



North Street View
Facing W. Mission Blvd.



Building Frontage
Facing W. Mission Blvd.



Public Open Space
(Pocket Park)



Aerial View
From the Alley





1 North Elevation Facing Street
A3.01 1/16"=1'-0"



2 South Elevation Facing Guest Parking
A3.02 1/16"=1'-0"



3 North Elevation Facing Guest Parking
A3.01 1/16"=1'-0"



4 South Elevation Facing Alley
A3.02 1/16"=1'-0"



5 East Elevation Building 1 & 3
A3.01 1/16"=1'-0"



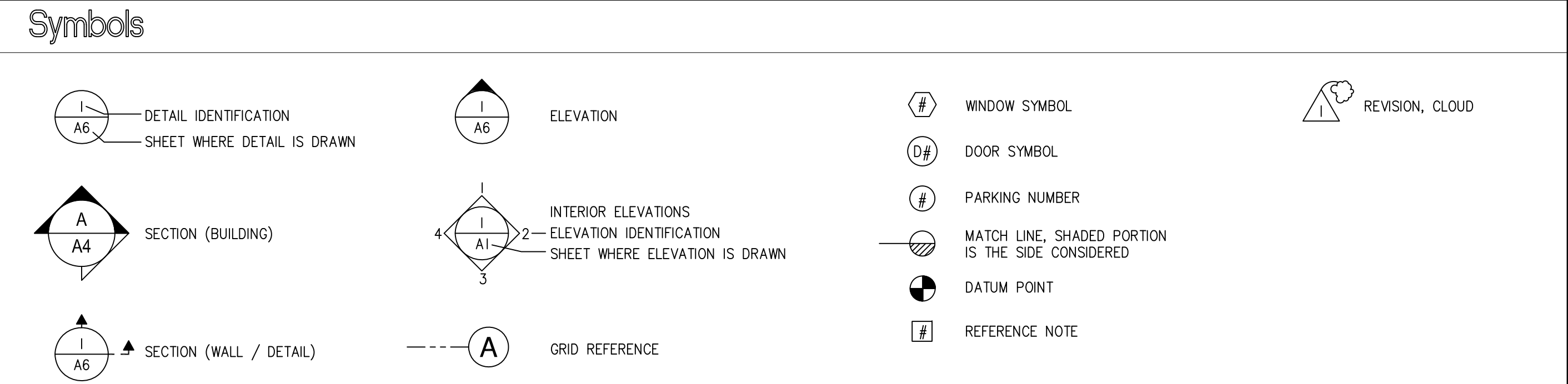
6 West Elevation Building 1 & 3
A3.02 1/16"=1'-0"



Pomona Mission 71
3-Story Condominium Development
(24 Units)

1626 & 1630 W. Mission Blvd. Pomona, CA 91766 & APN: 8349-003-057

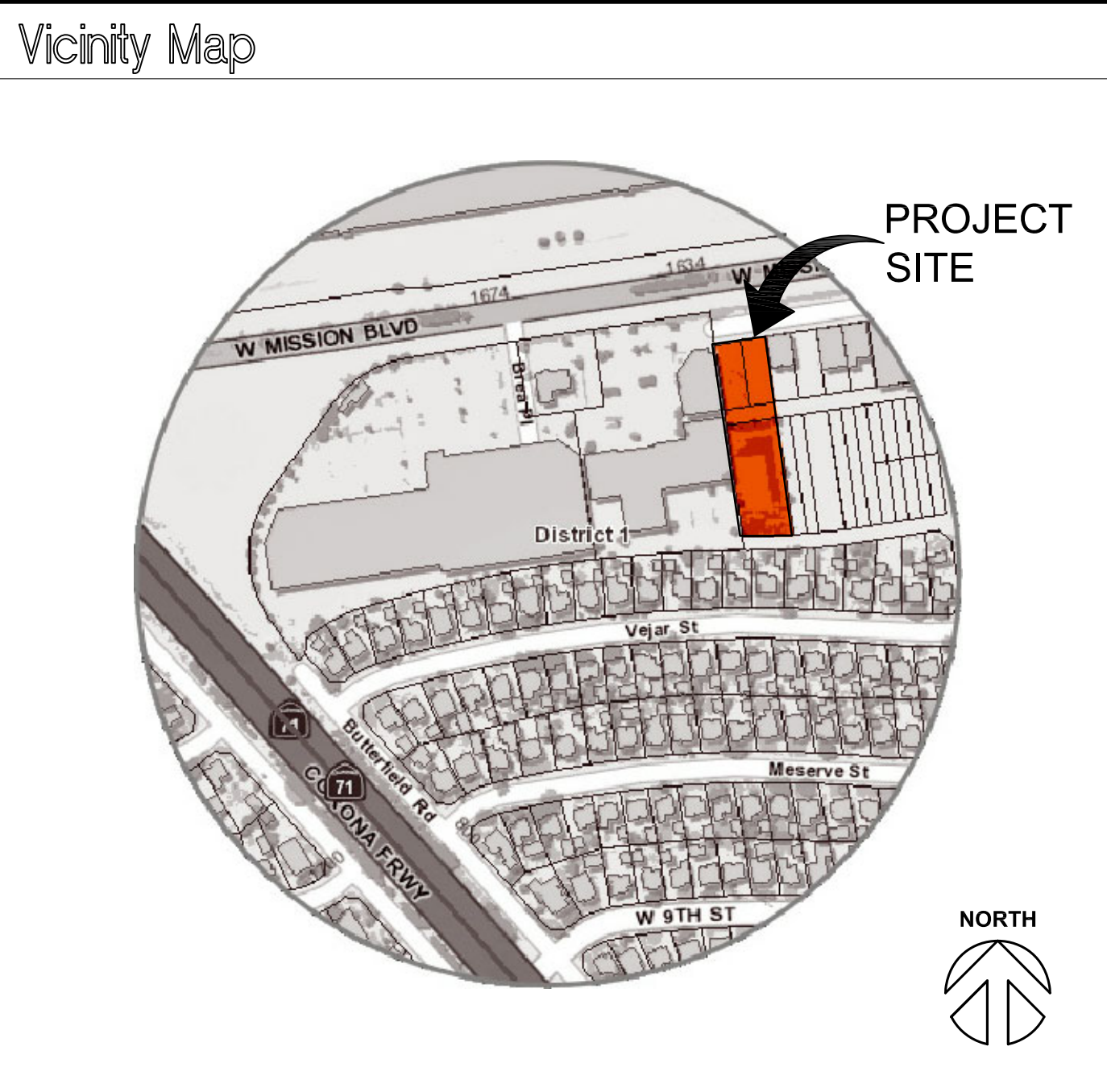
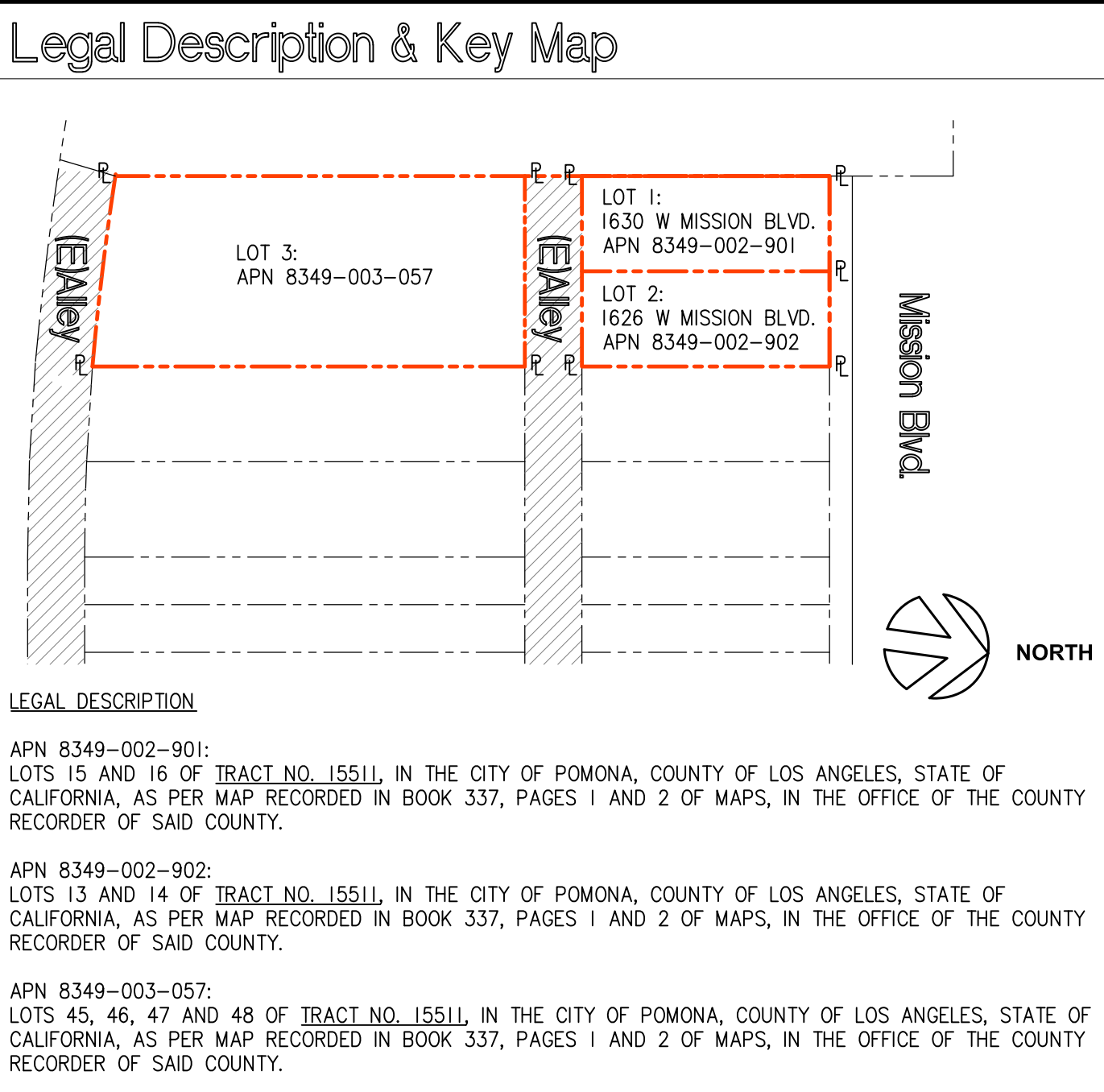
Abbreviations					
&	AND	ELEC.	ELECTRICAL	MTL.	METAL
L	ANGLE	EQ.	EQUAL	MUL.	MULLION
@	AT	EQPT.	EQUIPMENT	N.I.C.	NOT IN CONTRACT
CL	CENTERLINE	EXP.	EXPANSION	N.T.S.	NOT TO SCALE
ø	DIAMETER OF ROUND	EXST.	EXISTING	NO./#	NUMBER
#	POUND OR NUMBER	EXT.	EXTERIOR	NOM.	NOMINAL
(E)	EXISTING	F.F	FLOOR FINISH	O.A.	OVERALL
(R)	RELOCATED	F.O.C.	FACE OF CONCRETE	O.C.	ON CENTER
(N)	NEW	F.O.F.	FACE OF FINISH	O.D.	OUTSIDE DIAMETER
A.D.	AREA DRAIN	F.O.S.	FACE OF STUDS	OBS.	OBSOURE
A.F.F.	ABOVE FINISH FLOOR	F.S.	FLOOR SINK	OFF.	OFFICE
ADJ.	ADJUSTABLE	FDN.	FOUNDATION	OPNG.	OPENING
AGGR.	AGGREGATE	FIN.	FINISH	OPP.	OPPOSITE
AL.	ALUMINUM	FL.	FLOOR	P.LAM.	PLASTIC LAMINATE
APPROX.	APPROXIMATE	FLASH'G	FLASHING	PL.	PLATE
ARCH.	ARCHITECTURAL	FLUOR.	FLUORESCENT	PLAS.	PLASTER
ASB.	ASBESTOS	FPRF.	FIREPROOF	PLYWD.	PLYWOOD
ASPH.	ASPHALT	FT.	FOOT OR FEET	PR.	PAIR
BD.	BOARD	FTG.	FOOTING	PT.	POINT
BITUM.	BITUMINOUS	FURR.	FURRING	PTD.	PAINTED
BLDG.	BUILDING	FUT.	FUTURE	PTN.	PARTITION
BLKG.	BLOCKING	G.A.	GAUGE	Q.T.	QUARRY TILE
BM.	BEAM	GALV.	GALVANIZED	QSR	QUICK SERVE
BOT.	BOTTOM	GL.	GLASS	R/RAD.	RADIUS
C.I.	CAST IRON	GR.	GRADE	R.D.	ROOF DRAIN
C.O.	CASED OPENING	OSM	GALVANIZED SHEET METAL	REF.	REFERENCE
CAB.	CABINET	GYP.	GYPSUM	REFR.	REFRIGERATOR
CEM.	CEMENT	GYP. BD.	GYPSUM BOARD	RGTR.	REGISTER
CER.	CERAMIC	H.B.	HOSE BIBB	REINF.	REINFORCED
CLG.	CEILING	H.C.	HOLLOW CORE	REQ'D	REQUIRED
CLKG.	CAULKING	H.M.	HOLLOW METAL	RESIL.	RESILIENT
CLO.	CLOSET	HCP	HANDICAP	RM.	ROOM
CLR.	CLEAR	HDWD.	HARDWOOD	R.O.	ROUGH OPENING
CNTR.	CONTINUOUS	HDWE.	HARDWARE	RWD.	REDWOOD
COL.	COLUMN	HGT.	HEIGHT	R.W.L.	RAIN WATER LEADER
CONC.	CONCRETE	HORIZ.	HORIZONTAL	S.C	SOLID CORE
CONN.	CONNECTION	HR.	HOUR	SCHED.	SCHEDULE
CONSTR.	CONSTRUCTION	HT.	HIGHT	S.D.	SOAP DISPENSER
CONT.	COUNTER	I.D.	INSIDE DIAMETER	SECT.	SECTION
CTR.	CENTER	INSUL.	INSULATION	SH.	SHELF
CTSK.	COUNTERSUNK	INT.	INTERIOR	SHR.	SHOWER
D.O.	DOOR OPENING	JT.	JOINT	SHT.	SHEET
D.S.	DOWNSPOUT	KIT.	KITCHEN	SIM.	SIMILAR
DBL.	DOUBLE	LAM.	LAMINATE	SL.	SLOPE
DEPT.	DEPARTMENT	LAV.	LAVATORY	SPEC.	SPECIFICATION
DET.	DETAIL	LOC.	LOCATION	SQ.	SQUARE
DIA.	DIAMETER	L.T.	LIGHT	S.ST.	STAINLESS STEEL
DIM.	DIMENSION	M.C.	MEDICINE CABINET	STD.	STANDARD
DISP.	DISPENSER	M.O.	MASONRY OPENING	STL.	STEEL
DN.	DOWN	MAX.	MAXIMUM	STOR.	STORAGE
DR.	DOOR	MECH.	MECHANICAL	STRL.	STRUCTURAL
DWG.	DRAWING	MEMB.	MEMBRANE	SYM.	SYMMETRICAL
DWR.	DRAWER	MFR.	MANUFACTURER	T.& G.	TONGUE & GROOVE
E.	EXISTING	MIN.	MINIMUM	T.B.	TOWEL BAR
E.J.	EXPANSION JOINT	MIR.	MIRROR	T.B.S.	TO BE SPECIFIED
E.P.	ELECTRICAL/PANELBOARD	MISC.	MISCELLANEOUS	T.C.	TOP OF CURB
EA.	EACH	MTD.	MOUNTED	T.P.	TOP OF PAVEMENT
EL.	ELEVATION	MTE.	MINUTE	T.P.D.	TOILET PAPER



Project Data	
CODES:	2016 CBC, CRC, CPC, CMG, CEC & 2016 CALIFORNIA ENERGY CODE (TITLE 24)
GENERAL PLAN LAND USE	T4-A TYPICAL
ZONING	CSP – CORRIDORS SPECIFIC PLAN – MIDTOWN SEGMENT
TYPE OF CONSTRUCTION:	TYPE V-B
BUILDING OCCUPANCY:	R-2
SPRINKLER:	YES
EXISTING SITE AREA:	LOT 1: 6493 SQFT LOT 2: 6376 SQFT LOT 3: 22,235 SQFT OVERALL: 35,104 SQFT (0.81± ACRE)
PROPOSED SITE AREA:	+ INCLUDED ALLEY: 3,000 SQFT 38,104 SQFT
SITE COVERAGE:	13,950 SQFT / 38,104 SQFT = 36.6 %
NUMBER OF STORIES:	2 TO 3 STORIES
BUILDING HEIGHT:	BLDG. 1 / BLDG. 2 ~ 25'-4" to 34'-10" BLDG. 3 / BLDG. 4 ~ 34'-10"
TOTAL BUILDING AREA:	BLDG. 1 ~ 7,962 SQFT BLDG. 2 ~ 7,962 SQFT BLDG. 3 ~ 11,774 SQFT BLDG. 4 ~ 11,774 SQFT TOTAL: 39,471 SQFT
TOTAL LANDSCAPE AREA: 9,184 SQFT (24% OF SITE)	
GENERAL NOTES: ALL SETBACK AREA MUST BE LANDSCAPED IN ACCORDANCE WITH SECTION 2.6.6 – SETBACK AREA LANDSCAPING TYPES.	
TOTAL PUBLIC OPEN SPACE: 2,908 SQFT	

Unit Type & Area Breakdown						
TYPE	FEATURES	RESIDENTIAL GFA (SQFT)				# OF UNIT
		LIVING AREA	BALCONY	GARAGE	SUB-TOTAL	
A	2 BEDS/2.5 BATHS	1326	80	434	1840	2
A1	2 BEDS/2.5 BATHS	1420	81	434	1935	4
B	1 BED & Den/ 1.5 BATH	1095	63	234	1392	6
B1	1 BED & Den/ 1.5 BATH	1102	63	446	1611	8
B2	1 BED & Den/ 1.5 BATH	1095	63	234	1392	2
C	2 BEDS & Den/ 2 BATHS	1365	67	447	1879	2
				TOTAL		24
TOTAL LIVING AREA:		28,708 SQFT				
		BLDG. 1 ~ 5,791 SQFT BLDG. 2 ~ 5,791 SQFT BLDG. 3 ~ 8,562 SQFT BLDG. 4 ~ 8,562 SQFT				
TOTAL PRIVATE OPEN SPACE:		1,632 SQFT				
		BLDG. 1 ~ 320 SQFT BLDG. 2 ~ 320 SQFT BLDG. 3 ~ 496 SQFT BLDG. 4 ~ 496 SQFT				
TOTAL GARAGE AREA:		8,938 SQFT				
		BLDG. 1 ~ 1,807 SQFT BLDG. 2 ~ 1,807 SQFT BLDG. 3 ~ 2,662 SQFT BLDG. 4 ~ 2,662 SQFT				
TOTAL UTILITY ROOM AREA:		198 SQFT				
		BLDG. 1 ~ 45 SQFT BLDG. 2 ~ 45 SQFT BLDG. 3 ~ 54 SQFT BLDG. 4 ~ 54 SQFT				

Parking Computation					
TYPE	FEATURES	# OF UNIT	PARKING SPACE		
			REQUIRED	PROVIDED	
A	2 BEDS/2.5 BATH	2	2 PER UNIT	4	4
A1	2 BEDS/2.5 BATH	4	2 PER UNIT	8	8
B	1 BED & Den/ 1.5 BATH	16	1.5 PER UNIT	24	24
B1	1 BED & Den/ 1.5 BATH				
C	2 BED & Den/ 2 BATHS	2	2 PER UNIT	4	4
		24	1 PER 4 UNITS (GUEST PARKING)	6	6



Project Directory	
OWNER: GOLDEN TICKET MISSION 71, LLC 1257 DRIFTWOOD PLACE BREA, CA 92821	ARCHITECT: K U & ASSOCIATES, INC. 650 CAMINO DE GLORIA WALNUT, CA 91789 TEL: (909) 869-5828 FAX: (909) 869-5827
CIVIL: CALCIVIC ENGINEERING, INC. 2160 PARNELL WAY, ALTADENA, CA 91001 TEL: (626) 798-2828 FAX: (626) 798-8644	LANDSCAPE: PHIL MAY LANDSCAPE ARCHITECT 1937 WEST NINTH STREET, UPLAND, CA 91786 TEL: (909) 373-1959 FAX: (909) 373-1958

Sheet Index	
T	VICINITY MAP, SHEET INDEX, PROJECT DATA, DIRECTORY & LEGAL DESCRIPTION NOTES
CIVIL	
C1	GENERAL NOTES AND DETAILS
C2	CONCEPTUAL GRADING PLAN
C3	CONCEPTUAL GRADING PLAN
C4	GRADING DETAIL
ARCHITECTURAL	
A1.01	SITE PLAN
A1.02	FENCING, SITE LIGHTING & PUBLIC OPEN SPACE PLANS
A1.03	EXISTING SITE PLAN, DEMOLITION PLAN AND FENCE DETAILS
A2.01	FIRST TO THIRD FLOOR PLANS (BUILDING '1')(BUILDING '2' MIRRORED)
A2.02	FIRST TO THRD FLOOR PLANS (BUILDING '3')(BUILDING '4' MIRRORED)
A2.03	ROOF PLANS (BUILDING '1' & '3')(BUILDING '2' & '4' MIRRORED)
A2.04	UNIT FLOOR PLANS (TYPE 'A' & 'A1')
A2.05	UNIT FLOOR PLANS (TYPE 'B', 'B1', 'B2' & 'C')
A3.01	ELEVATIONS (BUILDING '1')(BUILDING '2' MIRRORED)
A3.02	ELEVATIONS (BUILDING '3')(BUILDING '4' MIRRORED)
A4.01	BUILDING SECTIONS
A5.01	WINDOW & DOOR SCHEDULES, DETAILS
A6.01	PRODUCT INFORMATION
LANDSCAPE	
L-1	TREE INVENTORY PLAN
L-2	PRELIMINARY LANDSCAPE PLAN
L-3	PLANT MATERIAL PHOTOS

Development Standards Chart - Compliance Check

PROJECT SEGMENT: 2.1.1.1 MIDTOWN SEGMENT				
CSP SECTION / SECTION TITLE			REQUIRED / PERMITTED	PROPOSED
2.2	BUILDING USE	F. RESIDENTIAL	PERMITTED	MULTI-FAMILY WITH INDIVIDUAL ENTRIES
2.3.1-2.3.2	BUILDING HEIGHT	MIN. 1-STORY; MAX. 6-STORY; MISSION BLVD (SPECIAL HEIGHT LIMITS) 4-STORY, SEE SECTION 2.3.2	1-STORY ≤ 12' ≤ 2-STORY	2 TO 3 STORIES; 2-STORY: 25'-4" 3-STORY: AVG. 34'-10"
2.3.3-2.3.4	BUILDING LENGTH	PRIMARY BUILDING LENGTH IS LINING A STREET OR OPEN SPACE	MAX. 180'; MID-BLOCK BUILDING MAX. 80'	BLDG '1'/'2': 27' PRIMARY BUILDING LENGTH
2.3.5	BUILDING MASSING	PRIMARY BUILDING PROPORTION – MISSION BLVD 3L:2H TO 5L:2H	MAJOR FACADE OFFSET: REQUIRED NOTCH: 5% DEPTH OFFSET = 1.35' (MIN.) FACADE COMPOSITION CHANGE: ROOF FORM AND HEIGHT VARIATION: SUB-VOLUME & OPENING: WALL MATERIAL AND COLORS CHANGE; WINDOW FORM AND PATTERN	MAJOR FACADE OFFSET: SEE APPENDIX 'A' NOTCH: 1.5'DEEP FACADE COMPOSITION CHANGE: SEE ELEVATIONS A3.01-A3.02
2.4.1	BUILDING ORIENTATION	FRONTAGE TO STREET AND OPEN SPACE	REQUIRED	YES
2.4.2	PRIVATE FRONTAGE TYPE	7. STOOP	PERMITTED	YES, APPLIED TO BLDG '1' & '2' ALONG MISSION BLVD; SEE ELEVATIONS: A3.01
2.4.3-2.4.6	SETBACK	FRONT: MIN. / MAX. – MISSION BLVD. SIDE: MIN. WITH LIVING SPACE WINDOWS ALLEY: MIN. REAR:	5'/20' ; ENTRANCE PORTICOS, PORCHES, BALCONIES, COVERED AND ENTRANCE OVERHANGS ARE PERMITTED TO ENCRDACH UP TO SIX (6') FEET INTO THE REQUIRED FRONT YARD SETBACK AREA 10' 5' NOT REQUIRED	10' > 5' PROPOSED REAR SETBACK 30' TO 39'-6"
2.4.7	FRONTAGE COVERAGE	MIN. MISSION BLVD.	70%	54'/80' = 67.5% ALONG MISSION BLVD.
2.5.1	IMPROVEMENT TO EXISTING STREETS	H.MIDTOWN BOULEVARD	REQUIRED ALONG MISSION BLVD: A. SIDEWALKS WITH A MIN. 6' WIDTH PLANTER STRIP AT THE BACK OF THE CURB; B. SIDEWALK TREE SELECTION: ULMUS PARVIFOLIA (CHINESE ELM); C. STREET LIGHTING	SEE SITE PLAN A1.01
2.5.2	PROVISION OF NEW STREETS		N/A	N/A
2.6.1	PUBLIC OPEN SPACE	6. RESIDENTIAL	150 SF / UNIT, FOR DEVELOPMENT OVER 20 DWELLING UNITS 150 SF X 24 = 3600 SF	YES; PROPOSED 7,582 SF
2.6.1	SPECIAL PUBLIC OPEN SPACE		N/A	N/A
2.6.3	PRIVATE OPEN SPACE	6. RESIDENTIAL – ATTACHED & MULTI-FAMILY	60 SF / UNIT BLDG '1' & '2' : 60 SF X 10 = 600 SF BLDG '3' & '4' : 60 SF X 14 = 840 SF TOTAL: 60 SF X 24 = 1440 SF	YES; BLDG '1' & '2' : 640 SF BLDG '3' & '4' : 992 SF TOTAL: 1632 SF
2.6.4	PUBLIC OPEN SPACE TYPE	P. POCKET PARK/ PLAYGROUND	PERMITTED. REQUIRED: 3,600 SF	PROVIDED POCKET PARK/ PLAYGROUND (2,908 SF), SEE SITE PLAN A1.02
2.6.5	PRIVATE OPEN SPACE TYPE	E. BALCONY	MIN. DIMENSIONS FOR A BALCONY IN ANY SINGLE DIRECTION SHALL BE FOUR (4') FEET.	YES; SEE UNIT PLAN A2.04 – A2.05
2.6.6	SETBACK AREA LANDSCAPING TYPES	A. PERIMETER BLOCK SETBACK AREAS B. INTERIOR BLOCK SETBACK AREAS		TREES, SHRUBS AND LANDSCAPING ARE PLACED ALONG THE SETBACK PERIMETER, SEE SITE PLAN A1.01
2.7	PARKING REGULATIONS			SEE PARKING COMPUTATION & FLOOR PLANS
2.8	ARCHITECTURAL REGULATIONS	ARCHITECTURAL CHARACTER		SPANISH REVIVAL STYLE, SEE ELEVATIONS A3.01-A3.02
2.8.1	ARCHITECTURAL REGULATIONS	FACADE REQUIREMENTS	STREET FACADE WALL COMPOSITION – THE PROPORTION OF WINDOW OPENINGS SHALL BE A MIN. 20% OF THE VERTICAL WALL AREA	THE PROPORTION OF WINDOW OPENINGS AVG. 18% TO 45% OF THE VERTICAL WALL AREA

K U & ASSOCIATES, INC.
ARCHITECTS
650 CAMINO DE GLORIA, WALNUT, CA 91789
PHONE: (909) 869-5828 FAX: (909) 869-5827

PROJECT: **POMONA MISSION 71
3-STORY CONDO DEVELOPMENT**

ADDRESS: 1626 & 1630 W. MISSION BLVD.,
POMONA, CA 91766 & APN: 8349-003-057

CLIENT: **GOLDEN TICKET MISSION 71, LLC**
1257 DRIFTWOOD PLACE,
BREA, CA 92821

SHEET TITLE: **VICINITY MAP, SHEET INDEX,
DIRECTORY, LEGAL DESCRIPTION,
PROJECT DATA & COMPLIANCE
CHECK**

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.

COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO. 050118

DRAWN BY: CYSY/KC

SUPERVISED BY: PY

CHECKED BY:

PLAN CHECK

PERMIT SET

BID SET

REVISIONS

1	CITY COMMENTS	04/11/19
2	FIRE COMMENTS	05/20/19
3	CITY COMMENTS	07/17/19

SHEET NO.: **T**

OF SHEETS
S H E E T

CITY OF POMONA
STANDARD GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF POMONA ORDINANCE NO. 3444 AND THE LATEST STATE CODES AS MANUATED TO BE ENFORCED BY THE CITY AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, PLUS ANY SUPPLEMENTS.
** A BOND IS REQUIRED PER SECTION 3311 OF UNIFORM BUILDING CODE
2. AN APPROVED SET OF PLANS SHALL BE ON THE JOB AT ALL TIMES.
3. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING DIVISION AT (909) 620-2422.
4. ADEQUATE BARRICADES, LIGHTS, FLAGMEN, SIGNS AND OTHER SAFETY DEVICES SHALL BE PROVIDED AS SPECIFIED BY THE TRAFFIC MANUAL PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION.
5. EXISTING CITY STREETS SHALL BE KEPT CLEAN OF ALL MATERIALS RESULTING FROM THE GRADING OPERATIONS. THE STREET RIGHT-OF-WAY SHALL BE CLEANED UP DAILY AND AS NECESSARY TO MAINTAIN PEDESTRIAN AND VEHICULAR PASSAGE OVER THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.
6. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING:
 - a. PRE-GRADE MEETING: WHEN THE PERMITTEE IS READY TO BEGIN WORK AND BEFORE ANY GRADING OR BRUSHING IS STARTED THE FOLLOWING PEOPLE MUST BE PRESENT -- OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, BUILDING OFFICIAL OR THEIR REPRESENTATIVE.
 - b. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
 - c. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
 - d. FILL INSPECTION: AFTER THE AREA TO RECEIVE FILL HAS BEEN PREPARED AND INSPECTED BY THE SOILS ENGINEER.
 - e. DRAINAGE DEVICE INSPECTION: AFTER FORMS, STEEL AND PIPE ARE IN PLACE, AND BEFORE ANY CONCRETE IS POURED.
 - f. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED.
 - g. FINAL INSPECTION: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS-BUILT PLAN AND REQUIRED REPORTS HAVE BEEN SUBMITTED AND APPROVED.THE PERMITTEE SHALL WAIT FOR APPROVAL BY THE INSPECTOR BEFORE PROCEEDING WITH THE WORK.
7. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH SHALL BE MADE DURING THE GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL.
8. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE UNIFORM BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.
9. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
10. DUST SHALL BE CONTROLLED BY WATERING.
11. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM THE BEGINNING TO COMPLETION OF GRADING OPERATIONS.
12. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROVED GEOTECHNICAL REPORT BY X.
DATED AUG. 12-2007.
13. THE CONTRACTOR SHALL INCORPORATE EROSION CONTROL MEASURES WHEN DEEMED NECESSARY BY THE BUILDING OFFICIAL. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON WILL BE SUBMITTED PRIOR TO SEPTEMBER 15. THE CONTROL DEVICES SHOWN ON SAID PLANS WILL BE INSTALLED NO LATER THAN OCTOBER 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 1.
14. THE ENGINEERING GEOLOGIST SHALL INSPECT AND APPROVED ALL CUT SLOPES.
15. PRIOR TO ISSUANCE OF THE BUILDING PERMITS, A SOIL EXPANSION TEST PERFORMED IN ACCORDANCE WITH THE PROCEDURES OF UNIFORM BUILDING CODE STANDARD NO. 18-2 IS REQUIRED.
16. PRIOR TO PLACING COMPACTED FILL, THE SURFACE SHALL BE STRIPPED OF VEGETATION AND THE SURFACE SCARIFIED TO A DEPTH OF 12 INCHES OR AS SPECIFIED BY THE SOILS ENGINEER AND APPROVED BY THE BUILDING OFFICIAL, BROUGHT TO OPTIMUM MOISTURE CONTENT, RECOMPACTED TO 90% MAXIMUM DENSITY AND INSPECTED BY THE GRADING INSPECTOR AND THE SOIL TESTING AGENCY.
17. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
18. FILLS SHALL BE COMPACTED THROUGHOUT TO 90% OF MAXIMUM DENSITY AS DETERMINED BY UNIFORM BUILDING CODE SECTION 3313, LATEST EDITION ADOPTED BY THE CITY, AND CERTIFIED BY THE SOILS ENGINEER. NOT LESS THAN ONE FIELD DENSITY TEST WILL BE MADE FOR EACH 2 FEET OF VERTICAL LIFT OF FILL, NOT LESS THAN ONE SUCH TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED. AT LEAST ONE-HALF OF THE REQUIRED TESTS SHALL BE MADE AT THE LOCATION OF THE FINAL FILL SLOPE.
19. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL BE COMPACTED TO NO LESS THAN 90% MAXIMUM DENSITY OUT TO THE FINISHED SURFACE. ALL FILL SLOPES GREATER THAN 5 FEET IN VERTICAL HEIGHT SHALL BE GRID ROLLED TO COMPACT THE OUTER 6" TO 8" TO AT LEAST 90% OF MAXIMUM DENSITY.
20. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIMENSION WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.
21. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS AND INSTALLATION OF SUBDRAINS (IF REQUIRED) HAVE BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER AND THE CITY GRADING INSPECTOR.
22. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE WILL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS.
23. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER AND THE BUILDING OFFICIAL OR HIS REPRESENTATIVE BEFORE ANY ADDITIONAL FILLS ARE ADDED.
24. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SOILS ENGINEER.
25. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ONSITE SOILS SHALL BE CONSTRUCTED WITH TYPE S SIX (6) SACK CEMENT UNLESS SULFATE-CONTENT TESTS CONDUCTED BY THE SOILS ENGINEER SHOW IT IS UNNECESSARY.
26. THE CIVIL ENGINEER SHALL PROVIDE PROFESSIONAL INSPECTION WITHIN SUCH ENGINEER'S AREA OF TECHNICAL SPECIALTY, WHICH SHALL CONSIST OF OBSERVATION AND REVIEW AS TO THE ESTABLISHMENTS OF LINE, GRADE AND SURFACE DRAINAGE OF THE DEVELOPMENT AREA.
27. THE SOILS ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION DURING THE PREPARATION OF NATURAL GROUND AND PLACEMENT OF COMPACTION TO VERIFY THAT SUCH WORK IS BEING PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF THE APPROVED PLAN AND THE REQUIREMENTS OF THE UNIFORM BUILDING CODE SECTION 3313.3 LATEST EDITION ADOPTED BY THE CITY. REVISED RECOMMENDATIONS RELATING TO CONDITIONS DIFFERING FROM THE APPROVED SOILS ENGINEERING REPORT SHALL BE SUBMITTED TO THE PERMITTEE, THE BUILDING OFFICIAL, AND THE CIVIL ENGINEER.
28. THE ENGINEERING GEOLOGIST SHALL PROVIDE A PROFESSIONAL INSPECTION OF THE BEDROCK EXCAVATION TO DETERMINE IF CONDITIONS ENCOUNTERED ARE IN ACCORDANCE WITH THE APPROVED REPORTS, THE PLANS, SPECIFICATIONS AND CODE WITHIN THEIR PURVIEW, IN ACCORDANCE WITH THE UNIFORM BUILDING CODE SECTION 3314.4, LATEST EDITION ADOPTED BY THE CITY.
29. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND IN CONFORMANCE WITH THE PROVISIONS OF THE UNIFORM BUILDING CODE SECTION 3317.5, AND THE PERMITTEE SHALL ENGAGE CONSULTANTS, IF REQUIRED, TO PROVIDE PROFESSIONAL INSPECTIONS ON A TIMELY BASIS. THE PERMITTEE SHALL ACT AS A COORDINATOR BETWEEN THE CONSULTANTS, THE CONTRACTOR, AND THE BUILDING OFFICIAL IN THE EVENT OF CHANGED CONDITIONS. THE PERMITTEE SHALL BE RESPONSIBLE FOR INFORMING THE BUILDING OFFICIAL OF SUCH CHANGE AND SHALL PROVIDE REVISED PLANS FOR APPROVAL.
30. ANY REVISION MADE TO THE APPROVED GRADING PLAN MUST BE SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL OR HIS DESIGNATED REPRESENTATIVE.
31. PRIOR TO FINAL APPROVAL OF ROUGH GRADING THE CIVIL ENGINEER SHALL SUBMIT AN AS-BUILT GRADING PLAN, IN ACCORDANCE WITH SECTION 3318.1 FOR APPROVAL BY THE BUILDING OFFICIAL. THE PLAN SHALL SHOW ORIGINAL GROUND SURFACE AND AS-BUILT GRADES FOR EXISTING PLANNED GRADES AT DRIVEWAY AND PARKING, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL SUBDRAINS, ROCK DISPOSAL SITES, KEYWAYS, BUTTRESS OR STABILITY FILLS AND ANY OTHER REMEDIAL GRADING, ANY VARIANCES BETWEEN THE FINISHED WORK AND THE APPROVED PLANS, ACTUAL VARIANCE MOVED (INCLUDING REMOVED) GRADATION AND A CERTIFICATION THAT THE AS-BUILT PLANS SHOW THE ABOVE ITEMS. ROUGH GRADING WILL NOT BE APPROVED UNTIL AFTER APPROVAL OF THE AS-BUILT GRADING PLAN.
32. FOR ROUGH GRADING THE CONTRACTOR SHALL CONSTRUCT BEAMS AT THE TOP OF ALL MANUFACTURED SLOPES AS SHOWN PER DETAIL ON THIS PLAN.
33. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING AND IRRIGATION SYSTEM INSTALLED BEFORE OCCUPANCY OF ANY BUILDING AND BEFORE RELEASE OF ANY GRADING BONDS.
34. ALL CUT AND FILL SLOPES OVER 5 FEET IN VERTICAL HEIGHT SHALL BE PLANTED AND PROVIDED WITH AN IRRIGATION SYSTEM IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN.
35. ALL REQUIREMENTS OF THE PLANNING COMMISSION RESOLUTIONS NUMBER(S) PC# 9153 SHALL BE MET.

GENERAL CONSTRUCTION NOTES

SITE WORK SPECIFICATION

SITE INSPECTION

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL STRUCTURES, FOOTINGS, RUBBLES, TREES, BRUSH OR OTHER OBSTRUCTIONS WHETHER SHOWN ON THE GRADING PLAN OR NOT. THE ENGINEER SHALL BE NOTIFIED OF ANY BUILDING WHICH MAY EXIST AND ARE NOT INDICATED ON THE DRAWINGS.

PRELIMINARY SITE PREPARATION

CLEAR THE SITE OF ALL ORGANIC AND OTHER DELETERIOUS MATERIAL. PREPARATION OF THE SUBGRADE AFTER STRIPPING SHALL CONSIST OF (A) PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MUST BE UNDERCUT, (B) SCARIFYING TOP 6 TO 8 INCHES, AND (C) COMPACTING SCARIFIED SURFACE TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557-91.

INSPECTION AND TESTING OF FILL SUBGRADES AND FILL PLACEMENT AND COMPACTION SHALL BE PERFORMED UNDER THE SUPERVISION OF AN EXPERIENCED SOILS ENGINEER.

THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND BE (A) UNDERLAY BY SUITABLE BEARING MATERIALS, (B) FREE OF ALL ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND (C) INSPECTED AND APPROVED BY AN EXPERIENCED SOILS ENGINEER.

FILL MATERIAL

THE FILL SOIL TO BE USED AS STRUCTURAL FILL SHALL BE TESTED BY THE SOILS ENGINEER PRIOR TO PLACEMENT. THE FILL MATERIAL SHALL BE REASONABLY WELL GRADED GRANULAR MATERIAL, OR OTHER SUITABLE FILL MATERIALS INCLUDING EXISTING SOILS ON SITE, AS APPROVED BY THE SOILS ENGINEER. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC, FROZEN AND DELETERIOUS MATTER.

FILL PLACEMENT, COMPACTION AND ROUGH GRADING

THE MOISTURE CONTENT OF COHESIVE FILL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR FILL -3 TO +3 OF OPTIMUM WHEN PLACED AND COMPACTED. THE FILL SHALL BE PLACED IN LAYERS WITH A MAXIMUM LOOSE THICKNESS OF 8 INCHES FOR FOUNDATIONS AND 10 INCHES FOR FLOOR SLAB OR PARKING PAVEMENT SUPPORT. THE COMPACTION EQUIPMENT MUST BE APPROVED BY THE SOILS ENGINEER. PERFORMING THE INSPECTION OF FILL PLACEMENT AND COMPACTION TO ENSURE THAT IT IS SUITABLE FOR THE TYPE OF MATERIAL BEING COMPACTED, UNDER NO CIRCUMSTANCES MAY BULL-DOZERS OR SIMILAR TRACTED VEHICLES BE USED FOR COMPACTION EQUIPMENT.

EXCAVATION AND FILL SHALL BE PERFORMED IN A MANNER AND SEQUENCE THAT WILL PROVIDE DRAINAGE AT ALL TIMES. PRECIPITATION, SPRINGS OR SEEPAGE WATER ENCOUNTERED SHALL BE PUMPED OR DRAINED TO PROVIDE A SUITABLE WORKING PLATFORM.

FOUNDATION EXCAVATION

EXCAVATION FOR FOOTINGS SHALL BE DONE WITH CARE IN ORDER TO MINIMIZE THE DISTURBANCE OF THE SOIL AT THE BOTTOM OF THE EXCAVATION. EXCAVATE WITH VERTICAL SIDEWALLS AND FLAT BOTTOMS INTO FIRM, UNDISTURBED NATURAL SOIL OF FIRM CONTROLLED FILL TO A MINIMUM DEPTH OF EIGHTEEN INCHES (18") FOR EXTERIOR FOOTINGS. ALL INTERIOR FOOTINGS SHALL BE PLACED IMMEDIATELY BELOW THE FLOOR SLAB INTO THE COMPACTED PAD OR SUITABLE NATURAL GRADE IF PROTECTED AGAINST FROST DURING AND AFTER CONSTRUCTION.

ALL FOOTINGS DEPTHS SHALL BE PLACED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS. REGARDLESS OF THE MINIMUM DEPTH THE CONTRACTOR SHALL VERIFY THE LOWEST FINISH GRADE NEXT TO THE BUILDING AND SHALL ADJUST THE FOOTING ELEVATIONS ACCORDINGLY. THE CONTRACTOR SHALL PROTECT THE EXCAVATIONS FROM SURFACE WATER ACCUMULATION. IN THE EVENT GROUND WATER IS ENCOUNTERED, THE CONTRACTOR SHALL OVER-EXCAVATE THE TRENCHES FOR THE FOOTINGS AND REPLACE TO GRADE WITH A WORKING MAT OF 1/2" TO 1" SIZE STONE A MINIMUM OF ONE FOOT IN THICKNESS. DEPTH OF EXCAVATIONS ARE SUBJECT TO VERIFICATION BY A QUALIFIED SOILS ENGINEER AND SHALL BE ENOUGH TO PROVIDE A SUITABLE BEARING MATERIAL FOR FOUNDATION.

CITY REQUIREMENTS

CONSTRUCTION FENCING SHALL BE MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES UNLESS THE CITY BUILDING DIVISION APPROVES THE USE OF 24 HOUR SECURITY PATROLS.

SEPARATE APPROVAL AND PERMIT IS REQUIRED FROM THE CITY PUBLIC WORKS DEPARTMENT FOR ALL WORK IN THE CITY RIGHT-OF-WAY. GRADING CONTRACTOR SHALL EXERCISE EXTRA CARE TO MINIMIZE THE EFFECTS FROM DISTURBED EARTH AND/OR DUST. DUST SHALL BE CONTROLLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH COAST AIR QUALITY

MANAGEMENT DISTRICT AND APPLICABLE COUNTY AND STATE LAWS. AT A MINIMUM, CONTINUOUS WETTING SHALL BE PERFORMED WHILE ANY GRADING WORK IS BEING DONE. IF WATER IS TO BE OBTAINED FROM THE CITY WATER SYSTEM, THE GRADING CONTRACTOR SHALL FIRST OBTAIN APPROVAL FROM THE CITY PUBLIC WORKS DEPARTMENT.

STATE REQUIREMENTS

ADJACENT PROPERTY OWNERS SHALL BE NOTIFIED IN ADVANCE OF ANY EXCAVATIONS IN ACCORDANCE WITH CALIFORNIA CIVIL CODE.

AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.

ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

FILL PLACEMENT, COMPACTION AND ROUGH GRADING

NON-STRUCTURAL COMPACTED FILL ADJACENT TO STRUCTURAL COMPACTED FILL SHALL BE PLACED IN UNISON TO PROVIDE LATERAL SUPPORT. BACKFILL ALONG THE BUILDING WALLS MUST BE PLACED AND COMPACTED WITH CARE TO ENSURE THAT NO EXCESSIVE UNBALANCED LATERAL PRESSURES DEVELOP.

PREFORM ENTIRE SITE ROUGH GRADING WORK TO WITHIN APPROXIMATELY 0.10 FOOT OF PLANNED GRADES PRELIMINARY TO ANY EXCAVATION FOR FOOTING AND SUB-SURFACE UTILITIES. UNIFORMLY COMPACT ALL FILL REQUIRED FOR ESTABLISHING PLANNED GRADES AT DRIVEWAY AND PARKING TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY IN THE PAVEMENT AND TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY IN THE BUILDING AREA PER ASTM D-1557-91 TEST METHOD.

TRENCH BACKFILL

BACKFILL OF TRENCHES TRAVERSING PAVING AREAS SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557-91 TEST METHOD. TRENCH BACKFILL MATERIAL CONTAINING EXCESSIVE MOISTURE SHALL NOT BE PLACED IN THE TRENCH, BUT THE TRENCH SHALL BE BACKFILLED WITH RIVER-RUN SAND AND GRAVEL PLACED AT OPTIMUM MOISTURE. BACKFILL OF TRENCHES FOR SUB-FLOOR UTILITIES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557-91 TEST METHOD.

FOR FOUNDATION SUPPORT THE COMPACTED FILL MUST EXTEND (A) MINIMUM OF ONE FOOT BEYOND THE FOOTINGS EDGE AT FOOTING GRADE AND DOWN TO COMPACTED FILL SUB-GRADE ON A MAXIMUM 2 (V): 1 (H) SLOPE, (B) 1 FOOT ABOVE FOOTING GRADE OUTSIDE THE BUILDING, (C) 1 TO 2 FEET SUBGRADE INSIDE THE BUILDING, FOR FOUNDATION AND FLOOR SLAB SUPPORT. FILL SHALL BE PLACED AND COMPACTED ON A MAXIMUM 1 (V): 5 (H) GRADE OR MUST BE STEPPED OR BENCHES AS REQUIRED TO FLATTEN IF NOT SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER.

FINE GRADING

THE CONTRACTOR SHALL PERFORM ALL FINE GRADING IN ORDER THAT THE WALKS AND PAVEMENT MUST BE INSTALLED AT THE PROPER THICKNESS.

INSPECTION

FIELD INSPECTION OF FOOTING, PAVEMENT AND SLAB SUBGRADES, SUBGRADES, PLACEMENT AND COMPACTION OF FILLS AND CONSTRUCTION OF FLOOR SLAB AND PARKING PAVEMENT SHALL BE PROVIDED UNDER THE SUPERVISION OF AN EXPERIENCED SOILS ENGINEER. TO ENSURE THAT THE BUILDING, FLOOR SLAB AND PARKING AREA WILL PERFORM IN ACCORDANCE WITH SOIL REPORT RECOMMENDATIONS.

STATE REQUIREMENTS (CONT)

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON THE SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

ADMINISTRATIVE REQUIREMENTS

THE DUTIES OF THE SOILS ENGINEER OF RECORD SHALL INCLUDE THE FOLLOWING :
a.)- OBSERVATION OF CLEARED AREAS AND BENCHES PREPARED TO RECEIVE FILL;

- b.)- OBSERVATION OF THE REMOVAL OF ALL UNSUITABLE SOILS AND OTHER MATERIALS;
c.)- THE APPROVAL OF SOILS TO BE USED AS FILL MATERIAL;
d.)- THE INSPECTION OF PLACEMENT AND COMPACTION OF FILL MATERIALS;
e.)- THE TESTING OF COMPLETED FILLS;
f.)- AND THE INSPECTION OR REVIEW OF DRAINAGE DEVICES.

COMPACTION TEST SHALL NOT BE PERFORMED BY INDIVIDUALS OTHER THAN THE SOILS ENGINEER OR RECORD UNLESS REQUESTED BY THE SOILS ENGINEER OF RECORD AND APPROVED BY THE CITY BUILDING DIVISION.

ALL RECOMMENDATIONS CONTAINED WITHIN THE SOIL REPORT FOR THIS PROJECT SHALL BE INCORPORATED INTO THE GRADING WORK.

SOILS ENGINEER SHALL OBSERVE AND APPROVED IN WRITING ALL FOUNDATION EXCAVATIONS PRIOR TO REQUESTING FOUNDATION INSPECTION BY THE CITY BUILDING DIVISION.

STORM WATER POLLUTION

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

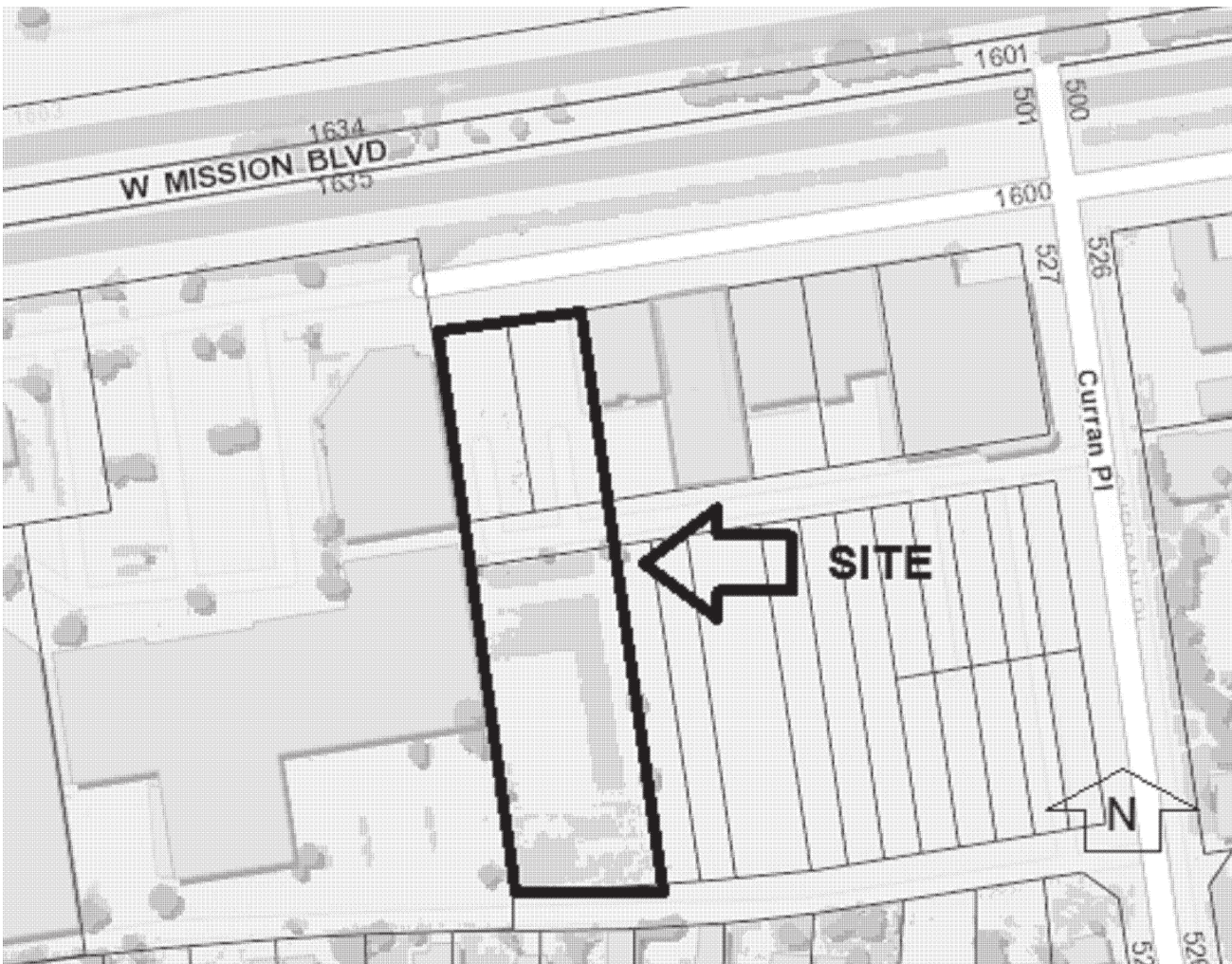
FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

EXISTING UNDERGROUND UTILITIES OF AND STRUCTURES:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. DISPLAY DIG ALERT ON TITLE SHEET.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSON AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, THE CITY OF POMONA, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE CITY OF POMONA, OR THE ENGINEER.



SITE VICINITY MAP
CITY OF POMONA
NTS

LEGEND

- FL _____ FLOW LINE
FG _____ FINISH GRADE
FS _____ FINISH SURFACE
INV _____ INVERT
TC _____ TOP OF CURB
TG _____ TOP OF GRATE
XXX.XX _____ (N)SPOT ELEVATION
(XXX.XX) _____ (E)SPOT ELEVATION
- - - - - R - - - - - RIDGE LINE
_____ FLOW LINE
- - - - - PROPERTY LINE
_____ CENTER LINE
===== (N)1.5' BLOCK WALL
- - - - - (E)BLOCK WALL
- - - - - (N)PVC DRAIN PIPE

- ☒ _____ (E)STRUCTURAL COLUMN
□ SI _____ (E)STREET LIGHT BOX
□ WM _____ (E)WATER MATER
● _____ (E)STREET LIGHT
○ _____ (E)CONTOUR LINE
[Pattern] _____ PROPOSED LANDSCAPE
[Pattern] _____ PROPOSED CONCRETE PWMT.



RECOMMENDED FOR APPROVAL:

SATURDAY T. BASUL
RCE 36127, EXP. 6-30-08
HARRIS & ASSOCIATES

APPROVED FOR PRECISE GRADING:

PLANNING DIVISION DATE

ACCEPTED

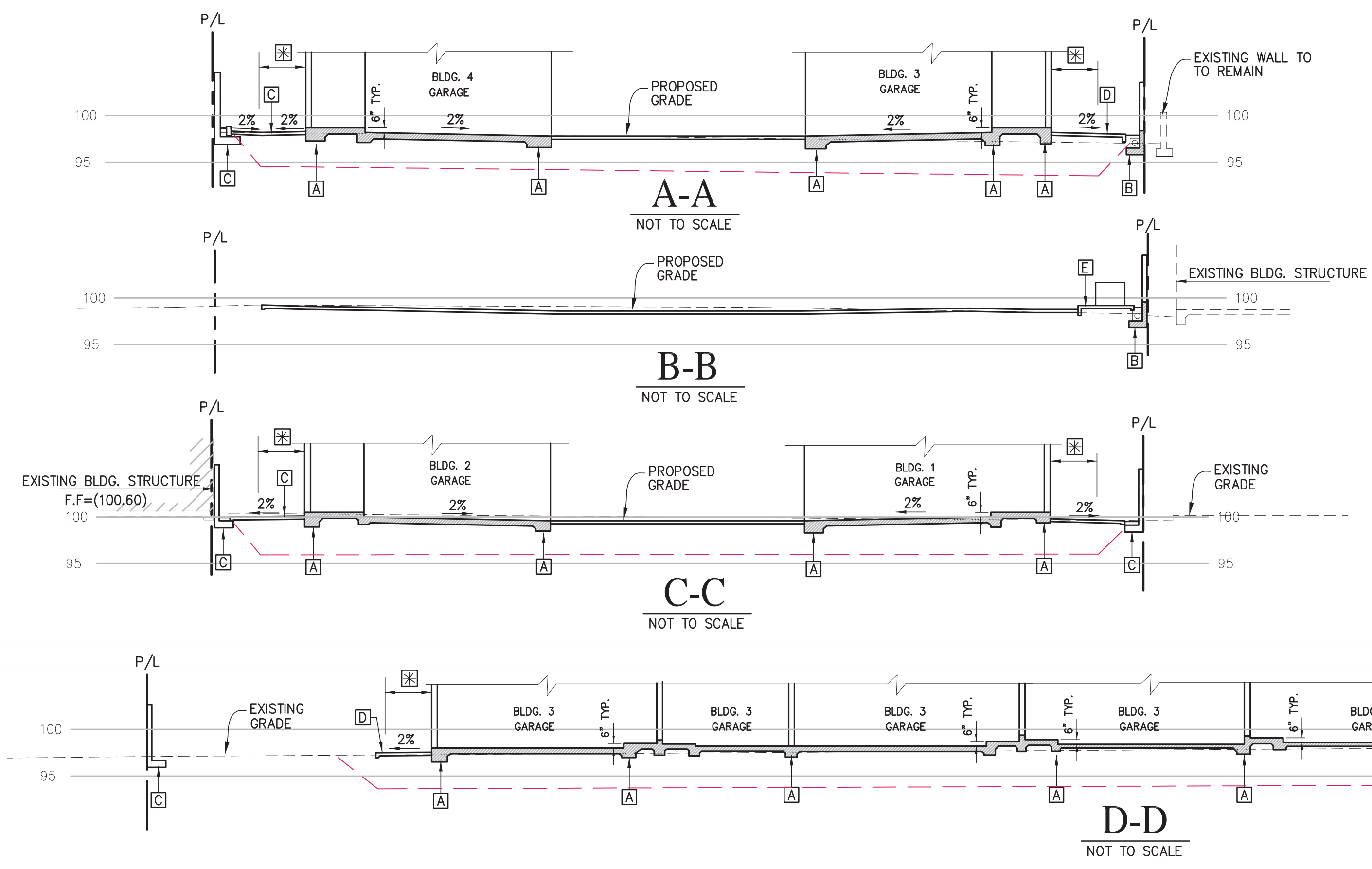
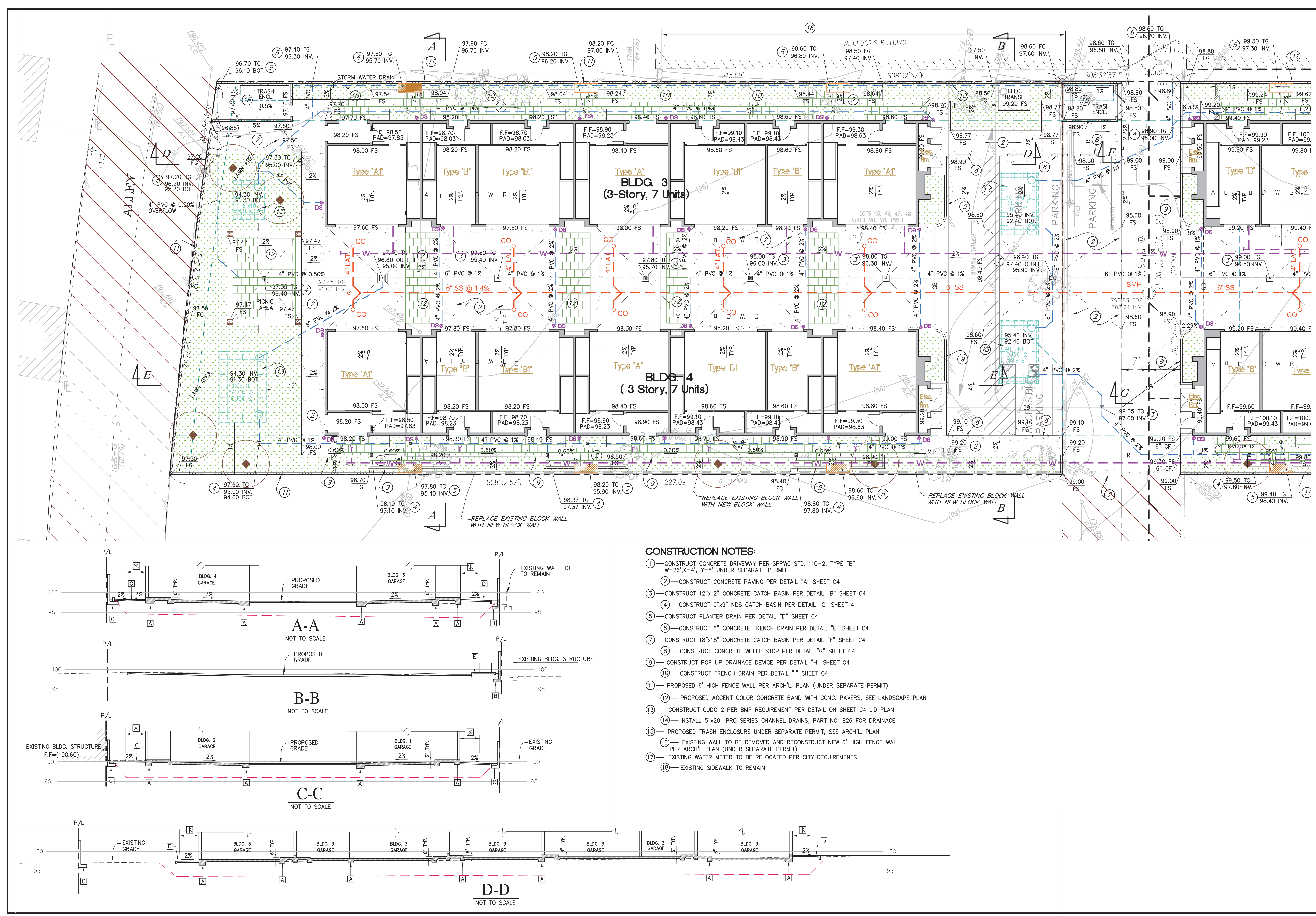
BUILDING DIVISION DATE

APPROVED FOR ROUGH GRADING:

PLANNING DIVISION DATE

REVISION	
NO.	DATE

CALCIVIC ENGINEERING GROUP CONSULTING ENGINEERS & LAND SURVEYING CIVIL / STRUCTURAL / LAND SURVEYING 2450 PARELLI WAY, AUSTIN, TEXAS 78740 TEL: 512-452-8888 E-MAIL: calciv@calcivgroup.com	
GENERAL NOTES AND DETAILS	
1626 & 1630 W MISSION BLVD POMONA, CALIFORNIA	
CHECKED BY I. C.	DRAWN BY K. H.
PLAN SCALE AS SHOWN	
DATE 12/05/18	JOB NO. 120518
SHEET NO. C1 OF 3 SHEETS	



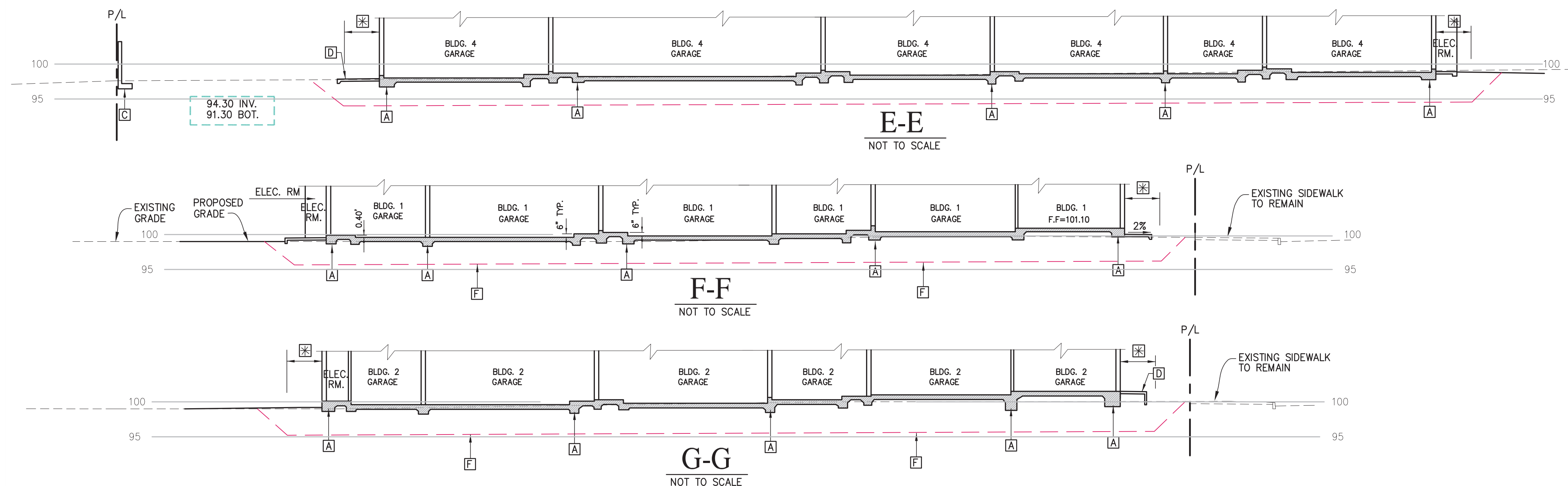
- CONSTRUCTION NOTES:**
- 1—CONSTRUCT CONCRETE DRIVEWAY PER SPPWC STD. 110-2, TYPE "B" W=26", X=4", Y=8" UNDER SEPARATE PERMIT
 - 2—CONSTRUCT CONCRETE PAVING PER DETAIL "A" SHEET C4
 - 3—CONSTRUCT 12"x12" CONCRETE CATCH BASIN PER DETAIL "B" SHEET C4
 - 4—CONSTRUCT 9"x9" NDS CATCH BASIN PER DETAIL "C" SHEET 4
 - 5—CONSTRUCT PLANTER DRAIN PER DETAIL "D" SHEET C4
 - 6—CONSTRUCT 6" CONCRETE TRENCH DRAIN PER DETAIL "E" SHEET C4
 - 7—CONSTRUCT 18"x18" CONCRETE CATCH BASIN PER DETAIL "F" SHEET C4
 - 8—CONSTRUCT CONCRETE WHEEL STOP PER DETAIL "G" SHEET C4
 - 9—CONSTRUCT POP UP DRAINAGE DEVICE PER DETAIL "H" SHEET C4
 - 10—CONSTRUCT FRENCH DRAIN PER DETAIL "I" SHEET C4
 - 11—PROPOSED 6' HIGH FENCE WALL PER ARCH'L. PLAN (UNDER SEPARATE PERMIT)
 - 12—PROPOSED ACCENT COLOR CONCRETE BAND WITH CONC. PAVERS, SEE LANDSCAPE PLAN
 - 13—CONSTRUCT CUDO 2 PER BMP REQUIREMENT PER DETAIL ON SHEET C4 LID PLAN
 - 14—INSTALL 5"x20" PRO SERIES CHANNEL DRAINS, PART NO. 826 FOR DRAINAGE
 - 15—PROPOSED TRASH ENCLOSURE UNDER SEPARATE PERMIT, SEE ARCH'L. PLAN
 - 16—EXISTING WALL TO BE REMOVED AND RECONSTRUCT NEW 6' HIGH FENCE WALL PER ARCH'L. PLAN (UNDER SEPARATE PERMIT)
 - 17—EXISTING WATER METER TO BE RELOCATED PER CITY REQUIREMENTS
 - 18—EXISTING SIDEWALK TO REMAIN

REVISION	
NO.	DATE

CALCIVIC ENGINEERING GROUP
CONSULTING ENGINEERS & LAND SURVEYORS
CIVIL / STRUCTURAL / LAND SURVEYING
2150 PARKER BLVD., SUITE 200
POMONA, CALIFORNIA 91768
TEL: 951.261.0044
E-MAIL: calcivic@earthlink.net

GRADING PLAN
1626 & 1630 W. MISSION BLVD.
POMONA, CALIFORNIA

CHECKED BY: I.C.
DRAWN BY: K.H.
PLAN SCALE: 1" = 10'
DATE: 12/05/18
JOB NO.: 120518
SHEET NO.: C2
OF 1 SHEETS



- ①—CONSTRUCT CONCRETE DRIVEWAY PER SPWVC STD. 110-2, TYPE "B"
W=26', X=4', Y=8' UNDER SEPARATE PERMIT
- ②—CONSTRUCT CONCRETE PAVING PER DETAIL "A" SHEET C4
- ③—CONSTRUCT 12"x12" CONCRETE CATCH BASIN PER DETAIL "B" SHEET C4
- ④—CONSTRUCT 9"x9" NDS CATCH BASIN PER DETAIL "C" SHEET C4
- ⑤—CONSTRUCT PLANTER DRAIN PER DETAIL "D" SHEET C4
- ⑥—CONSTRUCT 6" CONCRETE TRENCH DRAIN PER DETAIL "E" SHEET C4
- ⑦—CONSTRUCT 18"x18" CONCRETE CATCH BASIN PER DETAIL "F" SHEET C4
- ⑧—CONSTRUCT CONCRETE WHEEL STOP PER DETAIL "G" SHEET C4
- ⑨—CONSTRUCT POP UP DRAINAGE DEVICE PER DETAIL "H" SHEET C4
- ⑩—CONSTRUCT FRENCH DRAIN PER DETAIL "I" SHEET C4
- ⑪—PROPOSED 6' HIGH FENCE WALL PER ARCH'L PLAN (UNDER SEPARATE PERMIT)
- ⑫—PROPOSED ACCENT COLOR CONCRETE BAND WITH CONC. PAVERS, SEE LANDSCAPE PLAN
- ⑬—CONSTRUCT CUDO 2 PER BMP REQUIREMENT PER DETAIL ON SHEET C4 LID PLAN
- ⑭—INSTALL 5"x20" PRO SERIES CHANNEL DRAINS, PART NO. 826 FOR DRAINAGE
- ⑮—PROPOSED TRASH ENCLOSURE UNDER SEPARATE PERMIT, SEE ARCH'L PLAN
- ⑯—EXISTING WALL TO BE REMOVED AND RECONSTRUCT NEW 6' HIGH FENCE WALL PER ARCH'L PLAN (UNDER SEPARATE PERMIT)
- ⑰—EXISTING WATER METER TO BE RELOCATED PER CITY REQUIREMENTS
- ⑱—EXISTING SIDEWALK TO REMAIN

CHECKED BY	I.C.
DRAWN BY	K.H.
PLAN SCALE	1" = 10'
DATE	12/05/18
JOB NO.	120518

SHEET NO.

C3

OF 1 SHTS



CFC
CONSULTING ENGINEERS & LAND SURVEYORS
CIVIL / STRUCTURAL / LAND SURVEYING
2100 PARNELL WAY, ALTADENA, CALIFORNIA 91001
TEL (626) 798-2828 FAX (626) 798-0644
E-MAIL: enactive@cfeerthink.net

CHECKED BY	I.C.
DRAWN BY	K.H.
PLAN SCALE	1" = 10'
DATE	12/05/18
JOB NO.	120518

SHEET NO.
C4
OF 1 SHTS

Reference Note

- 1

(E) PROPERTY LINE
- 2

FRONT SETBACK LINES, 5' MIN / 20' MAX
- 3

(N) 26'-0" WIDE CURB-OUT PER CITY STANDARDS
- 4

(E) 5'-0" UTILITY EASEMENT
- 5

FIRE TRUCK TURNAROUND HAMMERHEAD
- 6

(E) FIRE HYDRANT
- 7

(E) POWER POLE TO BE RELOCATED
- 8

(N) ENTRY STOOP
- 9

(N) 26'-0" CONCRETE PAVED DRIVEWAY
- 10

(N) TRASH ENCLOSURE PER CITY STANDARD, SEE

1

A1.02
- 11

(N) 10'-0" WIDE PASEO W/ 5'-0" WIDE DECORATIVE CONCRETE PAVED WALKWAY, SEE LANDSCAPE PLAN
- 12

(N) 6'-0" HIGH CMU BLOCK WALL, SEE

2

A1.02
- 13

(E) 13'-6" WIDE SWING GATE (ADJ. PROPERTY)
- 14

(N) 4'-0" WIDE ACCESSIBLE RAMP MAX 8.33% SLOPE, 2% CROSS SLOPE W/ 3'-0" HIGH W/L HANDRAIL
- 15

(N) 3'-0" WIDE SWING GATE
- 16

(N) PROPOSED MOTORIZED SLIDING W. I. GATE FOR EGRESS ONLY, SEE

1

A1.03
- 17

(N) PROPOSED 15'-0" WIDE SEWER EASEMENT
- 18

(N) PICNIC AREA, SEE LANDSCAPE PLAN
- 19

(N) ACCENT COLOR CONCRETE BAND WITH CONCRETE PAVERS, TYP., SEE LANDSCAPE PLAN
- 20

(N) GARDEN BENCH SEAT
- 21

(N) 5'-0" HIGH DECORATIVE WROUGHT IRON FENCE

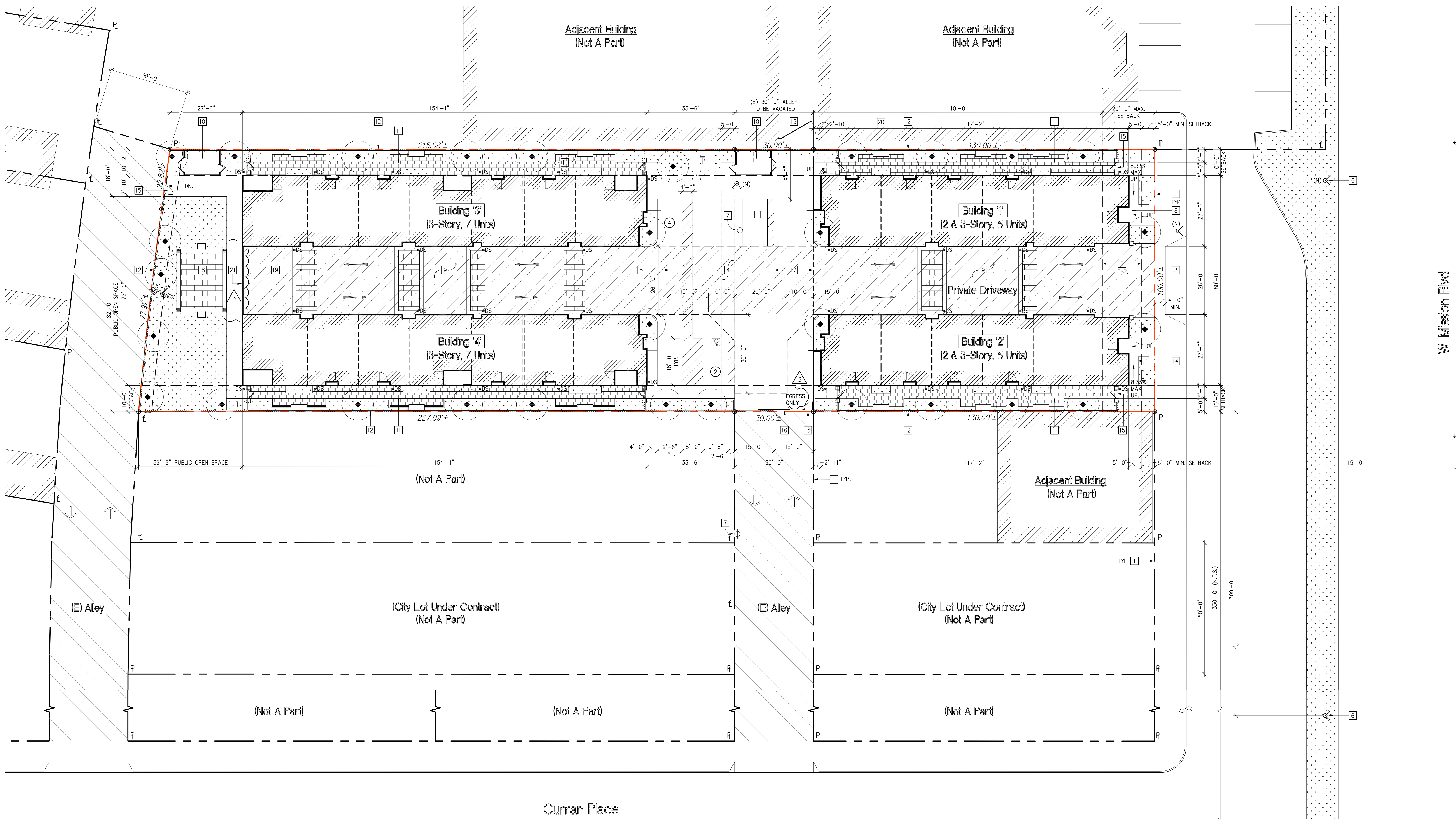
3

A1.03

Legends

- (E) ALLEY
- LANDSCAPING
- ACCESSIBLE AISLE
- CONCRETE PAVERS
- CMU BLOCK WALL
- DEMISING WALL
- PROPERTY LINE
- ACCESSIBLE PARKING SIGN
- PROPERTY LINE
- PROPERTY CORNER
- CENTERLINE
- PARKING NO.
- (E) POWER POLE
- (E) FIRE HYDRANT
- (N) FIRE HYDRANT
- (N) TREE PER CITY'S REQUIREMENTS, SEE LANDSCAPE PLAN
- (N) DOWNSPOUT, SEE A3.01-A3.02 ELEVATIONS
- 26'-0" FIRE DEPT. ACCESS LANE/PRIVATE DRIVEWAY

NOTE: NO VEHICULAR GATE SHALL BE INSTALLED AT THE FRONTAGE FACING MISSION BLVD.



K U & ASSOCIATES, INC.

ARCHITECTS

650 CAMINO DE GLORIA, WALNUT, CA 91789

PHONE: (909) 869-5828 FAX: (909) 869-5827

PROJECT:

POMONA MISSION 71
3-STORY CONDO DEVELOPMENT

ADDRESS:

1626 & 1630 W. MISSION BLVD.,
POMONA, CA 91766 & APN349-003-057

CLIENT:

GOLDEN TICKET MISSION 71, LLC
1257 DRIFTWOOD PLACE,
BREA, CA 92821

SHEET TITLE:
SITE PLAN

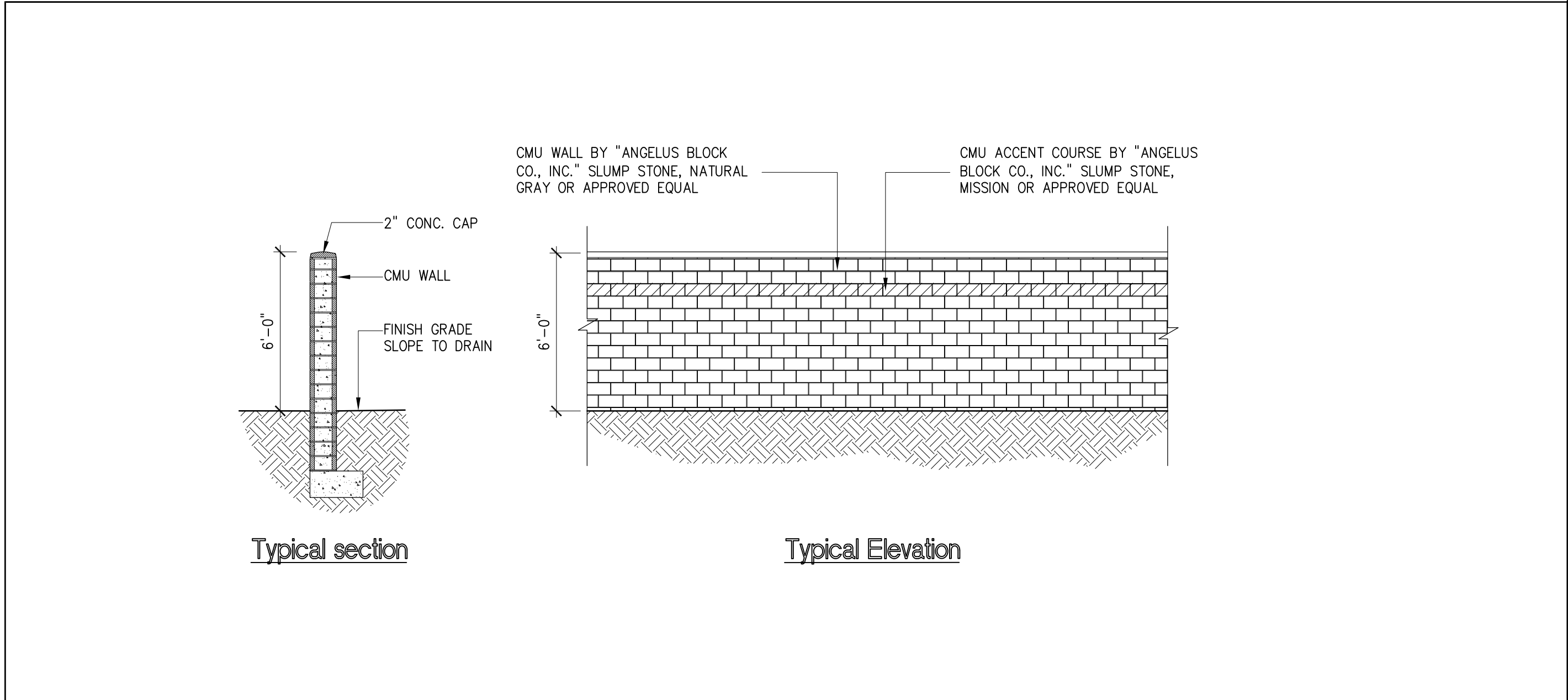
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.

COPYRIGHT © 2019 K U & ASSOCIATES, INC.

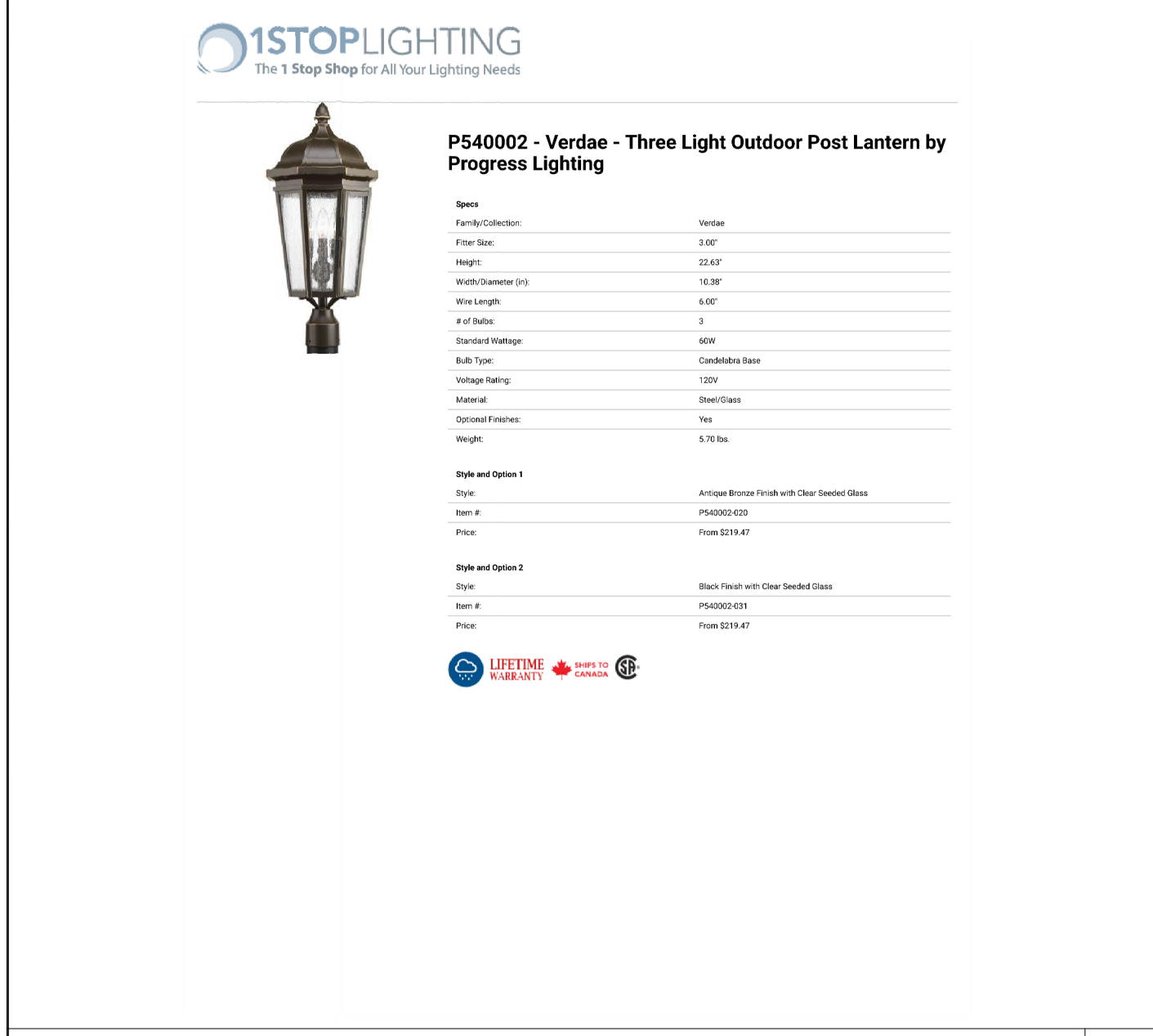
JOB NO. 050118
DRAWN BY: CYSY/KC
SUPERVISED BY: PY
CHECKED BY:
PLAN CHECK
PERMIT SET
BID SET

REVISIONS		
1	CITY COMMENTS	04/11/19
2	FIRE COMMENTS	05/20/19
3	CITY COMMENTS	07/17/19

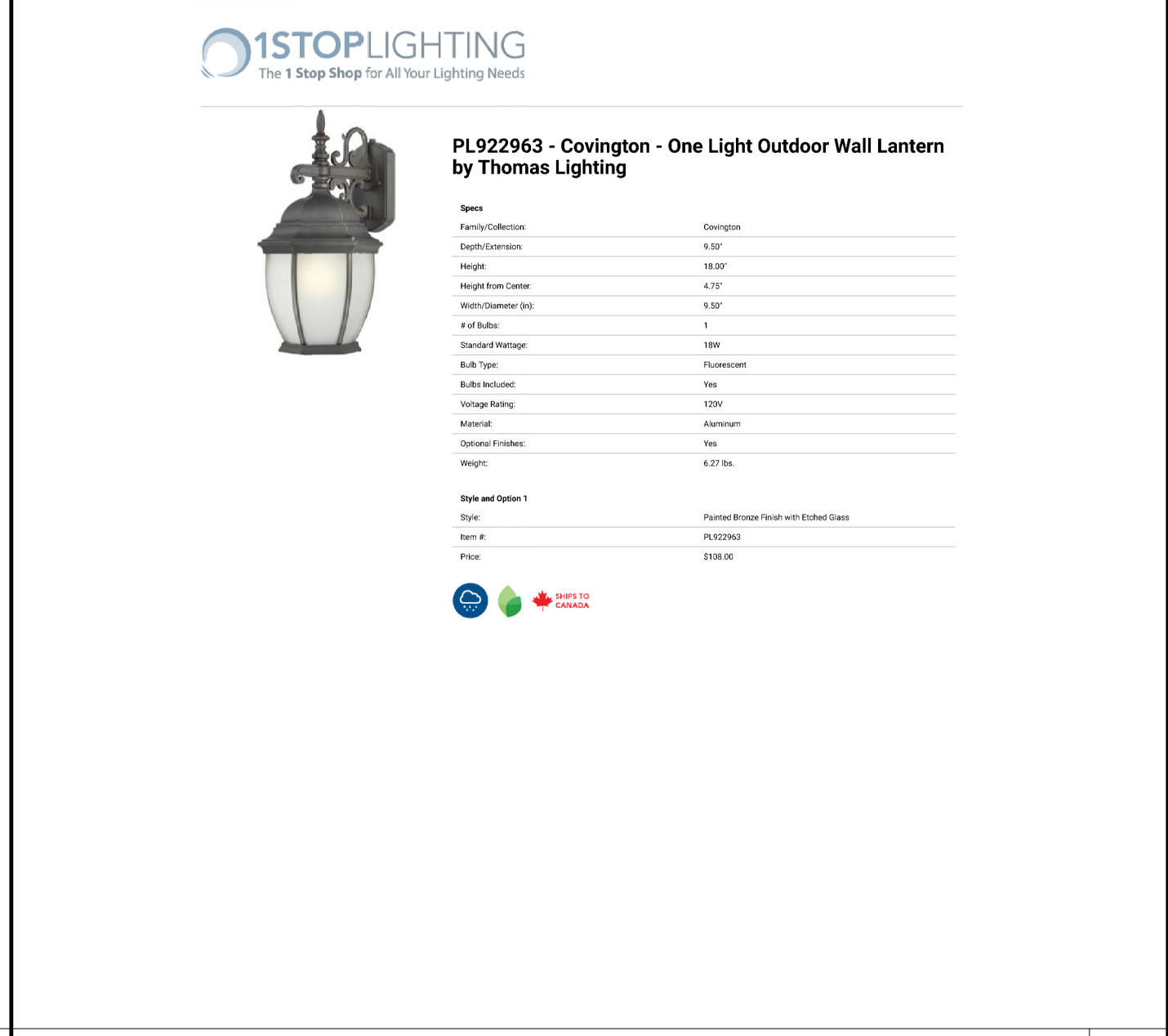
SHEET NO.:



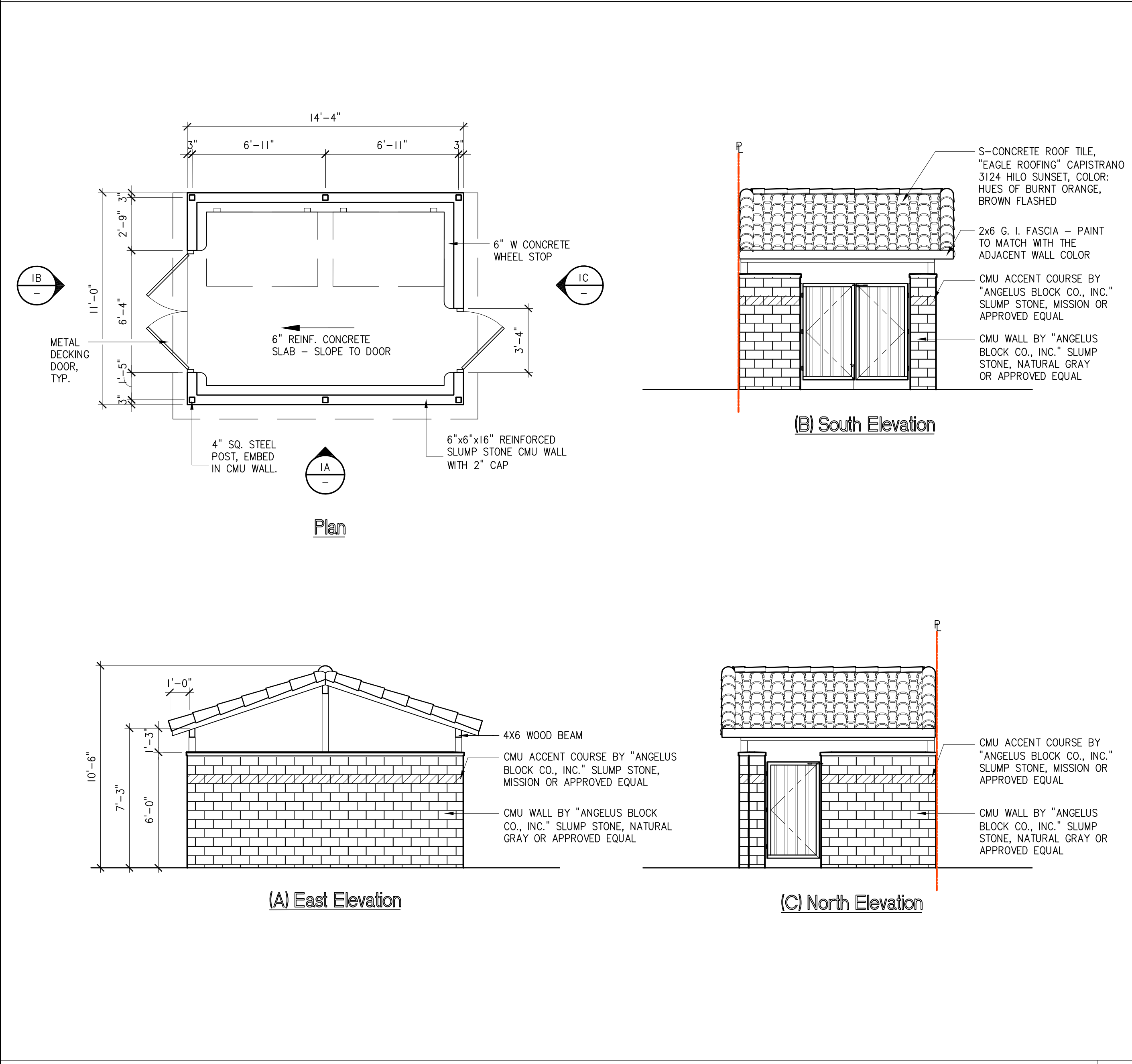
CMU Wall SCALE: 1/4"=1'-0" 2



Post Lantern 4



Exterior Wall Lantern 3



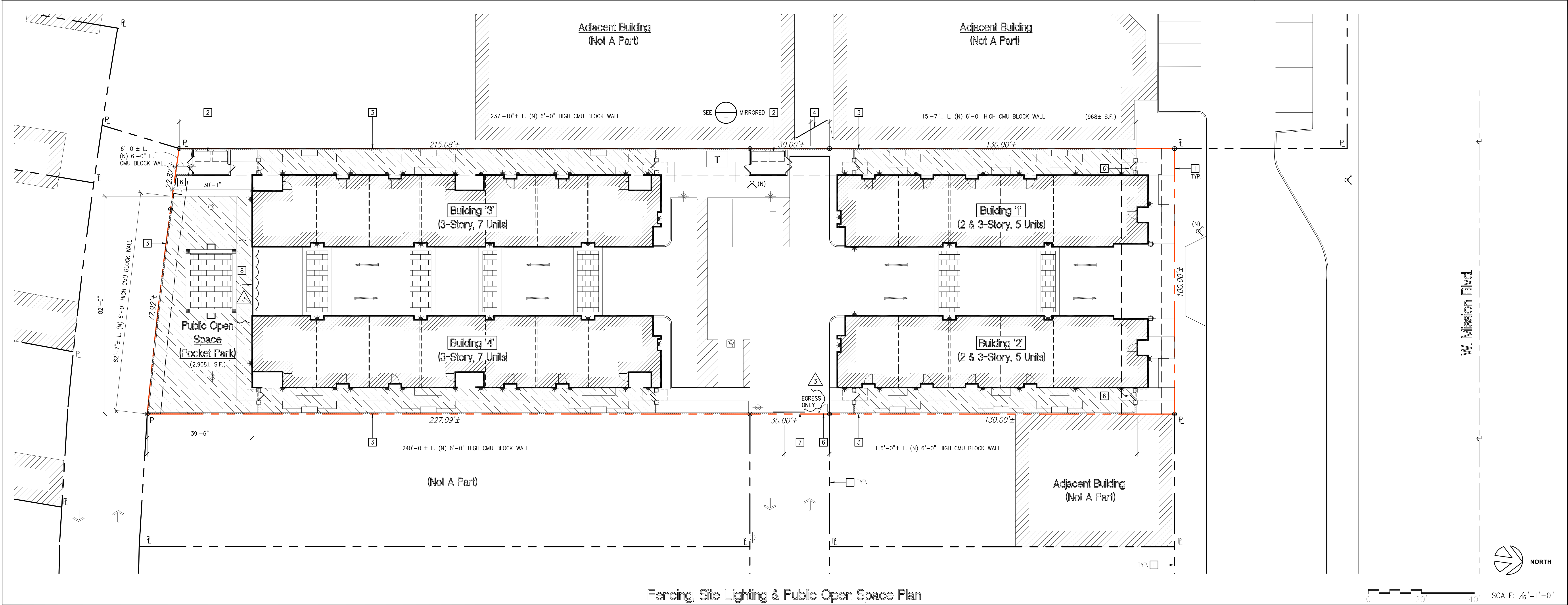
Trash Enclosure Plan & Elevation SCALE: 1/4"=1'-0" 1

Reference Note

- (E) PROPERTY LINE
- (N) TRASH ENCLOSURE PER CITY STANDARD, SEE 1
- (N) 6'-0" HIGH CMU BLOCK WALLS, SEE 2
- (E) 13'-6" WIDE SWING GATE
- NOT USED
- (N) 3'-0" WIDE SWING GATE
- (N) PROPOSED MOTORIZED SLIDING W. I. GATE FOR EGRESS ONLY, SEE 1 A1.02
- (N) 5'-0" HIGH DECORATIVE WROUGHT IRON FENCE

Legends

- ACCESSIBLE AISLE
- CONCRETE PAVERS
- CMU BLOCK WALL
- DEMISING WALL
- PROPERTY LINE
- ACCESSIBLE PARKING SIGN
- PROPERTY LINE
- PROPERTY CORNER
- CENTERLINE
- PARKING NO.
- (N) WALL-MOUNT EXTERIOR LIGHT FIXTURE, SEE 3
- (E) FIRE HYDRANT
- (N) FIRE HYDRANT
- (E) POWER POLE



Fencing, Site Lighting & Public Open Space Plan SCALE: 1/8"=1'-0" NORTH



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

PROJECT: POMONA MISSION 71 3-STORY CONDO DEVELOPMENT
ADDRESS: 1628 & 1630 W. MISSION BLVD., POMONA, CA 91766 & APN 349-003-057
CLIENT: GOLDEN TICKET MISSION 71, LLC 1257 DRIFTWOOD PLACE, BREA, CA 92821

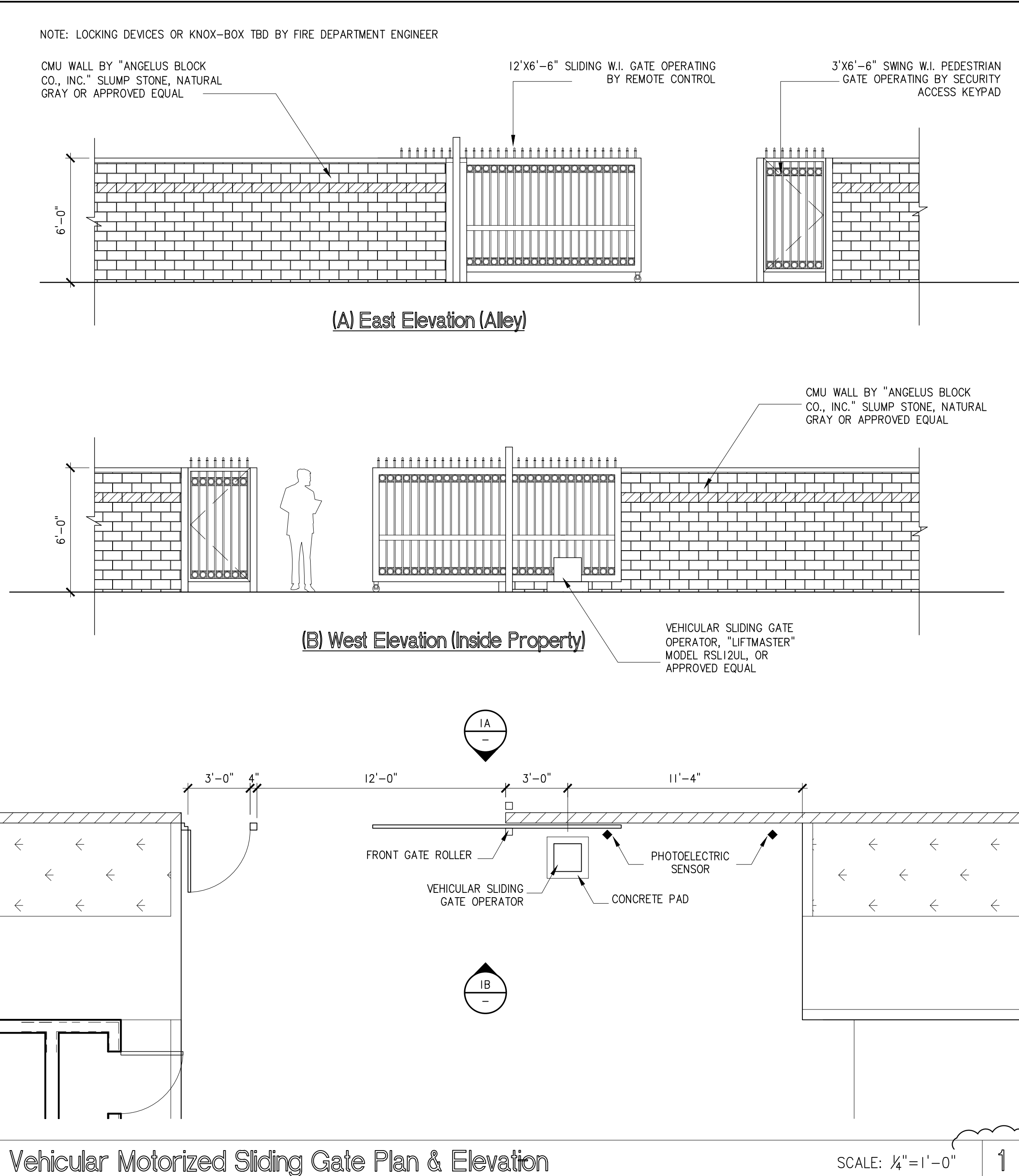
SHEET TITLE: FENCING, SITE LIGHTING & PUBLIC OPEN SPACE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.
COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO.	050118
DRAWN BY:	CY/SY/KC
SUPERVISED BY:	PY
CHECKED BY:	
PLAN CHECK	
PERMIT SET	
BID SET	
REVISIONS	
1	CITY COMMENTS 04/11/19
2	FIRE COMMENTS 05/20/19
3	CITY COMMENTS 07/17/19
4	
5	
6	
7	
8	

SHEET NO.:

A1.02
OF SHEETS
S H E E T

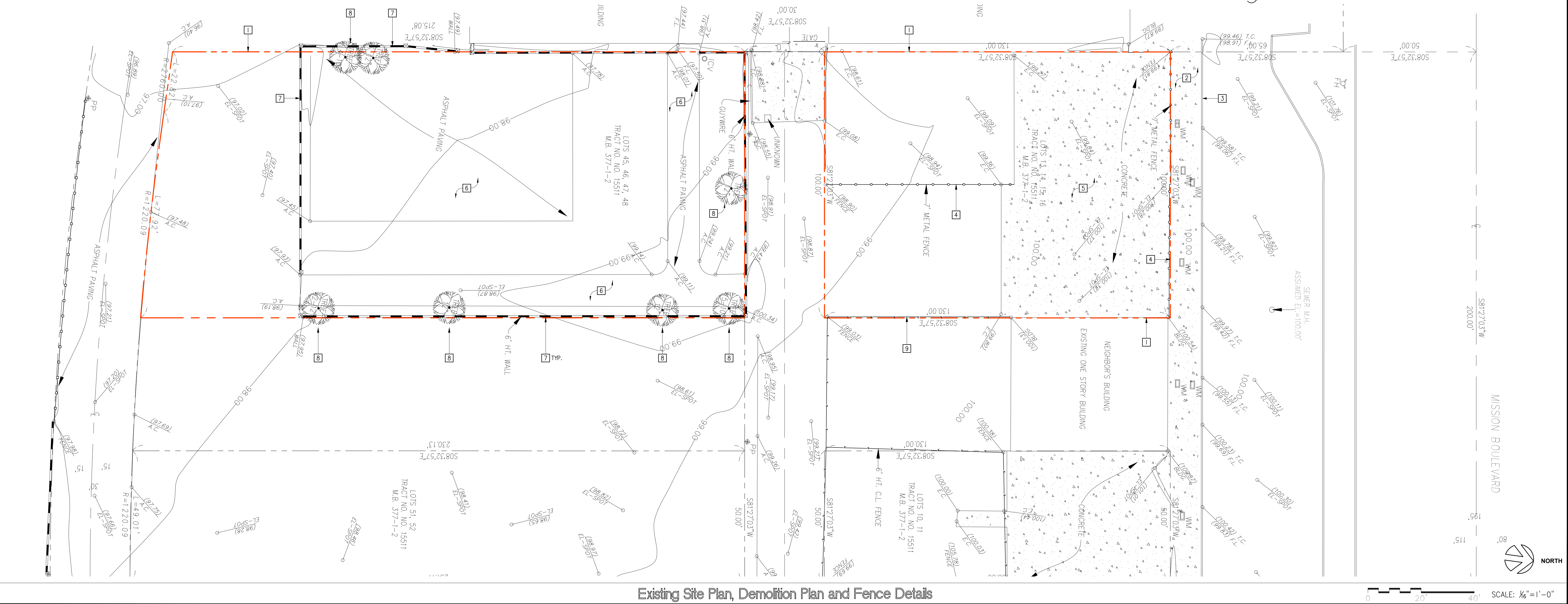


Reference Note

- (E) PROPERTY LINE
- (E) PUBLIC SIDEWALK
- (E) CURB TO BE REMAIN
- (E) 7' HT METAL FENCE TO BE REMOVED
- (E) CONCRETE PAVING TO BE REMOVED
- (E) ASPHALT PAVING TO BE REMOVED
- (E) 6' HT. WALL TO BE DEMOLISHED
- (E) TREES TO BE REMOVED
- (E) CHAIN LINK FENCE TO BE REMOVED

Legends

1



K U & ASSOCIATES, INC.
ARCHITECTS
650 CAMINO DE GLORIA, WALNUT, CA 91789
PHONE: (909) 869-5828 FAX: (909) 869-5827

PROJECT: **POMONA MISSION 71**
3-STORY CONDO DEVELOPMENT

ADDRESS: 1626 & 1630 W. MISSION BLVD.,
POMONA, CA 91766 & APN 349-003-057

CLIENT: **GOLDEN TICKET MISSION 71, LLC**
1257 DRIFTWOOD PLACE,
BREA, CA 92821

SHEET TITLE:

**EXISTING SITE PLAN, DEMOLITION
PLAN & FENCE DETAILS**

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.

COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO. 050118
DRAWN BY: CYSY/KC
SUPERVISED BY: PY
CHECKED BY: _____
PLAN CHECK _____
PERMIT SET _____
BID SET _____

REVISIONS

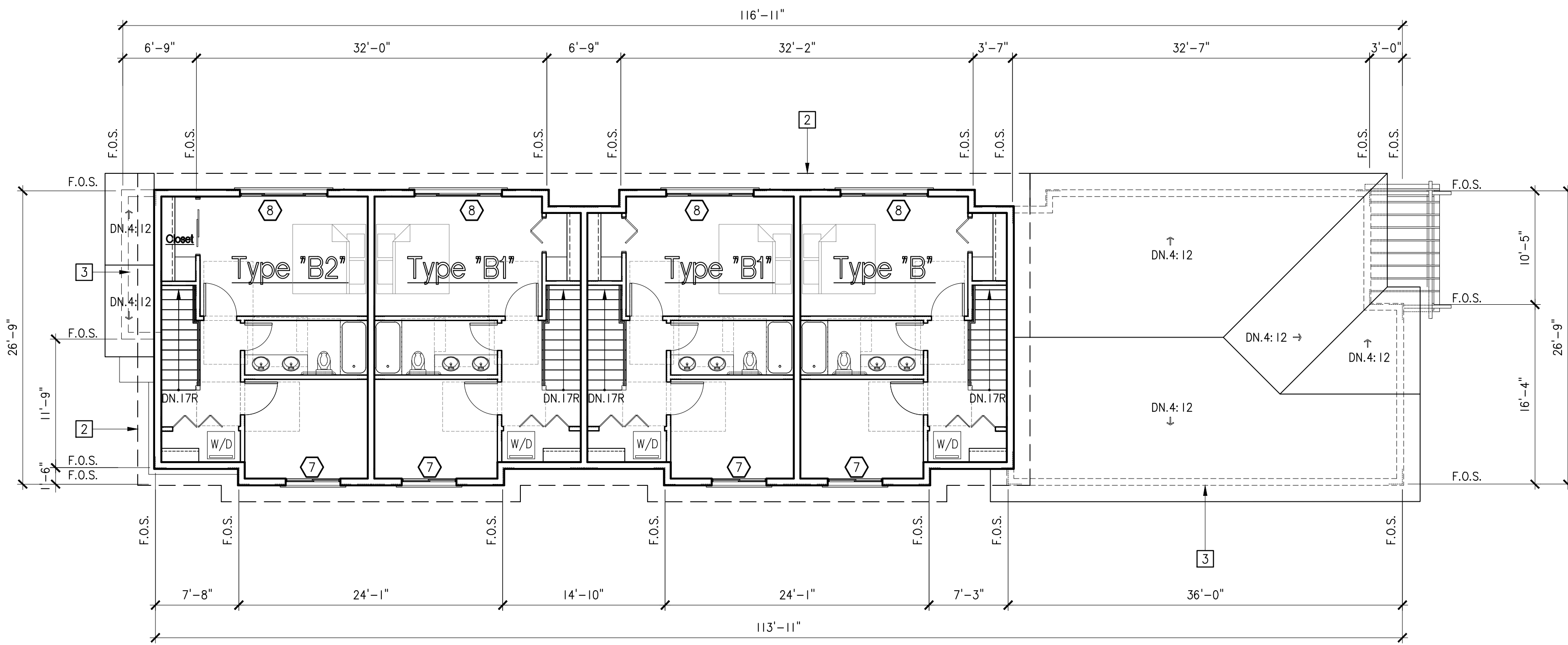
1	CITY COMMENTS	04/11/19
2	FIRE COMMENTS	05/20/19
3		
4		
5		
6		
7		
8		
9		

SHEET NO.:

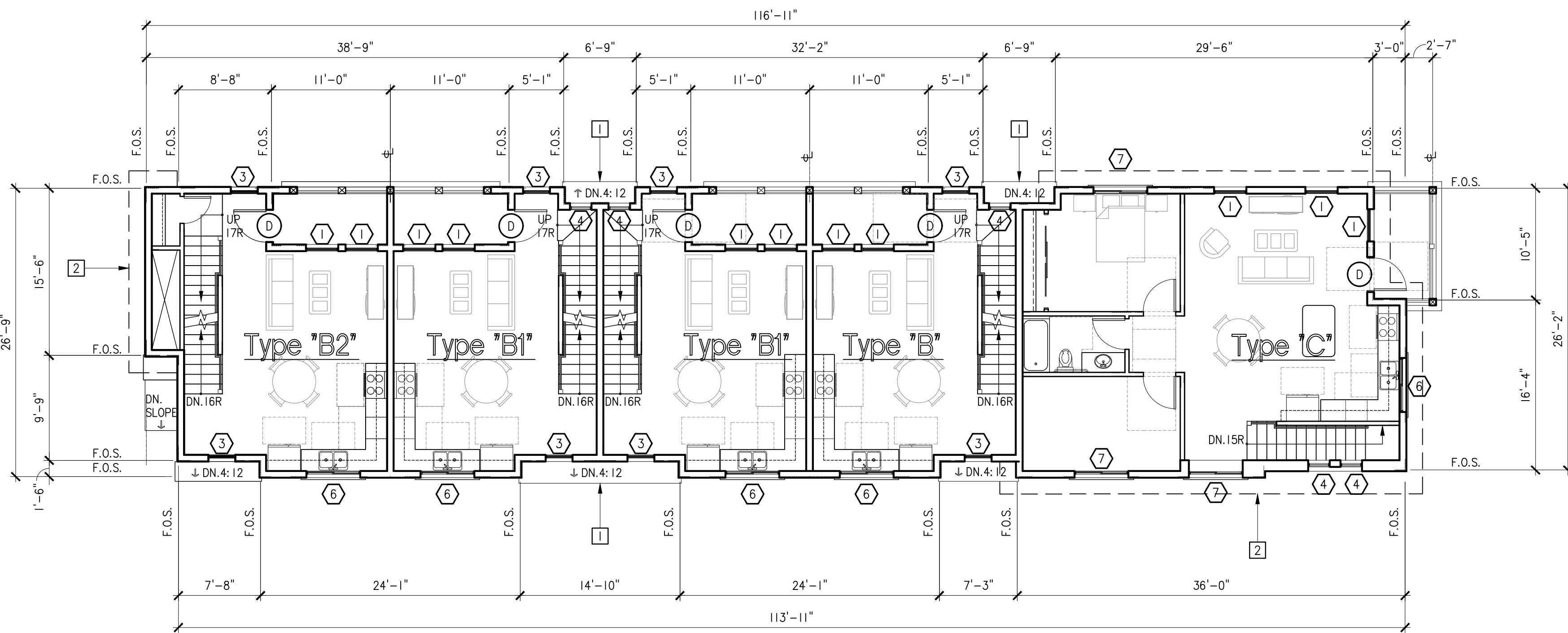
A1.03

OF SHEETS

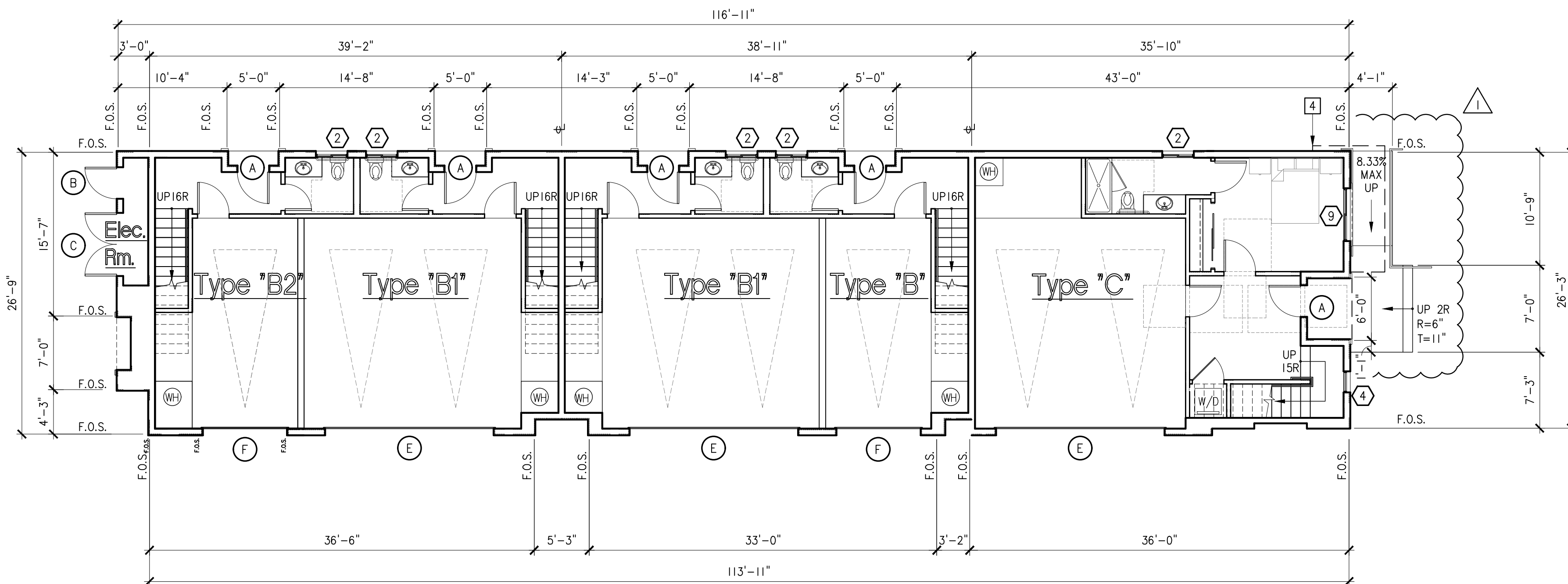
SHEET



Third Floor Plan (Building '1') (Building '2' Mirrored)



Second Floor Plan (Building '1') (Building '2' Mirrored)



First Floor Plan (Building '1') (Building '2' Mirrored)

Reference Notes

- 1 ROOF BELOW
- 2 ROOF ABOVE
- 3 WALL LINE BELOW
- 4 FLOOR ABOVE



K U & ASSOCIATES, INC.
ARCHITECTS

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

PROJECT: POMONA MISSION 71
3-STORY CONDO DEVELOPMENT

ADDRESS: 1626 & 1630 W. MISSION BLVD.,
POMONA, CA 91766 & APN 8349-003-057

CLIENT: GOLDEN TICKET MISSION 71, LLC
1257 DRIFTWOOD PLACE,
BREA, CA 92821

SHEET TITLE:
FIRST TO THIRD FLOOR PLANS
(BUILDING '1')
(BUILDING '2' MIRRORED)

Legends

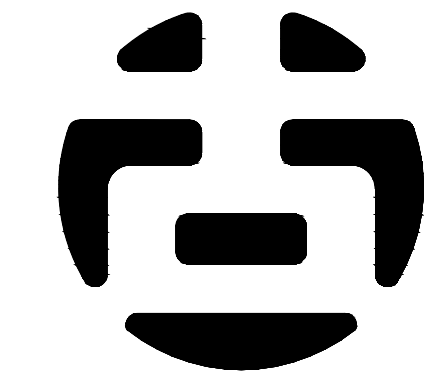
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.
COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO. 050118
DRAWN BY: CYSY/KC
SUPERVISED BY: PY
CHECKED BY: _____
PLAN CHECK: _____
PERMIT SET: _____
BID SET: _____

REVISIONS		
1	CITY COMMENTS	04/11/19
2	FIRE COMMENTS	05/20/19
3		
4		
5		
6		
7		
8		

SHEET NO.:

A2.01
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 MISSION 71
3-STORY CONDO DEVELOPMENT

ADDRESS: 1626 & 1630 W. MISSION BLVD.,
POMONA, CA 91766 & APN 8349-003-057

CLIENT: GOLDEN TICKET MISSION 71, LLC
1257 DRIFTWOOD PLACE,
BREA, CA 92821

SHEET TITLE:
FIRST TO THIRD FLOOR PLANS
(BUILDING '3')
(BUILDING '4' MIRRORED)

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.
COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO. 050118
DRAWN BY: CYSY/KC
SUPERVISED BY: PY
CHECKED BY: _____
PLAN CHECK: _____
PERMIT SET: _____
BID SET: _____

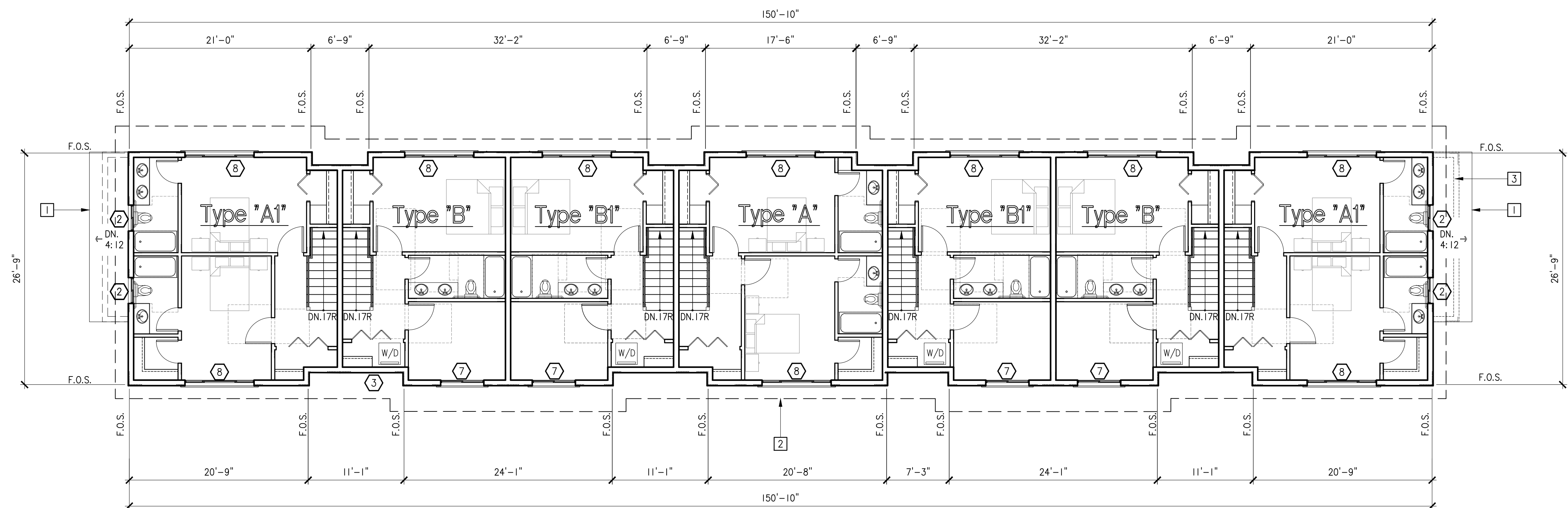
REVISIONS	
1	CITY COMMENTS 04/11/19
2	FIRE COMMENTS 05/20/19
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NO.:

A2.02
OF SHEETS
S H E E T

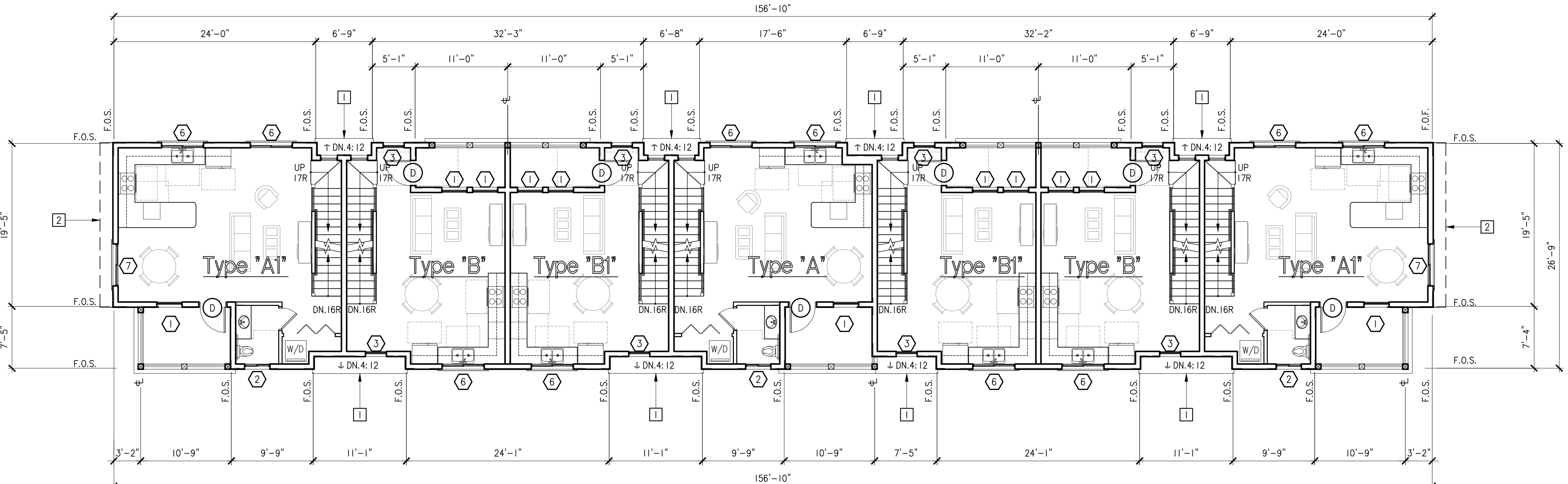
Reference Notes

- 1 ROOF BELOW
- 2 ROOF ABOVE
- 3 WALL LINE BELOW
- 4 FLOOR ABOVE



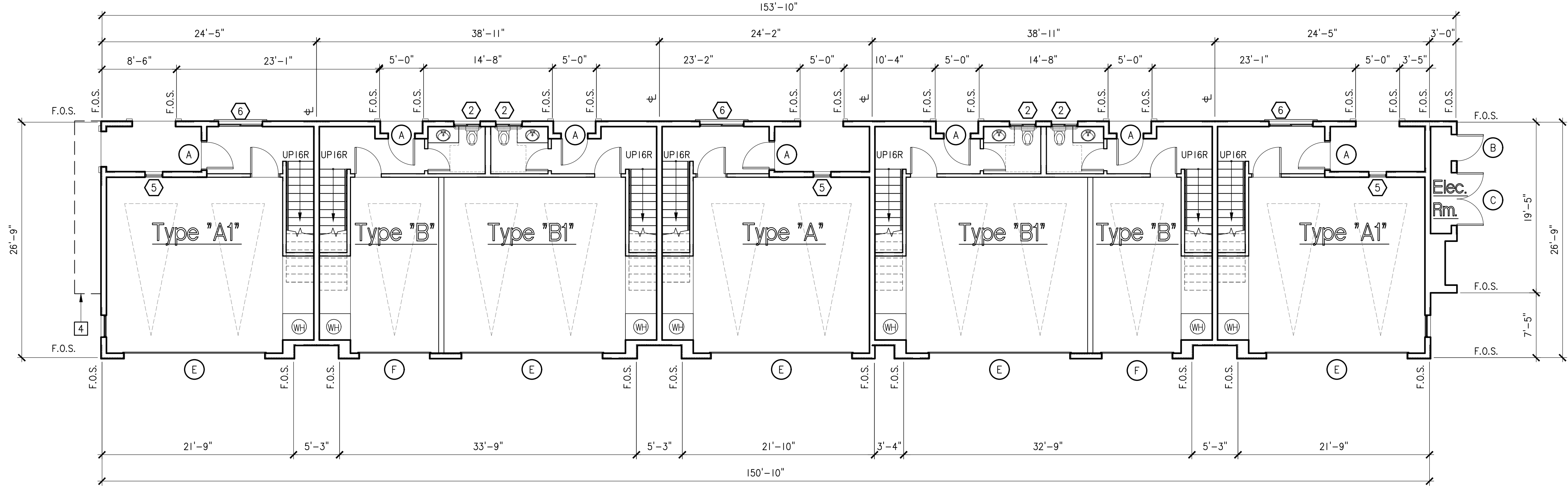
Third Floor Plan (Building '3') (Building '4' Mirrored)

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



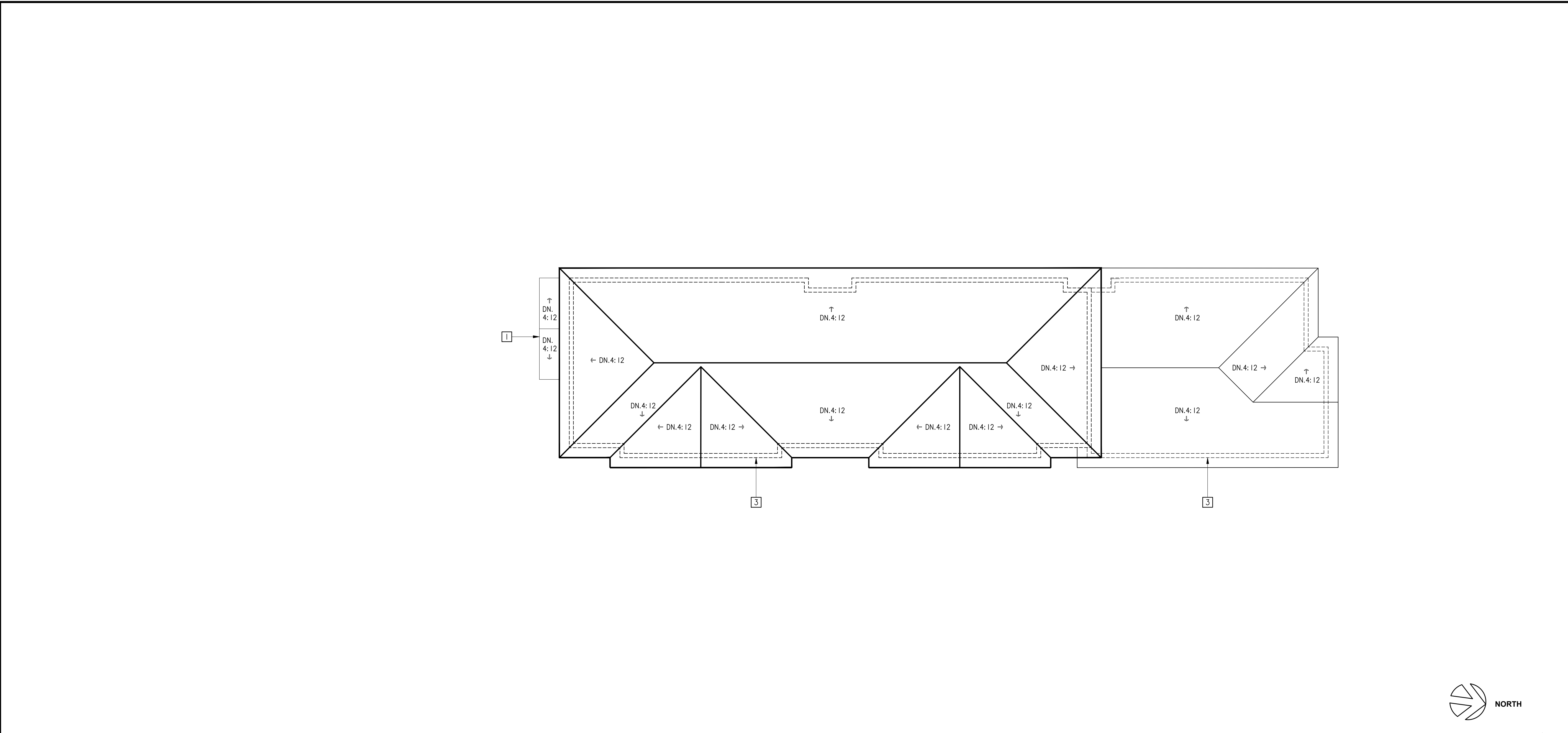
Second Floor Plan (Building '3') (Building '4' Mirrored)

SCALE: 1/8"=1'-0" 2



First Floor Plan (Building '3') (Building '4' Mirrored)

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



Roof Plan (Building '1') (Building '2' Mirrored)

0 5' 10' 20' SCALE: 1/8"=1'-0"

Reference Notes

1

ROOF BELOW

2

ROOF ABOVE

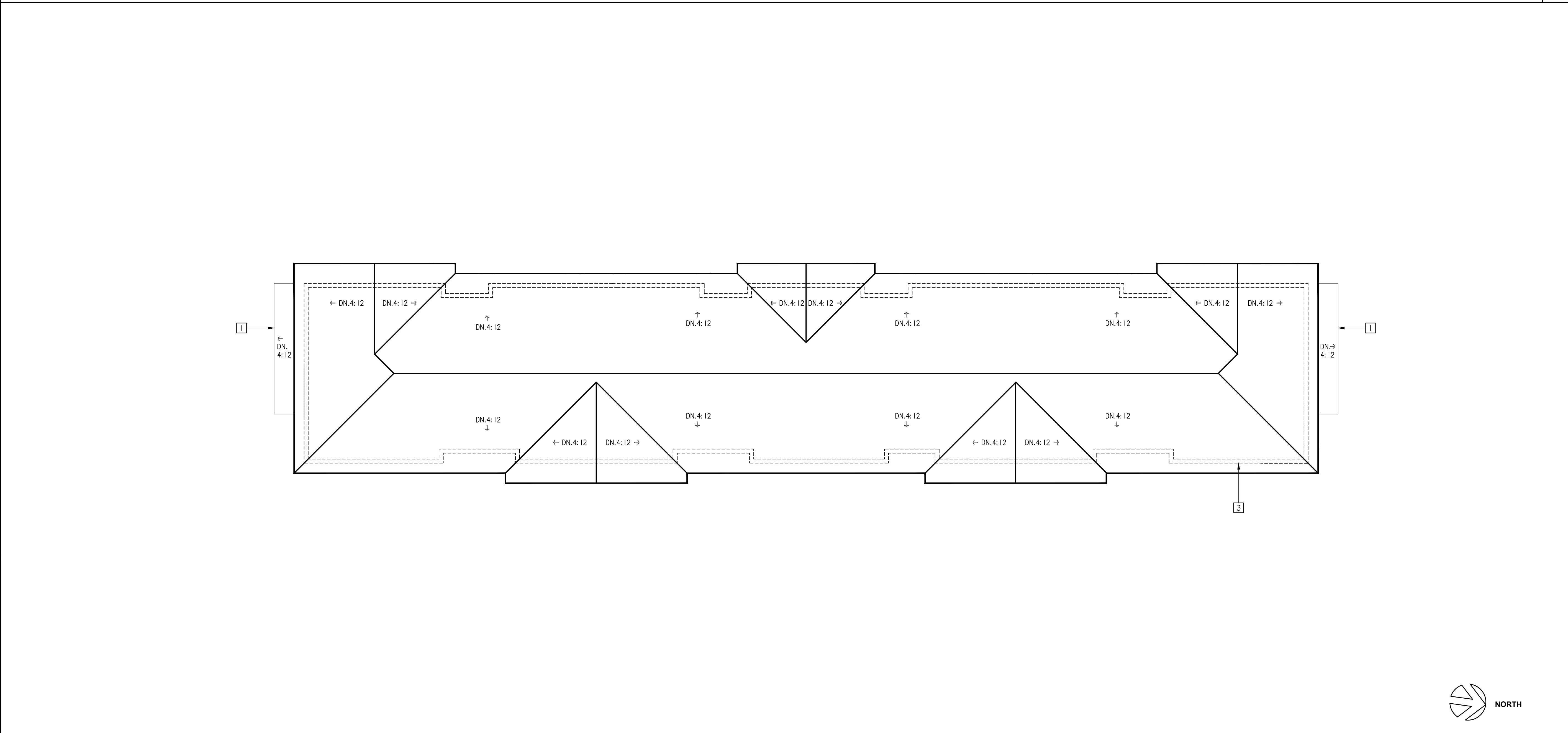
3

WALL LINE BELOW

4

FLOOR ABOVE

Legend



Roof Plan (Building '3') (Building '4' Mirrored)

0 5' 10' 20' SCALE: 1/8"=1'-0"

Legends

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.

COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO.

DRAWN BY:

SUPERVISED BY:

CHECKED BY:

PLAN CHECK

PERMIT SET

BID SET

050118

CY/SY/KC

PY

REVISIONS

1

CITY COMMENTS

04/11/19

2

FIRE COMMENTS

05/20/19

3

4

5

6

7

8

9

10

SHEET NO.:

A2.03

OF SHEETS

SHEET



K U & ASSOCIATES, INC.
ARCHITECTS

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

PROJECT:

ADDRESS:

CLIENT:

POMONA MISSION 71
3-STORY CONDO DEVELOPMENT

1626 & 1630 W. MISSION BLVD.,
POMONA, CA 91766 & APN 3349-003-057

GOLDEN TICKET MISSION 71, LLC
1257 DRIFTWOOD PLACE,
BREA, CA 92821

SHEET TITLE:

ROOF PLANS
(BUILDING '1' & '3')
(BUILDING '2' & '4' MIRRORED)

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.

COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO.

DRAWN BY:

SUPERVISED BY:

CHECKED BY:

PLAN CHECK

PERMIT SET

BID SET

050118

CY/SY/KC

PY

REVISIONS

1

CITY COMMENTS

04/11/19

2

FIRE COMMENTS

05/20/19

3

4

5

6

7

8

9

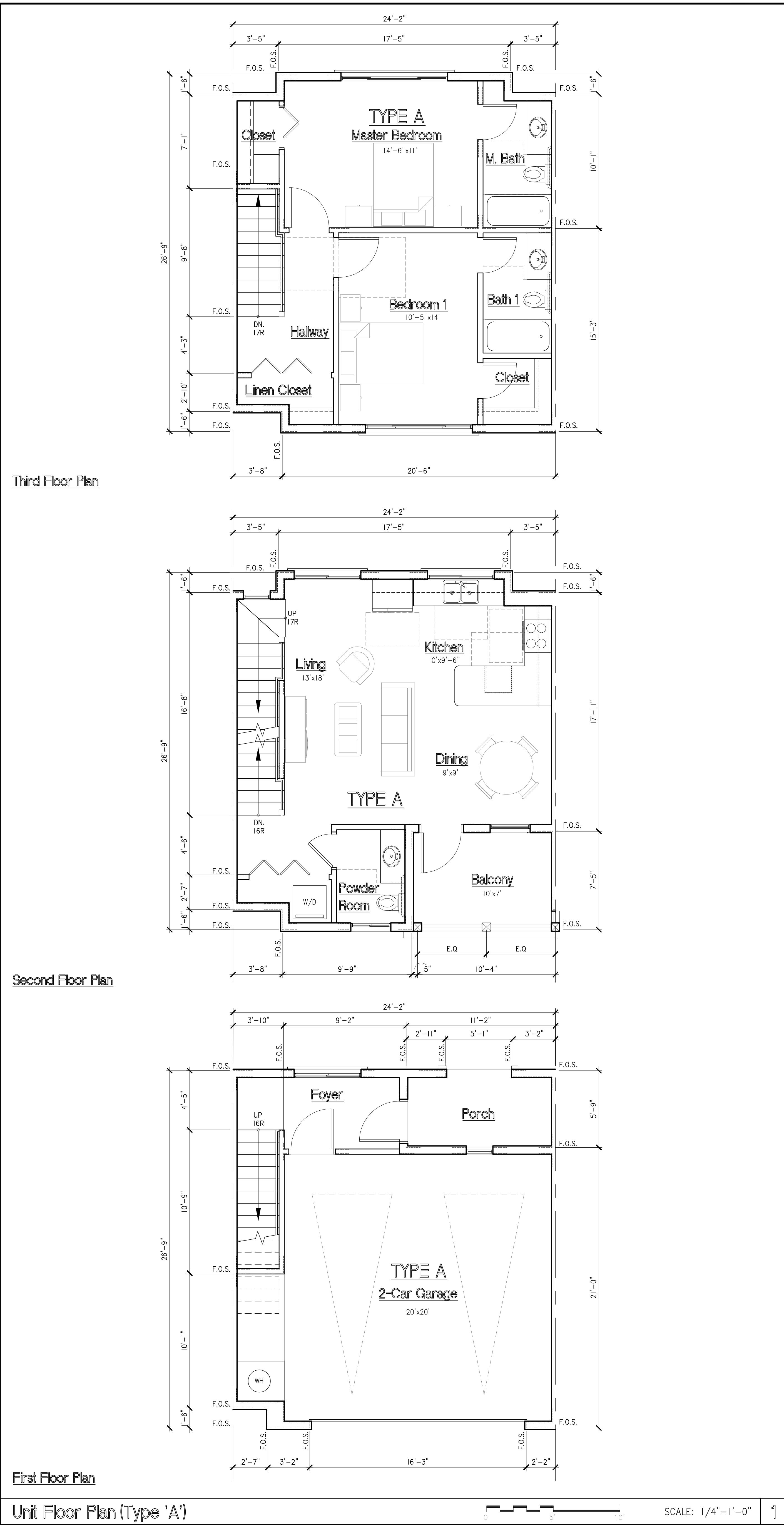
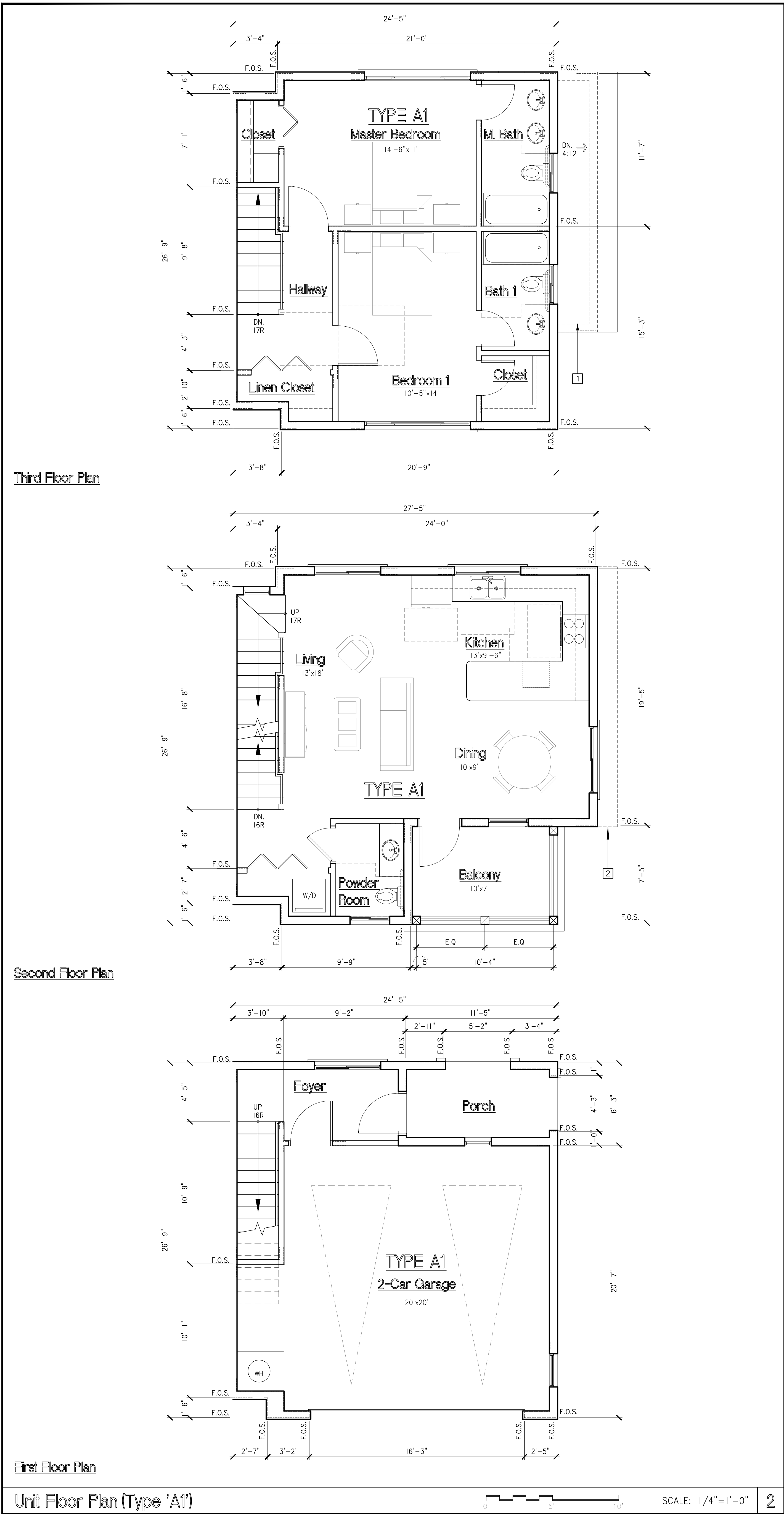
10

SHEET NO.:

A2.03

OF SHEETS

SHEET



Reference Notes

- 1 ROOF BELOW
- 2 ROOF ABOVE
- 3 WALL LINE BELOW
- 4 FLOOR ABOVE

Legends

Unit Floor Plans (Type 'A' & 'A1')

Job No. 050118
Drawn By: CYSY/KC
Supervised By: PY
Checked By: _____
Plan Check: _____
Permit Set: _____
Bid Set: _____

REVISIONS

NO.	REVISION	DATE
1	CITY COMMENTS	04/11/19
2	FIRE COMMENTS	05/20/19
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NO.: A2.04

OF SHEETS

SHEET

K U & ASSOCIATES, INC. ARCHITECTS

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

PROJECT: POMONA MISSION 71
3-STORY CONDO DEVELOPMENT

ADDRESS: 1626 & 1630 W. MISSION BLVD.,
POMONA, CA 91766 & APN 8349-003-057

CLIENT: GOLDEN TICKET MISSION 71, LLC
1257 DRIFTWOOD PLACE,
BREA, CA 92821

SHEET TITLE: UNIT FLOOR PLANS (TYPE 'A' & 'A1')

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.

COPYRIGHT © 2019 K U & ASSOCIATES, INC.

Reference Notes

1

ROOF BELOW

2

ROOF ABOVE

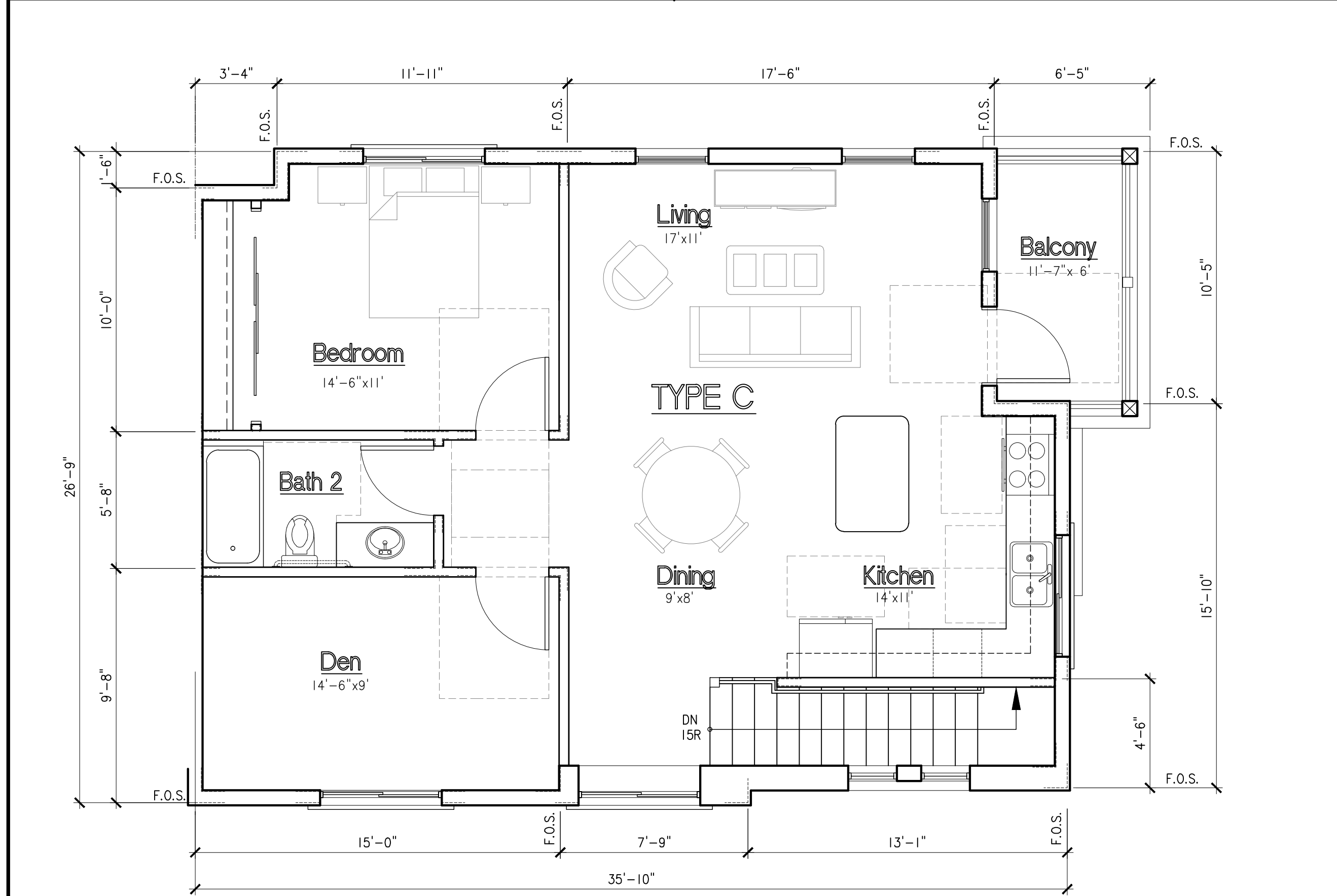
3

WALL LINE BELOW

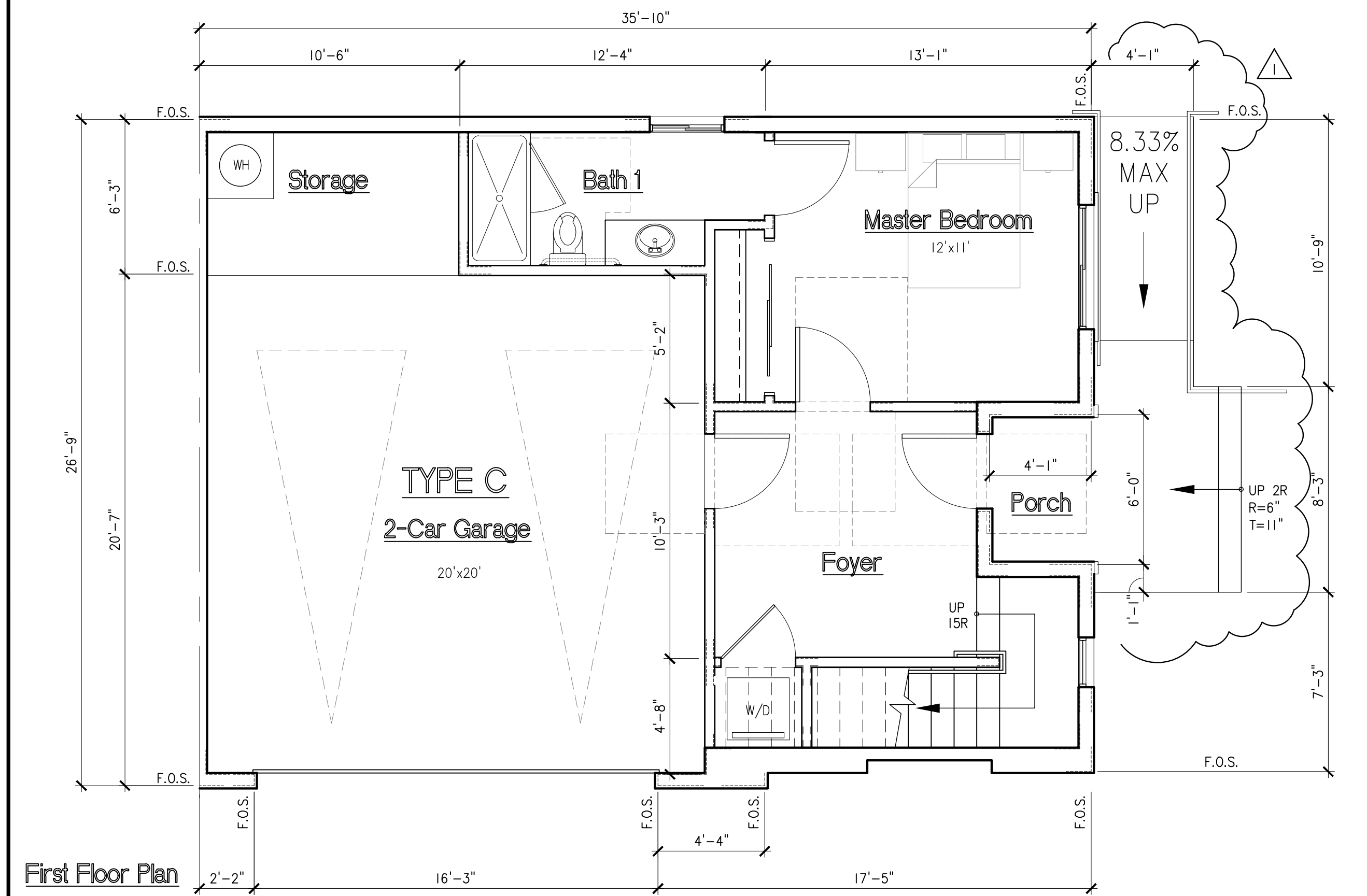
4

FLOOR ABOVE

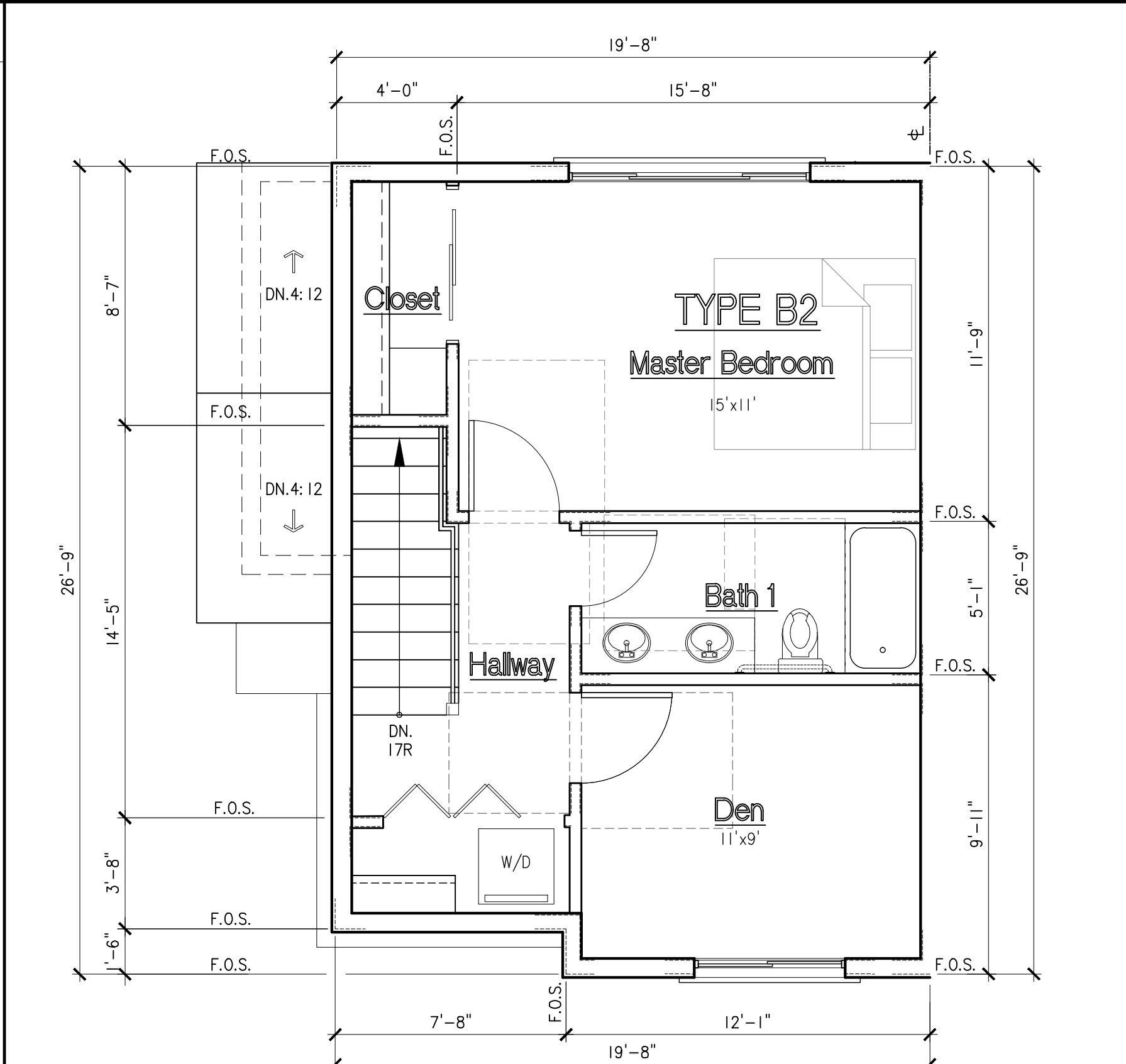
Legends



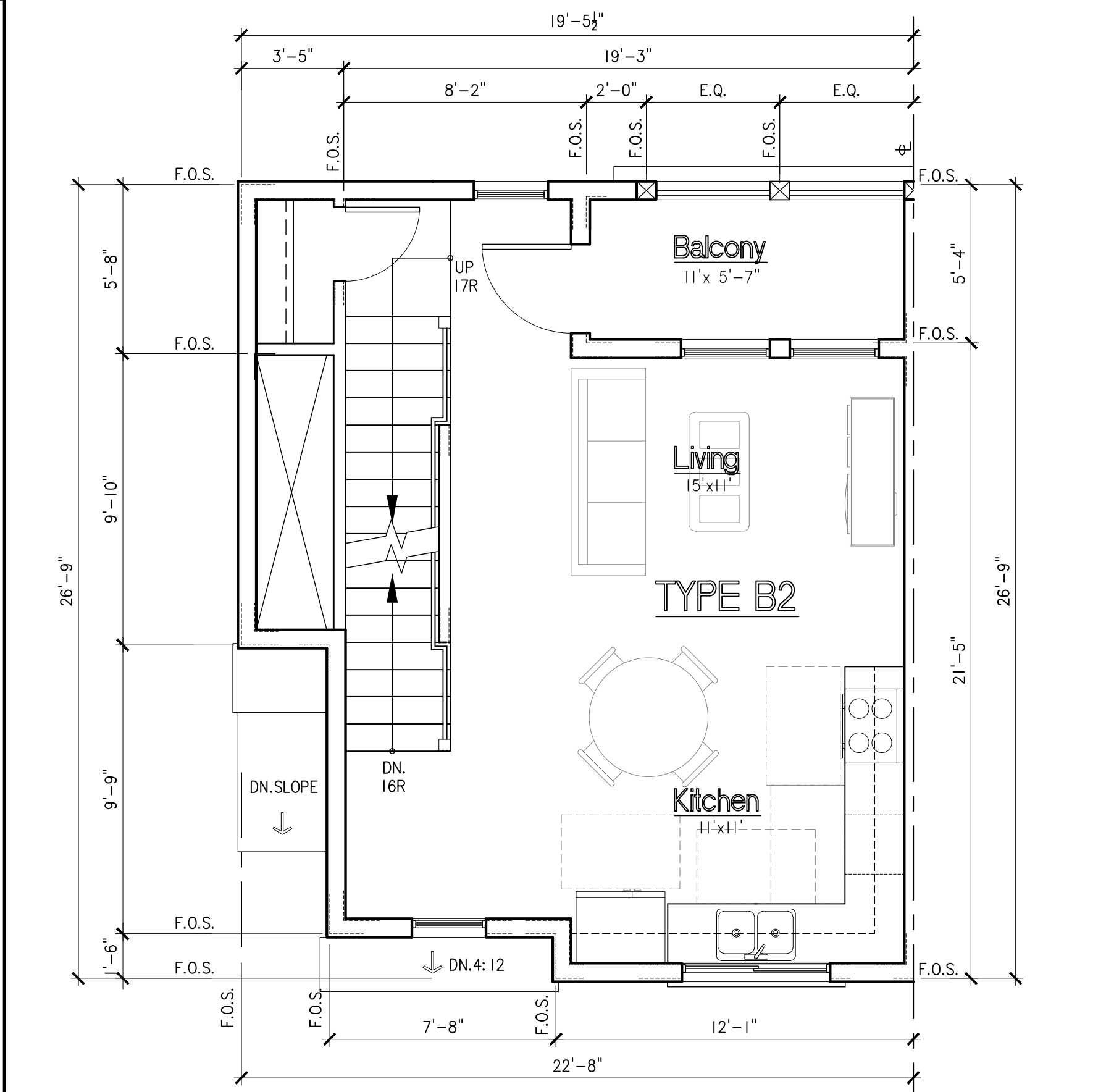
Second Floor Plan



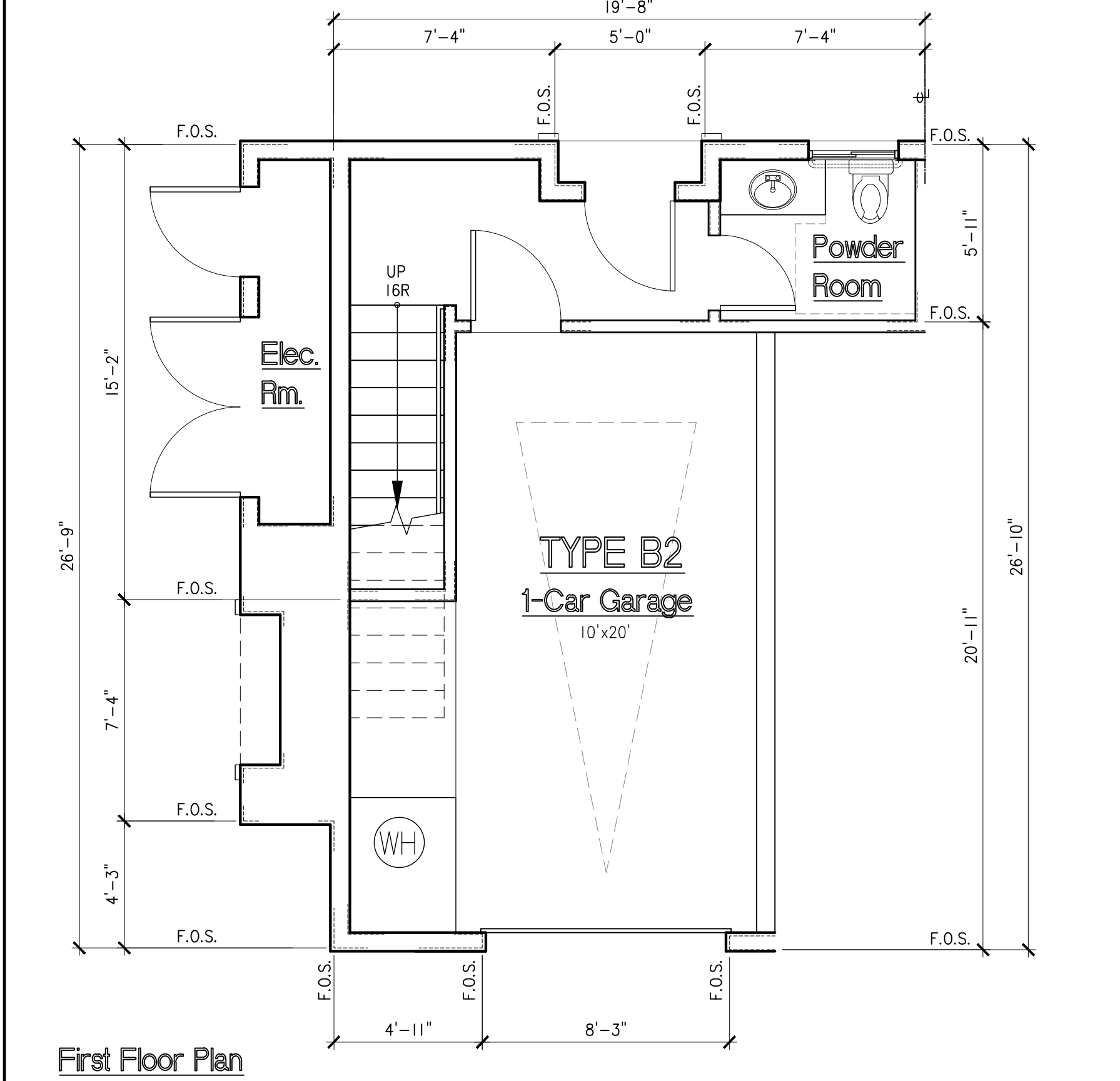
First Floor Plan



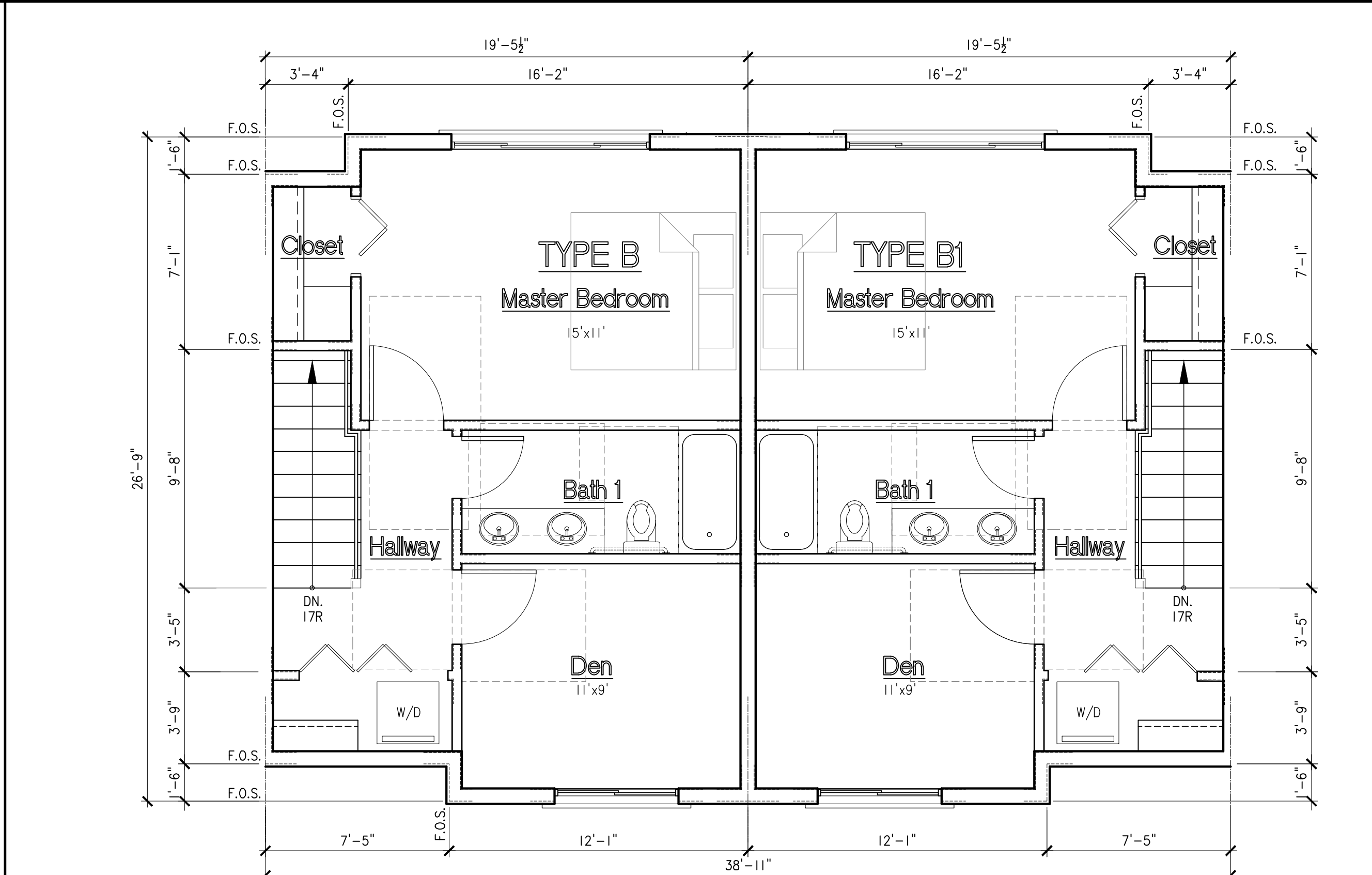
Third Floor Plan



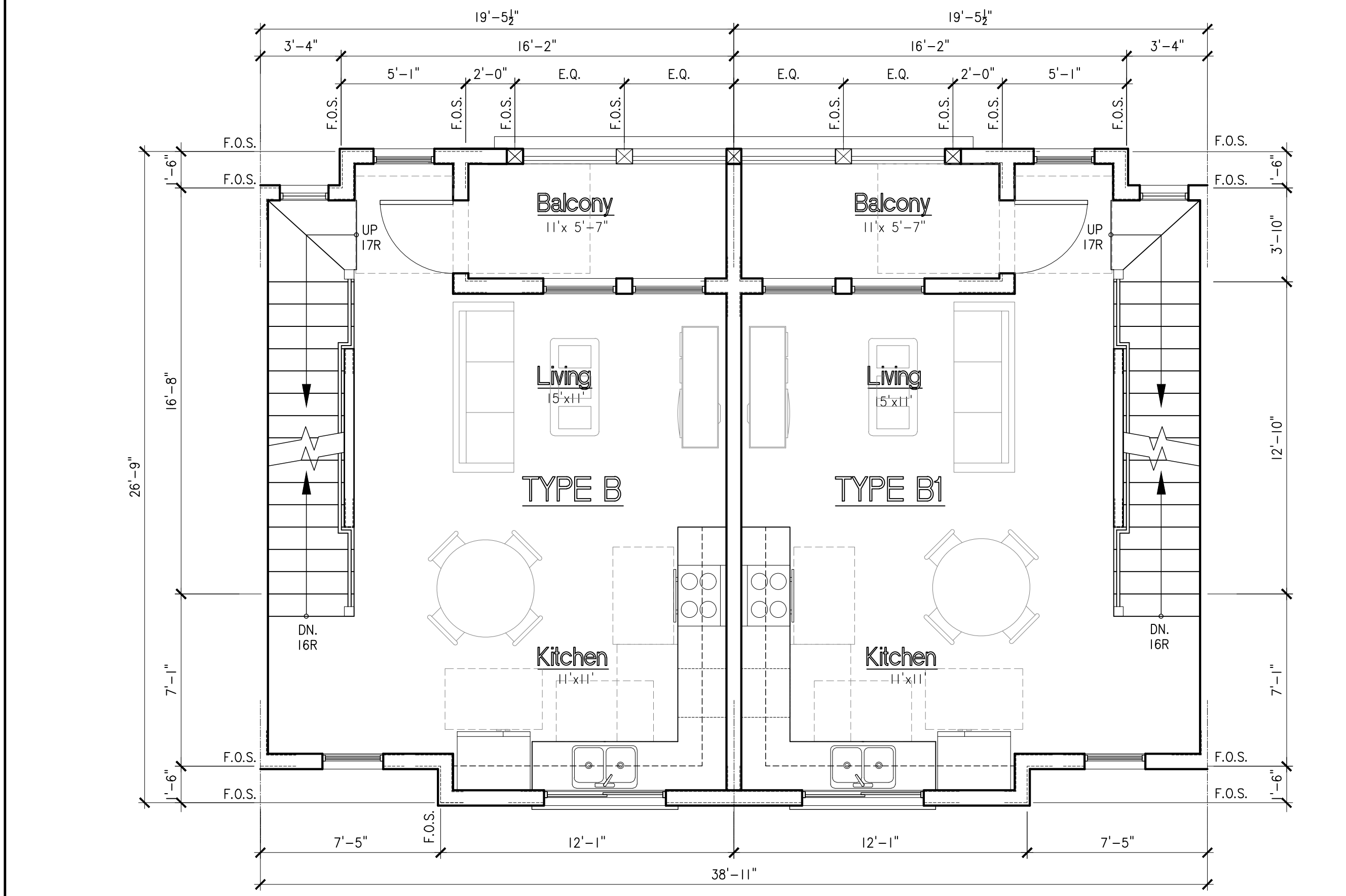
Second Floor Plan



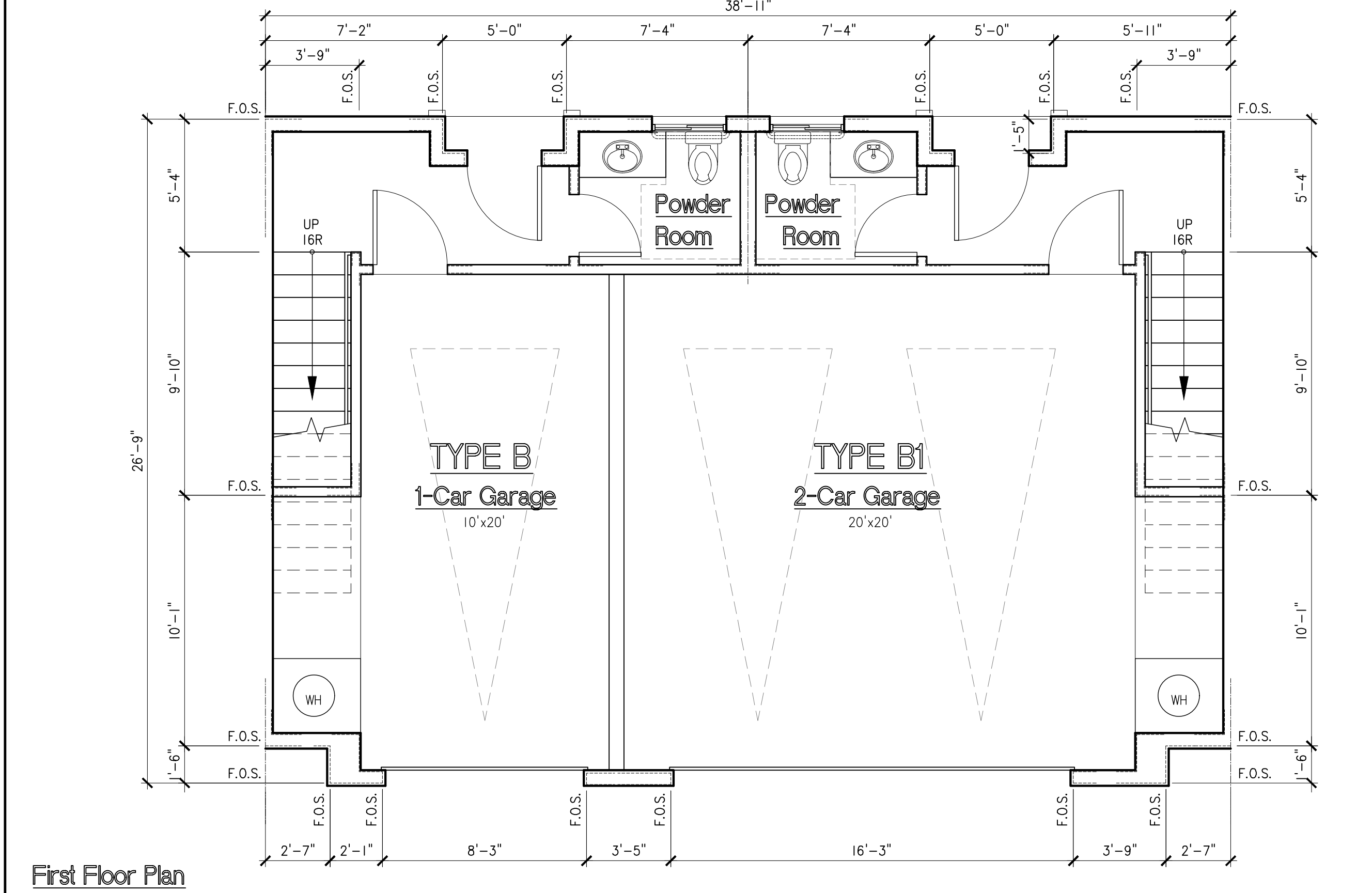
First Floor Plan



Third Floor Plan



Second Floor Plan



First Floor Plan

K U & ASSOCIATES, INC.
ARCHITECTS

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

PROJECT: POMONA MISSION 71
3-STORY CONDO DEVELOPMENT

ADDRESS: 1626 & 1630 W. MISSION BLVD.,
POMONA, CA 91766 & APN 8349-003-057

CLIENT: GOLDEN TICKET MISSION 71, LLC
1257 DRIFTWOOD PLACE,
BREA, CA 92821

SHEET TITLE:

UNITS FLOOR PLANS
(TYPE 'B', 'B1' & 'C')

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.

COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO. 050118

DRAWN BY: CYSY/KC

SUPERVISED BY: PY

CHECKED BY:

PLAN CHECK

PERMIT SET

BID SET

REVISIONS

1

CITY COMMENTS

04/11/19

2

FIRE COMMENTS

05/20/19

3

4

5

6

7

8

9

10

SHEET NO.:

A2.05

OF SHEETS

SHEET

- 1 5'-CONCRETE ROOF TILE, "EAGLE ROOFING" CAPISTRANO 3124 HILO SUNSET, COLOR: HUES OF BURNT ORANGE, BROWN FLASHED
- 2 FOAM CORBEL/ BRACKET WITH STUCCO FIN. PAINT COLOR: DUNN EDWARDS BLACK WALNUT DE6063
- 3 6" WOOD TRIM - 2" PROJECTION PAINT COLOR: DUNN EDWARDS BLACK WALNUT DE6063
- 4 WOOD POST, 8x8, PRIME & PAINT FINISH COLOR: DUNN EDWARDS BLACK WALNUT DE6063
- 5 WOOD TRELLIS, PRIME & PAINT FINISH COLOR:DUNN EDWARDS BLACK WALNUT DE6063
- 6 36"x80" RUSTIC 2-PANEL FIBERGLASS ENTRY DOOR, BY "MASONITE" ,
- 7 EXTERIOR LIGHT FIXTURE "THOMAS LIGHTING" MODEL #PL922963 OR APPROVED EQUAL, SEE

3
A1.02
- 8 4"x 4" CERAMIC TILE BY DALTEIL/ MEROLA TILE OR APPROVED EQUAL

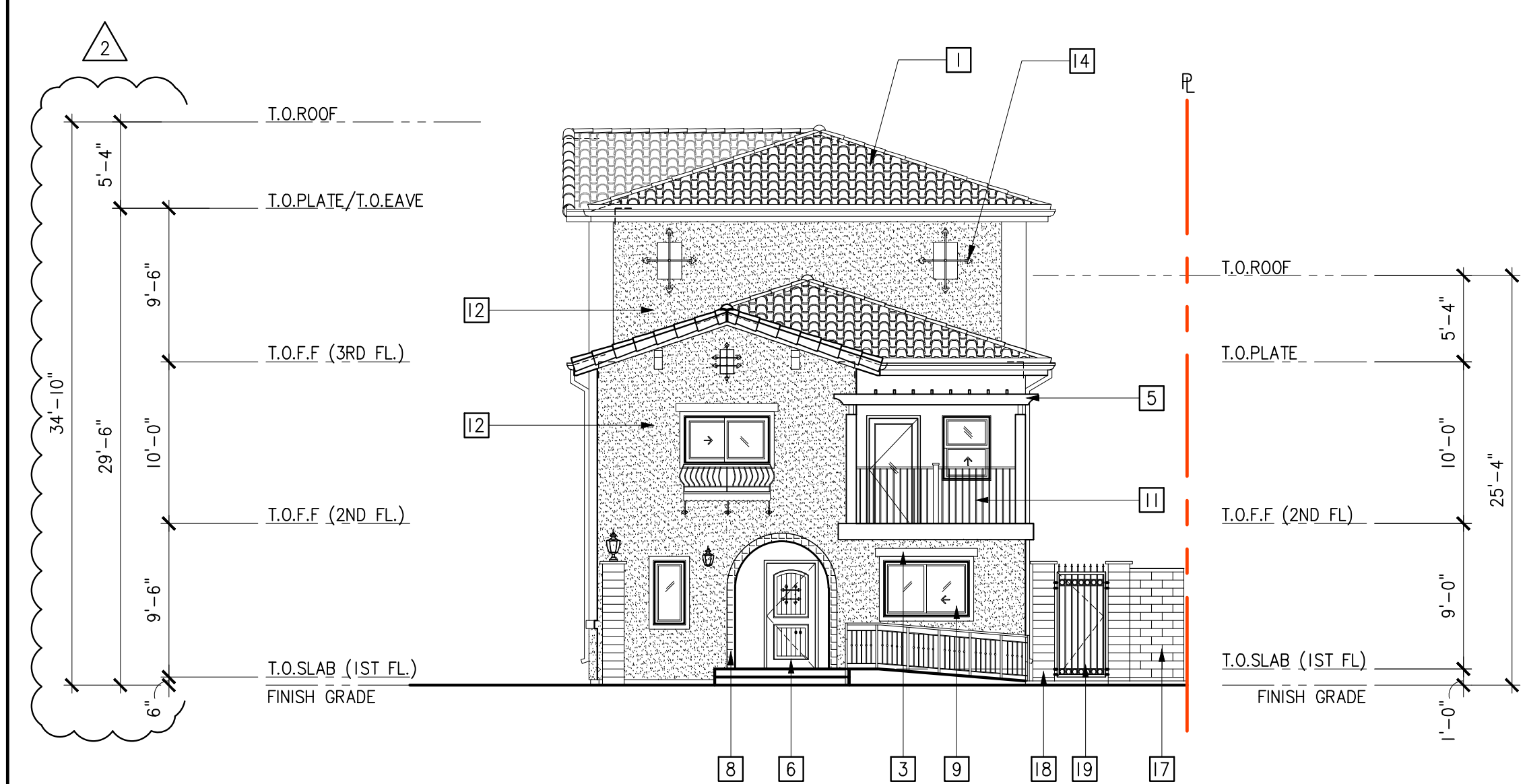
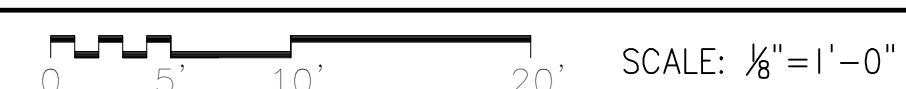
- | | | |
|----|--|------------|
| 9 | DUAL GLAZING VINYL WINDOW BY "MILGUARD" OR APPROVED EQUAL | |
| 10 | VINYL SWING PATIO DOOR, SEE | 2
A6.01 |
| 11 | 3'-6" H. W.I. BALCONY GUARDRAIL | |
| 12 | EXTERIOR STUCCO FINISH (20/30 FLOAT) BY "LA HABRA STUCCO",
COLOR: DUNN EDWARDS BRUSHED CLAY DE5243 | |
| 13 | EXTERIOR STUCCO FINISH (20/30 FLOAT) BY "LA HABRA STUCCO",
COLOR: DUNN EDWARDS CREAMY CAMEO DE6176 | |
| 14 | W.I. CROSS BARS, PAINTED BLACK WALNUT | |
| 15 | FOAM MOLDING WITH STUCCO FINISH COAT BY "VEFO", - 6"
PROJECTION, PAINT COLOR: DUNN EDWARDS PIGEON GREY
DE8214 | |
| 16 | STEEL GARAGE DOOR BY "CLOPAY" CLASSIC COLLECTION, COLOR:
ULTRA-GRAIN CLASSIC WALNUT FINISH OR APPROVED EQUAL, SEE | 3
A6.01 |

- 17) (N) 6"-0" HIGH CMU BLOCK WALL, SEE 2
A1.02
 18) (N) 16" SQUARE COLUMN CMU
 19) (N) 3'-0" WIDE SWING W. I. GATE
 20) "VEFO" 36"x36" CURVED STEP QUATREFOILS FOAM,
 PAINT COLOR: DUNN EDWARDS PIGEON GREY DE6214
 21) CAST IRON FAUX BALCONY, SEE 4
A6.01
 22) 2X WOOD TRIM PAINT COLOR:DUNN EDWARDS BLACK WALNUT DE0603
 23) 6" GRC MOLDING, SEE 5
A6.01

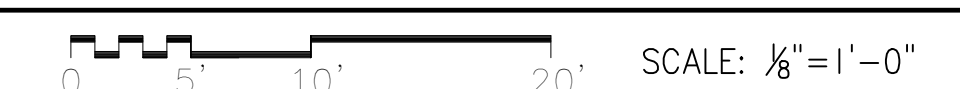
PROJECT: POMONA MISSION 71 3-STORY CONDO DEVELOPMENT	ADDRESS: 1626 & 1630 W. MISSION BLVD. POMONA, CA 91766 & APN18348-003-057	CLIENT: GOLDEN TICKET MISSION 71, LLC 1257 DRIFTWOOD PLAGE, BREA, CA 92821
650 CAMINO DE GLORIA, WALNUT, CA 91778 PHONE: (909) 869-5020 FAX: (909) 869-5020		
K U & ASSOCIATES, INC. ARCHITECTS		



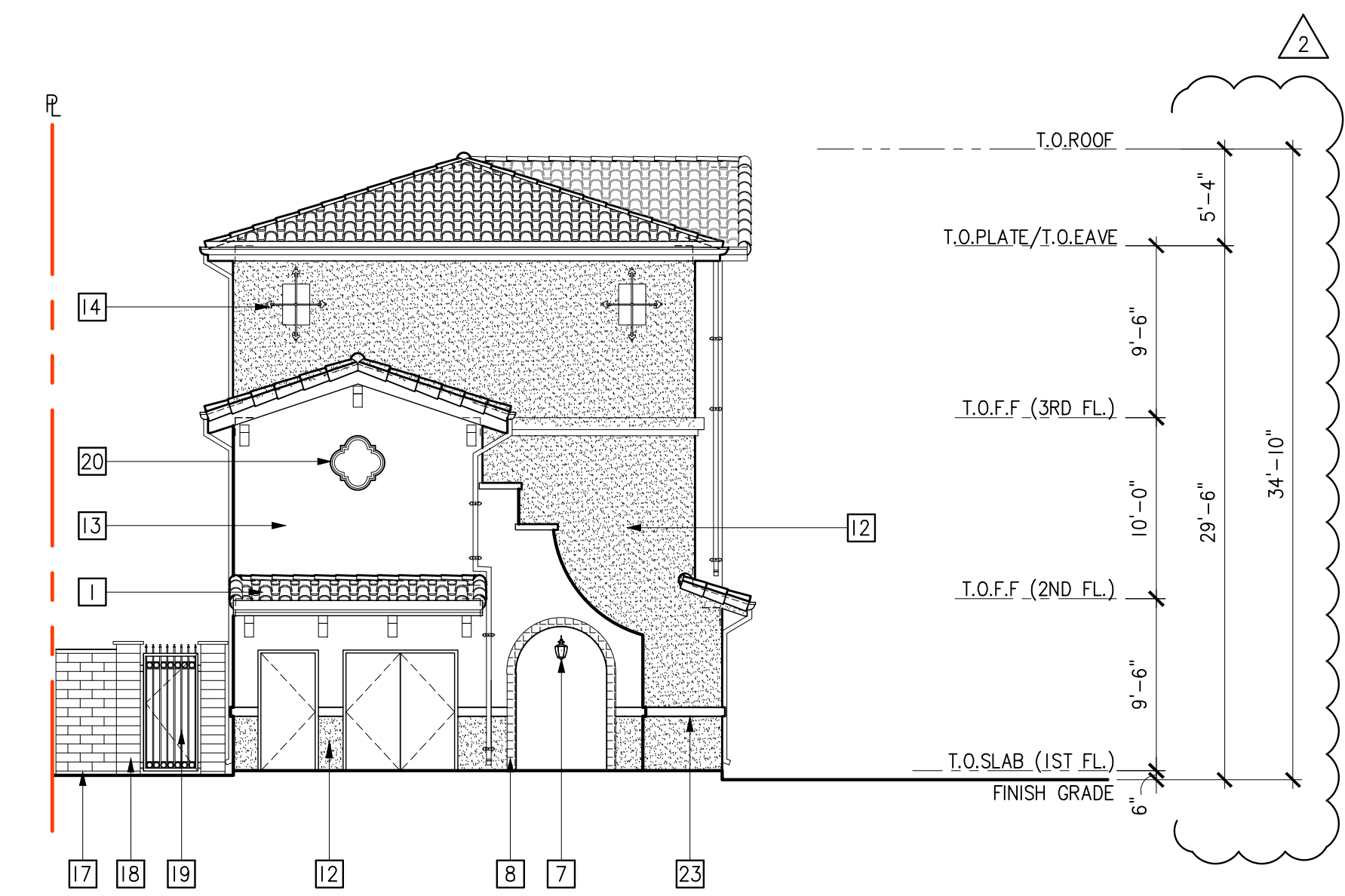
East Elevation (Building '1') (Building '2' Mirrored)



North Elevation (Building '1') (Building '2' Mirrored)



West Elevation (Building '1') (Building '2' Mirrored)



South Elevation (Building '1') (Building '2' Mirrored)



K U & ASSOCIATES, INC.
ARCHITECTS

650 CAMINO DE GLORIA, WALNUT, CA 91787
PHONE: (909) 869-5828 FAX: (909) 869-5827

PROJECT: POMONA MISSION 71
3-STORY CONDO DEVELOPMENT

ADDRESS: 1626 & 1630 W. MISSION BLVD.,
POMONA, CA 91766 & APU8349-003-057

CLIENT: GOLDEN TICKET MISSION 71, LLC
1287 DRIFTWOOD PLACE,
BREA, CA 92821

E: ELEVATIONS
(BUILDING '1')
BUILDING '2' MIRRORED)

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS PROTECTION ACT. PROTECTED BY ALL OTHER APPLICABLE LAWS, THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN OR ARRANGEMENTS OR PLANS ARE TO BE REPRODUCED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS SPECIFICALLY EXPRESSLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.

COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO.	050118
DRAWN BY:	CY/SY/KC
SUPERVISED BY:	PY
CHECKED BY:	
PLAN CHECK	
PERMIT SET	

REVISIONS		
1	CITY COMMENTS	04/11/19
2	FIRE COMMENTS	05/20/19

SHEET NO.:

A3.01

OF SHEETS

S H E E T

- 1 5'-CONCRETE ROOF TILE, "EAGLE ROOFING" CAPISTRANO
3/24 HILD SUNSET, COLOR: HUES OF BURNT ORANGE, BROWN FLASHED
- 2 FOAM CORBEL/ BRACKET WITH STUCCO FIN,
PAINT COLOR: DUNN EDWARDS BLACK WALNUT DE6063
- 3 6" WOOD TRIM - 2" PROJECTION
PAINT COLOR: DUNN EDWARDS BLACK WALNUT DE6063
- 4 WOOD POST, 8x8, PRIME & PAINT FINISH
COLOR: DUNN EDWARDS BLACK WALNUT DE6063
- 5 WOOD TRELLIS, PRIME & PAINT FINISH
COLOR:DUNN EDWARDS BLACK WALNUT DE6063
- 6 36"x80" RUSTIC 2-PANEL FIBERGLASS ENTRY DOOR, BY "MASONITE",
- 7 EXTERIOR LIGHT FIXTURE "THOMAS LIGHTING"
MODEL #PL92263 OR APPROVED EQUAL, SEE

3
A1.02
- 8 4"x 4" CERAMIC TILE BY DALTEIL/ MEROLA TILE
OR APPROVED EQUAL

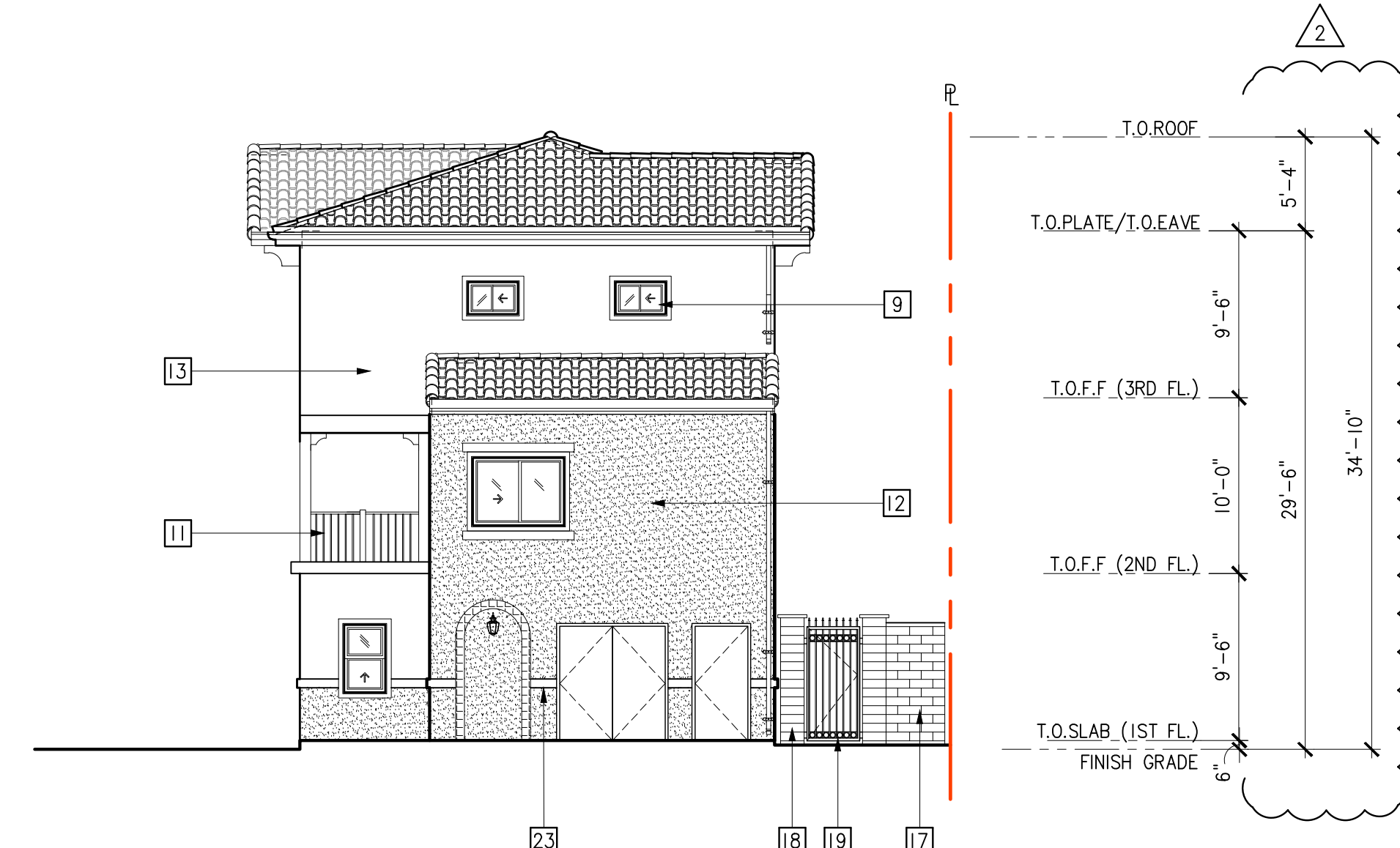
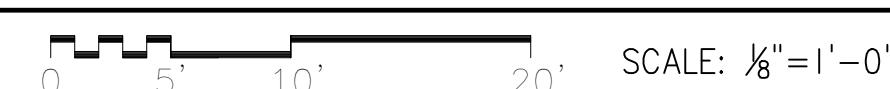
- | | | |
|----|--|--------------|
| 9 | DUAL GLAZING VINYL WINDOW BY "MILGUARD" OR APPROVED EQUAL | |
| 10 | VINYL SWING PATIO DOOR, SEE | (2)
A6.01 |
| 11 | 3'-6" H. W.I. BALCONY GUARDRAIL | |
| 12 | EXTERIOR STUCCO FINISH (20/30 FLOAT) BY "LA HABRA STUCCO",
COLOR: DUNN EDWARDS BRUSHED CLAY SE263 | |
| 13 | EXTERIOR STUCCO FINISH (20/30 FLOAT) BY "LA HABRA STUCCO",
COLOR: DUNN EDWARDS CREAMY CAMEO DE176 | |
| 14 | W.I. CROSS BARS, PAINTED BLACK WALNUT | |
| 15 | FOAM MOLDING WITH STUCCO FINISH COAT BY "VEFO", - 6"
PROJECTION, PAINT COLOR: DUNN EDWARDS PIGEON GREY
DE214 | |
| 16 | STEEL GARAGE DOOR BY "CLOPAY" CLASSIC COLLECTION, COLOR:
ULTRA-GRAIN CLASSIC WALNUT FINISH OR APPROVED EQUAL, SEE | (3)
A6.01 |

- 17 (N) 6"-6" HIGH CMU BLOCK WALL, SEE 2
A1.02
- 18 (N) 16" SQUARE COLUMN CMU
- 19 (N) 3'-0" WIDE SWING W. L. GATE
- 20 "VEFO" 36"x36" CURVED STEP QUATREFOILS FOAM,
PAINT COLOR: DUNN EDWARDS PIGEON GREY DE6214
- 21 CAST IRON FAUX BALCONY, SEE 4
A6.01
- 22 2X WOOD TRIM PAINT COLOR:DUNN EDWARDS BLACK WALNUT DE0603
- 23 6" GRC MOLDING, SEE 5
A6.01

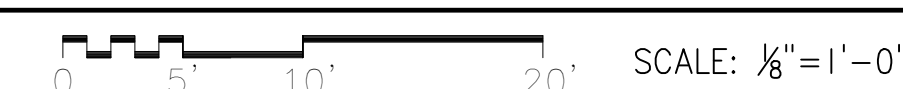
	K U & ASSOCIATES, INC. ARCHITECTS 650 CAMINO DE GLORIA, WALNUT, CA 91778 PHONE: (909) 869-5828 FAX: (909) 869-582 PROJECT: POMONA MISSION 71 3-STORY CONDO DEVELOPMENT ADDRESS: 1626 & 1630 W. MISSION BLVD, POMONA, CA 91766 & APN:8349-003-057 CLIENT: GOLDEN TICKET MISSION 71, LLC 1257 DRIFTWOOD PLACE, BREA, CA 92821



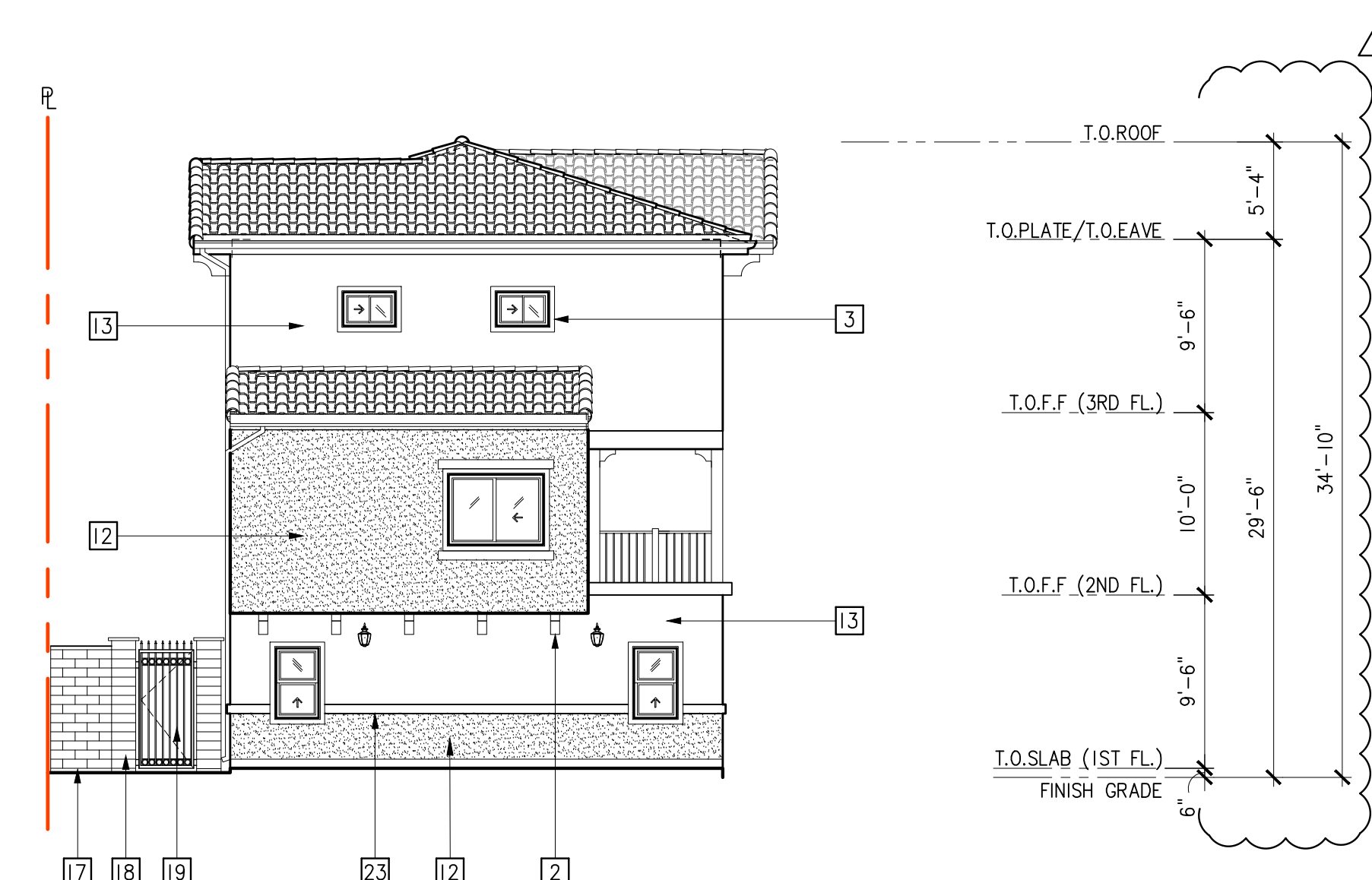
East Elevation (Building '3') (Building '4' Mirrored)



North Elevation (Building '3') (Building '4' Mirrored)



West Elevation (Building '3') (Building '4' Mirrored)



South Elevation (Building '3') (Building '4' Mirrored)



K U & ASSOCIATES, II
ARCHITECTS

50 CAMINO DE GLORIA, WALNUT, CA 9178
PHONE: (909) 869-5828 FAX: (909) 869-582

PROJECT: POMONA MISSION 71
3-STORY CONDO DEVELOPMENT

ADDRESS: 1626 & 1630 W. MISSION BLVD.,
POMONA CA 91766 & APN: 9349-003-057

CLIENT: GOLDEN TICKET MISSION 71, LLC
1257 DRIFTWOOD PLACE,
BRETA CA 92821

ELEVATIONS
(BUILDING '3')
(BUILDING '4' MIRRORED)

SHEET TITLE: F.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT ACT AND ANY OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH INFORMATION, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY OTHER FIRM, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THIS PERMISSION IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.

COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO.	<u>050118</u>
DRAWN BY:	<u>CY/SY/KC</u>
SUPERVISED BY:	<u>PY</u>
CHECKED BY:	<u> </u>
PLAN CHECK	<u> </u>
PERMIT SET	<u> </u>

REVISIONS

[illegible]

SHEET NO.:

A3.02

OF SHEETS

S H E E T

Reference Notes

- 1

WOOD BRACKET, PAINT FINISH
COLOR: DUNN EDWARDS BLACK WALNUT DE6063
- 2

WINDOW FOAM MOLDING WITH STUCCO FIN. - 2" PROJECTION
COLOR: DUNN EDWARDS BOUTIQUE BEIGE DE6178
- 3

WOOD POST, 8x8, PRIME & PAINT FINISH
COLOR: DUNN EDWARDS BLACK WALNUT DE6063
- 4

WOOD TRELLIS, PRIME & PAINT FINSH
COLOR: DUNN EDWARDS BLACK WALNUT DE6063
- 5

3'-0" X 6'-8" RUSTIC 2-PANEL FIBERGLASS ENTRY
DOOR, BY "MASONITE"
- 6

DUAL GLAZING VINYL WINDOW BY "MILGUARD" OR APPROVED EQUAL
- 7

3'-0" X 6'-8" FIBER GLASS SWING PATIO DOOR W/ DUAL GLAZED LITE
- 8

3'-6" H. W.I. BALCONY GUARDRAIL

9

W.I. CROSS BARS, PAINTED BLACK WALNUT

10

FOAM MOLDING WITH STUCCO FINISH COAT BY "VEFO", - 6" PROJECTION,
PAINT COLOR: DUNN EDWARDS PIGEON GREY DE6214

11

ALUMINUM GARAGE DOOR COLOR: WALNUT

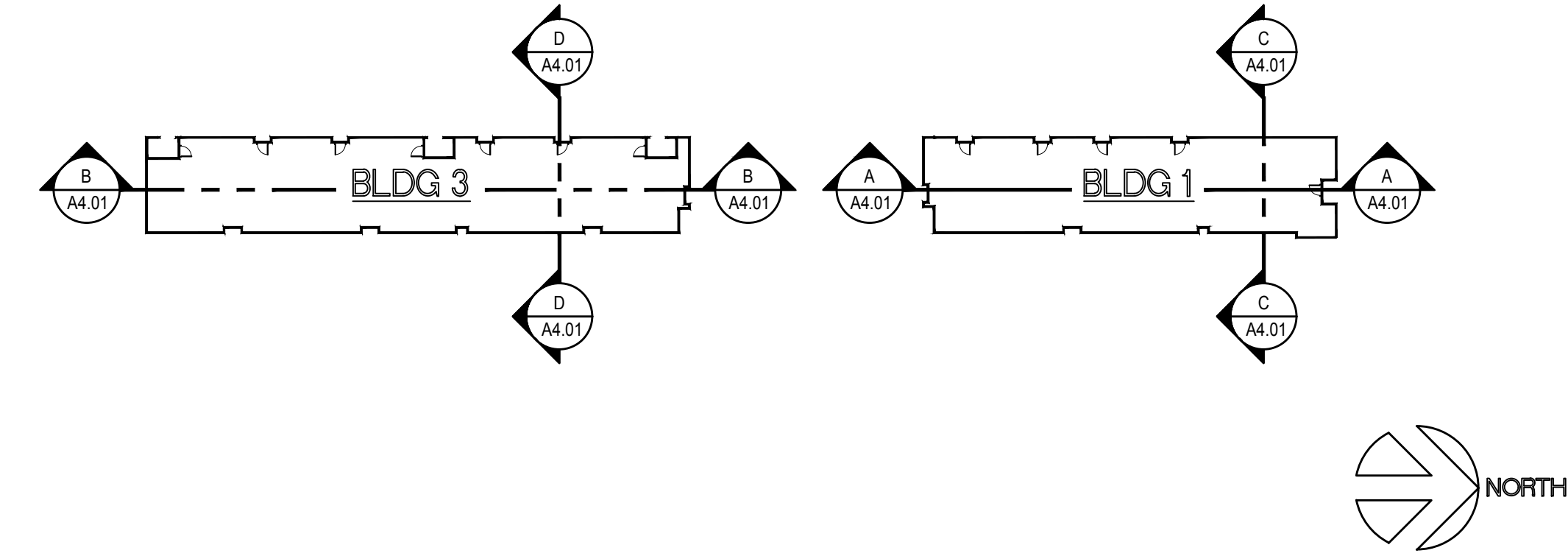
12

(N) 6'-0" HIGH CMU BLOCK WALL, SEE

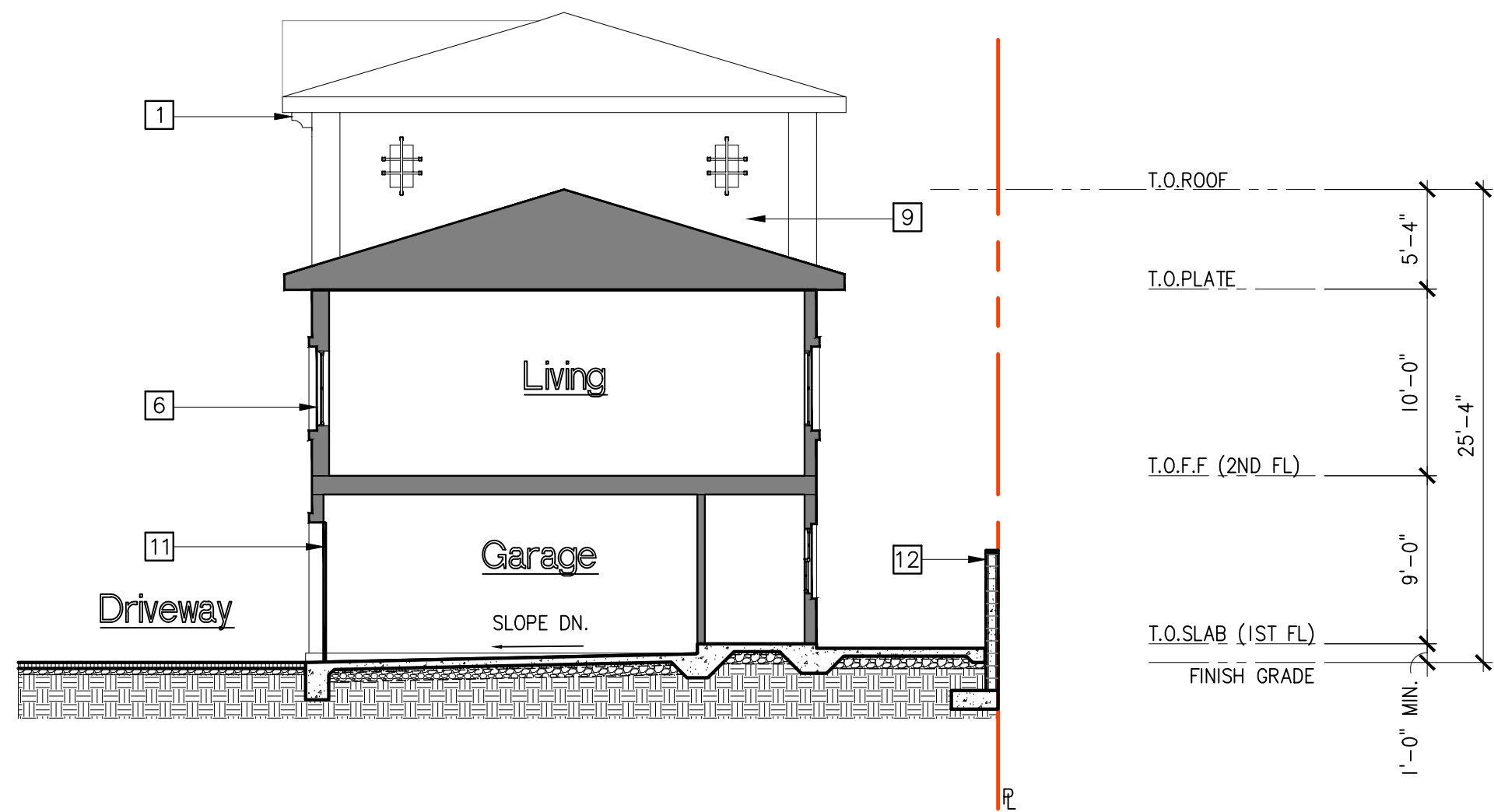
2

A1.02

12

(N) HANDRAIL W/ RAMP

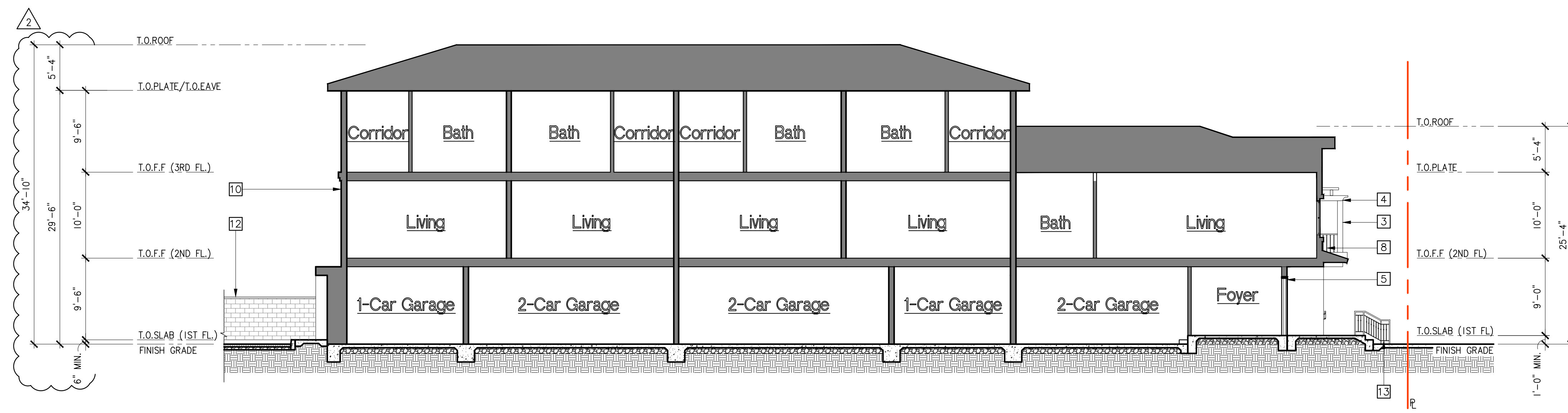
N.T.S. 1



Section C-C (Building '1') (Building '2' Mirrored)

0 5 10 20' SCALE: 1/8"=1'-0"

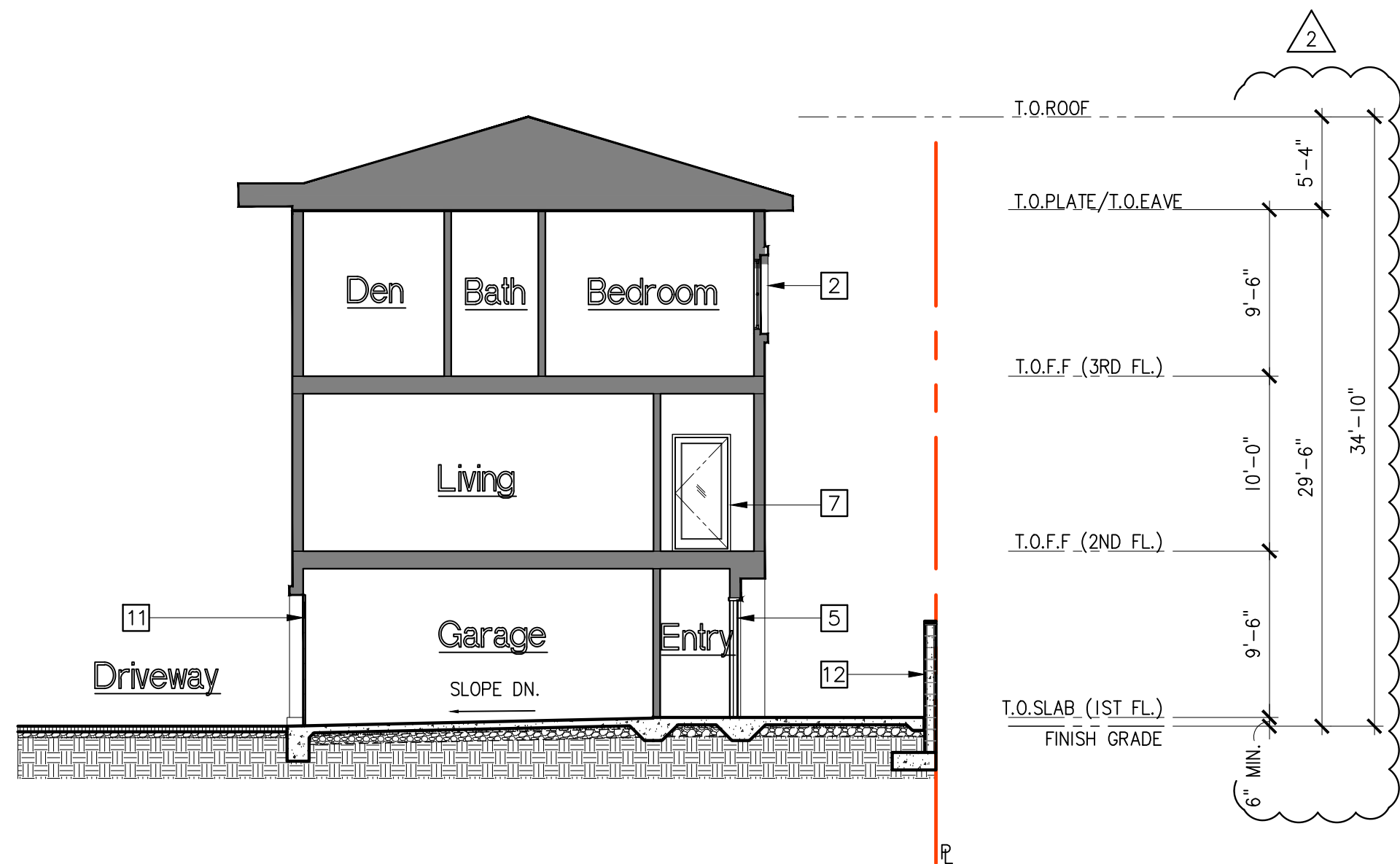
C



Section A-A (Building '1') (Building '2' Mirrored)

0 5 10 20' SCALE: 1/8"=1'-0"

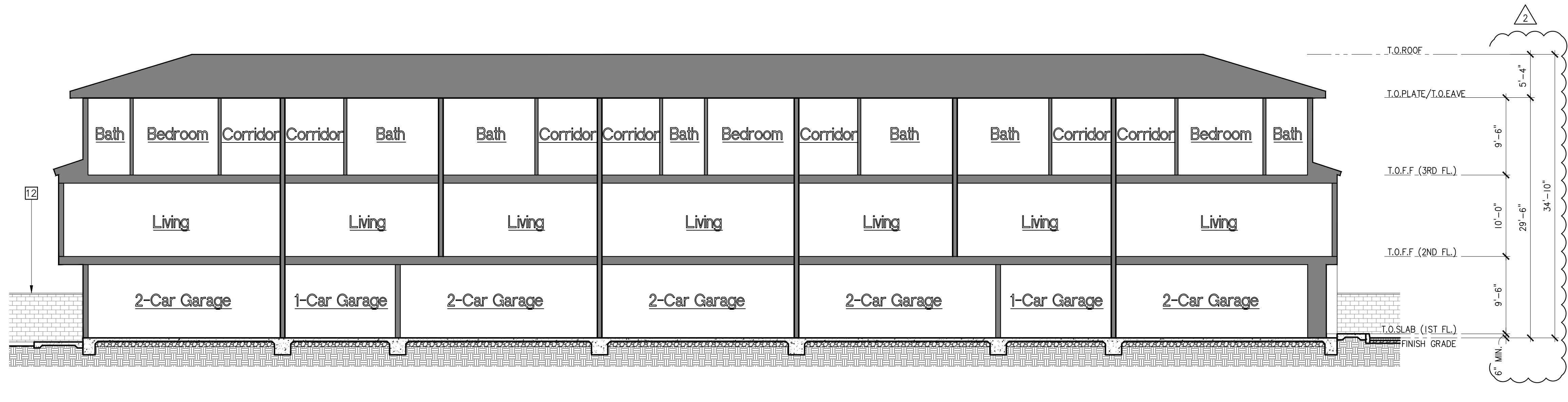
A



Section D-D (Building '3') (Building '4' Mirrored)

0 5 10 20' SCALE: 1/8"=1'-0"

D



Section B-B (Building '3') (Building '4' Mirrored)

0 5 10 20' SCALE: 1/8"=1'-0"

B



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

PROJECT: POMONA MISSION 71
3-STORY CONDO DEVELOPMENT

ADDRESS: 1626 & 1630 W. MISSION BLVD.,
POMONA, CA 91766 & APN 8349-003-057

CLIENT: GOLDEN TICKET MISSION 71, LLC
1257 DRIFTWOOD PLACE,
BREA, CA 92821

SHEET TITLE:
SECTIONS
(BUILDING '1' & '3')
(BUILDING '2' & '4' MIRRORED)

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.

COPYRIGHT © 2019 K U & ASSOCIATES, INC.

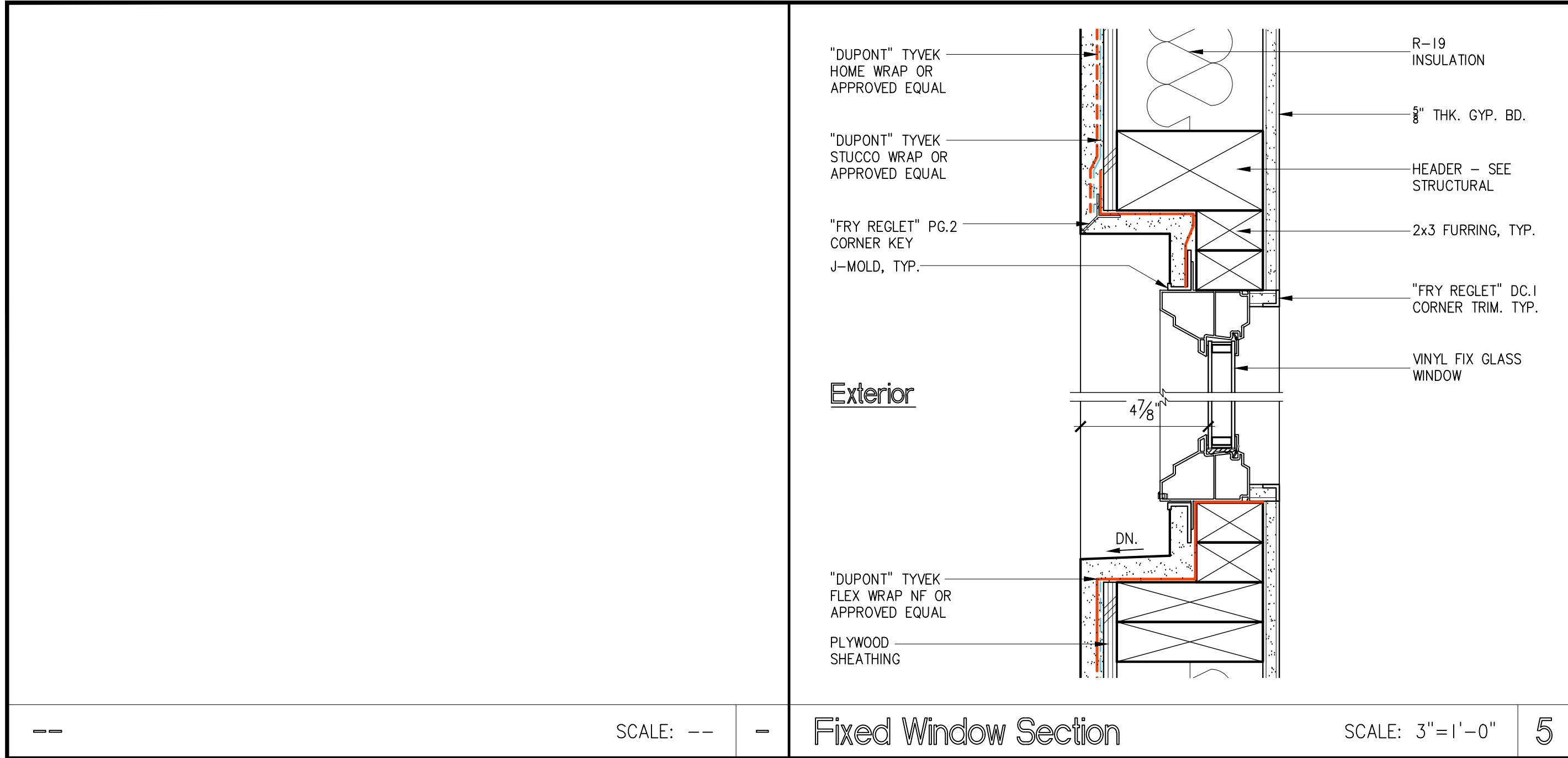
JOB NO. 050118
DRAWN BY: CYSY/KC
SUPERVISED BY: PY
CHECKED BY:
PLAN CHECK
PERMIT SET
BID SET

REVISIONS		
1	CITY COMMENTS	04/11/19
2	FIRE COMMENTS	05/20/19
3		
4		
5		
6		
7		
8		

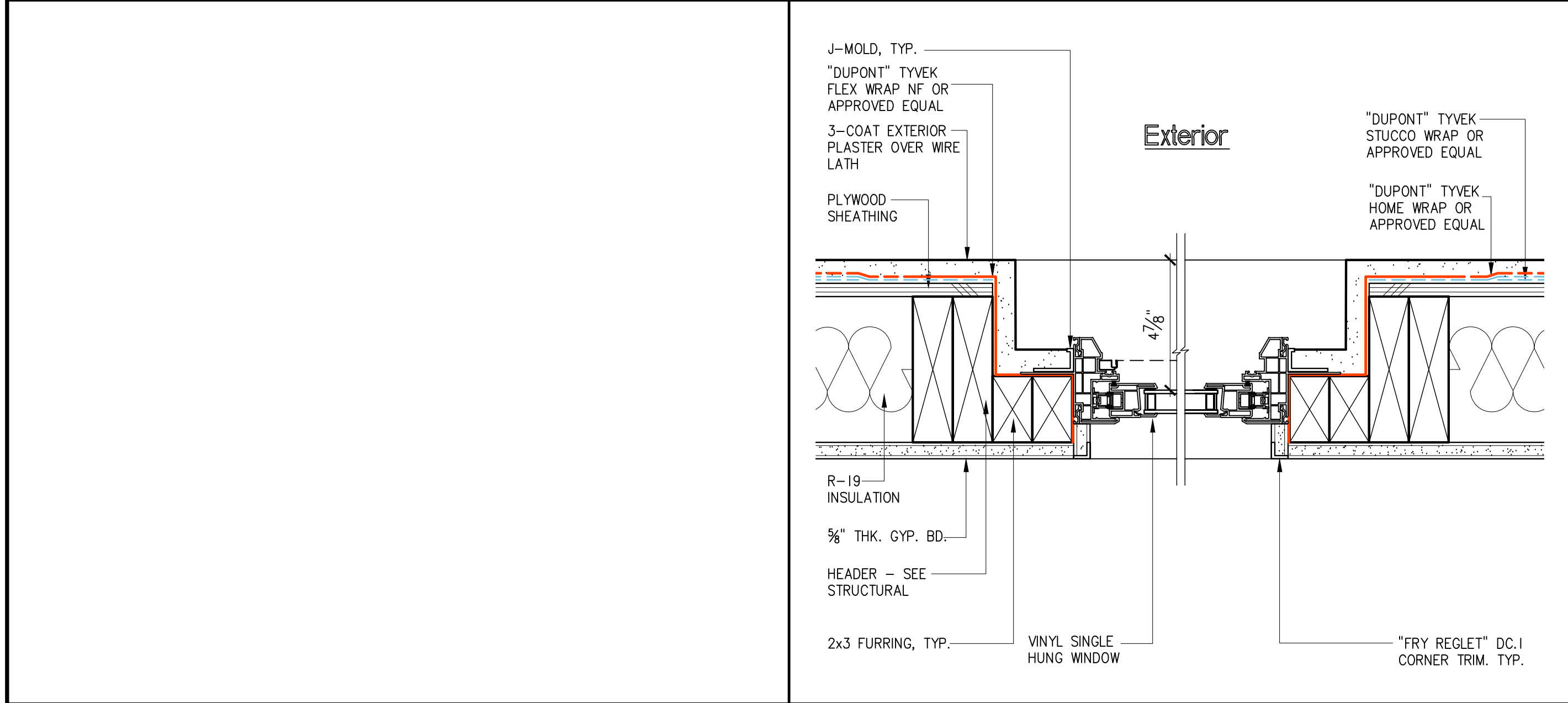
SHEET NO.:

A4.01

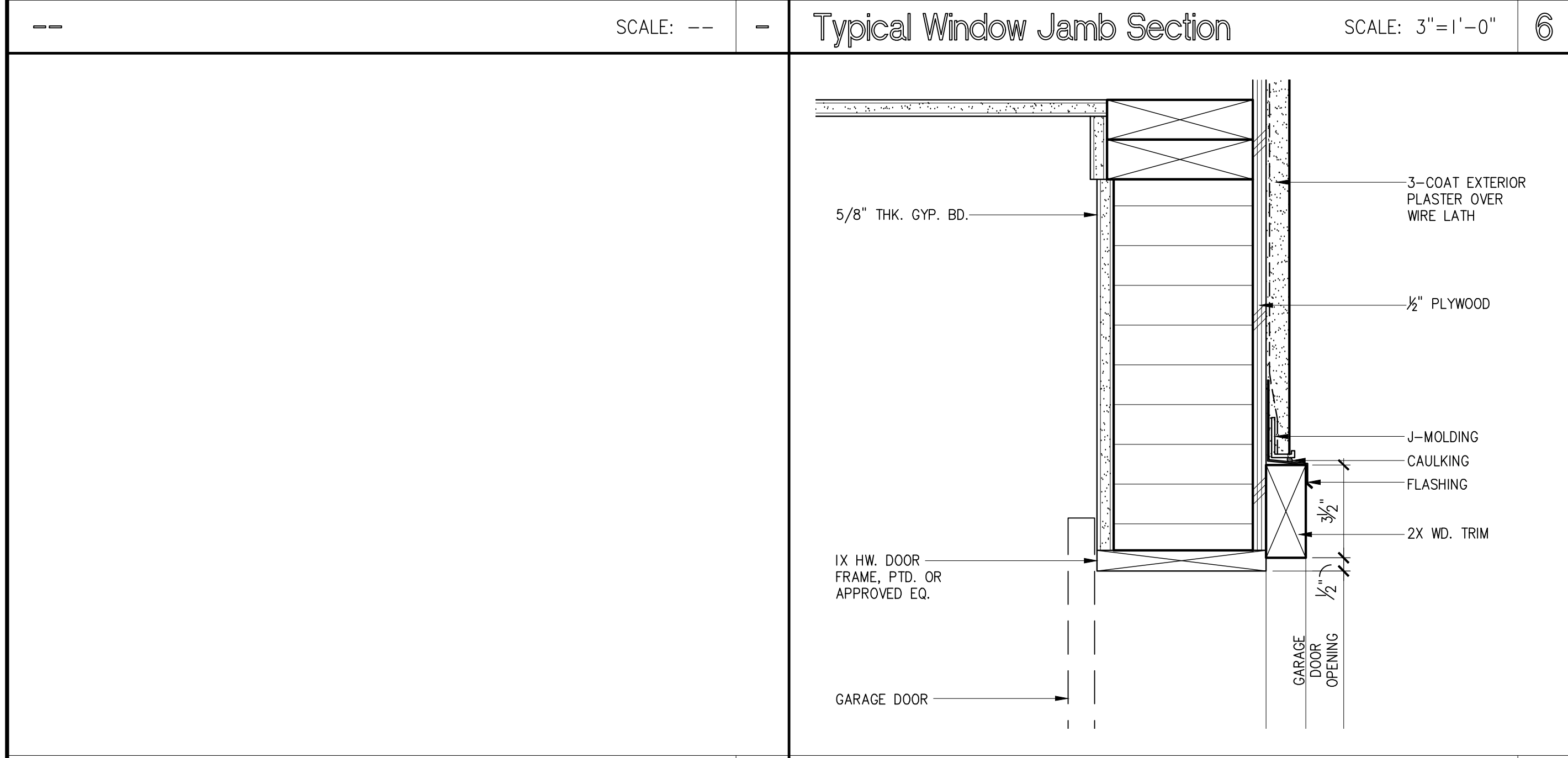
OF SHEETS
S H E E T



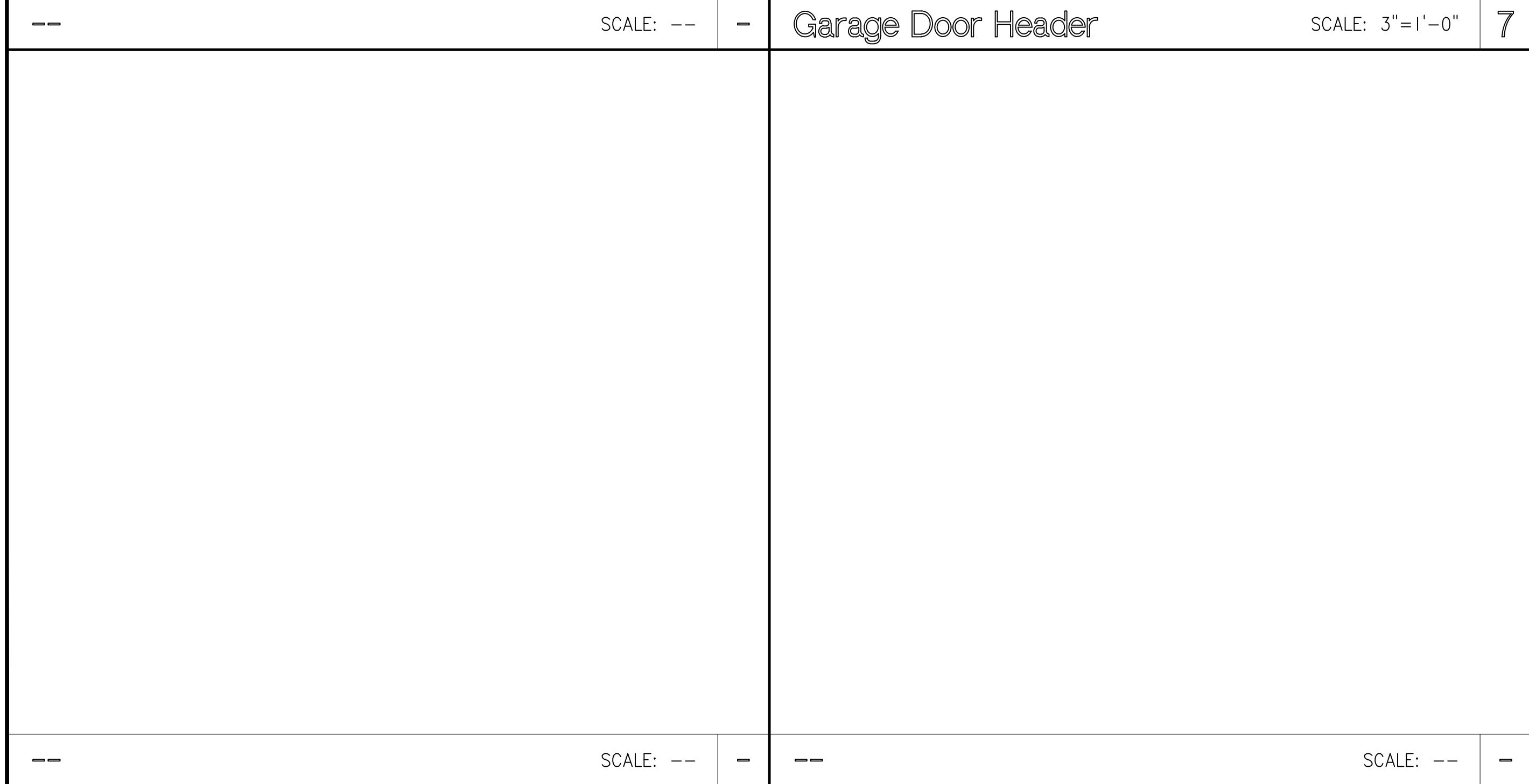
Fixed Window Section SCALE: 3"=1'-0" 5



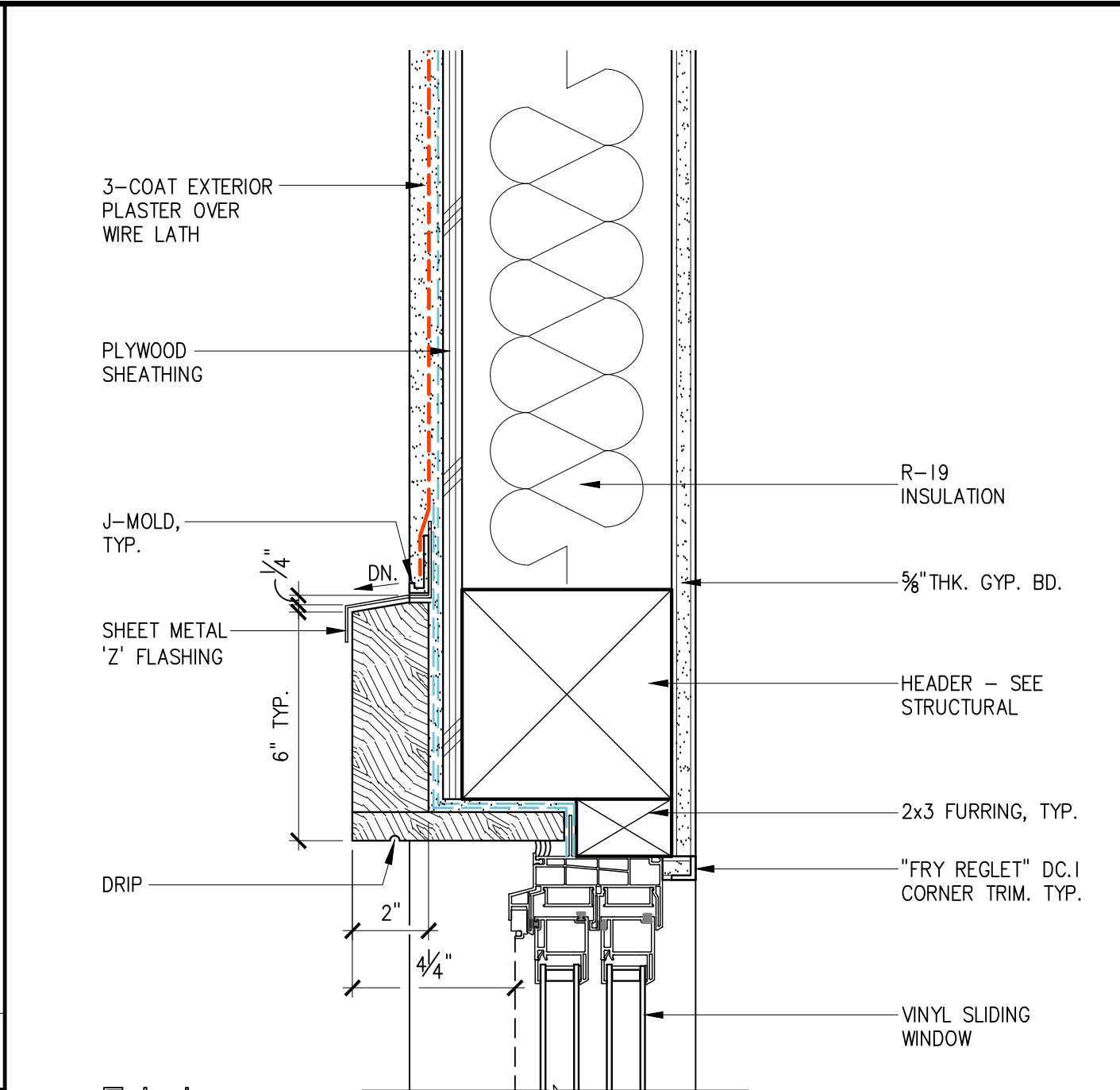
Typical Window Jamb Section SCALE: 3"=1'-0" 6



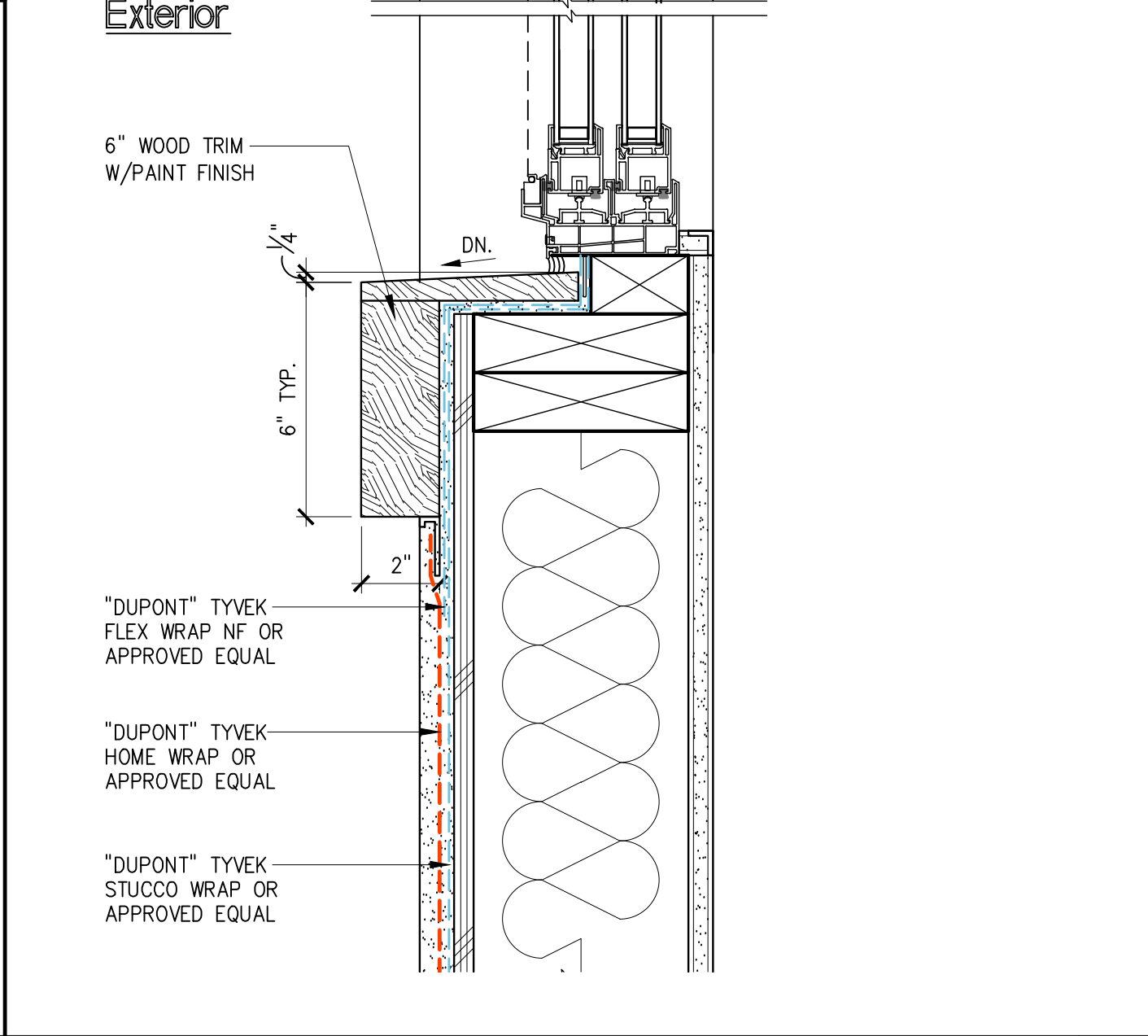
Garage Door Header SCALE: 3"=1'-0" 7



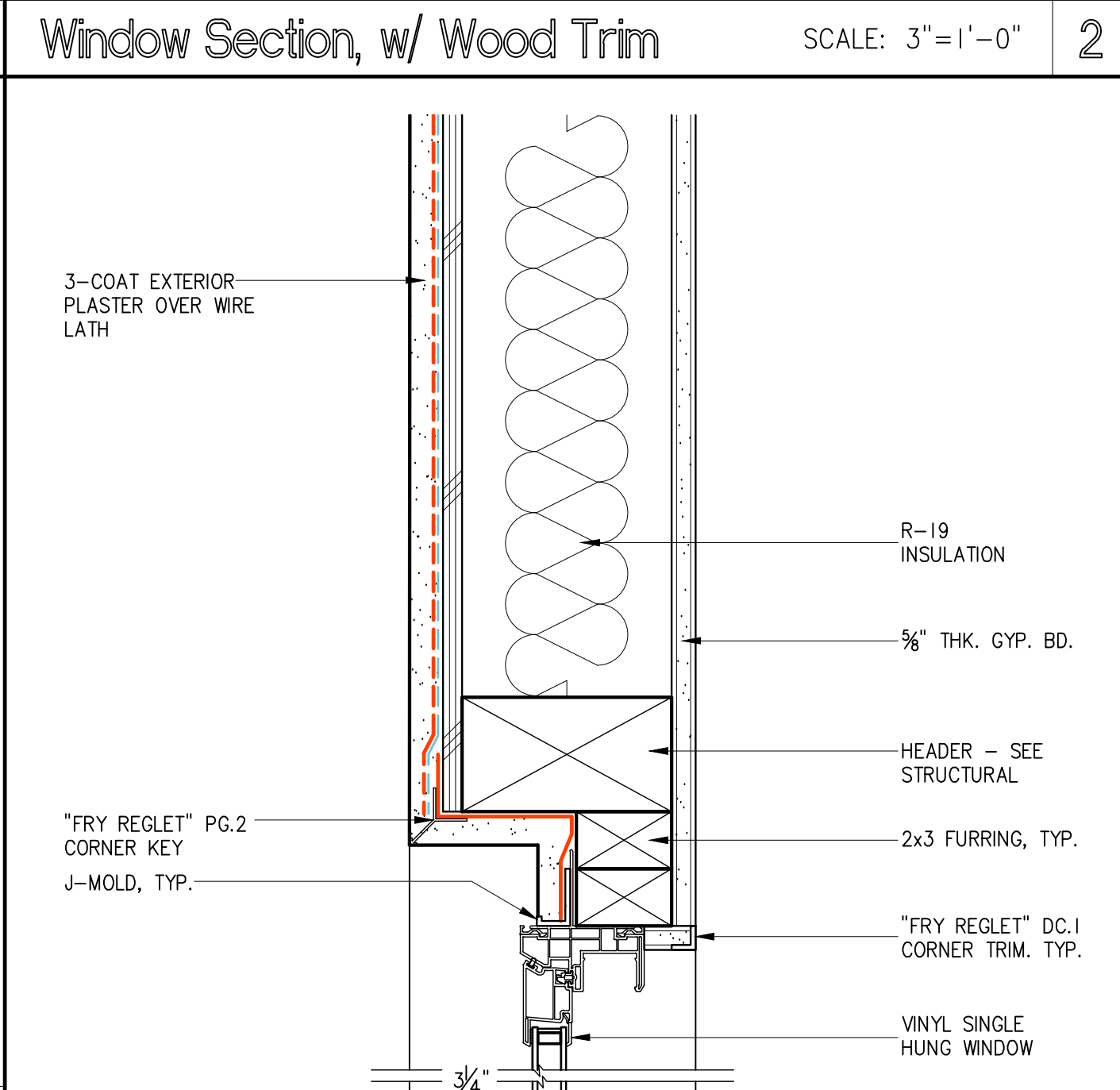
Window Section SCALE: 3"=1'-0" 4



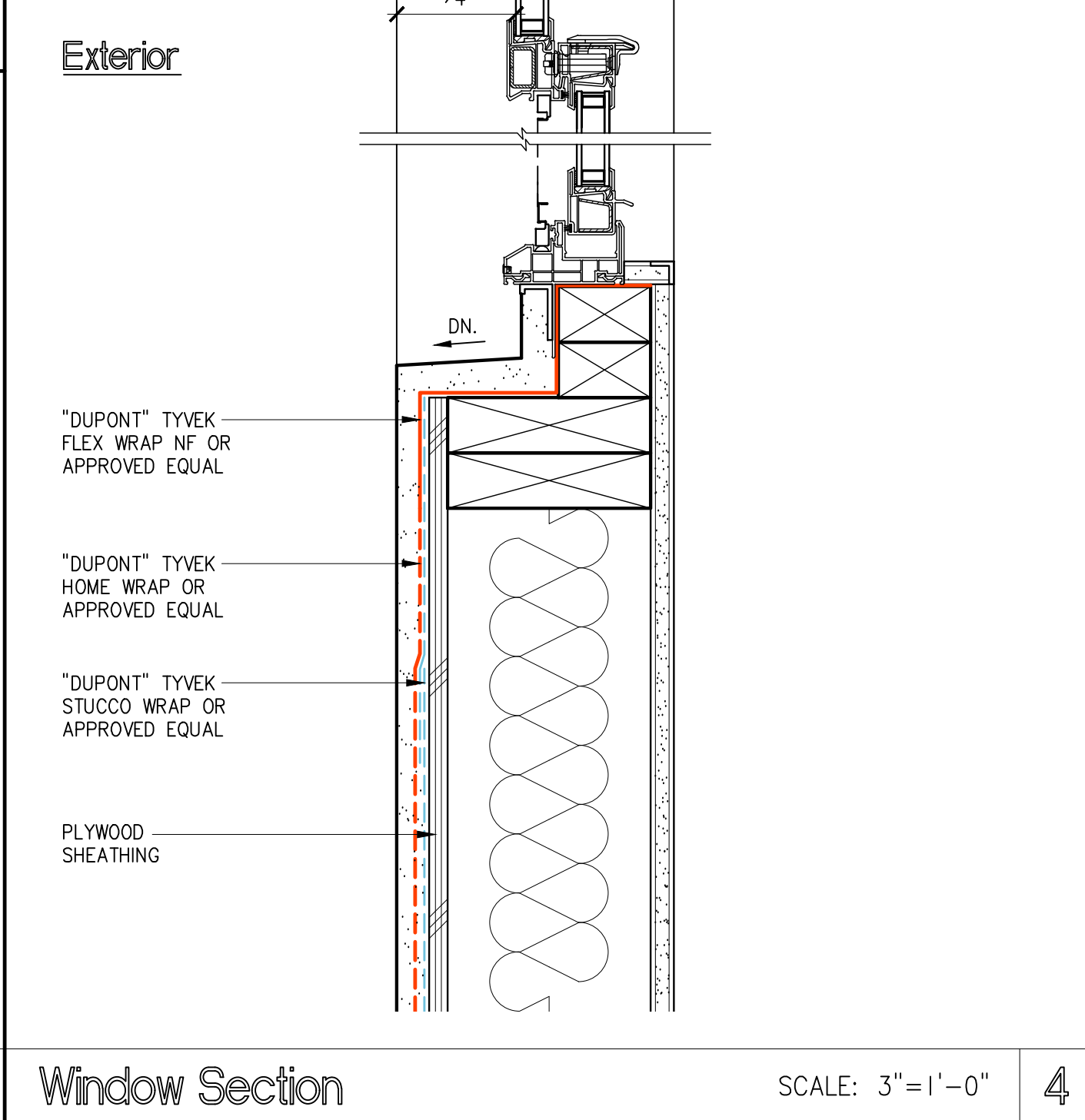
Window Section, w/ Wood Trim SCALE: 3"=1'-0" 2



Window Section, w/ Wood Trim SCALE: 3"=1'-0" 2



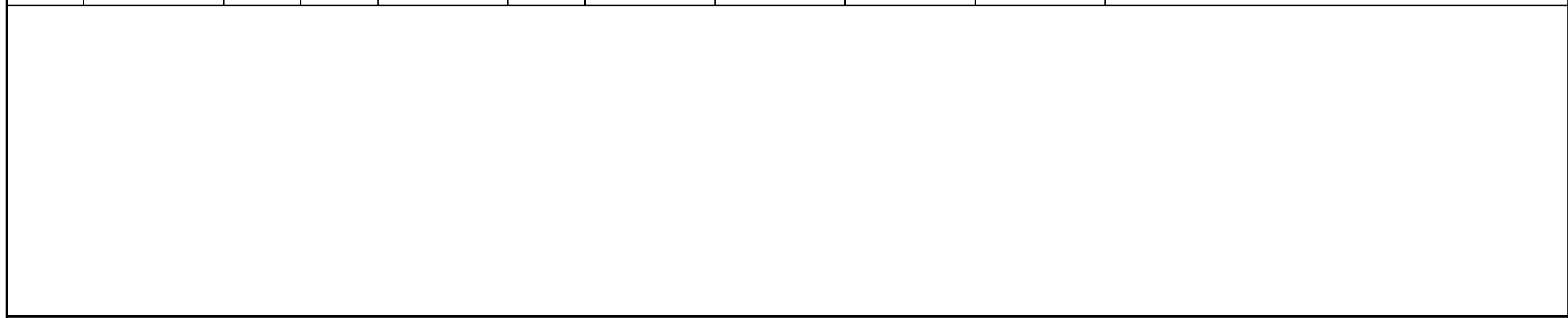
Window Section SCALE: 3"=1'-0" 4



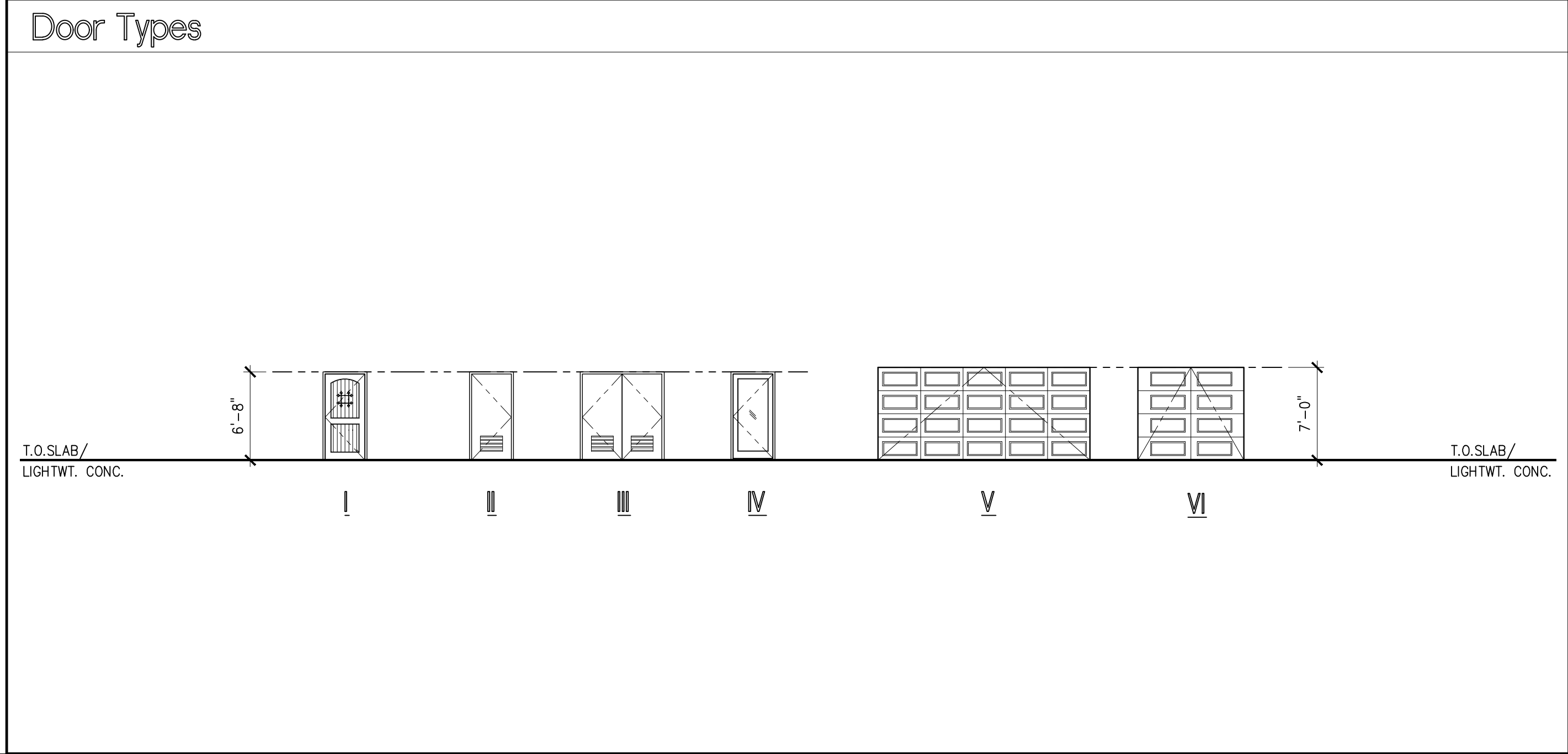
Window Section SCALE: 3"=1'-0" 4

Door Schedules										
No.	Size	Thk.	Type	Materials	Core	Finish	Fire Rating	Frame		Remarks
								Materials	Finish	
A	3'-0" x 6'-8"	1 3/4"	I	FIBERGLASS	SOLID	PRE-FINISHED	-	FIBERGLASS	PAINTED	ENTRY DOOR
B	3'-0" x 6'-8"	-	II	STEEL	-	PAINTED	-	STEEL	PAINTED	UTILITY ROOM DOOR WITH LOUVER
C	6'-0" x 6'-8"	-	III	STEEL	-	PAINTED	-	STEEL	PAINTED	PAIR OF SWING DOOR (UTILITY ROOM) WITH LOUVERS
D	3'-0" x 6'-8"	-	IV	FIBERGLASS	-	PRE-FINISHED	-	FIBERGLASS	PAINTED	SWING DOOR WITH FIXED GLASS PANEL (BALCONY DOOR)
E	16'-0" x 7'-0"	-	V	ALUM. WITH WOOD FACING	-	PRE-FINISHED	-	ALUM.	PAINTED	SECTIONAL PANELS WITH 1/2 HORSEPOWER DOOR OPENER INCLUDE REMOTE CONTROLS
F	8'-0" x 7'-0"	-	VI	ALUM. WITH WOOD FACING	-	PRE-FINISHED	-	ALUM.	PAINTED	SECTIONAL PANELS WITH 1/2 HORSEPOWER DOOR OPENER INCLUDE REMOTE CONTROLS

Door Schedules



Door Types



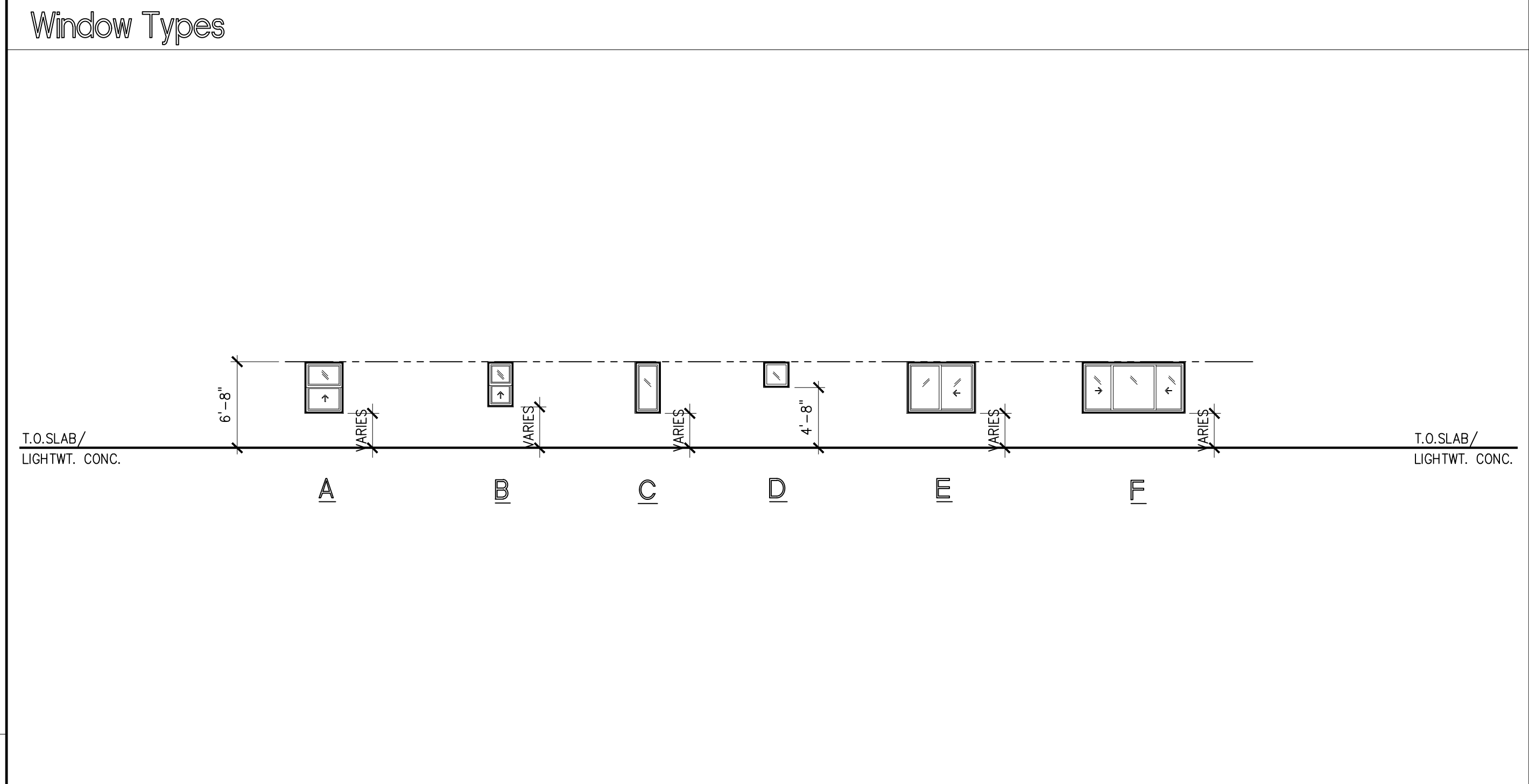
Window Schedule

No.	Size	Type	Materials	Description	Frame		Detail	Remarks
					Materials	Finish	Head & Sill	
1	3'-0" x 4'-0"	A	DUAL GLAZING	SINGLE HUNG	VINYL	PRE-FINISHED	4/A5.01	
2	3'-0" x 2'-0"	E	DUAL GLAZING	SLIDING	VINYL	PRE-FINISHED	2/A5.01	BATHROOM & POWDER ROOM OBSCURE GLASS
3	2'-6" x 4'-0"	B	DUAL GLAZING	SINGLE HUNG	VINYL	PRE-FINISHED	4/A5.01	LIVING ROOM / HALLWAY
4	2'-0" x 4'-0"	C	DUAL GLAZING	FIXED	VINYL	PRE-FINISHED	5/A5.01	STAIRWAY
5	2'-0" x 2'-0"	D	DUAL GLAZING	FIXED	VINYL	PRE-FINISHED	5/A5.01	
6	5'-0" x 3'-0"	E	DUAL GLAZING	SLIDING	VINYL	PRE-FINISHED	2/A5.01	KITCHEN
7	5'-0" x 4'-0"	E	DUAL GLAZING	SLIDING	VINYL	PRE-FINISHED	2/A5.01	LIVING ROOM/ BALCONY/ BEDROOM, EGRESS COMPLIANCE
8	8'-0" x 4'-0"	F	DUAL GLAZING	SLIDING+FIXED	VINYL	PRE-FINISHED	2/A5.01	MASTER BEDROOM, EGRESS COMPLIANCE
9	5'-0" x 3'-6"	E	DUAL GLAZING	SLIDING	VINYL	PRE-FINISHED	2/A5.01	STREET FRONT MASTER BEDROOM, EGRESS COMPLIANCE

Window Schedule



Window Types



Window Types



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

PROJECT: POMONA MISSION 71
3-STORY CONDO DEVELOPMENT
ADDRESS: 1626 & 1630 W. MISSION BLVD.
POMONA, CA 91768 & APN 0349-003-057
CLIENT: GOLDEN TICKET MISSION 71, LLC
1257 DRIFTWOOD PLACE,
BREA, CA 92821

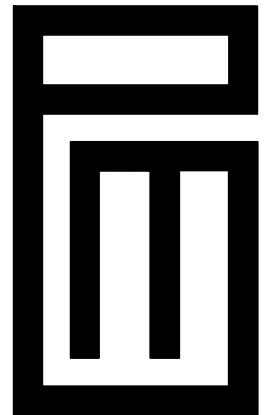
SHEET TITLE:
WINDOW AND DOOR SCHEDULE,
DETAILS

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF K U & ASSOCIATES, INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF K U & ASSOCIATES, INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.
COPYRIGHT © 2019 K U & ASSOCIATES, INC.

JOB NO. 050118
DRAWN BY: CYSY/KC
SUPERVISED BY: PY
CHECKED BY: _____
PLAN CHECK _____
PERMIT SET _____
BID SET _____
REVISIONS
1 CITY COMMENTS 04/11/19
2 FIRE COMMENTS 05/20/19
3 _____
4 _____
5 _____
6 _____
7 _____
8 _____
9 _____

SHEET NO.:
A5.01
OF SHEETS
S H E E T

REVISIONS	BY
12-05-018	



**PHIL MAY
LANDSCAPE
ARCHITECT**

1937 West 9th Street
Upland, CA 91786

Phone: 909 373 1959
Fax: 909 373 1958

pmay@philmaydesign.com
www.philmaydesign.com



TREE
INVENTORY PLAN

POMONA MISSION 71
1626-1630 W. MISSION BLVD
POMONA, CA 91766

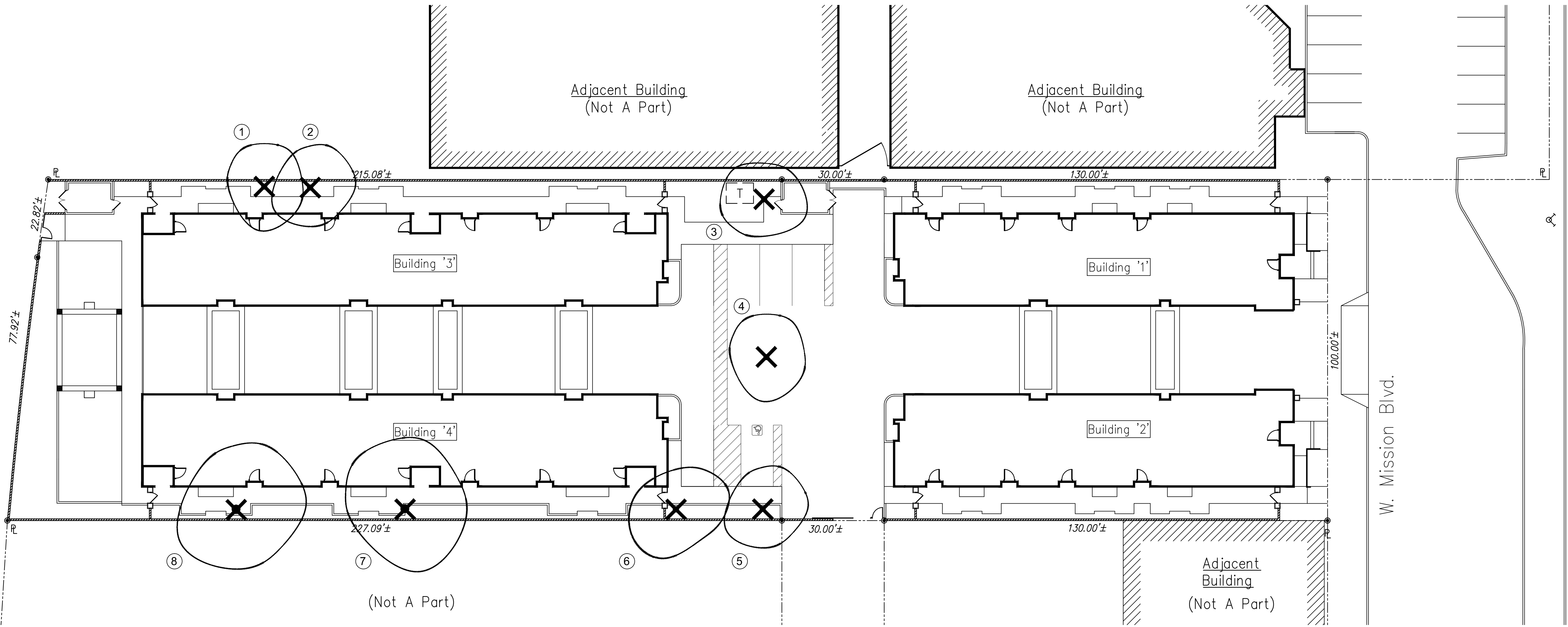
DRAWN	R.S.
CHECKED	P.M.
DATE	10-10-18
SCALE	1/16"=1'-0"
JOB NO.	18093
SHEET	

EXISTING TREES PLANT LEGEND

TREE #	BOTANICAL NAME	COMMON NAME	DBH (inches)	HEIGHT (feet)	WIDTH (feet)	REMARKS
1	Cinnamomum camphora	Camphor Tree	9,8,7,10	20	12	TO BE REMOVED
2	Cinnamomum camphora	Camphor Tree	8,12	18	22	TO BE REMOVED
3	Cinnamomum camphora	Camphor Tree	12	22	20	TO BE REMOVED
4	Cinnamomum camphora	Camphor Tree	14	20	24	TO BE REMOVED
5	Cinnamomum camphora	Camphor Tree	14,10,12,8,10	22	40	TO BE REMOVED
6	Cinnamomum camphora	Camphor Tree	12	16	18	TO BE REMOVED
7	Cinnamomum camphora	Camphor Tree	11	18	24	TO BE REMOVED
8	Cinnamomum camphora	Camphor Tree	7,6,10	20	32	TO BE REMOVED

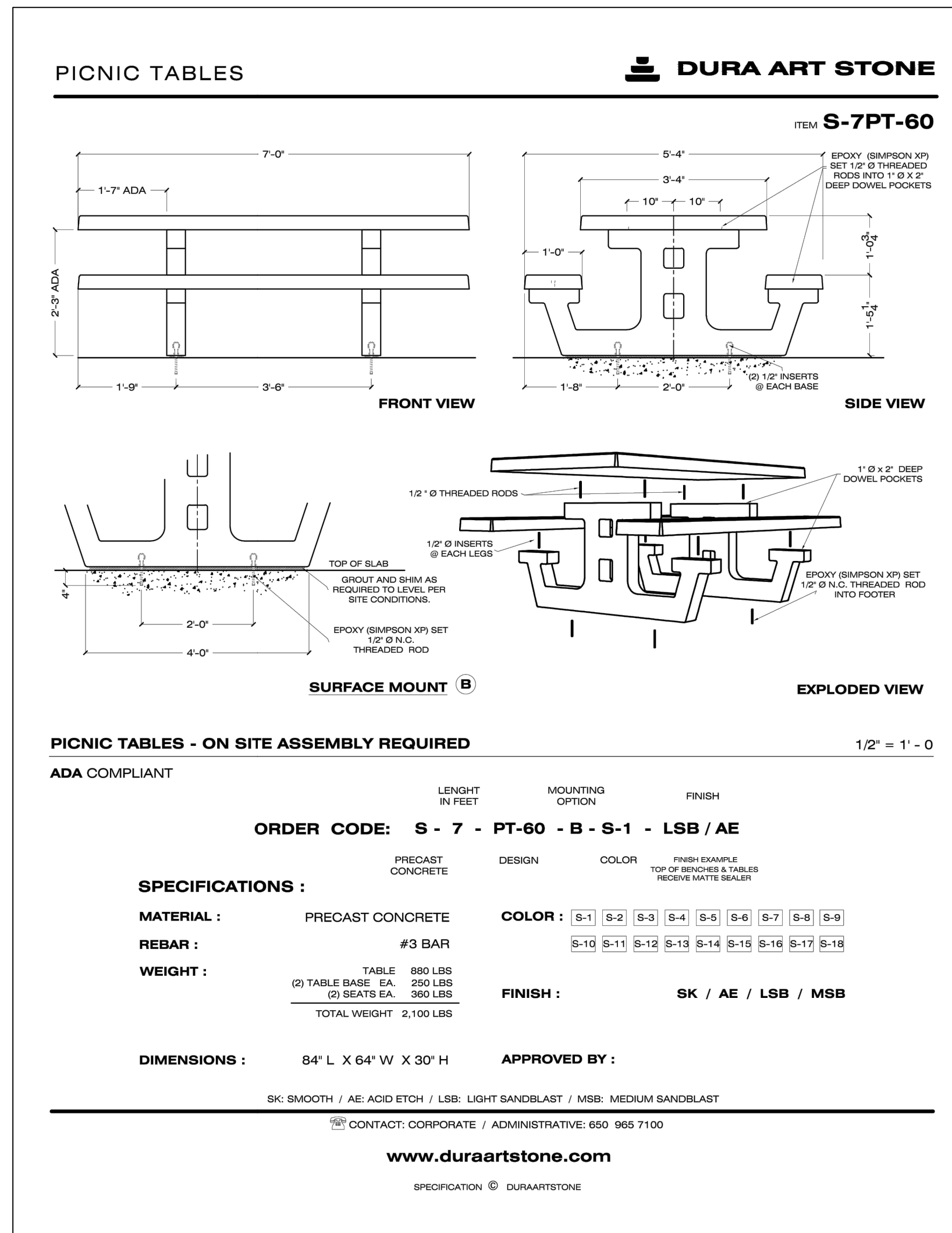
TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS FACTOR
TREES					
					Existing trees to be removed.
Note: See 'PLANTING PLAN' sheet L-2, for proposed trees.					

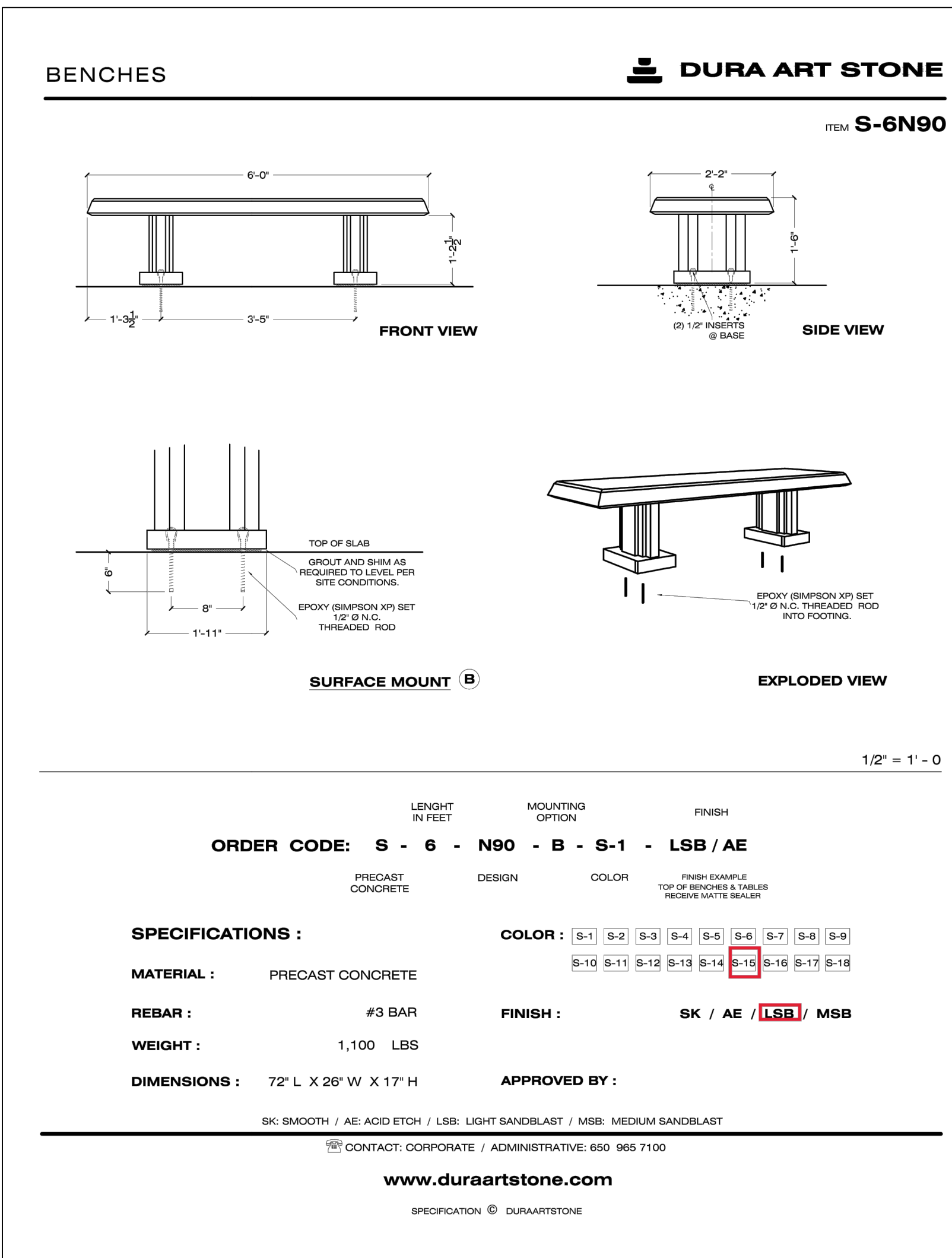


THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECT, P.M. ALL DESIGN AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY DISCREPANCIES FROM THE DRAWINGS AND CONDITIONS SHOWN ON THE JOB. 10/10/18

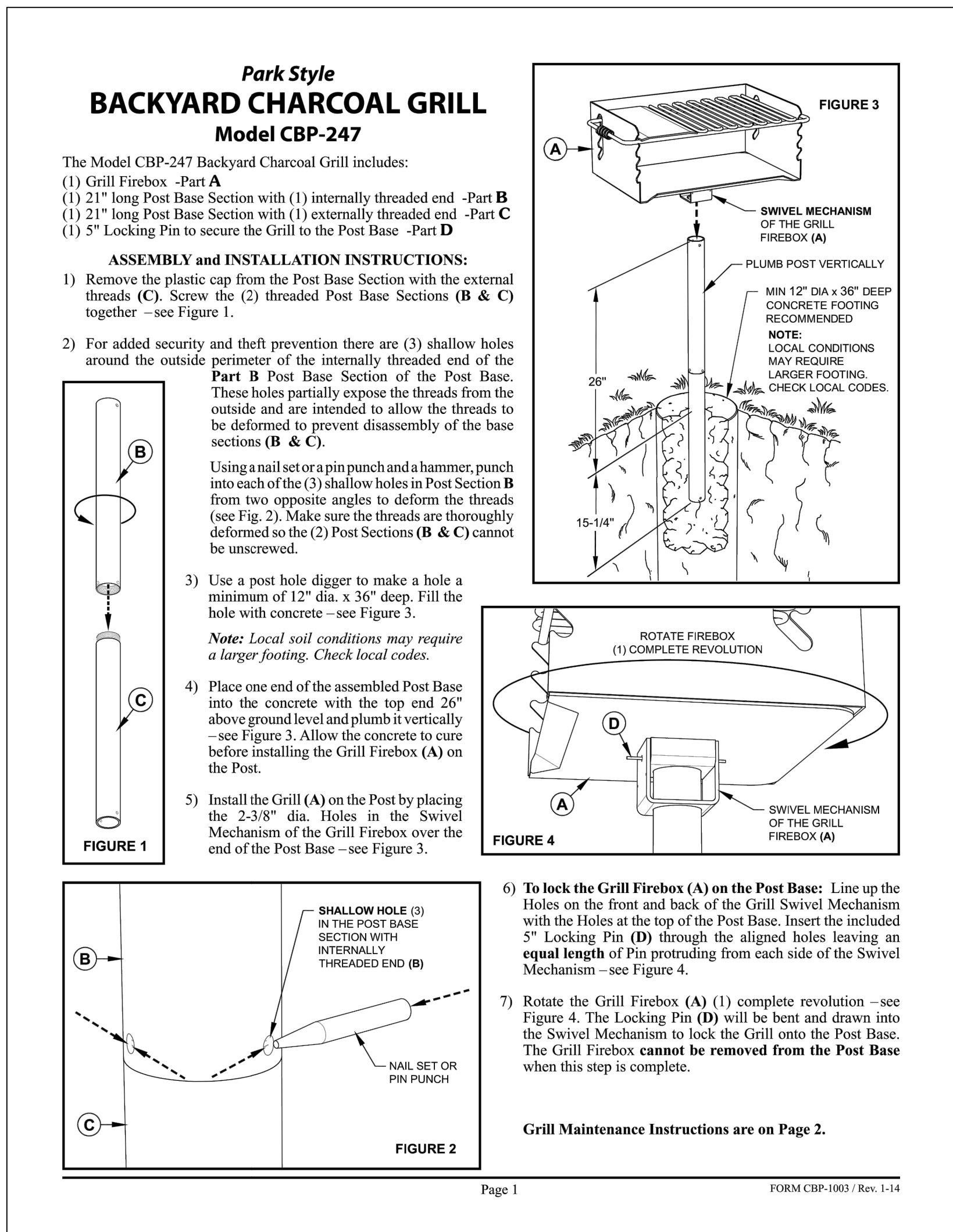
NOTE:
TOTAL LANDSCAPE AREA (INCLUDING HARDSCAPE AT PASEOS): 9,184 SF (24% OF SITE AREA)



PICNIC BENCH



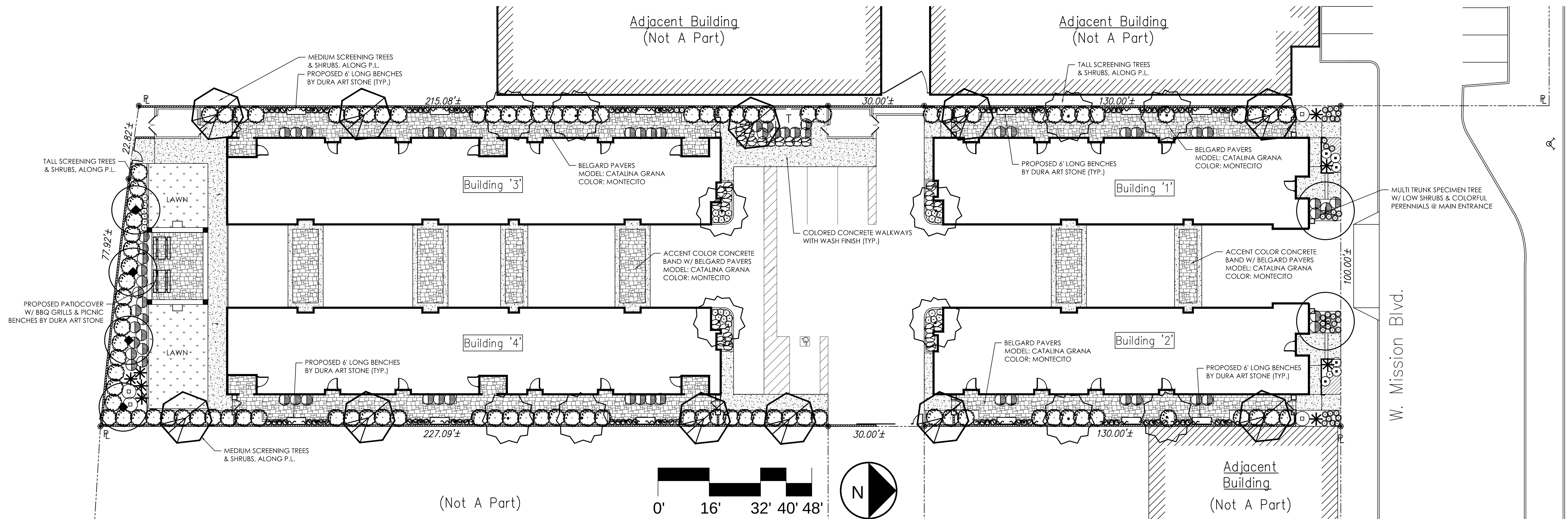
SITTING BENCH



BBQ GRILL

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	COMMENTS
TREES					
+	Arbutus 'Marina'	NCN	24" box	Low	Multi trunk
○	Ginkgo b. 'Goldspire'	Goldspire Ginkgo	24" box	Low	Standard trunk
●	Laegstroemia i. 'Tuscarora'	Crape Myrtle	24" box	Low	Standard trunk
●	Lophostemon confertus	Brisbane box	24" box	Low	Standard trunk
SHRUBS					
*	Agave attenuata	Foxtail Agave	5 gal	Low	
○	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal	Low	
○	Grevillea 'Noelli'	Noellii Silk Oak	5 gal	Low	
○	Ligustrum j. 'Texanum'	Texas Privet	5 gal	Low	
○	Raphiolepis i. 'Ballerina'	Indian Hawthorn	5 gal	Low	
PERENNIALS					
○	Aloe striata	Coral Aloe	5 gal	Low	
○	Dianella revoluta	Flax Lily	1 gal	Low	
○	Salvia chamaedryoides	Germander Sage	1 gal	Low	
GROUNDCOVERS					
■	Lantana m. 'White Ligh.'	White Trailing Lantana	1 gal	Low	
■	Festuca arundinacea	Tall Fescue spp.	Sod	High	Marathon II or equal



REVISIONS	BY
05-10-2019	

PHIL MAY LANDSCAPE ARCHITECT

1937 West 9th Street
Upland, CA 91786

Phone: 909 373 1959
Fax: 909 373 1958

pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
Phil May
909 373 1959
MAY 10 2019
DATE
STATE OF CALIFORNIA

PRELIMINARY
LANDSCAPE PLAN

POMONA MISSION 71
1626-1630 W. MISSION BLVD
POMONA, CA 91766

DRAWN	R.S.
CHECKED	P.M.
DATE	05-10-2019
SCALE	1/16"=1'-0"
SHEET NO.	18093
SHEET	

L-2

OF 3 SHEETS

TREES



Lophostemon confertus



Arbutus 'Marina'



Arbutus 'Marina'



Ginkgo Goldspire

SHRUBS



Agave attenuata



Callistemon 'Little John'



Raphiolepis i. 'Ballerina'



Grevillea 'Noellii'



Ligustrum j. 'Texanum'

PERENNIALS



Dianella revoluta



Aloe striata



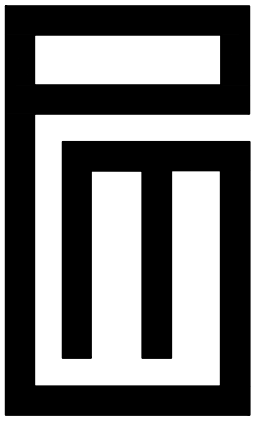
Salvia chamaedryoides

GROUND COVER



Lantana m. 'White Lightning'

REVISIONS	BY
12-05-018	



**PHIL MAY
LANDSCAPE
ARCHITECT**

1937 West 9th Street
Upland, CA 91786

Phone: 909 373 1959
Fax: 909 373 1958

pmay@philmaydesign.com
www.philmaydesign.com



PLANT MATERIAL
PHOTOS

POMONA MISSION 71
1626-1630 W. MISSION BLVD
POMONA, CA 91766

DRAWN
R.S.

CHECKED
P.M.

DATE
10-10-18

SCALE
N.T.S

JOB NO.
18093

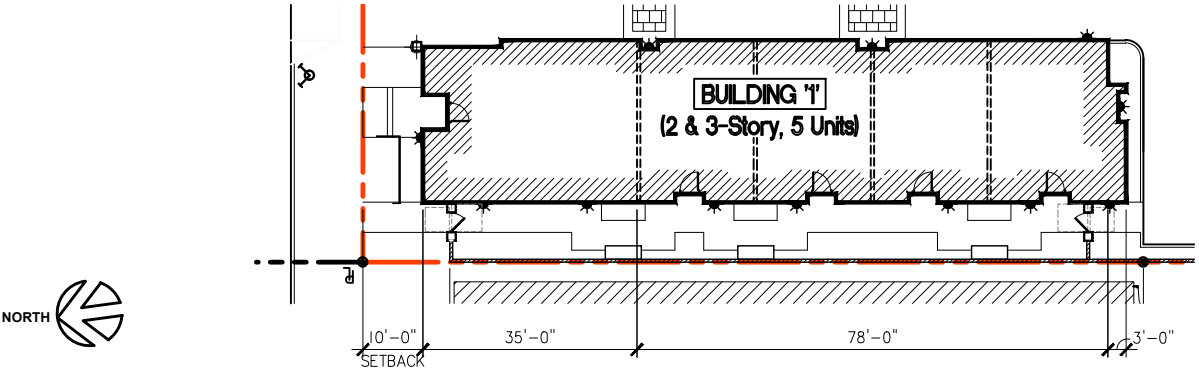
SHEET

L-3

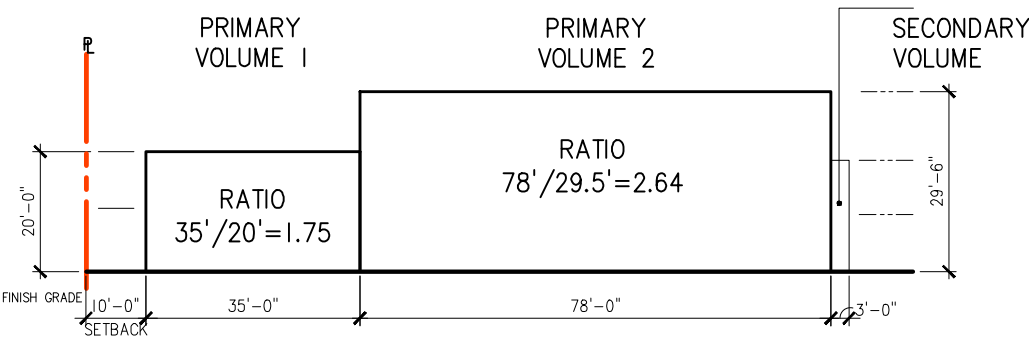
OF 3 SHEETS

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECT. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY DISCREPANCIES FROM THE DRAWINGS AND CONDITIONS SHOWN ON THE DRAWINGS. © COPYRIGHTED ©

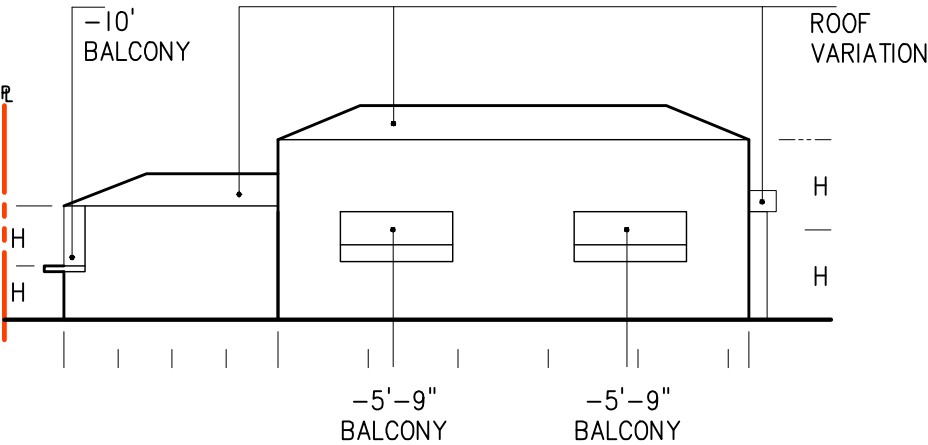
I. BUILDING I PLAN



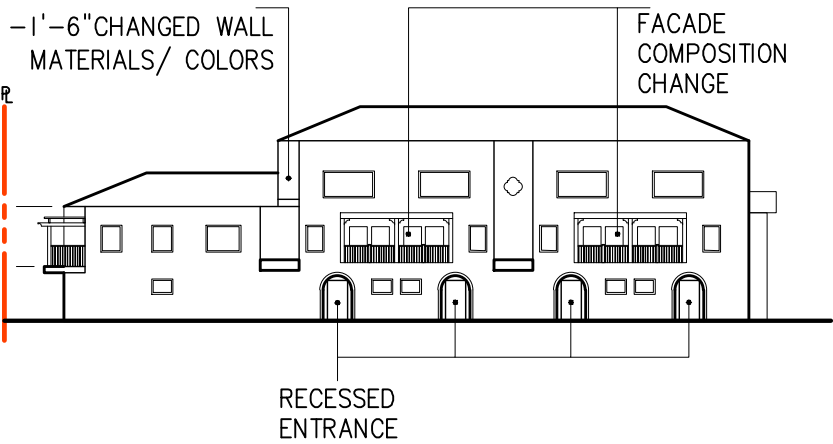
2. PRIMARY VOLUMES



3. INTRODUCING ROOF



4. INTRODUCE PORCHES AND OTHER SUB VOLUMES



Design Intent For Facade Compliance

I. BUILDING MASSING ELEMENTS:

a) PRIMARY VOLUME 1 (HEIGHT SET AT 20'-0")
- MEASURED FROM FINISHED GRADE TO ROOF EAVE

HEIGHT = 20'-0"
3L : 2H = (20/2) X 3 = 30'
5L : 2H = (20/2) X 5 = 50'

ALLOWABLE FACADE LENGTH IS BETWEEN: 30' - 50'

- PROPOSED 35' PRIMARY FACADE LENGTH
- PROVIDED 1'-6" DEPTH OF A MAJOR FACADE OFFSET
(MIN. 5% OF 27' LENGTH = 1.35' DEPTH OF A MAJOR FACADE OFFSET)

b) PRIMARY VOLUME 2 (HEIGHT SET AT 29'-6")
- MEASURED FROM FINISHED GRADE TO ROOF EAVE

HEIGHT = 29'-6"
3L : 2H = (29.5/2) X 3 = 44.25'
5L : 2H = (29.5/2) X 5 = 73.75'

ALLOWABLE FACADE LENGTH IS BETWEEN: 44.25' - 73.75'

- PROPOSED 78' PRIMARY FACADE LENGTH
- PROVIDED 1'-6" DEPTH OF A MAJOR FACADE OFFSET



SHEET TITLE:
FACADE MASSING CALCULATIONS DIAGRAM

PROJECT:
POMONA MISSION 71 CONDO
DEVELOPMENT

JOB NO.: 050118
SHT. NO.: APPX. A
DATE: REVISED 5/20/2019

CLIENT: GOLDEN TICKET MISSION 71, LLC.

ADDRESS: 1626, 1630 W MISSION BLVD., & APN: 8349-003-057, POMONA, CA 91766

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

KU & ASSOCIATES, INC. ARCHITECTS

LEGEND & ABBREVIATION:

DS	DOWNSPOUT
F.L.	FLOWLINE
F.F.	FINISHED FLOOR
T.C.B.	TOP OF CATCH BASIN
T.C.	TOP OF CURBS
P.A.	PLANTING AREA
T.G.	TOP OF GRADE
E.G.	EDGE OF GUTTER
W.M.	WATER METER
BM	BENCH MARK
BLDG	BUILDING CORNER
EL-SPOT	SPOT ELEVATION
B.W.	BACK OF SIDEWALK
INV.	INVERSE ELEVATION
I.V.	IRRIGATION CONTROL VALVE
W.M.	WATER METER
W.V.	WATER VALVE
A.C.	EDGE OF ASPHALT
EDISON	EDISON ELECTRICAL UTILITY
ELEC. B.	ELECTRIC BOX
ELEC. M.	ELECTRIC METER
	FLOW LINE

762	CONTOUR MAJOR
	CONTOUR MINOR
	BOUNDARY LINE
	LANDSCAPE AREA
	CONC. PAVING AREA

LEGAL DESCRIPTION

1630 W. MISSION BLVD.
POMONA, CALIFORNIA

APN 8349-002-048:
LOTS 15 AND 16 OF TRACT NO. 15511, IN THE CITY OF POMONA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 337, PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

1626 W. MISSION BLVD.
POMONA, CALIFORNIA

APN 8349-002-047:
LOTS 13 AND 14 OF TRACT NO. 15511, IN THE CITY OF POMONA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 337, PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

APN 8349-003-057:
LOTS 45, 46, 47 AND 48 OF TRACT NO. 15511, IN THE CITY OF
POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 337, PAGES 1 AND 2 OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

TENTATIVE TRACT MAP NO. 082522

1626/1630 W. MISSION BLVD.

LOTS 13-16 AND 45-48 OF THE TRACT NO. 15511, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 337, PAGES 1 & 2, OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY

FOR CONDOMINIUM PURPOSES

APN: 8349-002-048
8349-002-047
8349-003-057

EASEMENT:

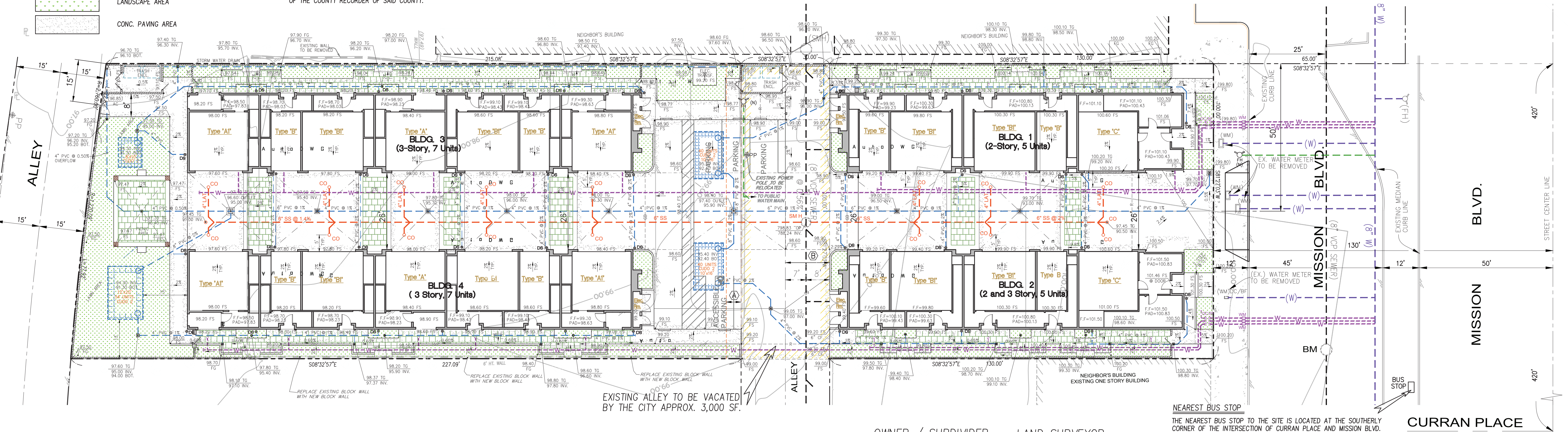
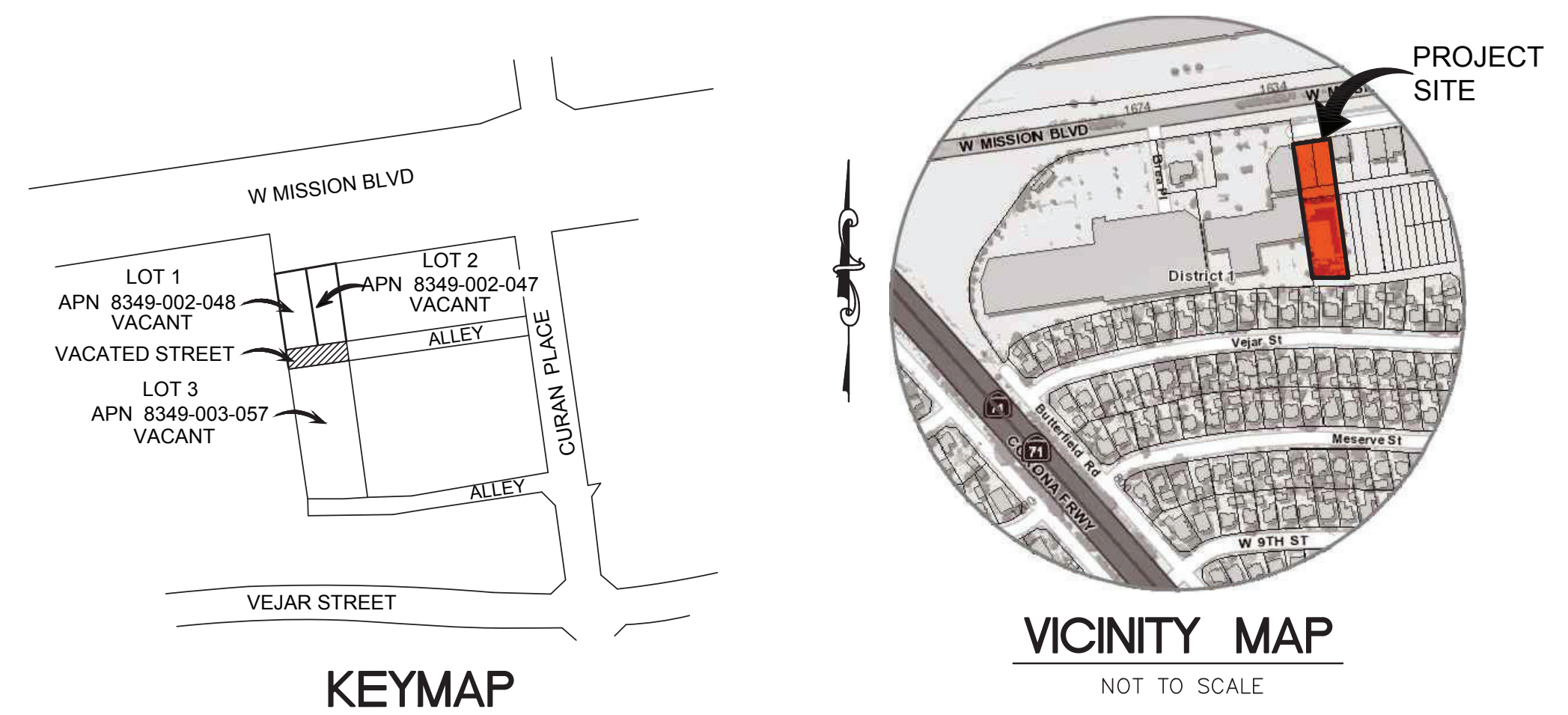
- (A) AN EASEMENT FOR POLE LINES AND CONDUITS
PURPOSES RECORDED IN BOOK 29591, PAGE
145, OF OFFICIAL RECORDS (PLOTTED).
- (B) PROPOSED 15' SEWER EASEMENT

BENCH MARK

THE ELEVATION OF THE SEWER M.H. (AS SHOWN) WAS
USED AS BENCH MARK FOR THIS SURVEY.
ASSUMED ELEVATION=100.00'

BASIS OF BEARING

THE BEARING NORTH 81°27'03" EAST, ON THE CENTERLINE OF
MISSION BOULEVARD AS SHOWN ON TRACT NO. 15511 IN THE CITY
OF POMONA, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN
M.B. 377, PAGE 1-2, OF MAPS IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.



PARKING COMPUTATION

TYPE	FEATURES	# OF UNIT	REQUIRED	PROVIDED
A	2 BEDS/2.5 BATHS	2	2 PER UNIT	4
A1	2 BEDS/2.5 BATHS	4	2 PER UNIT	8
B	1 BED & DEN/ 1.5 BATH	16	1.5 PER UNIT	24
B1/B2	1 BED & DEN/ 1.5 BATH			
C	2 BEDS & DEN/ 2 BATHS	2	2 PER UNIT	4
		24	1 PER 4 UNITS (GUEST PARKING)	6

UNIT TYPE AND AREA BREAKDOWN

TYPE	FEATURES	RESIDENTIAL GFA (SQFT)				# OF UNIT
		LIVING AREA	BALCONY	GARAGE	SUB-TOTAL	
A	2 BEDS/2.5 BATHS	1326	80	434	1840	2
A1	2 BEDS/2.5 BATHS	1420	81	434	1935	4
B	1 BED & DEN/ 1.5 BATH	1095	63	234	1392	6
B1	1 BED & DEN/ 1.5 BATH	1102	63	446	1611	8
B2	1 BED & DEN/ 1.5 BATH	1095	63	234	1392	2
C	2 BEDS & DEN/ 2 BATHS	1365	67	447	1879	2
					TOTAL	24

PROJECT DATA

CODES: 2016 CBC, CRC, CPC, CMC, CEC &
2016 CALIFORNIA ENERGY CODE (TITLE 24)

GENERAL PLAN LAND USE: T4-A TYPICAL

ZONING: CSP - CORRIDORS SPECIFIC PLAN (MIDTOWN SEGMENT)

TYPE OF CONSTRUCTION: TYPE V-B

BUILDING OCCUPANCY: R-2

SPRINKLER: YES

EXISTING LAND USE= VACANT

EXISTING SITE AREA: LOT 1: 6493 SQFT
LOT 2: 6376 SQFT
LOT 3: 22,235 SQFT
OVERALL: 35,104 SQFT (0.81± ACRE)

PROPOSED SITE AREA: * INCLUDED ALLEY: 3,000 SQFT
38,104 SQFT

SITE COVERAGE: 13,950 SQFT / 38,104 SQFT = 36.6 %

NUMBER OF STORIES: 2 TO 3 STORIES

BUILDING HEIGHT: BLDG. 1 / BLDG. 2 - 25'-4" to 35'-4"
BLDG. 3 / BLDG. 4 - 35'-4"

TOTAL BUILDING AREA: BLDG. 1 - 7,962 SQFT
BLDG. 2 - 7,962 SQFT
BLDG. 3 - 11,774 SQFT
BLDG. 4 - 11,774 SQFT
TOTAL: 39,471 SQFT

TOTAL LANDSCAPE AREA: 3,548 SQFT

*GENERAL NOTES: ALL SETBACK AREA MUST BE LANDSCAPED IN
ACCORDANCE WITH SECTION 2.6.6 - SETBACK AREA LANDSCAPING TYPES.

TOTAL PUBLIC OPEN SPACE: 7,582 SQFT

OWNER / SUBDIVIDER

GOLDEN TICKET MISSION 71, LLC
1257 DRIFTWOOD PLACE
BREA, CA 92821
PHONE: 949-864-6514

ARCHITECT

K U & ASSOCIATES, INC.
650 CAMINO DE GLORIA
WALNUT, CA 91789
PHONE: 909.869-5828

NOTES:

- NO EXCAVATIONS WERE OBSERVED WITHIN THE SUBDIVISION.
- NO PREVIOUS FILLED AREAS WERE MENTIONED IN THE SOLS REPORT.
- THE SUBJECT SITE IS NOT IN A FLOOD HAZARD AREA.
- EXISTING IMPERVIOUS AREA = 25,080 SQ. FT.
- PROPOSED IMPERVIOUS AREA = 21,532 SQ. FT.
- SIZE OF COMMON AREA = 24,154 SQ. FT.
- SIZE OF PRIVATE AREA = 13,900 SQ. FT.

LAND SURVEYOR

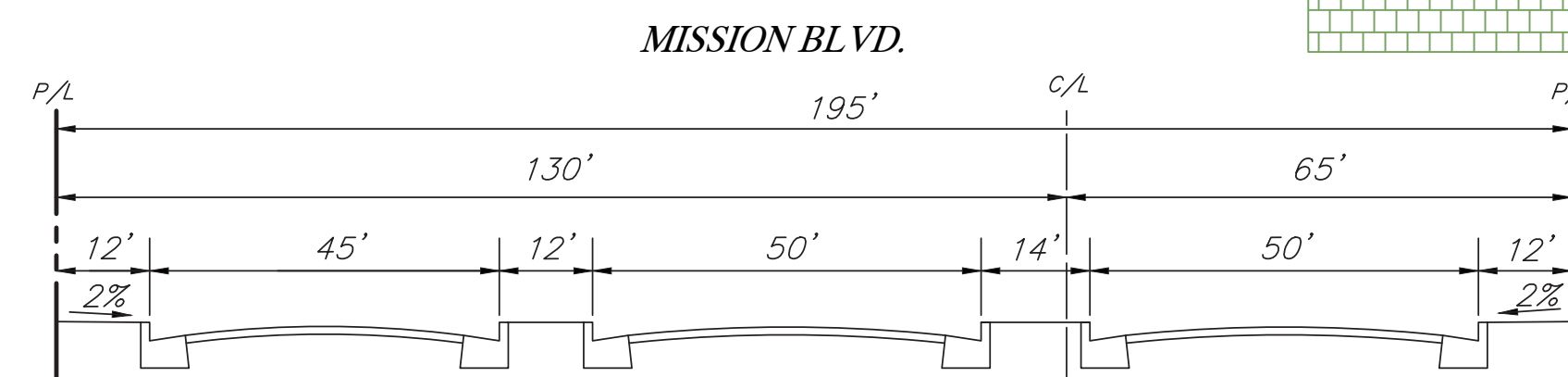
CALCIVIC ENGINEERING, INC.
2160 PARNELL WAY
ALTADENA, CA 91001
PHONE: 626.798.2828
EMAIL: CALCIVICENGINEERING@GMAIL.COM

LANDSCAPE ARCHITECT

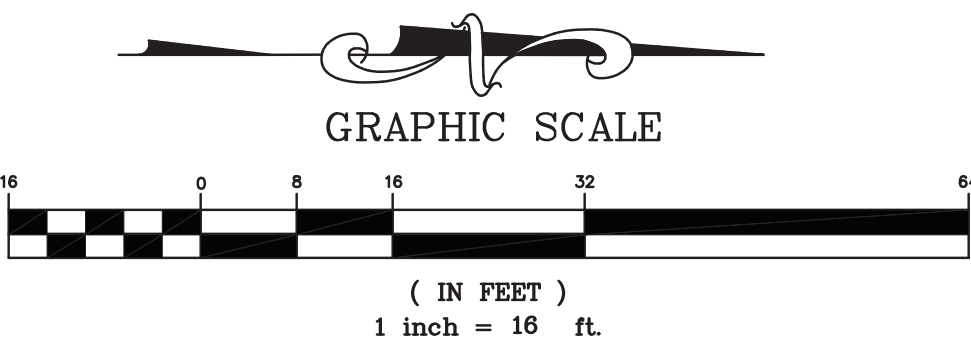
PHIL MAY LANDSCAPE ARCHITECT
1937 WEST NINTH STREET
UPLAND, CA 91786
TEL: (909) 373-1959
FAX: (909) 373-1958

UTILITY LEGEND

(WM)	FIRE HYDRANT WATER SUPPLY LINE
(SMH)	EXISTING WATER LINE (TO BE ABANDONED)
DC/BF	EXISTING SEWER LINE & MH
WM	DETECTOR CHECK BACKFLOW PREVENTION
6" SS	PROPOSED 1-1/2" WATER LINE & METER
6" SS	PROPOSED 6" PVC SEWER
CO	PROPOSED SEWER MANHOLE
CO	PROPOSED SEWER CLEANOUT
LAT	PROPOSED DRAINAGE PIPE
LAT	PROPOSED SEWER LATERAL
CUDO 2	PER BMP
(FH)	PROPOSED CUDO 2 RETENTION BASIN
(FH)	FIRE HYDRANT
R	TRIPPING
R	RIDGE LINE
R	CONCRETE PAVERS



TYPICAL STREET SECTION
NOT TO SCALE



FLOOD ZONE

THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X" (SHADED), BEING DESCRIBED
AS " AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN" PER FLOOD INSURANCE
RATE MAP (FIRM)- COMMUNITY PANEL NUMBER 06037C1725F, DATED SEPTEMBER 26, 2008

NO STORM RUNOFF WILL ENTER THE SUBDIVISION
NO PERVIOUS FILLED AREAS WITHIN THE SUBDIVISION
NO UNDERGROUND EXCAVATIONS WITHIN THE SUBDIVISION
THIS PROJECT WILL COMPLY WITH CITY PARK/LAND DEDICATION RESOLUTION NO. 89-200

REVISION

NO. DATE

CALCIVIC ENGINEERING GROUP
CONSULTING ENGINEERS & LAND SURVEYORS
CIVIL / STRUCTURAL / LAND SURVEYING
2160 PARNELL WAY, ALTADENA, CALIFORNIA 91001
TEL: (626) 798-2828 FAX: (626) 798-6644
E-MAIL: calcivicingengineering@gmail.com



TENTATIVE TRACT MAP NO. 082522

1626 & 1630 W. MISSION BLVD.
POMONA, CALIFORNIA

CHECKED BY I.C.

DRAWN BY K.L.

PLAN SCALE 1" = 16'

DATE 12/05/18

JOB NO. 120518

SHEET NO. 1

OF 1 SHEETS