



Pomona / Claremont
Hotel Development (132 Keys)
700 - 704 E. Foothill Blvd, Pomona, CA 91767

Developer
Foothill & Towne, LLC

K U & ASSOCIATES, INC.
650 Camino De Gloria, Walnut, CA 91789
T: 909.869.5828 E: architect@kuassociates.com
03/01/2018





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1 North Elevation
A3.01 1"=10'-0"



2 West Elevation
A3.01 1"=10'-0"



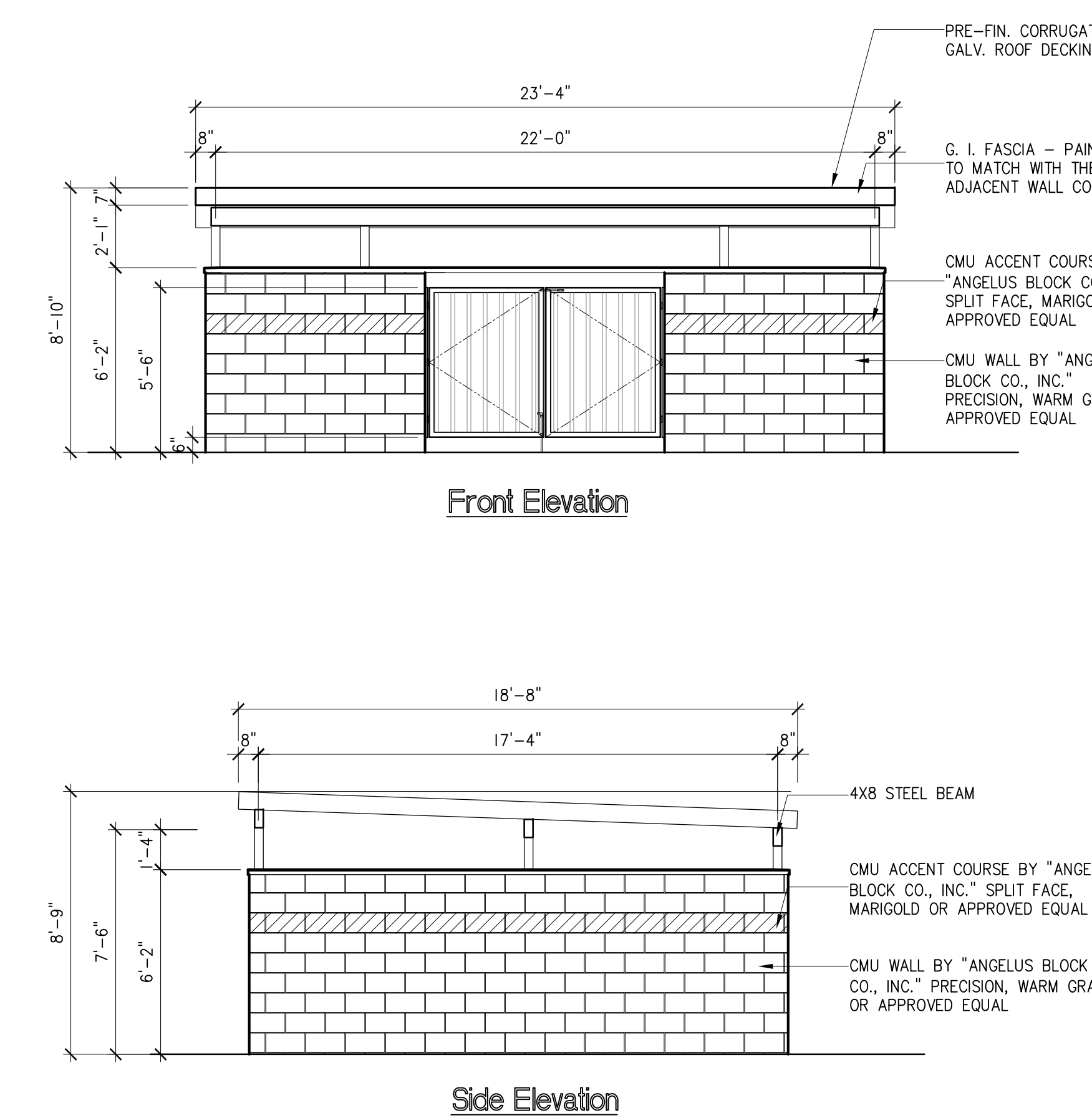


4 East Elevation
A3.02 1"=10'-0"



3 South Elevation
A3.02 1"=10'-0"

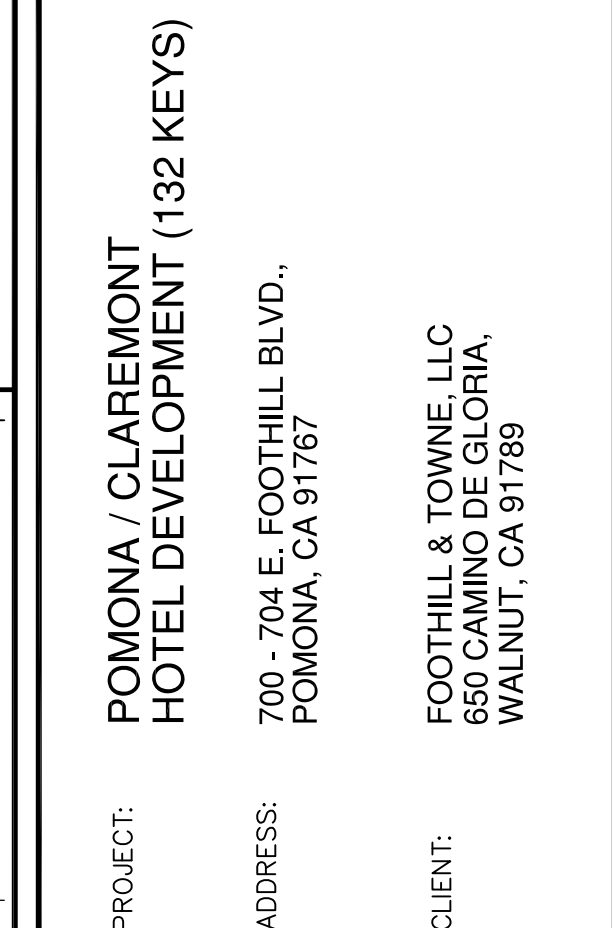
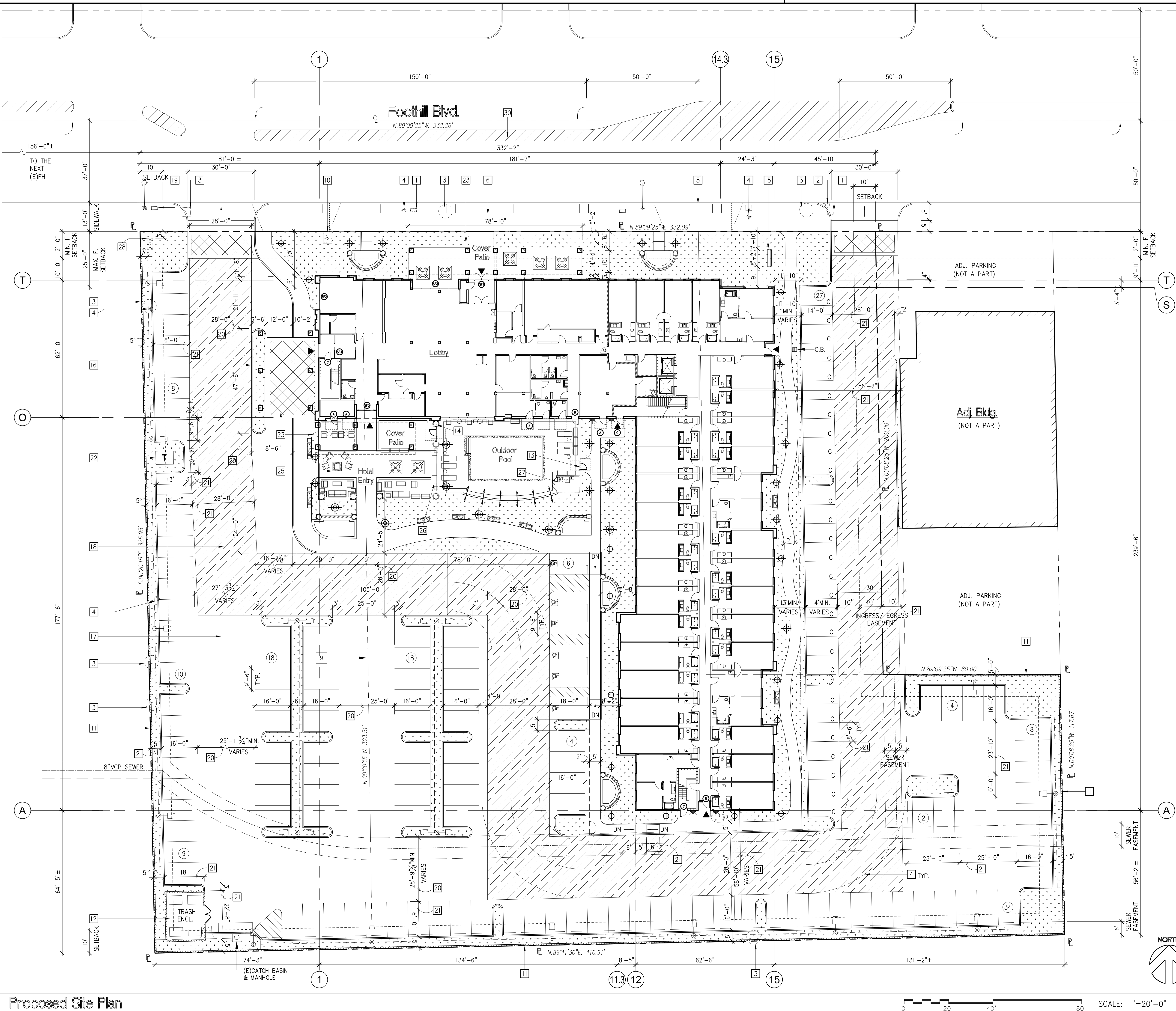




1	(E) WATER METER TO BE REMOVED	12	(N) 6'-0" HIGH TRASH ENCLOSURE, CMU WALL WITH METAL GATE, SEE 3 A1.01	23	CANOPY
2	(E) FIRE HYDRANT TO BE RELOCATED	13	(N) 5'-0" HIGH POOL FENCE AND GATE	24	NOT IN USE
3	(E) TREE TO BE REMOVED	14	(N) FLOWER BOWL, SEE 8 A6.01	25	OUTDOOR FIRE PIT
4	(E) POWER POLE TO BE REMOVED	15	(N) MONUMENT SIGN	26	OUTDOOR B.B.Q AREA
5	(E) CURB-CUT TO BE REMOVED	16	(N) 6" CONC. CURB, TYP.	27	POOL PUMP
6	(E) PUBLIC SIDEWALK	17	(N) A.C. PAVING, TYP.	28	BACKFLOW PREVENTER & CAGE
7	NOT IN USE	18	28' FIRE DEPT. ACCESS LANE, SHOWN HATCHED	29	FIRE APPARATUS ACCESS TURNING RADIUS
8	NOT IN USE	19	(E) STREET LIGHT PULLBOX	30	PROPOSED PAINTED MEDIAN AND LEFT TURN LANES
9	(E) LOT LINE	20	DIM. LINE PERPENDICULAR TO BLDG.		
10	(N) 30' HI. FLAG POLE	21	DIM. LINE PERPENDICULAR TO PROPERTY LINE		
11	(N) 6'-0" HIGH CMU WALL-TYP. SEE 2 A1.01	22	(N) CONC. TRANSFORMER PAD		

	STAMPED CONCRETE		(E) WATER METER
	TRANSFORMER		(E) STREET LIGHT PULLBOX
	COMPACT PARKING		(E) STREET LIGHT
	LANDSCAPE AREA		(N) PARKING LOT POLE LIGHT-"LITHONIA LIGHTING", OSN LED, SQUARE POLE MOUNT, DARK BRONZE FINISH-ATOP 24"φ x 30" HI. CONC. PEDESTAL.
	(N) 6' HIGH CONCRETE BLOCK WALL		(N) WALL MOUNT EXTERIOR LIGHT SCENE-"LITHONIA LIGHTING"DSXW2 LED LIGHT, DARK BRONZE FINISH.
	28'-0" FIRE DEPT. ACCESS LANE		(N) 13' HIGH OUTDOOR POST LIGHT FIXTURE -"STEINBERG LIGHTING", SOLANA SL760, ROUND POST MOUNT.
	(E) PALM TREE W/PLANTER		(N) 3103C LED IMPACT RESISTANT SQUARE BOLLARD-"ACUITY BRANDS LIGHTING", DARK BRONZE FINISH.
	(E) POWER POLE		ENTRY/EXIT
	(E) FIRE HYDRANT		
	(E) TRAFFIC SIGNAL PULLBOX		

NOTE: FOR ALL LANDSCAPING, PLANTING & HARDSCAPE, SEE LANDSCAPE DRAWINGS



SHEET TITLE:

PROPOSED SITE PLAN

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JOB NO. _____

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SUPERVISED BY: _____ RC

CHECKED BY: _____ PY

PLAN CHECK _____

PERMIT SET _____

BID SET _____

REVISIONS

△	DEV. REVIEW	8/17/16
△	DEV. PLAN REV.	2/21/17
△	DIR. HEARING SUBMITTAL	1/31/18
△	DEV. PLAN REV.	3/1/18

SHEET NO.:

A1.01

OF SHEETS

S H E E T



K U & ASSOCIATES, INC.
ARCHITECTS

650 CAMINO DE GLORIA, WALNUT, CA 91789
PHONE: (909) 869-5828 FAX: (909) 869-5827

PROJECT: POMONA / CLAREMONT
HOTEL DEVELOPMENT (132 KEYS)

ADDRESS: 700 - 704 E. FOOTHILL BLVD.,
POMONA, CA 91767

CLIENT: FOOTHILL & TOWNE, LLC
650 CAMINO DE GLORIA,
WALNUT, CA 91789

SHEET TITLE:

NORTH AND WEST
ELEVATIONS

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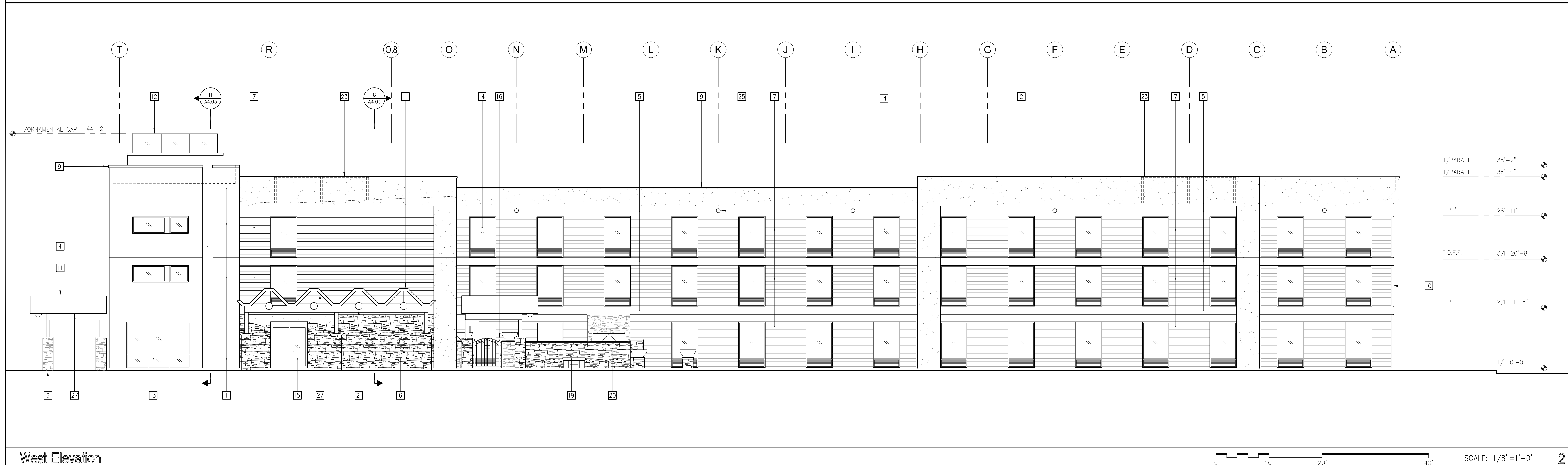
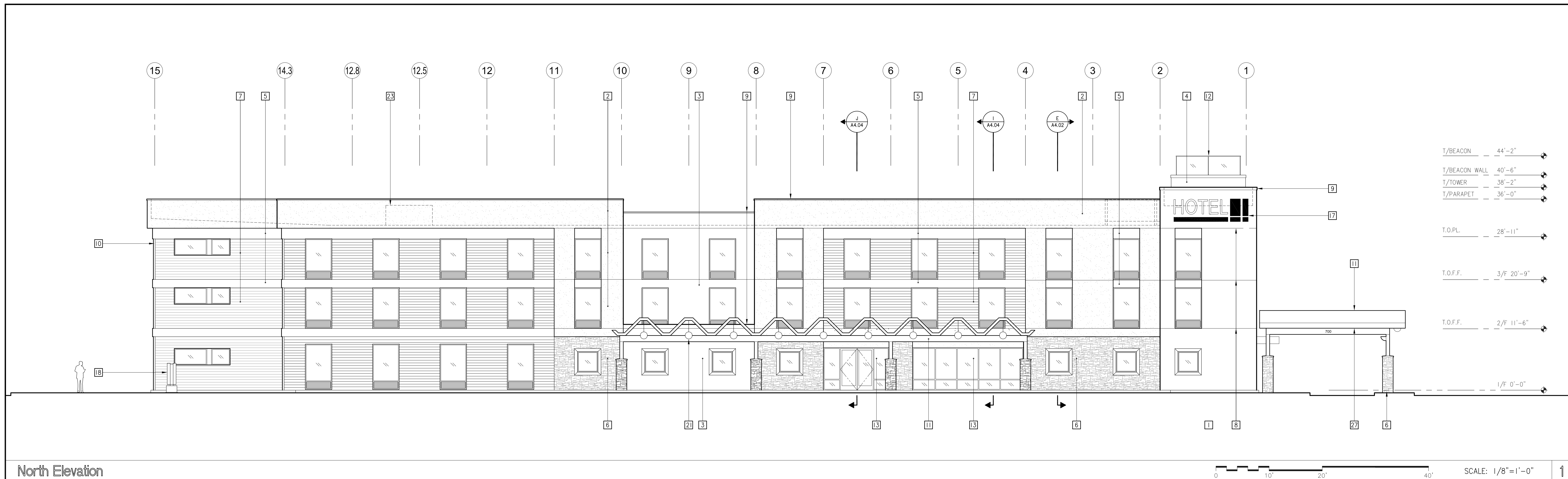
REVISIONS

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△ DEV. PLAN REV. 2/21/17
△ DIR. HEADING SUBMITTAL 1/31/18
△ DEV. PLAN REV. 3/1/18
△ _____
△ _____
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SHEET NO.:

A3.01

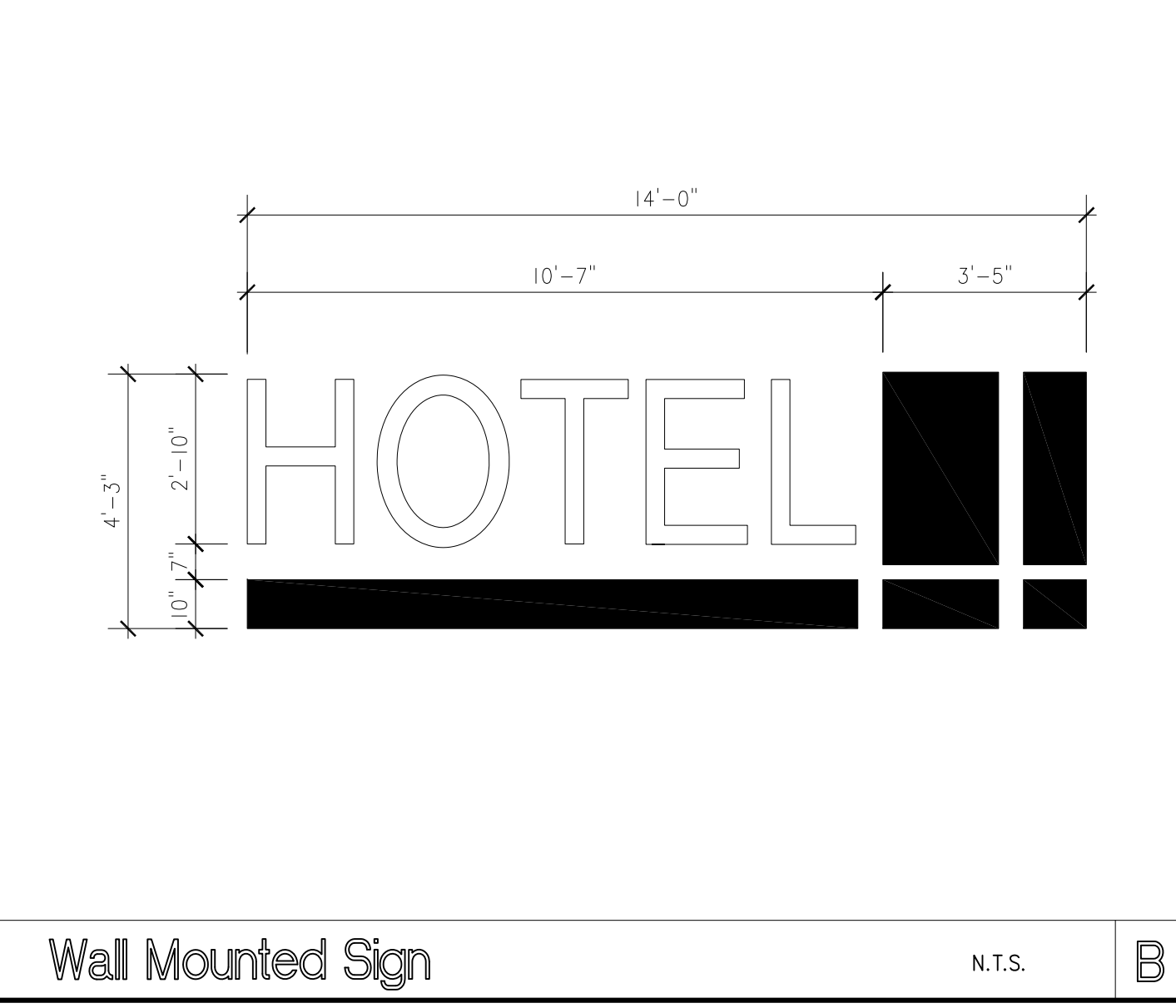
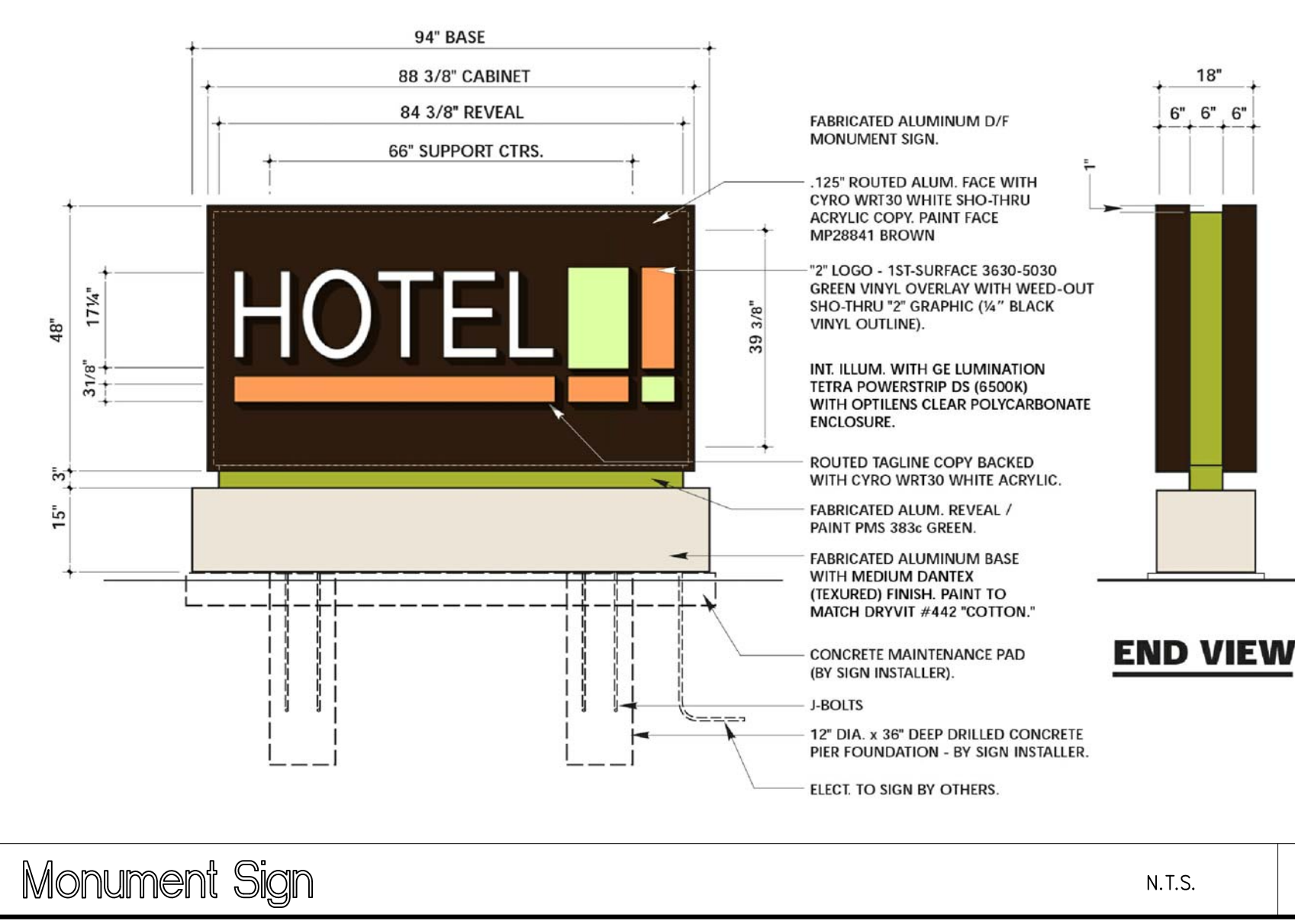
OF SHEETS
S H E E T



Reference Notes

- 'STO' EIFS WALL SYSTEM SWRL TEXTURE, COLOR: MATCH BENJAMIN MOORE PAINTS 2091-20 RUSTIC BRICK
- 'STO' EIFS WALL SYSTEM FINE TEXTURE, COLOR: 10308 PEARL
- 'STO' EIFS WALL SYSTEM FINE TEXTURE, COLOR: MATCH BENJAMIN MOORE PAINTS 2091-20 RUSTIC BRICK
- 'STO' EIFS WALL SYSTEM FINE TEXTURE, COLOR: MATCH 'DUNN-EDWARDS' DE 5559 CHIVE
- 'STO' EIFS WALL SYSTEM FINE TEXTURE, COLOR: 9433 STO WHITE
- CULTURED STONE VENEER, BY "CORONADO STONE", COLOR/ GOLDEN HARVEST, TEXTURE/ CORONADO HONEY LEDGE
- FIBER CEMENT LAP SIDING, PAINT: 'DUNN-EDWARDS' DE 5256 SOFT LEATHER
- 3/4" HORIZONTAL EXPANSION JOINT AT FLOOR LINE
- KYNAR FINISH ALUMINUM COPING SYSTEM - COLOR TO MATCH ADJACENT MATERIAL
- PAINTED ALUMINUM OUTSIDE CORNER BY FRY REGLET, COLOR TO MATCH ADJACENT FINISH
- PAINTED TUBE STEEL STRUCTURE AND DECORATIVE WOOD FRAME CANOPY W/ EIFS UNDERSIDE & MEMBRANE ROOFING @ TOP : MATCH COLOR 9433 STO WHITE
- GLASS BEACON: OBSCURE LAMINATED GLASS IN ALUM FRAMING-KYNAR FIN. W/ FLOOR, TUBE LIGHT FIXT. INSIDE
- ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
- 3" RECESS, ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS
- ALUMINUM SLIDING AUTOMATIC ENTRANCE W/ CONCEALED OPERATOR, OVERHEAD CONCEALED FIXED SIDELITE, COLOR TO MATCH STOREFRONT SYSTEM
- A 5'-0" MIN. HIGH OUTDOOR POOL GATE, DECORATIVE WROUGHT IRON GATE, PAINTED, COLOR, 'DUNN- EDWARDS' DE5322, PALE PEARL
- WALL MOUNT SIGN (AREA:95 S.F. PROVIDED, 150 S.F. ALLOWED PER C.S.P. 2.9.5) - SEE
- MONUMENT SIGN (AREA 31 S.F. PROVIDED, 60 S.F. ALLOWED PER C.S.P. 2.9.5) - SEE
- EXTERIOR GAS FIRE PIT
- FLOWER BOWL, ON WOOD FRAME, STONE VENEER COLOM
- LIGHT FIXTURE
- ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT
- SCREENED ROOF MOUNTED EQUIP BEYOND - SEE ROOF PLAN
- ELEVATOR OVER RUN
- SCUPPER
- 3" RECESS, ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME INSULATED GLAZING
- CEILING MOUNTED LIGHT UNDER CANOPIES, LITONIA LIGHTING, SB LED SQUARE-BASKET WRAPAROUND

DOTTED TEXTURE WALLS INDICATE AREAS WHICH
PROTRUDE MIN. 12" FORWARD OF ADJACENT FINISH





K U & ASSOCIATES, INC.
ARCHITECTS

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HOTEL DEVELOPMENT (132 KEYS)

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POMONA, CA 91767

CLIENT: FOOTHILL & TOWNE, LLC
650 CAMINO DE GLORIA,
WALNUT, CA 91789

SHEET TITLE:

SOUTH AND EAST
ELEVATIONS

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SUPERVISED BY: RC

CHECKED BY: PY

PLAN CHECK

PERMIT SET

BID SET

REVISIONS

△ DEV. REVIEW 8/17/16

△ DEV. PLAN REV. 2/21/17

△ DIR. HEADING
SUBMITTAL 1/31/18

△ DEV. PLAN REV. 3/1/18

△

△

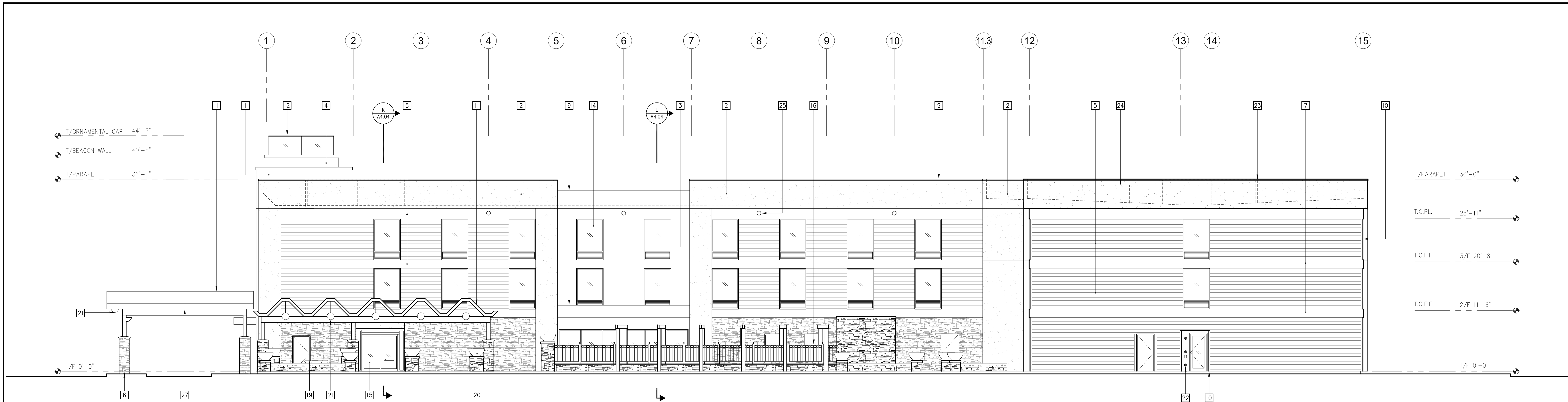
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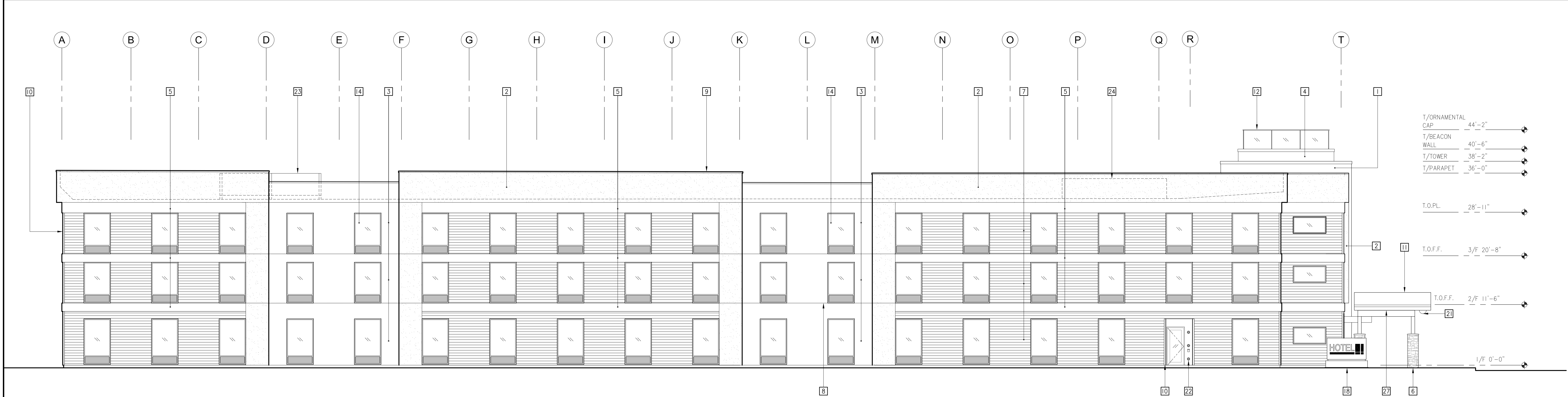
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OF SHEETS
S H E E T



South Elevation

0 10' 20' 40' SCALE: 1/8"=1'-0" 3



East Elevation

0 10' 20' 40' SCALE: 1/8"=1'-0" 4

Reference Notes

1 'STO' EIFS WALL SYSTEM SWRL TEXTURE, COLOR: MATCH BENJAMIN MOORE
PAINTS 2091-20 RUSTIC BRICK

2 'STO' EIFS WALL SYSTEM FINE TEXTURE, COLOR: 10308 PEARL

3 'STO' EIFS WALL SYSTEM FINE TEXTURE, COLOR: MATCH BENJAMIN MOORE PAINTS
2091-20 RUSTIC BRICK

4 'STO' EIFS WALL SYSTEM FINE TEXTURE, COLOR: MATCH 'DUNN-EDWARDS' DE
5559 CHIVE

5 'STO' EIFS WALL SYSTEM FINE TEXTURE, COLOR: 9433 STO WHITE

6 CULTURED STONE VENEER, BY "CORONADO STONE", COLOR/ GOLDEN HARVEST,
TEXTURE/ CORONADO HONEY LEDGE

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8 3/4" HORIZONTAL EXPANSION JOINT AT FLOOR LINE

9 KYNAR FINISH ALUMINUM COPING SYSTEM - COLOR TO MATCH ADJACENT
MATERIAL

10 PAINTED ALUMINUM OUTSIDE CORNER BY FRY REGLET, COLOR TO MATCH
ADJACENT FINISH

11 PAINTED TUBE STEEL STRUCTURE AND DECORATIVE WOOD FRAME CANOPY W/
EIFS UNDERSIDE & MEMBRANE ROOFING @ TOP : MATCH COLOR 9433 STO WHITE

12 GLASS BEACON: OBSCURE LAMINATED GLASS IN ALUM FRAMING-KYNAR FIN. W/
FLUOR. TUBE LIGHT FIXT. INSIDE

13 ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED
GLAZING

14 3" RECESS, ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME INSULATED
GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS

15 ALUMINUM SLIDING AUTOMATIC ENTRANCE W/ CONCEALED OPERATOR, OVERHEAD
CONCEALED FIXED SIDELITE, COLOR TO MATCH STOREFRONT SYSTEM

16 8 3'-6" MIN. HIGH OUTDOOR POOL FENCE, DECORATIVE WROUGHT IRON FENCE
OVER 1'-6" WALL WITH STONE VENEER, PAINTED, COLOR, 'DUNN- EDWARDS'
DES322, PALE PEARL, SEE

17 WALL MOUNT SIGN (AREA:95 S.F. PROVIDED, 150 S.F. ALLOWED PER C.S.P.
2.9.5) - SEE

18 MONUMENT SIGN (AREA 31 S.F. PROVIDED, 60 S.F. ALLOWED PER C.S.P. 2.9.5)
- SEE

19 EXTERIOR GAS FIRE PIT

20 FLOWER BOWL, ON WOOD FRAME, STONE VENEER COLOM

21 GLOBE PENDANT LIGHT AT CANOPIES W/ COLOR LED LIGHT BULBS, P4403-29
OPAL GLOBES, SEE CUT SHEET

22 ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE
IN DOOR - TOP OF READER AT 48" MAX. HEIGHT

23 SCREENED ROOF MOUNTED EQUIP BEYOND - SEE ROOF PLAN

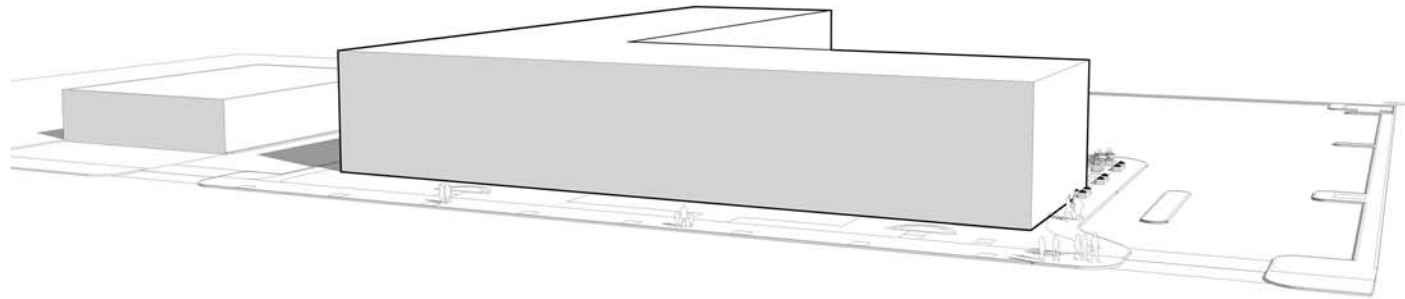
24 ELEVATOR OVER RUN

25 SCUPPER

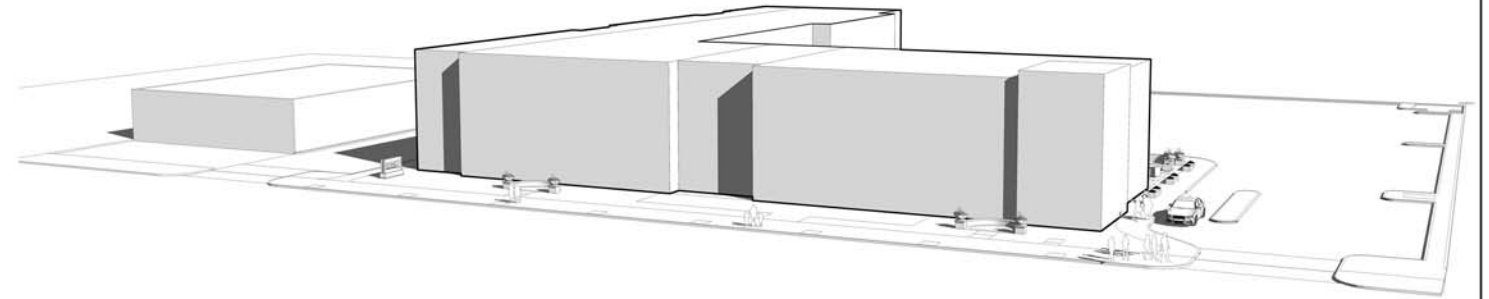
26 3" RECESS, ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME
INSULATED GLAZING

27 CEILING MOUNTED LIGHT UNDER CANOPIES, LUTONIA LIGHTING, SB
LED SQUARE-BASKET WRAPAROUND

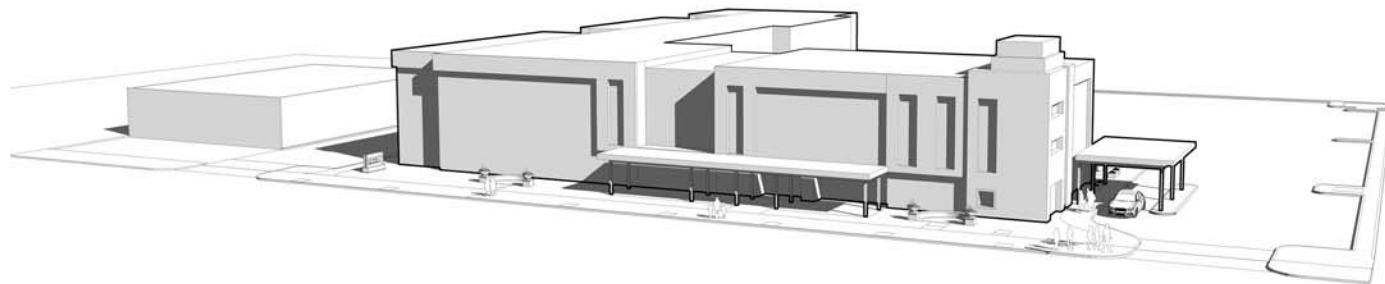
DOTTED TEXTURE WALLS INDICATE AREAS WHICH
PROTRUDE MIN. 12" FORWARD OF ADJACENT FINISH



1.Basic Massing.



2. Courtyard inside with a towner visually brings the street front into the Paseo.



3.Secondary Facade Articulation, canopy and store front windows bring the building into the street scale.



4.Fine detailing of the canopy with the towner creates a sidewalk friendly environment .

Appendix C Facade Massing Diagram



SHEET TITLE:
FACADE MASSING DIAGRAM

PROJECT :
POMONA/CLAREMONT
HOTEL DEVELOPMENT (132 KEYS)

JOB NO.: N/A
SHT. NO.: APPX. C
DATE: 3/1/2018

CLIENT: FOOTHILL & TOWNE, LLC.
ADDRESS: 700-704 E. FOOTHILL BLVD., POMONA, CA 91767.
P:(909) 869-5828 F:(909) 869-5827
K U & ASSOCIATES, INC. ARCHITECTS 650 CAMINO DE GLORIA, WALNUT, CA 91789



Appendix E
View From Street Showing Front Plaza

JOB NO.: N/A		PROJECT: . POMONA/CLAREMONT HOTEL DEVELOPMENT (132 KEYS)	SHEET TITLE: VIEW FROM STREET SHOWING FRONT PLAZA	
SHT. NO.: APPX. E				
DATE: 3/1/2018				
CLIENT: . FOOTHILL & TOWNE, LLC.		ADDRESS: 700-704 E. FOOTHILL BLVD., POMONA, CA 91767.		
K U & ASSOCIATES, INC. ARCHITECTS		650 CAMINO DE GLORIA, WALNUT, CA 91789 P:(909) 869-5828 F:(909) 869-5827		



Appendix F
View of the PASEO connecting the Front Plaza to the Courtyard Plaza

JOB NO.: N/A		PROJECT: . POMONA/CLAREMONT HOTEL DEVELOPMENT (132 KEYS)	SHEET TITLE: VIEW OF THE PASEO CONNECTING THE FRONT PLAZA TO THE COURTYARD PLAZA		
SHT. NO.: APPX. F					
DATE: 3/1/2018					
CLIENT: . FOOTHILL & TOWNE, LLC.		ADDRESS: 700-704 E. FOOTHILL BLVD., POMONA, CA 91767.			
K U & ASSOCIATES, INC. ARCHITECTS		650 CAMINO DE GLORIA, WALNUT, CA 91789 P:(909) 869-5828 F:(909) 869-5827			



JOB NO.: N/A		PROJECT: . POMONA/CLAREMONT HOTEL DEVELOPMENT (132 KEYS)	SHEET TITLE: PUBLIC OPEN SPACE - COURTYARD PLAZA	
SHT. NO.: APPX. H				
DATE: 3/12/2018				
CLIENT: . Foothill & Towne, LLC.		ADDRESS: 700-704 E. FOOTHILL BLVD., POMONA, CA 91767.		
K U & ASSOCIATES, INC. ARCHITECTS		650 CAMINO DE GLORIA, WALNUT, CA 91789	P: (909) 869-5828 F: (909) 869-5827	

Appendix H
Public Open Space - Courtyard Plaza



JOB NO.: N/A		PROJECT: .		SHEET TITLE:		K U & ASSOCIATES, INC. ARCHITECTS	
SHT. NO.: APPX. I		POMONA/CLAREMONT HOTEL DEVELOPMENT (132 KEYS)		PASEO @ EAST SIDE OF THE BLDG.		ADDRESS: 700-704 E. FOOTHILL BLVD., POMONA, CA 91767.	
DATE: 3/1/2018						650 CAMINO DE GLORIA, WALNUT, CA 91789 P: (909) 869-5828 F: (909) 869-5827	
CLIENT: . FOOTHILL & TOWNE, LLC.							



Appendix I
PASEO @ East side of the Bldg.