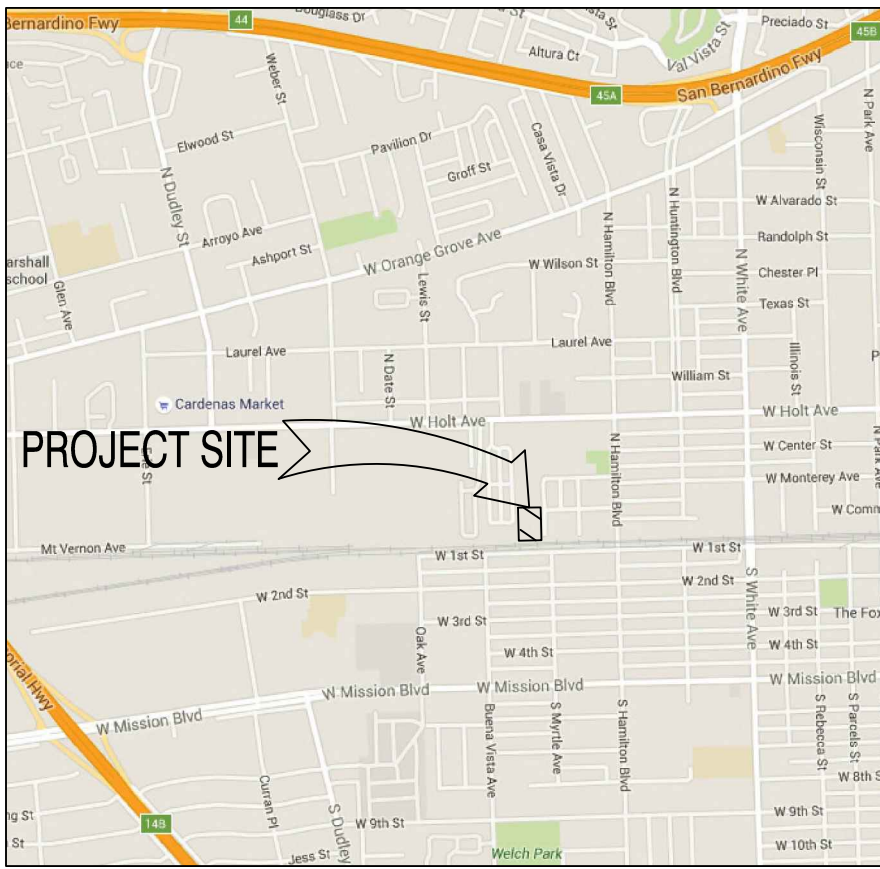


PROJECT SUMMARY						
ADDRESS:	203 N. MYRTLE AVENUE POMONA, CA 91768					
APN:	8348-011-024 8348-011-025					
ZONING (EXISTING):	R2 (MULTI-FAMILY RESIDENTIAL)					
GENERAL PLAN DESIGNATION:	POMONA CORRIDORS SPECIFIC PLAN					
TYPE OF CONSTRUCTION:	V-B FULLY SPRINKLERED					
NET LAND AREA:	86,723 SF	1.991 (+/-) ACRES				
DENSITY:	18.08 DU/AC					
LOT COVERAGE:	29.3%					

UNIT TYPE	NUMBER	%	GROSS S.F. AVERAGE	BALCONY AVERAGE	PARKING REQ.
2BR / 2 BA	20	55.6%	1,102	68	2
3BR / 2.5 BA	16	44.4%	1,366	155	2.5
TOTAL	36	100.0%			4.5

PARKING PROVIDED	20	
GARAGE:	20	
SURFACE:	62	
ACCESSIBLE:	4	
TOTAL:	86	
PUBLIC SPACE PROVIDED:		5,400 SF
LANDSCAPE CALCULATIONS:		
LANDSCAPE AREA	19,915 SF (+/- 0.45 ACRES)	
PLANTING AREA	18,030 SF (+/- 0.41 ACRES)	
% OF LANDSCAPE / NET LAND AREA:	23%	

BUILDING SUMMARY	
BUILDING "A" AND BUILDING "B"	
FIRST FLOOR (GROSS LIVING) AREA:	3,554 SF
SECOND FLOOR (GROSS LIVING) AREA:	3,570 SF
THIRD FLOOR (GROSS LIVING) AREA:	3,568 SF
BUILDING (GROSS LIVING) FLOOR AREA:	10,689 SF
BUILDING FOOTPRINT AREA (INCLUDING STAIRS AND OUTDOOR CORRIDOR):	4,360 SF
TOTAL NUMBER OF UNITS:	9
2 BR/2 BA:	6
3 BR/2.5 BA:	3
BUILDING HEIGHT:	33'-3"
NUMBER OF LEVELS:	3
BUILDING OCCUPANT LOAD	
LOAD FACTOR	
200 GROSS SF	GROSS SF 10,689
	54 TOTAL OCCUPANTS
BUILDING "C" AND BUILDING "D"	
FIRST FLOOR (GROSS LIVING) AREA:	3,770 SF
SECOND FLOOR (GROSS LIVING) AREA:	3,517 SF
THIRD FLOOR (GROSS LIVING) AREA:	7,395 SF
BUILDING (GROSS LIVING AND GARAGE) AREA:	14,682 SF
BUILDING FOOTPRINT AREA (INCLUDING STAIRS AND CORRIDOR):	8,345 SF
TOTAL NUMBER OF UNITS:	9
2 BR/2 BA:	4
3 BR/2.5 BA:	5
BUILDING HEIGHT:	23'-3"
NUMBER OF LEVELS:	2
BUILDING OCCUPANT LOAD	
LOAD FACTOR	
200 GROSS SF	GROSS SF 11,165
	56 TOTAL OCCUPANTS



VICINITY MAP
N.T.S.

SITE ADDRESS:	203 N. MYRTLE AVE., POMONA, CA 91768
APN #:	8348-011-024 AND 8348-011-025
OWNER:	203 MYRTLE, LLC 2027 CALLE TOMAS SAN DIMAS, CA 91773
CONTACT:	STEVEN PINCIN
PHONE:	626.393.5400
E-MAIL:	SPINCO@LEGACYCM.LLC.COM
PREPARER:	LA DESIGN GROUP, INC. 3670 W. TEMPLE AVENUE, SUITE 193 POMONA, CA 91768
CONTACT:	SAEID SHANTYAI
PHONE:	909.860.1010
E-MAIL:	SSHANTYAI@LADESIGNGROUP.NET

LADG JOB #:	160106.01
DATE:	12/21/16
REVISIONS:	02/21/17
SHEET NO.:	A-01

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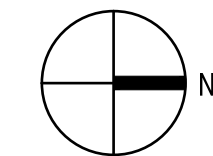
LADG | LA Design Group, Inc.

3670 W. TEMPLE AVENUE, SUITE 193 | POMONA | CALIFORNIA 91768 TEL: 909.860.1010 WWW.LADG.NET

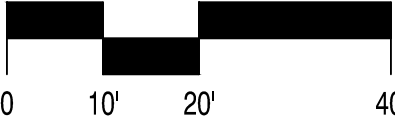
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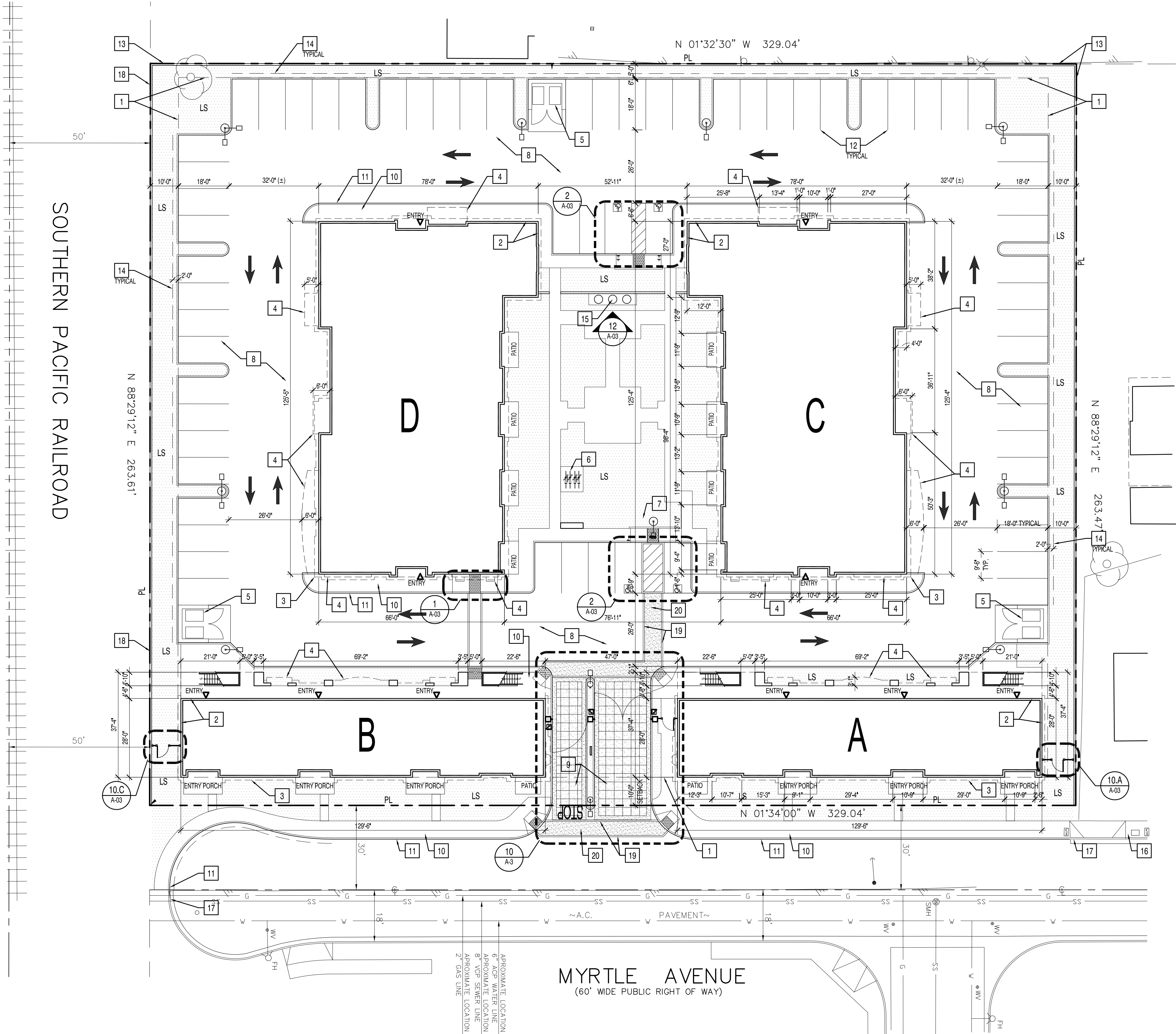
MYRTLE APARTMENTS

203 N. MYRTLE AVE.
POMONA, CA 91768



Scale : 1" = 20'





KEYNOTES:

- 1 SETBACK LINE.
- 2 BUILDING FOOTPRINT
- 3 ROOF OVERHANG, ABOVE
- 4 BALCONY / PROJECTION, ABOVE
- 5 TRASH ENCLOSURE, REFERENCE DETAIL 7/A-03
- 6 BIKE RACKS, REFERENCE DETAIL 4/A-03
- 7 MAIL BOX, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 8 ASPHALT PAVING
- 9 STAMPED COLORED PAVEMENT - SCOPIELD PADRE BROWN CS-2 AND ANTIQUE AMBER CS-15 REFERENCE DETAIL 10/A-03
- 10 NEW SIDEWALK - 4" CONCRETE WITH NATURAL GRAY CONCRETE MEDIUM BROOM FINISH
- 11 NEW CONCRETE CURB AT SIDEWALK
- 12 PARKING LOT STRIPING, 4" WIDE LINES PAINTED "WHITE" TYPICAL
- 13 6'-0" HIGH MASONRY WALL WITH CEMENT PLASTER FINISH TO MATCH COLOR OF BUILDINGS
- 14 PARKING STALL OVERHANG
- 15 WALL WATER FEATURE
- 16 EXISTING SIDEWALK TO REMAIN
- 17 EXISTING CONCRETE CURB TO REMAIN
- 18 8'-0" HIGH MASONRY WALL WITH CEMENT PLASTER FINISH TO MATCH COLOR OF BUILDINGS
- 19 COLORED CONCRETE BAND AT CROSSWALK
- 20 COLORED CONCRETE PAVEMENT

LEGEND:

- LIGHT STAND
- SURFACE MOUNTED TRANSFORMER
- EXISTING TREE TO REMAIN
- PROPOSED LANDSCAPED AREAS
- PROPERTY LINE
- SETBACK LINE

ABBREVIATIONS:

- AC ASPHALT CONCRETE
- CL CENTER LINE
- DIA. DIAMETER
- LS LANDSCAPE
- PL PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- R.O.W. RIGHT OF WAY
- TYP. TYPICAL

SITE ADDRESS: 203 N. MYRTLE AVE., POMONA, CA 91768
APN #: 8348-011-024 AND 8348-011-025

OWNER: 203 MYRTLE, LLC
2027 CALLE TOMAS
SAN DIMAS, CA 91773
CONTACT: STEVEN PINCIN
PHONE: 626.393.5400
E-MAIL: SPININ@LEGACYCMLLC.COM

PREPARER: LA DESIGN GROUP, INC.
3670 W. TEMPLE AVENUE, SUITE 193
POMONA, CA 91768
CONTACT: SAIED SHANTYAI
PHONE: 909.860.1010
E-MAIL: SSHANTYAI@LADESIGNGROUP.NET

LADG JOB #: 160106.01
DATE: 12/21/16
REVISIONS: 02/21/17

SHEET NO.: A-02

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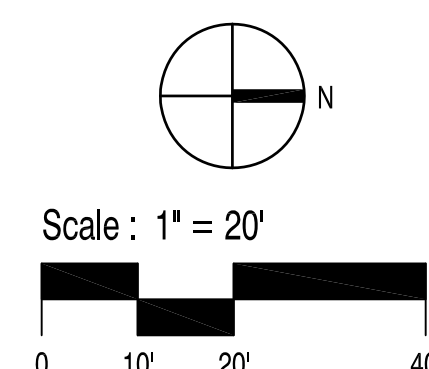
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MYRTLE APARTMENTS

203 N. MYRTLE AVE.
POMONA, CA 91768

PAVING AND FENCING PLAN



MYRTLE APRTMENTS
PRELIMINARY LID(SUSMP) CALCULATION
IN THE CITY OF POMONA, CALIFORNIA

1-800-4-CULTEC

customer@cultec.com

Founder of Plastic Chamber Technology

Stormwater and Septic Solutions

Since 1986

Prepared For:

Name

Company Name

Street Address

City

State

Zip

Phone

Fax

Email

Project Information:

Name

Street Address

City

State

Zip

Date

(mm/dd)

Engineer:

Name

Company Name

Street Address

City

State

Zip

Phone

Fax

Email

Calculations Performed By:

Name

Company Name

Street Address

City

State

Zip

Phone

Fax

Email

Input Given Parameters

Unit of Measure

English

Select Model

Recharger 330XLHD

Stone Porosity

40.0%

Number of Header Systems

1 Header

Stone Depth Above Chamber

6 inches

Stone Depth Below Chamber

6 inches

Workable Bed Depth

10.00 feet

Max. Bed Width

40.00 feet

Storage Volume Required

10000.00 cu. feet

Chamber Specifications

Height

39.5 inches

Width

52.00 inches

Length

9.50 feet

Installed Length

7.00 feet

Bare Chamber Volume

52.21 cu. feet

Installed Chamber Volume

79.26 cu. feet

Bed Depth

4.63 feet

Bed Width

35.33 feet

Storage Volume Provided

10476.13 cu. feet

Materials List

Recharger 330XLHD Stormwater System by CULTEC, Inc.

Approx. Unit Count (not for construction)

126 pieces

Actual Number of Chambers Required

126 pieces

Starter Chambers

7 pieces

Intermediate Chambers

112 pieces

End Chambers

7 pieces

HILV FC-24

6 pieces

CULTEC No. 410™ Filter Fabric

1261.20 sq. yards

CULTEC No. 20L Polyethylene Liner

35.33 feet

Stone

353.54 cu. yards

Volume of Excavation

783.79 cu. yards

Bed Detail

Bed detail for reference only. Not project specific. Not to scale. Use CULTEC StormGenie to output project specific detail.

Bed Length

127.50 feet

Bed Width

35.33 feet

Bed Area Required

4575.67 sq. feet

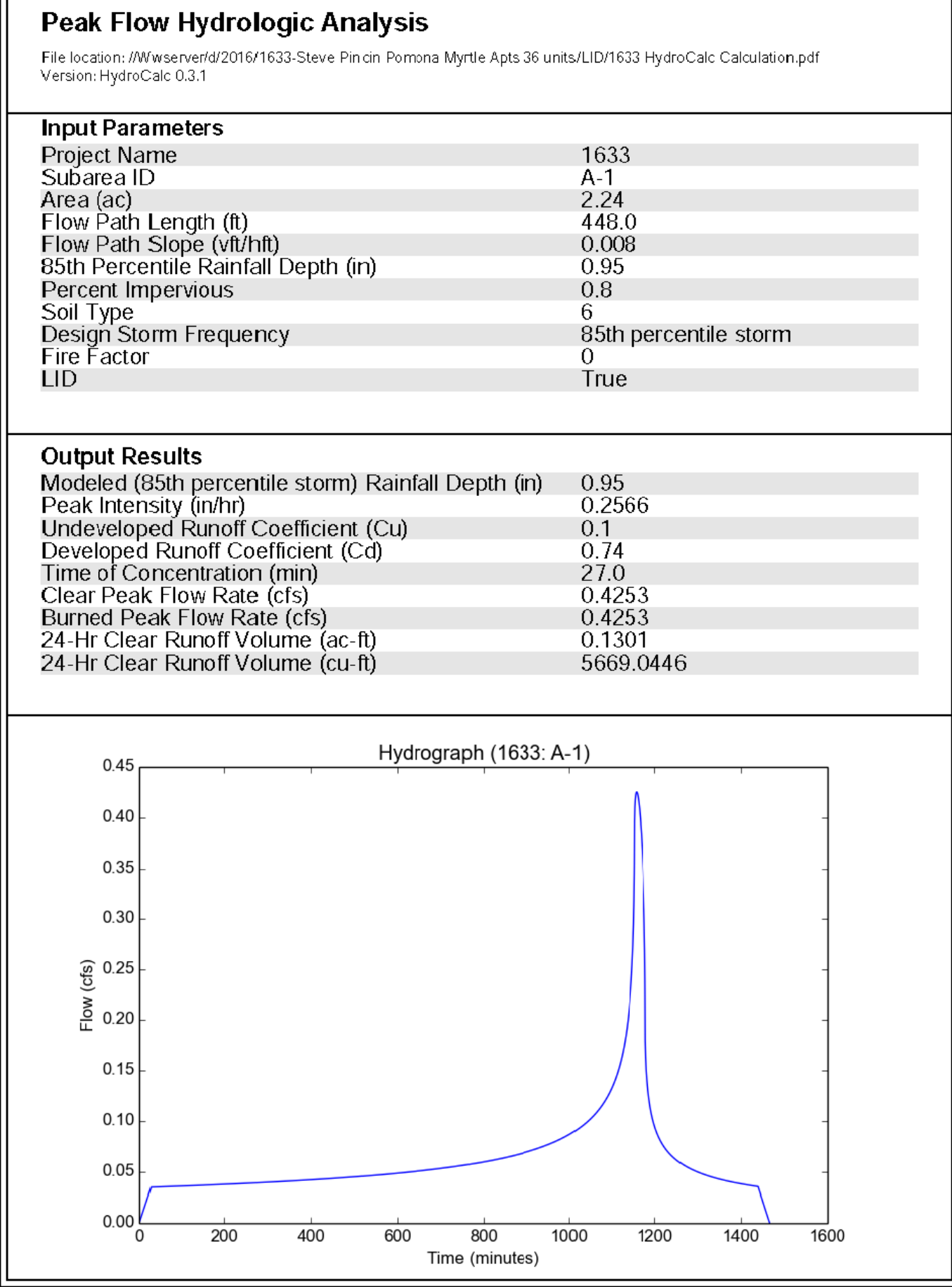
CULTEC, Inc.

P.O. Box 280, Brookfield, CT 06804 USA

Phone 203-775-4416 • Fax 203-775-1462 • www.cultec.com

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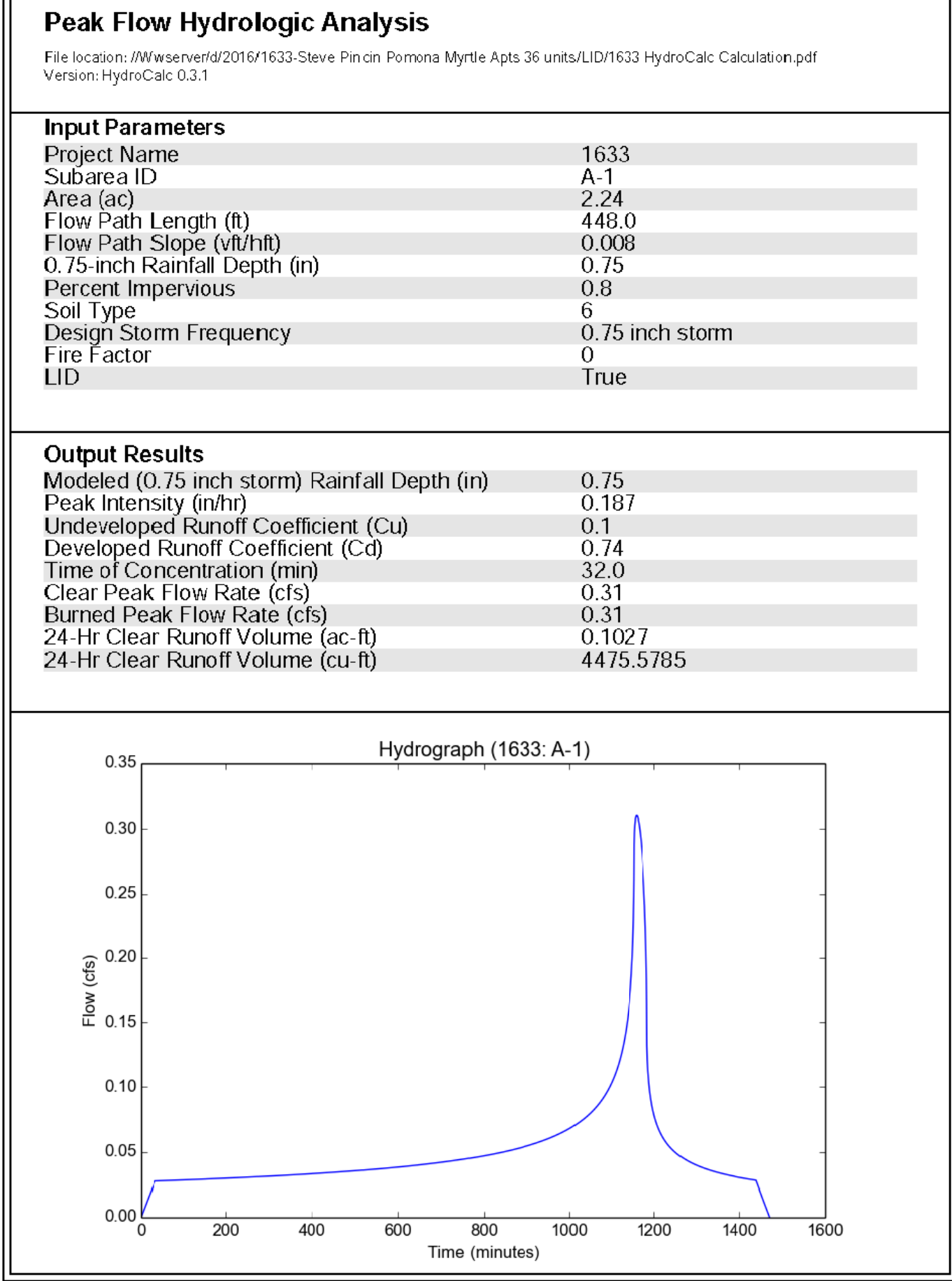
CULTEC 330X v. 2013-02-022714



Hydrograph (1633: A-1)

Flow (cfs)

Time (minutes)



Hydrograph (1633: A-1)

Flow (cfs)

Time (minutes)

1-800-4-CULTEC

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Founder of Plastic Chamber Technology

Stormwater and Septic Solutions

Since 1986

Project Name:

Name

Date:

(mm/dd)

Cross Section Detail

Recharger 330XLHD

Pavement

3 inches

95% Compacted Fill

10 inches

Stone Above

6 inches

Chamber Height

30.5 inches

Stone Below

6 inches

Effective Depth

42.5 inches

Bed Depth

55.5 inches

Conceptual graphic only. Not job specific.

CULTEC NO. 20L POLYETHYLENE LINER TO BE REPLACED BENEATH HVLV FEED CONNECTORS WHEN UTILIZING INTERNAL MANIFOLD

4 OZ. NON-WOVEN FILTER FABRIC AROUND STONE - TOP AND SIDES MANDATORY

1/2" DIA. WASHED CRUSHED STONE

Breakdown of Storage Provided by Recharger 330XLHD Stormwater System

Chambers

6857.16 cu. feet

Feed Connectors

2.73 cu. feet

Stone

3516.24 cu. feet

Total Storage Provided

10476.13 cu. feet

CULTEC, Inc.

P.O. Box 280, Brookfield, CT 06804 USA

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CULTEC 330X v. 2013-02-022714

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
8-1-1
TWO WORKING DAYS
BEFORE YOU DIG

OWNER/DEVELOPER:
STEVE PINON
203 MYRTLE, LLC
2027 CALLE TOMAS
SAN DIMAS, CA 91773
626-444-6668

REGISTERED PROFESSIONAL ENGINEER

NO. 66642

EXP. 06-30-18

CIVIL

STATE OF CALIFORNIA

W&W Land Design Consultants, Inc.

Civil Engineering • Subdivision • Land Planning

2335 W. FOOTHILL BLVD., SUITE 1, UPLAND, CA 91786

TEL: (909) 608-7118 • FAX: (909) 946-1137

CITY OF POMONA

PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION

PRELIMINARY LID(SUSMP) CALCULATION

CONCEPTUAL GRADING & DRAINAGE PLAN

203 MYRTLE AVENUE, CITY OF POMONA

MYRTLE APRTMENTS

SCALE

AS SHOWN

DESIGNED: PVT. ENG.

DRAWN: PVT. ENG.

CHECKED:

REVIEWED:

REVIEWED (CONST.):

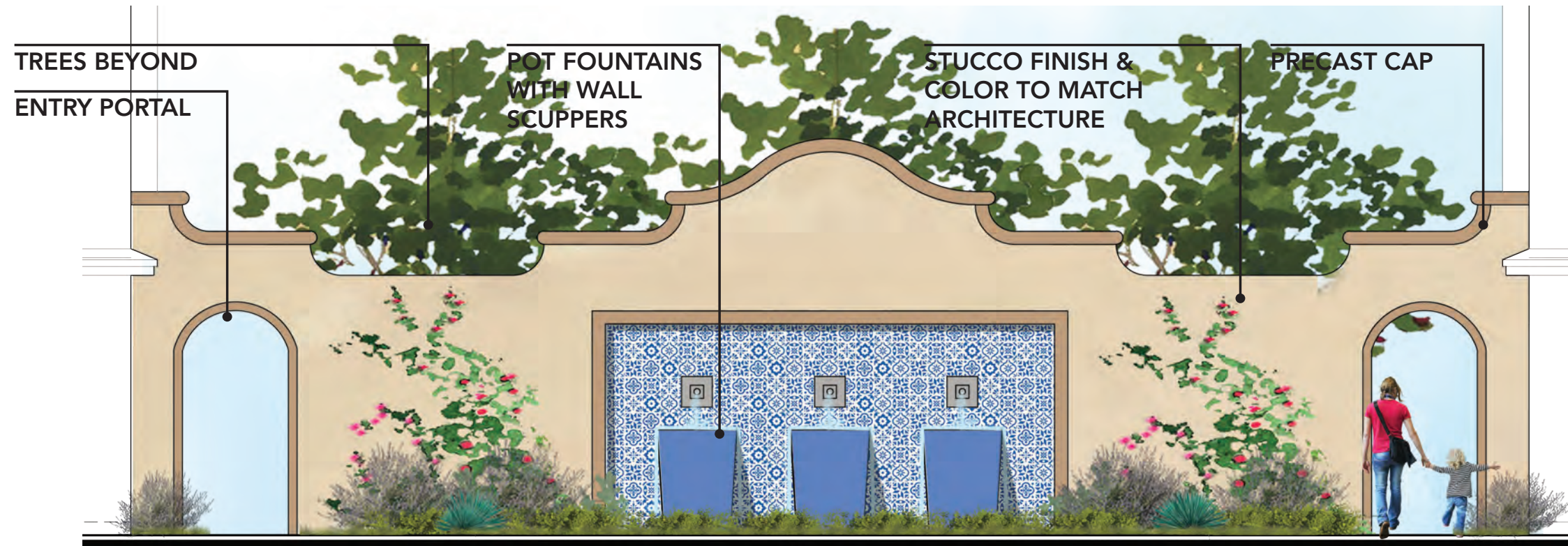
SHEET

2 OF 2

REVISIONS

DATE

INITIALS



Coutyard Wall Elevation

Landscape Key

- 1 MAIL BOX
- 2 BIKE RACK
- 3 PINIC AREA
 - PICNIC TABLE
 - ENHANCED PAVING
- 4 BENCH SEATING AREA
- 5 COURTYARD WALL (SEE ELEVATION BELOW)
 - POT FOUNTAIN
 - DECORATIVE PEBBLES
 - COURTYARD WALL
- 6 GATED ENTRY
 - ENHANCED PAVING
 - FOCAL TREES

Tree Palette

SYMBOL	NAME	SIZE
	ARBUTUS 'MARINA' <ul style="list-style-type: none">STRAWBERRY TREE	24" BOX
	JACARANDA MIMOSIFOLIA <ul style="list-style-type: none">JACARANDA	36" BOX
	PARKINSONIA 'DESERT MUSEUM' <ul style="list-style-type: none">PALO VERDE	24" BOX
	PROSOPIS 'MAVERICK' <ul style="list-style-type: none">TEXAS HONEY MESQUITE	24" BOX
	RHUS LANCEA <ul style="list-style-type: none">AFRICAN SUMAC	24" BOX
	TRISTANIA CONFERTA <ul style="list-style-type: none">BRISBANE BOX	24" BOX

Grasses

BOTANICAL NAME	COMMON NAME
Carex praegracilis	Western Meadow Sedge
Carex tumulicola	Berkeley Sedge
Festuca spp.	Fescue
Juncus patens	California Gray Rush
Muhlenbergia 'Regal Mist'	Pink Muhly
Muhlenbergia rigens	Deer Grass
Pennisetum spathiolatum	Slender Velt Grass

Vines

BOTANICAL NAME	COMMON NAME
Bougainvillea	San Diego Red
Calliandra haematocephala	Pink Powder Puff
Distictus buccinatoria	Blood Red Trumpet Vine
Distictus 'rivers'	Royal Trumpet Vine
Gelsemium sempervirens	Carolina Jessamine
Jasminum polyanthum	Jasmine
Parthenocissus tricuspidata	Boston Ivy

Shrubs

BOTANICAL NAME	COMMON NAME
Anigozanthus spp.	Kangaroo Paw
Bougainvillea 'Raspberry Ice'	NCN
Bougainvillea 'San Diego Red'	NCN
Buxus japonica 'Green Beauty'	Japanese Boxwood
Callistemon 'Little John'	Dwarf Bottlebrush
Carissa macrocarpa	Natal Plum
Cistus x hybridus	White Rockrose
Clivia miniata	Kaffir Lily
Dianella spp.	Gray Paroo Lily
Diets bicolor	Fortnight Lily
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
Dymondia margaretea	Dymondia
Feijoa sellowiana	Pineapple Guava
Grewia occidentalis	Lavender Starflower
Hemerocallis species	Daylily
Heuchera sanguinea	Coral Bells
Juniperus chinensis 'Blue Point'	Blue Point Juniper
Juniperus chinensis 'Torulosa'	Hollywood Juniper
Lantana montevidensis	Lantana
Lavandula spp.	Lavender
Ligustrum japonicum 'Texanum'	Wax Leaf Privet
Myoporum parvifolium	NCN
Nandina spp.	Heavenly Bamboo
Pelargonium peltatum	Ivy Geranium
Phormium spp.	Flax
Photinia fraseri	Red Tip Photinia
Pittosporum spp	Tobira
Podocarpus spp.	Fern Pine
Prunus caroliniana 'Bright 'n Tight'	Carolina laurel cherry
Rhapheolipis spp.	Indian Hawthorn (Pink)
Rosa flora carpet	Flower Carpet Rose
Rosmarinus spp.	Rosemary
Salvia spp.	Sage
Santolina chamaecyparissus	Lavender Cotton
Strelitzia reginae	Bird of Paradise

Succulents

BOTANICAL NAME	COMMON NAME
Aeonium spp.	NCN
Agave spp.	Agave
Aloe spp.	Aloe
Bulbine frutescens	Orange Stalked Bulbine
Calandrinia spectabilis	Rock Purslane
Crassula spp.	Silver Dollar Plant
Echeveria spp.	Hens and Chicks
Graptopetalum paraguayense	Ghost Plant
Hesperaloe spp.	Red Yucca
Kalanchoe luciae (K. thyrsiflora)	Paddle Plant
Sedum spp.	Sedum

SITE ADDRESS:	203 N. MYRTLE AVE., POMONA, CA 91768
APN #:	8348-011-024 AND 8348-011-025
OWNER:	203 MYRTLE, LLC 2027 CALLE TOMAS SAN DIMAS, CA 91773
CONTACT:	STEVEPHEN PINCIN
PHONE:	909.860.1010
E-MAIL:	SPINCIN@LEGACYCMLLC.COM
PREPARER:	LA DESIGN GROUP, INC. 3670 W. TEMPLE AVENUE, SUITE 193 POMONA, CA 91768
CONTACT:	SAEID SHANTIYAI
PHONE:	909.860.1010
E-MAIL:	SSHANTIYAI@LADESIGNGROUP.NET

LADG JOB #:	160106.01
DATE:	12/21/16
REVISIONS:	2/21/17
SHEET NO.:	L-01

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LADG | LA Design Group, Inc. GARRETT BUSTOS LANDSCAPE DESIGNS

3670 W. TEMPLE AVENUE, SUITE 193 | POMONA | CALIFORNIA 91768

TEL: 909.860.1010

WWW.LADG.NET

MYRTLE APARTMENTS

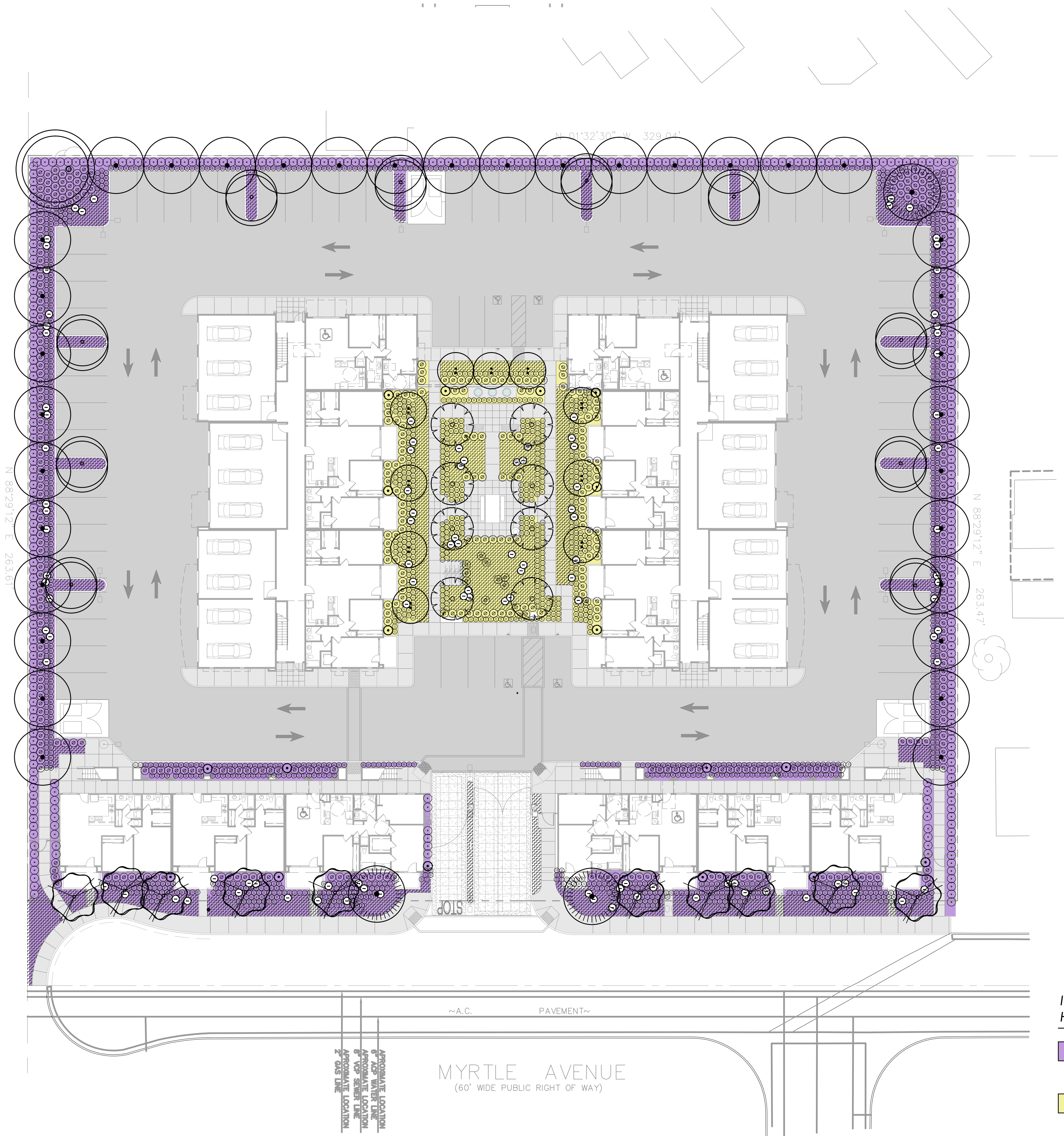
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POMONA, CA 91768

CONCEPTUAL LANDSCAPE PLAN



0 10 20 40
SCALE: 1" = 20'

SOUTHERN PACIFIC RAILROAD



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3670 W. TEMPLE AVENUE, SUITE 193 | POMONA | CALIFORNIA 91768 TEL: 909.860.1010 WWW.LADG.NET LANDSCAPE DESIGNS

203 N. MYRTLE AVE.
POMONA, CA 91768

GRASSES

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Carex praegracilis	Western Meadow Sedge	1 gal.	M
Carex tumulicola	Berkeley Sedge	1 gal.	M
Festuca spp.	Fescue	1 gal.	M
Juncus patens	California Gray Rush	1 gal.	M
Muhlenbergia 'Regal Mist'	Pink Muhly	1 gal.	L
Muhlenbergia rigens	Deer Grass	1 gal.	L
Pennisetum spathiolatum	Slender Velt Grass	1 gal.	L
Hesperaloe spp.	Red Yucca	1 gal.	VL

SUCCULENTS

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Aeonium spp.	NCN	1 gal.	L
Agave spp.	Agave	5 gal.	VL
Aloe spp.	Aloe	5 gal.	L
Bulbine frutescens	Orange Stalked Bulbine	1 gal.	L
Calandrinia spectabilis	Rock Purslane	1 gal.	L
Crassula spp.	Silver Dollar Plant	5 gal.	L
Echeveria spp.	Hens and Chicks	1 gal.	L
Hesperaloe spp.	Red Yucca	5 gal.	L
Kalanchoe luciae (K. thyrsiflora)	Paddle Plant	1 gal.	L
Sedum spp.	Sedum	1 gal.	L
Senecio spp.	NCN	1 gal.	L

ACCENTS

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Agave spp.	Agave	5-15 gal.	VL
Aloe spp.	Aloe	5 gal.	L
Crassula spp.	Jade	5 gal.	L
Juniperus chinensis 'Blue Point'	Blue Point Juniper	15 gal.	L
Furcraea spp.	Furcraea	15 gal.	L
Yucca spp.	Yucca	5 gal.	L

SHRUB SYMBOL KEY

SYMBOL	SIZE	CATAGORY
⋮	1 - 5 gallon	Shrubs, Grasses & Succulents
⊗	5 - 15 gallon	Shrubs
—	5-15 gallon	Accent
⊗	15 gallon	Midground -Background
•	15 gal. 24" Box	Hedge
•	15 gal. 24" Box	Columnar Accents
⊗	1 gallon	Groundcovers & Grasses

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Anigozanthus spp.	Kangaroo Paw	5 gal.	L
Asparagus densiflorus 'Sprenger'	Sprenger Asparagus	5 gal.	L
Callistemon 'Little John'	Dwarf Bottlebrush	5 gal.	L
Cistus x hybridus	White Rockrose	5 gal.	L
Clivia miniata	Kaffir Lily	5 gal.	L
Dianella spp.	Gray Paroo Lily	1 gal.	M
Dietes bicolor	Fortnight Lily	5 gal.	M
Juniperus chinensis 'Blue Point'	Blue Point Juniper	15 gal.	L
Juniperus chinensis 'Torulosa'	Hollywood Juniper	15 gal.	L
Lantana montevidensis	Lantana	5 gal.	L
Lavandula spp.	Lavender	5 gal.	L
Nandina spp.	Heavenly Bamboo	5 gal.	L
Phormium spp.	Flax	5 gal.	M
Rhapheolipis spp.	Indian Hawthorn	5 gal.	M
Rosmarinus spp.	Rosemary	5 gal.	L
Salvia spp.	Sage	5 gal.	L
Strelitzia reginae	Bird of Paradise	5 gal.	M
Westringia fruticosa	Dwarf Coast Rosemary	5 gal.	L

HEDGES

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Buxus japonica 'Green Beauty'	Japanese Boxwood	15 gal.	M
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15 gal.	L
Elaeocarpus decipiens	Japanese Blueberry Tree	15 gal.	M
Feijoa sellowiana	Pineapple Guava	15 gal.	L
Ligustrum japonicum 'Texanum	Wax Leaf Privet	15 gal.	M
Prunus carolina	Carolina Laurel Cherry	15 gal.	M
Podocarpus spp.	Podocarpus	15 gal.	M

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Bougainvillea 'Raspberry Ice'	NCN	5 gal.	L
Bougainvillea 'San Diego Red'	NCN	5 gal.	L
Ceanothus 'Yankee Point'	Ceanothus	5 gal.	L
Cistus 'Little Miss Sunshine'	Cistus	5 gal.	L
Lantana montevidensis	Lantana	5 gal.	L
Rosa flora carpet	Flowering Carpet Rose	2 gal.	M
Rosmarinus prostratus	Prostrate Rosemary	1 gal.	L
Salvia Bee's Bliss	Sage	1 gal.	L

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	WUCOLS	QTY.
⋮	Arbutus 'Marina'	Strawberry Tree	24" Box	Multi Trunk	L	9
⊗	Jacaranda mimosifolia	Jacaranda	36" Box	Multi Trunk	M	3
⊗	Parkinsonia 'Desert Museum'	Palo Verde	24" Box	---	VL	8
⊗	Prosopis 'Maverick'	Texas Honey Mesquite	24" Box	Multi Trunk	VL	10
⊗	Rhus Lancea	African Sumac	24" Box	---	L	8
⊗	Tristania coferta	Brisbane Box	24" Box	---	M	34
⊗	EXISTING Quercus Agrifolia to remain	Coast Live Oak	---	---	L	1

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

IRRIGATION SYSTEM & HYDROZONE LEGEND

SHRUB & GROUNDCOVER (LOW)	Inline drip irrigation, emitter spacing to be 12" o.c., tubing row spacing to be 18 inches.
SHRUB & GROUNDCOVER (MODERATE)	Inline drip irrigation, emitter spacing to be 12" o.c., tubing row spacing to be 18 inches.

NOTES

- THE FOLLOWING LIST OF PLANTS REFLECTS THE CONCEPTS OF MYRTLE APARTMENTS AND MAY BE CONSIDERED FOR USE IN THE DEVELOPMENT OF LANDSCAPE PLANS. NOT ALL PLANTS LISTED ARE INTENDED FOR USE, BUT IS FOR INFORMATIONAL USE ONLY.
- PLANTING LAYOUT IS CONCEPTUAL IN NATURE AND IS INTENDED TO REPRESENT A LAYERED PLANTING LAYOUT.
- ALL PLANTING AREAS ARE TO BE COVERED WITH 3" OF MULCH.

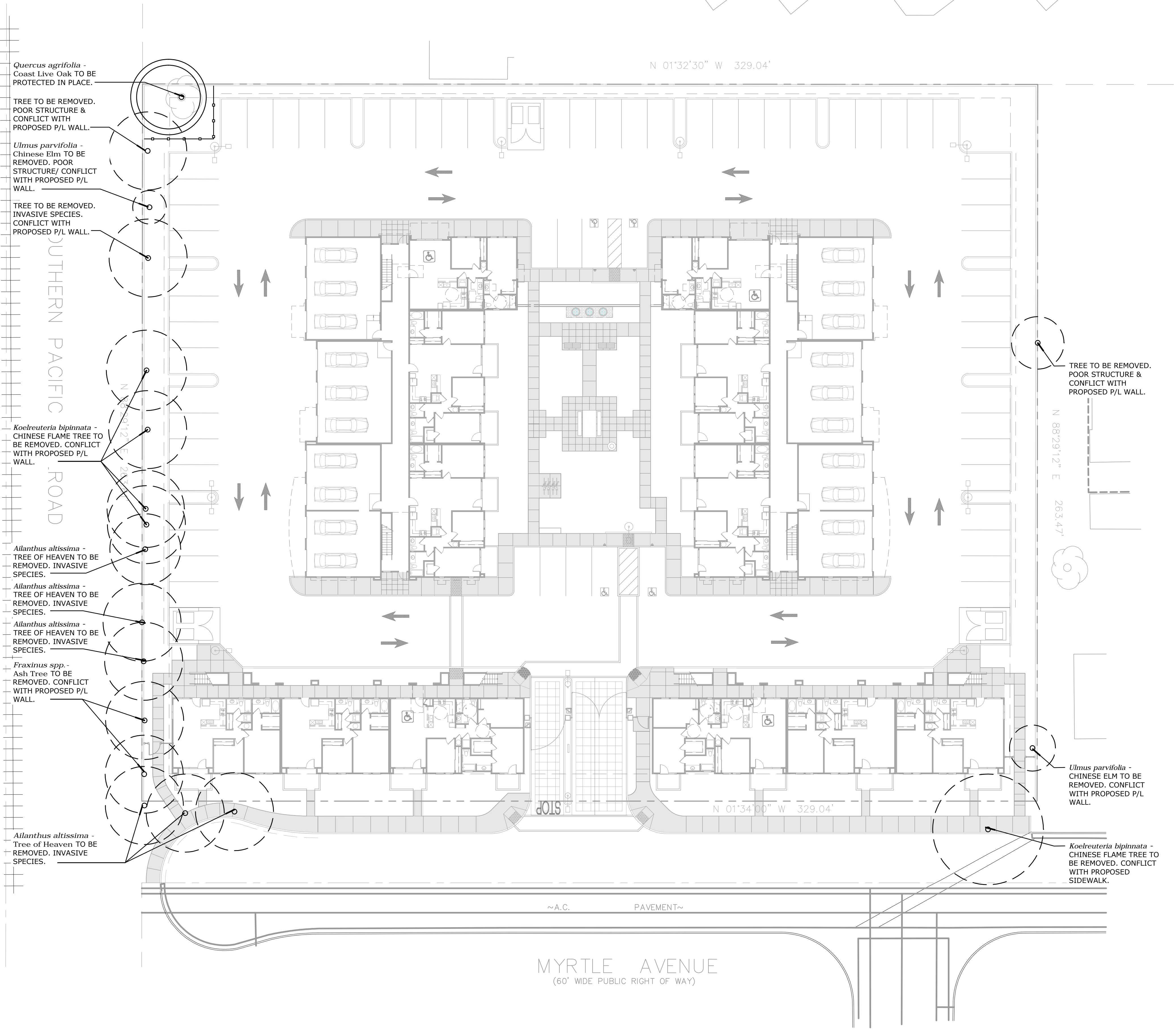
PRELIMINARY LANDSCAPE PLAN



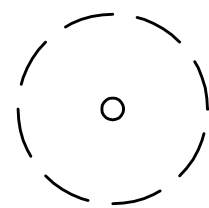
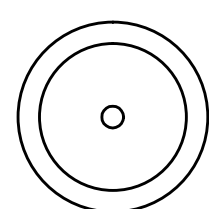
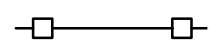
0 10 20 40
SCALE: 1" = 20'

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APN #:	8348-011-024 AND 8348-011-025
OWNER:	203 MYRTLE, LLC 2027 CALLE TOMAS SAN DIMAS, CA 91773
CONTACT:	STEVEPHEN PINCIN
PHONE:	626.393.5400
E-MAIL:	SPINCIN@LEGACYCMLLC.COM
PREPARER:	LA DESIGN GROUP, INC. 3670 W. TEMPLE AVENUE, SUITE 193 POMONA, CA 91768
CONTACT:	SAEID SHANTYAI
PHONE:	909.860.1010
E-MAIL:	SSHANTYAI@LADESIGNGROUP.NET
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TREE PROTECTION & REMOVAL LEGEND

-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO BE PROTECTED IN PLACE.
-  TREE PROTECTION BARRIER. TREE PROTECTION ZONE TO BE DETERMINED BY A CERTIFIED ARBORIST.

TREE PROTECTION & REMOVAL NOTES

- THERE ARE 19 EXISTING TREES WITHIN THE PROPERTY BOUNDARY. 1 OF THE 19 TREES IS A NATIVE *QUERCUS AGRIFOLIA* - COAST LIVE OAK THAT WILL BE PROTECTED IN PLACE.
- THE 18 TREES THAT ARE PROPOSED FOR REMOVAL WILL BE REPLACED WITH NEW TREES AS SHOWN ON THE LANDSCAPE PLAN WITH A 1:1 REPLACEMENT RATIO.
- ALL TREES TO VERIFIED BY CERTIFIED ARBORIST BEFORE REMOVAL.

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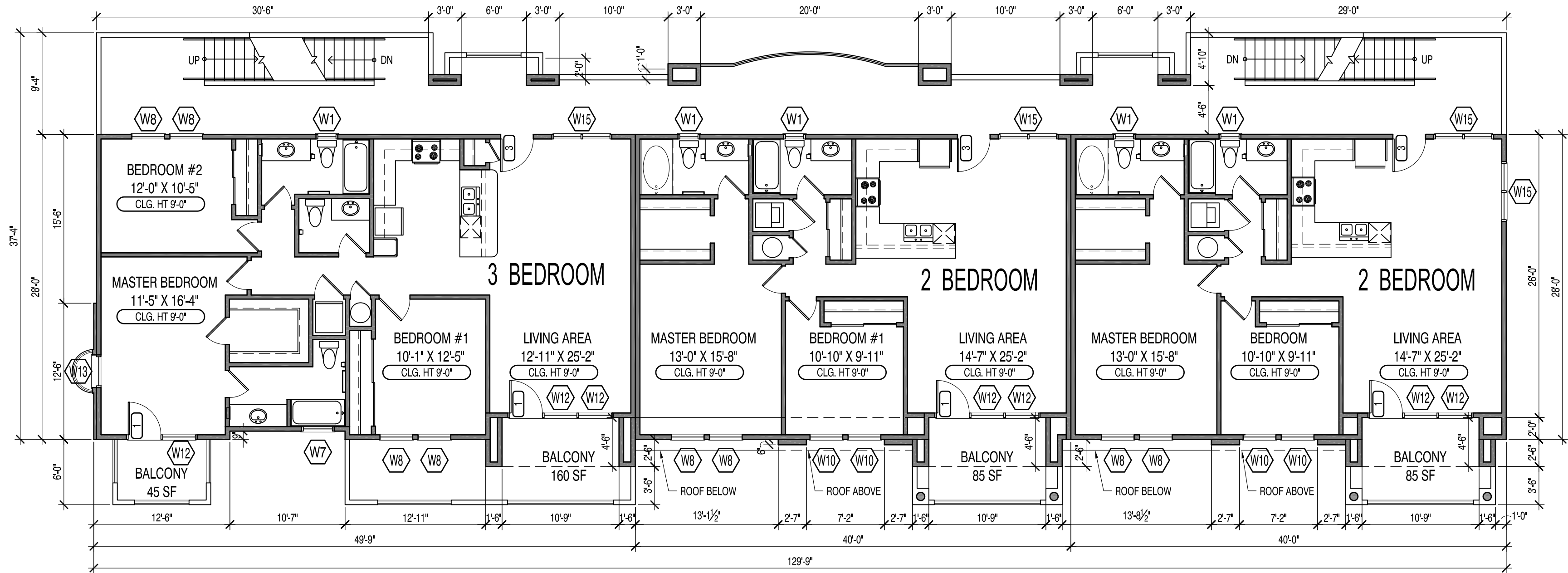
LADG | LA Design Group, Inc. GARRETT BUSTOS
3670 W. TEMPLE AVENUE, SUITE 193 | POMONA | CALIFORNIA 91768 TEL: 909.860.1010 WWW.LADG.NET LANDSCAPE DESIGNS

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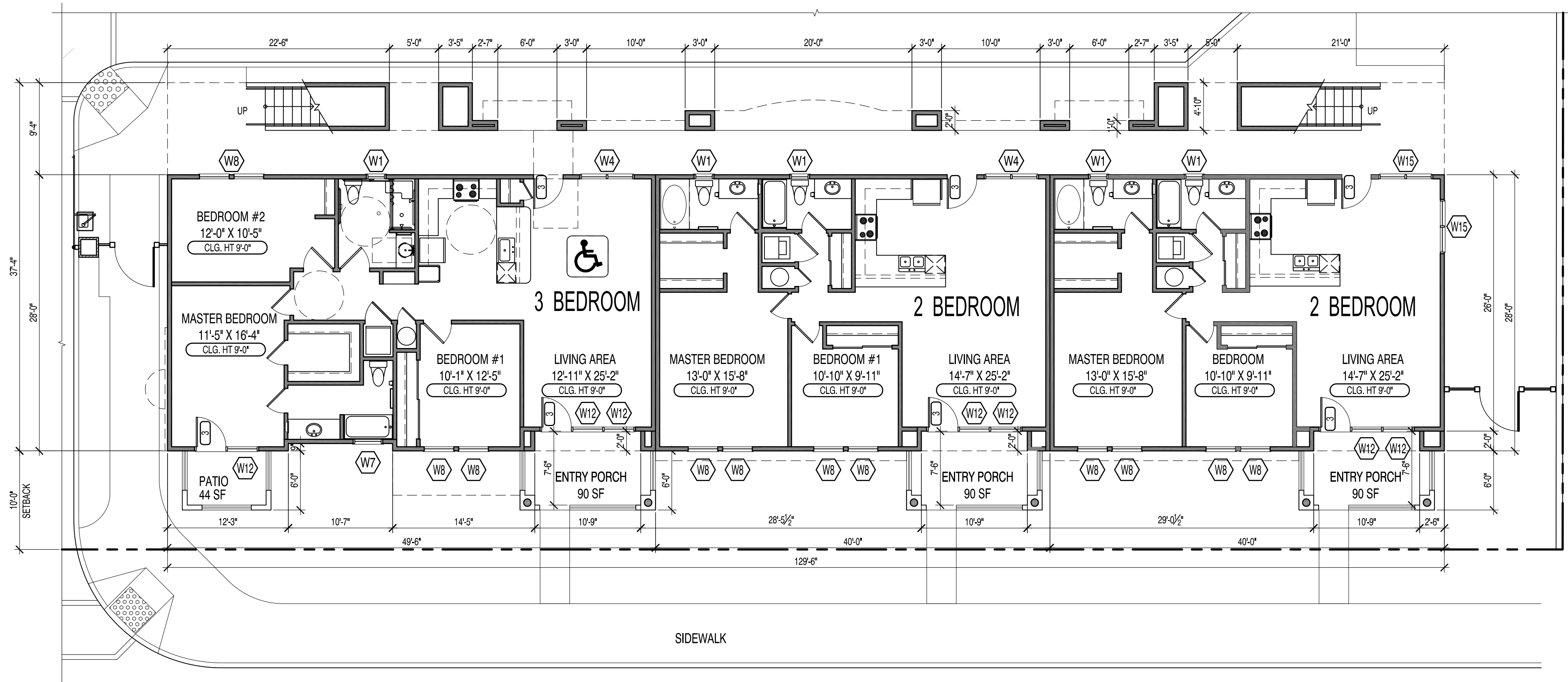
TREE PROTECTION & REMOVAL PLAN



0 10 20 40
SCALE: 1" = 20'



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



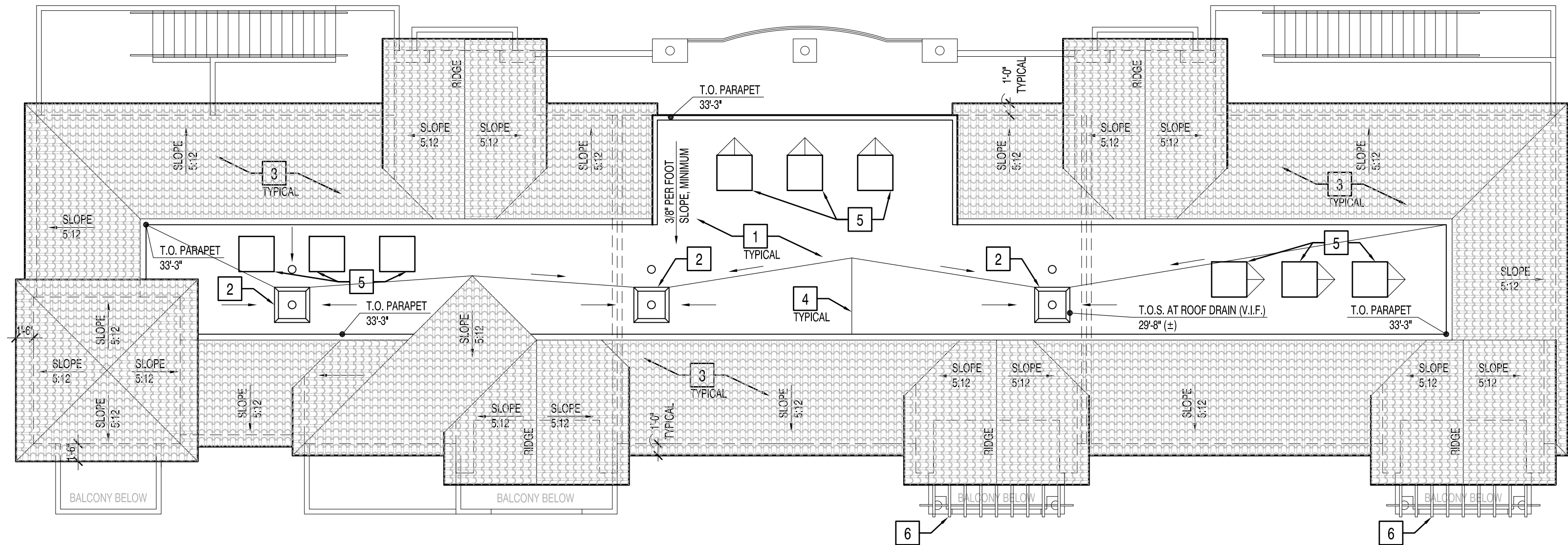
1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

- GENERAL NOTES
1.

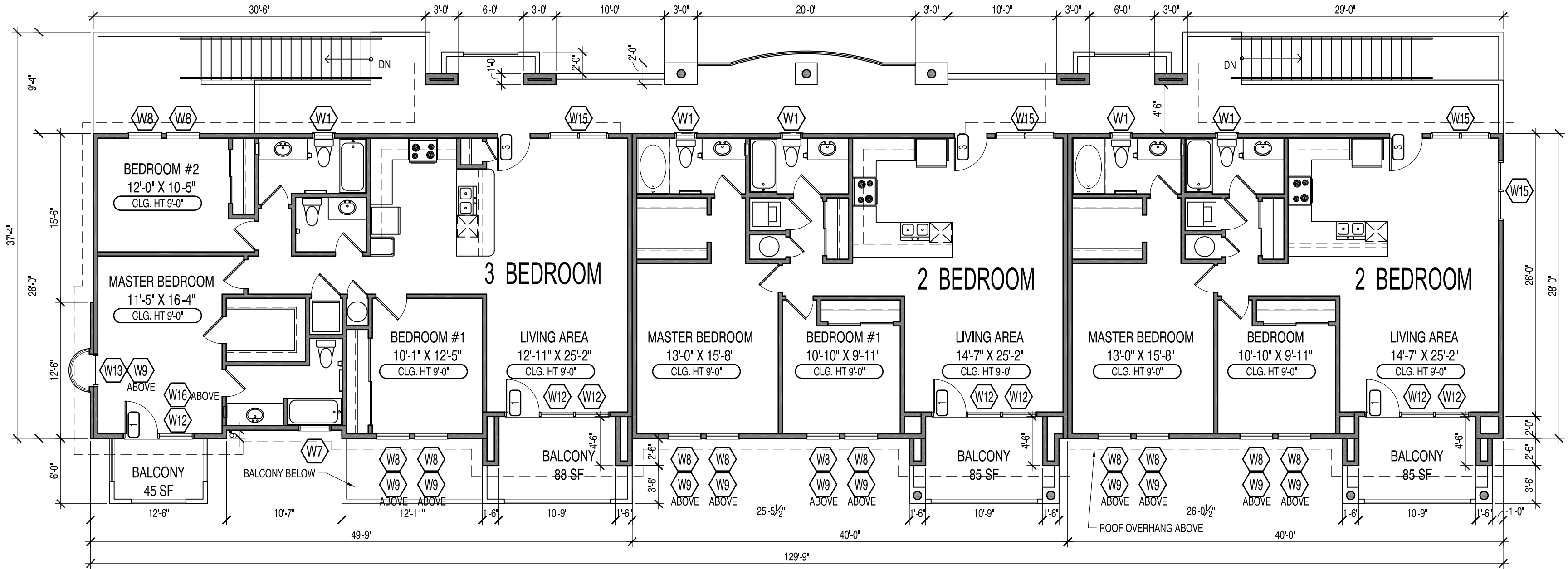
REFERENCE SHEET A-10 FOR DOOR AND WINDOW SCHEDULES.

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2 ROOF PLAN
SCALE: 1/8"=1'-0"



1 THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

ROOF KEYNOTES:

- | | |
|---|--|
| 1 | SINGLE PLY ROOFING ON 1/4" DENSDECK - MECHANICALLY ATTACHED. |
| 2 | ROOF AND OVERFLOW DRAIN, TYPICAL |
| 3 | LIGHT WEIGHT ROOF TILE, TYPICAL AT 5:12 SLOPE |
| 4 | PLYWOOD CRICKETS, TYPICAL |
| 5 | HVAC UNITS WITH INSULATION CRICKET. |
| 6 | WOOD TRELLIS, BELOW. |

ROOF LEGEND:

- | | |
|-----------------|--|
| T.O.S.
0'-0" | TOP OF PLYWOOD SHEATHING AT MAIN ROOF DIAPHRAGM |
| T.O.P.
0'-0" | TOP OF PARAPET |
| — | ROOF AND CRICKET SLOPE DIRECTION
CRICKET TO SLOPE 1/4" PER FOOT MINIMUM |
| ○ | ROOF AND OVERFLOW DRAIN |

GENERAL NOTES

- REFERENCE SHEET A-10 FOR DOOR AND WINDOW SCHEDULES.

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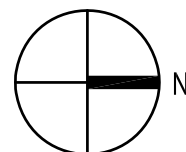
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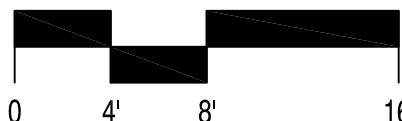
MYRTLE APARTMENTS

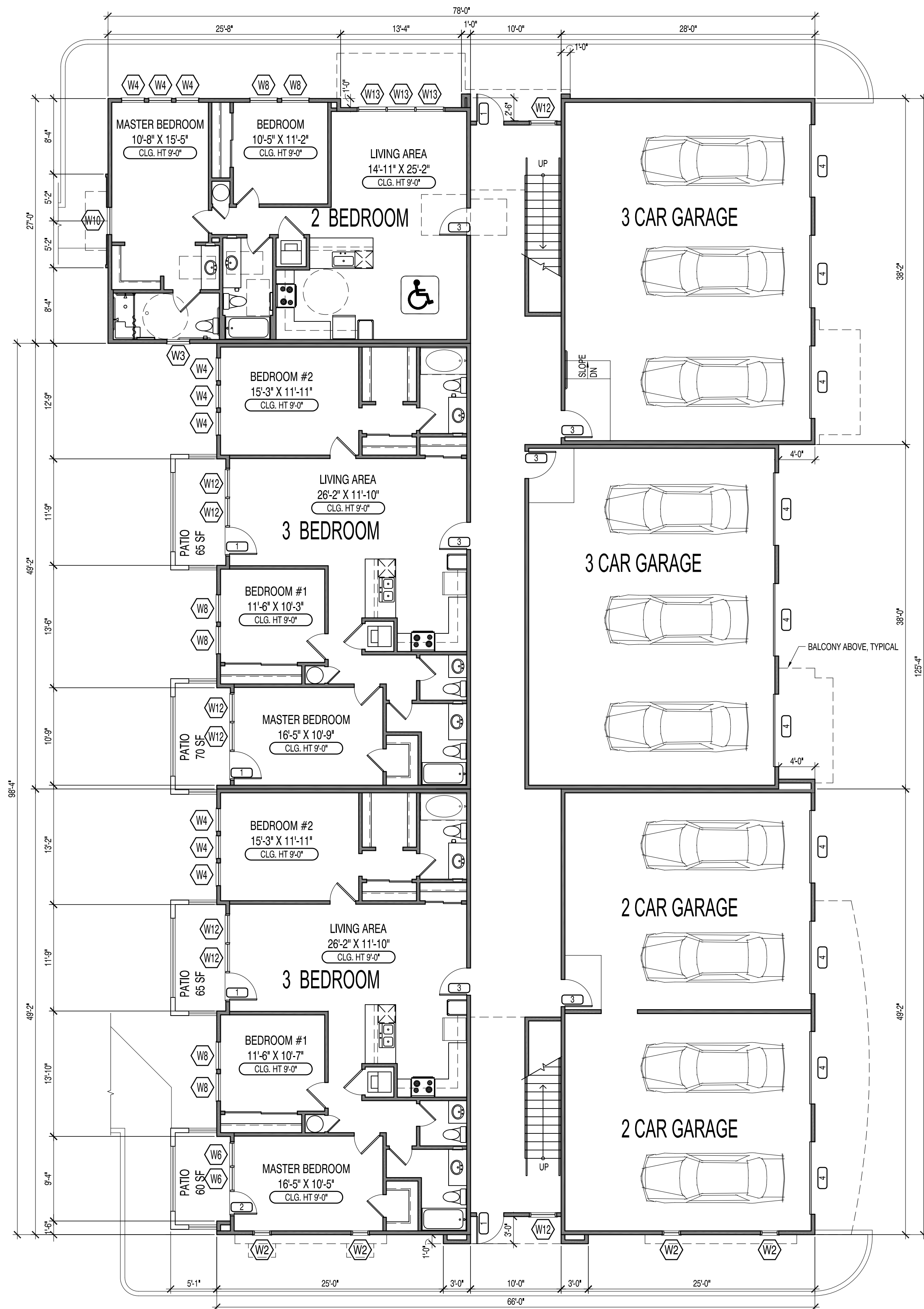
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POMONA, CA 91768

THREE STORY BUILDING
FLOOR PLAN AND ROOF PLAN
BUILDING A (BUILDING B MIRRORED)

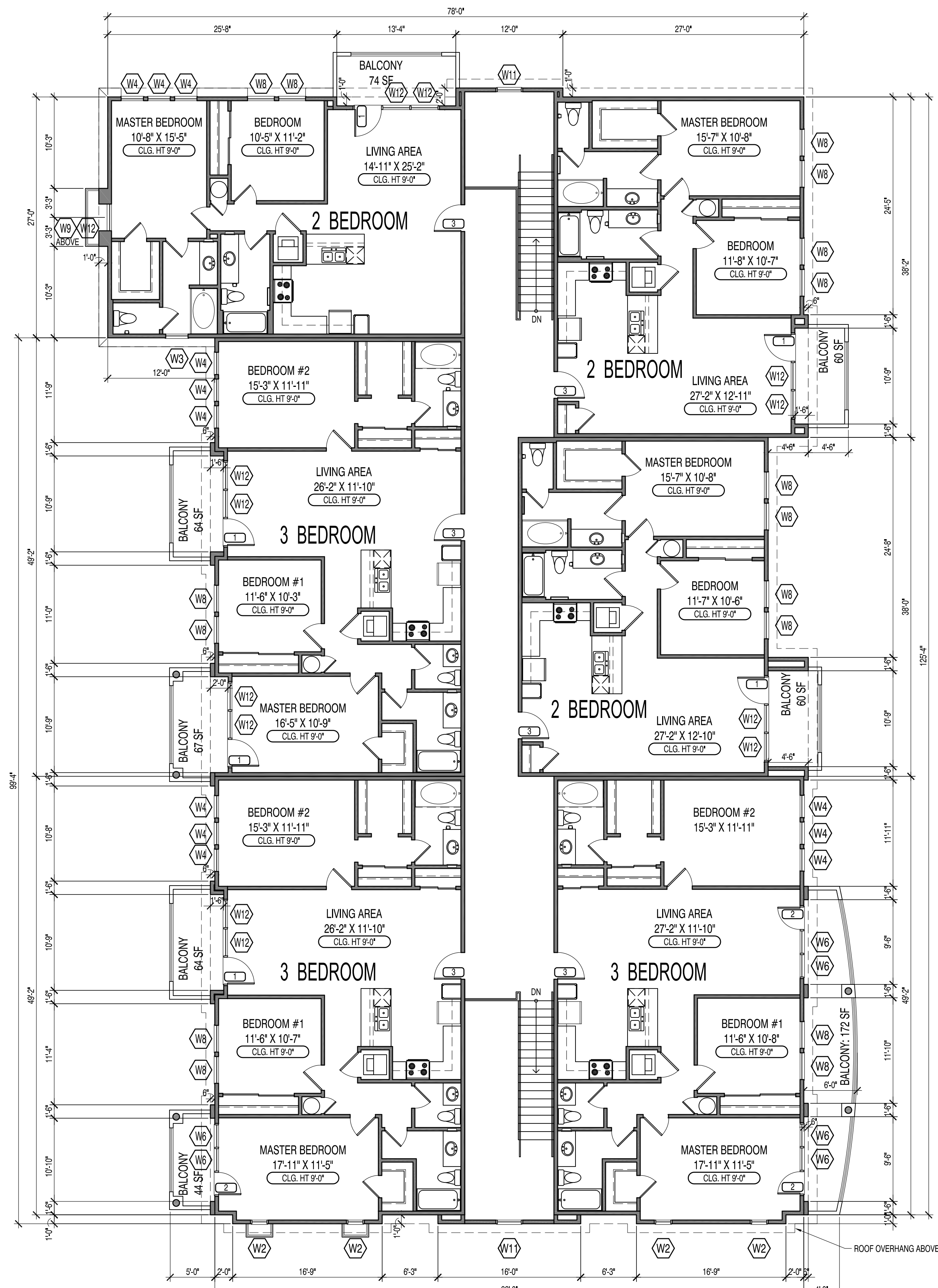


Scale : 1/8" = 1'-0"





1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

- REFERENCE SHEET A-10 FOR DOOR AND WINDOW SCHEDULES.

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PREPARER: LA DESIGN GROUP, INC.
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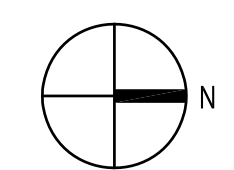
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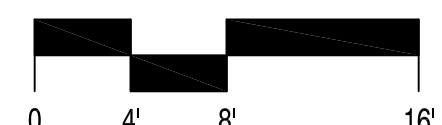
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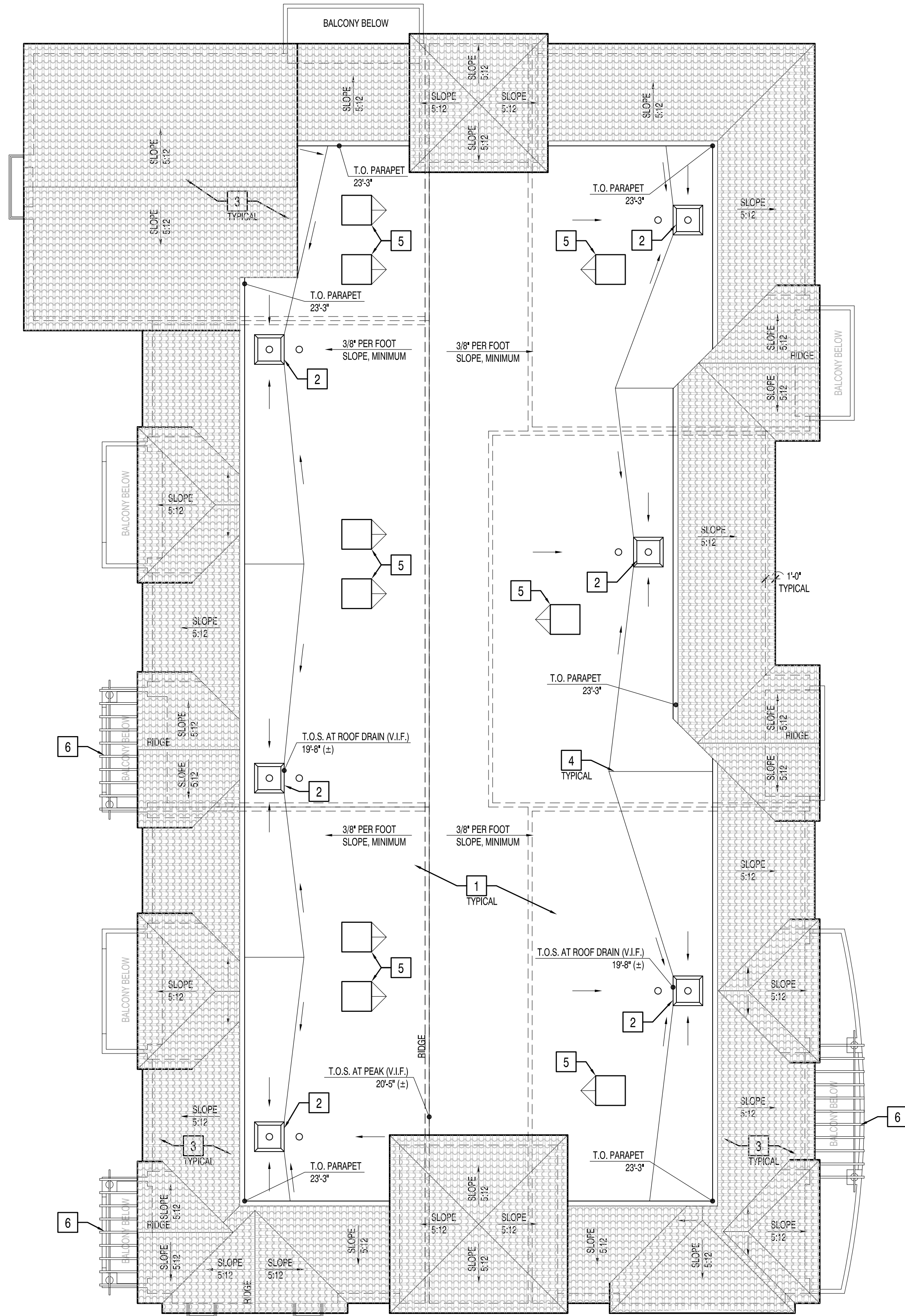
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Scale : 1/8" = 1'-0"





ROOF KEYNOTES:

- 1 SINGLE PLY ROOFING ON 1/4" DENSDECK - MECHANICALLY ATTACHED.
- 2 ROOF AND OVERFLOW DRAIN, TYPICAL
- 3 LIGHT WEIGHT ROOF TILE, TYPICAL AT 5:12 SLOPE
- 4 PLYWOOD CRICKETS, TYPICAL
- 5 HVAC UNITS WITH INSULATION CRICKET.
- 6 WOOD TRELLIS, BELOW.

ROOF LEGEND:

- T.O.S. 0'-0" TOP OF PLYWOOD SHEATHING AT MAIN ROOF DIAPHRAGM
- T.O.P. 0'-0" TOP OF PARAPET
- ROOF AND CRICKET SLOPE DIRECTION
CRICKET TO SLOPE 1/4" PER FOOT MINIMUM
- ROOF AND OVERFLOW DRAIN

SITE ADDRESS: 203 N. MYRTLE AVE., POMONA, CA 91768
APN #: 8348-011-024 AND 8348-011-025

OWNER: 203 MYRTLE, LLC
2027 CALLE TOMAS
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CONTACT: STEVEPHEN PINCIN
PHONE: 626.393.5400
E-MAIL: SPINCIN@LEGACYCM.LLC.COM

PREPARER: LA DESIGN GROUP, INC.
3670 W. TEMPLE AVENUE, SUITE 193
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CONTACT: SAIED SHANTYIAI
PHONE: 909.860.1010
E-MAIL: SSHANTYIAI@LADESIGNGROUP.NET

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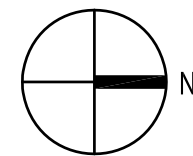
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MYRTLE APARTMENTS

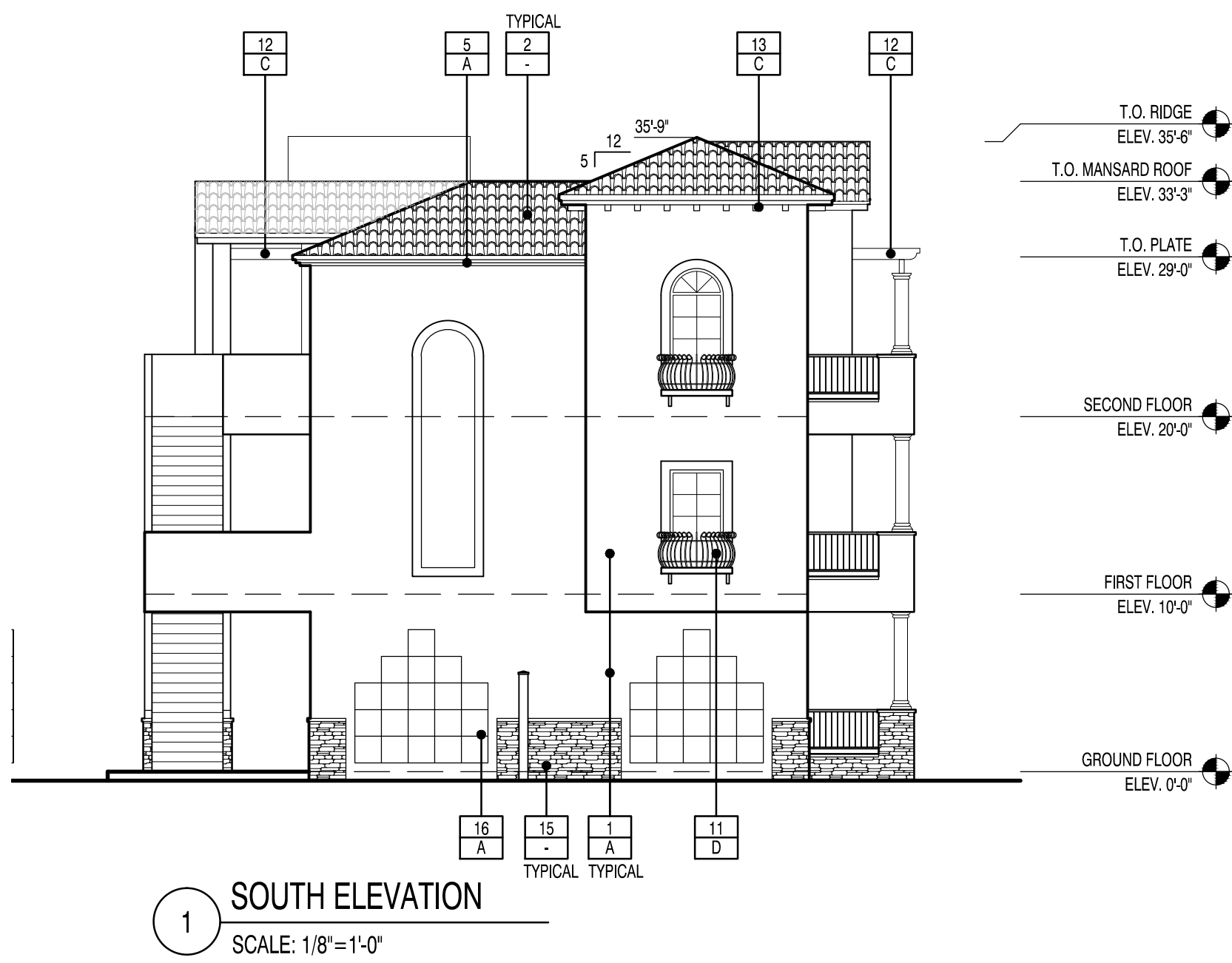
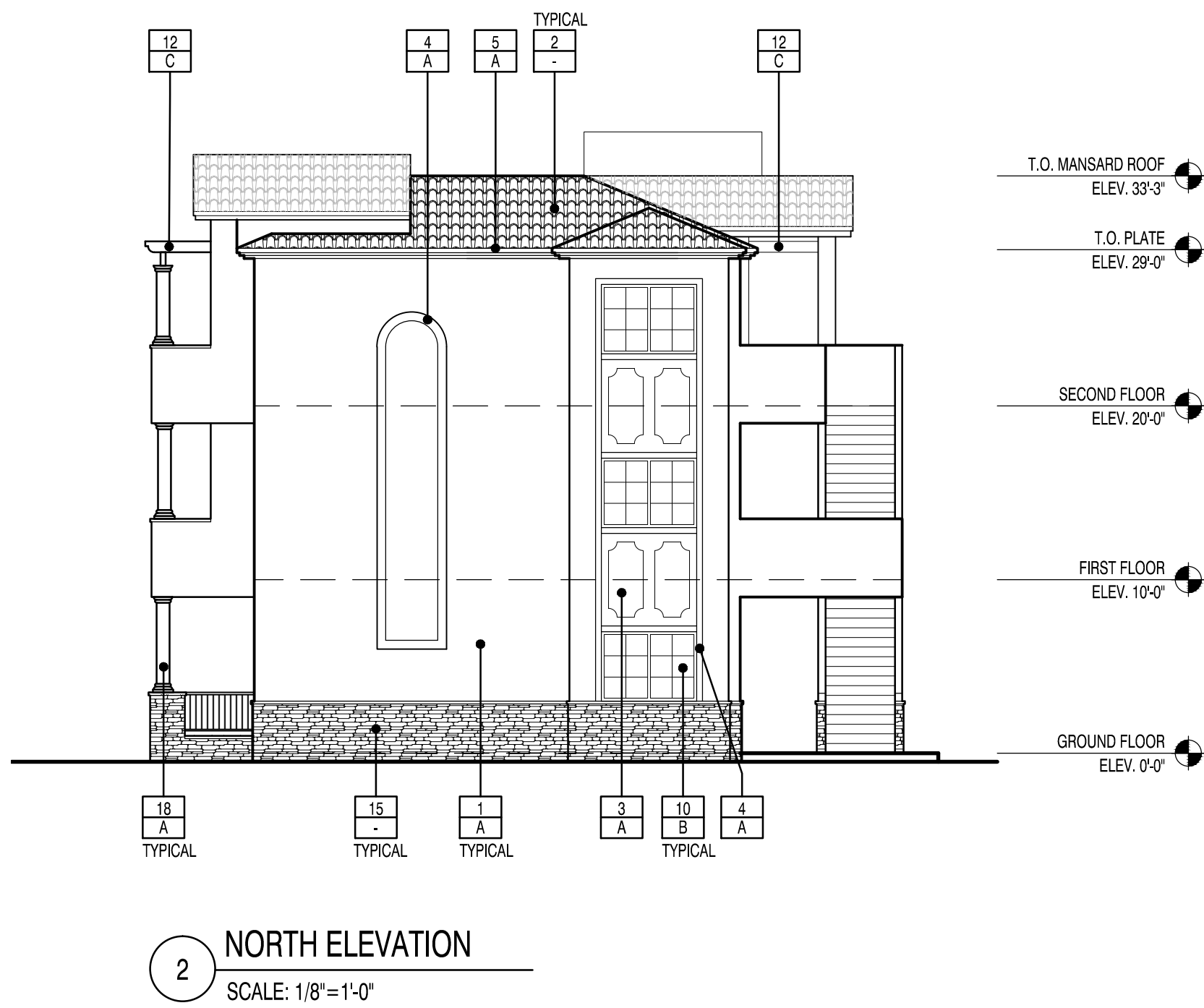
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POMONA, CA 91768

TWO STORY BUILDING ROOF PLAN - BUILDING C (BUILDING D MIRRORED)



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

0 4' 8' 16'



MATERIALS:

1 - EXTERIOR CEMENT PLASTER. 20/30 SAND FLOAT FINISH. PAINT.	7 - ACCENT TILE ARIZONA TILE - TUMBLER STONE - TRAVERTINE: TROY	13 - WOOD CORBELS
2 - BORAL CONCRETE ROOF TILE BARCELONA - COLOR: SANTA CATARINA BLEND	8 - EXTERIOR DOOR AND FRAME. PAINT.	14 - WINDOW SHUTTERS WOOD - FIXED IN PLACE
3 - E.I.F.S. ADHERED TO CEMENT PLASTER, PAINT.	9 - GARAGE DOOR.	15 - STONE VENEER BORAL - RUSTIC SOUTHERN LEDGESTONE
4 - FOAM SHAPES ADHERED TO CEMENT PLASTER, PAINT.	10 - COMPOSITE WINDOW, LOW E GLAZING	16 - METAL TRELLIS
5 - WOOD FRAMED CORNICE WITH WITH SAND PLASTER FINISH. PAINT	11 - WROUGHT IRON GUARDRAIL, PAINT	17 - BUILDING ADDRESS PER CITY'S REQUIREMENTS FINAL LOCATION TO BE COORDINATED WITH THE FIRE DEPARTMENT
6 - GALVANIZED STEEL COPING OR FLASHING. PAINT.	12 - WOOD TRELLIS	18 - PREFABRICATED FRP (FIBERGLASS REINFORCED POLYMER) COLUMN

MANUFACTURER AND COLOR:

- A - COLOR TO MATCH DUNN EDWARDS #DEW345 - WHITE FEVER
- B - COLOR TO MATCH ANDERSEN WINDOWS - COCOA BEAN
- C - COLOR TO MATCH OLD MASTERS - AMERICAN WALNUT
- D - COLOR TO MATCH DUNN EDWARDS #DE6042 - BEAR IN MIND

SITE ADDRESS:	203 N. MYRTLE AVE., POMONA, CA 91768
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MYRTLE APARTMENTS

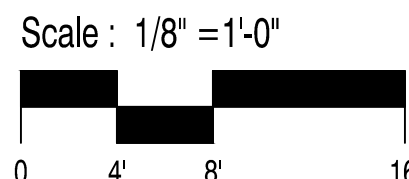
THREE STORY BUILDING ELEVATIONS - BUILDING A (BUILDING B MIRRORED)

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POMONA, CA 91768

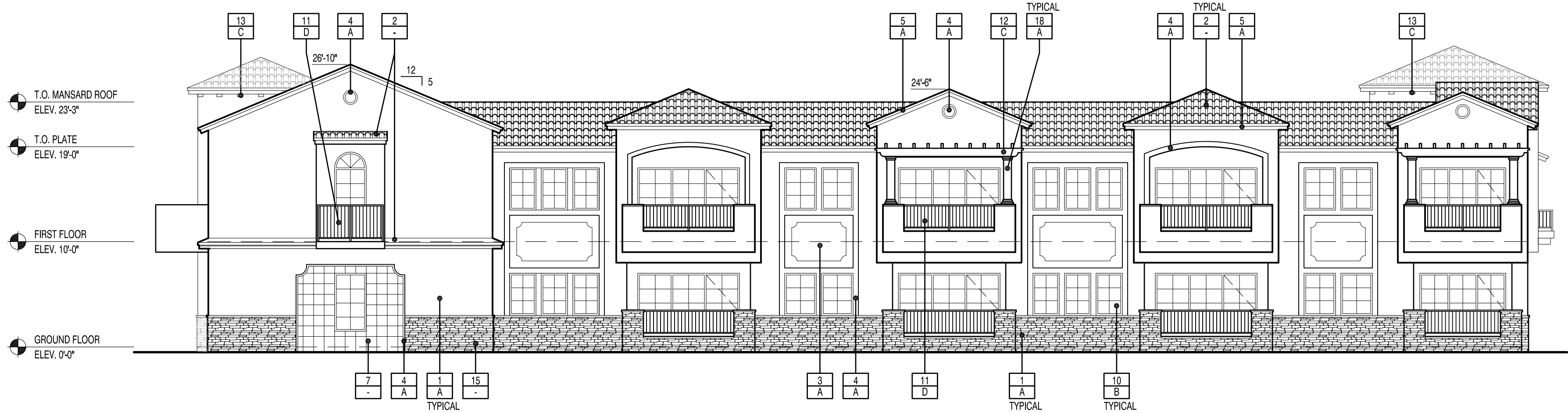
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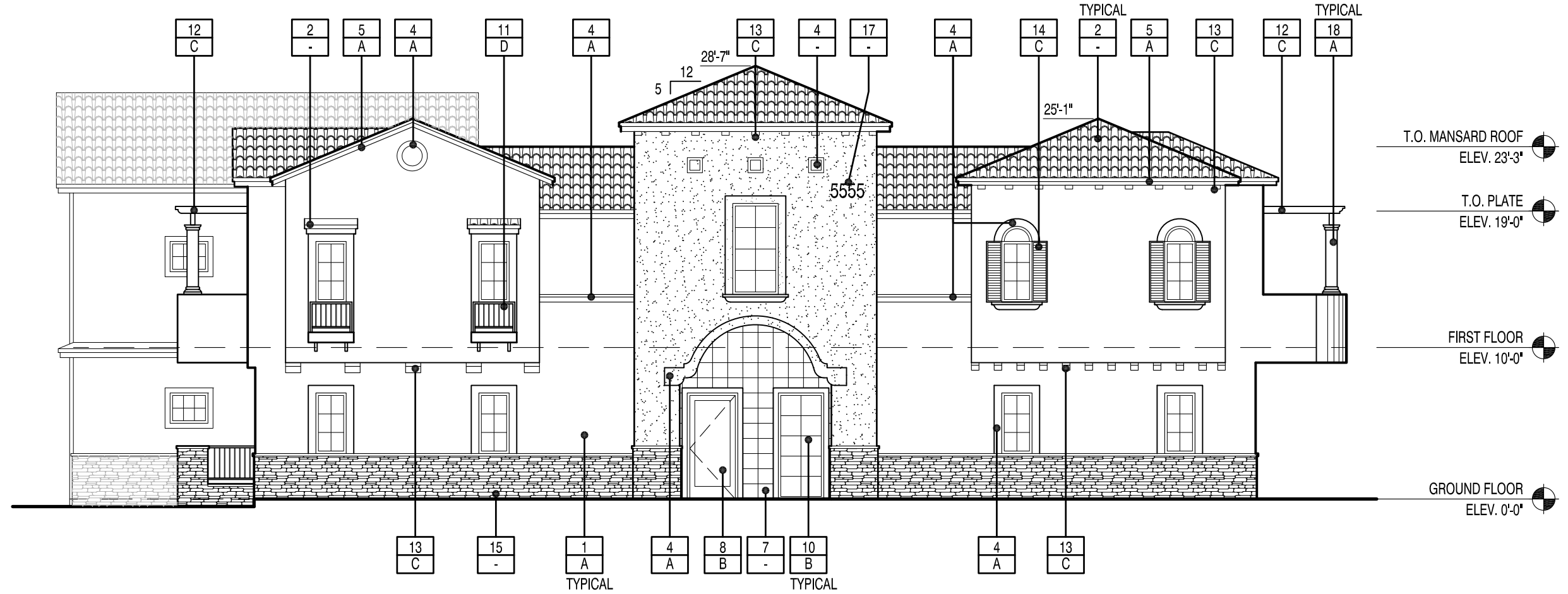
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	03/13/17
SHEET NO.:	A-08



4 COURTYARD ELEVATION
SCALE: 1/8"=1'-0"



3 REAR ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ENTRY ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ENTRY ELEVATION
SCALE: 1/8"=1'-0"

MATERIALS:

- | | | |
|---|--|--|
| 1
-
EXTERIOR CEMENT PLASTER.
20/30 SAND FLOAT FINISH. PAINT. | 7
-
ACCENT TILE
ARIZONA TILE - TUMBLED STONE - TRAVERTINE: TROY | 13
-
WOOD CORBELS |
| 2
-
BORAL CONCRETE ROOF TILE
BARCELONA - COLOR: SANTA CATARINA BLEND | 8
-
EXTERIOR DOOR AND FRAME. PAINT. | 14
-
WINDOW SHUTTERS
WOOD - FIXED IN PLACE |
| 3
-
E.I.F.S. ADHERED TO CEMENT PLASTER, PAINT. | 9
-
GARAGE DOOR. | 15
-
STONE VENEER
BORAL - RUSTIC SOUTHERN LEDGESTONE |
| 4
-
FOAM SHAPES ADHERED TO CEMENT PLASTER, PAINT. | 10
-
COMPOSITE WINDOW, LOW E GLAZING | 16
-
METAL TRELLIS |
| 5
-
WOOD FRAMED CORNICE WITH WITH SAND PLASTER FINISH,
PAINT | 11
-
WROUGHT IRON GUARDRAIL, PAINT | 17
-
BUILDING ADDRESS PER CITY'S REQUIREMENTS
FINAL LOCATION TO BE COORDINATED WITH THE FIRE DEPARTMENT |
| 6
-
GALVANIZED STEEL COPING OR FLASHING. PAINT. | 12
-
WOOD TRELLIS | 18
-
PREFABRICATED FRP (FIBERGLASS REINFORCED POLYMER) COLUMN |

MANUFACTURER AND COLOR:

- | |
|--|
| -
A
COLOR TO MATCH DUNN EDWARDS #DEW345 - WHITE FEVER |
| -
B
COLOR TO MATCH ANDERSEN WINDOWS - COCOA BEAN |
| -
C
COLOR TO MATCH OLD MASTERS - AMERICAN WALNUT |
| -
D
COLOR TO MATCH DUNN EDWARDS #DE6042 - BEAR IN MIND |

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MYRTLE APARTMENTS

203 N. MYRTLE AVE.
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TWO STORY BUILDING ELEVATIONS - BUILDING C (BUILDING D MIRRORED)

Scale : 1/8" =1'-0"
0 4' 8' 16'

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MYRTLE APARTMENTS

203 N. MYRTLE AVE.
POMONA, CA 91768

DOOR AND WINDOW SCHEDULE AND DETAILS

DOOR SCHEDULE				
DOOR TYPE	MANUFACTURER	DESCRIPTION	MODEL NUMBER	DOOR SIZE (WIDTH X HEIGHT)
1	ANDERSEN	E SERIES - INSWING HINGED PATIO DOOR	HPB3070	3'-0" X 7'-0"
2	ANDERSEN	E SERIES - INSWING HINGED PATIO DOOR	HPB2670	2'-6" X 7'-0"
3	---	SOLID CORE WOOD ENTRY DOOR	---	3'-0" X 7'-0"
4	OVERHEAD DOOR	GARAGE DOOR - SIGNATURE CARRIAGE WOOD: VILLA MADRE COLLECTION	MEDINA (580 M)	8'-0" X 7'-0"

WINDOW SCHEDULE				
WINDOW TYPE	MANUFACTURER	DESCRIPTION	MODEL NUMBER	WINDOW SIZE (WIDTH X HEIGHT) ROUGH OPENING
W1	ANDERSEN	100 SERIES - GLIDER	2030	2'-0" X 3'-0"
W2	ANDERSEN	100 SERIES - GLIDER	2040	2'-0" X 4'-0"
W3	ANDERSEN	100 SERIES - GLIDER	2620	2'-6" X 2'-0"
W4	ANDERSEN	100 SERIES - GLIDER	2640	2'-6" X 4'-0"
W5	ANDERSEN	100 SERIES - HALF CIRCLE	26	2'-6" X 1'-6"
W6	ANDERSEN	E SERIES - SIDELIGHT	HPB2670S	2'-6" X 7'-0"
W7	ANDERSEN	100 SERIES - GLIDER	3020	3'-0" X 2'-0"
W8	ANDERSEN	100 SERIES - GLIDER	3040	3'-0" X 4'-0"
W9	ANDERSEN	100 SERIES - HALF CIRCLE	30	3'-0" X 1'-8"
W10	ANDERSEN	100 SERIES - GLIDER	3050	3'-0" X 5'-0"
W11	ANDERSEN	100 SERIES - GLIDER	3060	3'-0" X 6'-0"
W12	ANDERSEN	E SERIES - SIDELIGHT	HPB3070S	3'-0" X 7'-0"
W13	ANDERSEN	100 SERIES - GLIDER	3056	3'-0" X 5'-6"
W14	ANDERSEN	100 SERIES - GLIDER	4056	4'-0" X 5'-6"
W15	ANDERSEN	100 SERIES - GLIDER	5640	5'-6" X 4'-0"
W16	ANDERSEN	100 SERIES - HALF CIRCLE	60	6'-0" X 3'-3"

- WINDOW GENERAL NOTES:
- ALL WINDOWS TO HAVE TRUE DIVIDED LIGHTS.
 - PROVIDE TRIPLE PANE GLAZING ALONG SOUTH ELEVATIONS (FACING TRAIN TRACKS) FOR BUILDINGS "B" AND "D".
 - FIELD VERIFY ALL WALL OPENINGS AND CONDITIONS PRIOR TO FABRICATION.

DOOR AND WINDOW SCHEDULE		SCALE	1
		1/4" = 1' - 0"	

SITE ADDRESS: 203 N. MYRTLE AVE., POMONA, CA 91768
APN #: 8348-011-024 AND 8348-011-025

OWNER: 203 MYRTLE, LLC
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LADG JOB #: 160106.01
DATE: 12/21/16
REVISIONS: 02/21/17

SHEET NO.: A-10

EXHIBIT A

Myrtle Apartments

City comments of 06/23/2016, item No. 3.

PCSP 2.3.5 Building Massing - Primary Volume proportions - 2L:3H to 5L:2H

Volume

A

Ratio		known length	calc height
height	length		
3	2	13.8	9.2
2	5	13.8	34.5

33'-3"

OK

B

Ratio		known length	calc height
height	length		
3	2	25.8	17.2
2	5	25.8	64.5

29'-0"

OK

C

Ratio		known length	calc height
height	length		
3	2	13.8	9.2
2	5	13.8	34.5

D

Ratio		known length	calc height
height	length		
3	2	25.5	17
2	5	25.5	63.75

29'-0"

OK

E

Ratio		known length	calc height
height	length		
3	2	26.5	17.66666667
2	5	26.5	66.25

31'-6"

OK

F

Ratio		known length	calc height
height	length		
3	2	10.5	7
2	5	10.5	26.25

29'-0"

>1%

G

Ratio		known length	calc height
height	length		
3	2	12.5	8.333333333
2	5	12.5	31.25

31'-11"

>0.5%

T.O. PEAK
ELEV. 35'-11"

T.O. MANSARD ROOF
ELEV. 33'-3"

T.O. PLATE
ELEV. 29'-0"

SECOND FLOOR
ELEV. 20'-0"

FIRST FLOOR
ELEV. 10'-0"

GROUND FLOOR
ELEV. 0'-0"



4

EAST ELEVATION

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

EXHIBIT B



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION S.F. = 3,760 SF

WINDOWS AREA TOTAL FOR ELEVATION = 983.6 SF / 3760 SF = 26.16%



LA DESIGN GROUP, INC.
Architecture, Planning, Interiors, Management

EXHIBIT C

Myrtle Apartments
203 N. Myrtle Avenue
Pomona, CA 91768

Design Intent and Architectural Style:

Myrtle Apartments development is composed of a series of buildings and amenities that possess an architectural flair creating a sense of place. The intent is to expand upon the Spanish Revival Style architectural expression through exterior and interior design. The local climate provides a comfortable environment for much of the year. The use of porches and patios makes a respectful gesture to the climate as well as creating an environment appropriate for the human scale.

Great care has been taken to properly design all four sides of buildings within this development. All sides of these buildings have been designed with high-grade finishes and architectural details. The design of the Residential theme generates a creative and tasteful environment that enhances the living experience along with a gathering place for residents.

Spanish Architecture is about buildings and buildings are not merely physical structures but also a means of communication as they reflect community values. The style is marked by the prodigious use of smooth plaster finish to create a relaxing environment. Other design elements include ornate tile, wrought iron, and wood work. The red Spanish roof tops give the structures a warm, earthy, rustic look. Often the roof lines are multi-level to create interest and asymmetry. Texture, scale, architectural style, materials, colors, open space, landscaping materials, and details create a palette of architectural elements, which enable buildings to create a cohesive composition for the entire development.

Spanish Revival architecture is the type where you can't help but feel comfortable with plenty of private open porches and balconies as well as gathering spaces. These elements express a sense of relaxation and foster a connection to nature and the surrounding environment. Today, these patios, porches and courtyards act as informal gathering spots for family, extended family and friends.

Pedestrian access throughout the complex has been designed to bring patrons to building entries. Access isles throughout the site have been designed and oriented to allow the pedestrians to walk directly toward building entrances. Use of a different paving pattern and color emphasizes pedestrian crossings at driveway entries. The objective of the landscape architectural design is to establish a pleasant and attractive landscape framework. There shall be a minimum ten (10) foot wide landscape strip along property lines adjacent to existing residential developments.