



① 3D View 9



② 3D View 8

ZONING: CSP (CORRIDOR SPECIFIC PLAN)
HEIGHT OVERLAY

SPECIFIC PLAN: DOWN TOWN GATEWAY SEGMENT

OCCUPANCY: S-2; PARKING AND STORAGE
B RETAIL
R2 APARTMENTS

LOT AREA: 27933.40 SF / 64 ACRES
MAX DENSITY 100' 64 acres = 64 UNITS
BUILDING FOOTPRINT: 21031 SF 75%
LANDSPACING: PERIMETER 2585 sf COURT 1119 sf
TOTAL 3702 SF 13%

TYP CONSTRUCTION PARKING AND RETAIL TYPE I
APARTMENTS TYPE VB

PARKING: BASEMENT LEVEL: 37 STALLS
FIRST LEVEL: 31 STALLS
TOTAL 68 STALLS
(3 ACCESSIBLE AND 3 TRANDEM)
REQUEST LOADING ZONE ALONG CENTER ST

BUILDING AREA

BASEMENT: S2: PARKING 16812 SF
STORAGE 3572 SF
TOTAL 20384 SF
FIRST FLOOR: S2: PARKING 14033 SF
B: RETAIL 1 2223 SF
RETAIL 2 1032 SF
R2 ACCESSORY: 2435 SF
R2 STAIRS 408 SF
TOTAL 20132 SF
SECOND FLOOR: R2: APARTMENTS 16342 SF
R2 COURT YARD 3218 SF
TOTAL 20928 SF
THIRD FLOOR: R2: APARTMENTS 15814 SF
R2 BALCONY 2458 SF
TOTAL 18270 SF
FOURTH FLOOR: R2: APARTMENTS 14220 SF
R2 BALCONY 2601 SF
TOTAL 16821 SF

ROOF TOP DECK: R2 ACCESSORY 3458 SF
AREA S2 = 34,417 SF
AREA B = 3255 SF
AREA R2 = 57495 SF
TOTAL BLD = 95167 SF

UNIT DENSITY 20 to 100 units per acre. 100 DU/acre (641) = 64 units
BONUS DENSITY INCREASE (20%) 120 DU/acre (641) = 76 units
PROPOSED DENSITY 61 DU/641 acres = 95 DU/acre

UNITS
MAIN FLOOR RETAIL 1 2223 sf, RETAIL 2 1032 SF
SECOND FLOOR TWO BED (9), ONE BED (6), STUDIOS (6) TOTAL 21
THIRD FLOOR TWO BED (9), ONE BED (6), STUDIOS (6) TOTAL 21
FOURTH FLOOR TWO BED (7), ONE BED (6), STUDIOS (6) TOTAL 19
TOTAL UNITS 25 18 18 61 UNITS

INCLUSIONARY UNITS (low income)
41% of UNITS AT 12% = 61x.41x.12 = 3
58% OF UNITS AT 15% = 61x.58x.15 = 5.3
LOW INCOME UNITS: 3 TWO BEDROOM, 3 ONE BEDROOM, 3 STUDIO

CITY ORD. No. 4295 SEC. 74-386
DEVELOPMENT STANDARDS FOR RENTAL INCLUSIONARY UNITS:
(a) THE RENTAL INCLUSIONARY UNITS DEVELOPED IN A RENTAL RESIDENTIAL DEVELOPMENT SHALL BE REASONABLY DISPERSED THROUGHOUT A RESIDENTIAL DEVELOPMENT AND NOT CLUSTERED IN A SPECIFIC PORTION OF THE DEVELOPMENT. AND THE LOCATIONS OF THE RENTAL INCLUSIONARY UNITS WITHIN A RENTAL DEVELOPMENT SHALL BE DESIGNATED BEFORE ISSUANCE OF THE BUILDING PERMIT FOR DEVELOPMENT.
(b) THE RENTAL INCLUSIONARY UNITS SHALL BE BUILT CONCURRENTLY WITH THE MARKET RATE UNITS IN THE RENTAL RESIDENTIAL DEVELOPMENT.
(c) THE BEDROOM MIX FOR THE RENTAL INCLUSIONARY UNITS IN THE DEVELOPMENT MUST BE PROPORTIONAL TO THE BEDROOM MIX OF THE MARKET RATE UNITS, BUT THE INCLUSIONARY UNITS MAY BE SMALLER IN SQUARE FOOTAGE THAN THE MARKET RATE UNITS.
(d) THE INTERIOR IMPROVEMENTS FOR THE RENTAL INCLUSIONARY UNITS MUST BE CONSISTENT WITH DEFINED HOUSING QUALITY STANDARDS AS ESTABLISHED FOR INCLUSIONARY UNITS BY THE CITY. IF NO SUCH HOUSING QUALITY STANDARDS HAVE BEEN ESTABLISHED BY THE CITY, THE IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS ESTABLISHED OR APPROVED BY THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR RESIDENTIAL UNITS DEVELOPED PURSUANT TO THE FEDERAL LOW-INCOME HOUSING TAX CREDIT PROGRAM.

CITY ORD. 4295 SEC. 74-388 ACCESS TO COMMON AMENITIES.
RESIDENTS AND TENANTS OF INCLUSIONARY UNITS LOCATED WITHIN THE RESIDENTIAL DEVELOPMENT SHALL BE PROVIDED THE SAME RIGHTS AND ACCESS TO COMMON AMENITIES IN THE DEVELOPMENT PROJECT AS RESIDENTS AND TENANTS OCCUPYING MARKET RATE UNITS.

CITY ORD. 4295 SEC. 74-389 MARKETING OF INCLUSIONARY UNITS.
DEVELOPER SHALL USE ALL COMMERCIAL REASONABLE EFFORTS TO MARKET THE INCLUSIONARY UNITS TO ELIGIBLE RESIDENTS OF THE CITY OF POMONA, INCLUDING BUT NOT LIMITED TO:
(a) NO LATER THAN 90 DAYS AFTER THE ISSUANCE OF BUILDING PERMITS FOR THE FIRST OF THE INCLUSIONARY UNITS, NOTIFYING LOCAL GOVERNMENT AND NONPROFIT AGENCIES SERVING INCOME QUALIFIED HOUSEHOLDS IN THE CITY OF POMONA OF ANY LOW OR VERY LOW-INCOME UNITS AND REQUESTING THAT THESE ORGANIZATIONS ASSIST IN PUBLICIZING THE AVAILABILITY OF SUCH UNITS TO THEIR MEMBERS AND CLIENTS.
(b) PLACING A SIGN ON THE PROPERTY ADVERTISING THE AVAILABILITY OF THE INCLUSIONARY UNITS AND PROVIDING CONTACT INFORMATION THROUGHOUT THE MARKETING PERIOD.
(c) ADVERTISING THE AVAILABILITY OF THE INCLUSIONARY UNITS ON SOCIAL MEDIA OUTLETS AND LOCAL NEWSPAPERS IN MULTIPLE LANGUAGES, CONSISTENT WITH THE DIRECTION OF THE CITY.
(d) IN ACCORDANCE WITH SELECTION PROCEDURES TO BE DEVELOPED BY THE CITY.

COMMON OPEN SPACE PROVIDED,
REQUESTED CONCESSION TO SATISFY
REQUIRED PUBLIC OPEN SPACE
COURT YARD (SECOND)
VIEW DECK 4th FLOOR
ROOF DECK
TOTAL

3218 SF
827 SF
3458 SF
7503 SF

REQUIRED PUBLIC OPEN SPACE PCSP 2.6.1
61 APARTMENTS x 150 sf = 9150 SF
COMMERCIAL
50 SF PER 1000 SF = 3,255x50 = 163 SF
TOTAL REQUIRED 9313 SF

ALLOWABLE 20% REDUCTION = 7450 < 7503 SF
REQUESTED DEVIATION PER SECTION 2.0.5 ITEM F

PRIVATE OPEN SPACE: PCSP 2.6.3
61 UNITS x 60 SF = 3660 SF.
Level 2 DECK 477 sf
Level 3 DECK 978 sf
Level 4 DECK 517 sf
BALCONY SEATING AREA 278 sf
Level 4 DOG RUN (ROOF DECK) 998 sf
GYM (PRIVATELY SHARED SPACE) 448 sf
TOTAL 3692 sf > 3660 sf

(PRIVATE DECKS LESS
THAN 4' IN DEPTH NOT
INCLUDED IN AREA)

PROJECT DESCRIPTION
OSTIA APARTMENTS
416 GAREY AVE., POMONA

MIXED USE BUILDING CORNER OF GAREY AVE AND
CENTER ST. IN THE CITY OF POMONA

APARTMENTS WITH FIRST FLOOR COMMERCIAL
BUILDING 4 STORIES WITH BASEMENT GARAGE.

61 APARTMENTS RANGING FROM 418 SF TO 1011 SF
STUDIOS 16 UNITS
ONE BEDROOM 18 UNITS
TWO BEDROOM 25 UNITS
TOTAL AREA R2 = 57,495 sf

PRIVATE DECKS PROVIDED ON 45 UNITS

TWO RETAIL SPACES,
RETAIL 1 = 2223 sf, RETAIL 2 = 1032 sf.
B AREA = 3255 sf

PARKING GARAGE PROVIDING 67 SPACING
S2 AREA = 34417 sf

TOTAL BUILDING AREA: 95167 SF

PROJECT WILL PROVIDE 9 INCLUSIONARY RENTAL UNITS.
14% OF THE TOTAL AMOUNT OF UNITS

PROJECT WILL PROVIDE 7503 SF OF OPEN SPACE
AND 3692 SF OF PRIVATE OPEN SPACE.

AMENITIES WILL INCLUDE:
GYM OF 446 SF.
INTERIOR LANDSCAPED COURTYARD WITH SEATING AREAS
ROOF DECK SOUTH WEST CORNER, VIEWING DOWN TOWN
ROOF DECK NORTH EAST CORNER WITH DOG WALK
ROOF TOP BARBEQUE WITH VIEWING AREA OF MOUNTAINS
PICKLE BALL COURT.

LANDSCAPING AND COURT YARD LANDSCAPING
EXTERIOR 2389 SF
COURTYARD 1480 SF
ROOF DECKS 962 SF
TOTAL 4831 SF; 18%

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C2 RENDERINGS
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C5 BUILDING AMNITIES
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E-3 LIGHT SPECIFICATION
L-1 PRELIMINARY LANDSCAPING
L-2 PLANTING PALLET / DETAILS
G-1 PRELIMINARY GRADING PLAN
T TREE LOCATION
1n1 SITE SURVEY

SEPERATE PERMIT

1. TREE REMOVAL
REMOVAL OF TREES (OAK TREES) REQUIRES SEPERATE PERMIT
WITH APPROVAL FROM THE PLANNING COMMISSION.
2. FENCE/WALL PERMIT
THE NEW WALL ALONG NORTH AND EAST P/L WILL REQUIRE A
SEPERATE FENCE/WALL PERMIT WITH THE PLANNING DIVISION.
3. SIGN PERMIT.
TENANT SIGNAGE WILL REQUIRE A SEPERATE SIGN PERMIT WITH
THE PLANNING DIVISION AND THE ISSUANCE OF A BUILDING
PERMIT WITH BUILDING & SAFETY.
4. ALL PROPOSED SIGNAGE FOR THIS ENTITLEMENT SHALL BE
SUBMITTED AND REVIEWED UNDER SEPERATE MINISTERIAL ACTION
SIGNAGE SHALL BE PER SEPERATE PERMIT

APN: 8336-021-027
LOT AREA: 11086 SF
EXISTING BUILDING: 5850 SF

APN: 8336-021-901
LOT AREA: 15837 SF
PARKING LOT

COVER SHEET

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OSTIA LOFTS, APARTMENTS
416 GAREY AVE
POMONA, CA. 91767

AGENT:
HAROLD ALZATE
1310 N. EL CAMINO REAL
SAN CLEMENTE, CA. 92672
(949)338-9581



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RENDERINGS

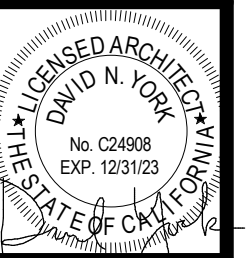
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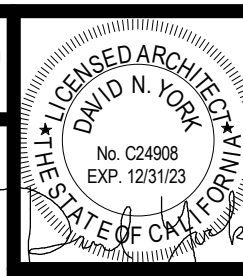
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C-2





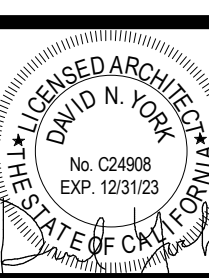
ROOF DECK AND COURT YARD

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8 ORCO DECK ON PEDESTALS OVER ROOF



9 ACOUSTIC WALL PANELS (INTERIOR COURT YARD AND BALCONIES)



LIFE FITNESS OPTIMA LA
"PULL DOWN LOW ROW"



LIFE FITNESS INSIGNIA SERIES
"CHEST PRESS"



FRENCH FITNESS
"UNIVERSAL STORAGE RACK"



FRENCH FITNESS
"ADJUSTABLE BENCH"



7 PICKELL BALL COURT TILES ON ORCO DECK



LIFE FITNESS INTEGRITY SERIES
CLSC "UPRIGHT BIKE"

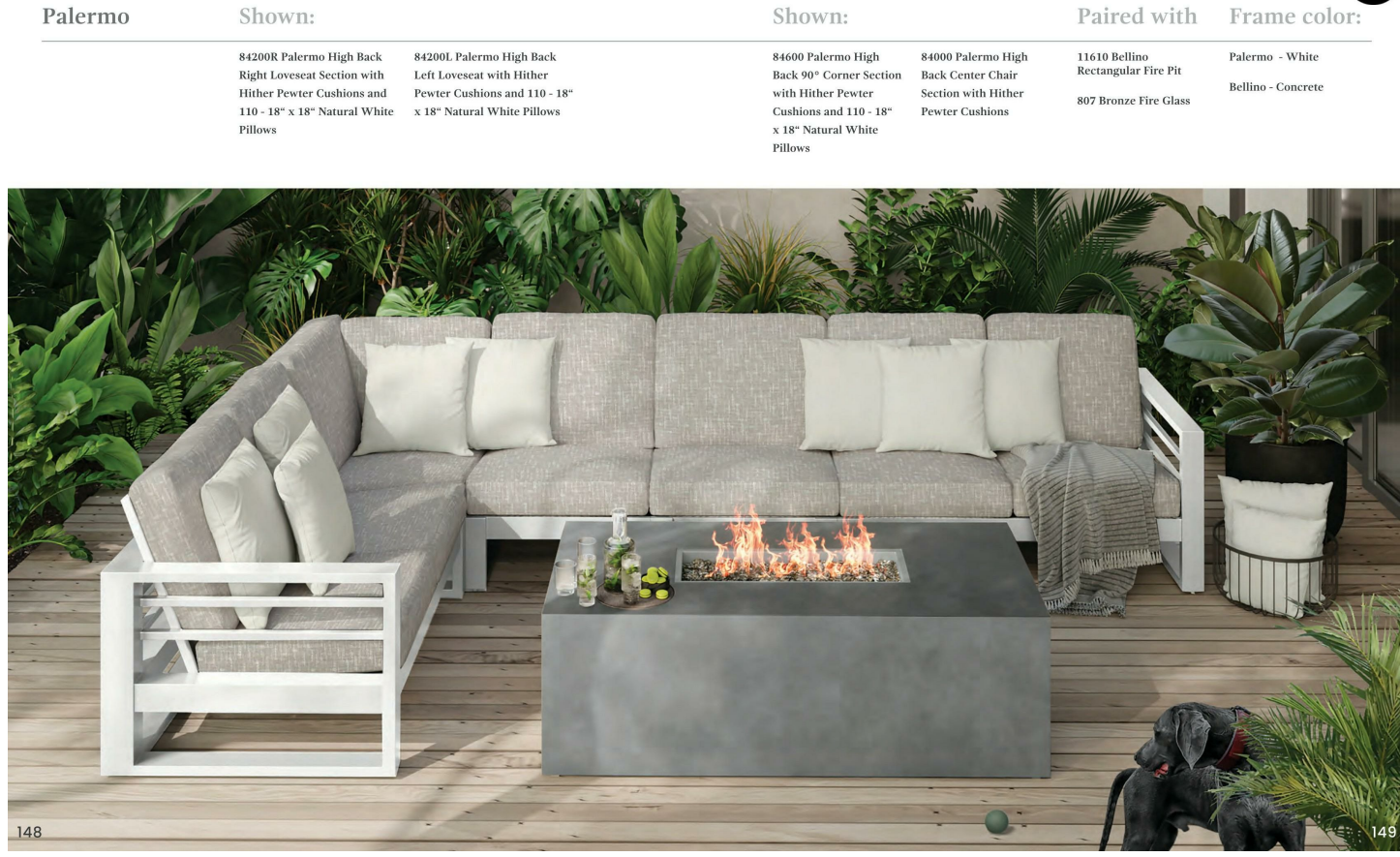


LIFE FITNESS INSPIRE SERIES
95T "TREADMILL"

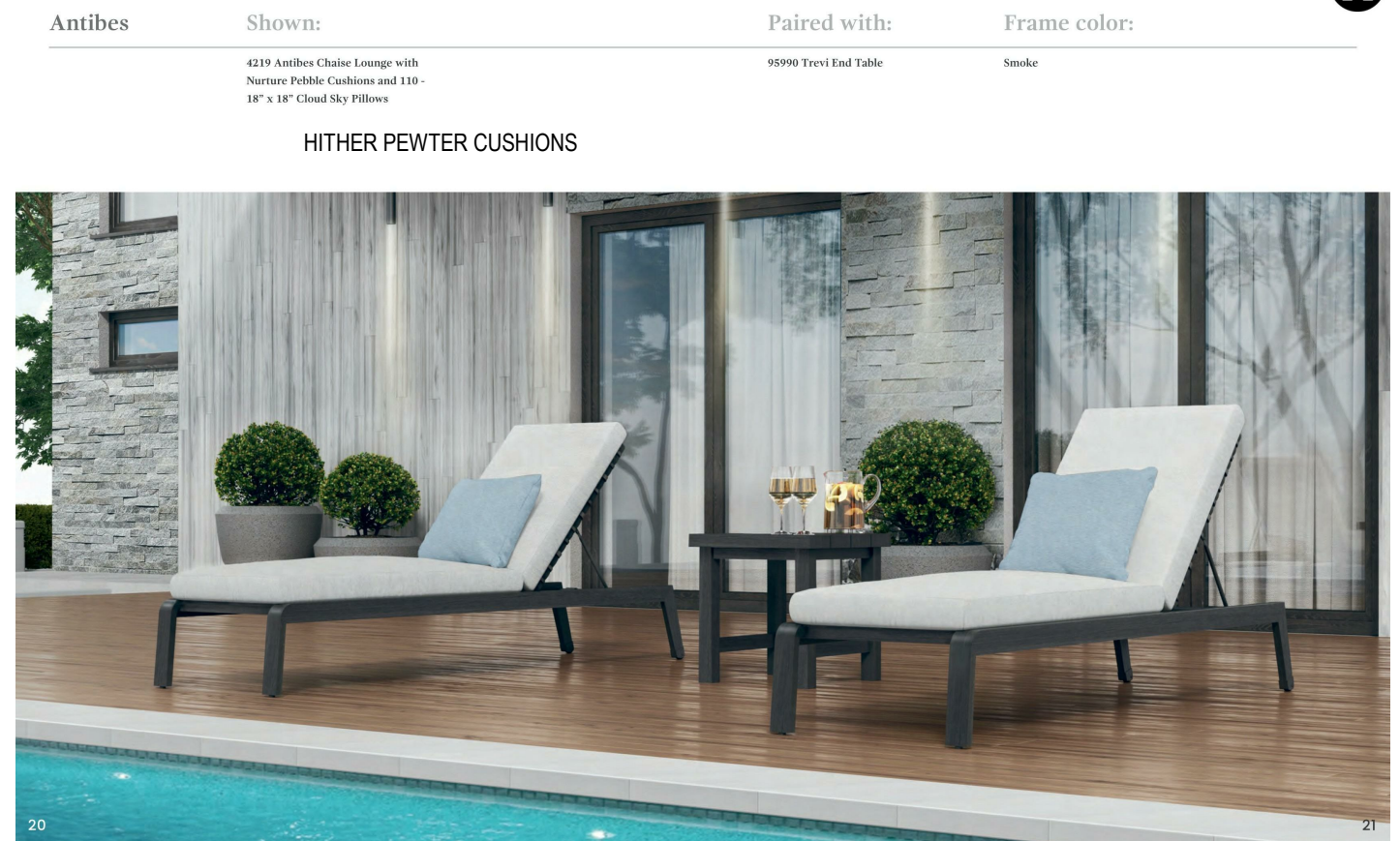


LIFE FITNESS INTEGRITY SERIES
CLSC "ELLIPTICAL"

10 GYM EQUIPMENT



3 SOFA SECTIONAL



4 CHASE LOUNGE



5 ROOF TOP BARBEQUE AND BAR COUNTER

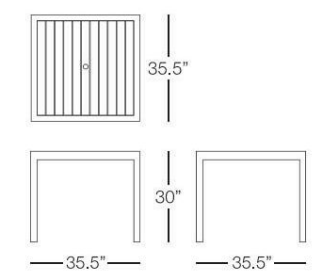


6 NORTH EAST DECK 4 TH FLOOR BARBEQUE



Square Dining Table

MRT304



SPECS & DIMENSIONS

Overall: w:35.5" d:35.5" h:30"
Seat Height: N/A Arm Height: N/A
Weight: N/A

Notes:



MATERIALS & CERTIFICATIONS

Aluminum: Powder Coated / Welded Joint
Wicker: High Density Polymers
Fabric: 100% Acrylic Sunbrella
Sling: PVC Sling Serge Ferrari
Faux Wood: Polypropylene Slats
Cement: Fiber Reinforced Cement
Glass: Tempered Glass
Plastic: Polypropylene & Polyethylene

1 FURN TABLE AND CHAIR
1/4" = 1'-0"

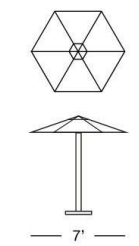


JOCKEY RED



Hexagon Umbrella Classic 7'

OM7.5HEX



SPECS & DIMENSIONS

Overall: w:7' d:7' h:65"
Seat Height: N/A Arm Height: N/A
Weight: 30 Lbs.

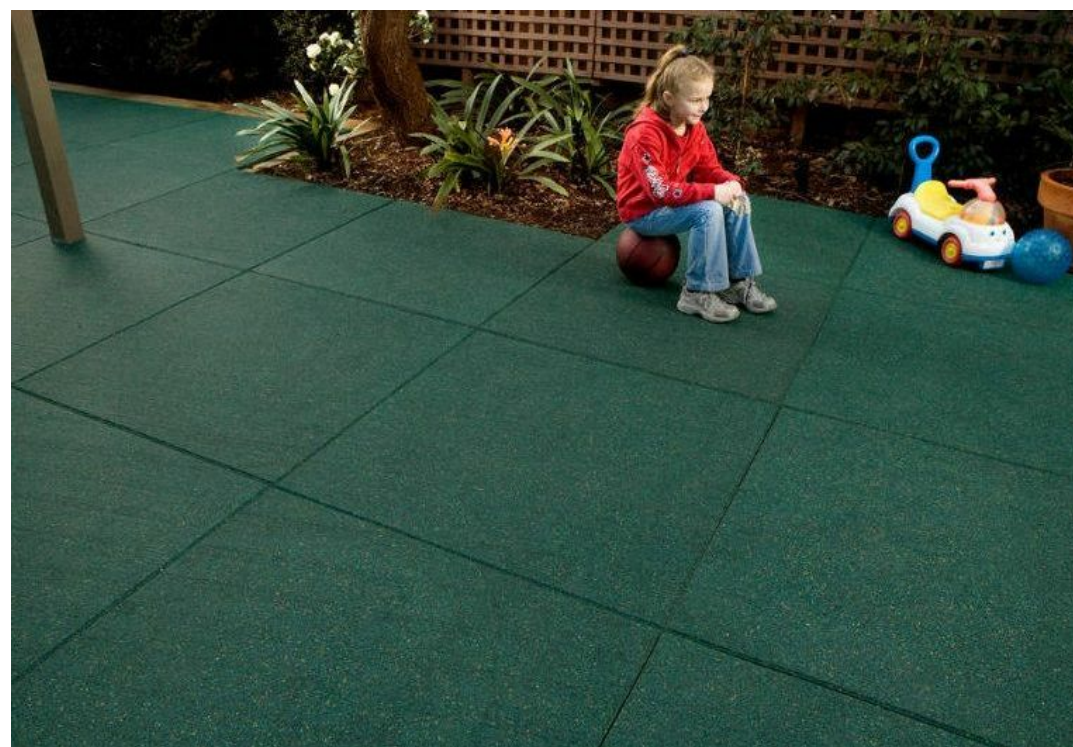
Notes:



MATERIALS & CERTIFICATIONS

Aluminum: Polished Titanium Finish
Wicker: High Density Polymers
Fabric: 100% Acrylic Sunbrella
Sling: PVC Sling
Faux Wood: Polypropylene Slats
Cement: Fiber Reinforced Cement
Glass: Tempered Glass
Strip: PVC Strip

2 SHADE UMBRELLA



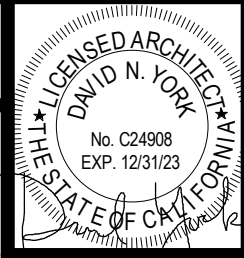
STERLING PLAYGROUND TILES
2x2' Xx 2.25" THICK, RECYCLED RUBBER

11 COURTYARD RUBBER TILE

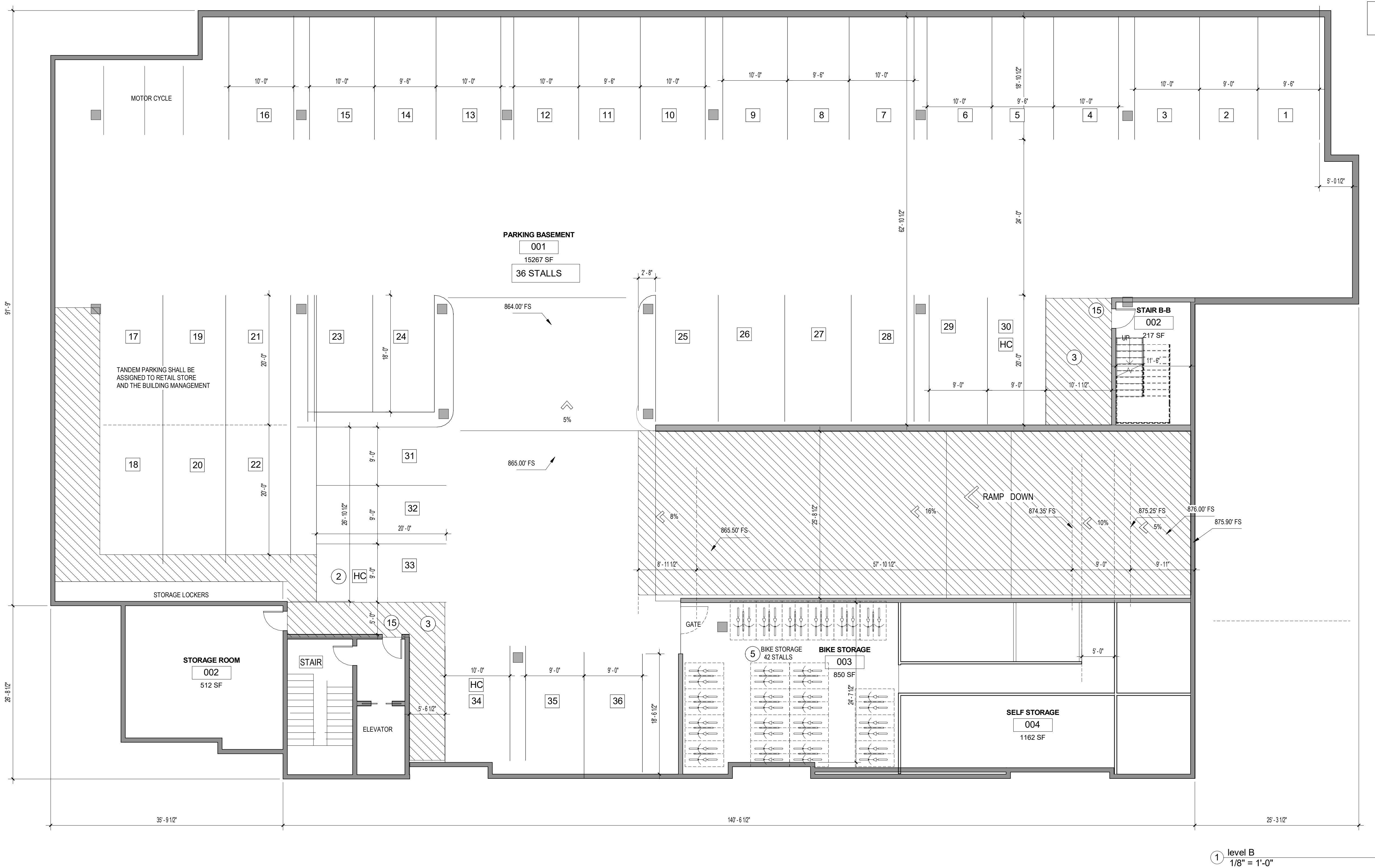
BUILDING AMENITIES

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C-5



TRANSFORMER

1. PARKING PROVIDED IN ENCLOSED GARAGE:
PARKING SPACES PER PCZD SECTION 610.C
SPACES SHALL BE MIN 9 FEET X 18 FEET AND DRIVE AISLE SHALL BE MIN. 24' BROOM FINISH CONCRETE
2. ADA ACCESSIBLE SPACES: 3 REQUIRED WITH ONE TO BE VAN ACCESSIBLE
PER CBC 1109A.3. SEE DETAIL 4 SHEET AD-3
3. ACCESS AISLE MIN. 5' WIDE PER CBC 11B-502.3 WITH MARKING PER 11B-502.3.3
ACCESS AISLES SHALL BE MARKED WITH BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER. THE WORD "NO PARKING" SHALL BE PAINTED WITHIN THE ACCESS AISLE IN WHITE LETTERS MIN. 12" HIGH
4. PARKING GARAGE GATE WITH KNOT BOX ACCESS PER DETAIL 9 SHEET AD-2
5. BICYCLE PARKING PER PCZD 610.E
A. SHORT TERM: COMMERCIAL 1/2500 (2min.), RESIDENTIAL 1/15 du.
7 SPACES PROVIDED AT LOBBY A
B. LONG TERM: COMMERCIAL 1/5000 (2min.), RESIDENTIAL 1 PER 1.5 du.
42 SPACES PROVIDED IN PARKING GARAGE. SEE SHEET A-0
6. EXTERIOR LIGHT PER PCZD 640.A.3.c SEE SHEET E-1 AND E-2
7. EXTERIOR PATIOS AND DRIVEWAYS TO BE COLOR CONCRETE
"SILVERADO" WITH ACID FINISH AND 24" DIAGONAL PATTERN.
8. SITE WALLS PER DETAIL 3 SHEET A-19 WITH STUCCO FINISH COLOR LA HABRA "SILVERADO". WALLS VISIBLE SHALL HAVE SCREENING PER LANDSCAPE PLANS SHEET L-1
9. ART IN PUBLIC SPACE. SCULPTURE TO BE PLACED AT SOUTH WEST CORNER OF BUILDING. POMONA ZONING ORD SECT. 58-0924
10. TRASH: TRASH AREA WILL BE LOCATED INSIDE BUILDING WITH 4-6 YARD TRASH BINS, 3-6 YARD RECYCLE BINS AND 1-3 YARD ORGANIC SERVICE 2 TIMES PER WEEK PER ATHENS SERVICES.
11. RAISED BRICK PLANTER AND RAILING FOR DINING AREA
12. CONSTRUCT CURB RAMP PER CITY STD. NO. A-28-10 CASE 1.
13. PROVIDE EASEMENT AT SOUTH WEST CORNER FOR NEW SIDEWALK
14. LOADING ZONE: REQUEST LOADING ZONE ALONG CENTER ST. ZONE TO BE 10 FEET WIDE BY 35' LONG
PER CITY CODE SECTION 58-201 (a) THE CITY TRAFFIC ENGINEER IS AUTHORIZED TO DETERMINE THE LOCATION OF LOADING ZONES AND SHALL PLACE AND MAINTAIN APPROPRIATE SIGNS AND MARKINGS CURB SHALL BE PAINTED YELLOW
15. EXIT DOORS SHALL BE PER 11B-404 AND CBC 1010.1. MIN 32" CLEAR, (36" WIDE MIN.) DOORS SHALL MEET WIDTH REQUIREMENTS OF CBC 1005.3.2
MULTIPLY OCCUPANT LOAD X 0.2 INCHES FOR REQUIRED WIDTH
PROVIDE MANEUVERING CLEARANCES PER TABLE 11B-404.2.4.1
DOOR SHALL SWING IN THE DIRECTION OF EGRESS WHERE OCCUPANCY LOAD IS 50 OR MORE PER CBC 1010.1.3
16. DOOR OPERATION: EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGREGES SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
17. THRESHOLD: MAX 1/2" BETWEEN FLOOR AND TOP OF THRESHOLD. CBC SECTION 11b-404.2.5
EXTERIOR AND INTERIOR DOORS SHALL OPEN WITH THE FOR OF 5 LBS
FIRE DOORS SHALL OPEN WITH THE FOR OF 15 LBS PER CBC 11B-404.2.9
18. LANDINGS SHALL BE LEVEL, EXCEPT EXTERIOR LANDINGS WHICH MAY SLOPE 1/4" PER FOOT MAXIMUM (2% SLOPE). (CBC 1008.1.4)
19. EXIT THRU LOBBY SHALL BE PER CBC 1028.1 EXCEPT 1, LOBBY SHALL BE 2 HOUR FIRE RATED CONSTRUCTION SAME AS THE EXIT STAIR. AND FIRE DOOR SHALL BE INSTALLED AT THE EXIT STAIRWAY. EXIT PATH SHALL BE UNOBSTRUCTED WITH THE EXIT DOORS VISIBLE FORM THE EXIT OF THE ENCLOSED STAIRWAY. FIRE SPRINKLERS REQUIRED.
20. EXIT CORRIDORS SHALL BE PER CBC 1020 AND SIZED PER CBC 1005.1 BUT NOT LESS THAN 44" PER TABLE 1020.2. CORRIDORS SHALL HAVE A FIRE RATING OF ONE HOUR.
21. EXIT STAIRWAYS SHALL BE PER CBC 1011 AND SIZED PER CBC 1005.1 BUT NOT LESS THAN 44" PER CBC 1011.2. STAIR WELL SHALL BE TWO HOUR RATED WITH SELF CLOSING FIRE RATED DOORS. SEE ENLARGED STAIR WELL PLANS FOR ADDITIONAL NOTES
22. EXIT TRAVEL DISTANCE SHALL NOT EXCEED 250 FEET PER CBC1017.3 TABLE 1017.2
23. DEAD END CORRIDORS LENGTH SHALL NOT EXCEED 50 FEET PER CBC 1020.4 EXCEPT 2
24. MEANS OF EGRESS ILLUMINATION PER CBC SECT. 1008.2. EXIT CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES THAT THE SPACES IS OCCUPIED.
ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE PER CBC SECT 1008.2.1.
EMERGENCY BATTERY BACK UP SHALL BE PROVIDED PER CBC SECT. 1008.3.5
25. LOCKS AND LATCHES PER CBC 1010.1.9.3. POST SIGN ON DOOR READING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" ALL EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE. DOOR HARDWARE MUST BE OF THE TYPE THAT WILL READILY DISTINGUISHABLE AS LOCKED.
26. GATES SHALL BE MIN. 36" WIDE WITH MIN. 34" CLEAR. PER 11B-404.2 WITH CLOSING SPRINGS COMPLYING TO 11B-404.2.6.2. OPENING FORCE SHALL BE 5 POUNDS PER 11B-404.2.9. GATES SHALL HAVE HARDWARE ALLOWING TO BE OPENED WITH OUT A KEY FORM INSIDE. HARDWARE SHALL BE INSTALLED PER 11B-404.2.7 DETAIL 12 SHEET AD-2
27. ELEVATORS SHALL COMPLY TO SEC 11B-407 AND WITH ASME A17.1 THEY SHALL BE COMBINED PASSENGER AND FREIGHT ELEVATORS
ELEVATOR OPERATION SHALL BE AUTOMATIC.
A. CLEAR FLOOR SPACE OF 30"x48" SHALL BE PROVIDE AT CALL CONTROLS. SEC 11B-407.2.1.3
28. MAIL BOX AND PACKAGE CABINETS

- CONDITIONS OF APPROVAL:
1. PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL WORK WITH PLANNING STAFF TO SELECT THE TYPE AND LOCATION OF PAVEMENT TREATMENT IN THE DRIVEWAY AREA TO THE SATISFACTION OF THE PLANNING MANAGER. DRIVEWAYS SHOULD UTILIZE PAVEMENT TREATMENTS THAT HELP MOTORIST AND PEDESTRIANS IDENTIFY THE DRIVEWAY. PCSP 2.7.4(A)(3); PAGE 93
 2. EFFECTIVE REPEATERS/RADIO EQUIPMENT SHOULD BE INSTALLED SO THAT EMERGENCY PERSONNEL CAN RECEIVE/ TRANSMIT IN PARKING STRUCTURES. PCSP 2.7.4(E)(5); PAGE 93
 3. PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL INCLUDE A DETAIL OF SURVEILLANCE CAMERAS IN PARKING STRUCTURE. CAMERAS SHOULD BE PLACED AT ENTRANCES AND EXISTS AS WELL AS INTERIOR AREAS, SUCH AS ELEVATOR WAITING AREAS AND STAIRWELLS. CAMERAS SHOULD RECORD 24 HOURS A DAY 7 DAYS A WEEK. PCSP 2.7.4(E)(5); PAGE 93.

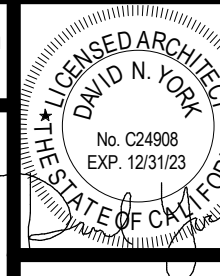
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BASEMENT /KEY NOTES

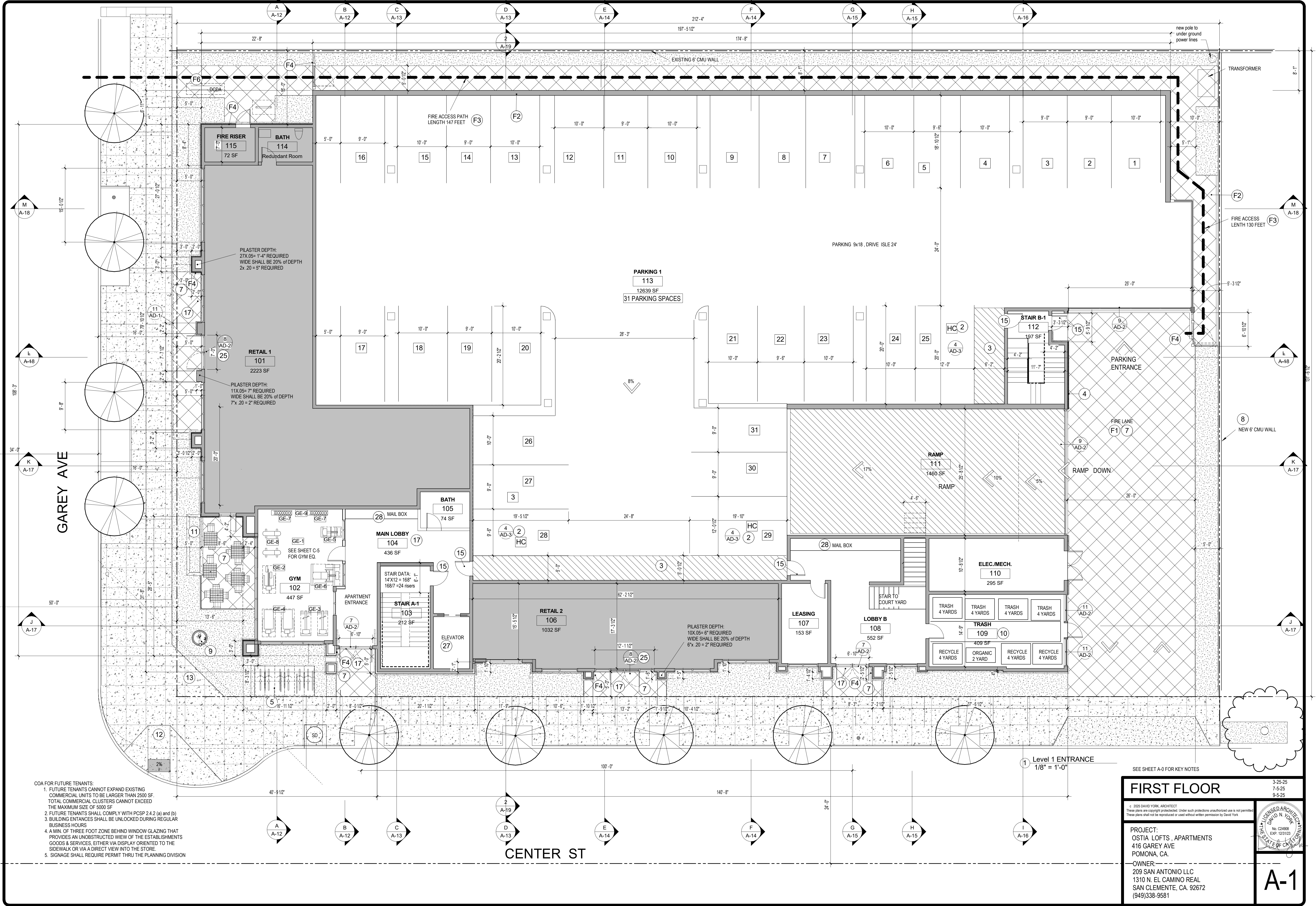
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A-0



- COA FOR FUTURE TENANTS:
1. FUTURE TENANTS CANNOT EXPAND EXISTING COMMERCIAL UNITS TO BE LARGER THAN 2500 SF. TOTAL COMMERCIAL CLUSTERS CANNOT EXCEED THE MAXIMUM SIZE OF 5000 SF.
 2. FUTURE TENANTS SHALL COMPLY WITH PCSP 2.4.2 (a) and (b).
 3. BUILDING ENTRANCES SHALL BE UNLOCKED DURING REGULAR BUSINESS HOURS.
 4. A MIN. OF THREE FOOT ZONE BEHIND WINDOW GLAZING THAT PROVIDES AN UNOBSTRUCTED VIEW OF THE ESTABLISHMENTS GOODS & SERVICES. EITHER VIA DISPLAY ORIENTED TO THE SIDEWALK OR VIA A DIRECT VIEW INTO THE STORE.
 5. SIGNAGE SHALL REQUIRE PERMIT THRU THE PLANNING DIVISION.

SEE SHEET A-0 FOR KEY NOTES

FIRST FLOOR

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7-5-25
9-5-25

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LICENSED ARCHITECT
DAVID YORK
No. C24908
Exp. 12/31/23
STATE OF CALIFORNIA

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SECOND FLOOR

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EXP. 12/31/23

STATE OF CALIFORNIA

A-2

DAVID YORK, ARCHITECT 403 CALLE CAMPANERO, SAN CLEMENTE, CA. 92673 (949) 887-8034 YORKARCH@YAHOO.COM

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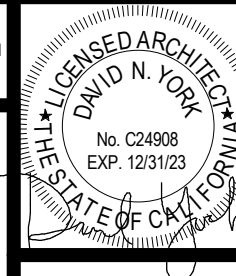
① Level 3
1/8" = 1'-0"

THIRD FLOOR

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PROJECT:
OSTIA LOFTS, APARTMENTS
416 GAREY AVE
POMONA, CA.

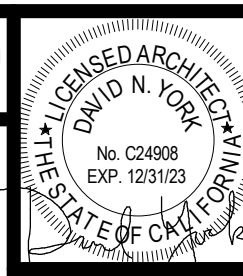
OWNER:
209 SAN ANTONIO LLC
1310 N. EL CAMINO REAL
SAN CLEMENTE, CA. 92672
(949)338-9581

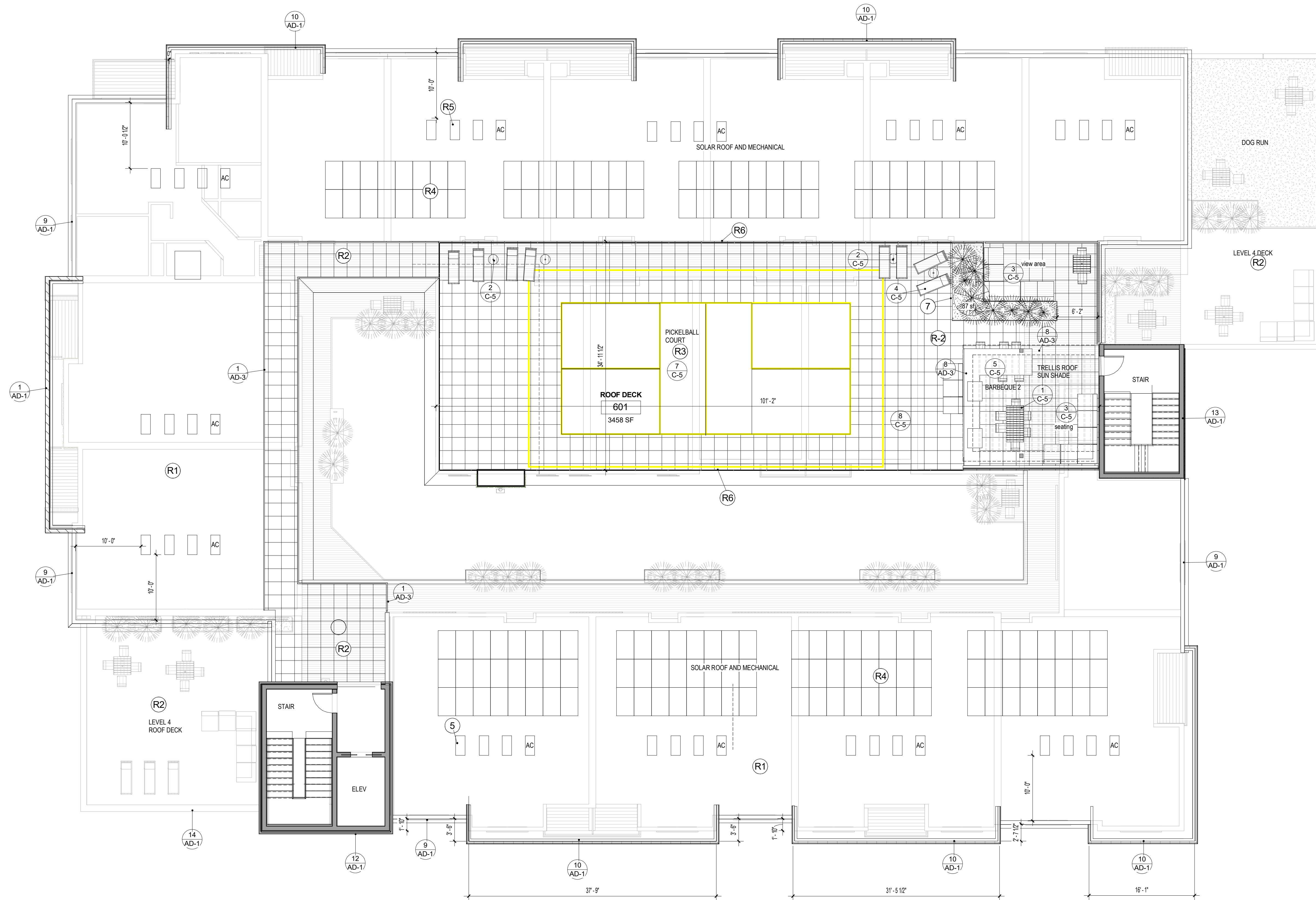


A-3



① level 4
1/8" = 1'-0"

FOURTH FLOOR		3-25-25 7-5-25
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OWNER: 209 SAN ANTONIO LLC 1310 N. EL CAMINO REAL SAN CLEMENTE, CA. 92672 (949)338-9581		
A-4		



- R1. ROOFING: TPO, GAF EVERGUARD TOP COLOR WHITE.
UL EVALUATION REPORT, UL ERI306-01
- R2. ROOF DECK: ORCO PAVERS: 24" SQ by 2-1/4" THICK SUPPORTED
PEDESTALS BY BISON "VERSADJUST PEDESTALS"
OVER TPO ROOFING.
COLOR SHALL MATCH LA HABRA "SILVERADO"
- R3. SPORTS COURT: VERSA COURT TILES OVER ORCO PAVERS.
GREEN AND LT BLUE.
- R4. SOLAR PANELS
- R5. MECHANICAL EQUIPMENT. MIN 10' FROM EDGE
- R6. COURT FENCH 6' HIGH 3" SQ TUBE STEEL POST AND
3" X 2" TUBS STEEL RAIL. POST AT 6' o.c.
PROVIDE WELDED WIRE MESH, 3" SQ PATTERN #14 WIRE.
- R7. PLANTERS: METAL WALLS 1/8" THICK, NATURAL RUST FINISH
- R8. 2X10 TUBE STEEL TRELLIS BETWEEN BEAMS. PAINTED OLD ZINC GREY.

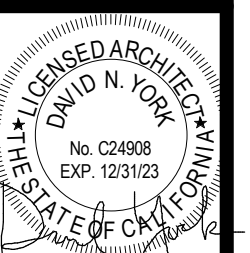
1 level 5
1/8" = 1'-0"

ROOF PLAN

3-25-25
7-5-25

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A-5



② SOUTH CENTER ST
1/8" = 1'-0"



BUILDING MASSING: SEC 2.3.5
GAREY AVE: 3L2H, AND 5L2H:
50/2 x 3 = 75', 50/2 x 5 = 125'
CENTER ST.: 2L3H, AND 5L2H
50/3 x 2 = 33' AND 50/2 x 5 = 125'

④ BUILDING MASSING GAREY AVE
1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

1. MAIN BODY PLASTER FINISH: SMOOTH FINISH
FINISH COAT: LA HABRA, COLOR: SANDSTONE X-86
STUCCO SHALL BE THREE LAYERS 7/8" PORTLAND CEMENT ON WIRE MESH
PROVIDE TWO LAYERS #15 FELT BUILDING PAPER
RATED ONE HOUR RATED PER TABLE 720.1(2) ITEM 15-1.3 CBC (707A.3 CBC)
CONFORMING TO ASTM 926 AND ASTM C 1063
2. REAR FIRST FLOOR WALL: STUCCO, SMOOTH FINISH, COLOR: SILVERADO
3. RECESS DECK WALL: STUCCO, SMOOTH FINISH COLOR TO MATCH
MS METAL COLOR OLD ZINC GREY.
4. BRICK VENEER: GLEN GERY BRICK, BADLANDS SMOOTH
ADHERED MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF
SECTION R703.7.3 AND THE REQUIREMENTS IN SECTION 12.1 AND 12.3 OF TMS 402
PROVIDE ANTI GRAFFI COATING AT FIRST FLOOR
5. MAIN WALL PANELS: MS METAL SALES: VERTICAL: PROFILE: EM15-1266
COLOR: OLD ZINC GREY. PER DETAIL 7 SHEET AD-1.
6. ACCENT WALL PANELS: METAL SALES: 26 GUANGE METAL: MIXED PROFILES:
EM15-1234, 1224, 1234. PER DETAIL 7 SHEET AD-1.
COLOR: PATINA GREEN.
7. PARAPET PANELS: MS METAL, 26 GUANGE PROVIDE EM15-1211,
COLOR MEDIUM BRONZE, DETAIL 10 SHEET AD-1.
8. RAILING: STEEL HORIZONTAL RAIL: PAINTED MEDIUM BRONZE. PER DETAIL 1 SHEET AD-3.
9. WINDOWS: MILGARD VINYL WINDOWS U-VALUE= 30 AND SHGC= 23
COLOR: BRONZE PER DETAIL 4 SHEET AD-2.
10. DOORS/WINDOWS FIRST FLOOR: ARCADIA C3100 SERIES ALUMINUM BRONZE ANODIZED
U-VALUE = 30 AND SHGC = 23 PER DETAIL 12 AND 3 SHEET AD-2
TEMPERED GLASS OR BE TESTED TO NFPA 257 CBC 708A.2.1
11. WAINSCOT: CAST CONCRETE: COLOR LA HABRA COLOR SILVERADO, X-820
12. TRASH ROLL UP DOORS 7'x 8': DBCI 2500 SERIES 5/8" RIBBED CORRUGATION
COLOR: MEDIUM BRONZE.
13. EXTERIOR SOLID PANEL DOORS: PER DETAIL 11 SHEET AD-2
14. DECK DOORS: ARCADIA ALUMINUM DOORS PER DETAIL 4 SHEET AD-2
15. ROOFING: TPO, GAF EVERGUARD TOP COLOR WHITE.
UL EVALUATION REPORT, UL ER1306-01
16. LIGHTING FIXTURE SEE SHEET E-1 AND E-2, COLOR BLACK
17. BUILDING SIGNS TO BE PER SEPARATE PERMIT
18. DOOR AWNING: MS METAL, 26 GUANGE PROVIDE EM15-1211,
COLOR MEDIUM BRONZE, DETAIL 10 SHEET AD-1

ELEVATIONS

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3-25-25
7-5-25
No. C24908
EXP. 12/31/23
DAVID YORK, ARCHITECT
REGISTERED ARCHITECT
STATE OF CALIFORNIA
A-8



② NORTH PL
1/8" = 1'-0"

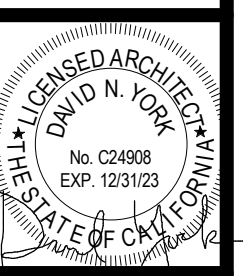
① EAST PL
1/8" = 1'-0"

ELEVATIONS

3-25-25

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A-9

level 6
61' - 0"



① COURT NORTH
1/8" = 1'-0"

level 6
61' - 0"



② COURT SOUTH
1/8" = 1'-0"

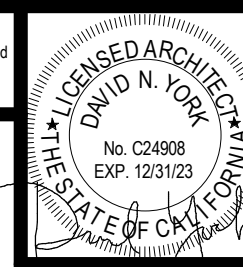
SEE PAGE A-8 FOR KEY NOTES 1-19

- 20. TRELLIS PLANTER ATTACHED TO WALL. FRAME 2-1/2"x1-1/2" TUBE STEEL WITH WELDED WIRE 2"x2", 14 GAUGE. COLOR: MEDIUM BRONZE.
- 21. BALCONY PLANTERS: 18" STEEL PANEL PER DETAIL 3 SHEET AD-3
- 22. ACOUSTICAL PANELS: COLOR TO BE DETERMINED.
- 23. UNIT DOOR: METAL 18 GAUGE METAL DOOR 36"x96" PAINTED PATINA GREEN.
- 24. FASCIA: RADIUS WITH REFLECTIVE COATING
- 25. INTERIOR RAILING WITH WOOD RAILS PER DETAIL 2 SHEET AD-3.
- 26. HORIZONTAL PANELS: MS METAL SALES: VERTICAL ; PROFILE: EM15-1266 COLOR: WHITE. PER DETAIL 7 SHEET AD-1.

ELEV. COURT YARD

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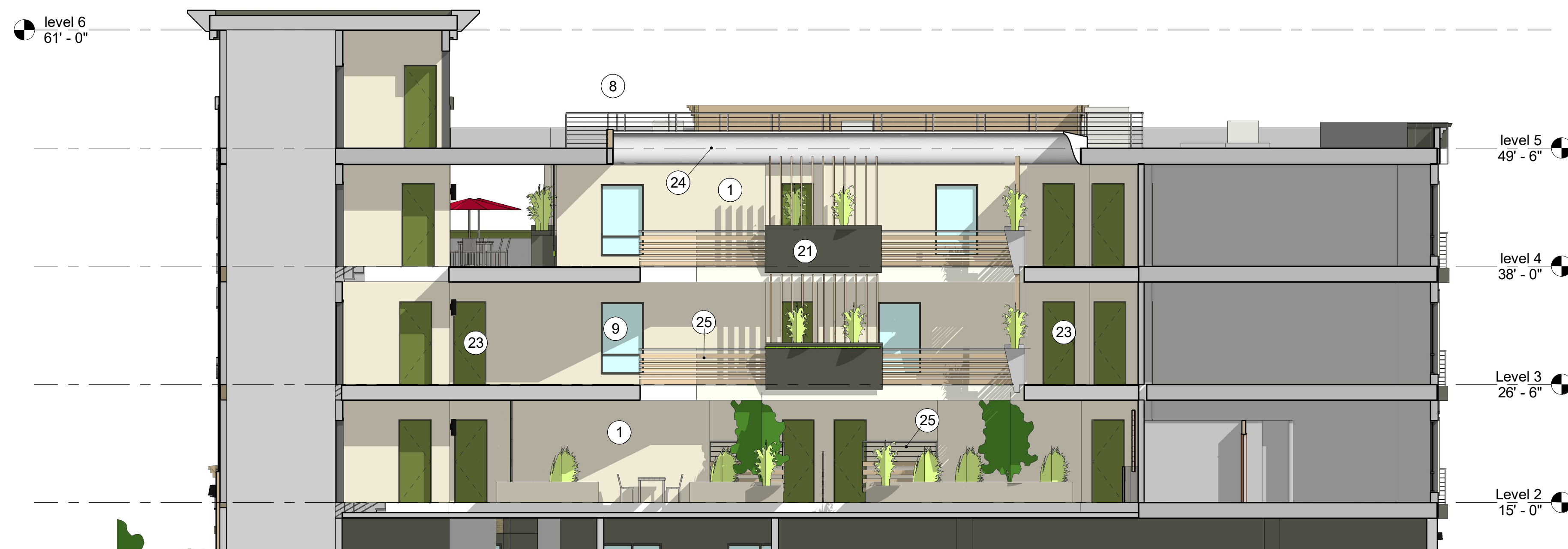
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A-10



① COURT EAST
1/8" = 1'-0"

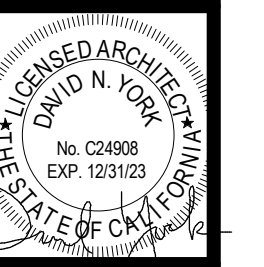


② COURT WEST
1/8" = 1'-0"

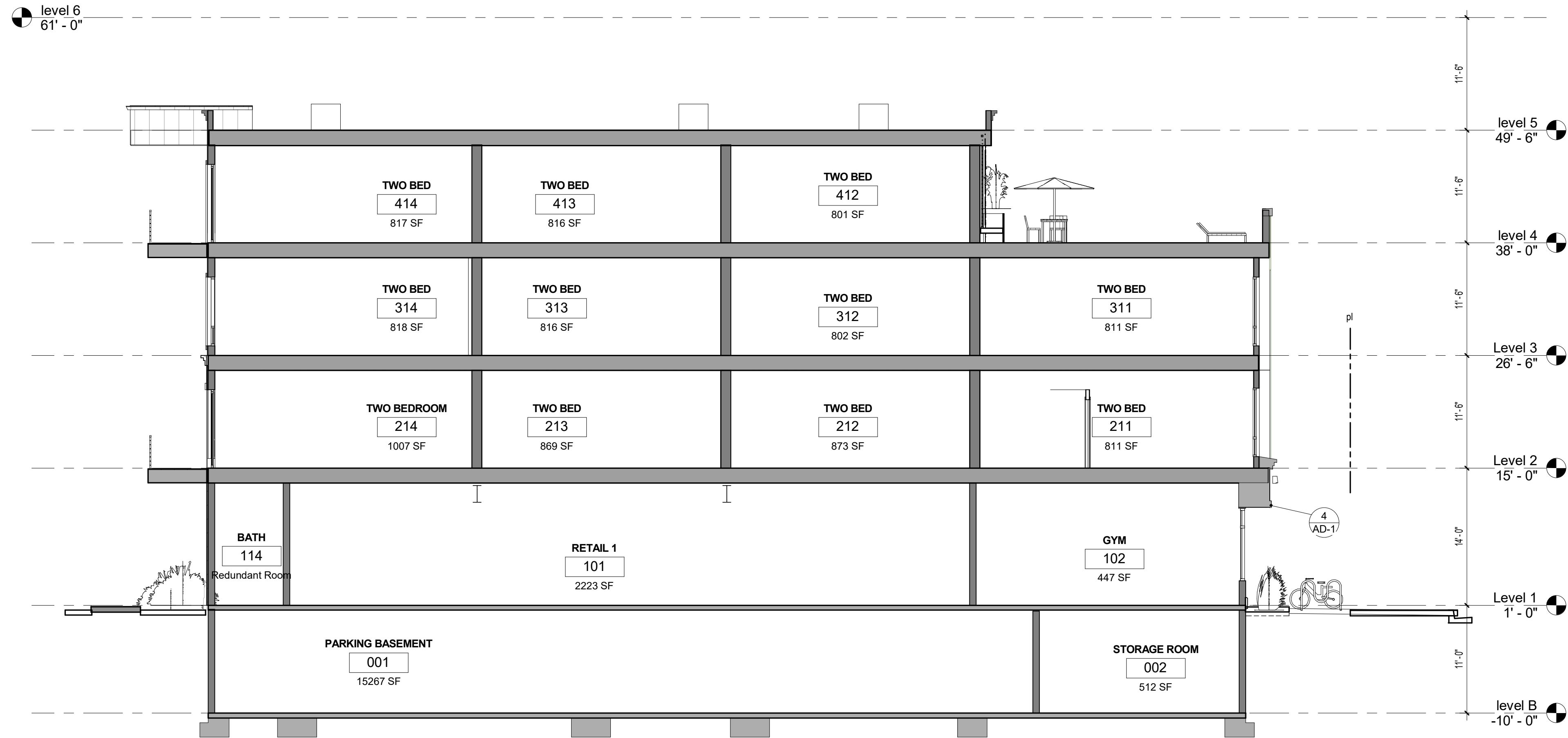
ELEVATIONS COURT

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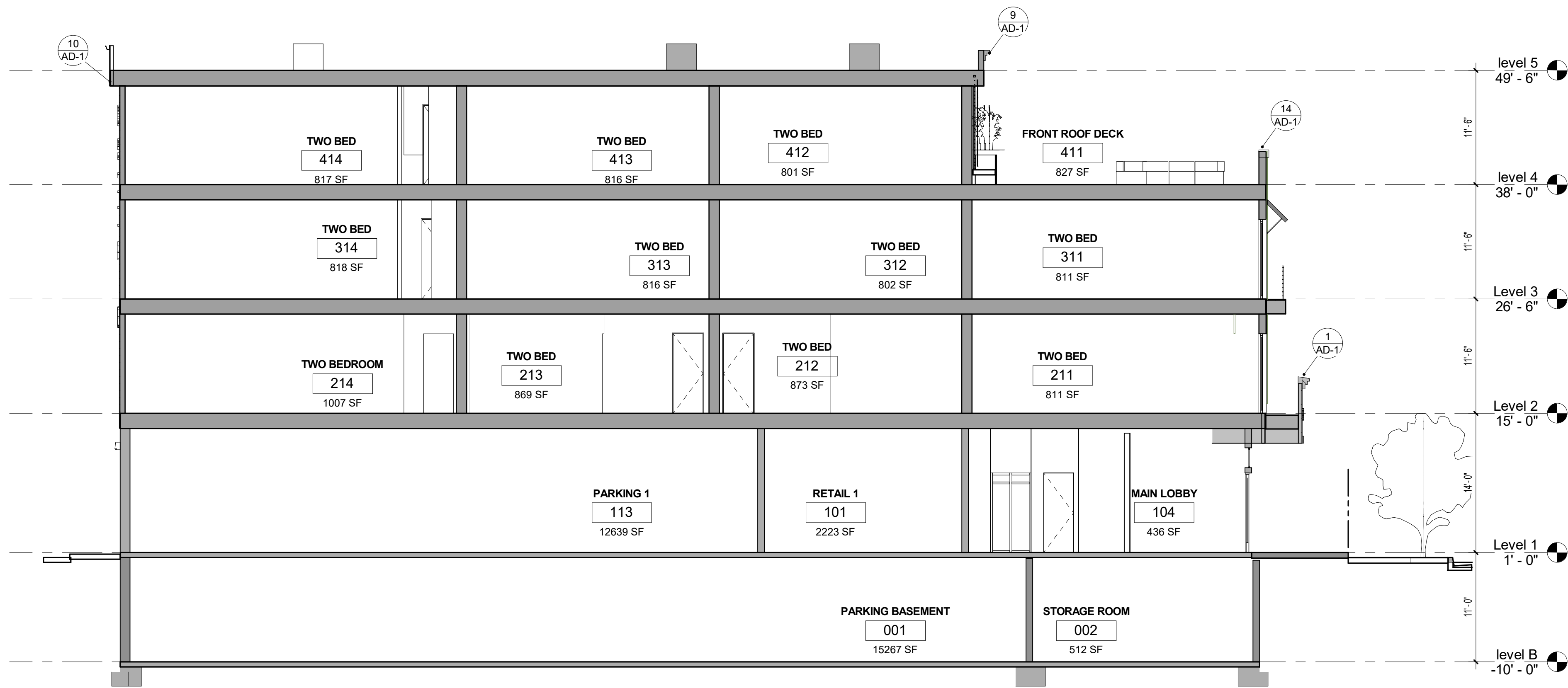
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A-11



Section A
1/8" = 1'-0"

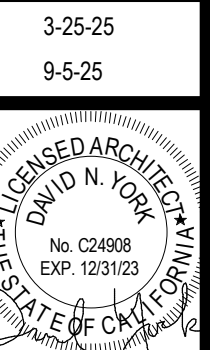


Section B
1/8" = 1'-0"

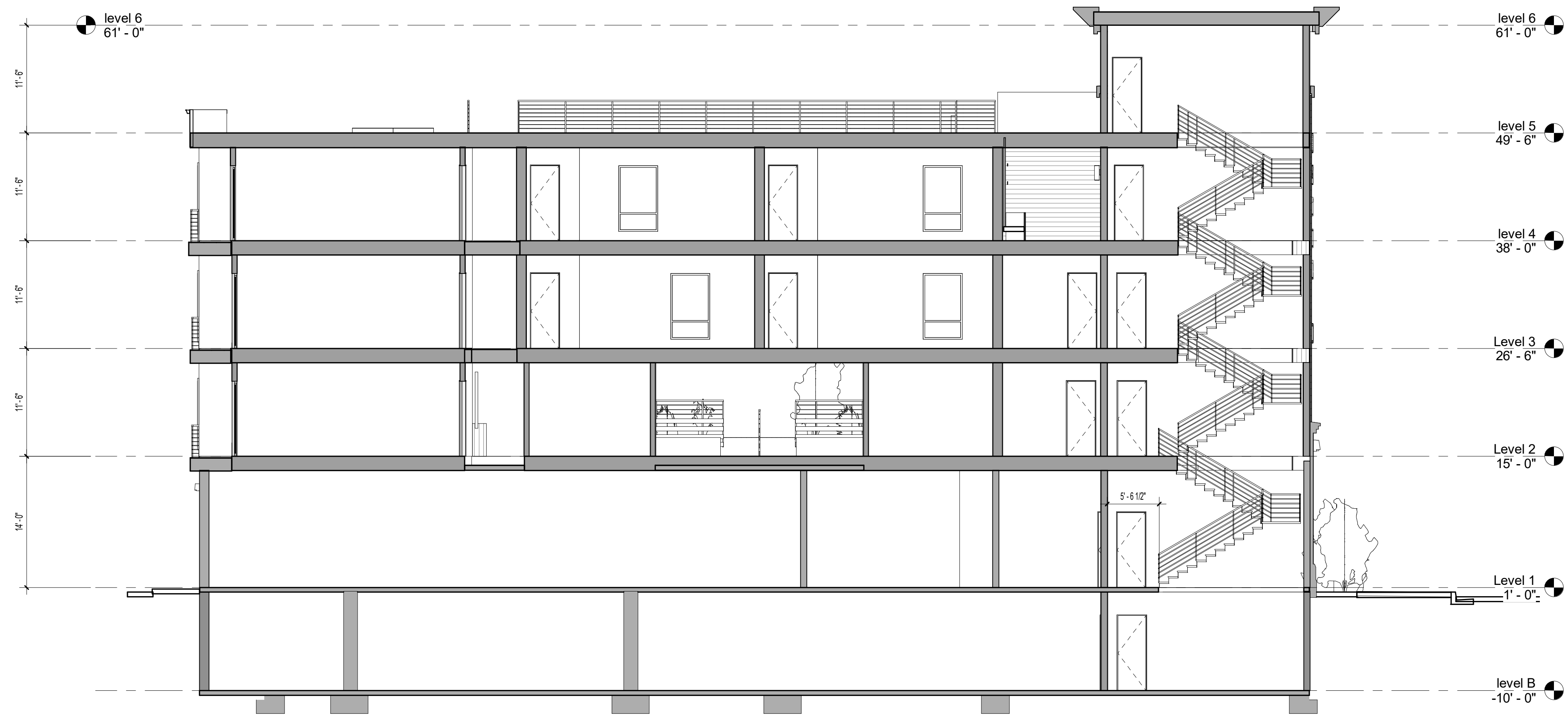
SECTIONS

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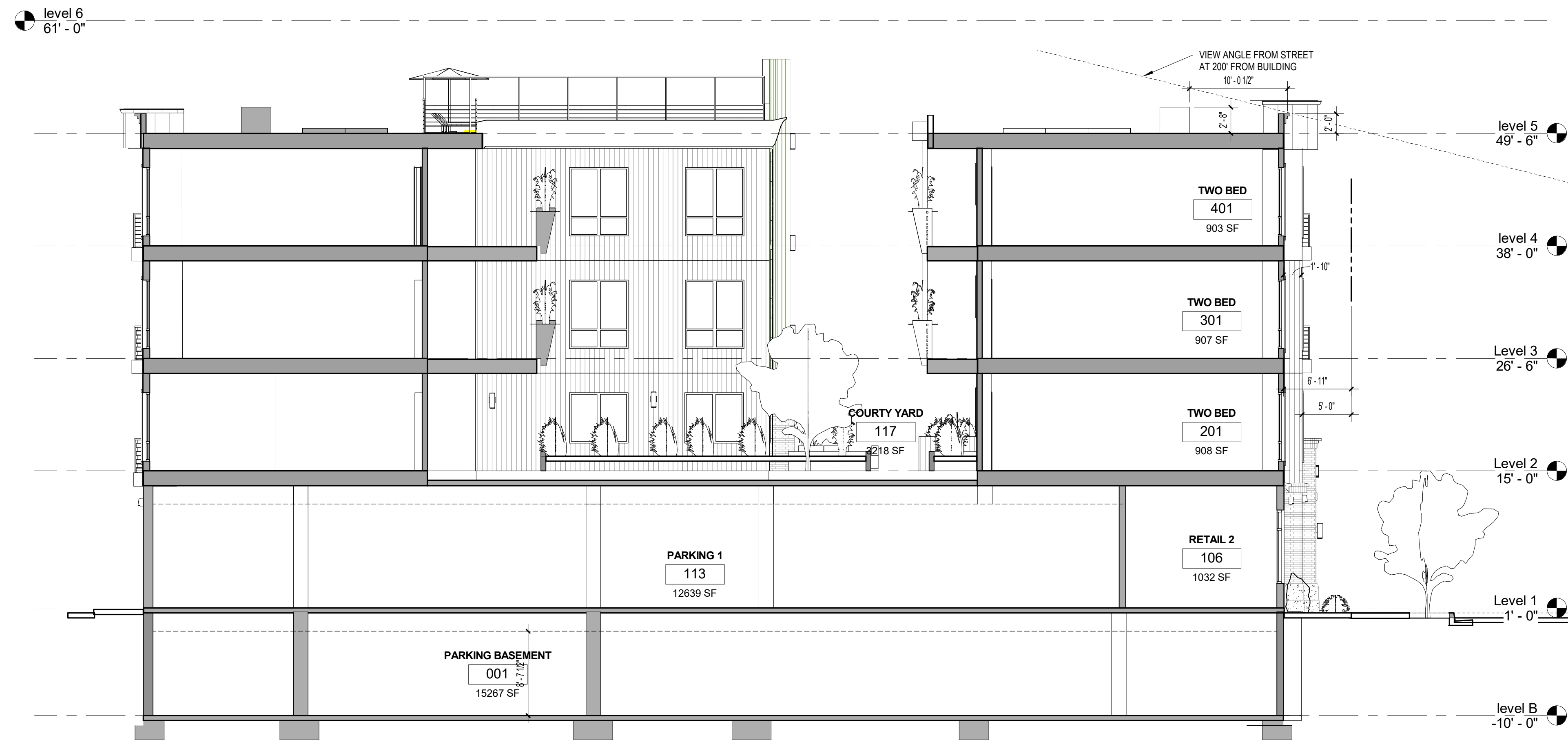
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A-12



Section C
1/8" = 1'-0"

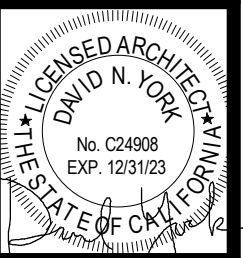


Section D
1/8" = 1'-0"

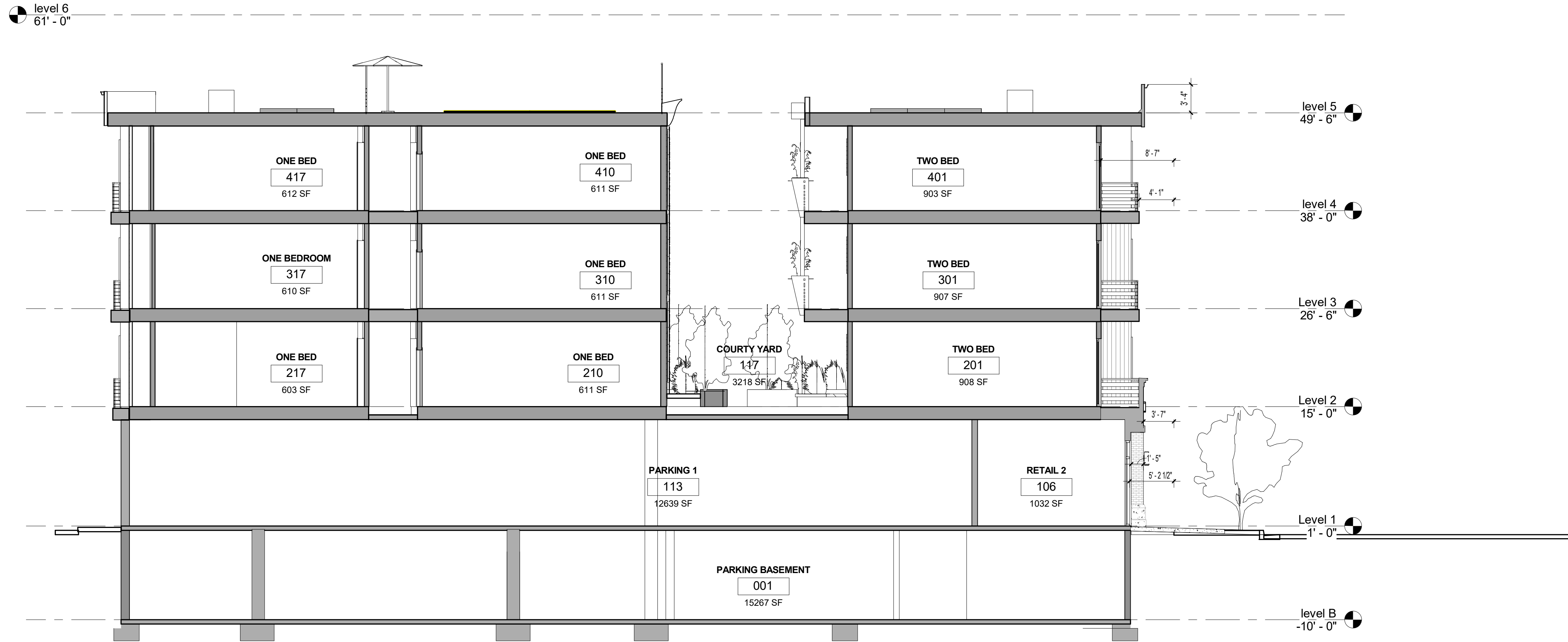
SECTIONS

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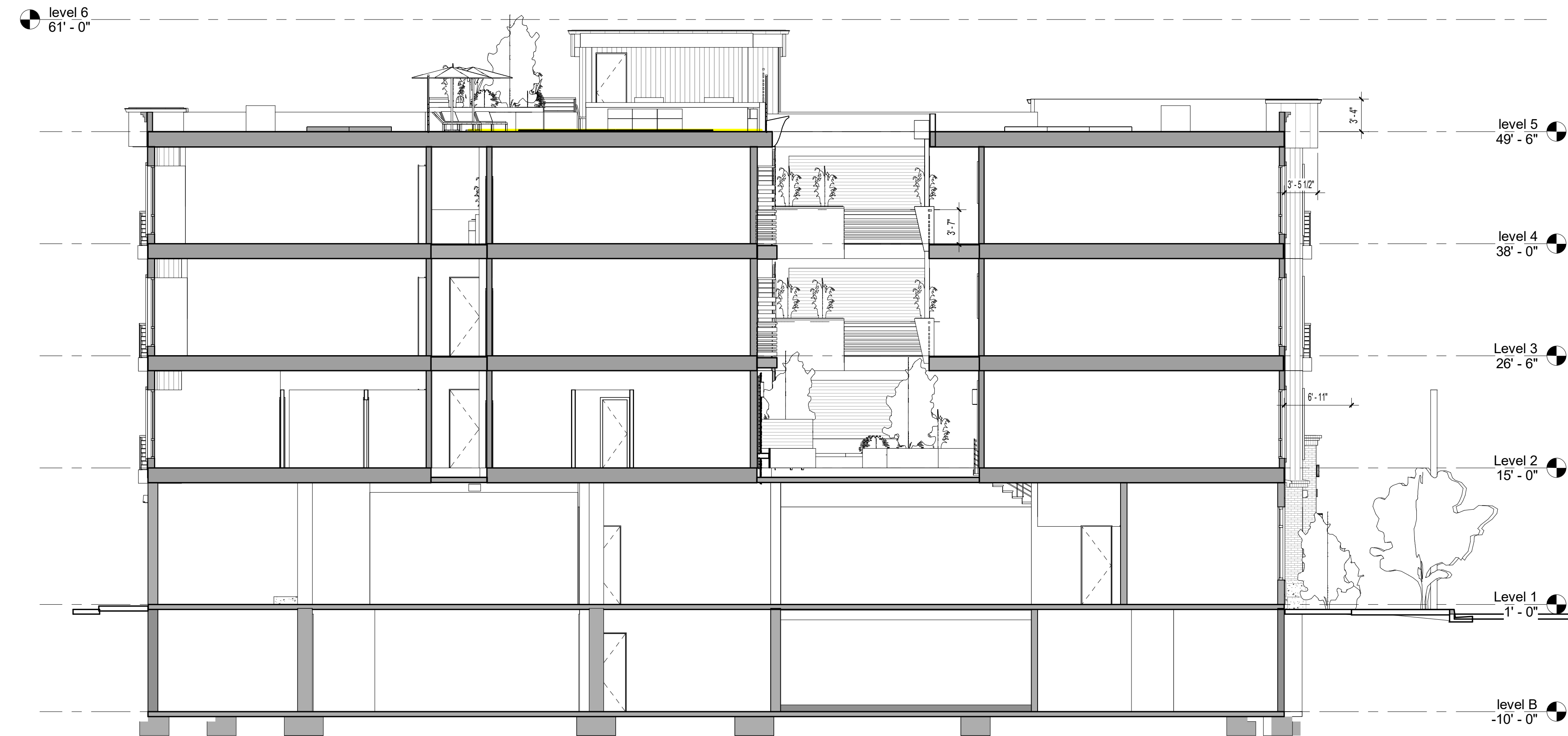
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A-13



E Section E
1/8" = 1'-0"

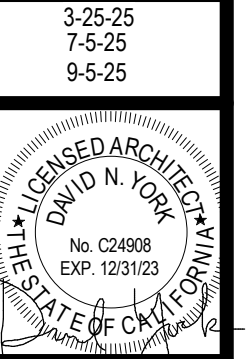


F Section F
1/8" = 1'-0"

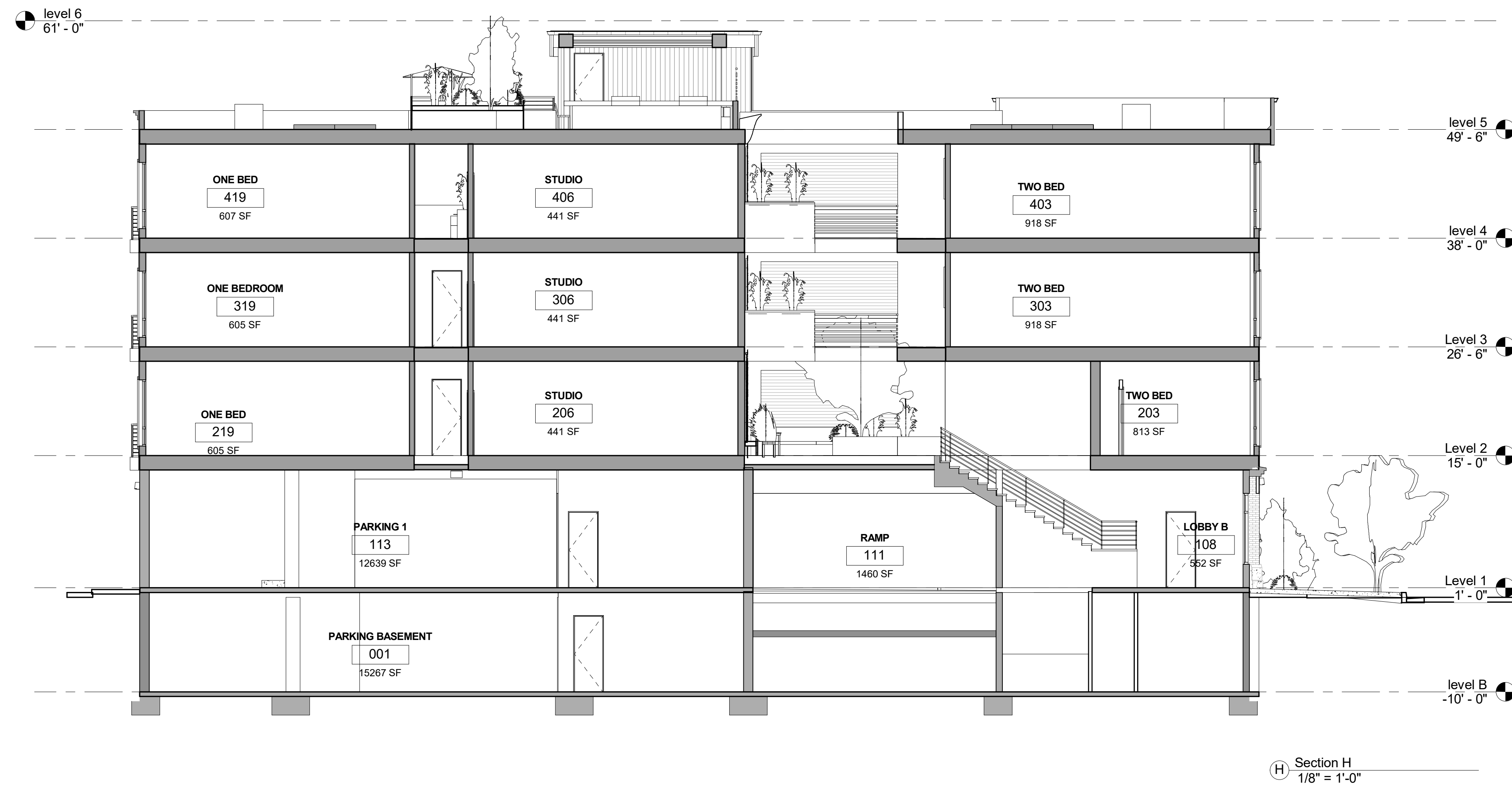
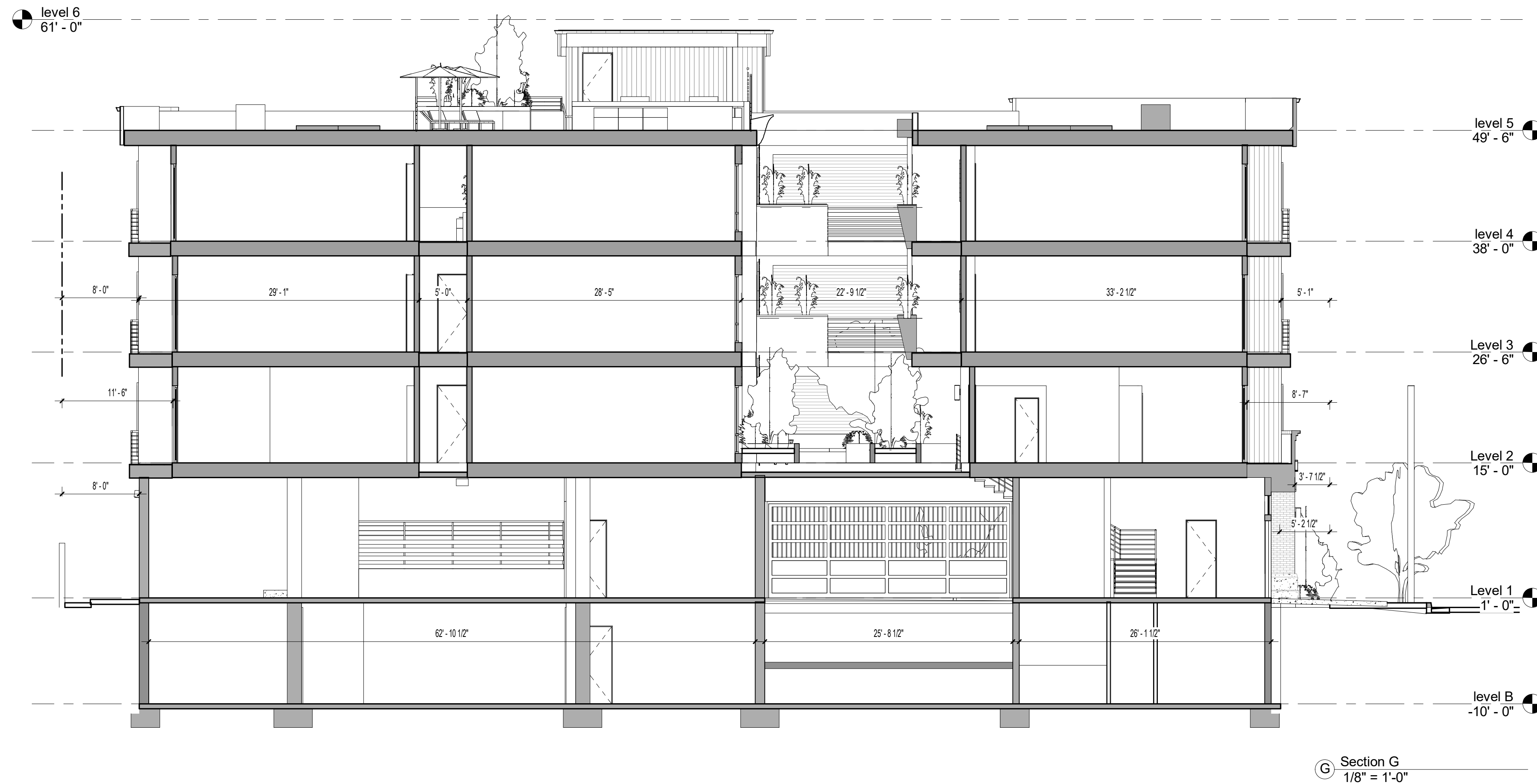
SECTION

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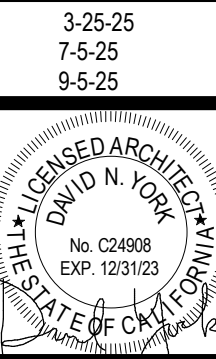
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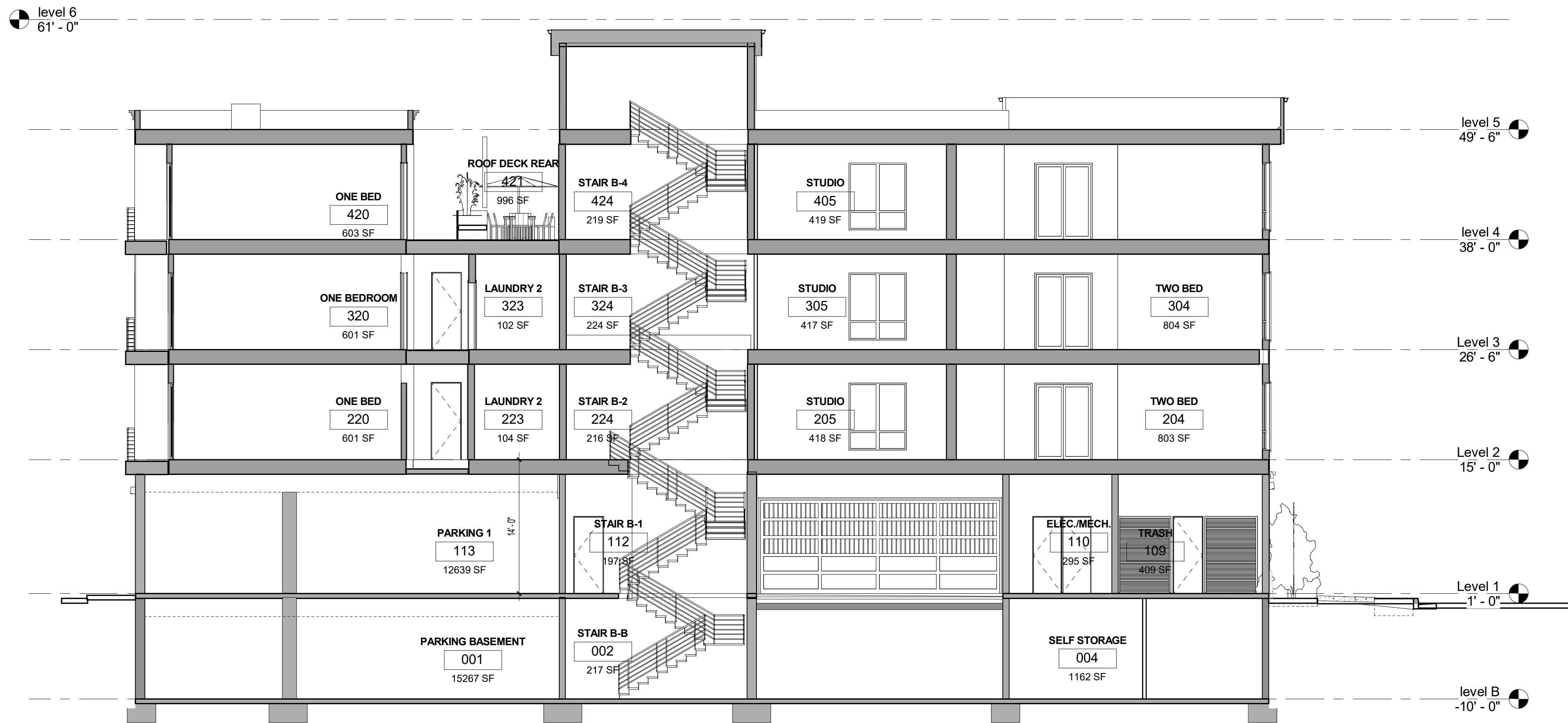
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A-15



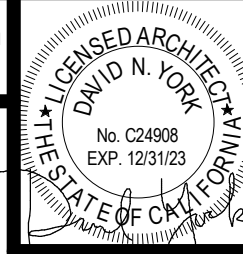
1 Section I
1/8" = 1'-0"

SECTION

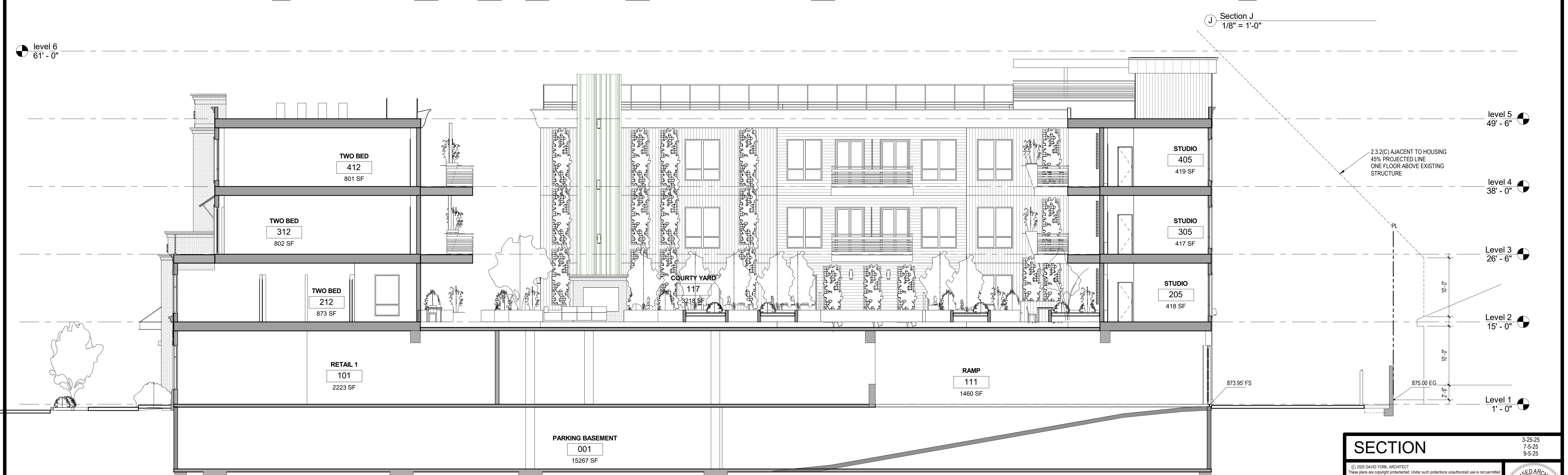
3-25-25
7-5-25
9-5-25

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A-16



SECTION

3-25-25
7-5-25
9-5-25

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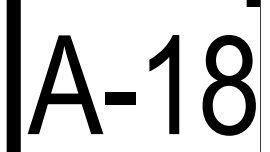
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No. C24908
EXP. 12/31/23
STATE OF CALIFORNIA
LICENSED ARCHITECT

A-17

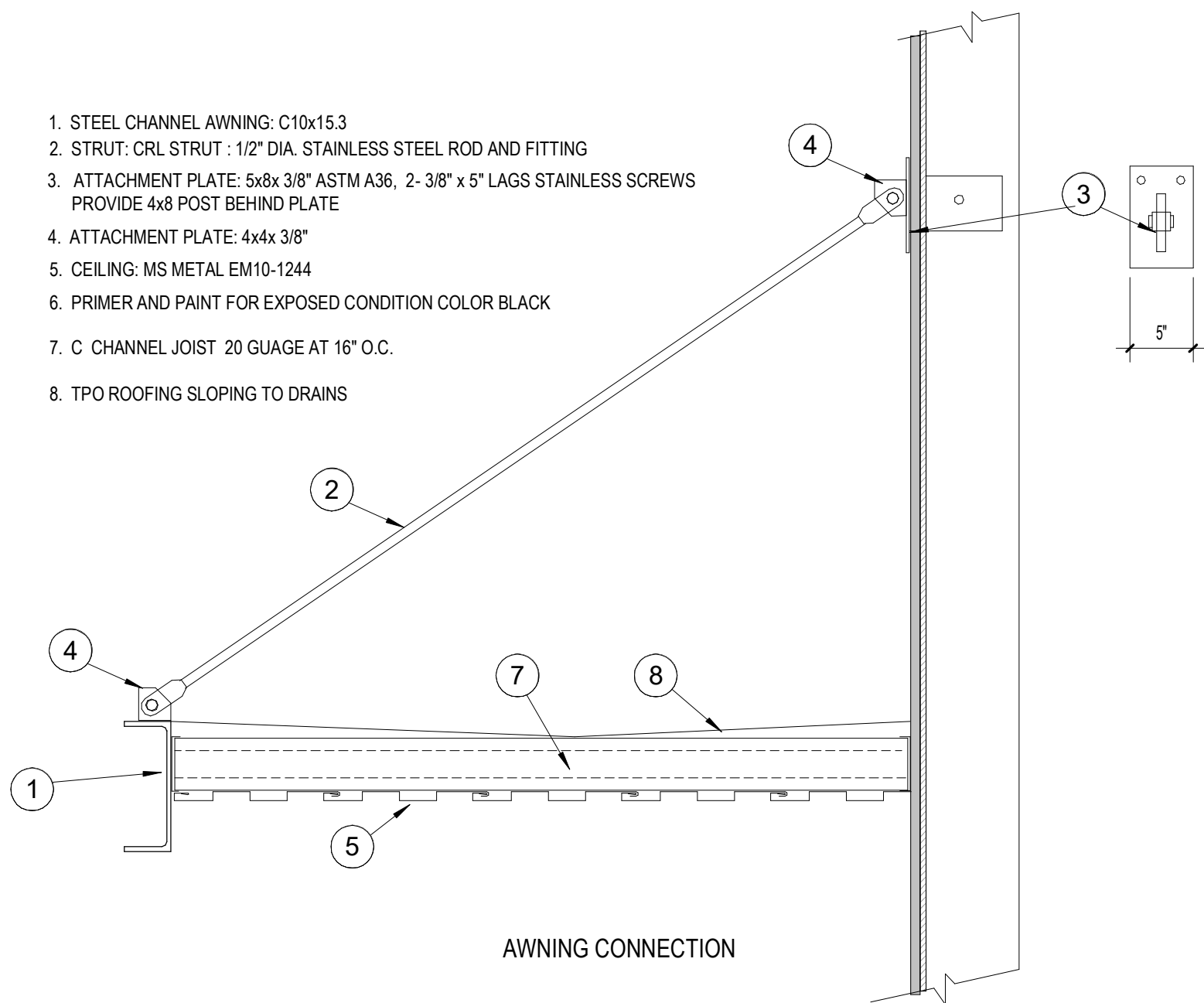
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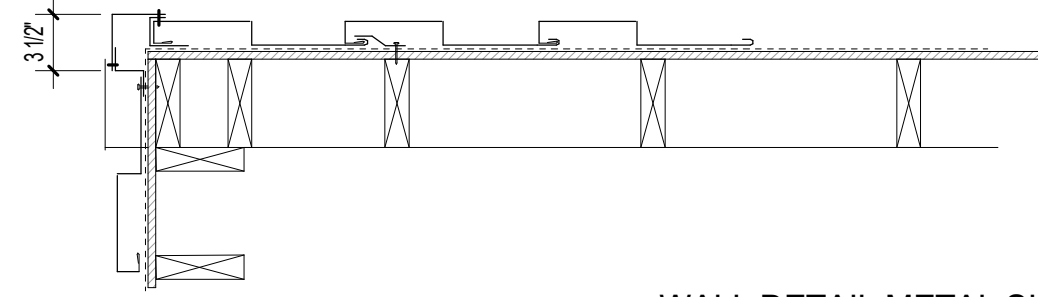
1. STEEL CHANNEL AWNING: C10x15.3
2. STRUT: CRL STRUT : 1/2" DIA. STAINLESS STEEL ROD AND FITTING
3. ATTACHMENT PLATE: 5x8x 3/8" ASTM A36, 2- 3/8" x 5" LAGS STAINLESS SCREWS PROVIDE 4x8 POST BEHIND PLATE
4. ATTACHMENT PLATE: 4x4x 3/8"
5. CEILING: MS METAL EM10-1244
6. PRIMER AND PAINT FOR EXPOSED CONDITION COLOR BLACK
7. C CHANNEL JOIST 20 GAUGE AT 16" O.C.
8. TPO ROOFING SLOPING TO DRAINS



AWNING CONNECTION

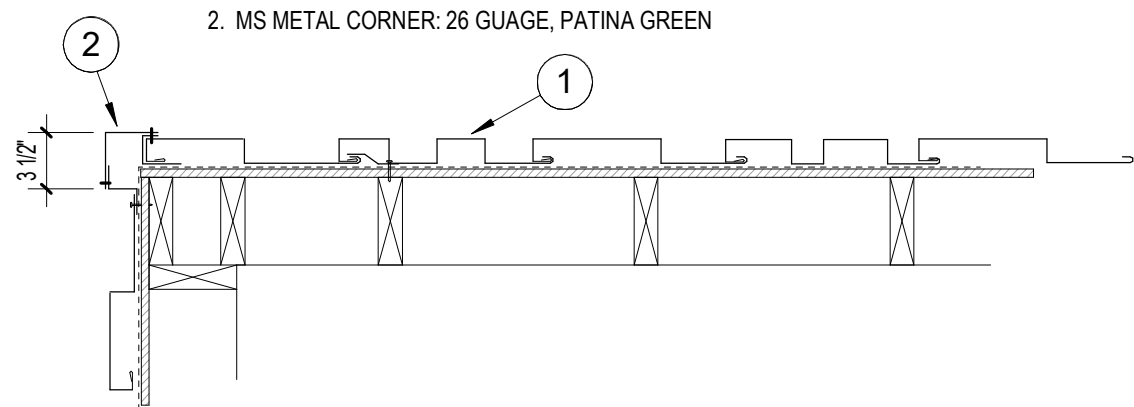
11 METAL AWNING1
1" = 1'-0"

1. MS METAL SIDING: EM15-1200 SERIES 26 GAUGE, OLD ZINC GREY
PANEL PROFILES: EM15-1266
2. MS METAL CORNER: 3.5" X 3.5" 26 GAUGE, OLD ZINC GREY

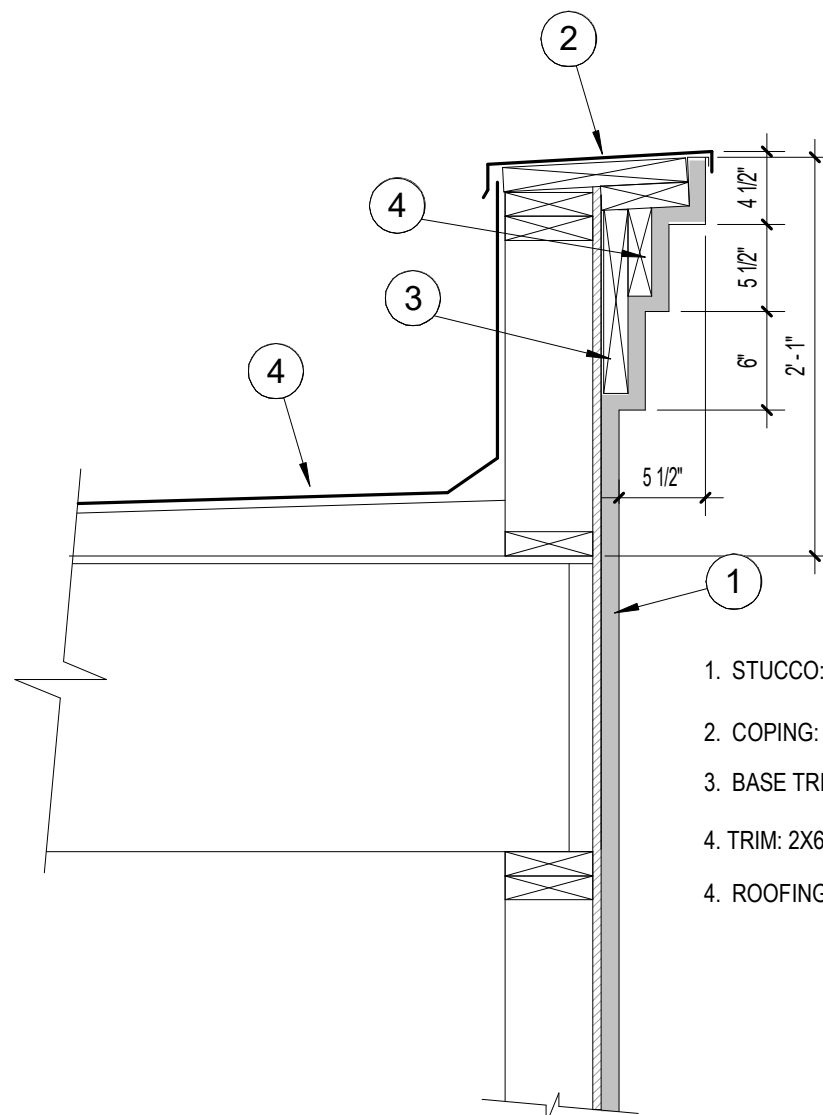


7 WALL DETAIL METAL SIDING
1" = 1'-0"

1. MS METAL SIDING: 26 GAUGE, PATINA GREEN EM15-12 SERIES.
ALTERNATE PANEL PROFILES: EM15-1266, EM15-126, EM15-1284, EM15-1224,
2. MS METAL CORNER: 26 GAUGE, PATINA GREEN



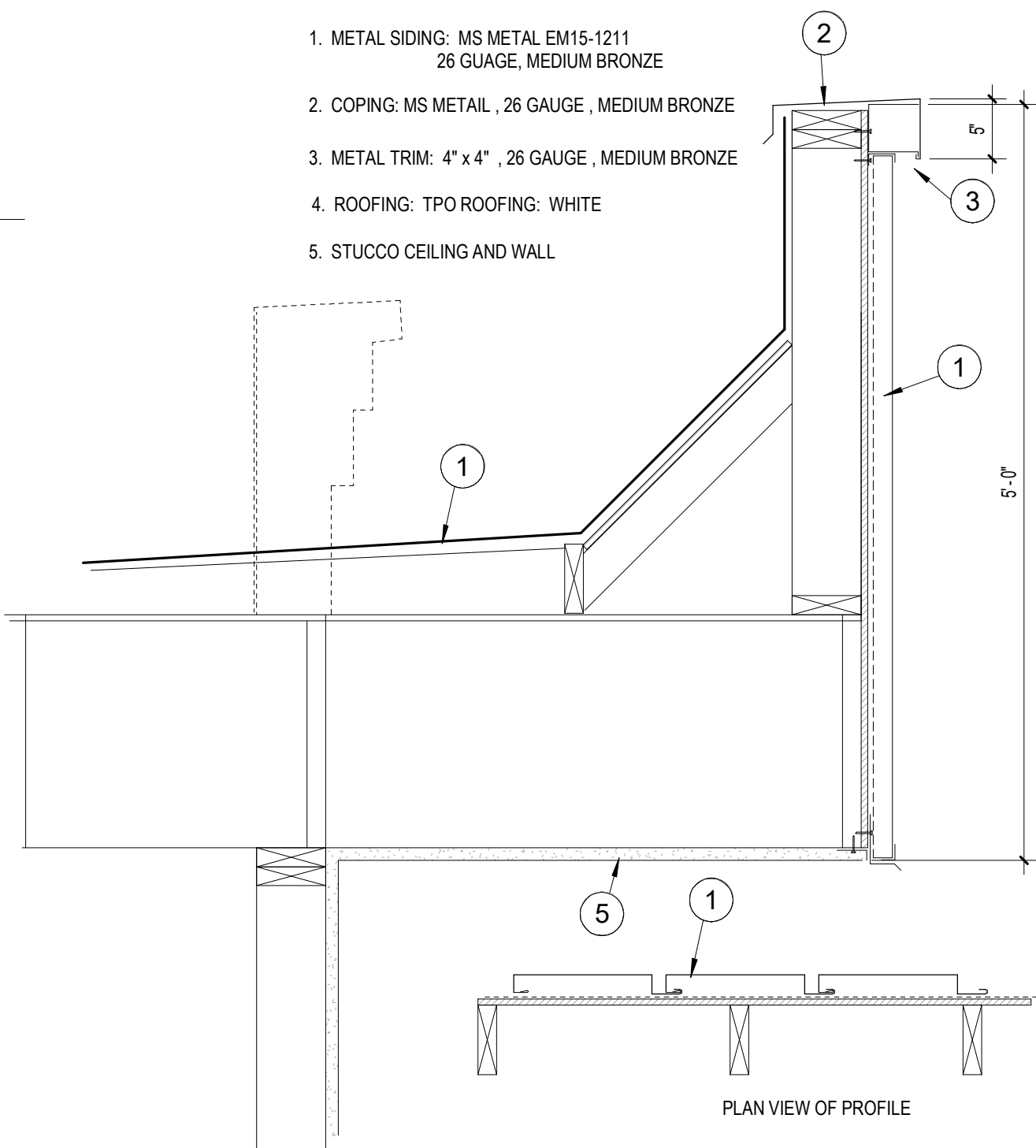
8 WALL DETAIL METAL SIDING ACCENT
WALL
1" = 1'-0"



9 WALL DETAIL STUCCO CORNICE
1" = 1'-0"

1. STUCCO: SMOOTH FINISH 7/8" THICK
2. COPING: MS METAL , 26 GAUGE
3. BASE TRIM: 2X12
4. TRIM: 2X6
4. ROOFING: TPO ROOFING: WHITE

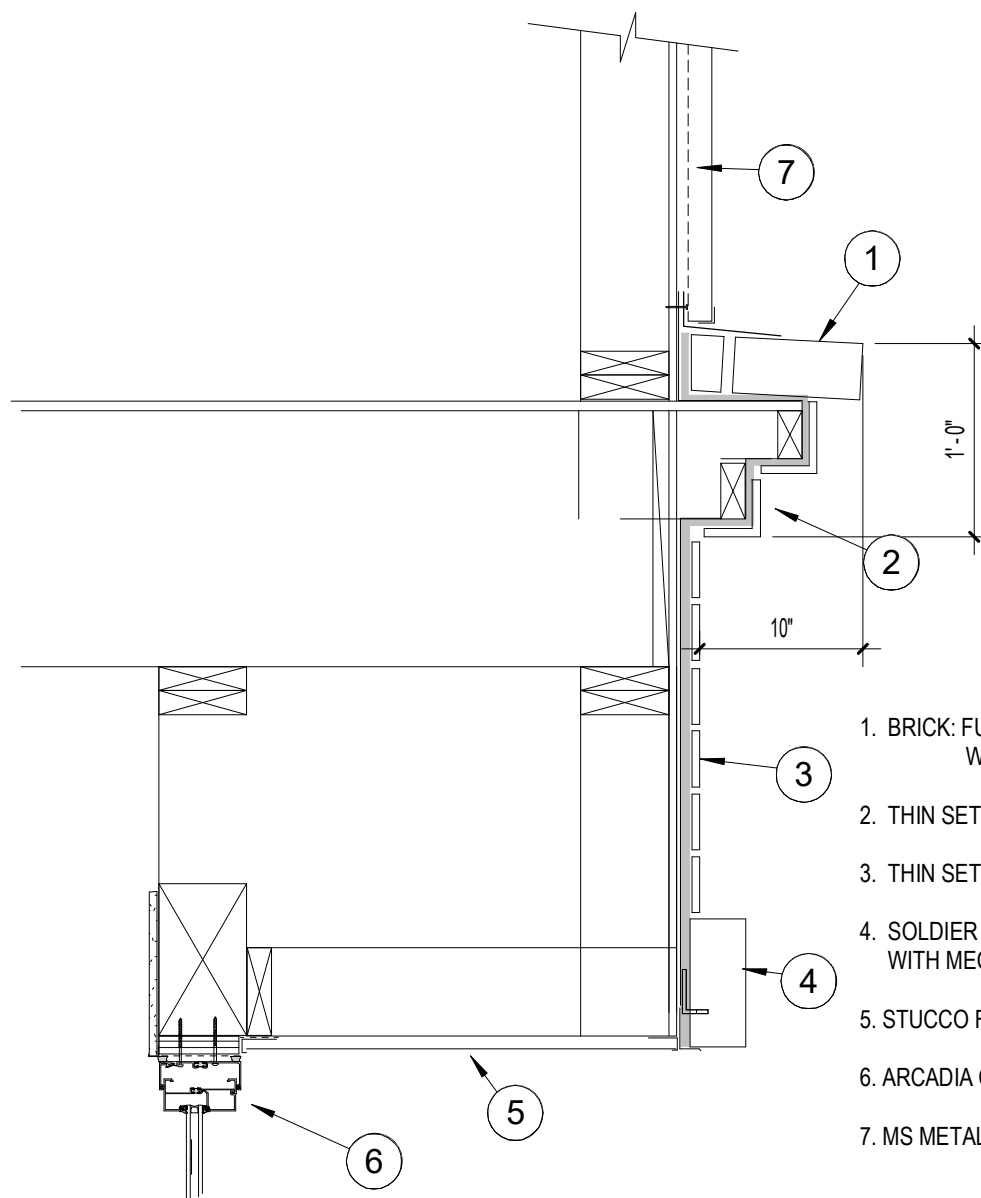
1. METAL SIDING: MS METAL EM15-1211
26 GAUGE, MEDIUM BRONZE
2. COPING: MS METAL , 26 GAUGE , MEDIUM BRONZE
3. METAL TRIM: 4" x 4" , 26 GAUGE , MEDIUM BRONZE
4. ROOFING: TPO ROOFING: WHITE
5. STUCCO CEILING AND WALL



10 WALL DETAIL METAL PARAPET
1" = 1'-0"

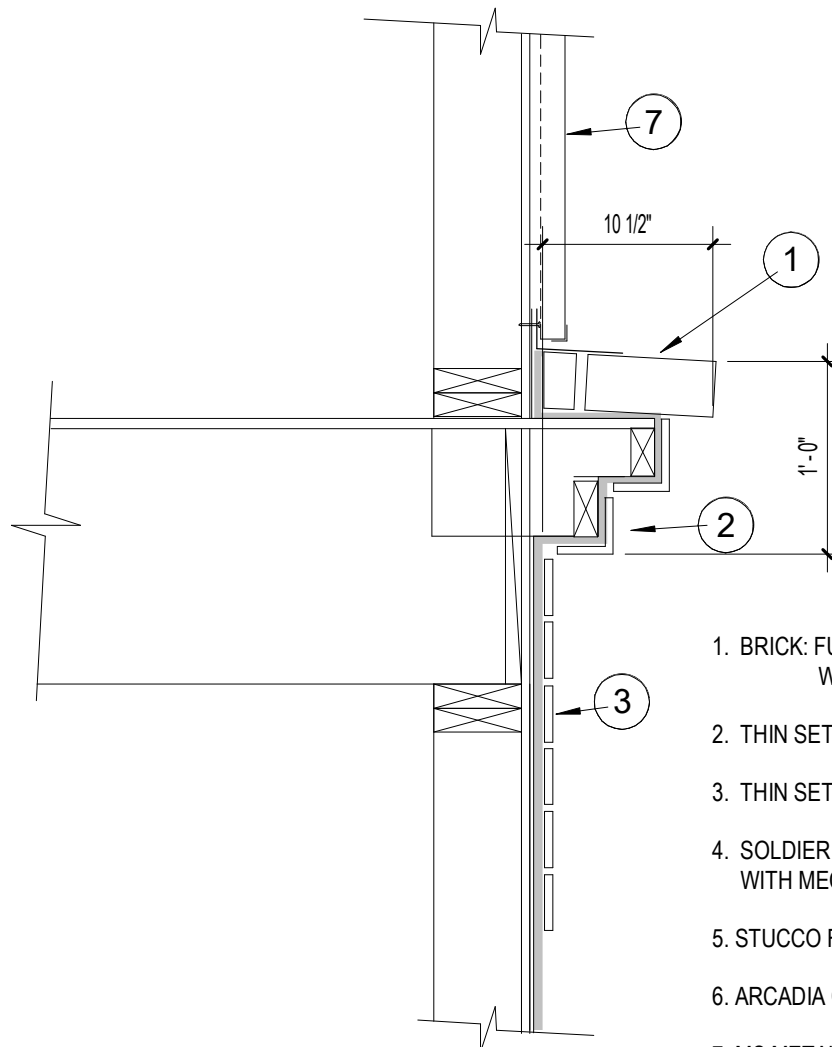
PLAN VIEW OF PROFILE

1. BRICK: FULL SIZE BRICK CAP WITH METAL ANCHOR
2. THIN SET BRICK CORNER ON SCRATCH COAT
3. THIN SET BRICK ON SCRATCH COAT
4. SOLDIER COURSE HEADER: FULL SIZE BRICK WITH MECHANICAL ANCHOR.
5. STUCCO FINISH CEILING
6. ARCADIA C3100 SERIES STORE FRONT
7. MS METAL SIDING EM15-1200 SERIES



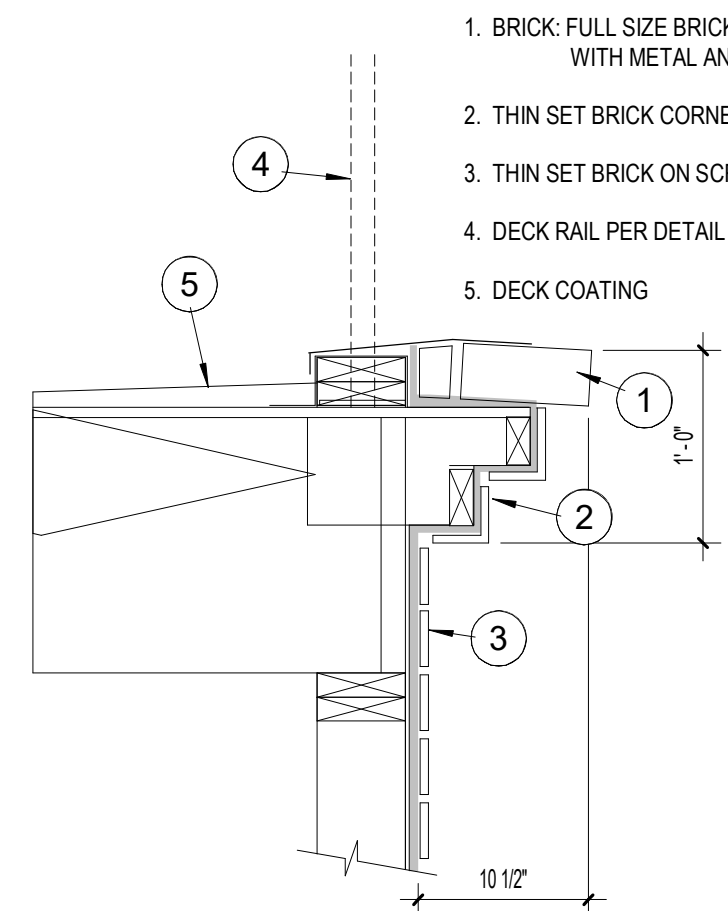
4 WALL DETAIL BRICK CORNICE ONE
STORY BRICK CORNICE AND HEADER
1" = 1'-0"

1. BRICK: FULL SIZE BRICK CAP WITH METAL ANCHOR
2. THIN SET BRICK CORNER ON SCRATCH COAT
3. THIN SET BRICK ON SCRATCH COAT
4. SOLDIER COURSE HEADER: FULL SIZE BRICK WITH MECHANICAL ANCHOR.
5. STUCCO FINISH CEILING
6. ARCADIA C3100 SERIES STORE FRONT
7. MS METAL SIDING EM15-1200 SERIES



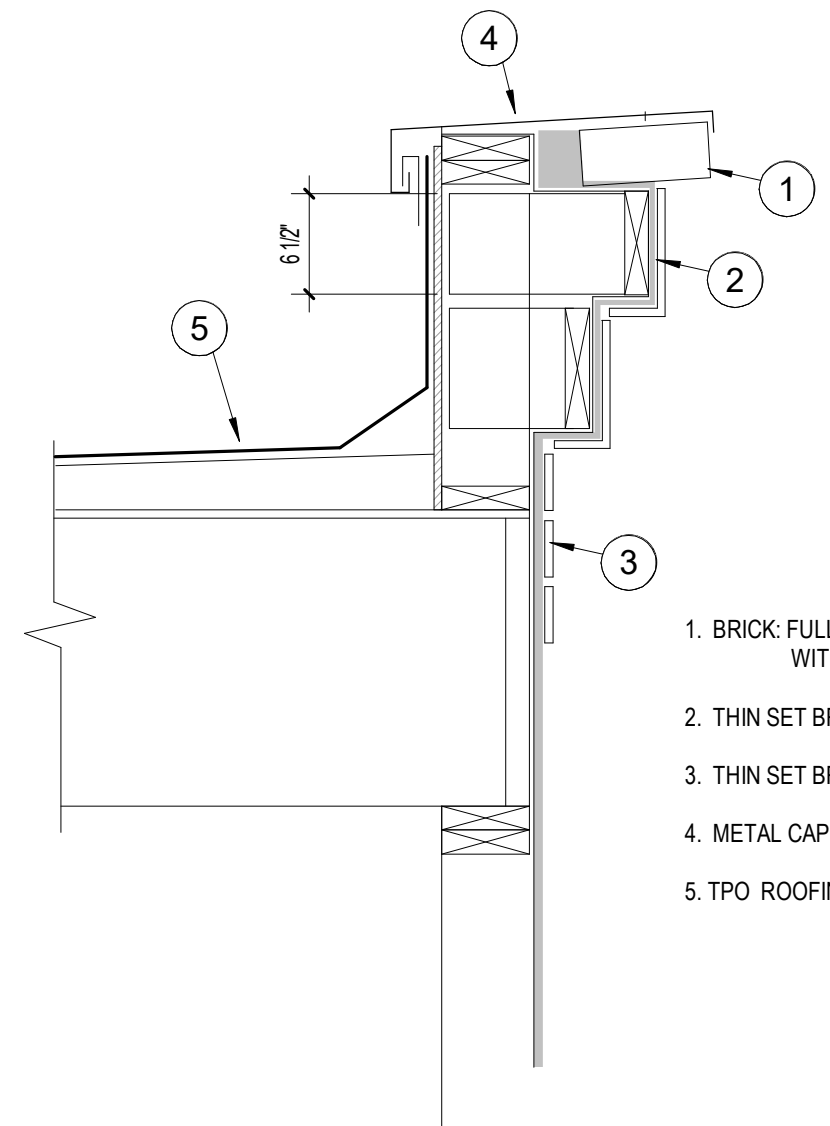
5 WALL DETAIL BRICK CORNICE ONE
STORY BRICK TO SIDING
1" = 1'-0"

1. BRICK: FULL SIZE BRICK CAP WITH METAL ANCHOR
2. THIN SET BRICK CORNER ON SCRATCH COAT
3. THIN SET BRICK ON SCRATCH COAT
4. DECK RAIL PER DETAIL
5. DECK COATING



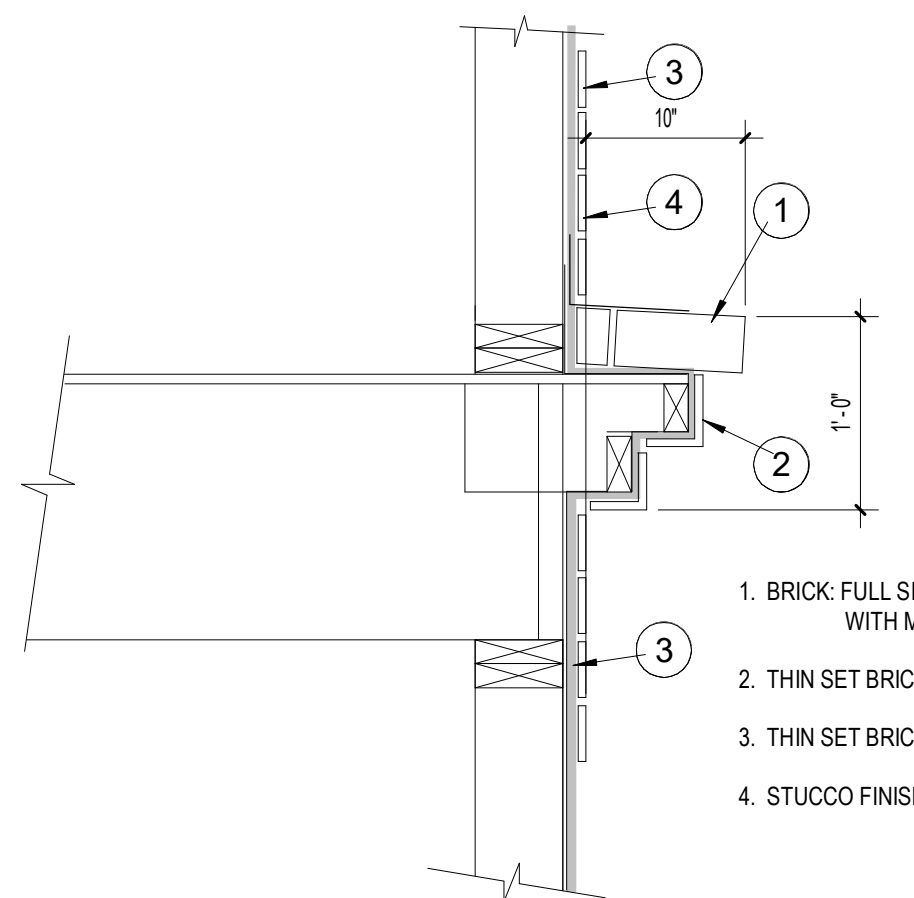
6 WALL DETAIL BRICK DECK
1" = 1'-0"

1. BRICK: FULL SIZE BRICK CAP WITH METAL ANCHOR
2. THIN SET BRICK CORNER ON SCRATCH COAT
3. THIN SET BRICK ON SCRATCH COAT
4. METAL CAP COPING 24 GAUGE METAL
5. TPO ROOFING: WHITE



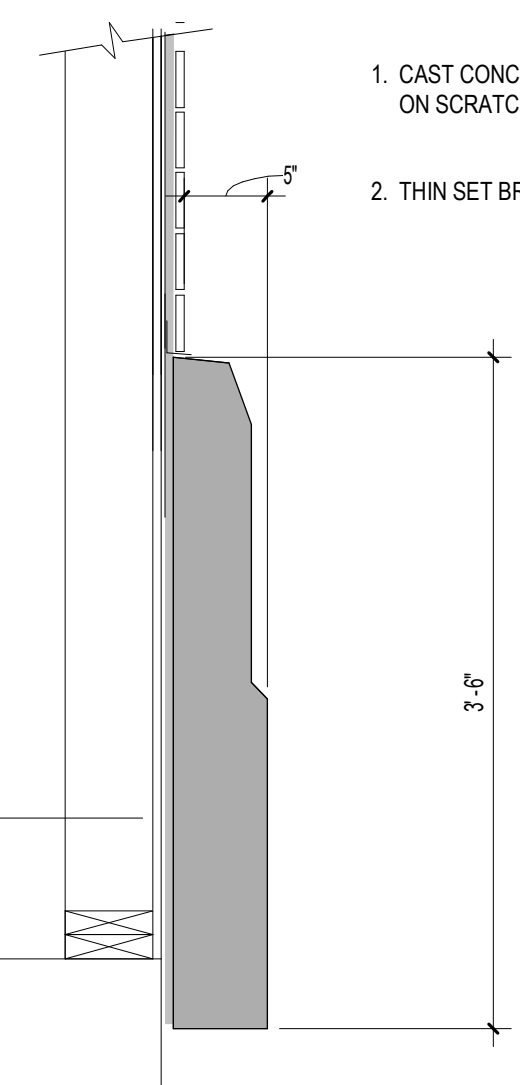
1 WALL DETAIL BRICK CORNICE
1" = 1'-0"

1. BRICK: FULL SIZE BRICK CAP WITH METAL ANCHOR
2. THIN SET BRICK CORNER ON SCRATCH COAT
3. THIN SET BRICK ON SCRATCH COAT
4. STUCCO FINISH WHERE OCCURS



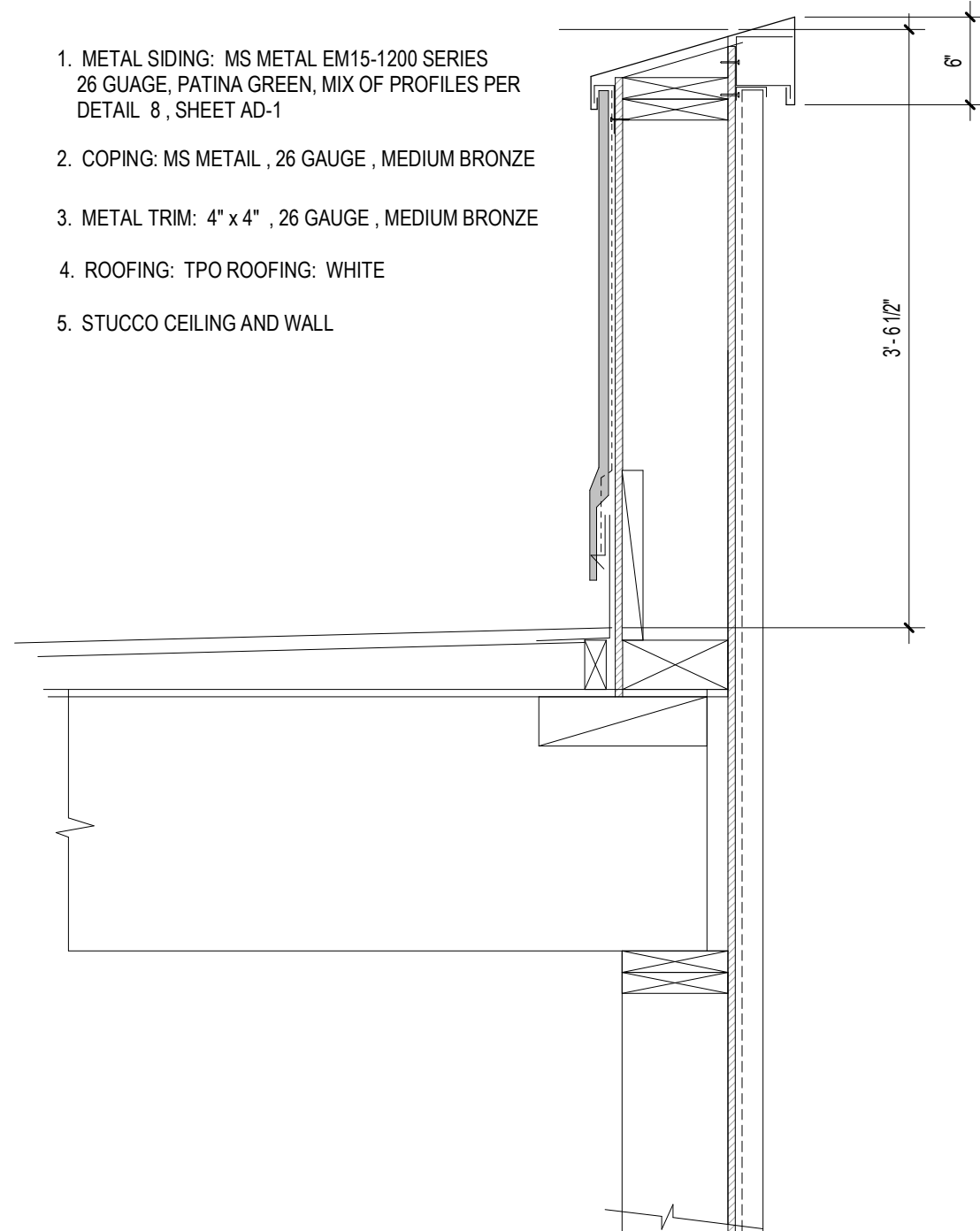
2 WALL DETAIL BRICK CORNICE MID
FLOOR
1" = 1'-0"

1. CAST CONCRETE WAINCOT 6" X 36" ON SCRATCH COAT
2. THIN SET BRICK ON SCRATCH



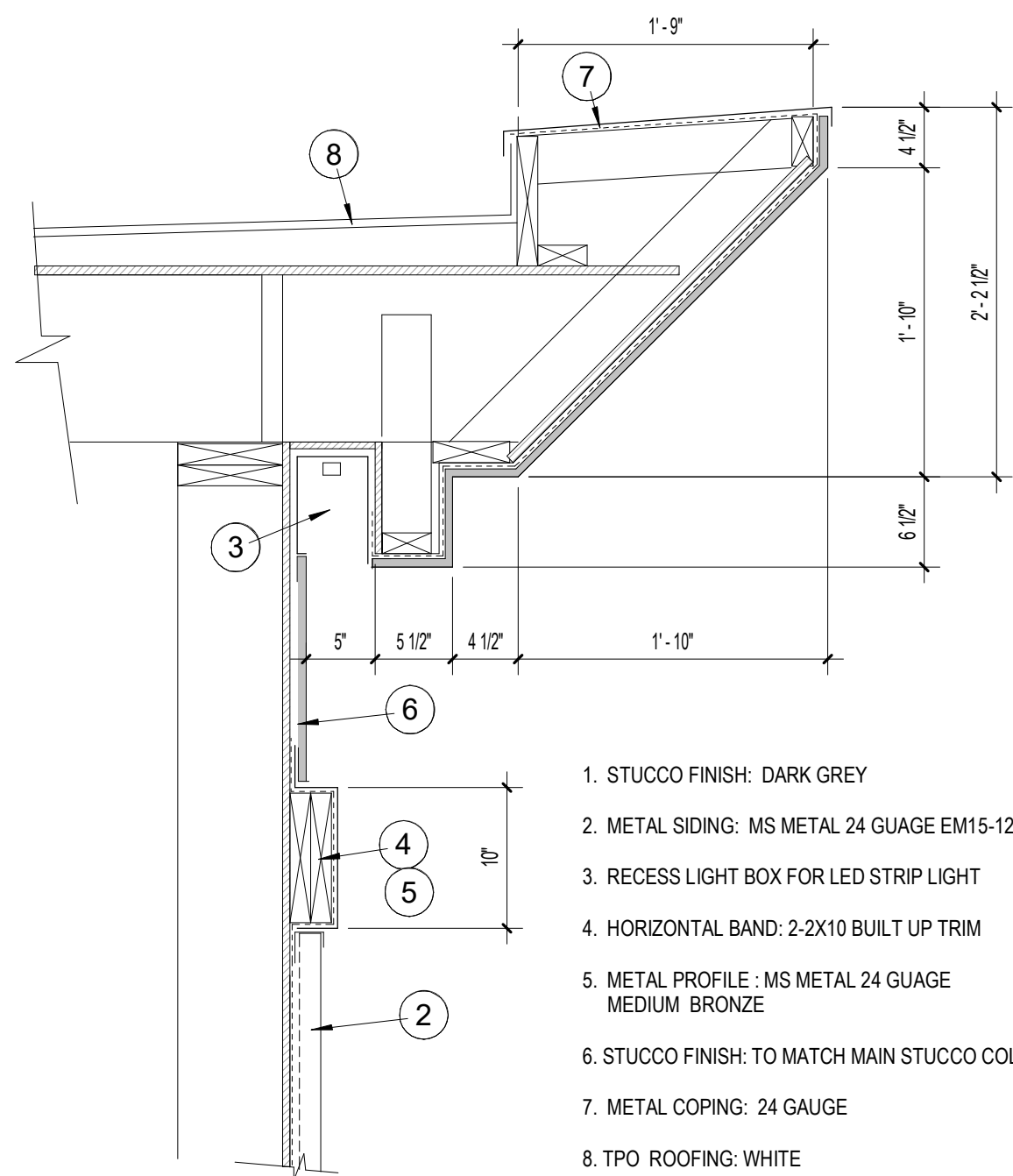
3 WALL DETAIL BRICK / WAINSCOT
1" = 1'-0"

1. METAL SIDING: MS METAL EM15-1200 SERIES
26 GAUGE, PATINA GREEN, MIX OF PROFILES PER
DETAIL 8, SHEET AD-1
2. COPING: MS METAL , 26 GAUGE , MEDIUM BRONZE
3. METAL TRIM: 4" x 4" , 26 GAUGE , MEDIUM BRONZE
4. ROOFING: TPO ROOFING: WHITE
5. STUCCO CEILING AND WALL



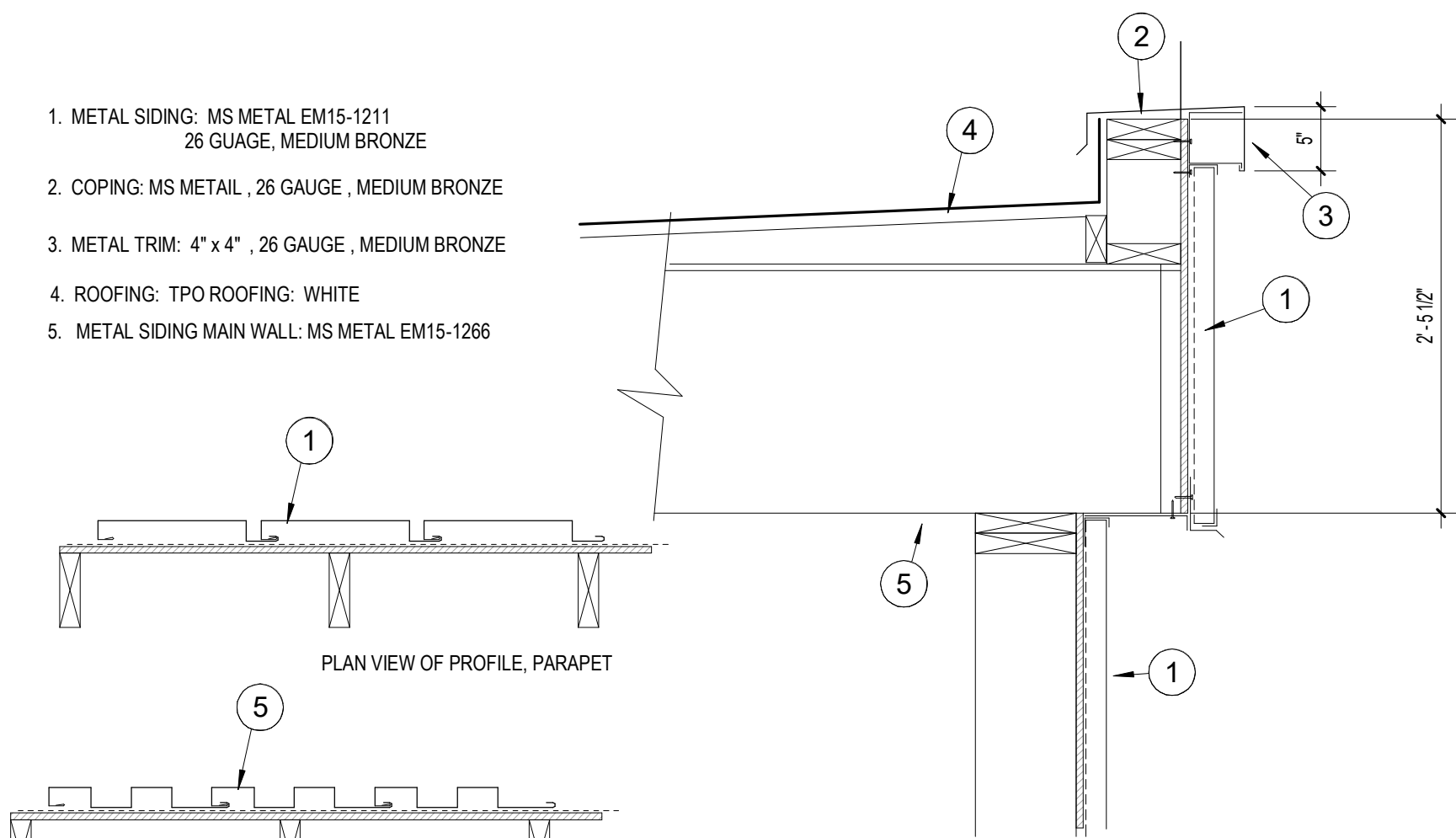
14 WALL DETAIL METAL PARAPET DECK
1" = 1'-0"

1. STUCCO FINISH: DARK GREY
2. METAL SIDING: MS METAL 24 GAUGE EM15-1226
3. RECESS LIGHT BOX FOR LED STRIP LIGHT
4. HORIZONTAL BAND: 2-2X10 BUILT UP TRIM
5. METAL PROFILE: MS METAL 24 GAUGE MEDIUM BRONZE
6. STUCCO FINISH: TO MATCH MAIN STUCCO COLOR
7. METAL COPING: 24 GAUGE
8. TPO ROOFING: WHITE



12 WALL DETAIL TOWER FASCIA
1" = 1'-0"

1. METAL SIDING: MS METAL EM15-1211
26 GAUGE, MEDIUM BRONZE
2. COPING: MS METAL , 26 GAUGE , MEDIUM BRONZE
3. METAL TRIM: 4" x 4" , 26 GAUGE , MEDIUM BRONZE
4. ROOFING: TPO ROOFING: WHITE
5. METAL SIDING MAIN WALL: MS METAL EM15-1266



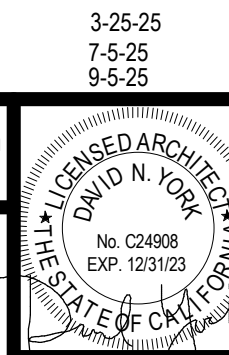
13 WALL DETAIL METAL PARAPET STAIR B
1" = 1'-0"

PLAN VIEW OF PROFILE, PARAPET

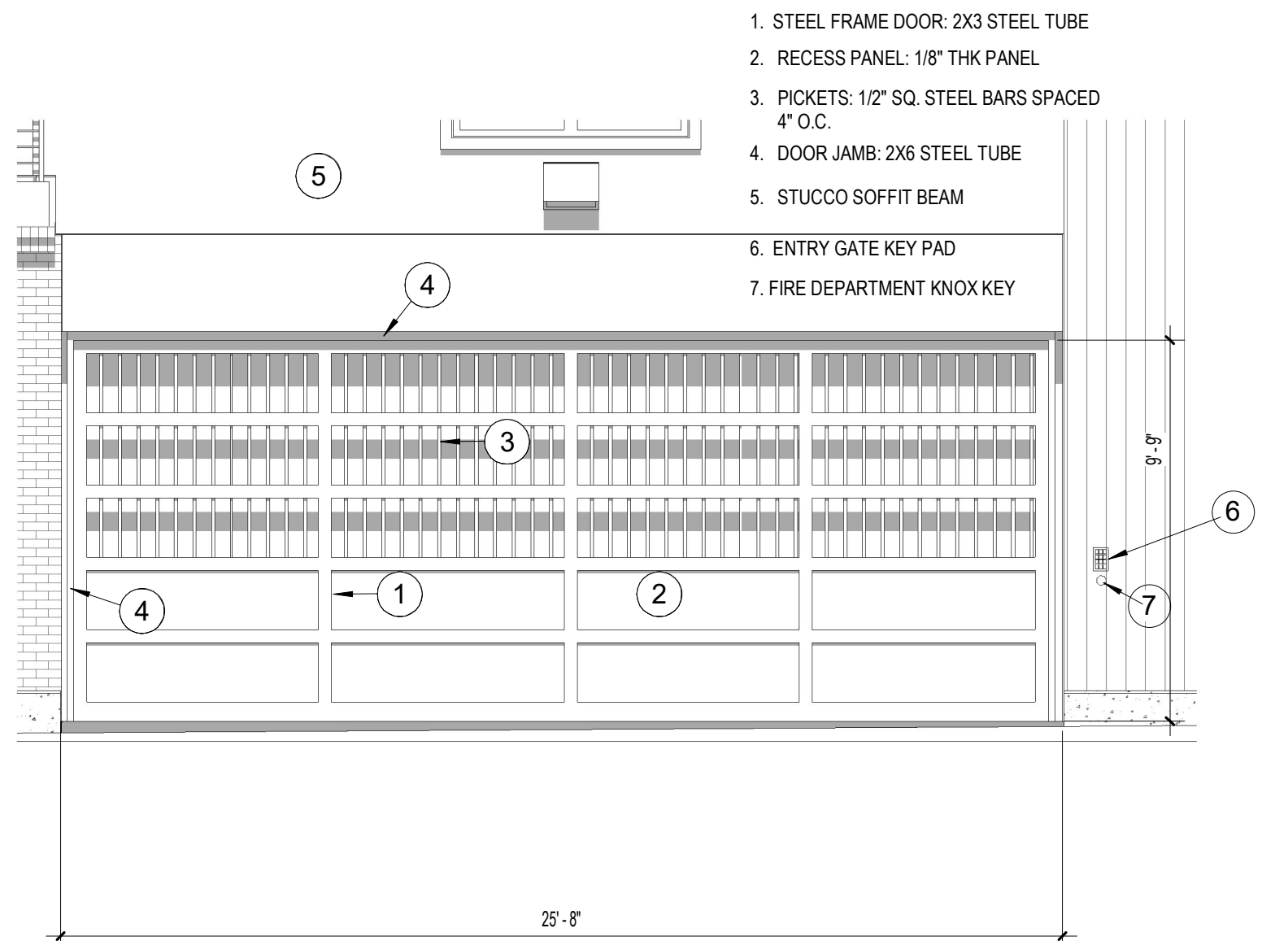
PLAN VIEW OF PROFILE, MAIN WALL

ARCHITECTURAL DETAILS

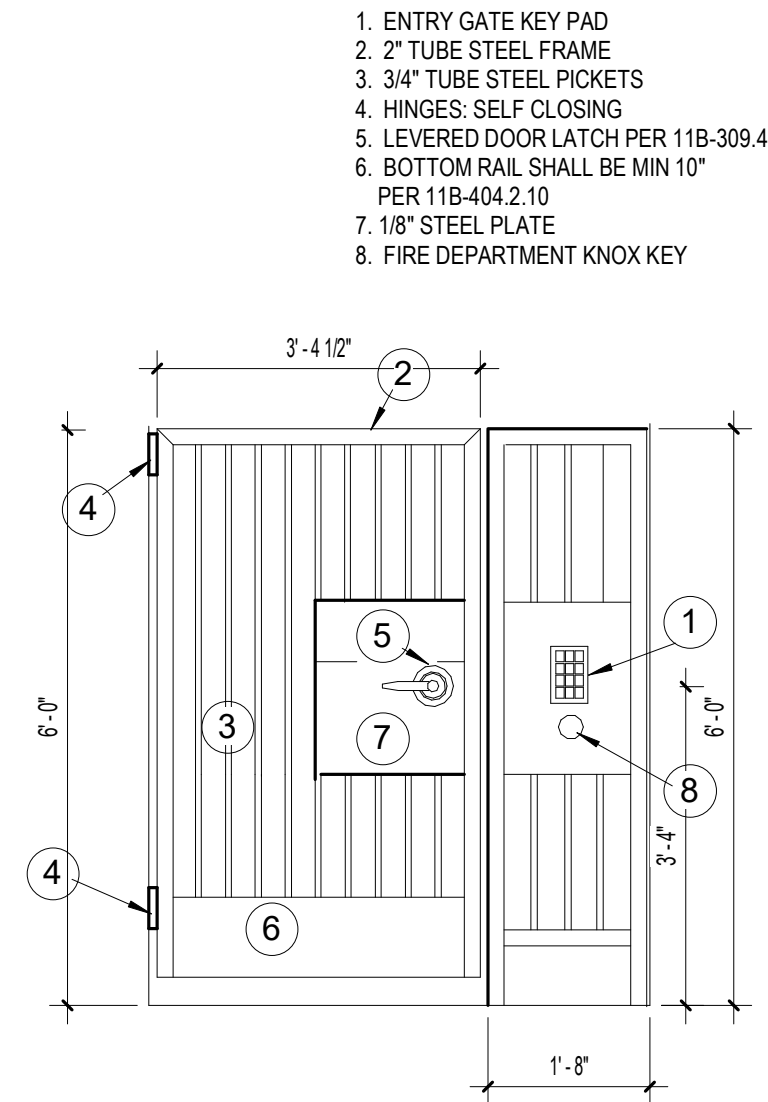
PROJECT:
OSTIA LOFTS , APARTMENTS
416 GAREY AVE
POMONA, CA.
OWNER:
209 SAN ANTONIO LLC
1310 N. EL CAMINO REAL
SAN CLEMENTE, CA. 92672
(949)338-9581



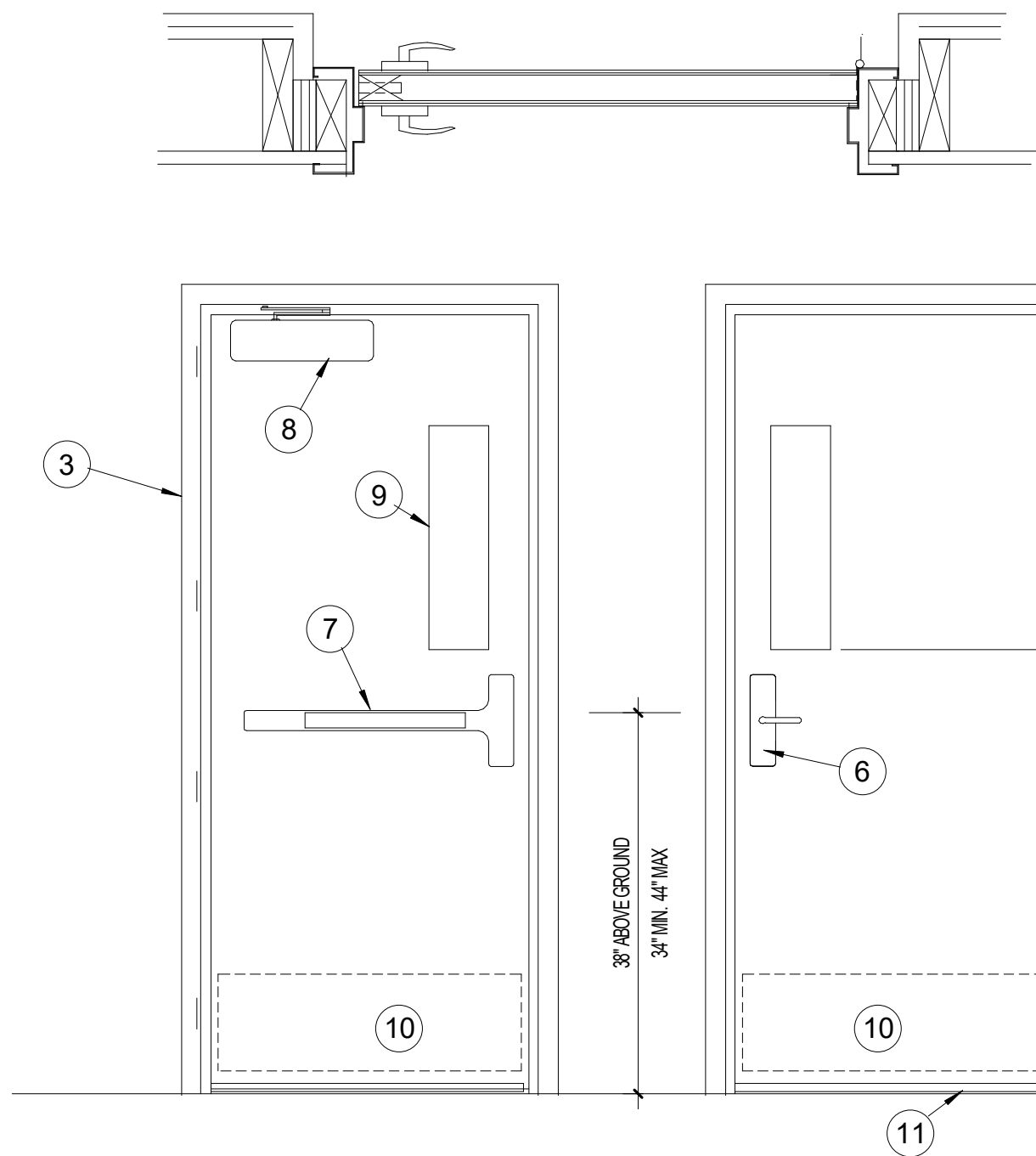
AD-1



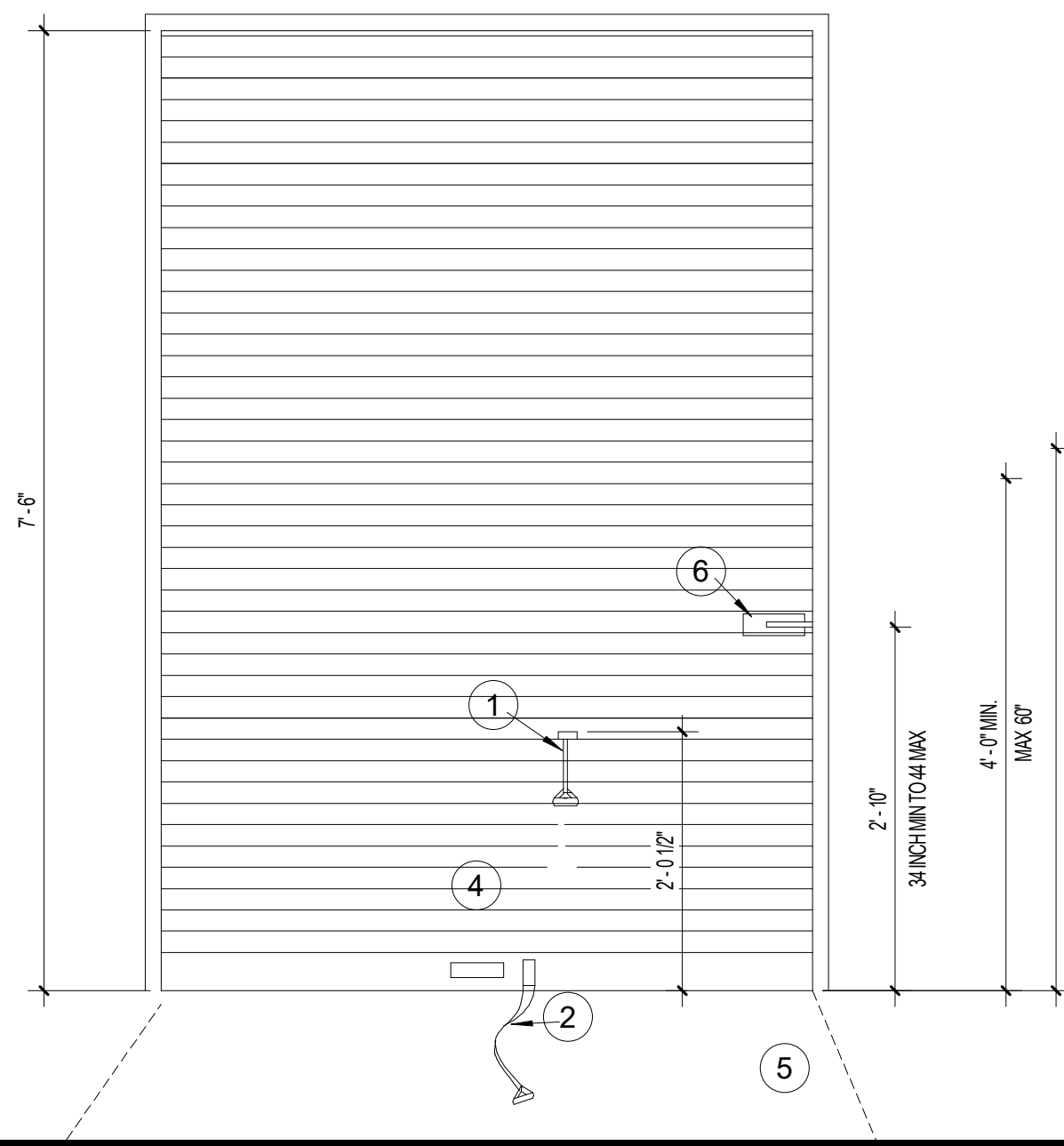
9 GARAGE GATE
1/4" = 1'-0"



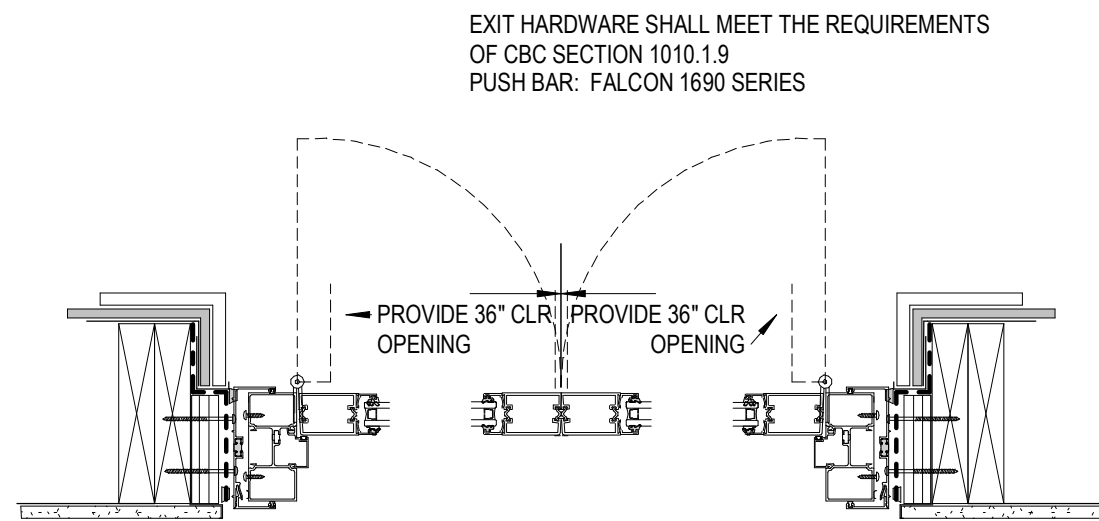
12 GATE DETAIL 2
1/2" = 1'-0"



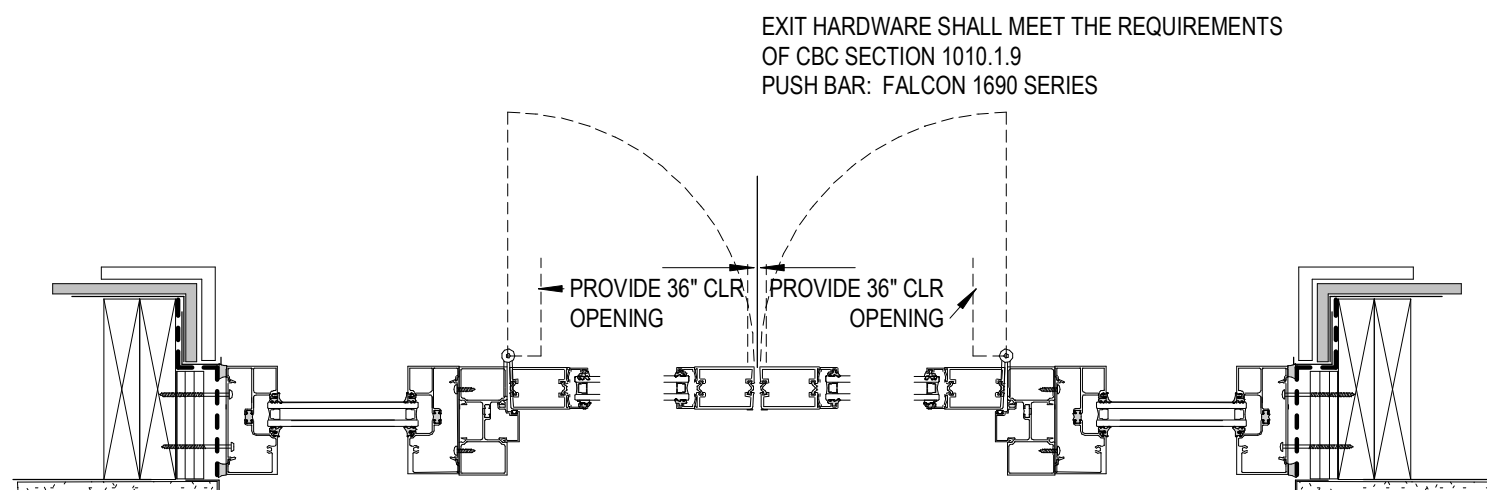
10 DOOR EXTERIOR PANEL
1 1/2" = 1'-0"



11 DOOR ROLL UP DOOR
3/4" = 1'-0"

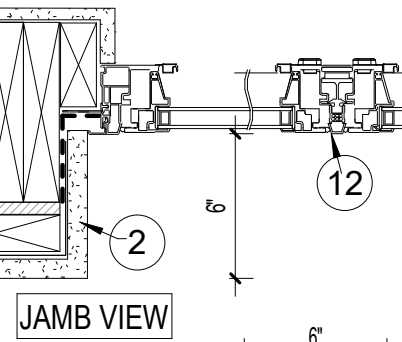
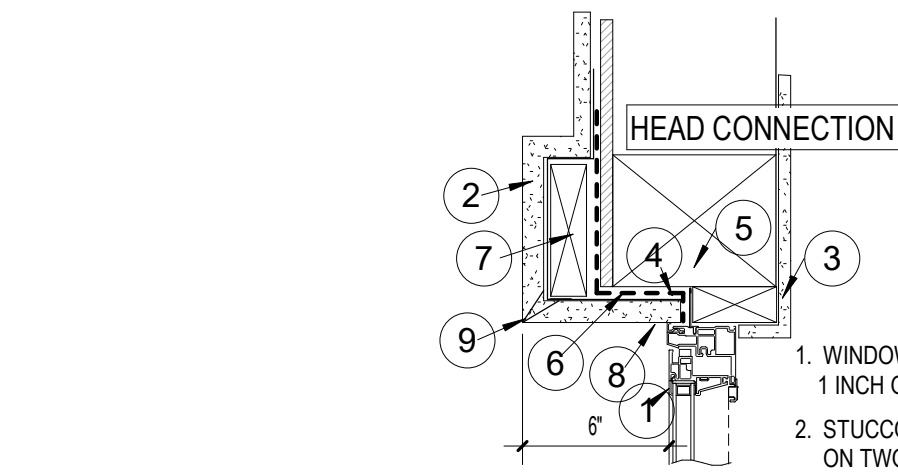


7 DOOR-RETAIL 1
1 1/2" = 1'-0"

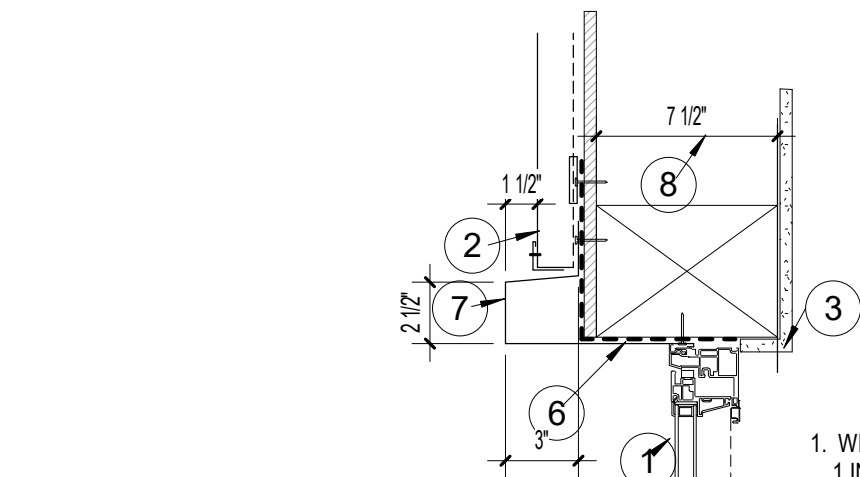


8 DOOR-RETAIL 2
1 1/2" = 1'-0"

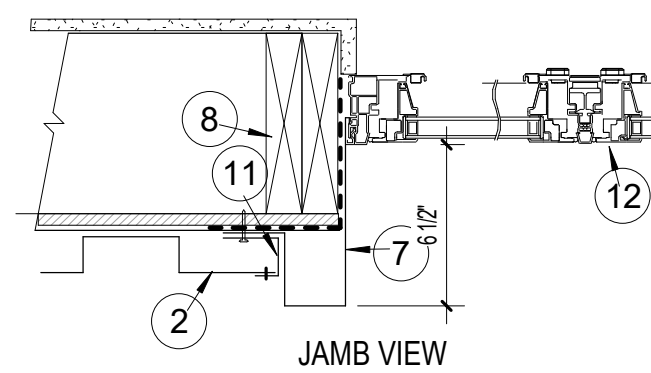
1. METAL DOOR 18 GAUGE SINGLE PANEL PRE PRIMERED
2. 60 MINUTE RATED DOOR
3. STEEL FRAME: KD DRYWALL FRAME
4. PROVIDE GASKET ASSEMBLY WITH DOOR
5. HINGES: BALL BEARING HINGE: IVES-58B1 OR HAGER BB1279
6. DOOR LATCH: FALCON 717L LEVER, ADA COMPLIANT
7. PANIC BAR AT LEVEL ONE EXIT: FALCON F-25-R
8. DOOR CLOSER: FALCON SC70A
9. GLASS PANEL: PYRAN, GLASS-CERAMIC 8" WIDE X30" HIGH
10. BOTTOM 10" OF DOOR BE SMOOTH SURFACE OR METAL PUSH PLATE
11. BOTTOM SWEEP: ALUMINUM CASING WITH 815" NEOPRENE SEAL
12. DOOR OPENING FORCE SHALL BE 5 POUNDS



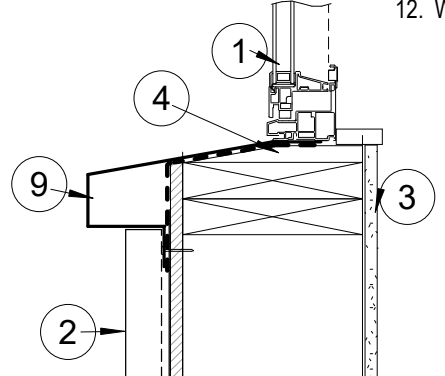
4 WINDOW DETAIL vinyl / STUCCO
1 1/2" = 1'-0"



HEAD CONNECTION

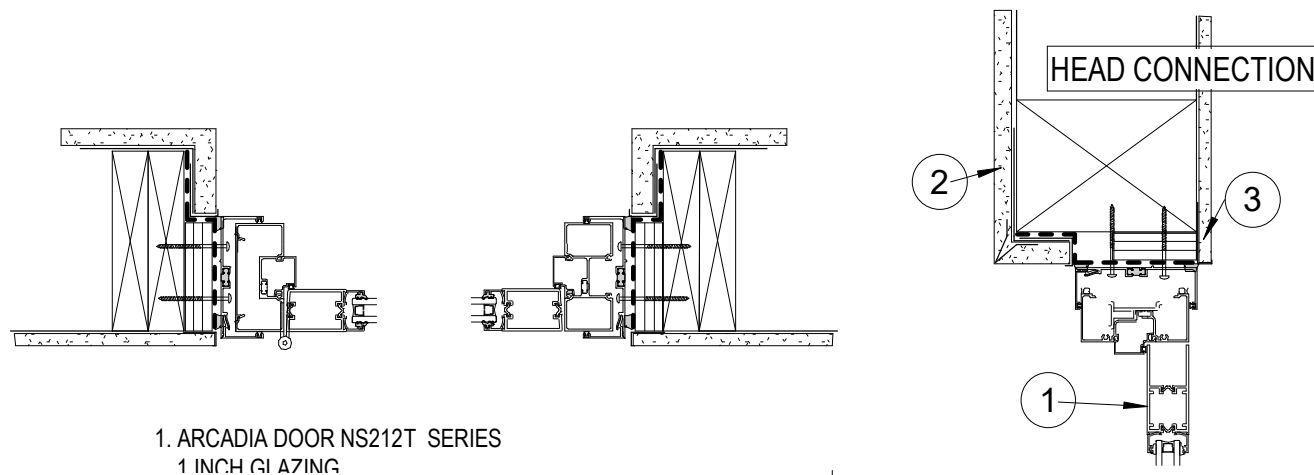


JAMB VIEW

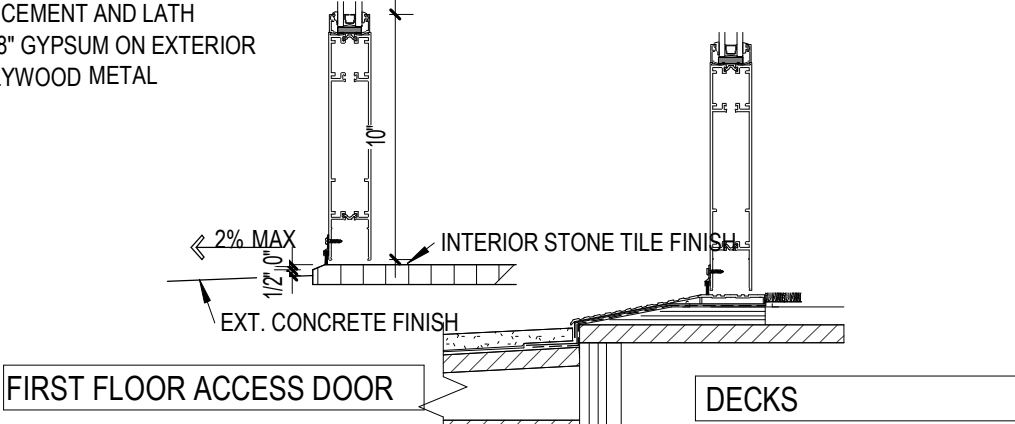


SILL CONNECTION

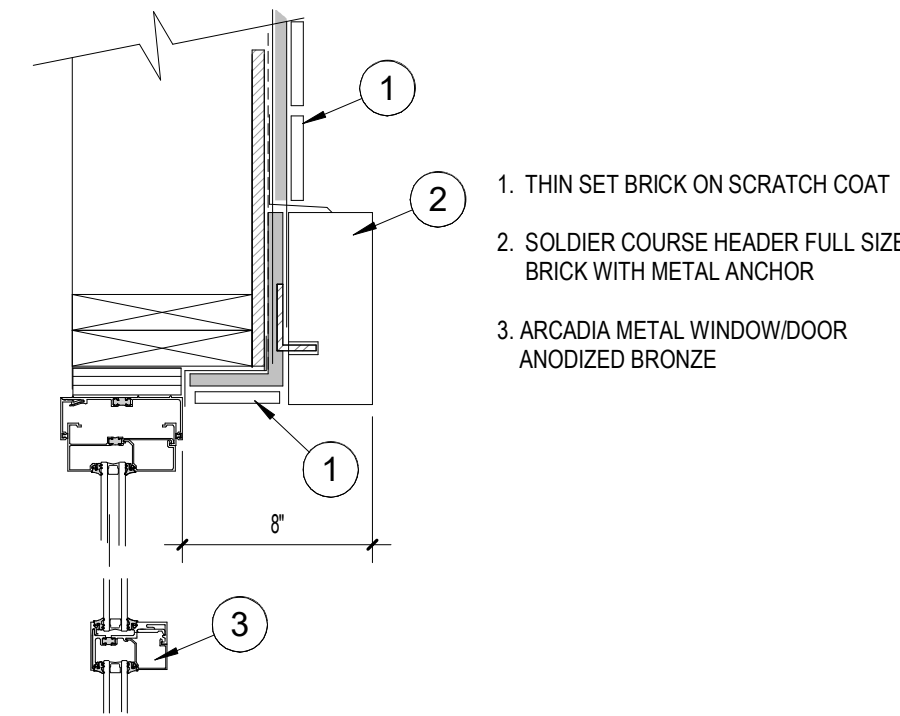
5 WINDOW DETAIL vinyl / METAL SIDING
1 1/2" = 1'-0"



1. ARCADIA DOOR NS212T SERIES
2. STUCCO 7/8" PORTLAND CEMENT AND LATH
3. DRYWALL: ONE LAYER 5/8" GYPSUM ON EXTERIOR
4. FILLER BOARD: 1-1/8" PLYWOOD METAL

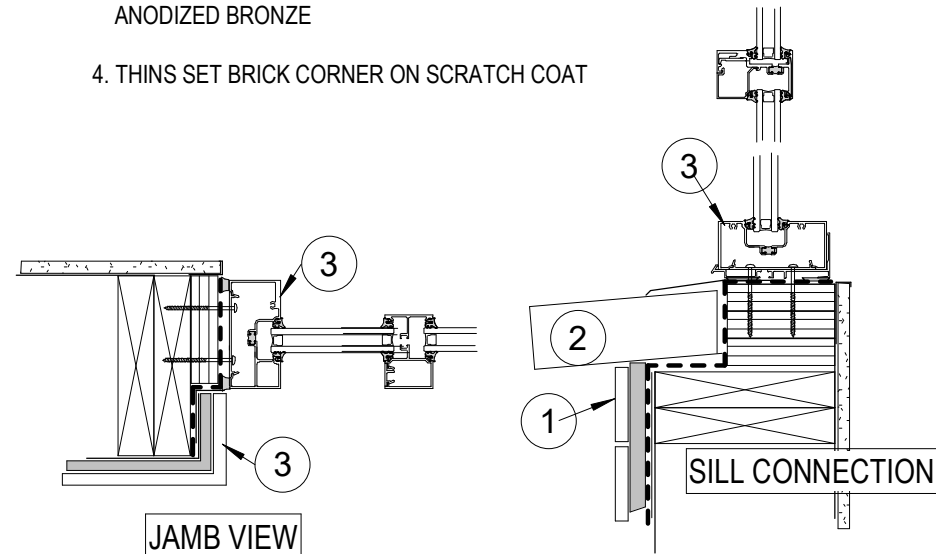


6 DOOR-DECK DOORS
1 1/2" = 1'-0"

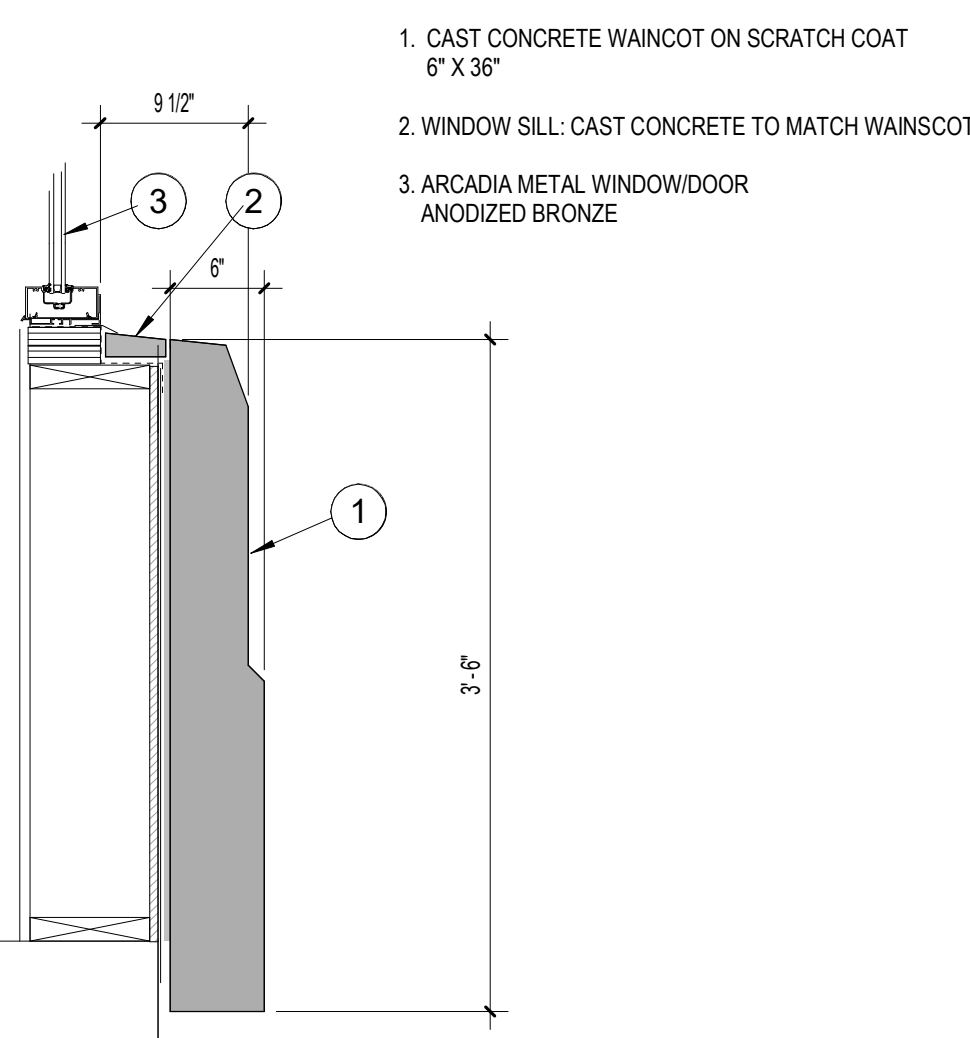


WINDOW DETAIL BRICK SOLDIER
HEADER
1 1/2" = 1'-0"

1. THIN SET BRICK ON SCRATCH COAT
2. WINDOW SILL FULL SIZE BRICK WITH METAL ANCHOR
3. ARCADIA METAL WINDOWDOOR ANODIZED BRONZE
4. THINS SET BRICK CORNER ON SCRATCH COAT



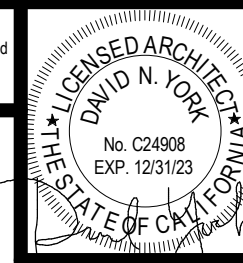
2 WINDOW DETAIL BRICK JAMB AND SILL
1 1/2" = 1'-0"



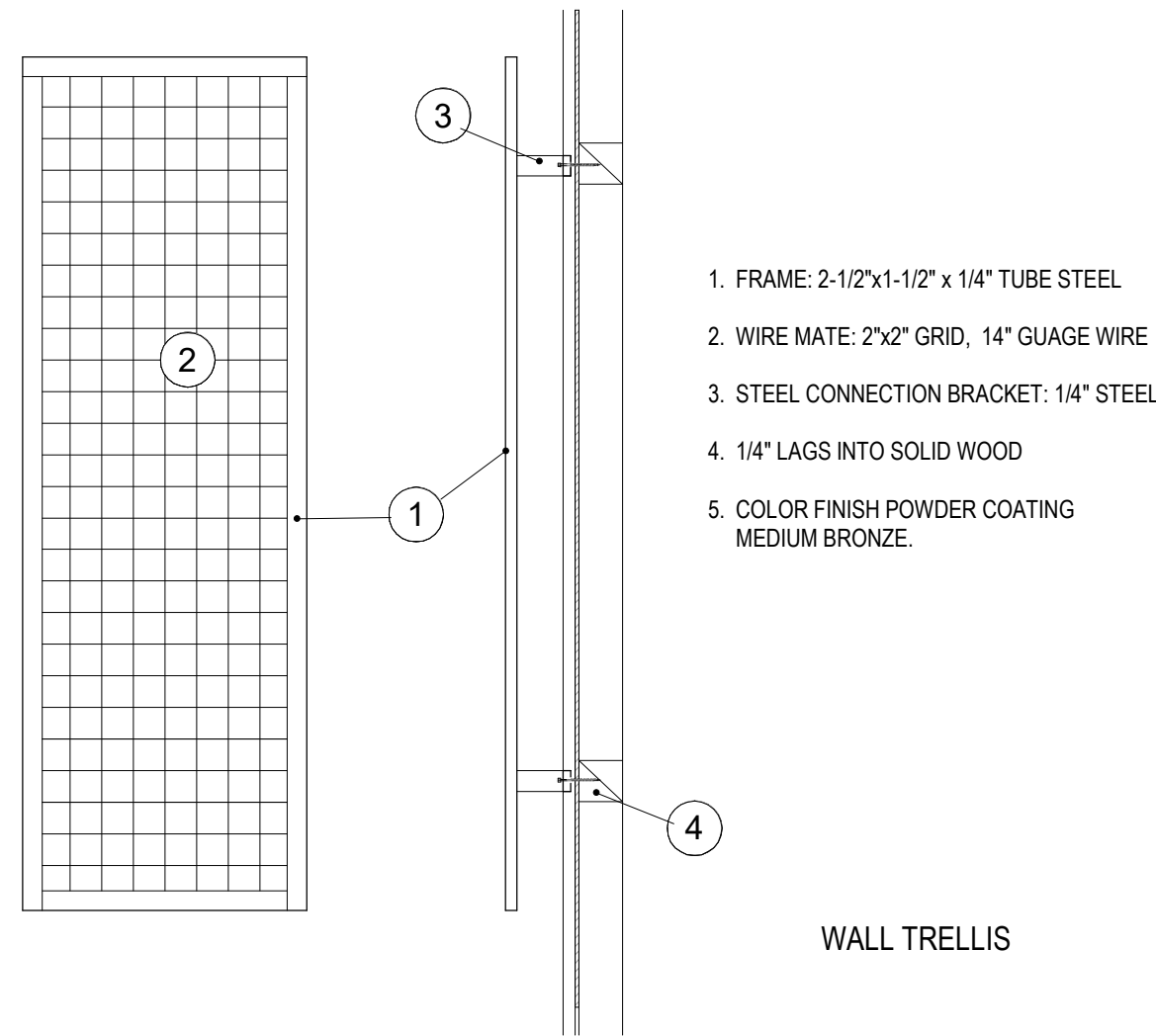
3 WINDOW DETAIL wainscoat SILL
1" = 1'-0"

WINDOW AND DOORS

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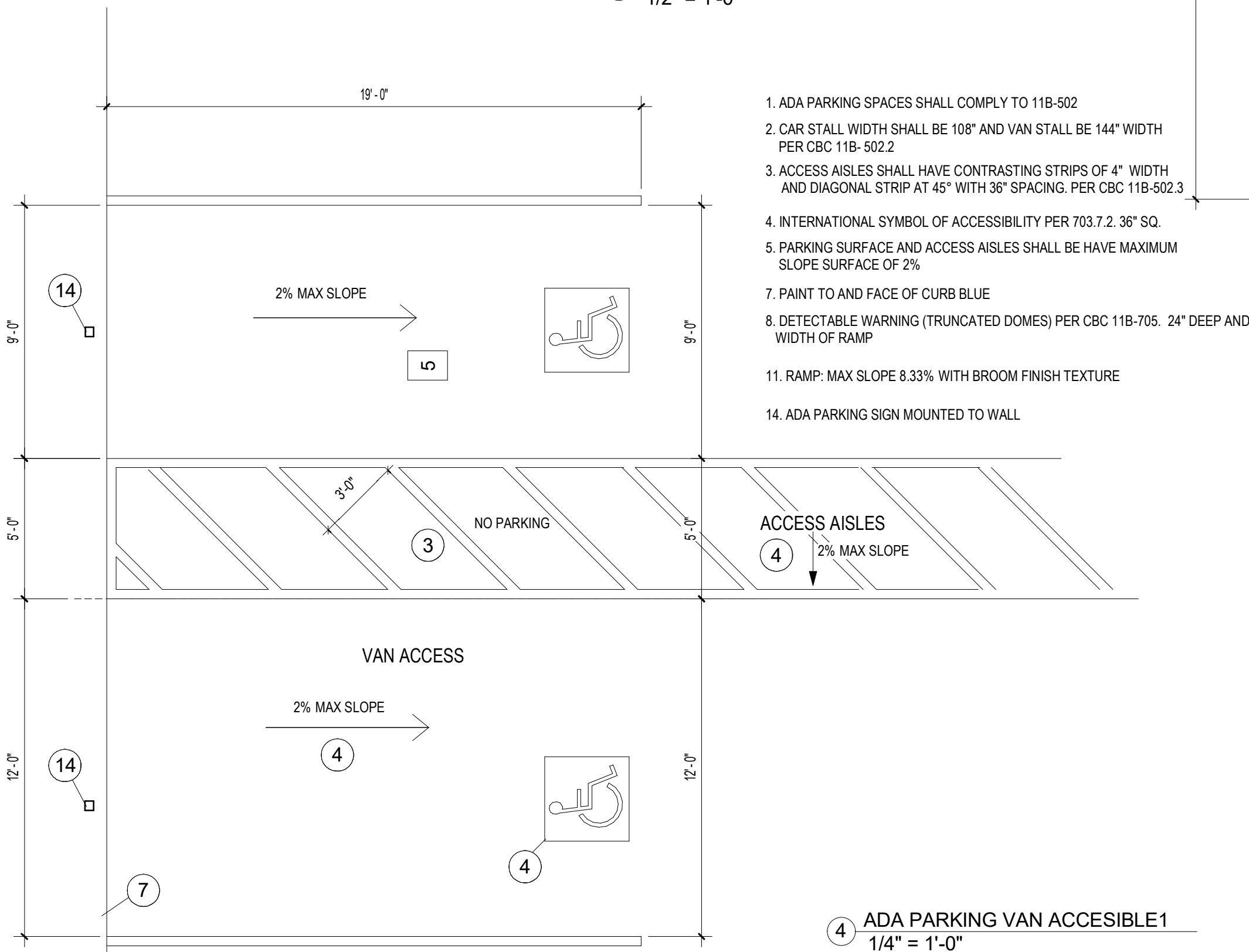
AD-2



1. FRAME: 2-1/2"x1-1/2" x 1/4" TUBE STEEL
2. WIRE MATE: 2"x2" GRID, 14" GAUGE WIRE
3. STEEL CONNECTION BRACKET: 1/4" STEEL
4. 1/4" LAGS INTO SOLID WOOD
5. COLOR FINISH POWDER COATING MEDIUM BRONZE.

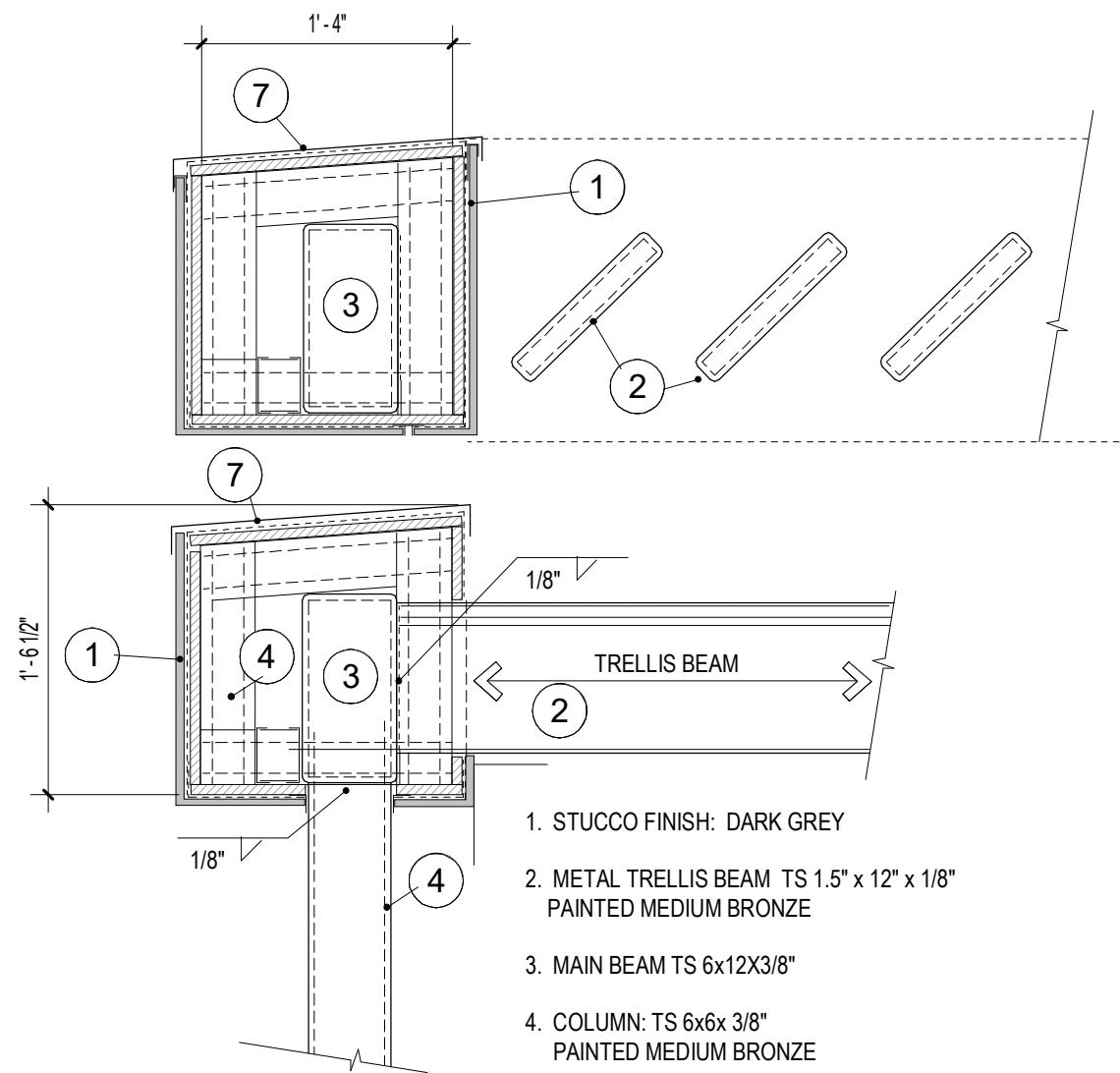
WALL TRELLIS

5 WALL TRELLIS
1/2" = 1'-0"



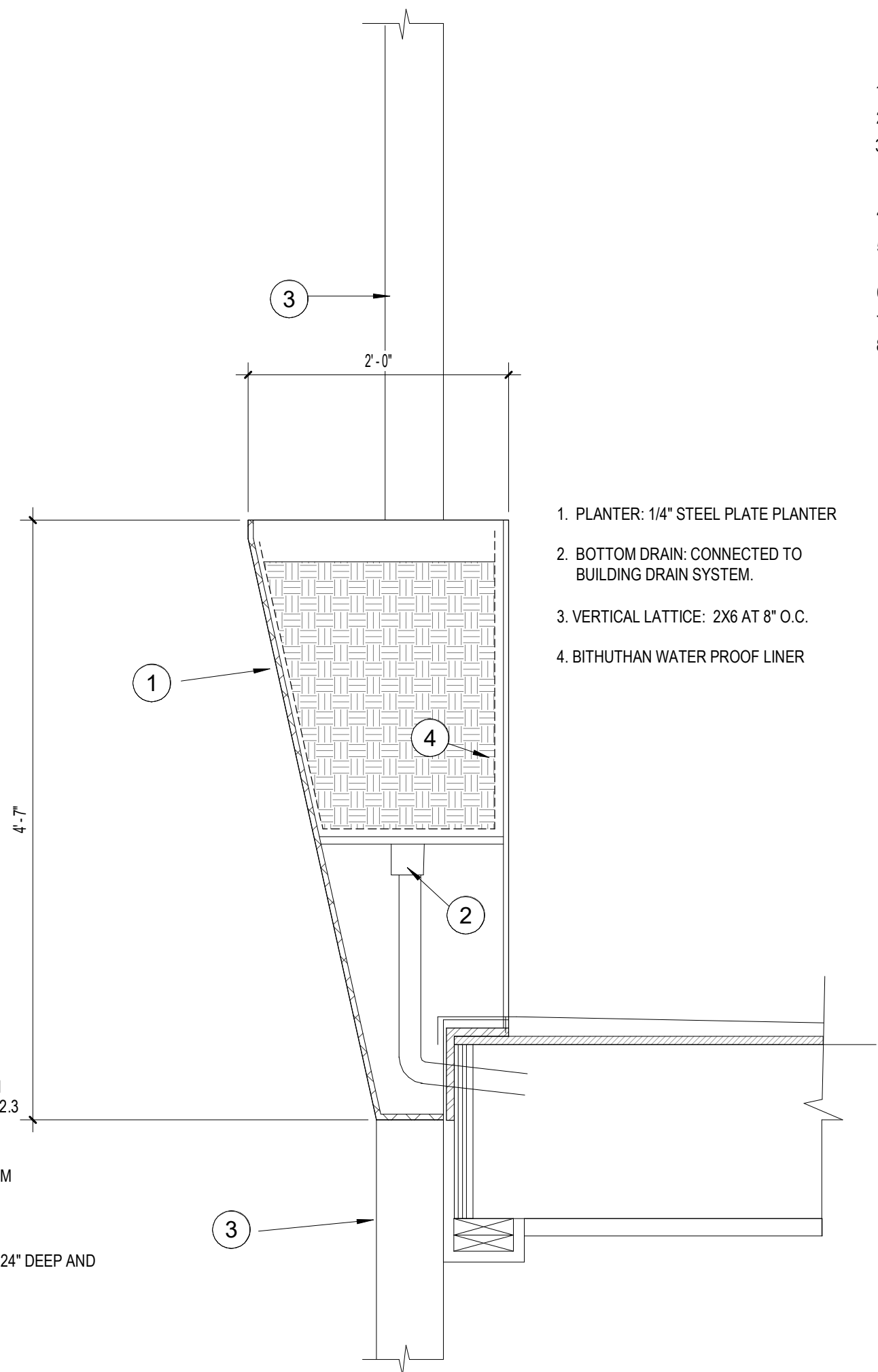
1. ADA PARKING SPACES SHALL COMPLY TO 11B-502
2. CAR STALL WIDTH SHALL BE 108" AND VAN STALL BE 144" WIDTH PER CBC 11B- 502.2
3. ACCESS AISLES SHALL HAVE CONTRASTING STRIPS OF 4" WIDTH AND DIAGONAL STRIP AT 45° WITH 36" SPACING. PER CBC 11B-502.3
4. INTERNATIONAL SYMBOL OF ACCESSIBILITY PER 703.7.2. 36" SQ.
5. PARKING SURFACE AND ACCESS AISLES SHALL BE HAVE MAXIMUM SLOPE SURFACE OF 2%
7. PAINT TO AND FACE OF CURB BLUE
8. DETECTABLE WARNING (TRUNCATED DOMES) PER CBC 11B-705. 24" DEEP AND WIDTH OF RAMP
11. RAMP: MAX SLOPE 8.33% WITH BROOM FINISH TEXTURE
14. ADA PARKING SIGN MOUNTED TO WALL

4 ADA PARKING VAN ACCESSIBLE1
1/4" = 1'-0"



1. STUCCO FINISH: DARK GREY
2. METAL TRELLIS BEAM TS 1.5" x 12" x 1/8" PAINTED MEDIUM BRONZE
3. MAIN BEAM TS 6x12X3/8"
4. COLUMN: TS 6x6x 3/8" PAINTED MEDIUM BRONZE
5. 4" C CHANNEL METAL STUDS SOFFIT
6. STUCCO SOFFIT BEAM 18"x18"

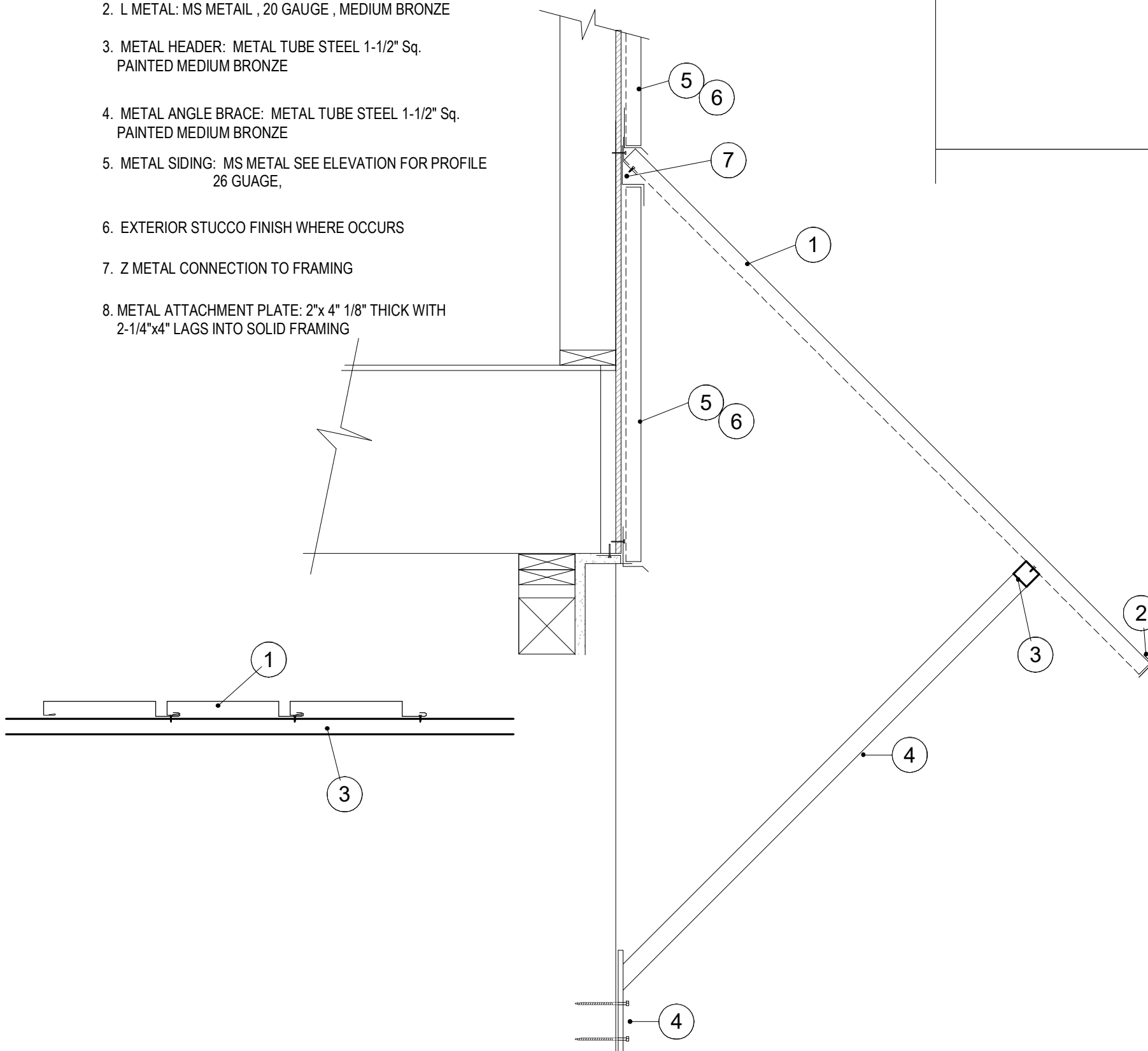
8 DETAIL ROOF BARBEQUE TRELLIS
1" = 1'-0"



1. PLANTER: 1/4" STEEL PLATE PLANTER
2. BOTTOM DRAIN: CONNECTED TO BUILDING DRAIN SYSTEM.
3. VERTICAL LATTICE: 2X6 AT 8" O.C.
4. BITHUTHAN WATER PROOF LINER

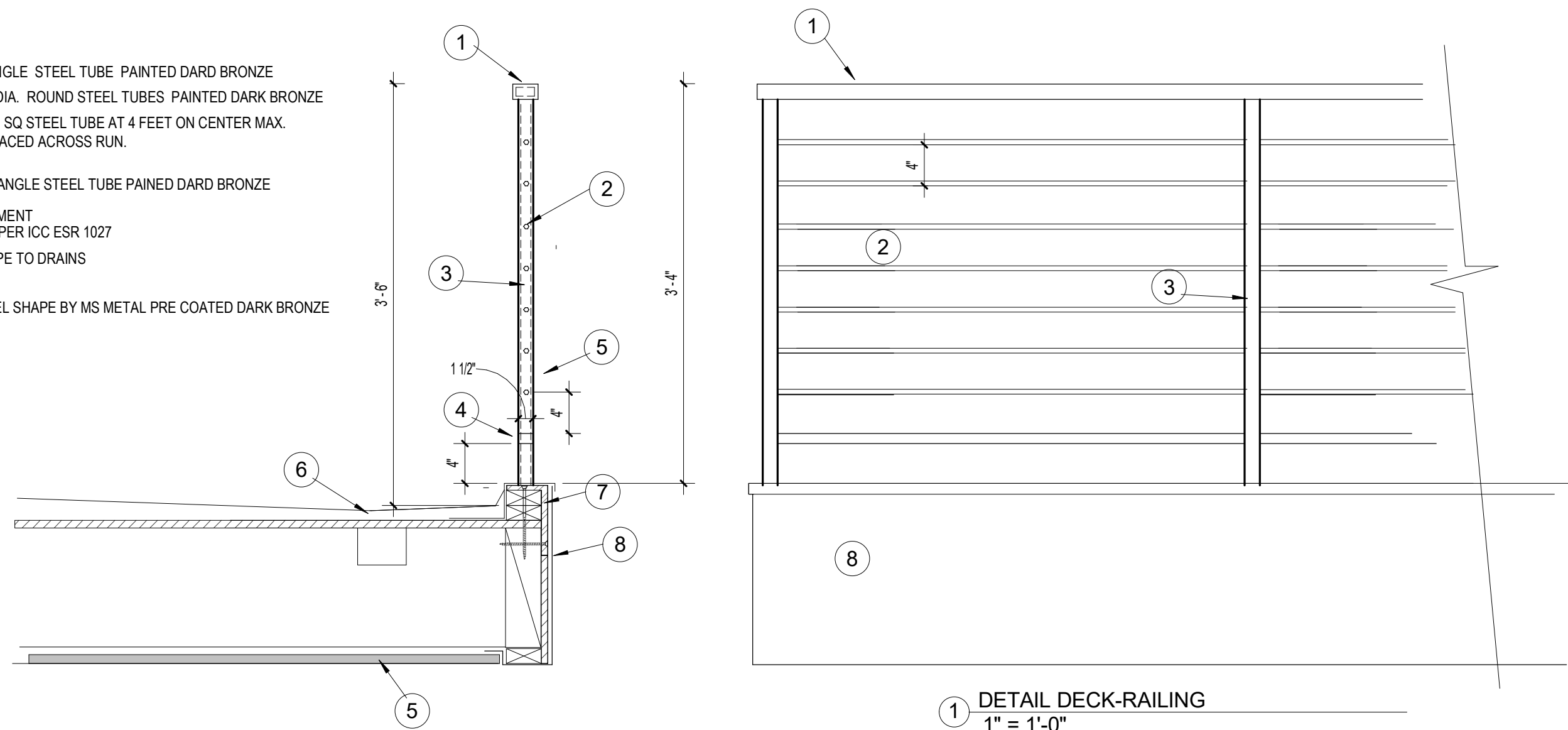
3 BALCONY PLANTER
1" = 1'-0"

1. METAL SIDING: MS METAL EM15-1211 26 GAUGE, MEDIUM BRONZE
2. L METAL: MS METAL, 20 GAUGE, MEDIUM BRONZE
3. METAL HEADER: METAL TUBE STEEL 1-1/2" Sq. PAINTED MEDIUM BRONZE
4. METAL ANGLE BRACE: METAL TUBE STEEL 1-1/2" Sq. PAINTED MEDIUM BRONZE
5. METAL SIDING: MS METAL SEE ELEVATION FOR PROFILE 26 GAUGE.
6. EXTERIOR STUCCO FINISH WHERE OCCURS
7. Z METAL CONNECTION TO FRAMING
8. METAL ATTACHMENT PLATE: 2"x 4" 1/8" THICK WITH 2-1/4"x4" LAGS INTO SOLID FRAMING

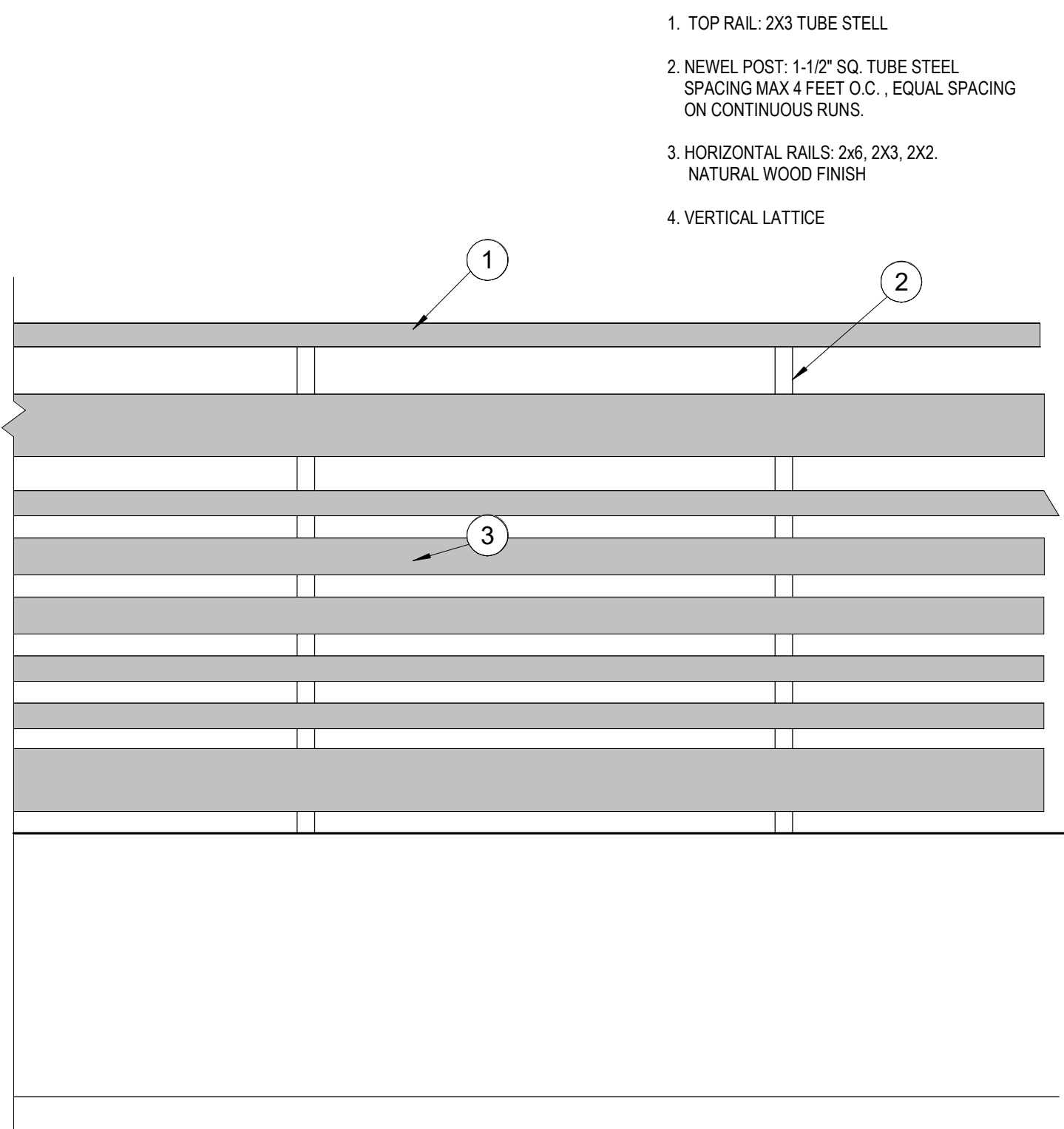


6 awning metal
1" = 1'-0"

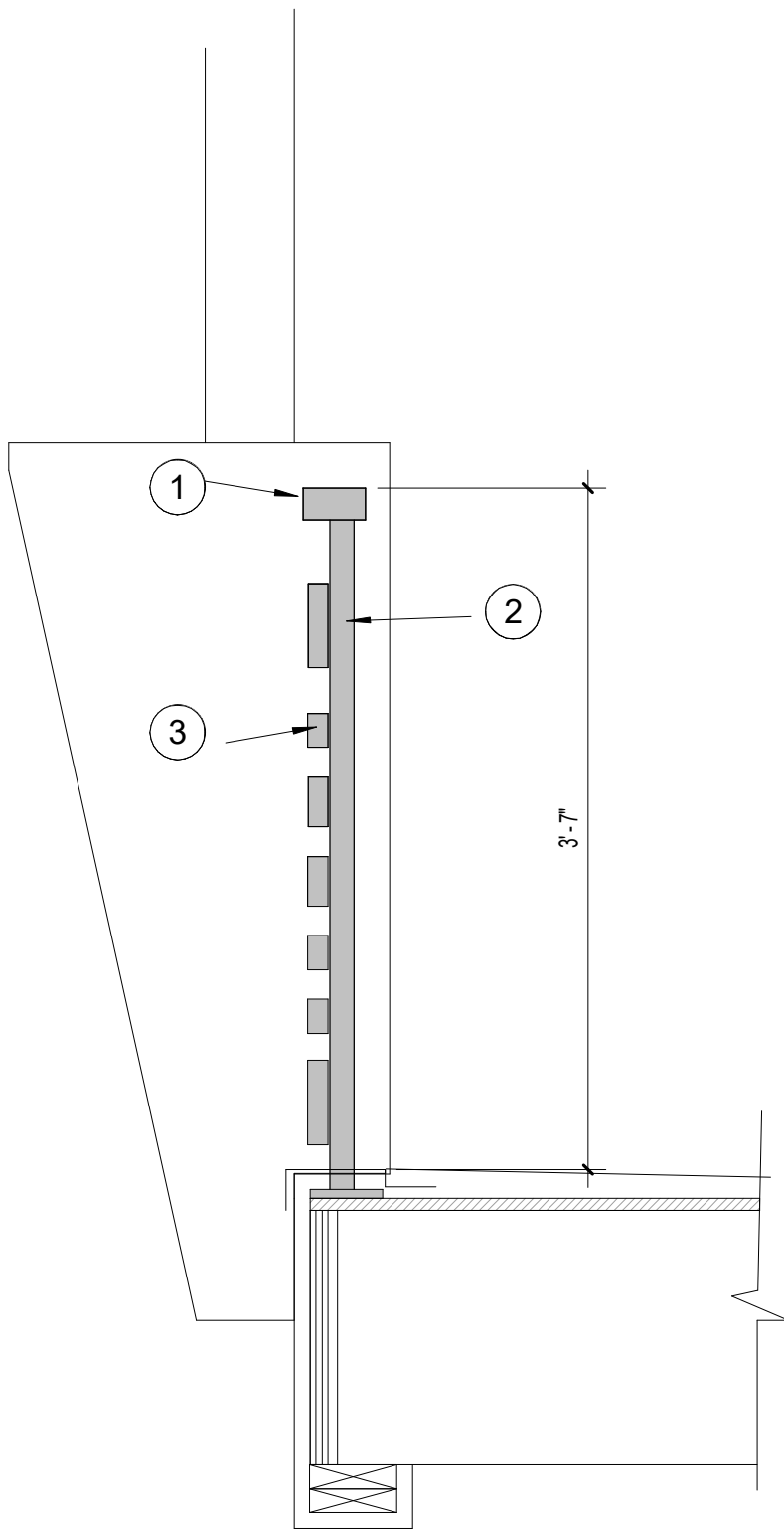
1. TOP RAIL: 2.5" X1.5" RECTANGLE STEEL TUBE PAINTED DARD BRONZE
2. HORIZONTAL PICKETS: 1/2" DIA. ROUND STEEL TUBES PAINTED DARK BRONZE
3. CORNER AND MID POST: 1.5" SQ STEEL TUBE AT 4 FEET ON CENTER MAX. POST SHALL BE EQUALLY SPACED ACROSS RUN. PAINTED DARD BRONZE
4. BOTTOM RAIL: 1.5" X1" RECTANGLE STEEL TUBE PAINED DARD BRONZE
5. STUCCO: 7/8" PORTLAND CEMENT ON 2 LAYERS JUMBO TEX 60 PER ICC ESR 1027
6. DECK COATING: DECKS SLOPE TO DRAINS
7. MOUNTING BRACKET
8. DECK FACE: 22 GAUGE STEEL SHAPE BY MS METAL PRE COATED DARK BRONZE MATCHING RAILING COLOR



1 DETAIL DECK-RAILING
1" = 1'-0"



1. TOP RAIL: 2X3 TUBE STEEL
2. NEWEL POST: 1-1/2" SQ. TUBE STEEL SPACING MAX 4 FEET O.C., EQUAL SPACING ON CONTINUOUS RUNS.
3. HORIZONTAL RAILS: 2x6, 2X3, 2X2. NATURAL WOOD FINISH
4. VERTICAL LATTICE



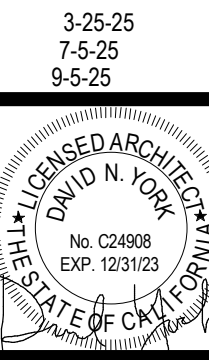
2 BALCONY RAILING
1" = 1'-0"



7 LANDSCAPING-DOG WASTE
1/4" = 1'-0"

ARCHITECTURAL DETAILS

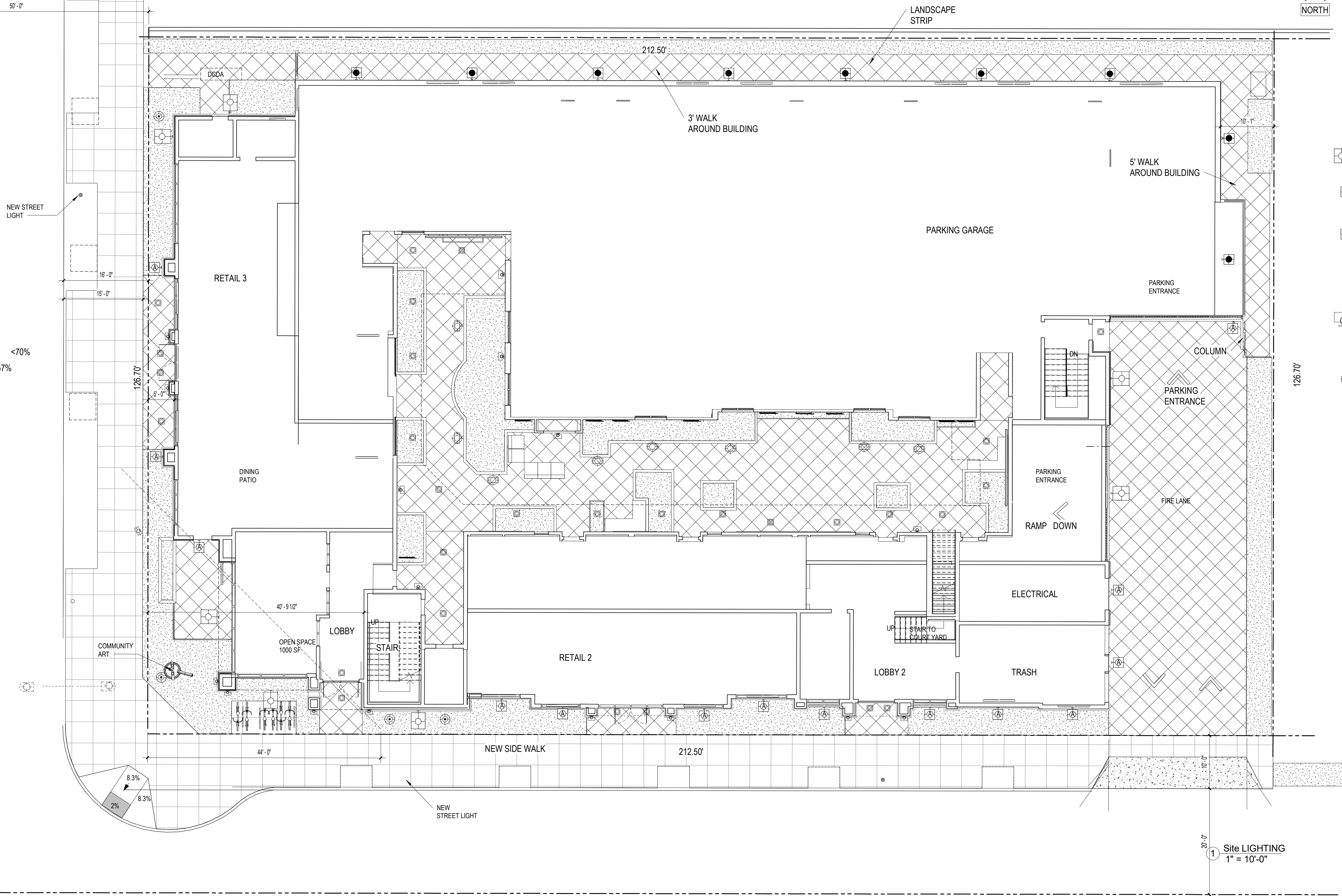
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AD-3

GAREY AVE

FRONTAGE X/Yx100 = <70%
63.75/111.7 = 57%



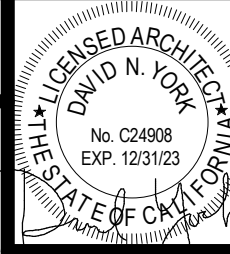
LIGHTING LEGEND

- WALL MOUNT FIXTURE "LITHORNIA" WDGE3 LED, 70 CRI
88W / 12,000 LUMENS, COLOR BLACK
- WALL MOUNT FIXTURE "LITHORNIA" ARC1 LED P2 70 CRI
17W / 2000 LUMENS, COLOR BLACK
- WALL MOUNT FIXTURE "LITHORNIA" WDGE2 LED P2 70 CRI
23 WATTS 3000 LUMENS ; COLOR BLACK
- CAN LIGHT: "LITHORNIA" LDN4 LED, WATERPROOF TRIM
11 WATTS/ 1000 LUMENS,
- WALL SCONES UP/DOWN PROGRESS LIGHTING P5642-82/30K
29 WATTS/ 1200 LUMENS UP, 1200 LUMENS DOWN
COLOR BLACK
- STEP LIGHT: "LITHORNIA" OLSR LED 30K,
DARK BRONZE
9 W / 500 LUMENS
- WELL LIGHT: VOLT SALTY DOG LED
12 W / 650 LUMENS

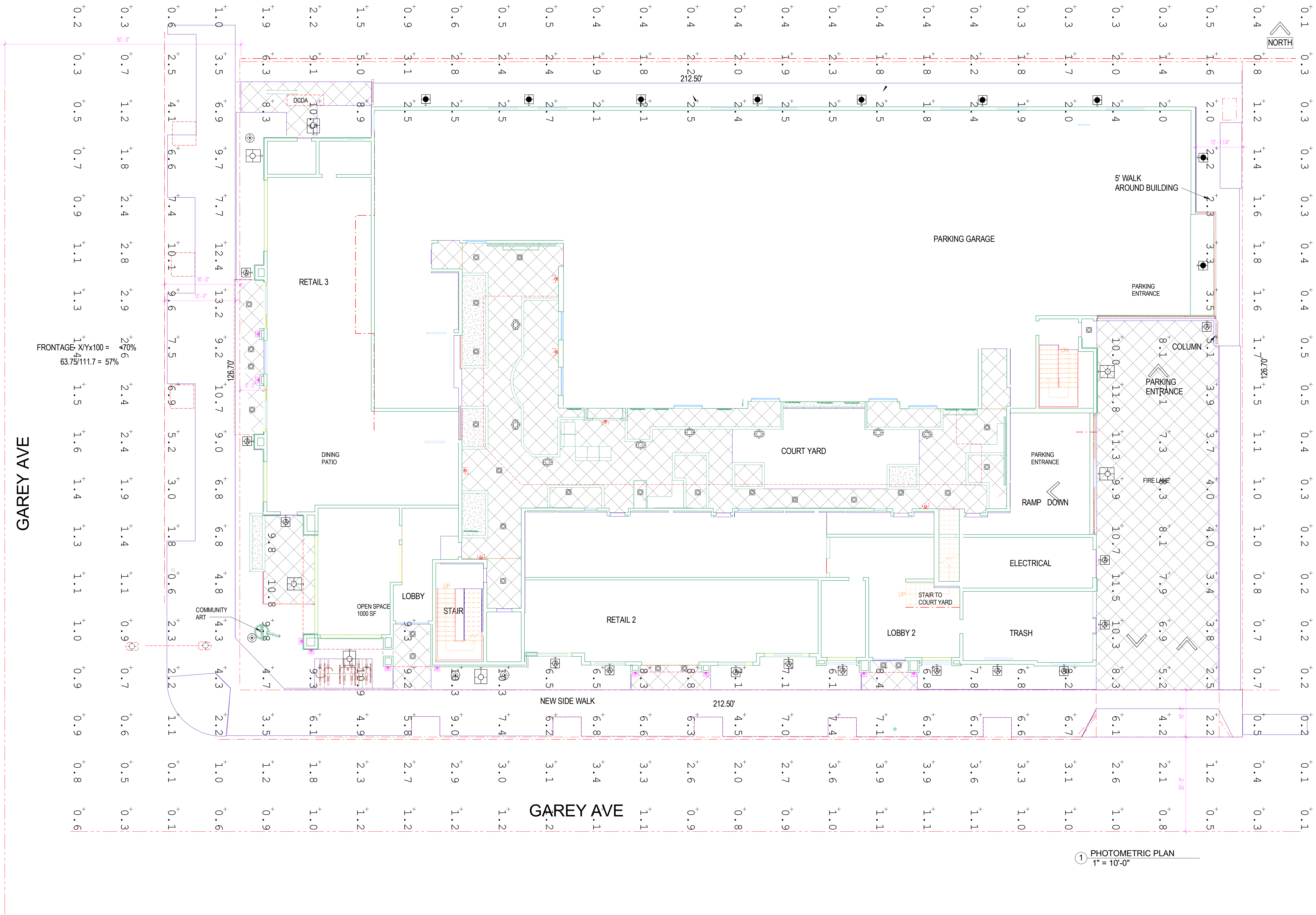
EXTERIOR LIGHTING

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E-1



1 PHOTOMETRIC PLAN
1" = 10'-0"

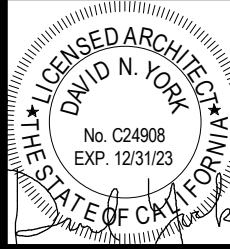
PROVIDE OFFSITE PHOTOMETRIC PLAN TO
STUDY OFFSITE CONDITIONS AS PART OF
STREET IMPROVEMENT PLANS. PRIOR TO
ISSUANCE OF BUILDING PERMITS
PUBLIC WORKS CONDITION OF APPROVAL

PHOTOMETRIC

3-25-25
9-5-25

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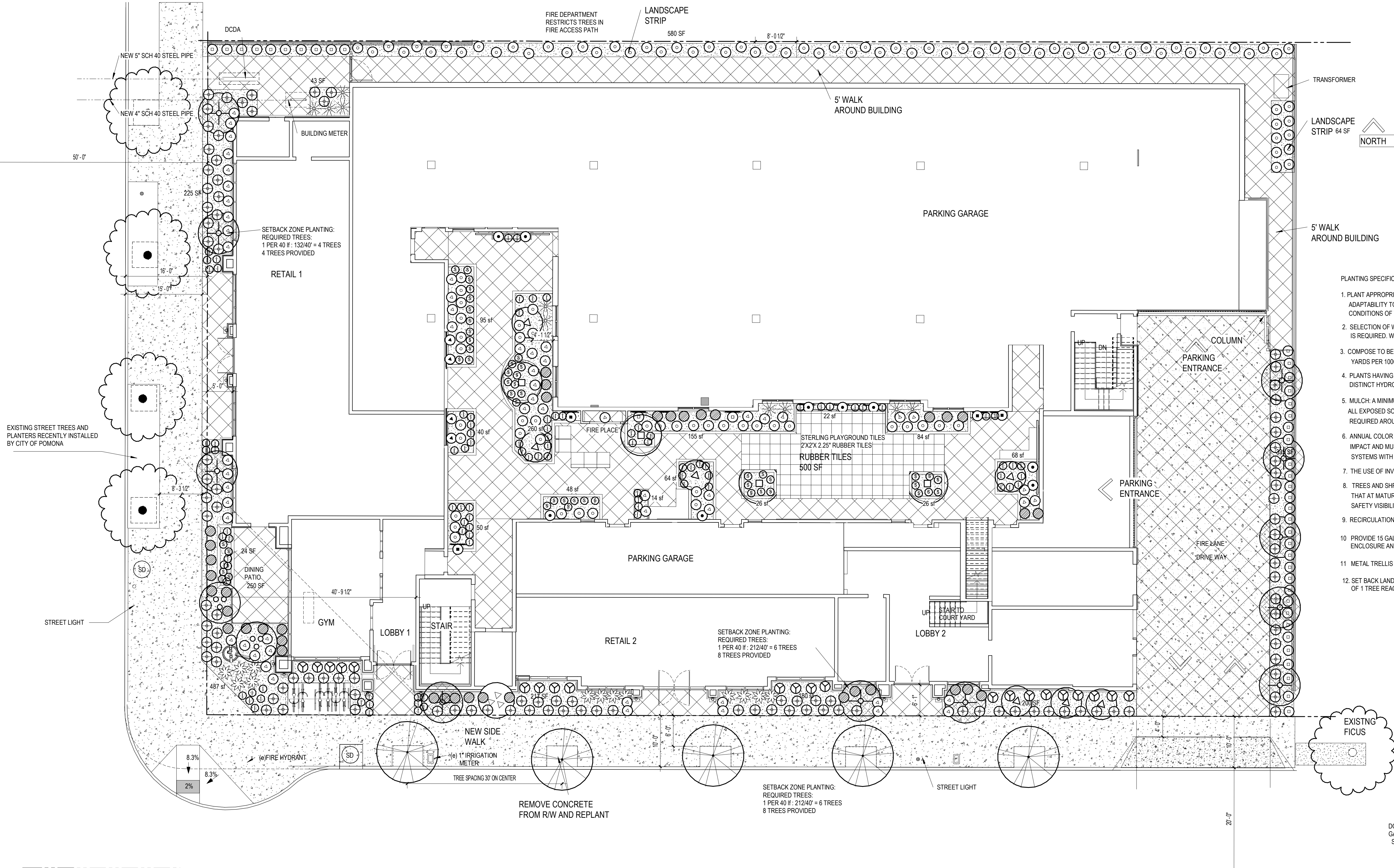
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E-2

GAREY AVE

CENTER ST



- PLANTING SPECIFICATION
1. PLANT APPROPRIATENESS SHALL BE SELECTED BASED UPON THEIR ADAPTABILITY TO THE CLIMATIC, GEOLOGIC AND TOPOGRAPHICAL CONDITIONS OF THE SITE
 2. SELECTION OF WATER-EFFICIENT AND CALIFORNIA NATIVE PLANT MATERIAL IS REQUIRED. WITH 60% BEING CALIFORNIA NATIVE.
 3. COMPOSE TO BE INCORPORATED INTO SOIL AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1000 SQ FT TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA
 4. PLANTS HAVING SIMILAR WATER USE SHALL BE GROUPED TOGETHER IN DISTINCT HYDROZONES.
 5. MULCH: A MINIMUM 3 INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS. REQUIRED AROUND TREES, SHRUBS AND ON NONIRRIGATED AREAS.
 6. ANNUAL COLOR PLANTINGS SHALL BE USED ONLY IN AREAS OF HIGH VISUAL IMPACT AND MUST BE IRRIGATED WITH DRIP, MICRO IRRIGATION OR OTHER SYSTEMS WITH EFFICIENCIES OF 90 PERCENT OR GREATER.
 7. THE USE OF INVASIVE AND/OR NOXIUS PLANT SPECIES IS PROHIBITED.
 8. TREES AND SHRUBS PLANTS ON PRIVATE PROPERTY SHALL BE PLANTED SO THAT AT MATURITY THEY DO NOT INTERFERE WITH SERVICE LINES, TRAFFIC SAFETY VISIBILITY AREA, AND BASIC PROPERY RIGHTS OF ADJACENT PROPERTY.
 9. RECIRCULATION WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
 10. PROVIDE 15 GAL PLANTS AROUND ANY UTILITY ENCLOSURE, TRASH ENCLOSURE AND BACKFLOW PREVENTER.
 11. METAL TRELLIS FOR VINE PLANTING ATTACHED TO WALL
 12. SET BACK LANDSCAPING: PCSP 2.6.6(3)(C). PROVIDE AND AVERAGE OF 1 TREE REACHING 25 FEET CANOPY FOR EVERY 40 LF OF FRONTAGE

LANDSCAPE AREA:
EXTERIOR PERIMETER: 2389 sf
COURT YARD: 1480 sf
UPPER DECK: 962 sf

TOTAL: 4831 sf
4831 sf / 26,923 sf = 18% > 15%

DOWNTOWN BOULEVARD:
GAREY AVE. (GRAND BOULEVARD)
STREET TREES: CITY RECENTLY REPLANTED TREES AND PLANTER STRIPS ALONG GAREY AVE.
NO IMPROVEMENTS PROPOSED.

CENTER ST. (NEIGHBORHOOD STREET)
STREET TREES: PRUNUS ILICIFOLIA, HOLLYLEAF CHERRY
PLANT SIZE 24" BOX
PLANTED AT 30 FEET WITH PLANTER BEDS
TREES IN PLANTER 4' x 6' WITH METAL GRATE

SEE SHEET L2 FOR PLANTING PALETTE

PROJECT SHALL BE DESIGNED TO THE CITY OF POMONA
WATER EFFICIENT LANDSCAPE ORDINANCE 4232.

PLANT WATER USAGE SHALL BE PER WUCOLS DATA BASE

PROJECT SHALL UTILIZE DRIP IRRIGATION SYSTEM

PROVIDE A SITE SPECIFIC AGROMOMIC SOILS REPORT
CROSS CHECK PROPOSED PLAN PALETTE COMPATIBILITY
AFTER OVER X CAVATION OF SITE

SHOW ALL ABOVE AND BELOW GROUND UTILITIES ON FINAL
PLANTING PLANS.

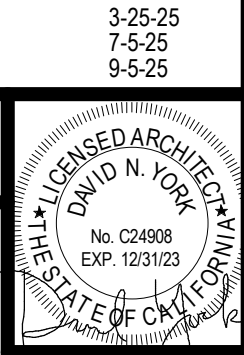
MINIMUM FIELD OBSERVATION VISITS REQUIRED BY
LANDSCAPE ARCHITECT.

PRELIMINARY
LANDSCAPING

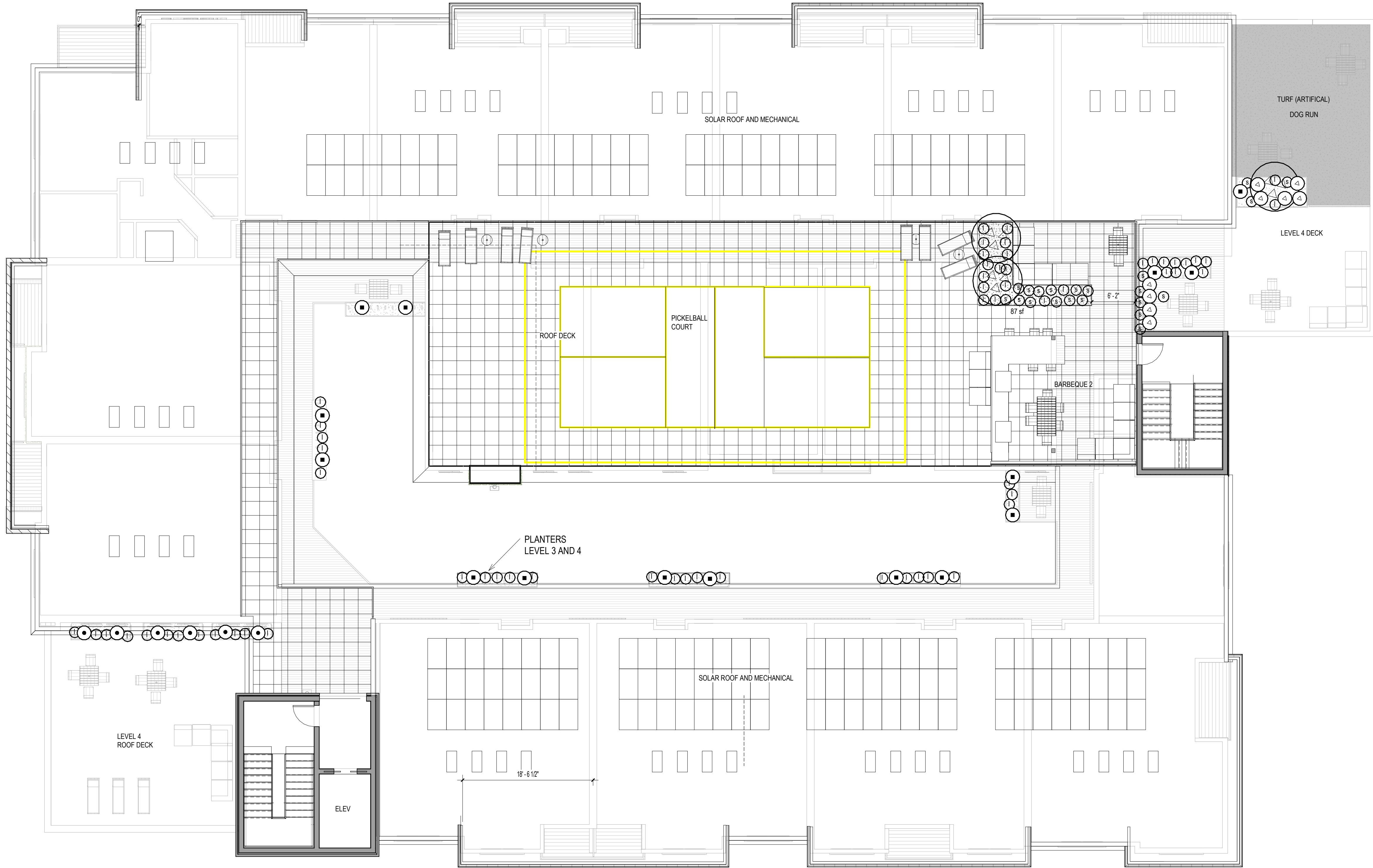
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L-1



① level 5 LANDSCAPING
1/8" = 1'-0"

NAME	SIZE	WATER	QUA.	SUN
5" CONCRETE BROOM FINISH				
5" CONCRETE COLORED ACID WASHED W/ 24" DIAGONAL GRID PATTERN				
ARTIFICIAL TURF TIGER TURF: DIAMOND LIGHT FESCUE				
3" MIN WOOD MULCH / PLANTING AREA FILLED WITH PLANT SELECTION BELOW				
SUCCULENTS DUDLEYA MIX CALIFORNIA NATIVE	FLATS	LOW		SUN/ SHADE
IRIS DOUGLASIANA / IRIS MIXED COLORS CALIFORNIA NATIVE	FLATS	LOW		SUN/ SHADE
AGAVE SHAWII / SHAW'S AGAVE CALIFORNIA NATIVE	1 GAL	LOW		SUN
ARCTOSTAPHYLOS BAKERI / BAKER MANZANITA CALIFORNIA NATIVE	1 GAL	LOW		SUN
FUSHIA FLOWER / GOOSEBERRY CALIFORNIA NATIVE	1 GAL	LOW		SUN/ SHADE
LOMANDRA CONFERTIFOLIA / LIME TUFF RUSH CALIFORNIA NATIVE	1 GAL	LOW		SUN/ SHADE
MUHENBERGIA RIGENS / DEER GRASS CALIFORNIA NATIVE	1 GAL	LOW		SUN/ SHADE
ACHILLEA MILLEFOLIUM / YARROW (MIXED COLORS) CALIFORNIA NATIVE	1 GAL	LOW		SUN/ SHADE
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	LOW		SUN/ SHADE
PARTENOCISUS QUINQUEFOLIA / VIRGINA	5 GAL	MED		SUN/ SHADE
TRACHELOSPERMUM JASMINOIDES / STAR JASMIN	1 GAL	LOW		SUN/ SHADE
LONICERA CILIOSA / ORANGE HONEYSUCKLE CALIFORNIA NATIVE	15 GAL	LOW		SUN/ SHADE
CEANOTHUS / MOUNTAIN LILAC CALIFORNIA NATIVE	15 GAL	LOW		SUN/ SHADE
LYONOTHAMNUS FLORIB / CATALINA IRONWOOD CALIFORNIA NATIVE HT 20'-40'	24" BOX	LOW		SUN/
HETEROMELES ARBUTIFOLIA / TOYON CALIFORNIA NATIVE HT 20'	24 GAL	LOW		SUN/
PISTACIA CHINESIS / CHINESE PISTACHE GAREY AVE STREET TREES HT 25'-35'	24" BOX	MED		SUN/
PRUNUSILICIFOLIA / HOLLY CHERRY CENTER AVE STREET TREES HT 25'-35'	24" BOX	MED		SUN/
PRUNUS LYONII / CATALINA CHERRY CALIFORNIA NATIVE HT 25'-30"	24" BOX	MED		SUN/
CERCIS OCCIDENTALIS / WESTERN REDBUD CALIFORNIA NATIVE HT 25'	15 GAL	LOW		SUN/ SHADE
ACER PALMATUM / JAPANESE MAPLE HT 10'-25'	24" BOX	MED		SUN/ SHADE

② PLANTING PALLET
3/16" = 1'-0"

PRELIMINARY
LANDSCAPING

© 2025 DAVID YORK, ARCHITECT

PROJECT:
OSTIA LOFTS, APARTMENTS
416 GAREY AVE
POMONA, CA.
OWNER:
209 SAN ANTONIO LLC
1310 N. EL CAMINO REAL
SAN CLEMENTE, CA. 92672
(949)338-9581

3-25-25
No. C24908
EXP. 12/31/23
STATE OF CALIFORNIA
DAVID N. YORK
LICENSED ARCHITECT

L-2

GAREY AVE

CENTER ST

LEGEND & ABBREVIATIONS

PROPERTY LINE

SITE SECTIONS

BASEMENT WALL

CONCRETE/HARDSCAPE

BUILDING BASEMENT PAD AREA

FRENCH DRAINS

DRAIN LINES

DRAINAGE SWALE

SHEET FLOW

ROOF DRAIN CONNECTION

AREA DRAINS

CATCH BASIN

EXISTING ELEVATION

PROPOSED ELEVATION

EXISTING CONTOURS

PROPOSED CONTOURS

SHORING PIERS

LIMIT OF OVER "X"

TC TOP OF CURB

TF TOP OF FOOTING

TW TOP OF WALL

BW BOTTOM OF WALL

FS FINISH SURFACE

FG FINISH GRADE

TD TOP OF DRAIN

TG TOP OF GRATE

INV DRAIN PIPE INVERT

TC TOP OF CURB

FL FLOW LINE

HP HIGH POINT

PA PLANTER AREAS

BSL BUILDING SETBACK LINE

MHC TOP OF MAN HOLE

FF FINISH FLOOR

CT TOP OF CAISSON

WORK IN THE PUBLIC RIGHT OF WAY
REQUIRE SEPARATE PUBLIC IMPROVEMENT PLANS
FOR STREET, WATER AND SEWER.
DEVELOPER SHALL FOLLOW AND MEET
THE CONDITIONS OF APPROVAL PROVIDED BY PUBLIC WORKS
PRIOR TO ISSUANCE OF BUILDING PERMITS

CONSTRUCTION NOTES

- EXISTING CURB AND GUTTER PER CITY STD A-3-64, TYPE D PRELAPSE CURB AND GUTTER PER CITY ENGINEER
- REMOVE 3 EXISTING DRIVE WAY APPROACHES
- CONSTRUCT 26 FEET WIDE DRIVE APPROACH PER CITY STD A-7-10 TYPE II, MIN. 150' FROM INTERSECTION
- CONSTRUCT SIDEWALK ALONG GAREY AVE PER CITY STD. A-7-02 (CASE III)
- CONSTRUCT SIDEWALK ALONG CENTER ST PER CITY STD. A-7-02 (CASE II)
- CONCRETE FLAT WORK 5" THICK WITH #4 BARS EACH WAY 12" O.C. ON 3" ROAD BASE, ACID WASH FINISH
- INSTALL 6" CAST IRON DRAINS LINES FOR ROOF DRAINS TO RETENTION BASIN.

- INSTALL 4" PVC (SCH 40) DRAIN PIPE.
- INSTALL 6" PVC (SCH 40) DRAIN PIPE
- INSTALL 6" DIA. NDS ATRIUM DRAIN
- INSTALL 4" DIA. BRASS DECK DRAIN
- CONSTRUCT 18x18 CATCH BASIN
- INSTALL CHANNEL DRAIN
- CONNECT ROOF DRAINS TO AREA DRAIN SYSTEM
- CONNECT OVERFLOW ROOF DRAINS TO DIRECTLY STORM CAPTURE DETENTION BASIN
- FRENCH DRAINS: 4" PVC PERFORATED PIPE MIN 1% SLOPE
- CONSTRUCT 4" DIA CURB CORE PER CITY STD PLAN
- WATER LINE: 8" DIA. CL 150 ACP OR CL 52 DIP.

- EXISTING FIRE HYDRANT
- STORM CAPTURE DETENTION BASIN: BY OLD CASTLE VAULT DIMENSION 8' x 16' x 5' DEEP. CAPTURE CAPACITY 3 X 420 CF SYSTEM SHALL CONTAIN SUMP PUMP TO HYDRAULIC CONTROL OF STORM WATER TREATMENT AND RELEASE.
- INSTALL 4" PVC (SCH 80) DISCHARGE LINE
- SUMP BASIN AND PUMP FOR BASEMENT AND FRENCH DRAIN COLLECTION AND DISCHARGE TO DETENTION BASIN.
- SHORING: INSTALL STEEL W FLANGE PILES AND WOOD LAGGING ESTIMATED SHORING HEIGHT 10 FEET TO 13 FEET PERIMETER OF BASEMENT
- CONSTRUCT SITE WALLS PER DETAIL 3 SHEET A-19
- CONSTRUCT CURB RAMP PER CITY STD. NO. A-28-10 CASE C
- PROVIDE 15' WIDE X 20' DEEP EASEMENT AT SOUTH WEST CORNER FOR FIRE DEPARTMENT DCDA AND 4" ABOVE GROUND WATER MAIN SUPPLY
- CONSTRUCT DOUBLE CHECK DETECTOR ASSEMBLY PER CITY STANDARD 14

- CONSTRUCT CURB AND GUTTER BULB OUT PER SEPARATE STREET IMPROVEMENT PLANS. 28" CURB RADIUS
- REMOVE EXISTING CURB AND GUTTER AT CURB BULB OUT CLEAN OUT. PROVIDE 15 FEET WIDE EASEMENT
- CONSTRUCT SEWER LATERAL 8" PVC CLASS 150 WITH CLEAN OUT. PROVIDE 15 FEET WIDE EASEMENT
- CONSTRUCT 4" ABOVE GROUND METER PER CITY STD. 13A-13C PROVIDE 4" SCH 40 STEEL PIPE. INSIDE PROTECTIVE CAGE
- ABANDON EXISTING WATER METER
- REUSE EXISTING 1" WATER METER FOR LANDSCAPING AND PROVIDE BACKFLOW DEVICE
- CURB FACE INLET. CATCH BASIN NO.1 PER LOS ANGELES COUNTY FLOOR CONTROL DISTRICT STANDARD DWG NO. 2-D100-2-232, AND 2-D106
- DRAIN LINE TO EXISTING STORM DRAIN CATCH BASIN ON GAREY AVE. 12" DIA. R.C.P. WITH 30% BENDS SLOPE AT 1%
- NO OBSTRUCTION TO VISIBILITY AREA AT INTERSECTION TO OBJECTS OVER THREE IS ZONE. CITY STD. NO. A-34-11

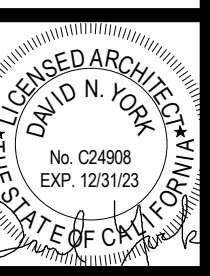
EARTHWORK	CY	CF
CUT	9982 CY	269516 CY
FILL	521	14069
EXPORT	9982 CY	269516 CY

ESTIMATES ARE FOR CITY ASSESSMENT PURPOSES
CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR OWN
MATERIALS AND QUANTITIES

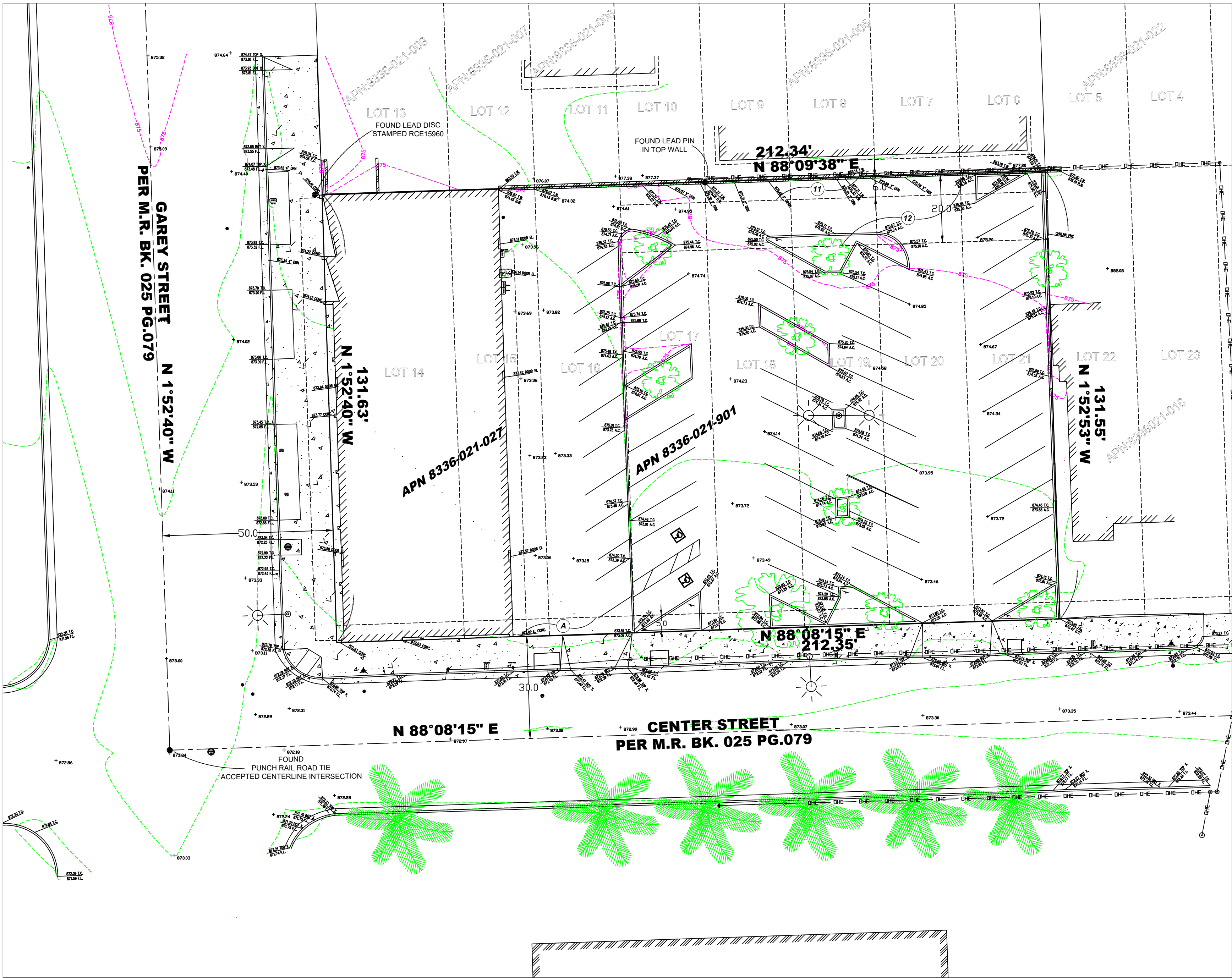
CONSTRUCTION SEQUENCING:
DEMOLISH AND REMOVE EXISTING STRUCTURES AND HARDSCAPE
INSTALL TEMP. SHORING
EXCAVATE FOR BASEMENT
CONSTRUCT RETAINING WALL
INSTALL DRAINS AND DRAIN LINES AND FINE GRADE AROUND BUILDING

PRELIMINARY GRADING

PROJECT:
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416 GAREY AVE
POMONA, CA.
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G-1



BENCHMARK DESCRIPTION

BENCHMARK JG4967
ELEVATION 859.674' NAVD88

DESCRIBED BY LOS ANGELES COUNTY PUBLIC WORKS LEAD AND TAG IN TOP CURB STAMPED "LA CO DWP" IN THE EAST CURB INLET 36FT SOUTH OF CENTER LINE OF FIRST STREET AND 24.6 FT EAST OF CENTER LINE OF MAIN STREET.

BOUNDARY NOTE

THIS PROPERTY IS MISSING PROPERTY CORNERS. THIS IS NOT A BOUNDARY SURVEY TO SET CORNERS. THIS PARCEL HAS BEEN SURVEYED BY ALTA AND IS THE PROCESS TO BE MAPPED AS A TRACT MAP FOR FUTURE PROJECT.

PRELIMINARY TITLE REPORT

THIS REPORT IS FOR LOTS 17, 18, 19, 20, 21

A PRELIMINARY TITLE REPORT WAS PROVIDE BY CLIENT FROM FIRST AMERICAN

18500 VON KARMAN AVE, SUITE 600, IRVINE, CA 92612

PHONE: 949.885.2481

TITLE OFFICER : JEFFERY PASCHAL

ORDER NUMBER : NCS-1164592-SA1

ORDER EFFECTIVE DATE : JANUARY 31, 2023

PLOTTED EASEMENTS SHOW ON TITLE REPORT

ITEM

- 11

EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 01, 1950 AS INSTRUMENT NO. 3663, IN BOOK 33856, PAGE 386 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND ASSOCIATES TELEPHONE COMPANY
- 12

EFFECTS NORTHERLY 6' OF THE PROPERTY AS PLOTTED

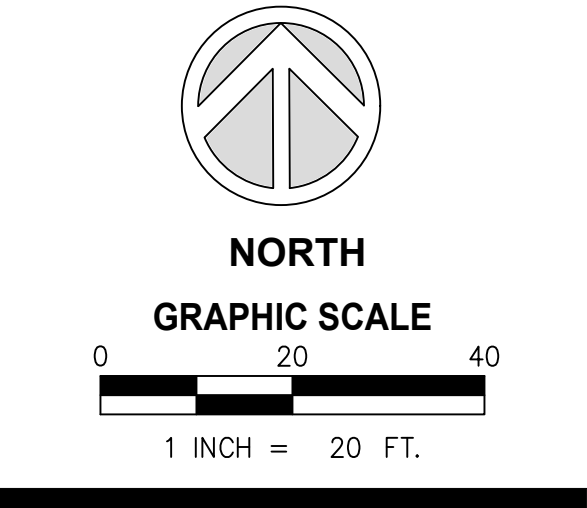
THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED " NOTICE OF INTENTION TO USE AN AREA FOR INGRESS AND EGRESS AND COVENANT NOT TO INVOKE PRESCRIPTIVE RIGHT" RECORDED OCTOBER 21, 1963 AS INSTRUMENT NO 4216, IN BOOK M-1371, PAGE 703 OF OFFICAL RECORDS.

EFFECTS THE NORTHERLY 20' OF LOT 17, 18, 19, 20, 21 PROPERTY AS PLOTTED BENEFITS LOTS 14, 15, 16

REVISIONS					
	NO.	DESCRIPTION	DATE	BY	CHKD.

TOPOGRAPHIC SURVEY
IMPROVEMENT SURVEY
APN 8336-021-027
416 NORTH GAREY AVENUE
&
APN 8336-021-901
131 EAST CENTER STREET

SYMBOL LEGEND	
	- MONUMENTATION FOUND AS NOTED
	- FIRE HYDRANT
	- DRAIN
	- LIGHT POLE
	- FENCE (AS NOTED)
	- STORM DRAIN
	- CONCRETE AREA
	- BUILDING AREA
	- SIGN POST
	- FIBER OPTICS
	- OVER HEAD POWER TELCOM
	- SEWER LINE
	- UNDERGROUND ELECTRIC
	- WATER LINE
	- GAS LINE
	- STREET LIGHT POLE
	- SEWER MANHOLE
	- STORM DRAIN MANHOLE
	- UTILITY
	- TREE AS NOTED



STREET VACATION RECORDS

- A

CENTER STREET VACATION RESOLUTION NO. 151 TAKING THE 35' HALF WIDTH TO A 30' HALF WIDTH ON THE NORTH. GIVING LOTS 14 THRU 31 5.0 FEET

SURVEYOR NOTE

THIS TOPOGRAPHIC MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT

BRANDON S. ALLEN L.S.9093

3D-Altitude, LLC.
P.O. BOX 460571
Escondido, CA
92046-0571

PRELIMINARY TITLE REPORT

THIS REPORT IS FOR LOTS 14, 15, 16

A PRELIMINARY TITLE REPORT WAS PROVIDE BY CLIENT FROM ORANGE COAST TITLE

1551 NORTH TUSTIN AVENUE, SUITE 300

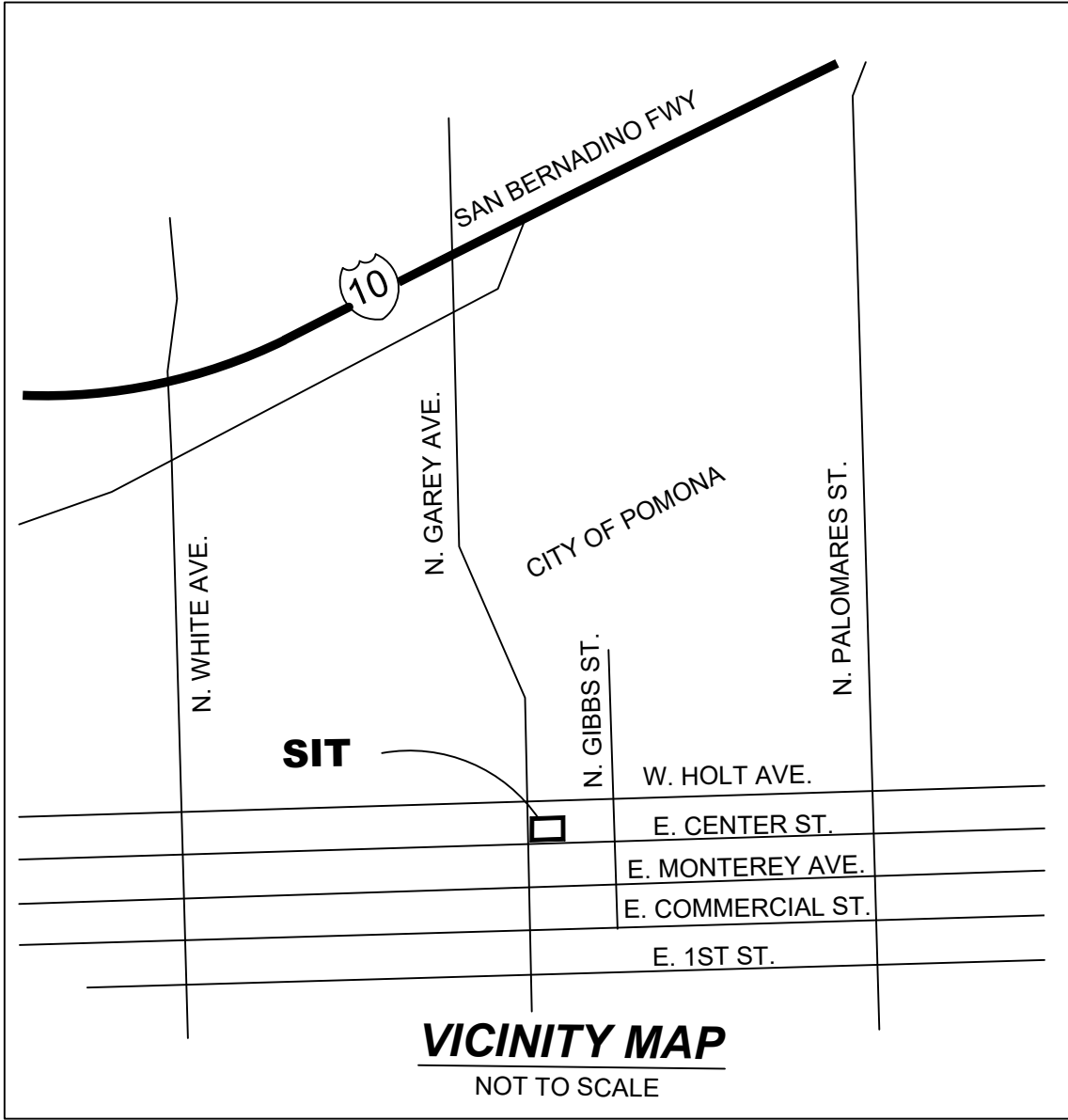
PHONE: 714.558.2836

TITLE OFFICER : JOHN FERNANDO

ORDER NUMBER : 350-2368539-11
ORDER EFFECTIVE DATE : MAY 1, 2023 AT 7:30AM

THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED " NOTICE OF INTENTION TO USE AN AREA FOR INGRESS AND EGRESS AND COVENANT NOT TO INVOKE PRESCRIPTIVE RIGHT" RECORDED OCTOBER 21, 1963 AS INSTRUMENT NO 196.3-1371703 OFFICIAL RECORDS.

EFFECTS THE NORTHERLY 20' OF LOT 17, 18, 19, 20, 21 PROPERTY AS PLOTTED BENEFITS LOTS 14, 15, 16



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