CONCEPTUAL RENDERING

VIEW FROM EAST MISSION BOULEVARD

MISSION & LINDEN TOWNHOMES

603 - 675 EAST MISSION BOULEVARD &
638 - 692 EAST 4TH STREET, POMONA, CA 91766

MISSION & LINDEN LLC. | 2040 LOMITA BOULEVARD #100, LOMITA, CA 90717 | T. 310.373.8555

scale: 1/4" = 1'-0"

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PROJECT ANALYSIS

LEGAL DESCRIPTION:	BLOCK 'A' LOT #7 & #8 BLK #72
APPRAISAL PARCEL NUMBER:	8335-014-917
LOT SIZE:	±63,597.60 S.F. (1.46 ACRES)
NUMBER OF DWELLING UNITS:	36 DWELLING UNITS
DENSITY:	24.7 DU/ACRE
COVERAGE:	± 31,666 S.F. (49.79%)
COMMON OPEN SPACE:	± 6,018 S.F.
PRIVATE OPEN SPACE:	± 3,242 S.F.
BUILDING HEIGHT:	33'-0"
NUMBER OF STORIES:	3 STORIES
ZONING CLASSIFICATION:	PCSP, MIDTOWN SEGMENT
GENERAL PLAN DESIGNATION:	TOD NEIGHBORHOOD, T5 TYPICAL
BUILDING CONSTRUCTION:	TYPE V-A (FULLY SPRINKLERED)

NOTE: (2) PARCELS ARE WITHIN THIS PROPOSED DEVELOPMENT AND THERE IS (1) ALLEY BEING VACATED (CITY OWNED).

UNIT ANALYSIS

UNITS	TYPE	QUANTITY	GROSS LIVABLE AREA	TOTAL GROSS LIVABLE AREA	NET LIVABLE AREA	TOTAL NET LIVABLE AREA
A1	3 BDR + 2.5 BA	28	1,763 S.F.	49,364 S.F.	1,632 S.F.	45,696 S.F.
A2	3 BDR + 2 BA + (2) 0.5 BA	4	1,980 S.F.	7,920 S.F.	1,828 S.F.	7,312 S.F.
B	4 BDR + 3 BA	2	2,243 S.F.	4,486 S.F.	2,089 S.F.	4,178 S.F.
C	3 BDR + 2.5 BA	2	1,911 S.F.	3,822 S.F.	1,786 S.F.	3,572 S.F.
TOTAL		36		65,592 S.F.		60,758 S.F.

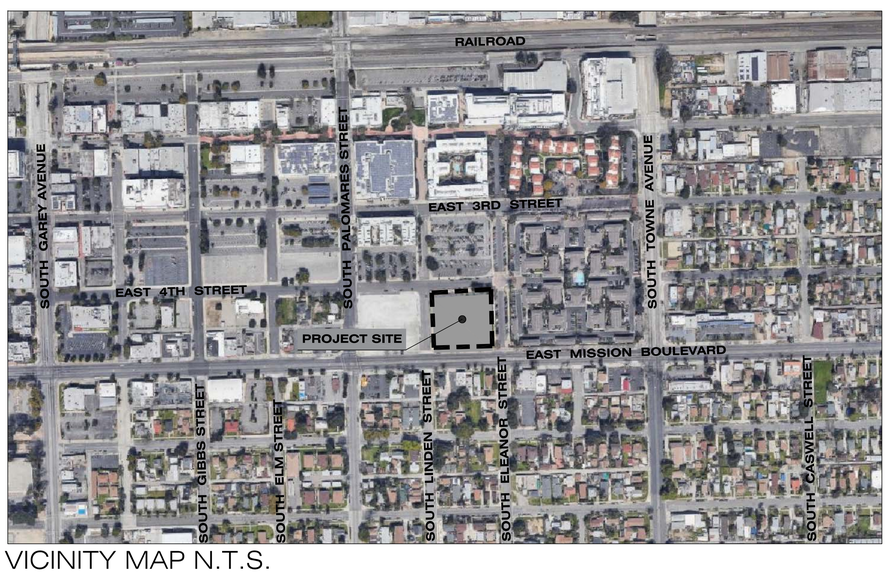
PRIVATE OPEN SPACE ANALYSIS

UNITS	TYPE	QUANTITY	PATIO AREA	DECK AREA	TOTAL AREA
A1	PATIO AND DECK	28	-	90 S.F.	2,520 S.F.
A2	DECK	4	-	93 S.F.	372 S.F.
B	PATIO	2	94 S.F.	-	188 S.F.
C	PATIO	2	81 S.F.	-	162 S.F.
TOTAL		36			3,242 S.F.

NOTES: REQUIRED PRIVATE OPEN SPACE IS 60 S.F. / UNIT (TOTAL OF 2,160 S.F. REQUIRED).
REQUIRED COMMON OPEN SPACE IS 150 S.F. / UNIT (TOTAL OF 5,400 S.F. REQUIRED).

PARKING ANALYSIS

RESIDENT PARKING REQUIRED:		RESIDENT PARKING PROVIDED:	
3-BEDROOM (2.5 STALLS PER UNIT)	2.5 x 36 = 90 STALLS	COVERED PARKING	72 STANDARD STALLS
GUEST PARKING REQUIRED:		COVERED TANDEM PARKING	30 TANDEM STALLS
1 STALL PER EVERY 4 UNITS	36 / 4 = 9 STALLS	OPEN PARKING (ON SITE)	4 STANDARD STALLS
TOTAL PARKING REQUIRED:	99 STALLS	TOTAL PARKING PROVIDED:	106 PARKING STALLS



VICINITY MAP N.T.S.

PROJECT TEAM

DEVELOPER

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EMAIL: luigi@schiappadev.com

ARCHITECT

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SHEET INDEX:

PROJECT INFORMATION

MISSION & LINDEN TOWNHOMES

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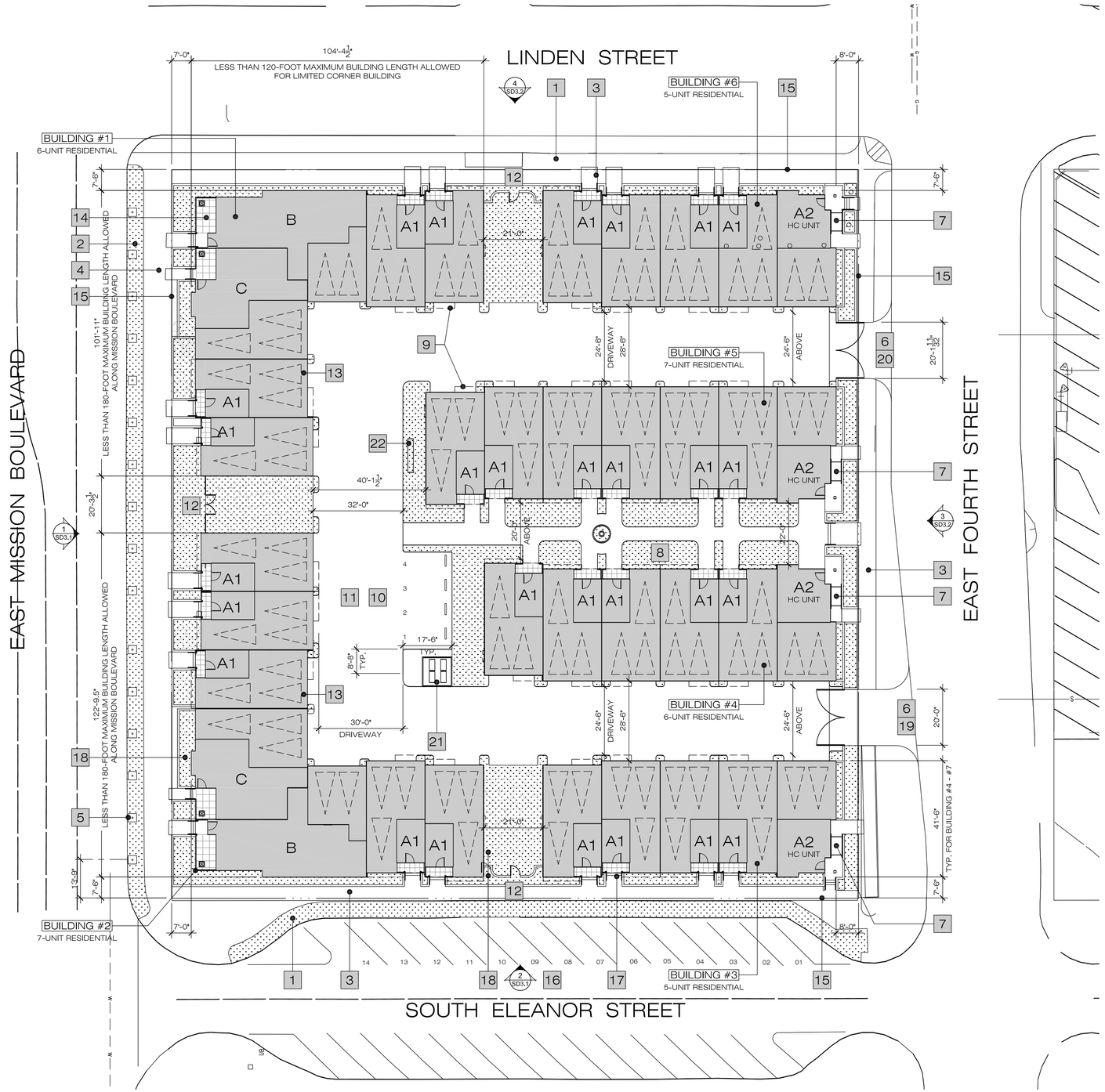

LEGEND

1. 6'-0" WIDE LANDSCAPING
2. 6'-0" WIDE LANDSCAPING ALONG STREET
3. 6'-0" WIDE MIN. SIDEWALK
4. 10'-0" WIDE MIN. SIDEWALK
5. 24"-BOX TREES AT 15'-0" O.C. ALONG MISSION
6. DECORATIVE STAMPED CONCRETE
7. DISABLED ACCESS RAMP
8. LANDSCAPE
9. LINE OF FLOOR ABOVE
10. ON-SITE SURFACE PARKING
11. ONE-WAY CONCRETE DRIVEWAY
12. PEDESTRIAN ACCESS GATE
13. PEDESTRIAN WALK
14. PRIVATE PATIO
15. PROPERTY LINE
16. STREET PARKING
17. TYPICAL CONCRETE STAIR AND WALKWAY
18. TYPICAL LANDSCAPE PLANTER
19. VEHICULAR ENTRANCE
20. VEHICULAR EXIT
21. TRASH ENCLOSURE
22. MAIL BOX

SITE PLAN

MISSION & LINDEN TOWNHOMES

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scale: 1" = 20'-0"
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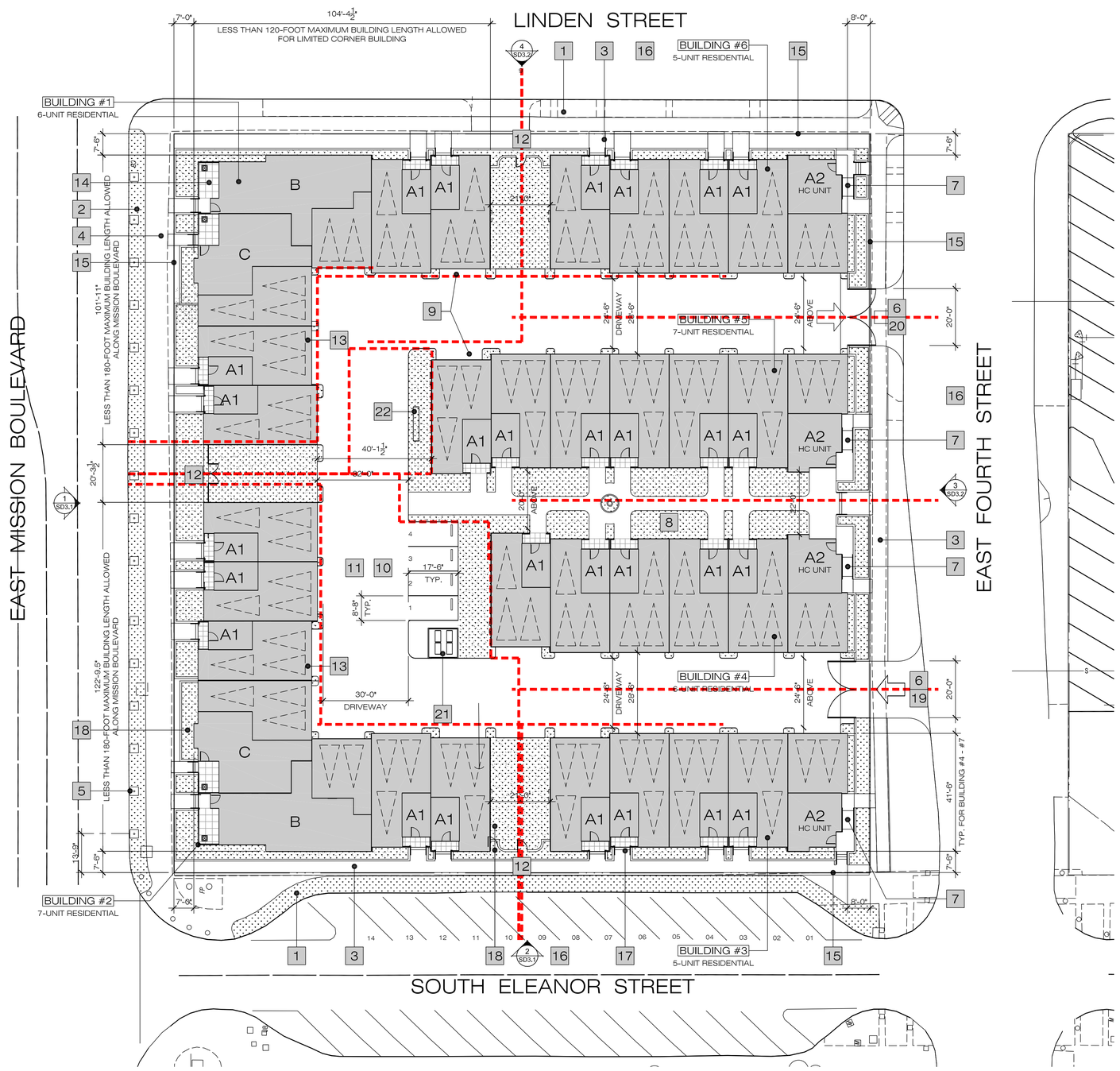

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18	TYPICAL LANDSCAPE PLANTER
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20	VEHICULAR EXIT
21	TRASH ENCLOSURE
22	MAIL BOX

150' FIRE HOSE

FIRE DEPARTMENT ACCESS PLAN

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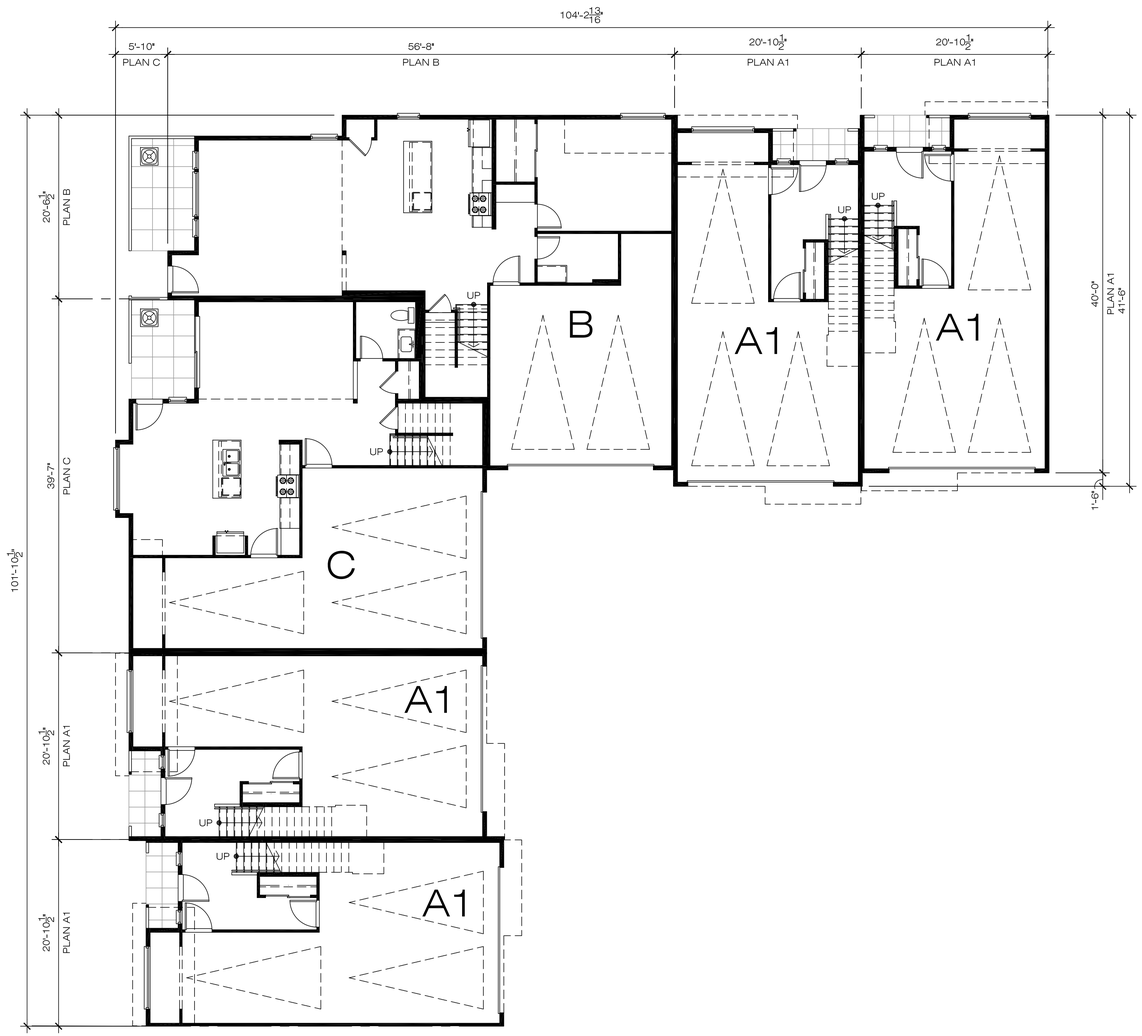

FIRST LEVEL

SECOND LEVEL

BUILDING #1 1ST AND 2ND LEVELS

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scale: 1/8" = 1'-0"
0 8 16 24 32

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THIRD LEVEL

ROOF LEVEL

BUILDING #1 3RD AND ROOF LEVELS

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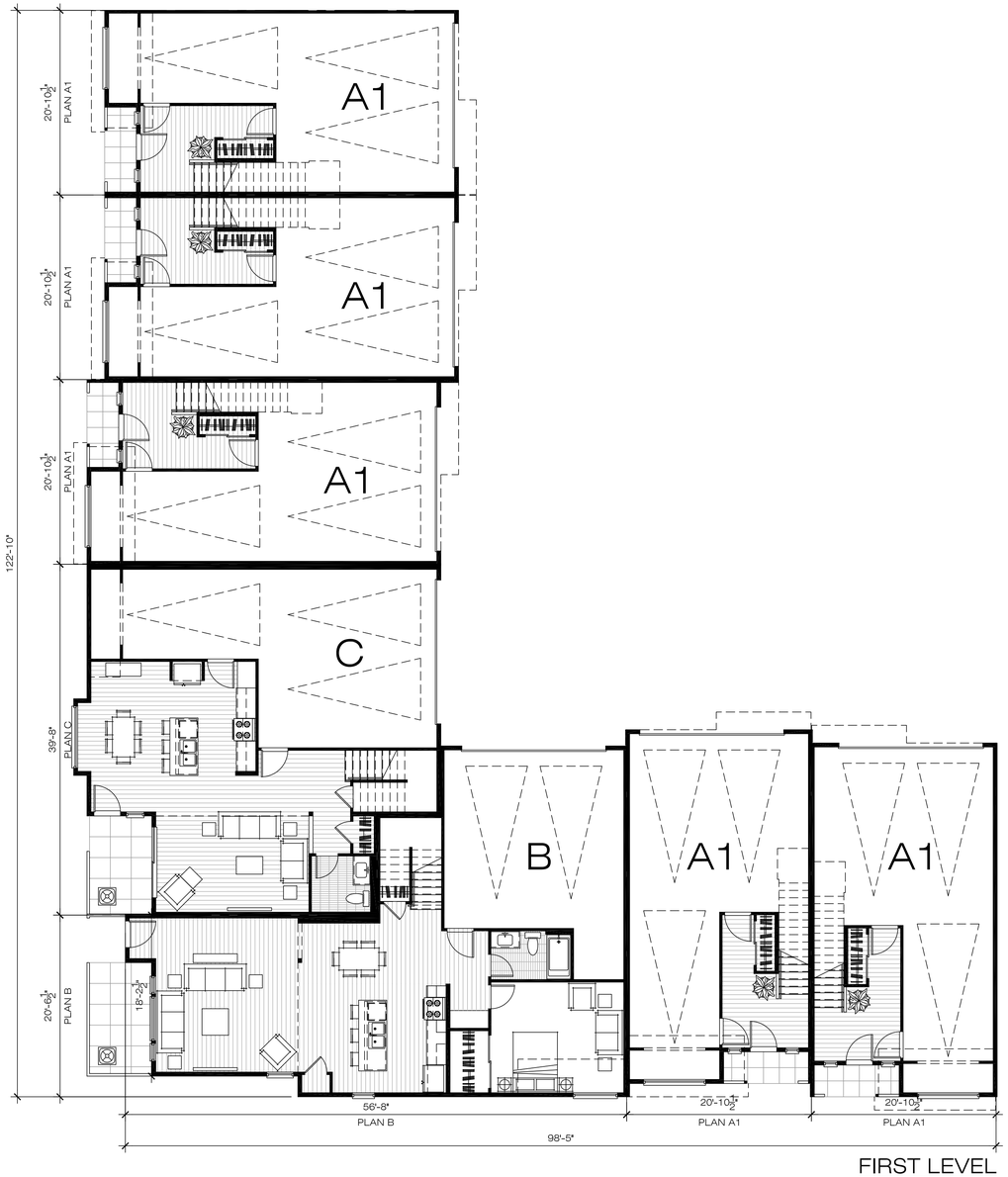
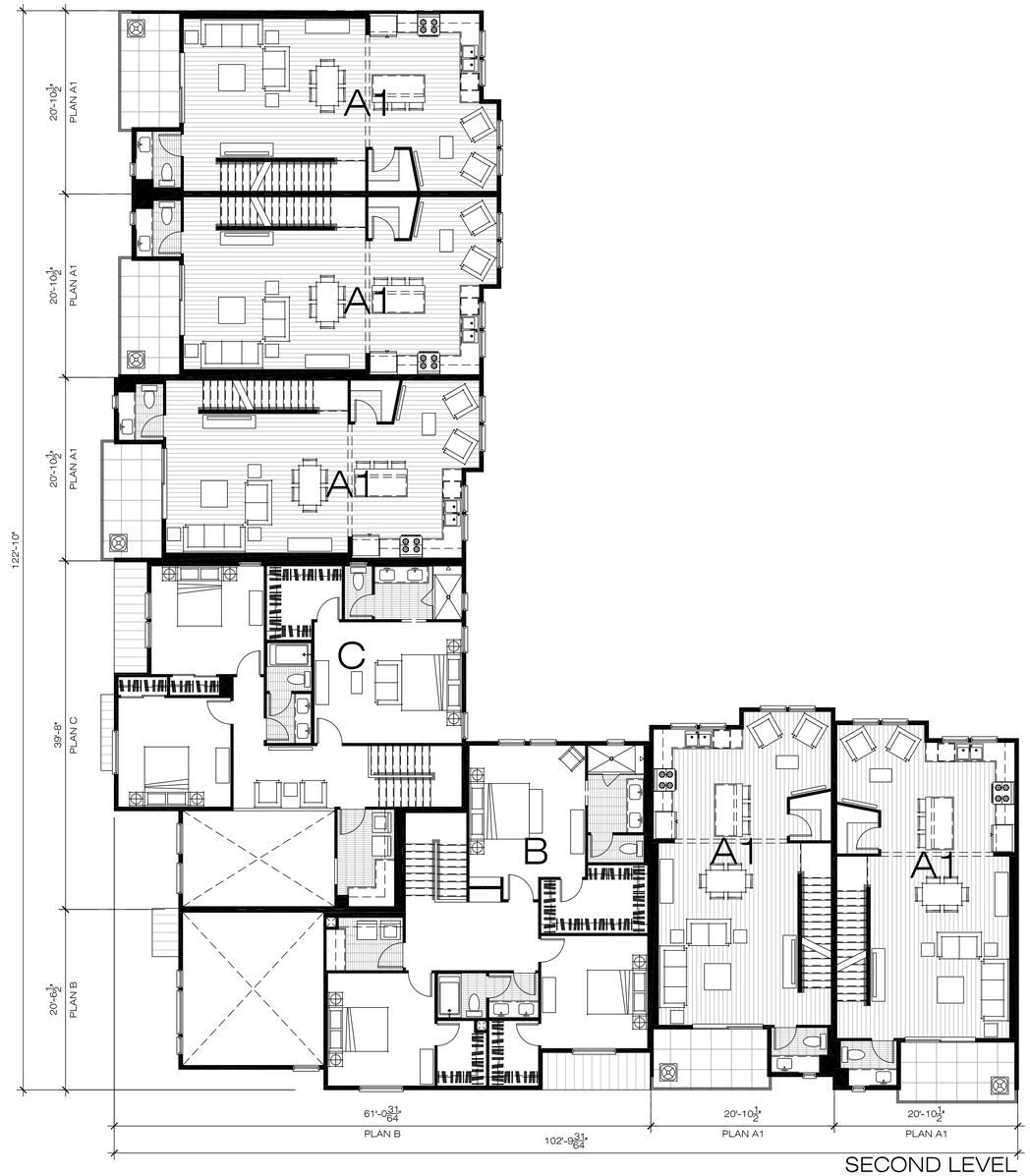


FIRST LEVEL



SECOND LEVEL

BUILDING #2 1ST AND 2ND LEVELS

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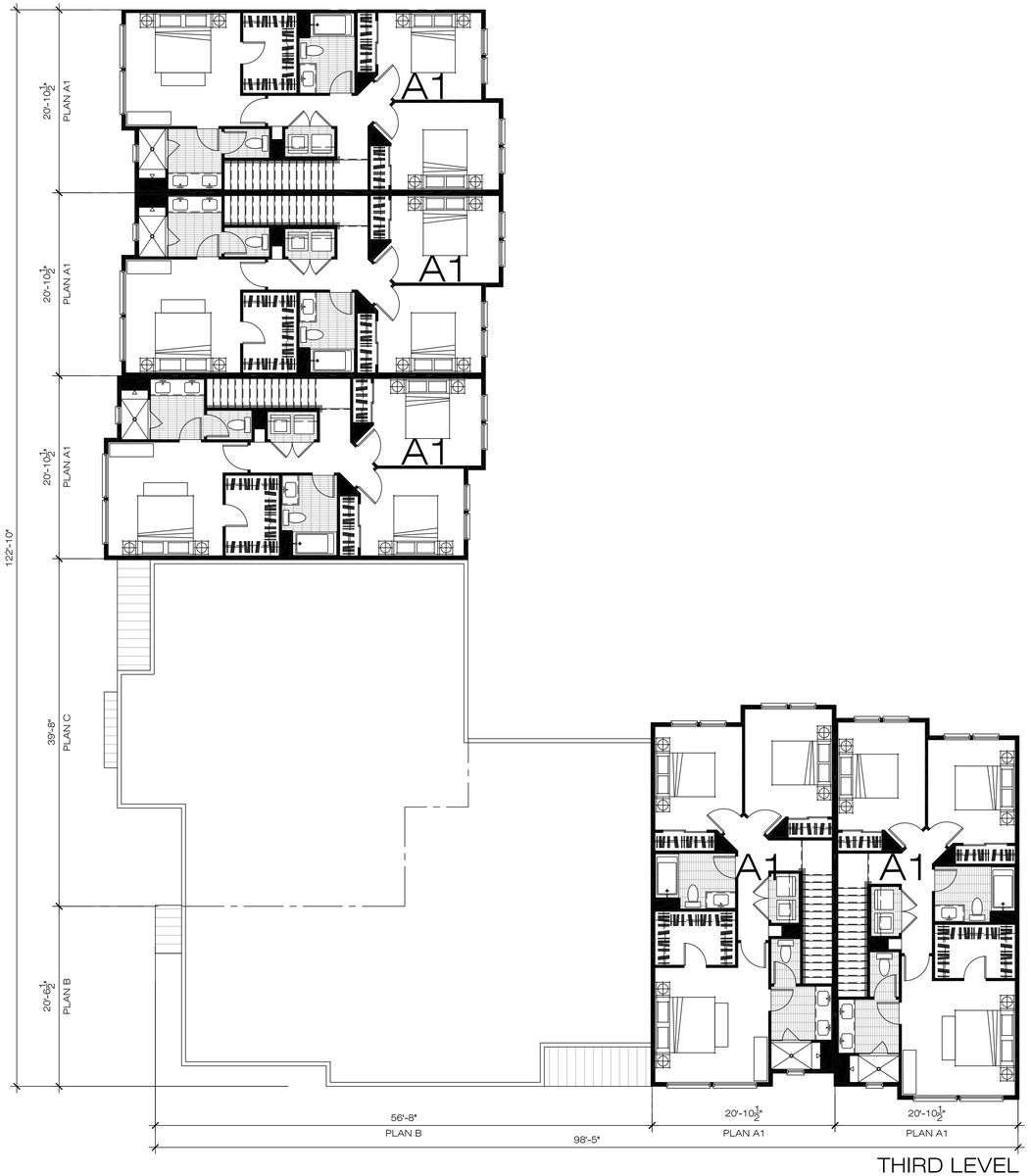

THIRD LEVEL

ROOF PLAN

BUILDING #2 3RD AND ROOF LEVELS

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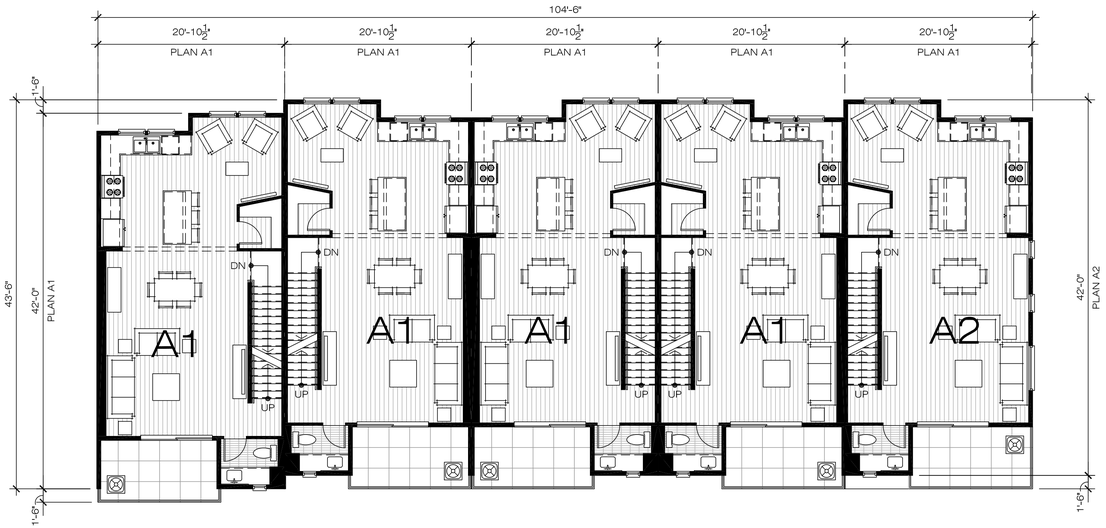

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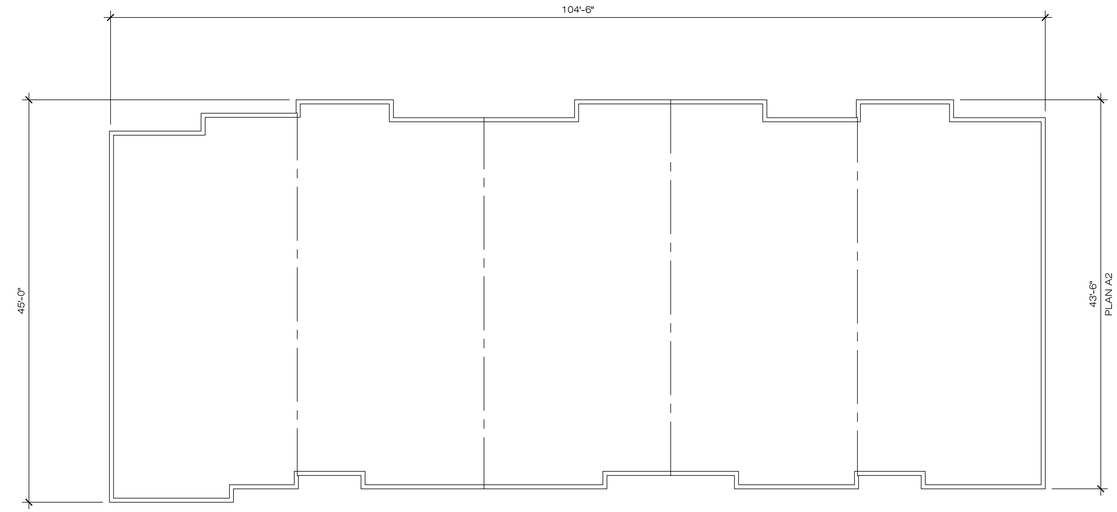

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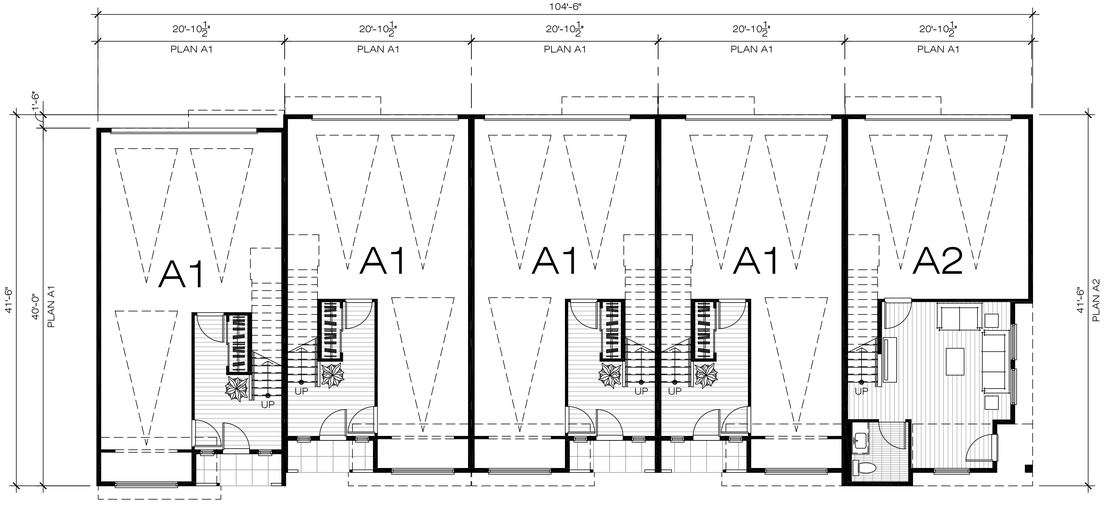

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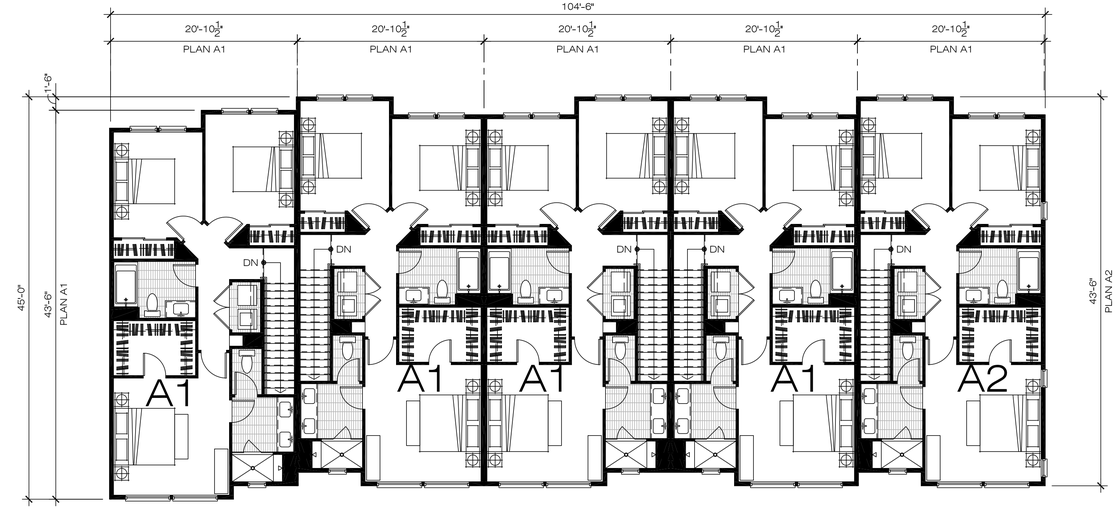

THIRD LEVEL

BUILDING #3 & #6 BUILDING PLANS

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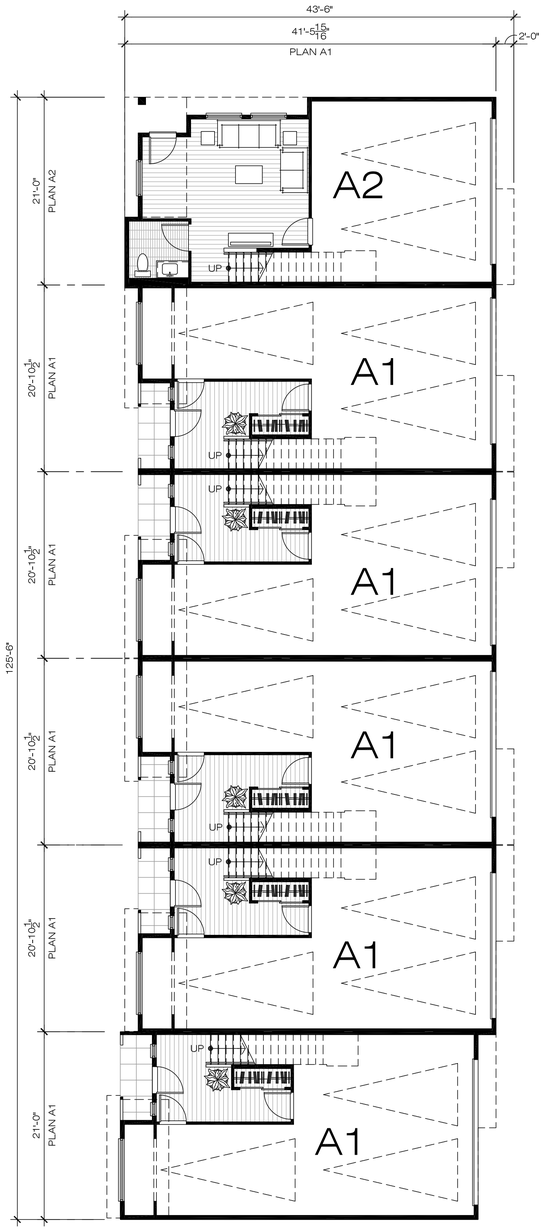

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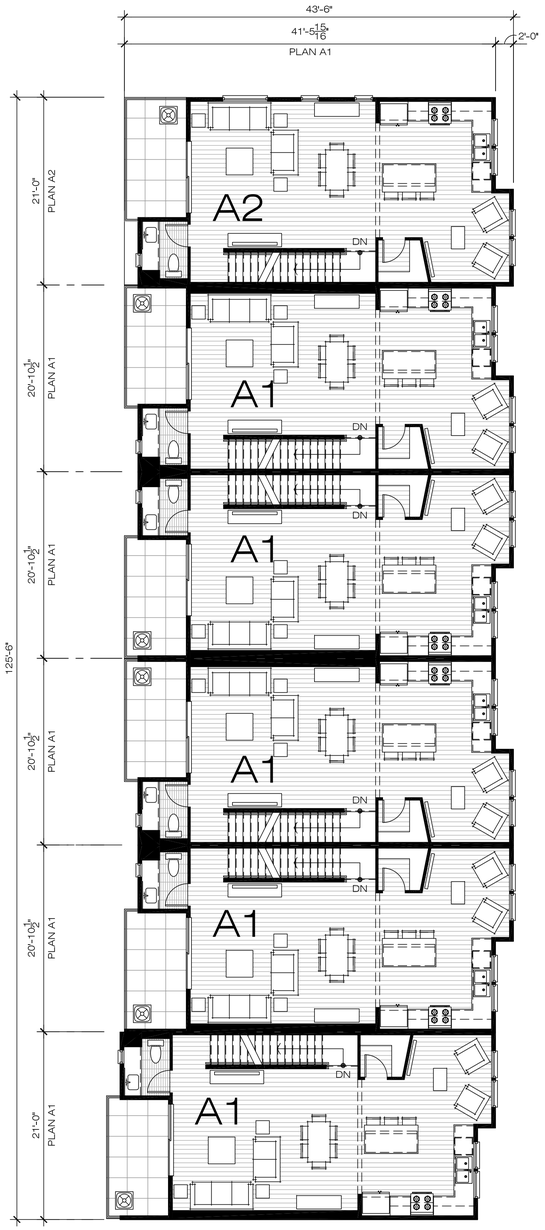

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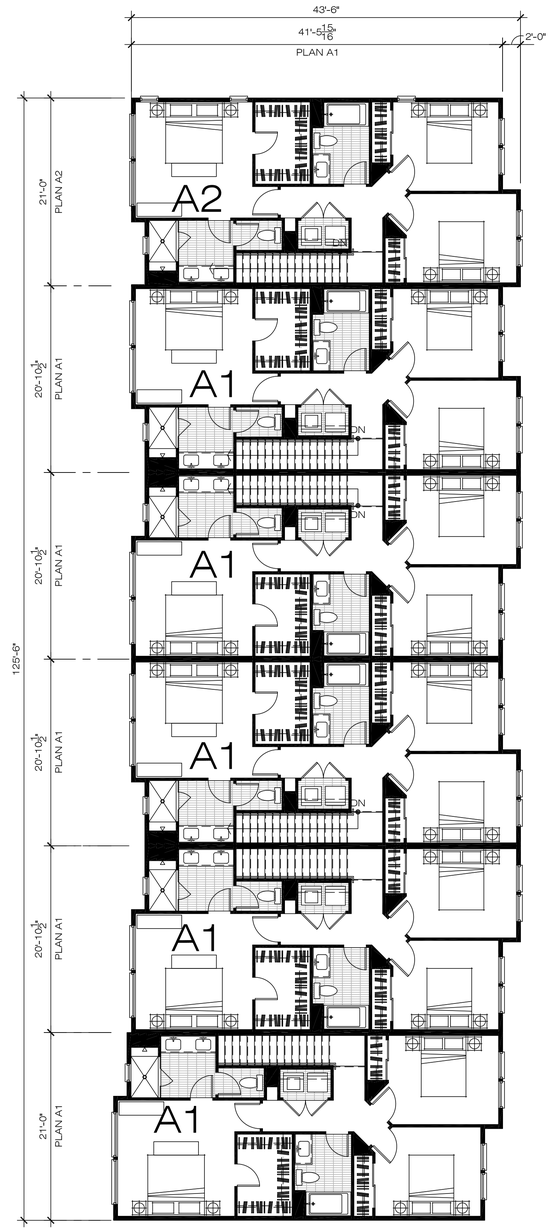

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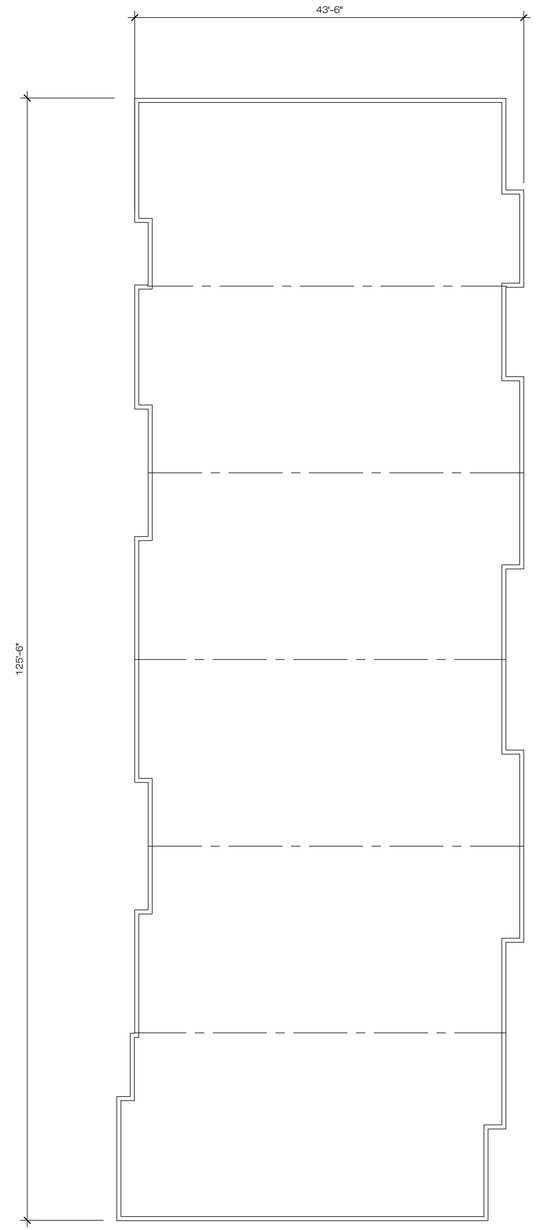

ROOF LEVEL

BUILDING #4 BUILDING PLANS

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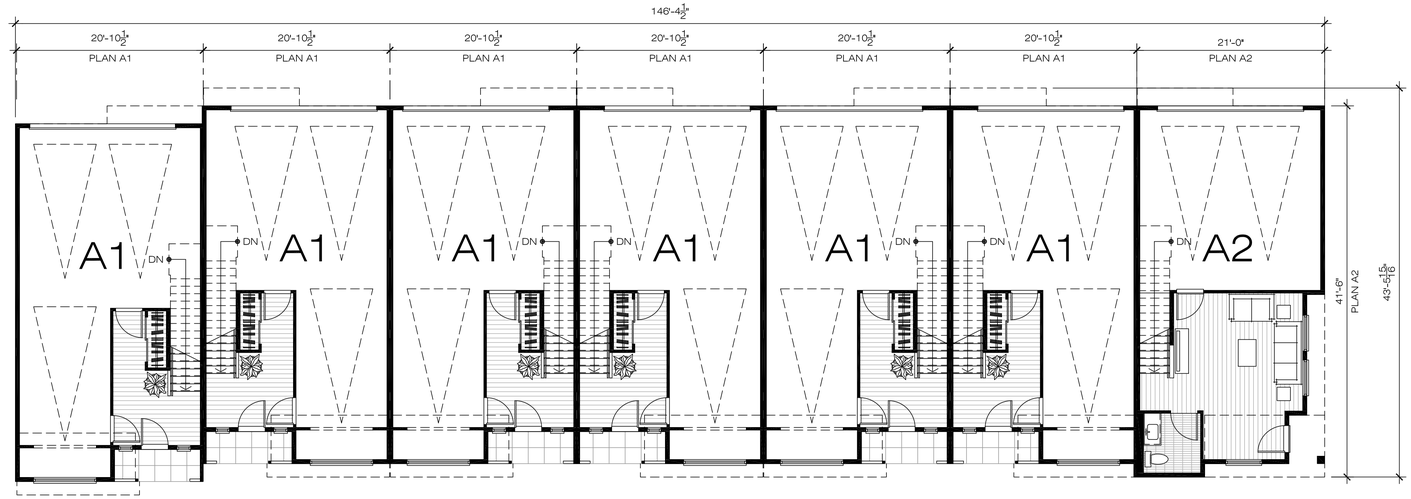

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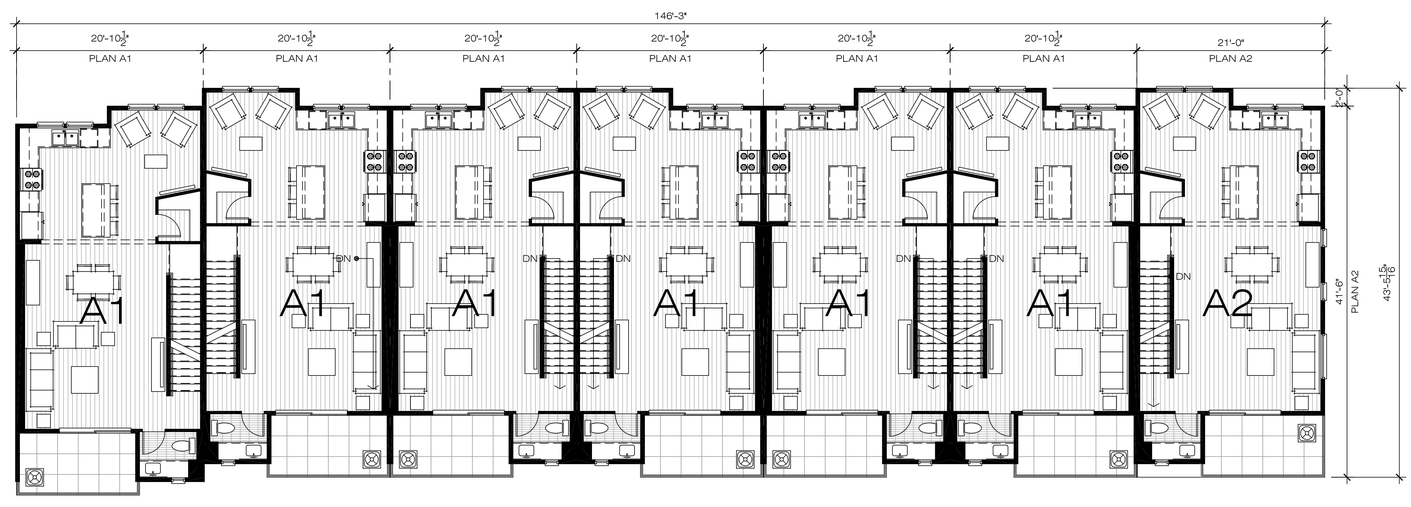

SECOND LEVEL

BUILDING #5 1ST AND 2ND LEVELS

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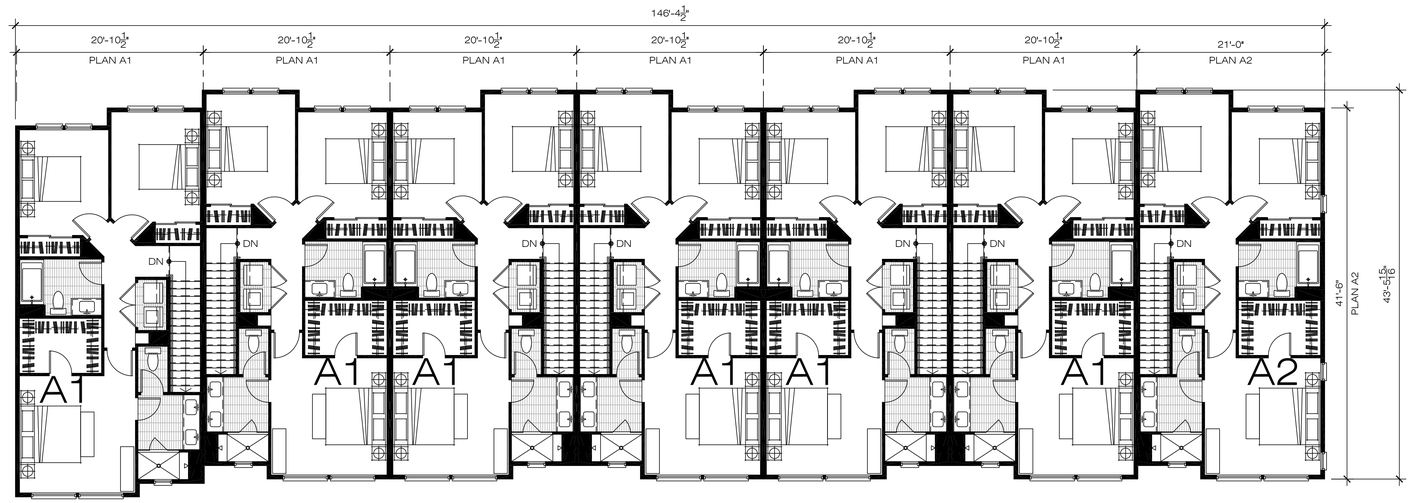

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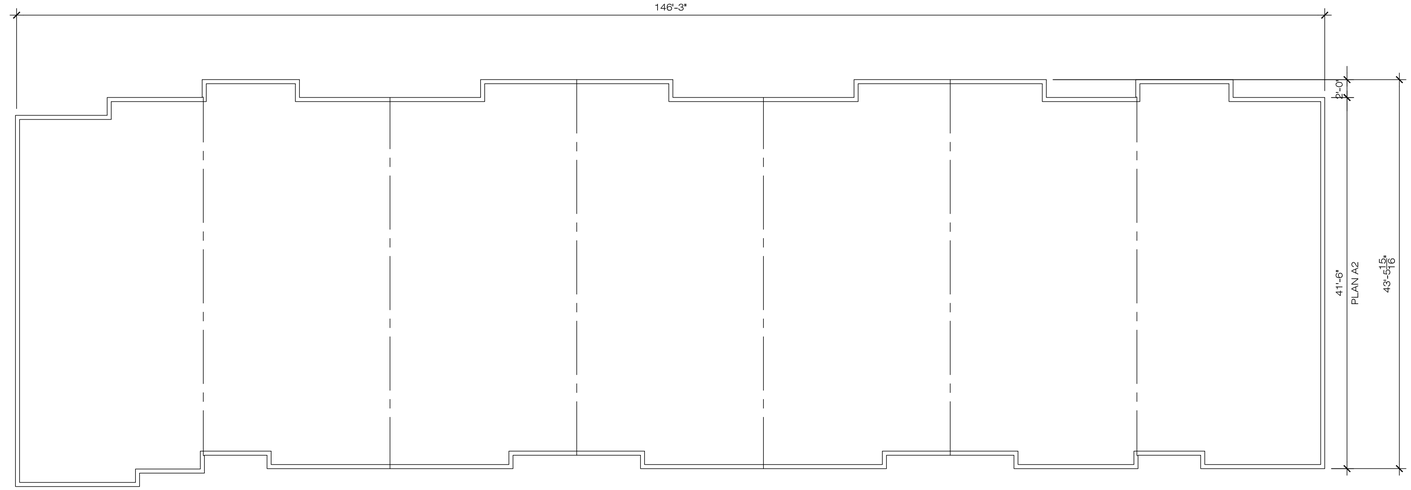

ROOF PLAN

BUILDING #5 3RD AND ROOF LEVELS

MISSION & LINDEN TOWNHOMES

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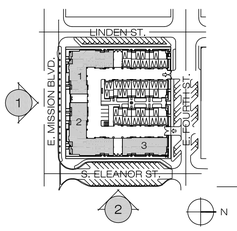
SOUTH ELEANOR STREET (2)
EAST ELEVATION

EAST MISSION BOULEVARD (1)
SOUTH ELEVATION

LEGEND

- A CEMENTITIOUS FIBER BOARD HORIZONTAL SIDING
- B C.M.U. PLANTER
- C METAL CANOPY
- D METAL GUARDRAIL
- E SECURITY GATE
- F STUCCO
- G DUAL GLAZED VINYL WINDOW
- H VEHICULAR ENTRY / EXIT GATE



SOUTH AND EAST ELEVATIONS

MISSION & LINDEN TOWNHOMES

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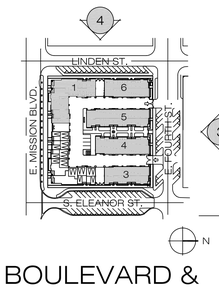
LINDEN STREET
WEST ELEVATION (4)

EAST FOURTH STREET
NORTH ELEVATION (3)

LEGEND

A	CEMENTITIOUS FIBER BOARD HORIZONTAL SIDING	E	SECURITY GATE
B	C.M.U. PLANTER	F	STUCCO
C	METAL CANOPY	G	DUAL GLAZED VINYL WINDOW
D	METAL GUARDRAIL	H	VEHICULAR ENTRY / EXIT GATE



NORTH AND WEST ELEVATIONS

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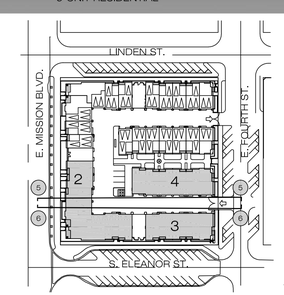
BUILDINGS 2 AND 3 - BACK ELEVATION (5)
INTERIOR SITE SECTION



BUILDING 4 - BACK ELEVATION (6)
INTERIOR SITE SECTION

LEGEND

- A CEMENTITIOUS FIBER BOARD HORIZONTAL SIDING
- B GARAGE DOOR
- C METAL CANOPY
- D METAL GUARDRAIL
- E STUCCO
- F DUAL GLAZED VINYL WINDOW

INTERIOR SITE ELEVATIONS

MISSION & LINDEN TOWNHOMES

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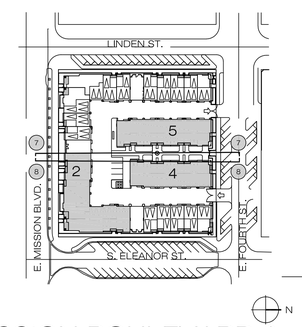
BUILDING 4 - FRONT ELEVATION
INTERIOR SITE SECTION
7

BUILDING 5 - FRONT ELEVATION
INTERIOR SITE SECTION
8

LEGEND

- A CEMENTITIOUS FIBER BOARD HORIZONTAL SIDING
- B GARAGE DOOR
- C METAL CANOPY
- D METAL GUARDRAIL
- E STUCCO
- F DUAL GLAZED VINYL WINDOW
- G BLOCK PATIO



INTERIOR SITE ELEVATIONS

MISSION & LINDEN TOWNHOMES

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638 - 692 EAST 4TH STREET, POMONA, CA 91766

MISSION & LINDEN LLC. | 2040 LOMITA BOULEVARD #100, LOMITA, CA 90717 | T. 310.373.8555

scale: 1/8" = 1'-0"
0 4 8 16 32

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f. 310. 217. 0425

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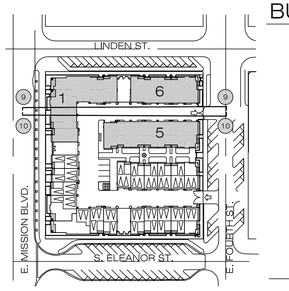
BUILDINGS 1 AND 5- BACK ELEVATION (9)
INTERIOR SITE SECTION

BUILDINGS 1 AND 6- BACK ELEVATION (10)
INTERIOR SITE SECTION

LEGEND

- A CEMENTITIOUS FIBER BOARD HORIZONTAL SIDING
- B GARAGE DOOR
- C METAL CANOPY
- D METAL GUARDRAIL
- E STUCCO
- F DUAL GLAZED VINYL WINDOW
- G BLOCK PATIO



INTERIOR SITE ELEVATIONS

MISSION & LINDEN TOWNHOMES

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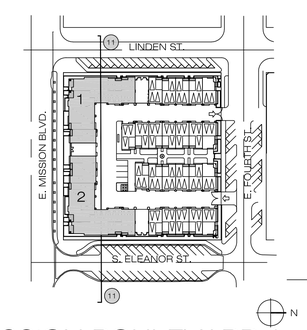
BUILDING 2- BACK ELEVATION (11)
INTERIOR SITE SECTION

LEGEND

- A CEMENTITIOUS FIBER BOARD HORIZONTAL SIDING
- B GARAGE DOOR
- C METAL CANOPY
- D METAL GUARDRAIL
- E STUCCO
- F DUAL GLAZED VINYL WINDOW
- G BLOCK PATIO



INTERIOR SITE ELEVATION

MISSION & LINDEN TOWNHOMES

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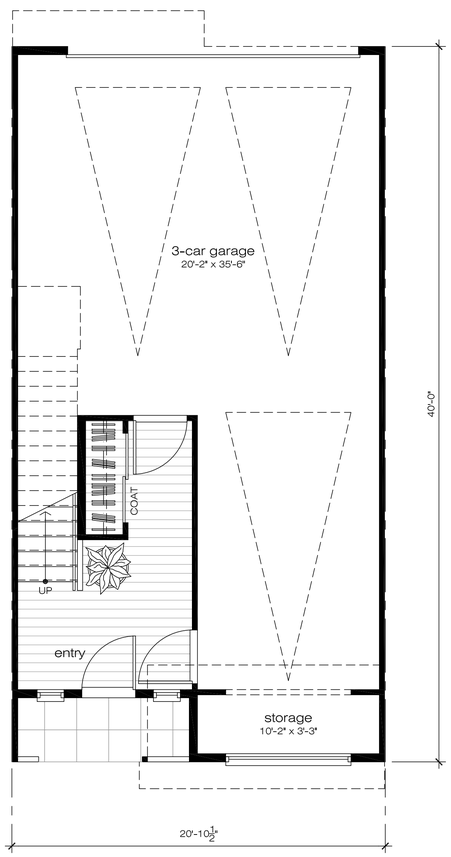
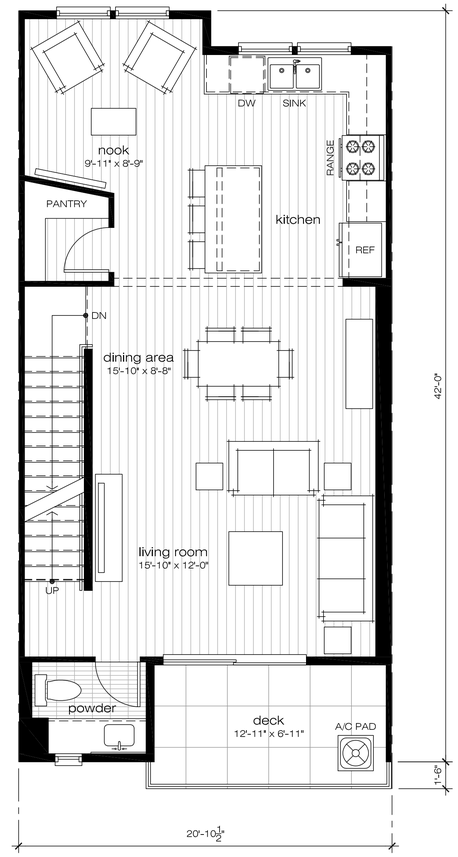


FIRST LEVEL

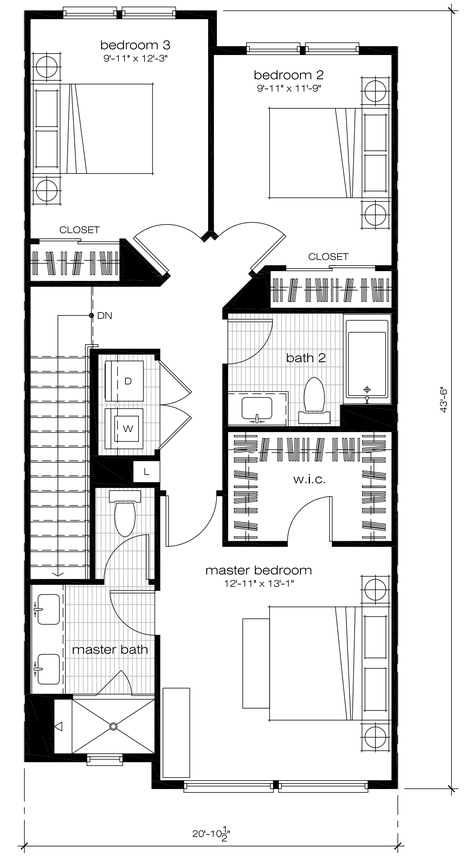
GROSS AREA: 163 S.F.
NET AREA: 147 S.F.

TOTAL GROSS AREA: 1,763 S.F.
TOTAL NET AREA: 1,632 S.F.
QUANTITY: 28 UNITS



SECOND LEVEL

GROSS AREA: 726 S.F.
NET AREA: 665 S.F.



THIRD LEVEL

GROSS AREA: 874 S.F.
NET AREA: 820 S.F.

PLAN A1 UNIT PLANS

MISSION & LINDEN TOWNHOMES

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scale: 1/4" = 1'-0"
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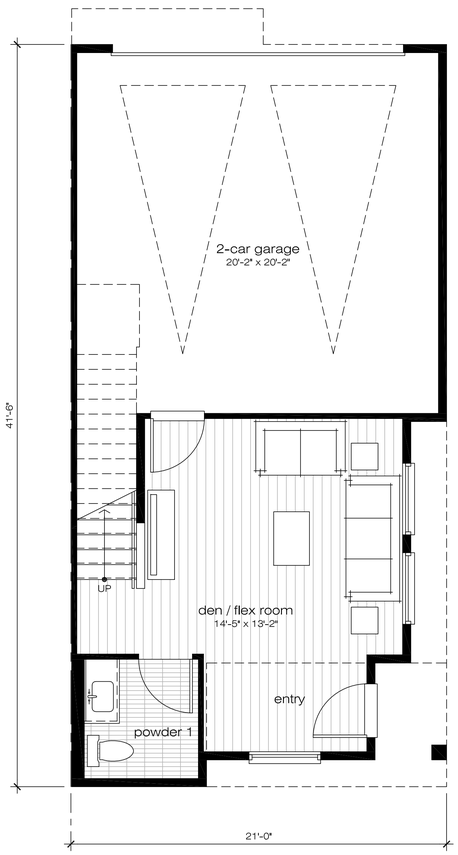
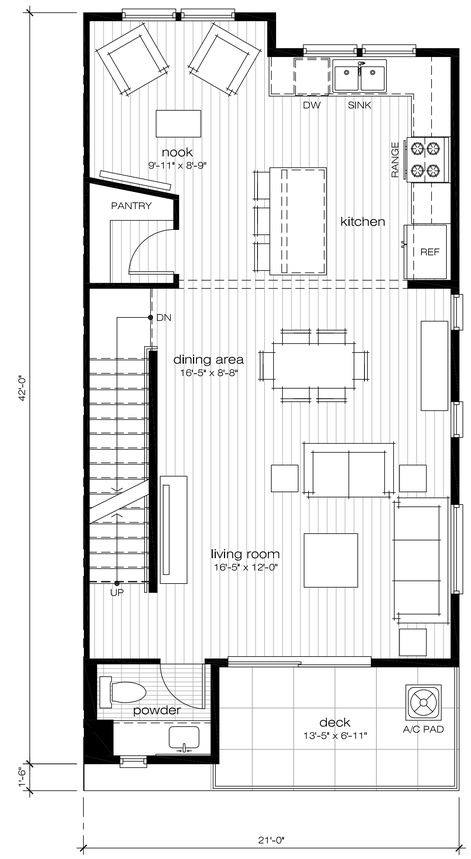


FIRST LEVEL

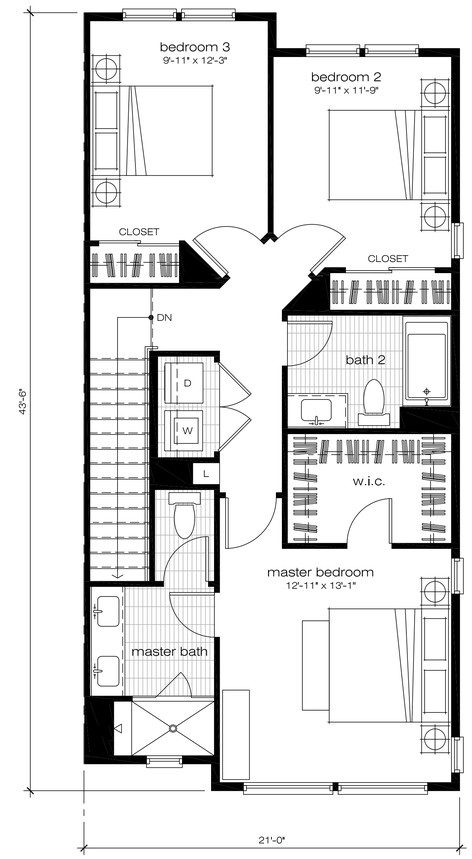
GROSS AREA: 368 S.F.
NET AREA: 336 S.F.

TOTAL GROSS AREA: 1,980 S.F.
TOTAL NET AREA: 1,828 S.F.
QUANTITY: 4 UNITS



SECOND LEVEL

GROSS AREA: 732 S.F.
NET AREA: 677 S.F.



THIRD LEVEL

GROSS AREA: 880 S.F.
NET AREA: 815 S.F.

PLAN A2 UNIT PLANS

MISSION & LINDEN TOWNHOMES

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scale: 1/4" = 1'-0"
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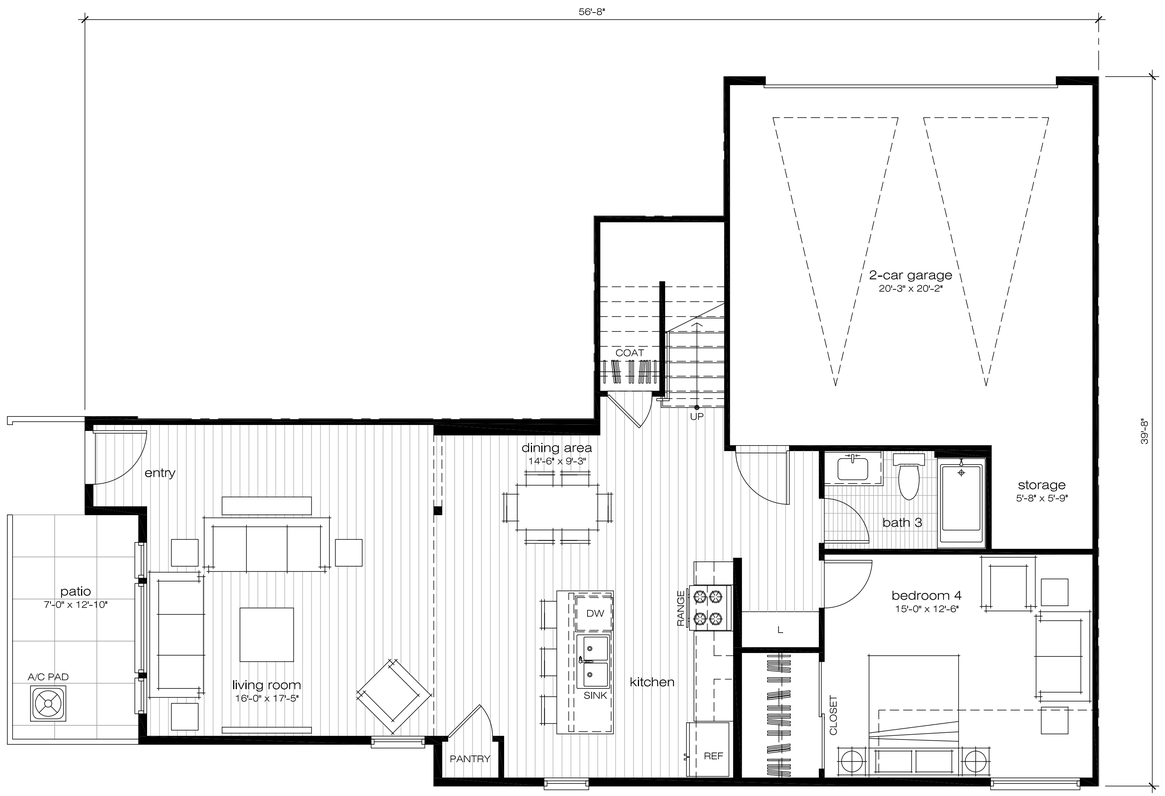
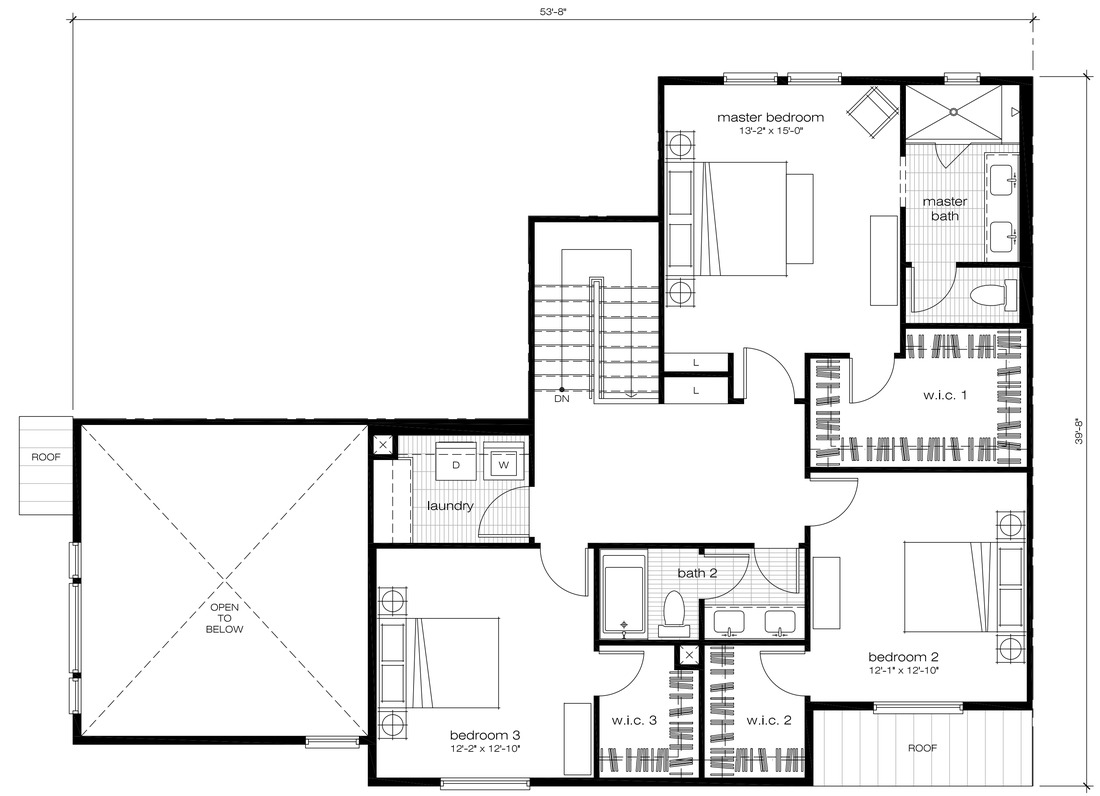


FIRST LEVEL

GROSS AREA: 1,098 S.F.
NET AREA: 1,027 S.F.

TOTAL GROSS AREA: 2,243 S.F.
TOTAL NET AREA: 2,089 S.F.
QUANTITY: 2 UNITS



SECOND LEVEL

GROSS AREA: 1,145 S.F.
NET AREA: 1,062 S.F.

PLAN B UNIT PLANS

MISSION & LINDEN TOWNHOMES

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scale: 1/4" = 1'-0"
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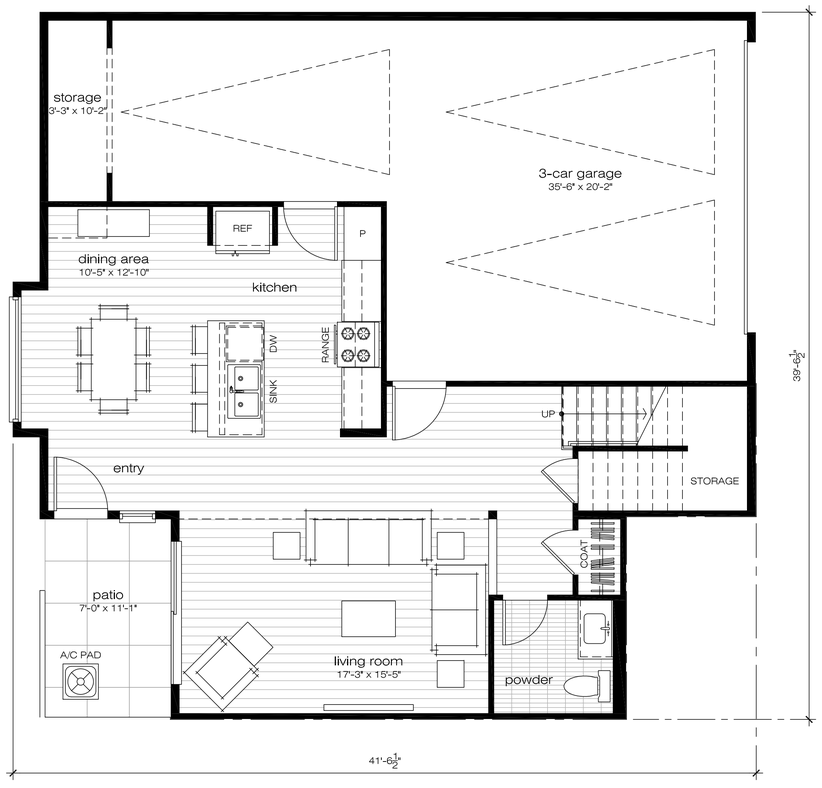

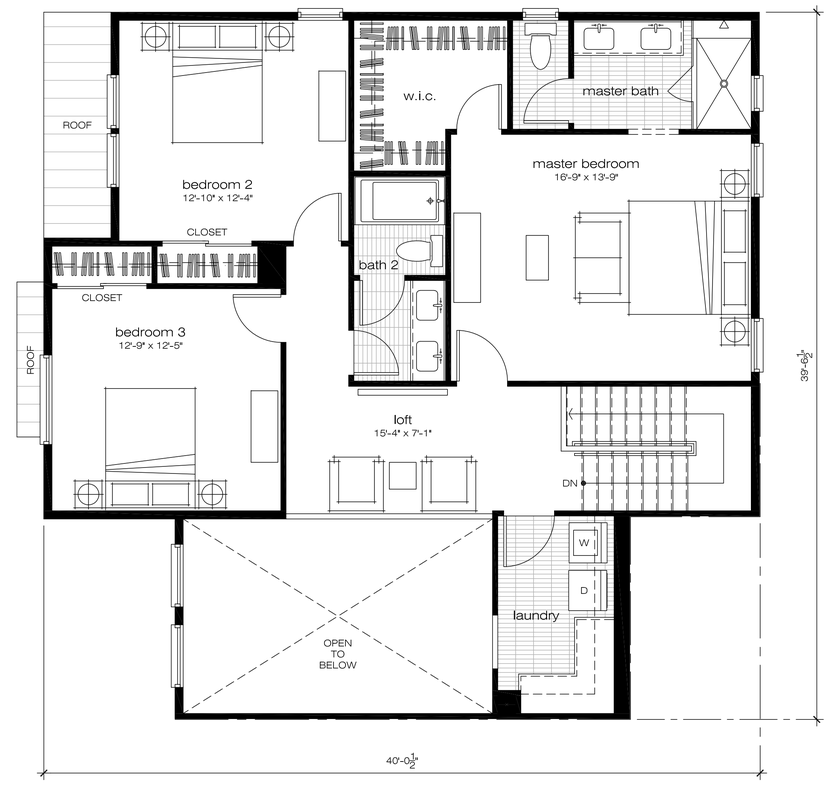

FIRST LEVEL

GROSS AREA: 799 S.F.
NET AREA: 747 S.F.

TOTAL GROSS AREA: 1,911 S.F.
TOTAL NET AREA: 1,786 S.F.
QUANTITY: 2 UNITS

SECOND LEVEL

GROSS AREA: 1,112 S.F.
NET AREA: 1,039 S.F.

PLAN C UNIT PLANS

MISSION & LINDEN TOWNHOMES

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scale: 1/4" = 1'-0"
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COMMON OPEN SPACE: 6,018 S.F.

COMMON OPEN SPACE EXHIBIT

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N

scale: 1" = 20'-0"

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BUILDING 2 :
FACADE AREA: 2,209 S.F.
OPENING AREA: 561 S.F.
PERCENTAGE: (561:2,209)X100=25.4%

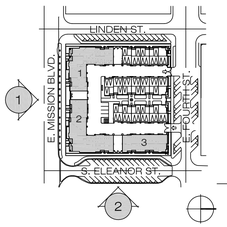
BUILDING 3 :
FACADE AREA: 2,952 S.F.
OPENING AREA: 730 S.F.
PERCENTAGE: (730:2,952)X100=24.7%

SOUTH ELEANOR STREET - OPENING PERCENTAGE (2)
EAST ELEVATION

BUILDING 1 :
FACADE AREA: 2,525 S.F.
OPENING AREA: 656 S.F.
PERCENTAGE: (656:2,525)X100=26%

BUILDING 2 :
FACADE AREA: 3,185 S.F.
OPENING AREA: 833 S.F.
PERCENTAGE: (833:3,074)X100=26.2%

EAST MISSION BOULEVARD - OPENING PERCENTAGE (1)
SOUTH ELEVATION



OPENING PERCENTAGE EXHIBIT

MISSION & LINDEN TOWNHOMES

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638 - 692 EAST 4TH STREET, POMONA, CA 91766

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BUILDING 3 :
FACADE AREA: 1,187 S.F.
OPENING AREA: 242 S.F.
PERCENTAGE: (242:1,187)X100=20.4%

BUILDING 4 :
FACADE AREA: 1,187 S.F.
OPENING AREA: 242 S.F.
PERCENTAGE: (242:1,187)X100=20.4%

BUILDING 5 :
FACADE AREA: 1,187 S.F.
OPENING AREA: 242 S.F.
PERCENTAGE: (242:1,187)X100=20.4%

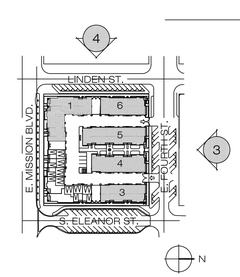
BUILDING 6 :
FACADE AREA: 1,187 S.F.
OPENING AREA: 242 S.F.
PERCENTAGE: (242:1,187)X100=20.4%

EAST FOURTH STREET - OPENING PERCENTAGE (3)
EAST ELEVATION

BUILDING 1 :
FACADE AREA: 2,453 S.F.
OPENING AREA: 594 S.F.
PERCENTAGE: (594:2,453)X100=24.2%

BUILDING 3 :
FACADE AREA: 3,177 S.F.
OPENING AREA: 712 S.F.
PERCENTAGE: (712:3,177)X100=22.4%

LINDEN STREET - OPENING PERCENTAGE (4)
SOUTH ELEVATION



OPENING PERCENTAGE EXHIBIT

MISSION & LINDEN TOWNHOMES

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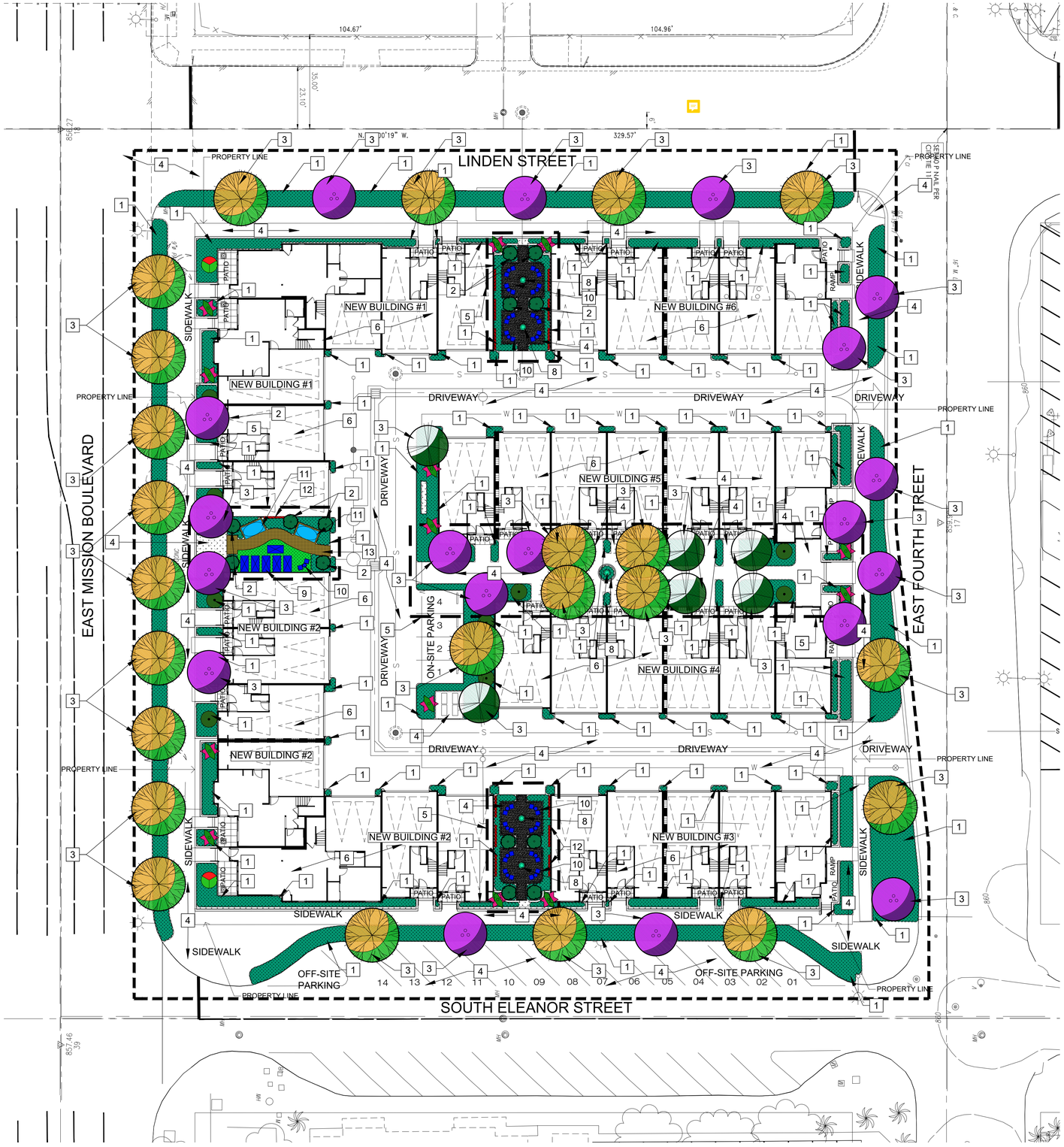


PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	HYDROZONE (WATER USE - HYDROZONE #)	REMARKS	INSTALLED SIZE (HEIGHT X WIDTH)	MATURE SIZE (HEIGHT X WIDTH)
	DROUGHT TOLERANT TREES							
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	23	M-1	STANDARD SHADE TREE / STREET TREE DECIDUOUS	13'-15' H X 6'-8' W	30'-80' H X 20'-50' W
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	6	M-1	STANDARD SHADE TREE EVERGREEN	7'-8' H X 4'-5' W	20'-25' H X 10'-15' W
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX	19	M-1	MULTI TRUNK FLOWERING ACCENT DECIDUOUS	8'-9' H X 4'-5' W	20' H X 25' W
	CUPRESSUS SEMPERVIRENS 'GLAUCA'	BLUE ITALIAN CYPRESS	15 GALLON	13	L-1	STANDARD COLUMNAR EVERGREEN	8'-10' H X 1'-2' W	60' H X 5'-10' W
	DROUGHT TOLERANT SHRUBS, ORNAMENTAL GRASSES, SUCCULENTS AND GROUND COVERS							
	BOUGAINVILLEA 'TORCH GLOW'	TORCH GLOW BOUGAINVILLEA	5 GAL. @ 4' O.C.	13	L-2	FLOWERING EVERGREEN SHRUB	6'-8' H X 3'-4' W	
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF FRUITLESS OLIVE	5 GAL. @ 6' O.C.	9		FRUITLESS EVERGREEN OLIVE	4'-6' H X 4'-6' W	
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL. @ 6' O.C.	2		FLOWERING EVERGREEN SHRUB	3'-5' H X 4'-6' W	
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE RYE	1 GAL. @ 5' O.C.	13,166 S.F. (1,550 TOTAL)		NATIVE ORNAMENTAL GRASS	3'-5' H X 3'-5' W	
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL. @ 5' O.C.			FLOWERING GROUND COVER	1'-2' H X 3'-5' W	
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GAL. @ 3' O.C.			SUCCULENT FOLIAGE ACCENT	1'-2' H X 2'-3' W	
	ALOE STRIATA	CORAL ALOE	1 GAL. @ 3' O.C.			SUCCULENT FLOWERING ACCENT	1'-2' H X 2'-3' W	
	AEONIUM 'SUNBURST'	SUNBURST AEONIUM	1 GAL. @ 3' O.C.			SUCCULENT FOLIAGE ACCENT	1'-2' H X1'-2' W	
	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	1 GAL. @ 3' O.C.			NATIVE ORNAMENTAL GRASS	1'-2' H X1'-2' W	
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL. @ 18" O.C.			SUCCULENT GROUND COVER	10"-12" H X 2'-3' W	
	DYMONDIA MARGARETAE	SILVER CARPET	1 GAL. @ 12" O.C.			GROUND COVER	1"-3" H X 1'-2' W	

PRELIMINARY LANDSCAPE AND IRRIGATION STATEMENT (WELO):

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE PLAN. THE NEW IRRIGATION SYSTEM IS TO UTILIZE A 'SMART' IRRIGATION CONTROLLER WITH A NEW WEATHER SENSOR AND NEW DEDICATED IRRIGATION SUB-METER WITH FLOW SENSING. SHRUBS WILL BE IRRIGATED WITH SUB-SURFACE DRIP LINE TUBING AND POINT TO POINT EMITTERS ON DEDICATED CONTROL VALVES WITH PRESSURE REGULATORS AND DRIP FILTERS. POINT TO POINT DRIP EMITTERS WILL BE USED WHERE NECESSARY FOR LARGER SHRUBS AND TREES. TREES WILL BE PROVIDED WITH DEDICATED CONTROL VALVES WITH 2 LOW FLOW BUBBLERS EACH FOR MONTHLY DEEP ROOT WATERING.

PROPOSED NEW IRRIGATION EQUIPMENT:
NEW IRRIGATION-ONLY SUB-METER WITH FLOW SENSING WITH INTEGRATED MASTER VALVE - NETAFIM HYDROMETER
NEW IRRIGATION SUB-SURFACE DRIPLINE SYSTEM - GPH HEAVY WALL DRIPLINE AND DRIP ACCESSORIES
NEW IRRIGATION SUB-SURFACE BUBBLERS - HUNTER ROOT ZONE WATERING SYSTEM
NEW IRRIGATION SUB-SURFACE POINT TO POINT DRIP SYSTEM WITH PRESSURE REGULATING EMITTERS AND BUG CAPS
NEW IRRIGATION CONTROL VALVES - SUPERIOR 810 (DRIP) AND 950 (BUBBLER) BRASS VALVES WITH PRESSURE REGULATION AND FILTRATION
NEW IRRIGATION ACCESSORIES - IRRIGATION VALVES FOR DRIP AND BUBBLER SYSTEMS SHALL INCLUDE 150 MESH STAINLESS STEEL FILTERS
NEW IRRIGATION CONTROLLER - HUNTER I-CORE 'SMART' CONTROLLER WITH WIRELESS WEATHER SENSOR AND FLOW MONITORING
NEW IRRIGATION GATE VALVES - NIBCO T-113 BRASS GATE VALVES FOR PARTIAL OR COMPLETE SYSTEM SHUTDOWN

PRELIMINARY LANDSCAPE KEYNOTES

1. LOW WATER USE HYDROZONE - SHRUBS, SUCCULENTS, GROUND COVERS AND ORNAMENTAL GRASSES - 13,166 S.F. (L-2) IRRIGATION: NEW SUB-SURFACE DRIPLINE WITH ADDITIONAL POINT TO POINT EMITTERS FOR LARGER PLANTS
2. LOW WATER USE HYDROZONE - 13 TREES - 208 S.F. (L-1) IRRIGATION: NEW SUB-SURFACE LOW-FLOW BUBBLERS
3. MODERATE WATER USE HYDROZONE - 48 TREES - 768 S.F. (M-1) IRRIGATION: NEW SUB-SURFACE LOW-FLOW BUBBLERS
4. HARDSCAPE (SEE ARCH PLANS) - 16,381 S.F.
5. OPEN SPACE / COURTYARDS - 5,918 S.F.
6. BUILDINGS (SEE ARCH PLANS) - 33,021 S.F.
7. PROPOSED IRRIGATION POINT OF CONNECTION (NOT SHOWN) - NEW 2" IRRIGATION ONLY WATER SUB-METER, 2" LEAD FREE BACKFLOW PREVENTER, 2" MASTER VALVE, 2" FLOW SENSOR, 2" IRRIGATION MAINLINE AND 2" AIR VENT
8. NEW DECORATIVE PLANTER POT - TO BE SELECTED BY OWNER
9. ARTIFICIAL TURF WITH FALL PADS AT YOGA / MEDITATION AREA
10. NEW SEATING AND TABLES AT OPEN SPACE AREAS
11. NEW FREE STANDING HAMMOCK
12. NEW VINE TRELLIS
13. NEW DECOMPOSED GRANITE PATH WITH BINDER AND EDGING

LANDSCAPE NOTES:
TOTAL LANDSCAPE AREA: 14,195 S.F.
EXISTING LANDSCAPE AREA: N/A
TOTAL OPEN SPACE AREA: 5,918 S.F.
TOTAL PROPOSED NEW TREES: 61
TOTAL EXISTING PROTECTED TREES TO REMOVE AND REPLACE: 2
TOTAL LOT SIZE: 63,597 S.F.
TOTAL LANDSCAPE AS PERCENTAGE OF LOT: 22.3% LANDSCAPE
TOTAL BUILDING AREA: 33,021 S.F.
TOTAL PARKING: 106 PARKING SPACES ON-SITE AND 14 OFF-SITE
WATER: POTABLE WATER
WATER PURVEYOR: CITY OF POMONA WATER DEPARTMENT

NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE PLAN.

REGISTERED LANDSCAPE ARCHITECT
JON D. CICCHETTI
LIC. # 2191
SIGNATURE
11/30/20 EXP. DATE
DATE
STATE OF CALIFORNIA

JDC
Landscape Architects
Planners

L-1 - PRELIMINARY LANDSCAPE PLAN

DATE: 08/10/20

NORTH

0' 10' 20' 40'
SCALE: 1" = 20'-0"

JON DAVID CICCHETTI
140 LINDEN AVENUE, SUITE 286
LONG BEACH, CA 90802
(562) 989-1880
CWCLANDARCH@EARTHLINK.NET

MISSION & LINDEN TOWNHOMES - 603-675 EAST MISSION & 638-692 EAST 4TH, POMONA, CALIFORNIA 91766

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE
STREET TREE

MAGNOLIA GRANDIFLORA 'LITTLE GEM'
DWARF SOUTHERN MAGNOLIA
SHADE TREE

CERCIS CANADENSIS 'FOREST PANSY'
EASTERN REDBUD
FLOWERING ACCENT TREE

CUPRESSUS SEMPERVIRENS 'GLAUCA'
BLUE ITALIAN CYPRESS
COLUMNAR

BOUGAINVILLEA 'TORCH GLOW'
TORCH GLOW BOUGAINVILLEA
FLOWERING EVERGREEN SHRUB

OLEA EUROPAEA 'LITTLE OLLIE'
DWARF FRUITLESS OLIVE
FRUITLESS EVERGREEN OLIVE

CALLISTEMON 'LITTLE JOHN'
DWARF BOTTLEBRUSH
FLOWERING EVERGREEN SHRUB

LEYMUS CONDENSATUS 'CANYON PRINCE'
CANYON PRINCE RYE
NATIVE ORNAMENTAL GRASS

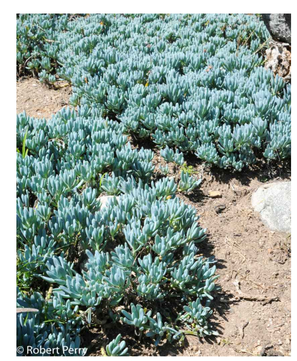
ROSEMARINUS OFFICINALIS 'PROSTRATUS'
PROSTRATE ROSEMARY
FLOWERING GROUND COVER

AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE
SUCCULENT FOLIAGE ACCENT

ALOE STRIATA
CORAL ALOE
SUCCULENT FLOWERING ACCENT

AEONIUM 'SUNBURST'
SUNBURST AEONIUM
SUCCULENT FOLIAGE ACCENT

JUNCUS PATENS 'ELK BLUE'
ELK BLUE CALIFORNIA GRAY RUSH
NATIVE ORNAMENTAL GRASS



SENECIO SERPENS
BLUE CHALKSTICKS
SUCCULENT GROUND COVER

DYMONDIA MARGARETAE
SILVER CARPET
GROUND COVER

REGISTERED LANDSCAPE ARCHITECT
JON D. CICCHETTI
LIC. # 2191
SIGNATURE
11/30/20 EXP. DATE
DATE
STATE OF CALIFORNIA

L-2 - PRELIMINARY PLANT PALETTE

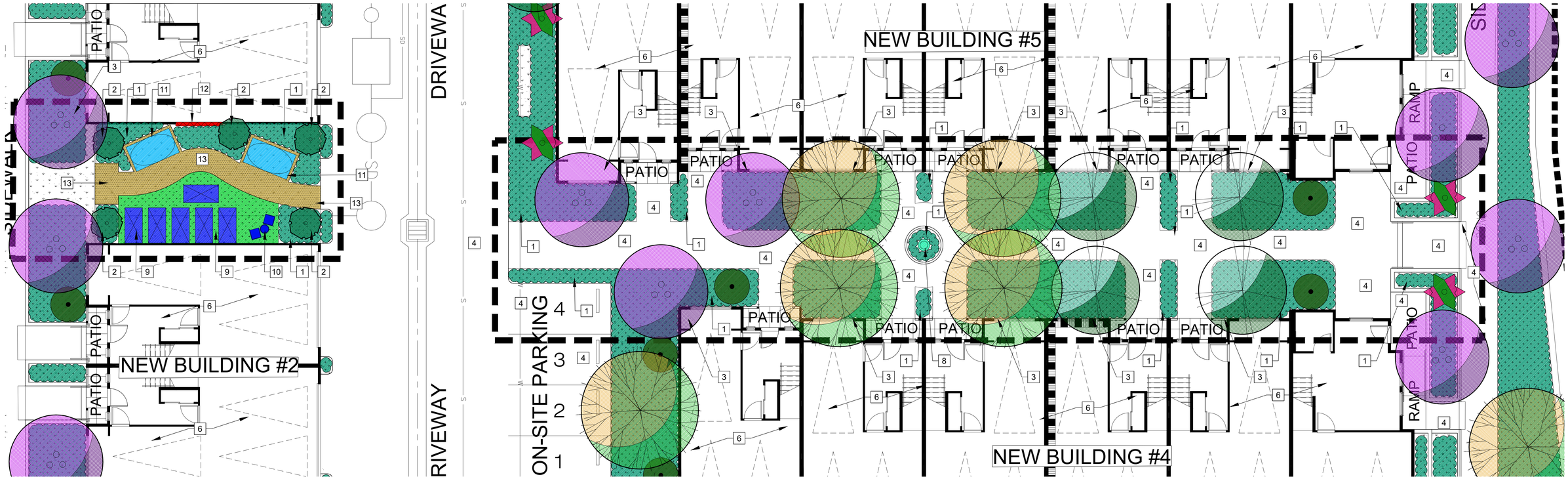
DATE: 08/10/20

NORTH

JDC
Landscape Architects
Planners

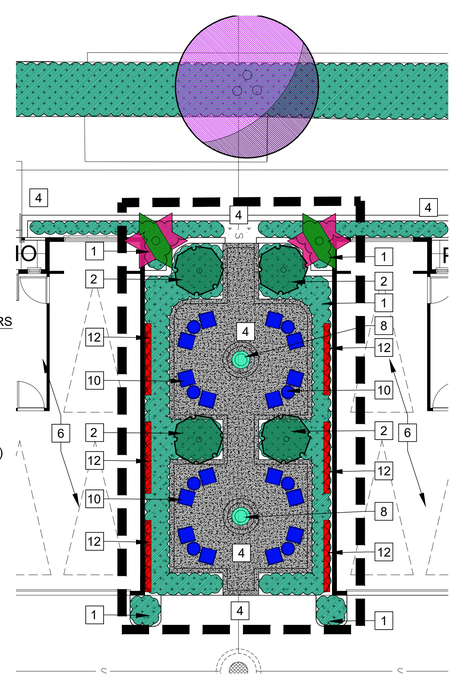
MISSION & LINDEN TOWNHOMES - 603-675 EAST MISSION & 638-692 EAST 4TH, POMONA, CALIFORNIA 91766

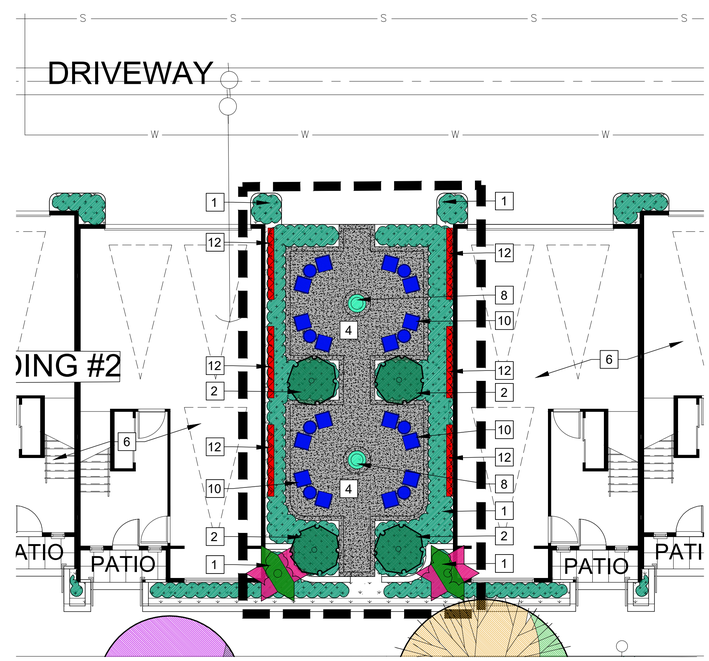
JON DAVID CICCHETTI
140 LINDEN AVENUE, SUITE 286
LONG BEACH, CA 90802
(562) 989-1880
CWCLANDARCH@EARTHLINK.NET



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	DROUGHT TOLERANT TREES			
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	23
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	6
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX	19
	CUPRESSUS SEMPERVIRENS 'GLAUCA'	BLUE ITALIAN CYPRESS	15 GALLON	13
	DROUGHT TOLERANT SHRUBS, ORNAMENTAL GRASSES, SUCCULENTS AND GROUND COVERS			
	BOUGAINVILLEA 'TORCH GLOW'	TORCH GLOW BOUGAINVILLEA	5 GAL. @ 4' O.C.	13
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF FRUITLESS OLIVE	5 GAL. @ 6' O.C.	9
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL. @ 6' O.C.	2
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE RYE	1 GAL. @ 5' O.C.	13,166 S.F. (1,550 TOTAL)
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL. @ 5' O.C.	
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GAL. @ 3' O.C.	
	ALOE STRIATA	CORAL ALOE	1 GAL. @ 3' O.C.	
	AEONIUM 'SUNBURST'	SUNBURST AEONIUM	1 GAL. @ 3' O.C.	
	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	1 GAL. @ 3' O.C.	
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL. @ 18" O.C.	
	DYMONDIA MARGARETAE	SILVER CARPET	1 GAL. @ 12" O.C.	





PRELIMINARY LANDSCAPE KEYNOTES

1. LOW WATER USE HYDROZONE - SHRUBS, SUCCULENTS, GROUND COVERS AND ORNAMENTAL GRASSES - 13,166 S.F. (L-2) IRRIGATION: NEW SUB-SURFACE DRIPLINE WITH ADDITIONAL POINT TO POINT EMITTERS FOR LARGER PLANTS
2. LOW WATER USE HYDROZONE - 13 TREES - 208 S.F. (L-1) IRRIGATION: NEW SUB-SURFACE LOW-FLOW BUBBLERS
3. MODERATE WATER USE HYDROZONE - 48 TREES - 768 S.F. (M-1) IRRIGATION: NEW SUB-SURFACE LOW-FLOW BUBBLERS
4. HARDSCAPE (SEE ARCH PLANS) - 16,381 S.F.
5. OPEN SPACE / COURTYARDS - 5,918 S.F.
6. BUILDINGS (SEE ARCH PLANS) - 33,021 S.F.
7. PROPOSED IRRIGATION POINT OF CONNECTION (NOT SHOWN) - NEW 2" IRRIGATION ONLY WATER SUB-METER, 2" LEAD FREE BACKFLOW PREVENTER, 2" MASTER VALVE, 2" FLOW SENSOR, 2" IRRIGATION MAINLINE AND 2" AIR VENT
8. NEW DECORATIVE PLANTER POT - TO BE SELECTED BY OWNER
9. ARTIFICIAL TURF WITH FALL PADS AT YOGA / MEDITATION AREA
10. NEW SEATING AND TABLES AT OPEN SPACE AREAS
11. NEW FREE STANDING HAMMOCK
12. NEW VINE TRELLIS
13. NEW DECOMPOSED GRANITE PATH WITH BINDER AND EDGING

REGISTERED LANDSCAPE ARCHITECT
JON D. CICCHETTI
LIC. # 2191
SIGNATURE
11/30/20 EXP. DATE
DATE
STATE OF CALIFORNIA

JDC
Landscape Architects
Planners

L-3 - PRELIMINARY OPEN SPACE BLOW-UP PLANS

MISSION & LINDEN TOWNHOMES - 603-675 EAST MISSION & 638-692 EAST 4TH, POMONA, CALIFORNIA 91766

DATE: 08/10/20

NORTH

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

JON DAVID CICCHETTI
140 LINDEN AVENUE, SUITE 286
LONG BEACH, CA 90802
(562) 989-1880
CWCLANDARCH@EARTHLINK.NET

FREE STANDING HAMMOCK

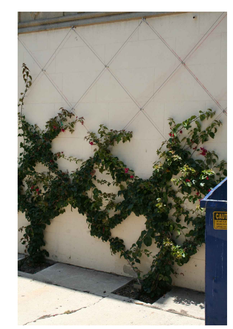
ARTIFICIAL TURF AREA FOR YOGA / MEDITATION / GATHERINGS

CLASSIC ADIRONDACK CHAIR

SMALL SIDE TABLE

CALIFORNIA GOLD
DECOMPOSED GRANITE
WITH ORGANIC BINDER

DECORATIVE PLANTER POTS - TO BE SELECTED BY OWNER



VINE CABLE TRELLIS SYSTEM
DIAMOND PATTERN

VINE GREEN SCREEN SYSTEM
ANCHORED TO WALL

REGISTERED LANDSCAPE ARCHITECT
JON D. CICCHETTI
LIC. # 2191
SIGNATURE
11/30/20 EXP. DATE
DATE
STATE OF CALIFORNIA

L-4 - PRELIMINARY MATERIALS BOARD

DATE: 08/10/20

NORTH

JDC
Landscape Architects
Planners

MISSION & LINDEN TOWNHOMES - 603-675 EAST MISSION & 638-692 EAST 4TH, POMONA, CALIFORNIA 91766

JON DAVID CICCHETTI
140 LINDEN AVENUE, SUITE 286
LONG BEACH, CA 90802
(562) 989-1890
CWCLANDARCH@EARTHLINK.NET

TENTATIVE TRACT MAP NO. 70570

FOR CONDOMINIUM PURPOSES

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 1 THROUGH 8 AND THAT ALLEY ALL WITHIN BLOCK 72 OF THE MAP OF POMONA, AS PER MAP RECORDED IN BOOK 3, PAGES 90 AND 91 OF MISCELLANEOUS RECORDS, RECORDED WITHIN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ANDREASEN ENGINEERING, INC. STEPHEN VENTURA R.C.E. 32437

LEGEND:

- INDICATES BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- PROPOSED BUILDING
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- PORTLAND CEMENT CONCRETE
- PROPOSED LANDSCAPE AREA
- DECORATIVE STAMPED CONCRETE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CONTOUR WITH ELEVATION

UTILITY SERVICES

SEWER
CITY OF POMONA
ENGINEERING DEPT.
505 S. GAREY AVENUE
POMONA,CA 91769
909-620-2281

ELECTRICITY
SOUTHERN CALIFORNIA EDISON CO.
800 W. CIENEGA AVE.
SAN DIMAS, CA 91773
626-302-1212

TELEPHONE
VERIZON
1400 E. PHILLIPS BLVD.
POMONA, CA 91766
909-469-6369

WATER
CITY OF POMONA
WATER DEPT.
148 N. HUNTINGTON BLVD.
POMONA, CA 91768
909-620-2251

GAS
SOUTHERN CALIFORNIA GAS CO.
9400 OAKDALE AVE.
CHATSWORTH, CA 91311
818-701-3448

CABLE TV
TIME WARNER CABLE
1041 E. ROUTE 66
GLENDORA, CA 91740
626-914-4382

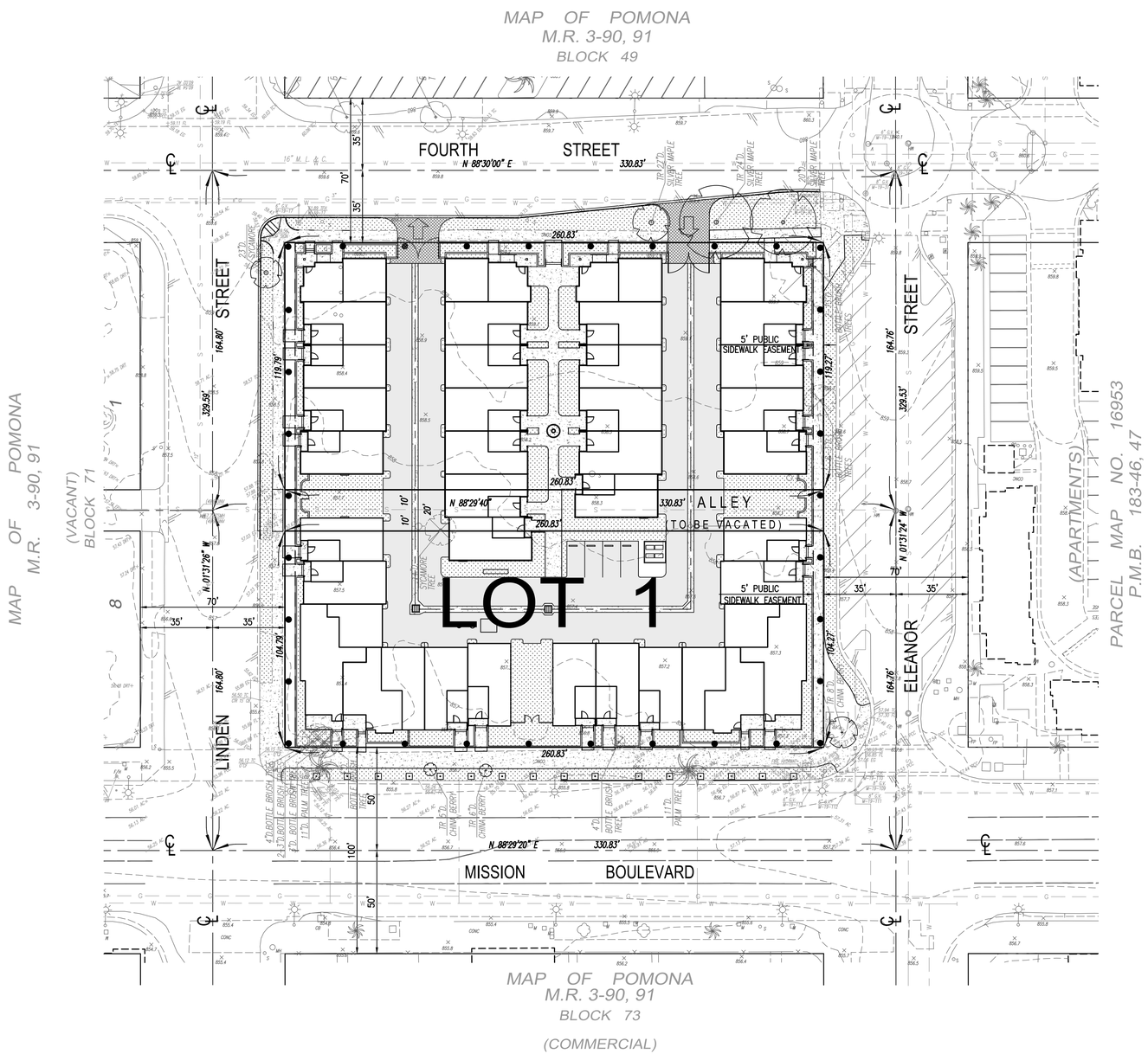
BENCH MARK

BENCH MARK NO. 441
I. & PK. ON N. CURB 34'± N. & 86'± W. OF C.L. INT. PALOMARES ST. & MISSION BLVD.

1965 ADJUSTED ELEV. 854.88

QUANTITIES

EXISTING IMPERVIOUS AREA:	**0 S.F.**
PROPOSED IMPERVIOUS AREA:	**56,423 S.F.**
OPEN AREA:	**7,560 S.F.**
PRIVATE OPEN SPACE:	**3,242 S.F.**
(MIN. SIZE 60 S.F.)	



SHEET INDEX

0 15 30 45 60
GRAPHIC SCALE: 1"=30'

NOTES

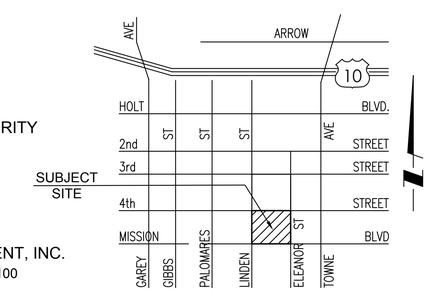
1. GENERAL PLAN DESIGNATION TRANSIT ORIENTED DISTRICT (T.O.D.): NEIGHBORHOOD, T5 TYPICAL
2. ZONING:
   DOWNTOWN SPECIFIC PLAN - MU-I
   MIXED USE INSTITUTIONAL
3. SITE AREA:
   PARCEL 1 = 1.46 ACRES
4. ASSESSOR PARCEL NUMBERS:
   8335-014-908, 909, 911-914 & 917
5. EXISTING TOPOGRAPHY IS FROM A FIELD AND AERIAL SURVEYS
6. THIS MIXED USE PROJECT CONSISTS OF THE FOLLOWING:
   PARCEL 1:
   PROPOSED 36 RESIDENTIAL UNITS
7. PARKING SUMMARY
   72 COVERED STALLS
   11 GUEST STALLS
   34 OFFSITE PARKING STALLS
8. ALL ONSITE EXISTING IMPROVEMENTS TO BE REMOVED
9. EXISTING ALLEY TO BE VACATED WITH THE FINAL MAP
10. NO SPECIAL FLOOD HAZARDS EXIST
11. EXISTING BUS STOPS ARE LOCATED AT
    N.W. CORNER TOWNE AVE. ON MISSION BLVD.
    N.W. CORNER PALOMARES ST. ON MISSION BLVD.
12. PARK DEDICATION STATEMENT:
    THIS PROJECT WILL COMPLY WITH THE CITY PARK/LAND DEDICATION RESOLUTION NO. 89-200.

OWNER

POMONA HOUSING AUTHORITY
505 S. GAREY AVENUE
P.O. BOX 660
POMONA, CA 91769

SUBDIVIDER

LUIGI SCHIAPPA DEVELOPMENT, INC.
2040 LOMITA BLVD., SUITE 100
LOMITA, CA 90717
ATTN: LUIGI SCHIAPPA
PHONE NO.: (310)373-8555



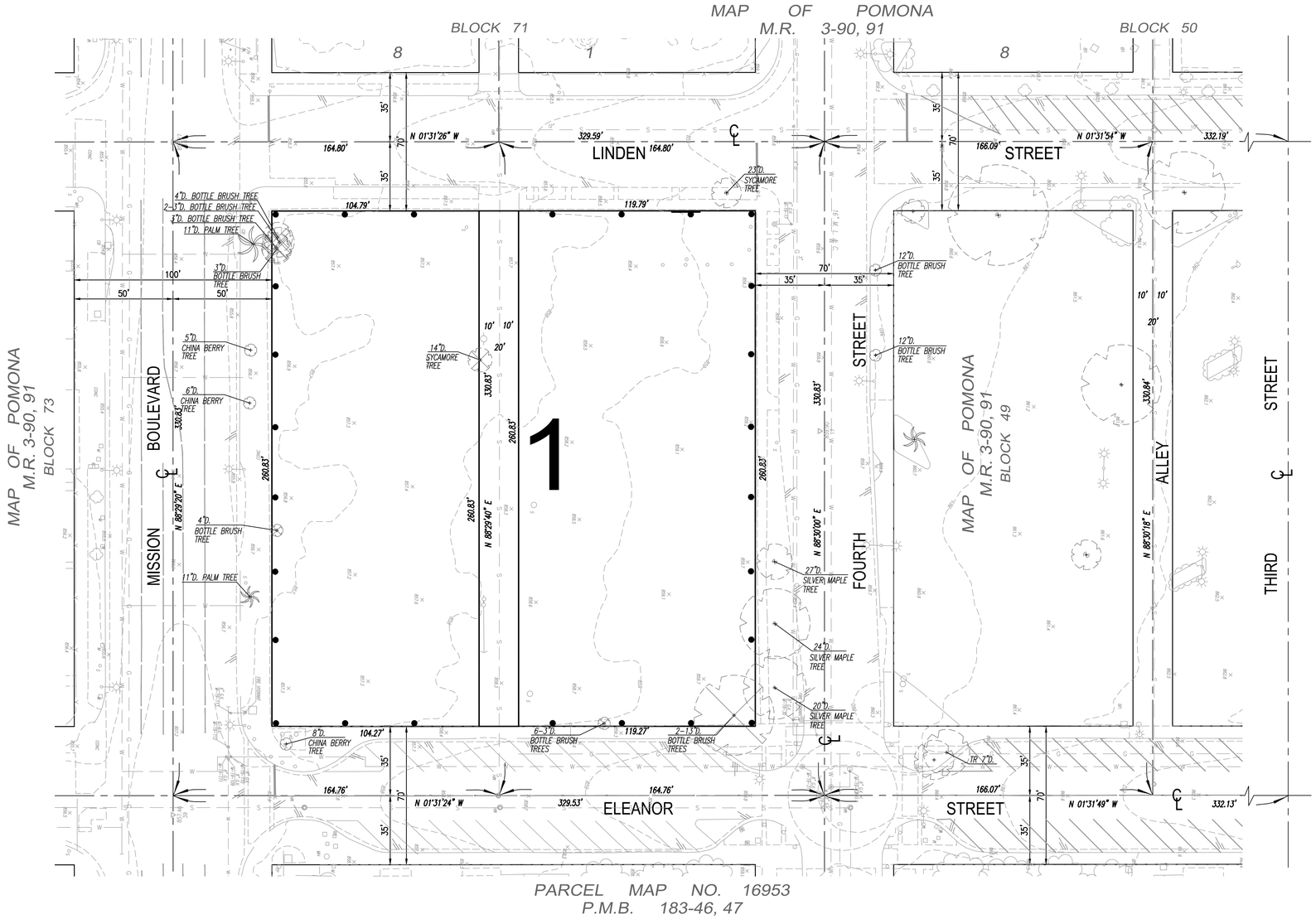
VICINITY MAP
NOT TO SCALE

PROJECT LOCATION
675 E. MISSION BLVD.

PREPARED BY:
ANDREASEN ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • MUNICIPAL ENGINEERING
580 NORTH PARK AVENUE, POMONA, CALIFORNIA 91768
(909)623-1595 • FAX # (909)620-0016
Under The Supervision Of :
STEPHEN VENTURA R.C.E. 32437 EXP. 12-31-20

8/27/20
DATE

REGISTERED PROFESSIONAL ENGINEER
STEPHEN VENTURA
RCE 32437
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA



LEGEND:

- INDICATES BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOUR
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING TREE TO REMAIN
- EXISTING PALM TREE
- EXISTING TREE TO BE REMOVED

0 15 30 45 60
GRAPHIC SCALE: 1"=30'

PREPARED BY:
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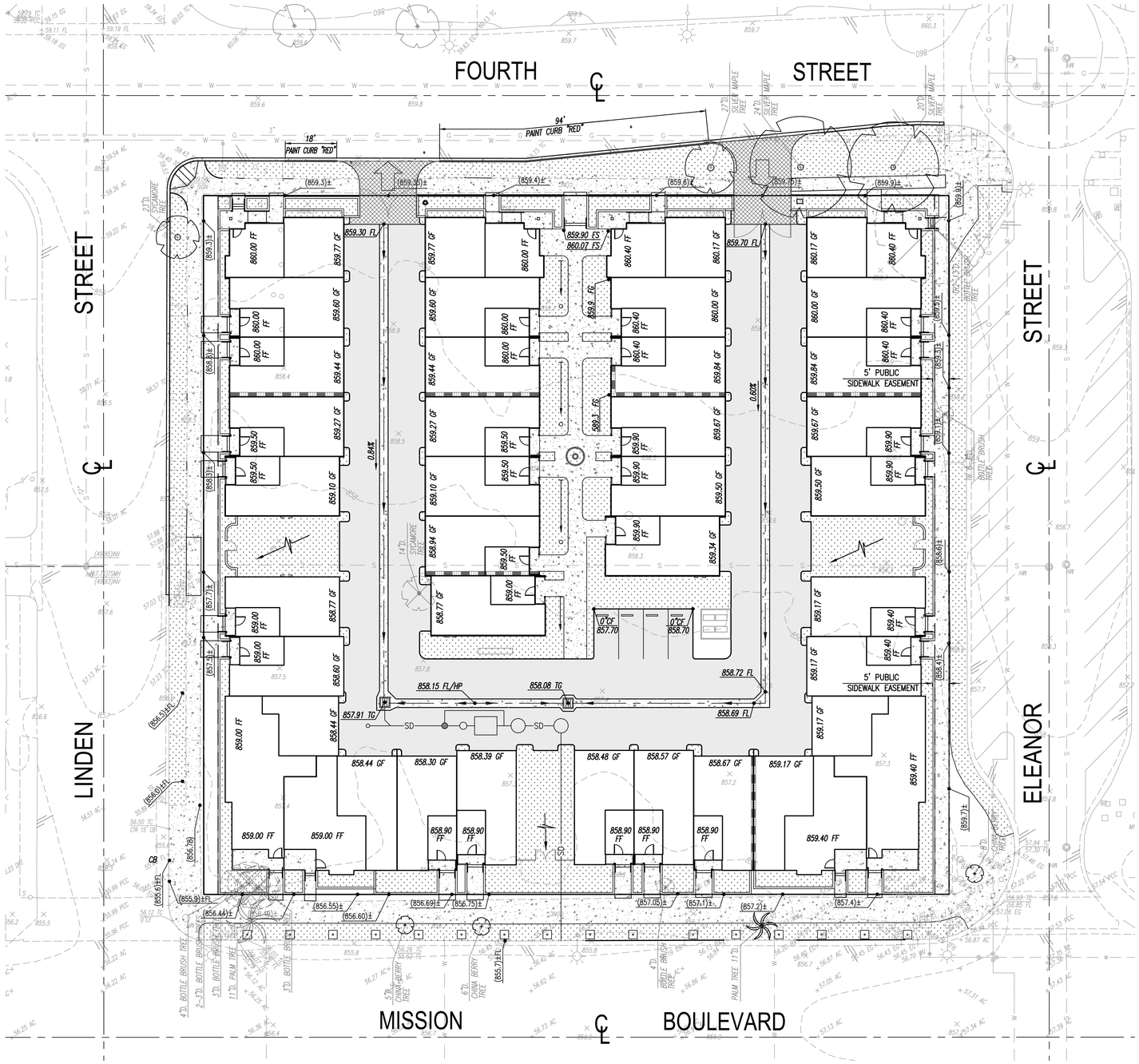
580 NORTH PARK AVENUE, POMONA, CALIFORNIA 91768
(909)623-1595 • FAX # (909)620-0016

TENTATIVE TRACT MAP NO. 70570

"TOPOGRAPHICAL SURVEY MAP"



LEGEND:

	INDICATES BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
	PROPOSED BUILDING
C.B.	CATCH BASIN
C.F.	CURB FACE
F.F.	FINISHED FLOOR
F.L.	FLOW LINE
F.S.	FINISH FLOOR
G.F.	GARAGE FLOOR
H.P.	HIGH POINT
T.G.	TOP OF GRATE
	EXTRA DEPTH FOOTING
	ASPHALT CONCRETE PAVEMENT ON AGGREGATE BASE.
	PORTLAND CEMENT CONCRETE
	PROPOSED LANDSCAPE AREA
	DECORATIVE STAMPED CONCRETE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

BENCH MARK

BENCH MARK NO. 441
L & PK. ON N. CURB 34'± N. & 86'±
W. OF C.L. INT. PALOMARES ST.
& MISSION BLVD.

1965 ADJUSTED ELEV. 854.88

0 10 20 30 40
GRAPHIC SCALE: 1"=20'

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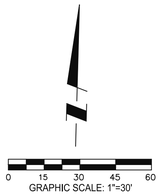
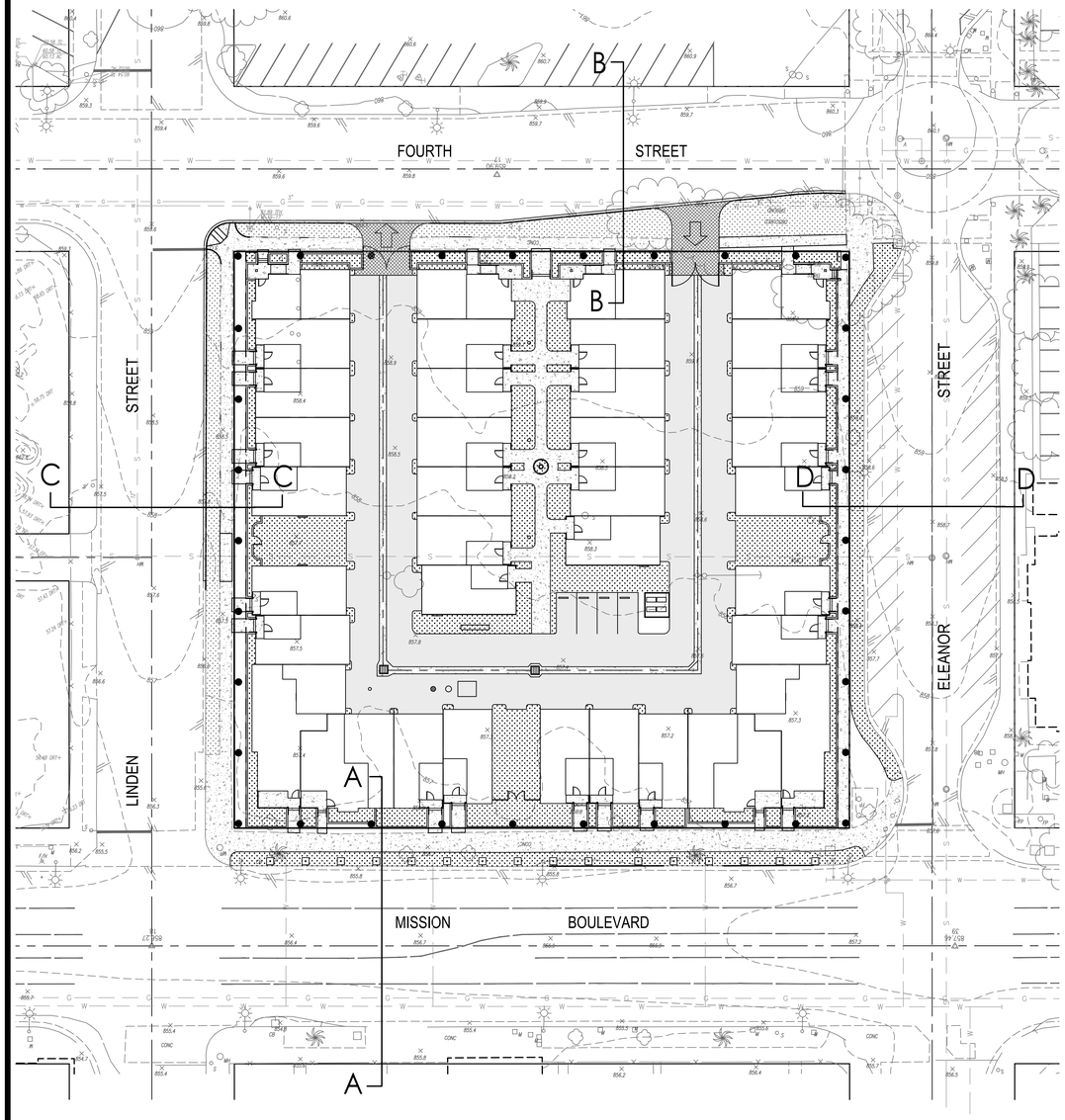
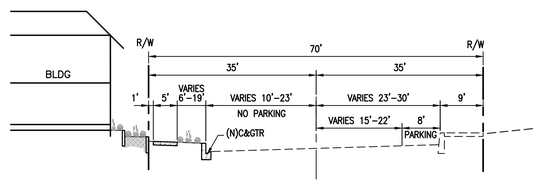
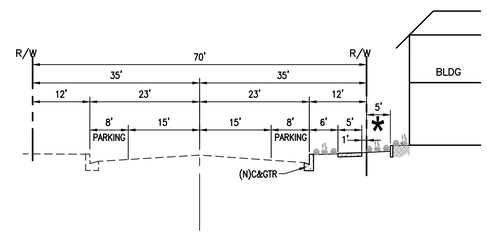
TENTATIVE TRACT MAP NO. 70570
"CONCEPTUAL GRADING PLAN"





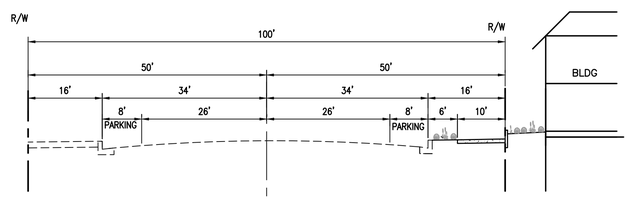


SECTION B-B
FOURTH STREET
NOT TO SCALE

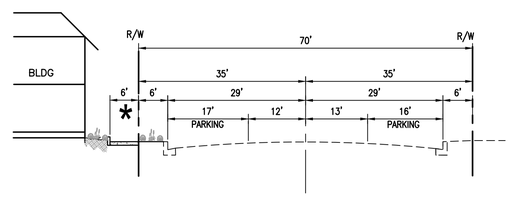


SECTION C-C
LINDEN STREET
NOT TO SCALE

* PUBLIC EASEMENT TO THE CITY OF POMONA FOR PUBLIC SIDEWALK PURPOSES



SECTION A-A
MISSION BLVD
NOT TO SCALE



SECTION D-D
ELEANOR STREET
NOT TO SCALE

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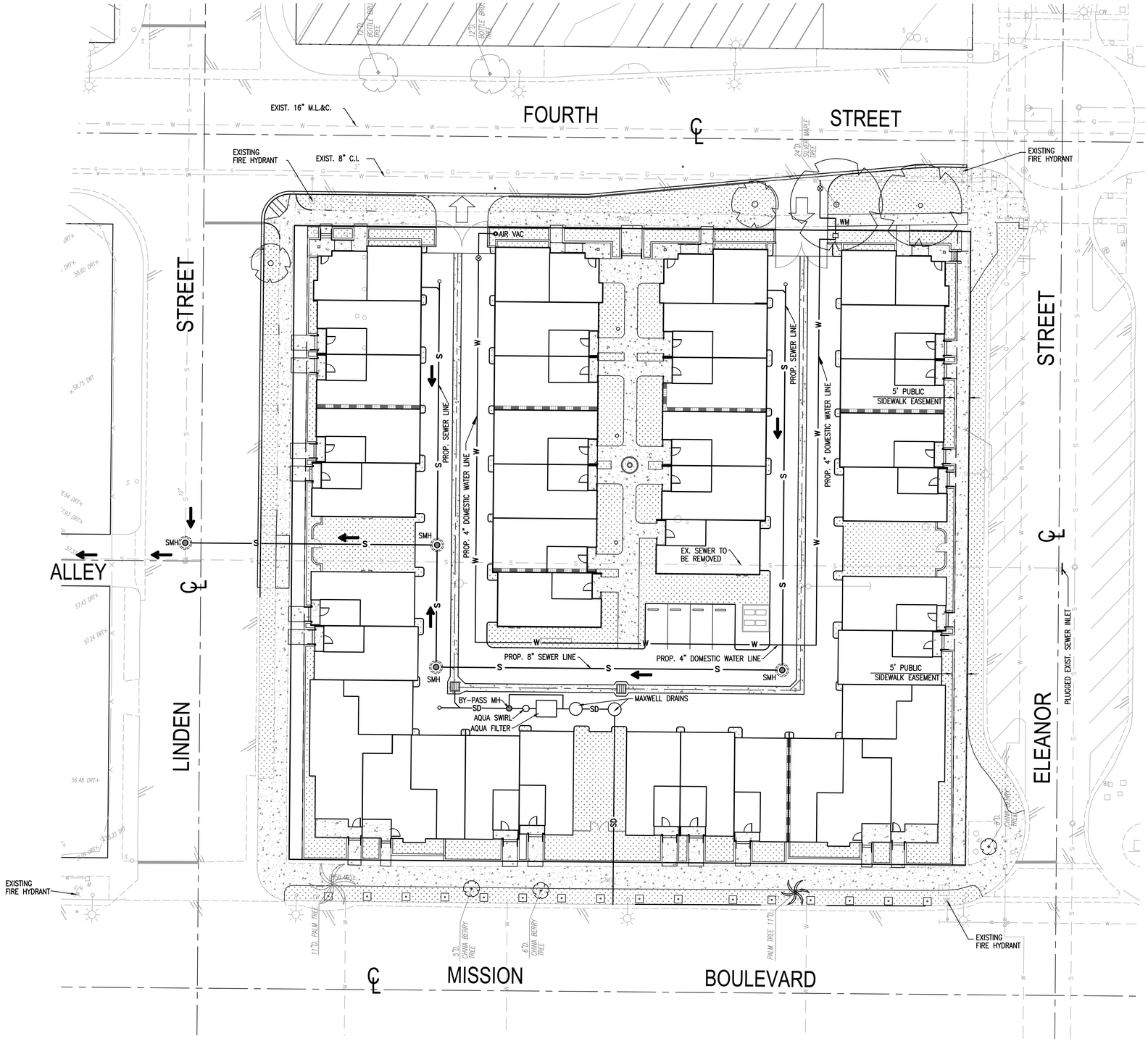
580 NORTH PARK AVENUE, POMONA, CALIFORNIA 91768
(909)623-1595 • FAX # (909)620-0016

TENTATIVE TRACT MAP NO. 70570
"SECTIONS PLAN"



LEGEND:

	INDICATES BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
	PROPOSED BUILDING
	PORTLAND CEMENT CONCRETE
△	CHECK VALVE
⊗	WATER VALVE
WM	PROPOSED WATER METER
AIR VAC	PROPOSED AIR RELEASE VALVE
W	PROPOSED DOMESTIC WATER LINE
SMH	PROPOSED SEWER MANHOLE
S	PROPOSED SEWER LINE
	PROPOSED SEWER CLEAN-OUT
	DIRECTION OF SEWER FLOW
	PROPOSED BY-PASS MANHOLE
	PROPOSED AQUA SWIRL
	PROPOSED AQUA FILTER
	PROPOSED MAXWELL DRAINS
	PROPOSED STORM DRAIN CLEAN-OUT
	PROPOSED CATCH BASIN
	EXISTING TREE TO REMAIN
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
	EXISTING FIRE HYDRANT

PREPARED BY:
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(909)623-1595 • FAX # (909)620-0016

TENTATIVE TRACT MAP NO. 70570

"CONCEPTUAL UTILITY PLAN"