



Plan View

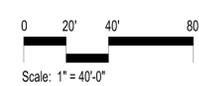
Schematic Landscape Plan

LEGEND

1. Central community open space area with Central shade structure, accented BBQ wall-counter, rectangular fire-pit, community lounge and table seating for small social events and group gatherings.
2. Tot-lot with rubberized play surface (in colored band pattern).
3. Large open lawn area for both passive and active play.
4. Corner Plaza space / pedestrian walkway node.
5. Decomposed granite walkway and native herb garden.
6. Seven community cluster mailboxes, per USPS review and approval.
7. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
8. Enhanced paving at main project entry.
9. Proposed tree, per Planting Plan.
10. 5' wide pedestrian esplanade, integral colored concrete, with light top-cast finish and saw-cut joints.
11. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
12. 6' Long park seating, style to complement architecture.
13. Accessible parking stall and striping, per Civil plans.
14. Guest parking stall.
15. Natural colored concrete driveway, with light broom finish and tooled joints.
16. Private patio / yard area, homeowner maintained.
17. Common area landscape, builder installed and HOA maintained.
18. Community dog bag station (black in color), for pet owners.
19. Property line, per civil plans.
20. Entry wood arbor gateway.
21. Proposed public street sidewalk ROW, per Civil plans.
22. Transformer to be screened with landscape, quantity and final locations TBD.
23. Short term bike parking (4 bike racks to accommodate 8 bike stalls).
24. Proposed AC condenser locations, per Architecture plans.
25. Large decorative planters.
26. HOA maintained area, sloped, with tree buffer.
27. 6' SCE Easement, per Civil plans.



*Images herein are conceptual in nature and subject to change.



MLC Holdings, INC.

5th City Submittal

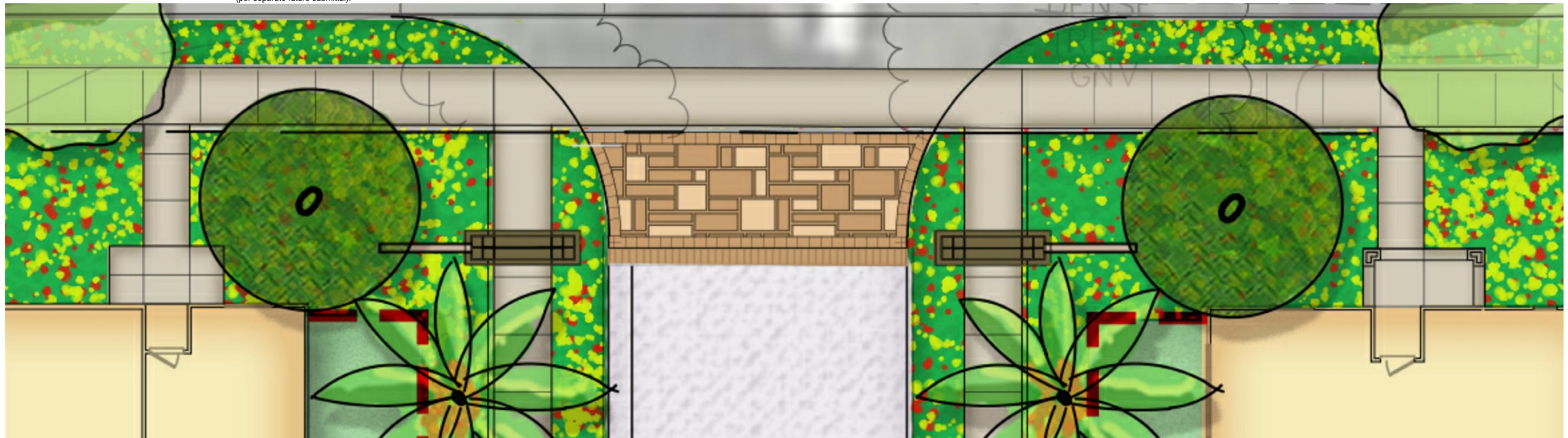
Project No.: MLC01
Date: Mar. 18, 2021_R1

L-1



Community entrance signage with brick veneer (per separate future submittal).

Stucco pilaster and wood arbor entry gateway.



Plan View

Schematic Primary Entry Enlargement & Elevation

MLC Holdings, INC.

5th City Submittal | Project No.: MLC01
Date: Mar. 18, 2021_R1

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Schematic Open Space Enlargement - Central Park

MLC Holdings, INC.

5th City Submittal

Project No.: MLC01

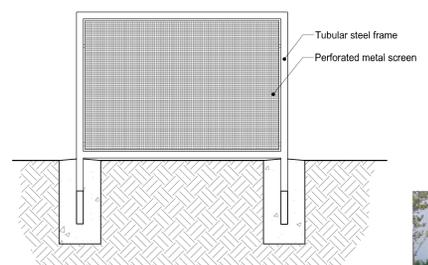
Date: Mar. 18, 2021_R1

L-3



WALL LEGEND

- 1 --- 6'-0" High split-face CMU wall, with 4" high split-face CMU cap (tan color).
- 2 --- 3'-6" High metal accent AC screen.
- 3 --- 5'-6" High vinyl fence (tan color).
- 4 --- 6'-0" High (16" sq.) split-face CMU pilaster, with 4" high split-face CMU cap (tan color).
- 5 --- 3'-6" High stucco patio wall, with flat stucco cap (color to match adj. building)
- 6 --- 5'-6" High vinyl private yard gate (tan color).
- 7 --- 3'-6" High metal patio gate (black paint color).
- 8 --- ±7'-6" High stucco over CMU or split-face CMU pedestrian arbor entry feature.
- 9 --- ±4' High decorative pot on stucco pedestal, secondary vehicular entrance feature.
- 10 --- Entry wing-wall signage.
- 11 --- ADA Path of Travel.

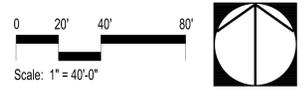


2 Elevation - AC Screen
1/2" = 1'-0"



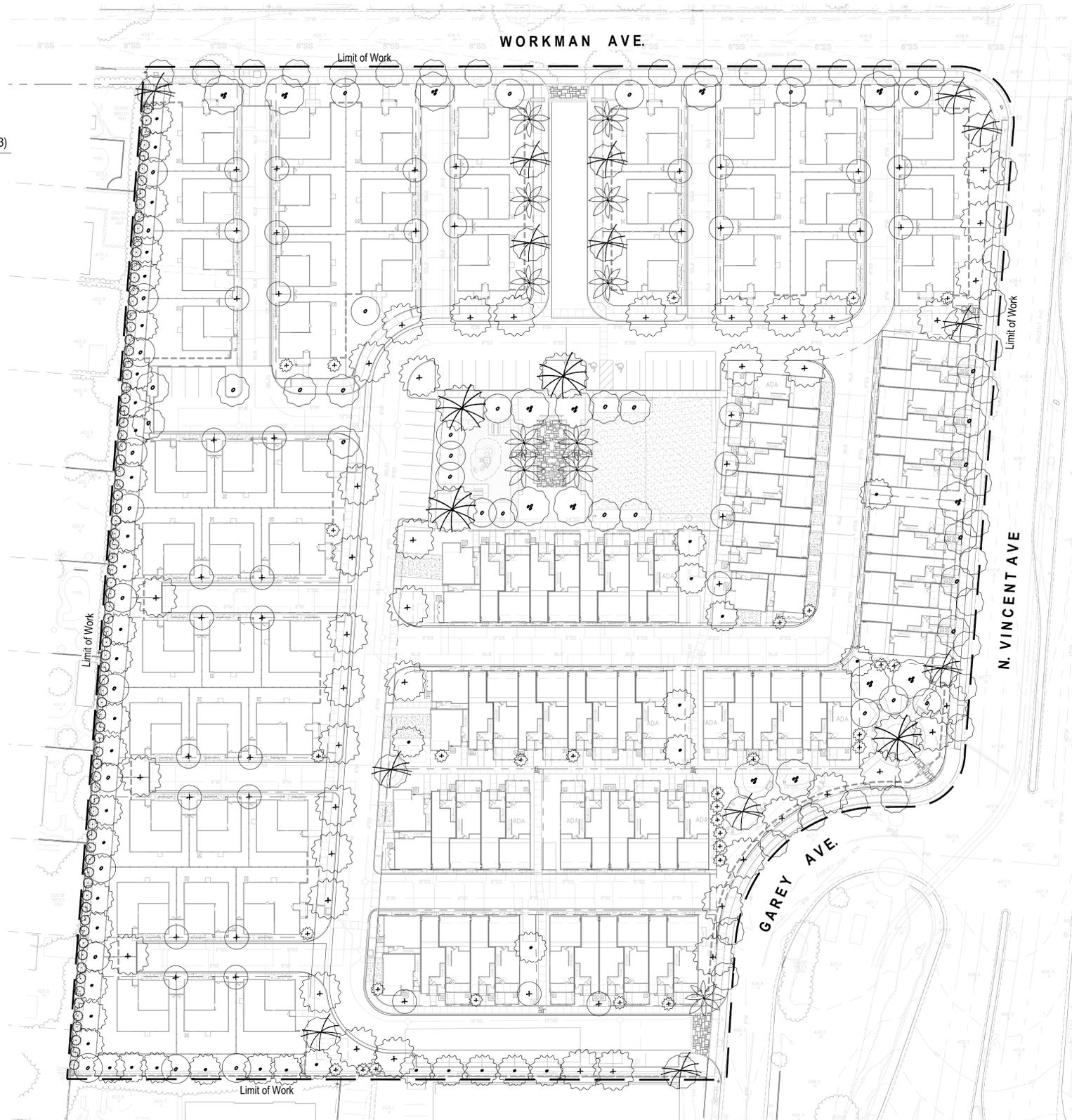
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NOTES:
1. Graffiti-resistant coatings shall be used on all walls, fences, sign structures, glass panels or similar structures to assist in deterring graffiti.



Schematic Wall & Fence Plan

MLC Holdings, INC.



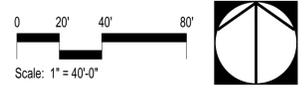
SHRUBS and GROUND COVER		WUCOLS (R3)
Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Cordyline 'Pink Passion'	Pink Passion Dracaena Palm	Low
Dasylyron longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Iris sp.	Iris	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Ligustrum japonicum "Texanum"	Japanese Privet	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara'	India Hawthorn	Low
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary	Low
Salvia sp.	Sage	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

VINES & ESPALIERS		WUCOLS (R3)
Antigonon leptopus	Coral Vine	Low
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low
Trachelospermum jasminoides	Star Jasmine	Med

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	Wucols (R3)	Qty.
Botanical Name (Common Name)						
PALMS						
	Vertical	Phoenix dactylifera (Date Palm) Syagrus romanzoffiana (Queen Palm)	Single	10' BT	Low	11
TREES						
	Specimen	Olive sp. (Field Grown Olive)		Natural B&B-10'x10'	Low	4
	Focal	Magnolia g. 'Little Gem' (L. Gem Magnolia)	Single	36" Box	Low	13
	Canopy	Platanus racemosa (California Sycamore)	Single	24" Box	Medium	14
	Deciduous					
	Street	Tristania conferta (Brisbane Box)	Single	24" Box	Medium	42
	Evergreen	Arbutus unedo (Strawberry Tree)	Multi	24" Box	Low	16
	Flowering					
	Deciduous	Lagerstroemia i.xf. 'Arapaho' (Crape Myrtle)	Single	15 Gal	Medium	39
	Flowering					
	Vertical	Melaleuca quinquenervia (Paperbark Melaleuca)	Multi	15 Gal	Low	44
	Buffer					
	Medium	Geijera parviflora (Australian Willow)	Single	24" Box	Low	29
	Evergreen	Rhus lancea (African Sumac)				
	Columnar	Cupressus sempervirens (Italian Cypress)	Single	15 Gal	Low	31
	Buffer	Podocarpus henkelii (Long Leafed Yellowwood)	Single	24" / 36" Box	Low	80
	City	Geijera p. 'Australian Willow' (Workman Ave.)	Single	24" Box	Low	34
	Parkway	Lagerstroemia i.xf. 'Natchez White' (Vincent Ave.)				
						*Final selections per City of West Covina Stds.
						TOTAL = 277

- NOTES:
- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
 - Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
 - Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
 - The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
 - All trees within 5' of hardscape to be installed with deep root barriers.



Schematic Planting Plan

MLC Holdings, INC.



Vincent Place / West Covina, CA



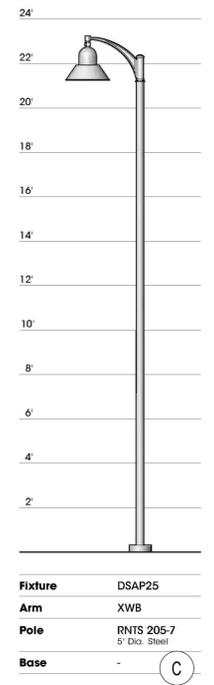
5th City Submittal | Project No.: MLC01 | Date: Mar. 18, 2021_R1 | **L-6**

Landscape Architecture
32019 S. Pacific Avenue, Suite 100
Laguna Hills, CA 92653 | www.studiopad.com



CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
A	○	(60) WHITE LED, 164 RATED LUMENS PER LED AT 350MA	6-EXTRUSION VERTICAL POWER ARRAY (VPA)	ELECTRONIC	POLE	U.S. ARCHITECTURAL LIGHTING BDA8-HV-LED-CL-36LED-350MA-NW	120V 1P 2W	Set on concrete footing		HOT/OPA 10/22/2019 VPA ENCLOSED BY POLYCARBONATE LENS. HV CAST LUMINOUS WITH POWERSOFT FINISH. 171 LUMENS PER LED. LUMENS PER FOOT-CANDLE: 3000K Outdoor, Architectural, Area, Amusement, Automobile, Government, Healthcare, Hospitality, Hotel, Industrial, Landmark, Office, Parking, Pathway, Pedestrian, Pool, Recreation, Residential, Retail, Roadway, Signage, Street, Storefront, Warehouse, Corridor, Restroom, Vendor, Restaurant, Wet Location In Grade, In Ground	7
B	⊗	(1) COOL WHITE LED	3-3/8" DIA. X 8" UP LIGHT LUMINAIRE3 COOL WHITE LED, CUSTOM CHROME PLATED PARABOLIC REFLECTOR AND TEXTURED LENS/PLAT TEMPERED GLASS LENS	ELECTRONIC	WALL/CEILING	FX LUMINAIRE AB-3LED-BZ	120V 1P 2W	12V, Low Voltage		01/16/2011 INDICATING THE CANDLE VALUES ARE ABSOLUTE AND SHOULD NOT BE FACTORED FOR DIFFERENT LAMP TYPES. SEE IESNA LM-79-08	8
C	○	(64) 64 WHITE LIGHT EMITTING DIODES (LED'S)	FABRICATED METAL HOUSING, VPA LED MODULE CONSISTING OF	ELECTRONIC	POLE	U.S. ARCHITECTURAL LIGHTING DSOR28-LED-VPA-18-LED-525MA-NW	120V 1P 2W	Arm: XWB	Pole: 14FT. RTA-1964L-18L	7/10/2020 LIGHT LABORATORY INC. CLEAR PRISMATIC REFRACTING LENS. 1200 LUMENS, 102.4 WATTS. TEST PROCEDURE: IESNA LM-79-08 8229 LUMENS PER FOOT-CANDLE. LUMENS PER FOOT-CANDLE: 3300K 70 Arm, Pole, Wet Outdoor, Architectural, Area, Amusement, Automobile, Government, Healthcare, Hospitality, Hotel, Industrial, Landmark, Office, Pedestrian, Pool, Recreation, Residential, Retail, Roadway, Signage, Street, Storefront, Warehouse, Corridor, Restroom, Vendor, Restaurant, Wet Location	17
D	○	(1) 100W ED17 CLR METAL HALIDE	10" L X 12-7/8" W X 24-1/4" H CAMBERSEY CAST ALUMINUM FUTURE OPTICAL OFFICE LENS LIGHT SHIELD ON LOWER POSITION.	ELECTRONIC	WALL	U.S. ARCHITECTURAL LIGHTING GBR-100W-UP	120V 1P 2W			7/6/2009 LIGHT LABORATORY INC.	259

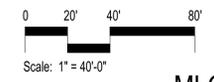
GENERAL PHOTOMETRIC SCHEDULE	CENTRAL REC. AREA	SECONDARY REC. AREAS	GENERAL PHOTOMETRIC SCHEDULE
AVERAGE FOOT-CANDELES	1.92	AVERAGE FOOT-CANDELES	1.60
MAXIMUM FOOT-CANDELES	8.3	MAXIMUM FOOT-CANDELES	8.5
MINIMUM FOOT-CANDELES	0.2	MINIMUM FOOT-CANDELES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.02	MINIMUM TO MAXIMUM FC RATIO	0.02
MINIMUM TO MAXIMUM FC RATIO	40.79	MINIMUM TO MAXIMUM FC RATIO	47.22
AVERAGE TO MINIMUM FC RATIO	9.43	AVERAGE TO MINIMUM FC RATIO	8.92
AVERAGE TO MAXIMUM FC RATIO	11.74	AVERAGE TO MAXIMUM FC RATIO	34.58



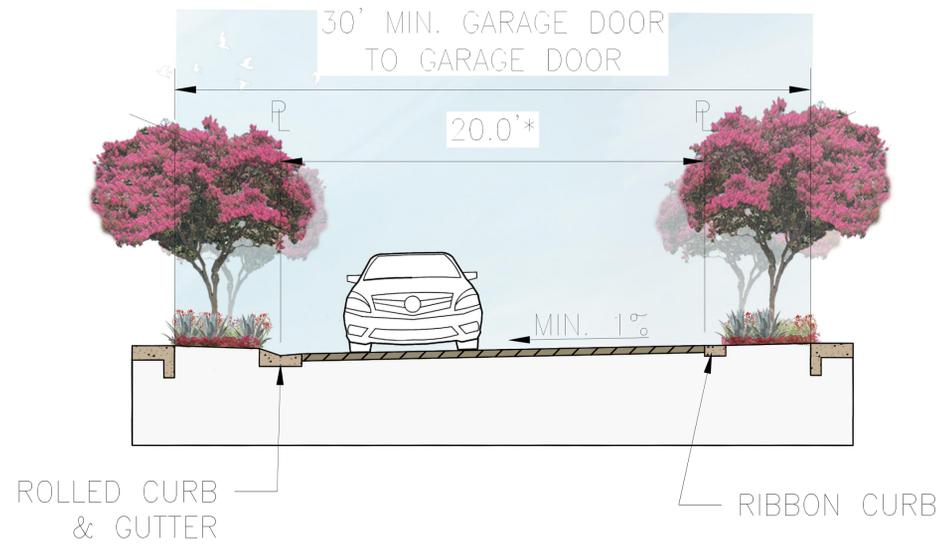
NOTES:
 1. Site lighting & landscape up-lights, down-lights, path lights/bollards, etc.) to be shielded to not allow more than .01 foot-candle beyond property line when adjacent residential dwellings.

Schematic Photometrics Lighting Plan

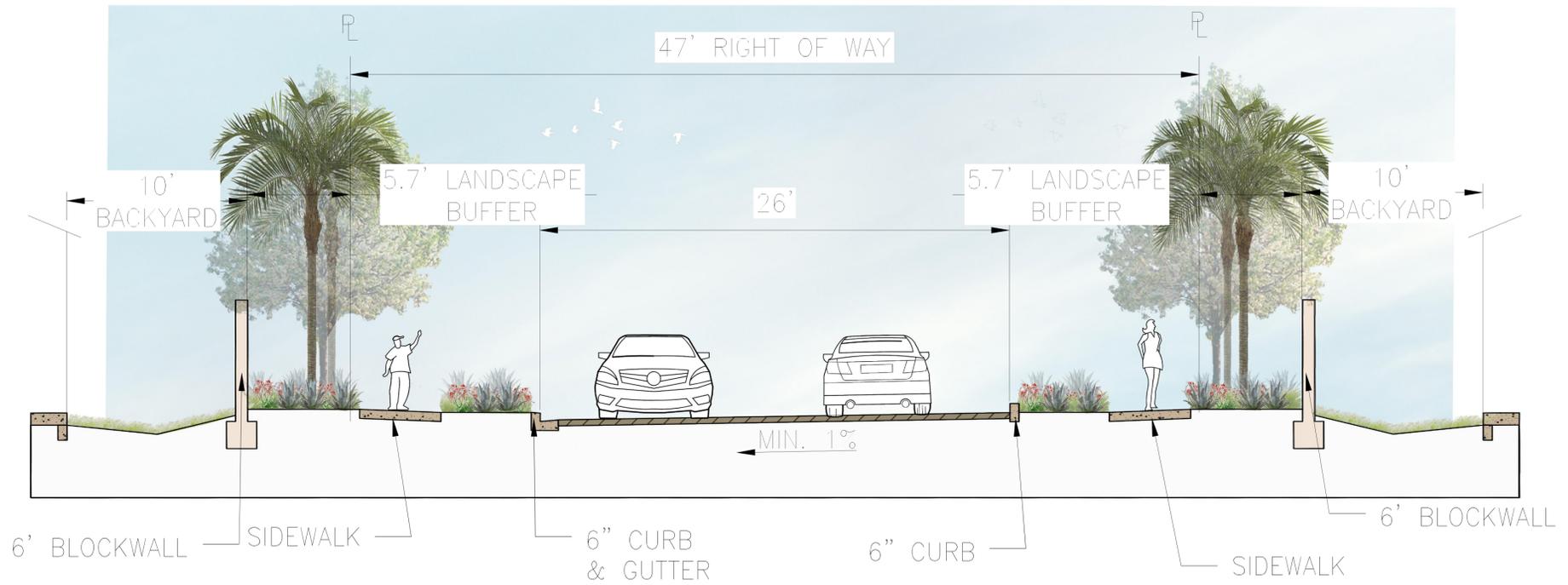
*Conceptual images (provided herein are conceptual and subject to change)



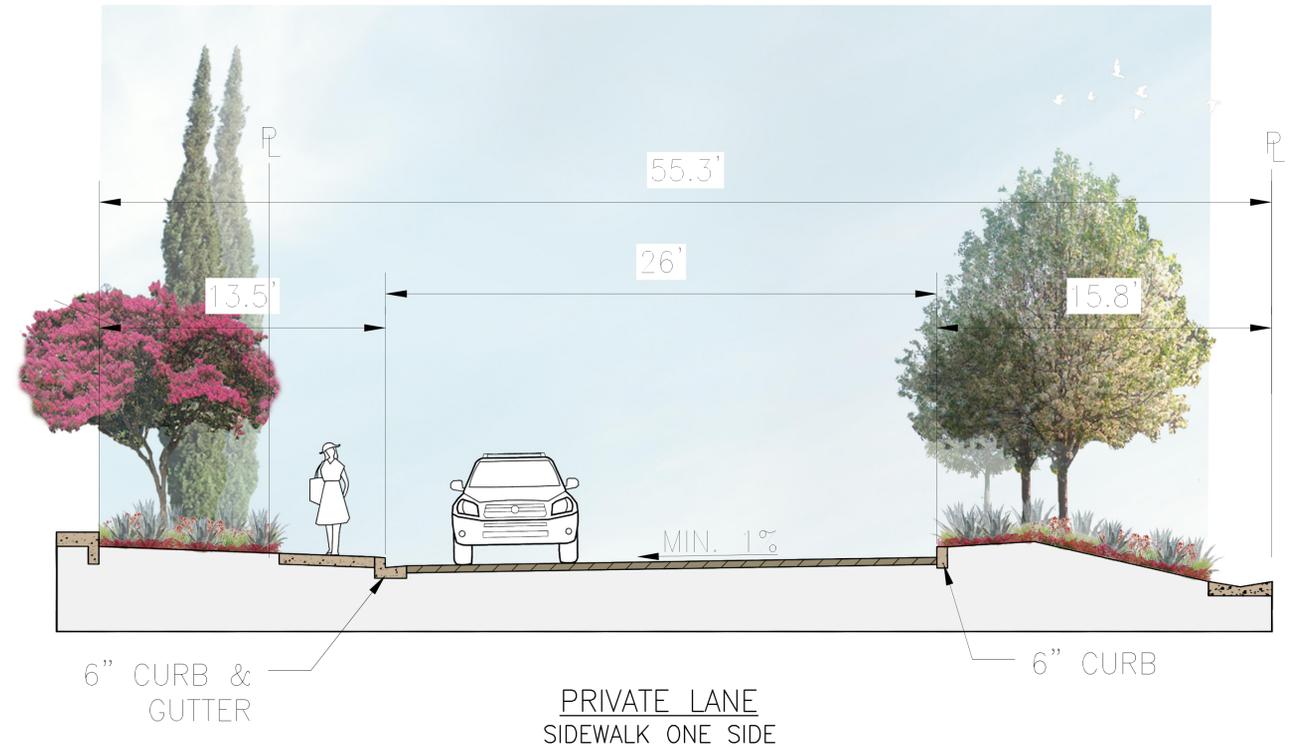
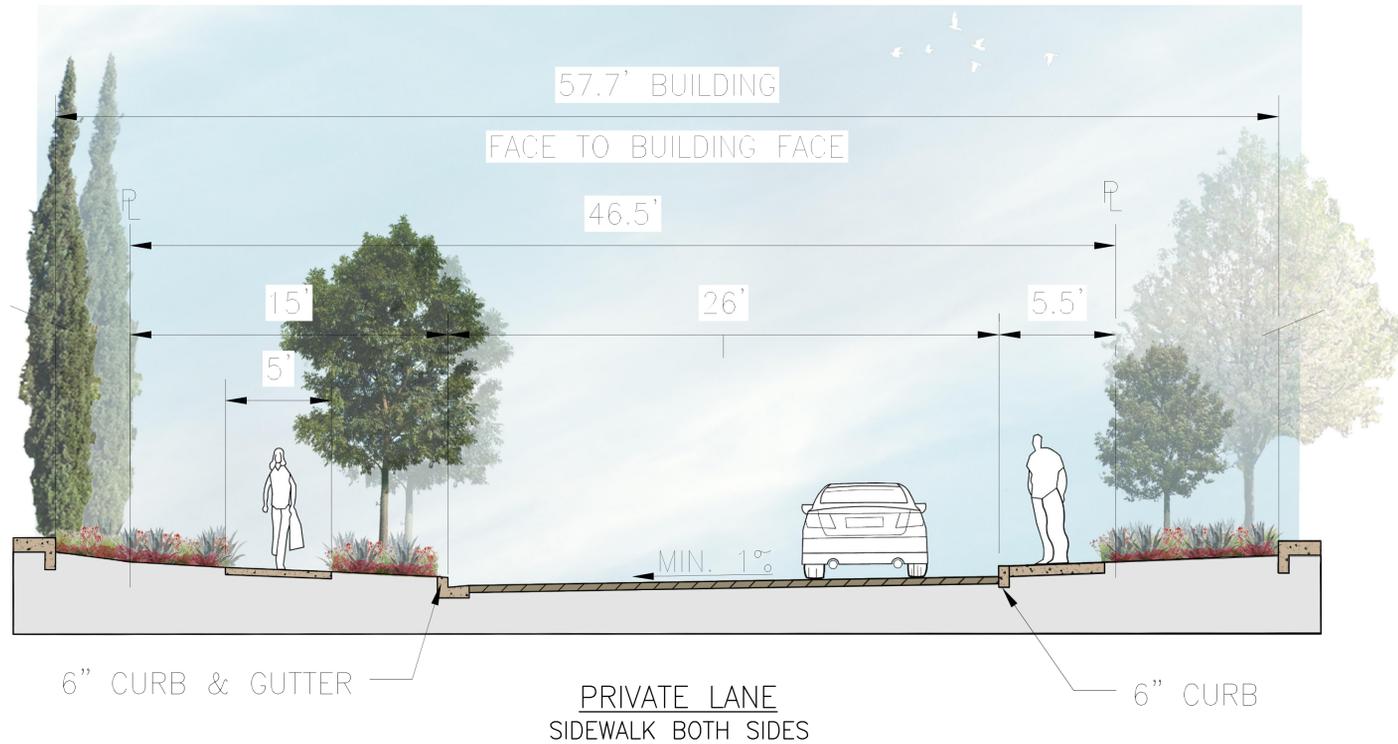
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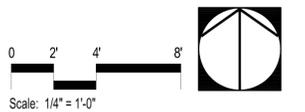
MOTOR COURT OR ALLEY
*SHALL MEASURE 26 FEET WHERE FIRE ACCESS IS REQUIRED

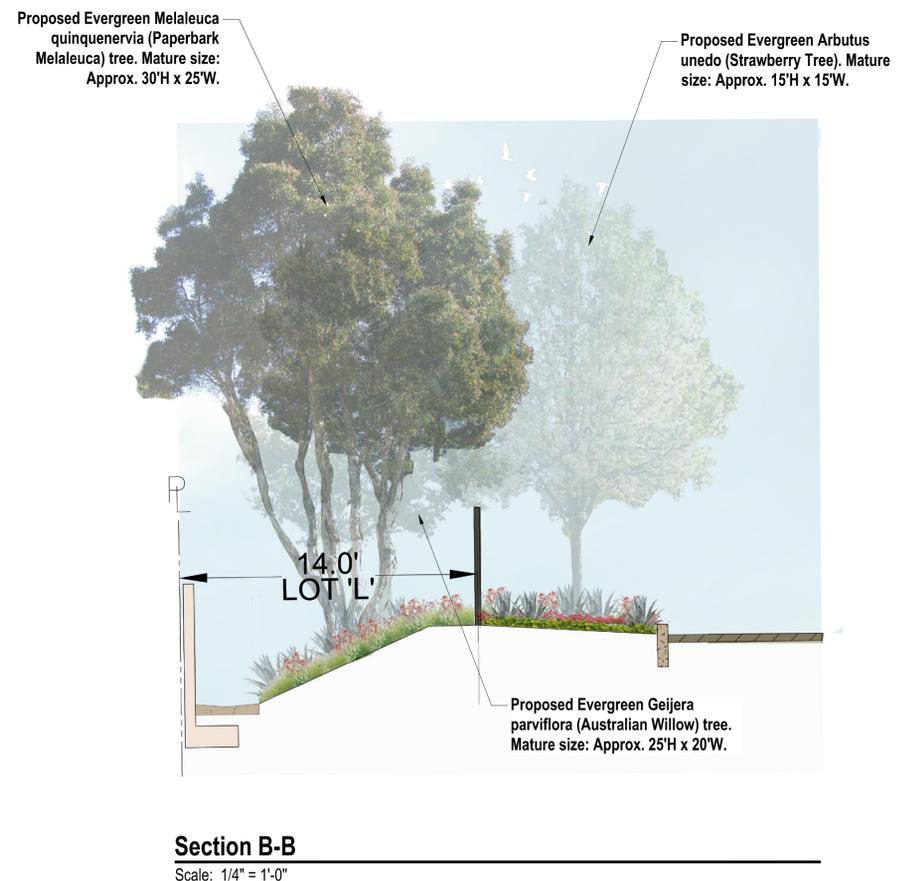
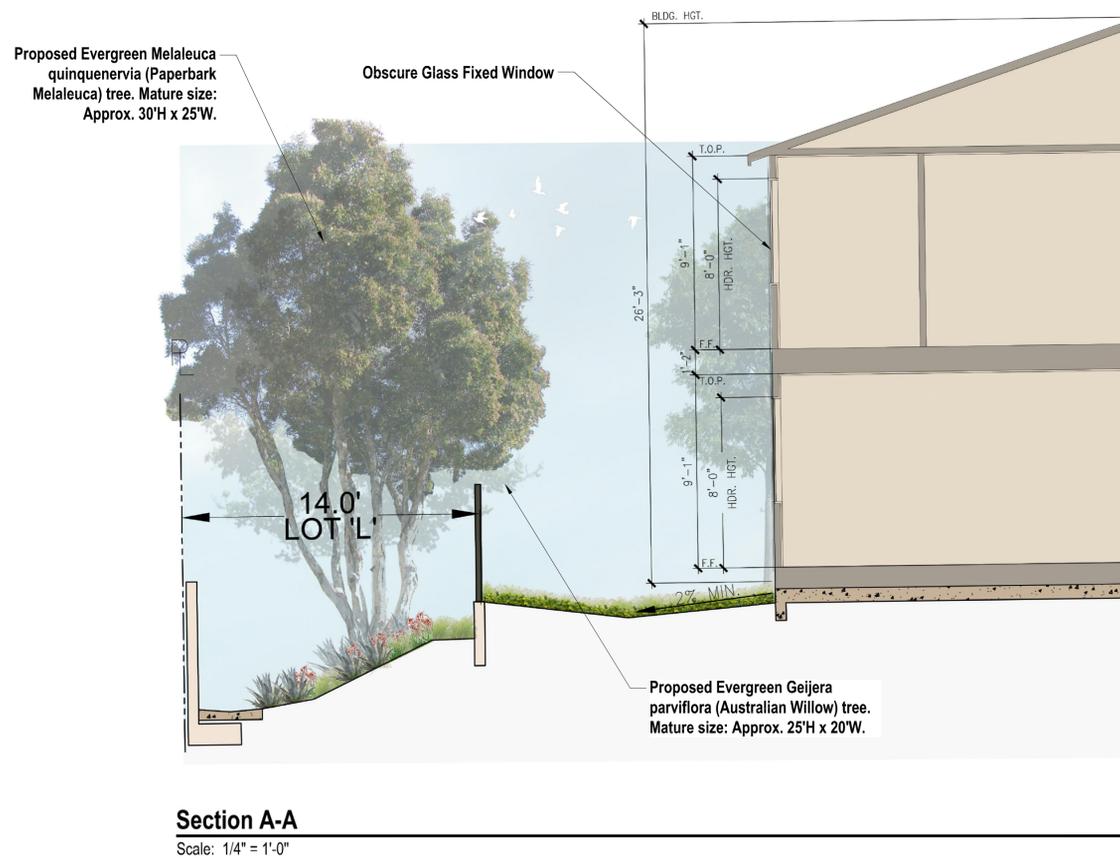


PRIMARY ENTRY LANE



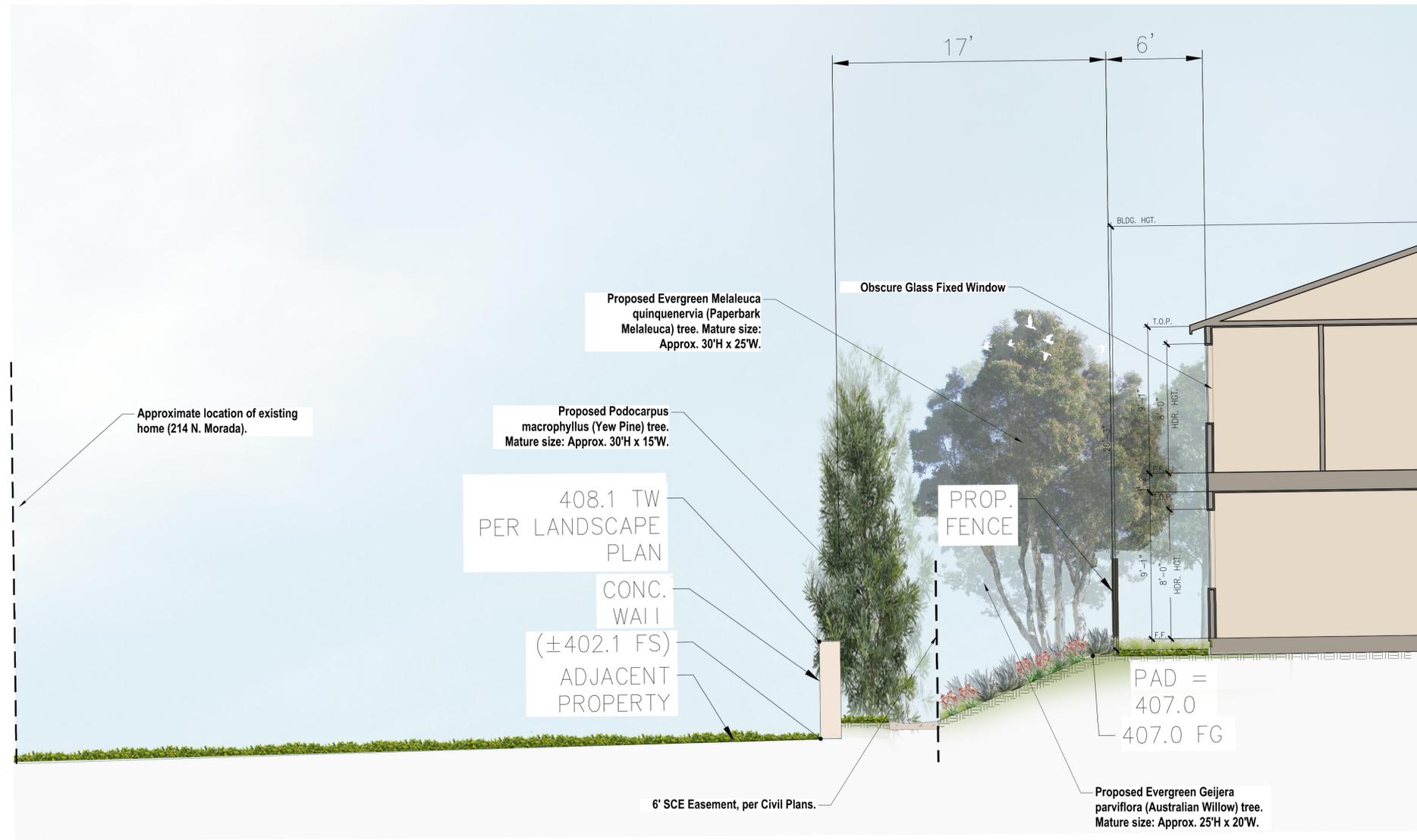
Schematic Street Sections





Schematic Site Sections

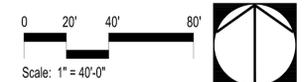
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Section C-C
Scale: 1/4" = 1'-0"



Plan View



Schematic Site Section @ 214 N. Morada

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