

# FRANKLIN TOWNHOMES

## 312 W. FRANKLIN AVE., POMONA, CA 91766

CD/A

CREATIVE DESIGN ASSOCIATES  
 Architecture, Interior Design, Planning  
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 17528 E. Rowland St.  
 City of Industry, CA 91748  
 www.cda-arc.com  
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PERSPECTIVE FROM FRANKLIN AVE.

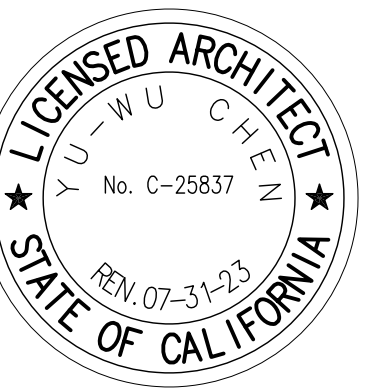
Project:  
**FRANKLIN TOWNHOMES**

312 W. Franklin Ave.  
 Pomona, CA 91766

Client:  
**MR. WEI CHEN**

15405 Newton Ave.  
 Hacienda Heights, CA 91745  
 Tel: 626-328-0995

Stamp:



Drawing Title:

**TITLE SHEET**

**PARTICIPANTS**

**OWNER**  
 MR. WEI CHEN  
 15405 NEWTON AVE.  
 HACIENDA HEIGHTS, CA 91745  
 PHONE: 626-328-0995

**ARCHITECT**  
 CREATIVE DESIGN ASSOCIATES  
 17528 E. ROWLAND STREET  
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 PHONE: 626-913-8101

**CIVIL ENGINEER**  
 CAL LAND ENGINEERING  
 574 E. LAMBERT ROAD  
 BREA, CA 92821  
 PHONE: (714) 671-1050

**LANDSCAPE ARCHITECT**  
 EMERALD DESIGN  
 305 N. HARBOR #222  
 FULLERTON, CA 92832  
 PHONE: (714) 680-0417

**DISCRIPTION OF WORK**

CONSTRUCTION OF NINE UNITS OF THREE-STORY TOWNHOME

**CODE SUMMARY**

ALL WORK PERTAINING TO AND ALL MATERIALS SUPPLIED FOR EXECUTING AND COMPLETING THIS CONTRACT SHALL COMPLY WITH PROVISIONS SPECIFIED IN THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES GOVERNING WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO THOSE OF:

- CITY OF POMONA MUNICIPAL ORDINANCE
- 2019 CALIFORNIA TITLE-24
- 2019 CALIFORNIA ENERGY STANDARDS
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA ELECTRIC CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC) AND LOCALAMENDMENTS

**SHEET INDEX**

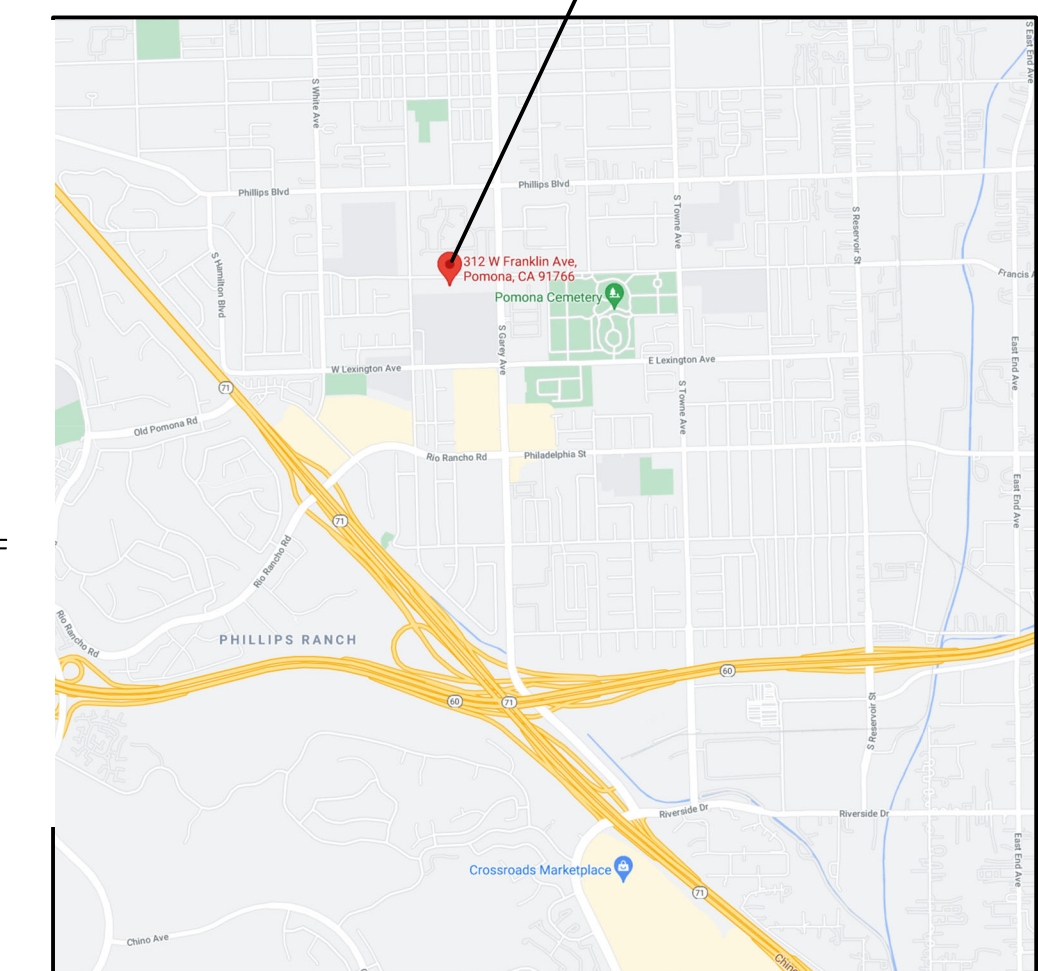
A-000	TITLE SHEET
AS-101	SITE PLAN, SITE LIGHT PLAN
A-101	FLOOR PLANS & ROOF PLAN
A-102	UNIT PLANS
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PH	PHOTOMETRIC PLAN

**PROJECT DATA**

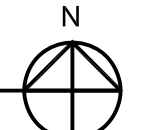
ADDRESS	312 W Franklin Ave, Pomona, CA 91766	
JURISDICTION	CITY OF POMONA	
APN	8344-021-005	
ZONING	R-3 MEDIUM DENSITY MULTIPLE FAMILY	
PROPOSED USE	MULTIPLE FAMILY	
LOT SIZE	24,150 S.F.	0.55 Acres
AFTER DEDICATION	23,000 S.F.	0.53 Acres
<b>DENSITY</b>	<b>ALLOWED</b>	<b>PROPOSED</b>
	15-30 DU/AC	11 DU
	OR 8-16 DU	
<b>BUILDING SETBACK</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT (NORTH)	25'-0"	10'-0"
SIDE (EAST)	1/2 FLOOR HEIGHT	10'-0" AT FIRST & SECOND FLOOR 15' AT THIRD FLOOR
SIDE (WEST)	1/2 FLOOR HEIGHT	10'-0" AT FIRST & SECOND FLOOR 15' AT THIRD FLOOR
REAR (SOUTH)	NO LESS THAN BLDG. HT= 34'-8"	20'-0"
<b>BUILDING HEIGHTS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
	Max. 35/2 STORIES OR	34'-8"
	TOTAL RESI. FLR. AREA/ TOTAL RESI BLDG. COVERAGE	=3 STORIES
	NO MORE THAN 2.5	

<b>LIVABLE BUILDING AREA</b>	11U X 1,449 SF/DU	<b>TOTAL</b>	15,939 S.F.
<b>PARKING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
<b>TOTAL</b>	25	22	
3 BEDROOM	11U X /DU	22	22 COVERED
GUEST	1/4 DU X 11DU	3	0 GUEST
<b>OPEN SPACE</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
	COMMON		
	11 U X 500 SF/DU	5,500 S.F.	COMM. OPEN SPACE 450 SF COMM. OPEN SPACE 694 SF COMM. OPEN SPACE 3,540 SF TOTAL: 4,684 SF, 426 SF/DU
	PRIVATE		
	11U X 100 SF/DU	1,100 SF	11U X 100 SF AT DECK ON THIRD FLOOR =1,100 SF
<b>LANDSCAPED AREA</b>	20% OF LOT SIZE, OR 4,600 S.F.		4,682 S.F.

**PROJECT SITE**



VICINITY MAP  
 SCALE: NOT TO SCALE



REVISED 11/28/2022

CDA Project No. 2101  
 Date: 03/18/2022  
 Phase: PLANNING  
 Checked By:  
 Drawn By: CDA  
 Plan Check No.:  
 Revisions:

Drawing No.:

**A-000**



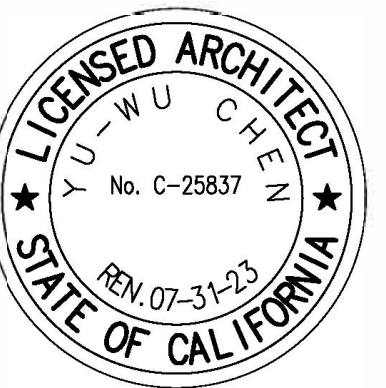
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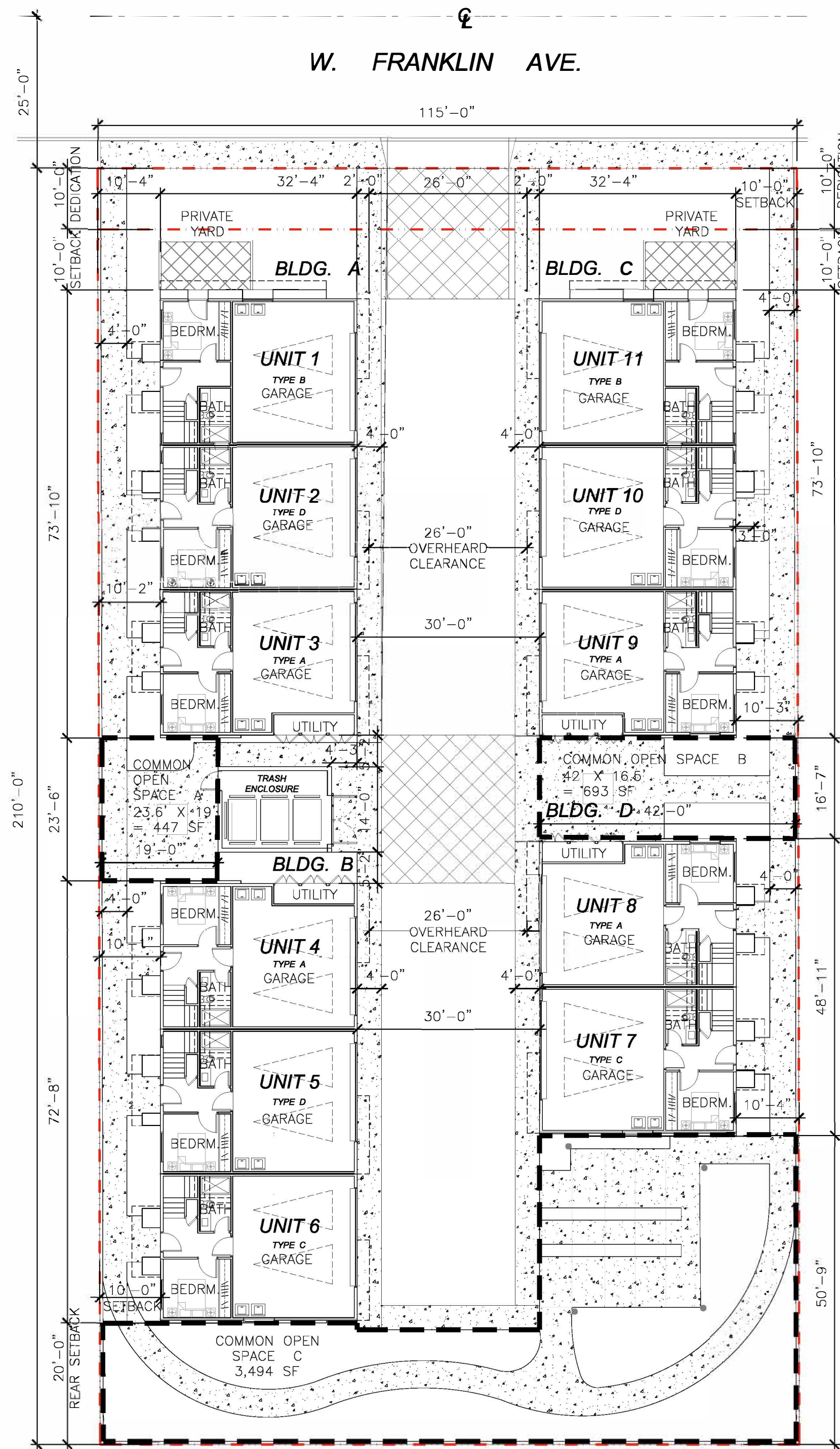
**SITE PLAN & SITE LIGHTING PLAN & TRASH ENCLOSURE**

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 Date: 03/18/2022  
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 Drawn By: CDA  
 Plan Check No.:  
 Revisions:

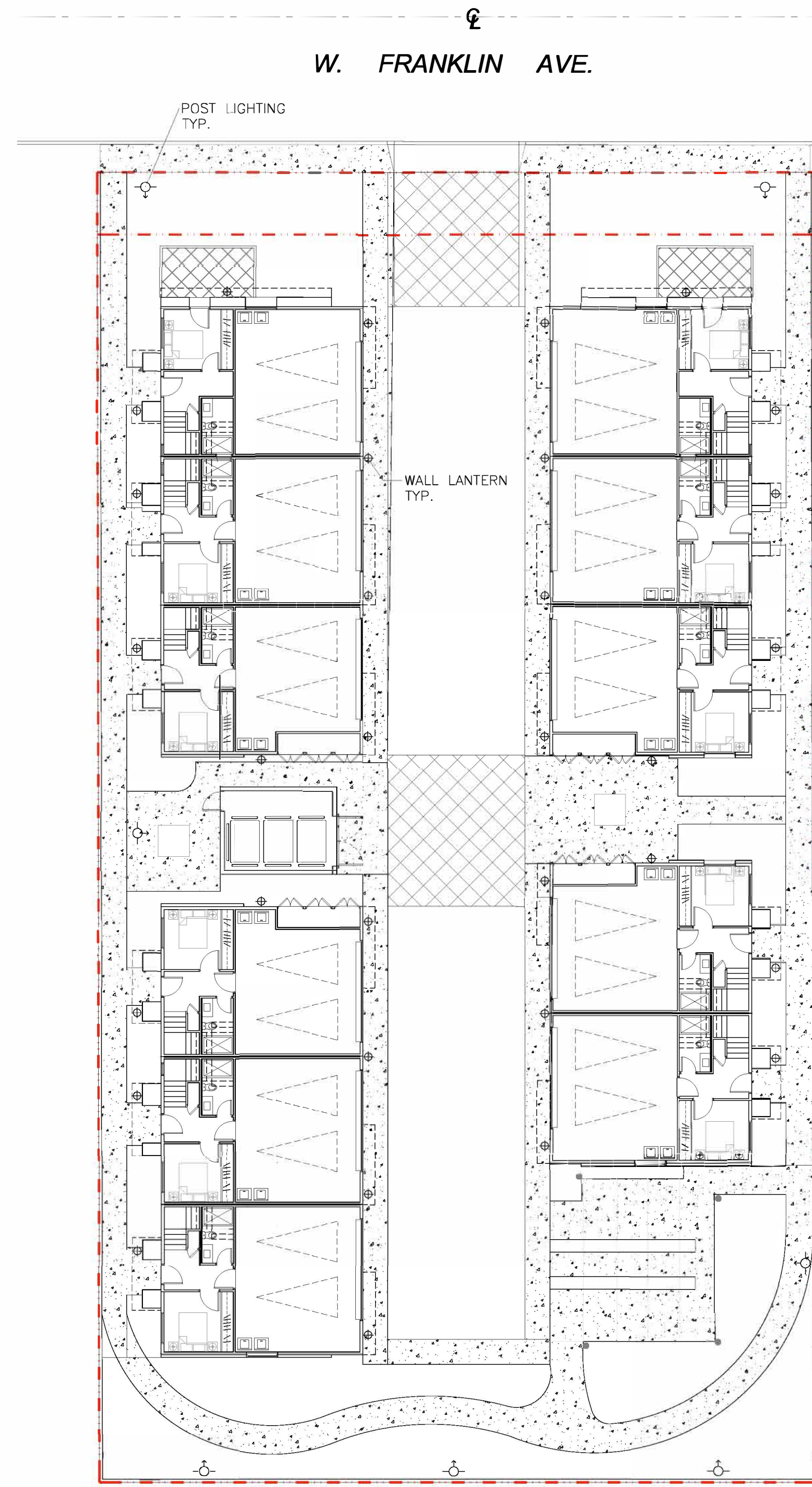
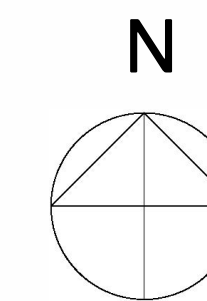
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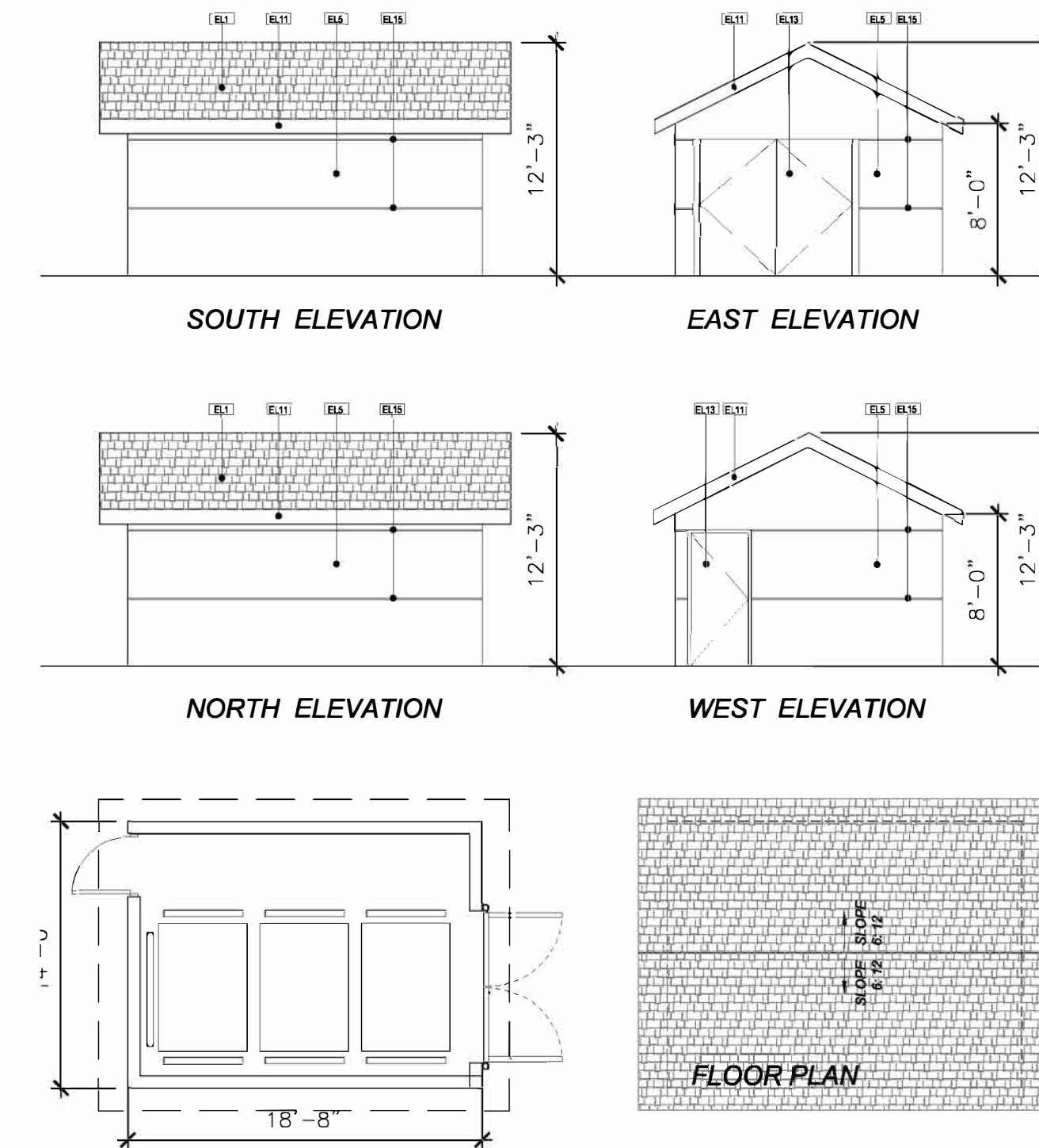
REVISED 11/28/2022



**1 SITE PLAN**  
 SCALE: 1/16" = 1'-0"



**2 SITE LIGHTING PLAN**  
 SCALE: 1/16" = 1'-0"



**3 TRASH ENCLOSURE**  
 SCALE: 1/8" = 1'-0"

- EXTERIOR FINISHES**
- EL1 ALUMINUM TERRAZZO FINISHES: PINK GRANITE/BLACK SWAIN. COLOR: PINK OR APPROVED EQUAL.
  - EL2 POLYURETHANE COATED FIBERGLASS INSULATION. COLOR: MATCH OWNER'S EXTERIOR FINISHES. COLOR: MATCH OWNER'S EXTERIOR FINISHES. COLOR: MATCH OWNER'S EXTERIOR FINISHES. COLOR: MATCH OWNER'S EXTERIOR FINISHES. COLOR: MATCH OWNER'S EXTERIOR FINISHES.
  - EL3 METAL DOORS FOR ENTRY ROOM. COLOR: MATCH OWNER'S EXTERIOR FINISHES. COLOR: MATCH OWNER'S EXTERIOR FINISHES. COLOR: MATCH OWNER'S EXTERIOR FINISHES. COLOR: MATCH OWNER'S EXTERIOR FINISHES. COLOR: MATCH OWNER'S EXTERIOR FINISHES.
  - EL4 METAL FINISH.



**POST LIGHTING**  
 FEISS WARREN 10.625 INCH W3-LIGHT TEXTURED BLACK OUTDOOR POST LIGHT WITH CLEAR GLASS OR APPROVED EQUAL



**WALL LANTERN**  
 LNC 1-LIGHT OUTDOOR LANTERN SCONCE WALL LIGHT WITH CLEAR GLASS OR APPROVED EQUAL

**Technical Details**

Input Voltage:	AC 110V
Bulb Voltage:	Type T, Max 60W
Bulb Base:	E26
Number of Bulbs:	1 (Light The Bulb is Sold Separately)
Suggester for:	Grange doors, Porch, East patio, Entryways.



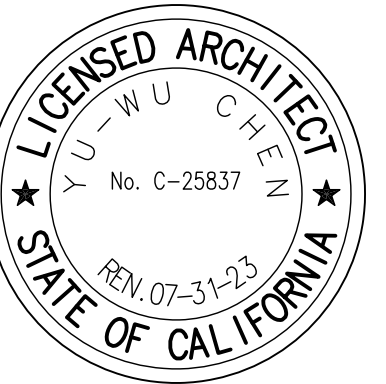
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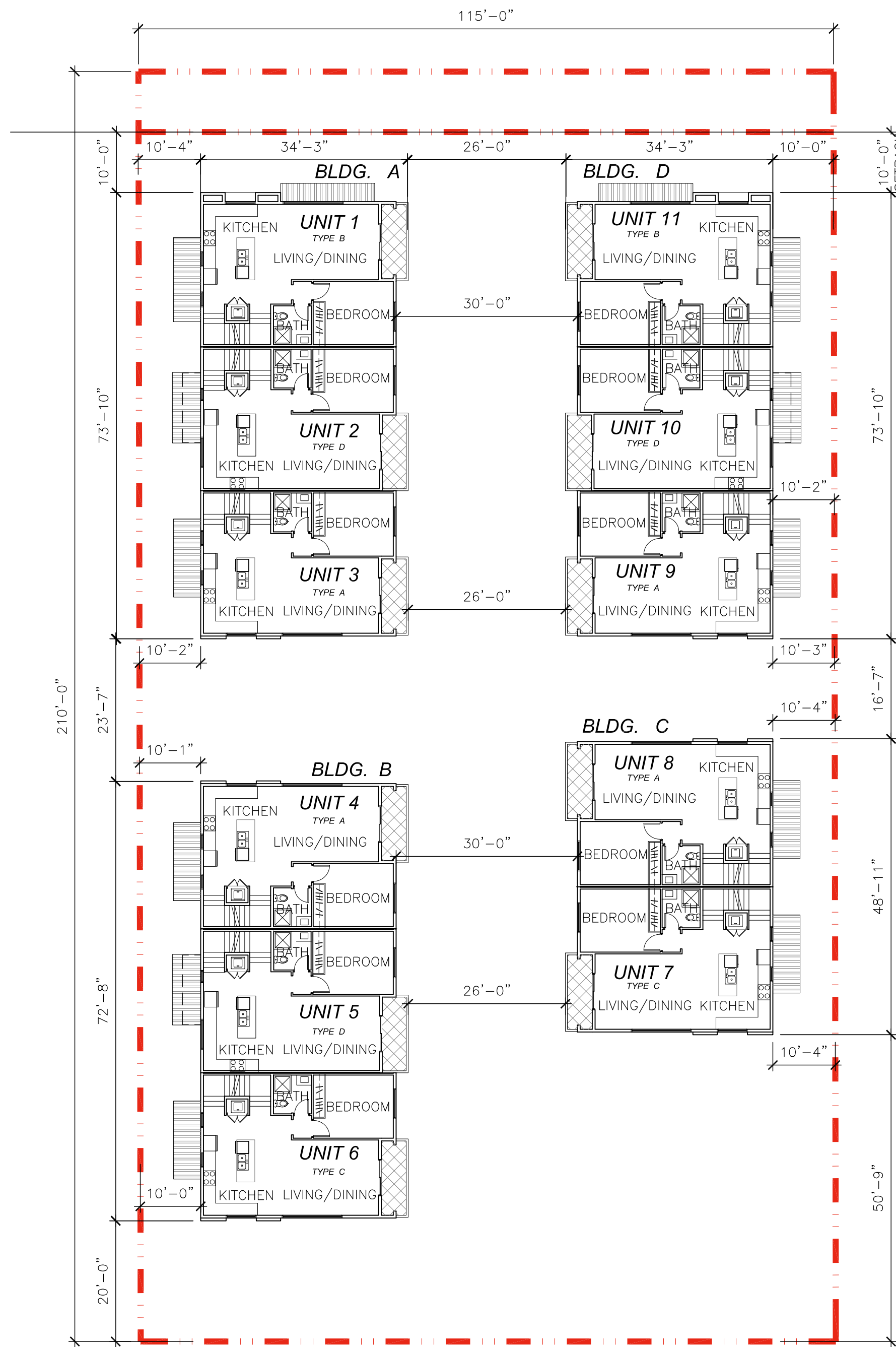
**SECOND & THIRD FLOOR PLAN, ROOF PLAN**

CDA Project No. 2101  
 Date: 03/18/2022  
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 Drawn By: CDA  
 Plan Check No.:  
 Revisions:

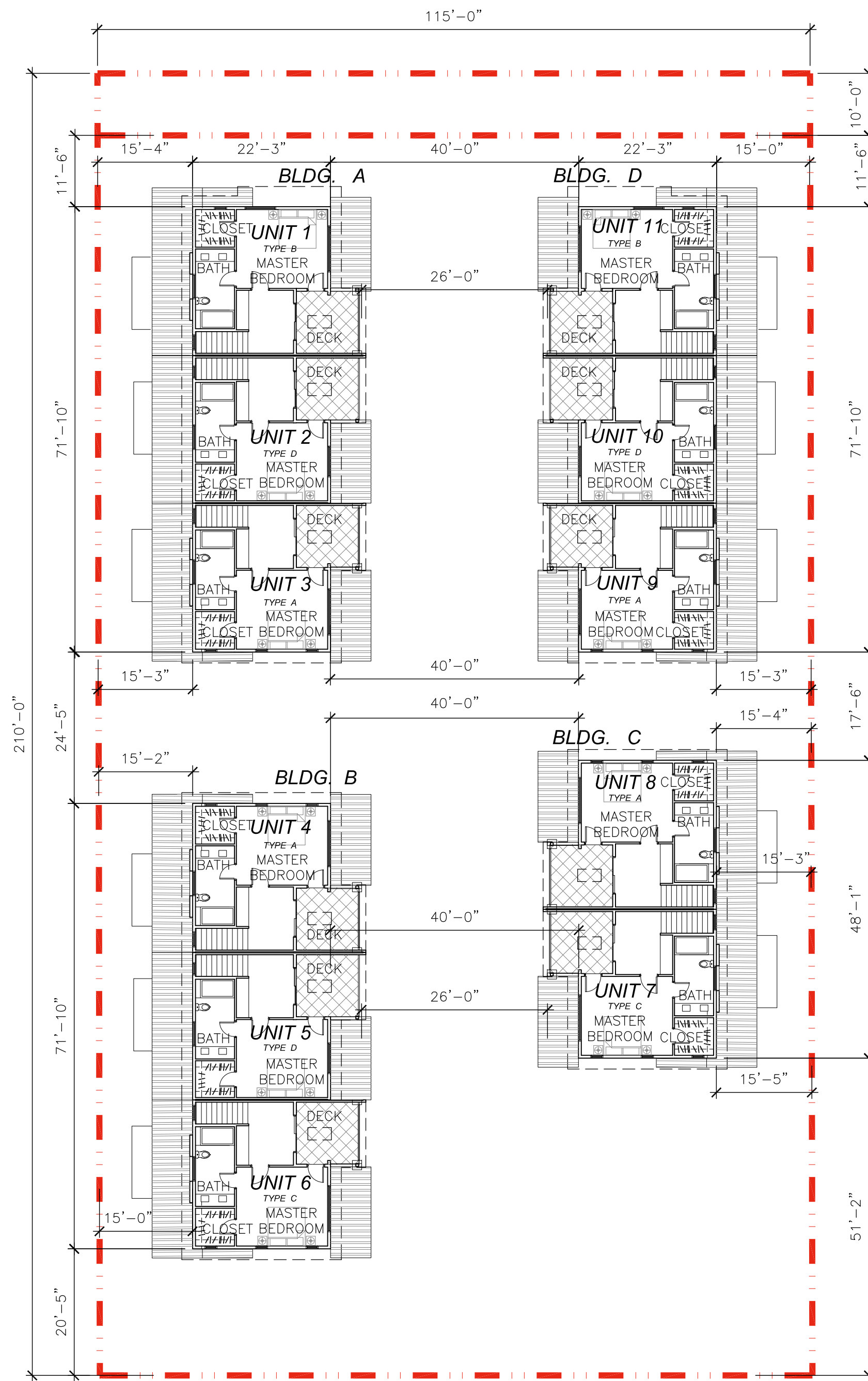
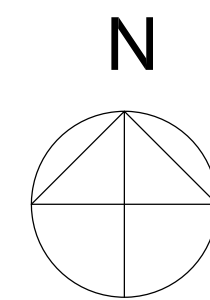
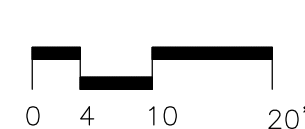
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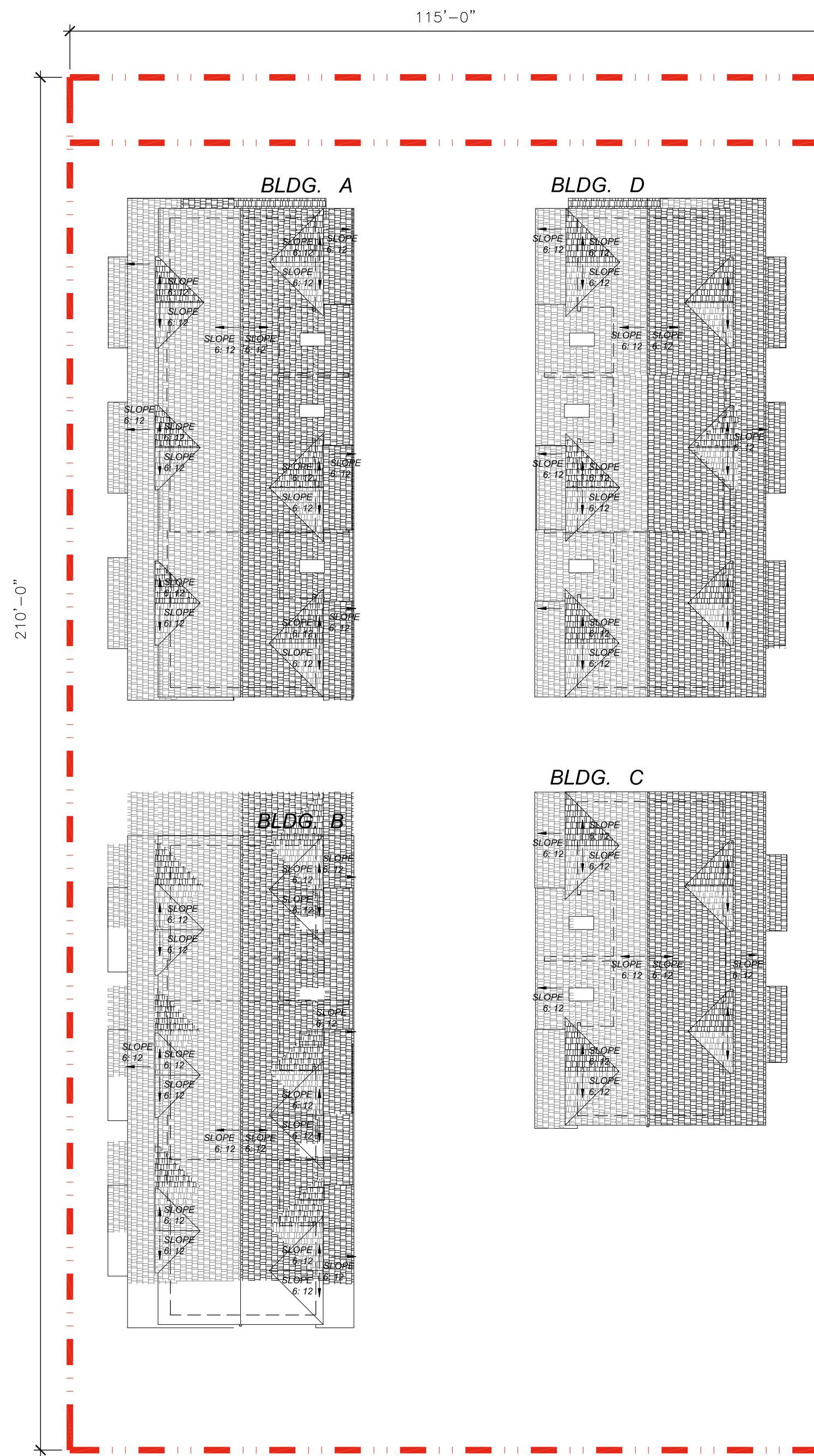
REVISED 11/28/2022



1 **SECOND FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



2 **THIRD FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



3 **ROOF PLAN**  
 SCALE: 1/16" = 1'-0"

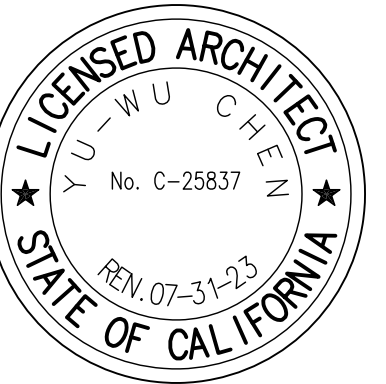
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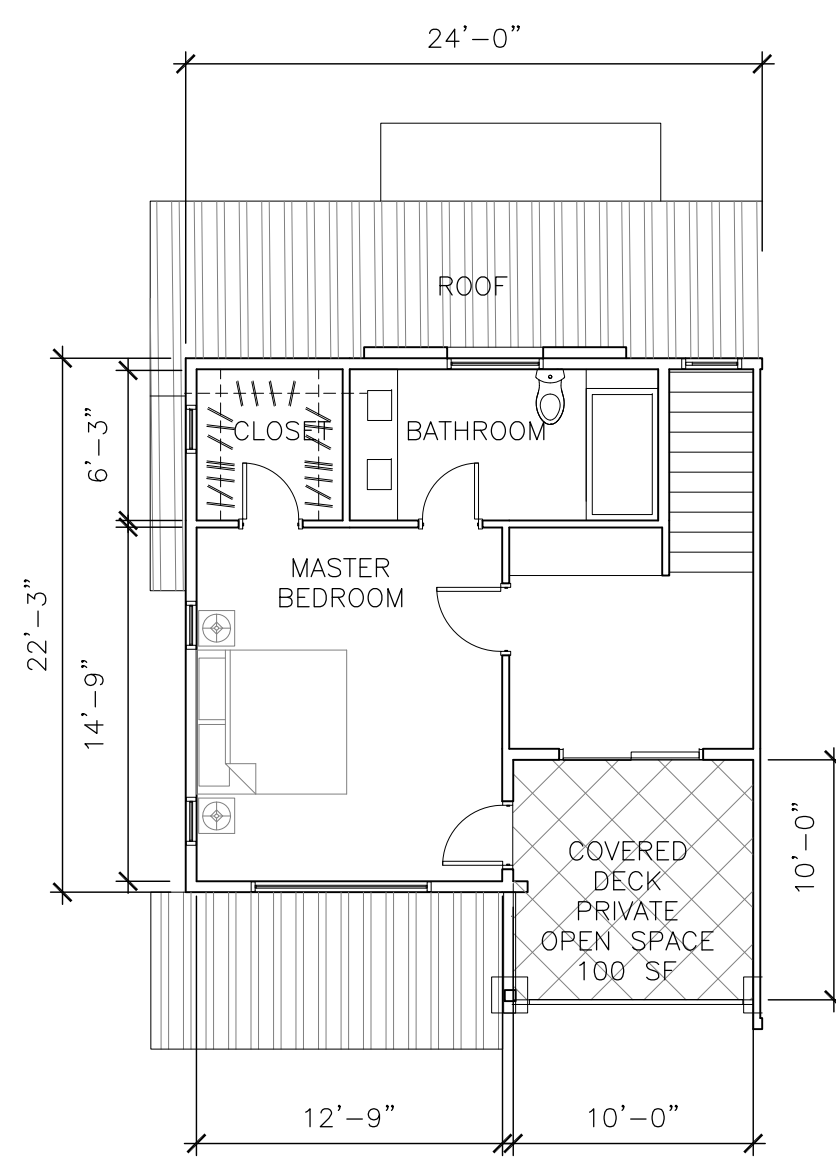
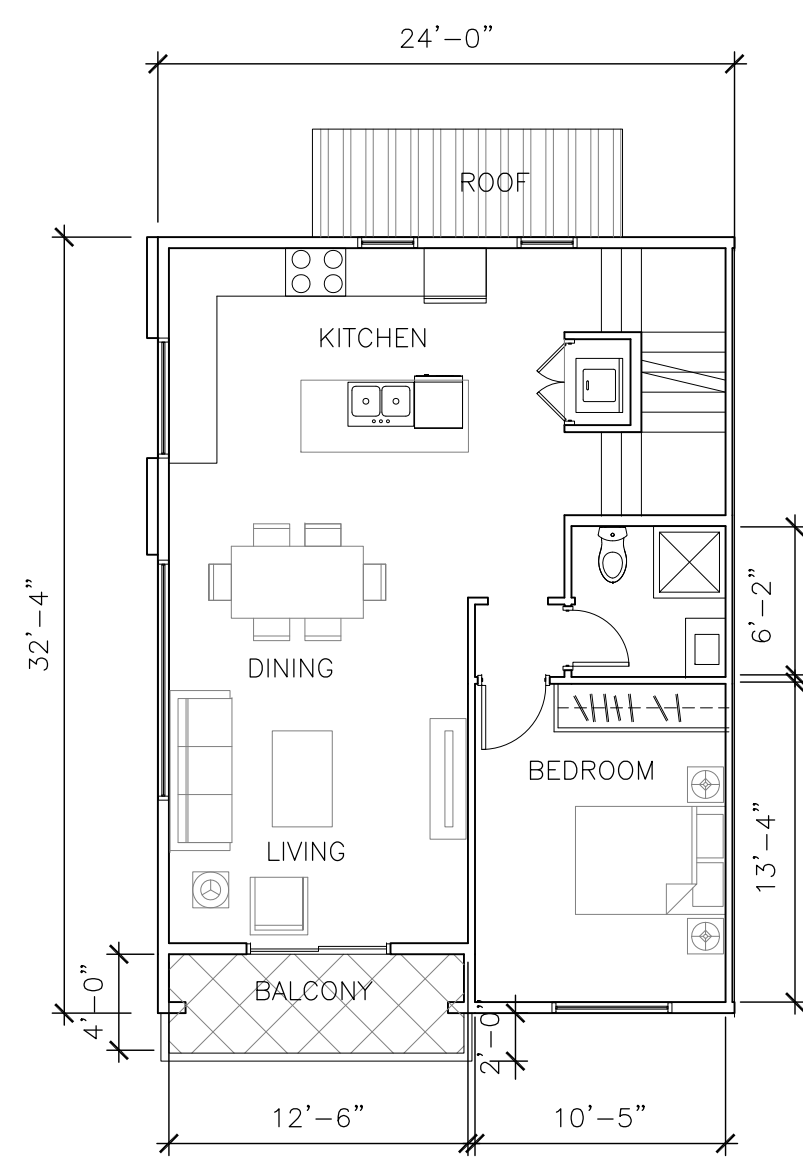
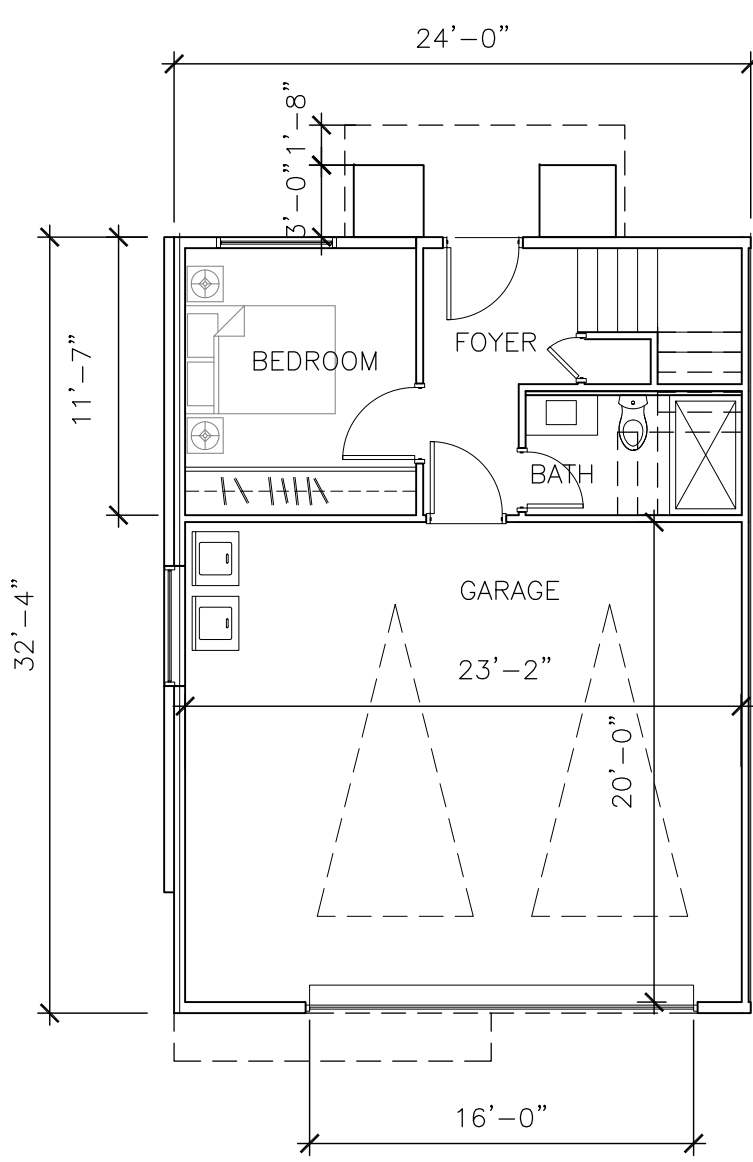
**UNIT PLANS**

CDA Project No. 2101  
 Date: 03/18/2022  
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 Checked By:  
 Drawn By: CDA  
 Plan Check No.:  
 Revisions:

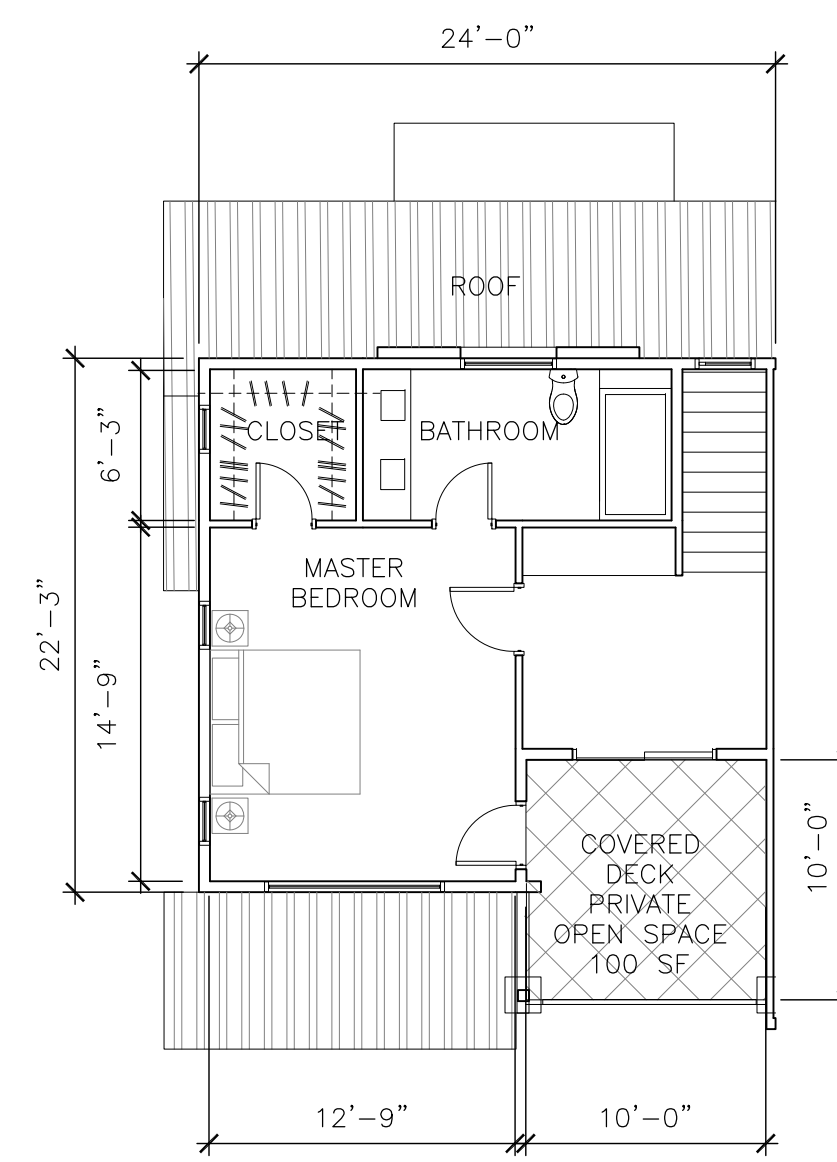
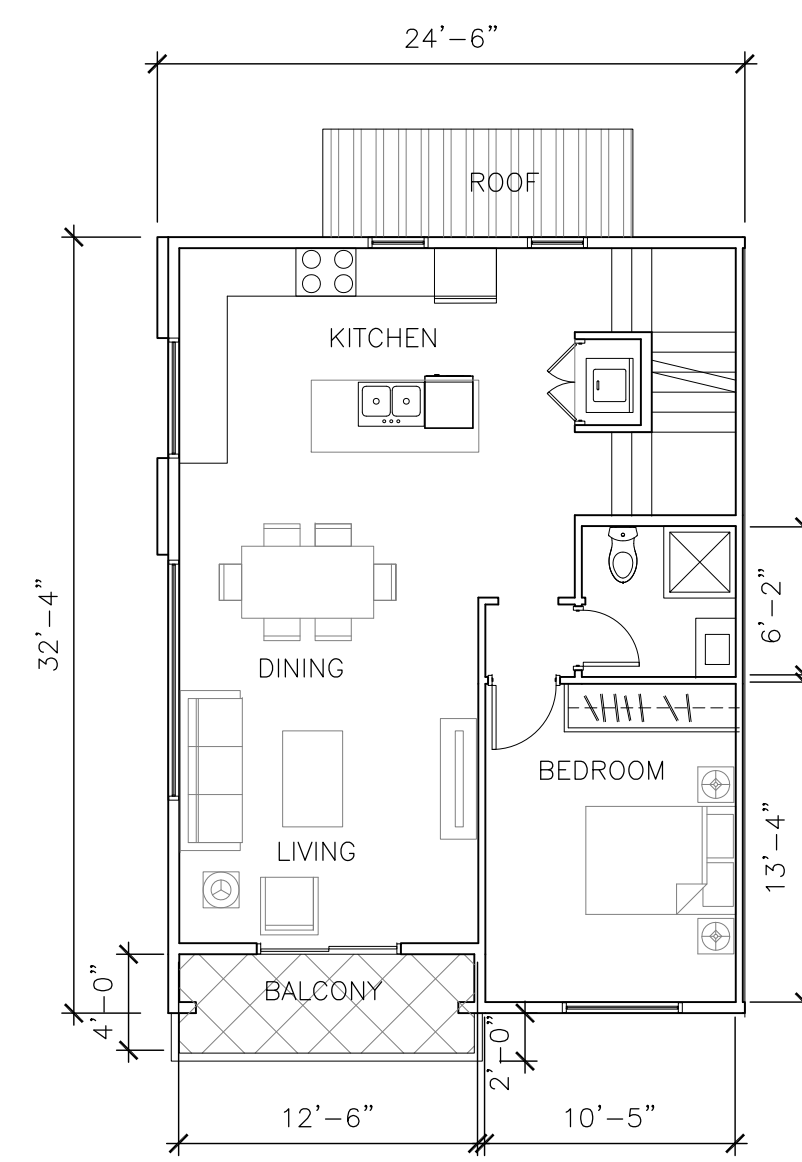
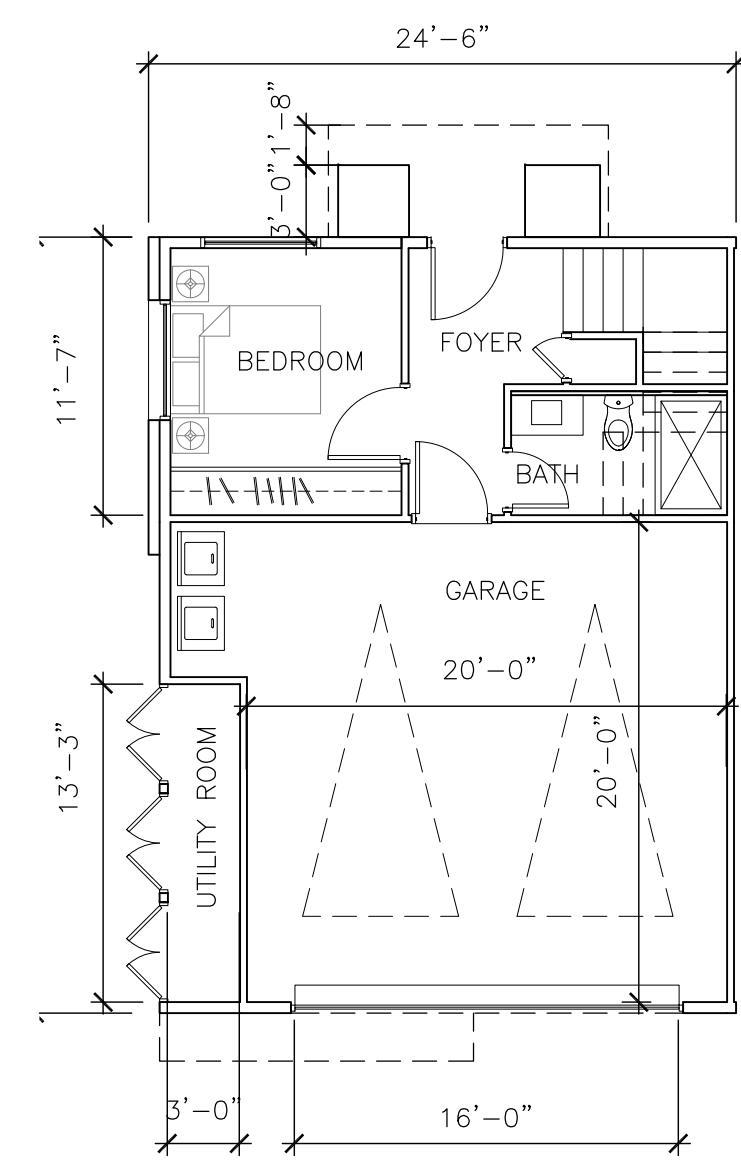
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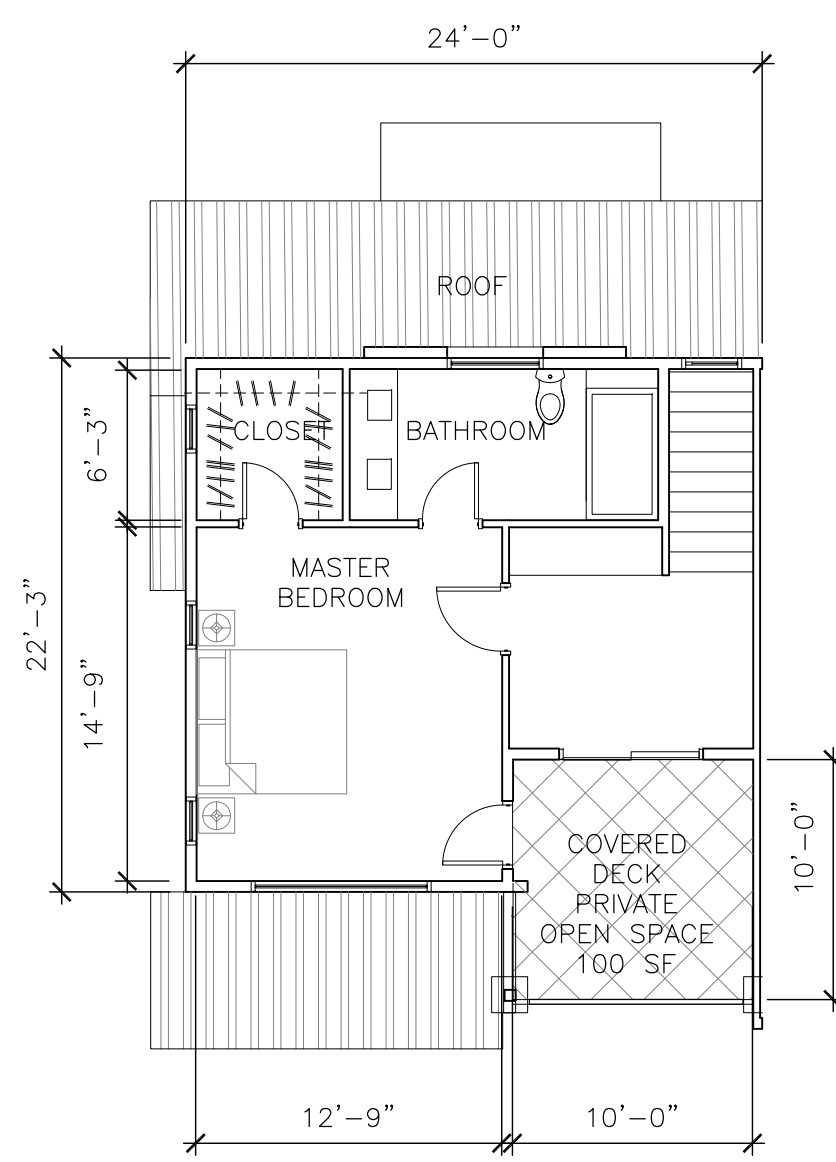
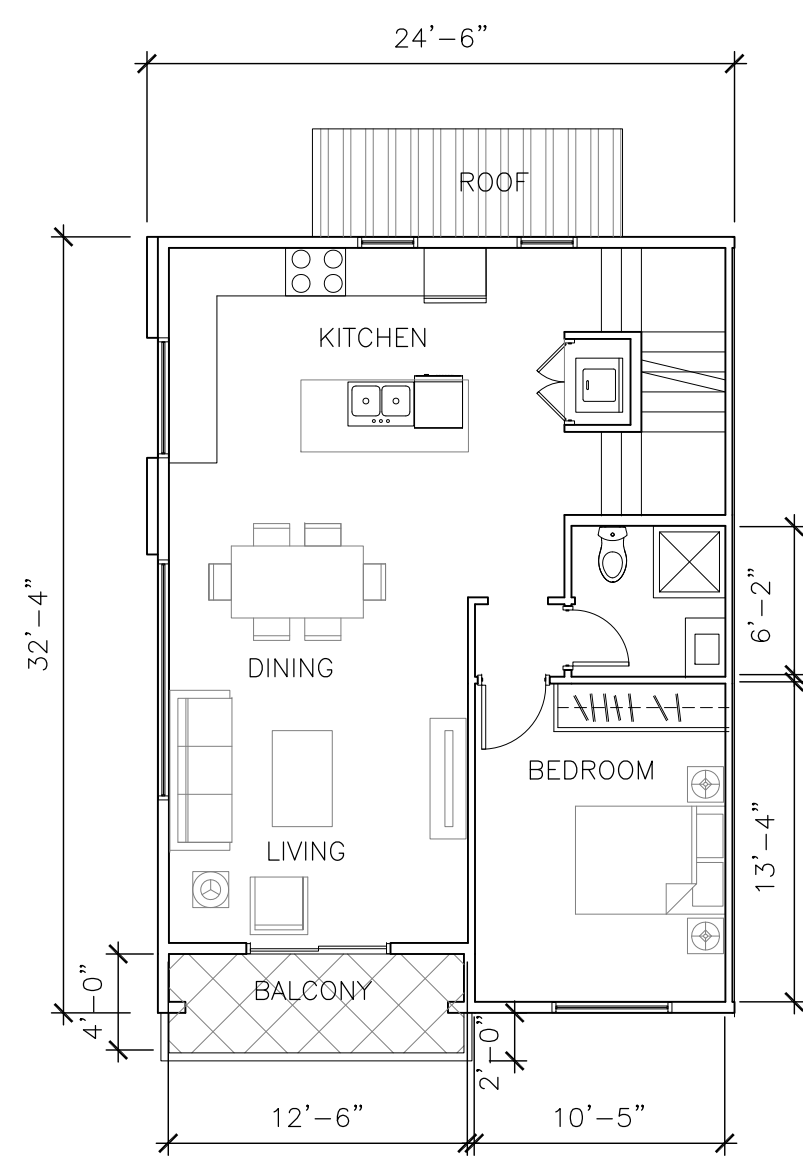
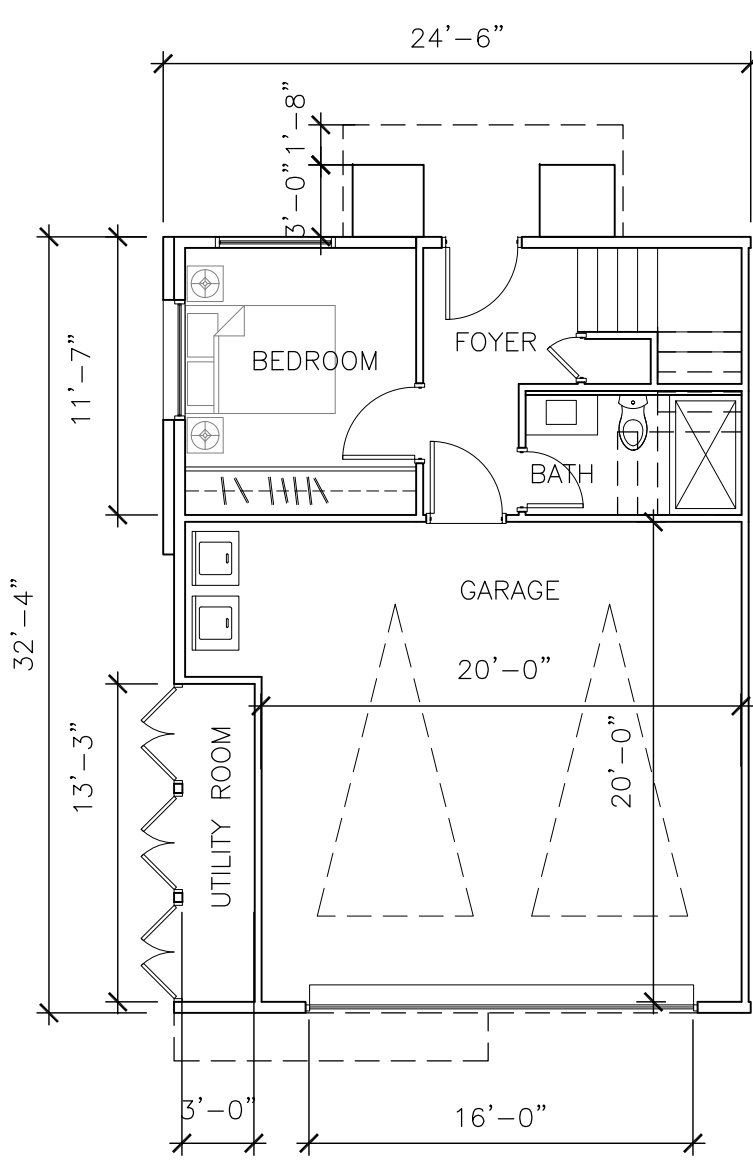
REVISED 11/28/2022



**UNIT TYPE C**  
 SCALE: 1/8" = 1'-0"



**UNIT TYPE D**  
 SCALE: 1/8" = 1'-0"

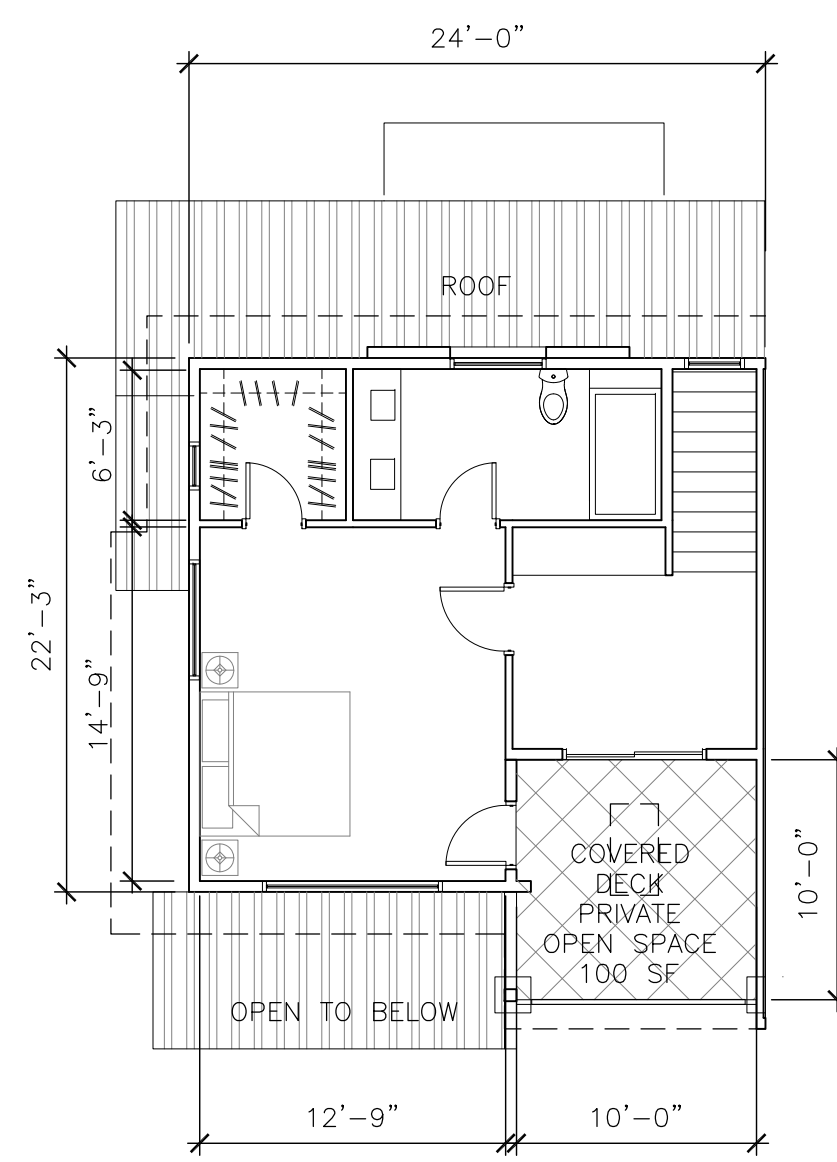
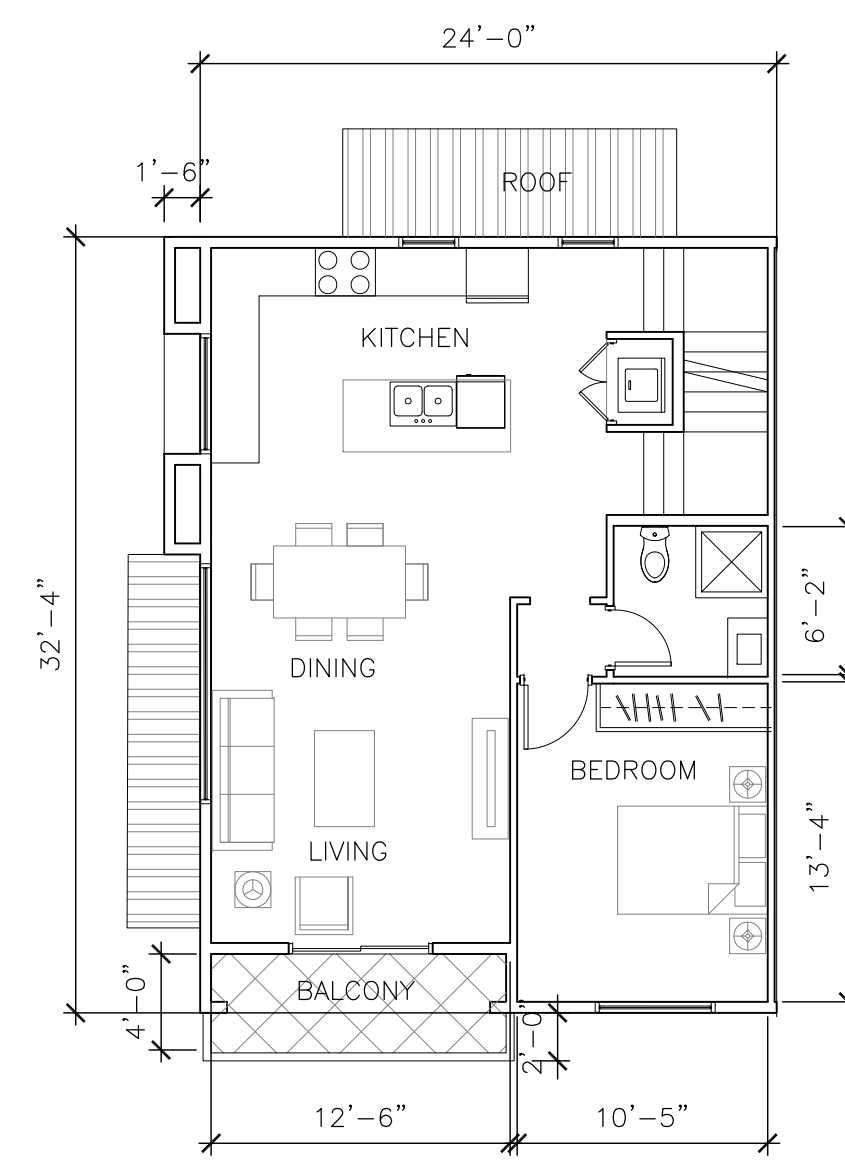
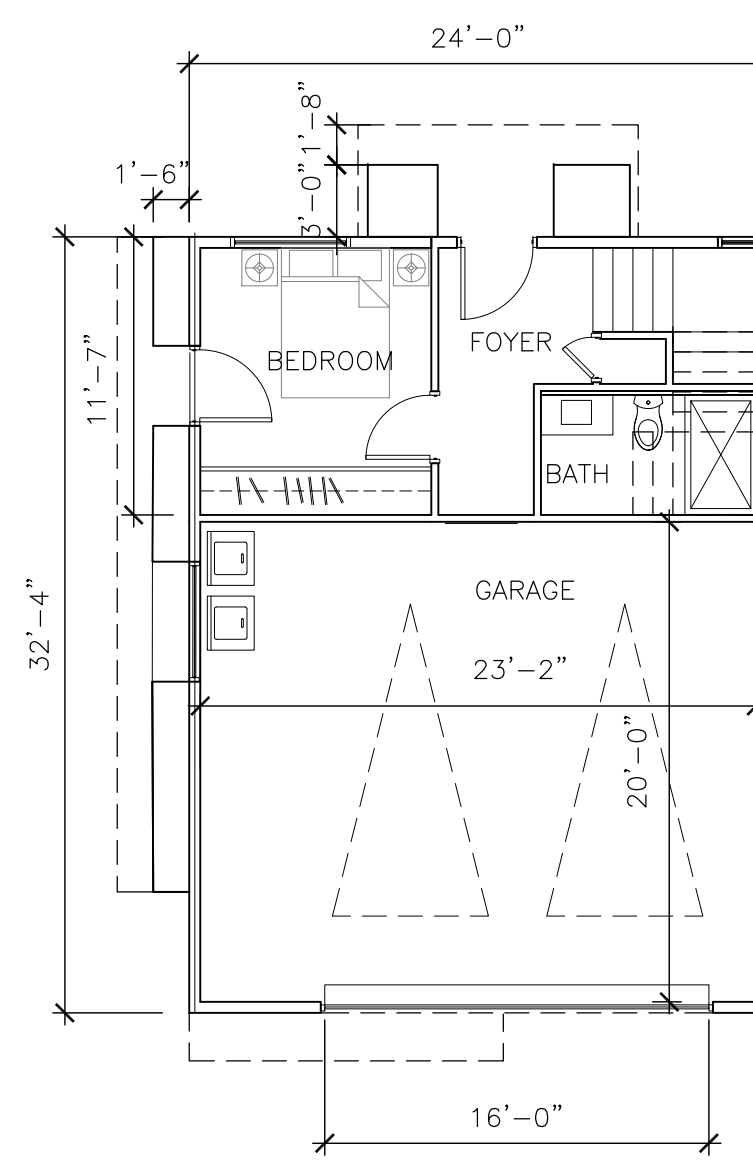


FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

**UNIT TYPE A**  
 SCALE: 1/8" = 1'-0"



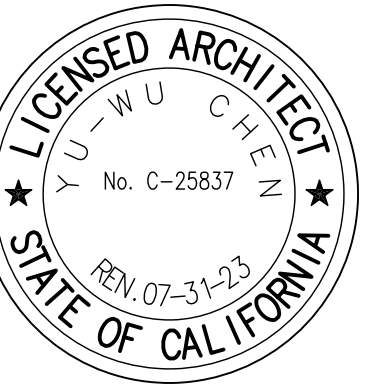
FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

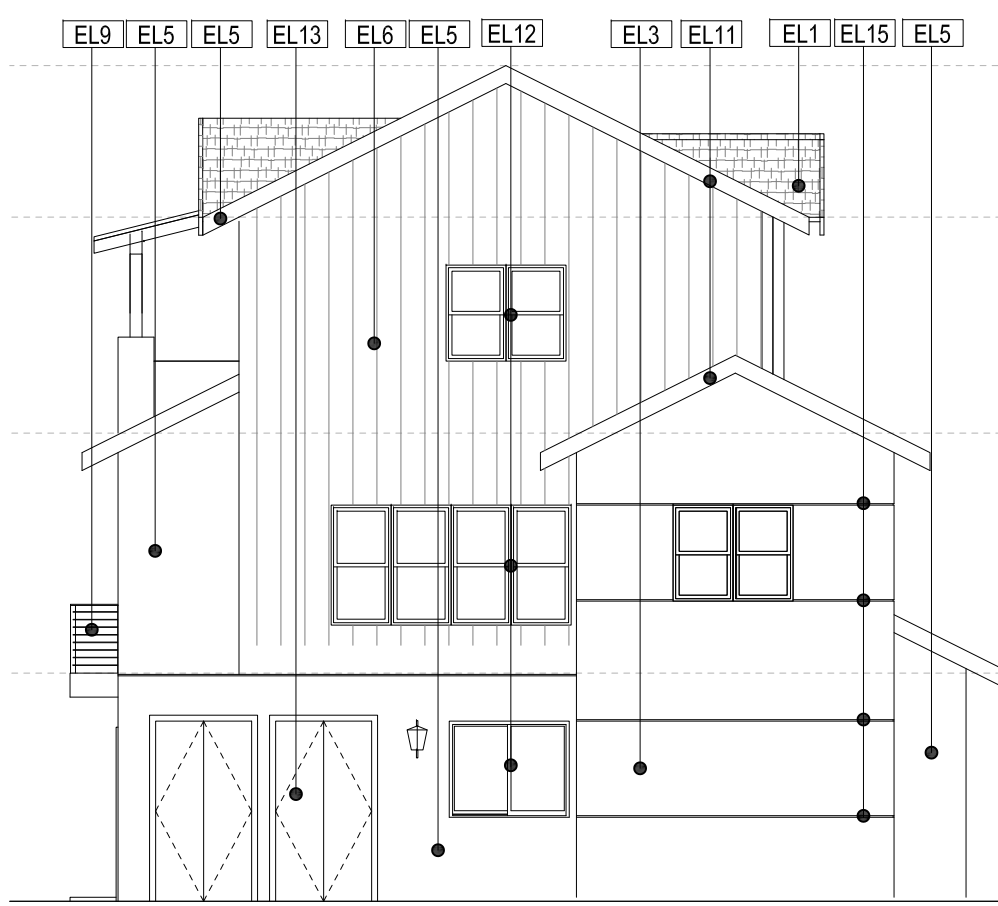
**UNIT TYPE B**  
 SCALE: 1/8" = 1'-0"



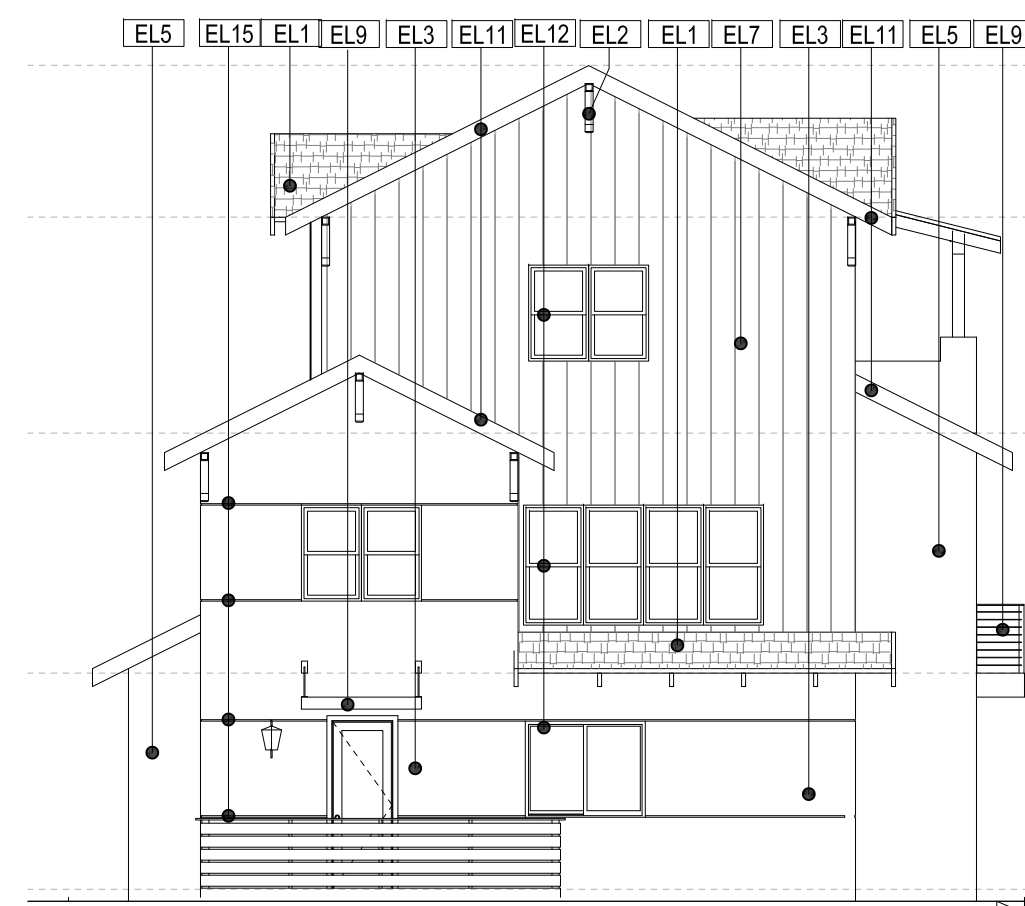


## EXTERIOR FINISHES

- EL1** ASPHALT FIBERGLASS SHINGLES: ATLAS STORMMASTER SHAKE, COLOR: PEWTER OR APPROVED EQUAL
- EL2** WOOD DOOR
- EL3** STUCCO-ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND. COLOR MATCH: DUNN EDWARDS DET649 CARRARA OR APPROVED EQUAL
- EL4** STUCCO-ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND. COLOR MATCH: DUNN EDWARDS DET632 FLUR SACK OR APPROVED EQUAL
- EL5** STUCCO-ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND. COLOR MATCH: DUNN EDWARDS DE6366 SILVER SPOON OR APPROVED EQUAL
- EL6** CEMENT BOARD, COLOR TO MATCH: DUNN EDWARDS DET646 WARM AND TOASTY OR APPROVED EQUAL
- EL7** CEMENT BOARD, COLOR TO MATCH: DUNN EDWARDS DE6370 CHARCOAL SMLIDGE OR APPROVED EQUAL
- EL8** CEMENT BOARD, COLOR MATCH: DUNN EDWARDS DEA PARISIAN NIGHT OR APPROVED EQUAL
- EL9** METAL GRILLS OR METAL CANOPY, PAINT, COLOR TO MATCH: DUNN EDWARDS DE 6357 "BLACK TIE" OR APPROVED EQUAL
- EL10** METAL FRAMED TRANSLUCENT GARAGE DOOR OR APPROVED EQUAL
- EL11** FASCIA OR EAVES, PAINT, COLOR TO MATCH DUNN EDWARDS DET649 CARRARA OR APPROVED EQUAL
- EL12** DOOR AND WINDOW FRAME, PAINT, COLOR TO MATCH: DUNN EDWARDS DE 6357 "BLACK TIE" OR APPROVED EQUAL
- EL13** METAL DOORS FOR UTILITY ROOM, COLOR TO MATCH DUNN EDWARDS DET689 COWBOY TRAILS OR APPROVED EQUAL
- EL14** SKYLIGHT
- EL15** 1/2" METAL REVEAL

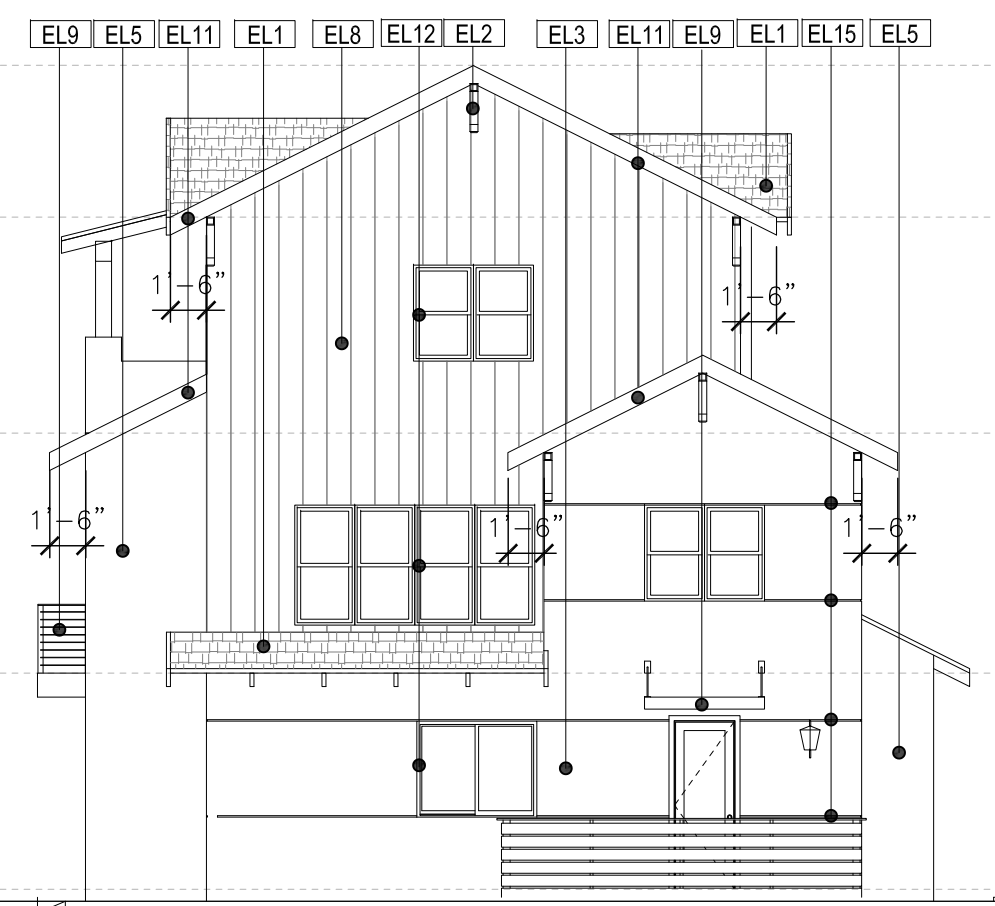


**7 BLDG. B - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

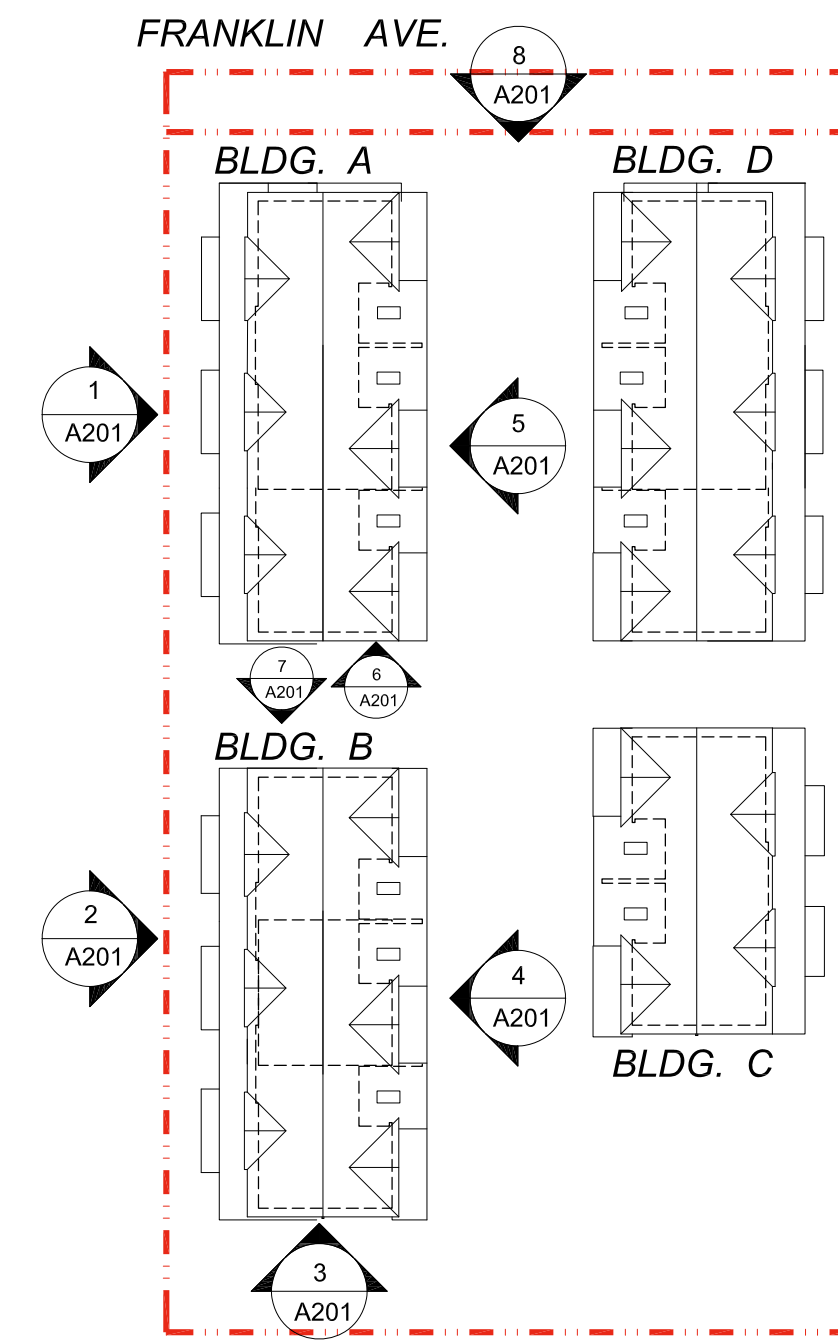


**BUILDING D NORTH ELEVATION**

**7 ELEVATION ON FRANKLIN AVE.**  
 SCALE: 1/8" = 1'-0"



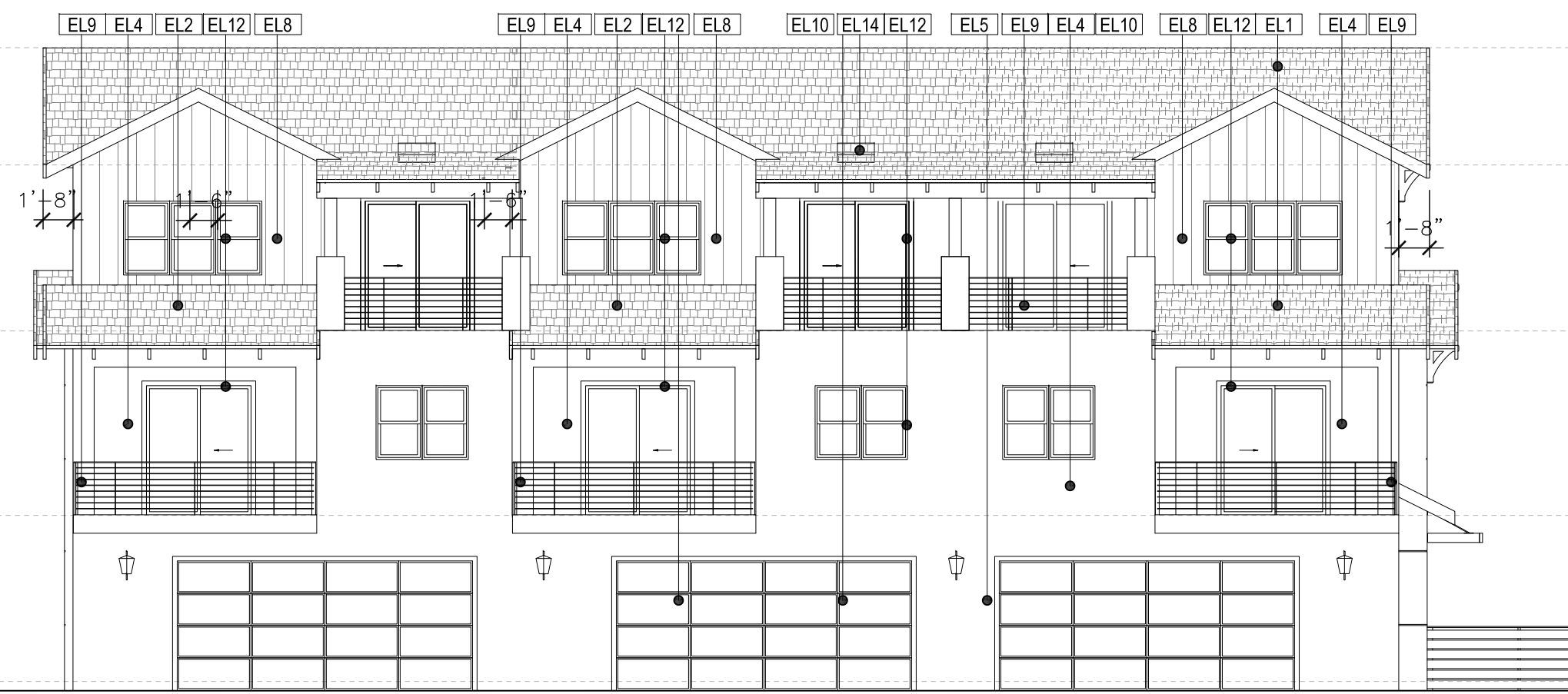
**BUILDING A NORTH ELEVATION**



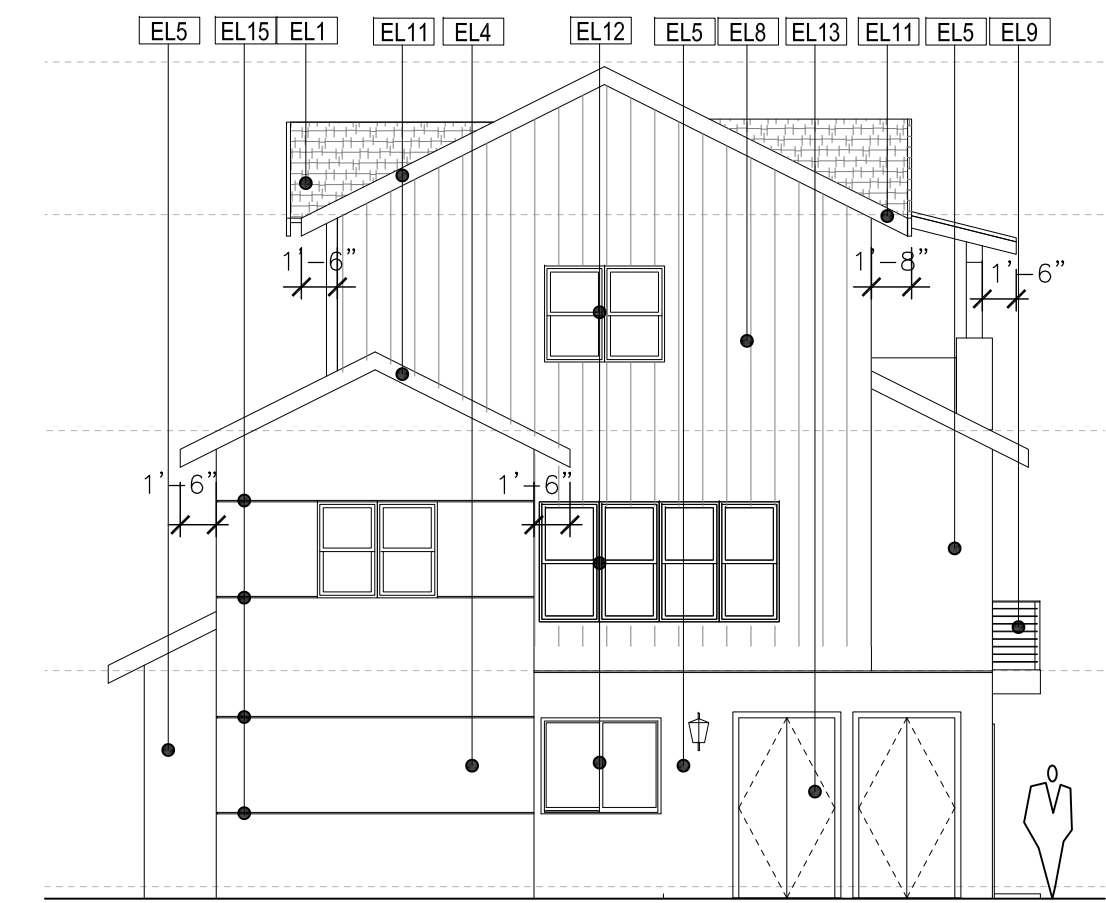
**SITE DIAGRAM**  
 SCALE: 1/32" = 1'-0"



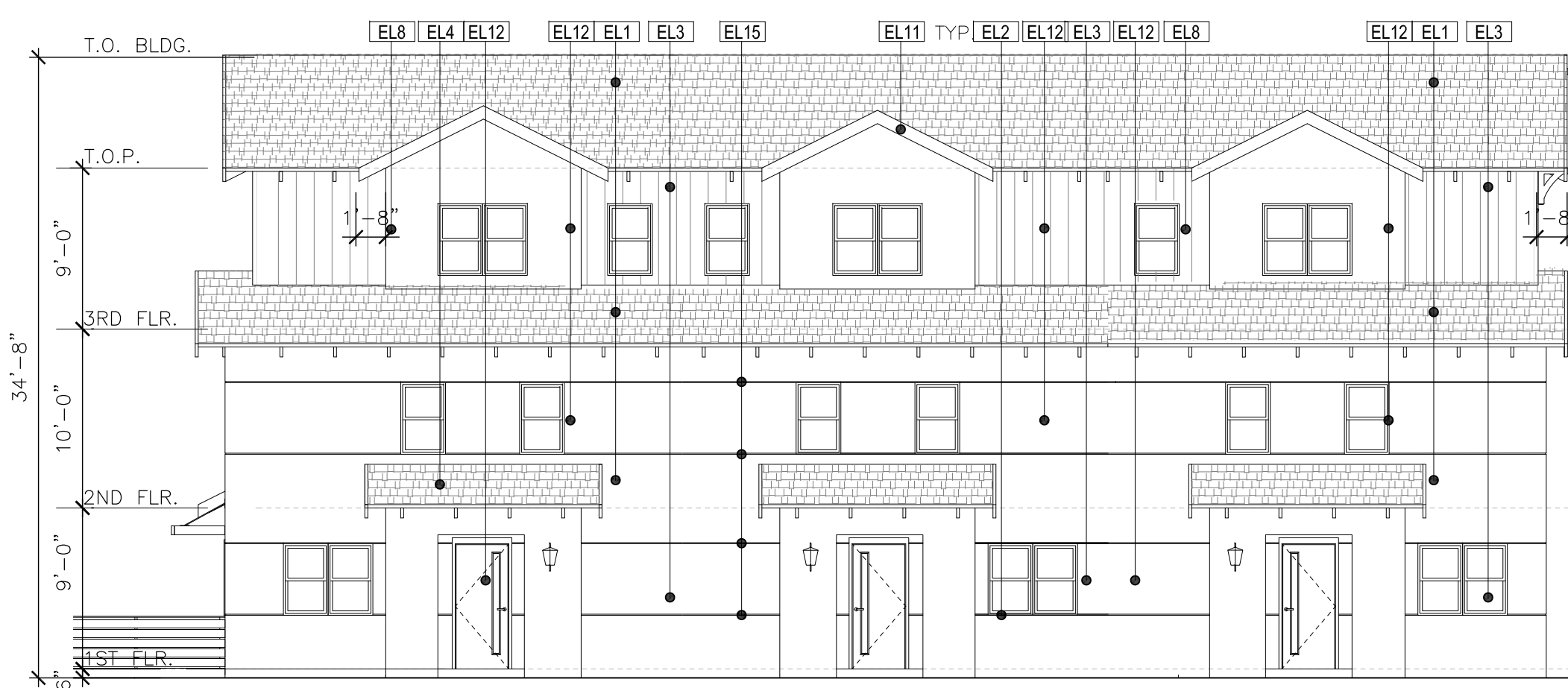
**4 BLDG. B - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



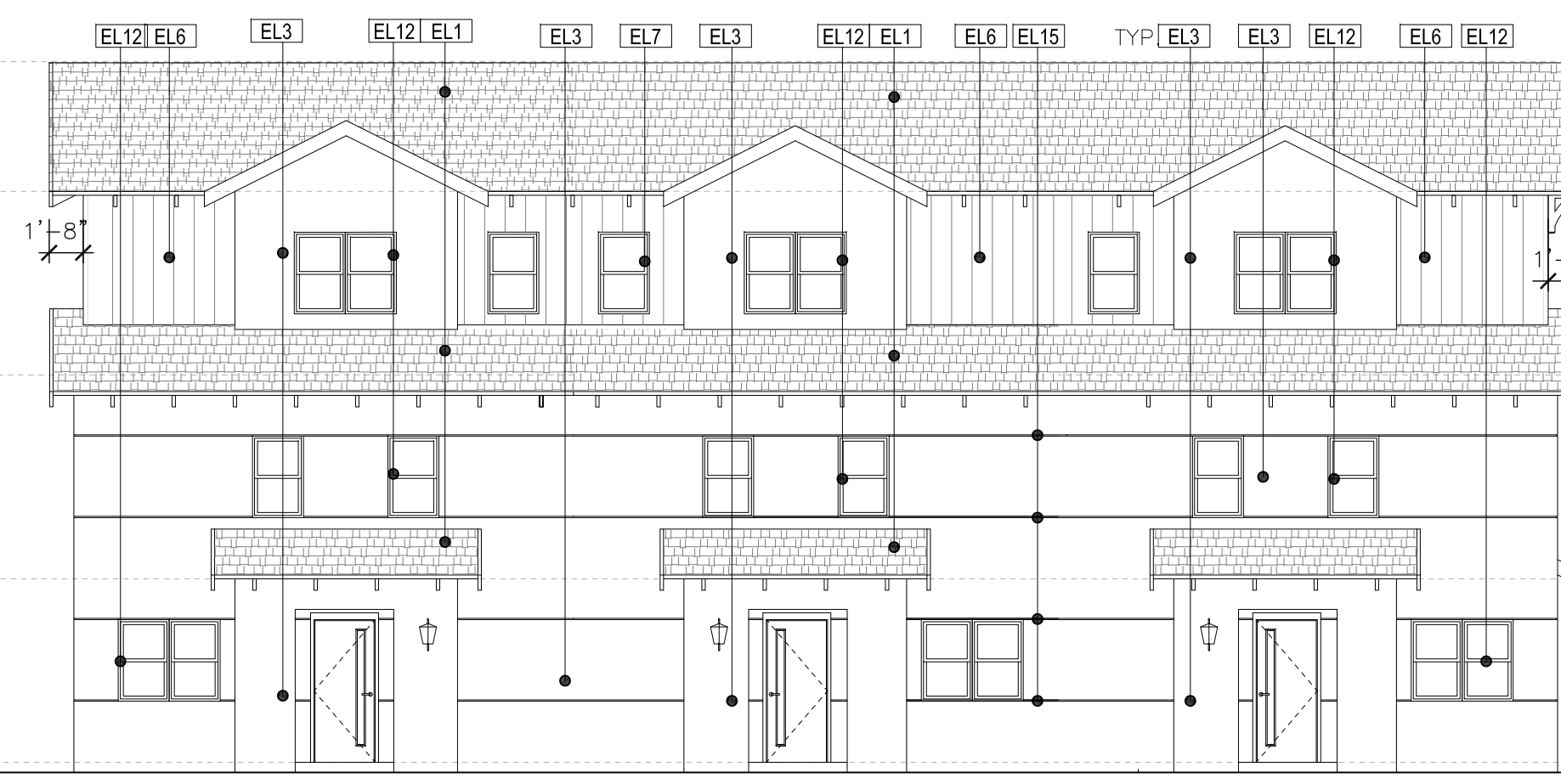
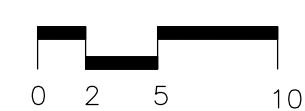
**5 BLDG. A - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



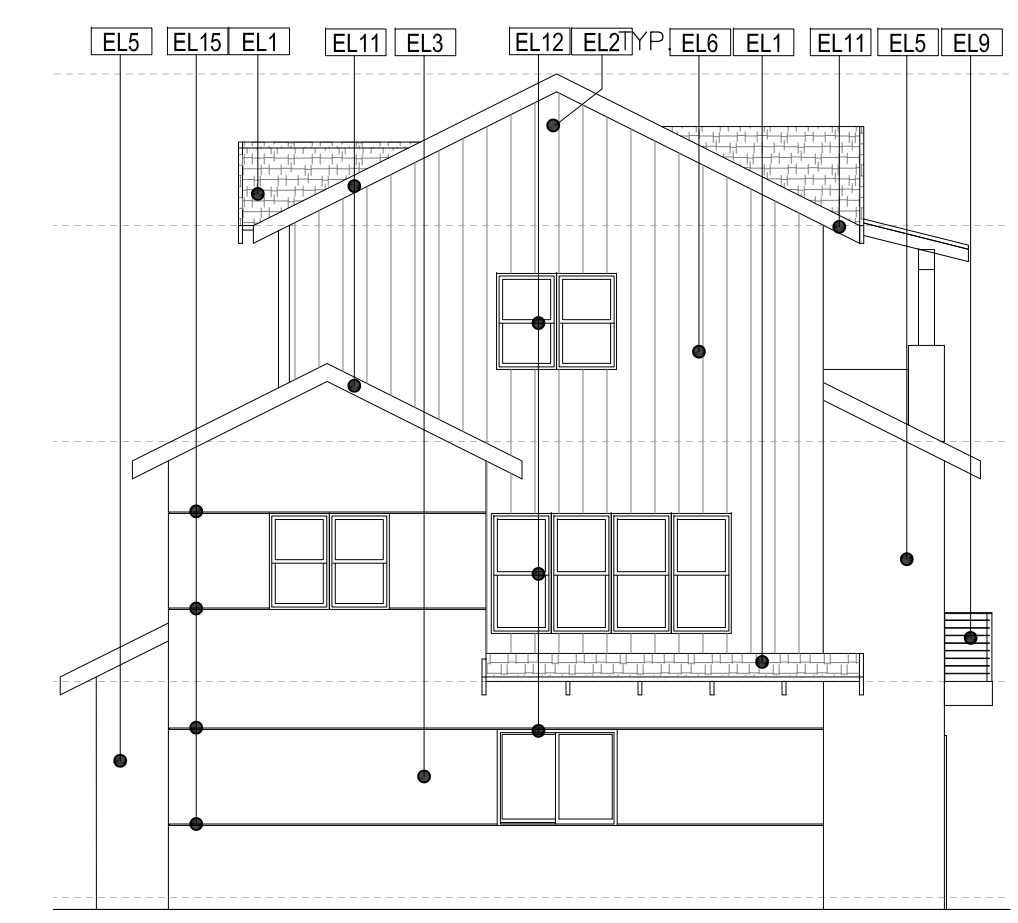
**6 BLDG. A - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**1 BLDG. A - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

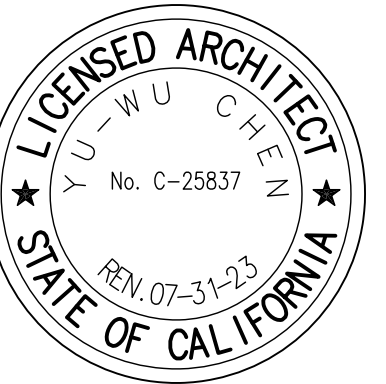


**2 BLDG. B - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



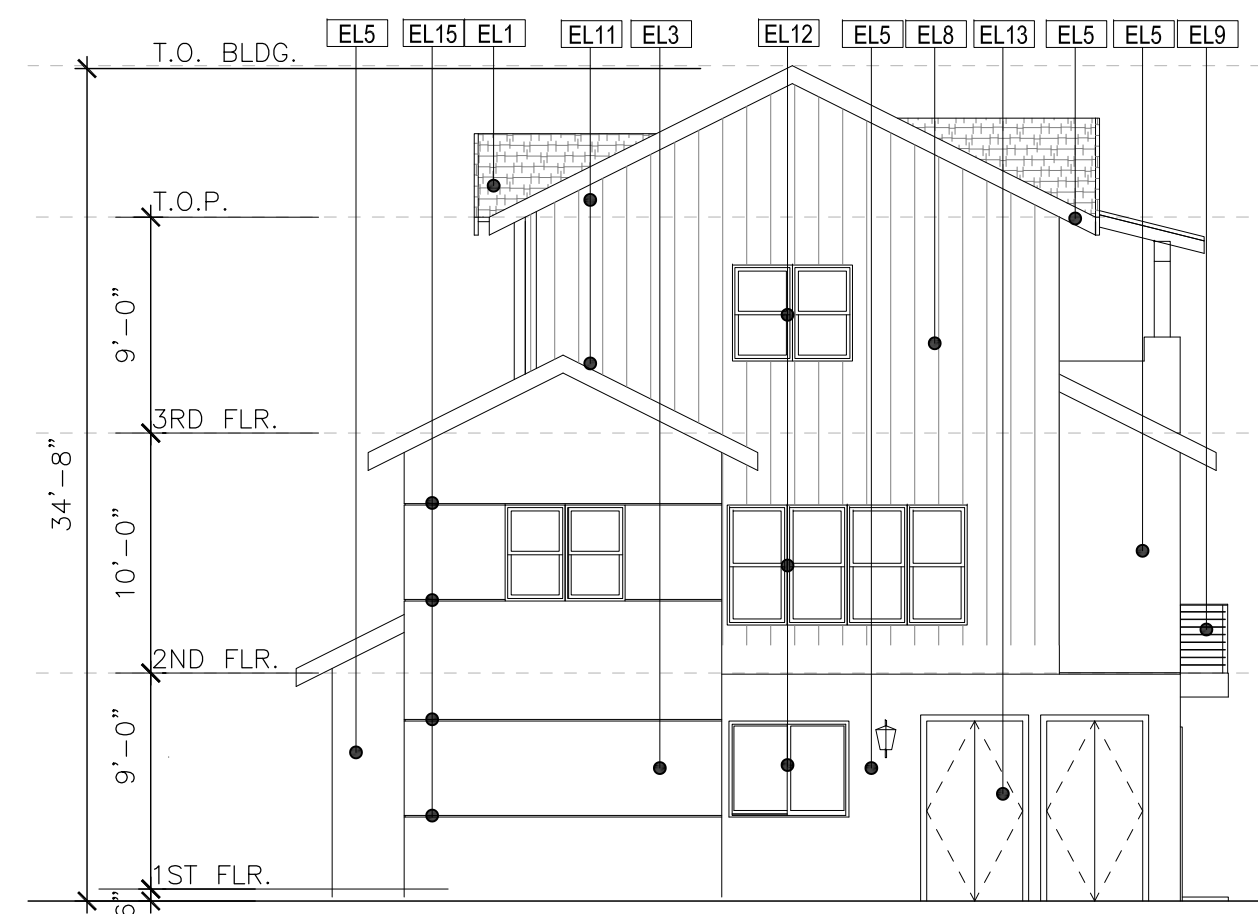
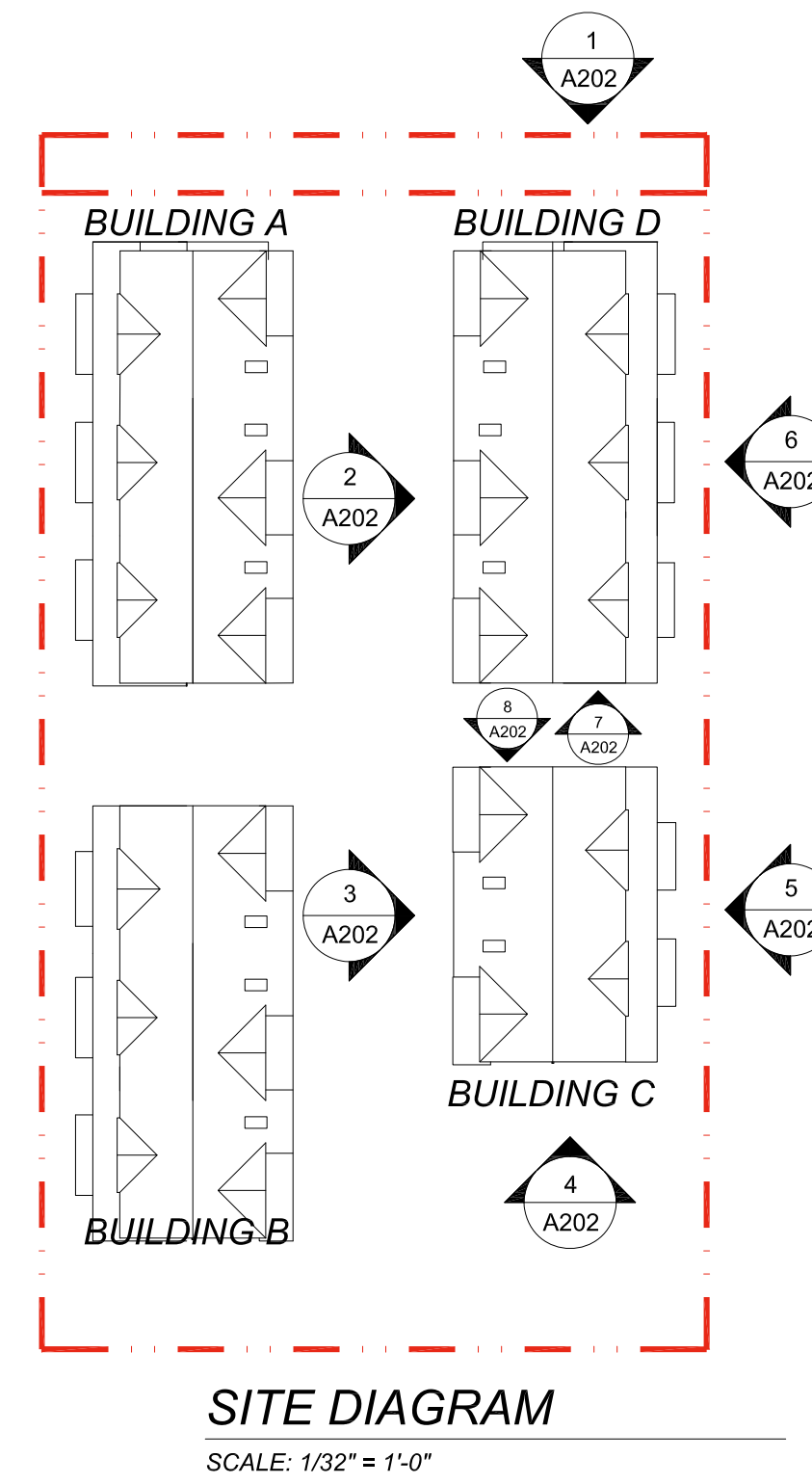
**3 BLDG. B - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



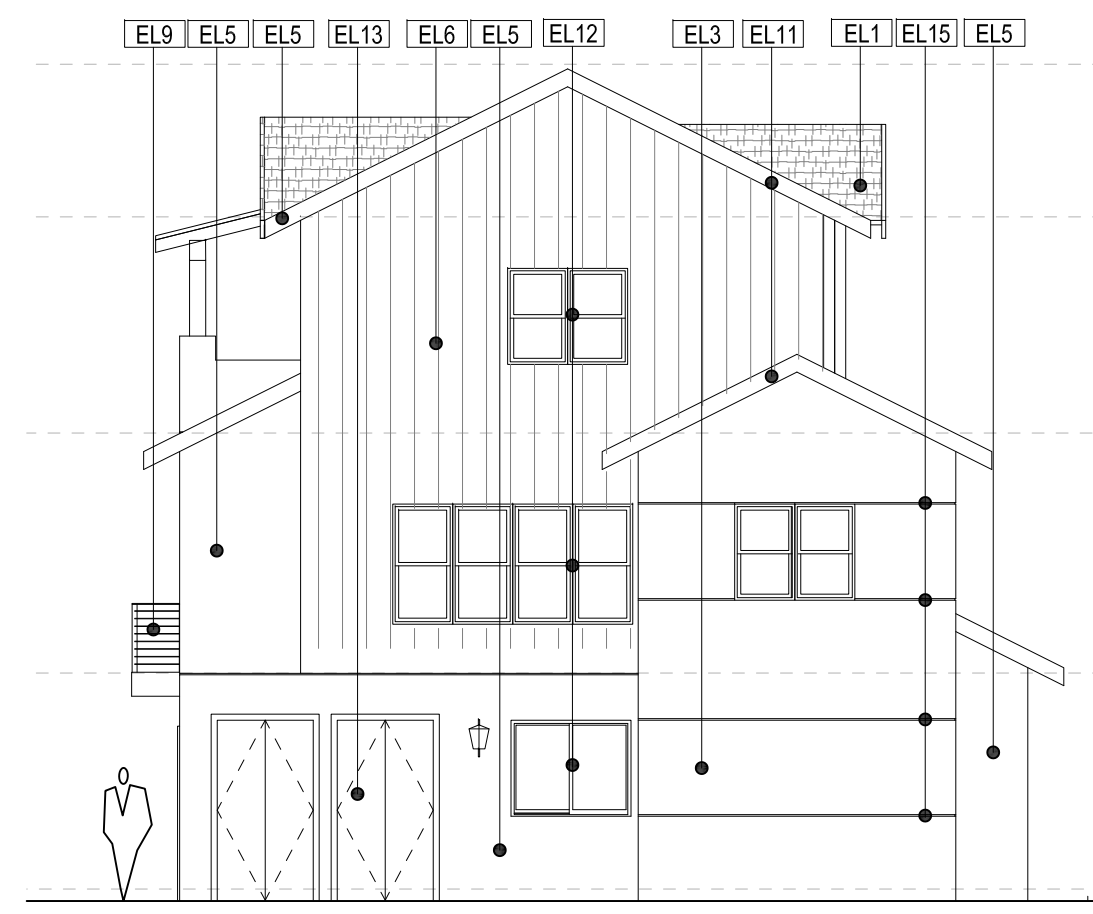


## EXTERIOR FINISHES

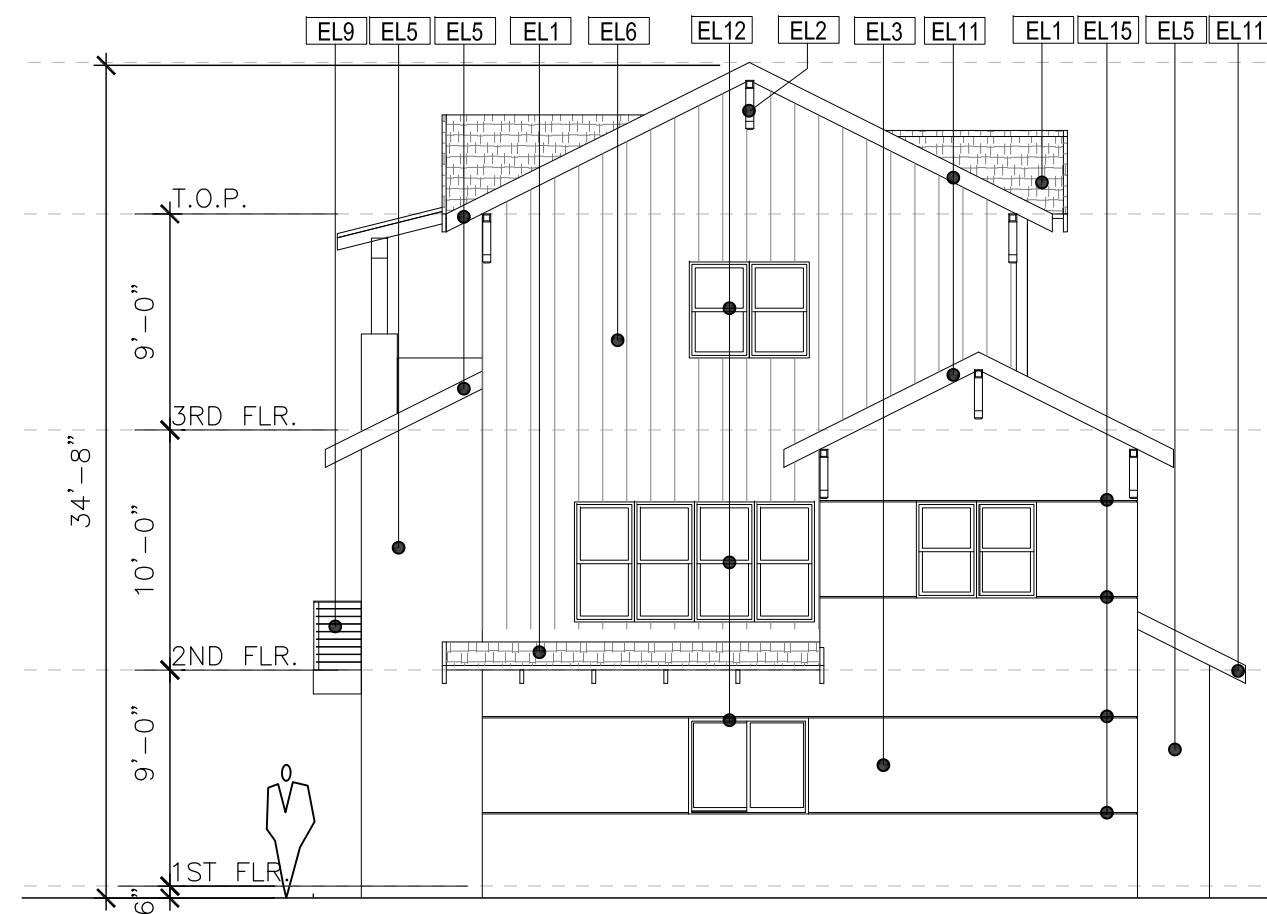
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- EL9** METAL GRILLS OR METAL CANOPY, PAINT, COLOR TO MATCH: DUNN EDWARDS DE 6357 "BLACK TIE" OR APPROVED EQUAL
- EL10** METAL FRAMED TRANSLUCENT GARAGE DOOR OR APPROVED EQUAL
- EL11** FASCIA OR EAVES, PAINT, COLOR TO MATCH DUNN EDWARDS DET649 CARRARA OR APPROVED EQUAL
- EL12** DOOR AND WINDOW FRAME, PAINT, COLOR TO MATCH: DUNN EDWARDS DE 6357 "BLACK TIE" OR APPROVED EQUAL
- EL13** METAL DOORS FOR UTILITY ROOM, COLOR TO MATCH DUNN EDWARDS DET689 COWBOY TRAILS OR APPROVED EQUAL
- EL14** SKYLIGHT
- EL15** ½" METAL REVEAL



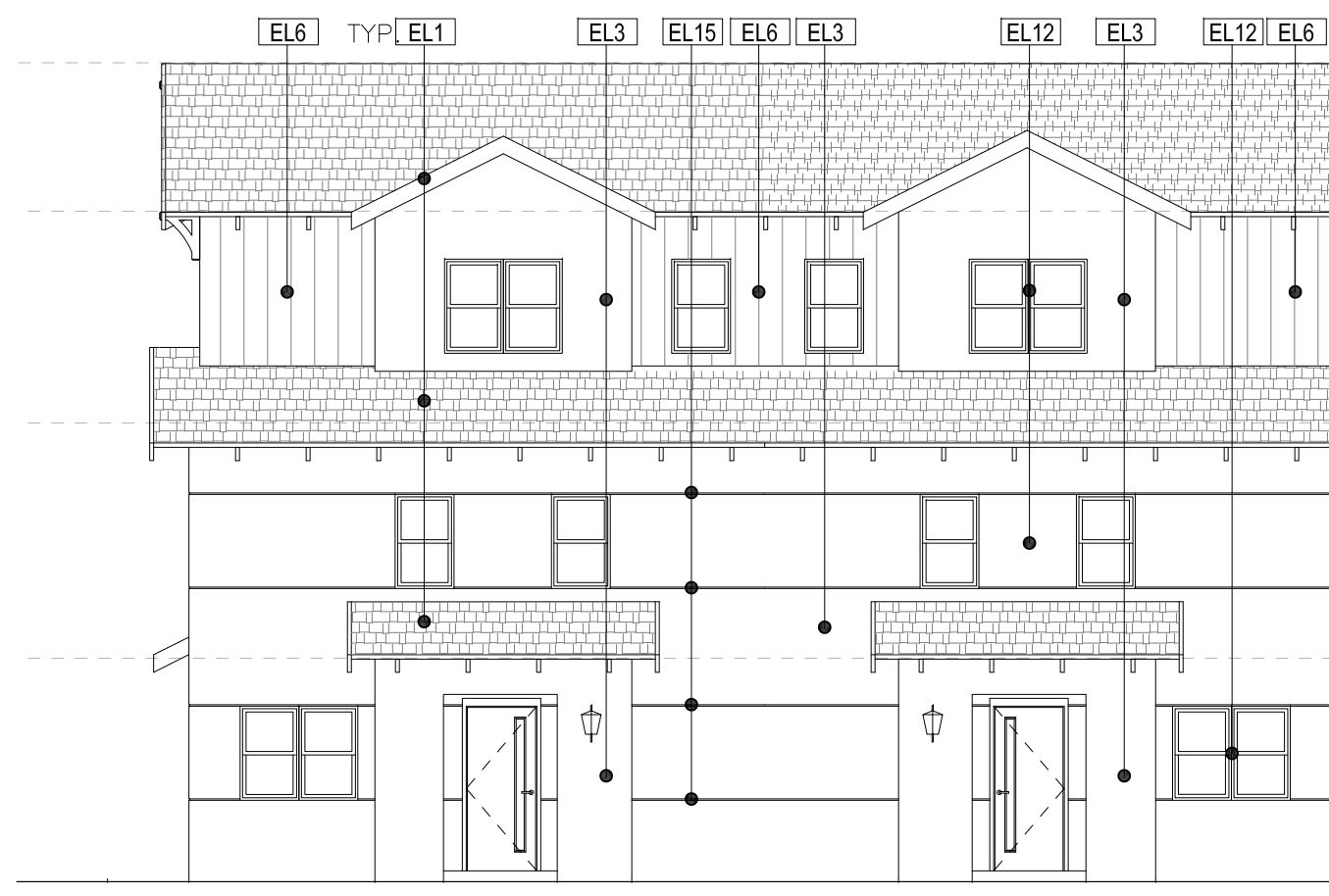
**7 BLDG. C - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



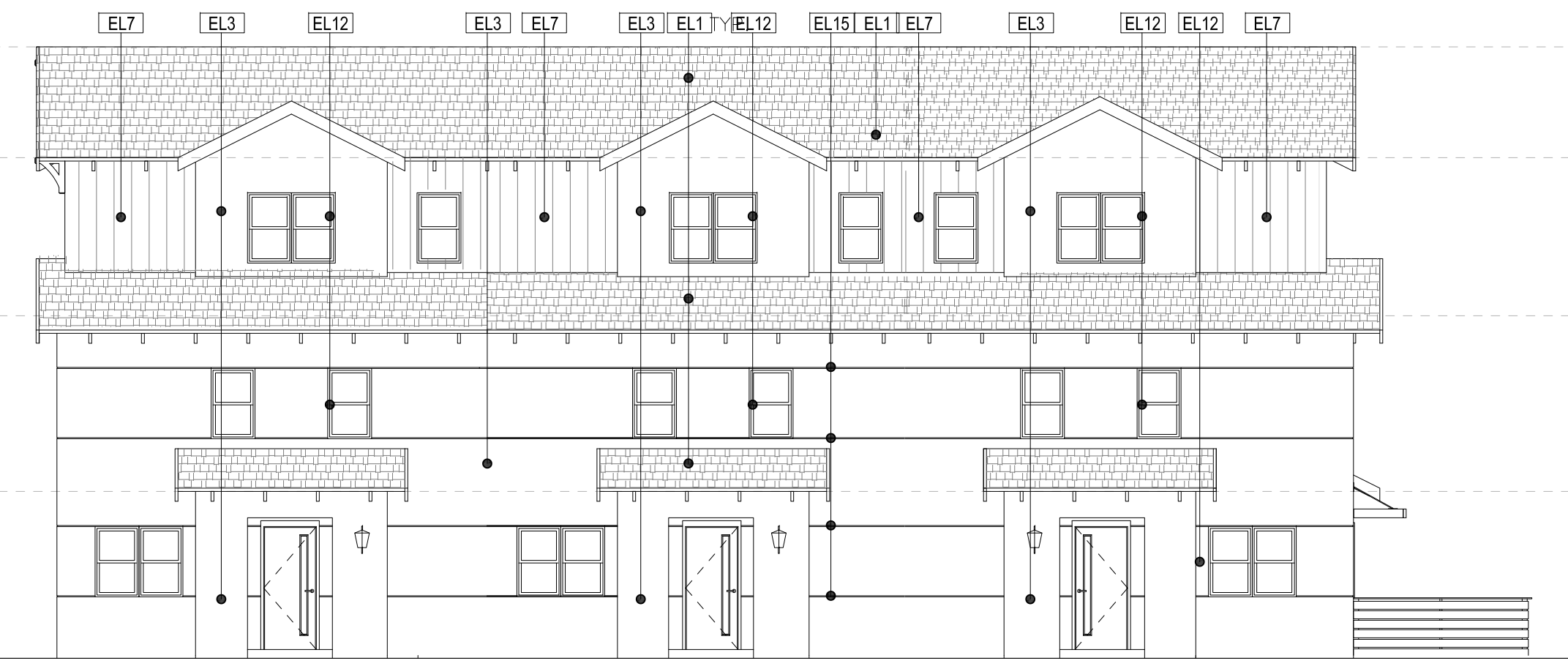
**8 BLDG. D - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



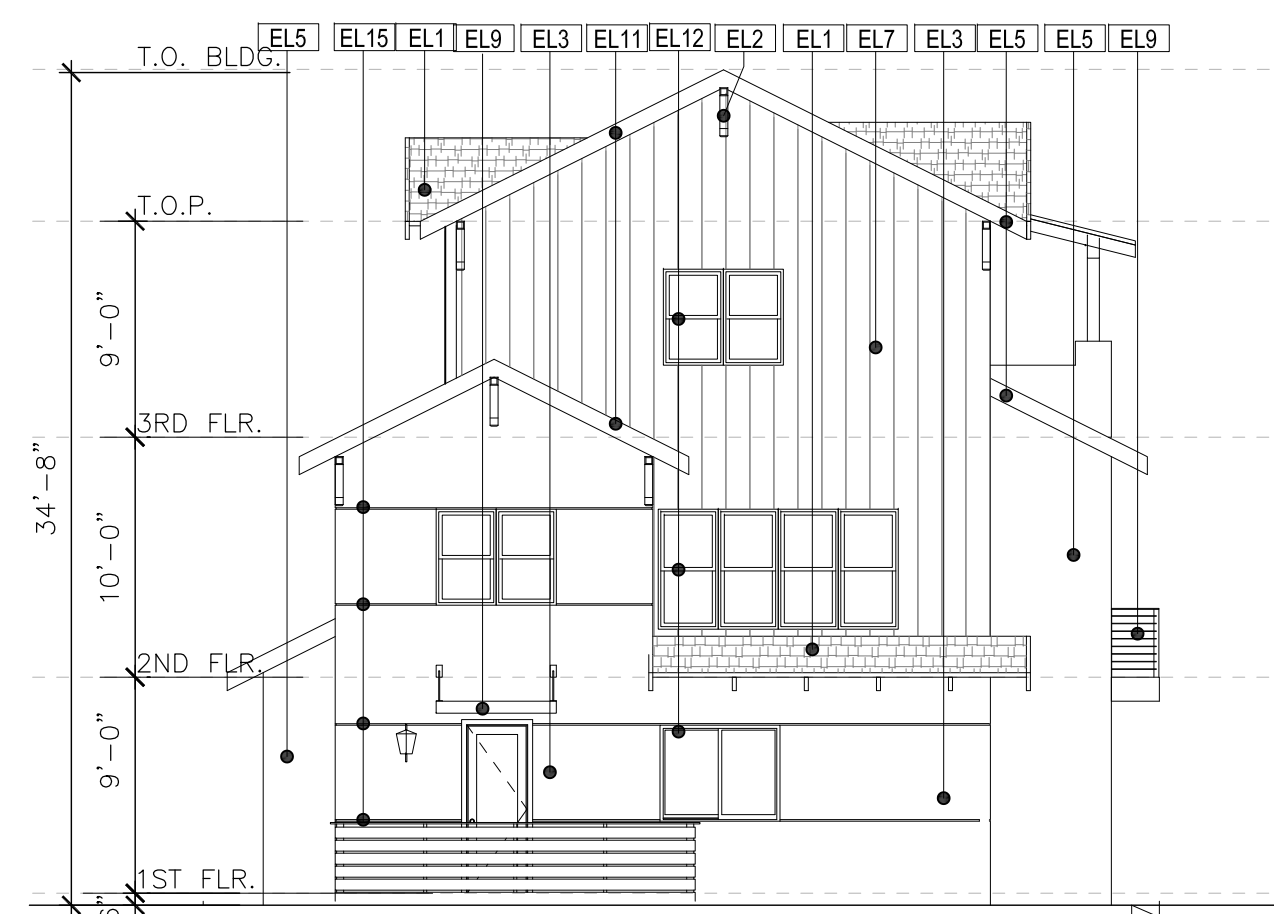
**4 BLDG. C - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



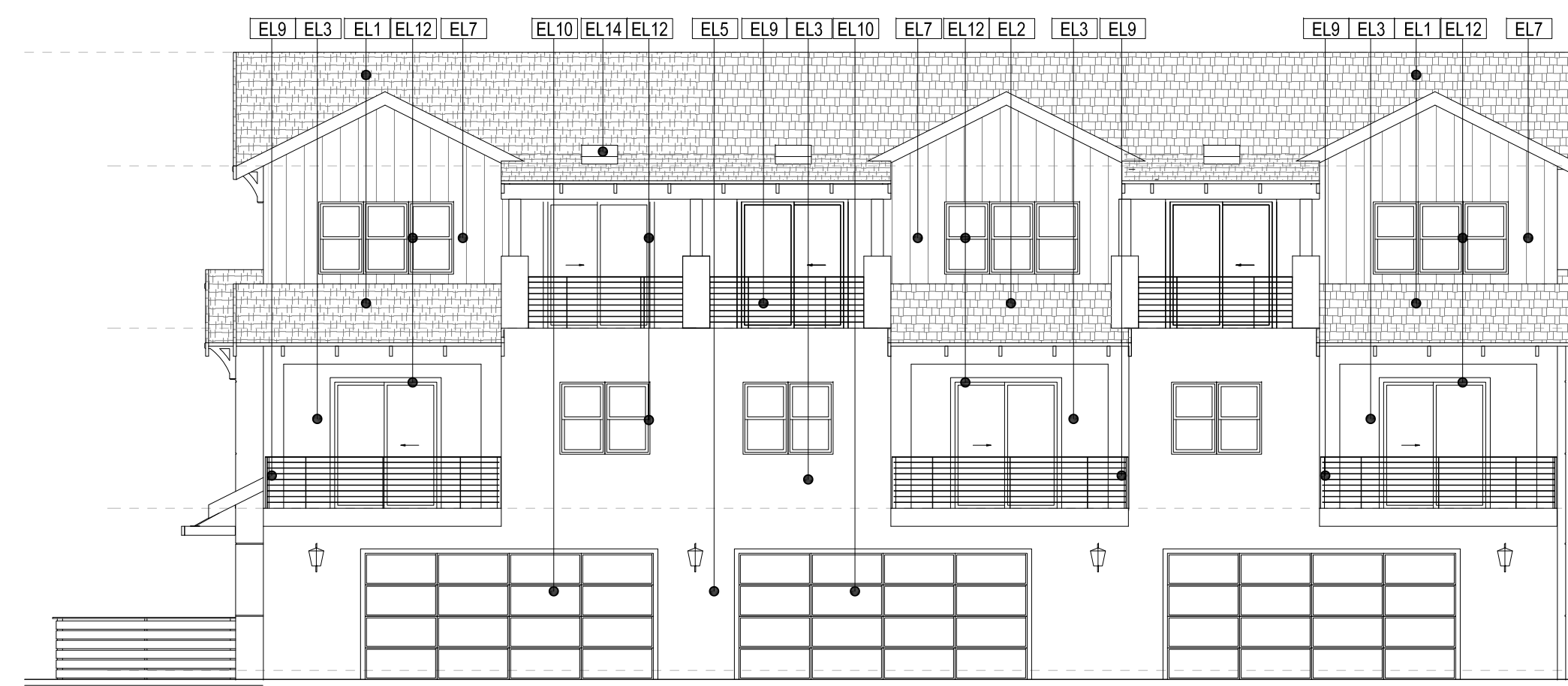
**5 BLDG. C - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



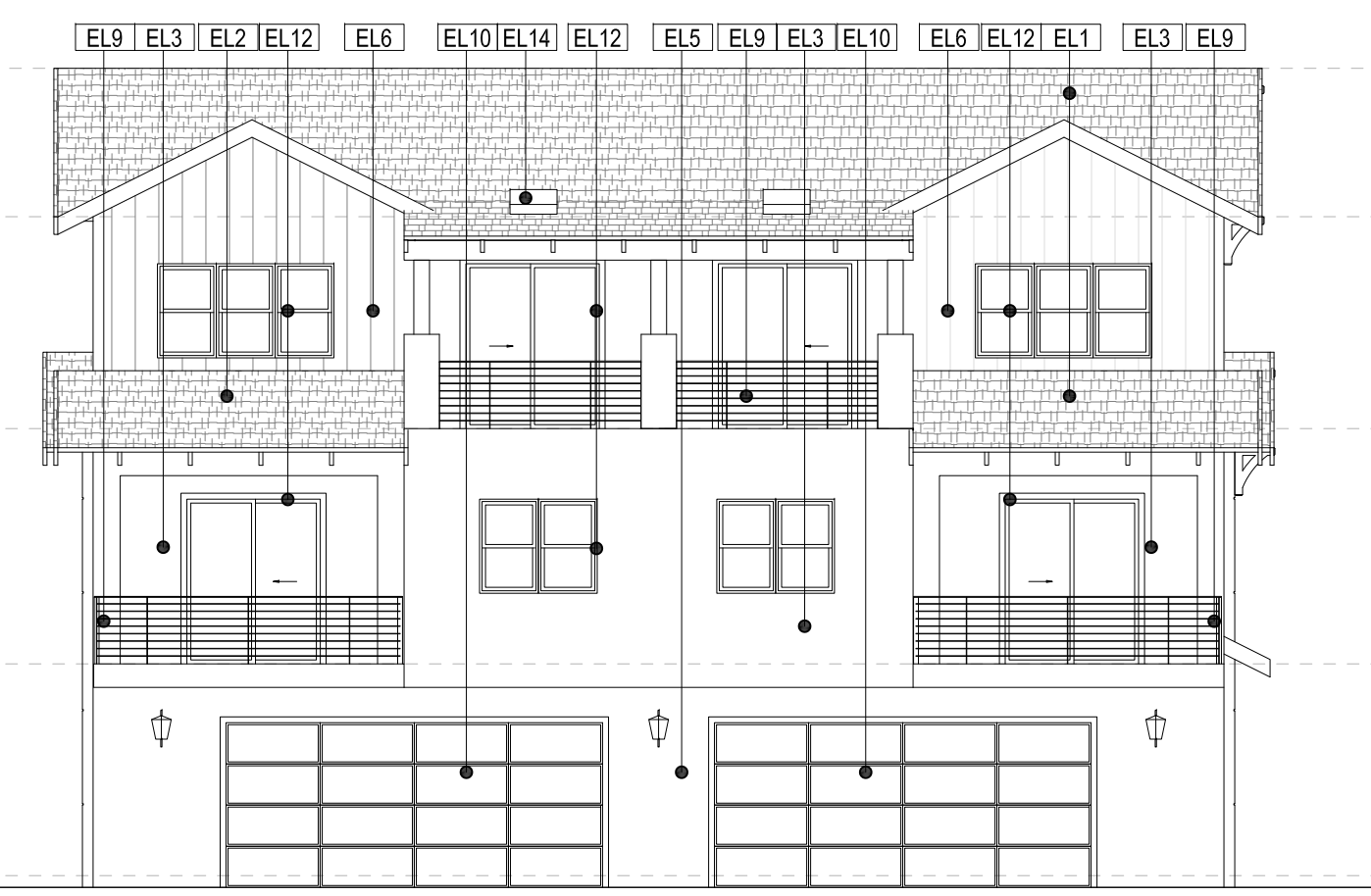
**6 BLDG. D - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**1 BLDG. D - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

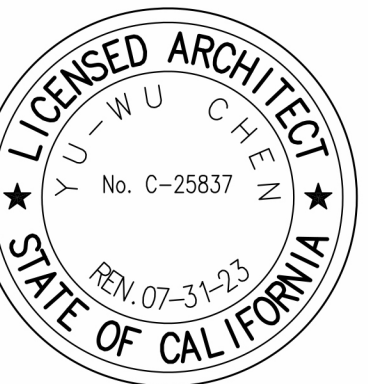


**2 BLDG. D - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



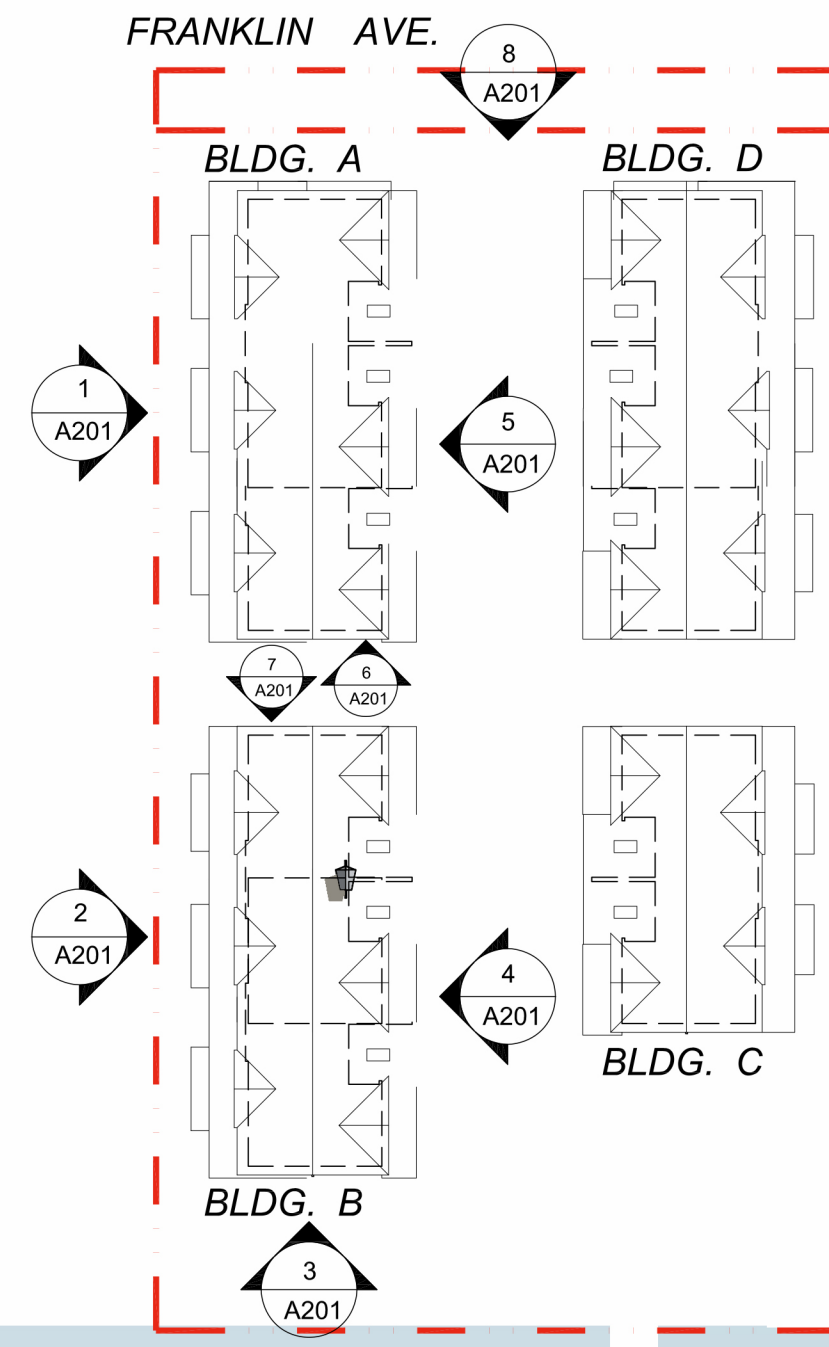
**3 BLDG. C - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



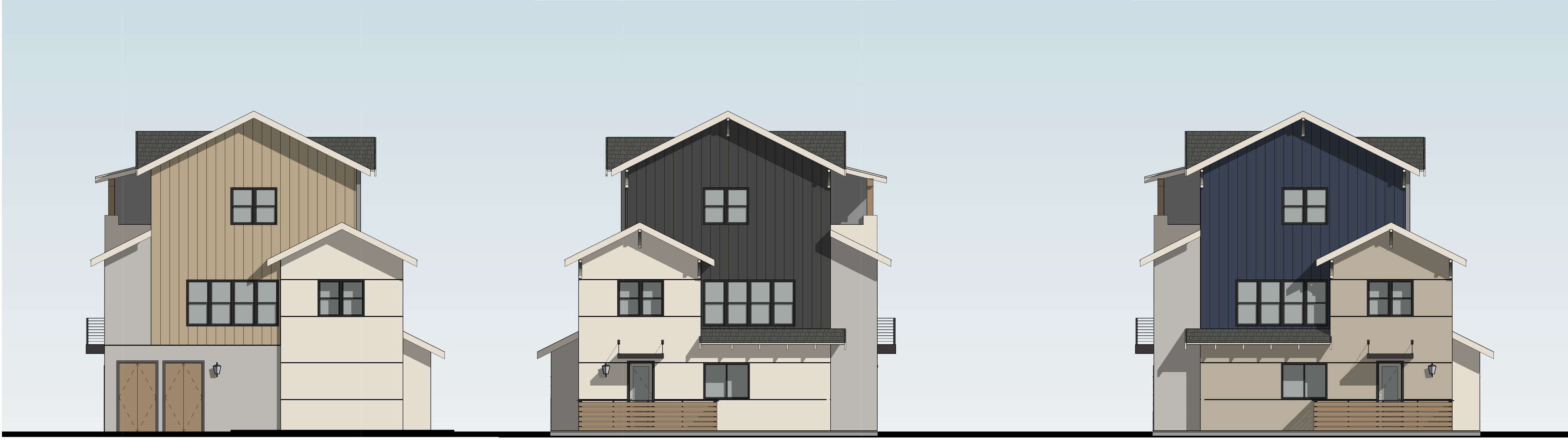


EXTERIOR FINISHES

- EL1 ASPHALT FIBERGLASS SHINGLES: ATLAS STORMMASTER SHAKE, COLOR: PEWTER OR APPROVED EQUAL
- EL2 WOOD DOOR
- EL3 STUCCO: ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND. COLOR MATCH: DUNN EDWARDS DET649 CARRARA OR APPROVED EQUAL
- EL4 STUCCO: ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND. COLOR MATCH: DUNN EDWARDS DET632 FLUR SACK OR APPROVED EQUAL
- EL5 STUCCO: ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND. COLOR MATCH: DUNN EDWARDS DET636 SILVER SPOON OR APPROVED EQUAL
- EL6 CEMENT BOARD, COLOR TO MATCH: DUNN EDWARDS DET646 WARM AND TOASTY OR APPROVED EQUAL
- EL7 CEMENT BOARD, COLOR TO MATCH: DUNN EDWARDS DET6370 CHARCOAL SLUDGE OR APPROVED EQUAL
- EL8 CEMENT BOARD, COLOR MATCH: DUNN EDWARDS DEA PARISIAN NIGHT OR APPROVED EQUAL
- EL9 METAL GRILLS OR METAL CANOPY, PAINT, COLOR TO MATCH: DUNN EDWARDS DE 6357 "BLACK TIE" OR APPROVED EQUAL
- EL10 METAL FRAMED TRANSLUCENT GARAGE DOOR OR APPROVED EQUAL
- EL11 FASCIA OR EAVES, PAINT, COLOR TO MATCH DUNN EDWARDS DET649 CARRARA OR APPROVED EQUAL
- EL12 DOOR AND WINDOW FRAME, PAINT, COLOR TO MATCH: DUNN EDWARDS DE 6357 "BLACK TIE" OR APPROVED EQUAL
- EL13 METAL DOORS FOR UTILITY ROOM, COLOR TO MATCH DUNN EDWARDS DET689 COWBOY TRAILS OR APPROVED EQUAL
- EL14 SKYLIGHT
- EL15 1/2" METAL REVEAL



**SITE DIAGRAM**  
 SCALE: 1/32" = 1'-0"



BUILDING D NORTH ELEVATION

BUILDING A NORTH ELEVATION

7 **BLDG. B - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

8 **ELEVATION ON FRANKLIN AVE.**  
 SCALE: 1/8" = 1'-0"



4 **BLDG. B - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

5 **BLDG. A - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



6 **BLDG. A - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

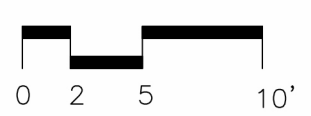


1 **BLDG. A - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

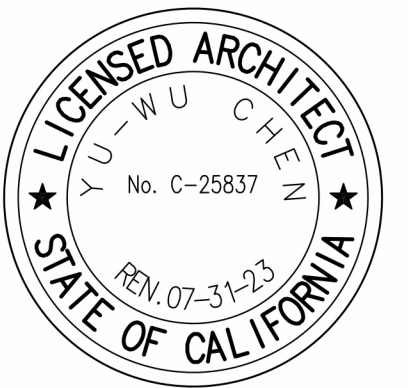
2 **BLDG. B - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



3 **BLDG. B - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

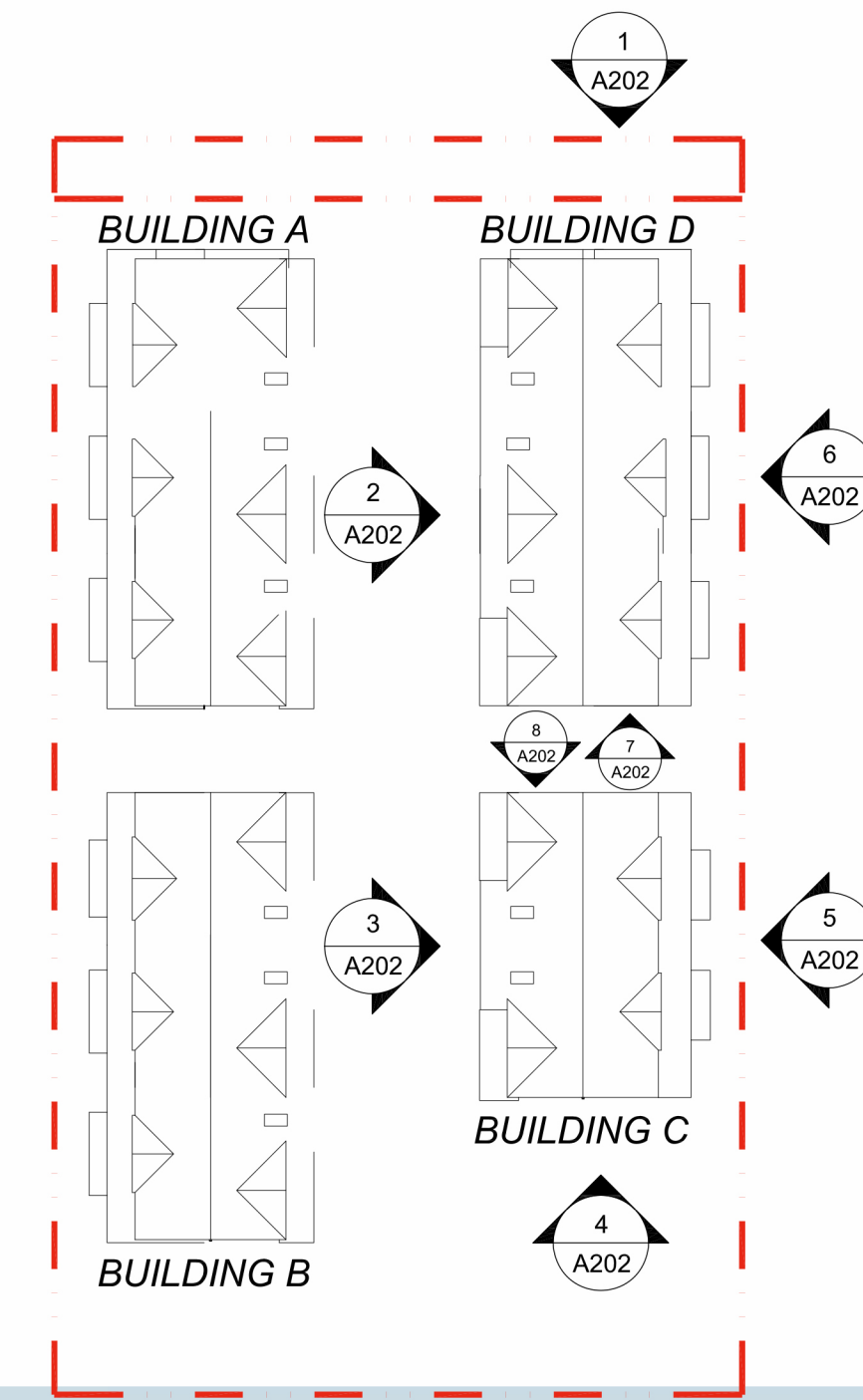




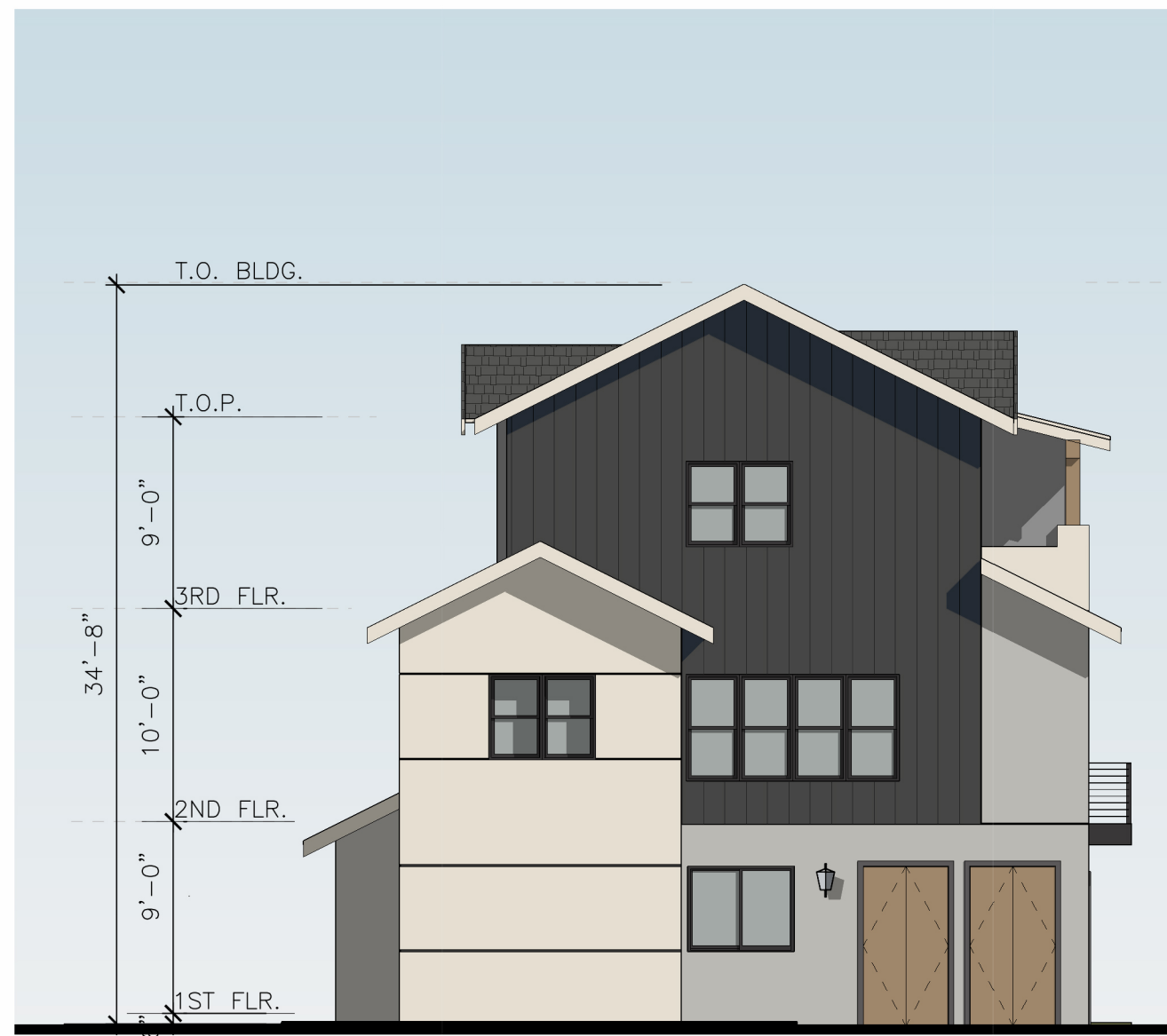


EXTERIOR FINISHES

- EL1 ASPHALT FIBERGLASS SHINGLES: ATLAS STORMMASTER SHAKE, COLOR: PEWTER OR APPROVED EQUAL
- EL2 WOOD DOOR
- EL3 STUCCO-ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND, COLOR MATCH: DUNN EDWARDS DET649 CARRARA OR APPROVED EQUAL
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- EL6 CEMENT BOARD, COLOR TO MATCH-DUNN EDWARDS DET646 WARM AND TOASTY OR APPROVED EQUAL
- EL7 CEMENT BOARD, COLOR TO MATCH-DUNN EDWARDS DE6370 CHARCOAL SMUDGE OR APPROVED EQUAL
- EL8 CEMENT BOARD, COLOR MATCH: DUNN EDWARDS DEA PARISIAN NIGHT OR APPROVED EQUAL
- EL9 METAL GRILLS OR METAL CANOPY, PAINT, COLOR TO MATCH: DUNN EDWARDS DE 6357 "BLACK TIE" OR APPROVED EQUAL
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- EL12 DOOR AND WINDOW FRAME, PAINT, COLOR TO MATCH: DUNN EDWARDS DE 6357 "BLACK TIE" OR APPROVED EQUAL
- EL13 METAL DOORS FOR UTILITY ROOM, COLOR TO MATCH DUNN EDWARDS DET689 COWBOY TRAILS OR APPROVED EQUAL
- EL14 SKYLIGHT
- EL15 3/4" METAL REVEAL



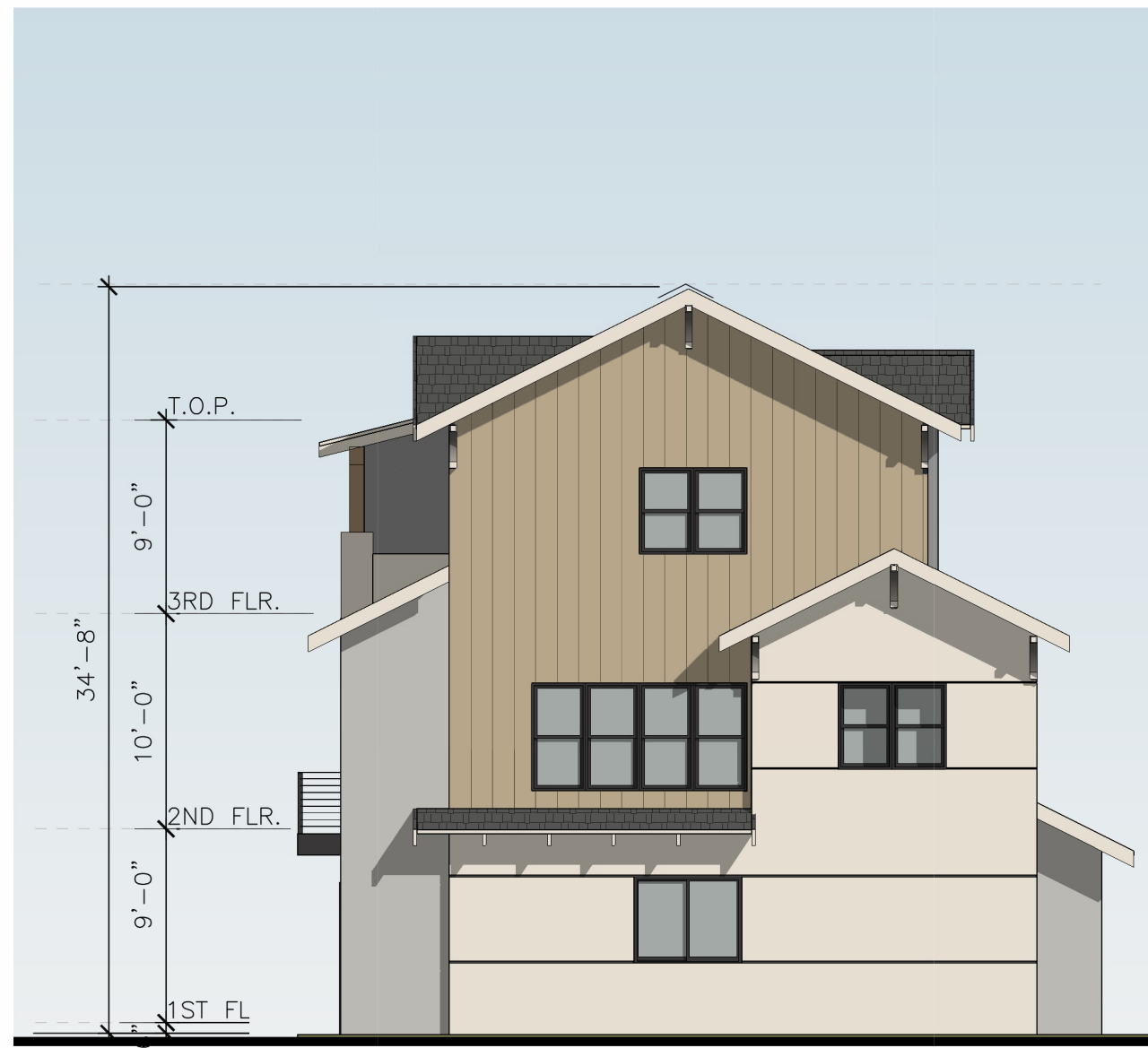
**SITE DIAGRAM**  
 SCALE: 1/32" = 1'-0"



**7 BLDG. C - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**8 BLDG. D - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**4 BLDG. C - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**5 BLDG. C - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**6 BLDG. D - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**1 BLDG. D - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 BLDG. D - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**3 BLDG. C - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

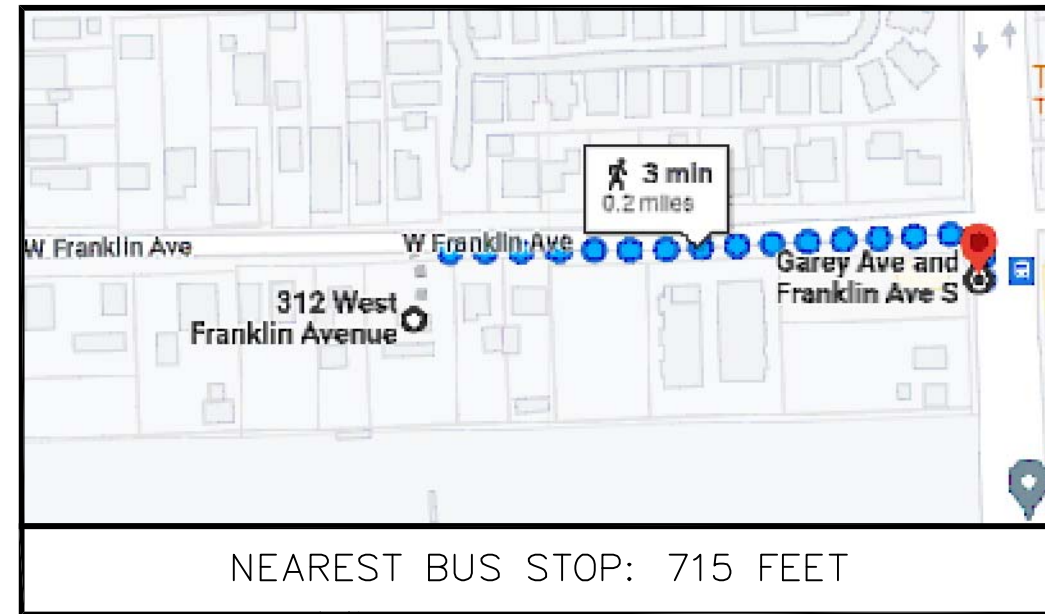


**PREPARED BY:**

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# TENTATIVE TRACT MAP NO. 83563

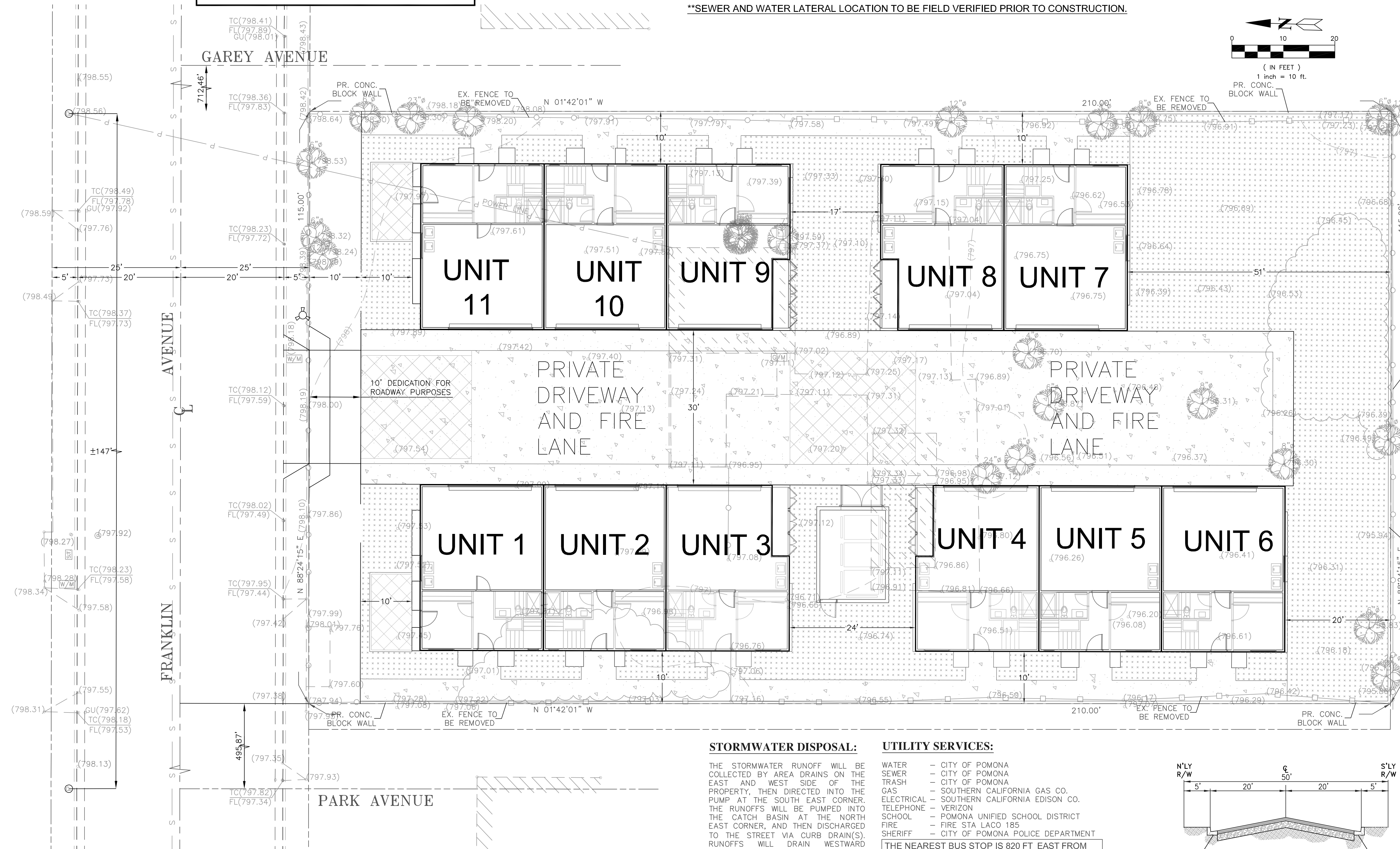
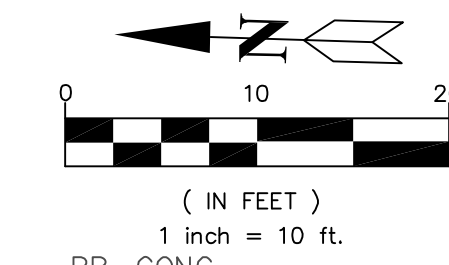
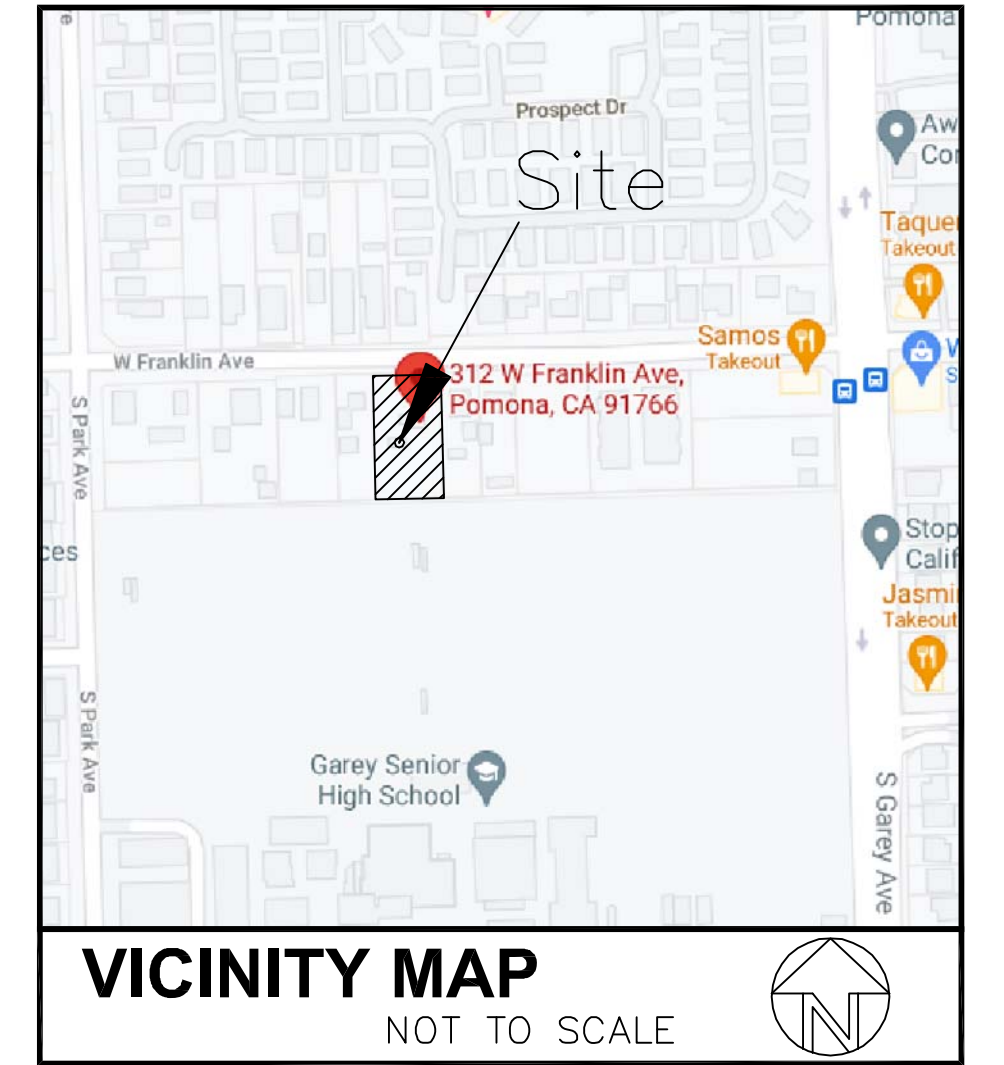
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

ADDRESS: 312 FRANKLIN AVENUE, POMONA

**\*\*SEWER AND WATER LATERAL LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.\*\***



- LEGEND:**
- (527.63).....EXISTING ELEVATION
  - 520.00.....PROPOSED ELEVATION
  - (530).....EXISTING COUNTOUR
  - .....DRAINAGE PATTERN
  - .....PROPOSED STRUCTURE
  - .....PROPOSED 3' FENCE WALL
  - SW.....SIDE WALK
  - C.....LIGHT
  - .....CENTER LINE
  - .....PROPERTY LINE
  - .....CONSTRUCTION NOTES
  - .....SANDBAG LINE
  - .....LIMIT OF GRADING
  - .....LANDSCAPE AREA
  - .....CONCRETE AREA
- ABBREVIATIONS:**
- T.C.....TOP OF CURB
  - F.L.....FLOW LINE
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  - D/W.....DRIVEWAY
  - W.M.....WATER METER
  - INV.....INVERT ELEVATION
  - T.G.....TOP OF GRATE

**LEGAL DISCRIPTION:**  
 A PORTION LOT 4 IN BLOCK D OF PART OF PHILLIPS ADDITION TO POMONA, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 6, OF MISCELLANEOUS RECORDS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 8344-021-005

**BENCHMARK:**

B.M. NUMBER: FG 5106  
 QUAD/YEAR: OTTERBEIN (2013)  
 ELEV.: 795.820' (NAVD 1988)  
 DESCRIPTION: PK NAIL IN E CB 2FT N/O BCR @ NE COR WHITE AVE & FRANKLIN AVE

**BASIS OF BEARING:**  
 CENTERLINE OF FRANKLIN AVENUE N 88°24'15" E AS PER TRACT NO. 63194 M.B. 1342-90-91

**AREA OF MINIMAL FLOOD HAZARD**  
 FEMA FLOOD ZONE: X  
 MAP NUMBER: 06037C1725F  
 EFFECTIVE DATE: 09/26/2008

AREA OF LOT	24,149 S.F. 0.554 ACRE	SF
EXISTING % IMPERVIOUS	10%	2,415
EXISTING % PERVIOUS	90%	2,1734
PROPOSED % IMPERVIOUS	70%	16,996
PROPOSED % PERVIOUS	30%	7,153

- NO FILLED AREAS EXISTING WITHIN THE SUBDIVISION
- NO UNDERGROUND EXCAVATIONS EXIST WITHIN THE SUBDIVISION
- THIS PROJECT WILL COMPLY WITH CITY PARK/LAND DEDICATION RESOLUTION NO. 89-200

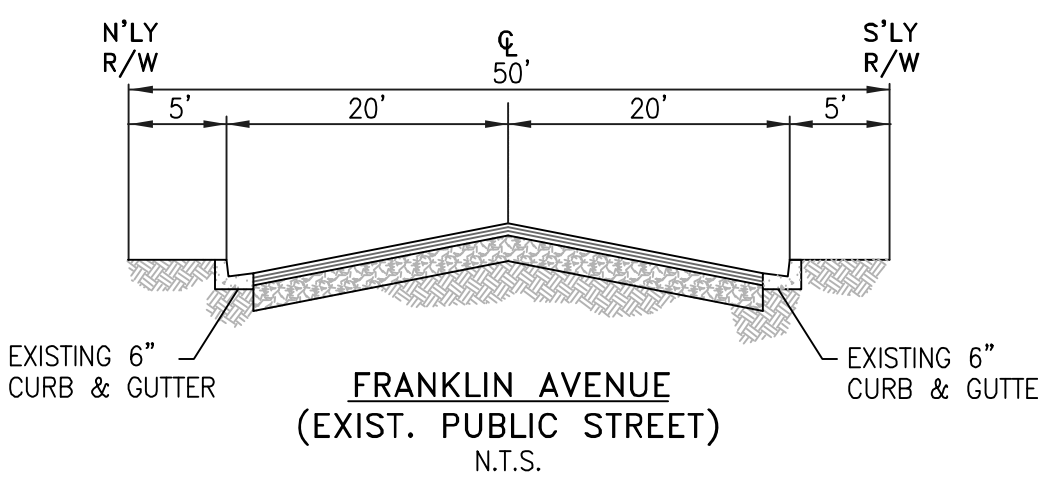
**STORMWATER DISPOSAL:**

THE STORMWATER RUNOFF WILL BE COLLECTED BY AREA DRAINS ON THE EAST AND WEST SIDE OF THE PROPERTY, THEN DIRECTED INTO THE PUMP AT THE SOUTH EAST CORNER. THE RUNOFFS WILL BE PUMPED INTO THE CATCH BASIN AT THE NORTH EAST CORNER, AND THEN DISCHARGED TO THE STREET VIA CURB DRAIN(S). RUNOFFS WILL DRAIN WESTWARD ALONG FRANKLIN AVENUE, TO THE INTERSECTION OF FRANKLIN AVENUE AND PARK AVENUE, INTO STORMDRAIN

**UTILITY SERVICES:**

- WATER - CITY OF POMONA
- SEWER - CITY OF POMONA
- TRASH - CITY OF POMONA
- GAS - SOUTHERN CALIFORNIA GAS CO.
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
- TELEPHONE - VERIZON
- SCHOOL - POMONA UNIFIED SCHOOL DISTRICT
- FIRE - FIRE STA LACO 185
- SHERIFF - CITY OF POMONA POLICE DEPARTMENT

THE NEAREST BUS STOP IS 820 FT EAST FROM THE PROJECT, AT THE INTERSECTION OF W. FRANKLIN AVE. & S. GAREY AVE.



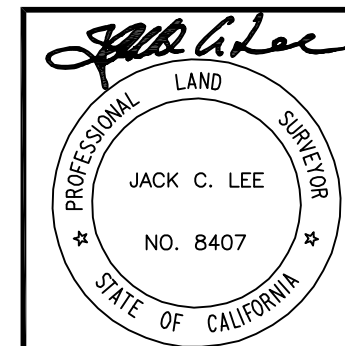
**PROJECT SUMMARY:**

EXISTING LAND USE OF PROPERTY: R-3 (PRESENT)  
 GENERAL PLAN DESIGNATION OF PROPERTY: R-3 (PROPOSED)  
 BUILDING OCCUPANCY: MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL. OF PROPOSED UNIT: 11 UNITS  
 SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

LOT AREA: 24,149.95 SQ.FT. (0.554 ACRE) (PRE DEDICATION)  
 22,999.95 SQ.FT. (0.528 ACRE) (POST DEDICATION)

LOT COVERAGE: 37.63%  
 PARKING SPACE NUMBER: 25  
 (GARAGE SPACE 11x2 = 22)  
 (GUEST PARKING SPACE = 3)

UNIT #	LIVABLE AREA	COVERAGE	UNIT #	LIVABLE AREA	COVERAGE
1	2,856 SF	1,554 SF	7	2,856 SF	1,554 SF
2	2,856 SF	1,554 SF	8	2,856 SF	1,554 SF
3	2,856 SF	1,554 SF	9	2,856 SF	1,554 SF
4	2,856 SF	1,554 SF	10	2,856 SF	1,554 SF
5	2,856 SF	1,554 SF	11	2,856 SF	1,554 SF
6	2,856 SF	1,554 SF			



**CALLAND ENGINEERING, INC.**  
 dba QUARTECH CONSULTANTS

574 E. LAMBERT ROAD, BREA, CA 92821  
 TEL: (714) 671-1050 FAX: (714) 671-1090

DRAWN: M.W./E.Y.S.  
 CHECKED:  
 DATE: 11/28/2022  
 JOB NO.: 21-051-001  
 SCALE: 1" = 10'  
 FILE NAME: Tentative Map

PROJECT LOCATION:  
 312 W FRANKLIN AVE.,  
 POMONA, CA 91766

**T-2**



**PREPARED BY:**

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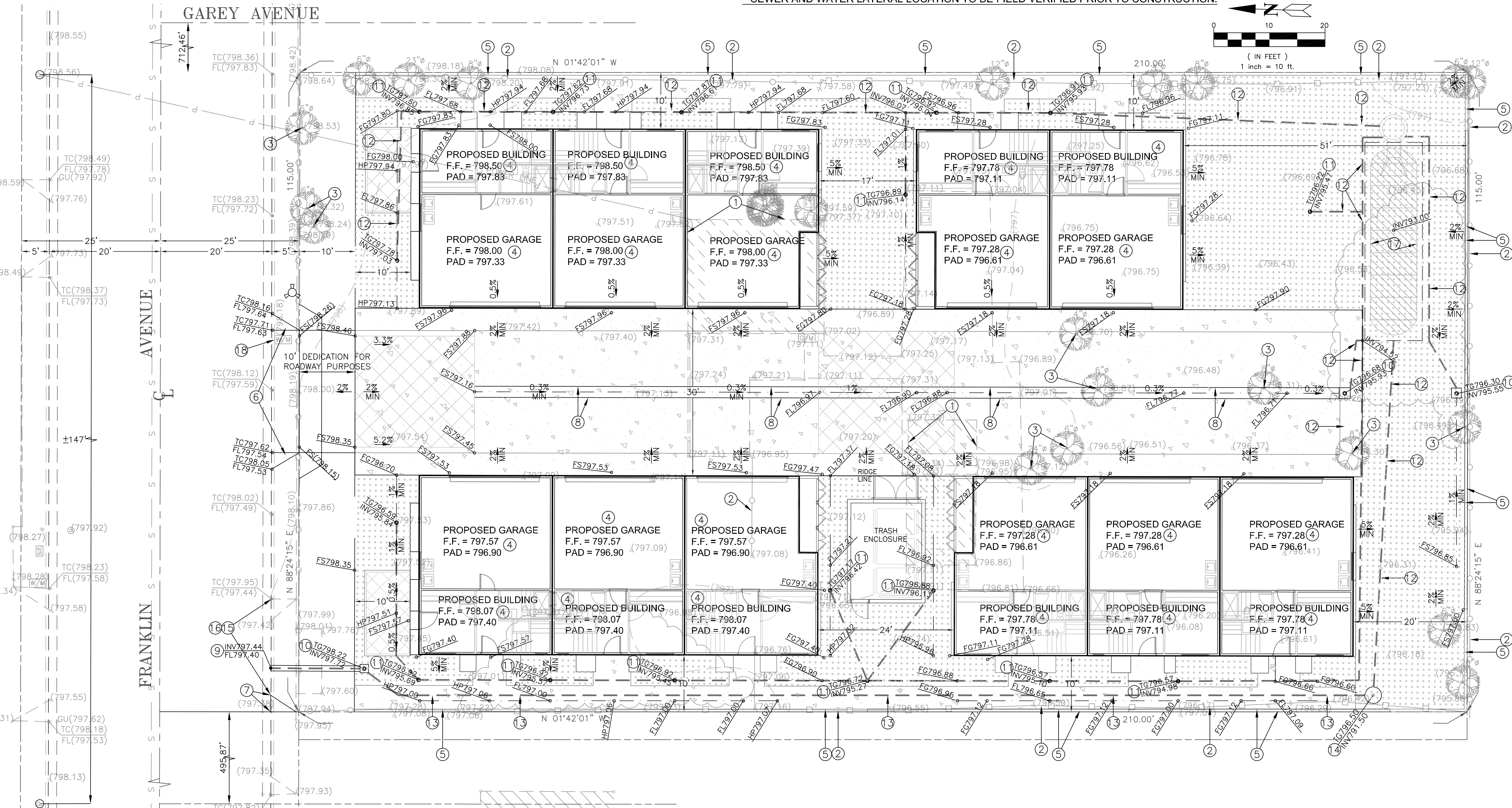
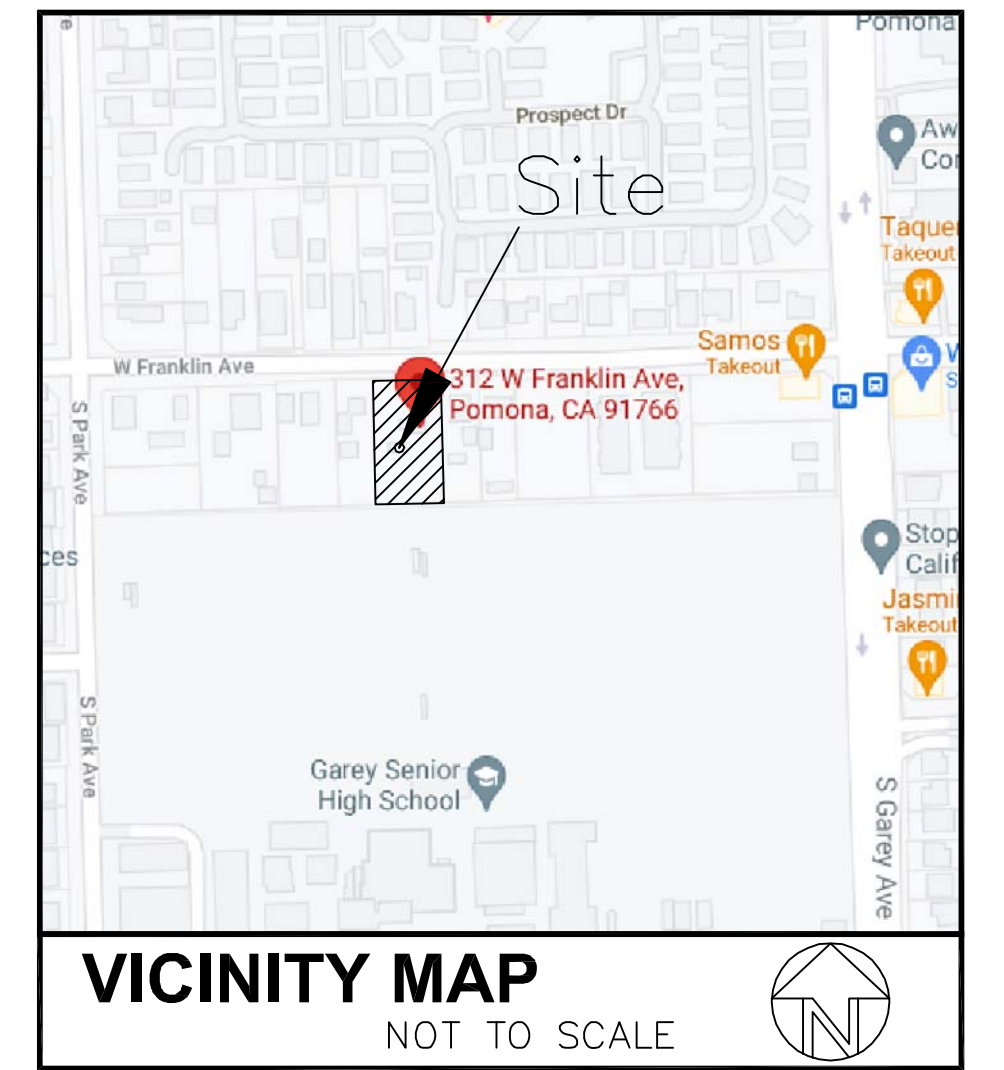
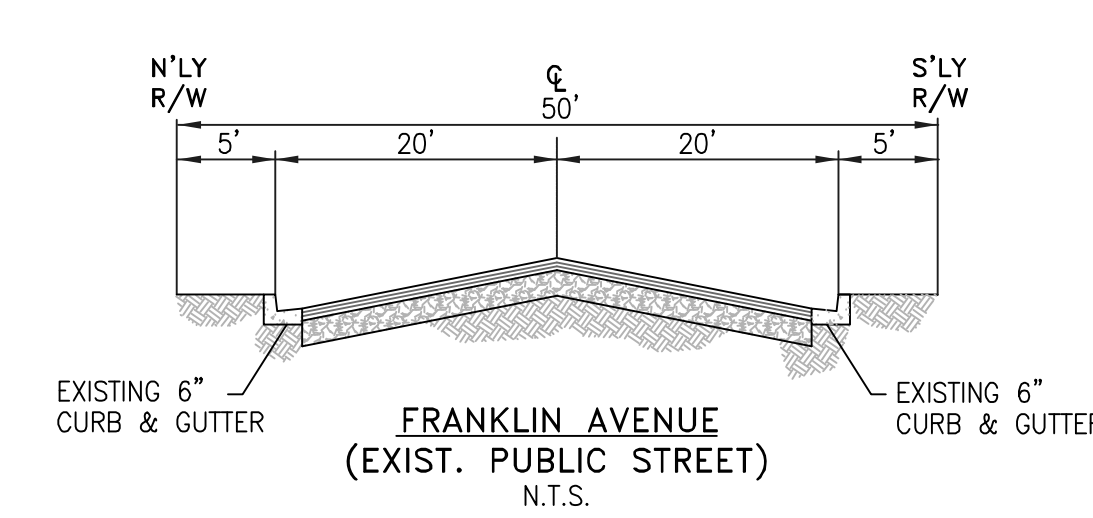
**LEGAL OWNER/SUBDIVIDER:**

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 PHONE: (626) 328-0995  
 EMAIL: CHENW55555@GMAIL.COM

# PRELIMINARY GRADING PLAN

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA  
 FOR CONDOMINIUM PURPOSES  
 ADDRESS: 312 FRANKLIN AVENUE, POMONA

\*\*SEWER AND WATER LATERAL LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



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  - 520.00.....PROPOSED ELEVATION
  - (530).....EXISTING COUNTOUR
  - .....DRAINAGE PATTERN
  - .....PROPOSED STRUCTURE
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  - C.....LIGHT
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  - .....PROPERTY LINE
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**LEGAL DISCRPTION:**  
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APN: 8344-021-005

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**BASIS OF BEARING:**  
 CENTERLINE OF FRANKLIN AVENUE N 88°24'15" E AS PER TRACT NO. 63194 M.B. 1342-90-91

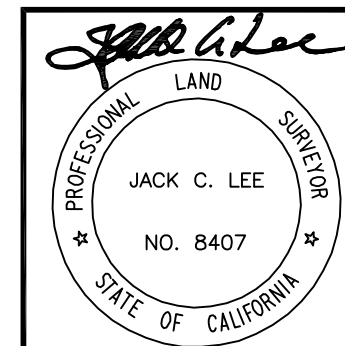
**AREA OF MINIMAL FLOOD HAZARD**  
 FEMA FLOOD ZONE: X  
 MAP NUMBER: 06037C1725F  
 EFFECTIVE DATE: 09/26/2008

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EXISTING % PERVIOUS	90%	2,1734
PROPOSED % IMPERVIOUS	70%	16,996
PROPOSED % PERVIOUS	30%	7,153

**CONSTRUCTION NOTES**

- 1 EXISTING BUILDING/STORAGE TO BE REMOVED
- 2 EXISTING FENCE TO BE REMOVED
- 3 EXISTING TREE TO BE REMOVED
- 4 CONSTRUCT PROPOSED BUILDING/GARAGE PER ARCHITECTURAL PLAN
- 5 CONSTRUCT NEW WALL/FENCE PER ARCHITECTURAL PLAN
- 6 CONSTRUCT NEW DRIVEWAY APPROACH PER CITY STD. A-27-10, W=20' TYPE II, X=3' UNDER SEPARATE PERMIT
- 7 CONSTRUCT NEW WING PER CITY STD. A-27-10
- 8 CONSTRUCT 2' WIDE CONCRETE GUTTER WITH MIN. 0.3% SLOPE
- 9 CONSTRUCT 18" WIDE PARKWAY DRAIN AND TRANSITIONAL CURB PER CITY STD. A-30-10, UNDER SEPARATE PERMIT
- 10 INSTALL 24" x 24" CATCH BASIN
- 11 INSTALL 6" AREA DRAIN
- 12 INSTALL 6" SCH. 40 PVC PIPE WITH MIN. 0.5% SLOPE
- 13 PRESSURIZED PIPE FROM PUMP TO CATCH BASIN
- 14 INSTALL SUMP PUMP
- 15 EXISTING DRIVEWAY APPROACH TO BE REMOVED
- 16 CONSTRUCT NEW CURB AND GUTTER PER CITY STD. A-3-64, UNDER SEPARATE PERMIT
- 17 INSTALL MC-4500 STORMTECH CHAMBER
- 18 EXISTING WATER METER TO BE RELOCATED

TOTAL DEMOLITION AREA  
2,257 SQUARE FEET



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DRAWN: M.W.  
 CHECKED: M.W.  
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 SCALE: 1" = 10'  
 FILE NAME: Tentative Map

PROJECT LOCATION:  
 312 W FRANKLIN AVE.,  
 POMONA, CA 91766

T-3

SHEET 3 OF 3



Franklin Townhomes - Preliminary Water Use									
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE) (%)	Project Type	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>1</sup>		
Reference Evapotranspiration (ET <sub>0</sub> )	47.5			Residential			0.55		
Median water use	0.5	Drip	0.81		300	185	5454		
Low water use	0.3	Drip	0.81		4148	1536	45244		
High water use - Lawn	0.9	Overhead	0.75		251	301	8870		
Totals					4699	2023	59568		
<b>Special Landscape Areas</b>									
					1	0	0		
					1	0	0		
					1	0	0		
					1	0	0		
Totals					0	0	0		
							ETWU Total	59568	
							Maximum Allowed Water Allowance (MAWA) <sup>2</sup>	76112	
<b>ETAF Calculations</b>									
Regular Landscape Areas									
Total ETAF x Area	2023								
Total Area	4699								
Average ETAF	0.43								
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									
All Landscape Areas									
Total ETAF x Area	2023								
Total Area	4699								
Average ETAF	0.43								



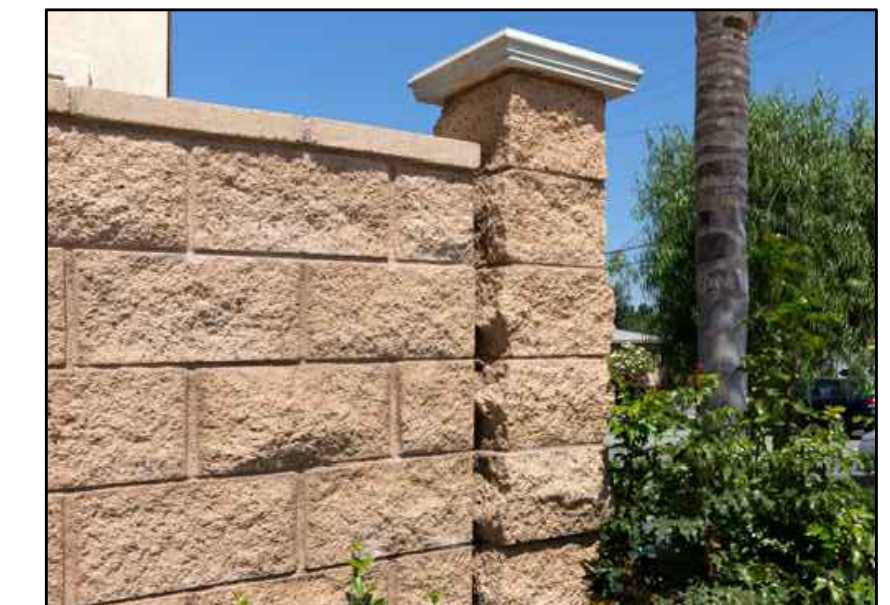
CHESS TABLE



TREE GRATE



BBQ ISLAND W/ TWO GRILLS AND A SINK



TAN SPLIT FACE WALL w/ PILASTER AND CAP



BENCH



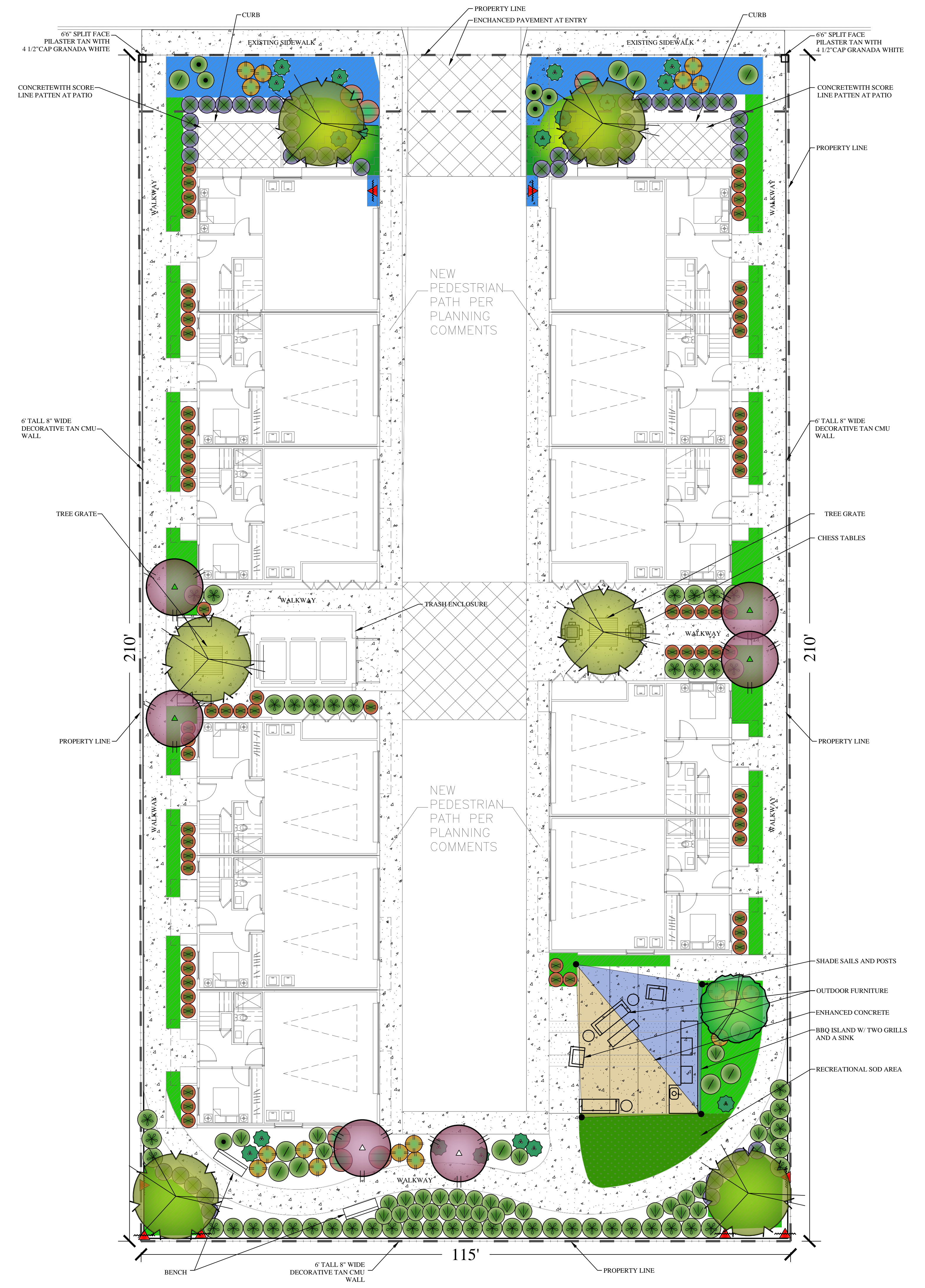
SHADE SAILS



OUTDOOR FURNITURE

PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	COTINUS COGGYGRIA STANDARD TRUNK	SMOKE TREE	15 GAL	6	LOW
	OLEA 'WILSONII' MULTI TRUNK	FRUITLESS OLIVE	36" BOX	6	LOW
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	18	VERY LOW
	ALOE PLICATILIS	FAN ALOE	10 GAL	6	LOW
	ALOE 'SAFARI ORANGE'	FAN ALOE	10 GAL	17	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	49	LOW
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	70	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	6	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	31	LOW
	NOLINA RECURVATA	PONYTAIL PALM	15 GAL	11	LOW
	WESTRINGIA FRUTICOSA 'BLUE GEM'	COAST ROSEMARY	5 GAL	46	LOW
	VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	5 GAL	8	LOW
	CISTUS PURPUREUS 'LITTLE MISS SUNSHINE' ROCKROSE	LITTLE MISS SUNSHINE	1 GAL	@ 18" OC	LOW
	PENNISETUM SPATHOLATUM	SLENDER VELDT GRASS	1 GAL	@ 18" OC	LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	@ 12" OC	LOW
	ZOYSIA JAPONICA	KOREAN LAWN GRASS	SOD		MED

- LANDSCAPE NOTES**
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
  - LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES. PROPERTY
  - OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.

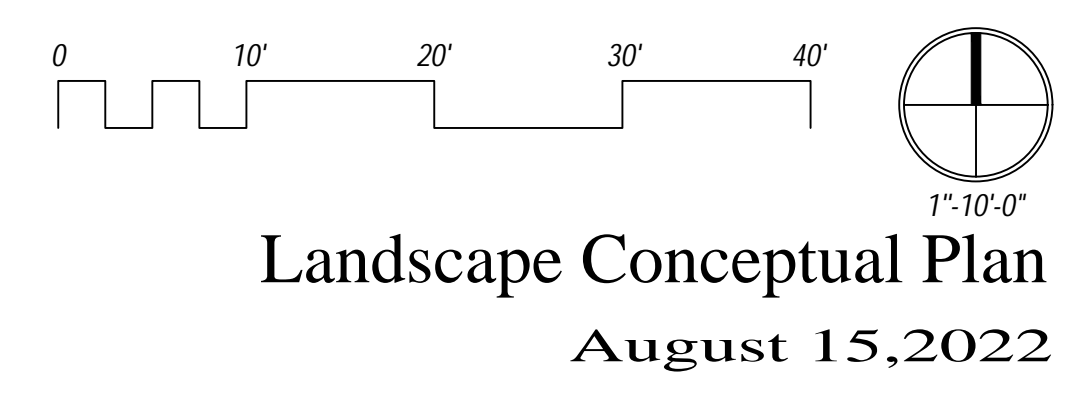


CONCEPT PLAN

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 POMONA, CA 91766







COTINUS COGGYGRIA



OLEA EUROPEA 'WILSONII'



AGAVE AMERICANA



ALOE PLICATILIS



ALOE 'SAFARI ORANGE'



ARBUTUS UNEDO



CALLISTEMON 'LITTLE JOHN'



DASYLIRION WHEELERI



MUHLENBERGIA RIGENS



NOLINA RECURVATA



WESTRINGIA 'BLUE GEM'



VITIS CALFORNICA



CISTUS 'LITTLE MISS SUNSHINE'



PENNISETUM SPATHIOLATUM



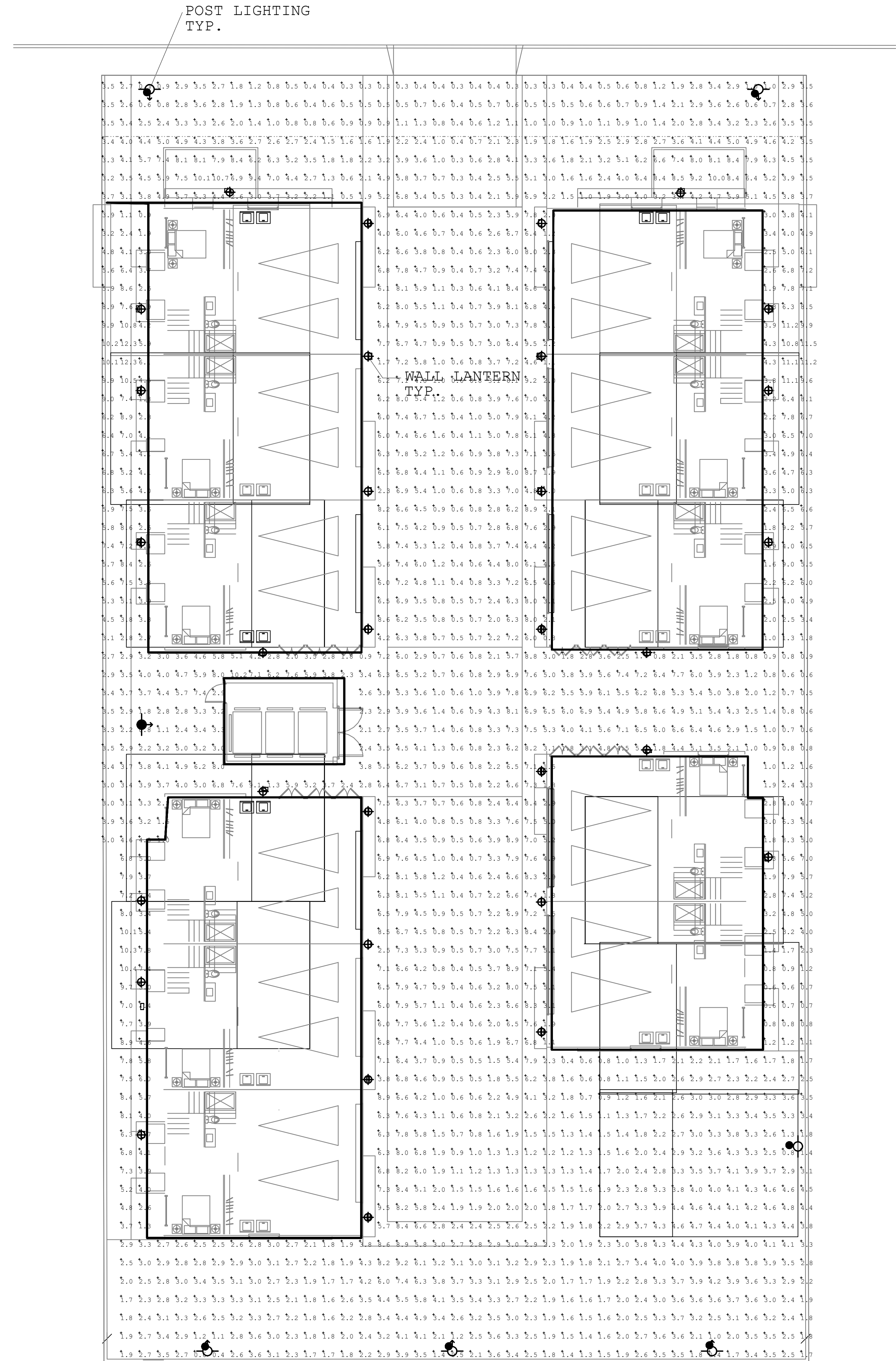
SENECIO SEPENS



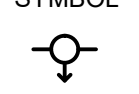

ZOYSIA JAPONICA



W. FRANKLIN AVE.



**LIGHTING FIXTURE SCHEDULE**

SYMBOL	DESCRIPTION
	POST LIGHTING @10' MH FEISS WARREN 10.625 INCH WB-LIGHT TEXTURED BLACK OUTDOOR POST LIGHT WITH CLEAR GLASS OR APPROVED EQUAL
	WALL LANTERN @6' MH LNC 1-LIGHT OUTDOOR LANTERN SCIENCE WALL LIGHT WITH CLEAR GLASS OR APPROVED EQUAL

**STATISTICS**

DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING/DRIVEWAY	+	3.31 FC	10.7 FC	0.3 FC	11.03 FC	35.67 FC

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 POMONA, CA 91766

REVISION	DATE	SCALE
1	09/12/22	3/32" = 1'-0"

SHEET TITLE:  
**PHOTOMETRIC PLAN**  
 SHEET NO.:  
**PH**