

WEST CAMERON II

WEST COVINA, CA

TABLE OF CONTENTS

| | | | |
|-------------|--|-------------|--|
| S-1 | PROJECT SUMMARY | A-13 | 12 PLEX BUILDING FIRST FLOOR PLAN |
| S-2 | CONCEPTUAL SITE PLAN | A-14 | 12 PLEX BUILDING SECOND FLOOR PLAN |
| S-3 | DIMENSIONED SITE PLAN | A-15 | 12 PLEX BUILDING THIRD FLOOR PLAN |
| W-1 | WASTE COLLECTION PLAN | A-16 | 12 PLEX BUILDING ELEVATIONS - FRONT AND REAR |
| A-1 | 10 PLEX BUILDING FIRST FLOOR PLAN | A-17 | 12 PLEX BUILDING ELEVATIONS - SIDES |
| A-2 | 10 PLEX BUILDING SECOND FLOOR PLAN | A-18 | 12 PLEX BUILDING ROOF PLAN |
| A-3 | 10 PLEX BUILDING THIRD FLOOR PLAN | A-19 | 10 PLEX SECTION A - 12 PLEX SECTION B |
| A-4 | 10 PLEX BUILDING ELEVATIONS - FRONT AND REAR | A-20 | WRITTEN COLOR SCHEMES |
| A-5 | 10 PLEX BUILDING ELEVATIONS - SIDES | A-21 | COLOR BOARDS |
| A-6 | 10 PLEX BUILDING ROOF PLAN | L-1 | SCHEMATIC LANDSCAPE PLAN |
| A-7 | 10 PLEX REVERSE BUILDING FIRST FLOOR PLAN | L-2 | SCHEMATIC ENLARGEMENT PLAN |
| A-8 | 10 PLEX REVERSE BUILDING SECOND FLOOR PLAN | L-3 | SCHEMATIC WALL & FENCE PLAN |
| A-9 | 10 PLEX REVERSE BUILDING THIRD FLOOR PLAN | L-4 | CONCEPTUAL PLANTING PLAN |
| A-10 | 10 PLEX BUILDING ELEVATIONS - FRONT AND REAR | L-5 | CONCEPTUAL PHOTOMETRICS LIGHTING PLAN |
| A-11 | 10 PLEX BUILDING ELEVATIONS - SIDES | C-1 | VESTING TENTATIVE TRACT MAP |
| A-12 | 10 PLEX BUILDING ROOF PLAN | C-2 | CONCEPTUAL SITE PLAN |

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Architect:

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Vicinity Map



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Design Team

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MLC Holdings
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Irvine, CA 92606
Ph: (949) 372-3309
- Architect:
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Irvine, CA 92614
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Blue Engineering & Consulting, Inc,
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- Landscape Architect:
Studio PAD, Inc.
23276 S. Pointe Dr., Ste. 103
Laguna Hills, CA 92653
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Property Information

- APN: 8468-015-010 & 8468-015-024
- Street Address:
1600 & 1616 West Cameron Avenue
West Covina, CA 91790
- Existing Use: Office
- Proposed Use: Residential
- Existing General Plan Designation:
Neighborhood Medium
- Proposed General Plan Designation:
Neighborhood High
- Zoning Designation:
T-4: General Urban
- Property Owner:
First Financial Federal Credit Union
1600 West Cameron Avenue
West Covina, CA 91790

Project Summary

- Total Net Site Area: 3.25 Acres
- Number of Homes: 84
- Density: 25.8 Homes/Acre
- Occupancy: R3 Townhome/U
- Type of Construction: VB
- Sprinkler System: NFPA 13D
- Number of Stories: 3

Plan Mix

- Plan 1 (1210 SF, 2 bedrooms): 24 homes
- Plan 2 (1500 SF, 3 bedrooms): 30 Homes
- Plan 3 (1796 SF, 3 bedrooms): 30 Homes
- Total: 84 Homes

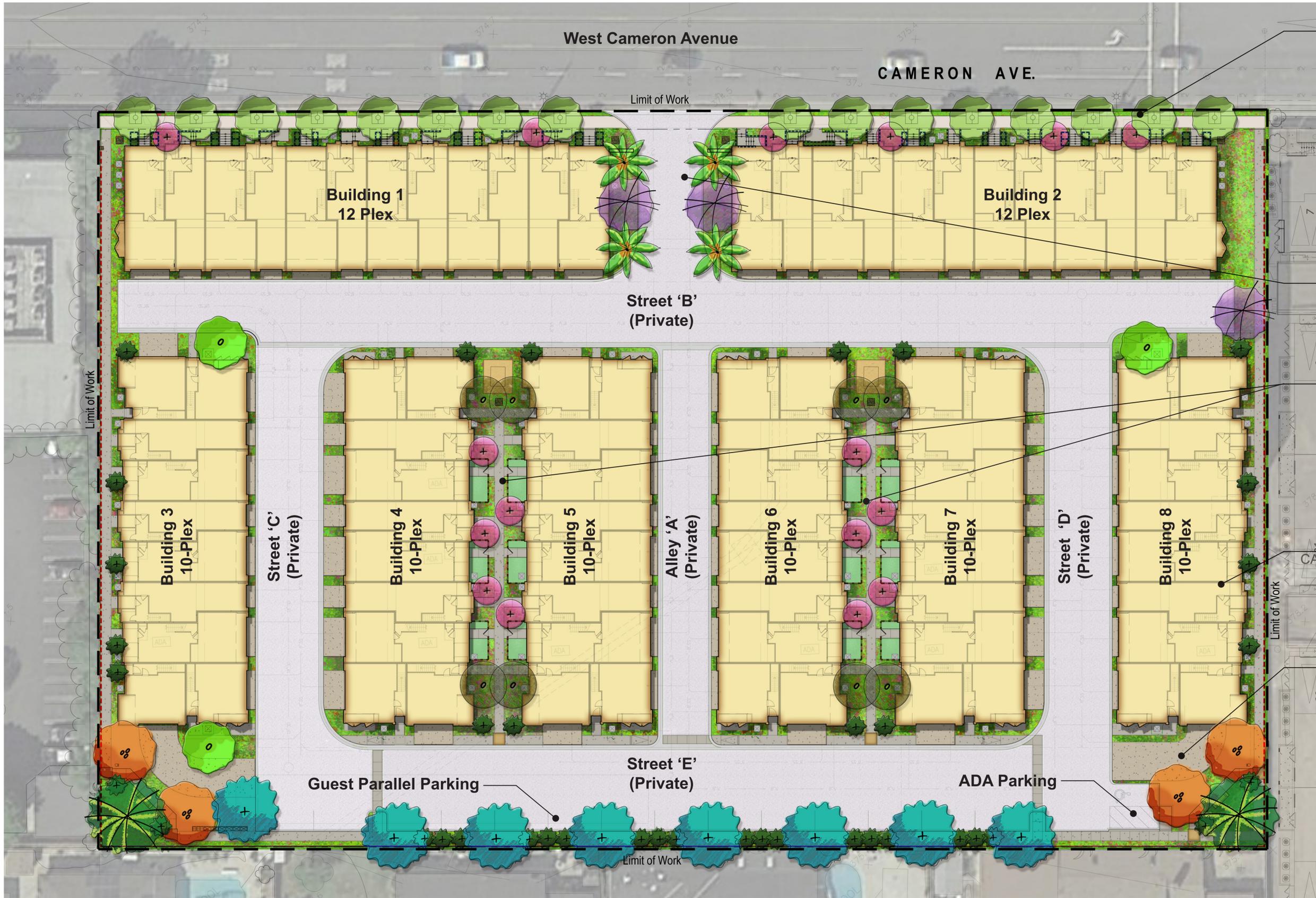
Code Analysis

| No. | Standard | Required | Provided |
|-------------|---|---|--|
| 4.2B | Setbacks | | |
| | Primary Street (W. Cameron Ave.) | 0' Min/10' Max | 7.0' Max |
| | Side Street | 0' Min/10' Max | N/A |
| | Side Yard (interior) - NW and SW Boundary | 0' Min | 7.2' Min. |
| | Rear yard with Alley - SW Boundary | 50' | 50' |
| 4.2C | Building Type, Height and Lot Size | | |
| | Building Type | Flex, Court, Hybrid Court, Liner, Rowhouse, Live-Work | Rowhouse |
| | Rowhouse Height | 1-3 stories/24'-40' 25' within 50' of SFR 35' within 100' of SFR | 3 stories 34'10" within 50' of SFR 38'6" max with stoop at frontage ² |
| | First Floor Height | 12' | 10' (Not including Stoops) |
| | Second Floor Height | 10' | 10' |
| | Lot WxD | 125'/125'-110' | N/A |
| 4.2D | Parking | | |
| | Required Parking | 2 per unit = 168 Total | 168 garage spaces + 14 parallel 1 ADA = 183 Total |
| | Parking Location | 30 feet from Primary Street (West Cameron) 5 feet from rear and side property line | No parking proposed at Primary Street Parking setback 7' from rear PL |
| 4.2E | Frontage Types | | |
| | Frontage Type | Forecourt, Shopfront, Stoop, Gallery, Arcade | Stoop |
| 5.2C | Rowhouse | | |
| | Lot Size | 125 x110 to 125 x125 | N/A |
| | Pedestrian Access | Primary Street | Primary Street |
| | Frontage | Porch, Stoop, Dooryard | Stoop |
| | Vehicle Access & Parking | Enclosed, covered, or open | Enclosed (garage) and open |
| | Individual Rowhouse Width | 12'-36' (see footnote 1) | Plan 1 = 25' Plan 2 = 16' Plan 3 = 16' |
| | Private Open Space - Minimum Area | 100 SF Min. | Plan 1 = 140 SF Plan 2 = 101 SF Plan 3 = 101 SF |
| | Private Open Space - Minimum Dimension | 8' min dimension for ground floor space 6' for upper floor space (see footnote 1) | 6' min dimension upper floor decks (Please refer to floor plans) |
| 6.1C | Stoop | | |
| | Size | 5' min (see footnote 1) | 5'-6' depth 5'-16' width |
| | Finish level above sidewalk | 18" min. | 20" min. ² |

1. Pursuant to Proposed Code Amendment
2. Maximum height may vary at final but shall meet the minimum required

PROJECT SUMMARY

SHEET S-1



Urban Streetscene

- Three story townhomes create an urban street wall, defining the street edge and enhancing the pedestrian experience.
- Contemporary architectural design, consistent with the adjacent community, provides a strong front door presence to activate the public realm and create an inviting and engaging streetscene.
- Stoop frontage elevates windows and entries to establish a transition between the public and private realm, enhance residential entries, and maintain resident privacy.

Enhanced Community Entry

- Focal point trees
- Large Decorative Planters
- Community Signage

Paseos

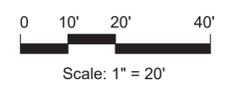
- Walkway provides access to front doors.
- Private patios provide additional private open space.
- Landscaping to emphasize front door entries and enhance the pedestrian experience

Three-Story Townhomes

- 84 two and three bedroom homes
- Upper story decks and patios provide private outdoor space.
- Garages provided in side-by-side and tandem configurations.

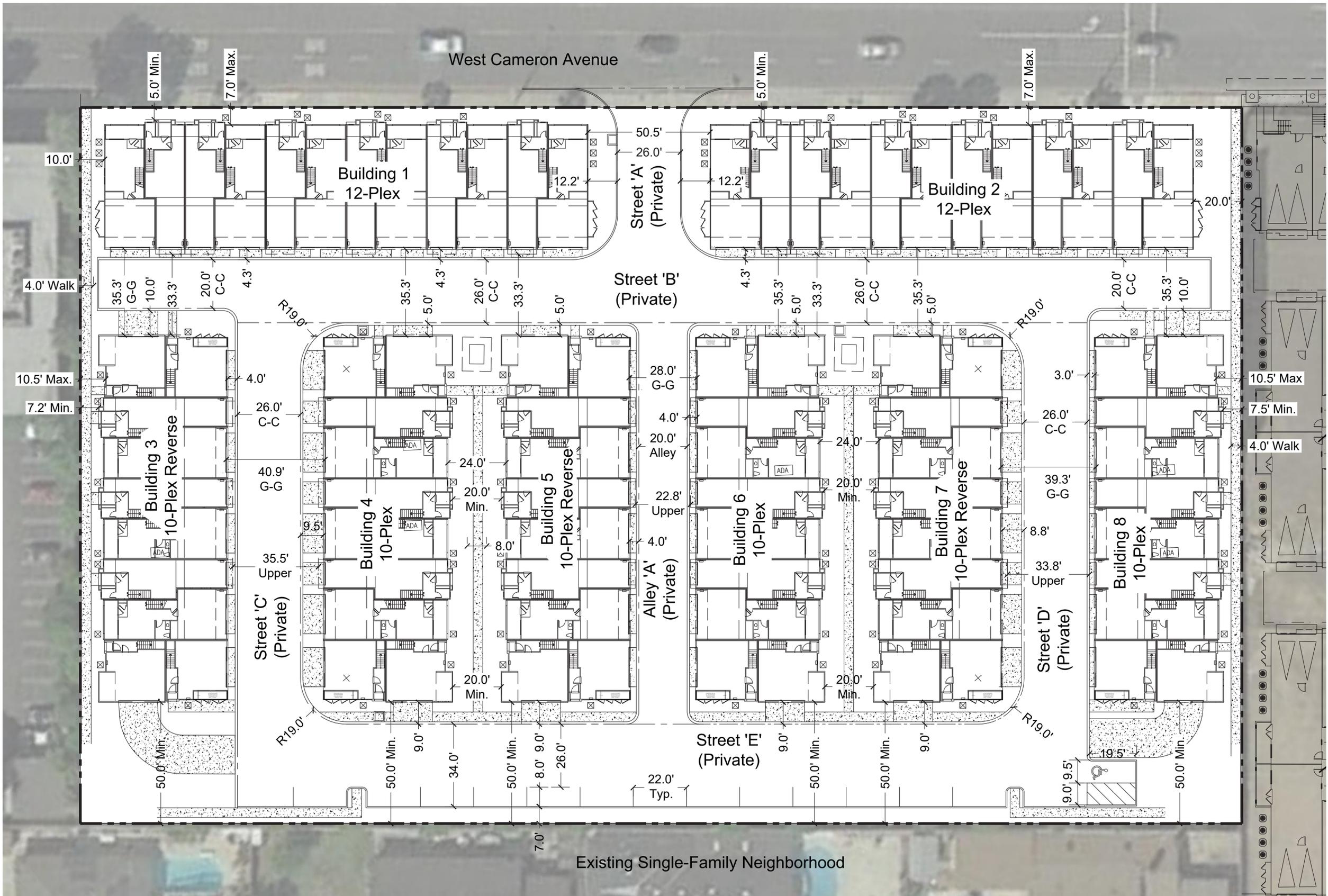
50-foot Building Setback

- Buildings are setback to maintain the privacy of neighboring single-family properties.
- Perimeter wall with landscape screening preserves neighbor privacy.
- Open parking located at rear of site and behind buildings to screen it from West Cameron Avenue.
- Includes pet area, seating, and community mailboxes

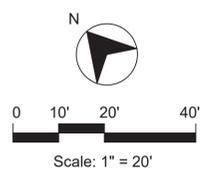


CONCEPTUAL SITE PLAN

SHEET S-2

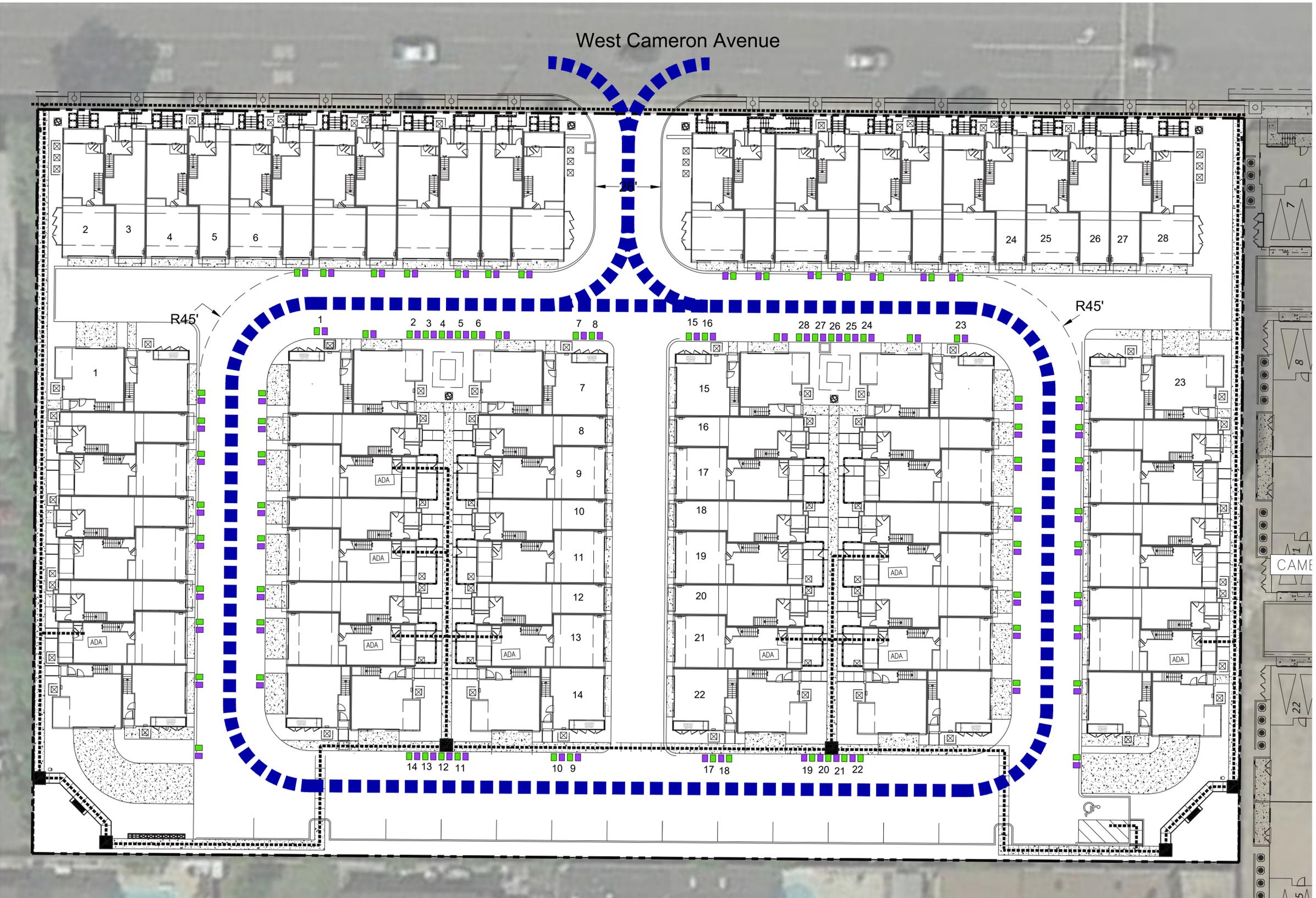


- Legend**
- C-C Curb to Curb Dimension
 - G-G Garage Door to Garage Door Dimension
 - ADA Accessible Unit
 - Upper Upper Floor Cantilever to Cantilever Dimension
 - Typ. Typical Dimension
 - Min. Minimum Dimensions
 - Max. Maximum Dimension
 - ☒ Air Conditioning Condenser (see Sheet L-2 for Screening)



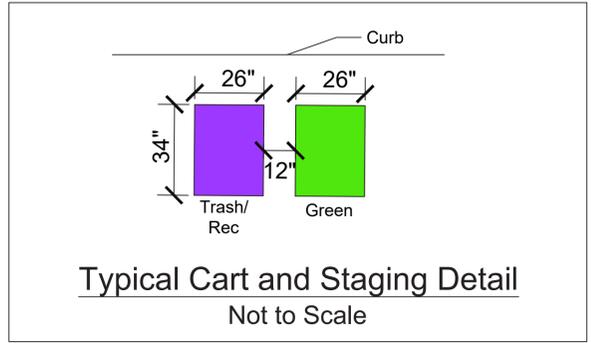
DIMENSIONED SITE PLAN

SHEET S-3



Legend

- Truck Route (26-foot Curb-to-Curb with 19' inside radius/45' outside radius)
- Two Carts (See Detail Below)



Residential Cart Assumptions

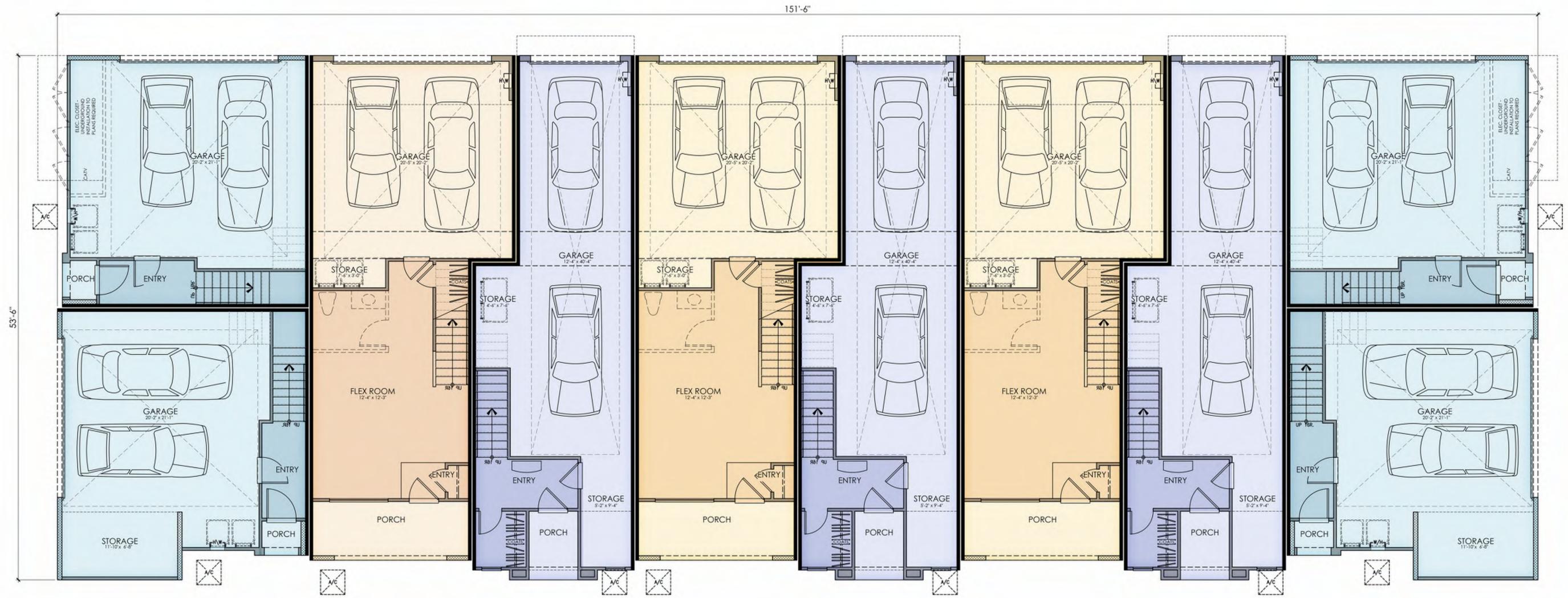
- Assumes two 96 Gallon Carts per unit (trash/recycling + green waste)
- Carts shown with a minimum of one-foot between each cart on collection day
- Carts will be stored in garages in a dedicated space free and clear of required parking spaces or in rear fenced yards
- Green waste, which will be generated by common area landscaping to be hauled away by HOA's landscape maintenance provider. Townhomes may be reduced to one cart (trash/recycling) only if desired.

WASTE COLLECTION PLAN

SHEET W-1

PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH



PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM./ADAPTABLE

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

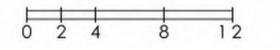
PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

FIRST FLOOR PLAN
10-PLEX BUILDING

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



PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH



PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM./ADAPTABLE

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

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FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

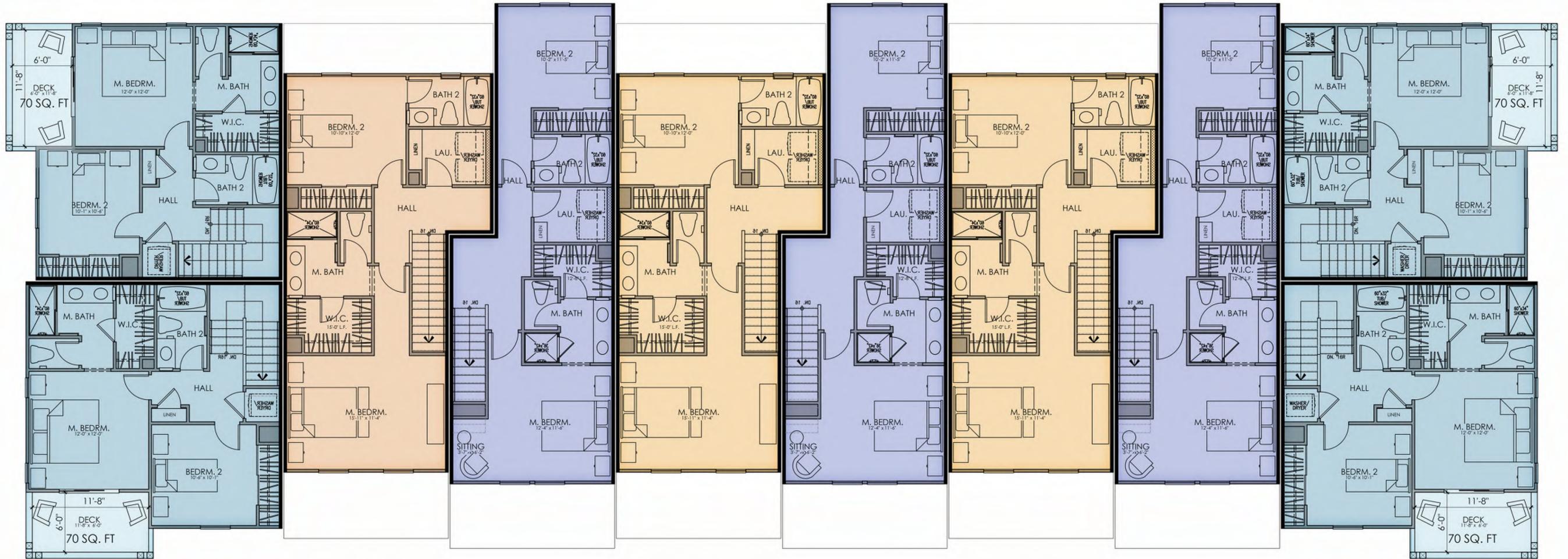
SECOND FLOOR PLAN
10-PLEX BUILDING

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



PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH



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1,210 S.F.
2 BDRM., 2.5 BATH

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1,796 S.F.
3 BDRM., 3 BATH
FLEX RM./ADAPTABLE

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

THIRD FLOOR PLAN
10-PLEX BUILDING

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

10-PLEX BUILDING





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

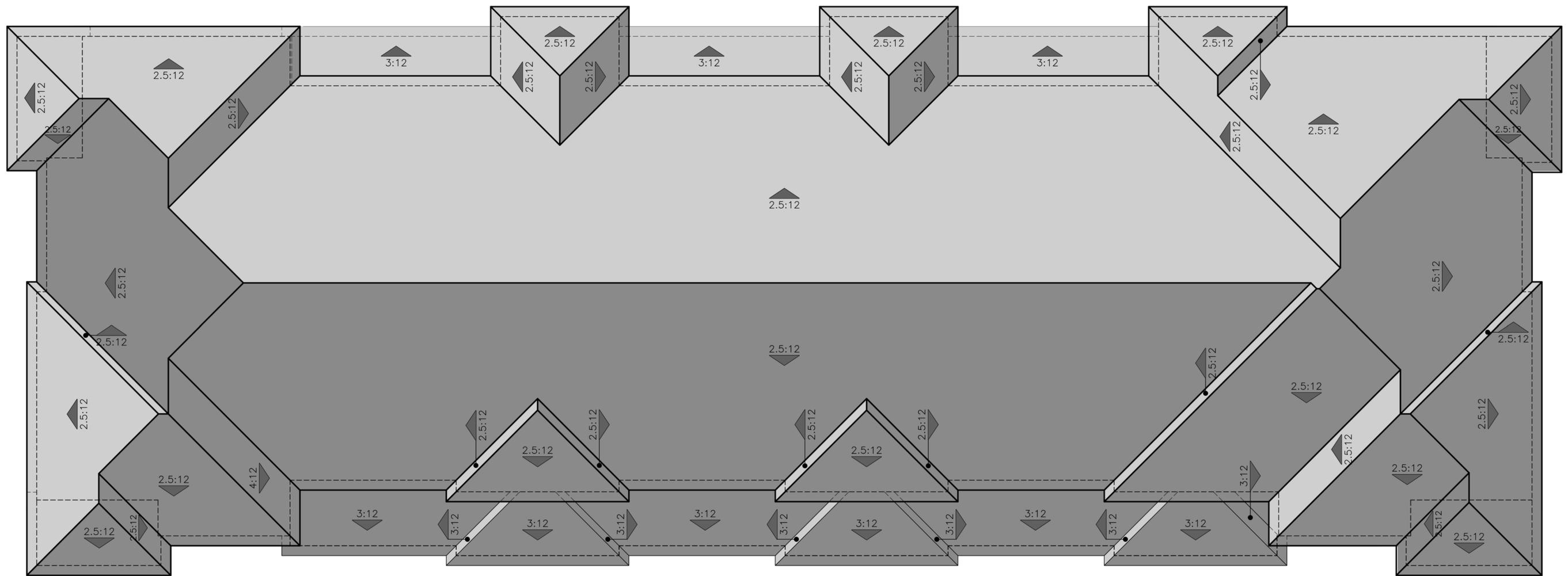
RIGHT



LEFT

COLOR SCHEME 3
10-PLEX BUILDING





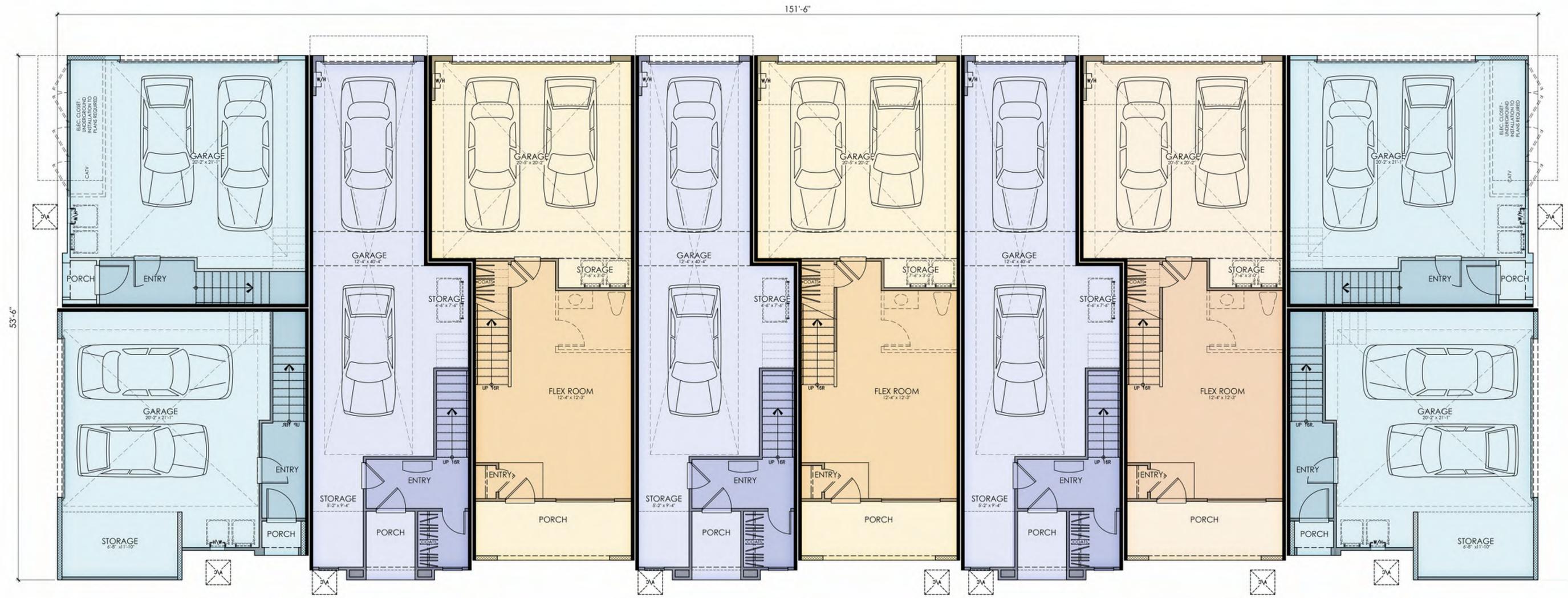
ROOF PLAN
10-PLEX BUILDING

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



PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH



PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

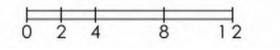
PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM./ADAPTABLE

PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

FIRST FLOOR PLAN
10-PLEX REVERSE BUILDING

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



PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH



PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM./ADAPTABLE

PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

SECOND FLOOR PLAN
10-PLEX REVERSE BUILDING

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



PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 1X - 1,210 S.F.
2 BDRM., 2.5 BATH



PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM./ADAPTABLE

PLAN 1
1,210 S.F.
2 BDRM., 2.5 BATH

THIRD FLOOR PLAN
10-PLEX REVERSE BUILDING

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

10-PLEX REVERSE BUILDING





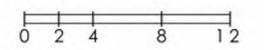
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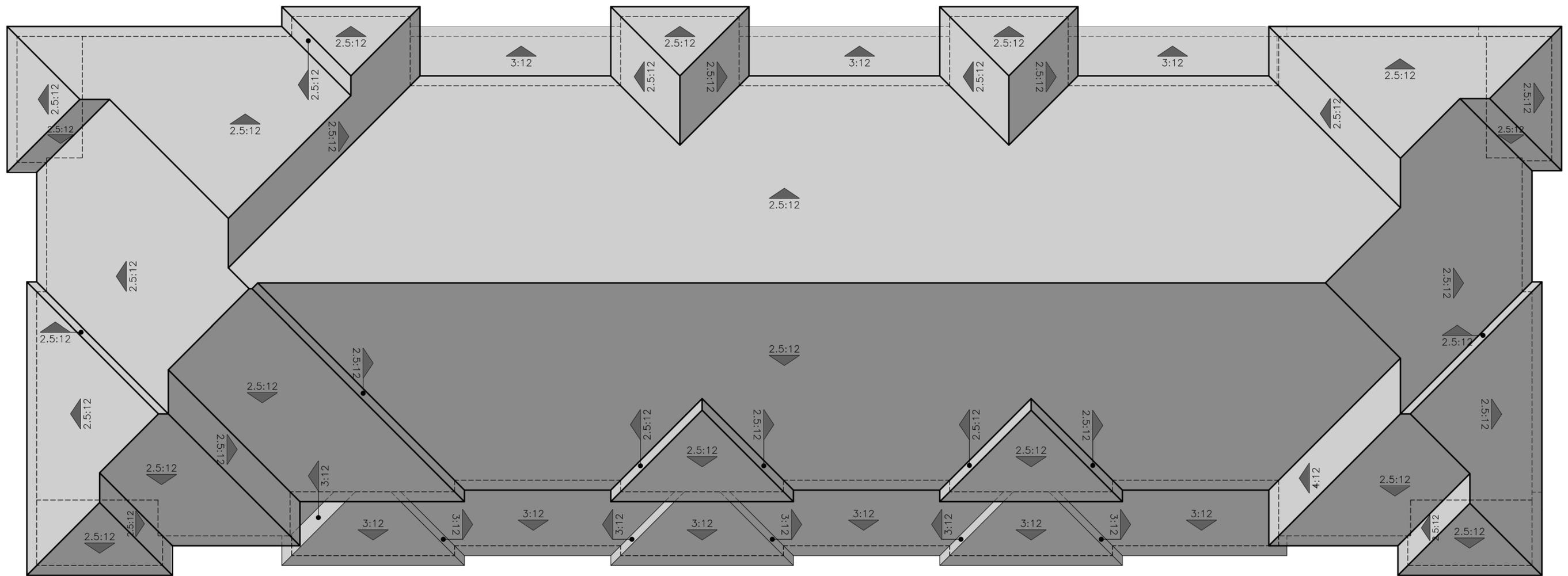
RIGHT



LEFT

COLOR SCHEME 2
10-PLEX REVERSE BUILDING

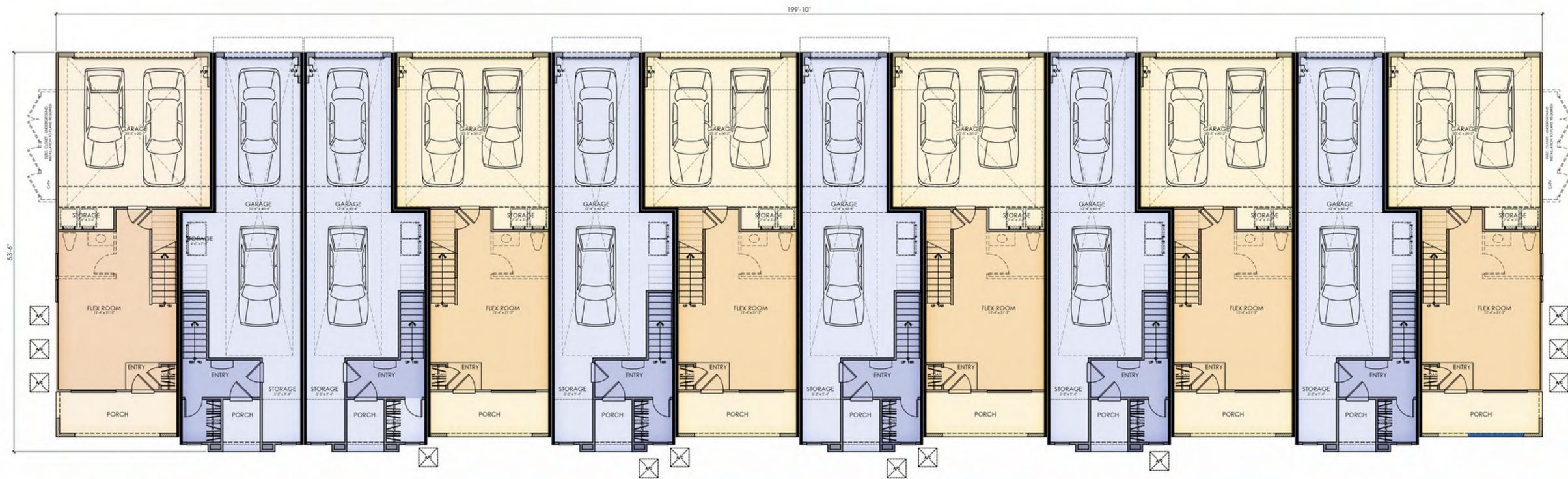




ROOF PLAN
10-PLEX REVERSE BUILDING

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

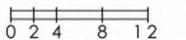




- | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|---|
| PLAN 3Y 1,796 S.F. 3 BDRM., 3 BA. FLEX RM./ADAPTABLE | PLAN 2 1,500 S.F. 3 BDRM., 3 BA. | PLAN 2 1,500 S.F. 3 BDRM., 3 BA. | PLAN 3 1,796 S.F. 3 BDRM., 3 BA. FLEX RM. | PLAN 2 1,500 S.F. 3 BDRM., 3 BA. | PLAN 3 1,796 S.F. 3 BDRM., 3 BA. FLEX RM. | PLAN 2 1,500 S.F. 3 BDRM., 3 BA. | PLAN 3 1,796 S.F. 3 BDRM., 3 BA. FLEX RM. | PLAN 2 1,500 S.F. 3 BDRM., 3 BA. | PLAN 3 1,796 S.F. 3 BDRM., 3 BA. FLEX RM. | PLAN 2 1,500 S.F. 3 BDRM., 3 BA. | PLAN 3Y 1,796 S.F. 3 BDRM., 3 BA. FLEX RM./ADAPTABLE |
|---|--|--|--|--|--|--|--|--|--|--|---|

FIRST FLOOR PLAN
12-PLEX BUILDING

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





PLAN 3Y
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM./ADAPTABLE

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

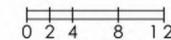
PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 3Y
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM./ADAPTABLE

SECOND FLOOR PLAN
12-PLEX BUILDING

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





PLAN 3Y
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM./ADAPTABLE

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM.

PLAN 2
1,500 S.F.
3 BDRM., 3 BA.

PLAN 3Y
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM./ADAPTABLE

THIRD FLOOR PLAN
12-PLEX BUILDING

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





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

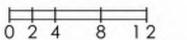
FRONT



REAR

COLOR SCHEME #3

12-PLEX BUILDING





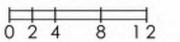
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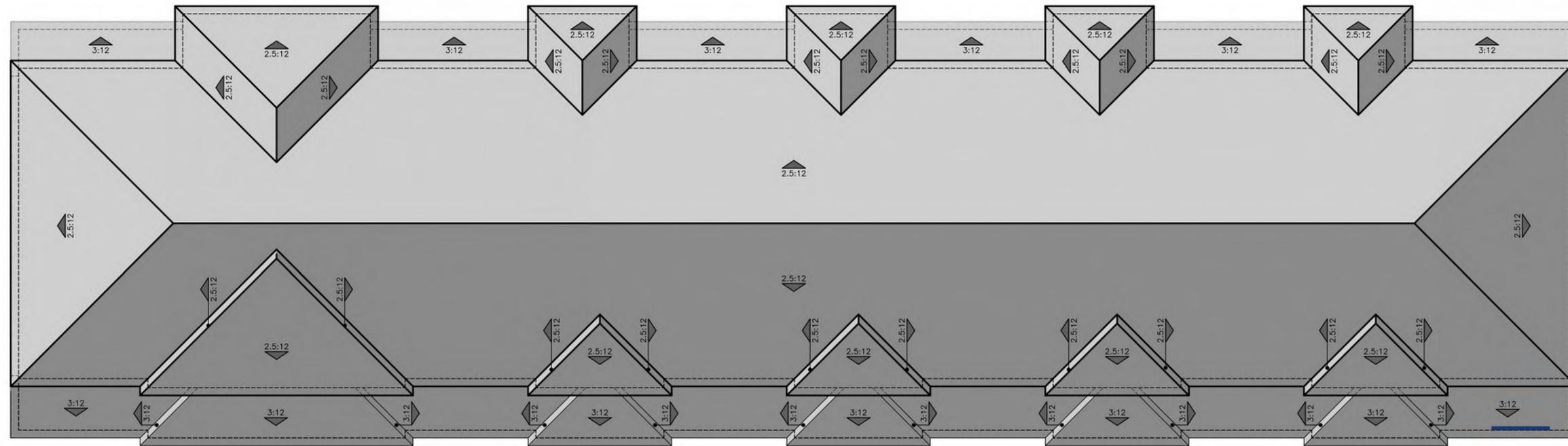
RIGHT



LEFT

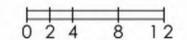
COLOR SCHEME 3
12-PLEX BUILDING

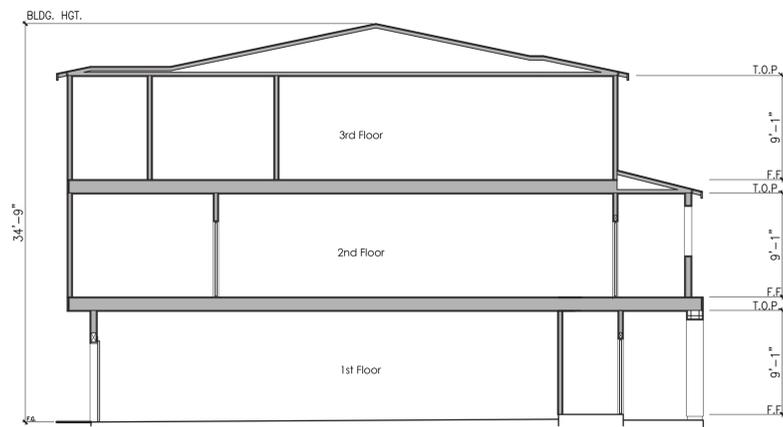
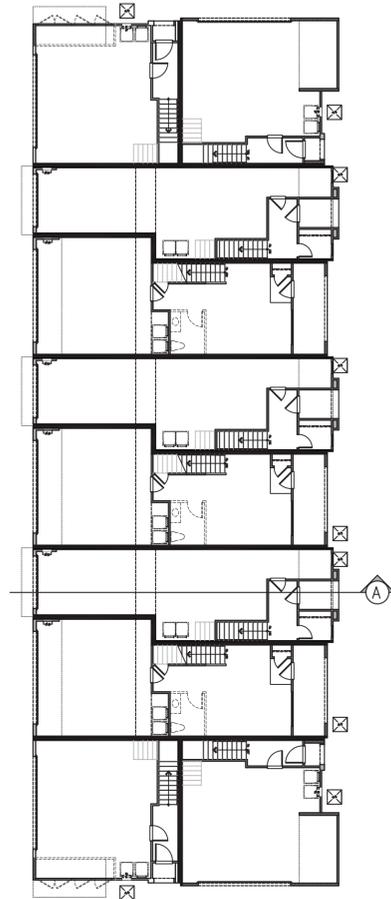




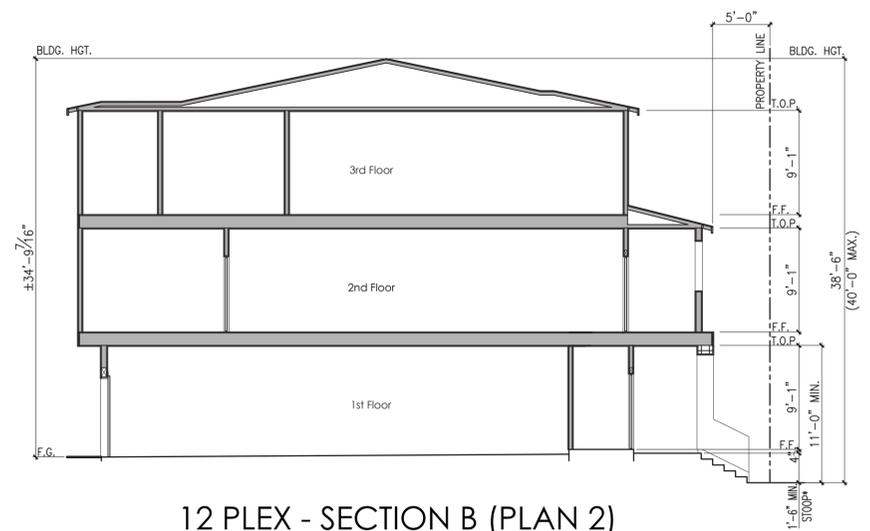
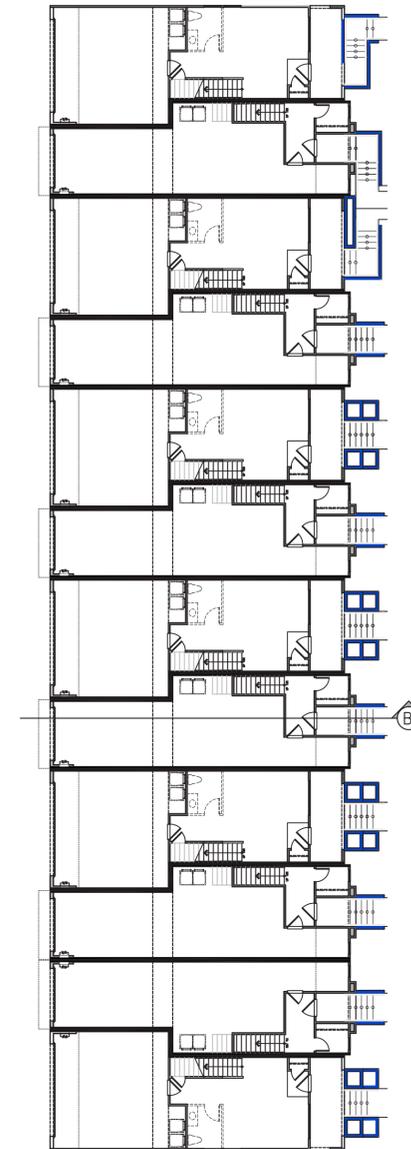
ROOF PLAN
12-PLEX BUILDING

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



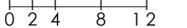


10 PLEX - SECTION A (PLAN 2)



12 PLEX - SECTION B (PLAN 2)

NOTES:
Stoop ranges from 1'-8" to 3'-1"
Preliminary - not for construction.
Final dimensions may vary



WEST CAMERON II

WEST COVINA, CA

PROJECT 20058
 CREATED 9/22/2020
 Client Rev 11/9/2020

| | 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 |
| BRICK: | ELDORADO |



ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

*** For photoshop renderings only, do NOT use in the field

WRITTEN COLOR SCHEMES

DIGITAL COLOR BOARD SCHEME #2

STUCCO BODY

ROOF

STUCCO 2

LAP SIDING

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR

BRICK

Meritage Homes

CAMERON II
WEST COVINA, CA

Kevin L. Crook
Architect Inc
#20058
NOV. 11, 2020
PLANNING + ARCHITECTURE

DIGITAL COLOR BOARD SCHEME #3

STUCCO BODY

ROOF

STUCCO 2

LAP SIDING

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR

BRICK

Meritage Homes

CAMERON II
WEST COVINA, CA

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#20058
NOV. 11, 2020
PLANNING + ARCHITECTURE

COLOR BOARD

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

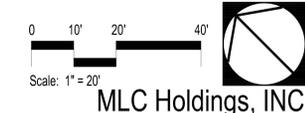


LEGEND

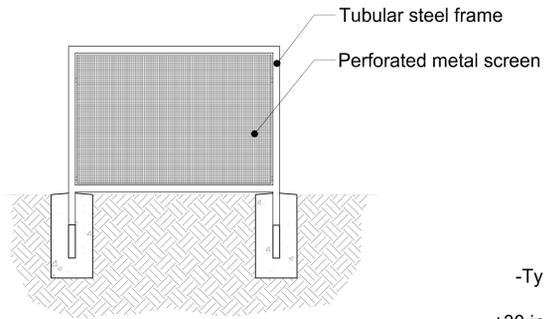
1. Community seating area with bench seating, dog-bag station, and specimen trees.
2. Six community cluster mailboxes and two parcel lockers, per USPS review and approval.
3. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
4. Proposed tree, per Planting Plan.
5. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
6. Accessible parking stall and striping, per Civil plans.
7. Guest parking stall.
8. Natural colored concrete driveway, with light broom finish and tooled joints.
9. Private patio area, homeowner maintained.
10. Common area landscape, builder installed and HOA maintained.
11. Community dog bag station (black in color), for pet owners.
12. Property line, per civil plans.
13. Proposed public street sidewalk ROW, per Civil plans.
14. Transformer to be screened with landscape, quantity and final locations TBD.
15. Large decorative planters.
16. Proposed entry sign, per wall and fence plan.
17. 5' square enhanced paving node at courtyard entrance.



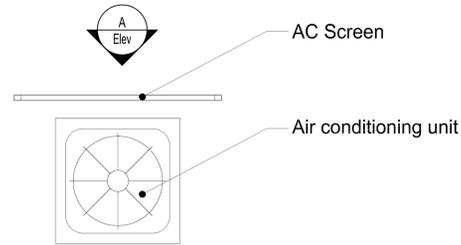
*Images herein are conceptual in nature and subject to change.



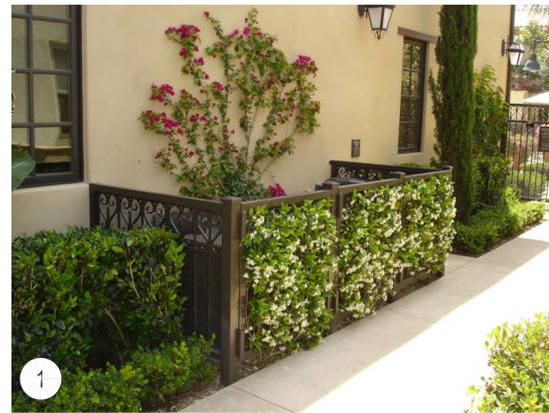
Schematic Landscape Plan



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



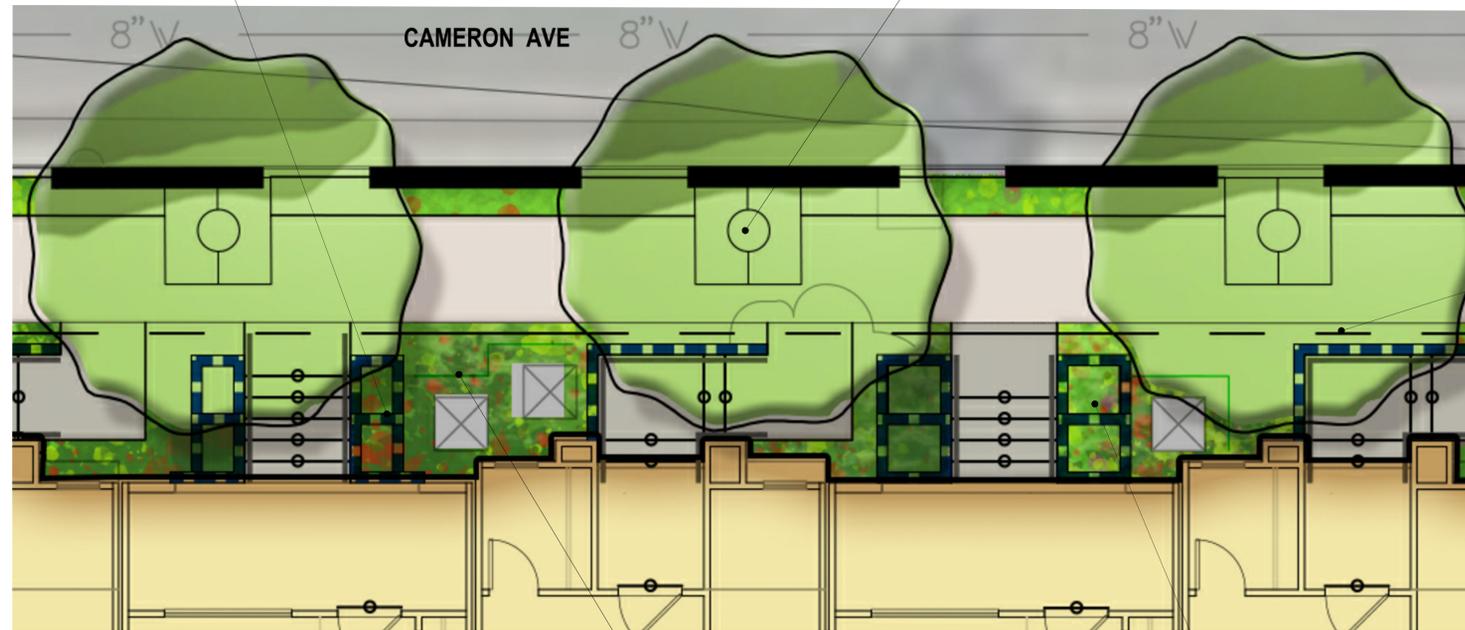
Plan View - AC Screen
1/2" = 1'-0"



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



2 Planter/ wall combo
-Typical wall enlargement (see photo below).
- ±30 inches for wall stepping.

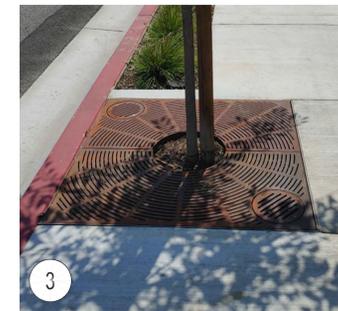


Plan View

1 AC Screen

2 Planter/ wall combo
-Typical wall enlargement (see photo below).
- ± 30 inches for wall stepping.

3 Tree grate with proposed street tree



Liriodendron tulipifera (Tulip Tree)

4 Vegetation buffer at turning steps



*Proposed railing at stoops to resemble image shown above.



*Typical wall height variation.

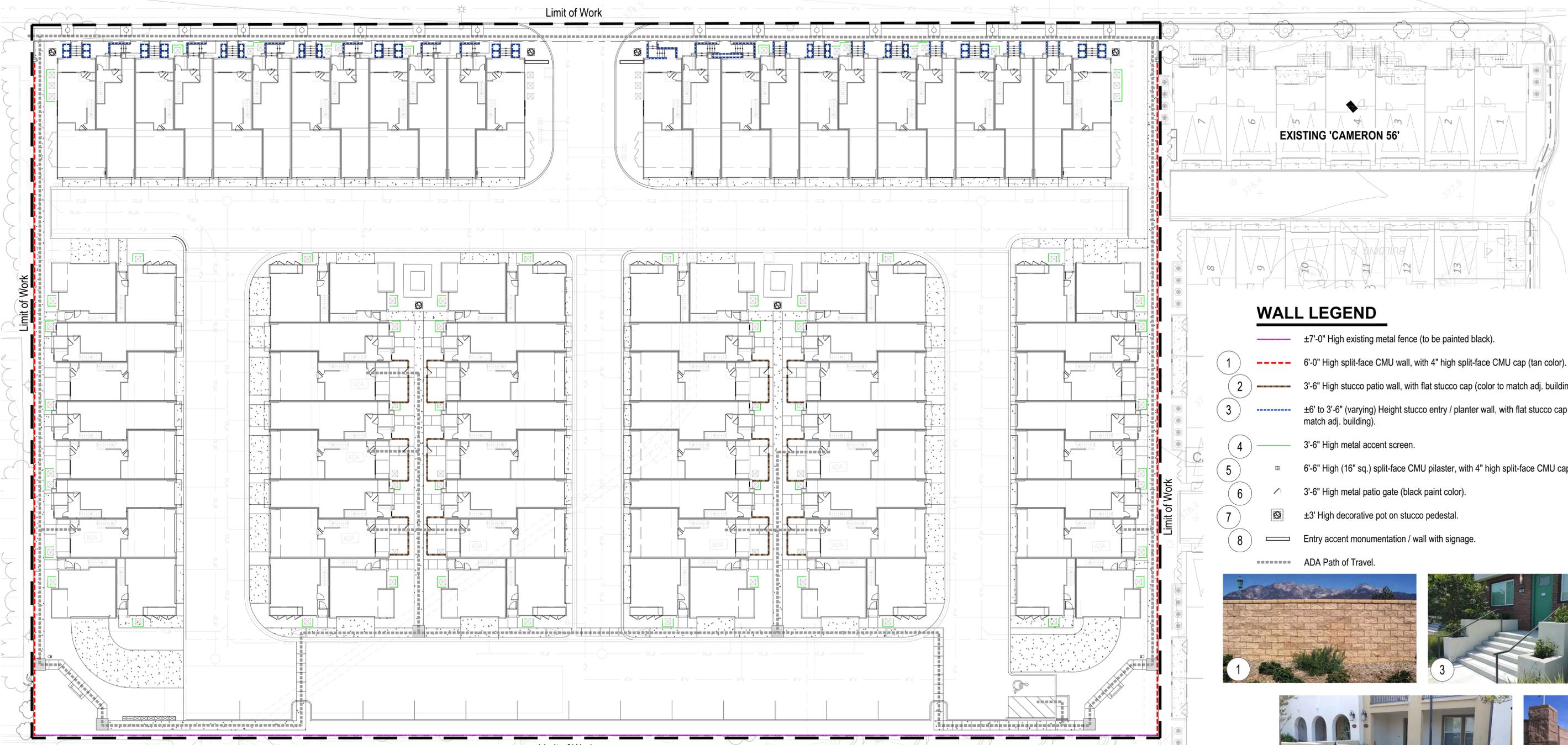


MLC Holdings, INC.

Schematic Enlargement Plan - Stoops Along Cameron Ave

3rd City Submittal | Project No.: MLC02
Date: Feb. 2, 2021

L-2

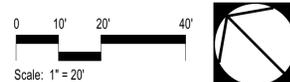


WALL LEGEND

- 1 — ±7'-0" High existing metal fence (to be painted black).
- 2 — 6'-0" High split-face CMU wall, with 4" high split-face CMU cap (tan color).
- 3 — 3'-6" High stucco patio wall, with flat stucco cap (color to match adj. building).
- 4 — ±6" to 3'-6" (varying) Height stucco entry / planter wall, with flat stucco cap (color to match adj. building).
- 5 — 3'-6" High metal accent screen.
- 6 — 6'-6" High (16" sq.) split-face CMU pilaster, with 4" high split-face CMU cap (tan color).
- 7 — 3'-6" High metal patio gate (black paint color).
- 8 — ±3' High decorative pot on stucco pedestal.
- Entry accent monumentation / wall with signage.
- ADA Path of Travel.



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



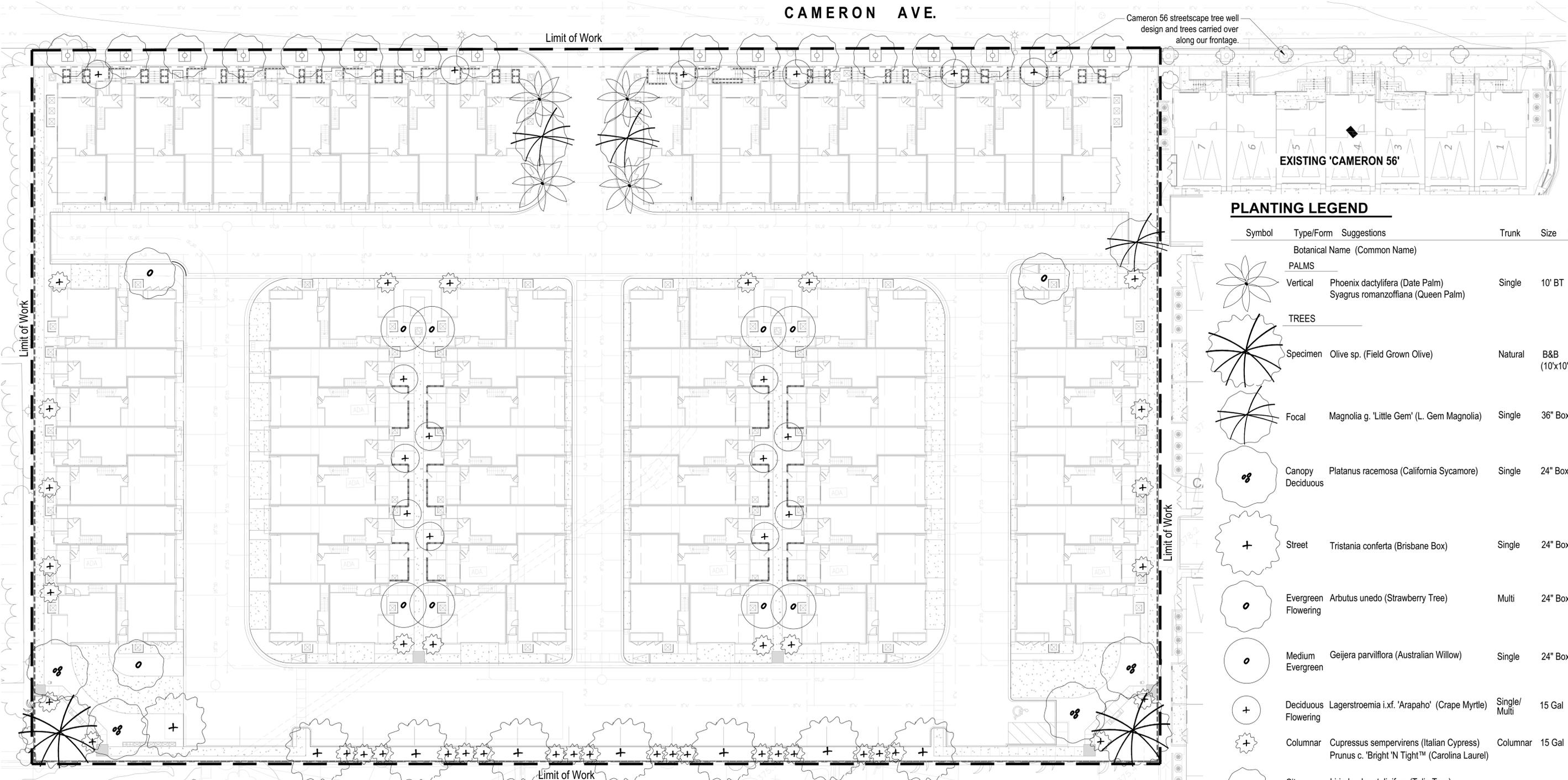
Schematic Wall & Fence Plan

(Rev. Mar. 19, 2021)

MLC Holdings, INC.

3rd City Submittal | Project No.: MLC02
Date: Feb. 2, 2021

L-3

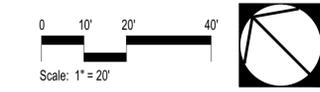


PLANTING LEGEND

| 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 | 4 |
| TREES | | | | | | |
| | Specimen | Olive sp. (Field Grown Olive) | Natural | B&B (10'x10') | Low | 2 |
| | Focal | Magnolia g. 'Little Gem' (L. Gem Magnolia) | Single | 36" Box | Low | 3 |
| | Canopy Deciduous | Platanus racemosa (California Sycamore) | Single | 24" Box | Medium | 4 |
| | Street | Tristania conferta (Brisbane Box) | Single | 24" Box | Medium | 8 |
| | Evergreen Flowering | Arbutus unedo (Strawberry Tree) | Multi | 24" Box | Low | 3 |
| | Medium Evergreen | Geijera parviflora (Australian Willow) | Single | 24" Box | Low | 8 |
| | Deciduous Flowering | Lagerstroemia i.xf. 'Arapahoe' (Crape Myrtle) | Single/Multi | 15 Gal | Medium | 16 |
| | Columnar | Cupressus sempervirens (Italian Cypress) Prunus c. 'Bright 'N Tight'™ (Carolina Laurel) | Columnar | 15 Gal | Low | 42 |
| | City Parkway | Liriodendron tulipifera (Tulip Tree) *Final selections per City of West Covina Stds. | Single | 24" Box | Low | 16 |
| | | | | | | TOTAL = 111 |

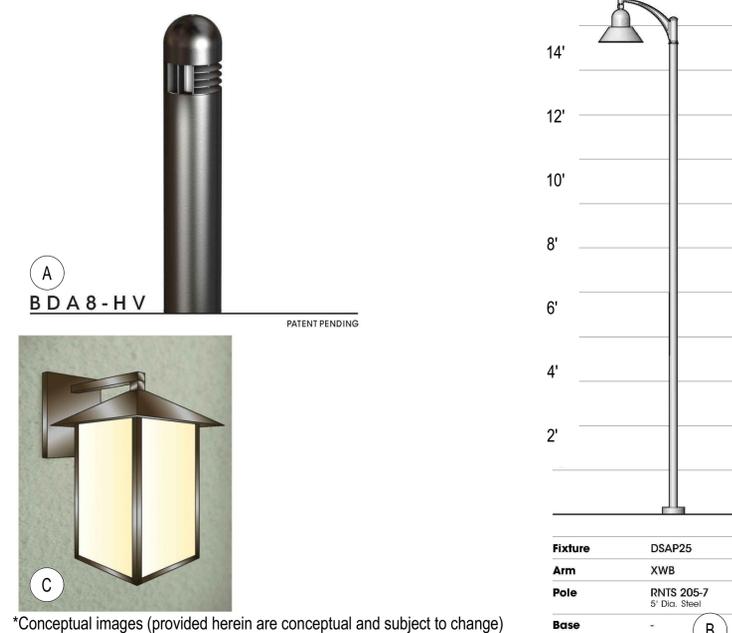
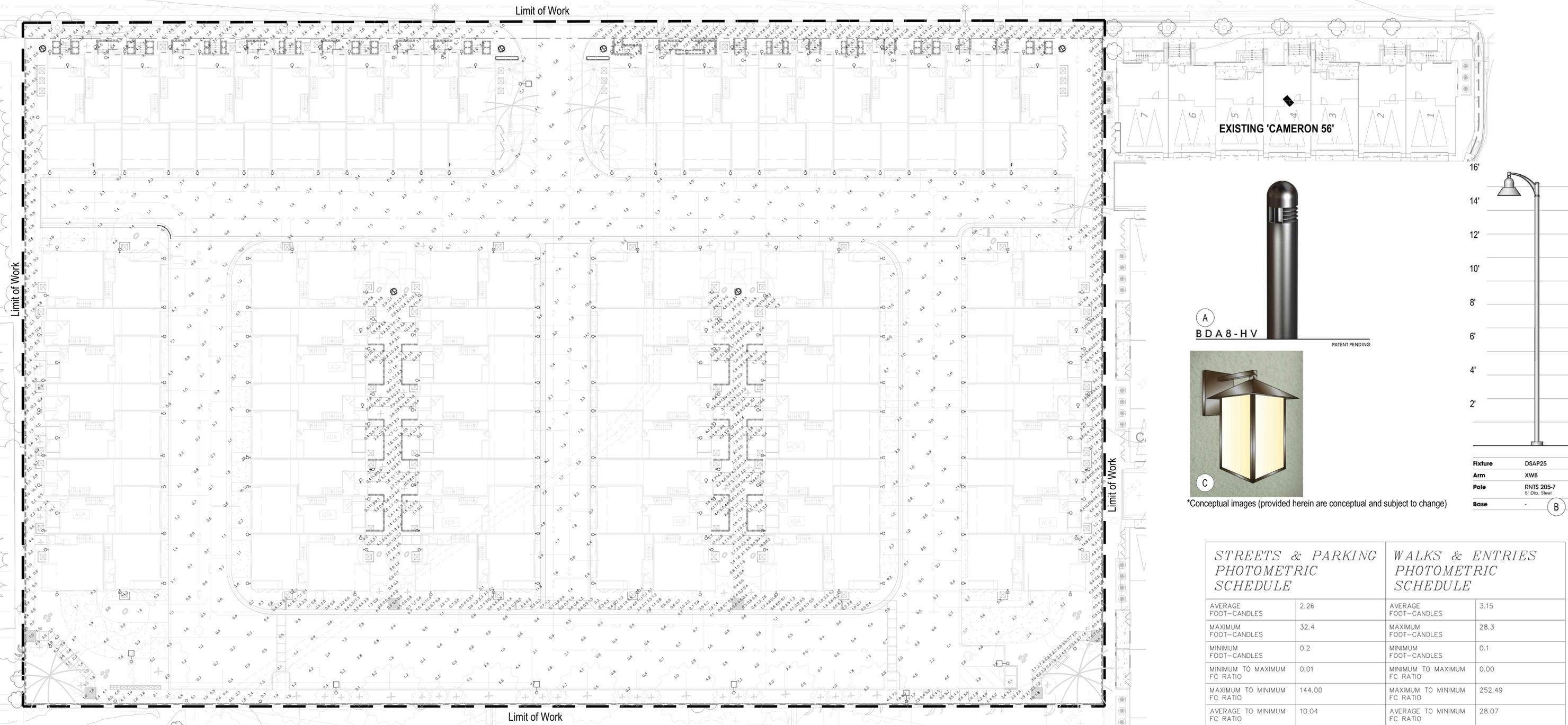
- NOTES:**
- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
 - Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
 - 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.

| VINES & ESPALIERS | WUCOLS (R3) | SHRUBS and GROUND COVER | WUCOLS (R3) | SHRUBS and GROUND COVER | WUCOLS (R3) |
|---|---------------------|------------------------------------|-------------|------------------------------------|-------------|
| Bougainvillea 'Monka' (Oo-La-La® Bougainvillea) | Bougainvillea Low | Anigozanthos | Low | Chamaerops humilis | Low |
| Macfadyena unguis-cati | Cat's Claw Vine Low | Agave sp. | Low | Cordyline 'Pink Passion' | Low |
| Trachelospermum jasminoides | Star Jasmine Med | Aloe sp. | Low | Dasyliirion longissimum | Low |
| | | Bougainvillea sp. | Low | Delosperma cooperi | Low |
| | | Callistemon citrinus 'Little John' | Low | Dianella revoluta 'Little Rev' | Low |
| | | Carex divulsa | Low | Kalanchoe thyrsiflora | Low |
| | | Carissa m. 'Green Carpet' | Low | Lavandula stoechas 'Larkman Hazel' | Low |
| | | | | Ligustrum japonicum 'Texanum' | Low |
| | | | | Mediterranean Fan Palm | Low |
| | | | | Pink Passion Dracaena Palm | Low |
| | | | | Mexican Grass Tree | Low |
| | | | | Trailing Ice Plant | Low |
| | | | | Little Rev™ Flax Lily | Low |
| | | | | Flapjack Paddle Plant | Low |
| | | | | Hazel™ Spanish Lavender | Low |
| | | | | Japanese Privet | Low |



Conceptual Planting Plan

MLC Holdings, INC.



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

| STREETS & PARKING PHOTOMETRIC SCHEDULE | | WALKS & ENTRIES PHOTOMETRIC SCHEDULE | |
|--|--------|--|--------|
| AVERAGE FOOT-CANDLES | 2.26 | AVERAGE FOOT-CANDLES | 3.15 |
| MAXIMUM FOOT-CANDLES | 32.4 | MAXIMUM FOOT-CANDLES | 28.3 |
| MINIMUM FOOT-CANDLES | 0.2 | MINIMUM FOOT-CANDLES | 0.1 |
| MINIMUM TO MAXIMUM FC RATIO | 0.01 | MINIMUM TO MAXIMUM FC RATIO | 0.00 |
| MAXIMUM TO MINIMUM FC RATIO | 144.00 | MAXIMUM TO MINIMUM FC RATIO | 252.49 |
| AVERAGE TO MINIMUM FC RATIO | 10.04 | AVERAGE TO MINIMUM FC RATIO | 28.07 |

LUMINAIRE SCHEDULE

| CALLOUT | SYMBOL | LAMP | DESCRIPTION | BALLAST | MOUNTING | MODEL | VOLTS | NOTE 1 | NOTE 2 | QUANTITY |
|---------|------------|--|--|------------|----------|--|------------|--------------------------|---------------------------|----------|
| (A) | Bollard | (36) 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. | | 8 |
| (B) | Pole | (64) 64 WHITE LIGHT EMITTING DIODES (LEDs). | FABRICATED METAL HOUSING, VPA LED MODULE CONSISTING OF: | ELECTRONIC | POLE | US Architectural Lighting, DSCR28-LED-VPA-III-64LED-525mA-WW | 120V 1P 2W | Arm: 'XWB'. | Pole: 14ft, RTA-1964-188. | 7 |
| (C) | Sconce-Arm | (1) #AL-R-1W-35 | LED 80 SERIES, ARM MOUNT UNIT, OPAL ACRYLIC LENS, OPEN BOTTOM 40 WATTS | ELECTRONIC | CEILING | EVERGREEN LIGHTING, 802240L | 120V 1P 2W | | | 220 |

*NOTE: ALL SCHEDULES ARE SHOWN AT 10 SCALE

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.
2. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.



Conceptual Photometrics Lighting Plan

MLC Holdings, INC.

3rd City Submittal | Project No.: MLC02 | Date: Feb. 2, 2021

L-5

VESTING TENTATIVE TRACT MAP NO. 83216

EXISTING EASEMENTS

- AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 6, 1961 AS INSTRUMENT NO. 4813, IN BOOK D-1411, PAGE 759 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: A PORTION OF SAID LAND
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1980 AS INSTRUMENT NO. 80-200161 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: A PORTION OF PARCEL A
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1986 AS INSTRUMENT NO. 86-938141 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: A PORTION OF PARCEL B
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 2002 AS INSTRUMENT NO. 02-07654520F OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: A PORTION OF PARCEL B
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 2002 AS INSTRUMENT NO. 02-0765453 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: A PORTION OF PARCEL A

PROPOSED EASEMENTS

- RECIPROCAL INGRESS/EGRESS EASEMENT FOR PUBLIC AND EMERGENCY ACCESS TO CITY OF WEST COVINA
- PUBLIC UTILITY EASEMENT DOMESTIC WATER ACCESS AND MAINTENANCE PURPOSES TO AZUSA LIGHT AND WATER.
- PUBLIC UTILITY EASEMENT FOR SANITARY SEWER ACCESS AND MAINTENANCE PURPOSES TO CITY OF WEST COVINA.

BENCHMARK

DPW BM TAG W CB SUNSET AVE 300MM (1FT) S/O BCR@SW COR CAMERON AVE.
LACO MB G4780
EL=379.105' NAVD88

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF TRACT NO 77133 BEING NORTH 41°25'05" EAST ON TRACT NO. 77133, M.M. 1415/68-71.

PROJECT SUMMARY

MAIN ACCESS FROM WEST CAMERON AVENUE
APN 8468-015-010
8468-015-024
STREET ADDRESS:
1600 W. CAMERON AVENUE - 1616 W. CAMERON AVENUE
WEST COVINA, CA 91790

EXISTING ZONING DESIGNATION: T-4: GENERAL URBAN
PROPOSED ZONING DESIGNATION: T-4: GENERAL URBAN
EXISTING LAND USE: OFFICE BUILDINGS
PROPOSED LAND USE: ATTACHED MULTIFAMILY RESIDENCE
EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
PROPOSED GENERAL PLAN: HIGH DENSITY RESIDENTIAL

PARKING

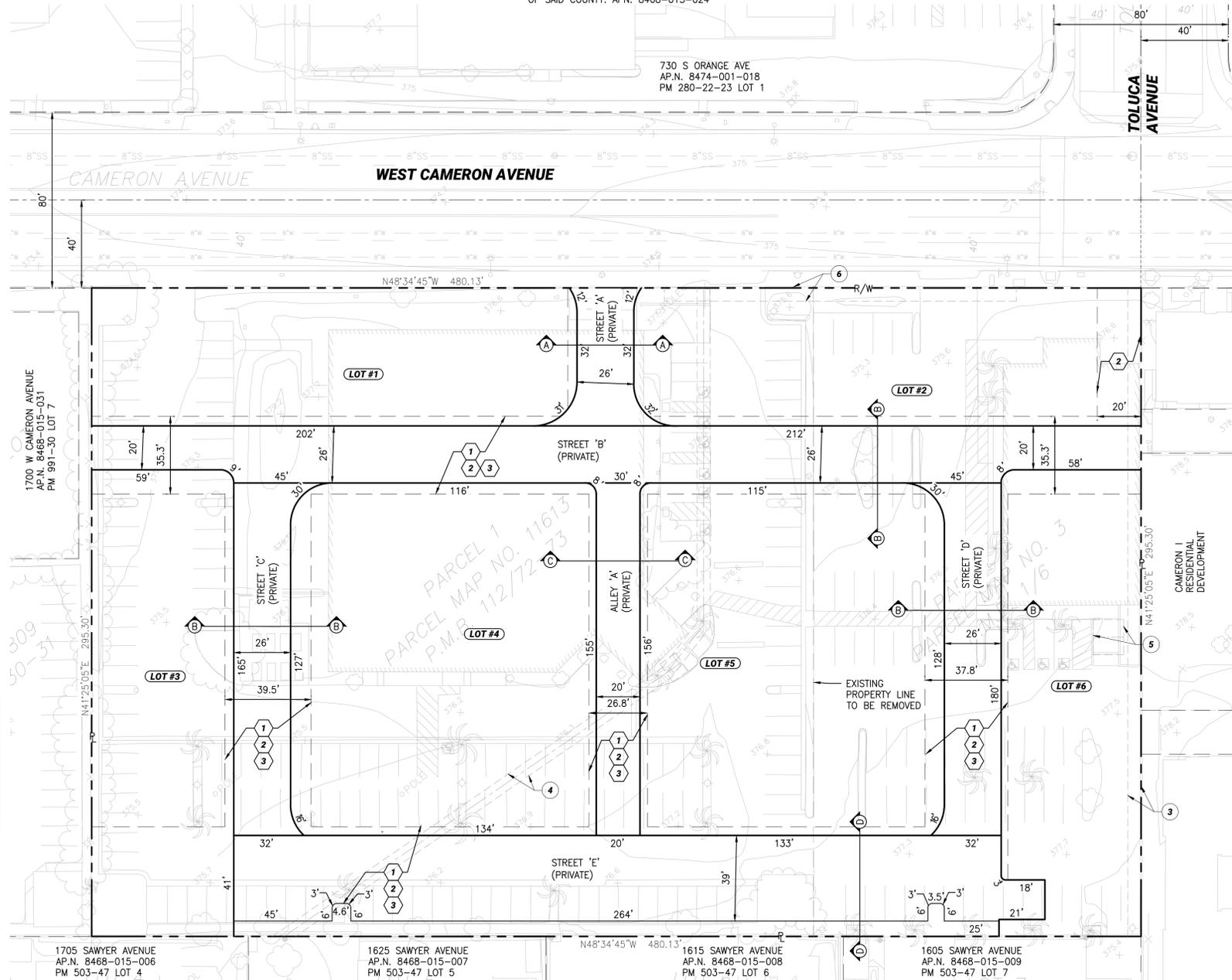
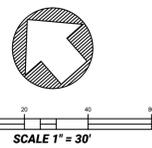
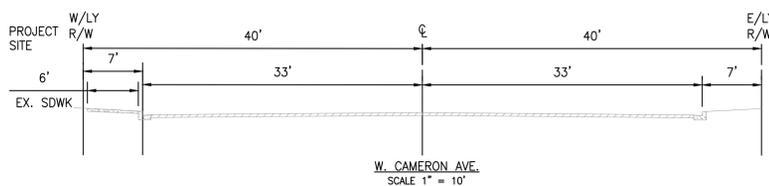
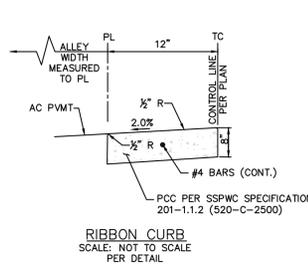
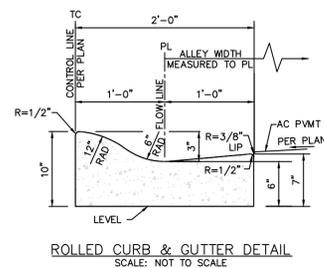
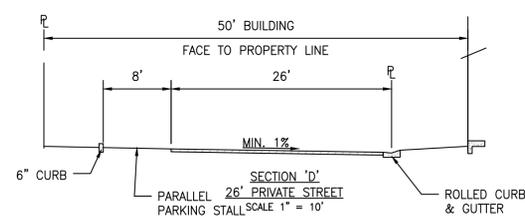
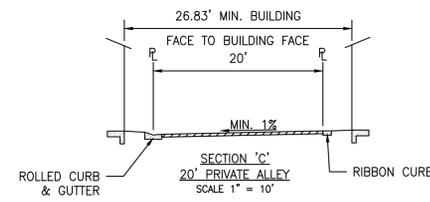
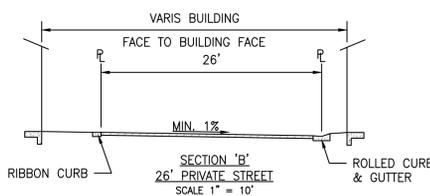
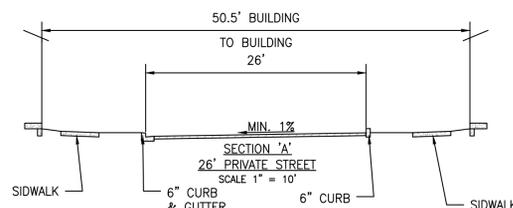
TOTAL PROVIDED NUMBER OF PARKING STALL: 183
GARAGE/DRIVEWAY PARKING: 168
GUEST PARKING: 14 + 1 ADA STALL

LEGEND

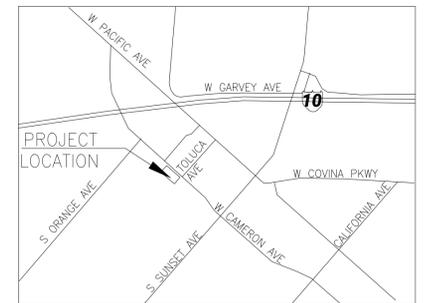
- RIGHT OF WAY LINE/ PROPERTY LINE
- CENTERLINE
- (101) --- EXISTING CONTOUR
- 101 --- PROPOSED CONTOUR
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER METER
- PROPOSED HYDRANT ASSEMBLY
- A/C UNIT
- CATCH BASIN
- LOT NUMBER

| STATISTICAL SUMMARY | | |
|---------------------|---------------|--------------|
| LOT | LOT AREA (AC) | PROPOSED USE |
| 1 | 0.32 | RESIDENTIAL |
| 2 | 0.33 | RESIDENTIAL |
| 3 | 0.32 | RESIDENTIAL |
| 4 | 0.51 | RESIDENTIAL |
| 5 | 0.51 | RESIDENTIAL |
| 6 | 0.30 | RESIDENTIAL |

| STATISTICAL SUMMARY | | |
|---------------------|---------------|----------------------|
| LOT | LOT AREA (AC) | PROPOSED USE |
| STREET 'A' LOT A | 0.04 | PRIVATE STREET/ALLEY |
| STREET 'B' LOT B | 0.27 | PRIVATE STREET/ALLEY |
| STREET 'C' LOT C | 0.10 | PRIVATE STREET/ALLEY |
| STREET 'D' LOT D | 0.10 | PRIVATE STREET/ALLEY |
| STREET 'E' LOT E | 0.38 | PRIVATE STREET/ALLEY |
| ALLEY 'A' LOT A | 0.07 | PRIVATE STREET/ALLEY |



PARCEL 1 OF PARCEL MAP NO. 11613, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 112, PAGES 72 AND 73 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 8468-015-010
PARCEL 2 OF PARCEL MAP NO. 3, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 1, PAGE 6 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 8468-015-024



VICINITY MAP N.T.S.

GENERAL NOTES:

- SEWER DISPOSAL TO BE BY SANITARY SEWER PROVIDED BY THE CITY OF WEST COVINA. ALL SANITARY SEWER PROPOSED WILL BE PUBLIC.
- WATER PURVEYOR IS SUBURBAN WATER SYSTEMS. ALL WATER LINES PROPOSED WILL BE PUBLIC.
- A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO MAINTAIN THE PRIVATE DRIVEWAY, PRIVATE ALLEYS, FIRE LANES AND LANDSCAPING/COMMON AREAS.
- ALL EXISTING UTILITIES, IMPROVEMENTS, AND STRUCTURES WITHIN THE BOUNDARY OF THIS TENTATIVE TRACT MAP WILL BE DEMOLISHED AND REMOVED FROM THE SITE. EXISTING UTILITY CONNECTIONS THROUGH THE TENTATIVE MAP BOUNDARY SHALL BE MAINTAINED THROUGHOUT ALL CONSTRUCTION PHASES AND FINAL PROJECT CONDITIONS.
- VACATE SCE EASEMENTS ON TITLE REPORT ON THE FINAL MAP.
- MINIMUM PRIVATE STREET AND ALLEY GRADE IS 0.5%.
- ALL FINISH FLOOR ELEVATIONS SHALL BE HIGHER THAN NEAREST DOWNSTREAM SEWER MANHOLE RIM ELEVATION. IF NOT, A SEWER BACK-FLOW DEVICE WILL BE REQUIRED ON ALL SEWER LATERALS THAT DO NOT MEET THIS REQUIREMENT.
- ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- DEVELOPMENT TO INCLUDE NEW DRIVEWAY APPROACH PER SPPWC STANDARD PLAN 110-2.
- DEVELOPMENT INCLUDES CLOSING EXISTING DRIVEWAY APRON ALONG PROJECT FRONTAGE THAT WILL NOT BE USED. IMPROVEMENTS TO MATCH REQUIRED ADJACENT SECTIONS.
- IMPROVEMENTS ALONG PROJECT FRONTAGE TO INCLUDE REMOVAL AND REPLACE BROKEN AND OFF GRADE SIDEWALK, CURB AND GUTTER IN ACCORDANCE WITH SPPWC STANDARD PLAN 113-2 AND 120-2 RESPECTIVELY.
- ACCESS RIGHTS TO INTERIOR LOTS AND PRIVATE STREETS FROM PUBLIC ROADWAYS SHALL BE DEDICATED TO THE CITY OF WEST COVINA.

APPLICANT/DEVELOPER:

MLC HOLDINGS, INC.
5 PETERS CANYON ROAD SUITE 310
IRVINE, CA 92606
ATN: MATT MAEHARA
949-372-3310
LANDSCAPE ARCHITECT:
STUDIO PAD, INC
CONTACT: PETER DUARTE
23276 S. POINTE DR., STE 103
LAGUNA HILLS, CA 92653

ARCHITECT:

KEVIN L. CROOK ARCHITECTS, INC
CONTACT JEFF ADDISON
1360 REYNOLDS AVENUE SUITE 110
IRVINE, CA 92614

OWNER:

FIRST FINANCIAL FEDERAL
CREDIT UNION
1600 W. CAMERON AVE,
WEST COVINA, CA 91790

UTILITIES

| | | |
|------------------|-------------------------------------|----------------|
| WATER: | SUBURBAN WATER SYSTEMS | (626) 543-2640 |
| RECYCLED WATER: | SUBURBAN WATER SYSTEMS | (626) 543-2640 |
| SEWER: | CITY OF WEST COVINA PUBLIC WORKS | (626) 939-8425 |
| TELEPHONE: | VERIZON | (951) 469-6369 |
| NATURAL GAS: | SOUTHERN CALIFORNIA GAS COMPANY | (909) 307-7070 |
| ELECTRICAL: | SOUTHERN CALIFORNIA EDISON COMPANY | (800) 611-1911 |
| FIRE PROTECTION: | CITY OF WEST COVINA FIRE DEPARTMENT | (626) 939-8824 |

ABBREVIATIONS

| | | | |
|------|-------------------------|-----|----------------|
| AC | ASPHALT CONCRETE | P/L | PROPERTY LINE |
| ADA | AMERICAN DISABILITY ACT | R/W | RIGHT OF WAY |
| BW | BACK OF WALK | SD | STORM DRAIN |
| BCR | BEGIN CURB RETURN | SF | SQUARE FEET |
| CL | CENTER LINE | SS | SANITARY SEWER |
| ECR | END CURB RETURN | | |
| EG | EXISTING GROUND | | |
| ELEV | ELEVATION | | |
| EP | EDGE OF PAVEMENT | | |
| FF | FINISH FLOOR | | |
| FG | FINISH GROUND | | |
| FL | FLOWLINE | | |
| FS | FINISH SURFACE | | |
| GB | GRADE BREAK | | |
| HP | HIGH POINT | | |

VESTING TENTATIVE TRACT MAP

PREPARED BY: **BLUE Engineering & Consulting, Inc**

12223 HIGHLAND AVE. #106-594
RANCHO CUCAMONGA, CA 91739
PHONE: 909-248-6557
WWW.BLUECIVILENG.COM

ANGEL CESAR, P.E. RCE 87222 DATE

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NO. 83216

IN THE CITY OF WEST COVINA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

| | |
|-----------------------|-----------------|
| PLAN NO. | SCALE: 1" = 40' |
| DATE: October 5, 2020 | |
| SHEET: C1 OF | SCALE: |

EXISTING EASEMENTS

- 3. AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 6, 1961 AS INSTRUMENT NO. 4813, IN BOOK D-1411, PAGE 759 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: A PORTION OF SAID LAND
- 4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1980 AS INSTRUMENT NO. 80-200161 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: A PORTION OF PARCEL A
- 5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1986 AS INSTRUMENT NO. 86-938141 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: A PORTION OF PARCEL B
- 6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 2002 AS INSTRUMENT NO. 02-0765452 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: A PORTION OF PARCEL B
- 7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 2002 AS INSTRUMENT NO. 02-0765453 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: A PORTION OF PARCEL A

PROPOSED EASEMENTS

- 1. RECIPROCAL INGRESS/EGRESS EASEMENT FOR PUBLIC AND EMERGENCY ACCESS TO CITY OF WEST COVINA
- 2. PUBLIC UTILITY EASEMENT DOMESTIC WATER ACCESS AND MAINTENANCE PURPOSES TO AZUSA LIGHT AND WATER.
- 3. PUBLIC UTILITY EASEMENT FOR SANITARY SEWER ACCESS AND MAINTENANCE PURPOSES TO CITY OF WEST COVINA.

PARKING

TOTAL PROVIDED NUMBER OF PARKING STALL: 183
 GARAGE/DRIVEWAY PARKING: 168
 GUEST PARKING: 14 + 1 ADA STALL

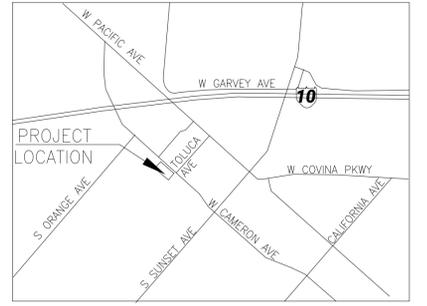
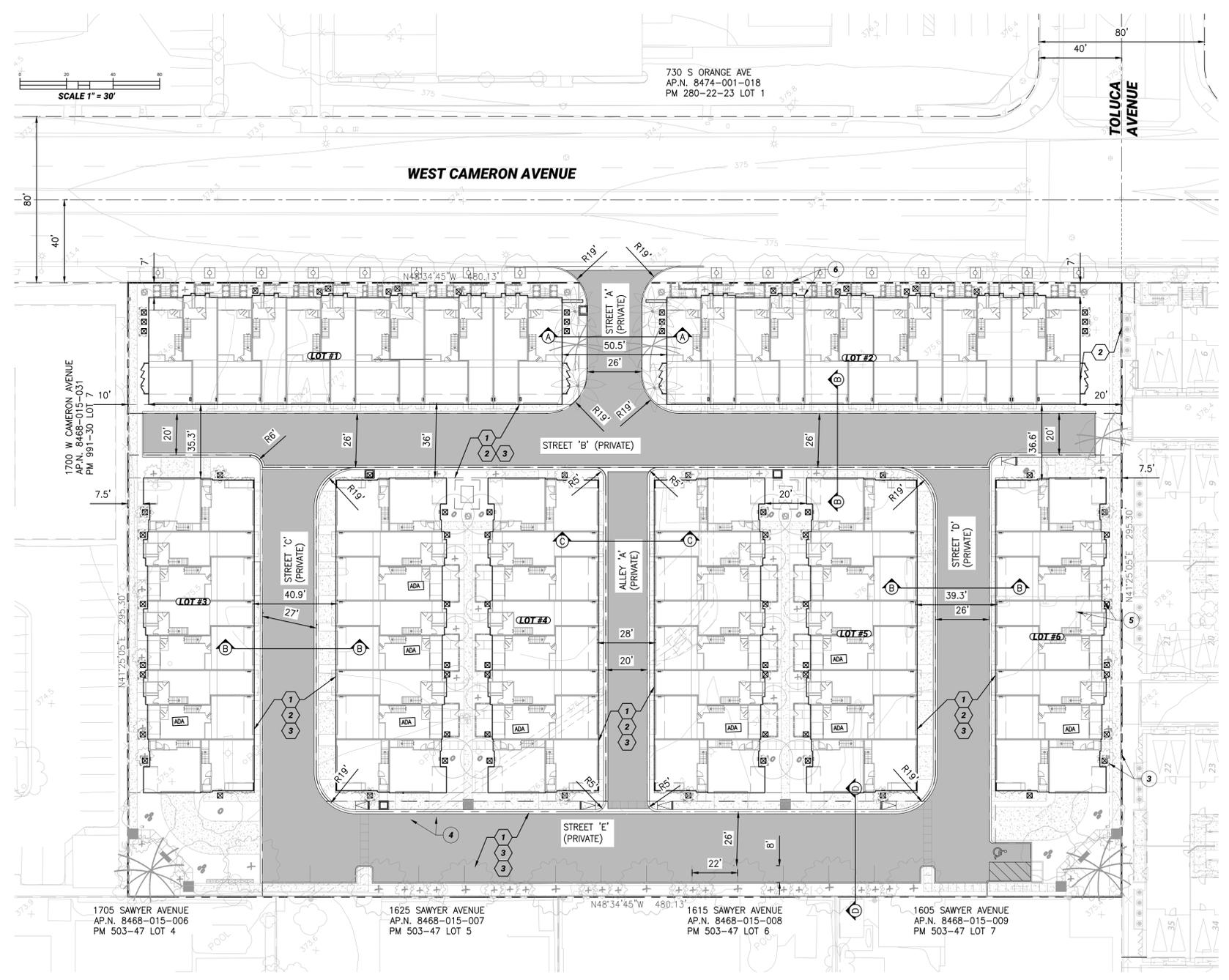
| STATISTICAL SUMMARY | | | STATISTICAL SUMMARY | | |
|---------------------|---------------|--------------|---------------------|--------------|----------------------|
| LOT | LOT AREA (AC) | PROPOSED USE | LOT LOT AREA (AC) | PROPOSED USE | PROPOSED USE |
| 1 | 0.32 | RESIDENTIAL | STREET 'A' LOT A | 0.04 | PRIVATE STREET/ALLEY |
| 2 | 0.33 | RESIDENTIAL | STREET 'B' LOT B | 0.27 | PRIVATE STREET/ALLEY |
| 3 | 0.32 | RESIDENTIAL | STREET 'C' LOT C | 0.10 | PRIVATE STREET/ALLEY |
| 4 | 0.51 | RESIDENTIAL | STREET 'D' LOT D | 0.10 | PRIVATE STREET/ALLEY |
| 5 | 0.51 | RESIDENTIAL | STREET 'E' LOT E | 0.38 | PRIVATE STREET/ALLEY |
| 6 | 0.30 | RESIDENTIAL | ALLEY 'A' LOT A | 0.07 | PRIVATE STREET/ALLEY |

UTILITIES

| | | |
|------------------|-------------------------------------|----------------|
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| RECYCLED WATER: | SUBURBAN WATER SYSTEMS | (626) 543-2640 |
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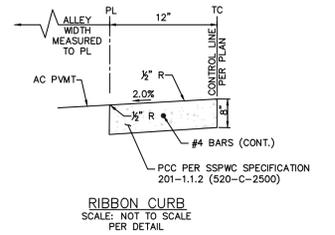
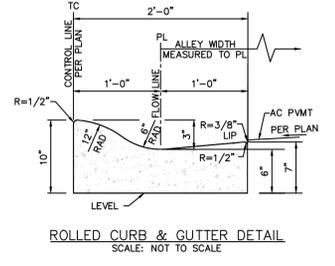
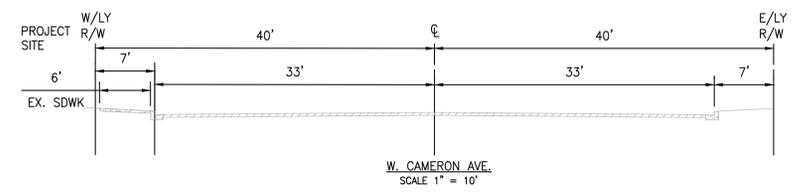
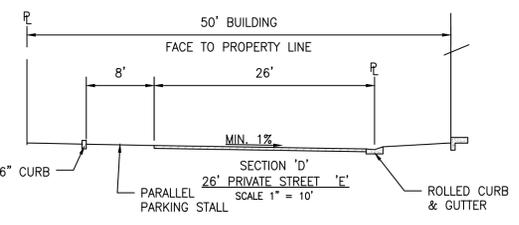
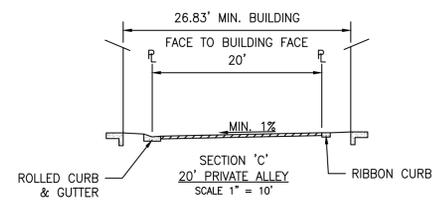
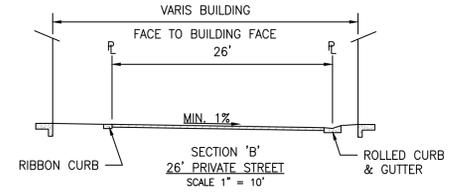
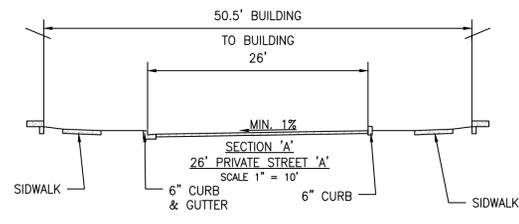
LEGEND

- RIGHT OF WAY LINE/ PROPERTY LINE
- - - CENTERLINE
- (101) EXISTING CONTOUR
- 101 PROPOSED CONTOUR
- - - - - EXISTING SEWER LINE
- - - - - EXISTING WATER LINE
- PROPOSED WATER METER
- PROPOSED HYDRANT ASSEMBLY
- ⊗ A/C UNIT
- CATCH BASIN
- XX LOT NUMBER



GENERAL NOTES:

- 1. SEWER DISPOSAL TO BE BY SANITARY SEWER PROVIDED BY THE CITY OF WEST COVINA. ALL SANITARY SEWER PROPOSED WILL BE PUBLIC.
- 2. WATER PURVEYOR IS SUBURBAN WATER SYSTEMS. ALL WATER LINES PROPOSED WILL BE PUBLIC.
- 3. A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO MAINTAIN THE PRIVATE DRIVEWAY, PRIVATE ALLEYS, FIRE LANES AND LANDSCAPING/Common AREAS.
- 4. ALL EXISTING UTILITIES, IMPROVEMENTS, AND STRUCTURES WITHIN THE BOUNDARY OF THIS TENTATIVE TRACT MAP WILL BE DEMOLISHED AND REMOVED FROM THE SITE. EXISTING UTILITY CONNECTIONS THROUGH THE TENTATIVE MAP BOUNDARY SHALL BE MAINTAINED THROUGHOUT ALL CONSTRUCTION PHASES AND FINAL PROJECT CONDITIONS.
- 5. VACATE SCE EASEMENTS ON TITLE REPORT ON THE FINAL MAP.
- 6. MINIMUM PRIVATE STREET AND ALLEY GRADE IS 0.5%.
- 7. ALL FINISH FLOOR ELEVATIONS SHALL BE HIGHER THAN NEAREST DOWNSTREAM SEWER MANHOLE RIM ELEVATION. IF NOT, A SEWER BACK-FLOW DEVICE WILL BE REQUIRED ON ALL SEWER LATERALS THAT DO NOT MEET THIS REQUIREMENT.
- 8. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- 9. DEVELOPMENT TO INCLUDE NEW DRIVEWAY APPROACH PER SPPWC STANDARD PLAN 110-2.
- 10. DEVELOPMENT INCLUDES CLOSING EXISTING DRIVEWAY APRON ALONG PROJECT FRONTAGE THAT WILL NOT BE USED. IMPROVEMENTS TO MATCH REQUIRED ADJACENT SECTIONS.
- 11. IMPROVEMENTS ALONG PROJECT FRONTAGE TO INCLUDE REMOVAL AND REPLACE BROKEN AND OFF GRADE SIDEWALK, CURB AND GUTTER IN ACCORDANCE WITH SPPWC STANDARD PLAN 113-2 AND 120-2 RESPECTIVELY.
- 12. ACCESS RIGHTS TO INTERIOR LOTS AND PRIVATE STREETS FROM PUBLIC ROADWAYS SHALL BE DEDICATED TO THE CITY OF WEST COVINA.



CONCEPTUAL SITE PLAN

PREPARED BY:

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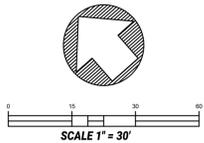
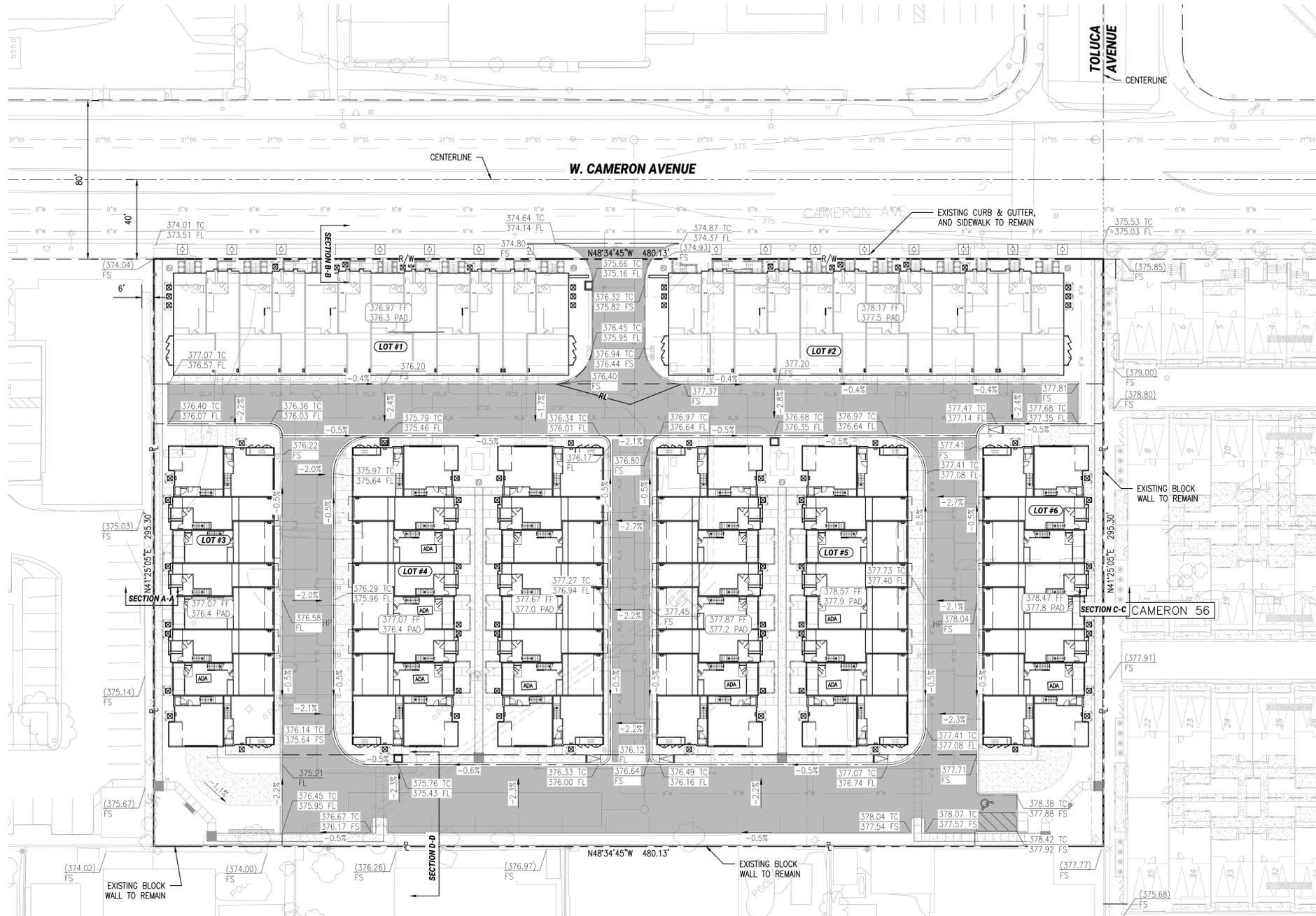
ANGEL CESAR, P.E. RCE 87222 DATE

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NO. 83216

IN THE CITY OF WEST COVINA
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

| | |
|---------------------|------------------------|
| PLAN NO. | SCALE: 1" = 40' |
| SHEET: C2 OF | DATE: January 20, 2021 |
| | SCALE: |

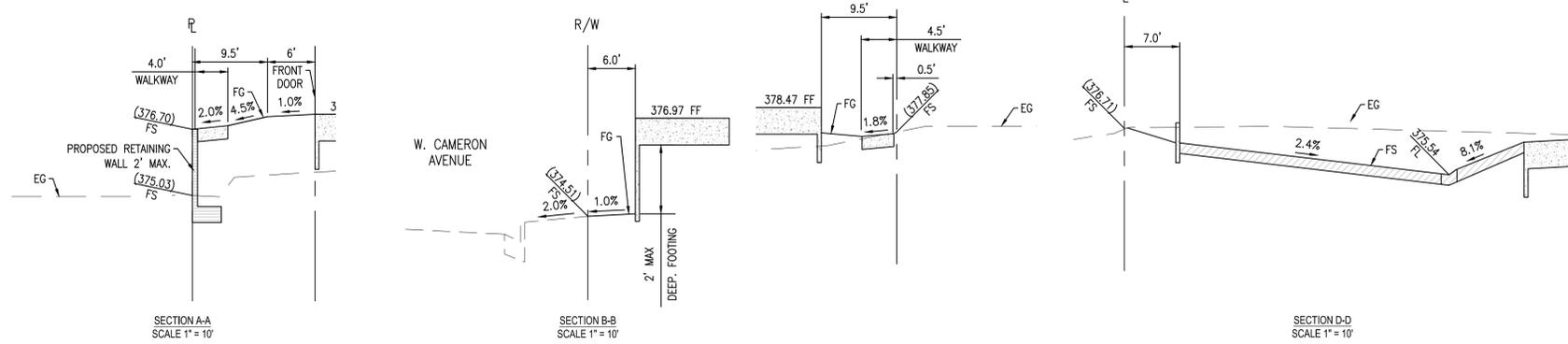


EARTHWORK QUANTITIES

| CUT | FILL | NET |
|----------------------------|--|-----------------------|
| 1,945 C.Y. | 2,336 C.Y. | |
| +2,085 C.Y. (UNDERCUT 18') | +2,364 C.Y. (EX. BLDG 6" PAD & ASPH SECTION) | |
| | -302 C.Y. (SHRINKAGE 7.5%) | |
| | -280 C.Y. (SHRINKAGE FROM OVEREX) | |
| 4,030 C.Y. | 4,118 C.Y. | 80 C.Y. <FILL> IMPORT |

LEGEND

- RIGHT OF WAY LINE/ PROPERTY LINE
- - - CENTERLINE
- CATCH BASIN
- XX.XX FF
○ XX.X PAD
- X LOT NUMBER
- ADA DESIGNATES AN ACCESSIBLE UNIT
- ELECTRIC TRANSFORMER PAD
- RL RIDGE LINE



CONCEPTUAL GRADING PLAN

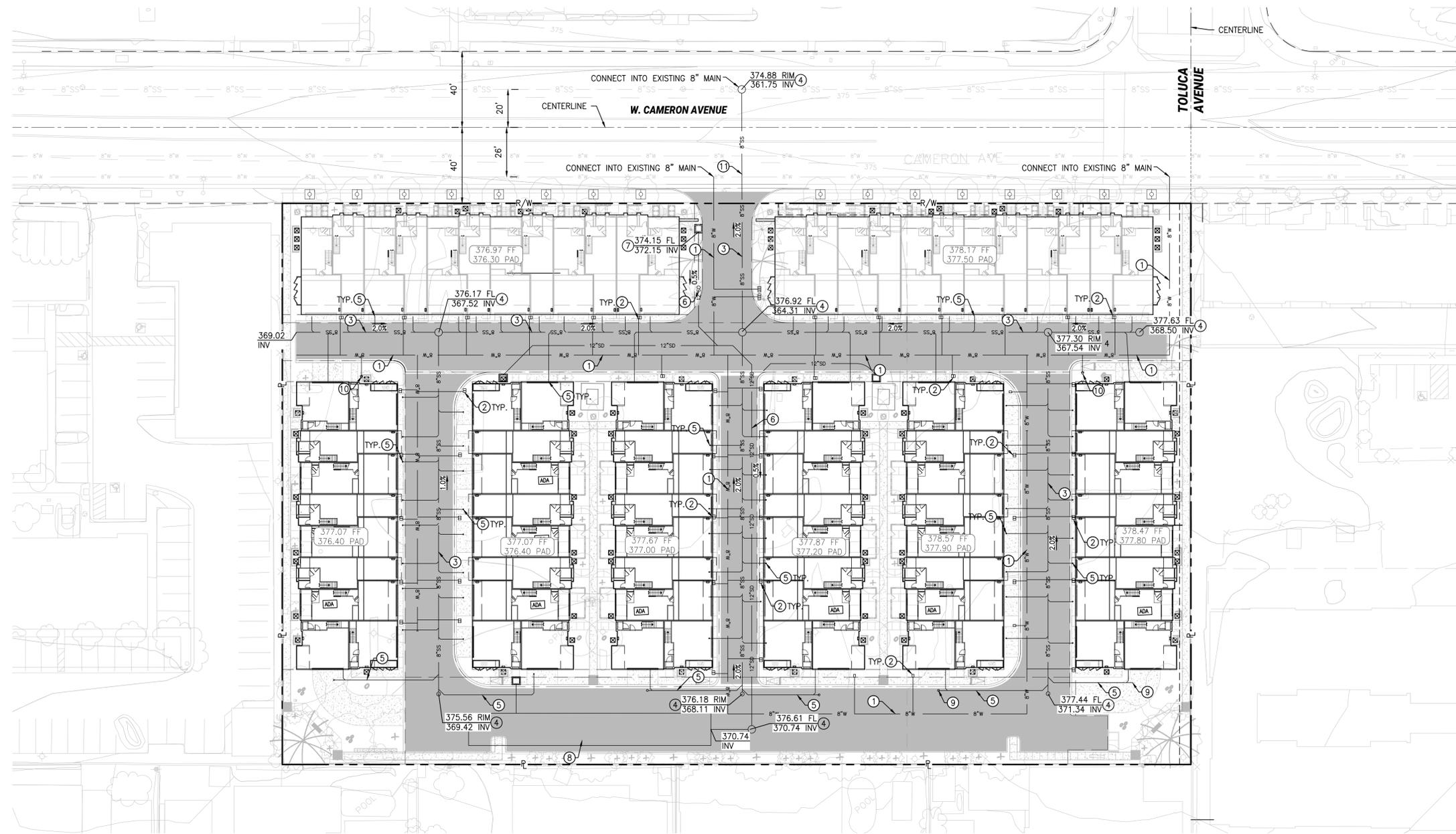
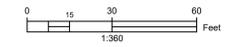
PREPARED BY:

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 PHONE: 909-248-6557
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REGISTERED PROFESSIONAL ENGINEER
 ANGELES LICENSE # 87222
 CIVIL
 STATE OF CALIFORNIA

ANGEL CESAR, P.E. RCE 87222 DATE

| MAJOR LAND DIVISION | |
|--|-----------------------|
| VESTING TENTATIVE TRACT MAP NO. 83216 | |
| IN THE CITY OF WEST COVINA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA | |
| PLAN NO. | SCALE: SEE SHEET |
| | DATE: August 11, 2020 |
| SHEET: C3 OF | SCALE: SEE SHEET |



NOTES

- ① 8" C-900 CL 305 (DR-14) PIPE
- ② 1" SERVICE WITH 3/4" METER
- ③ 8" SDR-35 PVC SEWER PIPE
- ④ 48" DIAMETER MANHOLE
- ⑤ 4" HOUSE CONNECTION
- ⑥ 12" HDPE PIPE
- ⑦ CATCH BASIN
- ⑧ RETENTION BASIN
- ⑨ CLEANOUT STRUCTURE
- ⑩ FIRE HYDRANT
- ⑪ 8" C-900 CL 305 (DR-14) PIPE OFF SITE MAIN

NOTES:

PROPOSED DOMESTIC WATER FOR SAID PROJECT WILL BE PUBLIC AND WILL BE MAINTAINED BY SUBURBAN WATER SYSTEMS.

PROPOSED SEWER SYSTEM FOR SAID PROJECT WILL BE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF WEST COVINA.

ACCESS AND UTILITY EASEMENT WILL BE PROVIDED ON THE FINAL MAP OVER ALL PRIVATE ROADS AND PRIVATE ALLEYS.

CONCEPTUAL UTILITY PLAN

PREPARED BY:



BLUE Engineering & Consulting, Inc.

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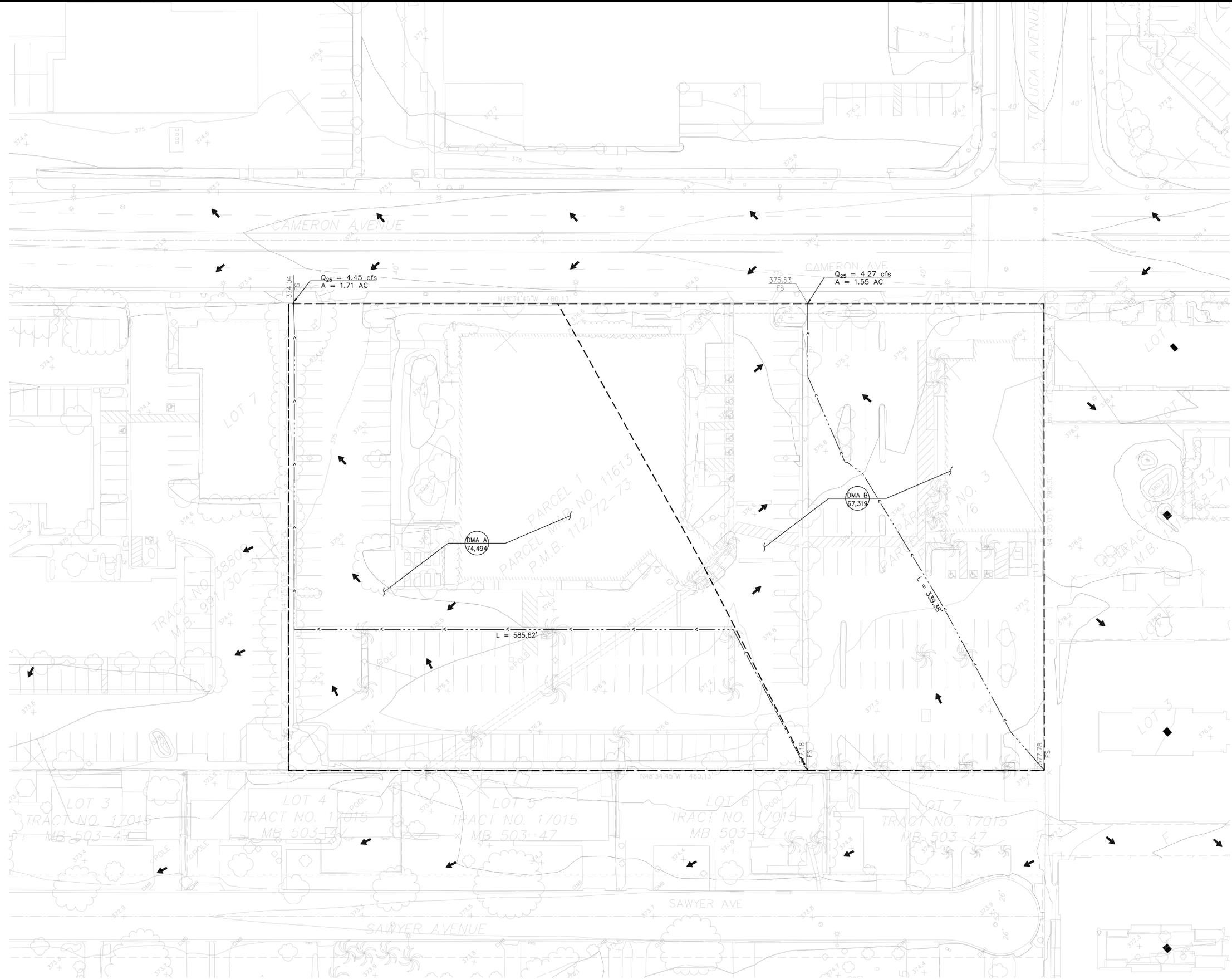
| MAJOR LAND DIVISION | |
|--|------------------|
| VESTING TENTATIVE TRACT MAP NO. 83216 IN THE CITY OF WEST COVINA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA | |
| PLAN NO. | SCALE: SEE SHEET |
| DATE: August 11, 2020 | SCALE: SEE SHEET |
| SHEET: C4 OF | SCALE: SEE SHEET |



LEGEND

- Q25 = RUNOFF IN CFS FOR 25 YR, FREQUENCY
- $\frac{1A}{0.82}$ SUBAREA NUMBER
SUB AREA IN ACRES
- 5 TIME OF CONCENTRATION (FOR Q25)
- SUBAREA BOUNDARY
- FLOW LINE PATH

| HYDROLOGIC DESIGN DATA | |
|------------------------|-------|
| STORM FREQUENCY | 25-YR |
| RAINFALL DEPTH | 6.68" |
| SOIL TYPE | 6 |
| PERCENT IMPERVIOUSNESS | 90% |



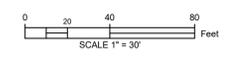
PRE-DEVELOPMENT EXHIBIT

PREPARED BY:

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| MAJOR LAND DIVISION | |
|--|--------|
| VESTING TENTATIVE TRACT MAP NO. 83216 | |
| IN THE CITY OF WEST COVINA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA | |
| PLAN NO. | SCALE: |
| | DATE: |
| SHEET: OF | SCALE: |



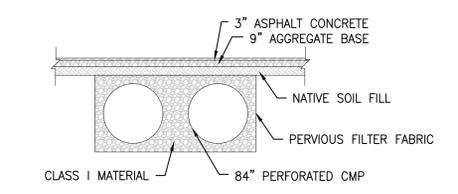
LEGEND

- Q25 = RUNOFF IN CFS FOR 25 YR, FREQUENCY
- SUBAREA NUMBER
SUB AREA IN ACRES
- TIME OF CONCENTRATION (FOR Q25)
- SUBAREA BOUNDARY
- FLOW LINE PATH
- PERMEABLE/LANDSCAPING

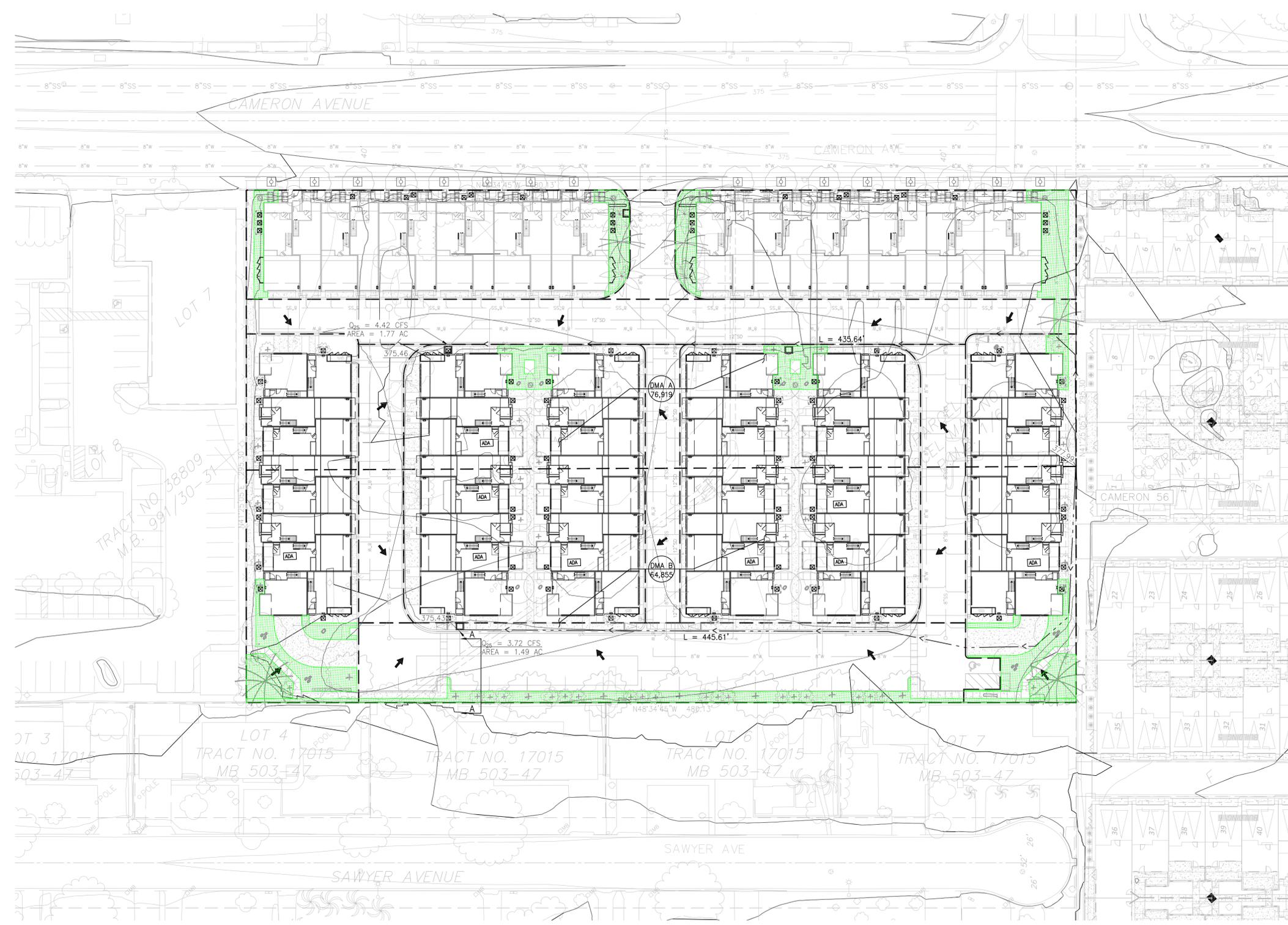
| HYDROLOGIC DESIGN DATA | |
|--------------------------------|-----------------------|
| STORM FREQUENCY | 25-YR |
| RAINFALL DEPTH (50 YR) | 6.68" |
| MODELED RAINFALL DEPTH (25 YR) | 5.865" |
| SOIL TYPE | 6 |
| PERCENT IMPERVIOUS | (A) 90% (B) 90% |
| SQ. FT. IMPERVIOUS | (A) 69,227 (B) 58,370 |
| PERCENT PERVIOUS | (A) 10% (B) 10% |
| SQ. FT. PERVIOUS | (A) 7,692 (B) 6,485 |

| | |
|---------------------------------|-----------|
| 85TH PERCENTILE RAINFALL DEPTH | 1.04" |
| PROJECT DESIGN V LID A | 5,434 CF |
| PROJECT DESIGN V LID B | 4,574 CF |
| TOTAL MITIGATED VOLUME REQUIRED | 10,008 CF |
| TOTAL VOLUME PROVIDED | 10,083 CF |

- NOTE:
1. NOT WITHIN COUNTY ADOPTED FLOODWAY.
 2. NOT WITHIN FEMA FLOOD ZONE "A".
 3. HOA TO MAINTAIN DRAINAGE DEVICES.



SECTION A-A
SCALE 1" = 10'



POST-DEVELOPMENT EXHIBIT

PREPARED BY:

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MAJOR LAND DIVISION

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| | |
|-----------|--------|
| PLAN NO. | SCALE: |
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