

PROJECT DESCRIPTION:

1. PROPOSED ZONE CHANGE FROM R-1-6,000 TO R-1-E.  
2. PROPOSED MINOR DEVIATION VARIANCE TO REQUEST RELIEF OF  
POPULATION DENSITY FROM 6,000 S.F. TO 5,830 S.F. PER DWELLING UNIT (2.8%).  
3. PROPOSED CONDITIONAL USE PERMIT FOR A THIRD SINGLE FAMILY  
RESIDENCE UNIT.  
4. PROPOSED ROOM ADDITION TO EXISTING UNITS TO COMPLY WITH MINIMUM  
LIVING AREA REQUIREMENTS.

APN: 8355-021-015

LEGAL DESCRIPTION:

J.E.PACKARD'S ORANGE GROVE TRACT NE 60 FT OF SW 320 FT  
OF S 1/2 (EX OF ST) OF LOT 29.

PROJECT DIRECTORY:

OWNER: MS. LINDA CHENG  
1531 POMONA LLC  
2010 1ST STREET, #100  
SANTA ANA, CA 92705  
714.556.1246

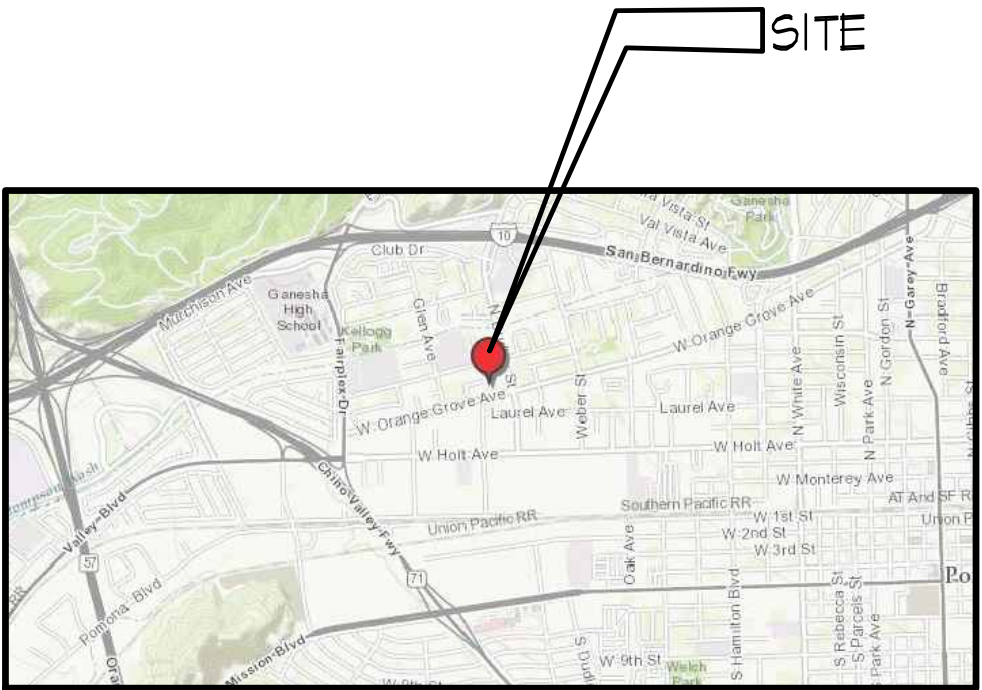
REPRESENTATIVE: C. ROGER SU  
ITRA GROUP, INC.  
984 CRYSTAL WATER LANE  
WALNUT, CA 91789  
909.524.2148

PROJECT SUMMARY TABLE:

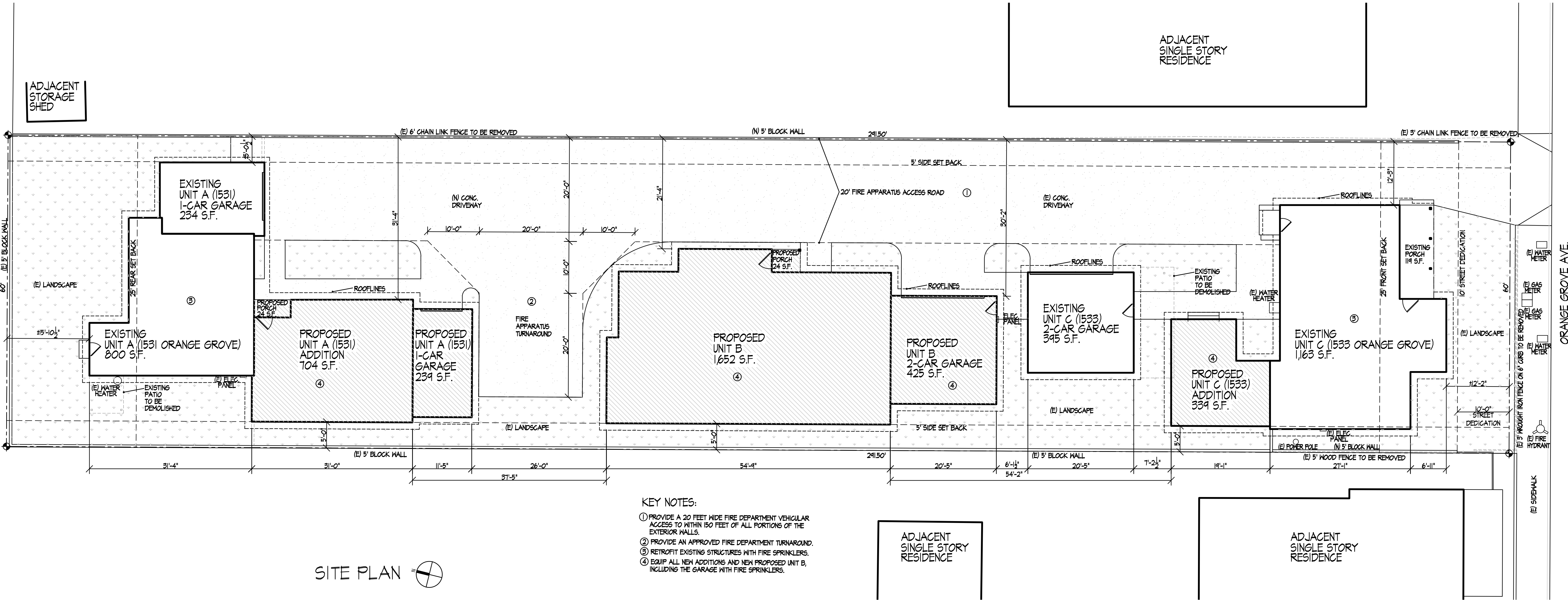
|                               |                                                                 |            |                          |
|-------------------------------|-----------------------------------------------------------------|------------|--------------------------|
| GENERAL PLAN DESIGNATION:     | RESIDENTIAL NEIGHBORHOOD                                        |            |                          |
| CURRENT ZONING:               | R-1-6,000                                                       |            |                          |
| PROPOSED ZONING:              | R-1-E                                                           |            |                          |
| LOT AREA                      | 17,490 S.F. (0.40 ACRE)                                         |            |                          |
| REQUIRED POPULATION DENSITY   | 6,000 S.F. PER DWELLING UNIT                                    |            |                          |
| ACTUAL POPULATION DENSITY     | 17,490 S.F. / 3 = 5,830 S.F. PER DWELLING UNIT (2.8% REDUCTION) |            |                          |
| LANDSCAPE AREA                | 4,981 S.F.                                                      |            |                          |
| LANDSCAPE LOT COVERAGE        | 4,981/17,490 = 28.5%                                            |            |                          |
| FLOOR AREA                    | EXISTING                                                        | PROPOSED   | TOTAL                    |
| UNIT A (1531 ORANGE GROVE)    | 800 S.F.                                                        | 704 S.F.   | 1,504 S.F. (3 BEDROOMS)  |
| UNIT B                        |                                                                 | 1,652 S.F. | 1,652 S.F. (4 BEDROOMS)  |
| UNIT C (1533 ORANGE GROVE)    | 1,163 S.F.                                                      | 339 S.F.   | 1,502 S.F. (3 BEDROOMS)  |
| GARAGE AREA                   | EXISTING                                                        | PROPOSED   | TOTAL                    |
| UNIT A (1531 ORANGE GROVE)    | 234 S.F.                                                        | 239 S.F.   | 473 S.F. (1 CAR + 1 CAR) |
| UNIT B                        |                                                                 | 425 S.F.   | 425 S.F. (2 CAR)         |
| UNIT C (1533 ORANGE GROVE)    | 345 S.F.                                                        |            | 345 S.F. (2 CAR)         |
| PORCH AREA                    | EXISTING                                                        | PROPOSED   | TOTAL                    |
| UNIT A (1531 ORANGE GROVE)    | 24 S.F.                                                         | 24 S.F.    | 24 S.F.                  |
| UNIT B                        |                                                                 | 24 S.F.    | 24 S.F.                  |
| UNIT C (1533 ORANGE GROVE)    | 119 S.F.                                                        |            | 119 S.F.                 |
| TOTAL BUILDING FOOTPRINT AREA | 6,118 S.F.                                                      |            |                          |
| LOT COVERAGE                  | 6,118/17,490 = 34.9%                                            |            |                          |
| BUILDING HEIGHT:              | MAX. 13'-10 1/2"                                                |            |                          |
| LEVELS:                       | 1                                                               |            |                          |
| CONSTRUCTION TYPE:            | V-B                                                             |            |                          |
| OCCUPANCY:                    | R-3/U                                                           |            |                          |

SHEET INDEX

|       |                              |
|-------|------------------------------|
| A-1.0 | PROJECT DATA, SITE PLAN      |
| T-1.0 | TOPOGRAPHIC MAP              |
| A-2.0 | UNIT A FLOOR PLAN, ROOF PLAN |
| A-2.1 | UNIT B FLOOR PLAN, ROOF PLAN |
| A-2.2 | UNIT C FLOOR PLAN, ROOF PLAN |
| A-3.0 | UNIT A ELEVATIONS            |
| A-3.1 | UNIT B ELEVATIONS            |
| A-3.2 | UNIT C ELEVATIONS            |
| G-1.0 | GRADING PLAN                 |
| L-1.0 | CONCEPTUAL LANDSCAPE PLAN    |



VICINITY MAP  
NOT TO SCALE



ZONE  
CHANGE  
AND  
CONDITIONAL  
USE  
PERMIT

1531 W. ORANGE GROVE AVE.  
POMONA, CA 91768



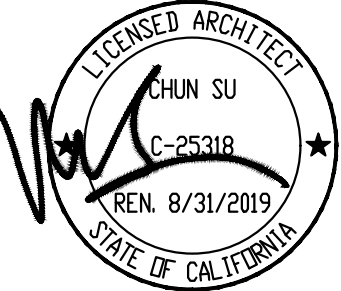
ITRA GROUP INC.

984 Crystal Water Lane  
Walnut, CA 91789

Tel: (909) 524-2148

E-mail: itragroup@gmail.com

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Revisions

△

△

△

△

Date

10/02/18

Drawn by

R.S.

Project No.

182101

Drawing Title

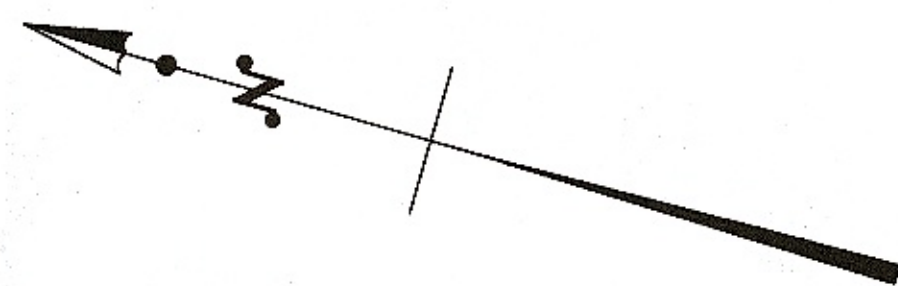
PROJECT DATA

SITE PLAN

Drawing No.

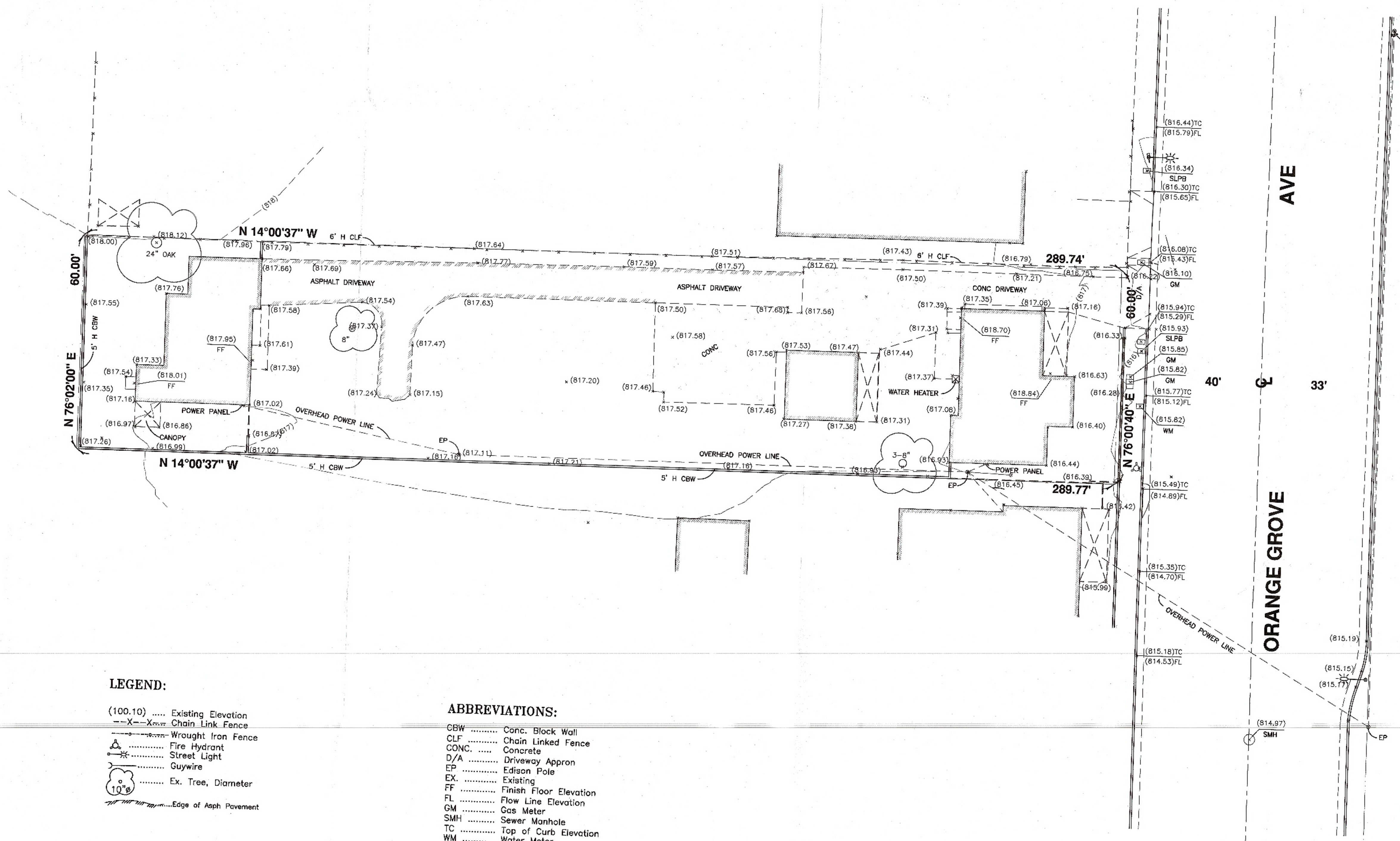
A-1.0





SCALE: 1"=16'

# TOPOGRAPHIC MAP



## LEGEND:

- (100.10) ..... Existing Elevation
- X-X- Chain Link Fence
- W- Wrought Iron Fence
- Fire Hydrant
- Street Light
- Guywire
- Ex. Tree, Diameter
- Edge of Asph Pavement

## ABBREVIATIONS:

- CBW ..... Conc. Block Wall
- CLF ..... Chain Linked Fence
- CONC. .... Concrete
- D/A ..... Driveway Apron
- EP ..... Edison Pole
- EX. .... Existing
- FF ..... Finish Floor Elevation
- FL ..... Flow Line Elevation
- GM ..... Gas Meter
- SMH ..... Sewer Manhole
- TC ..... Top of Curb Elevation
- WM ..... Water Meter

## LEGAL DESCRIPTION:

A PARTIAL LOT 29 OF J.E. PACKARD'S ORANGE GROVE TRACT, IN THE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25 PAGE 84 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## BENCH MARK:

ASSUMED ELEVATION: 819.00

DESCRIPTION: SPK AT CENTERLINE INTERSECTION OF ORANGE GROVE AVE AND DUDLEY ST



## PLANS PREPARED BY:

Apple Engineering Group  
Subdivision Engineering Design Survey  
9080 Telstar Ave., Suite 309

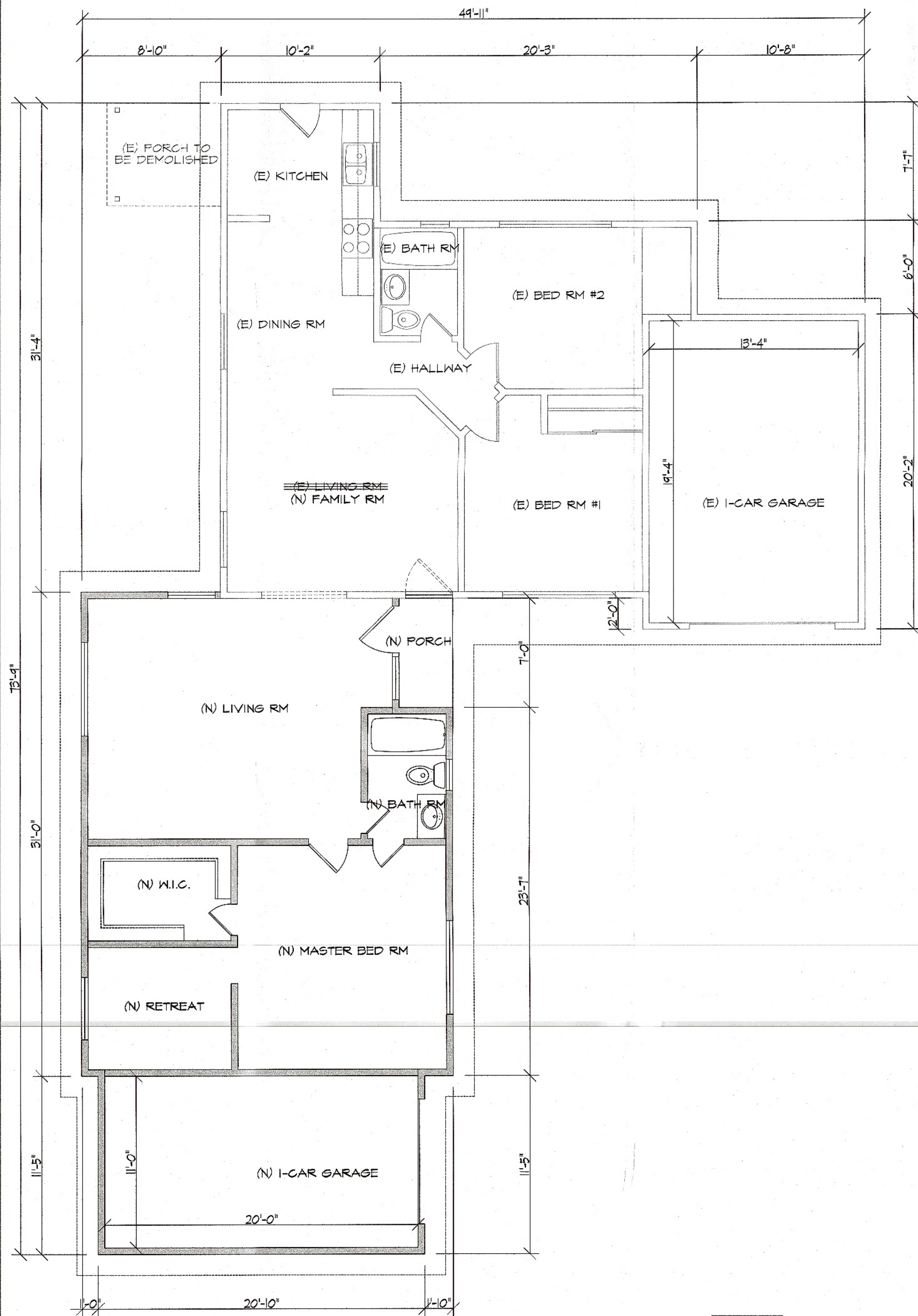
Date

## TOPOGRAPHIC MAP

SCALE: 1"=16' APN: 8355-021-015 DATE: 8-21-2018

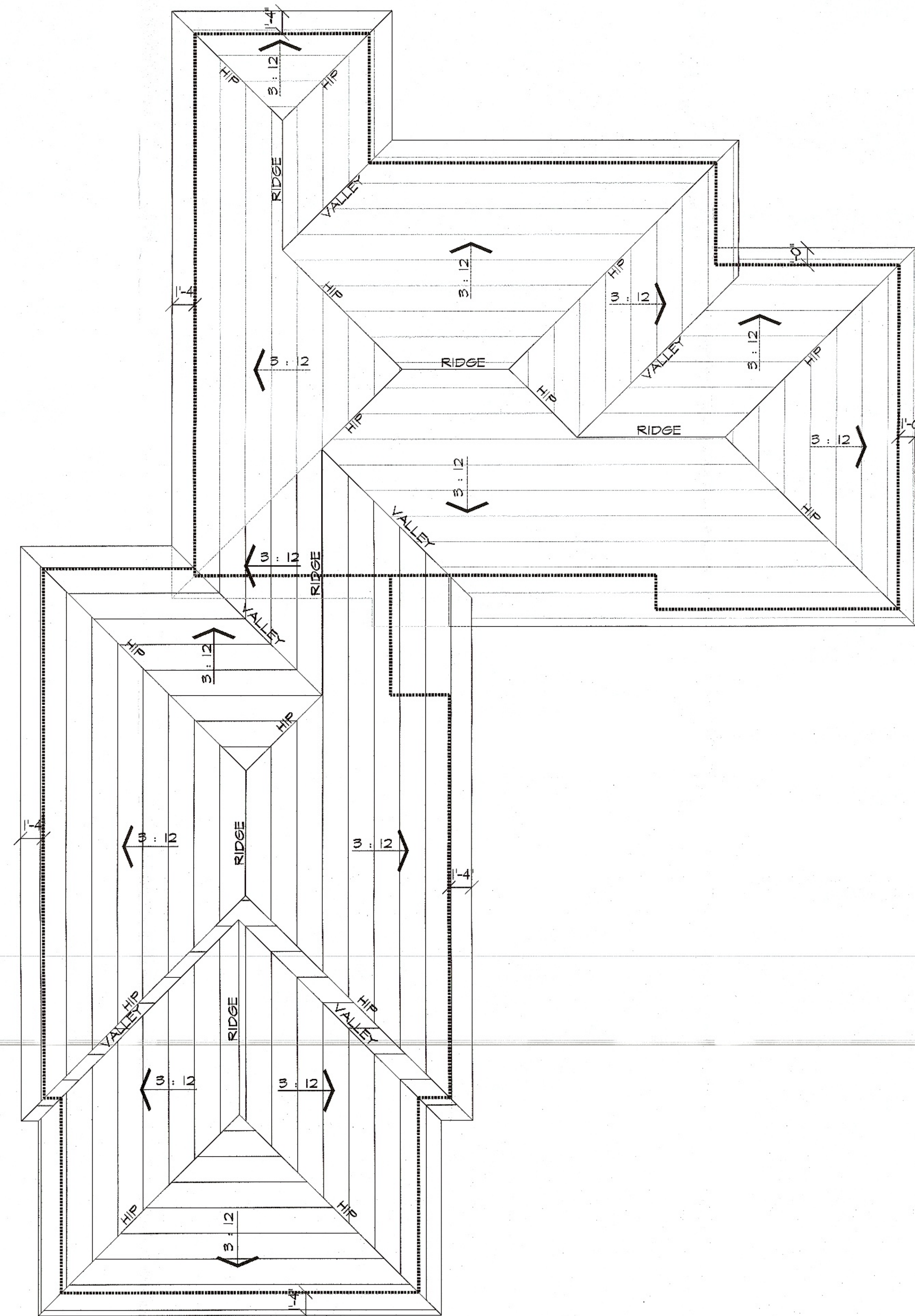
1531 W ORANGE GROVE AVE





UNIT A FLOOR PLAN

- EXISTING WALL TO REMAIN
- NEW WALL
- WALL TO BE DEVOLVED



UNIT A ROOF PLAN

- EXISTING ROOF
- NEW ROOF TO MATCH EXISTING

# ZONE CHANGE AND CONDITIONAL USE PERMIT

1531 W. ORANGE GROVE AVE.  
POMONA, CA 91768



ITRA GROUP INC.

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Date

Scale

10/02/18

1/4" = 1'-0"

Drawn by

Checked by

R.S.

R.S.

Project No.

182101

Drawing Title

UNIT A

FLOOR PLAN

ROOF PLAN

Drawing No.

A-2.0



1531 W. ORANGE GROVE AVE.  
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Date \_\_\_\_\_ Scale \_\_\_\_\_

10/02/18 1/4" = 1'-0"

Drawn by \_\_\_\_\_ Checked by \_\_\_\_\_

R.S. \_\_\_\_\_ R.S. \_\_\_\_\_

Project No. \_\_\_\_\_

182101

Drawing Title

UNIT B

## FLOOR PLAN

## ROOF PLAN

Drawing No.

## A-2.1



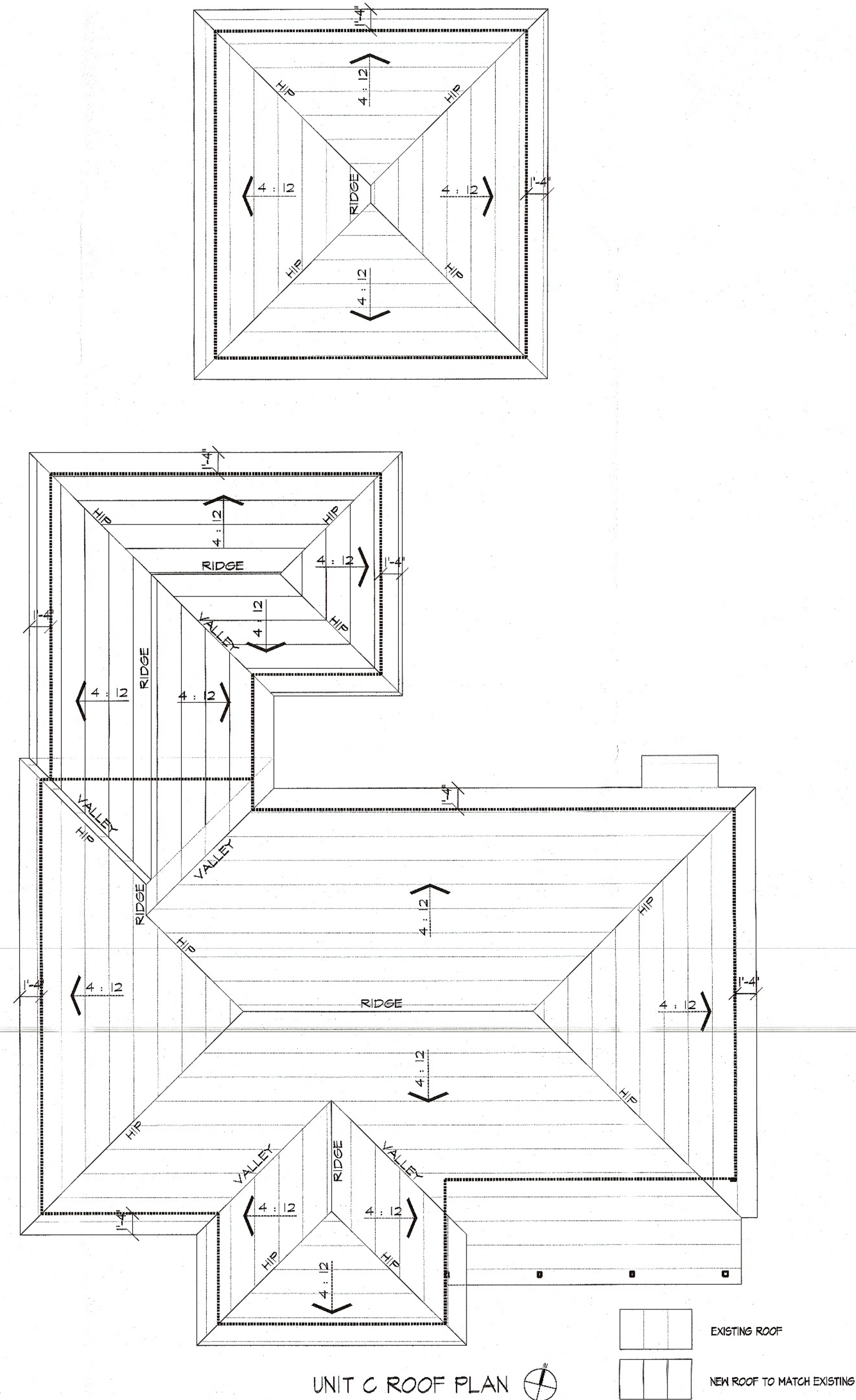
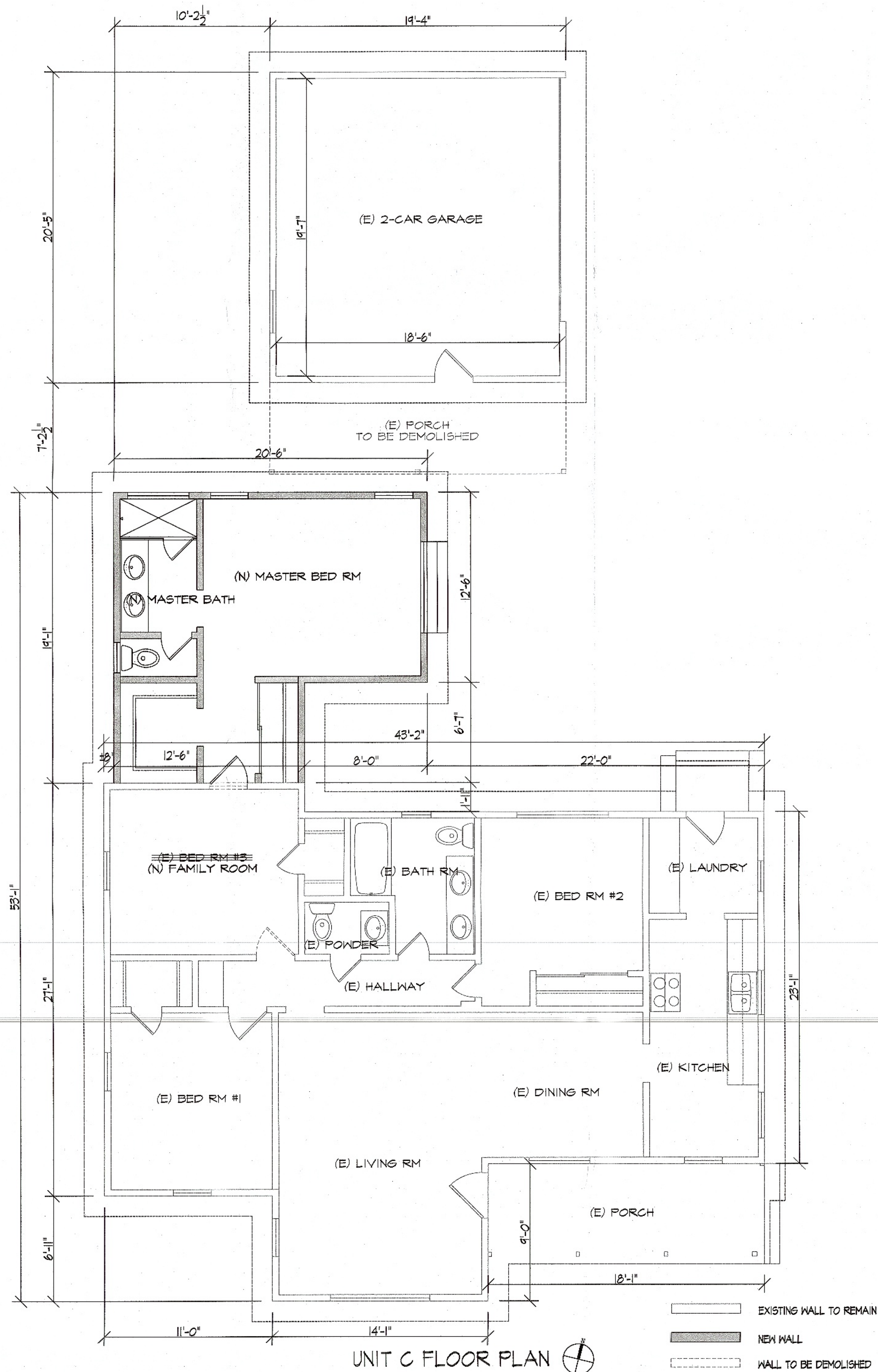
 EXISTING WALL TO REMAIN  
 NEW WALL  
 WALL TO BE DEMOLISHED



EXISTING ROOF

NEW ROOF TO MATCH EXISTING





**ZONE CHANGE AND CONDITIONAL USE PERMIT**  
 1531 W. ORANGE GROVE AVE.  
 POMONA, CA 91768

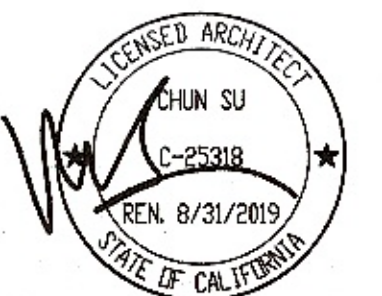


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10/02/18

1/4" = 1'-0"

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Checked by

R.S.

R.S.

Project No.

182101

Drawing Title

UNIT C

FLOOR PLAN

ROOF PLAN

Drawing No.

**A-2.2**



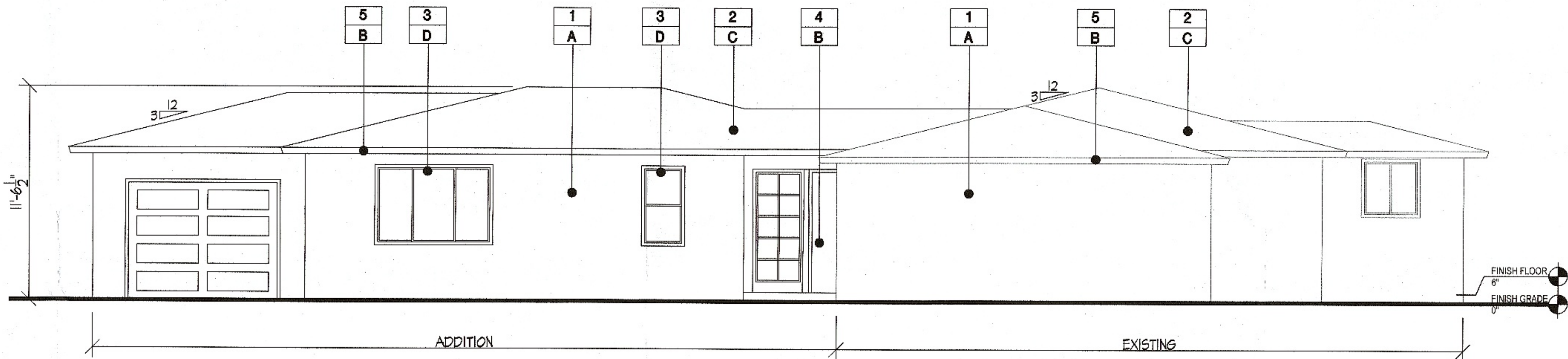
|   |                                                                                                                                                                                                            |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 3/8" EXTERIOR CEMENT PLASTER ON METAL LATH OVER 2 LAYERS OF BUILDING PAPER, APPLY FLEXIBLE EXTERIOR ELASTOMERIC TEXTURE COATING WITH COLOR, APPLY IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. |
| 2 | ASPHALT ROOF SHINGLE                                                                                                                                                                                       |
| 3 | VINYLE WINDOW                                                                                                                                                                                              |
| 4 | WOOD DOOR AND FRAMES                                                                                                                                                                                       |
| 5 | WOOD FASCIA AND TRIMS                                                                                                                                                                                      |

EXTERIOR MATERIALS

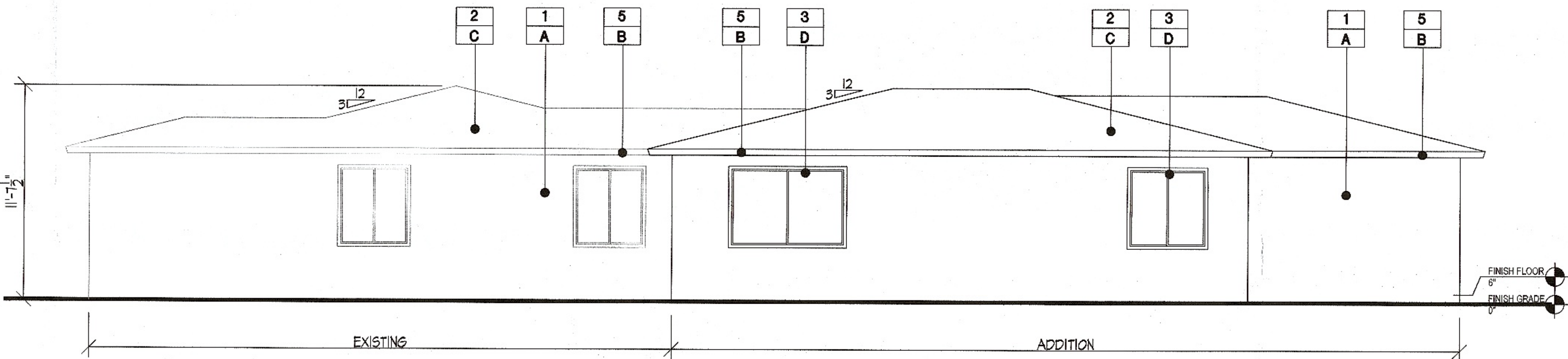
|   |                                               |
|---|-----------------------------------------------|
| - | SHERWIN WILLIAMS- #7012 - CREAMY              |
| A |                                               |
| - | SHERWIN WILLIAMS- #7701 - CAVERN CLAY         |
| B |                                               |
| - | SHINGLE ROOF - GAF "TIMBERLINE - COOL SERIES" |
| C |                                               |
| - | MILGARD - WHITE                               |
| D |                                               |

EXTERIOR COLORS & FINISHES

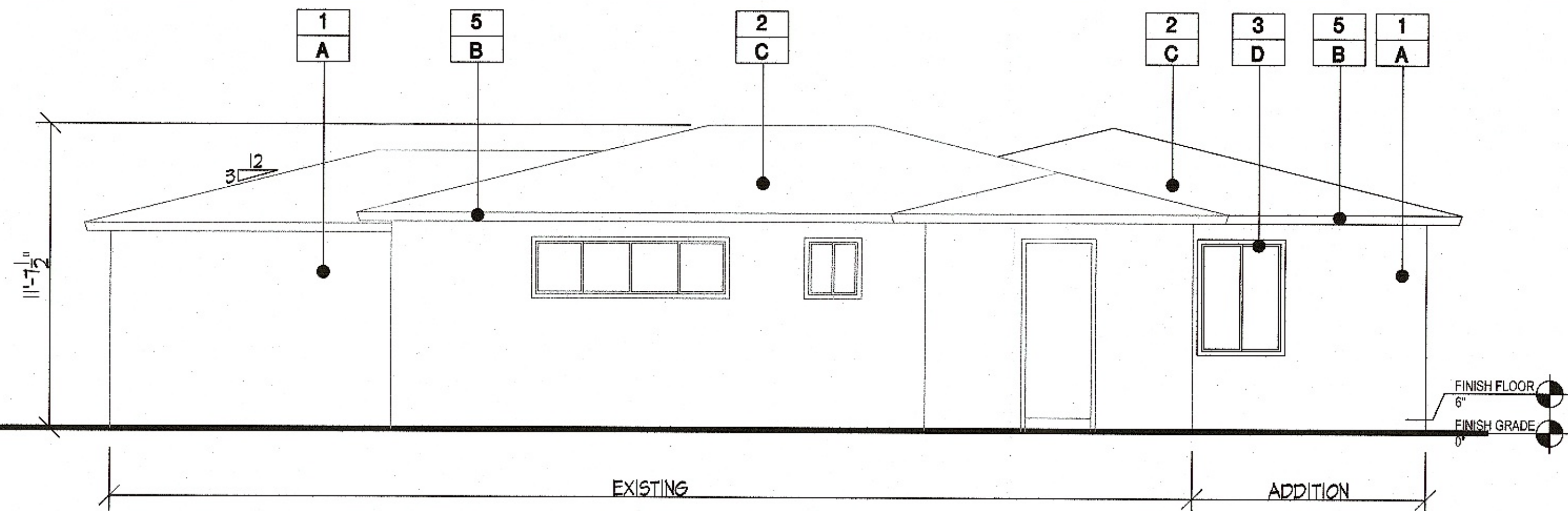
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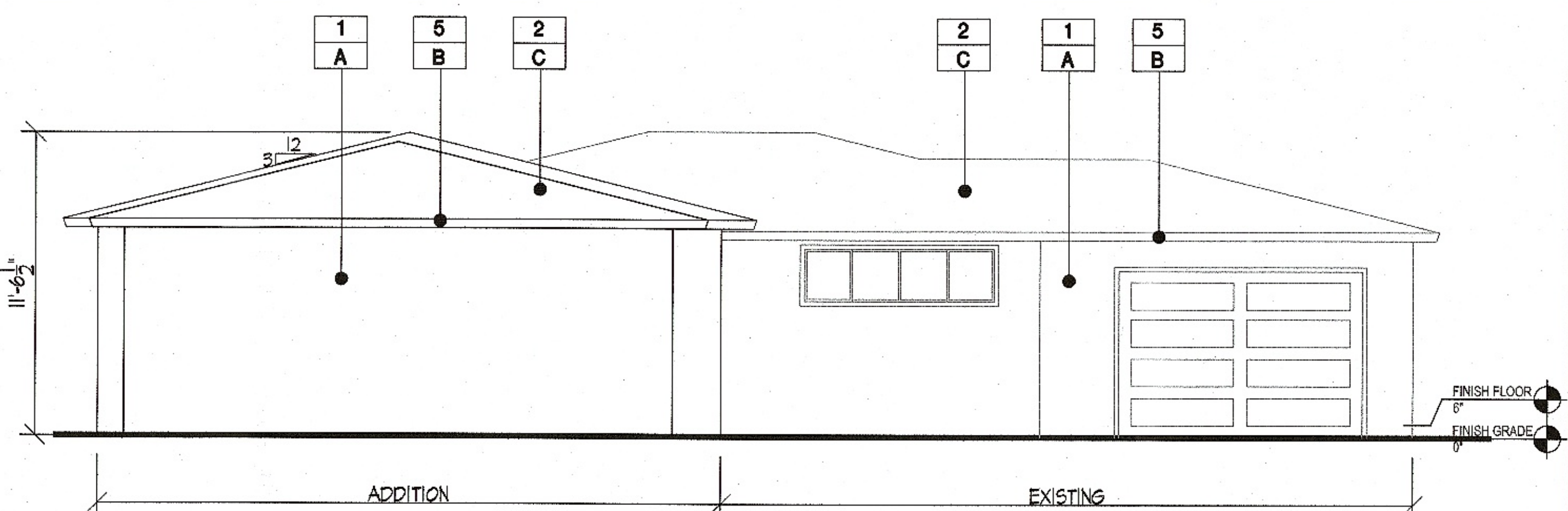
UNIT A EAST ELEVATION



UNIT A WEST ELEVATION



UNIT A NORTH ELEVATION



UNIT A SOUTH ELEVATION

ZONE  
CHANGE  
AND  
CONDITIONAL  
USE  
PERMIT  
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| 10/02/18    | 1/4" = 1'-0" |
| Drawn by    | Checked by   |
| R.S.        | R.S.         |
| Project No. |              |
| 182101      |              |

Drawing Title  
UNIT A  
ELEVATIONS

Drawing No.

A-3.0

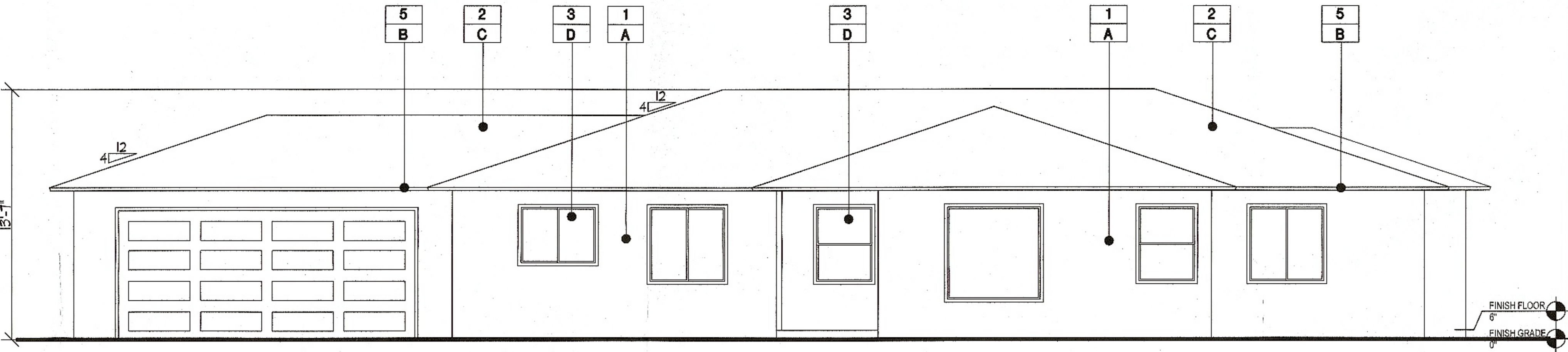


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| 2 | ASPHALT ROOF SHINGLE                                                                                                                                                                                       |
| 3 | VINYLE WINDOW                                                                                                                                                                                              |
| 4 | WOOD DOOR AND FRAMES                                                                                                                                                                                       |
| 5 | WOOD FASCIA AND TRIMS                                                                                                                                                                                      |

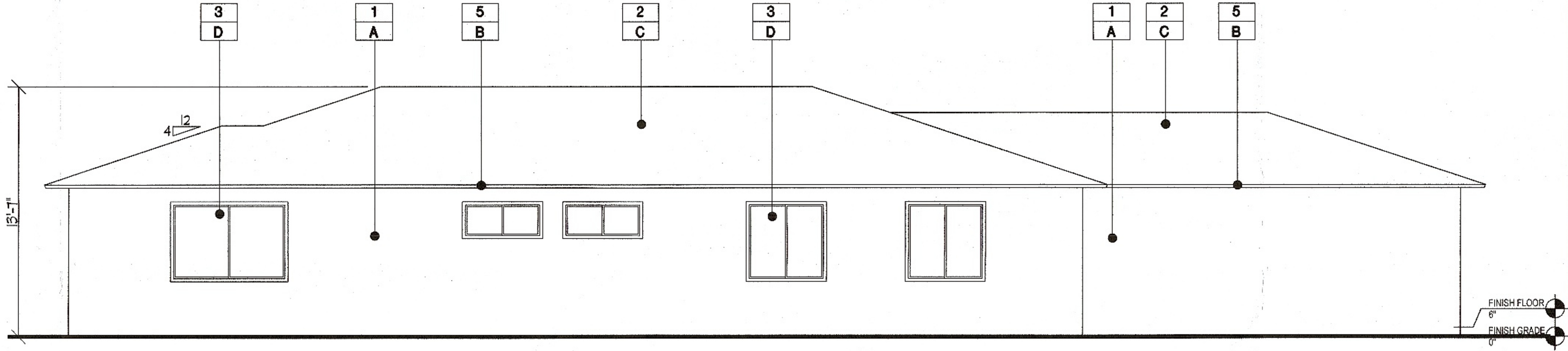
EXTERIOR MATERIALS

|   |                                               |
|---|-----------------------------------------------|
| A | SHERWIN WILLIAMS- #7012 - CREAMY              |
| B | SHERWIN WILLIAMS- #7101 - CAVERN CLAY         |
| C | SHINGLE ROOF - GAF "TIMBERLINE - COOL SERIES" |
| D | MILGARD - WHITE                               |

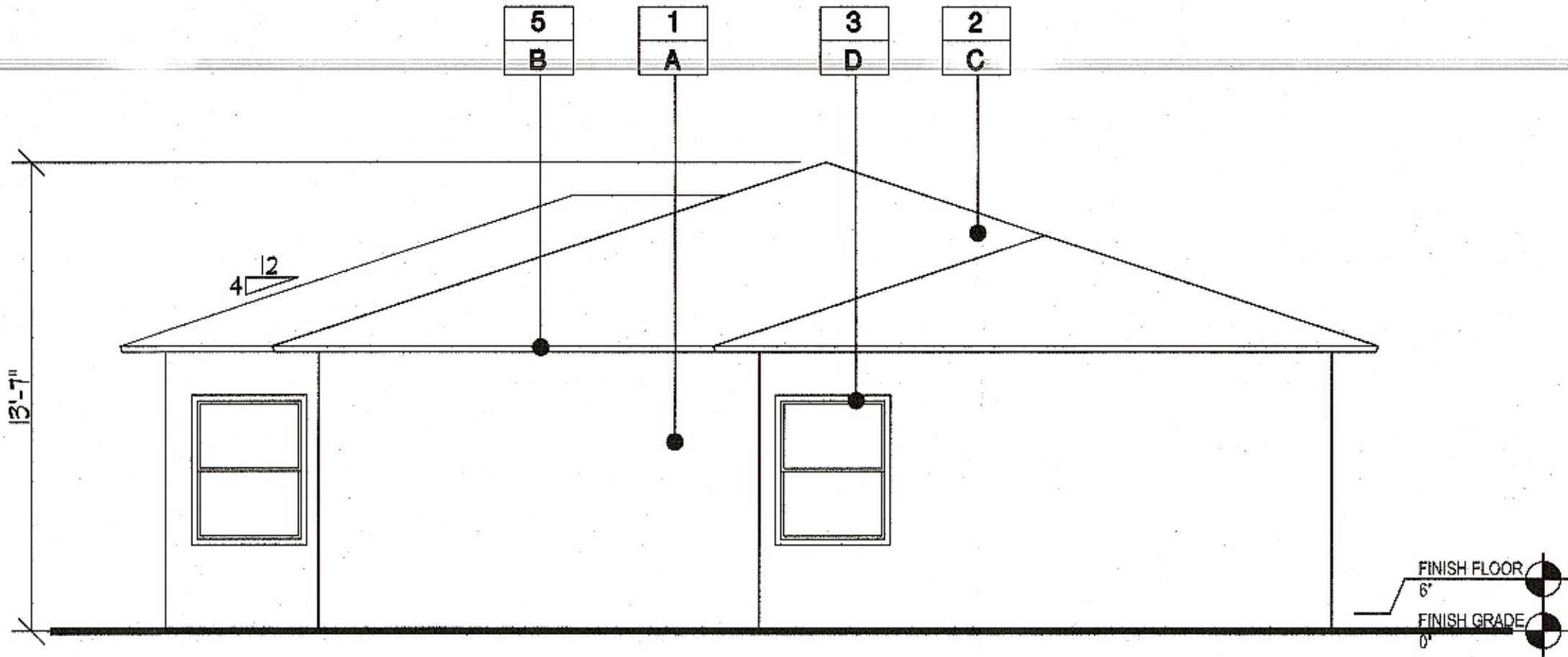
EXTERIOR COLORS & FINISHES



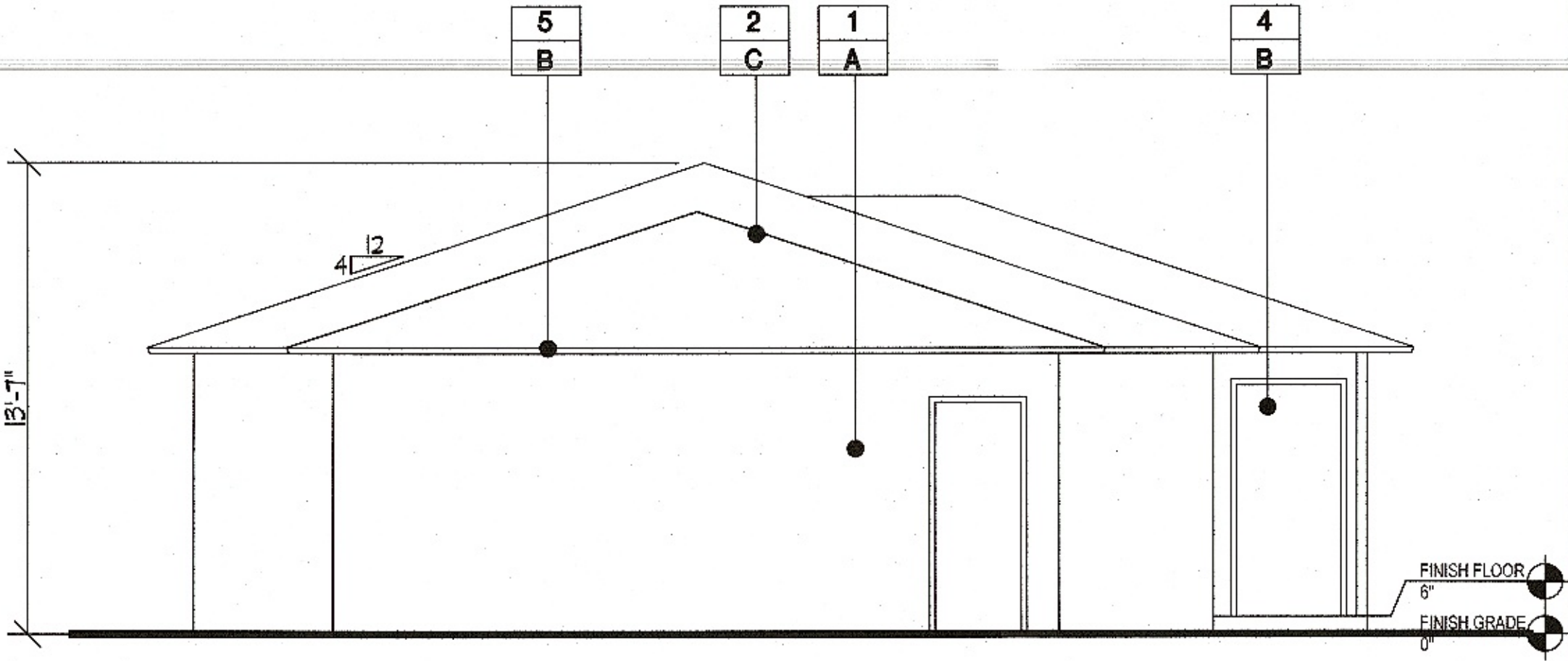
UNIT B EAST ELEVATION



UNIT B WEST ELEVATION



UNIT B NORTH ELEVATION



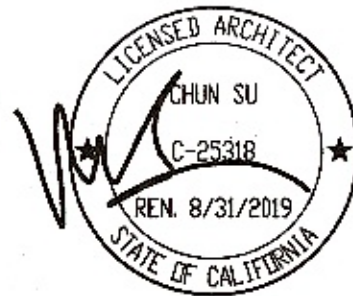
UNIT B SOUTH ELEVATION

ZONE  
CHANGE  
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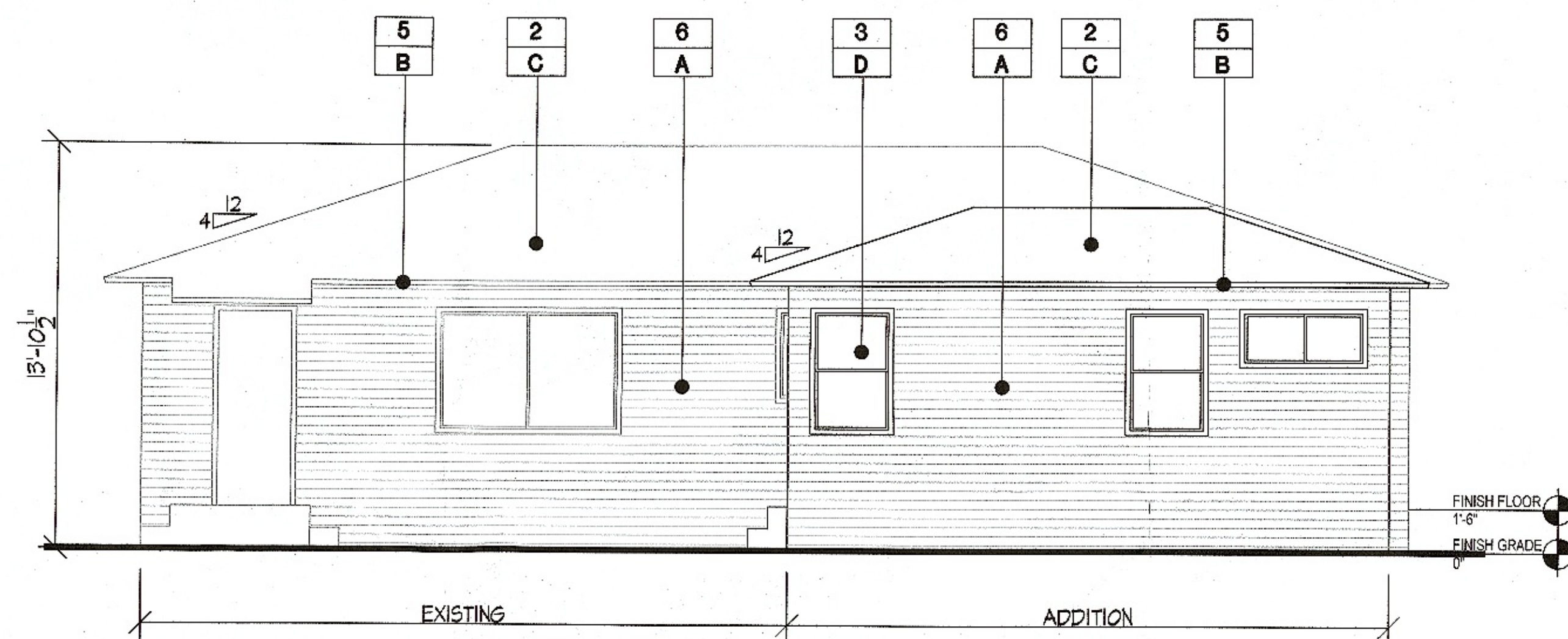
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| △ PLANNING | 03/21/19 |
| △          |          |
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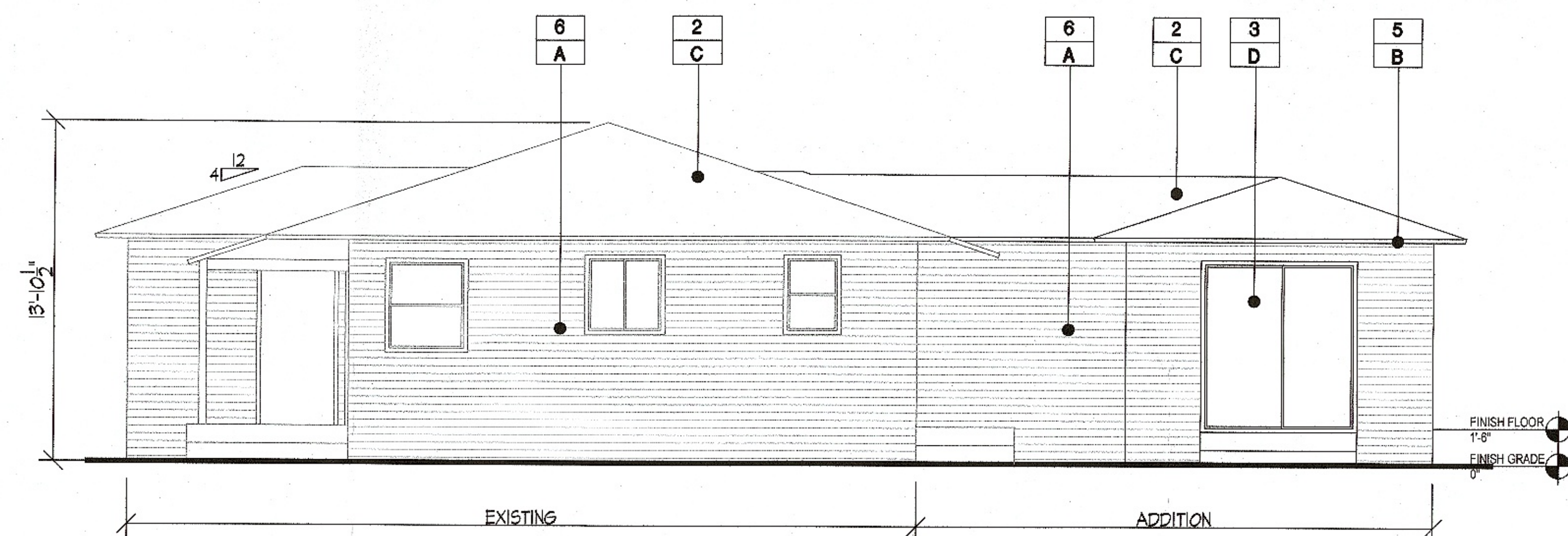
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| Drawing Title |  |
| UNIT B        |  |
| ELEVATIONS    |  |

Drawing No.



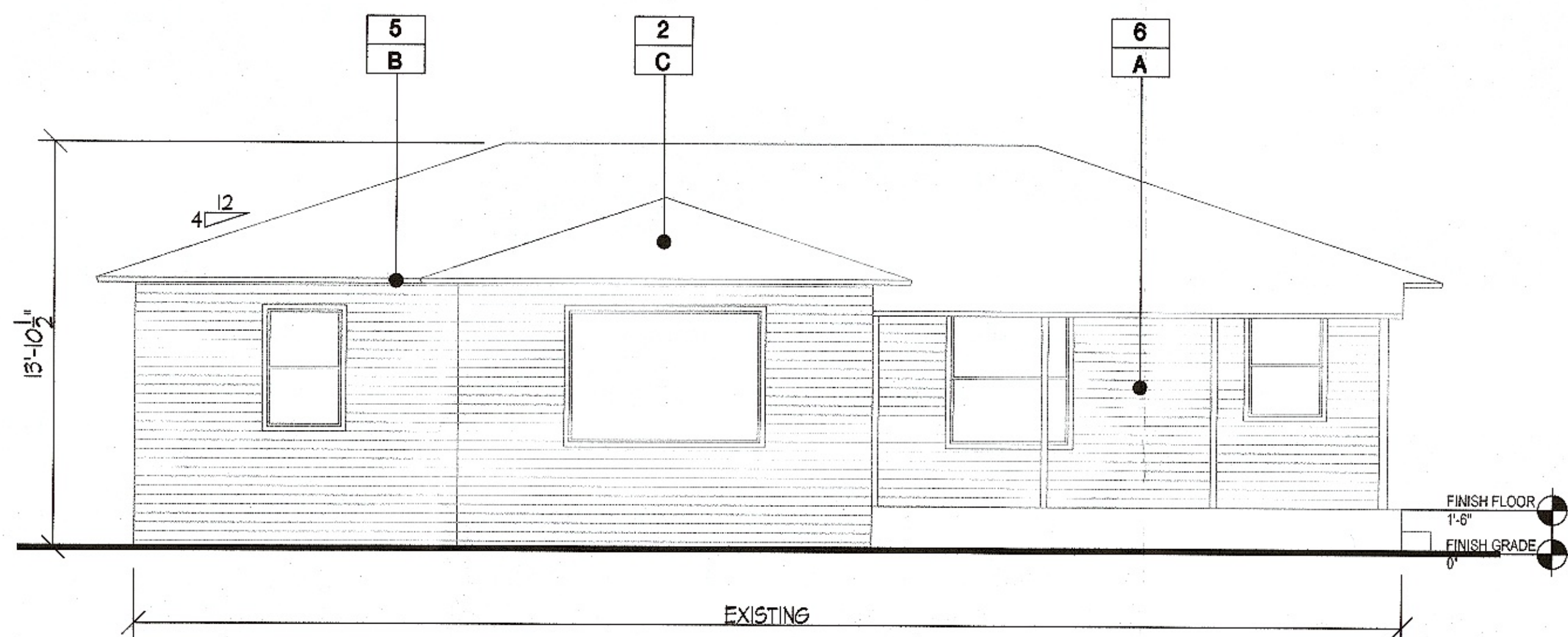


UNIT C NORTH ELEVATION

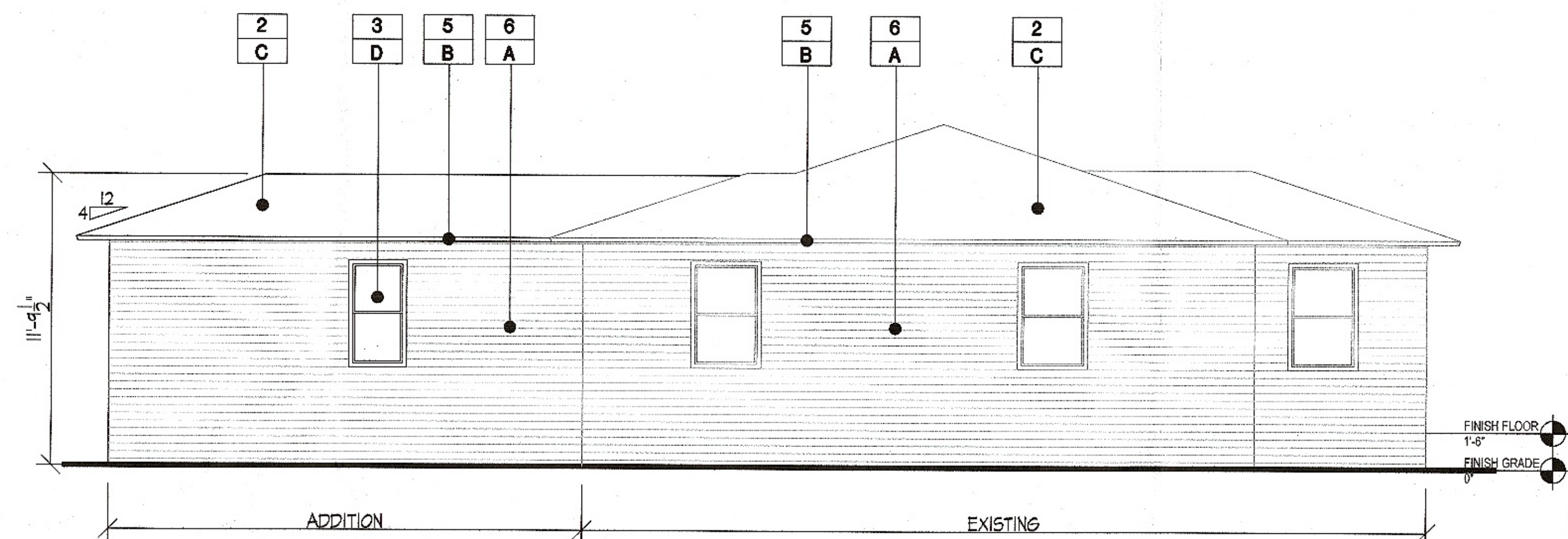


UNIT C EAST ELEVATION

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UNIT C SOUTH ELEVATION



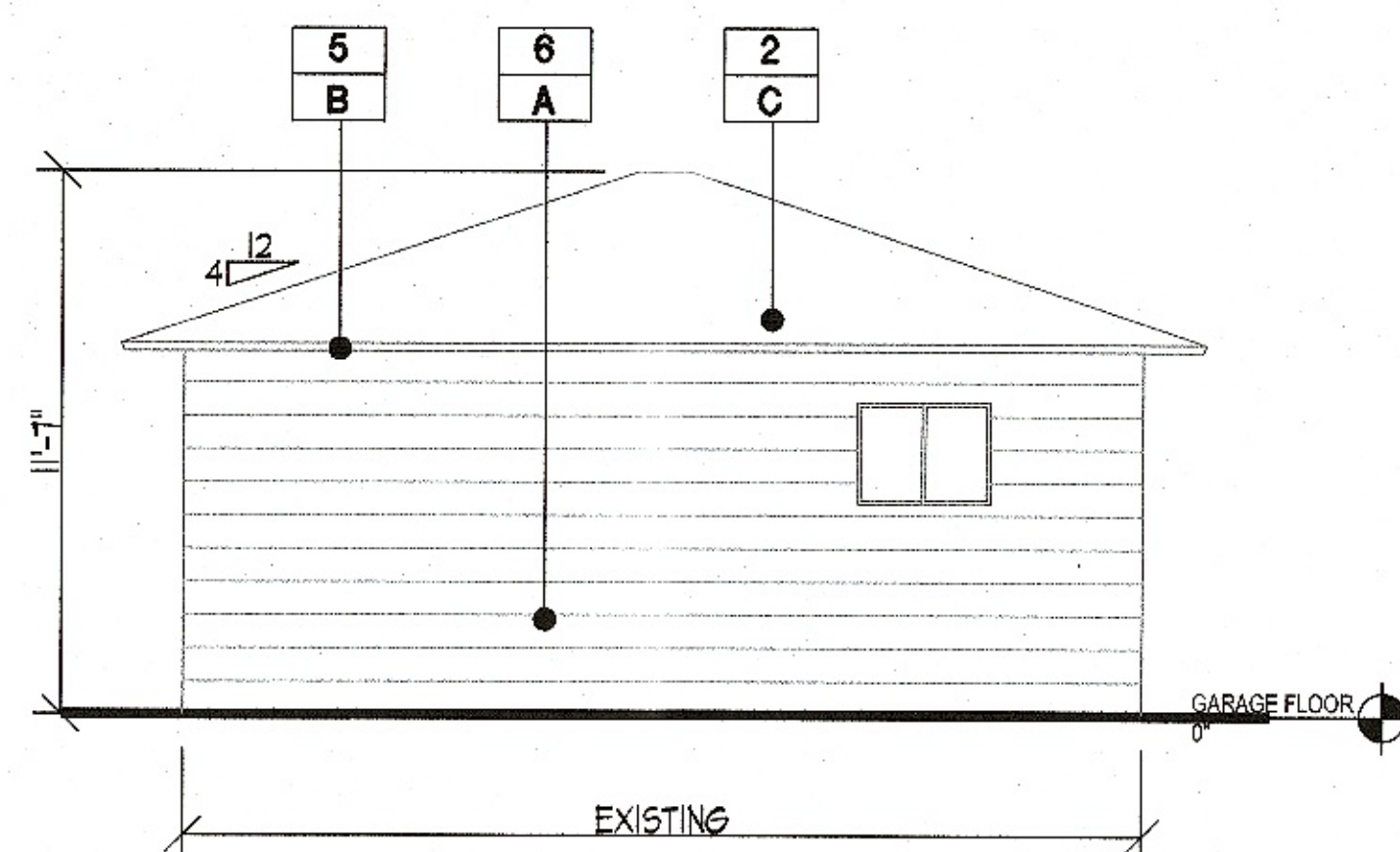
UNIT C WEST ELEVATION

|        |                      |        |                       |        |                 |
|--------|----------------------|--------|-----------------------|--------|-----------------|
| 2<br>- | ASPHALT ROOF SHINGLE | 4<br>- | WOOD DOOR AND FRAMES  | 6<br>- | WOOD SIDING     |
| 3<br>- | VINYLE WINDOW        | 5<br>- | WOOD FASCIA AND TRIMS | 7<br>- | ALUMINUM SIDING |

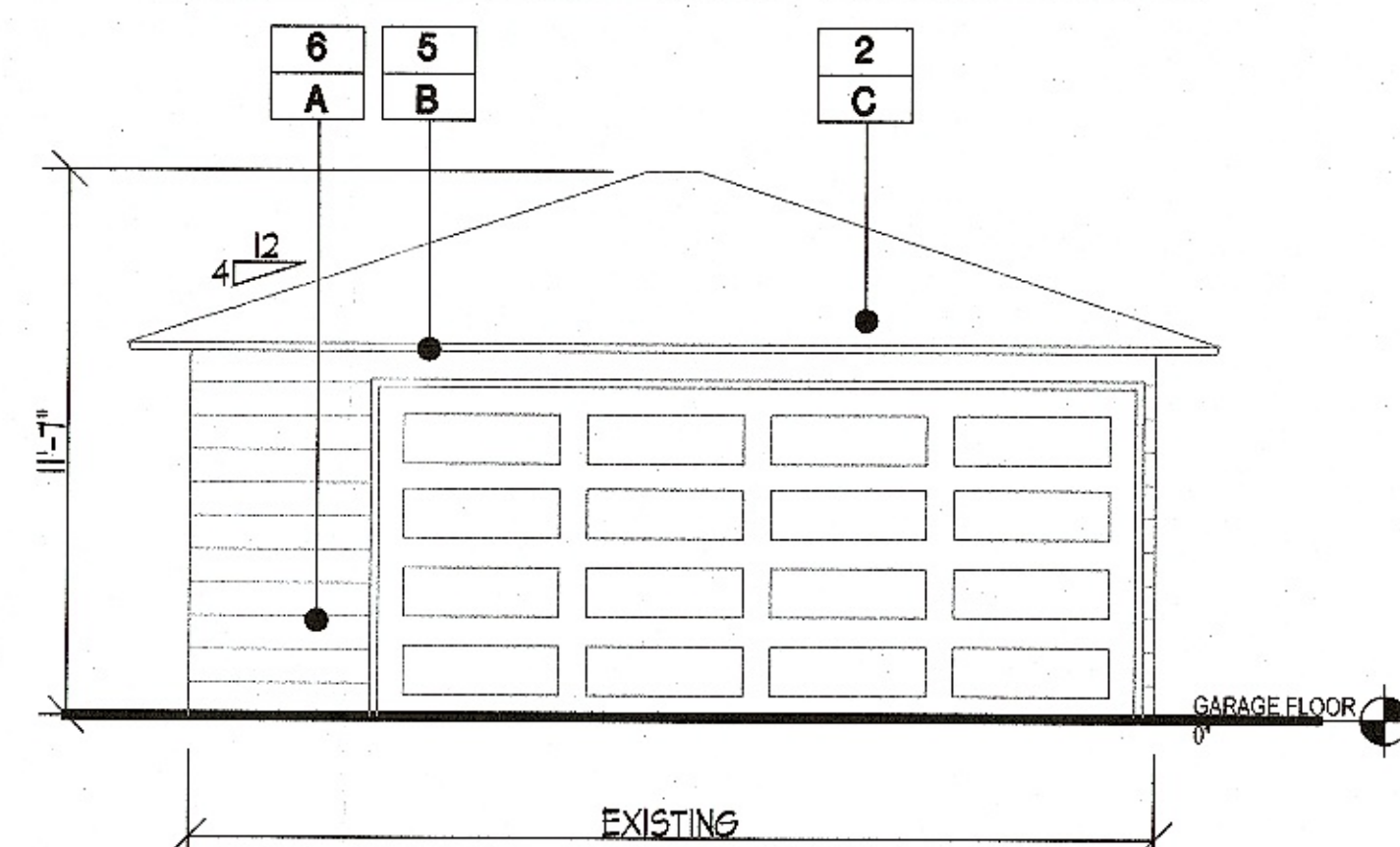
EXTERIOR MATERIALS

|        |                                       |        |                                               |
|--------|---------------------------------------|--------|-----------------------------------------------|
| -<br>A | SHERWIN WILLIAMS- #7012 - CREAMY      | -<br>C | SHINGLE ROOF - GAF "TIMBERLINE - COOL SERIES" |
| -<br>B | SHERWIN WILLIAMS- #7701 - CAVERN CLAY | -<br>D | MILGARD - WHITE                               |

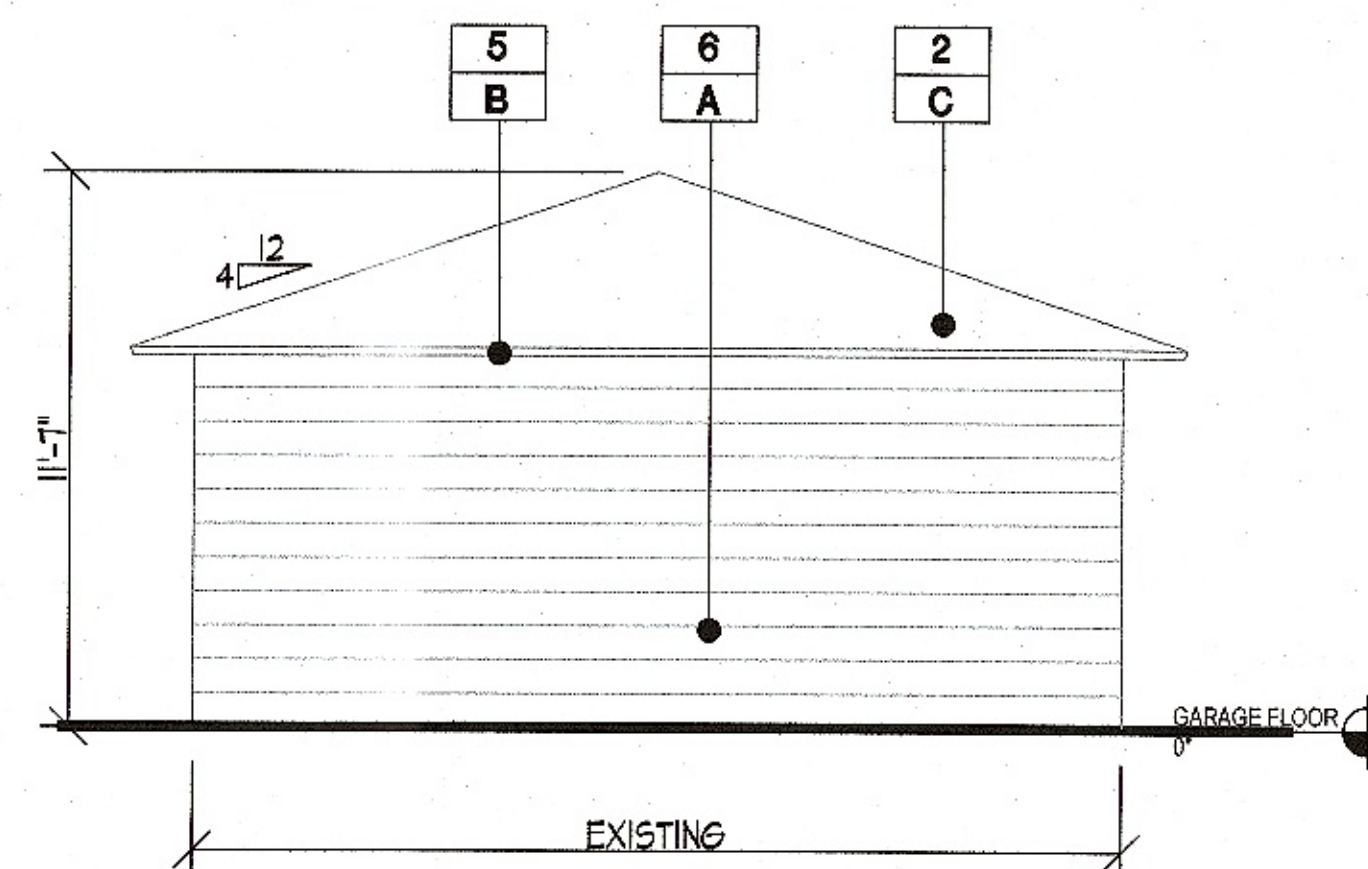
EXTERIOR COLORS & FINISHES



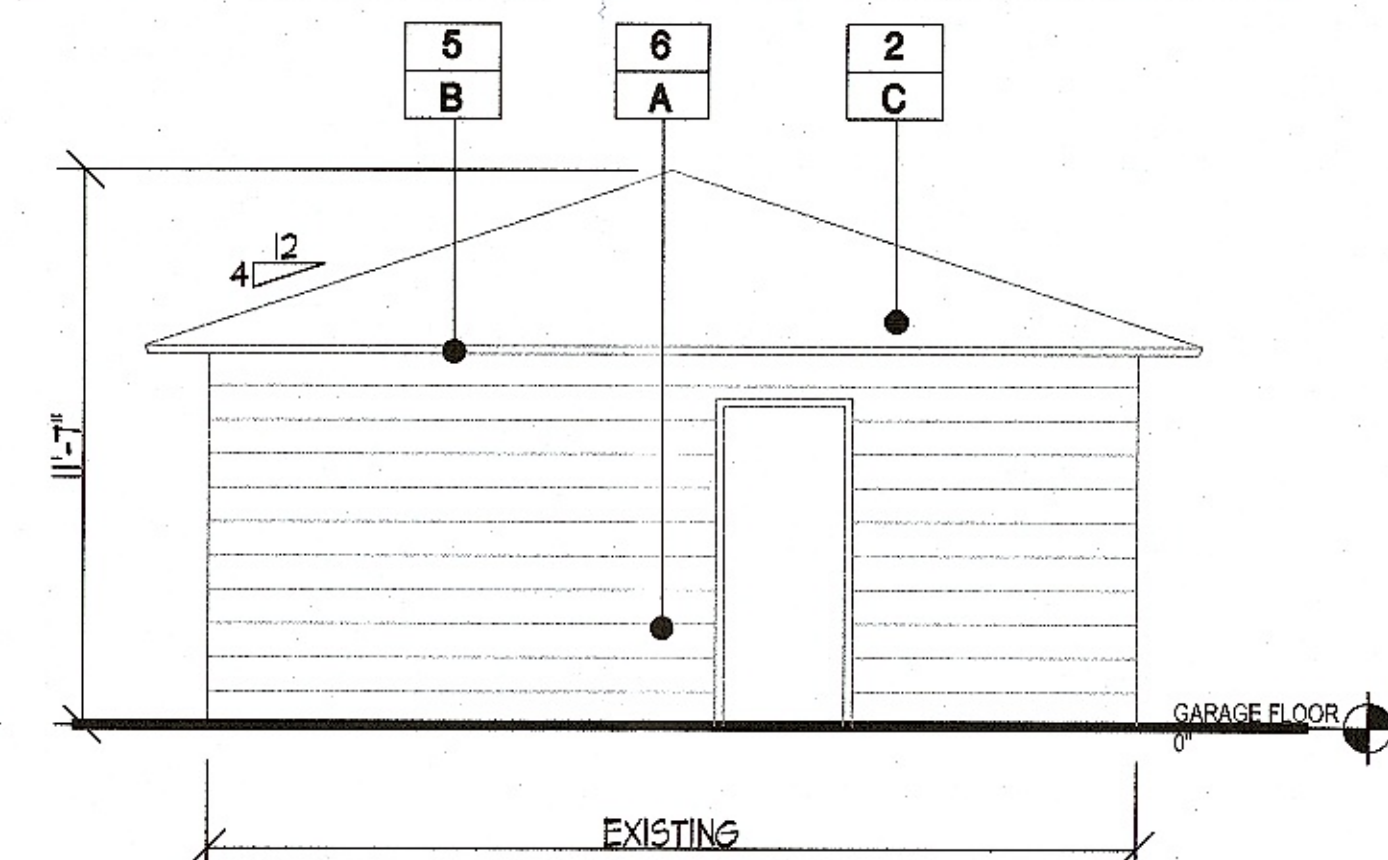
UNIT C GARAGE WEST ELEVATION



UNIT C GARAGE EAST ELEVATION



UNIT C GARAGE NORTH ELEVATION



UNIT C GARAGE SOUTH ELEVATION

ZONE  
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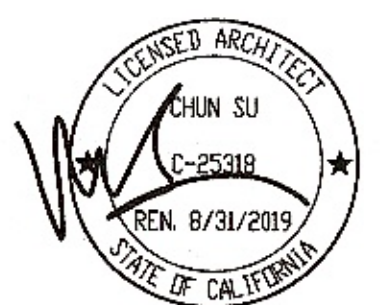
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Drawn by Checked by

R.S. R.S.

Project No.

182101

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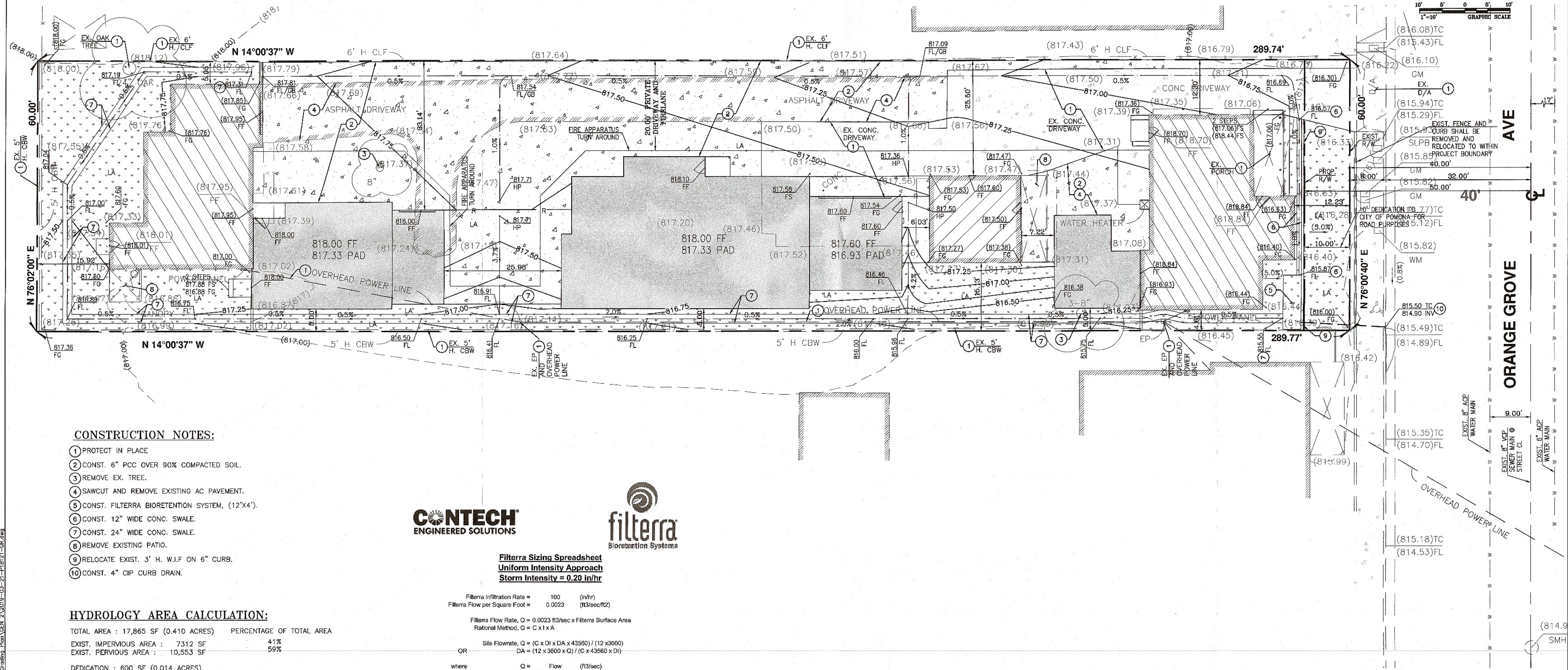
UNIT C  
ELEVATIONS

Drawing No.

A-3.2



S:\P-Projects\2019\018121-1531 W Orange Grove, Pomona\2. Design\300. Grading & Drainage\100. Grading Plan\GEN 2\2019-03-21-F18121-GR.dwg



#### CONSTRUCTION NOTES:

1. PROTECT IN PLACE
2. CONST. 6" PCC OVER 90% COMPACTED SOIL.
3. REMOVE EX. TREE.
4. SAWCUT AND REMOVE EXISTING AC PAVEMENT.
5. CONST. FILTERRA BIORETENTION SYSTEM, (12'x4').
6. CONST. 12" WIDE CONC. SWALE.
7. CONST. 24" WIDE CONC. SWALE.
8. REMOVE EXISTING PATIO.
9. RELOCATE EXIST. 3' H. W.I.F ON 6" CURB.
10. CONST. 4" CIP CURB DRAIN.

#### HYDROLOGY AREA CALCULATION:

TOTAL AREA : 17,865 SF (0.410 ACRES) PERCENTAGE OF TOTAL AREA  
EXIST. IMPERVIOUS AREA : 7312 SF 41%  
EXIST. PERVIOUS AREA : 10,553 SF 59%  
DEDICATION : 600 SF (0.014 ACRES)  
LOT SIZE AFTER DEDICATION: 17,265 SF (0.396 ACRES)  
PROP. IMPERVIOUS AREA : 14,321 SF 83%  
PROP. PERVIOUS AREA : 2,994 SF 17%

**CONTECH**  
ENGINEERED SOLUTIONS

**filterra**  
Bioretention Systems

**Filterra Sizing Spreadsheet**  
**Uniform Intensity Approach**  
**Storm Intensity = 0.20 in/hr**

Filterra Infiltration Rate = 100 (in/hr)  
Filterra Flow per Square Foot = 0.0023 (ft3/sec/ft2)

Filterra Flow Rate, Q = 0.0023 ft3/sec x Filterra Surface Area  
Rational Method, Q = C x I x A

Site Flowrate, Q = (C x DI x DA x 43560) / (12 x 3600)  
DA = (12 x 3600 x Q) / (C x 43560 x DI)

where  
Q = Flow (ft3/sec)  
DA = Drainage Area (acres)  
DI = Design Intensity (in/hr)  
C = Runoff coefficient (dimensionless)

|                              |      | DI           | C          | C          | C           |
|------------------------------|------|--------------|------------|------------|-------------|
|                              |      | 0.2          | 1.00       | 0.85       | 0.50        |
| Available Filterra Box Sizes |      | Filterra     | 100%       | Commercial | Residential |
| L                            | W    | Flow Rate, Q | Imperv. DA | max DA     | max DA      |
| (ft)                         | (ft) | (ft3/sec)    | (acres)    | (acres)    | (acres)     |
| 4                            | 4    | 0.0370       | 0.184      | 0.216      | 0.367       |
| 6                            | 4    | 0.0556       | 0.275      | 0.324      | 0.551       |
| 6.5                          | 4    | 0.0602       | 0.298      | 0.351      | 0.597       |
| 8                            | 4    | 0.0741       | 0.367      | 0.432      | 0.735       |
| 10                           | 4    | 0.0928       | 0.459      | 0.540      | 0.918       |
| 12                           | 4    | 0.1111       | 0.551      | 0.648      | 1.102       |
| 6                            | 6    | 0.0833       | 0.413      | 0.486      | 0.826       |
| 8                            | 6    | 0.1111       | 0.551      | 0.648      | 1.102       |
| 10                           | 6    | 0.1389       | 0.689      | 0.810      | 1.377       |
| 12                           | 6    | 0.1667       | 0.826      | 0.972      | 1.653       |
| 13                           | 7    | 0.2106       | 1.045      | 1.229      | 2.089       |
| 12                           | 8    | 0.2222       | 1.102      | 1.296      | 2.204       |
| 14                           | 8    | 0.2593       | 1.286      | 1.512      | 2.571       |
| 16                           | 8    | 0.2963       | 1.469      | 1.729      | 2.938       |
| 18                           | 8    | 0.3333       | 1.653      | 1.945      | 3.306       |
| 20                           | 8    | 0.3704       | 1.837      | 2.161      | 3.673       |
| 22                           | 8    | 0.4074       | 2.020      | 2.377      | 4.040       |

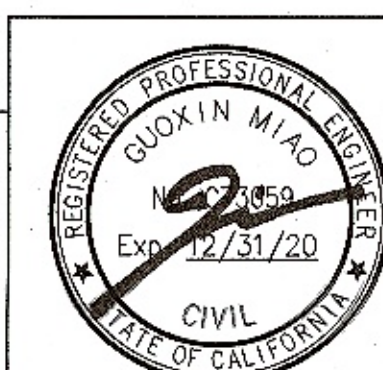
ACCORDING TO THE STATE WATER BOARD REQUIREMENTS, PROJECTS WITH LESS THAN 1 ACRE OF DISTURBED AREA DOES NOT REQUIRE SWPPP, THIS PROJECT HAS A TOTAL AREA OF 17865 SF/0.410 ACRES, THEREFORE THIS PROJECT DOES NOT REQUIRE SWPPP.

#### NOTES:

EXISTING OVERHEAD POWER LINE AND EDISON POLES WILL BE PROTECTED IN PLACE. PROPOSED ON-SITE UTILITIES, PER SEPARATE PERMIT.

**OWNER**  
CONTACT:  
1531 POMONA LLC  
2010 E. 1ST ST.  
SUITE 100  
SANTA ANA, CA 92705

**CIVIL ENGINEER**  
BOTHLY CORP.  
(FORMERLY APPLE ENGINEERING GROUP)  
9060 TELSTAR AVE, SUITE 309  
EL MONTE, CA 91731  
Tel: (626) 552-9818  
EMAIL: INFO@BOTHLY.US



|                              |      |         |
|------------------------------|------|---------|
| SITE PLAN CHANGED 2019-02-27 | 3/20 | YV      |
| REVISIONS                    | DATE | INITIAL |

|                                                            |                                                                  |
|------------------------------------------------------------|------------------------------------------------------------------|
| ACCEPTED                                                   |                                                                  |
| BY: PLANNING DIVISION                                      | DATE:                                                            |
| ACCEPTED                                                   |                                                                  |
| BY: BUILDING OFFICIAL                                      | DATE:                                                            |
| CONCURRED                                                  |                                                                  |
| BY: MATT PILARZ, P.E., RCE NO. 71058, ACTING CITY ENGINEER | DATE:                                                            |
| CITY OF POMONA                                             |                                                                  |
| PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION               |                                                                  |
| GRADING & DRAINAGE PLAN                                    |                                                                  |
| 1531 W. ORANGE GROVE AVE., POMONA, CA 91768                |                                                                  |
| SCALE                                                      | DESIGNED: PVT. ENG.<br>DRAWN: PVT. ENG.<br>CHECKED:<br>REVIEWED: |
| AS SHOWN                                                   | SHT. 2<br>OF<br>3<br>SHTS                                        |



TREE

| SYM. | QTY. | BOTANICAL NAME |                                  | Remark |
|------|------|----------------|----------------------------------|--------|
|      |      | SIZE           | COMMON NAME                      |        |
|      | 2    |                | Existing tree to be remained     | L      |
|      | 2    | 15 Gal         | Acacia stenophylla               | L      |
|      | 2    | 24"Box         | Cercidium hybrid 'Desert Museum' | L      |

SHRUB / ACCENT

| SYM. | QTY.   | BOTANICAL NAME |                                                   | PF | Remark  |
|------|--------|----------------|---------------------------------------------------|----|---------|
|      |        | SIZE           | COMMON NAME                                       |    |         |
|      | 22     | 5Gal           | Muhlenbergia rigens<br>Deer Grass.                | L  | 4'o.c   |
|      | 20     | 5Gal           | Photinia fraseri'<br>Fraser Photinia              | L  | In Pots |
|      | 46     | 5Gal           | Callistemon c. 'Little John'<br>Dwarf Bottlebrush | L  | 3'o.c   |
|      | 2'o.c  | 1Gal           | Juncus patens<br>California Gray Rush             | L  | 3'o.c   |
|      | 30"o.c | 5Gal           | Bulbine frutescens 'Hallmark'                     | L  | 30"o.c  |
|      | 12     | 5Gal           | Euphorbia characias                               | L  | 4'o.c   |

PLANTING NOTES

- DRAWING IS DIAGRAMMATIC. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
- CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
- NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
- ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER.
- FINISH GRADE TO BE 1" BELOW ALL WALKS, CURBS, AND PAVING.
- 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.

- 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

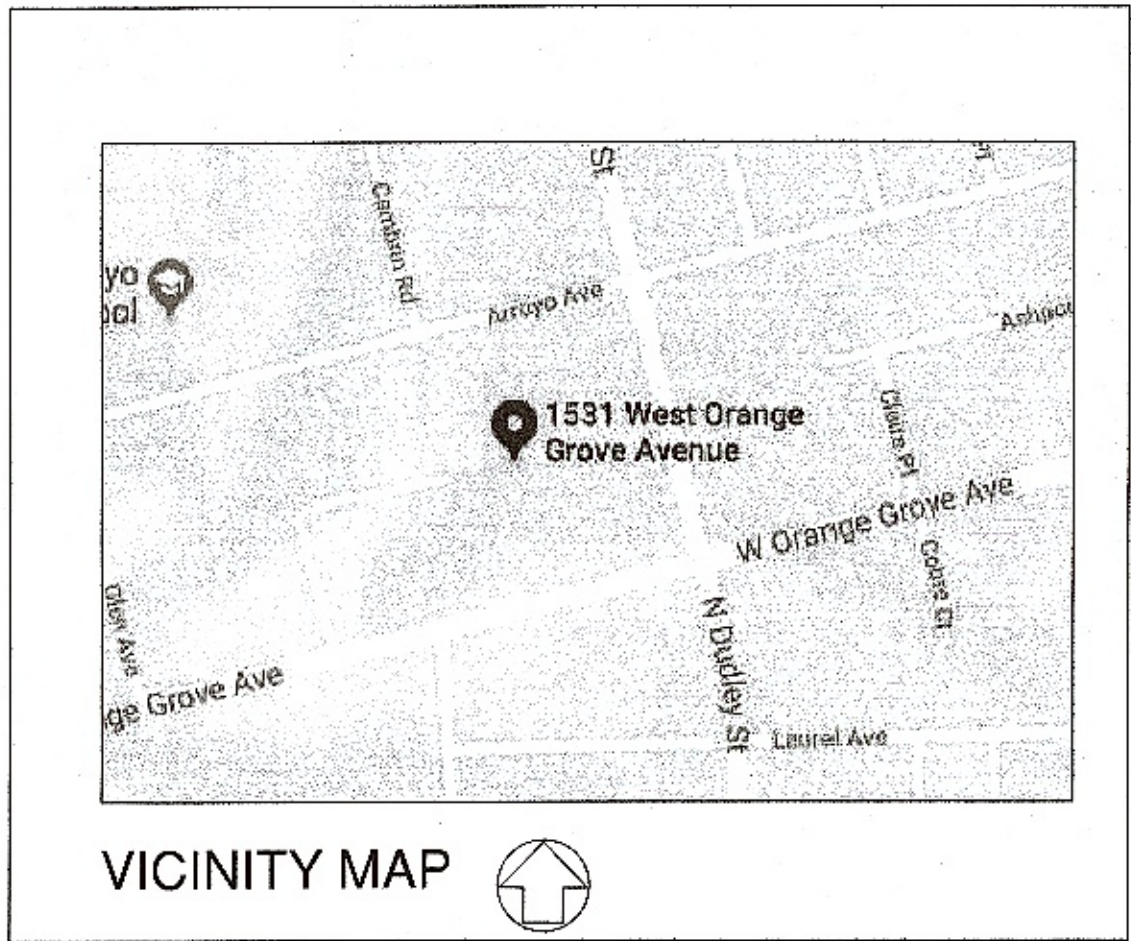
- PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL, BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS.

- "DEEP ROOT" BARRIERS ARE TO BE USED AROUND ALL TREES LOCATION WITHIN 5 FT. OF PAVING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- 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.

- ALL EXISTING OAK TREE ON SITE, IF PROPOSE TO REMOVE OR TRIM, MUST FOLLOW ARBORISTS' REPORT AND CITY OR COUNTY REQUIREMENT TO DO SO.

- 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.

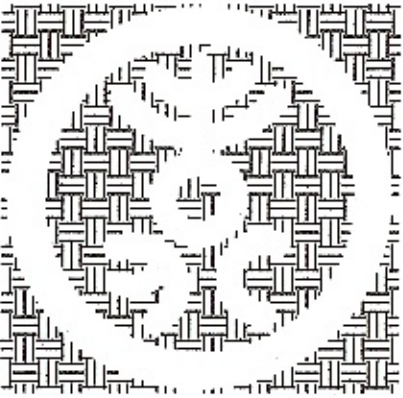
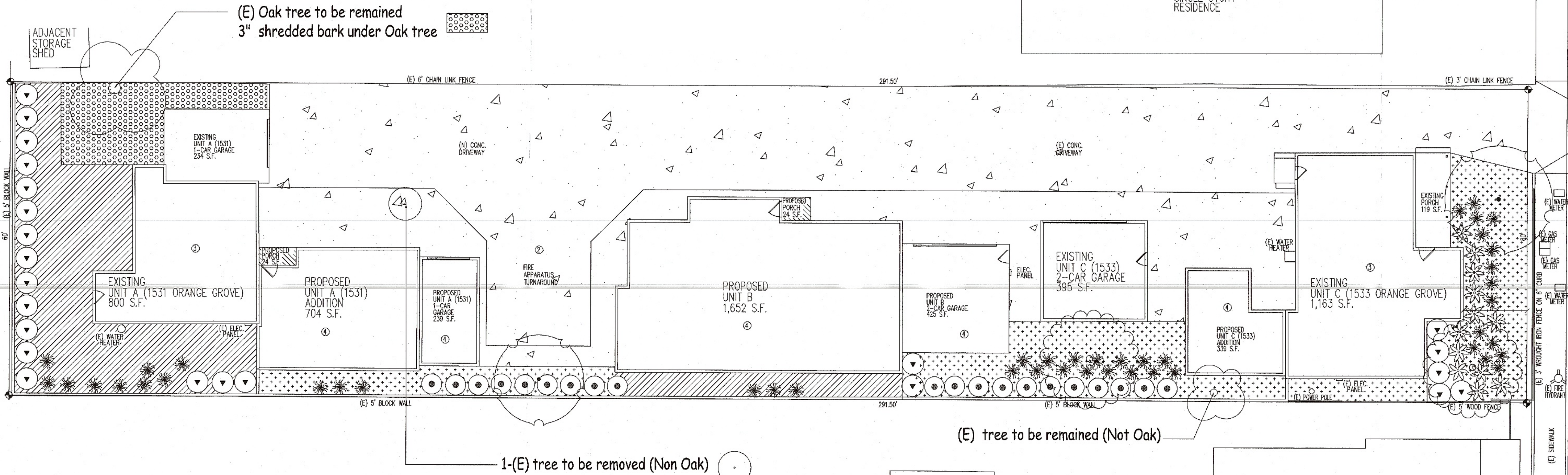


NOTE:  
All groundcover areas where plants are 4'oc or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

All trees to be planted with commercial root barriers. 2" deep shredded Cedar bark to spread between plants.



ADJACENT SINGLE STORY RESIDENCE



Sail Design Group, Inc.

address: 20945 Delphine Drive  
walnut, california 91789  
tel: 626.383.7758  
email: jkda2002@gmail.com

project name

3 Unit House  
1531 Orange Grove  
Pomona Ca

property owner

drawing content

PLANTING PLAN

revisions

date

drawing: JK

checked:

date: 03/12/19

job no: 19005

scale: 1"=10'-0"



north arrow

L-1

sheet 1 of 1



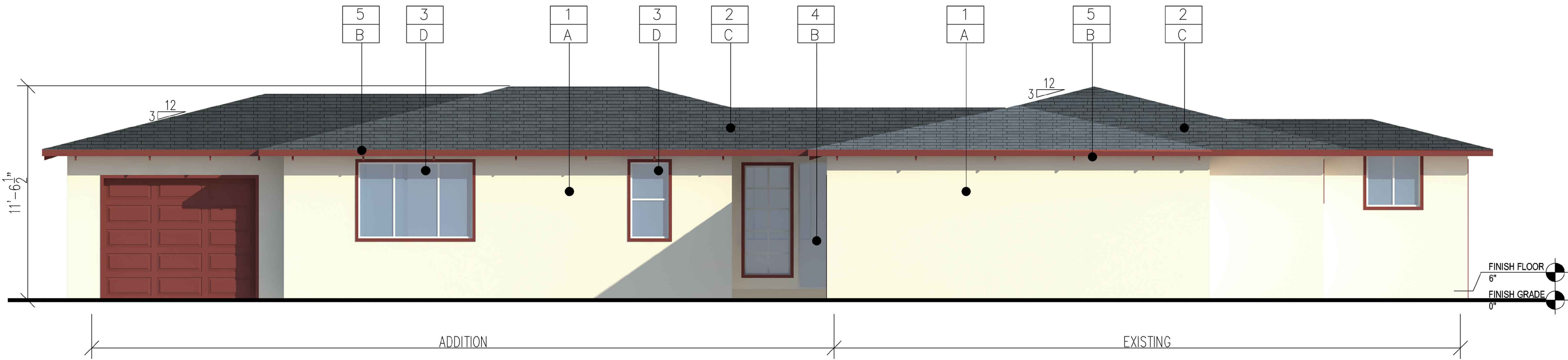
|   |                                                                                                                                                                                                            |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 7/8" EXTERIOR CEMENT PLASTER ON METAL LATH OVER 2 LAYERS OF BUILDING PAPER, APPLY FLEXIBLE EXTERIOR ELASTOMERIC TEXTURE COATING WITH COLOR, APPLY IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. |
| 2 | ASPHALT ROOF SHINGLE                                                                                                                                                                                       |
| 3 | VINYLE WINDOW                                                                                                                                                                                              |
| 4 | WOOD DOOR AND FRAMES                                                                                                                                                                                       |
| 5 | WOOD FASCIA AND TRIMS                                                                                                                                                                                      |

EXTERIOR MATERIALS

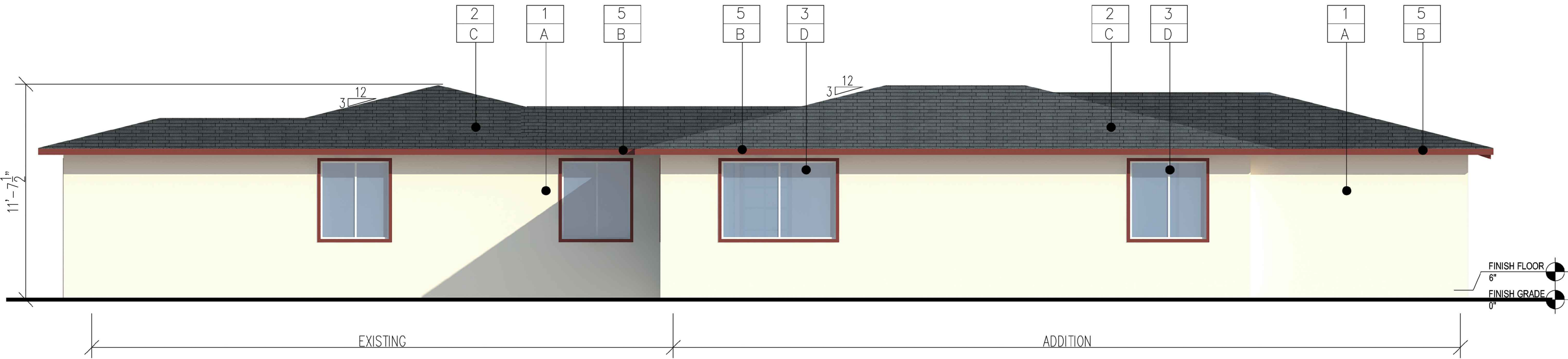
|   |                                               |
|---|-----------------------------------------------|
| A | SHERWIN WILLIAMS- #7012 - CREAMY              |
| B | SHERWIN WILLIAMS- #7701 - CAVERN CLAY         |
| C | SHINGLE ROOF - GAF "TIMBERLINE - COOL SERIES" |
| D | MILGARD - WHITE                               |

EXTERIOR COLORS & FINISHES

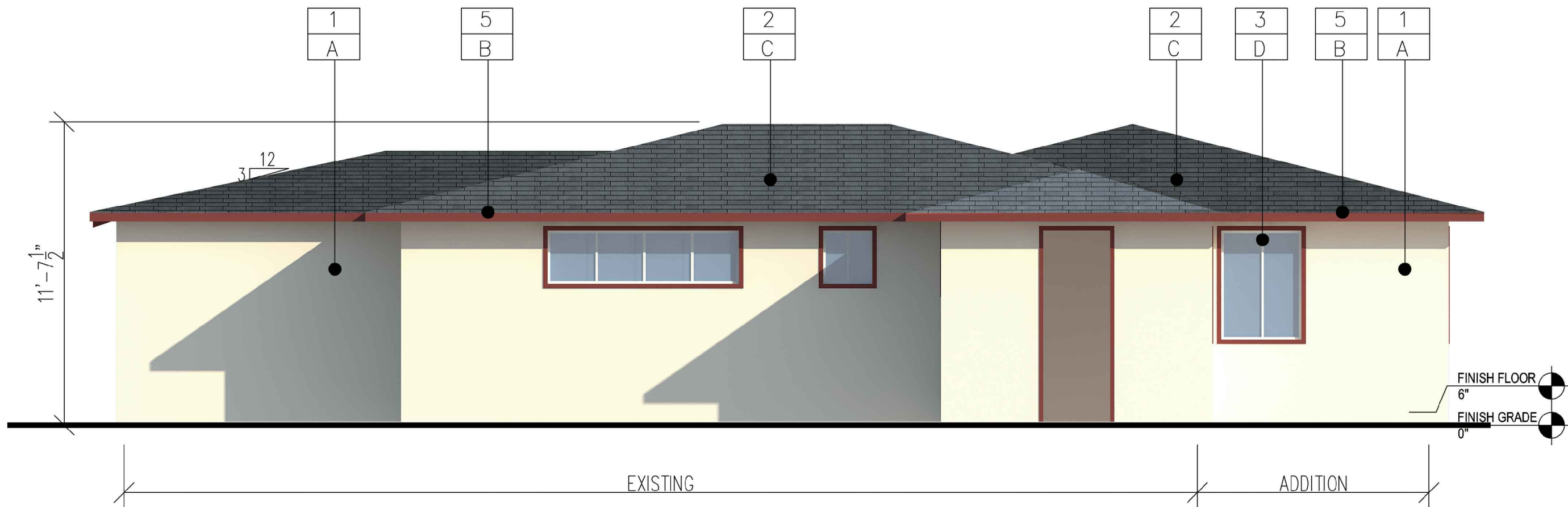
GENERAL NOTE:  
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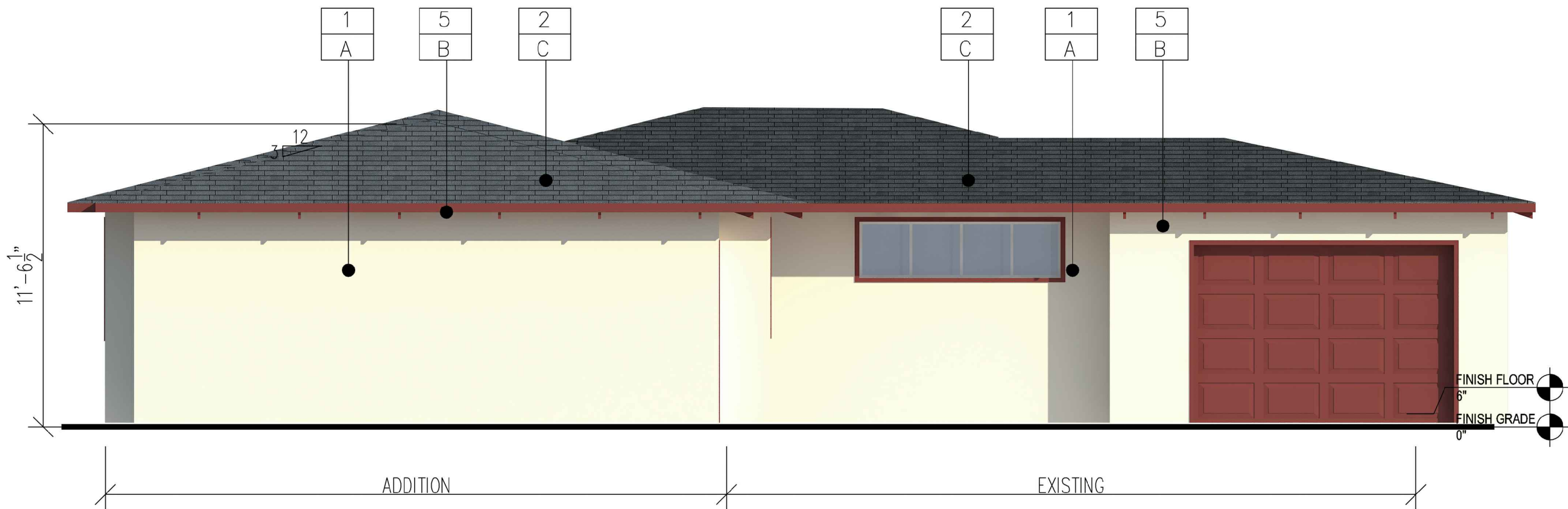
UNIT A EAST ELEVATION



UNIT A WEST ELEVATION



UNIT A NORTH ELEVATION



UNIT A SOUTH ELEVATION

ZONE  
CHANGE  
AND  
CONDITIONAL  
USE  
PERMIT

1531 W. ORANGE GROVE AVE.  
POMONA, CA 91768

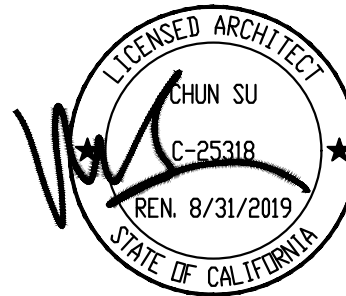


ITRA GROUP INC.

984 Crystal Wate Lane  
Walnut, CA 91789

Tel: (909) 524-2148  
E-mail: itragroup@gmail.com

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|          |   |
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| Released |   |
| 1ST      | . |
| 2ND      | . |
| 3RD      |   |
| 4TH      |   |

|            |          |
|------------|----------|
| Revisions  |          |
| △ PLANNING | 03/21/19 |
| △          |          |
| △          |          |
| △          |          |

|          |              |
|----------|--------------|
| Date     | Scale        |
| 10/02/18 | 1/4" = 1'-0" |
| Drawn by | Checked by   |
| R.S.     | R.S.         |

Project No.  
182101

Drawing Title  
UNIT A  
COLOR ELEVATIONS

Drawing No.

A-4.0

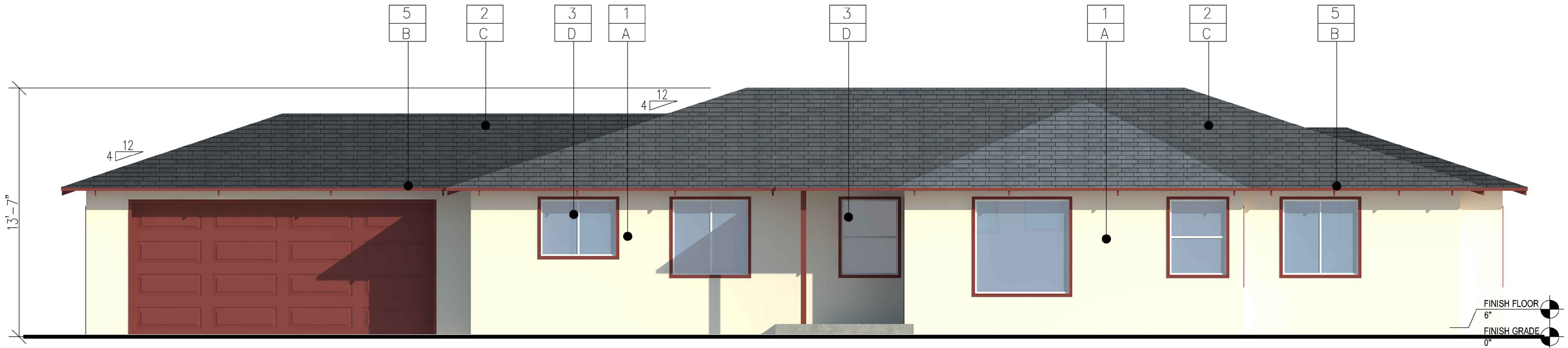


|   |                                                                                                                                                                                                            |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 7/8" EXTERIOR CEMENT PLASTER ON METAL LATH OVER 2 LAYERS OF BUILDING PAPER, APPLY FLEXIBLE EXTERIOR ELASTOMERIC TEXTURE COATING WITH COLOR, APPLY IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. |
| 2 | ASPHALT ROOF SHINGLE                                                                                                                                                                                       |
| 3 | VINYLE WINDOW                                                                                                                                                                                              |
| 4 | WOOD DOOR AND FRAMES                                                                                                                                                                                       |
| 5 | WOOD FASCIA AND TRIMS                                                                                                                                                                                      |

EXTERIOR MATERIALS

|   |                                               |
|---|-----------------------------------------------|
| A | SHERWIN WILLIAMS- #7012 - CREAMY              |
| B | SHERWIN WILLIAMS- #7701 - CAVERN CLAY         |
| C | SHINGLE ROOF - GAF "TIMBERLINE - COOL SERIES" |
| D | MILGARD - WHITE                               |

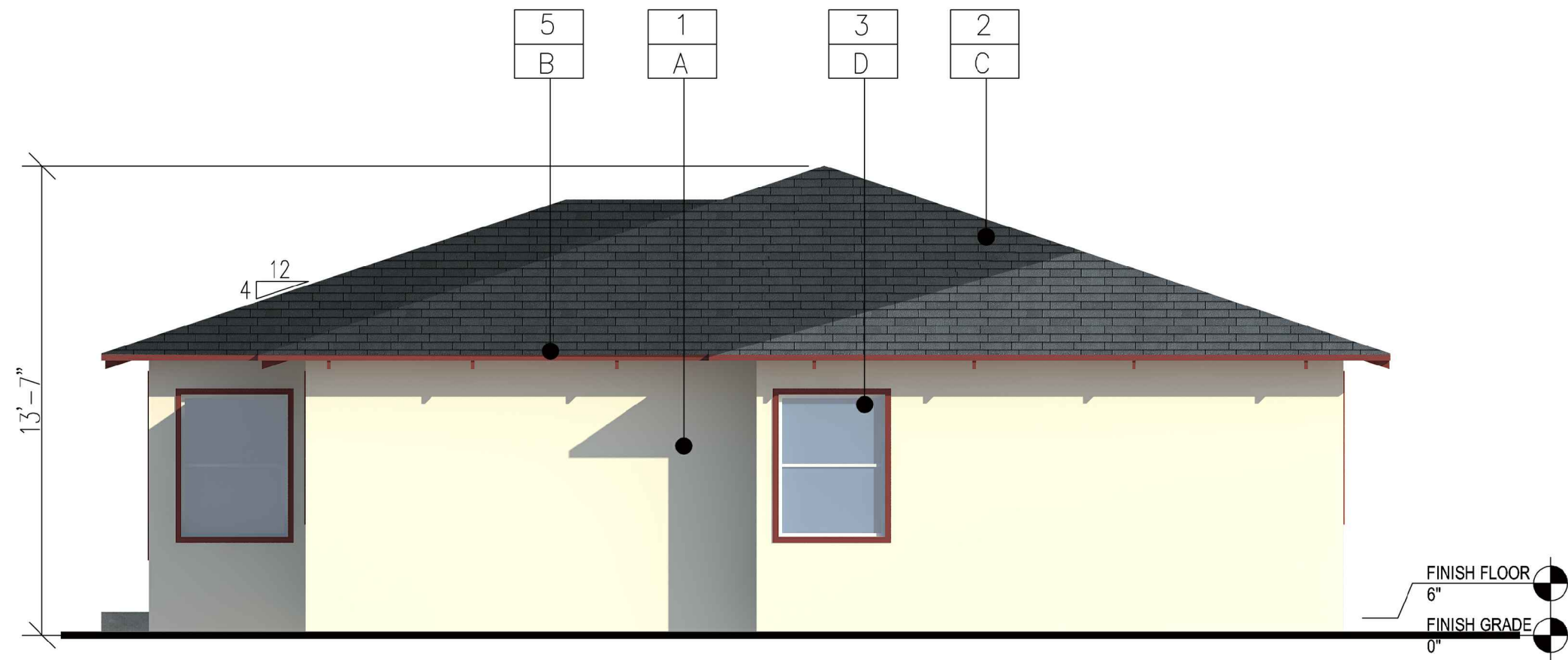
EXTERIOR COLORS & FINISHES



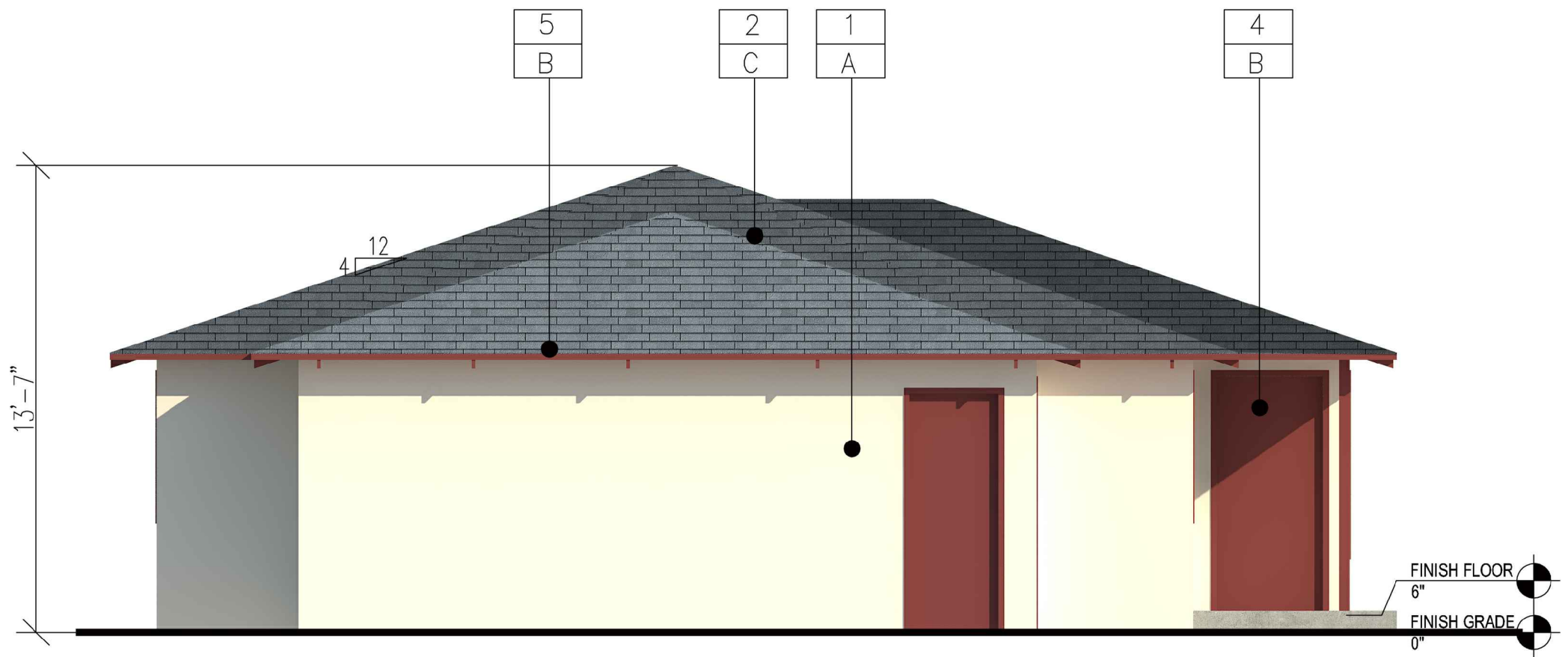
UNIT B EAST ELEVATION



UNIT B WEST ELEVATION



UNIT B NORTH ELEVATION



UNIT B SOUTH ELEVATION

ZONE  
CHANGE  
AND  
CONDITIONAL  
USE  
PERMIT

1531 W. ORANGE GROVE AVE.  
POMONA, CA 91768

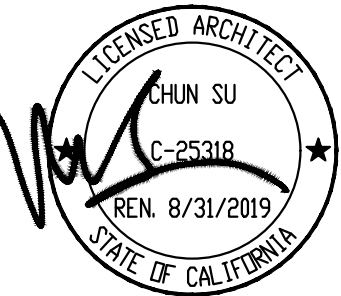


ITRA GROUP INC.

984 Crystal Wate Lane  
Walnut, CA 91789

Tel: (909) 524-2148  
E-mail: itragroup@gmail.com

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|          |   |
|----------|---|
| Released |   |
| 1ST      | . |
| 2ND      | . |
| 3RD      | . |
| 4TH      | . |

|           |                   |
|-----------|-------------------|
| Revisions |                   |
| △         | PLANNING 03/21/19 |
| △         |                   |
| △         |                   |
| △         |                   |

|          |              |
|----------|--------------|
| Date     | Scale        |
| 10/02/18 | 1/4" = 1'-0" |
| Drawn by | Checked by   |
| R.S.     | R.S.         |

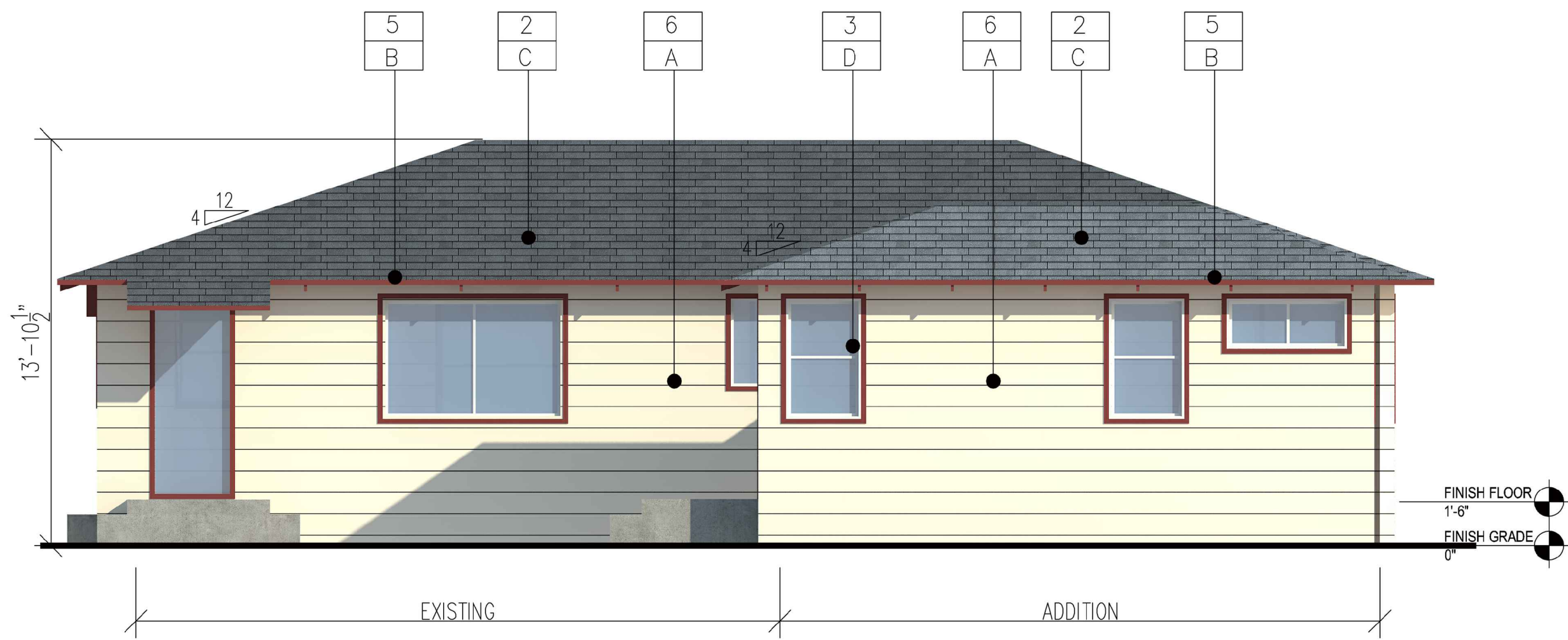
Project No.  
182101

Drawing Title  
UNIT B  
COLOR ELEVATIONS

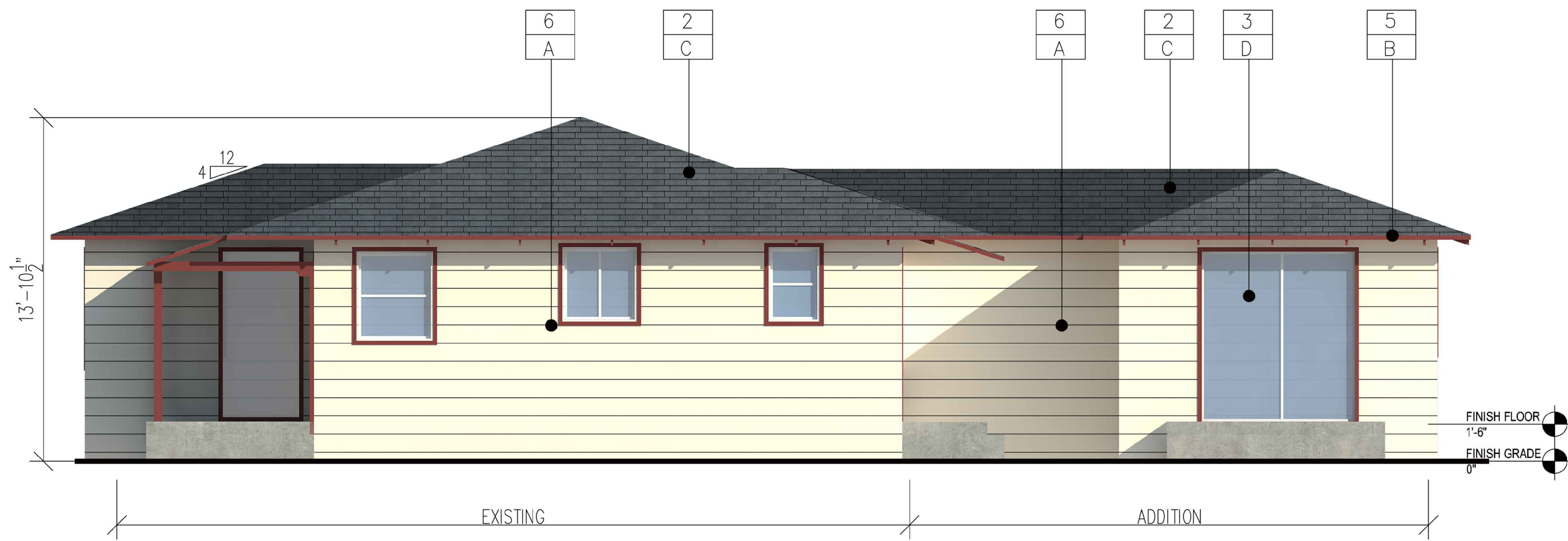
Drawing No.

A-4.1





UNIT C NORTH ELEVATION

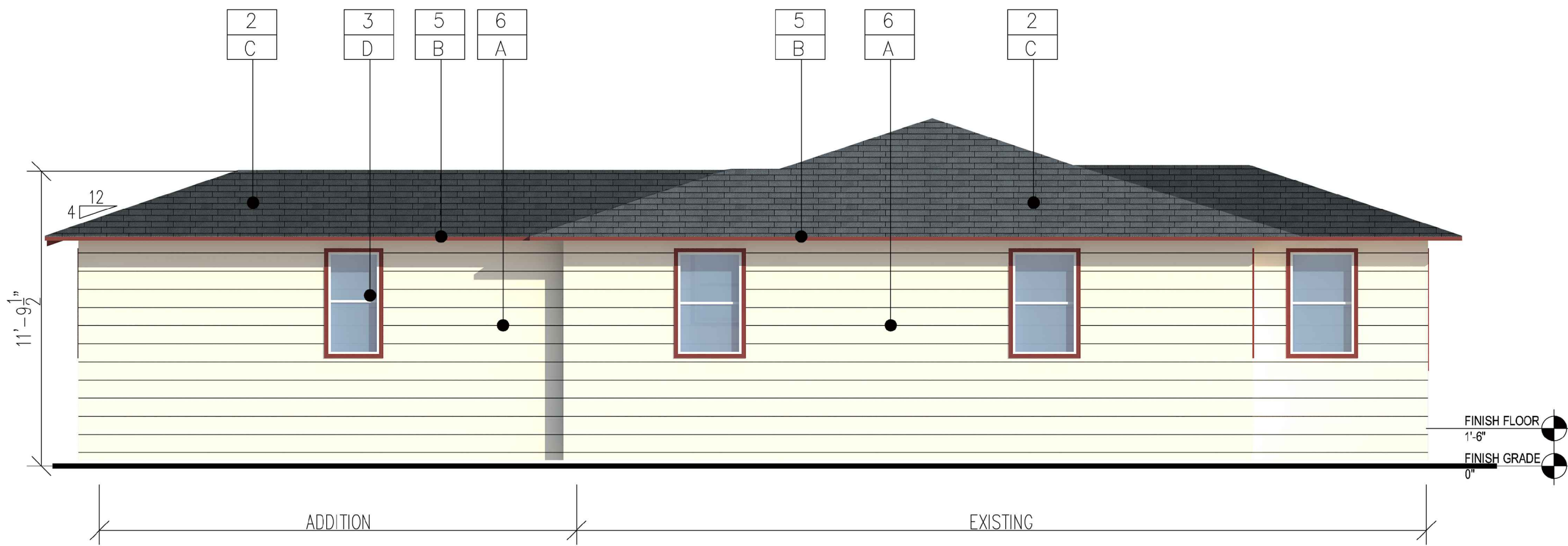


UNIT C EAST ELEVATION

GENERAL NOTE:  
ALL NEW BUILDING COLORS AND MATERIALS SUCH AS ROOF SHINGLES, WOOD TRIMS, STUCCO, AND SIDINGS, SHALL MATCH THOSE OF THE EXISTING BUILDING.



UNIT C SOUTH ELEVATION



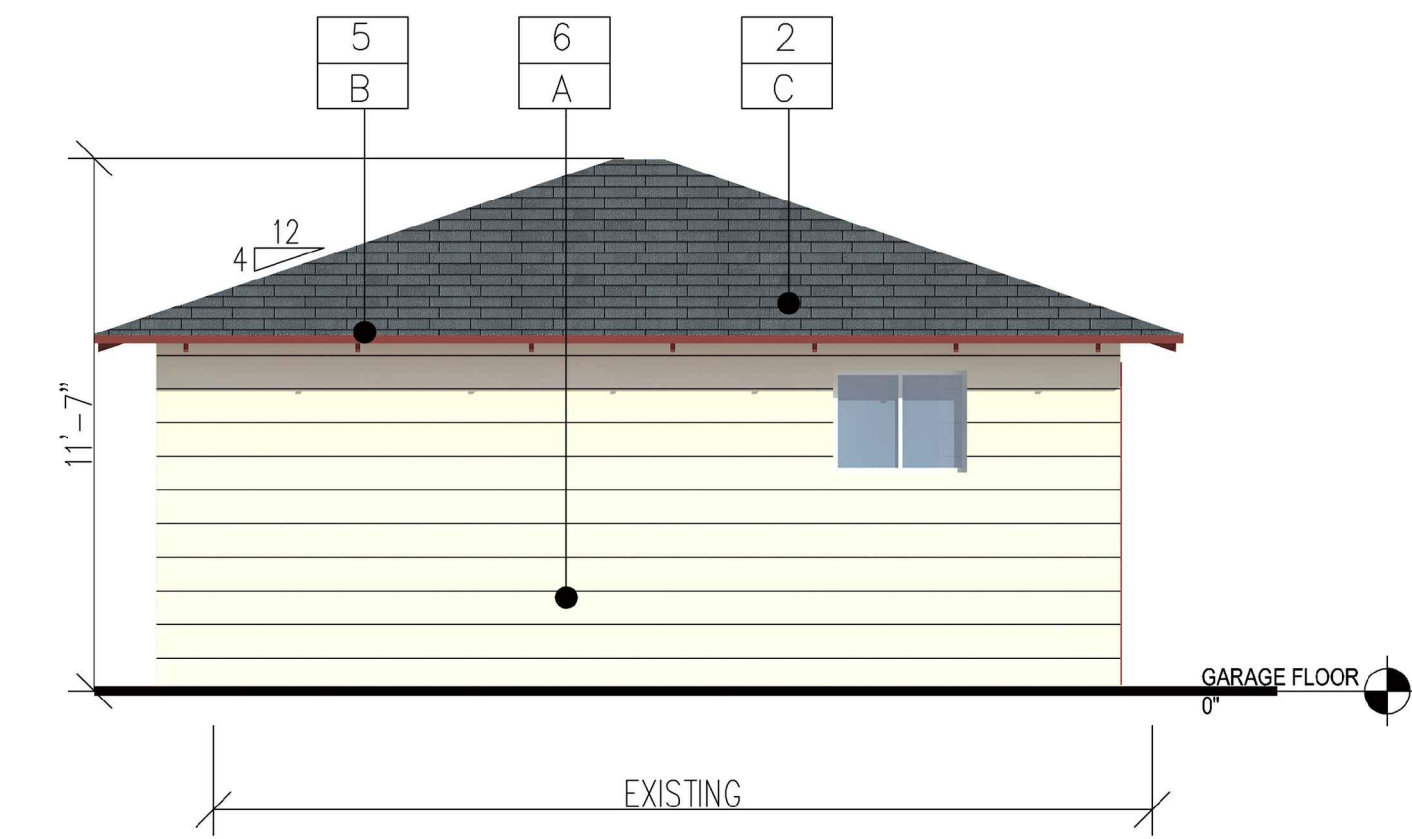
UNIT C WEST ELEVATION

|              |                      |              |                       |              |                 |
|--------------|----------------------|--------------|-----------------------|--------------|-----------------|
| <div>2</div> | ASPHALT ROOF SHINGLE | <div>4</div> | WOOD DOOR AND FRAMES  | <div>6</div> | WOOD SIDING     |
| <div>3</div> | VINYLE WINDOW        | <div>5</div> | WOOD FASCIA AND TRIMS | <div>7</div> | ALUMINUM SIDING |

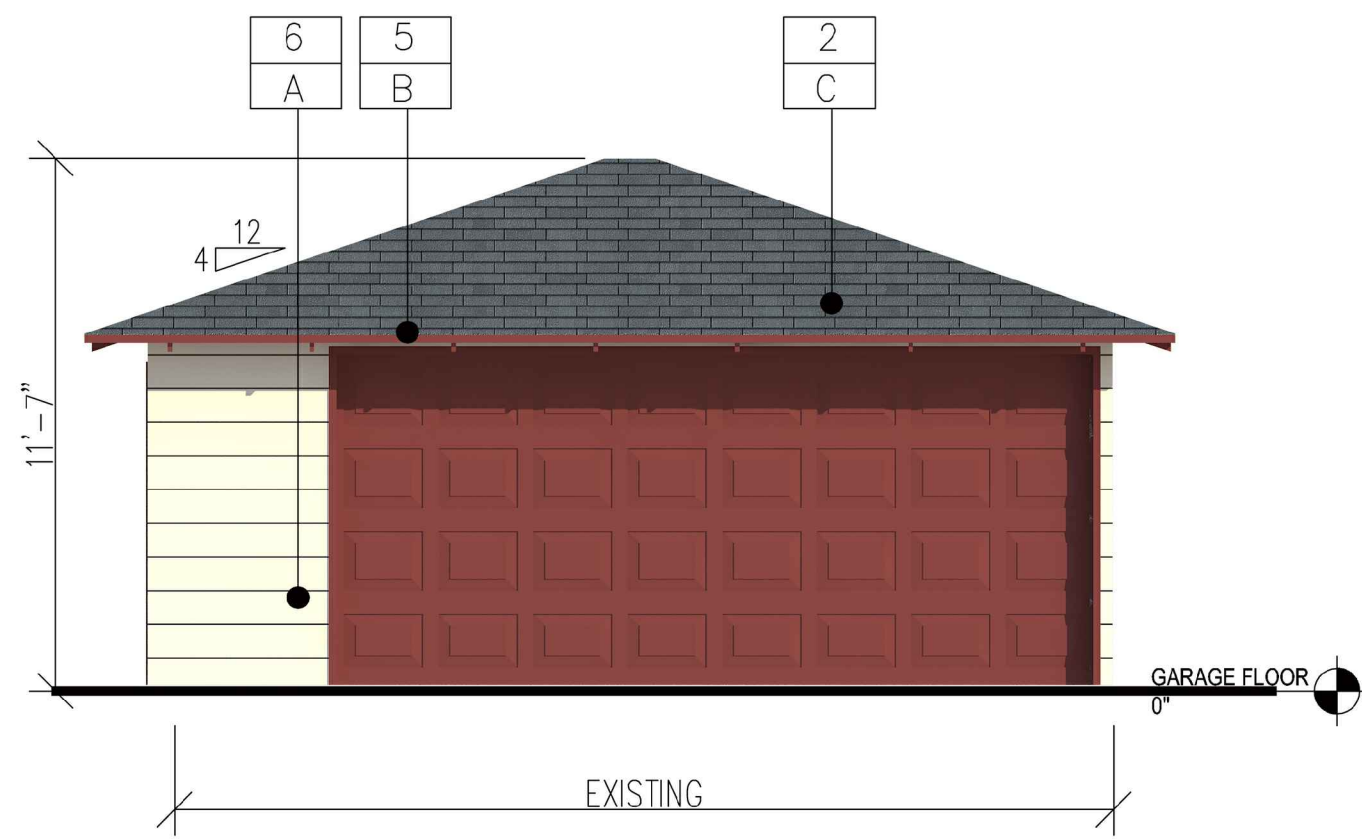
EXTERIOR MATERIALS

|              |                                       |              |                                               |
|--------------|---------------------------------------|--------------|-----------------------------------------------|
| <div>A</div> | SHERWIN WILLIAMS- #7012 - CREAMY      | <div>C</div> | SHINGLE ROOF - GAF "TIMBERLINE - COOL SERIES" |
| <div>B</div> | SHERWIN WILLIAMS- #7701 - CAVERN CLAY | <div>D</div> | MILGARD - WHITE                               |

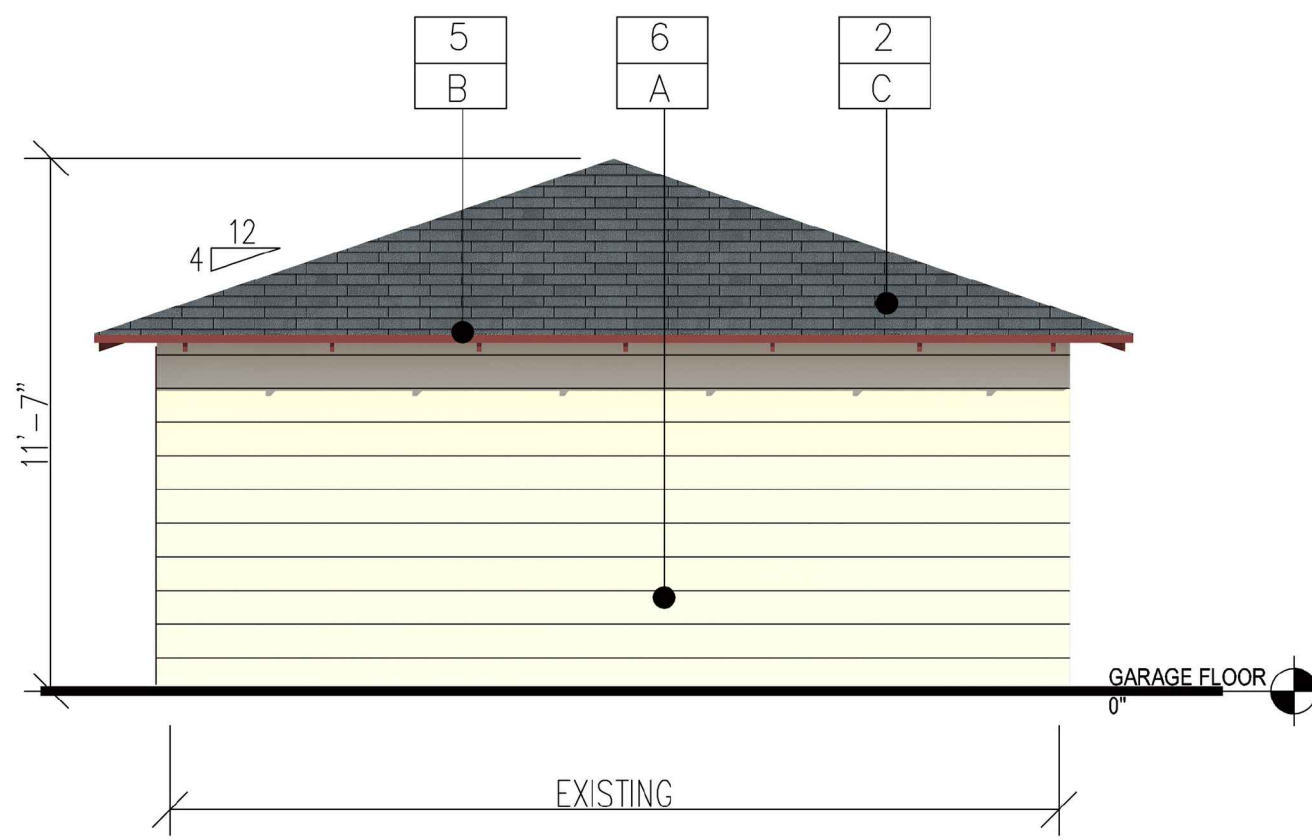
EXTERIOR COLORS & FINISHES



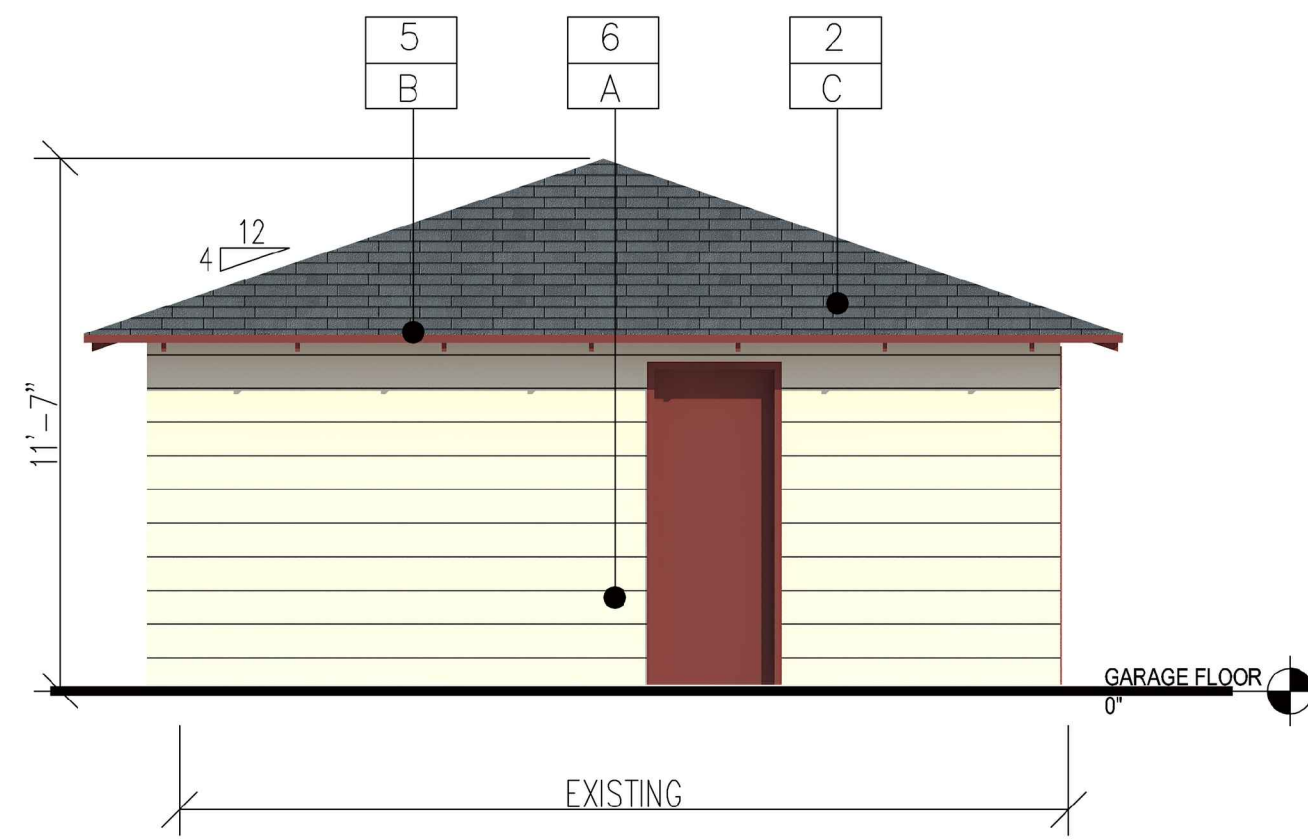
UNIT C GARAGE WEST ELEVATION



UNIT C GARAGE EAST ELEVATION



UNIT C GARAGE NORTH ELEVATION



UNIT C GARAGE SOUTH ELEVATION

ZONE  
CHANGE  
AND  
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1531 W. ORANGE GROVE AVE.  
POMONA, CA 91768



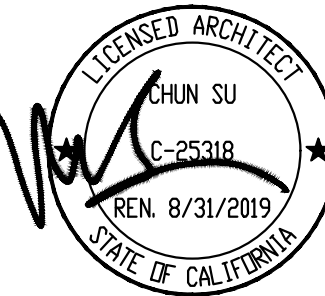
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| △             | PLANNING 03/21/19 |
| △             |                   |
| △             |                   |
| △             |                   |
| Date          | Scale             |
| 10/02/18      | 1/4" = 1'-0"      |
| Drawn by      | Checked by        |
| R.S.          | R.S.              |
| Project No.   |                   |
| 182101        |                   |
| Drawing Title |                   |

UNIT C  
COLOR ELEVATIONS

Drawing No.

A-4.2



