APPLICABLE CODES

2016	BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.
2016	CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R.
2016	CALIFORNIA RESIDENTIAL CODE (CRC), TITLE 24 C.C.R.
2016	CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R.
2016	CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.
2016	CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R.
2016	CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
2016	CALIFORNIA FIRE CODE (CFC), TITLE 24 C.C.R.
2016	CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), TITLE 24 C.C.R.

CITY OF POMONA MUNICIPAL CODE

SCOPE OF WORK

- REMOVE ALL EXISTING BUILDINGS, TREES, HARDSCAPE & RELATED UTILITY W/IN THE SITE.
- PROPOSED NEW 6 UNITS / 2 STORY CONDOMINIUM BUILDING
- PROPOSED NEW HARDSCAPE & LANDSCAPE OVER THE PROPOSED LOT.

PROJECT INFORMATION

OWNER:	CHANG-QING PAN
PROJECT ADDRESS:	1439 S. PALOMARES ST. POMONA CA 91766
ASSESSOR NUMBER:	8333-022-018
LEGAL DESCRIPTION:	POMONA LOT COM N 378.5 FT FROM INTERSECTION OF N LINE OF PHILLIPS BLVD WITH W LINE OF PALOMARES ST PER M R 3-90-91 TH N 66.5 FT WITH A UNIFORM DEPTH OF 295 FT W PART OF LOT 6 BLK 190
LOT AREA:	19,140 SF
ZONING:	R2 / LOW DENSITY MULTI-FAMILY
EXISTING BUILDING:	(1) UNIT OF SINGLE STORY RESIDENTIAL BUILDING AND GARAGE
PROPOSED:	6 UNITS DUPLEX CONDOMINIUM
OCCUPANCY:	R-1 – 2 STORY CONDOMINIUM
CONSTRUCTION TYPE:	2 STORY CONDOMINIUM / TYPE V-B W/ FIRE SPRINKLER SYSTEM

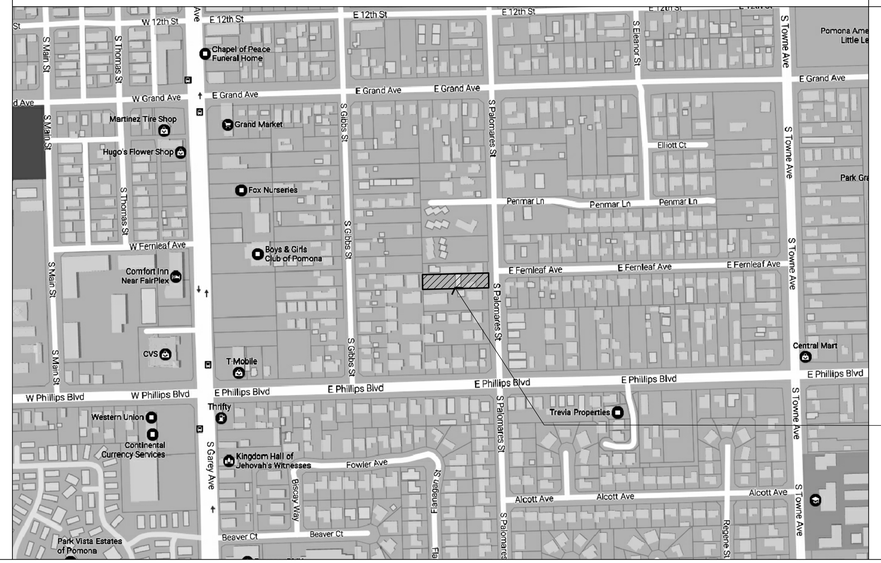
PALOMARES CONDOMINIUM HOUSING

Condominium Project

Project Address:

1439 S PALOMARES ST.
POMONA CA 91766

VICINITY MAP



DRAWING INDEX

GENERAL

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G-2.0	TOPOGRAPHIC MAP / EXISTING PLAN

LANDSCAPE

L-1	LANDSCAPE PLAN

ARCHITECTURE

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A-1.1	SITE PLAN
A-1.1A	SITE PLAN OPEN SPACE DIAGRAMS
A-1.2	PRELIMINARY GRADING PLAN
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A-3.1	EXTERIOR BUILDING, FENCE/GATE & WALL ELEVATIONS
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Project

PALOMARES CONDOMINIUM HOUSING

Project Address

1439 S PALOMARES ST
Pomona, CA 91766

Owner / Client

Mr. Changqing Pan
1904 Saint Albans Road
San Marino, CA 91108

Architect

TAMstudio Architects
107 South Fair Oaks Avenue, Suite 213
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626.398.7302

Landscape Architect

L.A. Group Design Works, Inc.
24013 Ventura Blvd Ste 201
Calabasas, CA 91302
818.251.9718

LICENSED ARCHITECT
ANTHONY G. TAM
NO. C 32145
REN: 4 / 30 / 19
STATE OF CALIFORNIA

Submissions

04/03/18	PLANNING REVIEW RE-SUBMITTAL

Sheet Information

Project Number	**15007**
Scale	**As Shown**
Issue Date	**3 JULY 2017**
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Checked	-

Title

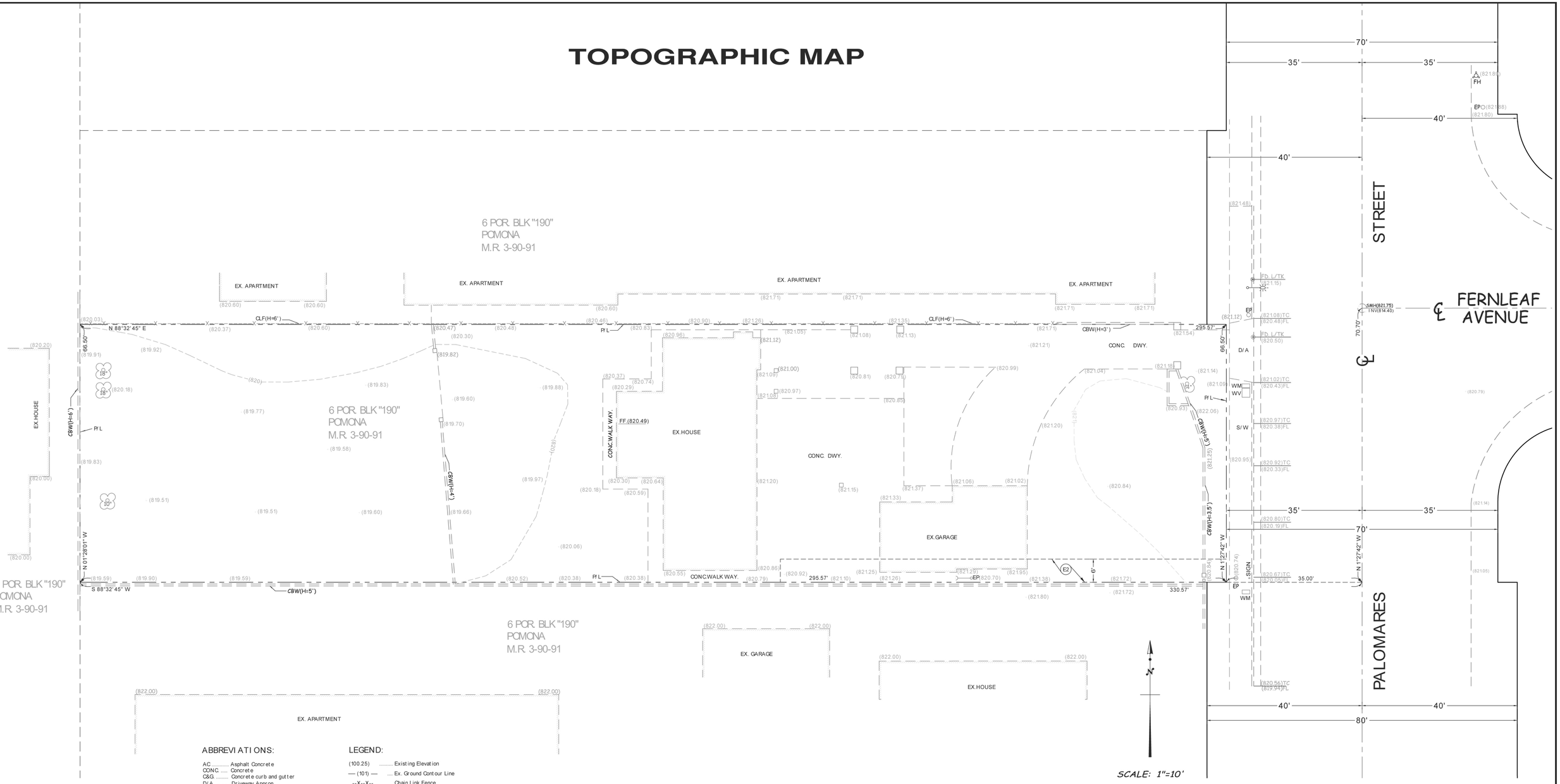
GENERAL NOTES

Sheet

G -1.0

PLANNING DEPARTMENT SUBMITTAL

TOPOGRAPHIC MAP



ABBREVIATIONS:

AC ..... Asphalt Concrete
CONC. ..... Concrete
C&G. ..... Concrete curb and gutter
D/A ..... Driveway Appron
DWY. ..... Driveway
E.C. ..... End of curve
EP ..... Edison Pole
EX. ..... Existing
FL ..... Flow Line Elevation
FD. L/K ..... Found. Lead and Tack
P.C.C. ..... Point of compound curve
P/L ..... Property Boundary Line
PVMT. ..... Pavement
RW ..... Retaining Wall
SMH ..... Sewer Manhole
TC ..... Top of Curb Elevation
WF ..... Wooden Fence
WM ..... Water Meter
WV ..... Water Valve
W/W ..... Walkway

LEGEND:

(100.25) ..... Existing Elevation
— (101) — ..... Ex. Ground Contour Line
--X--X-- ..... Chain Link Fence
..... Wrought Iron Fence
..... Ex. Structure
..... Street Light
..... Ex. Tree, Diameter
..... Palm Tree

EASEMENT NOTES:

E1 AN EASEMENT FOR WATER UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF POMONA AND WATER COMPANY, SUCCESSOR OR ASSIGNEE BY DEED RECORDED IN BOOK 141, PAGE 44 OF DEEDS. SAID EASEMENT IS INDETERMINATE IN NATURE.

E2 6 FEET WIDE PUBLIC UTILITY EASEMENT OF VERIZON CALIFORNIA INC., A CALIFORNIA CORPORATION, SUCCESSOR IN INTEREST TO GTE CALIFORNIA INCORPORATED, A CORPORATION, BY DEED RECORDED OCTOBER 5, 1989 AS INSTRUMENT NO. 89-1604837, OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BEARING N 01°27'42" W OF THE CENTERLINE OF PALOMARES STREET, AS SHOWN IN TRACT NO. 54051, M.B. 1307-97-98, RECORDS OF LOS ANGELES COUNTY.

LICENSED LAND SURVEYOR
MARMOUD KHALILI SAMANI
LS 8766
EXP. 12/31/18
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

BEING A SURVEY OF A PORTION OF LOT 6 IN BLOCK 190 OF POMONA, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 90 AND 91 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF LOS ANGELES BENCH MARK:

B.M. NUMBER	G4968
QUAD (YEAR)	BASELINE(2005)
ELEVATION	869.208 FEET
DESCRIPTION	DPW BM TAG IN W CB 8.2FT S/O S END RAMP 36FT S/O C/L FIRST ST & 28FT W/O C/L PALOMARES ST.

TRITECH ENGINEERING ASSOCIATES

SUBDIVISION
LAND SURVEY
CIVIL ENGINEERING
& DESIGN

135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: info@tritechengineer.com

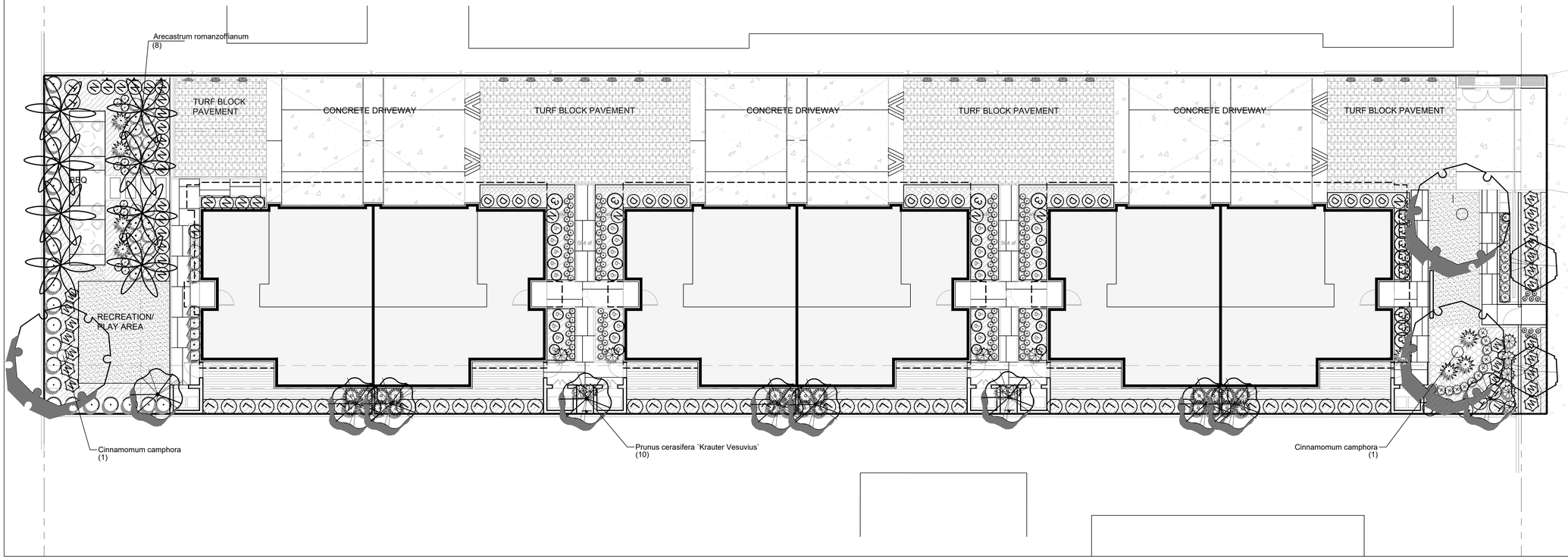
TOPOGRAPHIC MAP

SCALE: 1"=10'	APN# : 8333-022-018	DRAWN BY: Charles
DATE: 06/20/17		REVISED: C.M.

1439 S PALOMARES STREET, POMONA, CA 91766

SHEET 1 OF 1

JOB NO. 170512

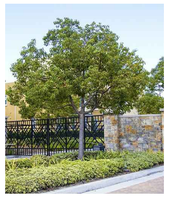


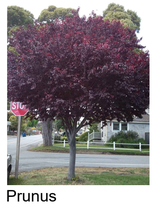
CONCEPTUAL LANDSCAPE PLAN 1

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

TREES

Arecastrum romanzoffianum


Cinnamomum camphora


Prunus cerasifera

Schinus molle

VINES AND GROUNDCOVER

Distictis buccinatoria

Festuca glauca 'Elijah Blue'

Senecio serpens

SHRUBS

Agapanthus africanus

Agave vilmoriniana

Berberis aquifolium 'Compacta'

Dianella revoluta `Little Rev`

Dietes vegeta

Hemerocallis x 'Yellow'

Lomandra longifolia 'Breeze'

Ligustrum texanum

Muhlenbergia rigens

Nandina domestica

Phormium tenax 'Bronze'

Rosmarinus officinalis 'Tuscan Blue'

PLANT SCHEDULE

WUCOLS Region 4
Sunset Zone 19

TREES	BOTANICAL NAME / COMMON NAME	CONT
	Arecastrum romanzoffianum / Queen Palm MOD	24"box
	Cinnamomum camphora / Camphor Tree Multi MOD	24"box
	Prunus cerasifera `Krauter Vesuvius` / Purple Leaf Plum MOD	24"box
	Schinus molle / California Pepper Alternate to Camphor LOW	24"box
	Tristania conferta / Brisbane Box MOD	24"box

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	Festuca glauca `Elijah Blue` / Blue Fescue LOW	1 gal
	Gazania x `Mitsuwa Orange` / Orange Gazania LOW	flats
	Lippia nodiflora `Kurapia` / Lippia LOW	plug
	Senecio serpens / Blue Chalksticks Low	flat
	Thymus x `Victor Reiter` / Victor Reiter Thyme MOD	4" pot
	Turf Sod / Marathon II HIGH	sod
	Turf Sod Buffalo / Buffalo Sod MOD IN TURF BLOCK PAVING	plug

LANDSCAPE PLAN DATA:

LOT AREA = 19,655 SF
REQUIRED MIN. LANDSCAPE AREA (20%) = 3,931 SF

LANDSCAPE AREA PROVIDED:
Shrub & GC = 3,305 sf
Turf = 630 sf
TOTAL = 3,935 SF (>20%)

TREE REPLACEMENT PER TREE REPORT:

QUALIFIED TREES TO BE REMOVED = 5
REPLACEMENT TREES AT 1:1 RATIO = 5

TREE PROVIDED = 15 @ 24" BOX MIN.

LANDSCAPE FOR THE PROJECT IS IN COMPLIANCE WITH THE CITY OF POMONA'S WATER EFFICIENT LANDSCAPE ORDINANCE AND THE GUIDELINES FOR IMPLEMENTATION OF THE WATER EFFICIENT LANDSCAPE ORDINANCE.

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT
	Agapanthus africanus `Peter Pan` / Dwarf Blue Lily of the Nile MOD	1 gal
	Agave vilmoriniana / Octopus Agave Low	5 gal
	Berberis aquifolium `Compacta` / Creeping Barberry LOW Native	5 gal
	Chondropetalum elephantinum / Large Cape Rush LOW	5 gal
	Dianella revoluta `Little Rev` / Little Rev Flax Lily LOW	1 gal
	Dietes vegeta / African Iris LOW	5 gal
	Echeveria x `Giant Blue Curls` / Giant Blue Curls Echevaria LOW	5 gal
	Hemerocallis x `Yellow` / Daylily MOD	1 gal
	Ligustrum texanum / Texas Privet LOW	5 gal
	Lomandra longifolia `Breeze` / Dwarf Mat Rush LOW	5 gal
	Muhlenbergia rigens (Native) / Deer Grass LOW Native	5 gal
	Nandina domestica / Heavenly Bamboo LOW	5 gal
	Phormium tenax `Bronze` / Bronze New Zealand Flax MOD	5 gal
	Prunus ilicifolia lyonii / Catalina Cherry- Column Form LOW Native	5 gal
	Rosmarinus officinalis `Tuscan Blue` / Tuscan Blue Rosemary Low	5 gal
	Salvia leucantha `Pt Sal Spreader` (Native) / Purple Sage LOW Native	5 gal
	Westringia fruticosa `Blue Gem` / Coast Rosemary LOW	5 gal
VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	CONT
	Distictis buccinatoria / Blood Red Trumpet Vine MOD	1 gal

Project

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Project Address

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Owner / Client

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Architect

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626.398.7302

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818.251.9718
JOB # 4495

L.A. GROUP Design Works
Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net

REGISTERED LANDSCAPE ARCHITECT
ROBERT O. YAMASHITA L.A. No. 2509
Signature
6/30/17
Renewal Date
STATE OF CALIFORNIA

Submissions

06/30/17	PLANNING REVIEW SUBMITTAL
04/03/18	PLANNING REVIEW RESUBMITTAL
06/13/18	LANDSCAPE AREA UPDATES

Sheet Information

Project Number	**15007**
Scale	**3/32" = 1'-0"**
Issue Date	**27 JUNE 2017**
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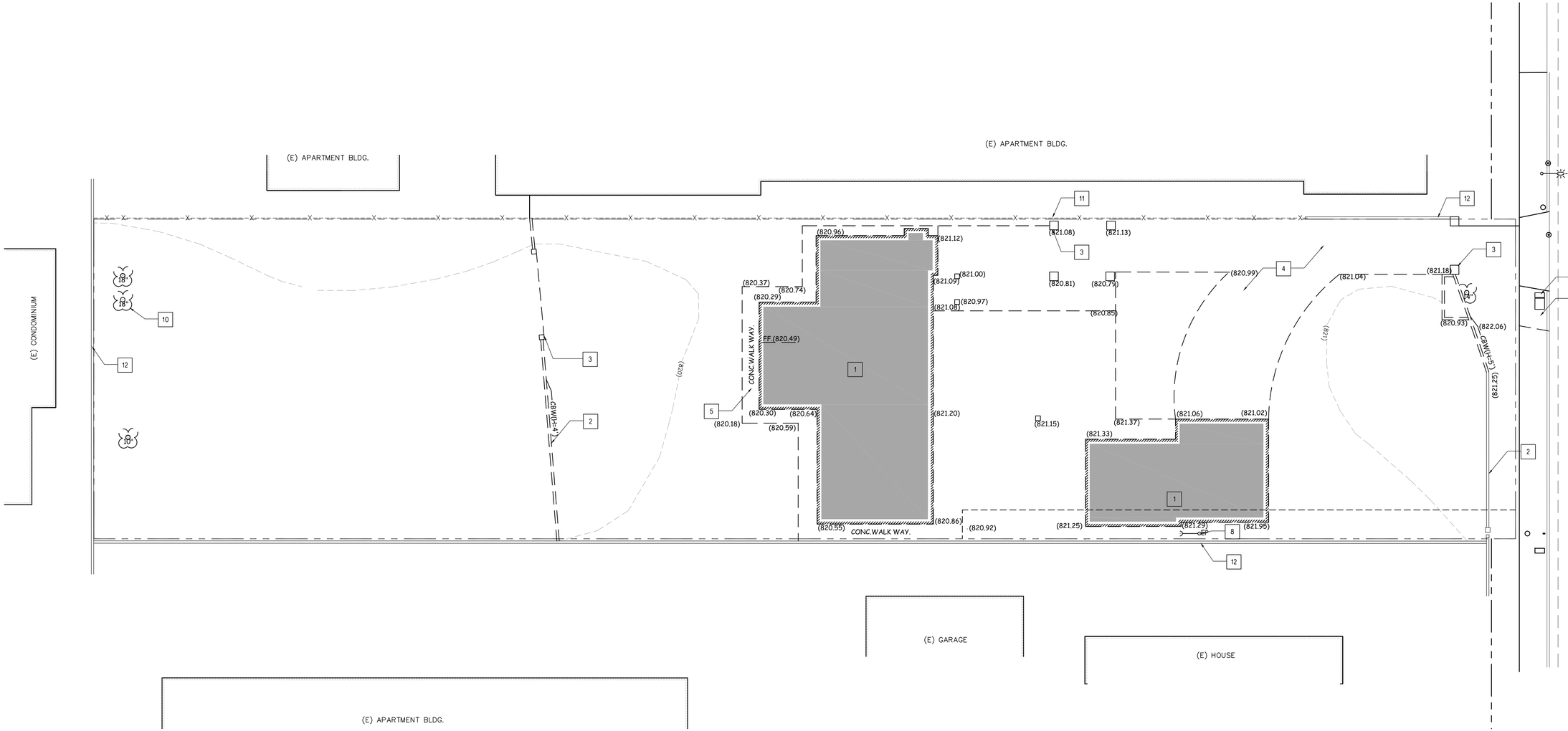
Title

CONCEPTUAL LANDSCAPE PLAN

Sheet

L—1

PLANNING DEPARTMENT SUBMITTAL



SITE DEMOLITION PLAN

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

1

N

KEYNOTE :

1. DEMO (E) BUILDING
2. DEMO (E) CONCRETE BLOCK WALL (TYP.)
3. DEMO (E) CONCRETE PILLAR (TYP.)
4. DEMO (E) CONCRETE DRIVEWAY
5. DEMO (E) CONCRETE WALKWAY
6. DEMO (E) CONCRETE WALKWAY
7. RELOCATE (E) WATER METER
8. RELOCATE (E) POWER POLE
9. DEMO (E) CONCRETE SIDEWALK (FOR NEW DRIVEWAY APRON)
10. DEMO ALL (E) TREES
11. (E) ADJACENT CHAINLINK FENCE
12. (E) ADJACENT CONC. BLOCK WALL

Project

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LICENSED ARCHITECT
ANTHONY G. TAM
NO. C 32145
REN: 4 / 30 / 19
STATE OF CALIFORNIA

Submissions

04/03/18	PLANNING REVIEW RE-SUBMITTAL

Sheet Information

Project Number	**15007**
Scale	**As Shown**
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SITE DEMOLITION PLAN

Sheet

A-1.0

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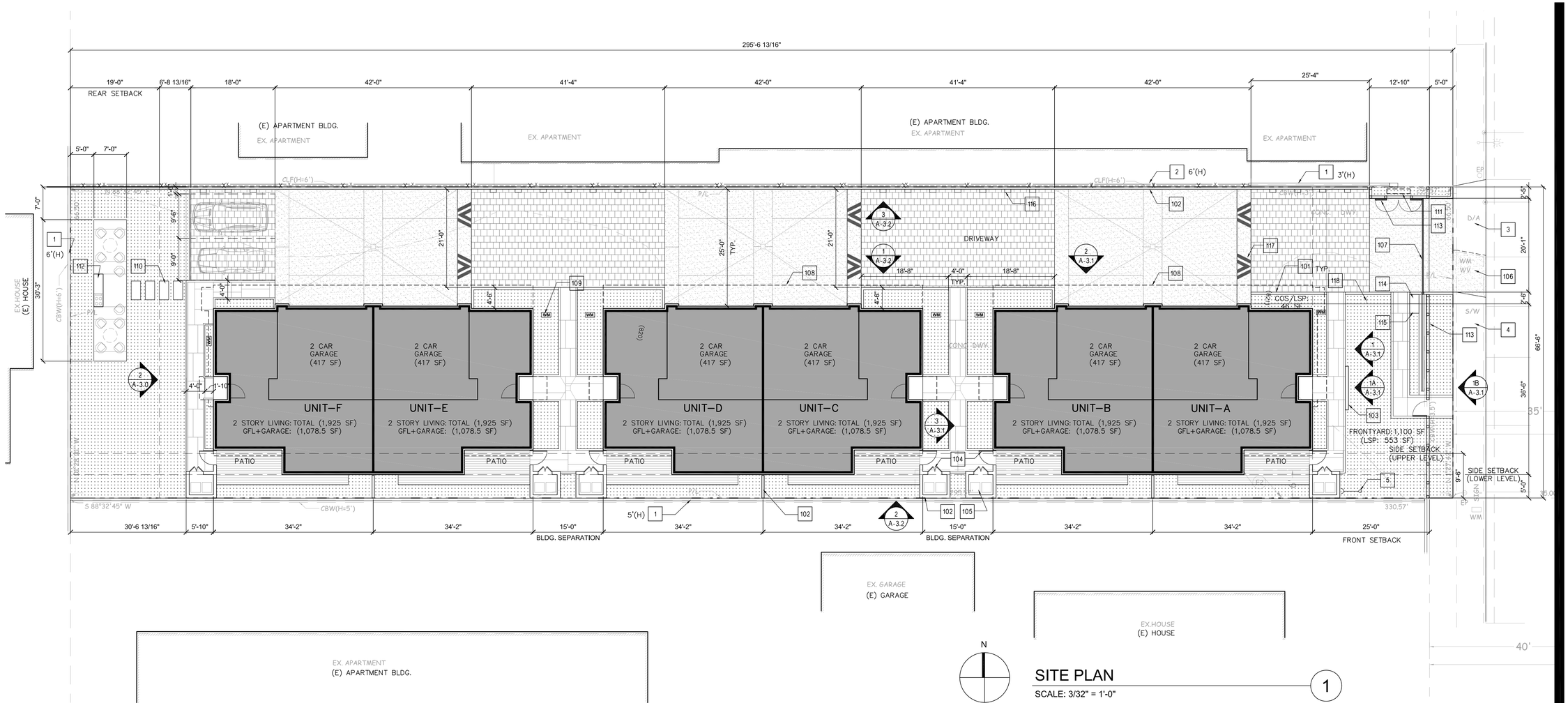

SITE PLAN

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

1

UNIT SUMMARY :

FLOOR	UNIT	AREA	2 CAR GARAGE (20'X20')	POWDER ROOM	BEDROOM	BATHROOM	PATIO (GROSS/NET)	BALCONY
1FL	A	1,142 SF	1	1	–	–	(240 SF/150 SF)	–
	B	1,142 SF	1	1	–	–	(240 SF/150 SF)	–
	C	1,142 SF	1	1	–	–	(240 SF/150 SF)	–
	D	1,142 SF	1	1	–	–	(240 SF/150 SF)	–
	E	1,142 SF	1	1	–	–	(240 SF/150 SF)	–
	F	1,142 SF	1	1	–	–	(240 SF/150 SF)	–
2FL	A	1,145 SF	–	–	3	3	–	95 SF
	B	1,145 SF	–	–	3	3	–	83 SF
	C	1,145 SF	–	–	3	3	–	83 SF
	D	1,145 SF	–	–	3	3	–	83 SF
	E	1,145 SF	–	–	3	3	–	83 SF
	F	1,145 SF	–	–	3	3	–	95 SF
TOTAL		**13,722 SF**	**6**	**6**	**18**	**18**	**(1,440 SF/900 SF)**	**522 SF**

KEYNOTE :

1. (E) ADJACENT NEIGHBORS' CONC. BLK. WALL
2. (E) ADJACENT NEIGHBORS' CHAIN LINK FENCE
3. (E) DRIVEWAY APRON
4. (E) CONCRETE SIDE WALK
5. PROPOSED RELOCATION OF POWER POLE (UPON UTILITY COMPANY APPROVAL)

101. NEW CONCRETE CURB / PLANTER
102. CONCRETE MASONRY UNIT SITE WALL PRECISION FINISH – 6'–0" (H), TYP.
103. CONCRETE MASONRY UNIT SITE WALL PRECISION FINISH – 3'–0" (H), TYP.
104. METAL GATES, TYP.
105. TRASH BINS STORAGE, TYP.
106. EXTEND DRIVEWAY APRON
107. AUTOMATIC METAL ROLLING GATE W/ WIRE MESH INFILLED
108. LINE OF BUILDING (ABOVE), TYP.
109. PROPOSED UTILITY METER, TYP. (UPON UTILITY COMPANY APPROVAL)

SITE LEGEND:

- GRASS–CRETE PREVIOUS CONCRETE DRIVEWAY
- CONCRETE DRIVEWAY
- CONCRETE PAVING WALKWAY
- COMPOSITE WOOD DECK
- LANDSCAPE AREA – SEE L–1 LANDSCAPE PLAN

110. 2'X4' CONCRETE PAVERS
111. PROPOSED FIRE SPRINKLER DOUBLE CHECK VALVE LOCATION
112. BUILT–IN CONC. COUNTER W/ BBQ GRILL
113. COMPOSITE WOOD FENCE & GATE
114. AUTOMATIC GATE MOTOR
115. FREE STANDING MAILBOX
116. OPEN POCKET FOR VINE PLANT, TYP.
117. 3FT WIDE SPEED BUMP W/ WHITE ARROW STRIPING, TYP.
118. SPEED LIMIT SIGNAGE

PROJECT SUMMARY TABLE :

PROJECT DESCRIPTION:	PROPOSED 6–UNIT 2 STORY CONDOMINIUMS
ZONING:	R–2/ OVERLAY
LOT AREA:	66.5' X 295.57' = 19,655.4 SF
LOT AREA PER UNIT: MAX. DWELLING UNIT:	3,000 SF/UNIT 19,655 / 3,000 = 6 UNITS
MAXIMUM LOT COVERAGE:	35% = 19,655 X 35% = 6,879 SF PROPOSED: (6)X1,142 SF = 6,852 SF (34.86% < 35%)
MINIMUM BLDG. SEPARATION:	15 FT PROPOSED: 15 FT
MAXIMUM BLDG. HEIGHT:	35 FT OR TWO STORY PROPOSED: 32 FT / TWO STORY
OCCUPANCY:	R–1 – 2 STORY CONDOMINIUM
CONSTRUCTION TYPE:	2 STORY CONDOMINIUM / TYPE V–B W/ FIRE SPRINKLER SYSTEM
GUEST PARKING:	
REQUIRED:	1 PER (4) UNIT = 2 PARKING STALLS
PROPOSED:	2 GUEST PARKING

Project

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ANTHONY G TAM
NO. C 32145
REN: 4 / 30 / 19
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06/13/18	LANDSCAPE AREA UPDATES

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SITE PLAN

Sheet

A-1.1

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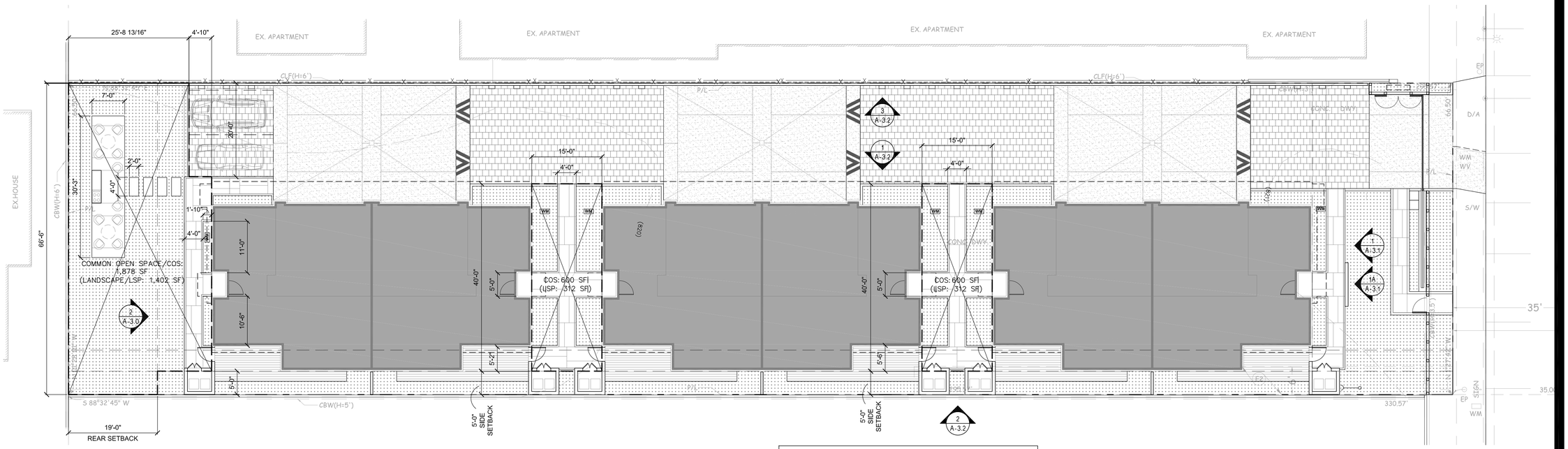
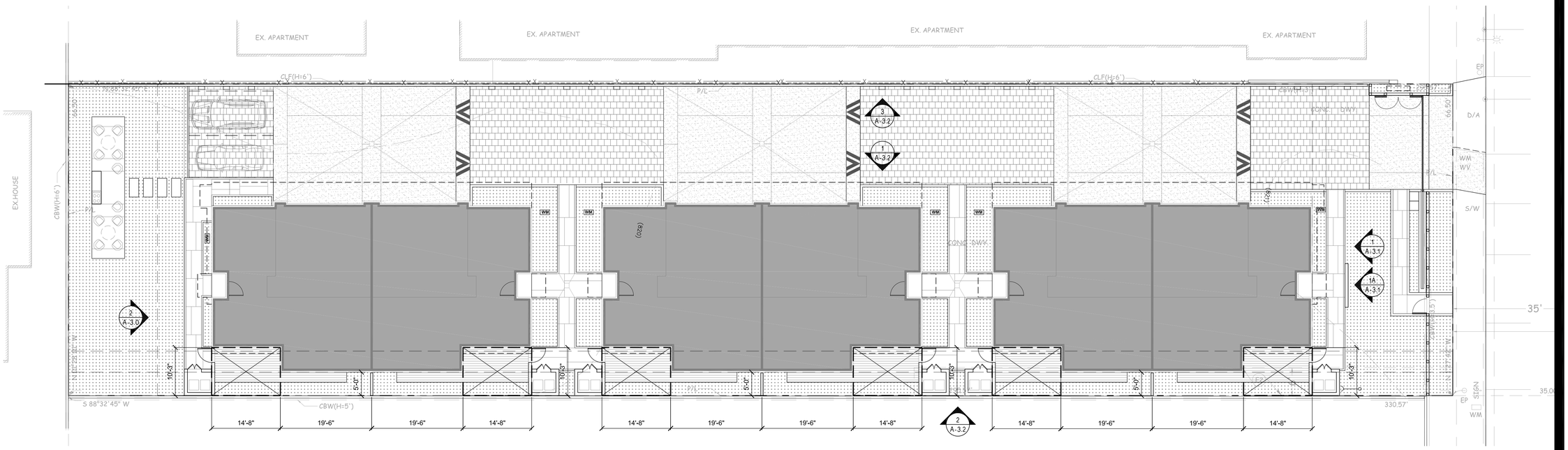


COMMON OPEN SPACE	
REQUIRED:	500 SF/UNIT = 500 X 6 = 3,000 SF
PROPOSED: (COMPOSITION):	600+600+1878= 3,078 SF (> 3,000 SF) LANDSCAPE = 312 + 312 + 1,402 = 2,026 SF HARDSCAPE = 1,052 SF

COMMON OPEN SPACE DIAGRAM 1

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



PRIVATE OPEN SPACE	
REQUIRED:	150 SF/UNIT
PROPOSED:	240 SF (GROSS)/ 150 SF (NET)
(COMPOSITION):	LANDSCAPE = 105 SF (GROSS) / 40 SF (NET) HARDSCAPE = 110 SF

PRIVATE OPEN SPACE DIAGRAM 2

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

N

Project

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SITE PLAN OPEN SPACE DIAGRAMS

Sheet

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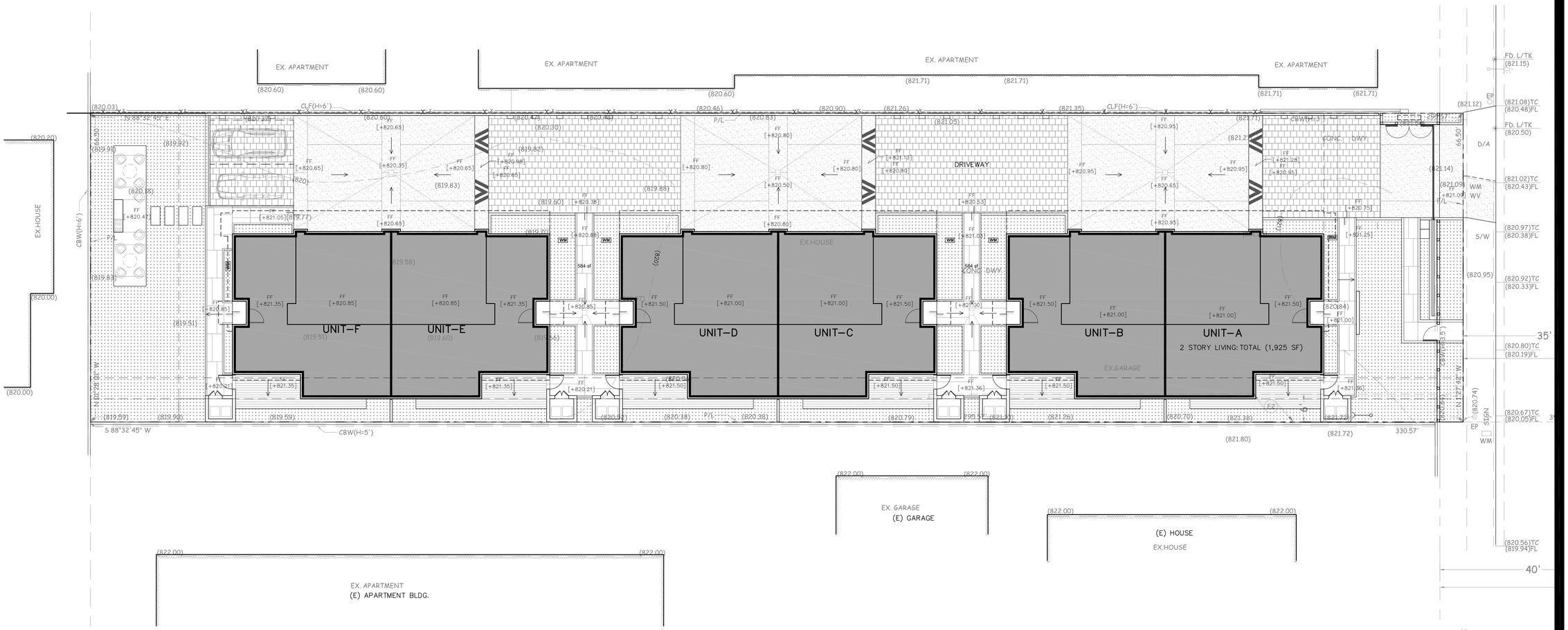

CONCEPTUAL GRADING PLAN

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

1

N

HARDSCAPE & LANDSCAPE LEGEND:

- GRASS–CRETE PREVIOUS CONC. DRIVEWAY
- CONCRETE DRIVEWAY
- CONCRETE PAVING WALKWAY
- COMPOSITE WOOD DECK
- LANDSCAPE AREA – SEE L–1 LANDSCAPE PLAN

Project

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Submissions

04/03/18	PLANNING REVIEW RE-SUBMITTAL
06/13/18	LANDSCAPE AREA UPDATES

Sheet Information

Project Number	**15007**
Scale	**As Shown**
Issue Date	**3 JULY 2017**
Drawn	-
Checked	-

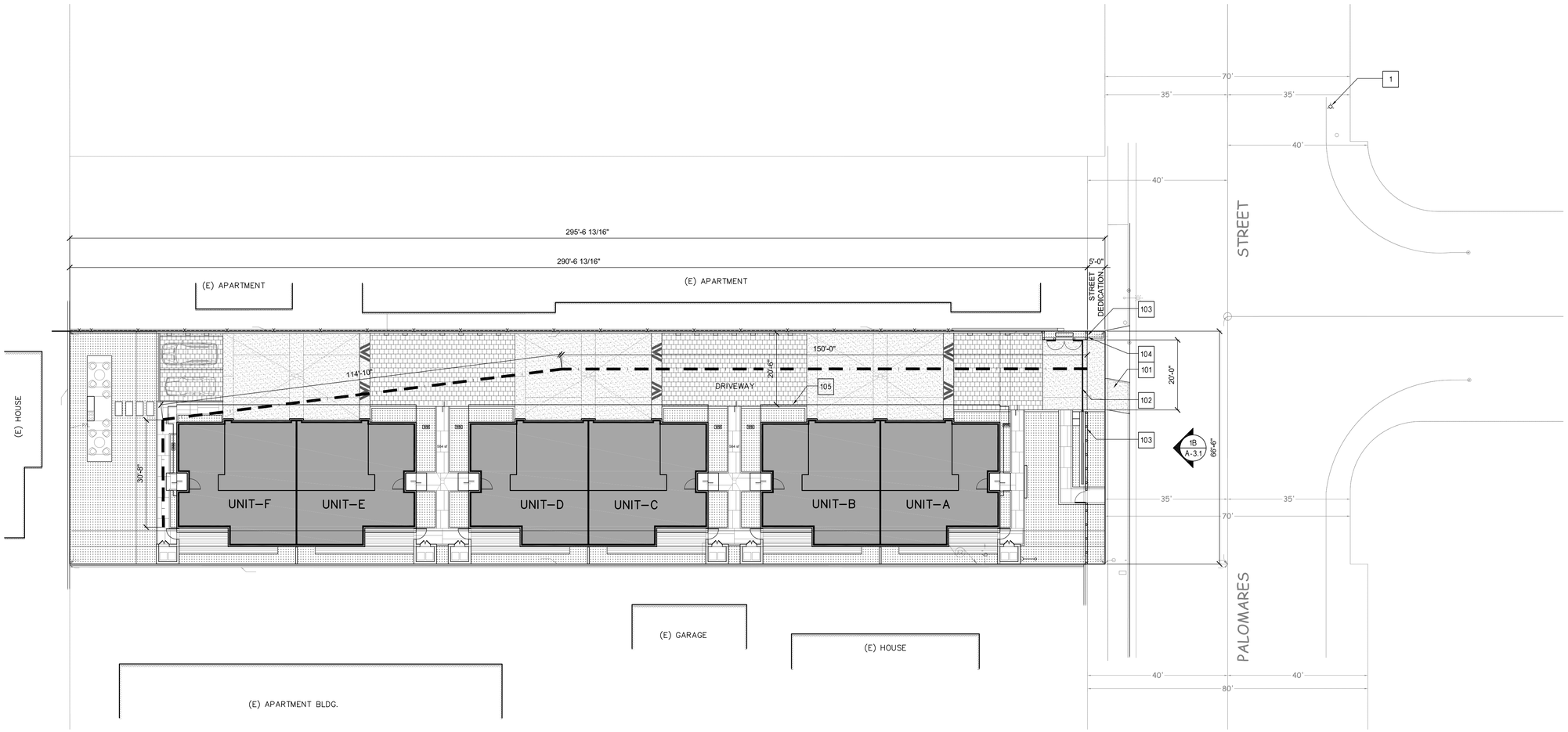
Title

PRELIMINARY GRADING PLAN

Sheet

A-1.2

PLANNING DEPARTMENT SUBMITTAL



FIRE ACCESS PLAN

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

1

N

LEGEND :

FIRE ACCESS
TOTAL DISTANCE: 150' + 114'–10" + 30'–8" =295'–6"

KEYNOTE :

1	(E) FIRE HYDRANT
101	EXTEND DRIVEWAY APRON
102	AUTOMATIC METAL ROLLING GATE W/ WIRE MESH INFILLED
103	COMPOSITE WOOD FENCE & GATE (4FT HT)
104	KNOX BOX
105	LINE OF BUILDING ABOVE, TYP.

SITE LEGEND:

- GRASS–CRETE PREVIOUS CONCRETE DRIVEWAY
- CONCRETE DRIVEWAY
- CONCRETE PAVING WALKWAY
- COMPOSITE WOOD DECK
- LANDSCAPE AREA – SEE L–1 LANDSCAPE PLAN

Project

PALOMARES CONDOMINIUM HOUSING

Project Address

1439 S PALOMARES ST
Pomona, CA 91766

Owner / Client

Mr. Changqing Pan
1904 Saint Albans Road
San Marino, CA 91108

Architect

TAMstudio Architects
107 South Fair Oaks Avenue, Suite 213
Pasadena, CA 91105
626.398.7302

Landscape Architect

L.A. Group Design Works, Inc.
24013 Ventura Blvd Ste 201
Calabasas, CA 91302
818.251.9718

LICENSED ARCHITECT ANTHONY G. TAM NO. C 32145 REN: 4 / 30 / 19 STATE OF CALIFORNIA

Submissions

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06/13/18	LANDSCAPE AREA UPDATES

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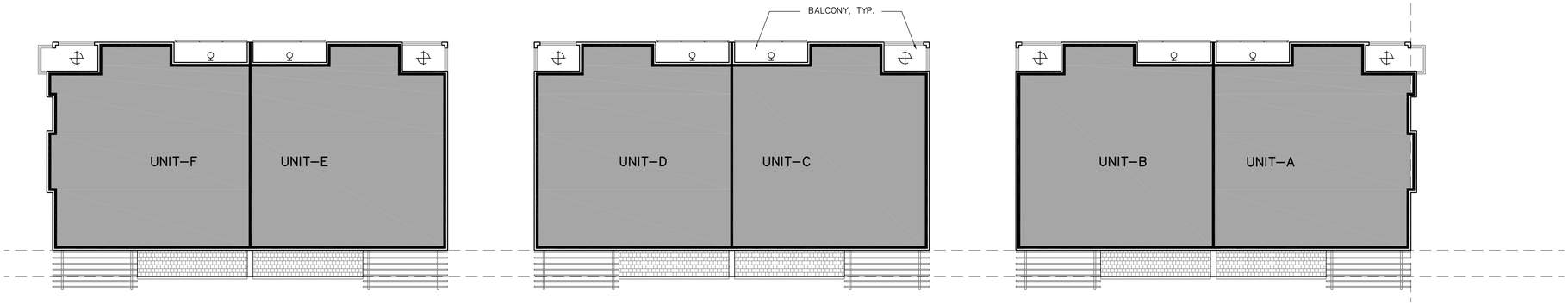
Title

FIRE ACCESS PLAN

Sheet

A-1.3

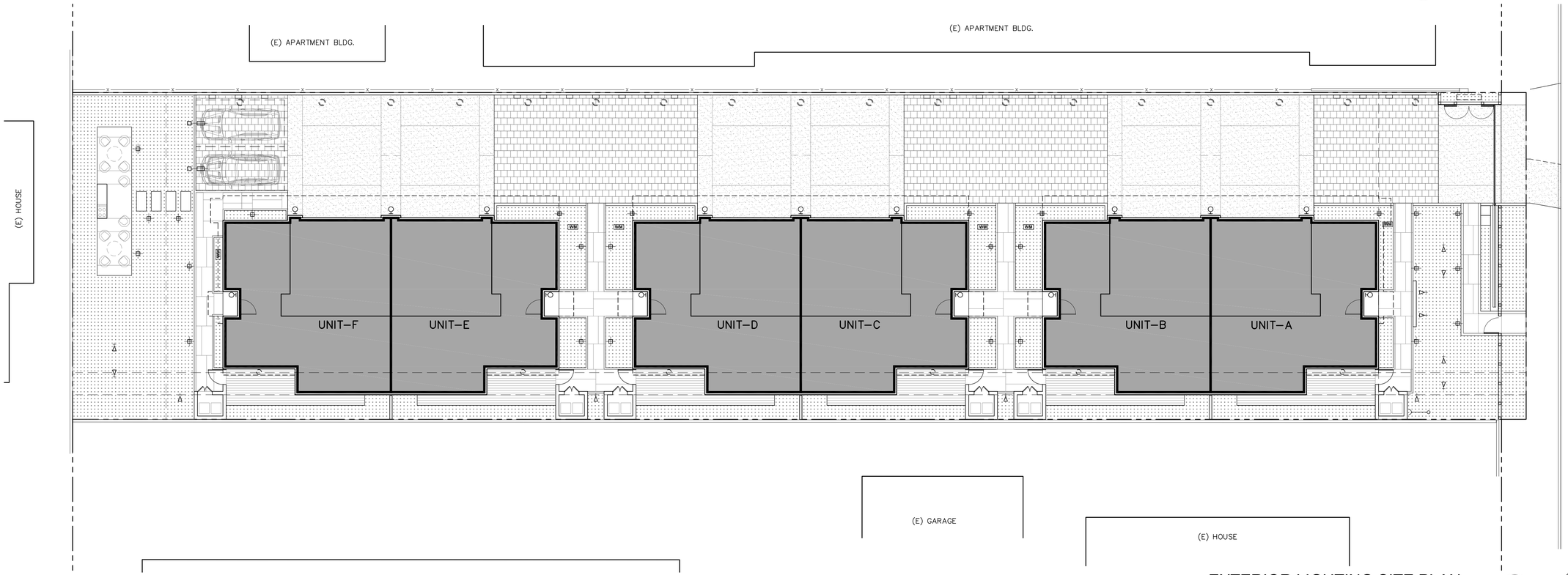
PLANNING DEPARTMENT SUBMITTAL



EXTERIOR LIGHTING 2ND FL PLAN

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

2



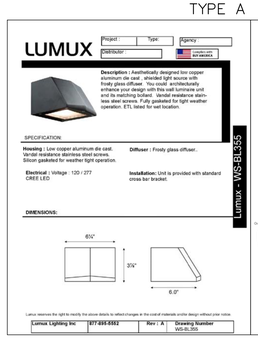
EXTERIOR LIGHTING SITE PLAN

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

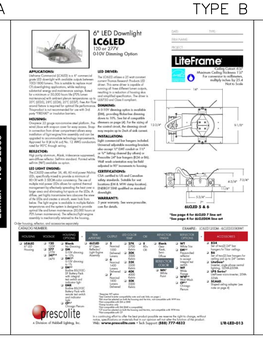
1

N

TYPE A

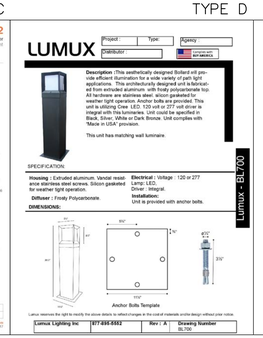


TYPE B

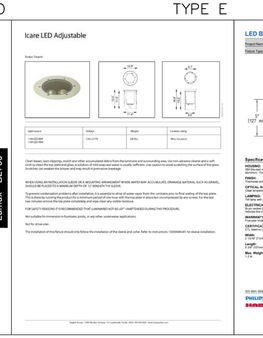


TYPE C

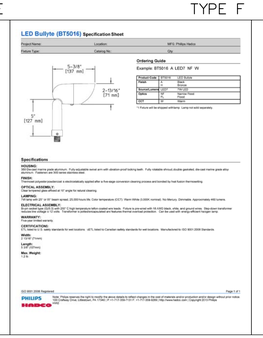
TYPE D



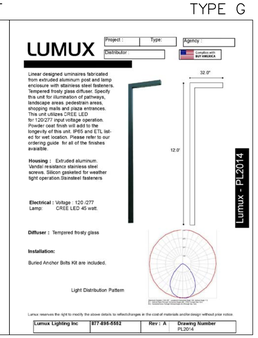
TYPE E



TYPE F



TYPE G



EXTERIOR LIGHTING LEGEND

- TYPE A – EXTERIOR WALL SCONCE
- TYPE B – EXTERIOR SOFFIT RECESSED DOWNLIGHT
- TYPE C – EXTERIOR PENDANT LIGHT FIXTURE
- TYPE D – BOLLARD FIXTURE
- TYPE E – FLOOR RECESSED SPOT LIGHT
- TYPE F – LANDSCAPE LIGHTING
- TYPE G – POST FIXTURE

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LICENSED ARCHITECT
ANTHONY G. TAN
NO. C 32145
REN: 4 / 30 / 19
STATE OF CALIFORNIA

Submissions

04/03/18	PLANNING REVIEW RE-SUBMITTAL

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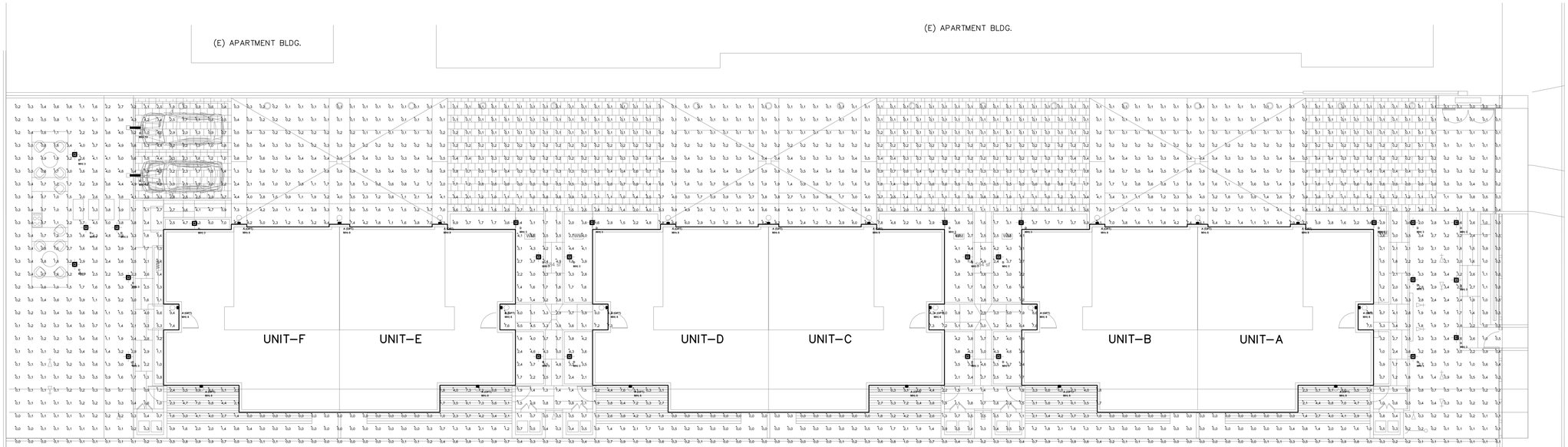
EXTERIOR LIGHTING PLAN

Sheet

A-1.4

PLANNING DEPARTMENT SUBMITTAL



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	21	A (OPT)	SINGLE	N.A.	0.850	LUMUX: BL355
	26	D	SINGLE	N.A.	0.850	LUMUX: BL700
	2	G	SINGLE	1278.3	0.850	LUMUX: PL2014

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.53	9.5	0.0	N.A.	N.A.

SITE PHOTOMETRIC PLAN

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

1

N

Project

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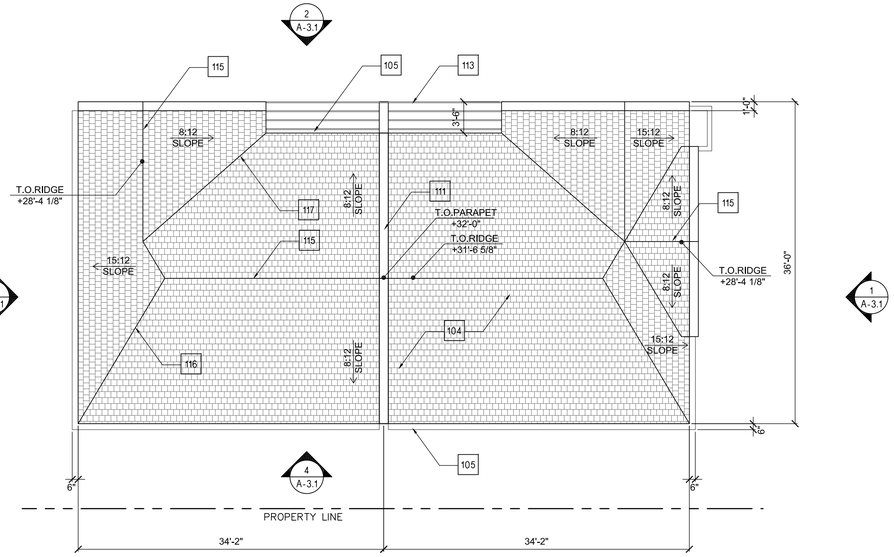
Title

SITE PHOTOMETRIC PLAN

Sheet

A-1.5

PLANNING DEPARTMENT SUBMITTAL



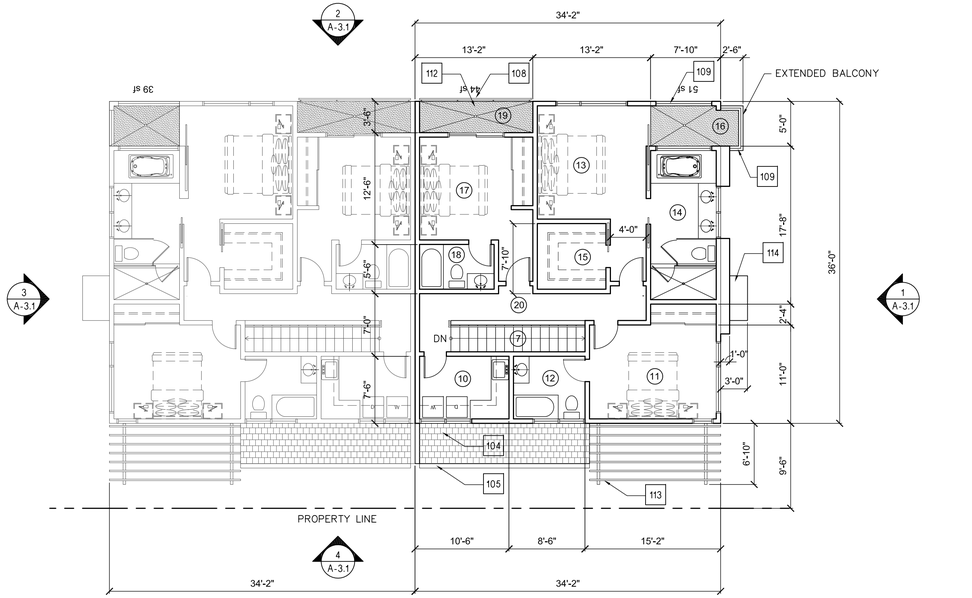
LAYOUT W/O EXTENDED BALCONY
UNIT – B, D
UNIT – C, E (REVERSED)

ROOF FLOOR PLAN

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

3

LAYOUT W/ EXTENDED BALCONY
UNIT – A
UNIT – F (REVERSED)



LAYOUT W/O EXTENDED BALCONY
UNIT – B, D
UNIT – C, E (REVERSED)

SECOND FLOOR PLAN

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

2

LAYOUT W/ EXTENDED BALCONY
UNIT – A
UNIT – F (REVERSED)

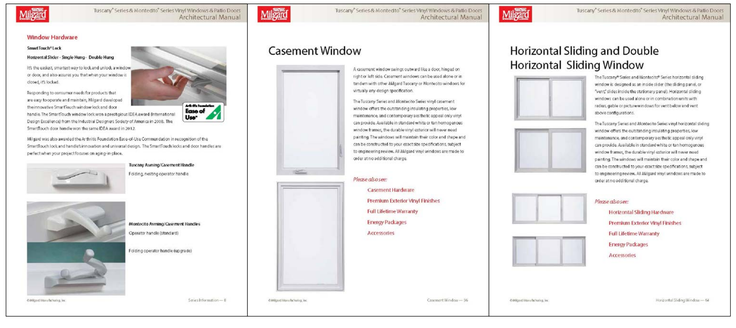
LAYOUT W/O EXTENDED BALCONY
UNIT – B, D
UNIT – C, E (REVERSED)

FIRST FLOOR PLAN

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

1

LAYOUT W/ EXTENDED BALCONY
UNIT – A
UNIT – F (REVERSED)



KEYNOTE :

101	COMPOSITE WOOD DECK	106	LANDSCAPE AREA, TYP.	111	GABLE WALL PARAPET, TYP.	116	ROOF HIP, TYP.
102	WOOD POST, TYP.	107	METAL TUBE STEEL GATE, PAINTED – TYP.	112	WATERPROOFING DECK COATING, TYP.	117	ROOF VALLEY, TYP.
103	METAL HANDRAIL, TYP.	108	METAL TUBE STEEL RAILING, PAINTED	113	WOOD TRELLIS, TYP.		
104	CLASS–A ASPHALT COMPOSITE ROOFING, TYP.	109	1/2" TEMPERED GLASS RAILING	114	METAL CANOPY, TYP.		
105	METAL GUTTER, PAINTED – TYP.	110	CONCRETE MASONRY UNIT SITE WALL PRECISION FINISH	115	ROOF RIDGE, TYP.		

ROOM LEGEND :

1	ENTRY FOYER	6	PANTRY	11	BEDROOM–1	16	BALCONY–1
2	LIVING ROOM	7	STAIRS	12	BATHROOM–1	17	BEDROOM–2
3	DINING ROOM	8	GARAGE	13	MASTER BEDROOM	18	BATHROOM–2
4	KITCHEN	9	PATIO	14	MASTER BATHROOM	19	BALCONY–2
5	POWDER ROOM	10	LAUNDRY ROOM	15	WALK–IN–CLOSET	20	HALLWAY

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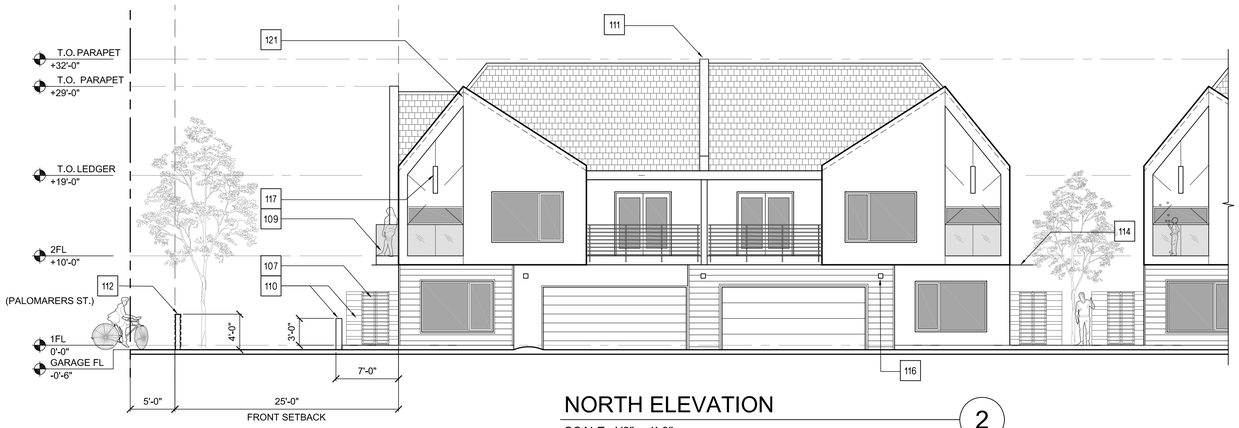
FIRST FLOOR, SECOND FLOOR & ROOF PLANS

Sheet

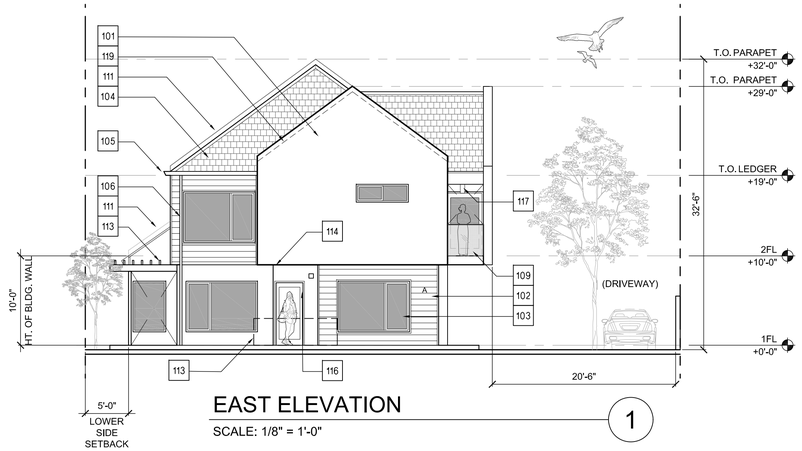
A-2.1

PLANNING DEPARTMENT SUBMITTAL



NORTH ELEVATION 2

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

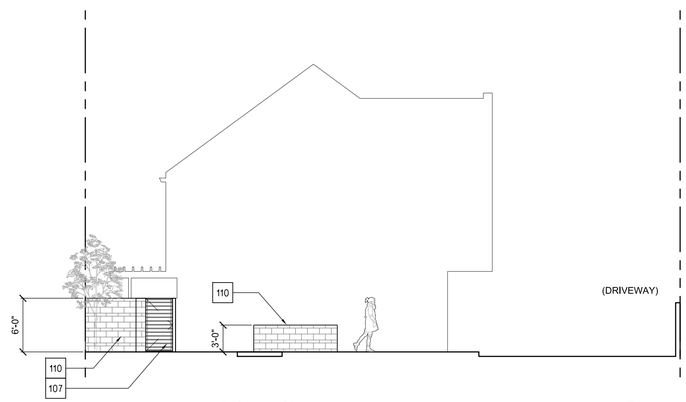


EAST ELEVATION 1

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

WEST ELEVATION 3

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

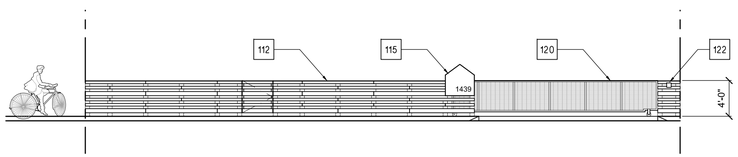


PRIVACY WALL 1A

SCALE: 1/8" = 1'-0" (at front yard)

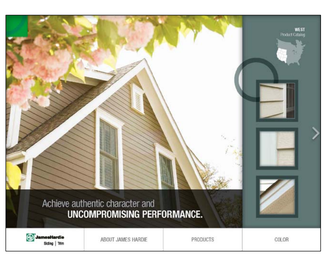
SOUTH ELEVATION 4

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



FRONT FENCE & GATES 1B

SCALE: 1/8" = 1'-0" (along Palomares St.)



KEYNOTE :

101	SMOOTH TROWEL CEMENT PLASTER, PAINTED – TYP.	106	METAL DOWNSPOUT, PAINTED	111	GABLE WALL PARAPET, TYP.	116	EXTERIOR WALL MOUNTED LIGHT FIXTURE, TYP.	121	CONTROL JOINT, TYP.
102	HARDIE CEMENT BOARD SIDING, PAINTED – TYP.	107	METAL TUBE STEEL GATE, PAINTED – TYP.	112	COMPOSITE WOOD FENCE & GATE	117	EXTERIOR PENDANT LIGHT FIXTURE, TYP.	122	KNOX BOX
103	VINYL WINDOW SYSTEM	108	METAL TUBE STEEL RAILING, PAINTED	113	WOOD TRELLIS, TYP.	118	LINE OF WALL BEYOND		
104	CLASS–A ASPHALT COMPOSITE ROOFING	109	1/2" TEMPERED GLASS RAILING	114	METAL CANOPY	119	LINE OF ROOF BEYOND		
105	METAL GUTTER, PAINTED – TYP.	110	CONCRETE MASONRY UNIT SITE WALL PRECISION FINISH	115	METAL SIGNAGE	120	AUTOMATIC METAL ROLLING GATE W/ WIRE MESH INFILLED		

Project

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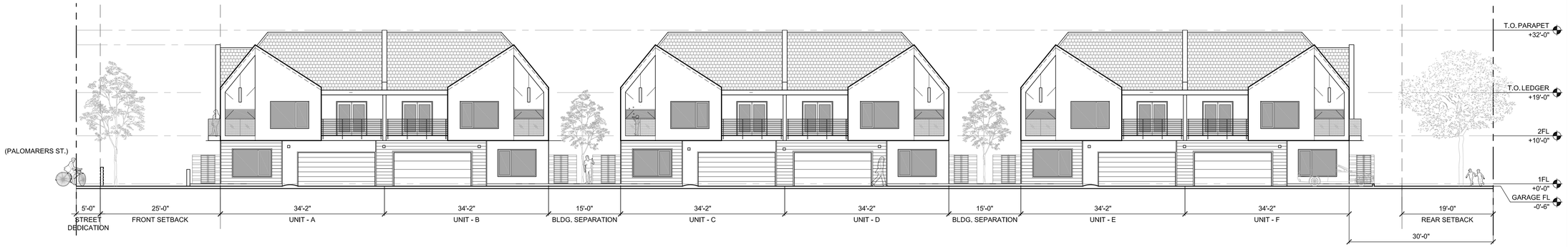
EXTERIOR BUILDING , FENCE / GATE & WALL ELEVATIONS

Sheet

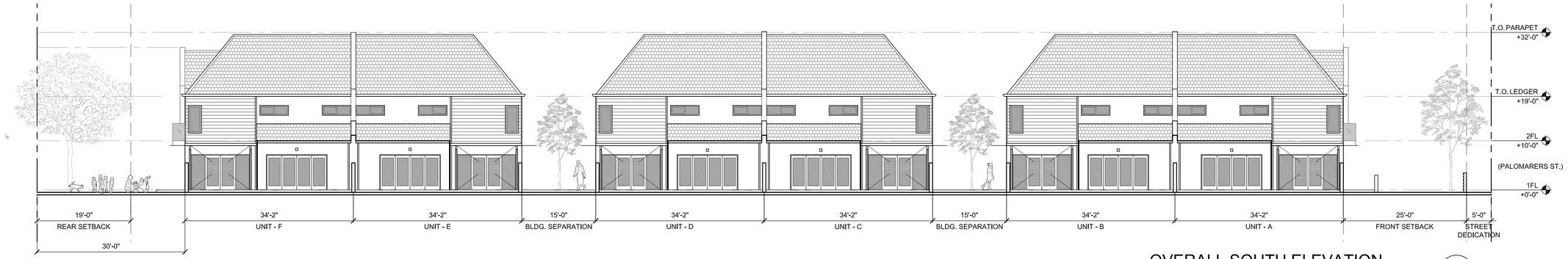
A-3.1

PLANNING DEPARTMENT SUBMITTAL



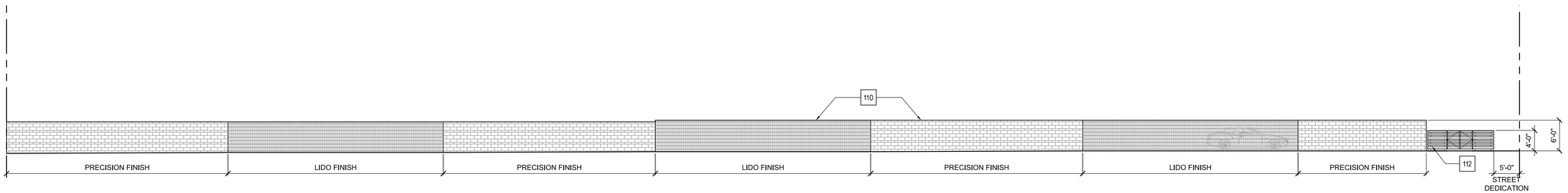
OVERALL NORTH ELEVATION 1

SCALE: 3/8" = 1'-0"



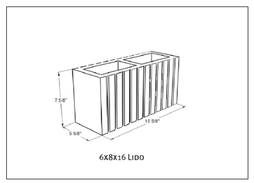
OVERALL SOUTH ELEVATION 2

SCALE: 3/8" = 1'-0"



NORTH SITE WALL ELEVATION 3

SCALE: 3/8" = 1'-0"



6X8X16 LIDO

KEYNOTE :

110	CONCRETE MASONRY UNIT SITE WALL
112	COMPOSITE WOOD FENCE & GATE

Project

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OVERALL EXTERIOR BUILDING & SITE WALL ELEVATIONS

Sheet

A-3.2

PLANNING DEPARTMENT SUBMITTAL

TENTATIVE TRACT NO. 78216

RECEIVED
SEP 14 2017
By

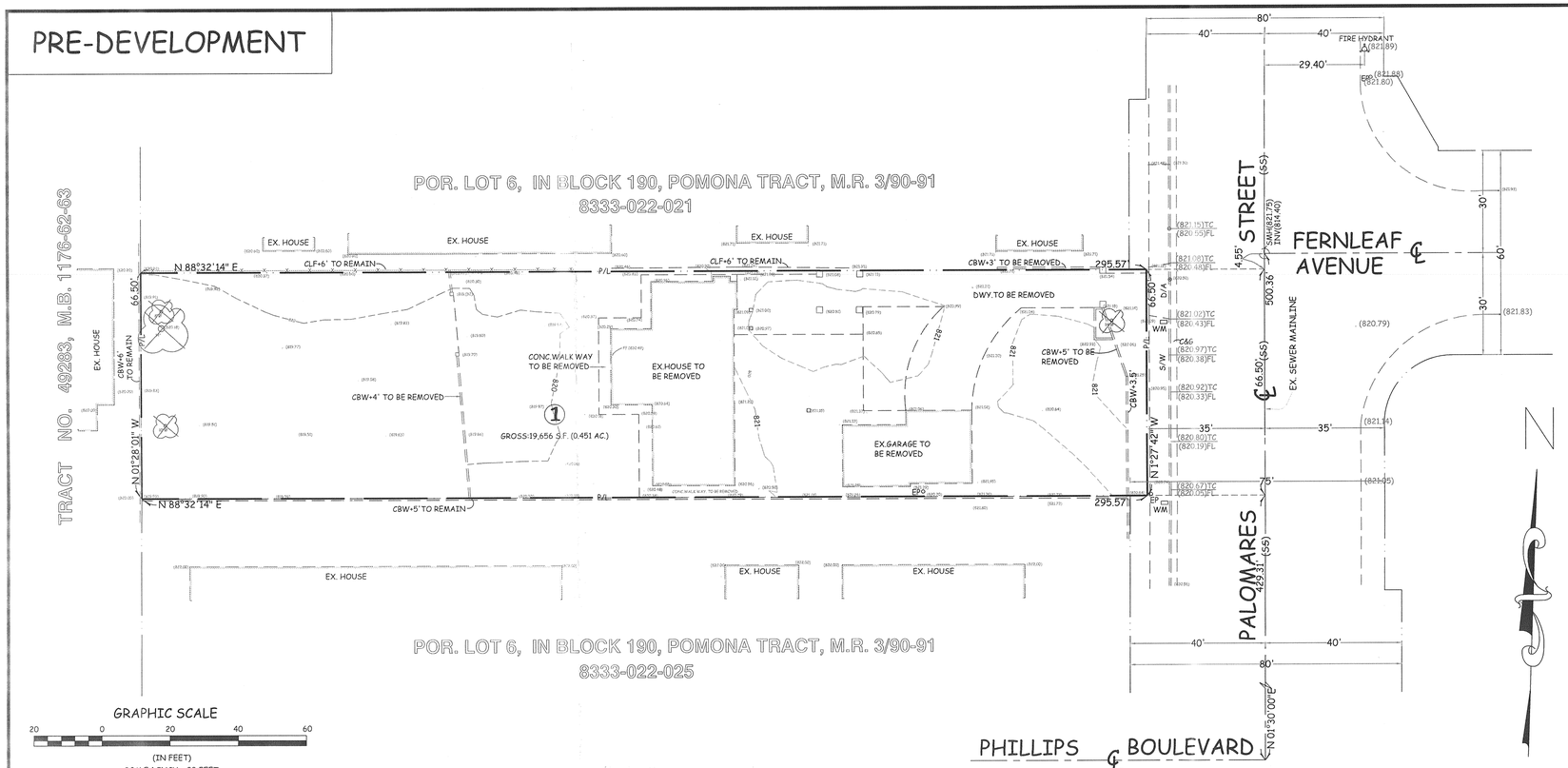
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK 190, POMONA TRACT, AS PER MAP RECORDED IN BOOK 3, PAGES 90 AND 91 OF MISCELLANOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

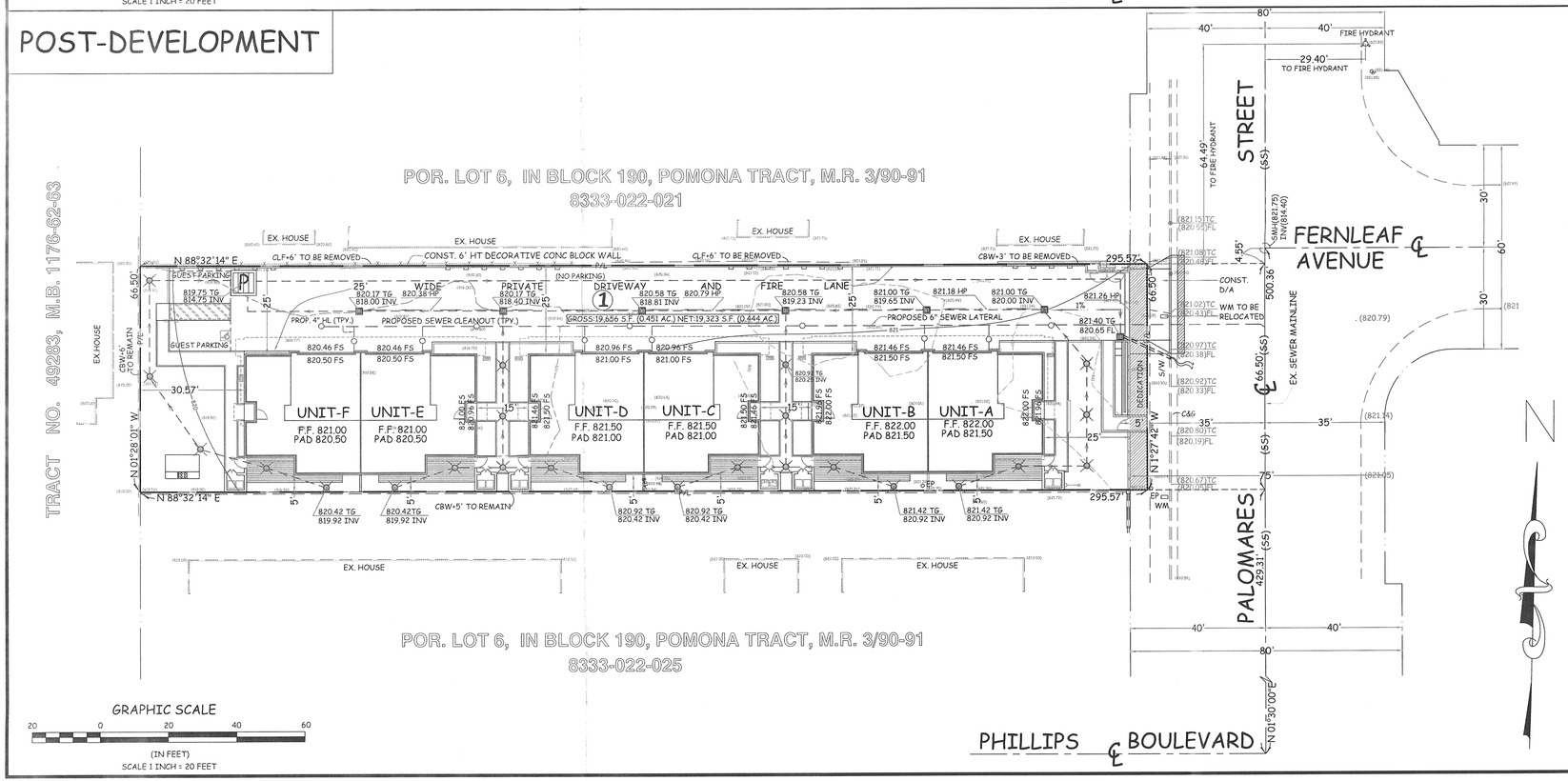
FOR CONDOMINIUM PURPOSES

AUG 28, 2017

PRE-DEVELOPMENT



POST-DEVELOPMENT



PROPOSE:

SUBDIVISION OF 6-UNIT
2 STORY CONDOMINIUM
@ 1439 S. PALOMARES STREET,
POMONA, CA 91766
APN: 8333-022-018

OWNER/APPLICANT:

MR. CHANGQING PAN
1904 SAINT ALBANS ROAD
SAN MARINO, CA 91108
TEL: (626) 398-7302
EMAIL: CHUNG@TAMSTUDIO.COM

SURVEY/PREPARED BY:

TRITECH ENGINEERING ASSOCIATES, INC.
135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: INFO@TRITECHENGINEER.COM

STATEMENT: CONTOURS SHOWN ON MAPS ARE CREATED BY FIELD SURVEY DATA.

EASEMENT NOTE:

NO EASEMENT ON SITE.

PROJECT SUMMARY:

ZONE (PRESENT/PROPOSED):	R-2 / OVERLAY
GENERAL LAND USE (PRESENT/PROPOSED):	LOW DENSITY RESIDENTIAL
AREA OF LOT:	GROSS - 19,656 S.F. (0.451 AC.) NET - 19,323 S.F. (0.444 AC.)
LOT AREA PER UNIT:	3,000 SF/UNIT
MAX. DWELLING UNIT:	19,655 / 3,000 = 6 UNITS
MAXIMUM LOT COVERAGE:	35% = 19,655 X 35% = 6,879 SF
PROPOSED:	(6)X1,142 SF = 6,852 SF (34.86% < 35%)
MINIMUM BLDG. SEPARATION:	15 FT
PROPOSED:	15 FT
MAXIMUM BLDG. HEIGHT:	35 FT OR TWO STORY
PROPOSED:	32 FT / TWO STORY
COMMON OPEN SPACE:	
REQUIRED:	500 SF/UNIT = 500 X 6 = 3,000 SF
PROPOSED:	1,483+752+752+46= 3,033 SF (> 3,000 SF)
(COMPOSITION):	LANDSCAPE = 1,848 SF / HARDSCAPE = 1,185 SF)
PRIVATE OPEN SPACE	
REQUIRED:	150 SF/UNIT
PROPOSED:	240 SF (GROSS)/ 150 SF (NET)
(COMPOSITION):	LANDSCAPE = 105 SF (GROSS) / 40 SF (NET) HARDSCAPE = 110 SF
GUEST PARKING:	
REQUIRED:	1 PER (4) UNIT = 2 PARKING STALLS
PROPOSED:	2 GUEST PARKING
OCCUPANCY:	R-1 - 2 STORY CONDOMINIUM
CONSTRUCTION TYPE:	2 STORY CONDOMINIUM / TYPE V-B W/ FIRE SPRINKLER SYSTEM
UNIT SUMMARY :	EACH UNIT 3 BED / 3 BATH 1 POWDER 2 CAR GARAGE 1 PATIO 1 BALCONY
LIVING AREA/UINT:	2,287 SF
TOTAL AREA OF UNITS:	13,722 SF
PATIO FOR EACH UNIT:	240 SF/150 SF (GROSS/NET)
TOTAL AREA OF PATIOS:	1,440 SF/900 SF (GROSS/NET)
BALCONY AREA--- UNI A OR E:	95 SF --- UNI B, C OR D: 83 SF
TOTAL AREA OF BALCONY:	522 SF

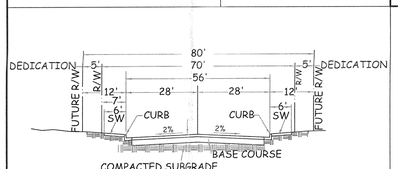
BENCH MARK:

B.M. NUMBER	64968
QUAD (YEAR)	BASELINE (2005)
ELEVATION	869.208
DESCRIPTION	DPW BM TAG IN W. CB 2.5M(8.2)FT FIRST ST & 8.5M(28FT)W/O C/L S/O END RAMP 11M(36FT) S/O C/L PALOMARES ST.

LICENSED LAND SURVEYOR
MAHMOUD KHALILI SAMANI
M. Khalili
LS 8766
STATE OF CALIFORNIA

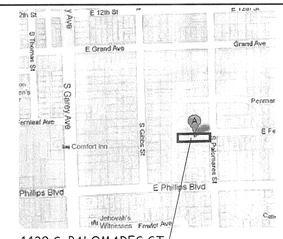
NOTE:

ALL EXISTING STRUCTURES AND TREE ON SITE TO BE REMOVED.



TYPICAL SECTION OF PALOMARES STREET

NOT TO SCALE



1439 S. PALOMARES ST

VICINITY MAP

NOT TO SCALE

LEGEND:

100.36	Design Elevation
(100.10)	Existing Elevation
—(99)—	Ex. Ground Contour Line
—S—	Sewer Line
	Prop. Flow Line for Swale
	Ex. Flow
--X--X--	Chain Link Fence
	Ex. Structure
	Street Light
	Guywire
10"/10"	Tree, Diameter/Dripline
	Tree To Be Removed
	Sump Pump
	Area Drain
	Fire Hydrant
	Catch Basin

ABBREVIATIONS:

C/B	Catch Basin
CBW	Conc. Block Wall
C&G	Curb and Gutter
CLF	Chain Linked Fence
CONC.	Concrete
D/A	Driveway Appron
EP	Edison Pole
EX.	Existing
FF	Finish Floor Elevation
WM	Water Meter
FL	Flow Line Elevation
FS	Finish Surface Elevation
HP	High Point Elevation
INV.	Invert Elevation
LS	Land Scaping
SMH	Sewer Manhole
S/W	Sidewalk
TC	Top of Curb Elevation
TG	Top of Grate Elevation
TW	Top of Wall Elevation

TRITECH ASSOCIATES INC.
SUBDIVISION SURVEY ENGINEERING DESIGN
135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918

TENTATIVE TRACT NO. 78216

SCALE: 1"=20'		DRAWN BY: ii
DATE: 8/28/17		REVISED:
1439 S. PALOMARES STREET, POMONA, CA 91766		
Sheet 1 of 1 Sheet		JOB NO. 170512