

ARENA SPORTS CLUB

2780 RESERVOIR ST. POMONA, CA 91766

TENANT IMPROVEMENT:
PROPOSED BADMINTON & SPORTS CLUB
(EXIST HT. OF BLDG. = 34'-6")
EXIST GROUND FLOOR AREA: 50,000 S.F.

(N) MEZZANINE
SECOND FLOOR
ADDITION
8,500 S.F.

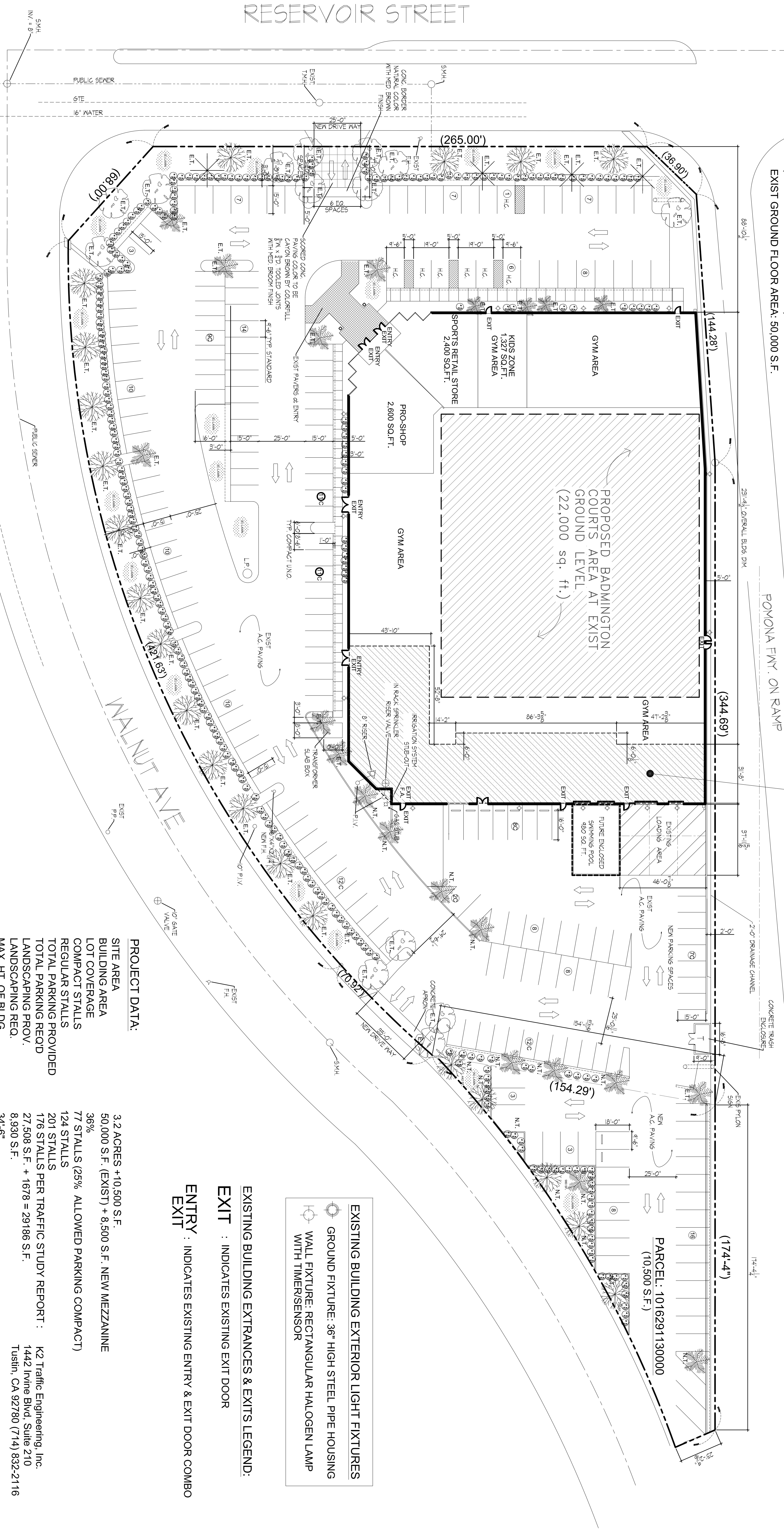
MATEL TOYS:

END OF LEASE: JAN. 2016
WITH 1 YEAR OPTION
CURRENT AREA OCCUPIED: 22,140 Sq.Ft.

AREA BREAKDOWN:

RETAIL /OFFICE AREA: 5,000 S.F.
RESTROOM AREA: 3,000 S.F.
BADMINTON COURTS AREA: 22,000 S.F.
SPORTS CLUB/GYM GROUND AREA: 20,000 S.F.
NEW MEZZANINE 2ND FLOOR AREA: 8,500 S.F.

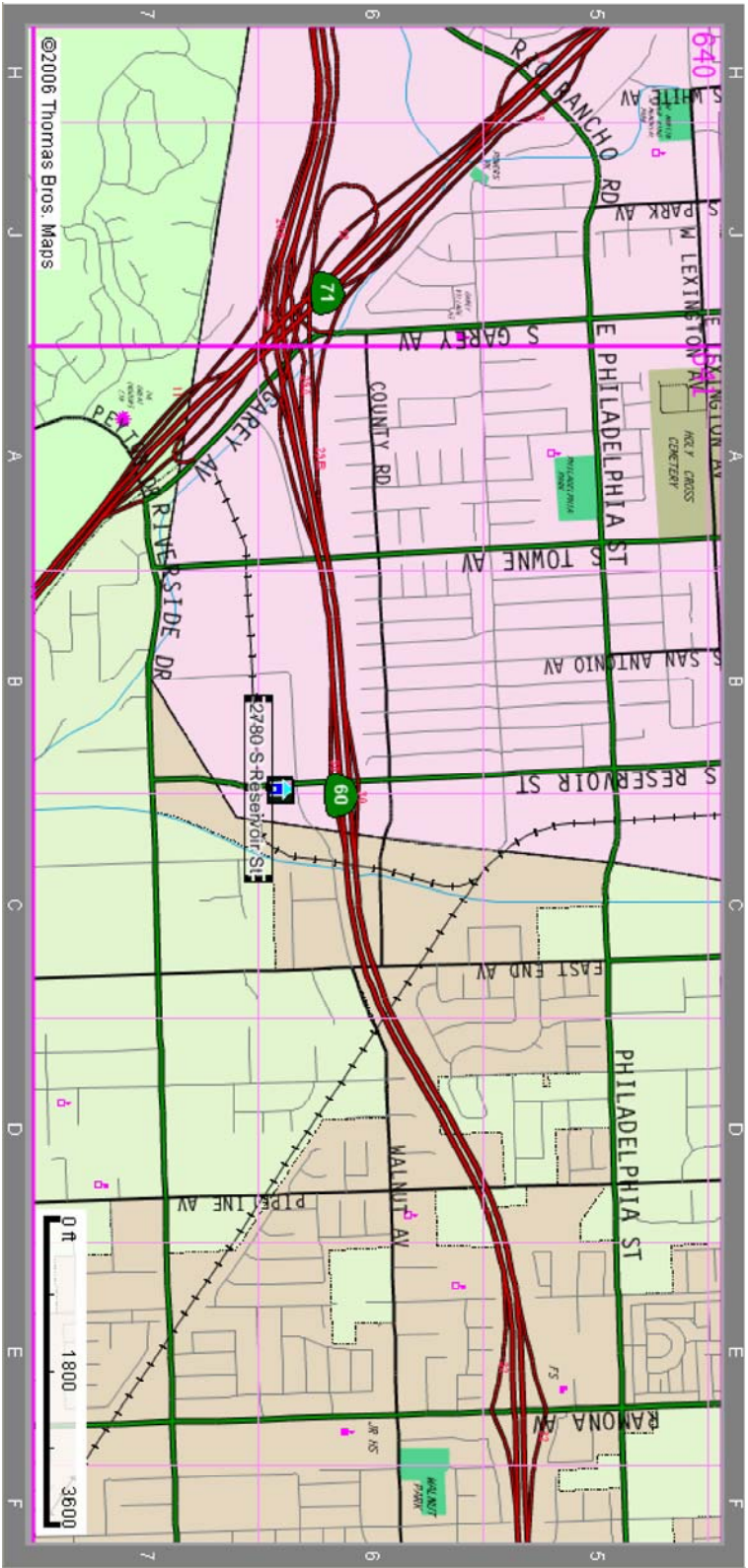
RESERVOIR STREET



LANDSCAPE LEGEND:

EXISTING	NEW 1/2 VARIETY EXIST	TOTAL
	16	5
	14	0
	4	0
	12	9
	-	-
		60

VICINITY MAP



PROJECT DATA:

SITE AREA
3.2 ACRES +10,500 S.F.
50,000 S.F. (EXIST) + 8,500 S.F. NEW MEZZANINE

BUILDING AREA
36%

LOT COVERAGE
77 STALLS (25% ALLOWED PARKING COMPACT)

COMPACT STALLS
124 STALLS

REGULAR STALLS
201 STALLS

TOTAL PARKING PROVIDED
176 STALLS PER TRAFFIC STUDY REPORT :

TOTAL PARKING REQ'D
27,508 S.F. + 1678 = 29186 S.F.

LANDSCAPING PROV.
8,930 S.F.

LANDSCAPING REQ.
34'-6"

MAX. HT. OF BLDG.
7 SPACES

HANDICAP PARKING
7 SPACES

AREA JUSTIFICATION:

OCCUPANCY GROUP
A-3
Y-N, FULLY SPRINKLERED

TYPE OF CONSTRUCTION
60' YARDS ALL SIDES (UNLIMITED AREA PER SECTION 506(b))

LEGAL DESCRIPTION

TRACT NO 4298 LOT BD N BY POMONA FRWY E BY E LINE OF LOT 5 SE BY UNNAMED ST AND W BY RESERVOIR ST PART OF LOT 5
APN: 8330-013-028

EXISTING BUILDING ENTRANCES & EXITS LEGEND:

EXIT : INDICATES EXISTING EXIT DOOR

ENTRY : INDICATES EXISTING ENTRY & EXIT DOOR COMBO EXIT

EXISTING BUILDING EXTERIOR LIGHT FIXTURES
GROUND FIXTURE: 36" HIGH STEEL PIPE HOUSING
WALL FIXTURE: RECTANGULAR HALOGEN LAMP WITH TIMER/SENSOR

T.I FOR ARENA SPORTS CLUB

OWNER: (N) BADMINTON & SPORTS CLUB
ADDRESS: 2780 RESERVOIR ST.
POMONA, CA 91766
SHEET CONTENT: SITE PLAN

ALLSTAR

DESIGN & ENGINEERING GROUP

RESIDENTIAL * COMMERCIAL * INDUSTRIAL

1164 NORTH FOUNTAIN WAY SUITE 'E' ANAHEIM, CA 92806

PH. 714-984-5986 EMAIL: allstareng@gmail.com

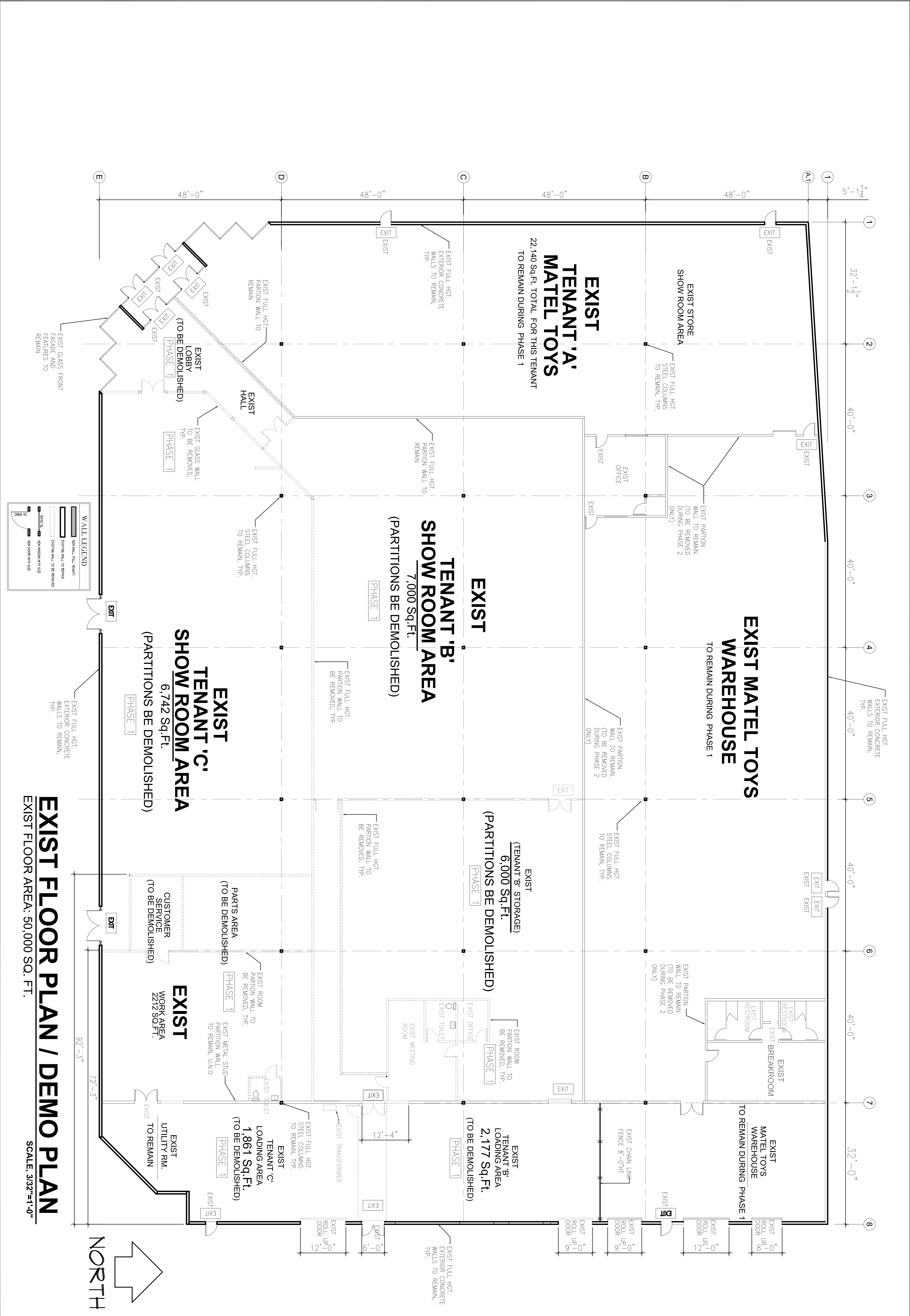
www.allstarengineering.webs.com

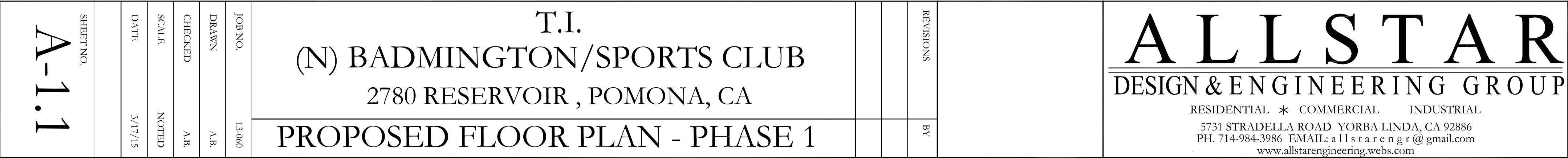
REVISIONS	DATE	REMARKS
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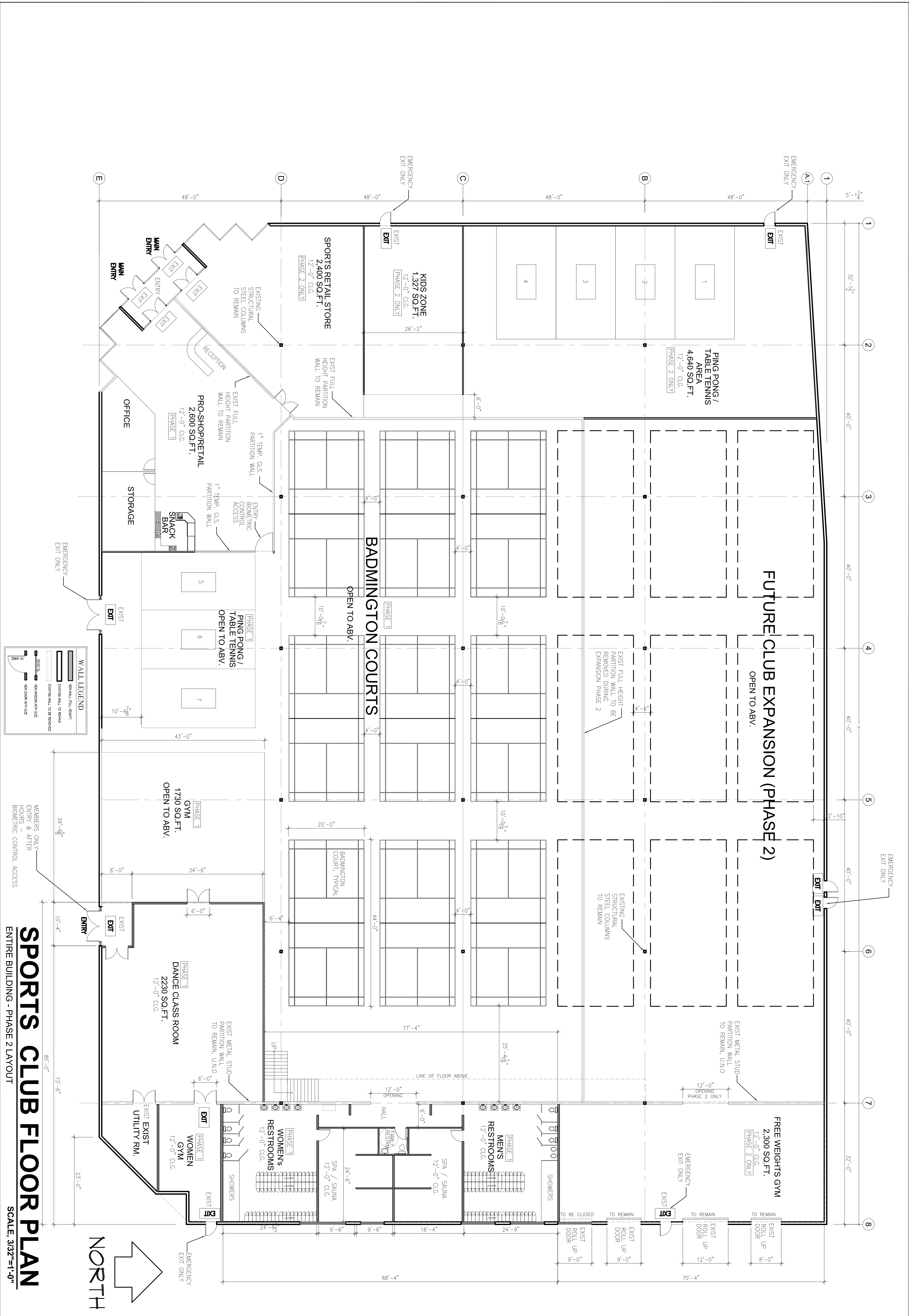
DESIGNER:	ALEX B.
CHECKED BY:	ALEX B.
E.O.R.:	ALEX B.
SCALE:	AS NOTED
JOB NO.:	14-020

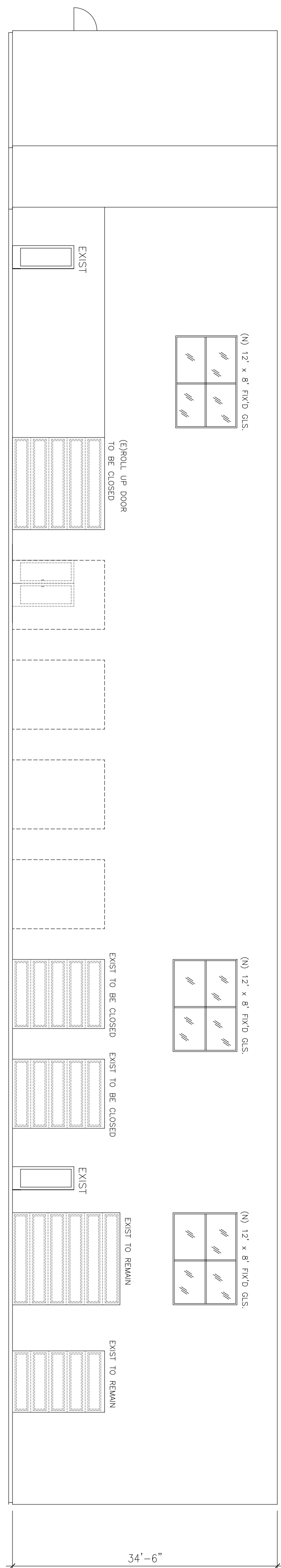
SHEET

C-1



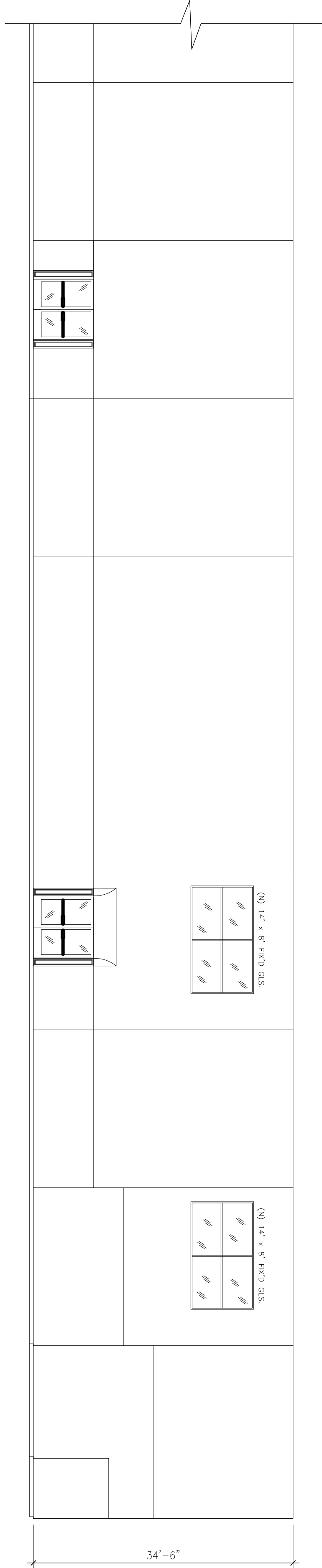






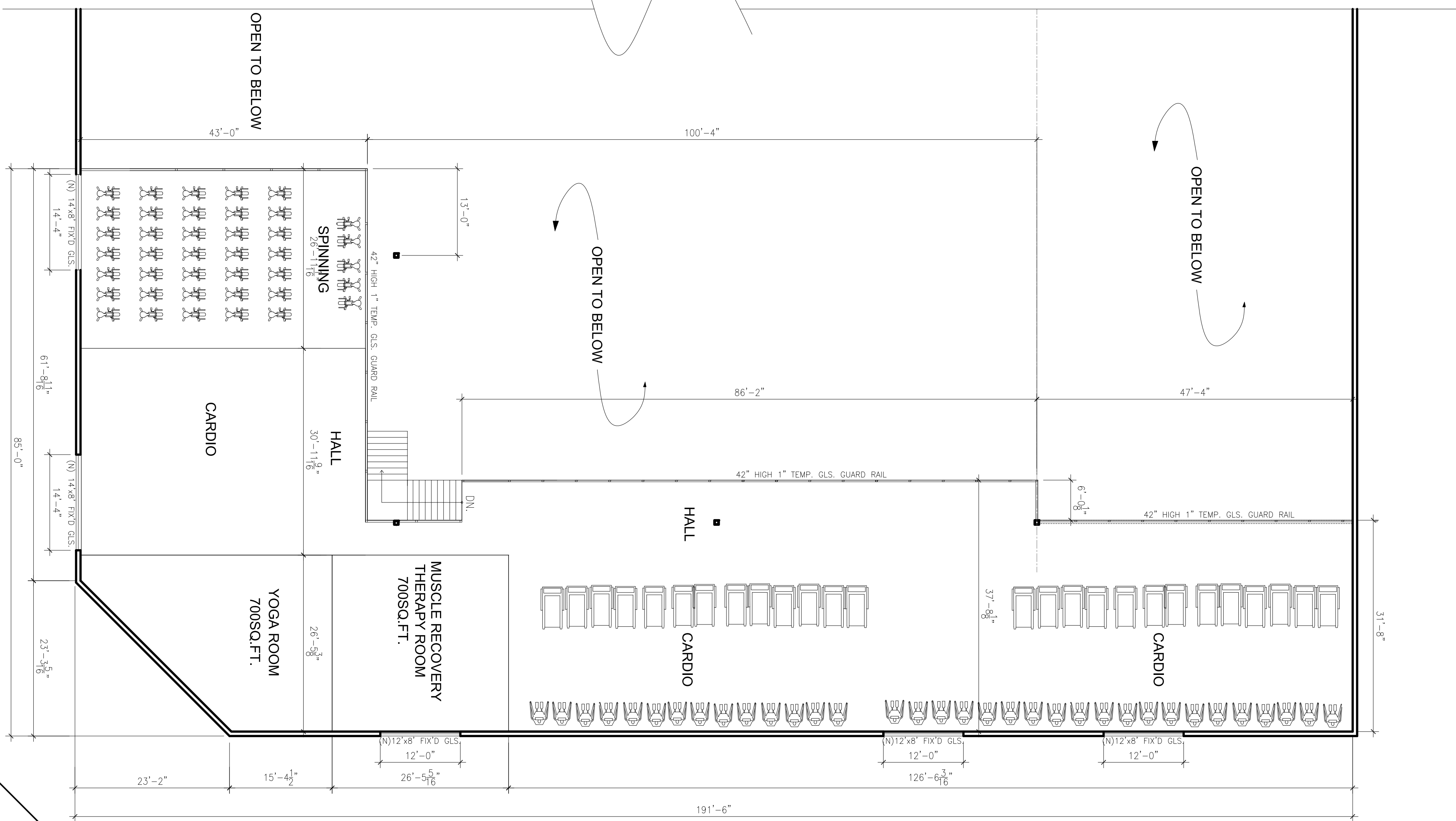
REAR ELEVATION

SCALE = 1/8 = 1'-0"



RIGHT ELEVATION

SCALE = 1/8 = 1'-0"



MEZZANINE - CARDIO AREA

8,500 SQ.FT. - PHASE 1

SCALE, 3/32"=1'-0"

NO. 1

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REVISIONS BY DATE DESCRIPTION		MEZZANINE FLOOR PLAN (PHASE 1) 13-060 DATE 9/11/13 NOTED CHECKED AB SCALE DRAWN AB JOB NO. 13-060 T.I. (N) SPORTS CLUB 2780 RESERVOIR , POMONA, CA SHEET NO. A-2	