

[illegible]

OWNER:
Podomjoh LLC
P.O. Box 8991
Alto Loma, CA 91701

DESIGNER:
Soyoh Engineering Inc.
1625 Ventura Blvd. Ste
Sherman Oaks, CA 91405

SCOPE OF WORK
NEW COMMERCIAL
MINOR USE: MEDICAL, RETAIL, FOOD

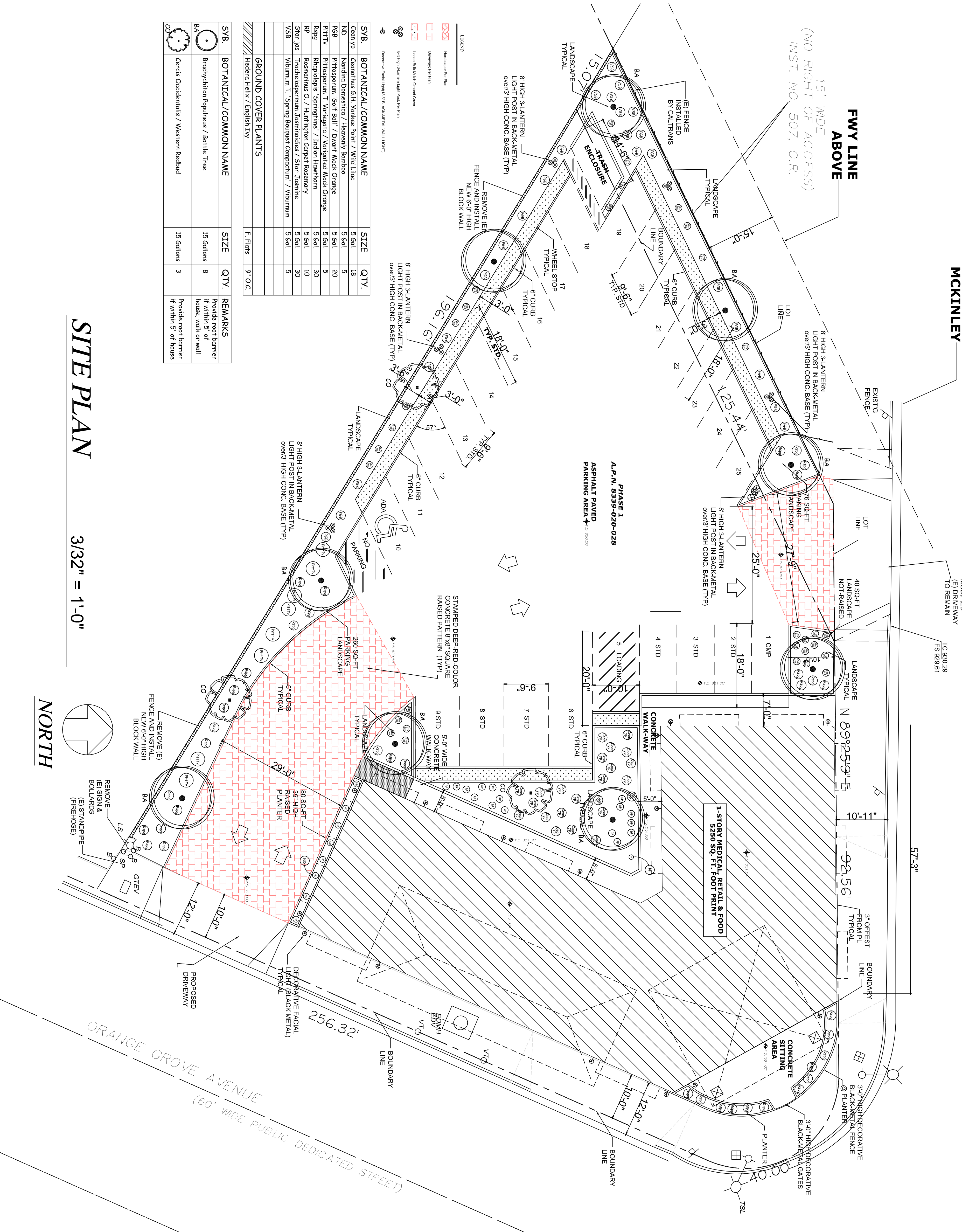
ODD-PANACY
CONSTRUCTION
APR #
LOT
TRACT
ZONE

DH
TYPE III
8993-010-025
A & B
*-3

Orange Grove Properties
BadamJohn LLC
1581 N ORANGE GROVE AVE
POMONA CA, 91767

- A-1 SITE PLAN
- A-2 PLAT MAP SURVEY
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- A-8 LANDSCAPE PLAN
- A-9 LIGHT PLAN

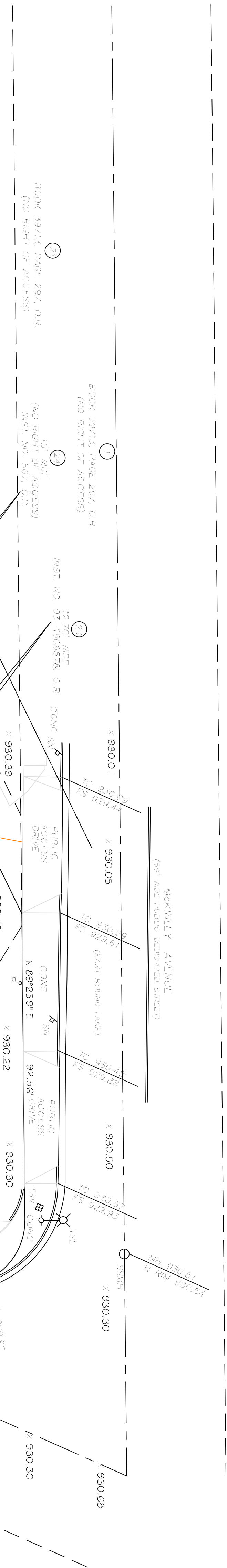
	CYR	BOTANICAL /COMMON NAME	SIZE	QTY.
	Ceanothus 6 H. Varieg. Plant / White Lilac		5' tall	18
	NDB	Morinda Borensis / Heavenly Bamboo	5' tall	5
	PBB	Prinospermum Golf Ball / Dwarf Mock-Orange	5' tall	20
	Pittiv	Prinospermum T. Variegated / Variegated Mock-Orange	5' tall	5
	Rasp	RubusPlatanus "Singapore" / Indian Hawthorn	5' tall	30
	RP	Remoniacus O / Huntington Carpet Rosemary	5' tall	10
	Ster jas	Trochodendrum Jasmoides / Silver Jasmine	5' tall	30
	VSB	Viburnum T., Spring Bouquet Compactum / Viburnum	5' tall	5
GROUND COVER PLANTS				
	F. Flurs			
	Hedera Helix / English Ivy			
	</			


$$3/32" = 1'-0"$$

NORTH

REVISIONS	BY
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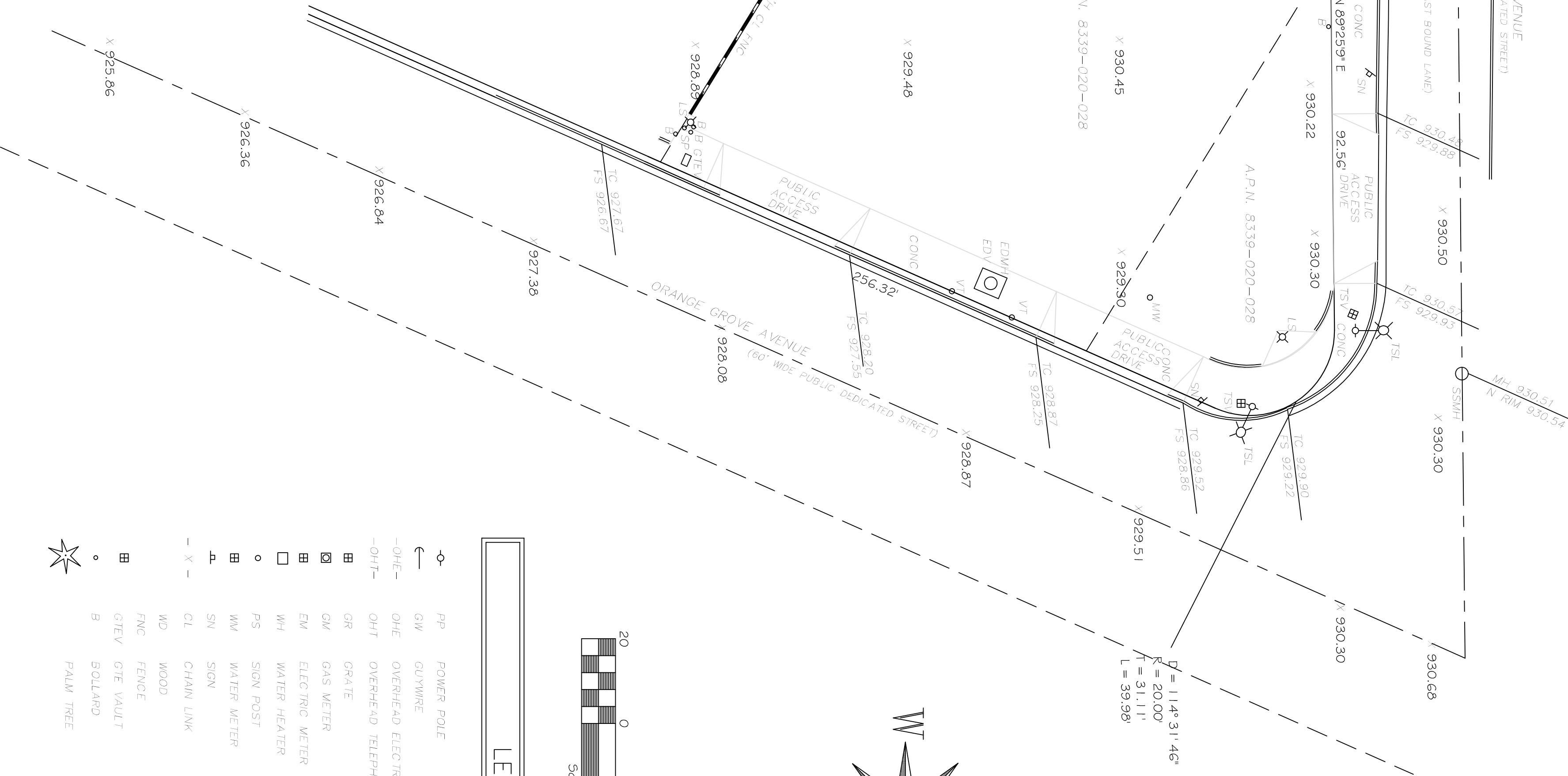
SITE PLAN



STATEMENT OF ENCROACHMENTS

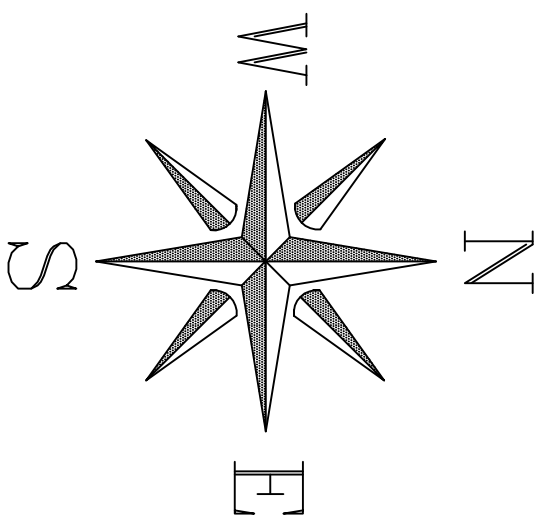
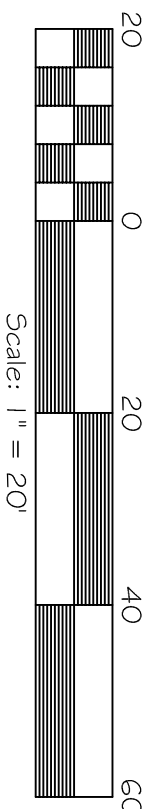
- HOUSE ENCROACHES ONTO PROPERTY TO SOUTH
- STUCCO WALL ENCROACHES ONTO PROPERTY TO SOUTH
- 15' SIGN APPEARS TO BE COMMON TO SUBJECT PROPERTY AND PROPERTY TO SOUTH - OWNERSHIP UNKNOWN.

NO OTHER ENCROACHMENTS WERE OBSERVED AT THE TIME OF SURVEY



LEGEND

- | | | | |
|-------|--------------------|------|-------------------------|
| PP | POWER POLE | SP | STAND PIPE |
| GW | GWYRE | VT | VENT |
| -OHE- | OVERHEAD ELECTRIC | EDV | EDISON VAULT |
| -OHT- | OVERHEAD TELEPHONE | MW | MONITOR WELL |
| GR | GRATE | TSV | TRAFFIC SIGNAL VAULT |
| GW | GAS METER | TSL | TRAFFIC SIGNAL LIGHT |
| EM | ELECTRIC METER | W/SL | WTH/ STREET LIGHT |
| WH | WATER HEATER | SSWH | SEWER CLEANOUT |
| PS | SIGN POST | BW | BLOCK WALL |
| WM | WATER METER | SW | STUCCO WALL |
| SN | SIGN | CONC | CONCRETE |
| - X - | CHAIN LINK | SSCO | SEWER CLEANOUT |
| WD | WOOD | CO | CLEANOUT |
| FNC | FENCE | MH | MANHOLE |
| GTEV | GTE VAULT | EMP | ELECTRIC METER PEDESTAL |
| B | BOLLARD | X--- | SPOT GRADE |
| ★ | PALM TREE | ○ | TREE |



Creative Boundaries
Professional Surveying Services
840 W. 9th Street, Suite "K"
Upland, California 91786
Phone: (909) 985-7367 Fax: (909) 985-8438
Surveyors Project No. M178

Sheet 3 of 3

Orange Grove Properties

BadamJohn LLC
1581 N ORANGE GROVE AVE
POMONA CA, 91767

SAYAH ENGINEERING
15233 VENTURA BLVD, STE 1130
SHERMAN OAKS, CA 91403
818-788-7887 daniel@SayahEngineering.com

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BY

PLAT MAP SURVEY
EXISTING CONDITION SHEET

DATE: 09/29/2016

SCALE: 1" = 20.0'

DRAWN BY:

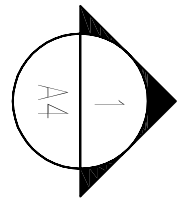
CHECKED BY:

JOB NO.:

SHEET:

A-2

1-STORY MIXED USE
5250 SQ-FT

[illegible]

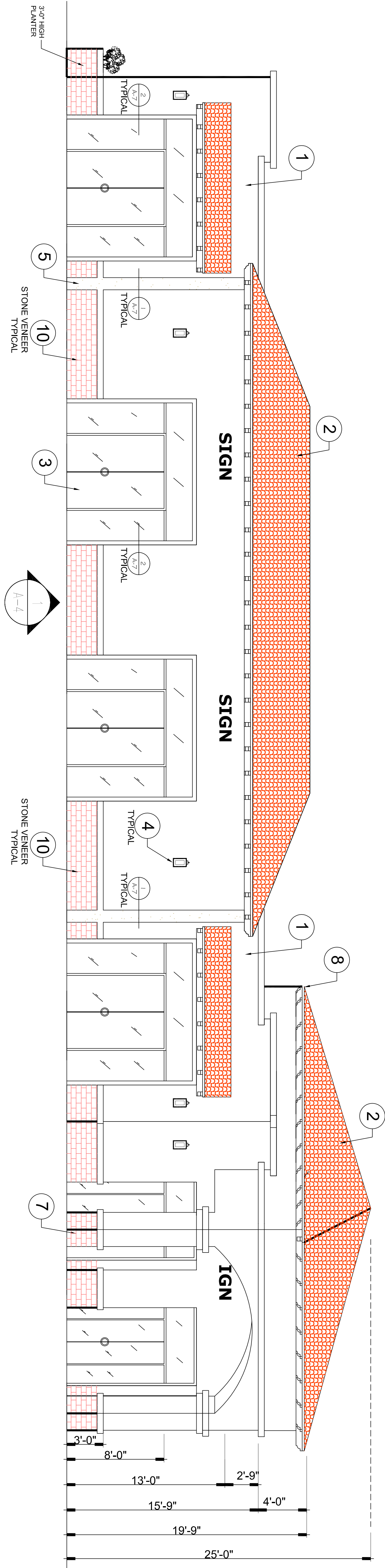
SAYAH ENGINEERING
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Orange Grove Properties
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FLOOR PLAN

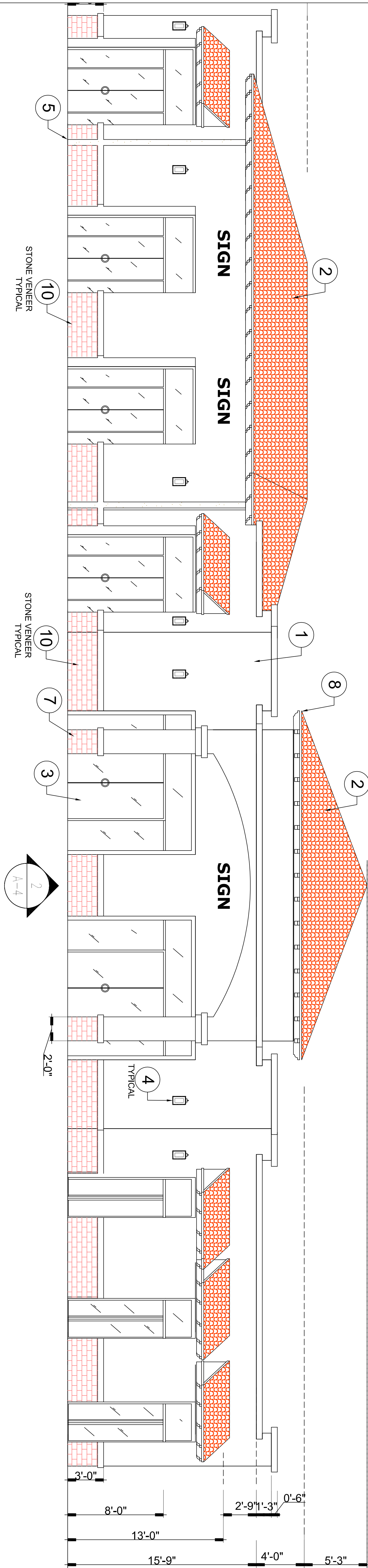
DATE:	03/29/2016
SCALE:	3/16"=1'-0"
DRAWN BY:	
CHECKED BY:	
JOB NO:	

A-3



EAST ELEVATION

1/4" = 1'-0"



N. EAST ELEVATION

1/4" = 1'-0"

- 1

SMOOTH STUCCO (Hand-Trowel) SAN-SIMEON (X-34) COLOR
- 2

DEEP RED SPANISH ROOFING TILE: BORAL CLAY S FIELD RED
- 3

DUAL GLAZE WINDOW & DOOR PER SCHEDULE (BLACK-METAL FRAME)
- 4

DECORATIVE FACIAL LIGHT(18.5" BLACK-METAL WALL LIGHT)
- 5

FAUX PILASTER: 3" RAISED W/SMOOTH STUCCO (Hand-Trowel)
- 6

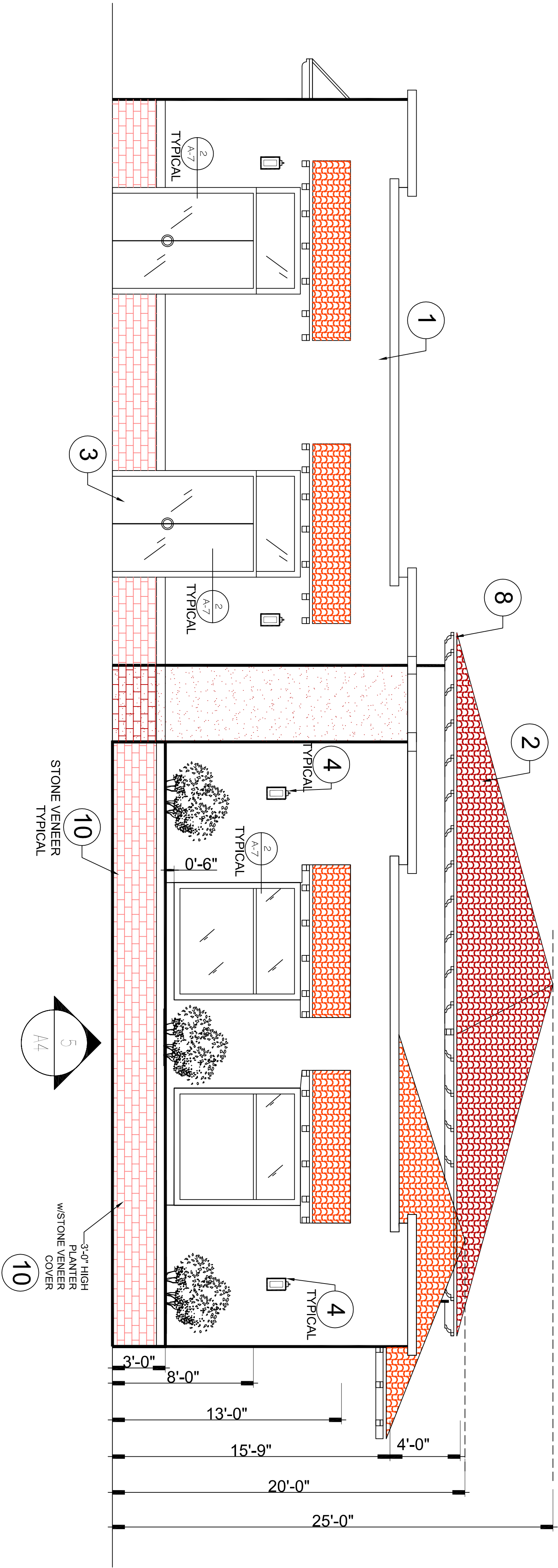
FAUX TRIM: 3" RAISED W/SMOOTH STUCCO (Hand-Trowel)
- 7

SMOOTH STUCCO COVERED POST PER STRUCTURAL
- 8

3" GUTTER W/ DOWN-SPOUTS
- 9

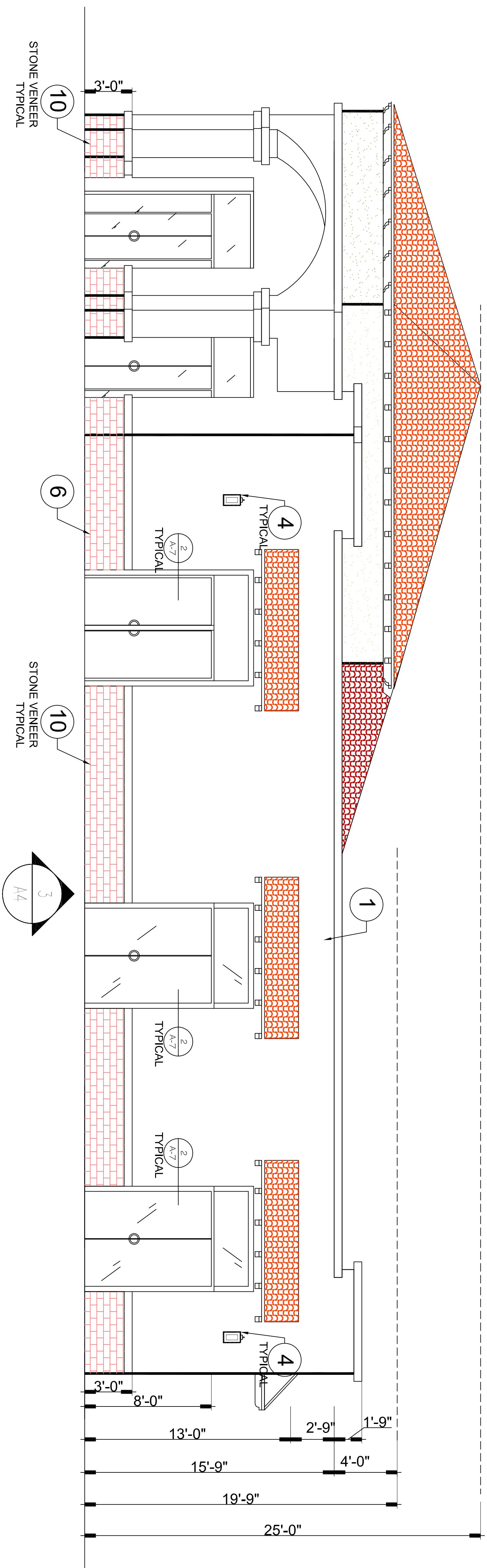
TYPICAL 74"x47"x33"(TALL) 3 TON HVAC UNIT
- 10

TYPICAL CORONADA CARMEL MOUNTAIN FAUX STONE VENEER (OR SIMILAR)



SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

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BY	

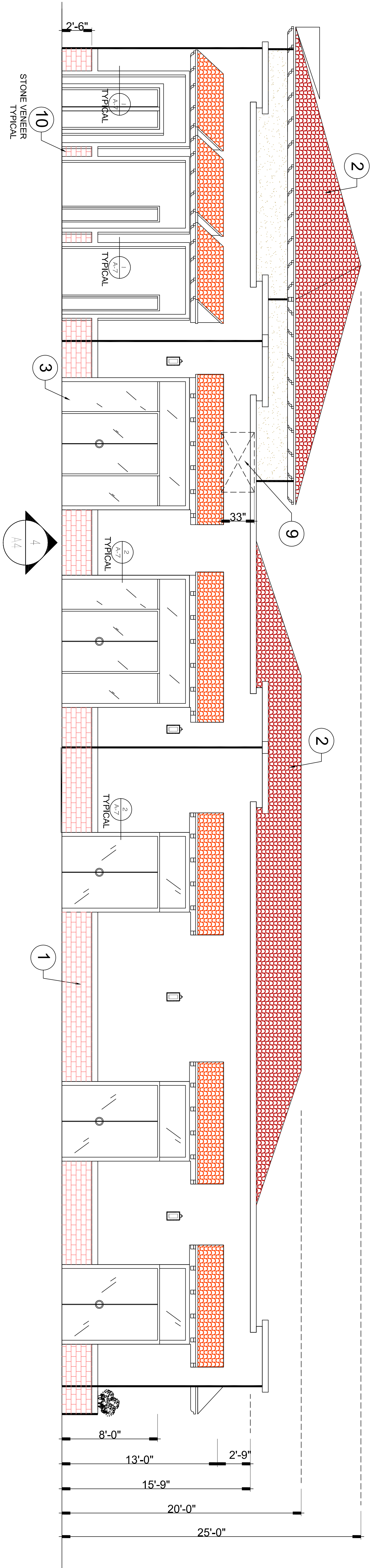
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ELEVATION PLAN

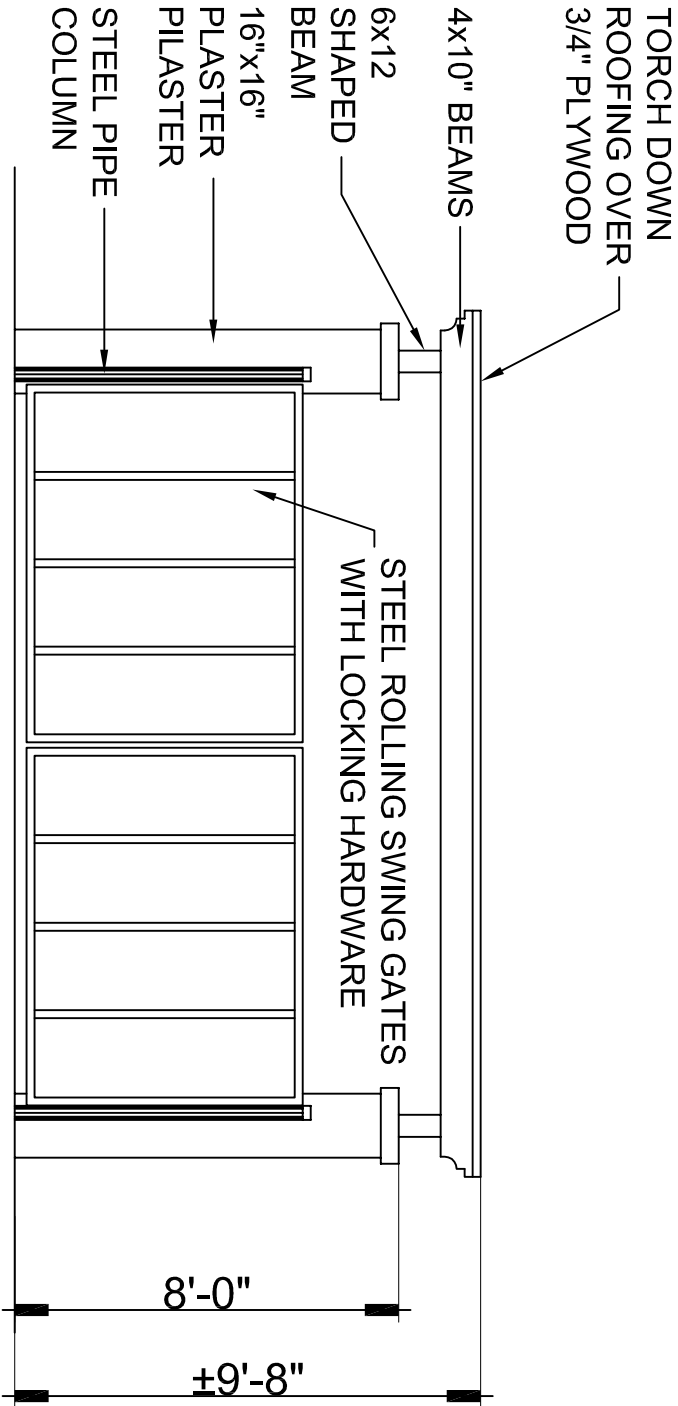
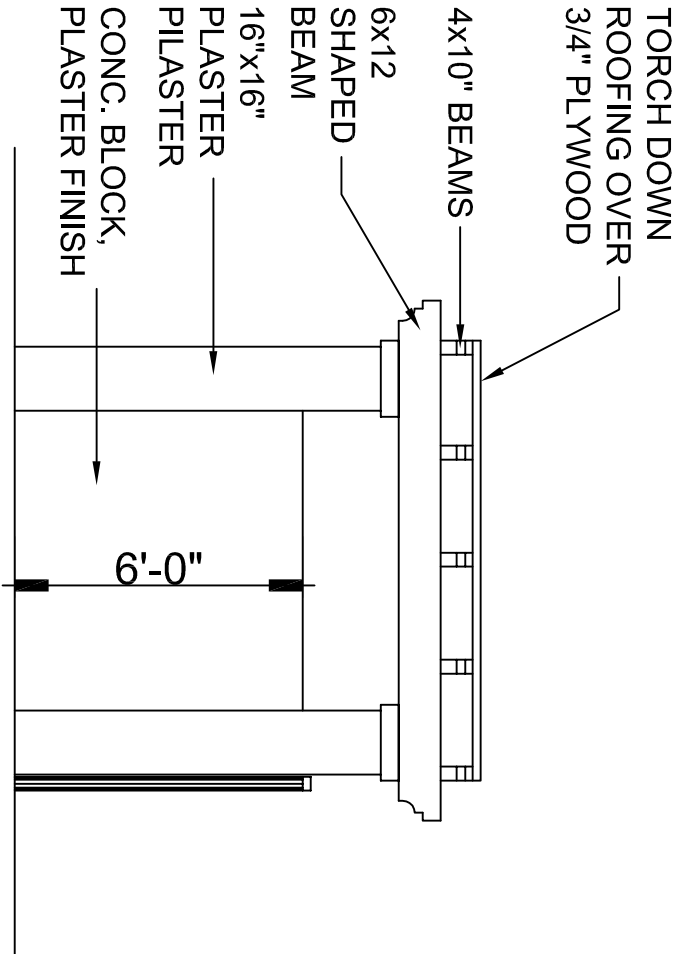
DATE: 03/29/2016
SCALE: 1/4" = 1'-0"
DRAWN BY:
CHECKED BY:

SHEET:
JOB NO.:
A-5



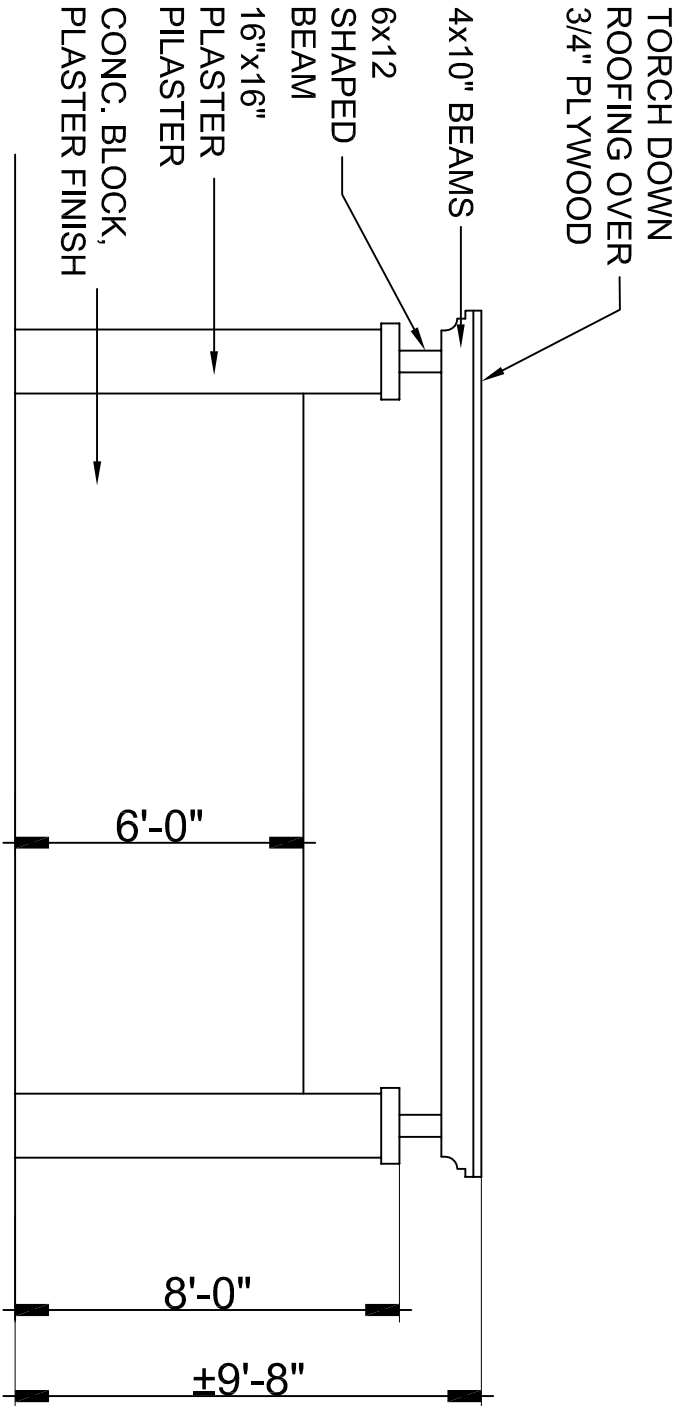
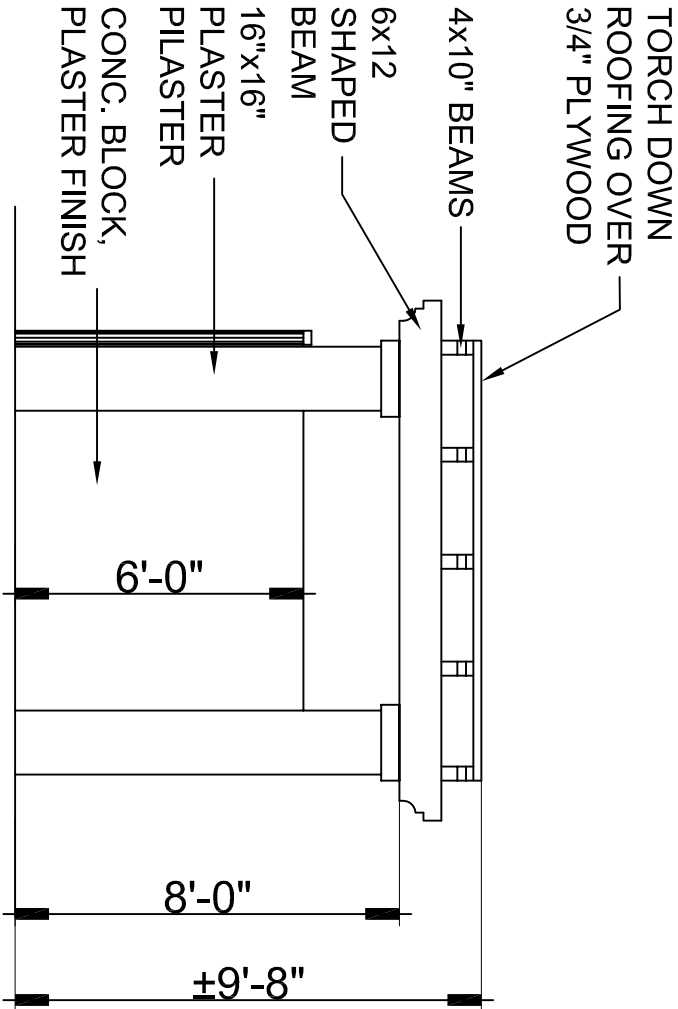
WEST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

SOUTH ELEVATION

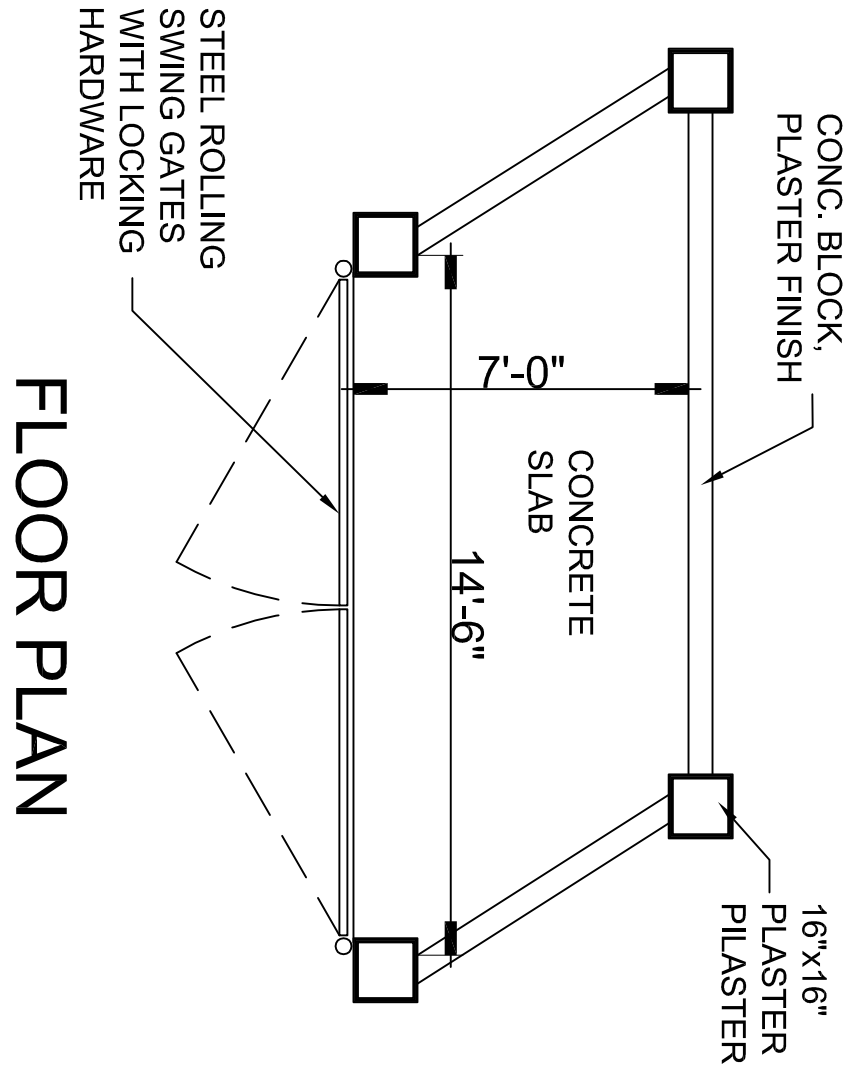


EAST ELEVATION

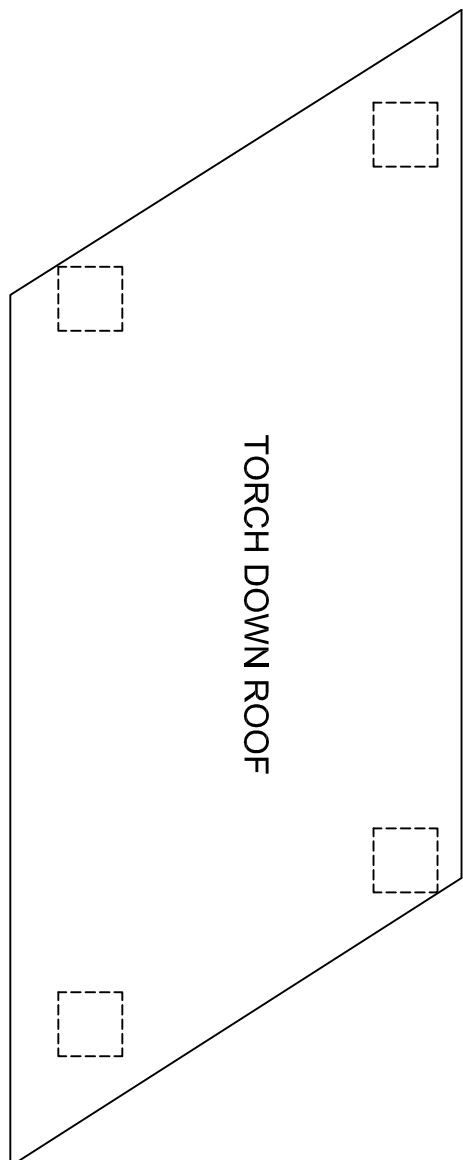
NORTH ELEVATION

TRASH ENCLOSURE

1/4" = 1'-0"



FLOOR PLAN



ROOF PLAN

ELEVATION PLAN

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DATE: 03/29/2016

SCALE: 1/4" = 1'-0"

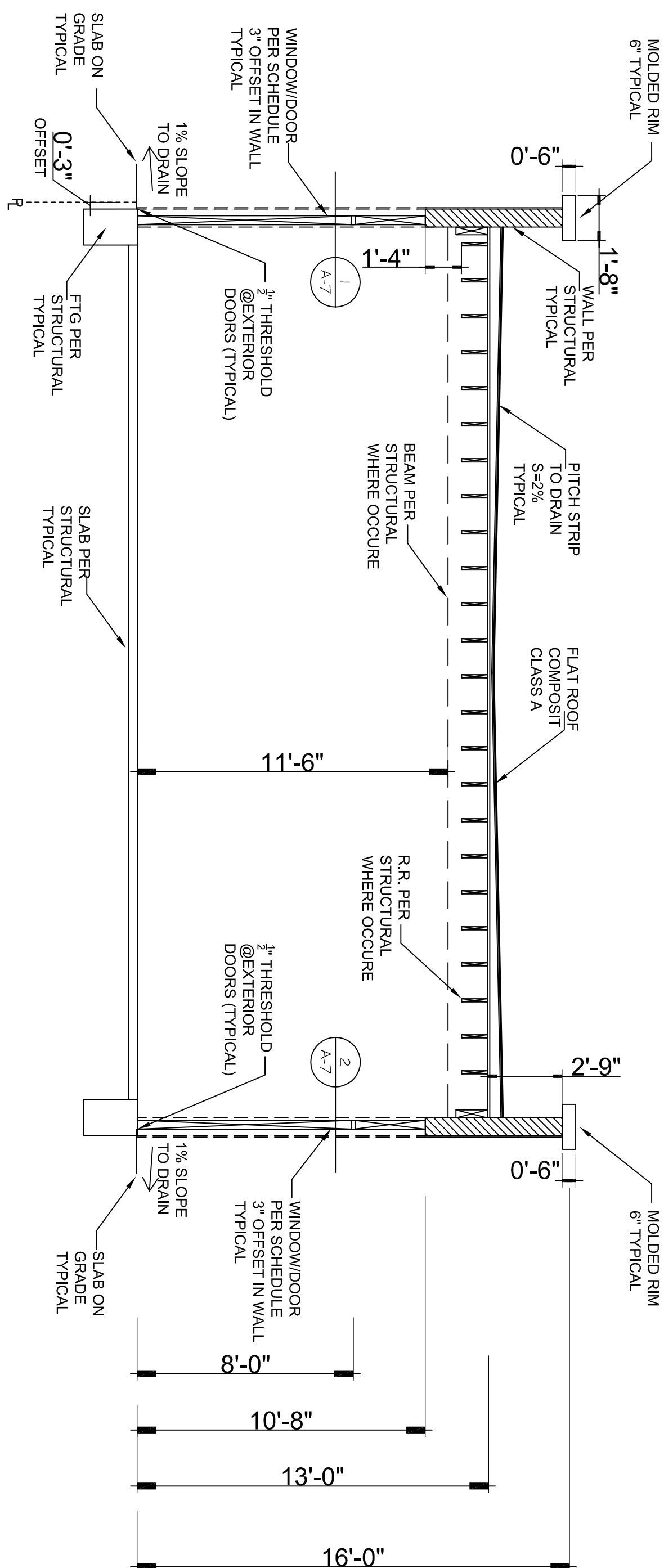
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JOB NO.:

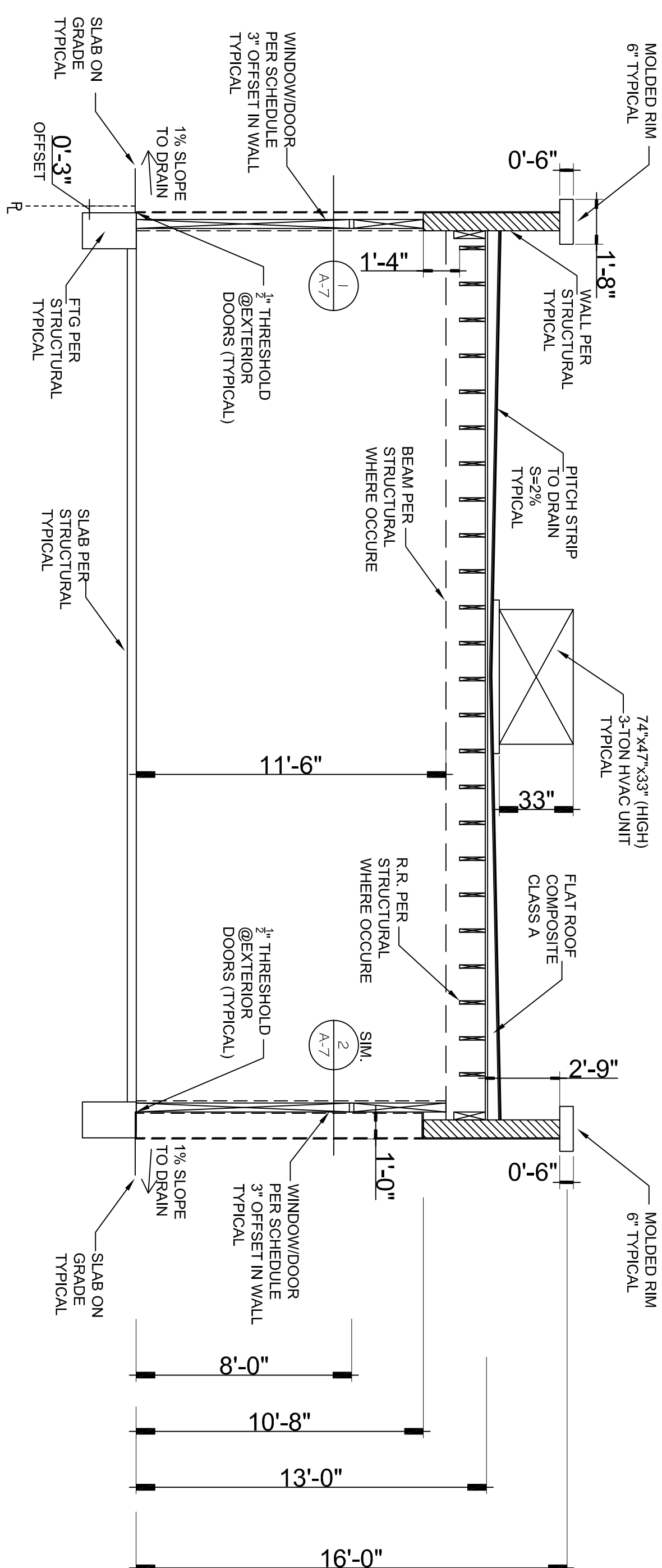
SHEET:

A-6



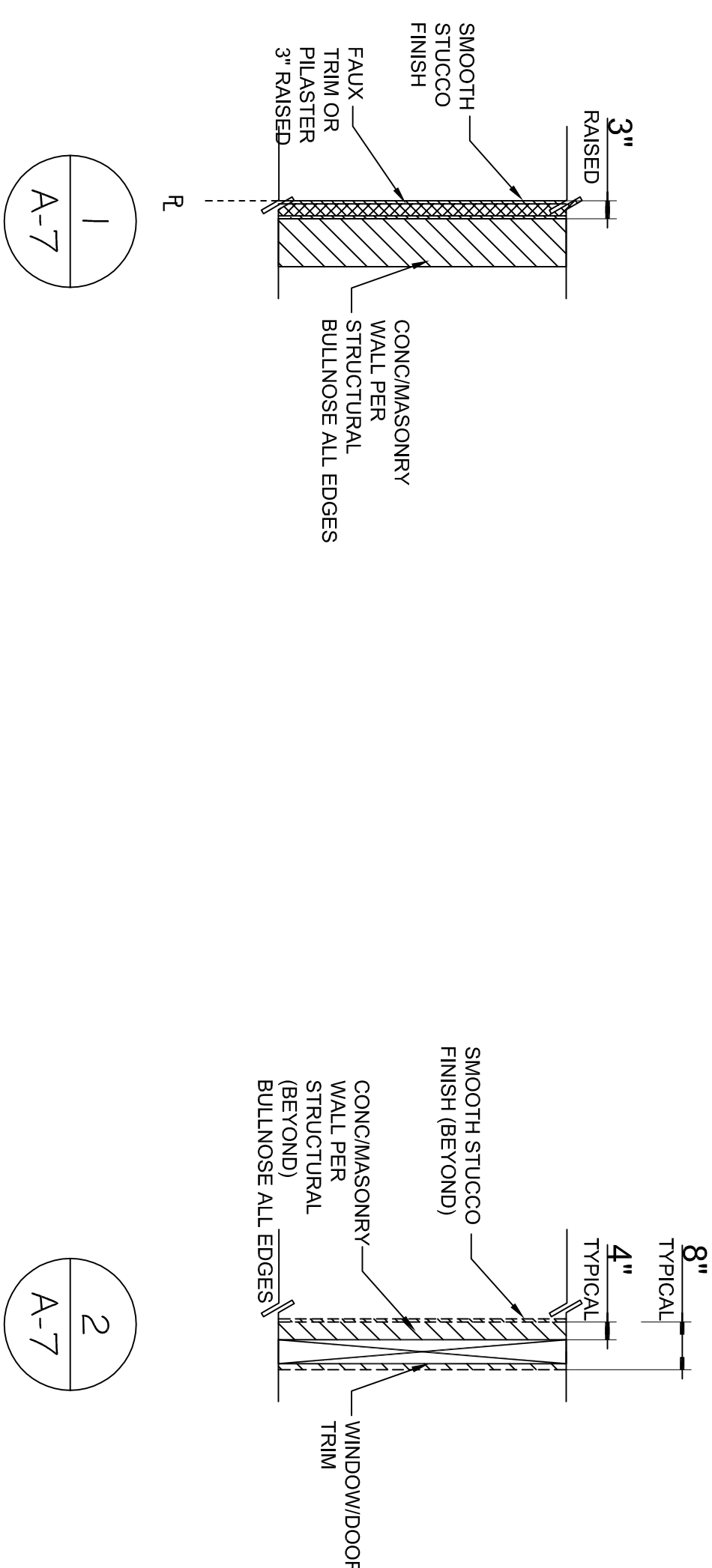
SECTION A-A'

1/4" = 1'-0"



SECTION B-B'

1/4" = 1'-0'



SECTION DETAILS

$$1/4" = 1'-0"$$
[illegible]

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SECTION PLAN DETAILS

SHEET:
A-7

Fwy Line
Above

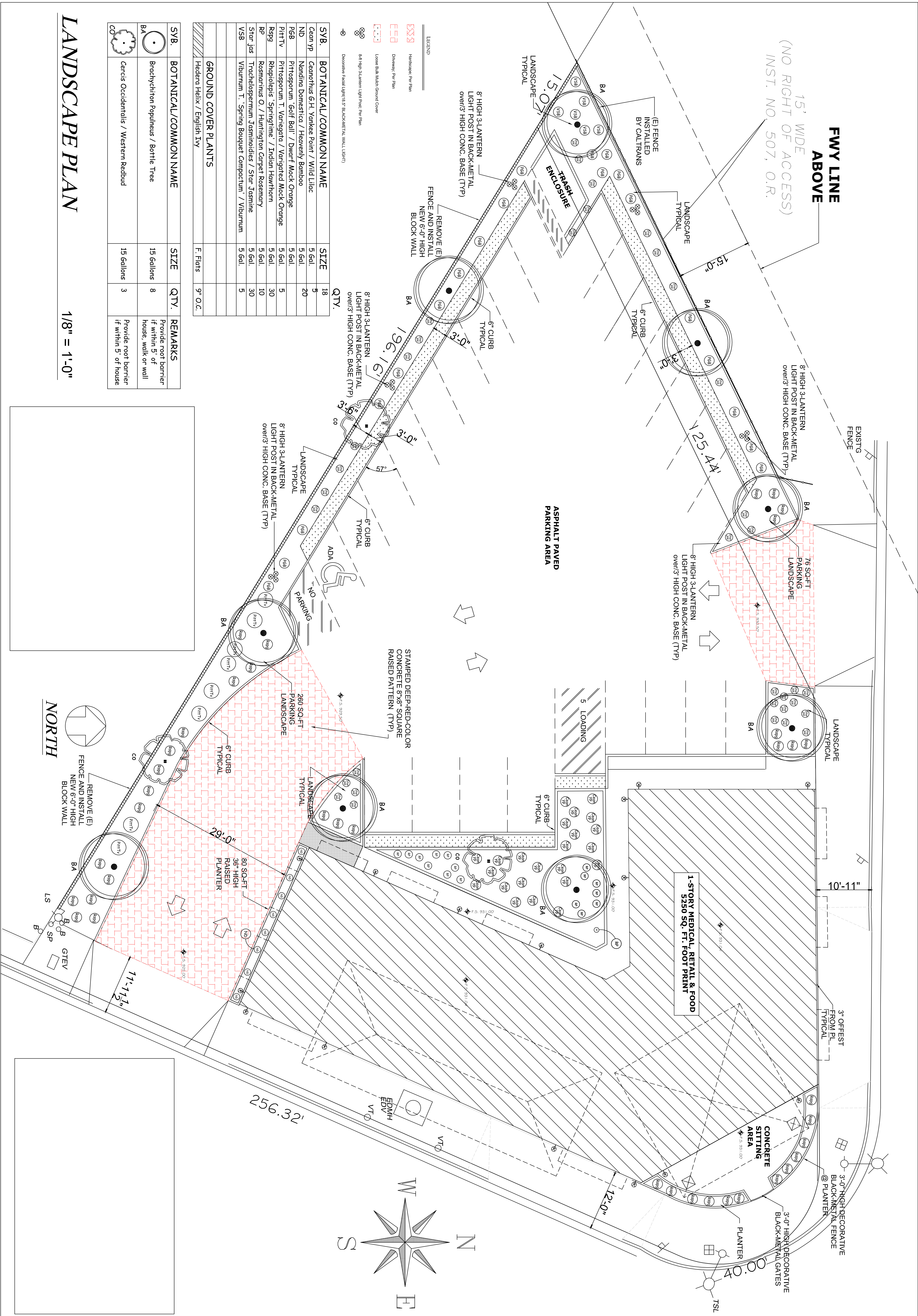
15' WIDE
(NO RIGHT OF ACCESS)
INST. NO 507, O.R.

SYB.	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
Cean yf	Ceanothus G.H. Yankee Point / Wild Lilac	5 Gal.	5	
ND	Nandina Domestica / Heavenly Bamboo	5 Gal.	20	
PGB	Pittosporum 'Golf Ball' / Dwarf Mock Orange	5 Gal.		
Pittiv	Pittosporum T. Variegata / Variegated Mock Orange	5 Gal.	5	
Rasp9	Rhipirolepis 'Springtime' / Indian Hawthorn	5 Gal.	30	
RP	Rosmarinus O. / Huntington Carpet Rosemary	5 Gal.	10	
Star Jas	Trochelospermum Jasminoides / Star Jasmine	5 Gal.	30	
VSB	Viburnum T. 'Spring Bouquet Compactum' / Viburnum	5 Gal.	5	
GROUND COVER PLANTS				
	Hedera Helix / English Ivy	F. Flats	9" O.C.	

SYB.	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
BA	Brochychiton Populneus / Bottle Tree	15 gallons	8	Provide root barrier if within 5' of house, walk or wall
CO	Cercis Occidentalis / Western Redbud	15 gallons	3	Provide root barrier if within 5' of house

LANDSCAPE PLAN

1/8" = 1'-0"



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LANDSCAPE PLAN

DATE: 03/29/2016
SCALE: 1/8" = 1'-0"
DRAWN BY:
CHECKED BY:
JOB NO.:
SHEET: A-8

