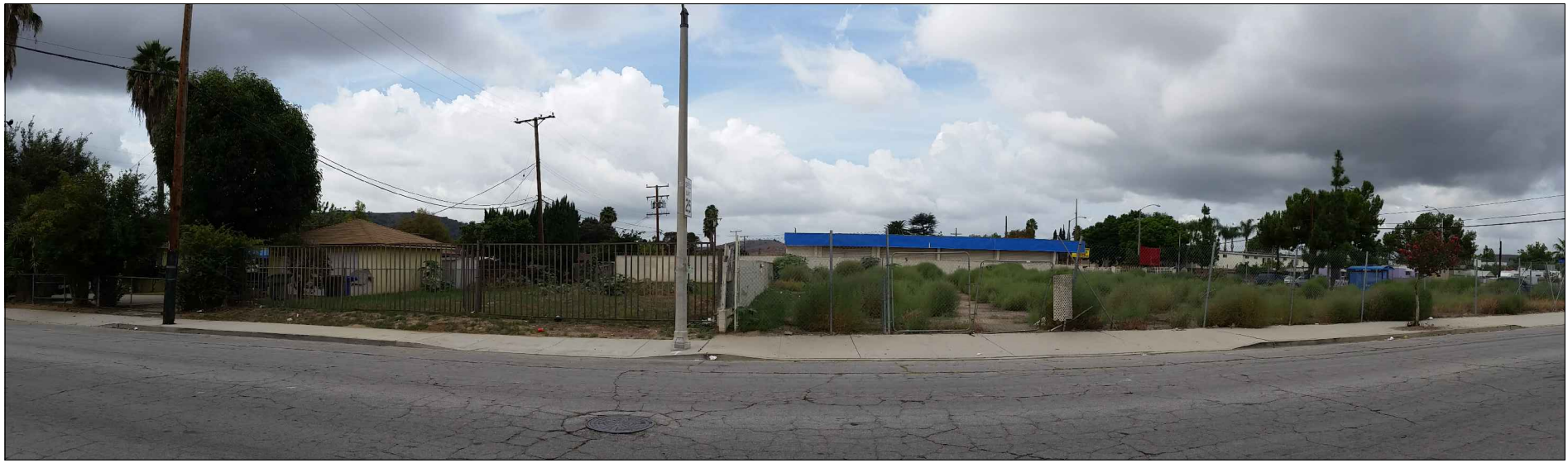


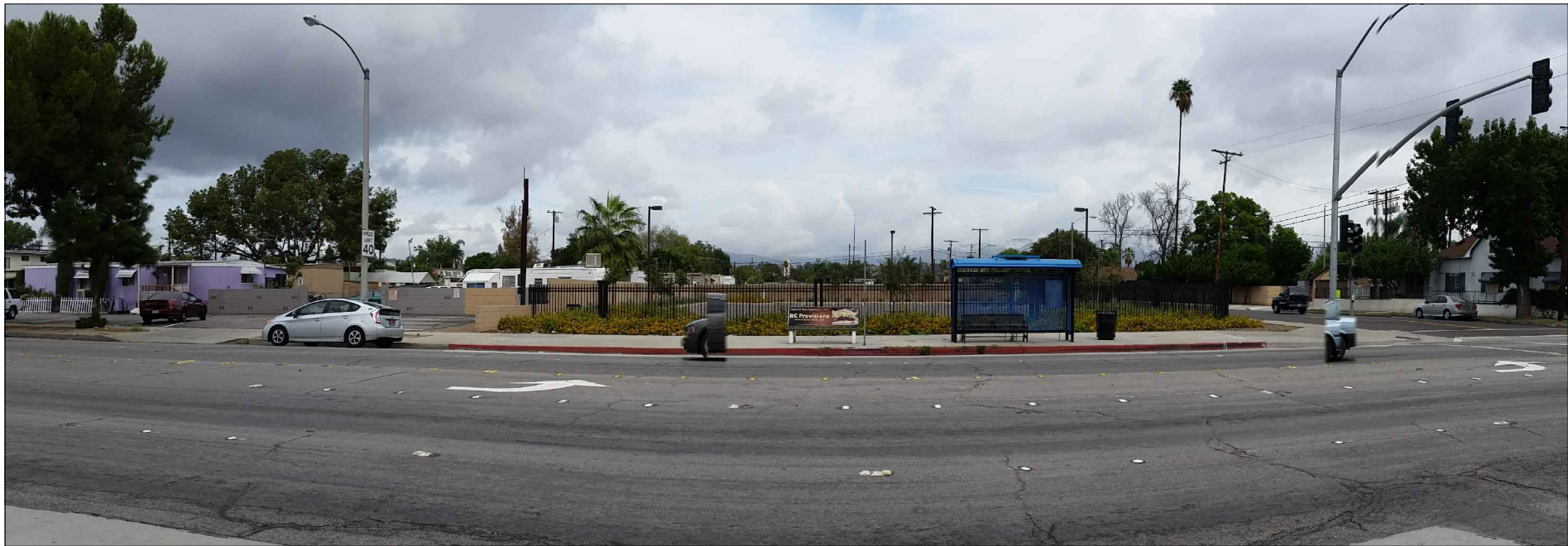
EXISTING CONDITION - SITE PLAN
SCALE: 1"=20'



A



B



C



D

EXISTING CONDITIONS KEY NOTES:

- 1 7 FEET TALL CMU WALL & WROUGHT IRON FENCE TO BE REMOVED
- 2 5 FEET TALL CMU WALL TO BE REMOVED
- 3 WHROUGHT IRON FENCE
- 4 SIDEWALK
- 5 TREE (UNKNOWN SPECIES)
- 6 FIRE HYDRANT
- 7 CURB CUT
- 8 SIGN
- 9 BUS STOP
- 10 CHAIN LINK FENCE
- 11 BENCH
- 12 LIGHT POST/TRAFFIC SIGNAL



NO.	REVISIONS	DATE				

PROJECT:	1300 MISSION					
	1300 MISSION BLVD. POMONA, CA					

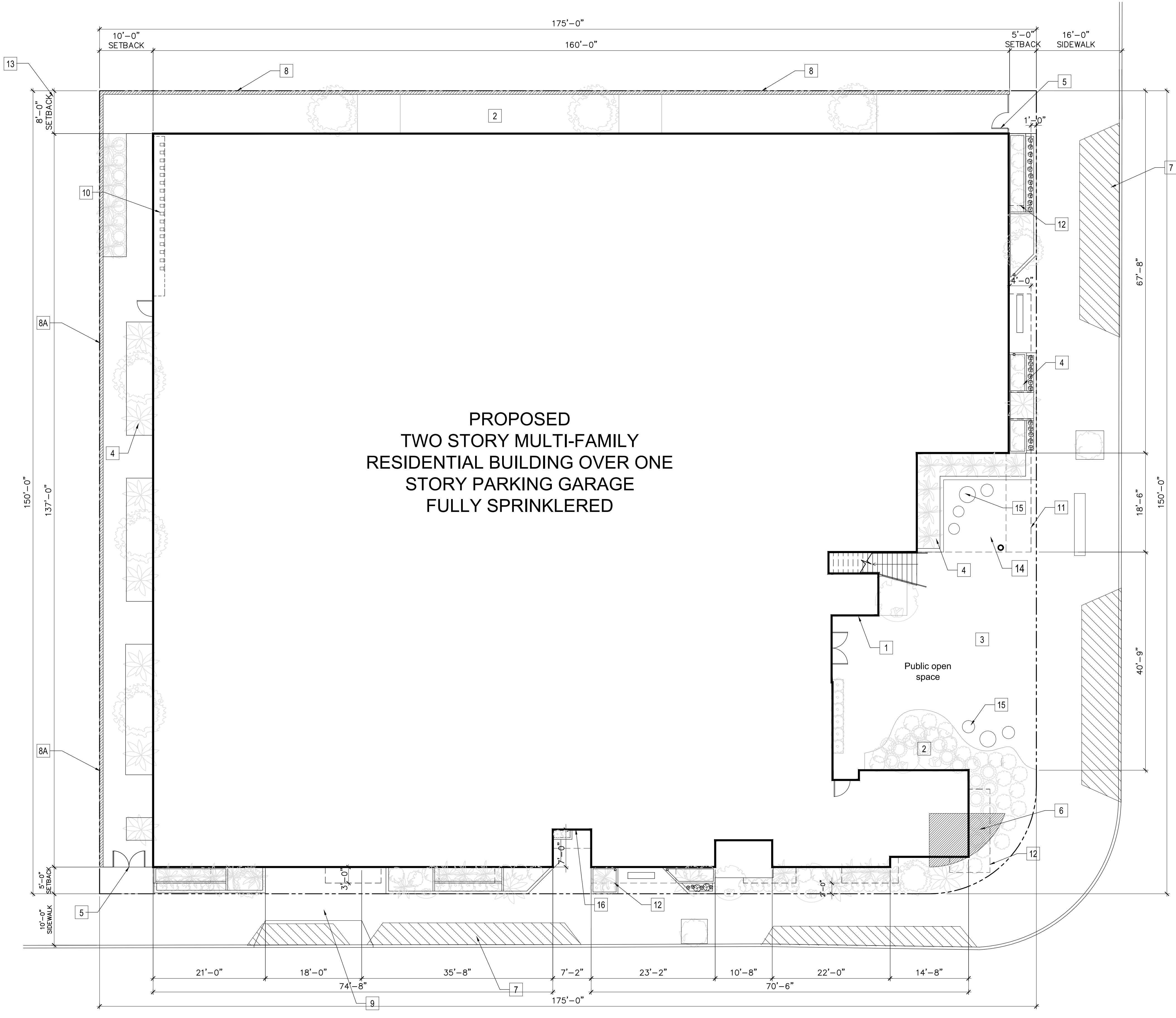
TITLE:	EXISTING CONDITIONS
--------	------------------------

DATE:	03/16/2016
-------	------------

SCALE:	AS SHOWN
--------	----------

DRAWN BY:	
-----------	--

SHEET:	
--------	--



SITE PLAN
SCALE: 1"=10'

KEY NOTES:

- 1 BUILDING FOOTPRINT
- 2 LANDSCAPE AREA
- 3 PAVED AREA
- 4 PLANTER AREA
- 5 3'-0" WIDE X 6'-0" HIGH (ON MISSION) & 6'-0" WIDE X 6'-0" (ON BUENA VISTA) METAL GATE PAINTED DARK GRAY.
- 6 BUILD TO CORNER AREA
- 7 PROPOSED SIDEWALK REPAIR
- 8 NEW 170 FEET LONG, 6'-0" HIGH BY 8" WIDE CMU FENCE WALL PAINTED LIGHT GRAY
- 8A NEW 145 FEET LONG, 6'-0" HIGH BY 8" WIDE CMU FENCE WALL PAINTED LIGHT GRAY
- 9 SCORED COLORED NEW CONCRETE DRIVEWAY W/INTEGRAL COLOR
- 10 ELECTRIC/GAS METERS LOCATION
- 11 LINE OF BUILDING ABOVE
- 12 LINE OF BALCONY ABOVE
- 13 REDUCED SETBACK-20% PER DENSITY BONUS INCENTIVE
- 14 PEDESTRIAN BREEZEWAY
- 15 CONCRETE BENCH
- 16 SECONDARY ACCESS TO MAIN LOBBY

GENERAL NOTES

- 1 FOR STORM WATERMANAGEMENT INFOIRMATION. SEE CIVIL DRAWINGS
- 2 REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPE INFORMATION
- 3 FOR TRASH/RECYCLING COLLECTION LOCATION SEE SHEET A-3
- 4 COORDINATION BETWEEN THE WESTERLY AND SOUTHERLY NEIGHBORS IN ORDER TO INSTALL A SINGLE UNIFORM DECORATIVE COMMON WALL.

NO.	REVISIONS	DATE

PROJECT:	1300 MISSION 1300 MISSION BLVD. POMONA, CA
----------	--

TITLE:	SITE PLAN
--------	-----------

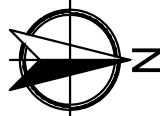
DATE:	03/16/2016
-------	------------

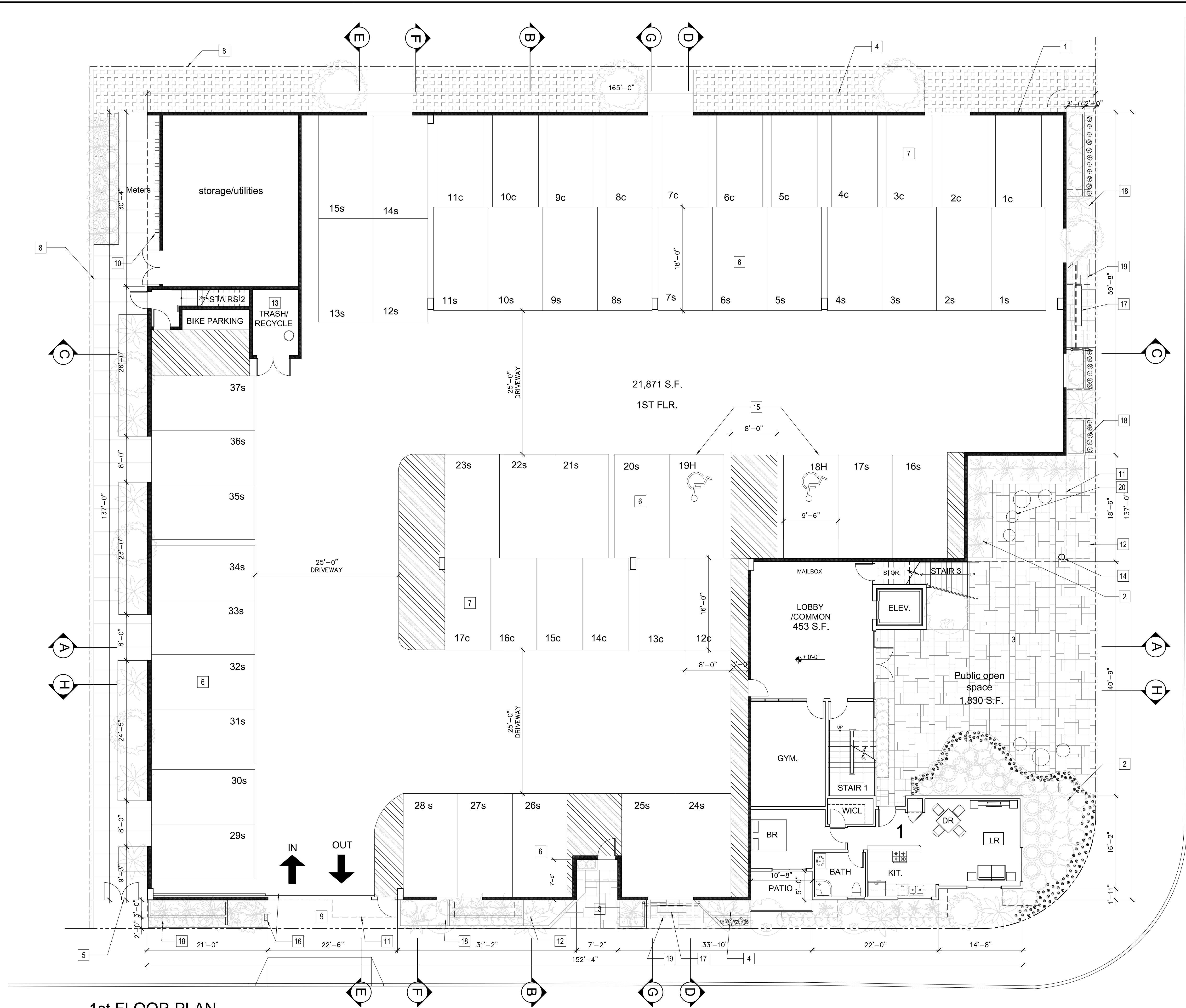
SCALE:	AS SHOWN
--------	----------

DRAWN BY:	
-----------	--

SHEET:	
--------	--

FILE:	A-2
-------	-----





KEY NOTES:

- 1 BUILDING FOOTPRINT
- 2 LANDSCAPE AREA
- 3 PAVED AREA
- 4 PLANTER AREA
- 5 3'-0" WIDE X 6'-0" HIGH (ON MISSION) & 6'-0" WIDE X 6'-0" (ON BUENA VISTA) METAL GATE PAINTED DARK GRAY.
- 6 STANDARD PARKING STALL 9'-6" X 18'
- 7 COMPACT PARKING STALL 6'-0" X 16'
- 8 6'-0" HIGH CMU FENCE WALL PAINTED LIGHT GRAY
- 9 SCORED COLORED NEW CONCRETE DRIVEWAY
- 10 ELECTRIC/GAS METERS LOCATION
- 11 LINE OF BUILDING ABOVE
- 12 LINE OF BALCONY ABOVE
- 13 TRASH AND RECYCLE AREA
- 14 12" ROUND CONCRETE COLUMN PAINTED RED
- 15 HANDICAP PARKING STALL
- 16 WROUGHT IRON ROLLING GATE W/ CALL BOX
- 17 BENCH
- 18 TERRACED PLANTER
- 19 TRELLIS
- 20 CYLINDER SEATS

GENERAL NOTES

- 1 FOR STORM WATERMANAGEMENT INFORMATION. SEE CIVIL DRAWINGS
- 2 REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPE INFORMATION
- 3 FOR TRASH/RECYCLING COLLECTION LOCATION SEE SHEET A-3
- 4 COORDINATION BETWEEN THE WESTERLY AND SOUTHERLY NEIGHBORS IN ORDER TO INSTALL A SINGLE UNIFORM DECORATIVE COMMON WALL.
- 5 EACH UNIT TO BE EQUIPPED WITH LAUNDRY HOOK UPS

DATE:

REVISIONS

NO.

PROJECT:

1300 MISSION
1300 MISSION BLVD.
POMONA, CA

TITLE:

1ST. FLOOR
PLAN/GARAGE
PLAN

DATE:

03/16/2016

SCALE:

AS SHOWN

DRAWN BY:

SHEET:

A-3

FILE:

1st FLOOR PLAN
SCALE: 1/8"=1'-0"



2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

KEY NOTES:

- 1 PUBLIC OPEN SPACE
- 2 BENCH
- 3 PLANTER
- 4 LINE OF OPEN CORRIDOR ABOVE
- 5 BALCONY/PRIVATE PATIO
- 6 ELEVATOR TOWER
- 7 OPEN TO ABOVE
- 8 ART WORK MURAL
- 9 TRASH CAN

GENERAL NOTES

- 1 FOR STORM WATERMANAGEMENT INFORMATION, SEE CIVIL DRAWINGS
- 2 REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPE INFORMATION
- 3 FOR TRASH/RECYCLING COLLECTION LOCATION SEE SHEET A-3
- 4 COORDINATION BETWEEN THE WESTERLY AND SOUTHERLY NEIGHBORS IN ORDER TO INSTALL A SINGLE UNIFORM DECORATIVE COMMON WALL.
- 5 EACH UNIT TO BE EQUIPPED WITH LAUNDRY HOOK UPS

DATE:

REVISIONS

NO.

PROJECT:

1300 MISSION
1300 MISSION BLVD.
POMONA, CA

TITLE:

2ND FLOOR PLAN

DATE:

03/16/2016

SCALE:

AS SHOWN

DRAWN BY:

SHEET:



3RD FLOOR PLAN
SCALE: 1/8"=1'-0"

KEY NOTES:

- 1 OPEN TO BELOW
- 2 BRIDGE
- 3 PLANTER
- 4 OPEN CORRIDOR
- 5 BALCONY/PRIVATE PATIO
- 6 ELEVATOR TOWER
- 7 BALCONY BELOW
- 8 ART WORK MURAL

GENERAL NOTES

- 1 FOR STORM WATERMANAGEMENT INFORMATION. SEE CIVIL DRAWINGS
- 2 REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPE INFORMATION
- 3 FOR TRASH/RECYCLING COLLECTION LOCATION SEE SHEET A-3
- 4 COORDINATION BETWEEN THE WESTERLY AND SOUTHERLY NEIGHBORS IN ORDER TO INSTALL A SINGLE UNIFORM DECORATIVE COMMON WALL.
- 5 EACH UNIT TO BE EQUIPPED WITH LAUNDRY HOOK UPS

DATE:

REVISIONS

NO.

PROJECT:

1300 MISSION
1300 MISSION BLVD.
POMONA, CA

TITLE:

3RD. FLOOR PLAN

DATE:

03/16/2016

SCALE:

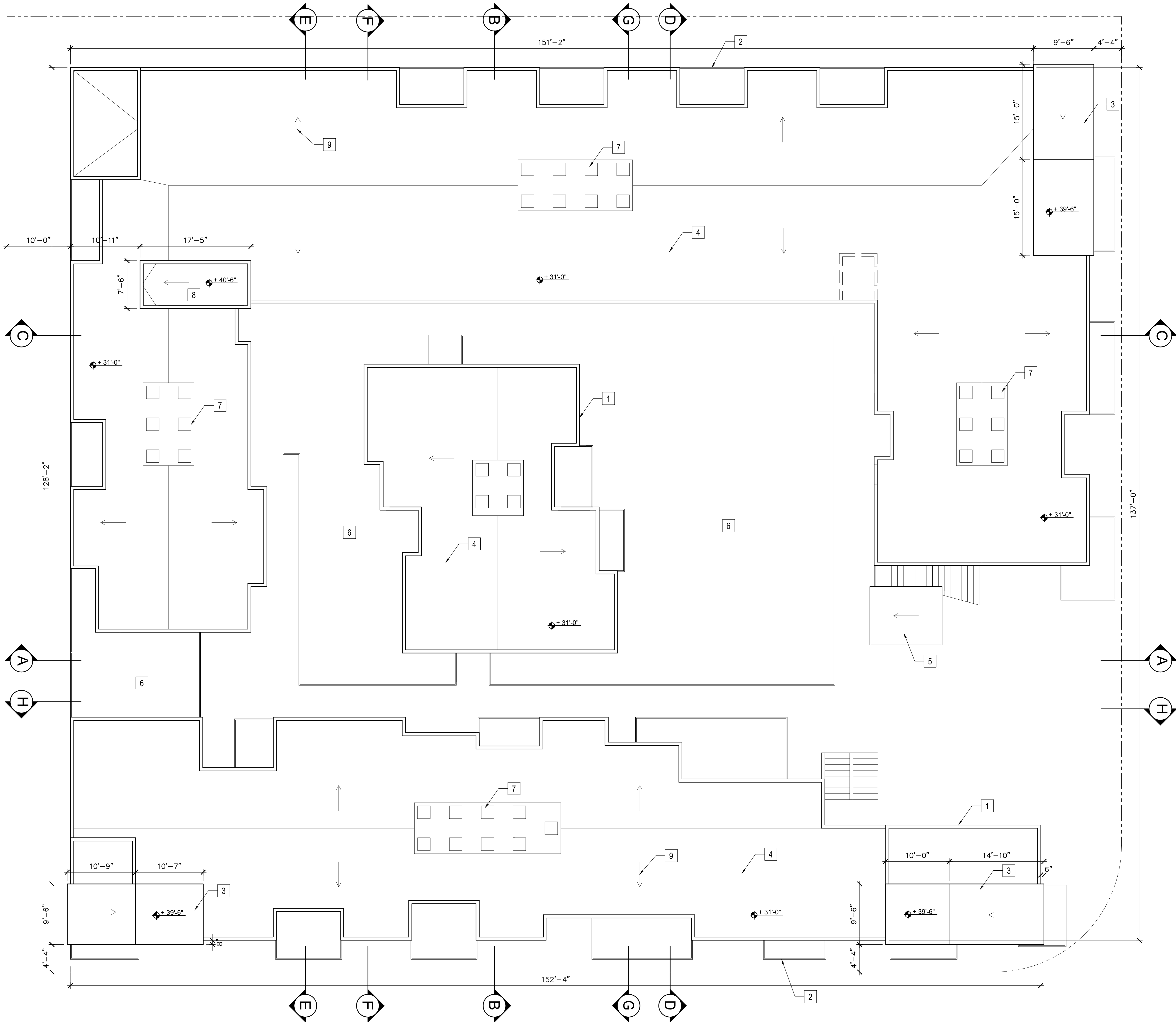
AS SHOWN

DRAWN BY:

SHEET:

A-5

FILE:



KEY NOTES:

- 1 BUILDING LINE
- 2 LINE OF BALCONY BELOW
- 3 METAL CANOPY ROOF
- 4 SINGLE PLY ROOFING
- 5 ELEVATOR TOWER
- 6 OPEN TO BELOW
- 7 ROOF MOUNTED HVAC EQUIPMENT ON HOUSE KEEPING PAD. MAX HEIGHT: 30'
- 8 STAIR WITH ROOF ACCESS
- 9 SLOPE TO ROOF DRAINS WITH DRAIN PIPES INSIDE WALL

NO.	REVISIONS	DATE

PROJECT: 1300 MISSION
1300 MISSION BLVD.
POMONA, CA

TITLE: ROOF PLAN

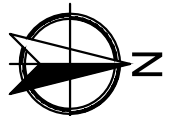
DATE: 03/16/2016

SCALE: AS SHOWN

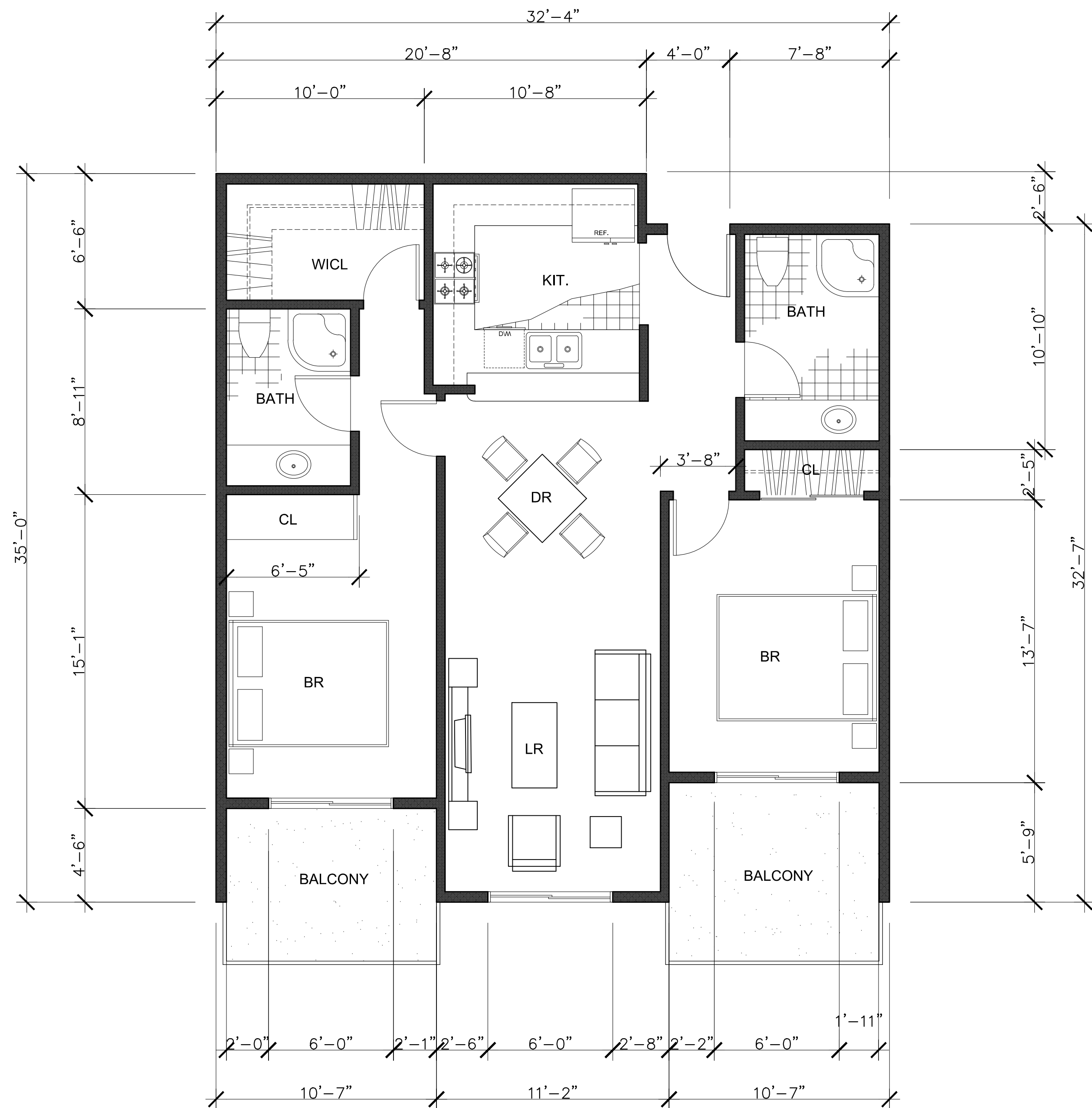
DRAWN BY:

SHEET:

A-6
FILE:



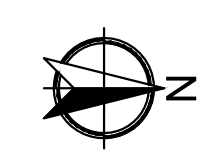
ROOF PLAN
SCALE: 1/8"=1'-0"



TYPICAL TWO BEDROOM UNIT
SCALE: 1/4"=1'/0"



TYPICAL ONE BEDROOM UNIT
SCALE: 1/4"=1'/0"



APN:8349-011-042/043

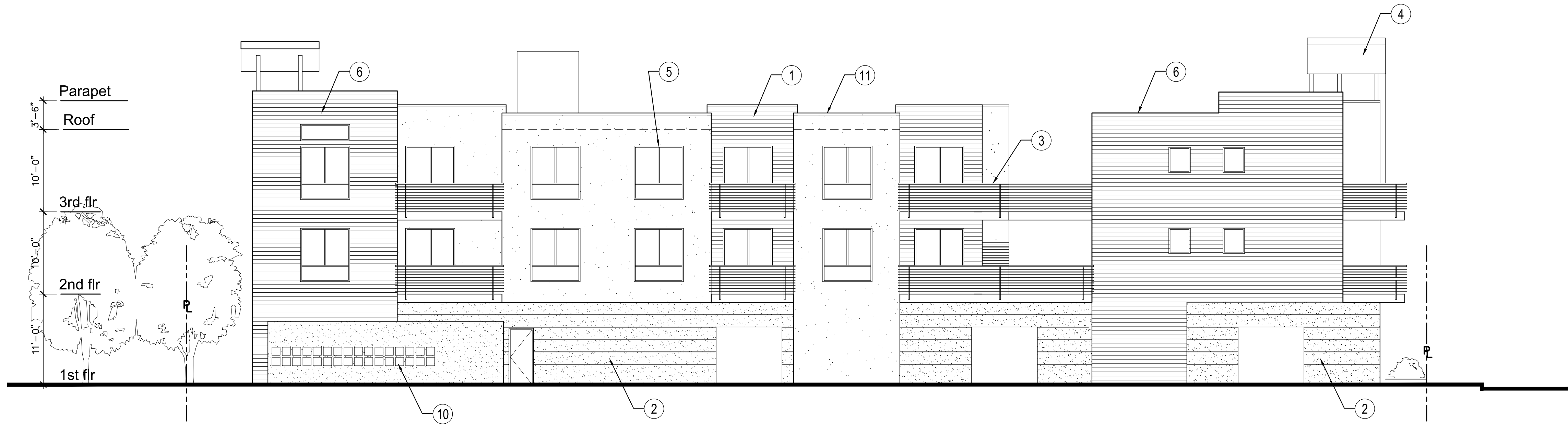
NO.	REVISIONS	DATE

PROJECT: **1300 MISSION**
1300 MISSION BLVD.
POMONA, CA

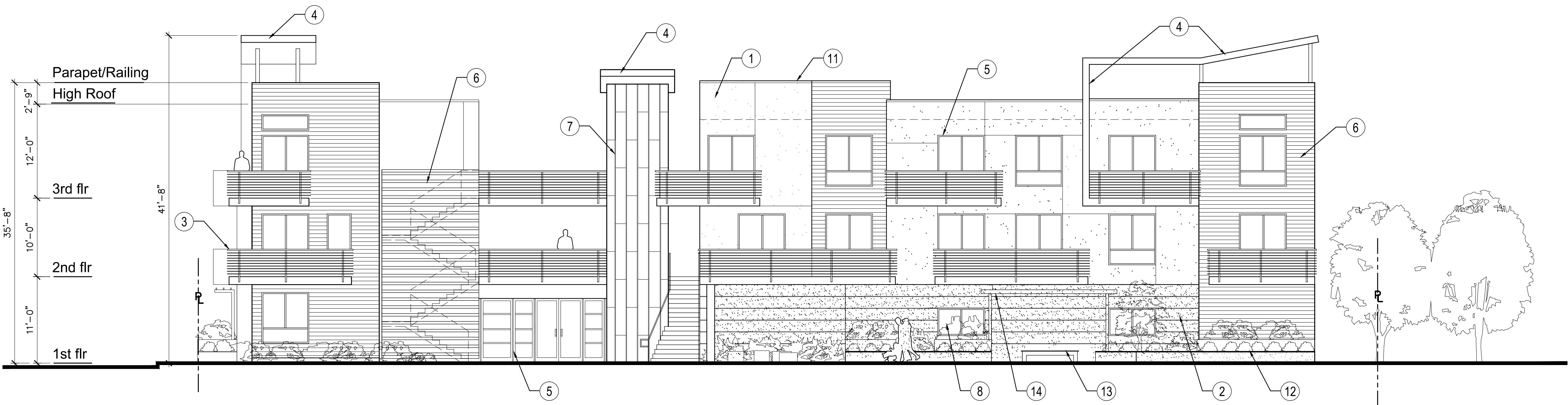
TITLE: **ENLARGED
FLOOR PLANS
TYPICAL UNITS**

DATE: 03/16/2016
SCALE: AS SHOWN
DRAWN BY:
SHEET:

A-7
FILE:



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



MASSING STUDY

KEY NOTES:

- ① WHITE STUCCO
- ② LIGHT GRAY STUCCO
- ③ DARK GRAY RAILING & EDGE OF BALCONY
- ④ RED METAL PANEL
- ⑤ ALUM. WINDOW/DOOR WITH CLEAR INSULATED GLASS WITH DARK BRONZE FRAMES
- ⑥ PAINTED CEMENTITIOUS BOARD (HARDIE PLANK)
- ⑦ PRE-WEATHERED GALVALUME METAL CLADDING
- ⑧ FIXED WINDOW
- ⑨ HOLLOW METAL DOOR (COLOR TO MATCH RAILING)
- ⑩ ELECTRIC/GAS METERS
- ⑪ WHITE METAL COPPING
- ⑫ TERRACED PLANTER
- ⑬ BENCH
- ⑭ PAINTED METAL TRELLIS
- ⑮ DARK GRAY METAL CANOPY

NO.	REVISIONS	DATE			

PROJECT: **1300 MISSION**
1300 MISSION BLVD.
POMONA, CA

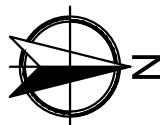
TITLE: **ELEVATIONS**

DATE: 03/16/2016

SCALE: AS SHOWN

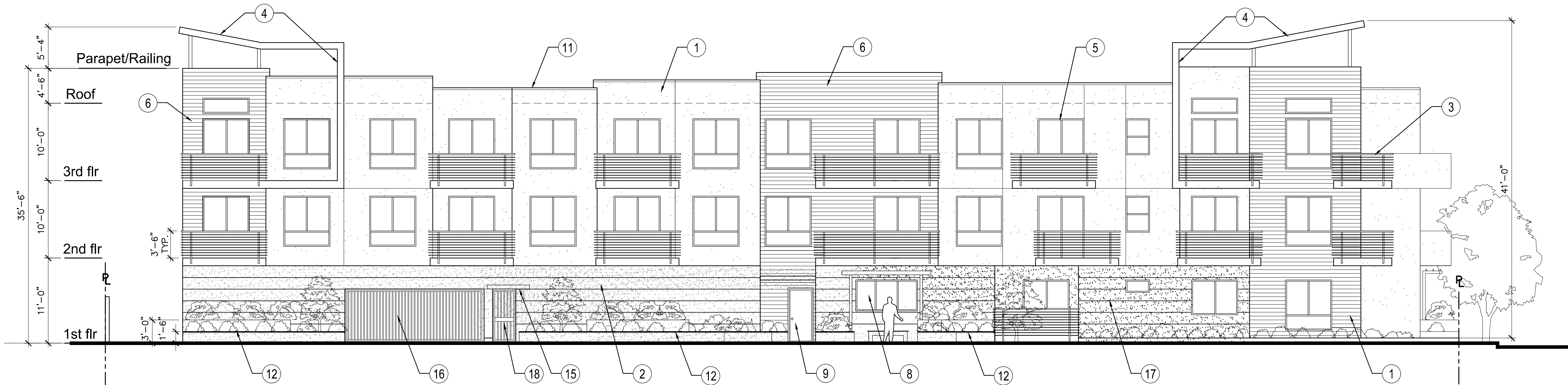
DRAWN BY:

SHEET:

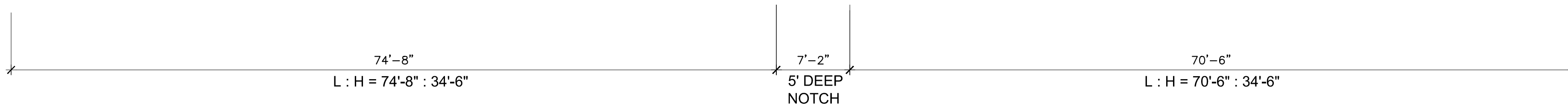




WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



MASSING STUDY

KEY NOTES:

- 1 WHITE STUCCO
- 2 LIGHT GRAY STUCCO
- 3 DARK GRAY RAILING & EDGE OF BALCONY
- 4 RED METAL PANEL
- 5 ALUM. WINDOW/DOOR WITH CLEAR INSULATED GLASS WITH DARK BRONZE FRAMES
- 6 PAINTED CEMENTITIOUS BOARD (HARDIE PLANK)
- 7 PRE-WEATHERED GALVALUME METAL CLADDING
- 8 FIXED WINDOW
- 9 HOLLOW METAL DOOR (COLOR TO MATCH RAILING)
- 10 ELECTRIC/GAS METERS
- 11 WHITE METAL COPPING
- 12 TERRACED PLANTER
- 13 BENCH
- 14 PAINTED METAL TRELLIS
- 15 DARK GRAY METAL CANOPY
- 16 ROLLING METAL GATE (COLOR TO MATCH RAILING)
- 17 PAINTED METAL REVEAL CHANNEL
- 18 METAL BAR SWINGING GATE, COLOR TO MATCH RAILING

NO.	REVISIONS	DATE

PROJECT: 1300 MISSION
1300 MISSION BLVD.
POMONA, CA

TITLE: ELEVATIONS

DATE: 03/16/2016

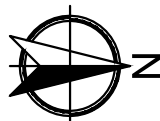
SCALE: AS SHOWN

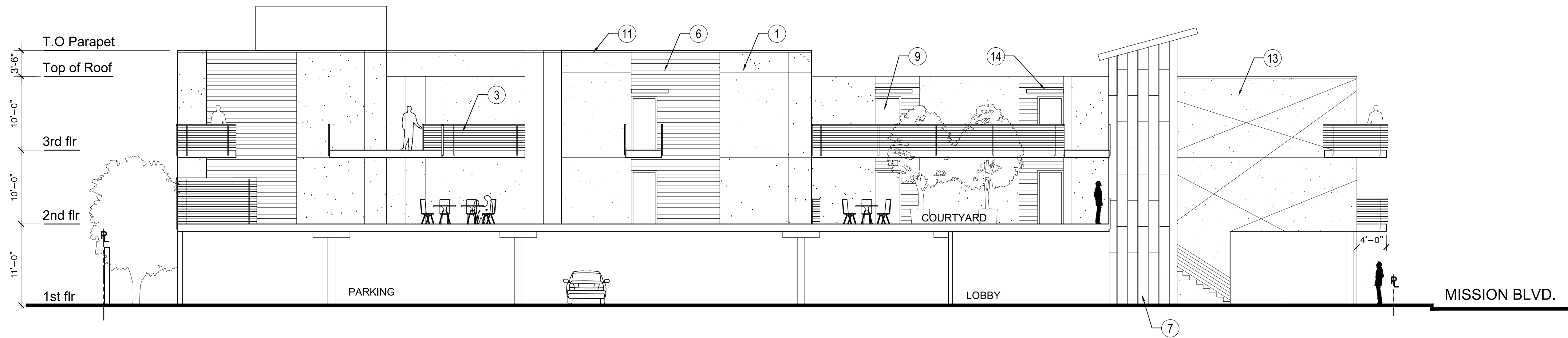
DRAWN BY:

SHEET:

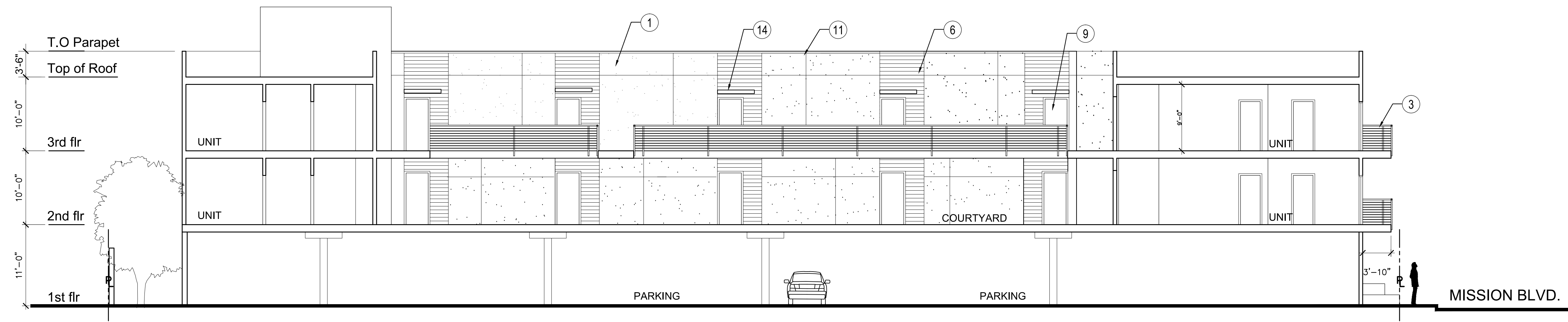
A-9

FILE:





SECTION A-A
SCALE: 1/8"=1'-0"



SECTION C-C
SCALE: 1/8"=1'-0"

- KEY NOTES:
- 1 WHITE STUCCO
 - 2 LIGHT GRAY STUCCO
 - 3 DARK GRAY RAILING & EDGE OF BALCONY
 - 4 RED METAL PANEL
 - 5 ALUM. WINDOW/DOOR WITH CLEAR INSULATED GLASS WITH DARK BRONZE FRAMES
 - 6 PAINTED CEMENTITIOUS BOARD (HARDIE PLANK)
 - 7 PRE-WEATHERED GALVALUME METAL CLADDING
 - 8 METAL GRILL (COLOR TO MATCH RAILING)
 - 9 HOLLOW METAL DOOR (COLOR TO MATCH RAILING)
 - 10 ELECTRIC/GAS METERS
 - 11 WHITE METAL COPPING
 - 12 ROLLING METAL GATE (COLOR TO MATCH RAILING)
 - 13 ART WORK MURAL
 - 14 METAL CANOPY

NO.	REVISIONS	DATE

PROJECT:	1300 MISSION 1300 MISSION BLVD. POMONA, CA
----------	--

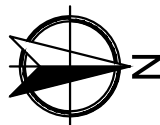
TITLE:	SECTION /ELEVATIONS
--------	------------------------

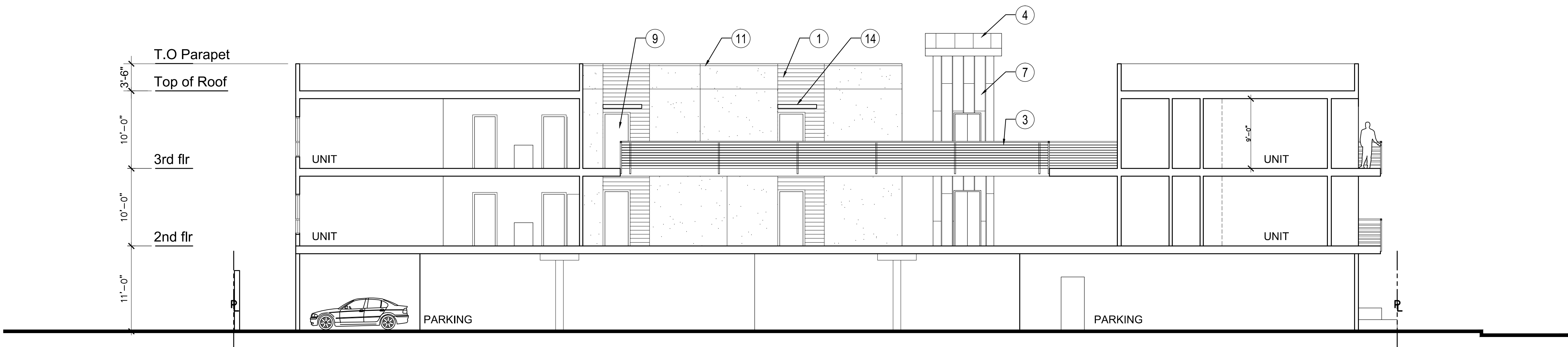
DATE:	03/16/2016
-------	------------

SCALE:	AS SHOWN
--------	----------

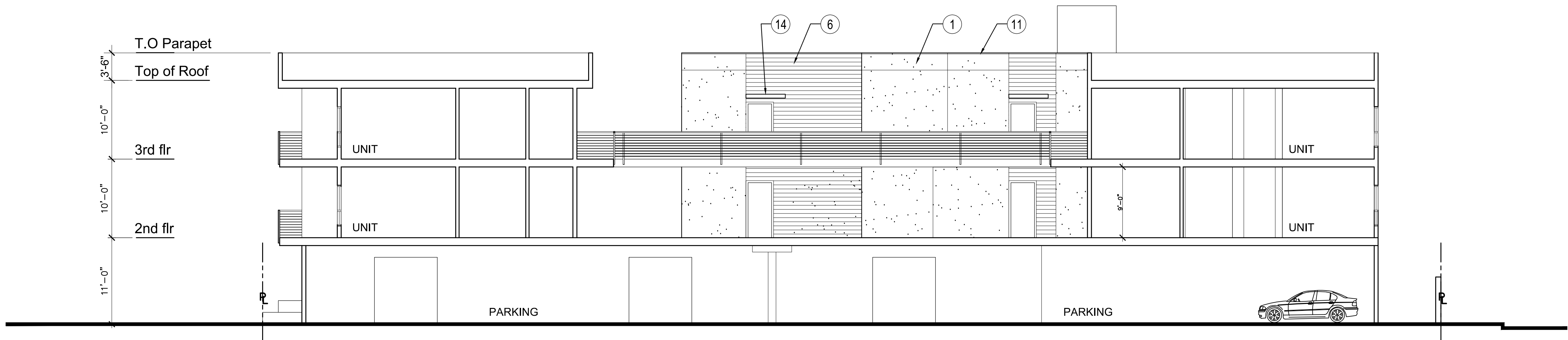
DRAWN BY:	
-----------	--

SHEET:	
--------	--





SECTION D-D
SCALE: 1/8"=1'-0"



SECTION E-E
SCALE: 1/8"=1'-0"

- KEY NOTES:
- ① WHITE STUCCO
 - ② LIGHT GRAY STUCCO
 - ③ DARK GRAY RAILING & EDGE OF BALCONY
 - ④ RED METAL PANEL
 - ⑤ ALUM. WINDOW/DOOR WITH CLEAR INSULATED GLASS WITH DARK BRONZE FRAMES
 - ⑥ PAINTED CEMENTITIOUS BOARD (HARDIE PLANK)
 - ⑦ PRE-WEATHERED GALVALUME METAL CLADDING
 - ⑧ METAL GRILL (COLOR TO MATCH RAILING)
 - ⑨ HOLLOW METAL DOOR (COLOR TO MATCH RAILING)
 - ⑩ ELECTRIC/GAS METERS
 - ⑪ WHITE METAL COPPING
 - ⑫ ROLLING METAL GATE (COLOR TO MATCH RAILING)
 - ⑬ ART WORK MURAL
 - ⑭ METAL CANOPY

NO.	REVISIONS	DATE

PROJECT: 1300 MISSION
1300 MISSION BLVD.
POMONA, CA

TITLE: SECTION
/ELEVATIONS

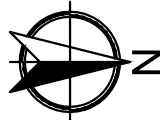
DATE: 03/16/2016

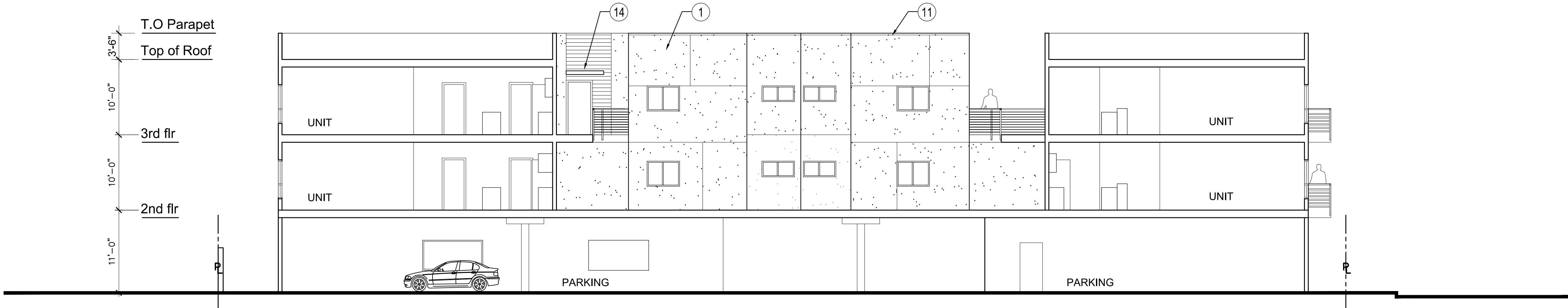
SCALE: AS SHOWN

DRAWN BY:

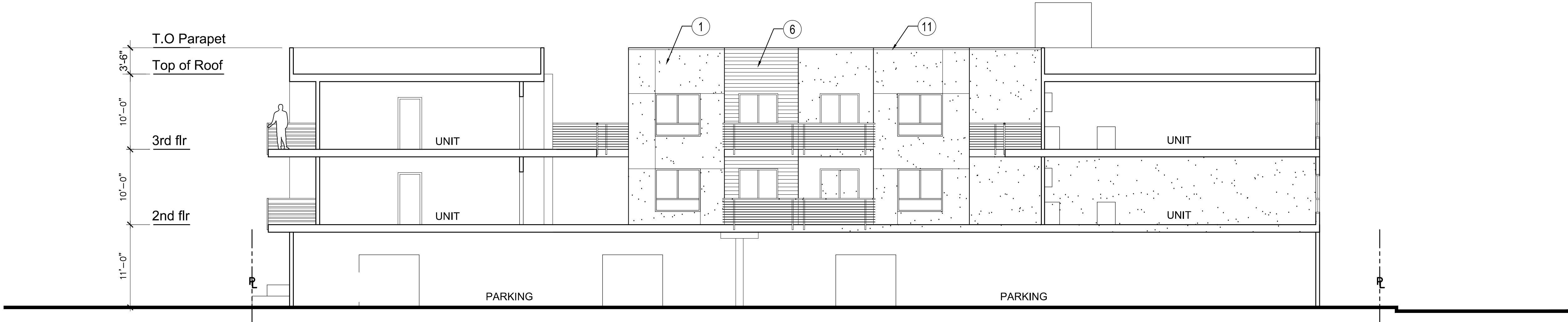
SHEET:

A-11
FILE:





SECTION F-F
SCALE: 1/8"=1'-0"



SECTION G-G
SCALE: 1/8"=1'-0"

- KEY NOTES:
- 1 WHITE STUCCO
 - 2 LIGHT GRAY STUCCO
 - 3 DARK GRAY RAILING & EDGE OF BALCONY
 - 4 RED METAL PANEL
 - 5 ALUM. WINDOW/DOOR WITH CLEAR INSULATED GLASS WITH DARK BRONZE FRAMES
 - 6 PAINTED CEMENTITIOUS BOARD (HARDIE PLANK)
 - 7 PRE-WEATHERED GALVALUME METAL CLADDING
 - 8 METAL GRILL (COLOR TO MATCH RAILING)
 - 9 HOLLOW METAL DOOR (COLOR TO MATCH RAILING)
 - 10 ELECTRIC/GAS METERS
 - 11 WHITE METAL COPPING
 - 12 ROLLING METAL GATE (COLOR TO MATCH RAILING)
 - 13 ART WORK MURAL
 - 14 METAL CANOPY

NO.	REVISIONS	DATE

PROJECT:	1300 MISSION 1300 MISSION BLVD. POMONA, CA
----------	--

TITLE:	SECTION /ELEVATIONS
--------	------------------------

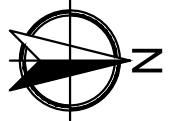
DATE:	03/16/2016
-------	------------

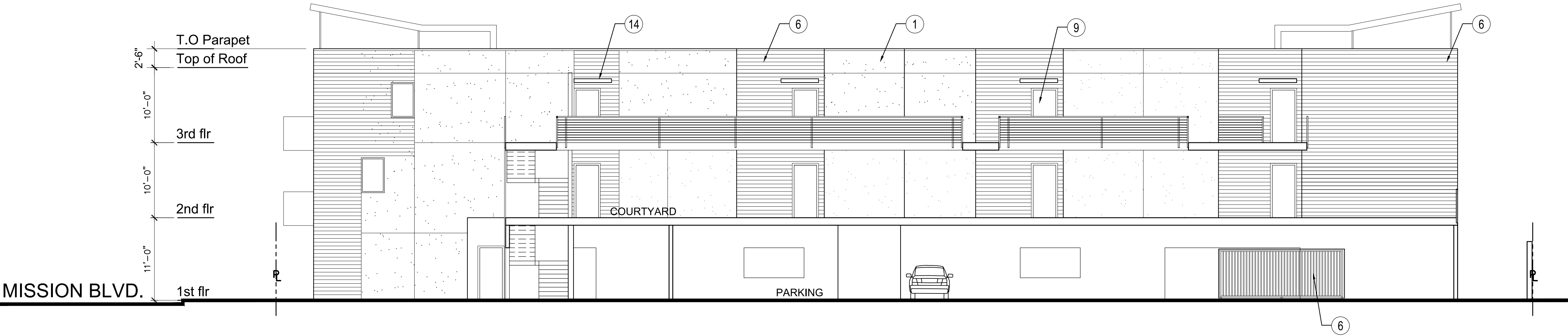
SCALE:	AS SHOWN
--------	----------

DRAWN BY:	
-----------	--

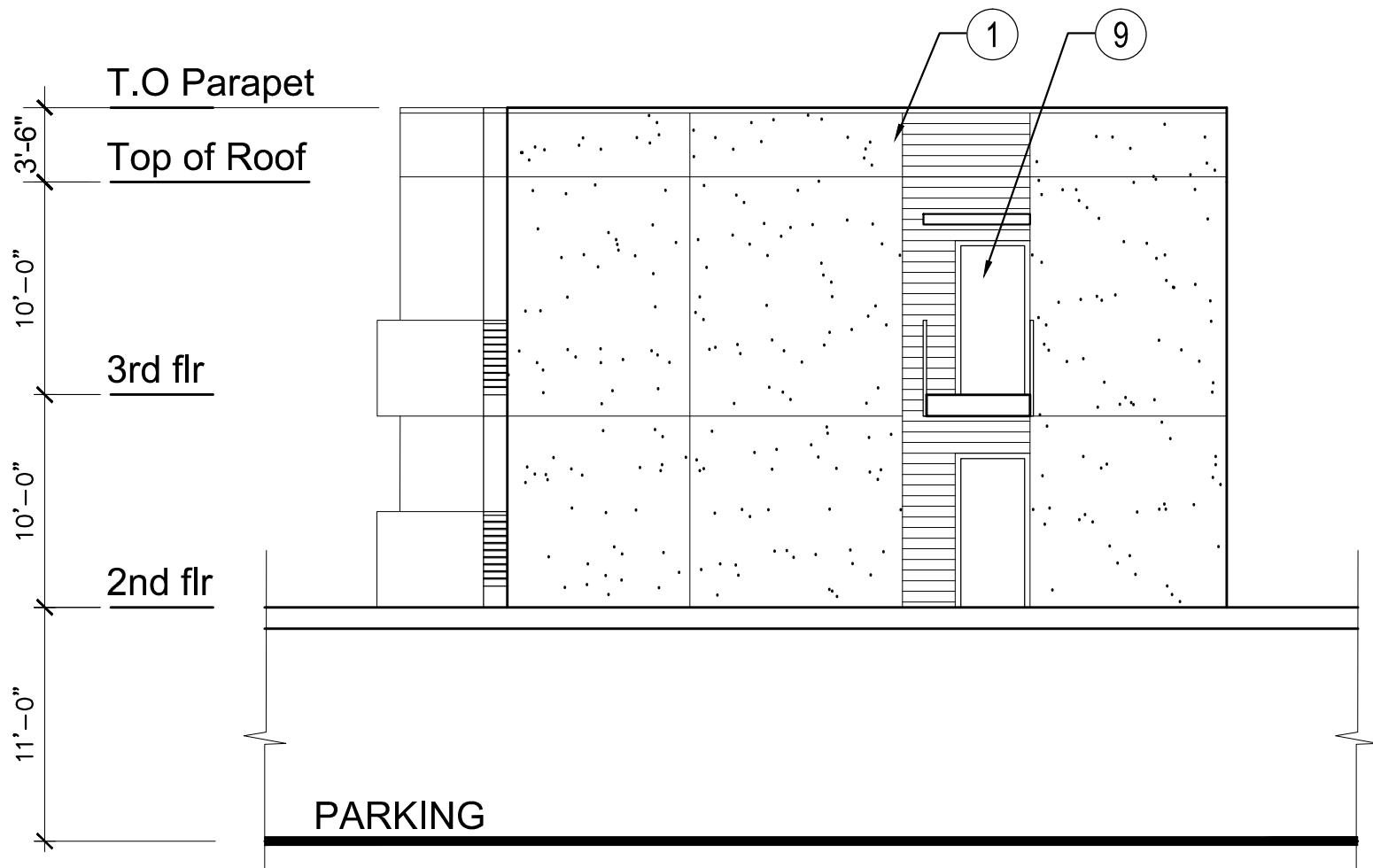
SHEET:	
--------	--

FILE:	A-12
-------	------





SECTION H-H
SCALE: 1/8"=1'-0"



SECTION I-I
SCALE: 1/8"=1'-0"

KEY NOTES:

- 1 WHITE STUCCO
- 2 LIGHT GRAY STUCCO
- 3 DARK GRAY RAILING & EDGE OF BALCONY
- 4 RED METAL PANEL
- 5 ALUM. WINDOW/DOOR WITH CLEAR INSULATED GLASS WITH DARK BRONZE FRAMES
- 6 PAINTED CEMENTITIOUS BOARD (HARDIE PLANK)
- 7 PRE-WEATHERED GALVALUME METAL CLADDING
- 8 METAL GRILL (COLOR TO MATCH RAILING)
- 9 HOLLOW METAL DOOR (COLOR TO MATCH RAILING)
- 10 ELECTRIC/GAS METERS
- 11 WHITE METAL COPPING
- 12 ROLLING METAL GATE (COLOR TO MATCH RAILING)
- 13 ART WORK MURAL
- 14 METAL CANOPY

NO.	REVISIONS	DATE

PROJECT:	1300 MISSION 1300 MISSION BLVD. POMONA, CA
----------	--

TITLE:	SECTION /ELEVATIONS
--------	------------------------

DATE:	03/16/2016
-------	------------

SCALE:	AS SHOWN
--------	----------

DRAWN BY:	
-----------	--

SHEET:	
--------	--

FILE:	A-13
-------	------

