

20 UNIT MULTI-FAMILY CONDOS

2145 NORTH GAREY AVENUE, POMONA, CALIFORNIA 91767 (PLAN CHECK RESUBMITTAL 1)

ASSOCIATES Architecture. Interior Design. Planning T. 626.913.8101 F. 626.913.8102 17528 E. Rowland St. City of Industry, CA 91748 www.cda-arc.com

TJ INVESTMENT, LLC 10982 ROEBLING AVE., APT#507 LOS ANGELES, CA 90024

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Project Name:

22 Unit Multi-Family Condos 2145 N. Garey Ave., Pomona, CA 91767

TJ Investment, LLC. 10982 Roebling Ave. Apt.#507, Los Angeles, CA 90024



T-100

PROJECT SUMMARY

ADDRESS: 2145 NORTH GAREY AVENUE POMONA, CA 91767 837-101-8041 & 837-101-8042 COORIDOOR SPECIFIC PLAN ZONING: SPECIFIC PLAN ZONE: WORKPLACE GATEWAY SEGMENT

19,528 S.F. (.45 ACRES) LOT AREA: MULTIFAMILY RESIDENIAL PROPOSED USE:

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT CERTAIN PARCEL OF LAND IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE SYCAMORE TRACT, IN THE LOOP AND MESERVE TRACT AS SHOWN ON A MAP RECORDED IN BOOK 62, PAGE 1 OF MISCELLANEOUS MAPS AND BEING PORTIONS OF PARCELS 1 AND 2 ON RECORD OF SURVEY MAP FILED IN BOOK 69 AND 48 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 36 TRACT NO. 1844, AS PER MAPS RECORDED IN BOOK 456, PAGES 1 AND 2 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE SOUTH 22° 27' 30" WEST 100.00 FEET; THENCE NORTH 67° 11' 20" WEST 60.16 FEET; THENCE NORTH 89° 16' 20" EAST 40.00 FEET; THENCE NORTH 00° 43' 30" WEST 24.14 FEET; THENCE NORTH 89° 16' 20" EAST 21.59 FEET; THENCE SOUTH 81° 10' 26" EAST 117.70 FEET TO THE POINT

SAID LAND ALSO KNOWN AS LOT 1 ON A NOITCE OF LOT LINE ADJUSTMENT NO. 5-2004. RECORDED SEPTEMBER 22, 2005 AS INSTRUMENT NO. 05-2292922, OFFICIAL RECORDS.

PARCEL B:

THE REAL PROPERTY IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THAT PORTION OF THE SYCAMORE TRACT, IN THE LOOP AND MESERVE TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 1 OF MISCELLANEOUS RECORDS AND BEING PORTIONS OF PARCELS AND ON RECORD OF SURVEY MAP FILED IN BOOK 69 AND 48 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 36 OF TRACT NO. 18444 AS PER MAPS RECORDED IN BOOK 456 PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDERS, THENECE SOUTH 22° 27' 30" WEST 100.00 FEET; THENCE NORTH 67° 11' 20" WEST 60.16 FEET; TEHENCE NORTH 84° 11' 30" WEST 83.78 FEET; THENCE SOUTH 0° 36' 40" EAST 1.42 FEET; THENCE SOUTH8° 46' 20" EAST 47.03 FEET; THENCE SOUTH 67° 11' 20" EAST 128.75 FEET; THENCE NORTH 22° 27' 30" EAST 71.43 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND ALSO KNOWN AS LOT 2 ON A NOTICE OF LOT LINE ADJUSTMENT NO. 5-2004, RECORDED SEPTEMBER 22, 2005 AS INSTRUMENT NO. 05-2292922, OFFICIAL RECORDS.

SCOPE OF WORK:

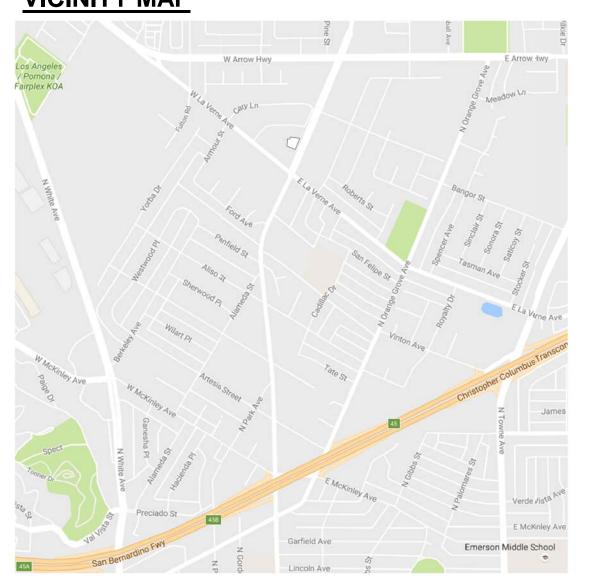
NEW CONSTRUCTION - 3 STORY MULTI-FAMILY RESIDENTIAL PROJECT WITH 20 UNITS AND 5 UNIT TYPES.

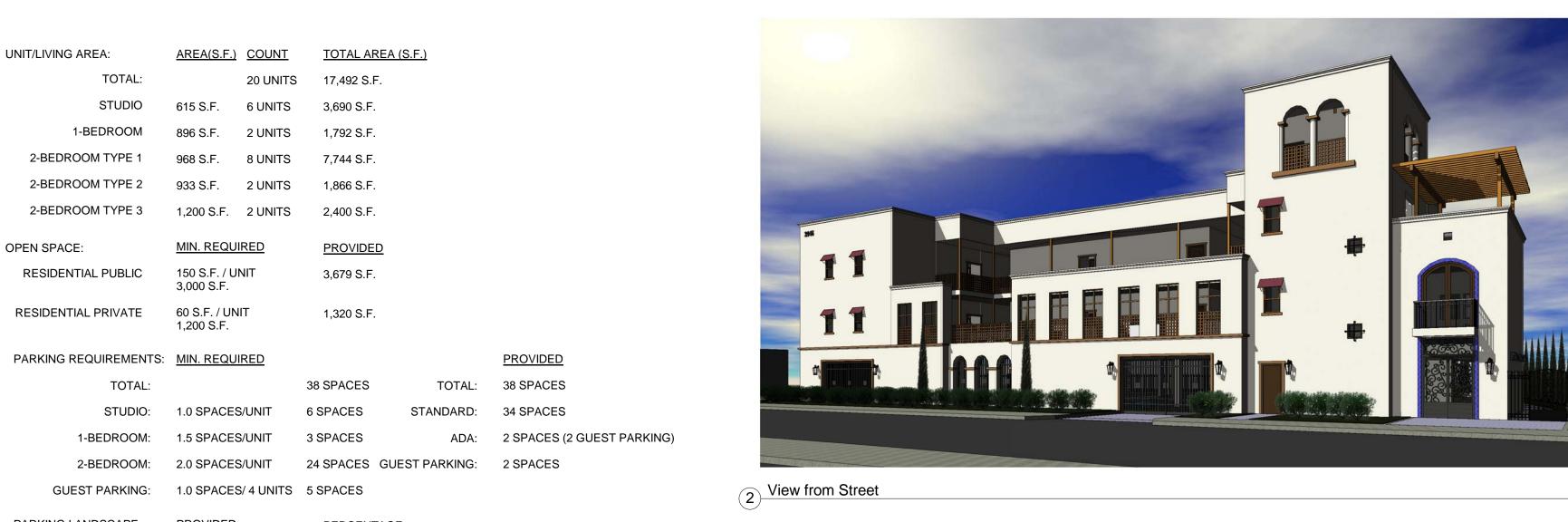
BUILDING HEIGHT:	MAX. ALLOWED 3 STORIES	PROPOSED 42'-0" HEIGHT 3 STORIES
BUILDING SET BACKS:	MIN. REQUIRED	PROVIDED
FRONT SETBACK	MIN. 12'-0"	12'-0"
SIDE SETBACK	MIN. 10'-0"	10'-0"
REAR SETBACK	MIN. 10'-0"	10'-0"

UNIT DISTRIBUTION:

20 UNITS			TOTAL:
3RD FLOOR	2ND FLOOR	1ST FLOOR	
3 UNITS	3 UNITS		STUDIO
1 UNIT	1 UNIT		1-BEDROOM
4 UNITS	4 UNITS		2-BEDROOM TYPE 1
1 UNIT	1 UNIT		2-BEDROOM TYPE 2
1 UNIT	1 UNIT		2-BEDROOM TYPE 3

VICINITY MAP





PARKING LANDSCAPE **PROVIDED PERCENTAGE** LANDSCAPE AREA 4,565 S.F. 26% **EXISTING** PAVED PARKING AREA 12,946 S.F. 74% SURROUNDING BUILDING 117' - 8 1/2" 21' - 7" 40' - 0" A-202 / 8" DIA WATER PIPE 5' PIPE CLEARANCE 5' PIPE CLEARANCE 8" DIA WATER PIPE 25' - 6 1/4" SP020 SETBACK SP002 2' - 0" 16' - 0" EXISTING SURROUNDING BUILDING SETBACK 25' - 0" A-201 2 25' - 9 1/4"

SHEET INDEX

Sheet Number	Sheet Name
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AS-101	Title Sheet, Site Plan, Participants, Sheet Index & Vicinity Map
AS-102	Renderings
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C-2	Conceptual Grading Plan
C-3	Erosion Control Plan
L-1	Planting Plan Site Plan
L-2	Planting Plan 2nd Floor
LI-101	Photometric Plan
A-101	First Floor Plan
A-102	Second Floor Plan
A-103	Third Floor Plan
A-104	Roof Plan
A-111	Unit Plan
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PROJECT TEAM

Elevations

A-202

OWNER/

TJ INVESTMENT, LLC. 10982 ROEBLING AVE. APT# 507, 2145 N. Garey Ave., LOS ANGELES, CA 90024 ATTN: JONATHAN KO CONTACT: JOKO33@YAHOO.COM PHONE: (626) 383-5224 ARCHITECT: CREATIVE DESIGN ASSOCIATES INC. 17528 ROWLAND ST., 2ND FLOOR CITY OF INDUSTRY, CA 91748

ATTN: CALEB WONG CONTACT: CWONG@CDA-ARC.COM PHONE: (626) 913-8101x112 CAL LAND ENGINERING INC. 576 E. LAMBERT RD., BREA, CA 92821

ATTN: JACK LEE CONTACT: LEE@CALLANDENG.COM PHONE: (714) 671-1050 LANDSCAPE: CAREY B. ORWIG, ASLA 505 MYRTLEWOOD PARKLET,

> RENO, NV 89511 ATTN: CAREY ORWIG CONTACT: ORWIGLAN@ORIWGLANDSCAPEARCHITECT.COM PHONE: (714) 749-6733

GEOTECHNICAL:MTC ENGINEERING, INC. 5924 TEMPLE CITY BLVD. TEMPLE CITY, CA 91780 ATTN: MARK LAI CONTACT: MTCENGR@PACBELL.NET PHONE: (26) 287-6416

CALIFORNIA LIGHTING SALES 4900 RIVERGRADE ROAD SUITE D110. IRWINDALE, CA 91706 ATTN: LESTER GOMEZ ${\tt CONTACT: LESTERG@CALIFORNIALIGHTINGSALES.COM}$

SITE LEGEND

• • • • •	ADA PATH OF TRAVEL
	SET BACK LINE
	STREET CENTERLINE
	PROPERTY LINE
©	SECURITY CAMERA

PHONE: (661) 406-3112

SITE PLAN KEYNOTES

SP001	ENTRY AREA - SLOPE NOT TO EXCEED 2% IF ANY DIRECTION - HATCHED ENTRIES TO BE PAVED WITH DECORATIVE PAVERS OR SIMILAR
SP002	WROUGHT IRON GATE
SP003	WROUGHT IRON FENCE - SEE WALL PLAN AND ELEVATIONS FOR DETAILS AND DIMENSIONS
SP004	DECORATIVE WROUGHT IRON ENTRANCE GATE - DESIGN TO

BE DETERMINED BY OWNER DECORATIVE PAVERS - COLOR AND DESIGN TO BE DETERMIEND BY OWNER DECORATIVE FLOOR TILES - COLOR AND DESIGN TO BE DETERMINED BY OWNER

ADA PATH OF TRAVEL 9' X 18' MIN. STANDARD PARKING SPACE 9' X 18' MIN. ACCESSIBLE PARKING SPACE 12' X 18' MIN. ACCESSIBLE VAN PARKING SPACE WHEEL STOP

8'-8" HIGH ADA PARKING SIGNAGE 3'X3' INTERNATIONAL ADA SYMBOL PATH STRIPING SHORT TERM BICYCLE RACK (FOR 15 RACKS) (SEE AS104,

SP012

LONG TERM BICYLE PARKING (SEE AS104, DETAILS 9) SP017 METAL GARAGE DOOR BACKFLOW, SEE LANDSCAPE FOR SCREENING PROPOSED ELECTRICAL TRANSFORMER LOCATION -

PROVIDE CONCRETE PAD (COORDINATE WITH ELECTRICAL AND CIVIL), SEE LANDSCAPE FOR SCREENING EXISTING ELECTRICAL TRANSFOMER LOCATION ELECTRICAL CABINET PER ELECTRICAL

LANDSCAPE SP023 CONCRETE HARDSCAPE TRASH ENCLOSURE - SEE ENLARGED PLAN AND ELEVATIONS

FOR DETAILS

ASSOCIATES Architecture. Interior Design. Planning T. 626.913.8101 F. 626.913.8102 17528 E. Rowland St.

WITH

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CDA Project No. DPR5713-2016 Dev. Plan Review Drawn By Checked By 06/01/2017

Planning Revision 1

Reference

6/1/2017

Printed Date: 8/14/2017 10:33:59 AM

As indicated







5 3D View 5





4 3D View 4



2 3D View 2



1 3D View 1

T. 626.913.8101 F. 626.913.8102 17528 E. Rowland St. City of Industry, CA 91748 www.cda-arc.com

Architecture. Interior Design. Planning

WITH

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CDA Project No. Author Drawn By Checked By Checker 02/22/17

Planning Revision 1

Reference

6/1/2017

Sheet Number:
AS-102

Scale

3 3D View 3

Printed Date: 8/14/2017 10:41:45 AM

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 MANDATED 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) 620-2371.
- 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 ANDPREPARED 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
- ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED
- FINAL INSPECTION: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS-GRADED 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 BEGINING TO COMPLETION OF GRADING OPERATIONS.
- 12. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROVED GEOTECHNICAL REPORT BY CAL LAND ENGINEERING, INC. DATED NOVEMBER 6, 2014 .
- 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 OCTOBE 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 1.
- 14. THE ENGINEERING GEOLOGIST SHALL INSPECT AND APPROVE ALL CUT SLOPES.
- 15. PRIOR TO ISSUANCE OF THE BUILDING PERMITS, A SOIL EXPANSION TEST PERFORMED IN ACCORDANCE WITH THE PROCEDURES OF 2007 CBC 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 2007 CBC 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 NOR 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% OF 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 FELLS SHALL BE APPROVED BY THE SOILS ENGINEER AND THE BUILDING OFFICIAL OR HIS REPRESENTATIVE BEFORE ANY ADDITIONAL FILLS ARE ADDED.

UNDERGROUND SERVICE ALERT



TWO WORKING DAYS **BEFORE YOU DIG**

GEOTECHNICAL:

CAL LAND ENGINEERING, INC. DBA QUARTECH CONSULTANTS 576 E. LAMBERT ROAD. BREA. CA 92821 TEL: 714 671 1050

BENCHMARK:

ELEVATION: 385.144'

COUNTY BENCHMARK G 672 FC DISC 5FT E/O E CF @ NE COR BRIGGE @ SE COR ROSEMEAD BLVD & OLIVE ST 59FT S/O & 46FT E/O CL INT 4FT S/O BCR MKD(59-35)

LEGAL DESCRIPTION:

A PORTION OF LOT 1 AND LOT 2 OF RECORD OF SURVEY 69-48, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 69 PAGE 48 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.

APN: 8371-018-041 AND 8371-018-042

OWNER:

TJ INVESTMENT, LLC. JONATHAN KO (OWNER'S REPRESENTATIVE) 10982 ROEBLING AVE, APT

LOS ANGELES, CA 90024 TEL: (626) 383-5224

POMONA HOUSE

APN: 8371-018-041 AND 8371-018-042

PRELIMINARY GRADING PLAN

- 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 5 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 ENGINEERS AREA OF TECHNICAL SPECIALTY, WHICH SHALL CONSIST OF OBSERVATION AND REVIEW AS TO THE ESTABLISHMENT 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 3317,3 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 3317.4, 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 2007 CBC 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 IN THE APPROVED GRADING AS SHOWN ON THE GRADING 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. THIS PLAN SHALL SHOW ORIGINAL GROUND SURFACE AND AS-GRADED GROUND SURFACE ELEVATIONS, ALL FEATURES SHOWN ON THE APPROVED GRADING PLAN, FINAL PAD GRADES, 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 YARDAGE MOVED (INCLUDING REMEDIAL GRADING) AND A CERTIFICATION THAT THE AS-BUILT PLANS SHOWS THE ABOVE ITEMS. ROUGH GRADING WILL NOT BE APPROVED UNTIL AFTER THE AS-BUILT GRADING PLAN.
- 32. FOR ROUGH GRADING THE CONTRACTOR SHALL CONSTRUCT BERMS 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 APPROVAL OF TENTATIVE TRACT NO. $\frac{N/A}{}$ APPLICABLE TO THE FINAL MAP SHALL BE MET BY THE APPLICANT.
- 36. ALL REQUIREMENTS OF THE PLANNING COMMISSION RESOLUTION NUMBER(S) N/A SHALL BE

ENGINEER'S NOTES

EXISTING UNDERGROUND 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 OWNER 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.

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 PERSONS 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.

ALL IMPROVEMENTS SHOWN IN RIGHT-OF -WAY REQUIRE APPROVALS AND PERMITS FROM THE ENGINEERING DIVISION OF PUBLIC WORKS DEPARTMENT OF THE CITY OF POMONA

ALL WALL REQUIRE SEPARATE PERMITS

ALL IMPROVEMENTS SHOWN IN RIGHT-OF-WAY REQUIRE APPROVALS AND PERMITS FROM THE ENGINEERING DIVISION OF PUBLIC WORKS DEPARTMENT OF THE CITY OF POMONA

CUT AND FILL NOTE:

ALL EXPORT REQUIRED BY GEOTECHNICAL ENGINEER SHALL GO TO LEGAL LANDFILL OR AN ACCEPTABLE EXPORT SITE. LANDFILL TICKETS TO BE PROVIDED TO INSPECTOR.

GENERAL STREET CONSTRUCTION NOTES:

PROPERTY OWNERS AND THE TRAVELING PUBLIC.

- 1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE GREENBOOK). STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (A.P.W.A. STANDARDS), AND STANDARDS OF THE CITY OF POMONA PUBLIC WORKS DEPARTMENT.
- APPLICATION FOR EXCAVATION AND INSPECTION IN CONNECTION WITH WORK SHOWN ON THIS PLAN MUST BE COMPLETED BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY WORK.
- 3. WORK IN PUBLIC STREETS ONCE BEGUN SHALL BE PROSECUTED WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT
- 4. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA MUTCD.
- 5. CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AT ALL TIMES.
- CONTRACTOR SHALL PROTECT EXISTING IRRIGATION LINES AND SPRINKLER HEADS BEHIND EXISTING CURB. THE CONTRACTOR SHALL REPLACE ANY DAMAGED LINES AND SPRINKLER HEADS AT HIS OWN EXPENSE.
- CONTRACTOR SHALL REPLACE TRAFFIC STRIPES, LEGENDS, LOOP DETECTORS AND MARKINGS DAMAGED DURING THE CONSTRUCTION OF THIS PROJECT. TRAFFIC STRIPES. PAVEMENT LEGENDS. RAISED PAVEMENT MARKERS AND LOOP DETECTORS SHALL BE PER THE 2014 CALIFORNIA MUTCD, CALTRANS STANDARD PLANS AND CALTRANS STANDARD SPECIFICATIONS 84, 85, AND 86, LATEST EDITIONS.
- 8. REFLECTORIZE ALL STRIPES AND LEGENDS. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL MATCH CITY STENCILS. OR CALTRANS STANDARDS.
- 9. TRAFFIC STRIPES AND MARKINGS SHALL BE THERMOPLASTIC.
- 10. STRIPING SHALL BE CAT-TRACKED AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO FINAL INSTALLATION.
- 11. CONTRACTOR SHALL RE-STRIPE EXISTING STRIPING, MARKING ALL INTERSECTING, AND JOINING STREETS WITHIN 100' OF LIMITS OF PROJECT.
- 12. TYPE DB 2-WAY BLUE REFLECTIVE MARKERS SHALL BE INSTALLED ADJACENT TO EXISTING FIRE HYDRANTS WITHIN THE LIMITS OF CONSTRUCTION PER STATE AND CITY STANDARDS.
- 13. AS BUILTS OF THE COMPLETED PROJECT SHALL BE SUBMITTED FOR APPROVAL OF THE CITY ENGINEER.
- 14. CONTRACTOR SHALL NOTIFY ALL AFFECTED RESIDENCES IN WRITING AT LEAST TWO (2) FULL WORKING DAYS BEFORE ANY START OF CONSTRUCTION AS SPECIFIED.
- 15. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALBERT (DIG ALERT) AT 811, TWO (2) FULL WORKING DAYS PRIOR TO START OF WORK. THE CONTRACTOR MUST OBTAIN AND MAINTAIN VALID DIG ALERT REFERENCE NÚMBER THROUGH THE LIFE OF THE PROJECT AS NECESSARY FOR CONSTRUCTION.
- 16. CONTRACTOR SHALL PROJECT ALL CENTERLINE SURVEY MONUMENT AND CENTERLINE TIES AS SPECIFIED.
- 17. EXISTING STRIPES AND MARKINGS TO BE REMOVED SHALL BE DONE BY WET SANDBLASTING.
- 18. THE LOCATION OF EXISTING UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 19. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES (BMP'S) TO CONTROL EROSION AND SEDIMENT AND PRESERVE WATER QUALITY TO THE MAXIMUM EXTENT POSSIBLE.

UTILITY NOTES:

WATER: CITY OF POMONA 505 S. GAREY AVE., POMONA, CA 91766 (909) 620-2241

SEWER: CITY OF POMONA 505 S. GAREY AVE. POMONA, CA 91766 (909) 620-2241

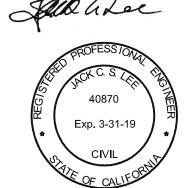
TRASH: CITY OF POMONA 505 S. GAREY AVE. POMONA, CA 91766 (909) 620-2241

POWER: SOUTHERN CALIFORNIA EDISON CO. 1351 E. FRANCIS STREET, ONTARIO, CA 91761 (909) 930-8415

GAS: SOUTHERN CALIFORNIA GAS CO. BOX 3003, ML 8031 REDLANDS, CA 92373 (909) 335-7715

POLICE: POMONA POLICE DEPARTMENT 375 S. MAIN ST., STE. 101 POMONA, CA 91766 (909) 622-1241

REVISIONS



EARTH WORK QUANTITIES:

CUT: CU.YD. FILL: CU.YD. IMPORT DIRT: CU.YD.

THE YARDAGE SHOWN HEREON IS FOR PERMIT AND BONDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING OF THE QUANTITIES.

ACCEPTED PLANNING DIVISION ACCEPTED BUILDING OFFICIAL CONCURRED RENE GUERRERO, P.E., RCE NO. 66263, CITY ENGINEER

U-Haul Moving & Storage at Garey Ave

The Potter's House

VICINITY MAP



CITY OF POMONA PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

TITLE SHEET

2145 N.GAREY AVENUE, POMONA, CA

REVIEWED:

SCALE DESIGNED: N.T. DRAWN: OF

CHECKED

DATE INITIAL AS SHOWN

(462.1).....EXISTING ELEVATION 520.00......PROPOSED ELEVATIONEXISTING CONTOUR

LEGEND

....DRAINAGE PATTERN ...EXISTING STRUCTURE PROPOSED STRUCTURE

.PROPOSED LANDSCAPE AREA

ABBREVIATIONS CBW...... CONC. BLOCK WALL

C&G...... CURB AND GUTTER D/A..... DRIVEWAY APRON DWY...... DRIVEWAY .. EDISON POLE

MH..... MAN HOLE

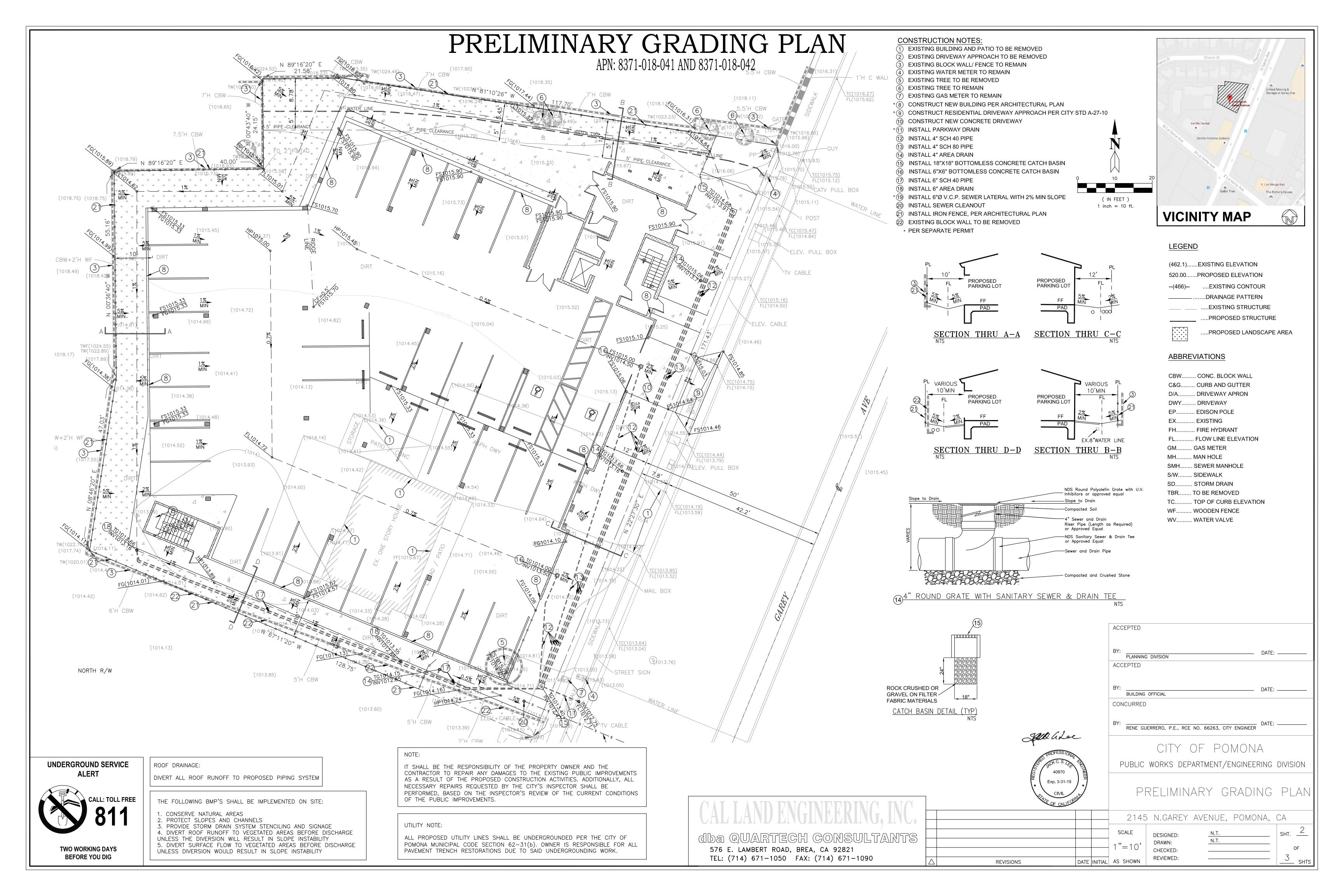
EX..... EXISTING FH..... FIRE HYDRANT FL..... FLOW LINE ELEVATION GM..... GAS METER

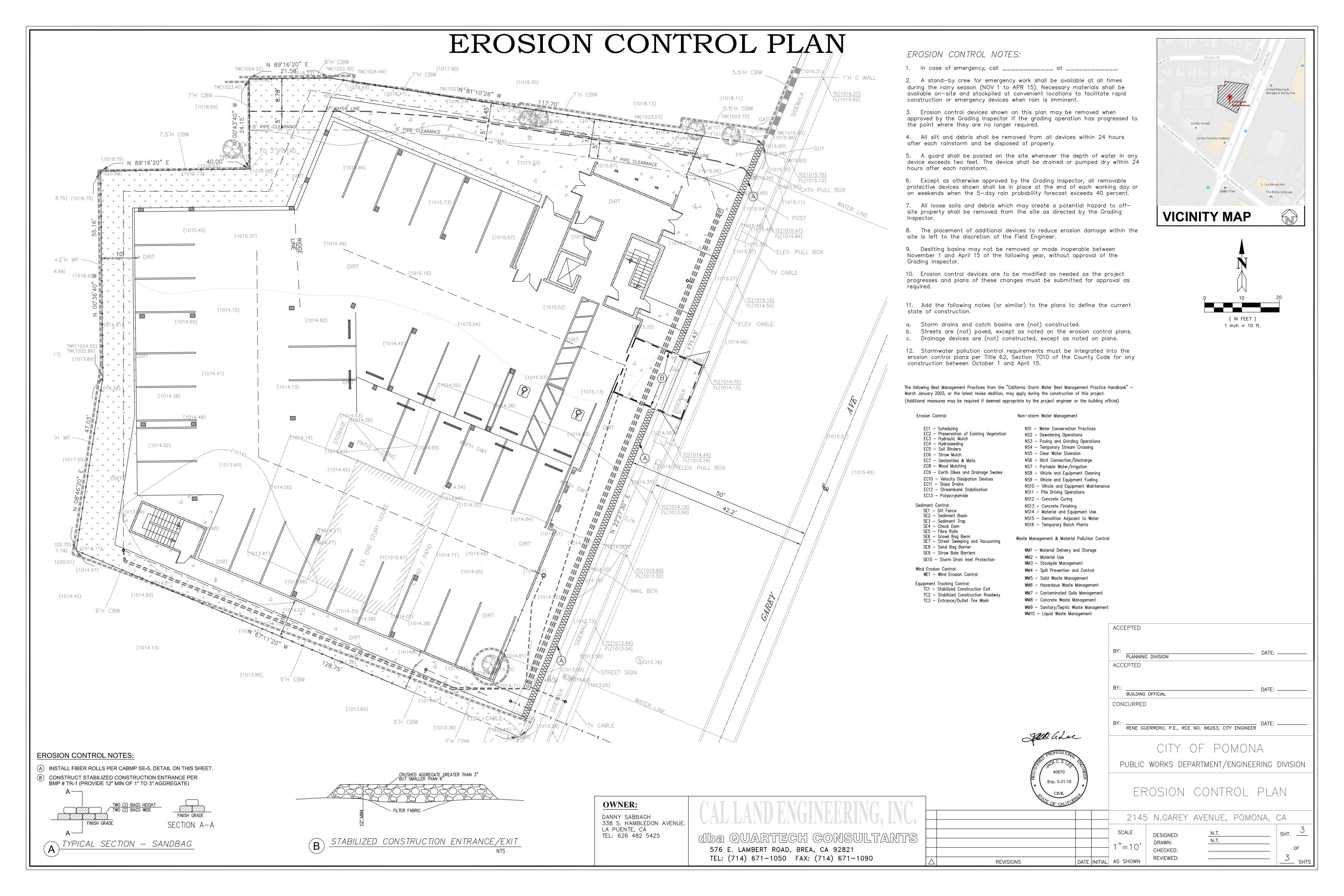
SMH..... SEWER MANHOLE S/W..... SIDEWALK SD..... STORM DRAIN TBR...... TO BE REMOVED TC...... TOP OF CURB ELEVATION

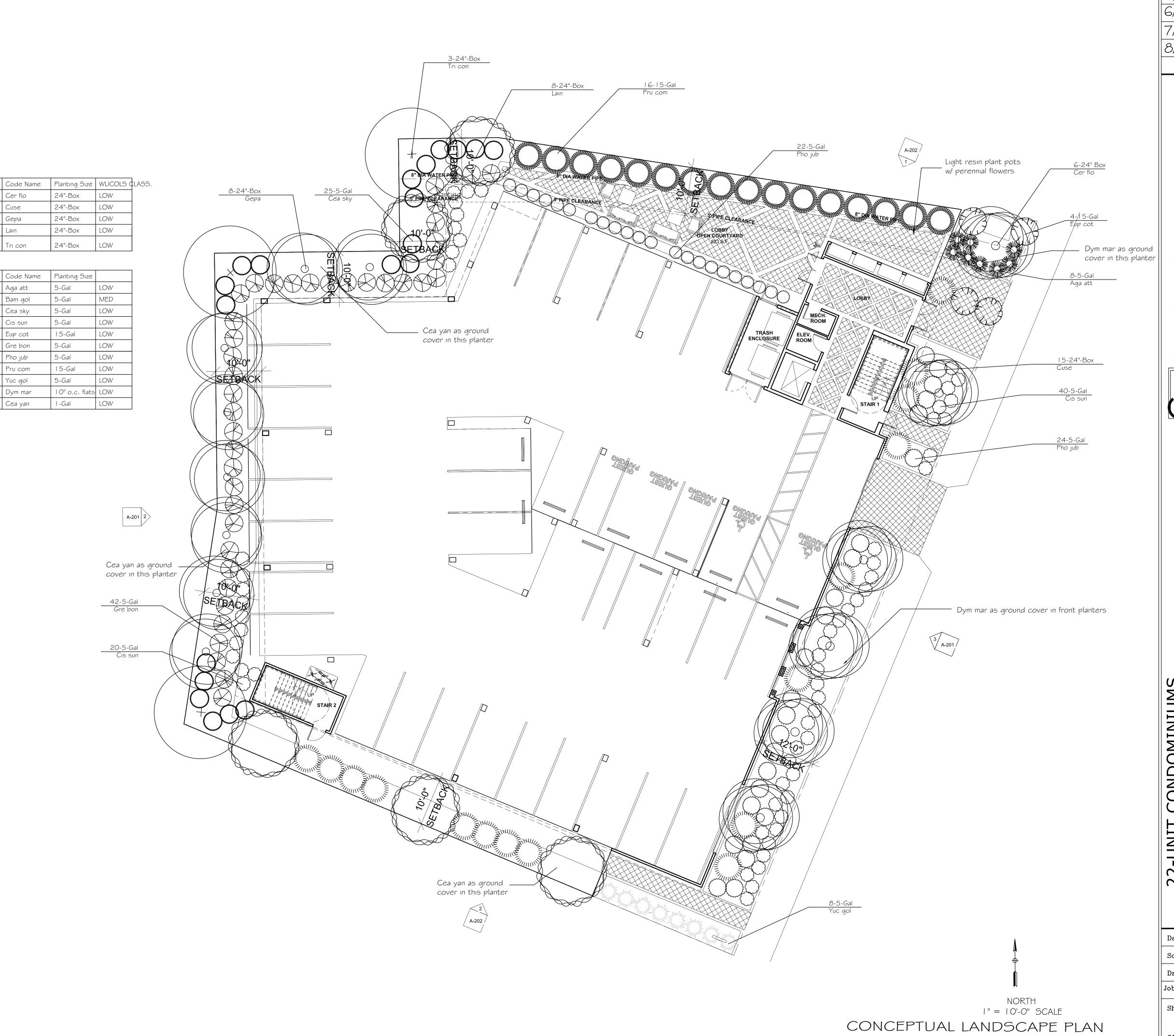
WF..... WOODEN FENCE

WV..... WATER VALVE

576 E. LAMBERT ROAD, BREA, CA 92821 TEL: (714) 671–1050 FAX: (714) 671–1090







PLANT LEGEND

Common Name

Blue Palo Verde

Italian cypress

Australian willow

Crape myrtle

Brisbane Box

Common Name

Smooth Agave

Golden Goddess Bamboo

Skylark California Lilac

Caribbean Copper Tree

Jubilee New Zealand Flax

Compact Carolina Cherry

Yankee Point California Lilac | Cea yan

Golden Sword Yucca

Sunset Rockrose

Bonfire Grevillea

Trı con

Code Name

Aga att

Eup cot

Gre bon

Pho jub

Pru com

Yuc gol

Dym mar

Symbol Scientific Name

Symbol Scientific Name

Agave attenuata

SHRUBS AND GROUND COVERS

Second floor planters 26

Cercidium floridum

Geijera parviflora

Tristania conferta

Lagerstroemia indica

Bambusa "Golden Goddess"

Ceanothus "Skylark"

Euphorbia cotinifolia

Grevillea "Bonfire"

Phormium "Jubilee"

Yucca Golden Sword

Dymondia margaretae

Ceanothus "Yankee Point"

Prunus caroliniana "Compact"

Cistus "Sunset"

Revisions 8/25/16 6/22/1

7/13/17 8/14/17

CONDOMINIUMS SAREY AVENUE CALIFORNIA 917 22-UNIT C 2145 N. G. POMONA,

Date 8/11/16 Scale 1" = 10'-0" Drawn by CBO

Job Name Garey Sheet

Of 2 Sheet:

Date 8/11/16 Scale 1" = 10'-0"

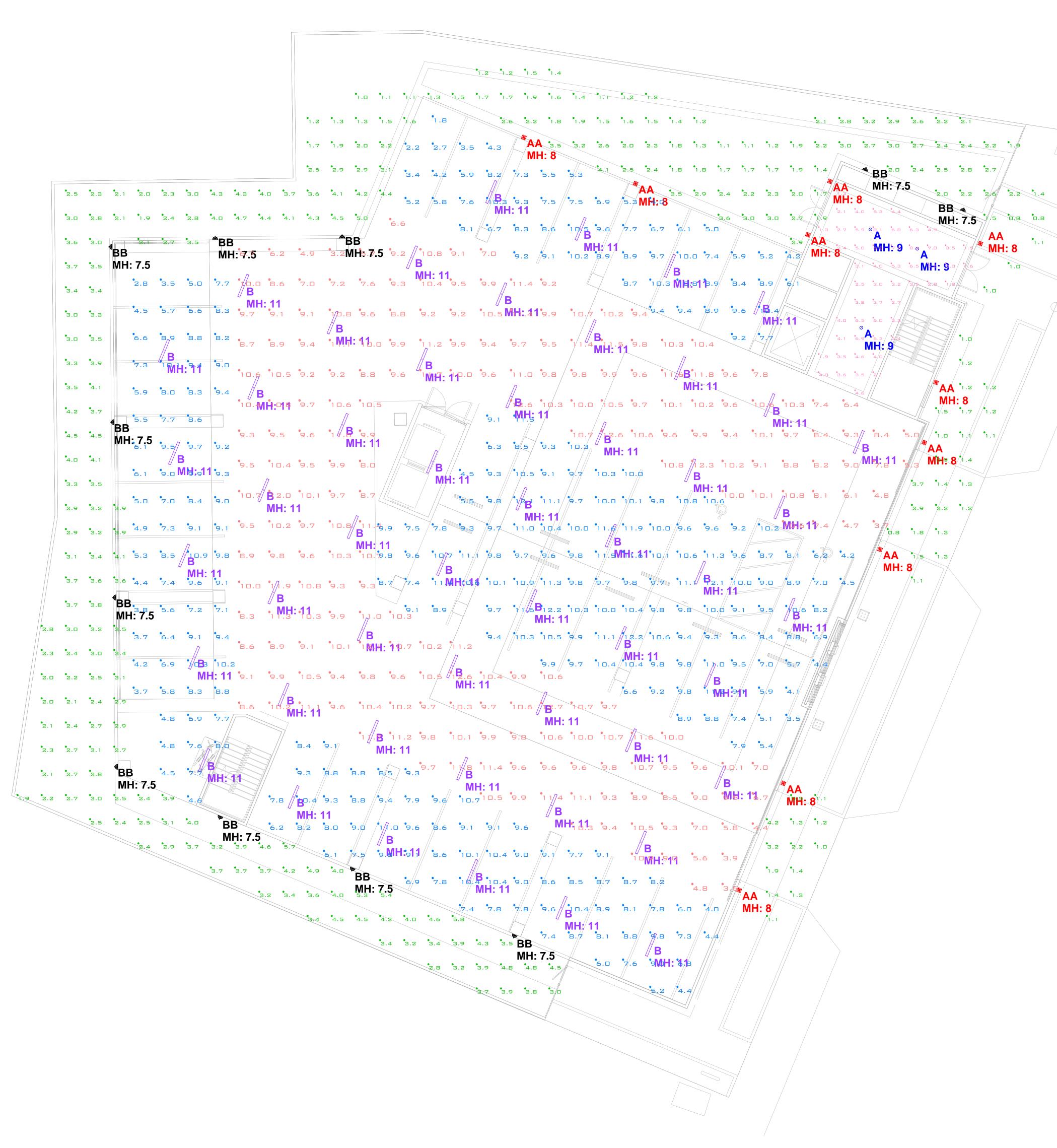
Drawn by CBO

Sheet 7



LUMINAIRE SCHEDULE							
SYMBOL	QΤΥ	LABEL	ARRANGEMENT	LLF	DESCRIPTION	LUM. LUMENS	LUM. WATTS
\odot	3	Α	SINGLE	0.900	LUM-TECH LIGHTING: LED-AFR56-8CRI-35K-FINISH-DOB-OPTIONS	895	12.5
	1 🗆	AA	SINGLE	0.900	BROWNLEE LIGHTING: 7322-C9LED-35K-SBLOG-ES-PO1	1009	9
->	51	В	SINGLE	0.900	LSI INDUSTRIES: SDL-4-LED-SS-WW-UE	3216	34
	1 1	BB	SINGLE	0.900	BROWNLEE: 7616-BL-F45LED-VBO-35K-SBLOG-ES	2919	45

CALCULATION SUMMARY							
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	HEIGHT OF CALC POINTS
GARAGE - DRIVEWAY	Fc	9.53	12.7	3.2	2.98	3.97	
GARAGE - PARKING STALLS	Fc	8.33	12.2	1.8	4.63	6.78	
INTERIOR LOBBY	Fc	4.22	8.4	1.3	3.25	6.46	2.5
PERIMETER LIGHTING	Fc	2.66	5.8	0.5	5.32	11.60	



LIGHTING PHOTOMETRIC STUDY Scale: 1 inch= 8 Ft.

2145 N. GAREY AVENUE

POMONA, CALIFORNIA 91767

CLIENT: CREATIVE DESIGN ASSOC.

DATE: 08-30-2016

DESIGNER: HECTOR M.M.

CLS AGENT:

LESTER GOMEZ

californialightingsales

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 MANDATED 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) 620-2371.
- 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 ANDPREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED
- EXCAVATION EXCEEDS 10 FEET. d. FILL INSPECTION; AFTER THE AREA TO RECEIVE FILL HAS BEEN PREPARED AND INSPECTED

EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF

- BY THE SOILS ENGINEER. e. DRAINAGE DEVICE INSPECTION: AFTER FORMS, STEEL AND PIPE ARE IN PLACE, AND BEFORE
- ANY CONCRETE IS POURED ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED
- FINAL INSPECTION: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS-GRADED 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 BEGINING TO COMPLETION OF GRADING OPERATIONS.
- 12. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROVED GEOTECHNICAL REPORT BY CAL LAND ENGINEERING, INC. DATED NOVEMBER 6, 2014 .
- 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 OCTOBE 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 1.
- 14. THE ENGINEERING GEOLOGIST SHALL INSPECT AND APPROVE ALL CUT SLOPES.
- 15. PRIOR TO ISSUANCE OF THE BUILDING PERMITS, A SOIL EXPANSION TEST PERFORMED IN ACCORDANCE WITH THE PROCEDURES OF 2007 CBC 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 2007 CBC 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 NOR 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% OF 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 FELLS SHALL BE APPROVED BY THE SOILS ENGINEER AND THE BUILDING OFFICIAL OR HIS REPRESENTATIVE BEFORE ANY ADDITIONAL FILLS ARE ADDED.

UNDERGROUND SERVICE ALERT



TWO WORKING DAYS **BEFORE YOU DIG**

GEOTECHNICAL:

CAL LAND ENGINEERING, INC. DBA QUARTECH CONSULTANTS 576 E. LAMBERT ROAD. BREA, CA 92821 TEL: 714 671 1050

BENCHMARK:

ELEVATION: 385.144'

COUNTY BENCHMARK G 672 FC DISC 5FT E/O E CF @ NE COR BRIGGE @ SE COR ROSEMEAD BLVD & OLIVE ST 59FT S/O & 46FT E/O CL INT 4FT S/O BCR MKD(59-35)

LEGAL DESCRIPTION:

ALL EXPORT REQUIRED BY GEOTECHNICAL ENGINEER SHALL GO TO LEGAL

LANDFILL OR AN ACCEPTABLE EXPORT SITE. LANDFILL TICKETS TO BE PROVIDED

APN: 8371-018-041 AND 8371-018-042

A PORTION OF LOT 1 AND LOT 2 OF RECORD OF SURVEY 69-48, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 69 PAGE 48 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.

24. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SOILS ENGINEER.

BY THE SOILS ENGINEER SHOW IT IS UNNECESSARY.

CIVIL ENGINEER.

BONDS.

ENGINEER'S NOTES

EXISTING UNDERGROUND STRUCTURES

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

ALL WALL REQUIRE SEPARATE PERMITS

CUT AND FILL NOTE:

TO INSPECTOR.

SHOWN ON THESE DRAWINGS.

ENGINEER.

25. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ONSITE SOILS SHALL BE

OF TECHNICAL SPECIALTY, WHICH SHALL CONSIST OF OBSERVATION AND REVIEW AS TO THE

NATURAL GROUND AND PLACEMENT OF COMPACTION TO VERIFY THAT SUCH WORK IS BEING

27. THE SOILS ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION DURING THE PREPARATION OF

REQUIREMENTS OF THE UNIFORM BUILDING CODE SECTION 3317,3 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

28. THE ENGINEERING GEOLOGIST SHALL PROVIDE A PROFESSIONAL INSPECTION OF THE BEDROCK

REPORTS, THE PLANS, SPECIFICATIONS AND CODE WITHIN THEIR PURVIEW, IN ACCORDANCE WITH

29. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN ACCORDANCE

TO PROVIDE PROFESSIONAL INSPECTIONS ON A TIMELY BASIS. THE PERMITTEE SHALL ACT AS A

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 IN THE APPROVED GRADING AS SHOWN ON THE GRADING MUST BE

31. PRIOR TO FINAL APPROVAL OF ROUGH GRADING THE CIVIL ENGINEER. SHALL SUBMIT AN

ACTUAL LOCATIONS AND ELEVATIONS OF ALL SUBDRAINS, ROCK DISPOSAL SITES, KEYWAYS,

FINISHED WORK AND THE APPROVED PLANS, ACTUAL YARDAGE MOVED (INCLUDING REMEDIAL

32. FOR ROUGH GRADING THE CONTRACTOR SHALL CONSTRUCT BERMS AT THE TOP OF ALL

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 APPROVAL OF TENTATIVE TRACT NO. N/A APPLICABLE TO

36. ALL REQUIREMENTS OF THE PLANNING COMMISSION RESOLUTION NUMBER(S) N/A SHALL BE

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

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

RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT

THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF THE UTILITIES OR STRUCTURES

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS

THE CITY OF POMONA, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR

LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE CITY OF POMONA, OR THE

ALL IMPROVEMENTS SHOWN IN RIGHT-OF -WAY REQUIRE APPROVALS AND PERMITS FROM THE

ALL IMPROVEMENTS SHOWN IN RIGHT-OF-WAY REQUIRE APPROVALS AND PERMITS FROM

THE ENGINEERING DIVISION OF PUBLIC WORKS DEPARTMENT OF THE CITY OF POMONA

ENGINEERING DIVISION OF PUBLIC WORKS DEPARTMENT OF THE CITY OF POMONA

ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR

DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS 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,

CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND

OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS, THE

GRADING WILL NOT BE APPROVED UNTIL AFTER THE AS-BUILT GRADING PLAN.

MANUFACTURED SLOPES AS SHOWN PER DETAIL ON THIS PLAN.

THE FINAL MAP SHALL BE MET BY THE APPLICANT.

GRADING) AND A CERTIFICATION THAT THE AS-BUILT PLANS SHOWS THE ABOVE ITEMS. ROUGH

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

SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL OR HIS DESIGNATED REPRESENTATIVE.

WITH THE APPROVED PLANS AND SPECIFICATIONS AND IN CONFORMANCE WITH THE PROVISIONS OF

THE 2007 CBC SECTION 3317.5, AND THE PERMITTEE SHALL ENGAGE CONSULTANTS, IF REQUIRED,

COORDINATOR BETWEEN THE CONSULTANTS. THE CONTRACTOR AND THE BUILDING OFFICIAL IN THE

AS-BUILT GRADING PLAN, IN ACCORDANCE WITH SECTION 3318.1 FOR APPROVAL BY THE BUILDING

OFFICIAL. THIS PLAN SHALL SHOW ORIGINAL GROUND SURFACE AND AS-GRADED GROUND SURFACE

BUTTRESS OR STABILITY FILLS AND ANY OTHER REMEDIAL GRADING, ANY VARIANCES BETWEEN THE

ELEVATIONS, ALL FEATURES SHOWN ON THE APPROVED GRADING PLAN, FINAL PAD GRADES, THE

EXCAVATION TO DETERMINE IF CONDITIONS ENCOUNTERED ARE IN ACCORDANCE WITH THE APPROVED

ESTABLISHMENT OF LINE, GRADE AND SURFACE DRAINAGE OF THE DEVELOPMENT AREA.

PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF THE APPROVED PLAN AND THE

THE UNIFORM BUILDING CODE SECTION 3317.4. LATEST EDITION ADOPTED BY THE CITY.

CONSTRUCTED WITH TYPE 5 SIX (6) SACK CEMENT UNLESS SULFATE-CONTENT TESTS CONDUCTED

26. THE CIVIL ENGINEER SHALL PROVIDE PROFESSIONAL INSPECTION WITHIN SUCH ENGINEERS AREA

OWNER: 338 S. HAMBLEDON AVENUE LA PUENTE, CA

TEL: 626 482 5425

GENERAL STREET CONSTRUCTION NOTES:

PROPERTY OWNERS AND THE TRAVELING PUBLIC.

PRELIMINARY GRADING PLAN

POMONA HOUSE

APN: 8371-018-041 AND 8371-018-042

CONTRACTOR SHALL PROTECT EXISTING IRRIGATION LINES AND SPRINKLER HEADS BEHIND EXISTING CURB. THE CONTRACTOR SHALL REPLACE ANY DAMAGED LINES AND SPRINKLER HEADS AT HIS OWN EXPENSE.

CONTRACTOR SHALL REPLACE TRAFFIC STRIPES, LEGENDS, LOOP DETECTORS AND MARKINGS DAMAGED DURING THE CONSTRUCTION OF THIS PROJECT. TRAFFIC STRIPES, PAVEMENT LEGENDS, RAISED PAVEMENT MARKERS AND LOOP DETECTORS SHALL BE PER THE 2014 CALIFORNIA MUTCD, CALTRANS STANDARD PLANS AND CALTRANS STANDARD SPECIFICATIONS 84, 85, AND 86, LATEST EDITIONS.

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE GREENBOOK).

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (A.P.W.A. STANDARDS). AND STANDARDS OF THE CITY OF POMONA PUBLIC WORKS DEPARTMENT.

APPLICATION FOR EXCAVATION AND INSPECTION IN CONNECTION WITH WORK SHOWN ON THIS PLAN MUST BE COMPLETED BY THE CONTRACTOR

WORK IN PUBLIC STREETS ONCE BEGUN SHALL BE PROSECUTED WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT

- 8. REFLECTORIZE ALL STRIPES AND LEGENDS. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL MATCH CITY STENCILS, OR CALTRANS STANDARDS.
- 9. TRAFFIC STRIPES AND MARKINGS SHALL BE THERMOPLASTIC.

AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY WORK.

5. CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AT ALL TIMES.

4. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA MUTCD.

- 10. STRIPING SHALL BE CAT-TRACKED AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO FINAL INSTALLATION.
- 11. CONTRACTOR SHALL RE-STRIPE EXISTING STRIPING, MARKING ALL INTERSECTING, AND JOINING STREETS WITHIN 100' OF LIMITS OF PROJECT.
- 12. TYPE DB 2-WAY BLUE REFLECTIVE MARKERS SHALL BE INSTALLED ADJACENT TO EXISTING FIRE HYDRANTS WITHIN THE LIMITS OF CONSTRUCTION PER STATE AND CITY STANDARDS.
- 13. AS BUILTS OF THE COMPLETED PROJECT SHALL BE SUBMITTED FOR APPROVAL OF THE CITY ENGINEER.
- 14. CONTRACTOR SHALL NOTIFY ALL AFFECTED RESIDENCES IN WRITING AT LEAST TWO (2) FULL WORKING DAYS BEFORE ANY START OF CONSTRUCTION AS SPECIFIED.
- 15. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALBERT (DIG ALERT) AT 811, TWO (2) FULL WORKING DAYS PRIOR TO START OF WORK. THE CONTRACTOR MUST OBTAIN AND MAINTAIN VALID DIG ALERT REFERENCE NUMBER THROUGH THE LIFE OF THE PROJECT AS NECESSARY FOR CONSTRUCTION.
- 16. CONTRACTOR SHALL PROJECT ALL CENTERLINE SURVEY MONUMENT AND CENTERLINE TIES AS SPECIFIED.
- 17. EXISTING STRIPES AND MARKINGS TO BE REMOVED SHALL BE DONE BY WET SANDBLASTING.
- 18. THE LOCATION OF EXISTING UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 19. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES (BMP'S) TO CONTROL EROSION AND SEDIMENT AND PRESERVE WATER QUALITY TO THE MAXIMUM EXTENT POSSIBLE.

GEOTECHNICAL RECOMMENDATIONS

PRIOR TO INITIATING GRADING OPERATIONS. ANY EXISTING VEGETATION, DEBRIS. OVER-SIZED MATERIALS (GREATER THAN 8 INCHES), AND OTHER DELETERIOUS MATERIALS WITHIN FILL AREAS SHOULD BE REMOVED.

SURFICIAL SOIL REMOVALS

WITHIN THE PROPOSED CONSTRUCTION AREAS, THE EXISTING FILL, COLLUVIUM, AND WEATHERED GRANITE SHOULD BE REMOVED TO EXPOSE LESS WEATHERED GRANITE. BASED ON OUR REVIEW OF THE REFERENCED REPORTS, REMOVAL DEPTH UP TO 7 FEET MAY BE ANTICIPATED. ALL EXCAVATIONS SHOULD BE OBSERVED BY A REPRESENTATIVE OF THIS OFFICE TO VERIFY THE SUBGRADE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL REMOVALS OR OTHER MITIGATIVE MEASURES ARE NEEDED.

TREATMENT OF REMOVAL BOTTOMS SOILS EXPOSED WITHIN AREAS APPROVED FOR FILL PLACEMENT SHOULD BE SCARIFIED TO A DEPTH OF

6 INCHES, CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT, THEN COMPACTED IN-PLACE TO PROJECT STANDARDS.

THE ONSITE SOILS MAY BE USED AS COMPACTED FILL, PROVIDED THEY ARE FREE OF ORGANIC

MATERIALS AND DEBRIS. FILLS SHOULD BE PLACED IN RELATIVELY THIN LIFTS, BROUGHT TO NEAR OPTIMUM MOISTURE CONTENT, THEN COMPACTED TO OBTAIN AT LEAST 90 PERCENT RELATIVE COMPACTION BASED ON LABORATORY STANDARD ASTM D-1557-09.

FILLS PLACED ON SLOPES STEEPER THAN 5:1 SHOULD BE KEYED AND BENCHED INTO COMPETENT

MATERIALS AS THE FILL IS PLACED. KEYS AND BENCHES SHOULD BE OBSERVED AND APPROVED BY

THE PROJECT GEOTECHNICAL CONSULTANT.

PERMANENT FILL SLOPES SHOULD BE KEYED AND BENCHES INTO APPROVED SOIL/BEDROCK MATERIALS. SOIL MATERIALS AVAILABLE FOR SLOPE CONSTRUCTION SHOULD CONSIST OF SILT AND CLAY MIXTURE. ALL FILL SLOPES SHOULD BE CONSTRUCTED NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL).

FILL KEY AT LEAST 15 FEET WIDE OR HALF OF THE HEIGHT OF SLOPE SHOULD BE CONSTRUCTED AT

THE BOTTOM OF THE SLOPE AS DIRECTED BY THE PROJECT GEOTECHNICAL CONSULTANTS. <u>INSPECTION</u>

AS A NECESSARY REQUISITE TO THE USE OF THIS REPORT, THE FOLLOWING INSPECTION IS RECOMMENDED:

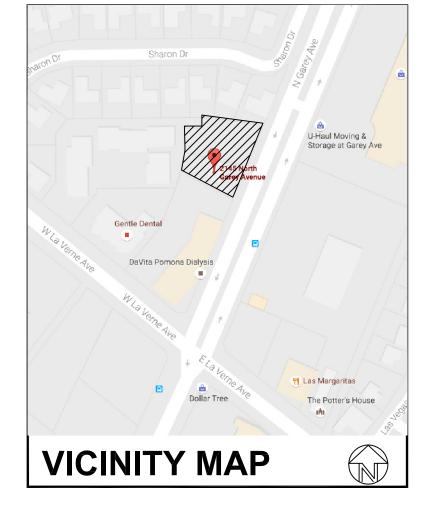
-TEMPORARY EXCAVATIONS -REMOVAL OF SURFICIAL AND UNSUITABLE SOILS -BACKFILL PLACEMENT AND COMPACTION -UTILITY TRENCH BACKFILL

THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST 2 DAYS IN ADVANCE OF THE START OF CONSTRUCTION. A JOINT MEETING BETWEEN THE CLIENT. THE CONTRACTOR, AND THE GEOTECHNICAL ENGINEER IS RECOMMENDED PRIOR TO THE START OF CONSTRUCTION TO DISCUSS SPECIFIC PROCEDURES AND SCHEDULING

ABBREVIATIONS

AC CL C&G DF EA EX FF FL FS H	ASPHALT CEMENT CENTERLINE CURB & GUTTER DEEPENED FOOTING EACH EXISTING FINISH FLOOR FLOW LINE FINISH SURFACE HEIGHT INVERT LINEAR FEET	LS MID FF NTS P/L R/W RW SF TC TG TW UPP FF	LUMP SUM MIDDLE LEVEL FINISH FLOOF NOT TO SCALE PROPERTY LINE RIGHT-OF-WAY RETAINING WALL SQUARE FEET TOP OF CURB TOP OF GRATE TOP OF WALL UPPER LEVEL FINISH FLOOR
LOW FF	LOWER LEVEL FINISH FLOOR		

576 E. LAMBERT ROAD, BREA, CA 92821 TEL: (714) 671–1050 FAX: (714) 671–1090



CHANGE OF GEOTECHNICAL CONSULTANTS

HEREWITH IS FORMAL NOTIFICATION THAT QUARTECH CONSULTANTS, INC. (QCI) IS NOW TO BE CONSIDERED THE GEOTECHNICAL CONSULTANT OF RECORD FOR THE ABOVE SUBJECT PROJECT. QCI HAS REVIEWED THE REFERENCED REPORTS AND CONCURS IN GENERAL WITH THE FINDINGS, CONCLUSIONS AND RECOMMENDATIONS, AND IS SATISFIED WITH THE WORK PERFORMED FROM A GEOTECHNICAL STANDPOINT.

ANY VARIANCES TO THE PREVIOUS FINDINGS, CONCLUSIONS AND RECOMMENDATIONS, BASED ON EXPOSURES DURING GRADING, WILL BE ACCOMPLISHED IN ACCORDANCE WITH THIS FIRM'S SPECIFIC RECOMMENDATIONS AND IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF LOS ANGELES.

	7-05-2017
JACK C LEE GE 2153	DATE
JACK C LEE GE 2153	DATE

REFERENCED REPORTS

"GEOTECHNICAL INVESTIGATION FOR FEASIBILITY OF DEVELOPMENT, 1109 OAK KNOLL DRIVE, POMONA, CALIFORNIA", BY LEIGHTON AND ASSOCIATES, INC., PROJECT NO. 2901011-01, DATED AUGUST 20, 1990.

"SUPPLEMENT FOUNDATION RECOMMENDATIONS FOR PROPOSED SINGLE FAMILY RESIDENCE, 1109 OAK KNOLL DRIVE, POMONA, CALIFORNIA", BY AP ENGINEERING & TESTING, INC., JOB NO. 04-510, DATED MARCH 31, 2004.

GEOTECHNICAL CERTIFICATION:

WE HEREBY CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND THAT IT CONFORMS TO QCI PROJECT NO .: N/A DATED N/A PREPARED BY:

7-05-2017

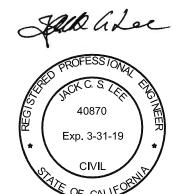
JACK C. LEE GE 2153 DATE

EARTH WORK QUANTITIES:

CUT: 10 CU.YD. FILL: 100 CU.YD. IMPORT DIRT: 90 CU.YD.

THE YARDAGE SHOWN HEREON IS FOR PERMIT AND BONDING PURPOSES. THE NOTIFIERACTOR SHALL BE RESPONSIBLE FOR VERIFYING OF THE QUANTITIES.

	ACCEPTED	
	BY: PLANNING DIVISION	DATE:
	ACCEPTED	
	BY: BUILDING OFFICIAL	DATE:
	CONCURRED	
	BY:	DATE:
,	MENE GOERNERO, F.E., NOE NO. 00200, CITT ENGINEER	



DATE INITIAL AS SHOWN

UTILITY NOTES:

505 S. GAREY AVE.,

POMONA, CA 91766

505 S. GAREY AVE.

505 S. GAREY AVE.

POMONA, CA 91766

ONTARIO, CA 91761

BOX 3003, ML 8031

REDLANDS, CA 92373

375 S. MAIN ST., STE. 101

REVISIONS

POMONA, CA 91766

(909) 620-2241

(909) 930-8415

(909) 335-7715

(909) 622-1241

POMONA, CA 91766 (909) 620-2241

(909) 620-2241

WATER: CITY OF POMONA

SEWER: CITY OF POMONA

TRASH: CITY OF POMONA

1351 E. FRANCIS STREET,

POWER: SOUTHERN CALIFORNIA EDISON CO

POLICE: POMONA POLICE DEPARTMENT

SOUTHERN CALIFORNIA GAS CO.

CITY OF POMONA

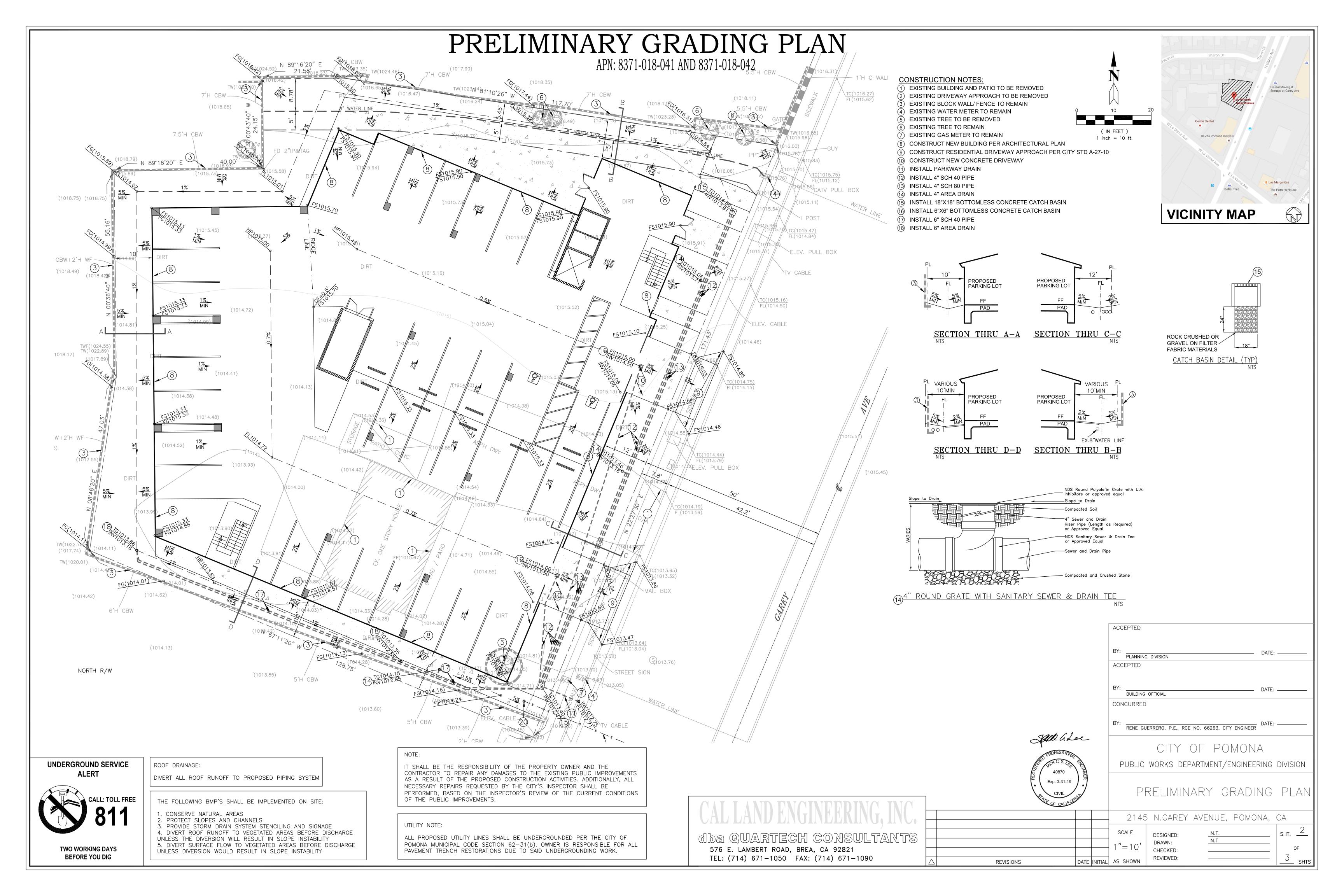
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

TITLE SHEET

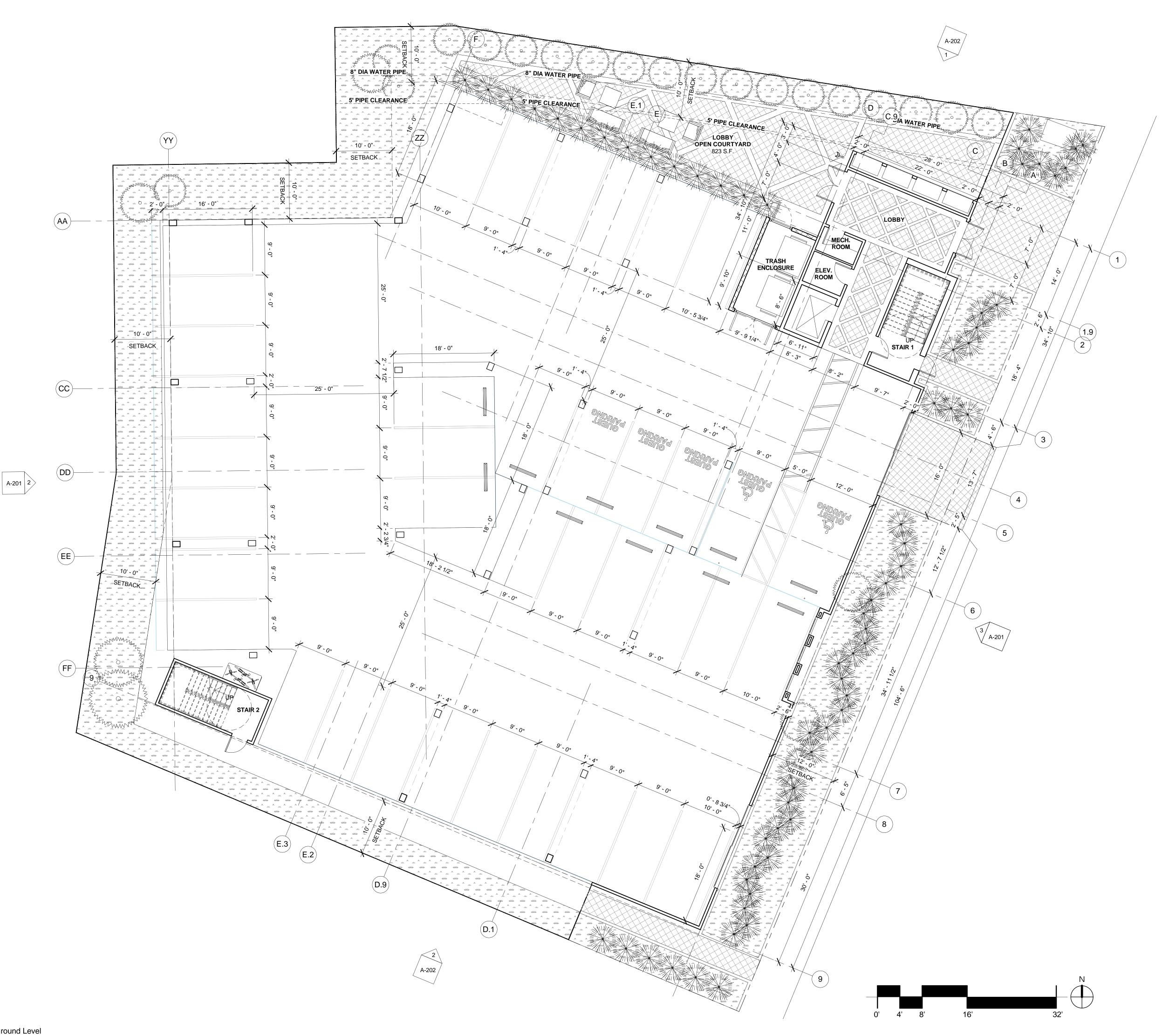
2145 N.GAREY AVENUE, POMONA, CA

SCALE SHT. DESIGNED: N.T. DRAWN: OF

CHECKED REVIEWED:







CREATIVE DESIGN
ASSOCIATES
Architecture. Interior Design. Planning

T. 626.913.8101 F. 626.913.8102 17528 E. Rowland St.

City of Industry, CA 91748 www.cda-arc.com

WITH

TJ INVESTMENT, LLC 10982 ROEBLING AVE., APT#507 LOS ANGELES, CA 90024

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Project Name:

22 Unit Multi-Family Condos 2145 N. Garey Ave., Pomona, CA 91767

Client:

TJ Investment, LLC. 10982 Roebling Ave. Apt.#507, Los Angeles, CA 90024

irst Floor Plar

Stamp:

No. C-25837 Z A

OF CALL

OF CA

CDA Project No.
Plan Check No.
Phase
Drawn By
Checked By
Printed Date

CDA Project No.
DPR5713-2016
Dev. Plan Review
CW
CW
CW
EC
Printed Date
08/30/16
Reference

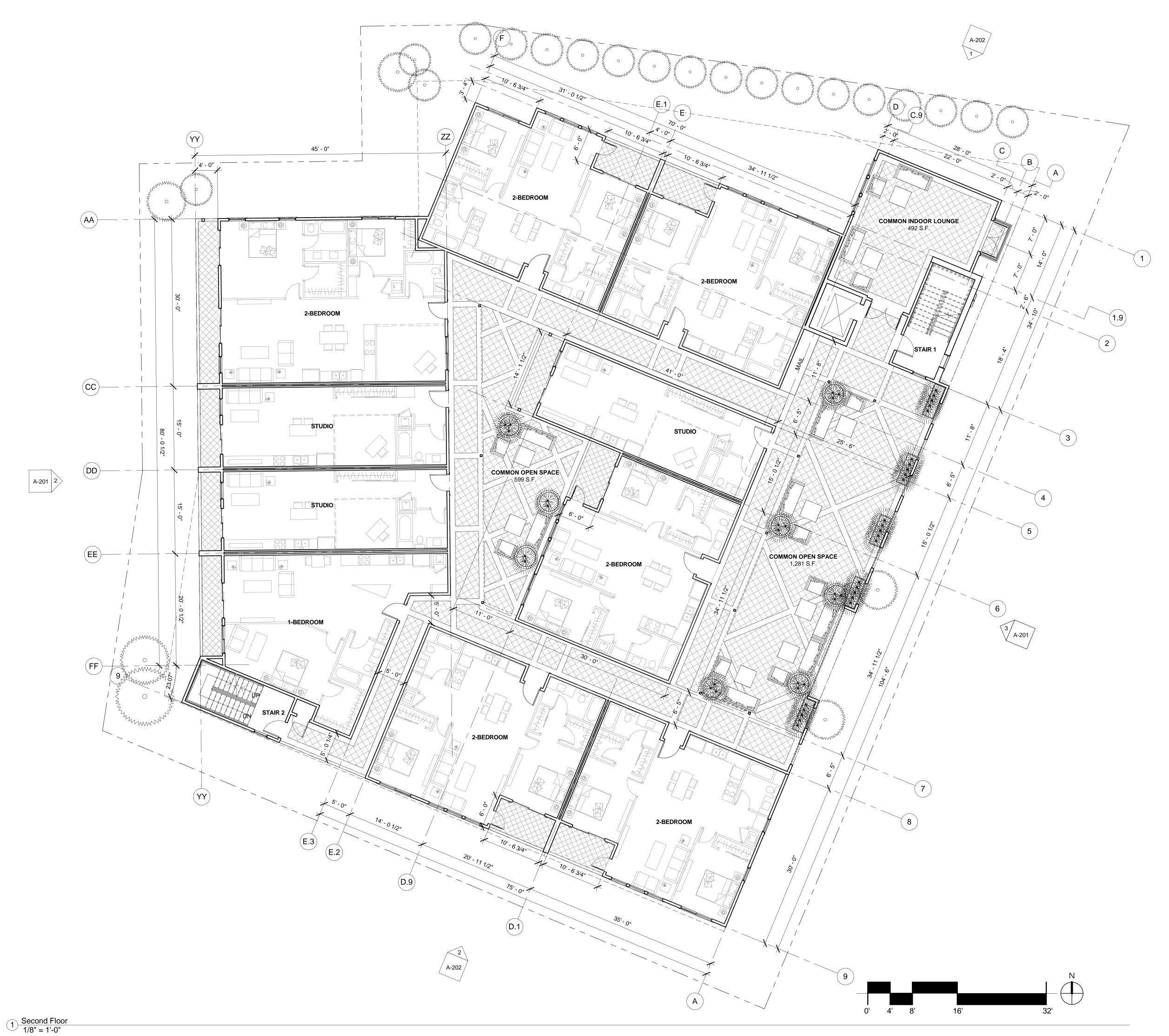
Revisions
Planning Revision 1

6/1/2017

A-101

Scale 1/8" = 1'-0"

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Project Name:

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TJ Investment, LLC. 10982 Roebling Ave. Apt.#507, Los Angeles, CA 90024



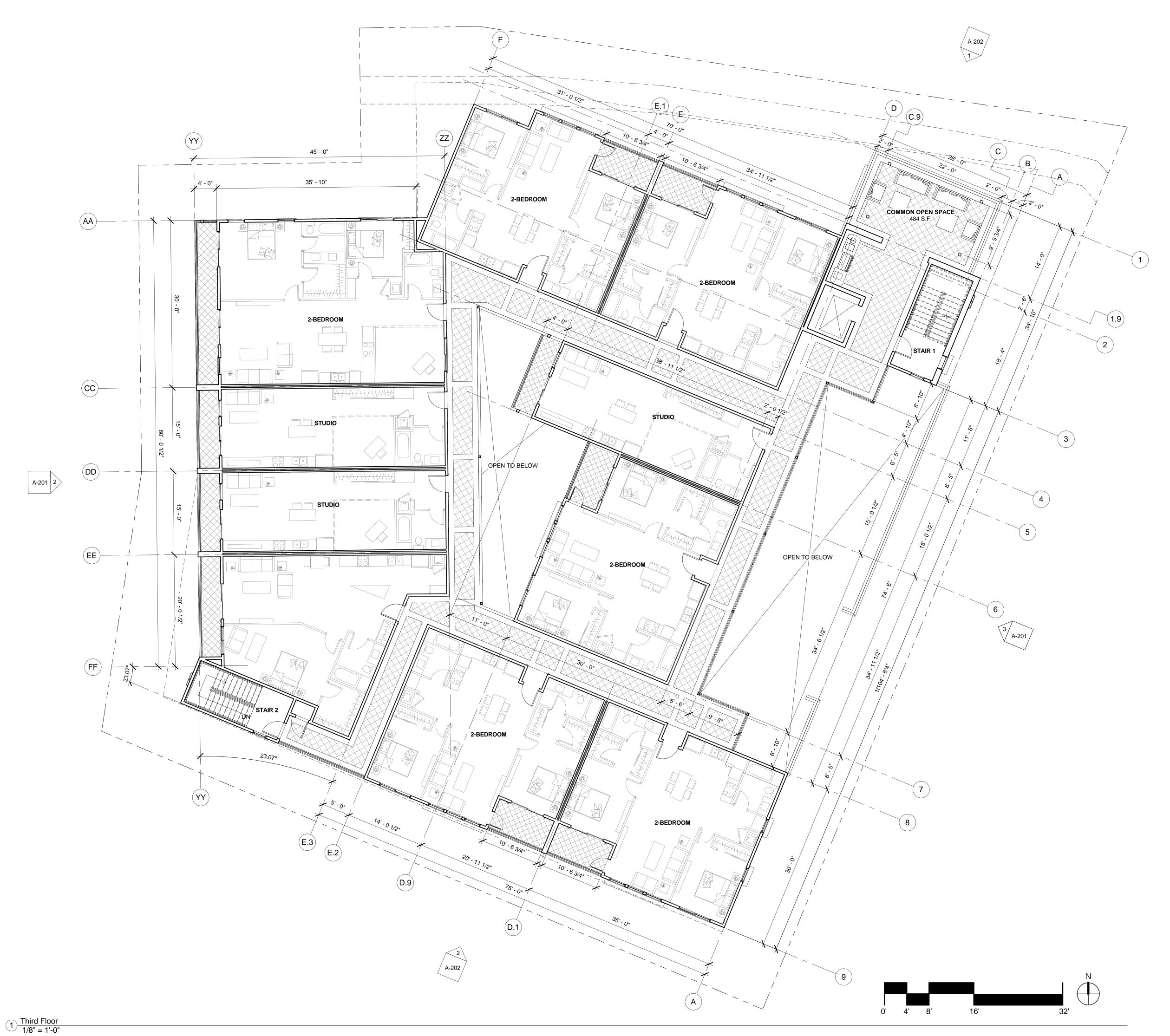
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Planning Revision 1

6/1/2017

1/8" = 1'-0"

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Project Name:

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TJ Investment, LLC. 10982 Roebling Ave. Apt.#507, Los Angeles, CA 90024



CDA Project No. Checked By 08/30/16 Reference

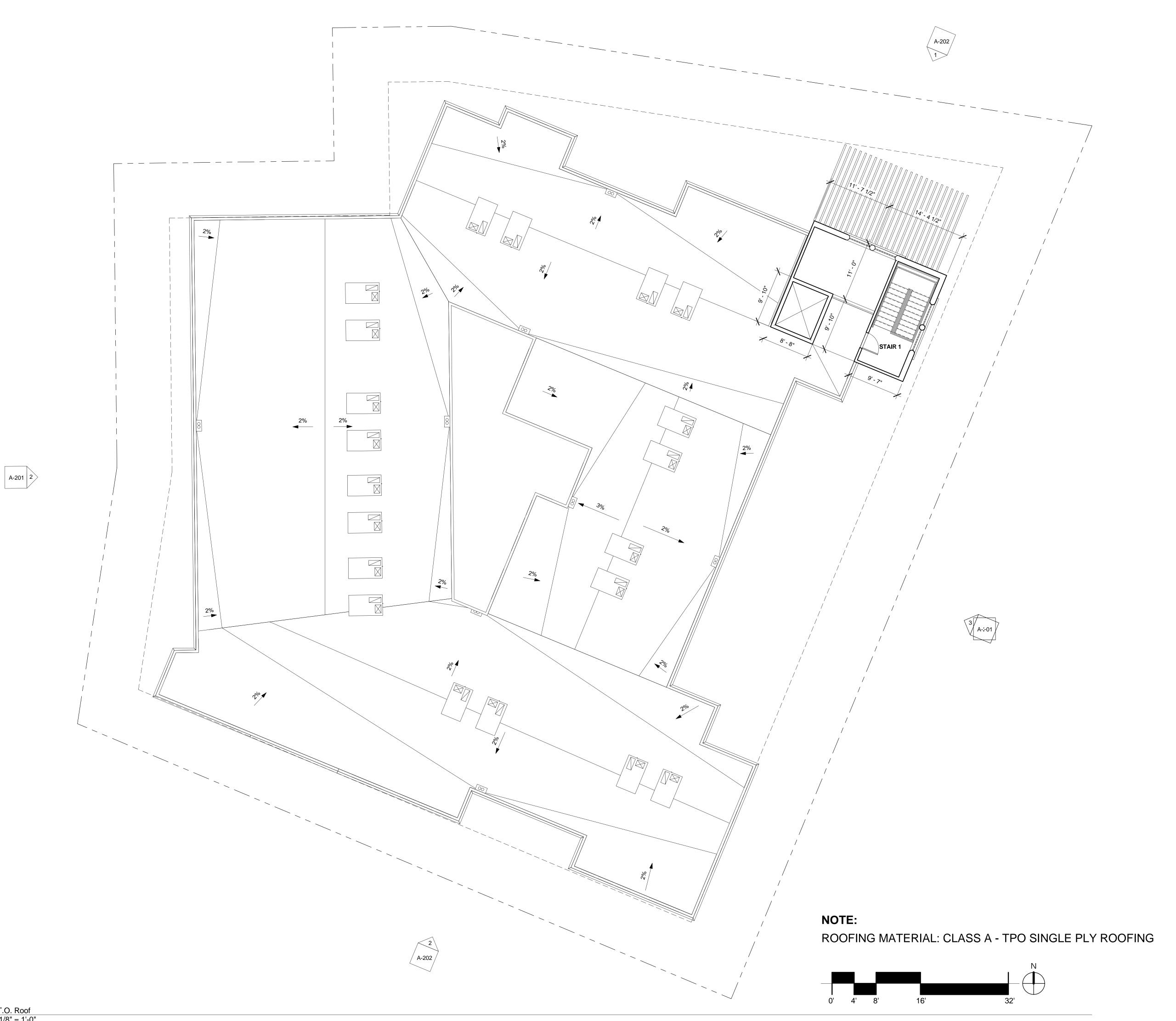
Planning Revision 1

6/1/2017

A-103

1/8" = 1'-0"

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Project Name:

22 Unit Multi-Family Condos 2145 N. Garey Ave., Pomona, CA 91767

Client:

TJ Investment, LLC. 10982 Roebling Ave. Apt.#507, Los Angeles, CA 90024

Roof Plan

She



CDA Project No. 1617
Plan Check No. DPR5713-2016
Phase Dev. Plan Review
Drawn By CW
Checked By EC
Printed Date 08/30/16
Reference

Revisions
Planning Revision 1

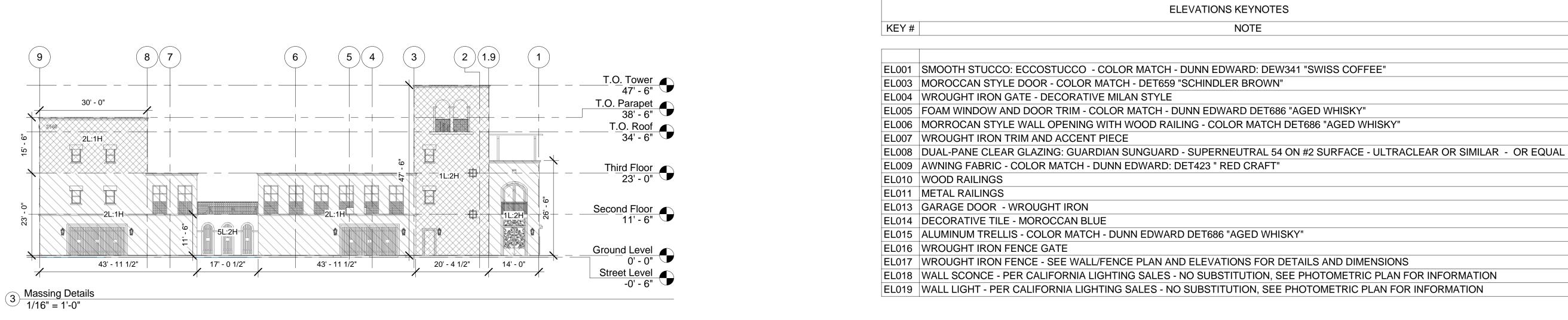
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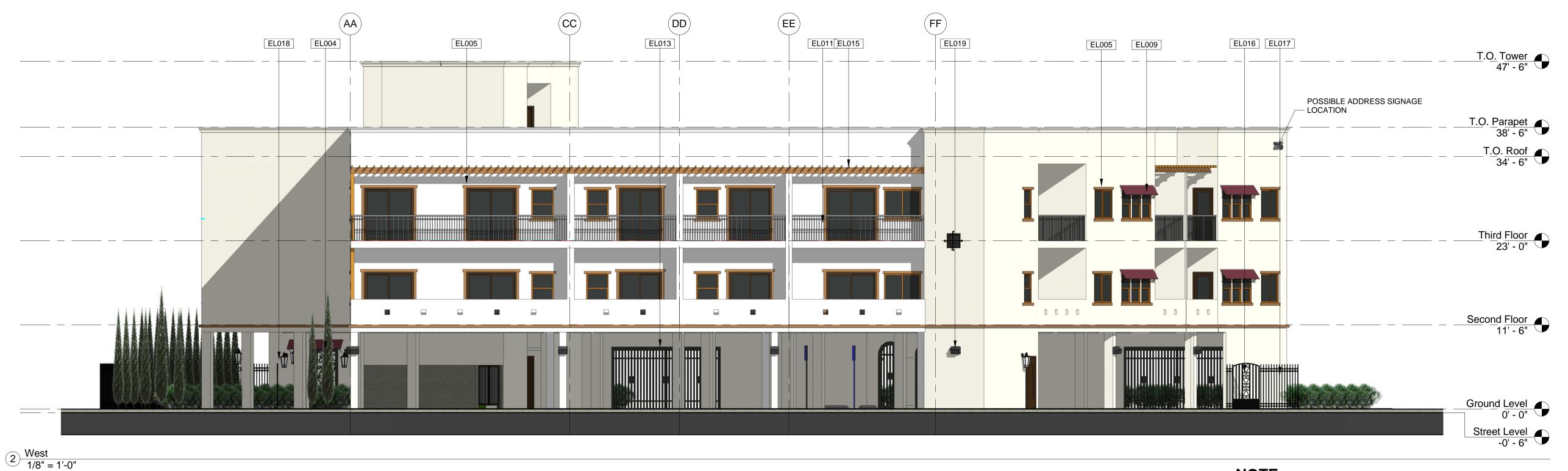
A-104

Scale 1/8" = 1'-0"

1 T.O. Roof 1/8" = 1'-0"







NOTE:

1. ROOFING MATERIAL: CLASS A - TPO SINGLE PLY ROOFING

EXISTING ADJACENT RESIDENTIAL BUILDING



ASSOCIATES Architecture. Interior Design. Planning

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Project Name:

22 Unit Multi-Family Condos 2145 N. Garey Ave., Pomona, CA 91767

TJ Investment, LLC. 10982 Roebling Ave. Apt.#507, Los Angeles, CA 90024

CDA Project No. DPR5713-2016 Plan Check No. Dev. Plan Review Phase Drawn By Checked By

08/30/16

Printed Date Reference

Revisions Planning Revision 1

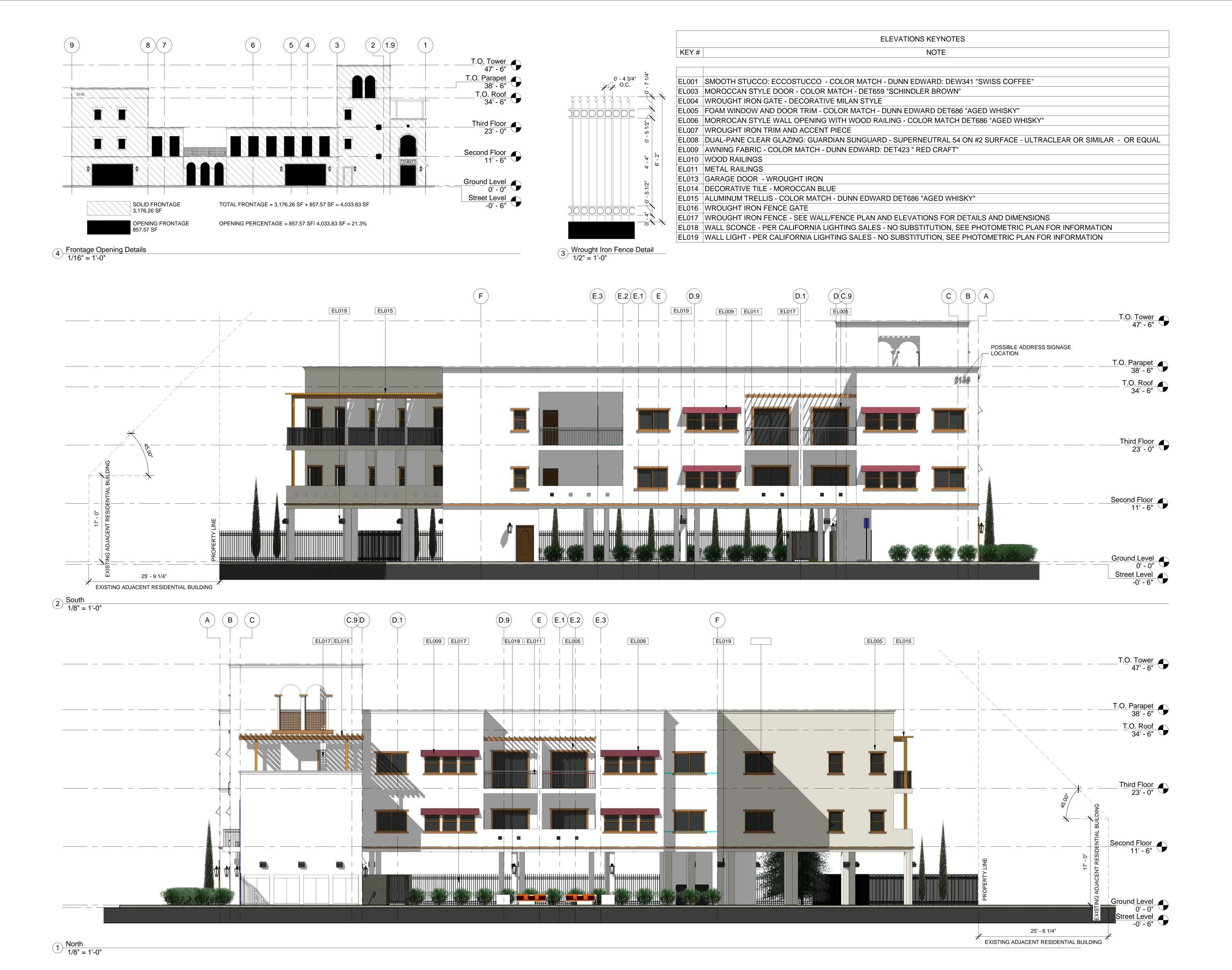
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CDA Project No. DPR5713-2016 Dev. Plan Review Drawn By Checked By 08/30/16 Printed Date

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