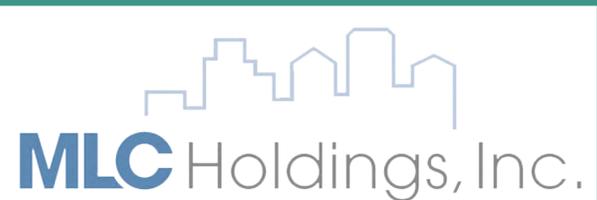


# VINCENT PLACE

WEST COVINA, CA



04.01.2021



# CLUSTER PLANS & TOWNHOMES

P-1 Project Summary	A-24 D3522XR - Floor Plan	A-51 Building -602 (6 Plex) - Floor Plans - First Floor	L-1 Schematic Landscape Plan
P-2 Plotting Plan	A-25 D3522XR - "B" Santa Barbara Elevations	A-52 Building - 602 (6 Plex) - Floor Plans - Second Floor	L-2 Schematic Primary Entry Enlargement & Elevation
P-3 Dimensioned Site Plan	A-26 D3522XR - "C" Coastal Elevations	A-53 Building - 602 (6 Plex) - Floor Plans - Third Floor	L-3 Schematic Open Space Enlargement - Central Park
P-4 Typical Setbacks & Building Separations	A-27 D3522XR - "E" Farmhouse Elevations	A-54 Building - 602 (6 Plex) - Elevations	L-4 Schematic Secondary Open Spaces
	A-28 D3522XR - Roof Plan	A-55 Building - 602 (6 Plex) - Elevations	L-5 Schematic Wall & Fence Plan
A-1 Cover Page - Cluster Plans		A-56 Building - 602 (6 Plex) - Roof Plan	L-6 Schematic Planting Plan
A-2 Street Scene	A-29 D3825 - Floor Plan		L-7 Schematic Photometrics Lighting Plan
A-3 Typical Cluster Architectural Site Plan	A-30 D3825 - "B" Santa Barbara Elevations	A-57 Building -602R (6 Plex) - Floor Plans - First Floor	L-8 Schematic Street Sections
	A-31 D3825 - "C" Coastal Elevations	A-58 Building - 602R (6 Plex) - Floor Plans - Second Floor	L-9 Schematic Site Sections
A-4 D3060 - Floor Plan	A-32 D3825 - "E" Farmhouse Elevations	A-59 Building - 602R (6 Plex) - Floor Plans - Third Floor	L-10 Schematic Site Sections
A-5 D3060 - "B" Santa Barbara Elevations	A-33 D3825 - Roof Plan	A-60 Building - 602R (6 Plex) - Elevations	L-11 Schematic Site Sections
A-6 D3060 - "C" Coastal Elevations		A-61 Building - 602R (6 Plex) - Elevations	
A-7 D3060 - "E" Farmhouse Elevations	A-34 Written Color Schemes	A-62 Building - 602R (6 Plex) - Roof Plan	C-1 Site Plan
A-8 D3060 - Roof Plan	A-35 Color Boards - "B" Santa Barbara		C-2 Vesting Tentative Tract Map
	A-36 Color Boards - "C" Coastal	A-63 Building - 1001 (10 Plex) 10 Plex - Floor Plans - First Floor	C-3 Vesting Tentative Tract Map Section
A-9 D3060R - Floor Plan	A-37 Color Boards - "E" Farmhouse	A-64 Building - 1001 (10 Plex) 10 Plex - Floor Plans - Second Floor	C-4 Conceptual Grading Plan
A-10 D3060R - "B" Santa Barbara Elevations		A-65 Building - 1001 (10 Plex) 10 Plex - Floor Plans - Third Floor	C-5 Conceptual Grading Plan Sections
A-11 D3060R - "C" Coastal Elevations	A-38 Cover Page - Townhomes	A-66 Building - 1001 (10 Plex) 10 Plex - Elevations	C-6 Pre-Development Hydrology Exhibit
A-12 D3060R - "E" Farmhouse Elevations	A-39 Building - 601 (6 Plex) - Floor Plans - First Floor	A-67 Building - 1001 (10 Plex) 10 Plex - Elevations	C-7 Post-Development Hydrology Exhibit
A-13 D3060R - Roof Plan	A-40 Building - 601 (6 Plex) - Floor Plans - Second Floor	A-68 Building - 1001 (10 Plex) - Roof Plan	C-8 Conceptual Utility Plan
	A-41 Building - 601 (6 Plex) - Floor Plans - Third Floor		
A-14 D3522 - Floor Plan	A-42 Building - 601 (6 Plex) - Elevations	A-69 Building - 1001R (10 Plex) 10 Plex - Floor Plans - First Floor	W-1 Waste Collection Plan
A-15 D3522 - "B" Santa Barbara Elevations	A-43 Building - 601 (6 Plex) - Elevations	A-70 Building - 1001R (10 Plex) 10 Plex - Floor Plans - Second Floor	BUILDER:
A-16 D3522 - "C" Coastal Elevations	A-44 Building - 601 (6 Plex) - Roof Plan	A-71 Building - 1001R (10 Plex) 10 Plex - Floor Plans - Third Floor	MLC HOLDINGS
A-17 D3522 - "E" Farmhouse Elevations		A-72 Building - 1001R (10 Plex) 10 Plex - Elevations	5 PETERS CANYON RD. SUITE 310
A-18 D3522 - Roof Plan	A-45 Building - 601R (6 Plex) - Floor Plans - First Floor	A-73 Building - 1001R (10 Plex) 10 Plex - Elevations	IRVINE, CA 92606
	A-46 Building - 601R (6 Plex) - Floor Plans - Second Floor	A-74 Building - 1001R (10 Plex) - Roof Plan	CONTACT: MATT MAEHARA
A-19 D3522R - Floor Plan	A-47 Building - 601R (6 Plex) - Floor Plans - Third Floor		EMAIL: MATT.MAEHARA@MLCHOLDINGS.NET
A-20 D3522R - "B" Santa Barbara Elevations	A-48 Building - 601R (6 Plex) - Elevations	A-75 Written Color Schemes	BUSINESS: (949) 372-3310
A-21 D3522R - "C" Coastal Elevations	A-49 Building - 601R (6 Plex) - Elevations	A-76 Color Boards	ARCHITECT:
A-22 D3522R - "E" Farmhouse Elevations	A-50 Building - 601R (6 Plex) - Roof Plan		KEVIN L. CROOK ARCHITECT, INC.
A-23 D3522R - Roof Plan			1360 REYNOLDS AVE. SUITE 110
			IRVINE, CA 92614
			CONTACT: ARIC COFFEE
			EMAIL: ACOFFEE@KLCARCH.COM
			BUSINESS: (949) 660-1591
			WWW.KLCARCH.COM



**Vicinity Map**



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**Property Information**

- APN: 8457-029-906
- Street Address:  
1024 W. Workman Avenue  
West Covina, CA 91790
- Existing Land Use: Education/Daycare
- Proposed Land Use: Residential
- Existing General Plan Designation:  
Civic - School
- Proposed General Plan Designation:  
Neighborhood Medium, (9-20 DU/AC)
- Existing Zoning Designation: R-1, Area District 1
- Proposed Zoning Designation: SP
- Property Owner:  
Covina Valley Unified School District  
1024 W. Workman Avenue  
West Covina, CA 91790

**Project Summary**

- Total Net Site Area: 8.05 Acres
- Number of Homes: 119
- Density: 14.8 Homes/Acre
- Building Coverage: 138,639 SF
- Gross Building Area: 201,192 SF
  - Detached: 85,915 SF
  - Attached: 115,277 SF
- Occupancy: R-3/U and R3 Townhome/U
- Type of Construction: VB
- Sprinkler System: NFPA 13D
- Number of Stories 2-3
- Landscape Area: 109,237 SF (32%)

**Building Type and Plan Mix**

- Three-Story Attached Townhomes
- Plan 1 (1214 SF, 2 bedrooms): 10 homes
  - Plan 2 (1505 SF, 3 bedrooms): 31 Homes
  - Plan 3 (1822 SF, 3 bedrooms): 16 Homes
  - Plan 3Y (1822 SF, 3 bedrooms): 15 Homes
  - Total: 72 Homes
- Two-story Detached Cluster Homes
- Plan 3060 (1465 SF, 3 bedrooms): 16 homes
  - Plan 3522 (1955 SF, 4 bedrooms): 9 homes
  - Plan 3522x (1955 SF, 4 bedrooms): 11 homes
  - Plan 3852 (2125 SF, 4 bedrooms): 11 homes
  - Total: 47 homes

**Minimum Parking Spaces Required by Specific Plan**

Specific Plan Requirement per Unit		Total Units	Total Required		
Garage	Guest		Garage	Guest	Total
2	0.25	119	238	30	268

**Parking Spaces Provided**

	Garage Spaces per Unit	Total Units	Enclosed Spaces	Uncovered Spaces	Total Spaces
Garage/Driveway	2	119	238	4	242
Parallel (8'x22') Workman Ave. <sup>1</sup>	--	--	--	21	21
Stalls (9'x20') & Parallel (9'x22')	--	--	--	43	43
<b>Total</b>			<b>238</b>	<b>68</b>	<b>306</b>

1. Existing parking spaces on West Garvey Avenue not counted since they are already typically occupied by residents of the apartments located to the south.

**Common Open Space Summary**

**Common Open Space Required per SP:**

- 150 per unit x 119 = 17,850 SF, consisting of the following:
- A centralized space consisting of a minimum area of 10,000 square feet, a minimum dimension of 75 feet, and at least one major amenity such as a play structure, sport court, picnic pavilion, pool, or similar.
  - Smaller secondary common open space areas with a minimum dimension of 10 feet that may include walkways, landscaping, benches, and other passive or active amenities.

**Common Open Space Provided:**

Centralized Open Space (Lot 'N') = 16,962 SF  
 Secondary Spaces (Lot 'M') = 8,578 SF  
 Total: 25,540 SF

**Design Team**

- Applicant:  
MLC Holdings  
5 Peters Canyon Road Suite 310  
Irvine, CA 92606  
Ph: (949) 372-3309
- Architect:  
Kevin L. Crook Architects, Inc.  
1360 Reynolds Avenue Suite 110  
Irvine, CA 92614  
Ph: (949)660-1587
- Civil Engineer:  
Blue Engineering & Consulting, Inc.  
12223 Highland Avenue #106-594  
Rancho Cucamonga, CA 91739  
Ph. (909) 248-6557
- Landscape Architect:  
studio PAD, Inc.  
23276 S. Pointe Dr., Ste. 103  
Laguna Hills, CA 92653  
Ph: (949) 770.8530
- Planner:  
JSCC Consulting  
PO Box 60535  
Irvine CA, 92602  
Ph. (408) 772-1774

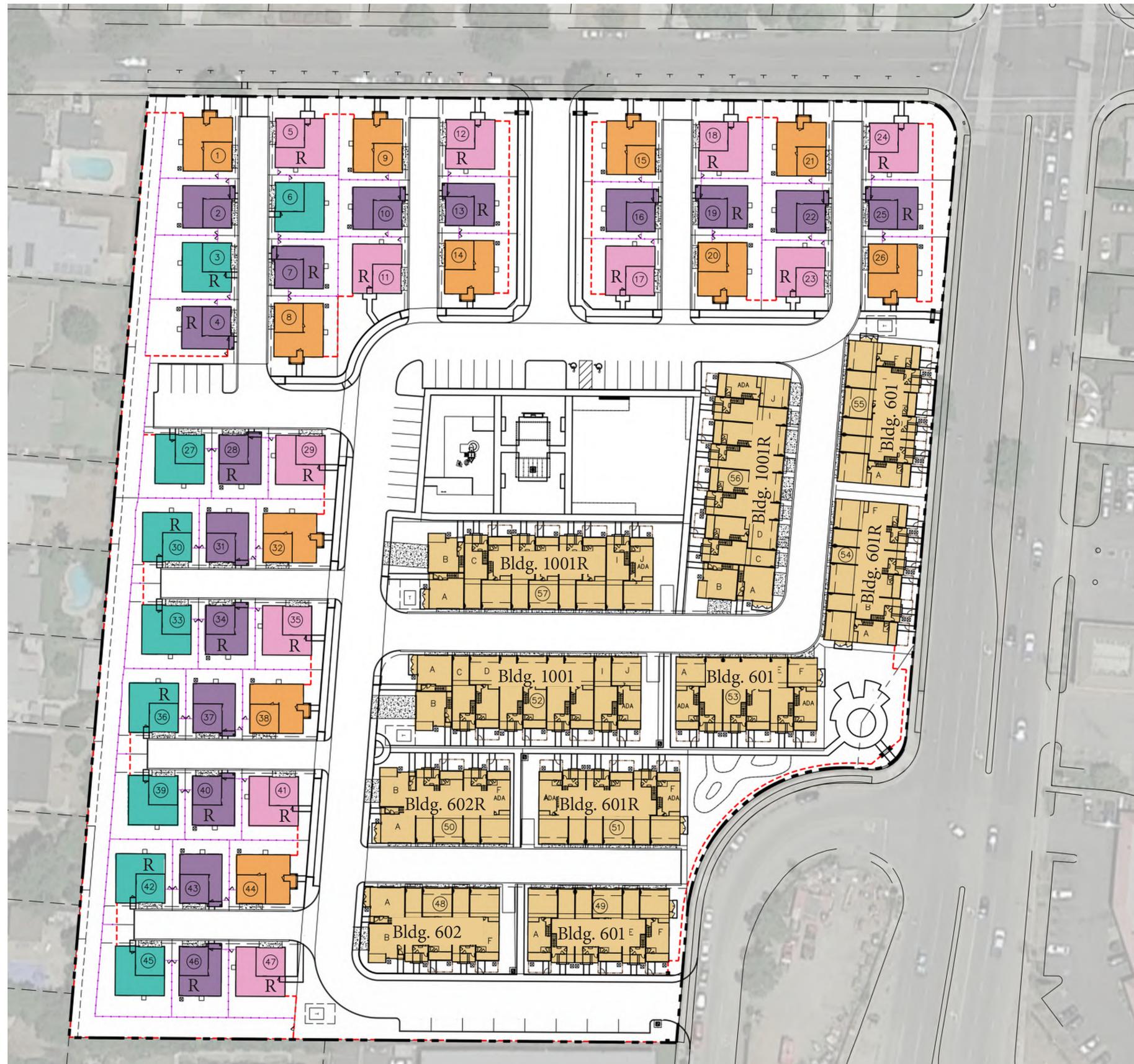
Detached Criteria	Required per SP	Provided
Maximum Height	Two Stories and 27'	26'3"
Max. Building Coverage	70%	67.3%
Minimum Lot Area <sup>1</sup>	2000 SF	2000 SF
<b>Minimum Building Setbacks</b>		
To Workman Avenue Right-of-Way <sup>2</sup>	15' to Living Area/ 10' to Porch	15' to Living Area/ 10' to Porch
To Specific Plan Boundary (West PL)	15'	20.7'
To Private Street (Back-of-Walk)	8' to Living Area/ 5' to Porch	8' to Living Area/ 5' to Porch
<b>Minimum Building Separation</b>		
Face of Garage to Face of Garage	30'	30'
All other Separations	10'	10'
<b>Private Outdoor Space</b>		
Minimum Area Required	150 SF	390 SF
Minimum Dimension in any Direction	10'	10'

1. Lot size requirements do not apply to common lots.
2. Community walls and fences up to six (6) feet in height may encroach up to 3 feet in front of the living area.

Attached Criteria	Required per SP	Provided
Maximum Height	Three Stories and 38'	37'5"
Max. Building Coverage	None	N/A
Minimum Lot Area	None	N/A
<b>Minimum Building Setbacks</b>		
To Vincent Avenue & Garvey Avenue Rights-of-Way <sup>1</sup>	10'	11.2'
To Specific Plan Boundary (South PL)	15'	55.4'
To Private Lane		
Front <sup>2</sup> of Building to Back-of-Walk	5'	8'
Side of Building to Face-of-Curb	5'	5'8"
<b>Minimum Building Separation</b>		
Face of Garage Door to Face of Garage Door	30'	30'
Front to Front/Front to Side <sup>2</sup>	28'	28'
All other Separations	10'	12'
<b>Private Outdoor Space</b>		
Minimum Area Required	60 SF	81 SF <sup>3</sup>
Minimum Dimension in any Direction	5'6"	6' <sup>3</sup>

1. Patio walls may encroach into setbacks. Patio walls shall be setback a minimum of three (3) feet from public rights-of-way.
2. The front of building shall be defined as the longest edge of the building that provides front-door access to the majority of homes within the building.
3. Required private outdoor open space is provided in upper floor decks. Please see building floor plans for area and dimensions of upper floor decks. Additional ground floor space in excess of the minimum requirement is also provided for some units as illustrated on Sheet P-3.

**Project Summary**



**Legend**

R = Reverse Plan

Detached Cluster Homes

Plan 3060 = 16 Homes

Plan 3522 = 9 Homes

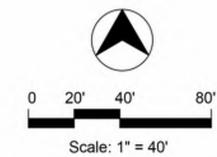
Plan 3522x = 11 Homes

Plan 3825 = 11 Homes

Total Detached = 47 Homes

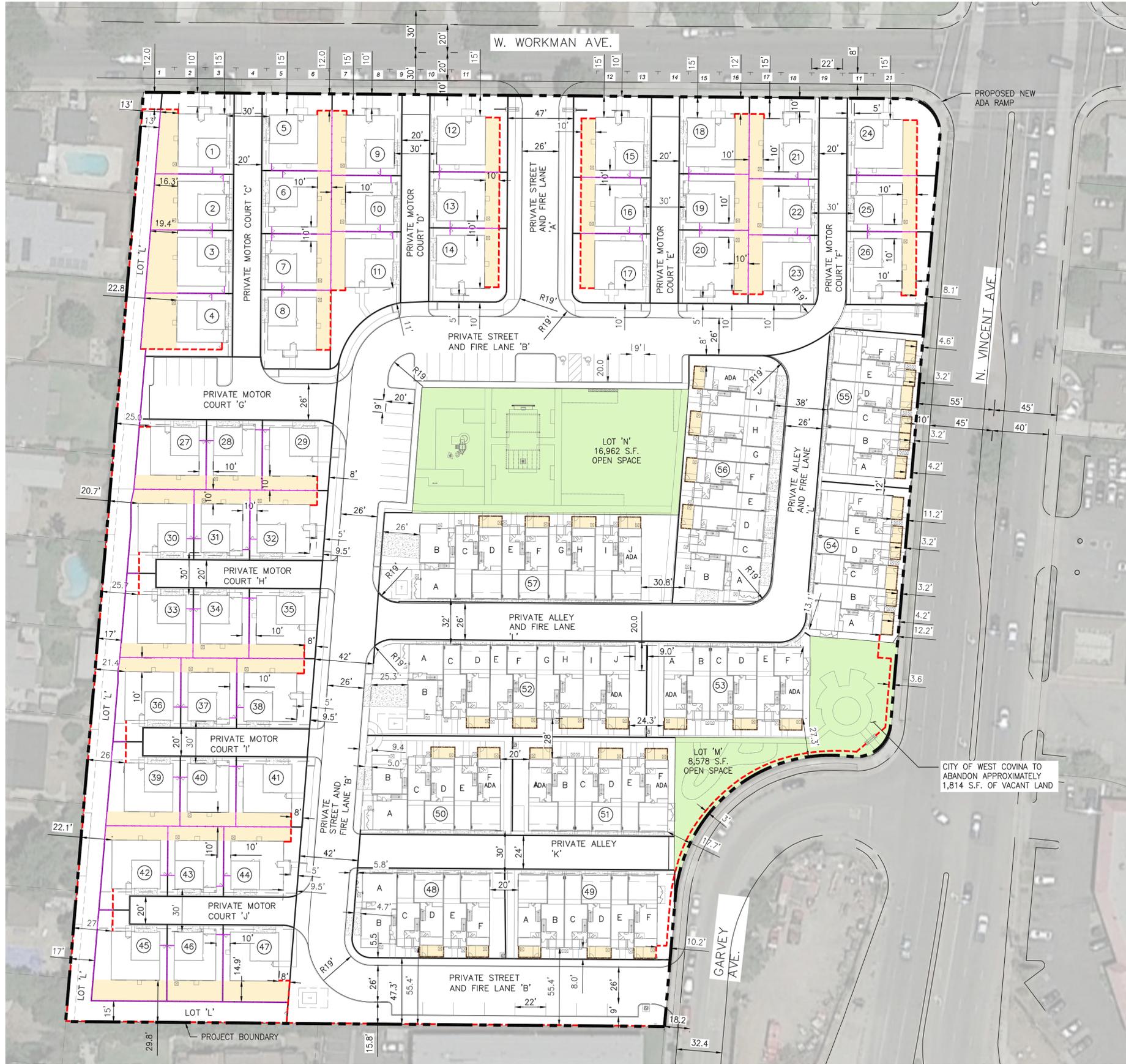
Attached Homes

Townhomes = 72 Homes



**Plotting Plan**

**VINCENT PLACE**  
WEST COVINA, CA



**LEGEND**

- SPECIFIC PLAN/PROJECT BOUNDARY
- RIGHT OF WAY LINE/ PROPERTY LINE
- FENCE
- COMMUNITY WALL
- PRIVATE OPEN SPACE/PATIO
- COMMON OPEN SPACE
- LOT NUMBER
- UNIT NUMBER
- A/C UNIT
- TRANSFORMER
- ON-STREET PARKING SPACES

**Detached Homes Summary**

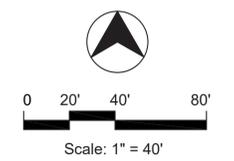
Lot No.	Plan No.	Lot Area (SF)	Building <sup>1</sup> Coverage (SF)	Building <sup>1</sup> Coverage (%)	Private Open Space
1	3825	3113	1543	49.6%	655
2	3060	2302	1209	52.5%	700
3	3522R	2736	1369	50.0%	936
4	3060R	2882	1209	42.0%	961
5	3522XR	2754	1543	56.0%	430
6	3522	2250	1369	60.8%	450
7	3060R	2000	1209	60.5%	400
8	3825	2803	1543	55.0%	427
9	3825	2900	1543	53.2%	460
10	3060	2000	1209	60.5%	400
11	3522XR	3364	1543	45.9%	420
12	3522XR	3059	1543	50.4%	390
13	3060R	2228	1209	54.3%	400
14	3825	2912	1543	53.0%	420
15	3825	3232	1543	47.7%	420
16	3060	2228	1209	54.3%	400
17	3522XR	2734	1543	56.4%	390
18	3522XR	2745	1543	56.2%	430
19	3060R	2000	1209	60.5%	400
20	3825	2617	1543	59.0%	455
21	3825	2900	1543	53.2%	461
22	3060	2000	1209	60.5%	400
23	3522XR	2454	1543	62.9%	423
24	3522XR	3480	1543	44.3%	395
25	3060R	2506	1209	48.2%	400
26	3825	3082	1543	50.1%	455
27	3522	2481	1369	55.2%	510
28	3060R	2003	1209	60.4%	400
29	3522XR	2443	1543	63.2%	394
30	3522R	2462	1369	55.6%	445
31	3060	2000	1209	60.5%	400
32	3825	2698	1543	57.2%	480
33	3522	2719	1369	50.3%	518
34	3060R	2003	1209	60.4%	400
35	3522XR	2449	1543	63.0%	394
36	3522R	2494	1369	54.9%	445
37	3060	2002	1209	60.4%	402
38	3825	2701	1543	57.1%	482
39	3522	2764	1369	49.5%	524
40	3060R	2000	1209	60.5%	400
41	3522XR	2450	1543	63.0%	394
42	3522R	2532	1369	54.1%	450
43	3060	2003	1209	60.4%	400
44	3825	2697	1543	57.2%	481
45	3522	3065	1369	44.7%	791
46	3060R	2195	1209	55.1%	594
47	3522XR	2676	1543	57.7%	706

1. Includes 1-foot roof overhang

**Attached Homes Summary**

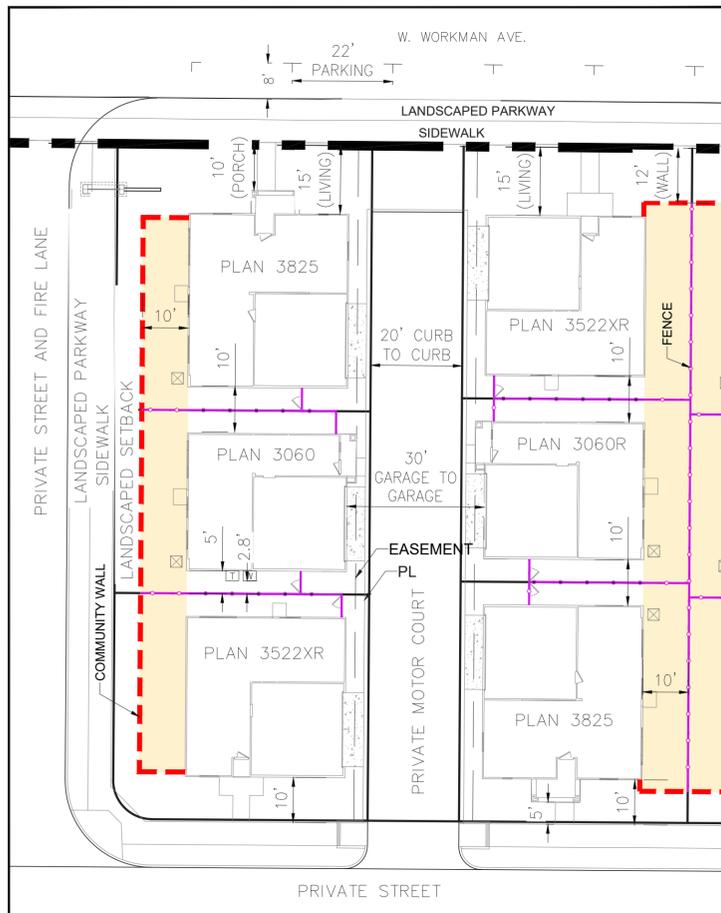
Lot/Unit No.	Plan No.	8-foot Patio <sup>1</sup> (SF)	Porch <sup>2</sup> (SF)	Upper Deck <sup>2</sup> (SF)	Total Private Open Space (SF)
Lot 48 - Building Type 602 (See floor plans on Sheet A-51) & Lot 50 - Building Type 602R (See floor plans on Sheet A-57)					
A	1x	0	0	82	82
B	1	0	0	81	81
C	2	0	0	107	107
D	3	134	88	107	329
E	2	0	0	107	107
F	3Y	128	88	107	323
Lot 55 - Building Type 601 (See floor plans on Sheet A-39) & Lot 54 - Building Type 601R (See floor plans on Sheet A-45)					
A	3Y	128	88	107	323
B	2	85	0	107	192
C	2	85	0	107	192
D	3	134	88	107	329
E	2	85	0	107	192
F	3Y	128	88	107	323
Lots 49 & 53 - Building Type 601 (See floor plans on Sheet A-39) & Lot 51 - Building Type 601R (See floor plans on Sheet A-45)					
A	3Y	128	88	107	323
B	2	0	0	107	107
C	2	0	0	107	107
D	3	134	88	107	329
E	2	0	0	107	107
F	3Y	128	88	107	323
Lot 52 - Building Type 1001 (See floor plans on Sheet A-63) & Lots 56 & 57 - Building Type 1001R (See floor plans on Sheet A-68)					
A	1x	0	0	82	82
B	1	0	0	81	81
C	2	0	0	107	107
D	3	134	88	107	329
E	2	0	0	107	107
F	3	134	88	107	329
G	2	0	0	107	107
H	3	134	88	107	329
I	2	0	0	107	107
J	3Y	128	88	107	323

Notes:  
 1. Includes 8-foot deep ground-floor patio, provided in excess of the minimum required private open space.  
 2. Includes 6-foot deep covered porch area, provided in excess of the minimum required private open space (please see floor plans).

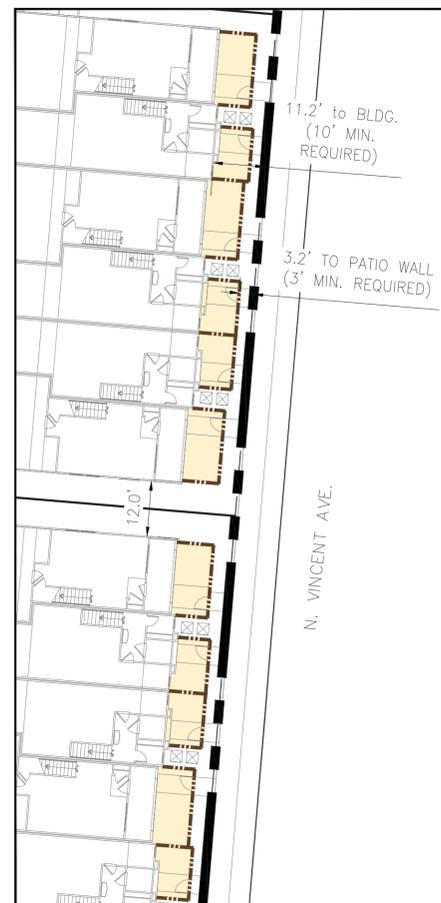


**Dimensioned Site Plan**

VINCENT PLACE  
 WEST COVINA, CA



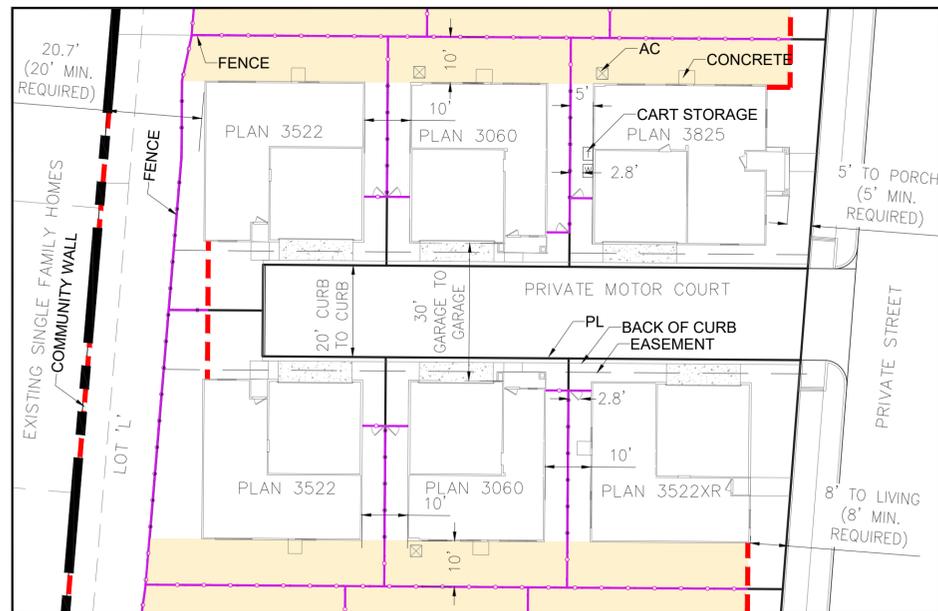
DETAIL A: TYPICAL MOTOR COURT FACING WORKMAN AVENUE



DETAIL C: TYPICAL TOWNHOME FACING VINCENT AVENUE



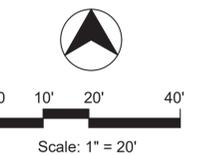
DETAIL D: TYPICAL TOWNHOMES ADJACENT TO GARVEY AVE. AND PRIVATE STREETS



DETAIL B: TYPICAL MOTOR COURT ADJACENT TO WESTERLY BOUNDARY & FACING PRIVATE STREET

LEGEND

- SPECIFIC PLAN/PROJECT BOUNDARY
- RIGHT OF WAY LINE/ PROPERTY LINE
- WALL
- FENCE
- A/C UNIT
- TRANSFORMER
- GATE
- TRASH & RECYCLING CARTS
- CONCRETE PAD AT SLIDING DOOR
- PRIVATE OPEN SPACE (PATIOS AND FENCED YARDS)



## Typical Setbacks & Building Separations

VINCENT PLACE  
WEST COVINA, CA

# CLUSTERS



WORKMAN AVE. STREET SCENE



VINCENT AVE. STREET SCENE

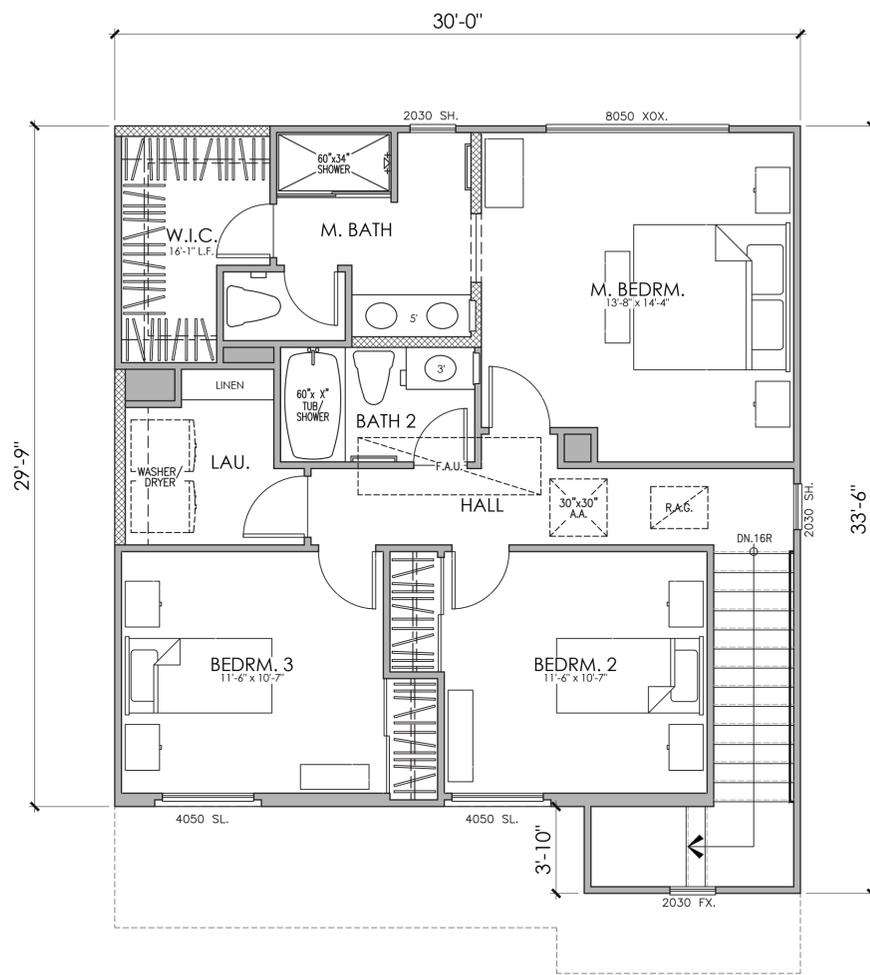
VINCENT PLACE  
WEST COVINA, CA

Refer to landscape drawings for wall, tree, and shrub locations

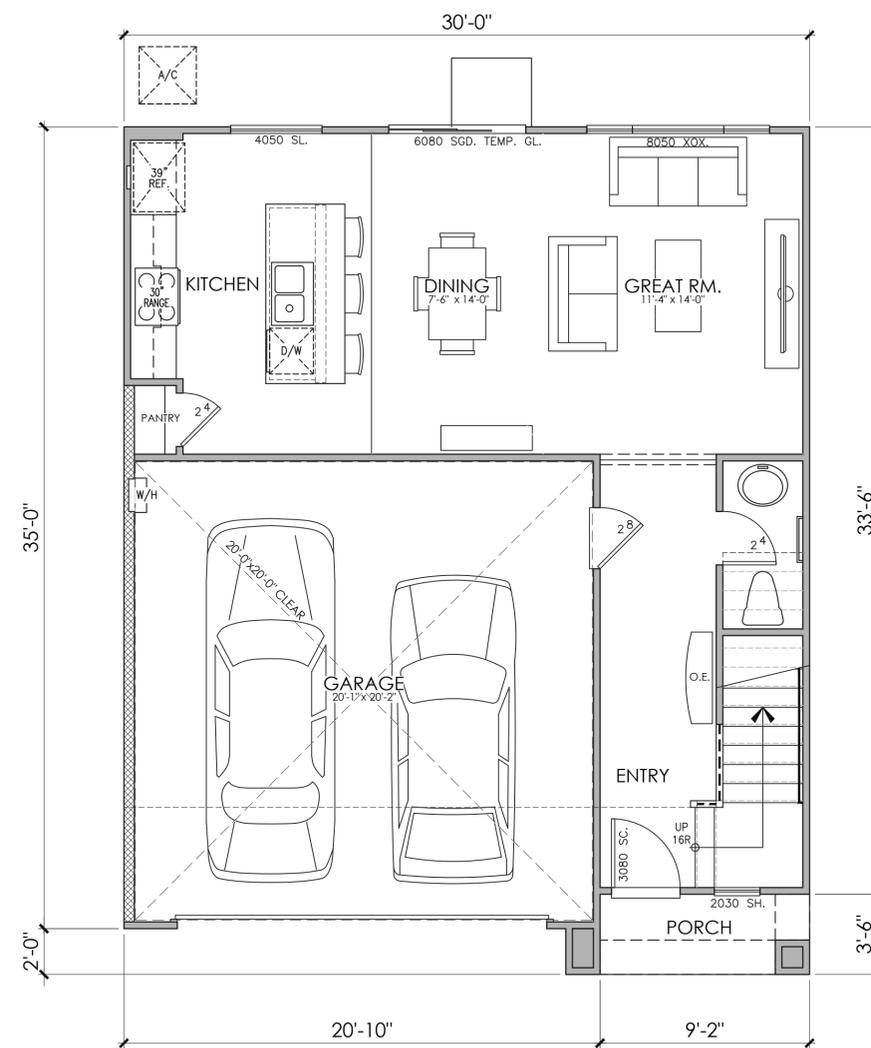


TYPICAL CLUSTER ARCHITECTURAL SITE PLAN

Site plan is for conceptual purposes only.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTE:  
ALL SECOND STORY WINDOWS  
ADJACENT TO WEST PROPERTY LINE  
SHALL HAVE FROSTED GLASS.

OCCUPANCY: R3/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB

PLAN 3060  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	616 SQ. FT.
SECOND FLOOR AREA	849 SQ. FT.
TOTAL DWELLING	1,465 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH "A", "B", "C", "D" & "E"	35 SQ. FT.





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Refer to landscape drawings for wall, tree, and shrub locations

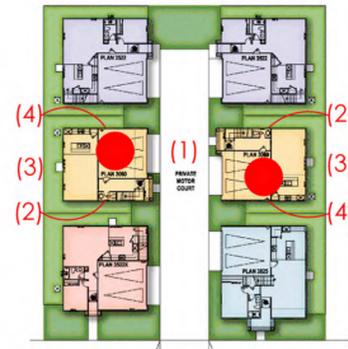
FRONT - 1



RIGHT - 2



REAR - 3



TYPICAL CLUSTER



LEFT - 4

COLOR SCHEME 4  
**PLAN 3060 "B"**  
 SANTA BARBARA ELEVATION

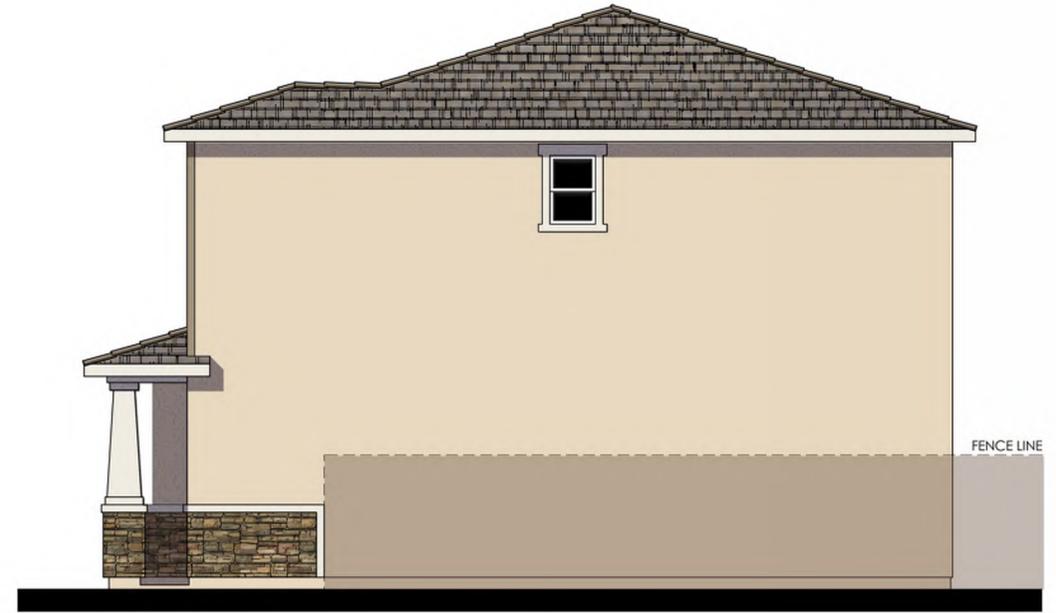




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Refer to landscape drawings for wall, tree, and shrub locations

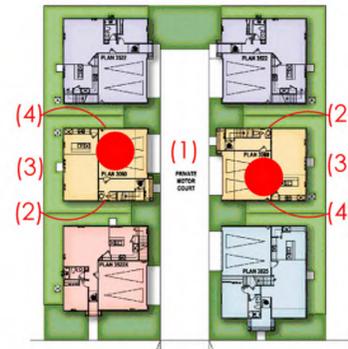
FRONT - 1



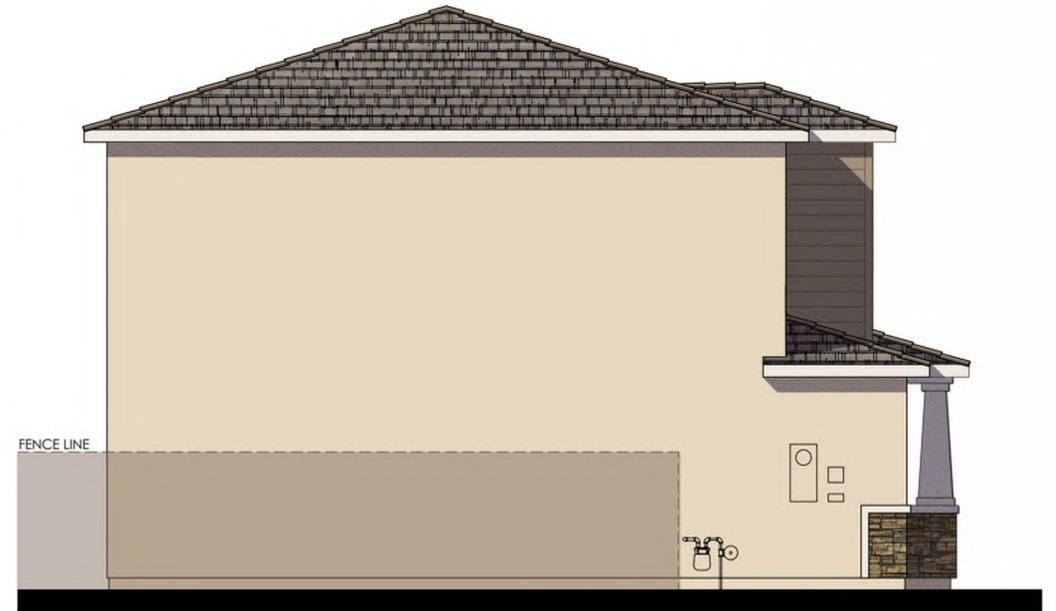
RIGHT - 2



REAR - 3



TYPICAL CLUSTER



LEFT - 4

COLOR SCHEME 7  
 PLAN 3060 "C"  
 COASTAL ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

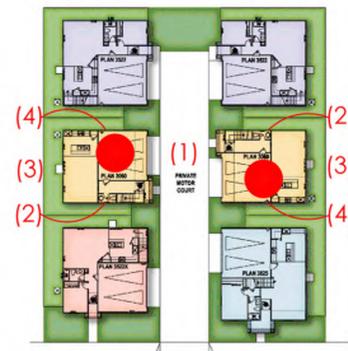
FRONT - 1



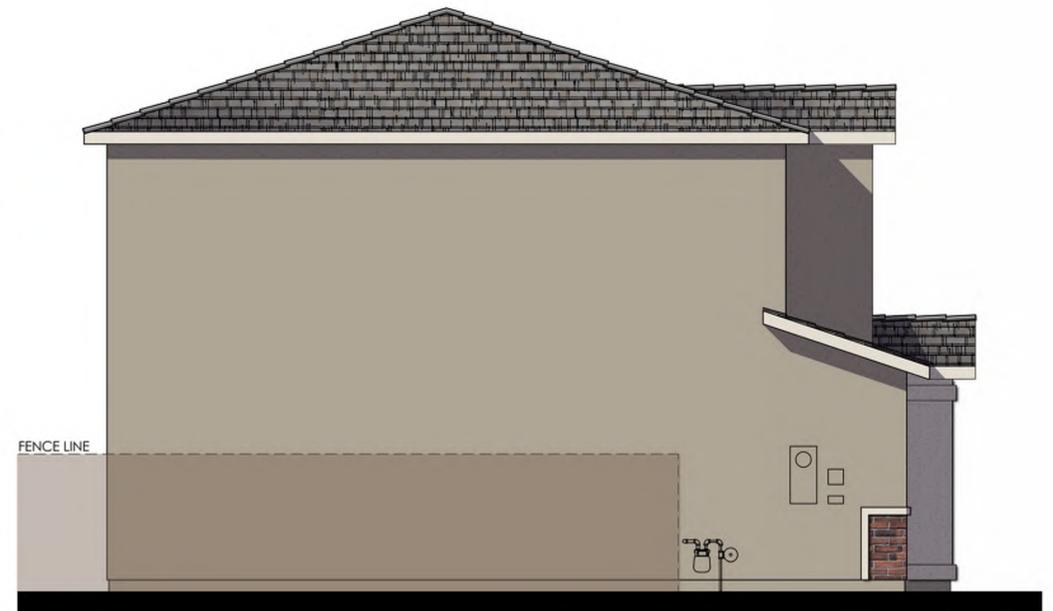
RIGHT - 2



REAR - 3



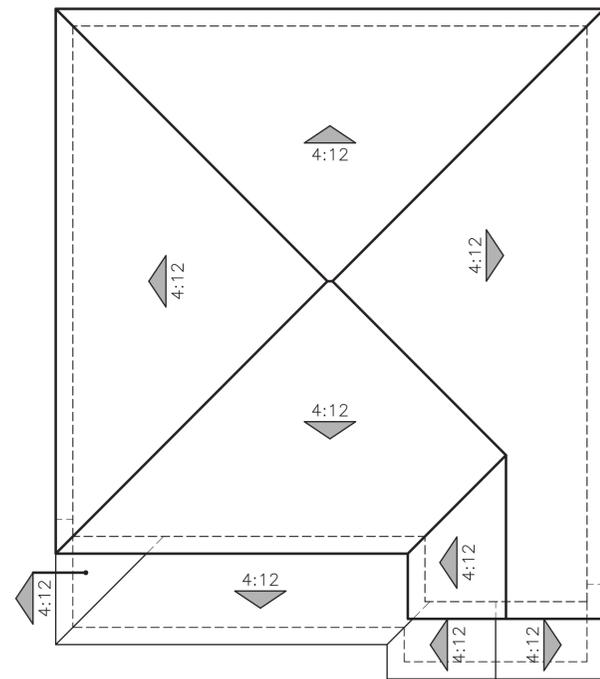
TYPICAL CLUSTER



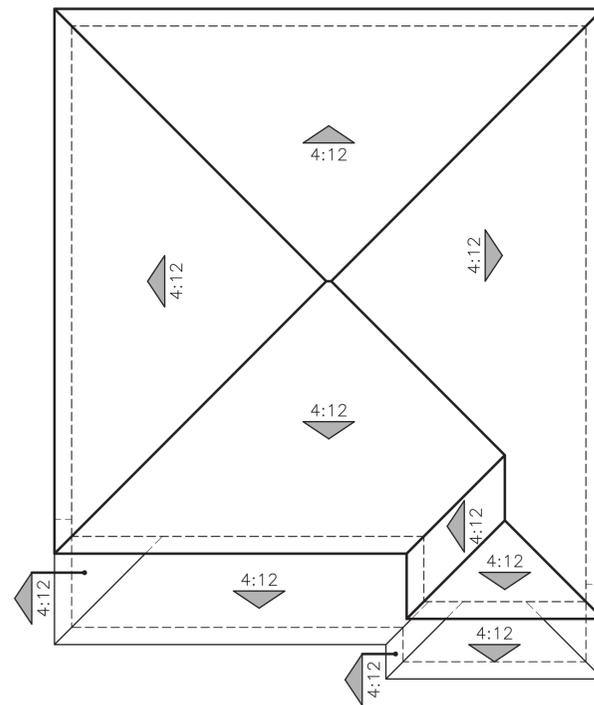
LEFT - 4

COLOR SCHEME 13  
**PLAN 3060 "E"**  
 FARMHOUSE ELEVATION

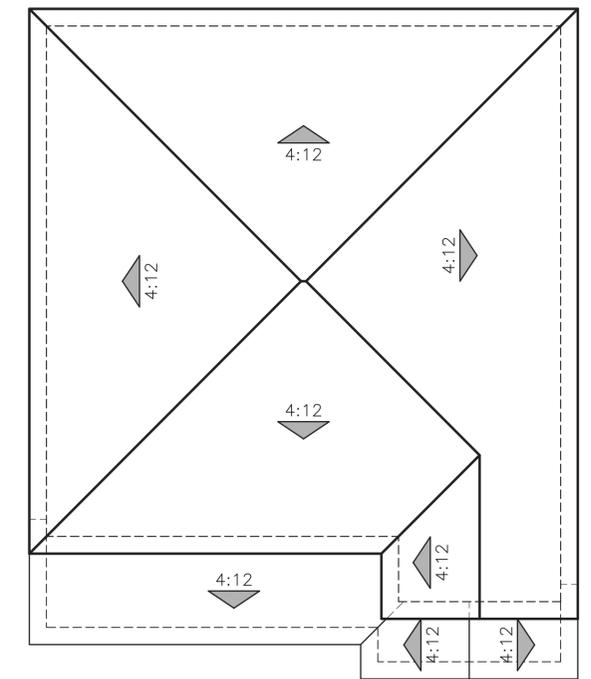




SANTA BARBARA



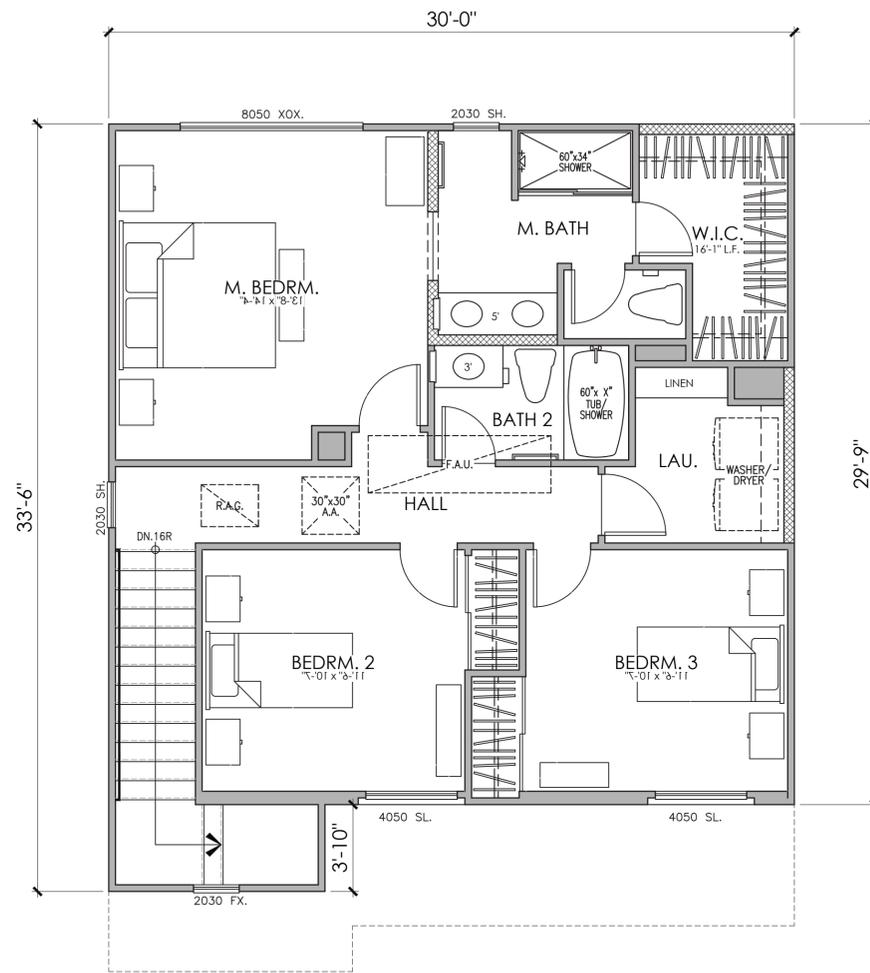
COASTAL



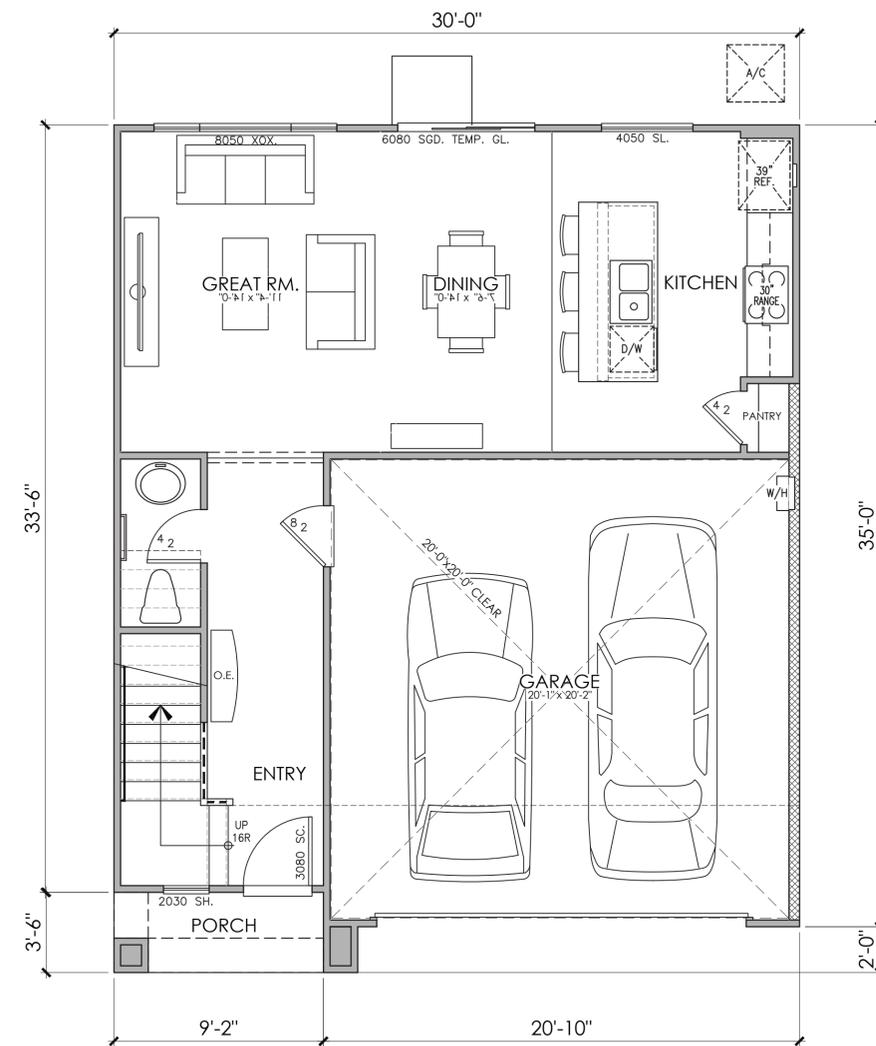
FARMHOUSE

ROOF PLANS  
PLAN 3060





SECOND FLOOR PLAN



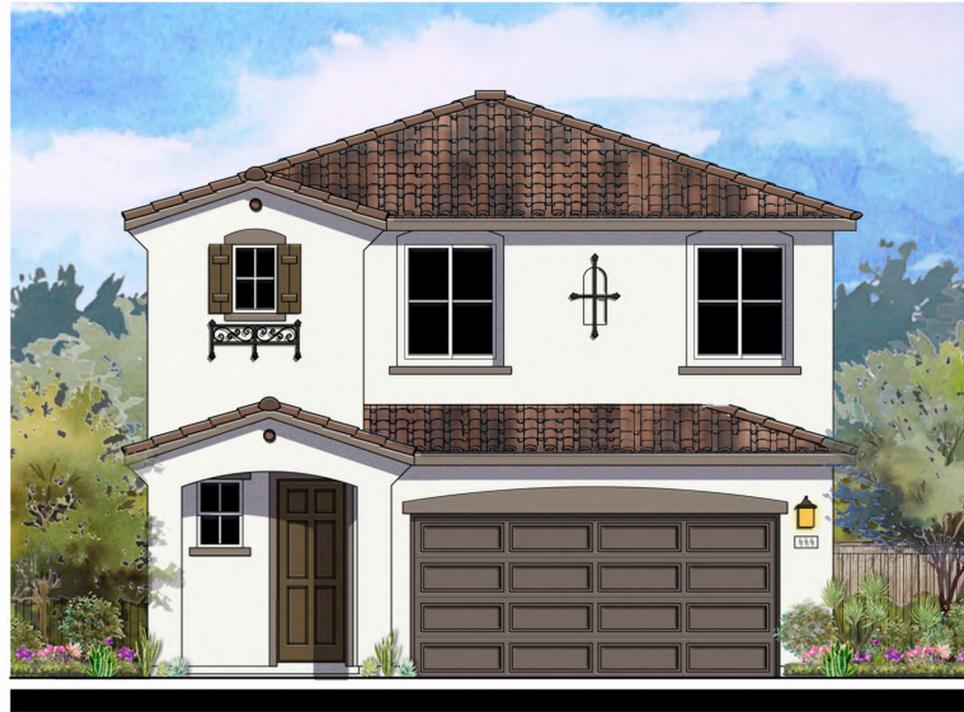
FIRST FLOOR PLAN

NOTE:  
ALL SECOND STORY WINDOWS  
ADJACENT TO WEST PROPERTY LINE  
SHALL HAVE FROSTED GLASS.

OCCUPANCY: R3/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB

PLAN 3060R  
3 BEDROOM, 2.5 BATH





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Refer to landscape drawings for wall, tree, and shrub locations

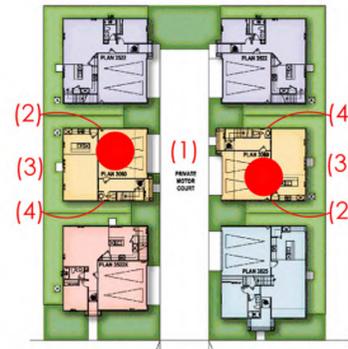
FRONT - 1



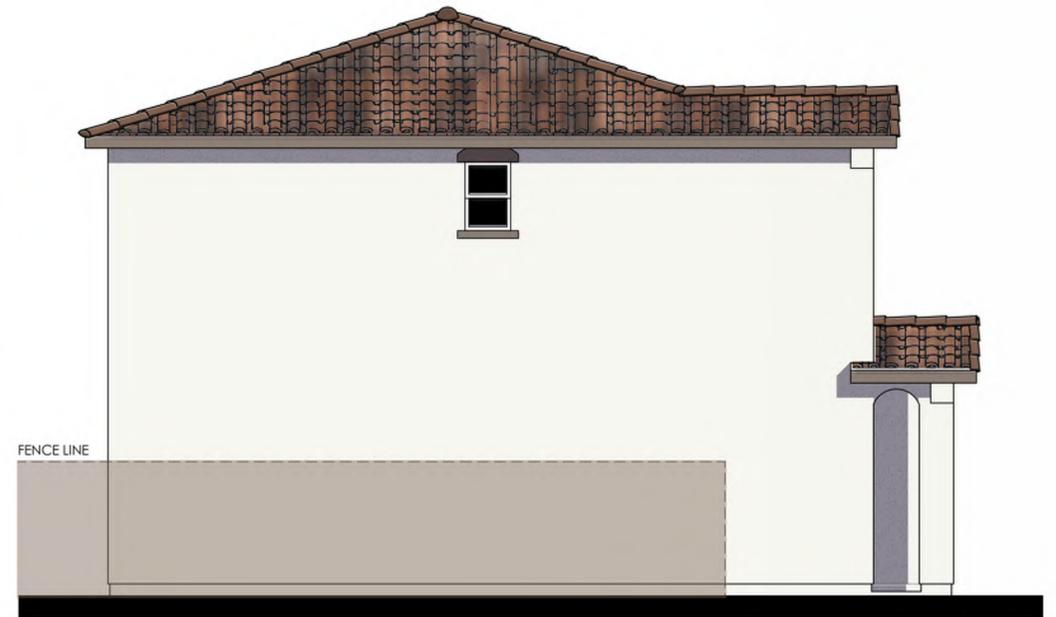
RIGHT - 2



REAR - 3



TYPICAL CLUSTER



LEFT - 4

COLOR SCHEME 4  
 PLAN 3060R "B"  
 SANTA BARBARA ELEVATION

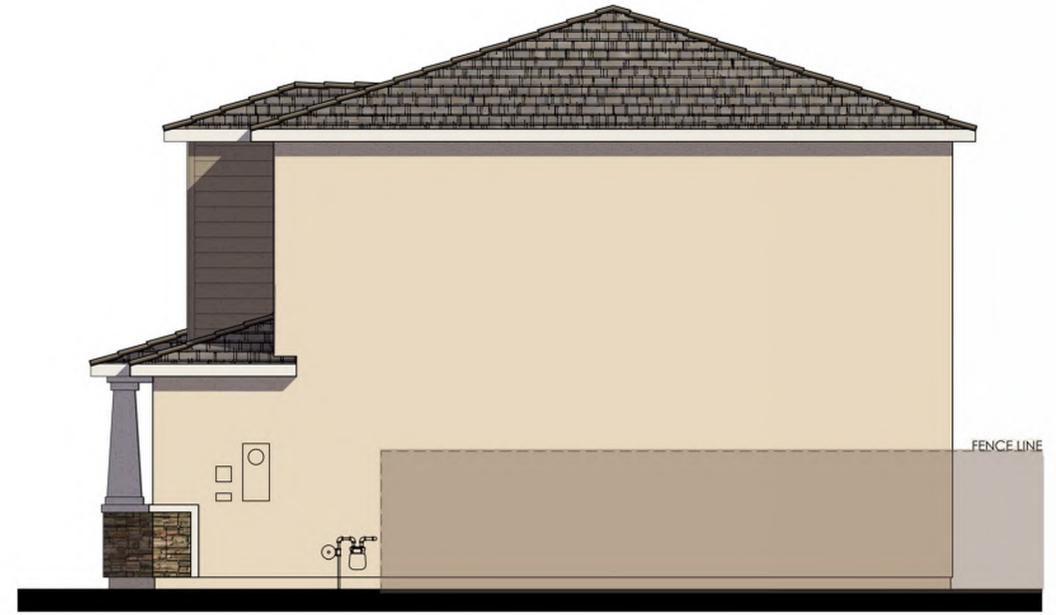




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Refer to landscape drawings for wall, tree, and shrub locations

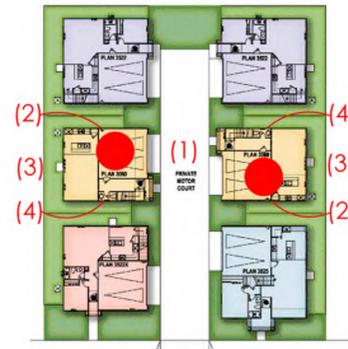
FRONT - 1



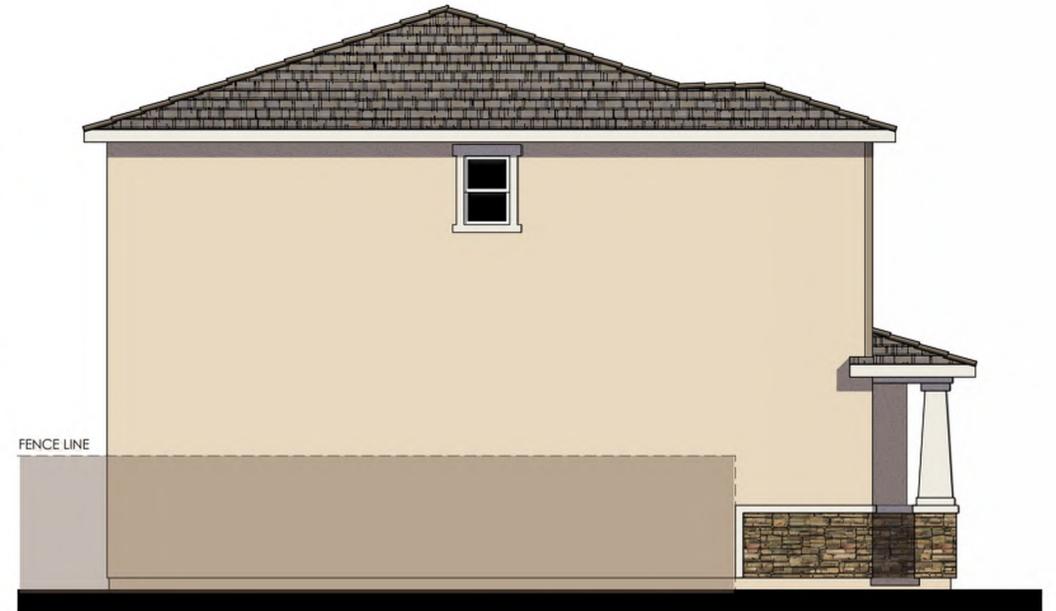
RIGHT - 2



REAR - 3



TYPICAL CLUSTER



LEFT - 4

COLOR SCHEME 7  
 PLAN 3060R "C"  
 COASTAL ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

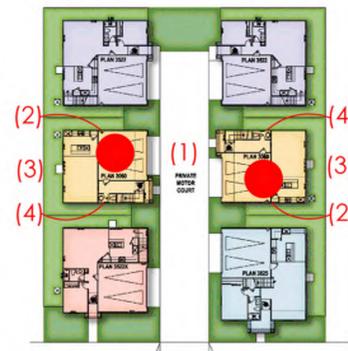
FRONT - 1



RIGHT - 2



REAR - 3



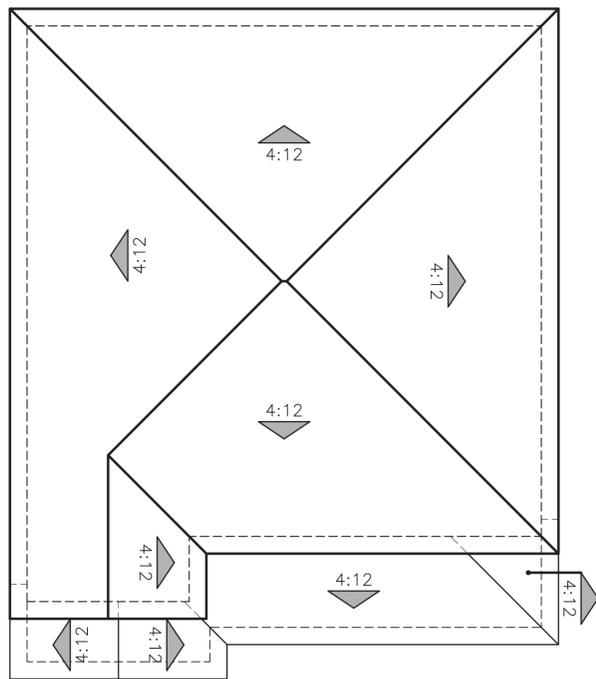
TYPICAL CLUSTER



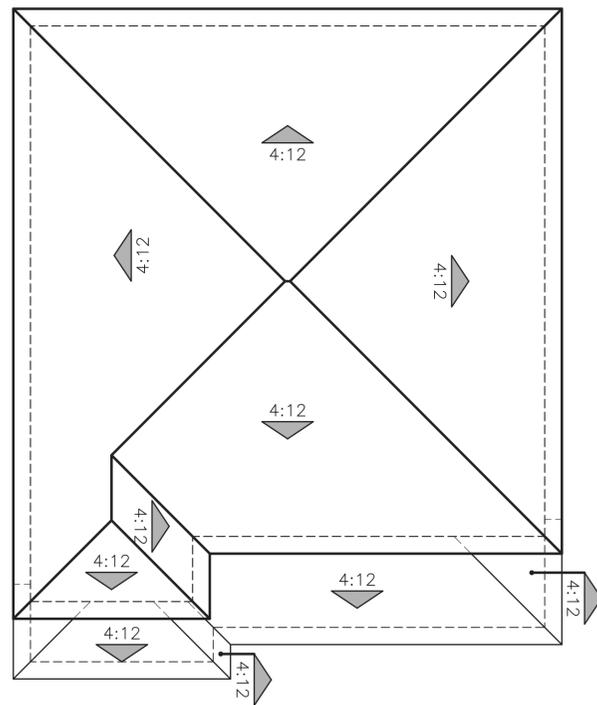
LEFT - 4

COLOR SCHEME 13  
**PLAN 3060R "E"**  
 FARMHOUSE ELEVATION

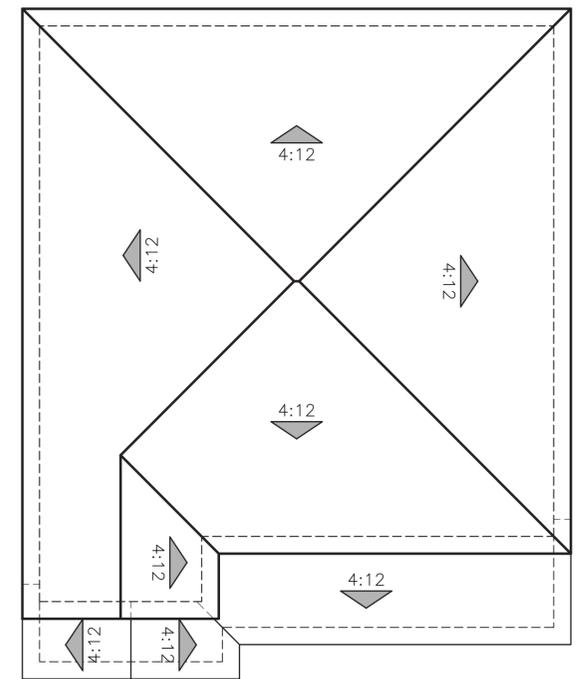




SANTA BARBARA



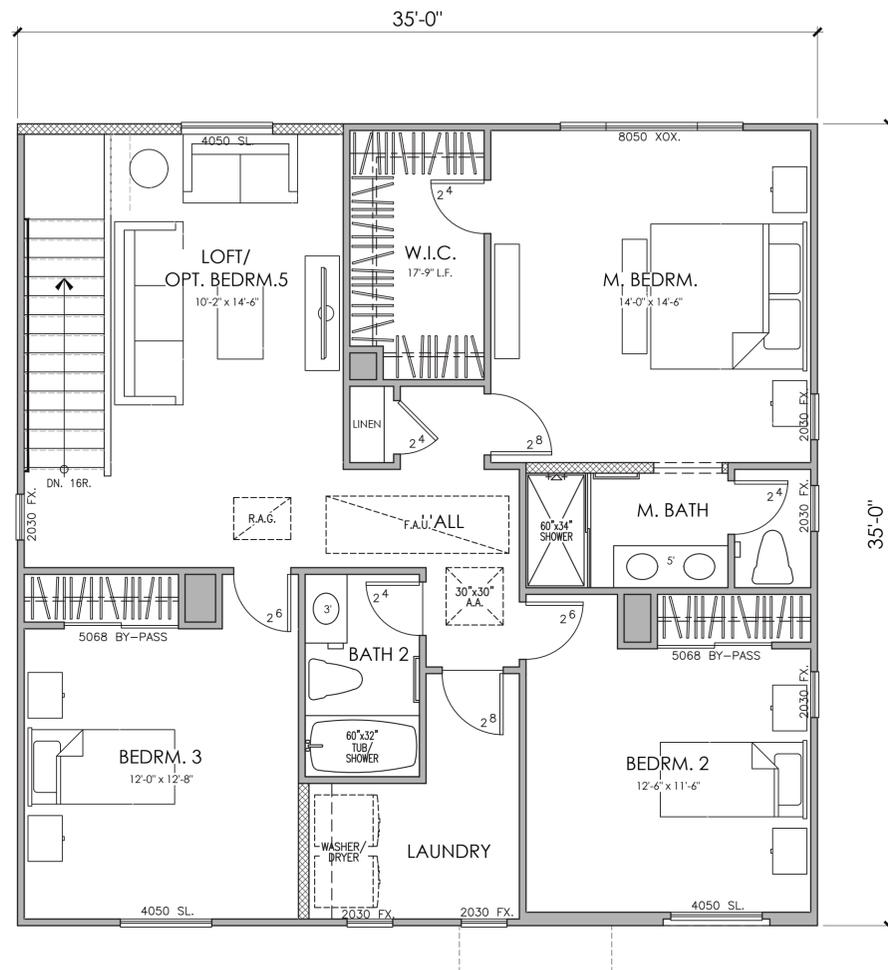
COASTAL



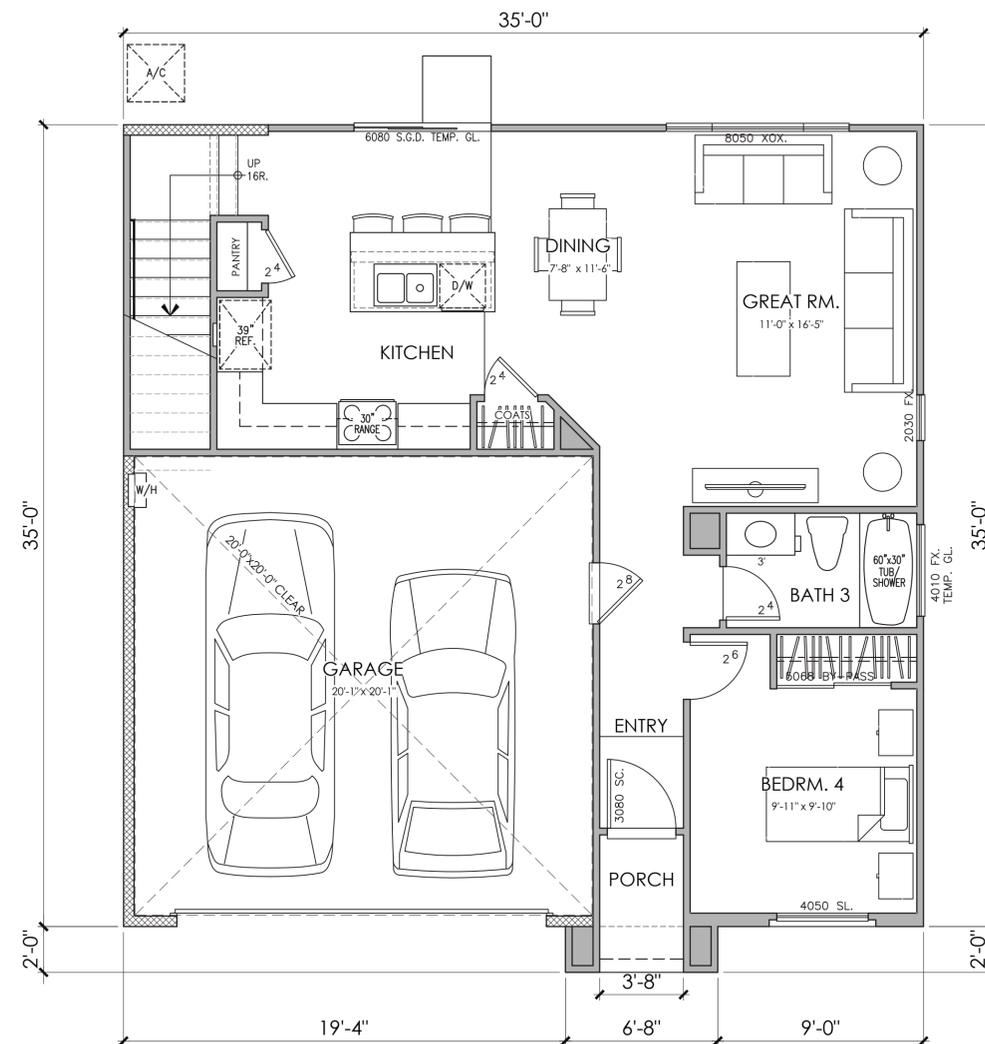
FARMHOUSE

ROOF PLANS  
PLAN 3060R





SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTE:  
ALL SECOND STORY WINDOWS  
ADJACENT TO WEST PROPERTY LINE  
SHALL HAVE FROSTED GLASS.

OCCUPANCY: R3/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB

PLAN 3522  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	787 SQ. FT.
SECOND FLOOR AREA	1,168 SQ. FT.
TOTAL DWELLING	1,955 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH	43 SQ. FT.



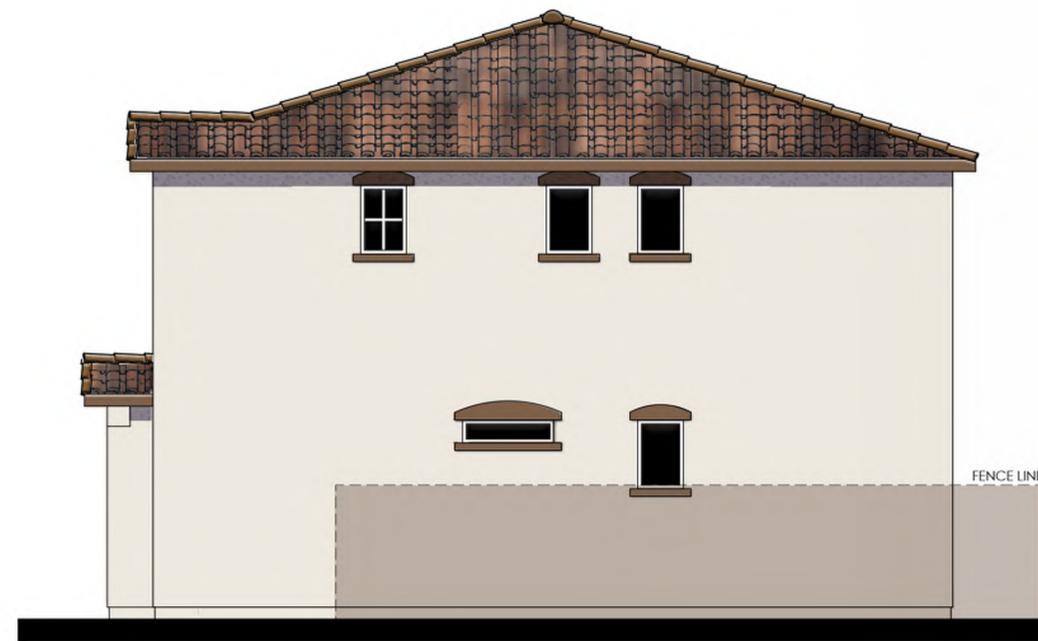
PLAN 3522  
4 BEDROOM, 3 BATH, LOFT



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Refer to landscape drawings for wall, tree, and shrub locations

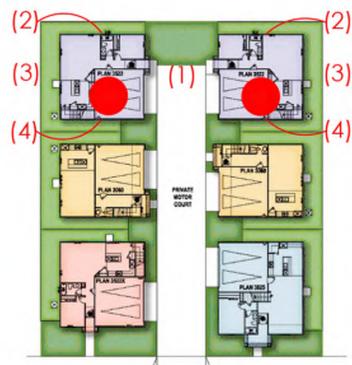
FRONT - 1



RIGHT - 2



REAR - 3



TYPICAL CLUSTER



LEFT - 4

COLOR SCHEME 5  
**PLAN 3522**  
 SANTA BARBARA ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

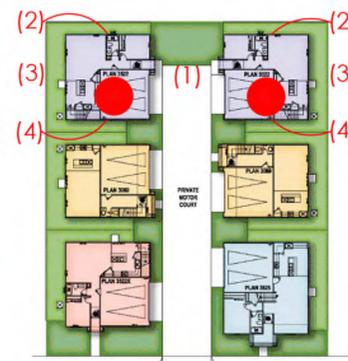
FRONT - 1



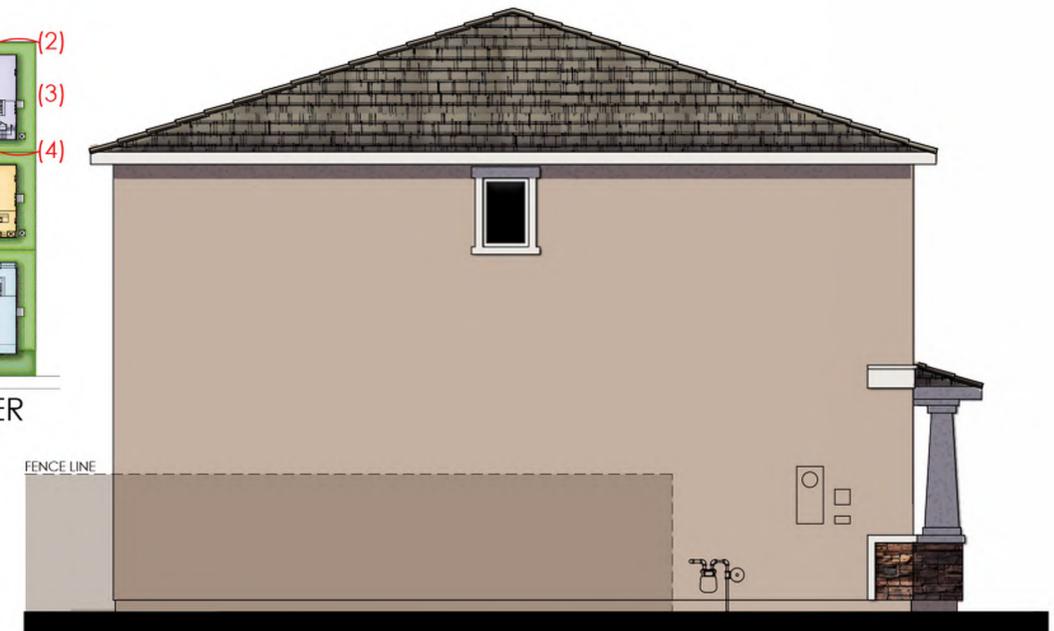
RIGHT - 2



REAR - 3



TYPICAL CLUSTER



LEFT - 4

COLOR SCHEME 8  
**PLAN 3522**  
 COASTAL ELEVATION

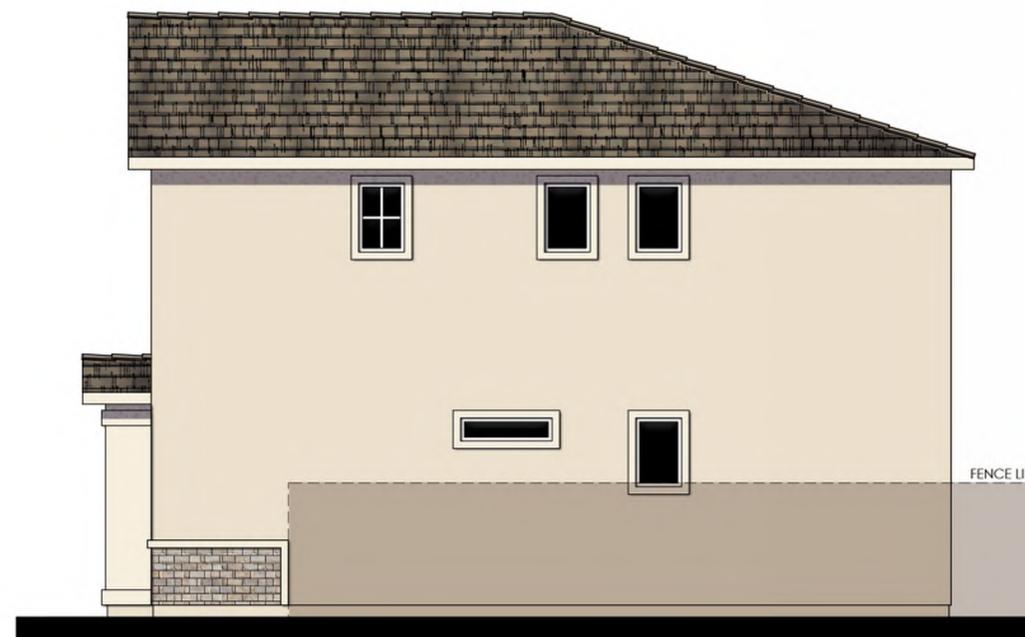




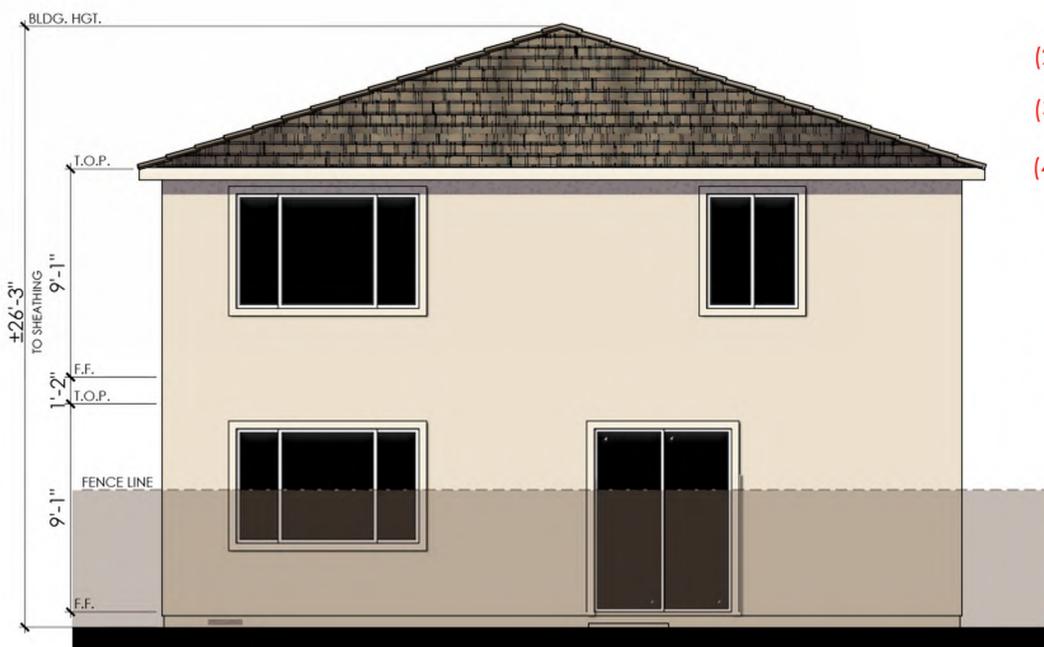
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Refer to landscape drawings for wall, tree, and shrub locations

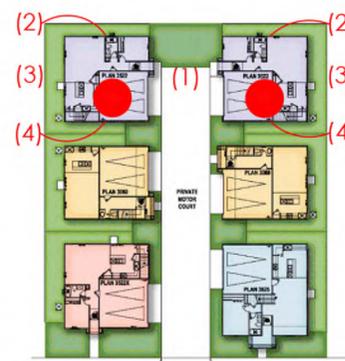
FRONT - 1



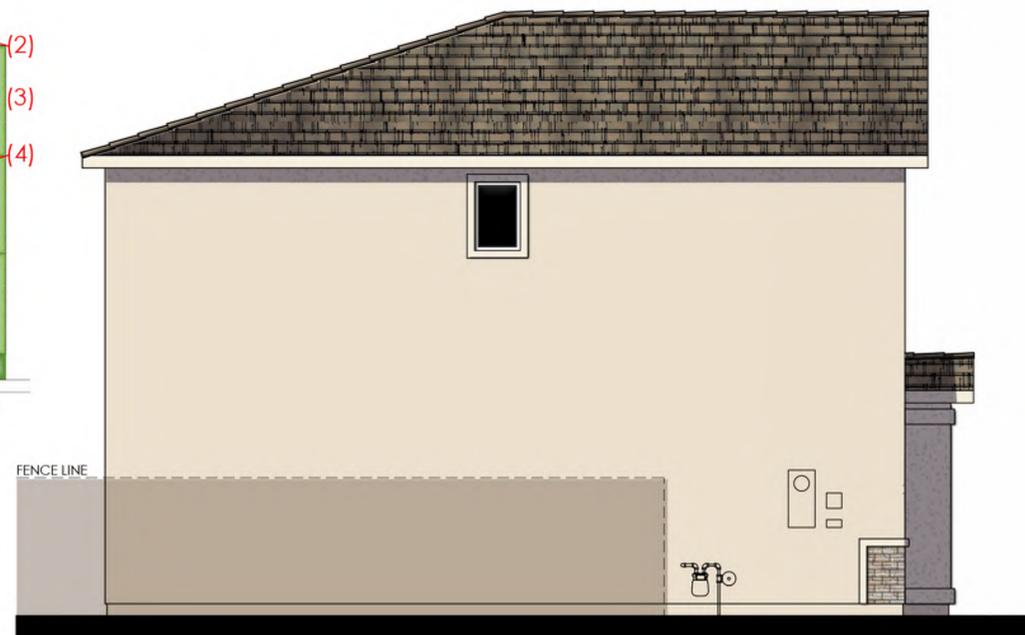
RIGHT - 2



REAR - 3



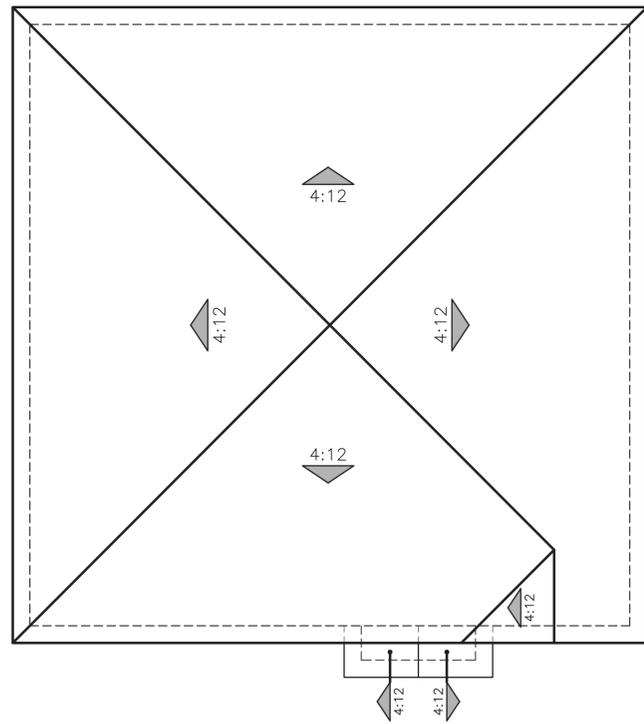
TYPICAL CLUSTER



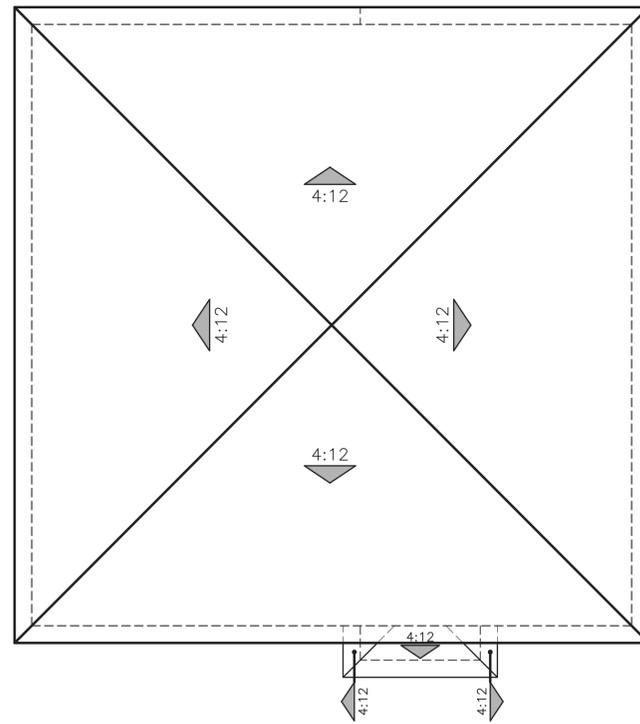
LEFT - 4

COLOR SCHEME 14  
**PLAN 3522**  
 FARMHOUSE ELEVATION

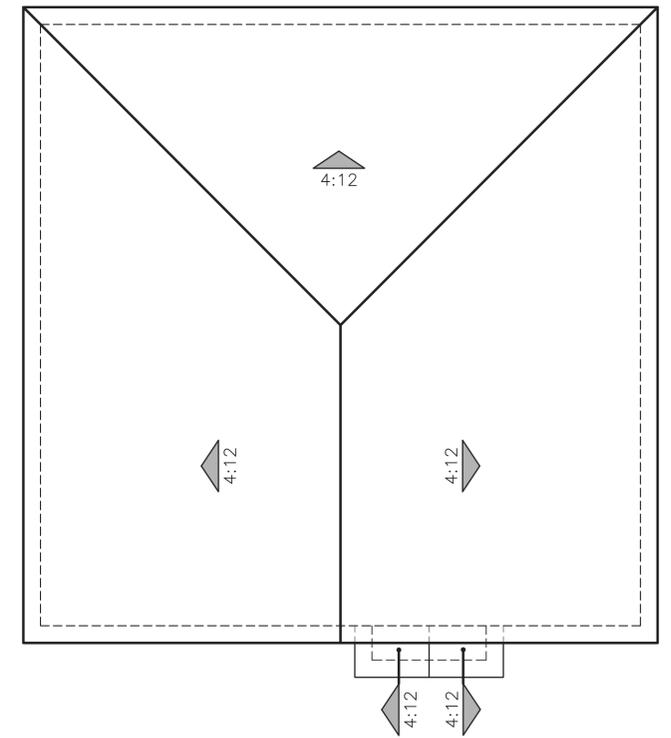




SANTA BARBARA



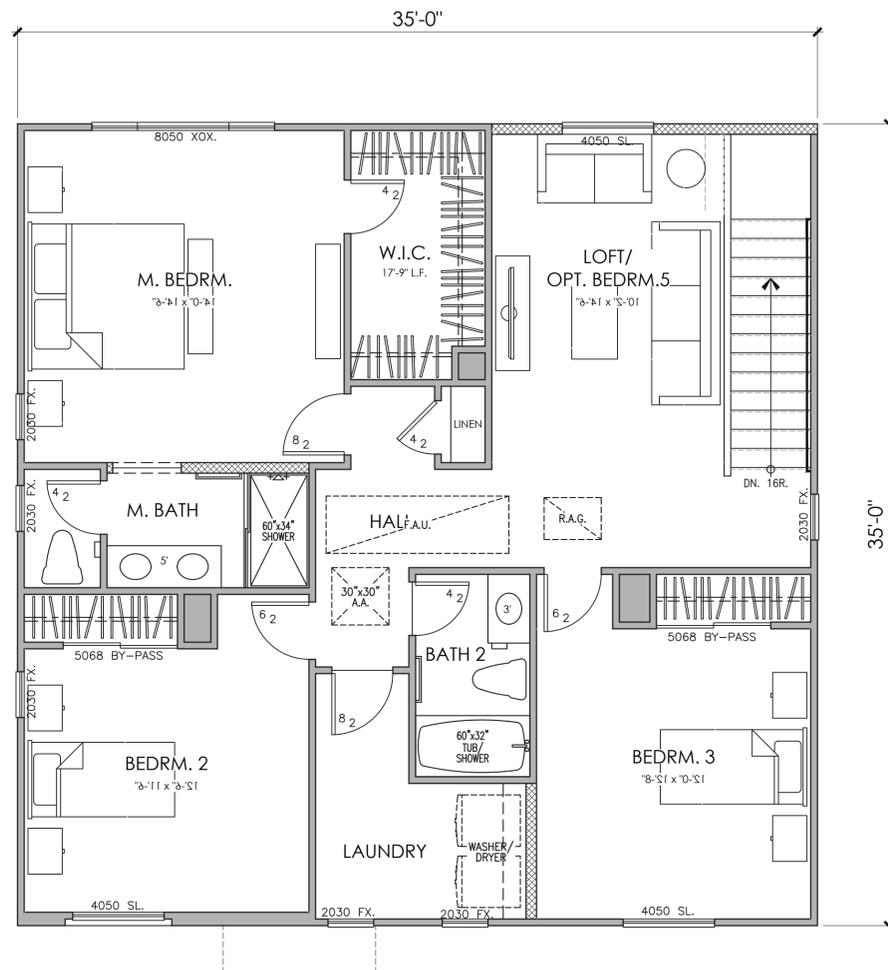
COASTAL



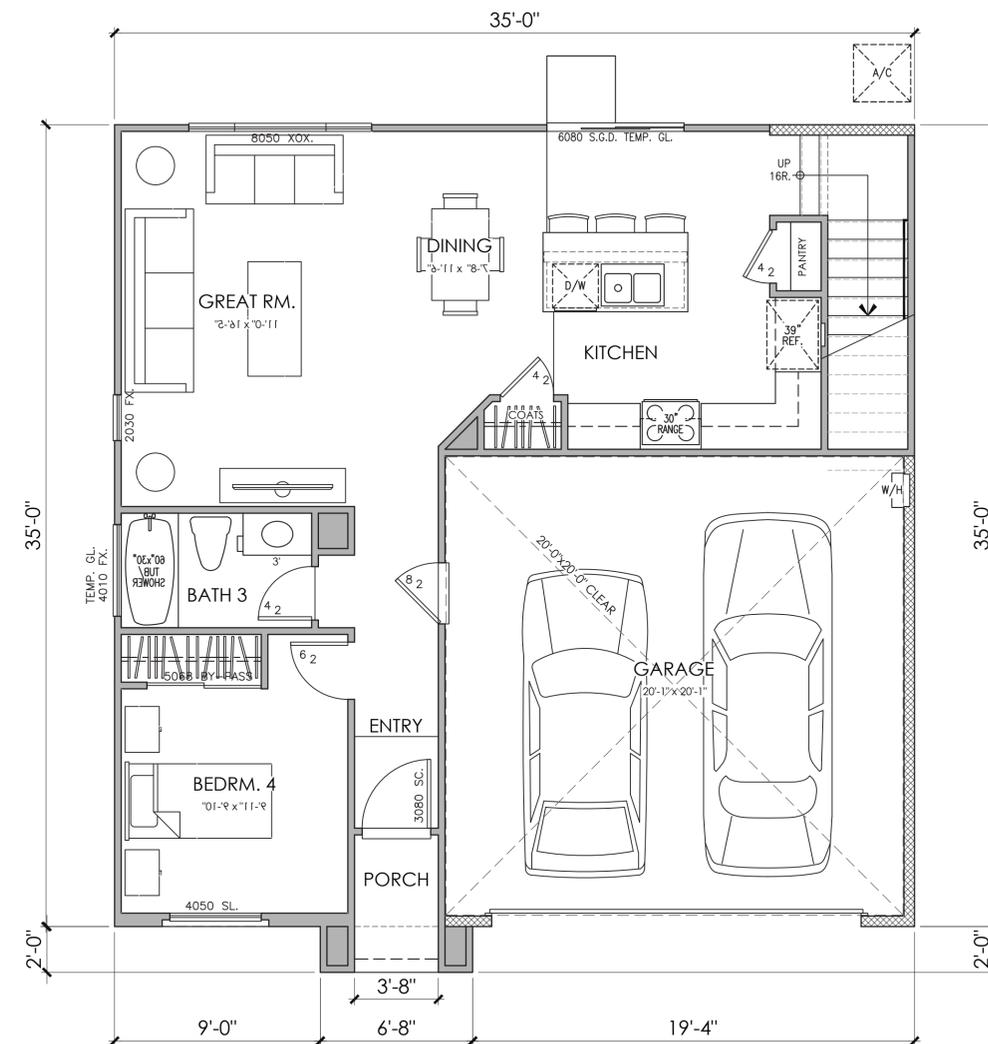
FARMHOUSE

ROOF PLANS  
PLAN 3522





SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTE:  
ALL SECOND STORY WINDOWS  
ADJACENT TO WEST PROPERTY LINE  
SHALL HAVE FROSTED GLASS.

OCCUPANCY: R3/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB

PLAN 3522R  
4 BEDROOM, 3 BATH, LOFT





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Refer to landscape drawings for wall, tree, and shrub locations

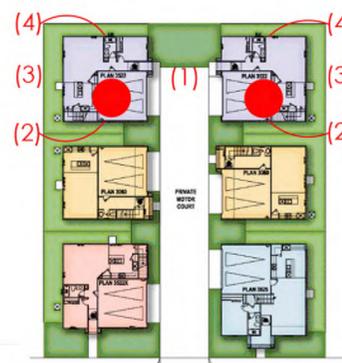
FRONT - 1



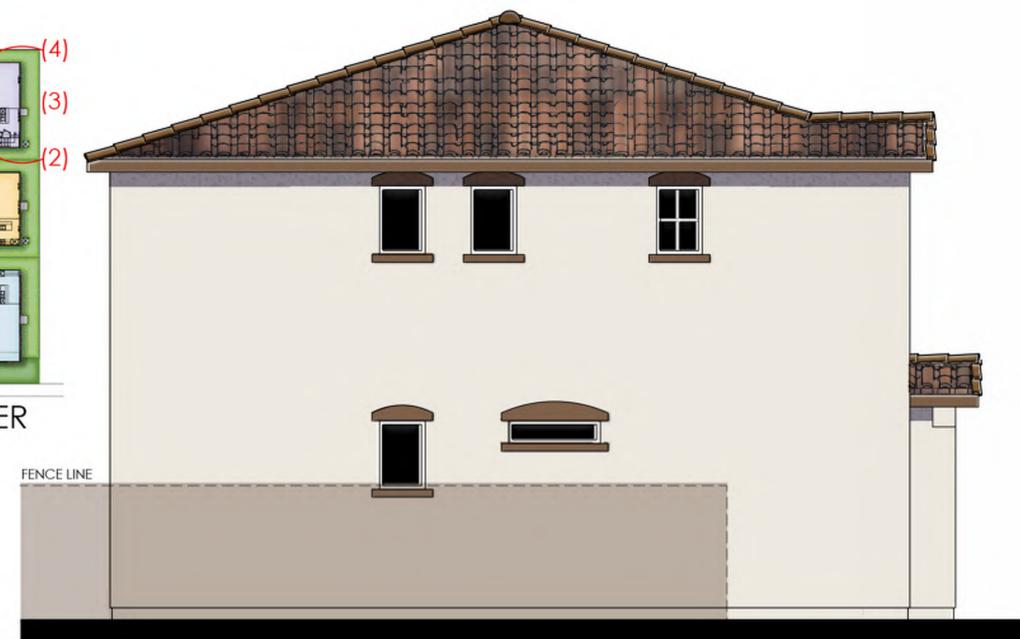
RIGHT - 2



REAR - 3



TYPICAL CLUSTER



LEFT - 4

COLOR SCHEME 5  
**PLAN 3522R**  
 SANTA BARBARA ELEVATION

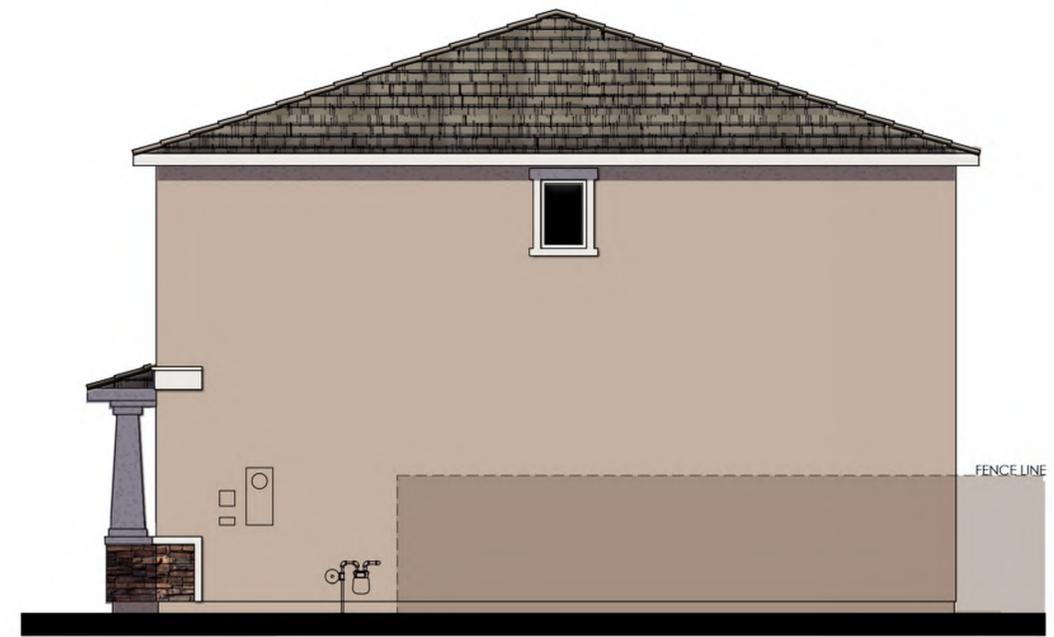




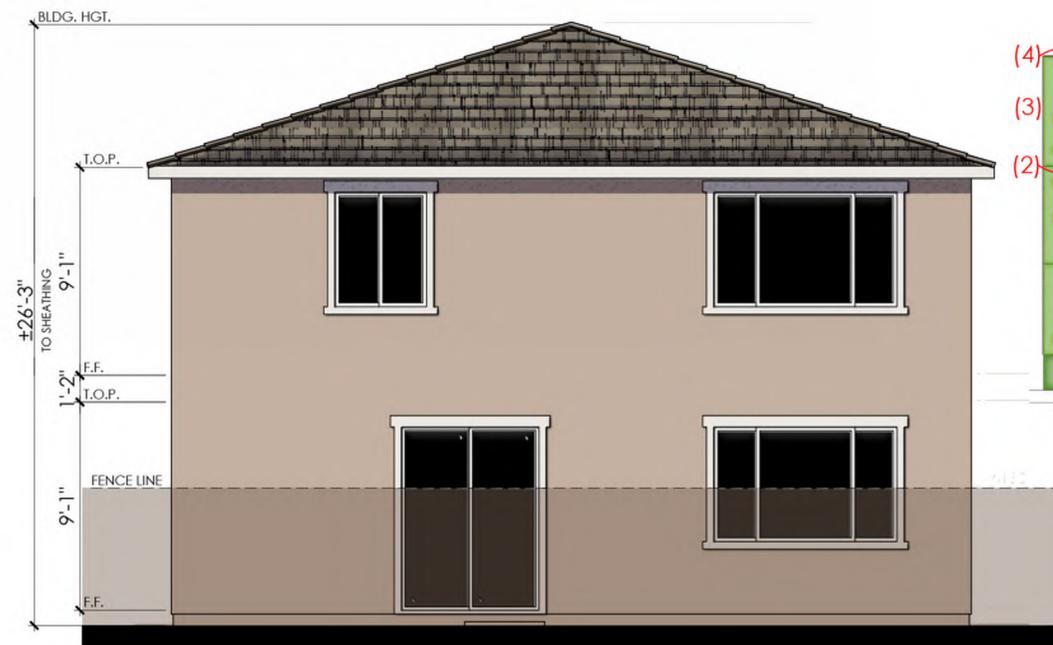
© 2019 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

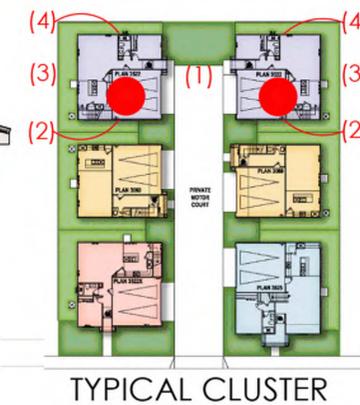
FRONT - 1



RIGHT - 2



REAR - 3



TYPICAL CLUSTER



LEFT - 4

COLOR SCHEME 8  
 PLAN 3522R  
 COASTAL ELEVATION

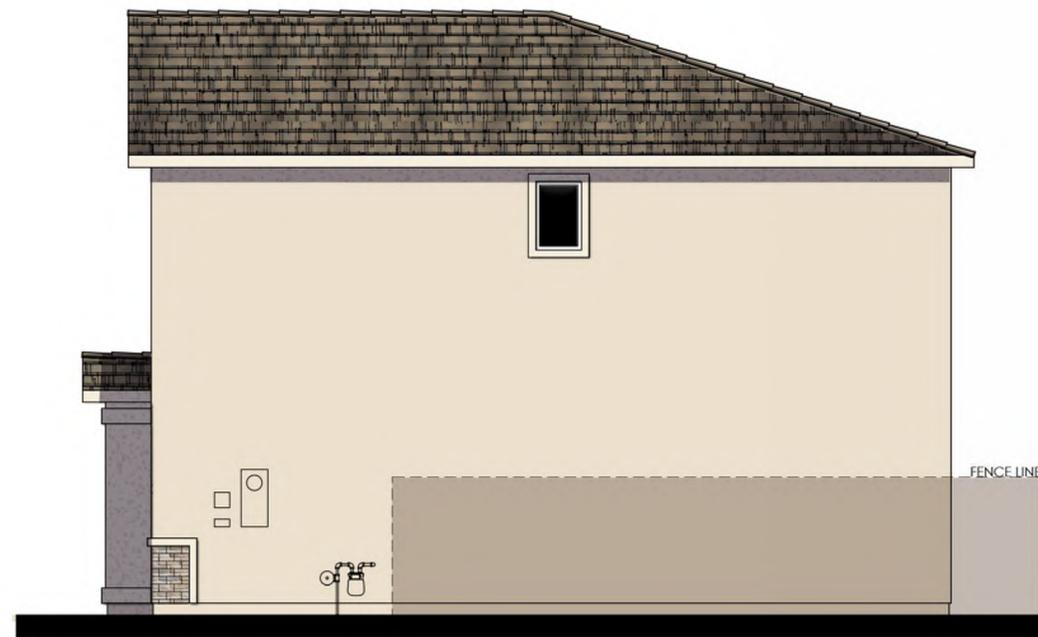




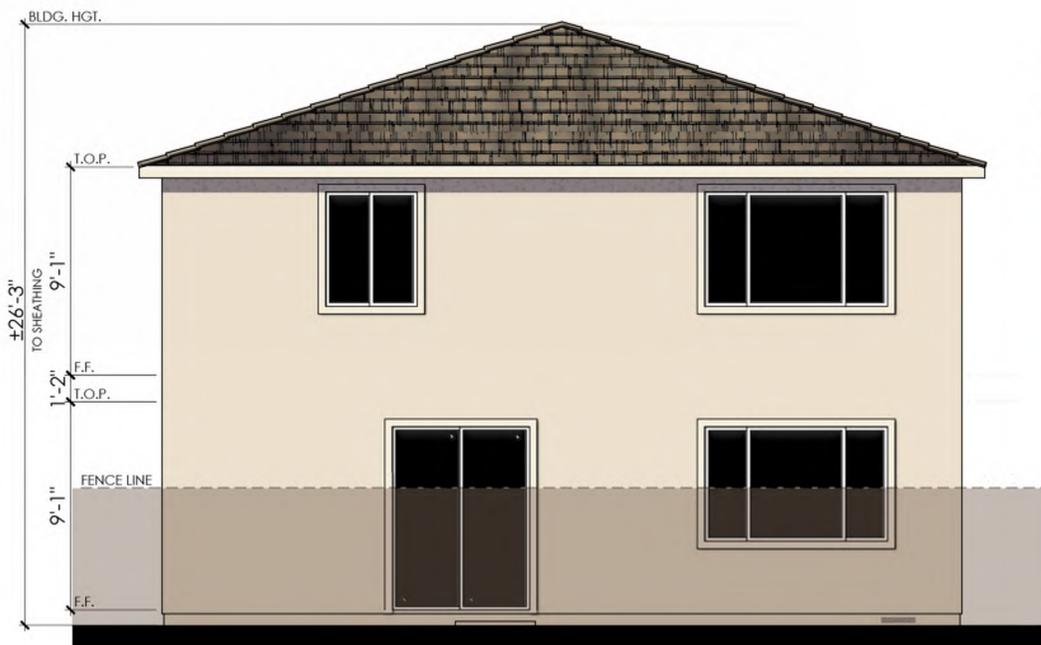
© 2019 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

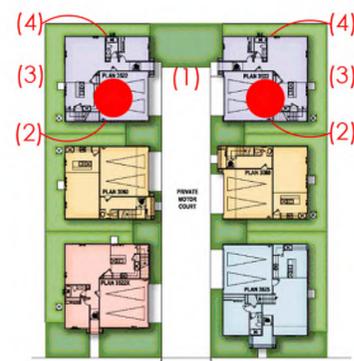
FRONT - 1



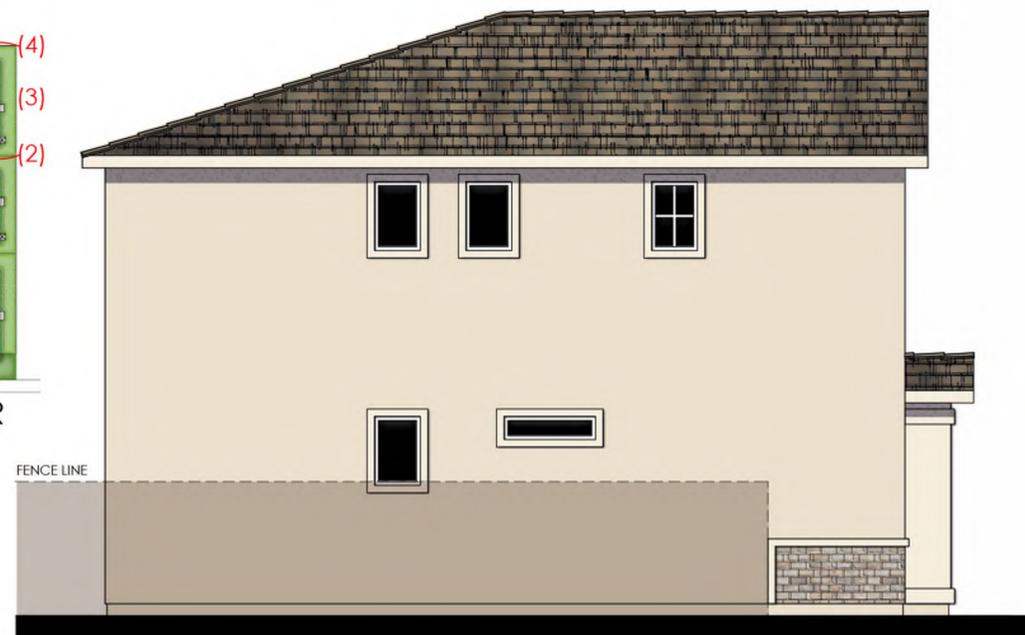
RIGHT - 2



REAR - 3



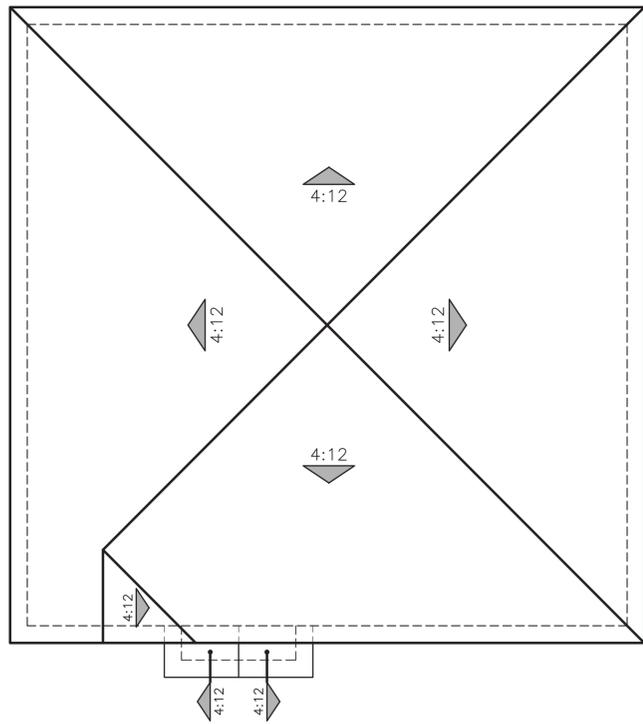
TYPICAL CLUSTER



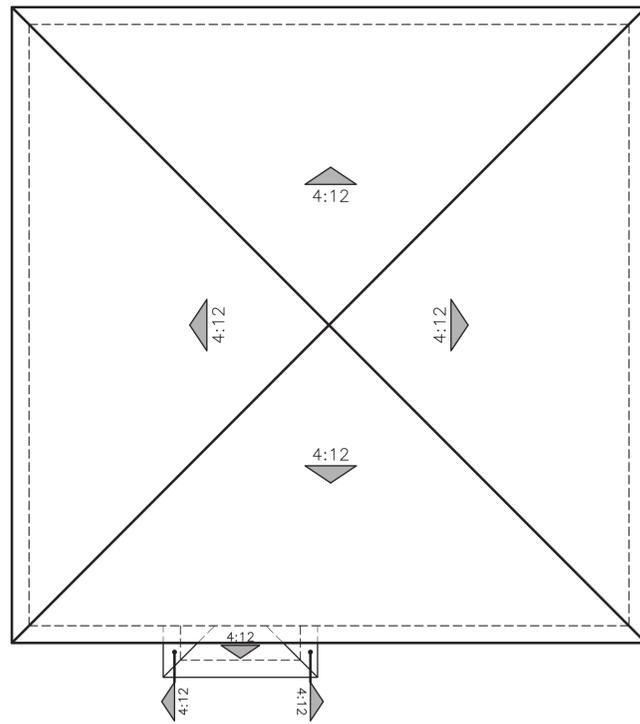
LEFT - 4

COLOR SCHEME 14  
**PLAN 3522R**  
 FARMHOUSE ELEVATION

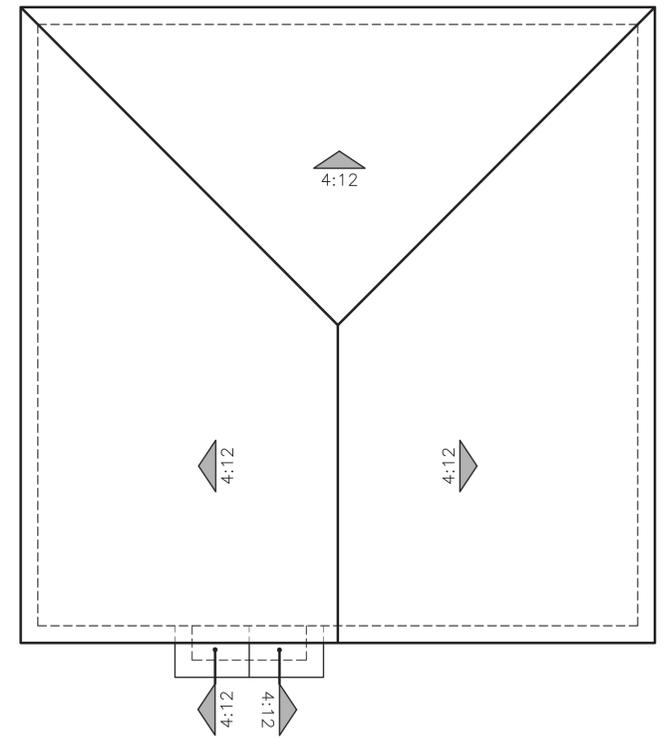




SANTA BARBARA



COASTAL



FARMHOUSE

ROOF PLANS  
PLAN 3522R







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Refer to landscape drawings for wall, tree, and shrub locations

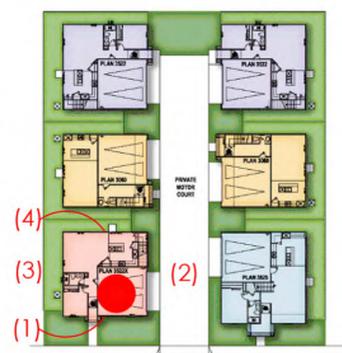
FRONT - 1



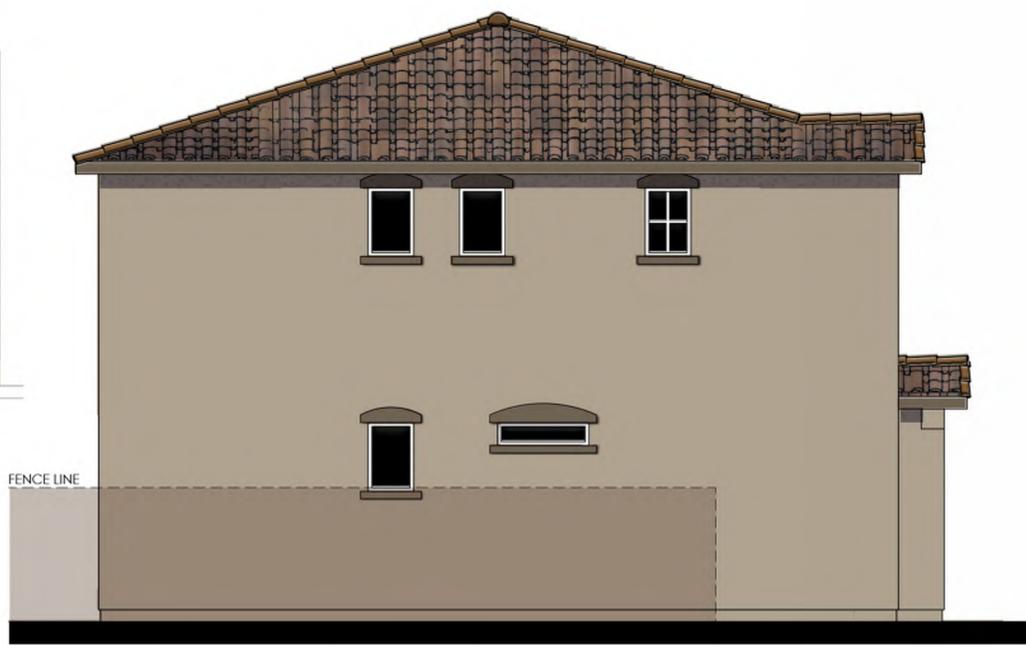
RIGHT - 2



REAR - 3



TYPICAL CLUSTER



LEFT - 4

COLOR SCHEME 6  
**PLAN 3522XR**  
 SANTA BARBARA ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

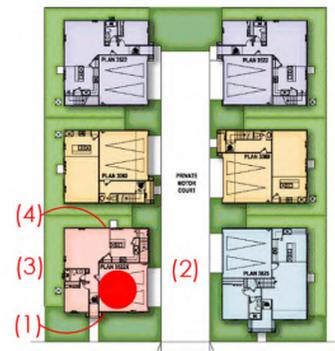
FRONT - 1



RIGHT - 2



REAR - 3



TYPICAL CLUSTER



LEFT - 4

COLOR SCHEME 9  
 PLAN 3522XR  
 COASTAL ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

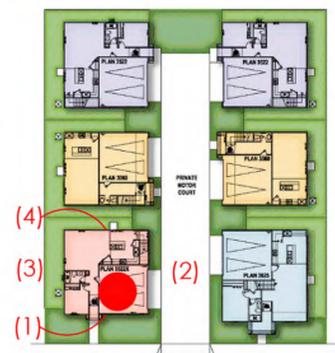
FRONT - 1



RIGHT - 2



REAR - 3



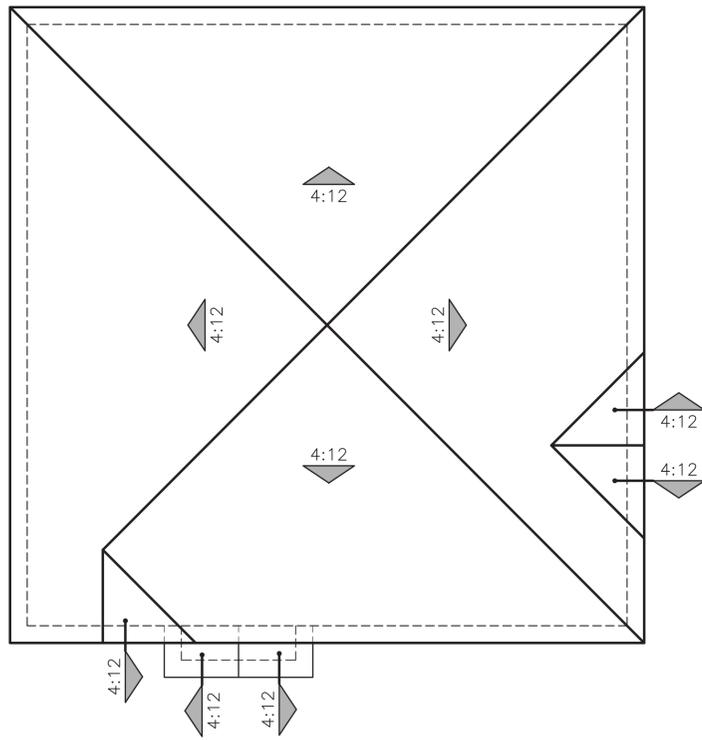
TYPICAL CLUSTER



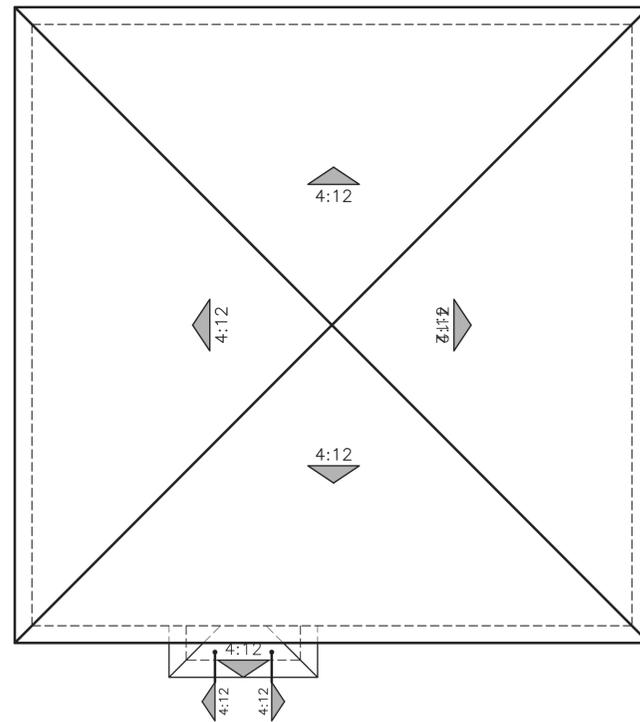
LEFT - 4

COLOR SCHEME 15  
 PLAN 3522XR  
 FARMHOUSE ELEVATION

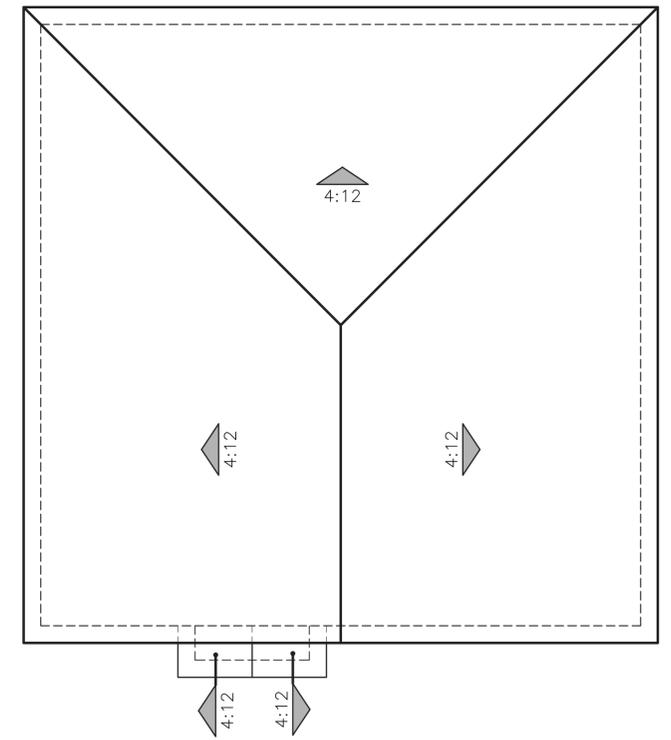




SANTA BARBARA



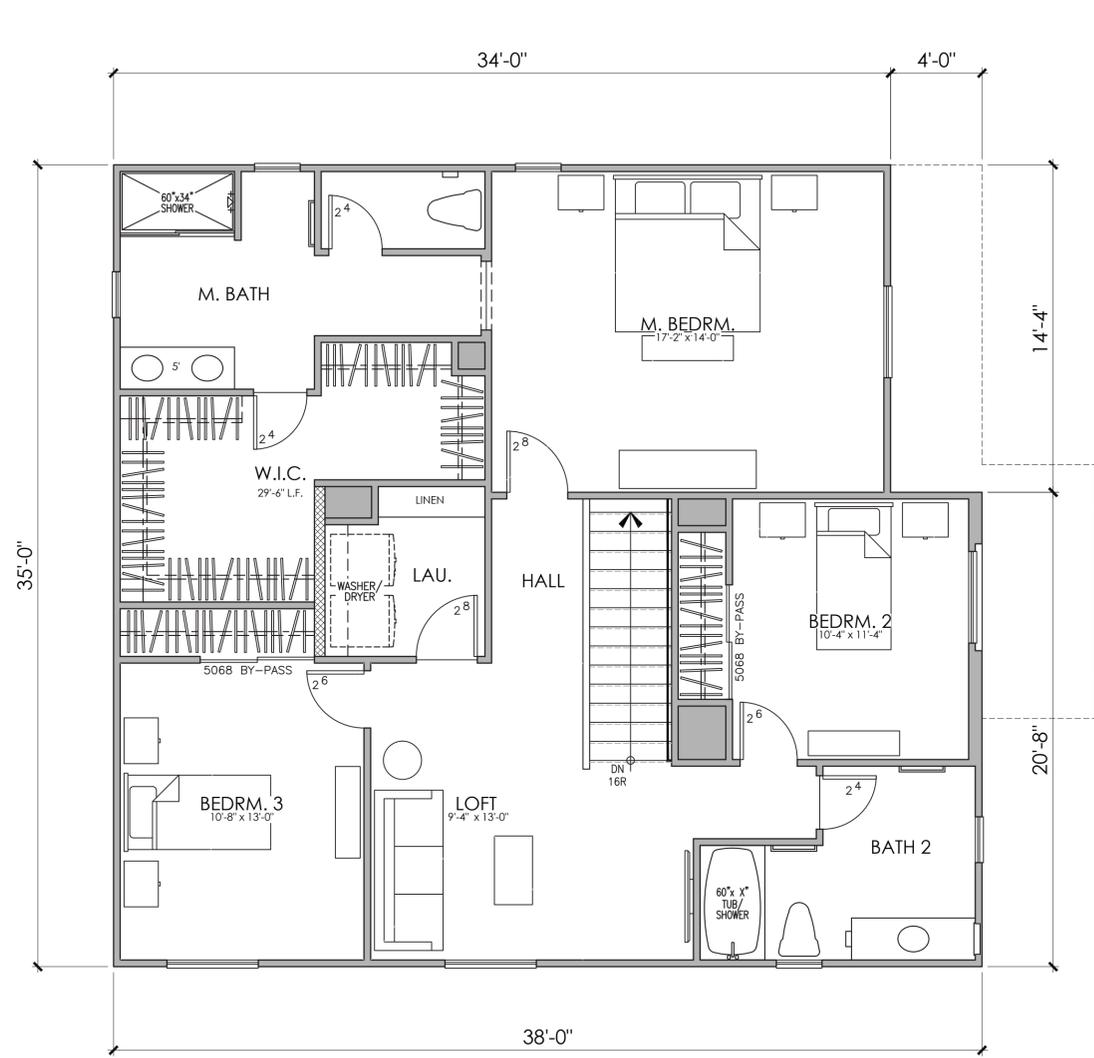
COASTAL



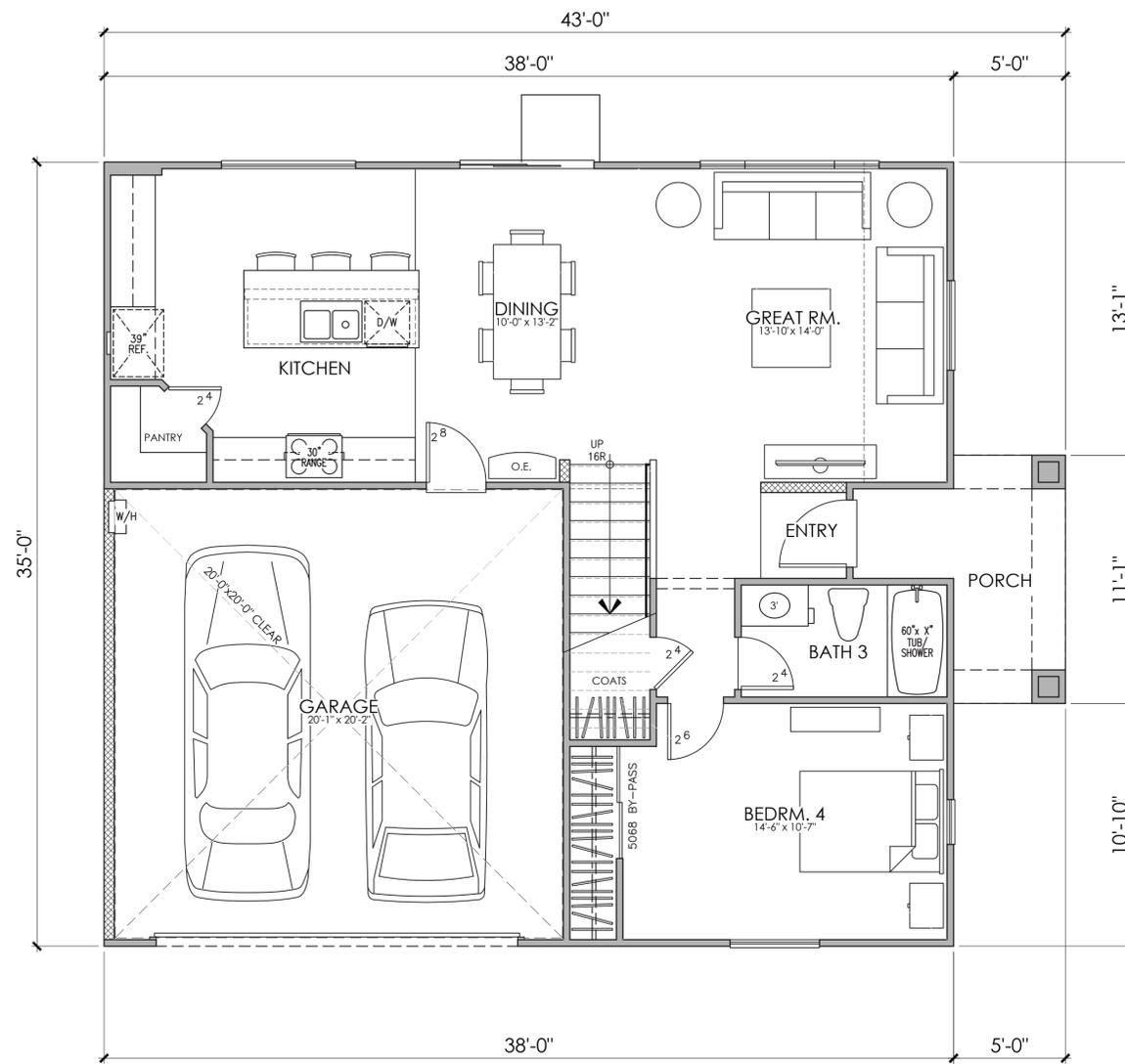
FARMHOUSE

ROOF PLANS  
PLAN 3522XR





SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTE:  
ALL SECOND STORY WINDOWS  
ADJACENT TO WEST PROPERTY LINE  
SHALL HAVE FROSTED GLASS.

OCCUPANCY: R3/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB

PLAN 3825  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	893 SQ. FT.
SECOND FLOOR AREA	1,232 SQ. FT.
TOTAL DWELLING	2,125 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PORCH "A", "B", "C", "D" & "E"	71 SQ. FT.



PLAN 3825  
4 BEDROOM, 3 BATH, LOFT



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Refer to landscape drawings for wall, tree, and shrub locations

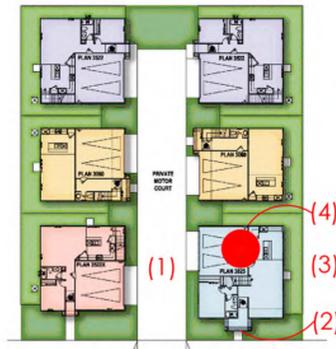
LEFT-1



FRONT-2



RIGHT-3



TYPICAL CLUSTER



REAR-4

COLOR SCHEME 4  
**PLAN 3825**  
 SANTA BARBARA ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

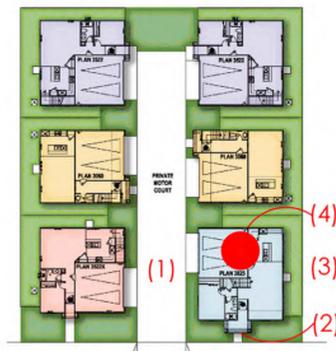
LEFT-1



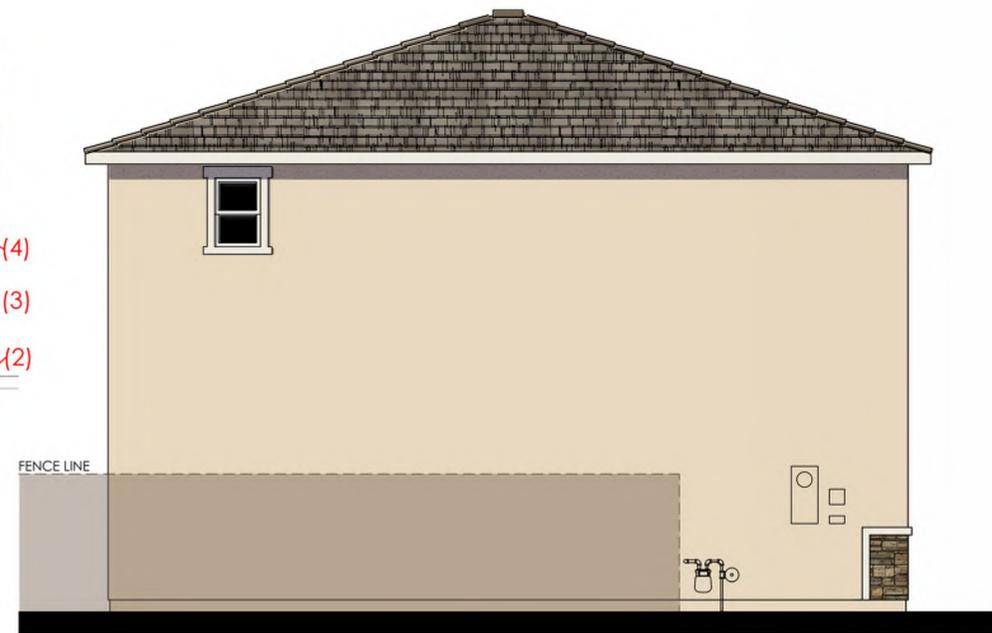
FRONT-2



RIGHT-3



TYPICAL CLUSTER



REAR-4

COLOR SCHEME 7  
 PLAN 3825 "C"  
 COASTAL ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

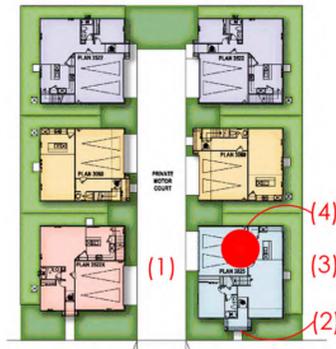
LEFT-1



FRONT-2



RIGHT-3



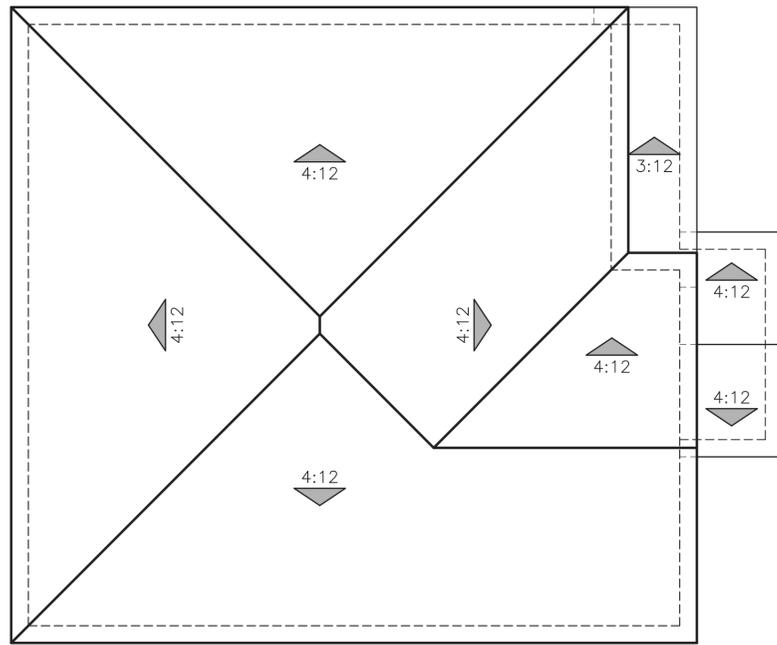
TYPICAL CLUSTER



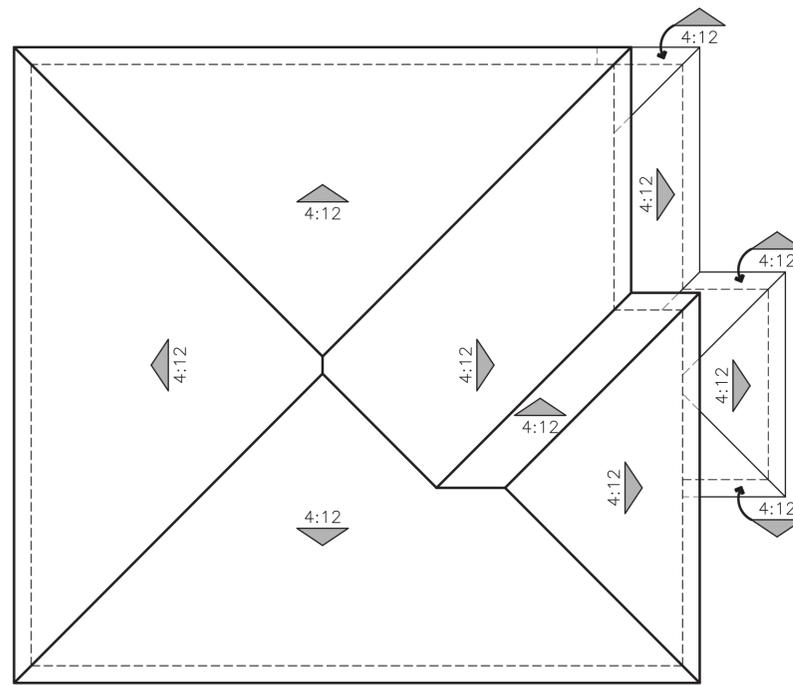
REAR-4

COLOR SCHEME 13  
**PLAN 3825**  
 FARMHOUSE ELEVATION

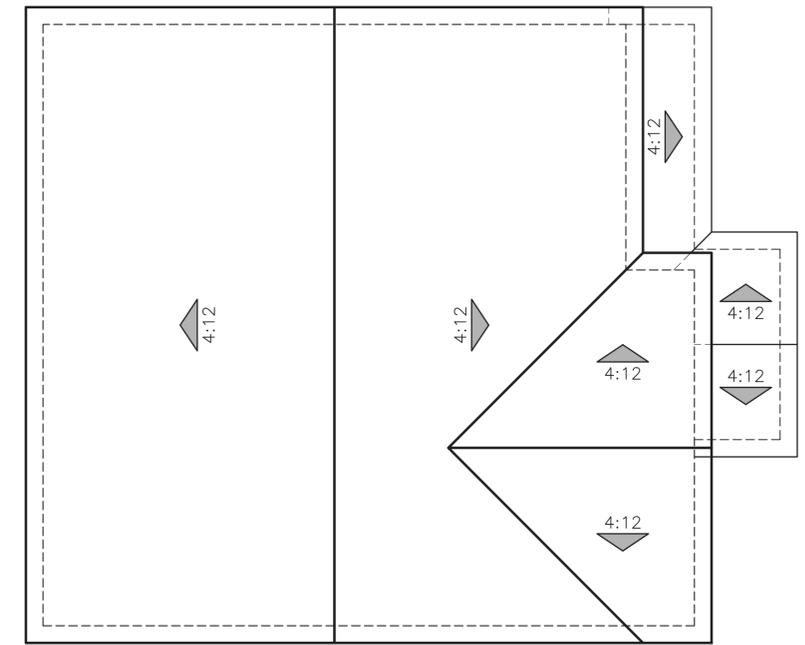




SANTA BARBARA



COASTAL



FARMHOUSE

ROOF PLANS  
PLAN 3825



VINCENT PLACE  
WEST COVINA, CA

JOB # 20021  
Created 12/5/2019  
Client Dropped "D" 2/17/2020  
Elev & added "A" 2/17/2020  
Client Dropped "A" 7/16/2020  
& Added "E" Elev

Added Veneer to C & E Elevations 3/18/2021

STUCCO: OMEGA  
PAINT: SHERWIN WILLIAMS  
ROOF: BORAL  
VENEER: BORAL / ELDORADO

"B" ELEVATIONS SANTA BARBARA	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1572	5/8 A 668	1627
STUCCO PAINT MATCH**	SW7757 HIGH REFLECTIVE WT	SW7001 MARSHMALLOW	SW7038 TONY TAUPE
FASCIA / TRIM	SW6074 SPALDING GRAY	SW2806 ROOKWOOD BROWN	SW7040 SMOKEHOUSE
GARAGE DOOR	SW6075 GARRET GRAY	SW2808 RKWD DARK BROWN	SW7040 SMOKEHOUSE
FRONT DOOR / SHUTTERS	SW9125 OLIVIA OSCURO	SW6236 GRAY'S HARBOR	SW2839 ROYCROFT COPPER RED
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE	1VICS7970	1VICS7970	1VICS7970
"S" VILLA	RED CASTLE	RED CASTLE	RED CASTLE

"C" ELEVATIONS COASTAL	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1557	1631	1539
STUCCO PAINT MATCH**	SW7573 EAGLET BEIGE	SW6086 - SAND DUNE	SW7646 - FIRST STAR
FASCIA / TRIM	SW7551 GREEK VILLA	SW7004 SNOWBOUND	SW7005 PURE WHITE
LAP SIDING / GARAGE DOOR	SW9117 URBAN JUNGLE	SW6088 NUTHATCH	SW7673 PEWTER CAST
FRONT DOOR / SHUTTERS	SW7745 MUDDLED BASIL	SW2837 AURORA BROWN	SW7069 IRON ORE
ROOF: FLAT	1FECY4070	1FECY4070	1FECY4070
COUNTRY SLATE	SEA PEARL BLEND	SEA PEARL BLEND	SEA PEARL BLEND
STONE: COUNTRY LEDGE	CHARDONNAY	RED ROCK	HUDSON BAY

"E" ELEVATIONS FARMHOUSE	SCHEME 13	SCHEME 14	SCHEME 15
STUCCO	1577	1502	1527
STUCCO PAINT MATCH**	SW7052 - GRAY AREA	SW7571 - CASA BLANCA	SW7037 - BALANCED BEIGE
BOARD & BATTEN SIDING	SW7044 AMAZING GRAY	SW9117 URBAN JUNGLE	SW7517 CHINA DOLL
FASCIA / TRIM / GARAGE DOOR	SW7042 SOJI WHITE	SW7105 PAPERWHITE	SW7028 INCREDIBLE WHITE
FRONT DOOR	SW7047 PORPOISE	SW7054 SUITABLE BROWN	SW7515 HOMESTEAD BROWN
SHUTTERS	SW7645 THUNDER GRAY	SW7061 NIGHT OWL	SW6237 DARK NIGHT
ROOF: FLAT SHAKE	1FBCJ0300 BRONZE PEARL BLD	1FBCJ0300 BRONZE PEARL BLD	1FBCJ0300 BRONZE PEARL BLD
BRICK:	ANTIQUUE RED USED	LATIGO	HIGH DESERT USED BRICK

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

\*\* FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO

TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

\*\*SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

Written Color Schemes



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Inc  
PLANNING + ARCHITECTURE

SANTA BARBARA  
SCHEME #4



STUCCO BODY

ROOF



FASCIA / TRIM  
GARAGE DOOR  
FRONT DOOR / SHUTTERS  
GABLE END DETAIL



LIGHTING



JOB #20021  
MAR. 18, 2021

VINCENT PLACE  
WEST COVINA, CA



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SANTA BARBARA  
SCHEME #5



STUCCO BODY

ROOF



FASCIA / TRIM  
GARAGE DOOR  
FRONT DOOR / SHUTTERS  
GABLE END DETAIL



LIGHTING



JOB #20021  
MAR. 18, 2021

VINCENT PLACE  
WEST COVINA, CA



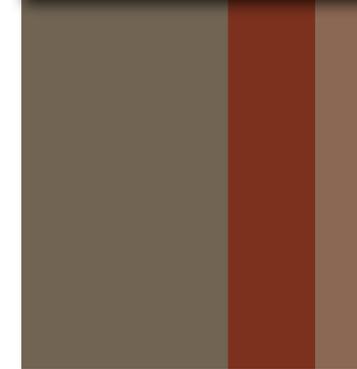
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SANTA BARBARA  
SCHEME #6



STUCCO BODY

ROOF



FASCIA / TRIM  
GARAGE DOOR  
FRONT DOOR / SHUTTERS  
GABLE END DETAIL



LIGHTING



JOB #20021  
MAR. 18, 2021

VINCENT PLACE  
WEST COVINA, CA



Kevin L. Crook  
Architect  
Inc  
PLANNING • ARCHITECTURE

\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.  
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

Color Boards - "B" Santa Barbara

VINCENT PLACE  
WEST COVINA, CA

04.01.2021  
A-35



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20021



MLC Holdings, Inc.

COASTAL  
SCHEME #7



STUCCO BODY

ROOF



FASCIA / TRIM

LAP SIDING /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS

STONE



LIGHTING



JOB #20021  
MAR. 18, 2021

VINCENT PLACE  
WEST COVINA, CA



COASTAL  
SCHEME #8



STUCCO BODY

ROOF



FASCIA / TRIM

LAP SIDING /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS

STONE



LIGHTING



JOB #20021  
MAR. 18, 2021

VINCENT PLACE  
WEST COVINA, CA



COASTAL  
SCHEME #9



STUCCO BODY

ROOF



FASCIA / TRIM

LAP SIDING /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS

STONE



LIGHTING



JOB #20021  
MAR. 18, 2021

VINCENT PLACE  
WEST COVINA, CA



\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.  
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

Color Boards - "C" Coastal

FARMHOUSE  
SCHEME #13



STUCCO BODY  
ROOF  
BOARD & BATTEN SIDING  
FASCIA / TRIM / GARAGE DOOR  
FRONT DOOR  
SHUTTERS  
BRICK  
LIGHTING



VINCENT PLACE  
WEST COVINA, CA



FARMHOUSE  
SCHEME #14



STUCCO BODY  
ROOF  
BOARD & BATTEN SIDING  
FASCIA / TRIM / GARAGE DOOR  
FRONT DOOR  
SHUTTERS  
BRICK  
LIGHTING



VINCENT PLACE  
WEST COVINA, CA



FARMHOUSE  
SCHEME #15



STUCCO BODY  
ROOF  
BOARD & BATTEN SIDING  
FASCIA / TRIM / GARAGE DOOR  
FRONT DOOR  
SHUTTERS  
BRICK  
LIGHTING



VINCENT PLACE  
WEST COVINA, CA



\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.  
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

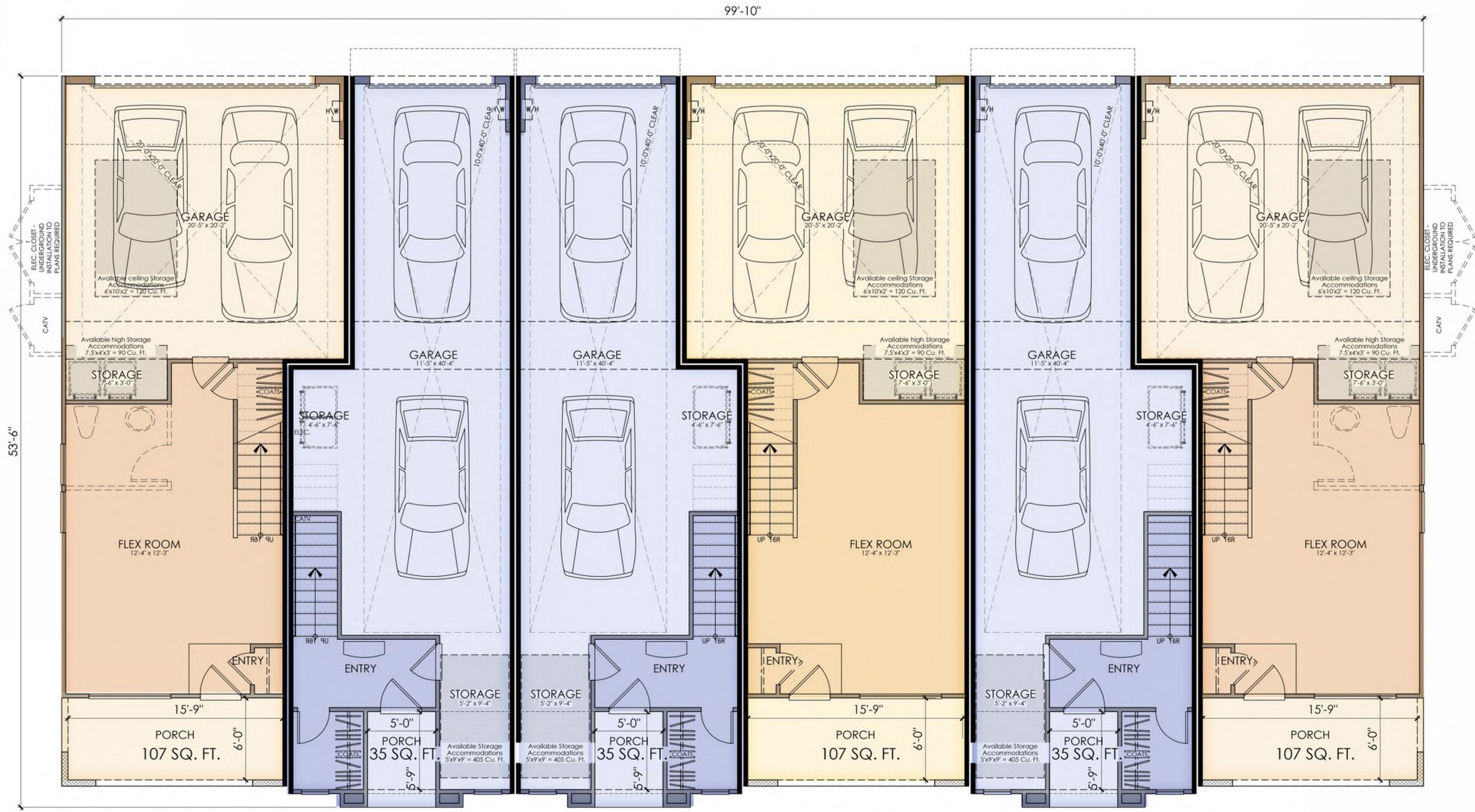
Color Boards - "E" Farmhouse

VINCENT PLACE  
WEST COVINA, CA

04.01.2021  
A-37



# TOWNHOMES



PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

FIRST FLOOR PLAN  
BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB





PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

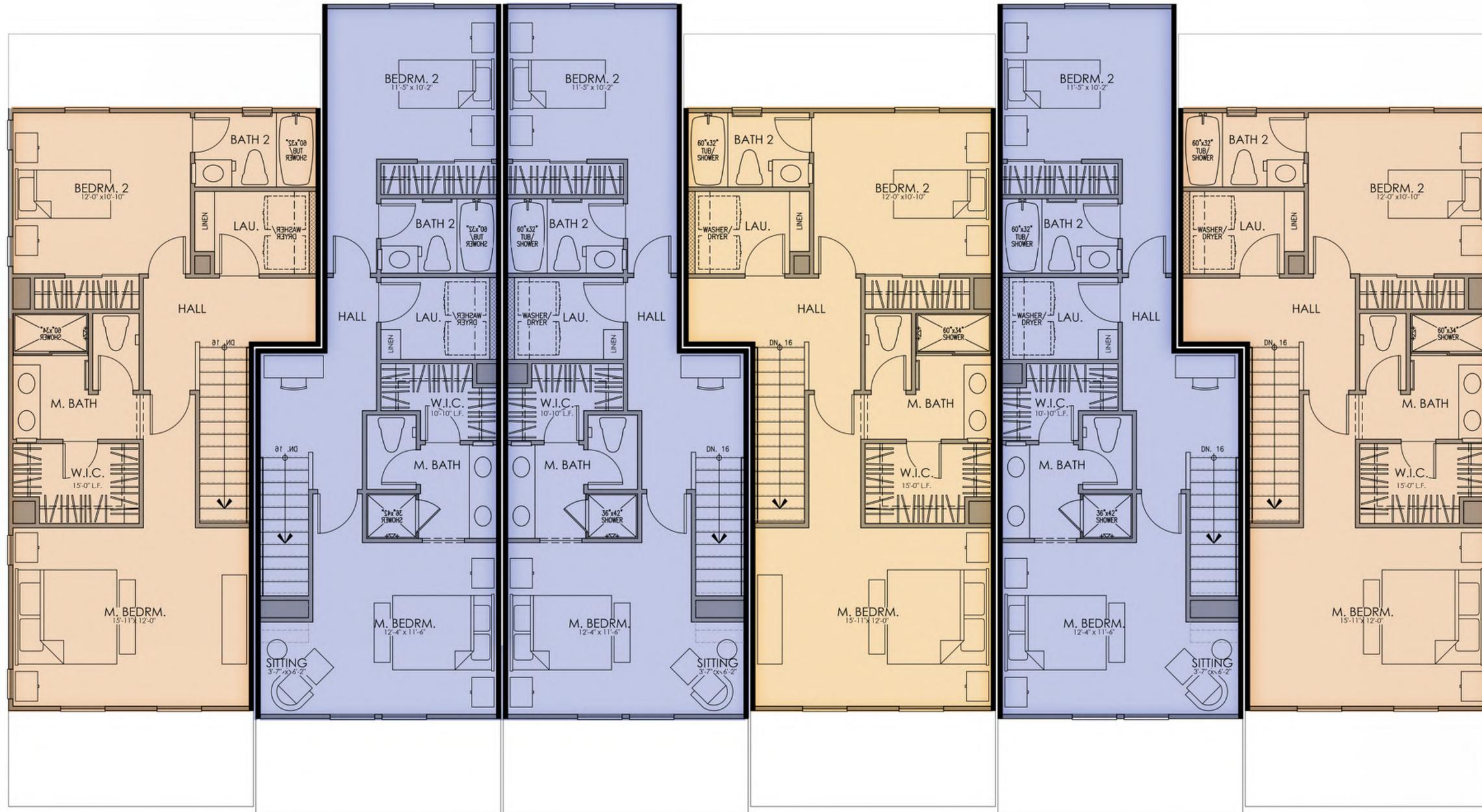
PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

SECOND FLOOR PLAN  
BUILDING - 601 (6-PLEX)

VINCENT PLACE  
WEST COVINA, CA

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB





PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

THIRD FLOOR PLAN  
BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB





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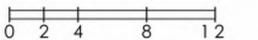
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



REAR

COLOR SCHEME 2  
 CONTEMPORARY ECLECTIC  
 BUILDING - 601 (6-PLEX)





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Refer to landscape drawings for wall, tree, and shrub locations

RIGHT



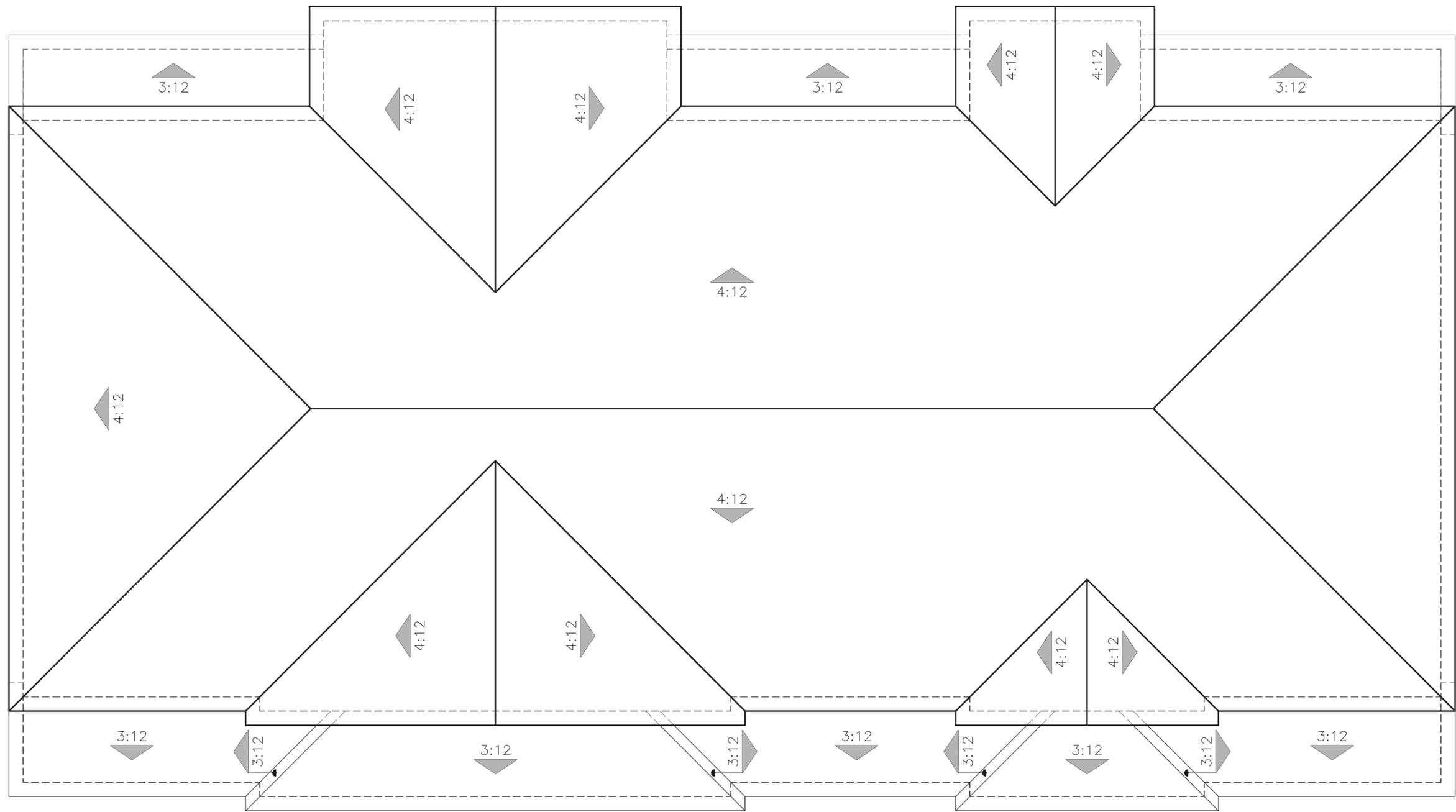
LEFT

COLOR SCHEME 2

CONTEMPORARY ECLECTIC

BUILDING - 601 (6-PLEX)

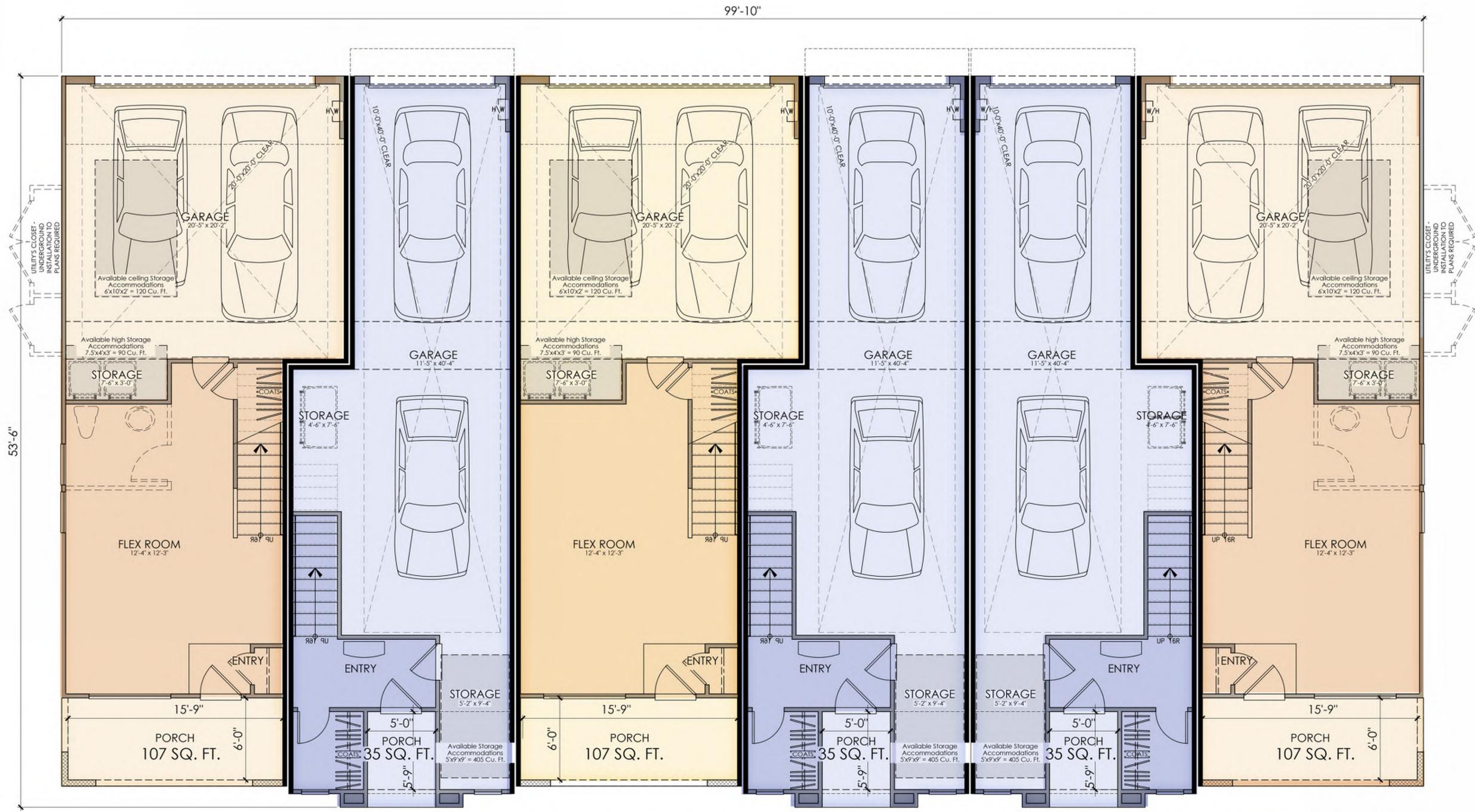




ROOF PLAN  
 BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB





PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

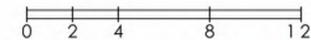
PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

FIRST FLOOR PLAN  
BUILDING - 601R (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB





PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

SECOND FLOOR PLAN  
BUILDING - 601R (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB





PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

THIRD FLOOR PLAN  
BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB





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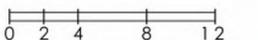
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



REAR

COLOR SCHEME 2  
 CONTEMPORARY ECLECTIC  
 BUILDING - 601R (6-PLEX)





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Refer to landscape drawings for wall, tree, and shrub locations

RIGHT



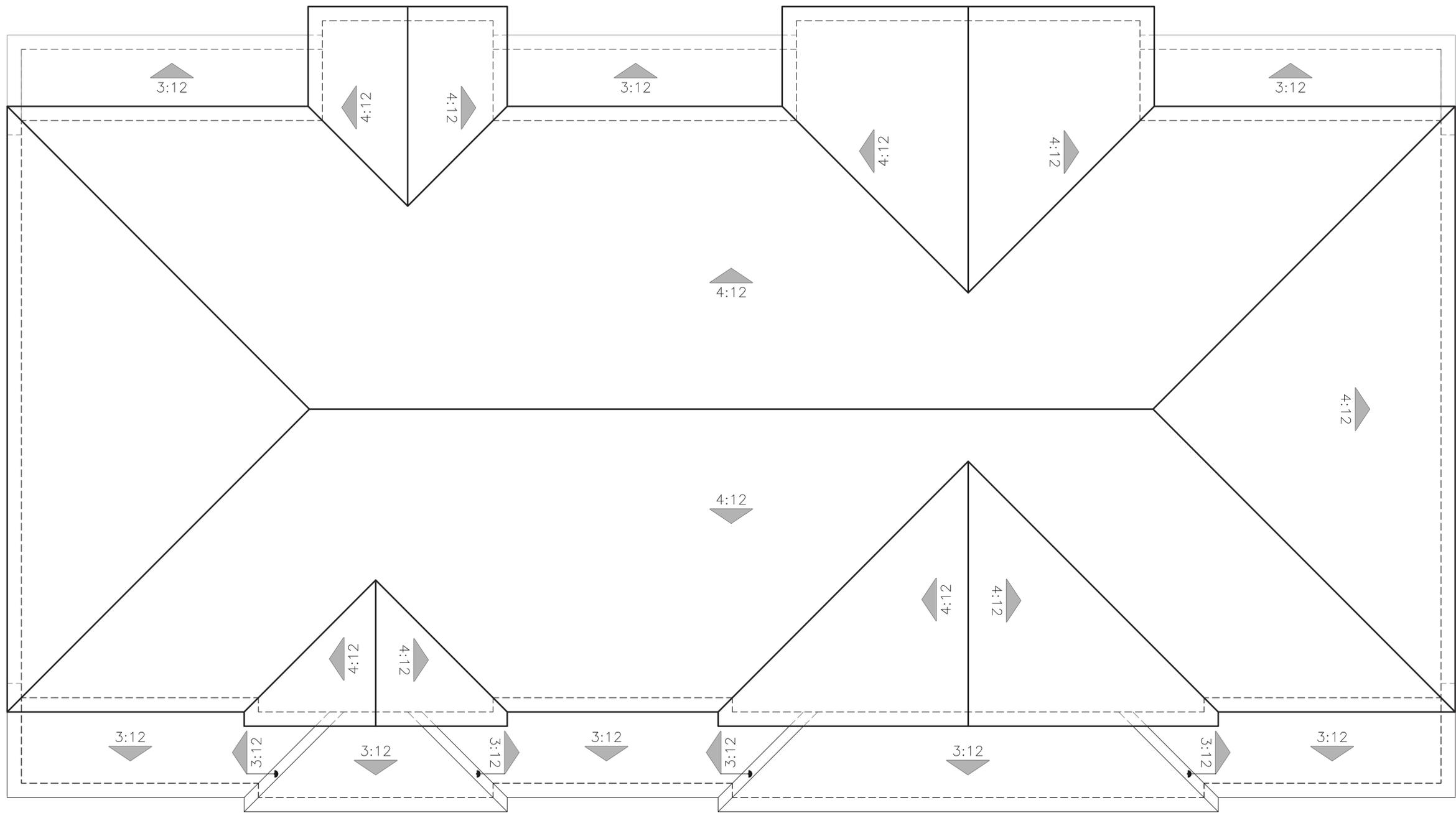
LEFT

COLOR SCHEME 2

CONTEMPORARY ECLECTIC

BUILDING - 601R (6-PLEX)





ROOF PLAN  
 BUILDING - 601R (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB

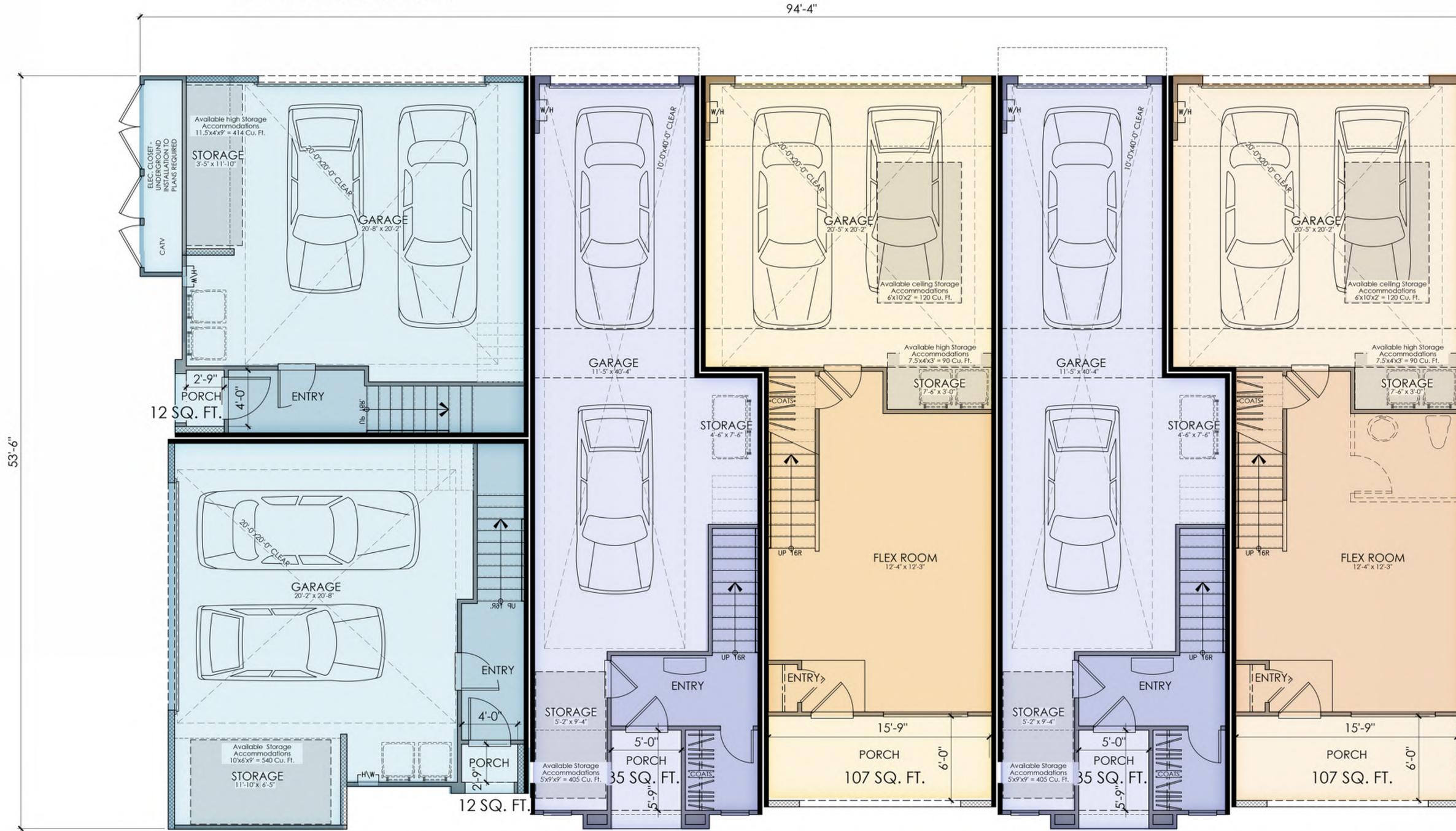


VINCENT PLACE  
 WEST COVINA, CA

04.01.2021  
 A-50

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 Inc  
 20021  
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PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

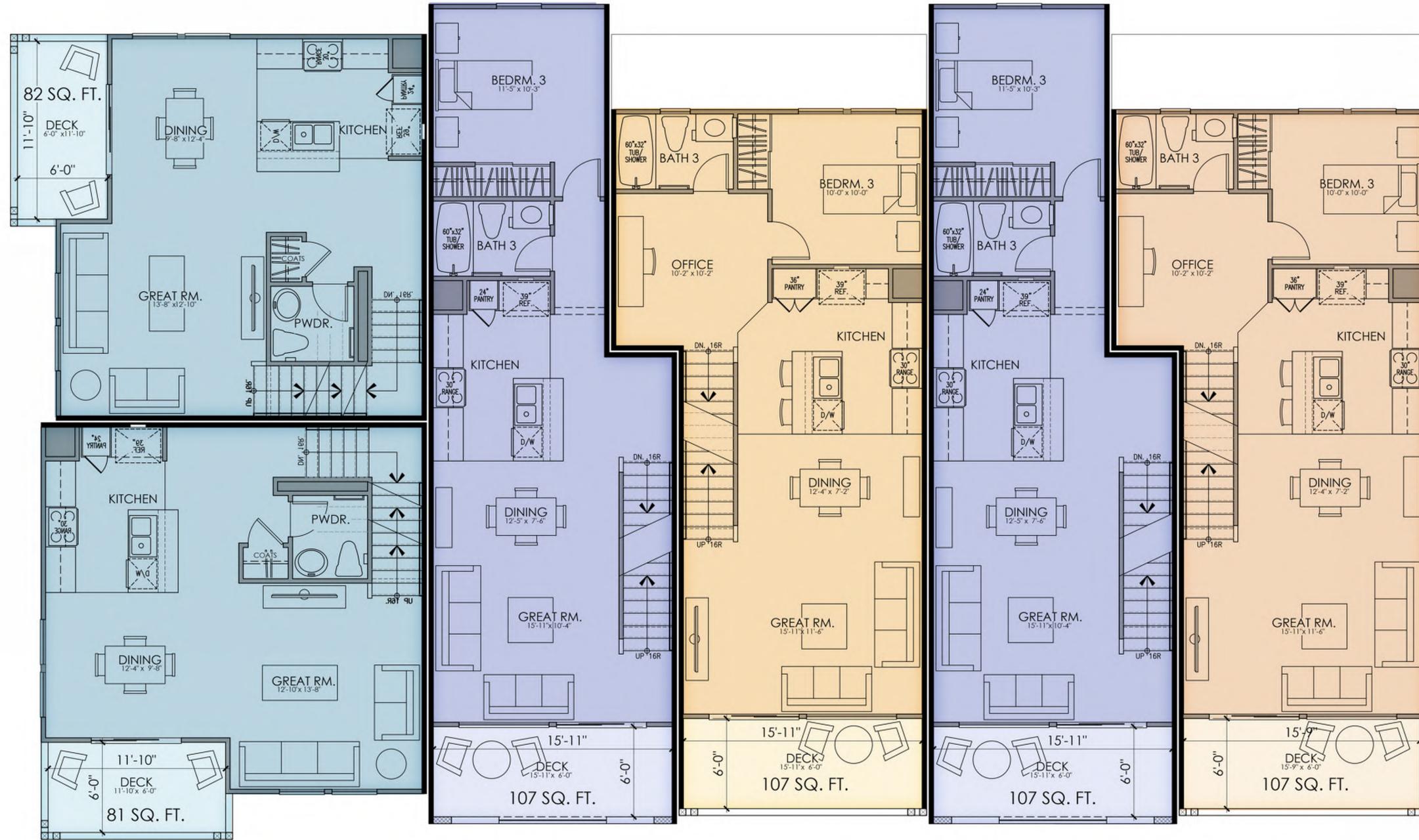
FIRST FLOOR PLAN  
BUILDING - 602 (6-PLEX)

VINCENT PLACE  
WEST COVINA, CA

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

SECOND FLOOR PLAN  
BUILDING - 602 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

THIRD FLOOR PLAN  
BUILDING - 602 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB





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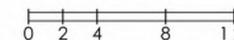
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



REAR

COLOR SCHEME 3  
 CONTEMPORARY ECLECTIC  
 BUILDING - 602 (6-PLEX)





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RIGHT



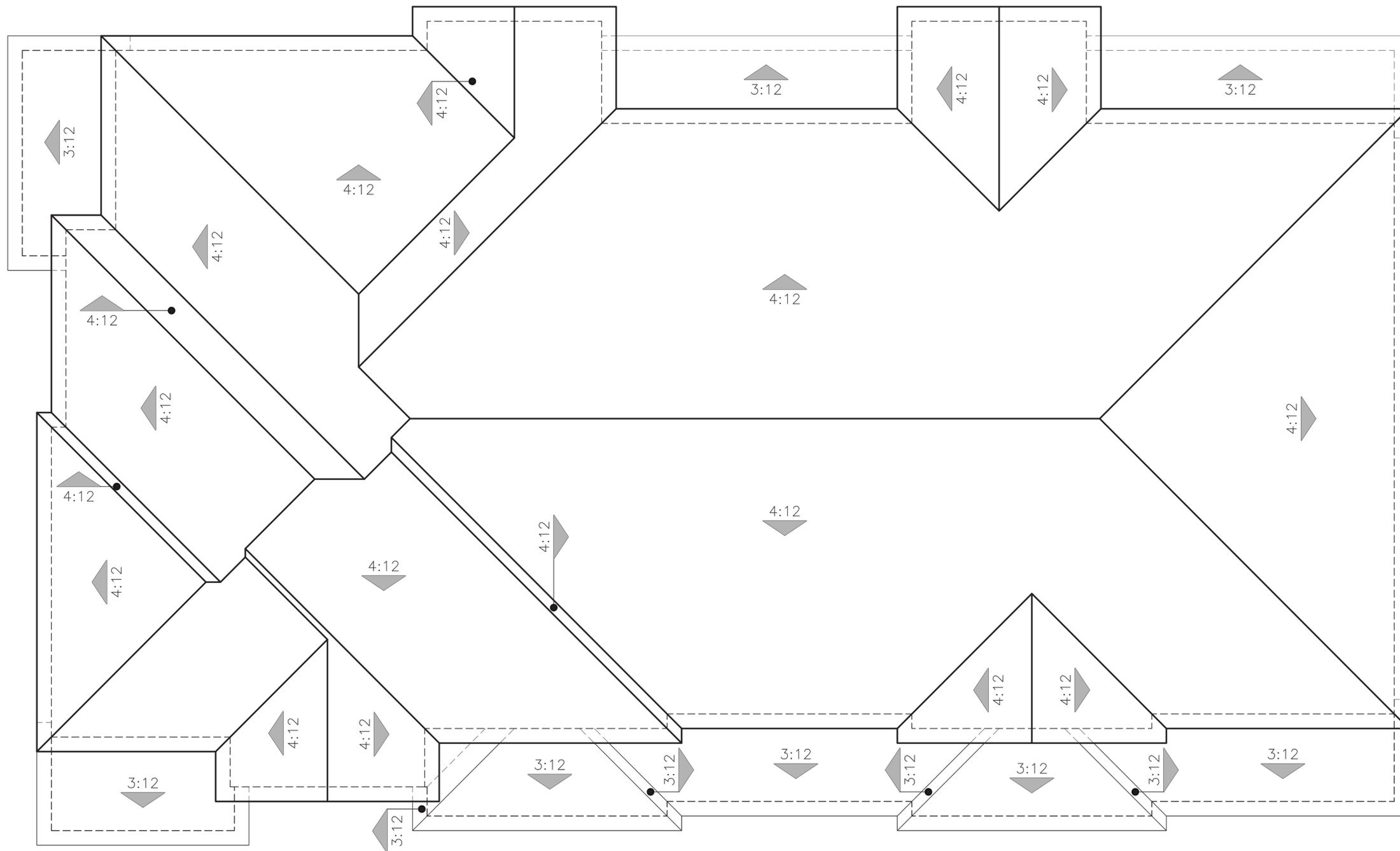
LEFT

COLOR SCHEME 3

CONTEMPORARY ECLECTIC

BUILDING - 602 (6-PLEX)



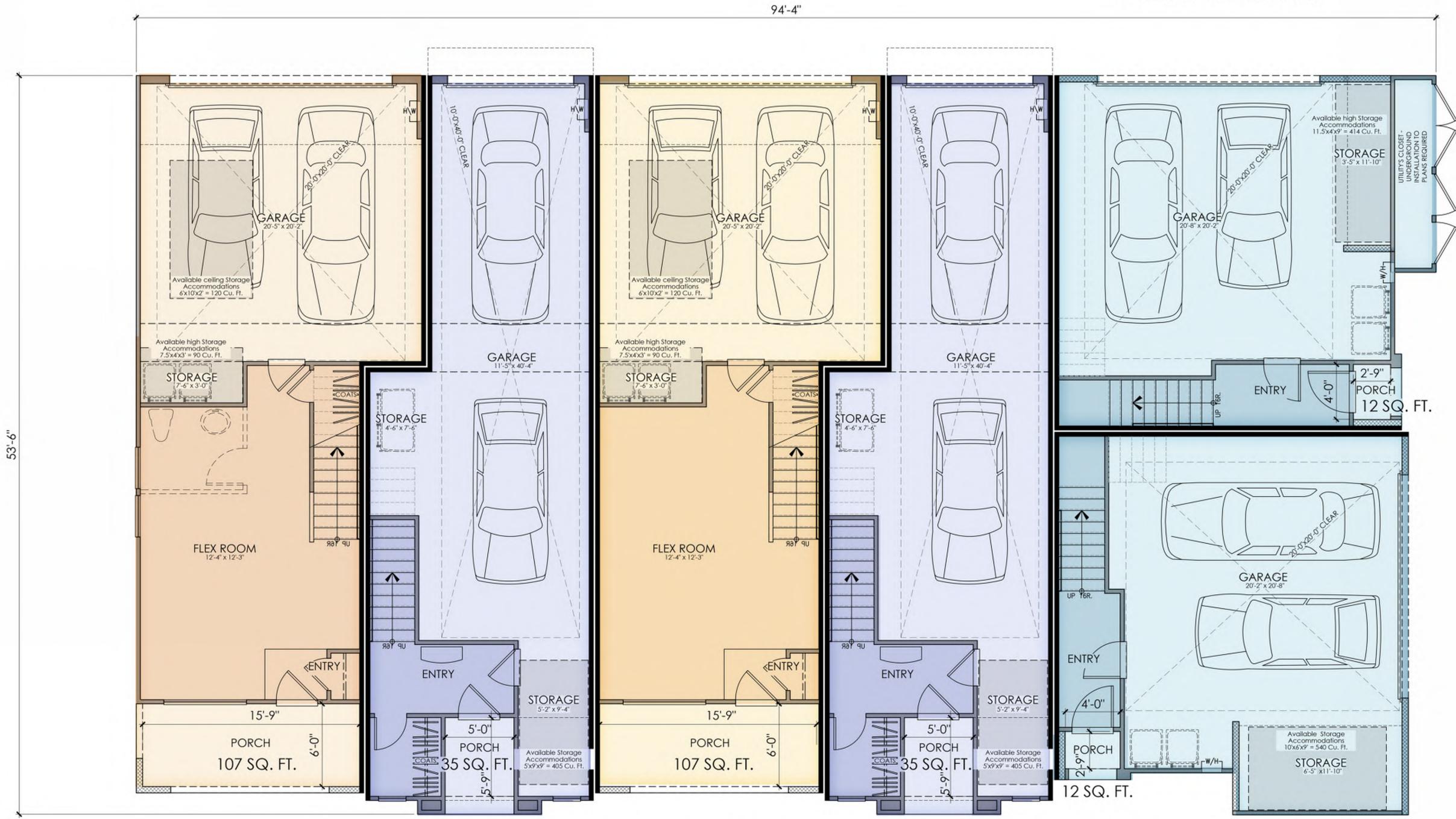


ROOF PLAN  
 BUILDING - 602 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

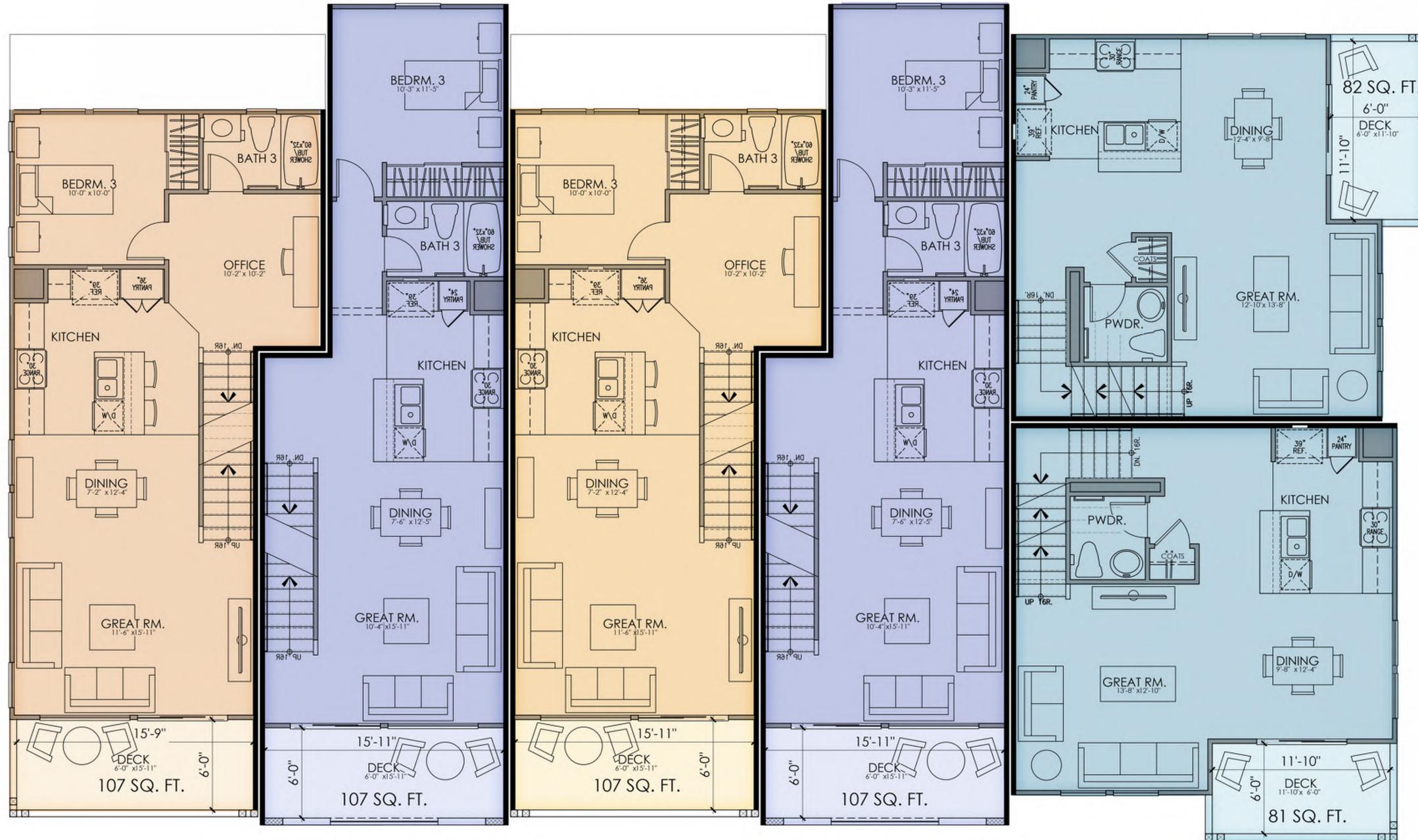
FIRST FLOOR PLAN  
BUILDING - 602R (6-PLEX)

VINCENT PLACE  
WEST COVINA, CA

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

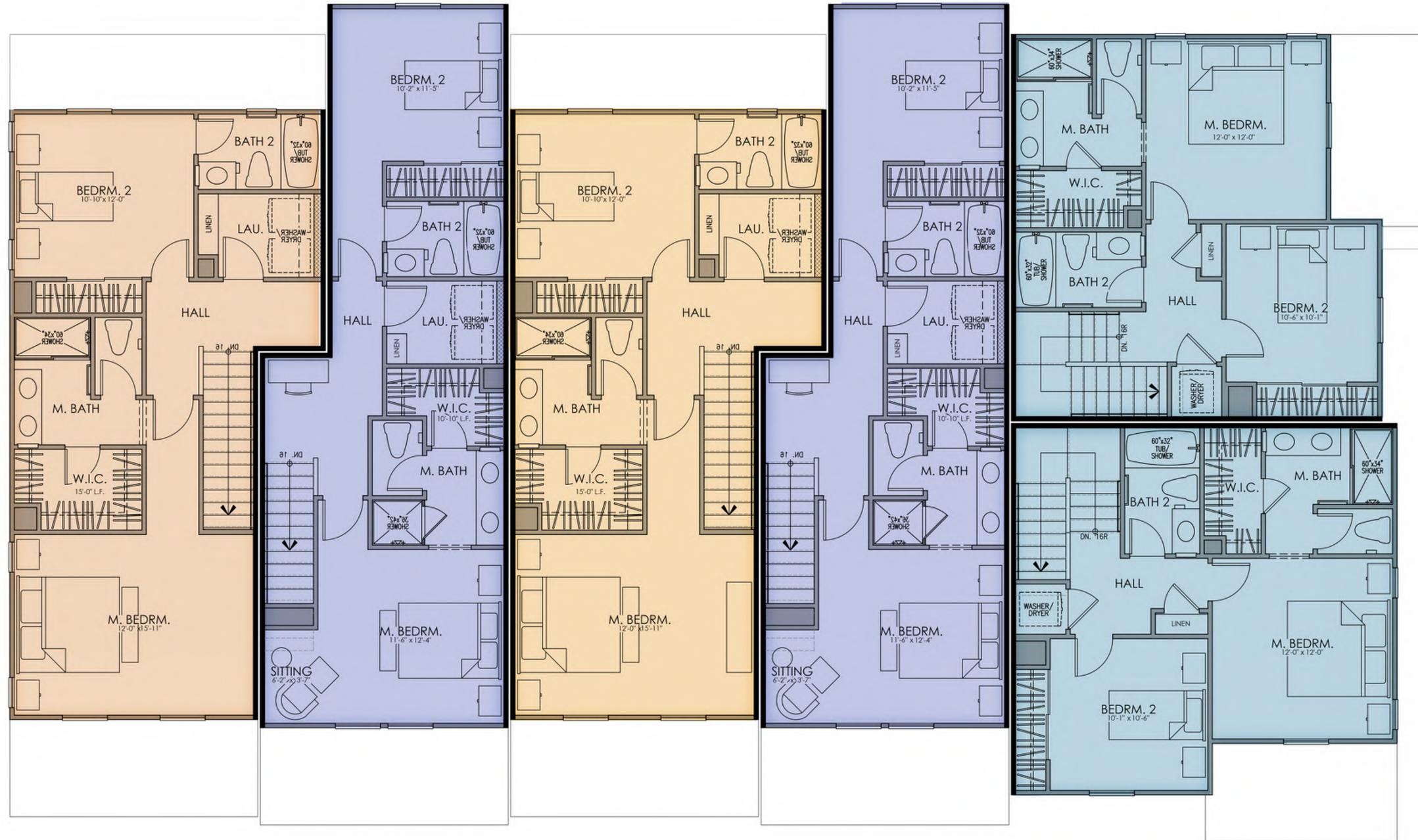
SECOND FLOOR PLAN  
BUILDING - 602R (6-PLEX)

VINCENT PLACE  
WEST COVINA, CA

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

THIRD FLOOR PLAN  
BUILDING - 602R (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

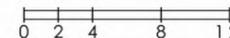


REAR

COLOR SCHEME 3

CONTEMPORARY ECLECTIC

BUILDING - 602R (6-PLEX)



VINCENT PLACE  
WEST COVINA, CA

04.01.2021  
A-60

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RIGHT

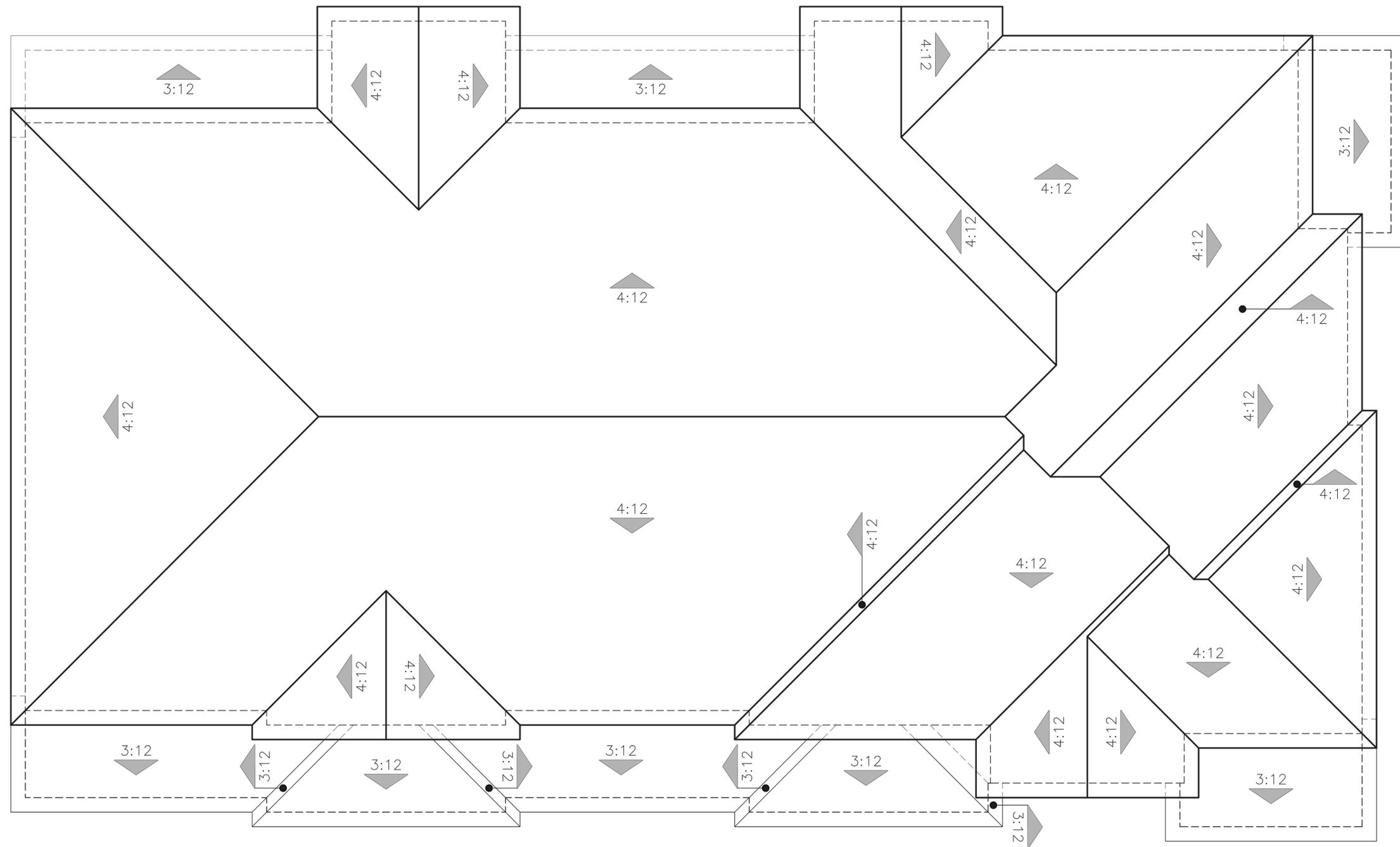


LEFT

COLOR SCHEME 3

CONTEMPORARY ECLECTIC  
BUILDING - 602R (6-PLEX)





ROOF PLAN  
 BUILDING - 602R (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB



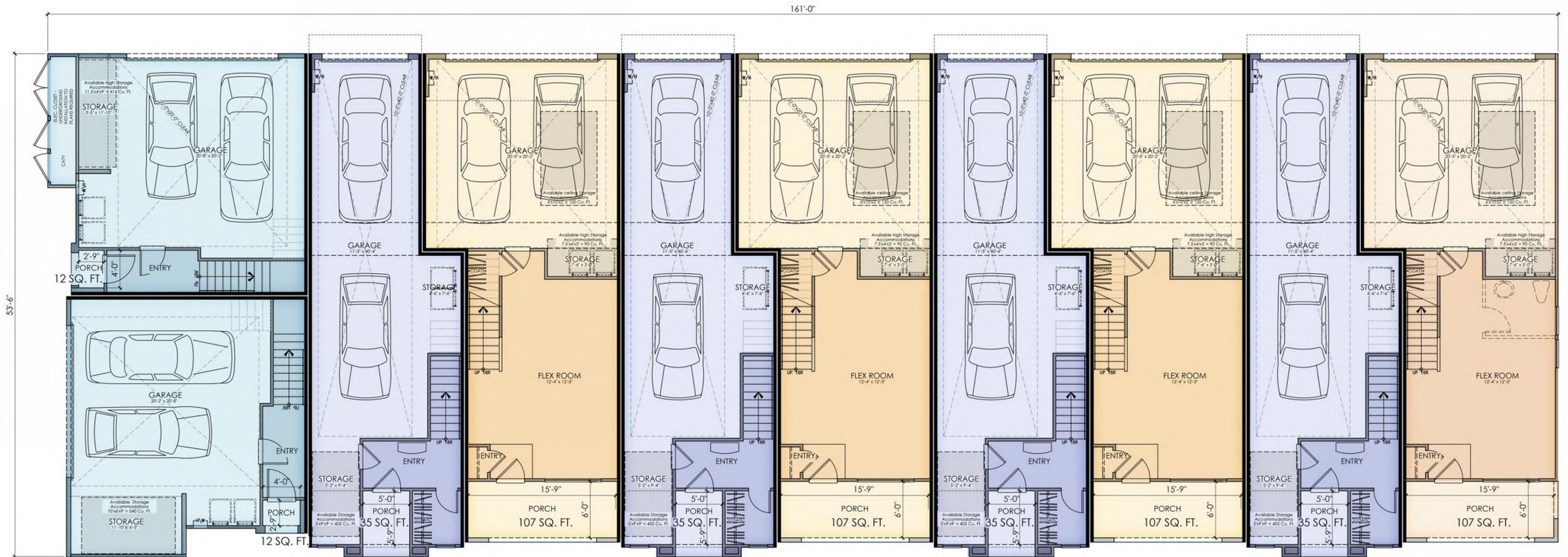
VINCENT PLACE  
 WEST COVINA, CA

04.01.2021  
 A-62

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 Architect  
 Inc  
 20021  
 PLANNING + ARCHITECTURE



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

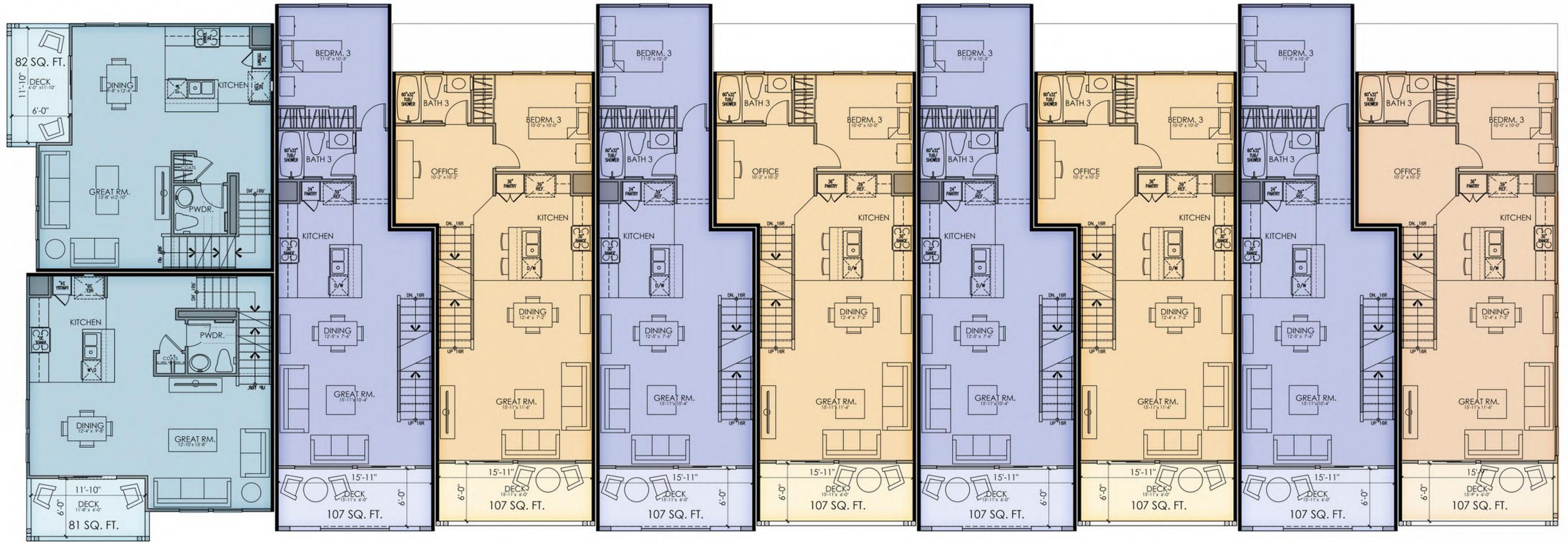
FIRST FLOOR PLAN  
BUILDING - 1001 (10-PLEX)

VINCENT PLACE  
WEST COVINA, CA

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

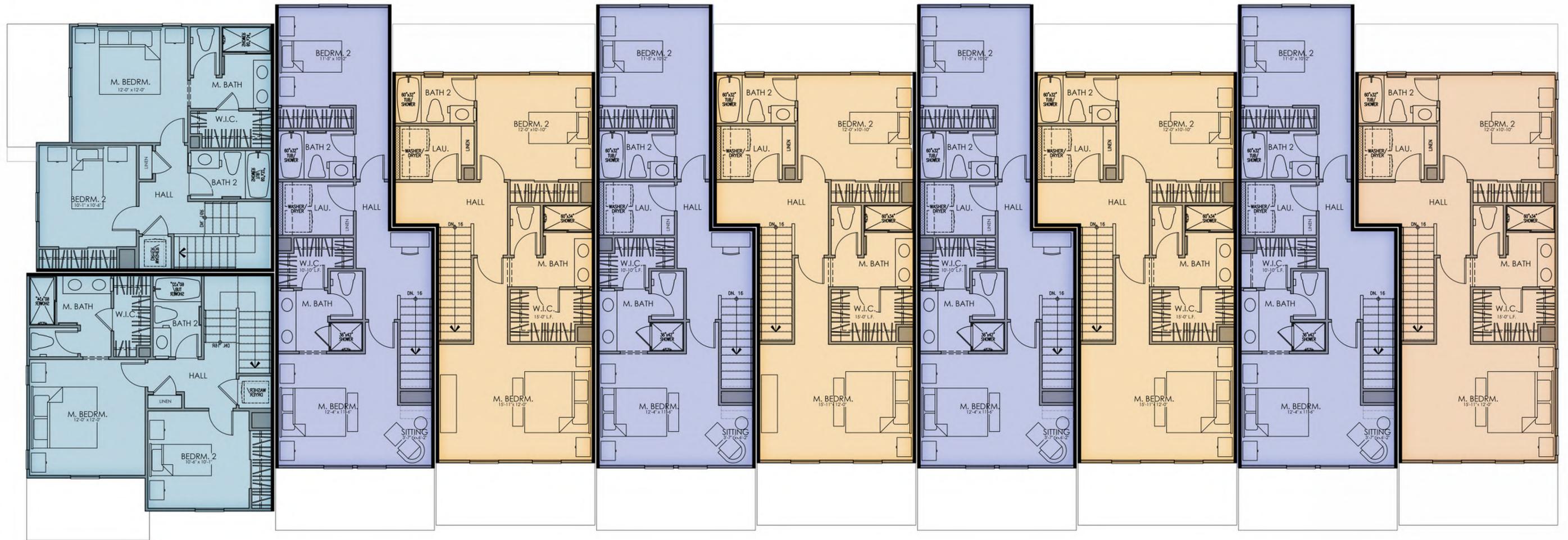
PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

SECOND FLOOR PLAN  
BUILDING - 1001 (10-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

THIRD FLOOR PLAN  
BUILDING - 1001 (10-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



REAR

COLOR SCHEME 2

CONTEMPORARY ECLECTIC

BUILDING - 1001 (10-PLEX)





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Refer to landscape drawings for wall, tree, and shrub locations

RIGHT

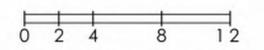


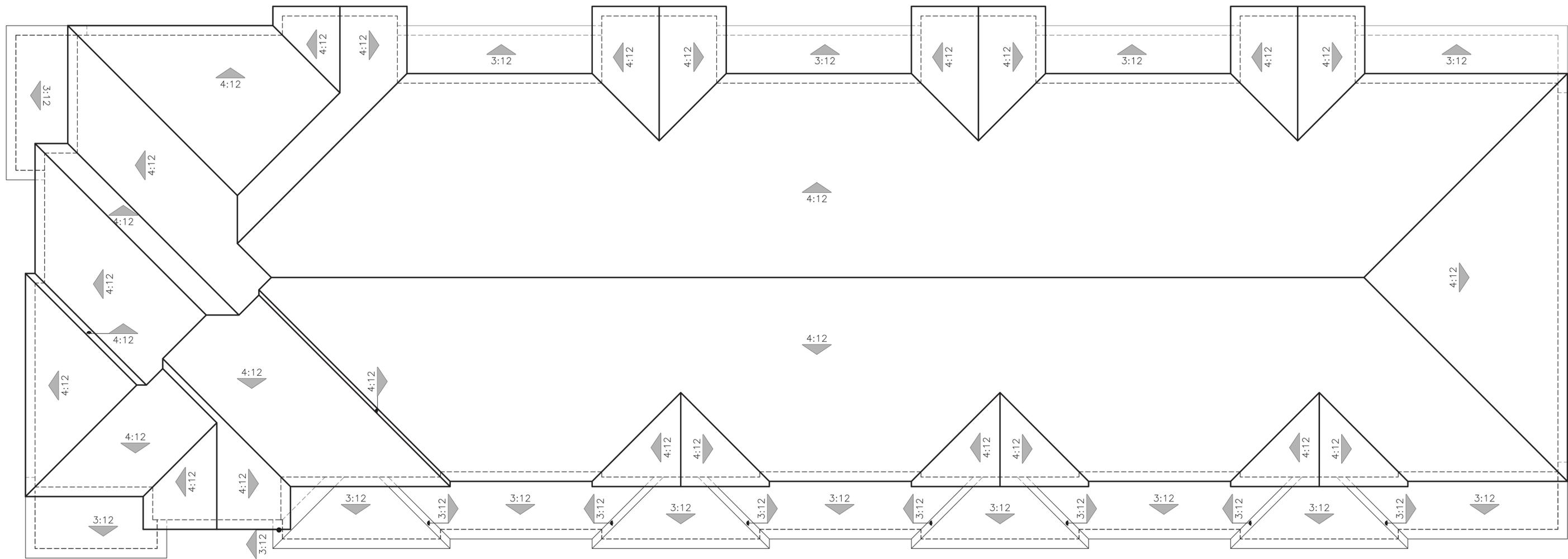
LEFT

COLOR SCHEME 2

CONTEMPORARY ECLECTIC

BUILDING - 1001 (10-PLEX)





ROOF PLAN  
 BUILDING - 1001 (10-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB



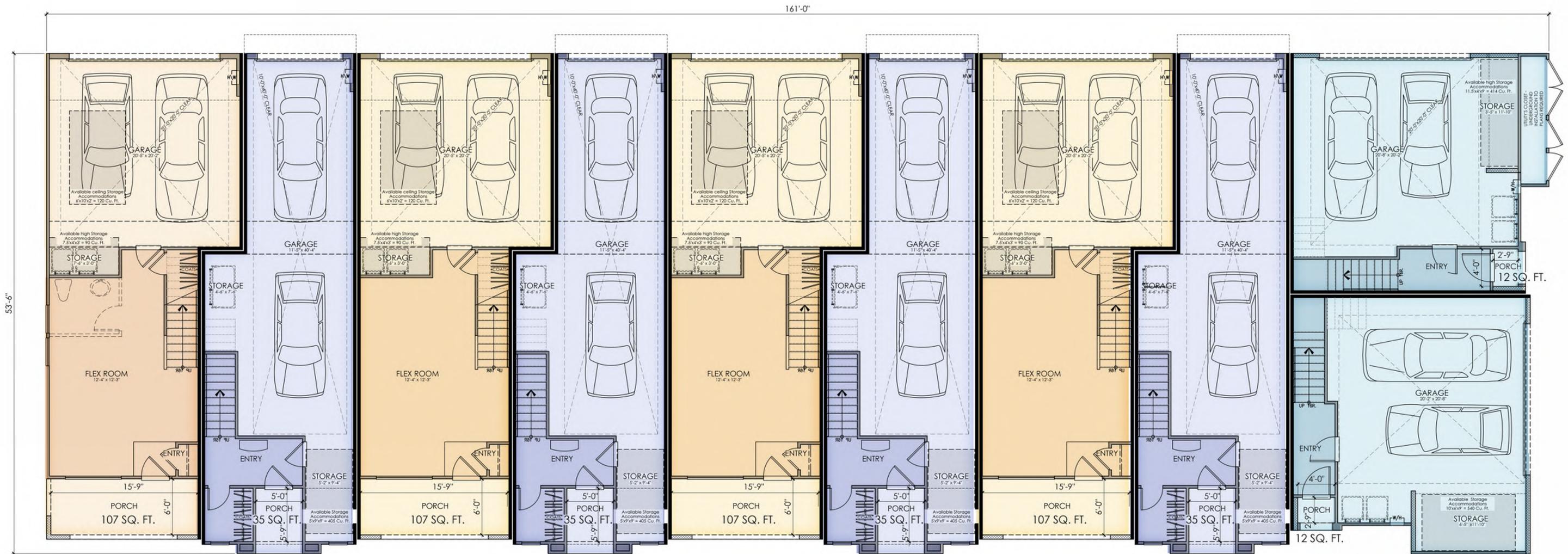
VINCENT PLACE  
 WEST COVINA, CA

04.01.2021  
 A-68

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 20021



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

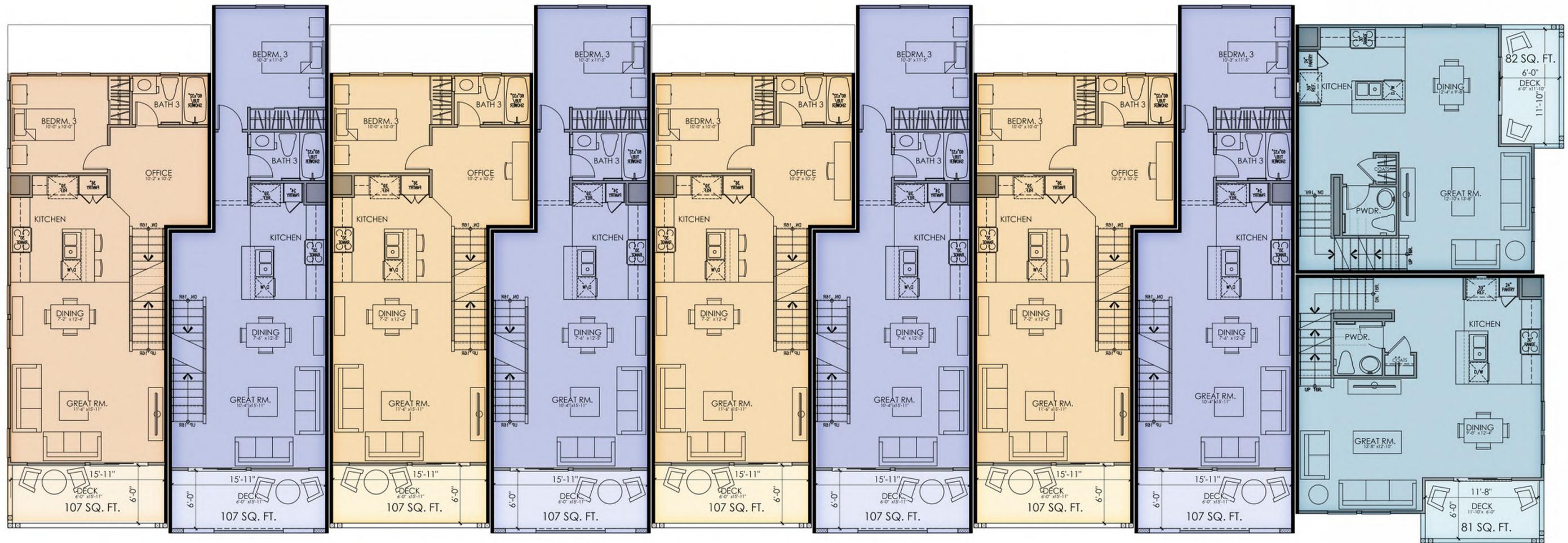
FIRST FLOOR PLAN  
BUILDING - 1001R (10-PLEX)

VINCENT PLACE  
WEST COVINA, CA

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

SECOND FLOOR PLAN  
BUILDING - 1001R (10-PLEX)

VINCENT PLACE  
WEST COVINA, CA

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB



PLAN 1X - 1,214 S.F.  
2 BEDROOM, 2.5 BATH



PLAN 3Y - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM/ADAPTABLE

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 3 - 1,822 S.F.  
3 BEDROOM, 3 BATH  
FLEX ROOM

PLAN 2 - 1,505 S.F.  
3 BEDROOM, 3 BATH

PLAN 1 - 1,214 S.F.  
2 BEDROOM, 2.5 BATH

THIRD FLOOR PLAN  
BUILDING - 1001R (10-PLEX)

VINCENT PLACE  
WEST COVINA, CA

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



REAR

COLOR SCHEME 2

CONTEMPORARY ECLECTIC

BUILDING - 1001R (10-PLEX)



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RIGHT



LEFT

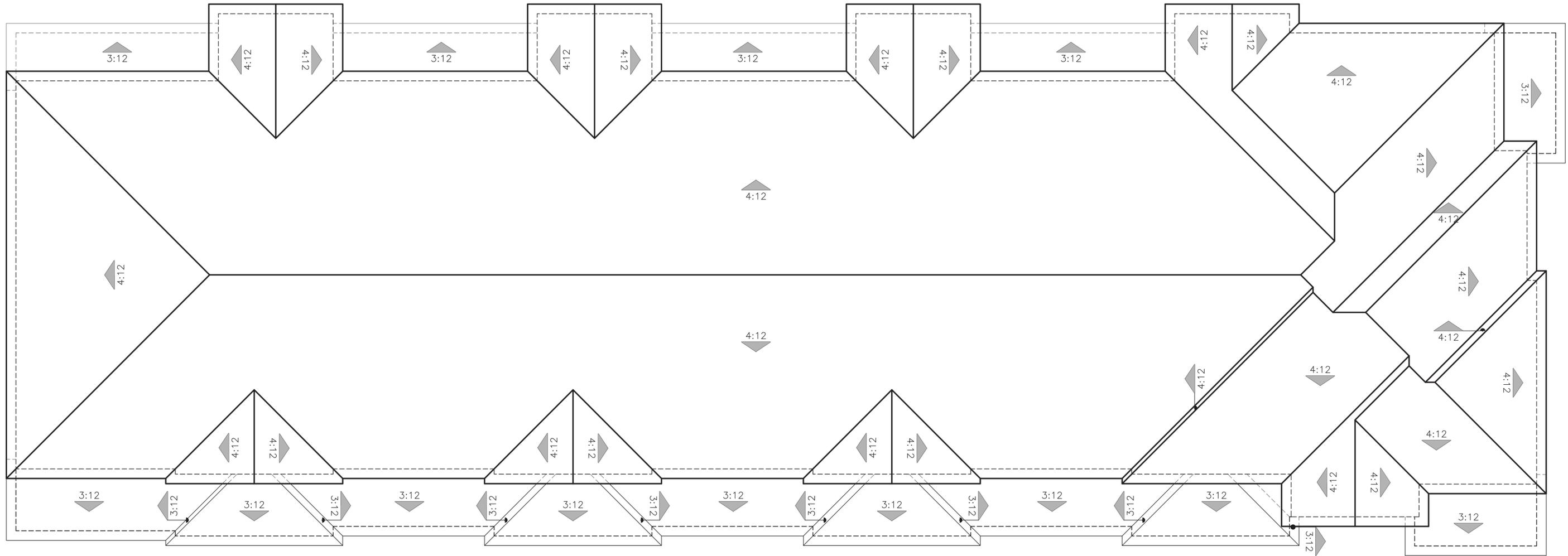
COLOR SCHEME 2

CONTEMPORARY ECLECTIC

BUILDING - 1001R (10-PLEX)



VINCENT PLACE  
WEST COVINA, CA



ROOF PLAN  
 BUILDING - 1001R (10-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB



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VINCENT PLACE  
WEST COVINA, CA

PROJECT 20021  
CREATED 11/23/2020

	SCHEME 2	SCHEME 3
STUCCO 1	1572	1572
STUCCO PAINT MATCH**	SW7757 HIGH REFLECTIVE WT	SW7757 HIGH REFLECTIVE WT
STUCCO 2	SW7072 ONLINE	SW7740 MESSENGER BAG
LAP SIDING	SW7075 WEB GRAY	SW2816 RKWD DARK GREEN
FASCIA / TRIM / GARAGE DOORS	SW7757 HIGH REFLECTIVE WHITE	SW7757 HIGH REFLECTIVE WHITE
FRONT DOORS	SW2854 CARIBBEAN CORAL	SW2858 HARVEST GOLD
ROOF: REFLECTOR SERIES PLUS	STONE GRAY PLUS	SAGEWOOD PLUS
BRICK: TUNDRA	IRONSIDE	RIVERBED

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	GAF TIMBERLINE



ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

\*\* FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

Written Color Schemes

DIGITAL COLOR BOARD  
SCHEME #2



VINCENT PLACE  
WEST COVINA, CA

Kevin L. Crook  
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DIGITAL COLOR BOARD  
SCHEME #3



VINCENT PLACE  
WEST COVINA, CA

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**Architect**  
Inc.  
#20021  
DEC. 07, 2020  
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Color Boards

\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.  
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.