



# 20 UNIT MULTI-FAMILY CONDOS

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

**CD/A**  
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

Title Sheet

Sheet Name:

Stamp:



CDA Project No. 1617  
Plan Check No. DPR5713-2016  
Phase Dev. Plan Review  
Drawn By Author  
Checked By Checker  
Printed Date 02/23/17  
Reference

Revisions  
Planning Revision 1 6/1/2017

Sheet Number:

T-100

Scale



2145 - N. GAREY AVE., POMONA 837-101-8041 & 837-101-8042

PROJECT SUMMARY

ADDRESS: 2145 NORTH GAREY AVENUE, POMONA, CA 91767

APN: 837-101-8041 & 837-101-8042

ZONING: COORIDOR SPECIFIC PLAN

SPECIFIC PLAN ZONE: WORKPLACE GATEWAY SEGMENT

LOT AREA: 19,528 S.F. (.45 ACRES)

PROPOSED USE: MULTIFAMILY RESIDENIAL

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 OF BEGINNING.

SAID LAND ALSO KNOWN AS LOT 1 ON A NOTICE 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 62, 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 COUNTY.

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 RECORDER OF SAID COUNTY, THENCE SOUTH 22° 27' 30" WEST 100.00 FEET; THENCE NORTH 67° 11' 20" WEST 60.16 FEET; THENCE NORTH 84° 11' 30" WEST 83.78 FEET; THENCE SOUTH 0° 36' 40" EAST 1.42 FEET; THENCE SOUTH 8° 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"

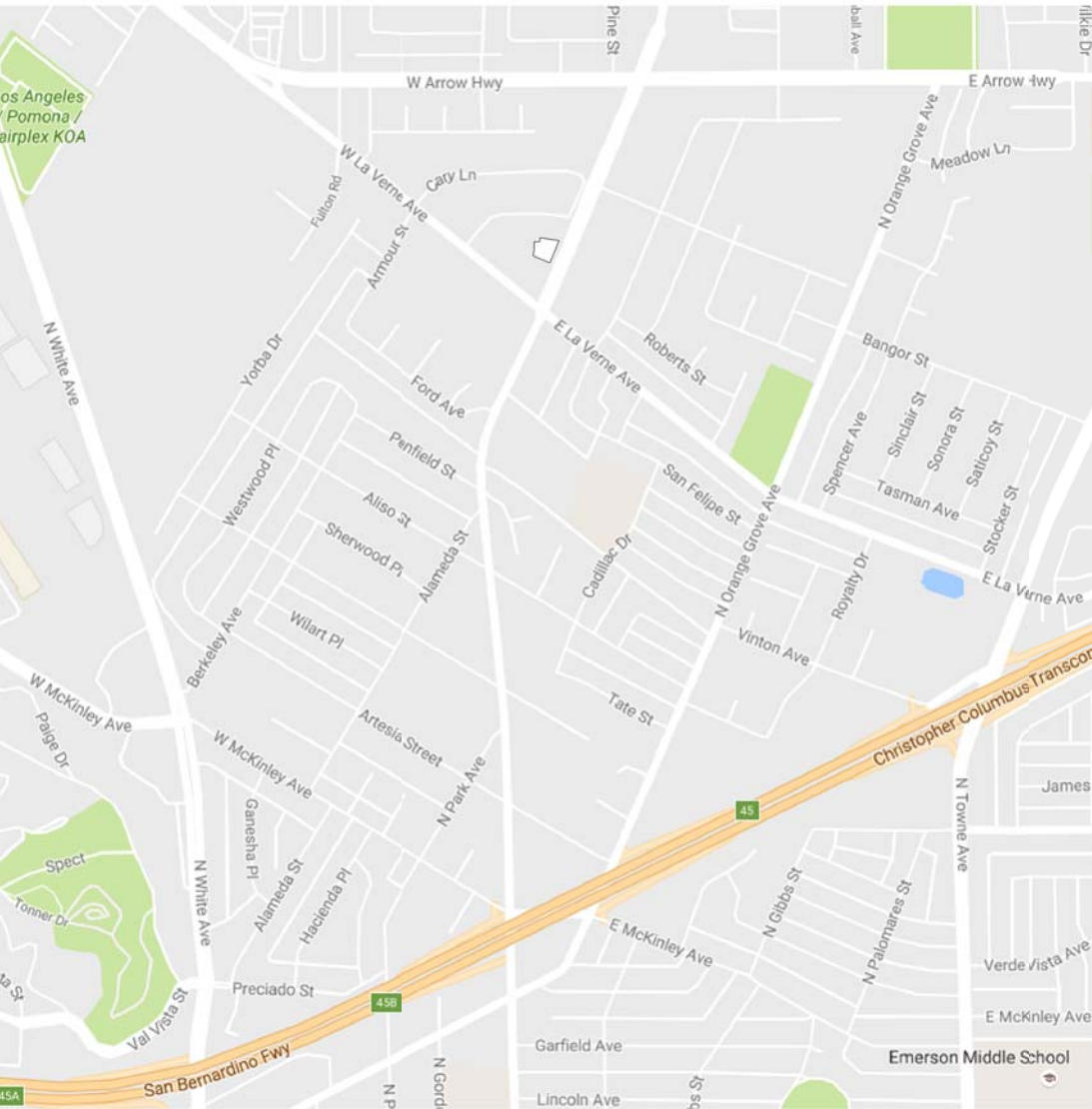
REAR SETBACK MIN. 10'-0" 10'-0"

UNIT DISTRIBUTION:

TOTAL: 20 UNITS

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

VICINITY MAP

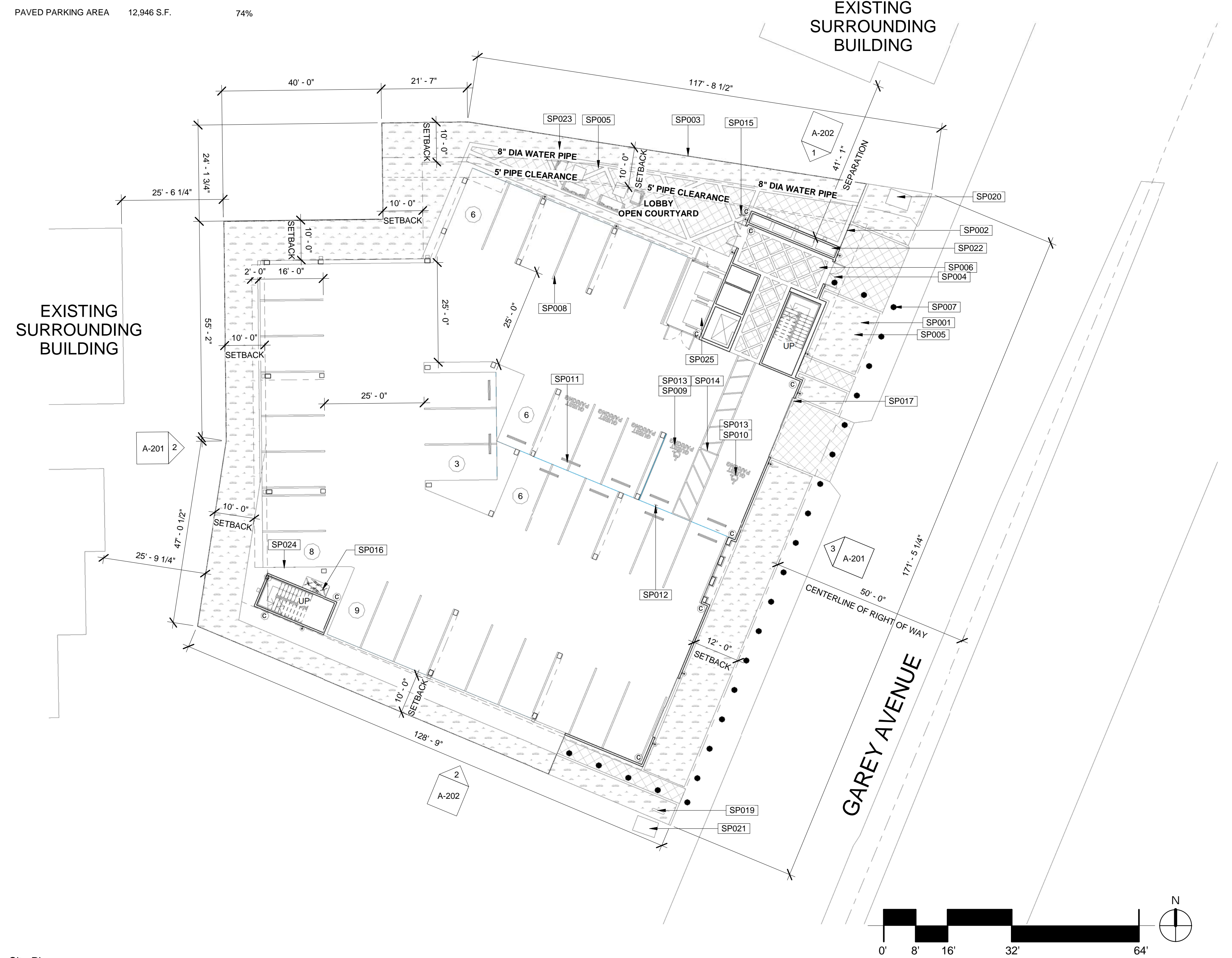


UNIT/LIVING AREA:	AREA(S.F.)	COUNT	TOTAL AREA (S.F.)
TOTAL:		20 UNITS	17,492 S.F.
STUDIO	615 S.F.	6 UNITS	3,690 S.F.
1-BEDROOM	896 S.F.	2 UNITS	1,792 S.F.
2-BEDROOM TYPE 1	968 S.F.	8 UNITS	7,744 S.F.
2-BEDROOM TYPE 2	933 S.F.	2 UNITS	1,866 S.F.
2-BEDROOM TYPE 3	1,200 S.F.	2 UNITS	2,400 S.F.

OPEN SPACE:	MIN. REQUIRED	PROVIDED
RESIDENTIAL PUBLIC	150 S.F. / UNIT 3,000 S.F.	3,679 S.F.
RESIDENTIAL PRIVATE	60 S.F. / UNIT 1,200 S.F.	1,320 S.F.

PARKING REQUIREMENTS:	MIN. REQUIRED	PROVIDED
TOTAL:		38 SPACES
STUDIO:	1.0 SPACES/UNIT	6 SPACES
1-BEDROOM:	1.5 SPACES/UNIT	3 SPACES
2-BEDROOM:	2.0 SPACES/UNIT	24 SPACES
GUEST PARKING:	1.0 SPACES/ 4 UNITS	5 SPACES

PARKING LANDSCAPE	PROVIDED	PERCENTAGE
LANDSCAPE AREA	4,565 S.F.	26%
PAVED PARKING AREA	12,946 S.F.	74%



2 View from Street

SHEET INDEX

Sheet Number	Sheet Name
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AS-101	Title Sheet, Site Plan, Participants, Sheet Index & Vicinity Map
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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
A-201	Elevations
A-202	Elevations

PROJECT TEAM

OWNER/ CLIENT: TJ INVESTMENT, LLC; 10982 ROEBLING AVE., APT# 507, 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

CIVIL: CAL LAND ENGINEERING 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@ORWIGLANDSCAPEARCHITECT.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

LIGHTING: CALIFORNIA LIGHTING SALES 4900 RIVERGRADE ROAD SUITE D110, IRVINDALE, CA 91706; ATTN: LESTER GOMEZ; CONTACT: LESTERG@CALIFORNIALIGHTINGSALES.COM; PHONE: (661) 406-3112

SITE LEGEND

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

SITE PLAN KEYNOTES

KEY #	NOTE
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
SP005	DECORATIVE PAVERS - COLOR AND DESIGN TO BE DETERMIEND BY OWNER
SP006	DECORATIVE FLOOR TILES - COLOR AND DESIGN TO BE DETERMINED BY OWNER
SP007	ADA PATH OF TRAVEL
SP008	9' X 18' MIN. STANDARD PARKING SPACE
SP009	9' X 18' MIN. ACCESSIBLE PARKING SPACE
SP010	12' X 18' MIN. ACCESSIBLE VAN PARKING SPACE
SP011	WHEEL STOP
SP012	8'-8" HIGH ADA PARKING SIGNAGE
SP013	3'X3' INTERNATIONAL ADA SYMBOL
SP014	PATH STRIPING
SP015	SHORT TERM BICYCLE RACK (FOR 15 RACKS) (SEE AS104, DETAILS 10)
SP016	LONG TERM BICYCLE PARKING (SEE AS104, DETAILS 9)
SP017	METAL GARAGE DOOR
SP019	BACKFLOW, SEE LANDSCAPE FOR SCREENING
SP020	PROPOSED ELECTRICAL TRANSFORMER LOCATION - PROVIDE CONCRETE PAD (COORDINATE WITH ELECTRICAL AND CIVIL); SEE LANDSCAPE FOR SCREENING
SP021	EXISTING ELECTRICAL TRANSFORMER LOCATION
SP022	ELECTRICAL CABINET PER ELECTRICAL
SP023	LANDSCAPE
SP024	CONCRETE HARDSCAPE
SP025	TRASH ENCLOSURE - SEE ENLARGED PLAN AND ELEVATIONS FOR DETAILS

CD/A CREATIVE DESIGN ASSOCIATES

Architecture, Interior Design, Planning

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Title Sheet, Site Plan,  
Participants, Sheet Index &  
Vicinity Map

Stamp:



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Plan Check No. DPR5713-2016  
Phase Dev. Plan Review  
Drawn By CW  
Checked By EC  
Printed Date 06/01/2017  
Reference

Revisions  
Planning Revision 1 6/1/2017

Sheet Number:

AS-101

Scale As indicated





⑥ 3D View 6



⑤ 3D View 5



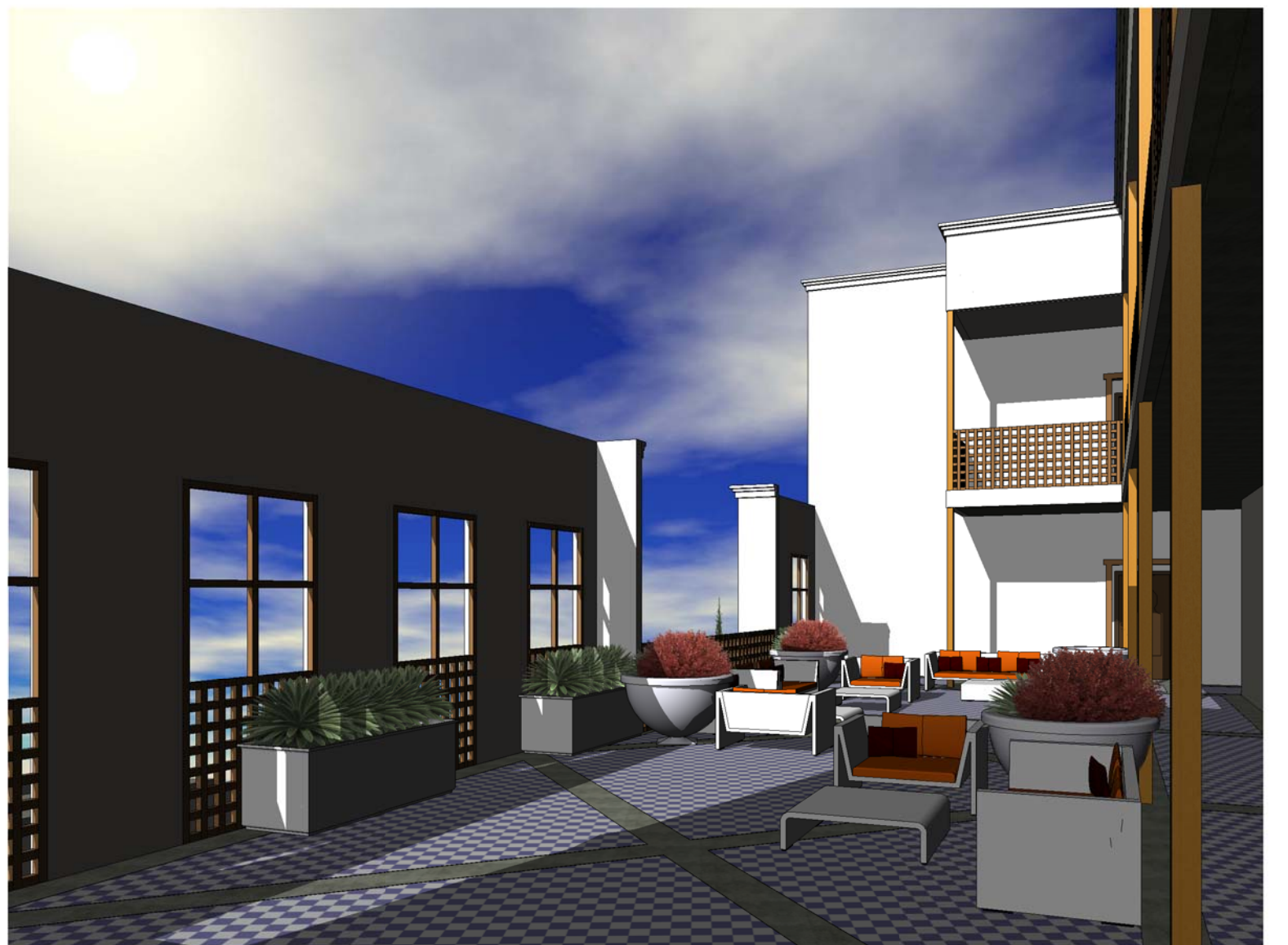
④ 3D View 4



② 3D View 2



③ 3D View 3



① 3D View 1

WITH

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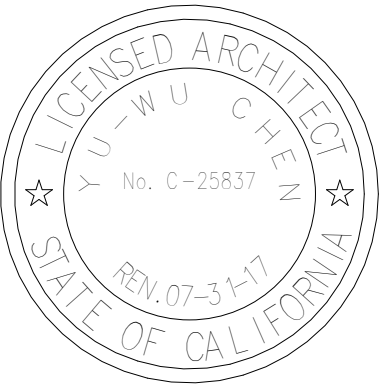
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Printed Date 02/22/17  
Reference

Revisions  
Planning Revision 1 6/1/2017

Sheet Number:

AS-102

Scale



# PRELIMINARY GRADING PLAN

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

- \_\_\_\_\_

**TWO WORKING DAYS  
BEFORE YOU DIG**

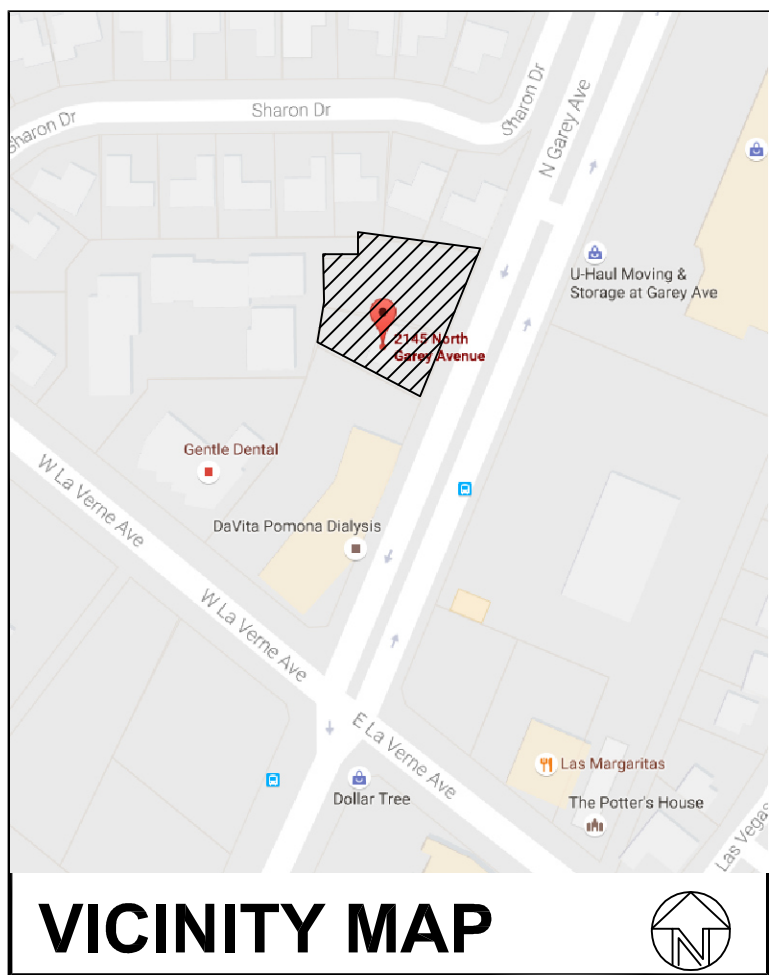
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TEL: (714) 671-1050 FAX: (714) 671-1090

19. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES (BMP'S) TO CONTROL EROSION AND SEDIMENT AND PRESERVE WATER QUALITY TO THE MAXIMUM EXTENT POSSIBLE.

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

CHECKED: \_\_\_\_\_



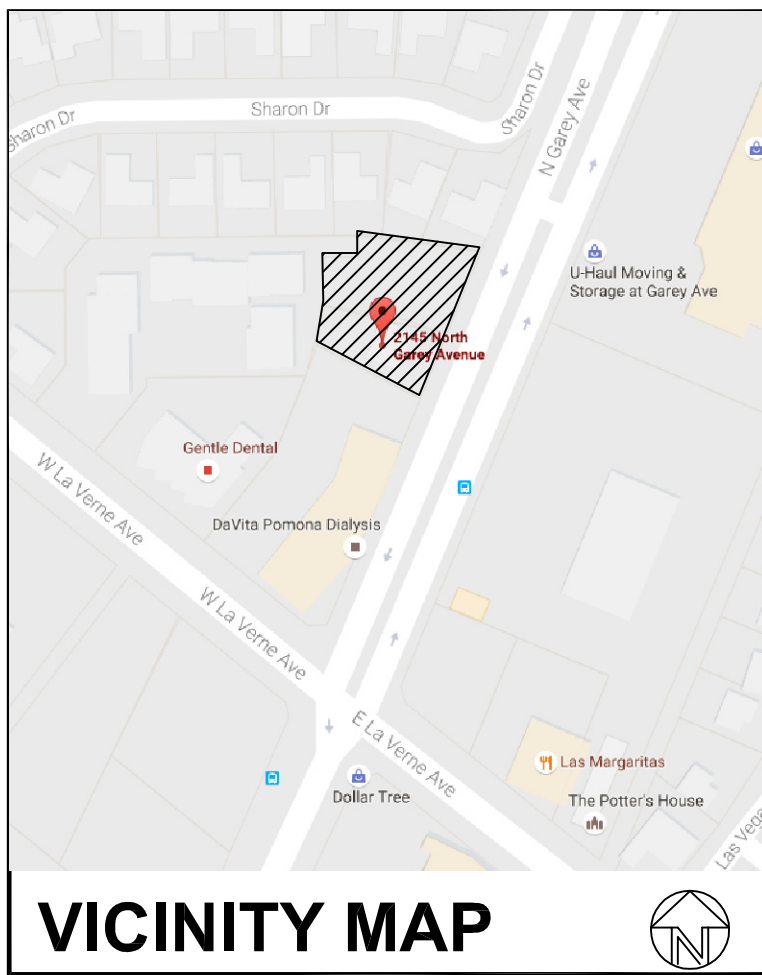
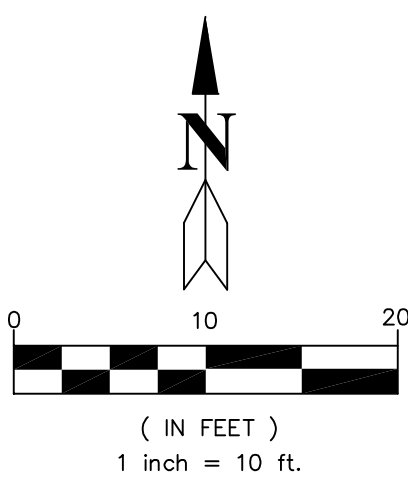


# PRELIMINARY GRADING PLAN

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

## CONSTRUCTION NOTES:

- EXISTING BUILDING AND PATIO TO BE REMOVED
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- EXISTING BLOCK WALL/ FENCE TO REMAIN
- EXISTING WATER METER TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING GAS METER TO REMAIN
- CONSTRUCT NEW BUILDING PER ARCHITECTURAL PLAN
- CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER CITY STD A-27-10
- CONSTRUCT NEW CONCRETE DRIVEWAY
- INSTALL PARKWAY DRAIN
- INSTALL 4" SCH 40 PIPE
- INSTALL 4" SCH 80 PIPE
- INSTALL 4" AREA DRAIN
- INSTALL 18"x18" BOTTOMLESS CONCRETE CATCH BASIN
- INSTALL 6"x6" BOTTOMLESS CONCRETE CATCH BASIN
- INSTALL 6" SCH 40 PIPE
- INSTALL 6" AREA DRAIN
- INSTALL 6"Ø V.C.P. SEWER LATERAL WITH 2% MIN SLOPE
- INSTALL SEWER CLEANOUT
- INSTALL IRON FENCE, PER ARCHITECTURAL PLAN
- EXISTING BLOCK WALL TO BE REMOVED
- PER SEPARATE PERMIT

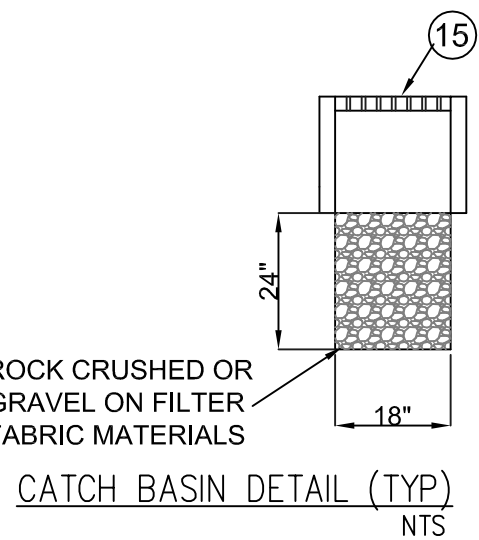
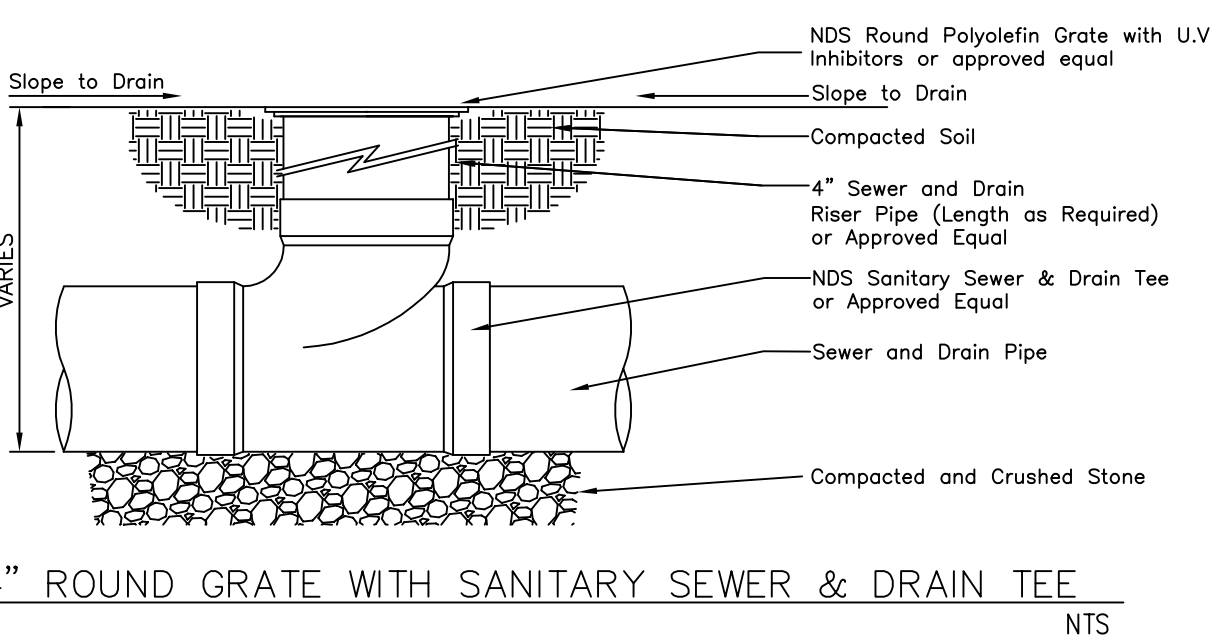
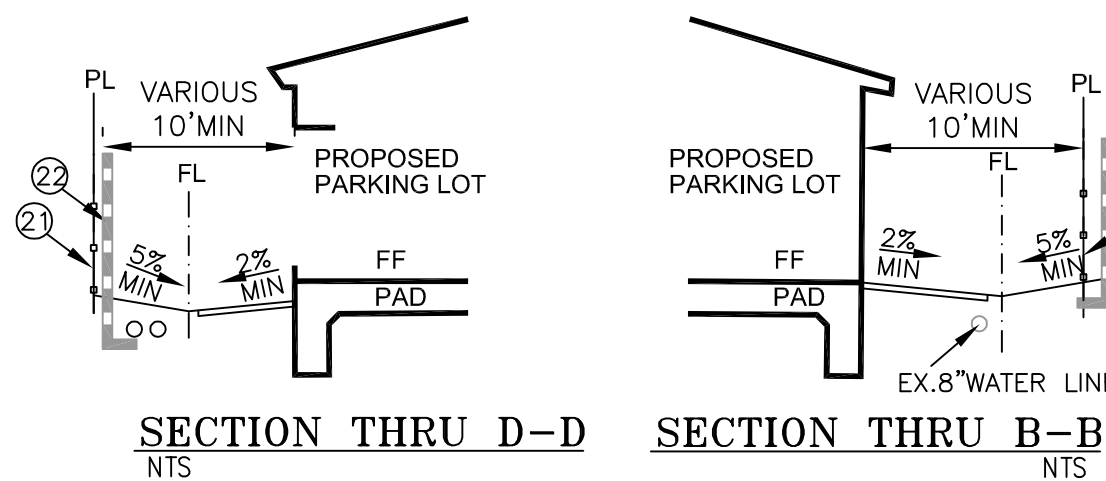
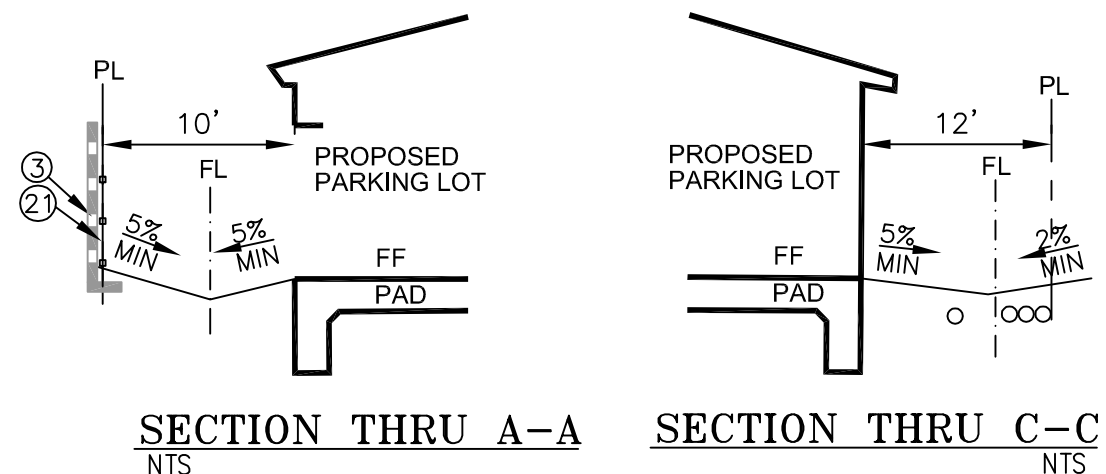


## LEGEND

- (462.1).....EXISTING ELEVATION  
520.00.....PROPOSED ELEVATION  
-(466)- .....EXISTING CONTOUR  
.....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  
EP..... EDISON POLE  
EX..... EXISTING  
FH..... FIRE HYDRANT  
FL..... FLOW LINE ELEVATION  
GM..... GAS METER  
MH..... MAN HOLE  
SMH..... SEWER MANHOLE  
S/W..... SIDEWALK  
SD..... STORM DRAIN  
TBR..... TO BE REMOVED  
TC..... TOP OF CURB ELEVATION  
WF..... WOODEN FENCE  
WV..... WATER VALVE



## NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND THE CONTRACTOR TO REPAIR ANY DAMAGES TO THE EXISTING PUBLIC IMPROVEMENTS AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES. ADDITIONALLY, ALL NECESSARY REPAIRS REQUESTED BY THE CITY'S INSPECTOR SHALL BE PERFORMED, BASED ON THE INSPECTOR'S REVIEW OF THE CURRENT CONDITIONS OF THE PUBLIC IMPROVEMENTS.

## UTILITY NOTE:

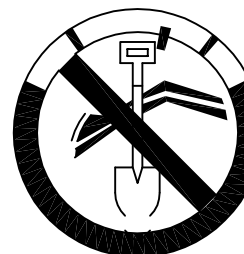
ALL PROPOSED UTILITY LINES SHALL BE UNDERGROUNDED PER THE CITY OF POMONA MUNICIPAL CODE SECTION 62-31(b). OWNER IS RESPONSIBLE FOR ALL PAVEMENT TRENCH RESTORATIONS DUE TO SAID UNDERGROUNDING WORK.

ROOF DRAINAGE:  
DIVERT ALL ROOF RUNOFF TO PROPOSED PIPING SYSTEM

THE FOLLOWING BMP'S SHALL BE IMPLEMENTED ON SITE:

- CONSERVE NATURAL AREAS
- PROTECT SLOPES AND CHANNELS
- PROVIDE STORM DRAIN SYSTEM STENCILING AND SIGNAGE
- DIVERT ROOF RUNOFF TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WILL RESULT IN SLOPE INSTABILITY
- DIVERT SURFACE FLOW TO VEGETATED AREAS BEFORE DISCHARGE UNLESS DIVERSION WOULD RESULT IN SLOPE INSTABILITY

UNDERGROUND SERVICE  
ALERT



CALL: TOLL FREE

811

TWO WORKING DAYS  
BEFORE YOU DIG

CAL LAND ENGINEERING, INC.  
dba QUARTECH CONSULTANTS

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



ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIVISION

ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BUILDING OFFICIAL

CONCURRED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

RENE GUERRERO, P.E., RCE NO. 66263, CITY ENGINEER

CITY OF POMONA  
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRELIMINARY GRADING PLAN

2145 N.GAREY AVENUE, POMONA, CA

SCALE

1"=10'

AS SHOWN

DESIGNED:

DRAWN:

CHECKED:

REVIEWED:

N.T.

N.T.

N.T.

N.T.

SHT. 2

OF

3

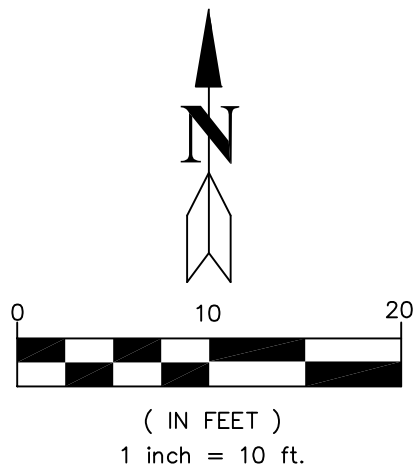
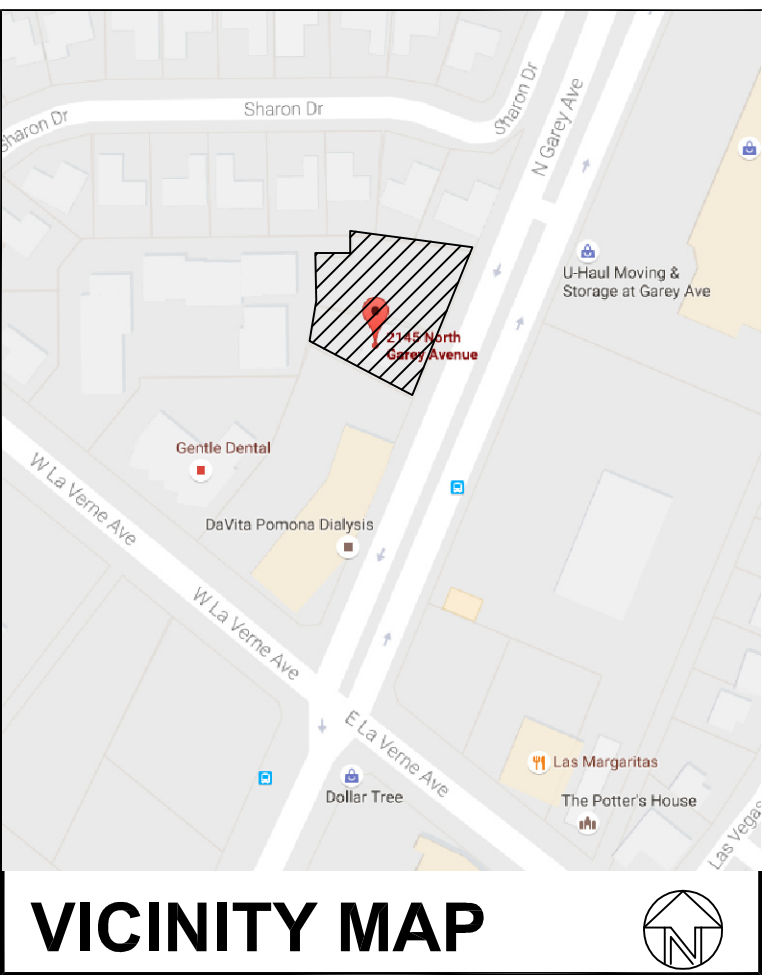
SHTS



EROSION CONTROL NOTES:

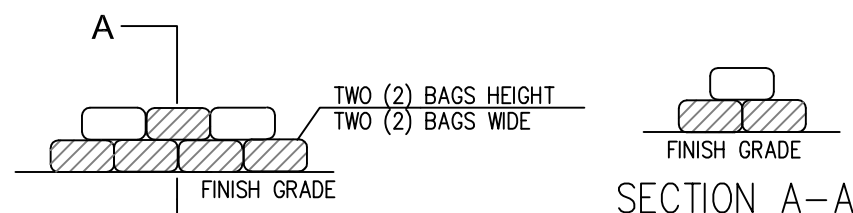
- The following Best Management Practices from the "California Storm Water Best Management Practice Handbook" - March January 2003, or the latest revise dediton, may apply during the construction of this project.  
(Additional measures may be required if deemed appropriate by the project engineer or the building official)

Erosion Control:	Non-storm Water Management
EC1 – Scheduling	NS1 – Water Conservation Practices
EC2 – Preservation of Existing Vegetation	NS2 – Dewatering Operations
EC3 – Hydraulic Mulch	NS3 – Paving and Grinding Operations
EC4 – Hydroseeding	NS4 – Temporary Storm Crossing
EC5 – Soil Binders	NS5 – Clear Water Diversion
EC6 – Straw Mulch	NS6 – Illicit Connection/Discharge
EC7 – Geotextiles & Mats	NS7 – Portable Water/Irrigation
EC8 – Wood Mulching	NS8 – Vehicle and Equipment Cleaning
EC9 – Earth Dikes and Drainage Swales	NS9 – Vehicle and Equipment Fueling
EC10 – Velocity Dissipation Devices	NS10 – Vehicle and Equipment Maintenance
EC11 – Slope Drains	NS11 – Pilot Driving Operations
EC12 – Streambank Stabilization	NS12 – Concrete Curing
EC13 – Polyacrylamide	NS13 – Concrete Finishing
Sediment Control:	NS14 – Material and Equipment Use
SE1 – Silt Fence	NS15 – Demolition Adjacent to Water
SE2 – Sediment Basin	NS16 – Temporary Batch Plants
SE3 – Sediment Trap	
SE4 – Check Dam	
SE5 – Fibre Rolls	
SE6 – Grass Bag Berm	
SE7 – Street Sweeping and Vacuuming	
SE8 – Sand Bag Barrier	
SE9 – Straw Bale Barriers	
SE10 – Storm Drain Inlet Protection	
Wind Erosion Control:	Waste Management & Material Pollution Control:
WE1 – Wind Erosion Control	WM1 – Material Delivery and Storage
	WM2 – Material Use
	WM3 – Stockpile Management
	WM4 – Spill Prevention and Control
	WM5 – Solid Waste Management
Equipment Tracking Control:	WM6 – Hazardous Waste Management
TC1 – Stabilized Construction Exit	WM7 – Contaminated Soils Management
TC2 – Stabilized Construction Roadway	WM8 – Concrete Waste Management
TC3 – Entrance/Outlet Tire Wash	WM9 – Sanitary/Septic Waste Management
	WM10 – Liquid Waste Management

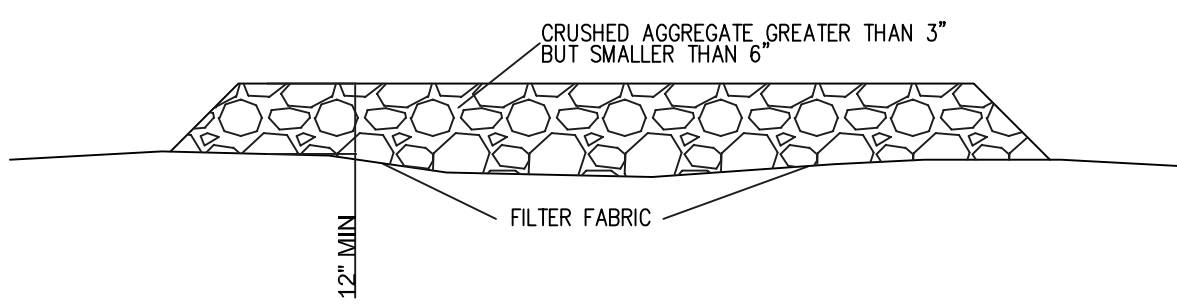


EROSION CONTROL NOTES:

- (A) INSTALL FIBER ROLLS PER CABMP SE-5, DETAIL ON THIS SHEET.  
(B) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER BMP # TR-1 (PROVIDE 12" MIN OF 1" TO 3" AGGREGATE)



**TYPICAL SECTION - SANDBAG**



(B) STABILIZED CONSTRUCTION ENTRANCE/EXIT  
NTS

**OWNER:**

DANNY SABBAGH  
338 S. HAMBLEDON AVENUE.  
LA PUENTE, CA  
TEL: 626 482 5425

# CAL LAND ENGINEERING, INC.

dba QUARTECH CONSULTANTS

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

△	REVISIONS	DATE	INITIAL

ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIVISION

ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
BUILDING OFFICIAL

CONCURRED

BY: RENE GUERRERO, P.E., RCE NO. 66263, CITY ENGINEER DATE: \_\_\_\_\_

CITY OF POMONA  
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

# EROSION CONTROL PLAN

2145 N.GAREY AVENUE, POMONA, CA

SCALE

$$1'' = 10'$$

1000

DESIGNED: N.T. SHT. 3

DRAWN: N.I. OF

CHECKED: \_\_\_\_\_  
REVIEWED: \_\_\_\_\_ 3

3

OF

3 SH



Second floor planters

SHRUBS AND GROUND COVERS						
Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size	
8		Agave attenuata	Smooth Agave	Aga att	5-Gal	LOW
26		Bambusa "Golden Goddess"	Golden Goddess Bamboo	Bam gol	5-Gal	MED
25		Ceanothus "Skylark"	Skylark California Lilac	Cea sky	5-Gal	LOW
20		Cistus "Sunset"	Sunset Rockrose	Cis sun	5-Gal	LOW
3		Euphorbia cotinifolia	Caribbean Copper Tree	Eup cot	15-Gal	LOW
42		Grevillea "Bonfire"	Bonfire Grevillea	Gre bon	5-Gal	LOW
39		Phormium "Jubilee"	Jubilee New Zealand Flax	Pho jub	5-Gal	LOW
16		Prunus caroliniana "Compact"	Compact Carolina Cherry	Pru com	15-Gal	LOW
9		Yucca Golden Sword	Golden Sword Yucca	Yuc gol	5-Gal	LOW
		Dymondia margaritae	Dymondia	Dym mar	10" o.c. flats	LOW
@36" o.c.		Ceanothus "Yankee Point"	Yankee Point California Lilac	Cea yan	1-Gal	LOW







NORTH  
1" = 10'-0" SCALE  
SECOND FLOOR CONCEPTUAL LANDSCAPE PLAN

Revisions	
8/25/16	
6/22/17	
7/13/17	
8/14/17	



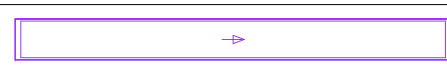

CBO

Carey B. Orwig, ASLA Landscape Architecture and Planning  
California License # 2551 (714) 749-6733  
505 Myrtlewood Parklet Reno, NV 89511

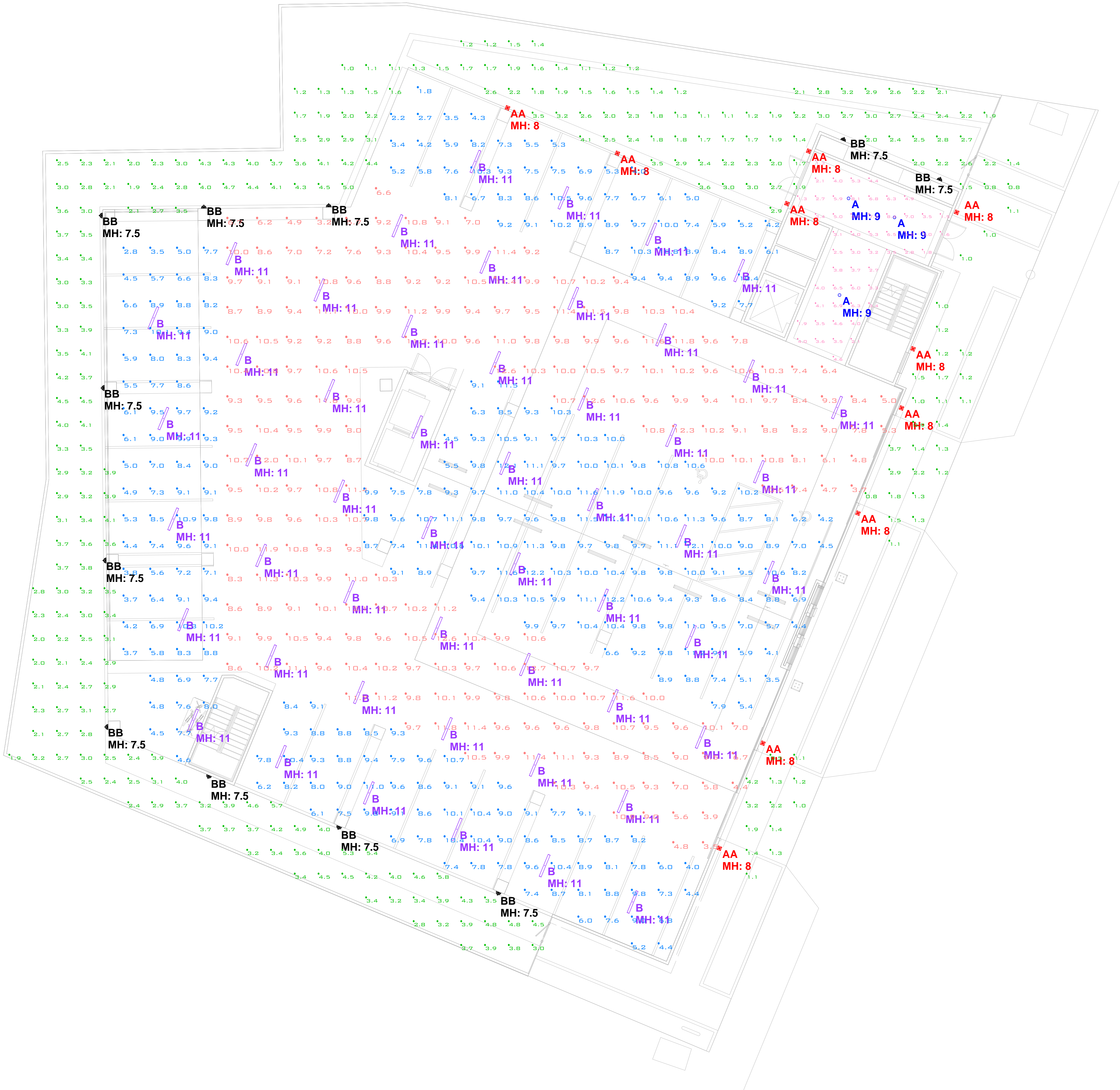
22-UNIT CONDOMINIUMS  
2145 N. GAREY AVENUE  
POMONA, CALIFORNIA 91767

Date	8/11/16
Scale	1" = 10'-0"
Drawn by	CBO
Job Name	Garey
Sheet	2
Of	2 Sheets



LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	LUM. LUMENS	LUM. WATTS
	3	A	SINGLE	0.900	LUM-TECH LIGHTING: LED-AFR56-8CRI-35K-FINISH-DOB-OPTIONS	895	12.5
	10	AA	SINGLE	0.900	BROWNLEE LIGHTING: 7322-C9LED-35K-SBLOG-ES-P01	1009	9
	51	B	SINGLE	0.900	LSI INDUSTRIES: SDL-4-LED-SS-WW-UE	3216	34
	11	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	0
GARAGE - PARKING STALLS	Fc	8.33	12.2	1.8	4.63	6.78	0
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	0



LIGHTING PHOTOMETRIC STUDY  
SCALE: 1 INCH= 8 FT.

**DISCLAIMER**  
THIS LIGHTING CALCULATION IS BASED ON THE BEST INFORMATION PROVIDED TO CLS BY THE ARCHITECT, ENGINEER, LIGHTING DESIGNER OR INTERIOR DESIGNER. THESE FIGURES SHOULD BE VIEWED BY A QUALIFIED ELECTRICAL ENGINEER AS TO THEIR ACCURACY. CLS MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THESE FIGURES. CLS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. CLS IS NOT RESPONSIBLE FOR THE VERACITY OF THESE CALCULATIONS, AND THEY SHOULD BE USED AS A DESIGN REFERENCE TOOL.

PROJECT:

**2145 N. GAREY AVENUE**  
POMONA, CALIFORNIA 91767

1 OF 1

CLIENT:	CREATIVE DESIGN ASSOC.
DATE:	08-30-2016
DESIGNER:	HECTOR M.M.
CLS AGENT:	LESTER GOMEZ









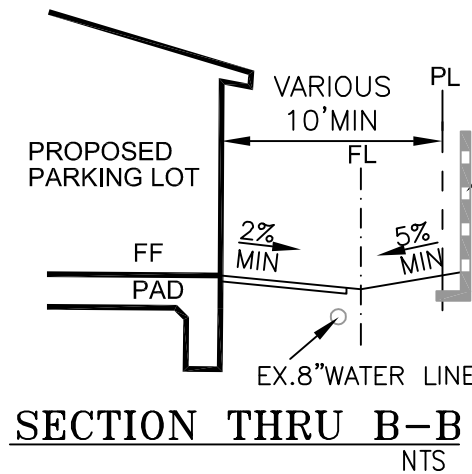
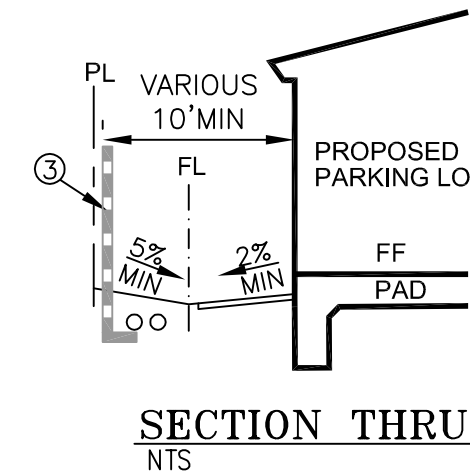
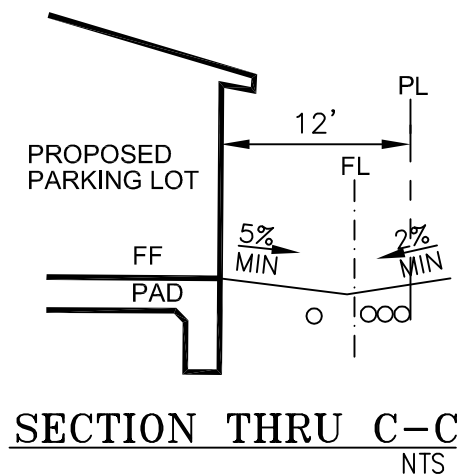
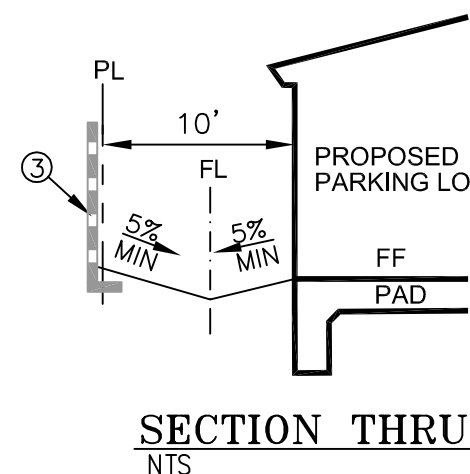
# PRELIMINARY GRADING PLAN

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

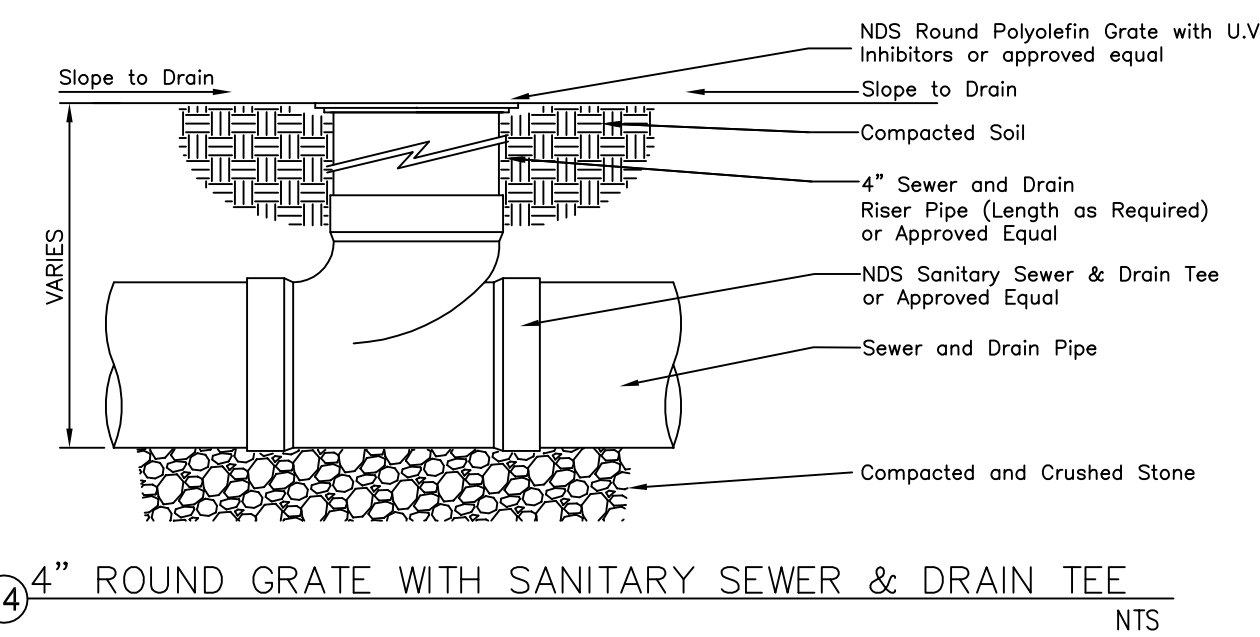


## CONSTRUCTION NOTES:

- EXISTING BUILDING AND PATIO TO BE REMOVED
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- EXISTING BLOCK WALL/ FENCE TO REMAIN
- EXISTING WATER METER TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING GAS METER TO REMAIN
- CONSTRUCT NEW BUILDING PER ARCHITECTURAL PLAN
- CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER CITY STD A-27-10
- CONSTRUCT NEW CONCRETE DRIVEWAY
- INSTALL PARKWAY DRAIN
- INSTALL 4" SCH 40 PIPE
- INSTALL 4" SCH 80 PIPE
- INSTALL 4" AREA DRAIN
- INSTALL 18"x18" BOTTOMLESS CONCRETE CATCH BASIN
- INSTALL 6"x6" BOTTOMLESS CONCRETE CATCH BASIN
- INSTALL 6" SCH 40 PIPE
- INSTALL 6" AREA DRAIN



ROCK CRUSHED OR GRAVEL ON FILTER FABRIC MATERIALS  
CATCH BASIN DETAIL (TYP)  
NTS



## NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND THE CONTRACTOR TO REPAIR ANY DAMAGES TO THE EXISTING PUBLIC IMPROVEMENTS AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES. ADDITIONALLY, ALL NECESSARY REPAIRS REQUESTED BY THE CITY'S INSPECTOR SHALL BE PERFORMED, BASED ON THE INSPECTOR'S REVIEW OF THE CURRENT CONDITIONS OF THE PUBLIC IMPROVEMENTS.

## UTILITY NOTE:

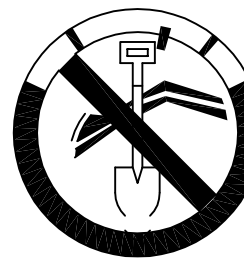
ALL PROPOSED UTILITY LINES SHALL BE UNDERGROUNDED PER THE CITY OF POMONA MUNICIPAL CODE SECTION 62-31(b). OWNER IS RESPONSIBLE FOR ALL PAVEMENT TRENCH RESTORATIONS DUE TO SAID UNDERGROUNDING WORK.

ROOF DRAINAGE:  
DIVERT ALL ROOF RUNOFF TO PROPOSED PIPING SYSTEM

THE FOLLOWING BMP'S SHALL BE IMPLEMENTED ON SITE:

- CONSERVE NATURAL AREAS
- PROTECT SLOPES AND CHANNELS
- PROVIDE STORM DRAIN SYSTEM STENCILING AND SIGNAGE
- DIVERT ROOF RUNOFF TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WILL RESULT IN SLOPE INSTABILITY
- DIVERT SURFACE FLOW TO VEGETATED AREAS BEFORE DISCHARGE UNLESS DIVERSION WOULD RESULT IN SLOPE INSTABILITY

UNDERGROUND SERVICE ALERT

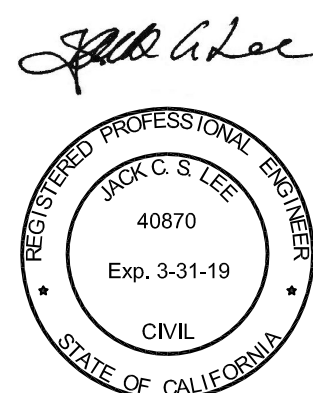


CALL: TOLL FREE  
**811**

TWO WORKING DAYS  
BEFORE YOU DIG

CAL LAND ENGINEERING, INC.  
dba QUARTECH CONSULTANTS

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



ACCEPTED  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIVISION  
ACCEPTED  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
BUILDING OFFICIAL  
CONCURRED  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RENE GUERRERO, P.E., RCE NO. 66263, CITY ENGINEER

CITY OF POMONA  
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRELIMINARY GRADING PLAN

2145 N.GAREY AVENUE, POMONA, CA

SCALE  
1"=10'  
AS SHOWN  
DESIGNED: N.T.  
DRAWN: N.T.  
CHECKED: \_\_\_\_\_  
REVIEWED: \_\_\_\_\_  
SHT. 2  
OF  
3  
SHTS







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

Sheet Name:

First Floor Plan

Stamp:



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

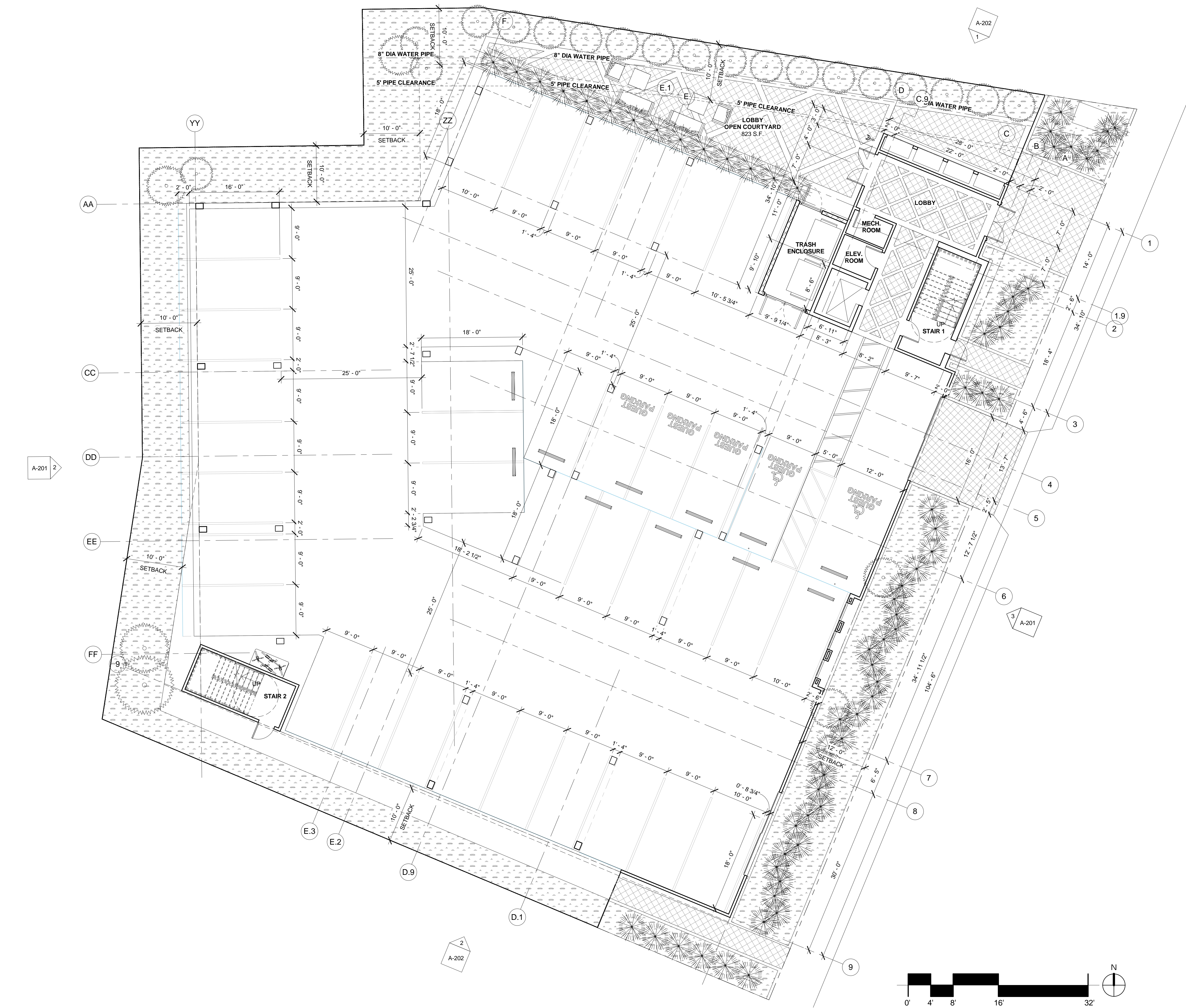
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Planning Revision 1 6/1/2017

Sheet Number:

A-101

Scale 1/8" = 1'-0"

Printed Date: 8/14/2017 10:24:54 AM





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Pomona, CA 91767

Client:

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

Sheet Name:

Second Floor Plan

Stamp:



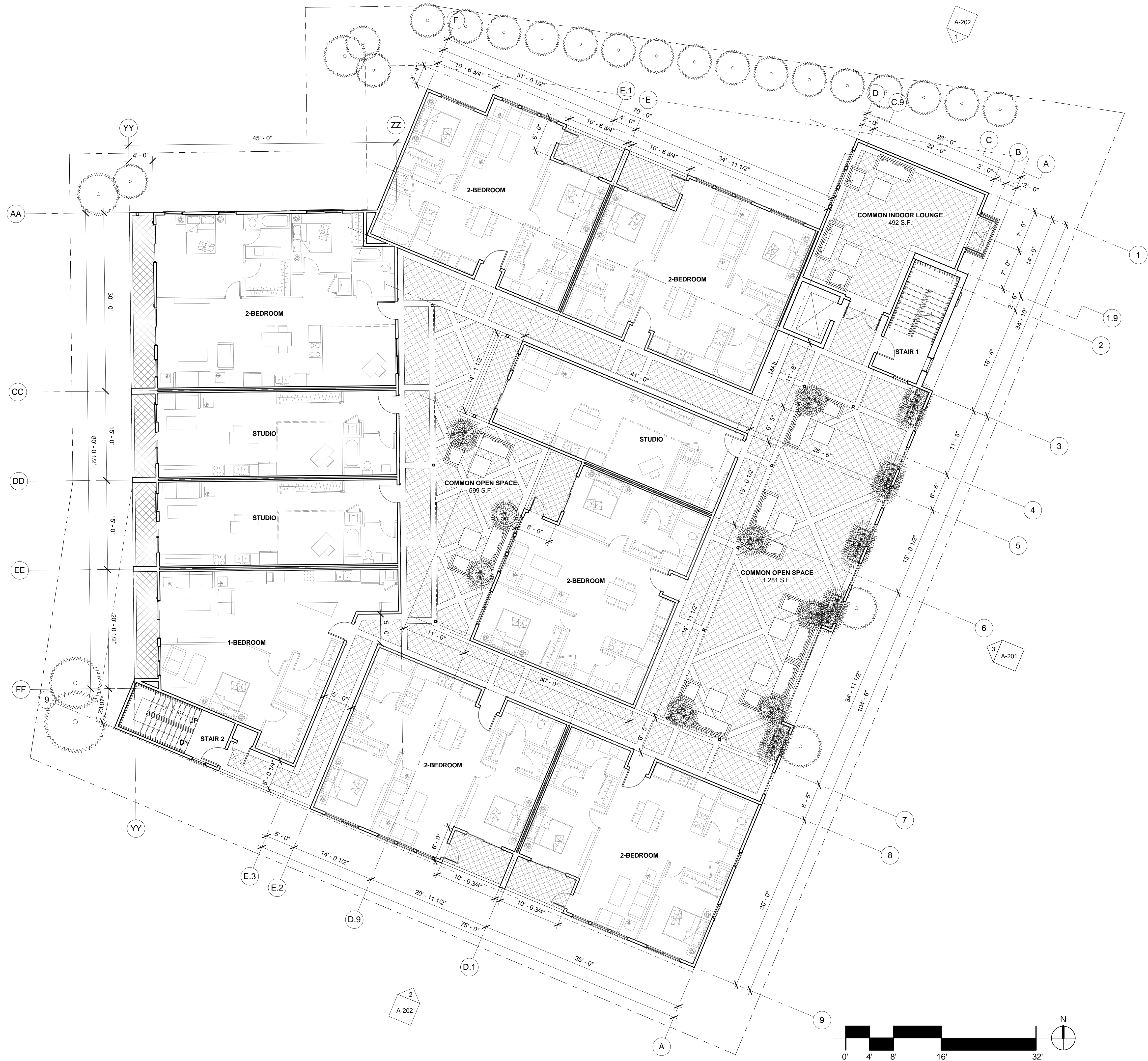
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Checked By EC  
Printed Date 08/30/16  
Reference

Revisions  
Planning Revision 1 6/1/2017

Sheet Number:

A-102

Scale 1/8" = 1'-0"





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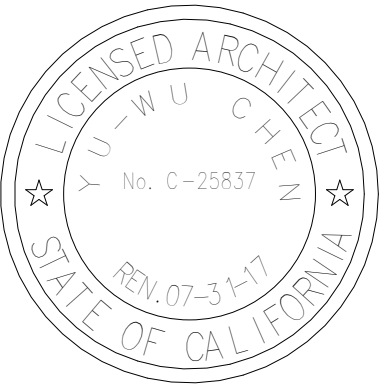
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TJ Investment, LLC.  
10982 Roebling Ave. Apt.#507,  
Los Angeles, CA 90024

Third Floor Plan

Sheet Name:

Stamp:



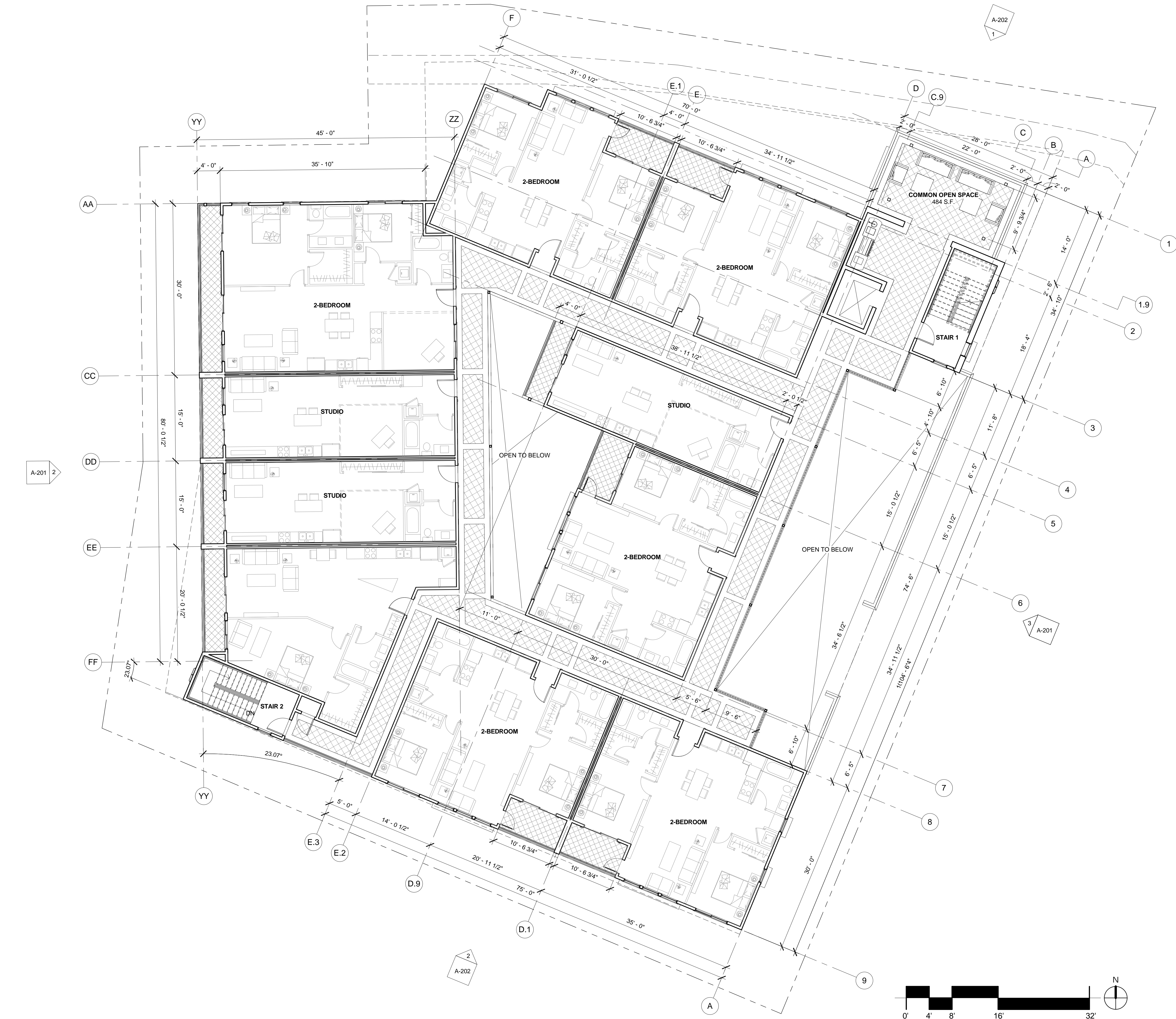
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Checked By EC  
Printed Date 08/30/16  
Reference

Revisions  
Planning Revision 1 6/1/2017

Sheet Number:

A-103

Scale 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

Sheet Name:

Stamp:



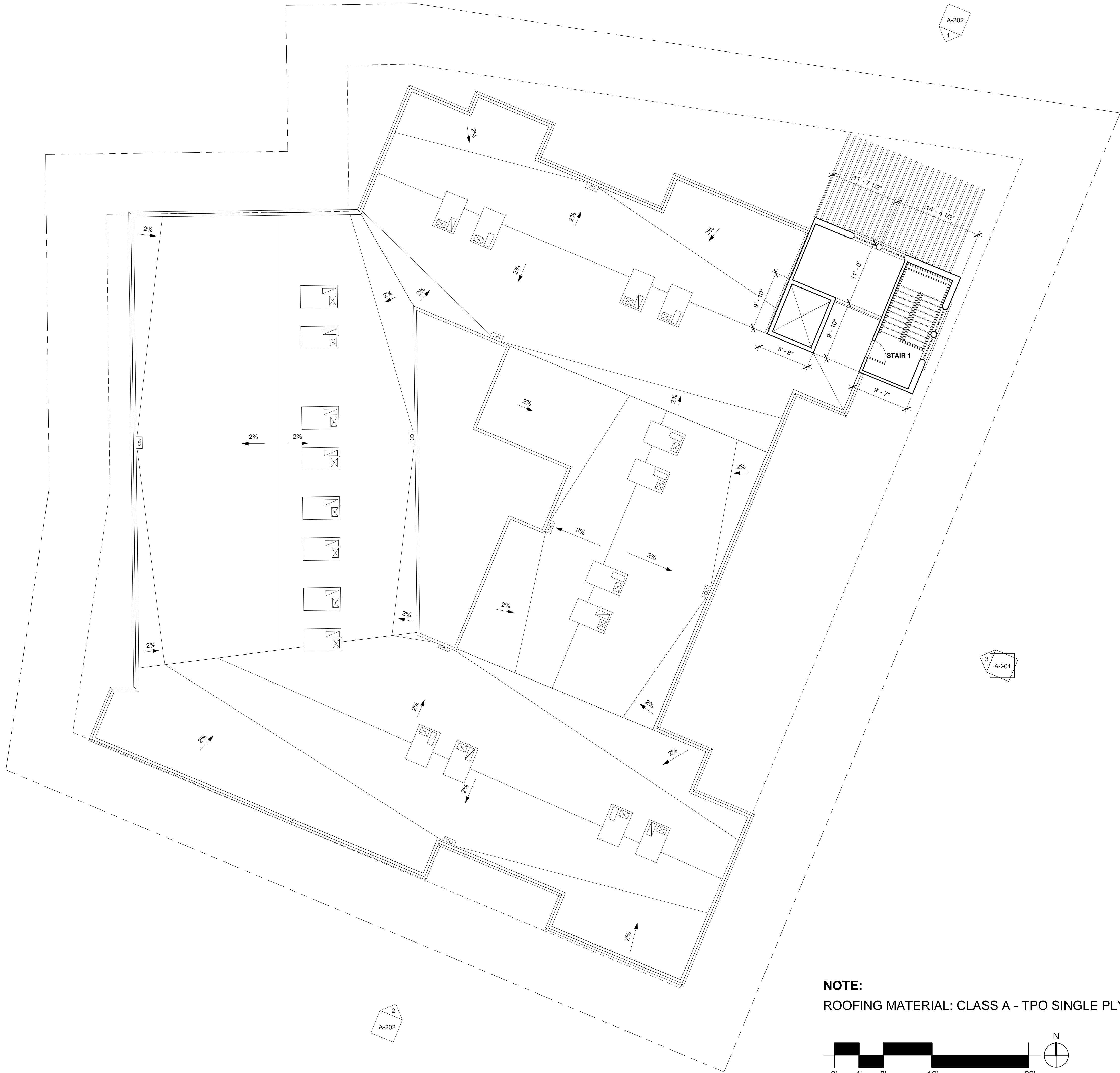
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Printed Date 08/30/16  
Reference

Revisions  
Planning Revision 1 6/1/2017

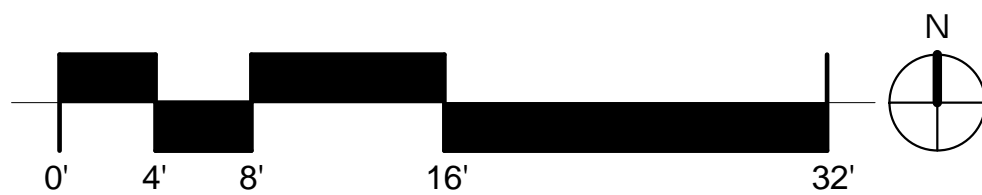
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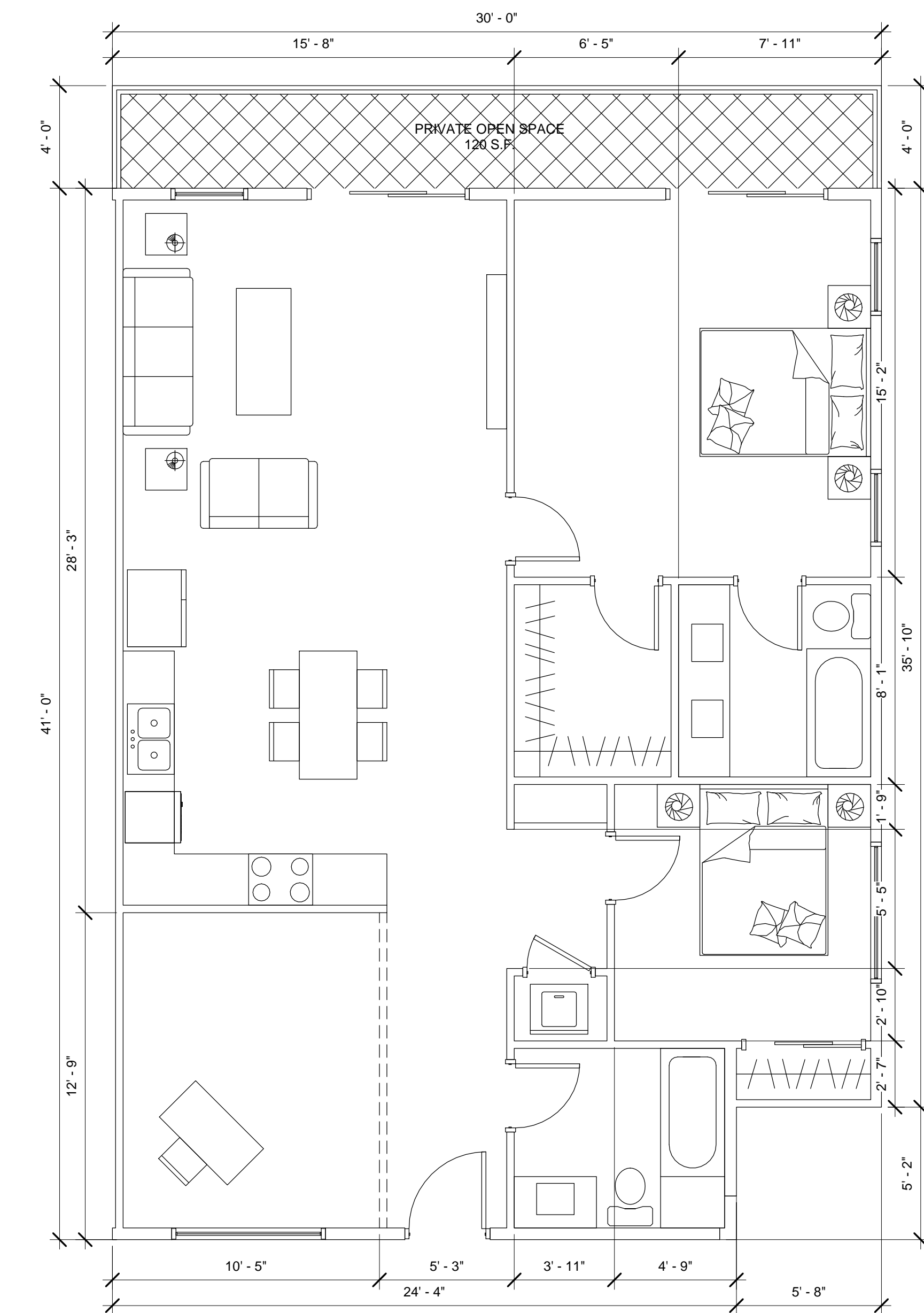
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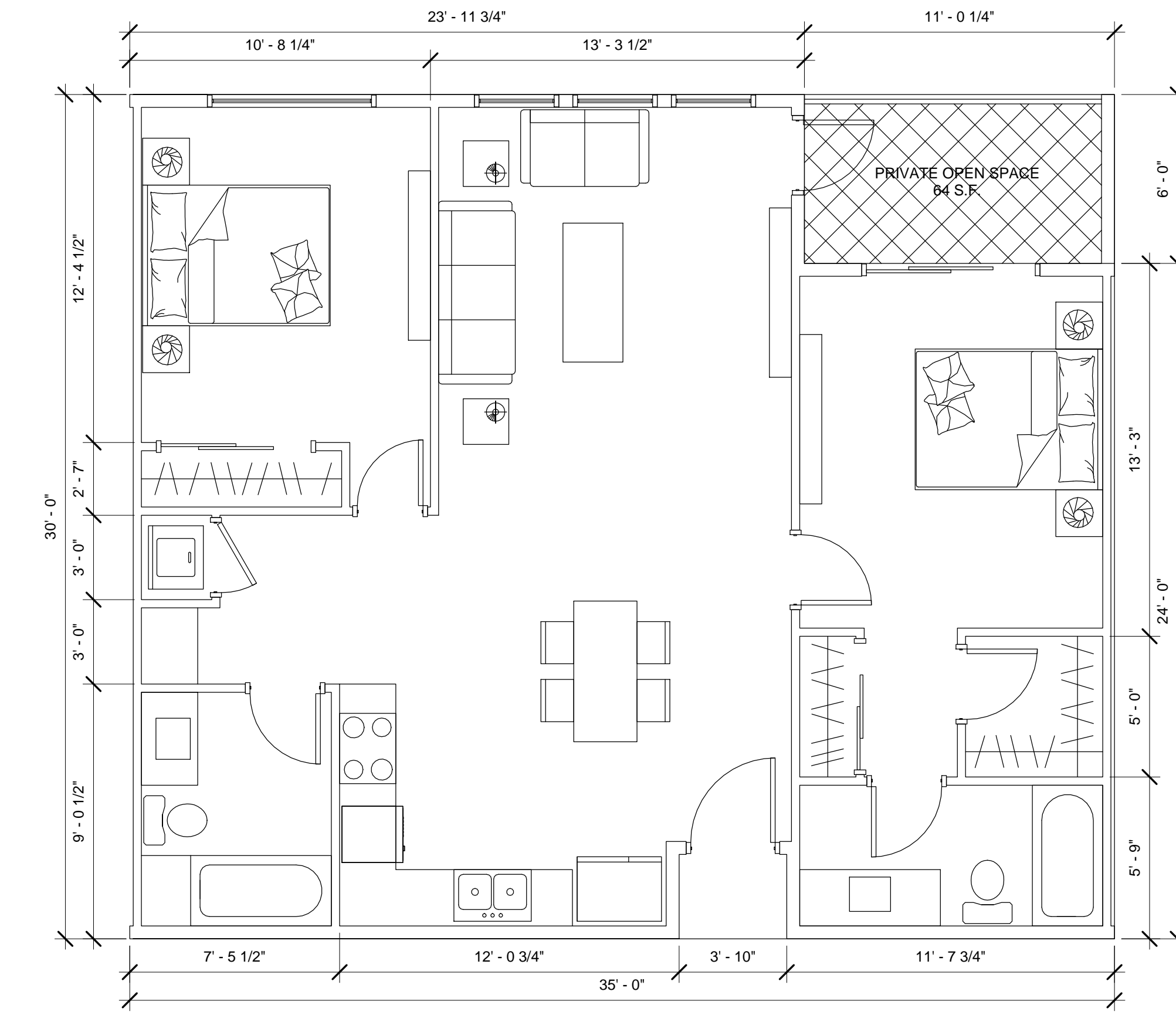
**NOTE:**  
ROOFING MATERIAL: CLASS A - TPO SINGLE PLY ROOFING



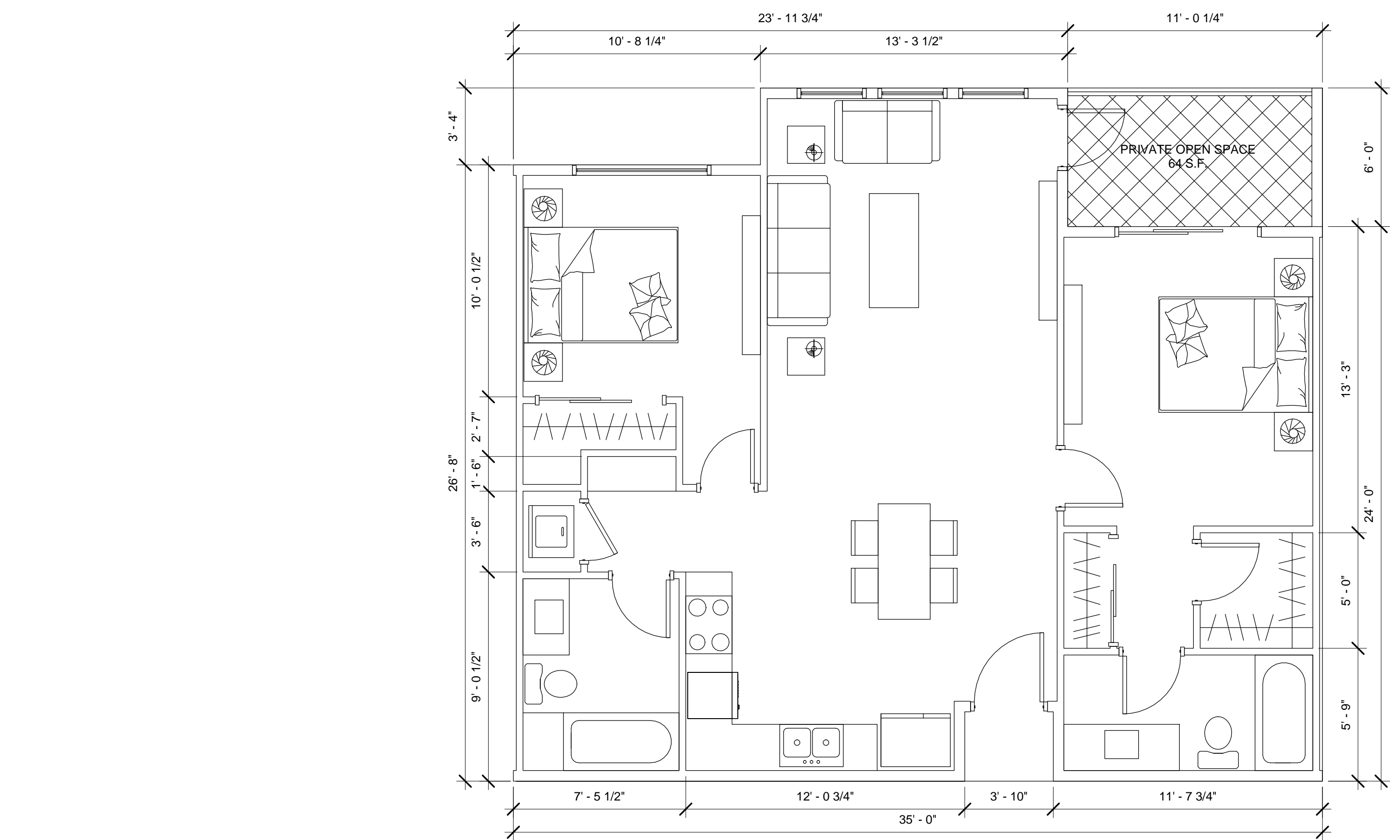




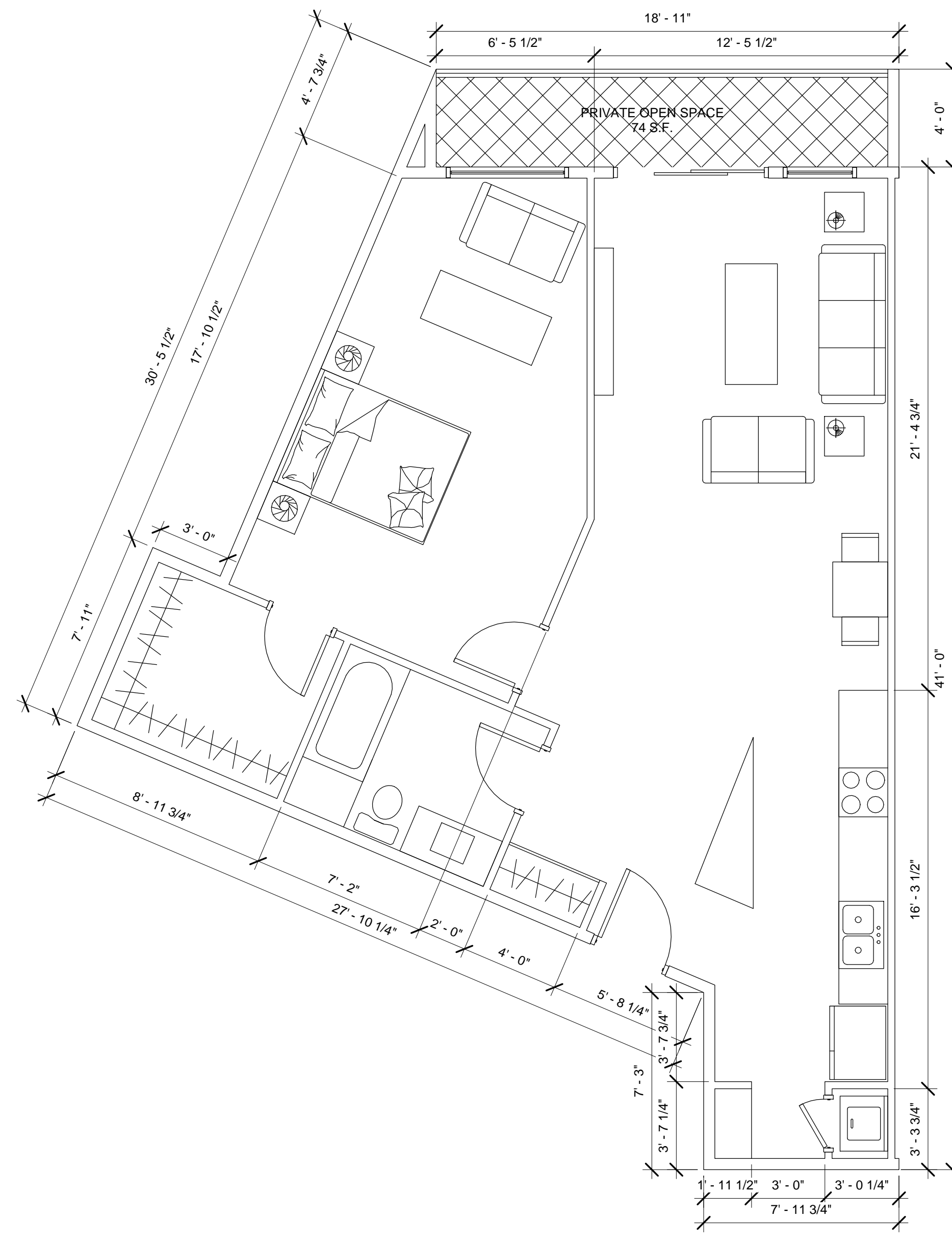
⑤ 2 Bedroom Unit - Type 3  
1/4" = 1'-0"



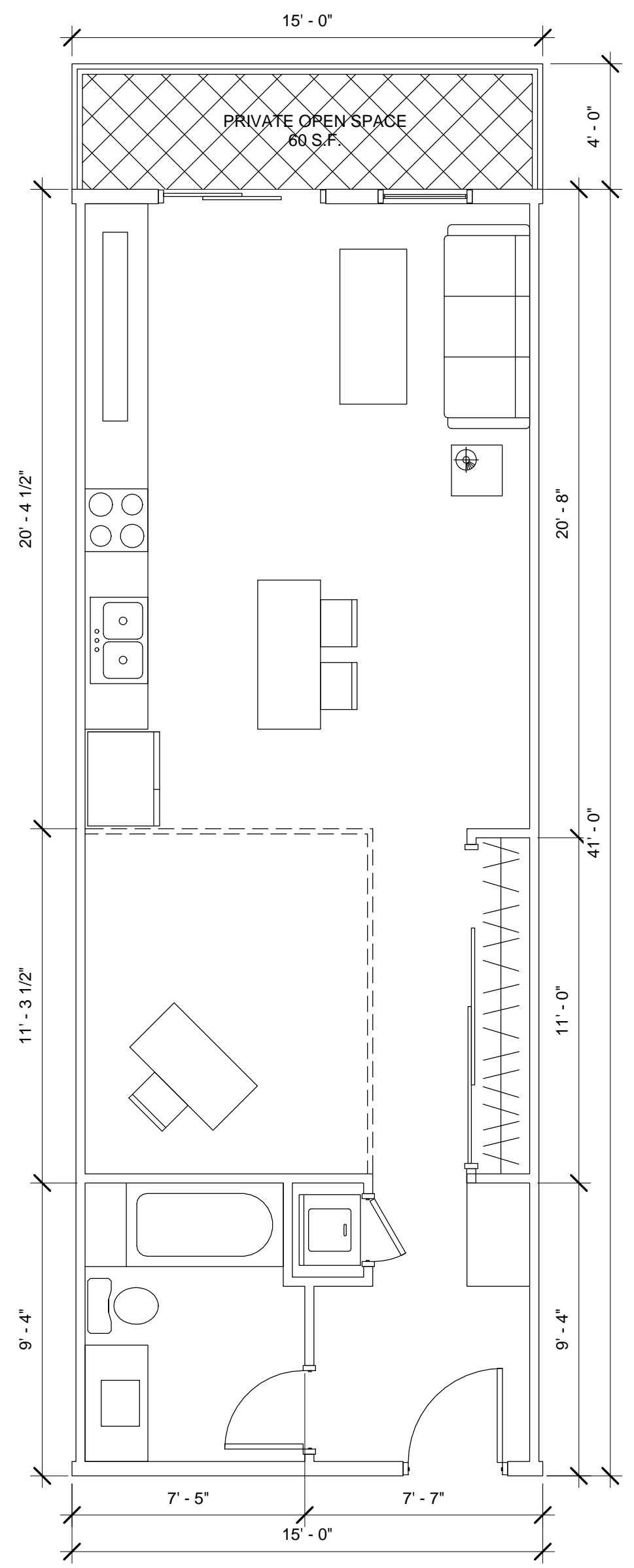
③ 2 Bedroom Unit - Type 1  
1/4" = 1'-0"



④ 2 Bedroom Unit - Type 2  
1/4" = 1'-0"

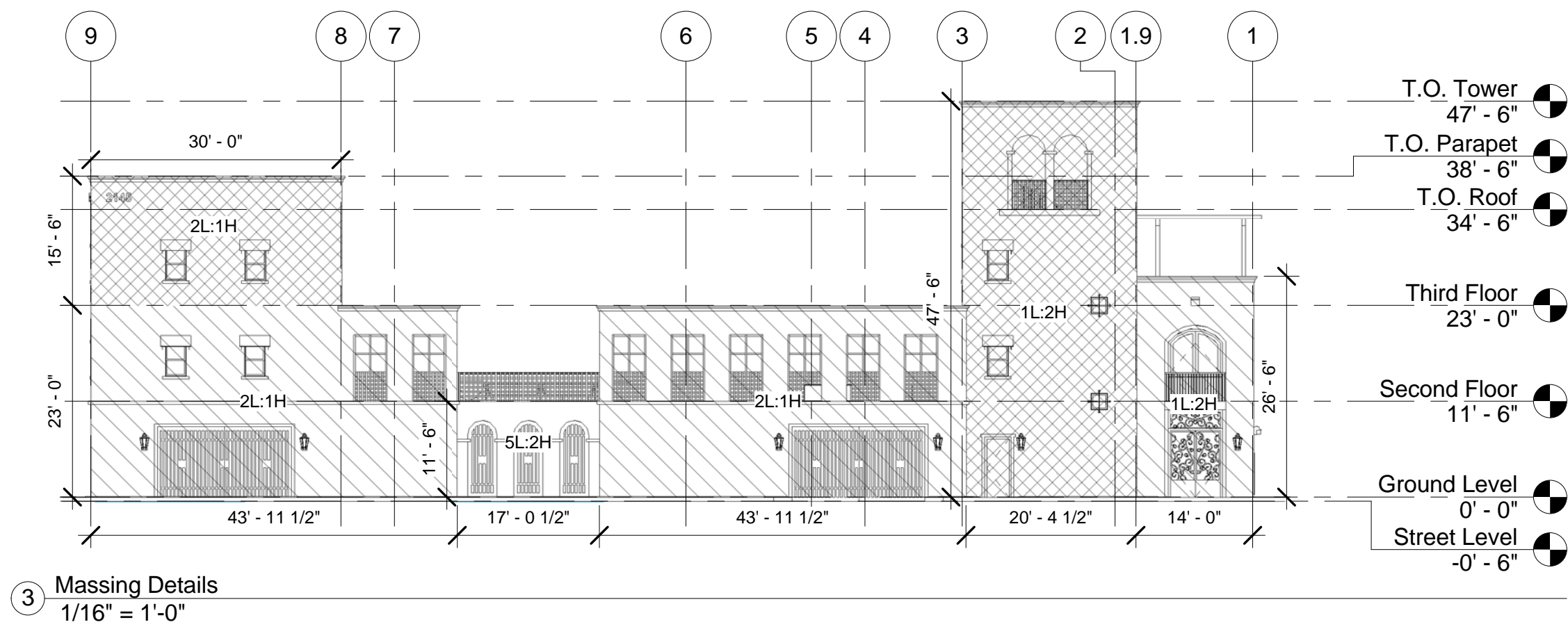


② 1 Bedroom Unit  
1/4" = 1'-0"

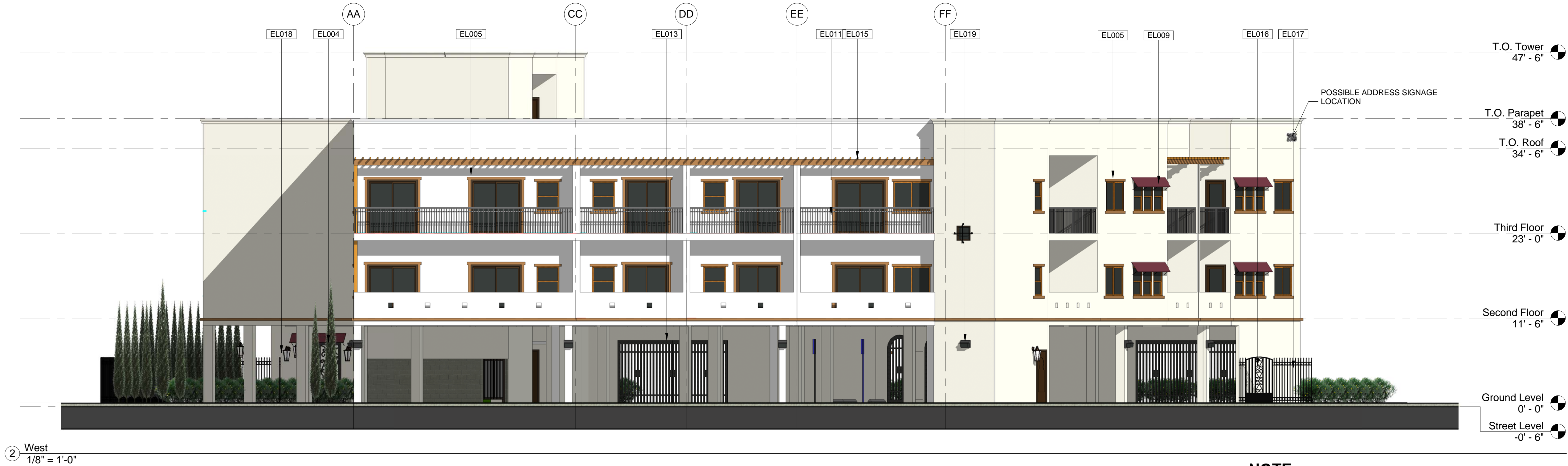


① Studio Unit  
1/4" = 1'-0"





ELEVATIONS KEYNOTES	
KEY #	NOTE
EL001	SMOOTH STUCCO: ECCOSTUCCO - COLOR MATCH - DUNN EDWARD: DEW341 "SWISS COFFEE"
EL003	MOROCCAN STYLE DOOR - COLOR MATCH - DET659 "SCHINDLER BROWN"
EL004	WROUGHT IRON GATE - DECORATIVE MILAN STYLE
EL005	FOAM WINDOW AND DOOR TRIM - COLOR MATCH - DUNN EDWARD DET686 "AGED WHISKY"
EL006	MORROCAN STYLE WALL OPENING WITH WOOD RAILING - COLOR MATCH DET686 "AGED WHISKY"
EL007	WROUGHT IRON TRIM AND ACCENT PIECE
EL008	DUAL-PANE CLEAR GLAZING: GUARDIAN SUNGUARD - SUPERNEUTRAL 54 ON #2 SURFACE - ULTRACLEAR OR SIMILAR - OR EQUAL
EL009	AWNING FABRIC - COLOR MATCH - DUNN EDWARD: DET423 " RED CRAFT"
EL010	WOOD RAILINGS
EL011	METAL RAILINGS
EL013	GARAGE DOOR - WROUGHT IRON
EL014	DECORATIVE TILE - MOROCCAN BLUE
EL015	ALUMINUM TRELLIS - COLOR MATCH - DUNN EDWARD DET686 "AGED WHISKY"
EL016	WROUGHT IRON FENCE GATE
EL017	WROUGHT IRON FENCE - SEE WALL/FENCE PLAN AND ELEVATIONS FOR DETAILS AND DIMENSIONS
EL018	WALL SCONCE - PER CALIFORNIA LIGHTING SALES - NO SUBSTITUTION, SEE PHOTOMETRIC PLAN FOR INFORMATION
EL019	WALL LIGHT - PER CALIFORNIA LIGHTING SALES - NO SUBSTITUTION, SEE PHOTOMETRIC PLAN FOR INFORMATION



NOTE:  
1. ROOFING MATERIAL: CLASS A - TPO SINGLE PLY ROOFING  
2. STREET FRONT RAILINGS SHALL HAVE 20% TRANSPARENCY DISTRIBUTED EVENLY THROUGHOUT RAILING.



CD/A  
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

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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 Roebing Ave. Apt.#507,  
Los Angeles, CA 90024

Elevations

Sheet Name:

Stamp:



CDA Project No. 1617  
Plan Check No. DPR5713-2016  
Phase Dev. Plan Review  
Drawn By CW  
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Reference

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Sheet Number:

A-201

Scale As indicated

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Los Angeles, CA 90024

Sheet Name:

Elevations

Stamp:



CDA Project No. 1617  
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Phase Dev. Plan Review  
Drawn By CW  
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Printed Date 08/30/16  
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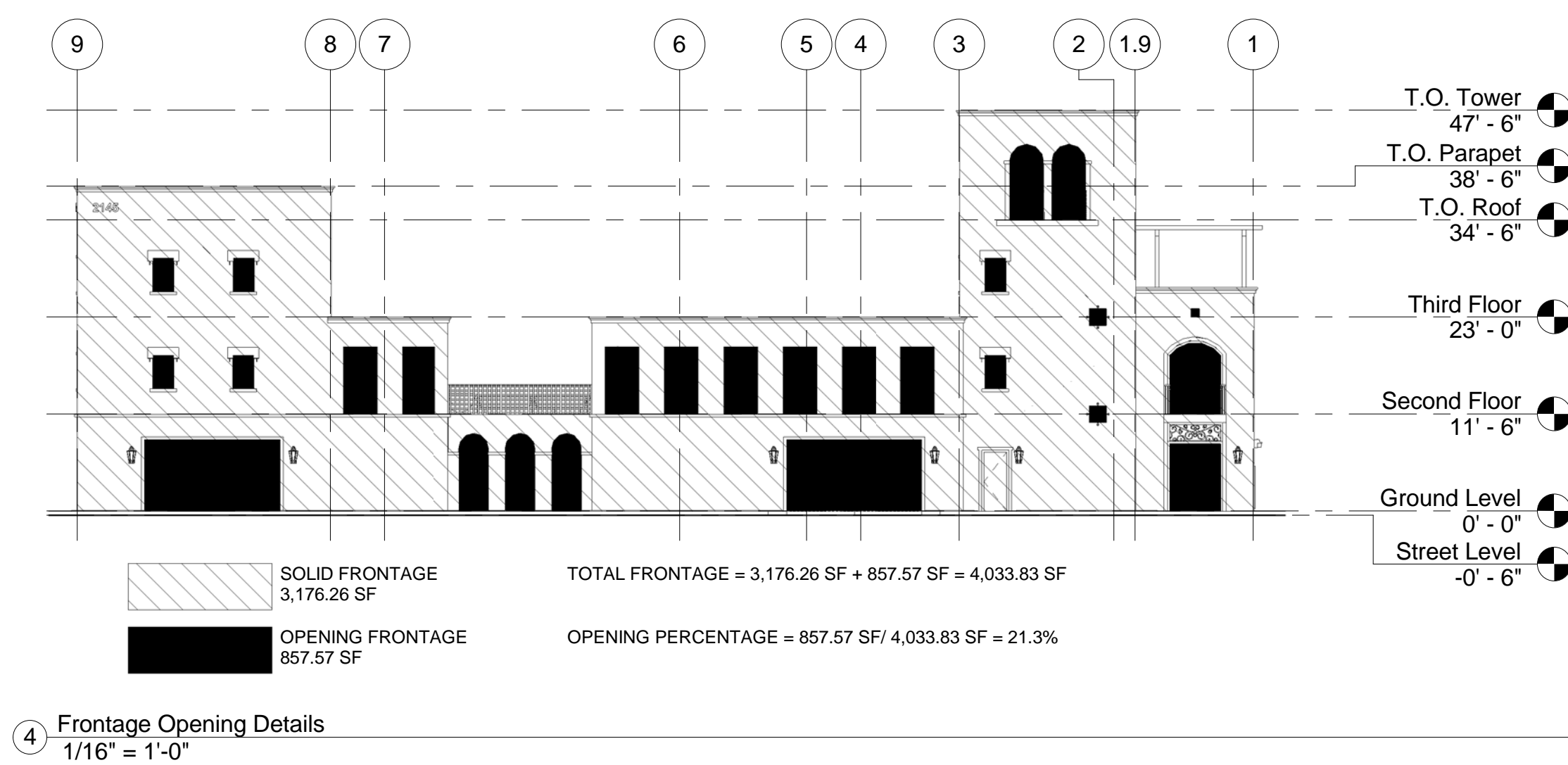
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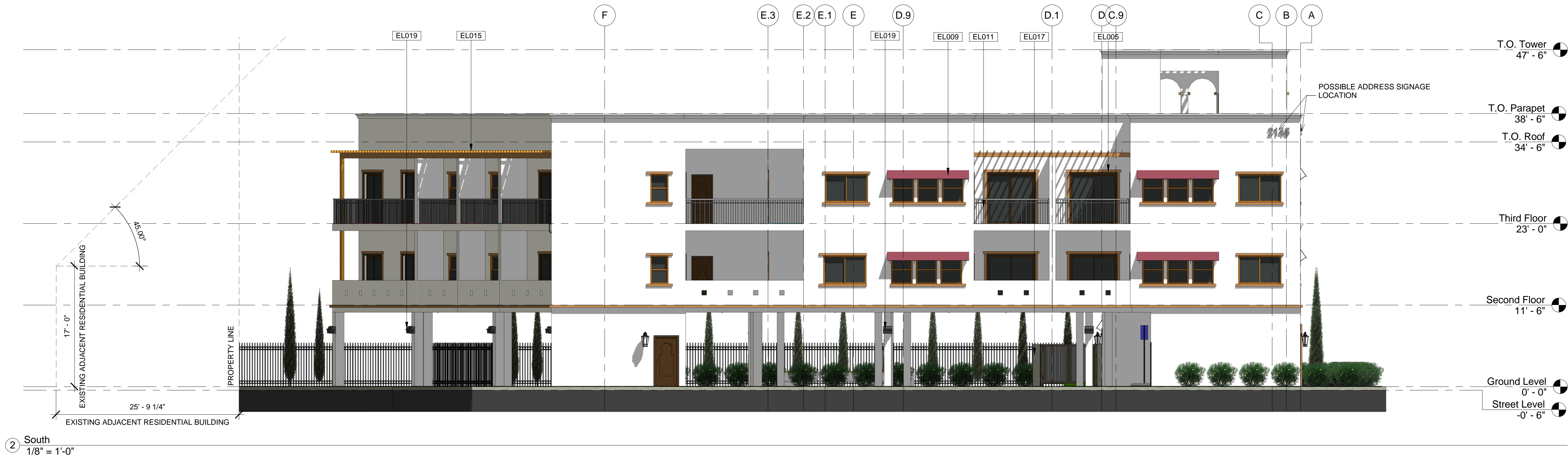
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Scale As indicated

Printed Date: 8/14/2017 10:30:05 AM



③ Wrought Iron Fence Detail  
1/2" = 1'-0"



② South  
1/8" = 1'-0"



① North  
1/8" = 1'-0"



OWNER:  
TJ INVESTMENT, LLC.  
JONATHAN KO (OWNER'S REPRESENTATIVE)  
10982 ROEBLING AVE, APT #507  
LOS ANGELES, CA 90024  
TEL: (626) 383-5224

PREPARED BY:  
JACK LEE, R.C.E. 40870  
CAL LAND ENGINEERING, INC.  
576 E. LAMBERT ROAD  
BREA, CALIFORNIA 92821  
TEL: (714) 671-1050  
FAX: (714) 671-1090

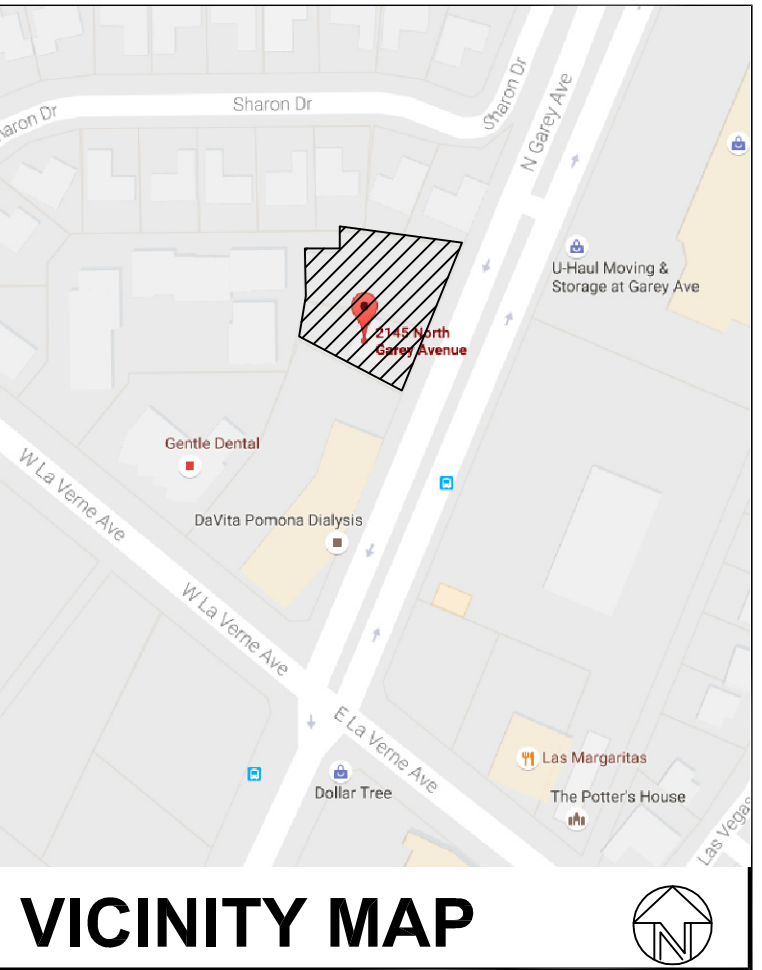
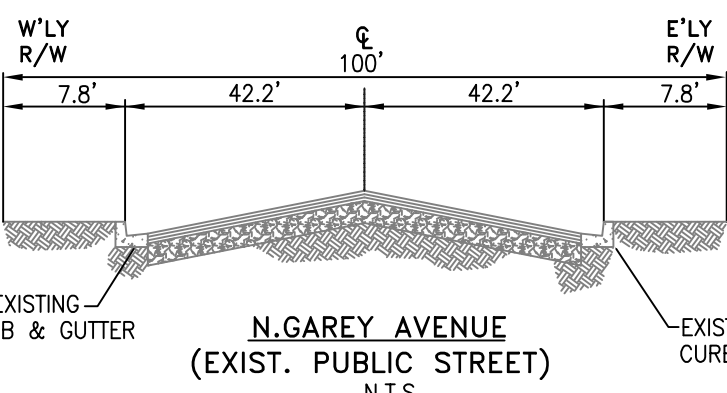
BENCH MARK:  
COUNTY BENCHMARK G 672  
FC DISC 5FT E/O E CF @ NE COR  
BRIGGE @ SE COR ROSEMEAD  
BLVD & OLIVE ST 59FT S/O & 46FT  
E/O CL INT 4FT S/O BCR MKD(59-35)  
ELEVATION: 385.144'

# TENTATIVE TRACT MAP NO. 77197

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

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.

## FOR CONDOMINIUM PURPOSES



### UTILITY SERVICES:

- WATER - CITY OF POMONA
- SEWER - CITY OF POMONA
- GAS - SOUTHERN CALIFORNIA GAS CO.
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
- TELEPHONE - VERIZON NETWORK
- SCHOOL - POMONA UNIFIED SCHOOL DISTRICT
- FIRE - CITY OF POMONA FIRE DEPARTMENT
- SHERIFF - CITY OF POMONA POLICE DEPARTMENT

### BASIS OF BEARING

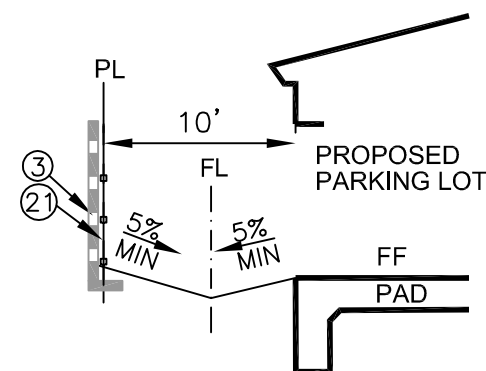
CENTER LINE OF GAREY AVENUE  
BEARING: N 22°27'30" E

### NOTES:

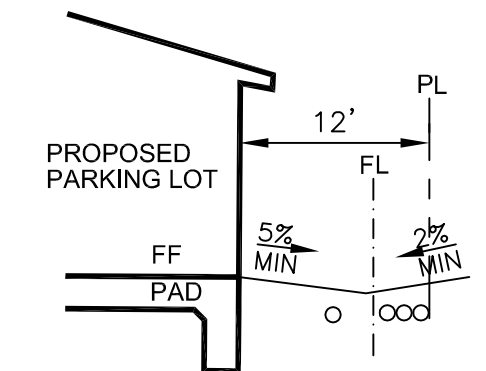
- ZONING: CORRIDORS SPECIFIC PLAN
- GENERAL PLAN USE: NEIGHBORHOOD EDGE
- SPECIFIC PLANS: WORKPLACE GATEWAY SEGMENT
- EXISTING USE: LOW DENSITY SINGLE FAMILY
- PROPOSED USE: MULTIFAMILY RESIDENTIAL
- APN: 8371-018-041 AND 8371-018-042
- NO. OF EX. UNITS: 1
- NO OF PROP. UNITS: 20
- AREA OF LOT: 21607 SF (0.496 ACRE)
- NO. OF STORIES: 3
- NO. OF PARKINGS: 33 (RESIDENT) + 5 (GUEST)
- SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
- SIZE OF EACH UNIT (LIVING AREA):
  - STUDIO : 615 SF
  - 1 BR : 896 SF
  - 2 BR TYPE 1 : 968 SF
  - 2 BR TYPE 2 : 933 SF
  - 2 BR TYPE 3 : 1,200 SF

### CONSTRUCTION NOTES:

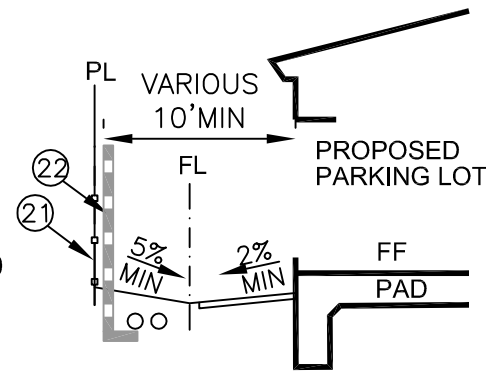
- 1 EXISTING BUILDING AND PATIO TO BE REMOVED
- 2 EXISTING DRIVEWAY APPROACH TO BE REMOVED
- 3 EXISTING BLOCK WALL/ FENCE TO REMAIN
- 4 EXISTING WATER METER TO REMAIN
- 5 EXISTING TREE TO BE REMOVED
- 6 EXISTING TREE TO REMAIN
- 7 EXISTING GAS METER TO REMAIN
- 8 CONSTRUCT NEW BUILDING PER ARCHITECTURAL PLAN
- 9 CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER CITY STD A-27-10
- 10 CONSTRUCT NEW CONCRETE DRIVEWAY
- 11 INSTALL PARKWAY DRAIN
- 12 INSTALL 4" SCH 40 PIPE
- 13 INSTALL 4" SCH 80 PIPE
- 14 INSTALL 4" AREA DRAIN
- 15 INSTALL 18"x18" BOTTOMLESS CONCRETE CATCH BASIN
- 16 INSTALL 6"x6" BOTTOMLESS CONCRETE CATCH BASIN
- 17 INSTALL 6" SCH 40 PIPE
- 18 INSTALL 6" AREA DRAIN
- 19 INSTALL 6"Ø V.C.P. SEWER LATERAL WITH 2% MIN SLOPE
- 20 INSTALL SEWER CLEANOUT
- 21 INSTALL IRON FENCE, PER ARCHITECTURAL PLAN
- 22 EXISTING BLOCK WALL TO BE REMOVED
- PER SEPARATE PERMIT



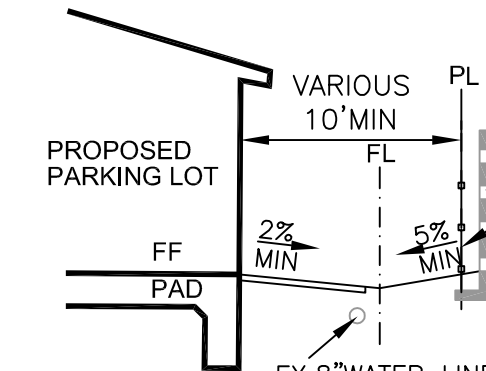
SECTION THRU A-A  
NTS



SECTION THRU C-C  
NTS



SECTION THRU D-D  
NTS



SECTION THRU B-B  
NTS

### FLOODING POTENTIAL

FEMA FLOOD MAP NO.06037C1725F  
LOCATED ON FLOOD HAZARD ZONE  
"X" AREA OF MINIMAL FLOOD HAZARD

THE PROJECT WILL COMPLY WITH  
CITY PARK/LAND DEDICATION  
RESOLUTION NO.89-200

THE NEAREST BUS STOP IS 490 FT  
FAR FROM THE PROJECT

	TOTAL AREA (SF)	IMPERVIOUS (SF)	PERVIOUS (SF)
EXISTING CONDITION	19,528	3,252	16,276
PROPOSED CONDITION	19,528	16,509	3,019

CAL LAND ENGINEERING, INC.  
dba QUARTECH CONSULTANTS  
576 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS


PROJECT LOCATION:  
2145 N.GAREY AVENUE,  
POMONA, CA

DRAWN:	N.T.
CHECKED:	
DATE:	10/03/2017
JOB NO.:	16-051-004
SCALE:	1" = 10'
FILE NAME:	2145 N.GAREY TENTATIVE