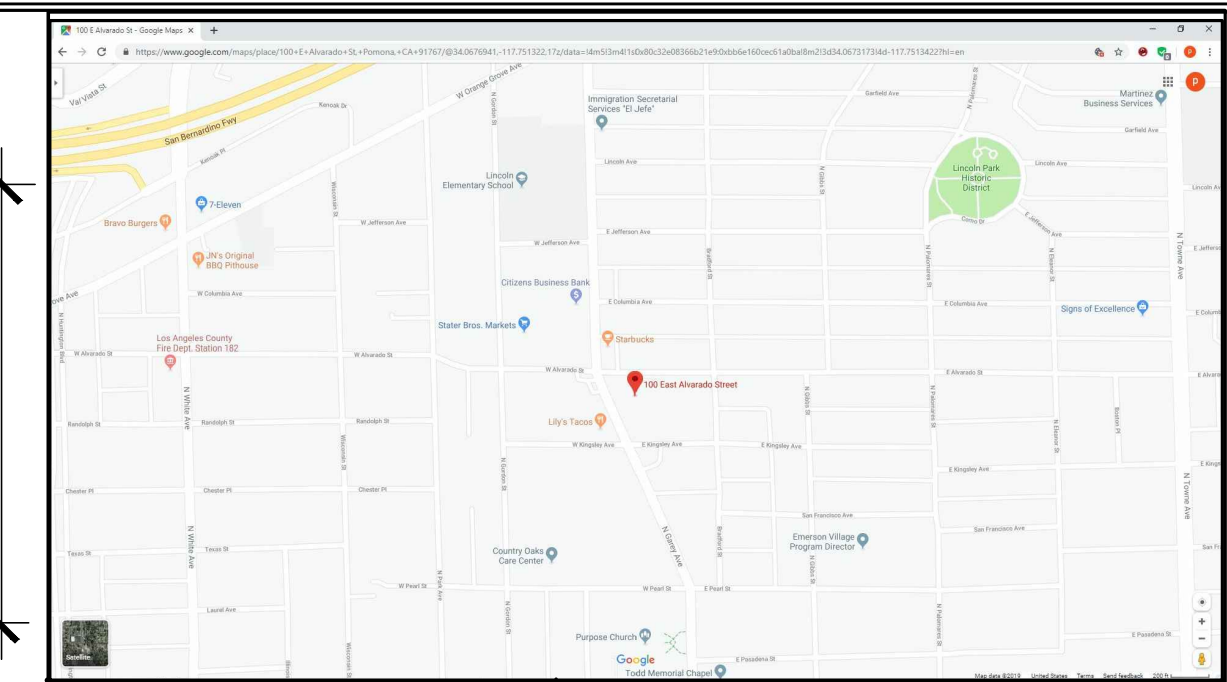
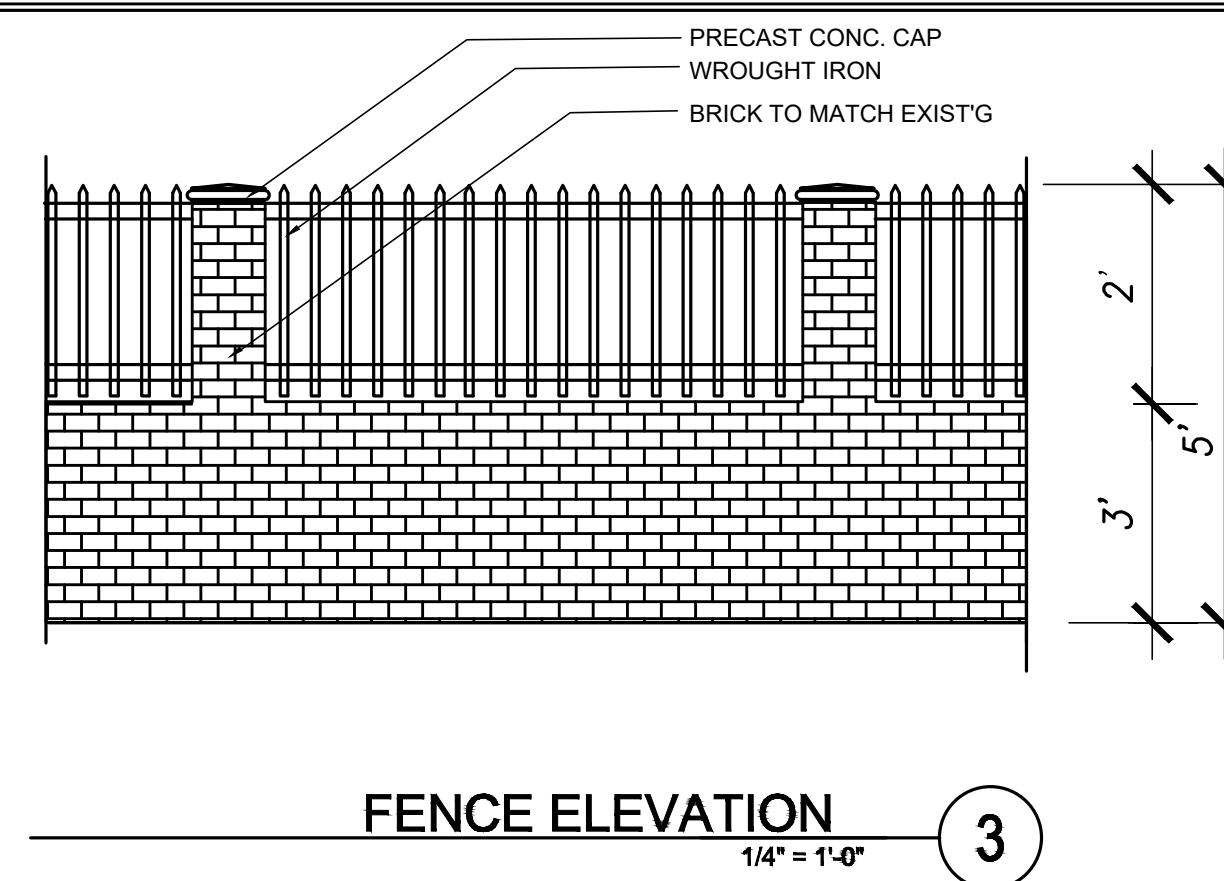




A.P.N:	8336-006-019
TANANT:	AL NAJI 20205 PORTSIDE DR. WALNUT, CA. 91787 TEL: (909) 800-1044

LEGAL DESC.: LOT: 7-8 TRACT NO. 985 ABBREVIATED
DESCRIPTION: LOT:6-8 TR#985 TRACT NO. 985 EX OF
ST LOTS 6 AND 7 AND EX OF STS LOT 8

TYPE OF CONSTRUCTION: VB
OCCUPANCY: A-2
STORIES: (2)
BUILDING HEIGHT: 25 FEET

SPRINKLERED ■■■■■

SITE AREA: =19,440 S.F.

BUILDING SIZE:
ORIGINAL STRUCTURE (TO BE PRESERVED) = 5,187 S.F.
TO BE DEMOLISHED (NON ORIGINAL) = 1,924 S.F.
PROPOSED ADDITION FIRST FLOOR = 1,311 S.F.
TOTAL FIRST FLOOR = 6,498 S.F.
PROPOSED SECOND FLOOR ADDITION = 1,191 S.F.
PROPOSED DECK 2ND FLOOR = 447 S.F.
TOTAL SECOND FLOOR = 1,638 S.F.
TOTAL 1ST. & 2ND. = 2,462 + DECK 447 S.F. 2,909 S.F.

KITCHEN SERVICE AREA	= 2,669 S.F.
RESTROOM STAIR AREA	= 473 S.F.
DINING AREA	= 1,173 S.F.
BANQUET AREA	= 1,038 S.F.
HOOKA AREA	= 112 S.F.

PARKING REQUIREMENTS:
RESTAURANT AND PATIO GARDEN SEAT'G 2,106 S.F.
GARDEN 1,703 S.F. 3,809 S.F @ $\frac{1}{1000}$ = 16 SPACES REQ.
OFFICE STORAGE 1311 S.F @ $2.5/1000$ = 4 SPACES REQ.
TOTAL PARKING REQUIRED = 20 SPACES

TRASH ENCLOSURE REQUIREMENTS:

A: CONSTRUCTED OF SOLID MASONRY MATERIAL W/ AN EXTERIOR SURFACE FINISH COMPATIBLE WITH THE MAIN STRUCTURE AND SHALL BE 6 FEET IN HEIGHT (NOT INCLUDING THE TRELLIS).

B: THE ENCLOSURE SHALL HAVE DECORATIVE, SOLID HEAVY GAUGE METAL GATES WITH A LOCKING DEVICE DURING CLOSING HOURS.

C: THE PERIMETER OF THE ENCLOSURE SHALL BE PLANTED WITH DROUGHT RESISTANT LANDSCAPING, INCLUDING A COMBINATION OF SHRUBS AND/OR CLIMBING EVERGREEN VINES, AND THE AREA SHALL BE WELL LIT WITH A MINIMUM ONE FOOT CANDLE.

NOTE: ANY NEW SITE LIGHTING TO BE DEPICTED TYP.

SCOPE OF WORK

REHABILITATE AND ADD/ALTER
NEW SQUARE FEET AND OUTDOOR PATIO TO AN
EXISTING HISTORIC STRUCTURE FOR THE PURPOSE
OF OPENING A RESTAURANT.

REPAVE AS NEEDED EXISTING PARKING LOT AND
SLURRY COAT FOR RESTRIPIING.

REBUILD EXISTING TOWER TO RESTORE TO
ORIGINAL STATE.

DESIGN CRITERIA	
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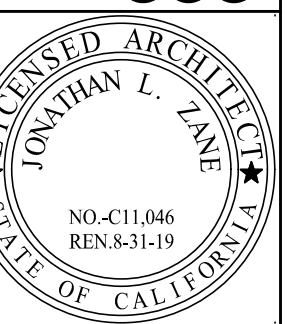
C-1	SITE PLAN
A-1	FIRST FLOOR PLANS
A-2	SECOND FLOOR PLAN
A-3	BUILDING ELEVATIONS
A-4	BUILDING ELEVATIONS
L-1	CONCEPTUAL LANDSCAPING PLAN

SHEET INDEX

REVISIONS	
DATE:	BY:

JONATHAN L. ZANE
ARCHITECTURE

958 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500



DATE 01/03/2019

RESTAURANT
LOCATED AT:
100 E ALVARADO ST

Model Code:	State Code:
2015 IBC	2016 C.B.C.
2015 U.M.C.	2016 C.M.C.
2015 U.P.C.	2016 C.P.C.
2014 N.E.C.	2016 C.E.C.
2015 I.F.C.	2016 C.F.C.
2016 California Green Building	
2016 California Energy Code	

All new work shall comply with listed codes and all current local and state amendments.

The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect

DATE 01/24/2019

CALE as noted

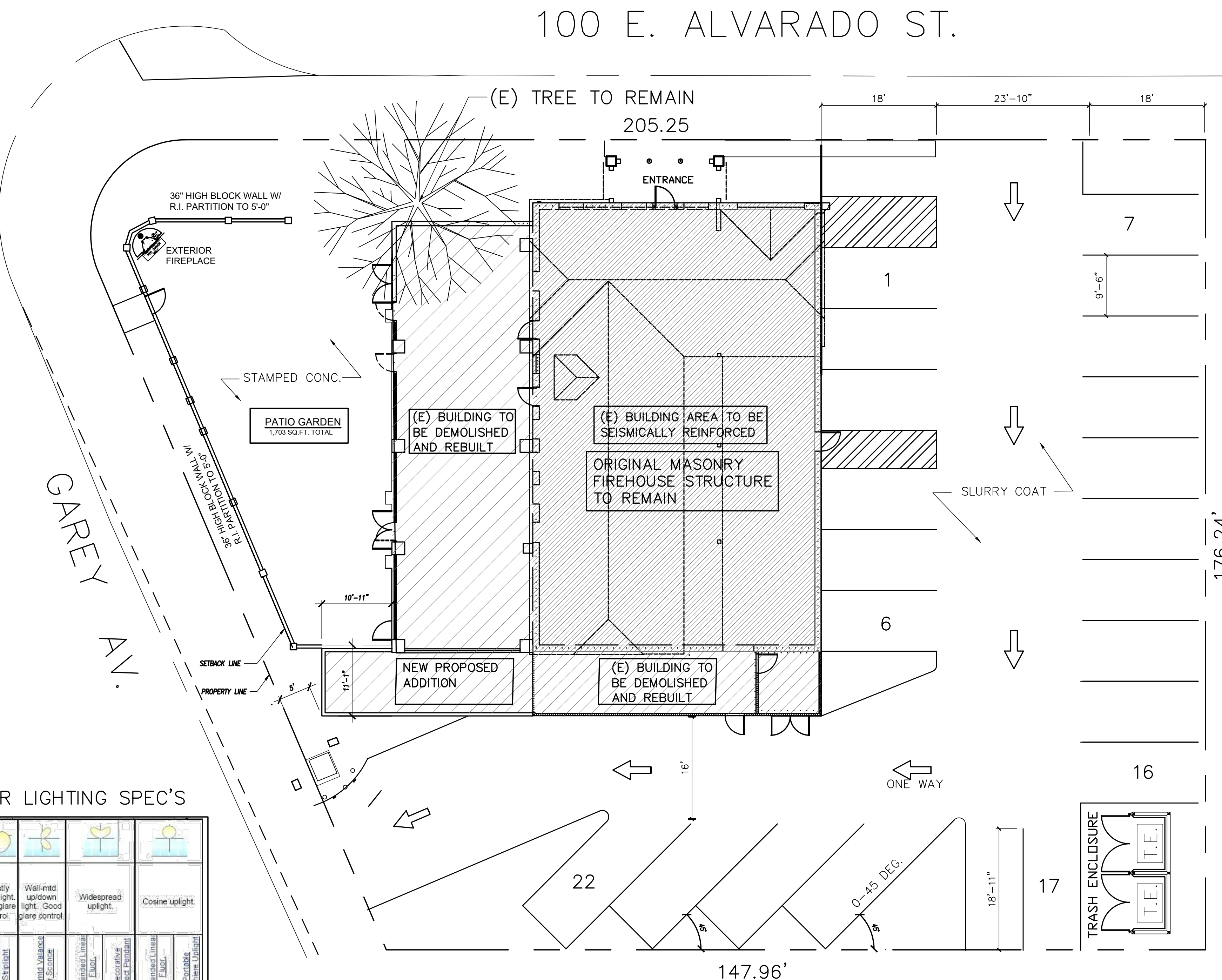
RAWN :

$\square B$:

SHEET :

C-1

of # sheets

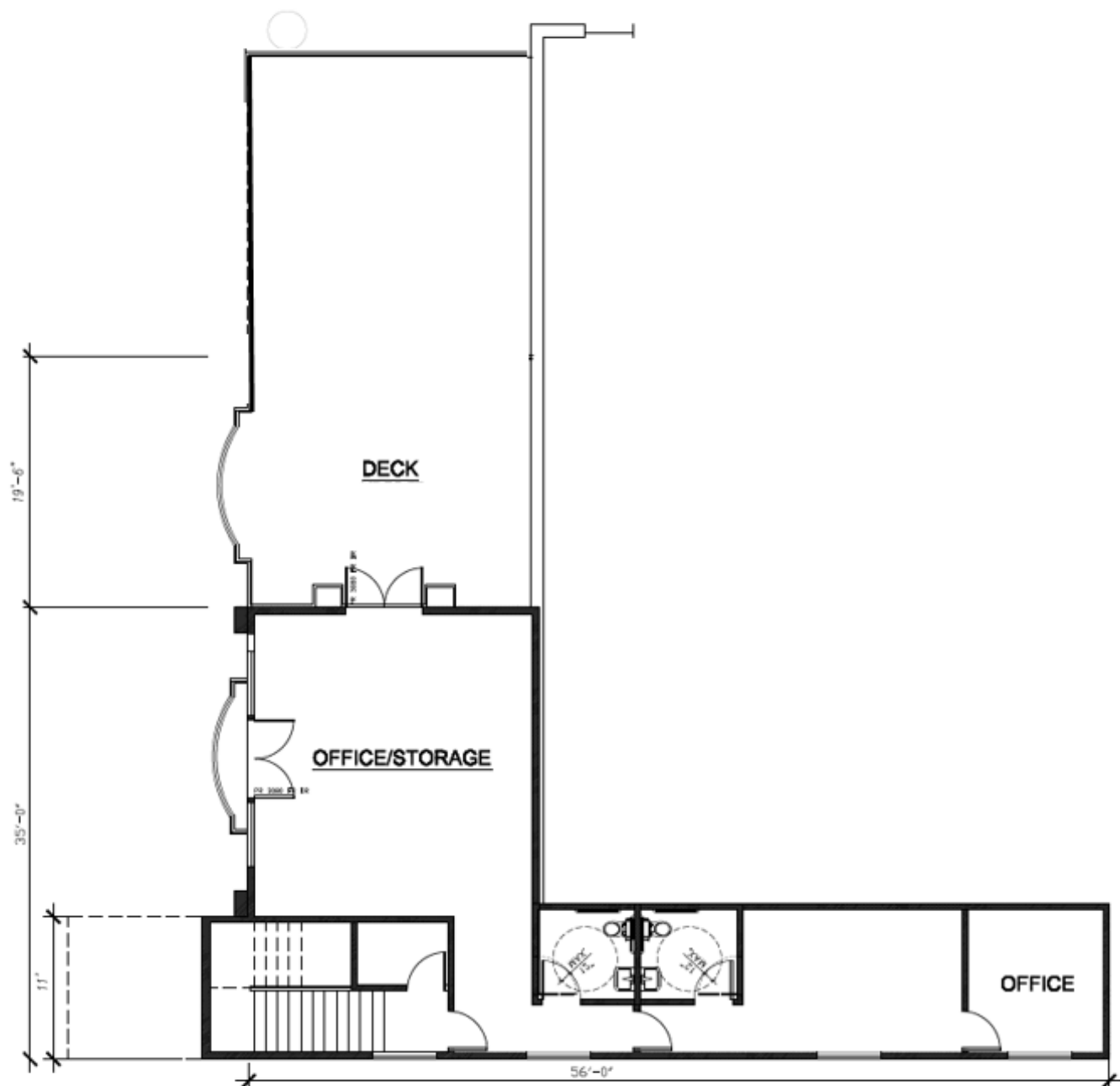


PROPOSED SITE PLAN

SCALE 1"=20'-0"

[illegible]

1. Height: The height of any proposed construction shall be compatible with the height and bulk of adjoining structures and in conformance with the maximum allowable height for the applicable zoning district;
2. Proportions of Windows and Doors: The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding structure, and be of an appropriate material;
3. Relationship of Building Masses and Details: The resulting relationships between proposed structures and existing structures, or between new proposed structures and existing spaces, shall be consistent with the design and details of existing adjacent structures;
4. Roof Style: The design of the roof shall be compatible with the architectural character and style of the surrounding structure. Gables, hipped, and other roof forms shall be incorporated where appropriate to accomplish design compatibility with adjacent structures;
5. Detail: The scale of the structure shall be compatible with the architectural character and style of the existing buildings. The new building shall blend in with surrounding buildings through the sensitive use of proper scale, and materials;
6. Distinctive Expressive/Artistic Features: An historic character shall blend in with other structures with regular residential structures. Structures that are historic homes shall be compatible with the dominant horizontal and vertical expression of surrounding structures;
7. Architectural Details: Architectural details, building materials and textures shall be consistent or, in many cases, new construction compatible with the architectural style and character of the historic district;
8. Materials/Methods/Construction: All proposed structures or details resembling roof lines, eaves, gutters and finished surfaces in construction detail or use be compatible with the design attributes of existing adjacent buildings;
9. New Addition: All adjacent related new construction shall be subordinate in such a manner that the historic nature and integrity of the historic property and its surroundings will be preserved;
10. Exterior Architectural Elements: shall be executed from using with appropriately designed signage, mural, etc., landscaping in any other form of screening which the commission at its planning and development steering committee may deem compatible. The design, style, color and placement of any architectural screening method shall be compatible with the existing or proposed building facade design;



SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

NOTICE The design and these information have been prepared by the architect for the use of the client and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other project without the written consent of Jonathan L. Zane, Architect.	
DATE: 6/24/2019	SCALE: as noted
DRAWN: 1	JOB: 1
SHEET: 1	A-2
of 4 sheets	

NOTE: "ORIGINAL BRICKWORK WILL BE REPAIR WITH SAME MATERIALS AND COLORS

NOTE: "ORIGINAL FIREHOUSE STRUCTURE IS TO BE REPAIR WHENEVER POSSIBLE RATHER THAN REPLACING ANY ORIGINAL FEATURES/MATERIALS.

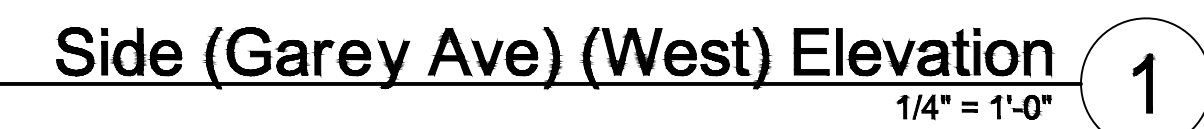
NOTE: "ORIGINAL STRUCTURE TO BE WATER PRESSURE AND TO BE PAINTED TO MATCH EXISTING (ALVARADO STEET) FRONT ORIGINAL BRICK

NOTE: "RESTORED WATER TOWER TO BE PROPOSED FOR PUBLIC ART

NOTE: "ORIGINAL WATER TOWER TO BE RESTORE/REBUILD AS NECESSARY BY REDWOOD OR PRESSURE TREATED WOOD TYP.

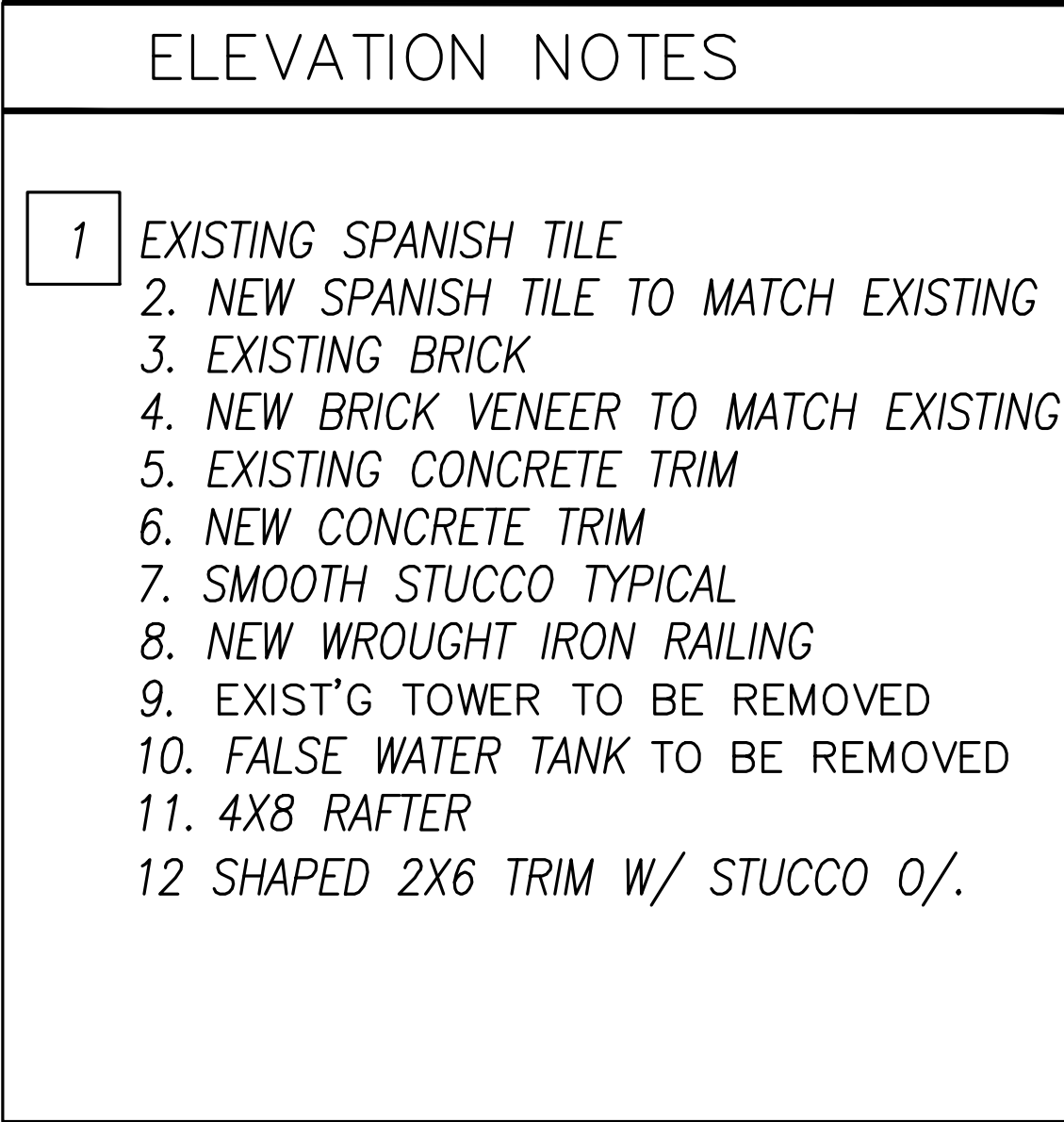
NOTE: "RECESS DOORS AND WINDOWS MIN. 3 INCHES"

1. EXISTING SPANISH TILE
2. NEW SPANISH TILE TO MATCH EXISTING
3. EXISTING BRICK
4. NEW BRICK VENEER TO MATCH EXISTING
5. EXISTING CONCRETE TRIM
6. NEW CONCRETE TRIM
7. SMOOTH STUCCO TYPICAL
8. NEW WROUGHT IRON RAILING
9. EXIST'G TOWER TO BE REMOVED
10. FALSE WATER TANK TO BE REMOVED
11. 4X8 RAFTER
12. SHAPED 2X6 TRIM W/ STUCCO O/.
13. NEW WALL LIGHT
14. NEW RAIN GUTTER @ EAVE DRIP EDGE



Front (Alvarado St.) Elevation 2
1/4" = 1'-0"

of # sheets


$$\frac{1}{4}'' = 1'-0''$$

1/4" = 1'-0"

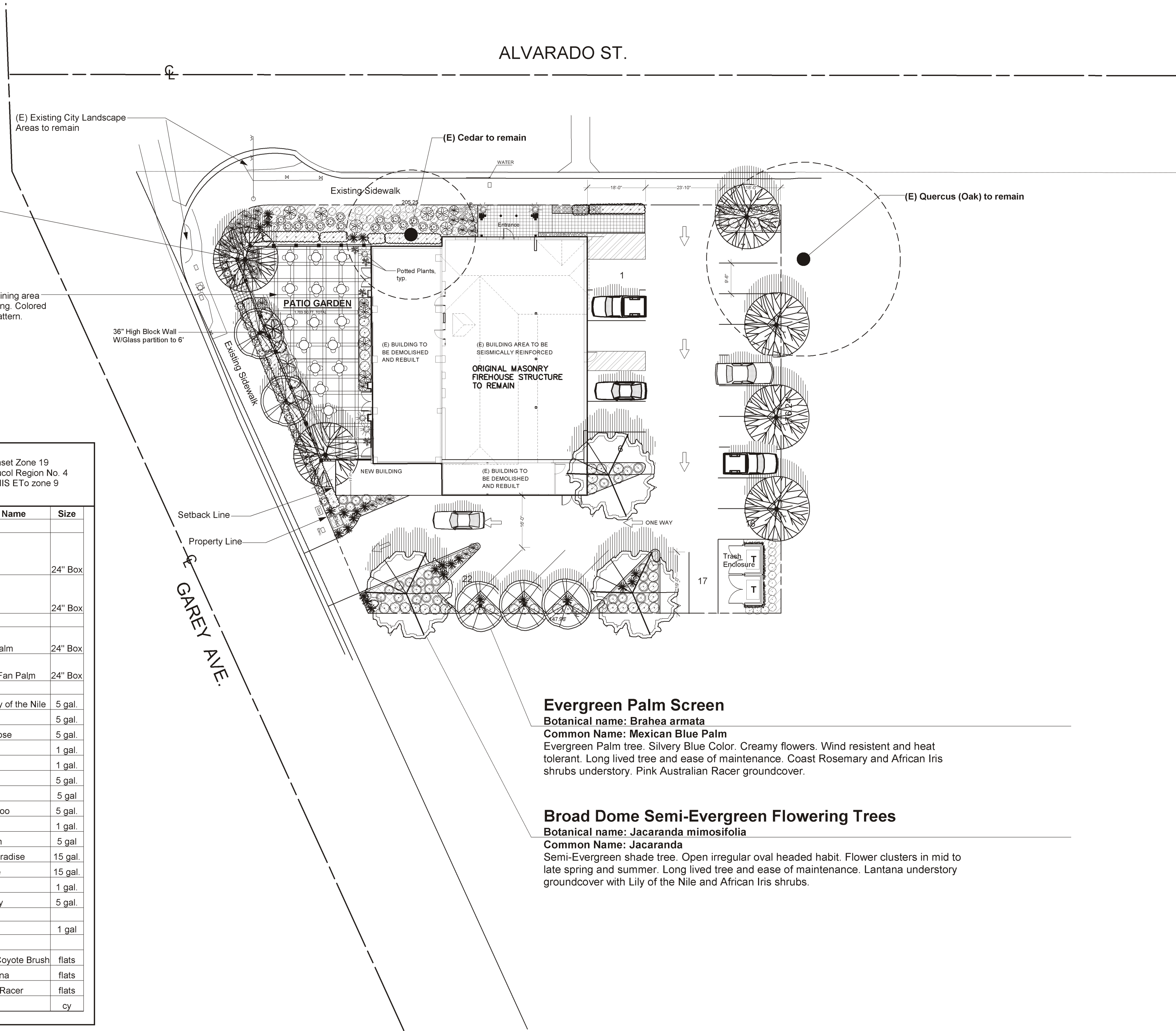
[illegible]

Flowering Deciduous Canopy

Botanical name: *Bauhinia blakeana*
Common Name: Orchid Tree
Broad Dome flowering Semi-Deciduous umbrella-like growth habit to provide shade, orchid like flowers bloom from fall to spring Cranberry maroon to purple, rose and orchid pink. Gray-green leaf. Long lived tree. Lantana (purple) to provide a colorful low maintenance, low water use groundcover.

Outdoor patio garden dining area with outdoor table seating. Colored concrete with scored pattern.

Plant Legend				Sunset Zone 19 Wucol Region No. 4 CIMIS ET to zone 9
Symbol	Botanical Name	Common Name	Size	
(T-B)	Trees			
T-B	<i>Bauhinia blakeana</i>	Orchid Tree	24" Box	
T-J	<i>Jacaranda mimosifolia</i>	Jacaranda	24" Box	
(P-B)	Palms			
P-B	<i>Brahea armata</i>	Mexican Blue Palm	24" Box	
P-C	<i>Chaemaerops humilis</i>	Mediterranean Fan Palm	24" Box	
(A)	Shrubs			
A	<i>Agapanthus 'Storm Cloud'</i> (blue flower)	Storm Cloud Lily of the Nile	5 gal.	
B	<i>Bougainvillea 'Ooh Lala'</i>	Bougainvillea	5 gal.	
C	<i>Cistus 'Sunset'</i>	Magenta Rockrose	5 gal.	
D	<i>Dietes iridioides 'John's Runner'</i>	African Lily	1 gal.	
H	<i>Hemerocallis</i>	Daylily	1 gal.	
H	<i>Hibiscus rosa-sinensis</i>	Hibiscus	5 gal.	
M	<i>Myrtus communis 'Compacta'</i>	Myrtle	5 gal.	
N	<i>Nandina domestica 'Compacta'</i>	Heavenly Bamboo	5 gal.	
P	<i>Pelargonium hortorum</i>	Geranium	1 gal.	
R	<i>Rhaphiolepis indica 'Ballerina'</i>	Indian Hawthorn	5 gal.	
S	<i>Strelitzia nicolai</i>	Giant Bird of Paradise	15 gal.	
SR	<i>Strelitzia reginae</i>	Bird of Paradise	15 gal.	
T	<i>Trachelospermum jasminoides</i>	Star Jasmine	1 gal.	
W	<i>Westringia fruticosa</i>	Coast Rosemary	5 gal.	
(V-M)	Vines			
V-M	<i>Macfadyena unguis-cati</i>	Cat's Claw Vine	1 gal.	
(G-B)	Groundcovers			
G-L	<i>Bacharis Pilularis 'Pidgeon Point'</i>	Pidgeon Point Coyote Brush	flats	
G-L	<i>Lantana Montevidensis</i>	Lavender Lantana	flats	
G-M	<i>Myoporum parvifolium 'Pink' (prostratum)</i>	Pink Australian Racer	flats	
G-DG	Decomposed Granite 'Brimstone'		cy	



Evergreen Palm Screen

Botanical name: *Brahea armata*
Common Name: Mexican Blue Palm
Evergreen Palm tree. Silvery Blue Color. Creamy flowers. Wind resistant and heat tolerant. Long lived tree and ease of maintenance. Coast Rosemary and African Iris shrubs understory. Pink Australian Racer groundcover.

Broad Dome Semi-Evergreen Flowering Trees

Botanical name: *Jacaranda mimosifolia*
Common Name: Jacaranda
Semi-Evergreen shade tree. Open irregular oval headed habit. Flower clusters in mid to late spring and summer. Long lived tree and ease of maintenance. Lantana understory groundcover with Lily of the Nile and African Iris shrubs.



REVISIONS	
DATE:	BY:

REGISTERED LANDSCAPE ARCHITECT

Gary W. Malone
CA-1931

7/30/2021
Expires

STATE OF CALIFORNIA

Owner(s):

Al Naji
20205 Portside Dr.
Walnut, CA 91787
Tel: (909) 800-1044

Project:

**A Renovation for:
A Restaurant**
100 E Alvarado St.
Pomona, CA 91767
A.P.N.: 8336-006-019

Sheet Title:

Landscape Concept

Job: #1631907

Date: 8-10-2019

Scale: As Noted

Drawn: LS/KS

Reviewed by: GM/LS

Sheet:

or: **1**

LC

Pacific Landscape Design

Landscape Architects Lic. #1891
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T. (951) 821-8121 C. (951) 331-3339