

9 UNITS APARTMENT
2185 N. TOWNE AVENUE
POMONA, CA 91767
APN # 8365-010-014



595 CLARION PLACE
Claremont, CA 91711

WOOTTON ARCHITECTURE
<http://woottonarch.com>



04/30/2025

Revision		
Number	Description	Date



Towne Avenue 9 Units
Apartment

2021-07

04/30/2025

2185 N. TOWNE AVENUE
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A0



REAR ELEVATION



COURTYARD



ROOFTOP COMMON AREA



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Apartment**

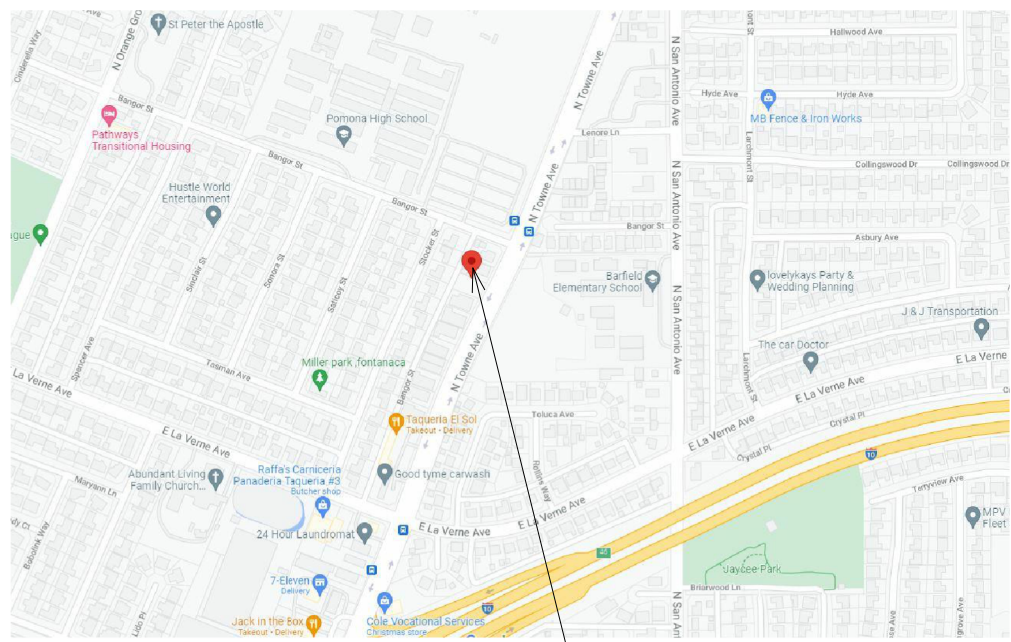
2021-07
04/30/2025

2185 N. TOWNE AVENUE
POMONA, CA 91767

A0.1

Rendering

VICINITY



PROJECT LOCATION

SCOPE OF WORK

NEW 9 UNITS - 3 STORIES APARTMENT 40' HIGH.
PROVIDING 6 TANDEM PARKING AND 2 ACCESSIBLE
PARKING ON TOWNE AVENUE IN THE CITY OF
POMONA

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE

CONSTRUCTION NOTES

1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
3. REVIEW DOCUMENTS, VERIFY DIMENSIONS, FIELD CONDITIONS, AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE OWNER FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
4. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO OWNER FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
5. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME & LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES, FACILITIES, AND ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
6. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
7. MAINTAIN EXITS, EXIT LIGHTING, FREE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
8. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
9. MAINTAIN WORK AREA SECURE AND LOCKABLE DURING CONSTRUCTION COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN, IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
11. PATRITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, U.O.N., MAINTAIN DIMESION MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
12. COORDIANTE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
13. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCITON, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
14. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISH BY 1/4" INCH, U.N.O.

PROJECT DATA

APN	8365-010-014
LOT SIZE	0.2 ACRE, 8,841 SF
ZONE	NED2 [LM2-G1-CX2]
CONSTRUCTION TYPE	TYPE V - B
STORIES ABOVE GRADE	3 STORIES
LEGAL DESCRIPTION	TRACT # 18532 LOT 12
LOT COVERAGE	
RESIDENTIAL BUILDING TRASH ENCLOSURE	4,850 SF 204 SF
TOTAL	5,054 SF
LOT COVERAGE	= 5054/8841 x 100 % = 57.16 % < 65%
FRONTAGE PLANTING	= 280SF/350SF x 100 = 80% > 50% REQUIRED
TRANSPARENCY	1ST FLOOR 300/600x100 = 50%=50% REQ. 2ND FLOOR 550/600x100 = 92%>50% REQ. 3RD FLOOR 400/600x100 = 67%>50% REQ.

SETBACK

FRONT	5'-0"
SIDE	5'-10"
REAR	21'-1"

FLOOR AREA

1st Floor	- UNIT I	- 1 BEDROOM 1 BATH 522 SF
	- UNIT II	- 1 BEDROOM 1 BATH 930 SF
	- UNIT III	- 1 BEDROOM 1 BATH 620 SF
2nd Floor	- UNIT IV	- 2 BEDROOM 1 BATH 1,080 SF
	- UNIT V	- 3 BEDROOM 2 BATH 1,300 SF
	- UNIT VI	- 1 BEDROOM 1 BATH 680 SF
3rd Floor	- UNIT VII	- 2 BEDROOM 2 BATH 1,230 SF
	- UNIT VIII	- 3 BEDROOM 3 BATH 1,584 SF
	- UNIT IX	- 1 BEDROOM 1 BATH 600 SF

PARING: REQUIRED 6 PROVIDED 8 (6 TANDEM AND 2 ACCESSIBLE)

BUILDING HEIGHT - 40'-0", EACH FLOOR 10'

IMPERVIOUS COVERAGE 70% MAX = $\frac{5620}{8841} = 66\% < 70\%$ OK

BUILDING COVERAGE 65% MAX = $\frac{4475}{8841} = 51\% < 65\%$ OK

OUTDOOR AMENITY SPACE 15% = $\frac{1,366}{8841} = 15\%$ OK

1ST FLOOR OPEN COURTYARD	566 SF
ROOFTOP AMENITY	800 SF

TOTAL $\frac{1,366}{8841} = 15\%$ OK

FRONT YARD TYPE A1

SIDEYARD TYPE VI

PEDDESTRIAN ACCESS PACKAGE REQUIREMENT: PACKAGE 2

SHORT TERM BICYCLE PARKING: REQUIRED 2 PROVIDE 2

LONG TERM BICYCLE PARKING REQUIRED 9 PROVIDE 12

TOTAL PARCEL LANDSCAPE 20% = $\frac{1892}{8841} = 21.4\% > 20\%$ ok

DISTANCE TO ALLEY CENETR LINE = $\frac{31'-4"}{30'} > 30'$ MIN. OK

PROJECT TEAM

OWNER:

OLIEL EHUD
LA GRANDVIEW, LLC.
LOS ANGELES, CA
(818) 257-2837

ARCHITECT:

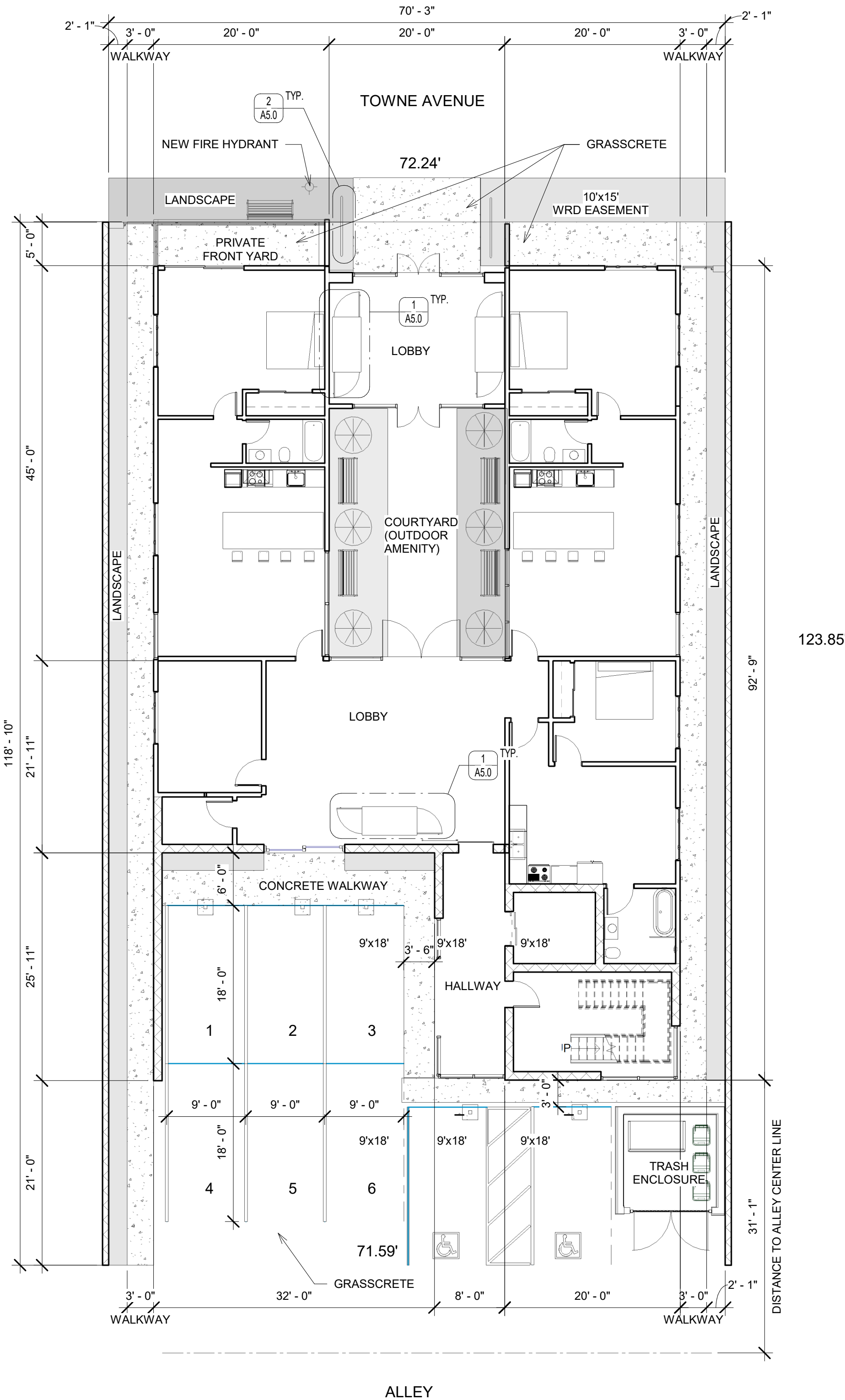
REUBEN WOOTTON
WOOTTON ARCHITECT
595 CLARION PLACE
CLAREMONT, CA 91711
(626) 536-9699
C-34207

ELECTRICAL ENGINEER:

IRWAN YOWANTO, PE, LC, RCDD
YOWANTO ENGINEERING, INC.
2705 N. TOWNE AVENUE #C
POMONA, CA 91767
(909) 626-6291

LANDSCAPE ARCHITECT:

ED SIRIBOHDI
LANDSCAPE ARCHITECT
422 PARK ROSE AVENUE
MONROVIA, CA
(626) 780-2020
ASIRIBOHDI@GMAIL.COM



1

Site Plan

1" = 10'-0"



Sheet Index	
Sheet Number	Sheet Name
A0	Coversheet
A0.1	Rendering
A1.0	Site Plan and Project Info
A1.1	Photo Exhibit
A1.2	(E) Fire Hydrant Locations
A2.0	1st and 2nd Floor Plan
A2.1	3rd Floor and Roof Plan
A3.0	Northwest Elevations
A3.1	Southeast Elevations
A3.2	Building Sections
A4.0	Material Board
A5.0	Specifications
E1.0	Site PhotoMetric
L-1	Landscape Plan



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CLAREMONT, CA 91711

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04/30/2025

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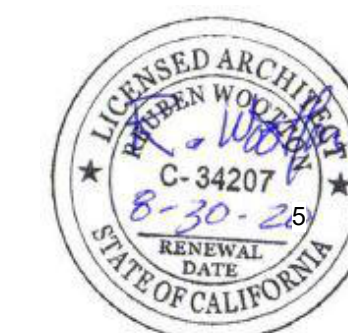
A1.0

Site Plan and
Project Info



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1 - VIEW FROM NEIGHBOR FROM
NORTH APARTMENT



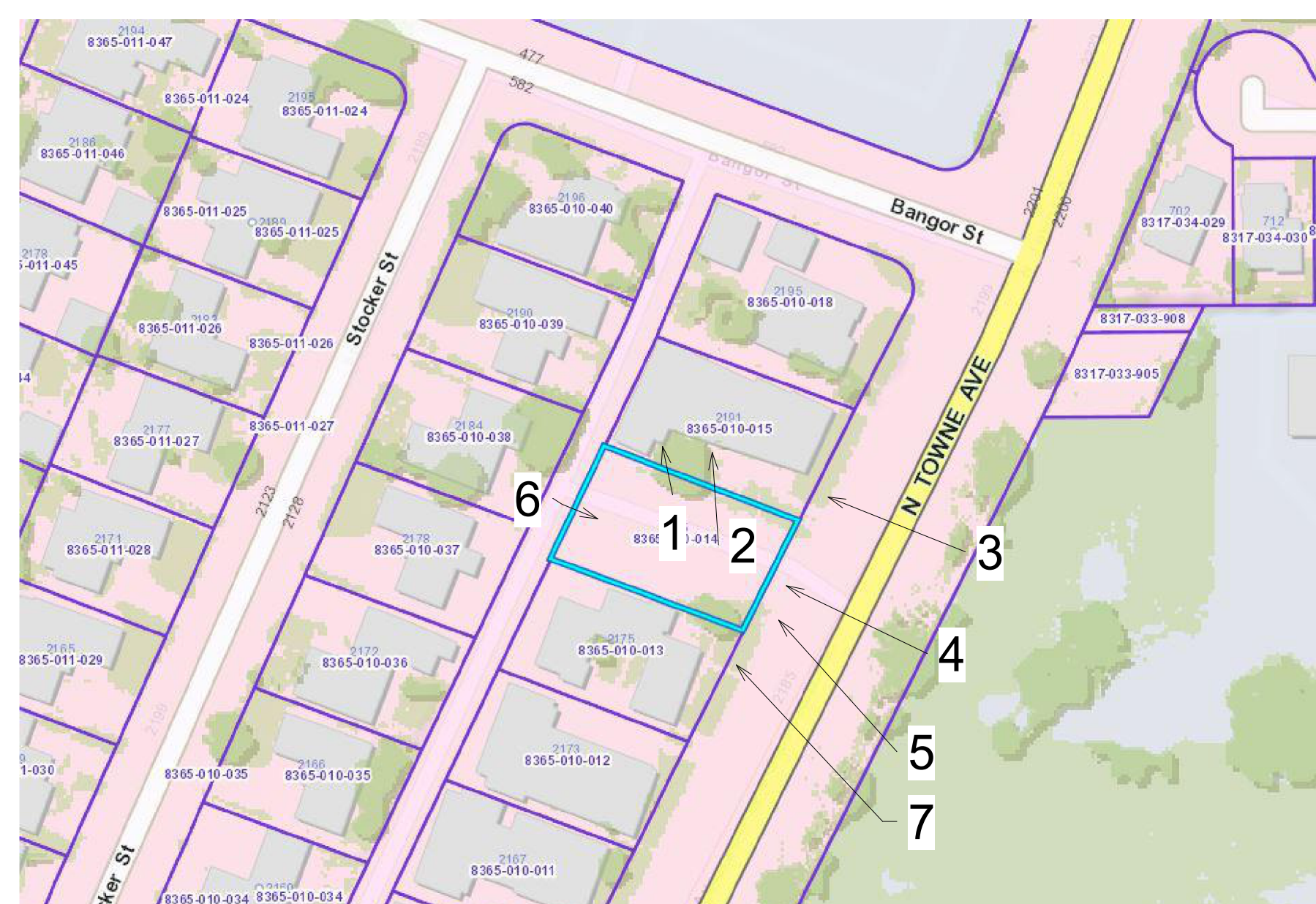
2 - VIEW FROM NEIGHBOR FROM
NORTH APARTMENT



3 - VIEW FROM NEIGHBOR FROM
NORTH APARTMENT



7 - VIEW FROM
NEIGHBOR
FROM SOUTH
APARTMENT



4 - VIEW FROM TOWNE AVENUE



5 - DIRECT VIEW FROM TOWNE AVENUE



6 - DIRECT VIEW FROM ALLEY

Towne Avenue 9 Units Apartment

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04/30/2025

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POMONA, CA 91767

A1.1

Photo Exhibit

12/15/24, 12:01 PM

Gmail - RE: (External):2185 N Towne Avenue 9 Units Condo

Tony Chotibhongs <simplybdsign@gmail.com>

RE: (External):2185 N Towne Avenue 9 Units Condo

Mary Yulfo <MARY.YULFO@sce.com>
To: "simplybdsign@gmail.com" <simplybdsign@gmail.com>, Michael Marshall <Michael.Marshall@sce.com>
Cc: "reuben.wootton@gmail.com" <reuben.wootton@gmail.com>

Tue, Dec 3, 2024 at 7:56 AM

Good morning Tony,

Please see below response that our Planning department has provided:

"We have a 12kv overhead line that runs north to south in front of and rear of property. Do not have any overhead Transmission lines within 100' of property."

Mike will be back in office this week and will be available for any further questions.

Thank you,

Mary Yulfo

Project Management Support – Construction Specialist
Tract Project Management New Development
626-302-9233

Districts: 22 – Montebello, 26 – Covina & 27 – Monrovia

EDISON | Energy for What's Ahead®

https://mail.google.com/mail/u/0/?ik=d25372373&view=pt&search=all&permmsgid=msg.f:181743533117142362&siml=msg.f:181743533117142362 1/2

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1	Fire PCR I	12/15/2024

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A1.2

(E) Fire Hydrant
Locations



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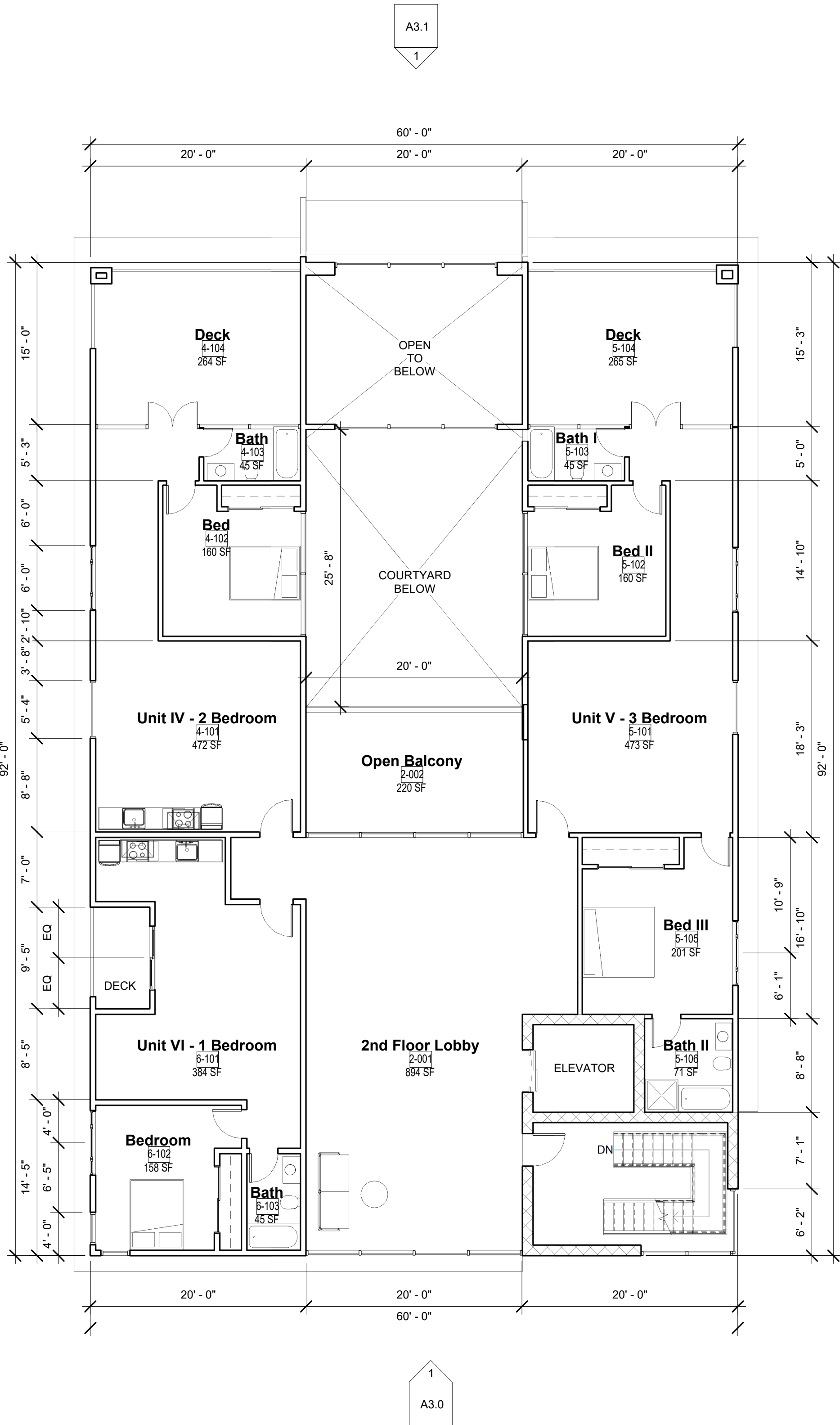
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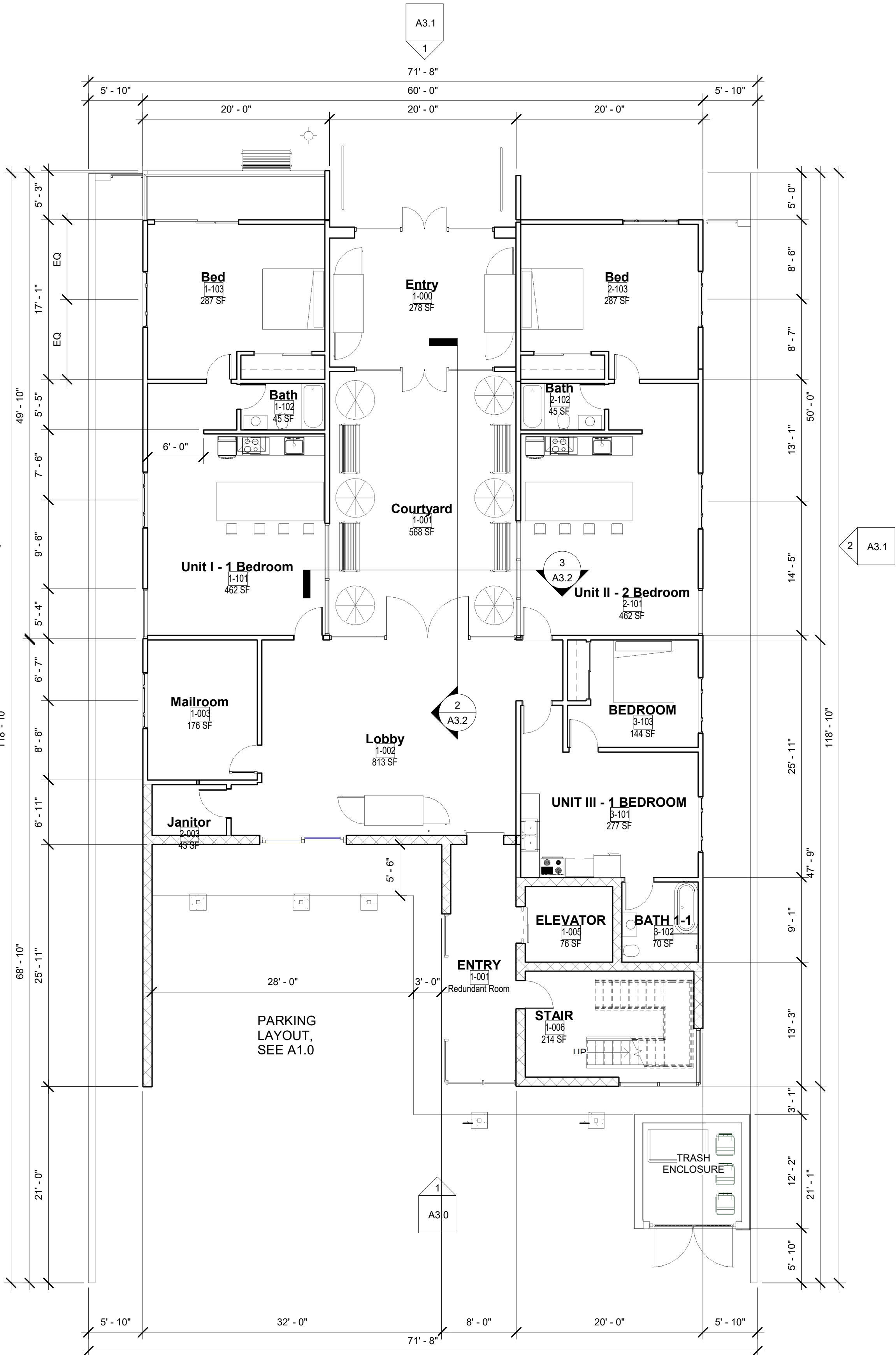
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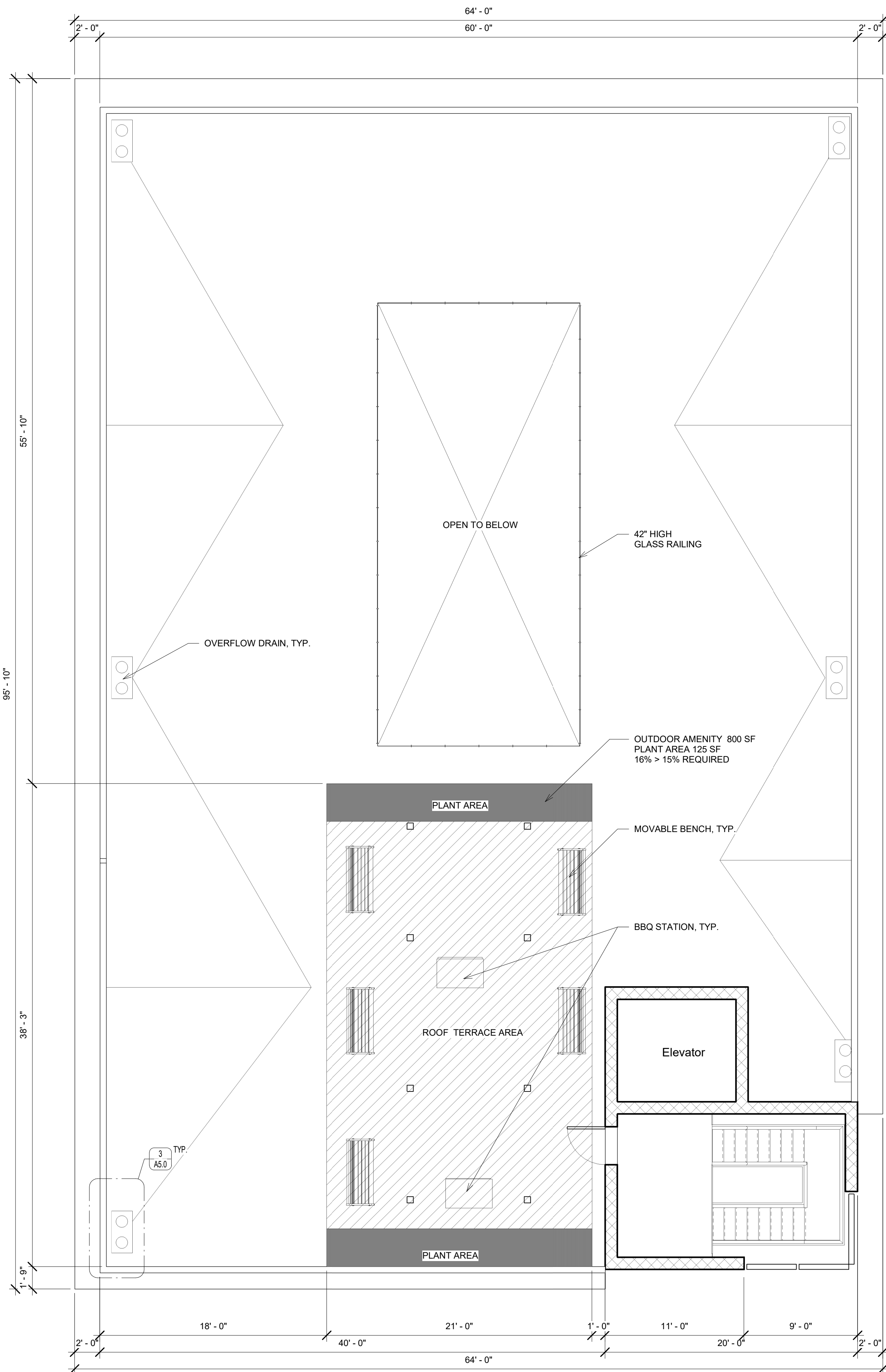
1st and 2nd
Floor Plan



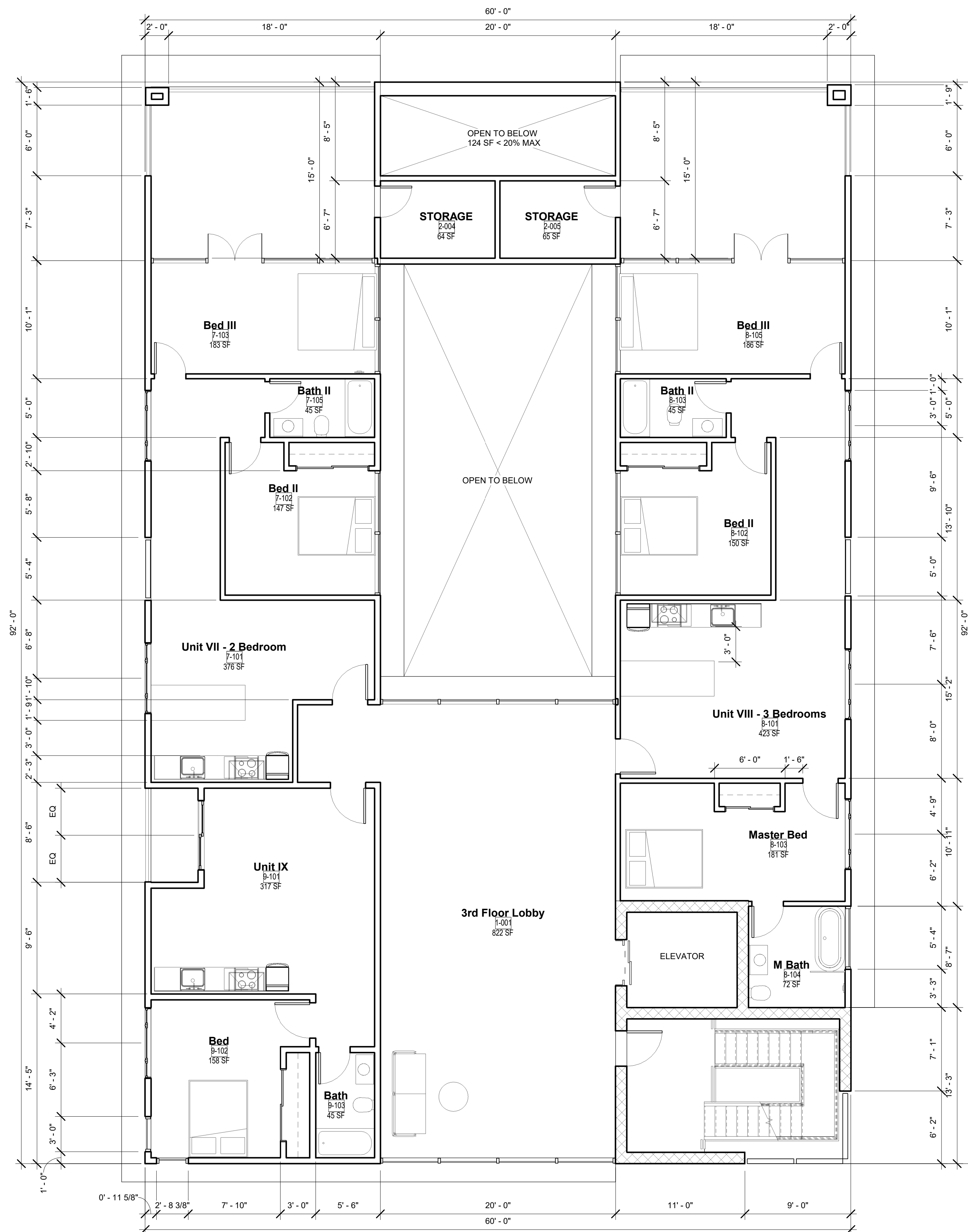
2 **2nd Floor Plan**
1/8" = 1'-0"



1 **First Floor Plan**
1/8" = 1'-0"



2 **Roof Plan**
3/16" = 1'-0"

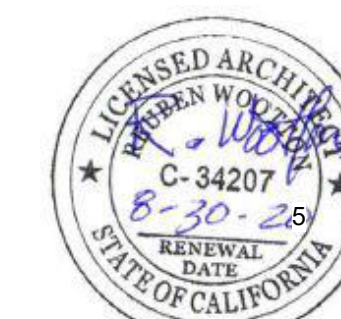


1 **3rd Floor Plan**
3/16" = 1'-0"



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A2.1

3rd Floor and
Roof Plan



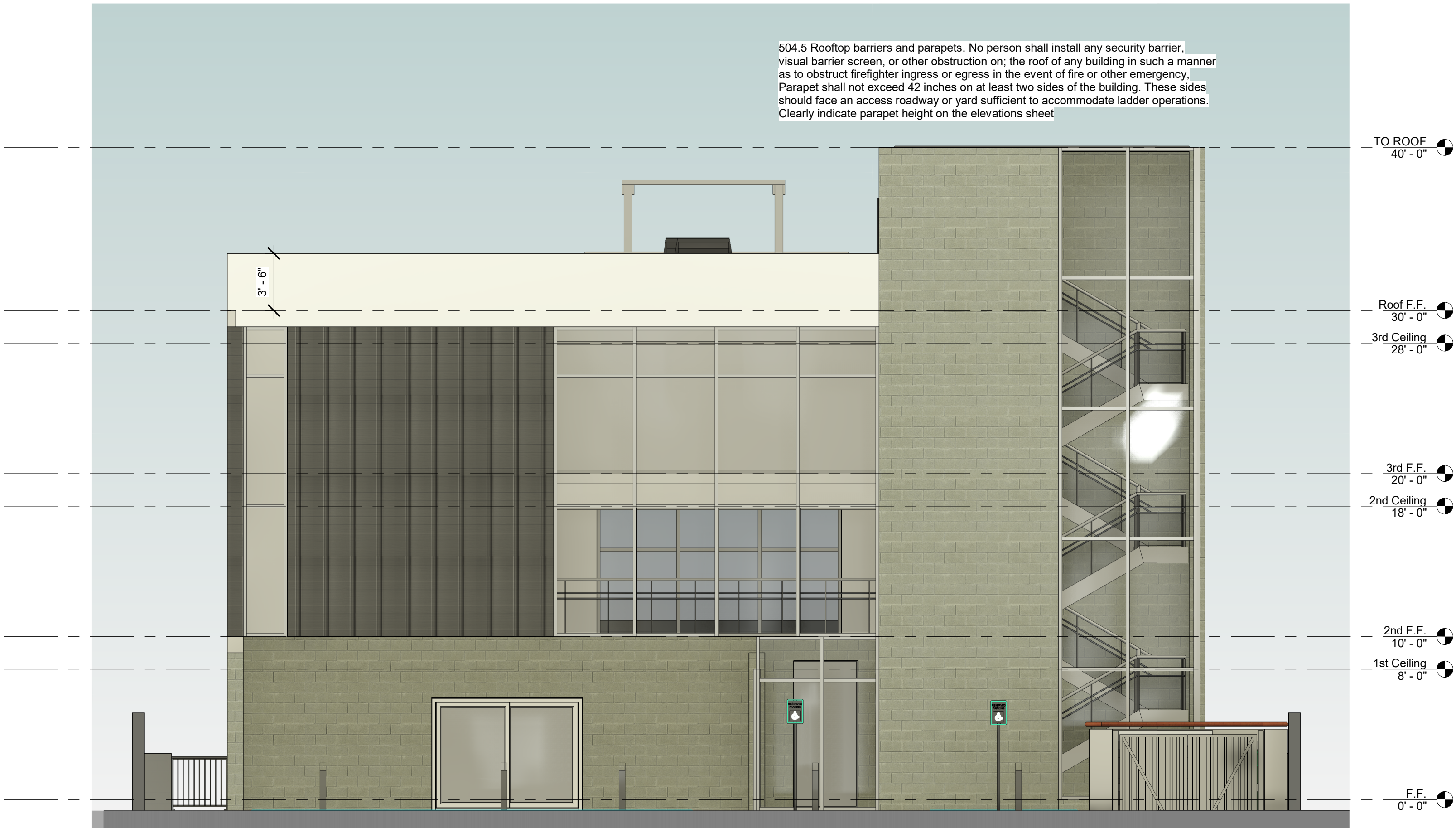
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1	Fire PCR I	12/15/2024



1 **West Elevation**
3/16" = 1'-0"



2 **North Elevation**
3/16" = 1'-0"

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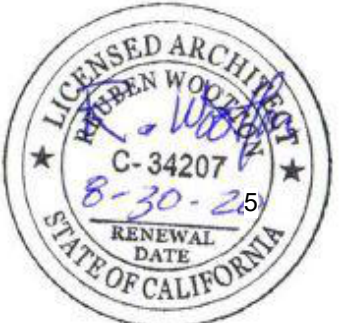
A3.0

**Northwest
Elevations**



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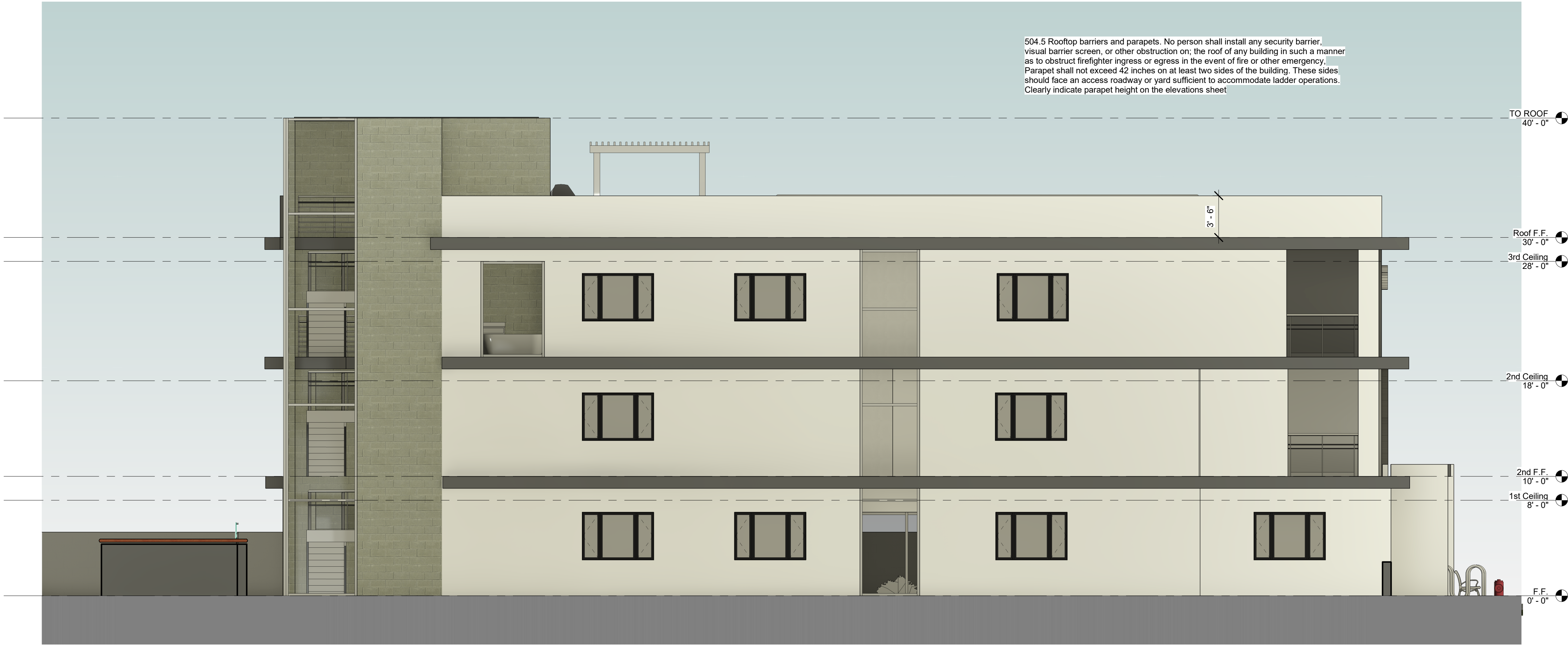


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Revision		Date
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1	Fire PCR I	12/15/2024



1 **East Elevation**
3/16" = 1'-0"



2 **South Elevation**
3/16" = 1'-0"

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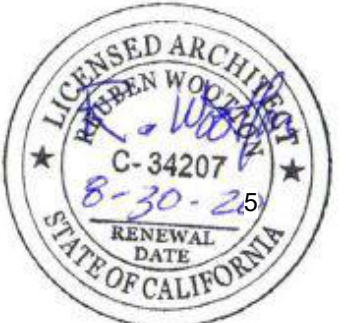
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**Southeast
Elevations**



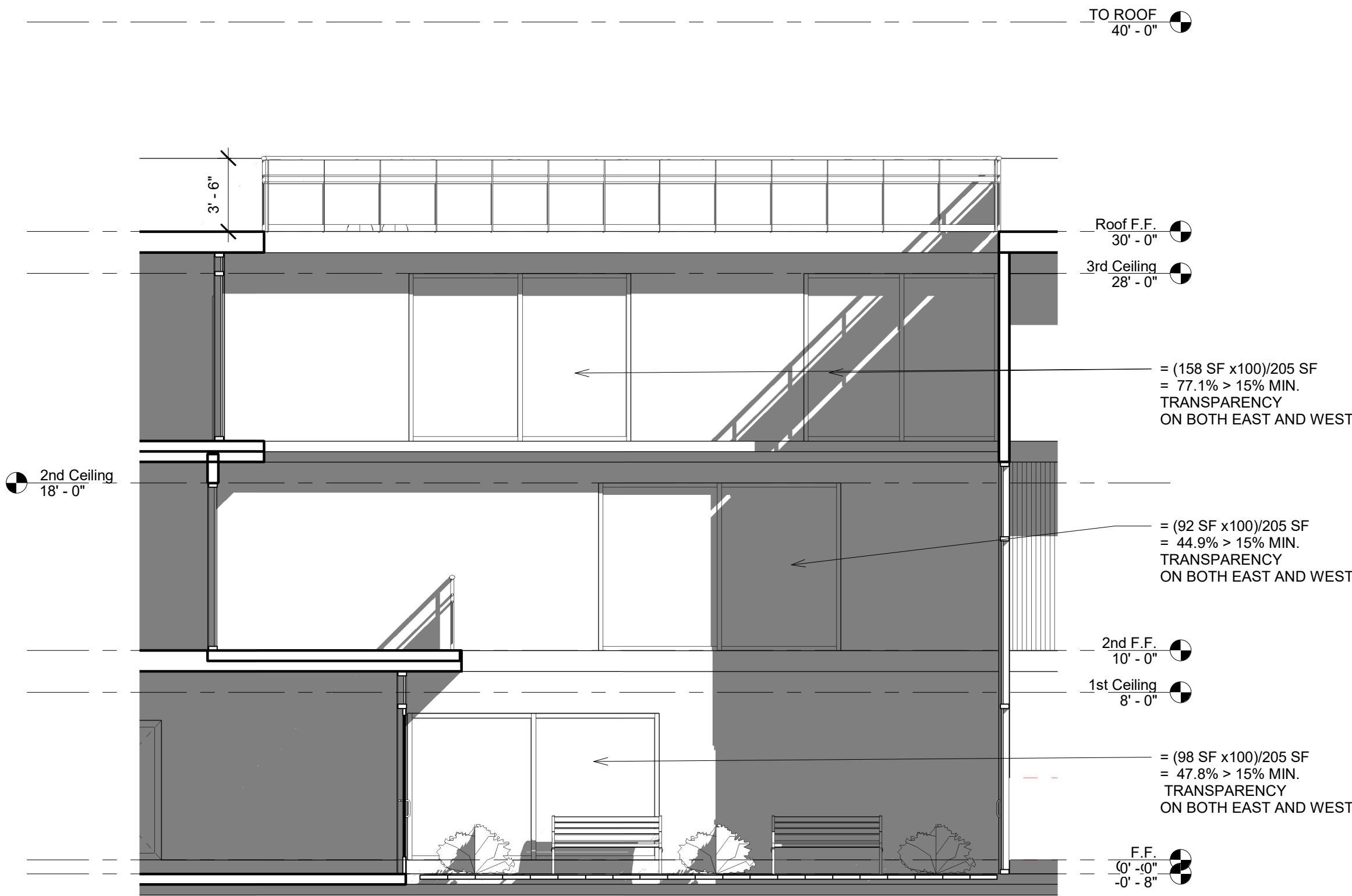
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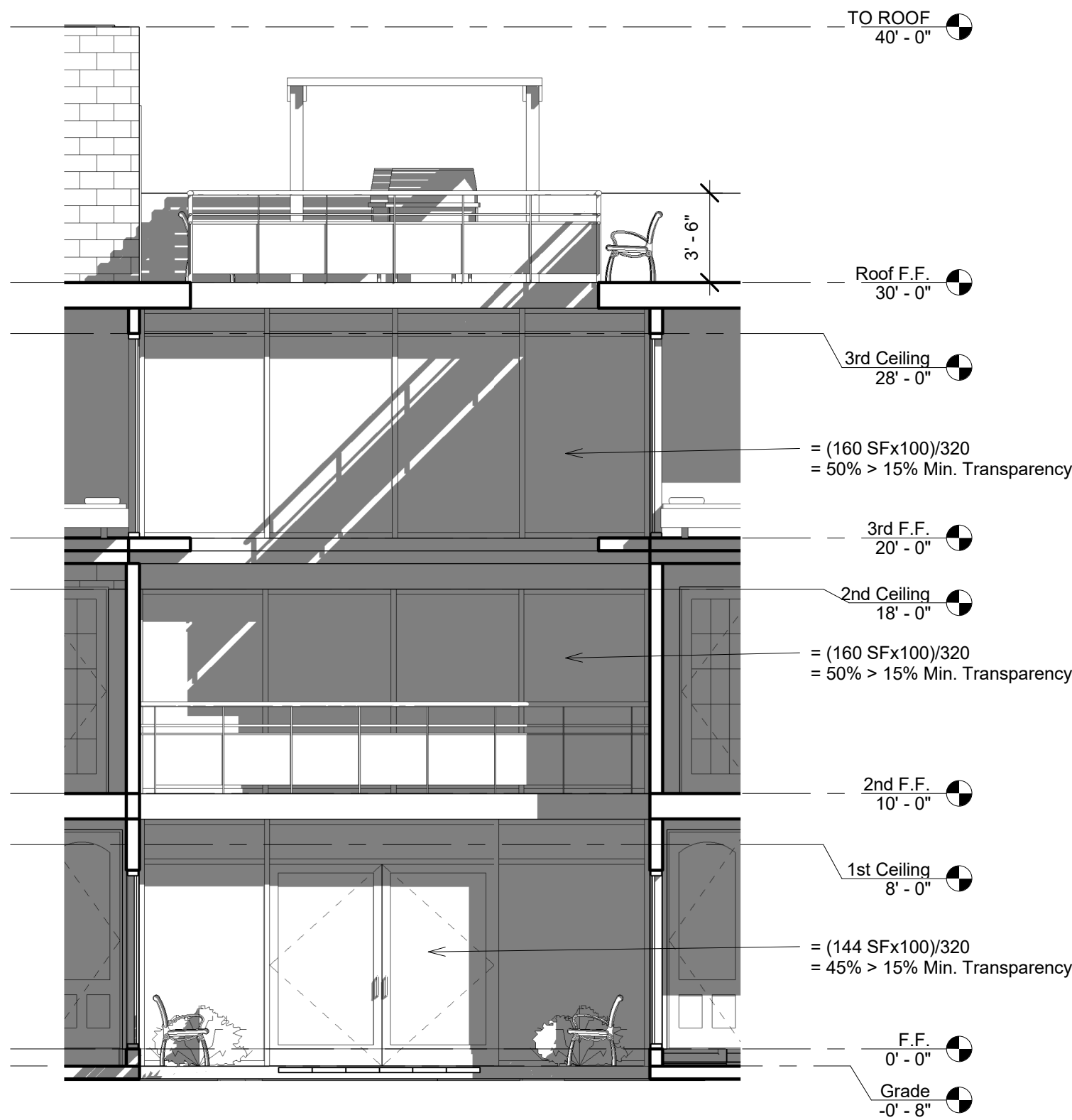


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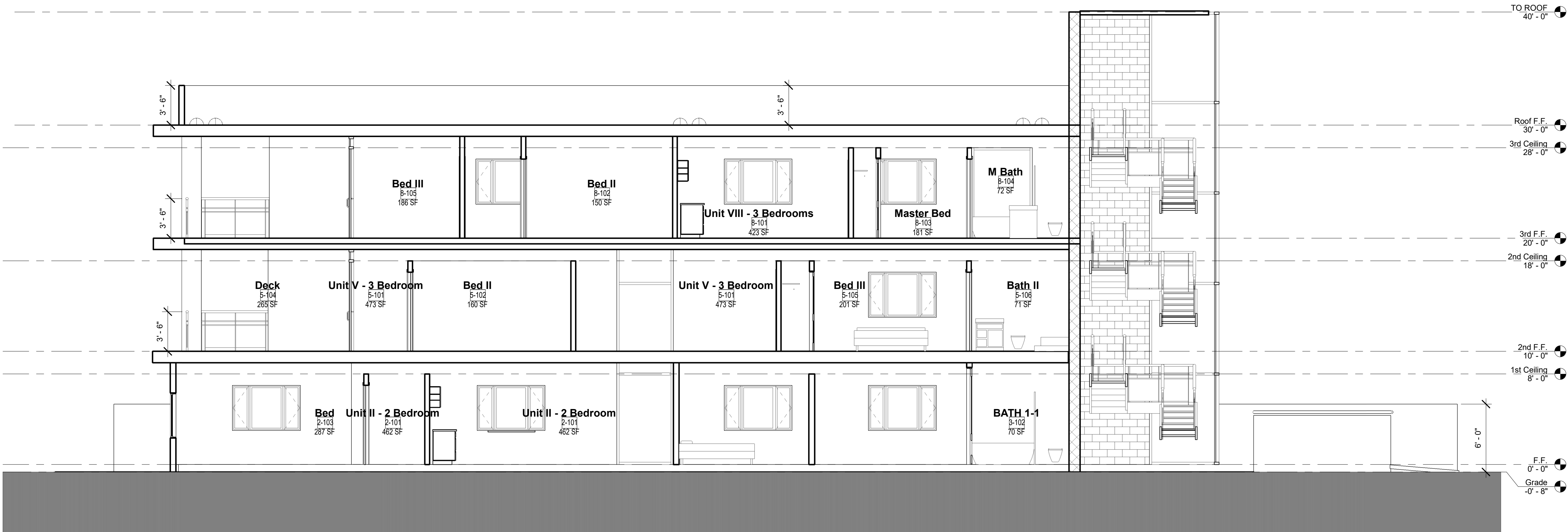
Revision		
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2 **Section through courtyard**
3/16" = 1'-0"



3 **Section thru courtyard toward private residence**
3/16" = 1'-0"



1 **Buidling Cross Section**
3/16" = 1'-0"

**Towne Avenue 9 Units
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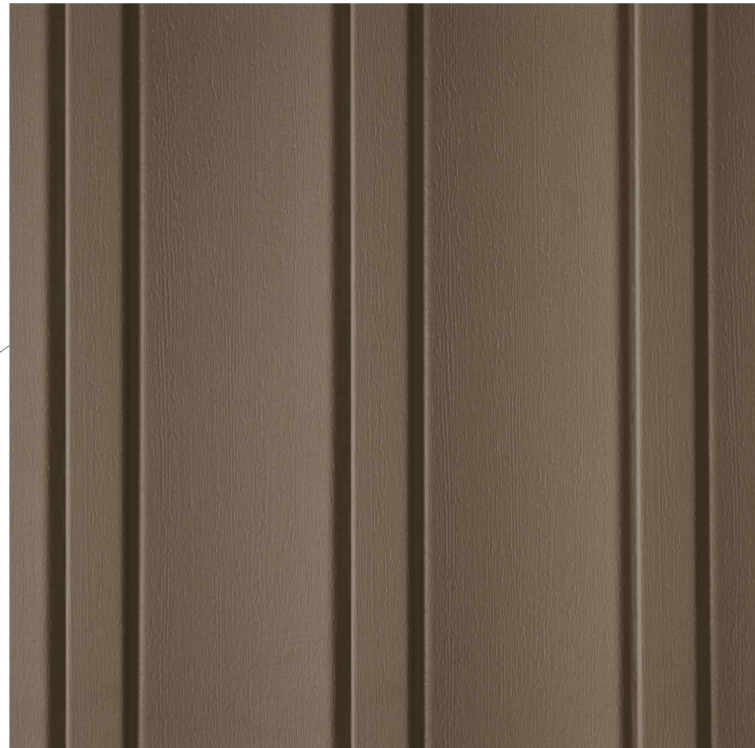
2021-07

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A3.2

**Building
Sections**



CERTAINTEEED
BOARD AND BATTEN
VERTICAL VINYL
SIDING



SHERWIN WILLIAMS
PURE WHITE
SW 7005



KAWNEER
ENCORE
FRAMING
SYSTEM



GRASSCRETE



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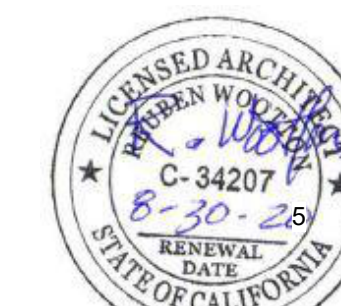
**2185 N. TOWNE AVENUE
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A4.0

Material Board

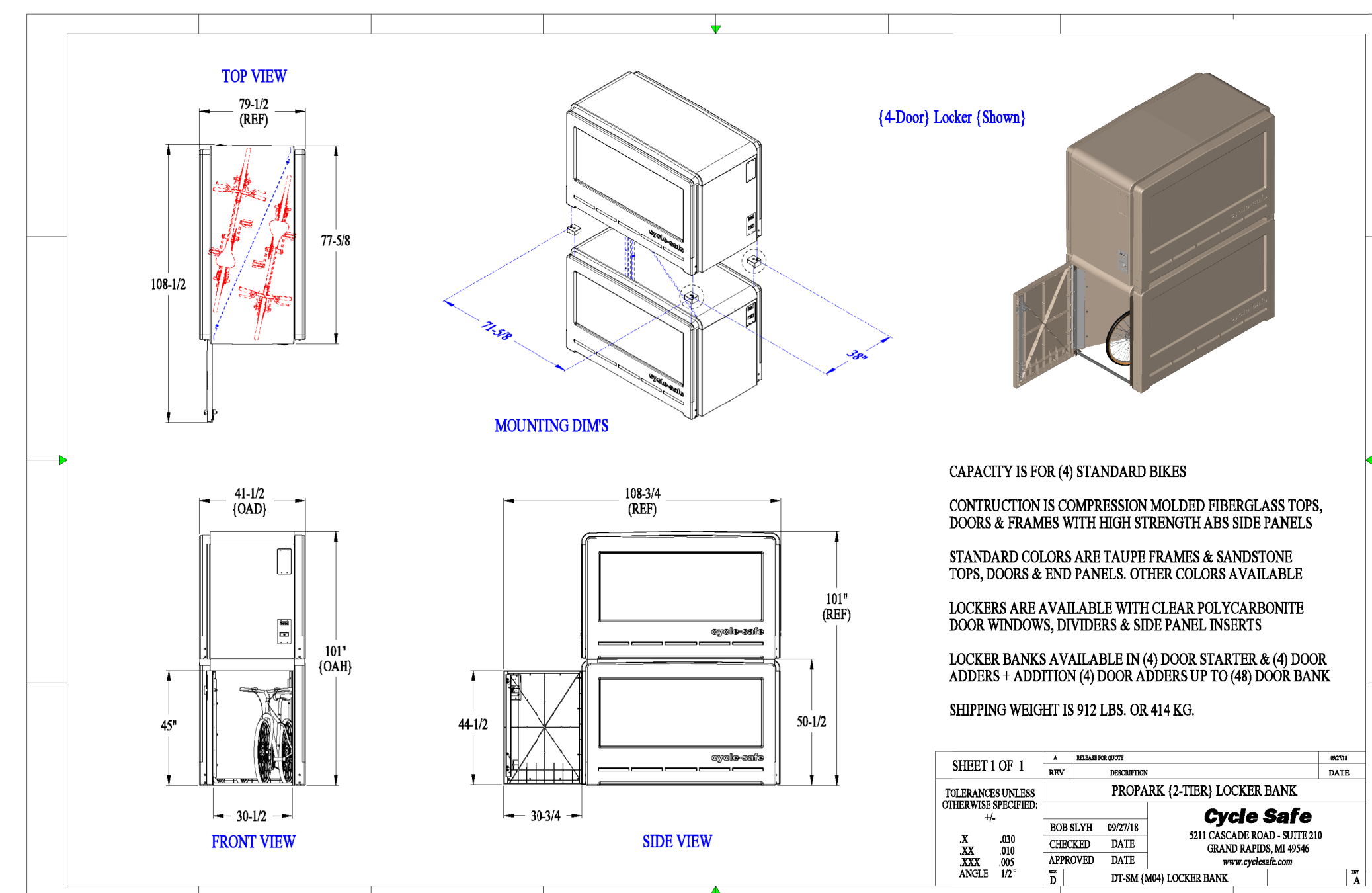
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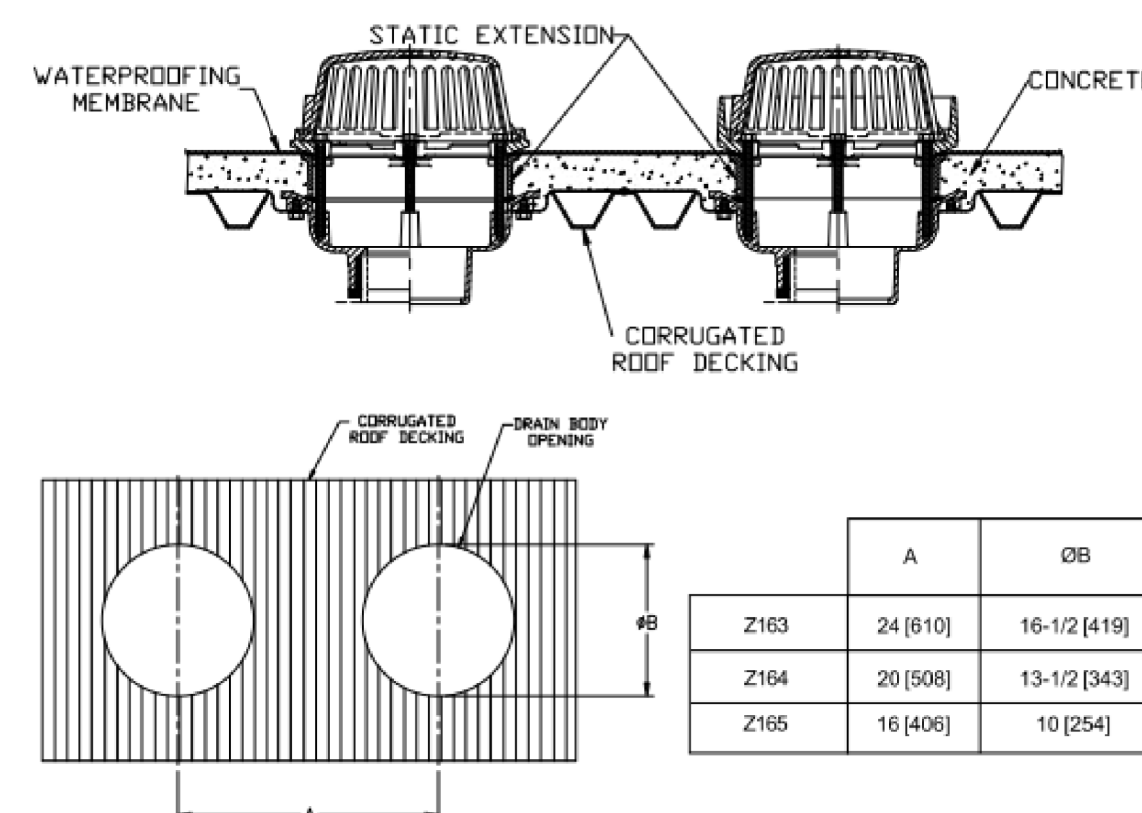
1 Panel Connection Dock Entry

N.T.S



TYPICAL INSTALLATION FOR
Z163, Z164, Z165 W/ STATIC EXTENSION
COMBINATION MAIN ROOF AND OVERFLOW DRAIN

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



**Z163, Z164, Z165 WITH STATIC EXTENSION
COMBINATION MAIN ROOF AND OVERFLOW DRAINS**

Drain installed in a typical corrugated roof decking application with static extension. All four sides and middle of deck plate must be supported adequately, subject to the approval of the project's structural engineer.

⚠️WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

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⚠️ AVERTISSEMENT: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

⚠️ AVERTISSEMENT: Cancer et effets néfastes sur la reproduction - www.chemicalsafety.ca
Zurn Industries, LLC | Specification Drainage Operation

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 • Ph. 855-663-9876, Fax 814-454-7929

In Canada | Zurn Industries Limited
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 • Ph. 905-405-8272, Fax 905-405-1290

3544 Nashua Drive, Mississauga, Ontario L4V 1L2 • Ph. 905-405-8272, Fax 905-405-129
WWW.THER.COM

www.zurn.com

Rev.	A
Date:	04/06/2018
C.N. No.	139850
Form No.	RD106

Page 1 of 1

2 **Overflow Drain Detail**

$$1\frac{1}{2}'' = 1'-0''$$

Panel Connection Dock Entry

$$3/4'' = 1'-0''$$

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A5.0

Specifications

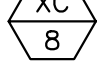


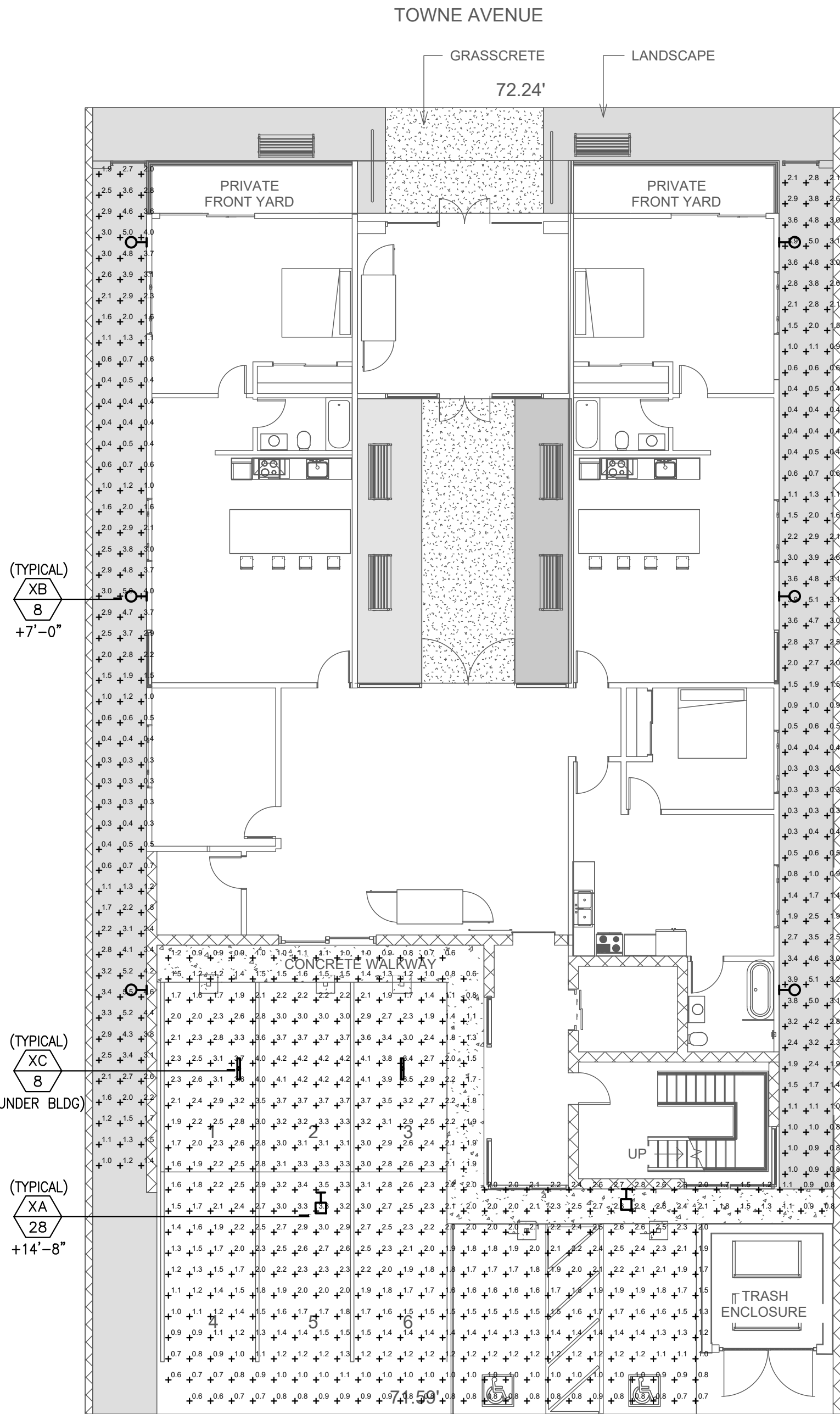
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.0 fc	4.2 fc	0.6 fc	7.0:1	3.3:1
South Sidewalk	+	1.9 fc	5.1 fc	0.3 fc	17.0:1	6.3:1
North Sidewalk	+	2.0 fc	5.5 fc	0.3 fc	18.3:1	6.7:1

LIGHTING FIXTURES

TYPE	DESCRIPTION	MANUFACTURER
	WALL MOUNTED EXTERIOR LED LIGHTING FIXTURE WITH PHOTOCELL	LIGMAN #ULEW-30021-28W-T4-W30-01-120/277V-BPC
	WALL MOUNTED EXTERIOR LED LIGHTING FIXTURE WITH PHOTOCELL	LIGMAN #ULEW-30001-5.5W-T2-W30-01-120/277V-BPC
	2 FT. RECESSED LINEAR LED WITH SATIN LENS AND BATWING DISTRIBUTION.	PINNACLE #EV2D-BW-830-2-FL-U-FSD-0-W



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22-1757

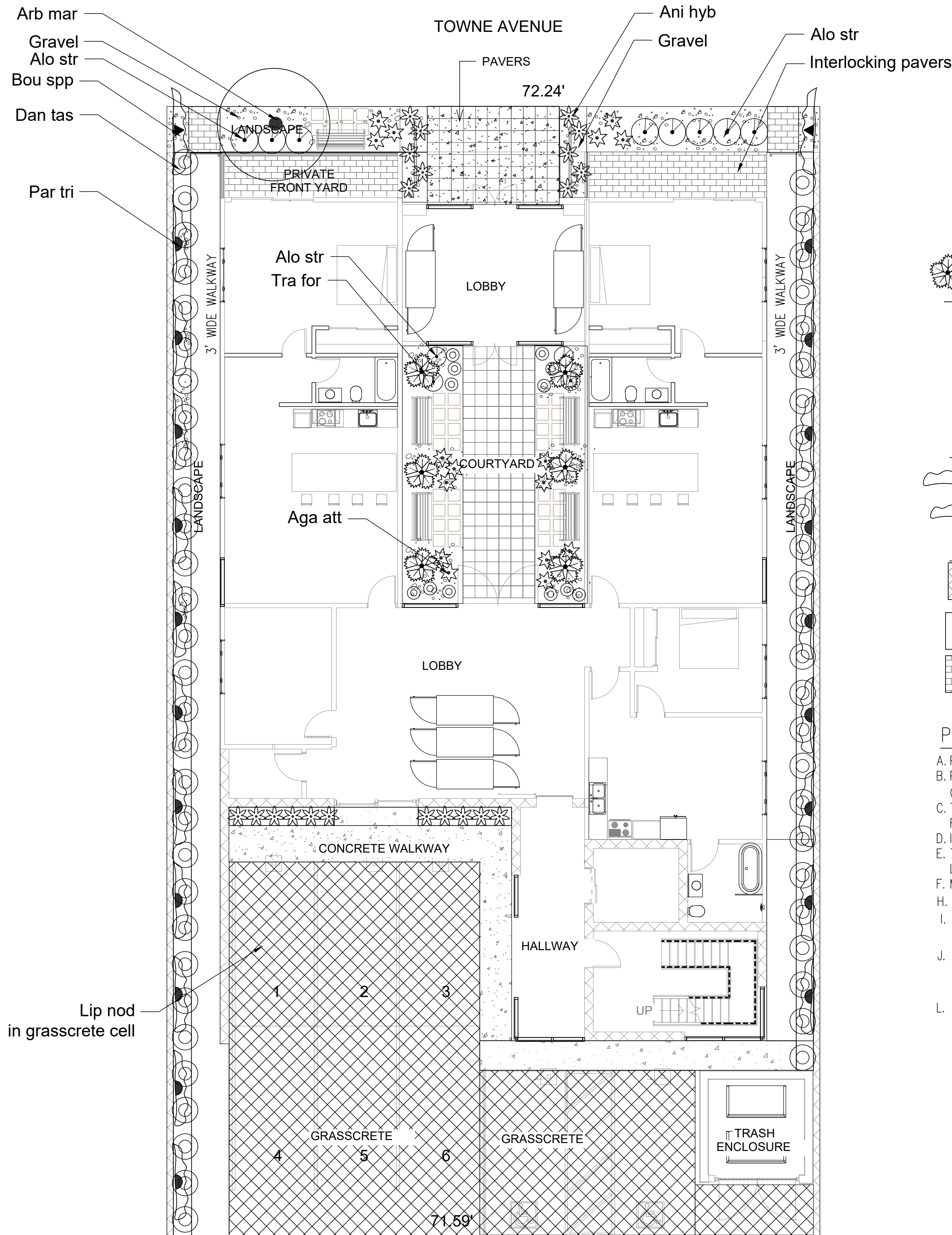
05/15/2024

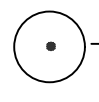
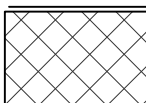
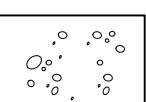
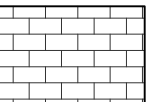
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POMONA, CA 91767

E1.0

SITE PLAN
PHOTOMETRIC





PLANTING LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	WUCOLS FACTOR	REMARKS
TREES						
	<u>ARBUS</u> <u>MARINA</u>	STRAWBERRY TREE	24" BOX	2	LW	'STANDARD FORM',
	<u>TRACHYCARPUS</u> <u>FORTUNEI</u>	WINDMILL PALM	15 GAL.	6	LW	
SHRUBS						
	<u>AGAVE</u> <u>ATTENUATA</u>	FOX TAIL	5 GAL.	16	LW	
	<u>ALOE</u> <u>STRIATA</u>	CORAL ALOE	5 GAL.	12	LW	
	<u>ANIGOZNATHOS</u> <u>HYBRIDS</u>	KANGAROO PAW	5 GAL.	21	LW	'RED' @ 3' O.C., DWARF VARIETY
	<u>DIANELLA</u> <u>REVOLUTA</u>	FLAX LILY	5 GAL.	67	LW	@ 4' O.C.
VINES						
	<u>BOUGAINVILLEA</u> <u>SPP.</u>	BOUGAINVILLEA	5 GAL.	2	LW	ATTACH TO CMU WALL
	<u>PARTHENOCISSUS</u> <u>TRISCUPI</u> <u>DATA</u>	BOSTON IVY	1 GAL.	20	LW	ATTACH TO CMU WALL
GROUNDCOVERS						
	<u>LIPPIA</u> <u>NODIFLORA</u>	LIPPIA	4" PLUG	1,632 S.F.	LW	FILL EACH CELL OF GRASSCRETE AVAILABLE FROM WWW. KURAPIA.COM
	1-2" TAN COLOR GRAVEL					AVAILABLE FROM SOUTHWEST BOULDERS
	INTERLOCKING PAVERS ON SAND AND COMPACT SUBBASE					SUBMIT SAMPLE TO LA. FOR APPROVAL
	STEPPING STONE 2' SQ. NATURAL CONCRETE COLOR- FILL GRAVEL IN BETWEEN					
PLANT NOTES						
A. PERMANENT AUTOMATIC IRRIGATION FACILITIES SHALL BE PROVIDED IN ALL LANDSCAPE AREAS.						
B. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A FULL CONSTRUCTION DOCUMENT LEVEL LANDSCAPE AND IRRIGATION PLANS IN CONFORMANCE WITH THE CITY'S LANDSCAPE CODE REQUIREMENTS SHALL BE SUBMITTED FOR REVIEW TO THE CITY.						
C. TO MINIMIZE EXTERIOR WATER USE, THE PROPOSED PLAN USES DROUGHT TOLERANT TREES AND PLANTS, MULCH, A WATER-EFFICIENT LOW PRECIPITATION RATE IRRIGATION SYSTEM.						
D. IMPERVIOUS PAVING WILL BE MINIMIZED WHEREVER POSSIBLE.						
E. TREE ROOT BARRIERS SHALL BE REQUIRED WHERE TREES ARE PLANTED WITHIN 5 FEET OF ANY WALLS, CURBS, WALKS, BUILDINGS, OR OTHER HARDSCAPE. LINEAR ROOT BARRIERS TO BE INSTALLED AT BACK OF CURB PER FIGURE 5-4 STREET TREE PLANTING DETAIL.						
F. MAINTENANCE RESPONSIBILITY - ALL LANDSCAPE SHALL BE MAINTAINED BY PROPERTY OWNER.						
H. ALL SITE DRAINAGE SHALL BE DIRECTED TOWARD LANDSCAPE AREAS WHERE FEASIBLE.						
I. SOIL TESTING FROM AN APPROVED AGRONOMY SOIL LABS AND AMEND SOIL ON SITE ACCORDINGLY PER RECOMMENDATION. THE TEST SHALL BE OBTAIN AFTER GRADING OPERATION HAS BEEN COMPLETED.						
J. APPLY 3" THICK OF WOOD MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS.						
L. APPLY 3" THICK OF WOOD MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN TURF AREA AND ROOTINGS GROUNDCOVER AREAS.						
TOTAL LANDSCAPE AREA IS 2,520 S.F.						

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS".

CONCEPTUAL LANDSCAPE PLAN

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



REVISION	BY
DPW comments	ES

LANDSCAPE ARCHITECT

ED SRIROCHAI

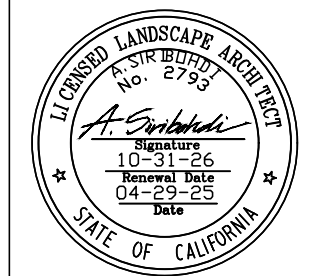
LANDSCAPE ARCHITECT

422 Park Rose Ave.

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CLIENT

MR. EHUD OLIEL

2185 N. TOWNE AVENUE

POMONA, CA

SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

PROJECT:

MULTI-UNIT RESIDENTIAL

2185 N. TOWNE AVENUE

POMONA, CA

APN # 8365-010-014

Date: 04-29-25

Scale: AS SHOWN

Drawn: ES

Approved: ES

Job: 202408

Sheet:

L-1

of 1 Sheets

2024