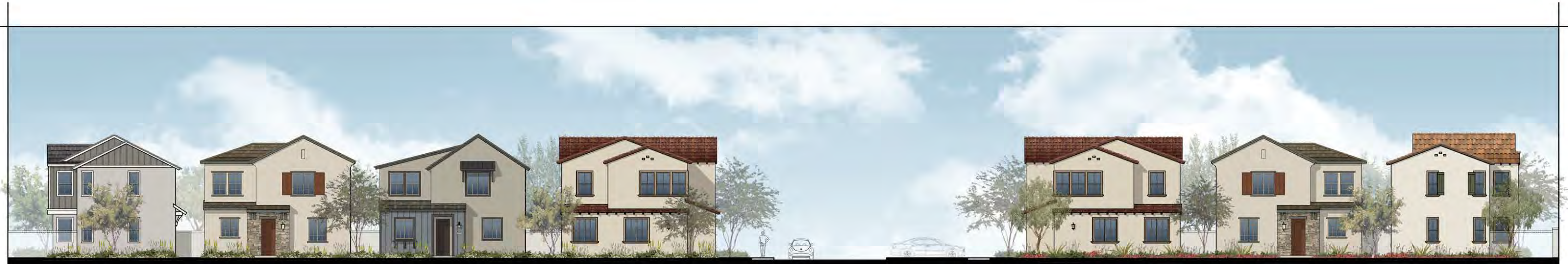


WALNUT GROVE

WEST COVINA, CALIFORNIA



PLAN 2BR
FARMHOUSE

PLAN 1CR
COTTAGE

PLAN 1BR
FARMHOUSE

PLAN 3AR
SPANISH

MOTOR ENTRY

PLAN 3A
SPANISH

PLAN 1C
COTTAGE

PLAN 2A
SPANISH



6-PLEX B
FARMHOUSE

MOTOR ENTRY

5-PLEX AR
SPANISH

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

SHEET INDEX

CIVIL

C-1 TOPOGRAPHIC SURVEY
C-2 PRELIMINARY GRADING

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LC-2 CONCEPTUAL WALL AND FENCE PLAN
LC-3 CONCEPTUAL PARK ENLARGEMENT PLAN
LC-4 CONCEPTUAL ENLARGEMENT PLAN

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A-1.3 PLAN 1B - FARMHOUSE ELEVATION
A-1.4 PLAN 1C - COTTAGE ELEVATION
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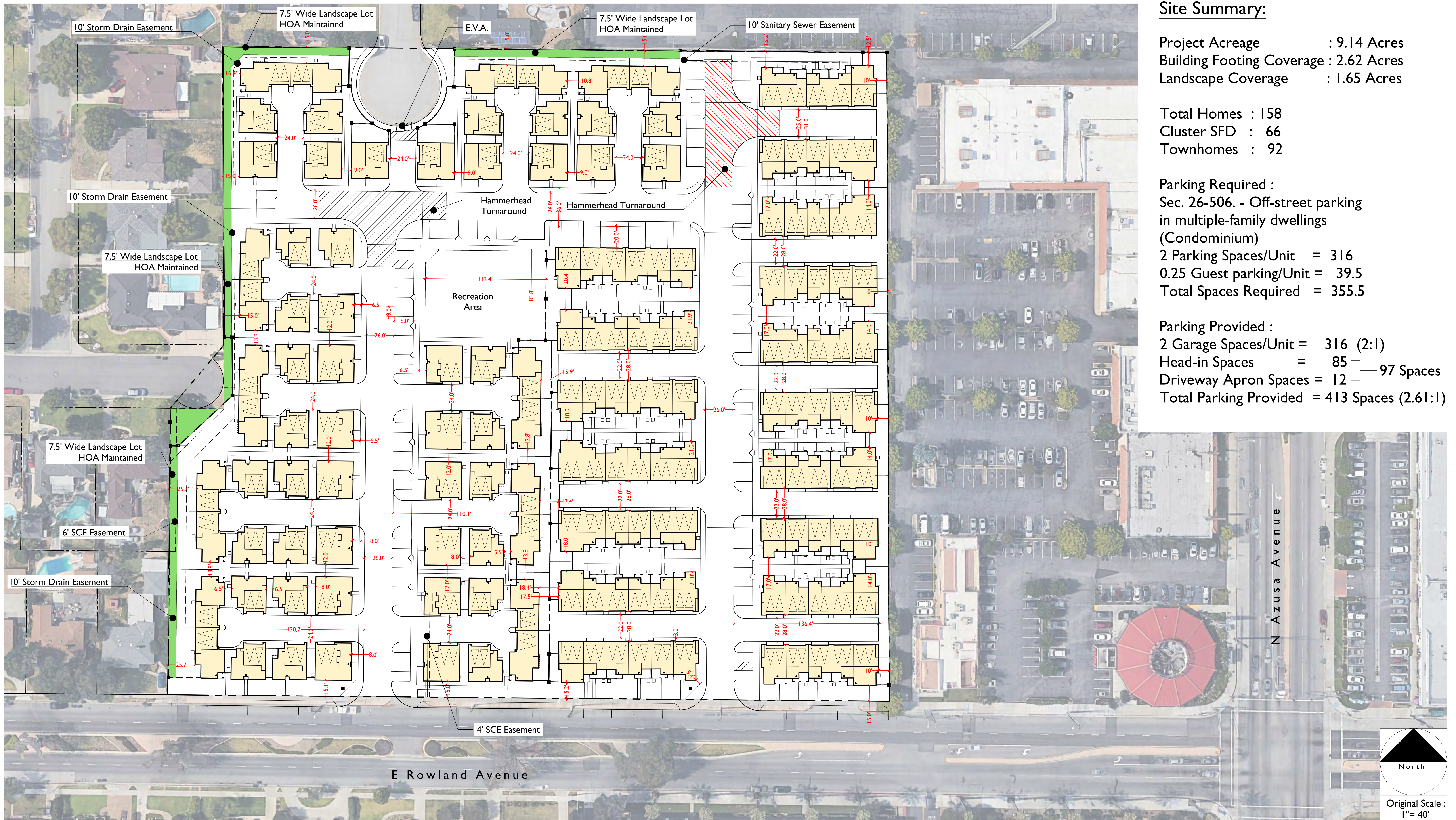
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A-2.1 PLAN 2 - FLOOR PLAN
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A-5.1 6-PLEX - FIRST & SECOND FLOOR PLAN
A-5.2 6-PLEX - THIRD FLOOR PLAN
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A-5.4 6-PLEX - SPANISH COLONIAL ELEVATION
A-5.5 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

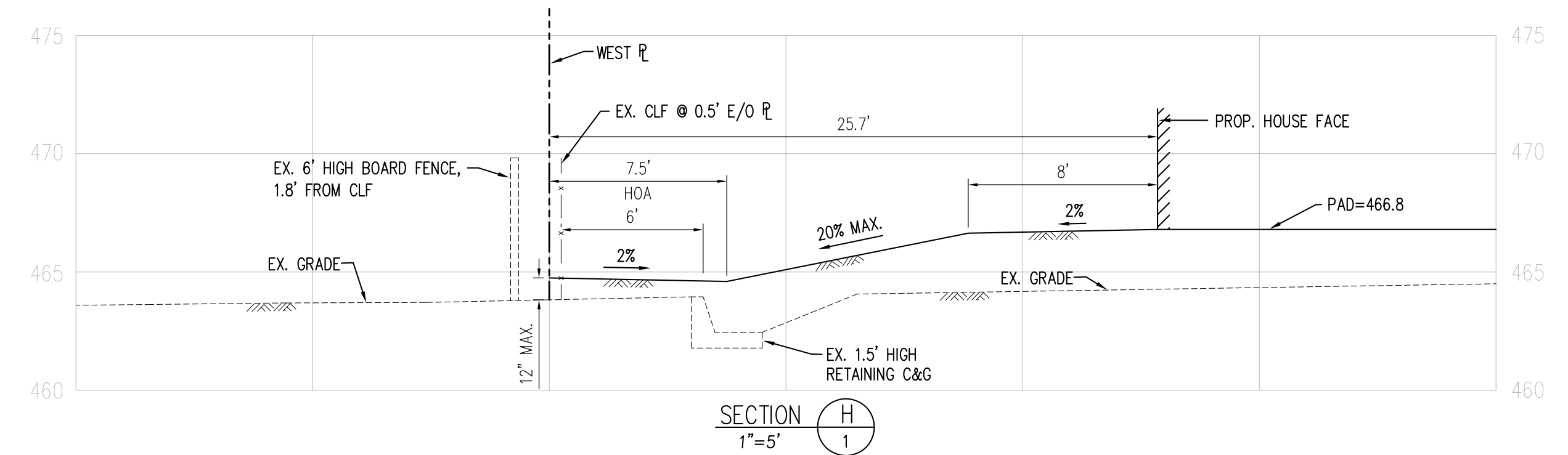
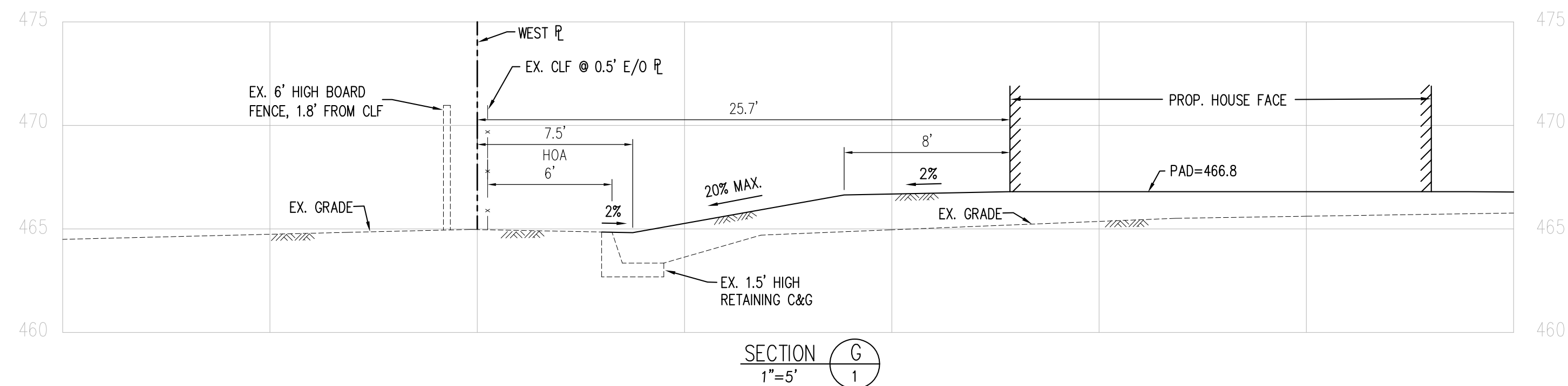
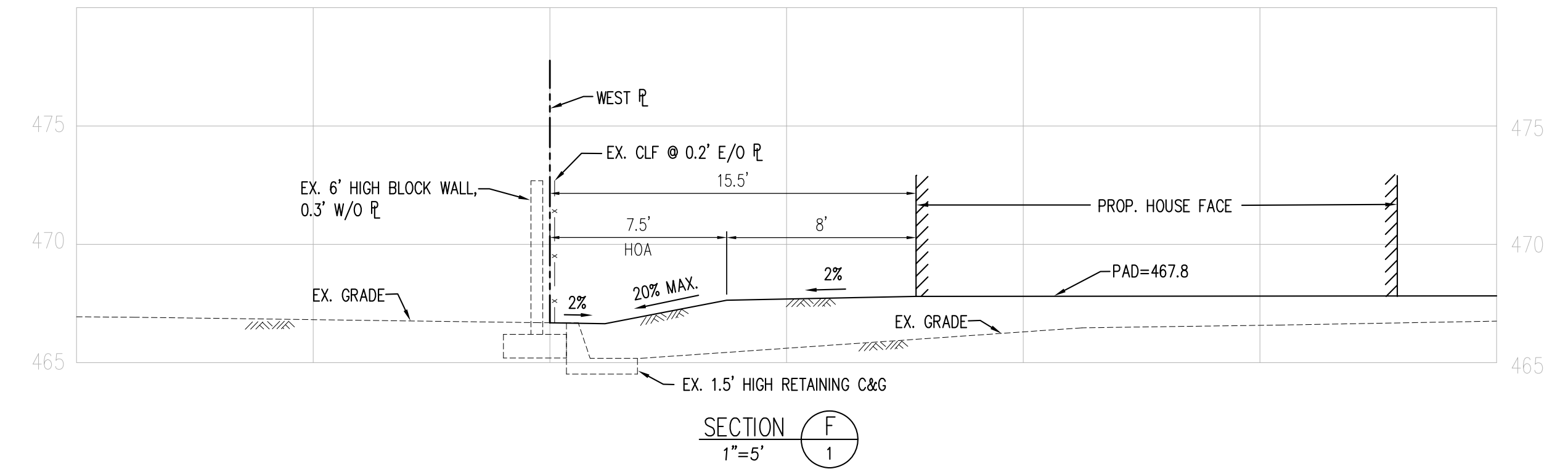
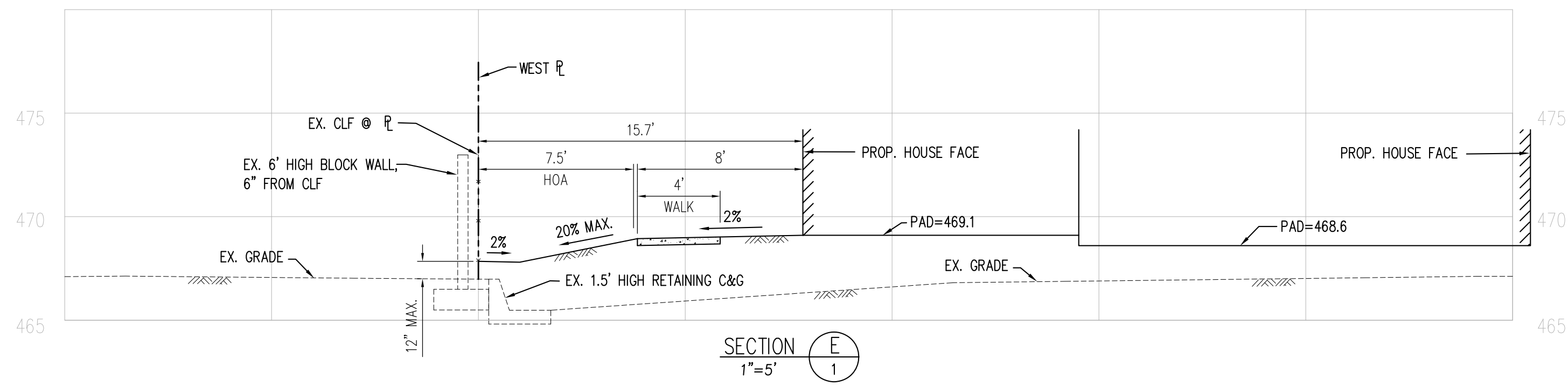
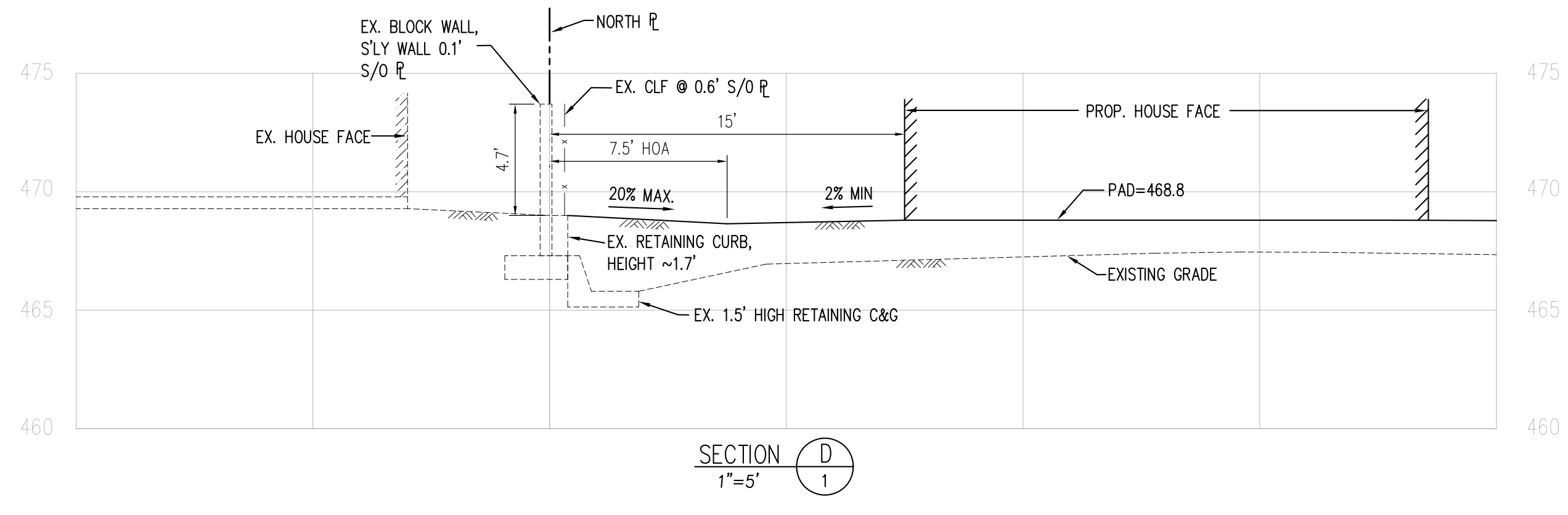
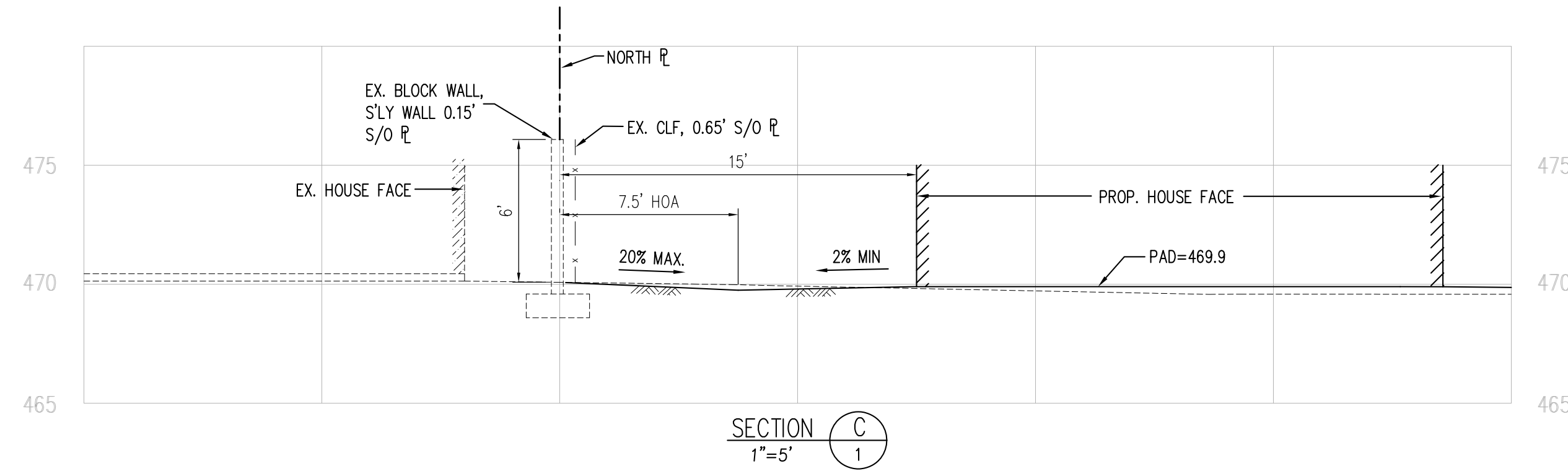
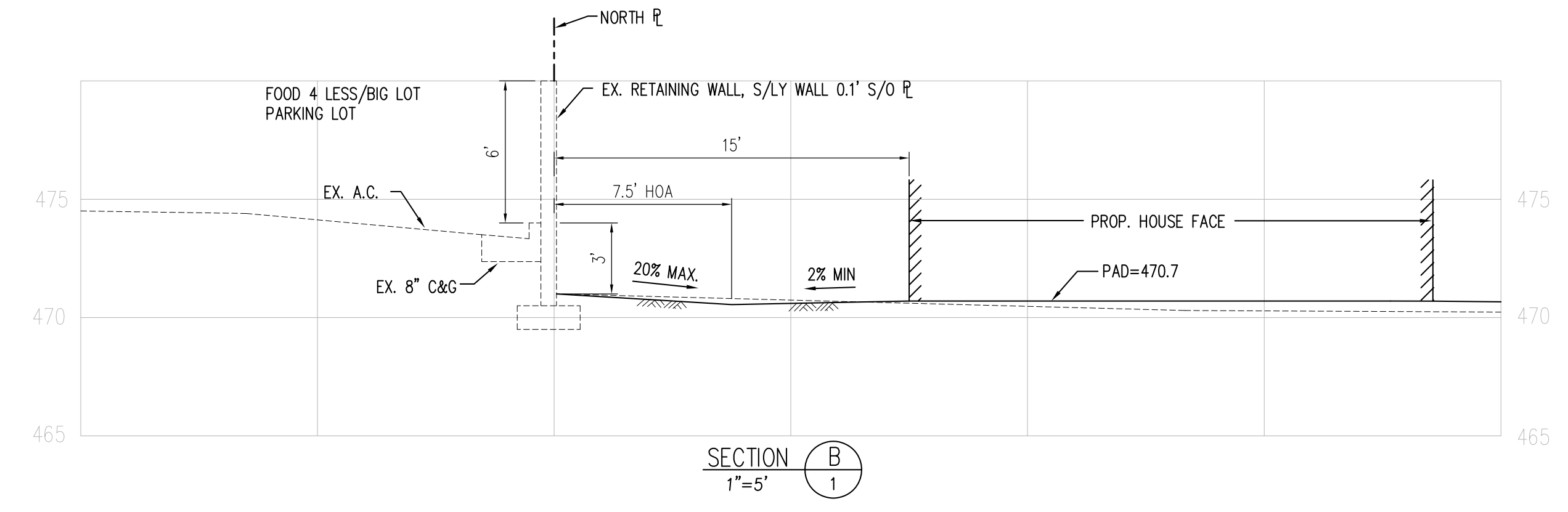
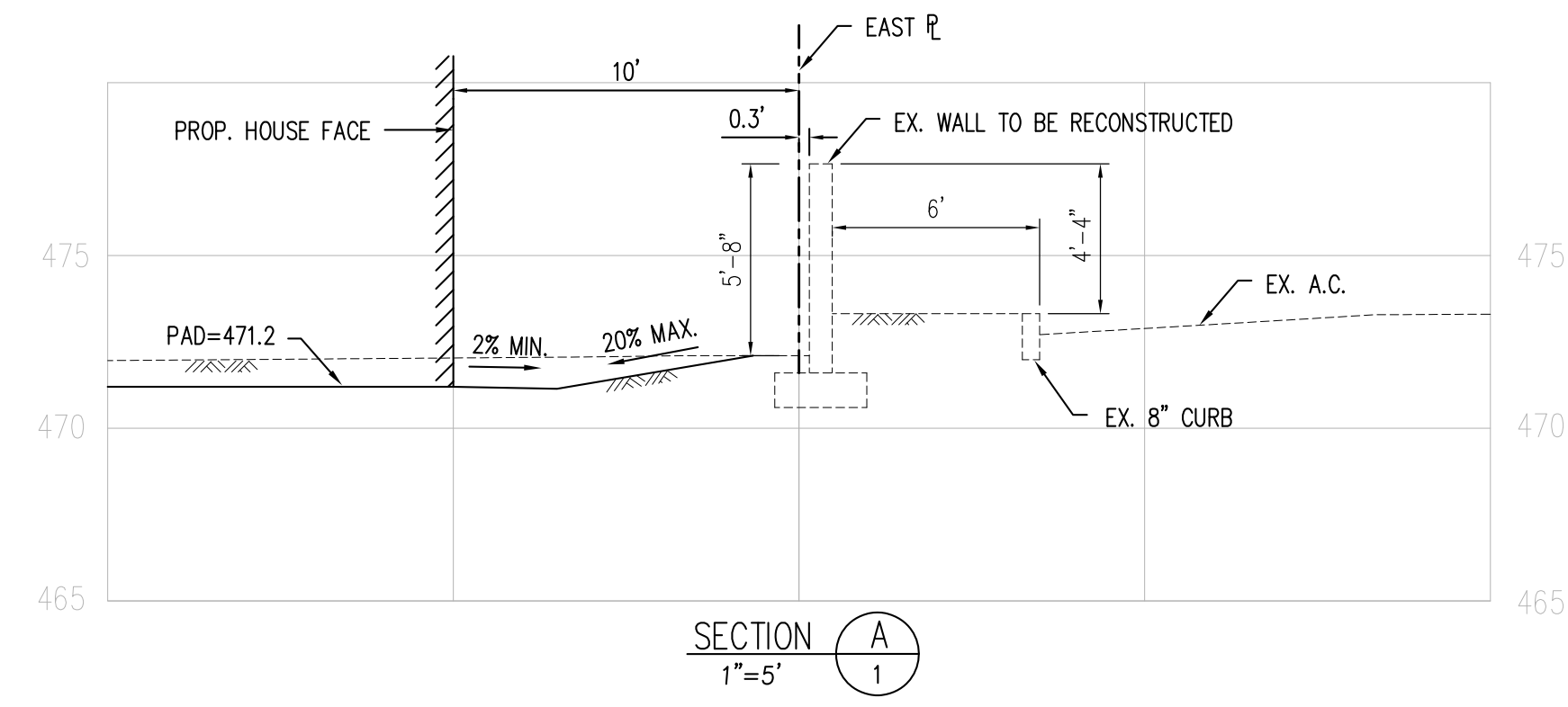
Parking Required :
 Sec. 26-506. - Off-street parking
 in multiple-family dwellings
 (Condominium)
 2 Parking Spaces/Unit = 316
 0.25 Guest parking/Unit = 39.5
 Total Spaces Required = 355.5

Parking Provided :
 2 Garage Spaces/Unit = 316 (2:1)
 Head-in Spaces = 85
 Driveway Apron Spaces = 12 } 97 Spaces
 Total Parking Provided = 413 Spaces (2.61:1)

CONCEPTUAL SITE PLAN
WALNUT GROVE

West Covina, California

0 20 40 80
 SCALE: 1" = 40'-0"
 016.18324



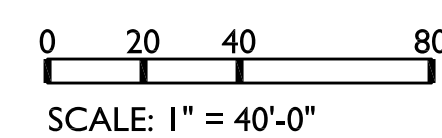
Original Scale :
1"= 5'

SHEET 2 of 2

PRELIMINARY GRADING PLAN-SECTIONS

PIONEER SCHOOL SITE

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

07.08.2020





PLANT PALETTE:

TREES & VINES

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

SHRUBS AND GROUNDCOVER

BACKGROUND

<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree
<i>Arcostaphylos 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'	Coffeberry
<i>Rosmarinus o.</i> 'Tuscan Blue'	Rosemary

MIDGROUND

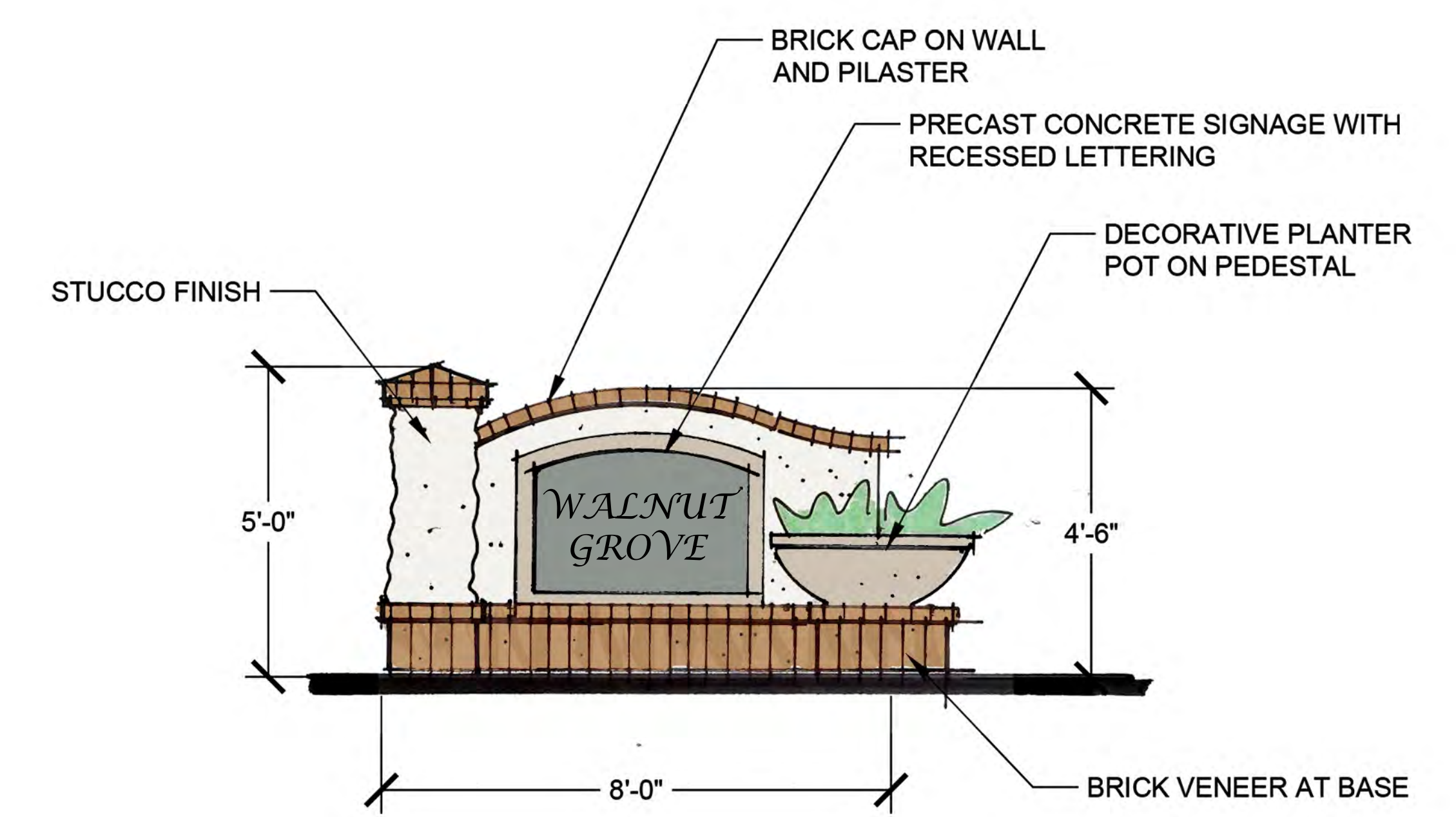
<i>Lavandula species</i>	Lavender
<i>Hesperaloe parviflora</i> 'Break Lights'	Red Yucca
<i>Nandina domestica</i> 'Fire Power'	Heavenly Bamboo
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Romneya coulteri</i>	Matilija Poppy
<i>Salvia clevelandii</i> 'Poza Blue'	Cleveland Sage
<i>Salvia leucantha</i> 'Santa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

FOREGROUND

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

FEATURE LEGEND:

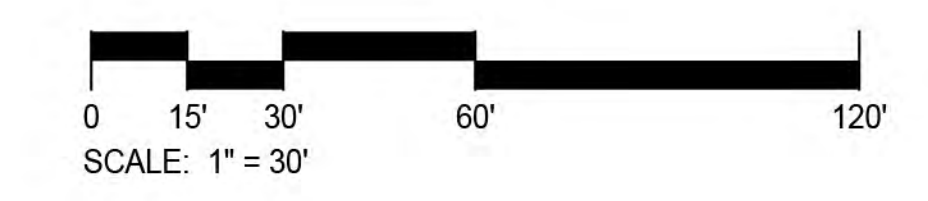
- 1 5' Wide, Medium Broom, Natural Color Concrete Interior Walkways.
- 2 4' Wide, Medium Broom, Natural Concrete Residential Corridor Walkways.
- 3 A.C. Units Per Architects Plans.
- 4 6' Wide Medium Broom, Natural Concrete Sidewalk at Head-In-Parking Stalls.
- 5 H.O.A. Landscape Areas.
- 6 Removable 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.



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



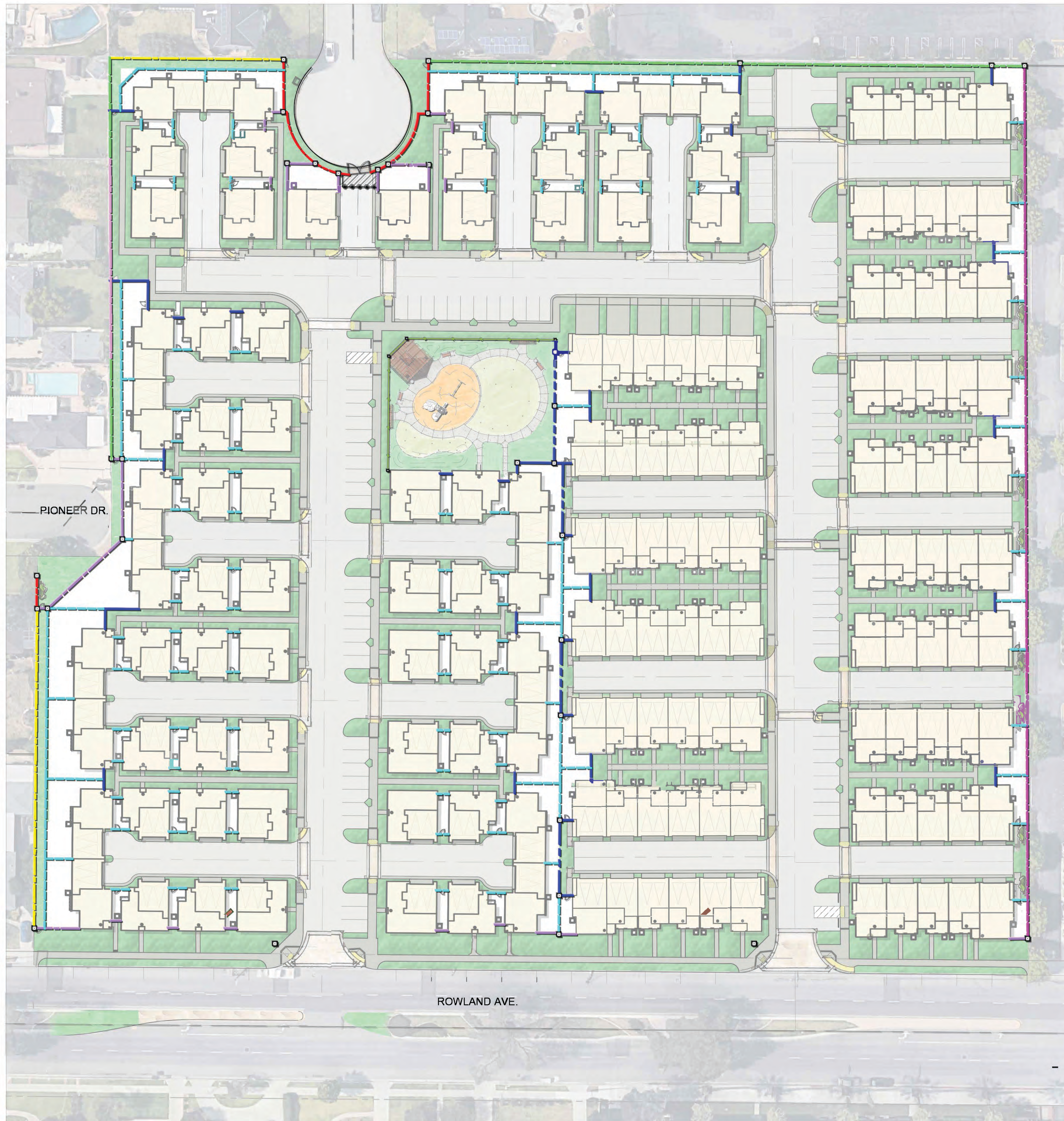
LEWIS
WALNUT GROVE - CONCEPTUAL LANDSCAPE MASTER PLAN
 WEST COVINA, CA



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

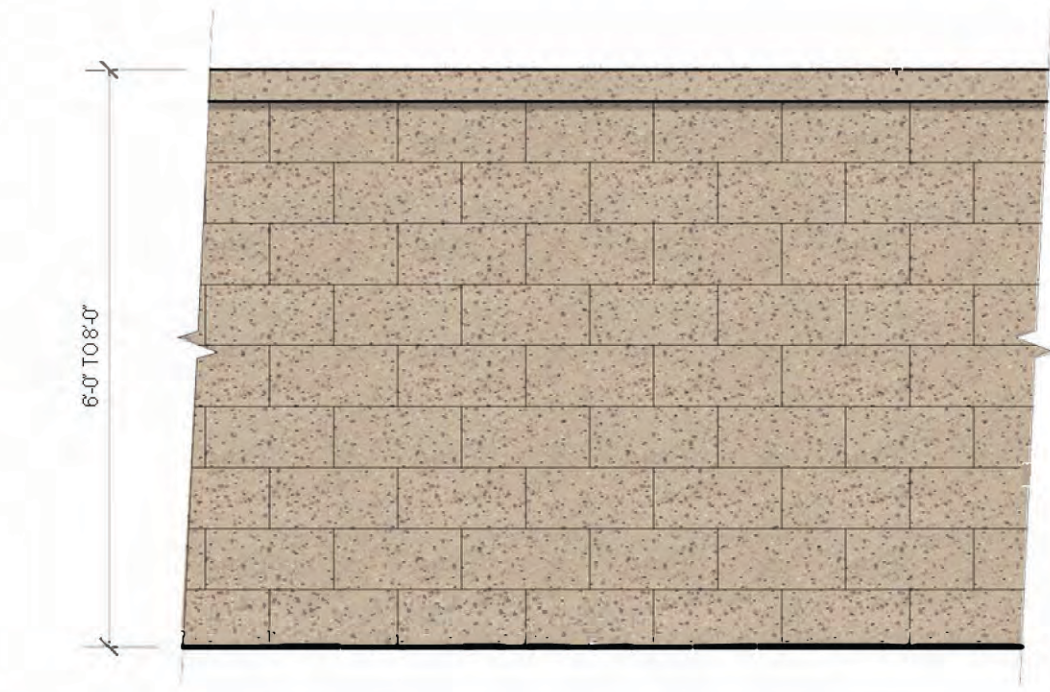


LC-1

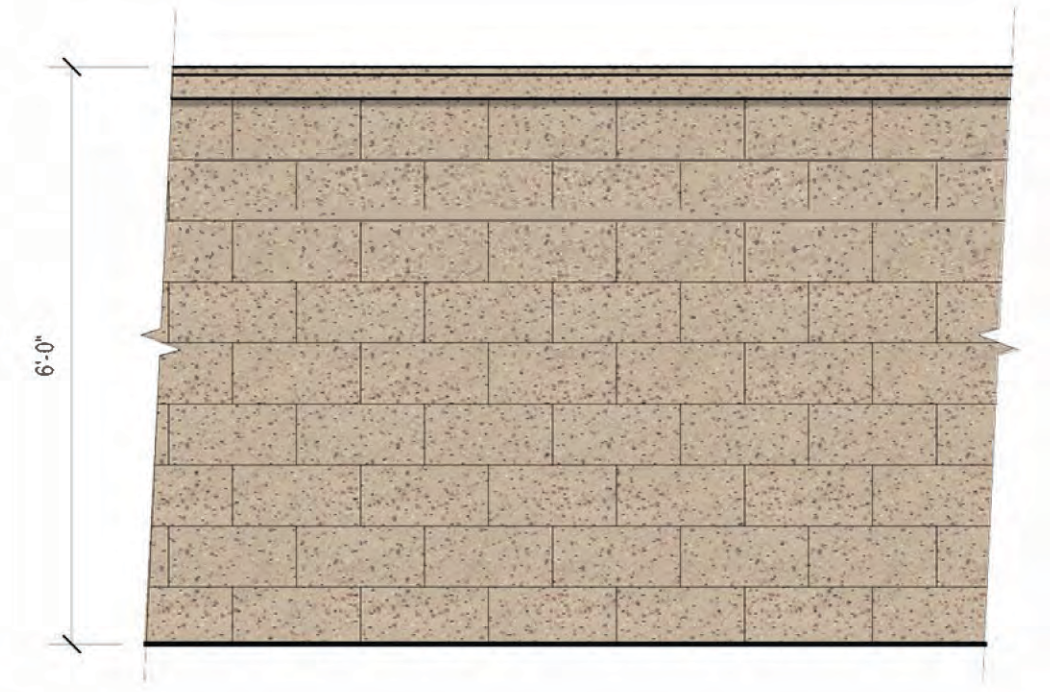


WALL AND FENCE LEGEND:

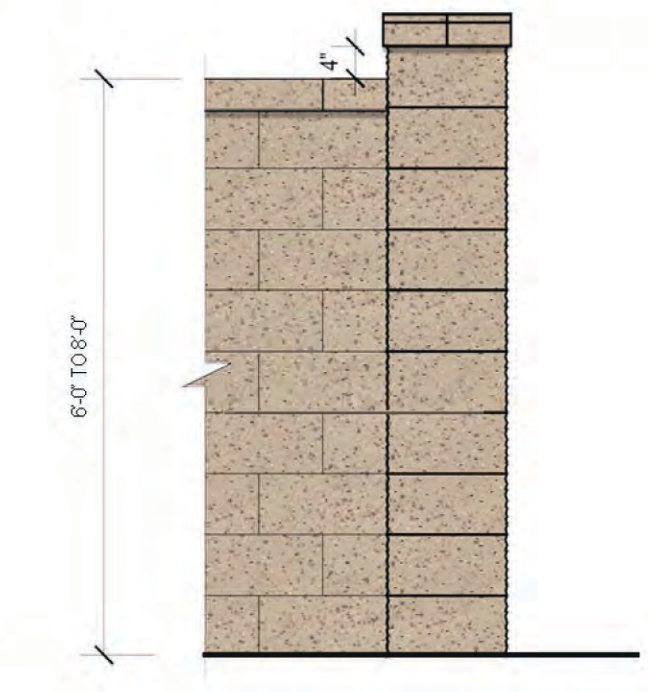
- ① 7'-0" TALL SPLIT-FACE BLOCK PERIMETER WALL WITH 4" CAP.
- ② 7'-0" TALL ENHANCED SPLIT-FACE BLOCK PERIMETER WALL WITH ENHANCED BEVELED CAP.
- ③ 6'-0" TALL NEW PRECISION BLOCK PERIMETER WALL WITH 4" CAP.
- ④ 6'-0" TALL SINGLE SIDED SPLIT-FACE RETURN WALLS.
- ⑤ 6'-0" TALL VINYL PRIVACY FENCE.
- ⑥ 6'-0" TALL ENHANCED SPLIT-FACE BLOCK PERIMETER WALL WITH ENHANCED BEVELED CAP.
- ⑦ 6'-0" TALL EXISTING PRECISION BLOCK PERIMETER WALL WITH 4" CAP.
- ⑧ 3'-0" WIDE VINYL ACCESS GATE.
- ⑨ 6'-8" TALL SPLIT-FACE PERIMETER PILASTER WITH 4" ENHANCED BEVELED CAP.
- ⑩ 3'-8" TALL 2-RAIL VINYL PVC COMMUNITY PARK FENCE.
- ⑪ 4'-0" TALL SPLIT FACE PERIMETER PILASTER AT COMMUNITY PARK.
- ⑫ REMOVABLE VEHICULAR BOLLARDS.
- ⑬ PROPOSED MONUMENT LOCATION.
- ⑭ 6' TALL NEW OR EXISTING PRECISION BLOCK WALL.



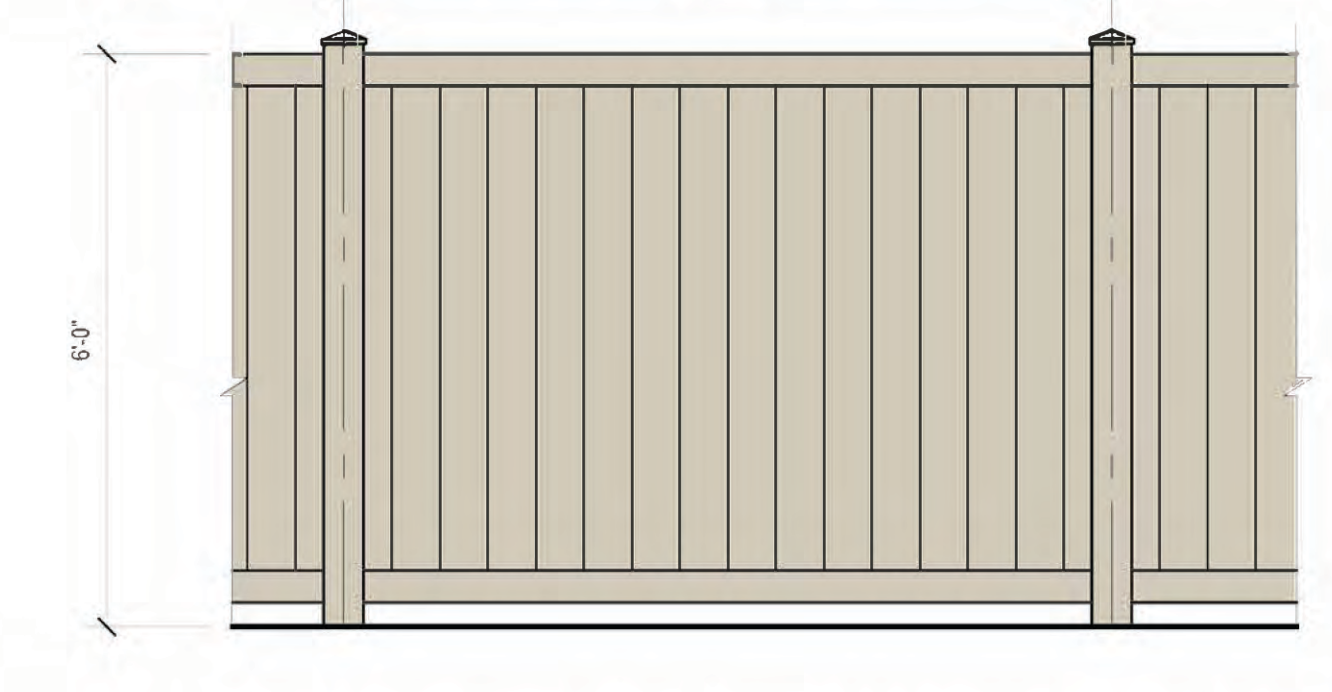
A 6' TO 8' TALL SPLITFACE BLOCK PERIMETER WALL W/ 4" CAP



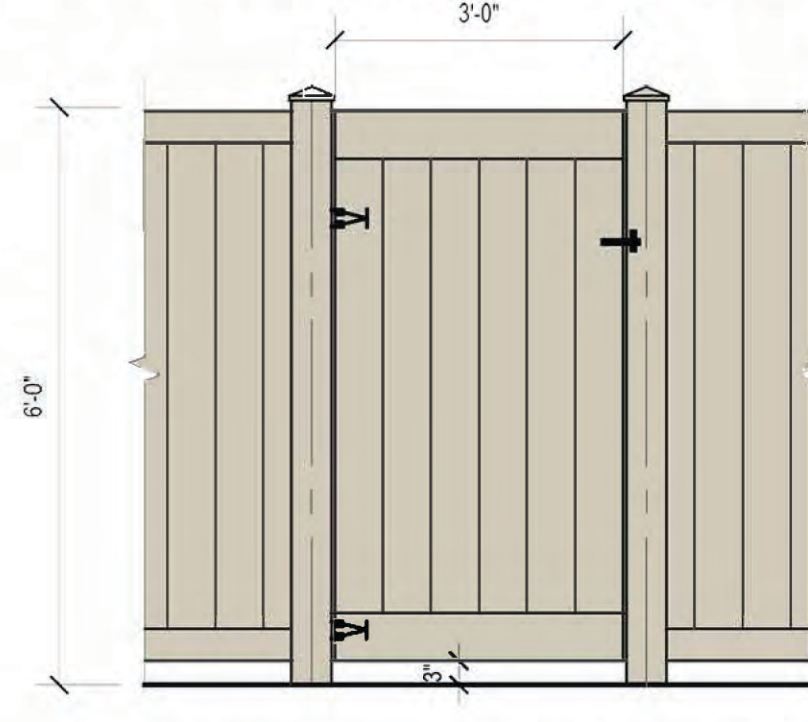
B 6' TALL SPLITFACE BLOCK PERIMETER WALL w/ ENHANCED 4" BEVELED CAP



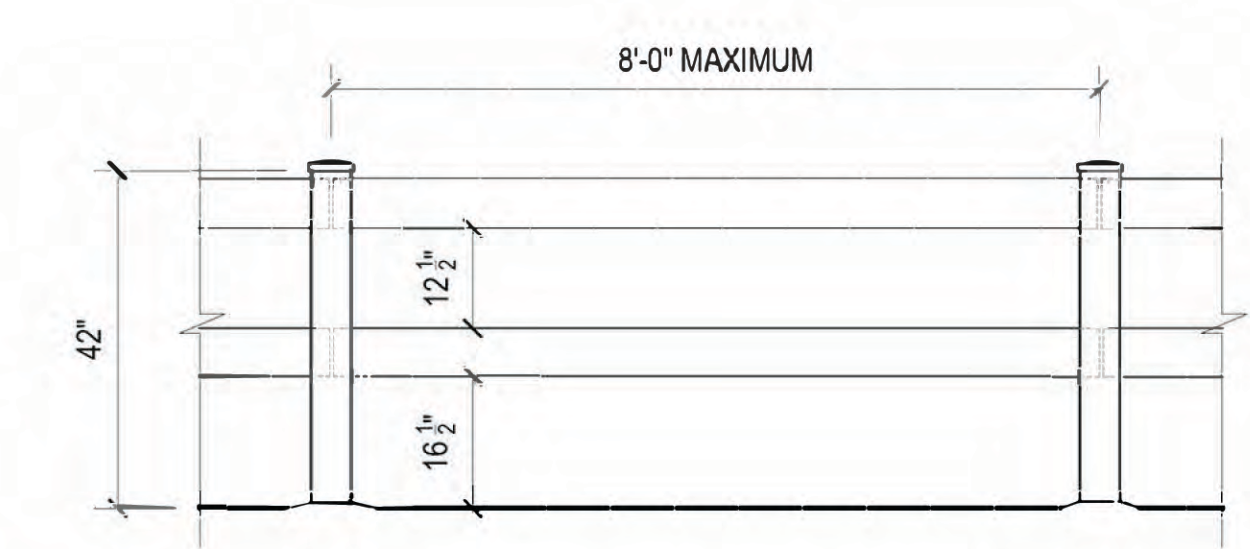
C 6'-8" TO 8'-8" TALL SPLITFACE BLOCK PERIMETER PILASTER w/ ENHANCED 4" BEVELED CAP



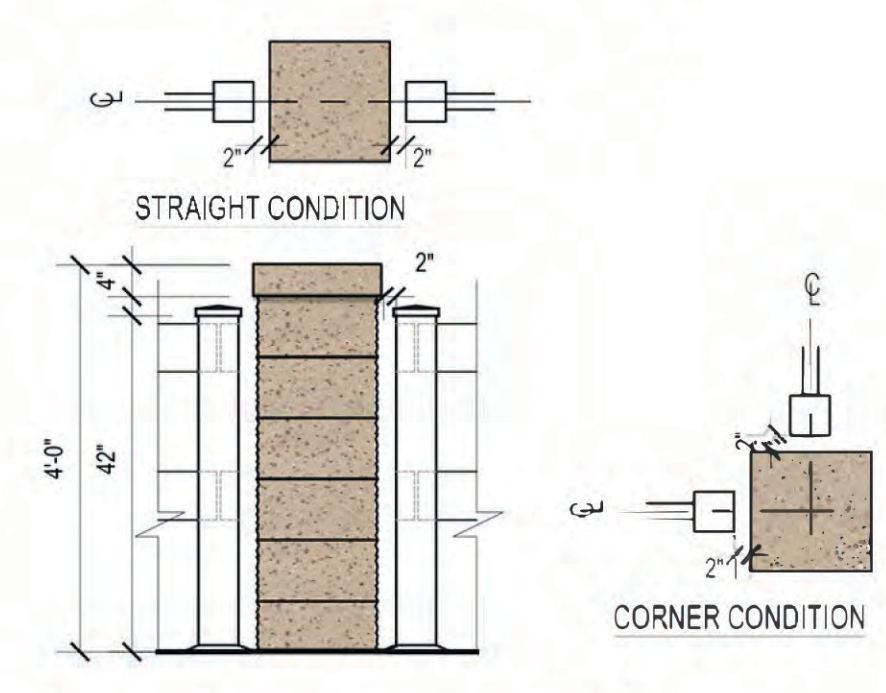
D 6' TALL PVC RETURN WALL, SIDE AND REAR YARD PRIVACY FENCE



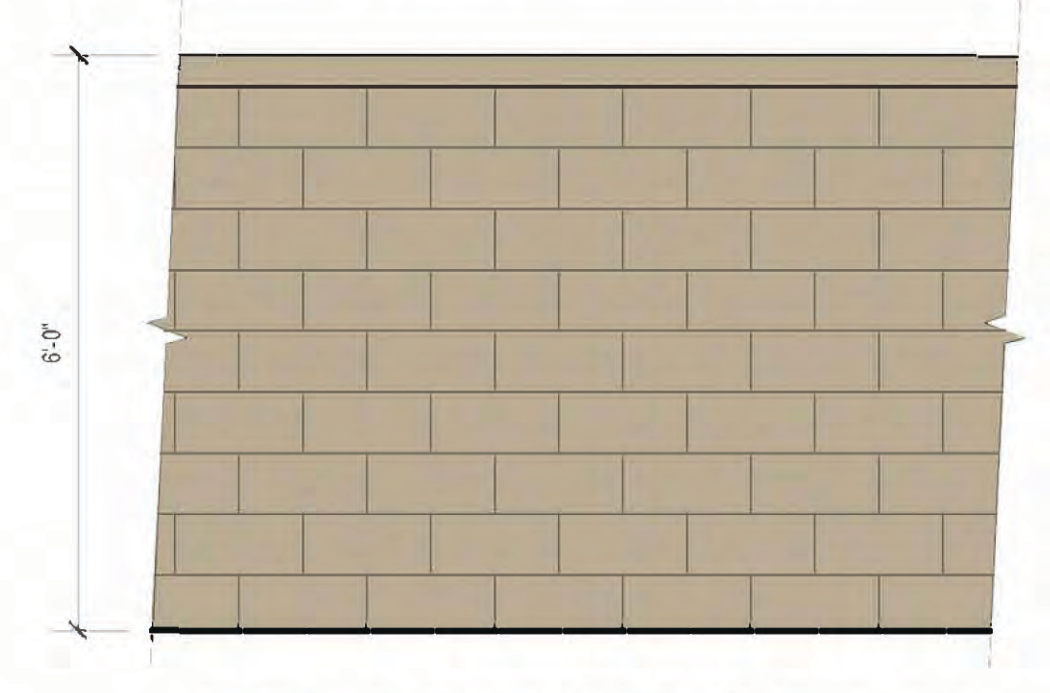
E 3' WIDE VINYL SIDE YARD GATE AT VINYL RETURN WALL



F 2 RAIL PVC FENCE AT COMMUNITY PARK



G PILASTER CONDITION AT 2 RAIL PVC FENCE



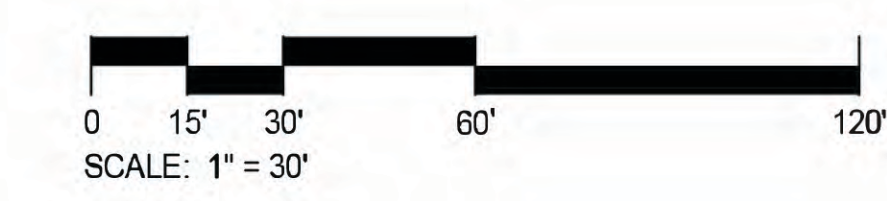
H 6' TALL PRECISION BLOCK PERIMETER WALL

WALL AND FENCE DETAILS

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



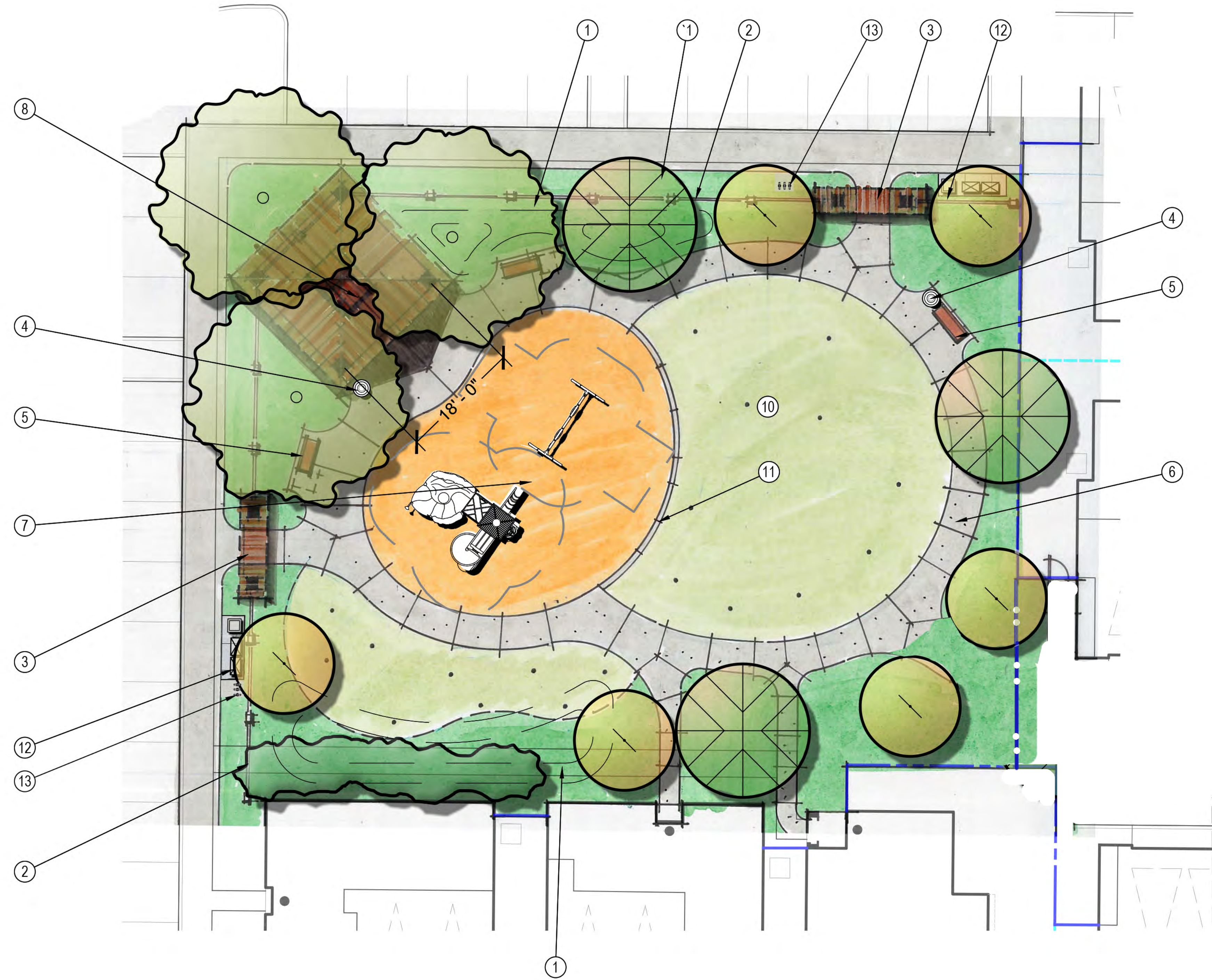
LEWIS
WALNUT GROVE - CONCEPTUAL WALL AND FENCE PLAN
 WEST COVINA, CA



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

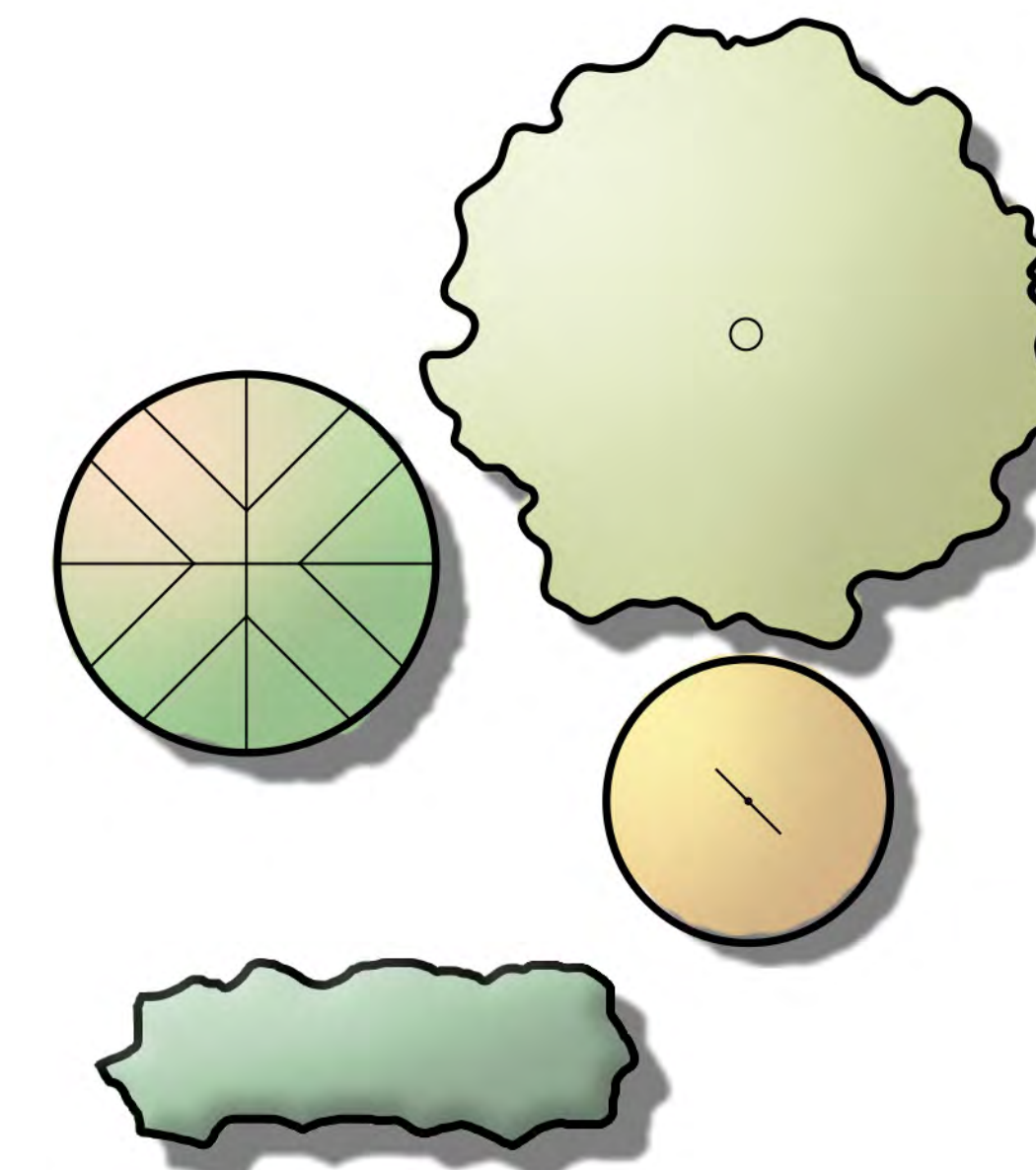


LC-2



PLANT PALETTE:

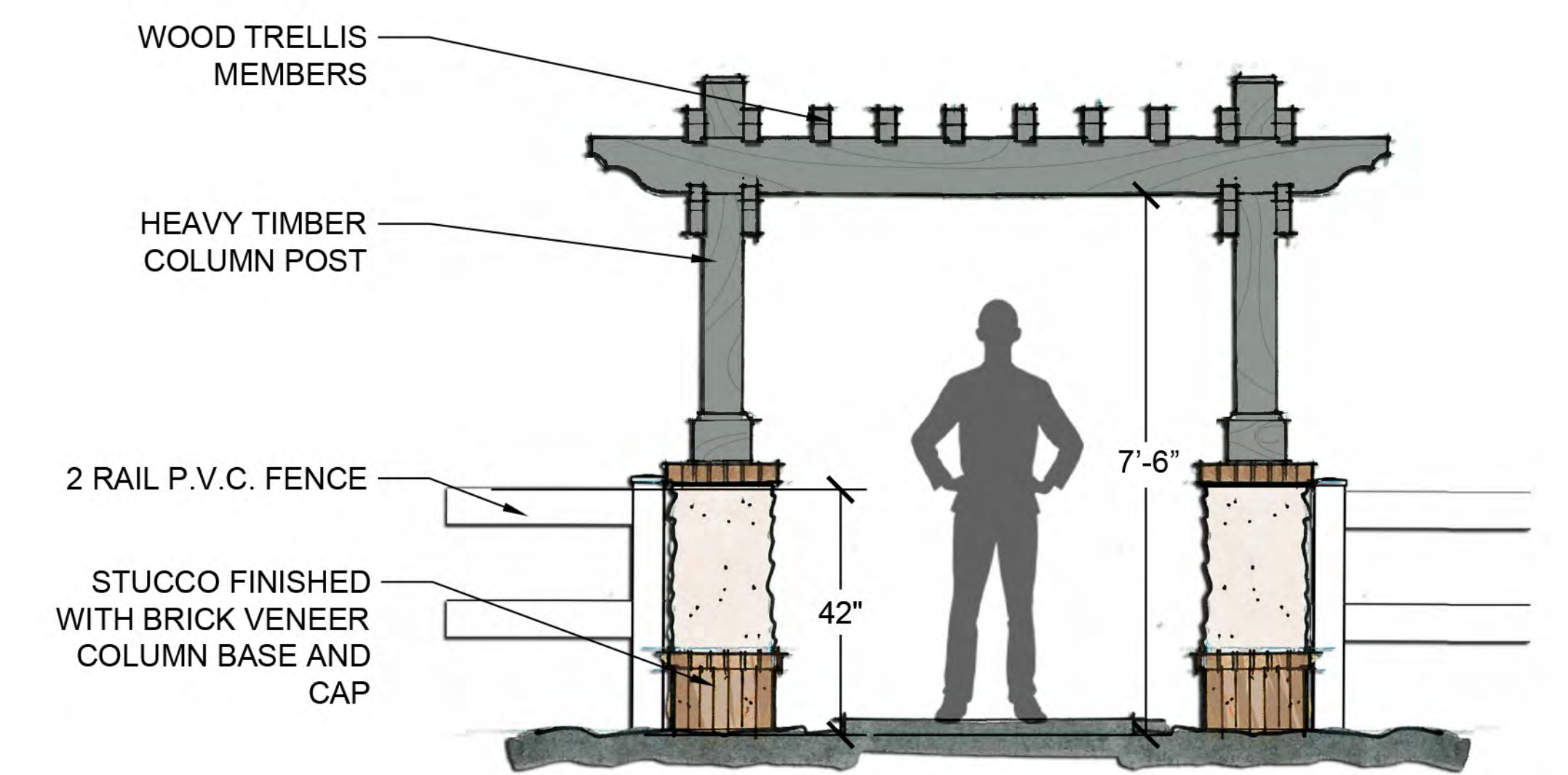
TREES & VINES



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"

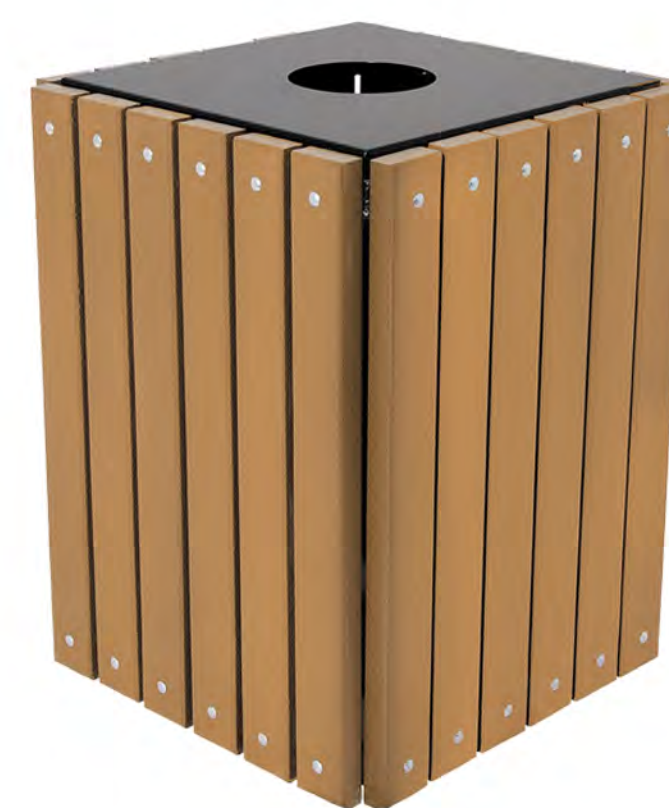
CONCEPT IMAGES



BENCH SEATING



PICNIC TABLE



TRASH RECEPTACLE



2 RAIL PVC FENCE



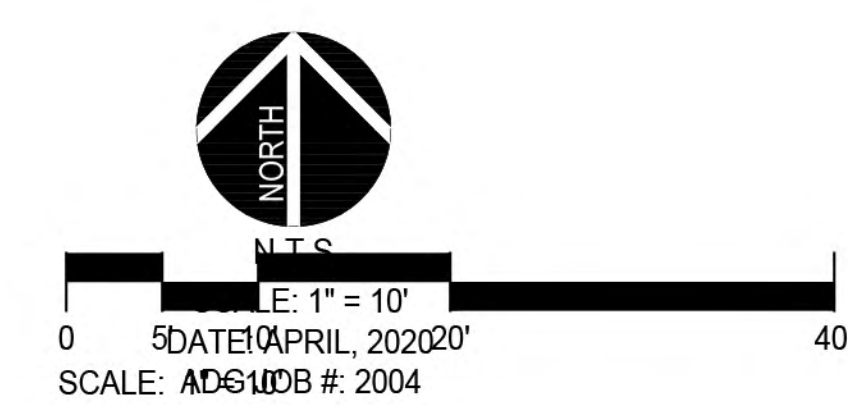
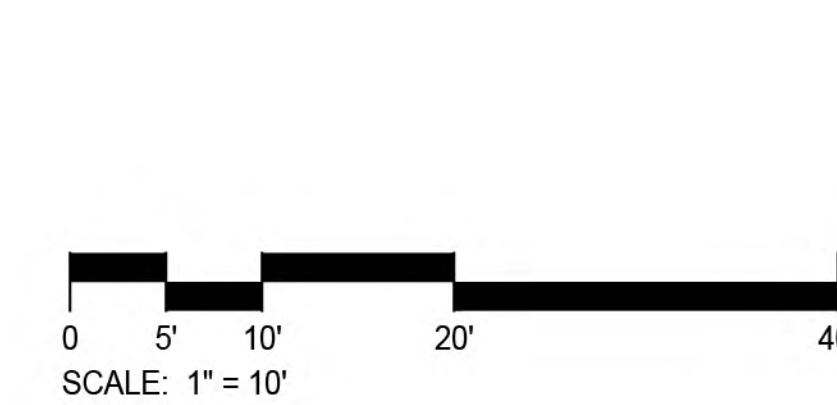
MAILBOX

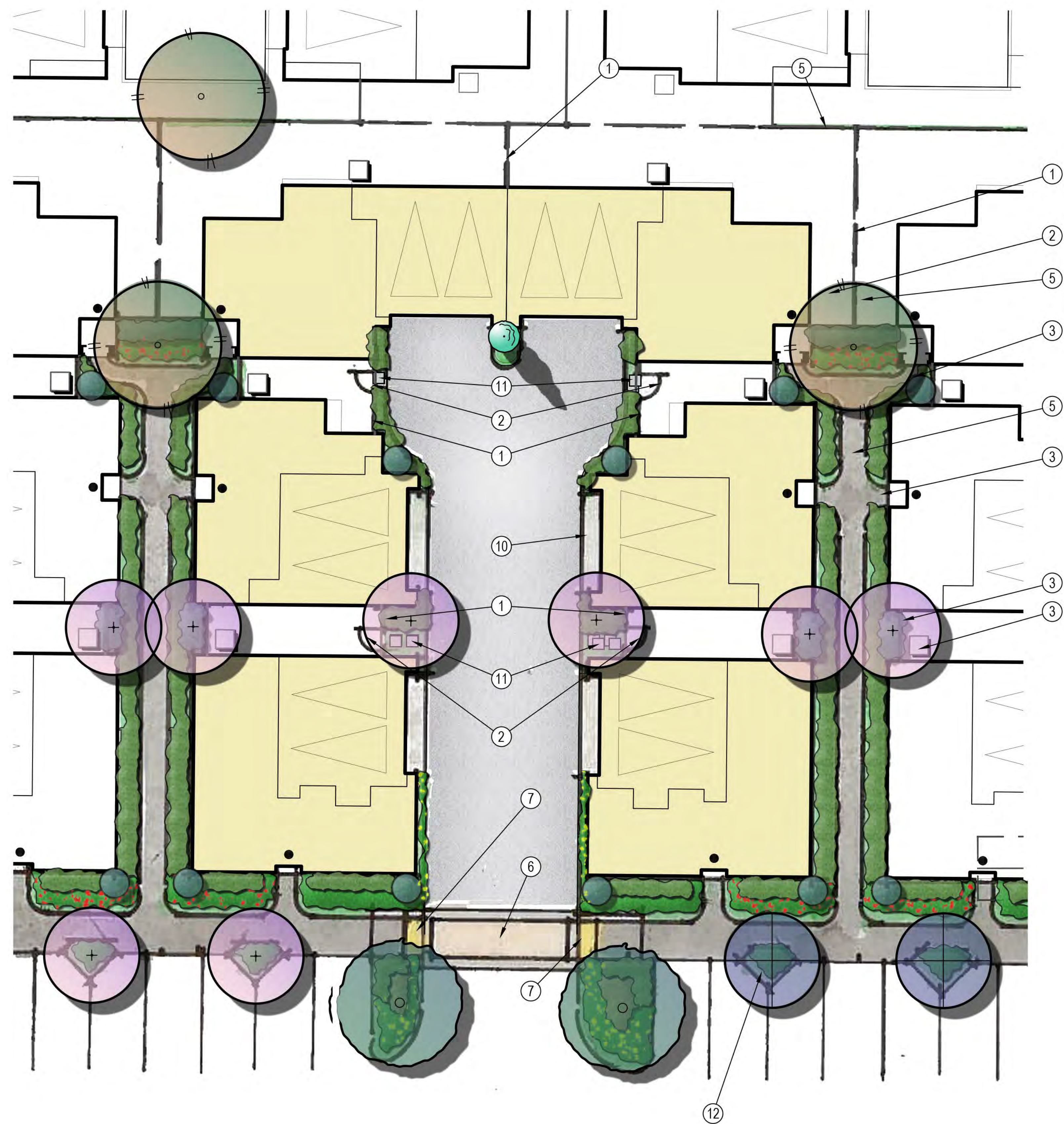


COVERED SHADE STRUCTURE

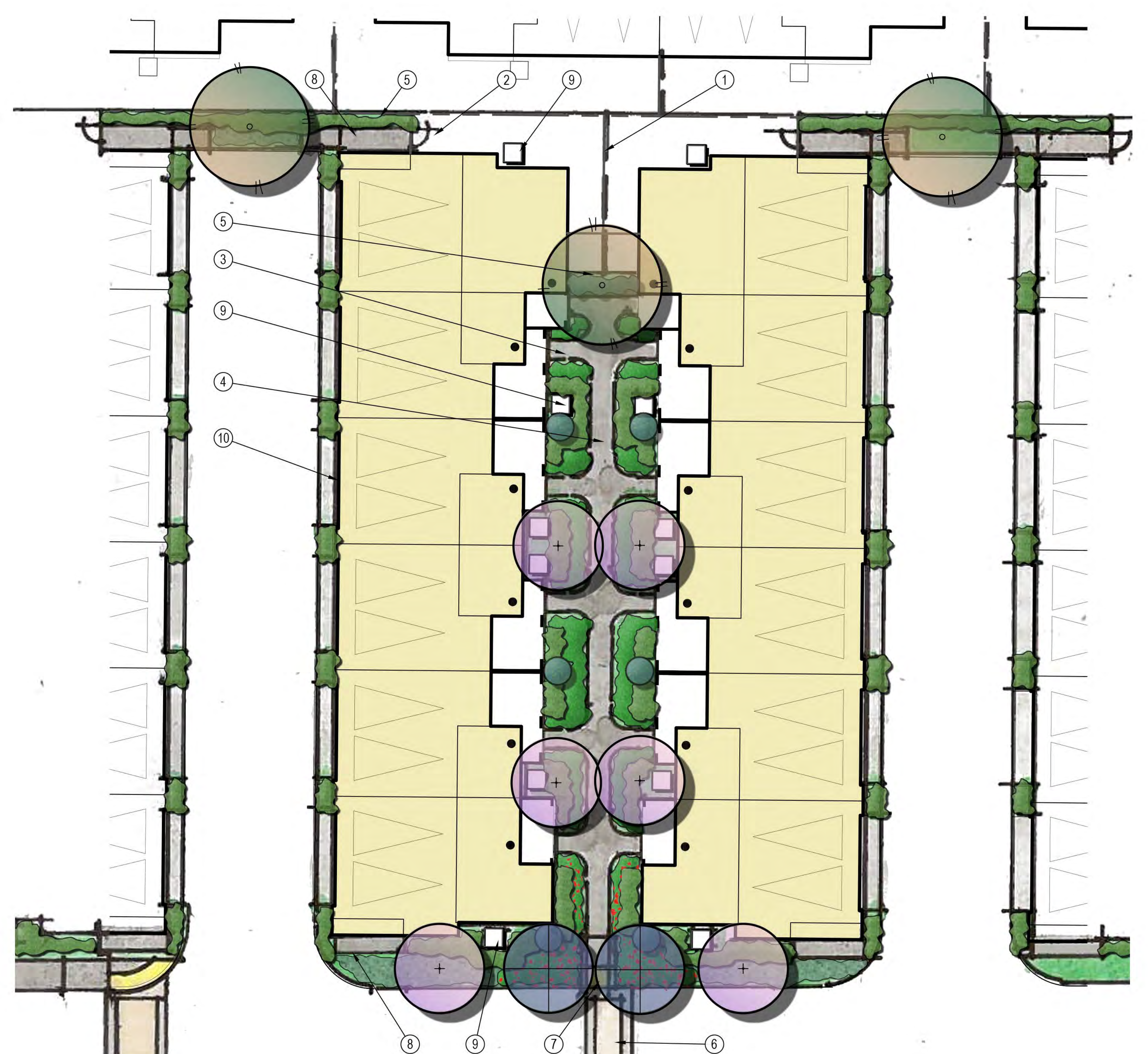


LEWIS
WALNUT GROVE - CONCEPTUAL PARK ENLARGEMENT PLAN
WEST COVINA, CA





CLUSTER HOMES

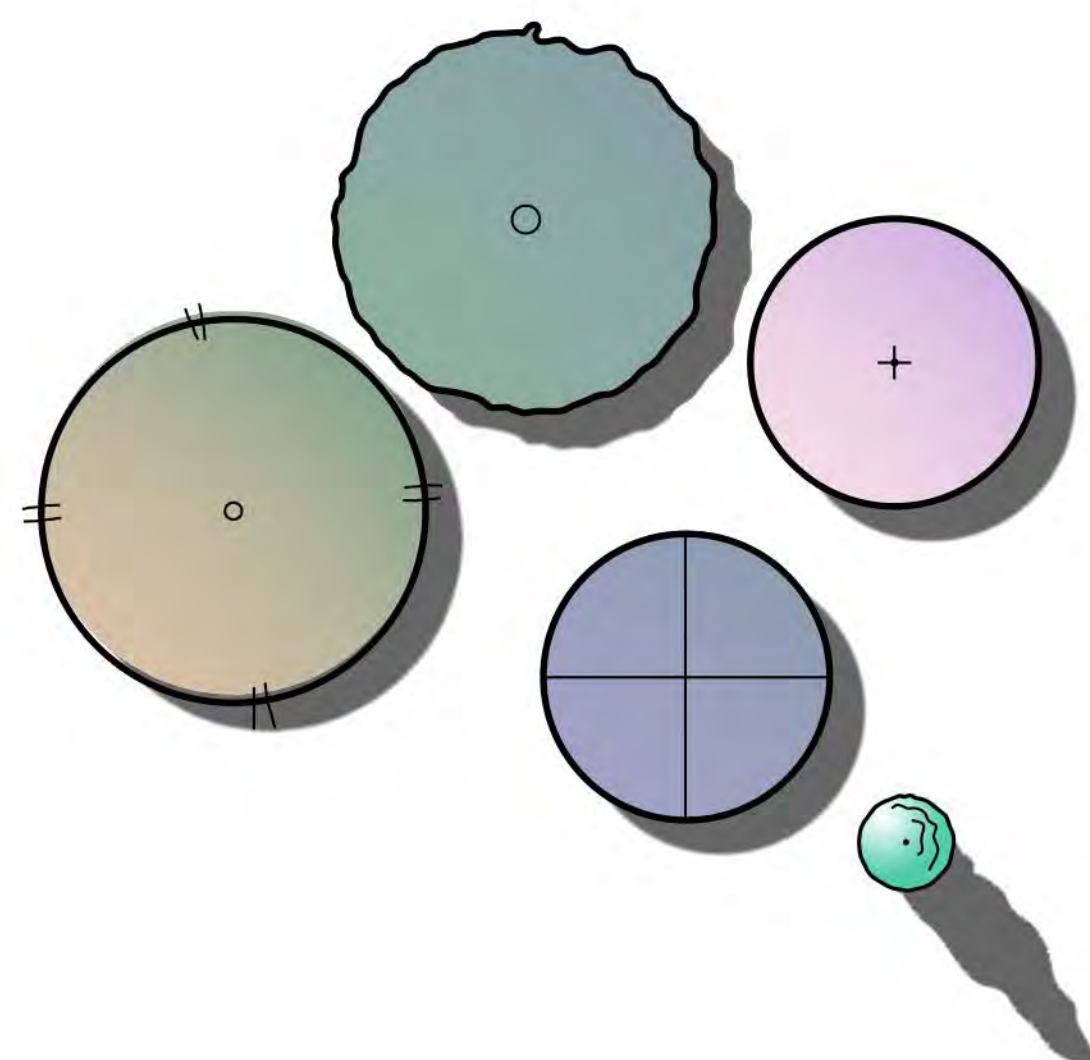


TOWNHOMES

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' • Coffeeberry
- 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

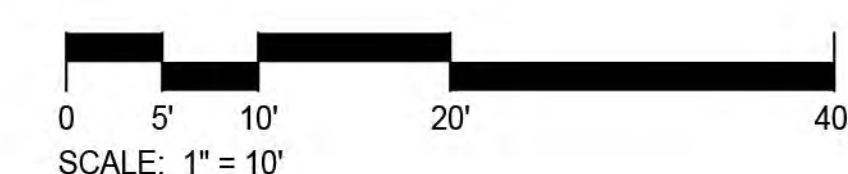
FOREGROUND

- Anigozanthos* 'Bush Baby' • Kangaroo Paw
- Carex divulsa* • Berkeley Sedge
- Festuca o.* 'Glaucua' • 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



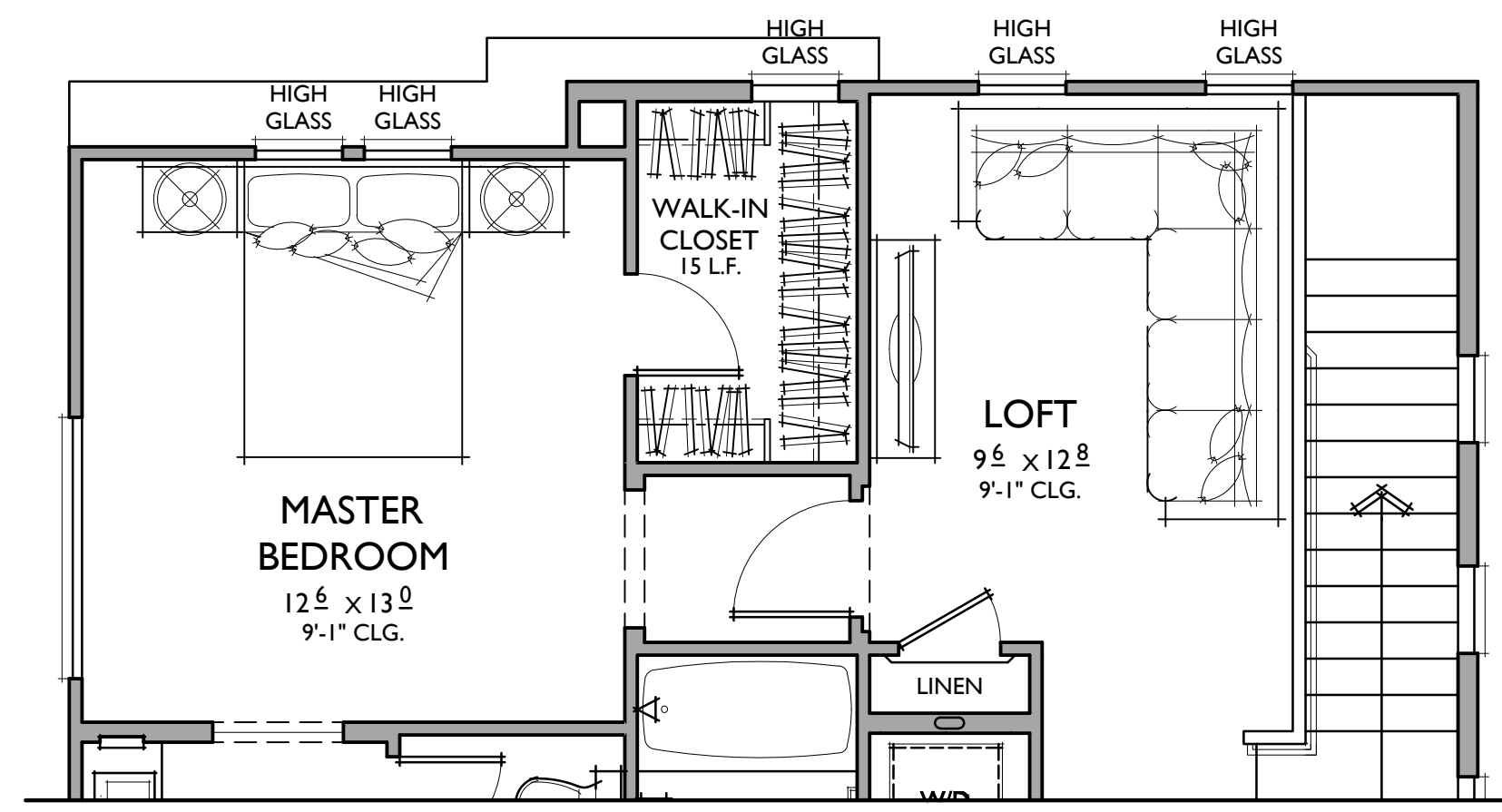
COTTAGE



FARMHOUSE



SPANISH COLONIAL

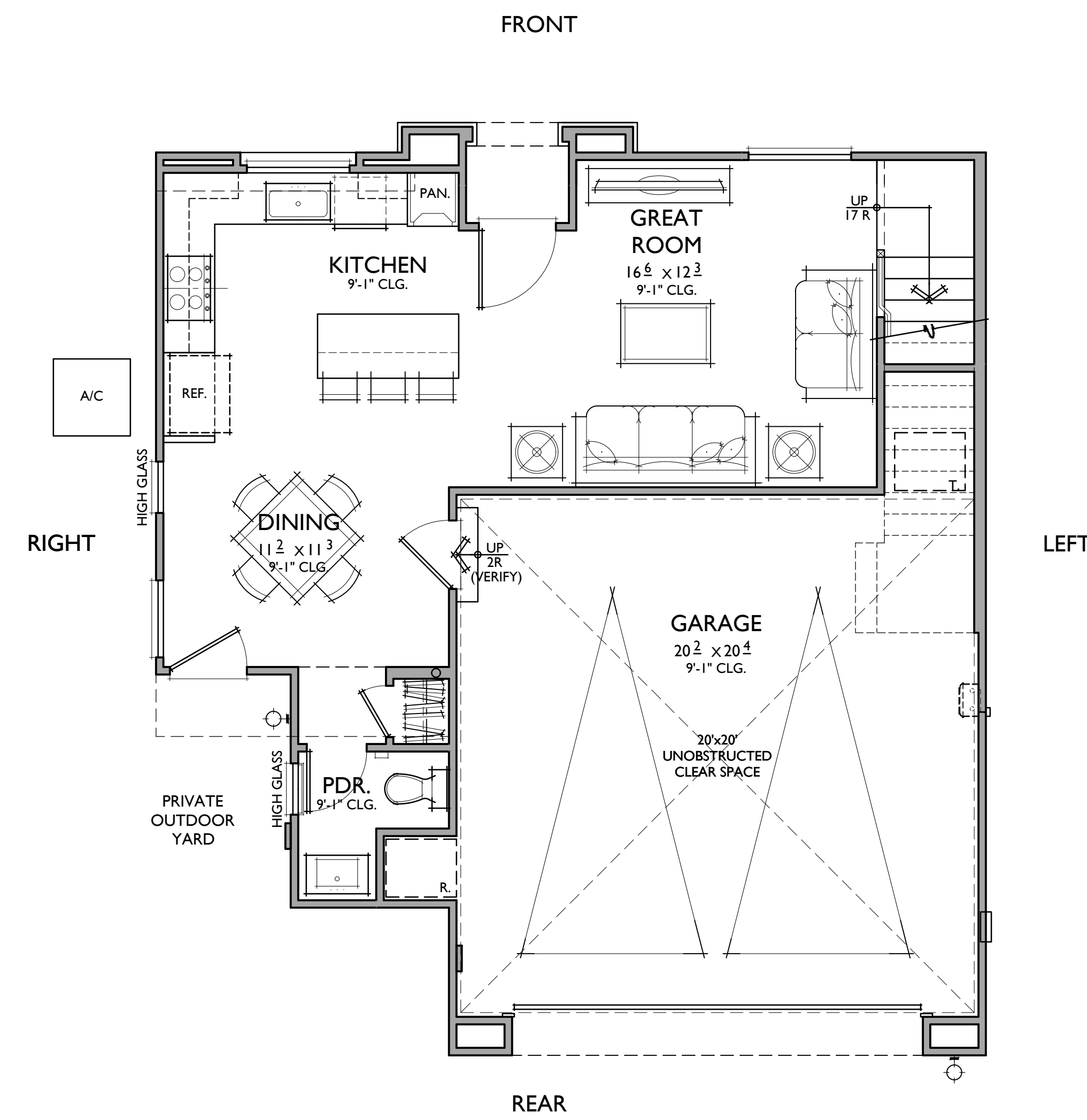
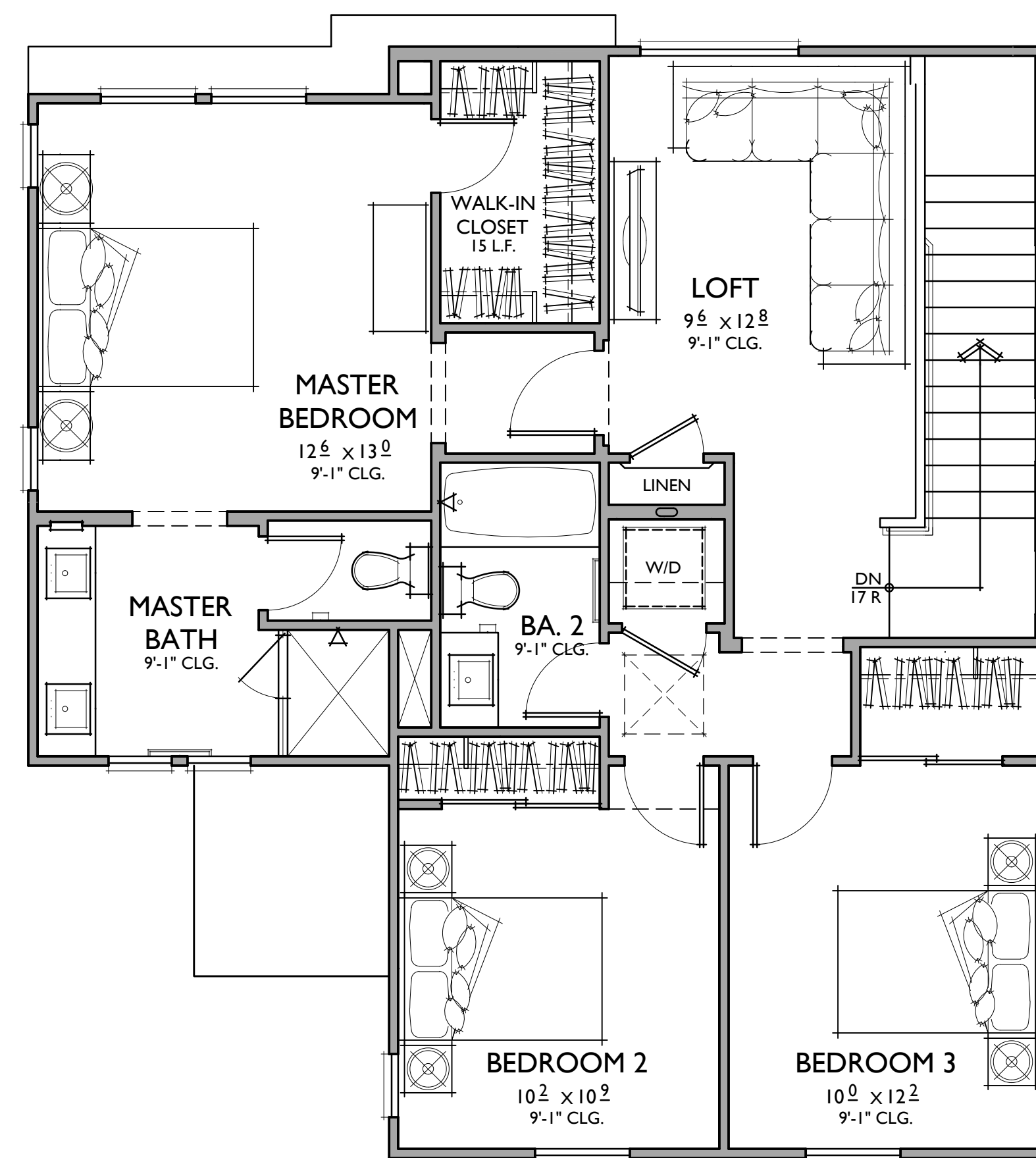


UNIQUE CONDITION

PLOTTED AT NW CORNER OF SITE

IC

1/24/21



PLAN I

1,471 SQ. FT.

3 BEDROOMS / 2.5 BATHS

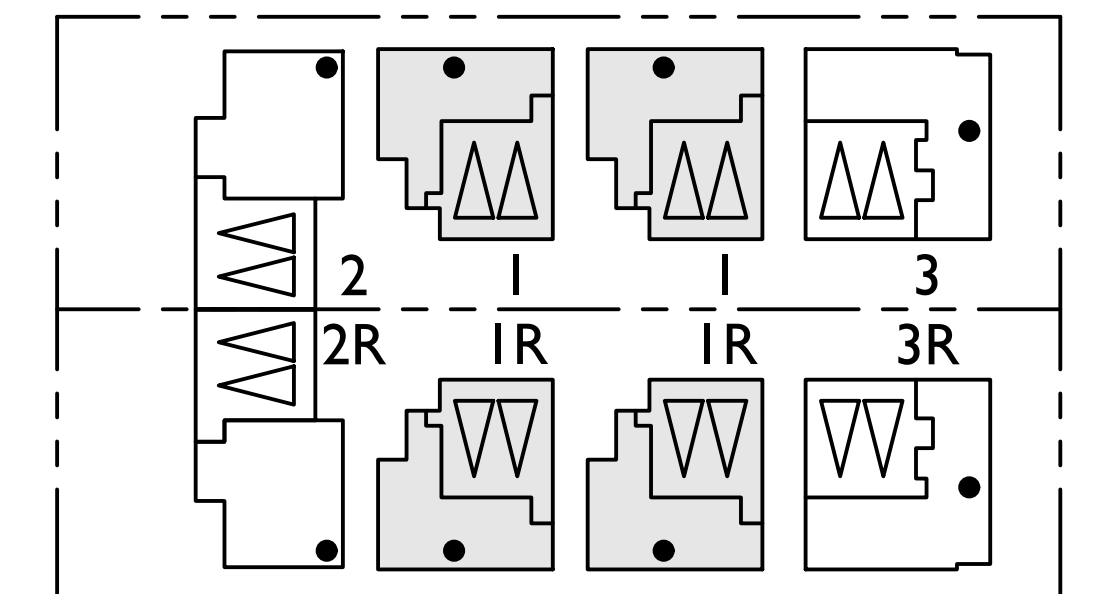
2 - CAR GARAGE

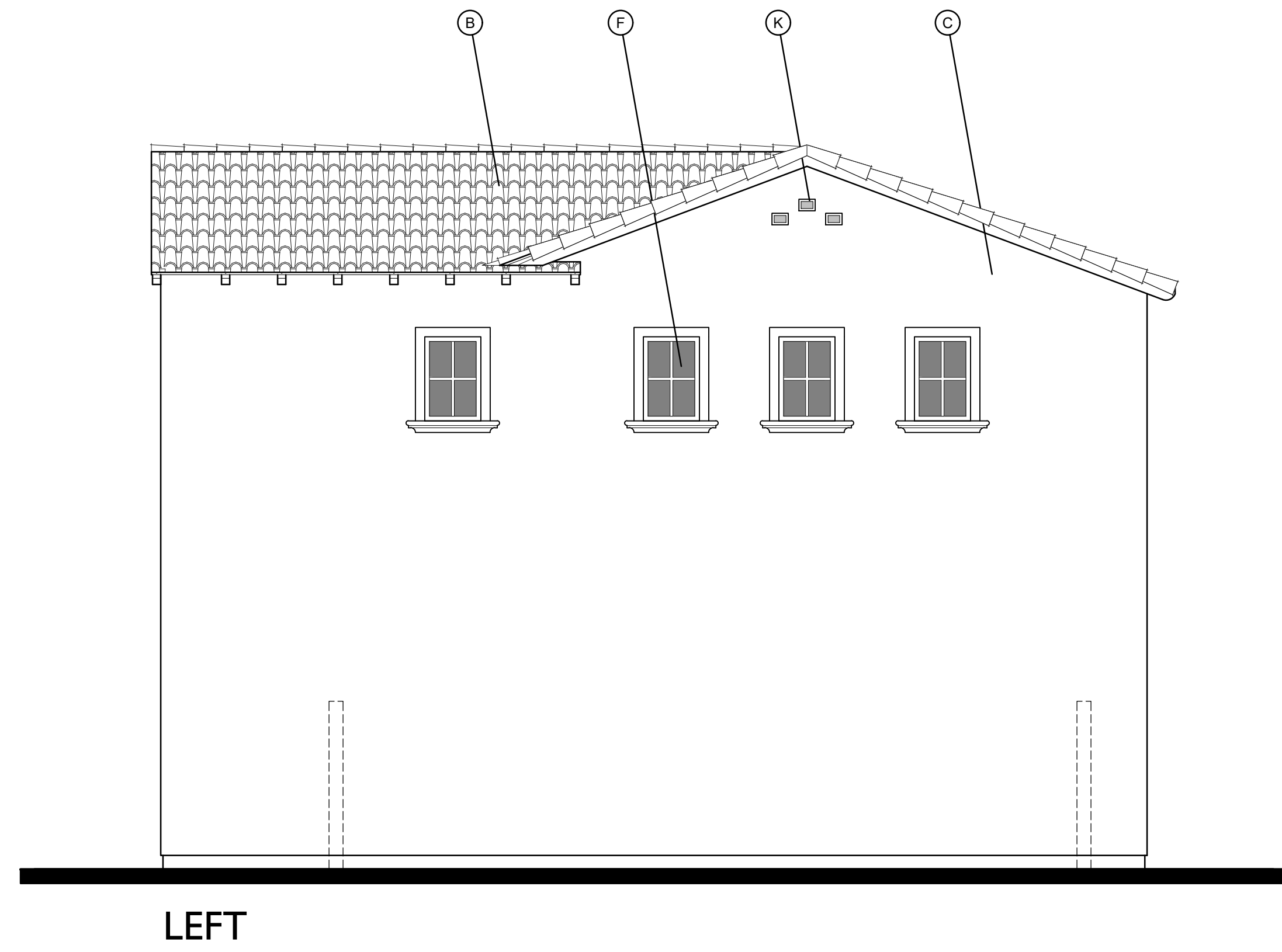
FLOOR AREA TABLE

1ST FLOOR	573 SQ. FT.
2ND FLOOR	898 SQ. FT.
TOTAL	1,471 SQ. FT.
2 - CAR GARAGE	478 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

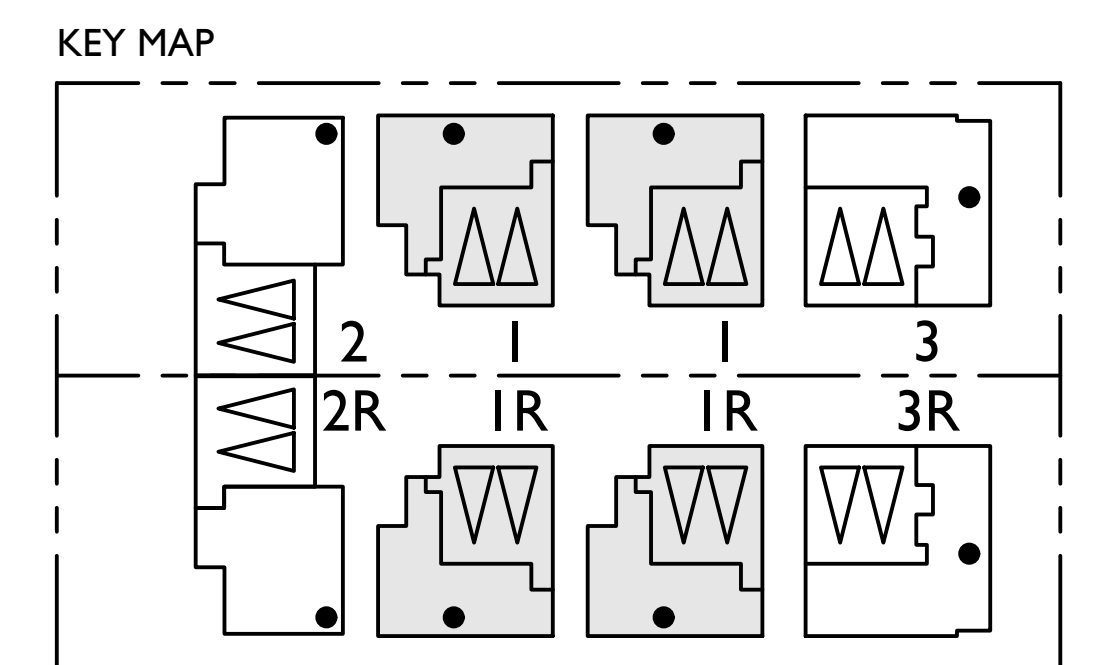
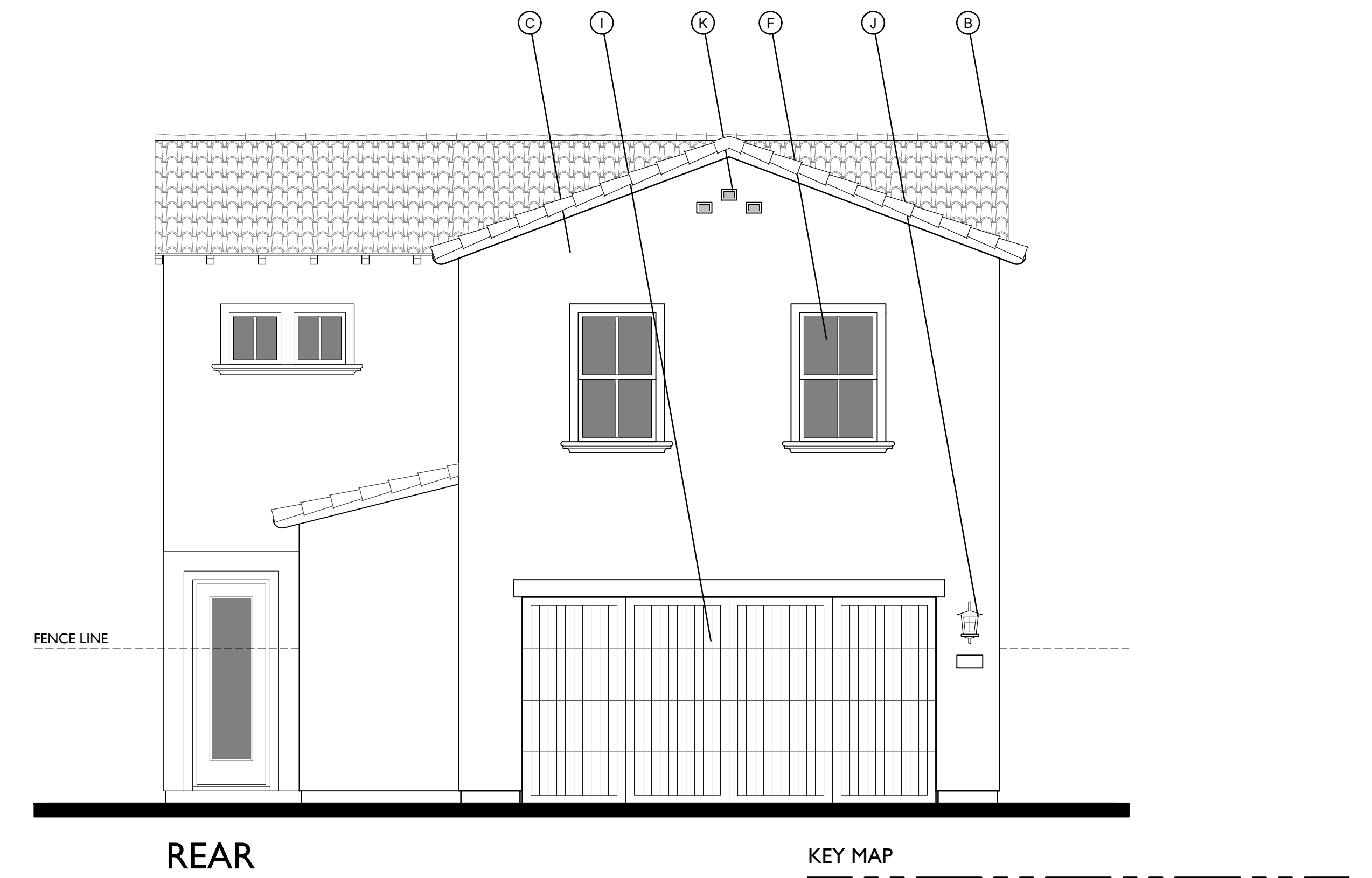
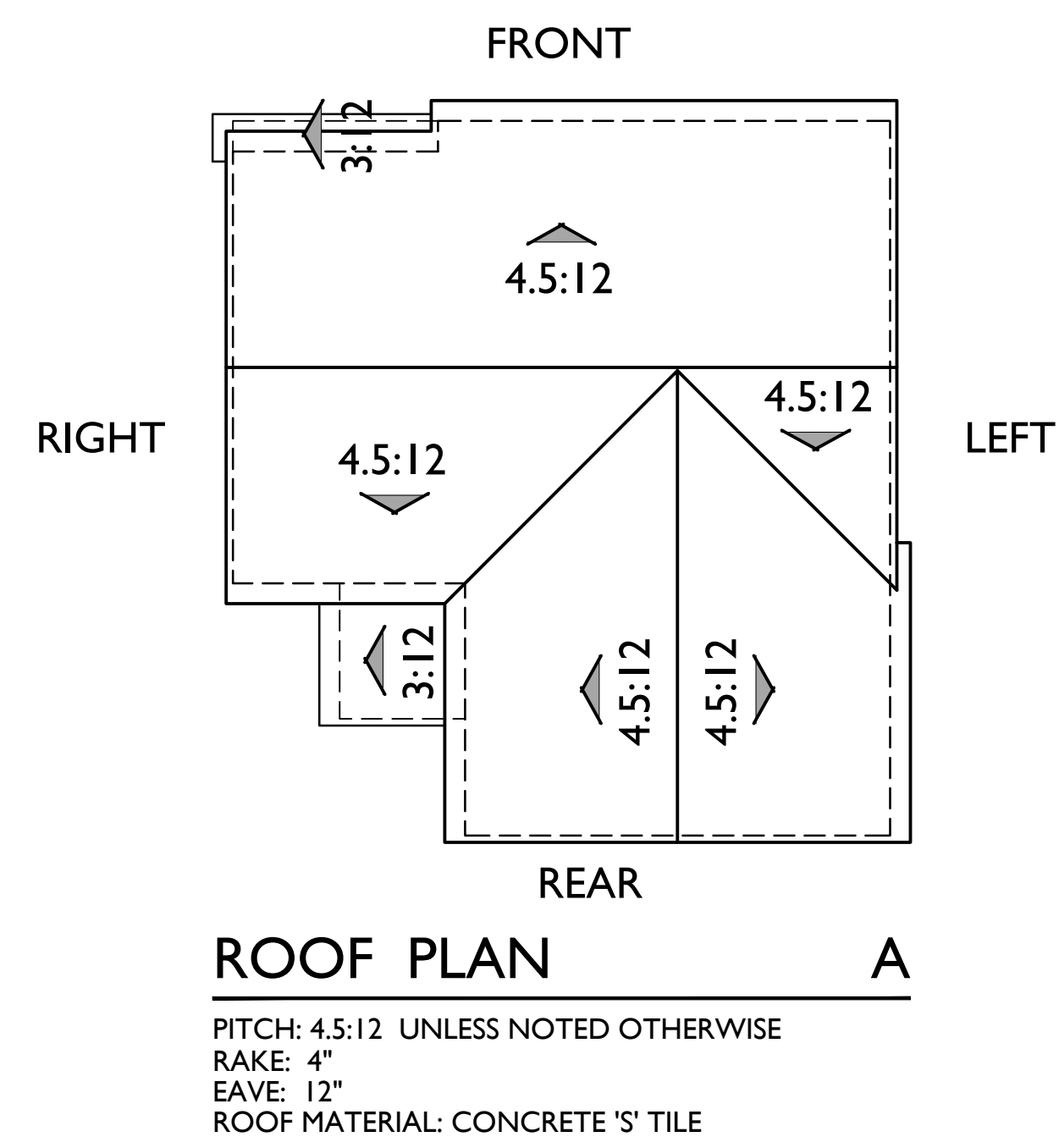
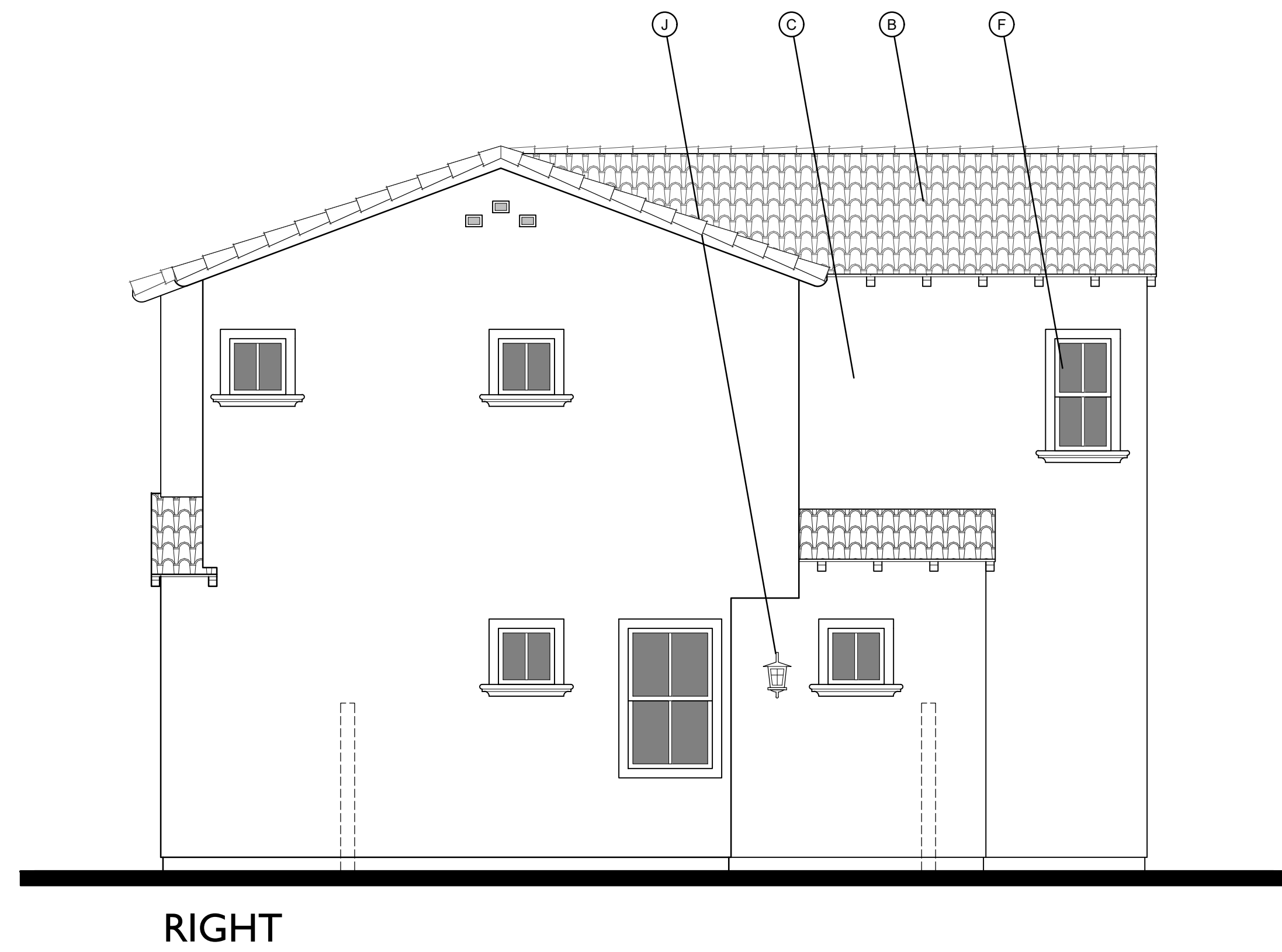
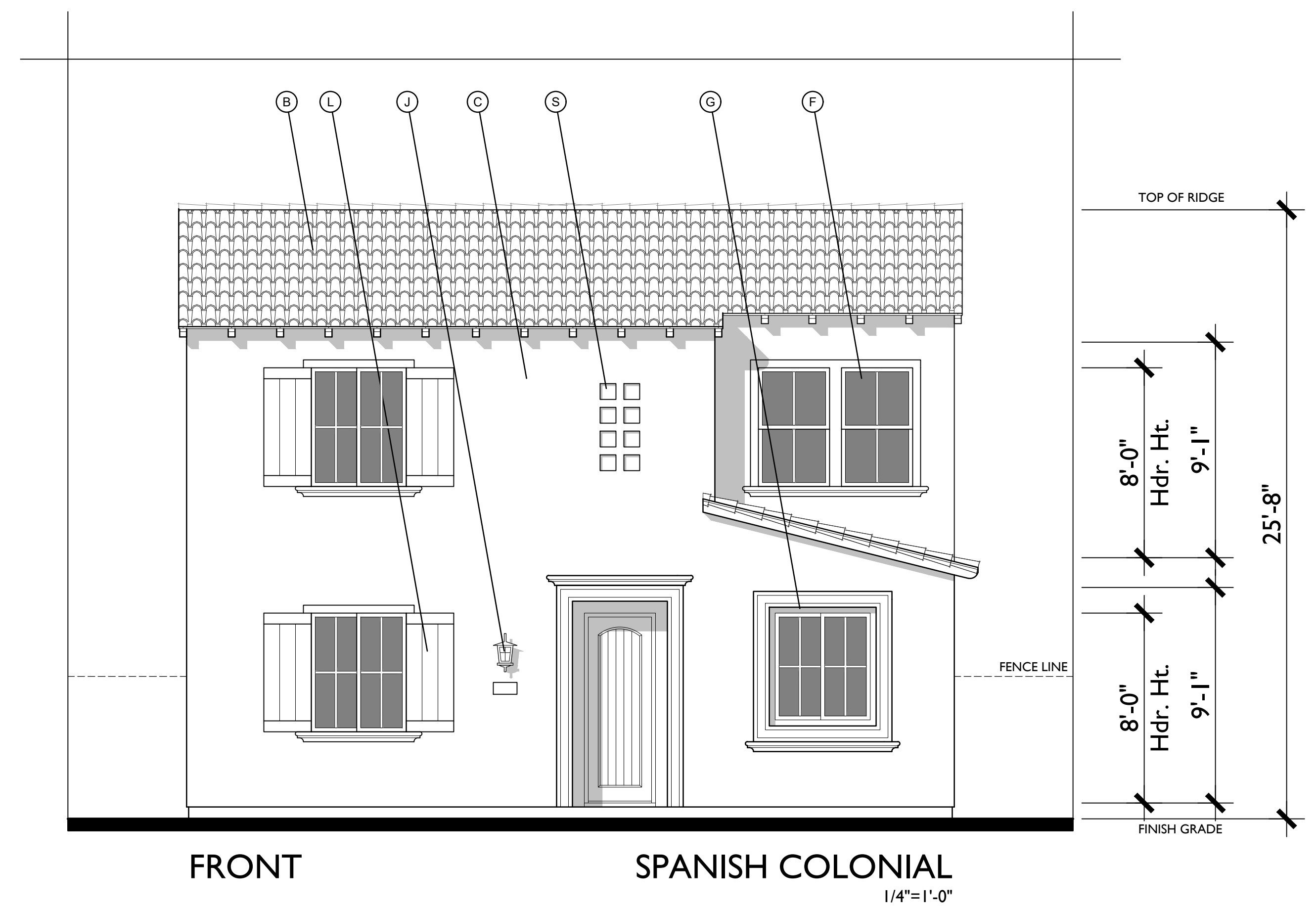
KEY MAP

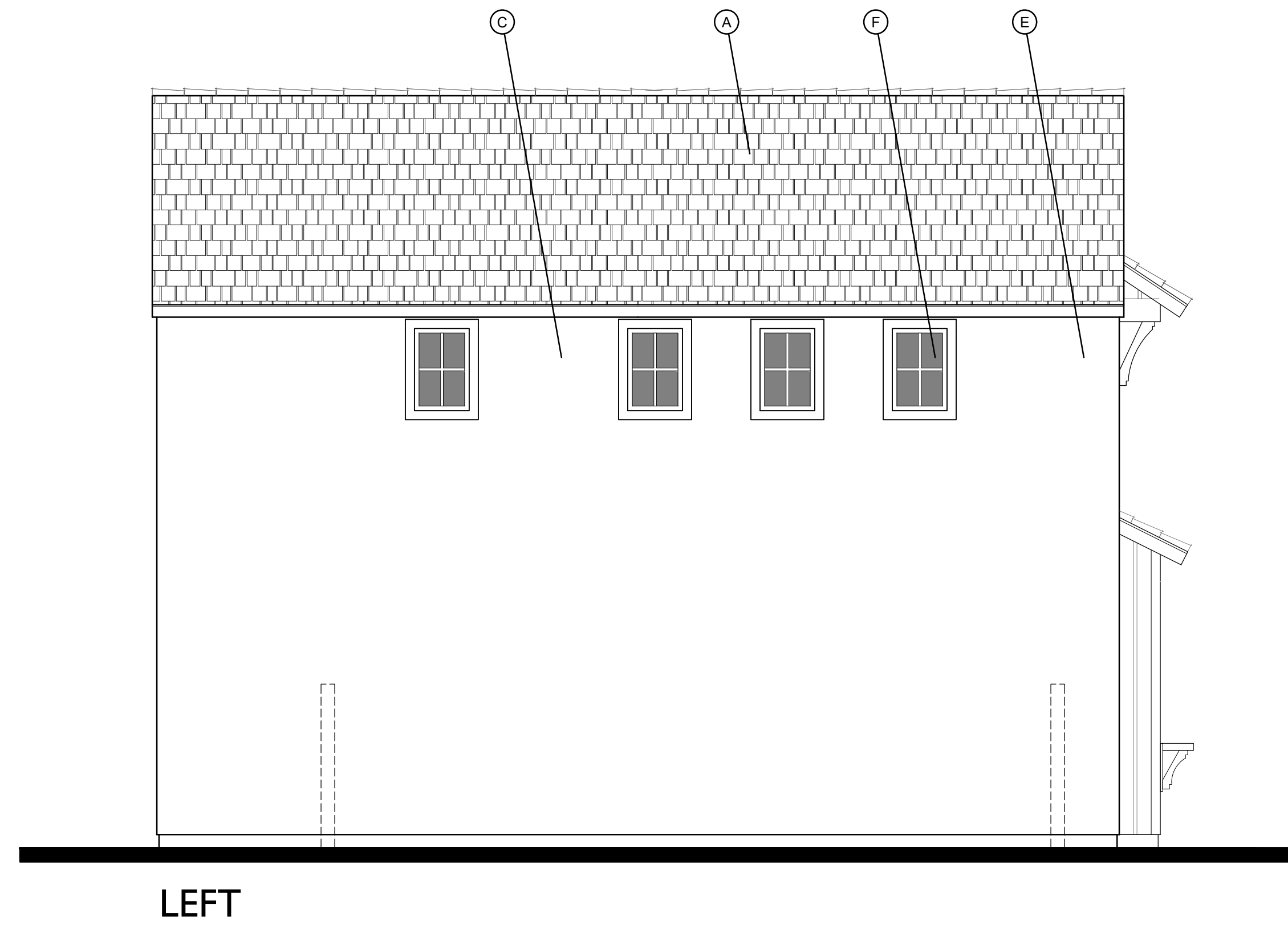




MATERIAL LEGEND - A

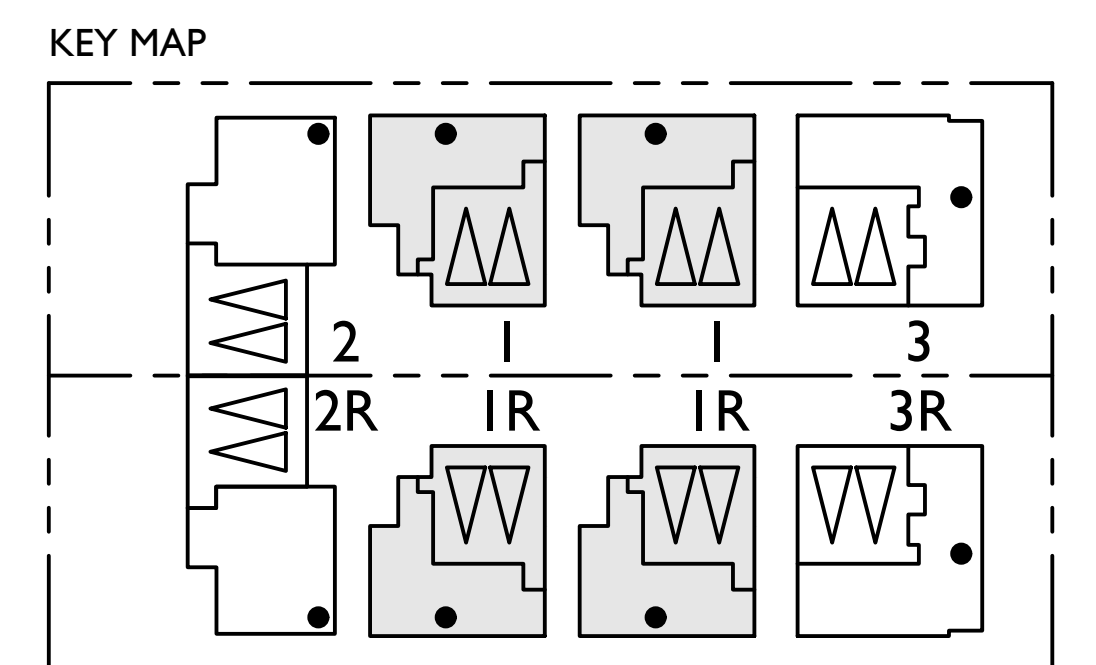
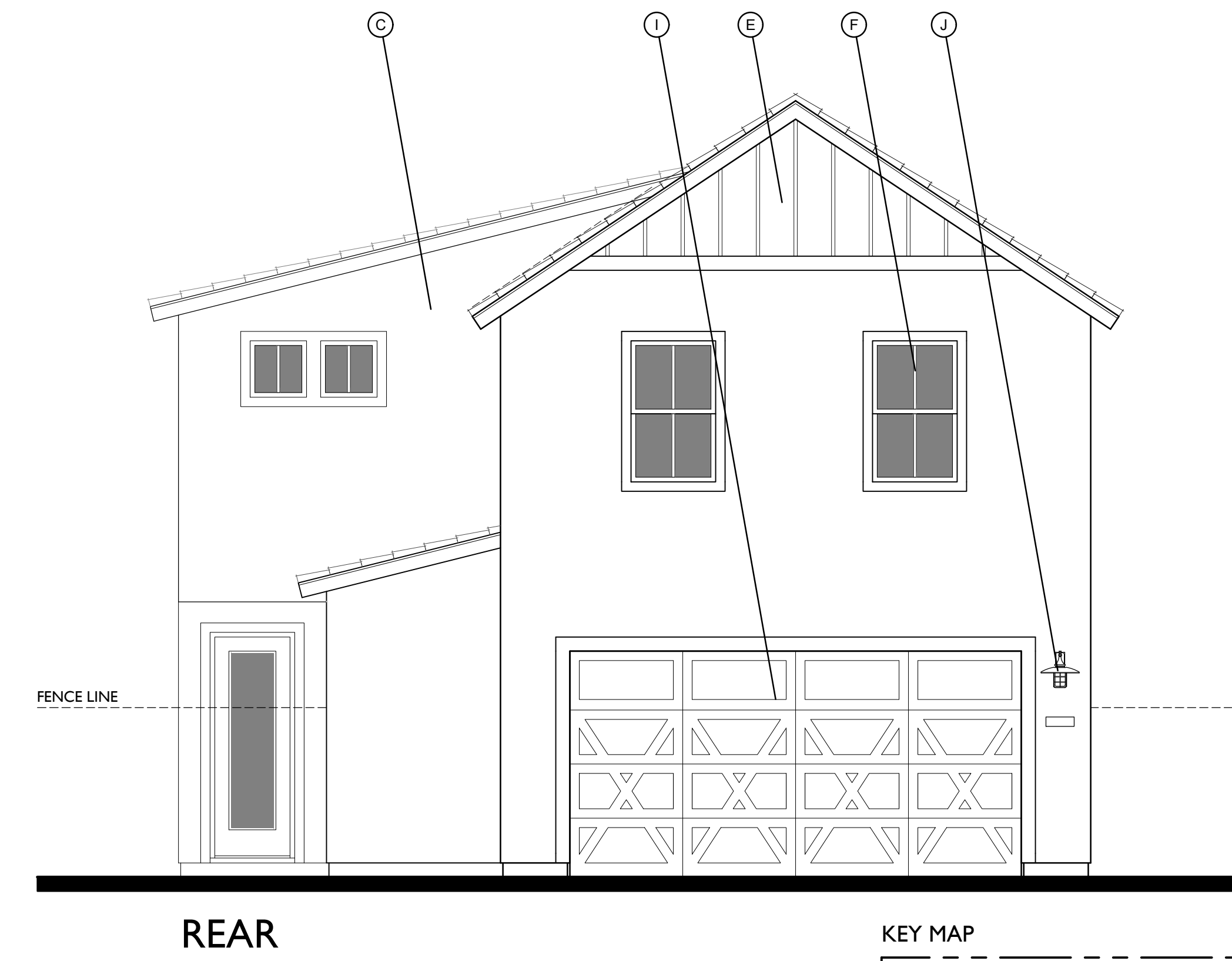
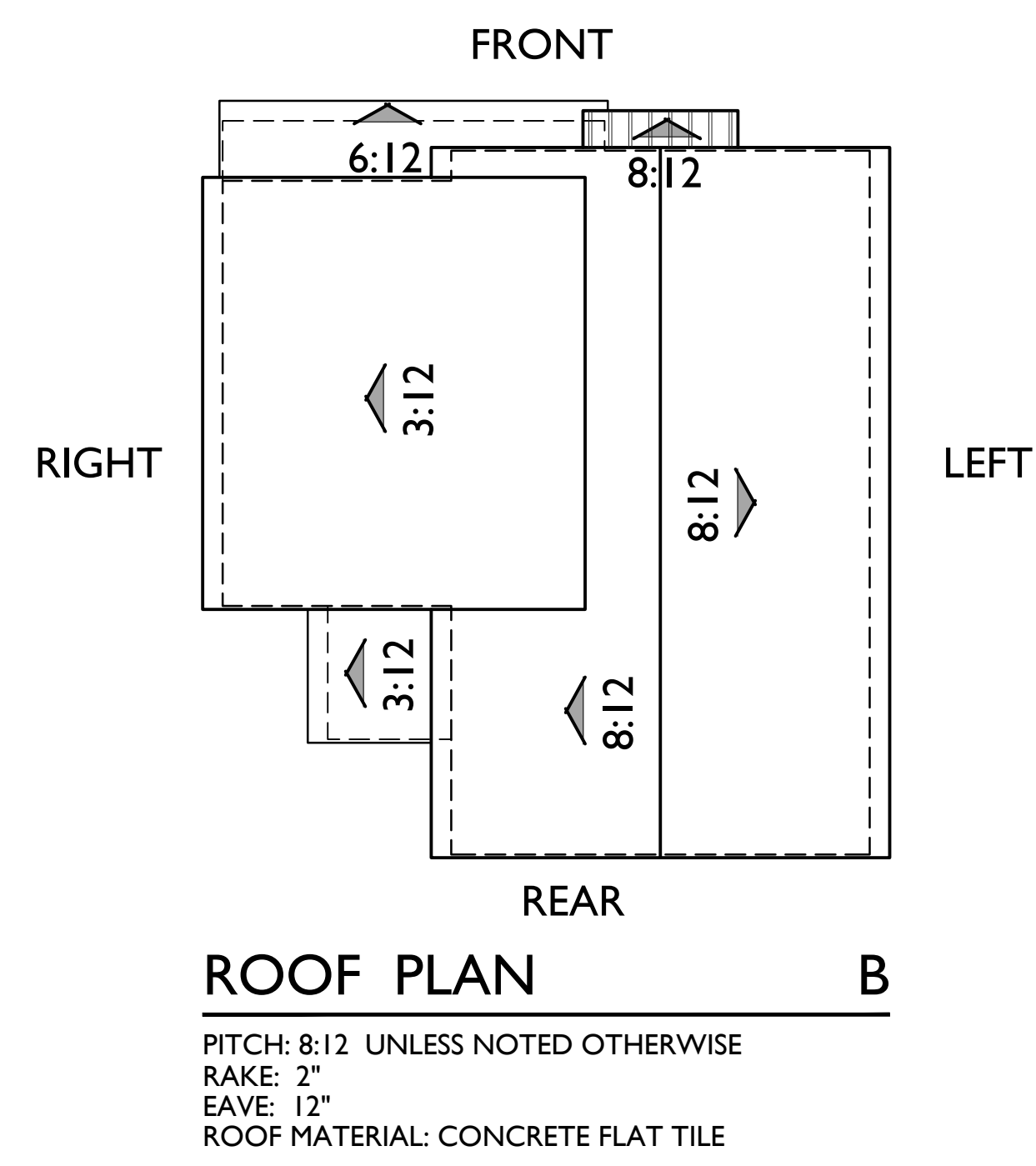
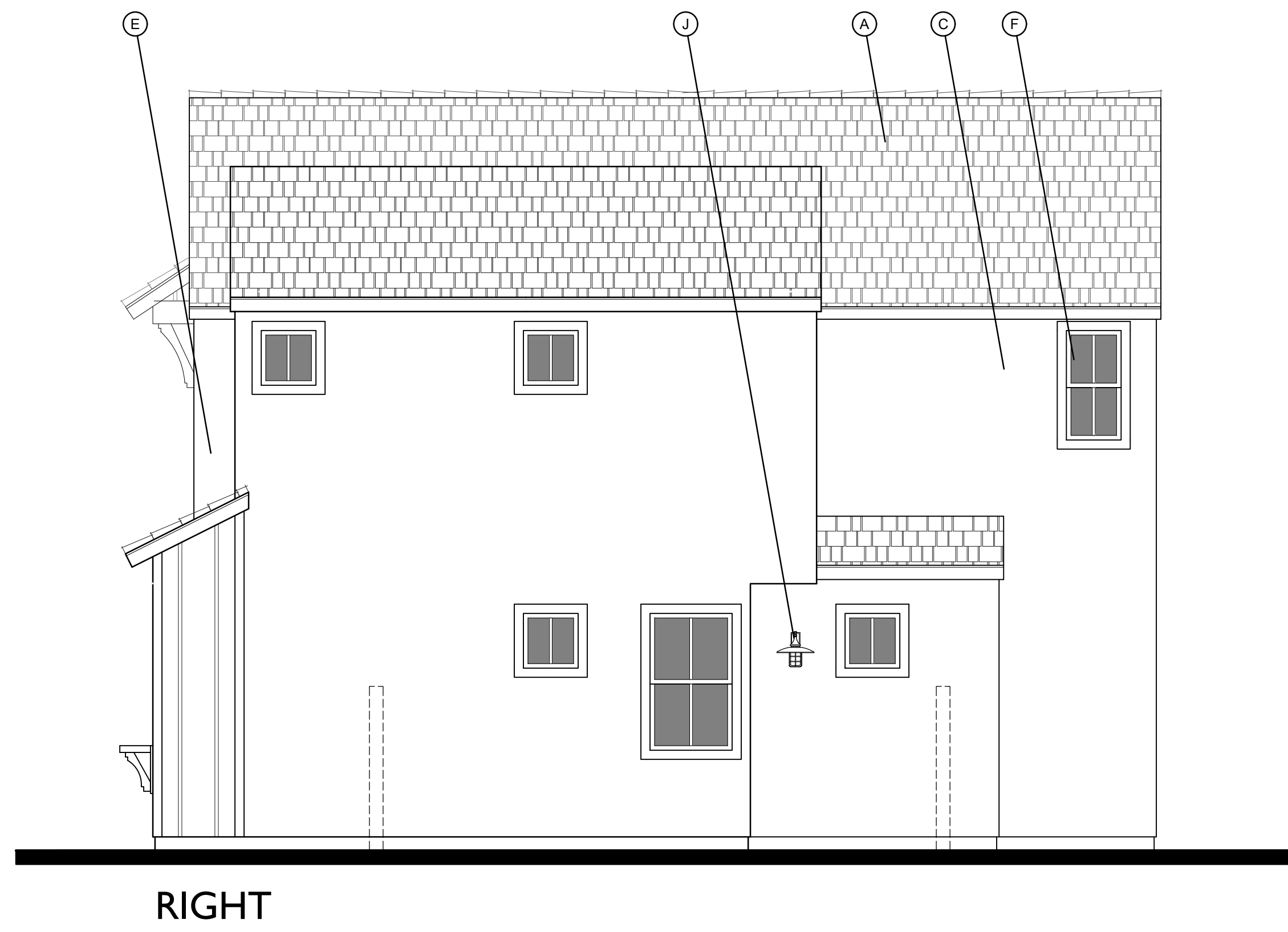
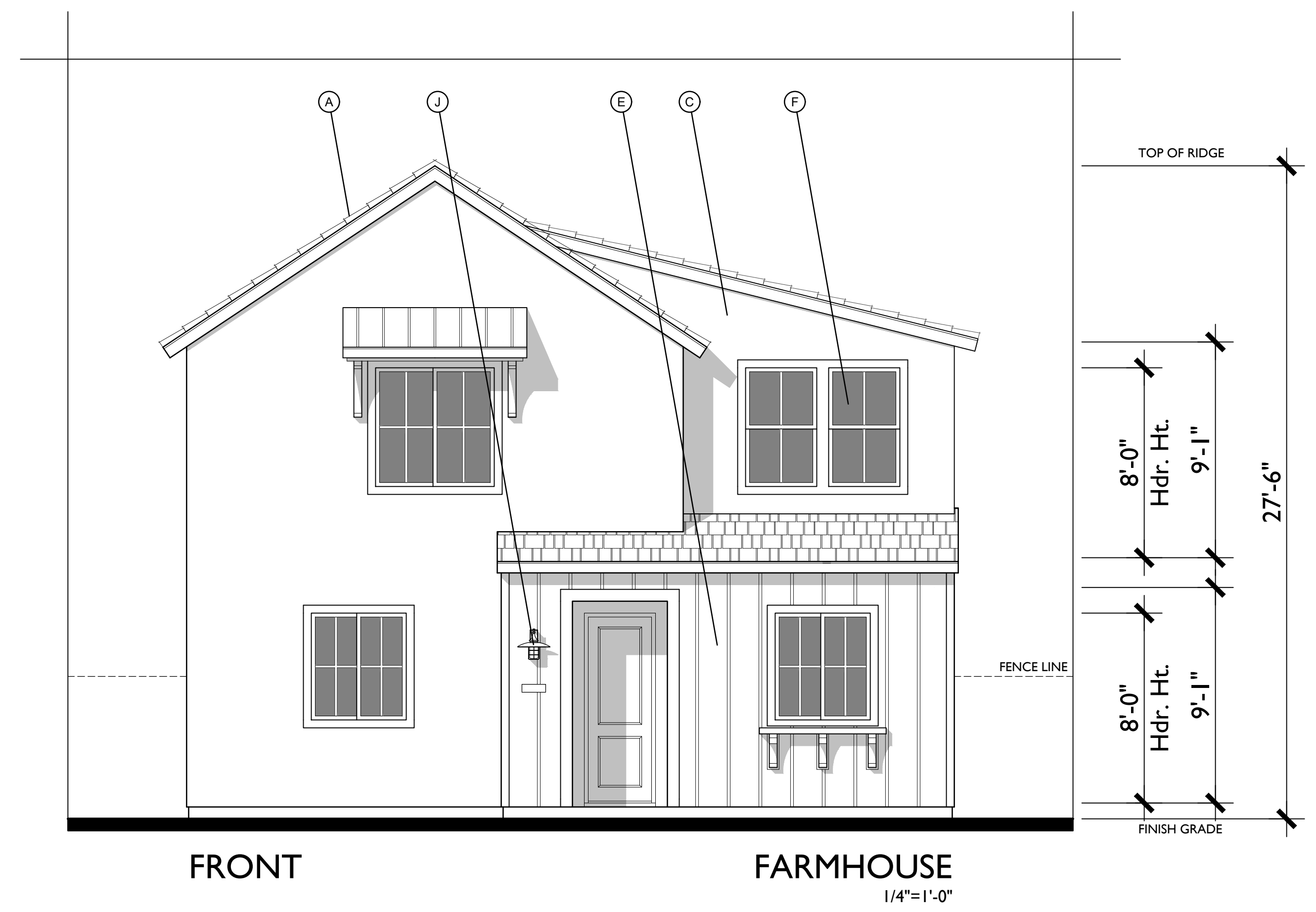
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- F. VINYL WINDOW
- G. RECESS WINDOW
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- M. WROUGHT IRON
- N. METAL RAILING
- R. DECORATIVE 6 X 6 TILE
- S. RECESS STUCCO

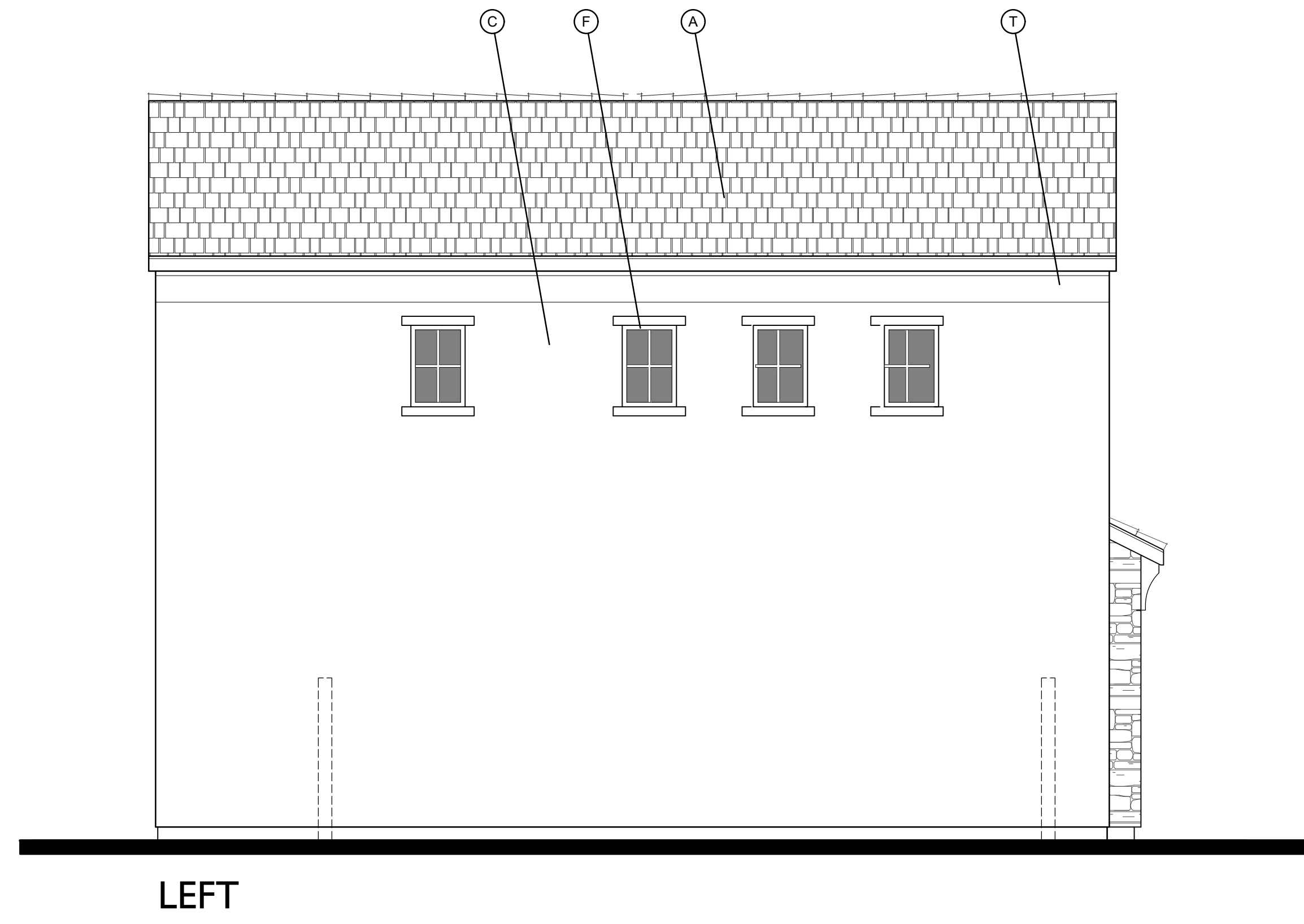




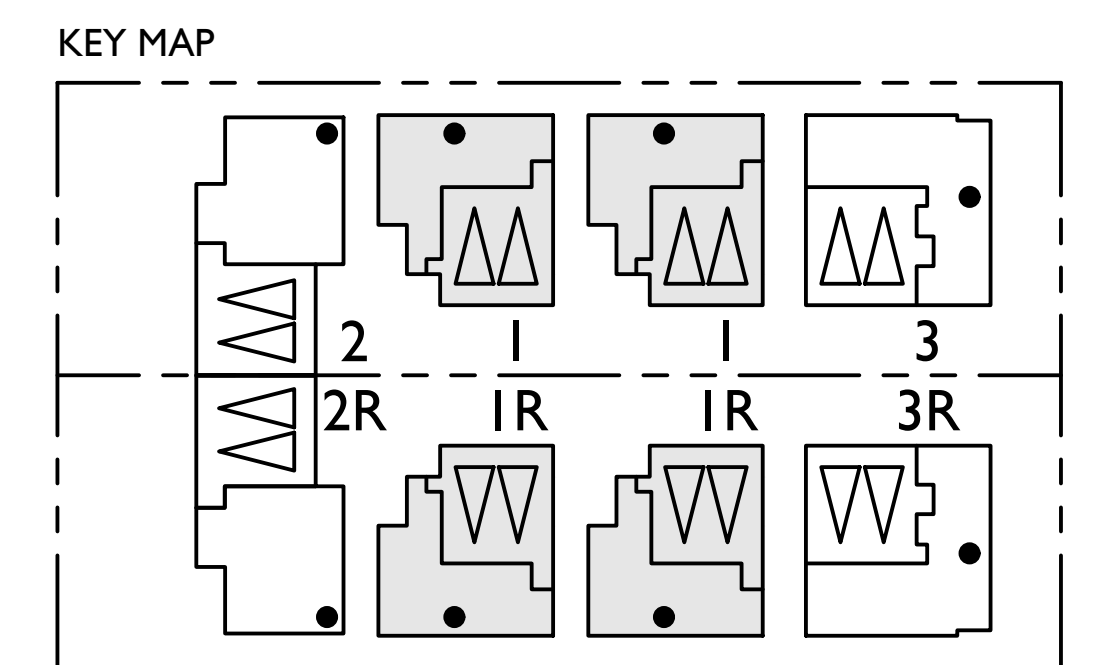
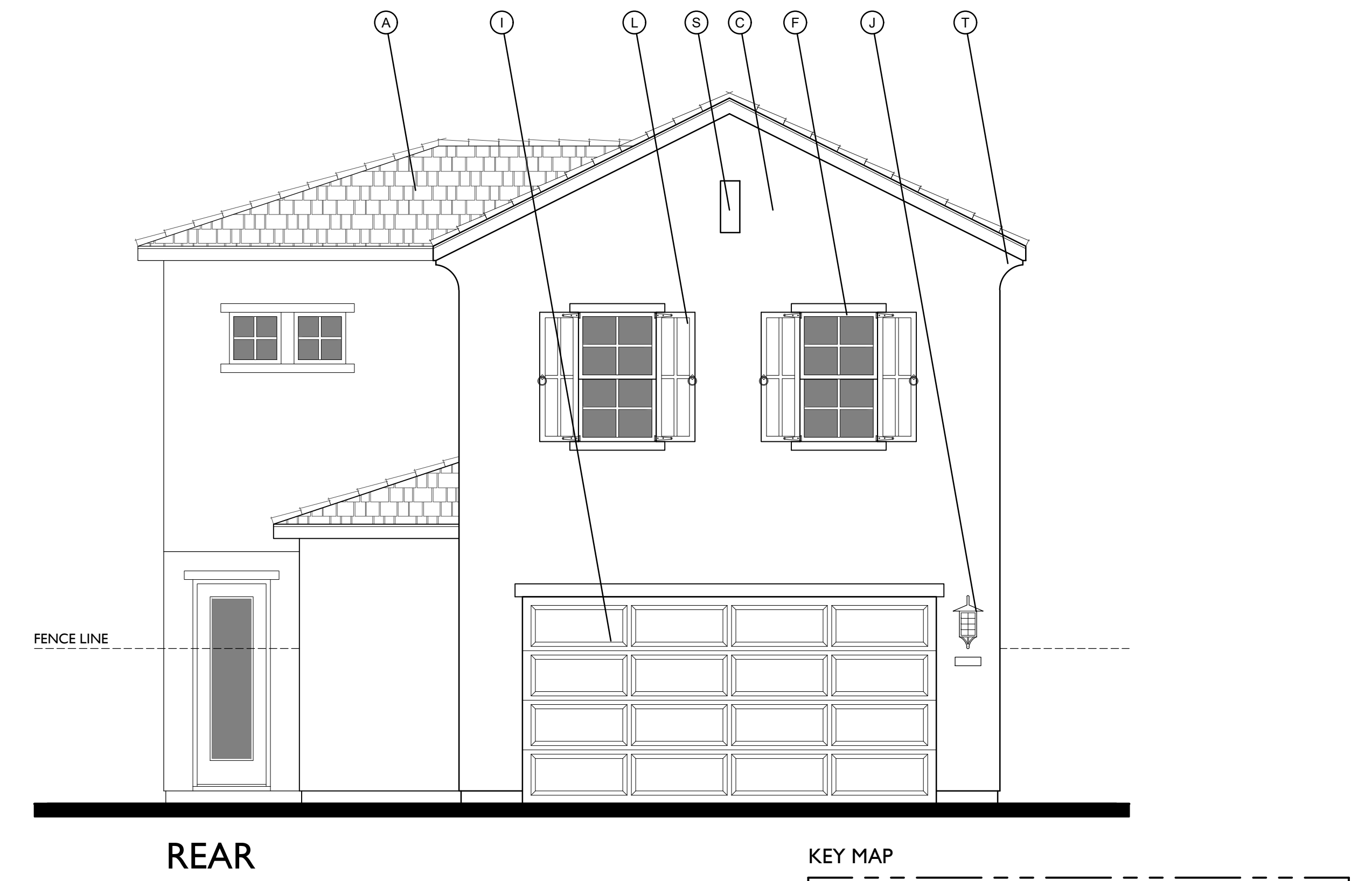
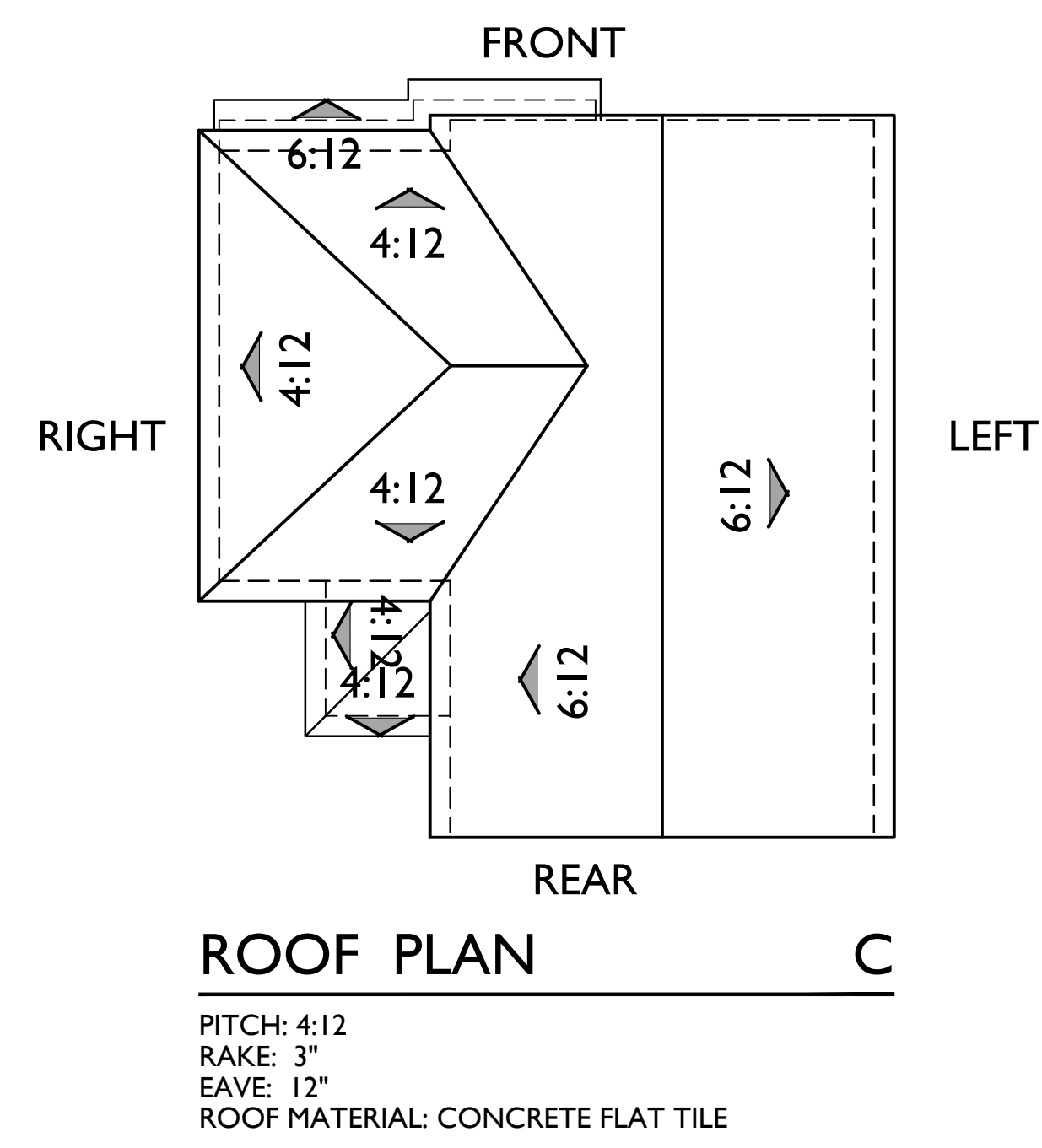
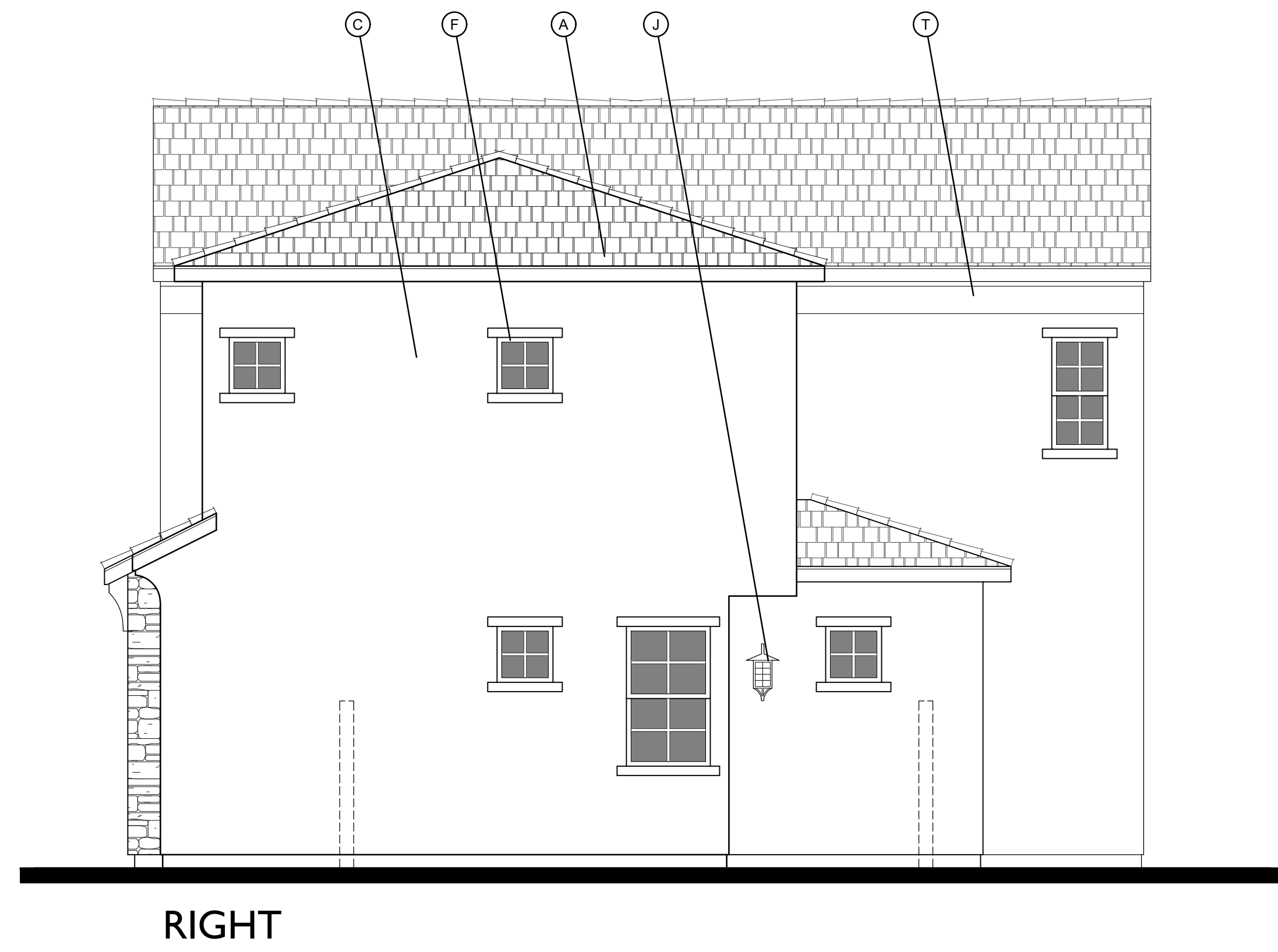
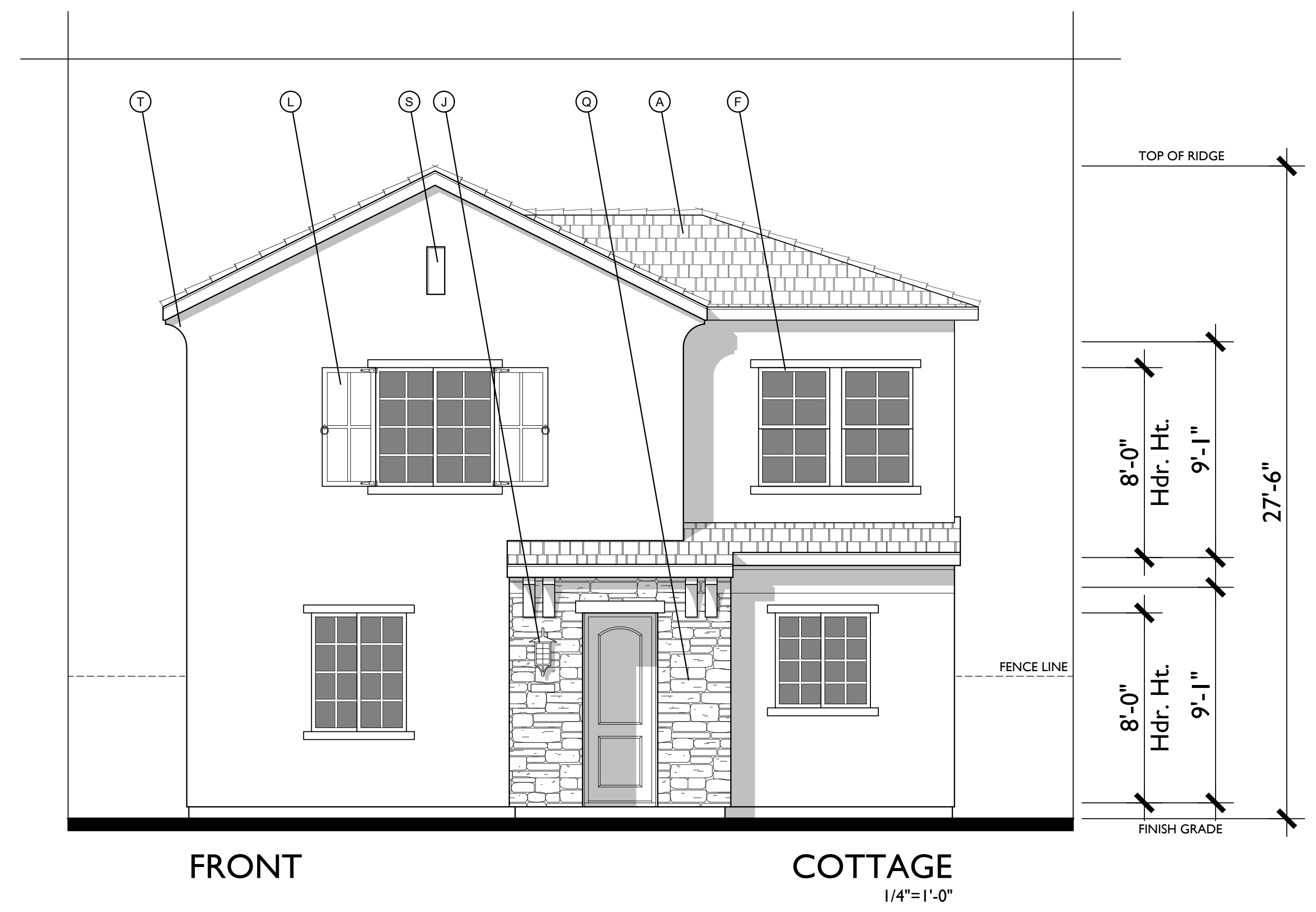
MATERIAL LEGEND - B

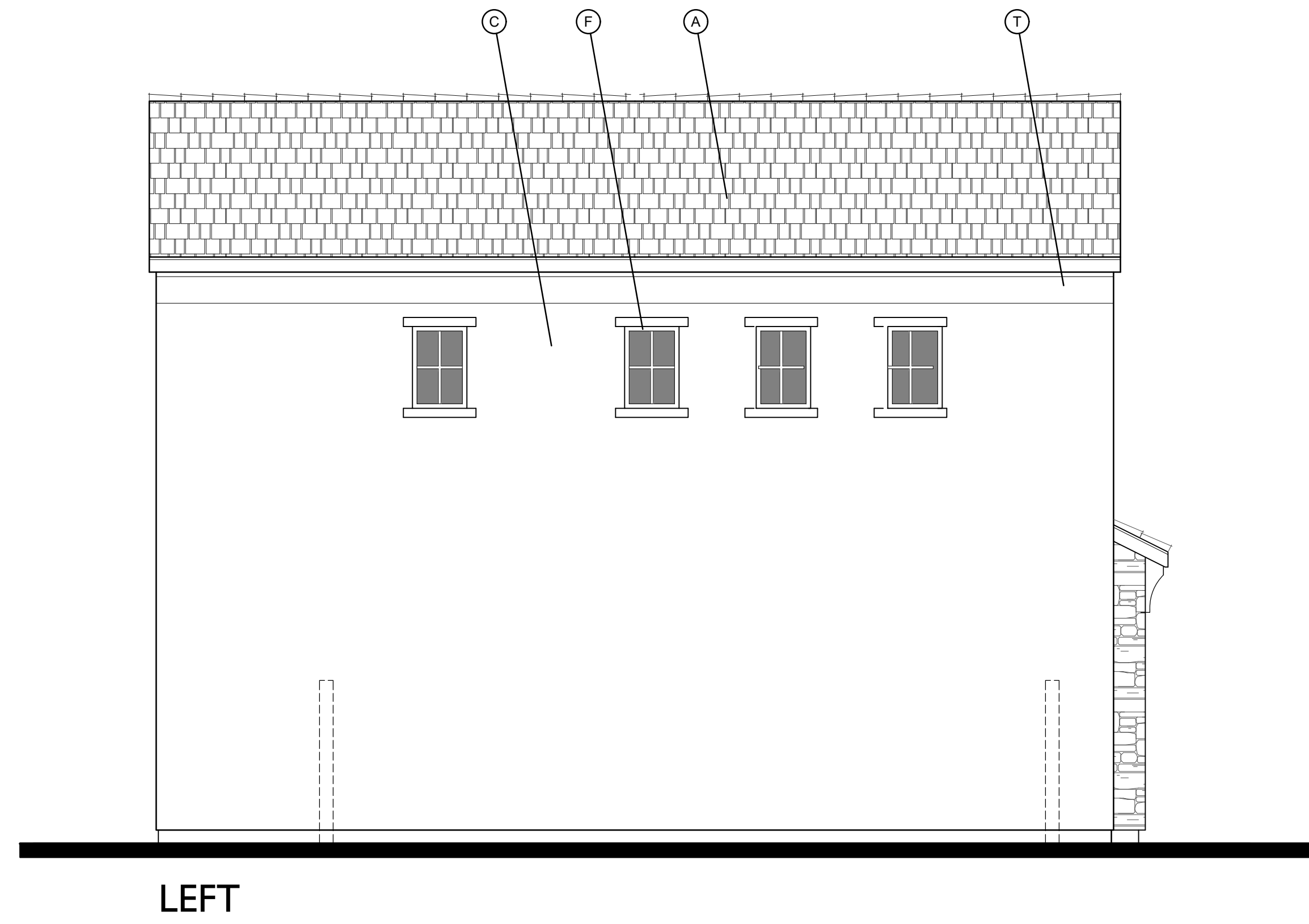
- A. CONCRETE FLAT TILE
- C. 16/20 SAND FINISH STUCCO
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- O. WOODEN RAILING



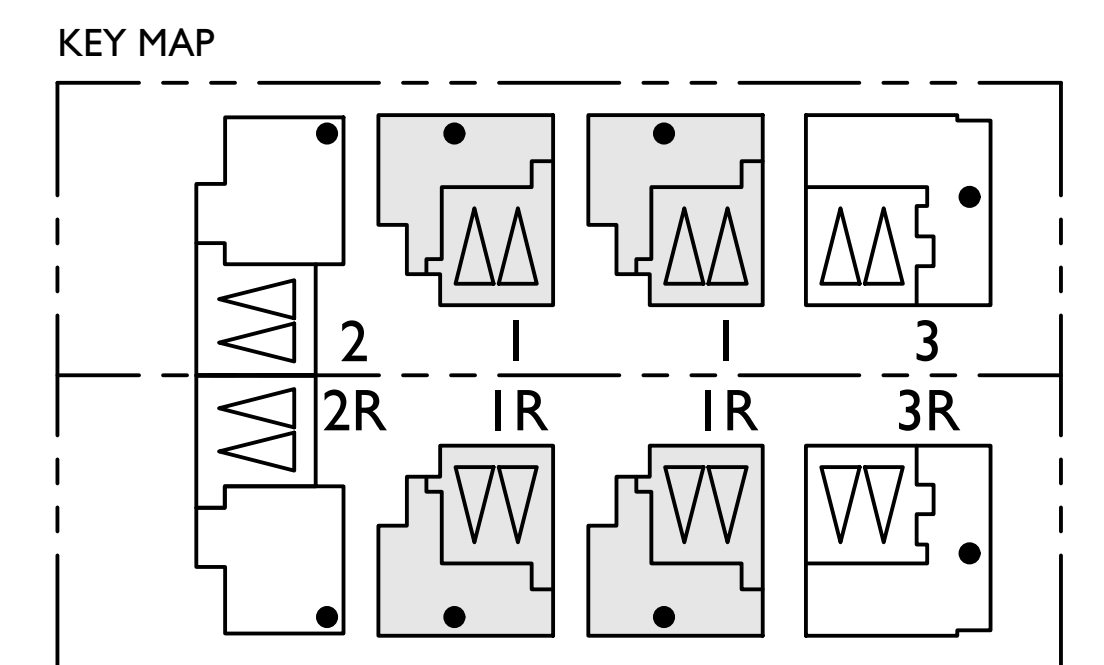
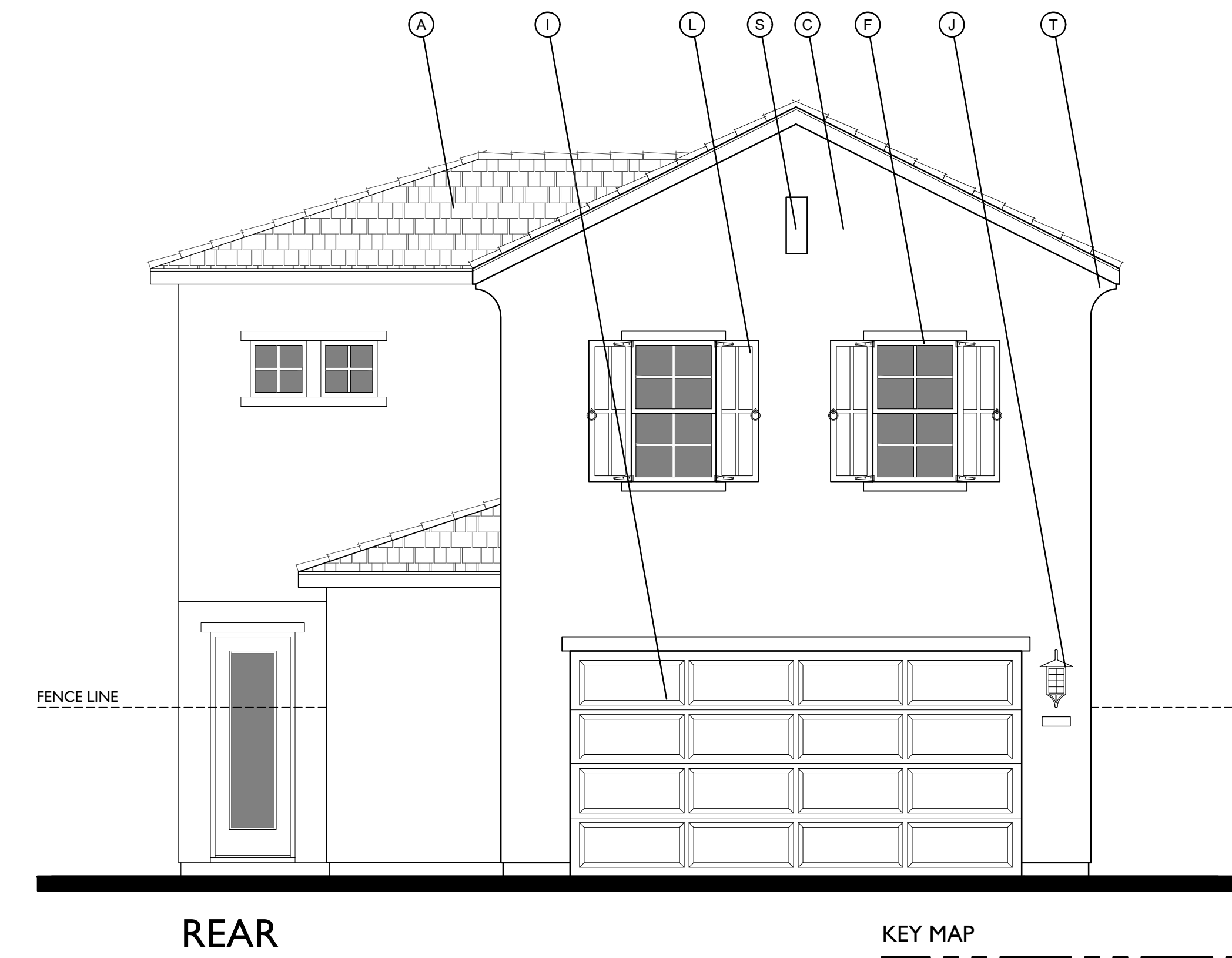
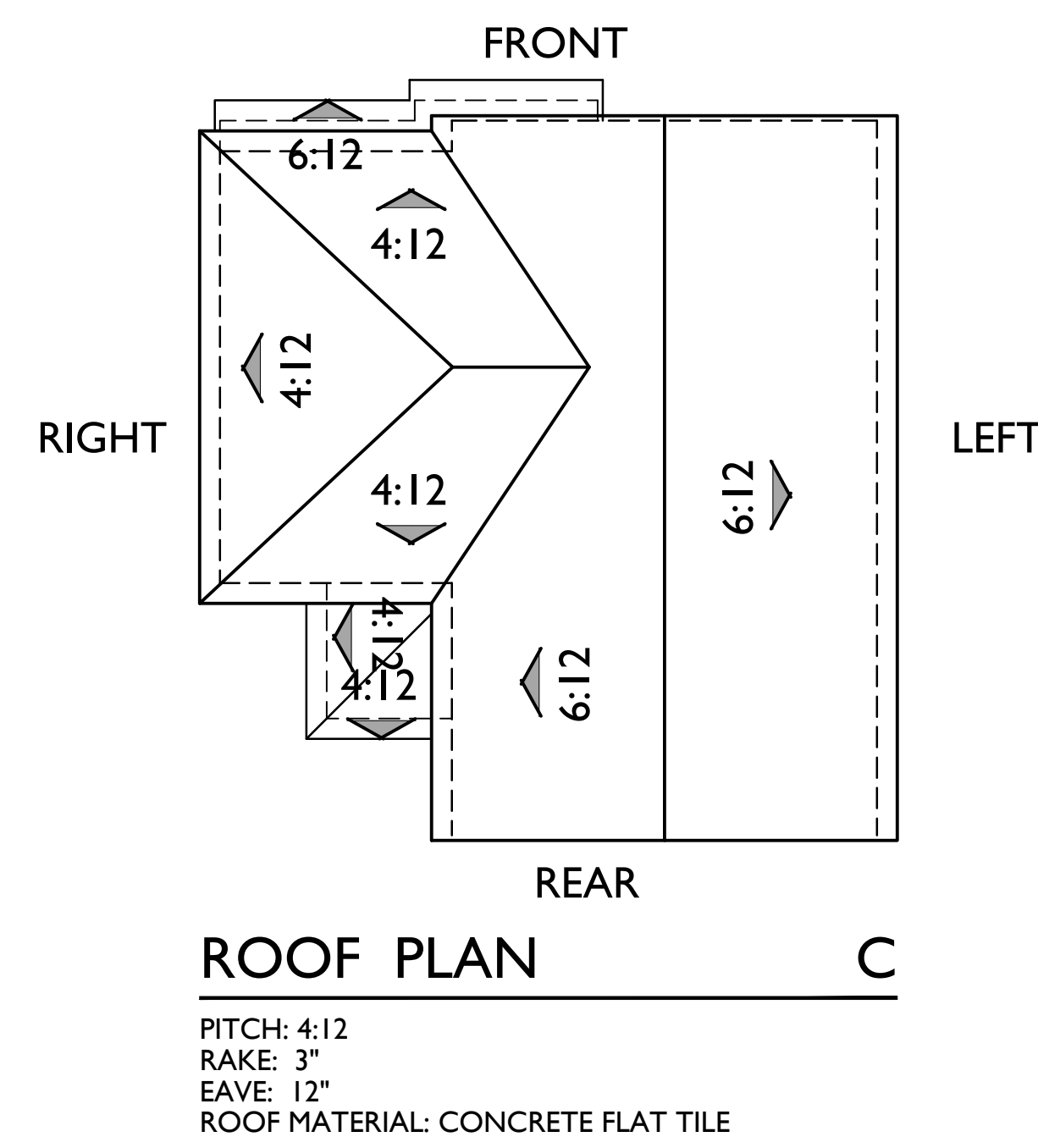
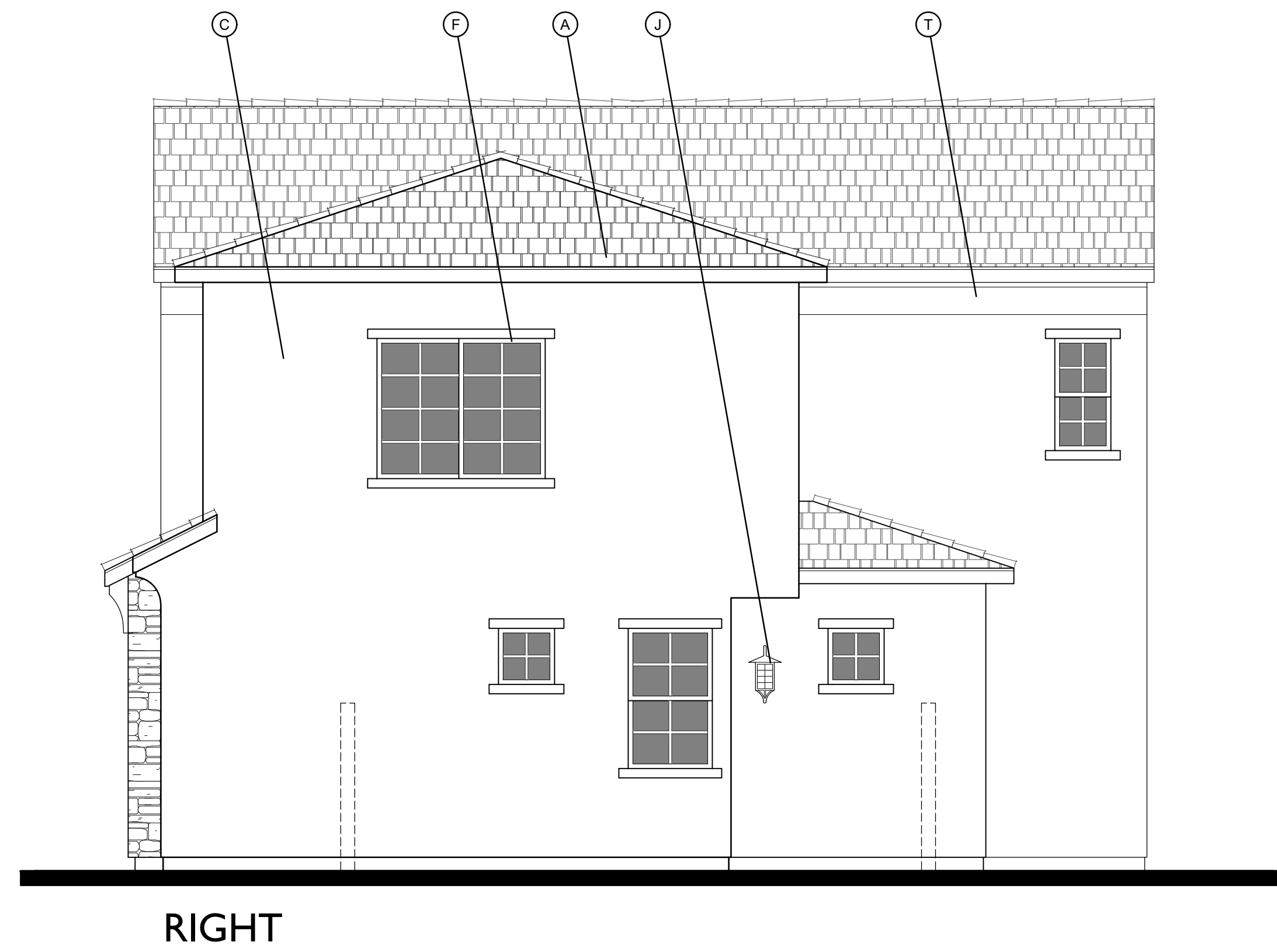
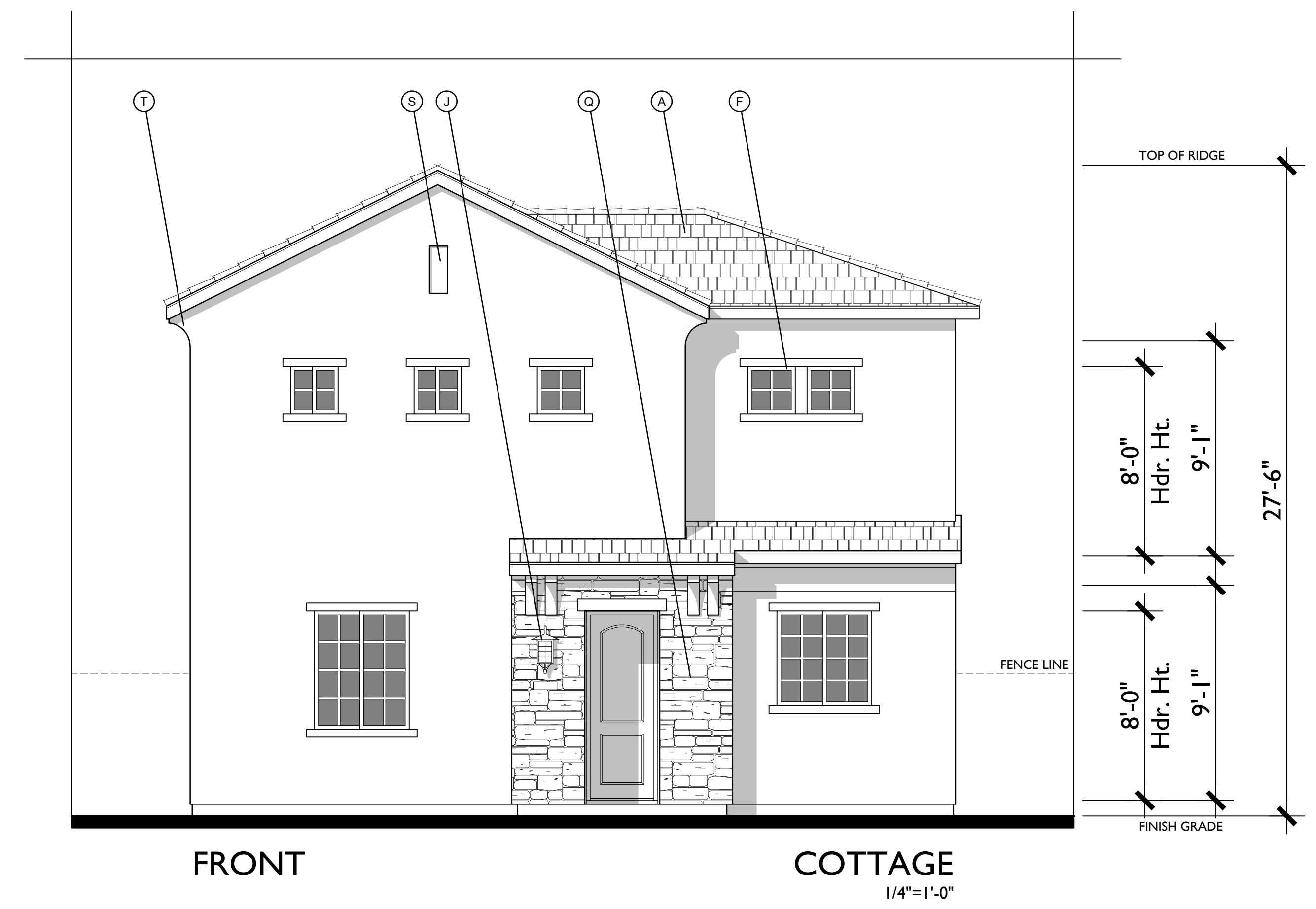


- MATERIAL LEGEND - C**
- A. CONCRETE FLAT TILE
 - C. 16/20 SAND FINISH STUCCO
 - F. VINYL WINDOW
 - G. RECESS WINDOW
 - I. ROLL UP GARAGE DOOR
 - J. LIGHT FIXTURE
 - K. GABLE END DETAIL
 - L. WOODEN SHUTTERS
 - Q. STONE VENEER
 - S. RECESS STUCCO
 - T. FOAM EAVE





- MATERIAL LEGEND - C**
- A. CONCRETE FLAT 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
 - Q. STONE VENEER
 - S. RECESS STUCCO
 - T. FOAM EAVE

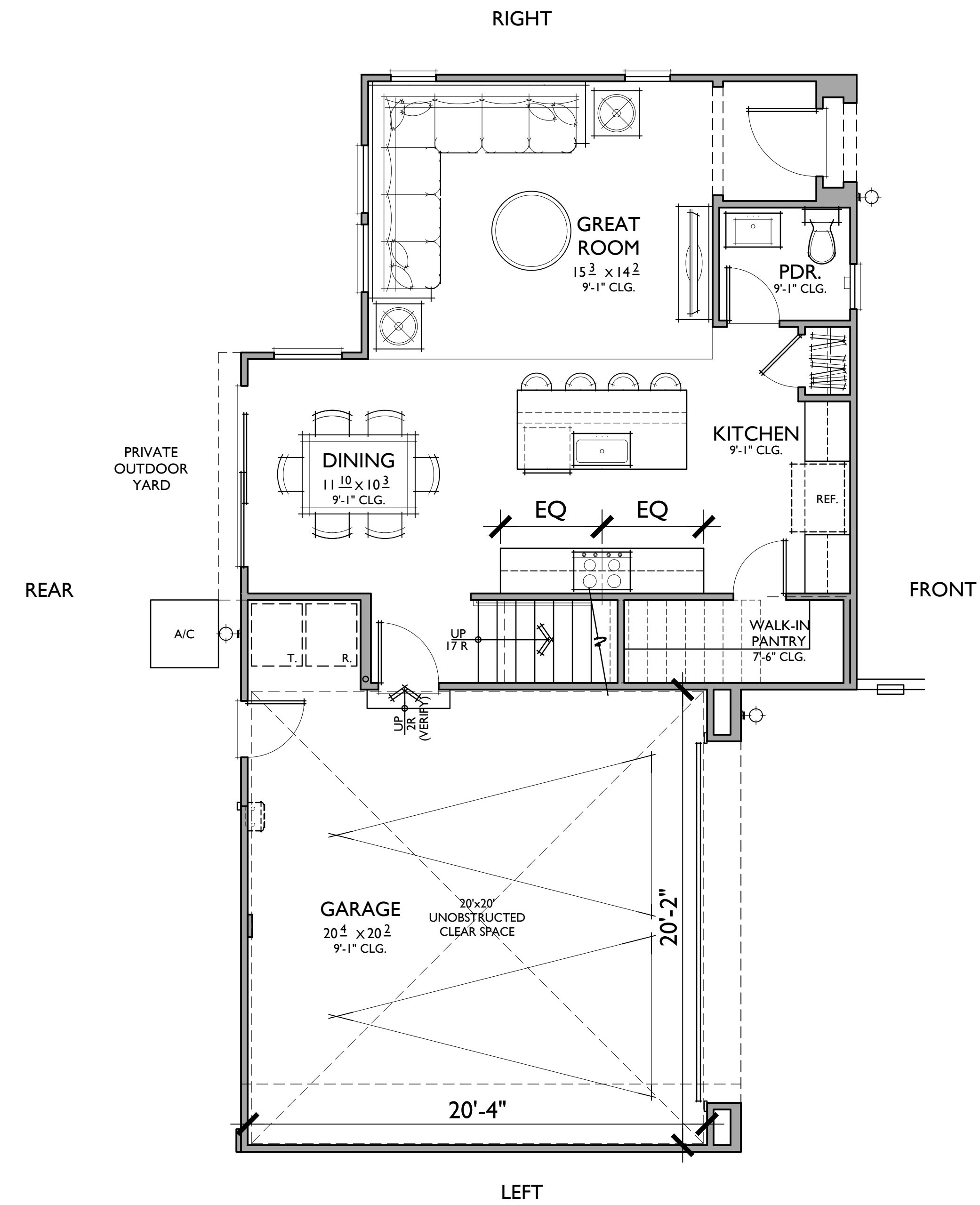
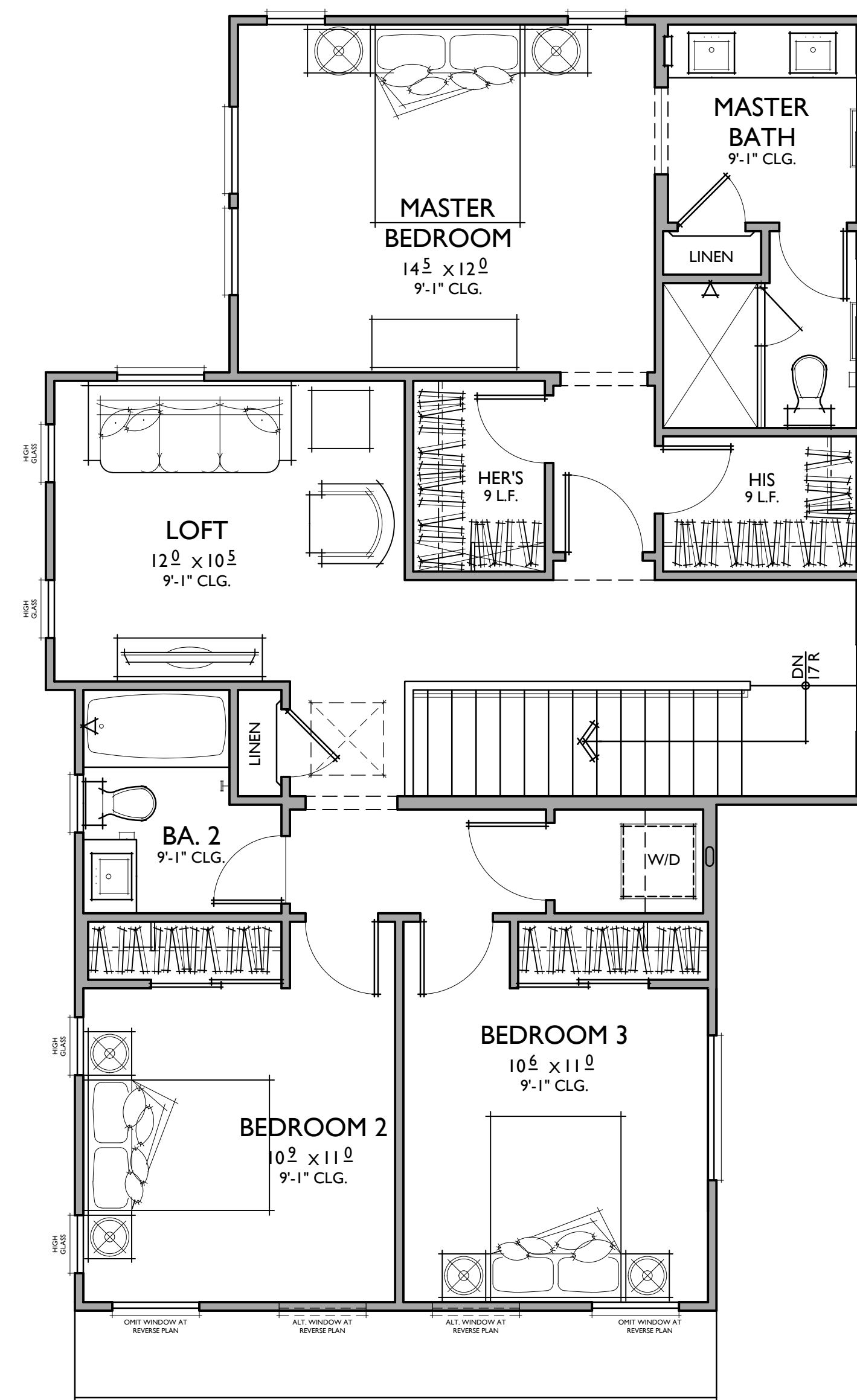




FARMHOUSE



SPANISH COLONIAL



PLAN 2A

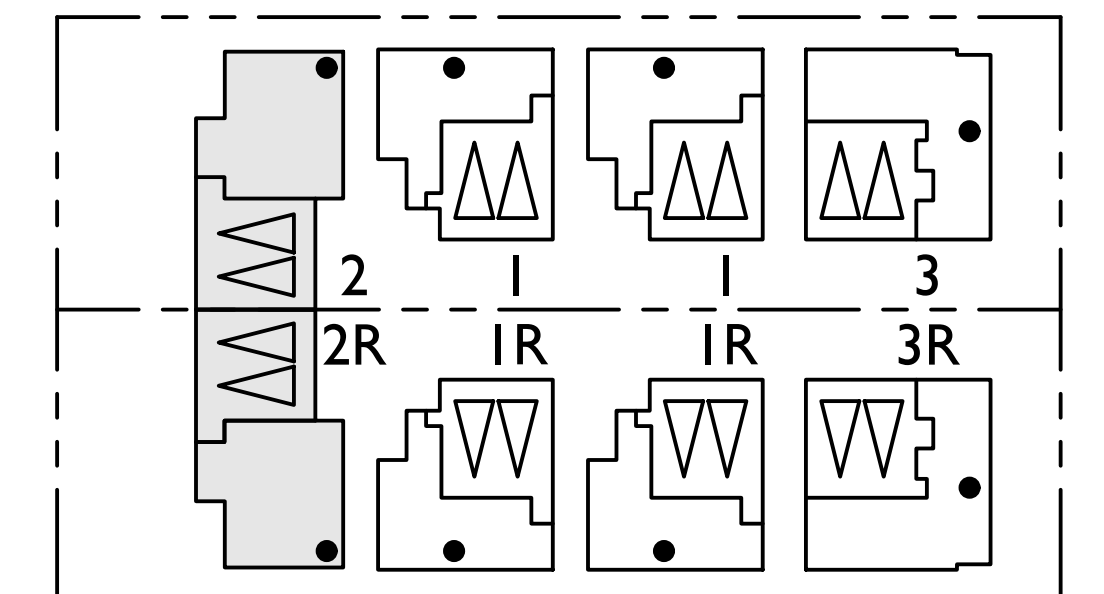
1,663 SQ. FT.
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

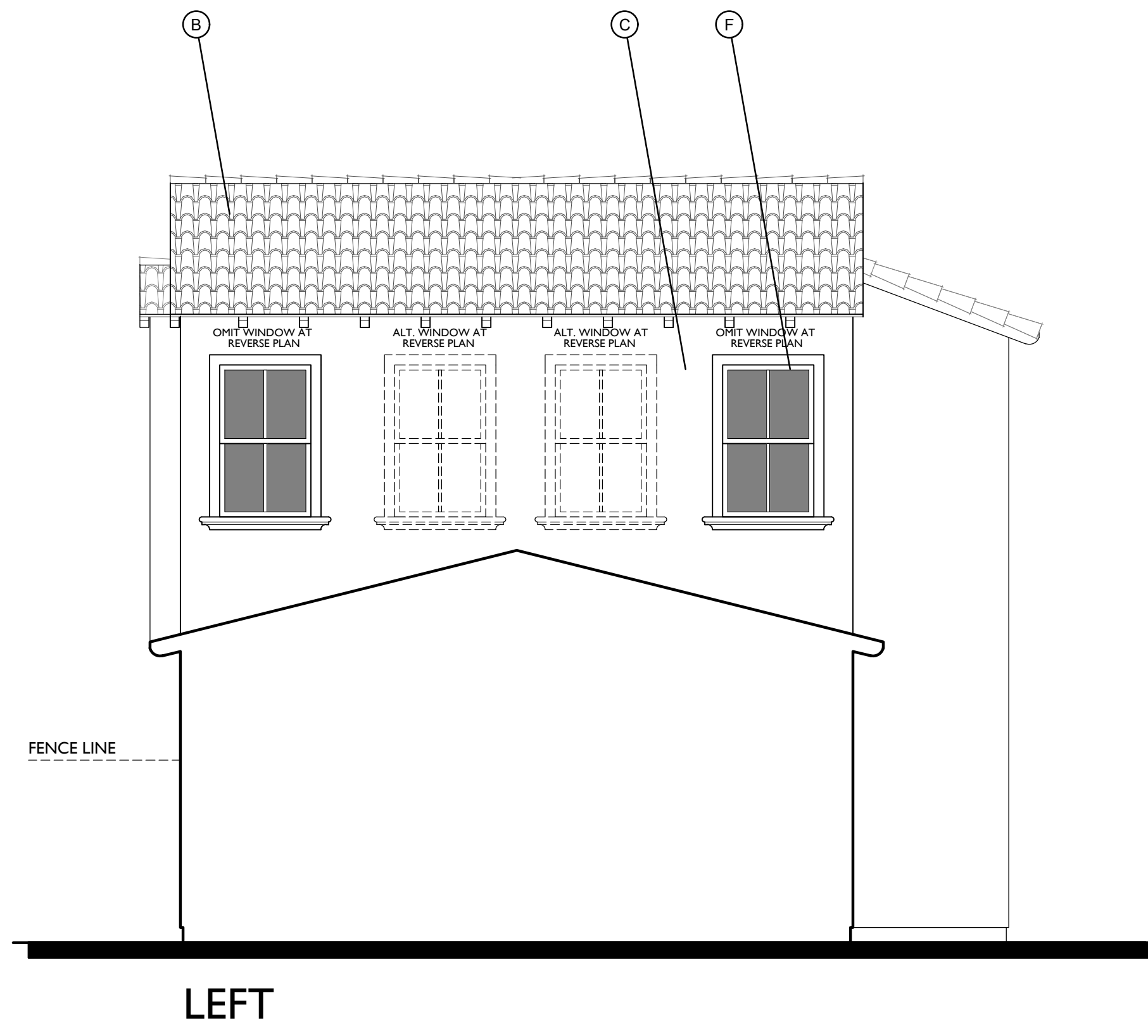
FLOOR AREA TABLE

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

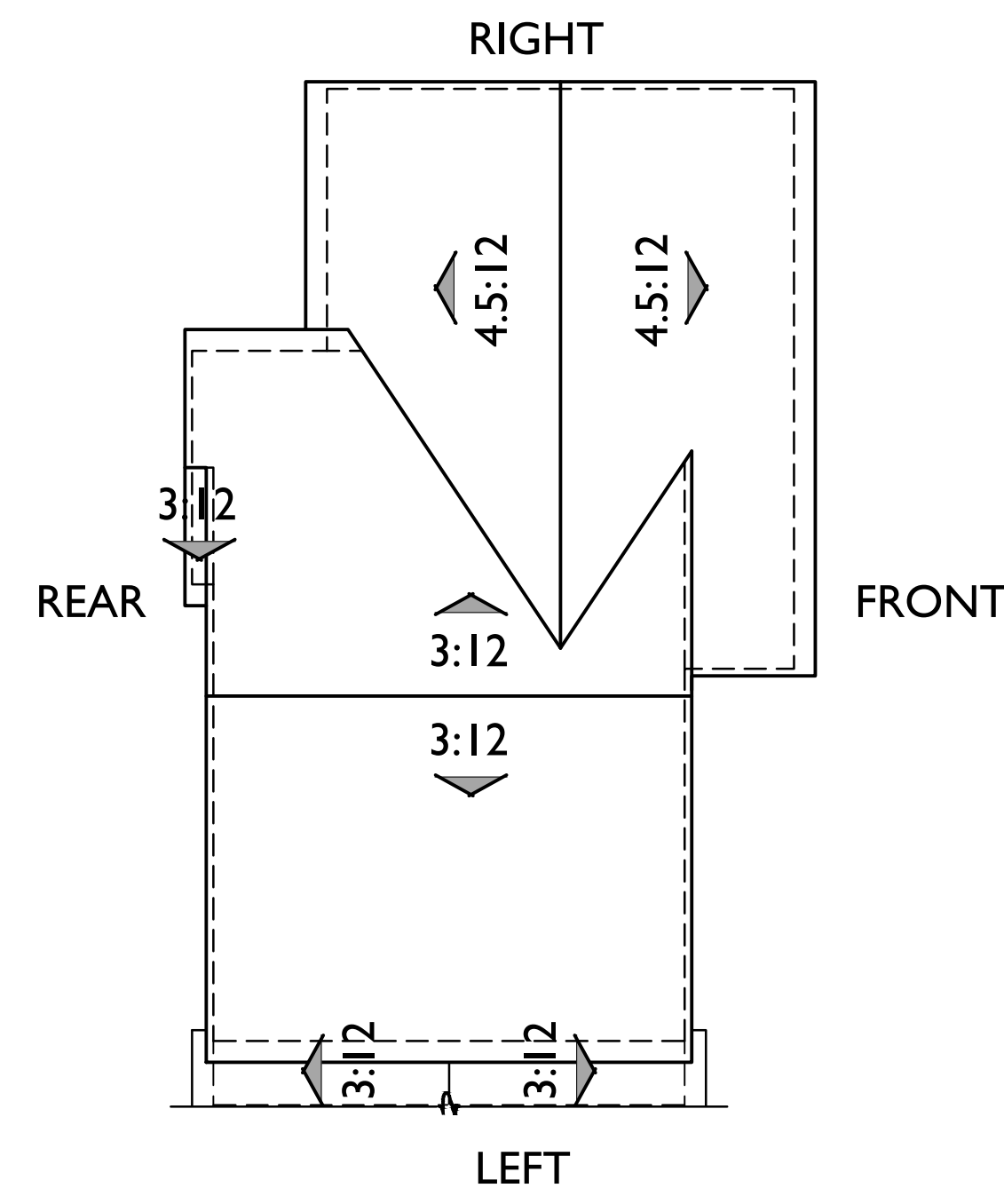
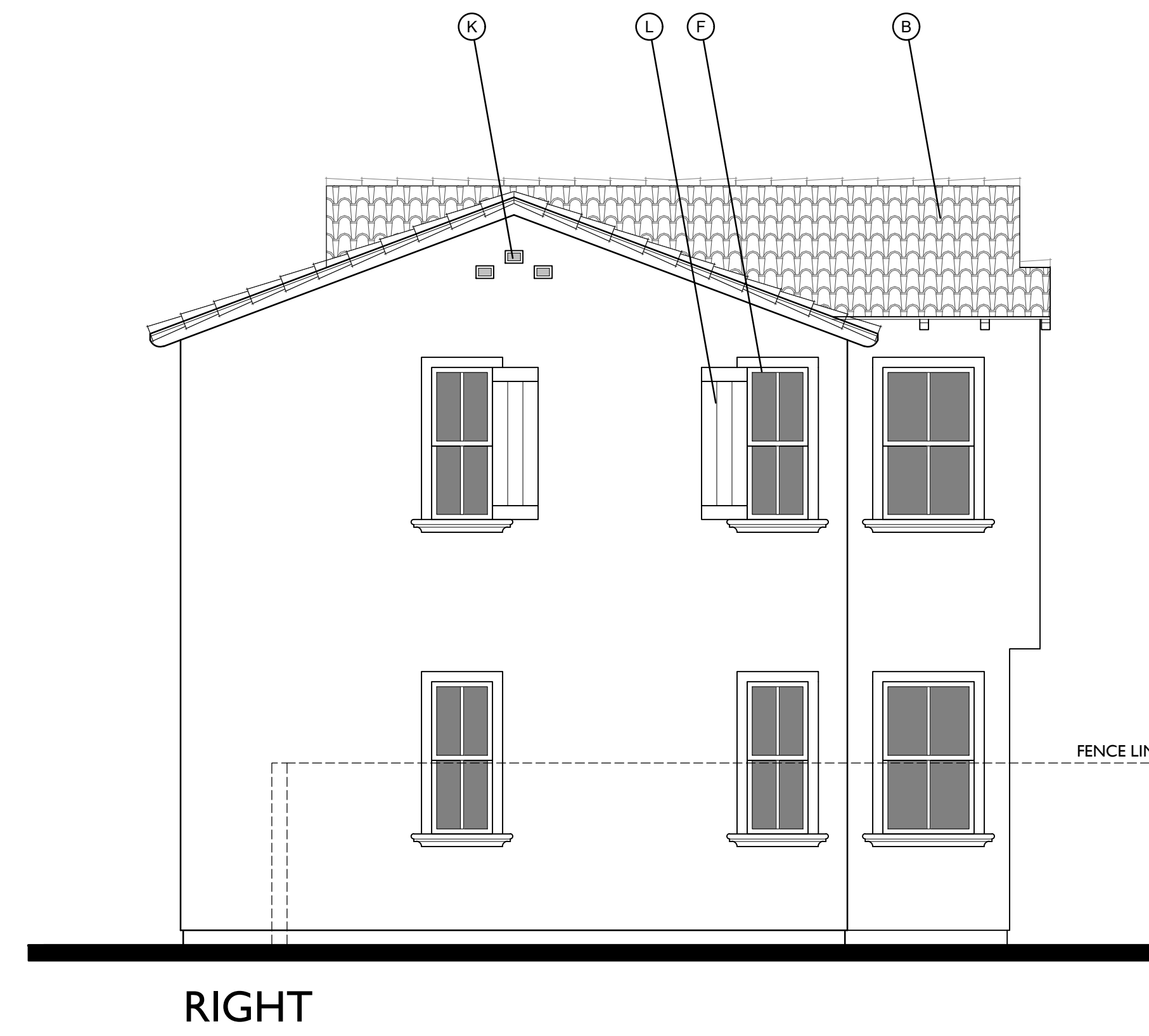
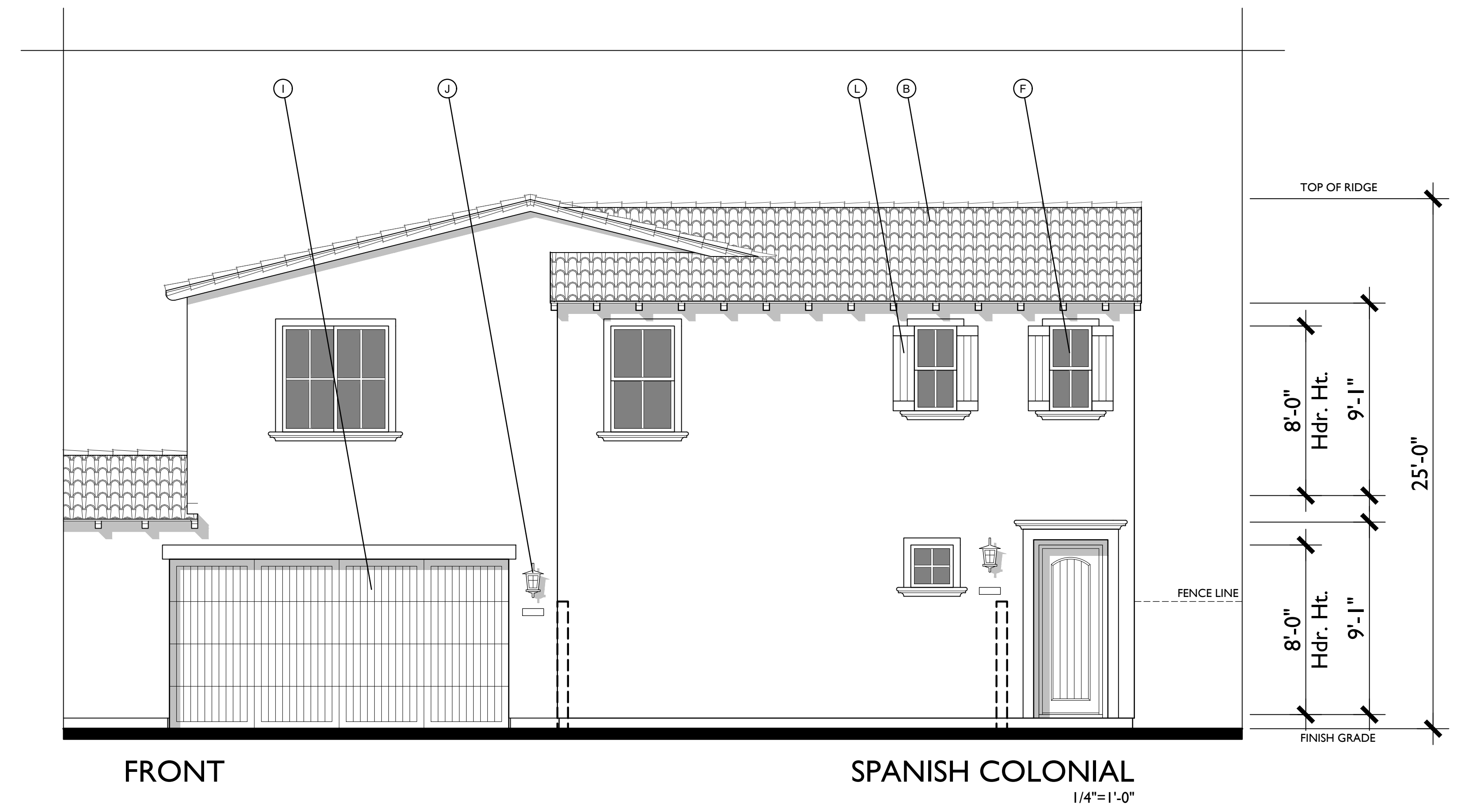
KEY MAP





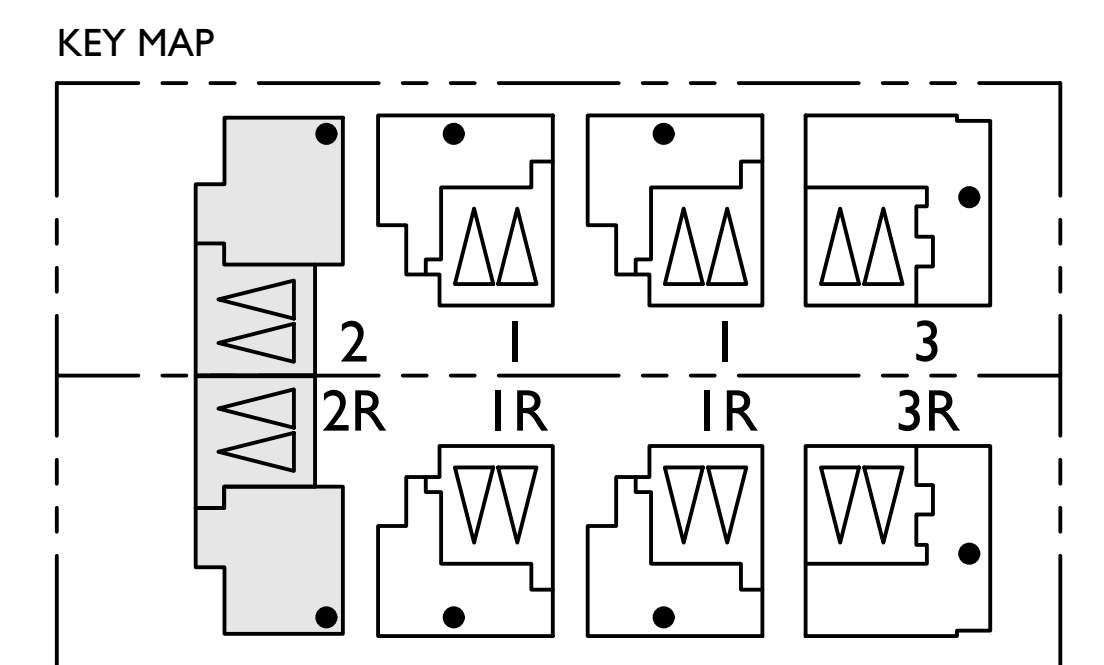
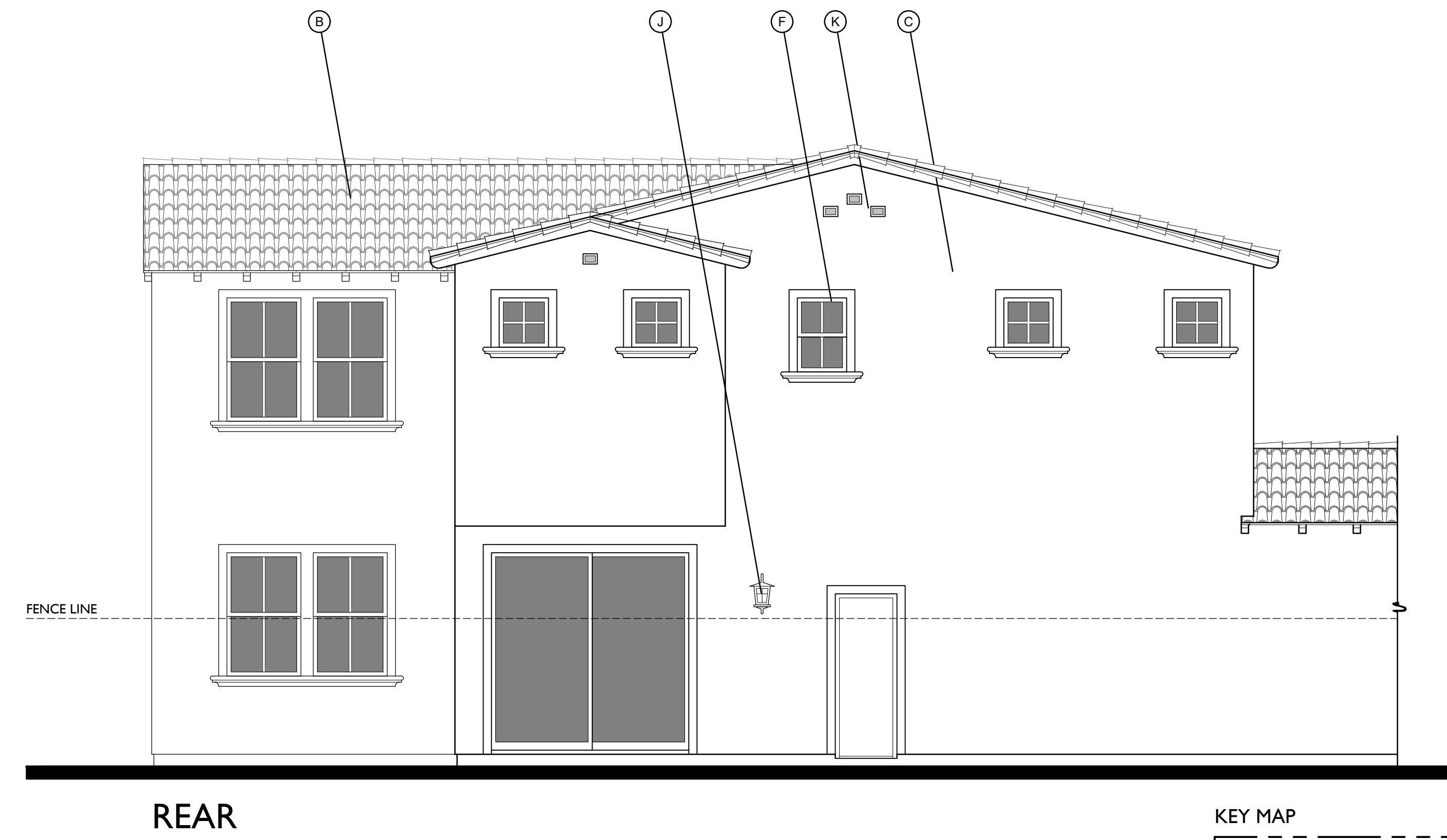
MATERIAL LEGEND - A

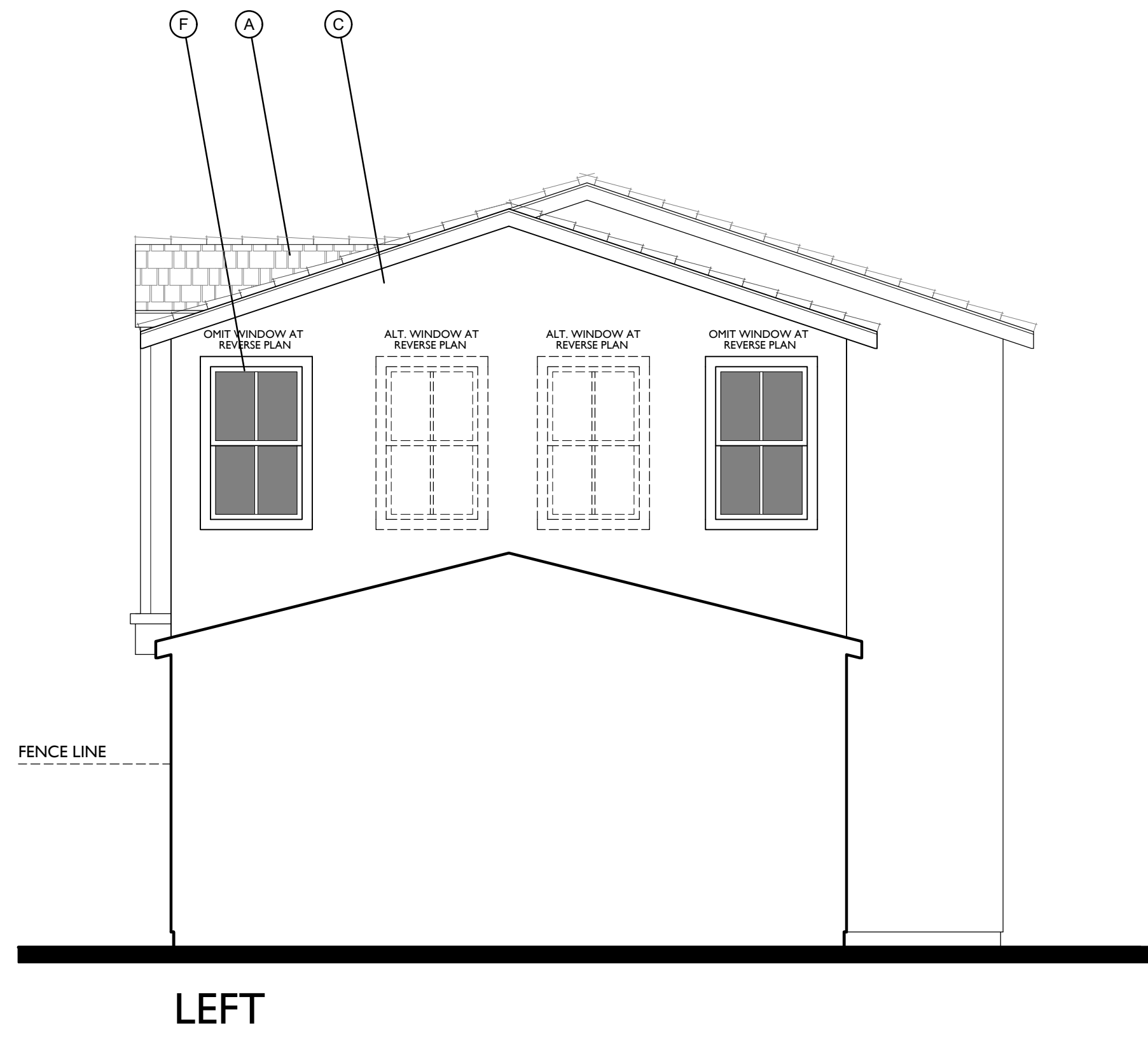
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- F. VINYL WINDOW
- G. RECESS WINDOW
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- M. WROUGHT IRON
- N. METAL RAILING
- R. DECORATIVE 6 X 6 TILE
- S. RECESS STUCCO



ROOF PLAN

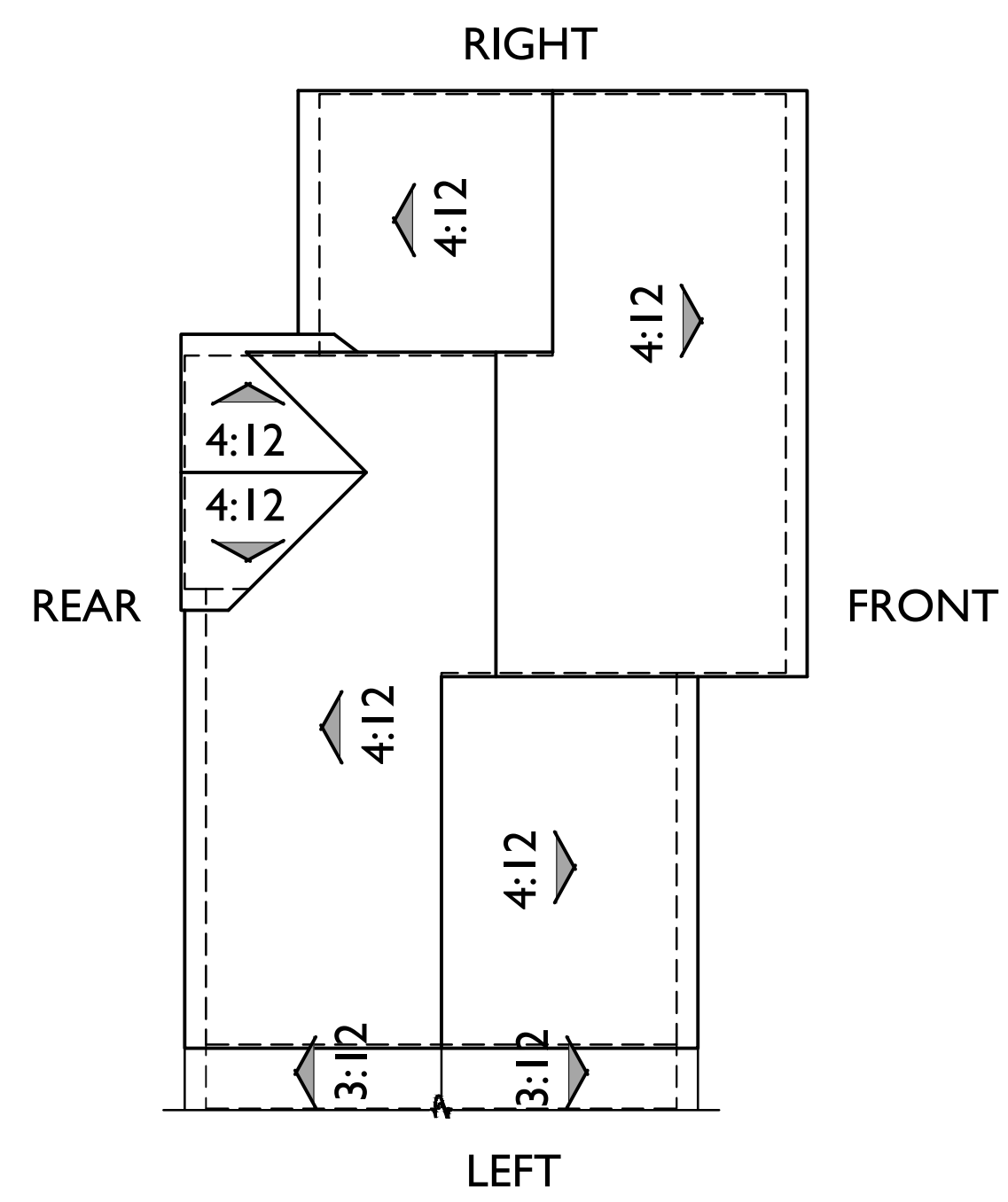
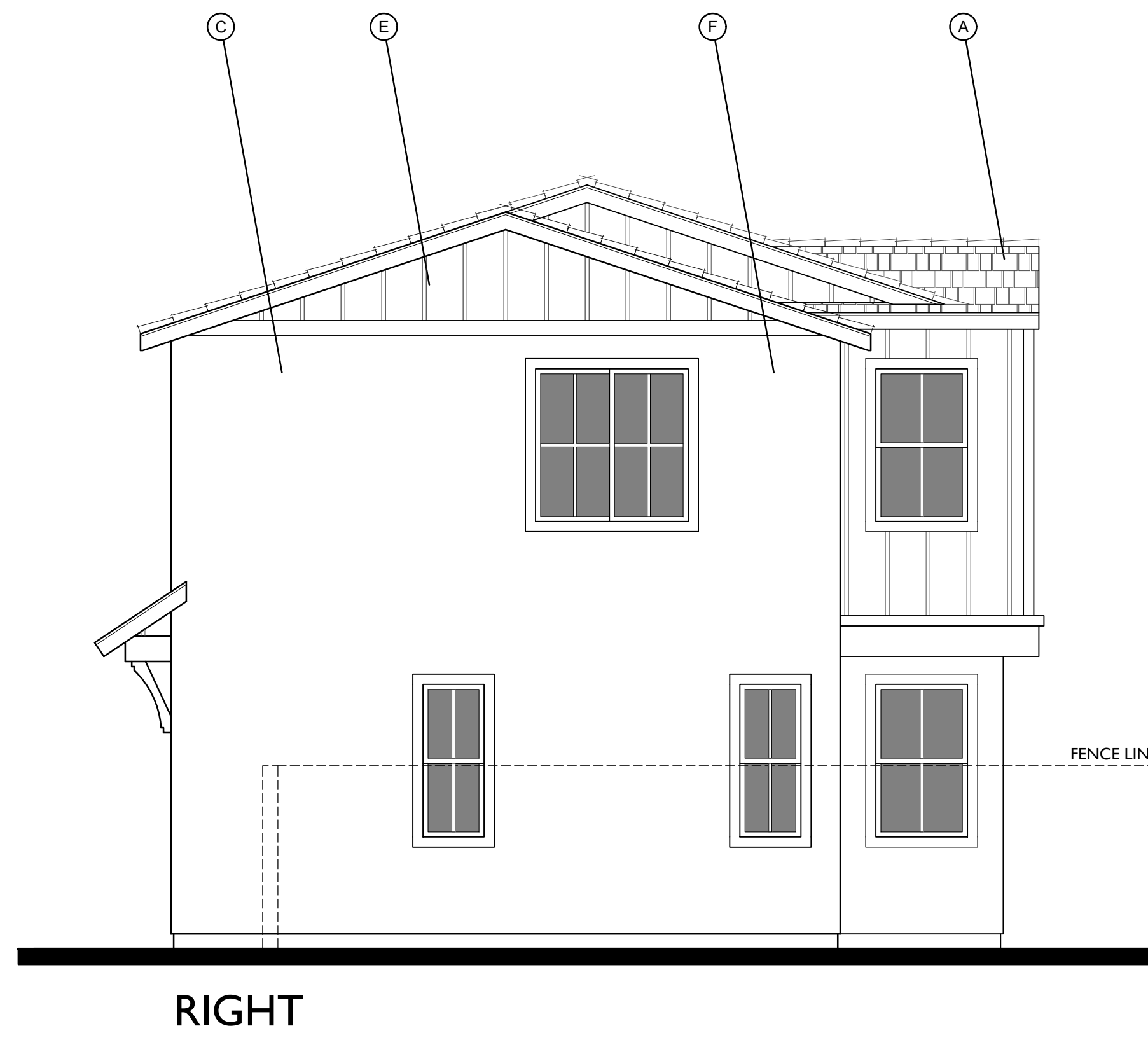
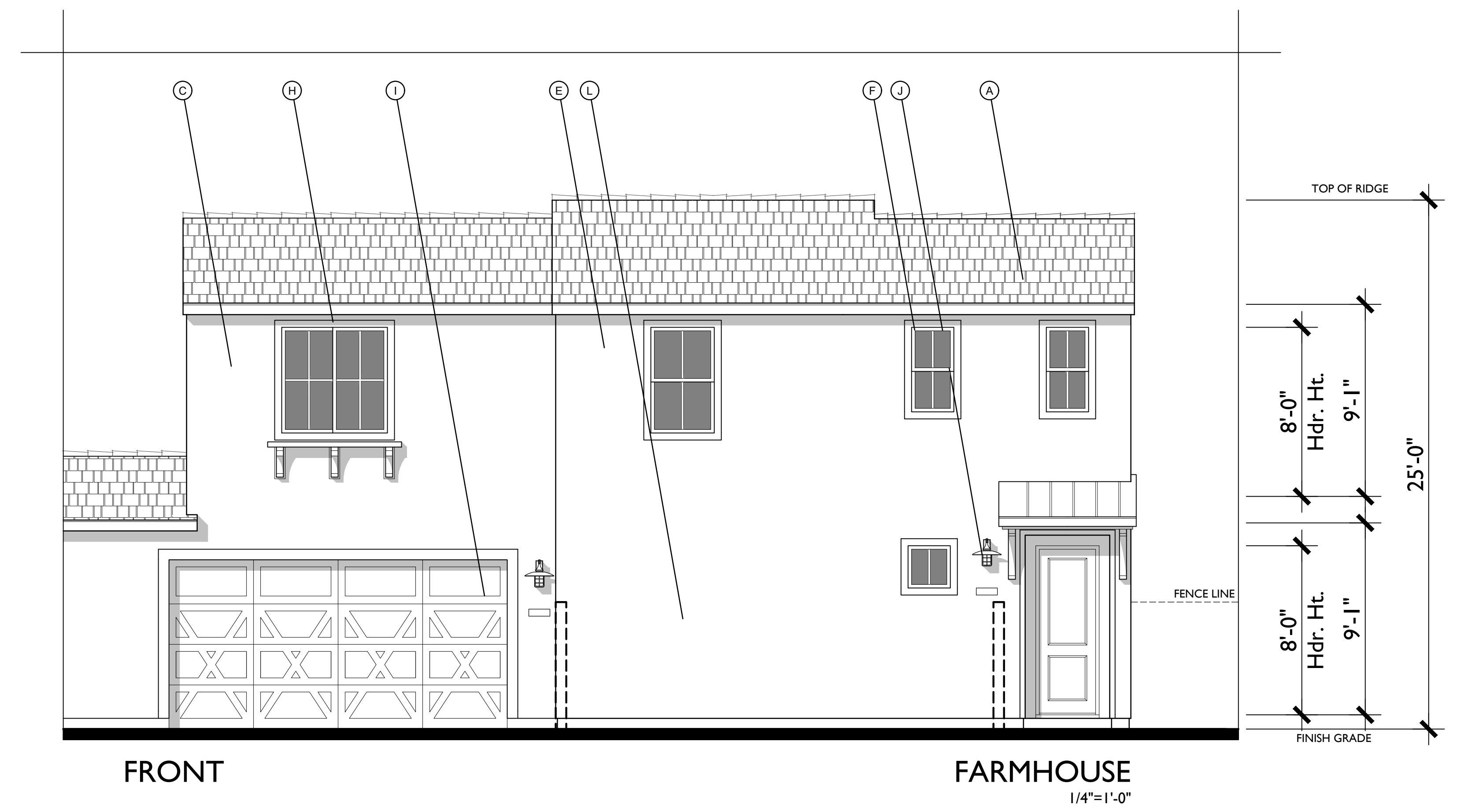
PITCH: 4.5:12 UNLESS NOTED OTHERWISE
 RAKE: 4"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE





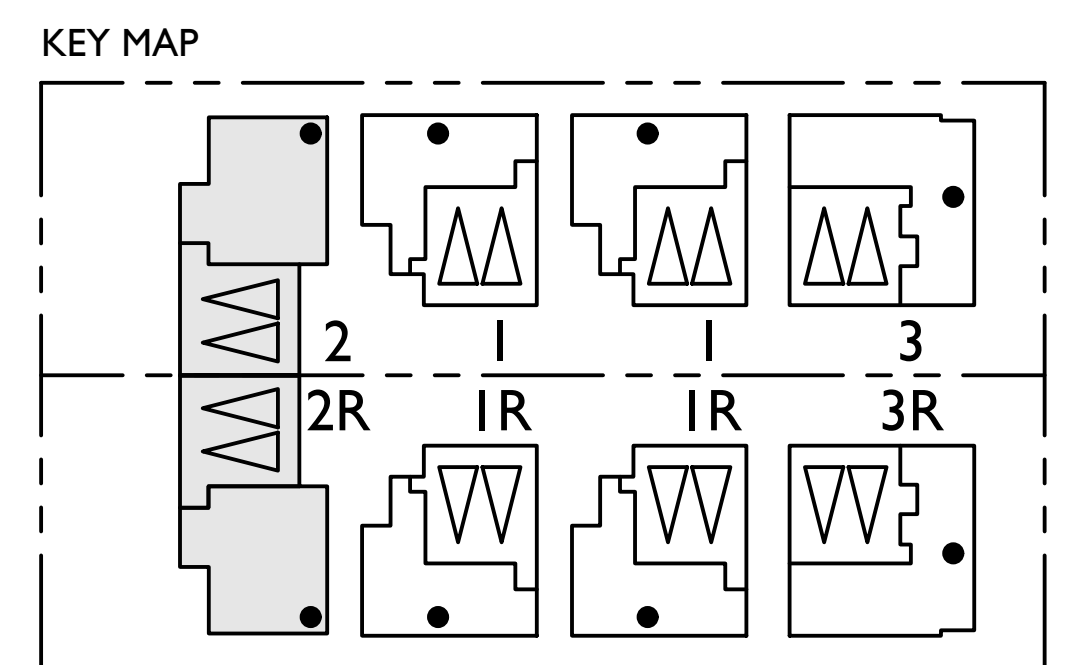
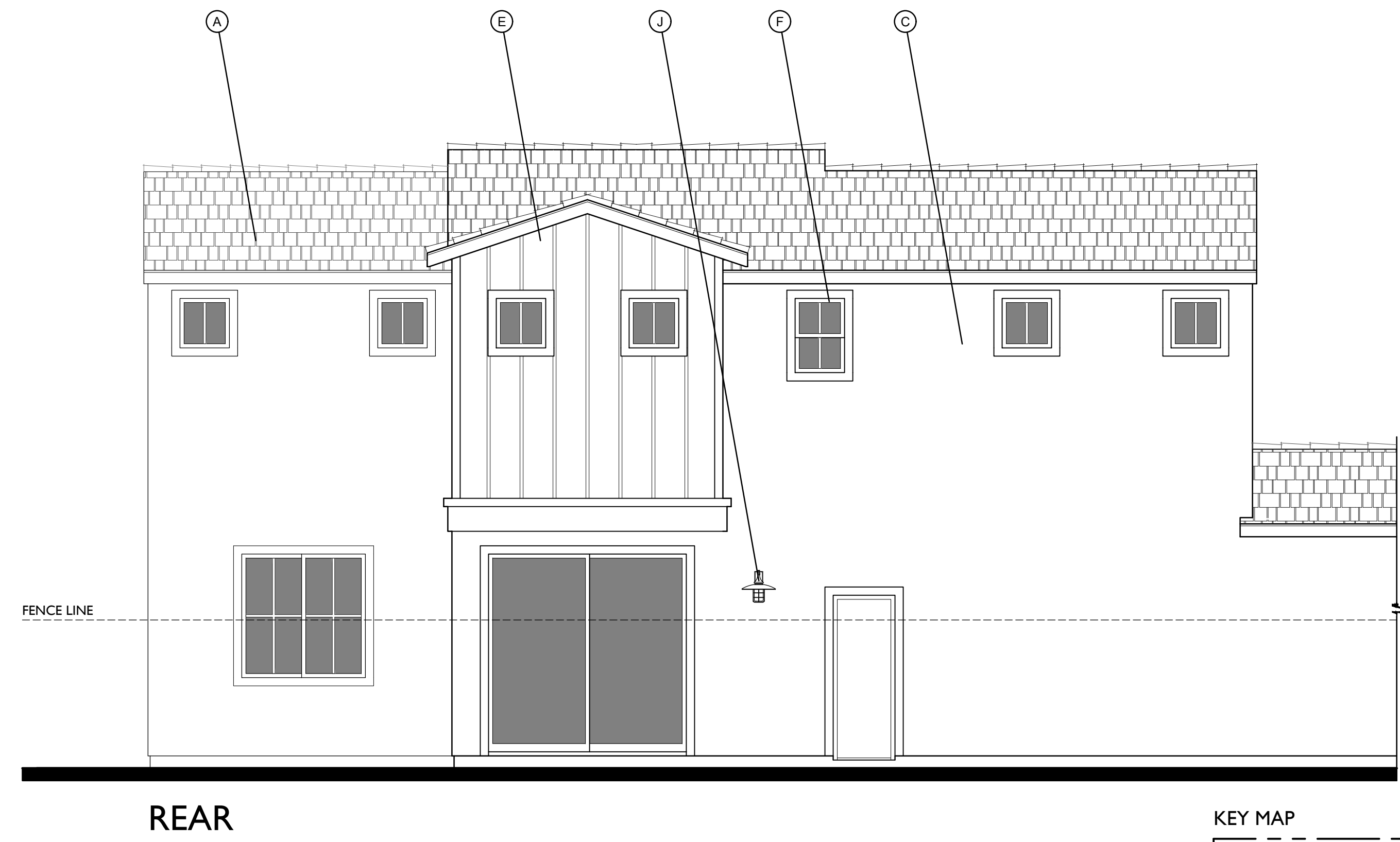
MATERIAL LEGEND - B

- A. CONCRETE FLAT TILE
- 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



ROOF PLAN

PITCH: 4:12 UNLESS NOTED OTHERWISE
 RAKE: 2"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE

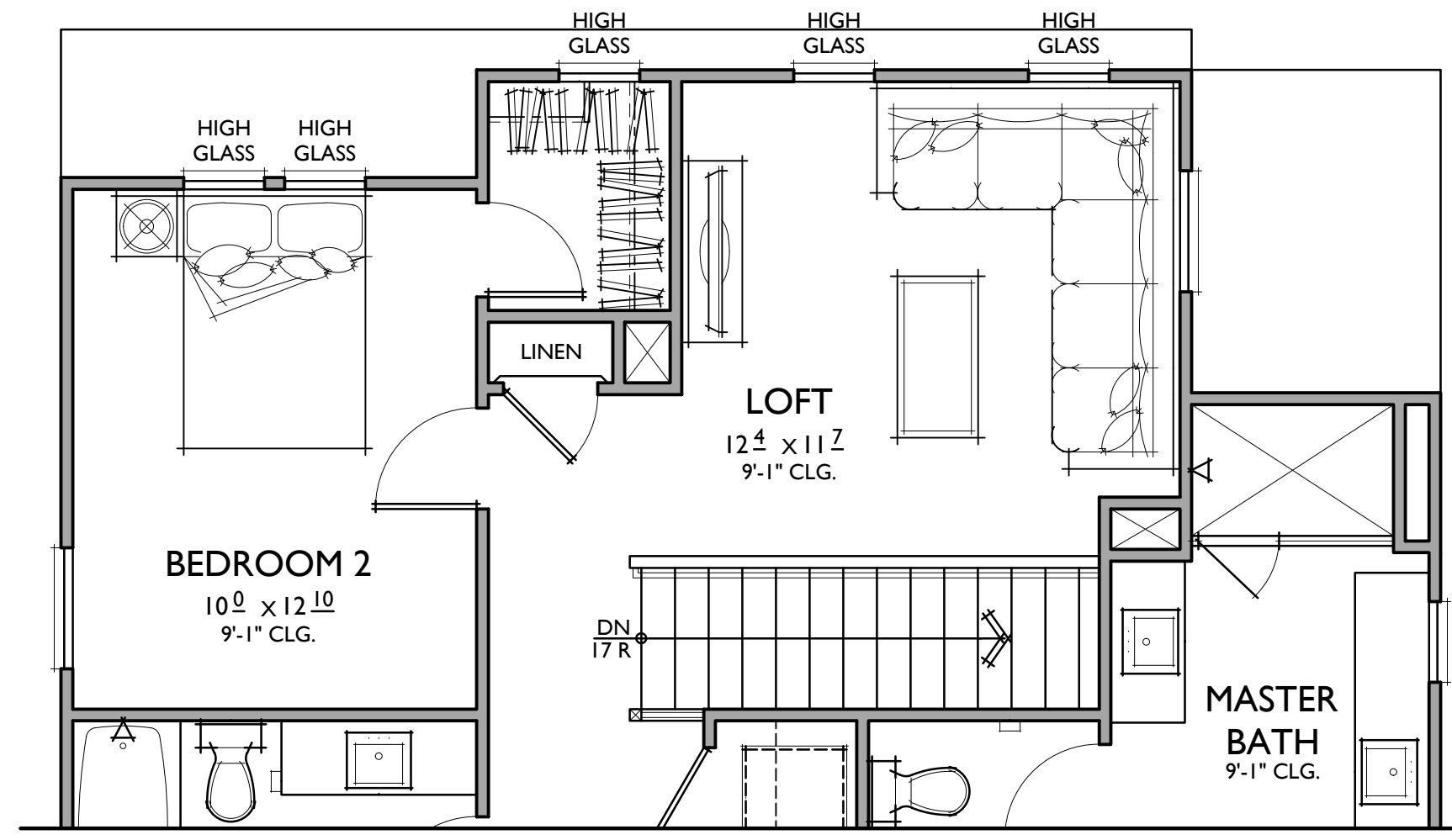




FARMHOUSE



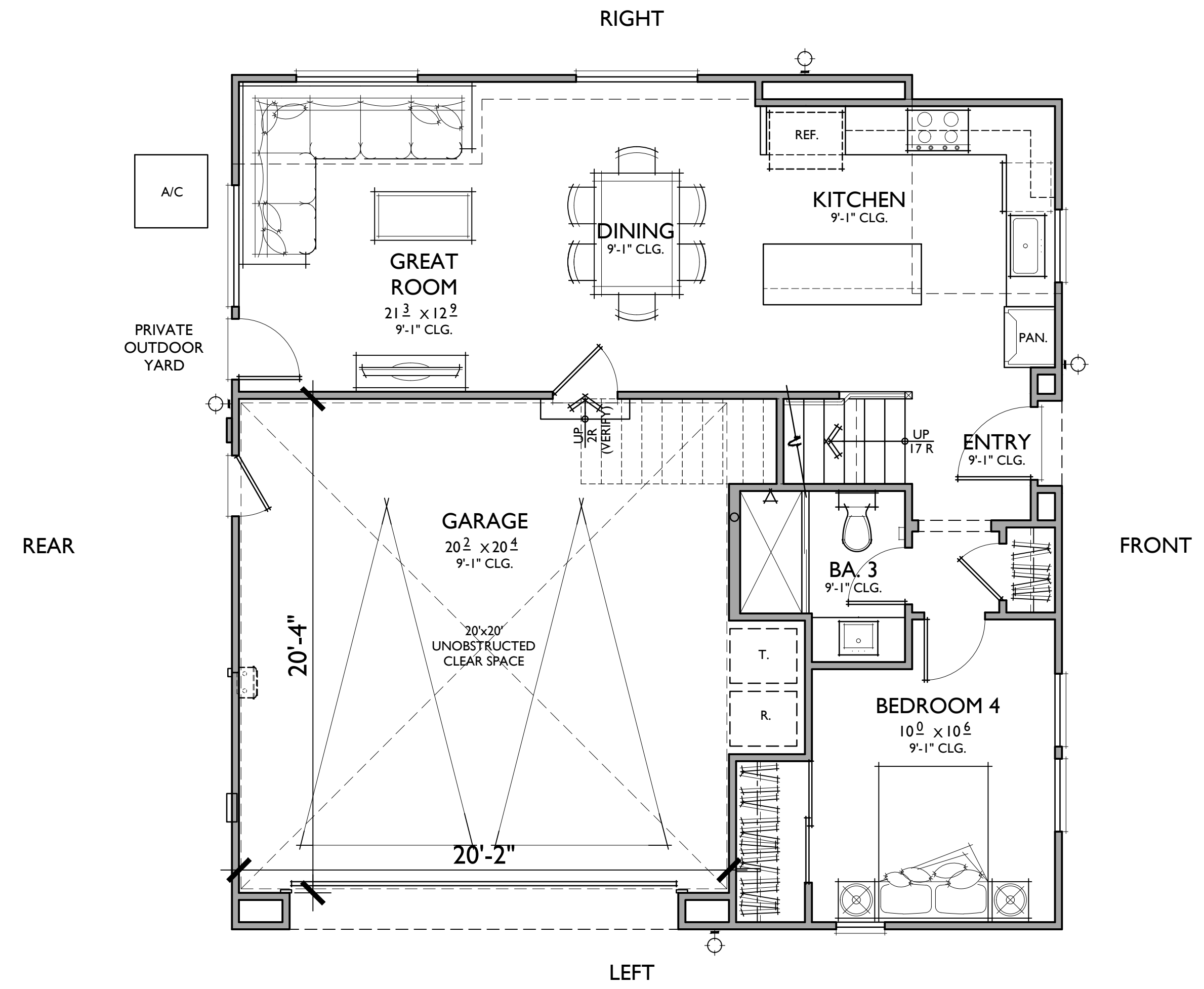
SPANISH COLONIAL



UNIQUE CONDITION

3A

PLOTTED AT NW CORNER OF SITE



PLAN 3

1,798 SQ. FT.

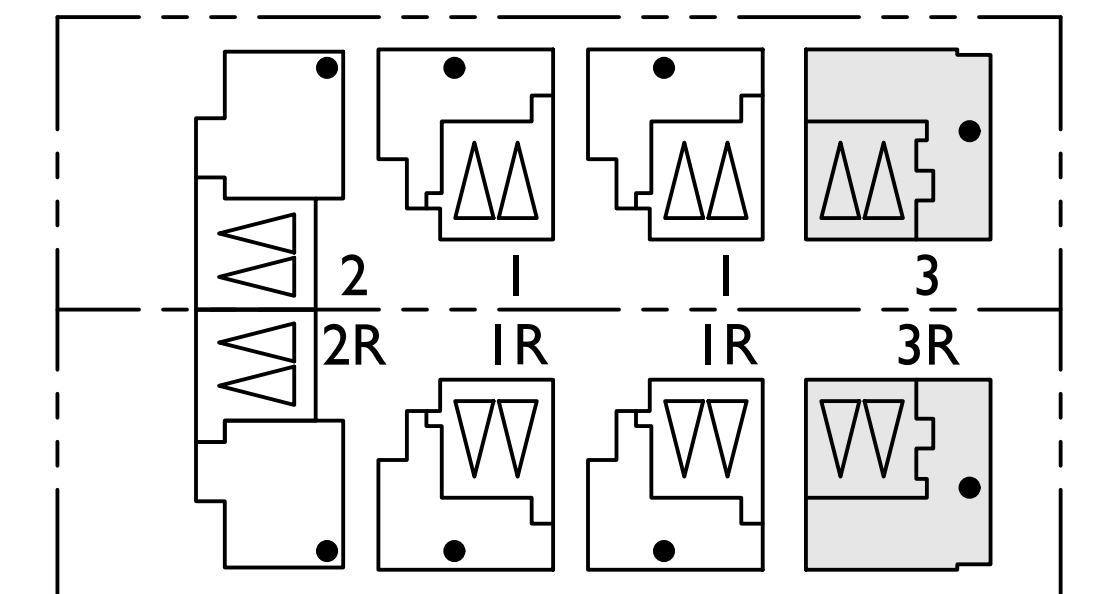
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

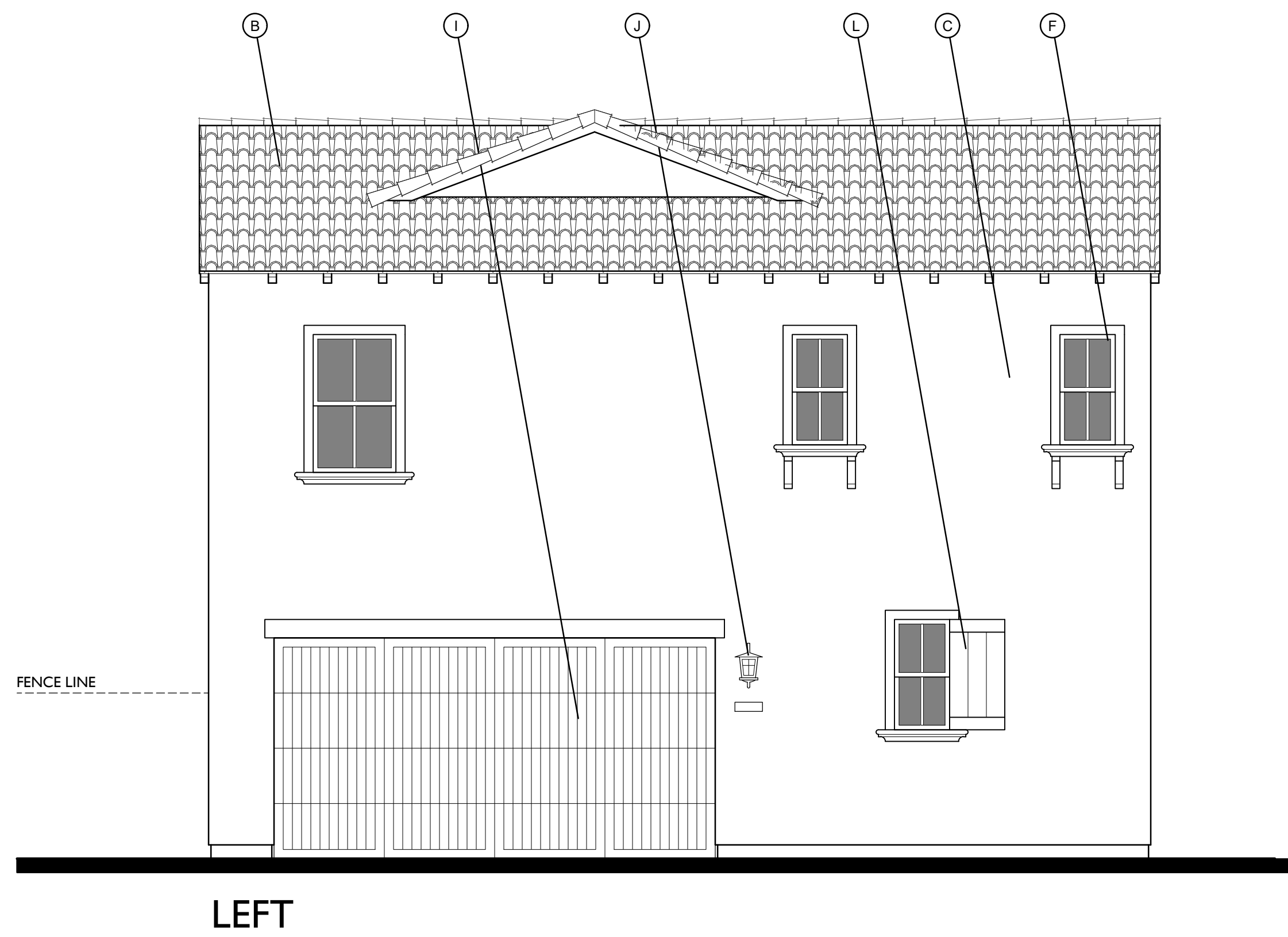
FLOOR AREA TABLE

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

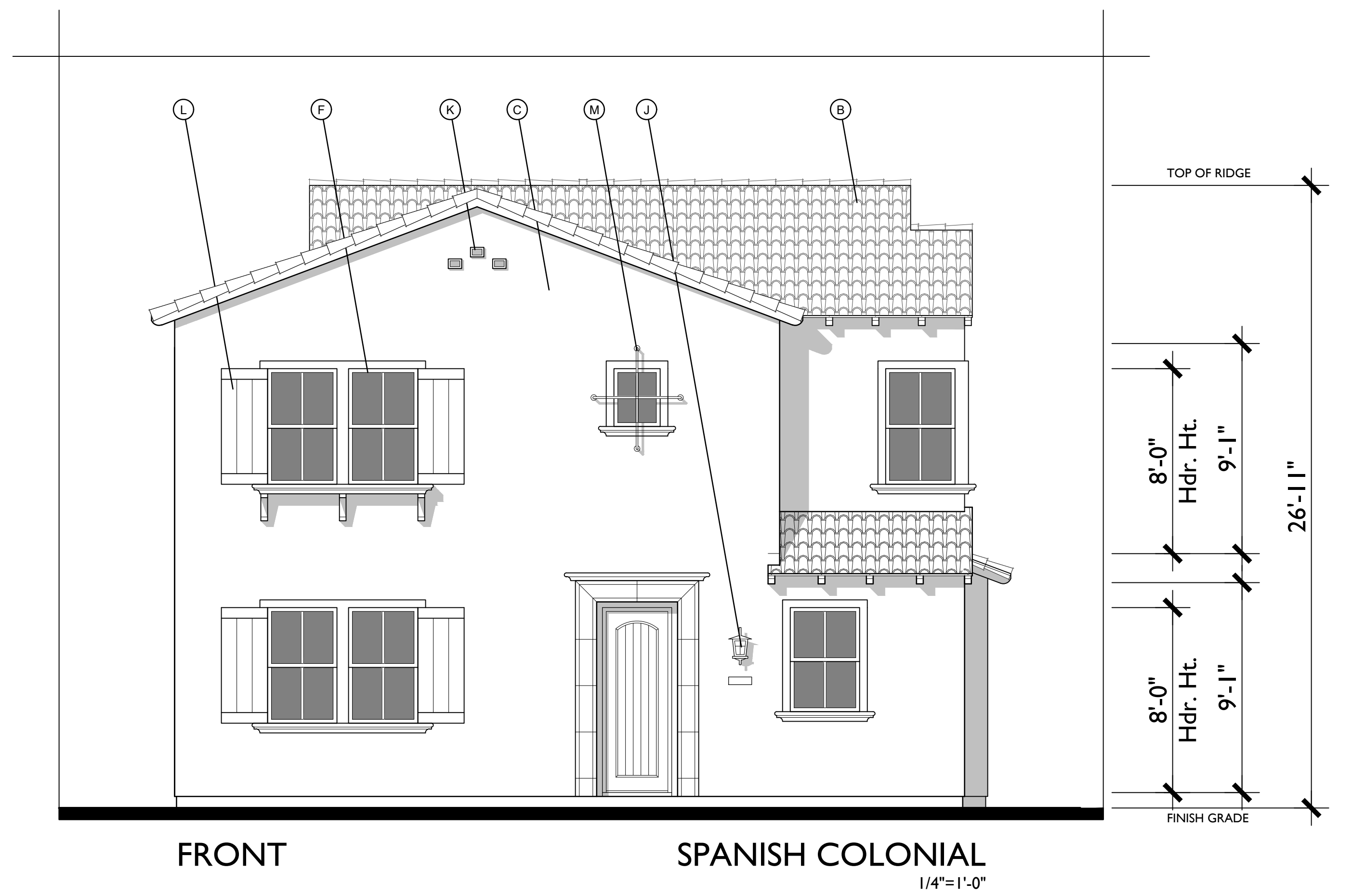
KEY MAP





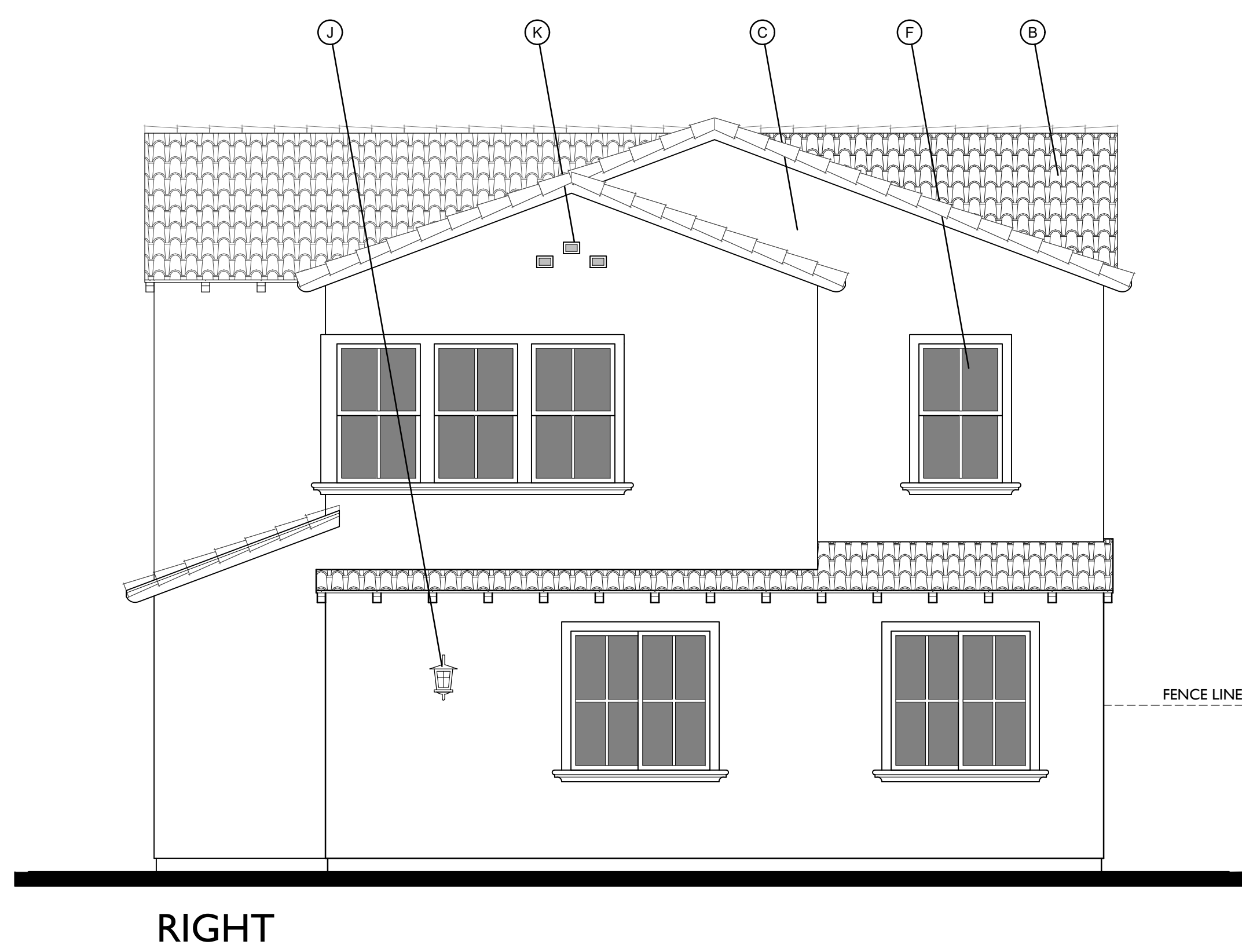
LEFT

- 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

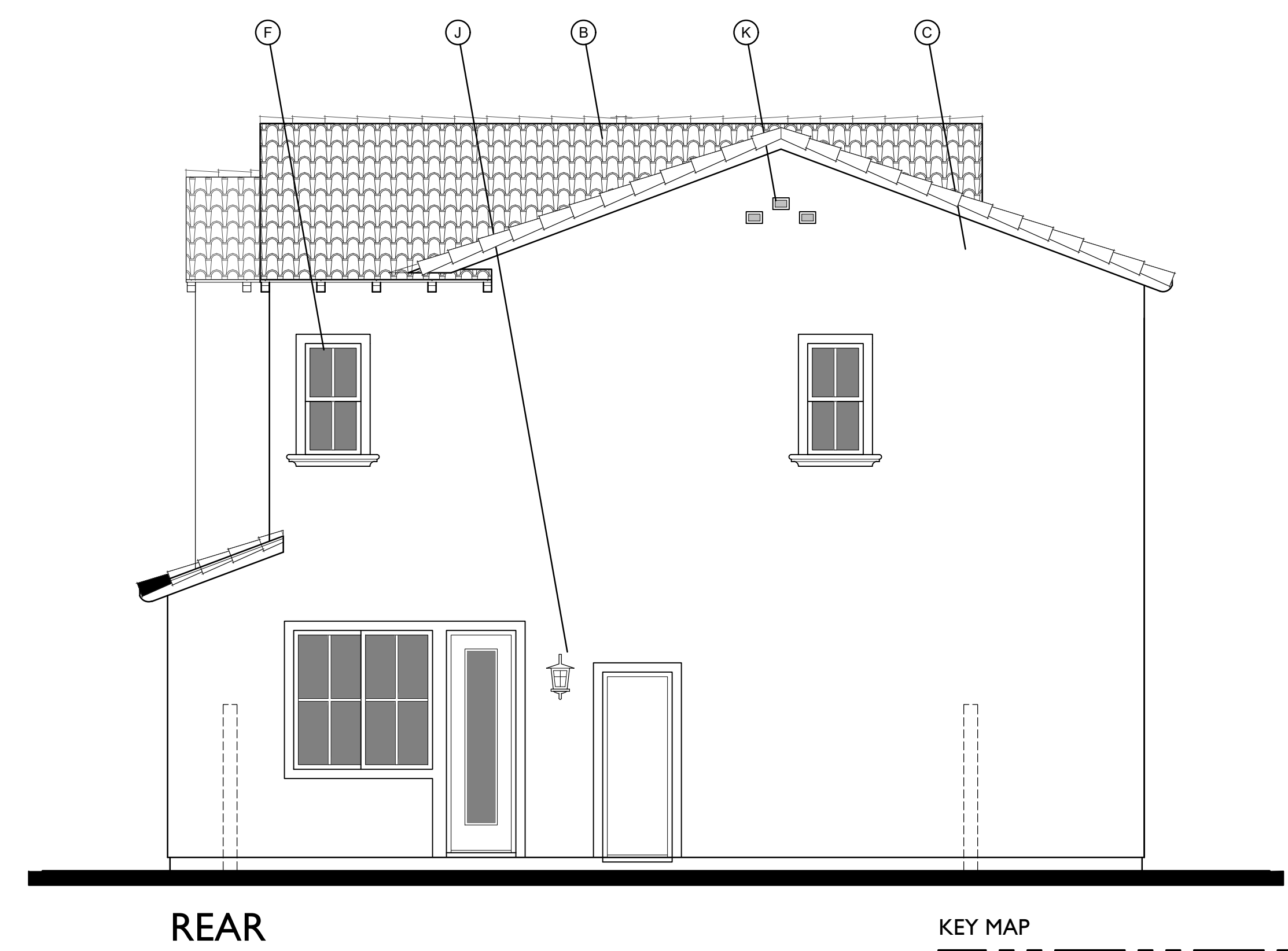
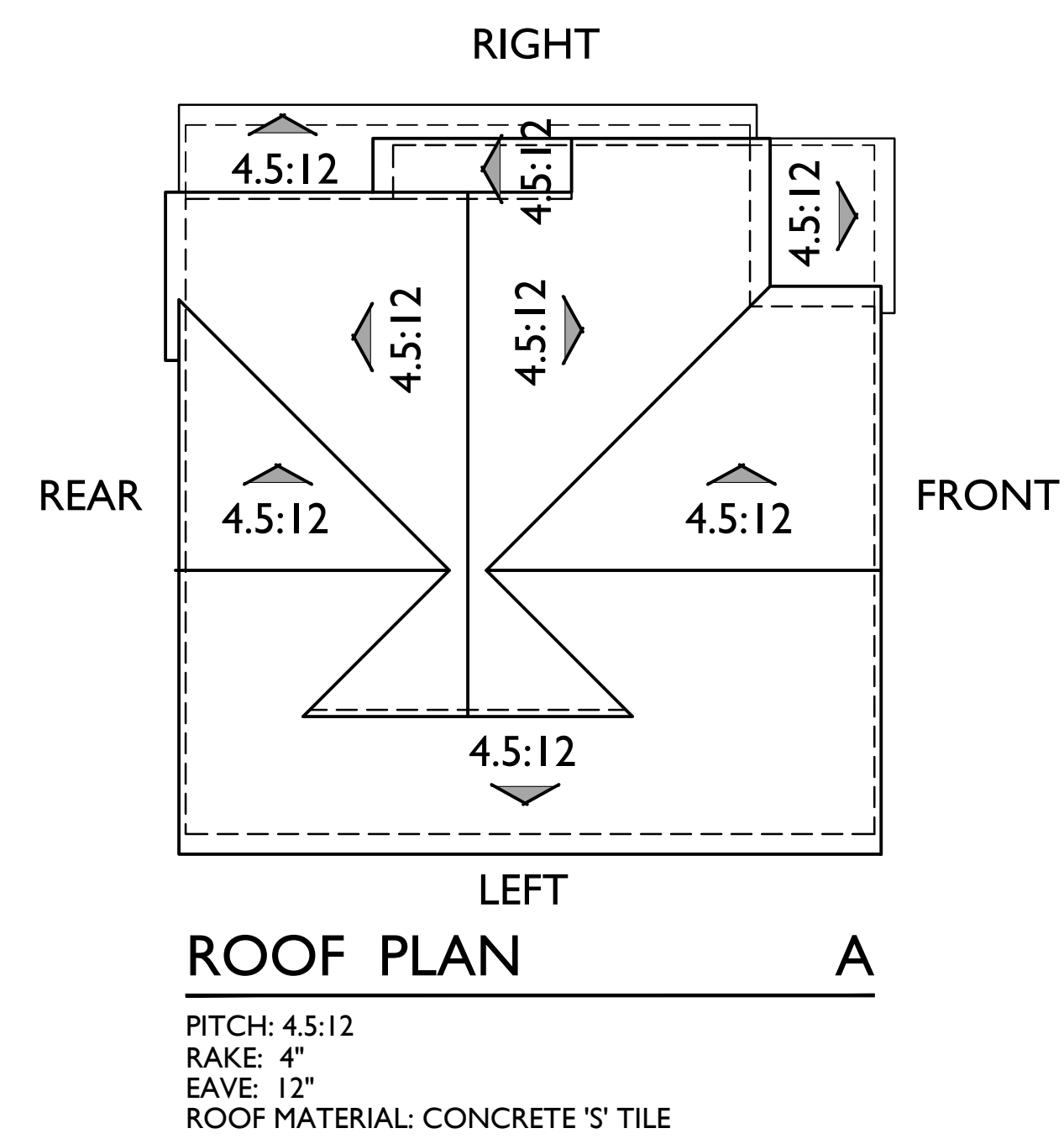


FRONT

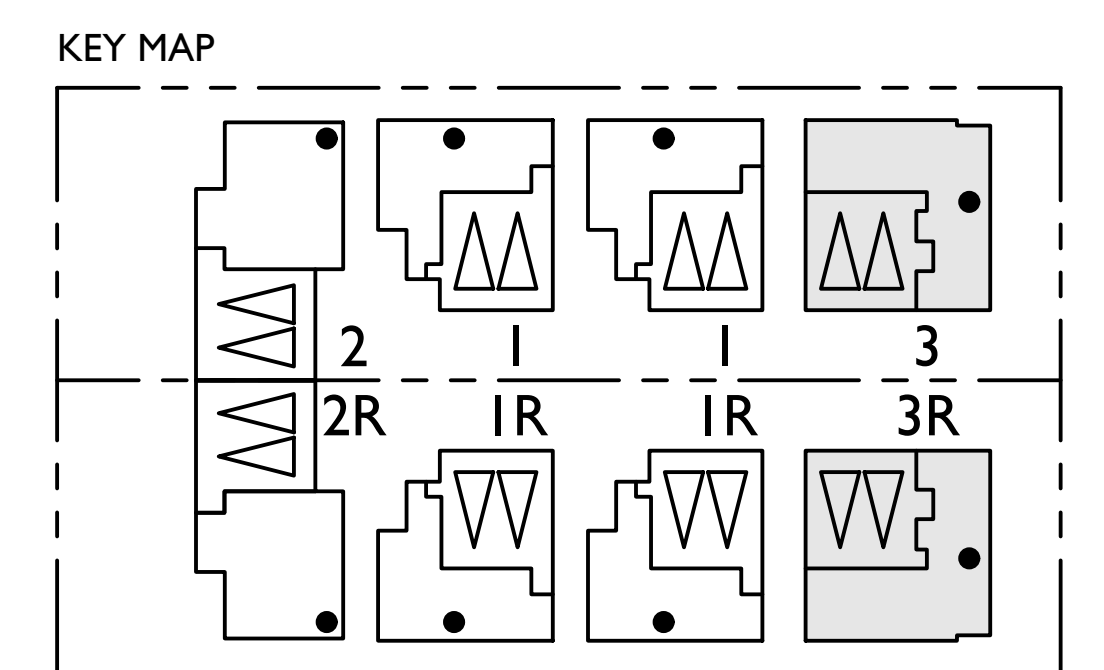
SPANISH COLONIAL
1/4"=1'-0"

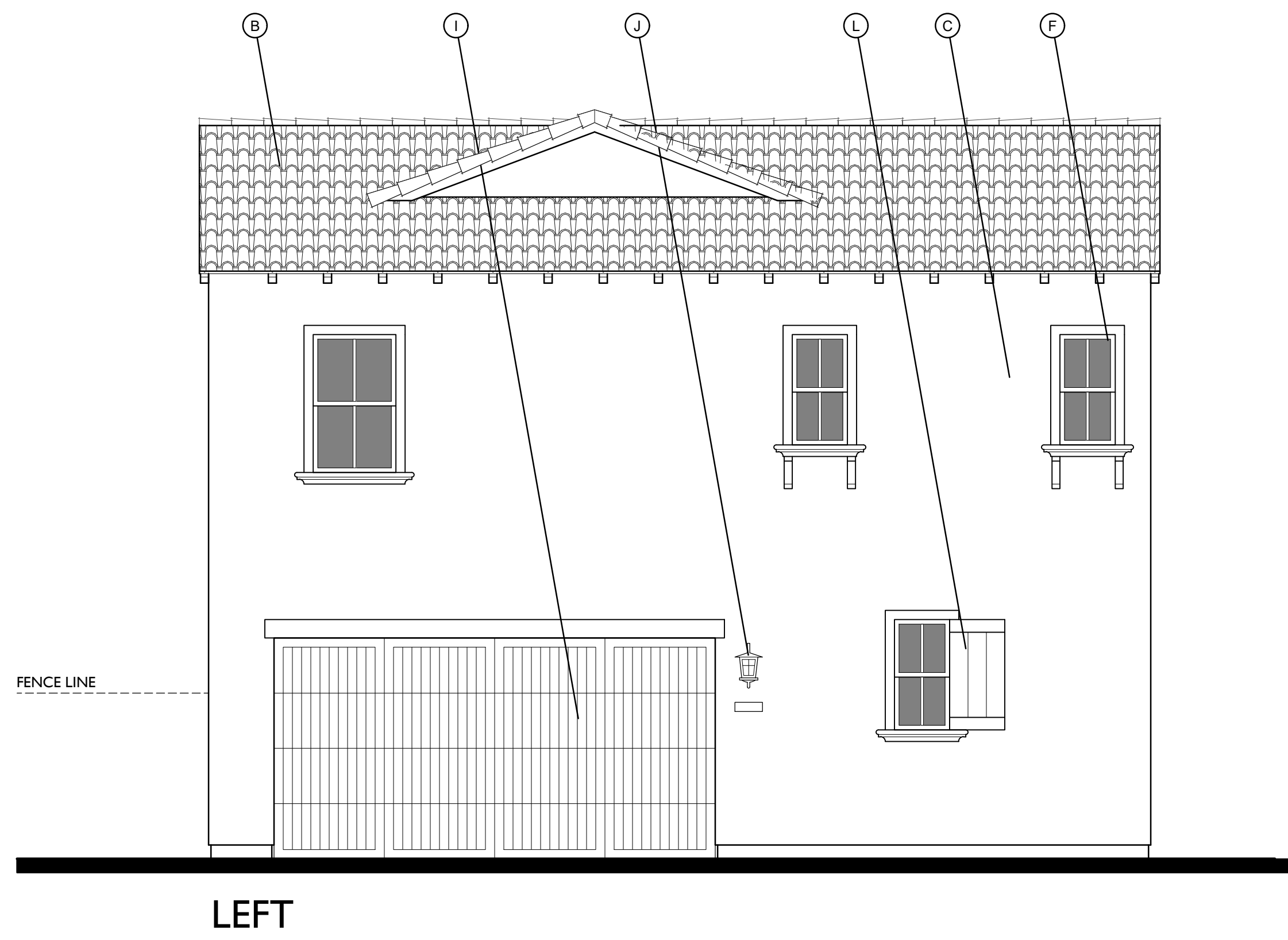


RIGHT



REAR

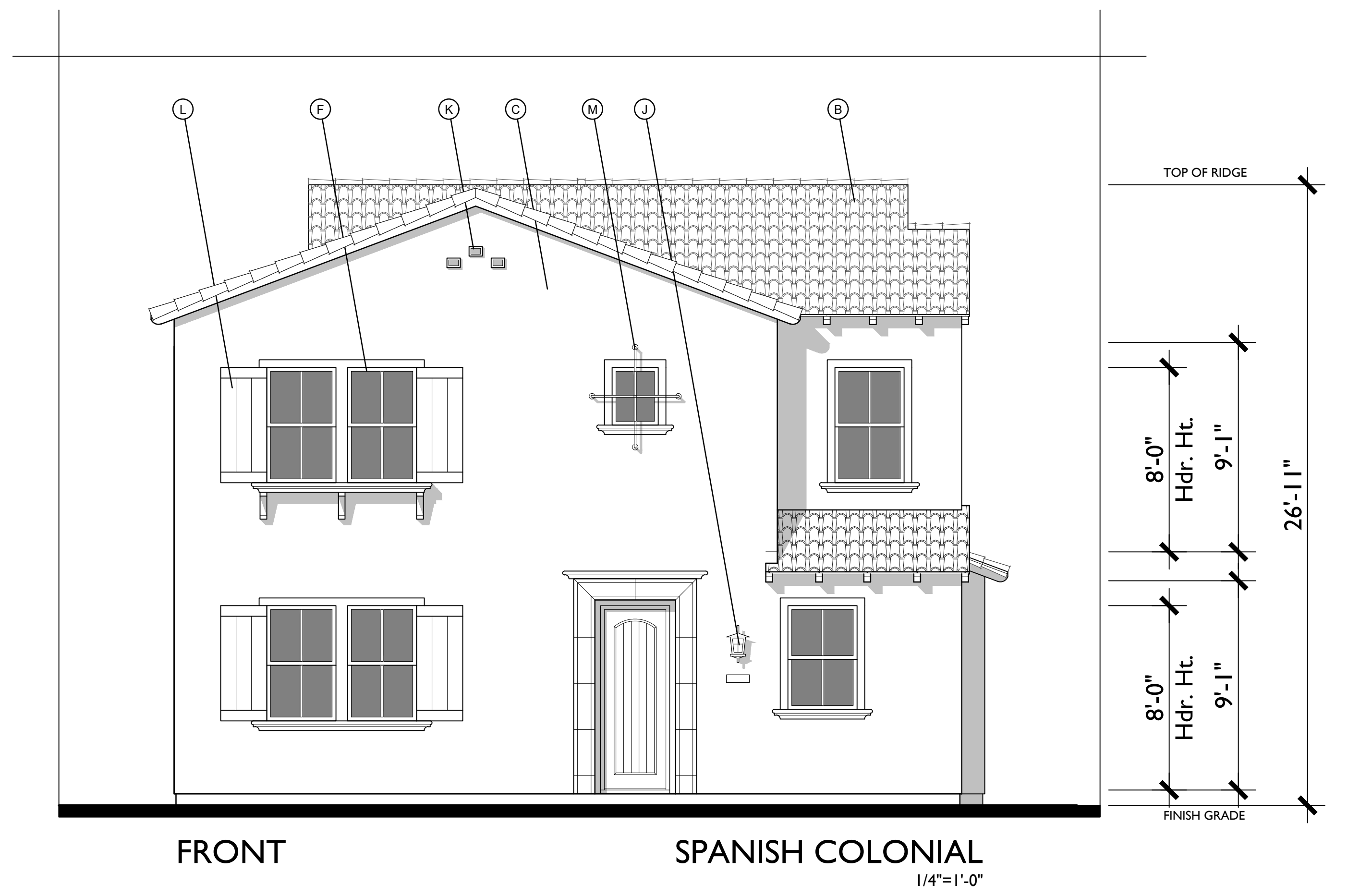




LEFT

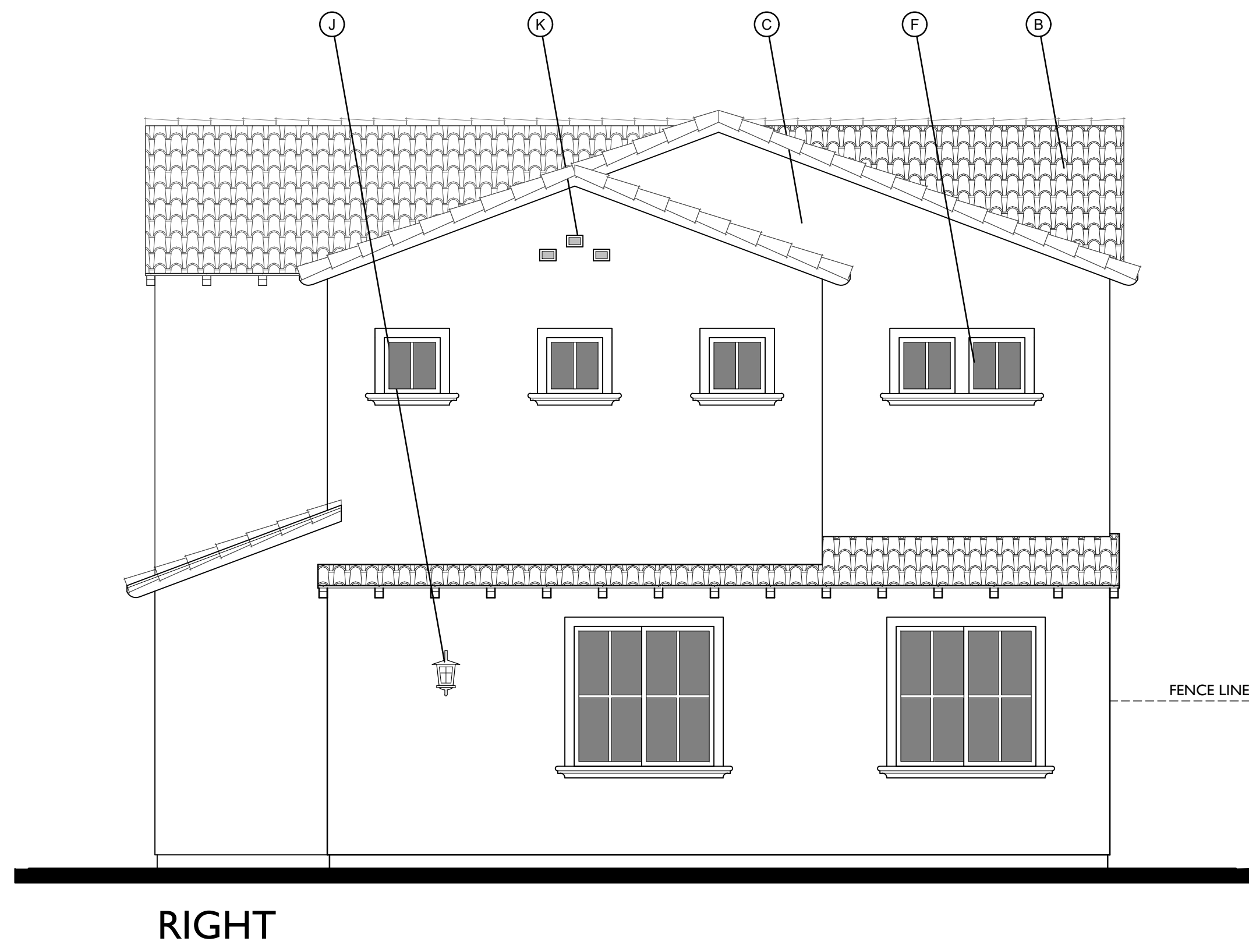
MATERIAL LEGEND - A

- 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

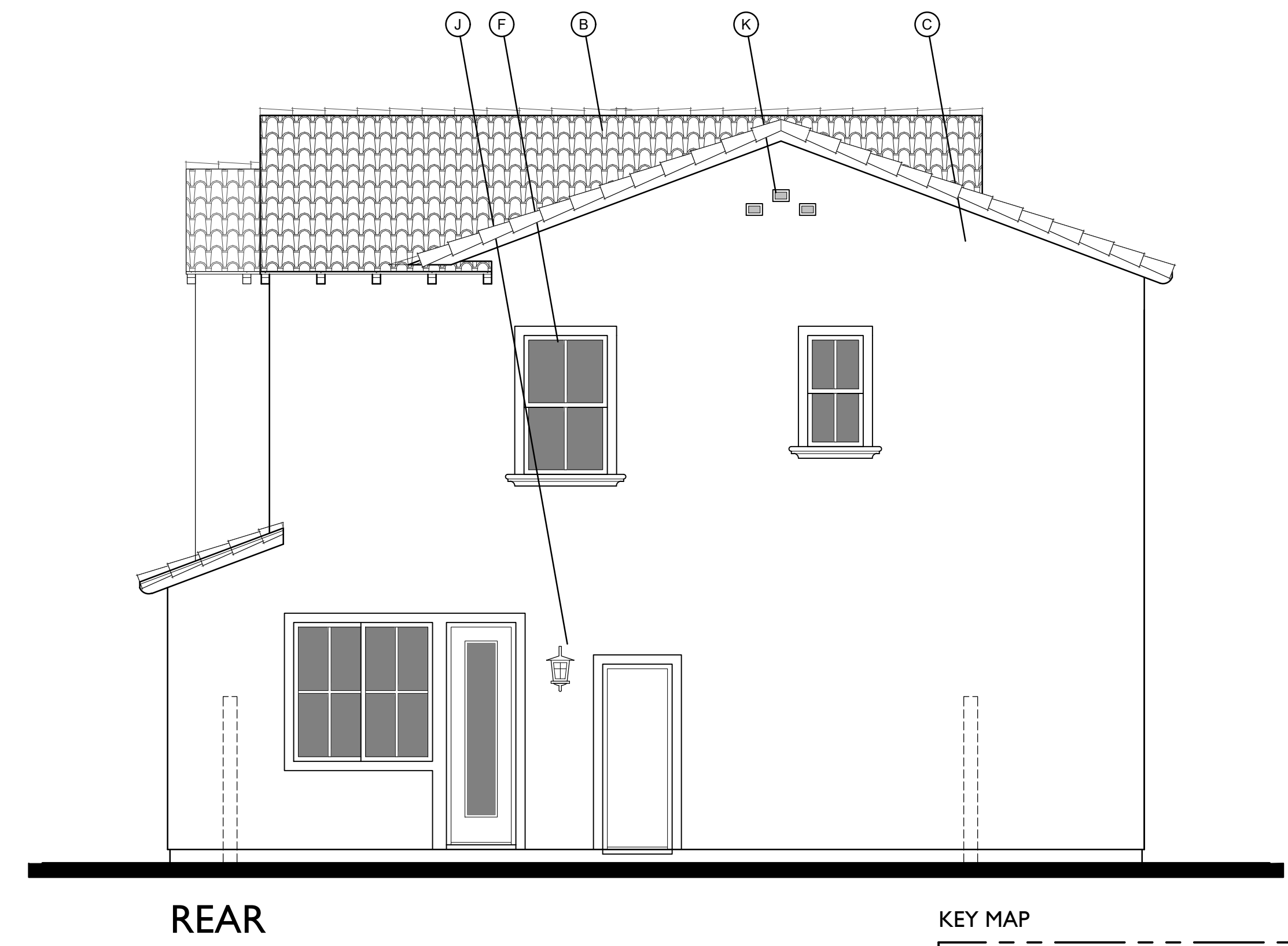
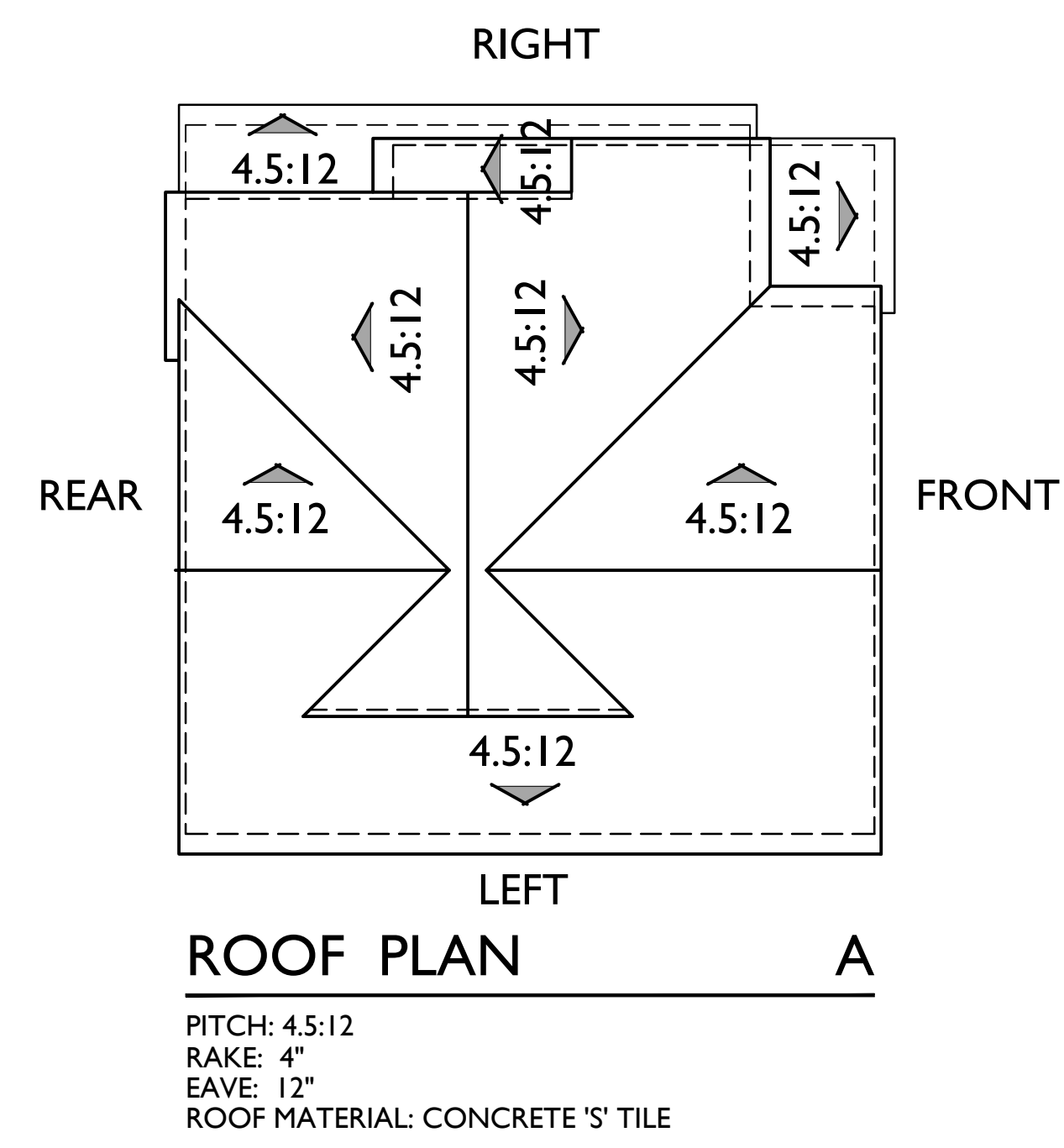


FRONT

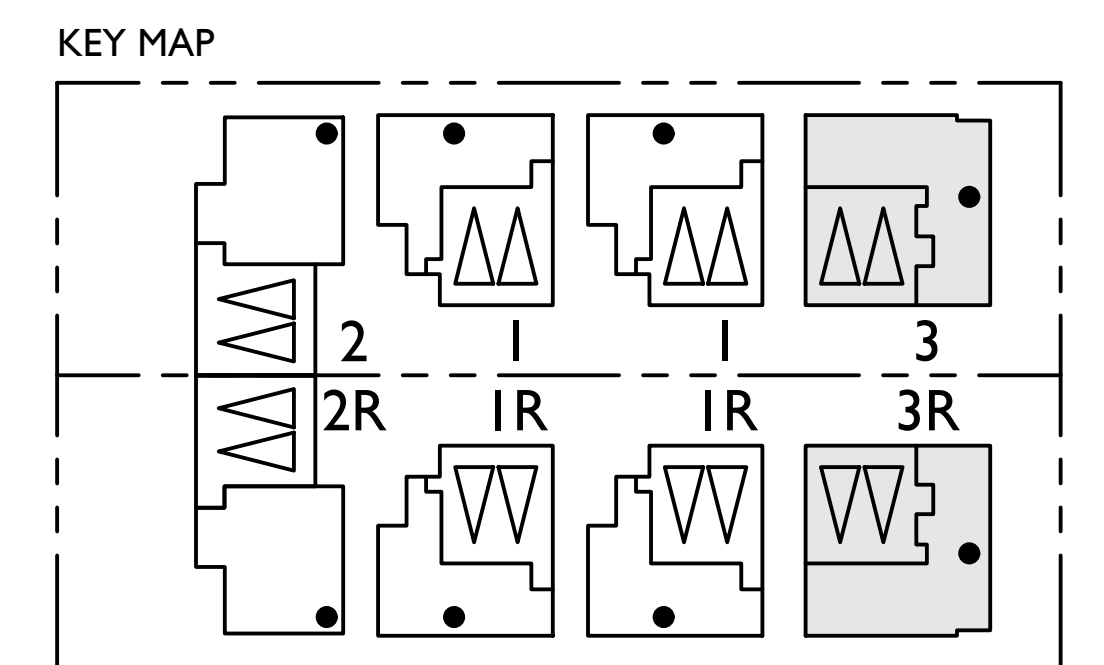
SPANISH COLONIAL
1/4"=1'-0"

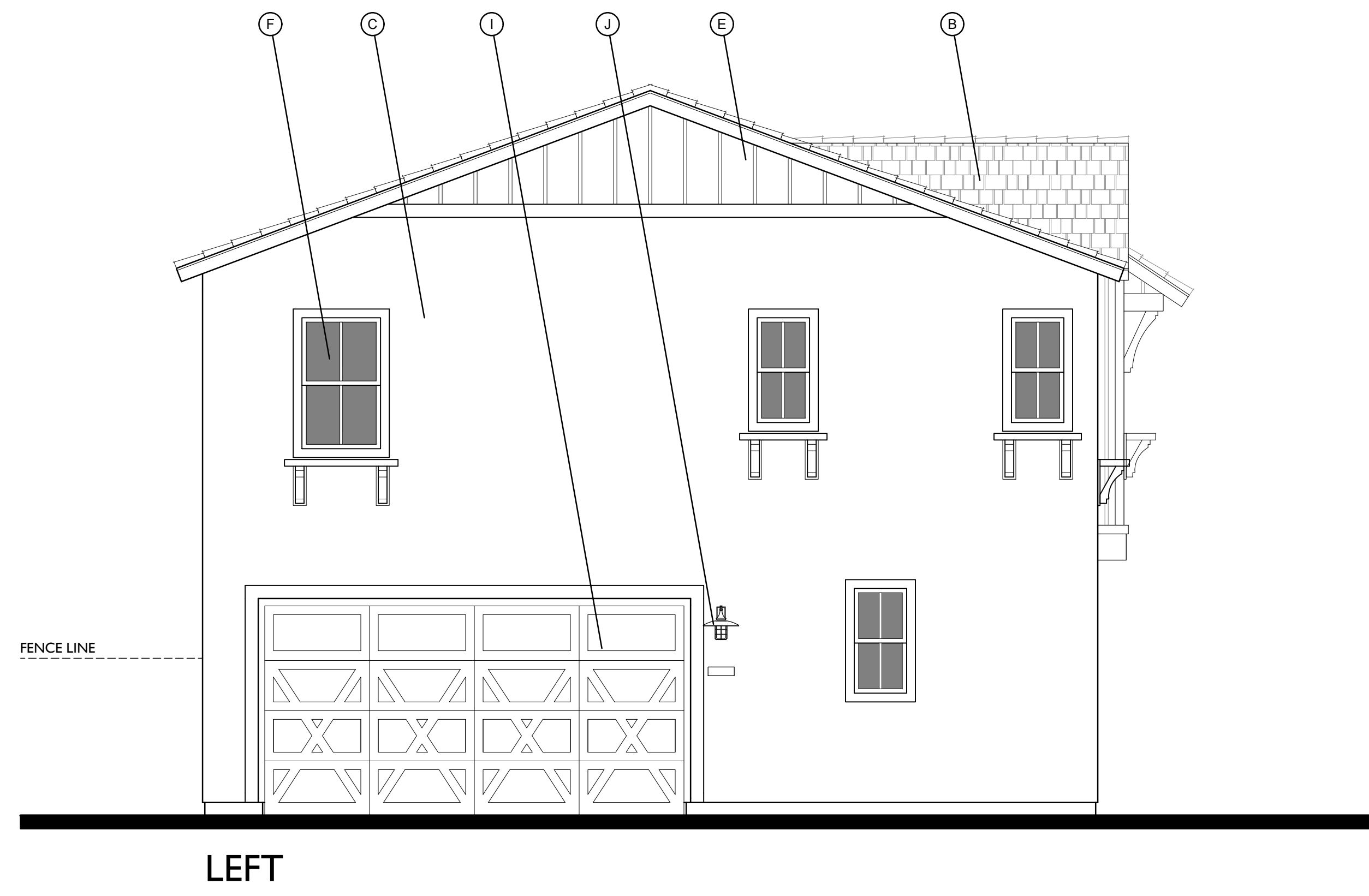


RIGHT



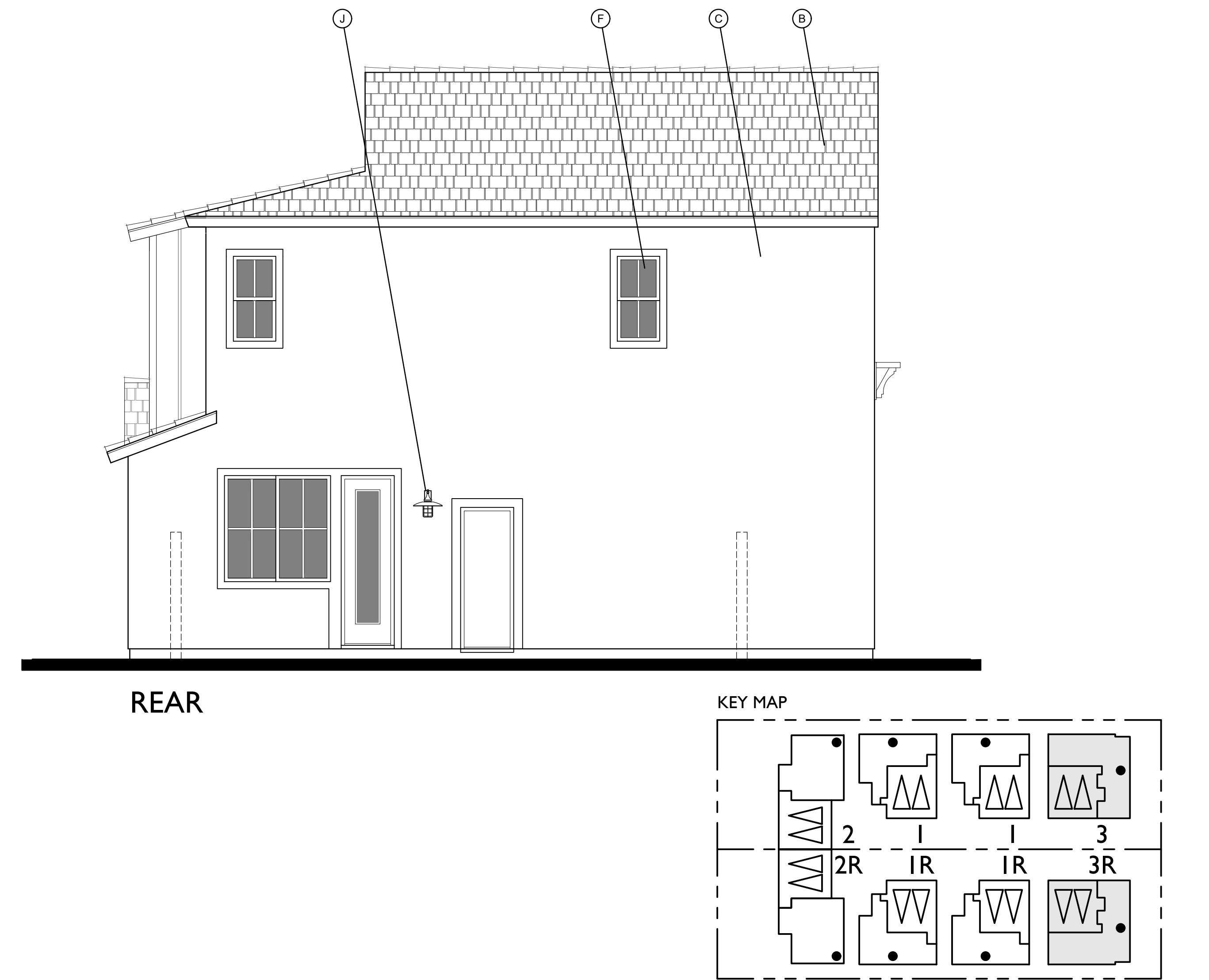
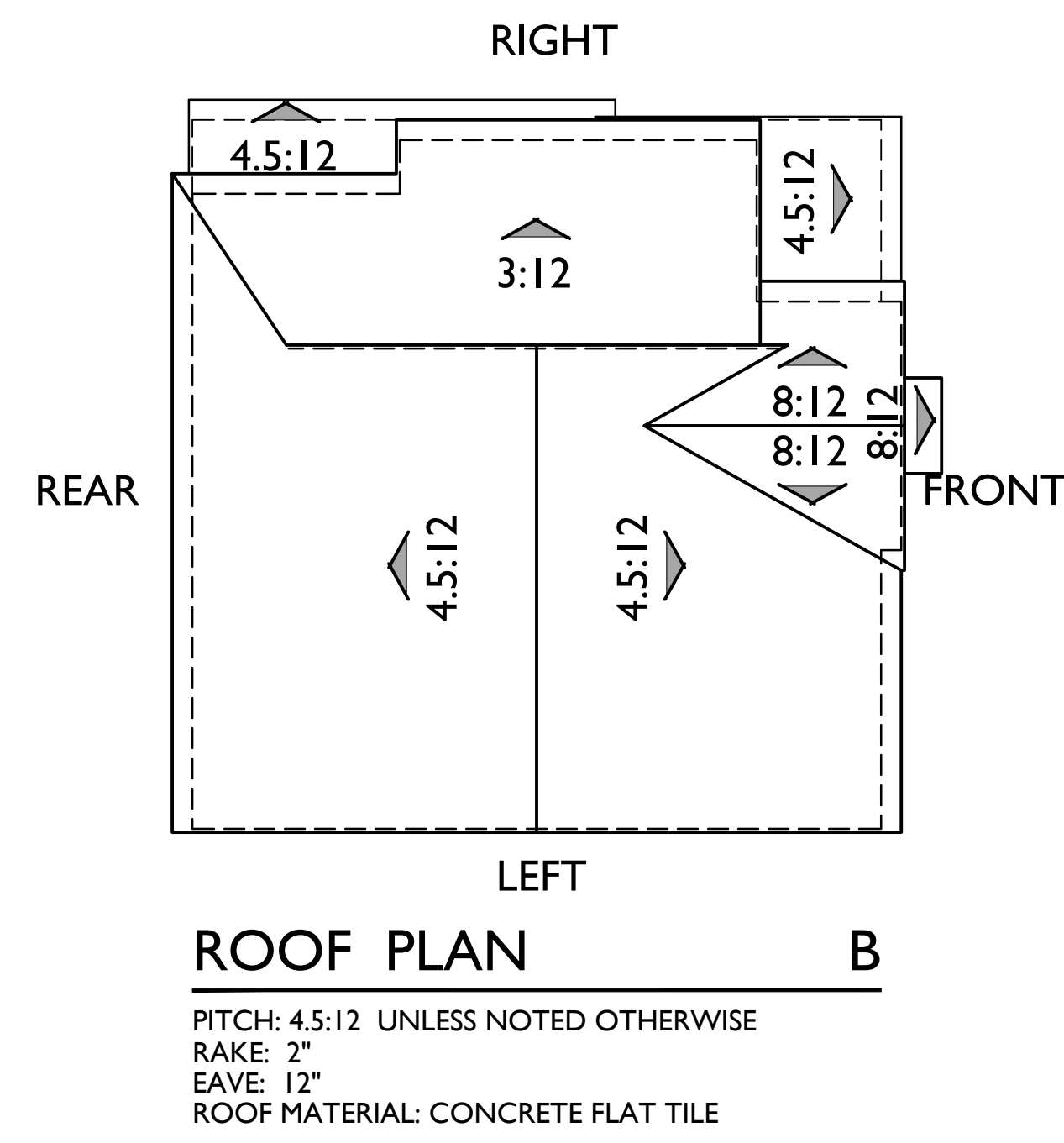
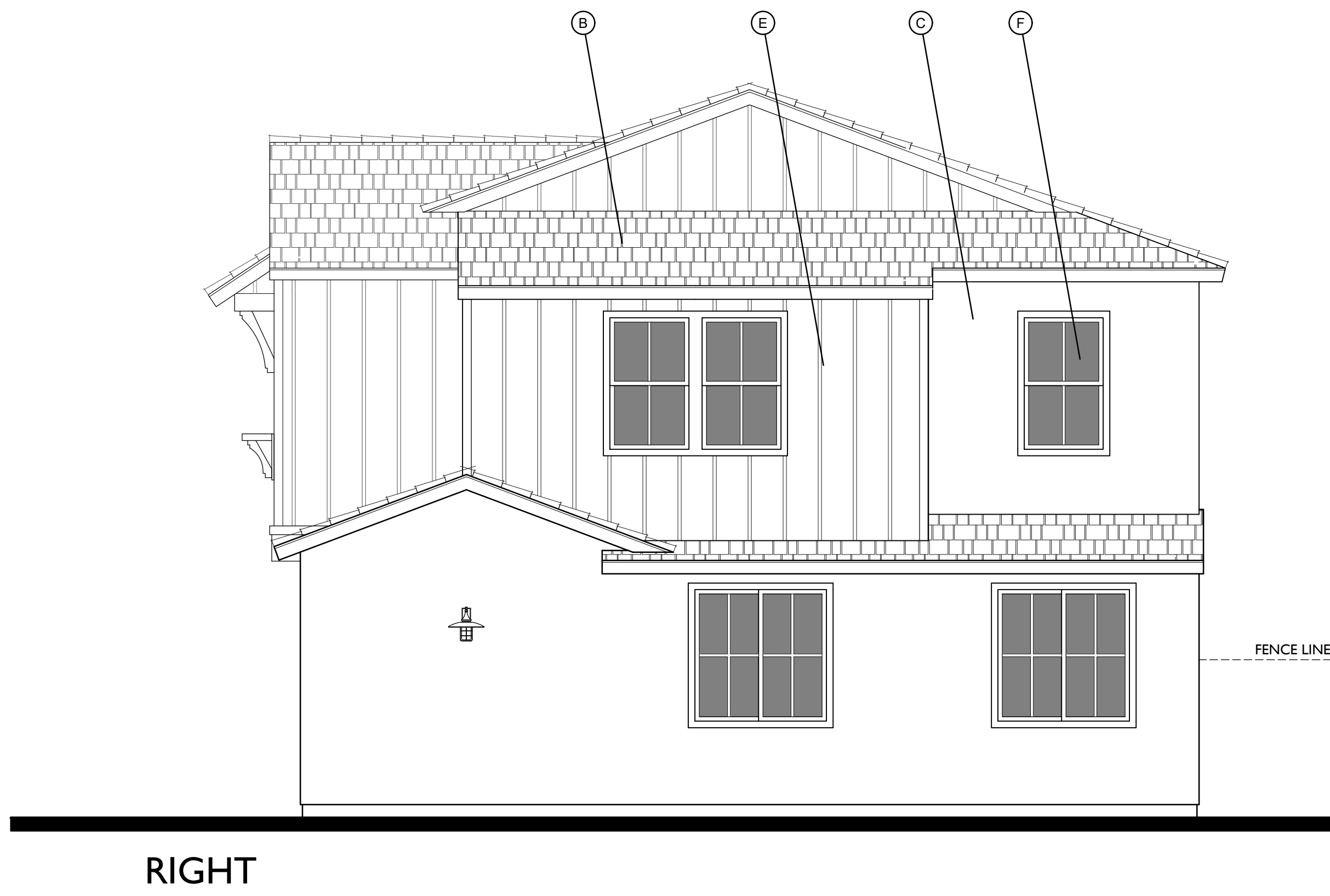
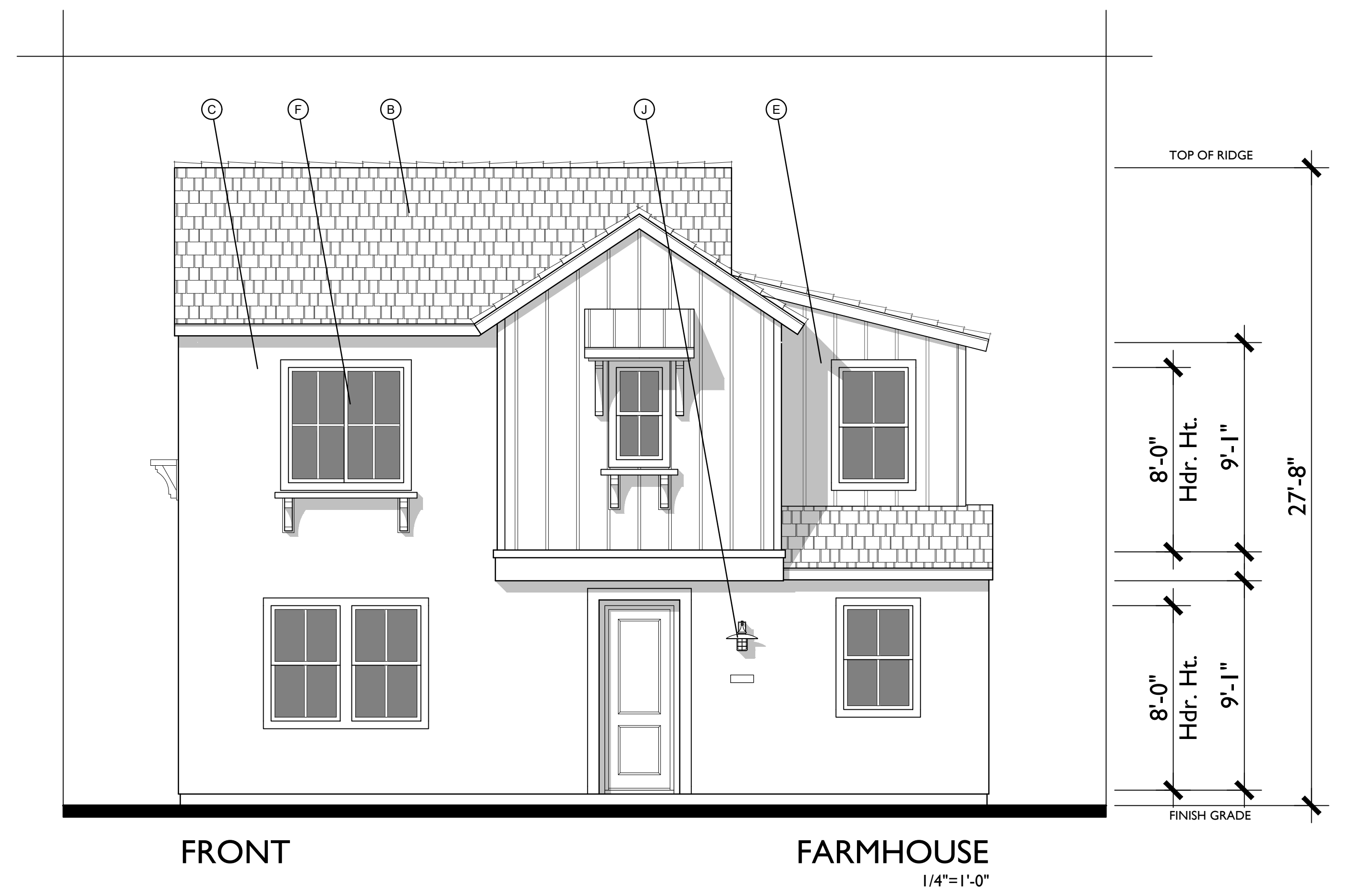
REAR





MATERIAL LEGEND - B

- A. CONCRETE FLAT TILE
- 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



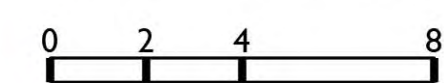
FARMHOUSE

3 - STORY TOWNHOMES - 5 - PLEX

Conceptual Front Elevations

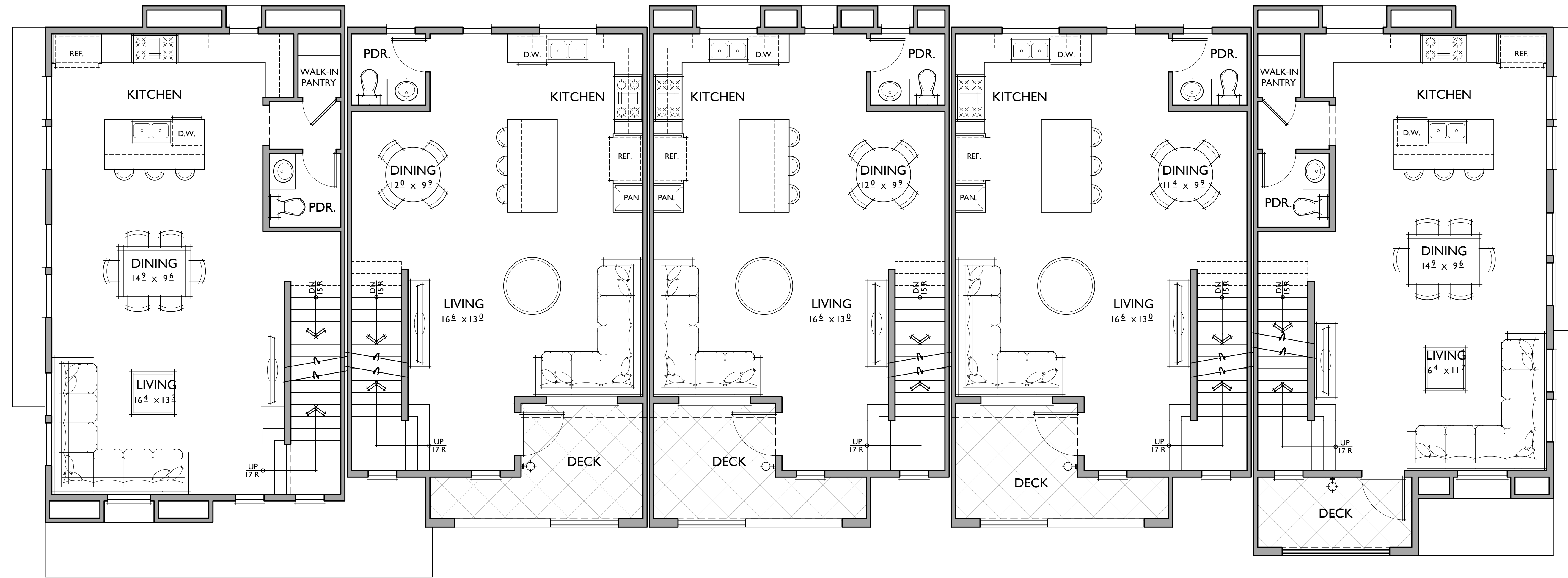
WALNUT GROVE - TOWNHOMES

West Covina, California



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

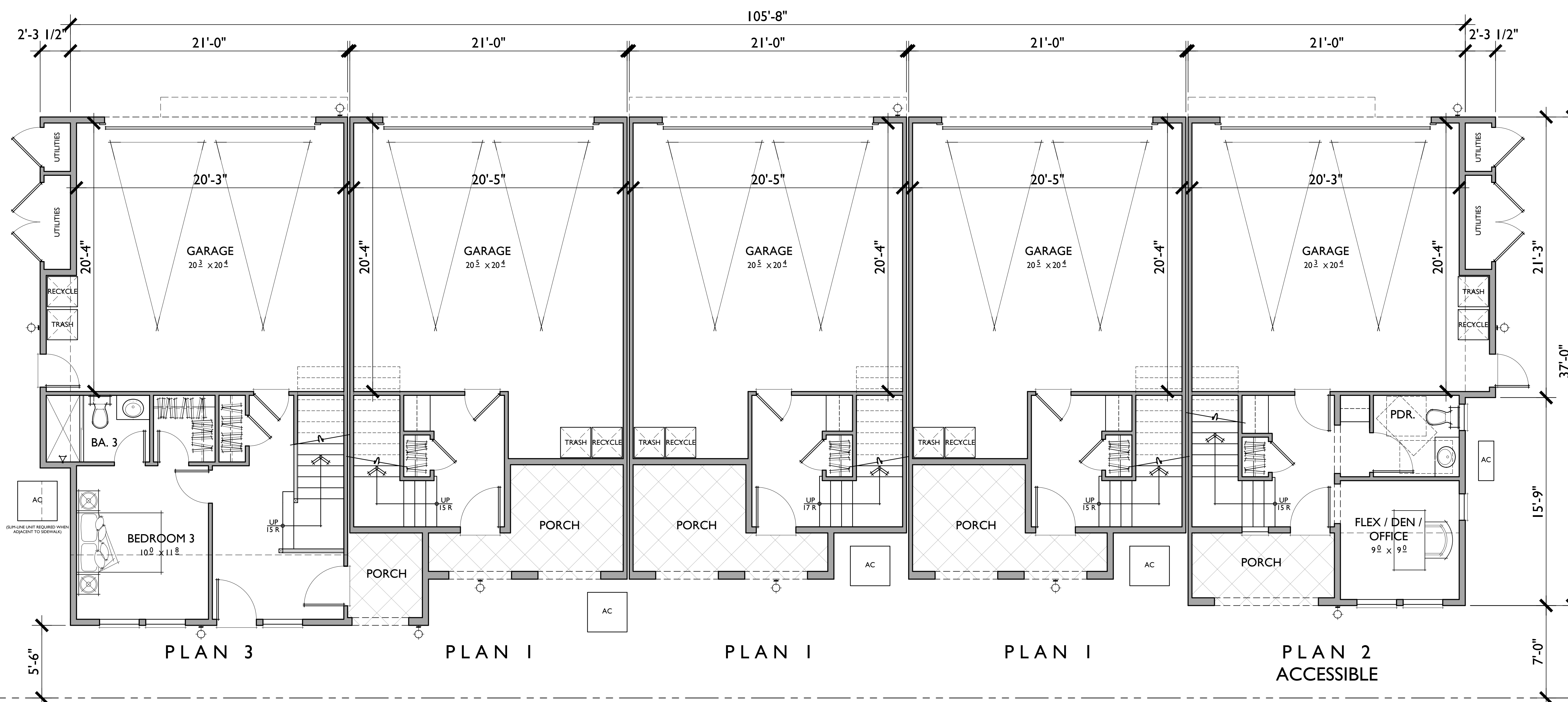
1495 SQ. FT.
2 BEDROOMS / 3 BATHS + DEN
2 - CAR GARAGE

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

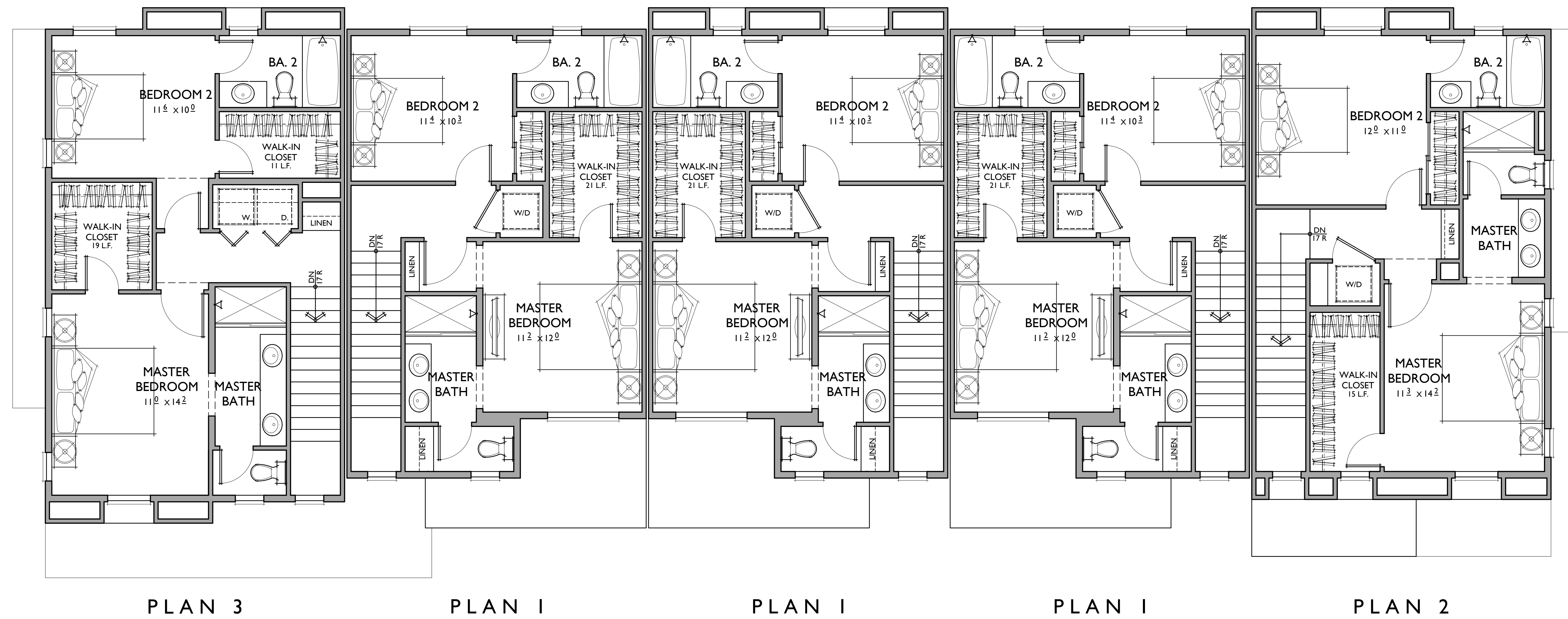
3 - STORY TOWNHOMES - 5 - PLEX

WALNUT GROVE - TOWNHOMES

West Covina, California

0 2 4 8 016.20060

THIRD FLOOR



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

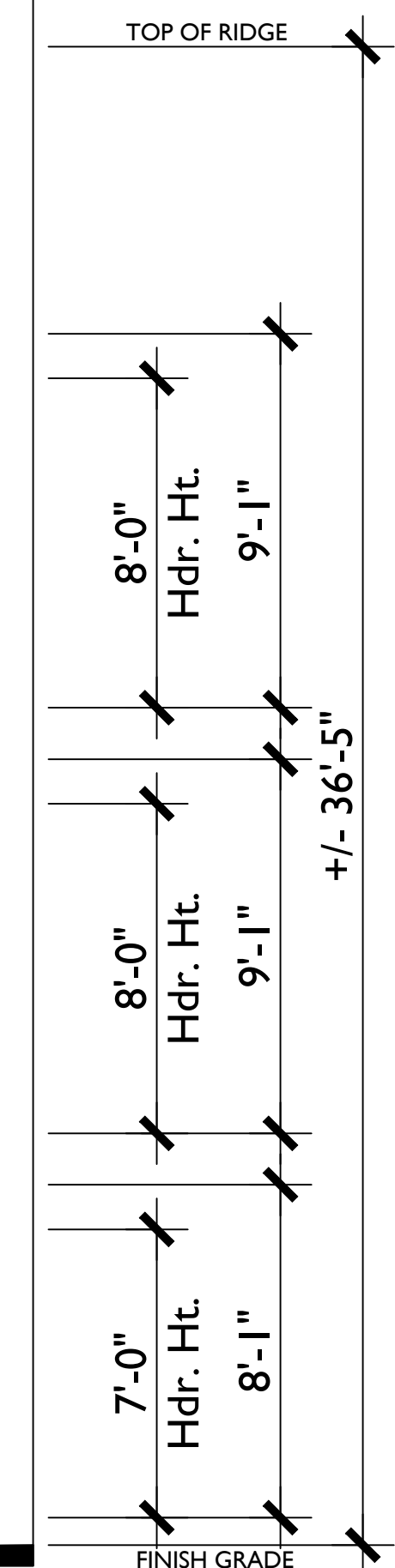


REAR



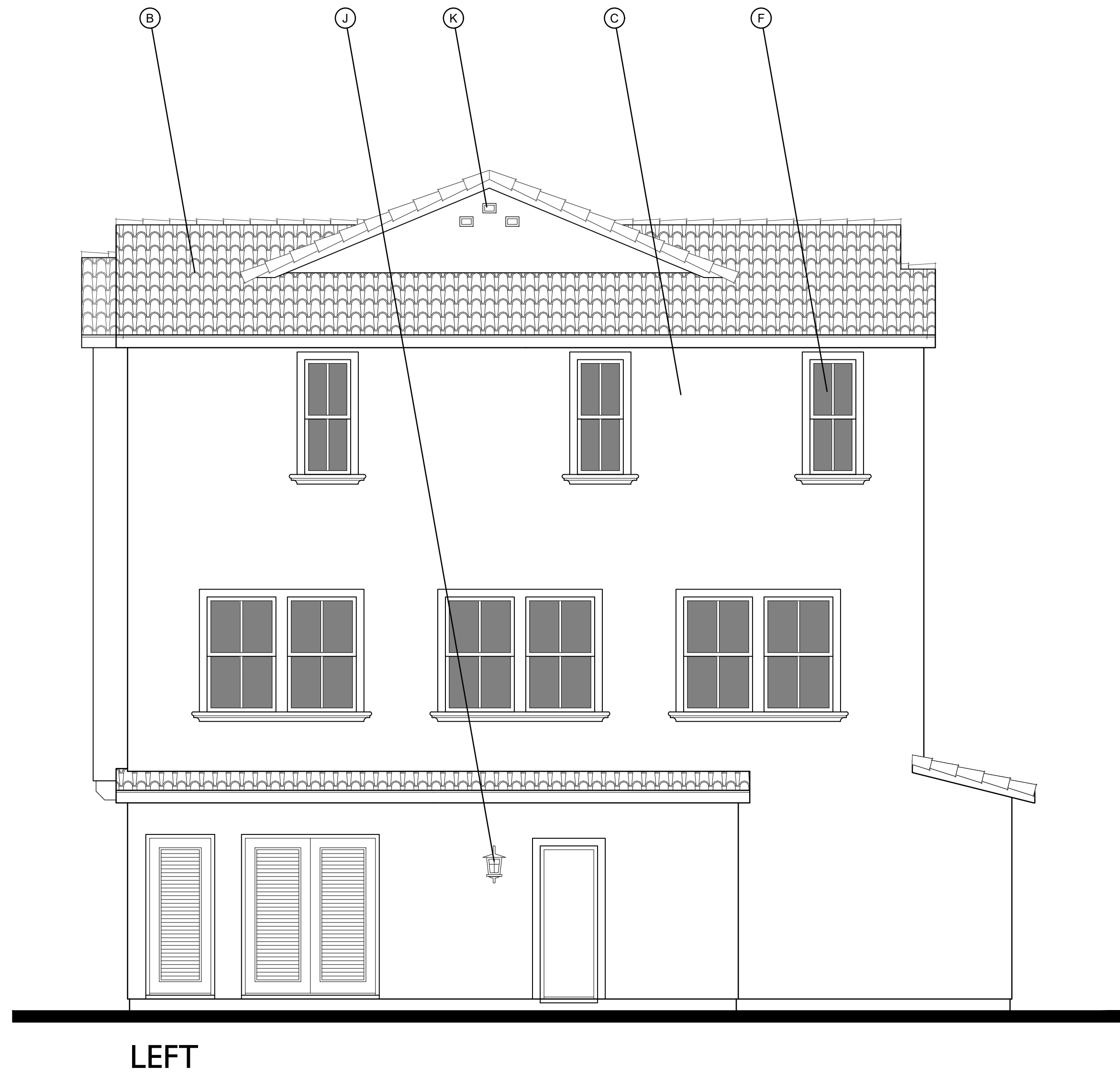
FRONT

SPANISH COLONIAL

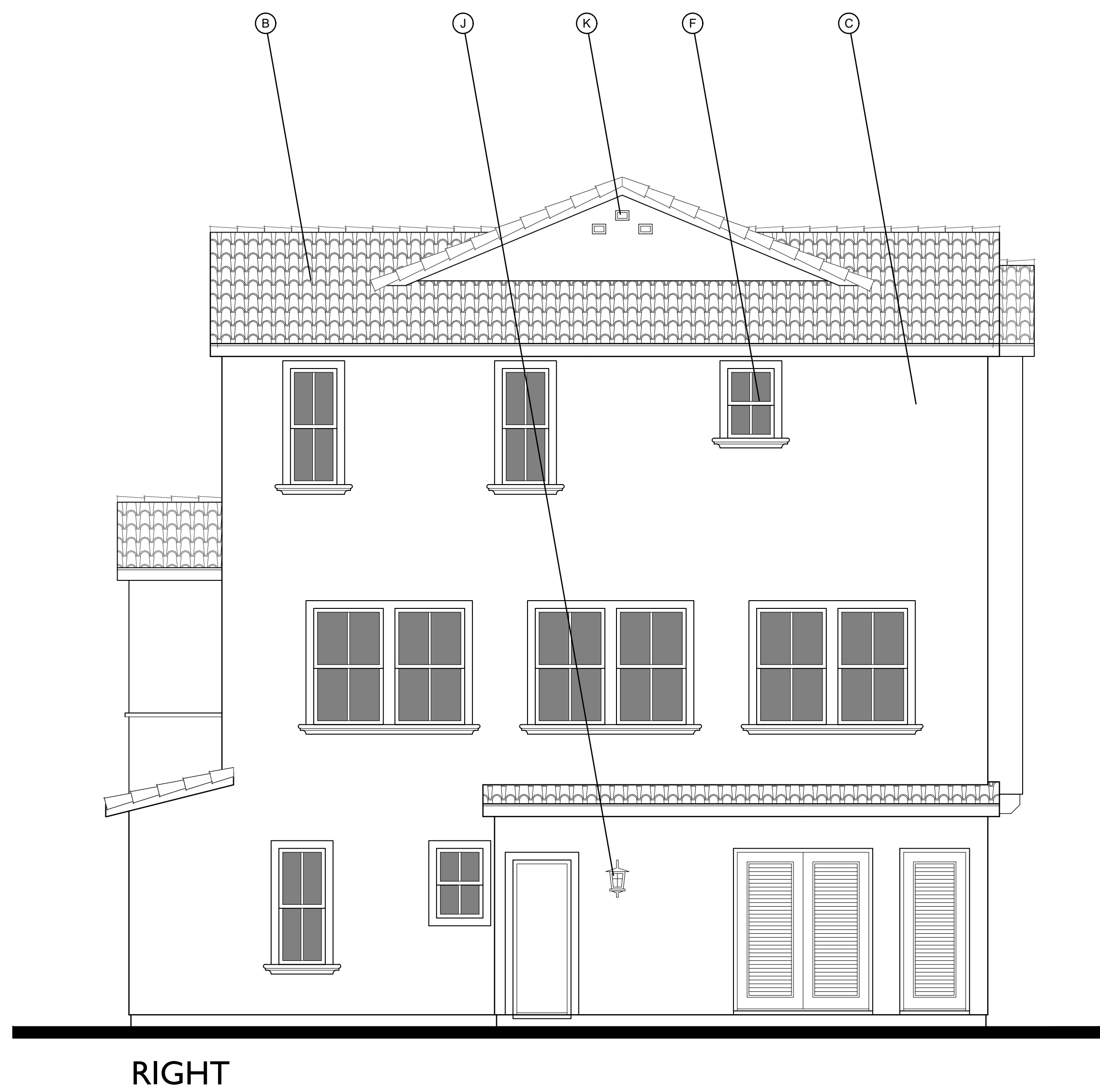


MATERIAL LEGEND - A

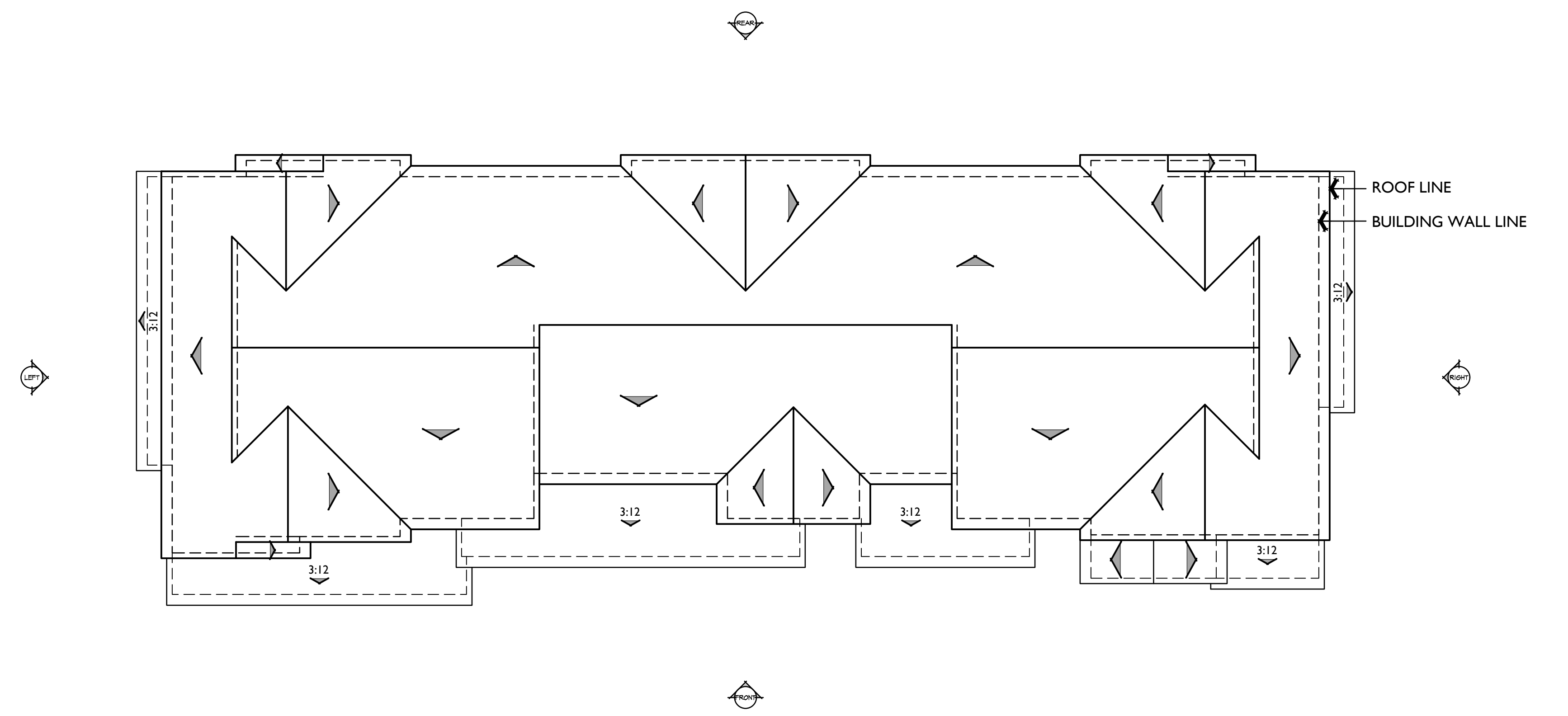
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- F. VINYL WINDOW
- G. RECESS WINDOW
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- M. WROUGHT IRON
- N. METAL RAILING
- R. DECORATIVE 6 X 6 TILE
- S. RECESS STUCCO



LEFT



RIGHT



ROOF PLAN

A

PITCH: 5:12 U.N.O.
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE

3 - STORY TOWNHOMES - 5 - PLEX

Conceptual Spanish Colonial Elevation

WALNUT GROVE - TOWNHOMES

West Covina, California

0 2 4 8 016.20060

MATERIAL LEGEND - B

- A. CONCRETE FLAT TILE
- 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 - 5 - PLEX

Conceptual Farmhouse Elevation

WALNUT GROVE - TOWNHOMES

West Covina, California

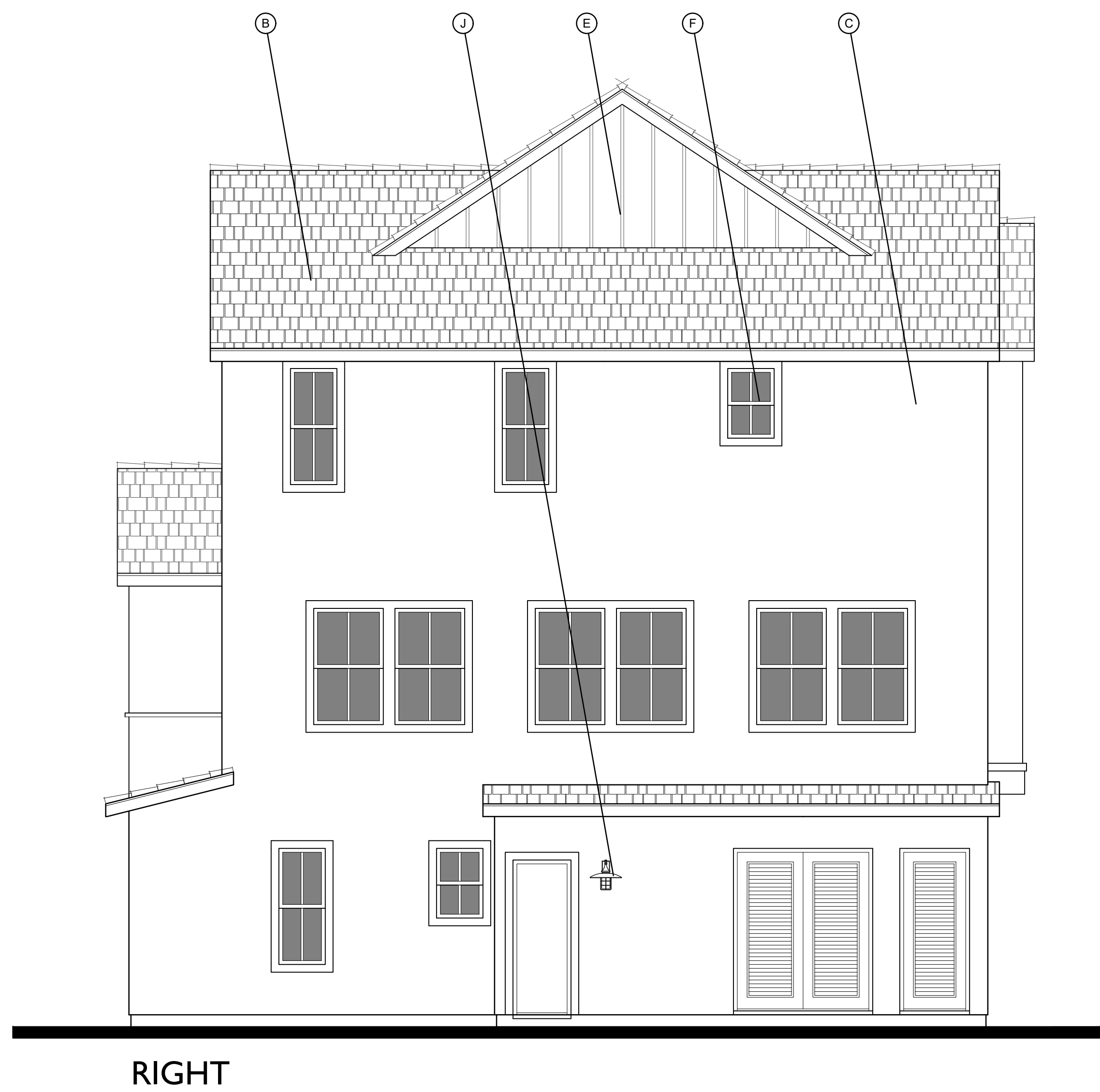
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MATERIAL LEGEND - B

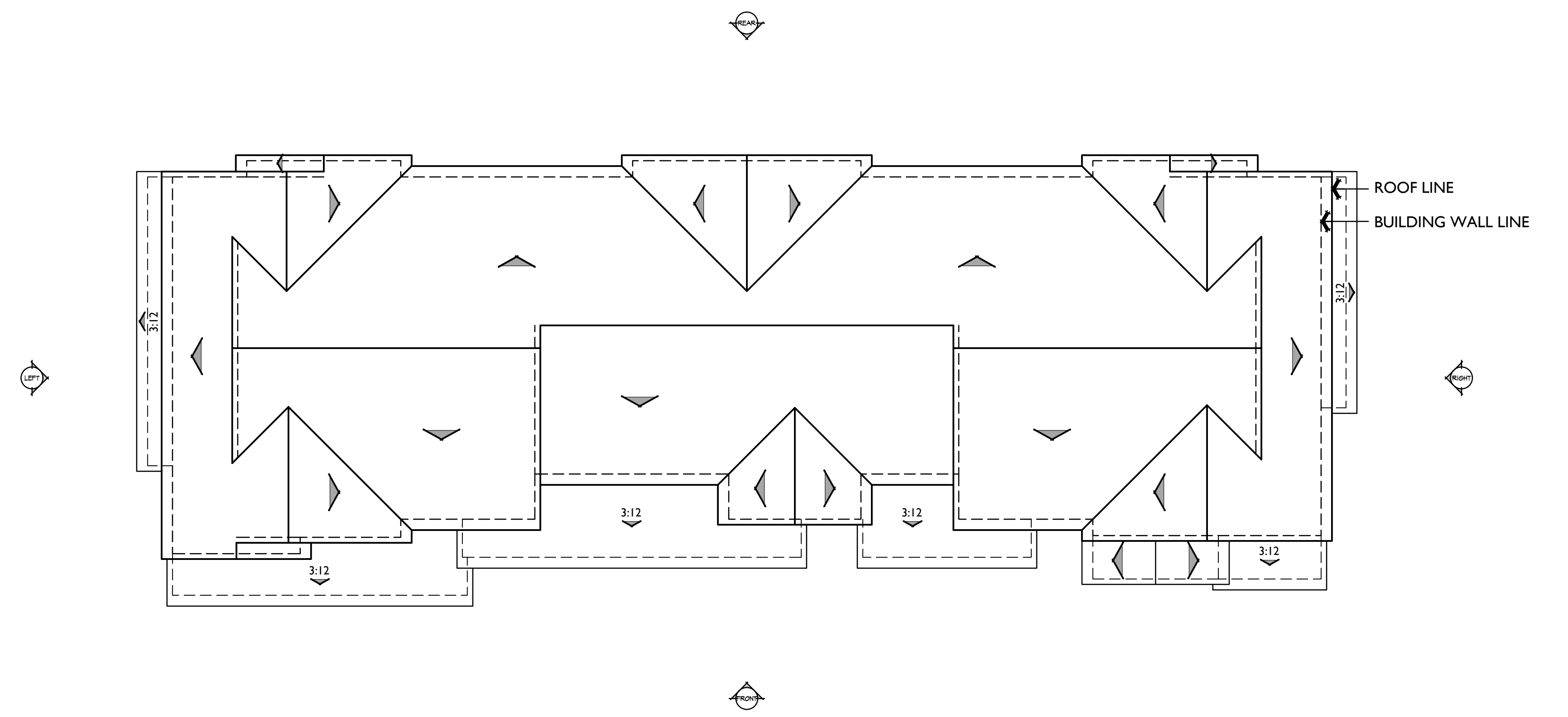
- A. CONCRETE FLAT TILE
- C. 16/20 SAND FINISH STUCCO
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- O. WOODEN RAILING



LEFT



RIGHT



ROOF PLAN

B

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

1/8"=1'-0"



SPANISH COLONIAL



FARMHOUSE

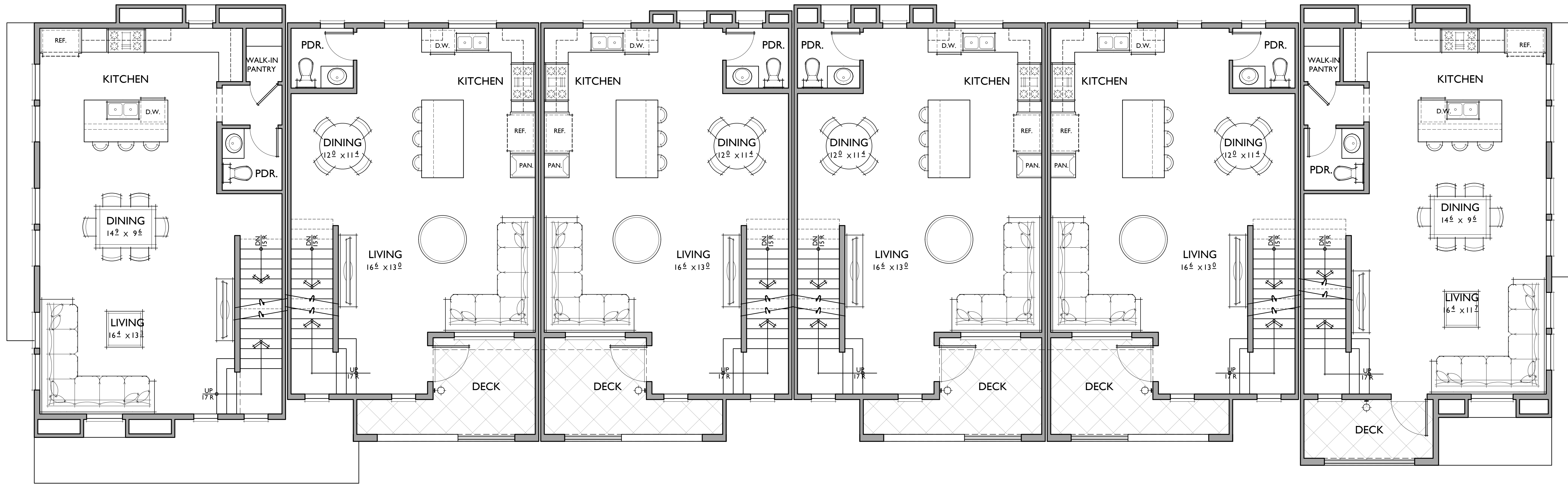
3 - STORY TOWNHOMES - 6 - PLEX

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.

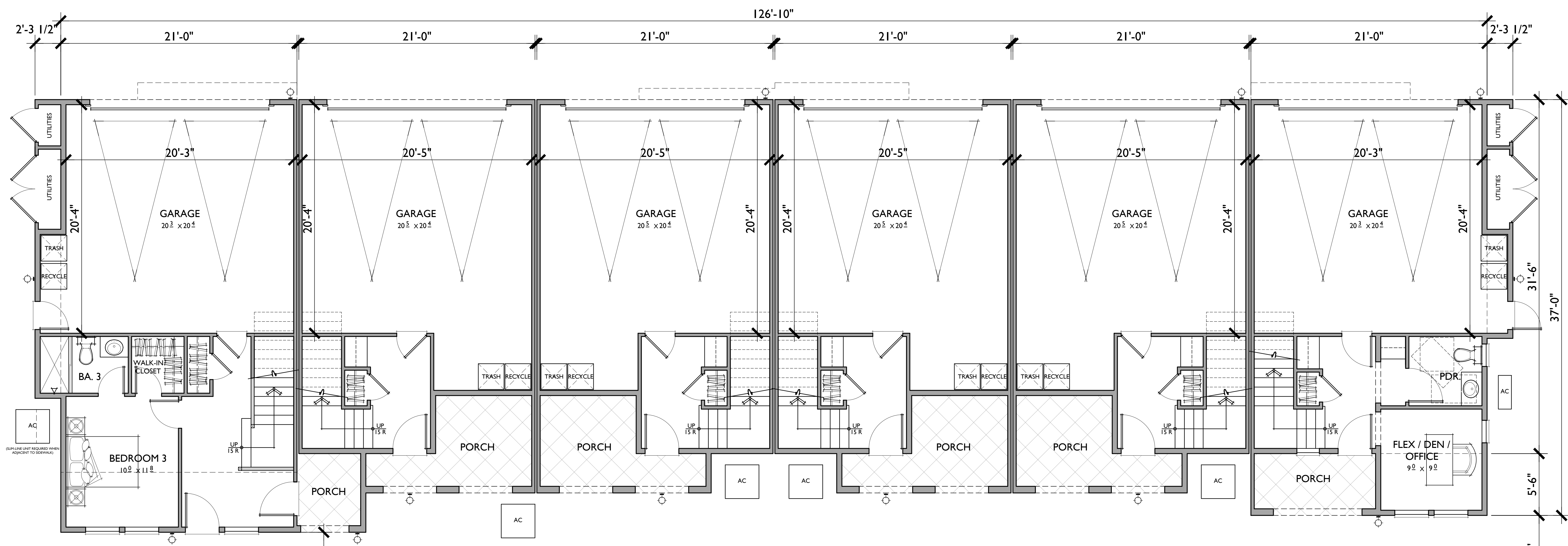
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

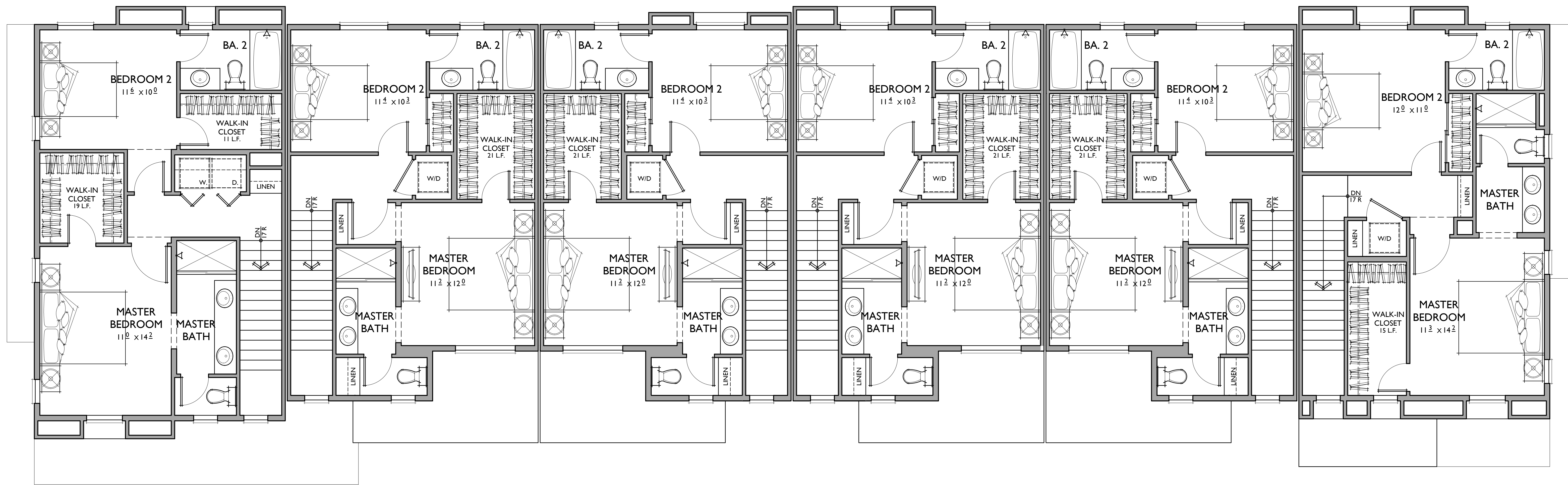
FLOOR AREA TABLE	
1ST FLOOR	385 SQ. FT.
2ND FLOOR	697 SQ. FT.
3RD FLOOR	639 SQ. FT.
TOTAL	1721 SQ. FT.
2 - CAR GARAGE	458 SQ. FT.
PORCH	43 SQ. FT.

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

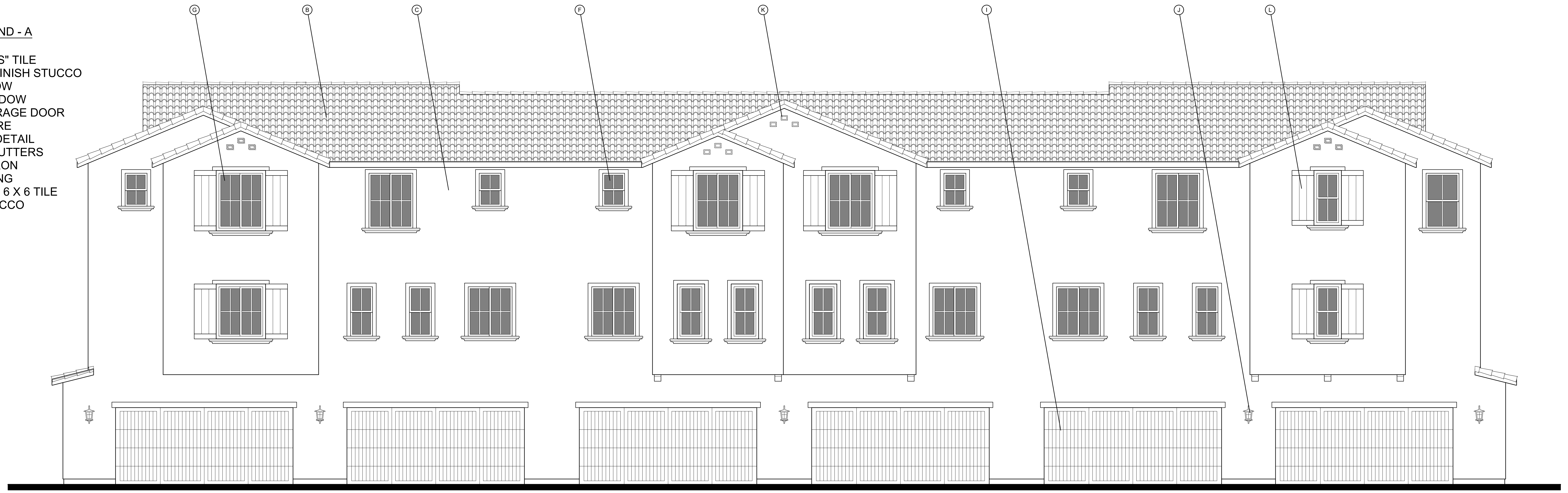
WALNUT GROVE - TOWNHOMES

West Covina, California

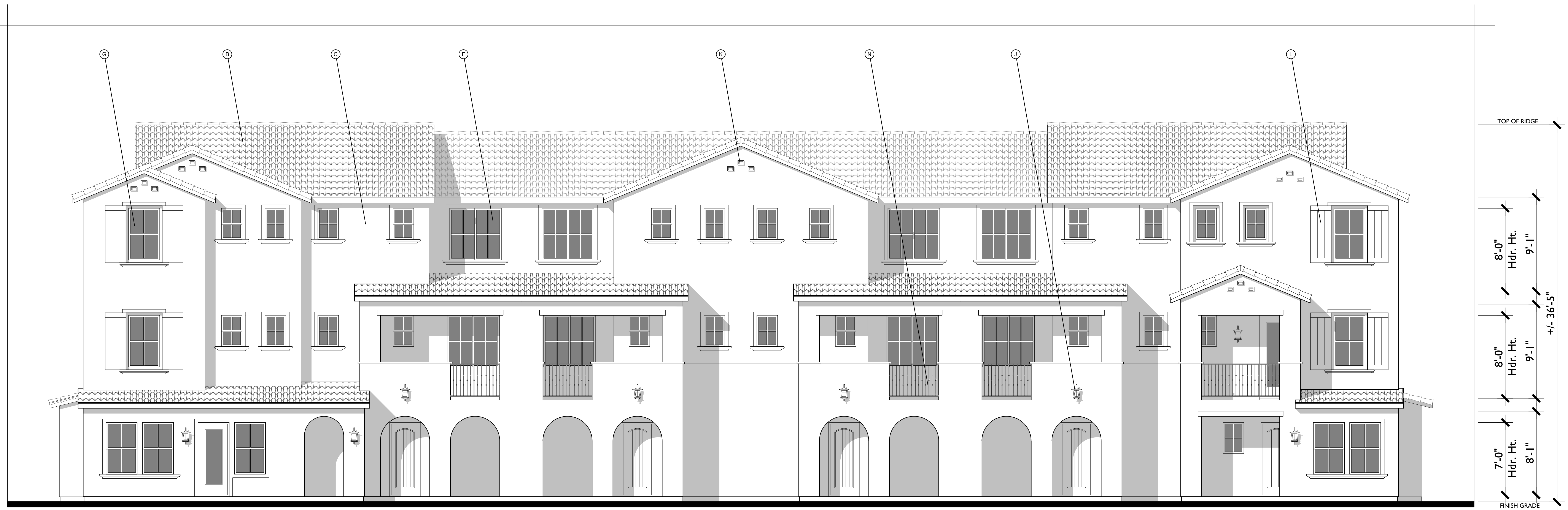
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MATERIAL LEGEND - A

- 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



REAR



FRONT

SPANISH COLONIAL

3 - STORY TOWNHOMES - 6 - PLEX

Conceptual Spanish Colonial Elevation

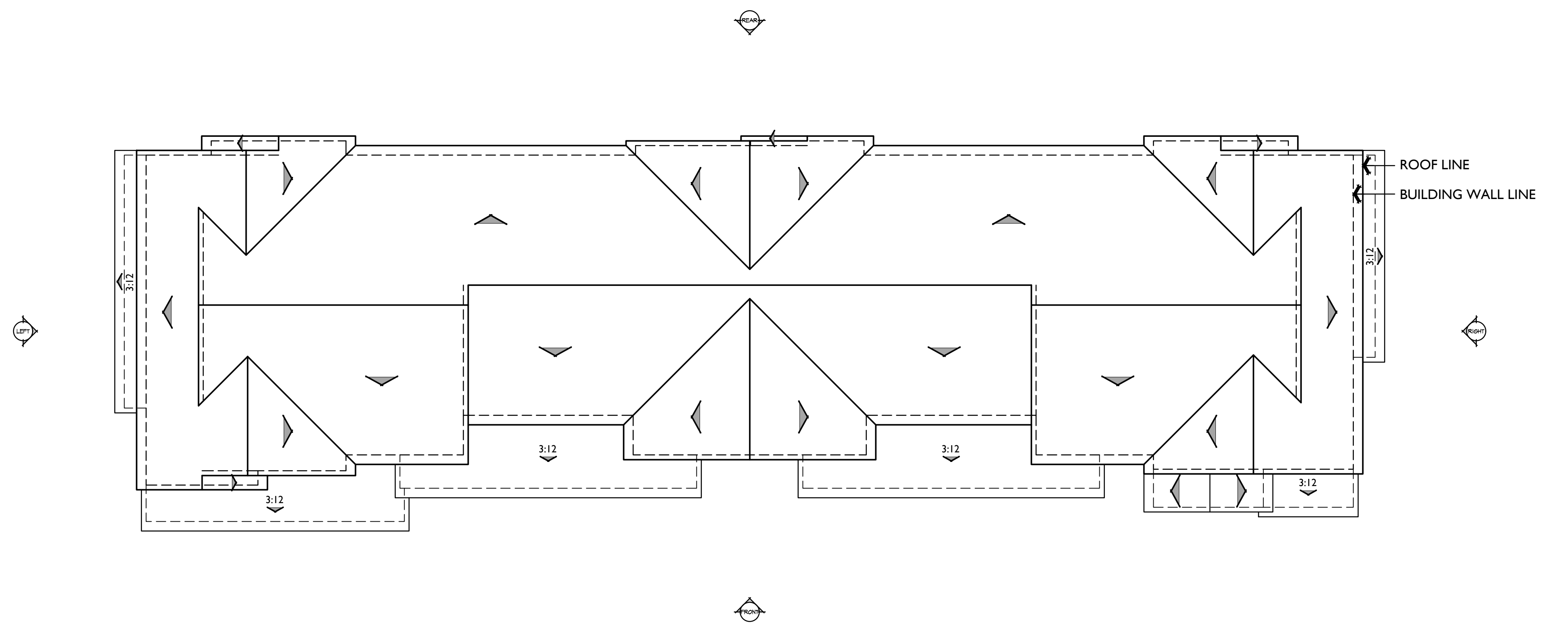
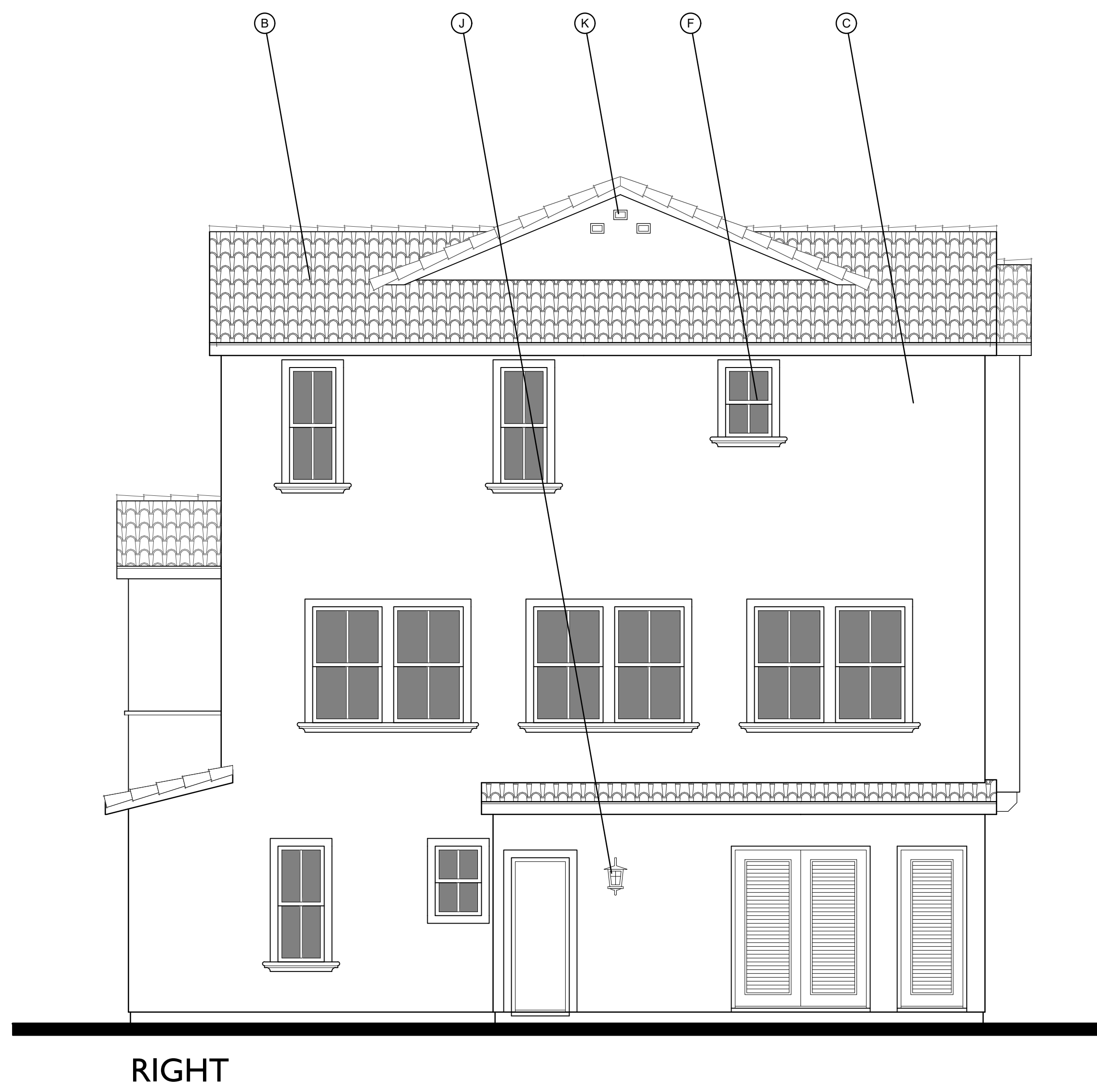
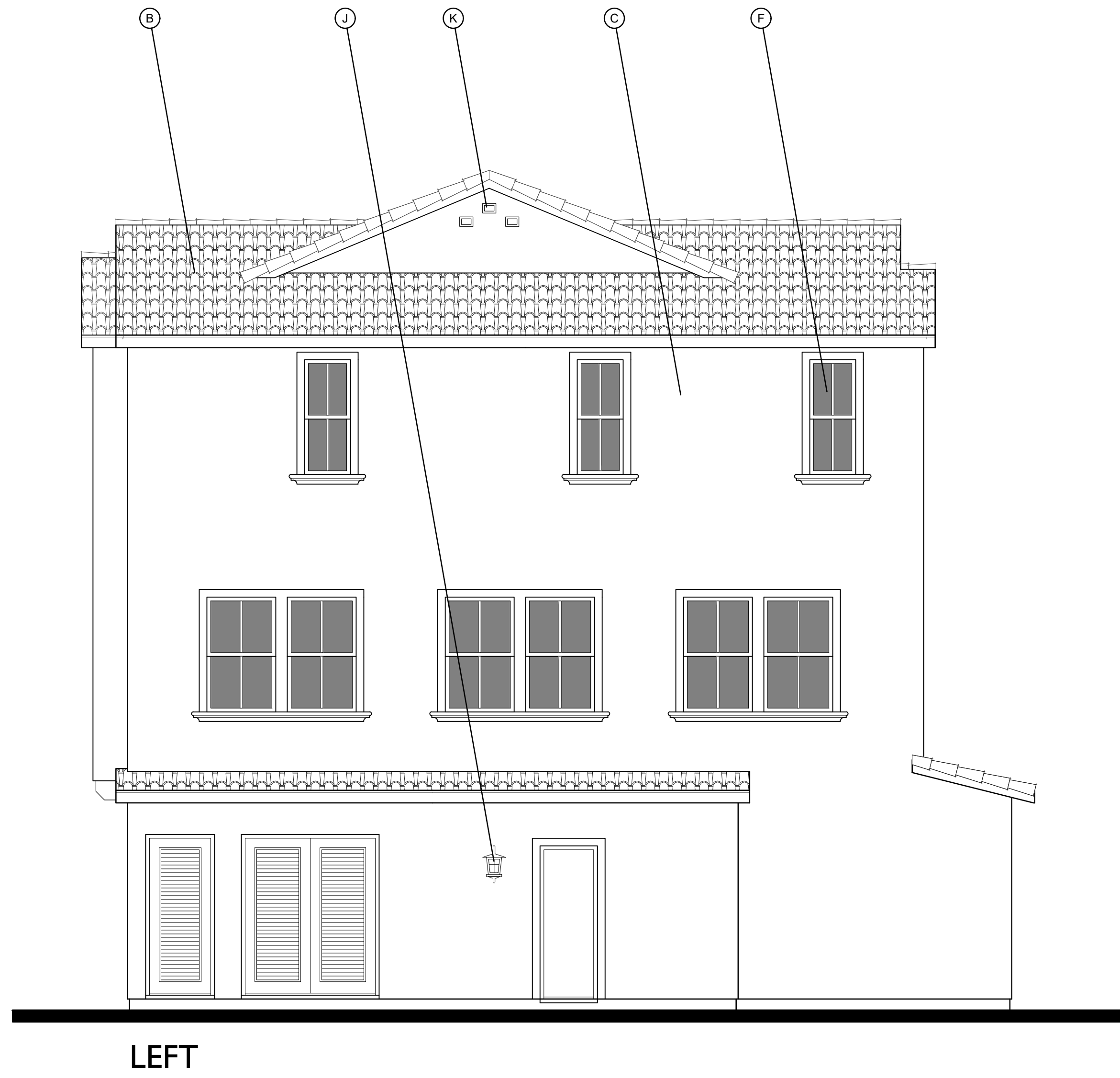
WALNUT GROVE - TOWNHOMES

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. CONCRETE FLAT TILE
- 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

0 2 4 8 016.20060

MATERIAL LEGEND - B

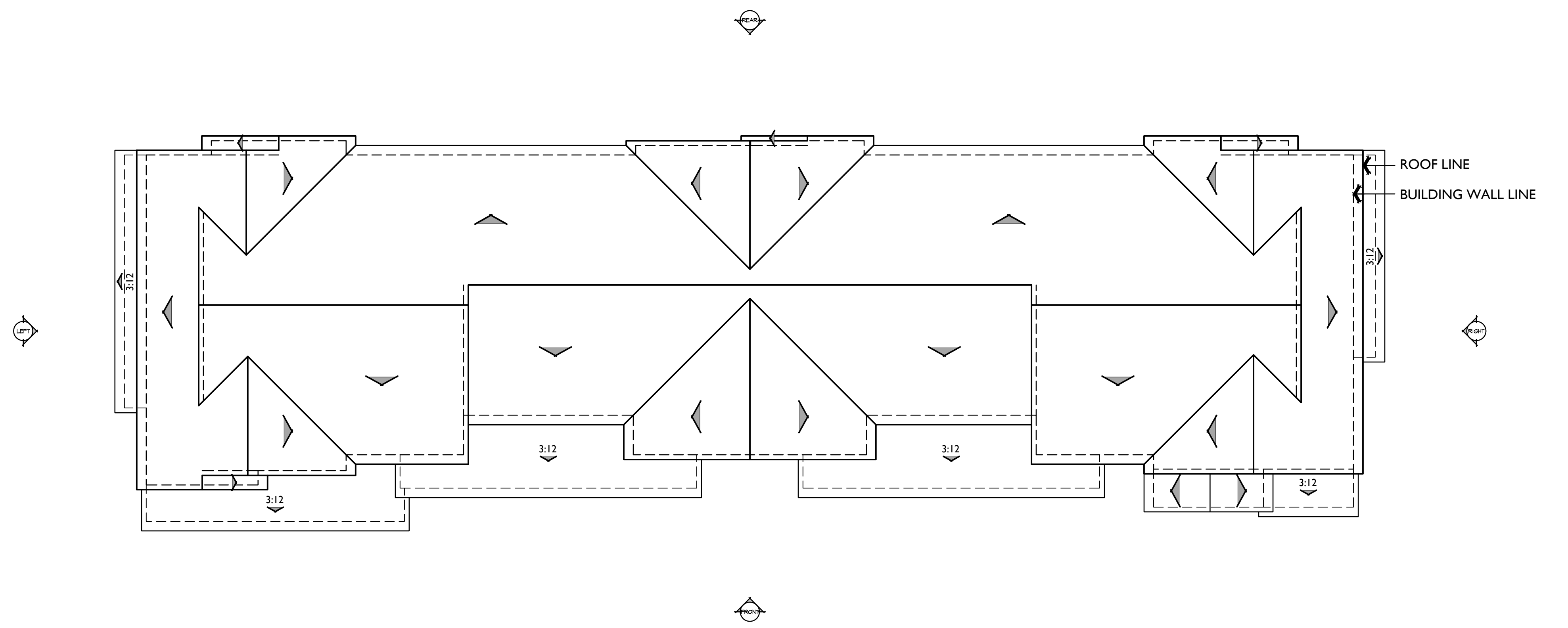
- A. CONCRETE FLAT TILE
- C. 16/20 SAND FINISH STUCCO
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- O. WOODEN RAILING



LEFT



RIGHT



ROOF PLAN

B

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