

MISSION APARTMENTS

1225-1227 WEST MISSION BLVD. POMONA, CA 91766

PROJECT SUMMARY

LOT AREA = 8,625 SQ.FT.
 ZONE = CORRIDOR SPECIFIC PLAN
 PUBLIC TRANSPORTATION AVAILABLE
 13 PARKING INCLUDING TWO ADA PARKING STALLS

CONDITIONS OF APPROVAL:

PER POMONA PUBLIC WORKS DEPARTMENT.

• IF APARTMENTS NOT CONDOS ARE PROPOSED, A SUBDIVISION MAP WOULD NO LONGER BE NEEDED, BUT A LOT MERGER WILL. THE ALLEY 3' DEDICATION REQUIREMENT IS MAINTAINED (IT IS CALLED OUT ON THE PLAN).

• MISSION (P) LANDSCAPING DOES NOT COMPLY W_PCSP REQUIREMENTS ("MIDTOWN BOULEVARD").

• WATER – IF A 2" WM IS SUFFICIENT (MUST BE CONFIRMED BY WRD), IT CAN BE INSTALLED IN THE SIDEWALK AREA, AS PROPOSED, BUT THE 6" DCDA (FIRE SERVICE) IS A LARGE PIECE OF EQUIPMENT, INSTALLED ABOVE GROUND, ON PRIVATE PROPERTY (NOT IN THE PUBLIC R/W) AND WITHIN A 15' WIDE X 10' DEEP EASEMENT. THEY MUST MAKE ROOM FOR IT ONSITE (THAT MAY TRIGGER FURTHER CHANGES). THE PROPOSED DCDA PLACEMENT IS REJECTED.

• STREET LIGHTS - TO ADDRESS SITE ACCESS SAFETY AND REQUIRED CITY STANDARD UPGRADES, A LIGHTING ANALYSIS MUST BE PREPARED AND SUBMITTED TO THE PW DEPARTMENT FOR REVIEW AND APPROVAL. THE STUDY AREA WILL BE ALONG MISSION BOULEVARD, BETWEEN MYRTLE AND BUENA VISTA AVENUES, TO ENSURE THE ROADWAY ILLUMINATION DESIGN MEETS THE IES RP-8 REQUIREMENTS; THE OWNER IS RESPONSIBLE FOR THE COMPLIANCE (DESIGN & INSTALLATION) WITH ALL MITIGATION MEASURES, INCLUDING ALL UPGRADES TO LED LUMINAIRES, ALONG THE PROPERTY FRONTAGE.

• ALLEY PAVING
 O GRIND AND O/L ALONG THE PROPERTY ALLEY FRONTAGE AND OVER THE ENTIRE ALLEY WIDTH.

O THE PROJECT IS REQUIRED TO PREPARE A STREET IMPROVEMENT PLAN SHOWING THE RECONSTRUCTION OF THE EXISTING ALLEY LOCATED NORTH OF MISSION BL., BETWEEN MYRTLE AND BUENA VISTA AVENUE, IN COMPLIANCE WITH THE CITY STANDARDS. THE PLAN MUST BE REVIEWED AND APPROVED BY PW; PW PLAN CHECK FEES WILL APPLY. THE RECONSTRUCTION OF THE ALLEY WILL NOT BE REQUIRED AS PART OF THE PROJECT CONDITIONS OF APPROVAL.

NOTE:

CONDITIONS OF APPROVAL IS SUBJECT TO DISCUSSION & NEGOTIATION WITH CITY

PARKING SUMMARY PER DENSITY BONUS LAW

UNIT TYPE	PARKING REQUIRED PER DWELLING UNIT	NO. OF UNITS	PARKING REQUIRED	PARKING PROVIDED
A	1	12	12	
B	1.5	3	4.5	
TOTAL			16.5	13

UNIT TYPE SUMMARY

UNIT TYPE	BD RM	NO. OF UNITS LEVEL 2	NO. OF UNITS LEVEL 3	NO. OF UNITS LEVEL 4	TOTAL NO. OF UNITS
A	1 BD RM	4	4	4	12
B	2 BD RM	1	1	1	3
TOTAL		5	5	5	15

** 2 UNITS SHALL BE ALLOCATED AS AFFORDABLE UNITS

UNIT TYPE AREA SUMMARY

UNIT TYPE	BD RM	UNIT SQ. FT.	PATIO SQ. FT.	TOTAL UNIT SQ. FT.	TOTAL PATIO SQ. FT.
A	1 BD RM	603 SQ. FT.	77 SQ. FT.	7,236 SQ. FT.	924 SQ. FT.
B	2 BD RM	1,055 SQ. FT.	97 SQ. FT.	3,165 SQ. FT.	1,164 SQ. FT.
TOTAL				10,401 SQ. FT.	2,088 SQ. FT.

OPEN AREA SUMMARY

REQUIRED OPEN SPACE				
NO OF UNITS	TOTAL PRIVATE OPEN SPACE REQUIRED (60 SQ. FT. MIN PER UNIT)	TOTAL PRIVATE OPEN PROVIDED	PUBLIC OPEN SPACE REQUIRED FOR 20 OR MORE UNITS	PUBLIC OPEN SPACE PROVIDED (150 SQ. FT. MIN. PER UNIT (ROOF GARDEN))
15	900 SQ. FT.	2,088 SQ. FT.	N/A	2,290 SQ.FT.

TOTAL FLOOR AREA

1ST FLOOR	498 SQ. FT.
2ND FLOOR	5,290 SQ. FT.
3RD FLOOR	5,290 SQ. FT.
4TH FLOOR	5,290 SQ. FT.
ROOF GARDEN	2,290 SQ. FT.
TOTAL	18,658 SQ. FT.

PROJECT ADDRESS 1225 TO 1227 W. MISSION BLVD (APN 8348-016-044).

ZONE POMONA CORRIDORS SPECIFIC PLAN MIDTOWN SEGMENT

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SHEET INDEX

A000 COVER SHEET & INDEX
 A001 PERSPECTIVE
 A002 PERSPECTIVE
 A003 PERSPECTIVE
 A100 SITE PLAN / FIRST FLOOR PLAN
 A101 SECOND FLOOR
 A102 THIRD FLOOR
 A103 FOURTH FLOOR
 A104 ROOF
 A200 UNIT PLANS
 A300 BUILDING ELEVATION SOUTH
 A301 BUILDING ELEVATION EAST
 A302 BUILDING ELEVATION NORTH
 A303 BUILDING ELEVATION WEST

C-1 DEMOLITION PLAN
 C-2 GRADING AND WET UTILITY PLAN
 L100 LANDSCAPE PLAN GROUND LEVEL
 L200 LANDSCAPE PLAN ROOF GARDEN



APPROVED
 By Lynda Lara Ramos at 9:58 am, Nov 28, 2023



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COVER SHEET & INDEX

A000

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MISSION APARMENTS
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PERSPECTIVE

A001



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MISSION APARMENTS
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PERSPECTIVE

A002



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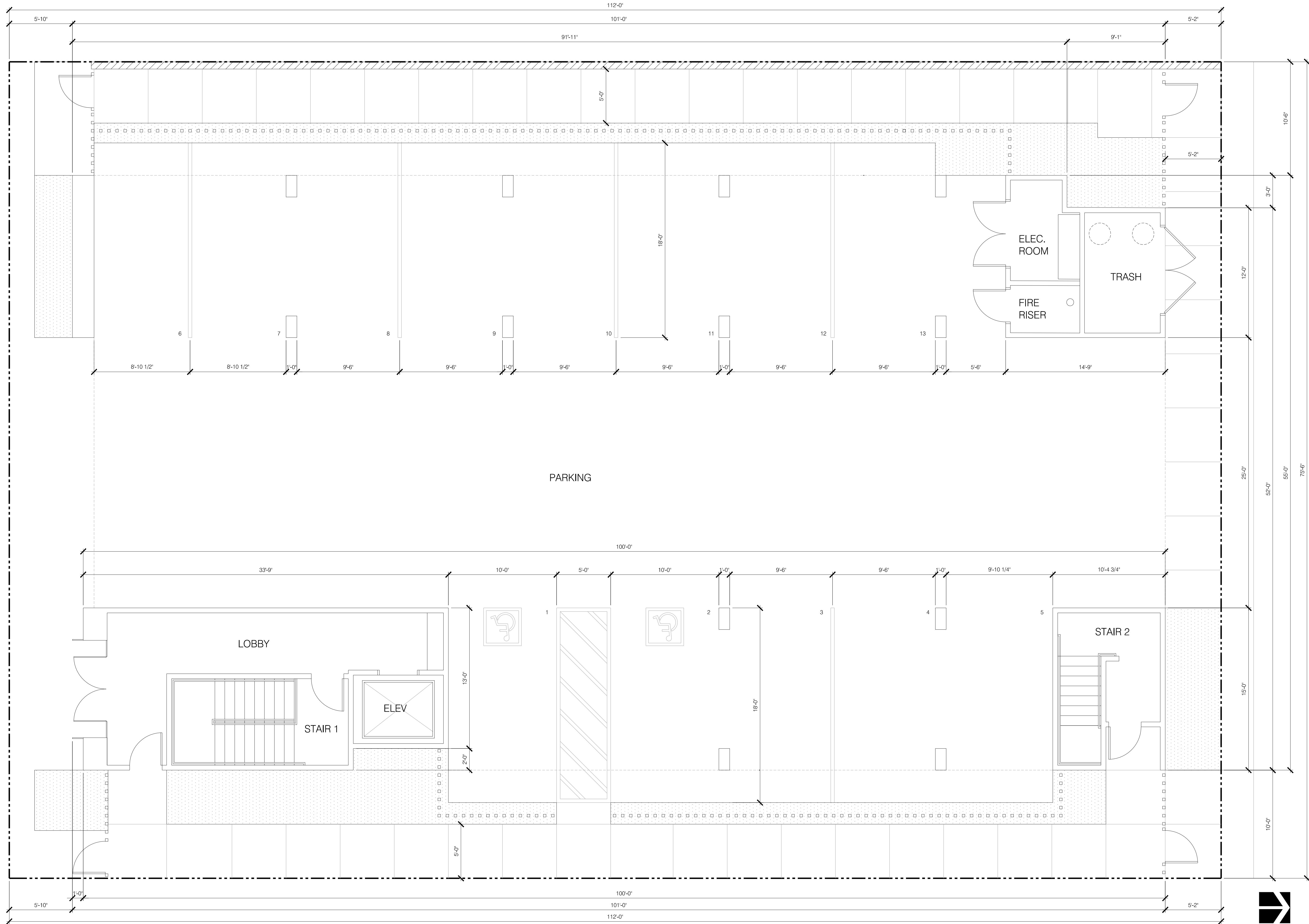


MISSION APARMENTS
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PERSPECTIVE

A003

MISSION BLVD



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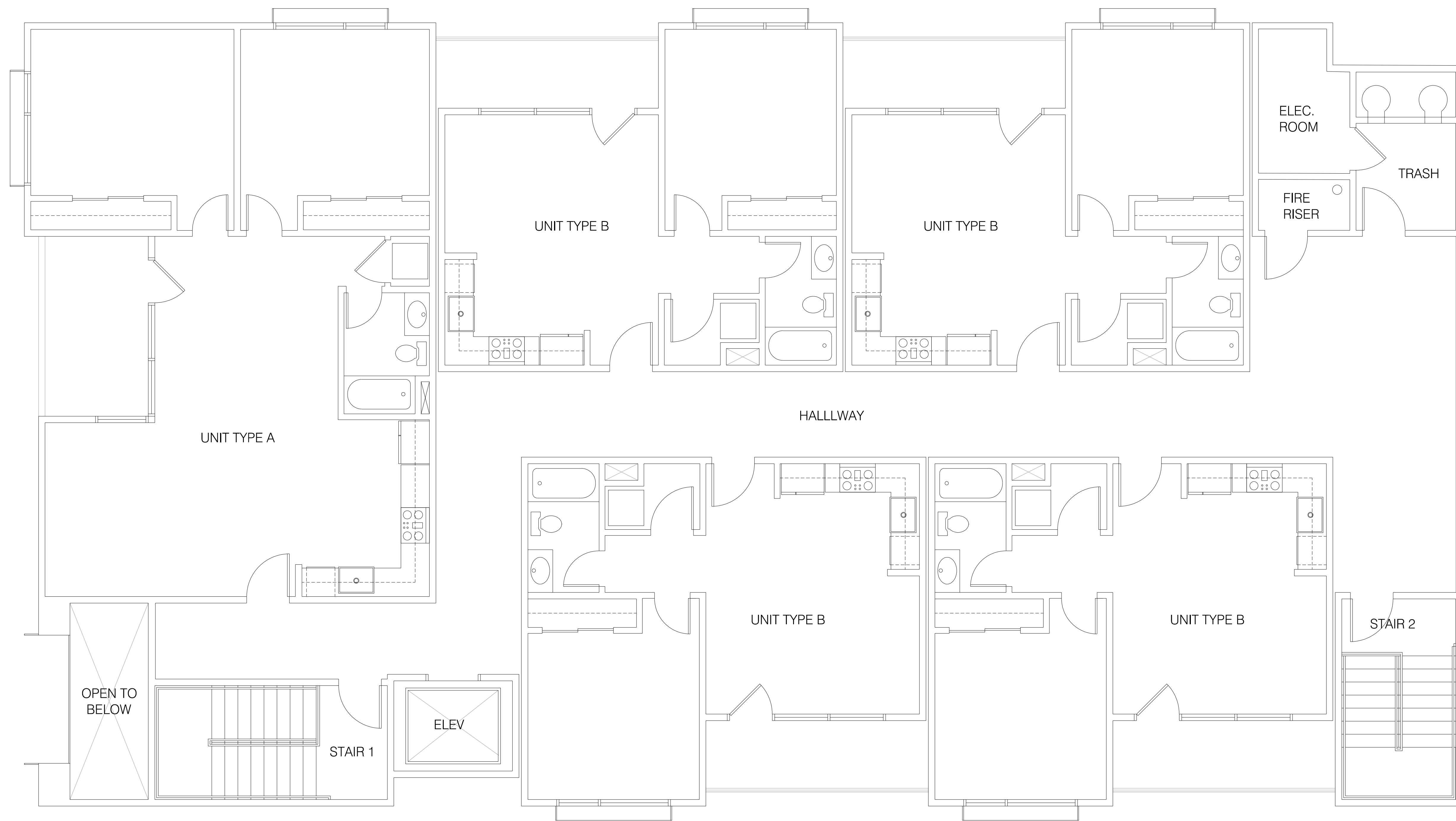


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1ST FLOOR / SITE PLAN

A100

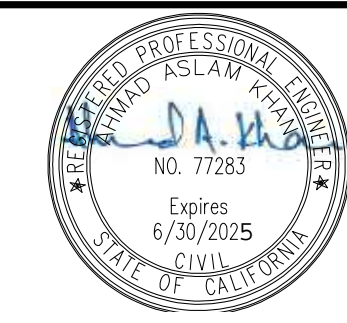


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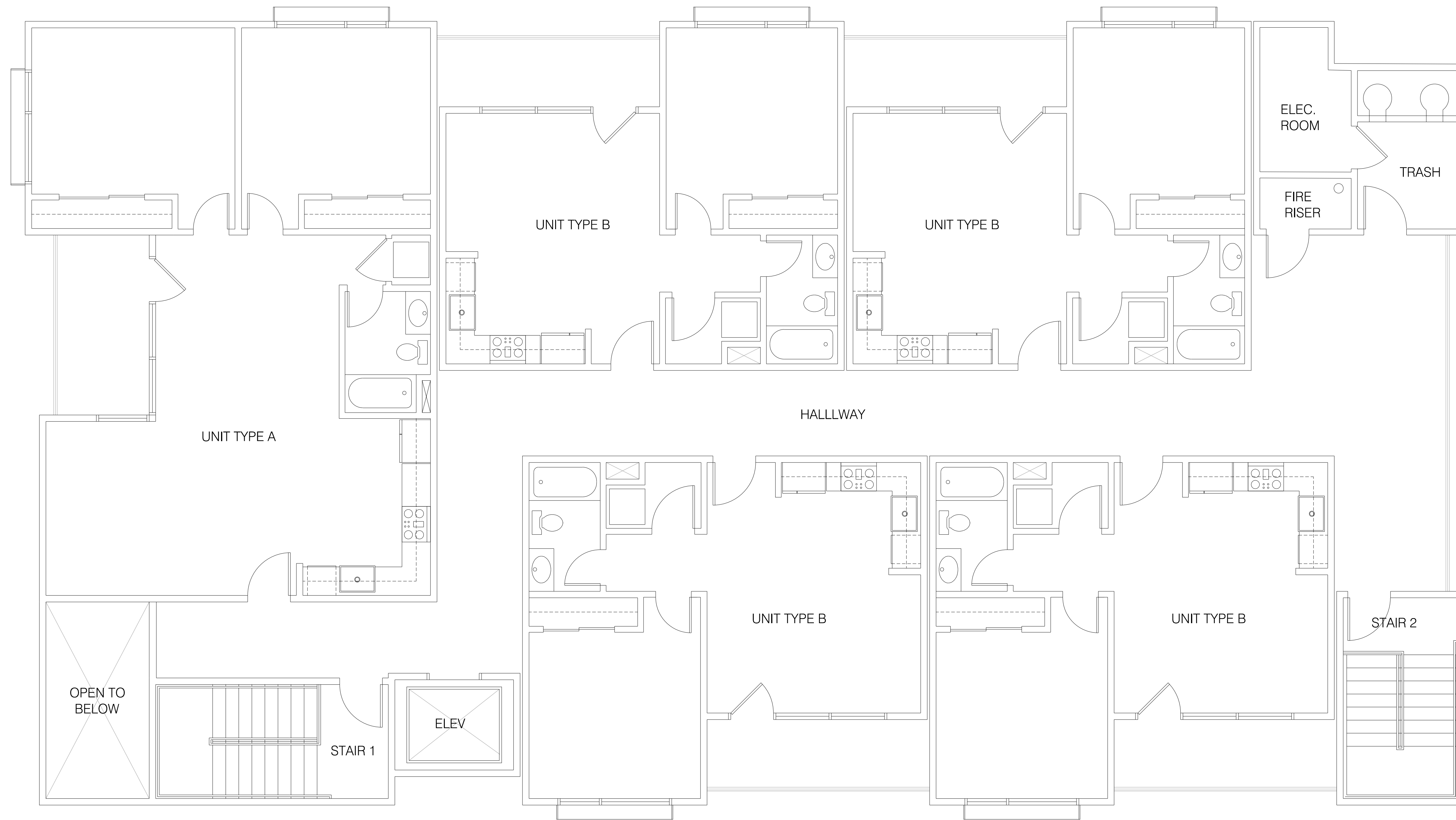
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SECOND FLOOR

A101



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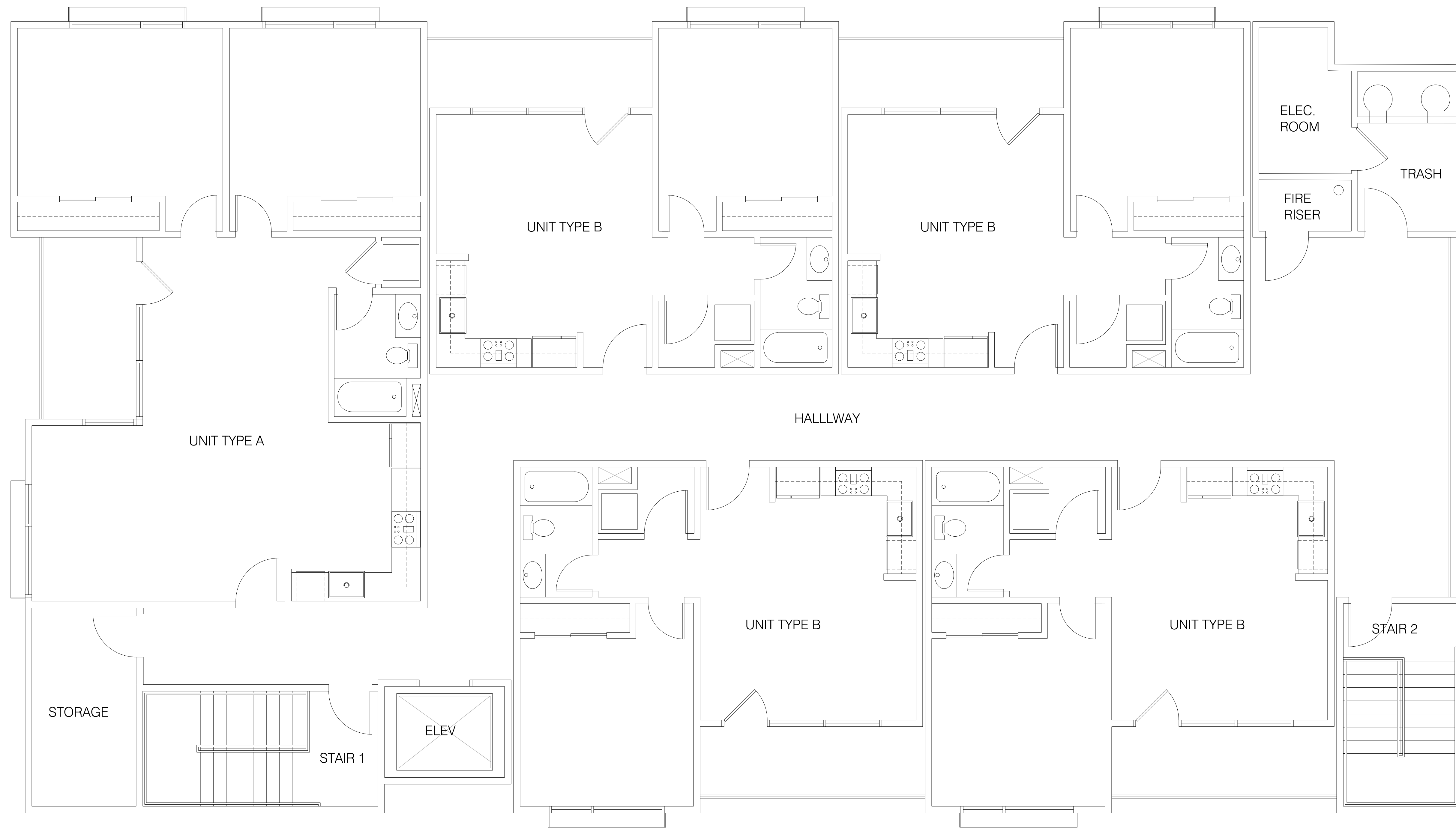
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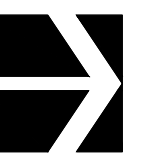
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THIRD FLOOR

A102



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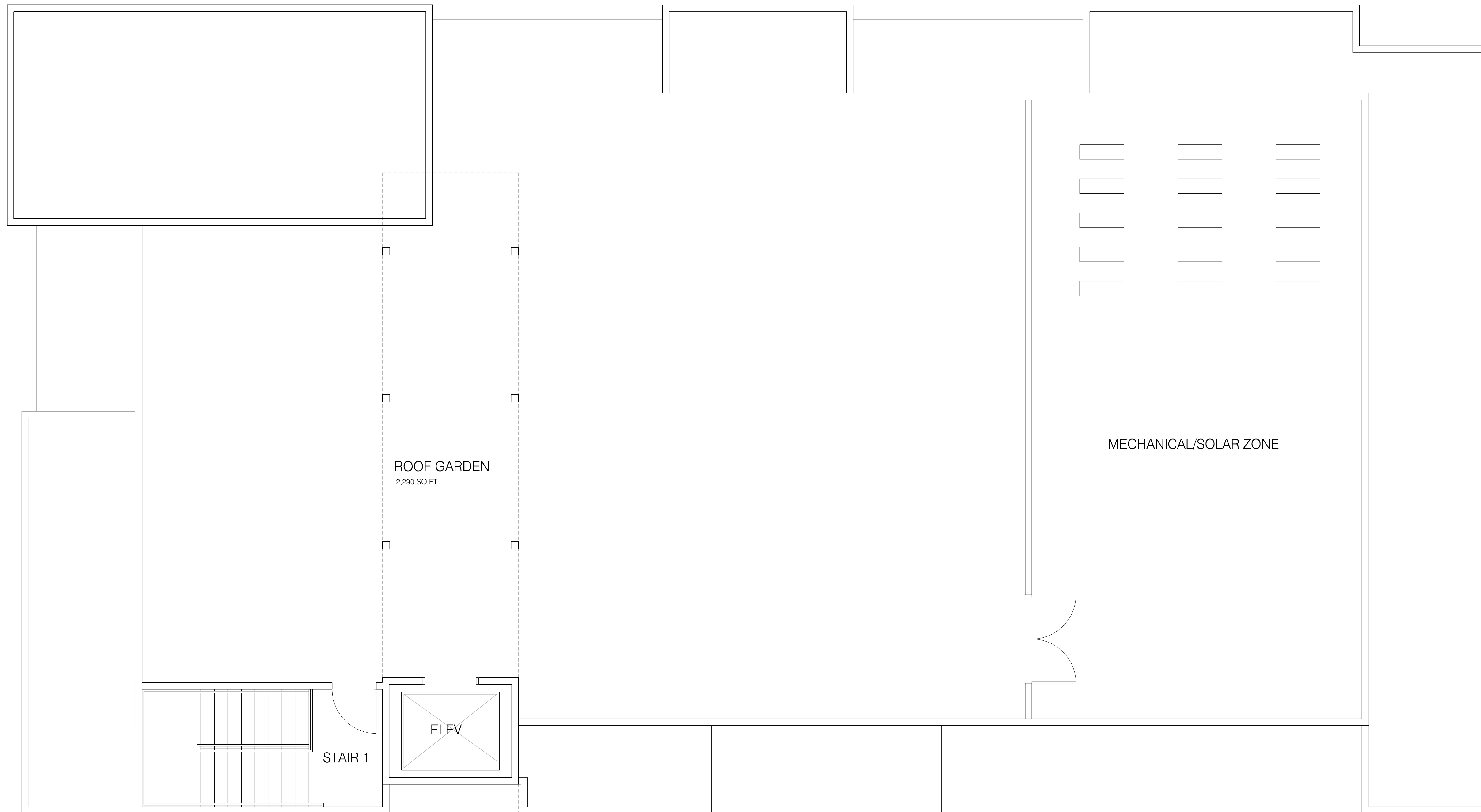
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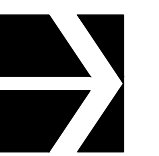
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FOURTH FLOOR

A103



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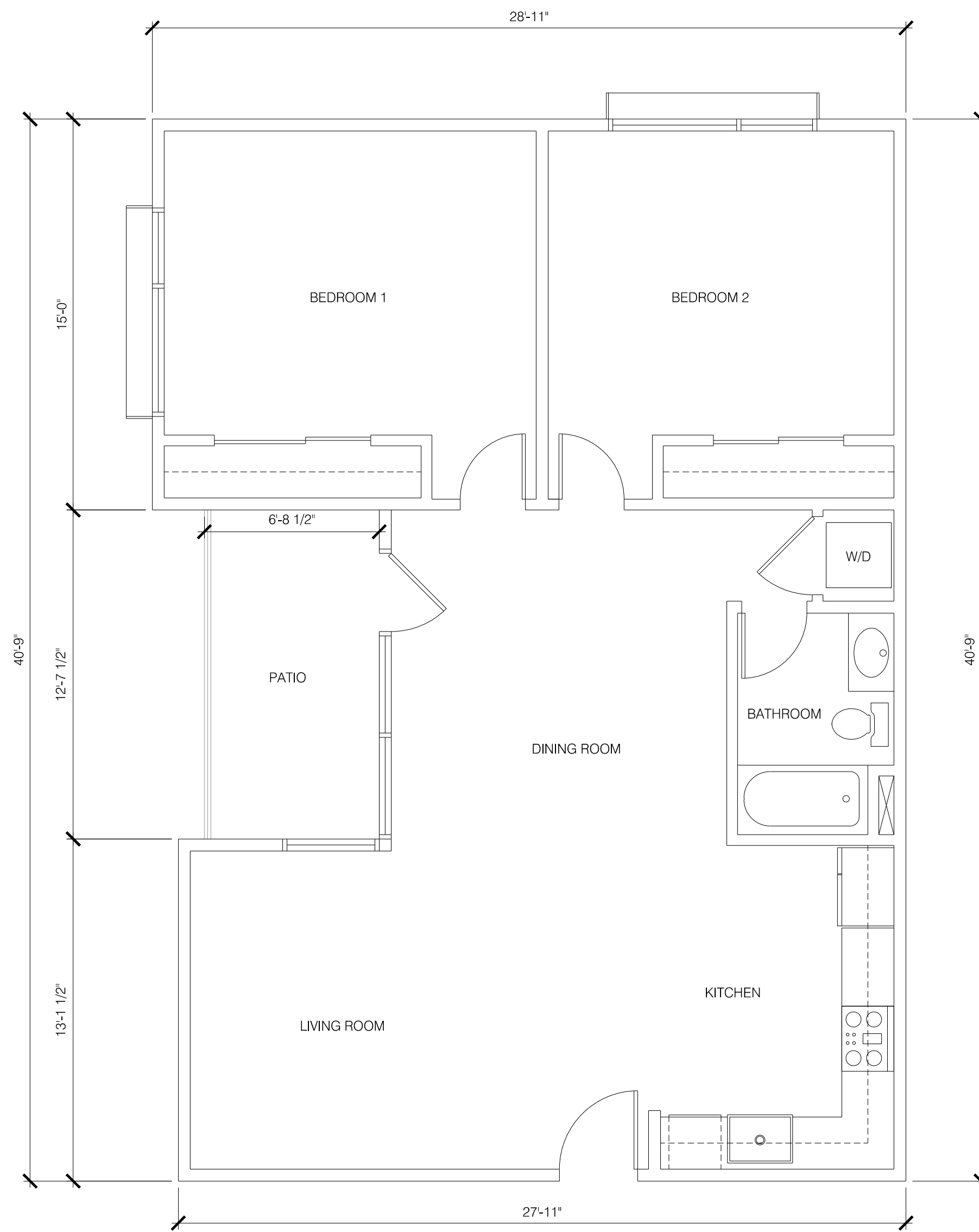
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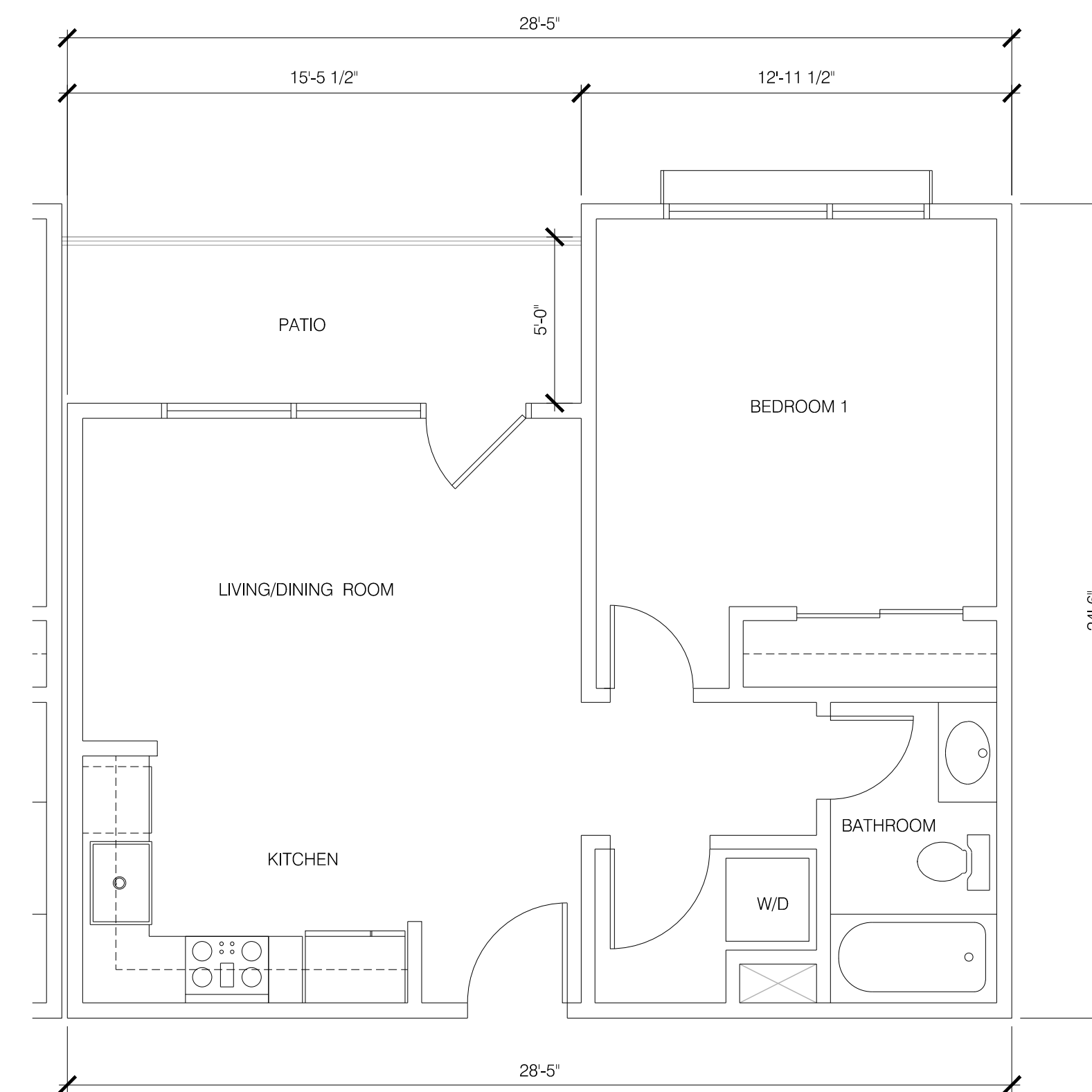
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ROOF

A104



UNIT TYPE A



UNIT TYPE B

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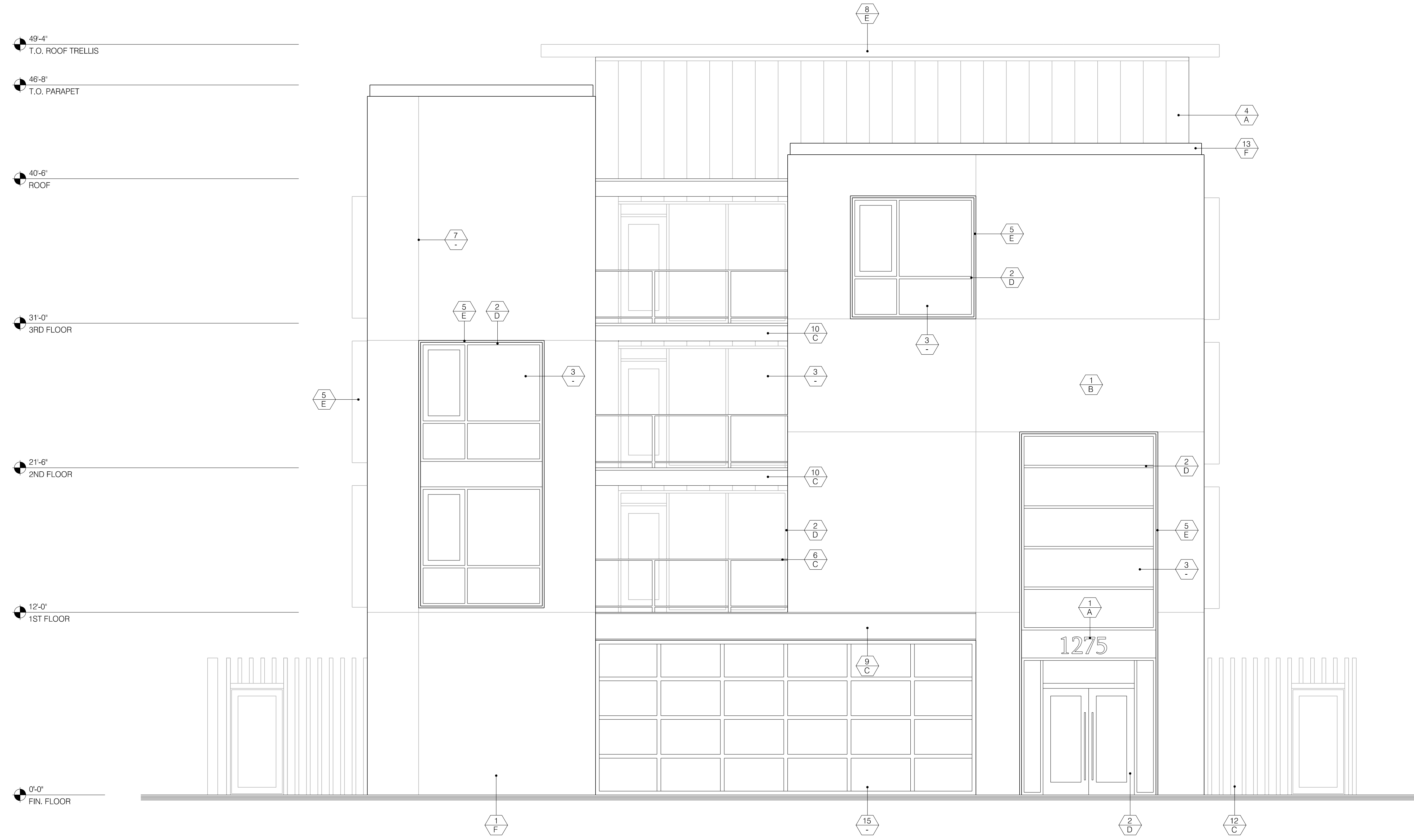
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UNIT PLANS

A200



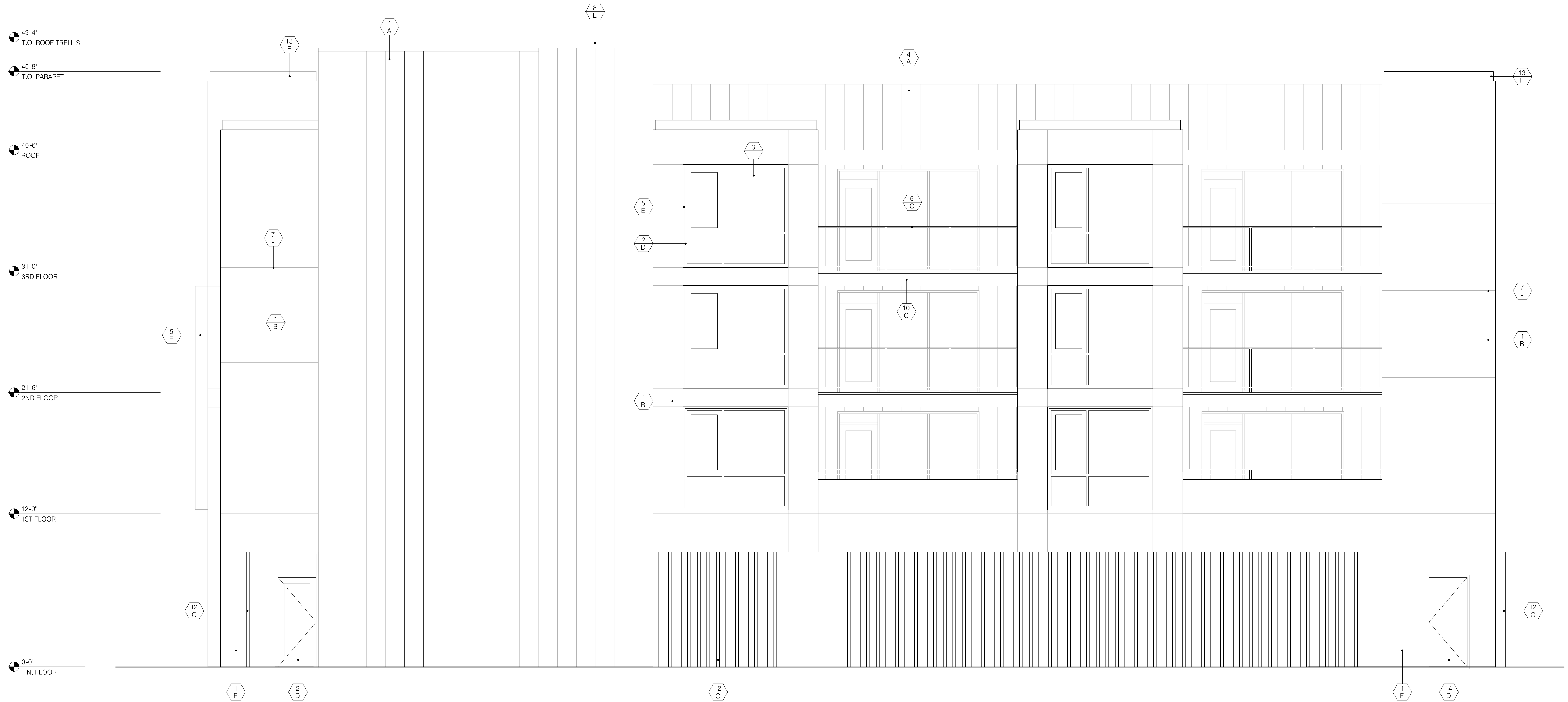
MATERIALS

- | | | |
|---|------------------------------|----------------------------------|
| 1 - CEMENT PLASTER | 5 - EYEBROW PANEL | 9 - STEEL BEAM |
| 2 - ALUMINIUM STOREFRONT SYSTEM WITH KYNAR FINISH | 6 - METAL RAILING WITH GLASS | 10 - BALCONY FASCIA |
| 3 - GLAZING | 7 - PLASTER SCREED | 11 - ILLUMINATED ADDRESS NUMBERS |
| 4 - PANEL SYSTEM | 8 - ROOF TOP STEEL CANOPY | 12 - HSS FENCING |

FINISH

- | | |
|---|---|
| A - MFG. SHERWIN WILLIAM
COLOR NAME: BLACK BEAN
COLOR NUMBER: SW 6006 | D - MFG. SHERWIN WILLIAM
COLOR NAME: BEFORE THE STORM
COLOR NUMBER: SW 9564 |
| B - MFG. SHERWIN WILLIAM
COLOR NAME: WINSOME GREY
COLOR NUMBER: SW 9624 | E - MFG. SHERWIN WILLIAM
COLOR NAME: TRICORN BLACK
COLOR NUMBER: SW 6258 |
| C - MFG. SHERWIN WILLIAM
COLOR NAME: PERLE NOIR
COLOR NUMBER: SW 9154 | F - MFG. SHERWIN WILLIAM
COLOR NAME: METROPOLIS
COLOR NUMBER: SW 9575 |

NOT FOR CONSTRUCTION



MATERIALS

- 1 - CEMENT PLASTER
- 2 - ALUMINIUM STOREFRONT SYSTEM WITH KYNAR FINISH
- 3 - GLAZING
- 4 - PANEL SYSTEM

- 5 - EYEBROW PANEL
- 6 - METAL RAILING WITH GLASS
- 7 - PLASTER SCREED
- 8 - ROOF TOP STEEL CANOPY

- 9 - STEEL BEAM
- 10 - BALCONY FASCIA
- 11 - ILLUMINATED ADDRESS NUMBERS
- 12 - HSS FENCING

- 13 - PARAPET COPING
- 14 - HOLLOW METAL DOOR AND FRAME

FINISH

- A - MFG: SHERWIN WILLIAM
COLOR NAME: BLACK BEAN
COLOR NUMBER: SW 6006
- B - MFG: SHERWIN WILLIAM
COLOR NAME: WINSOME GREY
COLOR NUMBER: SW 9624
- C - MFG: SHERWIN WILLIAM
COLOR NAME: PERLE NOIR
COLOR NUMBER: SW 9154

- D - MFG: SHERWIN WILLIAM
COLOR NAME: COLOR NUMBER: SW 9664
- E - MFG: SHERWIN WILLIAM
COLOR NAME: TRICORN BLACK
COLOR NUMBER: SW 8258
- F - MFG: SHERWIN WILLIAM
COLOR NAME: METROPOLIS
COLOR NUMBER: SW 9575

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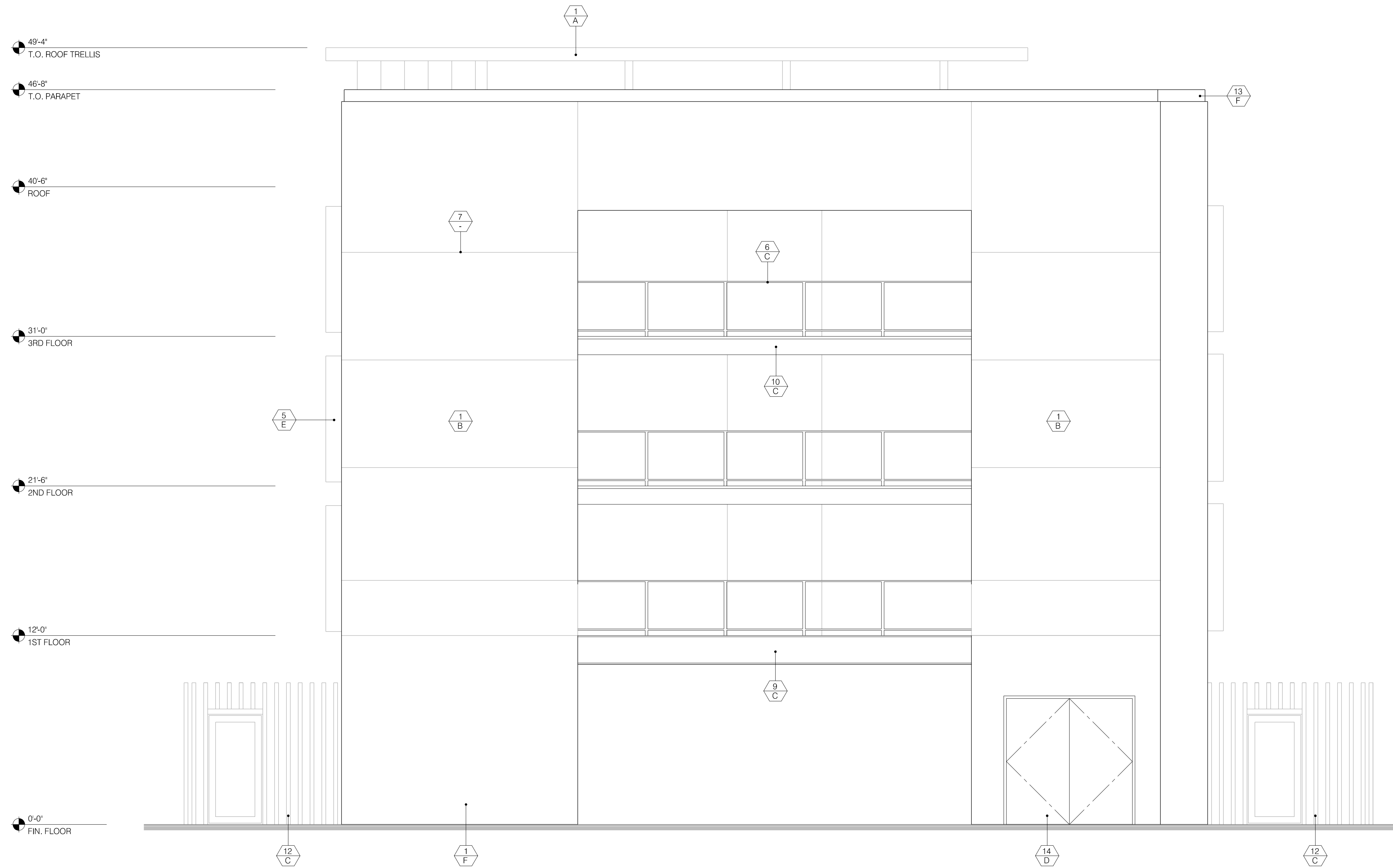
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MISSION APARTMENTS
1225-1227 WEST MISSION BLVD.
POMONA, CA 91766

BUILDING ELEVATIONS
WEST

A301



MATERIALS

- 1 - CEMENT PLASTER
- 2 - ALUMINIUM STOREFRONT SYSTEM WITH KYNAR FINISH
- 3 - GLAZING
- 4 - PANEL SYSTEM

- 5 - EYEBROW PANEL
- 6 - METAL RAILING WITH GLASS
- 7 - PLASTER SCREED
- 8 - ROOF TOP STEEL CANOPY

- 9 - STEEL BEAM
- 10 - BALCONY FASCIA
- 11 - ILLUMINATED ADDRESS NUMBERS
- 12 - HSS FENCING

- 13 - PARAPET COPING
- 14 - HOLLOW METAL DOOR AND FRAME

FINISH

- A - MFG: SHERWIN WILLIAM
COLOR NAME: BLACK BEAN
COLOR NUMBER: SW 6306
- B - MFG: SHERWIN WILLIAM
COLOR NAME: WINSOME GREY
COLOR NUMBER: SW 9624
- C - MFG: SHERWIN WILLIAM
COLOR NAME: PERLE NOIR
COLOR NUMBER: SW 9154

- D - MFG: SHERWIN WILLIAM
COLOR NAME: BEFORE THE STORM
COLOR NUMBER: SW 9564
- E - MFG: SHERWIN WILLIAM
COLOR NAME: TRICORN BLACK
COLOR NUMBER: SW 6258
- F - MFG: SHERWIN WILLIAM
COLOR NAME: METROPOLIS
COLOR NUMBER: SW 9575

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MISSION APARTMENTS
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POMONA, CA 91766

BUILDING ELEVATIONS
EAST

A302

49'-4"
T.O. ROOF TRELLIS

46'-8"
T.O. PARAPET

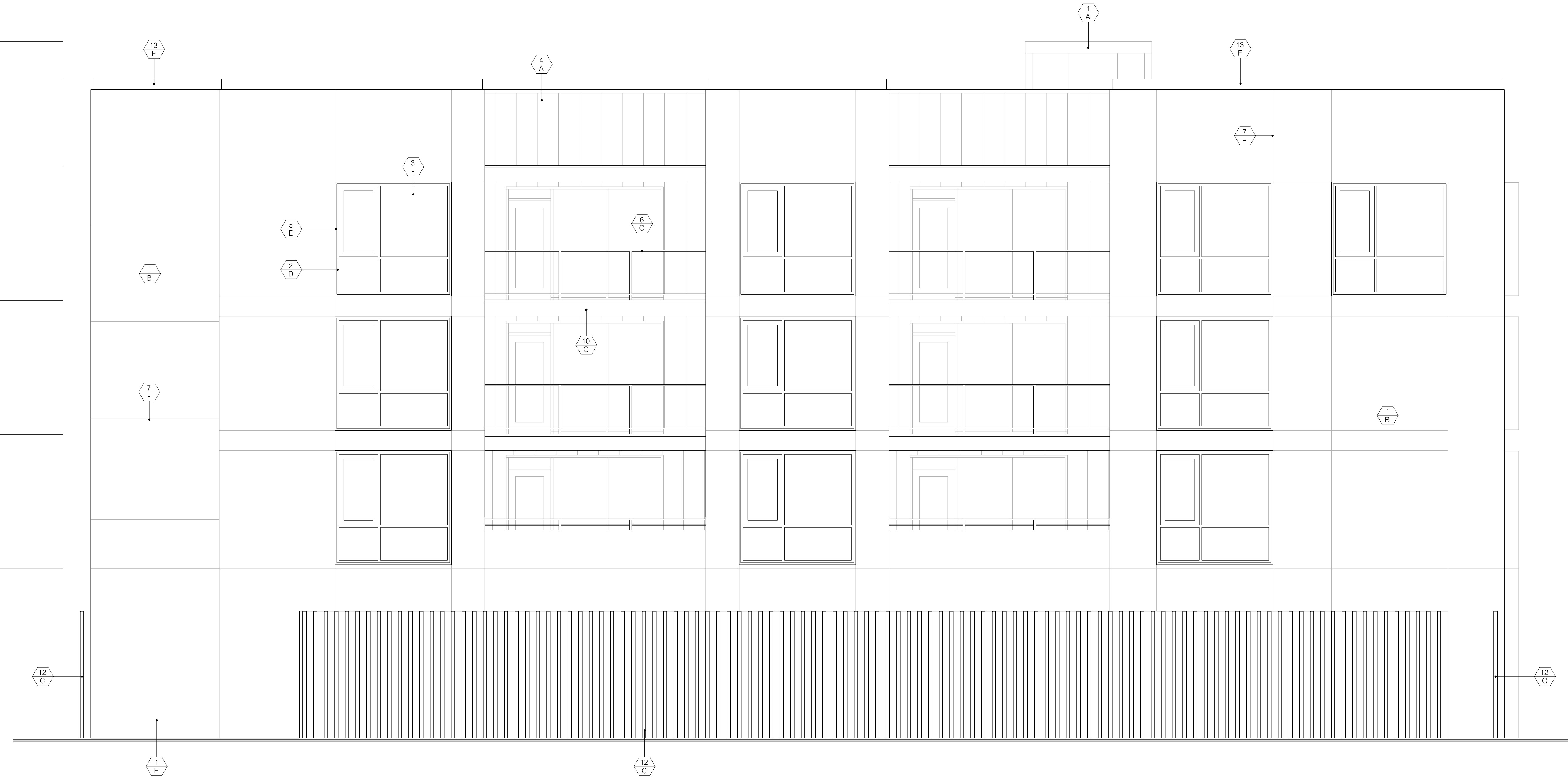
40'-6"
ROOF

31'-0"
3RD FLOOR

21'-6"
2ND FLOOR

12'-0"
1ST FLOOR

0'-0"
FIN. FLOOR



MATERIALS

- 1 - CEMENT PLASTER
- 2 - ALUMINIUM STOREFRONT SYSTEM WITH KYNAR FINISH
- 3 - GLAZING
- 4 - PANEL SYSTEM

- 5 - EYEBROW PANEL
- 6 - METAL RAILING WITH GLASS
- 7 - PLASTER SCREED
- 8 - ROOF TOP STEEL CANOPY

- 9 - STEEL BEAM
- 10 - BALCONY FASCIA
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- 12 - HSS FENCING

- 13 - PARAPET COPING
- 14 - HOLLOW METAL DOOR AND FRAME

FINISH

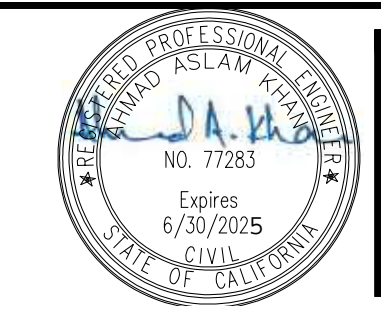
- A - MFG: SHERWIN WILLIAM
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COLOR NUMBER: SW 6006
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COLOR NAME: WINSOME GREY
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- C - MFG: SHERWIN WILLIAM
COLOR NAME: PERLE NOIR
COLOR NUMBER: SW 9154

- D - MFG: SHERWIN WILLIAM
COLOR NAME: BEFORE THE STORM
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COLOR NAME: METROPOLIS
COLOR NUMBER: SW 9575



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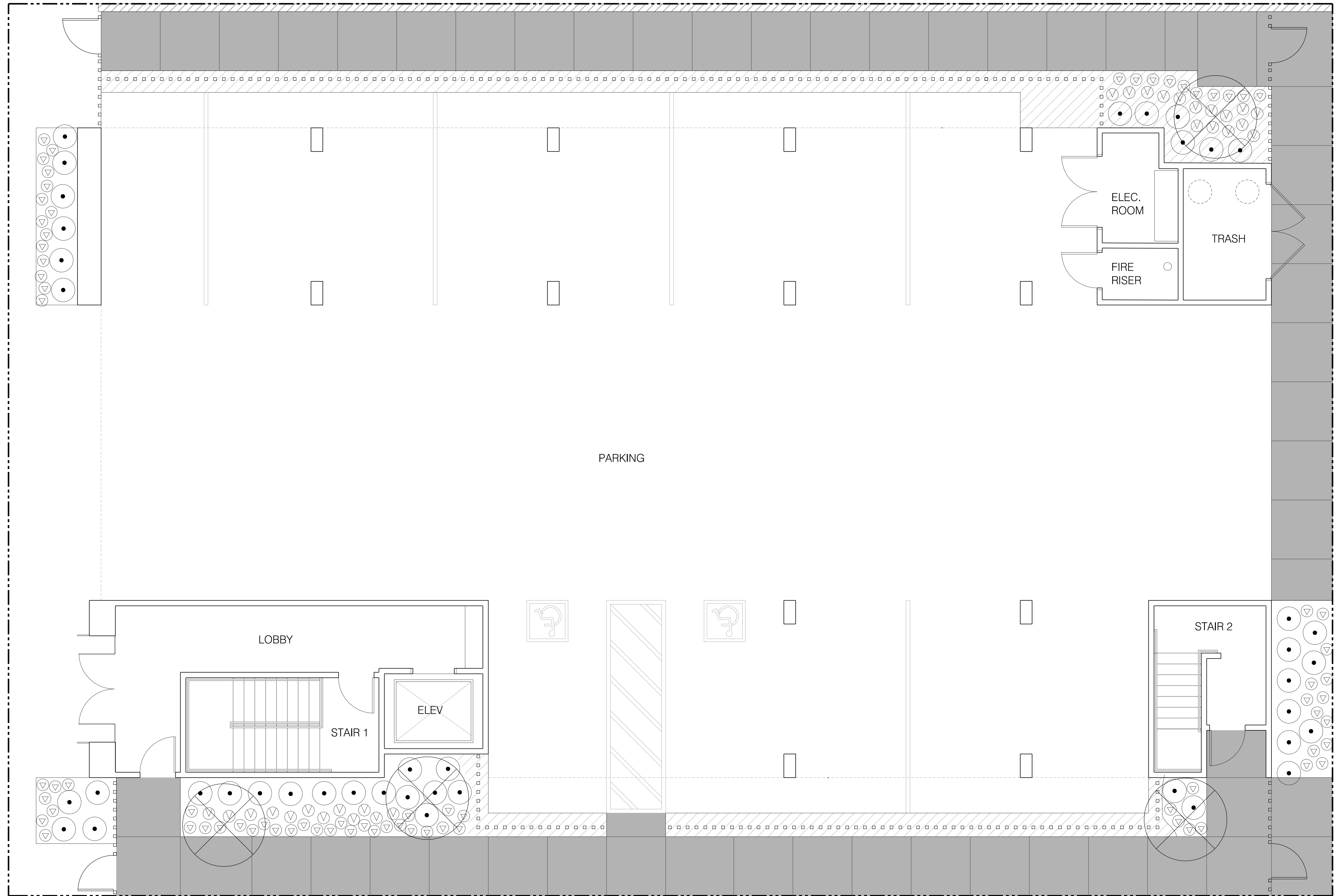
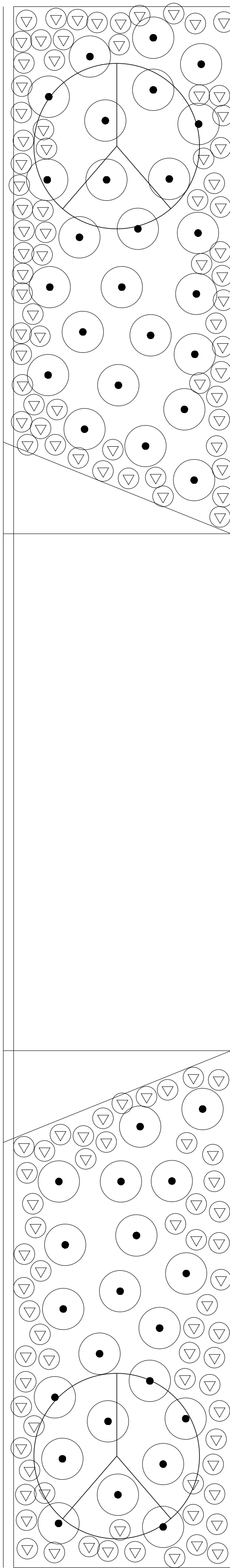
MISSION APARTMENTS
1225-1227 WEST MISSION BLVD.
POMONA, CA 91766

BUILDING ELEVATIONS
NORTH

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A303

MISSION BLVD



LEGEND

-  Jacaranda Mimosifolia (Jacaranda)
-  Dietyes grandiflora `Variegata` (Striped Fortnight Lily)
-  Myoporum parvifolium 'Putah Creek' (Putah Creek Myoporum)
-  Colored Concrete
-  Ginkgo Biloba (Ginkgo)
-  Aloe stiatia coral aloe (Coral Red Flowers)
-  Senecio mandraliscae (Blue Chalksticks)

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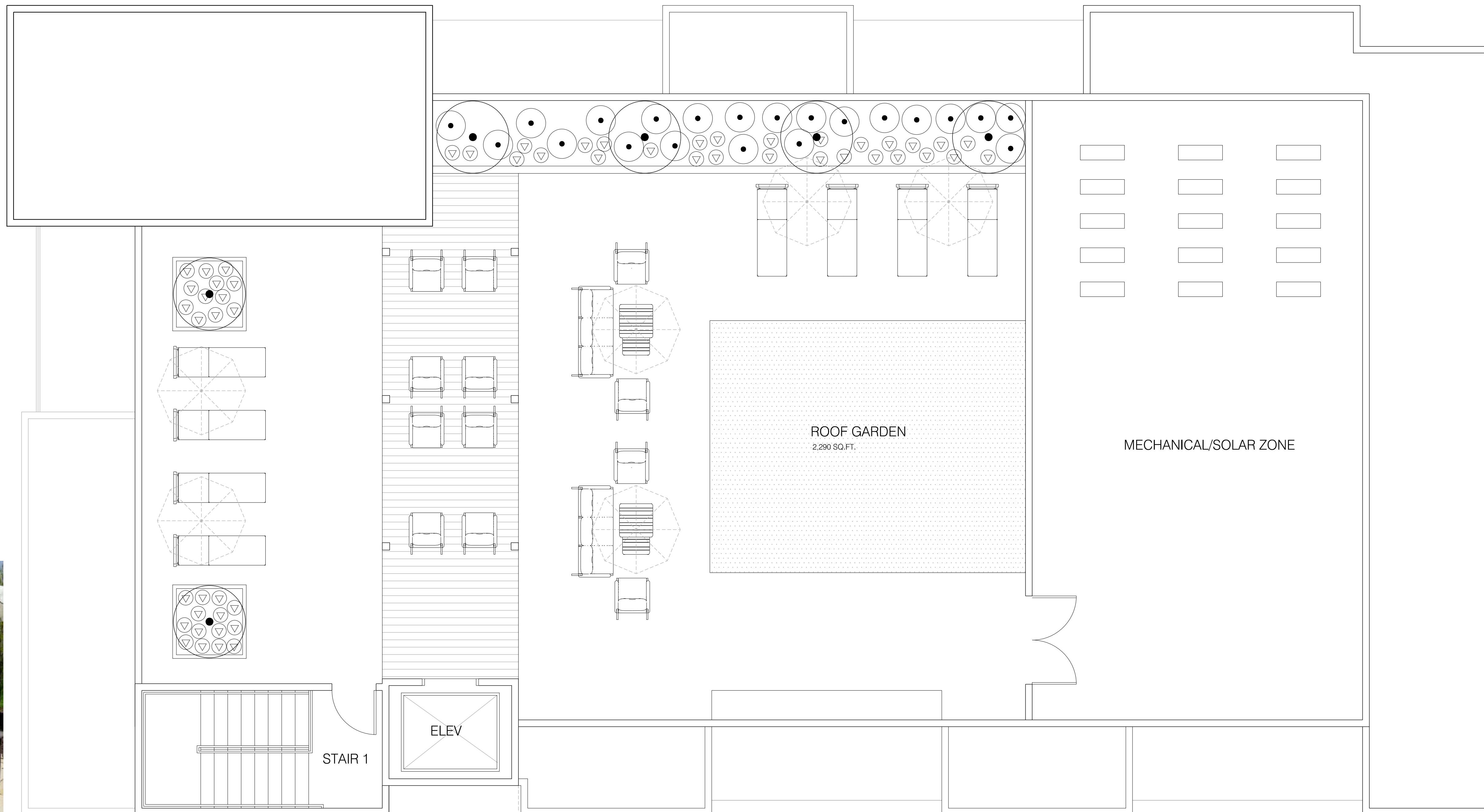
Deck Seating



Deck Chair



Deck Lounge Chairs



Senecio mandraliscae
(Blue Chalksticks)



Cercidium x 'Desert Museum'
(Desert Museum Palo Verde)

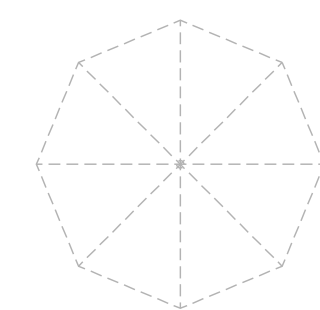


Dietes grandiflora 'Variegata'
(Striped Fortnight Lily)

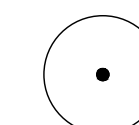


Umbrella

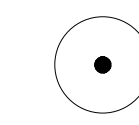
LEGEND



Rooftop Umbrella



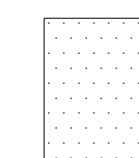
Cercidium x 'Desert Museum' (Desert Museum Palo Verde)



Dietes grandiflora 'Variegata' (Striped Fortnight Lily)

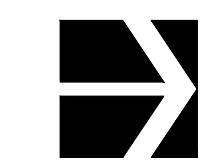


Senecio mandraliscae (Blue Chalksticks)



Artificial Turf - Synthetic Grass

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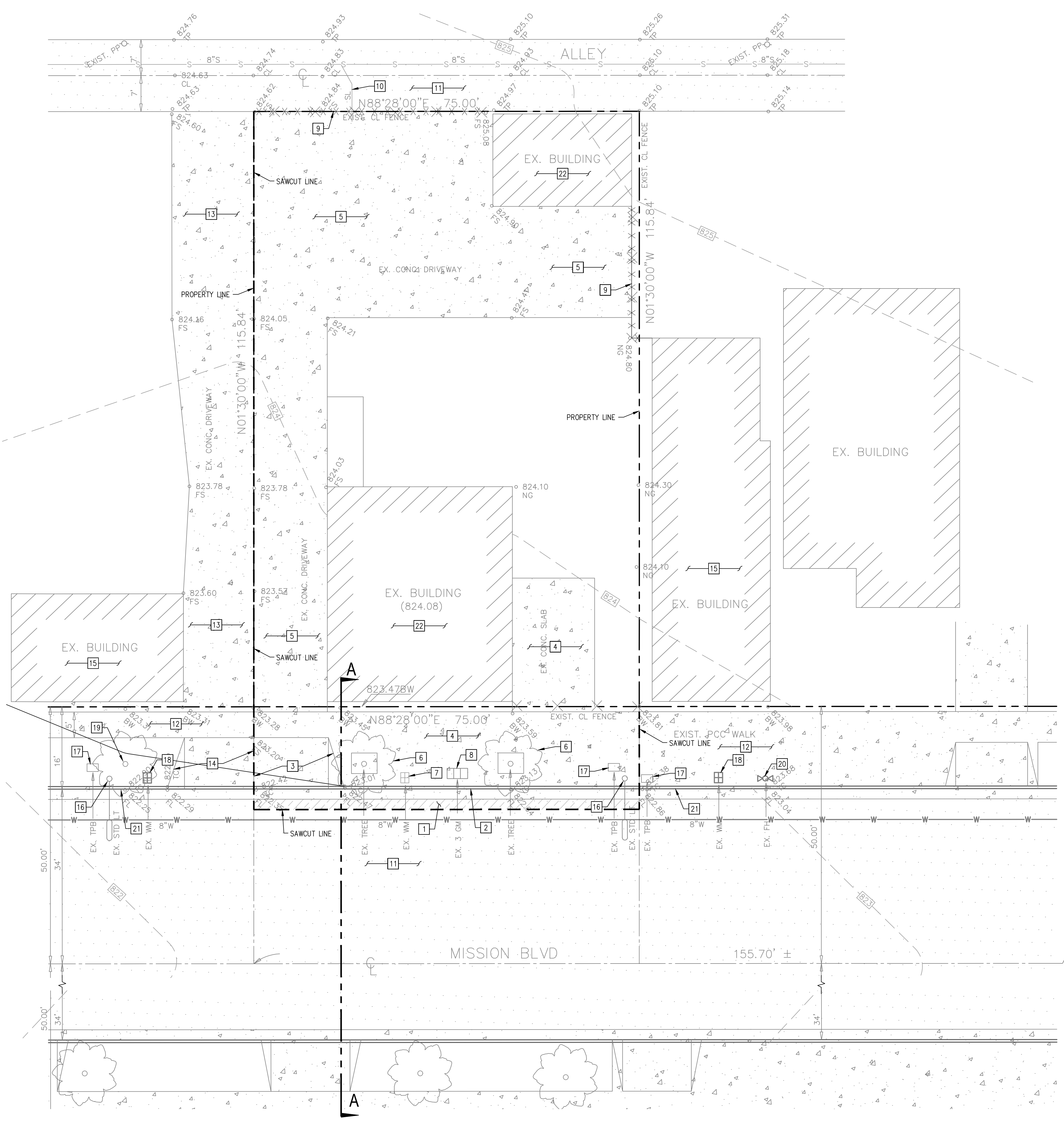
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MISSION APARTMENTS
1225-1227 WEST MISSION BLVD.
POMONA, CA 91766

LANDSCAPE PLAN
ROOF GARDEN

L200



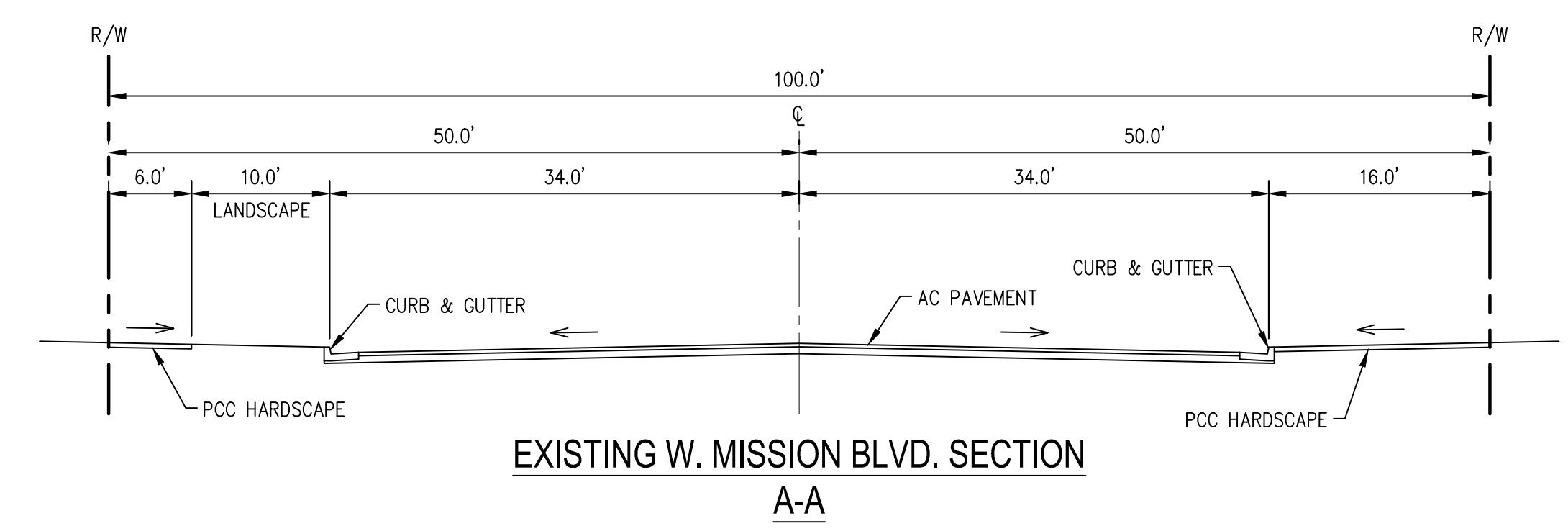
DEMOLITION KEY NOTES	
1	SAWCUT, DEMOLISH AND REMOVE EXISTING 2.0' WIDE AC PAVEMENT.
2	SAWCUT, DEMOLISH AND REMOVE EXISTING CURB AND GUTTER.
3	SAWCUT, DEMOLISH AND REMOVE PORTION OF EXISTING DRIVEWAY.
4	SAWCUT, DEMOLISH AND REMOVE EXISTING CONCRETE HARDSCAPE.
5	SAWCUT, DEMOLISH AND REMOVE EXISTING CONCRETE PAVEMENT.
6	DEMOLISH AND REMOVE EXISTING TREE AND ASSOCIATED ROOTS.
7	REMOVE EXISTING 5/8" WATER METER AND GIVE BACK TO THE WATER AGENCY FOR CREDIT.
8	REMOVE EXISTING GAS METER.
9	DEMOLISH AND REMOVE EXISTING FENCE.
10	ABANDON AND PLUG EX. SEWER LATERAL AT THE PROPERTY LINE.
11	PROTECT IN-PLACE EXISTING AC PAVEMENT.
12	PROTECT IN-PLACE EXISTING PCC HARDSCAPE.
13	PROTECT IN-PLACE EXISTING PCC PAVEMENT.
14	PROTECT IN-PLACE PORTION OF EXISTING DRIVEWAY.
15	PROTECT IN-PLACE EXISTING BUILDING.
16	PROTECT IN-PLACE EXISTING STREET LIGHT.
17	PROTECT IN-PLACE EXISTING COMMUNICATION PULL BOX.
18	PROTECT IN-PLACE EXISTING WATER METER.
19	PROTECT IN-PLACE EXISTING TREE.
20	PROTECT IN-PLACE EXISTING HYDRANT.
21	PROTECT IN-PLACE EXISTING CURB AND GUTTER.
22	DEMOLISH AND REMOVE EXISTING BUILDING, SLAB AND FOOTINGS IN ITS ENTIRETY.

DEMOLITION LEGEND	
XXXXXX	DEMOLISH EXISTING CHAINLINK FENCE
---	SAWCUT LINE
	DEMOLISH EXISTING AC PAVEMENT.

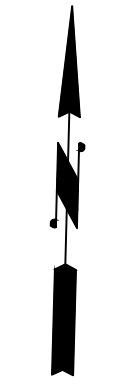
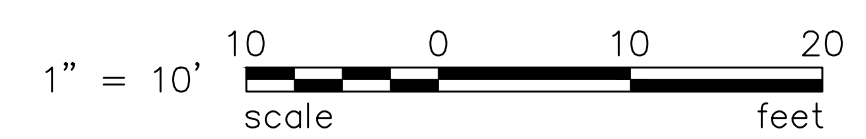
GENERAL LEGEND		
EXISTING		
ITEM	SYMBOL	
PROPERTY LINE	
EXISTING FENCE	-x-x-	
EXISTING BUILDING	[Hatched Box]	
EXIST. CONCRETE	[Dotted Box]	
EXISTING CURB AND GUTTER	[Trapezoidal Profile]	
EXISTING CURB	[Line Profile]	
EXISTING DRIVEWAY	[Trapezoidal Profile]	
EXISTING SPOT ELEVATION	X 65.40	
EXIST. AC PAVEMENT	[Dotted Pattern]	
EXISTING FIRE HYDRANT	[Square with X]	
EXISTING UTILITY BOX	[Square]	
EXISTING SITE LIGHT	[*]	

ABBREVIATIONS			
RIM	RIM ELEVATION	CW	COLD WATER (DOMESTIC SERVICE WATER)
BW	BOTTOM OF WALL	PCC	POINT OF CONNECTION
WTR	WATER	V	UTILITY VAULT
SWR	SEWER	MH	MANHOLE (SEWER, STORM DRAIN, UTILITY)
IE	INVERT ELEVATION	PVC	POLYVINYL CHLORIDE (PIPE MATERIAL)
BFD	BACK FLOW DEVICE	FDC	FIRE DEPARTMENT CONNECTION
ELEC	ELECTRIC/ELECTRICAL	P.C.C.	PORTLAND CEMENT CONCRETE
EX	EXISTING	PIV	POST INDICATOR VALVE
FW	FIRE WATER		

LEGAL DESCRIPTION
 ALL OF THAT LAND SITUATED IN THE CITY OF POMONA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
 LOT 45 AND THE WEST ONE-HALF OF LOT 46, OF TRACT NO. 538, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 0 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 BENCH MARK NO : 436
 1985 ADJUSTED ELEVATION = 821.17
 L. AND N. ON CURB 34± NORTH OF C/L OF MISSION BLVD AND 75± WEST OF C/L OF BUENA VISTA AVENUE.



EXISTING W. MISSION BLVD. SECTION
 A-A



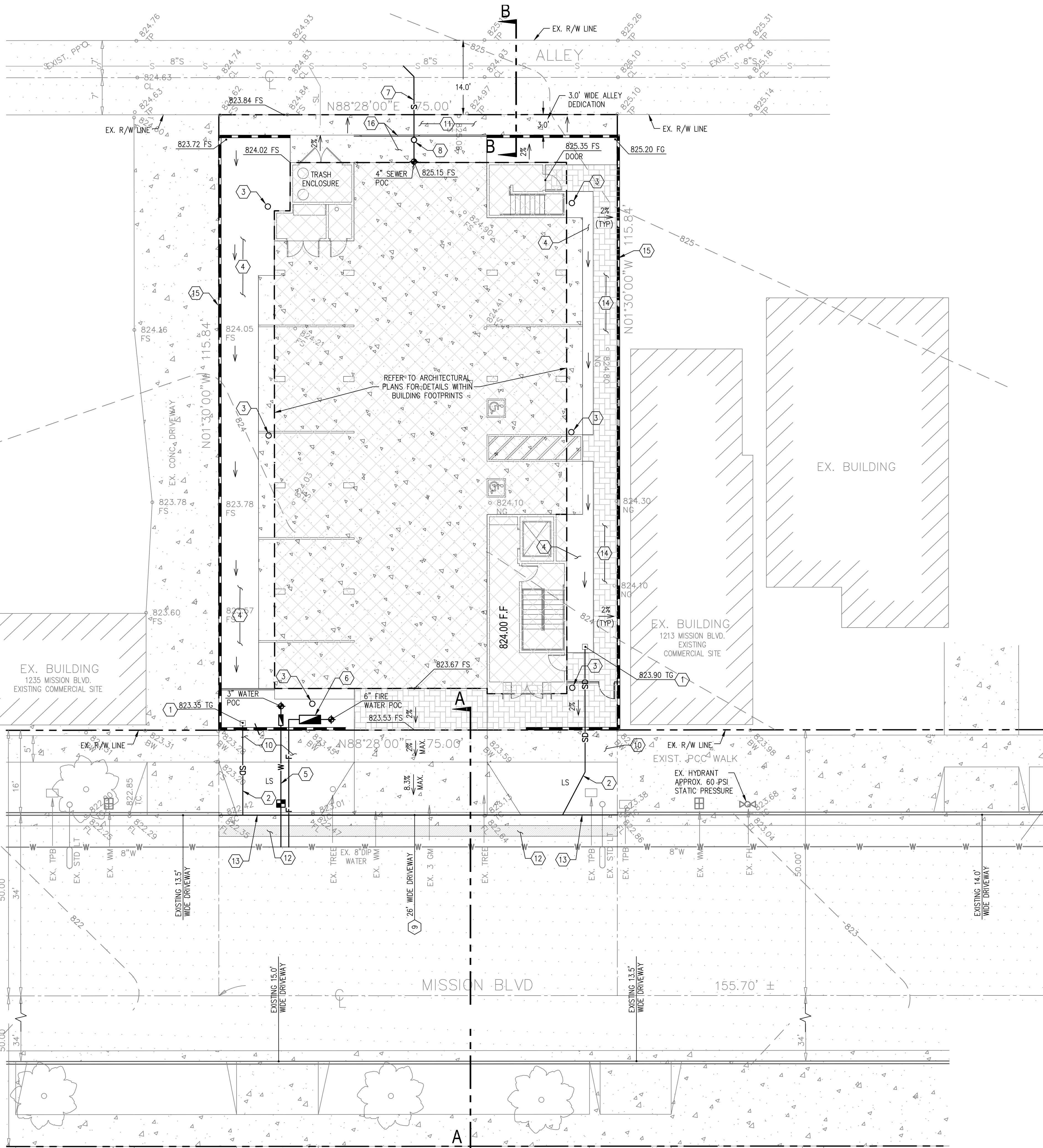
NO.	DATE	REVISION	BY

OWNER
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 OF
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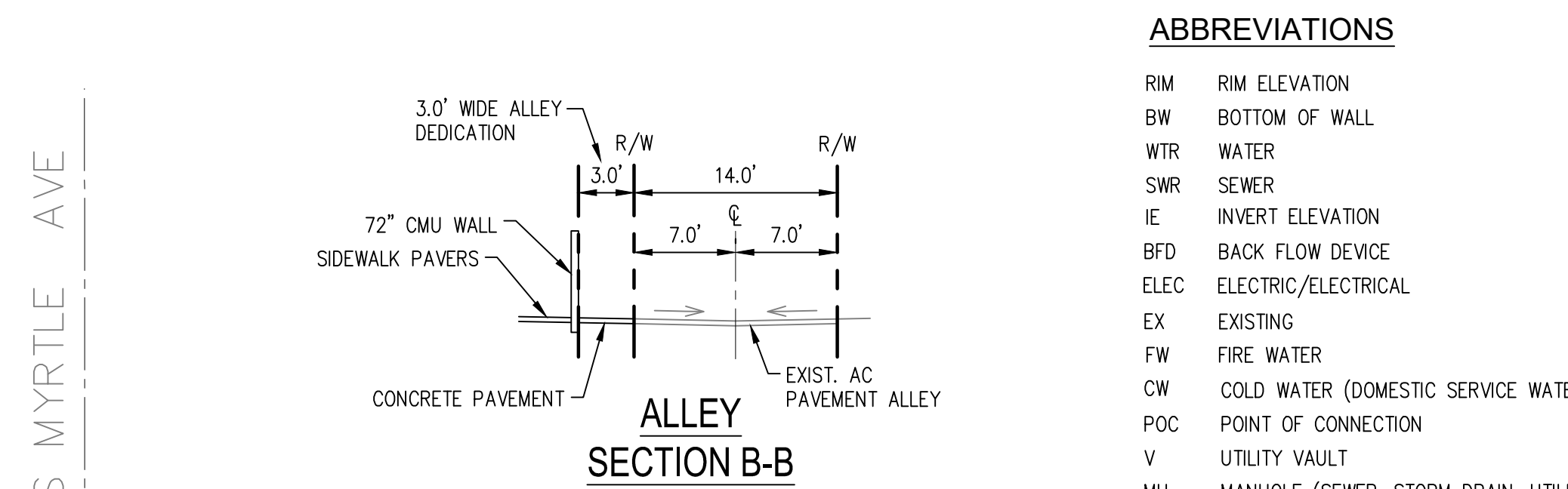
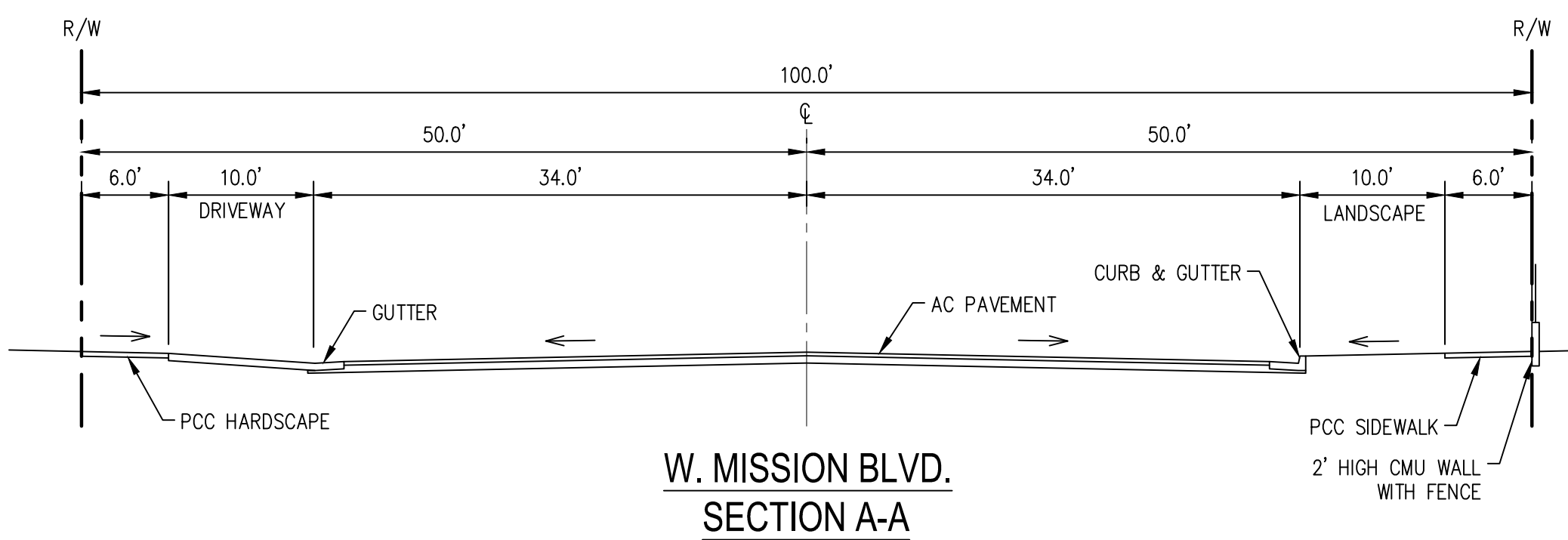
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GRADING AND WET UTILITY KEY NOTES	
1	CATCH BASIN
2	SIDEWALK UNDER DRAIN TO DAYLIGHT DRAINAGE OUT TO THE CURB
3	ROOF DRAIN FILTRATION DEVICE AS BMP/LID
4	VEGETATIVE SWALE AS A LID
5	3" WATER LATERAL WITH 2" METER AND PRIVATE BACKFLOW.
6	6" FIRE WATER LATERAL AND 4" PRIVATE DCCA ON A CONCRETE PAD
7	4" SEWER LATERAL
8	SEWER CLEANOUT
9	26" WIDE DRIVEWAY
10	6.0' WIDE PCC HARDSCAPE
11	6" THICK PCC PAVEMENT
12	24" WIDE ASPHALT CUT AND REPLACE ALONG THE FRONTAGE
13	6" HIGH CURB AND GUTTER TO MEET EXISTING
14	5.0' WIDE SIDEWALK CONCRETE PAVERS (TYP.)
15	72" TALL CMU WALL (TYP.)
16	25 - FEET WIDE EMERGENCY FIRE ACCESS ONLY WITH A SLIDING GATE AND FIRE PAD LOCK

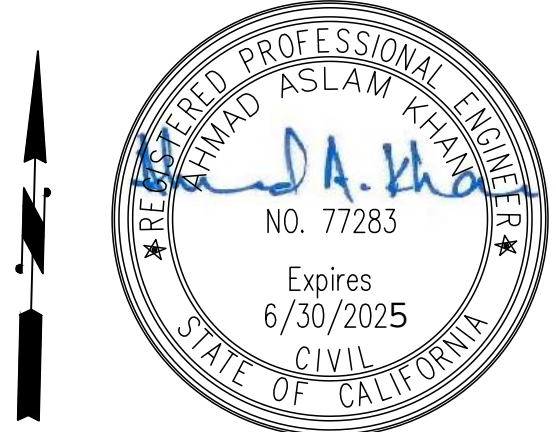
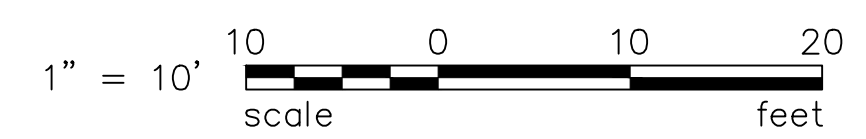
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GENERAL LEGEND	
EXISTING	
ITEM	SYMBOL
PROPERTY LINE
EXISTING FENCE	-X-X-
EXISTING BUILDING	[Hatched Box]
EXIST. CONCRETE	[Dotted Box]
EXISTING CURB AND GUTTER	[Double Line]
EXISTING CURB	[Single Line]
EXISTING DRIVEWAY	[Wider Line]
EXISTING SPOT ELEVATION	X 65.40
EXIST. AC PAVEMENT	[Cross-hatched Box]
EXISTING FIRE HYDRANT	[Square with X]
EXISTING UTILITY BOX	[Square]
EXISTING SITE LIGHT	[Star]
PROPOSED	
PROPOSED CURB	[Double Line]
PROPOSED CONCRETE	[Dotted Box]
PROPOSED AC PAVEMENT	[Cross-hatched Box]
PROPOSED PAVERS	[Grid Pattern]
PROPOSED BUILDING	[Hatched Box]
PROPOSED WALL	[Thick Line]
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S
PROPOSED STORM DRAIN LINE	SD
PROPOSED SEWER MANHOLE	⊙
PROPOSED STORM MANHOLE	⊙
PROPOSED CLEANOUT	⊙
PROPOSED CATCH BASIN	⊙
POINT OF CONNECTION	⊕



ABBREVIATIONS

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WTR	WATER
SWR	SEWER
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BFD	BACK FLOW DEVICE
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SHEET 2 OF SHEETS

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