



| ARCHITECTURE - MIXED-USE |                                         |
|--------------------------|-----------------------------------------|
| AM-000                   | SHEET INDEX, PROJECT DATA               |
| AM-V1                    | VIEW OF EAST ENTRANCE                   |
| AM-001                   | SITE PLAN                               |
| AM-100                   | LOWER LEVEL BUILDING PLAN               |
| AM-101                   | FIRST FLOOR BUILDING PLAN               |
| AM-102                   | SECOND FLOOR BUILDING PLAN              |
| AM-103                   | THIRD THROUGH SIXTH FLOOR BUILDING PLAN |
| AM-104                   | ROOF PLAN                               |
| AM-201                   | UNIT FLOOR PLANS                        |
| AM-202                   | UNIT FLOOR PLANS                        |
| AM-203                   | COMMON AREA AMENITIES PLANS             |
| AM-301                   | BUILDING ELEVATIONS AND MATERIALS       |
| AM-302                   | BUILDING ELEVATIONS                     |
| AM-303                   | BUILDING ELEVATIONS                     |
| AM-401                   | BUILDING SECTIONS                       |

| LANDSCAPE |                                              |
|-----------|----------------------------------------------|
| L1        | PRELIMINARY LANDSCAPE PLAN (OVERALL)         |
| L2        | POMONA HYATT PLACE & HYATT HOUSE ENLARGEMENT |
| L3        | POMONA RANCH MIXED-USE ENLARGEMENT           |

SHEET INDEX

| GENERAL |                                                 |
|---------|-------------------------------------------------|
| AG-000  | COVER SHEET / PROJECT DESCRIPTION / SHEET INDEX |
| AG-001  | PROJECT DATA & PROJECT DIRECTORY                |

| CIVIL   |                                          |
|---------|------------------------------------------|
| C-001.0 | EXISTING CONDITION PLAN                  |
| C-002.0 | SITE PLAN                                |
| C-003.0 | RETAINING WALL PLAN, SECTION AND PROFILE |
| C-004.0 | OVERALL GRADING PLAN                     |
| C-004.1 | ENLARGED GRADING PLAN                    |
| C-004.2 | ENLARGED GRADING PLAN                    |
| C-004.3 | ENLARGED GRADING PLAN                    |
| C-005.0 | FIRE ACCESS PLAN                         |

| ARCHITECTURE - HYATT PLACE / HYATT HOUSE |                                       |
|------------------------------------------|---------------------------------------|
| AH-000                                   | HYATT PLACE / HYATT HOUSE COVER SHEET |
| AH-V1                                    | HOTEL APPROACH & LA FITNESS VIEW      |
| AH-V2                                    | BANQUET ENTRANCE VIEW                 |
| AH-V3                                    | HOTEL ENTRANCE VIEW                   |
| AH-V4                                    | FREEWAY VIEW                          |
| AH-001                                   | OVERALL SITE PLAN                     |
| AH-002                                   | SITE PLAN                             |
| AH-101                                   | FIRST FLOOR PLAN                      |
| AH-102                                   | SECOND FLOOR PLAN                     |
| AH-103                                   | THIRD FLOOR PLAN                      |
| AH-104                                   | FOURTH FLOOR PLAN                     |
| AH-105                                   | FIFTH FLOOR PLAN                      |
| AH-106                                   | SIXTH FLOOR PLAN                      |
| AH-107                                   | ROOF PLAN                             |
| AH-301                                   | EXTERIOR ELEVATIONS                   |
| AH-302                                   | EXTERIOR ELEVATIONS                   |
| AH-303                                   | EXTERIOR ELEVATION MATERIALS          |
| AH-304                                   | BUILDING SECTION                      |
| AH-901                                   | DOOR SCHEDULE                         |
| AH-902                                   | GLAZING SYSTEMS ELEVATIONS            |
| AH-903                                   | GLAZING SYSTEMS ELEVATIONS            |

PROJECT DESCRIPTION

- CONSTRUCTION OF A 6-STORY, 215 ROOM HOTEL WITH CONFERENCE FACILITIES TOTALING APPROX. 163,658 SQUARE FEET, TWO LEVELS OF ON-GRADE PARKING PROVIDING 155 PARKING SPACES AND 27 SURFACE PARKING FOR THE HOTEL.
- CONSTRUCTION OF ONE 5 OVER 2 STORY MIXED-USE TOWER TOTALING APPROX. 213,111 SQUARE FEET WITH A 34,908 SQUARE FEET HEALTH CLUB ON FIRST FLOOR AND 105 DWELLING UNITS ABOVE, 46 SURFACE PARKING SPACES & 140 PARKING SPACES LOCATED INDOOR ON GROUND FLOOR AND SEMI-SUBTERRANEAN LEVEL OF MIXED-USE BUILDING.
- NEW SURFACE PARKING LOT WITH 367 PARKING SPACES FOR SHARED USE BY HOTEL AND MIXED-USE OCCUPANTS.

PROJECT SITE





## PROJECT PARKING

| COMMERCIAL (FITNESS) PARKING REQUIRED                |           |                      |              |                        |
|------------------------------------------------------|-----------|----------------------|--------------|------------------------|
| FITNESS CENTER (5 SPACES/1,000 SF) w/ Shared Parking |           |                      |              | 174.54                 |
| TOTAL SPACES REQUIRED                                |           |                      |              | 175                    |
| RESIDENTIAL UNIT PARKING REQUIRED                    |           |                      |              |                        |
| UNIT                                                 | TYPE      | PARKING SPACES REQ'D | NO. OF UNITS | NO. OF SPACES REQUIRED |
| S1                                                   | STUDIO    | 1 PER UNIT           | 9            | 9                      |
| S2                                                   | STUDIO    | 1 PER UNIT           | 10           | 10                     |
| S3                                                   | STUDIO    | 1 PER UNIT           | 4            | 4                      |
| S4                                                   | STUDIO    | 1 PER UNIT           | 4            | 4                      |
| A1                                                   | 1 BEDROOM | 1.5 PER UNIT         | 43           | 64.5                   |
| A2                                                   | 1 BEDROOM | 1.5 PER UNIT         | 5            | 7.5                    |
| A3                                                   | 1 BEDROOM | 1.5 PER UNIT         | 5            | 7.5                    |
| B1                                                   | 2 BEDROOM | 2 PER UNIT           | 20           | 40                     |
| B2                                                   | 2 BEDROOM | 2 PER UNIT           | 5            | 10                     |
|                                                      |           |                      |              | 136.5                  |
| TOTAL SPACES REQUIRED                                |           |                      |              | 157                    |

| GUEST PARKING REQUIRED |  |  |  |       |
|------------------------|--|--|--|-------|
| 1 SPACE PER 4 UNITS    |  |  |  | 26.25 |
| TOTAL SPACES REQUIRED  |  |  |  | 27    |

|             | PROVIDES SPACES | CODE            | REQUIRED  | PROVIDED |
|-------------|-----------------|-----------------|-----------|----------|
| RESIDENTIAL | 157             | CGC 4.106.4.2   | 3%        | 5        |
| FITNESS     | 224             | CGC 5.106.5.3.3 | Per Table | 10       |
| GUEST       | 27              | CGC 4.106.4.2   | 3%        | 1        |

|                 | PROVIDES SPACES | CODE              | REQUIRED  | PROVIDED  |
|-----------------|-----------------|-------------------|-----------|-----------|
| RESIDENTIAL     | 157             | CBC 1106A.3       | 2%        | 4 (1 VAN) |
| FITNESS         | 175             | CBC 118-208.2     | Per Table | 6 (1 VAN) |
| GUEST           | 27              | CBC 1106A.5       | 5%        | 2 (1 VAN) |
| EVCS (RESIDENT) | 5               | CGC 4.106.4.2     | 0         | 1         |
| EVCS (FITNESS)  | 10              | CBC 118-208.1.2.1 | Per Table | 2 (1 VAN) |
| EVCS (GUEST)    | 1               | CGC 4.106.4.2     | 0         | 1         |

|             | PROVIDES SPACES | CODE          | REQUIRED  | PROVIDED |
|-------------|-----------------|---------------|-----------|----------|
| RESIDENTIAL | 157             | NA            | 0         | 0        |
| FITNESS     | 175             | CGC 5.106.5.2 | Per Table | 18       |
| GUEST       | 27              | NA            | 0         | 0        |

| COMMERCIAL (FITNESS) PARKING PROVIDED |       |          |         |                 |                   |           |                       |                  |  |  |  |  |
|---------------------------------------|-------|----------|---------|-----------------|-------------------|-----------|-----------------------|------------------|--|--|--|--|
|                                       | TOTAL | STANDARD | COMPACT | EVCS (STANDARD) | EVCS (ACCESSIBLE) | CLEAN AIR | ACCESSIBLE (STANDARD) | ACCESSIBLE (VAN) |  |  |  |  |
| ON SITE                               | 224   | 190      | 0       | 10              | 2                 | 16        | 5                     | 1                |  |  |  |  |
| RESIDENTIAL PARKING PROVIDED          |       |          |         |                 |                   |           |                       |                  |  |  |  |  |
|                                       | TOTAL | STANDARD | COMPACT | EVCS (STANDARD) | EVCS (ACCESSIBLE) | CLEAN AIR | ACCESSIBLE (STANDARD) | ACCESSIBLE (VAN) |  |  |  |  |
| LOWER LEVEL                           | 108   | 73       | 35      | 0               | 0                 | 0         | 0                     | 0                |  |  |  |  |
| FIRST LEVEL                           | 32    | 25       | 3       | 0               | 0                 | 0         | 0                     | 3                |  |  |  |  |
| ON SITE                               | 17    | 12       | 0       | 4               | 1                 | 0         | 0                     | 0                |  |  |  |  |
| TOTAL                                 | 157   | 118      | 38      | 4               | 1                 | 0         | 3                     | 1                |  |  |  |  |

| GUEST PARKING PROVIDED |       |          |         |                 |                   |           |                       |                  |  |  |  |  |
|------------------------|-------|----------|---------|-----------------|-------------------|-----------|-----------------------|------------------|--|--|--|--|
|                        | TOTAL | STANDARD | COMPACT | EVCS (STANDARD) | EVCS (ACCESSIBLE) | CLEAN AIR | ACCESSIBLE (STANDARD) | ACCESSIBLE (VAN) |  |  |  |  |
| ON SITE                | 27    | 24       | 0       | 0               | 1                 | 0         | 1                     | 1                |  |  |  |  |

\* Accessible EVCS for "Residential" means that minimum 1 space (or every 25) shall be 8' wide with 5' aisle, OR 12' wide with 5' aisle. ALSO - It needs to be located on (1) adjacent to a standard Accessible parking space OR (2) on an accessible route. (CGC4.106.4.2.1 and CGC4.106.4.2.2)

\* Accessible EVCS for "Residential" means that minimum 1 space (of every 25) shall be 8' wide with 5' aisle, OR 12' wide with 5' aisle. ALSO - It needs to be located on 1) adjacent to a standard Accessible parking space OR 2) on an accessible route. (CGC4.106.4.2.1 and CGC4.106.4.2.2)

| HOTEL PARKING REQUIRED                 |  |  |  |  | HOTEL & BANQUET HALL PARKING PROVIDED |             |  |  |  |  |          |         |                  |                    |                 |                        |                       |           |    |    |
|----------------------------------------|--|--|--|--|---------------------------------------|-------------|--|--|--|--|----------|---------|------------------|--------------------|-----------------|------------------------|-----------------------|-----------|----|----|
| 1 SPACE PER GUEST ROOM 215 KEYS        |  |  |  |  | 215                                   | TOTAL       |  |  |  |  | STANDARD | COMPACT | EVCS<br>STANDARD | EVCS<br>ACCESSIBLE | EVCS<br>COMPACT | ACCESSIBLE<br>STANDARD | ACCESSIBLE<br>COMPACT | CLEAN AIR |    |    |
| TOTAL SPACES REQUIRED                  |  |  |  |  | 215                                   | ON SITE     |  |  |  |  | 172      | 80      | 78               | 0                  | 0               | 0                      | 0                     | 0         | 14 |    |
| BANQUET HALL PARKING REQUIRED          |  |  |  |  | PARKING PAD                           |             |  |  |  |  |          |         |                  |                    |                 |                        |                       |           |    |    |
| 15 SPACES PER 1000 SF 6279 / 1000 X 15 |  |  |  |  | 80                                    | TOTAL       |  |  |  |  | STANDARD | COMPACT | EVCS<br>STANDARD | EVCS<br>ACCESSIBLE | EVCS<br>COMPACT | ACCESSIBLE<br>STANDARD | ACCESSIBLE<br>COMPACT | CLEAN AIR |    |    |
| TOTAL SPACES REQUIRED                  |  |  |  |  | 80                                    | LOWER LEVEL |  |  |  |  | 88       | 38      | 66               | 0                  | 0               | 0                      | 0                     | 0         | 14 |    |
| TOTAL SPACES REQUIRED                  |  |  |  |  | 295                                   | UPPER LEVEL |  |  |  |  | 87       | 8       | 0                | 0                  | 34              | 0                      | 0                     | 4         | 1  | 14 |
| TOTAL                                  |  |  |  |  | 327                                   | TOTAL       |  |  |  |  | 327      |         |                  |                    |                 |                        |                       |           |    |    |

|              | PROVIDED<br>SPACES | CODE            | REQUIRED       | PROVIDED |  |
|--------------|--------------------|-----------------|----------------|----------|--|
| HOTEL        | 215                | CGC 4.106.4.3.1 | 6% OF 215 = 13 | 15       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.3.3 | 5              | 38       |  |

|                     | PROVIDED<br>SPACES | CODE            | REQUIRED        | PROVIDED  |  |
|---------------------|--------------------|-----------------|-----------------|-----------|--|
| HOTEL               | 215                | CBC 118-208.2   | 7 (incl. 1 VAN) | 7 (2 VAN) |  |
| BANQUET HALL        | 80                 | CBC 118-208.2   | 5 (incl. 1 VAN) | 6 (1 VAN) |  |
| EVCS (HOTEL)        | 215                | CBC 118-208.2.1 | 4 (incl. 1 VAN) | 4 (1 VAN) |  |
| EVCS (BANQUET HALL) | 80                 | CBC 118-208.2.1 | 4 (incl. 1 VAN) | 4 (1 VAN) |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|              | PROVIDED<br>SPACES | CODE          | REQUIRED      | PROVIDED |  |
|--------------|--------------------|---------------|---------------|----------|--|
| HOTEL        | 215                | CGC 5.106.5.2 | 215 * 8% = 18 | 19       |  |
| BANQUET HALL | 80                 | CGC 5.106.5.2 | 8 Per Table   | 9        |  |

|  | PROVIDED<br>SPACES | CODE | REQUIRED | PROVIDED |  |
|--|--------------------|------|----------|----------|--|
|  |                    |      |          |          |  |

|              | TOTAL | STANDARD | COMPACT | EVCS (STANDARD) | EVCS (ACCESSIBLE) | EVCS (COMPACT) | ACCESSIBLE (STANDARD) | ACCESSIBLE (VAN) | CLEAN AIR |
|--------------|-------|----------|---------|-----------------|-------------------|----------------|-----------------------|------------------|-----------|
| FRONT LOT    | 145   | 87       | 58      | 0               | 0                 | 0              | 0                     | 0                | 0         |
| FRONT OF HTL | 14    | 7        | 7       | 0               | 0                 | 0              | 0                     | 0                | 14        |
| REAR OF HTL  | 13    | 0        | 13      | 0               | 0                 | 0              | 0                     | 0                | 0         |

## PROJECT DATA FOR MIXED-USE

| PROJECT AREA BREAKDOWN  |           |          |           |
|-------------------------|-----------|----------|-----------|
| FITNESS CENTER          |           |          |           |
| GROUND FLOOR            | 23,013 SF |          |           |
| SECOND FLOOR            | 11,895 SF |          |           |
| TOTAL FITNESS CENTER    | 34,908 SF |          |           |
|                         |           |          |           |
| RESIDENTIAL UNITS       | SUBTOTAL  | AREA     | COUNT     |
| PLAN S1 - STUDIO        | 4,986 SF  | 554 SF   | 9         |
| PLAN S2 - STUDIO        | 5,557 SF  | 557 SF   | 10        |
| PLAN S3 - STUDIO        | 2,480 SF  | 620 SF   | 4         |
| PLAN S4 - STUDIO        | 2,252 SF  | 563 SF   | 4         |
| PLAN A1 - 1 BEDROOM     | 31,304 SF | 728 SF   | 43        |
| PLAN A2 - 1 BEDROOM     | 3,925 SF  | 785 SF   | 5         |
| PLAN A3 - 1 BEDROOM     | 4,195 SF  | 839 SF   | 5         |
| PLAN B1 - 2 BEDROOM     | 21,780 SF | 1,089 SF | 20        |
| PLAN B2 - 2 BEDROOM     | 5,000 SF  | 1,000 SF | 5         |
| TOTAL RESIDENTIAL UNITS | 81,492 SF |          | 105 UNITS |

|                                |             |
|--------------------------------|-------------|
| LOBBIES, UTILITY & CIRCULATION | 24,817 SF   |
| LEASING OFFICE                 | 414 SF      |
| COMMUNITY ROOM                 | 1,382 SF    |
| MEDIA ROOM                     | 725 SF      |
| TOTAL RESIDENTIAL              | 108, 830 SF |
| LOWER LEVEL PARKING            | 41,567 SF   |
| FIRST LEVEL PARKING            | 16,251 SF   |
| TOTAL PARKING                  | 54,414 SF   |
| TOTAL PROJECT                  | 213,111 SF  |

| OPEN SPACE REQUIRED |             |              |            |
|---------------------|-------------|--------------|------------|
| TYPE                | FACTOR      | NO. OF UNITS | OPEN SPACE |
| COMMON (EXTERIOR)   | 150 SF/UNIT | 105          | 15,750 SF  |
| PRIVATE             | 60 SF/UNIT  | 105          |            |

| OPEN SPACE PROVIDED |           |            |
|---------------------|-----------|------------|
| TYPE                | SPACE     | OPEN SPACE |
| COMMON (EXTERIOR)   | EXTERIOR  | 20,610 SF  |
| PRIVATE             | COURTYARD |            |
| PRIVATE             | BALCONIES | 4,177 SF   |

## FOR HYATT PLACE / HYATT HOUSE

PROJECT ADDRESS: LOT 8, 35 - 65 RANCHO CAMINO DRIVE, POMONA, CA 91768

PROJECT SUMMARY

GUEST ROOMS: 215

LEVELS: TOTAL 6 (COMMON) MINUTES ON 1ST FLR & GUEST ROOMS ON 2 - 6 FLRS

SITE AREA: 14.4 ACRES (627,264 SF)

PARKING SPACES: REQ'D 217 FOR HOTEL, 1 PER KEY + 2 (PROVIDED 217 IN PARKING STRUCTURE)

REQ'D 151 FOR BANQUET HALL, 135 SF FOR 5,279 SF (PROVIDED 284 IN PARKING STRUCTURE)

HYATT PLACE ROOM MATRIX

| TYPE                                                    | OCCUPANCY  | TOTAL |
|---------------------------------------------------------|------------|-------|
| SECOND LEVEL                                            |            |       |
| KING                                                    |            |       |
| TYPE KA                                                 | STANDARD   | 4     |
| TYPE KB                                                 |            | 2     |
| TYPE KBS                                                | CONNECTING | 2     |
| TYPE KC                                                 | ACCESSIBLE | 1     |
| TYPE KG                                                 | SUITE      | 1     |
| DOUBLE QUEEN                                            |            |       |
| TYPE QA                                                 | STANDARD   | 10    |
| TYPE QAE                                                | ENLARGED   | 1     |
| TOTAL                                                   |            | 21    |
| THIRD LEVEL                                             |            |       |
| KING                                                    |            |       |
| TYPE KA                                                 | STANDARD   | 4     |
| TYPE KB                                                 | STANDARD   | 3     |
| TYPE KBS                                                | CONNECTING | 4     |
| TYPE KC                                                 | ACCESSIBLE | 1     |
| TYPE KG                                                 | SUITE      | 1     |
| DOUBLE QUEEN                                            |            |       |
| TYPE QA                                                 | STANDARD   | 10    |
| TYPE QAE                                                | ENLARGED   | 1     |
| TOTAL                                                   |            | 24    |
| FOURTH LEVEL                                            |            |       |
| KING                                                    |            |       |
| TYPE KA                                                 | STANDARD   | 4     |
| TYPE KB                                                 | STANDARD   | 3     |
| TYPE KBS                                                | CONNECTING | 4     |
| TYPE KC                                                 | ACCESSIBLE | 1     |
| TYPE KG                                                 | SUITE      | 1     |
| DOUBLE QUEEN                                            |            |       |
| TYPE QA                                                 | STANDARD   | 10    |
| TYPE QC                                                 | ACCESSIBLE | 1     |
| TOTAL                                                   |            | 24    |
| FIFTH LEVEL                                             |            |       |
| KING                                                    |            |       |
| TYPE KA                                                 | STANDARD   | 4     |
| TYPE KB                                                 | STANDARD   | 3     |
| TYPE KBS                                                | CONNECTING | 4     |
| TYPE KC                                                 | ACCESSIBLE | 1     |
| TYPE KG                                                 | SUITE      | 1     |
| DOUBLE QUEEN                                            |            |       |
| TYPE QA                                                 | STANDARD   | 10    |
| TYPE QC                                                 | ACCESSIBLE | 1     |
| TOTAL                                                   |            | 22    |
| SIXTH LEVEL                                             |            |       |
| KING                                                    |            |       |
| TYPE KA                                                 | STANDARD   | 4     |
| TYPE KB                                                 | STANDARD   | 3     |
| TYPE KBS                                                | CONNECTING | 4     |
| TYPE KC                                                 | ACCESSIBLE | 1     |
| TYPE KG                                                 | SUITE      | 1     |
| DOUBLE QUEEN                                            |            |       |
| TYPE QA                                                 | STANDARD   | 10    |
| TYPE QC                                                 | ACCESSIBLE | 1     |
| TOTAL                                                   |            | 22    |
| 115 ROOMS = 7 REQ. ACCESSIBLE (PER CBC TABLE 118-224.2) |            |       |

HYATT HOUSE ROOM MATRIX

| TYPE         | OCCUPANCY      | TOTAL |
|--------------|----------------|-------|
| SECOND LEVEL |                |       |
| KING         |                |       |
| TYPE K       | CONNECTING     | 3     |
| TYPE K       | CONNECTING     | 2     |
| TYPE KDA     | ACCESSIBLE     | 1     |
| TYPE KDL     | CONNECTING     | 1     |
| TYPE KDS     | CONNECTING     | 2     |
| TYPE KDS     | CONNECTING     | 1     |
| TYPE KS      | ENLARGED SUITE | 1     |
| TYPE KS      | ENLARGED SUITE | 1     |
| DOUBLE QUEEN |                |       |
| TYPE QQA     | ACCESSIBLE     | 1     |
| TOTAL        |                | 20    |
| THIRD LEVEL  |                |       |
| KING         |                |       |
| TYPE K       | CONNECTING     | 3     |
| TYPE K       | CONNECTING     | 2     |
| TYPE KDA     | ACCESS/CONCT   | 1     |
| TYPE KDL     | CONNECTING     | 1     |
| TYPE KDS     | CONNECTING     | 2     |
| TYPE KDS     | CONNECTING     | 2     |
| TYPE KS      | ENLARGED SUITE | 1     |
| TYPE KS      | ENLARGED SUITE | 1     |
| DOUBLE QUEEN |                |       |
| TYPE QQA     | ENL/ACCESS     | 1     |
| TOTAL        |                | 20    |
| FOURTH LEVEL |                |       |
| KING         |                |       |
| TYPE K       | CONNECTING     | 3     |
| TYPE KDL     | CONNECTING     | 1     |
| TYPE KDS     | CONNECTING     | 2     |
| TYPE KDS     | CONNECTING     | 2     |
| TYPE KS      | ENLARGED SUITE | 1     |
| TYPE KS      | ENLARGED SUITE | 1     |
| DOUBLE QUEEN |                |       |
| TYPE QQA     | ENL/ACCESS     | 1     |
| TOTAL        |                | 20    |

ROOM MATRIX

| TYPE         | OCCUPANCY      | TOTAL |
|--------------|----------------|-------|
| HYATT PLACE  |                |       |
| KING         |                |       |
| TYPE KA      | STANDARD       | 20    |
| TYPE KB      |                | 14    |
| TYPE KBS     | CONNECTING     | 18    |
| TYPE KC      | ACCESSIBLE     | 1     |
| TYPE KF      | ENLARGED SUITE | 1     |
| TYPE KG      | SUITE          | 4     |
| DOUBLE QUEEN |                |       |
| TYPE QA      | ENLARGED       | 2     |
| TYPE QA      | STANDARD       | 49    |
| TYPE QC      | ACCESSIBLE     | 1     |
| TOTAL        |                | 111   |
| HYATT HOUSE  |                |       |
| KING         |                |       |
| TYPE K       |                | 15    |
| TYPE K       | CONNECTING     | 10    |
| TYPE KDA     | ACCESSIBLE     | 2     |
| TYPE KDL     | CONNECTING     | 5     |
| TYPE KDS     |                | 10    |
| TYPE KDS     | CONNECTING     | 8     |
| TYPE KS      |                | 40    |
| TYPE KSE     | ENLARGED SUITE | 4     |
| TYPE KSA     | ACCESSIBLE     | 1     |
| DOUBLE QUEEN |                |       |
| TYPE QQ      | ENLARGED SUITE | 2     |
| TYPE QQA     | ACCESSIBLE     | 3     |
| TOTAL        |                | 100   |

100 ROOMS = 5 REQ. ACCESSIBLE (PER CBC TABLE 118-224.2)

GUEST ROOMS WITH MOBILITY (5) & COMMUNICATION FEATURES (9) (CBC 2016 TABLE 118-224.2 & TABLE 118-224.4)

ROOM ALLOCATION:

(1) GUEST RMS. WITH ROLL-IN SWR & COMMUNICATION FEATURES: 207

(2) GUEST RMS. WITH ADA BATHTUB & COMMUNICATION FEATURES: 211, 214, 311 & 314

(4) ADJLT GUEST RMS. WITH & COMMUNICATION. FEATURES: 217, 218, 319 & 320

AREA OF A-2 & A-3 OCCUPANCY

|                                     |           |
|-------------------------------------|-----------|
| LOUNGE 1 (A2)                       | 822 SF    |
| LOUNGE 2 & BAR (A2)                 | 1440 SF   |
| CAFE BAR & MARKET (A2)              | 524 SF    |
| DINING (A2)                         | 1159 SF   |
| BALLROOM A (A2)                     | 2,842 SF  |
| BALLROOM MB (A2)                    | 1,213 SF  |
| BALLROOM MC (A2)                    | 1,224 SF  |
| PRE FUNCTION (A2)                   | 3,725 SF  |
| FITNESS ROOM (A3)                   | 1394 SF   |
| GALLERY (A3)                        | 564 SF    |
| BUSINESS CENTER (A3)                | 526 SF    |
| GATHERING ROOM & MEETING ROOMS (A3) | 2,204 SF  |
| TOTAL A-2 & A-3 NET AREA            | 17,697 SF |

AREA SUMMARY

|                       |            |
|-----------------------|------------|
| GROUND LEVEL          |            |
| GROSS HOTEL AREA      | 27,646 SF  |
| GROSS CONFERENCE AREA | 12,933 SF  |
| SECOND LEVEL          |            |
| GROSS BUILDING AREA   | 24,672 SF  |
| THIRD LEVEL           |            |
| GROSS BUILDING AREA   | 24,672 SF  |
| FOURTH LEVEL          |            |
| GROSS BUILDING AREA   | 24,743 SF  |
| FIFTH LEVEL           |            |
| GROSS BUILDING AREA   | 24,764 SF  |
| SIXTH LEVEL           |            |
| GROSS BUILDING AREA   | 24,228 SF  |
| TOTAL PROJECT         |            |
| 163,658 SF            |            |
| 163,658 / 215 =       | 761 SF/KEY |

TOILET ROOM CALCULATIONS - FIRST FLOOR

AREA OF A-2 & A-3 OCCUPANCY

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

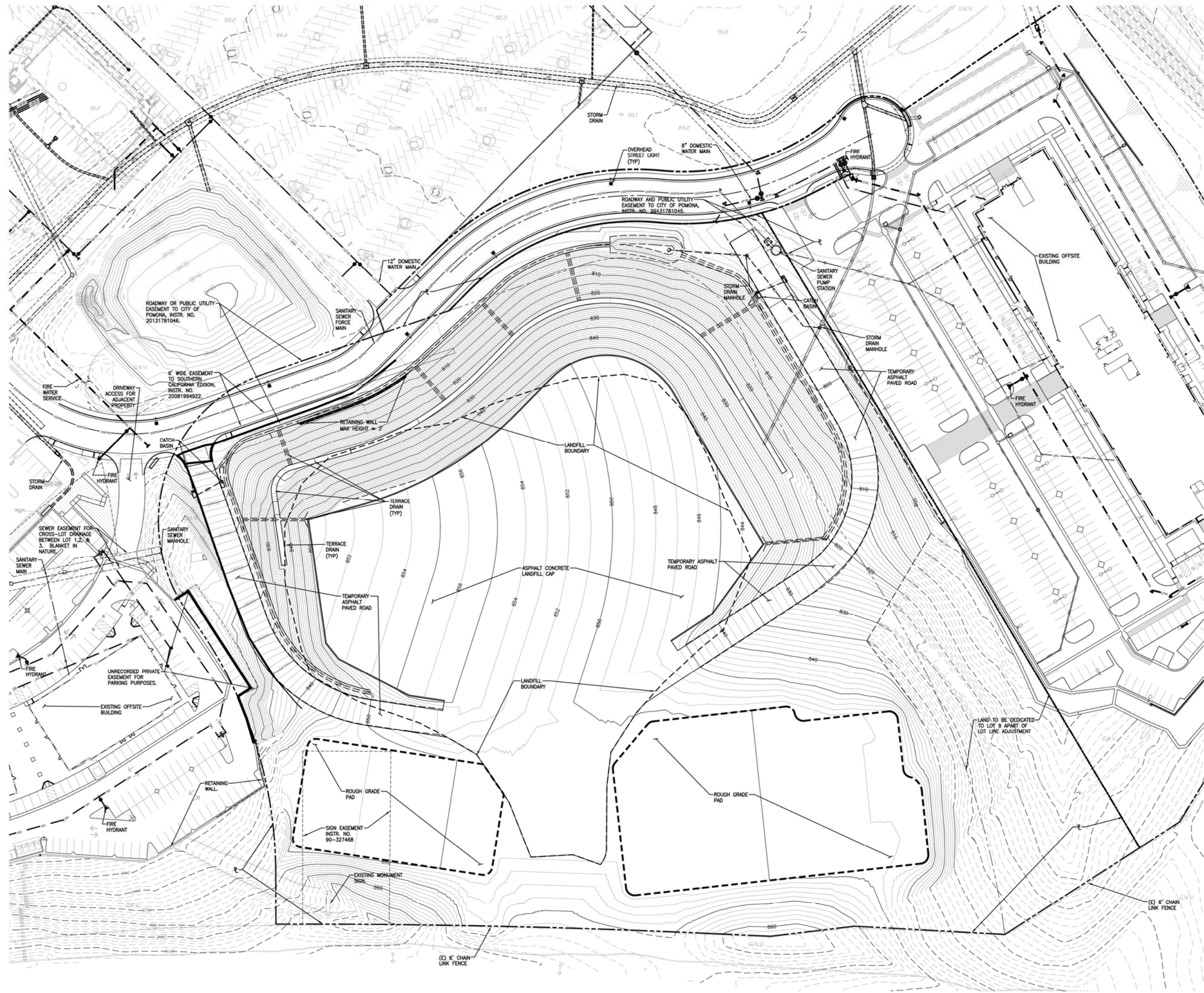
See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (17,697 = 200 males and 200 females)

See CFC Table 6.0 for Required Load Factor

17,697 SF x 1.0 = 17,697 sqft required (1





Stamp

plan Check No. :

Project:  
**POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE**

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
**PRBC9 LLP**  
c/o YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC  
HYATT HOUSE FRANCHISING LLC  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

Sheet Contents

Issue  
**PLANNING DIVISION REVIEW**  
Ref. No. MAJSDP-013631-2020

Submittals / Revisions

1ST SUBMITTAL - Sep. 13, 18

2ND SUBMITTAL - April 27, 20

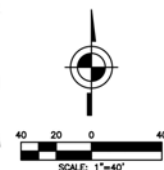
Project Number  
18108

Sheet Number

**EXISTING CONDITIONS PLAN**

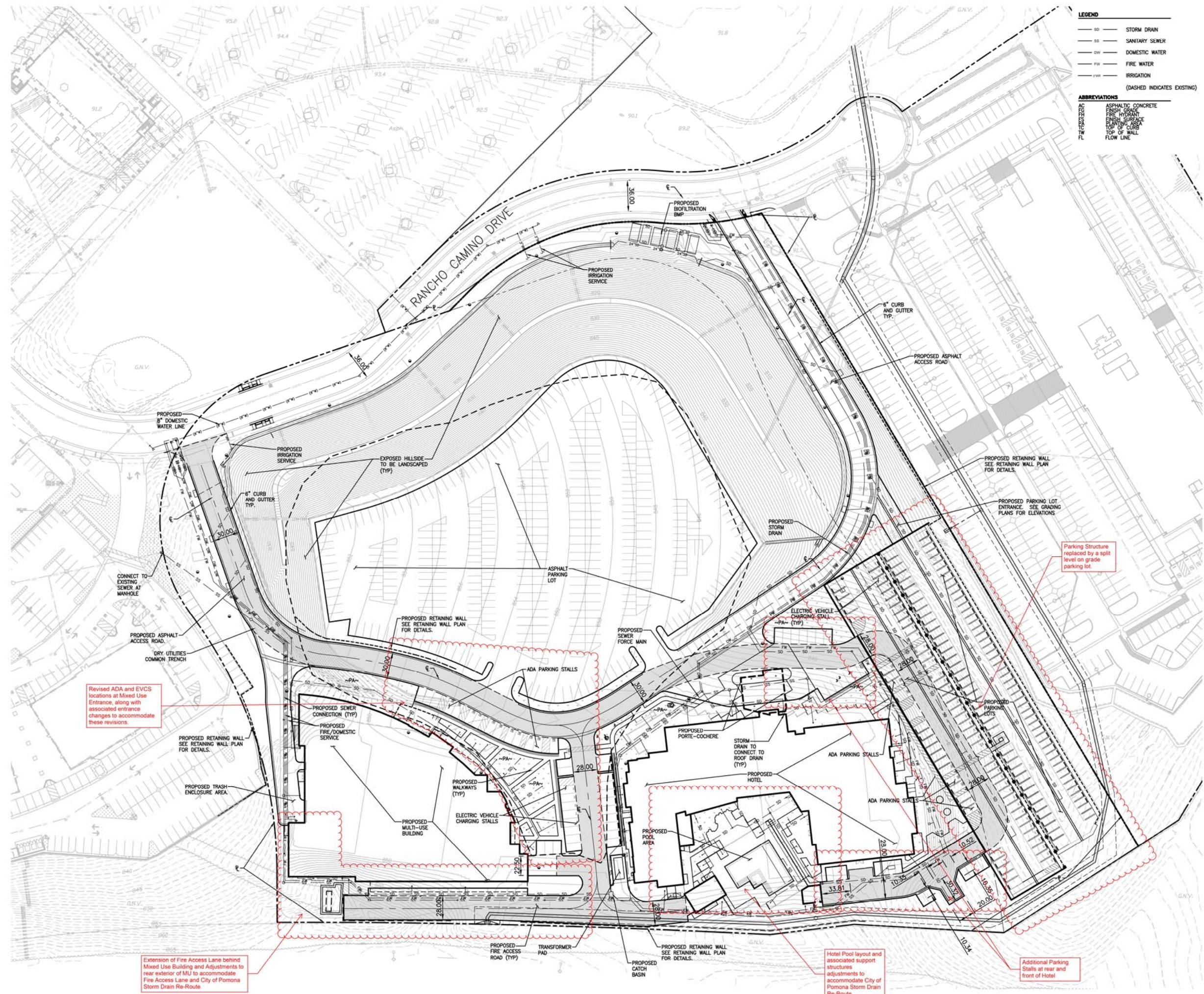
**C-001.0**

Printed: Apr. 24, 20



FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION





| LEGEND                      |                |
|-----------------------------|----------------|
| SD                          | STORM DRAIN    |
| SS                          | SANITARY SEWER |
| DW                          | DOMESTIC WATER |
| FW                          | FIRE WATER     |
| IR                          | IRRIGATION     |
| (DASHED INDICATES EXISTING) |                |

| ABBREVIATIONS |                    |
|---------------|--------------------|
| AC            | ASPHALTIC CONCRETE |
| FC            | FINISH GRADE       |
| PH            | FINISH HYDRANT     |
| SP            | FINISH SURFACE     |
| PA            | EXISTING AREA      |
| TC            | TOP OF CURB        |
| TW            | TOP OF WALL        |
| FL            | FLOW LINE          |



**INCLEDON**  
CONSULTING GROUP  
Civil Engineering • Surveying • Planning  
1570 Copeland Drive, Suite A, Costa Mesa, CA 92626  
P: 657.622.2171 | www.incledon.com

Stamp

plan Check No. :

Project:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
c/o YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC  
HYATT HOUSE FRANCHISING LLC  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

Sheet Contents

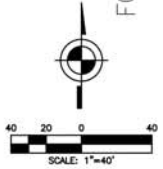
Issue  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020  
Submittals / Revisions  
1ST SUBMITTAL - Sep. 13, 18  
2ND SUBMITTAL - April 27, 20

Project Number  
18108

Sheet Number  
SITE PLAN

**C-002.0**  
Printed: Apr. 24, 20

FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION



Revised ADA and EVCS  
locations at Mixed Use  
Entrance, along with  
associated entrance  
changes to accommodate  
these revisions.

Extension of Fire Access Lane behind  
Mixed Use Building and Adjustments to  
rear exterior of MU to accommodate  
Fire Access Lane and City of Pomona  
Storm Drain Re-Route

Hotel Pool layout and  
associated support  
structures  
adjustments to  
accommodate City of  
Pomona Storm Drain  
Re-Route.

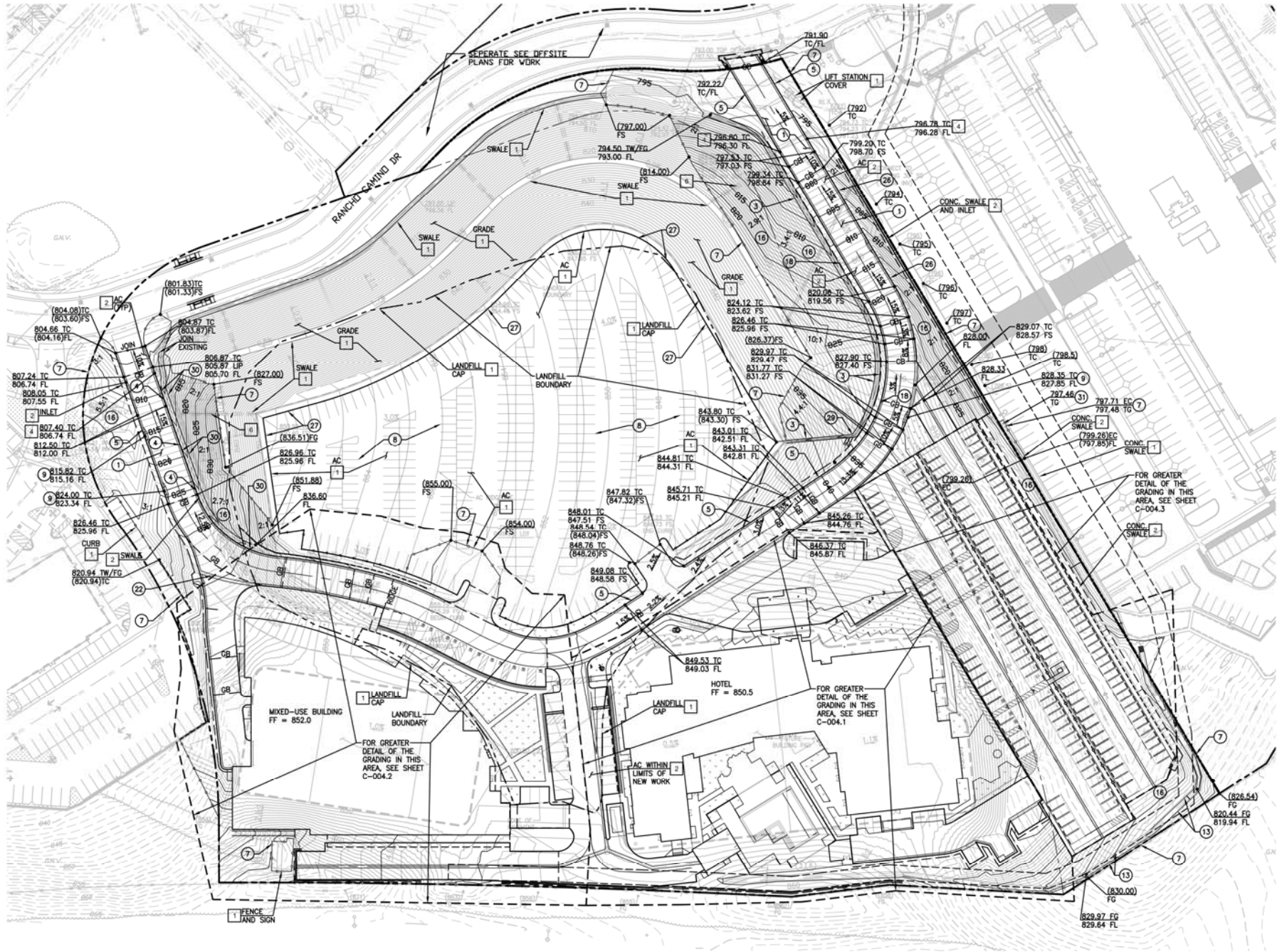
Parking Structure  
replaced by a split  
level on grade  
parking lot.

Additional Parking  
Stalls at rear and  
front of Hotel









LEGEND  
LANDSCAPE AREA

CONSTRUCTION NOTES

1. INSTALL AC PAVEMENT.
2. INSTALL 6" CURB.
3. INSTALL CONCRETE SWALE.
4. INSTALL CURB CUT.
5. INSTALL 6" CURB AND GUTTER. GUTTERS LOCATED AT BOTTOM OF CURB RAMPS TO NOT EXCEED 2% SLOPE.
6. INSTALL 0" CURB PER.
7. DAYLIGHT LINE.
8. INSTALL PARKING STRIPING.
9. INSTALL CATCH BASIN PER SPWMC 302-3 WITH LOCAL DEPRESSION PER SPWMC 313-3 CASE F.
10. SAWCUT EXISTING ASPHALT AND JOIN.
11. INSTALL CONCRETE SIDEWALK.
12. INSTALL RIBBON GUTTER.
13. INSTALL VEGETATIVE SWALE.
14. CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS. SEE STRUCTURAL PLANS FOR BACK-DRAINS, FALL PROTECTION, AND WALL GUTTER DETAILS.
15. INSTALL VARIABLE HEIGHT CURB.
16. INSTALL LANDSCAPING PER LANDSCAPE PLANS.
17. NOT USED.
18. INSTALL PARKWAY DRAIN. INSTALL DEPRESSION PER SPWMC 313-3 CASE E.
19. INSTALL CURB RAMP.
20. INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
21. INSTALL TRANSFORMER AND PAD PER ELECTRICAL PLANS.
22. INSTALL CROSS GUTTER.
23. NOT USED.
24. INSTALL SLOT DRAIN PER LANDSCAPE PLANS.
25. INSTALL 12" CURB AND GUTTER.
26. INSTALL DRAINAGE CUTS IN LANDSCAPE FEATURE, SEE LANDSCAPE PLANS FOR DETAIL.
27. INSTALL PERIMETER FENCING / BARRIER ON LANDFILL PER STRUCTURAL PLANS.
28. INSTALL PLANKER DRAIN WITH ATRIUM GRATE. FINAL LOCATION, STYLE, AND FINISH PER LANDSCAPE.
29. INSTALL DOWNDRAIN TO SWALE CONNECTION.
30. INSTALL 12" CURB AND GUTTER WITH CONCRETE SWALE PER.
31. INSTALL OLDCASTLE MODEL 2x2-08 PRECAST CATCH BASIN, OR EQUIVALENT. DRAIN GRATE TO BE ADA COMPLIANT AND HEDDPROOF. STYLE AND FINISH OF DRAINS LOCATED IN LANDSCAPE DETAILED HARDSCAPE TO BE PER LANDSCAPE.

DISPOSITION NOTES

1. PROTECT ITEM IN PLACE AS NOTED.
2. REMOVE EXISTING ITEM AS NOTED.
3. ADJUST TO GRADE.
4. ADJUST EXISTING INLET TO GRADE. INSTALL LOCAL DEPRESSION PER SPWMC 313-3 CASE E.
5. ADJUST EXISTING INLET TO GRADE. INSTALL LOCAL DEPRESSION PER SPWMC 313-3 CASE F.
6. RECONSTRUCT EXISTING DOWN DRAIN AND SPLASH DIVERTER WALL IN KIND.

GENERAL NOTES

1. NOTE USED.
2. INTERIOR WORK WITHIN THE EXISTING LANDFILL CAP SHALL BE CONDUCTED IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN (DEC. 2017) AND MITIGATION/RESTORED IN ACCORDANCE WITH THE ENVIRONMENTAL COORDINATION DRAWINGS PREPARED BY GROUP DELTA CONSULTANTS.
3. INSTALLATION OF RETAINING WALLS, INCLUDING RESTORATION AND MITIGATION REQUIREMENTS SHALL BE DONE IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN (DEC. 2017) AND ENVIRONMENTAL COORDINATION DRAWINGS PREPARED BY GROUP DELTA CONSULTANTS.
4. SEE LANDSCAPE PLANS FOR ADDITIONAL HARDSCAPE DETAILS.

Stamp

plan Check No. :

FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION

Project:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
c/o YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC  
HYATT HOUSE FRANCHISING LLC  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

Sheet Contents

Issue  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

Submittals / Revisions

1ST SUBMITTAL - Sep. 13, 18

2ND SUBMITTAL - April 27, 20

Project Number

18108

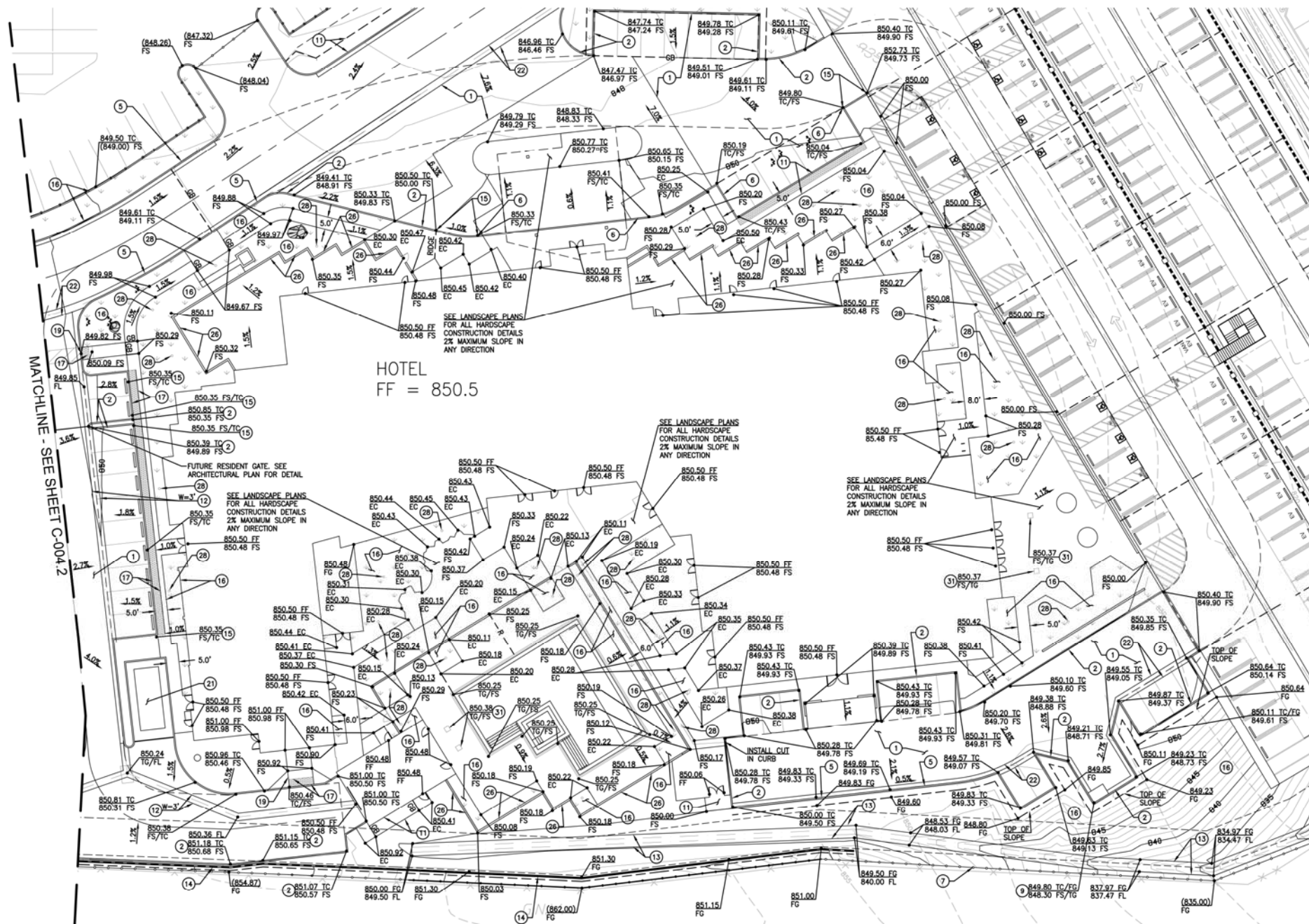
Sheet Number

OVERALL GRADING PLAN

C-004.0

Printed: Apr. 24, 20





#### CONSTRUCTION NOTES

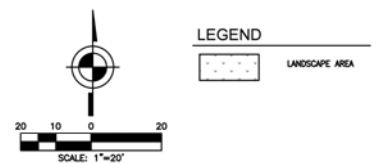
1. INSTALL AC PAVEMENT.
2. INSTALL 6" CURB.
3. INSTALL CONCRETE SHALE.
4. INSTALL CURB CUT.
5. INSTALL 6" CURB AND GUTTER. GUTTERS LOCATED AT BOTTOM OF CURB RAMPS TO NOT EXCEED 2% SLOPE.
6. INSTALL 0" CURB PER.
7. DAYLIGHT LINE.
8. INSTALL PARKING STRIPING.
9. INSTALL CATCH BASIN PER SPWPC 302-3 WITH LOCAL DEPRESSION PER SPWPC 313-3 CASE F.
10. SAWCUT EXISTING ASPHALT AND JOIN.
11. INSTALL CONCRETE SIDEWALK.
12. INSTALL RIBBON GUTTER.
13. INSTALL VEGETATIVE SHALE.
14. CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS. SEE STRUCTURAL PLANS FOR BACK-DRAINS, FALL PROTECTION, AND WALL GUTTER DETAILS.
15. INSTALL VARIABLE HEIGHT CURB.
16. INSTALL LANDSCAPING PER LANDSCAPE PLANS.
17. NOT USED.
18. INSTALL PARKWAY DRAIN. INSTALL DEPRESSION PER SPWPC 313-3 CASE E.
19. INSTALL CURB RAMP.
20. INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
21. INSTALL TRANSFORMER AND PAD PER ELECTRICAL PLANS.
22. INSTALL CROSS GUTTER.
23. NOT USED.
24. INSTALL SLOT DRAIN PER LANDSCAPE PLANS.
25. INSTALL 12" CURB AND GUTTER.
26. INSTALL DRAINAGE CUTS IN LANDSCAPE FEATURE. SEE LANDSCAPE PLANS FOR DETAIL.
27. INSTALL PERIMETER FENCING / BARRIER ON LANDFILL PER STRUCTURAL PLANS.
28. INSTALL PLANTER DRAIN WITH ATRIUM GRATE. FINAL LOCATION, STYLE, AND FINISH PER LANDSCAPE.
29. INSTALL DOWNDRAIN TO SHALE CONNECTION.
30. INSTALL 12" CURB AND GUTTER WITH CONCRETE SHALE PER.
31. INSTALL OLDCASTLE MODEL 243-CB PRECAST CATCH BASIN, OR EQUIVALENT, DRAIN GRATE TO BE ADA COMPLIANT AND HEEPROOF. STYLE AND FINISH OF DRAIN GRATE LOCATED IN LANDSCAPE DETAILED HARDSCAPE TO BE PER LANDSCAPE.

#### DISPOSITION NOTES

1. PROTECT ITEM IN PLACE AS NOTED.
2. REMOVE EXISTING ITEM AS NOTED.
3. ADJUST TO GRADE.
4. ADJUST EXISTING INLET TO GRADE. INSTALL LOCAL DEPRESSION PER SPWPC 313-3 CASE E.
5. ADJUST EXISTING INLET TO GRADE. INSTALL LOCAL DEPRESSION PER SPWPC 313-3 CASE F.
6. RECONSTRUCT EXISTING DOWN DRAIN AND SPLASH DIVERter WALL IN KIND.

#### GENERAL NOTES

1. NOTE USED.
2. INTRUSIVE WORK WITHIN THE EXISTING LANDFILL CAP SHALL BE CONDUCTED IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN (DEC. 2017) AND MITIGATION/RESTORATION IN ACCORDANCE WITH THE ENVIRONMENTAL COORDINATION DRAWINGS PREPARED BY GROUP DELTA CONSULTANTS.
3. INSTALLATION OF RETAINING WALLS INCLUDING RESTORATION AND MITIGATION REQUIREMENTS SHALL BE DONE IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN (DEC. 2017) AND ENVIRONMENTAL COORDINATION DRAWINGS PREPARED BY GROUP DELTA CONSULTANTS.
4. SEE LANDSCAPE PLANS FOR ADDITIONAL HARDSCAPE DETAILS.



Stamp

plan Check No. :

FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION

Project:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
c/o YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

Sheet Contents

Issue  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

Submittals / Revisions

1ST SUBMITTAL - Sep. 13, 18

2ND SUBMITTAL - April 27, 20

Project Number  
18108

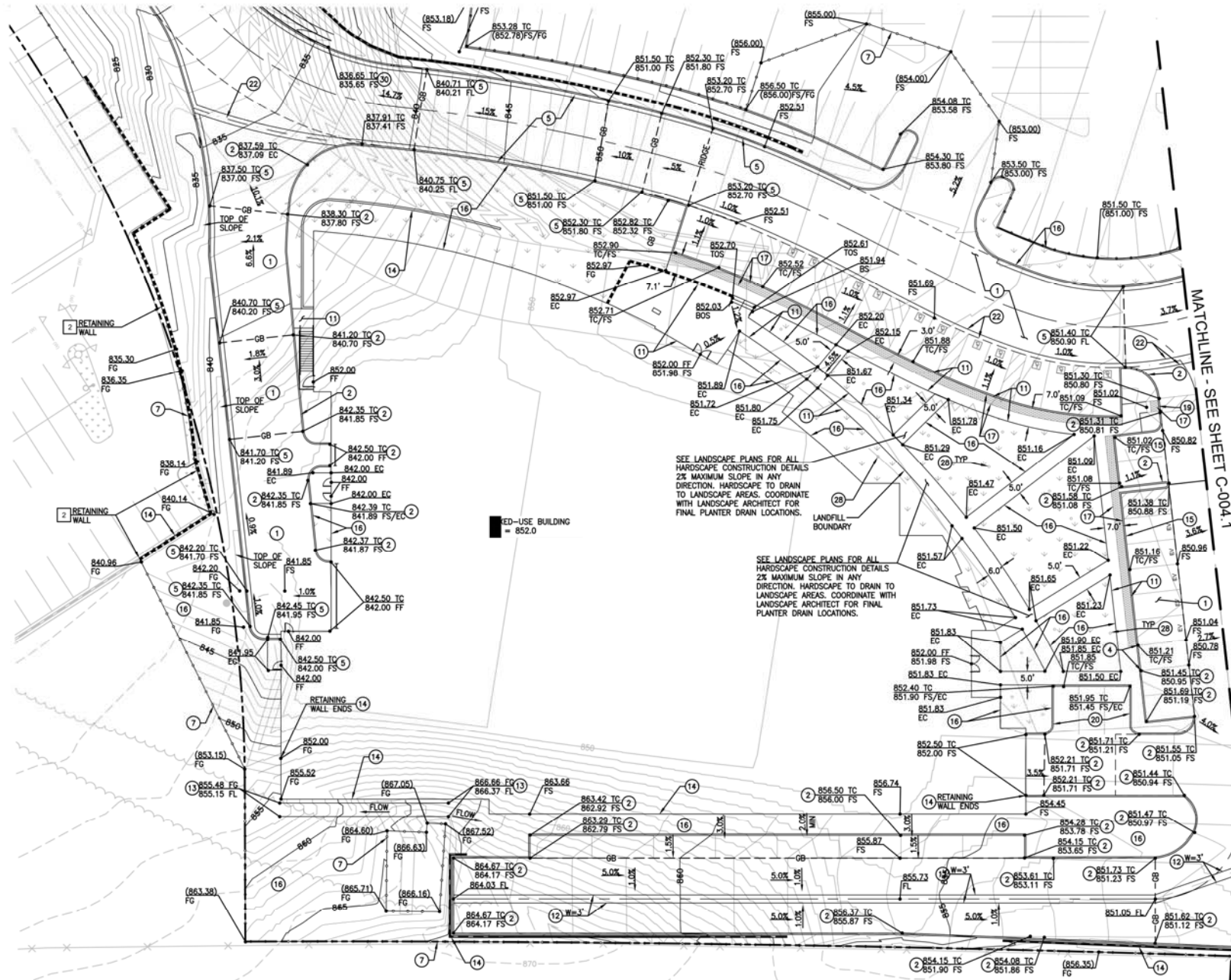
Sheet Number

ENLARGED GRADING PLAN

C-004.1

Printed: Apr. 24, 20





#### CONSTRUCTION NOTES

1. INSTALL AC PAVEMENT.
2. INSTALL 6" CURB.
3. INSTALL CONCRETE SWALE.
4. INSTALL CURB CUT.
5. INSTALL 6" CURB AND GUTTER. GUTTERS LOCATED AT BOTTOM OF CURB RAMP'S TO NOT EXCEED 2% SLOPE.
6. INSTALL 6" CURB PER.
7. DAYLIGHT LINE.
8. INSTALL PARKING STRIPING.
9. INSTALL CATCH BASIN PER SPPWC 302-3 WITH LOCAL DEPRESSION PER SPPWC 313-3 CASE E.
10. SAWCUT EXISTING ASPHALT AND JOIN.
11. INSTALL CONCRETE SIDEWALK.
12. INSTALL REBORN GUTTER.
13. INSTALL VEGETATIVE SWALE.
14. CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS. SEE STRUCTURAL PLANS FOR BACK-DRAINS, FILL PROTECTION, AND WALL GUTTER DETAILS.
15. INSTALL VARIABLE HEIGHT CURB.
16. INSTALL LANDSCAPING PER LANDSCAPE PLANS.
17. NOT USED.
18. INSTALL PARKWAY DRAIN. INSTALL DEPRESSION PER SPPWC 313-3 CASE E.
19. INSTALL CURB RAMP.
20. INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
21. INSTALL TRANSFORMER AND PAD PER ELECTRICAL PLANS.
22. INSTALL CROSS GUTTER.
23. NOT USED.
24. INSTALL SLOT DRAIN PER LANDSCAPE PLANS.
25. INSTALL 12" CURB AND GUTTER.
26. INSTALL DRAINAGE CUTS IN LANDSCAPE FEATURE, SEE LANDSCAPE PLANS FOR DETAIL.
27. INSTALL PERIMETER FENCING / BARRIER ON LANDFILL PER STRUCTURAL PLANS.
28. INSTALL PLANTER DRAIN WITH ATRIUM GRATE. FINAL LOCATION, STYLE, AND FINISH PER LANDSCAPE.
29. INSTALL DOWNDRAIN TO SWALE CONNECTION.
30. INSTALL 12" CURB AND GUTTER WITH CONCRETE SWALE PER.
31. INSTALL OGDCASTLE MODEL 242-CE PRECAST CATCH BASIN, OR EQUIVALENT. DRAIN GRATE TO BE ADA COMPLIANT AND VEEPROOF. STYLE AND FINISH OF DRAIN LOCATED IN LANDSCAPE DETAILED HARDSCAPE TO BE PER LANDSCAPE.

#### DISPOSITION NOTES

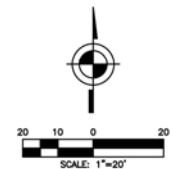
1. PROTECT ITEM IN PLACE AS NOTED.
2. REMOVE EXISTING ITEM AS NOTED.
3. ADJUST TO GRADE.
4. ADJUST EXISTING INLET TO GRADE. INSTALL LOCAL DEPRESSION PER SPPWC 313-3 CASE E.
5. ADJUST EXISTING INLET TO GRADE. INSTALL LOCAL DEPRESSION PER SPPWC 313-3 CASE F.
6. RECONSTRUCT EXISTING DOWN DRAIN AND SPLASH DIVERter WALL IN KIND.

#### GENERAL NOTES

1. NOTE USED
2. INTRUSIVE WORK WITHIN THE EXISTING LANDFILL CAP SHALL BE CONDUCTED IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN (DEC. 2017) AND MITIGATION/RESTORED IN ACCORDANCE WITH THE ENVIRONMENTAL COORDINATION DRAWINGS PREPARED BY GROUP DELTA CONSULTANTS.
3. INSTALLATION OF RETAINING WALLS, INCLUDING RESTORATION AND MITIGATION REQUIREMENTS SHALL BE DONE IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN (DEC. 2017) AND ENVIRONMENTAL COORDINATION DRAWINGS PREPARED BY GROUP DELTA CONSULTANTS.
4. SEE LANDSCAPE PLANS FOR ADDITIONAL HARDSCAPE DETAILS.

#### LEGEND

LANDSCAPE AREA



Stamp

plan Check No. :

FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION

Project:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
c/o YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC  
HYATT HOUSE FRANCHISING LLC  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

Sheet Contents

Issue  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

Submittals / Revisions

1ST SUBMITTAL - Sep. 13, 18  
2ND SUBMITTAL - April 27, 20

Project Number  
18108

Sheet Number  
ENLARGED GRADING PLAN,  
CONT.

C-004.2

Printed: Apr. 24, 20





CONSTRUCTION NOTES

1. INSTALL AC PAVEMENT.
2. INSTALL 6" CURB.
3. INSTALL CONCRETE SWALE.
4. INSTALL CURB CUT.
5. INSTALL 6" CURB AND GUTTER, GUTTERS LOCATED AT BOTTOM OF CURB RAMPS TO NOT EXCEED 2% SLOPE.
6. INSTALL 0" CURB PER.
7. DAYLIGHT LINE.
8. INSTALL PARKING STRIPING.
9. INSTALL CATCH BASIN PER SPPWC 302-3 WITH LOCAL DEPRESSION PER SPPWC 313-3 CASE F.
10. SAWCUT EXISTING ASPHALT AND JOIN.
11. INSTALL CONCRETE SIDEWALK.
12. INSTALL RIBBON GUTTER.
13. INSTALL VEGETATIVE SWALE.
14. CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS. SEE STRUCTURAL PLANS FOR BACK-DRAINS, FALL PROTECTION, AND WALL GUTTER DETAILS.
15. INSTALL VARIABLE HEIGHT CURB.
16. INSTALL LANDSCAPING PER LANDSCAPE PLANS.
17. NOT USED.
18. INSTALL PARKWAY DRAIN. INSTALL DEPRESSION PER SPPWC 313-3 CASE E.
19. INSTALL CURB RAMP.
20. INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
21. INSTALL TRANSFORMER AND PAD PER ELECTRICAL PLANS.
22. INSTALL CROSS GUTTER.
23. NOT USED.
24. INSTALL SLOT DRAIN PER LANDSCAPE PLANS.
25. INSTALL 12" CURB AND GUTTER.
26. INSTALL DRAINAGE CUTS IN LANDSCAPE FEATURE. SEE LANDSCAPE PLANS FOR DETAIL.
27. INSTALL PERIMETER FENCING / BARRIER ON LANDFILL PER STRUCTURAL PLANS.
28. INSTALL PLANTER DRAIN WITH ATRIUM GRATE. FINAL LOCATION, STYLE, AND FINISH PER LANDSCAPE.
29. INSTALL DOWNDRAIN TO SWALE CONNECTION.
30. INSTALL 12" CURB AND GUTTER WITH CONCRETE SWALE PER.
31. INSTALL DUCCASTLE MODEL 2x2-CB PRECAST CATCH BASIN, OR EQUIVALENT, DRAIN GRATE TO BE ADA COMPLIANT AND HEDPROOF. STYLE AND FINISH OF DRAINS LOCATED IN LANDSCAPE DETAILED HARDSCAPE TO BE PER LANDSCAPE.

DISPOSITION NOTES

1. PROTECT ITEM IN PLACE AS NOTED.
2. REMOVE EXISTING ITEM AS NOTED.
3. ADJUST TO GRADE.
4. ADJUST EXISTING INLET TO GRADE. INSTALL LOCAL DEPRESSION PER SPPWC 313-3 CASE E.
5. ADJUST EXISTING INLET TO GRADE. INSTALL LOCAL DEPRESSION PER SPPWC 313-3 CASE F.
6. RECONSTRUCT EXISTING DOWN DRAIN AND SPLASH DIVERTER WALL IN KIND.

GENERAL NOTES

1. NOTE USED.
2. INTRUSIVE WORK WITHIN THE EXISTING LANDFILL CAP SHALL BE CONDUCTED IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN (DEC. 2017) AND MITIGATION/RESTORED IN ACCORDANCE WITH THE ENVIRONMENTAL COORDINATION DRAWINGS PREPARED BY GROUP DELTA CONSULTANTS.
3. INSTALLATION OF RETAINING WALLS, INCLUDING RESTORATION AND MITIGATION REQUIREMENTS SHALL BE DONE IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN (DEC. 2017) AND ENVIRONMENTAL COORDINATION DRAWINGS PREPARED BY GROUP DELTA CONSULTANTS.
4. SEE LANDSCAPE PLANS FOR ADDITIONAL HARDSCAPE DETAILS.

LEGEND

LANDSCAPE AREA

NOTE:

SLOPE OF GUTTERS LOCATED WITHIN PATHS OF TRAVEL NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL OF THE PATH OF TRAVEL

Stamp

plan Check No. :

FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION

Project:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
c/o YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC  
HYATT HOUSE FRANCHISING LLC  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

Sheet Contents

Issue  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

Submittals / Revisions

1ST SUBMITTAL - Sep. 13, 18

2ND SUBMITTAL - April 27, 20

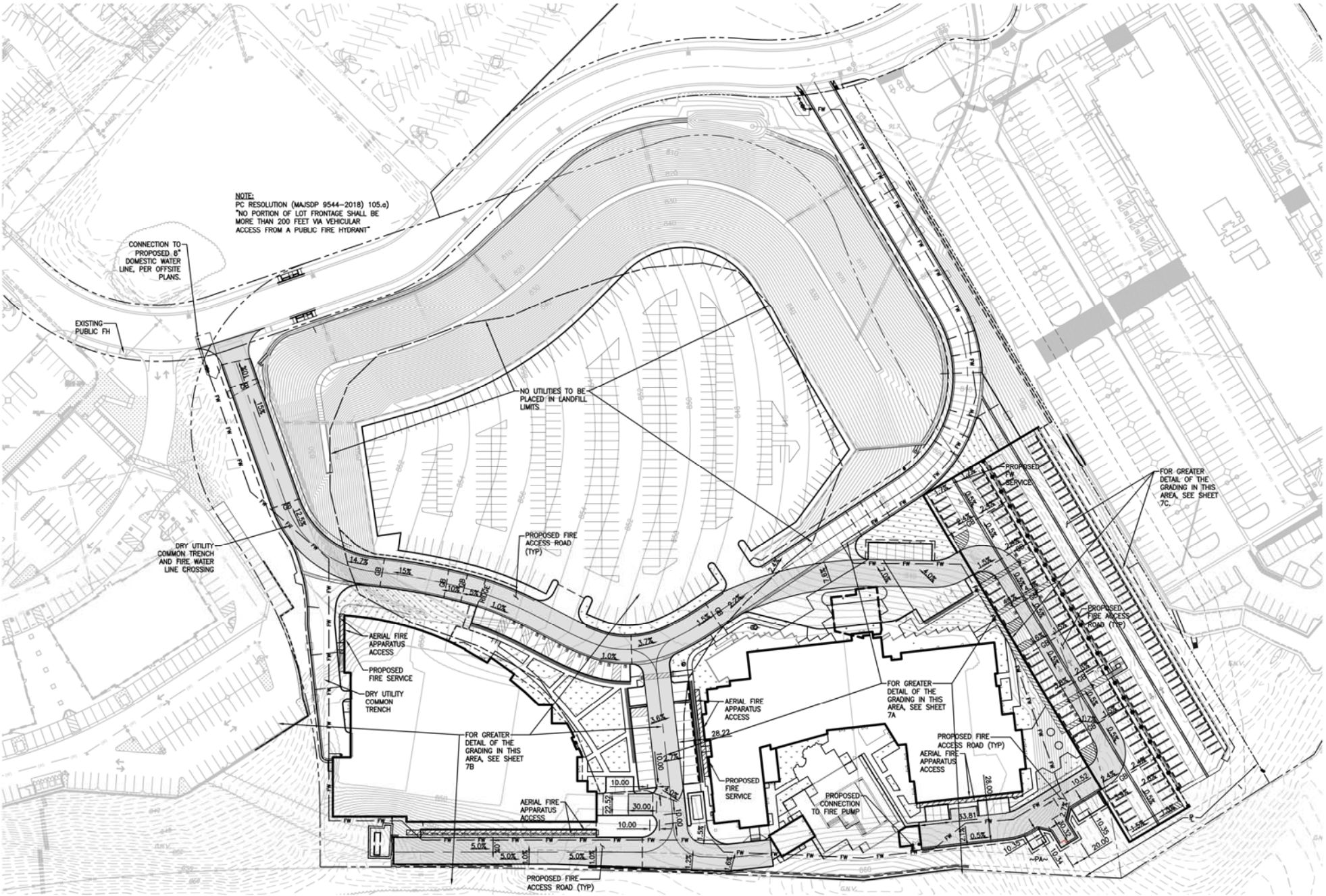
Project Number  
18108

Sheet Number  
ENLARGED GRADING PLAN,  
CONT.

C-004.3

Printed: Apr. 24, 20





- LEGEND
- PROPERTY BOUNDARY/LOT LINE
  - PROPOSED GRADE BREAK
  - FIRE ACCESS ROUTE
  - FIRE HYDRANT
  - FDC AND FV
  - FIRE WATER SERVICE LATERAL
  - AERIAL FIRE APPARATUS ACCESS

Stamp

plan Check No. :

Project:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
c/o YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC  
HYATT HOUSE FRANCHISING LLC  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

Sheet Contents

Issue  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020  
Submittals / Revisions

1ST SUBMITTAL - Sep. 13, 18  
2ND SUBMITTAL - April 27, 20

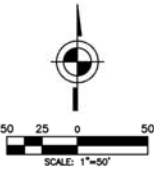
Project Number  
18108

Sheet Number  
FIRE ACCESS PLAN

C-005.0

Printed: Apr. 24, 20

FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION















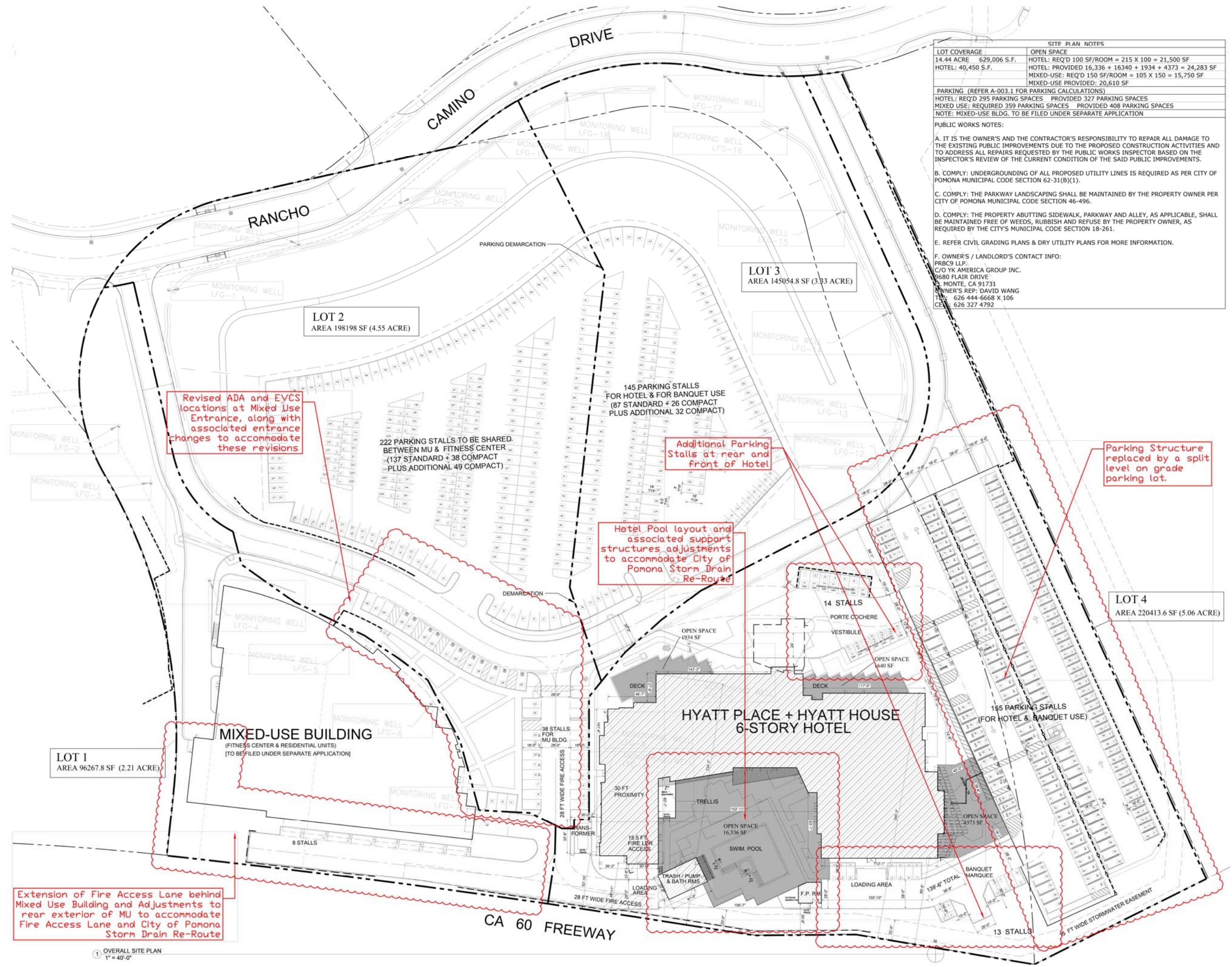












| SIT PLAN NOTES                                                                                                                                                                                                                                                                                                             |                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| LOT COVERAGE                                                                                                                                                                                                                                                                                                               | OPEN SPACE                                               |
| 14.44 ACRE 629,006 S.F.                                                                                                                                                                                                                                                                                                    | HOTEL: REQ'D 100 SF/ROOM = 215 X 100 = 21,500 SF         |
| HOTEL: 40,450 S.F.                                                                                                                                                                                                                                                                                                         | HOTEL: PROVIDED 16,336 + 16340 + 1934 + 4373 = 24,283 SF |
|                                                                                                                                                                                                                                                                                                                            | MIXED-USE: REQ'D 150 SF/ROOM = 105 X 150 = 15,750 SF     |
|                                                                                                                                                                                                                                                                                                                            | MIXED-USE PROVIDED: 20,610 SF                            |
| PARKING (REFER A-003.1 FOR PARKING CALCULATIONS)                                                                                                                                                                                                                                                                           |                                                          |
| HOTEL: REQ'D 295 PARKING SPACES PROVIDED 327 PARKING SPACES                                                                                                                                                                                                                                                                |                                                          |
| MIXED USE: REQUIRED 359 PARKING SPACES PROVIDED 408 PARKING SPACES                                                                                                                                                                                                                                                         |                                                          |
| NOTE: MIXED-USE BLDG. TO BE FILED UNDER SEPARATE APPLICATION                                                                                                                                                                                                                                                               |                                                          |
| PUBLIC WORKS NOTES:                                                                                                                                                                                                                                                                                                        |                                                          |
| A. IT IS THE OWNER'S AND THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS DUE TO THE PROPOSED CONSTRUCTION ACTIVITIES AND TO ADDRESS ALL REPAIRS REQUESTED BY THE PUBLIC WORKS INSPECTOR BASED ON THE INSPECTOR'S REVIEW OF THE CURRENT CONDITION OF THE SAID PUBLIC IMPROVEMENTS. |                                                          |
| B. COMPLY: UNDERGROUNDING OF ALL PROPOSED UTILITY LINES IS REQUIRED AS PER CITY OF POMONA MUNICIPAL CODE SECTION 62-31(B)(1).                                                                                                                                                                                              |                                                          |
| C. COMPLY: THE PARKWAY LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER PER CITY OF POMONA MUNICIPAL CODE SECTION 46-496.                                                                                                                                                                                             |                                                          |
| D. COMPLY: THE PROPERTY ABUTTING SIDEWALK, PARKWAY AND ALLEY, AS APPLICABLE, SHALL BE MAINTAINED FREE OF WEEDS, RUBBISH AND REFUSE BY THE PROPERTY OWNER, AS REQUIRED BY THE CITY'S MUNICIPAL CODE SECTION 18-261.                                                                                                         |                                                          |
| E. REFER CIVIL GRADING PLANS & DRY UTILITY PLANS FOR MORE INFORMATION.                                                                                                                                                                                                                                                     |                                                          |
| F. OWNER'S / LANDLORD'S CONTACT INFO:                                                                                                                                                                                                                                                                                      |                                                          |
| PRBC9 LLP,                                                                                                                                                                                                                                                                                                                 |                                                          |
| C/O YK AMERICA GROUP INC.                                                                                                                                                                                                                                                                                                  |                                                          |
| 9680 FLAIR DRIVE                                                                                                                                                                                                                                                                                                           |                                                          |
| EL MONTE, CA 91731                                                                                                                                                                                                                                                                                                         |                                                          |
| OWNER'S REP: DAVID WANG                                                                                                                                                                                                                                                                                                    |                                                          |
| TEL: 626 444-6668 X 106                                                                                                                                                                                                                                                                                                    |                                                          |
| CEL: 626 327 4792                                                                                                                                                                                                                                                                                                          |                                                          |

HYATT PLACE  
HYATT house

HYATT PLACE FRANCHISING LLC  
HYATT HOUSE FRANCHISING LLC

LCRA  
ARCHITECTURE & PLANNING

One Colorado  
35 Hugus Alley  
Pasadena, CA 91103  
Suite 220  
W: lcr-architects.com  
F: 626 449 9698  
T: 626 449 9698

STAMP

PLAN CHECK NO.:

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
C/O YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC  
HYATT HOUSE FRANCHISING LLC  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

SHEET CONTENTS  
OVERALL SITE PLAN

ISSUE:  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

SUBMITTALS / REVISIONS

1ST SUBMITTAL - Sep. 13, 18

2ND SUBMITTAL - April 27, 20

PROJECT NUMBER  
18108

SHEET NUMBER

AH-001

PRINTED: JUN. 23, 20

Extension of Fire Access Lane behind Mixed Use Building and Adjustments to rear exterior of MU to accommodate Fire Access Lane and City of Pomona Storm Drain Re-Route

Revised ADA and EVCS locations at Mixed Use Entrance, along with associated entrance changes to accommodate these revisions

Additional Parking Stalls at rear and front of Hotel

Parking Structure replaced by a split level on grade parking lot.

Hotel Pool layout and associated support structures adjustments to accommodate City of Pomona Storm Drain Re-Route







STAMP

PLAN CHECK NO.:

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
C/O YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC  
HYATT HOUSE FRANCHISING LLC  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

SHEET CONTENTS  
FIRST FLOOR PLAN

ISSUE

PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

SUBMITTALS / REVISIONS

1ST SUBMITTAL - Sep. 13, 18

2ND SUBMITTAL - April 27, 20

PROJECT NUMBER

18108

SHEET NUMBER

PLAN NOTES:

1. FURNITURE SHOWN IS SCHEMATIC.
2. REFER INTERIOR DESIGN PLANS FOR FURNITURE LAYOUT & DETAILS.
3. REFER MEP DRAWINGS FOR MECH., ELEC. & PLUMBING DETAILS.
4. REFER DATA & TELECOM DWGS. FOR DETAILS SPECS.
5. REFER STRUC. DWGS. FOR STRUC. DESIGN & DETAILS.
6. REFER LIGHTING CONSULTANT'S DWGS. FOR LIGHTING LAYOUT & SPECS.
7. REFER ACOUSTIC CONSULTANT'S DWGS. FOR MIN. STC REQ. & DETAILS.
8. REFER LANDSCAPE ARCHITECT'S DWGS. FOR LANDSCAPING.
9. REFER F&O CONSULTANT'S DWGS. FOR KITCHEN EQUIPMENT LAYOUT AND SPECS.

LOADING AREA

OUTDOOR  
GENERATOR

FIRE PUMP ROOM

TRASH ROOM

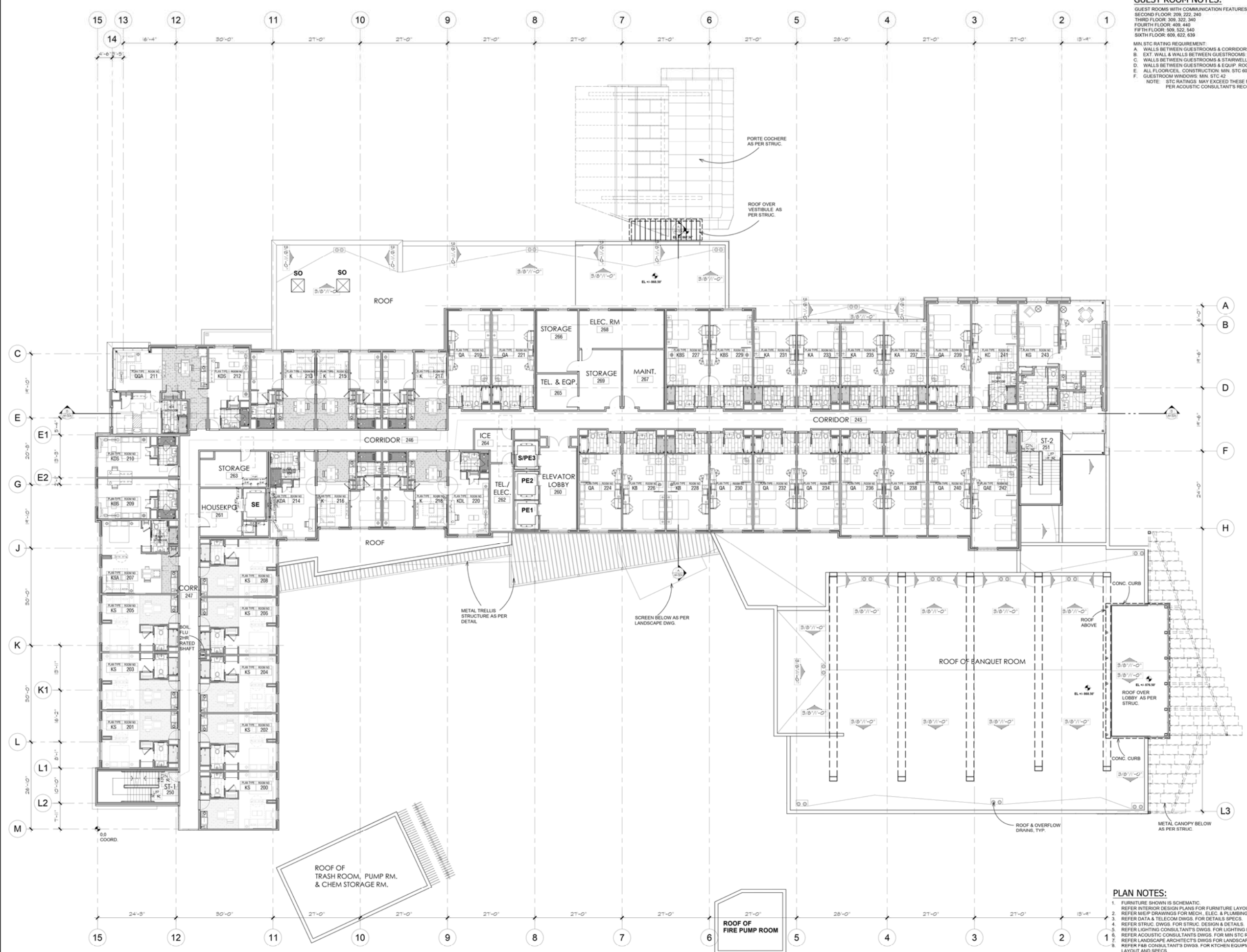
CHEM STRG.

PUMP ROOM

LOADING AREA

MIN. 28 FEET WIDE CLEAR  
FIRE EQUIP ACCESS





**GUEST ROOM NOTES:**  
GUEST ROOMS WITH COMMUNICATION FEATURES (14 REQ.)  
SECOND FLOOR: 209, 222, 240  
THIRD FLOOR: 308, 322, 340  
FOURTH FLOOR: 409, 440  
FIFTH FLOOR: 508, 522, 540  
SIXTH FLOOR: 609, 622, 639  
MIN. STC RATING REQUIREMENT:  
A. WALLS BETWEEN GUESTROOMS & CORRIDORS: MIN. STC 52  
B. EXT. WALL & WALLS BETWEEN GUESTROOMS: MIN. STC 54  
C. WALLS BETWEEN GUESTROOMS & STAIRWELLS: MIN. STC 60  
D. WALLS BETWEEN GUESTROOMS & EQUIP. ROOMS: MIN. STC 60  
E. ALL FLOOR/CEIL. CONSTRUCTION: MIN. STC 60  
F. GUESTROOM WINDOWS: MIN. STC 42  
NOTE: STC RATINGS MAY EXCEED THESE MIN. VALUES AS PER ACOUSTIC CONSULTANT'S RECOMMENDATION.



HYATT  
PLACE



HYATT  
house

HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.

LCRA  
ARCHITECTURE & PLANNING  
One Colorado  
35 Hugus Alley,  
Pasadena, CA 91103  
T: 626.449.9698  
W: lcr-architects.com

STAMP

PLAN CHECK NO. :

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE  
LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766  
OWNER:  
PRBC9 LLP  
C/O YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.  
HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

SHEET CONTENTS  
SECOND FLOOR PLAN

ISSUE  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020  
SUBMITTALS / REVISIONS  
1ST SUBMITTAL - Sep. 13, 18  
2ND SUBMITTAL - April 27, 20

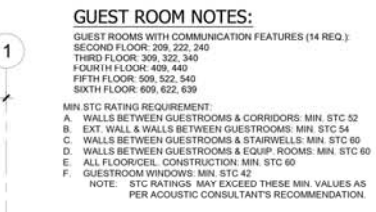
PROJECT NUMBER  
18108  
SHEET NUMBER

AH-102  
PRINTED: APR. 28, 20

**PLAN NOTES:**  
1. FURNITURE SHOWN IS SCHEMATIC.  
2. REFER INTERIOR DESIGN PLANS FOR FURNITURE LAYOUT & DETAILS.  
3. REFER MECH. ELEC. & PLUMBING DETAILS.  
4. REFER DATA & TELECOM DWGS. FOR DETAILS SPECS.  
5. REFER STRUC. DWGS. FOR STRUC. DESIGN & DETAILS.  
6. REFER LIGHTING CONSULTANT'S DWGS. FOR LIGHTING LAYOUT & SPECS.  
7. REFER ACOUSTIC CONSULTANT'S DWGS. FOR MIN. STC REQMT. & DETAILS.  
8. REFER LANDSCAPE ARCHITECT'S DWGS. FOR LANDSCAPING.  
9. REFER FAB CONSULTANT'S DWGS. FOR KITCHEN EQUIPMENT LAYOUT AND SPECS.

1 SECOND FLOOR PLAN  
3/32" = 1'-0"





**LCRA**

**ARCHITECTURE & PLANNING**  
One Colorado  
Suite 220  
F: 626.449.9698  
W: lcra-architects.com

PLAN CHECK NO. :

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE  
LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766  
OWNER:  
PRBC9 LLP  
c/o YK AMERICA GROUP, INC.  
9681 ELAIRE DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.  
HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

**SHEET CONTENTS**  
**THIRD FLOOR PLAN**

---

**ISSUE**  
**PLANNING DIVISION REVIEW**  
Ref. No. MAJSDP-013631-2020

---

**SUBMITTALS / REVISIONS**

**1ST SUBMITTAL - Sep. 13, 18**

**2ND SUBMITTAL - April 27, 20**

PROJECT NUMBER  
18108

SHEET NUMBER

**AH-103**  
PRINTED: APR. 28, 20

① THIRD FLOOR PLAN  
3/32" = 1'-0"



GUEST ROOM NOTES:  
GUEST ROOMS WITH COMMUNICATION FEATURES (14 REQ.)  
SECOND FLOOR: 209, 222, 240  
THIRD FLOOR: 309, 322, 340  
FOURTH FLOOR: 409, 440  
FIFTH FLOOR: 509, 522, 540  
SIXTH FLOOR: 609, 622, 639

MIN. STC RATING REQUIREMENT:  
A. WALLS BETWEEN GUESTROOMS & CORRIDORS: MIN. STC 52  
B. EXT. WALL & WALLS BETWEEN GUESTROOMS: MIN. STC 54  
C. WALLS BETWEEN GUESTROOMS & STAIRWELLS: MIN. STC 60  
D. WALLS BETWEEN GUESTROOMS & EQUIP. ROOMS: MIN. STC 60  
E. ALL FLOOR/CEIL. CONSTRUCTION: MIN. STC 60  
F. GUESTROOM WINDOWS: MIN. STC 42  
NOTE: STC RATINGS MAY EXCEED THESE MIN. VALUES AS PER ACOUSTIC CONSULTANT'S RECOMMENDATION.



LCRA  
ARCHITECTURE & PLANNING  
Pasadena, CA 91103  
Suite 220  
35 Hugus Alley  
T: 626.449.9698  
W: lcr-architects.com

STAMP

PLAN CHECK NO.:

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
C/O YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC  
HYATT HOUSE FRANCHISING LLC  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

SHEET CONTENTS  
FOURTH FLOOR PLAN

ISSUE  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

SUBMITTALS / REVISIONS

1ST SUBMITTAL - Sep. 13, 18

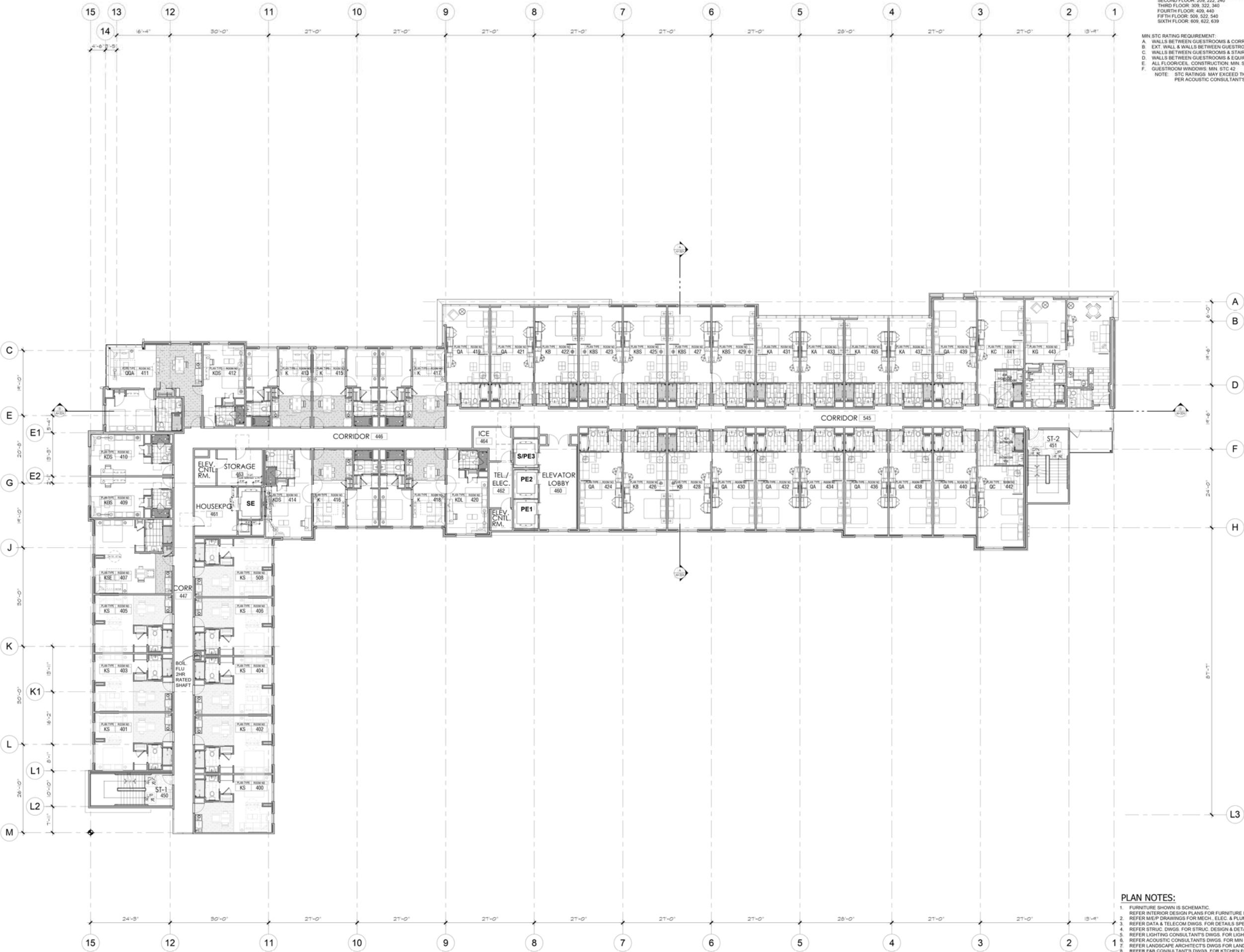
2ND SUBMITTAL - April 27, 20

PROJECT NUMBER  
18108

SHEET NUMBER

AH-104

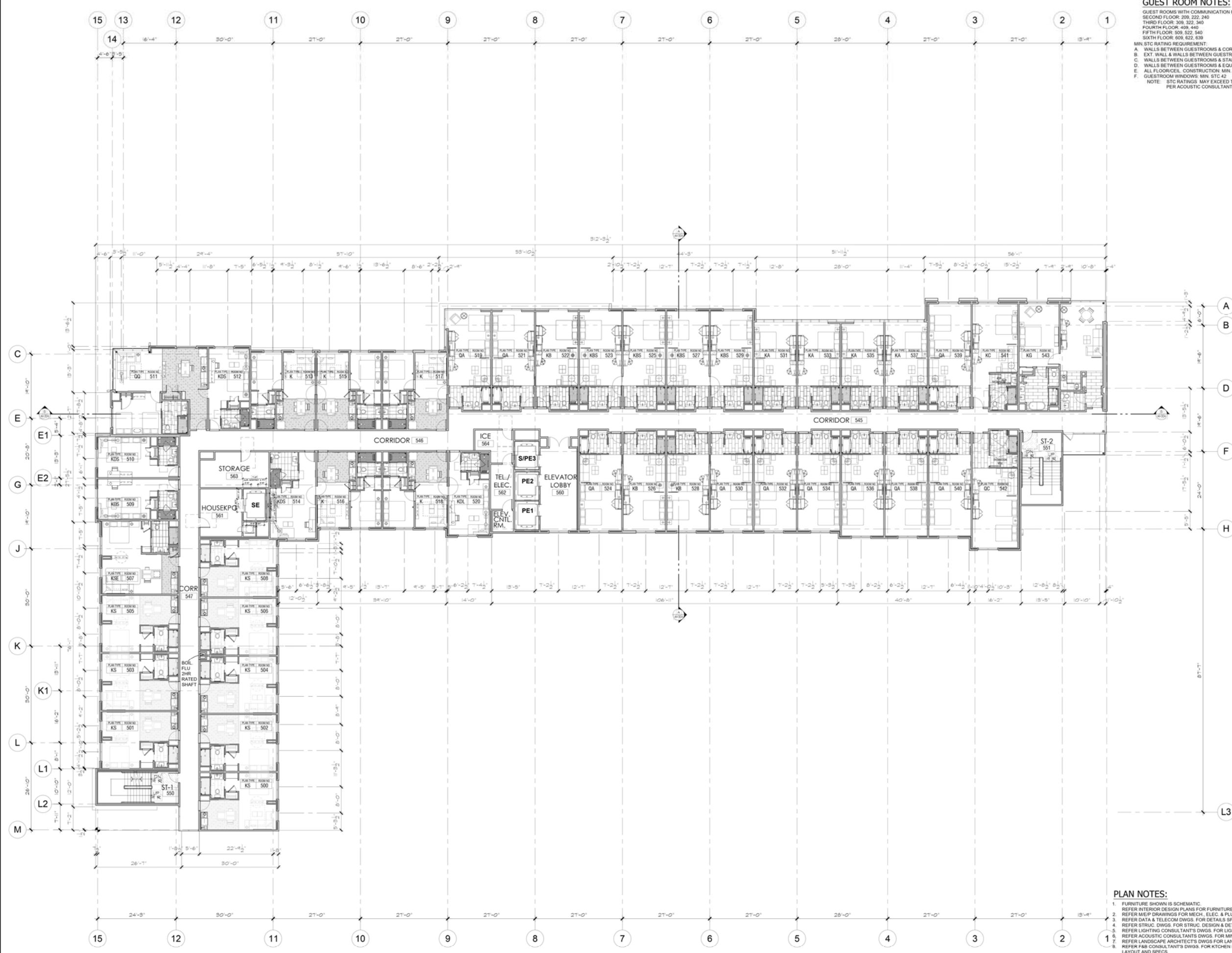
PRINTED: APR. 28, 20



1 FOURTH FLOOR PLAN  
3/32" = 1'-0"

PLAN NOTES:  
1. FURNITURE SHOWN IS SCHEMATIC.  
2. REFER INTERIOR DESIGN PLANS FOR FURNITURE LAYOUT & DETAILS.  
3. REFER MECH. DRAWINGS FOR MECH., ELEC. & PLUMBING DETAILS.  
4. REFER DATA & TELECOM DWGS. FOR DETAILS SPECS.  
5. REFER STRUC. DWGS. FOR STRUC. DESIGN & DETAILS.  
6. REFER LIGHTING CONSULTANT'S DWGS. FOR LIGHTING LAYOUT & SPECS.  
7. REFER ACOUSTIC CONSULTANT'S DWGS. FOR MIN. STC REQMT. & DETAILS.  
8. REFER LANDSCAPE ARCHITECT'S DWGS. FOR LANDSCAPING.  
9. REFER FAB CONSULTANT'S DWGS. FOR KITCHEN EQUIPMENT LAYOUT AND SPECS.





**GUEST ROOM NOTES:**  
GUEST ROOMS WITH COMMUNICATION FEATURES (14 REQ.)  
SECOND FLOOR: 309, 322, 340  
THIRD FLOOR: 309, 322, 340  
FOURTH FLOOR: 409, 440  
FIFTH FLOOR: 509, 522, 540  
SIXTH FLOOR: 609, 622, 639  
MIN. STC RATING REQUIREMENT:  
A. WALLS BETWEEN GUESTROOMS & CORRIDORS: MIN. STC 52  
B. EXT. WALL & WALLS BETWEEN GUESTROOMS: MIN. STC 54  
C. WALLS BETWEEN GUESTROOMS & STAIRWELLS: MIN. STC 60  
D. WALLS BETWEEN GUESTROOMS & EQUIP. ROOMS: MIN. STC 60  
E. ALL FLOOR/CEIL. CONSTRUCTION: MIN. STC 60  
F. GUESTROOM WINDOWS: MIN. STC 42  
NOTE: STC RATINGS MAY EXCEED THESE MIN. VALUES AS PER ACOUSTIC CONSULTANT'S RECOMMENDATION.



**LCRA**  
**ARCHITECTURE & PLANNING**  
One Colorado  
35 Hugus Alley,  
Pasadena, CA 91103  
T: 626.449.9698  
W: lcr-architects.com

STAMP

PLAN CHECK NO. :

PROJECT:  
**POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE**  
LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766  
OWNER:  
**PRBC9 LLP**  
C/O YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.  
HYATT PLACE FRANCHISING LLC,  
HYATT HOUSE FRANCHISING LLC,  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

SHEET CONTENTS  
**FIFTH FLOOR PLAN**

ISSUE  
**PLANNING DIVISION REVIEW**  
Ref. No. MAJSDP-013631-2020

SUBMITTALS / REVISIONS

1ST SUBMITTAL - Sep. 13, 18

2ND SUBMITTAL - April 27, 20

PROJECT NUMBER  
18108

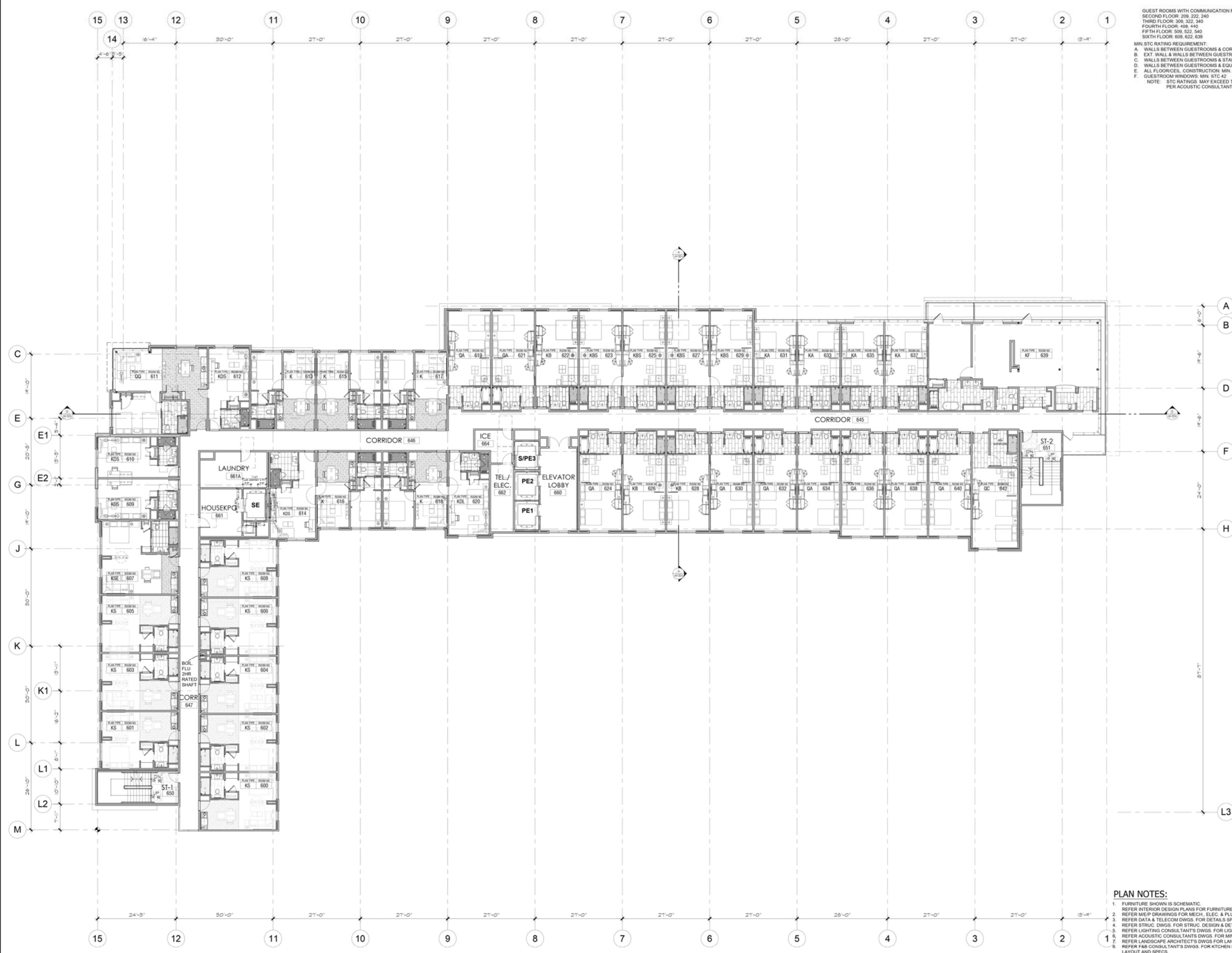
SHEET NUMBER

**AH-105**  
PRINTED: APR. 28, 20

**PLAN NOTES:**  
1. FURNITURE SHOWN IS SCHEMATIC.  
2. REFER INTERIOR DESIGN PLANS FOR FURNITURE LAYOUT & DETAILS.  
3. REFER ME/P DRAWINGS FOR MECH., ELEC. & PLUMBING DETAILS.  
4. REFER DATA & TELECOM DWGS. FOR DETAILS SPECS.  
5. REFER STRUC. DWGS. FOR STRUC. DESIGN & DETAILS.  
6. REFER LIGHTING CONSULTANT'S DWGS. FOR LIGHTING LAYOUT & SPECS.  
7. REFER ACOUSTIC CONSULTANT'S DWGS. FOR MIN STC REQMT & DETAILS.  
8. REFER LANDSCAPE ARCHITECT'S DWGS. FOR LANDSCAPING.  
9. REFER FAB CONSULTANT'S DWGS. FOR KITCHEN EQUIPMENT LAYOUT AND SPECS.

1 FIFTH FLOOR PLAN  
3/32" = 1'-0"





GUEST ROOMS WITH COMMUNICATION FEATURES (14 REQ.):  
SECOND FLOOR: 209, 222, 240  
THIRD FLOOR: 309, 322, 340  
FOURTH FLOOR: 409, 440  
FIFTH FLOOR: 509, 522, 540  
SIXTH FLOOR: 609, 622, 639  
MIN. STC RATING REQUIREMENT:  
A. WALLS BETWEEN GUESTROOMS & CORRIDORS: MIN. STC 52  
B. EXT. WALL & WALLS BETWEEN GUESTROOMS: MIN. STC 54  
C. WALLS BETWEEN GUESTROOMS & STAIRWELLS: MIN. STC 60  
D. WALLS BETWEEN GUESTROOMS & EQUIP. ROOMS: MIN. STC 60  
E. ALL FLOOR/CEIL. CONSTRUCTION: MIN. STC 60  
F. GUESTROOM WINDOWS: MIN. STC 42  
NOTE: STC RATINGS MAY EXCEED THESE MIN. VALUES AS PER ACOUSTIC CONSULTANT'S RECOMMENDATION.



LCRA  
ARCHITECTURE & PLANNING  
One Colorado  
35 Hugus Alley  
Pasadena, CA 91103  
Suite 220  
T: 626.449.9698  
W: lcr-architects.com

STAMP

PLAN CHECK NO.:

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE  
LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766  
OWNER:  
PRBC9 LLP  
C/O YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.  
HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

SHEET CONTENTS  
SIXTH FLOOR PLAN

ISSUE  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

SUBMITTALS / REVISIONS

1ST SUBMITTAL - Sep. 13, 18

2ND SUBMITTAL - April 27, 20

PROJECT NUMBER  
18108

SHEET NUMBER

AH-106

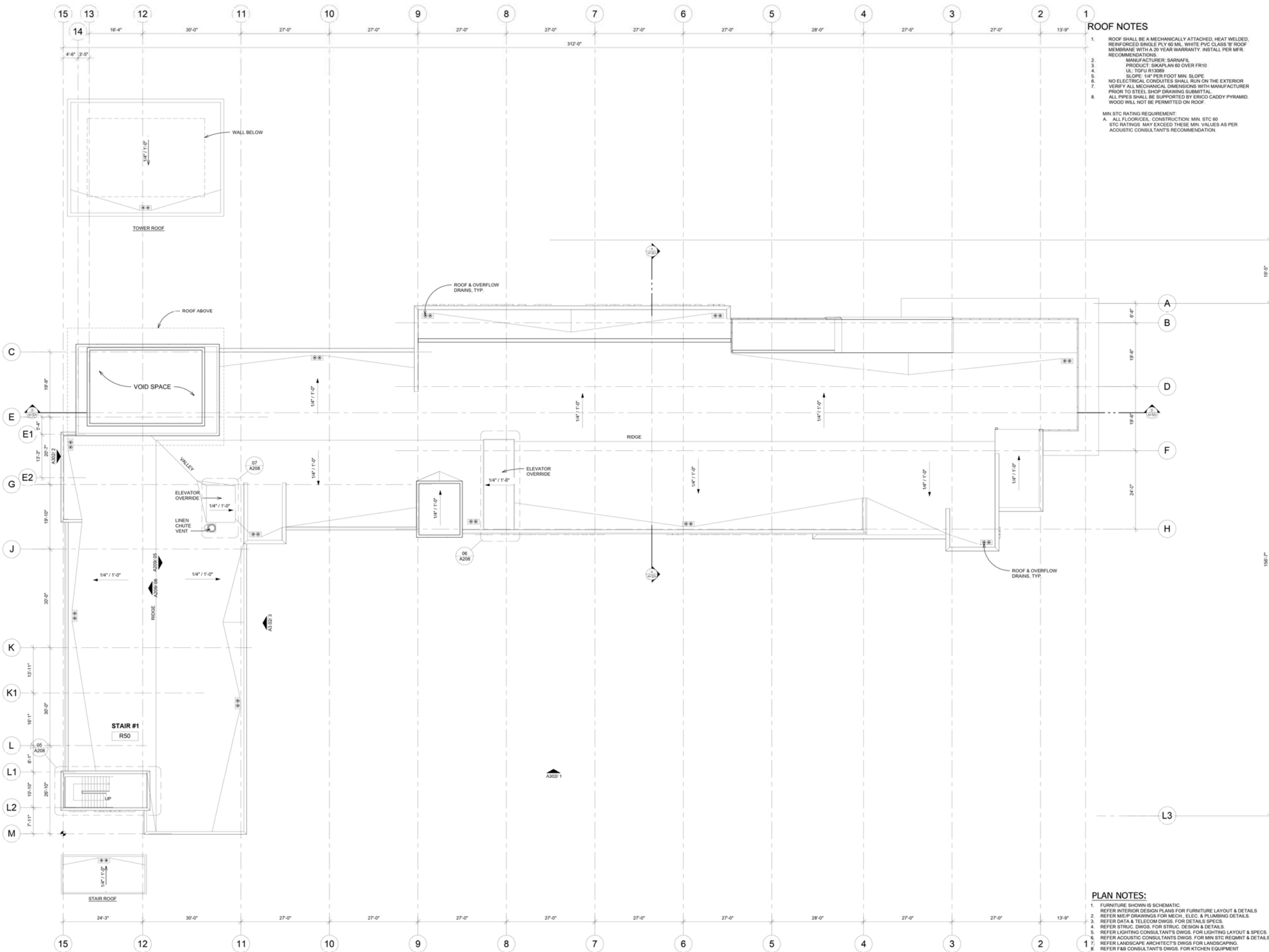
PRINTED: APR. 28, 20

PLAN NOTES:

1. FURNITURE SHOWN IS SCHEMATIC.
2. REFER INTERIOR DESIGN PLANS FOR FURNITURE LAYOUT & DETAILS.
3. REFER ME/P DRAWINGS FOR MECH., ELEC. & PLUMBING DETAILS.
4. REFER DATA & TELECOM DWGS. FOR DETAILS SPECS.
5. REFER STRUC. DWGS. FOR STRUC. DESIGN & DETAILS.
6. REFER LIGHTING CONSULTANT'S DWGS. FOR LIGHTING LAYOUT & SPECS.
7. REFER ACOUSTIC CONSULTANT'S DWGS. FOR MIN STC REQMT & DETAILS.
8. REFER LANDSCAPE ARCHITECT'S DWGS. FOR LANDSCAPING.
9. REFER FAB CONSULTANT'S DWGS. FOR KITCHEN EQUIPMENT LAYOUT AND SPECS.







ROOF NOTES

1. ROOF SHALL BE A MECHANICALLY ATTACHED, HEAT WELDED, REINFORCED SINGLE PLY 60 MIL. WHITE PVC CLASS TF ROOF MEMBRANE WITH A 20 YEAR WARRANTY. INSTALL PER MFR. RECOMMENDATIONS.
  2. MANUFACTURER: SARNAFIL
  3. PRODUCT: SIKAPLAN 60 OVER FR10
  4. UL: TGFU R13089
  5. SLOPE: 1/4" PER FOOT MIN. SLOPE
  6. NO ELECTRICAL CONDUITS SHALL RUN ON THE EXTERIOR
  7. VERIFY ALL MECHANICAL DIMENSIONS WITH MANUFACTURER PRIOR TO STEEL SHOP DRAWING SUBMITTAL.
  8. ALL PIPES SHALL BE SUPPORTED BY ERICO CADDY PYRAMID. WOOD WILL NOT BE PERMITTED ON ROOF.
- MIN. STC RATING REQUIREMENT:  
A. ALL FLOORCELS, CONSTRUCTION: MIN. STC 60  
STC RATINGS MAY EXCEED THESE MIN. VALUES AS PER ACOUSTIC CONSULTANT'S RECOMMENDATION.

PLAN NOTES:

1. FURNITURE SHOWN IS SCHEMATIC.
2. REFER INTERIOR DESIGN PLANS FOR FURNITURE LAYOUT & DETAILS.
3. REFER ME/P DRAWINGS FOR MECH., ELEC. & PLUMBING DETAILS.
4. REFER DATA & TELECOM DWGS. FOR DETAILS SPECS.
5. REFER STRUC. DWGS. FOR STRUC. DESIGN & DETAILS.
6. REFER LIGHTING CONSULTANT'S DWGS. FOR LIGHTING LAYOUT & SPECS.
7. REFER ACOUSTIC CONSULTANT'S DWGS. FOR MIN STC REQ'NT & DETAILS.
8. REFER LANDSCAPE ARCHITECT'S DWGS FOR LANDSCAPING.
9. REFER FAB CONSULTANT'S DWGS. FOR KITCHEN EQUIPMENT LAYOUT AND SPECS.

HYATT PLACE  
HYATT house

HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.

LCRA  
ARCHITECTURE & PLANNING

One Colorado  
35 Huguenot Alley,  
Pasadena, CA 91103  
T: 626.449.9608  
W: lcr-architects.com

STAMP

PLAN CHECK NO. :

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
C/O YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

SHEET CONTENTS  
ROOF PLAN

ISSUE  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

SUBMITTALS / REVISIONS  
1ST SUBMITTAL - Sep. 13, 18  
2ND SUBMITTAL - April 27, 20

PROJECT NUMBER  
18108

SHEET NUMBER

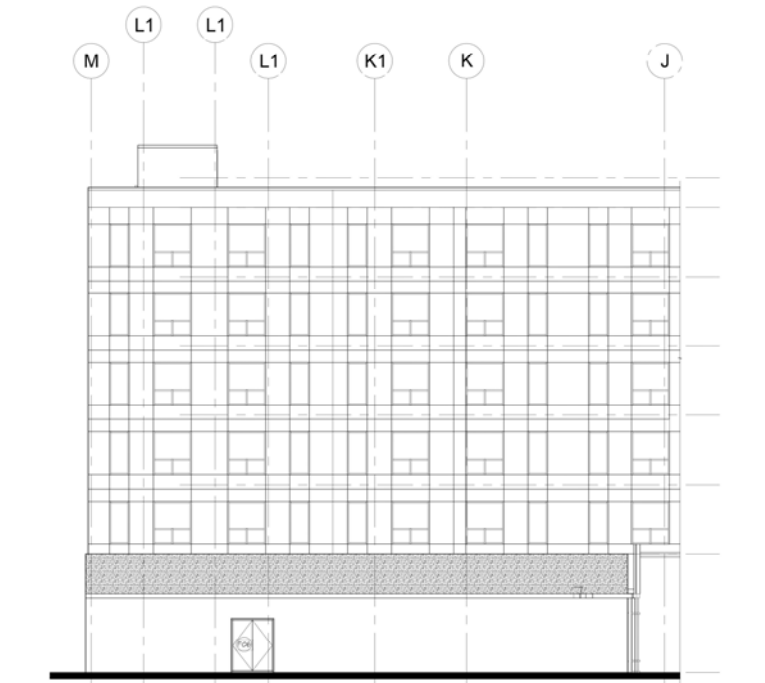
AH-107  
PRINTED: APR. 28, 20



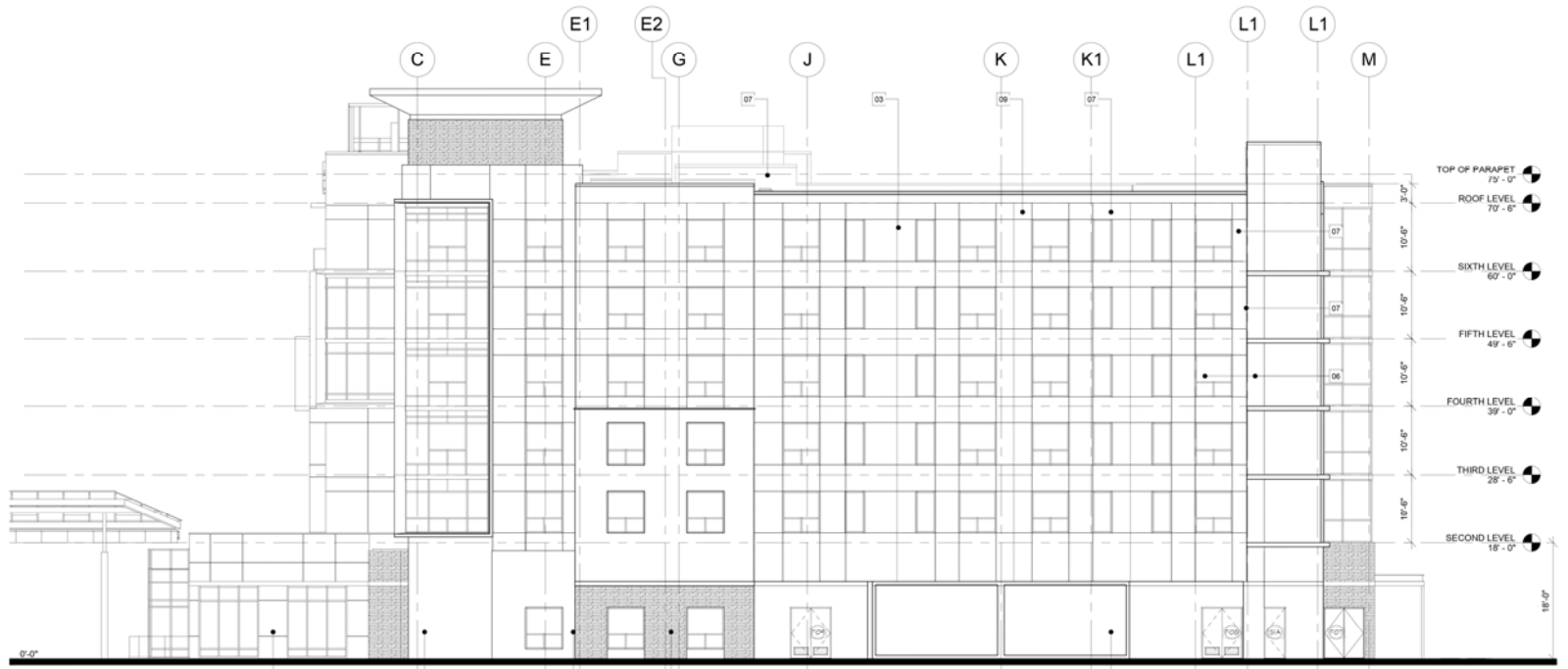
| KEY NOTES LEGEND |                                                                        |
|------------------|------------------------------------------------------------------------|
| #                | NOTE                                                                   |
| 00               | MANUFACTURED STONE: CREATIVE MINES: CRAFT INNER PIECE / ENLIGHTEN      |
| 01               | MANUFACTURED STONE: CREATIVE MINES: CRAFT SPLIT MODULAR / BLACKTRUFFLE |
| 02               | FIBER CEMENT FACADE: EQUITONE / LINEA                                  |
| 03               | CEMENT PLASTER COLOR: BENJAMIN MOORE 1965 TEMPORAL SPIRIT              |
| 04               | CEMENT PLASTER COLOR: BENJAMIN MOORE 1545 IRON GATE                    |
| 05               | METAL FINISH: BENJAMIN MOORE AF-175 BARISTA                            |
| 06               | CEMENT PLASTER COLOR: BENJAMIN MOORE 2003-10 MILLION DOLLAR RED        |
| 07               | METAL PANEL, MULLION, TRIM, STRUCT. COL. - CLEAR ANODIZED ALUMINUM     |
| 08               | STOREFRONT GLAZING: VIRACON VISION GLASS                               |
| 09               | STOREFRONT GLAZING: VIRACON SPANDREL GLASS                             |



1 NORTH ELEVATION  
3/32" = 1'-0"



3 PARTIAL WEST ELEVATION  
3/32" = 1'-0"



2 EAST ELEVATION  
3/32" = 1'-0"

LCRA  
ARCHITECTURE & PLANNING  
Pasadena, CA 91103  
Suite 220  
35 Hugus Alley  
T: 626.449.9698  
W: lcr-architects.com

STAMP

PLAN CHECK No. :

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
C/O YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

SHEET CONTENTS  
EXTERIOR ELEVATIONS

ISSUE  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

SUBMITTALS / REVISIONS

1ST SUBMITTAL - Sep. 13, 18

2ND SUBMITTAL - April 27, 20

PROJECT NUMBER  
18108

SHEET NUMBER  
EXTERIOR ELEVATIONS

AH-301  
PRINTED: APR. 27, 20



| KEY NOTES LEGEND |                                                                        |
|------------------|------------------------------------------------------------------------|
| #                | NOTE                                                                   |
| 00               | MANUFACTURED STONE: CREATIVE MINES: CRAFT INNER PIECE / ENLIGHTEN      |
| 01               | MANUFACTURED STONE: CREATIVE MINES: CRAFT SPLIT MODULAR / BLACKTRUFFLE |
| 02               | FIBER CEMENT FACADE: EQUITONE / LINEA                                  |
| 03               | CEMENT PLASTER COLOR: BENJAMIN MOORE 1965 TEMPORAL SPIRIT              |
| 04               | CEMENT PLASTER COLOR: BENJAMIN MOORE 1545 IRON GATE                    |
| 05               | METAL FINISH: BENJAMIN MOORE AF-175 BARISTA                            |
| 06               | CEMENT PLASTER COLOR: BENJAMIN MOORE 2003-10 MILLION DOLLAR RED        |
| 07               | METAL PANEL, MULLION, TRIM, STRUCT. COL. - CLEAR ANODIZED ALUMINUM     |
| 08               | STOREFRONT GLAZING: VIRACON VISION GLASS                               |
| 09               | STOREFRONT GLAZING: VIRACON SPANDREL GLASS                             |



LCRA  
ARCHITECTURE & PLANNING  
One Colorado  
Suite 220  
35 Hugus Alley  
Pasadena, CA 91103  
W: lcr-architects.com  
F: 626.449.1403  
T: 626.449.9698

STAMP

PLAN CHECK NO. :

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE  
  
LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766  
  
OWNER:  
PRBC9 LLP  
C/O YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

SHEET CONTENTS  
EXTERIOR ELEVATIONS

ISSUE  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

SUBMITTALS / REVISIONS

1ST SUBMITTAL - Sep. 13, 18

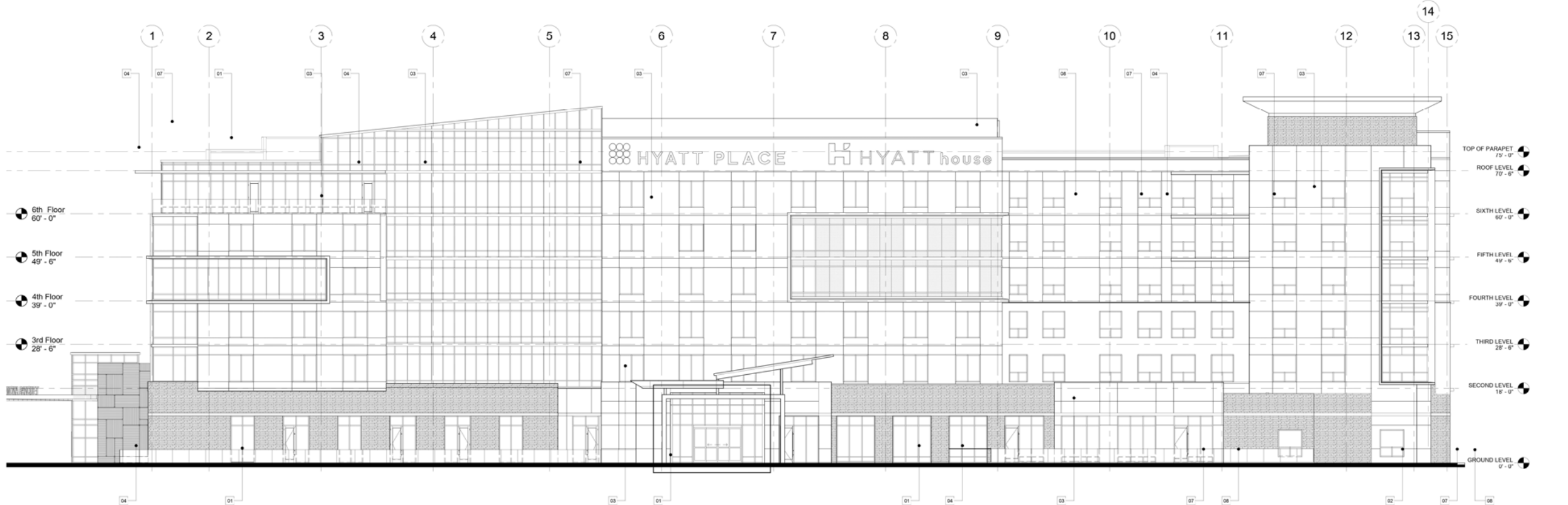
2ND SUBMITTAL - April 27, 20

PROJECT NUMBER  
18108

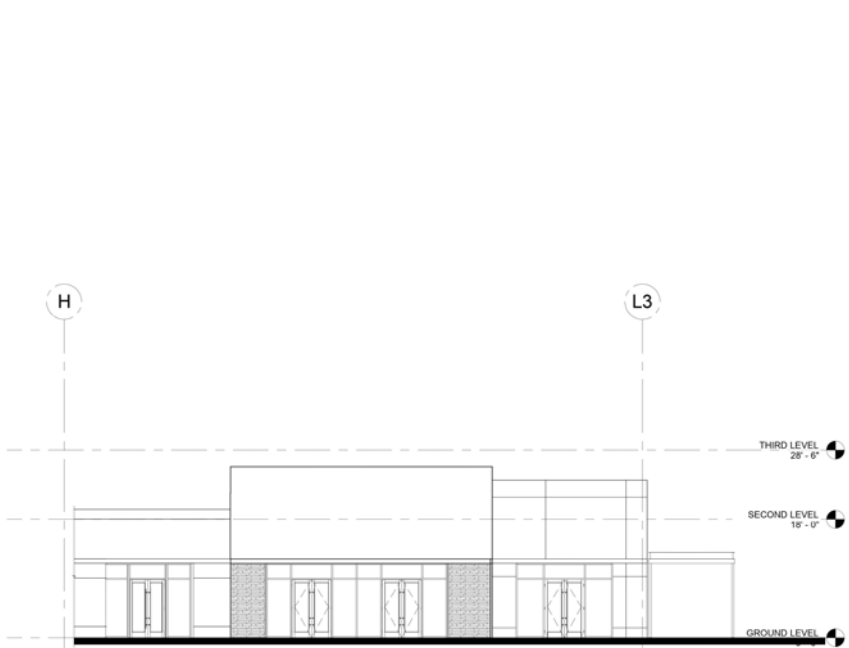
SHEET NUMBER  
EXTERIOR  
ELEVATIONS

AH-302

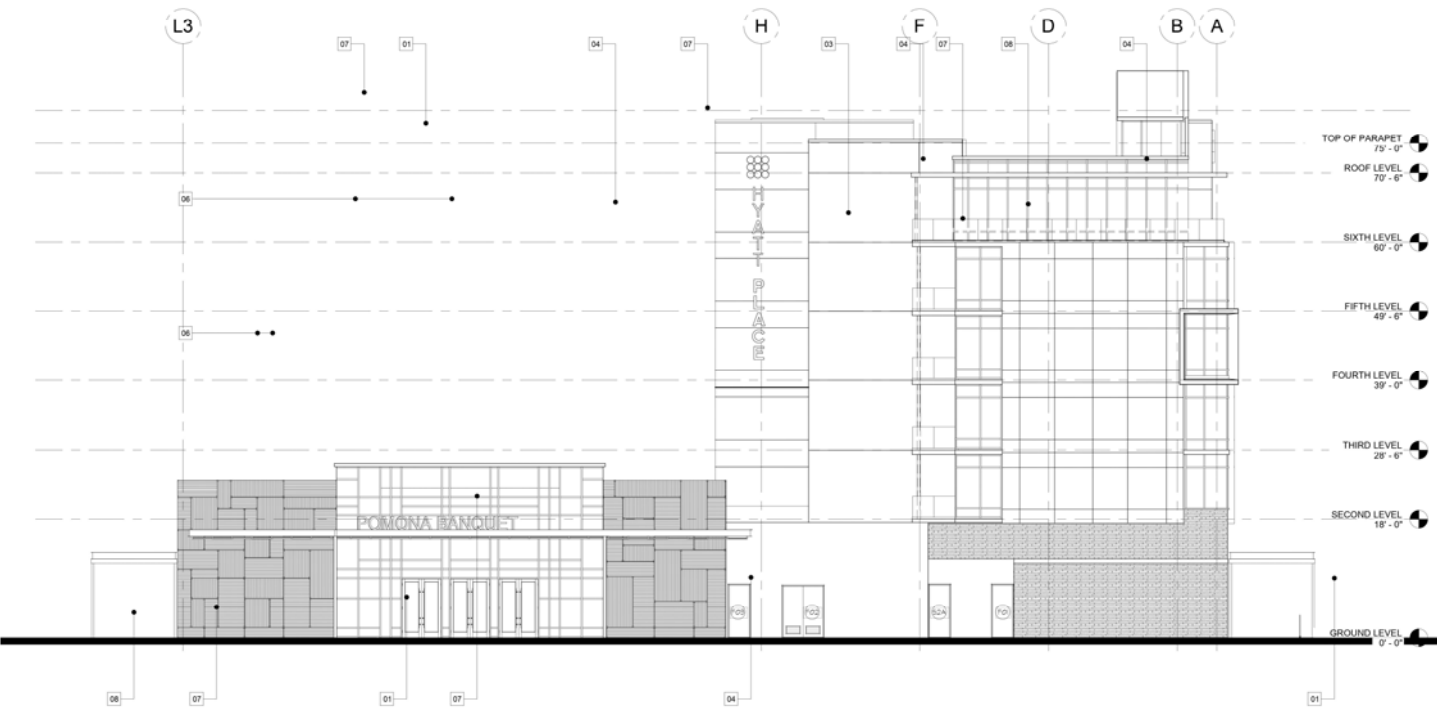
PRINTED: APR. 27, 20



1 SOUTH ELEVATION  
3/32" = 1'-0"

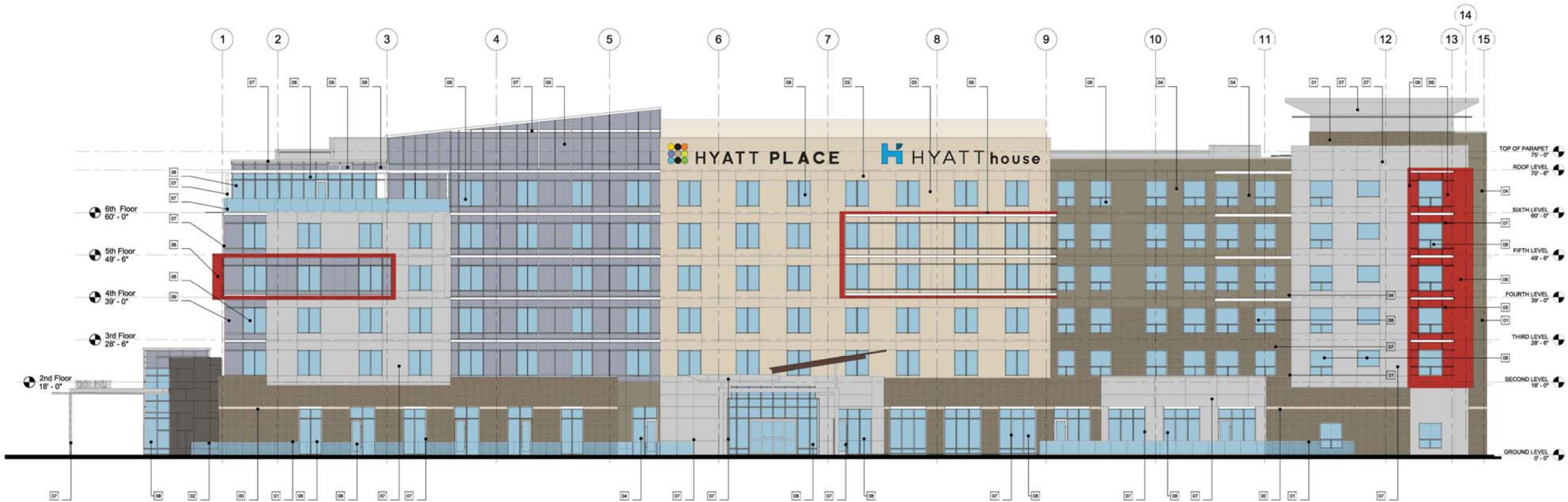


3 PARTIAL EAST ELEVATION  
3/32" = 1'-0"



2 WEST ELEVATION  
3/32" = 1'-0"





01 NORTH (FRONT) ELEVATION  
3/32" = 1'-0"



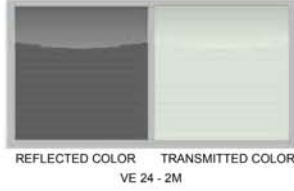
00 MANUFACTURED STONE.  
CREATIVE MINES  
CRAFT INNER PIECE  
ENLIGHTEN



03 CEMENT PLASTER COLOR.  
BENJAMIN MOORE  
965



05 METAL FINISH.  
BENJAMIN MOORE  
AF-175  
BARISTA



08 STOREFRONT GLAZING  
VIRACON  
VISION GLASS



01 MANUFACTURED STONE.  
CREATIVE MINES  
CRAFT SPLIT MODULAR  
BLACKTRUFFLE



04 CEMENT PLASTER COLOR.  
BENJAMIN MOORE  
1545  
IRON GATE



06 METAL FINISH.  
BENJAMIN MOORE  
2003-10  
MILLION DOLLAR RED



09 STOREFRONT GLAZING  
VIRACON  
SPANDREL GLASS

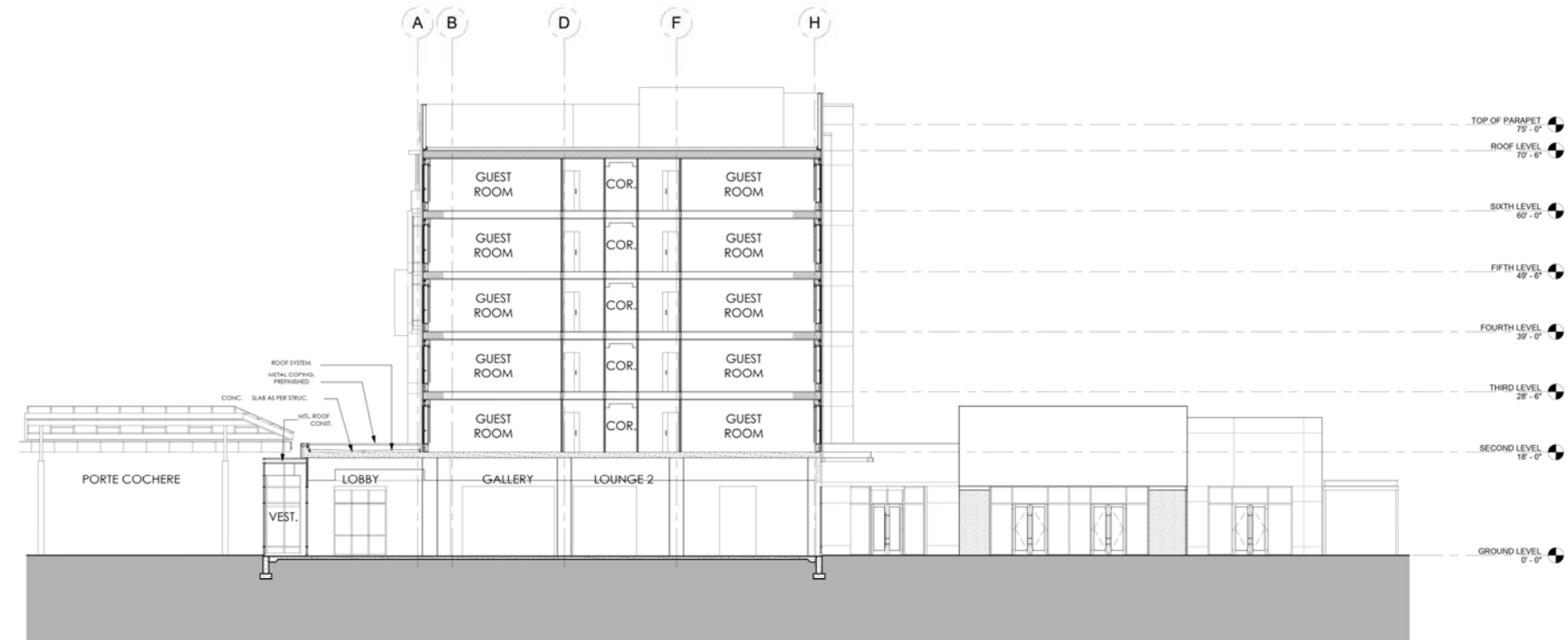


02 FIBER CEMENT FACADE.  
EQUITONE  
LINEA

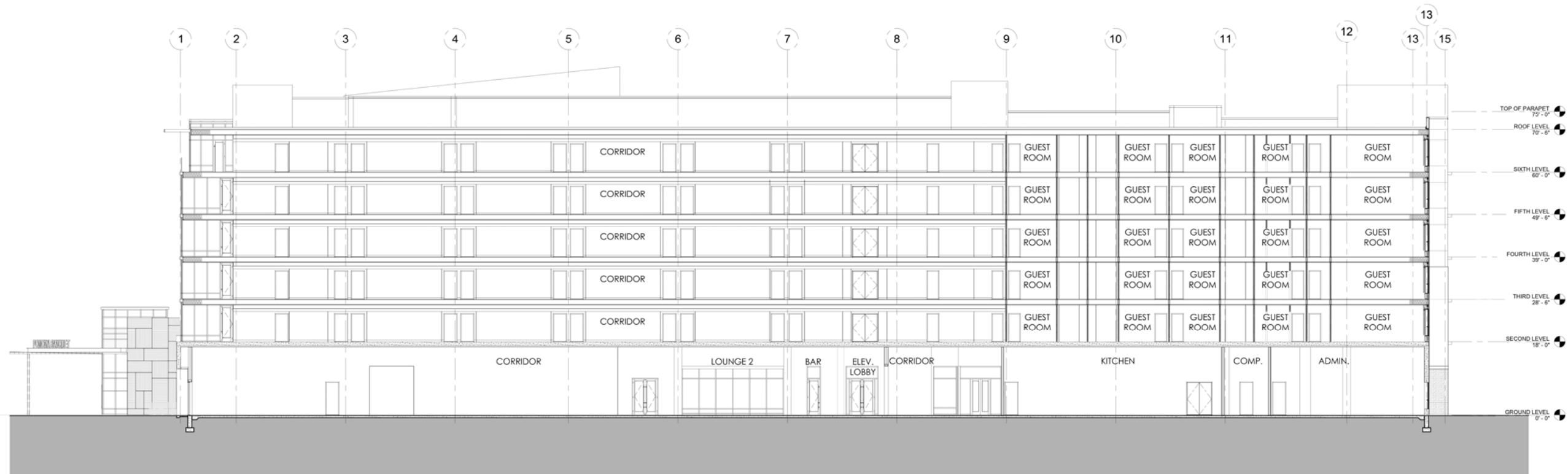


07 METAL PANEL + MULLION  
+ TRIM + STRUCT. COLUMN  
CLEAR ANODIZED ALUMINUM





A TRANSVERSE SECTION  
3/32" = 1'-0"



B LONGITUDINAL SECTION  
3/32" = 1'-0"



## DOOR SCHEDULE

| DOOR NUMBER |                            | WIDTH     | HEIGHT | ELEVATION | DOOR MATERIAL | FRAME MATERIAL | CARD READER | RATING (MIN.) | NOTES                                            |
|-------------|----------------------------|-----------|--------|-----------|---------------|----------------|-------------|---------------|--------------------------------------------------|
| A           | CORRIDOR TO GUESTROOM      | 3'-0"     | 7'-0"  | A         | WD            | HM             | Y           | 60            | SEE NOTES #6, #8, #9 & #10 CRL                   |
| A1          | CORRIDOR TO GUESTROOM      | 6'-0"     | 7'-0"  | B         | WD            | HM             | Y           | 60            | SEE NOTES #6, #8, #9 & #10 CRL                   |
| B           | BEDROOM TO BEDROOM         | 2'-10"    | 7'-0"  | A         | WD            | HM             |             | 45            | 2 DOORS (ADJOINING RM.)                          |
| C           | TO BEDROOM/TO BATHROOM     | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 3.0           | SEE NOTE #10                                     |
| D           | BEDROOM TO BATHROOM        | 3'-0"     | 7'-0"  | D         | GL            | --             | --          | 8.0           | SEE NOTE #10                                     |
| E           | BEDROOM TO BATHROOM        | 2'-10"    | 7'-0"  | A         | WD            | HM             |             | 3.0           |                                                  |
| F           | BEDROOM TO ACCESS BATHROOM | 2'-10"    | 7'-0"  | A         | WD            | HM             |             | 3.0           | SEE NOTE #10                                     |
| G           | BEDROOM TO BATHROOM        | 2'-8"     | 7'-0"  | I         | WD            | HM             |             | 7.0           |                                                  |
| H           | BEDROOM TO ACCESS BATHROOM | 2'-8"     | 7'-0"  | I         | WD            | HM             |             | 7.0           | SEE NOTE #10                                     |
| I           | BEDROOM TO CLOSET          | 2'-0"     | 7'-0"  | A         | WD            |                |             | 4.0           | SEE NOTE #10 & #13                               |
| J           | BEDROOM TO CLOSET          | 2'-4"     | 7'-0"  | A         | WD            |                |             | 4.0           | SEE NOTE #10 & #13                               |
| K           | BEDROOM TO CLOSET          | 2'-6"     | 7'-0"  | A         | WD            |                |             | 4.0           | SFF NOTE #10 & #13                               |
| L           | BEDROOM TO CLOSET          | 3'-0"     | 7'-0"  | A         | WD            |                |             | 4.0           | SEE NOTE #10 & #13                               |
| M           | BEDROOM TO CLOSET          | 2'-8"     | 7'-0"  | B         | WD            |                |             | 5.0           | SEE NOTE #10 & #13                               |
| N           | BEDROOM TO CLOSET          | 3'-0"     | 7'-0"  | B         | WD            |                |             | 5.0           | SEE NOTE #10 & #13                               |
| O           | BEDROOM TO CLOSET          | 3'-8"     | 7'-0"  | B         | WD            |                |             | 5.0           | SEE NOTE #10 & #13                               |
| P           | BEDROOM TO CLOSET          | 4'-0"     | 7'-0"  | E         | WD            |                |             | 6.0           |                                                  |
| 01          | TRASH STAGING ROOM         | (2) 3'-0" | 7'-0"  | B         | HM            | HM             |             | 45            | 56.0                                             |
| 02          | DRYER ACCESS               | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | 45            | 17.0                                             |
| 03          | LINEN STORAGE              | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 16.0                                             |
| 04          | LAUNDRY                    | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | 45            | 52.0 (CRL)                                       |
| 05          | LINEN CHUTE ROOM           | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | 45            | 15.0                                             |
| 05A         | LINEN CHUTE                | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | 45            | 14.0                                             |
| 06          | ELECTRICAL ROOM            | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | 45            | 37.0 PH                                          |
| 07          | MPOE                       | 3'-0"     | 7'-0"  | O         | HM            | HM             |             | --            | 30.0                                             |
| 08          | MAINT. ROOM                | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | --            | 21.0 (CRL)                                       |
| 09          | BOILER/PUMP ROOM           | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | 45            | 30.0                                             |
| 10          | CORRIDOR                   | (2) 3'-0" | 7'-0"  | B         | AL            | AL             |             | --            | 63.0 PANIC HARDWARE                              |
| 13          | HK OFFICE                  | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 24.0                                             |
| 14          | STORAGE                    | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 34.0                                             |
| 15          | SALES OFFICE               | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 24.0                                             |
| 16          | ADMIN                      | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 24.0                                             |
| 17          | OFFICE 2                   | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 20.0                                             |
| 18          | OFFICE 1                   | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 20.0                                             |
| 19          | COMPUTER ROOM              | 3'-0"     | 7'-0"  | A         | WD            | HM             | Y           | 45            | 29.0 (CRL)                                       |
| 20          | STORAGE                    | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | --            | 26.0                                             |
| 21          | KITCHEN                    | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | --            | 53.0 (CRL)                                       |
| 21A         | COLD STORAGE               | 3'-0"     | 7'-0"  |           |               |                |             |               | 79.0 PER MANUFACTURER                            |
| 21B         | KITCHEN                    | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 23.0 (CRL)                                       |
| 22          | CORRIDOR                   | 3'-0"     | 7'-0"  | H         | AL            | AL             | Y           | --            | 62.0 AL CR, PH                                   |
| 23          | EMPLOYEE AREA              | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 11.0                                             |
| 23A         | EMPLOYEE TOILET            | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 18.0                                             |
| 24          | LOCKER ROOM                | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 12.0                                             |
| 25          | GM OFFICE                  | 3'-0"     | 7'-0"  | H         | WD            | HM             |             | 45            | 20.0 SEE NOTE #11                                |
| 26          | LUGGAGE                    | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 28.0 (CRL)                                       |
| 27          | WORK ROOM                  | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 27.0 (CRL)                                       |
| 28A         | MEETING ROOM STORAGE       | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 33.0 (CRL)                                       |
| 28          | MEETING ROOM STORAGE       | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | --            | 33.0 (CRL)                                       |
| 29          | BALLROOM STORAGE           | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 32.0 (CRL)                                       |
| 29A         | BALLROOM STORAGE           | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | --            | 54.0 (CRL)                                       |
| 30          | BALLROOM KITCHEN           | 3'-0"     | 7'-0"  | K         | WD            | HM             |             | --            | 25.0                                             |
| 30A         | BALLROOM KITCHEN           | (2) 3'-0" | 7'-0"  | L         | WD            | HM             |             | --            | 73.0                                             |
| 30B         | BALLROOM KITCHEN           | (2) 3'-0" | 7'-0"  | L         | WD            | HM             |             | --            | 73.0                                             |
| 31          | CORRIDOR                   | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 25.0                                             |
| 32          | JANITOR'S CLOSET           | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 22.0                                             |
| 107         | DINING                     | 6'-0"     | 7'-0"  | J         | WD            | HM             |             | 38.0          | DOUBLE POCKET DOORS                              |
| 108         | GUEST KITCHEN              | 3'-0"     | 7'-0"  | K         | WD            | HM             |             | 72.0          |                                                  |
| 108A        | GUEST KITCHEN              | (2) 3'-0" | 7'-0"  | J         | WD            | HM             |             | 38.0          | DOUBLE POCKET DOORS                              |
| 108B        | GUEST KITCHEN              | (2) 3'-0" | 7'-0"  | J         | WD            | HM             |             | 38.0          | DOUBLE POCKET DOORS                              |
| 108C        | GUEST KITCHEN              | (2) 2'-0" | 7'-0"  | J         | WD            | HM             |             | 38.0          | DOUBLE POCKET DOORS                              |
| 109         | FITNESS ROOM               | 10'-0"    | 7'-0"  | M         | GL            | AL             | Y           | 71.0          | CR                                               |
| 109A        | TOILET                     | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 19.0                                             |
| 116         | GATHERING ROOM             | 7'-8"     | 7'-0"  | C         | WD            | HM             |             | --            | 39.0 BARN DOOR AS PER ID                         |
| 116A        | GATHERING ROOM             | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 41.0 PANIC HDWR. & REVERSE INSTALLED DOOR VIEWER |
| 117         | MEETING ROOM STORAGE       | (2) 2'-6" | 7'-0"  | B         | WD            | HM             |             | --            | 59.0 PANIC HDWR. & REVERSE INSTALLED DOOR VIEWER |
| 117A        | MEETING ROOM #1            | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | --            | 55.0                                             |
| 118         | MEETING ROOM STORAGE       | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | --            | 59.0 PANIC HDWR. & REVERSE INSTALLED DOOR VIEWER |
| 118A        | MEETING ROOM #2            | (2) 2'-6" | 7'-0"  | B         | WD            | HM             |             | --            | 55.0                                             |
| 120         | WOMEN'S RESTROOM           | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 10.0                                             |
| 121         | MEN'S RESTROOM             | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 10.0                                             |
| 123         | PRE-FUNCTION               | (2) 3'-0" | 7'-0"  | G         | HM            | HM             |             | --            | 61.0 PANIC HARDWARE                              |
| 123A        | ADA UNISEX RESTROOM        | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 19.0                                             |
| 126A        | PRE-FUNCTION TO BALLROOM   | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | 45            | 43.0 PANIC HARDWARE                              |

| DOOR NUMBER |                              | WIDTH     | HEIGHT | ELEVATION | DOOR MATERIAL | FRAME MATERIAL | CARD READER | RATING (MIN.) | NOTES                                        |
|-------------|------------------------------|-----------|--------|-----------|---------------|----------------|-------------|---------------|----------------------------------------------|
| 126B        | PRE-FUNCTION                 | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | 45            | 60.0 PANIC HARDWARE                          |
| 126C        | PRE-FUNCTION                 | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | 45            | 60.0 PANIC HARDWARE                          |
| 126D        | PRE-FUNCTION                 | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 42.0 PANIC HARDWARE                          |
| 127         | PRE-FUNCTION                 | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | 45            | 60.0 PANIC HARDWARE                          |
| 127A        | PRE-FUNCTION                 | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 42.0 PANIC HARDWARE                          |
| 128         | PRE-FUNCTION                 | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | 45            | 60.0 PANIC HARDWARE                          |
| 129         | PRE-FUNCTION                 | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | 45            | 60.0 PANIC HARDWARE                          |
| F01         | EXTERIOR ENTRY CORRIDOR      | 3'-0"     | 8'-0"  | F         | AL            | AL             | Y           | --            | 66.0 CR, PH                                  |
| F02         | EXT ENTRY BALLROOM KITCHEN   | (2) 3'-0" | 8'-0"  | P         | HM            | HM             |             | --            | 49.0                                         |
| F03         | EXT ENTRY SERVICE CORRIDOR   | 3'-0"     | 8'-0"  | F         | AL            | AL             | Y           | --            | 66.0 CR, PH                                  |
| F04         | MEN'S RESTROOM (POOL)        | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | 45            | 46.0                                         |
| F04         | WOMEN'S RESTROOM (POOL)      | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | 45            | 46.0                                         |
| F05         | CHEMICAL STORAGE             | 3'-0"     | 7'-0"  | O         | HM            | HM             |             | --            | 47.0                                         |
| F06         | PUMP ROOM                    | 3'-0"     | 7'-0"  | O         | HM            | HM             |             | --            | 47.0                                         |
| F06         | EXT ENTRY STORAGE            | (2) 3'-0" | 8'-0"  | B         | HM            | HM             |             | --            | 50.0                                         |
| F07         | EXT ENTRY LOADING AREA       | (2) 3'-0" | 8'-0"  | B         | HM            | HM             |             | --            | 51.0 (CR ELL)                                |
| F08         | ELECTRICAL ROOM              | (2) 3'-0" | 8'-0"  | P         | HM            | HM             |             | --            | 58.0 DOOR & FRAME TO BE GALV./PANIC HARDWARE |
| F09         | BOILER/PUMP ROOM             | (2) 3'-0" | 8'-0"  | P         | HM            | HM             |             | --            | 48.0 DOOR & FRAME TO BE GALVANIZED           |
| L01         | LOADING AREA                 |           |        |           |               |                |             |               | 77.0 METAL GATE AS PER LANDSCAPE             |
| L02         | LOADING AREA                 |           |        |           |               |                |             |               | 75.0 METAL GATE AS PER LANDSCAPE             |
| L03         | OUTDOOR MECHANICAL SPACE     |           |        |           |               |                |             |               | 76.0 METAL GATE AS PER LANDSCAPE             |
| L04         | HOTEL LOADING AREA           |           |        |           |               |                |             |               | 77.0 METAL GATE AS PER LANDSCAPE             |
| R1          | STAIR NO. 1 (AT ROOF)        | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | 90            | 45.0 DOOR & FRAME TO BE GALVANIZED. ELL. FAR |
| R2          | STAIR NO. 2 (AT ROOF)        | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | 90            | 45.0 DOOR & FRAME TO BE GALVANIZED. ELL. FAR |
| R3          | LIGHT BOX TBD (AT ROOF)      | 3'-0"     | 7'-0"  | A         | HM            | HM             |             | --            | -- DOOR & FRAME TO BE GALVANIZED             |
| RD1         | TRASH STAGING ROOM           | 10'-0"    | 8'-0"  | Q         | MTL           | MTL            |             | 78.0          | ROLL-UP DOORS                                |
| RD2         | TRASH ROOM                   | 10'-0"    | 8'-0"  | Q         | MTL           | MTL            |             | 78.0          | ROLL-UP DOORS                                |
| S1          | STAIR NO. 1 (TYP FLRS 2 - 6) | 3'-0"     | 7'-0"  | H         | WD            | HM             |             | 90            | 40.0                                         |
| S1A         | EXTERIOR ENTRY STAIR NO. 1   | 3'-0"     | 8'-0"  | A         | HM            | HM             |             | 90            | 44.0 DOOR & FRAME TO BE GALVANIZED. PH       |
| S2          | STAIR NO. 2 (TYP FLRS 2 - 6) | 3'-0"     | 7'-0"  | H         | WD            | HM             |             | 90            | 40.0                                         |
| S1A         | EXTERIOR ENTRY STAIR NO. 2   | 3'-0"     | 8'-0"  | A         | HM            | HM             |             | 90            | 44.0 DOOR & FRAME TO BE GALVANIZED. PH       |
| T1          | ELEVATOR LOBBY               | (2) 3'-0" | 7'-0"  | B         | WD            | HM             |             | 45            | 57.0 MAGNETIC HOLD OPEN DEVICE               |
| T2          | ICE                          | 3'-0"     | 7'-0"  | H         | WD            | HM             |             | --            | 13.0                                         |
| T3          | ELECTRICAL CLOSET            | (2) 3'-0" | 7'-0"  | A         | WD            | HM             |             | --            | 36.0 PH                                      |
| T4          | STORAGE                      | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 32.0 (CRL)                                   |
| T5          | HOUSE KEEPING                | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 45            | 31.0                                         |
| T6          | MAINTENANCE                  | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 20            | 35.0 (CRL)                                   |
| T7          | TELEPHONE & EQUIPMENT        | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 20            | 36.0                                         |
| T8          | MECHANICAL                   | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 30.0                                         |
| T9          | BUILDING STORAGE             | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | --            | 34.0 (CRL)                                   |
| T10         | ELECTRICAL ROOM              | 3'-0"     | 7'-0"  | A         | WD            | HM             |             | 20            | 36.0 PH                                      |

## DOOR NOTES

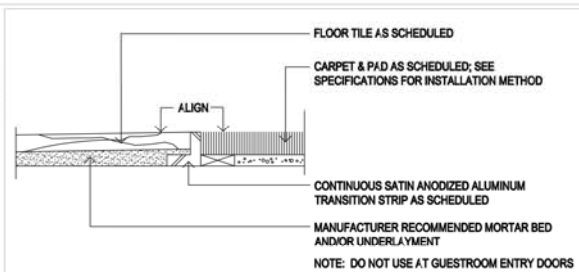
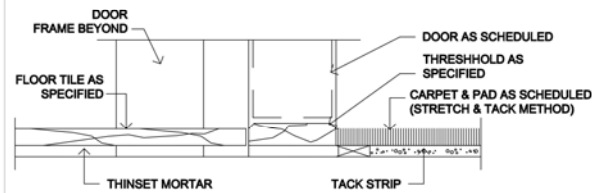
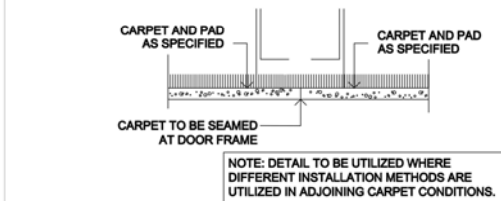
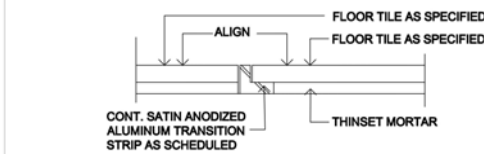
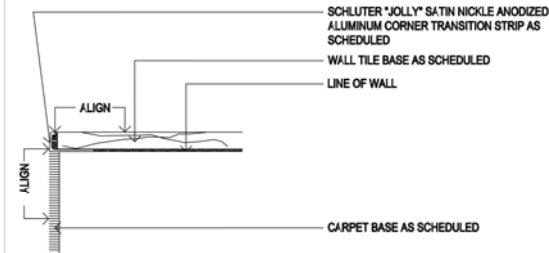
- DOOR THICKNESS SHALL BE SOLID CORE 1 3/4" TYP. U.N.O.
- ALL DOORS SHALL BE FLUSH WOOD TYP. U.N.O.
- ALL DOOR FRAMES SHALL BE HOLLOW METAL TYP. U.N.O.  
ALTERNATE DOOR FRAMES: ALL DOOR FRAMES WITHIN GUESTROOMS MAY BE OF WOOD CONSTRUCTION (OR WOOD PRE-HUNG). GUESTROOM ENTRY DOOR FRAMES AND ADJOINING ROOM DOOR FRAMES MUST BE HOLLOW METAL AS PER SCHEDULE.  
WOOD TRIM PROFILE TO MATCH THAT OF THE METAL FRAMES.  
WOOD TRIM COLOR TO MATCH OTHER FRAMES AS SPECIFIED.  
WOOD DOORS ARE TO BE STAINED RIFT CUT VENEER.
- ALL 90 MIN. DOUBLE EGRESS DOORS SHALL BE HOLLOW METAL U.N.O.
- PAINTED HOLLOW METAL DOOR & FRAME: PROVIDE APPROPRIATE CORROSION RESISTANCE, AS REQUIRED, TO PROTECT FROM POOL ENVIRONMENT.
- DOOR VIEWERS SHALL BE 180° TYPE W/PRIVACY COVER PLATE AND INSTALLED @ A TYPICAL HEIGHT OF 5'-0" AFF FOR ALL STANDARD GUESTROOMS. AN ADDITIONAL VIEWER SHALL BE INSTALLED @ A HEIGHT OF 3'-9" A.F.F. IN ALL ADA ACCESSIBLE GUESTROOMS.  
MEETING ROOM ENTRY DOORS SHALL HAVE ONE VIEWER PER SET OF DOUBLE DOORS @ A HEIGHT OF 5'-0" A.F.F. BOTH SHALL BE INSTALLED IN REVERSE.
- NOT USED
- DOOR SMOKE SEALS SHALL BE PEMKO S773 OR DHSI #105 CUSH 'N' SEAL.
- GUESTROOM DOORS SHALL BE PROVIDED WITH A SECURITY SLIDE BAR. THESE SHALL BE MOUNTED @ 60" AFF FOR STANDARD GUESTROOMS AND 45" - 48" IN ACCESSIBLE ROOMS.
- SEE ID DRAWINGS AND FINISH SCHEDULES FOR ALL DOOR FINISHES.
- GLASS PANEL ON GM OFFICE DOOR TO BE TRANSLUCENT FROSTED.
- DOOR LATCH SHALL BE SUGATSUNE HC-30L. RECESSED DOOR PULL SHALL BE SUGATSUNE XLA-HH600, 23-5/8" LONG. LOCATE ON BOTH SIDES OF DOOR. REFER TO 07/A901 FOR MOUNTING LOCATION.
- RECESSED DOOR PULL SHALL BE SUGATSUNE XLA-HH600, 23-5/8" LONG. REFER TO 08/A901 FOR MOUNTING LOCATION.
- FOR DOOR SEAL & THRESHOLD DETAILS FOR VTAC CLOSET DOORS, SEE A623/06.
- SOLID CORE WOOD DOOR TO BE 6 LBS. PER SQ. FT. MINIMUM.
- SEE SHEET A10.05 FOR ADDITIONAL DOOR INFORMATION.

## HARDWARE INFORMATION

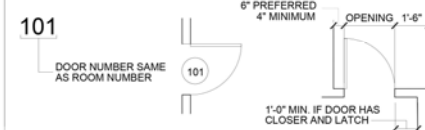
## GENERAL NOTE ON HARDWARE SETS:

- ALL HARDWARE FINISHES TO BE US262 (SATIN CHROME) OR US32D (SATIN STAINLESS) UNO.
- COORDINATE ALL KEYING WITH OWNER'S REPRESENTATIVE
- ALL KEY CYLINDERS TO BE MASTER KEYED
- CONFIRM DOOR STOPS (FLOOR OR WALL) WITH THE ARCHITECT
- ALTERNATE MANUFACTURERS NEED TO BE APPROVED BY ARCHITECT, OWNER AND HYATT
- ALL REMAINING HARDWARE TO BE SELECTED BY THE ARCHITECT
- GUESTROOM ENTRY DOOR
  - ELECTRONIC KEYLOCK SYSTEM - VINGCARD OR SAFLOK
- GUESTROOM BEDROOM AND CLOSET DOORS
  - LEVER HARDWARE - SCHLAGE LATTITUDE SARGENT MD LEVER (PRIVACY, PASSAGE OR DUMMY SETS)
- GUESTROOM BATHROOM DOORS NON ADA
  - SLIDING DOOR HARDWARE - OMNIA RECESSED DOOR PULL, MODEL #7506
  - SLIDING DOOR LATCH - SUGATSUNE (WITH/TURN AND ER KEY), MODEL #HC-30L
- GUESTROOM BATHROOM DOORS ADA
  - ACCESSIBLE DOOR HARDWARE - ACCURATE MODEL 2002 CPDL-5 (THUMB TURN INSIDE, ER KEY OUTSIDE)
  - ACCESSIBLE DOOR PULL - ACCURATE MODEL S2002E (ER KEY)
  - ACCESSIBLE DOOR PULL - ACCURATE MODEL S2002T (THUMB TURN)

## FLOOR TRANSITIONS

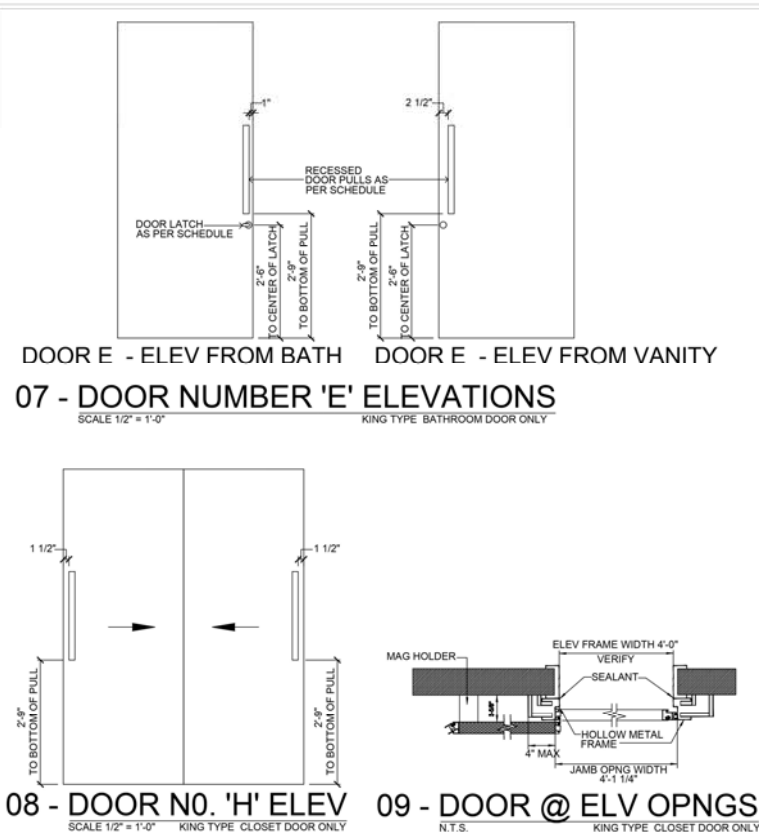
01 CARPET TO TILE TRANSITION  
SCALE 8" = 1'-0"  
GUESTROOMS & PUBLIC SPACES02 CARPET TO TILE TRANSITION  
SCALE 8" = 1'-0"  
GUESTROOM BEDROOM TO BATHROOM @ SWING DOOR03 CARPET TO CARPET TRANSITION  
SCALE 8" = 1'-0"04 NOT USED  
SCALE 8" = 1'-0"  
PUBLIC SPACES05 TILE TO TILE TRANSITION  
SCALE 8" = 1'-0"  
GUESTROOMS & PUBLIC SPACES06 CARPET BASE TO TILE BASE CORNER TRANSITION  
SCALE 8" = 1'-0"

## DOOR PLAN DESIGNATION

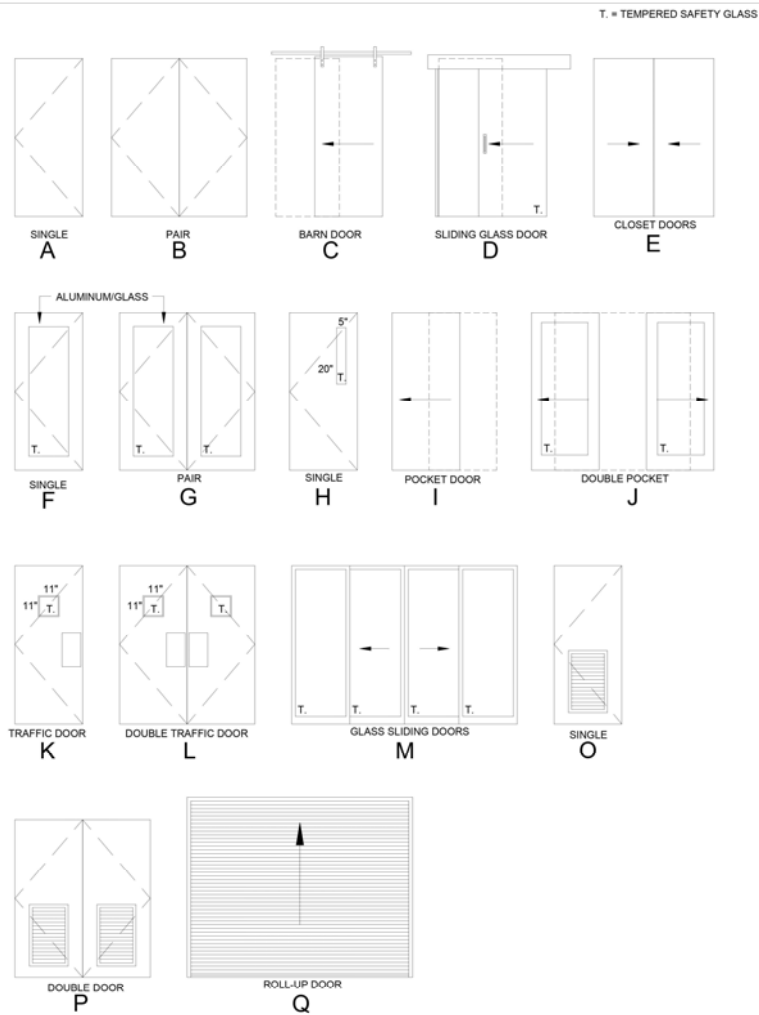


DOOR OPENING LOCATION  
A DOORS SHOWN ADJACENT TO A FLANKING WALL OR OTHER FIXED OBSTRUCTION, SHALL BE LOCATED AS SHOWN ABOVE.

## DOOR ELEVATIONS



## DOOR ELEVATIONS



STAMP

PLAN CHECK NO.:

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE



## GLAZING SCHEDULE

GLAZING TYPE "1" (GT 1) : INSULATED VISION GLASS (SEE NOTE 6 FOR LAMINATED GLASS)  
OUTBOARD LITE:  $\frac{1}{4}$ " MINIMUM CLEAR GLASS WITH LOW-E COATING ON NO. 2 SURFACE

AIRSPACE:  $\frac{1}{2}$ "

INBOARD LITE:  $\frac{1}{2}$ " MINIMUM CLEAR GLASS

MANUFACTURER & MODEL: VIRACON VE 1-2M

GLAZING TYPE "2" (GT 2) : INSULATED SPANDREL GLASS (NOTE: INSTALL G2 AT SHEAR WALL  
LOCATIONS IF NOT SHOWN ON WINDOW ELEVATIONS)

OUTBOARD LITE:  $\frac{1}{4}$ " MINIMUM CLEAR GLASS WITH LOW-E COATING ON NO. 2 SURFACE

AIRSPACE:  $\frac{1}{2}$ "

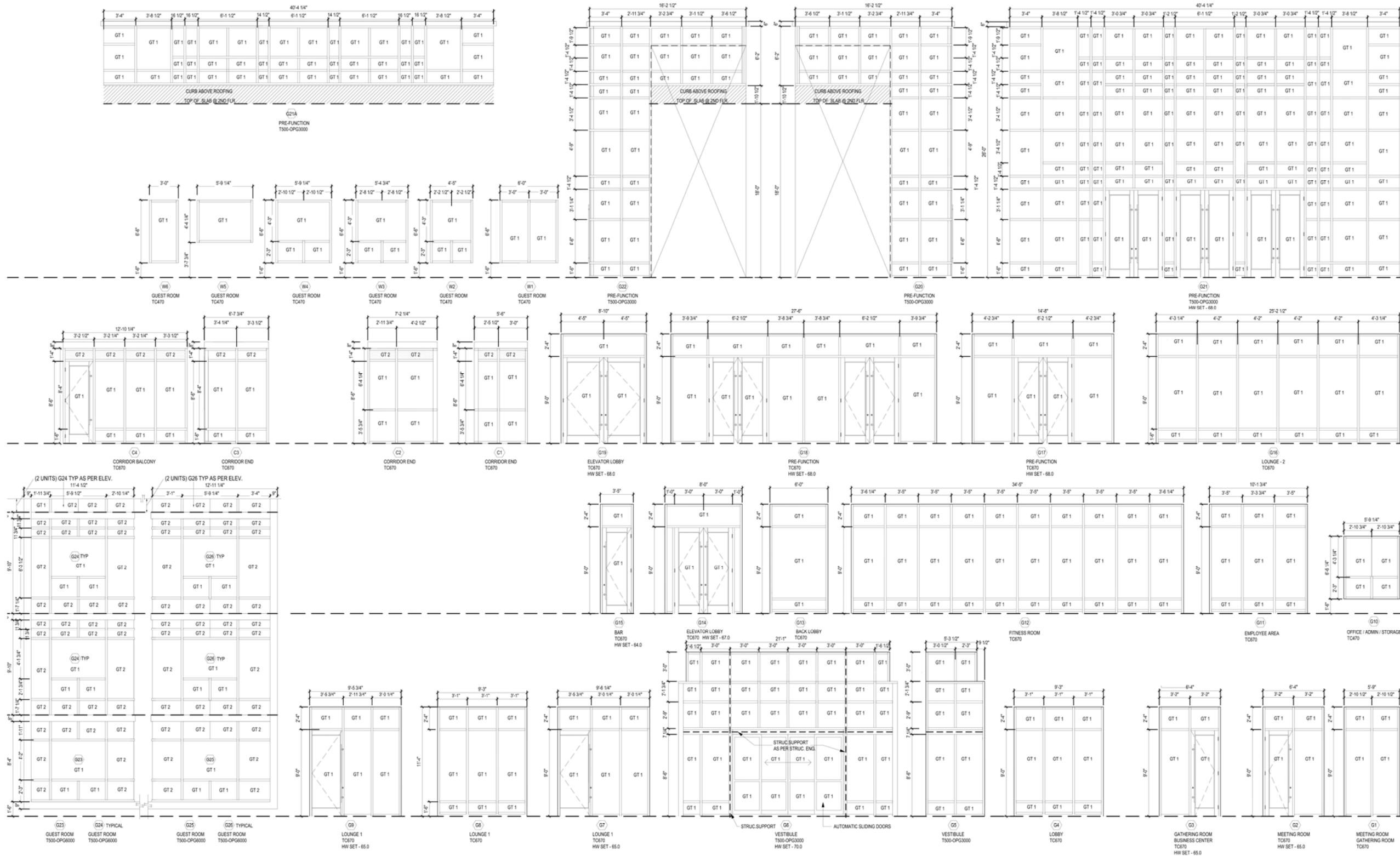
INBOARD LITE:  $\frac{1}{4}$ " MINIMUM CLEAR GLASS WITH CERAMIC FRIT OPACIFIER ON NO. 4 SURFACE

MANUFACTURER & MODEL: VIRACON VRE 1-46

TINT: VIRASPAN WARM GRAY

### NOTES:

1. T = TEMPERED SAFETY GLASS
2. PROVIDE TEMPERED SAFETY GLAZING FOR ALL LOCATIONS PER 2016 CBC SECTION 2406.4 EVEN IF NOT CALLED OUT HERE, OR BELOW 18" A.F.F. WHERE CODE IS NOT SPECIFIC.
3. ALL FRAMES TO BE CLEAR ANODIZED ALUMINUM UNLESS NOTED OTHERWISE.
4. ALL GLAZING IS FIXED FRAME UNLESS NOTED OTHERWISE.
5. INTERIOR WINDOWS AND BORROWED LITES TO BE SINGLE GLAZED CLEAR GLASS FIRELITE AT ALL RATED WALLS.
6. ALL WINDOWS SHALL BE 1.25" LAMINATED IGU ( $\frac{1}{4}$ " MONO  $\frac{5}{8}$ " AIR,  $\frac{3}{8}$ " LAMINATED) WITH AN STC RATING OF 42, EXCEPT ALL FIRST FLOOR WINDOWS / FENESTRATION SHALL HAVE AN STC RATING OF 40. STC RATINGS SHALL MEET RECOMMENDATIONS MADE BY ACOUSTIC CONSULTANT.
7. SEE SHEET A 904.1 & A 904.2 FOR ADDITIONAL INFORMATION.
8. GLAZING / WINDOWS TO BE 'ARCADIA INC.' OR EQUAL.
9. WINDOW ELEVATIONS AND SIZES ARE SHOWN FOR GENERAL CONCEPT ONLY. ACTUAL DIMENSIONS SHALL BE COORDINATED WITH ACTUAL WINDOW SYSTEM UTILIZED.
10. FOR HARDWARE SETS, REFER TO DRAWING A-901.1. REFER A-405.0 & A-406.0 FOR WALL SECTIONS.



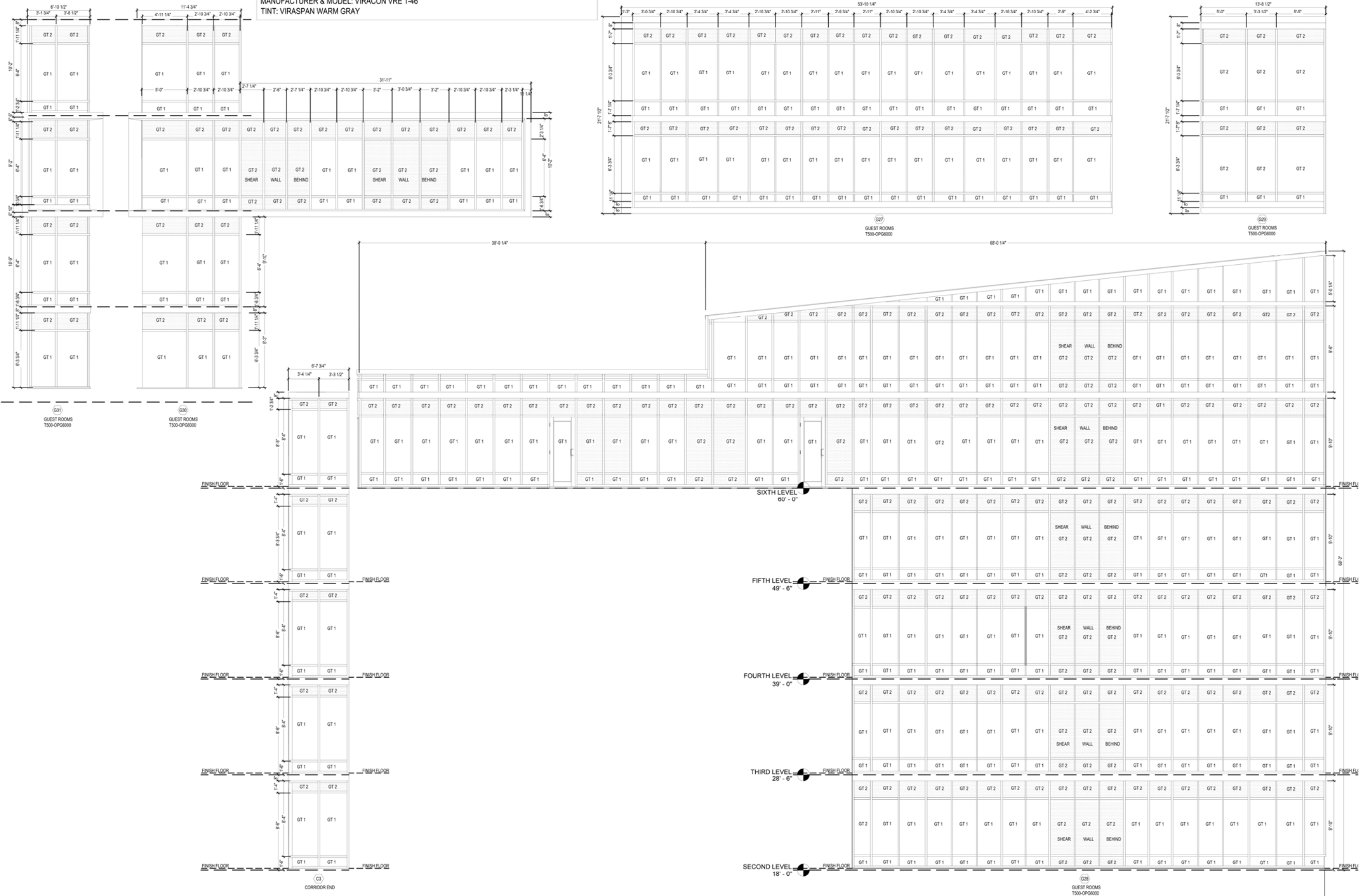


GLAZING SCHEDULE

GLAZING TYPE "1" (GT 1) : INSULATED VISION GLASS (SEE NOTE 6 FOR LAMINATED GLASS)  
OUTBOARD LITE: 1/4" MINIMUM CLEAR GLASS WITH LOW-E COATING ON NO. 2 SURFACE  
AIRSPACE: 1/2"  
INBOARD LITE: 1/4" MINIMUM CLEAR GLASS  
MANUFACTURER & MODEL: VIRACON VE 1-2M

GLAZING TYPE "2" (GT 2) : INSULATED SPANDREL GLASS (NOTE: INSTALL G2 AT SHEAR WALL LOCATIONS IF NOT SHOWN ON WINDOW ELEVATIONS)  
OUTBOARD LITE: 1/4" MINIMUM CLEAR GLASS WITH LOW-E COATING ON NO. 2 SURFACE  
AIRSPACE: 1/2"  
INBOARD LITE: 1/4" MINIMUM CLEAR GLASS WITH CERAMIC FRIT OPACIFIER ON NO. 4 SURFACE  
MANUFACTURER & MODEL: VIRACON VRE 1-46  
TINT: VIRASPAN WARM GRAY

- NOTES:
- T. = TEMPERED SAFETY GLASS
  - PROVIDE TEMPERED SAFETY GLAZING FOR ALL LOCATIONS PER 2016 CBC SECTION 2406.4 EVEN IF NOT CALLED OUT HERE, OR BELOW 18" A.F.F WHERE CODE IS NOT SPECIFIC.
  - ALL FRAMES TO BE CLEAR ANODIZED ALUMINUM UNLESS NOTED OTHERWISE.
  - ALL GLAZING IS FIXED FRAME UNLESS NOTED OTHERWISE.
  - INTERIOR WINDOWS AND BORROWED LITES TO BE SINGLE GLAZED CLEAR GLASS FIRELITE AT ALL RATED WALLS.
  - ALL WINDOWS SHALL BE 1.25" LAMINATED IGU (1/4" MONO, 5/8" AIR, 3/8" LAMINATED) WITH AN STC RATING OF 42, EXCEPT ALL FIRST FLOOR WINDOWS / FENESTRATION SHALL HAVE AN STC RATING OF 40. STC RATINGS SHALL MEET RECOMMENDATIONS MADE BY ACOUSTIC CONSULTANT.
  - SEE SHEET A 904.1 & A 904.2 FOR ADDITIONAL INFORMATION.
  - GLAZING / WINDOWS TO BE 'ARCADIA INC.' OR EQUAL.
  - WINDOW ELEVATIONS AND SIZES ARE SHOWN FOR GENERAL CONCEPT ONLY. ACTUAL DIMENSIONS SHALL BE COORDINATED WITH ACTUAL WINDOW SYSTEM UTILIZED.
  - FOR HARDWARE SETS, REFER TO DRAWING A-901.1. REFER A-405.0 & A-406.0 FOR WALL SECTIONS.



HYATT PLACE  
HYATT HOUSE

LCRA  
ARCHITECTURE & PLANNING

HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.  
Pasadena, CA 91103  
Suite 220  
35 Huguenot Alley  
T: 626.449.9698  
W: lcr-architects.com

STAMP

PLAN CHECK No. :

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE

LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766

OWNER:  
PRBC9 LLP  
c/o YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

HYATT PLACE FRANCHISING LLC.  
HYATT HOUSE FRANCHISING LLC.  
200 W. MONROE 8TH FLOOR  
CHICAGO, IL 60606

SHEET CONTENTS

ISSUE  
PLANNING DIVISION REVIEW  
Ref. No. MAJSDP-013631-2020

SUBMITTALS / REVISIONS

1ST SUBMITTAL - Sep. 13, 18

2ND SUBMITTAL - April 27, 20

WINDOW & GLAZING  
SCHEDULE  
18108

SHEET NUMBER

AH-903

PRINTED: APR. 27, 20





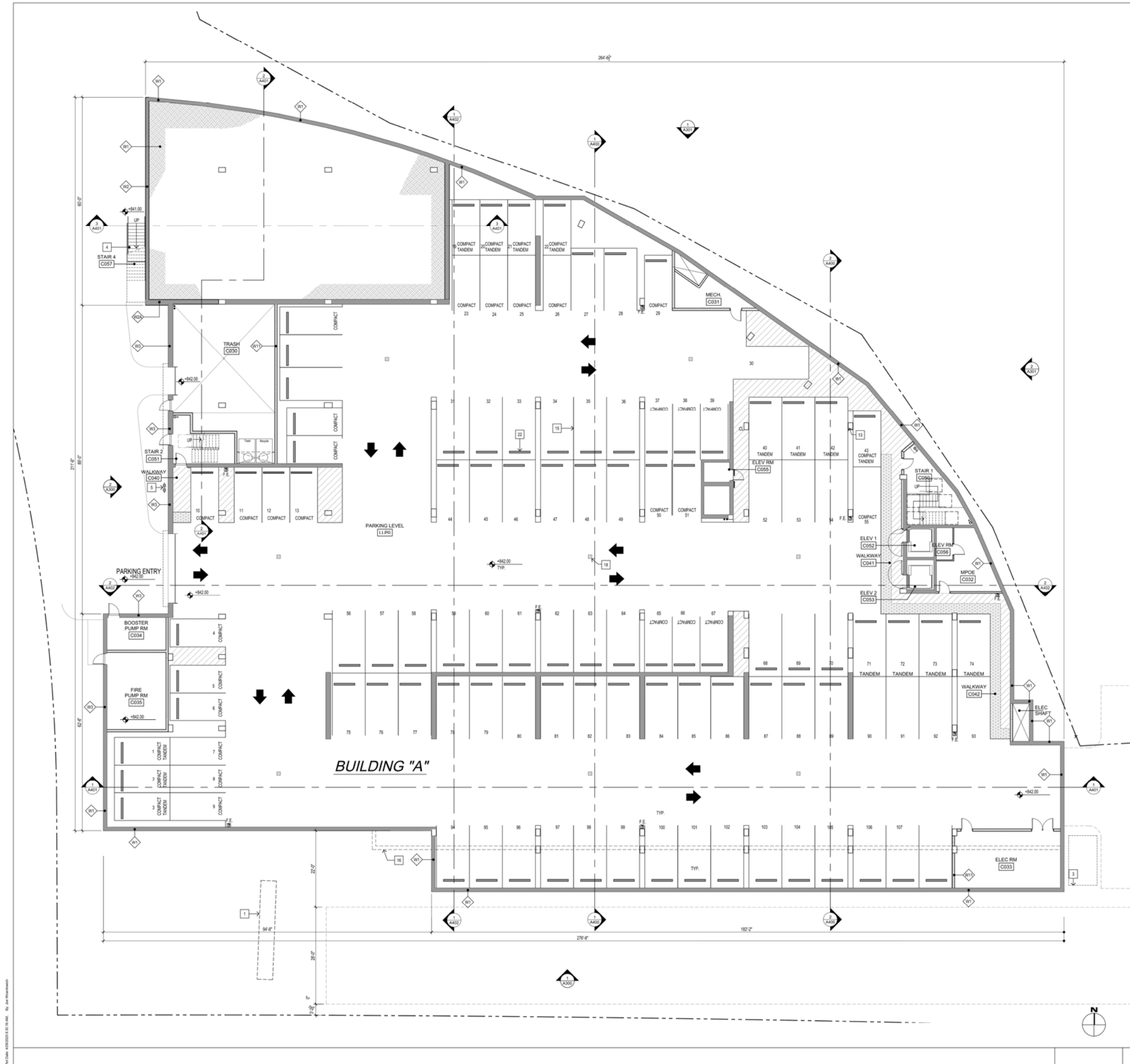












BUILDING PLAN NOTES

### WALL ASSEMBLIES:

|     |                                                                                                 |
|-----|-------------------------------------------------------------------------------------------------|
| W1  | 3-HR RATED EXTERIOR WALL - 12" CONCRETE W DRAINAGE GRID (REF. W1/A800)                          |
| W2  | 3-HR RATED EXTERIOR WALL - 12" CONCRETE W ADHERED CULTURED STONE VENEER (REF. W2/A800)          |
| W3  | 3-HR RATED EXTERIOR WALL - 12" CONCRETE W CEMENT PLASTER FINISH (REF. W3/A800)                  |
| W4  | 1-HR RATED EXTERIOR WALL - STEEL STUDS W ADHERED CULTURED STONE VENEER (REF. W4/A800)           |
| W5  | 3-HR RATED EXTERIOR WALL - 8 CMU W ADHERED CULTURED STONE VENEER (REF. W5/A800)                 |
| W6  | 3-HR INT. LOAD BEARING WALL - 8" REINFORCED C.I.P. CONCRETE ( REF. W6/A800)                     |
| W7  | 3-HR INT. LOAD BEARING WALL - 12" REINFORCED C.I.P. CONCRETE ( REF. W7/A800)                    |
| W8  | 3-HR INT. LOAD BEARING WALL - 14" REINFORCED C.I.P. CONCRETE ( REF. W8/A800)                    |
| W9  | 3-HR INT. LOAD BEARING WALL - 16" REINFORCED C.I.P. CONCRETE ( REF. W9/A800)                    |
| W10 | 3-HR RATED INTERIOR NON - LOAD BEARING WALL - 6" CMU (REF. W10/A800)                            |
| W11 | 3-HR RATED INTERIOR LOAD BEARING WALL - 8" CMU (REF. W11/A800)                                  |
| W12 | NON-RATED EXTERIOR WALL - STEEL STUDS (REF. W12/A800)                                           |
| W13 | 1-HR RATED EXTERIOR WALL - STEEL STUDS (REF. W13/A800)                                          |
| W14 | 2X WOOD STUD WALLS (REF. W14/A800 FOR SPECIFIC WALL TYPES)                                      |
| W15 | 1-HR RATED INTERIOR NON-LOAD BEARING WALL - STEEL STUDS (REF. W15/A800)                         |
| W16 | NON-RATED FURRED WALL - SINGLE METAL STUDS (REF. W16/A800)                                      |
| W17 | 3-HR RATED INTERIOR WALL AT PASSAGEWAY-STEEL STUDS (REF. W17/A800)                              |
| W18 | NON-RATED FURRED WALL - SINGLE WOOD STUDS (REF. W18/A800)                                       |
| W19 | 2-HR RATED EXTERIOR WALL - SINGLE WOOD STUDS (REF. W19/A800)                                    |
| W20 | 3-HR RATED FIRE WALL - AREA SPECIFICATION WALL WITH NON-RATED SINGLE WOOD STUDS (REF. W20/A801) |
| W21 | 2-HR RATED FIRE BARRIER - DOUBLE WOOD STUDS (REF. W21/A801)                                     |
| W22 | 2-HR RATED FIRE BARRIER - SINGLE WOOD STUDS (REF. W22/A801)                                     |
| W23 | 1-HR RATED FIRE PARTITION - STAGGERED WOOD STUDS (REF. W23/A801)                                |
| W24 | 1-HR RATED FIRE PARTITION - DOUBLE WOOD STUDS (REF. W24/A802)                                   |
| W25 | 1-HR RATED FIRE BARRIER - SINGLE WOOD STUDS (REF. W25/A802)                                     |
| W26 | 2-HR RATED EXTERIOR WALL W SIDING (REF. W26/A802)                                               |
| W27 | 3-HR RATED EXTERIOR WALL - DOUBLE WOOD STUDS W CEMENT PLASTER (REF. W27/A802)                   |

LOWER LEVEL BUILDING PLAN 3/32"=1'-0"

YK AMERICA GROUP  
9680 FLAIR DR.  
EL MONTE, CA 91731

POMONA RANCH MIXED-USE  
YK AMERICA GROUP, INC  
LOT 9 RANCHO CAMINO DRIVE  
POMONA, CA 91766

[illegible]

PROJECT NO: 18138,00

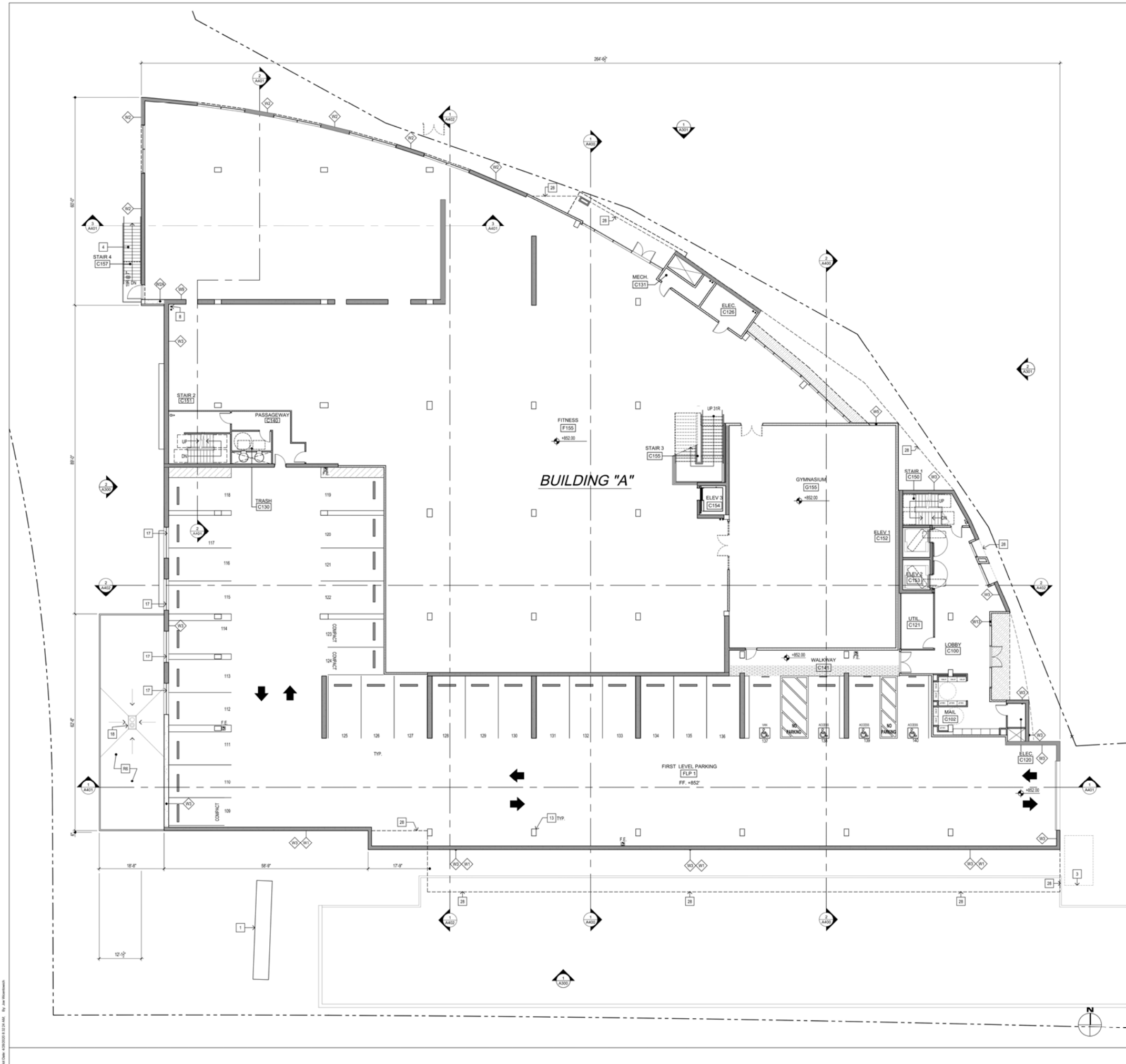
STAMP:

SHEET DESCRIPTION:

**LOWER LEVEL  
BUILDING PLAN**

AM-100





BUILDING PLAN NOTES

- |    |                                                                                                                                                 |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | EXISTING PYLON SIGN TO REMAIN.                                                                                                                  |
| 2  | CLASS I WET STANDPIPE. REFER TO CODE CLASSIFICATION NOTES. FIRE PROTECTION SYSTEM TO BE DESIGNED AND SUBMITTED BY OTHERS AS DEFERRED SUBMITTAL. |
| 3  | UNDERGROUND ELECTRICAL TRANSFORMER (REF. DRY UTILITIES)                                                                                         |
| 4  | EGRESS STEEL STAIR FROM 1st LEVEL. DEFERRED SUBMITTAL (REF. 1A1705)                                                                             |
| 5  | GAS METERS (REF. PLUMBING)                                                                                                                      |
| 6  | EXIT DISCHARGE BARRIER / GATE. MOUNTING POST PROVIDED BY STEEL STAIR MANUFACTURER. (REF. 4A1750)                                                |
| 7  | 3'-8" CLEAR STAIR LANDING (DASHED SQUARE)                                                                                                       |
| 8  | ROOF DRAIN AND OVERFLOW DRAIN                                                                                                                   |
| 9  | FUTURE DOOR (N.I.C.)                                                                                                                            |
| 10 | FUTURE STOREFRONT (N.I.C.)                                                                                                                      |
| 11 | FIXED ALUMINUM SHIP LADDER TO ROOF ACCESS HATCH (REF. 9A1852)                                                                                   |
| 12 | ROOF ACCESS HATCH (ABOVE) (REF. 12A1852)                                                                                                        |
| 13 | CAST IN PLACE CONCRETE COLUMN (REF. STRUCTURAL) AND DETAIL ( 21A1892 )                                                                          |
| 14 | TYPICAL PAINTED ARROW ON PAVEMENT (REF. 17A1880)                                                                                                |
| 15 | TYPICAL 3" WIDE PAINTED PARKING STRIPE ON PAVEMENT                                                                                              |
| 16 | LINE OF WALL ABOVE                                                                                                                              |
| 17 | METAL SCREEN (REF. 15A1880)                                                                                                                     |
| 18 | AREA DRAIN (REF. PLUMBING AND DET. 3A1861)                                                                                                      |
| 19 | TRASH CHUTE w. 90 MIN. FIRE RATED CHUTE ACCESS DOOR ASSEMBLY                                                                                    |
| 20 | RECYCLE CHUTE w. 90 MIN. FIRE RATED CHUTE ACCESS DOOR ASSEMBLY                                                                                  |
| 21 | TRUNCATED DOME WARNING STRIP (REF. 12/G300)                                                                                                     |
| 22 | 6'-2" WIDE CONCRETE WHEEL STOP                                                                                                                  |
| 23 | 42" HIGH GLASS AND METAL QUADRAL (REF. SHEET A860 FOR DETAILS)                                                                                  |
| 24 | TS STEEL STRUCTURAL COLUMN (REF. 20A1892)                                                                                                       |
| 25 | FINISH EXTERIOR HARDSCAPE/LANDSCAPE - (REF. LANDSCAPE) ON 3" MIN. CONCRETE TOPPING ON CONCRETE SLAB. SLOPE DOWN 2% MAX. (REF. 3A1851)           |
| 26 | 60 MIL TPO ROOFING (SLOPE TO DRAIN 3/8" PER FOOT MIN.)                                                                                          |
| 27 | LANDSCAPE (REF. LANDSCAPE) ON WATERPROOF SYSTEM ON ROOF SYSTEM (REF. 3A1852)                                                                    |
| 28 | LINE OF FLOOR / WALL BELOW                                                                                                                      |

### WALL ASSEMBLIES:

|     |                                                                                              |
|-----|----------------------------------------------------------------------------------------------|
| W1  | 3-HR RATED EXTERIOR WALL - 12" CONCRETE W DRAINAGE GRID (REF. W1A800)                        |
| W2  | 3-HR RATED EXTERIOR WALL - 12" CONCRETE W ADHERED CULTURED STONE VENEER (REF. W2A800)        |
| W3  | 3-HR RATED EXTERIOR WALL - 12" CONCRETE W CEMENT PLASTER FINISH (REF. W3A800)                |
| W4  | 1-HR RATED EXTERIOR WALL - STEEL STUDS W ADHERED CULTURED STONE VENEER (REF. W4A800)         |
| W5  | 3-HR RATED EXTERIOR WALL - 8" CMU W ADHERED CULTURED STONE VENEER (REF. W5A800)              |
| W6  | 3-HR INT. LOAD BEARING WALL - 8" REINFORCED C.I.P. CONCRETE ( REF. W6A800)                   |
| W7  | 3-HR INT. LOAD BEARING WALL - 12" REINFORCED C.I.P. CONCRETE ( REF. W7A800)                  |
| W8  | 3-HR INT. LOAD BEARING WALL - 14" REINFORCED C.I.P. CONCRETE ( REF. W8A800)                  |
| W9  | 3-HR INT. LOAD BEARING WALL - 16" REINFORCED C.I.P. CONCRETE ( REF. W9A800)                  |
| W10 | 3-HR RATED INTERIOR NON - LOAD BEARING WALL - 6" CMU (REF. W10A800)                          |
| W11 | 3-HR RATED INTERIOR LOAD BEARING WALL - 8" CMU (REF. W11A800)                                |
| W12 | NON-RATED EXTERIOR WALL - STEEL STUDS (REF. W12A800)                                         |
| W13 | 1-HR RATED EXTERIOR WALL - STEEL STUDS (REF. W13A800)                                        |
| W14 | 2X WOOD STUD (REF. W14A800 FOR SPECIFIC WALL TYPES)                                          |
| W15 | 1-HR RATED INTERIOR NON-LOAD BEARING WALL - STEEL STUDS (REF. W15A800)                       |
| W16 | NON-RATED FURRED WALL - SINGLE METAL STUDS (REF. W16A800)                                    |
| W17 | 2-HR RATED INTERIOR WALL AT PASSAGEWAY - STEEL STUDS (REF. W17A800)                          |
| W18 | NON-RATED FURRED WALL - SINGLE WOOD STUDS (REF. W18A800)                                     |
| W19 | 2-HR RATED EXTERIOR WALL - SINGLE WOOD STUDS (REF. W19A800)                                  |
| W20 | 3-HR RATED FIRE WALL - AREA SEPARATION WALL WITH NON-RATED SINGLE WOOD STUDS (REF. W20A1801) |
| W21 | 2-HR RATED FIRE BARRIER - DOUBLE WOOD STUDS (REF. W21A801)                                   |
| W22 | 2-HR RATED FIRE BARRIER - SINGLE WOOD STUDS (REF. W22A801)                                   |
| W23 | 1-HR RATED FIRE PARTITION - STAGGERED WOOD STUDS (REF. W23A801)                              |
| W24 | 1-HR RATED FIRE PARTITION - DOUBLE WOOD STUDS (REF. W24A802)                                 |
| W25 | 1-HR RATED FIRE BARRIER - SINGLE WOOD STUDS (REF. W25A802)                                   |
| W26 | 2-HR RATED EXTERIOR WALL W SIDING (REF. W26A802)                                             |
| W27 | 2-HR RATED EXTERIOR WALL - DOUBLE WOOD STUDS W CEMENT PLASTER (REF. W27A802)                 |

**DANIELIAN**  
architects ■ planners  
60 Corporate Park | Irvine | CA 92606  
[www.danielian.com](http://www.danielian.com) | office 949.474.6030

© DANIELIAN ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF DANIELIAN ASSOCIATES.

YK AMERICA GROUP  
9680 FLAIR DR.  
EL MONTE, CA 91731

PROJECT NAME: \_\_\_\_\_

POMONA RANCH MIXED-USE  
YK AMERICA GROUP, INC  
LOT 9 RANCHO CAMINO DRIVE  
POMONA, CA 91766

ISSUE

---

PLANNING DIVISION REVIEW  
REF. NO. MAJSDP-013631-2020

[illegible]

PROJECT NO: 18138.00

STAMP:

SHEET DESCRIPTION:

**FIRST FLOOR  
BUILDING PLAN**

SHEET NO: \_\_\_\_\_

FIRST FLOOR BUILDING PLAN    3/32"=1'-0"    1

AM-101







### WALL ASSEMBLIES:

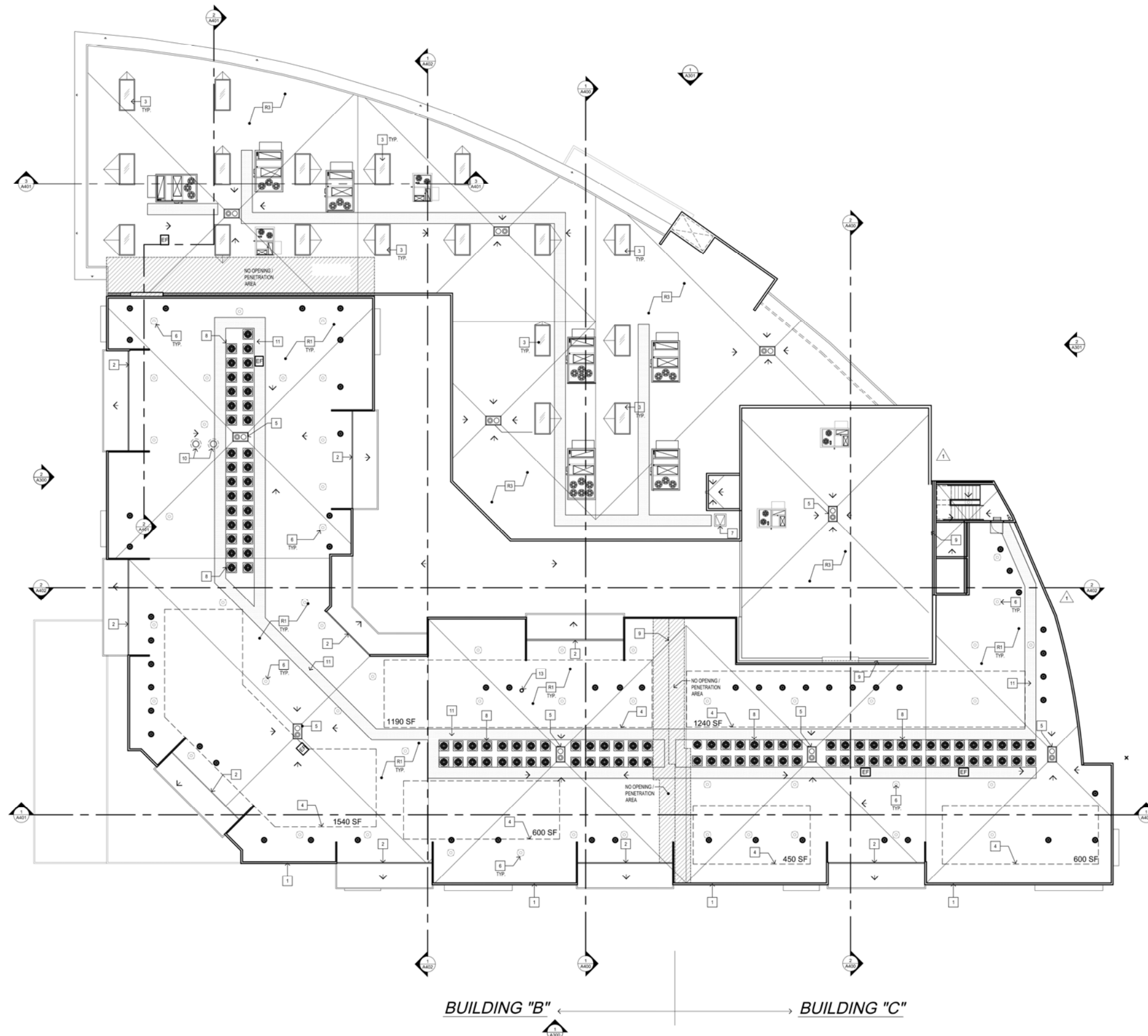
|     |                                                                                               |
|-----|-----------------------------------------------------------------------------------------------|
| W1  | 3-HR RATED EXTERIOR WALL - 12" CONCRETE W DRAINAGE GRID (REF. W1/A800)                        |
| W2  | 3-HR RATED EXTERIOR WALL - 12" CONCRETE W ADHERED CULTURED STONE VENEER (REF. W2/A800)        |
| W3  | 3-HR RATED EXTERIOR WALL - 12" CONCRETE W CEMENT PLASTER FINISH (REF. W3/A800)                |
| W4  | 1-HR RATED EXTERIOR WALL - STEEL STUDS W ADHERED CULTURED STONE VENEER (REF. W4/A800)         |
| W5  | 3-HR RATED EXTERIOR WALL - 8" CMU W ADHERED CULTURED STONE VENEER (REF. W5/A800)              |
| W6  | 3-HR INT. LOAD BEARING WALL - 8" REINFORCED C.I.P. CONCRETE (REF. W6/A800)                    |
| W7  | 3-HR INT. LOAD BEARING WALL - 12" REINFORCED C.I.P. CONCRETE (REF. W7/A800)                   |
| W8  | 3-HR INT. LOAD BEARING WALL - 14" REINFORCED C.I.P. CONCRETE (REF. W8/A800)                   |
| W9  | 3-HR INT. LOAD BEARING WALL - 16" REINFORCED C.I.P. CONCRETE (REF. W9/A800)                   |
| W10 | 3-HR RATED INTERIOR NON - LOAD BEARING WALL - 6" CMU (REF. W10/A800)                          |
| W11 | 3-HR RATED INTERIOR LOAD BEARING WALL - 8" CMU (REF. W11/A800)                                |
| W12 | NON-RATED EXTERIOR WALL - STEEL STUDS (REF. W12/A800)                                         |
| W13 | 1-HR RATED EXTERIOR WALL - STEEL STUDS (REF. W13/A800)                                        |
| W14 | 2X WOOD STUD WALLS (REF. W14/A800 FOR SPECIFIC WALL TYPES)                                    |
| W15 | 1-HR RATED INTERIOR NON-LOAD BEARING WALL - STEEL STUDS (REF. W15/A800)                       |
| W16 | NON-RATED FURRED WALL - SINGLE METAL STUDS (REF. W16/A800)                                    |
| W17 | NON-RATED INTERIOR WALL AT PASSAGEWAY - STEEL STUDS (REF. W17/A800)                           |
| W18 | NON-RATED FURRED WALL - SINGLE WOOD STUDS (REF. W18/A800)                                     |
| W19 | 2-HR RATED EXTERIOR WALL - SINGLE WOOD STUDS (REF. W19/A800)                                  |
| W20 | 3-HR RATED FIRE WALL - AREA SEPARATION WALL WITH NON-RATED SINGLE WOOD STUDS (REF. W20/A1001) |
| W21 | 3-HR RATED FIRE BARRIER - DOUBLE WOOD STUDS (REF. W21/A801)                                   |
| W22 | 2-HR RATED FIRE BARRIER - SINGLE WOOD STUDS (REF. W22/A801)                                   |
| W23 | 1-HR RATED FIRE PARTITION - STAGGERED WOOD STUDS (REF. W23/A801)                              |
| W24 | 1-HR RATED FIRE PARTITION - DOUBLE WOOD STUDS (REF. W24/A802)                                 |
| W25 | 1-HR RATED FIRE BARRIER - SINGLE WOOD STUDS (REF. W25/A802)                                   |
| W26 | 2-HR RATED EXTERIOR WALL W SIDING (REF. W26/A802)                                             |
| W27 | 2-HR RATED EXTERIOR WALL - DOUBLE WOOD STUDS W CEMENT PLASTER (REF. W27/A802)                 |

POMONA RANCH MIXED-USE  
YK AMERICA GROUP, INC  
LOT 9 RANCHO CAMINO DRIVE  
POMONA, CA 91766

[illegible]

SHEET NO: \_\_\_\_\_

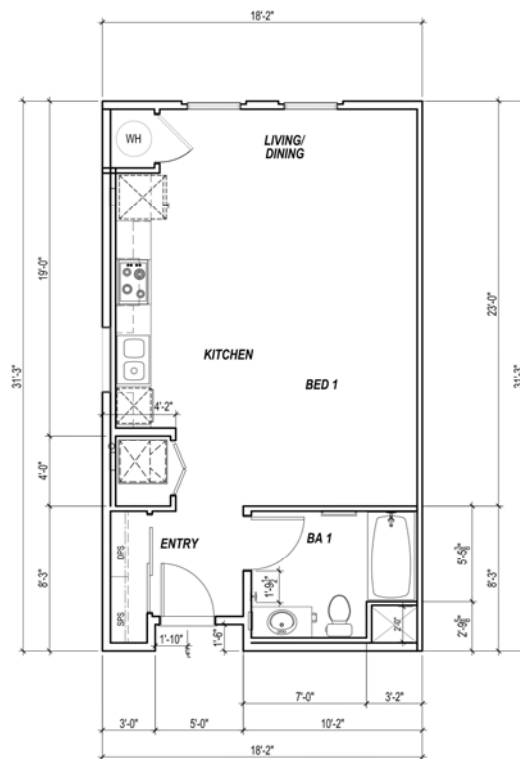




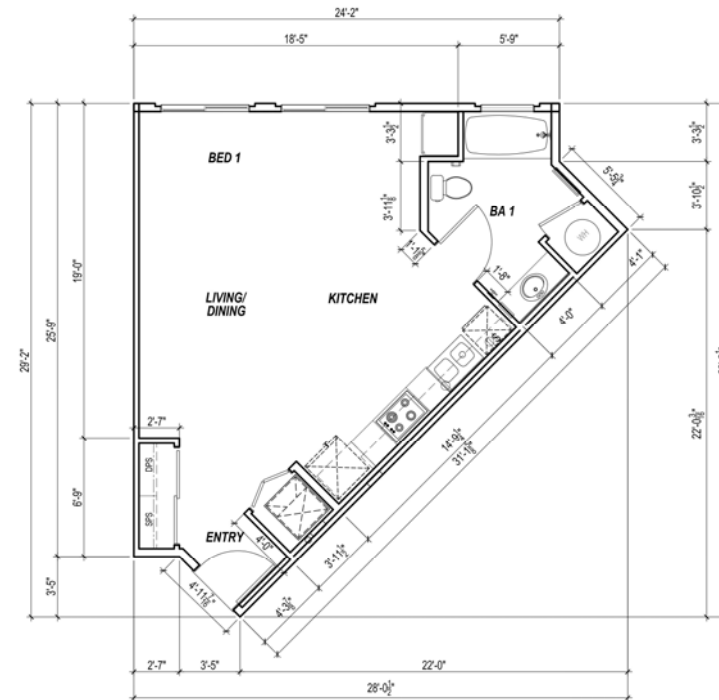
### ROOF PLAN KEY NOTES

ROOF PLAN | 3/32"=1'-0" | 1

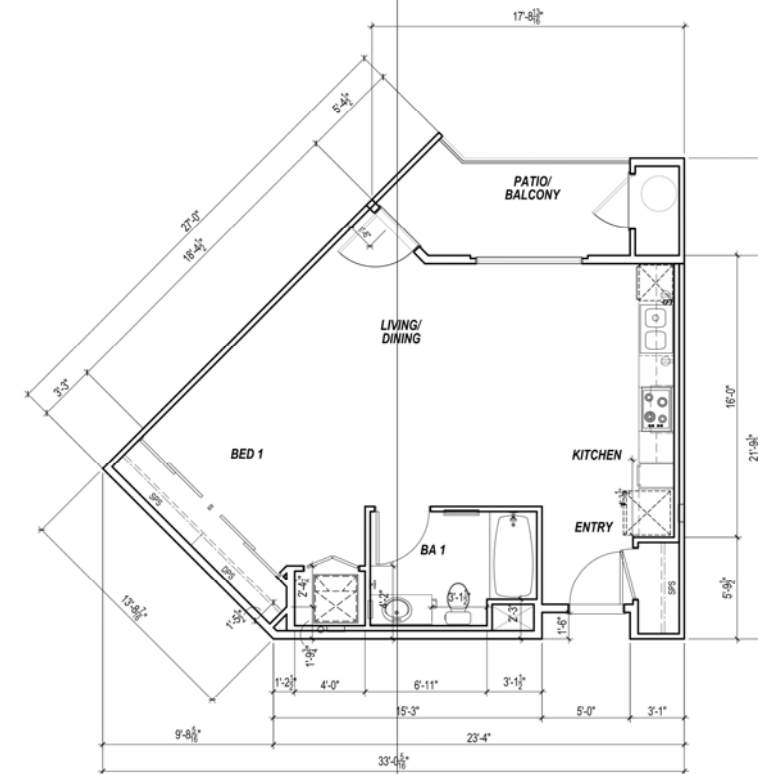




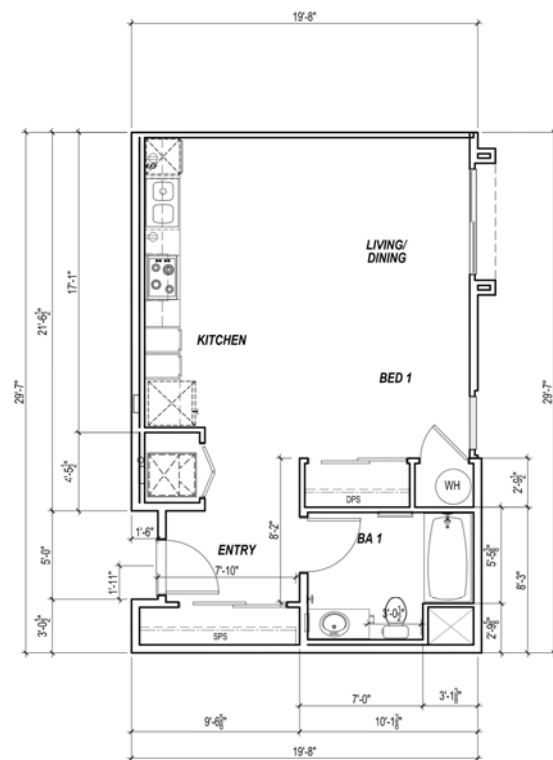
|              |            |   |
|--------------|------------|---|
| UNIT S1 PLAN | 1/4"=1'-0" | 1 |
|--------------|------------|---|



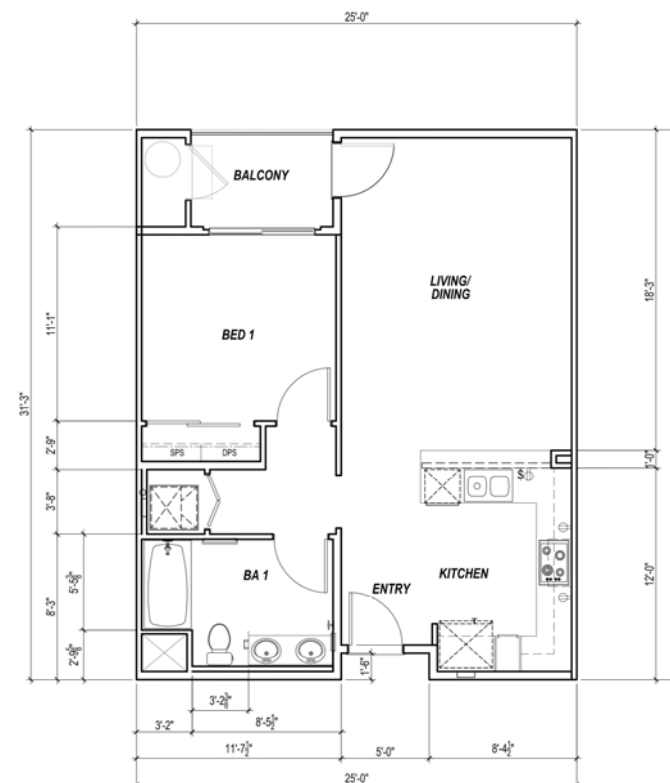
|              |            |   |
|--------------|------------|---|
| UNIT S2 PLAN | 1/4"=1'-0" | 2 |
|--------------|------------|---|



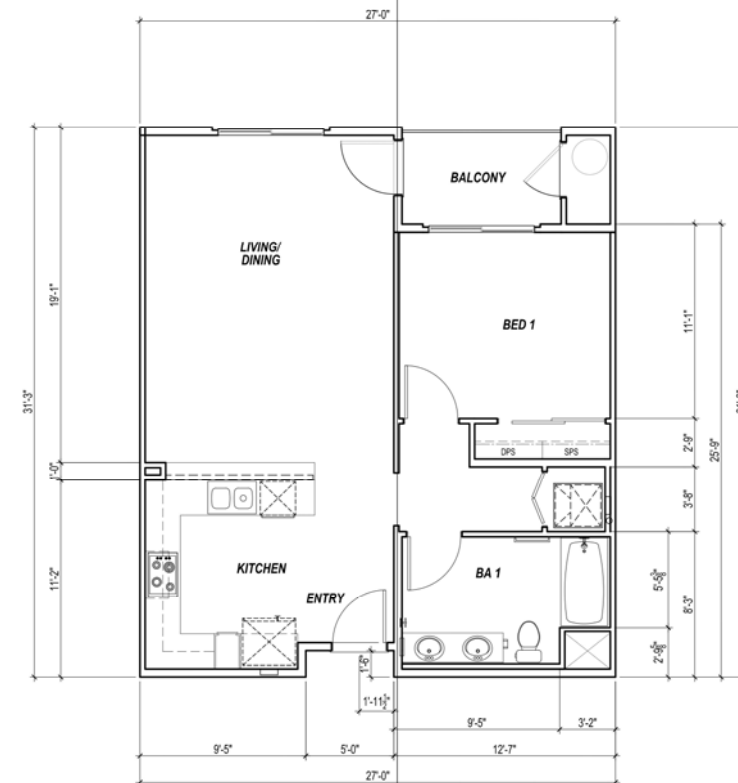
|              |            |   |
|--------------|------------|---|
| UNIT S3 PLAN | 1/4"=1'-0" | 3 |
|--------------|------------|---|



|              |            |   |
|--------------|------------|---|
| UNIT S4 PLAN | 1/4"=1'-0" | 4 |
|--------------|------------|---|



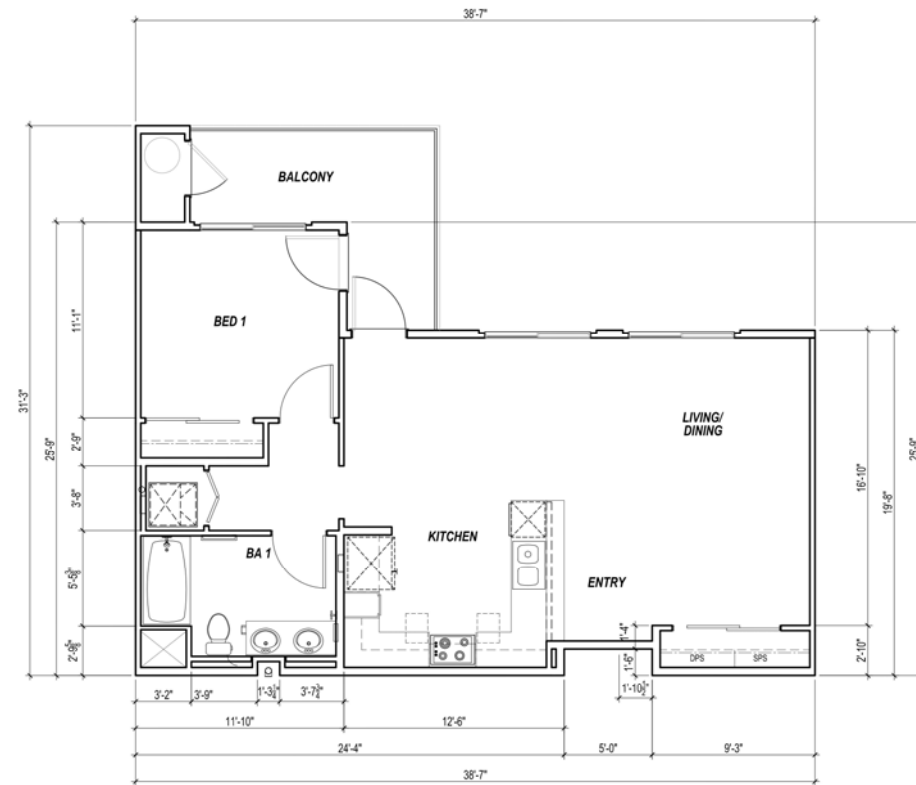
|              |            |   |
|--------------|------------|---|
| UNIT A1 PLAN | 1/4"=1'-0" | 5 |
|--------------|------------|---|



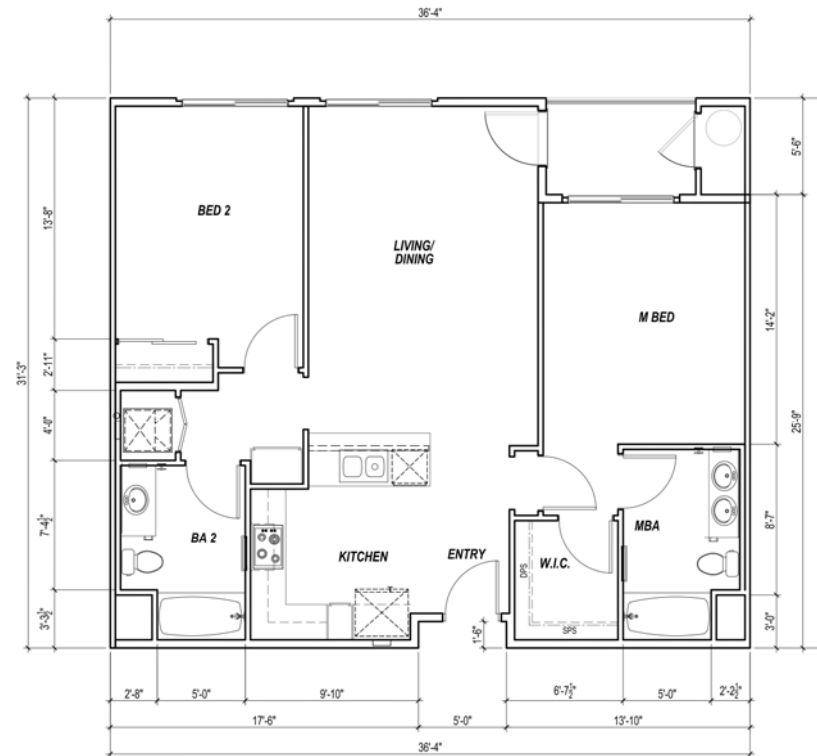
|              |            |   |
|--------------|------------|---|
| UNIT A2 PLAN | 1/4"=1'-0" | 6 |
|--------------|------------|---|

[illegible]

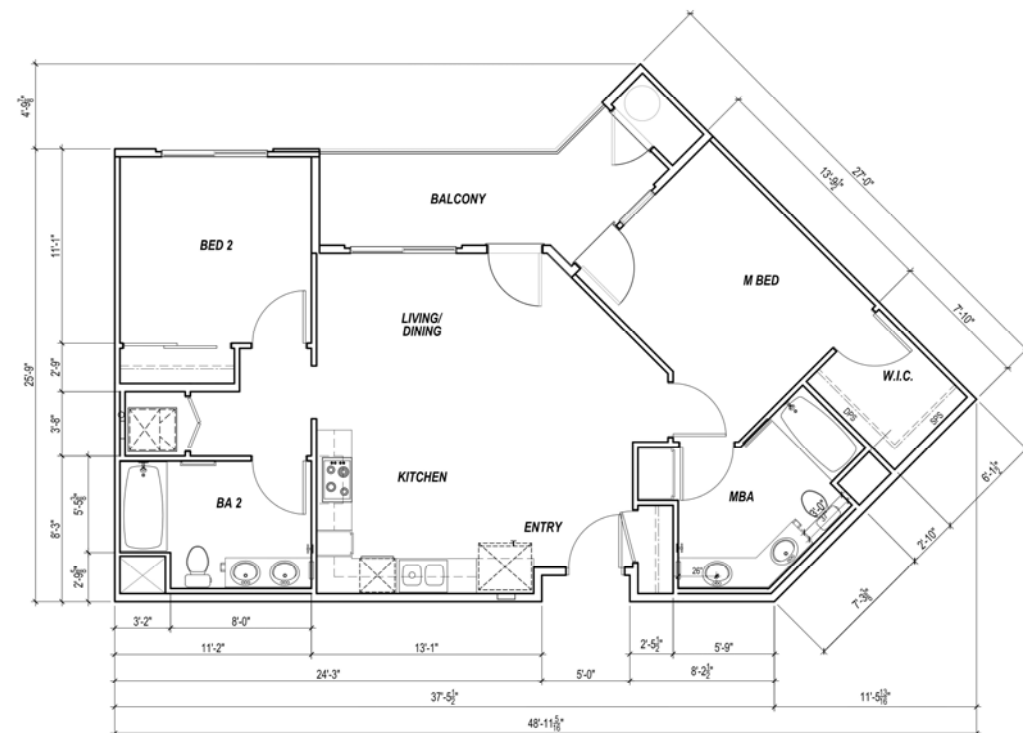




|              |            |   |
|--------------|------------|---|
| UNIT A3 PLAN | 1/4"=1'-0" | 1 |
|--------------|------------|---|



|              |            |   |
|--------------|------------|---|
| UNIT B1 PLAN | 1/4"=1'-0" | 2 |
|--------------|------------|---|



|              |            |   |
|--------------|------------|---|
| UNIT B2 PLAN | 1/4"=1'-0" | 3 |
|--------------|------------|---|

[illegible]

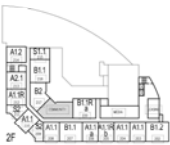




|            |   |
|------------|---|
| 1/4"=1'-0" | 1 |
|------------|---|



|            |   |
|------------|---|
| 1/4"=1'-0" | 2 |
|------------|---|

AM-203

|            |   |
|------------|---|
| 1/4"=1'-0" | 3 |
|------------|---|









- AM-302





**SHEET DESCRIPTION:**

**BUILDING  
ELEVATIONS**

SHEET NO.

AM-303

YK AMERICA GROUP  
9680 FLAIR DR.  
EL MONTE, CA 91731

PROJECT NAME

POMONA RANCH MIXED-USE  
YK AMERICA GROUP, INC  
LOT 9 RANCHO CAMINO DRIVE  
POMONA, CA 91766

ISSN

PLANNING DIVISION REVIEW  
REF. NO. MAJSCP-013631-20

PROJECT NO: 18138.0

STAMP







# POMONA HYATT PLACE & HYATT HOUSE / POMONA RANCH MIXED-USE

Preliminary Landscape Plan (Overall)

## PLANT SCHEDULE

| TREES         | BOTANICAL / COMMON NAME                                        | CONT    | WUCOLS   | QTY |
|---------------|----------------------------------------------------------------|---------|----------|-----|
| ACACIA        | ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF ACACIA                 | 24"BOX  | LOW      | 6   |
| ACACIA        | ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF ACACIA                 | 36"BOX  | LOW      | 3   |
| ACACIA        | ACACIA STENOPHYLLA SHOESTRING ACACIA                           | 24"BOX  | LOW      | 12  |
| ACACIA        | ACACIA STENOPHYLLA SHOESTRING ACACIA                           | 36" BOX | LOW      | 5   |
| AFROCARPUS    | AFROCARPUS GRACILIOR AFRICAN FERN PINE                         | 36"BOX  | MODERATE | 19  |
| AFROCARPUS    | AFROCARPUS GRACILIOR AFRICAN FERN PINE                         | 48"BOX  | MODERATE | 10  |
| ALBIZIA       | ALBIZIA JULIBRISIN SILK TREE                                   | 48" BOX | LOW      | 2   |
| ALOE          | ALOE BARBERAE TREE ALOE                                        | N/A     | LOW      | 6   |
| BAU L15       | BAUHINIA LUNARIODES TEXASPLUME                                 | 15 GAL  | LOW      | 16  |
| CERCIS        | CERCIS OCCIDENTALIS WESTERN REDBUD                             | 24"BOX  | LOW      | 6   |
| CHAMAEROPS    | CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM                      | N/A     | LOW      | 2   |
| CHLOPSIS      | CHLOPSIS LINEARIS DESERT WILLOW                                | 24"BOX  | LOW      | 18  |
| CITRUS        | CITRUS SINENSIS 'WASHINGTON' WASHINGTON NAVEL ORANGE           | N/A     | MODERATE | 4   |
| CUPANIOPSIS   | CUPANIOPSIS ANACARDIOIDES CARROT WOOD                          | 36"BOX  | MODERATE | 2   |
| CUPRESSUS     | CUPRESSUS SEMPERVIRENS 'TINY TOWER' TINY TOWER ITALIAN CYPRESS | 24"BOX  | LOW      | 24  |
| ELAEOCARPUS   | ELAEOCARPUS DECIPIENS 'MONPROUD' JAPANESE BLUEBERRY TREE DWARF | 15 GAL  | MODERATE | 27  |
| ERIOBOTRYA    | ERIOBOTRYA 'COPPERTONE' COPPERTONE LOQUAT                      | 36"BOX  | MODERATE | 9   |
| ERIOBOTRYA    | ERIOBOTRYA 'COPPERTONE' COPPERTONE LOQUAT                      | 36"BOX  | MODERATE | 3   |
| GEUJERA       | GEUJERA PARVIFLORA AUSTRALIAN WILLOW                           | 36"BOX  | MODERATE | 2   |
| MAGNOLIA      | MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA      | 24"BOX  | MODERATE | 13  |
| PARKINSONIA   | PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE         | 24"BOX  | LOW      | 3   |
| PARKINSONIA   | PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE         | 48"BOX  | LOW      | 1   |
| PHOENIX       | PHOENIX DACTYLIFERA 'DEGLET NOOR' DATE PALM                    | 24" BTH | LOW      | 15  |
| PINUS         | PINUS CANARIENSIS CANARY ISLAND PINE                           | 24"BOX  | MODERATE | 9   |
| PINUS         | PINUS CANARIENSIS CANARY ISLAND PINE                           | 36" BOX | MODERATE | 3   |
| PINUS         | PINUS ELADICA AFGHAN PINE                                      | 24"BOX  | LOW      | 47  |
| PINUS         | PINUS ELADICA AFGHAN PINE                                      | 36"BOX  | LOW      | 2   |
| PROSOPIS      | PROSOPIS ALBA THORNLESS ARGENTINE MESQUITE                     | 24" BOX | LOW      | 3   |
| PROSOPIS      | PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE                  | 36" BOX | LOW      | 8   |
| TRISTANIA     | TRISTANIA CONFERTA BRISBANE BOX                                | 24"BOX  | MODERATE | 11  |
| X CHITALPA    | X CHITALPA TASHKENTENSIS CHITALPA                              | 24"BOX  | LOW      | 5   |
| VINE/ESPAUER  | BOTANICAL / COMMON NAME                                        | CONT    | WUCOLS   | QTY |
| BOUGAINVILLEA | BOUGAINVILLEA X 'SAN DIEGO RED' BOUGAINVILLEA                  | 5 GAL   | LOW      | 30  |
| DISTICTIS     | DISTICTIS BUCCINATORIA BLOOD RED TRUMPET VINE                  | 15 GAL  | MODERATE | 17  |

NOTE:  
1. ALL PLANTING AREAS TO RECEIVE A 2" LAYER OF BARK MULCH.  
2. A VARIANCE WILL NEED TO BE SOUGHT FOR SHADING 40% OF THE PARKING LOT AREA DUE TO LANDFILL RESTRICTIONS.



STAMP

PLAN CHECK NO. :

PROJECT:  
POMONA  
HYATT PLACE &  
HYATT HOUSE /  
POMONA RANCH  
MIXED-USE  
LOT 9  
RANCHO CAMINO DRIVE  
POMONA, CA 91766  
OWNER:  
PRBC9 LLP  
c/o YK AMERICA GROUP, INC.  
9680 FLAIR DRIVE  
EL MONTE, CA 91731  
(626) 444-6668 TEL.

SHEET CONTENTS  
NOT FOR BID OR  
CONSTRUCTION  
ISSUE  
PLANNING DIVISION REVIEW

SUBMITTALS / REVISIONS  
1ST SUBMITTAL - Apr. 29, 20  
2ND SUBMITTAL - Apr. 29, 20

PROJECT NUMBER  
17143 & 18108  
SHEET NUMBER

PRINTED: APR. 29, 20

L1







AN CHECK NO. :

SUBJECT:  
 DOMONA  
 YATT PLACE &  
 YATT HOUSE /  
 DOMONA RANCH  
 MIXED-USE  
 LOT 9  
 RANCHO CAMINO DRIVE  
 DOMONA, CA 91766  
 OWNER:  
 RBC9 LLP  
 RYK AMERICA GROUP, INC.  
 80 FLAIR DRIVE  
 MONTE, CA 91731  
 (26) 444-6668 TEL.

MEET CONTENTS  
NOT FOR BID OR  
CONSTRUCTION

---

ISSUE  
PLANNING DIVISION REVIEW

---

SUBMITTALS / REVISIONS

---

FIRST SUBMITTAL - Apr. 29, 20

---

SECOND SUBMITTAL - Apr. 29, 20

|                |             |
|----------------|-------------|
| PROJECT NUMBER | 143 & 18108 |
| SHEET NUMBER   |             |

PRINTED: APR. 29, 20

*Preliminary Landscape Plan (Pomona Hyatt Place & Hyatt House Enlargement)*

## L2

[illegible]



STAMP

PLAN CHECK No. :

**PROJECT:**  
 POMONA  
 HYATT PLACE &  
 HYATT HOUSE /  
 POMONA RANCH  
 MIXED-USE  
  
**LOT 9**  
 RANCHO CAMINO DRIVE  
 POMONA, CA 91766  
  
**OWNER:**  
 PRBC9 LLP  
 c/o YK AMERICA GROUP, INC  
 9680 FLAIR DRIVE  
 EL MONTE, CA 91731  
 (626) 444-6668 TEL.

**SHEET CONTENTS**  
 NOT FOR BID OR  
 CONSTRUCTION

ISSUE

PLANNING DIVISION REVIEW

SUBMITTALS / REVISIONS

1ST SUBMITTAL - Apr. 29, 20

2ND SUBMITTAL - Apr. 29, 20

PROJECT NUMBER  
 17143 & 18108

SHEET NUMBER

PRINTED: APR. 29, 20



# POMONA HYATT PLACE & HYATT HOUSE / POMONA RANCH MIXED-USE

Preliminary Landscape Plan (Pomona Ranch Mixed-Use Enlargement)