

APPLICATION FOR
CONDITIONAL USE PERMIT
Well and Fit ADHC, INC.

105 MERCURY CIR.,
POMONA. CALIF.91768

PROJECT INFORMATION

PROPOSED ADULT DAY CARE HEALTH CENTER TO OCCUPY EXISTING

BUILDING IN M-2 ZONE

MAX. EMPLOYEE PER SHIFT: 15

MAX. CLIENT PER SHIFT: 75

REQUIRED PARKING SPACES:

MAX. EMPLOYEE PER SHIFT (15) = 15 SPACES.

MAX. CLIENT PER SHIFT (75) / 5 = 15 SPACES.

TOTAL REQUIRED PARKING SPACE: 30 SPACE.

WITH 20% MINOR DEVIATION DEDUCTION = -6 SPACES

PARKING REQUIRED WITH MINOR DEVIATION DEDUCTION: 24 SPACES.

PARKING PROVIDED: VAN ACCESSIBLE (17' x 18'): 1

REGULAR STALL (9'-6" X 18'):18

VAN PARKING (12' x 18'): 1

COMPACT PARKING (8' x 16'): 4 < 20% OF STALLS.

TOTAL PARKING PROVIDED :

24

SIZE OF PARKING LOT: 14,420 SQUARE FEET

REQUIRED LANDSCAPE AREA: 6% = 865 SQUARE FEET.

LANDSCAPE AREA PROPOSED: 1.9% =1,141 SQUARE FEET.

ON SITE IMPROVEMENT PROPOSED:

1) 6' HEIGHT MASONRY BLOCK WALL AT NORTH & WEST PROPERTY LINE.

2) INSTALL 6" CURB FOR ALL PLANTER AREA.

3) CONSTRUCT (N) DOUBLE BINS TRASH ENCLOSURE.

4) INSTALL (3) PARKING LOT POLE LIGHTS.

5) INSTALL (3) WALL PACK LIGHT FIXTURES.

6) (N) IRRIGATION SYSTEM AND (N) LANDSCAPE .

7) ALL ROOF TOP EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.

BUILDING DATA

1. EXSTING BUILDING FLOOR AREA: 12,000 S.F.

2. LOT SIZE: 26,420 SQUARE FEET.

3. # OF STORY: ONE

4. CURRENT ZONING: M-2

5. PROPOSED OCCUPANCY TYPE: E, ADULT DAY CARE CENTER

6 AP# 8707-015-032

1. FIRE SPRINKLER: YES THROUGH OUT ENTIRE BUILDING.

CONTACT

OWNER: WFF FALLADIUM INC.

(626) 961-1688

DESIGNER CONTRACTOR: YELLOW SEA CONSTRUCTION COMPANY

(626) 318-3000

LANDSCAPE ARCHITECT: JK DESIGN & ASSOCIATES

(909) 598-2877

LAND SURVEYOR: CALLAND ENGINEERING

(626) 281-2288

SHEET INDEX

T-1 SITE PLAN & BUILDING DATA

SURVEY MAP/EXISTING CONDITION

A-1 ENLARGE SITE PLAN

A-2 BUILDING FLOOR PLAN

A-3 ELEVATIONS PLAN

A-4 ROOFING & PARKING LOT LIGHTING PLAN

L-1 LANDSCAPE CONCEPTUAL DRAINING

VICINITY MAP

APPLICABLE CODE

BUILDING CODE:

2013 C.B.C

ELECTRICAL CODE:

2013 C.E.C.

MECHANICAL CODE:

2013 C.M.C

PLUMBING CODE:

2013 C.P.C.

2013 ENERGY CODE

ATTACHMENT A



BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction
Project Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
 - Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
 - Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
 - Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
 - Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
 - Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
 - Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
 - Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
 - Other: _____
- As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name _____

(Owner or authorized agent of the owner)

Signature _____

(Owner or authorized agent of the owner)

Date _____

**YELLOW SEA
CONSTRUCTION CO.**
CAL. STATE LIC. # B 902105
COMMERCIAL * INDUSTRIAL

3129 S. Hacienda Blvd., #393
Hacienda Heights, CA 91745
tel: (626) 318-3000
fax: (562) 698-6666
e-mail: vfong@charter.net



TITLE SHEET

SHEET TITLE

C.U.P. REV.-1

REVISION

SCALE

2/8/17

DATE

PROJECT NAME

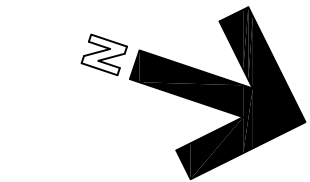
WELL & FIT ADHC
105 MERCURY CIR., POMONA, CALIF.91768

SHEET NUMBER

T-1

SITE PLAN 1/16" = 1'

SOUTHERN PACIFIC RAIL ROAD

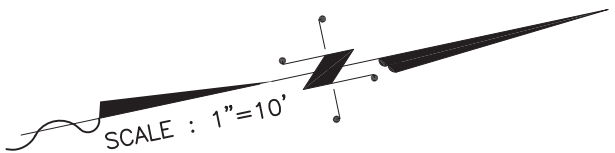


MERCURY CIRCLE

T

LEGEND

- (736) EXISTING CONTOUR
- EXISTING BUILDING
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WALL
- EXISTING WROUGHT IRON FENCE
- PROPERTY DEED LINE
- ASPHALTIC CONCRETE
- BACKFLOW CHECK VALVE
- CONTROL POINT
- CENTERLINE
- DRIVE
- EXISTING ELEVATION
- EDGE OF GUTTER
- EDGE OF PAVEMENT
- EDGE OF WALK
- FINISHED FLOOR
- FIRE HYDRANT
- FLOW LINE
- FINISHED SURFACE
- GAS METER
- LAWN
- PORTLAND CEMENT CONCRETE
- POWER POLE
- POWER PANEL MANHOLE
- SEWER MANHOLE
- SEWER MAIN
- TOP OF CURB
- TOP OF GRADE
- TOP OF RETAINING WALL
- TOP OF WALL
- WATER METER
- WATER VALVE
- WM

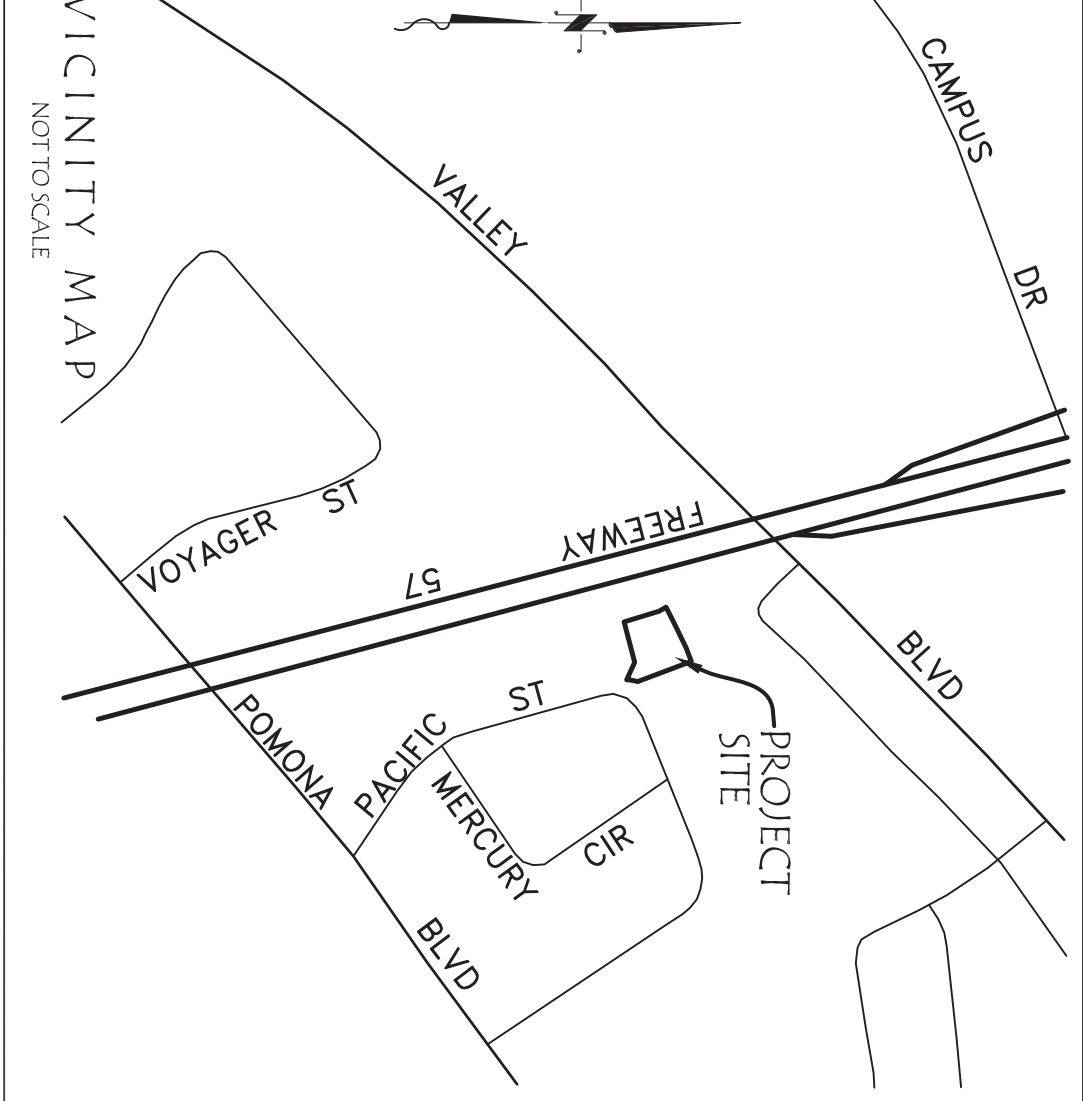


SURVEYOR'S NOTE
A SURVEY CORNER RECORD MAP IS BEING PREPARED TO CONFORM WITH THE REQUIREMENTS OF SECTION 8773 OF THE CALIFORNIA PROFESSIONAL LAND SURVEYORS' ACT.

MONUMENT NOTES

1. FD. 2" IP TAGGED LS 3393 DN. 20" PER R1, ACCEPTED AS PROP. DEED COR.
2. FD. 2" IP TAGGED LS 3393 DN. 10" PER R1, ACCEPTED AS PROP. DEED COR.
3. FD. 1" IP TAGGED LS 3393 DN. 6" PER R1, ACCEPTED AS PROP. DEED COR.
4. SET 1/4" IP CEMENT PLUGGED WITH TAGGED PLUS 8886 FLUSH, AT 5'x5' O/S FROM PROP. DEED COR.

REFERENCES:
R1: PARCEL MAP NO. 11100, P.M.B. 110-56-60



BENCH MARK		LA COUNTY BENCH MARK NO. 4G444		PREPARED FOR:		MAP PREPARED BY:		FIELD BOOK REF.		CITY OF POMONA		BOUNDARY & TOPOGRAPHICAL SURVEYS		I/O NO. 2016-1264	
USGCS B. DISC IN W.G.B. POMONA BLVD'S END C 810W(5871) W/O C/L & S&M(84FT) N/O C/L (57) FRAY AND G(532) 1978)		WE PALATKA, INC. 105 ARCADE AVENUE POMONA, CA 91768				Caltand Engineering, Inc. Engineers • Planners • Land Surveyors 1216 SOUTH GARFIELD AVENUE, SUITE 200, ALHAMBRA, CA 91801 Phone: (626)281-2288 Fax: (626)281-2088 Visit us at: www.Caltand.net				105 MERCURY CIRCLE POMONA, CA 91768 APN NO. : 8707-015-052				I/O NO. 2016-1264	
ELEVATION: 251.400'														SHEET 1 OF 1	

DATE

2/8/17

SCALE

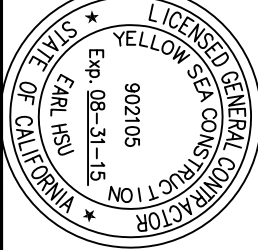
1/8"=1'

REVISION

CUP REV-1

SHEET TITLE

FLOOR PLAN



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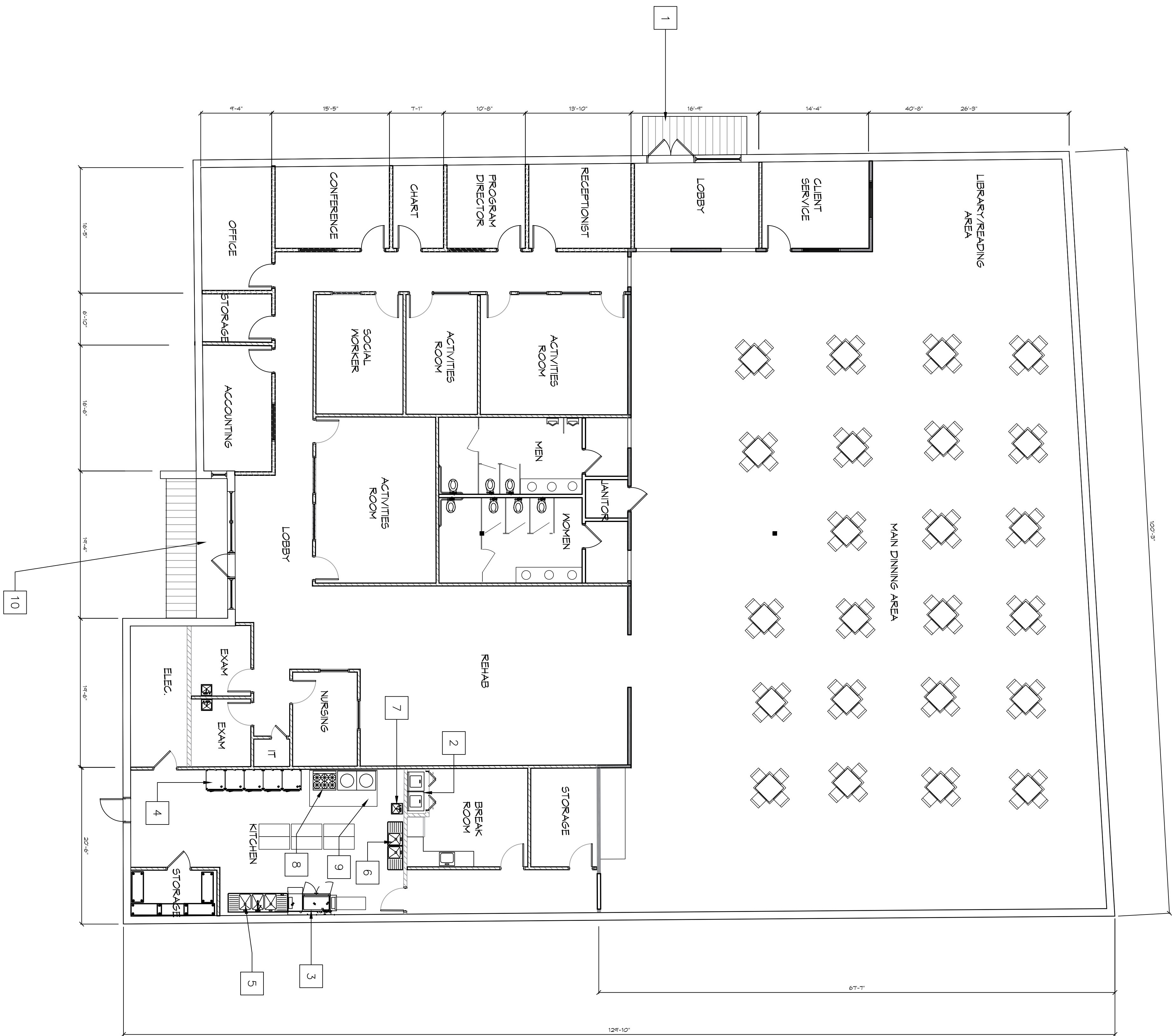
A-2

WALL LEGEND

- (N) FULL HEIGHT DEMISING WALL (16" MAX)
- (N) 9' HEIGHT PARTITION WALL
- (E) EXTERIOR CONCRETE WALL

KEY NOTES:

- 1 (N) METAL AWNING
- 2 (N) WASHER & DRYER
- 3 (N) DISH WASHER
- 4 (N) REFRIGERATORS
- 5 (N) COMPARTMENT SINK
- 6 (N) PREP SINK
- 7 (N) HAND SINK
- 8 (N) RANGE STOVE
- 9 (N) TYPE 1 HOOD
- 10 (E) PORCH



PROPOSED FLOOR PLAN 1/8"=1'

DATE _____

2/8/17

SCALE

$$1/8''=1$$

REVISION

CUP REV.-7

SHEET TITLE

ELEVATION



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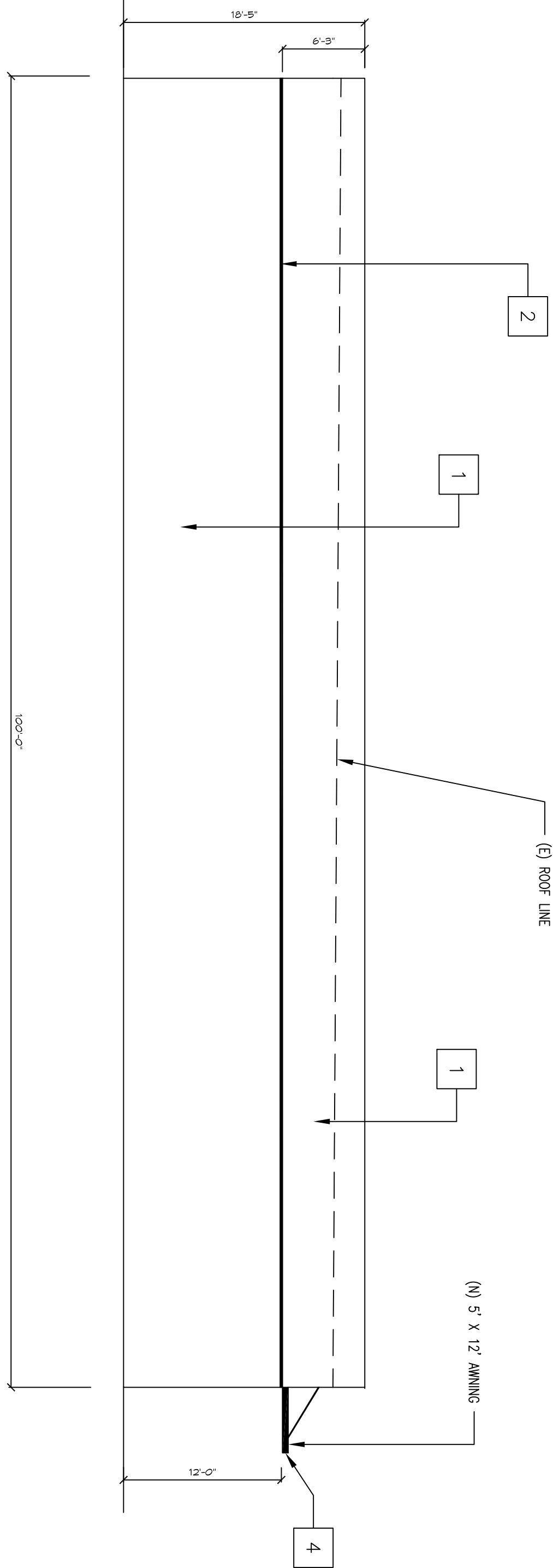
**YELLOW SEA
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CAL. STATE LIC. # B 902105
COMMERCIAL * INDUSTRIAL

PROJECT NAME

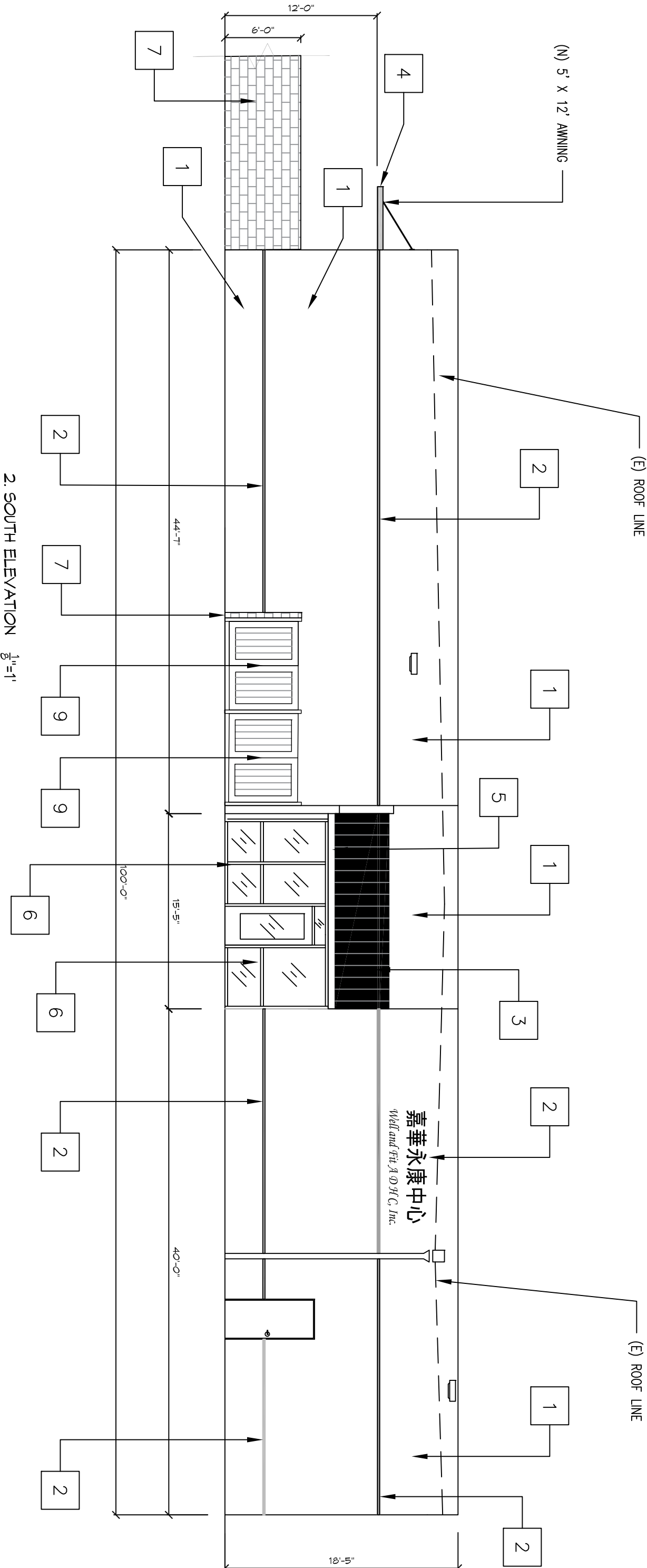
WELL & FIT ADHC
105 MERCURY CIR., POMONA, CALIF.91768

SHEET NUMBER

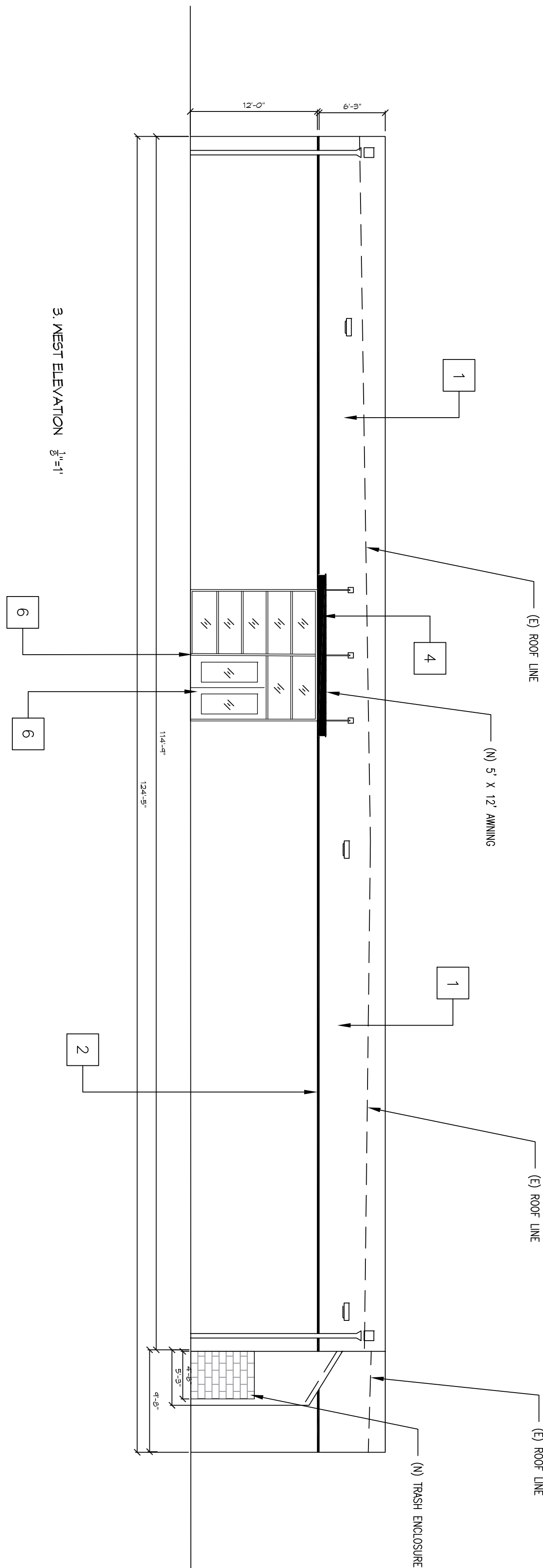
A-3



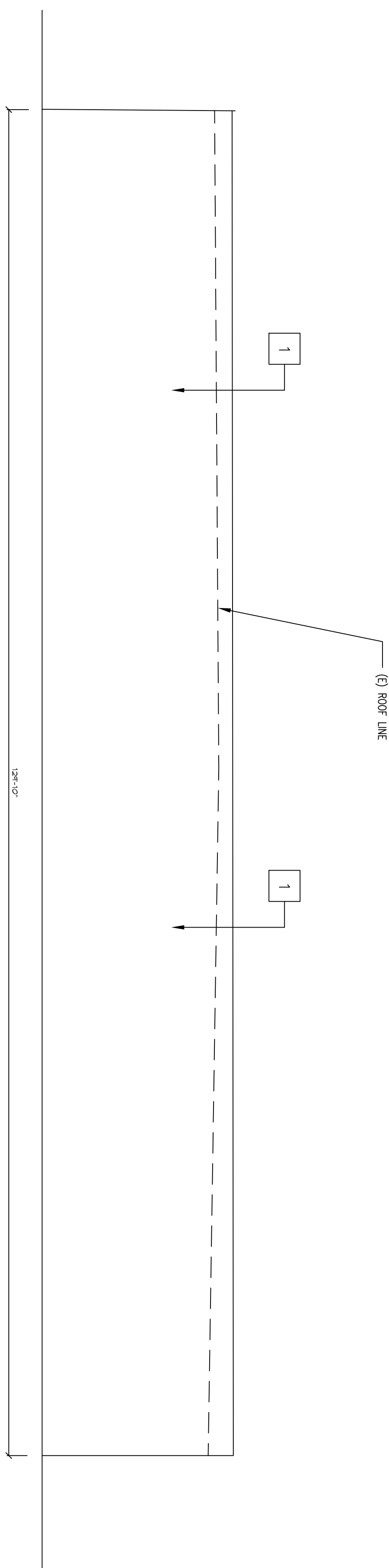
1. NORTH ELEVATION $\frac{1}{8}''=1'$



2. SOUTH ELEVATION $\frac{1}{8}''=1'$



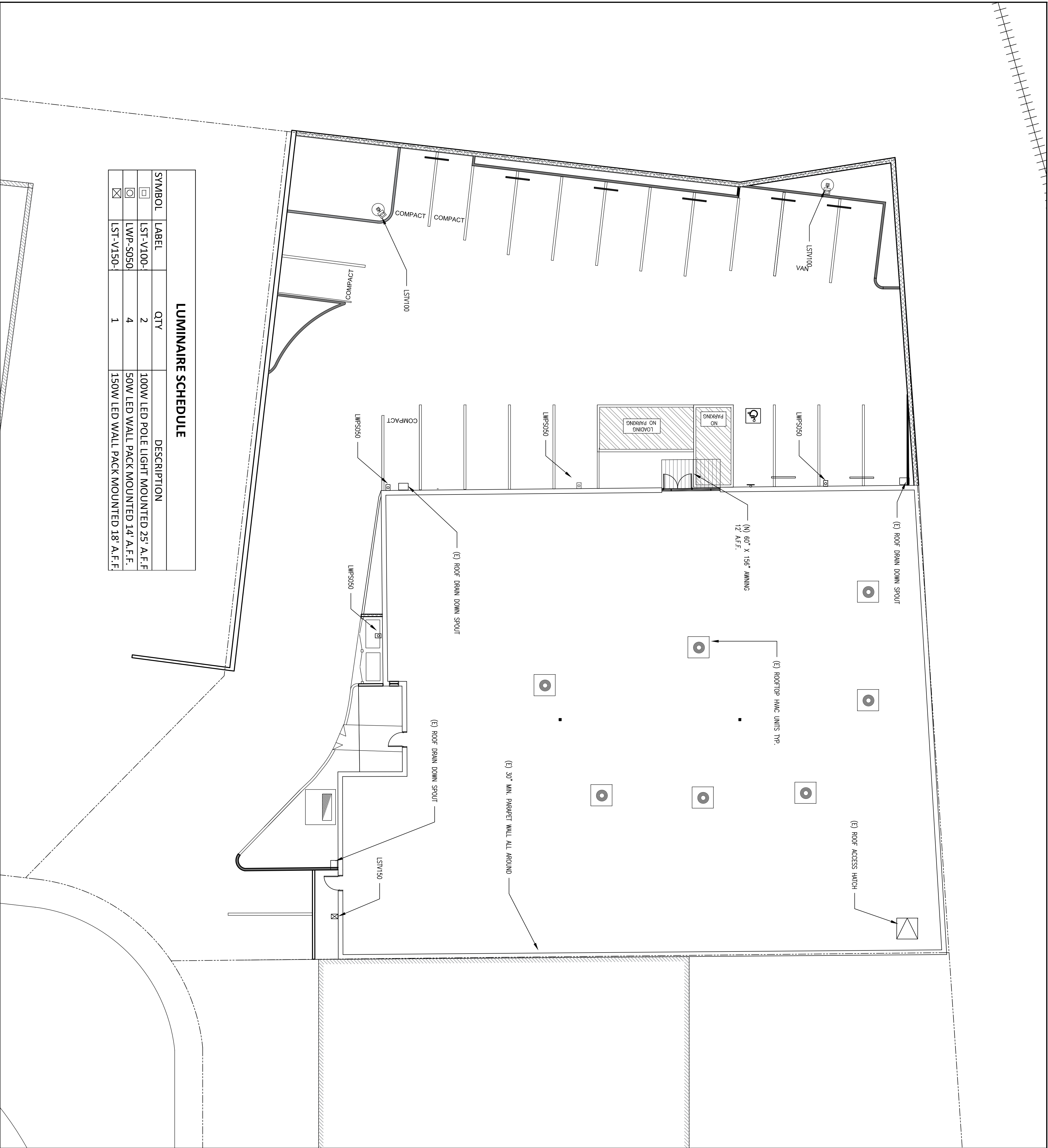
3. WEST ELEVATION $\frac{1}{8}''=1'$



4. EAST ELEVATION $\frac{1}{8}"=1'$

EXTERIOR FINISH SCHEDULE			
SYMBOL	SURFACE TYPE	MATERIAL	DESCRIPTION
1	(E) CONCRETE WALL	PAINT	SHERWIN WILLIAMS SW6253 OL'IMPUS WHITE
2	(E) CONCRETE WALL TRIM	PAINT	SHERWIN WILLIAMS SW 7583 WILD CURRENT
3	(N) STANDING SIMS METAL ROOF	AWNING	SLATE GREY
4	AWNING TRIM	PAINT	SHERWIN WILLIAMS SW 7583 WILD CURRENT
5	(E) WOOD TRIM	PAINT	SHERWIN WILLIAMS
6	STOREFRONT DOOR & WINDOWS	ALUMINUM	ANODISED BLACK
7	(N) MASONRY WALL	SPLIT FACE	ORCO COOL GREY SPLIT BOTH SIDE
8	(E) MASONRY WALL	REG. BLOCK	ORCO COOL GREY
9	(N) TRASH ENCLOSURE	METAL DOOR	SHERWIN WILLIAMS SW6253 OL'IMPUS WHITE ENAMEL

A-3



LUMINAIRE SCHEDULE		
SYMBOL	LABEL	DESCRIPTION
	LST-V100-	100W LED POLE LIGHT MOUNTED 25' A.F.F.
	LWP-S050	50W LED WALL PACK MOUNTED 14' A.F.F.
	LST-V150-	150W LED WALL PACK MOUNTED 18' A.F.F.

LIGHTING & ROOF PLAN 3/32"=1'

DATE
2/8/17
SCALE
3/32"=1'
REVISION
CUP REV.1

SHEET TITLE
ROOF PLAN

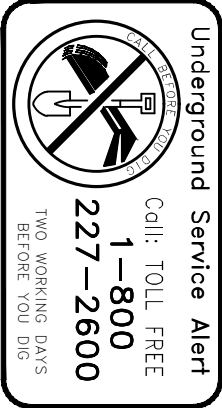
3129 S. Hacienda Blvd., #393 Hacienda Heights, CA 91745 tel: (626) 318-3000 fax: (562) 698-6666 e-mail: vfong@charter.net	YELLOW SEA CONSTRUCTION CO. CAL. STATE LIC. # B 902105 COMMERCIAL * INDUSTRIAL
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PROJECT NAME	WELL & FIT ADHC 105 MERCURY CIR., POMONA, CALIF.91768
SHEET NUMBER	A-4

Planting Legend

SYM.	QTY.	BOTANICAL NAME		
SIZE	COMMON NAME	Remark		
5	Geijera parvifolia Australian Willow	L		
2	Cupaniopsis anacardiodes Carrot wood	L		
	Existing tree	To Remove		

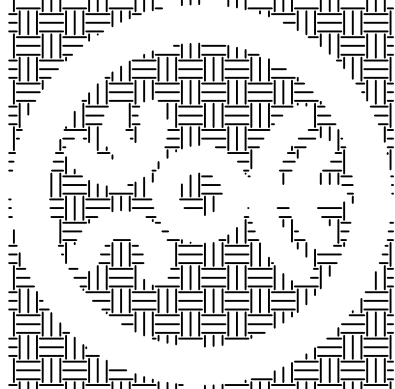
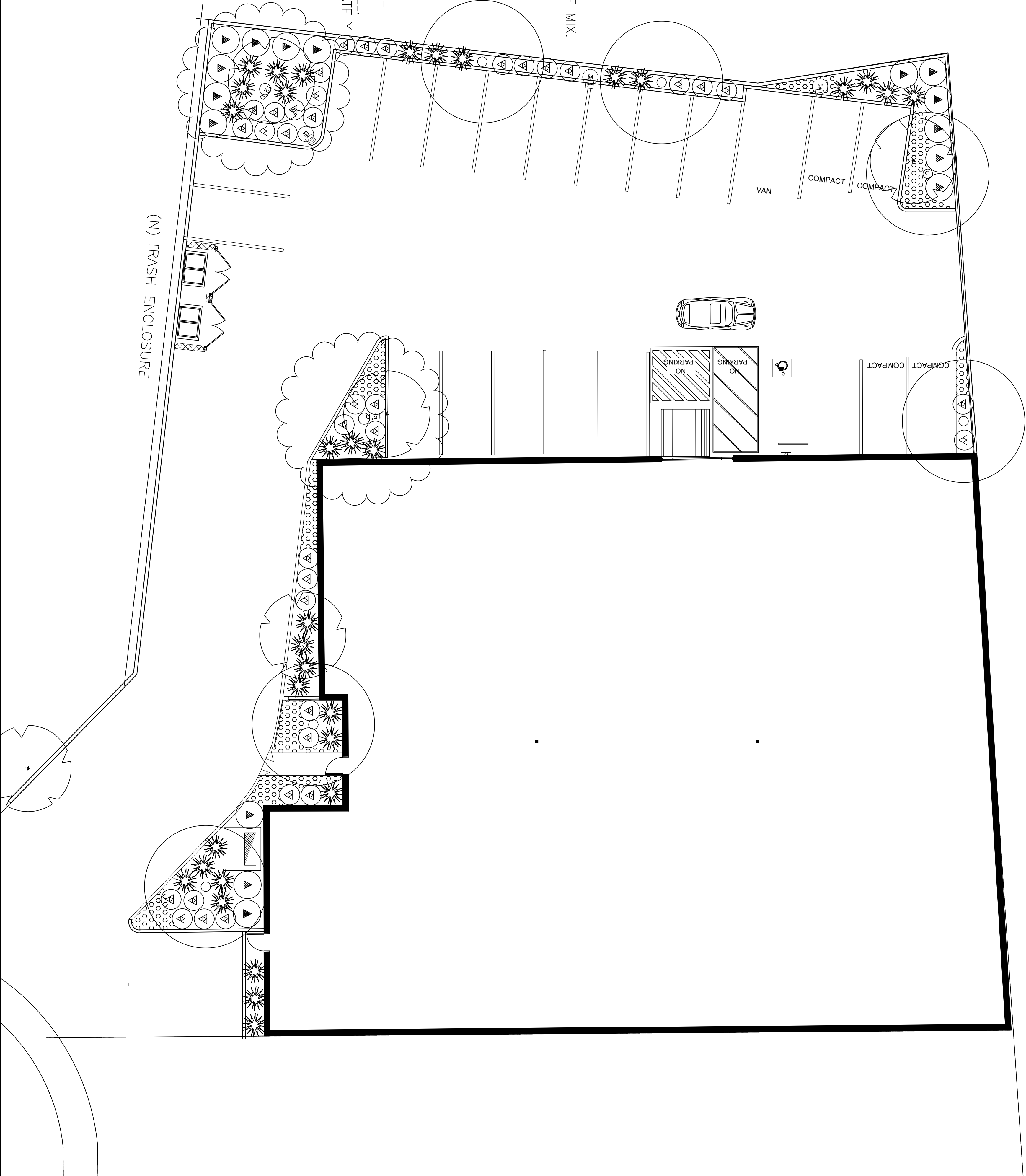
44	Phormium tenax 'Bronze Bobby'	L
5Gcl	New Zealand Flox	
17	Ligustrum j. 'Texanum'	
5Gcl	Japanese Privet	L
38	Leonotis leonurus Lion s Tail	L
5Gcl	Lantana monteivi 'Gold Rush'	
5Gcl	Lantana	L



H =0.8
M =0.4
L =0.2

PLANTING NOTES

1. DRAWING IS DIAGRAMMATIC: CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
 2. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
 3. CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
 4. NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
 5. ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
 6. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER.
 7. FINISH GRADE TO BE 1" BELOW ALL WALKS, CURBS, AND PAVING.
 8. ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6"
 - *150 LBS. GRO-POWER
 - *3 CU YDS NITROGENIZED, MINERALIZED FIR BARK OR REDWOOD SHAVINGS
 - *ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX.
 9. PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80% SOIL OF SITE AND 40% FIR BARK, UNLESS OTHERWISE NOTED. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:
 - 1 GAL 2
 - 5 GAL 5
 - 15 GAL 10
 - 24" BOX AND UP 14
- PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS.
10. "DEEP ROOT" BARRIERS ARE TO BE USED AROUND ALL TREES LOCATION WITHIN 5 FT. OF PAVING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 11. ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
 12. CONTRACTOR TO INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.



JK Design & Associates, Inc.

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wainut, california 91789
tel.: 909-598-2877
fax: 1.888-880-9412
email: jkda2002@gmail.com

project name

**105 Mercury Cir
Pomona, Ca**

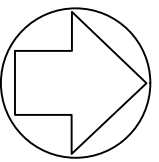
property owner

drawing content

**Conceptual
Landscape Plan**

revisions date

drawing: JK
checked:
date: 10-16-2016
job no: 16023
scale: 1"=10'-0"



north arrow

L-1

sheet 1 of 1