

# WALNUT GROVE

## WEST COVINA, CALIFORNIA



PLAN 2BR  
FARMHOUSE

PLAN 1CR  
COTTAGE

PLAN 1BR  
FARMHOUSE

PLAN 3AR  
SPANISH COLONIAL

MOTOR ENTRY

PLAN 3A  
SPANISH COLONIAL

PLAN 1C  
COTTAGE

PLAN 2A  
SPANISH COLONIAL



6-PLEX B  
FARMHOUSE

MOTOR ENTRY

5-PLEX AR  
SPANISH COLONIAL

### E. ROWLAND AVE - STREET SCENES

## OUR TEAM

### LEWIS MANAGEMENT CORP.

OWNER / DEVELOPER  
CONTACT: ADAM COLLIER  
1156 N. MOUNTAIN ROAD  
UPLAND, CA 91786  
909.946.7593 | WWW.LEWISMC.COM

### BASSENIAN | LAGONI ARCHITECTS

ARCHITECT / PLANNER  
CONTACT: ZSOMBOR NAGY  
2031 ORCHARD DRIVE, SUITE 100  
NEWPORT BEACH, CA 92660  
949.553.9100 | WWW.BASSENIANLAGONI.COM

### DJP ENGINEERING, INC.

CIVIL ENGINEER  
CONTACT: DON DIRIAN  
344 S. CITRUS AVE.  
COVINA, CA 91723  
626.966.8200 | WWW.DJPENGINEERING.COM

### ARCHITERRA DESIGN GROUP

LANDSCAPE ARCHITECT  
CONTACT: DREW KRUMWIEDE  
10221-A TRADEMARK  
RANCHO CUCAMONGA, CA 91730  
909.484.2800 | WWW.ARCHITERRADESIGNGROUP.COM

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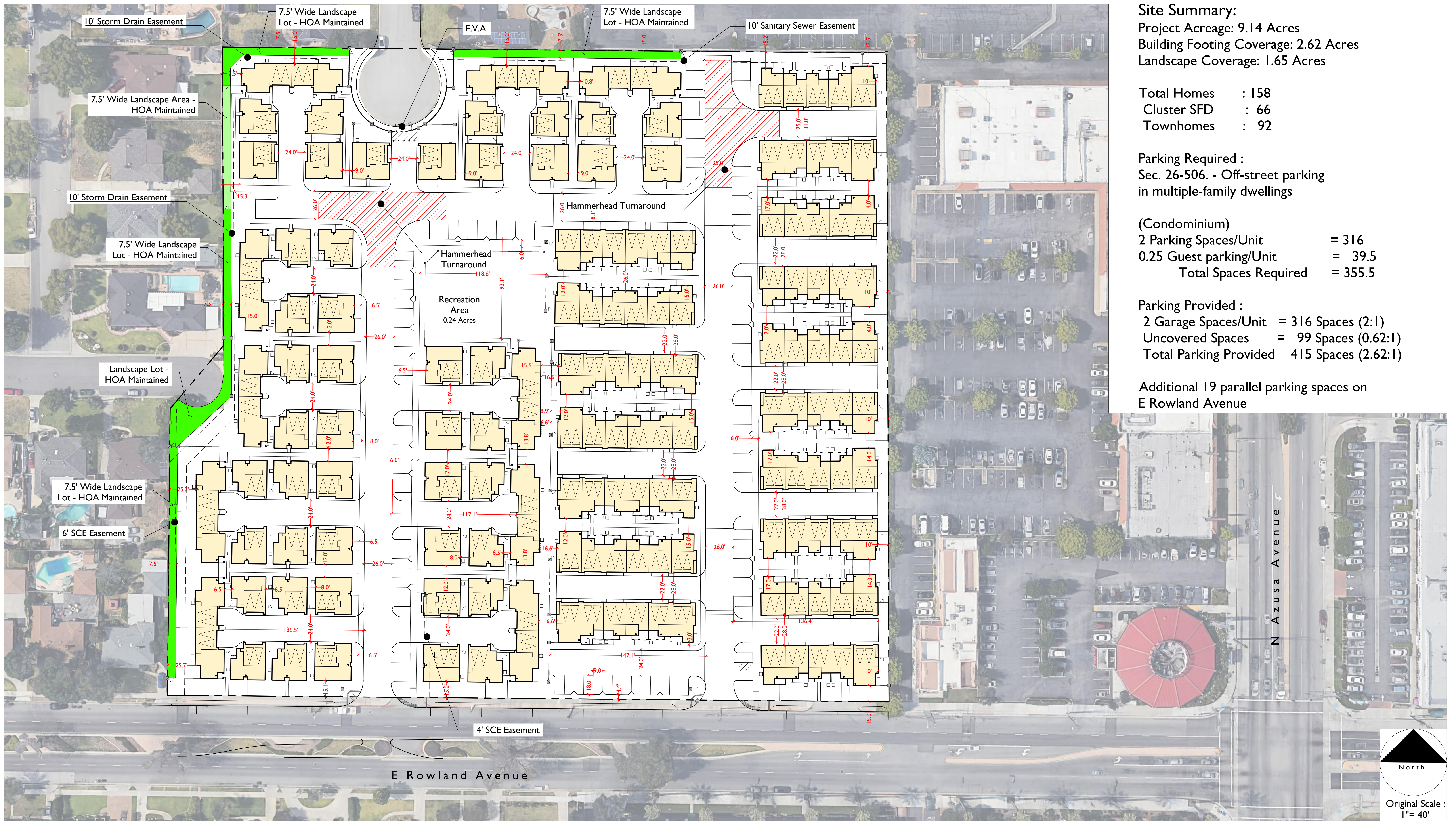
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A-5.2 6-PLEX - THIRD FLOOR PLAN  
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A-5.4 6-PLEX - SPANISH COLONIAL ELEVATION  
A-5.5 6-PLEX - FARMHOUSE ELEVATION  
A-5.6 6-PLEX - FARMHOUSE ELEVATION





**Site Summary:**

Project Acreage: 9.14 Acres  
 Building Footing Coverage: 2.62 Acres  
 Landscape Coverage: 1.65 Acres

Total Homes : 158  
 Cluster SFD : 66  
 Townhomes : 92

Parking Required :  
 Sec. 26-506. - Off-street parking  
 in multiple-family dwellings

(Condominium)  
 2 Parking Spaces/Unit = 316  
 0.25 Guest parking/Unit = 39.5  
 Total Spaces Required = 355.5

Parking Provided :  
 2 Garage Spaces/Unit = 316 Spaces (2:1)  
 Uncovered Spaces = 99 Spaces (0.62:1)  
 Total Parking Provided 415 Spaces (2.62:1)

Additional 19 parallel parking spaces on  
 E Rowland Avenue

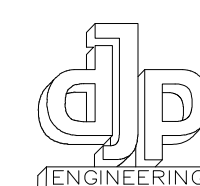
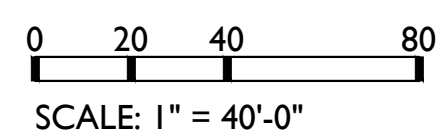
**Bassenian | Lagoni**  
 ARCHITECTURE • PLANNING • INTERIORS

**PRECISE SITE PLAN**  
**PIONEER SCHOOL SITE**

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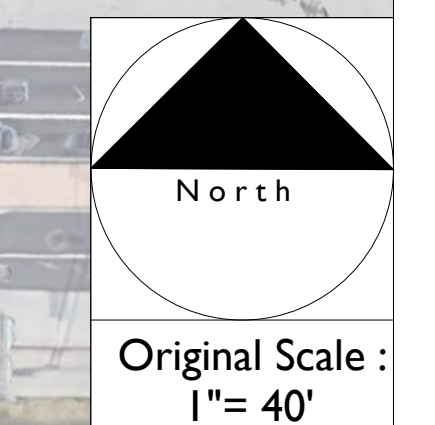
West Covina, California



DJP ENGINEERING  
 344 SOUTH CITRUS AVENUE  
 COVINA, CA 91723  
 TEL 626-966-8200

APPLICANT:  
 LEWIS MANAGEMENT CORPORATION  
 1156 N. MOUNTAIN AVENUE  
 UPLAND, CALIFORNIA 91785  
 ATTN: ADAM COLLIER  
 (909) 946-7596

10.05.20





20 NUMBERED LOTS AND 9 LETTERED LOTS  
 9.14 ACRES GROSS  
 8.98 ACRES NET

# TENTATIVE TRACT NO. 83134

MAP PREPARED: JULY, 2020

**LEGEND:**

A.P.N.	ASSESSOR'S PARCEL NUMBER
⊕	CENTERLINE
EST.	ESTABLISHED
FD.	FOUND
INT.	INTERSECTION
M.B.	MAP BOOK
M.R.	MISCELLANEOUS RECORDS
PORT.	PORTION
P.W.F.B.	PUBLIC WORKS FIELDBOOK
SF	SQUARE FEET
SFD	SINGLE-FAMILY DWELLING
TR.	TRACT
①	LOT NUMBER

**NOTES:**

LOTS C AND D TO BE DEDICATED IN FEE TO THE CITY OF WEST COVINA FOR PUBLIC STREET RIGHT OF WAY PURPOSES.

LOTS E THROUGH I TO BE DEDICATED TO THE HOA FOR LANDSCAPING PURPOSES.

**EXISTING GROSS AREA OF SITE:**

9.14 ACRES  
 NUMBER OF PARCELS: 2

**LEGAL DESCRIPTION:**

PARCEL 1:

LOT 8 IN BLOCK 17 OF PHILLIPS TRACT, RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 3 AND 4 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EASTERLY 375 FEET OF SAID LAND.

PARCEL 2:

THOSE PORTIONS OF LOTS 7 AND 8 IN BLOCK 17 OF PHILLIPS TRACT, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGES 3 AND 4 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE NORTHEASTERLY CORNER OF TRACT 22196, AS PER MAP RECORDED IN BOOK 589 PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 22196 SOUTH 0°12'58" EAST 281.40 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHERLY ALONG THE VARIOUS COURSES OF SAID EASTERLY LINE AND THE SOUTHERLY PROLONGATION THEREOF SOUTH 40°14'52" WEST 78.02 FEET AND SOUTH 03°10'00" WEST 269.97 FEET TO THE SOUTHERLY LINE OF SAID LOT 7; THENCE ALONG SAID SOUTHERLY LINE OF SAID LOT 7 AND THE SOUTHERLY LINE OF SAID LOT 8, SOUTH 89°29'00" EAST 679.94 FEET; THENCE PARALLEL WITH THE CENTERLINE OF AZUSA AVENUE AS SAID AVENUE IS SHOWN ON MAP OF SAID TRACT 22196, NORTH 01°2'55" WEST 611.39 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE ALONG THE NORTHERLY LINES OF SAID LOT 8 AND SAID LOT 7, NORTH 89°28'57" WEST 625.87 FEET TO THE POINT OF BEGINNING.

A.P.N.: 8442-018-900, 8442-021-900

**TITLE REPORT EXCEPTIONS:**

OUR SERVICE IS LIMITED TO THOSE ITEMS WHICH CAN BE VERIFIED BY A SURVEYOR PURSUANT TO A FIELD SURVEY. EXCEPT AS EXPRESSLY REPRESENTED HEREON, NO REPRESENTATION IS MADE AS TO THE LEGAL EFFECT OF ANY TITLE MATTER OR THE COMPLIANCE OR NONCOMPLIANCE WITH ANY LAW, WHETHER STATE, FEDERAL, OR LOCAL JURISDICTION, EXCEPT AS SPECIFICALLY NOTED HEREIN NO REPRESENTATION IS MADE AS TO THE EFFECT OF ANY EXCEPTIONS LISTED IN THE TITLE REPORT.

THE FOLLOWING EXCEPTIONS ARE FROM PACIFIC COAST TITLE COMPANY, UPDATED PRELIMINARY TITLE REPORT AMENDMENT NO. 1, ORDER NO. 10082216-- , DATED MARCH 13, 2018.

<9> AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY  
 PURPOSE: PUBLIC UTILITIES  
 RECORDED: JANUARY 24, 1956 AS DOCUMENT NO. 3638, OFFICIAL RECORDS.

<10> AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY  
 PURPOSE: PUBLIC UTILITIES  
 RECORDED: MARCH 24, 1958 AS DOCUMENT NO. 3438, OFFICIAL RECORDS.

<11> MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: RESOLUTION NO. 59-60-20  
 EXECUTED BY: THE CITY OF WEST COVINA  
 RECORDED: OCTOBER 19, 1959 AS DOCUMENT NO. 4508, OFFICIAL RECORDS.

<12> AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COVINA-VALLEY UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY  
 PURPOSE: SANITARY SEWER, AND APPURTENANT STRUCTURE  
 RECORDED: MARCH 10, 1961 AS DOCUMENT NO. 2849, OFFICIAL RECORDS.

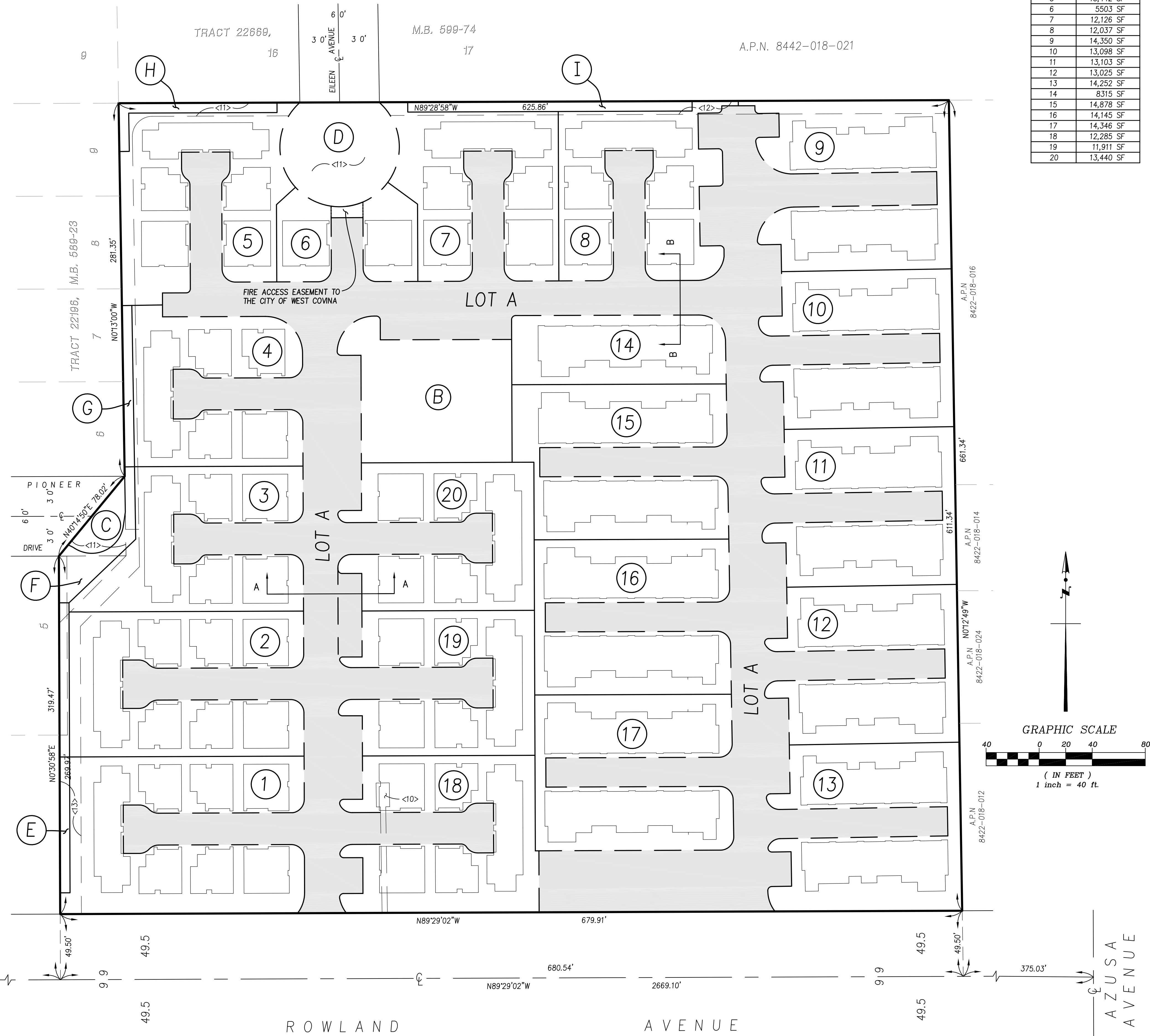
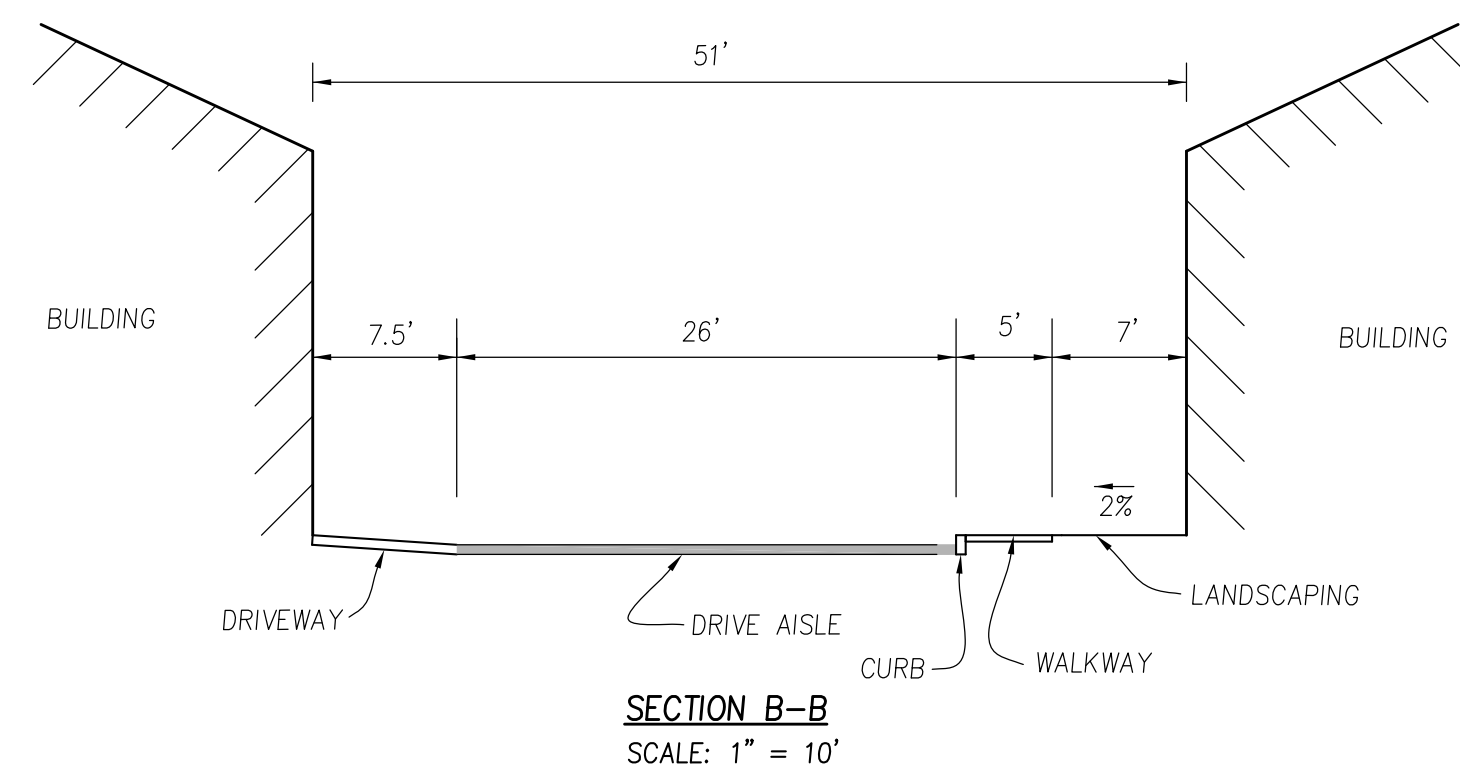
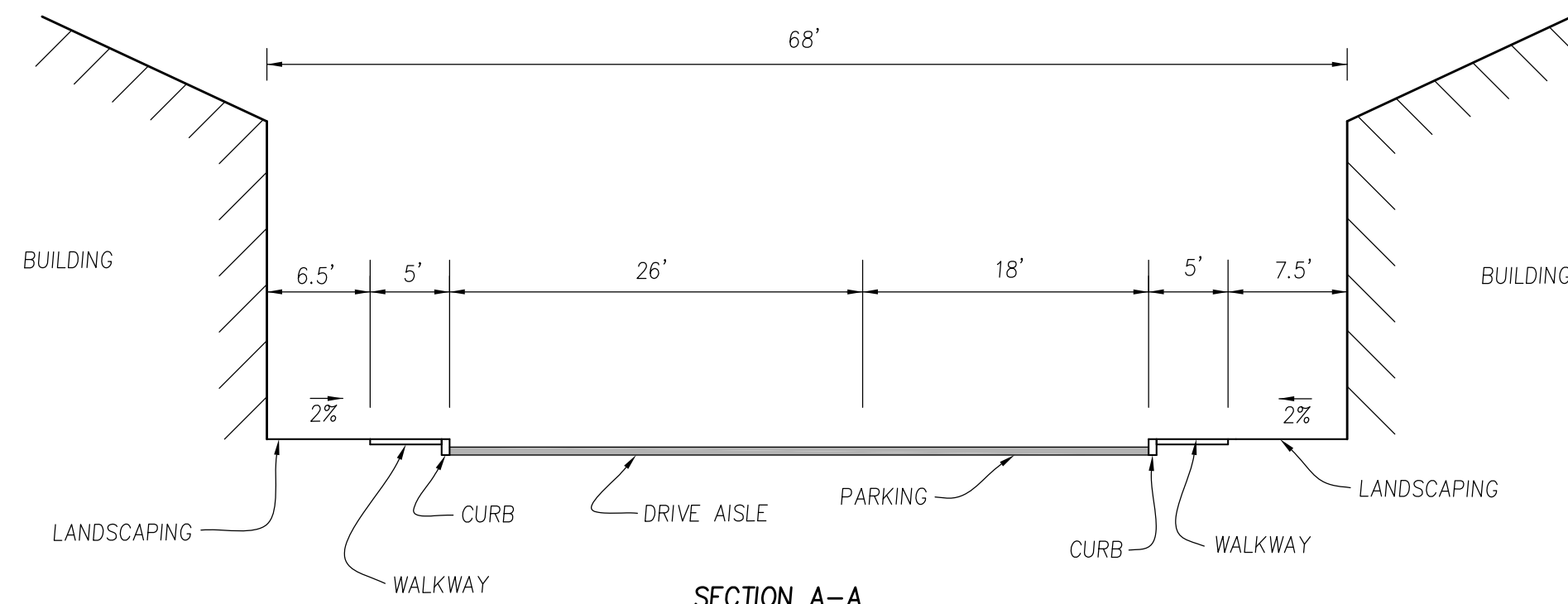
<13> AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF WEST COVINA  
 PURPOSE: STORM DRAIN  
 RECORDED: JANUARY 21, 1963 AS DOCUMENT NO. 3097, OFFICIAL RECORDS.

<14> A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

RECORDED: JANUARY 9, 1985 AS DOCUMENT NO. 85-27947, OFFICIAL RECORDS.

REDEVELOPMENT AGENCY: THE CITY OF WEST COVINA



**SITE SUMMARY:**

TOTAL HOMES: 158  
 CLUSTER SFD: 66  
 TOWNHOMES: 92

PARKING REQUIRED:  
 SECTION 26-506 - OFF-STREET PARKING IN MULTIPLE-FAMILY DWELLINGS (CONDOMINIUM)

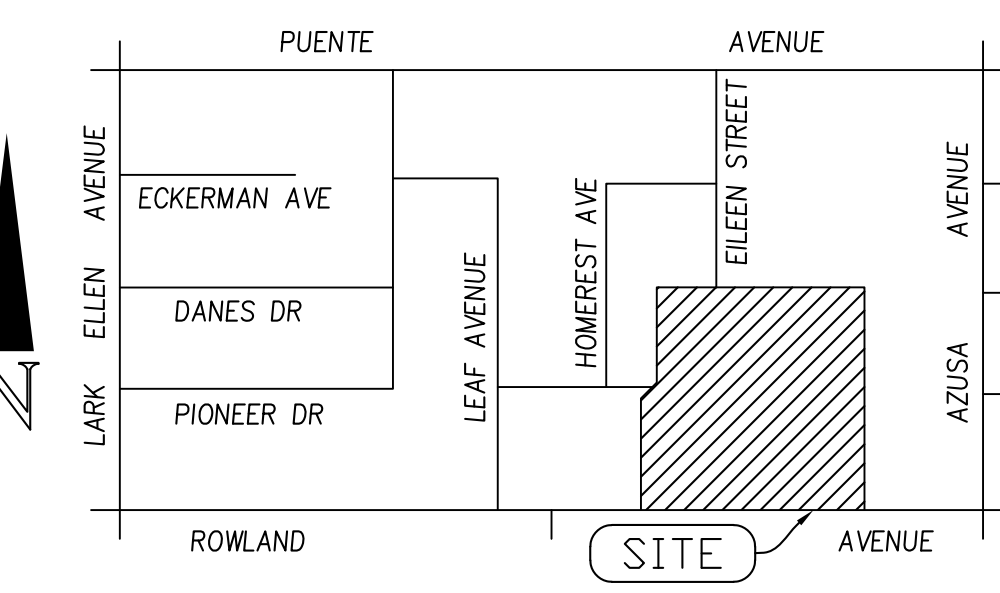
2 PARKING SPACES/UNIT: 316  
 0.25 GUEST PARKING/UNIT: 39.5  
 TOTAL SPACES REQUIRED: 355.5

**PARKING PROVIDED:**

2 GARAGE SPACES/UNITS: 316 (2:1)  
 UNCOVERED SPACES: 99 (0.62:1)  
 TOTAL PARKING PROVIDED: 415 (2.62:1)

ADDITIONAL 19 PARALLEL PARKING SPACES ON E ROWLAND AVENUE

AREA CHART	
LOT	AREA
A	114,984 SF
B	11,152 SF
C	1197 SF
D	5900 SF
E	1640 SF
F	1664 SF
G	912 SF
H	1112 SF
I	1608 SF
1	17,476 SF
2	15,769 SF
3	12,738 SF
4	11,820 SF
5	13,442 SF
6	3503 SF
7	12,126 SF
8	12,037 SF
9	14,350 SF
10	13,103 SF
11	13,025 SF
12	13,025 SF
13	14,252 SF
14	8315 SF
15	14,878 SF
16	14,145 SF
17	14,346 SF
18	12,285 SF
19	11,911 SF
20	13,440 SF



VICINITY MAP  
 NOT TO SCALE

**BASIS OF BEARING:**

THE BEARING OF N0°12'49"W OF THE CENTERLINE OF AZUSA AVENUE AS SHOWN ON THE MAP OF TRACT NO 22669 AS FILED IN BOOK 599 PAGES 74 THROUGH 76 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

**BENCHMARK:**

LOS ANGELES COUNTY BENCHMARK 465392. LOS ANGELES COUNTY BM TAG IN NORTH CURB AT END OF CATCH BASIN, 39.4 FEET WEST OF BCR AT NORTHWESTERLY CORNER OF BADILLO STREET AND AZUSA AVENUE. ELEVATION 488.616'.

**CLIENT:**

LEWIS MANAGEMENT CORP.  
 1156 NORTH MOUNTAIN AVENUE  
 UPLAND, CA 91786



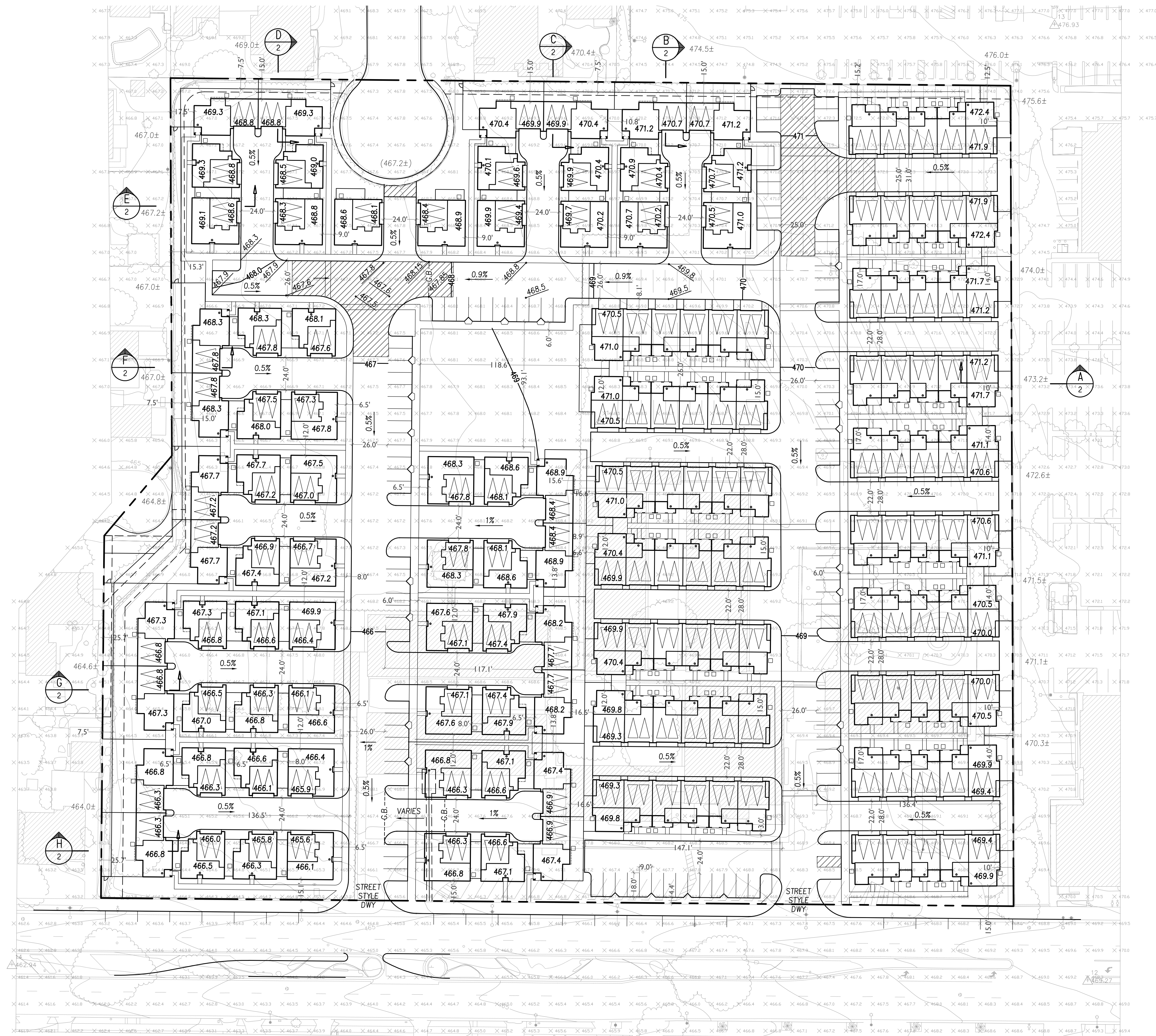
**PREPARED BY:**

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 info@djpengineering.com

**TENTATIVE TRACT No. 83134**

1651 EAST ROWLAND AVENUE  
 WEST COVINA, CA 91791

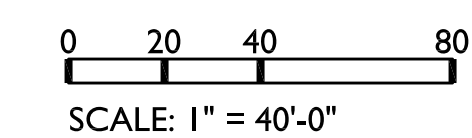




# PRELIMINARY GRADING PLAN

## PIONEER SCHOOL SITE

West Covina, California



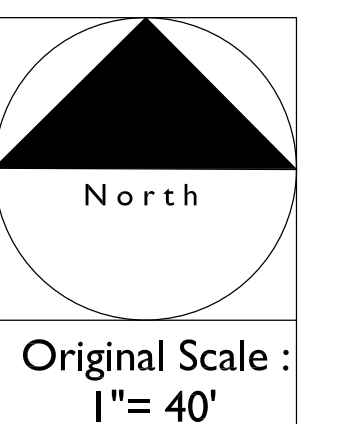
### NOTES:

- HOUSE/UNIT ELEVATIONS ARE PAD GRADE
- STREET CONTOUR ARE FINISH PAVEMENT

### EARTHWORK

	CUT (C.Y.)	FILL (C.Y.)
RAW EXCAVATIONS	6150	6450 *
OVER-EXCAVATION & RE-COMPACTION (3' SITE)	80,000	80,000
SUBSIDENCE (0.2' SITE)	-	1,450
LOSS (10%)	-	8,000
TOTAL	86,150	95,900
IMPORT		9,750 C.Y.

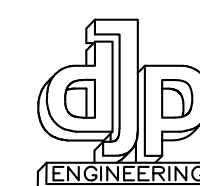
\* ASSUMES 8" THICKNESS ROADWAY/PARKING BASE AND PAVEMENT.



Original Scale :  
1" = 40'

SHEET 1 of 2

07.08.2020



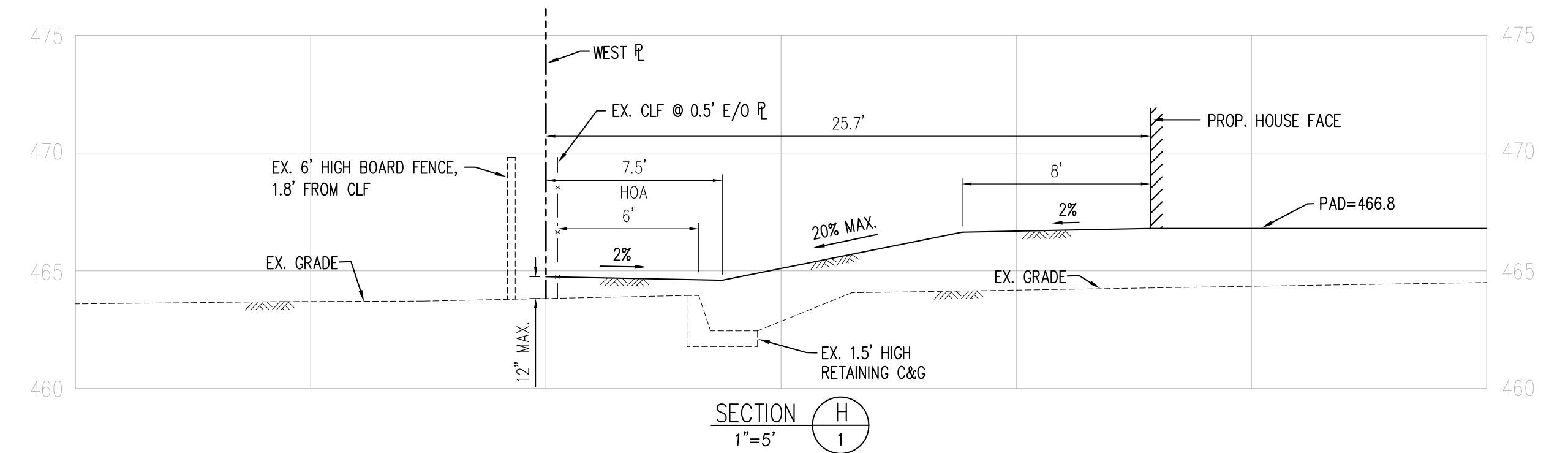
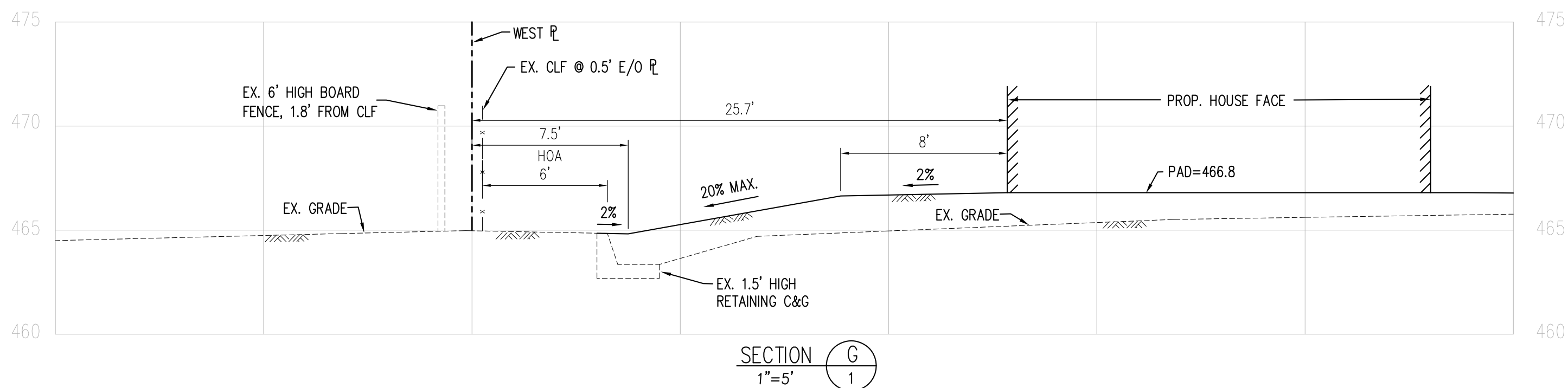
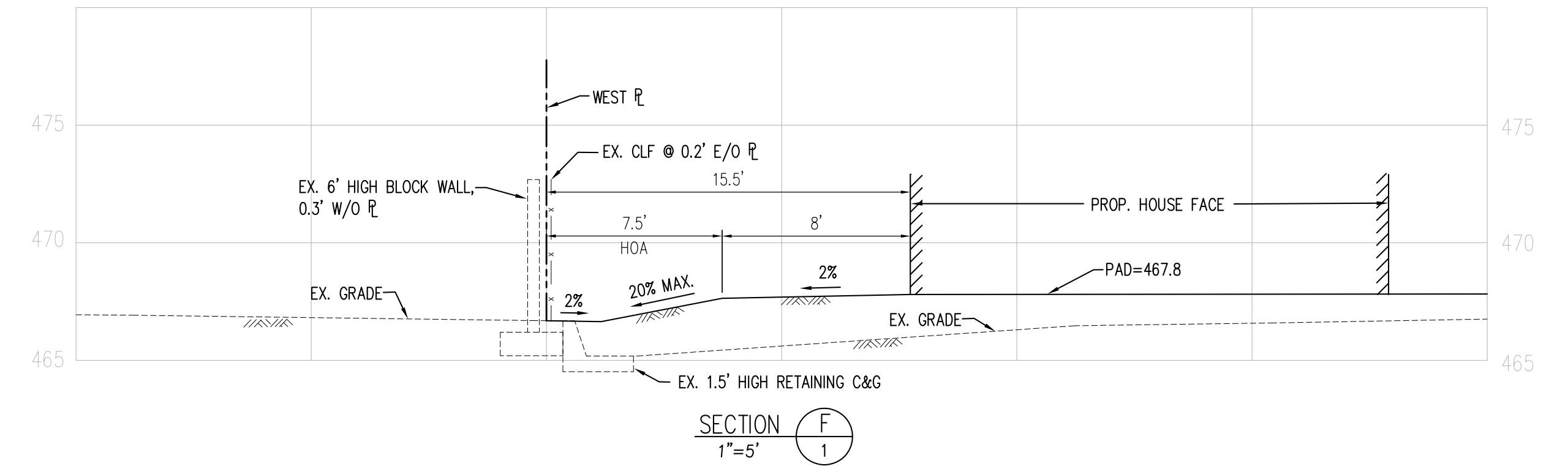
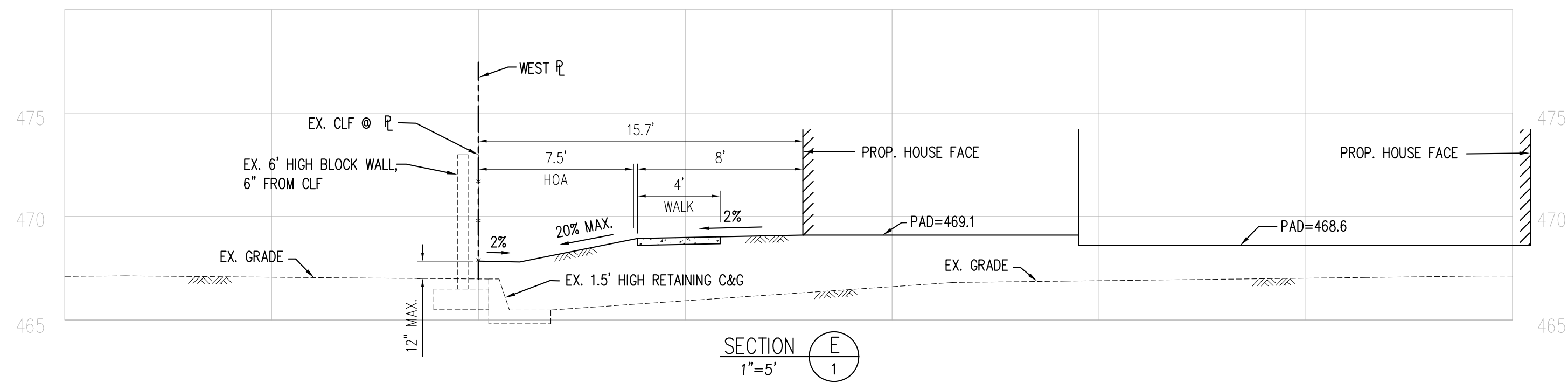
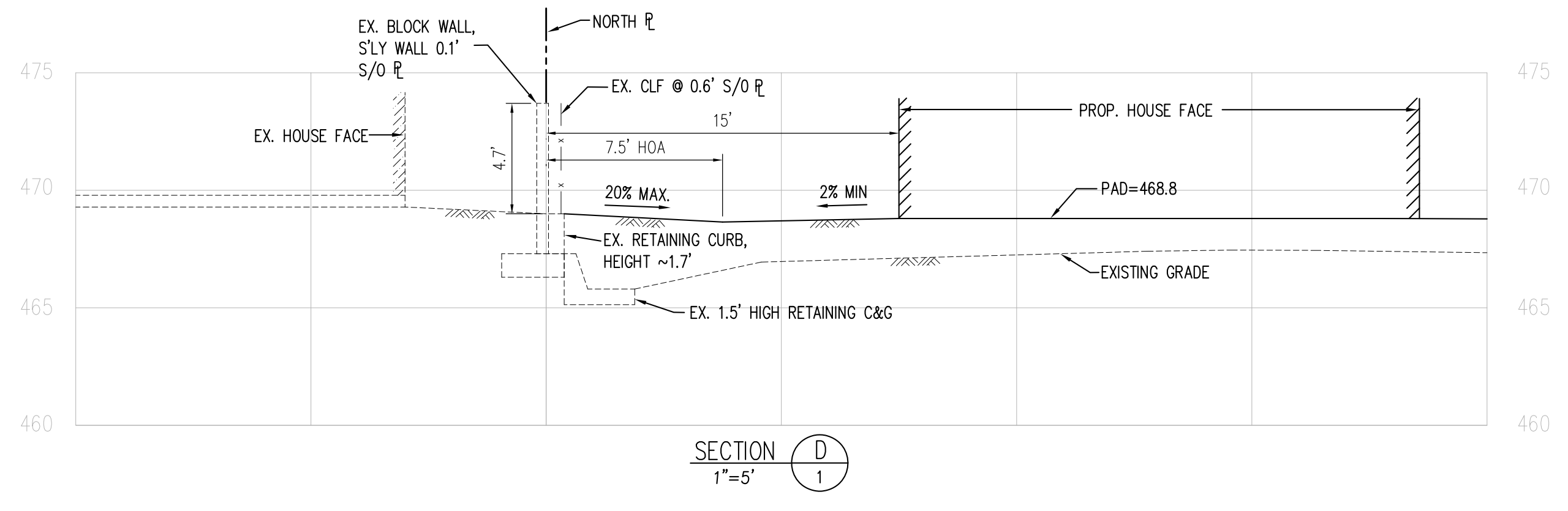
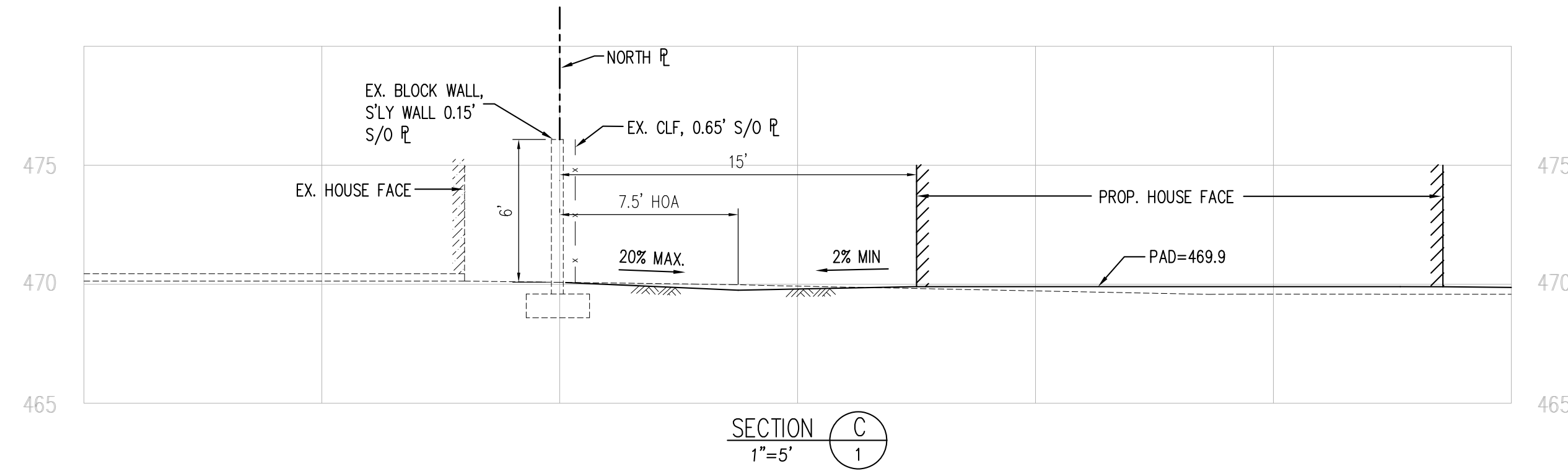
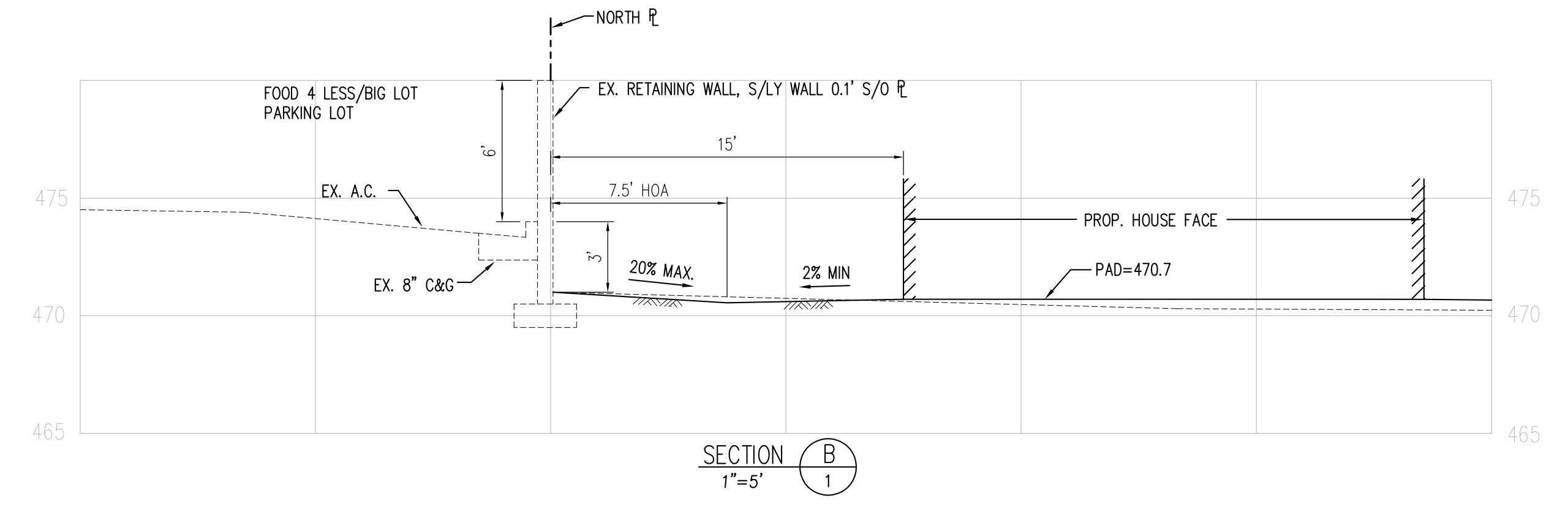
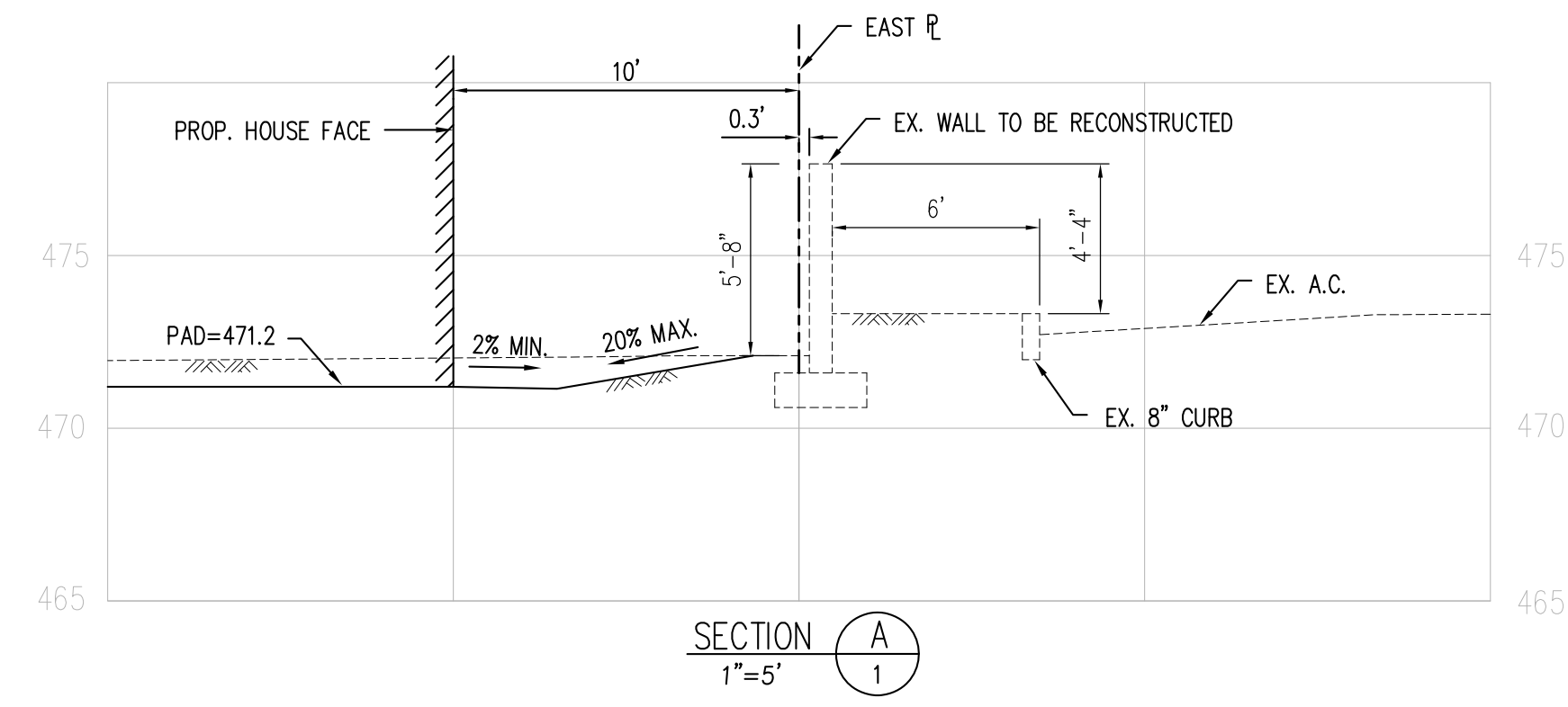
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### APPLICANT:

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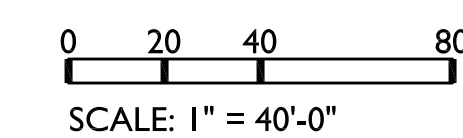


Original Scale :  
1" = 5'  
SHEET 2 of 2

# PRELIMINARY GRADING PLAN-SECTIONS

## PIONEER SCHOOL SITE

West Covina, California



**DJP**  
ENGINEERING

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07.08.2020







**PLANT PALETTE:**

**TREES & VINES**

BOTANICAL NAME	COMMON NAME	SIZE
<b>INTERIOR STREET TREE</b>		
<i>Tristania conferta</i>	Brisbane Box	24" Box
<b>UPRIGHT RESIDENTIAL CORRIDOR CANOPY TREE</b>		
<i>Hymenosporum flavum</i>	Sweetshade Tree	24" Box
<b>ALLEY AND CORRIDOR TERMINUS FOCAL TREE</b>		
<i>Melaleuca quinquenervia</i>	Paperbark Tree	24" Box
<b>LARGE MULTI-TRUNK SPECIMEN TREE</b>		
<i>Arbutus 'Marina'</i>	Strawberry Tree	36" Box
<b>FLOWERING ACCENT TREE</b>		
<i>Lagerstroemia indica x fauriei</i> 'Arapaho'	Arapaho Crape Myrtle	24" Box
<b>MOTORCOURT UPRIGHT ACCENT TREE</b>		
<i>Cupressus sempervirens</i> 'Monshel'	Tiny Tower Italian Cypress	15 Gal.
<b>SMALL FLOWERING ACCENT TREE</b>		
<i>Handroanthus chrysotrichus</i>	Golden Trumpet Tree	24" Box
<b>FLOWERING SHADE TREE</b>		
<i>Bauhinia x. blakeana</i>	Hong Kong Orchid Tree	24" Box
<b>ROWLAND AVENUE PARKWAY TREE</b>		
<i>Jacaranda mimosifolia</i>	Jacaranda	24" Box
<b>EVERGREEN SCREENING TREE MASS</b>		
<i>Podocarpus gracilior</i>	Fern Pine	15 Gal.
<b>VINES</b>		
<i>Parthenocissus tricuspidata</i>	Boston Ivy	15 Gal.

**SHRUBS AND GROUNDCOVER**

**BACKGROUND**

<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree
<i>Arctostaphylos d.</i> 'Howard McMinn'	Manzanita
<i>Callistemon v.</i> 'Little John'	Dwarf Bottlebrush
<i>Cistus species</i>	Rockrose
<i>Echium fastuosum</i>	Pride of Madeira
<i>Frangula c.</i> 'Eve Case'	Coffeeferry
<i>Rosmarinus o.</i> 'Tuscan Blue'	Rosemary

**MIDGROUND**

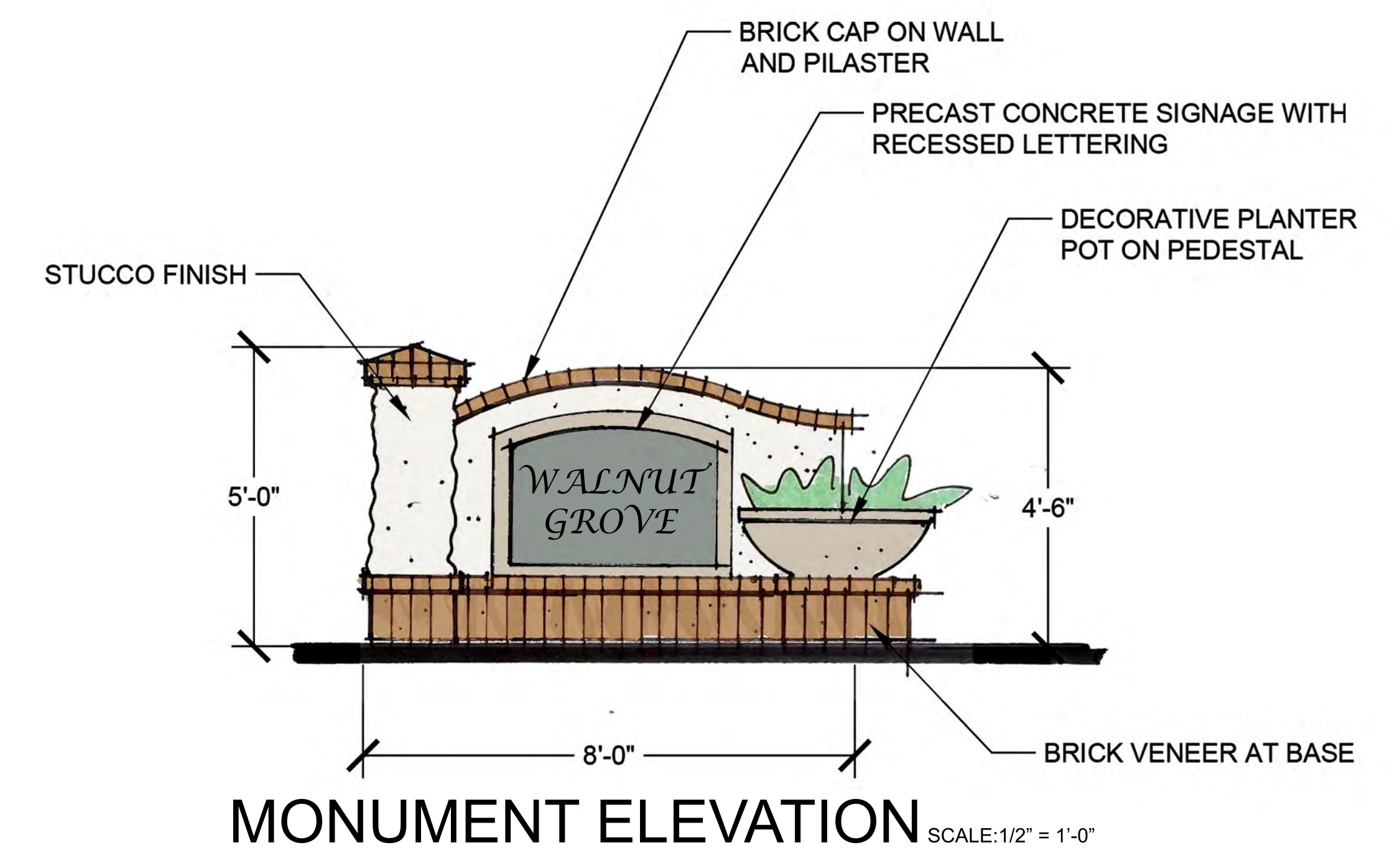
<i>Lavandula species</i>	Lavender
<i>Hesperaloe parviflora</i> 'Break Lights'	Red Yucca
<i>Nandina domestica</i> 'Fire Power'	Heavenly Bamboo
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Romneya coulteri</i>	Matilija Poppy
<i>Salvia clevelandii</i> 'Pozo Blue'	Cleveland Sage
<i>Salvia leucantha</i> 'Santa Barbara'	Mexican Sage

**FOREGROUND**

<i>Anigozanthos</i> 'Bush Baby'	Kangaroo Paw
<i>Carex divulsa</i>	Berkeley Sedge
<i>Festuca o.</i> 'Glaucia'	Blue Fescue
<i>Rosmarinus o.</i> 'Huntington Carpet'	Rosemary
<i>Senecio serpens</i>	Blue Chalksticks
<i>Trachelospermum jasminoides</i>	Star Jasmine

**FEATURE LEGEND:**

- 1 5' Wide, Medium Broom, Natural Color Concrete Interior Walkways.
- 2 4' Wide, Medium Broom, Natural Concrete Residential Corridor Walkways.
- 3 A.C. Units Per Architects Plans.
- 4 6' Wide Medium Broom, Natural Concrete Sidewalk at Head-In-Parking Stalls.
- 5 H.O.A. Landscape Areas.
- 6 Removable Bollards.
- 7 Enhanced Crosswalks.
- 8 Enhanced Paving at Main Entry Drive.
- 9 Proposed Monument Locations. (See Monument Elevation, This Sheet)
- 10 Parking Stalls Per Civil Engineer's Plans.
- 11 Existing Easements.
- 12 Existing Curb.
- 13 Proposed Parkway Along Rowland Avenue.
- 14 7'-6" Wide Min. H.O.A. Maintained Landscape Lot.
- 15 Maintenance Access Gate.
- 16 Gang Mailbox Location with Trash Receptacle.
- 17 Proposed New Rowland Avenue, Median Alignment Per Civil Engineer's Plans.
- 18 Curb Ramp with Truncated Domes Per Civil Engineer's Plans.
- 19 Minimum 3' Wide Utility Closet Access Concrete Pad
- 20 4' Wide Medium Broom Natural Concrete Sideyard Access Path (w/ Utility Closet Access Pad).
- 21 3' Wide Medium Broom Natural Concrete Private Residential Unit Entry Walkway.
- 22 Diamond Tree Planter.
- 23 6' Tall EVA Double Swing Gate.





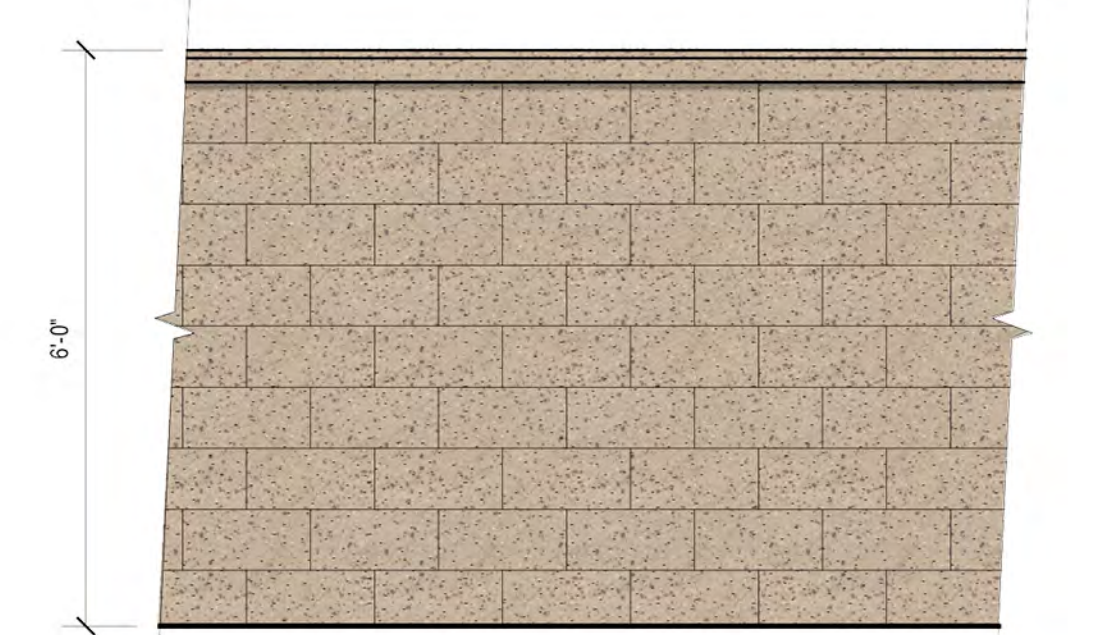


**WALL AND FENCE LEGEND:**

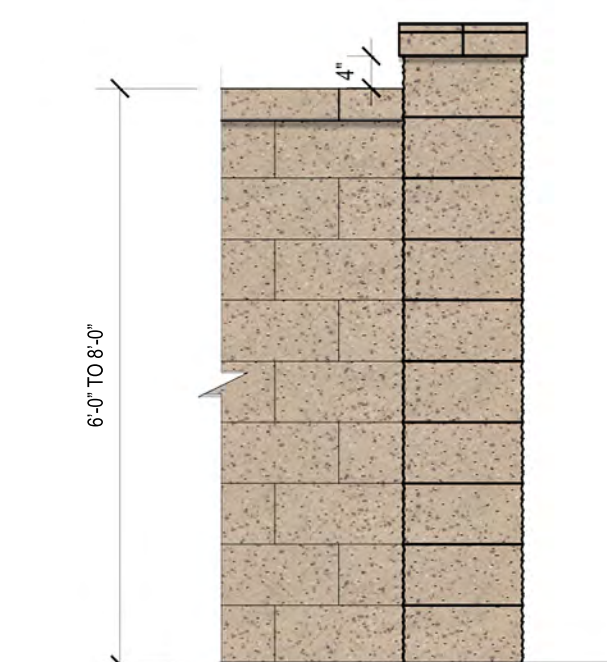
- ① 6'-0" TALL SPLIT-FACE BLOCK PERIMETER WALL WITH 4" CAP.
- ② 6'-0" TALL ENHANCED SPLIT-FACE BLOCK PERIMETER WALL WITH ENHANCED BEVELED CAP.
- ③ 6'-0" TALL PRECISION BLOCK PERIMETER WALL WITH 4" CAP.
- ④ 6'-0" TALL SINGLE SIDED SPLIT-FACE RETURN WALLS.
- ⑤ 6'-0" TALL VINYL PRIVACY FENCE.
- ⑥ 3'-0" WIDE VINYL ACCESS GATE.
- ⑦ 6'-8" TALL SPLIT-FACE PERIMETER PILASTER WITH 4" ENHANCED BEVELED CAP.
- ⑧ 3'-6" TALL 2-RAIL VINYL PVC COMMUNITY PARK FENCE.
- ⑨ 4'-0" TALL SPLIT FACE PERIMETER PILASTER AT COMMUNITY PARK.
- ⑩ REMOVABLE VEHICULAR BOLLARDS.
- ⑪ PROPOSED MONUMENT LOCATION.



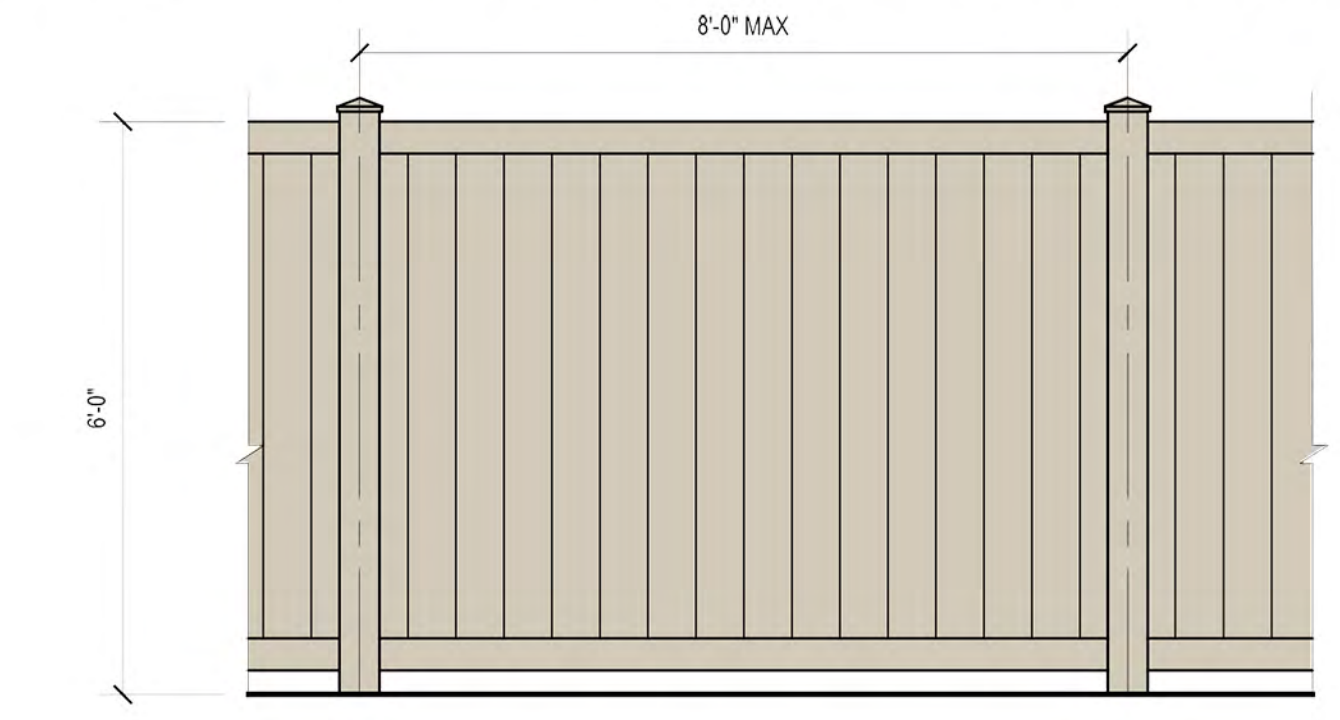
**A** 6' TO 8' TALL SPLITFACE BLOCK PERIMETER WALL W/ 4" CAP



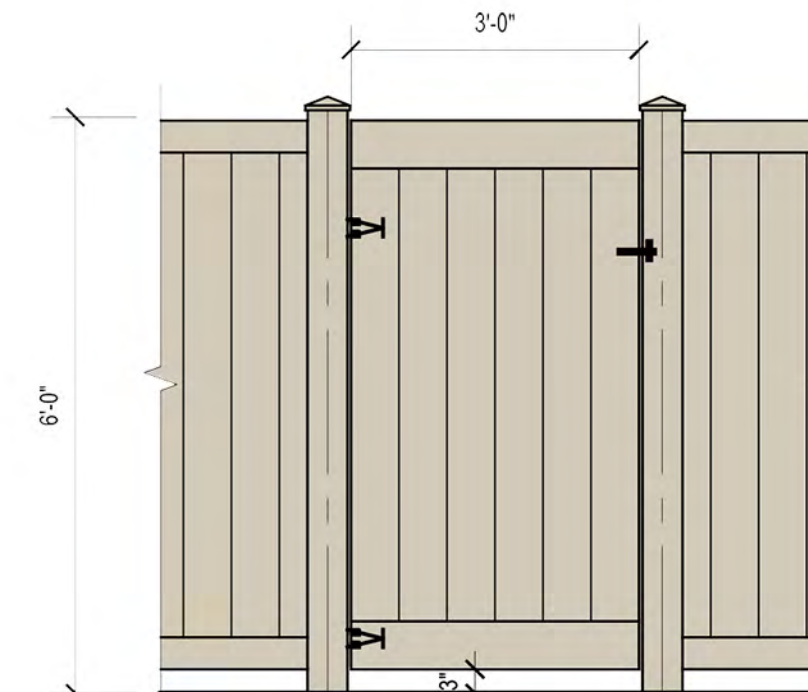
**B** 6' TALL SPLITFACE BLOCK PERIMETER WALL w/ ENHANCED 4" BEVELED CAP



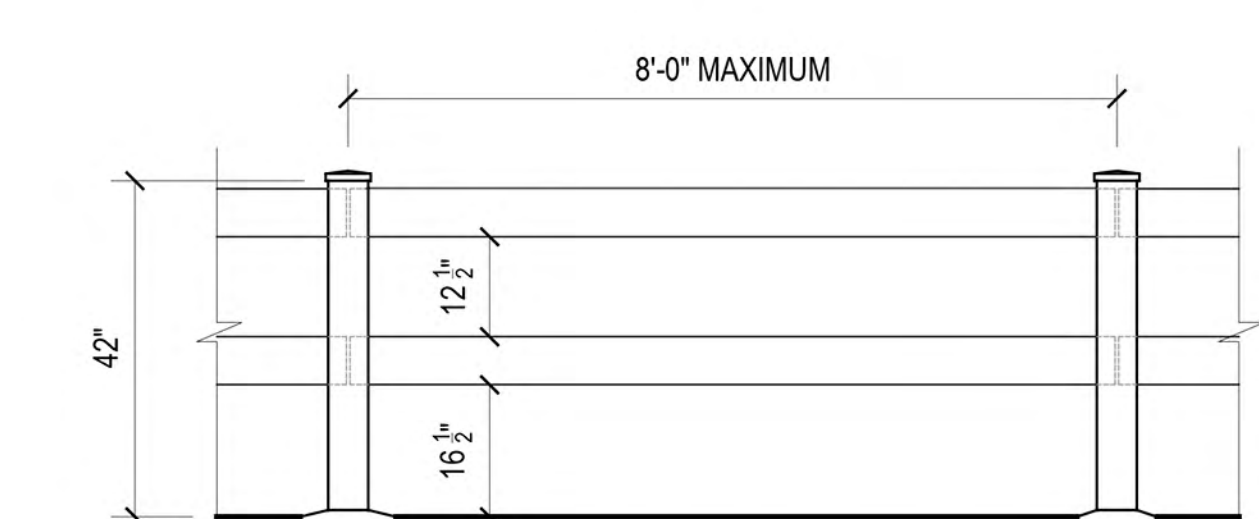
**C** 6'-8" TO 8'-8" TALL SPLITFACE BLOCK PERIMETER PILASTER w/ ENHANCED 4" BEVELED CAP



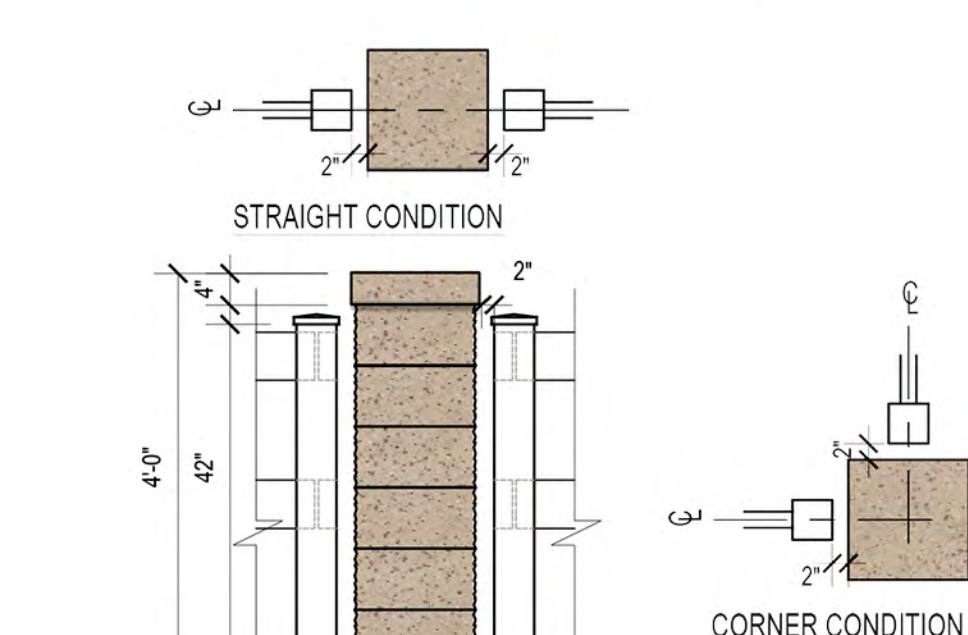
**D** 6' TALL PVC RETURN WALL, SIDE AND REAR YARD PRIVACY FENCE



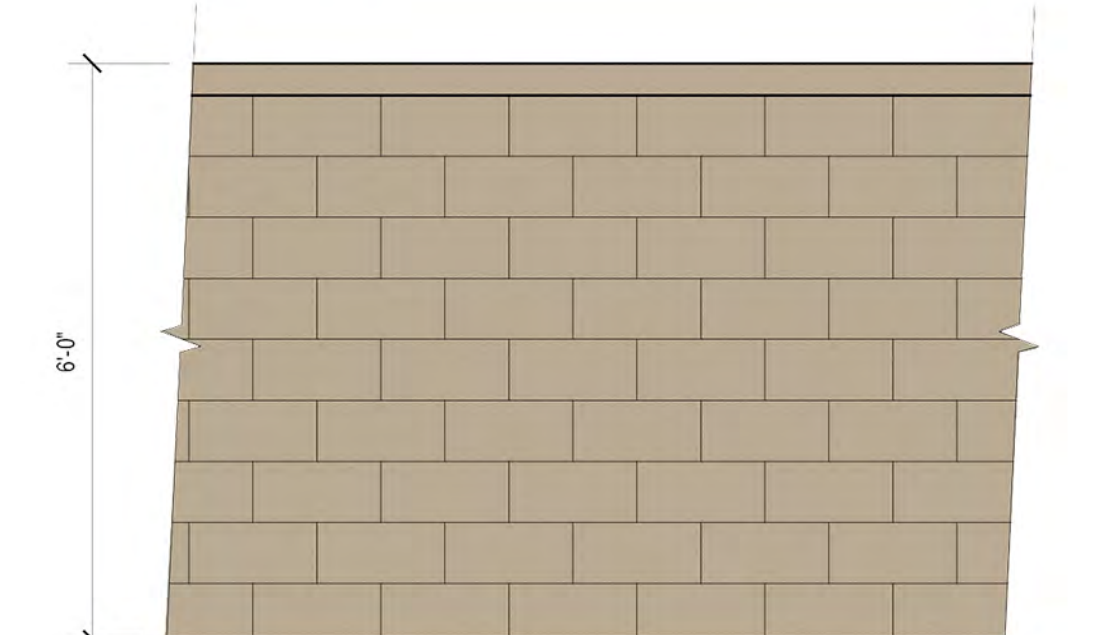
**E** 3' WIDE VINYL SIDE YARD GATE AT VINYL RETURN WALL



**F** 2 RAIL PVC FENCE AT COMMUNITY PARK



**G** PILASTER CONDITION AT 2 RAIL PVC FENCE



**H** 6' TALL PRECISION BLOCK PERIMETER WALL

**WALL AND FENCE DETAILS**

SCALE: 1/2" = 1'-0"



**LEWIS**  
 WALNUT GROVE - CONCEPTUAL WALL AND FENCE PLAN  
 WEST COVINA, CA

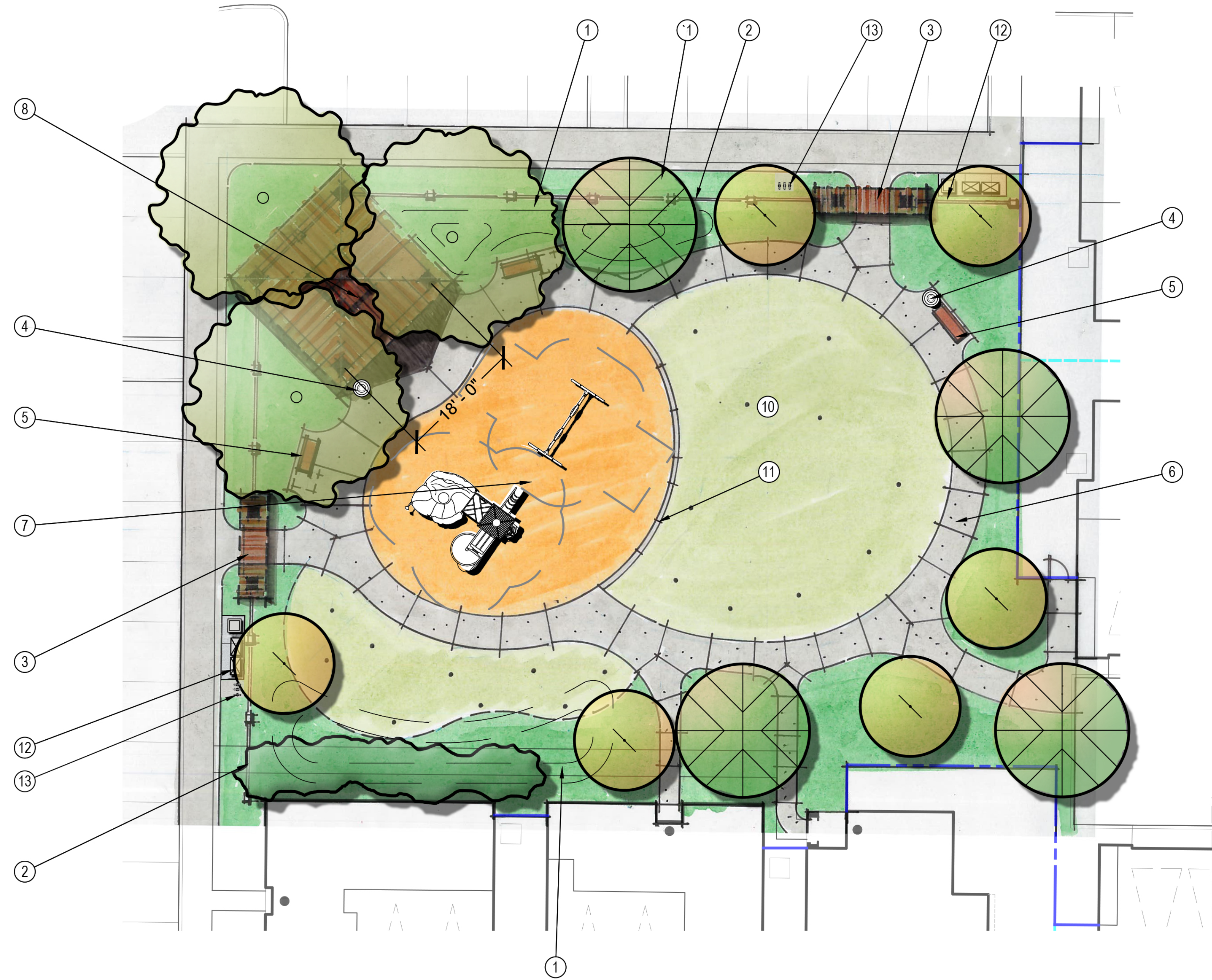


SCALE: 1" = 30'  
 DATE: JULY 2020  
 ADG JOB # 2004



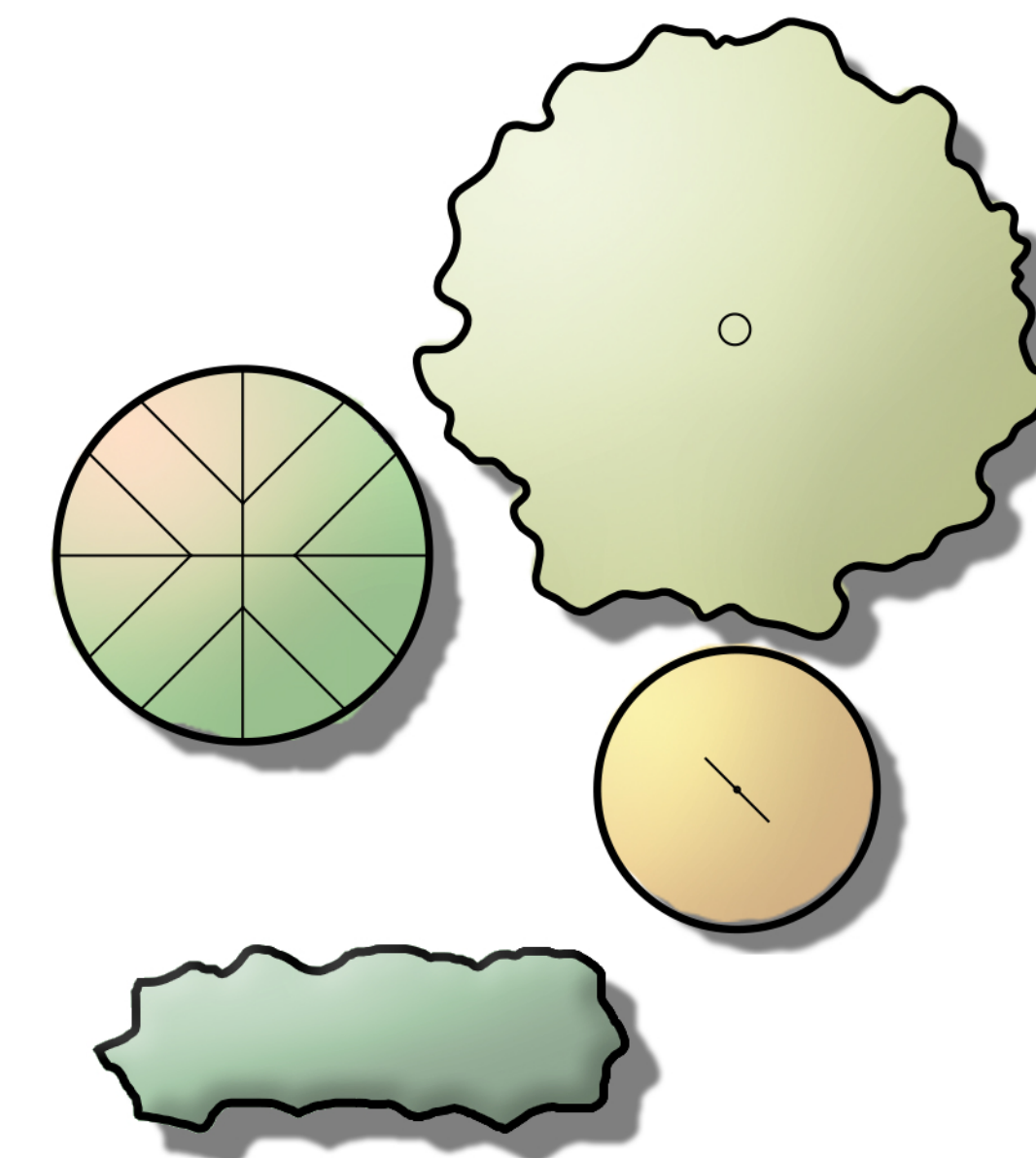
**LC-2**





PLANT PALETTE:

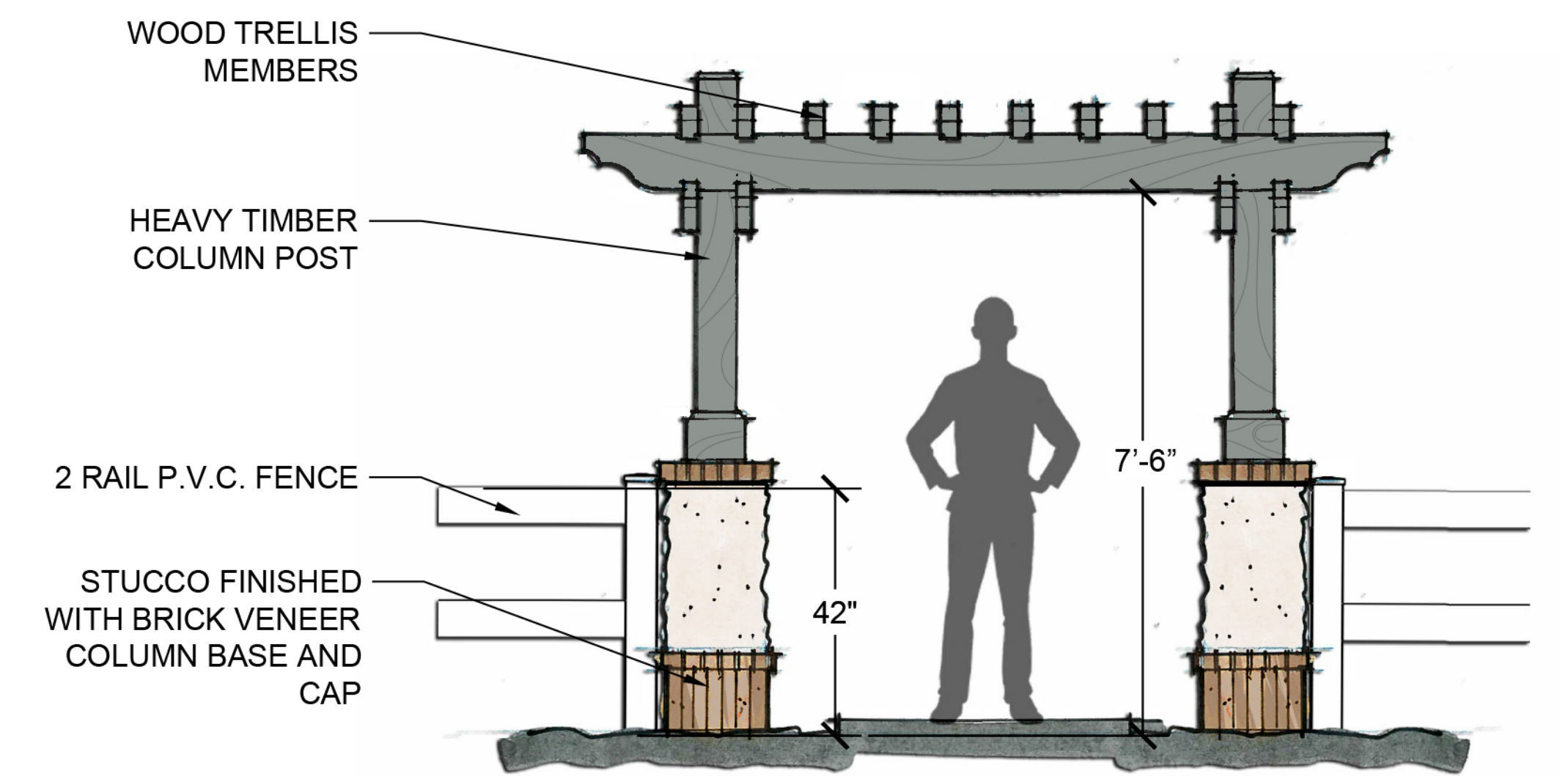
TREES & VINES



LARGE MULTI-TRUNK SPECIMEN TREE <i>Arbutus 'Marina'</i>	•	Strawberry Tree	36" Box
FLOWERING SHADE TREE <i>Bauhinia x. blakeana</i>	•	Hong Kong Orchid Tree	24" Box
SMALL FLOWERING ACCENT TREE <i>Handroanthus chrysotrichus</i>	•	Golden Trumpet Tree	24" Box
EVERGREEN SCREENING TREE MASS <i>Prunus caroliniana 'Bright and Tight'</i>	•	Carolina Laurel Cherry	

FEATURE LEGEND:

- ① Landscape Berming.
- ② 42" Tall 2 Rail P.V.C. Fencing.
- ③ Wood Arbor Trellis Entry.
- ④ Trash Receptacle.
- ⑤ Bench Seating.
- ⑥ 5' Wide Medium Broom Natural Concrete Path.
- ⑦ Children's Tot-Lot with Play Equipment, Swing Set and Rubber Surfacing.
- ⑧ Pre-Fabricated Covered Structure with Decorative Column Post and Picnic Table Seating.
- ⑩ Open Turf Play Area.
- ⑪ Concrete Header.
- ⑫ Gang Mailbox Location.
- ⑬ Bike Racks.



WOOD ARBOR ENTRY TRELLIS  
SCALE: 1/2" = 1'-0"

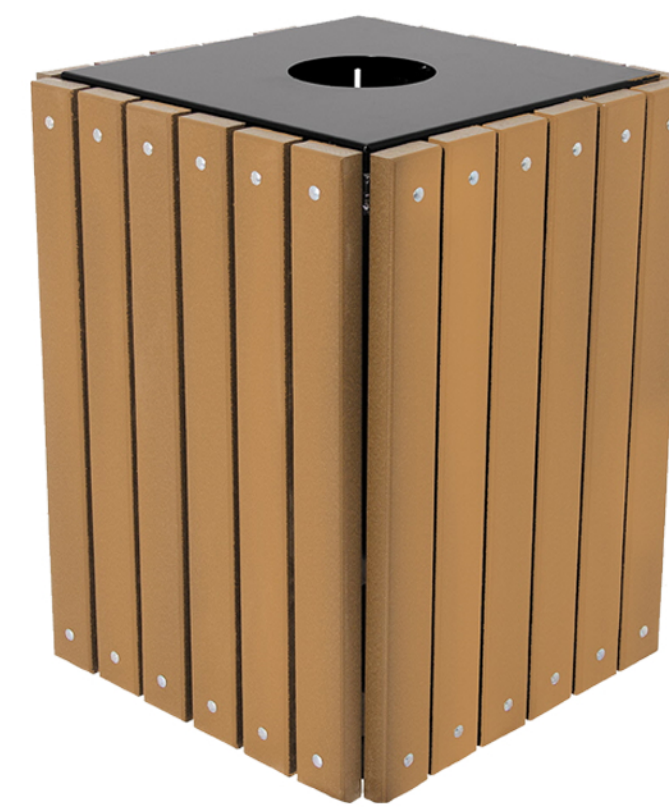
CONCEPT IMAGES



BENCH SEATING



PICNIC TABLE



TRASH RECEPTACLE



2 RAIL PVC FENCE



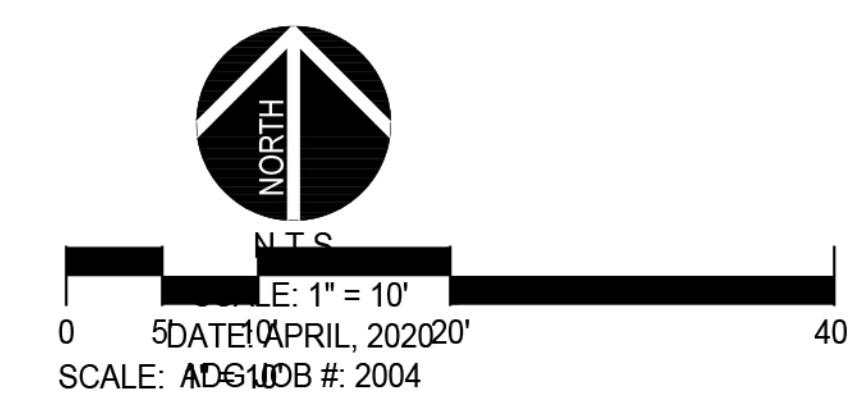
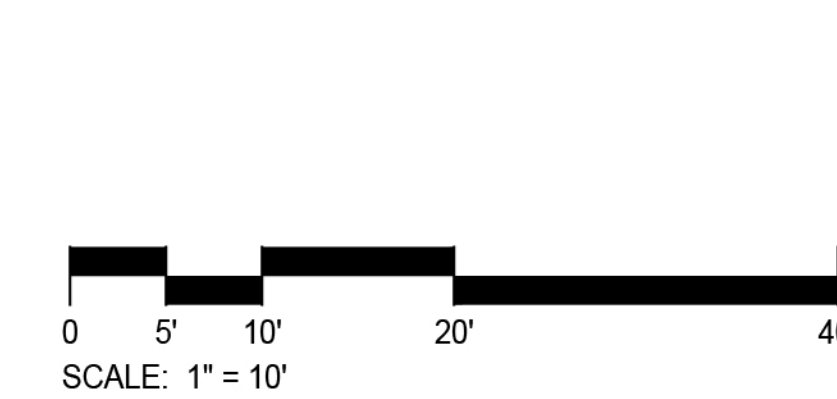
MAILBOX



COVERED SHADE STRUCTURE

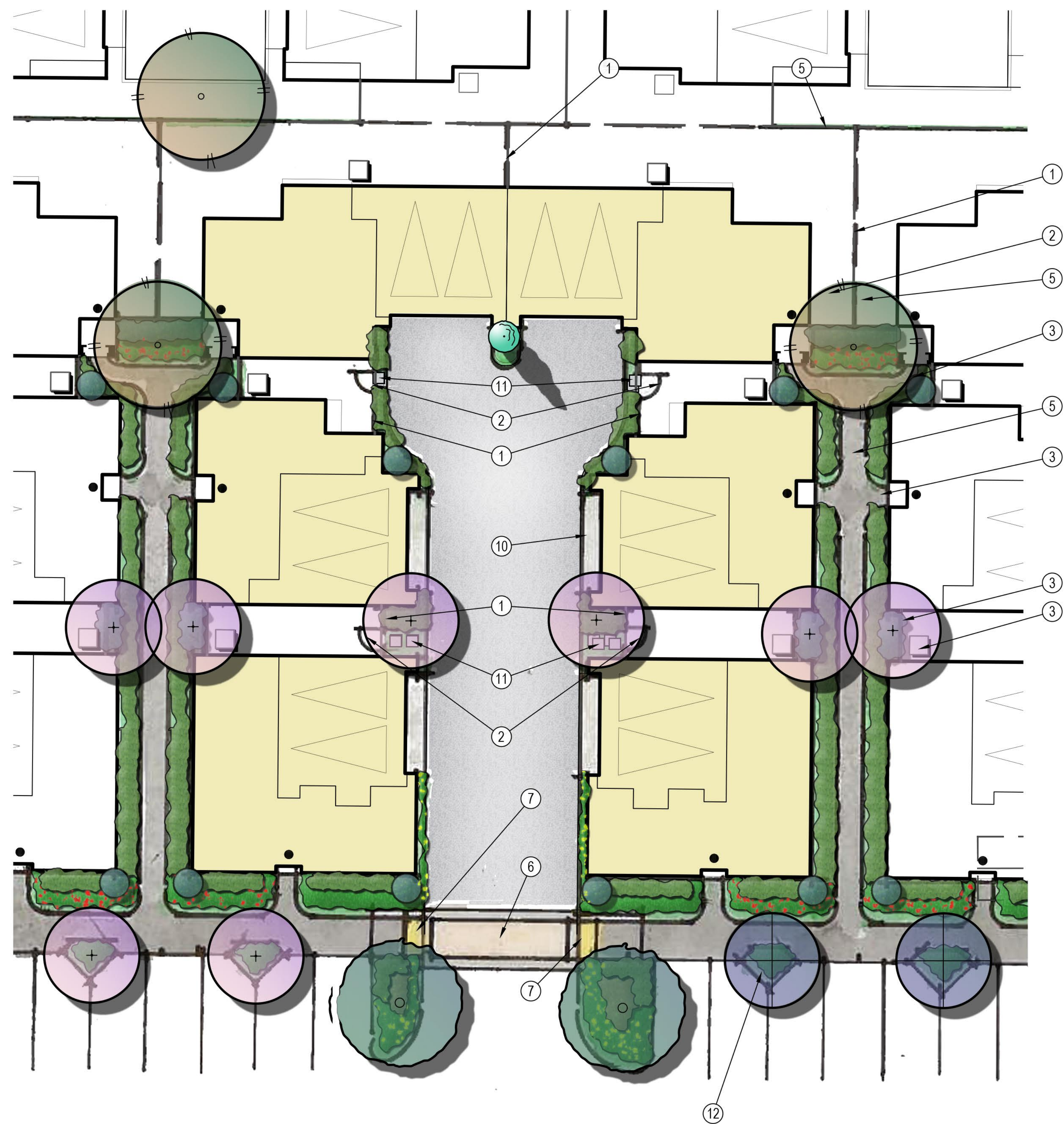


**LEWIS**  
WALNUT GROVE - CONCEPTUAL PARK ENLARGEMENT PLAN  
WEST COVINA, CA

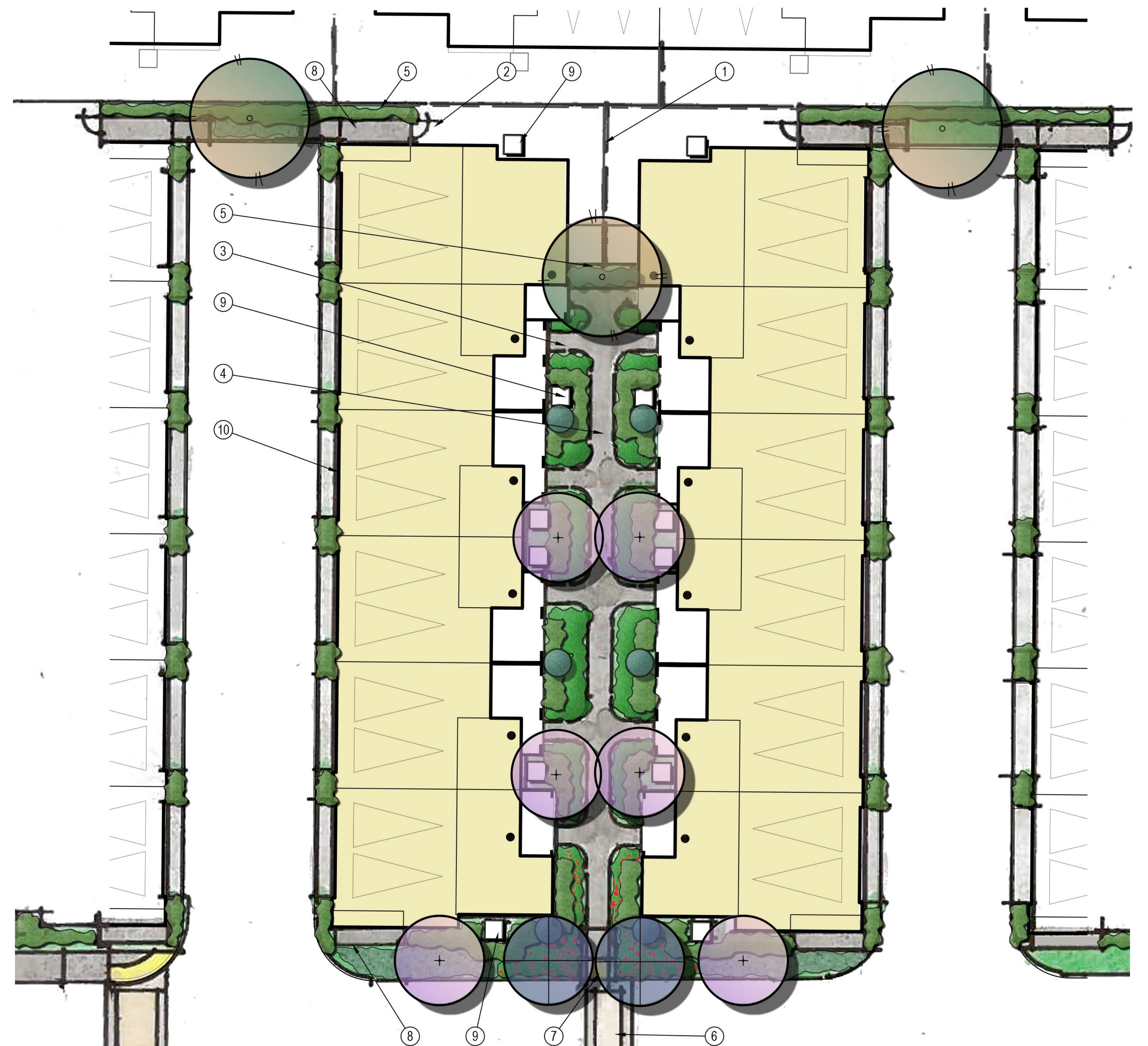


LC-3





CLUSTER HOMES

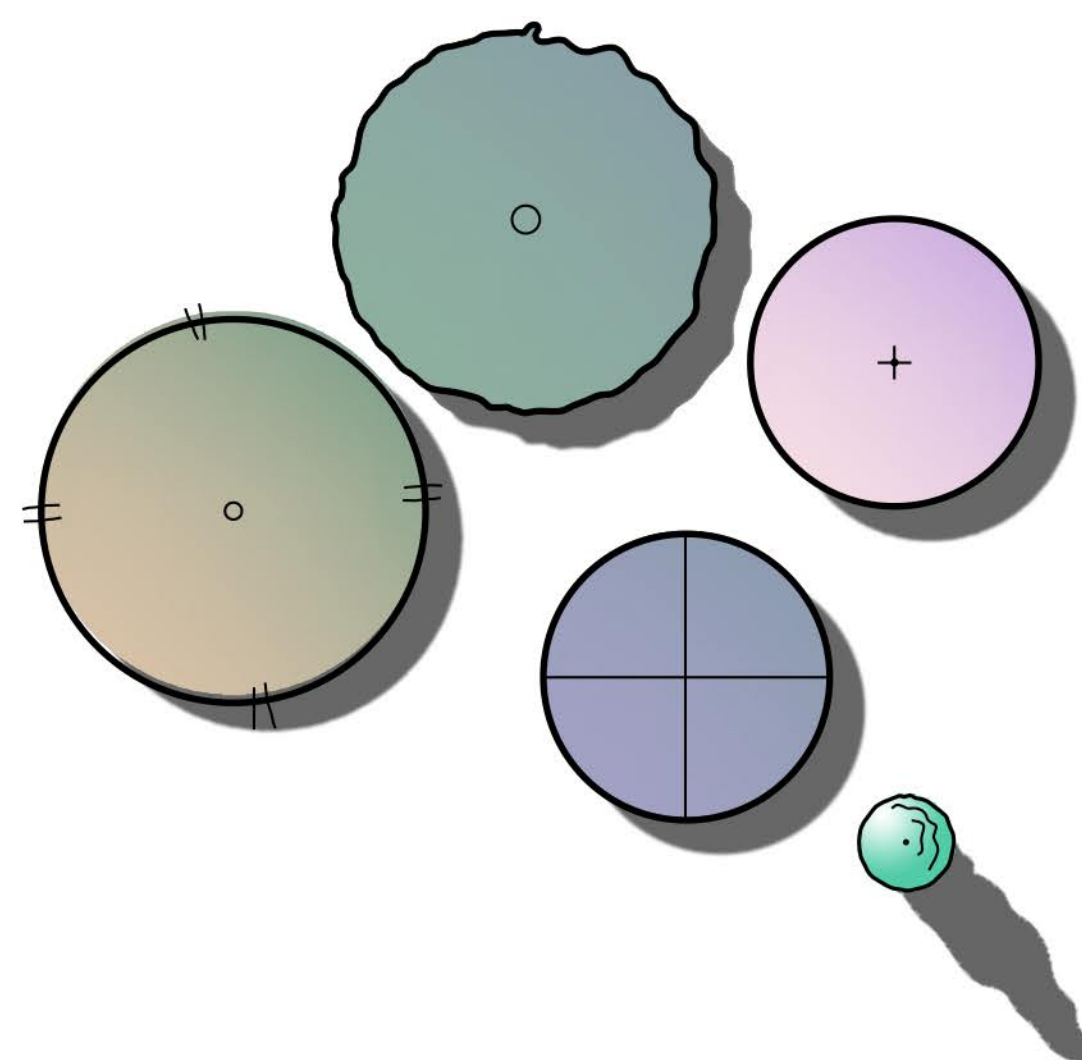


TOWNHOMES

FEATURE LEGEND:

- ① 6' Tall Vinyl Privacy Fence. See Sheet L-2 for Locations and Details.
- ② 3' Wide Vinyl Access Gate. See Sheet L-2 for Locations and Details.
- ③ 3' Wide Private Residential Unit Entry Concrete Pathway.
- ④ 4' Wide Shared Residential Concrete Paseo.
- ⑤ 6' Tall Single Side (Public) Split Face Return and Privacy Block Wall. See Sheet L-2 for Locations and Details.
- ⑥ Enhanced Pedestrian Crossings.
- ⑦ Truncated Dome.
- ⑧ Minimum 3' Wide Utility Closet Access Concrete Pad.
- ⑨ Air Conditioning Units Per Architectural Plans.
- ⑩ Driveway Per Civil Engineer's Plans.
- ⑪ Concrete Step Pads for Side Yard Access.
- ⑫ Diamond Tree Planters at Parking Stalls.

PLANT PALETTE:



TREES & VINES

BOTANICAL NAME

COMMON NAME

SIZE

INTERIOR STREET TREE

*Tristania conferta*

Brisbane Box

24" Box

UPRIGHT RESIDENTIAL CORRIDOR CANOPY TREE

*Hymenosporum flavum*

Sweetshade Tree

24" Box

ALLEY AND CORRIDOR TERMINUS FOCAL TREE

*Melaleuca quinquenervia*

Paperbark Tree

24" Box

FLOWERING ACCENT TREE

*Lagerstroemia indica x fauriei* 'Arapaho'

Arapaho Crape Myrtle

24" Box

MOTORCOURT UPRIGHT ACCENT TREE

*Cupressus sempervirens* 'Monshel'

Tiny Tower Italian Cypress

15 Gal.

SHRUBS AND GROUNDCOVER

BACKGROUND

- Arbutus unedo* 'Compacta' • Dwarf Strawberry Tree
- Arctostaphylos d.* 'Howard McMinn' • Manzanita
- Callistemon v.* 'Little John' • Dwarf Bottlebrush
- Cistus species* • Rockrose
- Echium fastuosum* • Pride of Madeira
- Frangula c.* 'Eve Case' • Coffeeferry
- Rosmarinus o.* 'Tuscan Blue' • Rosemary

MIDGROUND

- Lavandula species* • Lavender
- Hesperaloe parviflora* 'Break Lights' • Red Yucca
- Nandina domestica* 'Fire Power' • Heavenly Bamboo
- Muhlenbergia rigens* • Deer Grass
- Romneya coulteri* • Matilija Poppy
- Salvia clevelandii* 'Pozo Blue' • Cleveland Sage
- Salvia leucantha* 'Santa Barbara' • Mexican Sage

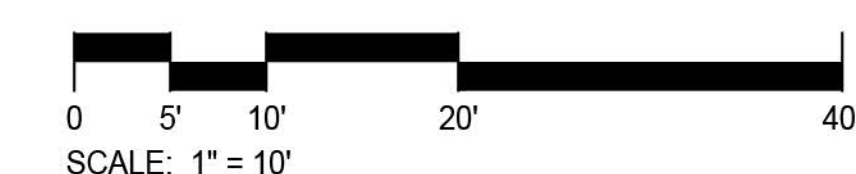
FOREGROUND

- Anigozanthos* 'Bush Baby' • Kangaroo Paw
- Carex divulsa* • Berkeley Sedge
- Festuca o.* 'Glaucia' • Blue Fescue
- Rosmarinus o.* 'Huntington Carpet' • Rosemary
- Senecio serpens* • Blue Chalksticks
- Trachelospermum jasminoides* • Star Jasmine



LEWIS

WALNUT GROVE - CONCEPTUAL ENLARGEMENT PLANS  
WEST COVINA, CA



SCALE: 1" = 10'  
DATE: APRIL 2020  
ADG JOB #: 2004



LC-4





PLAN 2BR  
FARMHOUSE

PLAN 1CR  
COTTAGE

PLAN 1BR  
FARMHOUSE

PLAN 3AR  
SPANISH COLONIAL

MOTOR ENTRY

PLAN 3A  
SPANISH COLONIAL

PLAN 1C  
COTTAGE

PLAN 2A  
SPANISH COLONIAL



6-PLEX B  
FARMHOUSE

MOTOR ENTRY

5-PLEX AR  
SPANISH COLONIAL

E. ROWLAND AVE - STREET SCENES





FIRST FLOOR

PLAN 1A

1,471 SQ. FT.  
 3 BEDROOMS / 2.5 BATHS  
 2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	572 SQ. FT.
2ND FLOOR	898 SQ. FT.
TOTAL	1,471 SQ. FT.
PRIVATE OUTDOOR YARD	±183 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	479 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2A

1,663 SQ. FT.  
 3 BEDROOMS / 2.5 BATHS  
 2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	649 SQ. FT.
2ND FLOOR	1,014 SQ. FT.
TOTAL	1,663 SQ. FT.
PRIVATE OUTDOOR YARD	±1,603 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	474 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3A

1,798 SQ. FT.  
 4 BEDROOMS / 3 BATHS + LOFT  
 2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	741 SQ. FT.
2ND FLOOR	1,051 SQ. FT.
TOTAL	1,798 SQ. FT.
PRIVATE OUTDOOR YARD	±212 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	471 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

- NOTES:
- SEE LANDSCAPE PLANS FOR PASEO / SIDEWALK DESIGN, & FENCE LOCATIONS.
  - VERIFY LOCATION AND HEIGHT OF STEP AT GARAGE WITH CIVIL PLANS. RISER TO BE 6" MAX. IN HEIGHT.
  - VERIFY UTILITY, PARKING, AND CURB LOCATION WITH CIVIL PLANS.





SECOND FLOOR





COTTAGE

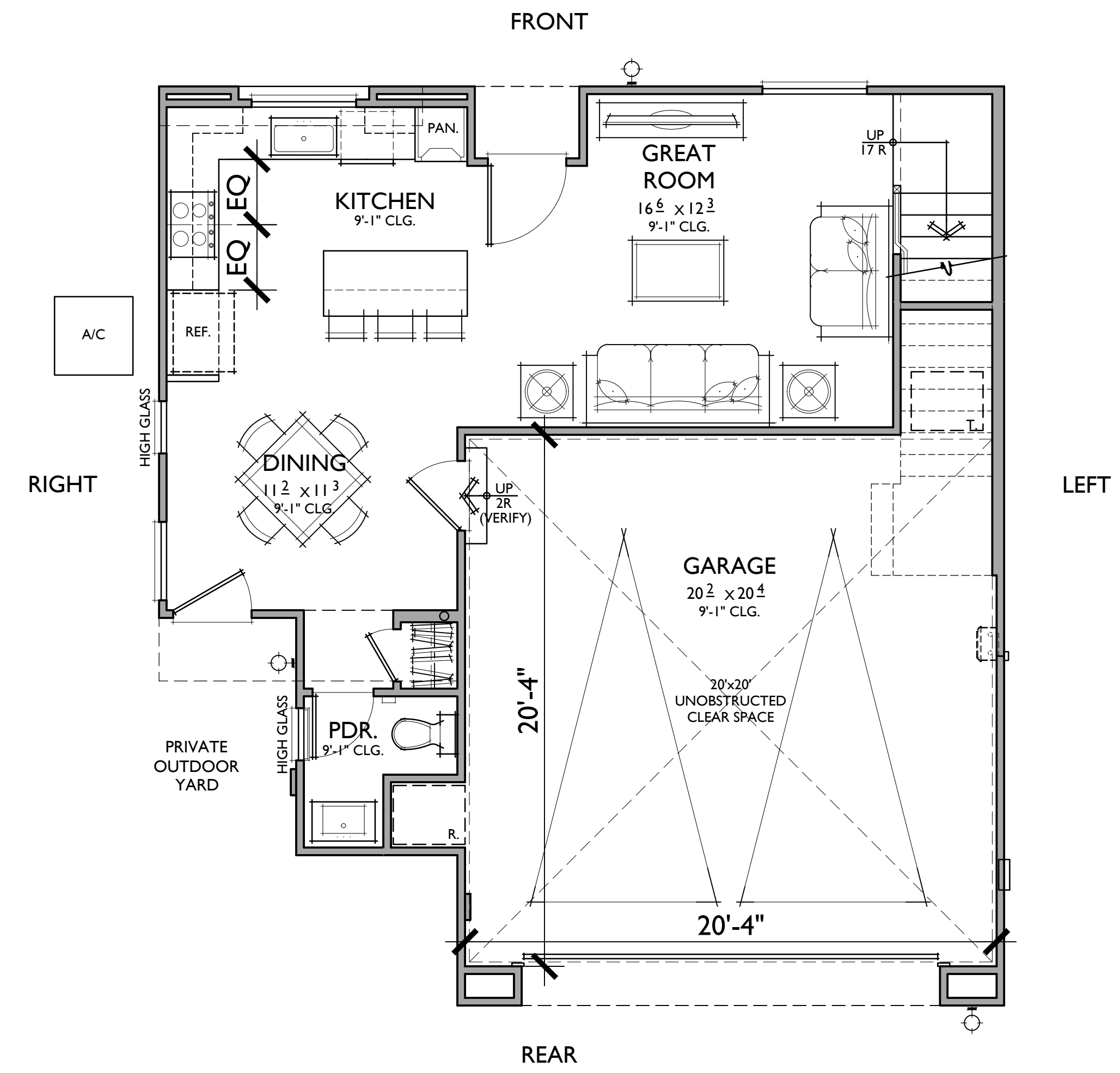
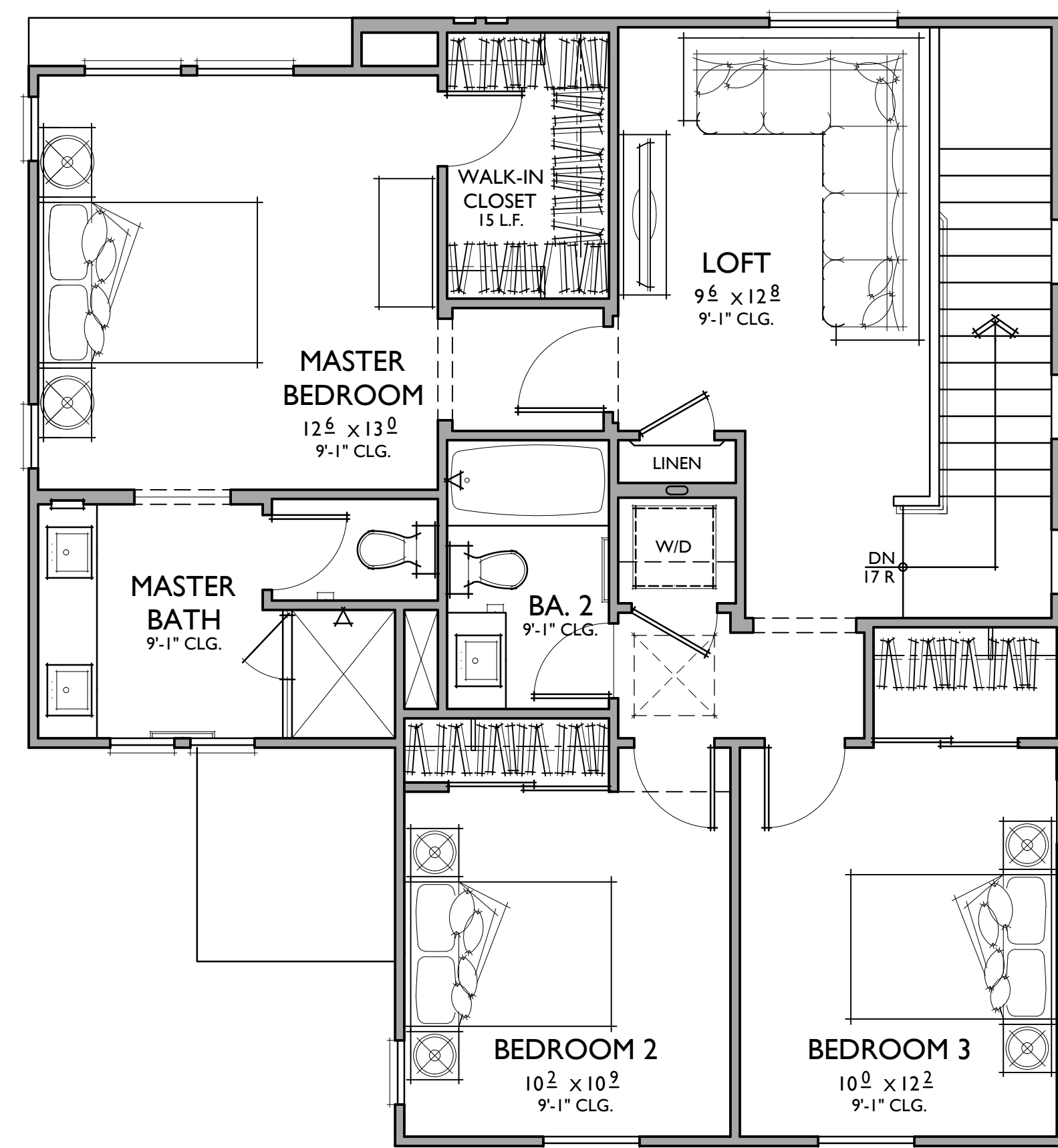


FARMHOUSE



SPANISH COLONIAL



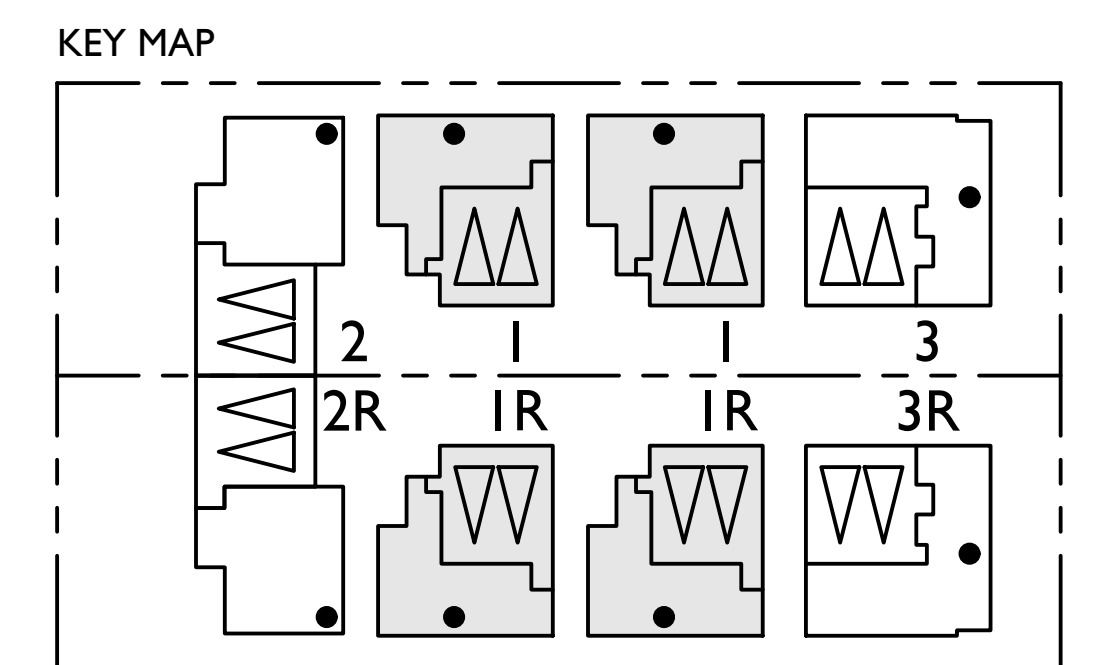


**PLAN 1A**

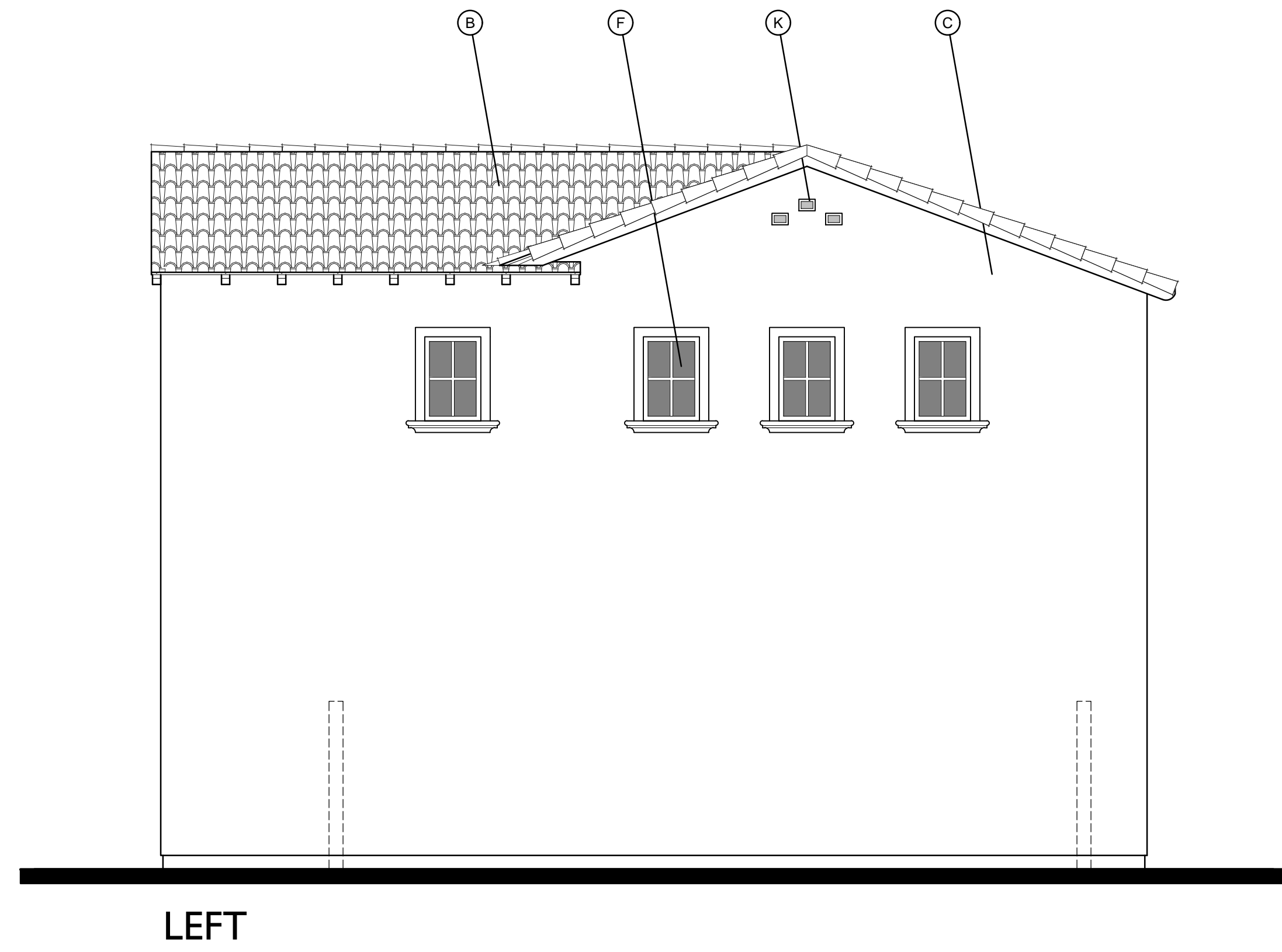
**1,471 SQ. FT.**  
 3 BEDROOMS / 2.5 BATHS  
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	572 SQ. FT.
2ND FLOOR	898 SQ. FT.
TOTAL	1,471 SQ. FT.
PRIVATE OUTDOOR YARD	±183 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	479 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

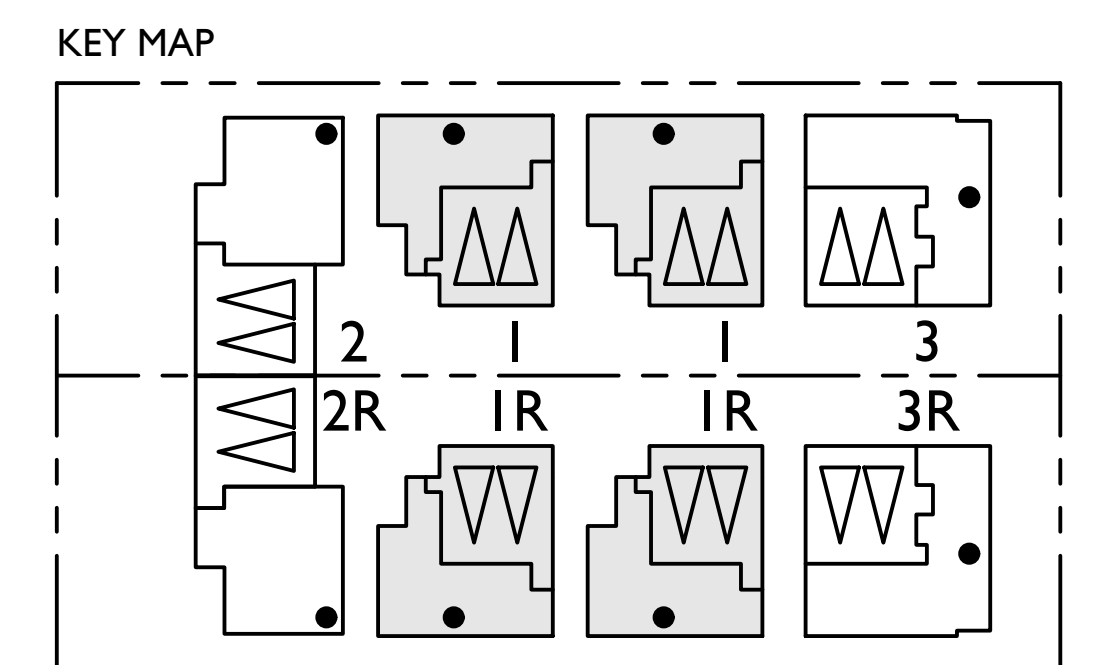
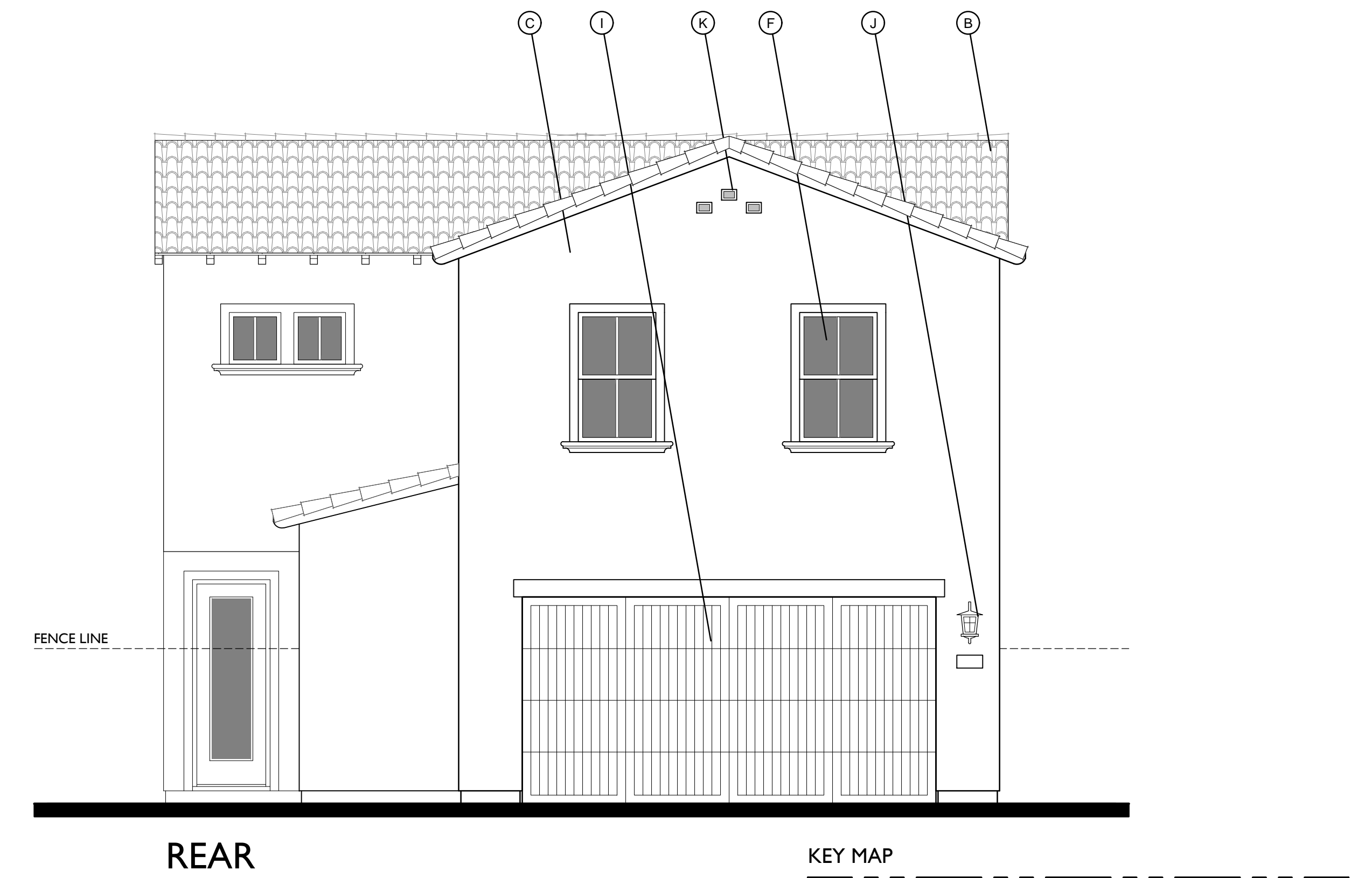
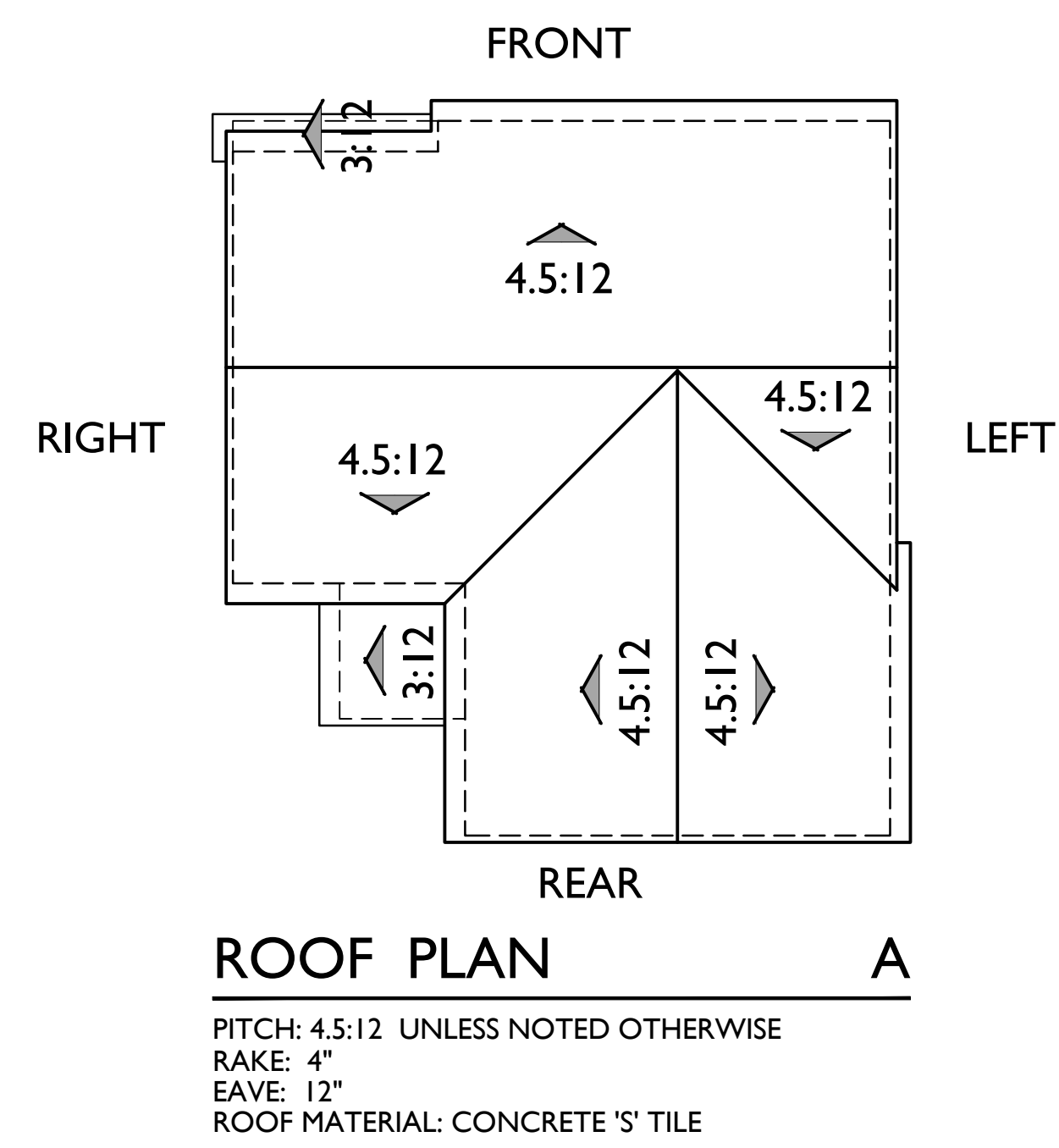
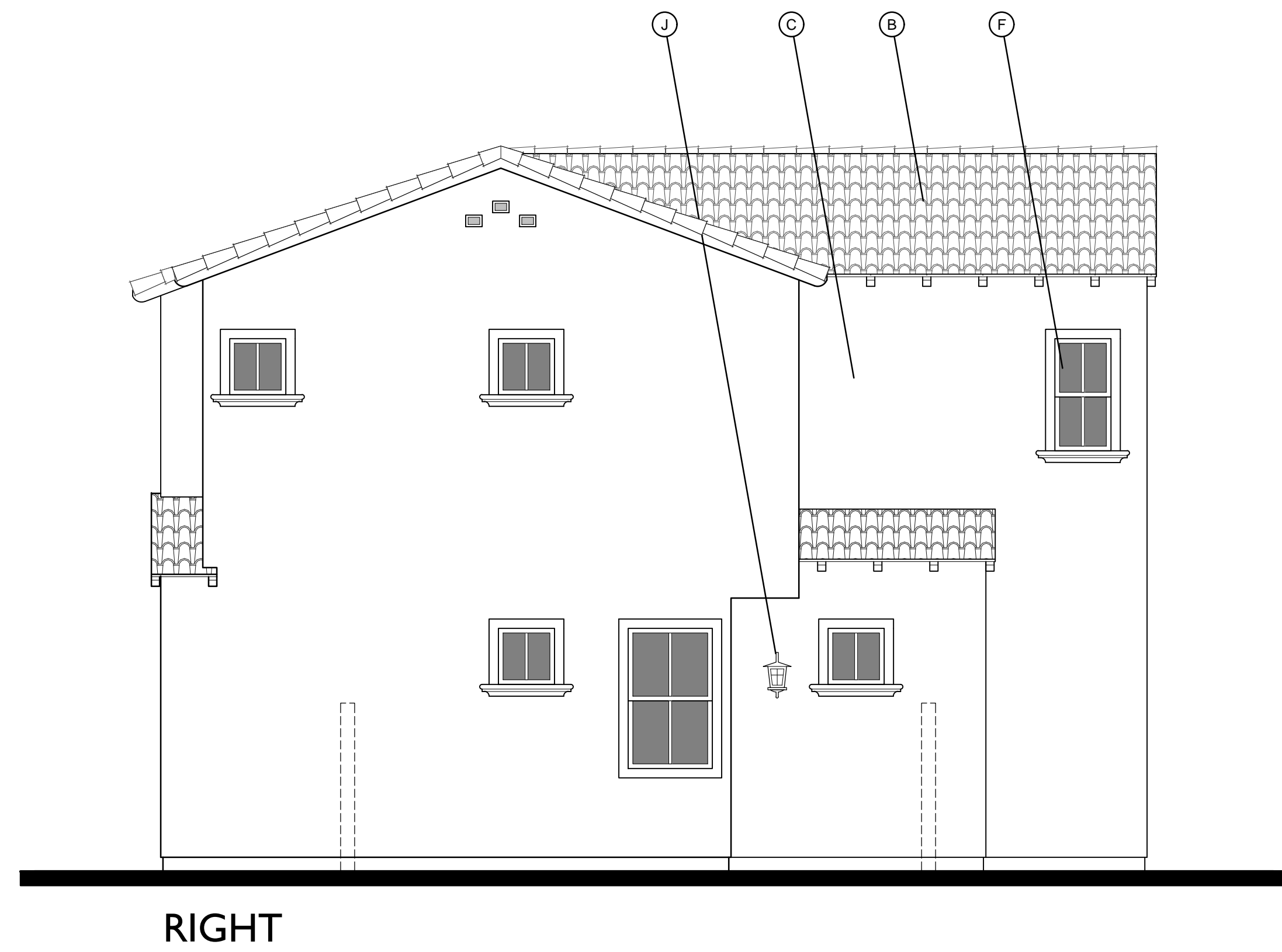
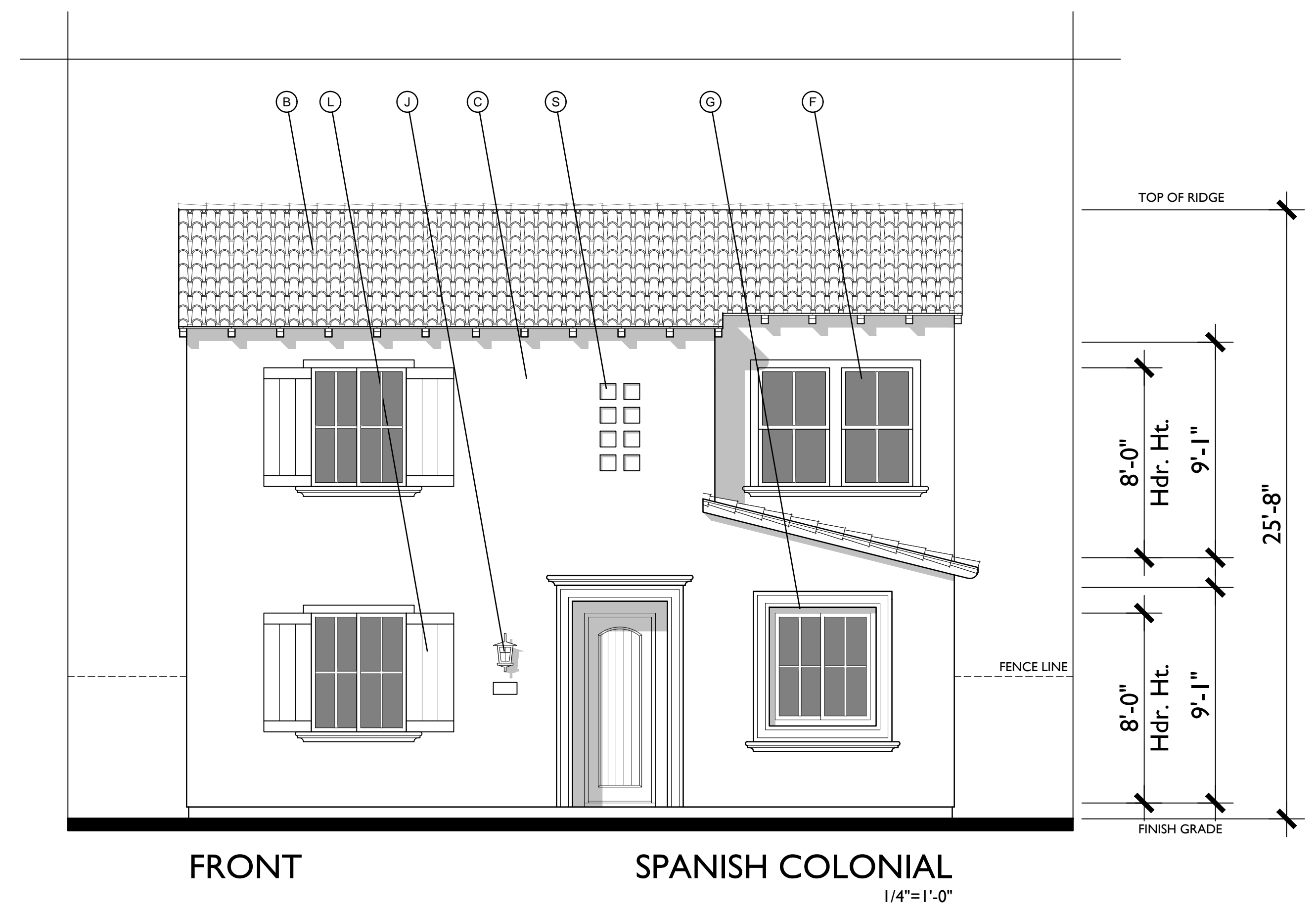




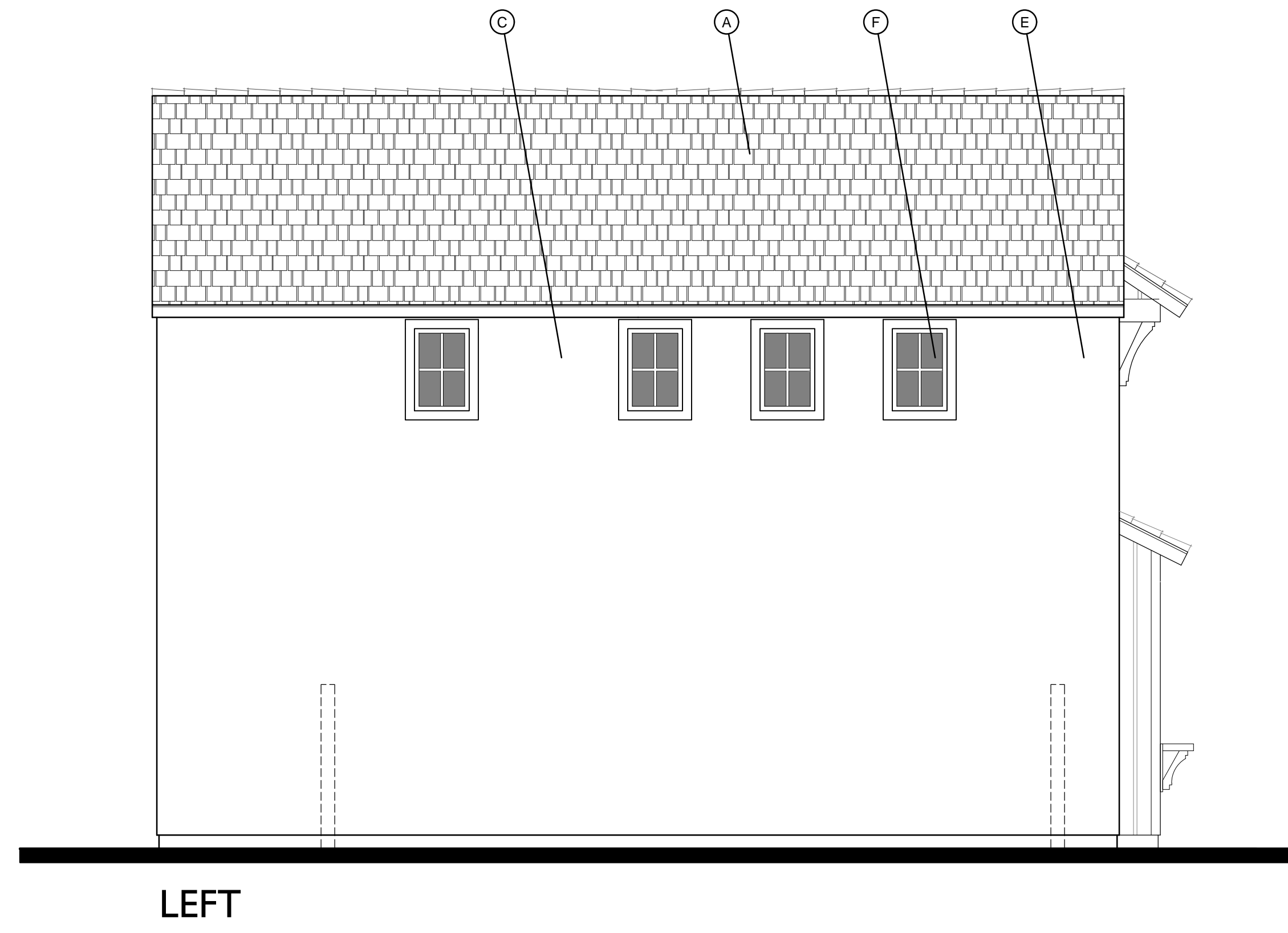


**MATERIAL LEGEND - A**

- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- F. VINYL WINDOW
- G. RECESS WINDOW
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- M. WROUGHT IRON
- N. METAL RAILING
- R. DECORATIVE 6 X 6 TILE
- S. RECESS STUCCO

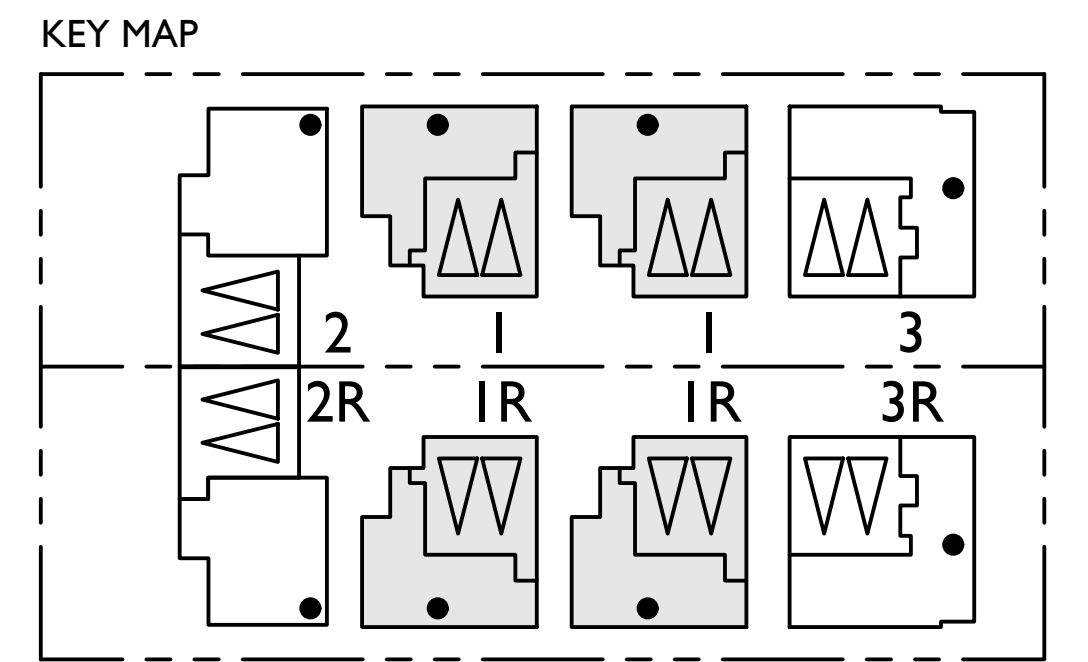
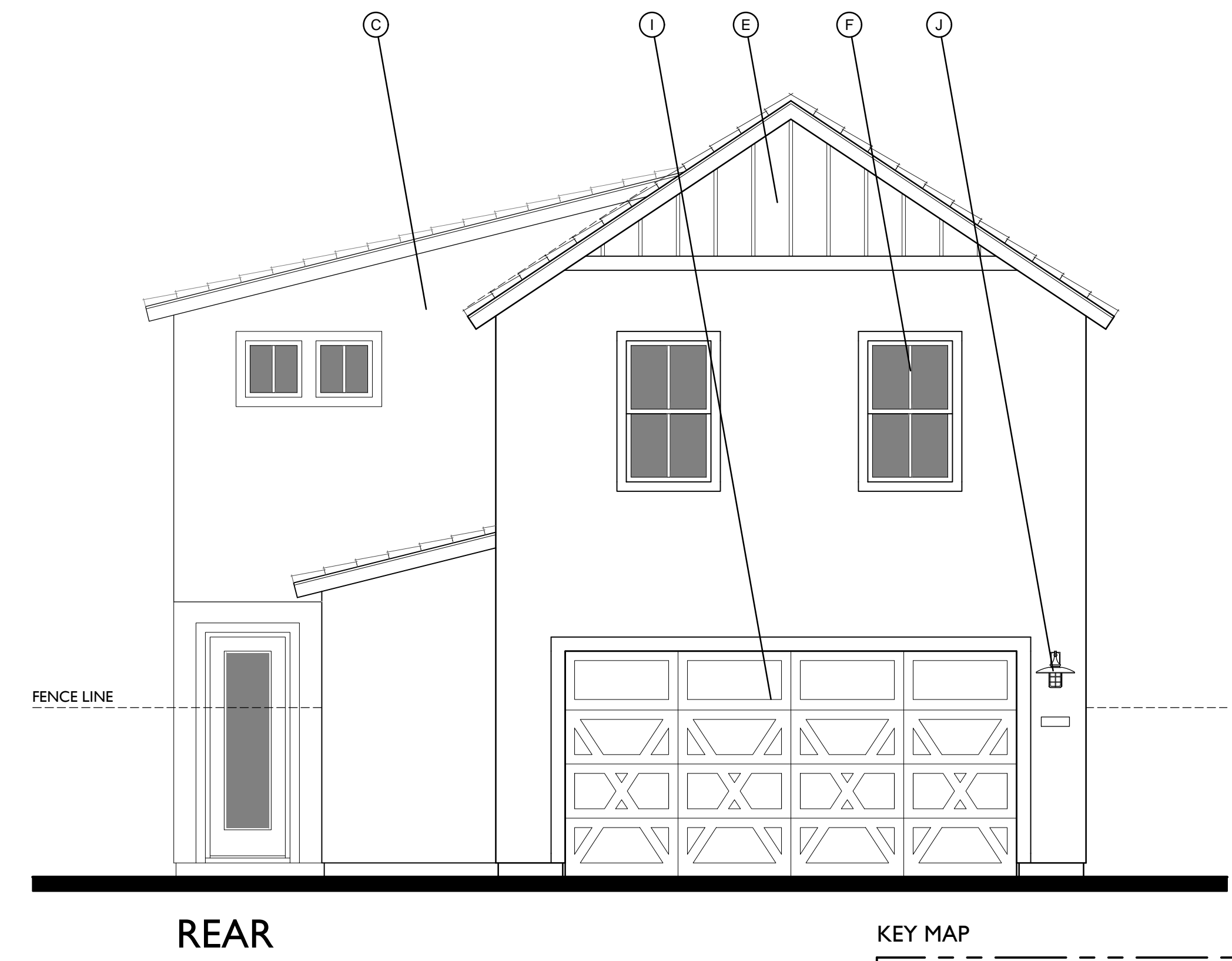
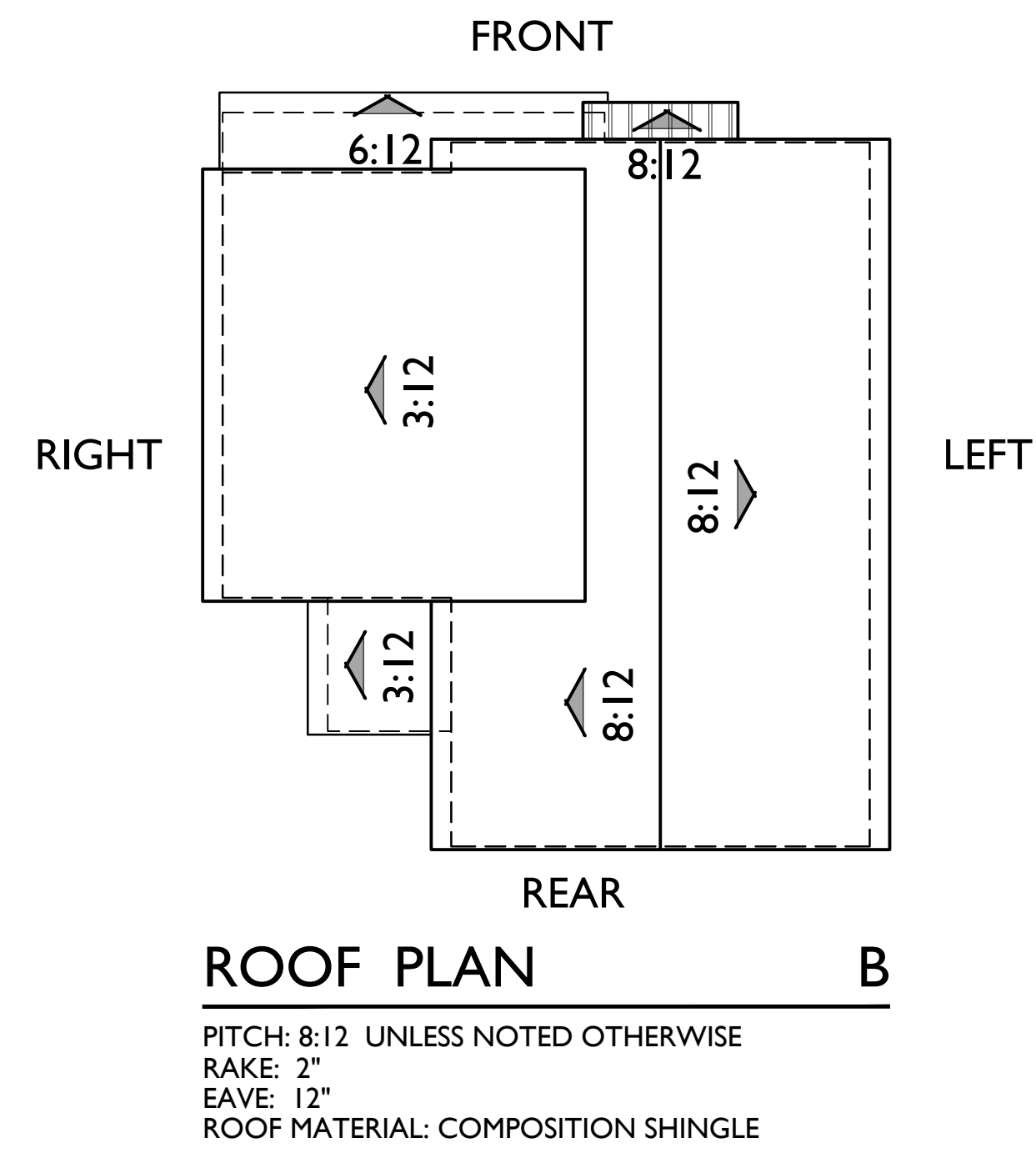
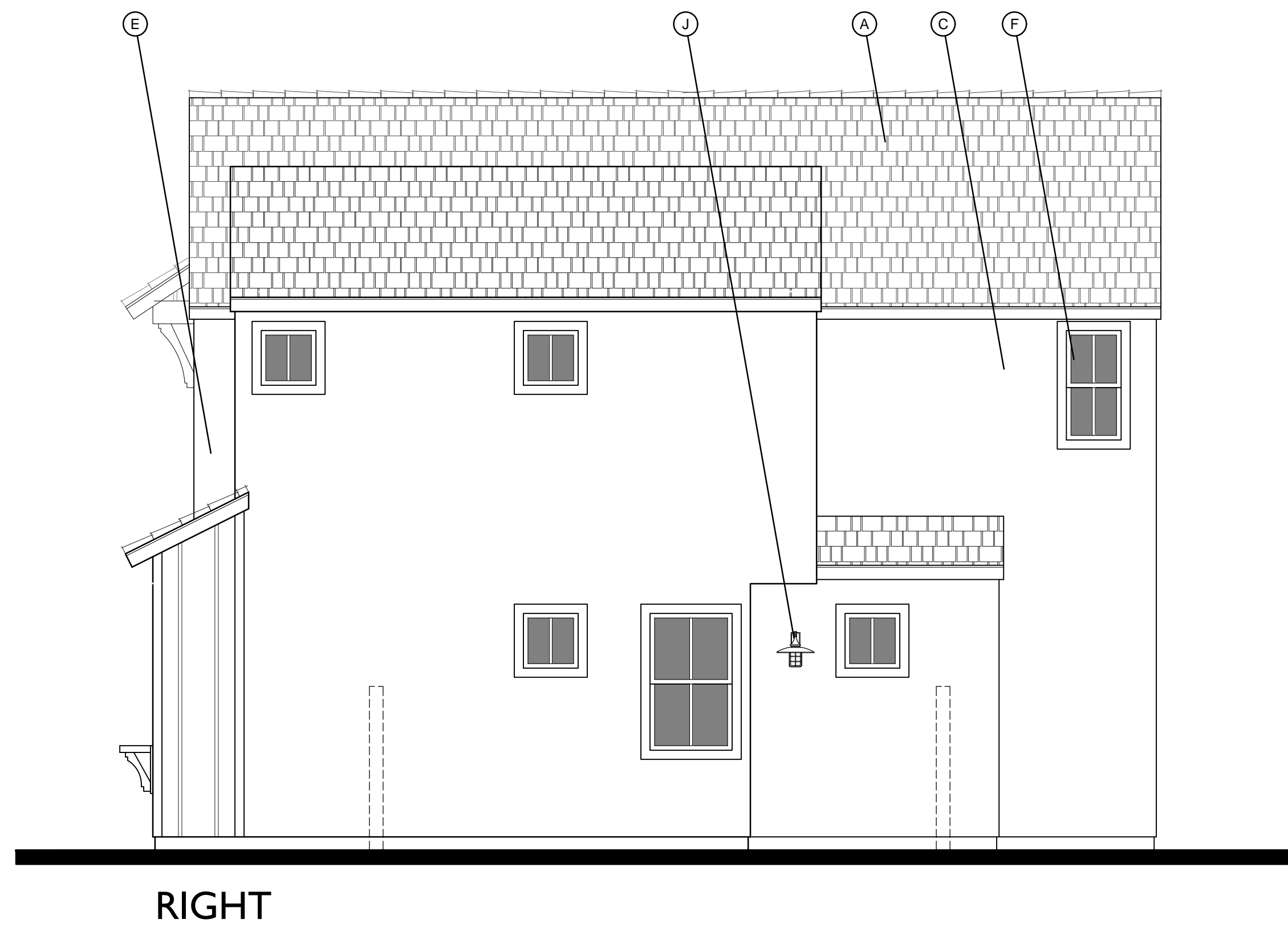
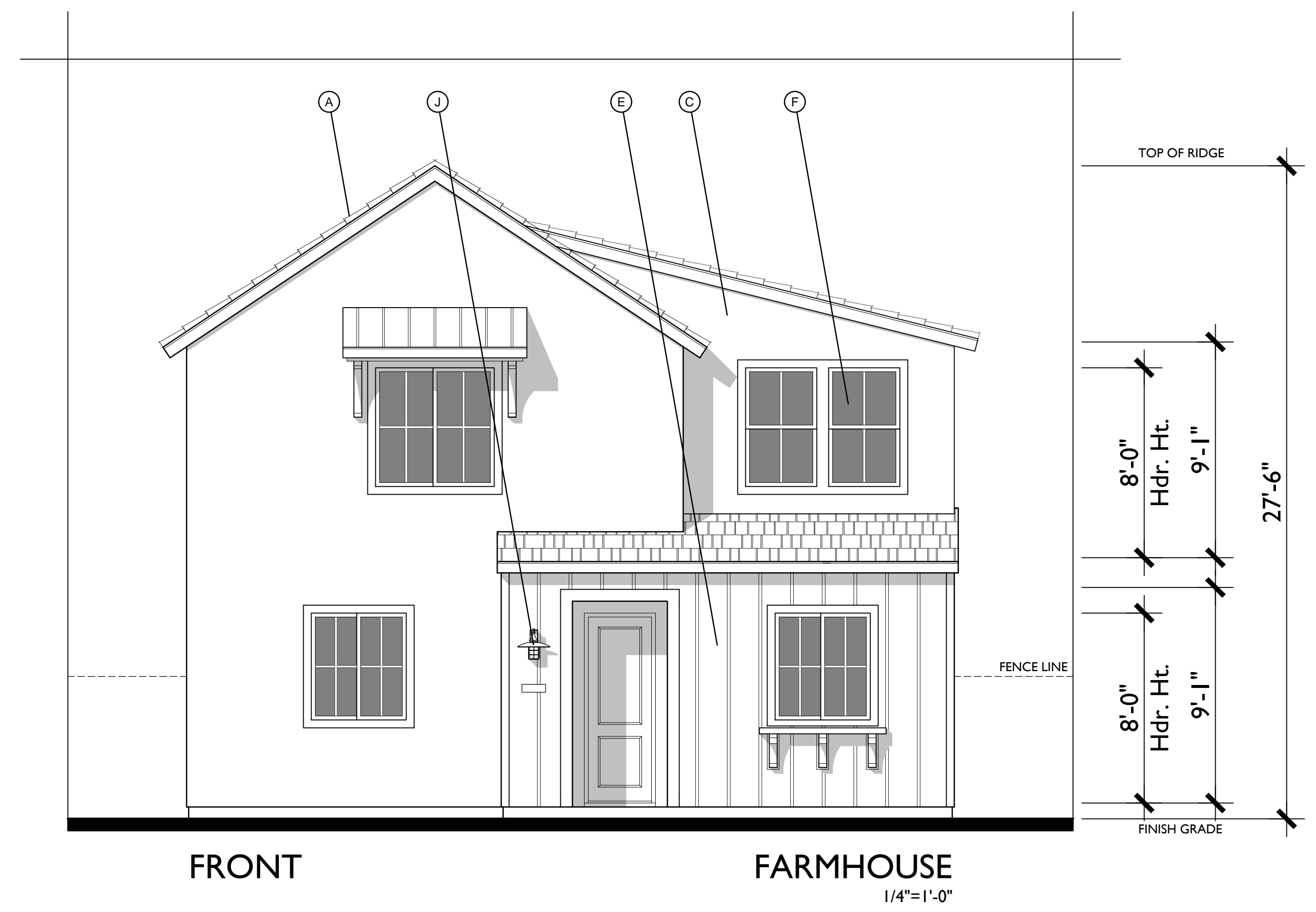




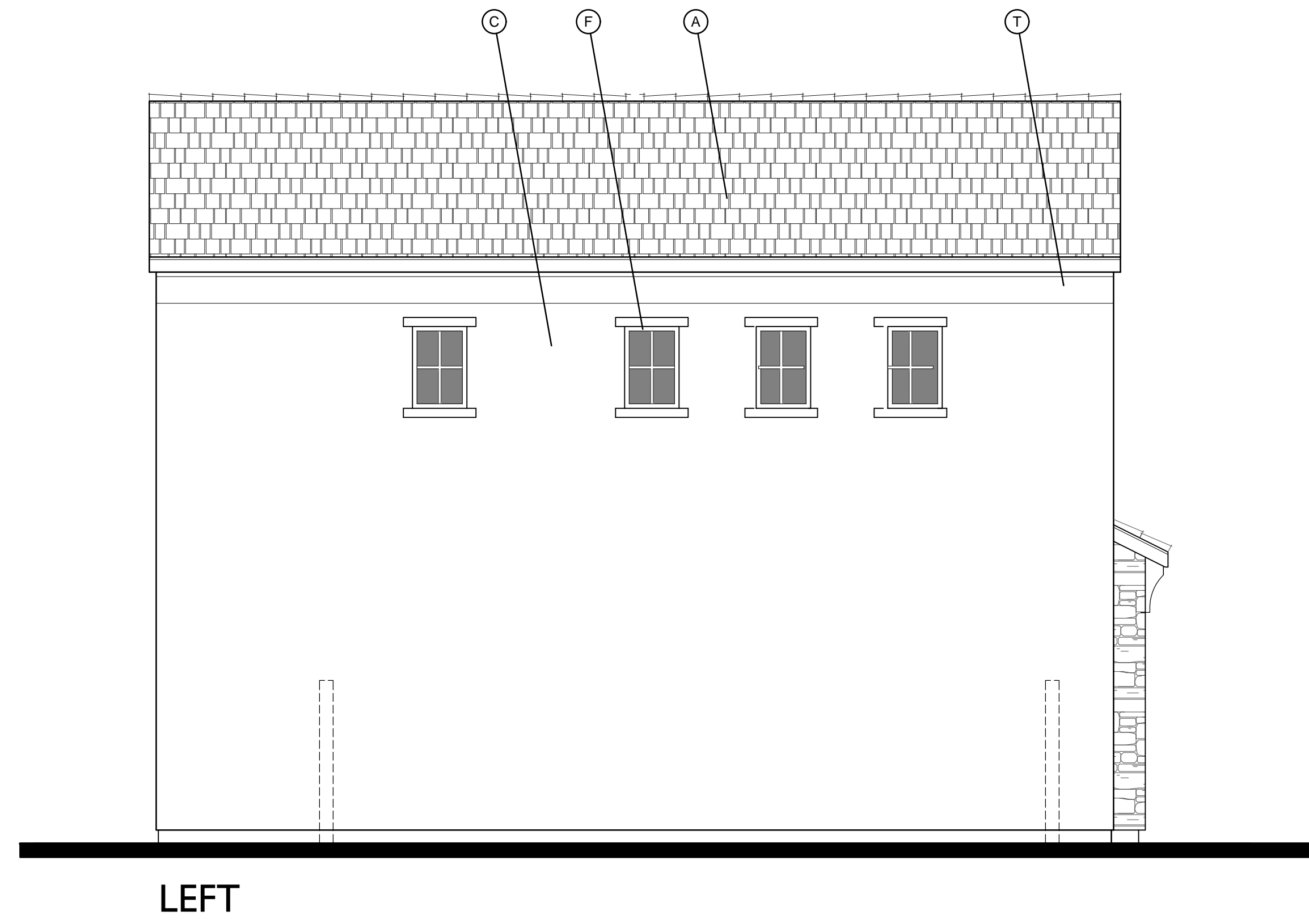


**MATERIAL LEGEND - B**

- A. COMPOSITION SHINGLE
- C. 16/20 SAND FINISH STUCCO
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- O. WOODEN RAILING

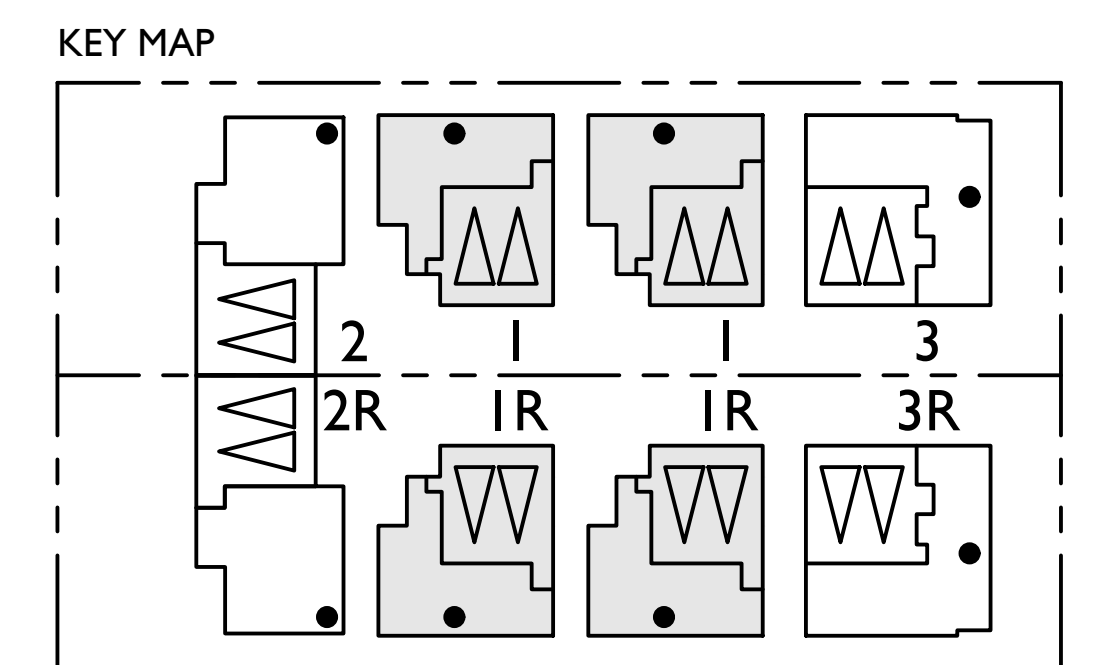
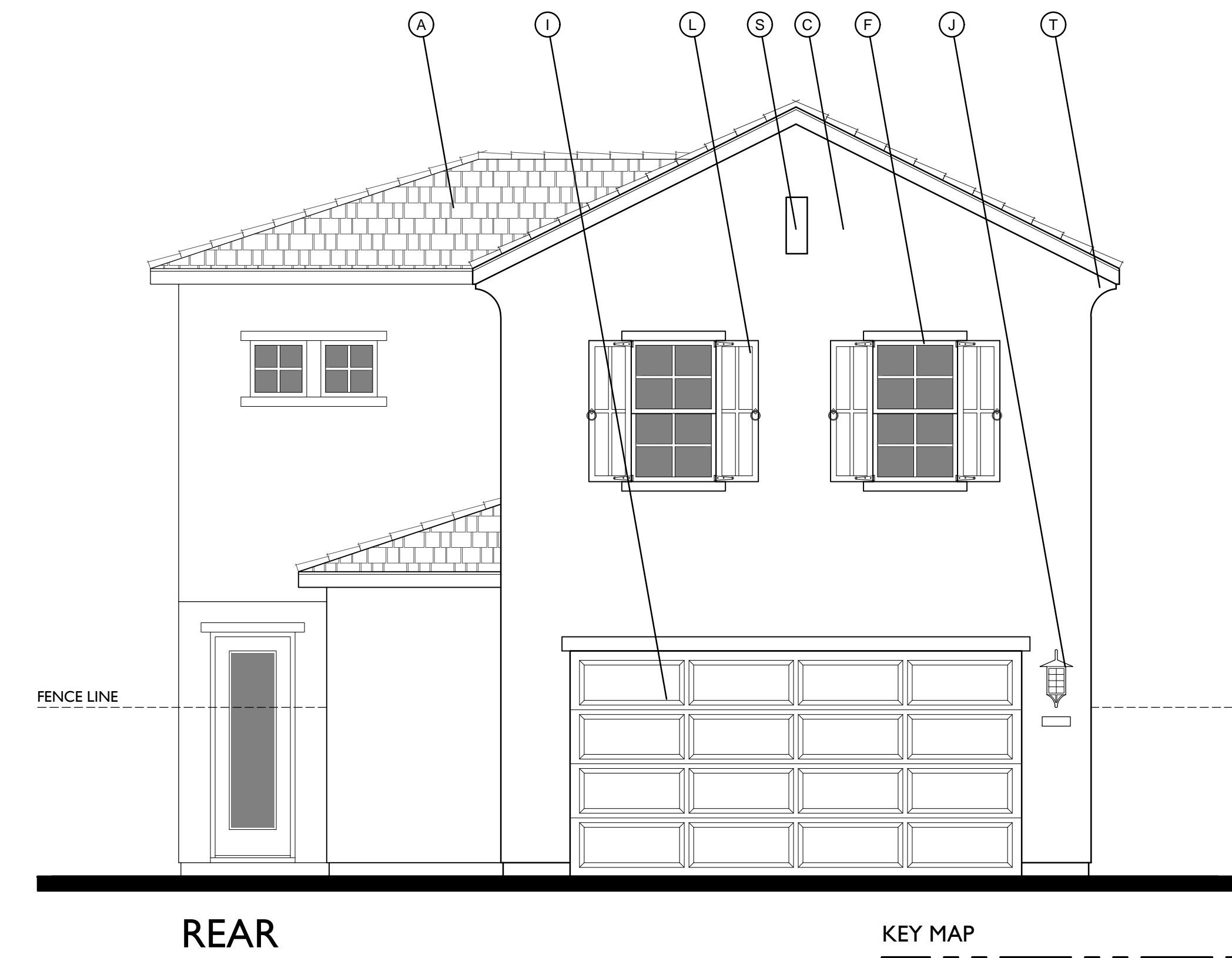
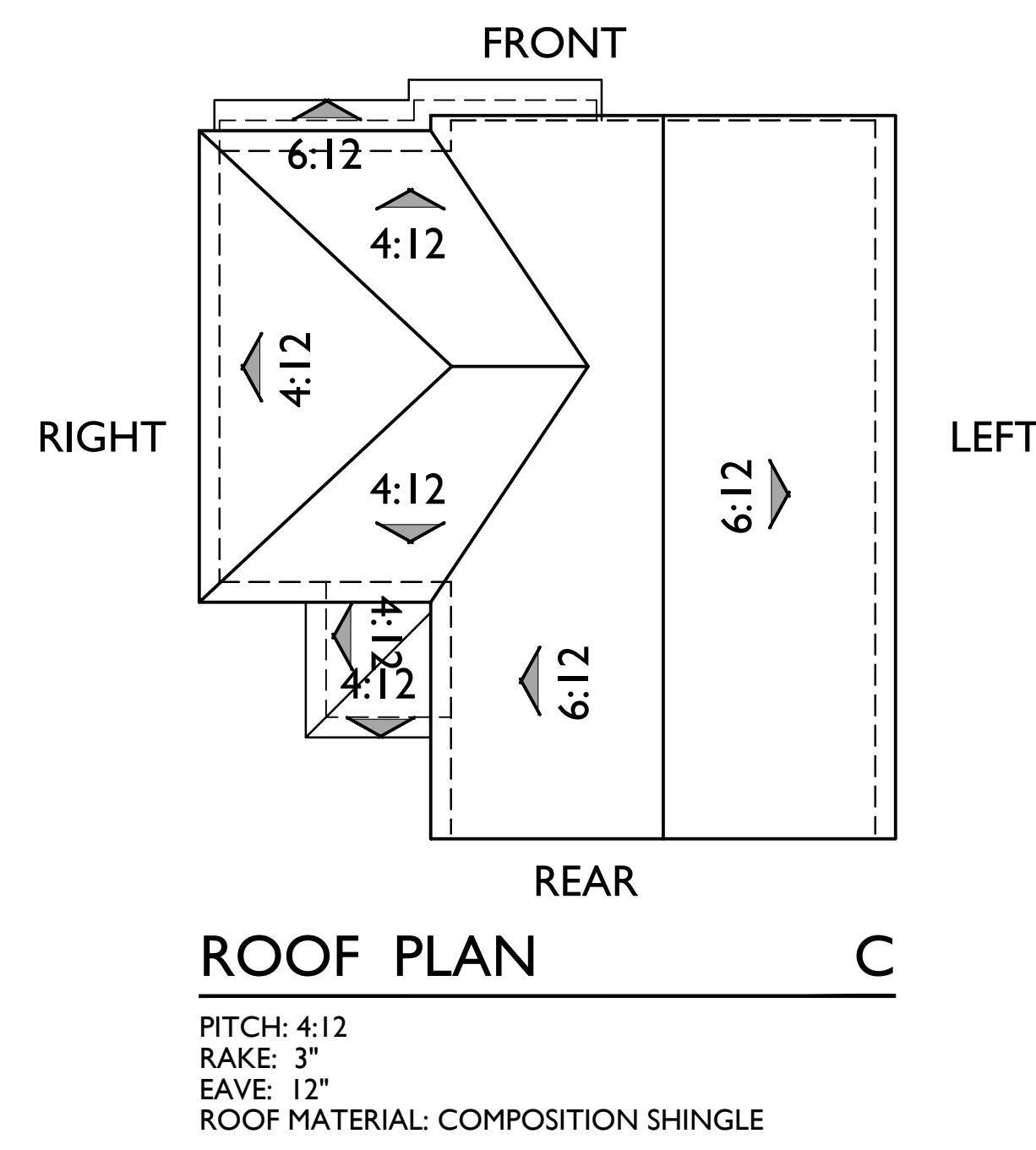
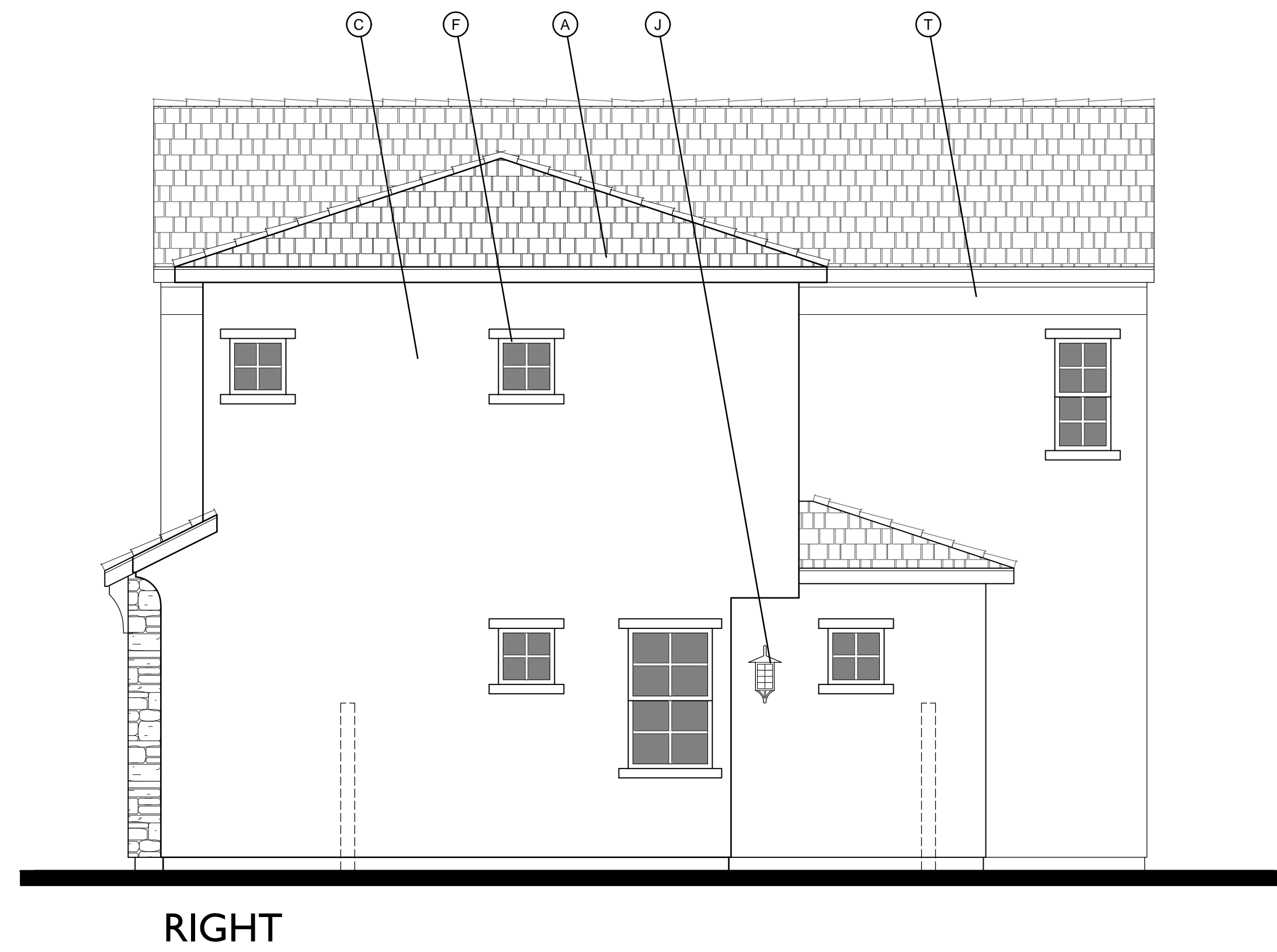
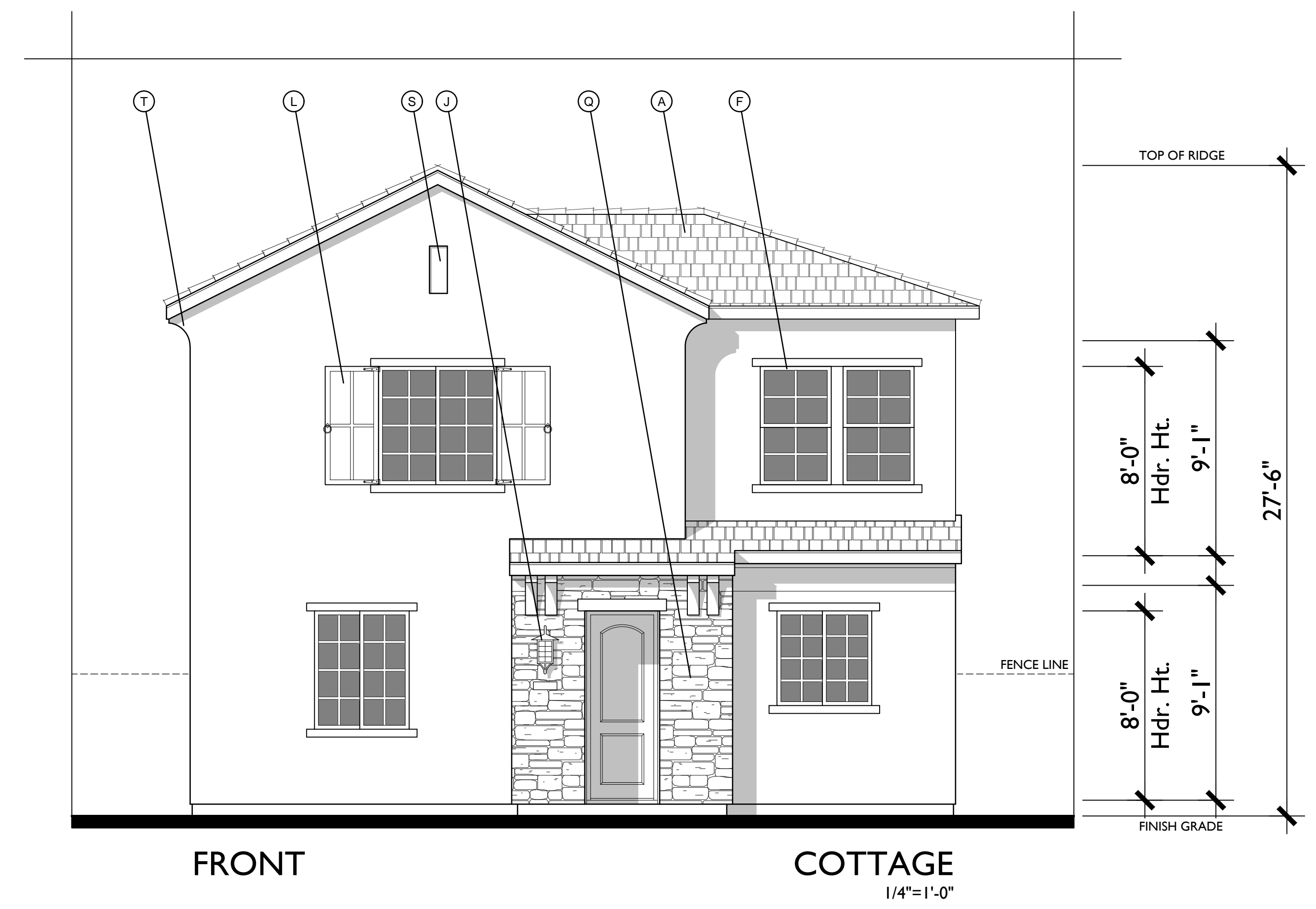






**MATERIAL LEGEND - C**

- A. COMPOSITION SHINGLE
- C. 16/20 SAND FINISH STUCCO
- F. VINYL WINDOW
- G. RECESS WINDOW
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- Q. STONE VENEER
- S. RECESS STUCCO
- T. FOAM EAVE





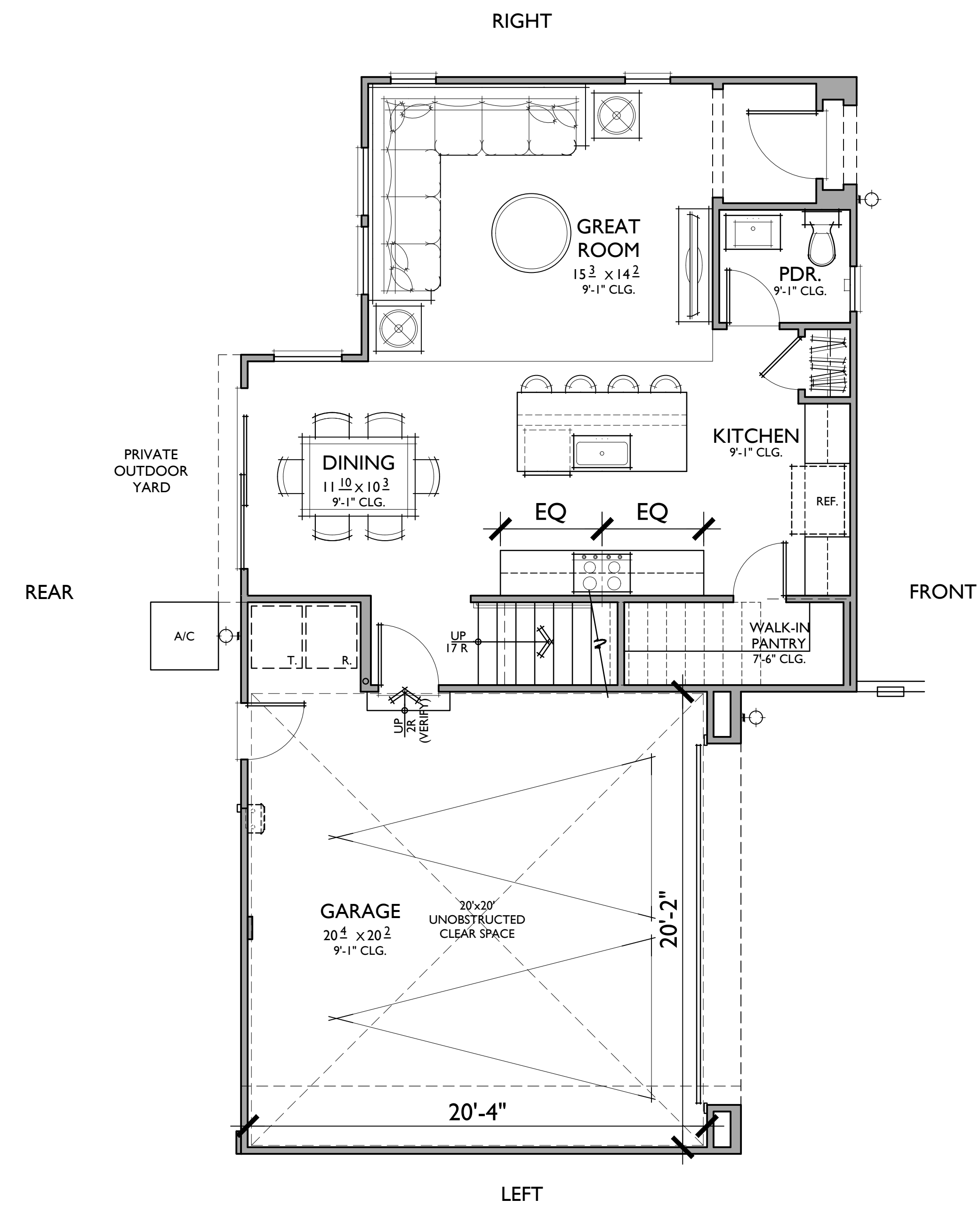
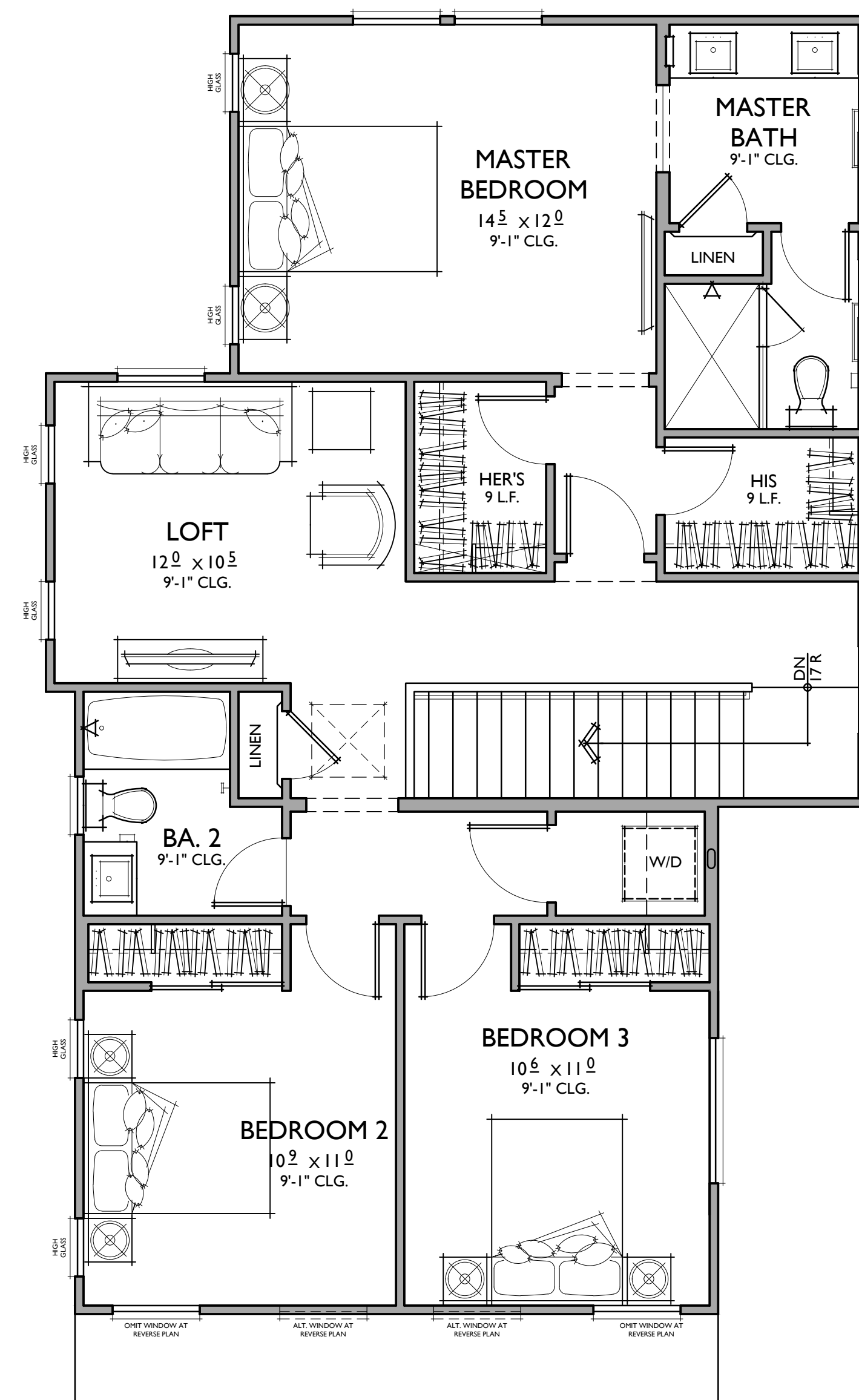


FARMHOUSE



SPANISH COLONIAL





**PLAN 2A**

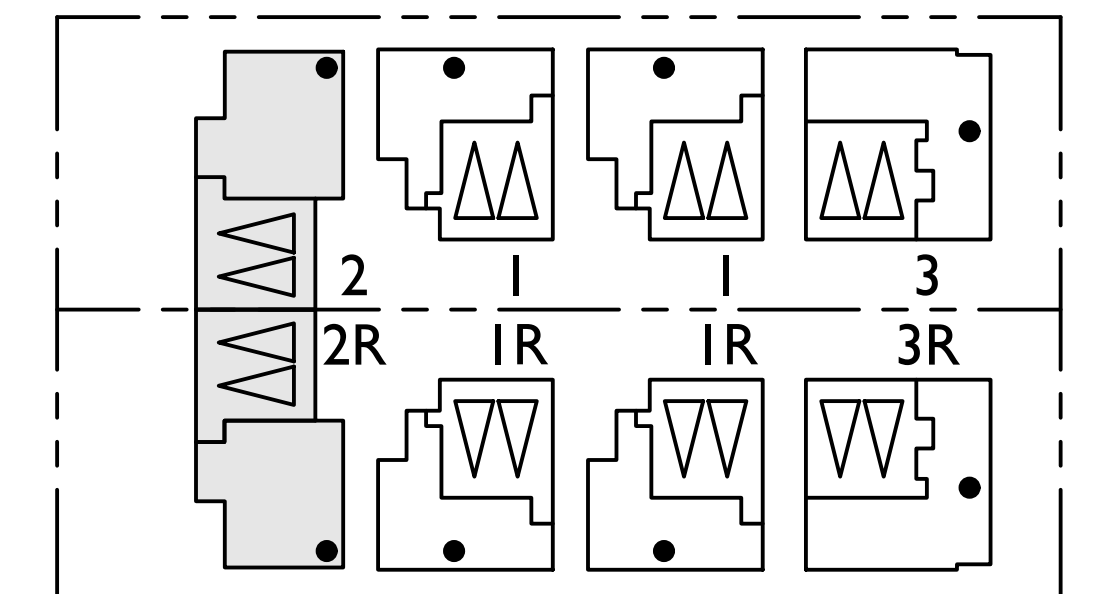
**1,663 SQ. FT.**  
 3 BEDROOMS / 2.5 BATHS  
 2 - CAR GARAGE

**FLOOR AREA TABLE**

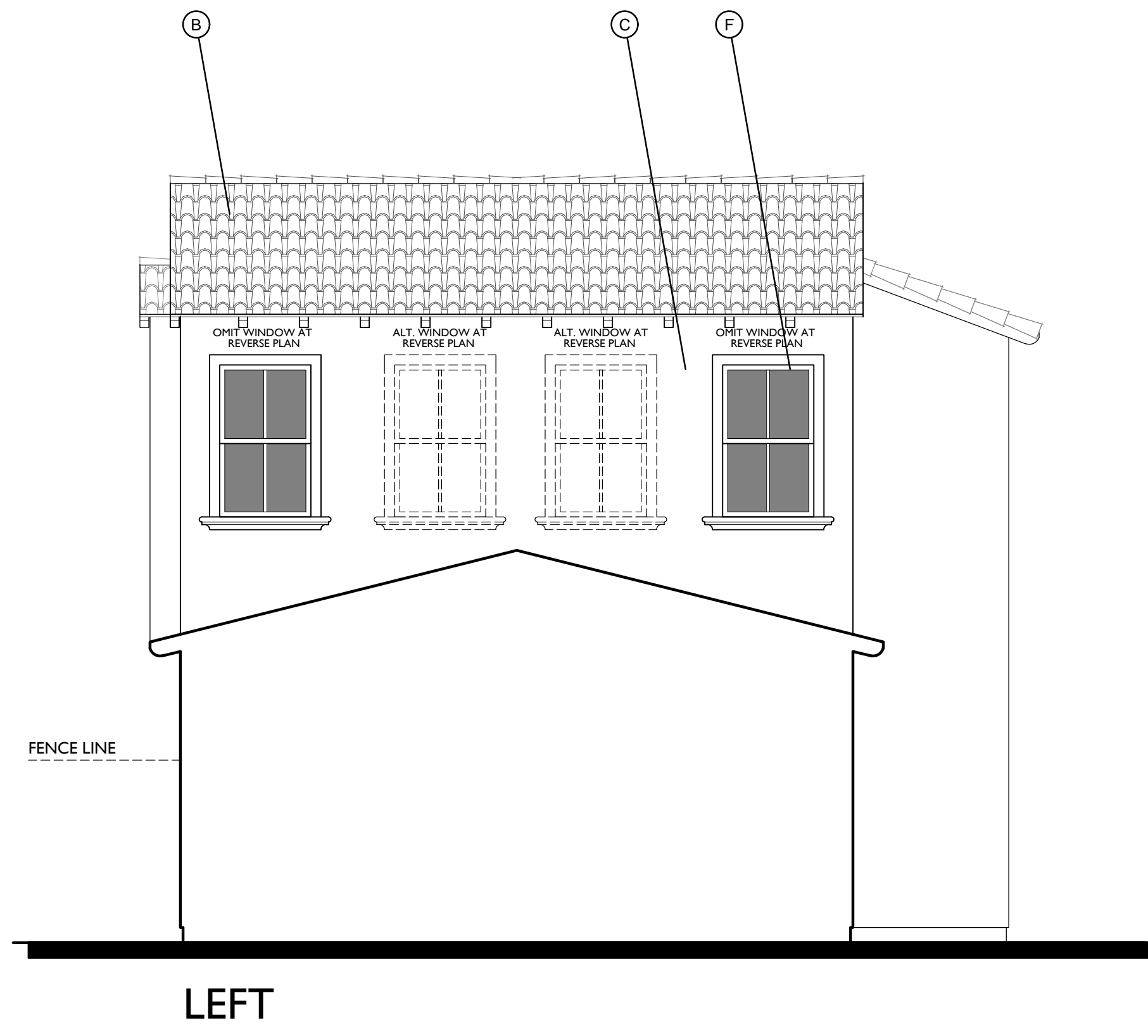
1ST FLOOR	649 SQ. FT.
2ND FLOOR	1,014 SQ. FT.
TOTAL	1,663 SQ. FT.
PRIVATE OUTDOOR YARD	±1,603 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	474 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**KEY MAP**

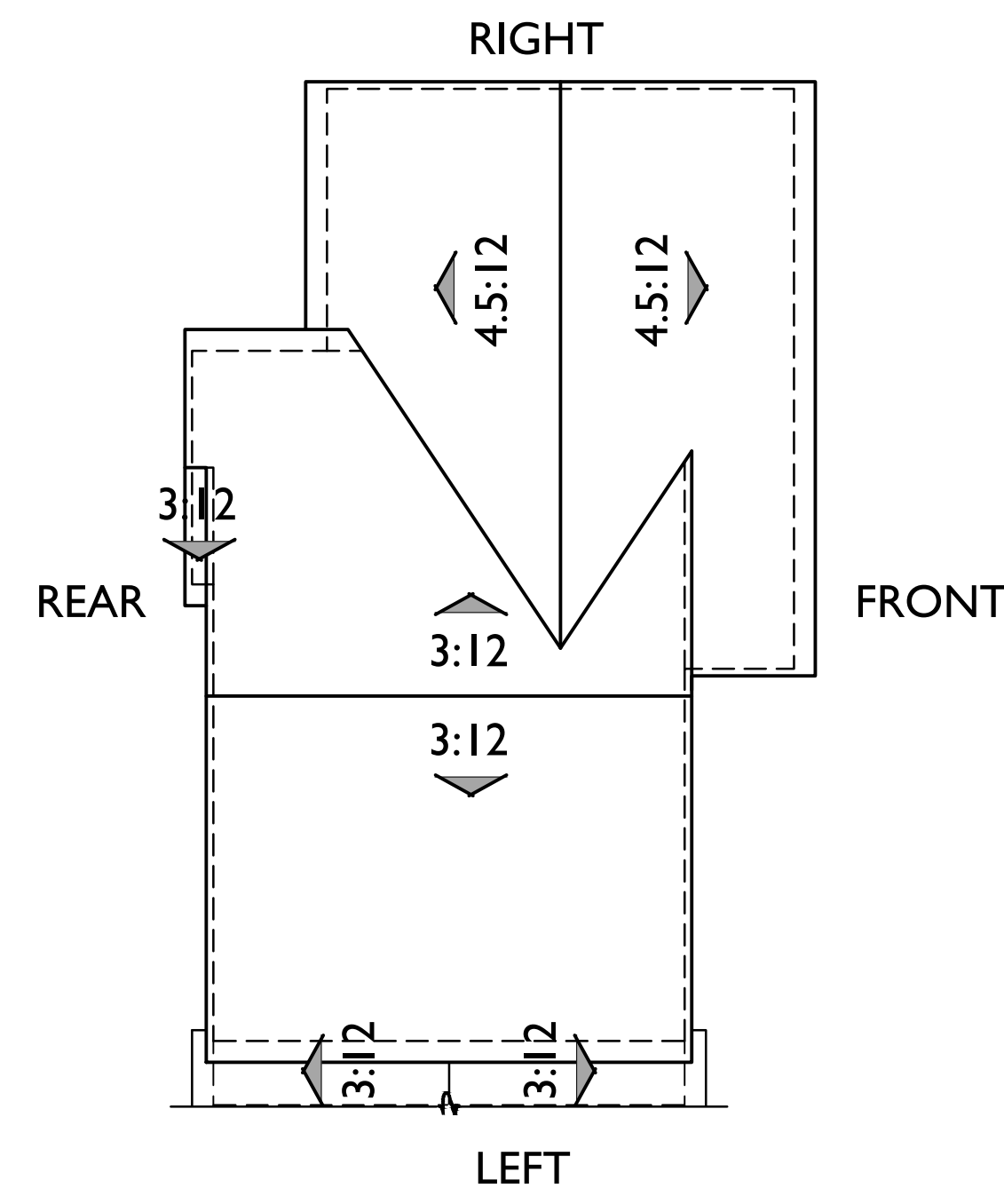
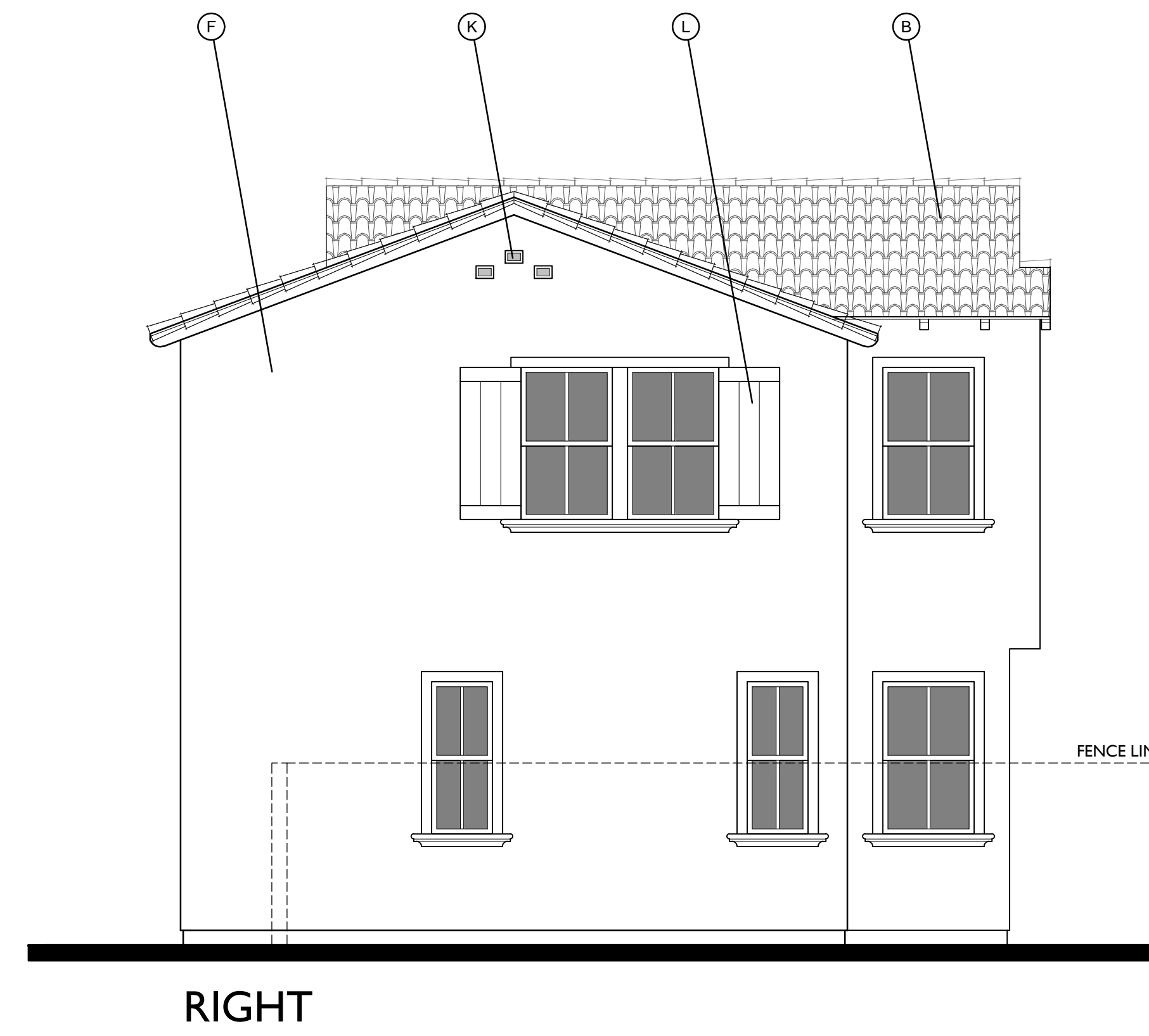
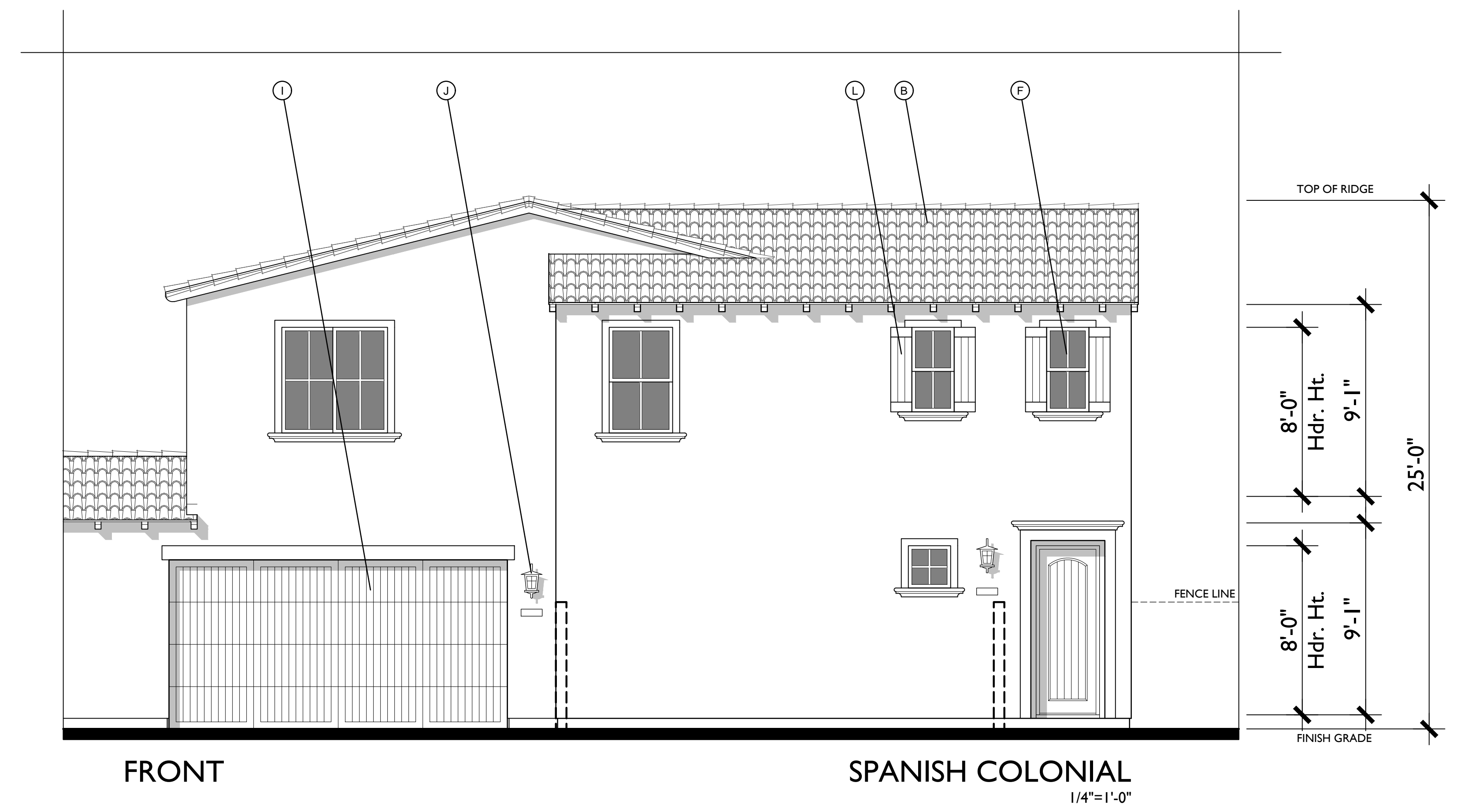






**MATERIAL LEGEND - A**

- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- F. VINYL WINDOW
- G. RECESS WINDOW
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- M. WROUGHT IRON
- N. METAL RAILING
- R. DECORATIVE 6 X 6 TILE
- S. RECESS STUCCO



**ROOF PLAN**

PITCH: 4.5:12 UNLESS NOTED OTHERWISE  
 RAKE: 4"  
 EAVE: 12"  
 ROOF MATERIAL: CONCRETE "S" TILE

