



WEST FRANKLIN TOWNHOMES

252 W. FRANKLIN AVE
POMONA, CA 91766

PROJECT DIRECTORY

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PROJECT DESCRIPTION

THE PROJECT IS A PROPOSED 15-UNIT TOWNHOUSE DEVELOPMENT ON A VACANT LOT ON WEST FRANKLIN AVENUE. THE PROPERTY ABUTS AN EXISTING MULTI-FAMILY DEVELOPMENT TO THE EAST, SINGLE FAMILY DWELLINGS TO THE WEST, AND GAREY SENIOR HIGH SCHOOL TO THE SOUTH.

THE PROJECT PROVIDES 25,482 SF OF NEW RESIDENTIAL DEVELOPMENT IN 15 THREE-STORY, THREE-BEDROOM TOWNHOUSE STYLE UNITS WHICH ARE AFFORDED ONE GARAGE PARKING SPACE EACH TOTALING 15 COVERED, OFF-STREET PARKING SPACES.

THE PROJECT WILL BE PROVIDING TWO UNITS AT LOW INCOME AFFORDABILITY RATES. THIS EXCEEDS THE 10% REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 65915 TO BE GRANTED AN INCENTIVE / CONCESSION FOR WAIVED OR REDUCED STANDARDS. AN INCENTIVE TO INCREASE THE MAXIMUM HEIGHT OF 2.5 STORIES AT 32 FEET TO 3 STORIES AT 37 FEET IS REQUESTED.

NOTE: PROJECT IS TO INCLUDE A FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT

PROJECT DATA

SITE ADDRESS:	252 W. FRANKLIN AVE. POMONA, CA 91766				
LOT SIZE:	24,790 SF (w/ DEDICATION PER SURVEY)				
CONSTRUCTION TYPE:	VB				
ZONING:	R-3 (EXISTING) PROPOSED PER NEW ZONING: - ZONE DISTRICT NAME - RN1 - FORM MODULE - HM1 - COMBINED ZONE AND OVERLAY STRING - <u>HM1-N1-R1</u>				
LOT COVERAGE:	MAX IMPERVIOUS COVERAGE:		75% OR 18,592 SF		
	PROPOSED:		73% OR 18,087 SF		
	MAX BUILDING COVERAGE		40% OR 9,916 SF		
	PROPOSED:		39.7% OR 9,842 SF		
SETBACKS:		FRONT	SIDE	SIDE	REAR
	MIN.	15'-0"	5'-0"	5'-0"	10'-0"
	PROPOSED	15'-2"	7'-4"	7'-4"	11'-3"
BUILDING SIZE:	1ST FLR.	2ND FLR.	3RD FLR.	TOTAL	
	GROSS AREA:	9,842 SF	7,235 SF	8,587 SF	25,665 SF
BUILDING HEIGHT:	MAX PER ZONING PROPOSED		2.5 STORIES / 32 FT. 3 STORIES / 37 FT.*		
*INCENTIVE REQUESTED					

NOTE: STATE DENSITY BONUS LAW: A PROJECT THAT INCLUDES 13% LOW INCOME UNITS IS ENTITLED TO 8% DENSITY BONUS AND ONE INCENTIVE OR CONCESSION.

GENERAL NOTES

- ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRICAL CODE, TITLE 24, AND ANY OTHER FEDERAL, STATE, AND LOCAL CODE, REGULATIONS, ORDINANCES OF THE GOVERNING JURISDICTION. SUCH APPLICABLE CODES, ETC. ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATION IS FILED FOR THE PROJECT. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES BY THE AGENT INVOLVED WITH THE GOVERNING AGENCY HAVING JURISDICTION. IT IS UNDERSTOOD THAT THE FIELD INSPECTOR FOR SUCH AGENCY HAS FINAL AUTHORITY TO APPROVE/DISAPPROVE PROJECT CONSTRUCTION AND CORRECTNESS OF ALL CODE-RELATED ITEMS.
- EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN THEIR RESPECTIVE FIELD OR TRADE AND SHALL NOTIFY PRIOR TO PERFORMANCE OF THE WORK AND PRIOR TO THE TENDERING A PRICE FOR THE WORK. THE GENERAL CONTRACTOR AND THE ARCHITECT OF ANY WORK CALLED OUT IN THE DRAWINGS WHICH CANNOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED OR DETAILED AND WHICH WOULD NOT BE SUITABLE FOR THIS TYPE OF FACILITY.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL OPENINGS, CHASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, DUCTS, PIPING, CONDUITS, FINISH HARDWARE, ETC. AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- DO NOT SCALE DRAWINGS. ALL DIMENSIONS SPECIFIED SHALL GOVERN. DIMENSIONS ARE TYPICALLY TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- ALL DECORATIVE MATERIALS, INTERIOR FURNISHINGS, ETC., WILL MEET SMOKE DENSITY AND FLAME SPREAD RATINGS AS PER CODE. CERTIFICATIONS SHALL BE PROVIDED PRIOR TO FINAL OCCUPANCY.
- ALL ITEMS OF THE WORK DESIGNATED FOR THE USE BY HANDICAPPED SHALL FULLY COMPLY WITH CURRENT REQUIREMENTS OF APPLICABLE GOVERNING HANDICAP/ACCESSIBILITY CODES AND REGULATIONS.
- WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILING SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY ALTERNATE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED.
- GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL AND STRUCTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS, AND SHALL NOTIFY THE ARCHITECT OF ANY REQUIREMENTS (CODE-RELATED OR OTHERWISE) FOR ENCLOSURES, SHAFTS, AND ACCESS PANELS THAT ARE NOT OTHERWISE DESCRIBED ON THE DOCUMENTS PRIOR TO TENDERING ANY PRICE FOR THE WORK.
- PLANS FOR AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE SUBMITTED TO AND APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES (FLOOR-CEILINGS AND ROOF-CEILINGS) AND FIRE-RESISTIVE WALL ASSEMBLIES SHALL BE PROTECTED PER CBC SECTION 712.
- ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
- PER REQUIREMENTS OF CBC SECTION 903.3, THE BUILDING SHALL BE PROTECTED THROUGHOUT BY AN APPROVED "AUTOMATIC SMOKE DETECTION SYSTEM" AND AN APPROVED "AUTOMATIC SPRINKLER SYSTEM" IN COMPLIANCE WITH STANDARDS OF NFPA 13.
- PER REQUIREMENTS OF CBC SECTION 903.3, THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM COMPLYING WITH THE REQUIREMENTS OF NFPA 72.
- THIS PROJECT REQUIRES STRUCTURAL OBSERVATION PURSUANT TO CBC 1710.
- ELEVATOR SHALL MEET ALL PROVISIONS OF CBC CHAPTER 30 AND CBC CHAPTER 7. AN ELEVATOR PERMIT IS TO BE OBTAINED FROM JOSH PRIOR TO FINAL OCCUPANCY.
- ACCESSIBILITY FOR DISABLED PERSONS IN WHEEL CHAIRS WILL BE PROVIDED AS REQUIRED BY THE 2019 CBC.
- ALL PENETRATIONS AT HORIZONTAL AND VERTICAL WEATHERPROOF SURFACES OR ASSEMBLIES AND SUBSURFACE WATERPROOF MEMBRANES- WHETHER PARTIAL OR THROUGH PENETRATIONS- BY BOLTS, ANCHORS, SCREWS, NAILS OR ANY OTHER METHOD OF FIXING OR PENETRATION- THAT MAY OTHERWISE ALLOW FOR THE PASSAGE OF MOISTURE THROUGH THE SURFACE OR ASSEMBLY INTENDED TO BE WATERPROOF SHALL BE FLASHED AND/OR SEALED. PRE-FABRICATED GASKETS OR OTHER COMPRESSIBLE SURFACE SEALING DEVICES INCLUDING THOSE THAT MAY BE PROVIDED WITH PRE-MANUFACTURED PRODUCTS- PARTICULARLY WHERE THE SURFACE TO WHICH THEY ARE ATTACHED MAY BE REGARDED AS POROUS- DO NOT MITIGATE THE REQUIREMENT TO ADDITIONALLY PROVIDE A SEAL AT THE ACTUAL PENETRATION.

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WAIVERS & CONCESSIONS

- A DENSITY BONUS PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65915 REQUESTING THE FOLLOWING INCENTIVE:
- PROJECT PERMIT COMPLIANCE PURSUANT TO THE CITY OF POMONA ZONING AND DEVELOPMENT CODE
 - PURSUANT TO CALIFORNIA GOVERNMENT CODE (SECTION 65915) A CONCESSION OF STANDARDS IS ALLOWED IF 10% OF RENTAL UNITS ARE RESERVED FOR LOW INCOME HOUSEHOLDS.
A. INCENTIVE/ A CONCESSION OF DEVELOPMENT STANDARDS IS REQUESTED TO INCREASE THE NUMBER OF STORIES FROM 2.5 TO 3
- *NO ADDITIONAL WAIVERS REQUESTED

VICINITY MAP



APPLICABLE CODES

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2022 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, CCR (BASED ON 2018 INTERNATIONAL BUILDING CODE (IBC))
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3 TITLE 24 C.C.R. (BASED ON 2017 NATIONAL ELECTRICAL CODE (NEC))
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (BASED ON 2018 UNIFORM MECHANICAL CODE (UMC))
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (BASED ON 2018 UNIFORM PLUMBING CODE (UPC))
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, CCR (BASED ON THE 2015 INTERNATIONAL FIRE CODE (IFC))
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE



122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

WEST FRANKLIN TOWNHOMES

APR. 8844-027-1033

252 W. FRANKLIN AVE
POMONA, CA 91766

SCHEMATIC

DATE:	ISSUANCE OR REVISION
7/18/2024	ZONING SUBMITTAL
2/5/2025	ZONING RESUBMITTAL

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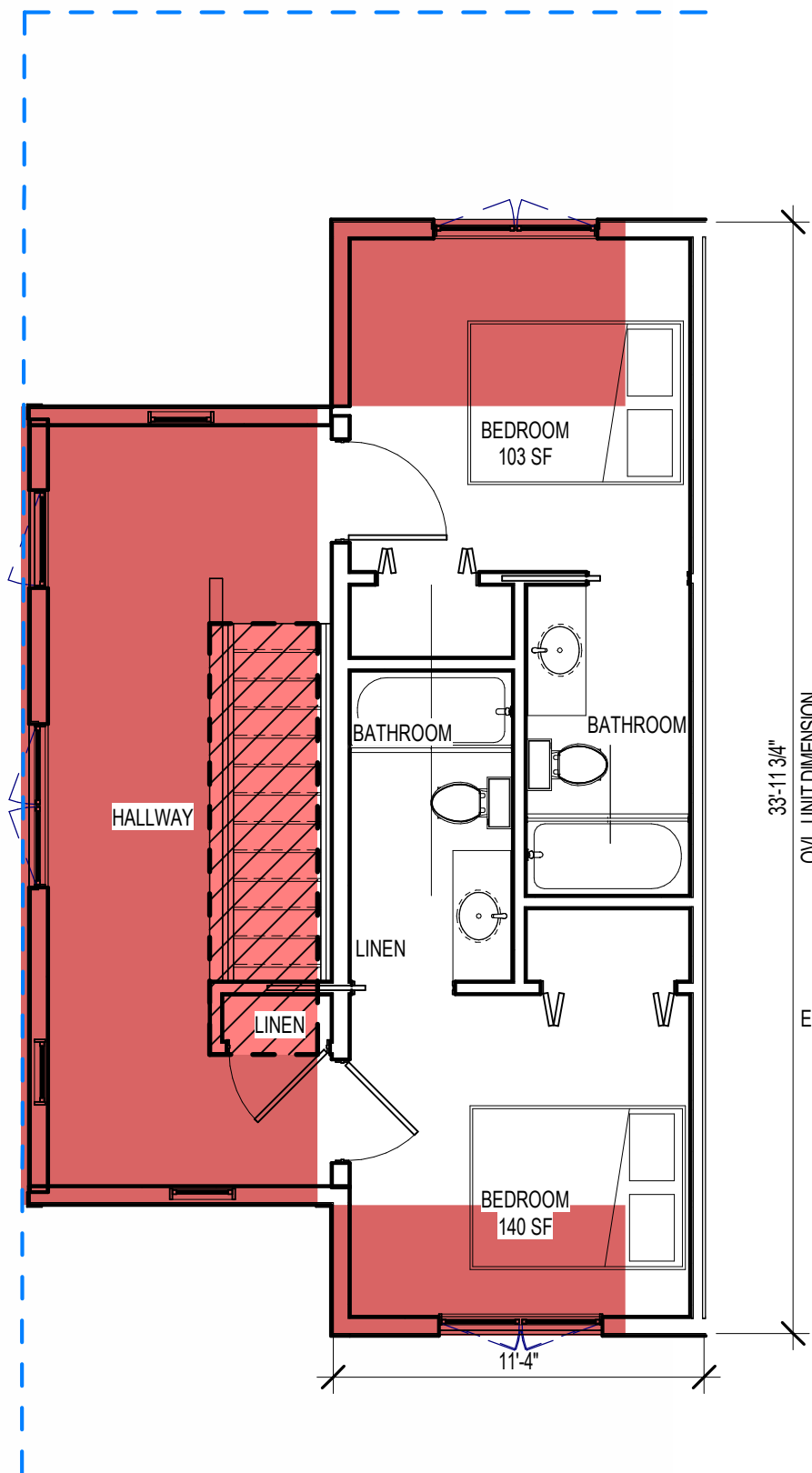
SHEET CONTENTS

COVER SHEET

PROJECT NO: 24002

SHEET

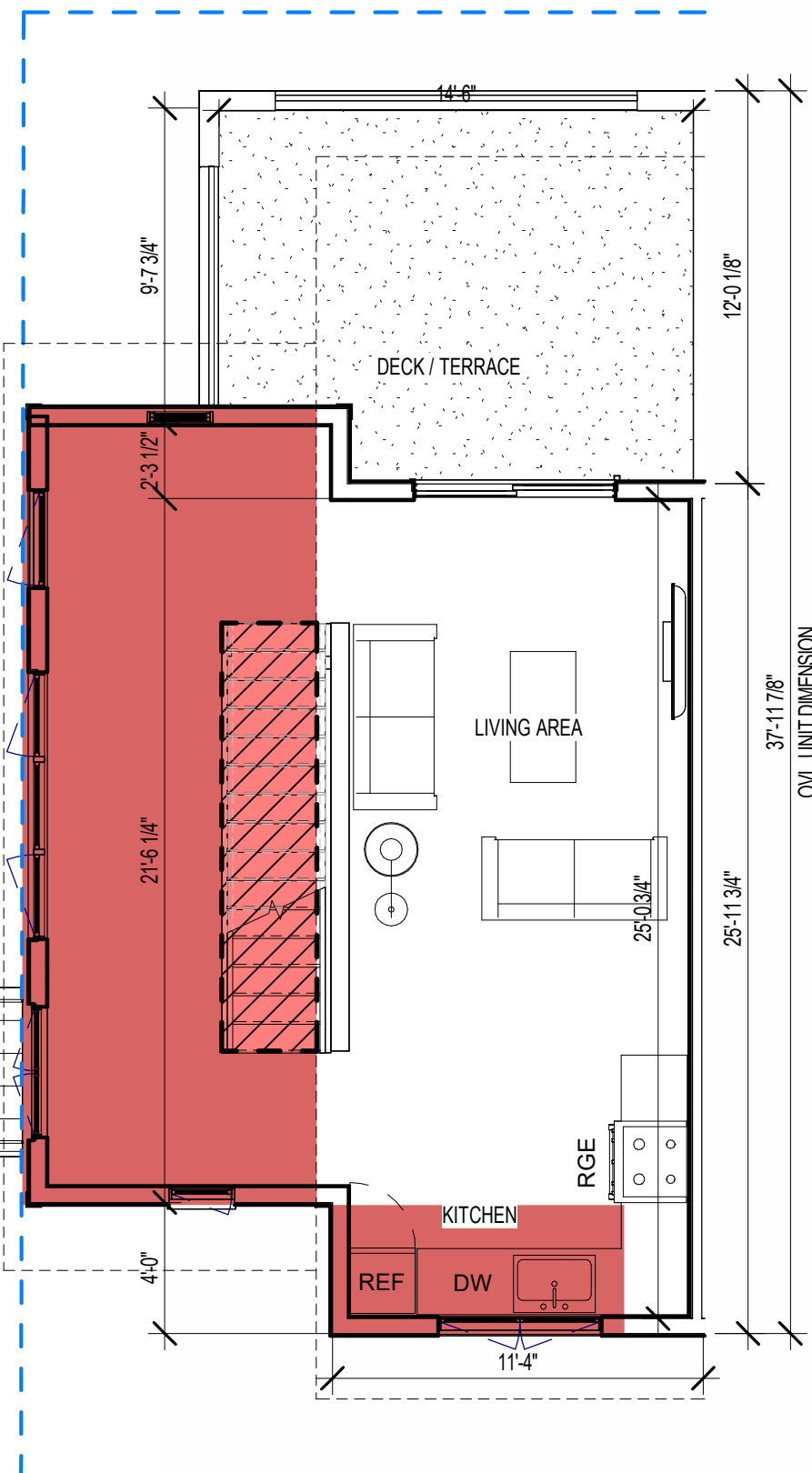
A0.1



ACTIVE	309 SQFT
INACTIVE	43 SQFT
PERCENTAGE	13%

END UNIT TYPE A - THIRD FLOOR PLAN 3/16" = 1'-0"

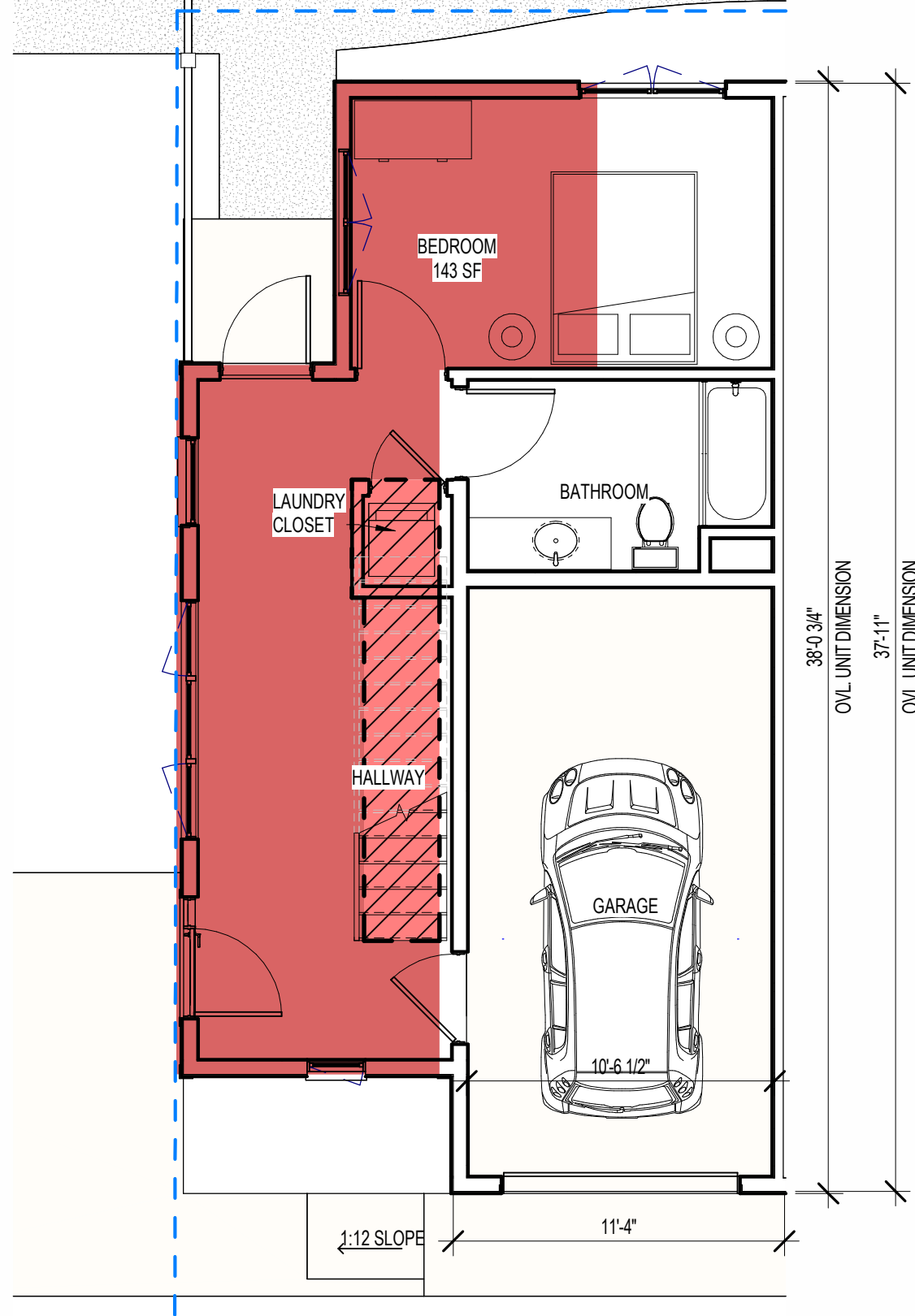
4



ACTIVE	255 SQFT
INACTIVE	38 SQFT
PERCENTAGE	15%

END UNIT TYPE A - SECOND FLOOR PLAN 3/16" = 1'-0"

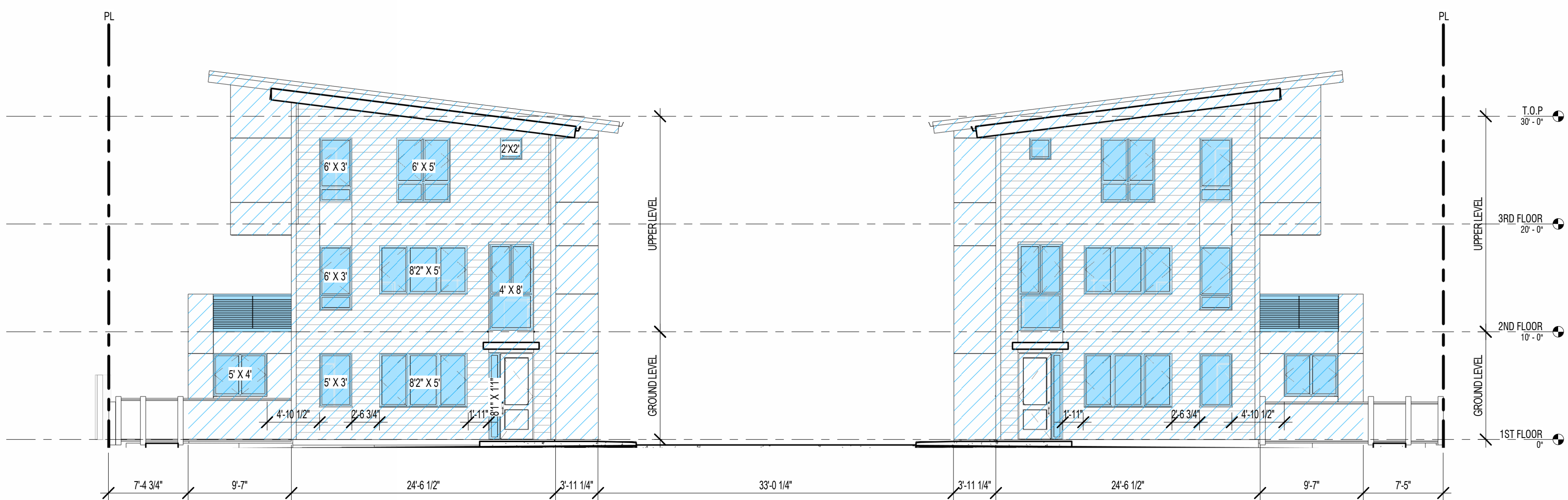
3



ACTIVE	305 SQFT
INACTIVE	42 SQFT
PERCENTAGE	14%

END UNIT TYPE A - FIRST FLOOR PLAN 3/16" = 1'-0"

2



GROUND FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	760 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	169 SQFT
PERCENTAGE	22%

UPPER FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	1415 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	328 SQFT
PERCENTAGE	23%

OVERALL NORTH ELEVATION 1/8" = 1'-0"

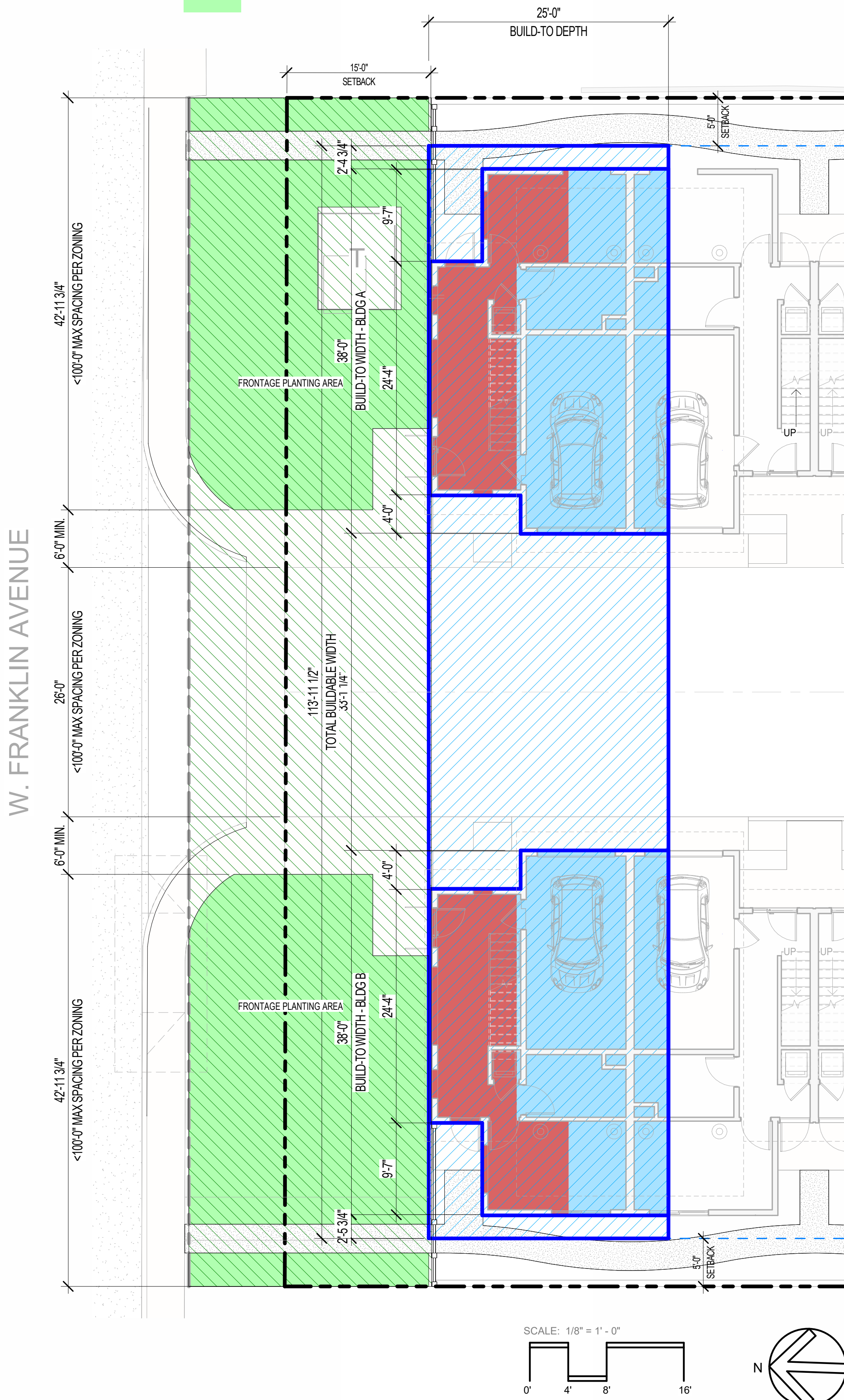
5

ZONING LEGEND

- 25' BUILD-TO ZONE
- (PROPOSED) BUILD-TO AREA
SEE PLANS FOR ADD'L INFO
- 9' ACTIVE DEPTH (MIN)
SEE 'ENLARGED PLANS TYPE A PLANNING EXHIBIT' FOR ADD'L INFO
- FRONTAGE PLANTING AREA

BUILD-TO DEPTH STATISTICS

TOTAL SITE WIDTH:	113'-11 1/2"
(PROPOSED) BUILD-TO WIDTH:	76'
BUILD-TO WIDTH PERCENTAGE OF TOTAL SITE:	67% (>50% MIN)
FRONTAGE PLANTING STATISTICS	
FRONTAGE AREA:	3,135 SF
(PROPOSED) PLANTING AREA:	1,786 SF
(PROPOSED %) PLANTING AREA:	57% (>50% MIN)



PARTIAL SITE PLAN - BUILD-TO ZONE EXHIBIT 1/8" = 1'-0"

1

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SHEET CONTENTS
SITE PLAN - ZONING EXHIBIT

PROJECT NO: 24002

SHEET
A0.2

GROUND FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	1022 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	246 SQFT
PERCENTAGE	24%

2ND FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	965 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	354 SQFT
PERCENTAGE	37%

3RD FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	965 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	170 SQFT
PERCENTAGE	17%

3RD FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	466 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	52 SQFT
PERCENTAGE	15%

2ND FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	324 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	114 SQFT
PERCENTAGE	35%

GROUND FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	380 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	85 SQFT
PERCENTAGE	22%

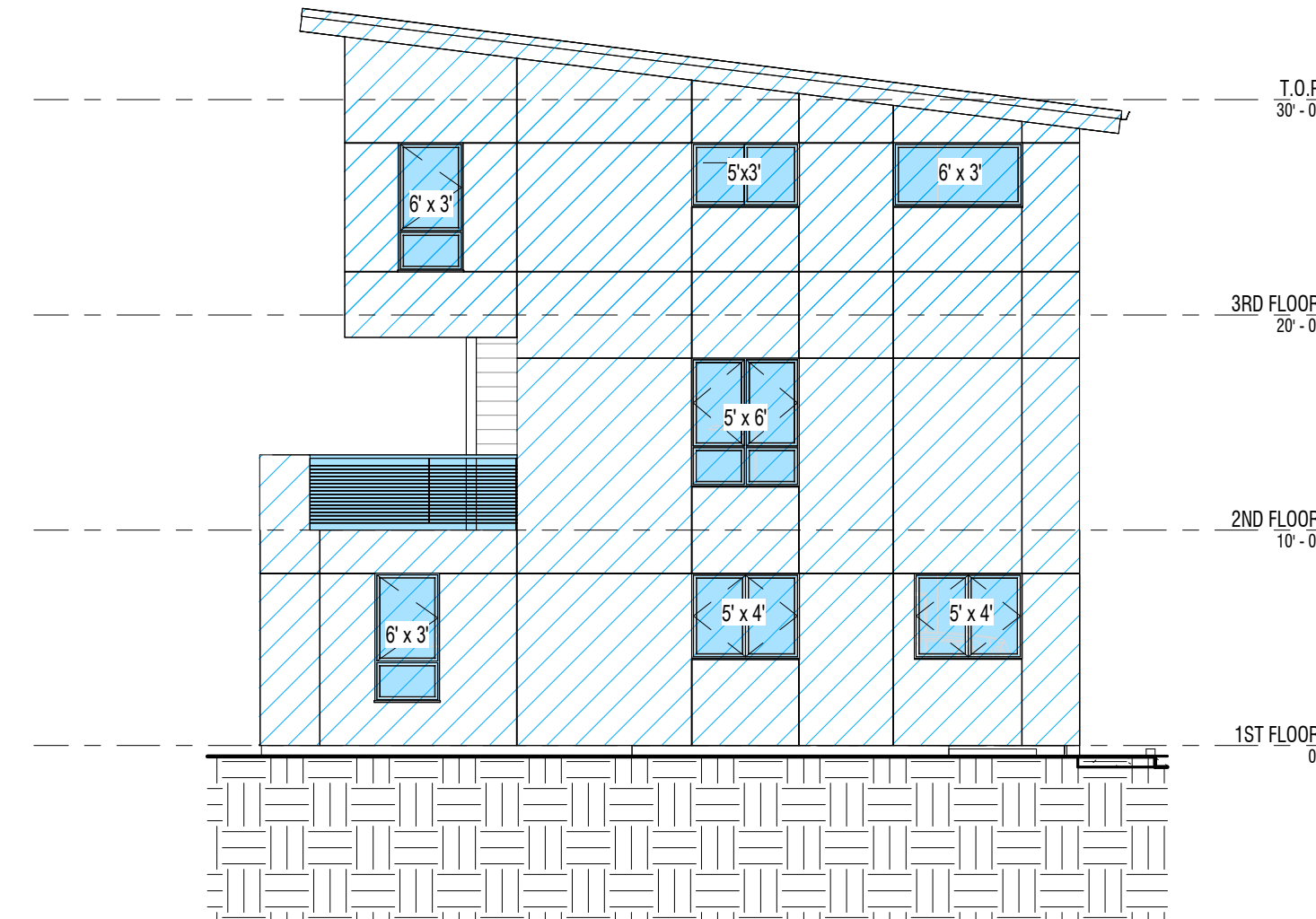


WEST ELEVATION BUILDING C - ZONING 1/8" = 1'-0" 5

3RD FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	341 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	51 SQFT
PERCENTAGE	15%

2ND FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	278 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	64 SQFT
PERCENTAGE	23%

GROUND FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	381 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	58 SQFT
PERCENTAGE	15%

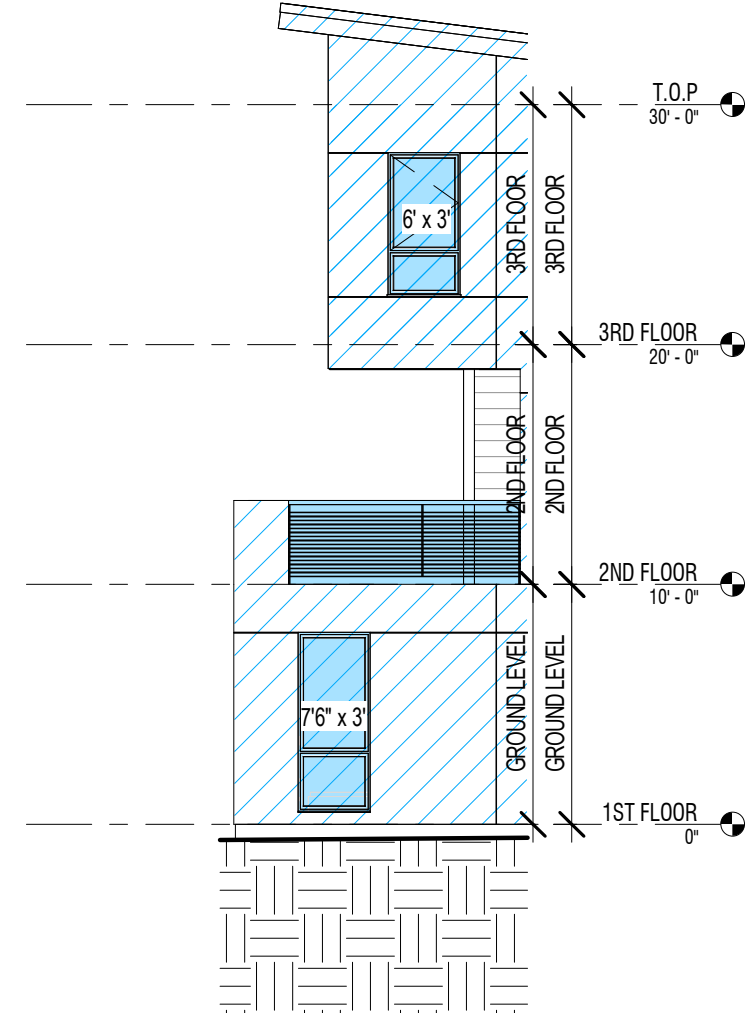


NORTH ELEVATION BUILDING B - ZONING 1/8" = 1'-0" 4

3RD FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	82 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	18 SQFT
PERCENTAGE	22%

2ND FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	18 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	34 SQFT
PERCENTAGE	53%

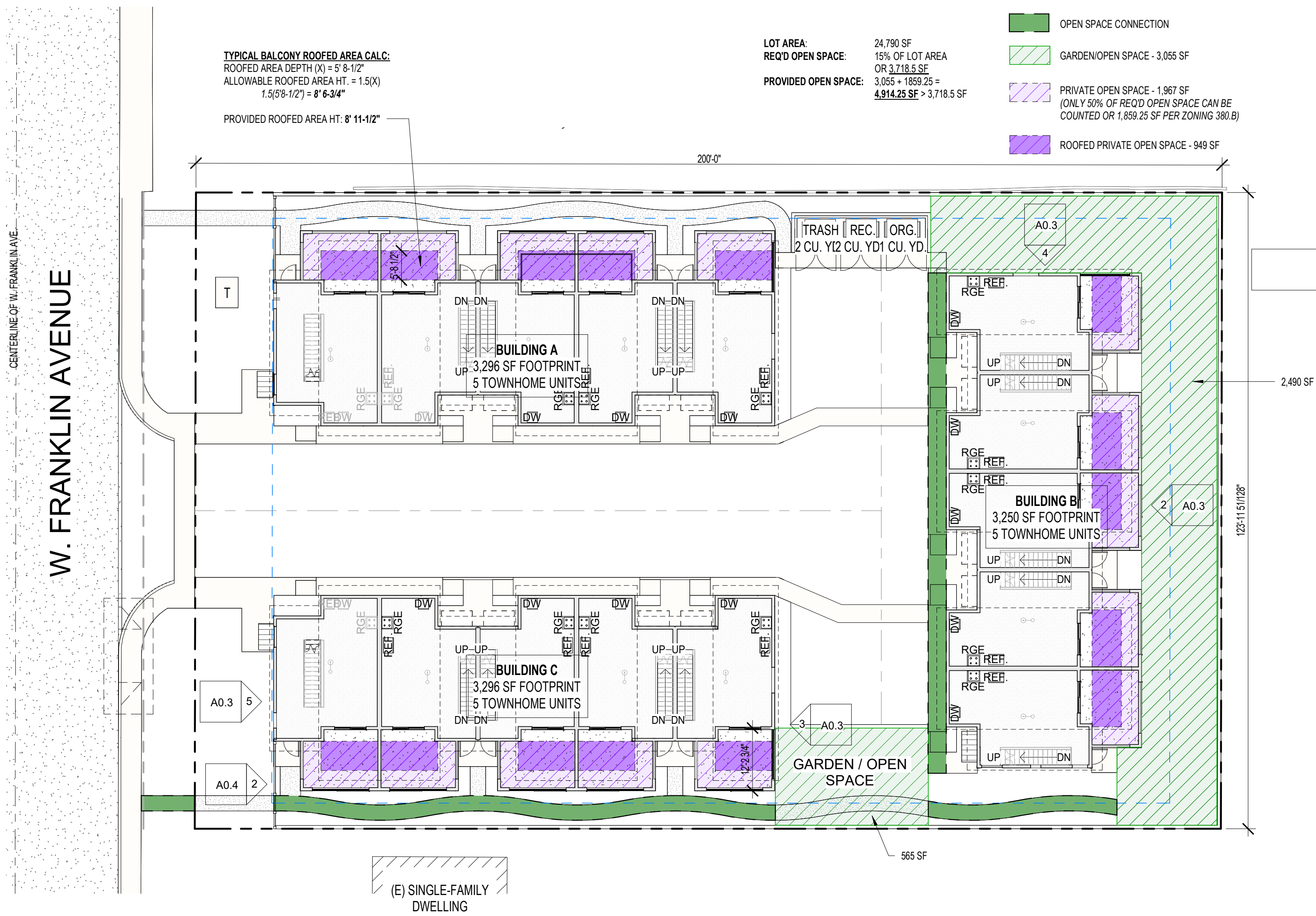
GROUND FLOOR TRANSPARENCY	
TOTAL FRONTAGE WALL AREA	122 SQFT
TOTAL GLAZING AREA (TRANSPARENCY)	22.5 SQFT
PERCENTAGE	18%



EAST ELEVATION BUILDING C - ZONING 1/8" = 1'-0" 3



EAST ELEVATION BUILDING B - ZONING 1/8" = 1'-0" 2



SITE PLAN - OPEN SPACE ZONING 1/16" = 1'-0" 1

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SHEET CONTENTS
OPEN SPACE PLANS

PROJECT NO: 24002

SHEET
A0.3

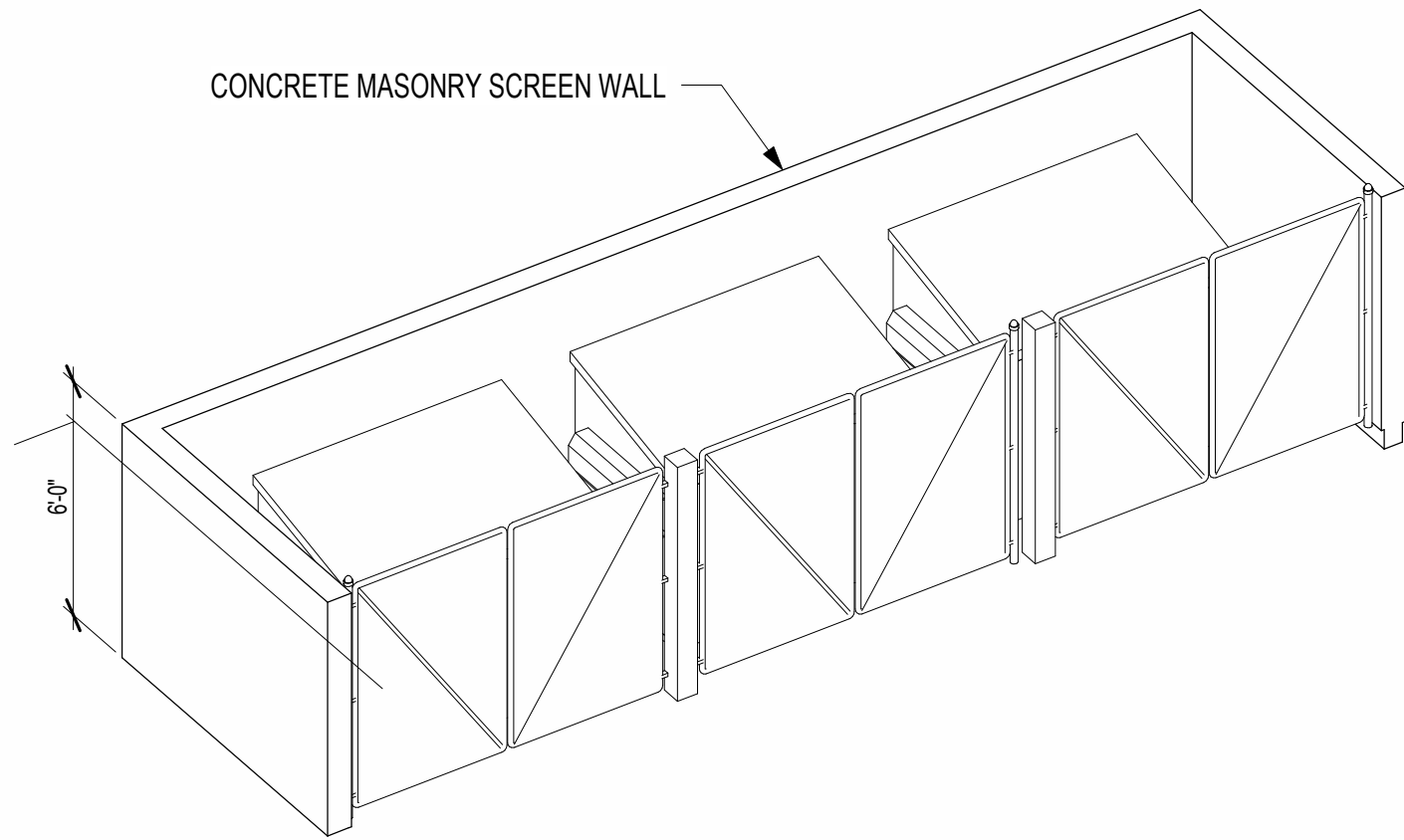
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SHEET CONTENTS
SITE FENCE & WALL PLANS

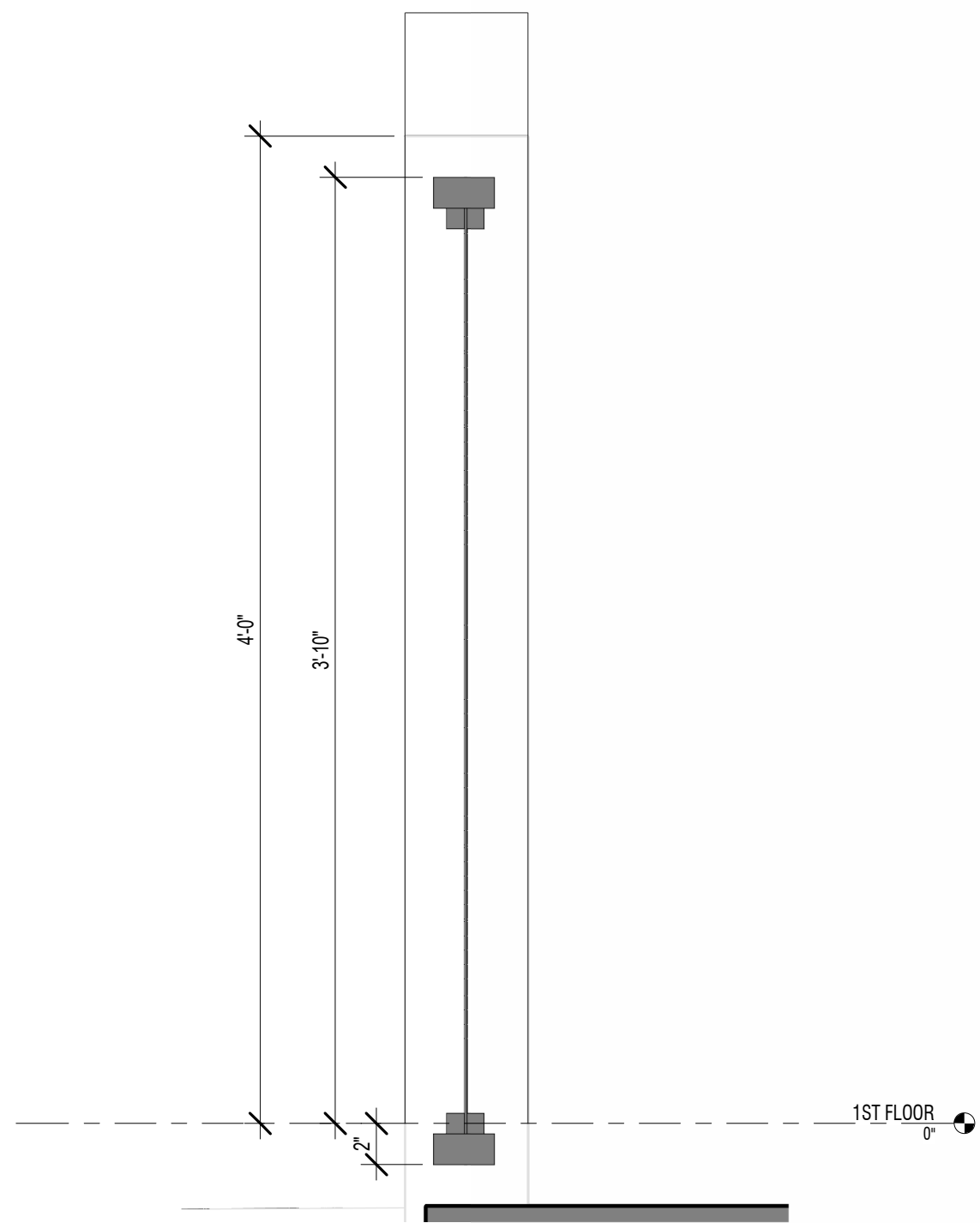
PROJECT NO: 24002

SHEET
A0.4



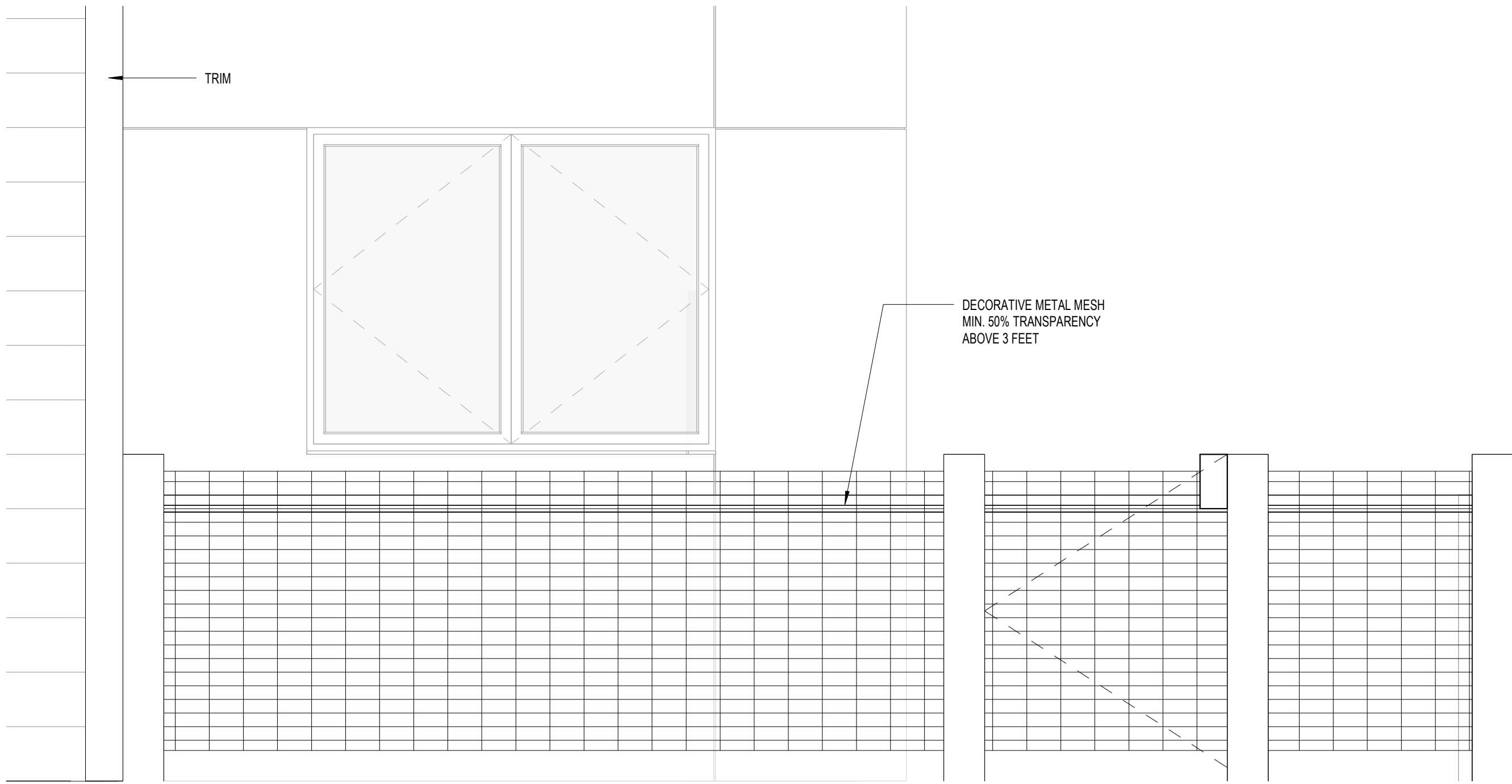
TRASH ENCLOSURE AXONOMETRIC

4



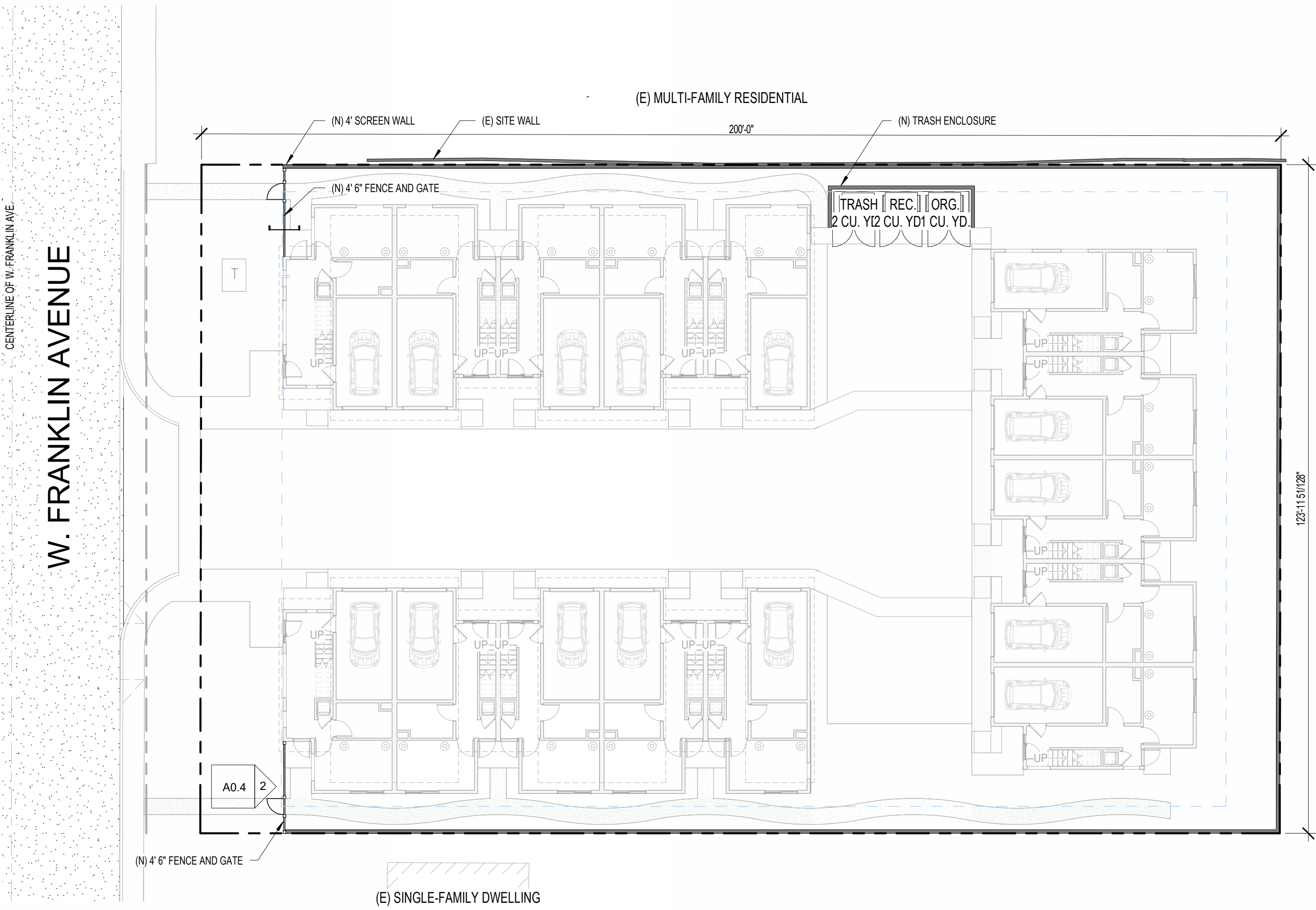
SECTION - FENCE 1 1/2" = 1'-0"

3



ELEVATION - FENCE 3/4" = 1'-0"

2



SITE PLAN - FENCE EXHIBIT 1/16" = 1'-0"

1

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SHEET CONTENTS
FIRE ACCESS EXHIBIT
PROJECT NO: 24002

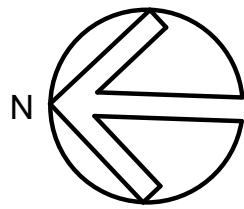
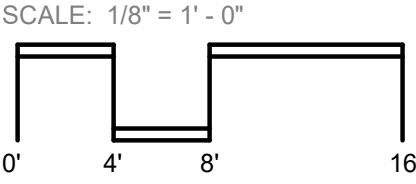
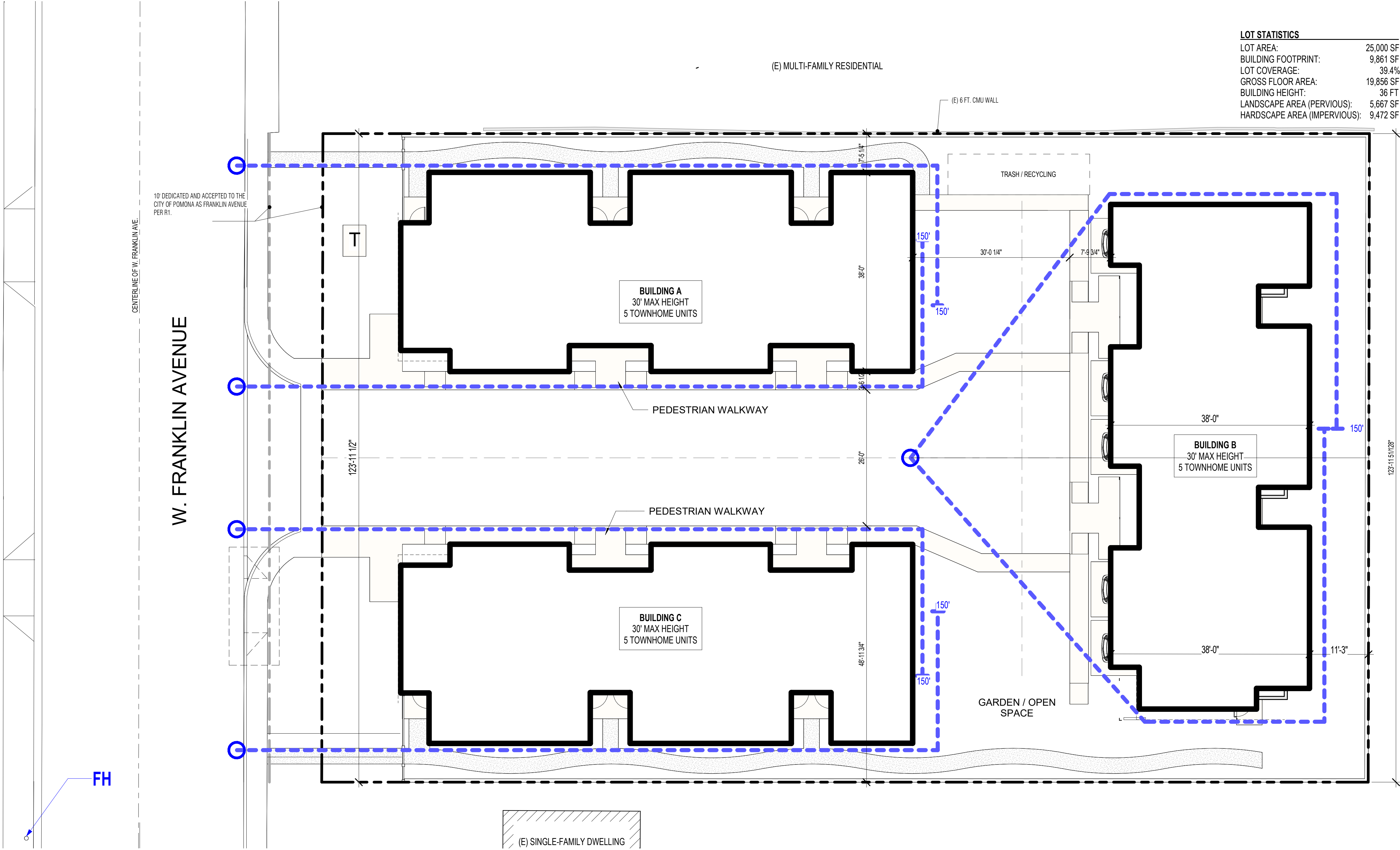
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A0.5

FIRE ACCESS LEGEND

- MAX 150' HOSE DISTANCE TO BUILDING ADDITION
- FH

EXISTING FIRE HYDRANT LOCATION

LOT STATISTICS	
LOT AREA:	25,000 SF
BUILDING FOOTPRINT:	9,861 SF
LOT COVERAGE:	39.4%
GROSS FLOOR AREA:	19,856 SF
BUILDING HEIGHT:	36 FT
LANDSCAPE AREA (PERVIOUS):	5,667 SF
HARDSCAPE AREA (IMPERVIOUS):	9,472 SF



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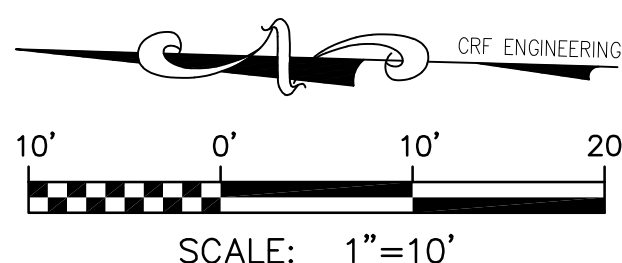
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SHEET CONTENTS
HARDSCAPE EXHIBIT
PROJECT NO: 24002

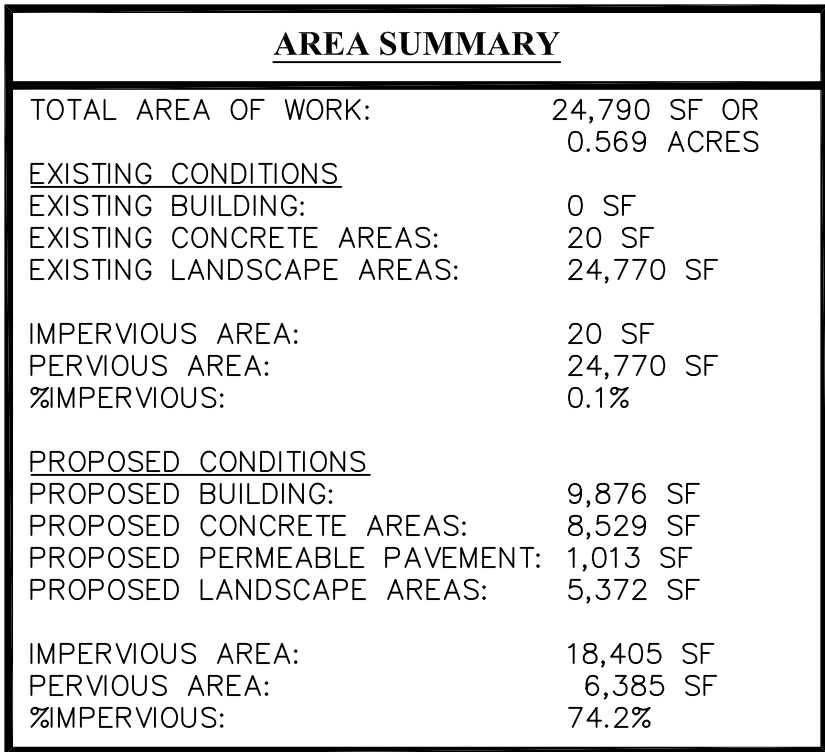
SHEET
A0.6

LOT COVERAGE SCHEDULE		
AREA TYPE	PERVIOUS / IMPERVIOUS	AREA
BUILDING FOOTPRINT	IMPERVIOUS	9842 SF
IMPERVIOUS HARDSCAPE	IMPERVIOUS	8245 SF
LANDSCAPE AREA	PERVIOUS	6702 SF
TOTAL		24790 SF
IMPERVIOUS COVERAGE PERCENTAGE: 73%		





CITY OF POMONA		
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION		
TOPOGRAPHIC SURVEY MAP		
252 WEST FRANKLIN AVENUE		
SCALE	DESIGNED: _____ PVT. ENG. DRAWN: _____ PVT. ENG. CHECKED: _____ REVIEWED: _____	SHT. <u>PI</u> OF <u>5</u> SHTS
AS SHOWN		

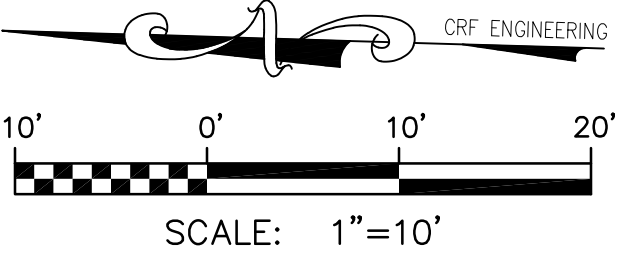
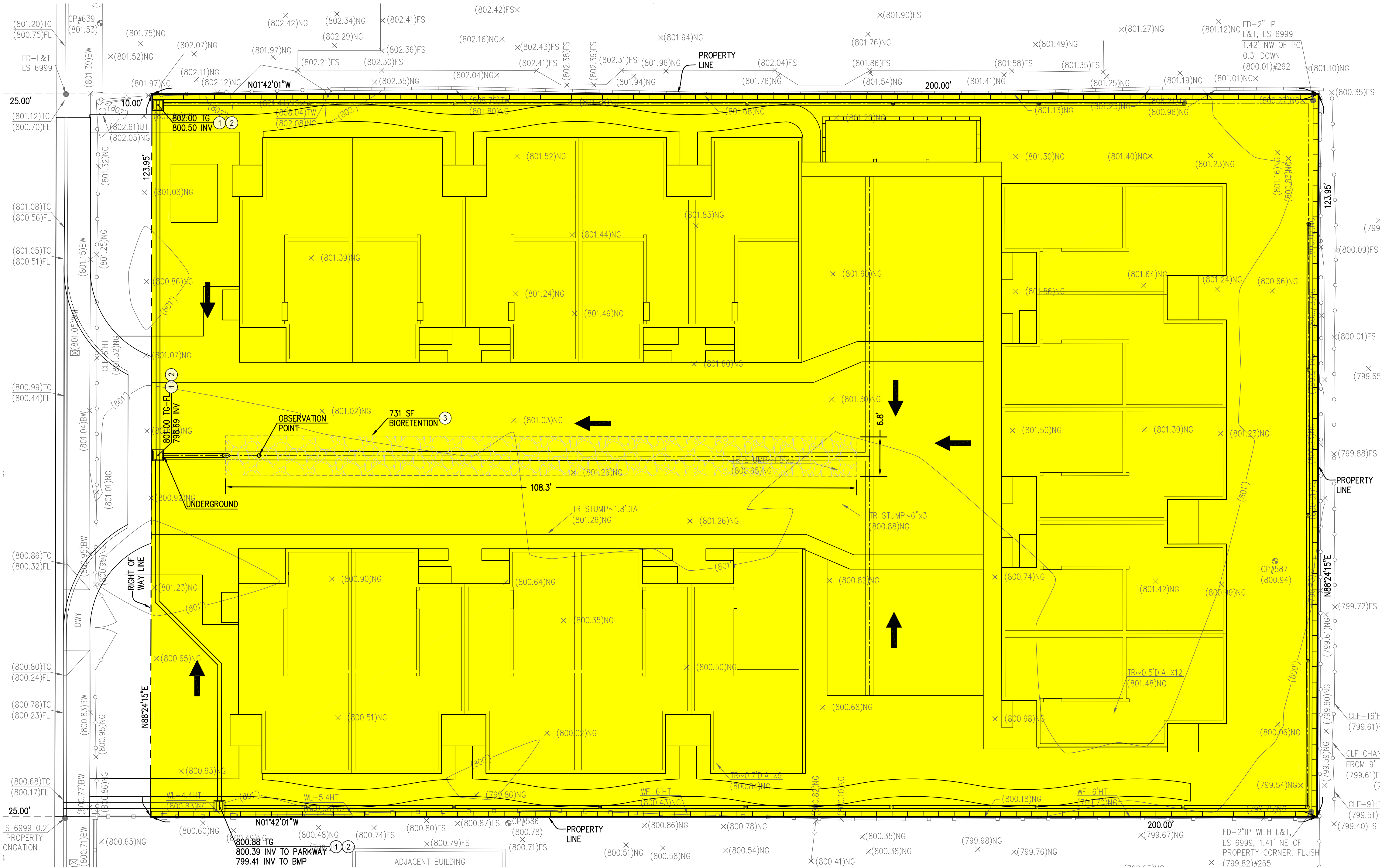
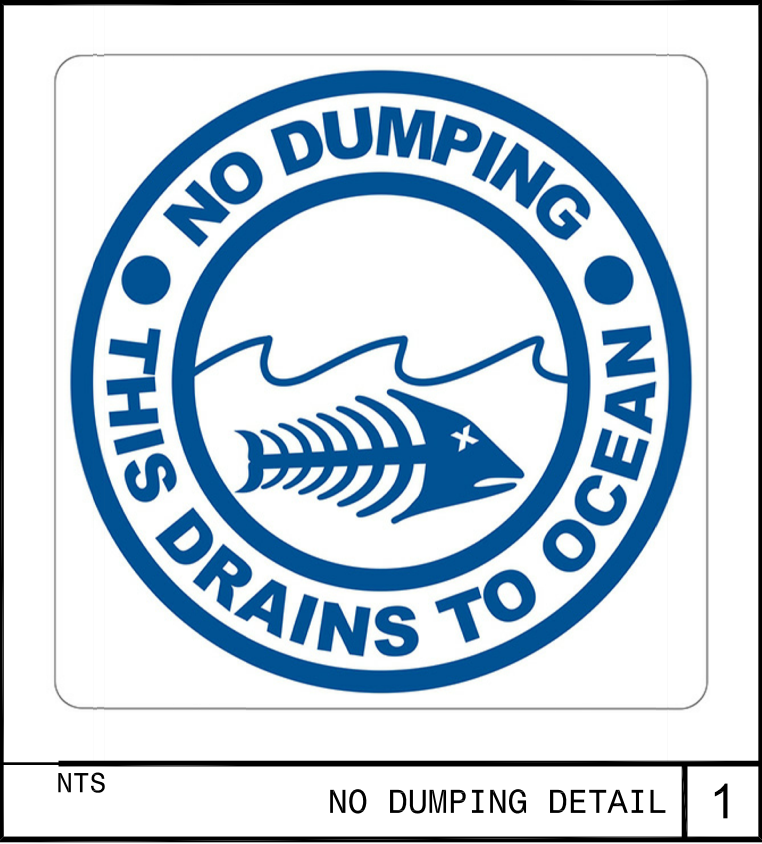
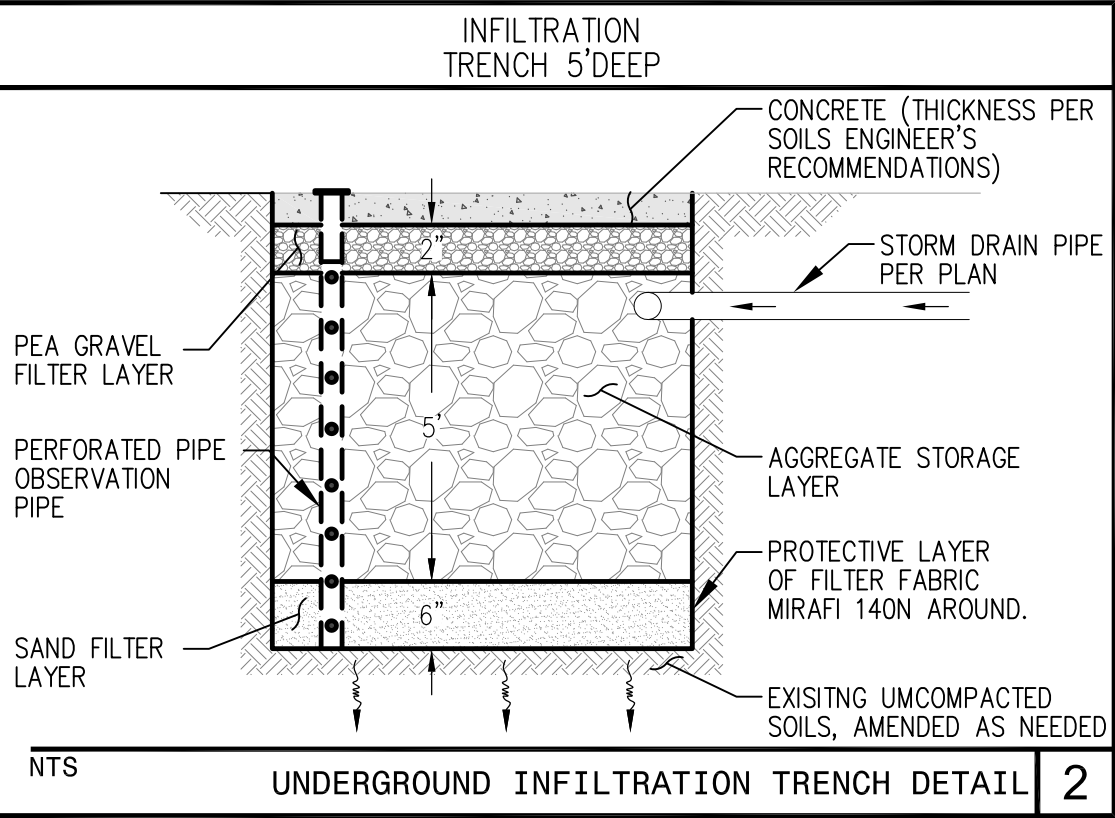


SCALE	DESIGNED: _____	PVT. ENG.	SHT. <u> P </u>
	DRAWN: _____	PVT. ENG.	
	CHECKED: _____		OF
AS SHOWN	REVIEWED: _____		<u> 5 </u> SH

CONSTRUCTION NOTES & QUANTITIES		
① INSTALL FLOGARD MEDIA FILTER MODEL NO. FGP-18F.	3 EA.	
② INSTALL "DRAINS TO OCEAN" STENCIL AND SIGNAGE PER DETAIL 1 SHOWN HEREON.	3 EA.	
③ CONSTRUCT 731 SF. INFILTRATION TRENCH PER DETAIL 2 SHOWN HEREON AND PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.	1 EA.	

LEGEND	
	DMA - 1
	DRAINAGE PATTERN

AREA SUMMARY	
TOTAL AREA OF WORK =	24,790 SF OR 0.569 AC
DMA#1	
AREA =	24,790 SF
IMPERVIOUS AREA =	18,405 SF
PERVIOUS AREA =	6,385 SF
%IMPERVIOUS =	74.2%



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Underground Service Alert

Call: TOLL FREE

1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

PREPARED BY:

CRF ENGINEERING

6782 STANTON AVENUE, SUITE A
BUENA PARK, CALIFORNIA, 92621
T: 714-522-2266 F: 657-239-0193

PREPARED FOR:

PROPERTY OWNER
MR. ABRAHAM SANDOVAL
IMMORTELLE COMMUNITIES

401 WILSHIRE BLVD. 12TH FLOOR
SANTA MONICA, CA. 90401.

P: 562-307-0266
E: ASANDOVAL@SLAWAPC.COM

BASIS OF BEARINGS:

THE STREET CENTERLINE OF WEST FRANKLIN AVENUE HAVING A BEARING OF N88°24'15"E AS SHOWN ON TRACT MAP NO. 63194, MAP BOOK 1342, PAGES 90-91, RECORDED IN COUNTY OF LOS ANGELES RECORDER'S OFFICE.

LEGAL DESCRIPTION:

LOT 1 OF TRACT MAP NO. 63194 AS SHOWN IN MAP BOOK 1342, PAGES 90-91, RECORDED IN COUNTY OF LOS ANGELES RECORDER'S OFFICE.

APN: 8344-021-033

Printed: 05-19-2025

Date Surveyed: 03-23-2020

Project Number: 24-058

Drafted By: E.A.

Designed By: U.L., E.I.T.

Checked By: CRF-3

REVISIONS		DATE	INITIAL
AS SHOWN			

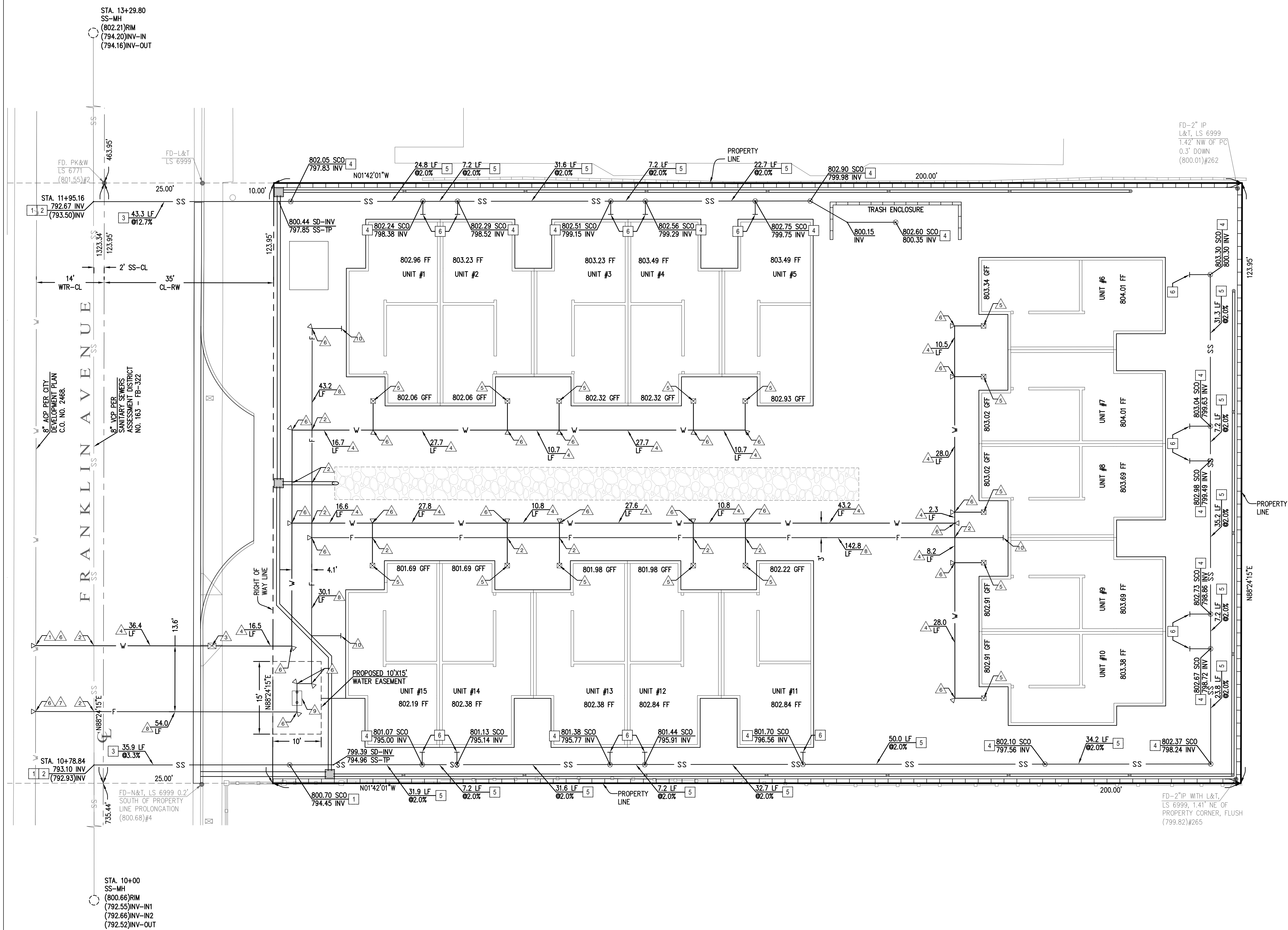
CITY OF POMONA

PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRELIMINARY STANDARD URBAN STORMWATER MITIGATION PLAN

252 WEST FRANKLIN AVENUE

SCALE	DESIGNED:	PVT. ENG.	SHT. <u>14</u>
	DRAWN:	PVT. ENG.	OF
	CHECKED:		<u>5</u> SHTS
	REVIEWED:		

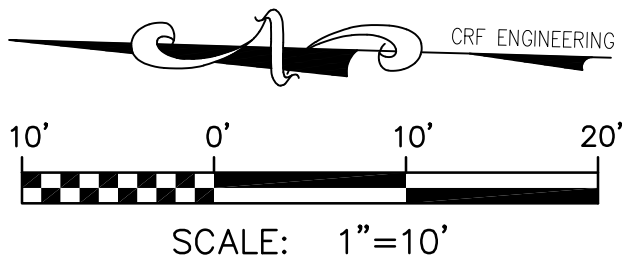


PRELIMINARY SANITARY SEWER LINES		
1	PROPOSED 4" VCP LATERAL TO MAIN LINE PER CITY OF POMONA STANDARD S5.	2 EA.
2	PROPOSED TO POTHOLE & FIELD VERIFY LATERAL CONNECTION TO MAIN. PER SEPARATE PUBLIC SEWER IMPROVEMENT PLAN.	2 EA.
3	PROPOSED 4" VCP SANITARY SEWER LATERAL. SLOPE PER PLAN	72 LF.
4	PROPOSED SEWER CLEANOUTS PER CITY OF POMONA STANDARD S6 AS SHOWN DETAIL 1 ON SHEET C8.	21 EA.
5	PROPOSED 4" PVC SANITARY SEWER PIPE AT 2% MINIMUM POSITIVE SLOPE.	396 LF.
6	PROPOSED STUB FOR SEWER LINE.	15 EA.

PRELIMINARY POTABLE WATER AND FIRE LINES		
1	PROPOSED 2" POTABLE WATER LINE CONNECTION TO MAIN LINE PER CITY OF POMONA STANDARD PLAN NO. 12.	3 EA.
2	PROPOSED POTHOLE LOCATIONS AT UTILITIES CROSSING PROPOSED UNDERGROUND SEWER LINE, AFTER DIG ALERT.	12 EA.
3	PROPOSED MASTER WATER METER FOR 2" SERVICE PER CITY OF POMONA STANDARD PLAN NO. 12.	3 EA.
4	PROPOSED 2" POTABLE WATER LINE.	448 LF.
5	PROPOSED SUB-METER.	15 EA.
6	PROPOSED THRUST BLOCK.	28 EA.
7	PROPOSED 2" FIRE LINE CONNECTION TO MAIN LINE PER CITY OF POMONA STANDARD PLAN NO. 12.	1 EA.
8	PROPOSED 2" FIRE LINE.	291 LF.
9	PROPOSED BACKFLOW DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) PER CITY OF POMONA STANDARD PLAN NO. 14.	1 EA.
10	INSTALL STUB FOR FIRE LINE 1.0' AWAY FROM BUILDING.	3 EA.

LINE LEGEND	
SS	EXISTING SEWER MAIN
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	PROPOSED SEWER LINE
F	PROPOSED FIRE LINE

DESIGN ABBREVIATIONS	
CL	STREET CENTERLINE
LF	LINEAR FOOT
EA	EACH
FF	FINISHED FLOOR ELEVATION
NO	NUMBER
RW	RIGHT OF WAY LINE
SD	STORM DRAIN
SS	SANITARY SEWER
TP	TOP OF PIPE
ACP	ASBESTOS CONCRETE PIPE
GFF	GARAGE FINISHED FLOOR ELEVATION
INV	PIPE INVERT ELEVATION
PVC	POLYVINYL CHLORIDE
SCO	SEWER CLEANOUTS
STA	STATION
VCP	VITRIFIED CLAY PIPE
WTR	WATER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY



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422-4133

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PREPARED BY:



6782 STANTON AVENUE, SUITE A
BUENA PARK, CALIFORNIA, 90621.
T: 714-522-2266 F: 657-239-0193

REGISTERED PROFESSIONAL ENGINEER
CESAR R. RANDEZ
No. 78400
CIVIL
CALIFORNIA

PREPARED FOR:

PROPERTY OWNER
MR. ABRAHAM SANDOVAL
IMMORTELLE COMMUNITIES
401 WILSHIRE BLVD. 12TH FLOOR
SANTA MONICA, CA. 90401.
P: 562-307-0266
E: ASANDOVAL@SLAWAPC.COM

BASIS OF BEARINGS:

THE STREET CENTERLINE OF
WEST FRANKLIN AVENUE
HAVING A BEARING OF
N88°24'15"E AS SHOWN ON
TRACT MAP NO. 63194, MAP
BOOK 1342, PAGES 90-91,
RECORDED IN COUNTY OF LOS
ANGELES RECORDER'S OFFICE.

LEGAL DESCRIPTION:

LOT 1 OF TRACT MAP NO.
63194 AS SHOWN IN MAP
BOOK 1342, PAGES 90-91,
RECORDED IN COUNTY OF LOS
ANGELES RECORDER'S OFFICE.
APN: 8344-021-033

Printed: 05-19-2025

Date Surveyed: 03-23-2020

Project Number: 24-058

Drafted By: E.A.

Designed By: U.L., E.I.T.

Checked By: CRF-3

REVISIONS		DATE	INITIAL

CITY OF POMONA
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRELIMINARY WATER,
SEWER, & FIRE PLAN

252 WEST FRANKLIN AVENUE

SCALE	DESIGNED: PVT. ENG.	SHT. <u>P5</u>
	DRAWN: PVT. ENG.	OF
	CHECKED:	
AS SHOWN	REVIEWED:	<u>5</u> SHTS

DATE:	ISSUANCE OR REVISION
7/18/2024	ZONING SUBMITTAL
2/5/2025	ZONING RESUBMITTAL

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SHEET CONTENTS
SITE PLAN

PROJECT NO: 24002

SHEET

A1.1

(E) MULTI-FAMILY RESIDENTIAL

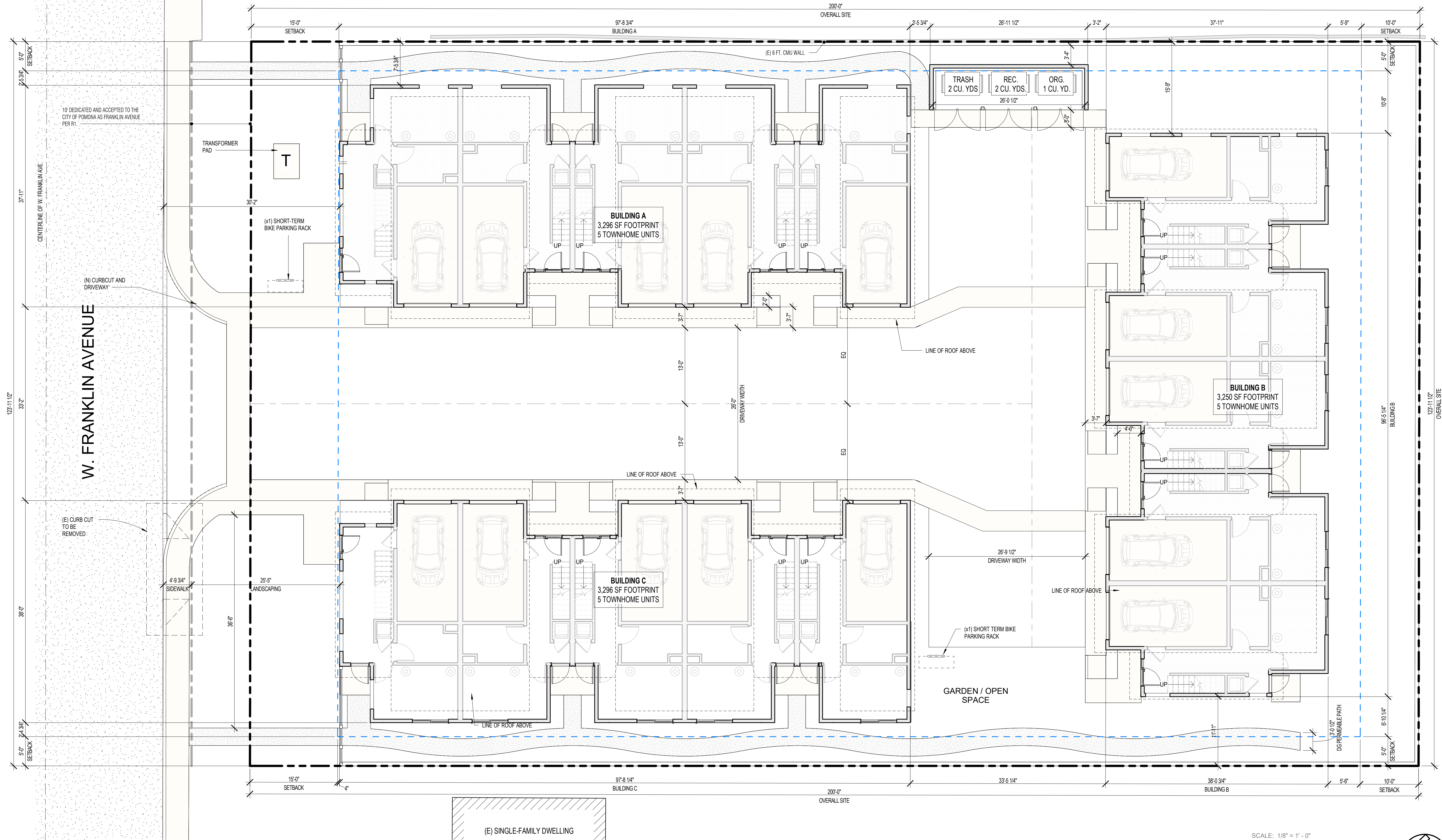
LOT STATISTICS

LOT AREA: 24,790 SF
LANDSCAPE AREA (PERVIOUS): 7,082 SF / 28.6% OF LOT
HARDSCAPE AREA (IMPERVIOUS): 7,866 SF / 31.7% OF LOT
BUILDING COVERAGE: 9,842 SF / 39.7% OF LOT

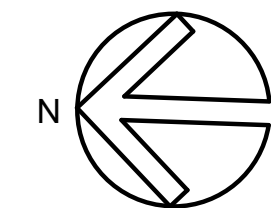
MAX. BUILDING HEIGHT: 36 FT

FLOOR AREA

BUILDING 'A' AREA: 8,601 SF
BUILDING 'B' AREA: 8,463 SF
BUILDING 'C' AREA: 8,601 SF
TOTAL GROSS FLOOR AREA: 25,665 SF



SCALE: 1/8" = 1'-0"



SITE PLAN 1/8" = 1'-0"

1

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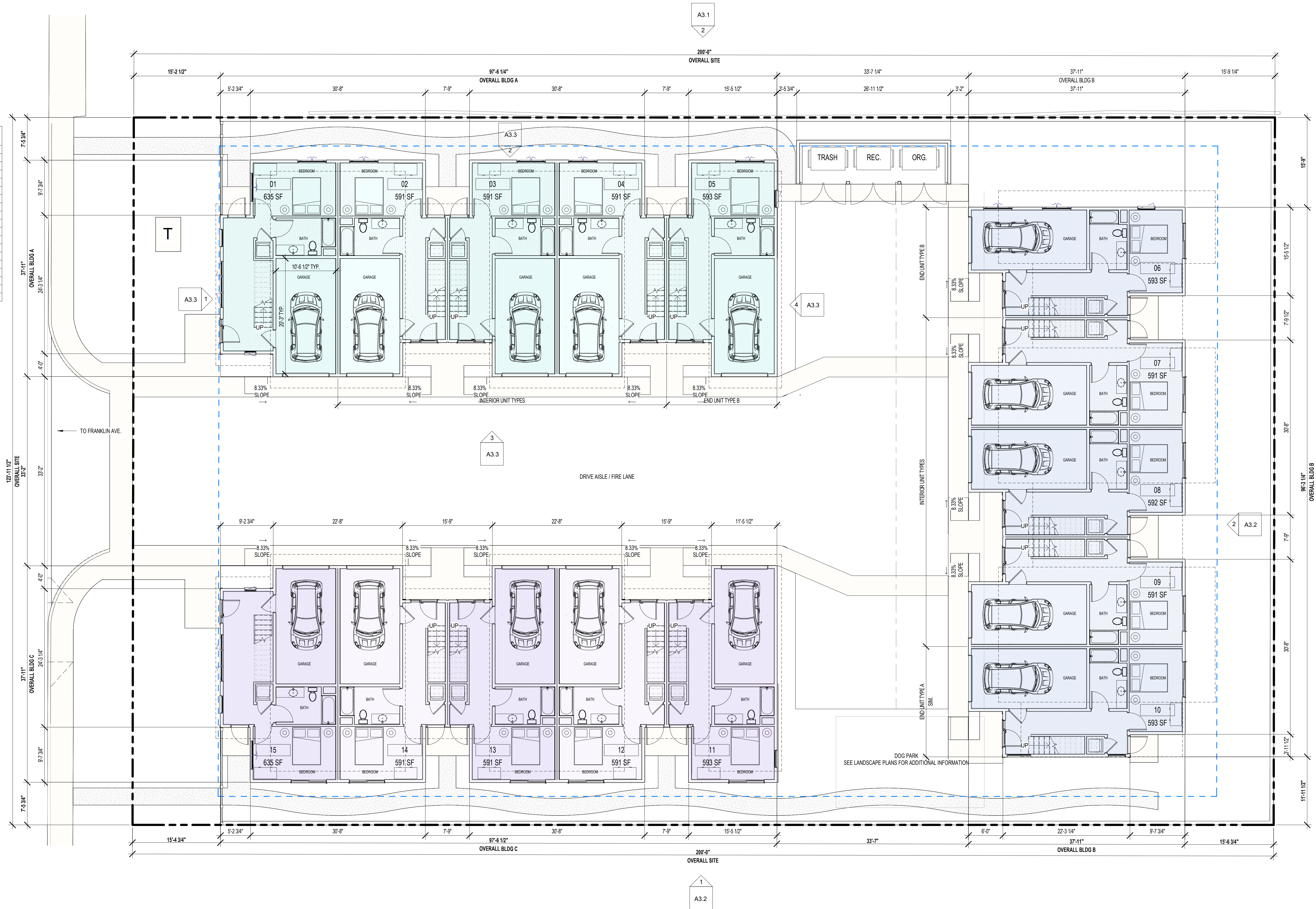
SHEET CONTENTS
FIRST FLOOR PLAN

PROJECT NO: 24002

SHEET

A2.1

UNIT SCHEDULE	
UNIT NO.	AREA
BUILDING A	
01	1659 SF
02	1530 SF
03	1530 SF
04	1530 SF
05	1534 SF
BUILDING B	
06	1534 SF
07	1530 SF
08	1531 SF
09	1530 SF
10	1535 SF
BUILDING C	
11	1534 SF
12	1530 SF
13	1530 SF
14	1530 SF
15	1659 SF



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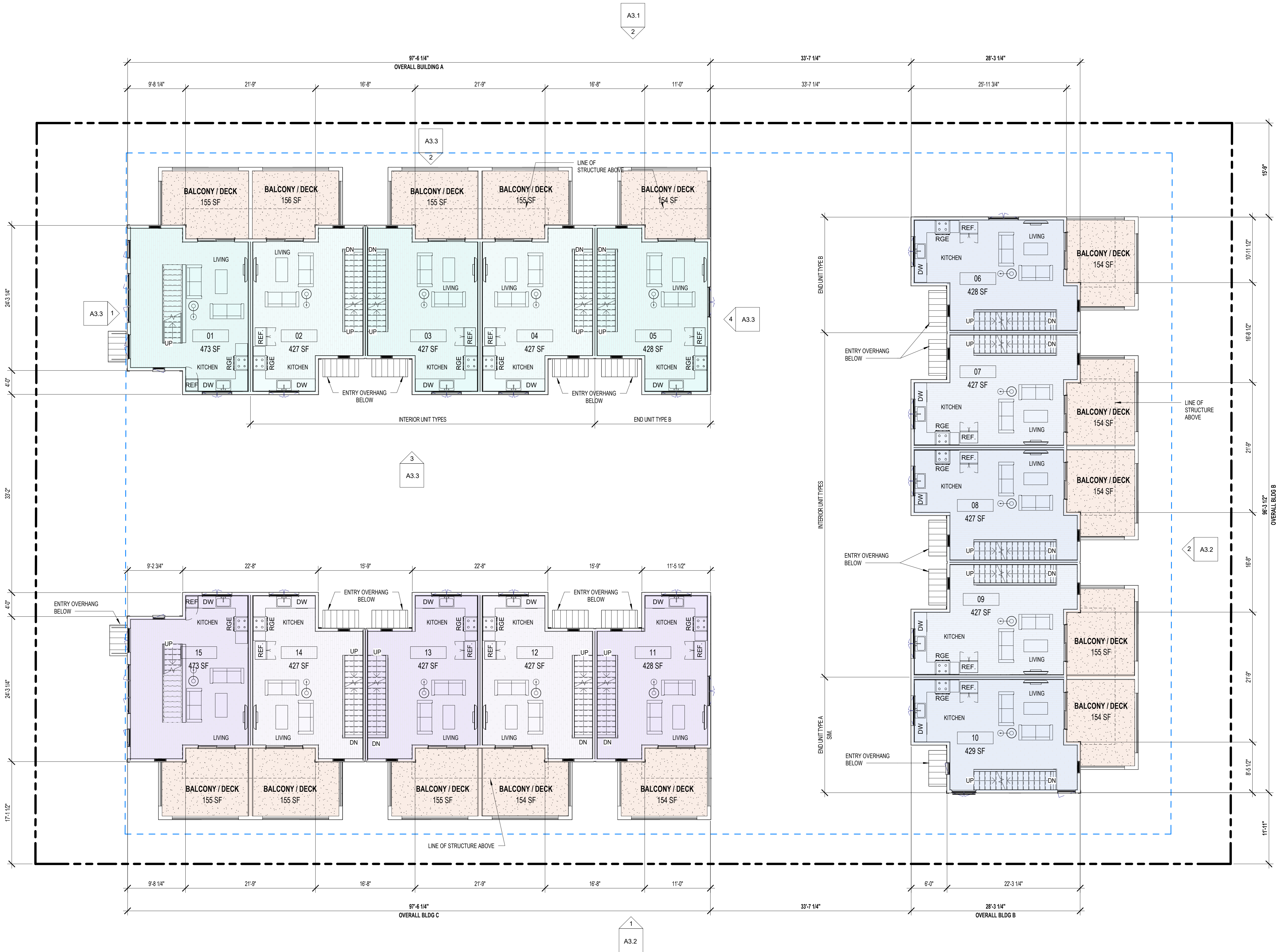
SHEET CONTENTS
SECOND FLOOR PLAN

PROJECT NO: 24002

SHEET

A2.2

UNIT SCHEDULE		
UNIT NO.	AREA	BALCONY AREA
BUILDING A		
01	1659 SF	155 SF
02	1530 SF	156 SF
03	1530 SF	155 SF
04	1530 SF	155 SF
05	1534 SF	154 SF
BUILDING B		
06	1534 SF	154 SF
07	1530 SF	154 SF
08	1531 SF	154 SF
09	1530 SF	155 SF
10	1535 SF	154 SF
BUILDING C		
11	1534 SF	154 SF
12	1530 SF	154 SF
13	1530 SF	155 SF
14	1530 SF	155 SF
15	1659 SF	155 SF



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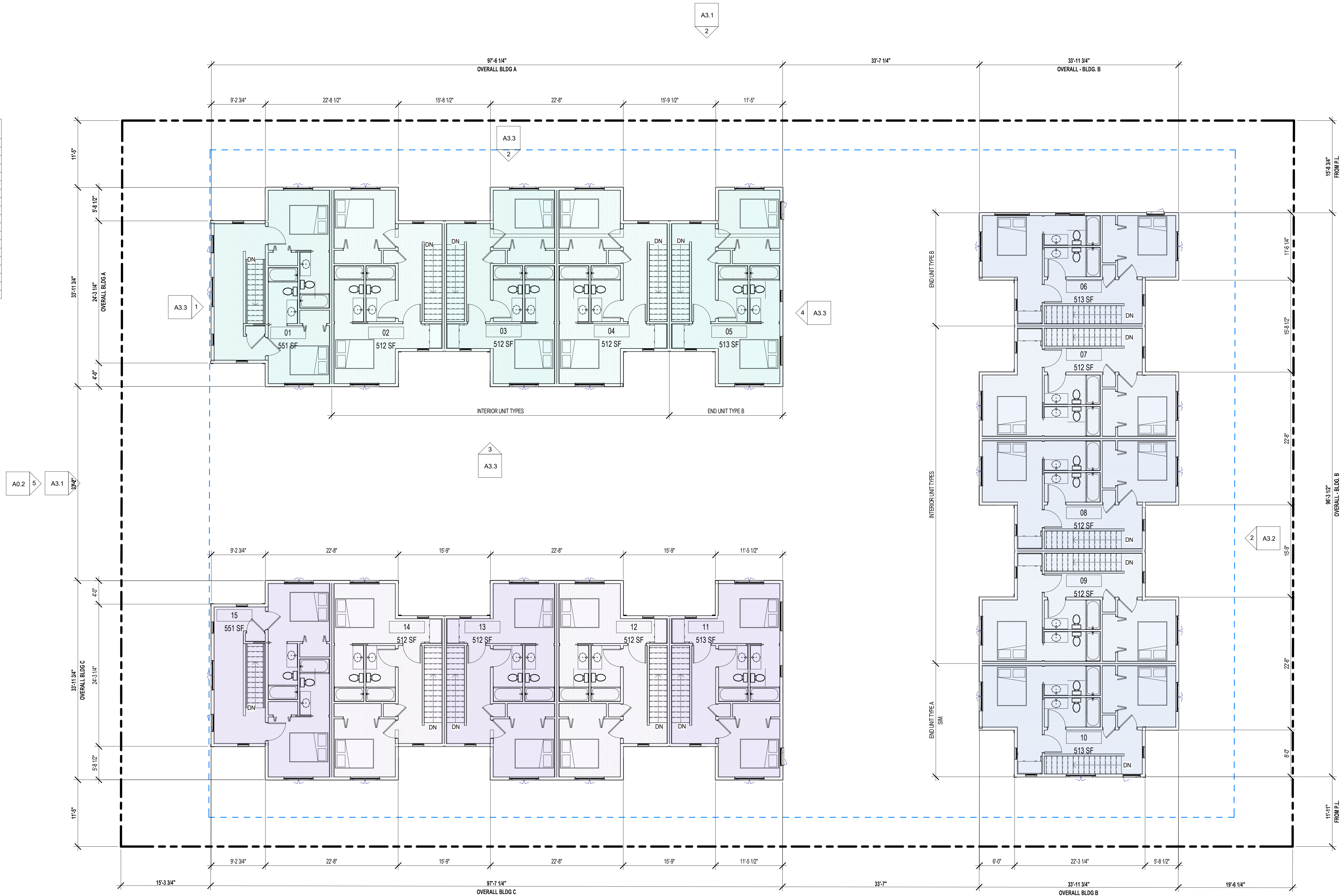
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SHEET CONTENTS
THIRD FLOOR PLAN

PROJECT NO: 24002

SHEET
A2.3

UNIT SCHEDULE	
UNIT NO.	AREA
BUILDING A	
01	1650 SF
02	1530 SF
03	1530 SF
04	1530 SF
05	1534 SF
BUILDING B	
06	1534 SF
07	1530 SF
08	1531 SF
09	1530 SF
10	1535 SF
BUILDING C	
11	1534 SF
12	1530 SF
13	1530 SF
14	1530 SF
15	1659 SF



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SHEET CONTENTS

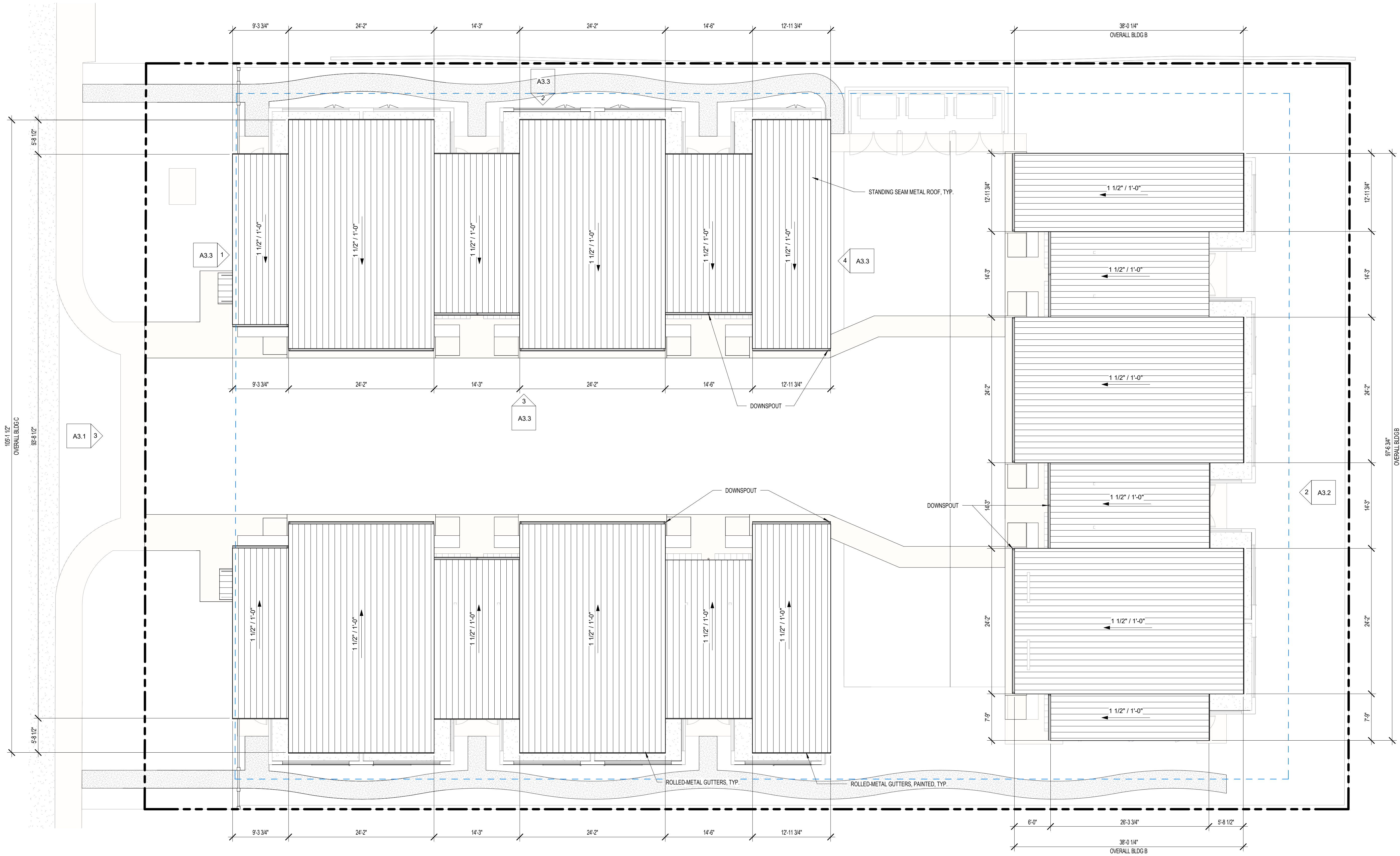
ROOF PLAN

PROJECT NO: 24002

SHEET

A2.4

FRANKLIN AVE.





EAST ELEVATION 1/8" = 1'-0"

2



OVERALL NORTH ELEVATION 1/8" = 1'-0"

3

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SHEET CONTENTS
ELEVATIONS

PROJECT NO: 24002

SHEET

A3.1

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SHEET CONTENTS
ELEVATIONS
PROJECT NO: 24002

SHEET
A3.1



OVERALL WEST ELEVATION 1/8" = 1'-0"

1



OVERALL SOUTH ELEVATION 1/8" = 1'-0"

2

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SHEET CONTENTS
EXTERIOR ELEVATIONS - BUILDING A

PROJECT NO: 24002

SHEET
A3.2



ENLARGED ELEVATIONS - BUILDING A - SOUTH 3/16" = 1'-0" 4

ENLARGED ELEVATIONS - BUILDING A - EAST 3/16" = 1'-0" 2



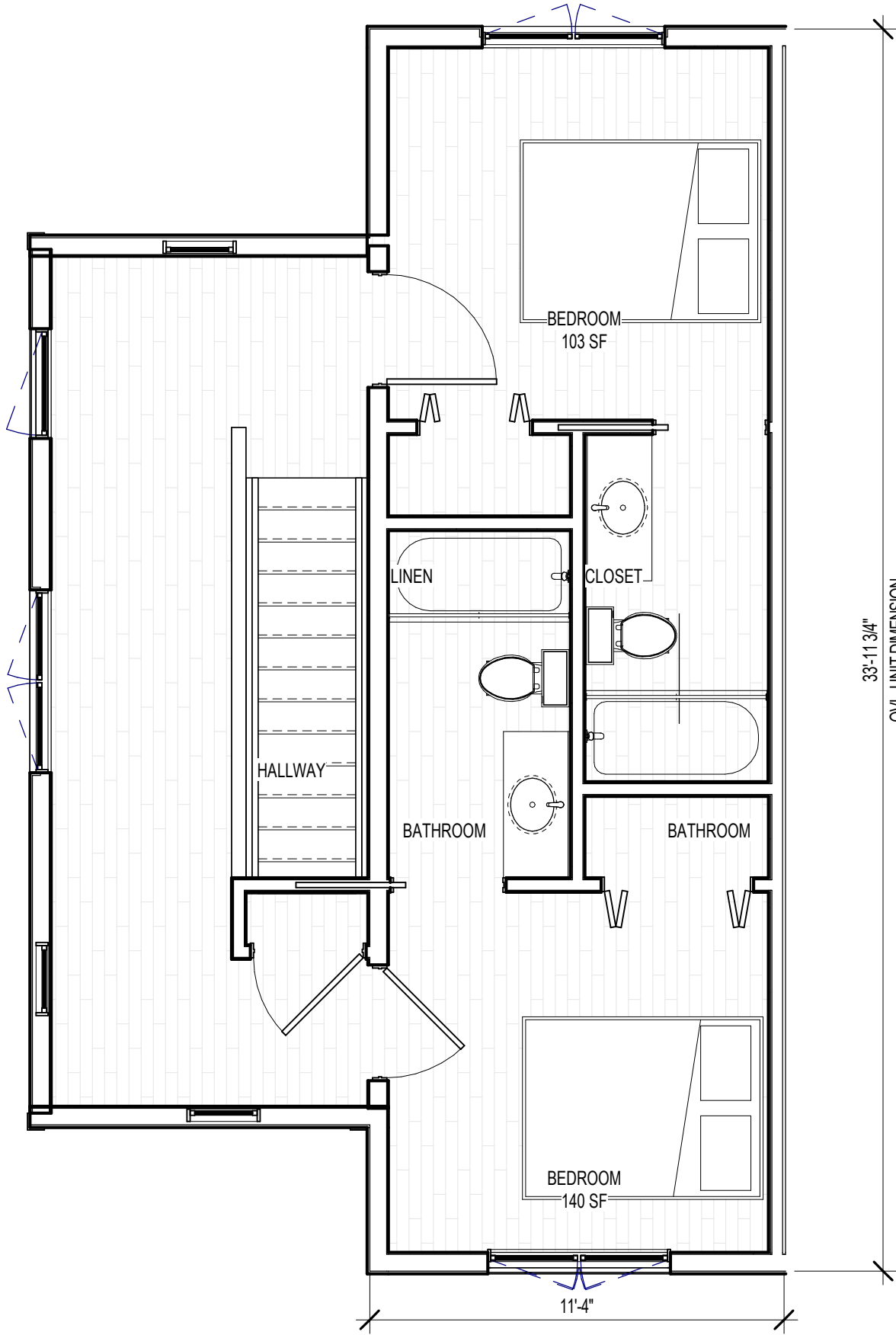
ENLARGED ELEVATIONS - BUILDING A - WEST 3/16" = 1'-0" 3

ENLARGED ELEVATIONS - BUILDING A - NORTH 3/16" = 1'-0" 1

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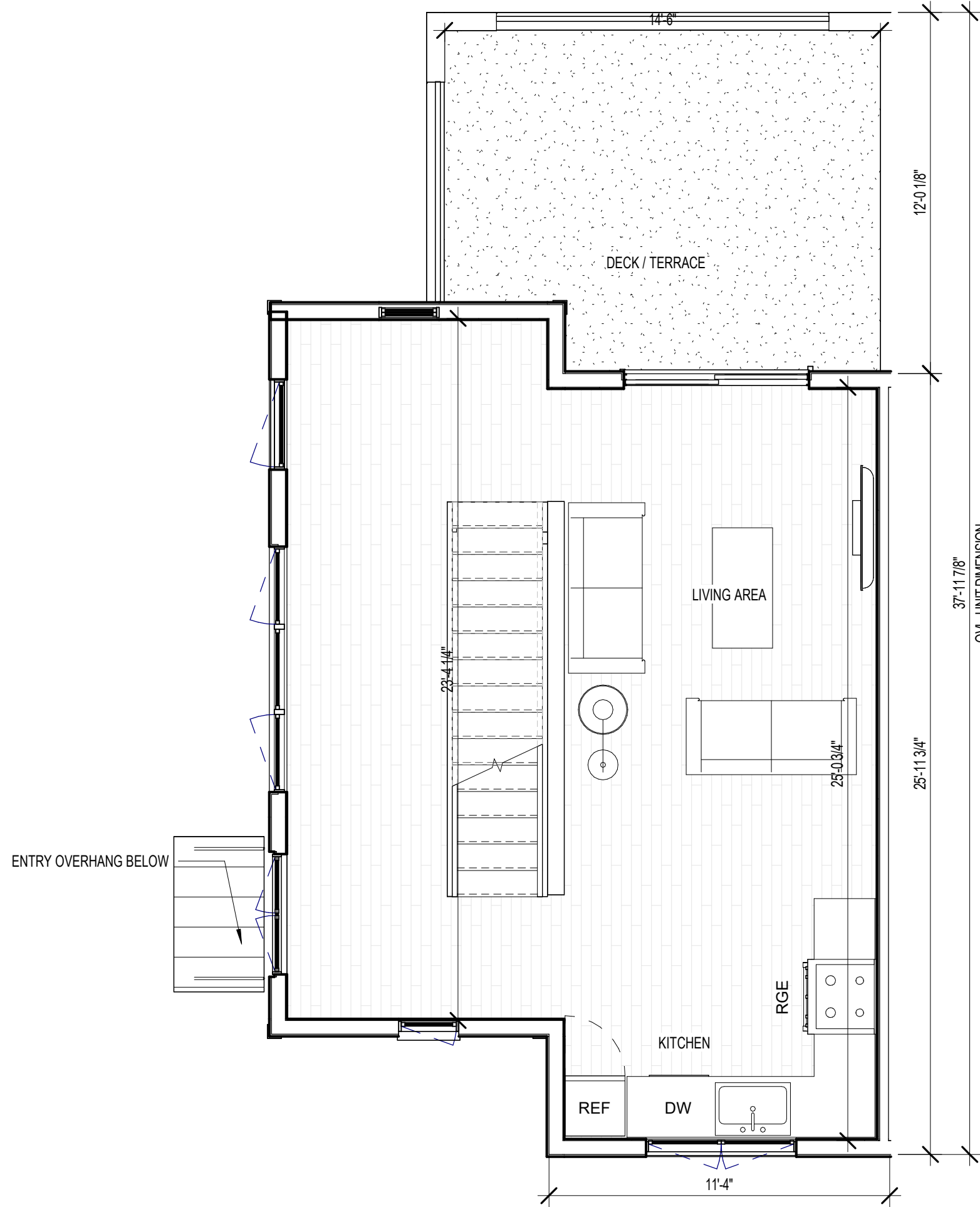
SHEET CONTENTS
ENLARGED PLANS TYPE A
PROJECT NO: 24002



END UNIT TYPE A - THIRD FLOOR PLAN

1/4" = 1'-0"

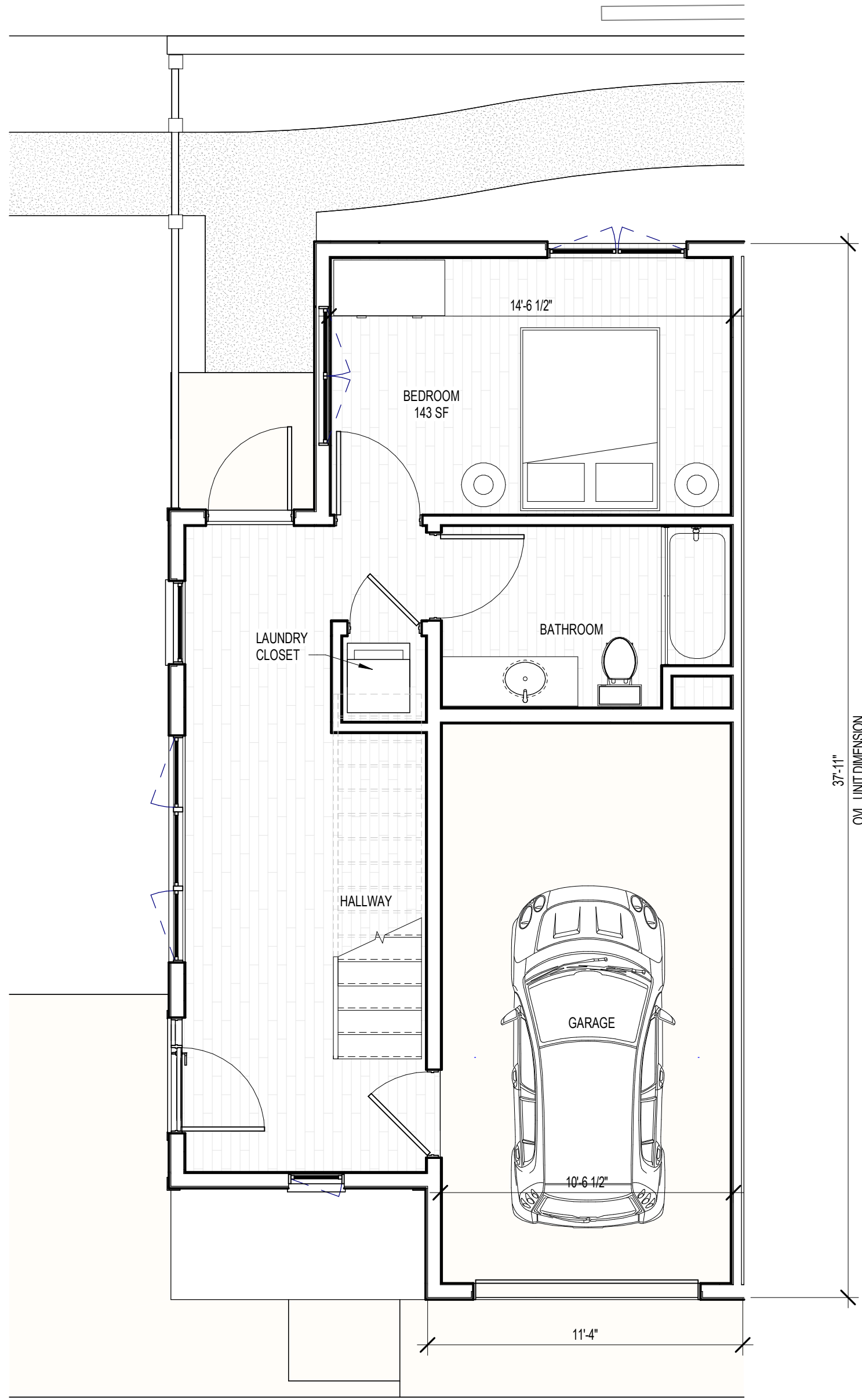
3



END UNIT TYPE A - SECOND FLOOR PLAN

1/4" = 1'-0"

2



END UNIT TYPE A - FIRST FLOOR PLAN

1/4" = 1'-0"

1

WEST FRANKLIN TOWNHOMES

APL 834-021-033

252 W. FRANKLIN AVE
POMONA, CA 91766

SCHEMATIC

DATE:	ISSUANCE OR REVISION
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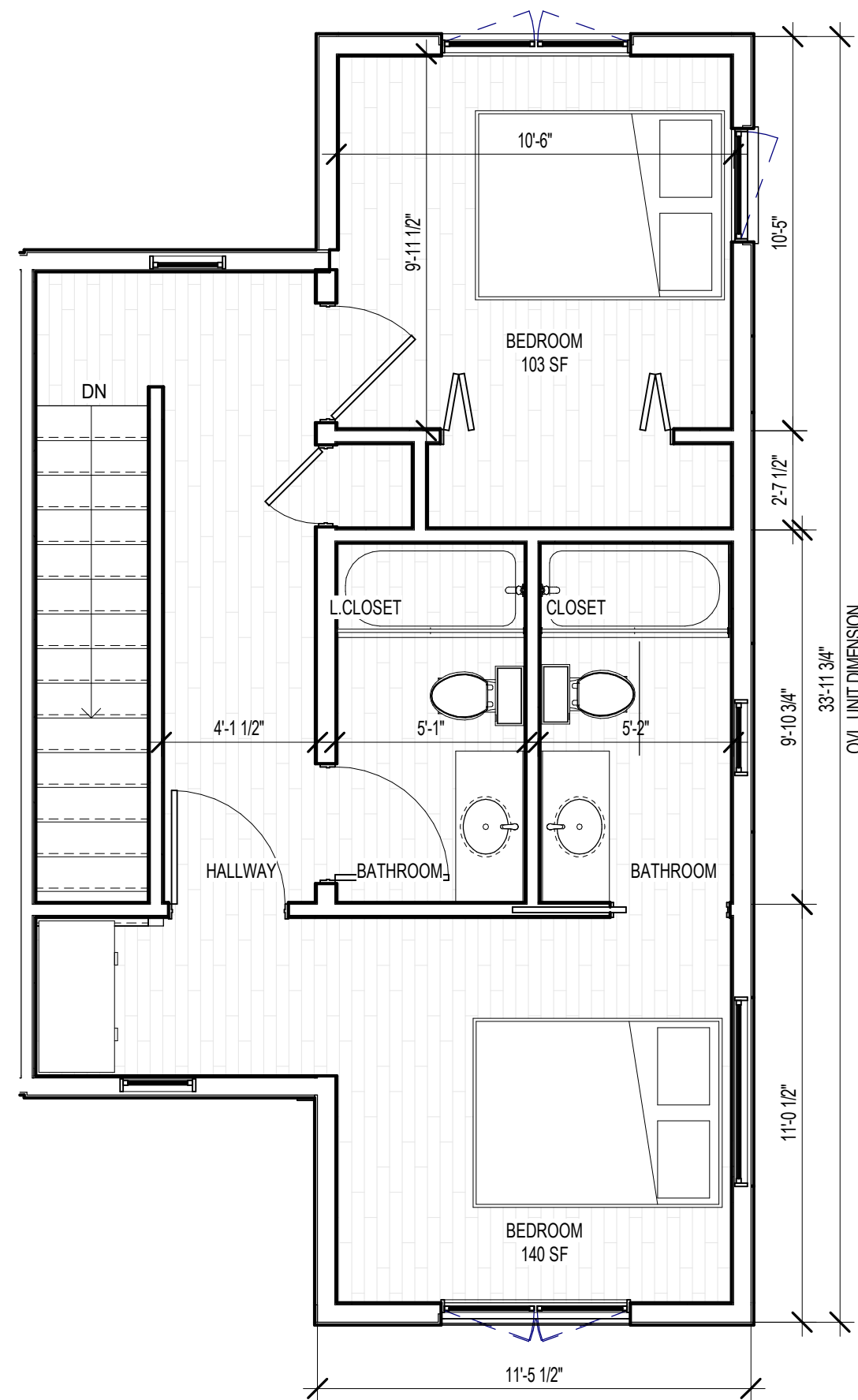
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SHEET CONTENTS
ENLARGED PLAN TYPE B

PROJECT NO: 24002

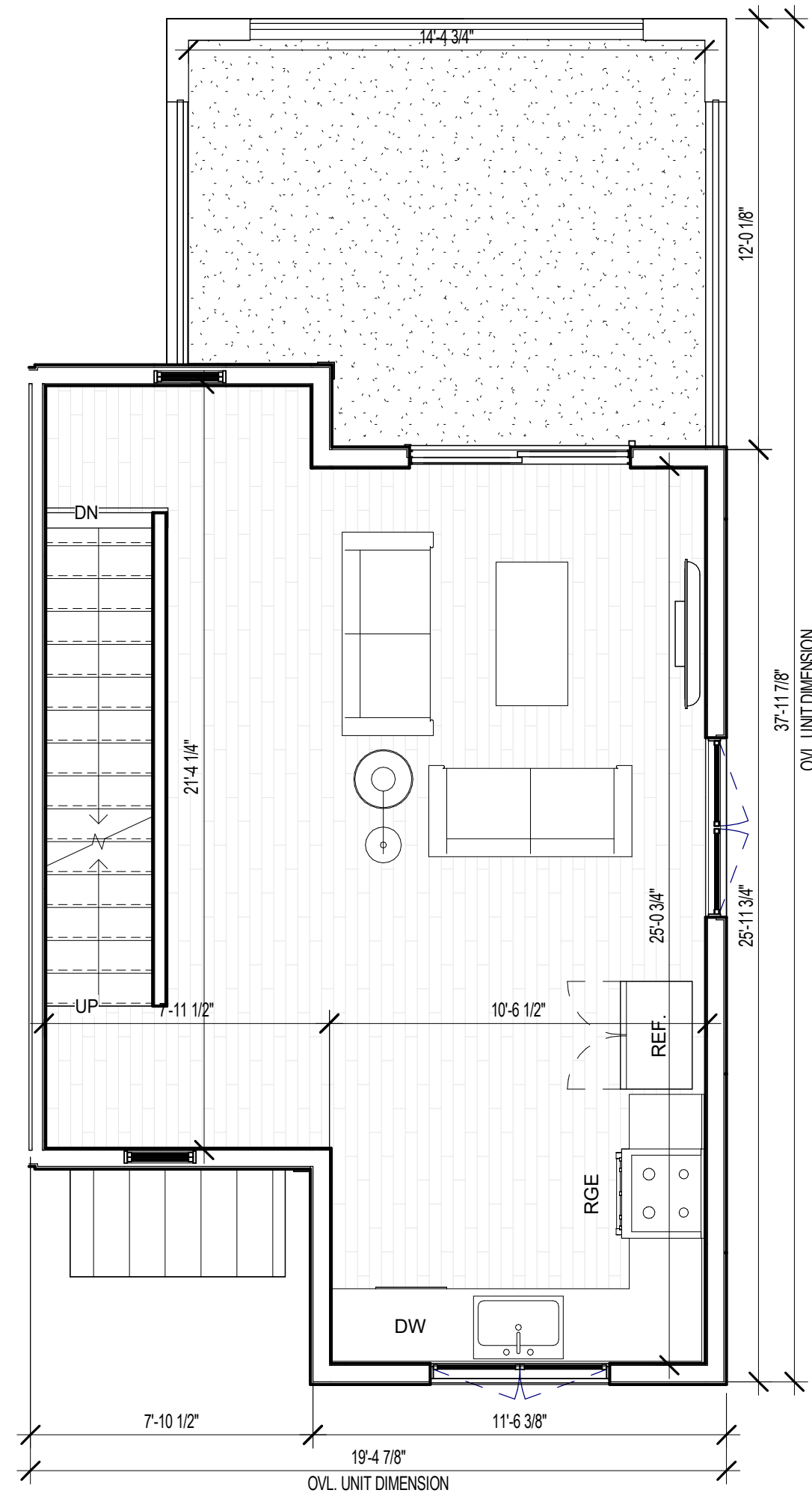
SHEET

A5.2



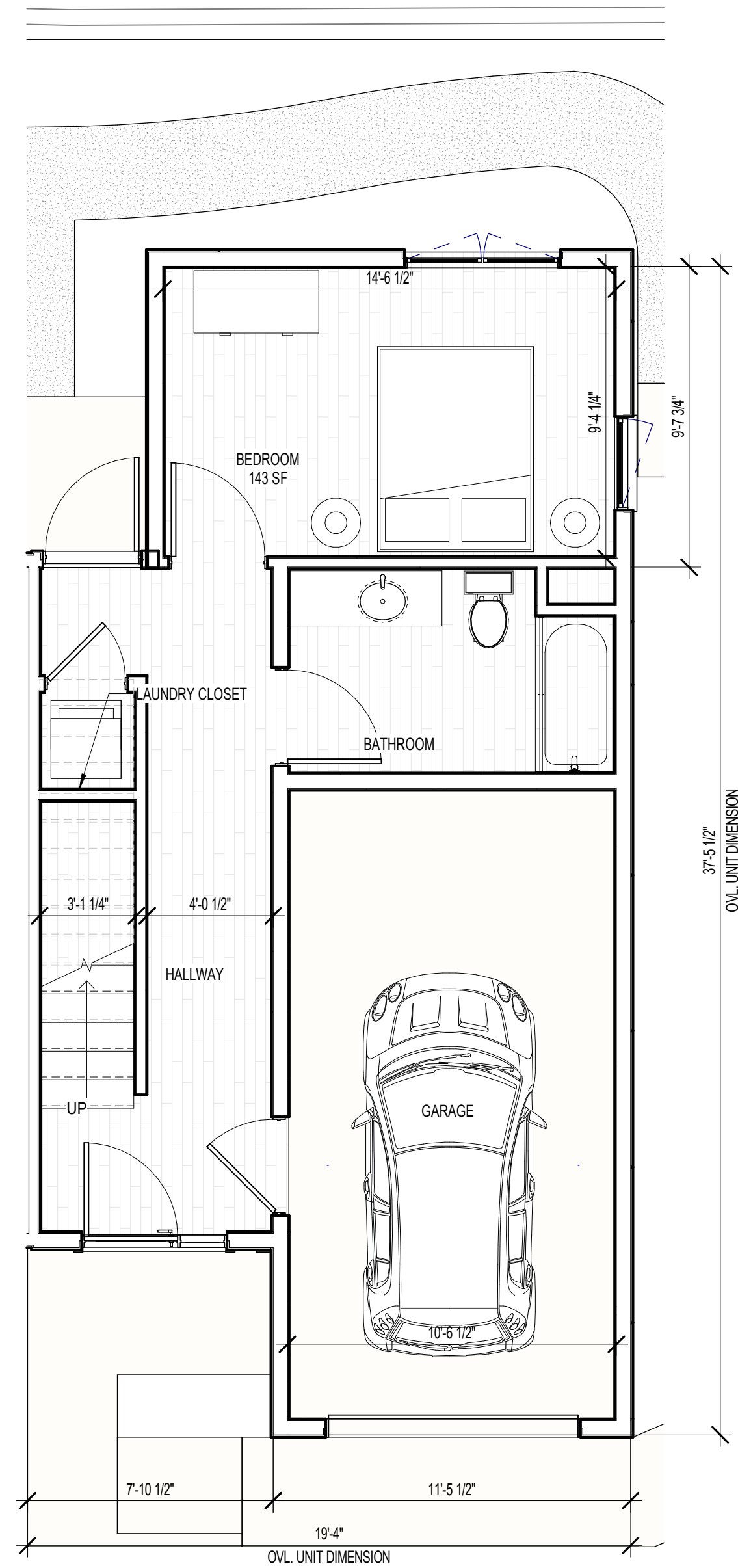
END UNIT TYPE B - THIRD FLOOR PLAN 1/4" = 1'-0"

3



END UNIT TYPE B - SECOND FLOOR PLAN 1/4" = 1'-0"

2



END UNIT TYPE B - FIRST FLOOR PLAN 1/4" = 1'-0"

1

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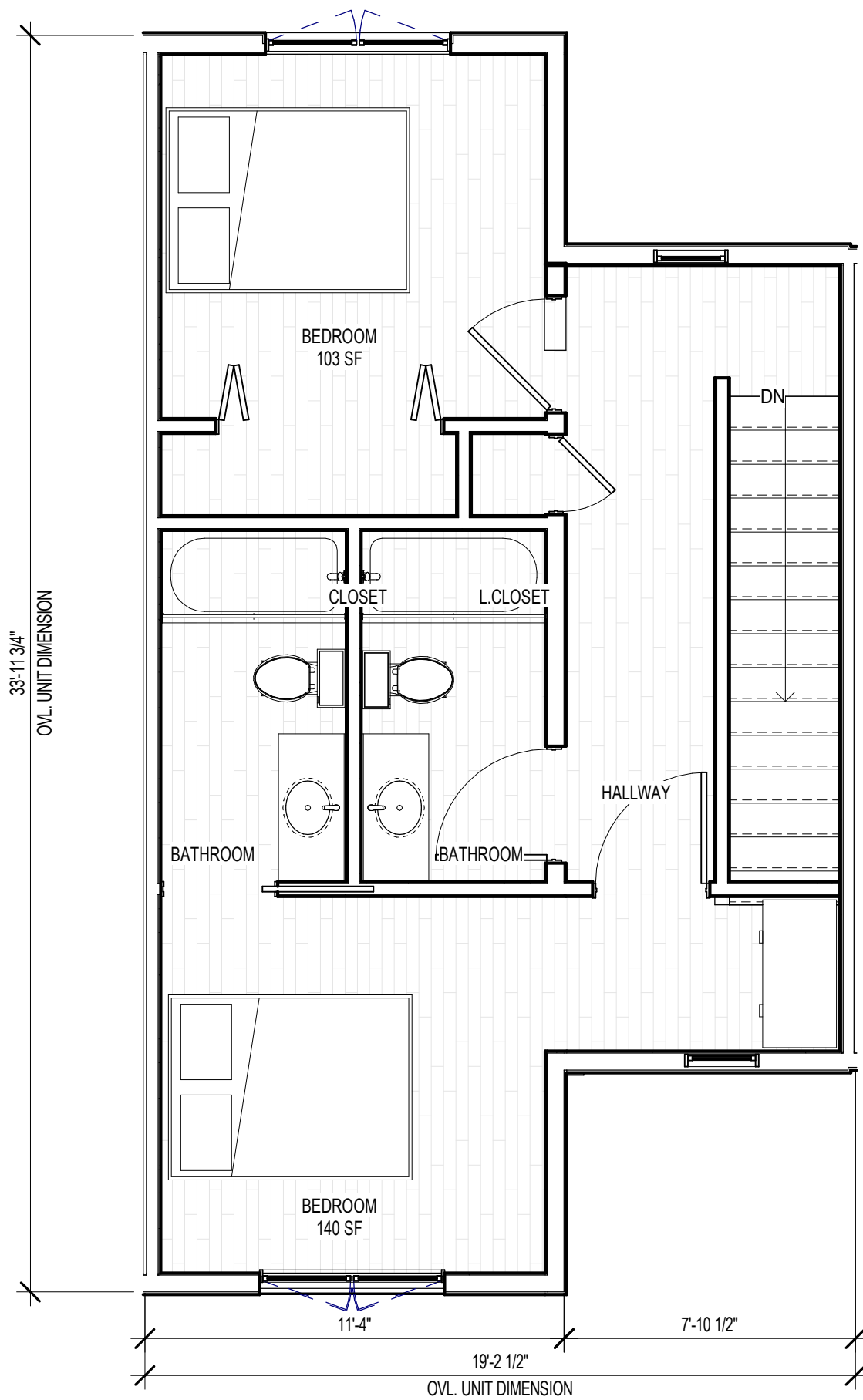
SHEET CONTENTS

ENLARGED PLAN TYPE C

PROJECT NO: 24002

SHEET

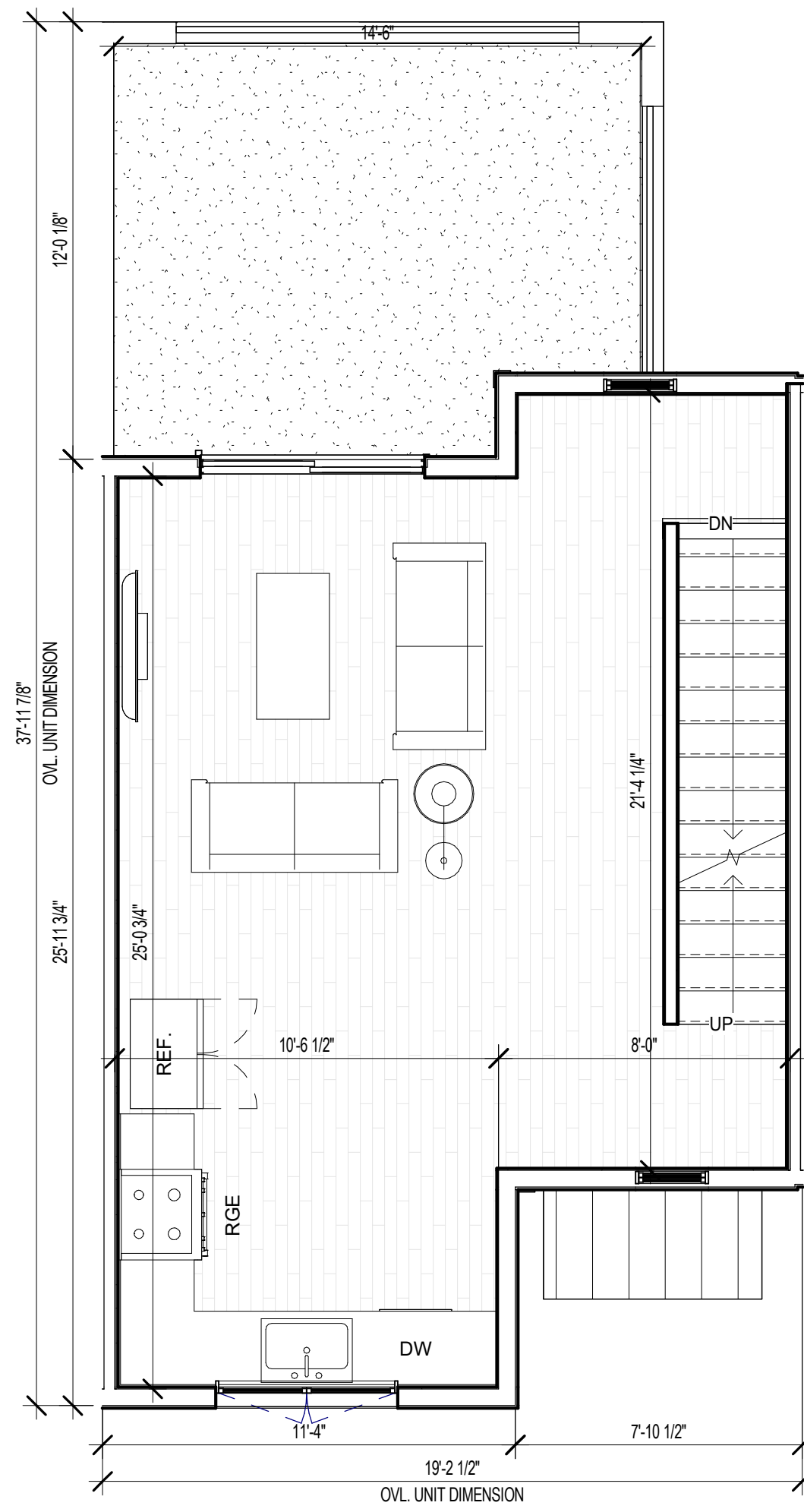
A5.3



INTERIOR UNIT TYPE - THIRD FLOOR PLAN

1/4" = 1'-0"

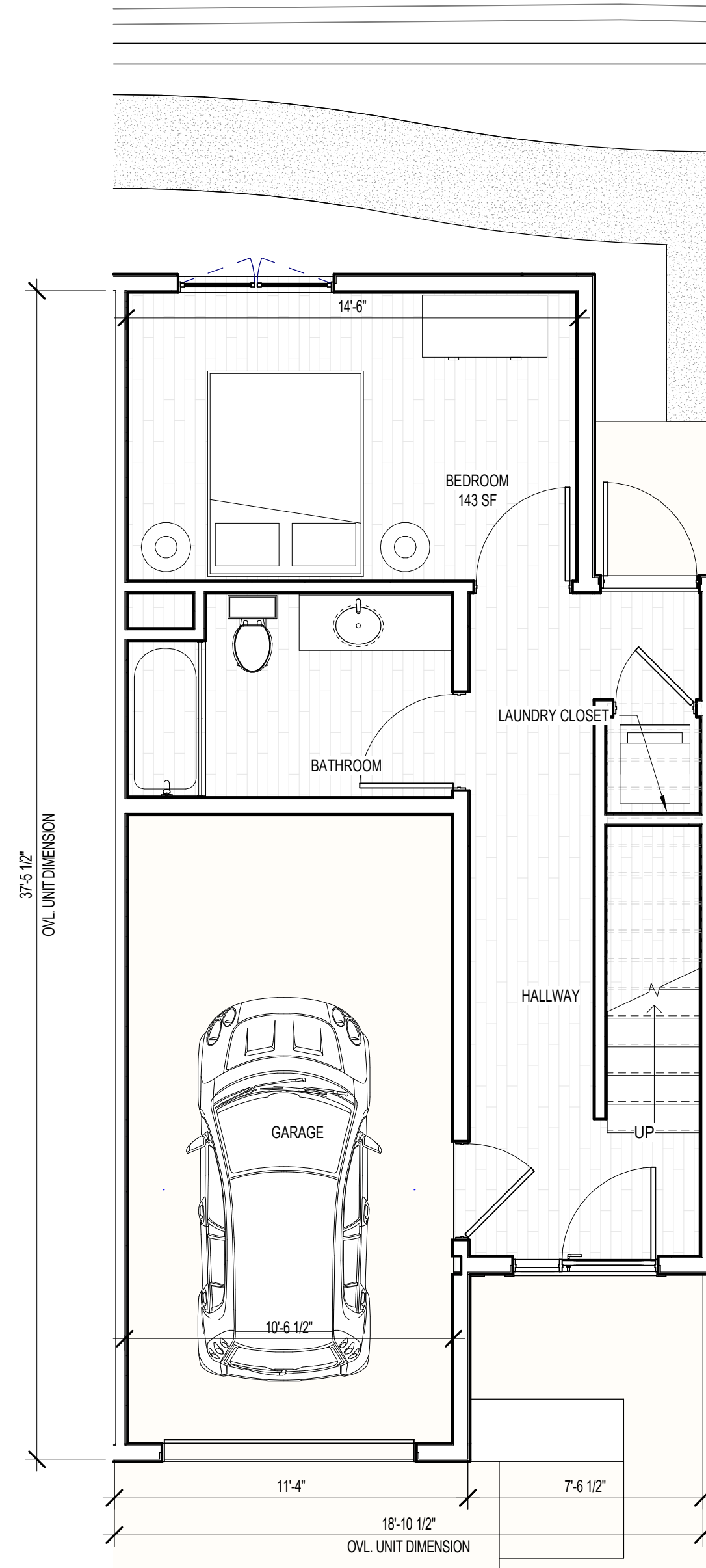
3



INTERIOR UNIT TYPE - SECOND FLOOR PLAN

1/4" = 1'-0"

2



INTERIOR UNIT TYPE - FIRST FLOOR PLAN

1/4" = 1'-0"

1

DATE:	ISSUANCE OR REVISION
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
SHEET CONTENTS
PHOTOMETRIC PLAN

PROJECT NO: 24002


SHEET

P-1


LEGEND:




F1 - TREE UPLIGHT (NOT SHOWN)



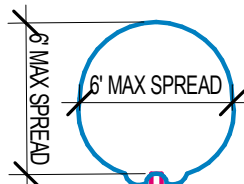
F2 - PATH LIGHT



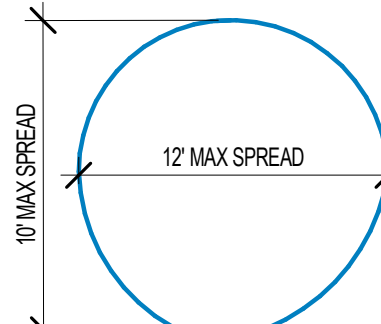
F3 - DRIVEWAY BUMP LIGHT (NOT SHOWN)




F4 - DOWN LIGHT




1 FOOTCANDLE MAX




14 FOOTCANDLE MAX



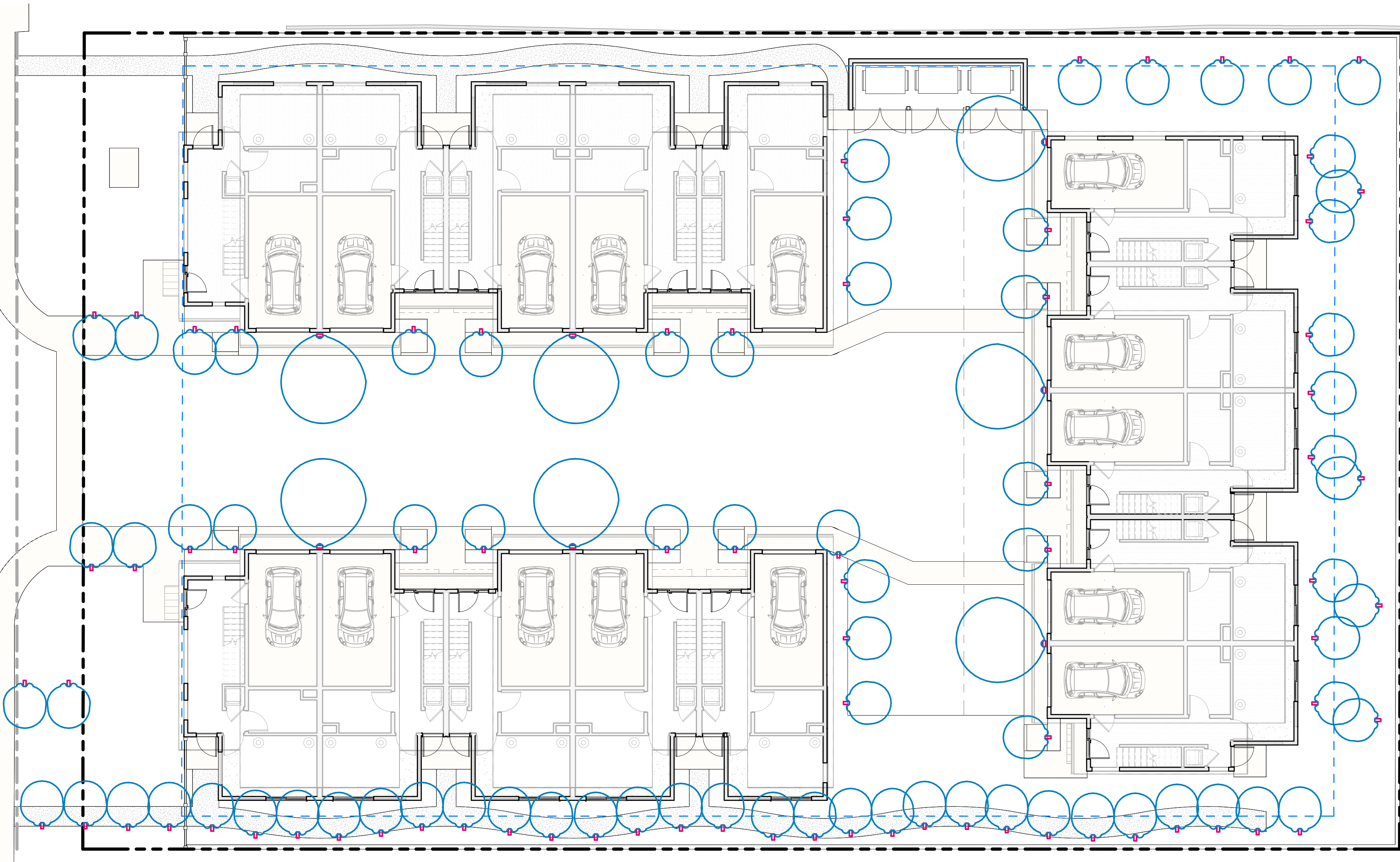
F1 - TREE UPLIGHT



F3 - DRIVEWAY BUMP LIGHT



F2 - PATH LIGHT



10' DEDICATED AND ACCEPTED TO THE CITY OF POMONA AS FRANKLIN AVENUE PER R1.

W. FRANKLIN AVENUE

(N) CURB CUT AND DRIVEWAY

(E) CURB CUT TO BE REMOVED



1 PRELIMINARY LANDSCAPE PLAN- GROUND LEVEL

SCALE: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

WATER BUDGET CALCULATION SHEET

CITY OF L.A. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
EVAPORATION RATE: 50.1 (INCHES PER YEAR)

PROJECT CALCULATIONS FROM WORKSHEET:

1. CITY MAX. APPLIED WATER ALLOWANCE (MAWA)
THIS IS THE WATER BUDGET FOR THE PROJECT.

TOTAL AREA TO BE LANDSCAPED IN SQUARE FEET (SQ.FT) = 5,416 SQ.FT.

ETo x LA x 0.8 x 0.623
50.1 x 5416 x 0.8 x 0.623 = 135,236 (GALLONS PER YEAR)

IRRIGATION & HYDROZONE DESIGN

THIS LANDSCAPE DESIGN GROUPS WITH SIMILAR WATER NEEDS TOGETHER INTO DISTINCT HYDROZONES OF LOW WATER DEMANDS.
ZONING OF IRRIGATION SYSTEMS, SEPARATING SHADE FROM SUNNY AREAS
USE OF RAIN GUARD DEVICE AND SHUT OFF CONTROLLER
USE OF LOW FLOW COMPENSATING SPRINKLERS
SEPARATING SMALL SYSTEM FROM LARGE SYSTEMS



JAPANESE MAPLE



PALO VERDE TREE



STRAWBERRY TREE



PITTOSPORUM TENUIFOLIUM



PODOCARPUS GRACILIOR

PLANTING LEGEND

PARKINSONIA DESERT MUSEUM
PALO VERDE TREE

ACER PALMATUM 'BLOOD GOOD'
JAPANESE MAPLE

ARBUTUS MARINA
STRAWBERRY TREE

PODOCARPUS GRACILIOR
FERN PINE

PITTOSPORUM TENUIFOLIUM
SILVER SHEEN PITTOSPORUM

SIZES

24"BOX/4 EA
(MULTI-TRUNK)

24"BOX/5 EA

24"BOX/5 EA

15 GAL

15 GAL

LIGHTING LEGEND

F1 TREE UPLIGHT
VOLT® Top Dog Scotty Cast Brass Spotlight (Black)
VAL-180-BBK

F2 PATH LIGHT
VOLT® ELEVATOR CAST BRASS PATH LIGHT
VPL-1043-4-BBK

F3 DRIVEWAY BUMP LIGHT
VOLT® Salty Dog MR16 Turret Top Brass In-Grade Light (Bronze)
VWL-703-T-PBK



TREE UPLIGHT



DRIVEWAY BUMP LIGHT



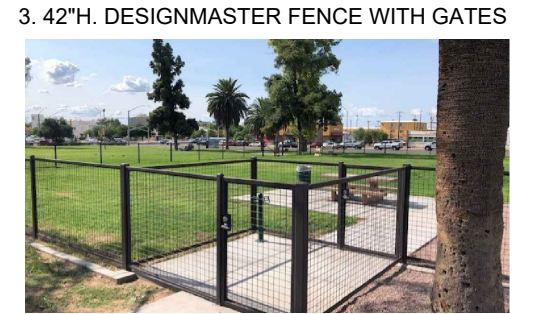
PATH LIGHT

KEYNOTES:

1. ORIGAMI BENCH BY B2G



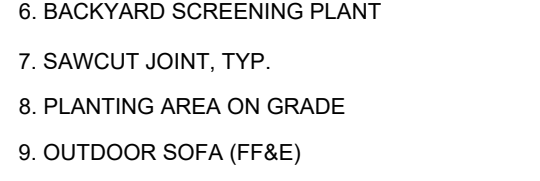
2. CONCRETE PAVING W/ SAWCUT JOINTS



3. 42"H. DESIGNMASTER FENCE WITH GATES



4. DOG WATSE RECEPTACLE



5. SIDEYARD SCREENING PLANT



6. BACKYARD SCREENING PLANT



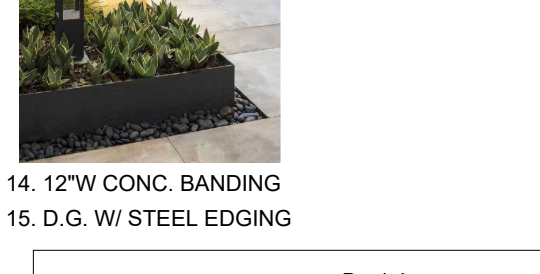
7. SAWCUT JOINT, TYP.



8. PLANTING AREA ON GRADE



9. OUTDOOR SOFA (FF&E)



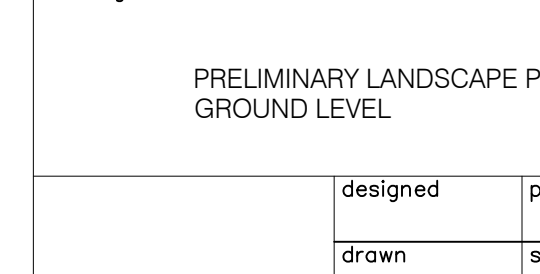
10. TURF BLOCKS



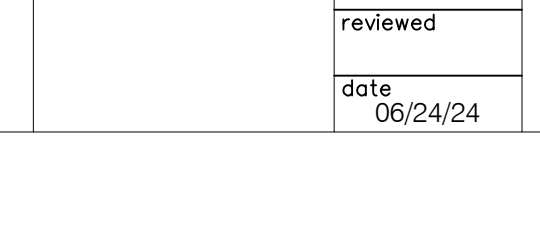
11. PREFAB TABLE W/ CHAIRS (FF&E)



12. PREFAB FIRE PIT



13. BUILT-IN BENCH



Revisions	
△	△
△	△
△	△
△	△
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PROJECT	
252 W. FRANKLIN AVE.	
drawing title	
PRELIMINARY LANDSCAPE PLAN GROUND LEVEL	
designed	project number 22421
drawn	scale AS SHOWN
checked	drawing number LP-1
reviewed	date 06/24/24