SUMMARY OF WORK

The project site is located on the east side of Pomona Avenue and south of Cross Street. The project consists of a new four-story, mixed-use building with retail and residential units. The site previously housed a single-story commercial building and a parking lot. The new building will feature retail spaces on the ground floor and residential units on the upper floors. The design includes green elements such as rooftop gardens and stormwater management systems.

The project involves the demolition of the existing structures and the construction of a new building. It is proposed to be built using sustainable materials and practices to minimize environmental impact. The project is designed to meet local building codes and regulations, ensuring the safety and comfort of future occupants.

The project aims to create a vibrant community space that enhances the surrounding neighborhood. It includes features such as Average Green Space (AVGS) and Stormwater Management Plan (SMP), which are essential for the overall sustainability of the project.

DRAWING INDEX

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PROJECT INFORMATION

LOCATION:
833 Pomona Avenue
Pomona, CA 91766

ASSOCIATe GENERAL CONSTRUCTION:
Epstein Engineering

PROJECT TEAM:

1. General Contractor:
2. Architect:
3. Structural Engineer:
4. MEP Engineer:
5. Landscape Architect:

PROJECT DESCRIPTION:

A mixed-use development featuring retail and residential units. The project is designed to meet local sustainability standards and regulations.

WASTE MANAGEMENT PLAN:

1. The project will follow best management practices to minimize waste generation and encourage recycling.

EROSION, SEDIMENT, AND STORMWATER NOTES:

The project is designed to manage stormwater runoff and erosion control effectively.

ADJACENT PROPERTIES PHOTOGRAPHS:

A variety of adjacent properties are shown, highlighting the proposed development's integration into the existing neighborhood.

PLANT GROUPS:

Several plant groups are identified, including native and drought-tolerant species, enhancing the project's ecological footprint.

Landscape Narrative:

The project is described as a sustainable development that contributes to the local community's green spaces.

NOTE:

All necessary permits and regulatory approvals will be obtained before construction begins.

Placemaking, design, and sustainable practices are emphasized throughout the project to create an inviting and environmentally conscious community space.

PLAN VIEW:

The plan view provides an overview of the site layout, including the proposed building and surrounding areas.

ELEVATION:

The elevation view illustrates the vertical design of the building, ensuring compliance with local regulations.

SECTION:

The section view provides a cross-sectional perspective of the building's construction details and materials.

AVG GREEN SPACE:

The project includes Average Green Space (AVGS) to enhance the site's ecological value.

STORMWATER MANAGEMENT PLAN:

The stormwater management plan ensures efficient runoff management and environmental protection.

VICTIN MAP:

A map showing the project's location within the surrounding area is provided for reference.

GENERAL NOTES:

1. The project is designed to comply with all local building codes and regulations.

2. The project aims to minimize environmental impact through sustainable practices.

3. The project will be constructed using high-quality materials to ensure durability and longevity.

4. The project will be monitored throughout the construction process to ensure compliance with project specifications.

5. The project will be completed in phases to minimize disruption to the existing community.

6. The project will be opened to the public upon completion for a comprehensive inspection.

7. The project will be maintained by local property management to ensure the preservation of the project's ecological and aesthetic values.