

PROJECT SUMMARY TABLE

LOT AREA	5.00 AC
BUILDING GROSS FLOOR AREA	14,989 SF
BUILDING HEIGHT	28' 10"
BUILDING NUMBER OF LEVELS	1
FLOOR AREA PER LEVEL	14,989 SF
BUILDING FOOTPRINT AREA AND LOT COVERAGE	14,989 SF
PARKING AREA	55,249 SF
CVS PARKING SPACES PROVIDED	STANDARD: 126
	HANDICAPPED: 4
	TOTAL: 130
SMART & FINAL PARKING SPACES PROVIDED	STANDARD: 47
	HANDICAPPED: 4
	TOTAL: 51
REST OF THE CENTER PARKING SPACES PROVIDED	STANDARD: 130
	HANDICAPPED: 6
	TOTAL: 136
PARKING SPACE REQUIREMENT CALCULATION	3 SPACES/1000 SF (45 SPACES)
LANDSCAPE AREA REQUIRED	SEE LANDSCAPE ARCHITECT'S PLAN
LANDSCAPE AREA PROVIDED	SEE LANDSCAPE ARCHITECT'S PLAN
ZONING CLASSIFICATION	2.1.6 NEIGHBORHOOD COMMERCIAL
BUILDING HEIGHT LIMIT	SEE ARCHITECTS PLAN
GENERAL PLAN DESIGNATION	NEIGHBORHOOD EDGE

PRELIMINARY SITE PLAN/GRADING PLAN/
HARDSCAPE PLAN/LANDSCAPE PLAN FOR:
CVS PHARMACY
CITY OF POMONA

LEGEND

EXISTING CONTOUR	-----
EXISTING ELEVATION	(223)
EXISTING SIDEWALK	● (TC 218.69)
EXISTING WATERLINE	— W —
EXISTING PROPERTY LINE	— P/L —
EXISTING FIRE HYDRANT AND APPURTENANCES	⊗
PROPOSED WATER VALVE (BY LANDLORD)	⊗
PROPOSED WORK LIMIT	-----
PROPOSED HARDSCAPE	-----
PROPOSED ASPHALT PAVEMENT	-----
PROP. CURB RAMP	-----
PROP. CONTOUR	-----
PROP. ELEVATION	223
PROP. SLOPE	TC 218.69
PROP. STORM DRAIN	SD
PROP. WATER	W
PROP. WATER VALVE	⊗
EXISTING WALL	-----
PROP. FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY	⊗
EXIST STREET LIGHT	*
EXIST TREE	-----

SYMBOL

-----	(223)
●	(TC 218.69)
— W —	
— P/L —	
⊗	

223	
TC 218.69	
SD	
W	
⊗	

⊗	
*	

SHEET INDEX

NOTES & DETAILS	SHEET	C-1
EXISTING CONDITIONS	SHEET	C-2
SITE PLAN	SHEET	C-3
PRELIMINARY GRADING & HARDSCAPE PLAN	SHEET	C-4
PRELIMINARY LANDSCAPE PLAN	SHEET	L-1

SITE ADDRESS

775 E. FOOTHILL BLVD.
POMONA, CA 91767

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY SHOWN HEREON IS COMPILED BY
PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY
PREPARED BY RICK ENGINEERING DATED 09/13/2016.

ABBREVIATIONS

EX.....	EXISTING
FG.....	FINISHED GRADE
FS.....	FINISHED SURFACE
P.I.P.....	PROTECT IN PLACE
PL.....	PROPERTY LINE
R/W.....	RIGHT-OF-WAY
TC.....	TOP OF CURB
TP.....	TOP OF PIPE (WATER)
TYP.....	TYPICAL
FL.....	FLOWLINE (SWALE)
P.O.C.....	POINT OF CONNECTION
A.D.....	AREA DRAIN
T.G.....	TOP OF GRATE
I.E.....	INVERT ELEVATION (STORM DRAIN)
T.W.....	TOP OF WALL
B.W.....	BOTTOM OF WALL

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT,
THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE
PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS
CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS
BY THE CITY OF POMONA IS CONFINED TO REVIEW ONLY AND DOES NOT
RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT
DESIGN.

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
(619)291-0707
FAX (619) 291-4165
www.rickeng.com



JOHN D. GODDARD JR. R.C.E. NO. 33037

DATE

PRELIMINARY
NOT FOR CONSTRUCTION

SITE ADDRESS: CVS Pharmacy 775 E. FOOTHILL BLVD. POMONA, CA 91767	PREPARED BY: Rick Engineering Company 5620 Friars Road San Diego, CA 92110 Phone: 619-291-0707
--	--

DATE: 10/14/16 ASSESSOR'S PARCEL NUMBER: 8304-001-038 & 040

REVISIONS			SHEET #
1	1ST CITY REVIEW	2/20/2017	
			C-1



CALIFORNIA - ATYPICAL
SIDE DRIVE-THRU

STORE NUMBER: 08895

775 E. FOOTHILL BLVD.
POMONA, CA 91767

PROJECT TYPE: AS-IS

DEAL TYPE: FEE IN SERVICE/GROUND LEASE

CS PROJECT NUMBER: 099429

ARCHITECT OF RECORD:



CONSULTANT:



DEVELOPER:

BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

SEAL:



REVISIONS	
REVISIONS	05/09/17
REVISIONS	05/16/17

CVS PM:

DRAWING BY: REC

DATE: 05/16/17

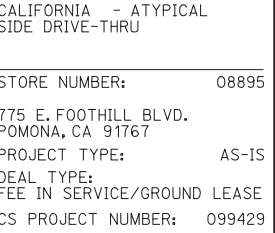
JOB NUMBER: 17691

TITLE:
NOTES & DETAILS

SHEET NUMBER:

C-1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



LYONS WARREN
engineers + architects

9560 CANDIDA STREET
San Diego, CA 92126-4540

858.573.8999

CONSULTANT:

RICKTM
ENGINEERING COMPANY

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SAN DIEGO, CA 92110
619-291-0707
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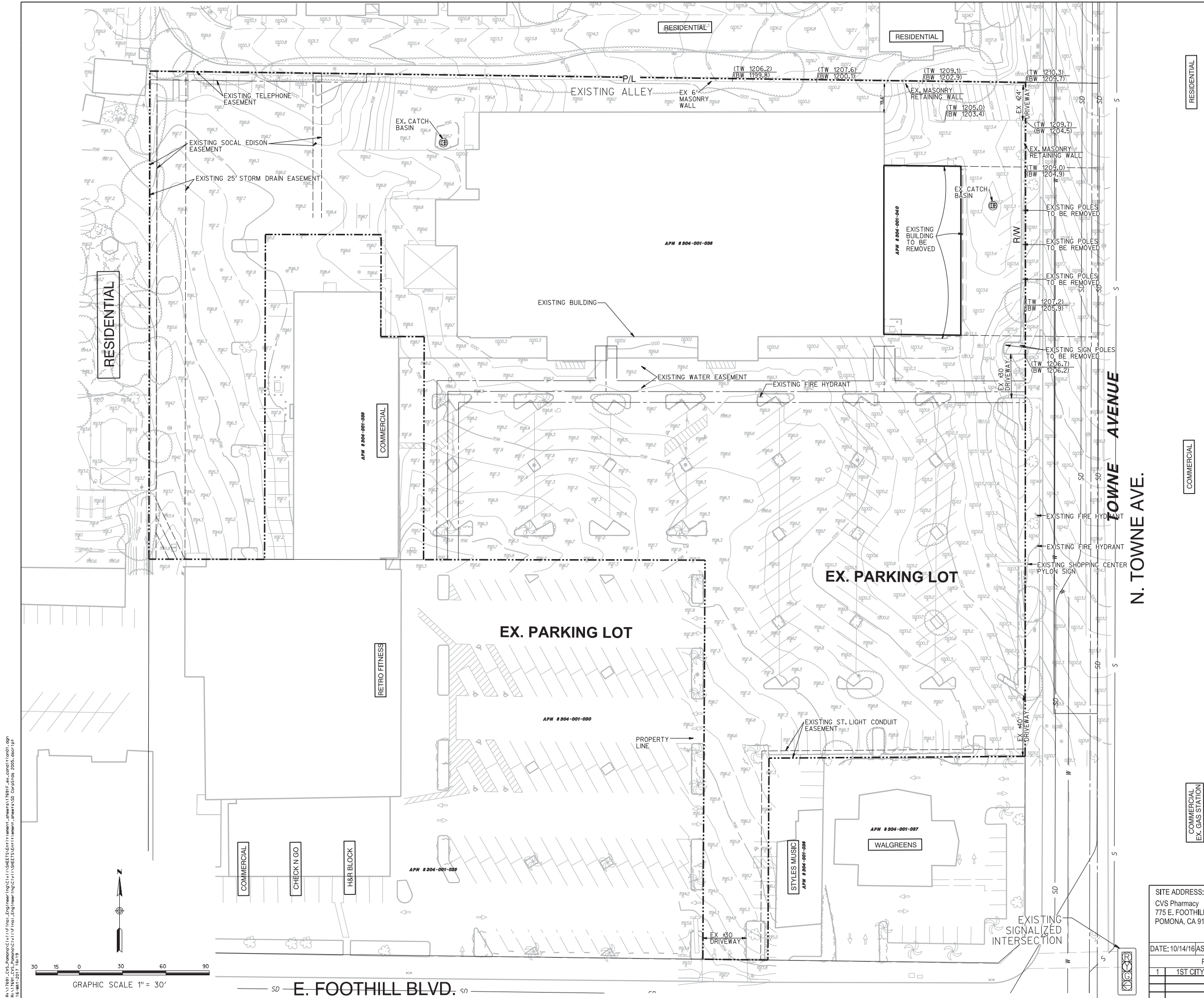
DEVELOPER:
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701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

[illegible]

RAWING BY:	REC
DATE:	05/16/17
JOB NUMBER:	17691
TITLE:	
EXISTING CONDITIONS	
SHEET NUMBER:	

C-2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION





CALIFORNIA - ATYPICAL
SIDE DRIVE-THRU

STORE NUMBER: 08895

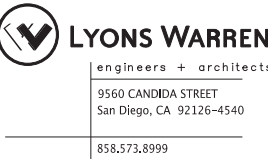
775 E. FOOTHILL BLVD.
POMONA, CA 91767

PROJECT TYPE: AS-IS

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SEAL:



REVISIONS

REVISIONS	05/08/17
REVISIONS	05/16/17

CVS PM:

DRAWING BY: REC

DATE: 05/16/17

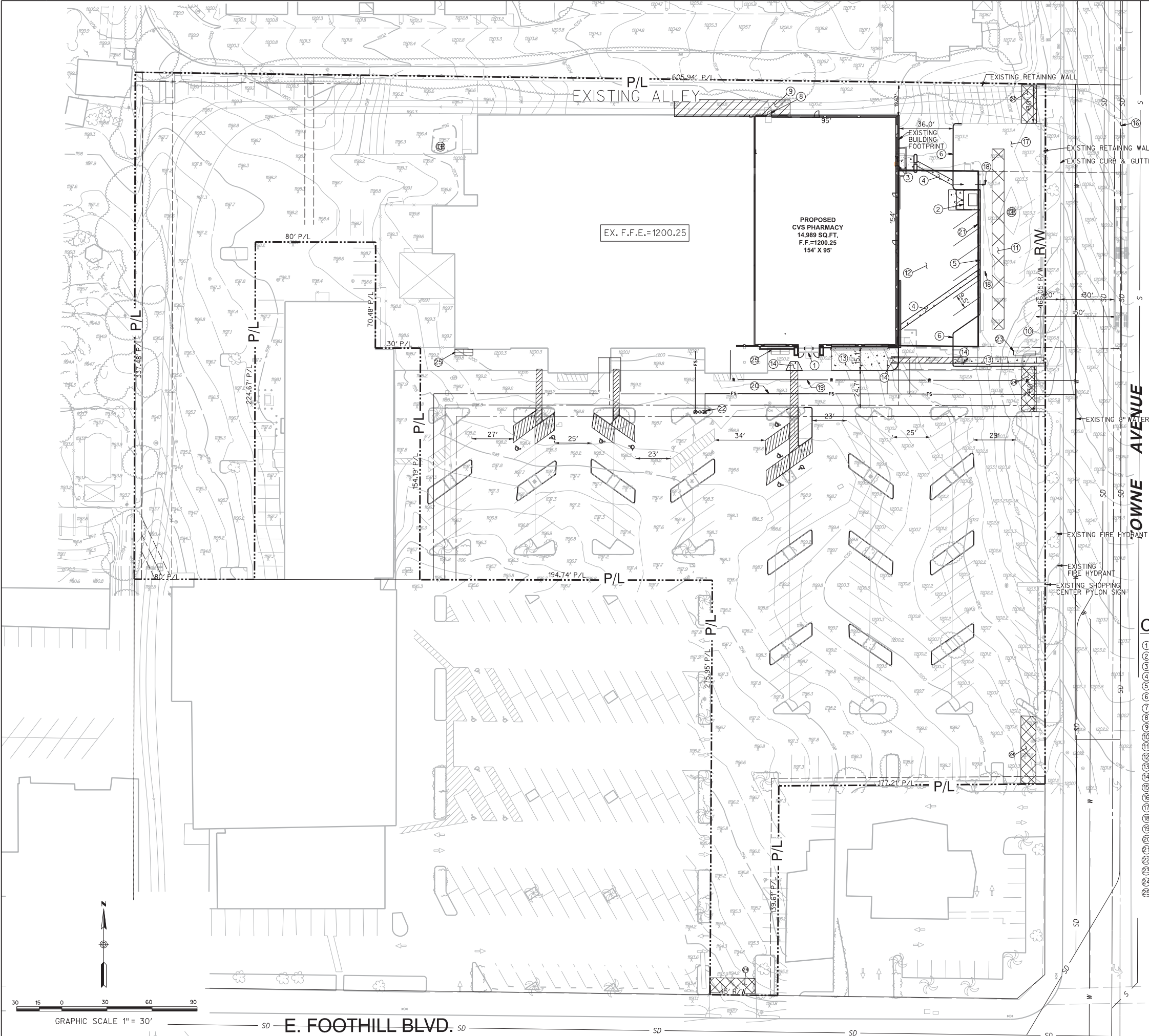
JOB NUMBER: 17691

TITLE:
SITE PLAN

SHEET NUMBER:

C-3

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



CONSTRUCTION NOTES:

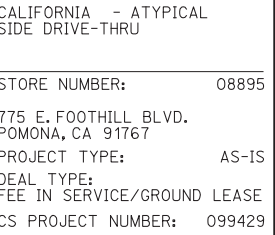
- 1 PROPOSED ENTRANCE/EXIT
- 2 PROPOSED TRASH ENCLOSURE - SEE ARCHITECTURAL DRAWINGS
- 3 PROPOSED DRIVETHRU WITH OVERHANG
- 4 PROPOSED RIBBON GUTTER (TYP)
- 5 PROPOSED 0" CONCRETE CURB
- 6 PROPOSED 6" CONCRETE CURB (TYP)
- 7 PROPOSED CVS MONUMENT SIGN (TYP)
- 8 PROPOSED LOADING DOOR
- 9 PROPOSED LOADING AREA
- 10 SEE LANDSCAPE PLAN FOR EX. TREE REMOVALS AND/OR RELOCATION
- 11 PROPOSED INFILTRATION TRENCH
- 12 PROPOSED ASPHALT PAVEMENT (TYP)
- 13 PROPOSED CONCRETE WALK (TYP)
- 14 PROPOSED CURB RAMP (TYP)
- 15 PROPOSED WHEEL STOP 2.5' FROM CURB (TYP)
- 16 TRUCK CIRCULATION ROUTE
- 17 PLANTING PER LANDSCAPE PLAN
- 18 VEGETATED SWALE
- 19 PROPOSED WATER LINE
- 20 PROPOSED FIRE SERVICE
- 21 PROPOSED WHEEL STOPS (TYP)
- 22 PROPOSED BACKFLOW ASSEMBLY
- 23 PROPOSED PYLON SIGN
- 24 ENHANCED PAVING
- 25 4 PROPOSED 6' X 2' BICYCLE PARKING

SITE ADDRESS:
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775 E. FOOTHILL BLVD.
POMONA, CA 91767

PREPARED BY:
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Phone: 619-291-0707

DATE: 10/14/16 ASSESSOR'S PARCEL NUMBER: 8304-001-038 & 040

REVISIONS			SHEET #
1	1ST CITY REVIEW	2/20/2017	C-3



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SEAL:

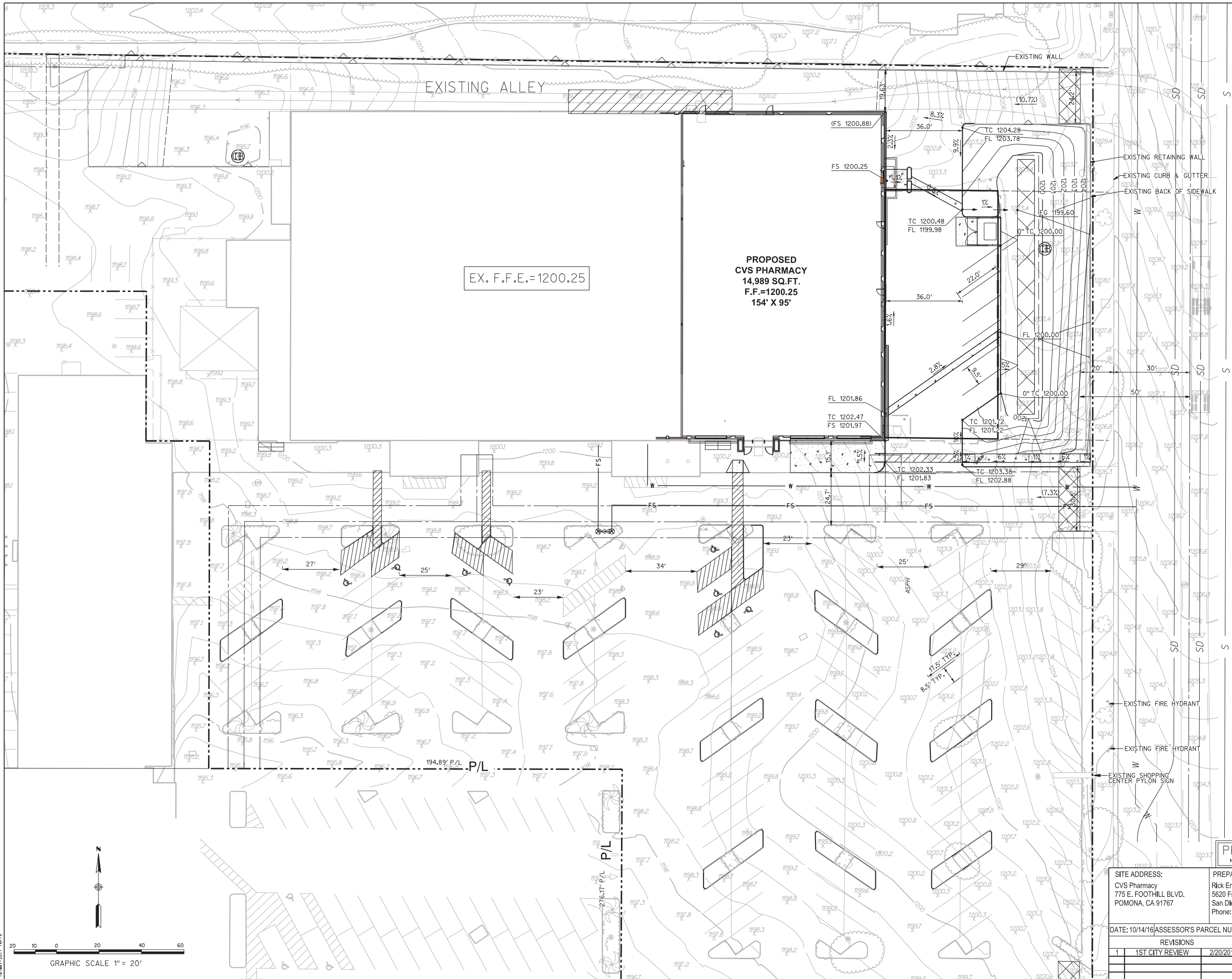
A circular professional engineer seal for the State of California. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by small stars. The inner circle contains the name "JOHN D. GODDARD" at the top and "NO. 33837" at the bottom, also separated by small stars.[illegible]

DATE: 05/16/17	TIME: 2:45 PM
DRAWN BY: REC	
JOB NUMBER: 17691	
TITLE: PRELIMINARY GRADING & LANDSCAPE PLAN	
SHEET NUMBER:	

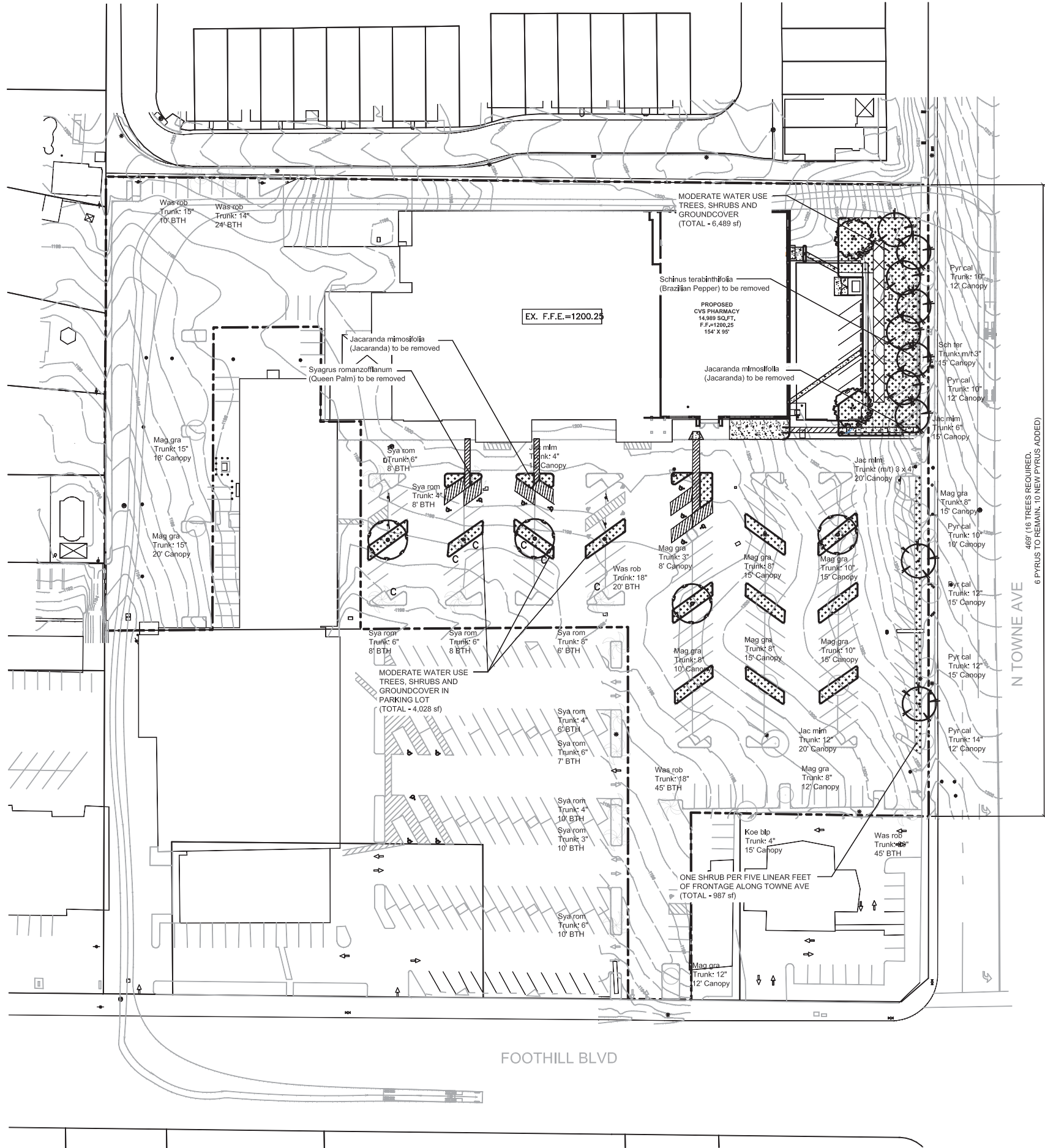
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COMMENTS:

NOT RELEASED FOR CONSTRUCTION



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PRELIMINARY PLANT PALETTE

SYMBOL	DESCRIPTION				
	Existing Tree to be Removed, See plan for additional Information.				
	Existing Palm Tree to Remain, See plan for additional Information.				
	Existing Tree to Remain, See plan for additional Information.				
Jac mfm	Jacaranda mimosifolia / Jacaranda				
Koe bip	Koeleruteria bipinata / Chinese Flame Tree				
Mag gra	Magnolia grandiflora / Magnolia				
Pyr cal	Pyrus calleryana / Callery Pear				
Sya rom	Syagrus romanzoffianum / Queen Palm				
Was rob	Washingtonia robusta / Mexican Feather Palm				

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS (ZONE 4)
	TREES				
	Jacaranda mimosifolia	Jacaranda	2	24" Box	M
	Magnolia grandiflora	Magnolia	4	15 Gal	M
	Pyrus kawakamii	Evergreen Pear	10	15 Gal	M
	PLANTED AREA - 11,504SF, MODERATE WATER USE				
SHRUBS					
	Dietes iridicoides	Fortnight Lily	30	5 Gal	M
	Juniperus c sargentii	Sargent Juniper	10	5 Gal	M
	Muhlenbergia rigens	Deer Grass	50	5 Gal	M
	Nandina domestica	Heavenly Bamboo	15	5 Gal	M
	Photinia fraseri	Photinia	30	15 Gal	M
	Rhampholepis indica	Indian Hawthorne	30	5 Gal	M
GROUND COVER & VINES					
	Gazania 'Burgundy'	Burgundy Gazania	1 Gal @ 18"o.c.		M
	Parthenocissus tricuspidata	Boston Ivy	5 Gal @ 15"o.c.		M

Irrigation schedules shall be programmed to provide water to each landscape hydrozone according to seasonal ETo measurements. Low hydrozone species require .3 (30%) of the seasonal ETo; Moderate hydrozone species require .5 (50%); High hydrozone plants require .8 (80%) of the seasonal ETo.

City of Pomona Water Conservation Concept Statement

This is the only form that needs to be submitted with each landscape project by the applicant

Project Site: CVS
Project Reference Number:
Project Location: Foothill Blvd & N Towne Ave
Landscape Architect / Designer: Rick Engineering

City of Pomona Maximum Applied Water Allowance / Water Budget for Landscape Areas: 26 gallons per square foot per year

Project Calculations from Worksheet

1.	City Maximum Applied Water Allowance (MAWA) / Water Budget				
	Total Area to be landscaped in square feet (s.f.)	11,504	x	26 gal.	= 299,104
2.	Estimated Applied Water Use (EAWU)				
A.	Low Hydrozone Area in s.f.		x	16 gal.	=
B.	Moderate Hydrozone Area in s.f.	11,504	x	26 gal.	= 299,104
C.	High Hydrozone Area in s.f.		x	36 gal.	=

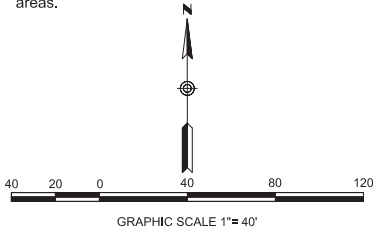
Total Estimated Applied Water Use in gallons per year: 299,104

Total Estimated Applied Water Use (EAWU) in gallons per year from item 2 above must be lower than City Maximum Applied Water Allowance in item 1 for project to pass.

Note: This is a constant water need value calculated for this hydrozone for the City of Pomona. See complete City ordinance for water budget definitions and formulas used to calculate the values adopted by the City.

Written Water Conservation Statement:

The landscape design for the improved area includes plants from the same hydrozone, moderate. There are no turf areas included as part of this project. A drip system will be designed to permanently irrigate the proposed landscape area and connected to the existing irrigation system. A 3" mulch layer will be installed in all proposed landscape areas.



SITE ADDRESS: CVS Pharmacy 775 E. FOOTHILL BLVD. POMONA, CA 91767		PREPARED BY: Rick Engineering Company 5620 Friars Road San Diego, CA 92110 Phone: 619-291-0707	
DATE: 10/14/16		Assessor's Parcel Number: 8304-001-038 & 040	
REVISIONS		SHEET #	
1	1ST CITY REVIEW	2/20/2017	L-1



CALIFORNIA — ATYPICAL
SIDE DRIVE—THRU

STORE NUMBER: 08895

775 E. FOOTHILL BLVD.
POMONA, CA 91767

PROJECT TYPE: AS-IS

DEAL TYPE:
FEE IN SERVICE/GROUND LEASE

CS PROJECT NUMBER: 099429

ARCHITECT OF RECORD:

LYONS WARREN
engineers + architects

9560 CANDIDA STREET
San Diego, CA
92126-4540
658.573.8999

CONSULTANT:

RICK
ENGINEERING COMPANY

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(FAX) 619-291-4165

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San Luis Obispo - Phoenix - Tucson - Denver
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DEVELOPER:

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701 N. PARKCENTER DRIVE,
SUITE 110
TEL (714) 953-0004
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SEAL:



REVISIONS

NO.	DESCRIPTION	DATE

CVS PM:

DRAWING BY: REC

DATE: 2/21/17

JOB NUMBER: 17691

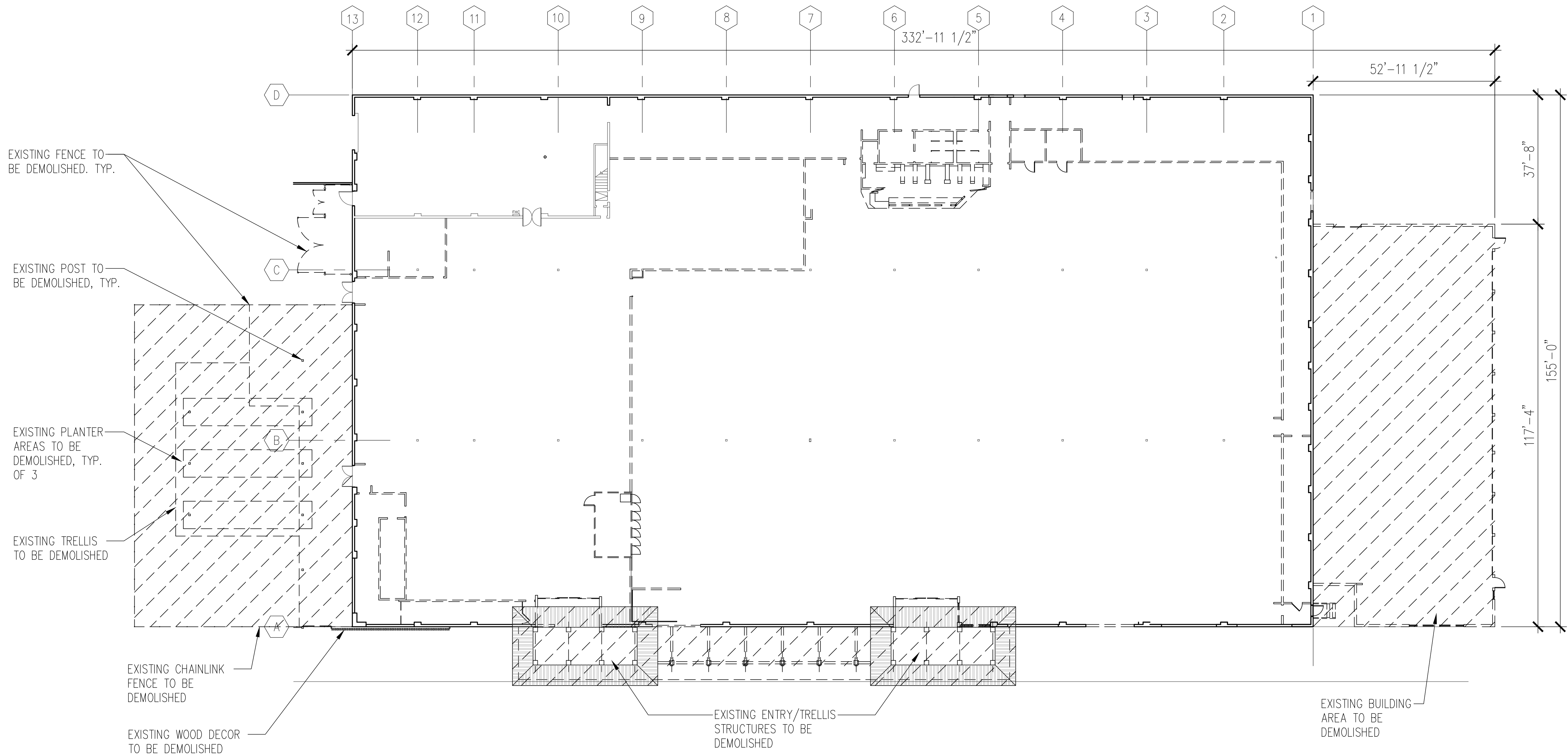
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PRELIMINARY LANDSCAPE
PLAN SHEET

SHEET NUMBER:

L-1

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LEGEND:

--- (E) TO BE DEMOLISHED

--- (E) AREA TO BE DEMOLISHED

--- (E) WALLS TO REMAIN

1
D-1.0

DEMOLITION PLAN

SCALE: 1/16"=1'-0"

SITE ADDRESS: CVS Pharmacy 775 E. FOOTHILL BLVD. POMONA, CA 91767		PREPARED BY: Lyons Warren 9560 Candida St. San Diego, CA 92126 Phone: 858-573-8999	
DATE: 10/14/16		Assessor's Parcel Number: 8304-001-038 & 040	
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POMONA, CA 91767

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CS PROJECT NUMBER: 099429

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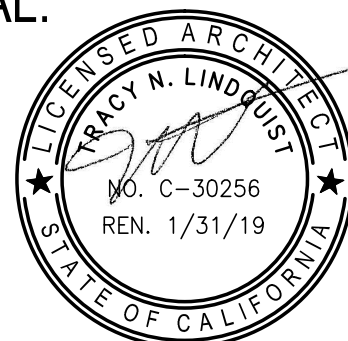
LYONS WARREN
engineers + architects
9560 CANDIDA STREET
San Diego, CA
92126-4540
858.573.8999

CONSULTANT:

DEVELOPER:

BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
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FAX (714) 953-0005

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PLANNING REVIEW ONLY

REVISIONS

CVS PM:

DRAWING BY: LWEA

DATE: 10-14-2016

JOB NUMBER: BOOS1601

TITLE:

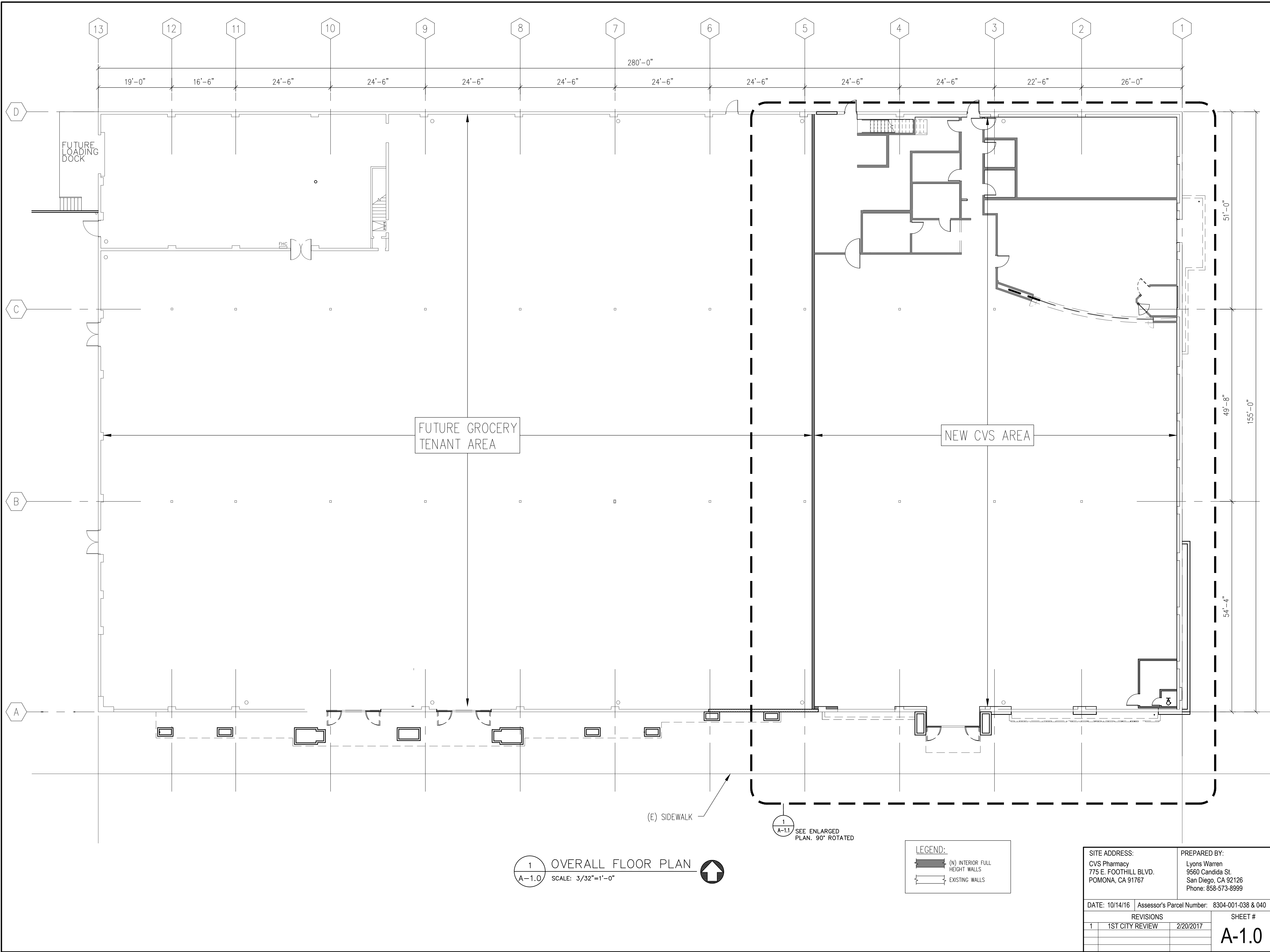
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SHEET NUMBER:

D-1.0

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775 E. FOOTHILL BLVD.
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DEAL TYPE:
CS PROJECT NUMBER: 099429

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engineers + architects
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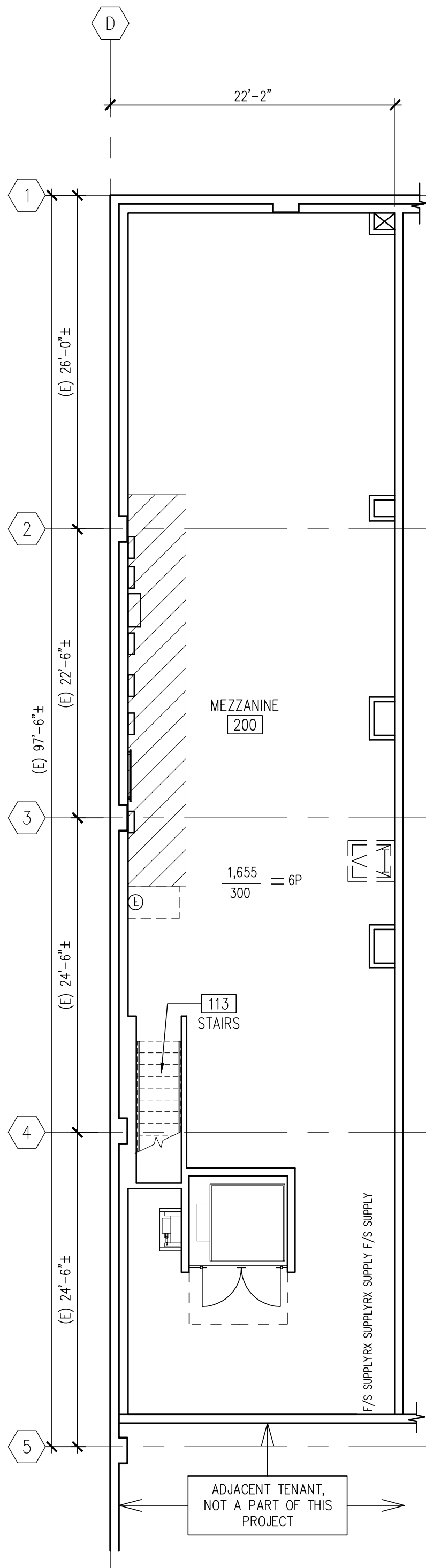
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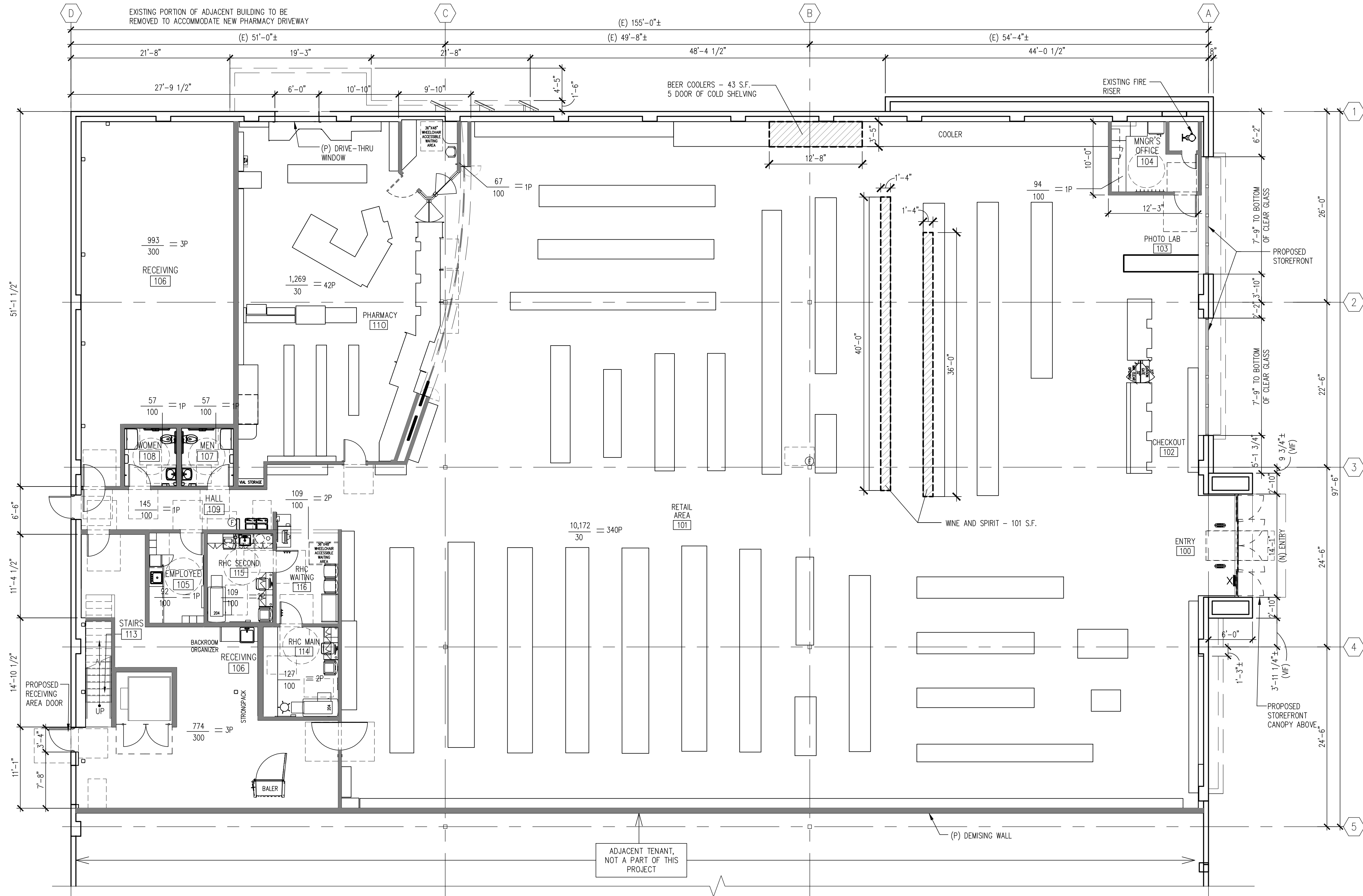
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CVS PM:
DRAWING BY: LWEA
DATE: 10-14-2016
JOB NUMBER: BOOS1601
TITLE:

OVERALL FLOOR PLAN
SHEET NUMBER:
A-1.0
COMMENTS:



2 NEW MEZZANINE PLAN
A-1.1 SCALE: 1/8"=1'-0"



1 ENLARGED FLOOR PLAN
A-1.1 SCALE: 1/8"=1'-0"

LEGEND:

	INTERIOR FULL HEIGHT WALLS
	LOW PARTITION WALLS
	EXISTING WALLS

1. CONSTRUCTION TYPE:
TYPE V-B CONSTRUCTION (SPRINKLERED)

2. DESIGN OCCUPANT LOAD (1004.1.2)

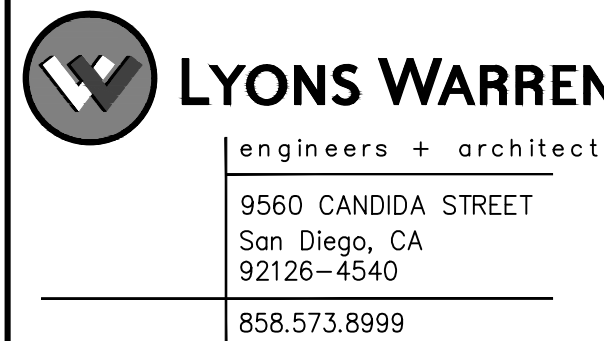
Retail/Sales (30 sf/occ.):	10,172 SF	340 OCC.
Pharmacy (100 sf/occ.):	1,269 SF	42 OCC.
Receiving (300 sf/occ.):	1,767 SF	6 OCC.
Offices & Misc Support (100 sf/occ.):	349 SF	4 OCC.
Manager Office (100 sf/occ.):	94 SF	1 OCC.
Consultation Office (100 sf/occ.):	67 SF	1 OCC.
Mezzanine (300 sf/occ.):	1,823 SF	7 OCC.
Retail Health Center (100 sf/occ):	345 SF	6 OCC.
TOTAL OCCUPANT LOAD		407 OCC.

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REVISIONS		SHEET #	
1	1ST CITY REVIEW	2/20/2017	A-1.1



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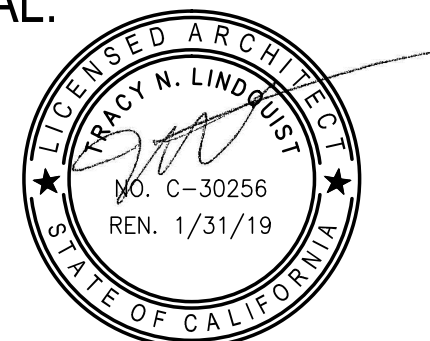


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DEVELOPER:

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PRELIMINARY - FOR
PLANNING REVIEW ONLY

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CVS PM:
DRAWING BY: LWEA
DATE: 10-14-2016
JOB NUMBER: BOOS1601
TITLE:

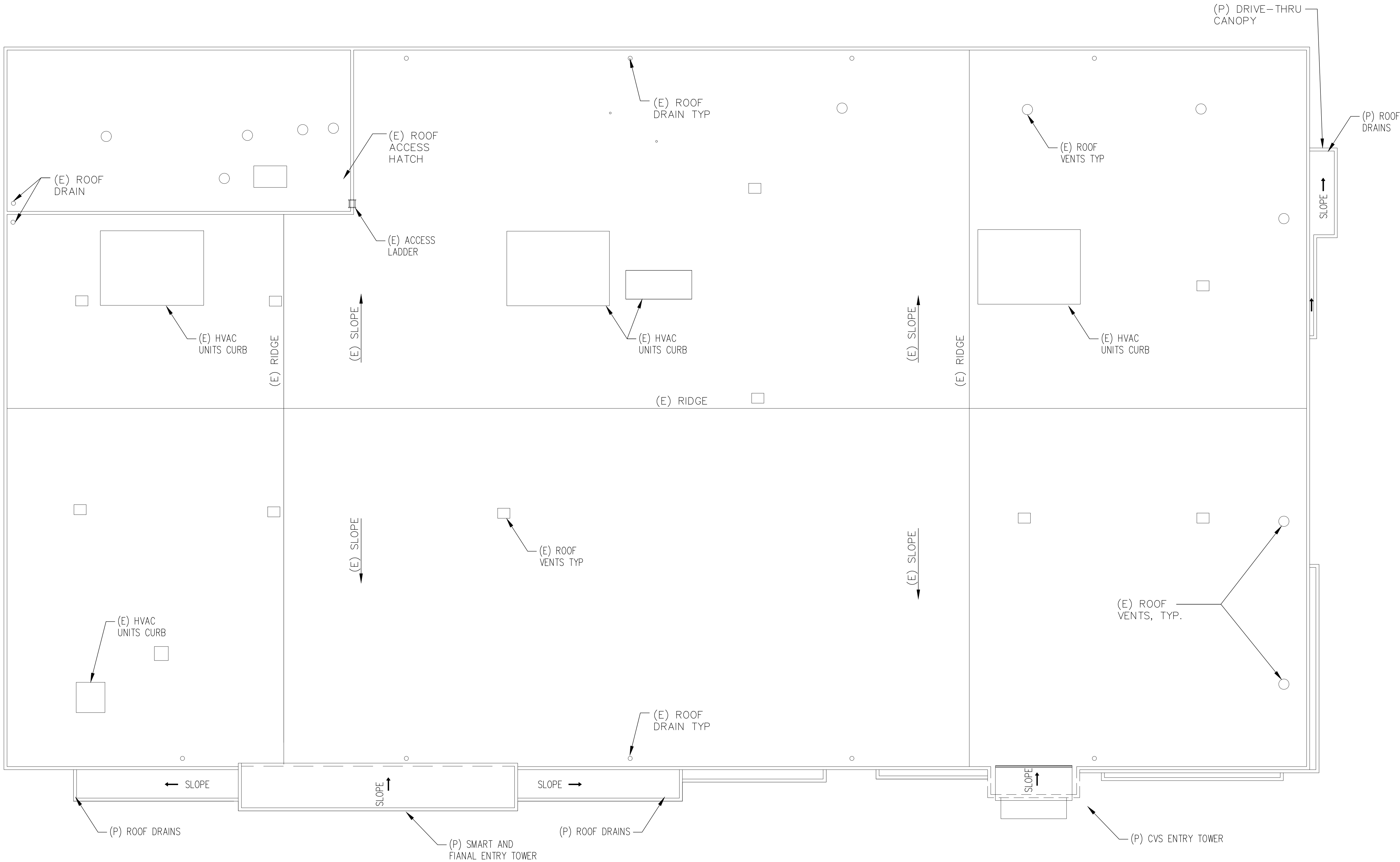
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SHEET NUMBER:

A-1.1

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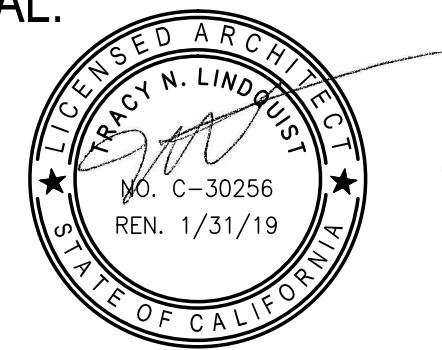
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SEAL:



PRELIMINARY - FOR
PLANNING REVIEW ONLY

REVISIONS		

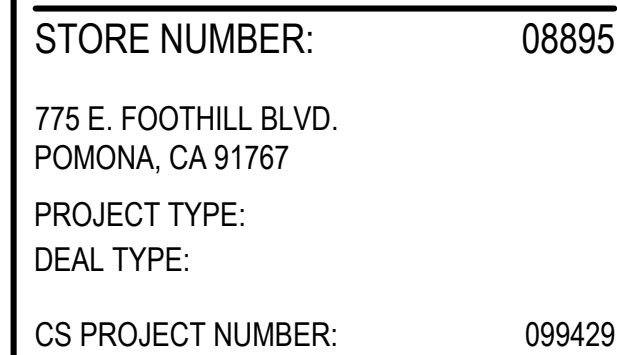
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DRAWING BY: LWEA
DATE: 10-14-2016
JOB NUMBER: BOOS1601
TITLE:

OVERALL ROOF PLAN

SHEET NUMBER:

A-2.0

COMMENTS:



LYONS WARREN
engineers + architects

9560 CANDIDA STREET
San Diego, CA
92126-4540

858.573.8999

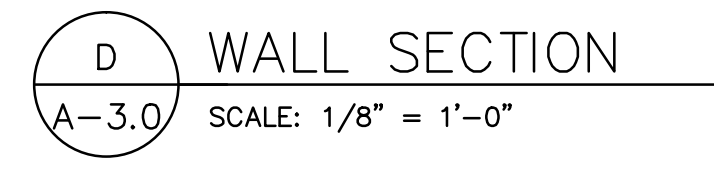
BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

PRELIMINARY - FOR
PLANNING REVIEW ONLY

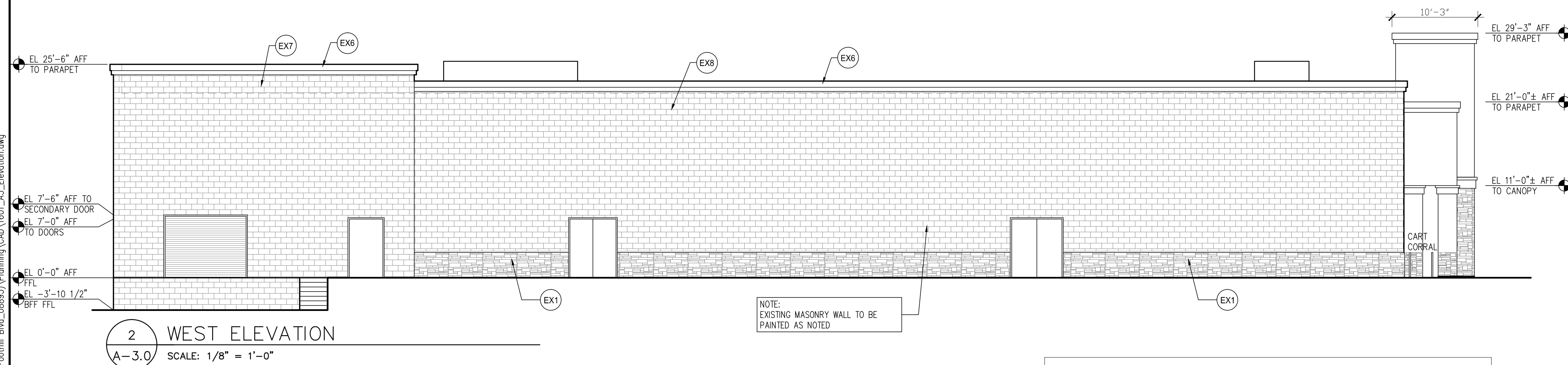
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COMMENTS

A-3.0



1A SOUTH ELEVATION (E. FOOTHILL BLVD.)
A-3.0 SCALE: 1/8" = 1'-0"



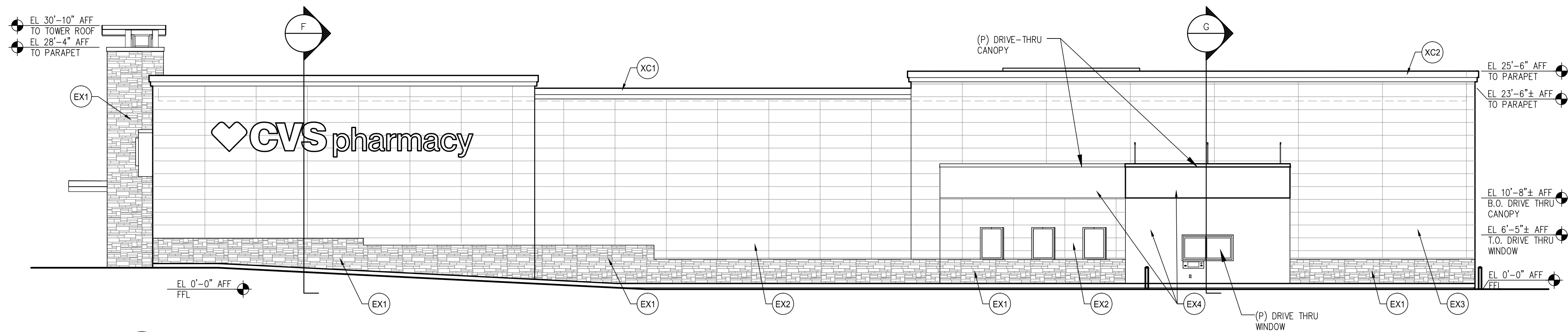
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A-3.0 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
Material: Mark	Material: Manufacturer	Material: Description	Sealant: Color
EX1	NICHIHA	STACKED STONE KURASTONE, COLOR: DESERT, FINISH: TEXTURED, SIZE: 6H X 23-58L	
EX2	NICHIHA	ILLUMINATION SERIES, SHOP PAINTED: BENJAMIN MOORE NORTH CREEK BROWN 1001, FINISH: SMOOTH, SIZE: 18" X 6'-0" CUT EDGES PAINTED IN FIELD TO MATCH - XP1	
EX3	NICHIHA	VINTAGEWOOD, COLOR: CEDAR, FINISH: TEXTURED, SIZE: 18" X 10'-0"	
EX4	STO	STO LOTUSAN SYSTEM, 191 STOLIT, LOTUSAN 1.5, COLOR, 9433 80 STO WHITE	
EX5	RE: SPECIFICATIONS	ALUMINUM WITH CLEAR ANODIZED COATING	
EX6	DUNN EDWARDS	DEA 164 "AUTUMN BARK"	
EX7	DUNN EDWARDS	PAINT, DE 6178 "BOULIQUE BEIGE"	
EX8	DUNN EDWARDS	PAINT, DE 6222 "WEATHER BOARD"	
XC1	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: DARK BRONZE	
XC2	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: SIERRA TAN	
XC3	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: BONE WHITE	
XC4	DUNN EDWARDS	WALL MOUNTED METAL TRELLIS, DEA 164 "AUTUMN BARK"	

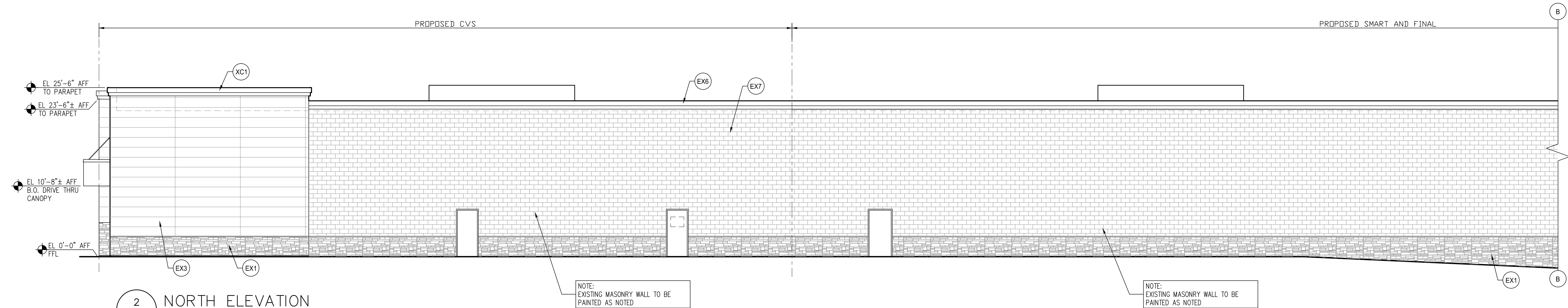
SITE ADDRESS: CVS Pharmacy 775 E. Foothill Blvd. Pomona, CA 91767		PREPARED BY: Lyons Warren 9560 Candia St. San Diego, CA 92126 Phone: 858-573-8999	
DATE: 10/14/16		Assessor's Parcel Number: 8304-001-038 & 040	
REVISIONS		SHEET #	
1	1ST CITY REVIEW	2/20/2017	A-3.0

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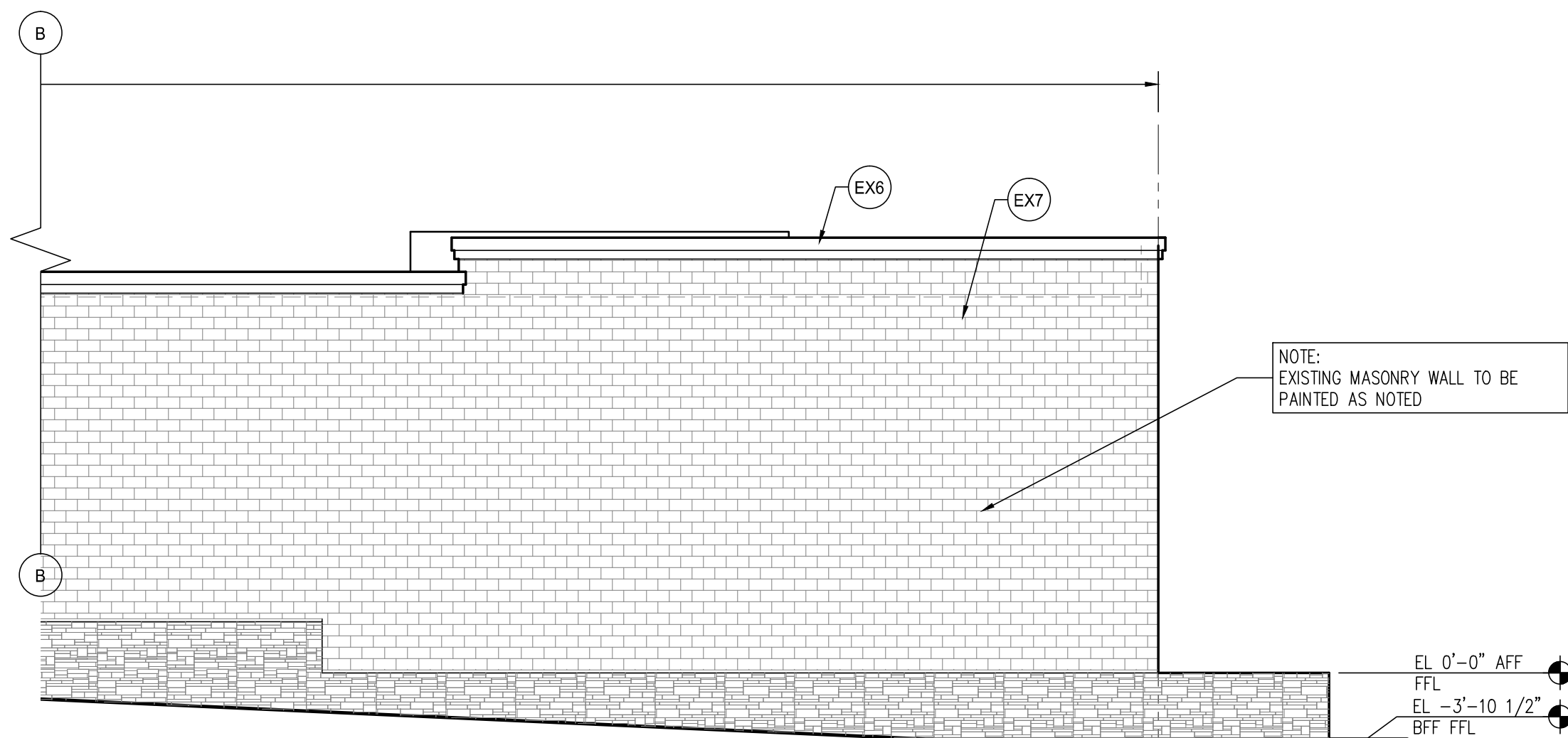
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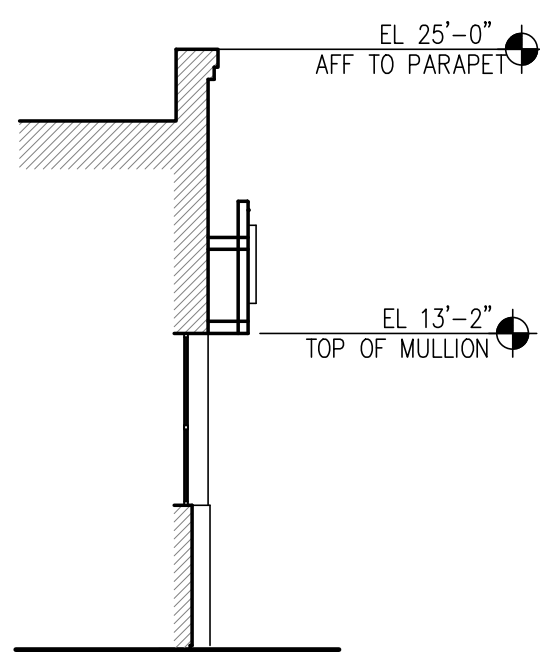
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A-3.1 SCALE: 1/8" = 1'-0"



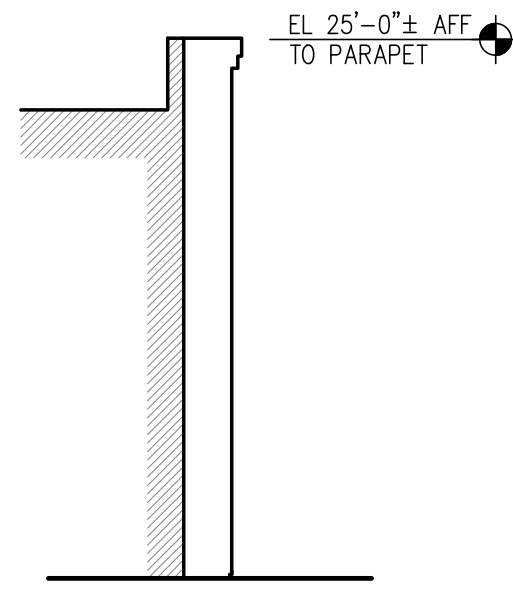
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A-3.1 SCALE: 1/8" = 1'-0"



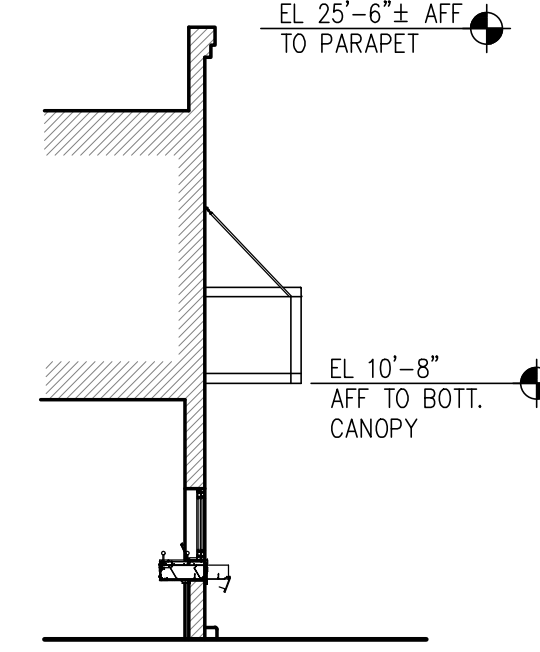
2A NORTH ELEVATION
A-3.1 SCALE: 1/8" = 1'-0"



E WALL SECTION
A-3.1 SCALE: 1/8" = 1'-0"



F WALL SECTION
A-3.1 SCALE: 1/8" = 1'-0"



G WALL SECTION
A-3.1 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
Material: Mark	Material: Manufacturer	Material: Description	Sealant: Color
EX1	NICHIHA	STACKED STONE KURASTONE, COLOR: DESERT, FINISH: TEXTURED, SIZE: 6"H X 25-5/8"L	
EX2	NICHIHA	ILLUMINATION SERIES, SHOP PAINTED; BENJAMIN MOORE NORTH CREEK BROWN 1001, FINISH: SMOOTH, SIZE: 18"H X 6'-0"L CUT EDGES PAINTED IN FIELD TO MATCH - XP1	
EX3	NICHIHA	VINTAGEWOOD, COLOR: CEDAR, FINISH: TEXTURED, SIZE: 18"H X 10'-0"L	
EX4	STO	STO LOTUSAN SYSTEM, 191 STOLIT, LOTUSAN 1.5, COLOR, 9433 80 STO WHITE	
EX5	RE: SPECIFICATIONS	ALUMINUM WITH CLEAR ANODIZED COATING	
EX6	DUNN EDWARDS	DEA 164 "AUTUMN BARK"	
EX7	DUNN EDWARDS	PAINT, DE 6178 "BOUTIQUE BEIGE"	
EX8	DUNN EDWARDS	PAINT, DE 6222 "WEATHER BOARD"	
XC1	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: DARK BRONZE	
XC2	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: SIERRA TAN	
XC3	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: BONE WHITE	
XC4	DUNN EDWARDS	WALL MOUNTED METAL TRELLIS, DEA 164 "AUTUMN BARK"	

SITE ADDRESS:
CVS Pharmacy
775 E. FOOTHILL BLVD.
POMONA, CA 91767

PREPARED BY:
Lyons Warren
9560 Candida St.
San Diego, CA 92126
Phone: 858-573-8999

DATE: 10/14/16 Assessor's Parcel Number: 8304-001-038 & 040

REVISIONS		
1	1ST CITY REVIEW	2/20/2017

SHEET #

A-3.1



STORE NUMBER: 08895

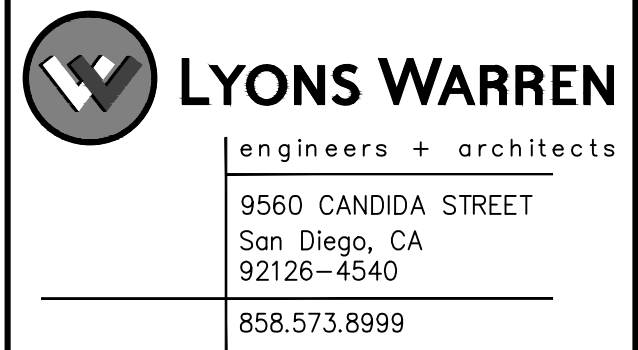
775 E. FOOTHILL BLVD.
POMONA, CA 91767

PROJECT TYPE:

DEAL TYPE:

CS PROJECT NUMBER: 099429

ARCHITECT OF RECORD:

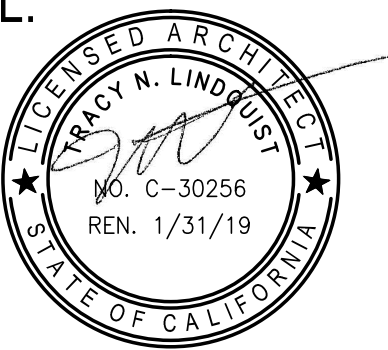


CONSULTANT:

DEVELOPER:

BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

SEAL:



PRELIMINARY - FOR
PLANNING REVIEW ONLY

REVISIONS

CVS PM:

DRAWING BY: LWEA

DATE: 10-14-2016

JOB NUMBER: BOOS1601

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-3.1

COMMENTS:

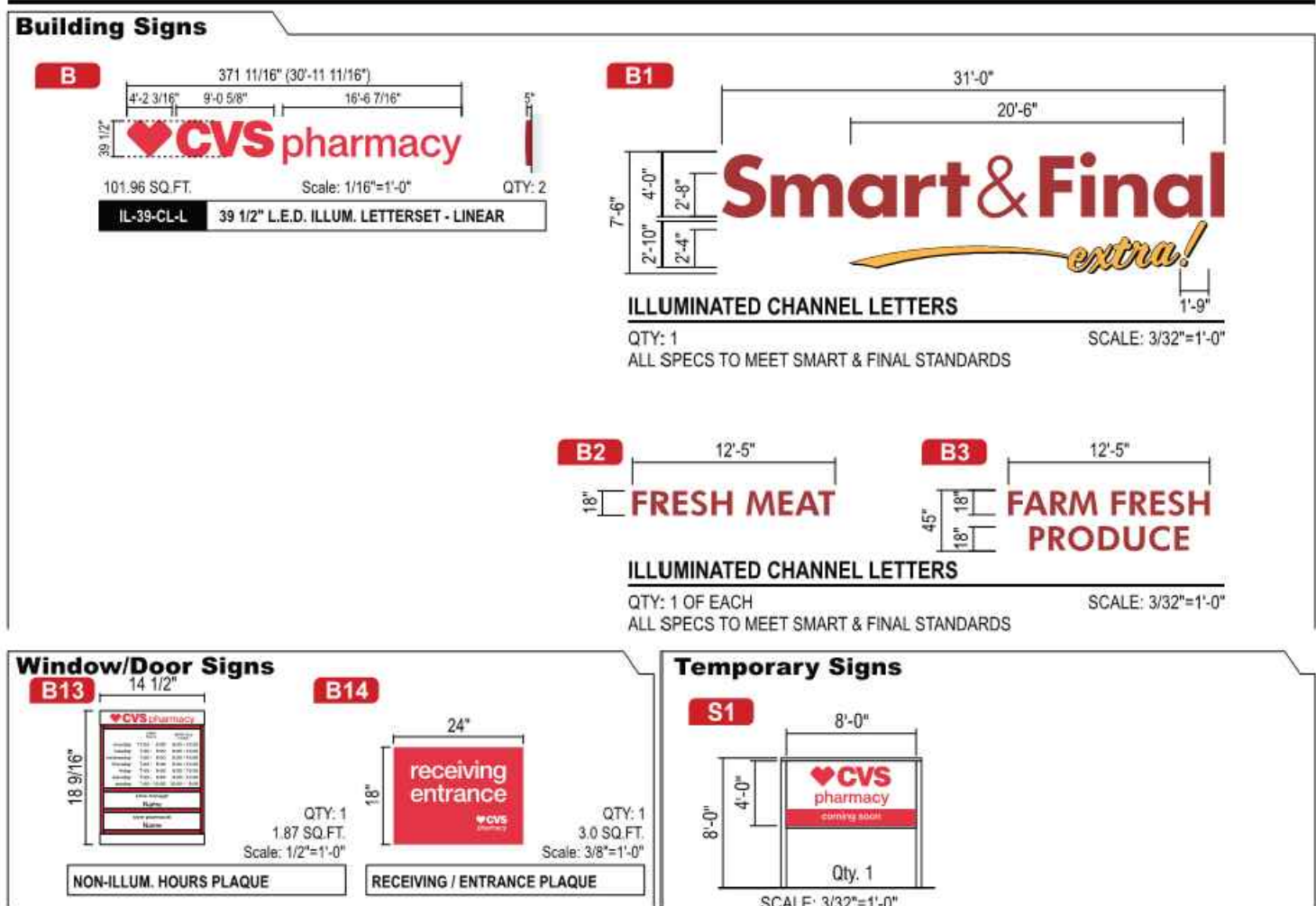
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Address: NWC Towne & Foothill
City/State: Pomona, CA
Zip: 91711

Project #: 0749
Location #: 99429



PROPOSED SIGNAGE



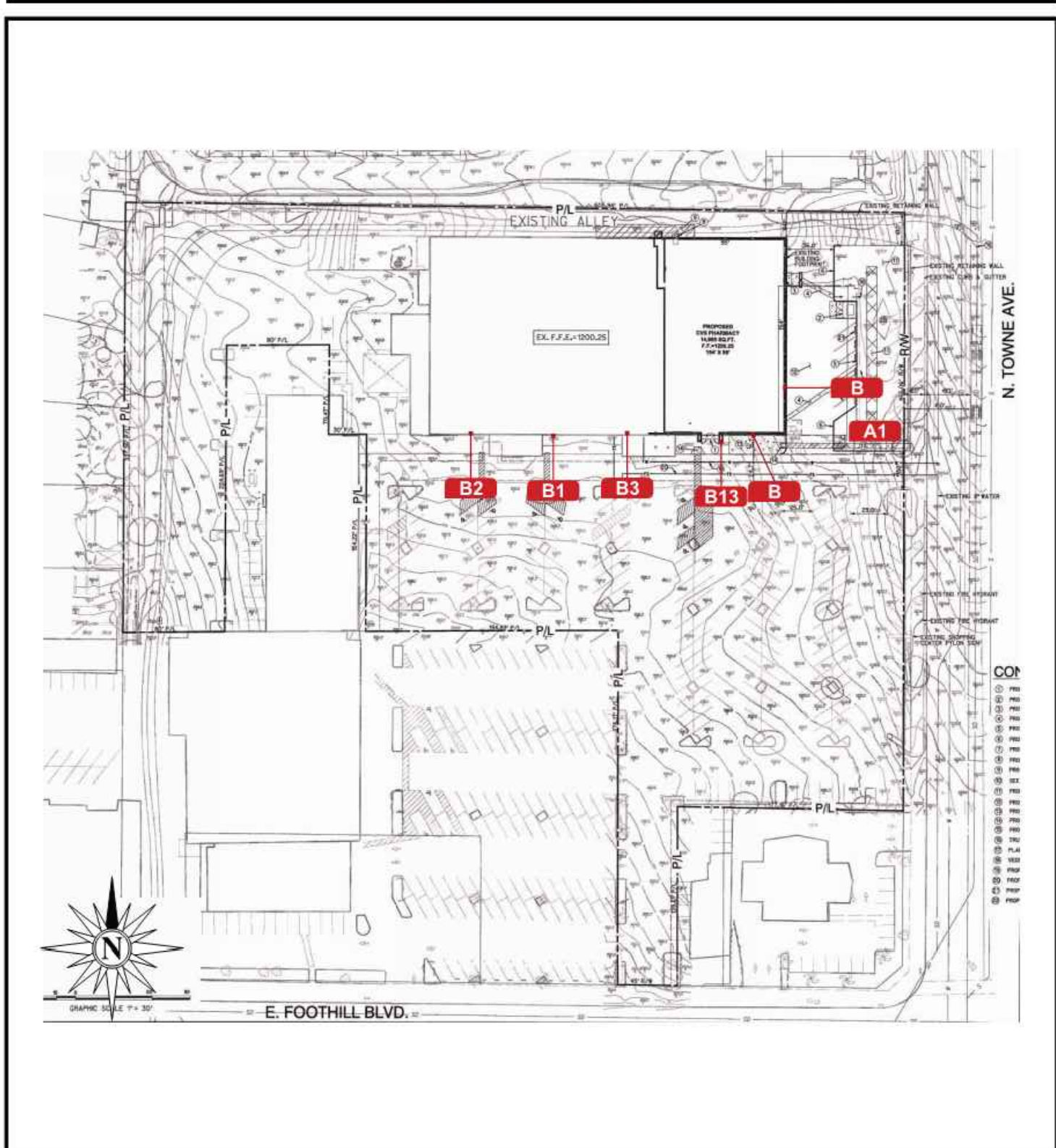
Drawing prepared by:	PROPOSED SIGNAGE	Drawing prepared for:	Rev. #	Rept.	Date	Rev. By	Down By	Revision Description	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
ICON		CVS pharmacy	Orig	226420	01/22/16	KC	ANS	Notes	
			Rev 1	227041	02/05/16	KC	ANS	Added Smart and Final signage	
			Rev 2	230348	03/01/16	KC	ANS	Updated site plan and elevations	
			Rev 3	241273	10/25/16	KC	ANS	Updated elevations and signs	
			Rev 4	246811	02/20/17	ML	ANS	Updated elevations and signs	
			Rev 5	1000000	10/00/00	XXX	XXX		
			Rev 6	1000000	10/00/00	XXX	XXX		

Address: NWC Towne & Foothill
City/State: Pomona, CA
Zip: 91711

Project #: 0749
Location #: 99429



SITE PLAN



Drawing prepared by:	SITE PLAN	Drawing prepared for:	Rev. #	Rept.	Date	Rev. By	Down By	Revision Description	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
ICON		CVS pharmacy	Orig	226420	01/22/16	KC	ANS	Notes	
			Rev 1	227041	02/05/16	KC	ANS	Added Smart and Final signage	
			Rev 2	230348	03/01/16	KC	ANS	Updated site plan and elevations	
			Rev 3	241273	10/25/16	KC	ANS	Updated elevations and signs	
			Rev 4	246811	02/20/17	ML	ANS	Updated elevations and signs	
			Rev 5	1000000	10/00/00	XXX	XXX		
			Rev 6	1000000	10/00/00	XXX	XXX		

Address: NWC Towne & Foothill
City/State: Pomona, CA
Zip: 91711

Project #: 0749
Location #: 99429



SIGN PACKAGE

02/20/2016



Loc# 99429
NWC Towne & Foothill
Pomona, CA
91711

SUBMITTAL IS:	☐ APPROVED
	☐ APPROVED AS NOTED
	☐ REVISIT AND RESUBMIT

Drawing prepared by:	SIGN PACKAGE	Drawing prepared for:	Rev. #	Rept.	Date	Rev. By	Down By	Revision Description	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
ICON		CVS pharmacy	Orig	226420	01/22/16	KC	ANS	Notes	
			Rev 1	227041	02/05/16	KC	ANS	Added Smart and Final signage	
			Rev 2	230348	03/01/16	KC	ANS	Updated site plan and elevations	
			Rev 3	241273	10/25/16	KC	ANS	Updated elevations and signs	
			Rev 4	246811	02/20/17	ML	ANS	Updated elevations and signs	
			Rev 5	1000000	10/00/00	XXX	XXX		
			Rev 6	1000000	10/00/00	XXX	XXX		

Address: NWC Towne & Foothill
City/State: Pomona, CA
Zip: 91711

Project #: 0749
Location #: 99429



SURVEY PHOTOS



Photo 1



Photo 2



Photo 3

Drawing prepared by:	SURVEY PHOTOS	Drawing prepared for:	Rev. #	Rept.	Date	Rev. By	Down By	Revision Description	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
ICON		CVS pharmacy	Orig	226420	01/22/16	KC	ANS	Notes	
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			Rev 2	230348	03/01/16	KC	ANS	Updated site plan and elevations	
			Rev 3	241273	10/25/16	KC	ANS	Updated elevations and signs	
			Rev 4	246811	02/20/17	ML	ANS	Updated elevations and signs	
			Rev 5	1000000	10/00/00	XXX	XXX		
			Rev 6	1000000	10/00/00	XXX	XXX		

Address: NWC Towne & Foothill
City/State: Pomona, CA
Zip: 91711

Project #: 0749
Location #: 99429



BUILDING ELEVATIONS

Elevations are for presentation purposes only



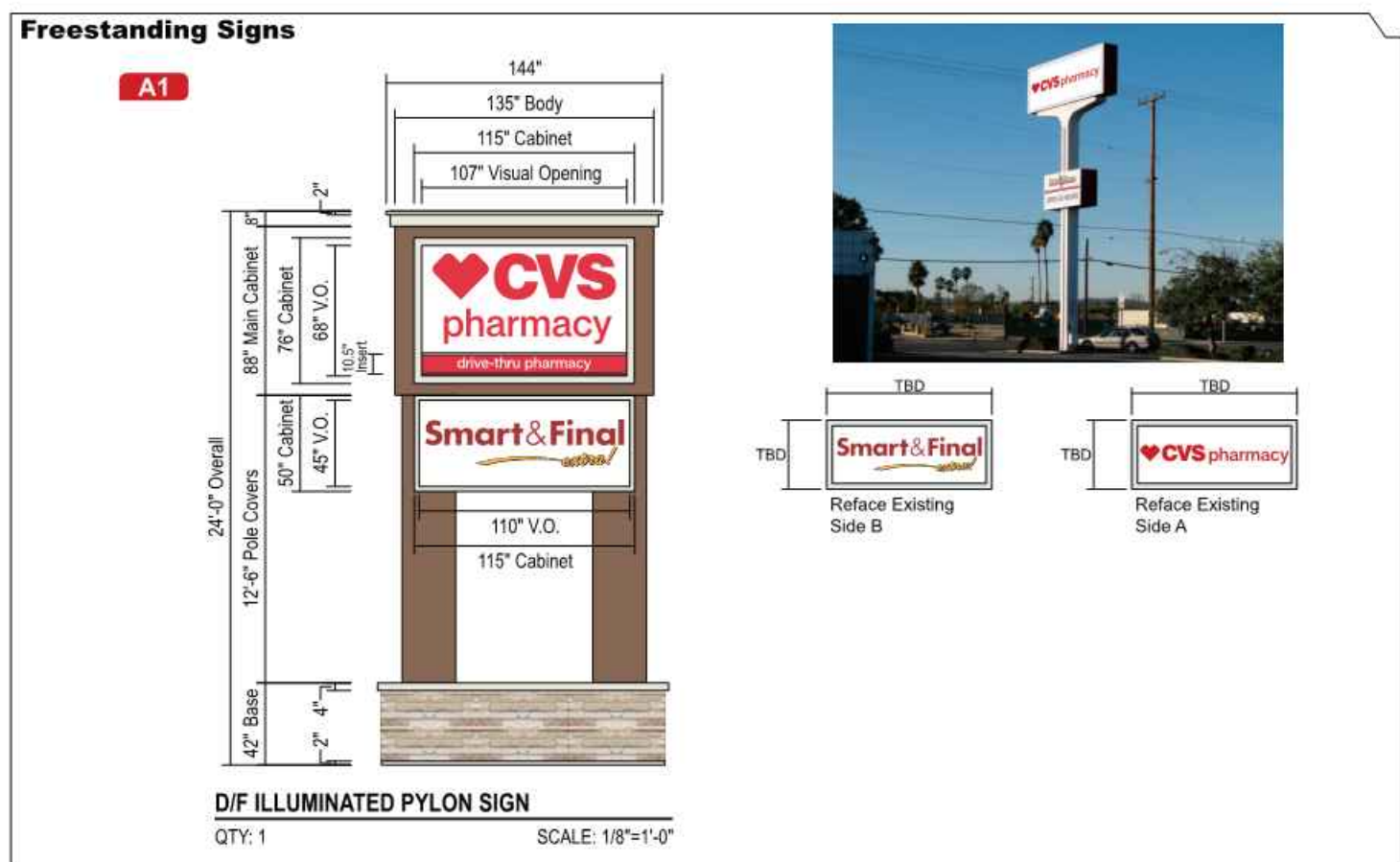
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ICON		CVS pharmacy	Orig	226420	01/22/16	KC	ANS	Notes	
			Rev 1	227041	02/05/16	KC	ANS	Added Smart and Final signage	
			Rev 2	230348	03/01/16	KC	ANS	Updated site plan and elevations	
			Rev 3	241273	10/25/16	KC	ANS	Updated elevations and signs	
			Rev 4	246811	02/20/17	ML	ANS	Updated elevations and signs	
			Rev 5	1000000	10/00/00	XXX	XXX		
			Rev 6	1000000	10/00/00	XXX	XXX		

Address: NWC Towne & Foothill
City/State: Pomona, CA
Zip: 91711

Project #: 0749
Location #: 99429



PROPOSED SIGNAGE



Drawing prepared by:	PROPOSED SIGNAGE	Drawing prepared for:	Rev. #	Rept.	Date	Rev. By	Down By	Revision Description	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
ICON		CVS pharmacy	Orig	226420	01/22/16	KC	ANS	Notes	
			Rev 1	227041	02/05/16	KC	ANS	Added Smart and Final signage	
			Rev 2	230348	03/01/16	KC	ANS	Updated site plan and elevations	
			Rev 3	241273	10/25/16	KC	ANS	Updated elevations and signs	
			Rev 4	246811	02/20/17	ML	ANS	Updated elevations and signs	
			Rev 5	1000000	10/00/00	XXX	XXX		
			Rev 6	1000000	10/00/00	XXX	XXX		

SITE ADDRESS:
CVS Pharmacy
775 E. FOOTHILL BLVD.
POMONA, CA 91767

PREPARED BY:
Lyons Warren
9560 Candida St.
San Diego, CA 92126
Phone: 858-573-8999

DATE: 10/14/16 Assessor's Parcel Number: 8304-001-038 & 040

REVISIONS

1 1ST CITY REVIEW 2/20/2017

SHEET #

A-4.0



STORE NUMBER: 08895

775 E. FOOTHILL BLVD.
POMONA, CA 91767

PROJECT TYPE:

DEAL TYPE:

CS PROJECT NUMBER: 099429

ARCHITECT OF RECORD:



engineers + architects

9560 CANDIDA STREET
San Diego, CA
92126-4540

858.573.8999

CONSULTANT:

DEVELOPER:

BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

SEAL:

REVISIONS

CVS PM:

DRAWING BY: LWEA

DATE: 10-14-2016

JOB NUMBER: BOOS1601

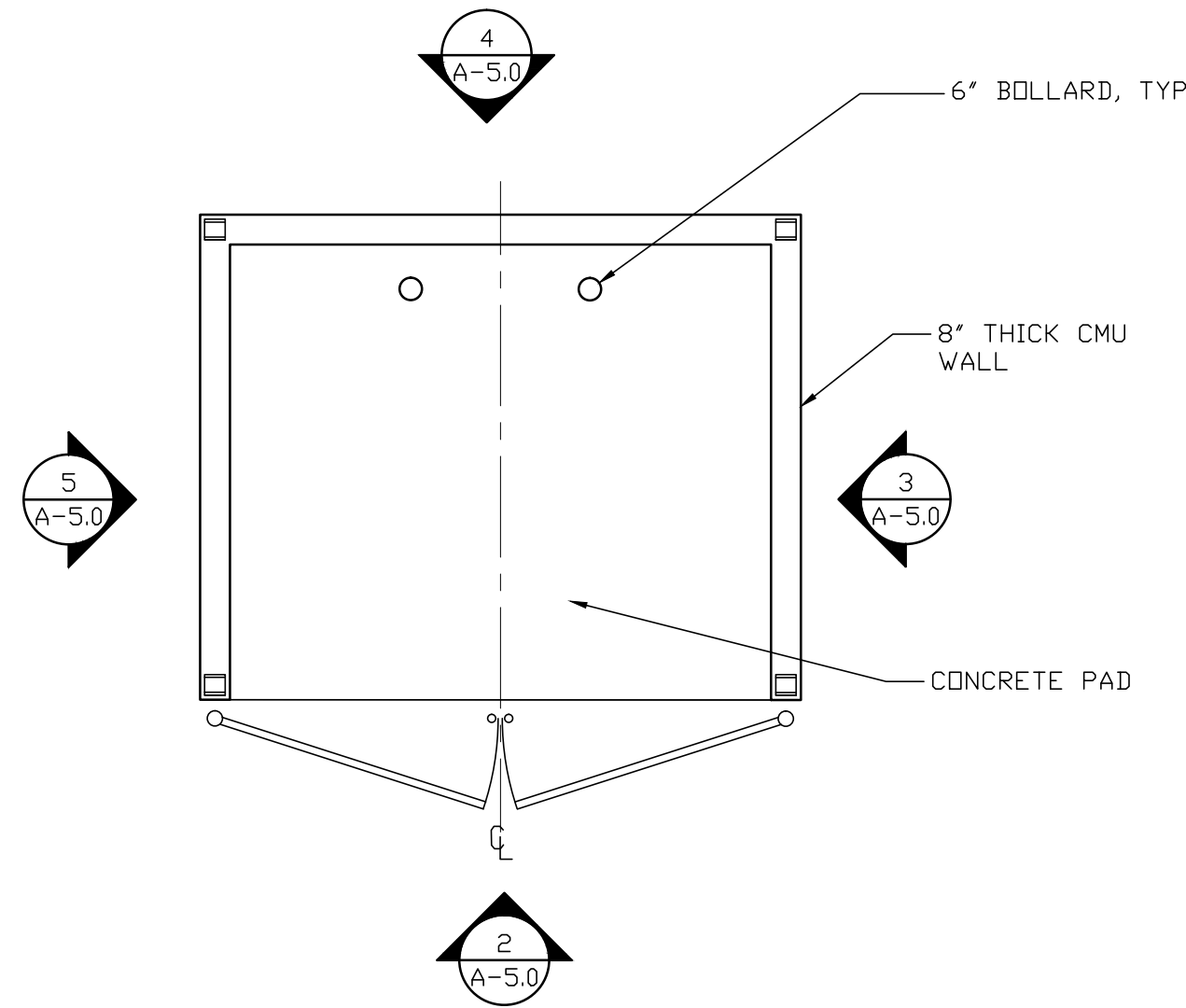
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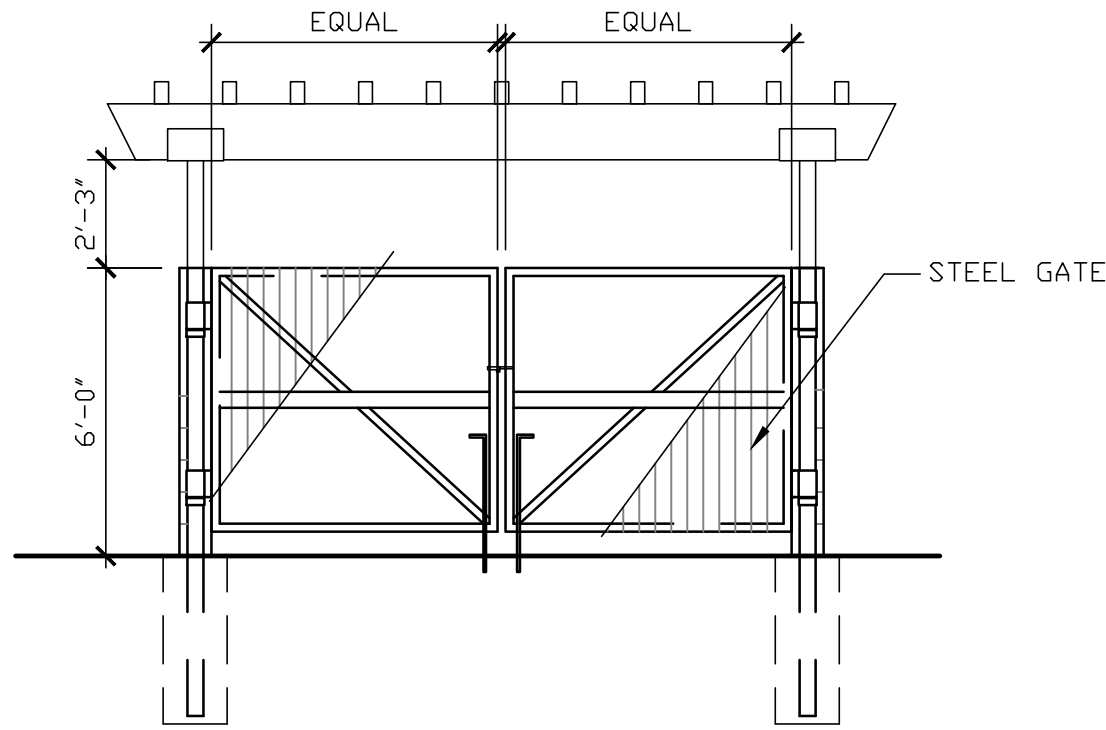
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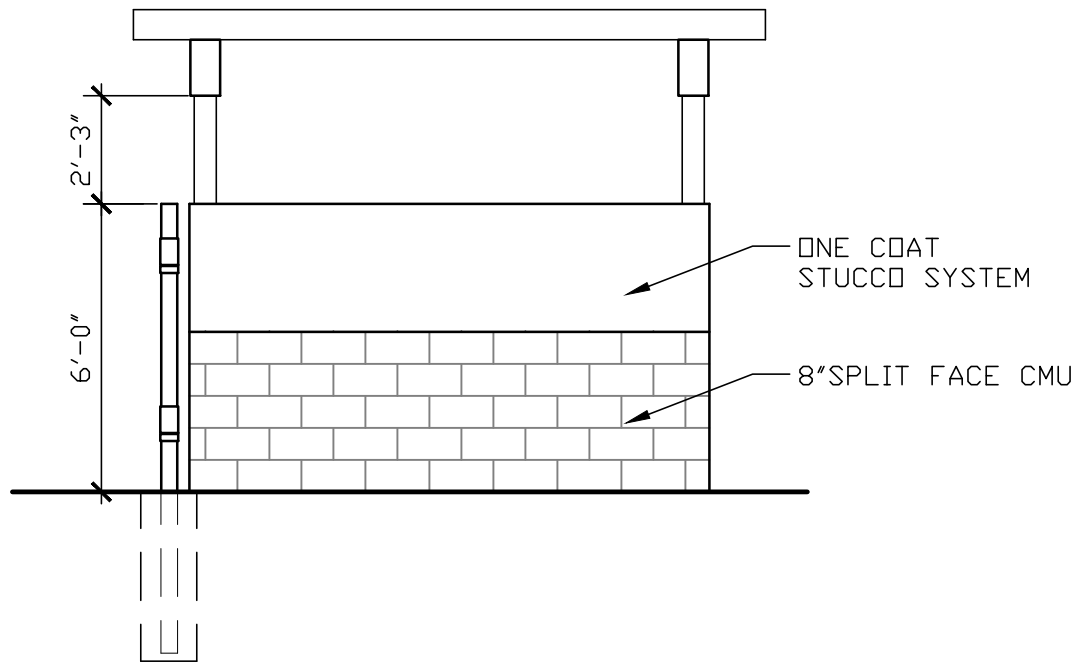
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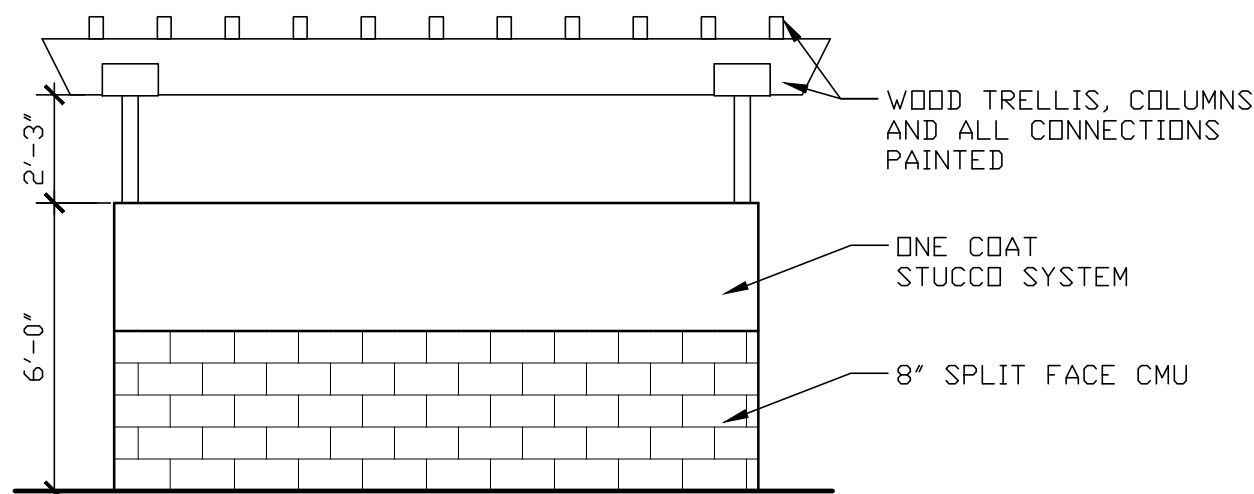
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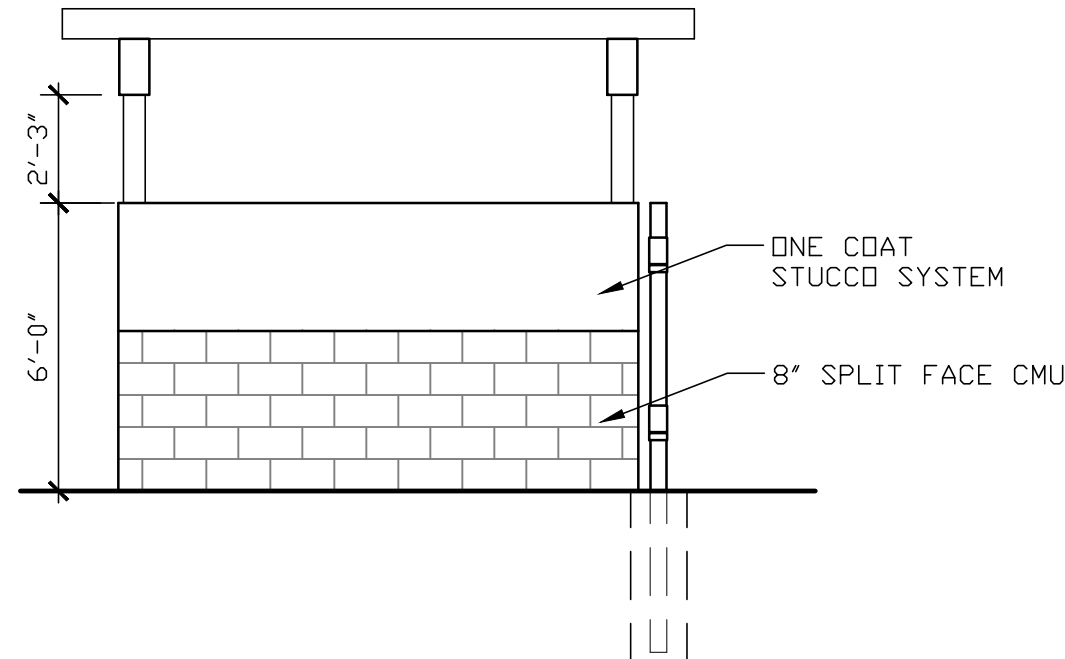
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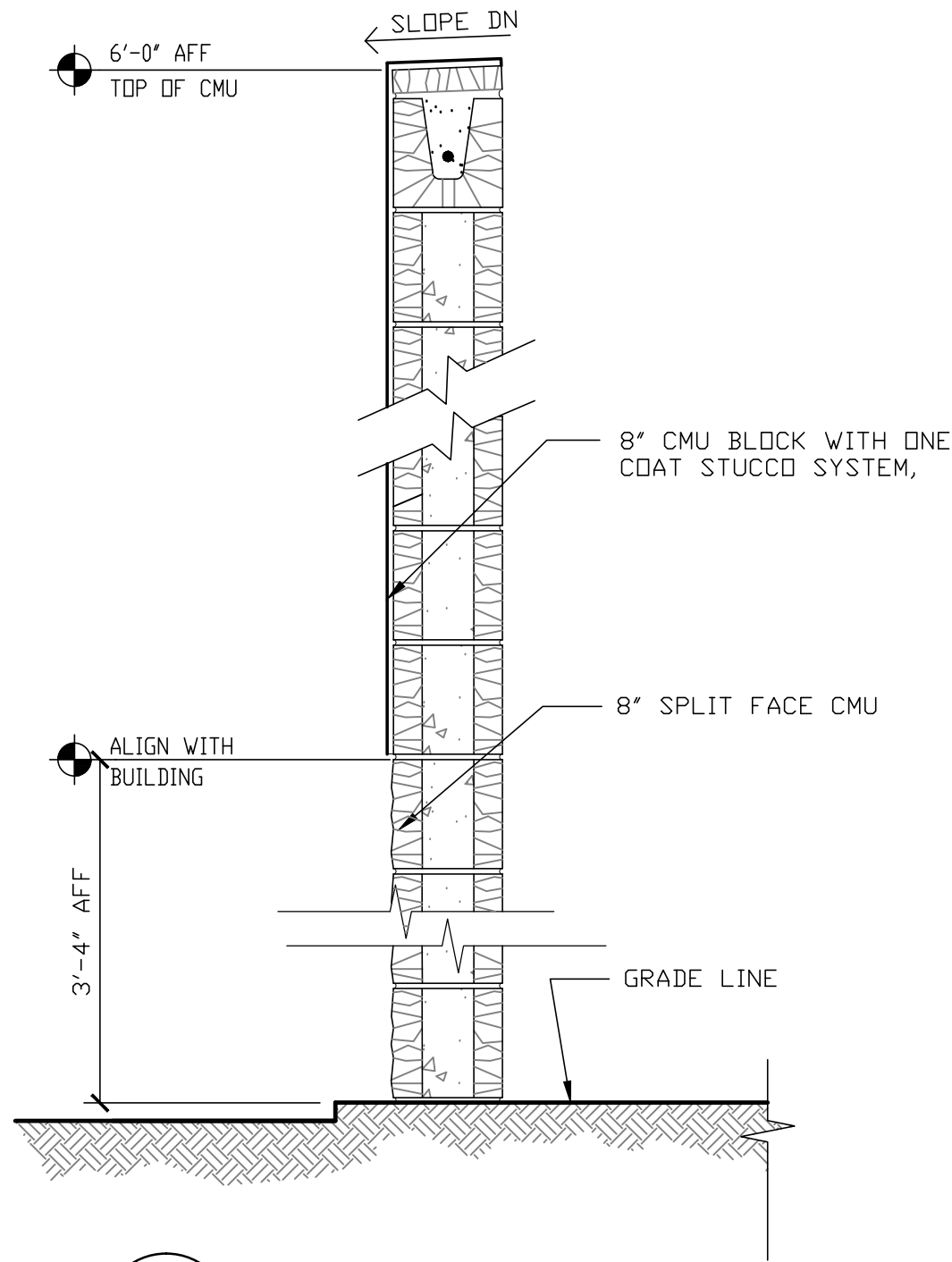
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A-5.0 SCALE: 1/4" = 1'-0"



4 ENCLOSURE ELEVATION
A-5.0 SCALE: 1/4" = 1'-0"



5 ENCLOSURE ELEVATION
A-5.0 SCALE: 1/4" = 1'-0"



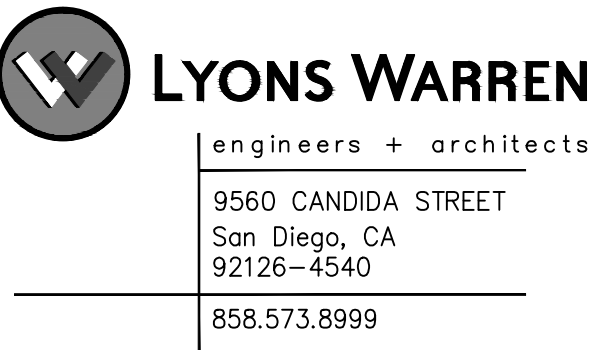
6 WALL SECTION
A-5.0 SCALE: 1" = 1'-0"

SITE ADDRESS: CVS Pharmacy 775 E. FOOTHILL BLVD. POMONA, CA 91767		PREPARED BY: Lyons Warren 9560 Candida St. San Diego, CA 92126 Phone: 858-573-8999	
DATE: 10/14/16		Assessor's Parcel Number: 8304-001-038 & 040	
REVISIONS		SHEET #	
1	1ST CITY REVIEW	2/20/2017	A-5.0



STORE NUMBER: 08895
775 E. FOOTHILL BLVD.
POMONA, CA 91767
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: 099429

ARCHITECT OF RECORD:

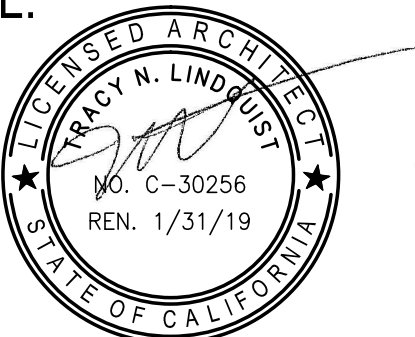


CONSULTANT:

DEVELOPER:

BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

SEAL:



PRELIMINARY - FOR
PLANNING REVIEW ONLY

REVISIONS

CVS PM:
DRAWING BY: LWEA
DATE: 10-14-2016
JOB NUMBER: BOOS1601

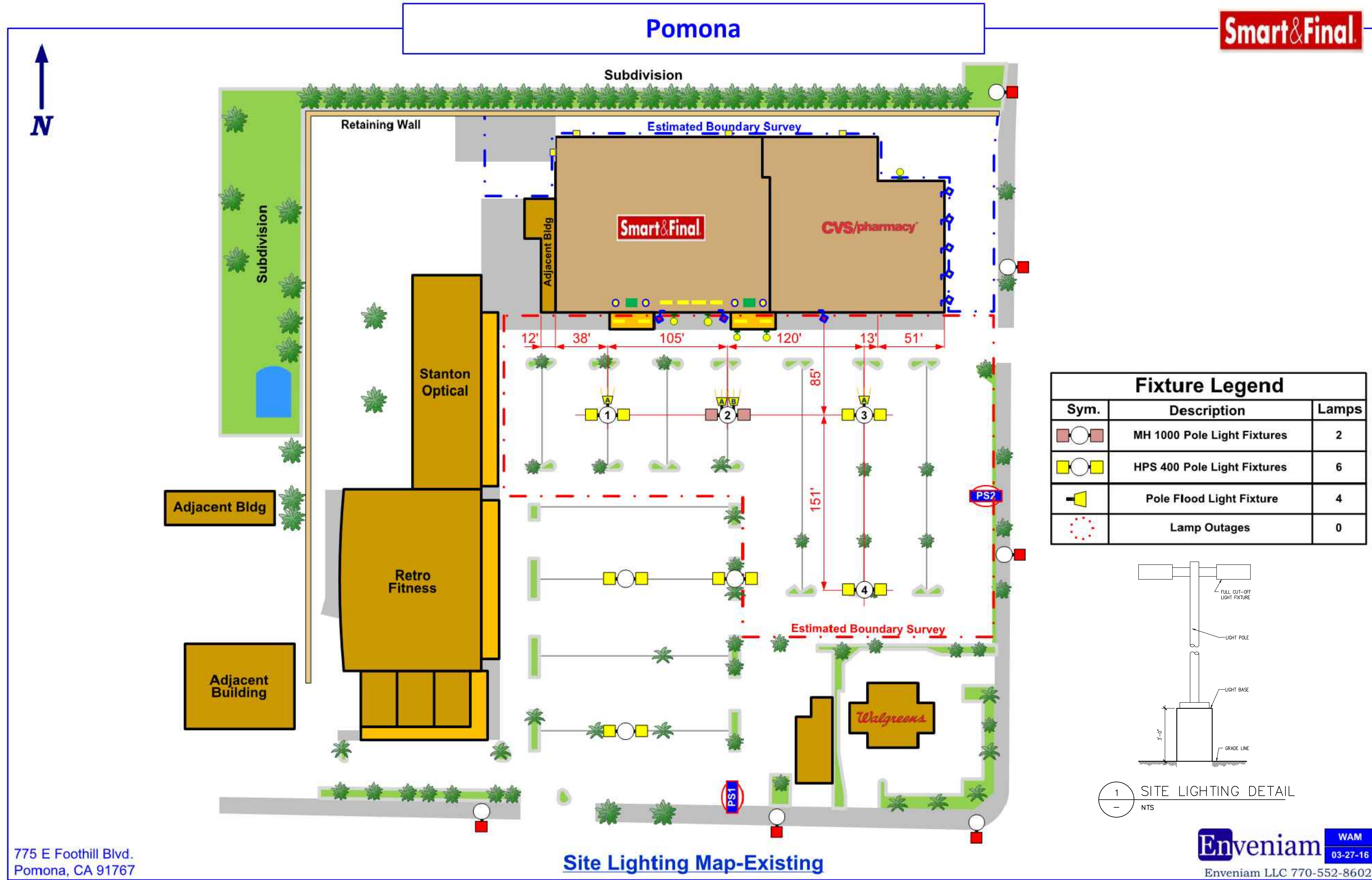
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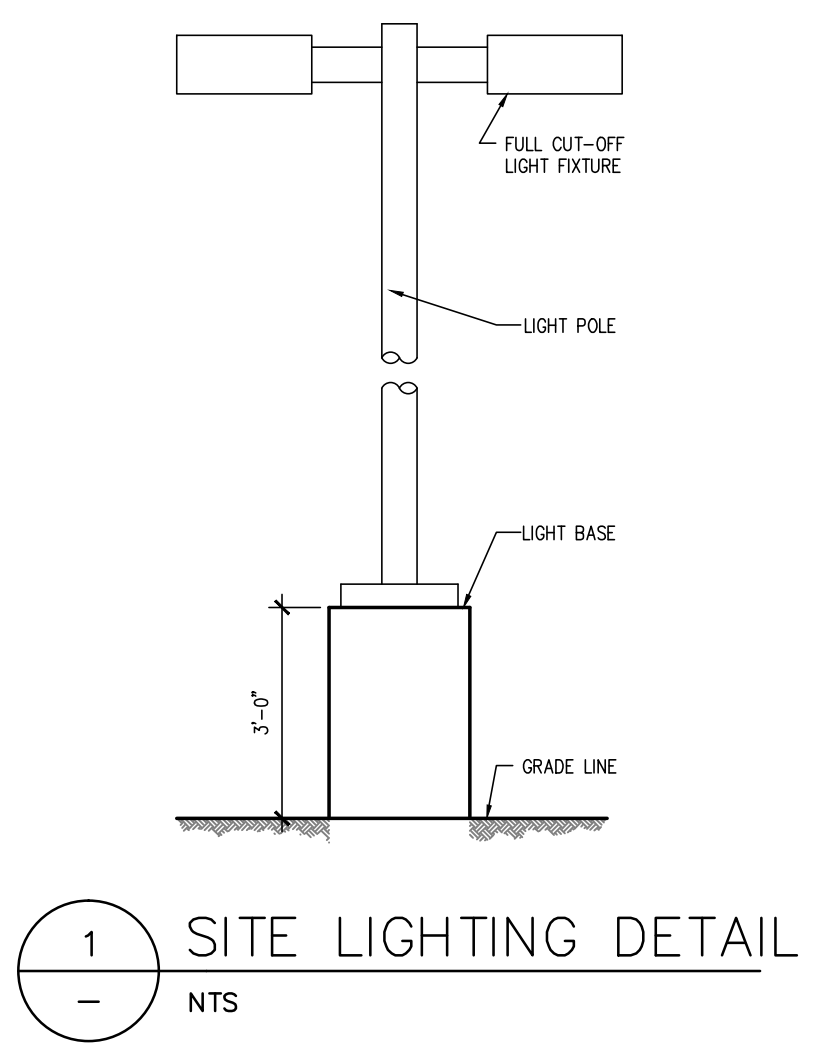
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COMMENTS:

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Date = Monday, February 27, 2017 1:15:49 PM
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Fixture Legend		
Sym.	Description	Lamps
	MH 1000 Pole Light Fixtures	2
	HPS 400 Pole Light Fixtures	6
	Pole Flood Light Fixture	4
	Lamp Outages	0



Enveniam WAM
03-27-16
Enveniam LLC 770-552-8602

SITE ADDRESS: CVS Pharmacy 775 E. FOOTHILL BLVD. POMONA, CA 91767		PREPARED BY: Lyons Warren 9560 Candida St. San Diego, CA 92126 Phone: 858-573-8999	
DATE: 10/14/16	Assessor's Parcel Number: 8304-001-038 & 040		
REVISIONS		SHEET #	
1	1ST CITY REVIEW	2/20/2017	ES-1.0

STORE NUMBER: 08895
775 E. FOOTHILL BLVD.
POMONA, CA 91767
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: 099429

ARCHITECT OF RECORD:

engineers + architects
9560 CANDIDA STREET
San Diego, CA 92126-4540
858.573.8999

CONSULTANT:

DEVELOPER:

BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

SEAL:

FOR REFERENCE ONLY

REVISIONS	

CVS PM:

DRAWING BY: LWEA

DATE: 10-14-2016

JOB NUMBER: BOOS1601

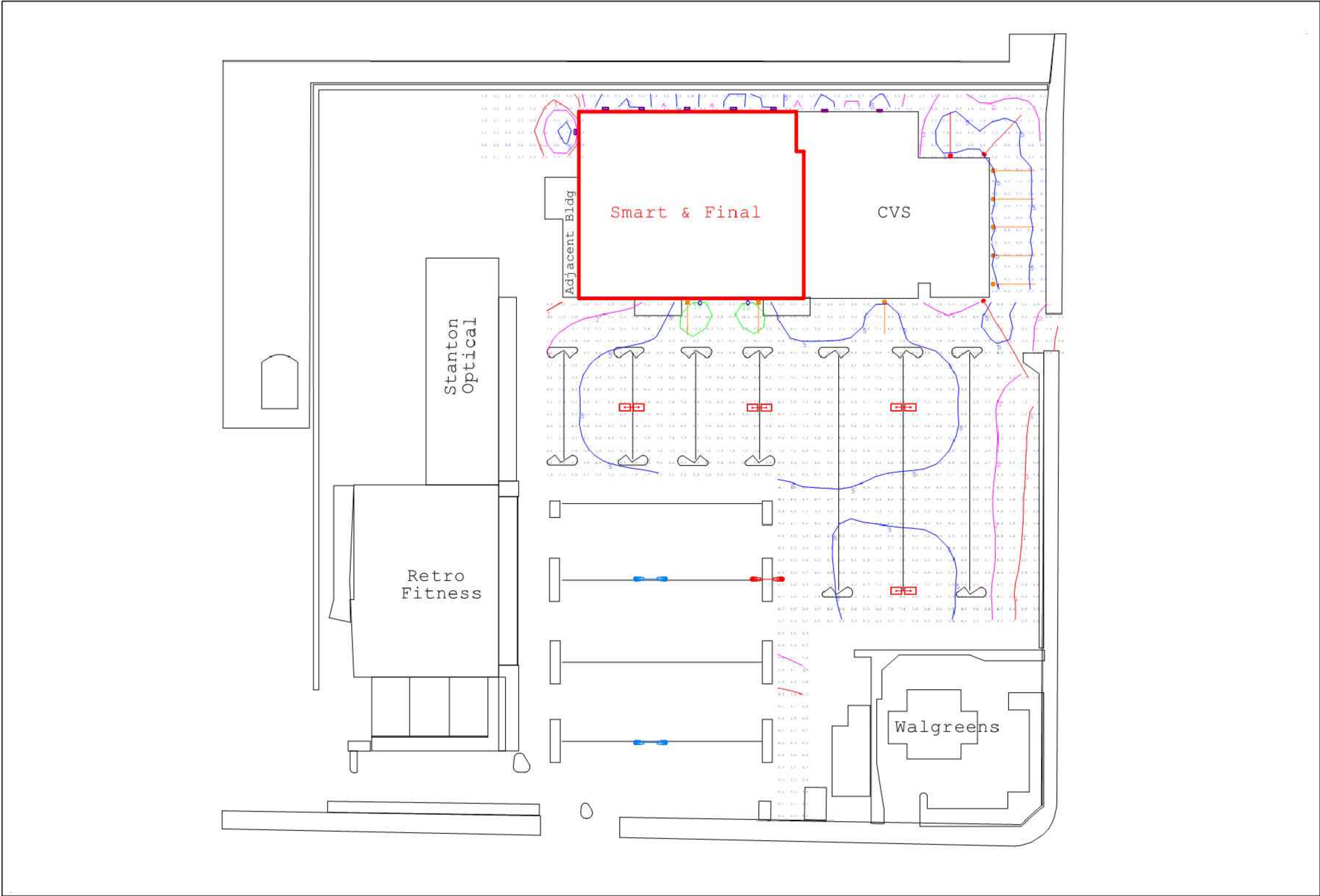
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SITE LIGHTING MAP EXISTING

SHEET NUMBER:

ES-1.0

COMMENTS:



Enveniam
Enveniam LLC
1000 Holcomb Woods Pkwy
Suite 414
Roswell, GA 30076
(770) 552-8602 / www.enveniam.com

Illuminance at 3' Above Grade (Footcandles)
Job: Smart & Final - Pomona proposed
Date: 03/29/2016

Page 1 of 3

SITE ADDRESS: CVS Pharmacy 775 E. FOOTHILL BLVD. POMONA, CA 91767		PREPARED BY: Lyons Warren 9560 Candida St. San Diego, CA 92126 Phone: 858-573-8999	
DATE: 10/14/16		Assessor's Parcel Number: 8304-001-038 & 040	
REVISIONS		SHEET #	
1	1ST CITY REVIEW	2/20/2017	ES-1.1



STORE NUMBER: 08895
775 E. FOOTHILL BLVD.
POMONA, CA 91767
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: 099429

ARCHITECT OF RECORD:
 **LYONS WARREN**
engineers + architects
9560 CANDIDA STREET
San Diego, CA
92126-4540
858.573.8999

CONSULTANT:

DEVELOPER:
BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

SEAL:

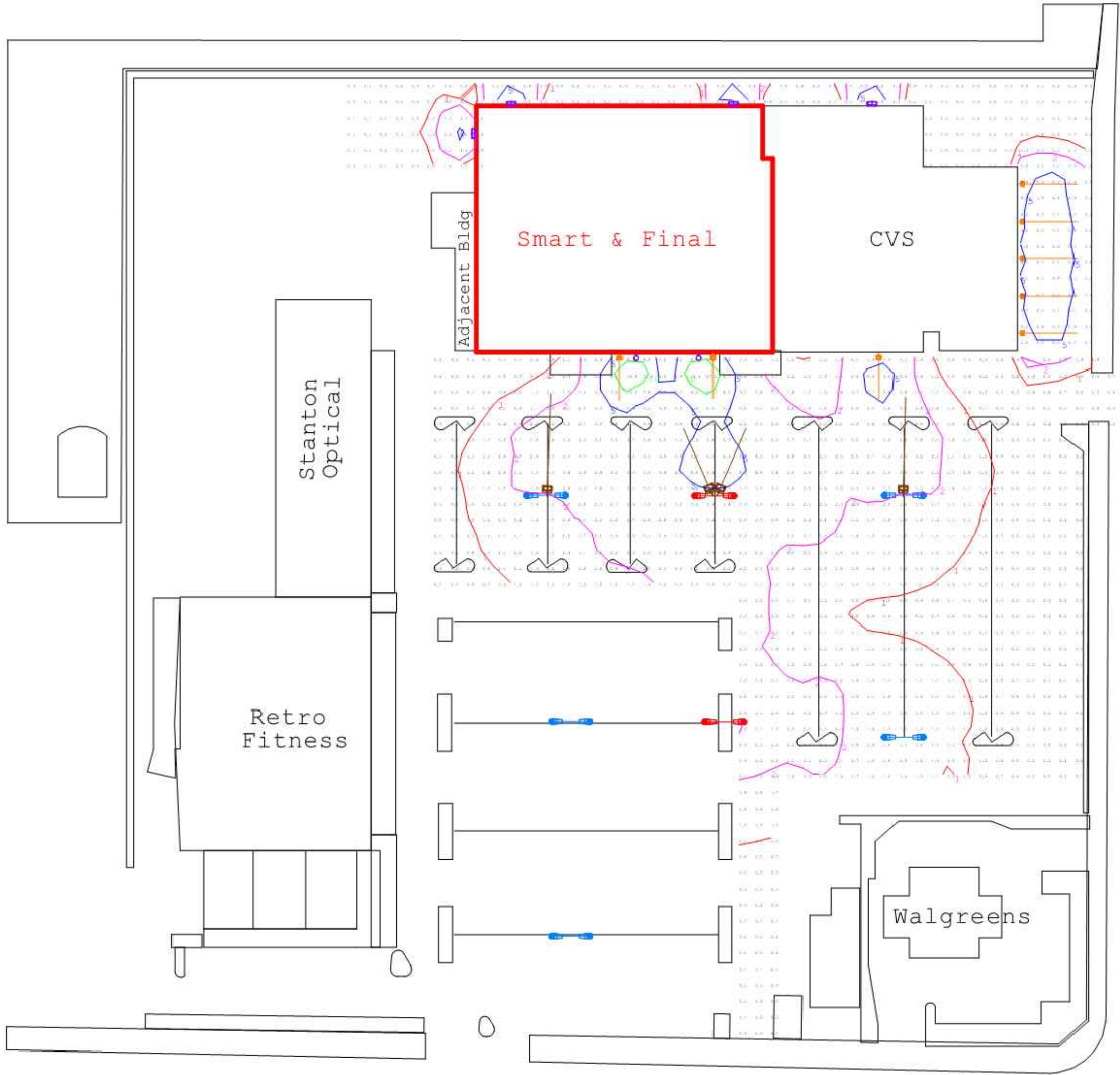
FOR REFERENCE ONLY

REVISIONS		

CVS PM:
DRAWING BY: LWEA
DATE: 10-14-2016
JOB NUMBER: BOOS1601
TITLE:

PHOTOMETRIC STUDY
PROPOSED
SHEET NUMBER:
ES-1.1
COMMENTS:

User = Simon Aguila
Date = Tuesday, February 21, 2017 1:44:47 PM
Filename = F:\CVS\BOOS Projects\BOOS1601 (Pomona_CA_E Foothill Blvd_08895)\Planning\CAD\1601_ES1_2_Photometric_Study.dwg



Enveniam LLC
1000 Holcomb Woods Pkwy
Suite 414
Roswell, GA 30076
(770) 552-8602 / www.enveniam.com

Illuminance at 3' Above Grade (Footcandles)
Job: Smart & Final - Pomona (Existing)
Date: 03/29/2016

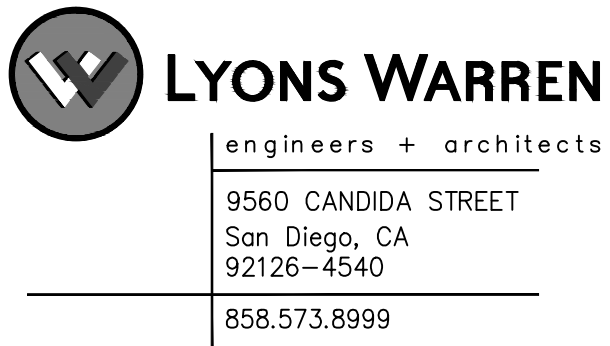
Page 1 of 3

SITE ADDRESS: CVS Pharmacy 775 E. FOOTHILL BLVD. POMONA, CA 91767		PREPARED BY: Lyons Warren 9560 Candida St. San Diego, CA 92126 Phone: 858-573-8999	
DATE: 10/14/16		Assessor's Parcel Number: 8304-001-038 & 040	
REVISIONS		SHEET #	
1	1ST CITY REVIEW	2/20/2017	ES-1.2



STORE NUMBER: 08895
775 E. FOOTHILL BLVD.
POMONA, CA 91767
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: 099429

ARCHITECT OF RECORD:



CONSULTANT:

DEVELOPER:

BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

SEAL:

FOR REFERENCE
ONLY

REVISIONS		

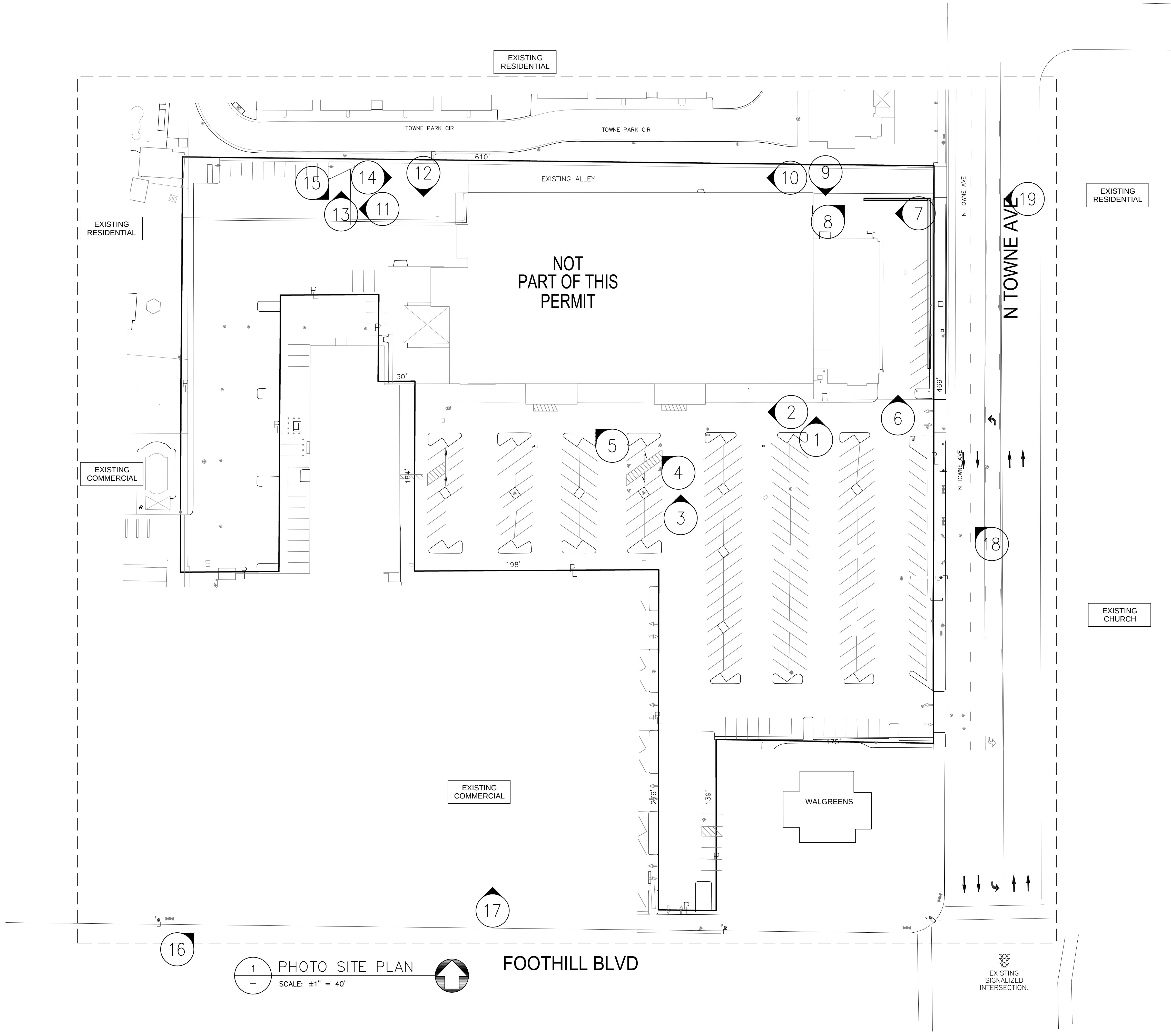
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DATE: 10-14-2016
JOB NUMBER: BOOS1601
TITLE:

PHOTOMETRIC STUDY
EXISTING
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ES-1.2

COMMENTS:

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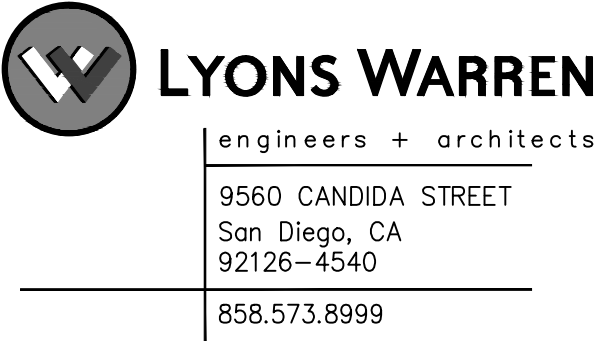


SITE ADDRESS: CVS Pharmacy 775 E. FOOTHILL BLVD. POMONA, CA 91767		PREPARED BY: Lyons Warren 9560 Candida St. San Diego, CA 92126 Phone: 858-573-8999	
DATE: 10/14/16		Assessor's Parcel Number: 8304-001-038 & 040	
REVISIONS		SHEET #	
1	1ST CITY REVIEW	2/20/2017	PS-1.1



STORE NUMBER: 08895
775 E. FOOTHILL BLVD.
POMONA, CA 91767
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: 099429

ARCHITECT OF RECORD:

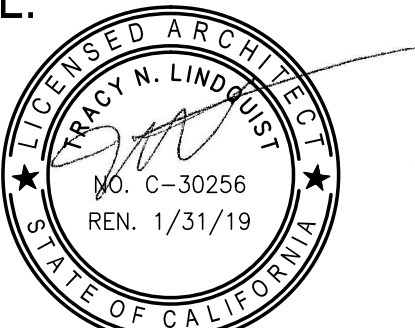


CONSULTANT:

DEVELOPER:

BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

SEAL:



PRELIMINARY - FOR
PLANNING REVIEW ONLY

REVISIONS

CVS PM:
DRAWING BY: LWEA
DATE: 10-14-2016
JOB NUMBER: BOOS1601
TITLE:

PHOTO SITE PLAN

SHEET NUMBER:

PS-1.1

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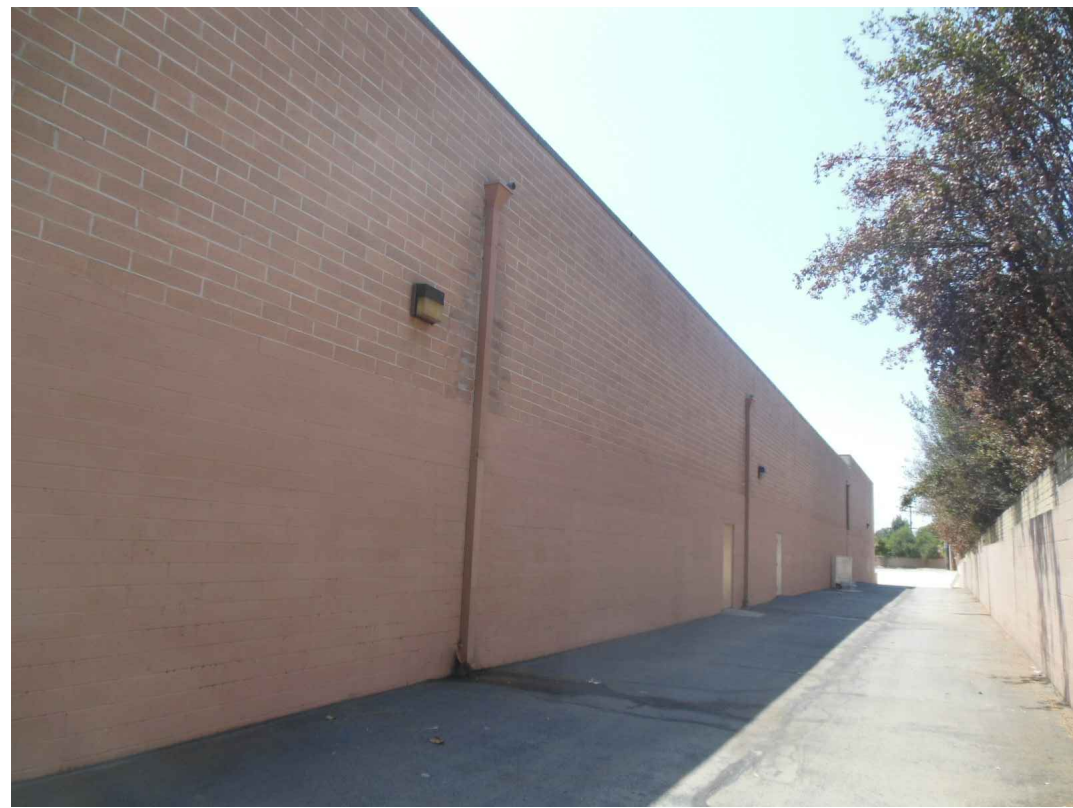
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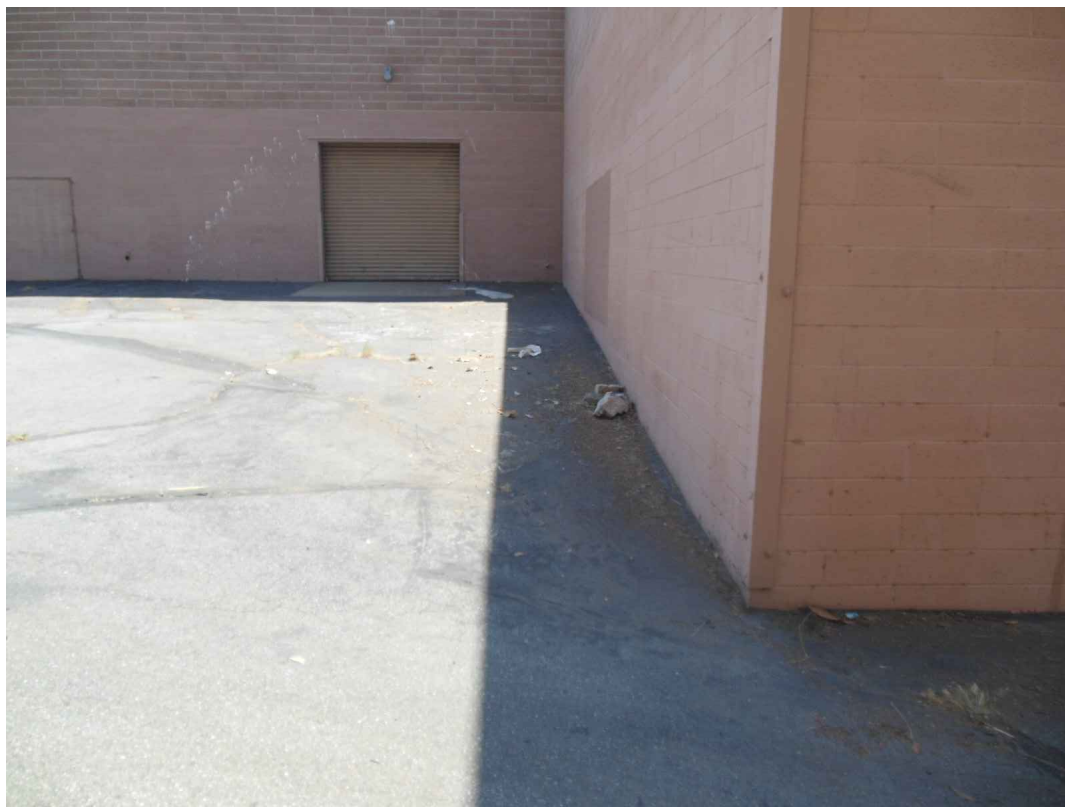
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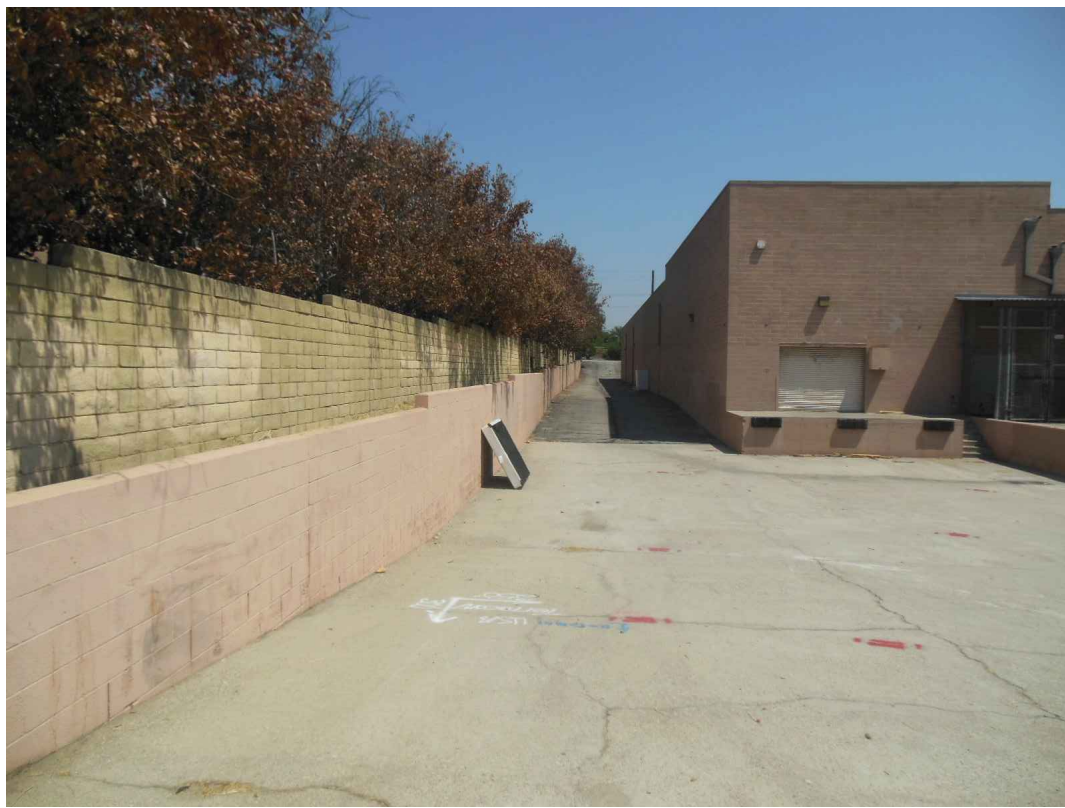
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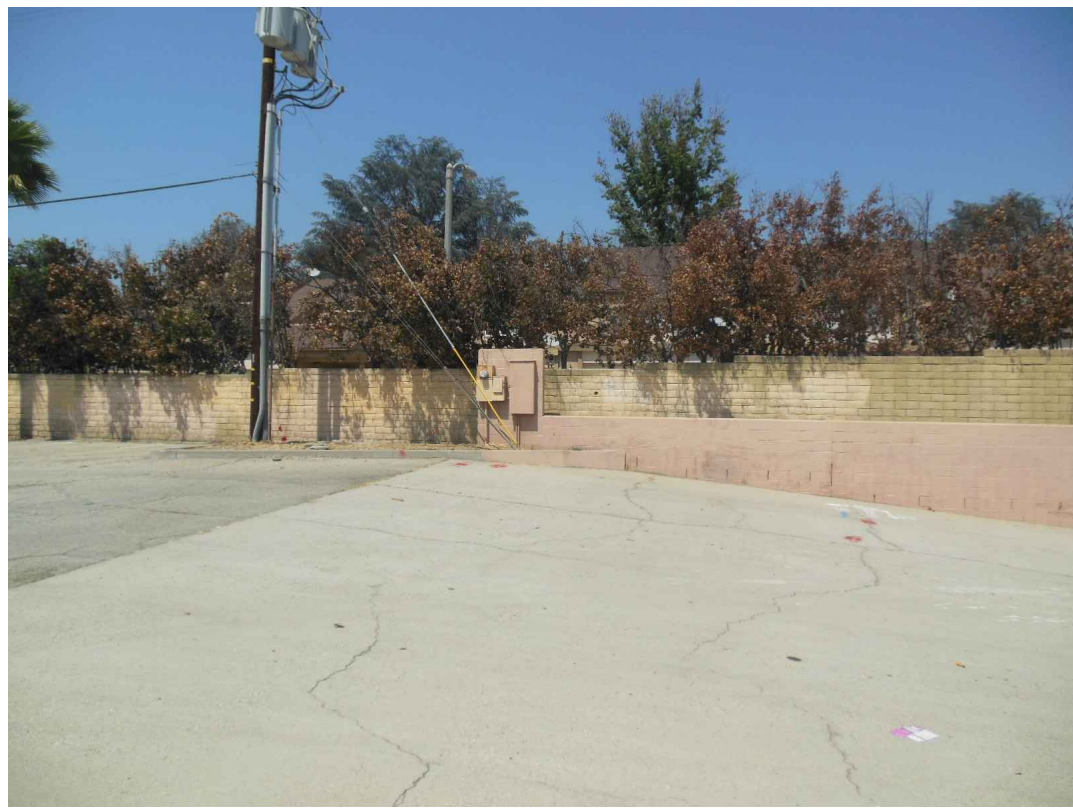
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11



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16



STORE NUMBER: 08895
775 E. FOOTHILL BLVD.
POMONA, CA 91767
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: 099429

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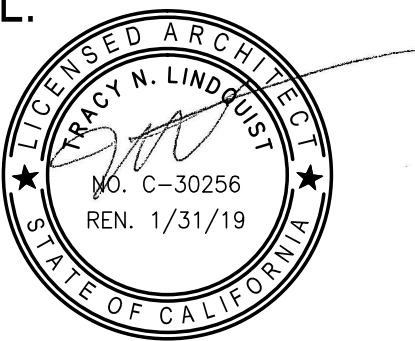
LYONS WARREN
engineers + architects
9560 CANDIDA STREET
San Diego, CA
92126-4540
858.573.8999

CONSULTANT:

DEVELOPER:

BOOS DEVELOPMENT WEST, LLC
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TEL (714) 953-0004
FAX (714) 953-0005

SEAL:



PRELIMINARY - FOR
PLANNING REVIEW ONLY

REVISIONS

NO.	DESCRIPTION	DATE

CVS PM:
DRAWING BY: LWEA
DATE: 10-14-2016
JOB NUMBER: BOOS1601
TITLE:

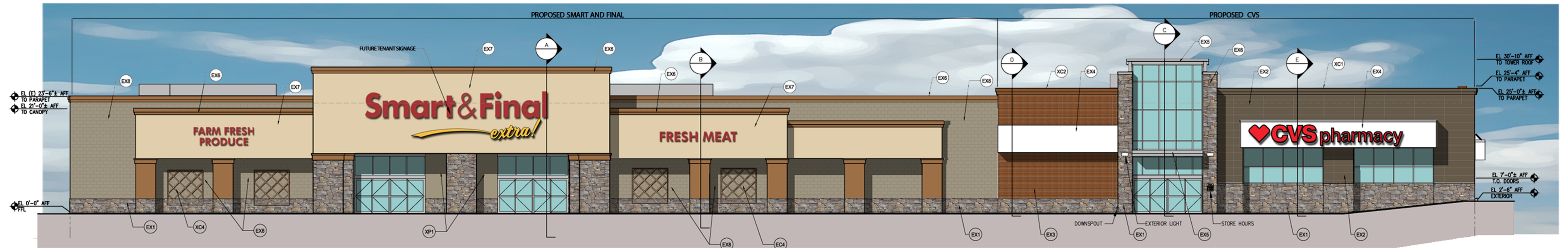
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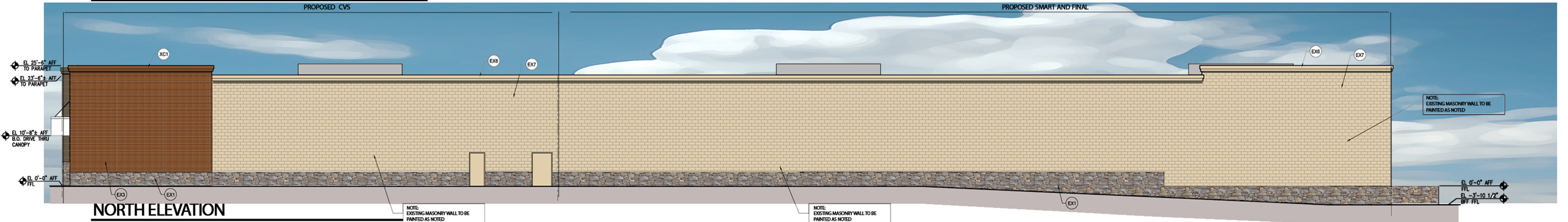
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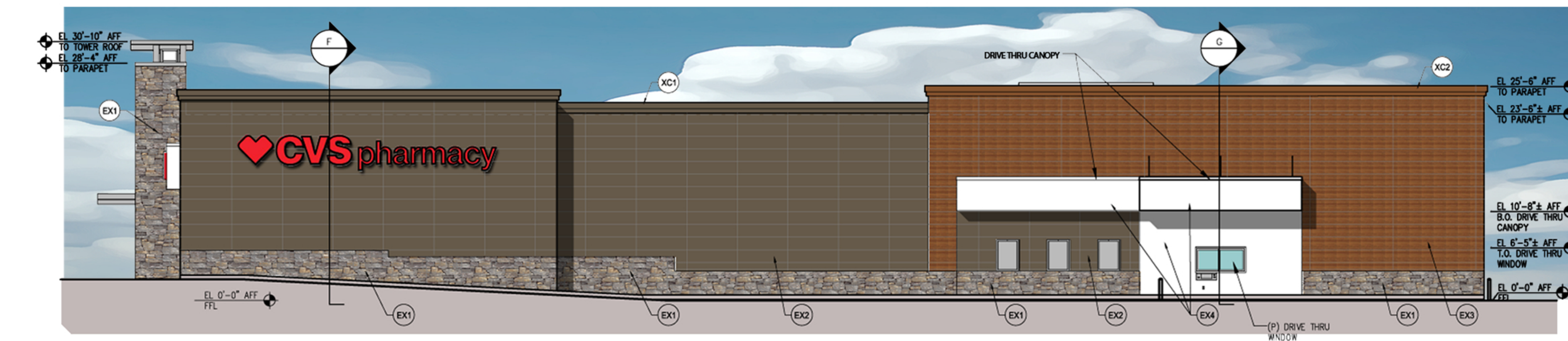
SITE ADDRESS: CVS Pharmacy 775 E. FOOTHILL BLVD. POMONA, CA 91767		PREPARED BY: Lyons Warren 9560 Candida St. San Diego, CA 92126 Phone: 858-573-8999	
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1	1ST CITY REVIEW	2/20/2017	PS-1.2



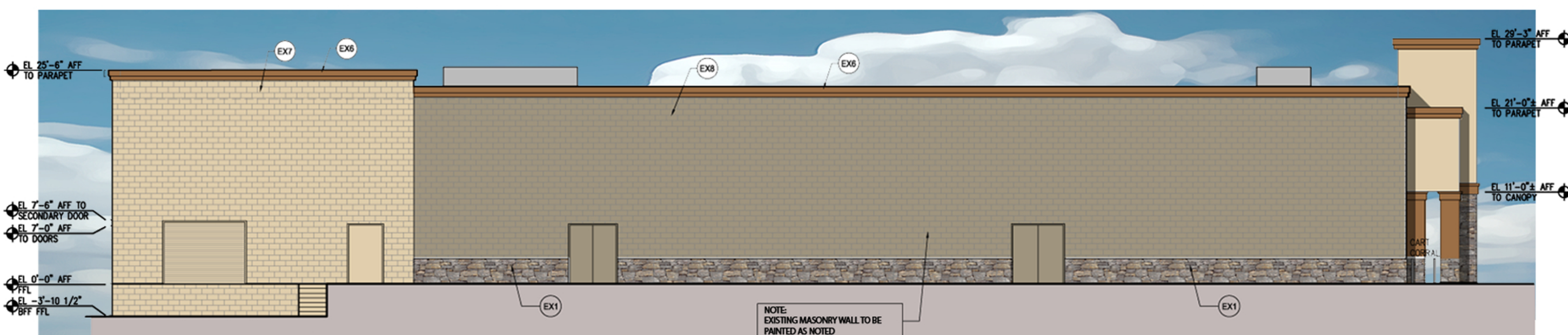
SOUTH ELEVATION (E. Foothill Blvd.)



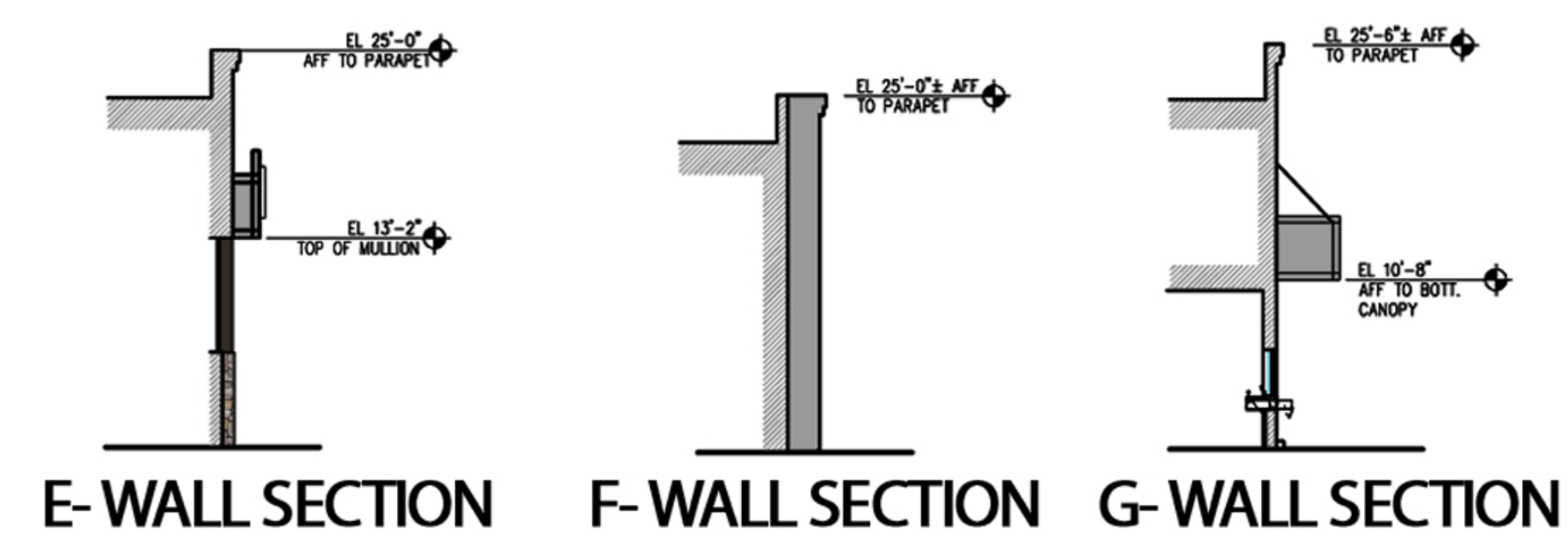
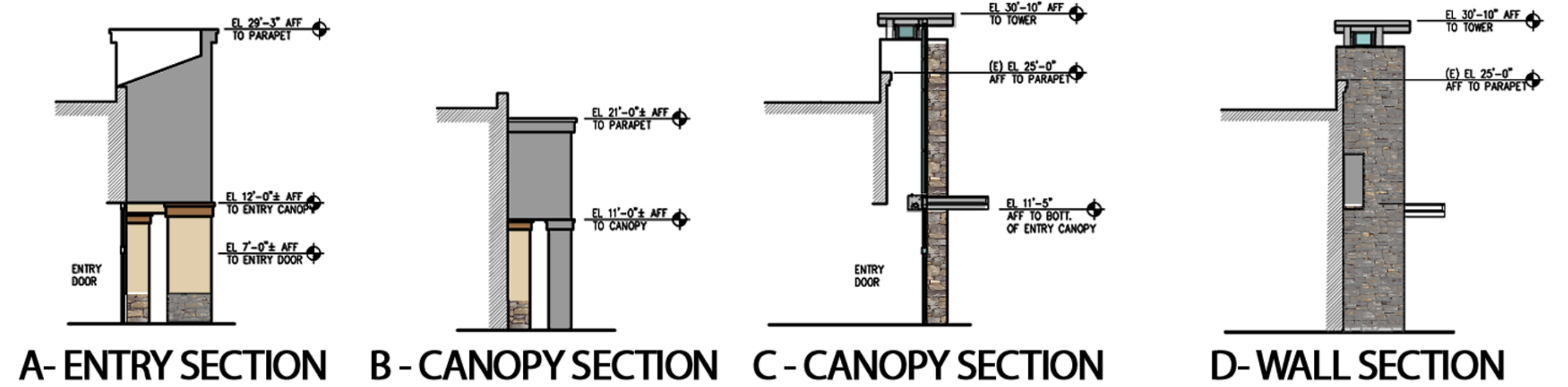
NORTH ELEVATION



EAST ELEVATION (N. Towne Ave.)



WEST ELEVATION



NOTE: SIGNAGE
SIGNAGE TO BE CONFIRMED BY ICON, SHOWN FOR REFERENCE ONLY.

EXTERIOR MATERIAL SCHEDULE			
Material: Mark	Material: Manufacturer	Material: Description	Sealant: Color
EX1	NICHHA	STACKED STONE KURASTONE, COLOR: DESERT, FINISH: TEXTURED, SIZE: 6"H X 25-5/8"L	
EX2	NICHHA	ILLUMINATION SERIES, SHOP PAINTED: BENJAMIN MOORE NORTH CREEK BROWN 1001, FINISH: SMOOTH, SIZE: 18"H X 6'-0"L CUT EDGES PAINTED IN FIELD TO MATCH - XP1	
EX3	NICHHA	VINTAGEWOOD, COLOR: CEDAR, FINISH: TEXTURED, SIZE: 18"H X 10'-0"L	
EX4	STO	STO LOTUSAN SYSTEM, 191 STOLIT, LOTUSAN 1.5, COLOR, 9433 80 STO WHITE	
EX5	RE: SPECIFICATIONS	ALUMINUM WITH CLEAR ANODIZED COATING	
EX6	DUNN EDWARDS	DEA 164 "AUTUMN BARK"	
EX7	DUNN EDWARDS	PAINT, DE 6178 "BOUTIQUE BEIGE"	
EX8	DUNN EDWARDS	PAINT, DE 6222 "WEATHER BOARD"	
XC1	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: DARK BRONZE	
XC2	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: SIERRA TAN	
XC3	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: BONE WHITE	
XC4	DUNN EDWARDS	WALL MOUNTED METAL TRELLIS, DEA 164 "AUTUMN BARK"	

NOTE: COLOR ELEVATIONS
DUE TO LIMITATIONS OF THE PRINTING PROCESS, SURFACE TEXTURE OF MATERIALS, ETC., THE COLORS SHOWN ON THIS DRAWING WILL VARY. COLORS AND MATERIALS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM SITE PHOTOS OF EXISTING CONDITIONS.

ELEVATIONS

CVS / pharmacy - Store #099429_08895
775 E. Foothill Blvd., Pomona, CA 91767



LYONS WARREN

engineers + architects

9560 Candida Street - San Diego, CA 92126
phone 858.573.8999 - fax 858.573.8998

02.20.2017