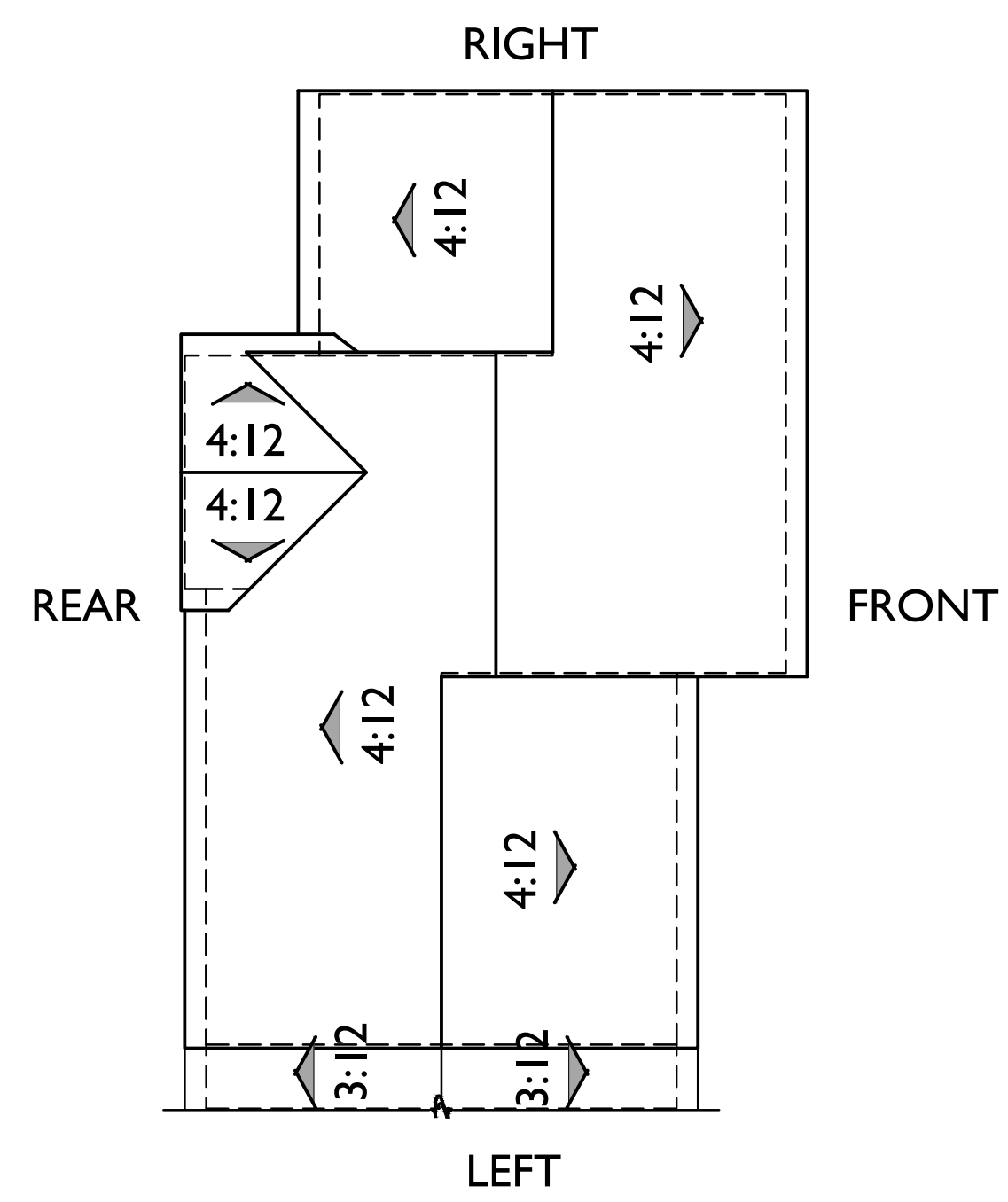
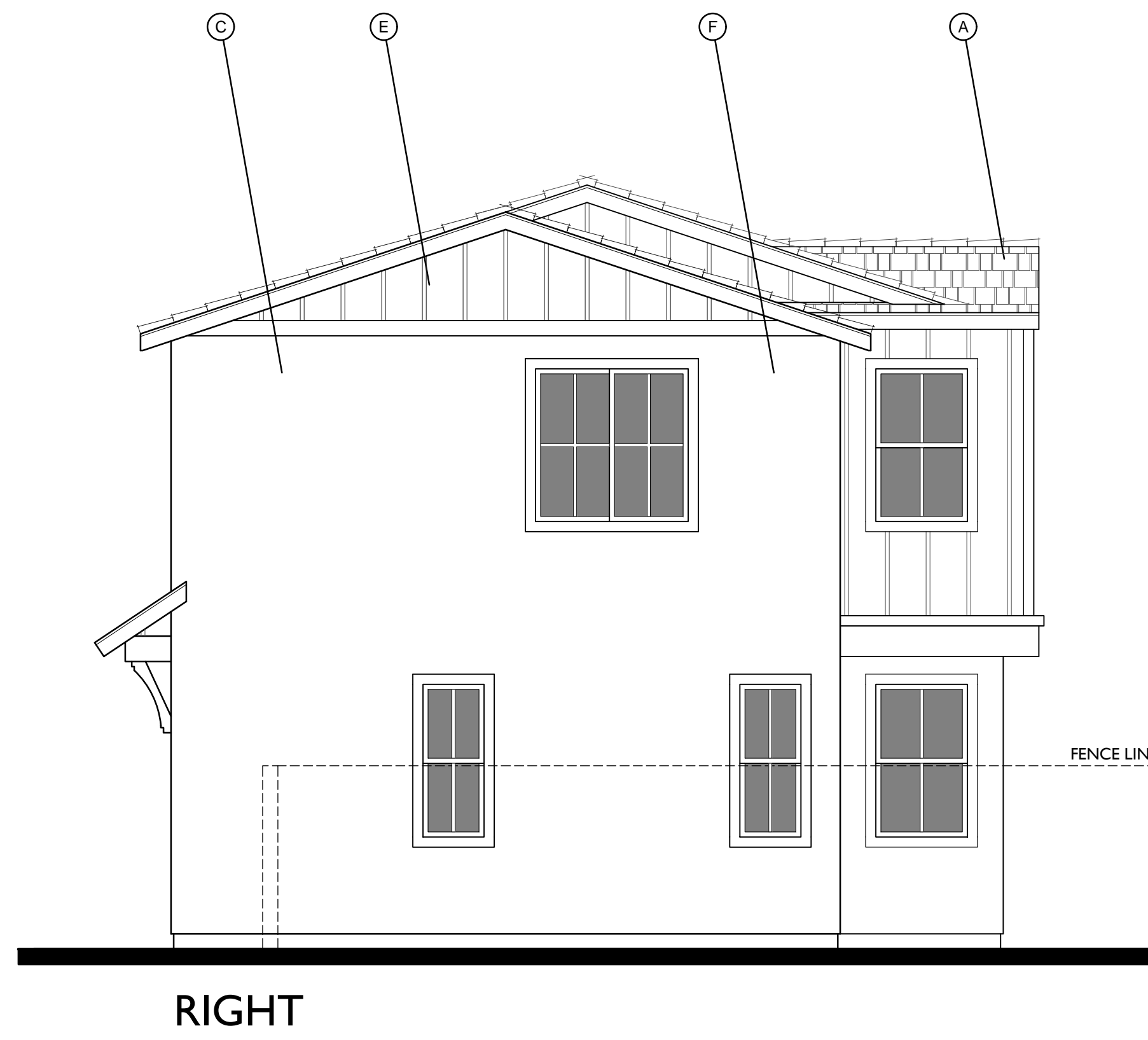
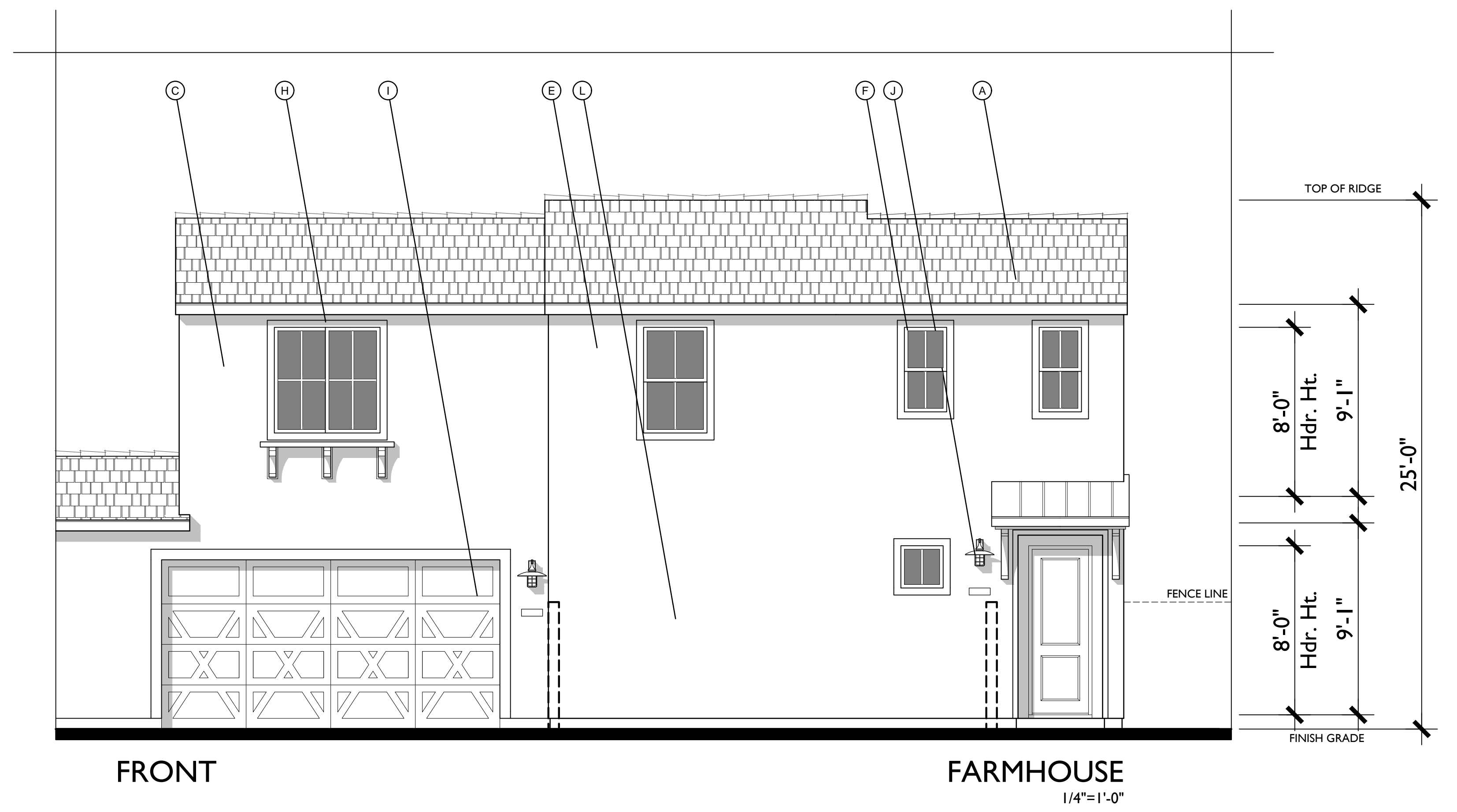
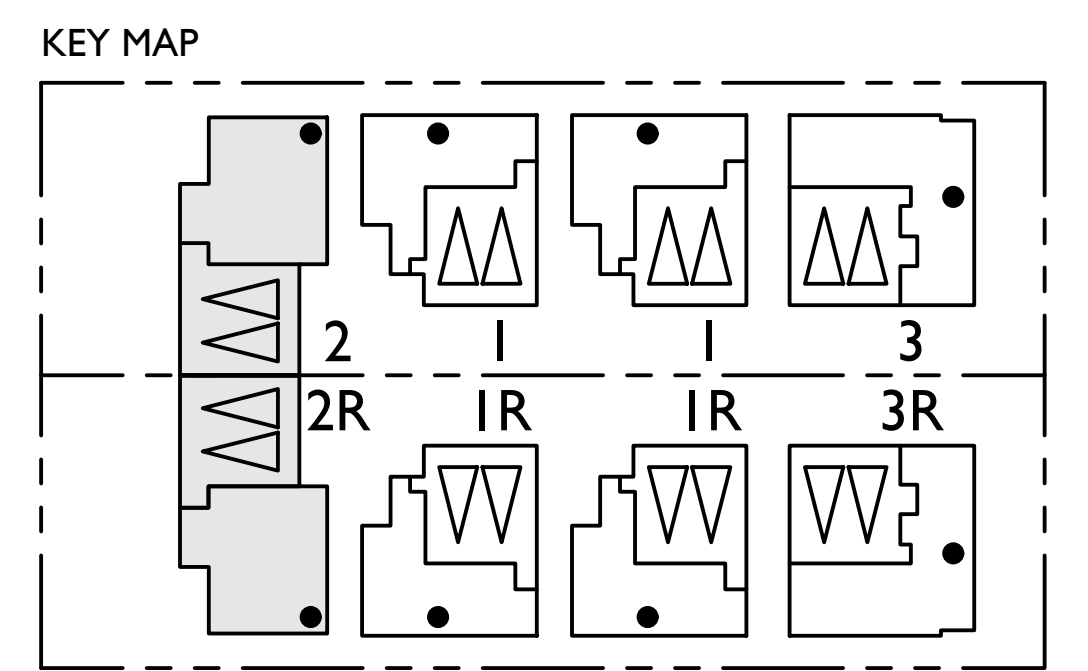
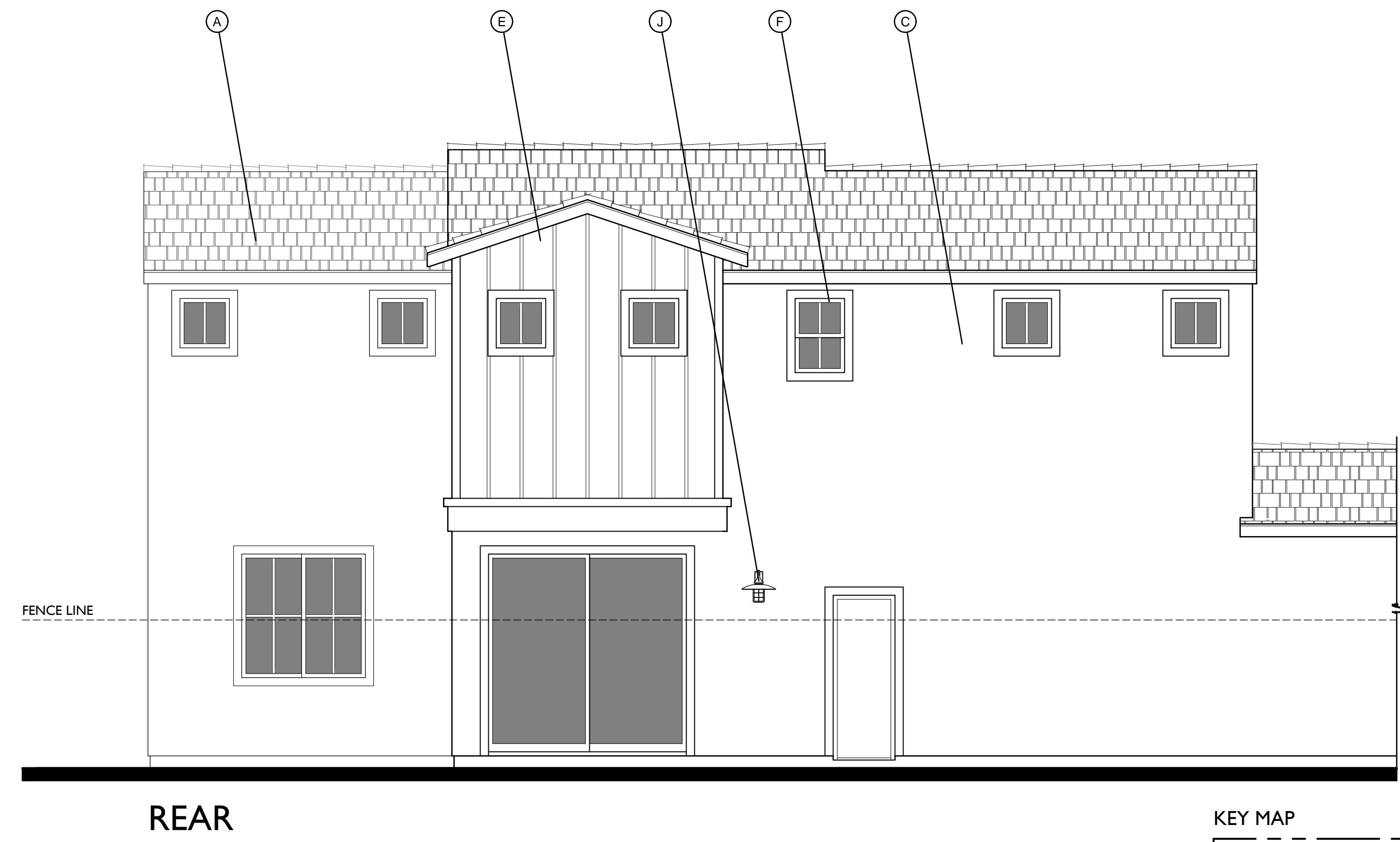


MATERIAL LEGEND - B

- 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



PITCH: 4:12 UNLESS NOTED OTHERWISE
 RAKE: 2"
 EAVE: 12"
 ROOF MATERIAL: COMPOSITION SHINGLE

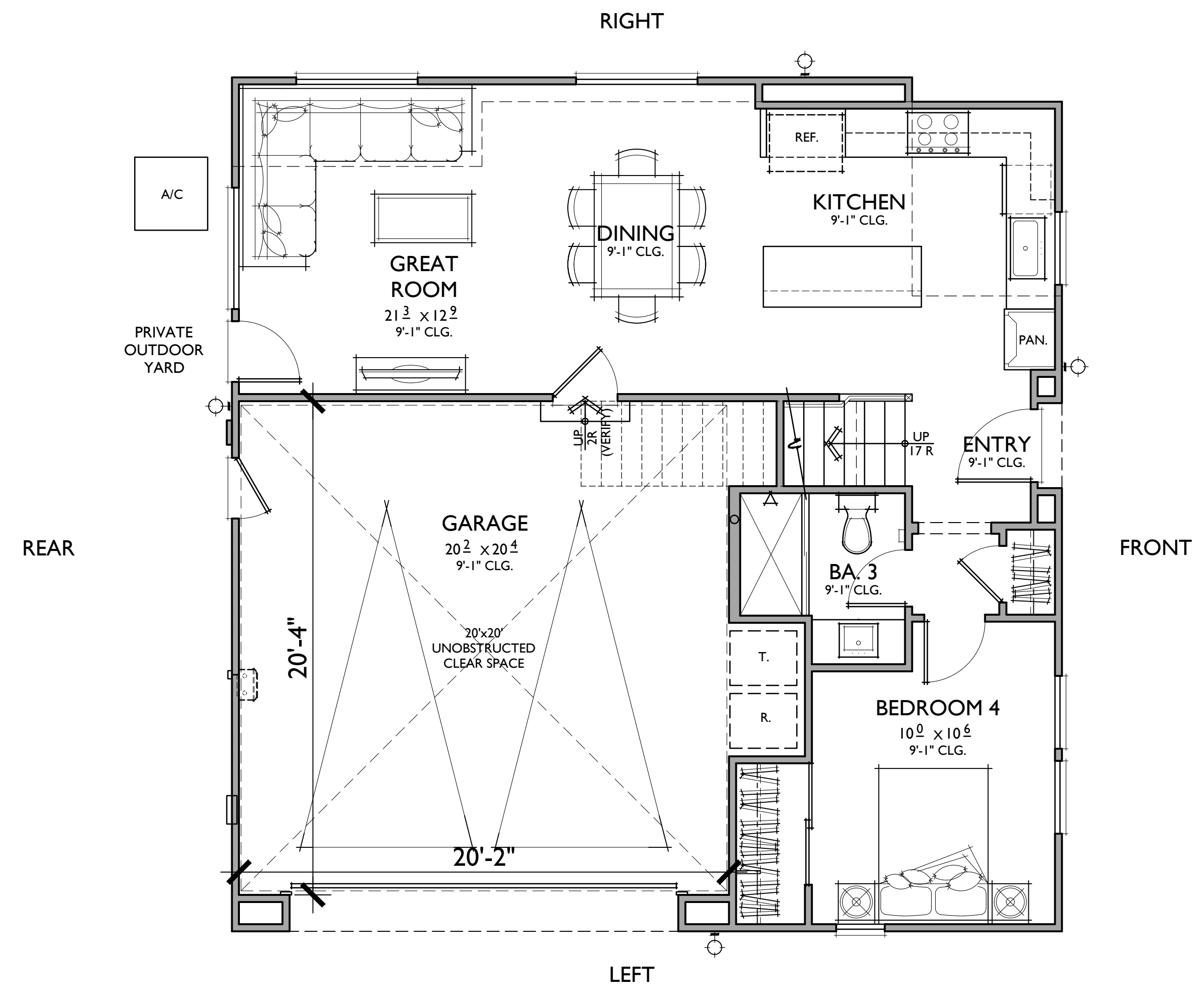
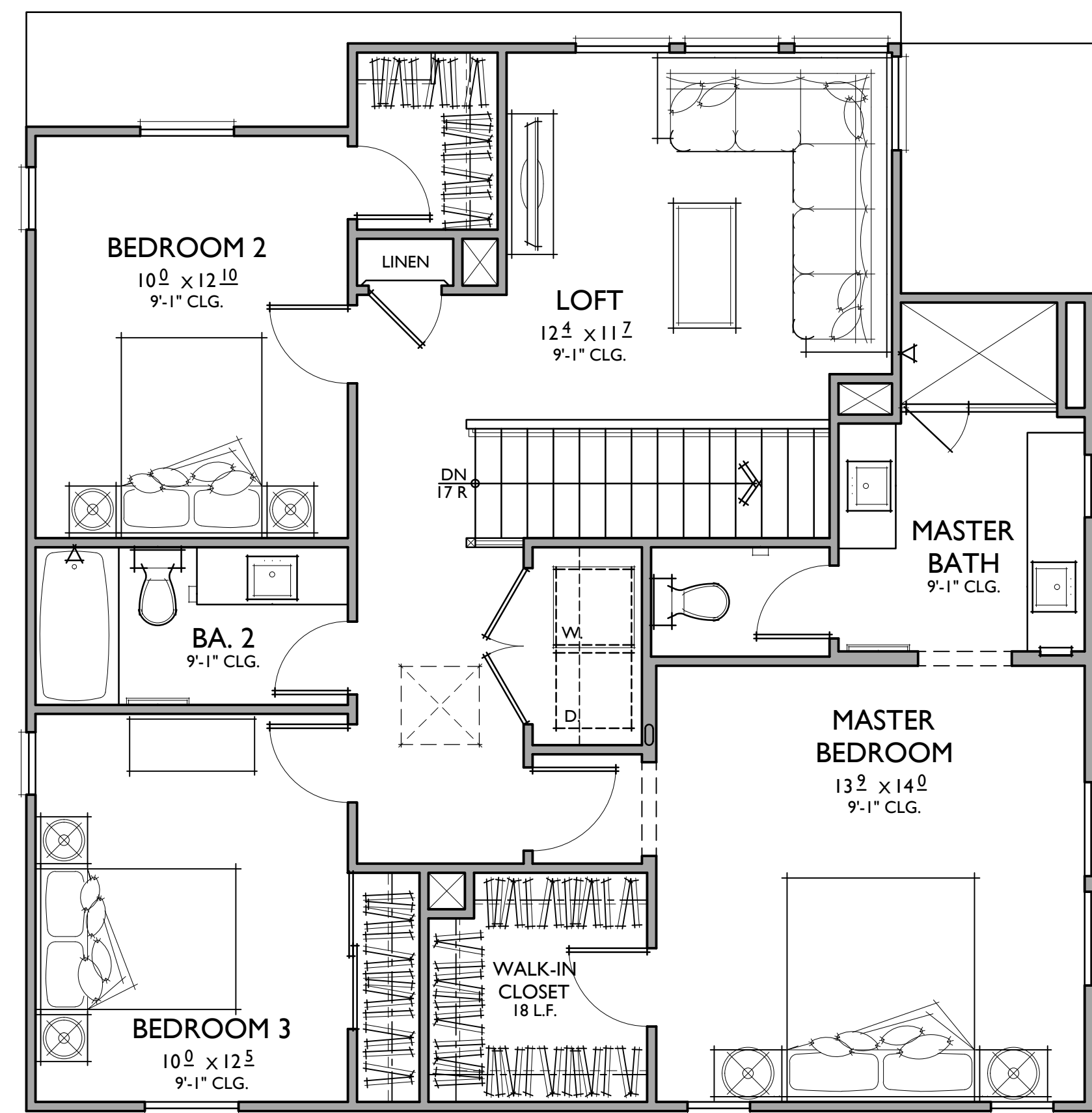




FARMHOUSE



SPANISH COLONIAL



PLAN 3A

1,798 SQ. FT.

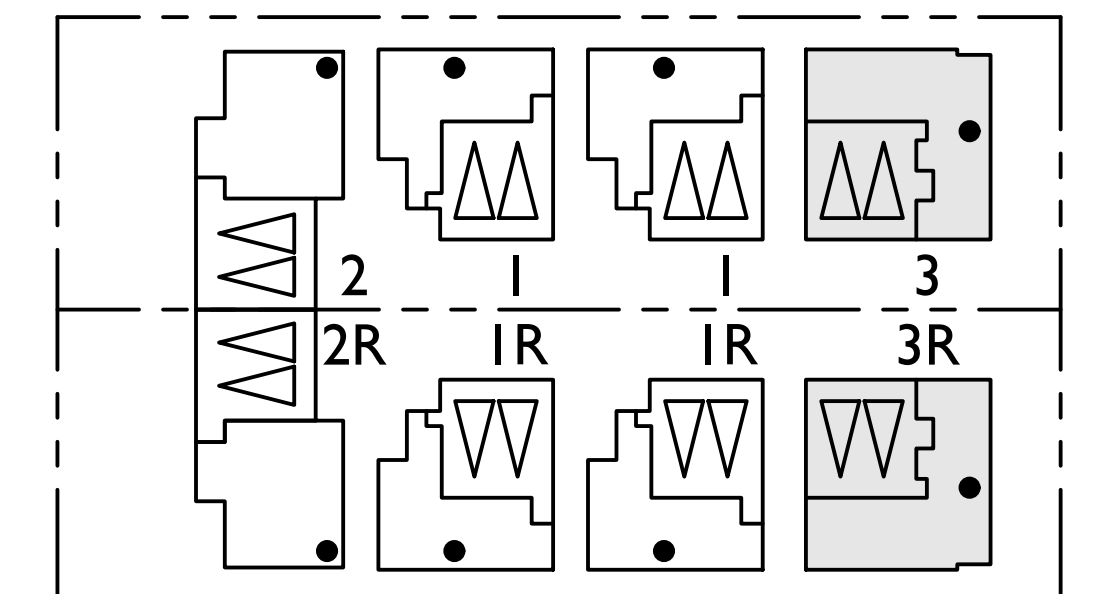
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

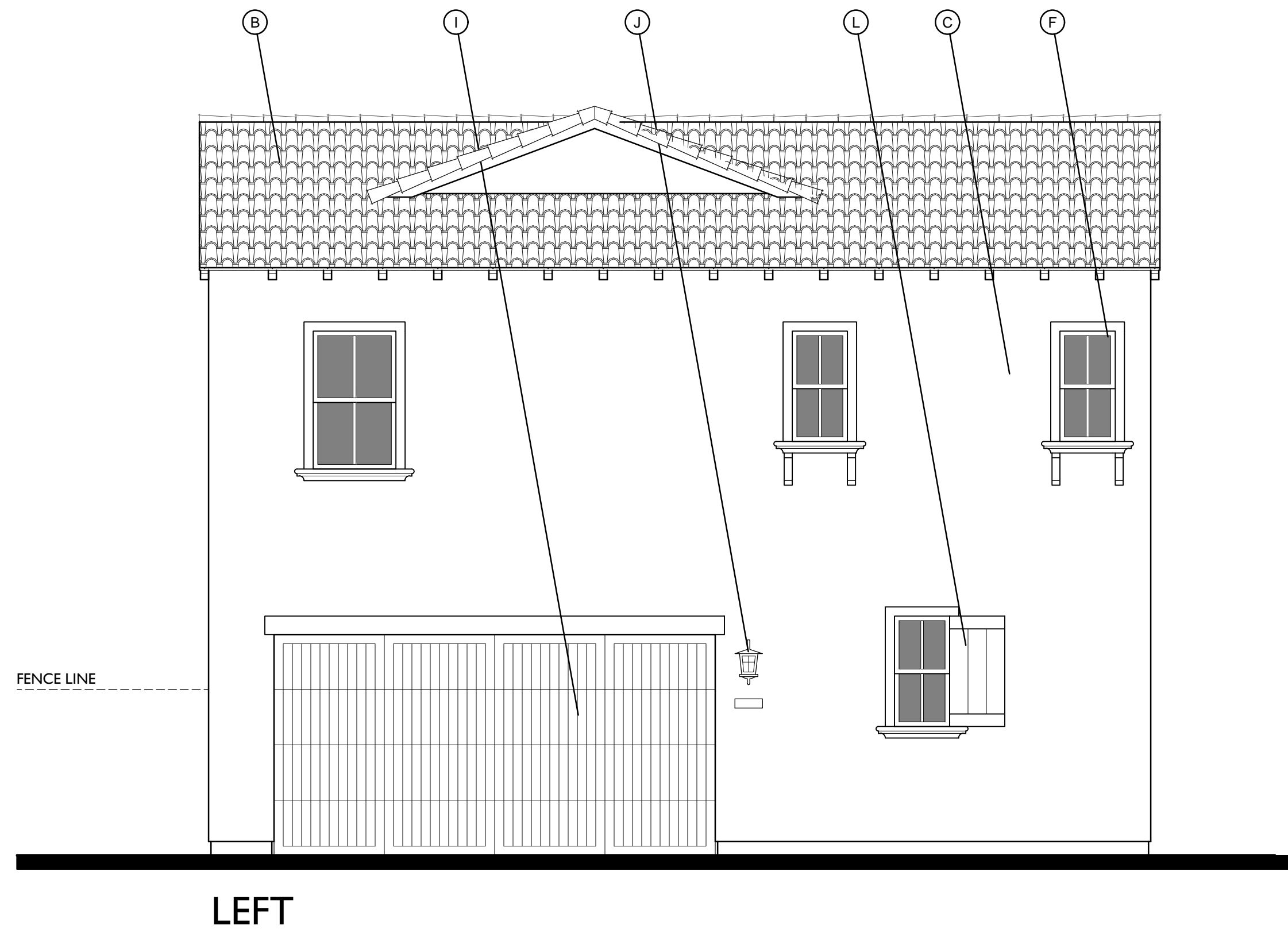
FLOOR AREA TABLE

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

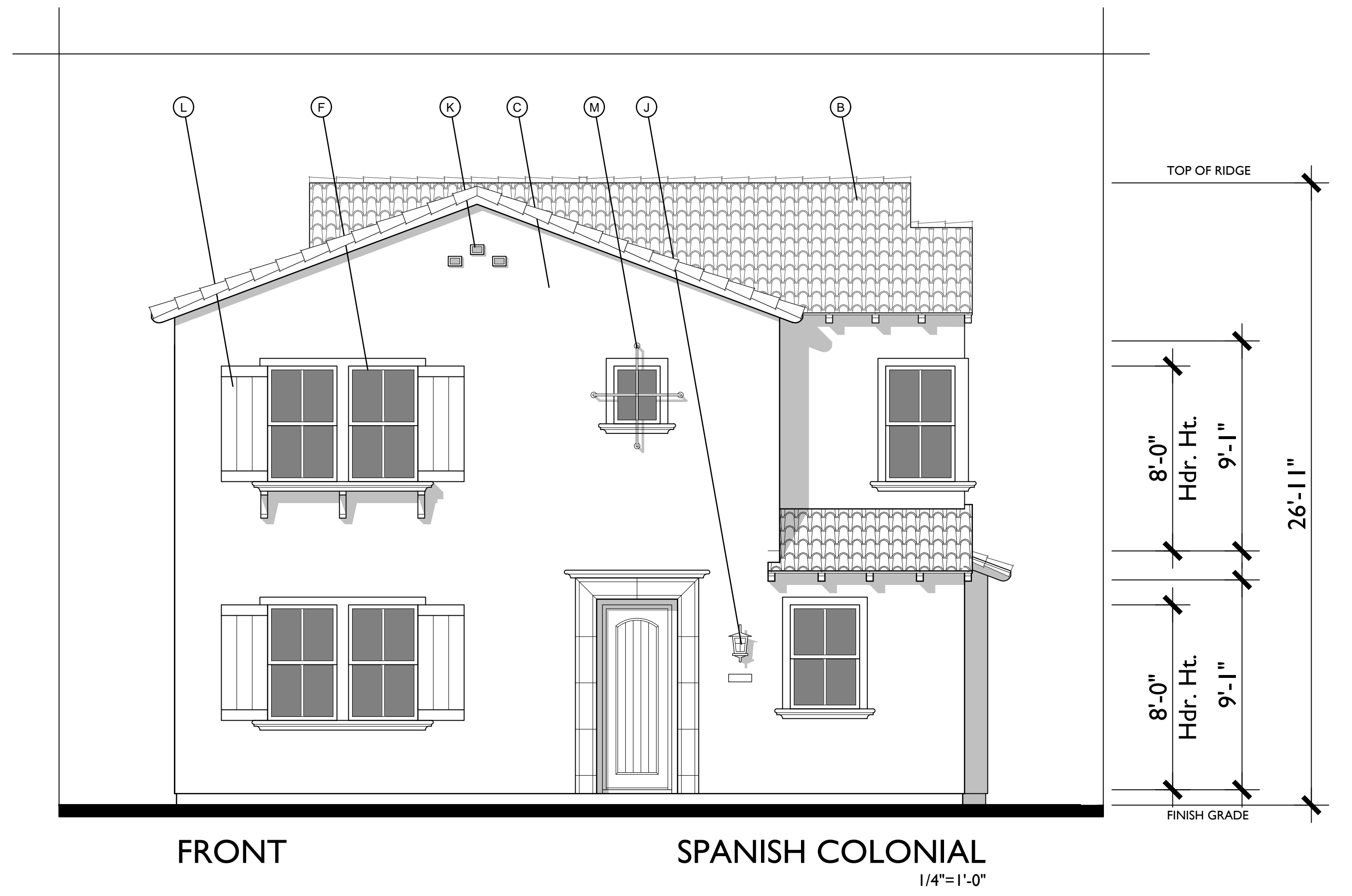
KEY MAP





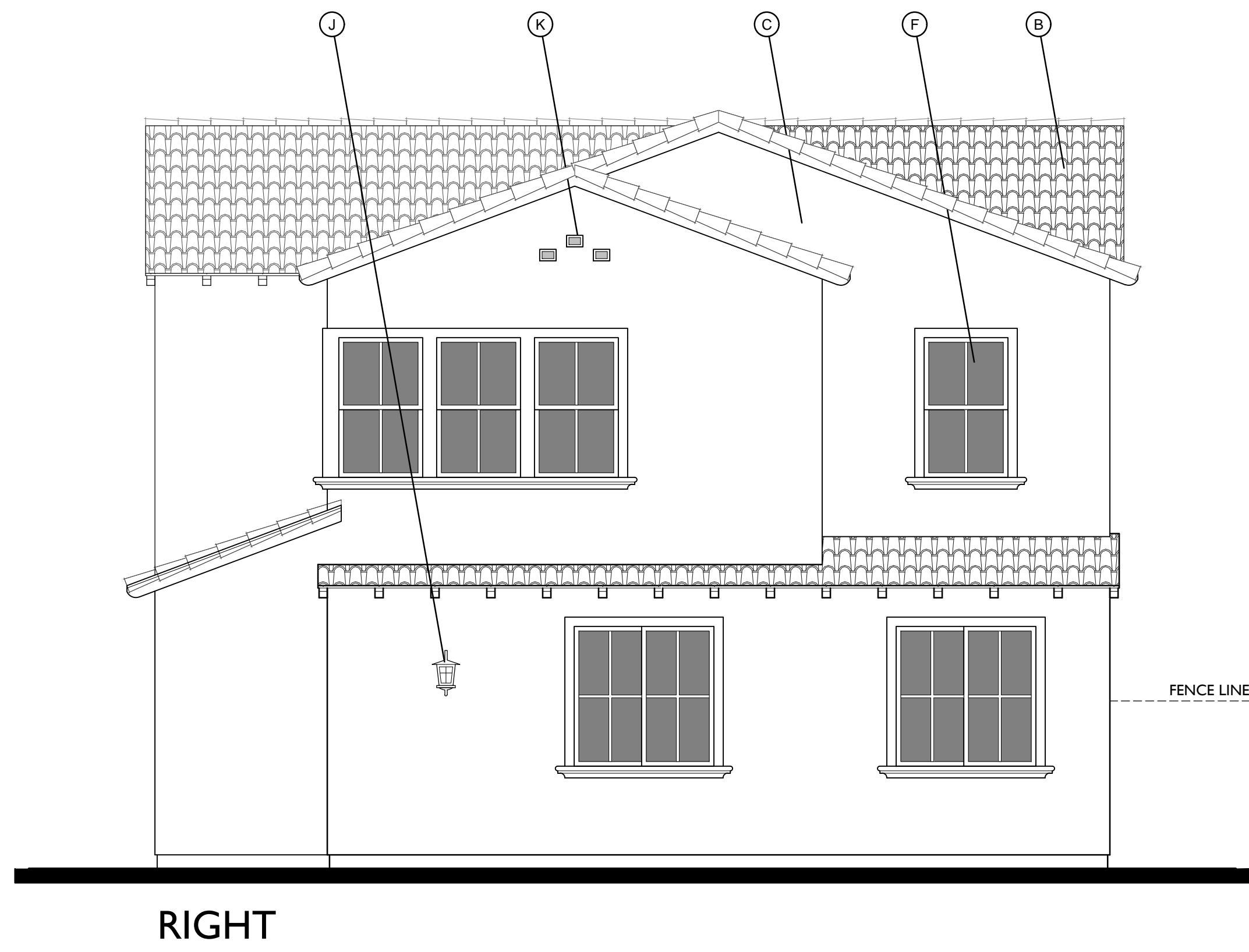
LEFT

- 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

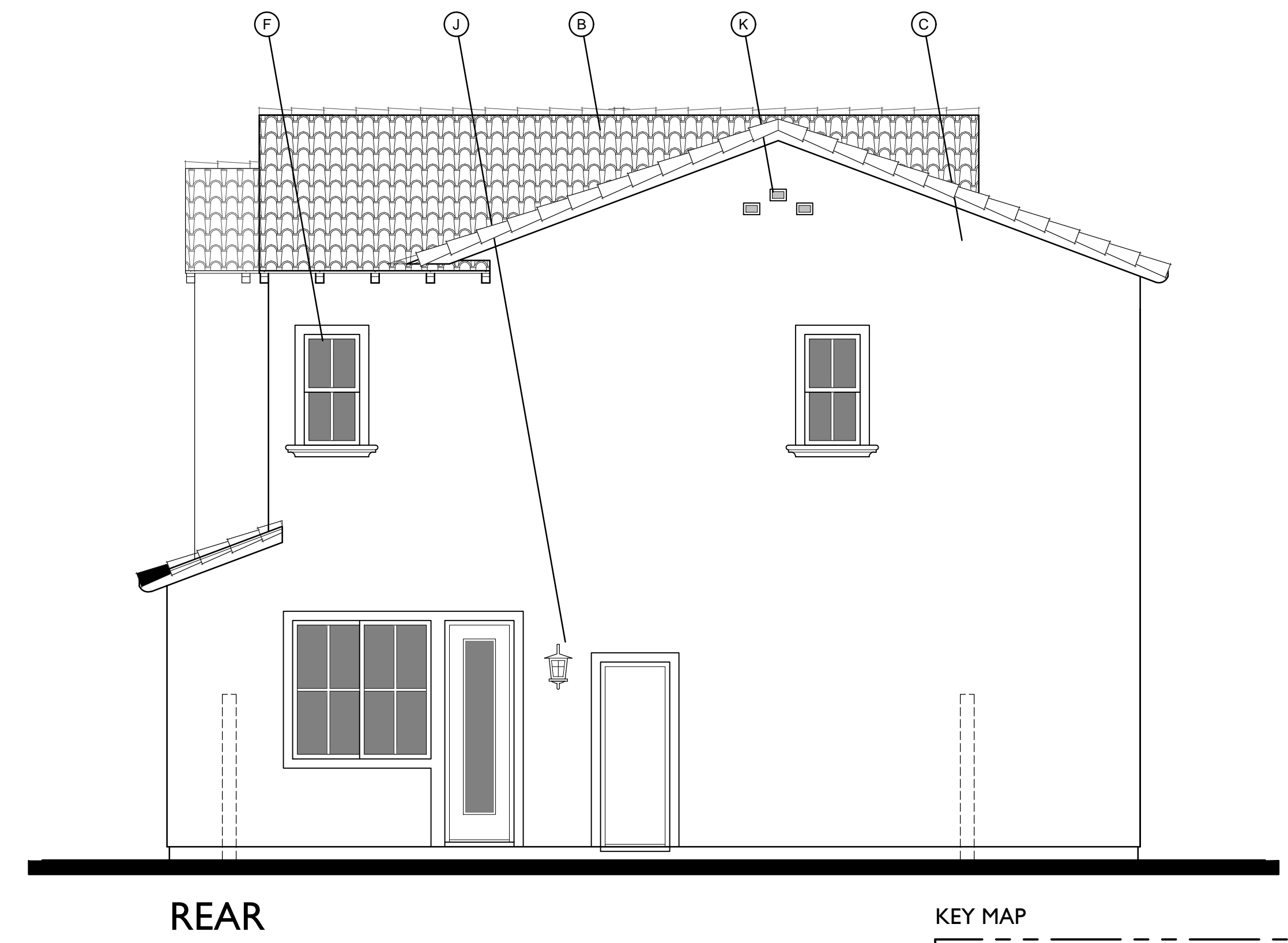
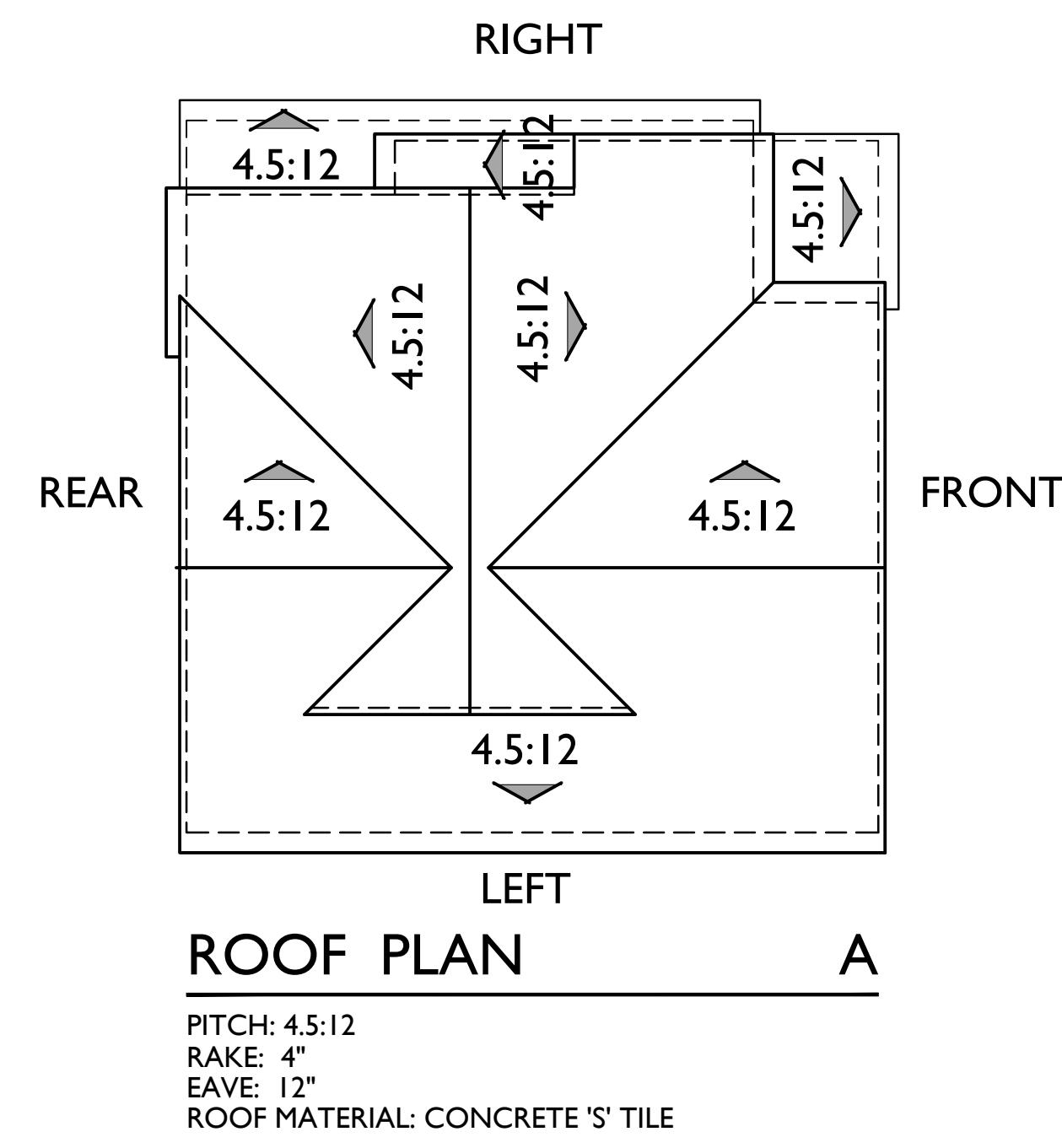


FRONT

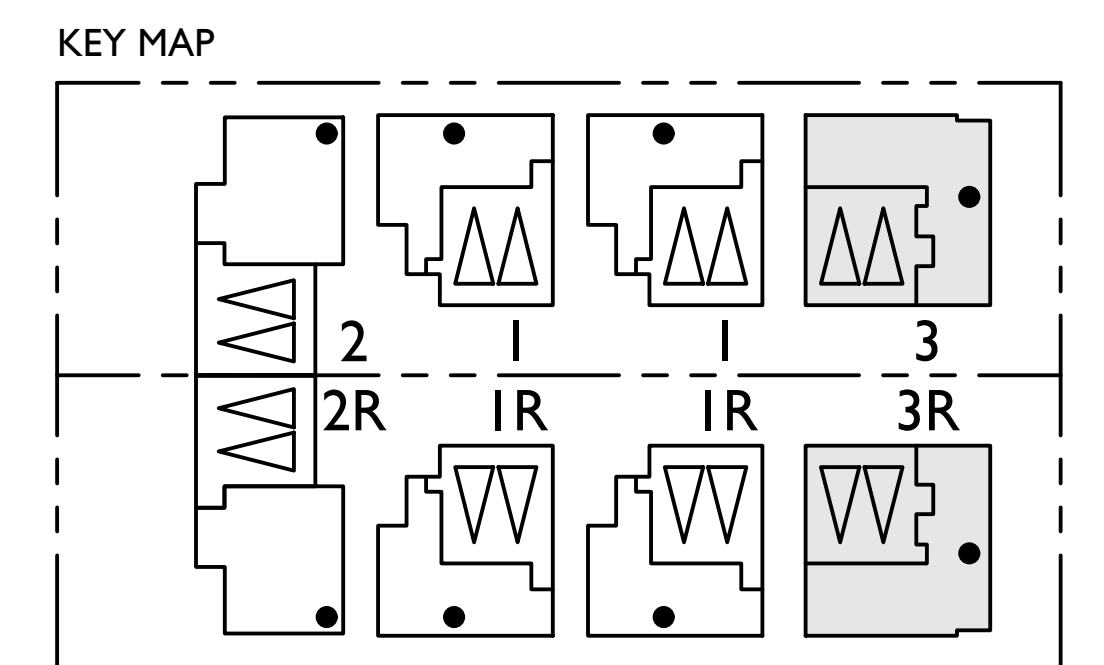
SPANISH COLONIAL
1/4"=1'-0"

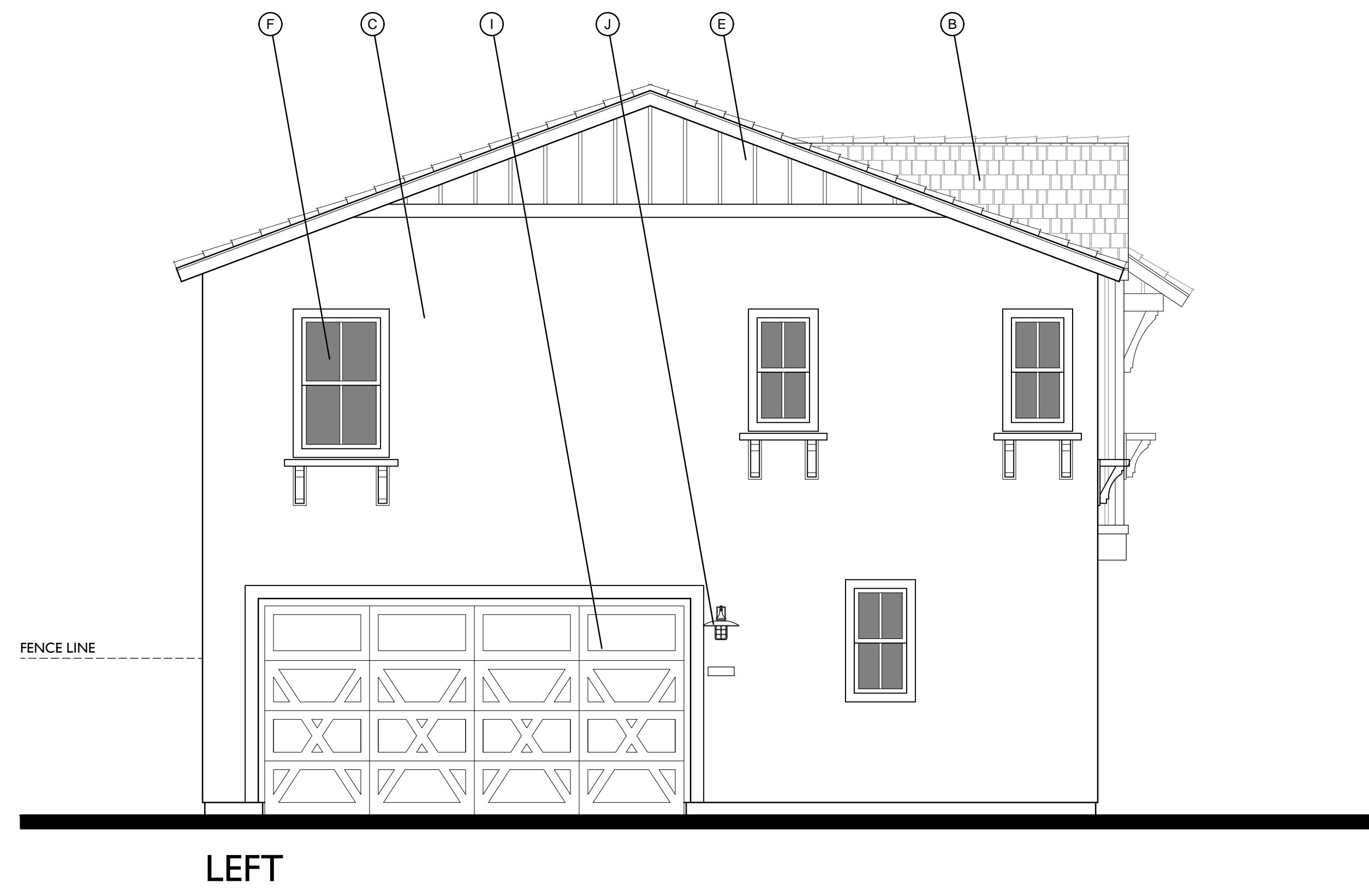


RIGHT



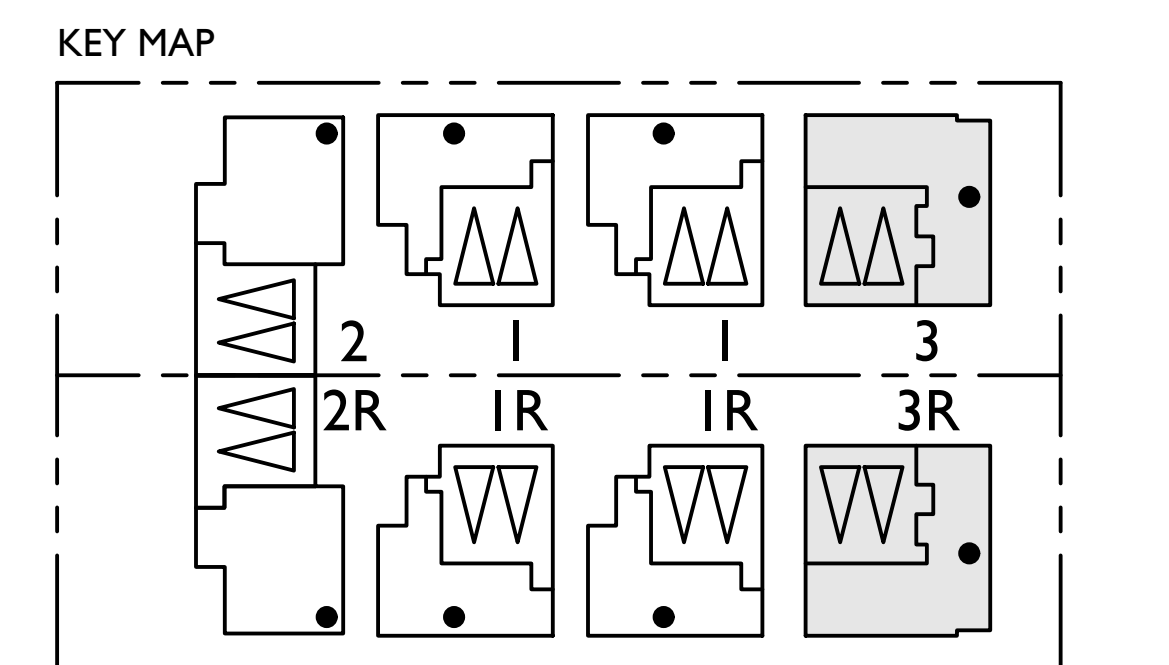
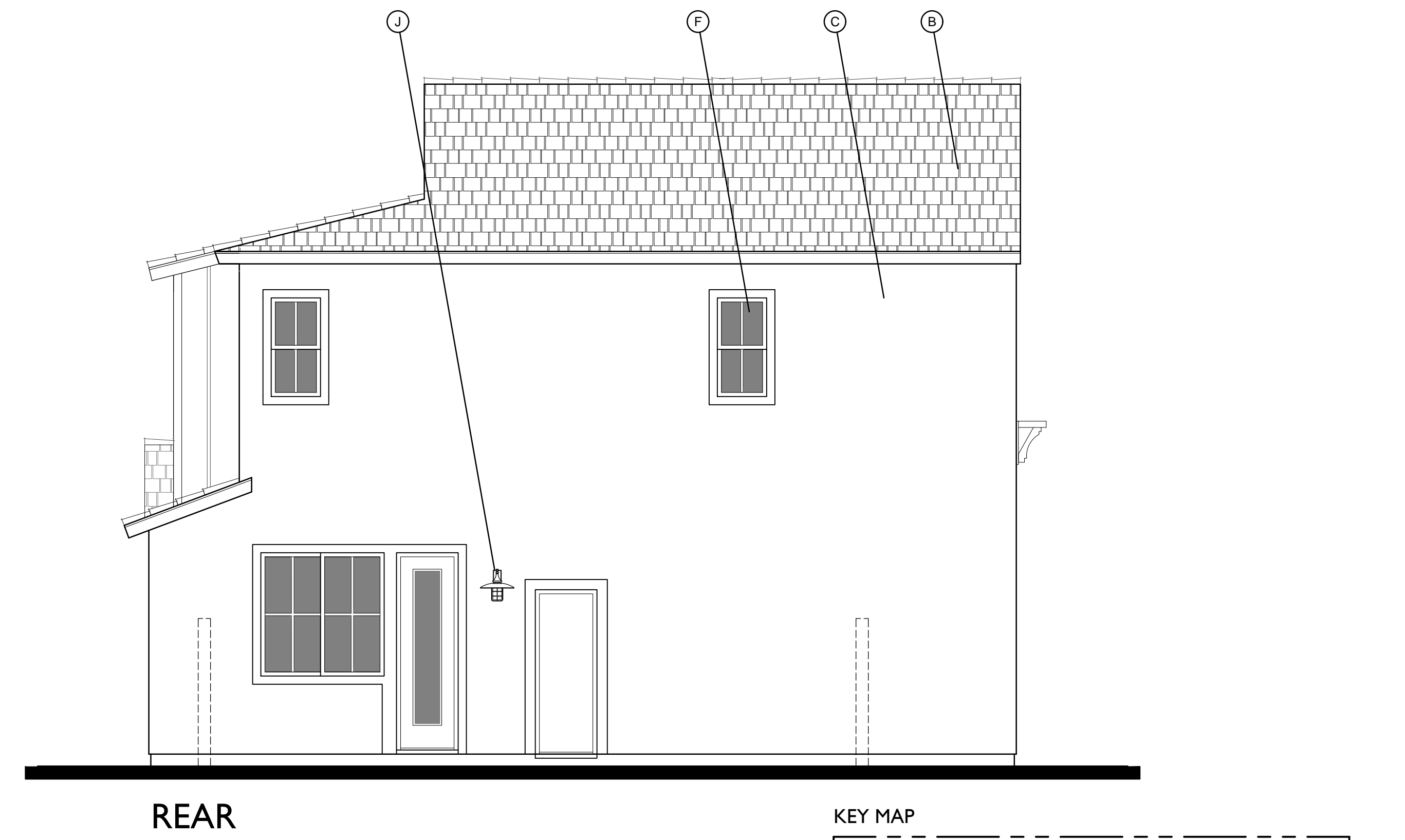
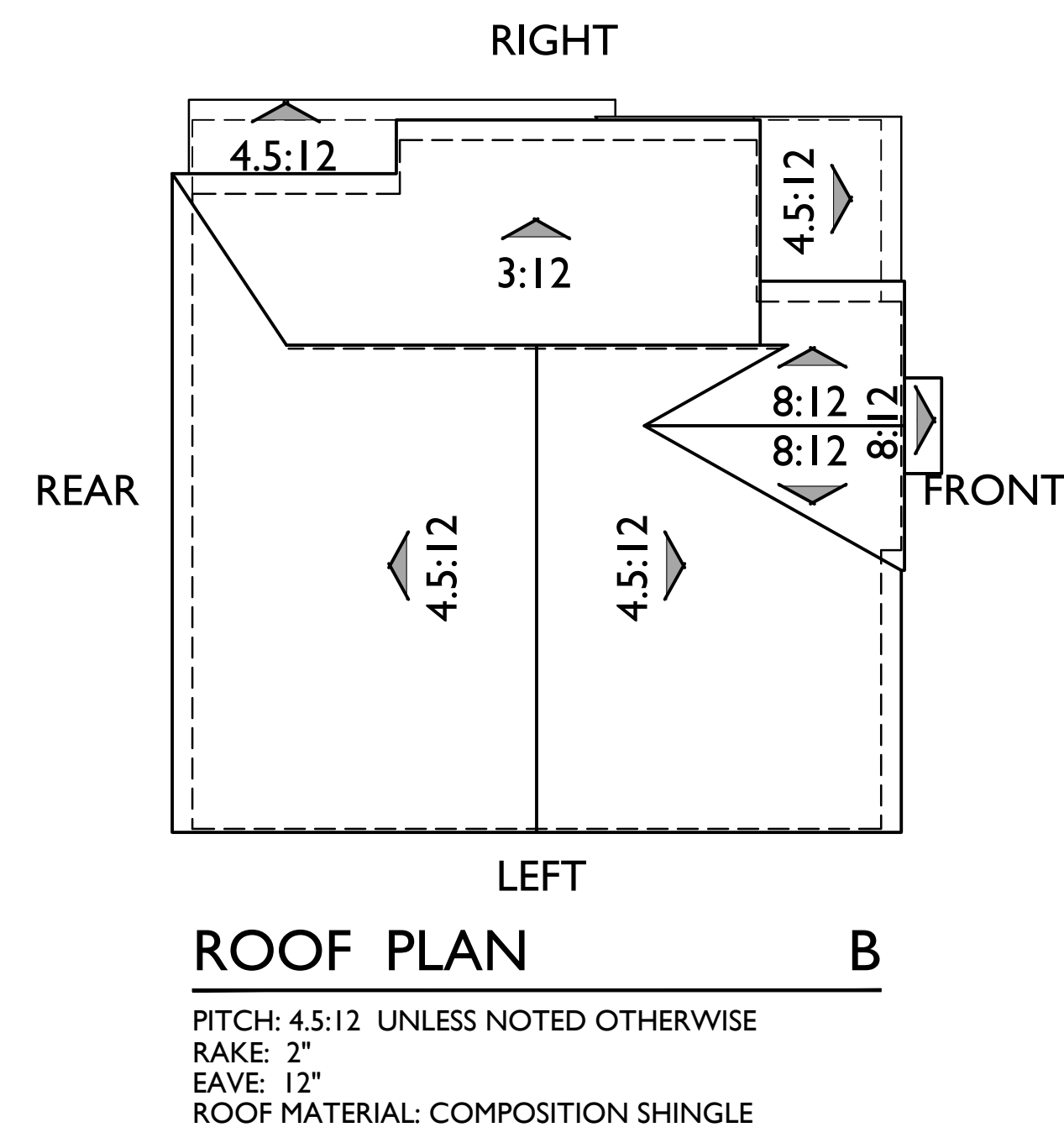
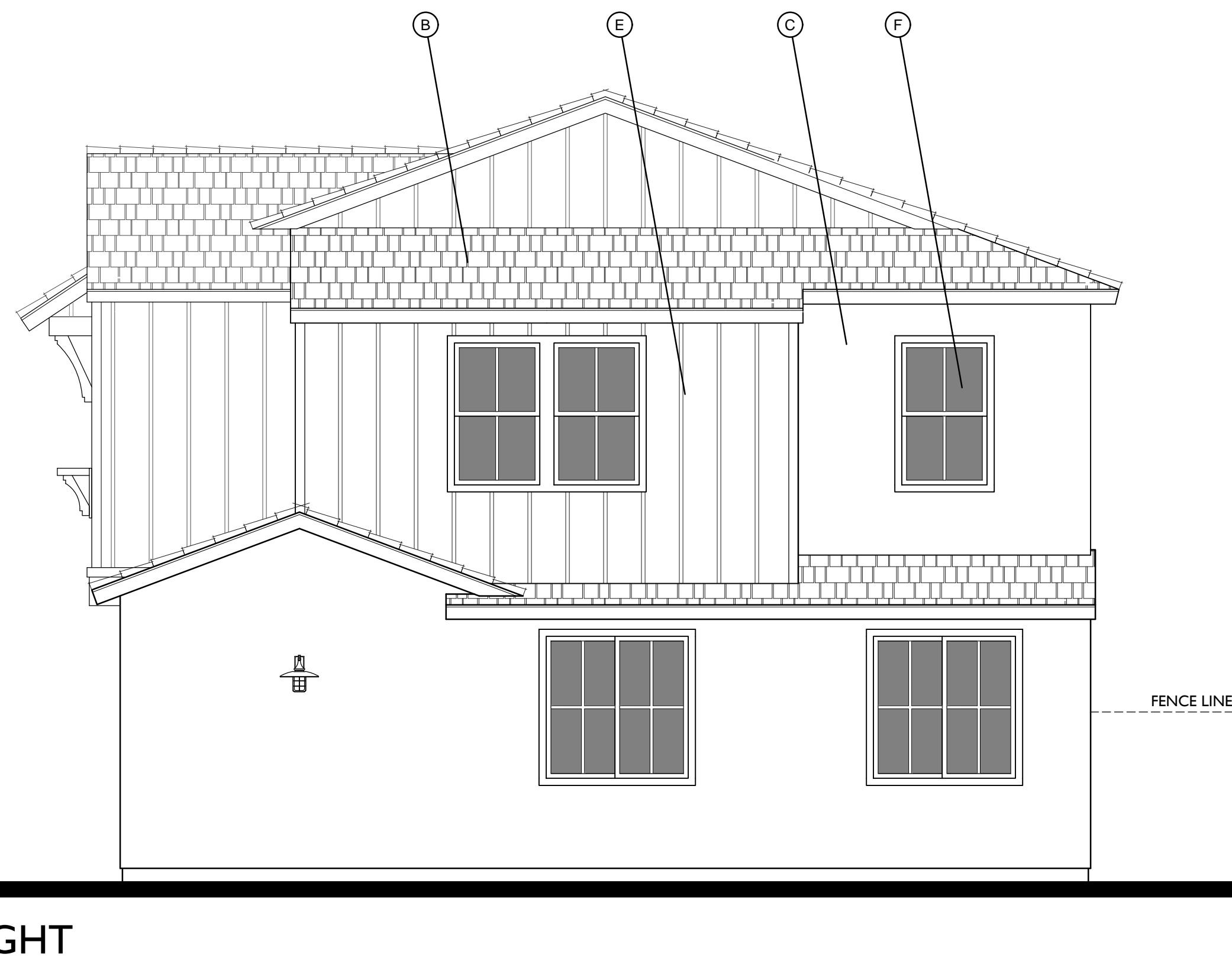
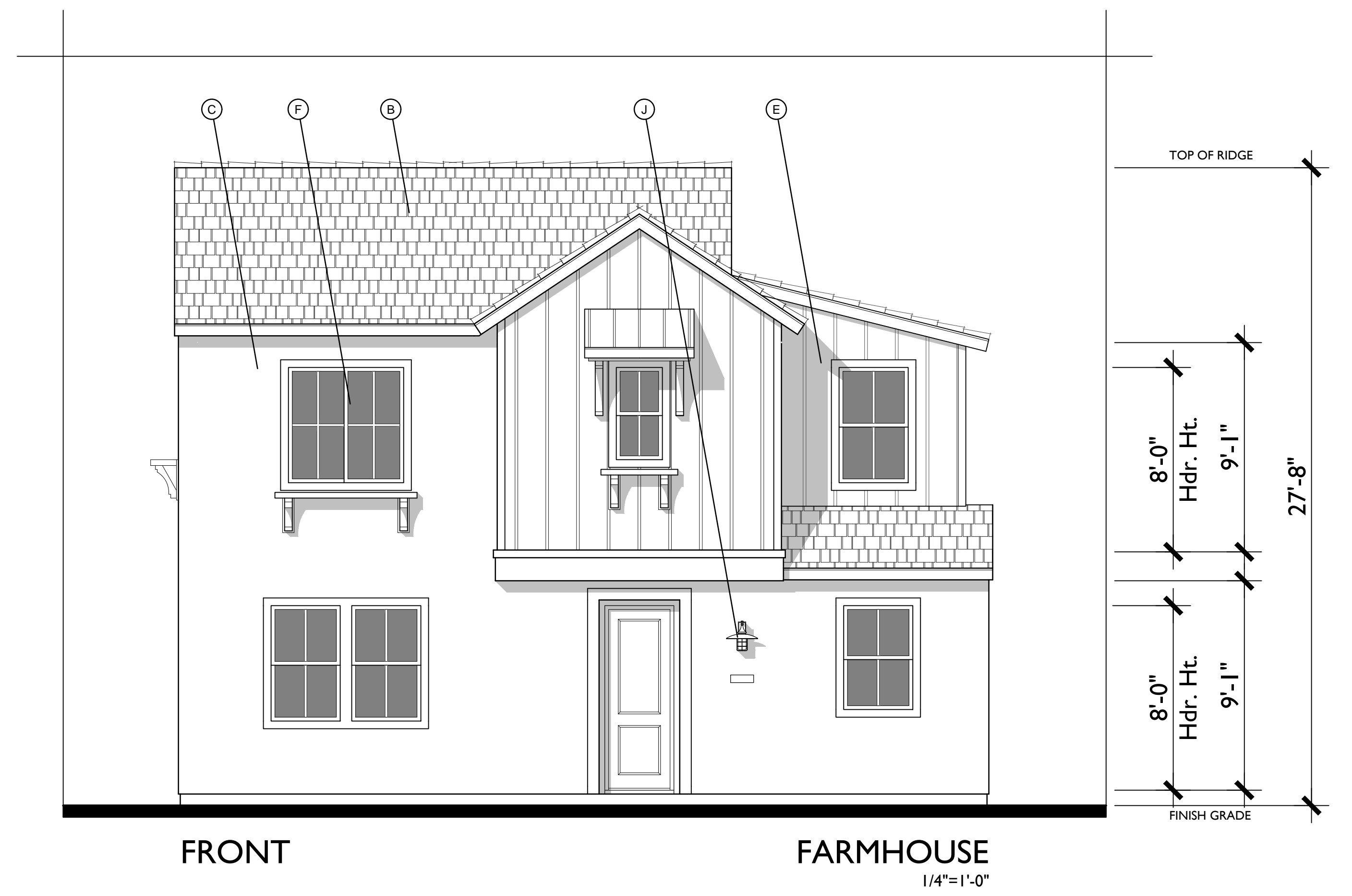
REAR





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





SPANISH COLONIAL



FARMHOUSE

3 - STORY TOWNHOMES - 5 - PLEX

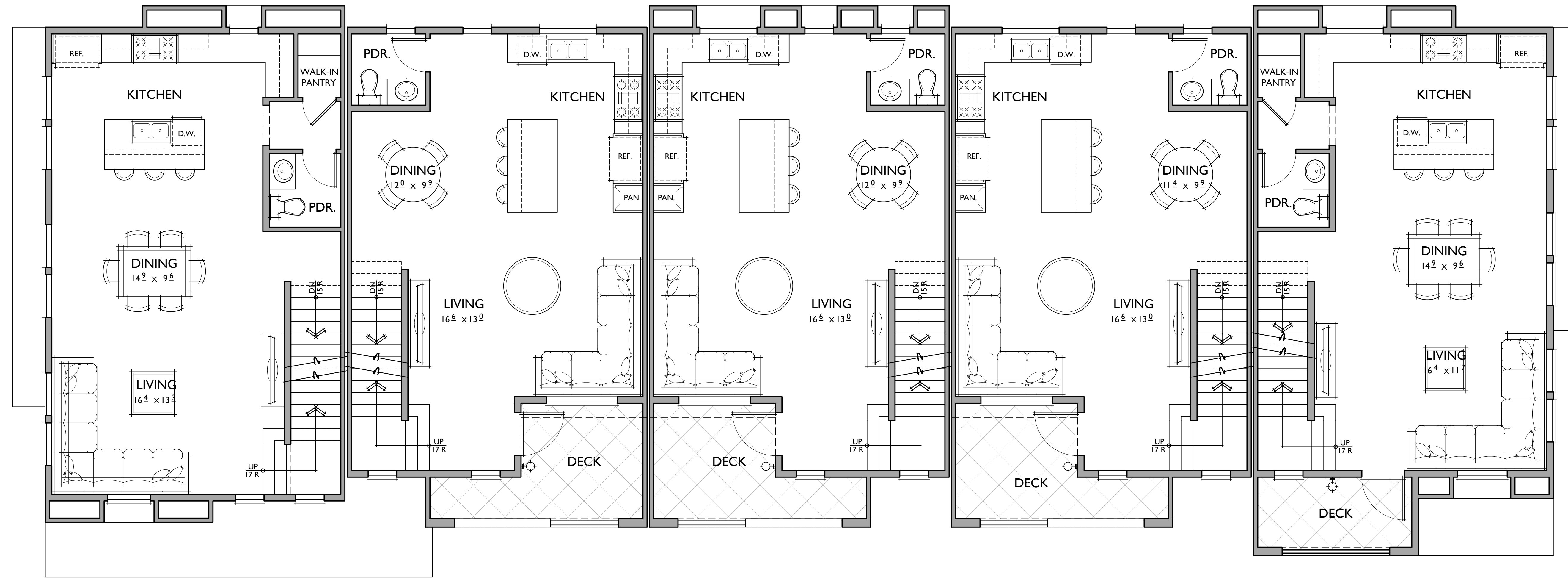
Conceptual Front Elevations

WALNUT GROVE - TOWNHOMES

West Covina, California

0 2 4 8 016.20060

SECOND FLOOR



PLAN 3

PLAN 1

PLAN 1

PLAN 1

PLAN 2

PLAN 1

1310 SQ. FT.
2 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	129 SQ. FT.
2ND FLOOR	616 SQ. FT.
3RD FLOOR	564 SQ. FT.
TOTAL	1310 SQ. FT.
2 - CAR GARAGE	486 SQ. FT.
PORCH	100 SQ. FT.
DECK	100 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

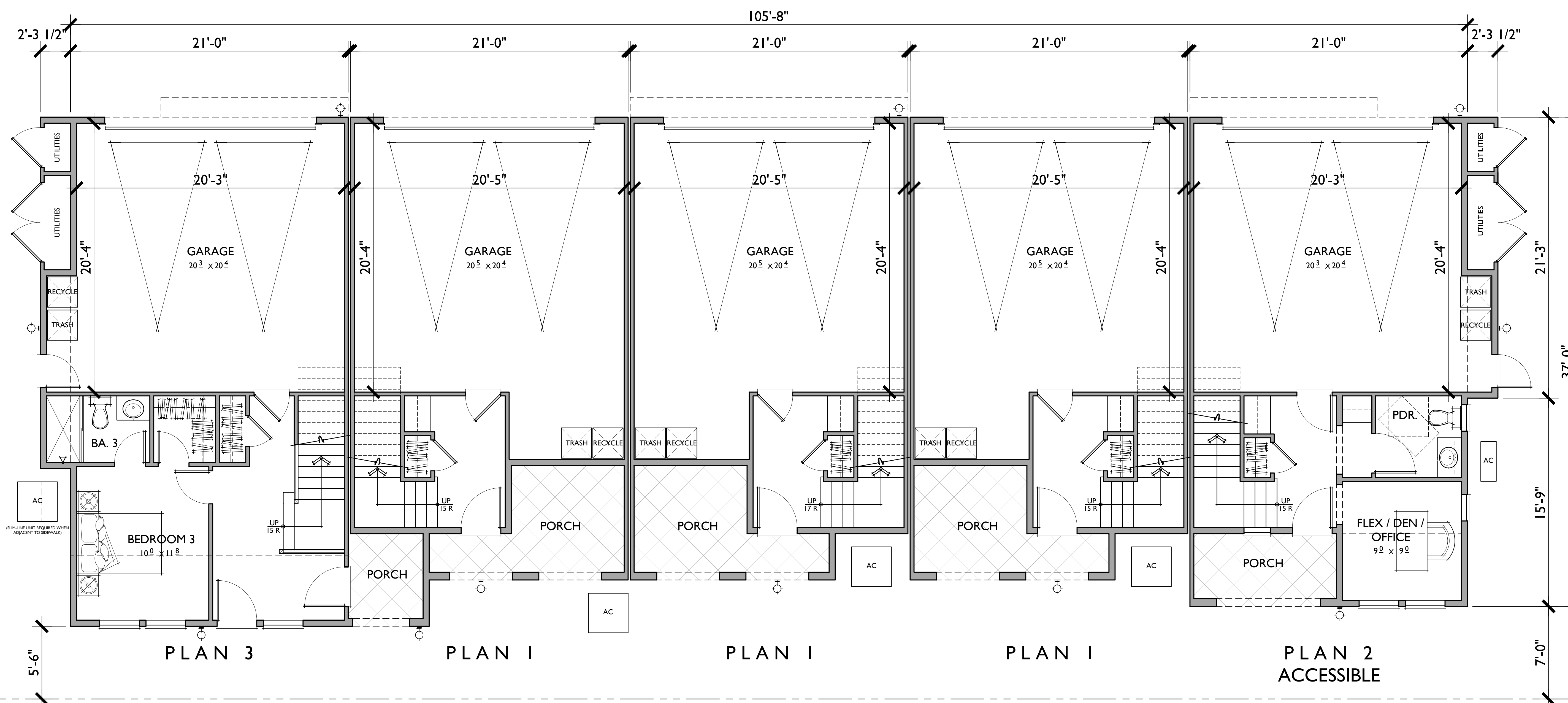
1495 SQ. FT.
2 BEDROOMS / 3 BATHS + DEN
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	279 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	554 SQ. FT.
TOTAL	1495 SQ. FT.
2 - CAR GARAGE	459 SQ. FT.
PORCH	61 SQ. FT.
DECK	61 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FIRST FLOOR



PLAN 3

PLAN 1

PLAN 1

PLAN 1

PLAN 2

ACCESSIBLE

PLAN 3

1721 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	385 SQ. FT.
2ND FLOOR	697 SQ. FT.
3RD FLOOR	639 SQ. FT.
TOTAL	1721 SQ. FT.
2 - CAR GARAGE	458 SQ. FT.
PORCH	43 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

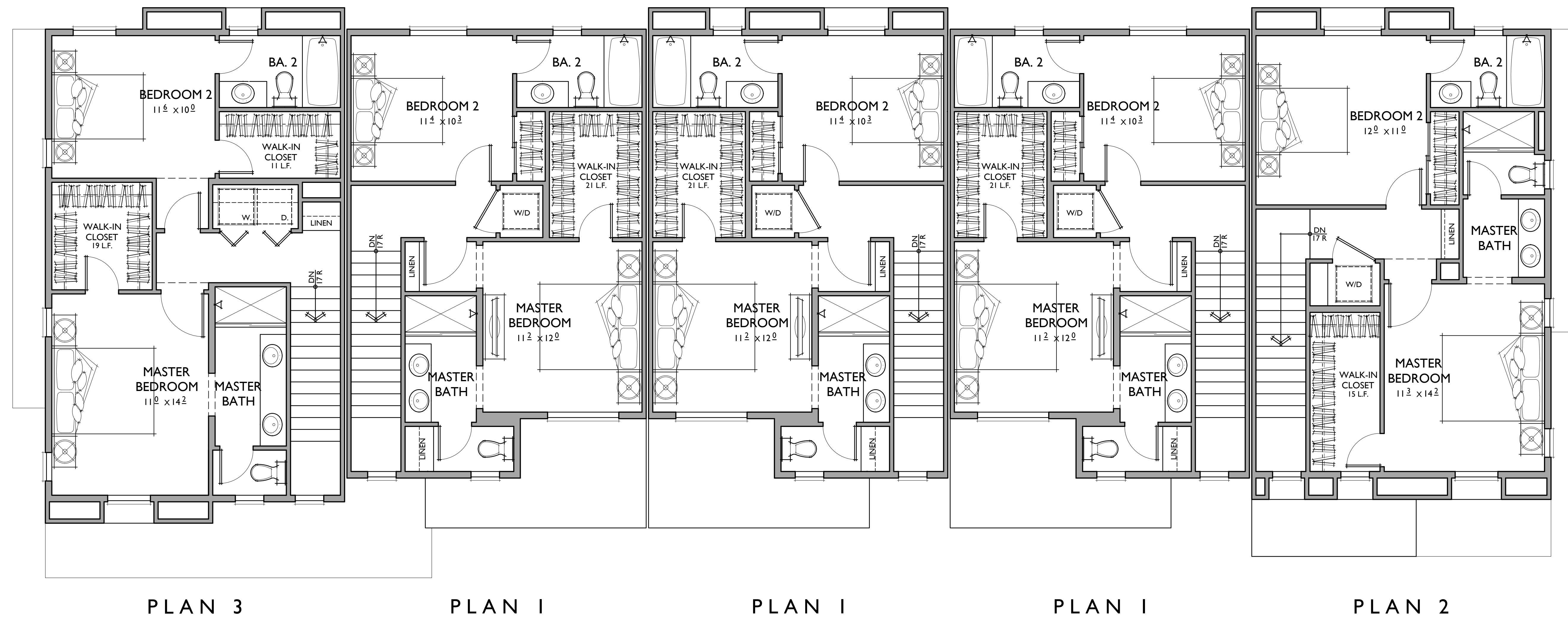
3 - STORY TOWNHOMES - 5 - PLEX

WALNUT GROVE - TOWNHOMES

West Covina, California

0 2 4 8 016.20060

THIRD FLOOR



3 - STORY TOWNHOMES - 5 - PLEX
WALNUT GROVE - TOWNHOMES
 West Covina, California

0 2 4 8 016.20060

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

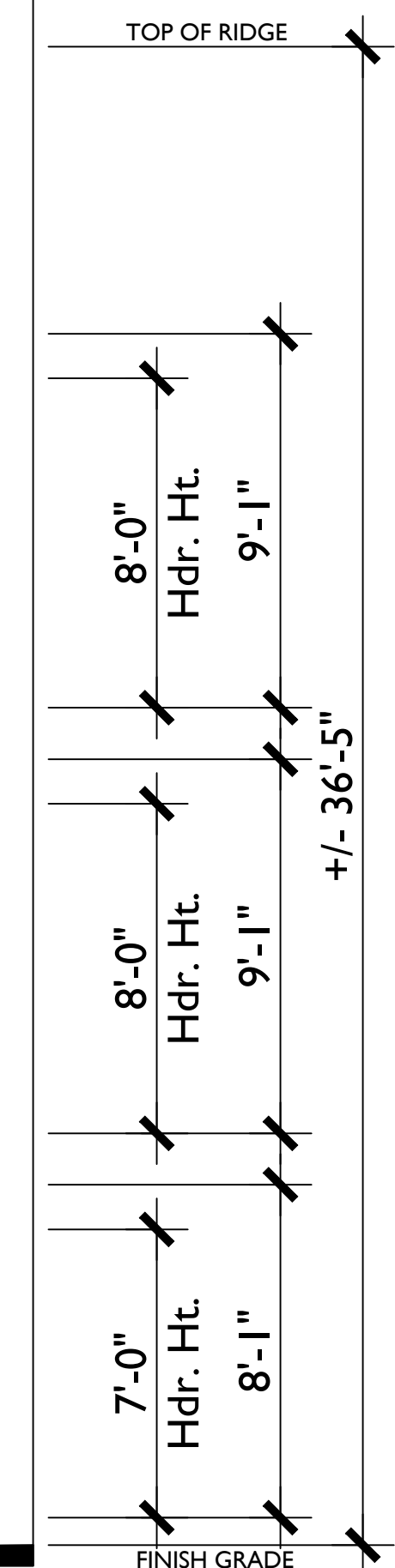


REAR



FRONT

SPANISH COLONIAL



3 - STORY TOWNHOMES - 5 - PLEX

Conceptual Spanish Colonial Elevation

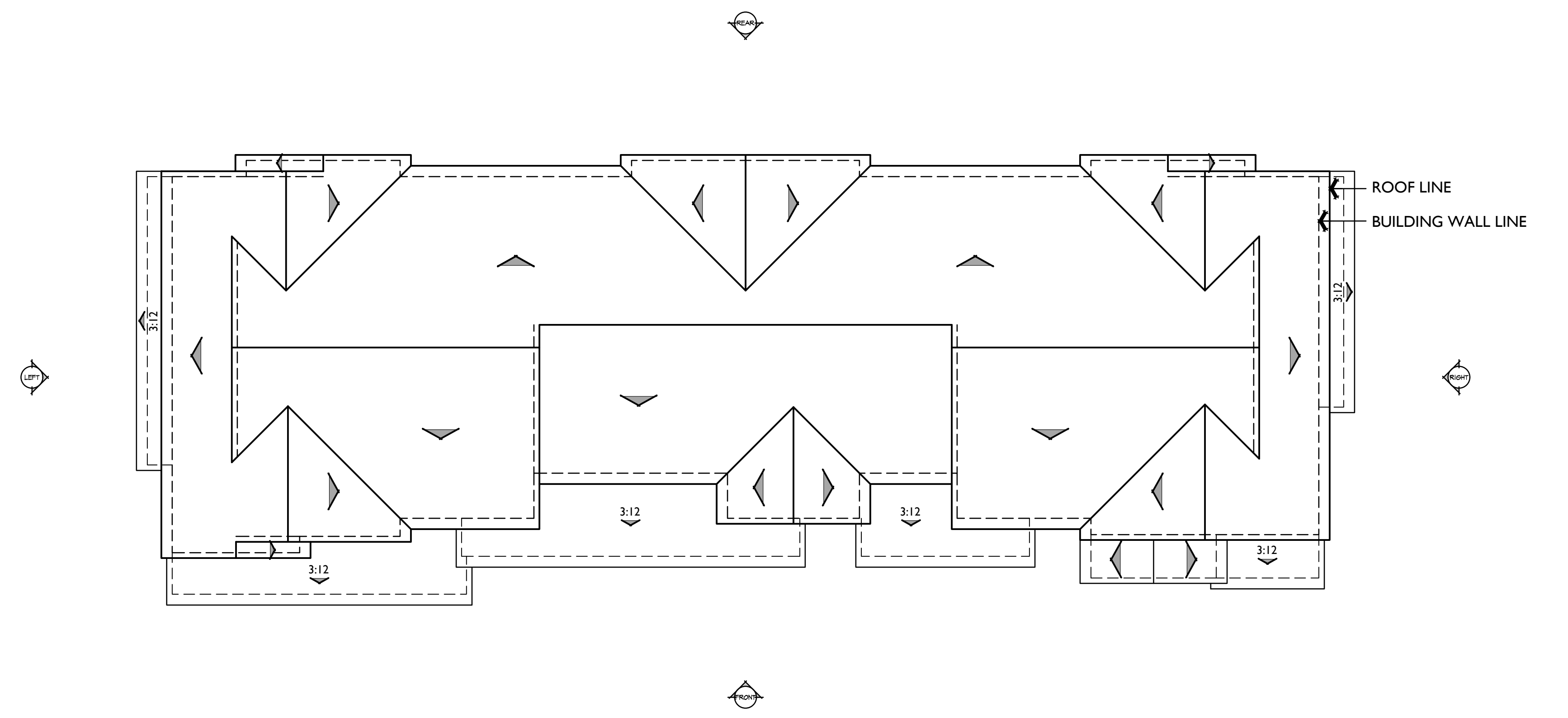
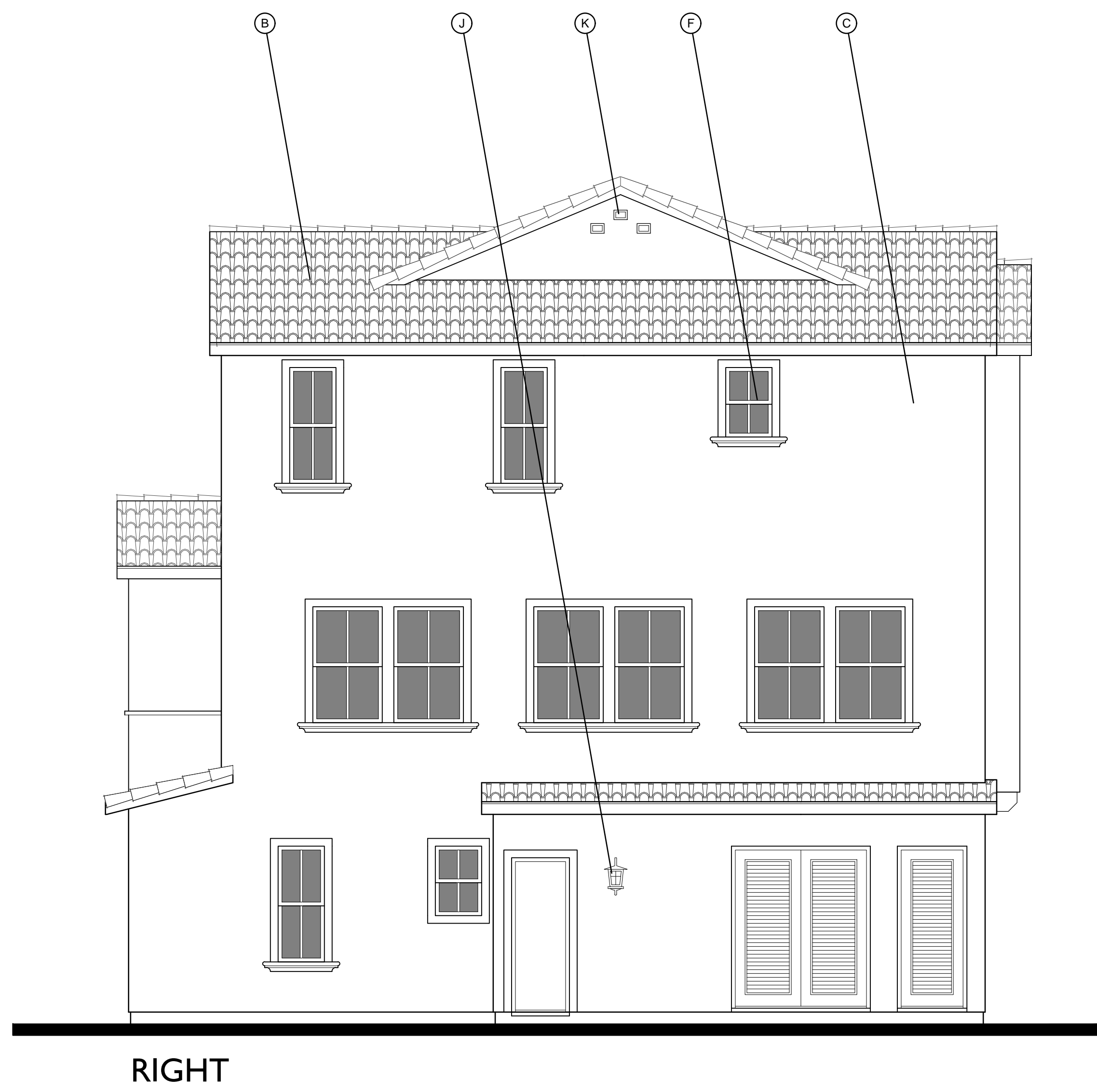
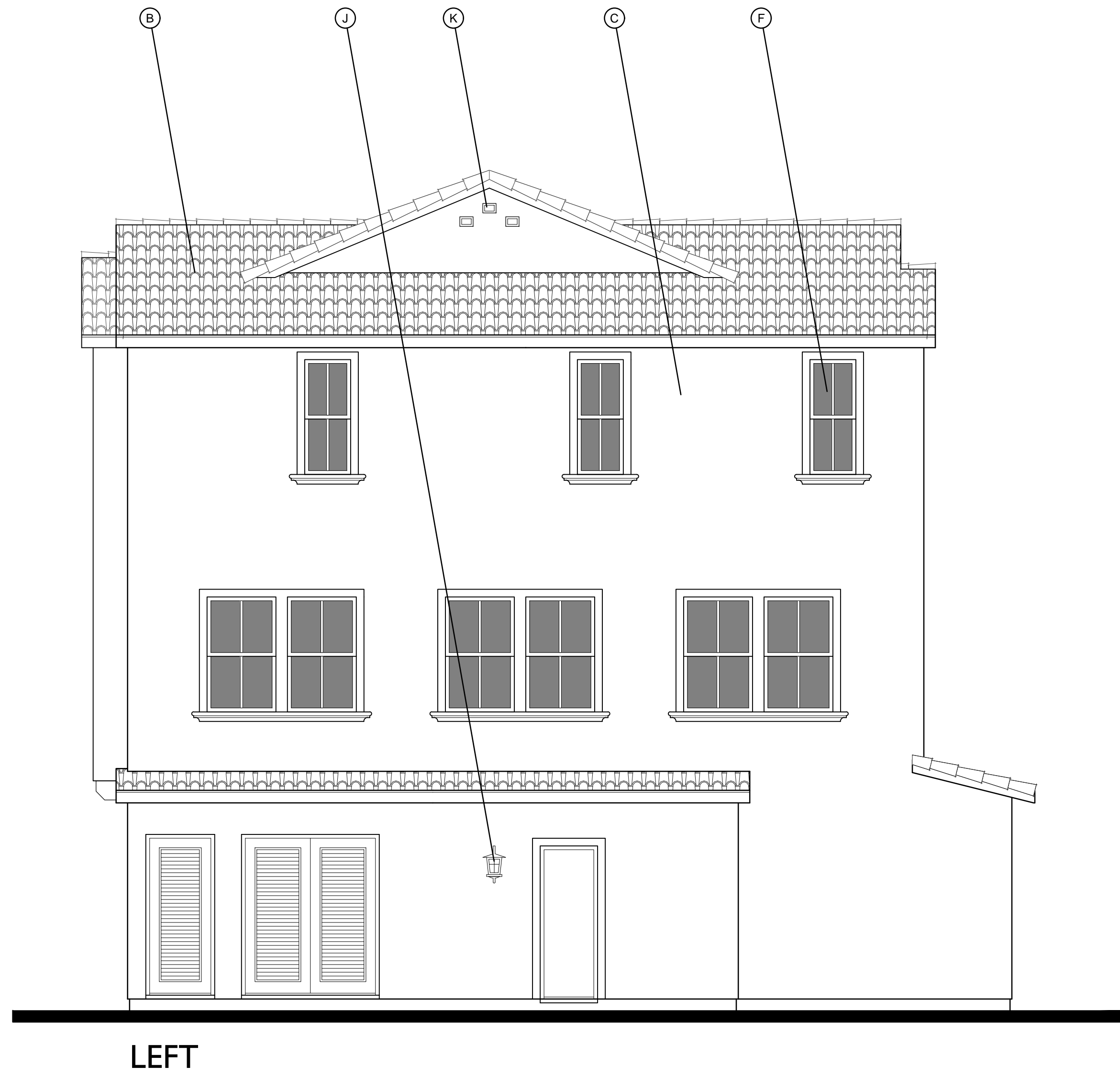
WALNUT GROVE - TOWNHOMES

West Covina, California

0 2 4 8 016.20060

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 A
1/8"=1'-0"
 PITCH: 5:12 U.N.O.
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE

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

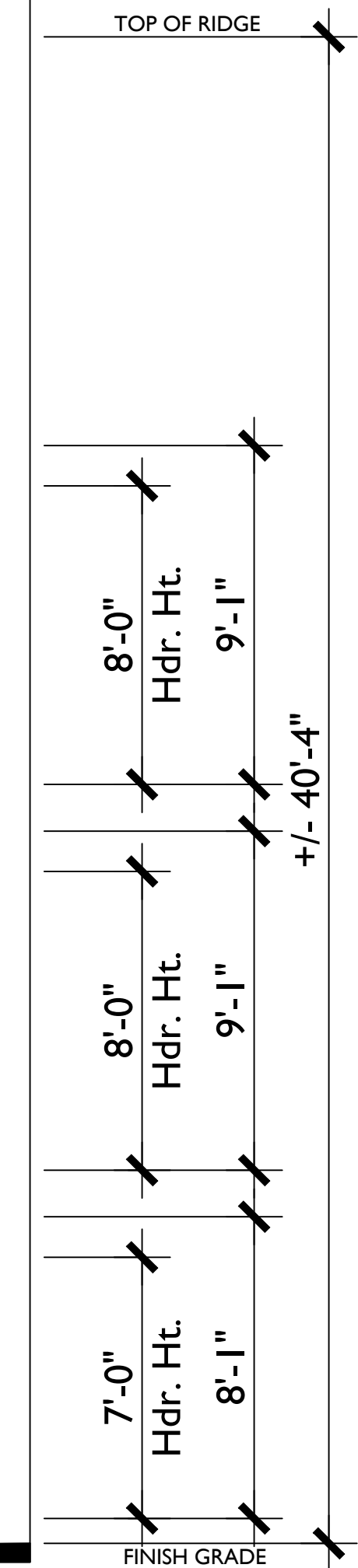


REAR



FRONT

FARMHOUSE



MATERIAL LEGEND - B

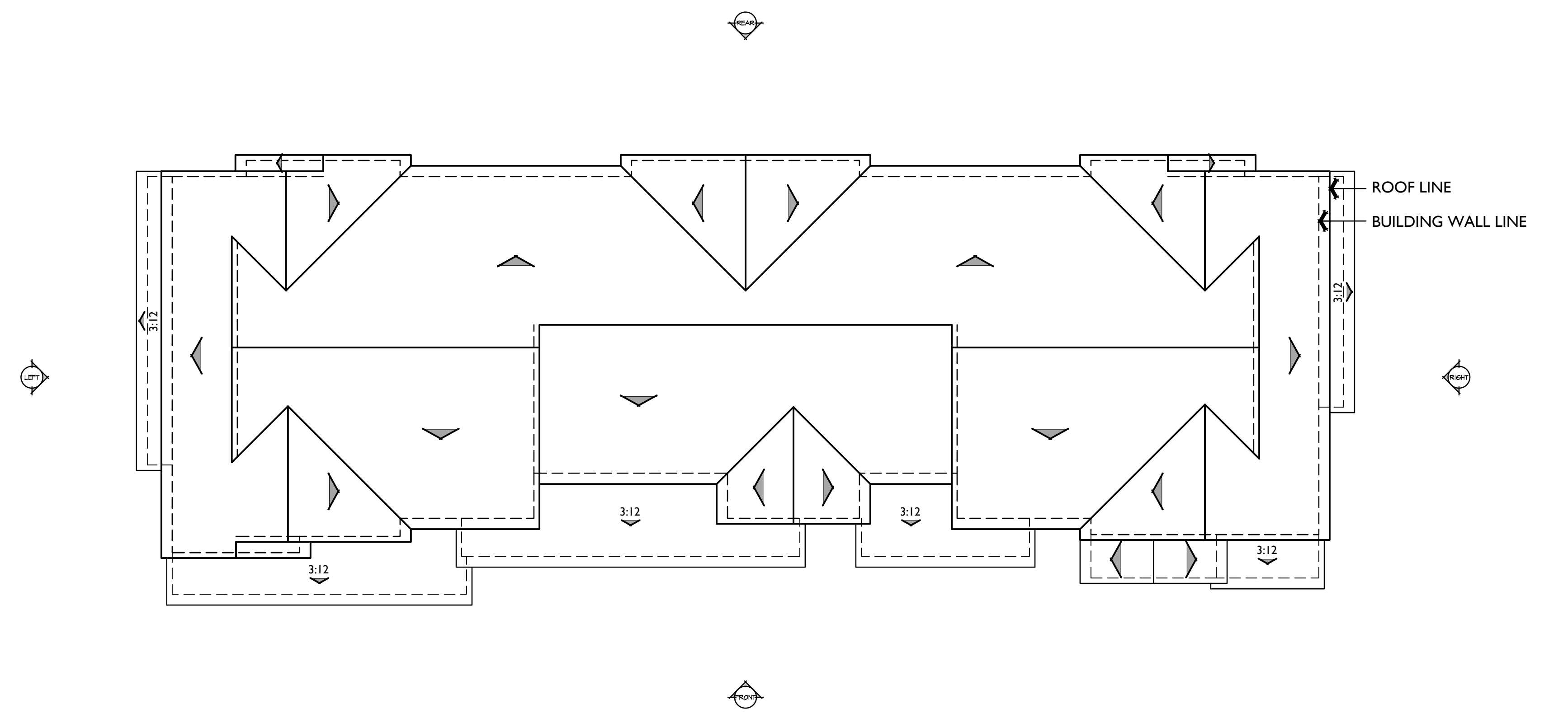
- A. COMPOSITION SHINGLE
- C. 16/20 SAND FINISH STUCCO
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- O. WOODEN RAILING



LEFT



RIGHT



ROOF PLAN

B

PITCH: 8:12 U.N.O.
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: FLAT CONCRETE TILE

3 - STORY TOWNHOMES - 5 - PLEX

Conceptual Farmhouse Elevation

WALNUT GROVE - TOWNHOMES

West Covina, California

0 2 4 8 016.20060



SPANISH COLONIAL



FARMHOUSE

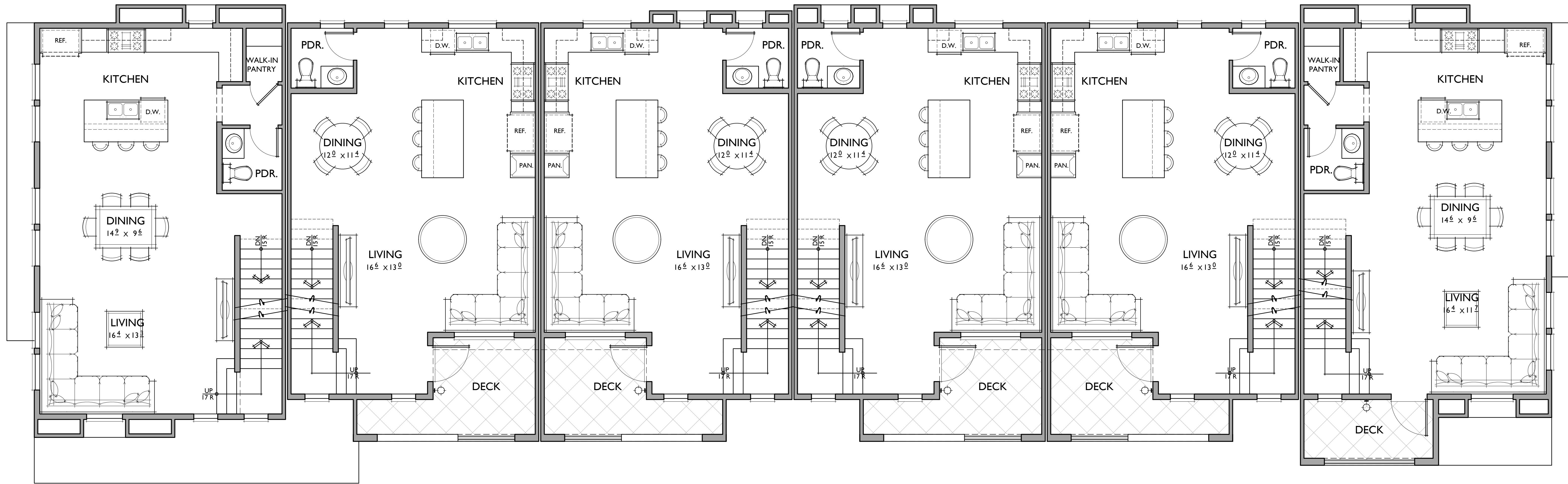
3 - STORY TOWNHOMES - 6 - PLEX

Conceptual Front Elevations

WALNUT GROVE - TOWNHOMES

West Covina, California

0 2 4 8 016.20060



PLAN 1
1310 SQ. FT.
 2 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	129 SQ. FT.
2ND FLOOR	616 SQ. FT.
3RD FLOOR	564 SQ. FT.
TOTAL	1310 SQ. FT.
2 - CAR GARAGE	486 SQ. FT.
PORCH	100 SQ. FT.
DECK	100 SQ. FT.

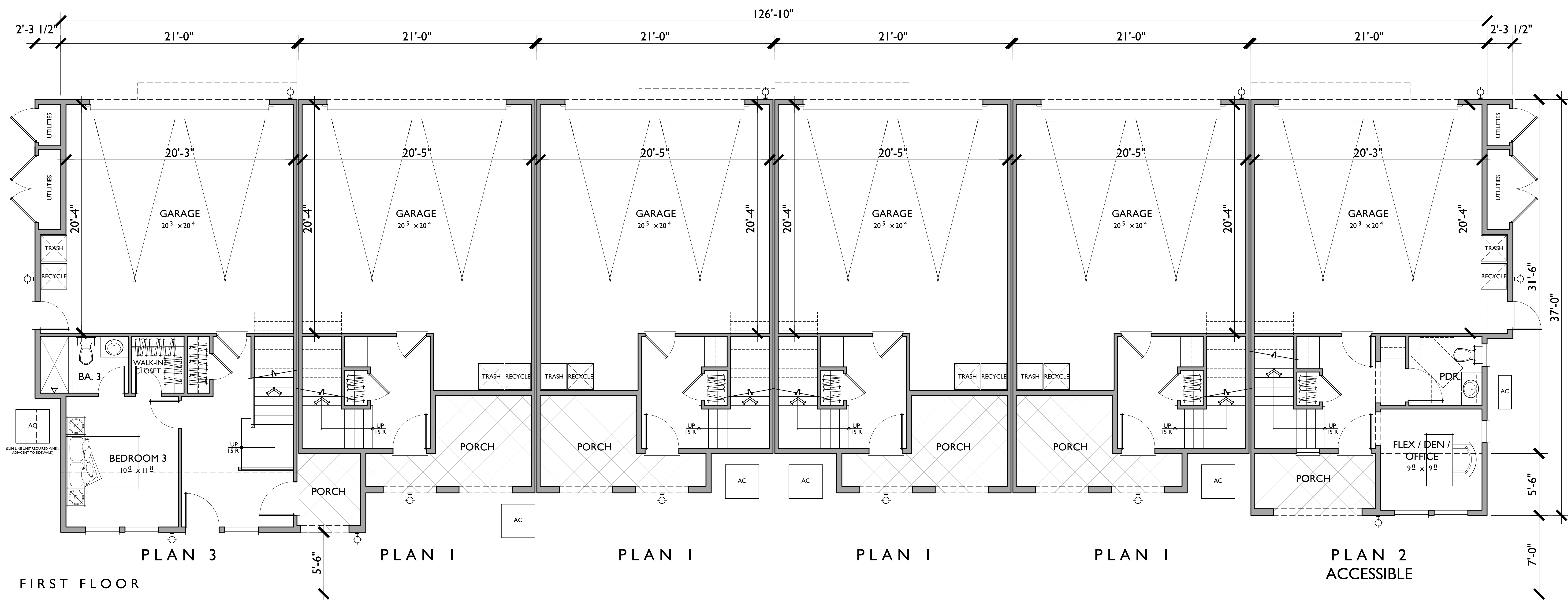
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1495 SQ. FT.
 2 BEDROOMS / 3 BATHS + DEN
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	279 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	554 SQ. FT.
TOTAL	1495 SQ. FT.
2 - CAR GARAGE	459 SQ. FT.
PORCH	61 SQ. FT.
DECK	61 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR



PLAN 3
1721 SQ. FT.
 3 BEDROOMS / 3.5 BATHS
 2 - CAR GARAGE

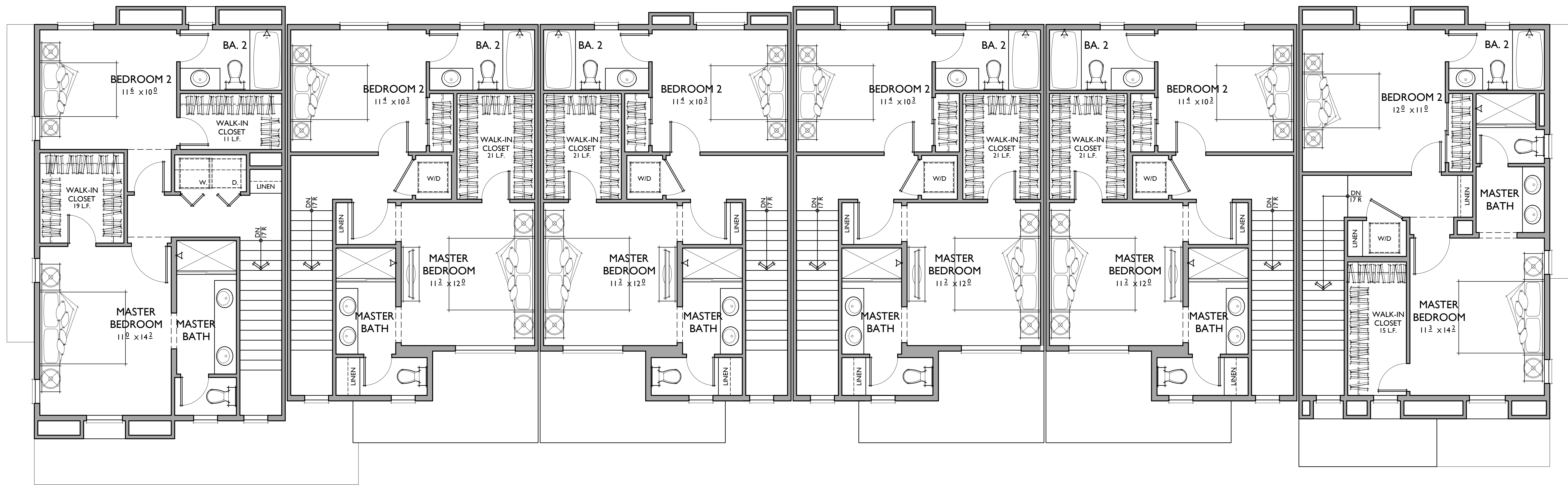
FLOOR AREA TABLE	
1ST FLOOR	385 SQ. FT.
2ND FLOOR	697 SQ. FT.
3RD FLOOR	639 SQ. FT.
TOTAL	1721 SQ. FT.
2 - CAR GARAGE	458 SQ. FT.
PORCH	43 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FIRST FLOOR

3 - STORY TOWNHOMES - 6 - PLEX
WALNUT GROVE - TOWNHOMES
 West Covina, California

0 2 4 8 016.20060



PLAN 3

PLAN 1

PLAN 1

PLAN 1

PLAN 1

PLAN 2

THIRD FLOOR

3 - STORY TOWNHOMES - 6 - PLEX

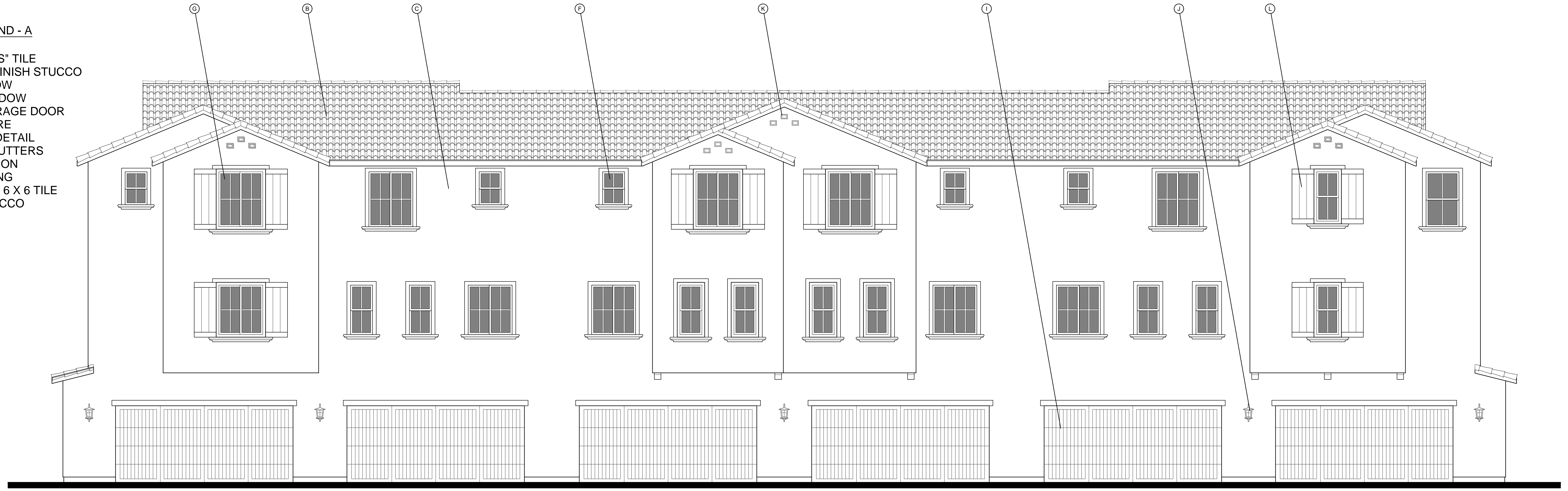
WALNUT GROVE - TOWNHOMES

West Covina, California

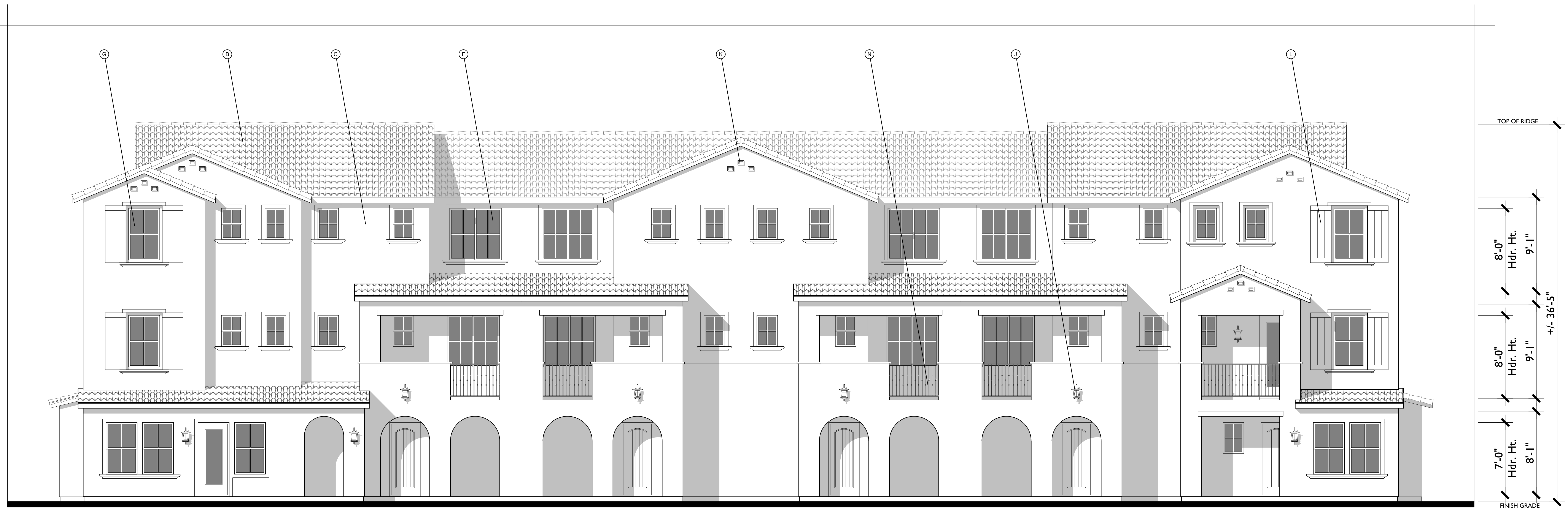
0 2 4 8 016.20060

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



REAR



FRONT

SPANISH COLONIAL

3 - STORY TOWNHOMES - 6 - PLEX

Conceptual Spanish Colonial Elevation

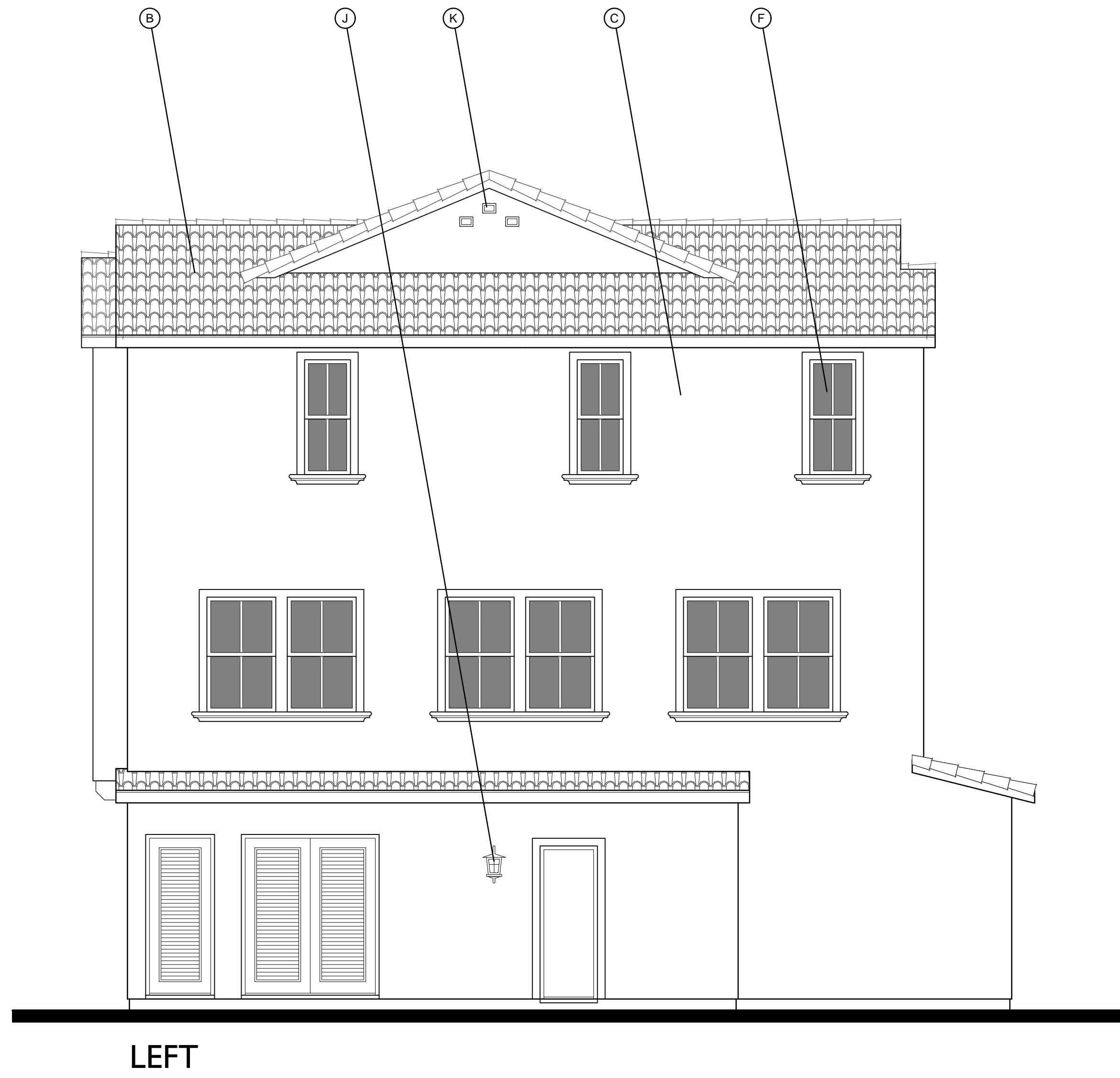
WALNUT GROVE - TOWNHOMES

West Covina, California

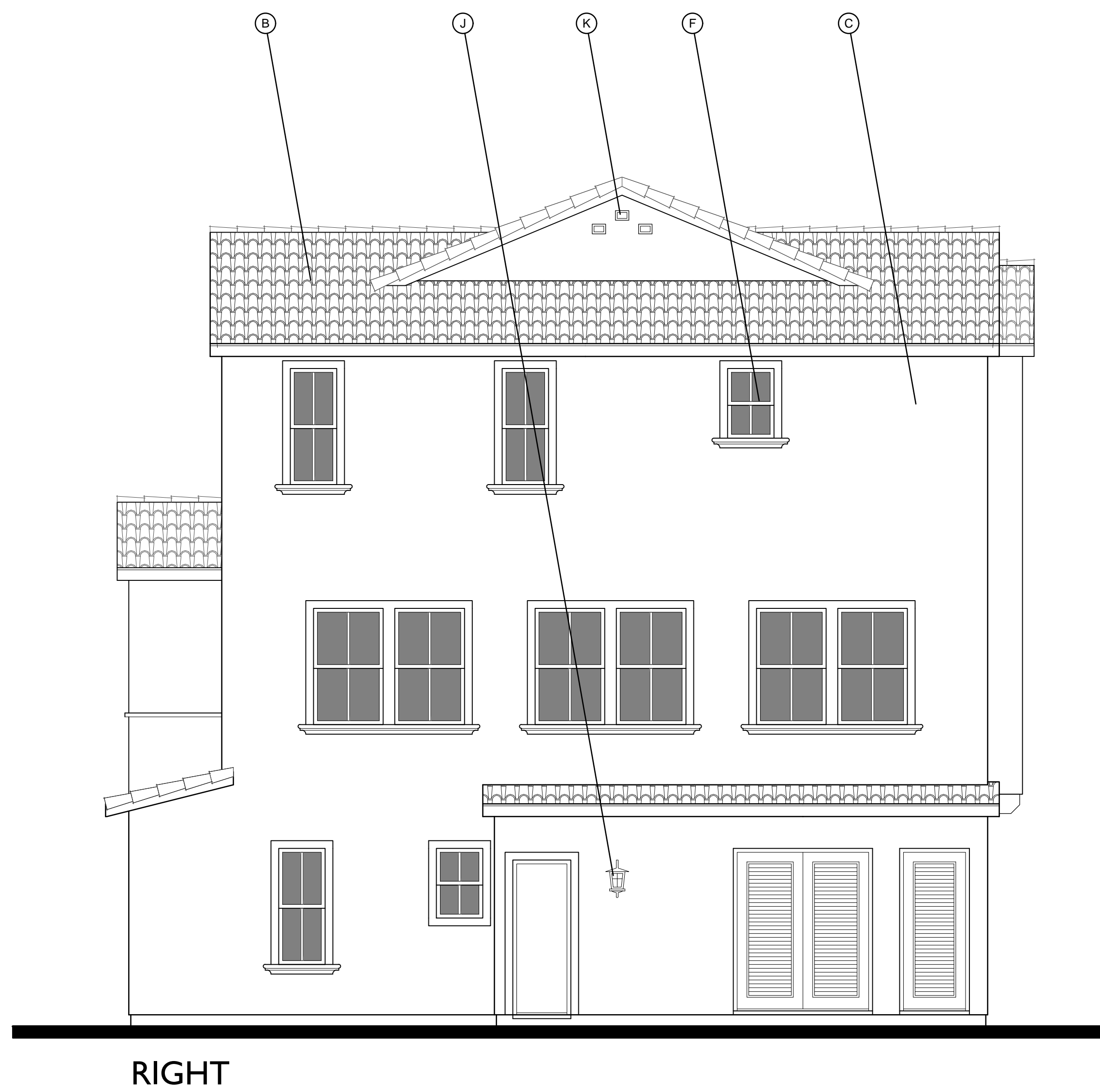
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MATERIAL LEGEND - A

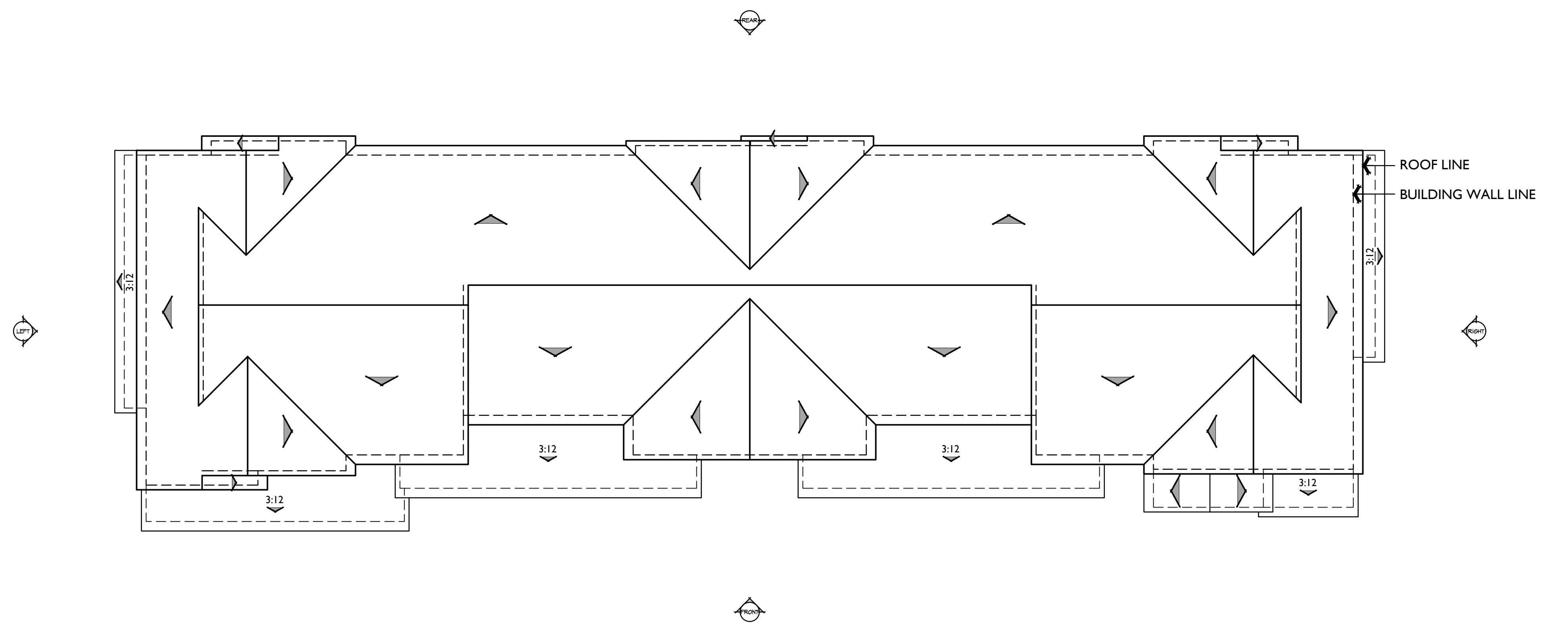
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- F. VINYL WINDOW
- G. RECESS WINDOW
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- M. WROUGHT IRON
- N. METAL RAILING
- R. DECORATIVE 6 X 6 TILE
- S. RECESS STUCCO



LEFT



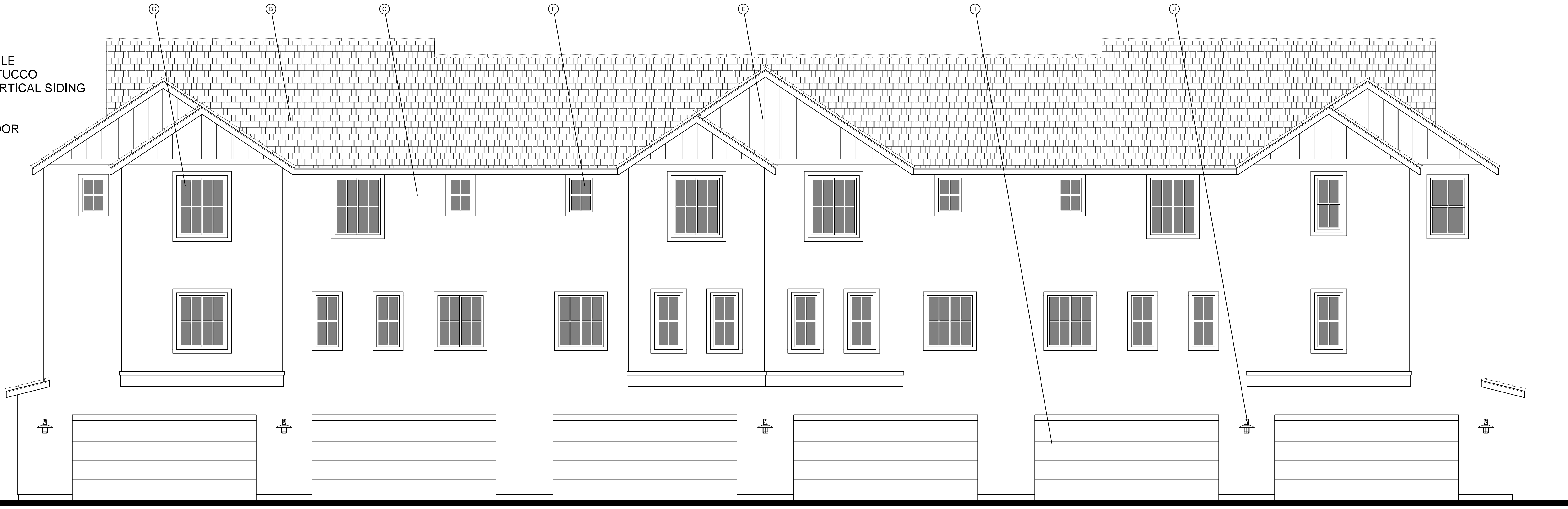
RIGHT



ROOF PLAN A
1/8"=1'-0"
 PITCH: 5:12 U.N.O.
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE

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

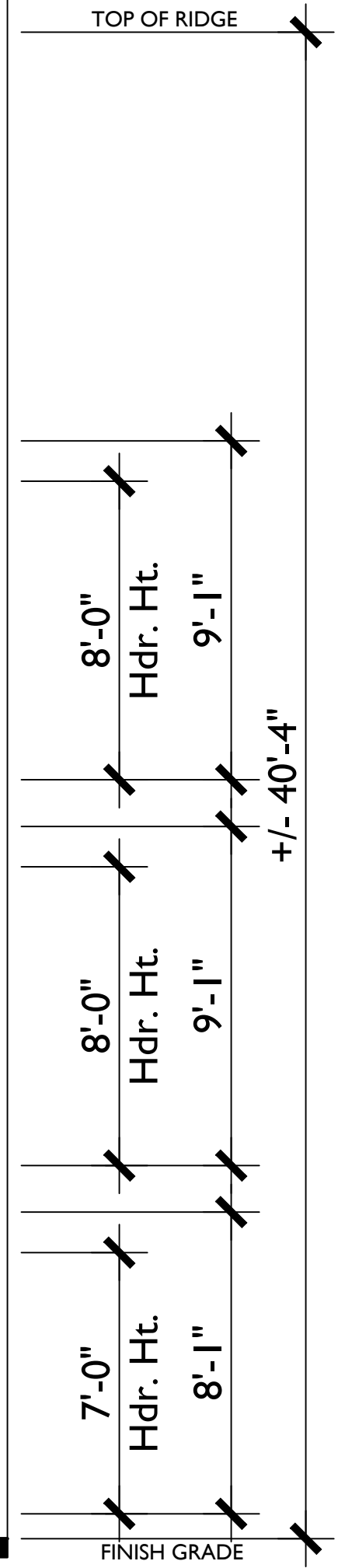


REAR



FRONT

FARMHOUSE



3 - STORY TOWNHOMES - 6 - PLEX

Conceptual Farmhouse Elevation

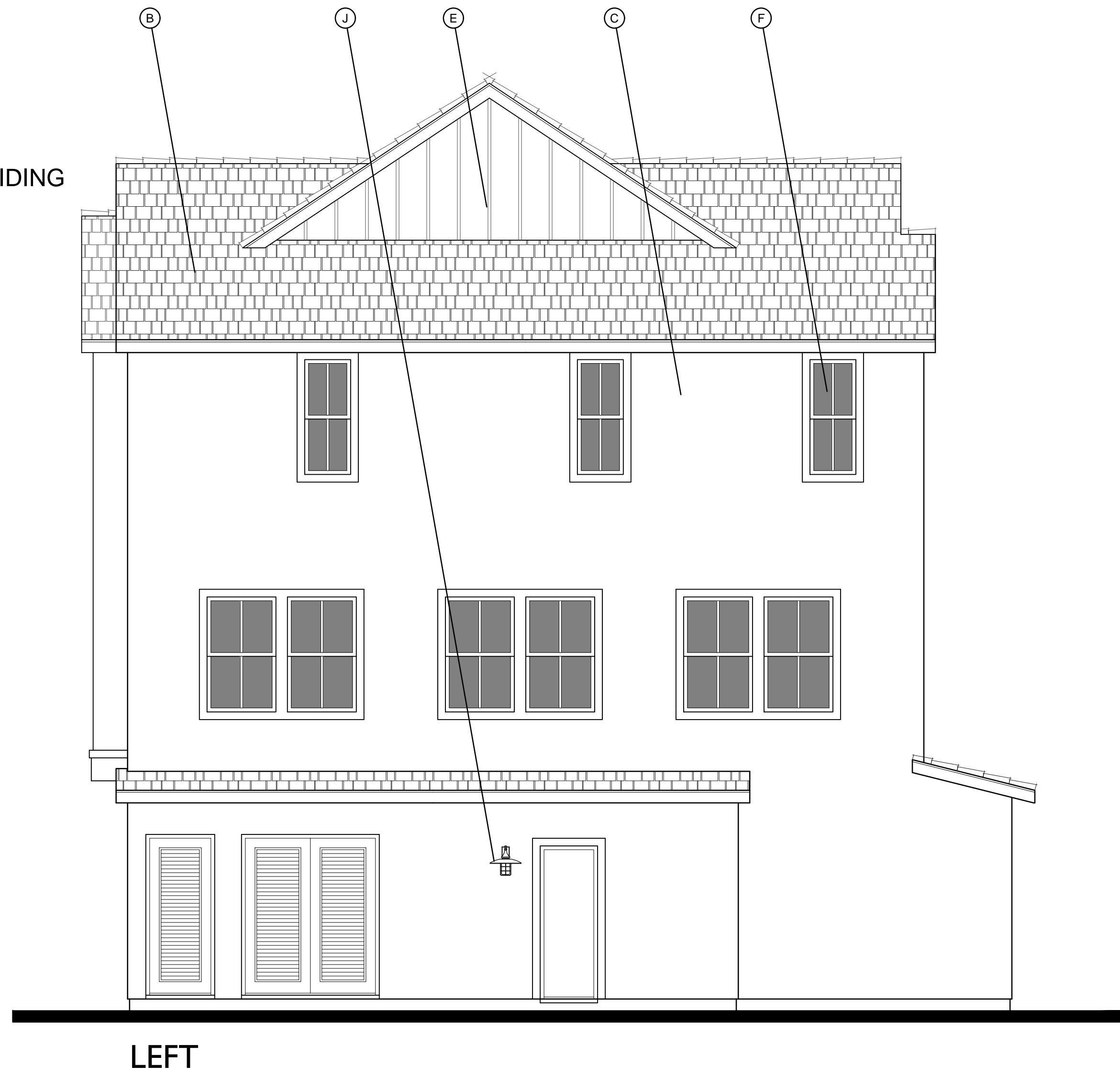
WALNUT GROVE - TOWNHOMES

West Covina, California

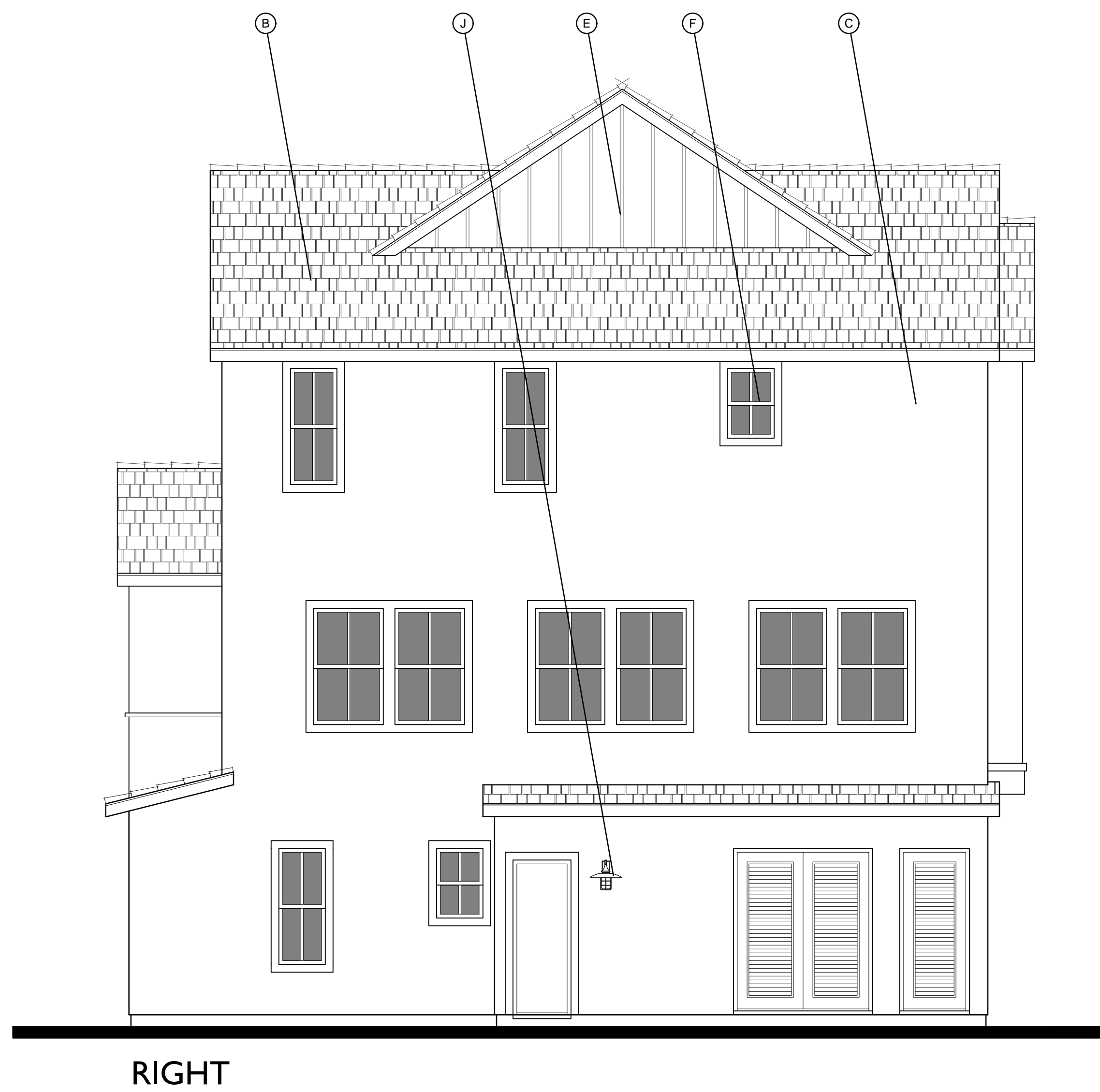
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MATERIAL LEGEND - B

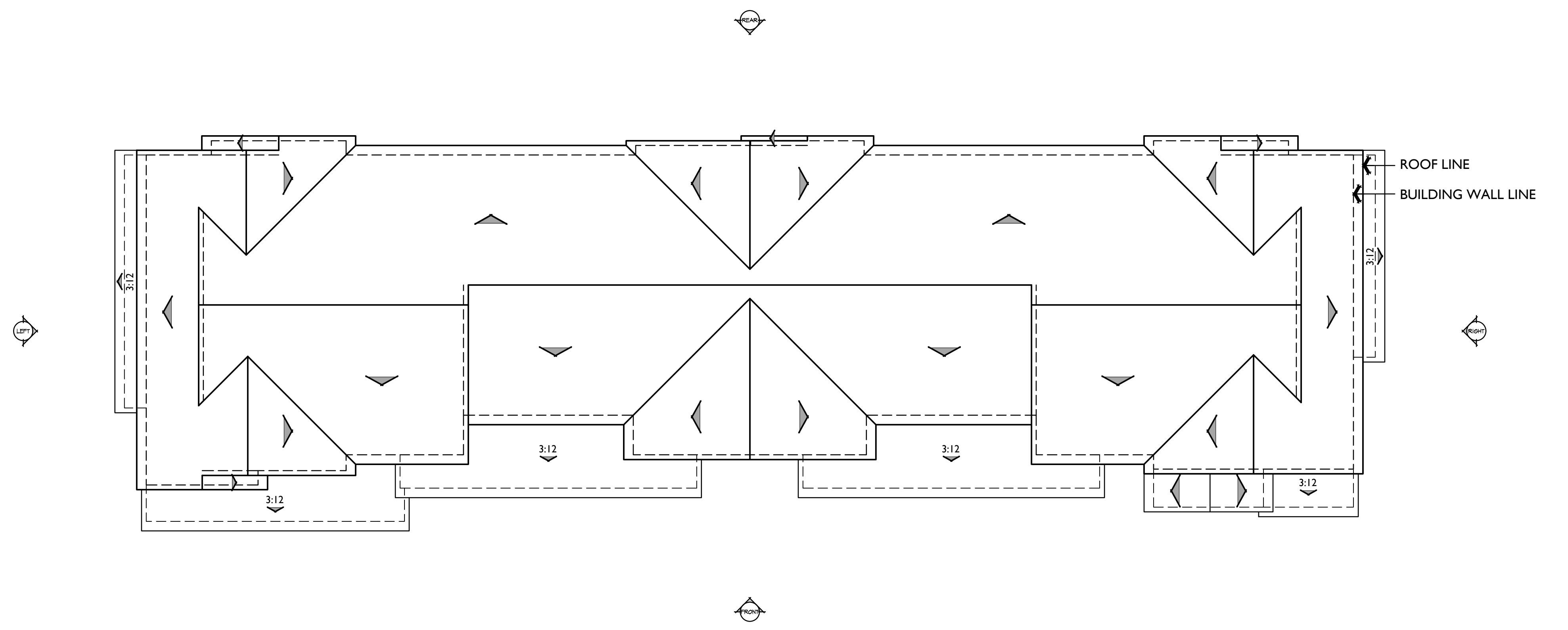
- A. COMPOSITION SHINGLE
- C. 16/20 SAND FINISH STUCCO
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- O. WOODEN RAILING



LEFT



RIGHT



ROOF PLAN **B**
PITCH: 8:12 U.N.O.
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: FLAT CONCRETE TILE