

SAN ANTONIO ST

## SITE PLAN

LOT SIZE 24,039 & 22,472 S.F.  
= 46,511 S.F.  
TOTAL = 1.07 ACRE  
NUMBERS OF UNITS:  
MAXIMUM ALLOWABLE UNITS : 15 UNITS / ACRE  
= 1.07 X 15 = 16 UNITS  
TOTAL NUMBER OF PROVIDED UNITS = 14 UNITS  
FOOT PRINT  
BLDGs = (3,503 + 4,116 + 2,308 + 3,425 + 3,425)  
= 16,777 S.F.

LOT COVERAGE:  
16,777 S.F. / 46,511 = 36 %

UNIT MIX:  
10 UNITS 3 BDRMS & LOFT + 2.5 BATH -2 CAR GARAGE  
4 UNITS 4 BDRMS + 2.5 BATH -2 CAR GARAGE

### REQUIRED OPEN SPACE

PRIVATE OPEN SPACE : 150 S.F. / UNIT  
COMMON OPEN SPACE :  
BR. 400 S.F. + 100 S.F. FOR EACH ADD. BEDROOM  
10-3 BEDROOMS UNITS = 10X500 = 5,000 S.F.  
4-4 BEDROOMS UNITS = 4X600 = 2,400 S.F.

TOTAL REQUIRED OPEN SPACE:  
5,000 + 2,400 = 7,400 SQ. FT.

### PROVIDED OPEN SPACE

COMMON: AREA (A) = 3,055 S.F.  
(B) = 3,232 S.F.  
(C) = 635 S.F.  
(D) = 605 S.F.  
(E) = 545 S.F.  
(F) = 545 S.F.

TOTAL = 8,620 S.F. OK

PRIVATE : UNITS # 1,2,3 = 260 S.F. EACH  
UNITS # 4,5 = 350 S.F. EACH  
UNIT # 6 = 425 S.F.  
UNITS # 7,8,9,10,11,12,13,14 = 265 S.F. EACH

PRIVATE OPEN SPACE PER UNIT 260 S.F. TO 425 S.F. .OK

### PAVED AREA

TOTAL = 8,035 S.F. DRIVEWAYS  
1,660 S.F. PARKING AREAS  
9,695 / 46,511 = 20.8 %

### TOTAL LANDSCAPING AREA :

1,565+650+2,340+620+7,545 (NORTH) = 12,720 S.F.  
12,720/ 46,511 = 27.3 %

### PARKING REQUIRED:

2 CAR GARAGE PER UNIT  
14 UNITS X 2 = 28  
1 GUEST SPACE / 4 UNITS  
14 UNITS / 4 = 3.5 SPACES

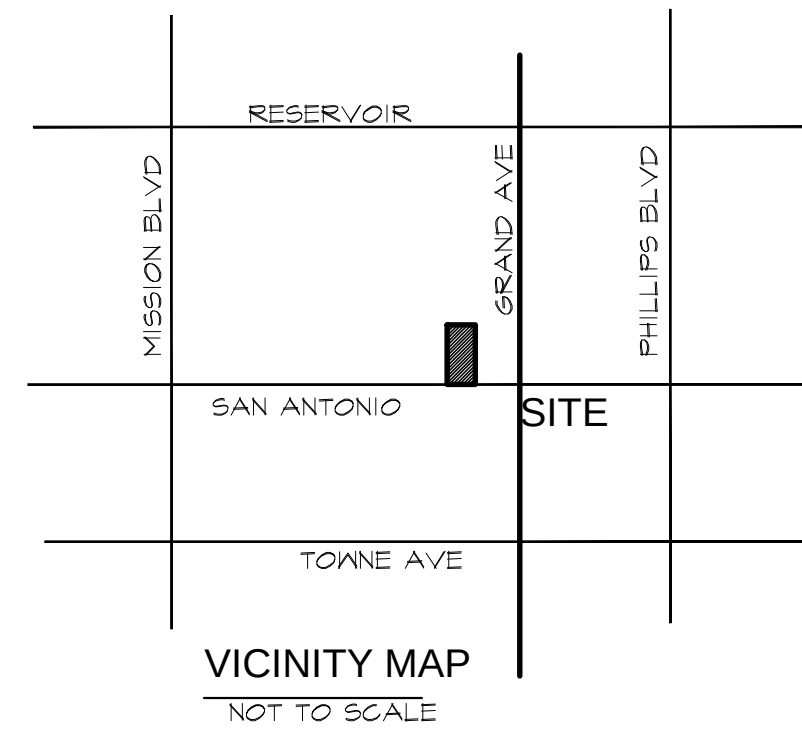
### PARKING PROVIDED:

2 CAR GARAGE / UNIT = 28  
OPEN SPACE GARAGE = 9  
HANDICAPPED GARGAGE = 1

TOTAL REQUIRED  
28+4 = 32 STALLS

TOTAL PROVIDED  
38 STALLS

| UNIT # | # OF BATH | 1st Floor | 2nd floor | LIVING AREA |
|--------|-----------|-----------|-----------|-------------|
| 1      | 2.5       | 683 SF    | 965 SF    | 1,648 SF    |
| 2      |           | 624 SF    | 1008 SF   | 1,632 SF    |
| 3      |           | 665 SF    | 965 SF    | 1,630 SF    |
| 4      |           | 668 SF    | 880 SF    | 1,548 SF    |
| 5      |           | 1030 SF   | 900 SF    | 1,930 SF    |
| 6      |           | 1030 SF   | 900 SF    | 1,930 SF    |
| 7      |           | 664 SF    | 982 SF    | 1,646SF     |
| 8      |           | 678 SF    | 982 SF    | 1,660 SF    |
| 9      |           | 644 SF    | 966 SF    | 1,610 SF    |
| 10     |           | 700 SF    | 1,076 SF  | 1,776 SF    |
| 11     |           | 644 SF    | 966 SF    | 1,610 SF    |
| 12     |           | 644 SF    | 965 SF    | 1,609 SF    |
| 13     |           | 700 SF    | 1,076 SF  | 1,776 SF    |
| 14     |           | 675 SF    | 977 SF    | 1,652 SF    |
| TOTAL: |           |           |           | 23,657 SF   |

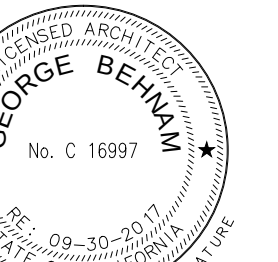


### REVISIONS

DATE

OWNER  
**TORK INC.**  
639 E. VALE ST.  
ONTARIO, CA 91764

PROJECT  
**CASPIAN CONDOS**  
NEW 14 CONDOMINIUMS  
1198 AND 1236  
S. SAN ANTONIO AVE.  
POMONA, CA 91766



PROJECT NO: 140106  
CAD DWG FILE:  
DRAWN BY: E.T.  
CHECKED BY: M.M.  
DRAWING SCALE: NOTED  
DATE: 07-20-17

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DRAWING SCALE: NOTED

DATE: 07-20-17

SHEET TITLE:

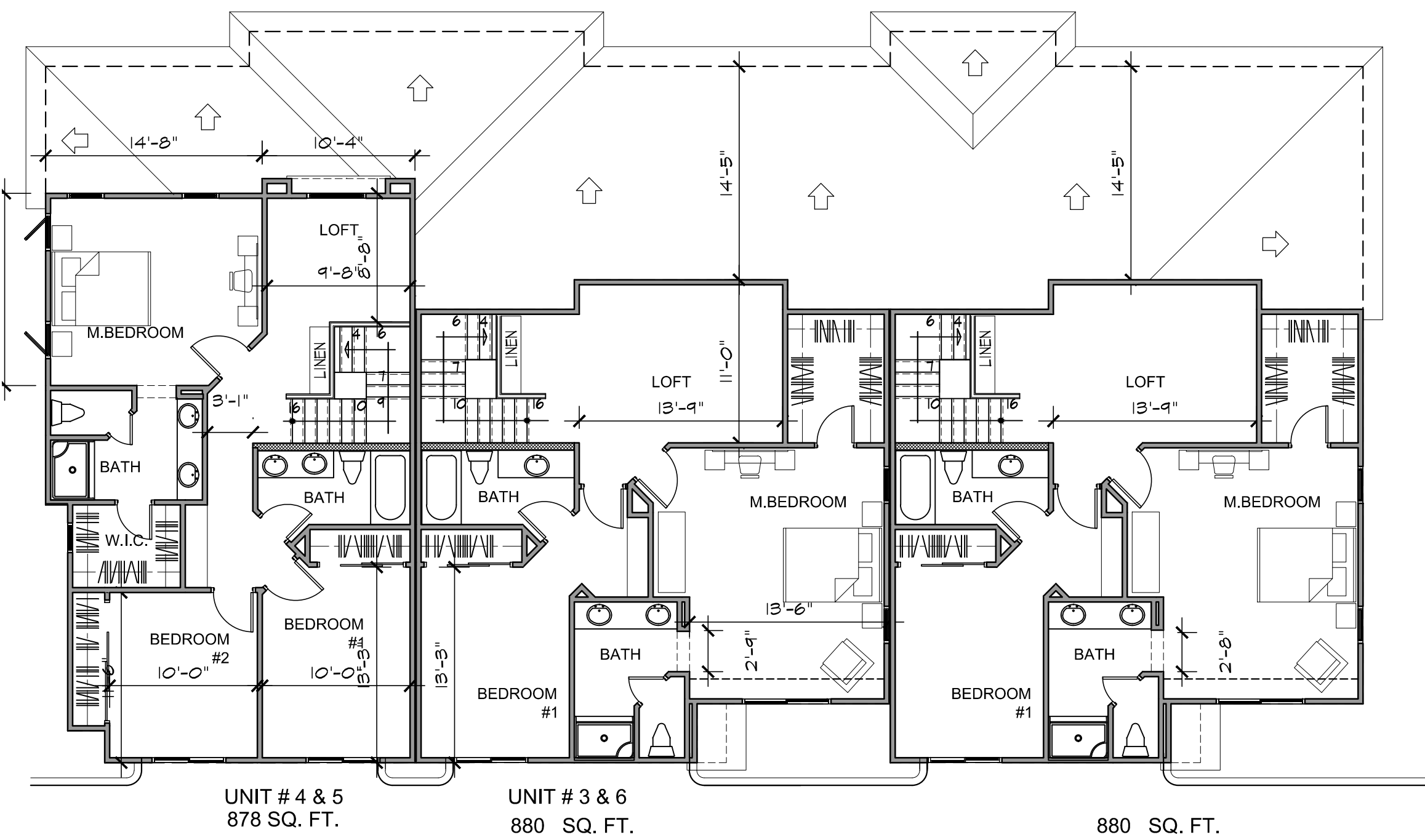
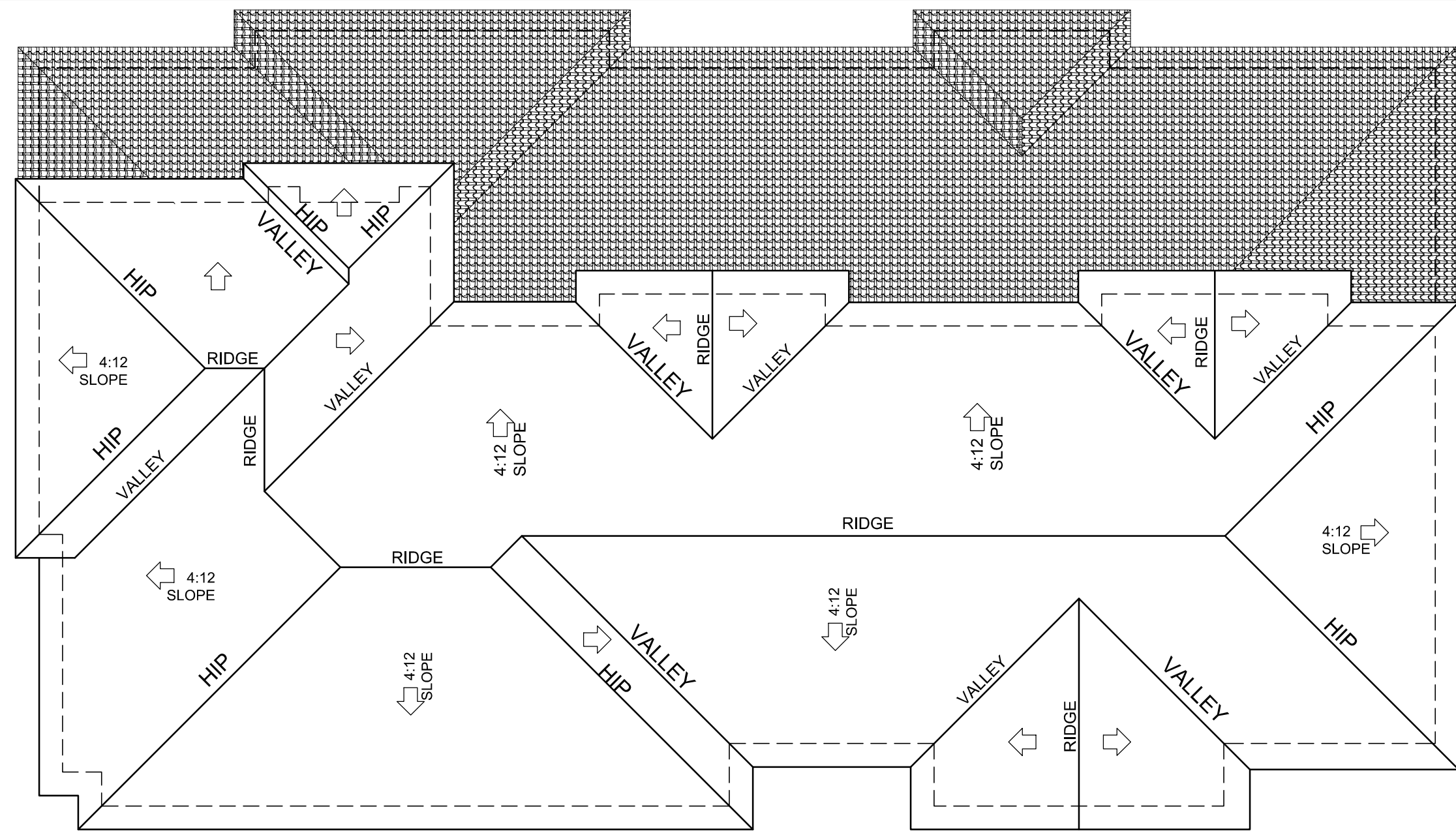
**SITE PLAN  
&  
TABULATIONS**

SHEET  
**SP**  
1 OF 5

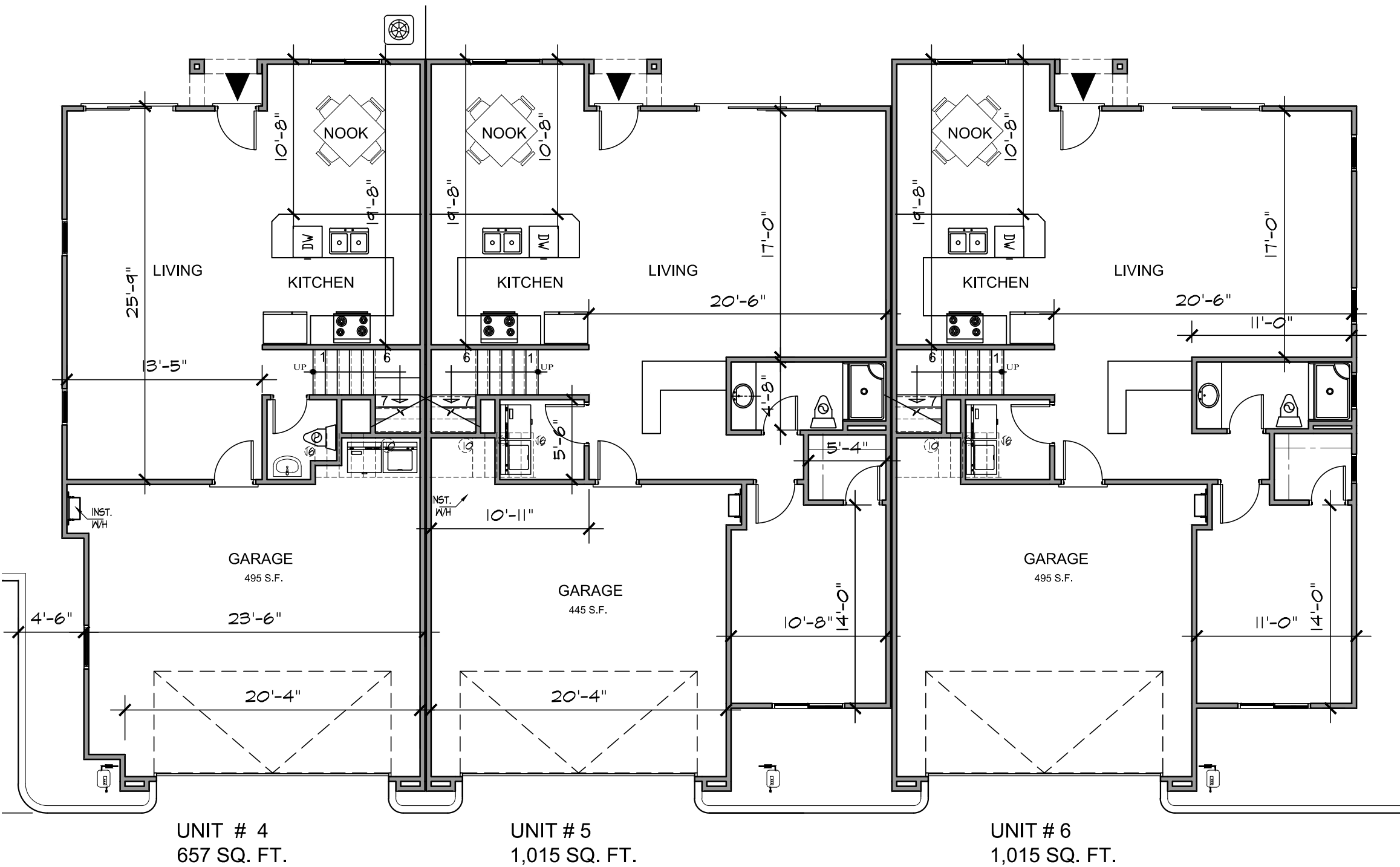








BLDG - 2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BLDG - 2 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



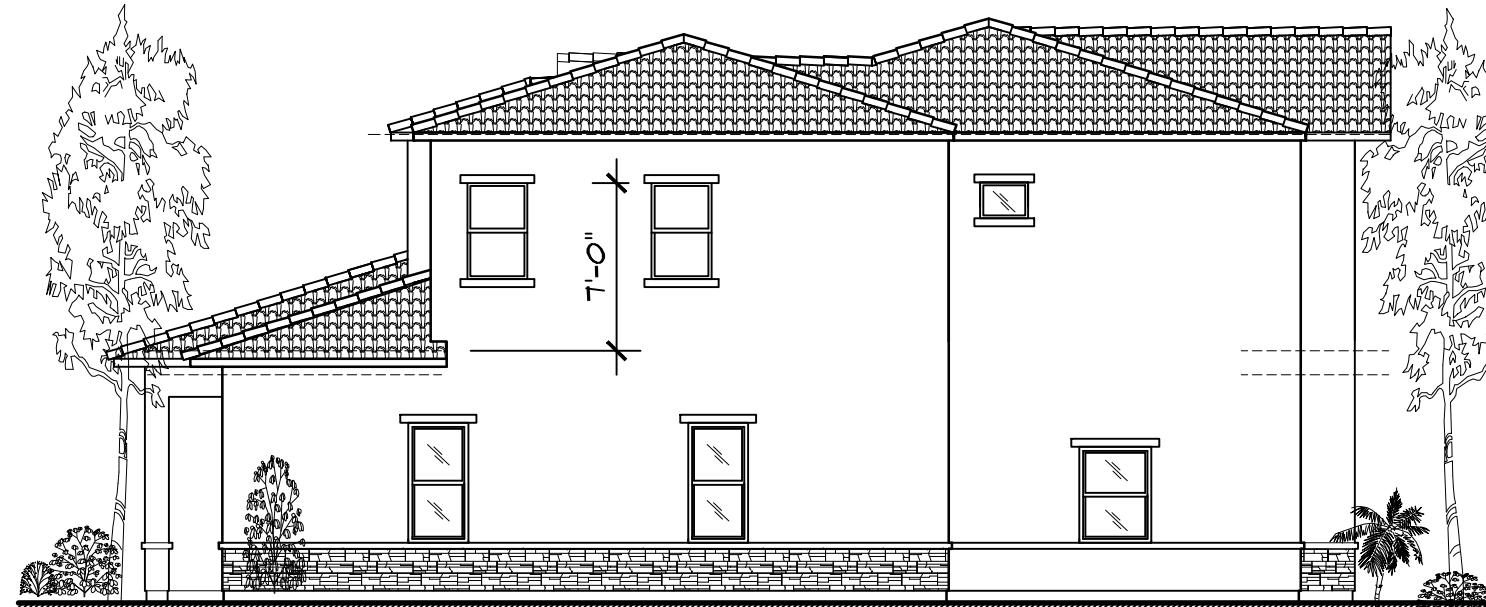
NORTH ELEVATION - BUILDINGS # 2  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - BUILDIN # 2  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - BUILDINGS # 2  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - BUILDINGS # 2  
SCALE: 1/8" = 1'-0"

ELEVATIONS LEGEND

- 1- CONCRETE ROOF TILE BY EAGLE
- 2- STUCCO WINDOW SURROUNDING
- 3- VINYL WINDOWS
- 4- STUCCO SAND FINISH
- 5- SECTIONAL GARAGE DOOR
- 6- LIGHTING FIXTURE
- 7- STUCCO CORBELS OVER FOAM
- 8- CONGO BY DUNN-EDWARDS
- 9- STONE VENEER (BY CORONADO
- 10- MANNERED EDGE BRECKENRIDGE COLOR)
- 11- WINDOWS SHUTTER

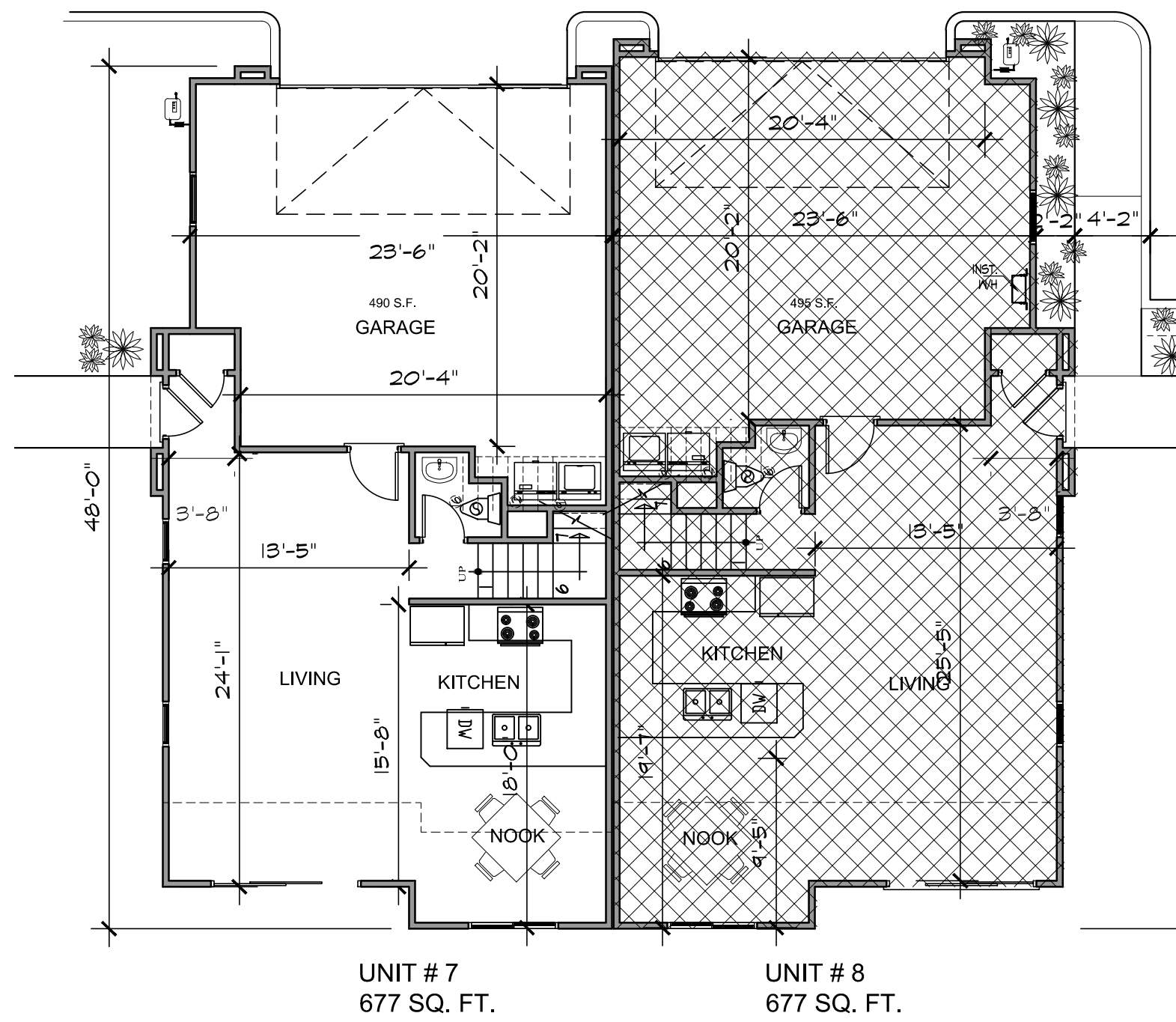
NOTES

- 1- FIRST FLOOR STUCCO OVER WOOD TRIM AROUND WINDOWS AND DOORS
- 2- SECOND FLOOR STUCCO OVER FOAM TRIM AROUND WINDOWS AND DOORS

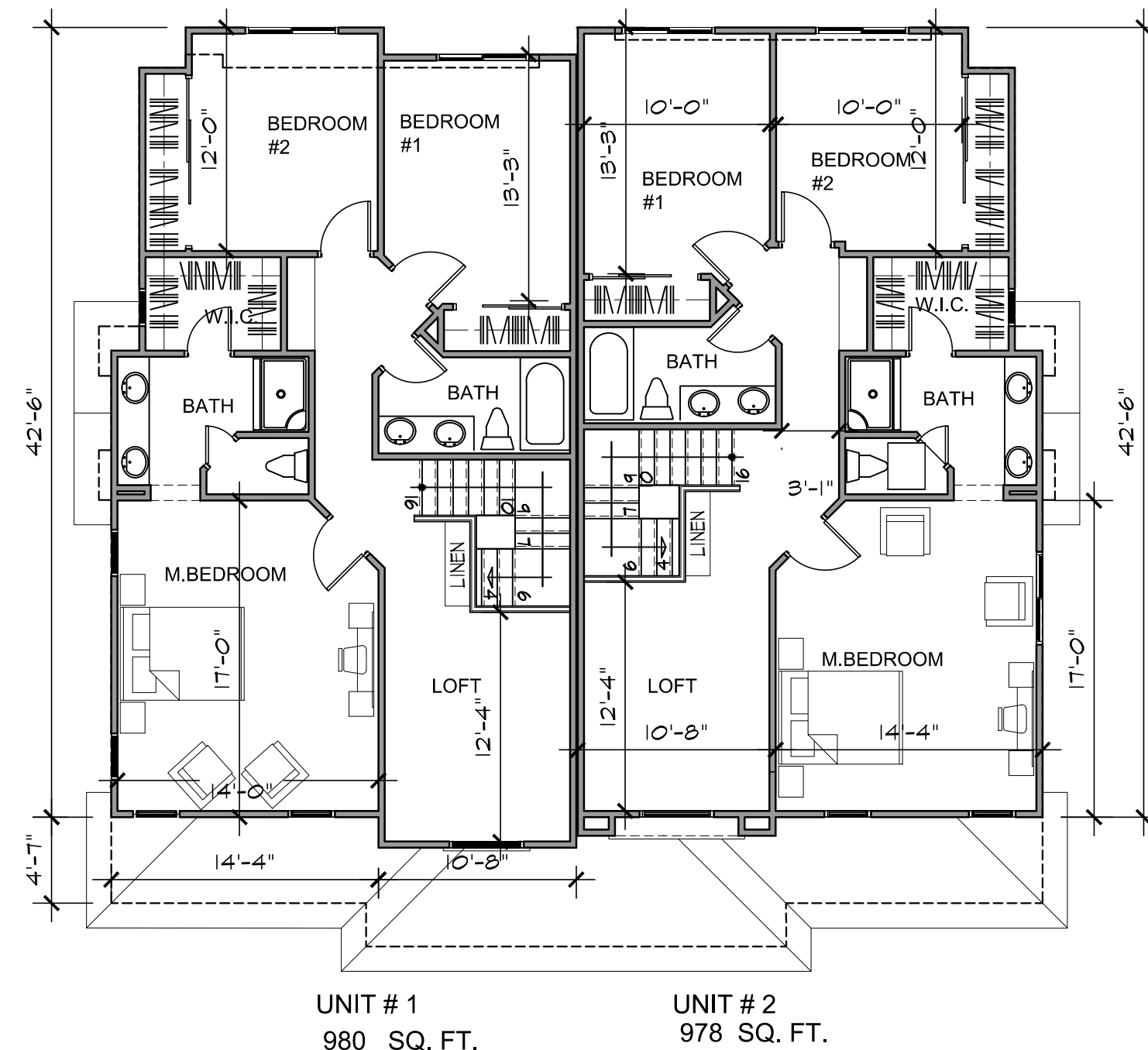
REVISIONS

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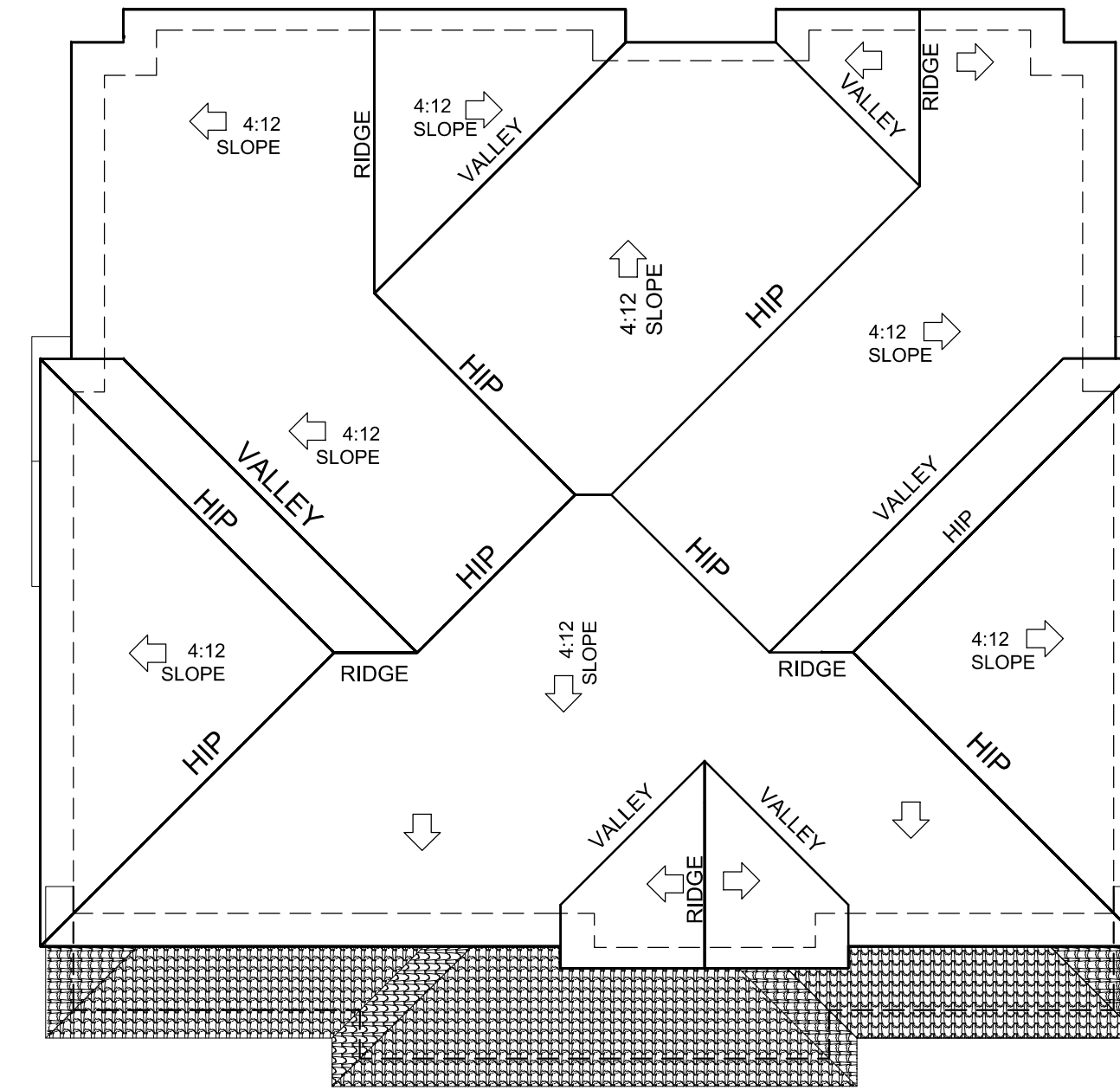




BLDG - 3 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



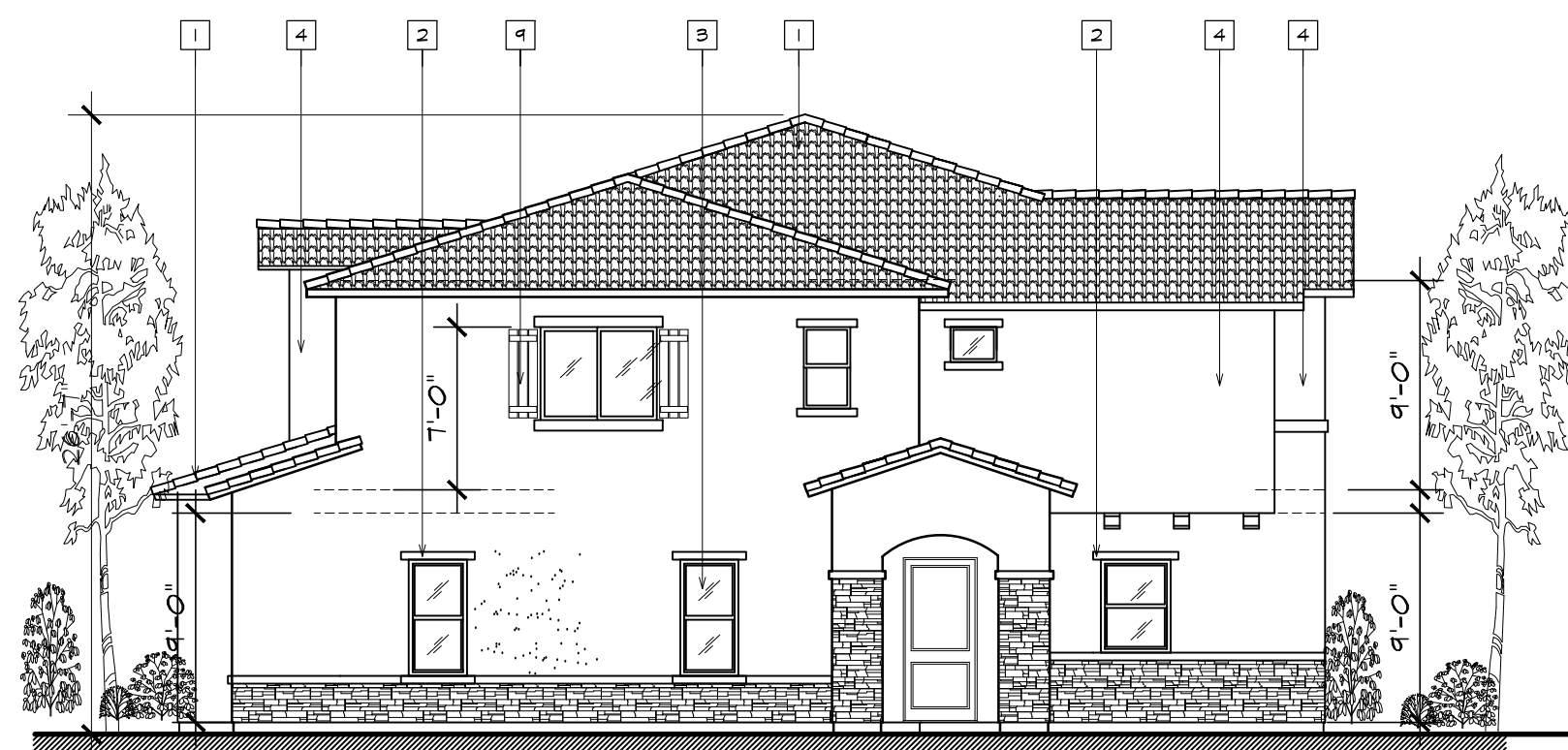
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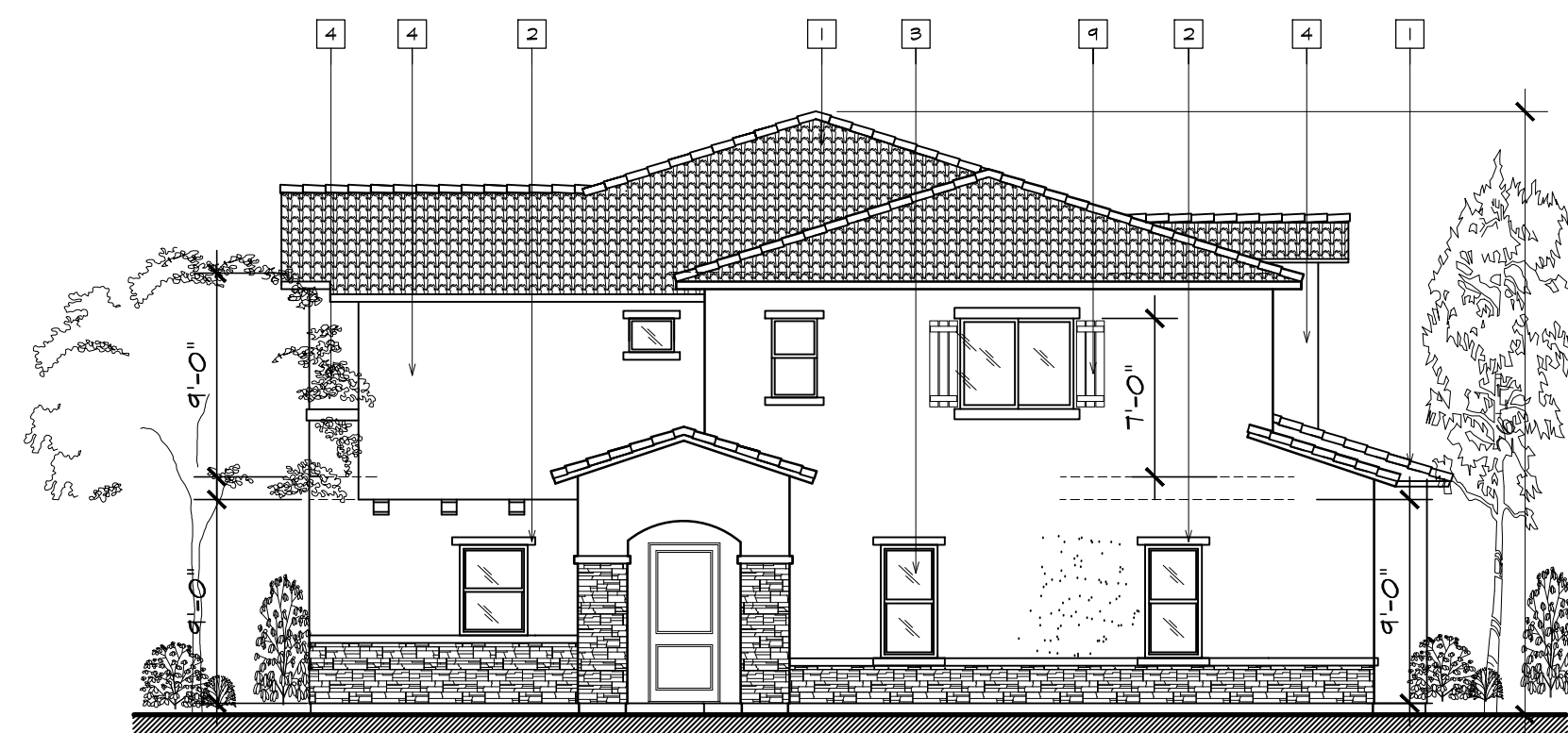
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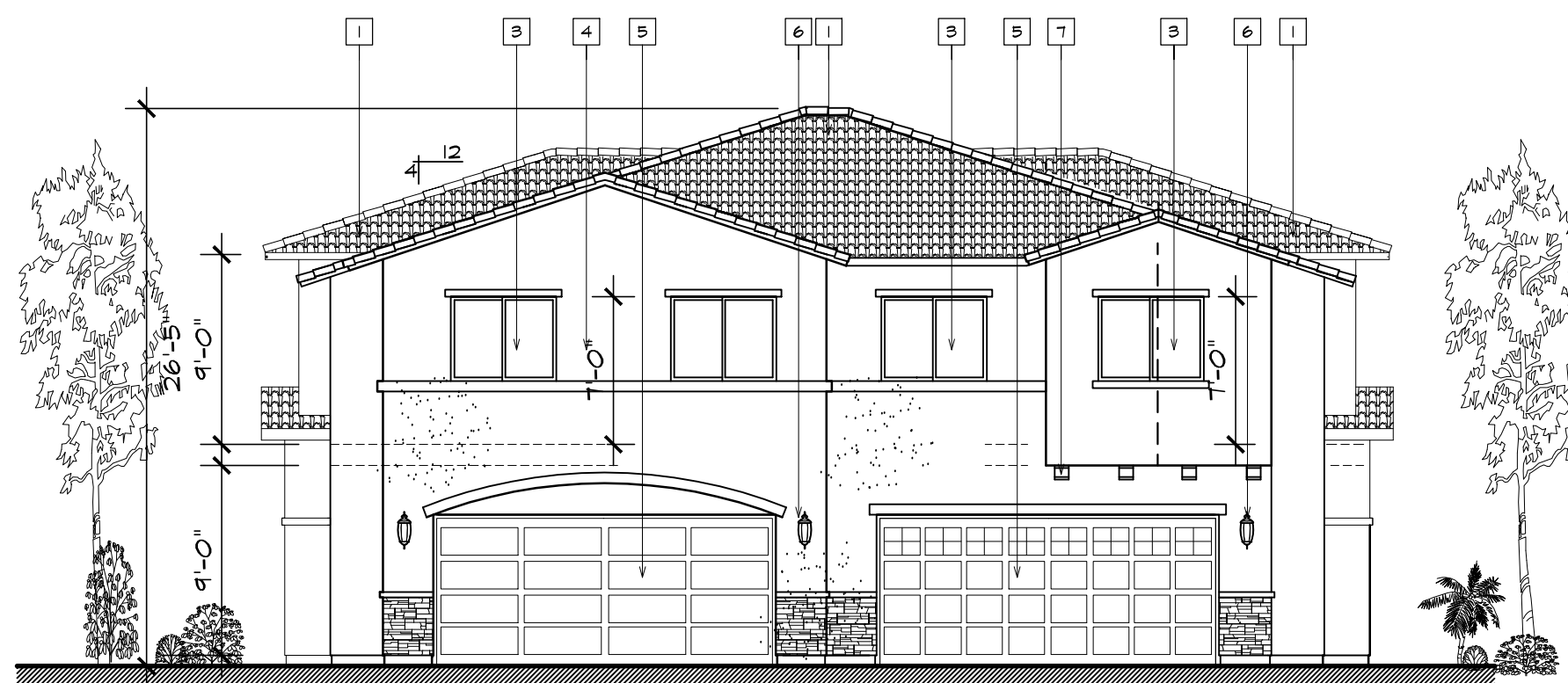
SOUTH ELEVATION - BUILDING #3  
SCALE: 1/8" = 1'-0"



EAST ELEVATION BUILDING #3  
SCALE: 1/8" = 1'-0"



STREET-WEST ELEVATION BUILDING #3  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING #3  
SCALE: 1/8" = 1'-0"

#### NOTES

- 1- FIRST FLOOR STUCCO OVER WOOD TRIM AROUND WINDOWS AND DOORS
- 2- SECOND FLOOR STUCCO OVER FOAM TRIM AROUND WINDOWS AND DOORS

#### ELEVATIONS LEGEND

- 1- CONCRETE ROOF TILE BY EAGLE  
ICC # EBR-1900
- 2- STUCCO WINDOW SURROUNDING
- 3- VINYL WINDOWS
- 4- STUCCO SAND FINISH
- 5- SECTIONAL GARAGE DOOR
- 6- LIGHTING FIXTURE
- 7- STUCCO CORBELS OVER FOAM,  
CONGO BY DUNN-EDWARDS
- 8- STONE VENEER (BY CORONADO  
WATHERED EDGE BRECKENRIDGE COLOR)
- 9- WINDOWS SHUTTER

#### REVISIONS

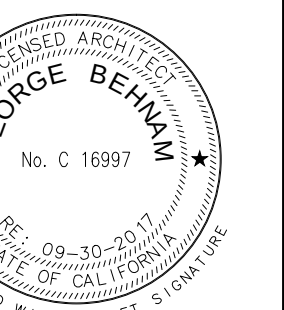
DATE

TORK INC.  
639 E. VALE ST.  
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OWNER

CASPIAN CONDOS  
NEW 14 CONDOMINIUMS  
1198 AND 1236  
S. SAN ANTONIO AVE.  
POMONA, CA 91766

PROJECT



GEORGE BEHNAM  
ARCHITECT  
1150 E. ORANGE AVE. # 109  
PLACENTIA, CA 92669  
(714) 872-2385



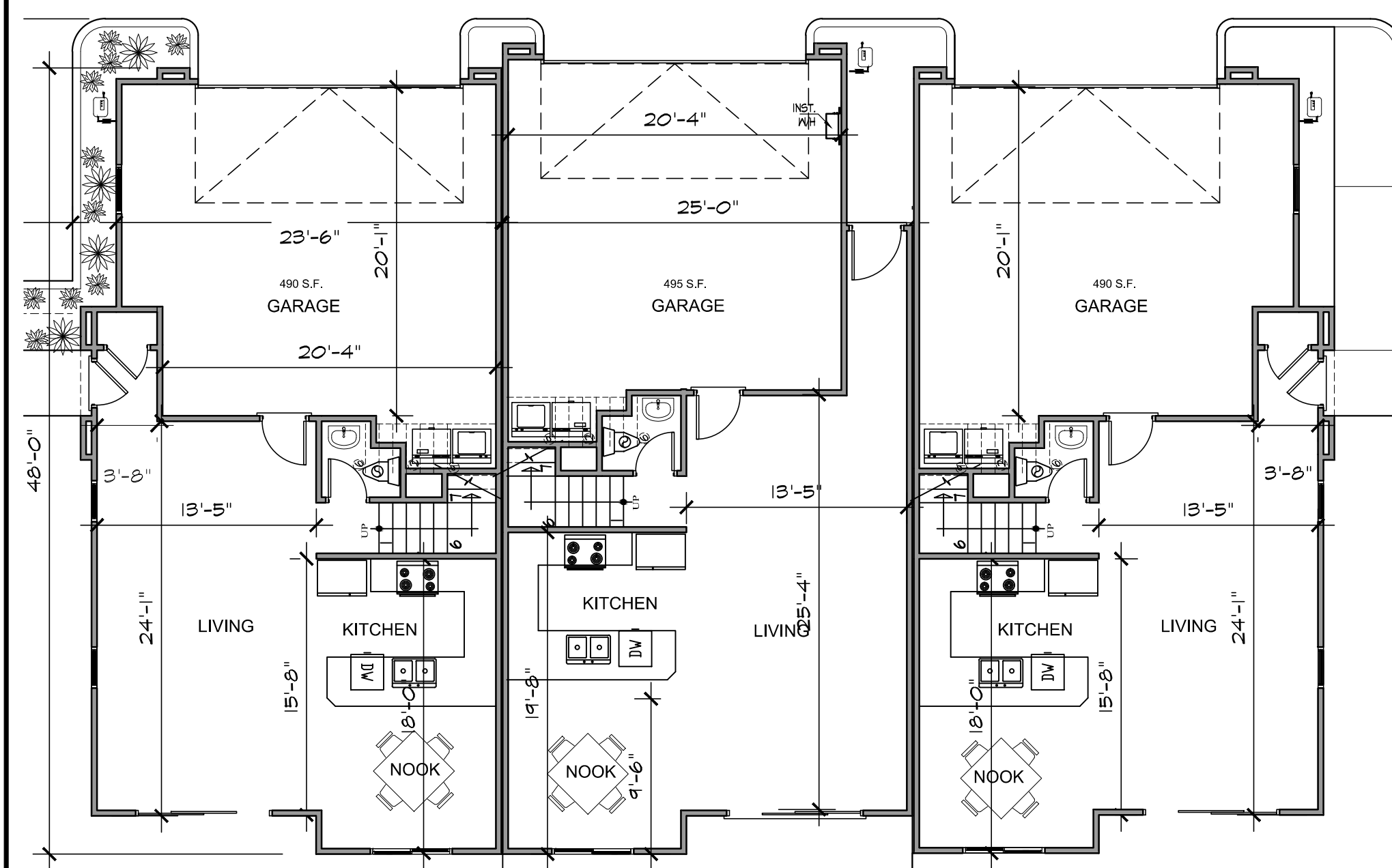
PROJECT NO: 140106  
CAD DWG FILE:  
DRAWN BY: E.T.  
CHECKED BY: M.M.  
DRAWING SCALE: NOTED  
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SHEET TITLE:

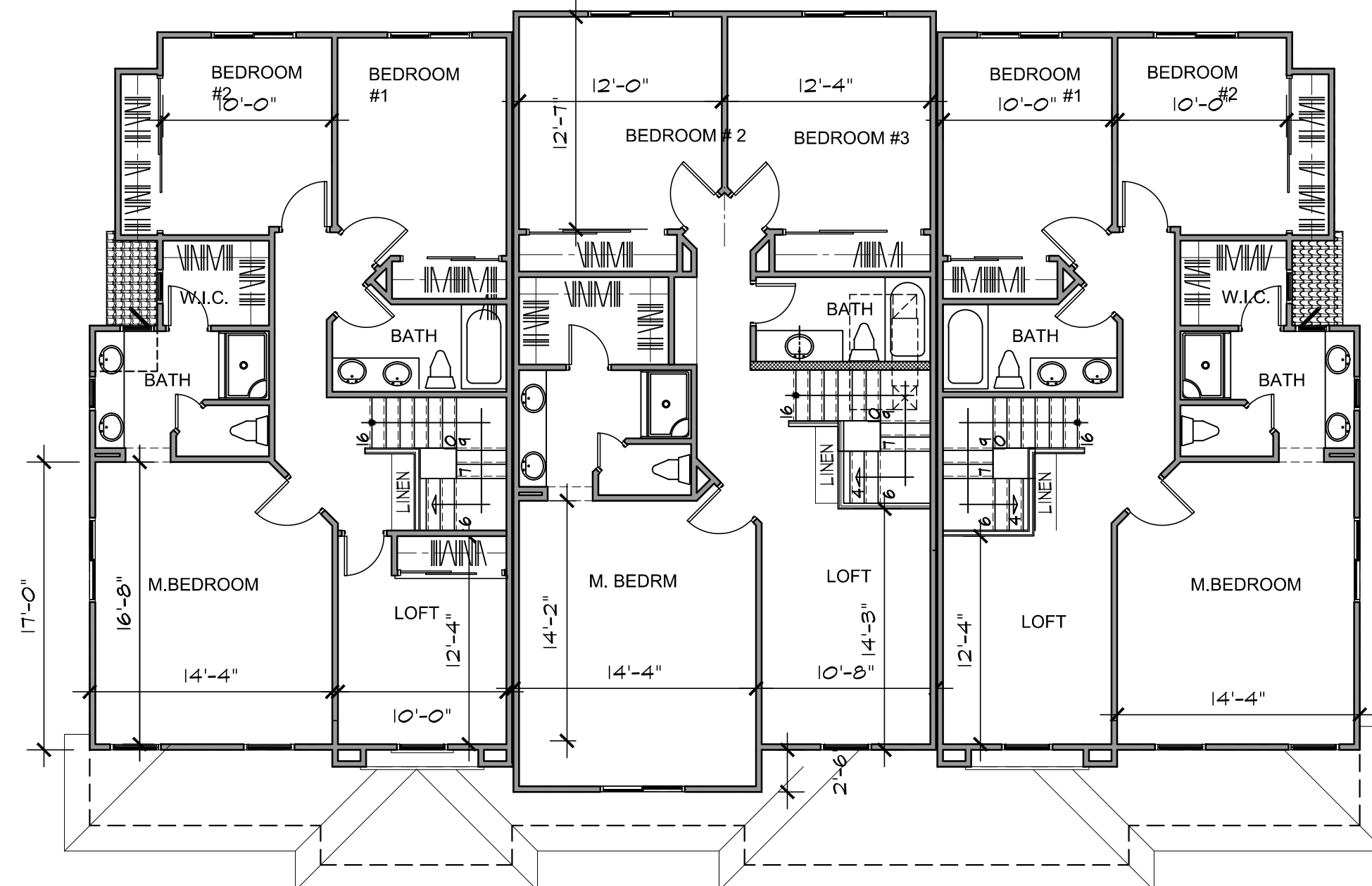
BLDG - 3  
FLOOR PLANS  
&  
ELEVATIONS

SHEET  
A-3  
4 OF 5

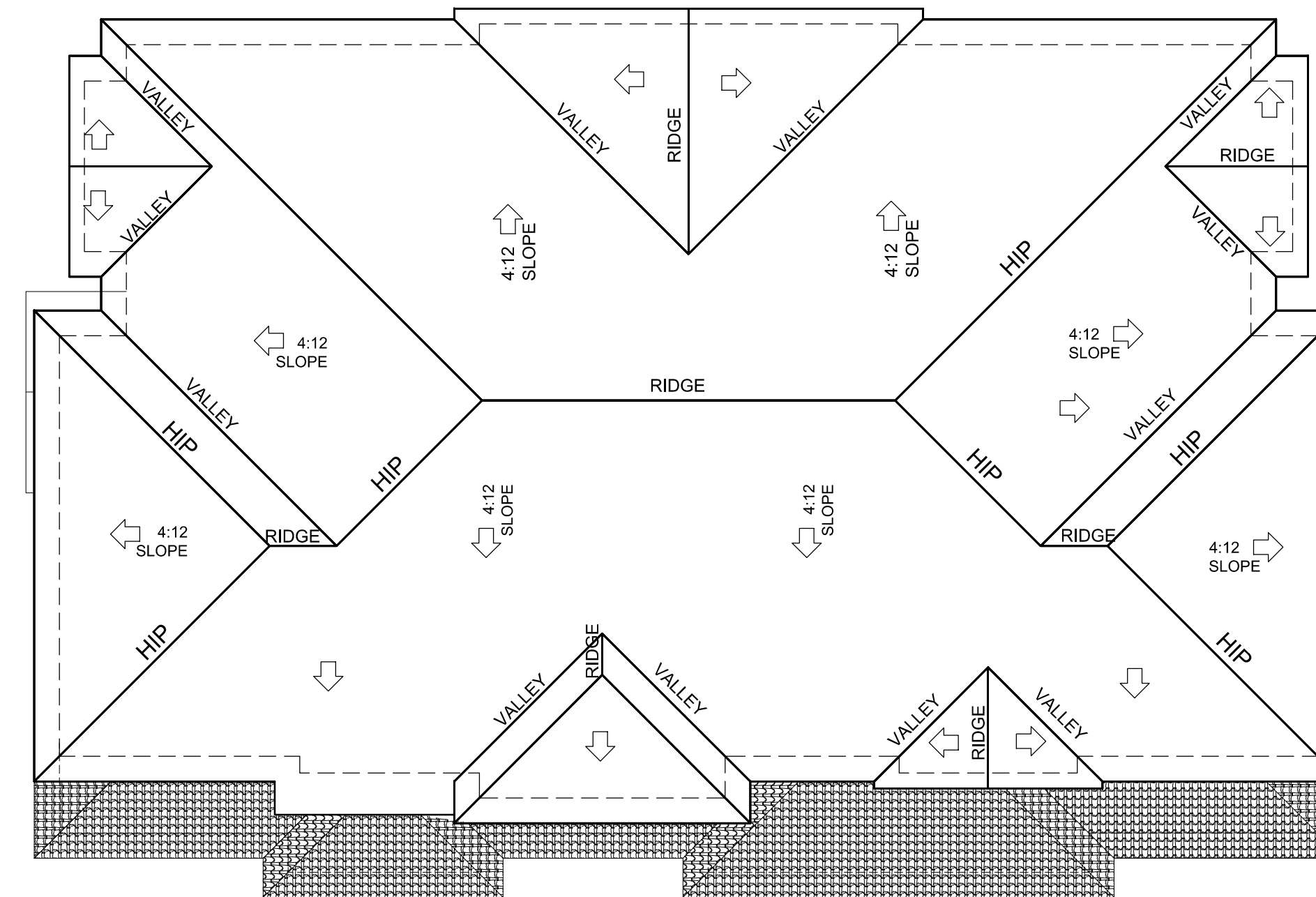




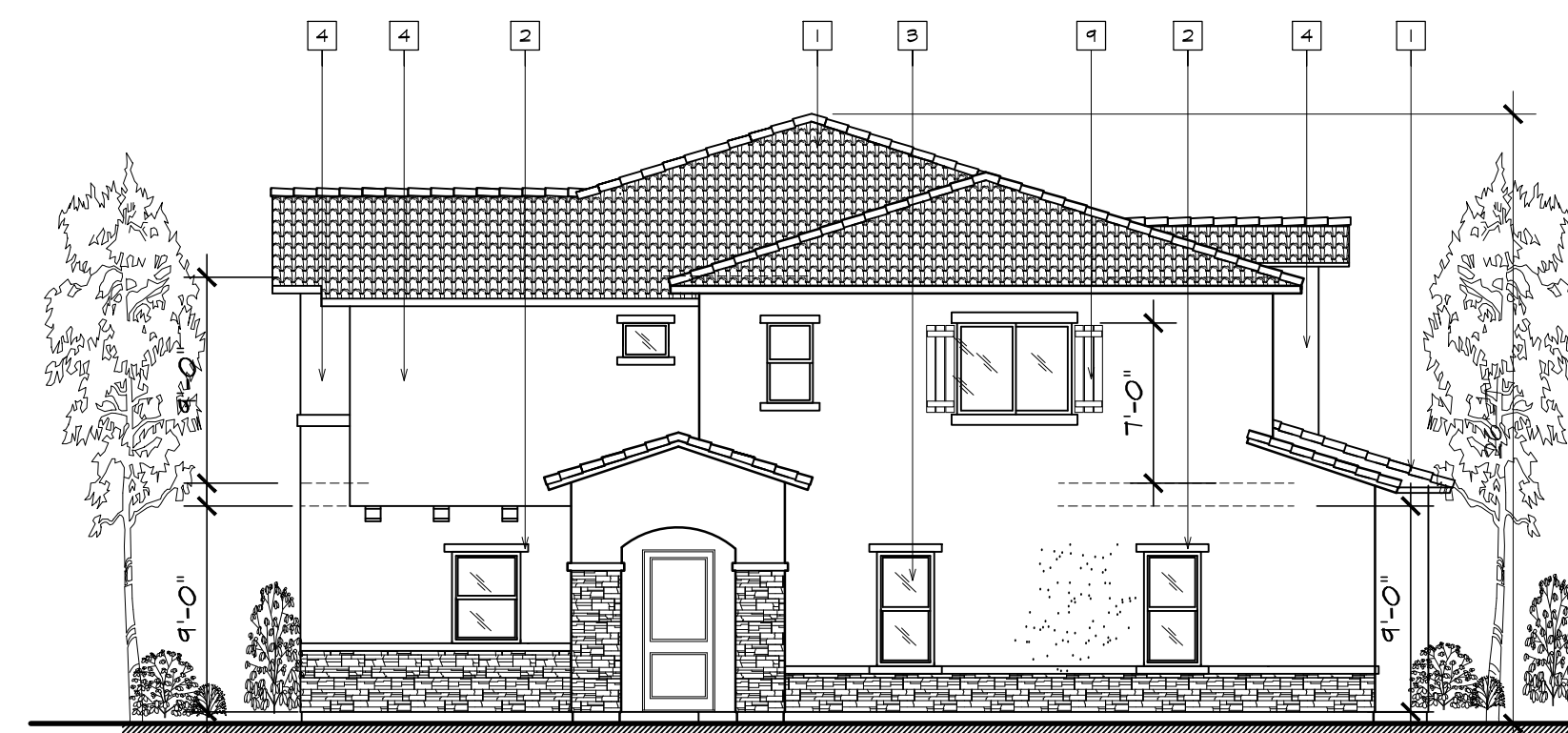
BLDG - 4 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BLDG - 4 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BLDG - 4 ROOF PLAN  
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING #4  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - BUILDING #4  
SCALE: 1/8" = 1'-0"

ELEVATIONS LEGEND

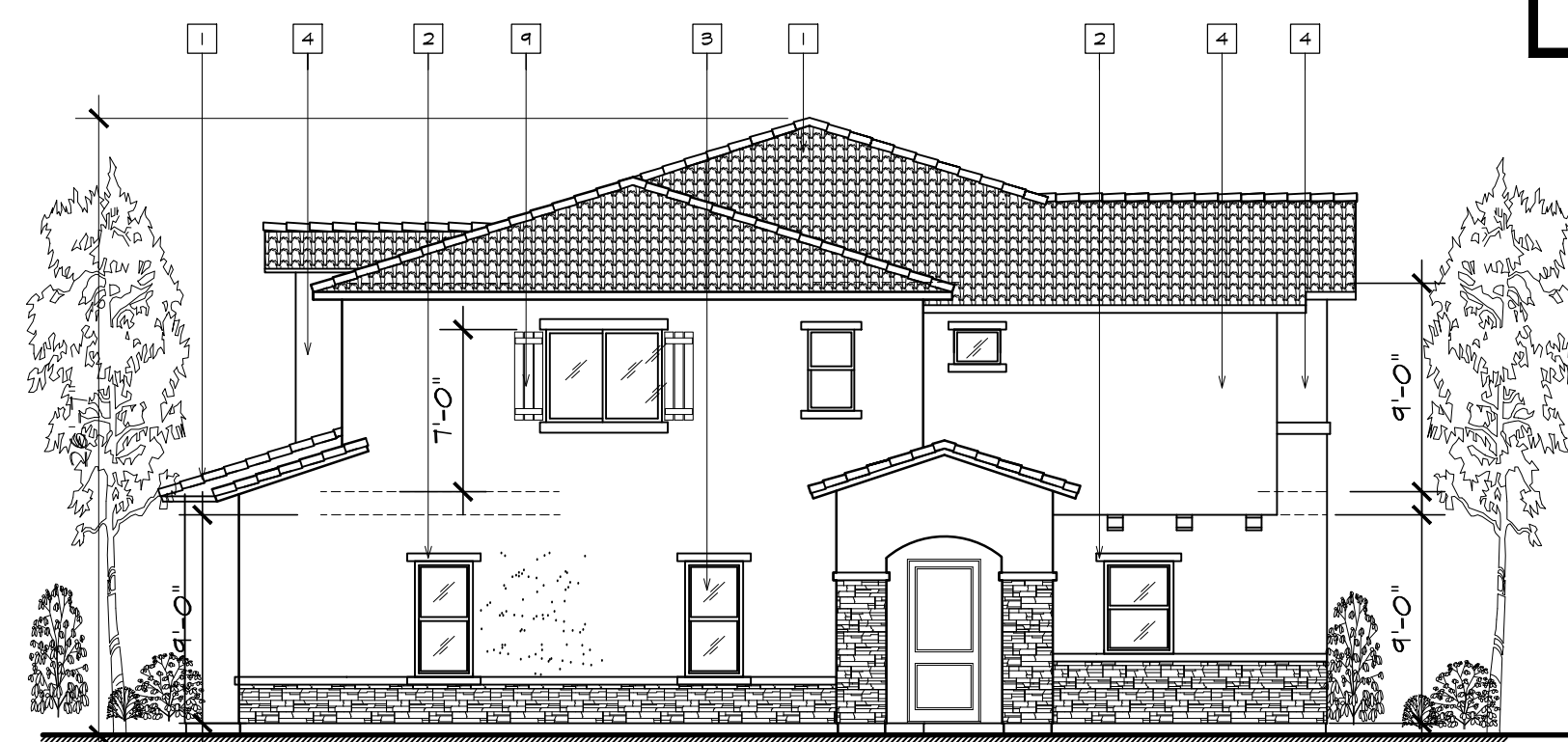
- 1- CONCRETE ROOF TILE BY EAGLE
- 2- STUCCO WINDOW SURROUNDING
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NOTES

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NORTH ELEVATION - BUILDING #4  
SCALE: 1/8" = 1'-0"

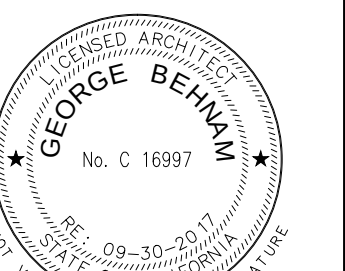


EAST SIDE ELEVATION - BUILDING #4  
SCALE: 1/8" = 1'-0"

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|-----------|--|
| DATE      |  |
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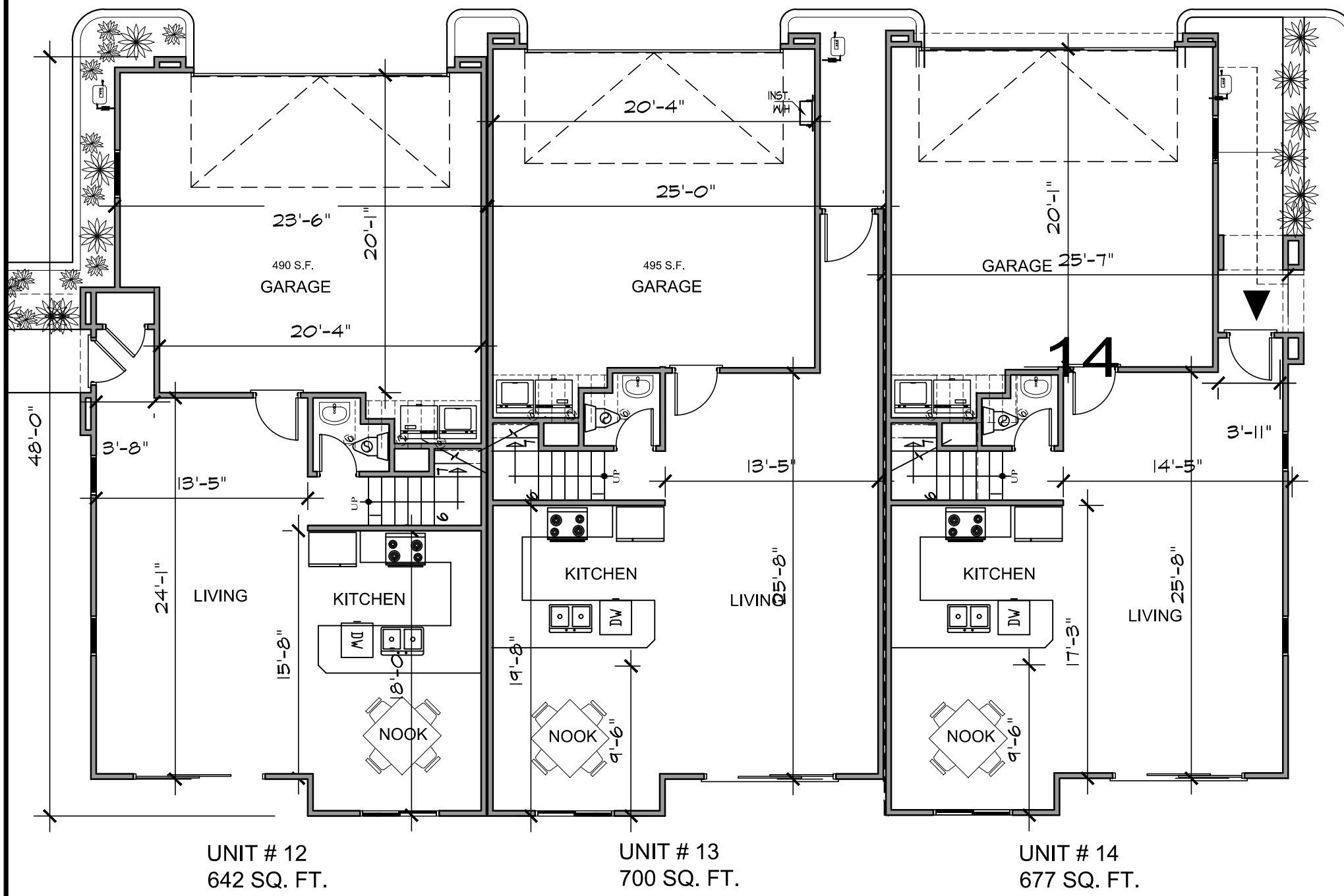


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DRAWING SCALE: NOTED  
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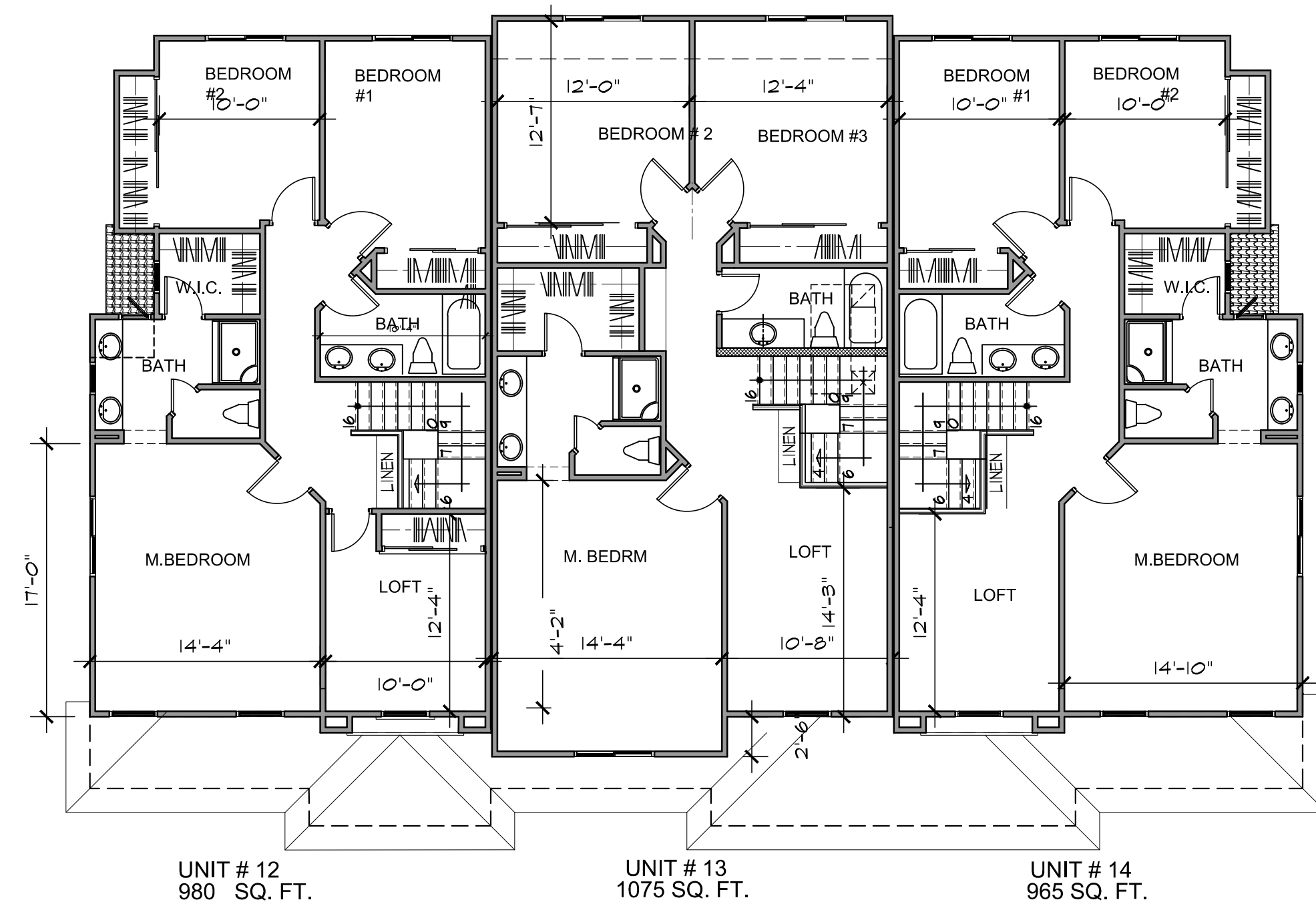
SHEET TITLE:  
**BLDG - 4  
FLOOR PLANS  
&  
ELEVATIONS**

SHEET  
**A-4**  
5 OF 6

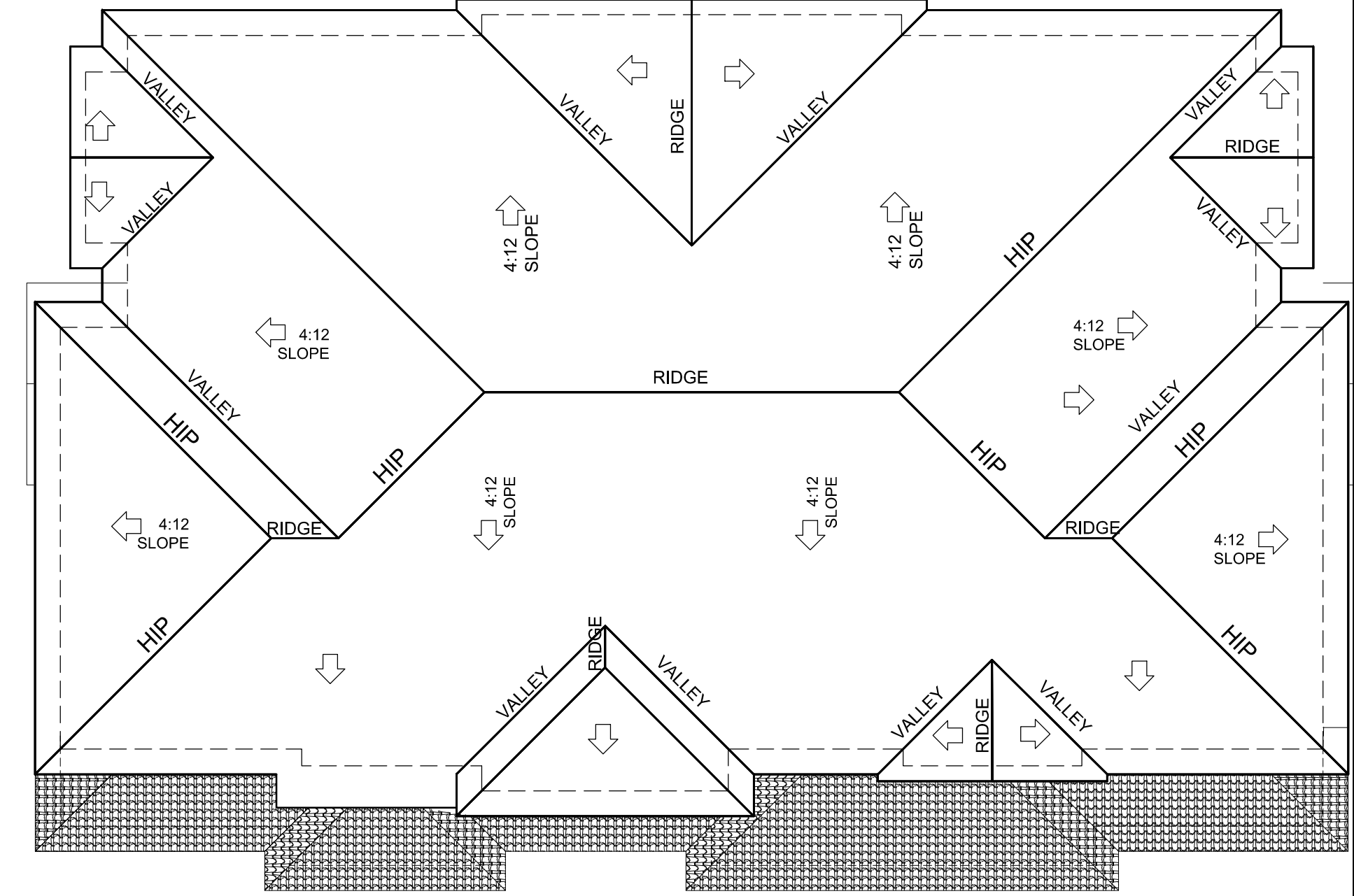




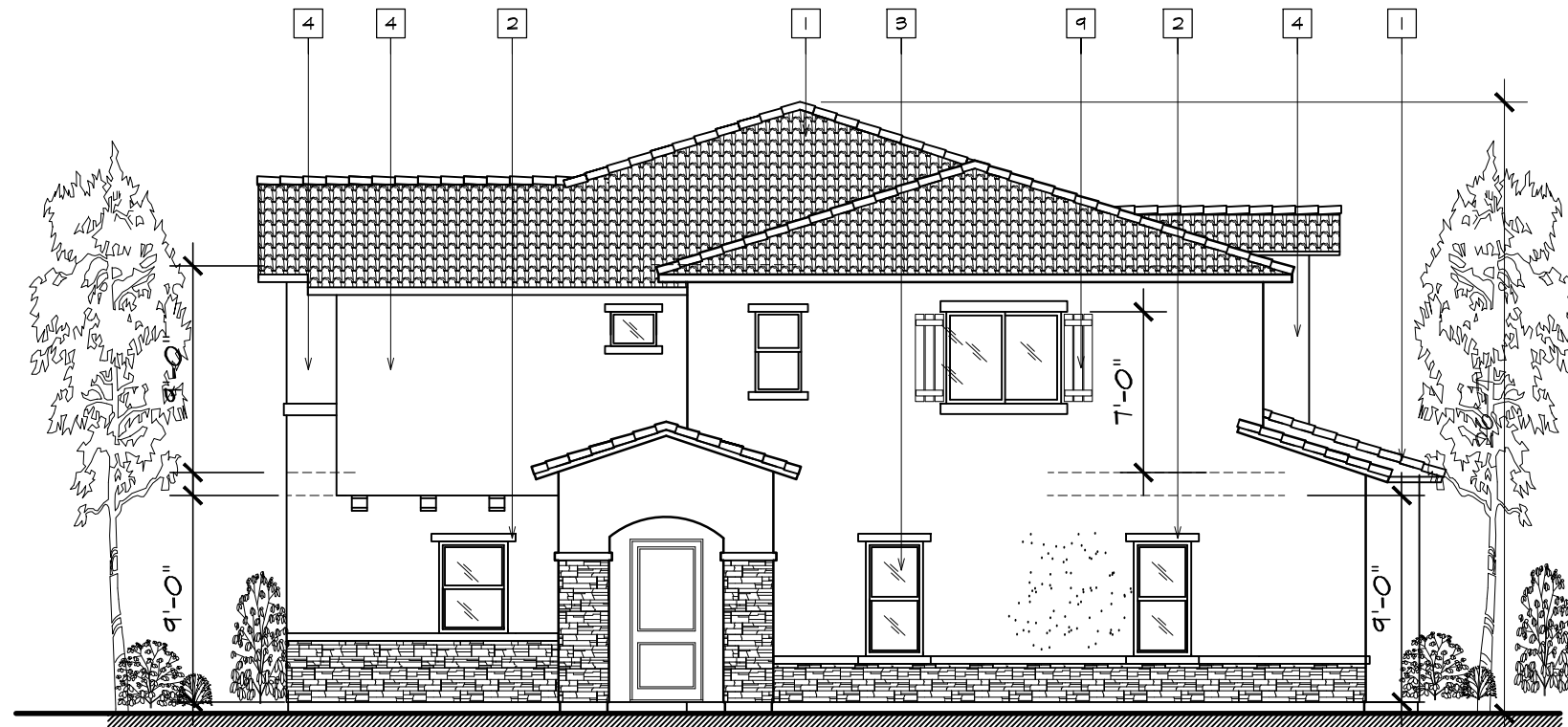
BLDG - 5 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BLDG - 5 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BLDG - 5 ROOF PLAN  
SCALE: 1/8" = 1'-0"



WEST SIDE ELEVATION - BUILDING # 5  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - BUILDING # 5  
SCALE: 1/8" = 1'-0"

#### ELEVATIONS LEGEND

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ICC # ESR-1900
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#### NOTES

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NORTH ELEVATION - BUILDING # 5  
SCALE: 1/8" = 1'-0"



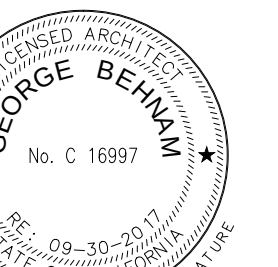
EAST SIDE ELEVATION - BUILDING # 5  
SCALE: 1/8" = 1'-0"

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CAD DWG FILE:  
DRAWN BY: E.T.  
CHECKED BY: M.M.  
DRAWING SCALE: NOTED  
DATE: 07-20-17

SHEET TITLE:

BLDG - 5  
FLOOR PLANS  
&  
ELEVATIONS

SHEET  
A-5  
6 OF 6