

Appendix A

Project Plans

WEST CAMERON II

WEST COVINA, CA

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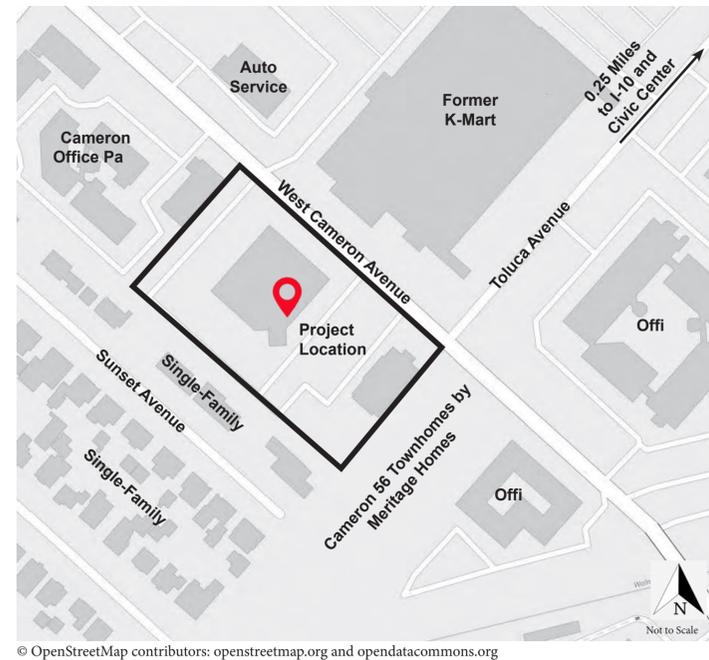
Architect:

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Vicinity Map



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Design Team

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5 Peters Canyon Road Suite 310
Irvine, CA 92606
Ph: (949) 372-3309
- Architect:
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Irvine, CA 92614
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12223 Highland Avenue #106-594
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23276 S. Pointe Dr., Ste. 103
Laguna Hills, CA 92653
Ph: (949) 770.8530

Property Information

- APN: 8468-015-010 & 8468-015-024
- Street Address:
1600 & 1616 West Cameron Avenue
West Covina, CA 91790
- Existing Use: Offi
- 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

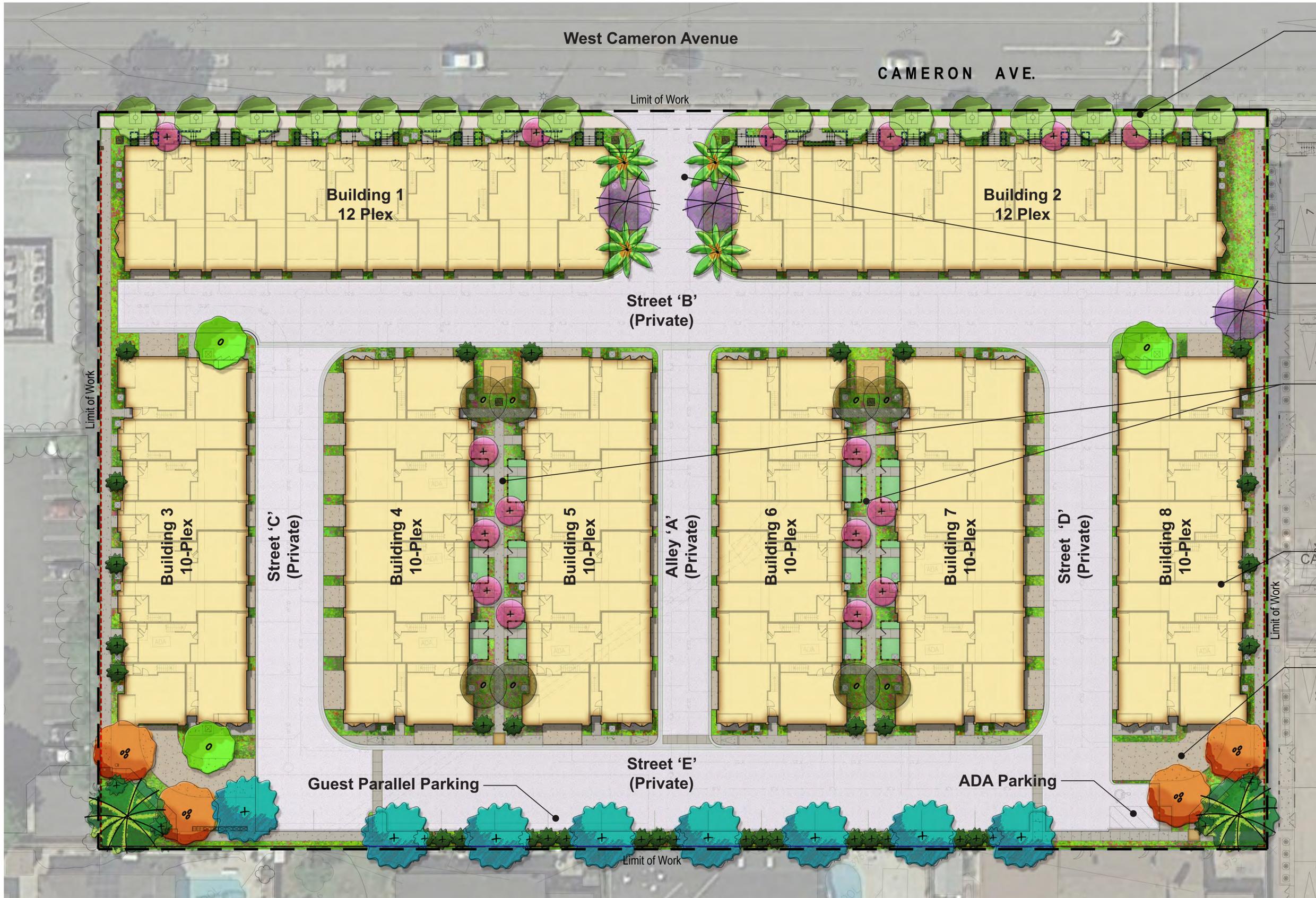
Code Analysis

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' ²
	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 = 187 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 spac 6' for upper floor space (see footnote 1)	6' min dimension upper floor deck (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 require

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

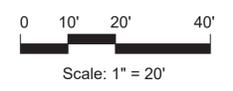
- Walkway provides access to front doors.
- Private patios provide additional private open space.
- Landscaping to emphasize front door entries and enhance the pedestrian experience

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

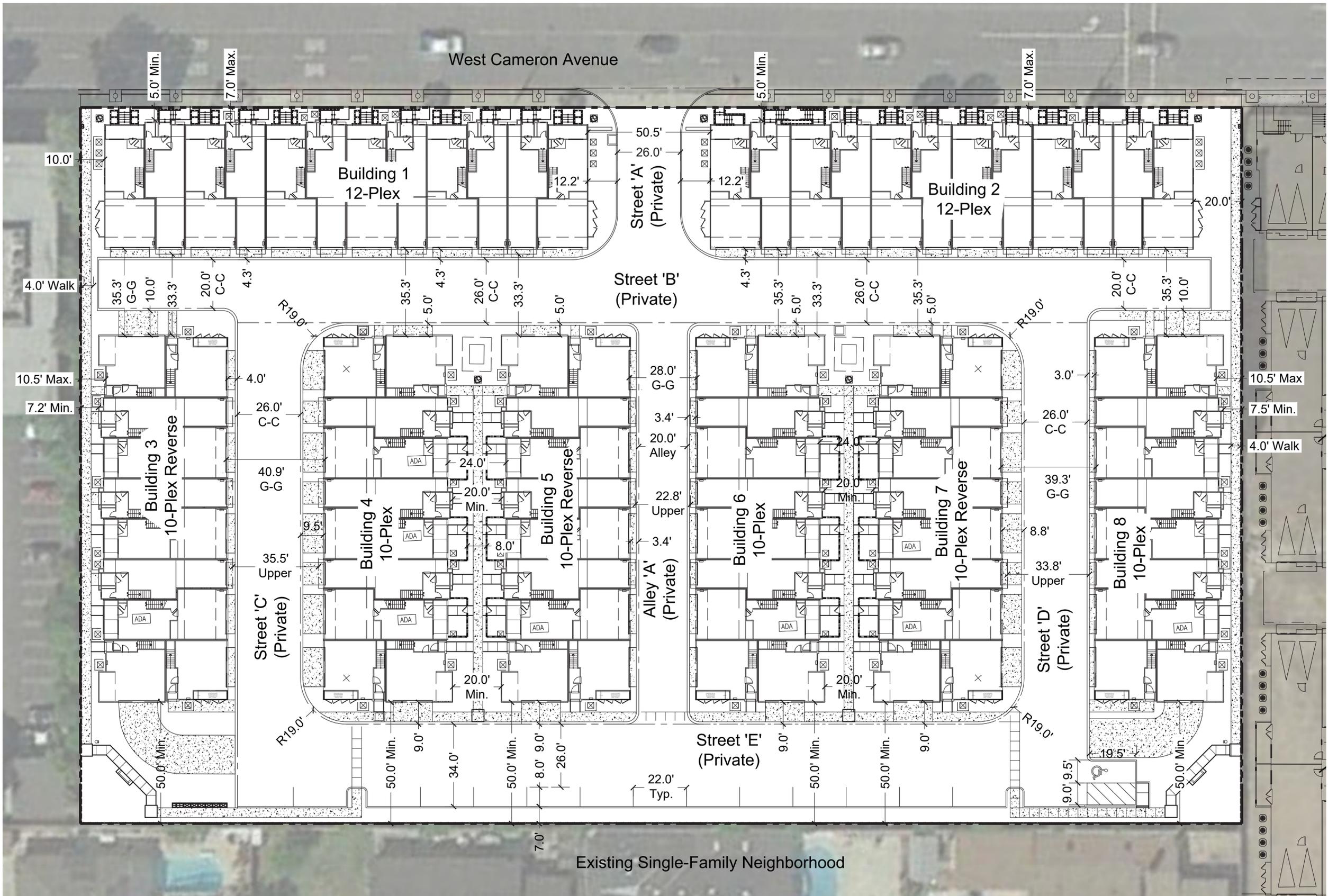
50-foot Building Setback

- 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

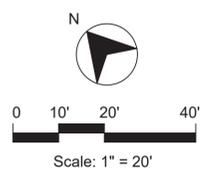


CONCEPTUAL SITE PLAN

SHEET S-2

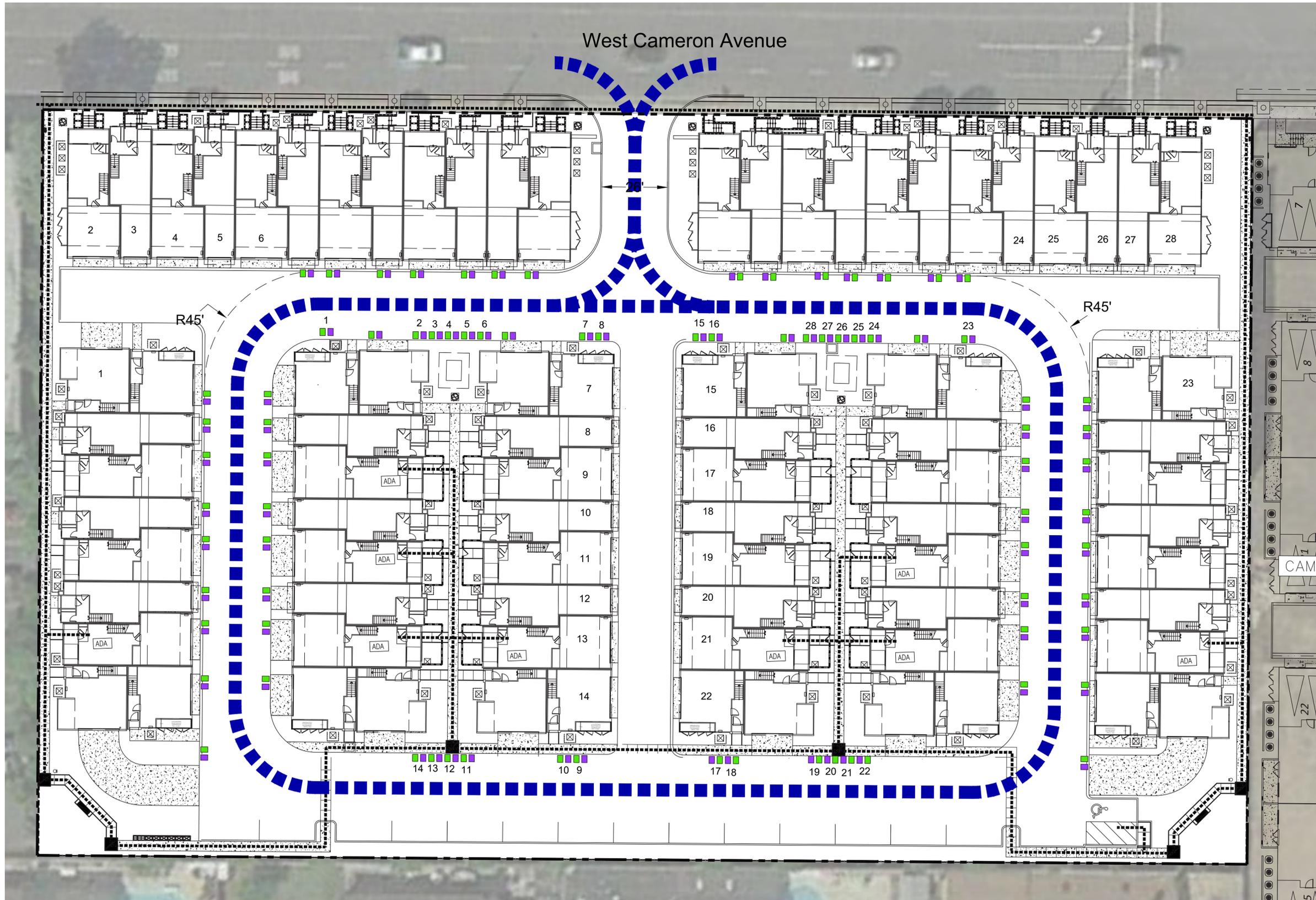


- Legend**
- C-C Curb to Curb Dimension
 - G-G Garage Door to Garage Door Dimension
 - ADA Accessible Unit
 - Upper Upper Floor Cantilever to Cantilever Dimension
 - Typ. Typical Dimension
 - Min. Minimum Dimensions
 - Max. Maximum Dimension
 - ☒ Air Conditioning Condenser (see Sheet L-2 for Screening)



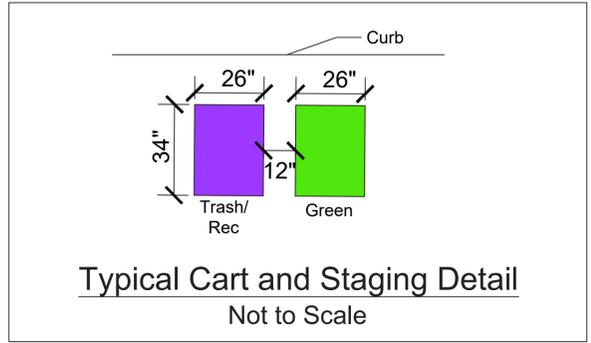
DIMENSIONED SITE PLAN

SHEET S-3



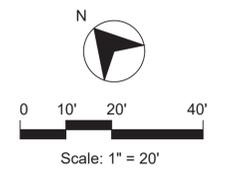
Legend

- 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.

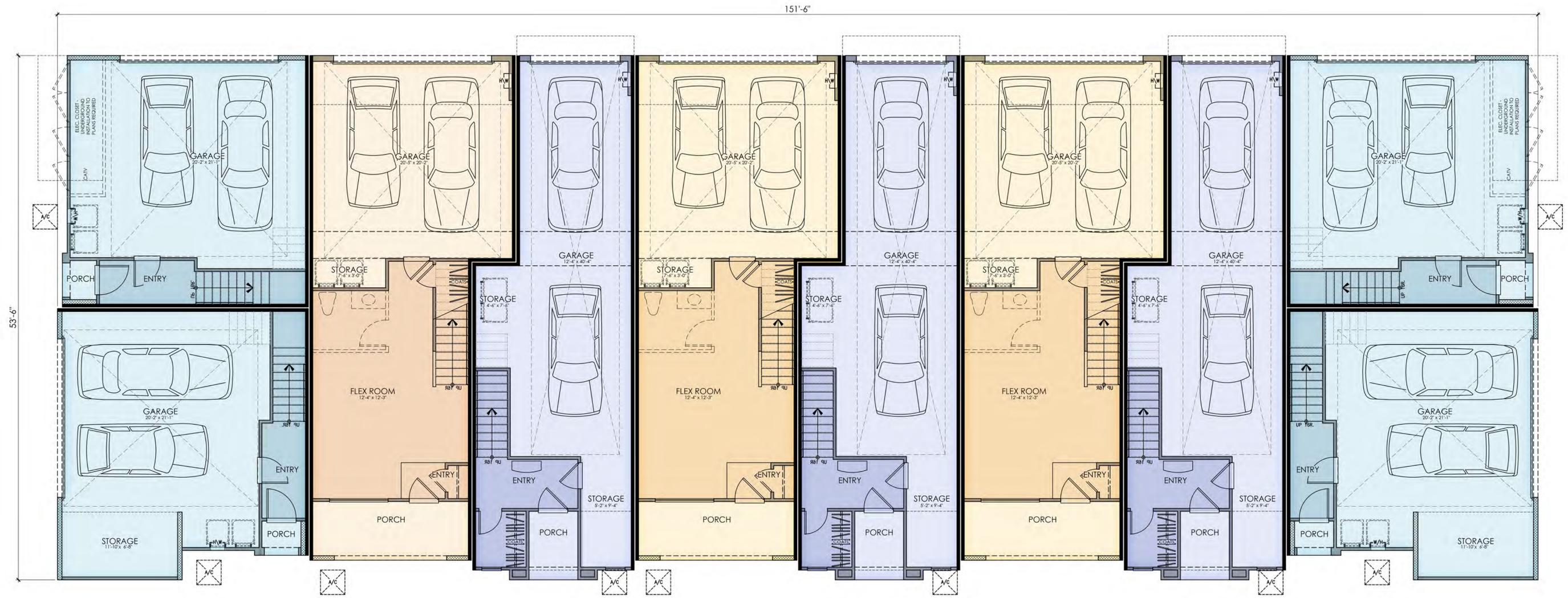


WASTE COLLECTION PLAN

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

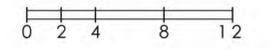
PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

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.

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

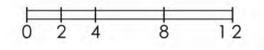
PLAN 3
1,796 S.F.
3 BDRM., 3 BATH
FLEX RM.

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

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

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



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

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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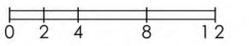
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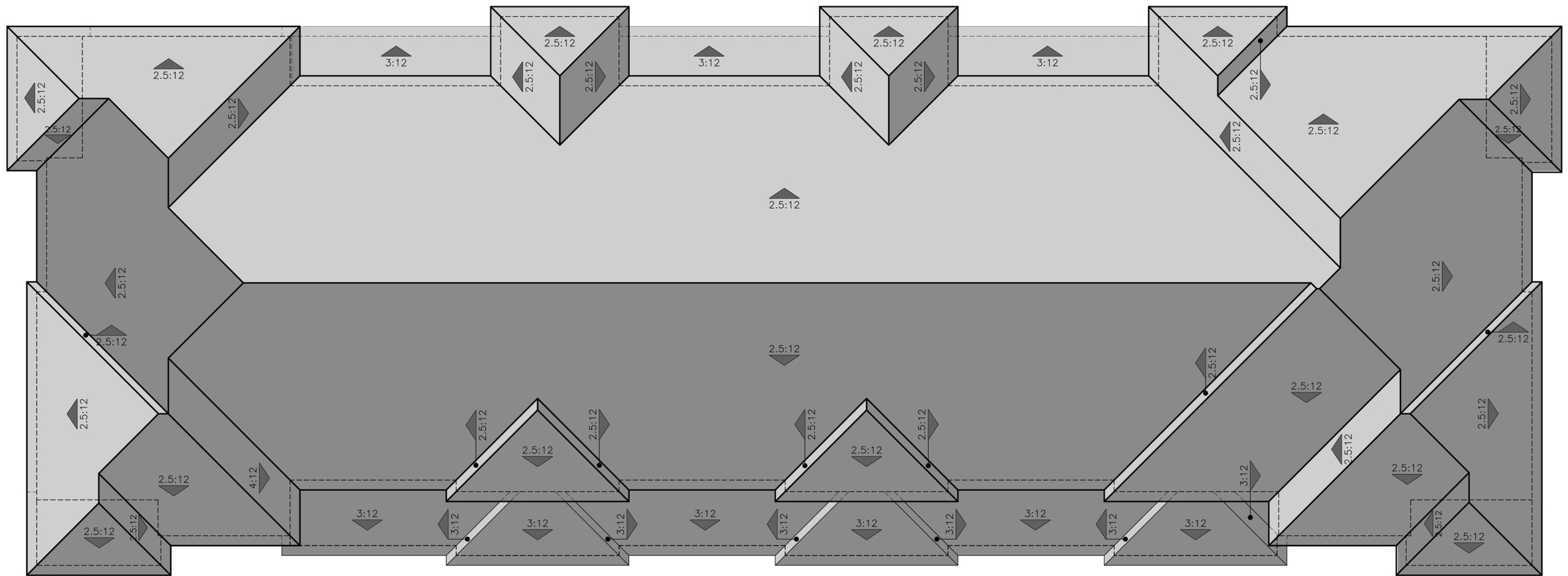
RIGHT



LEFT

COLOR SCHEME 3
10-PLEX BUILDING





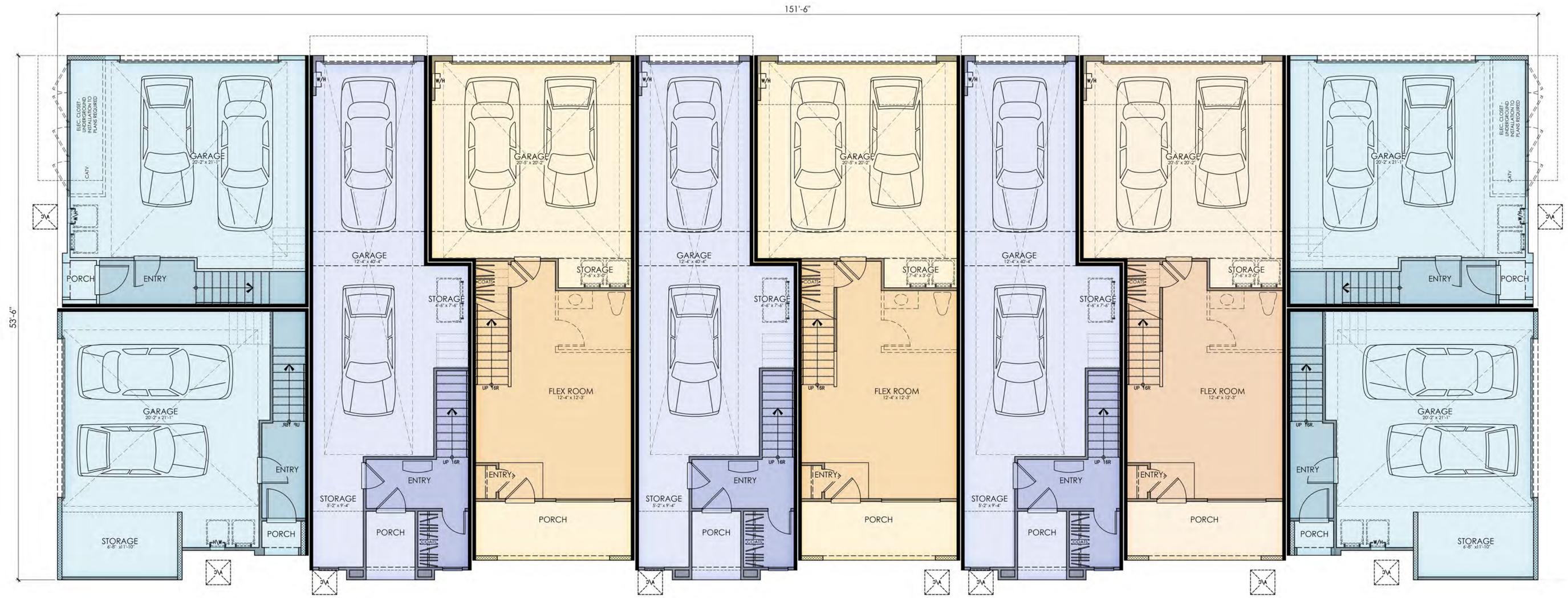
ROOF PLAN
10-PLEX BUILDING

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.

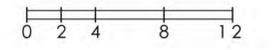
PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

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.

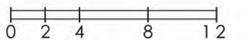
PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

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.

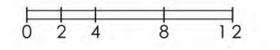
PLAN 2
1,500 S.F.
3 BDRM., 3 BATH

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: NFFPA 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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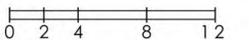
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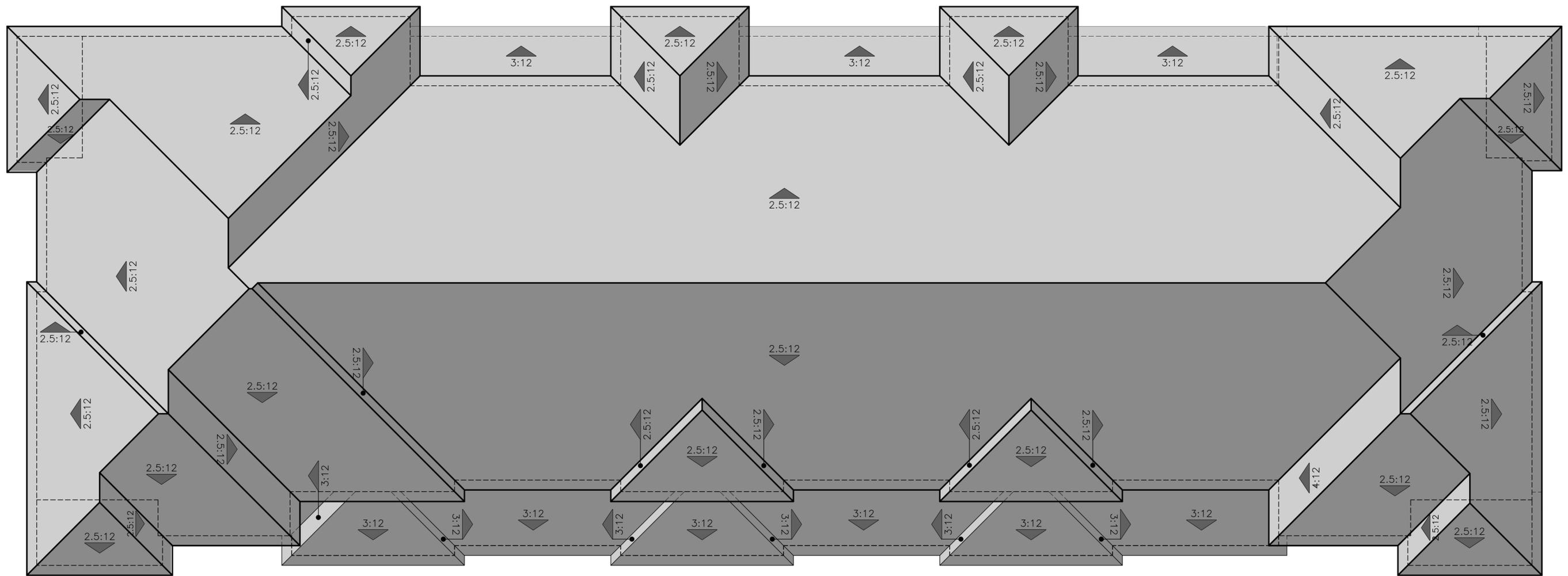
RIGHT



LEFT

COLOR SCHEME 2
10-PLEX REVERSE BUILDING

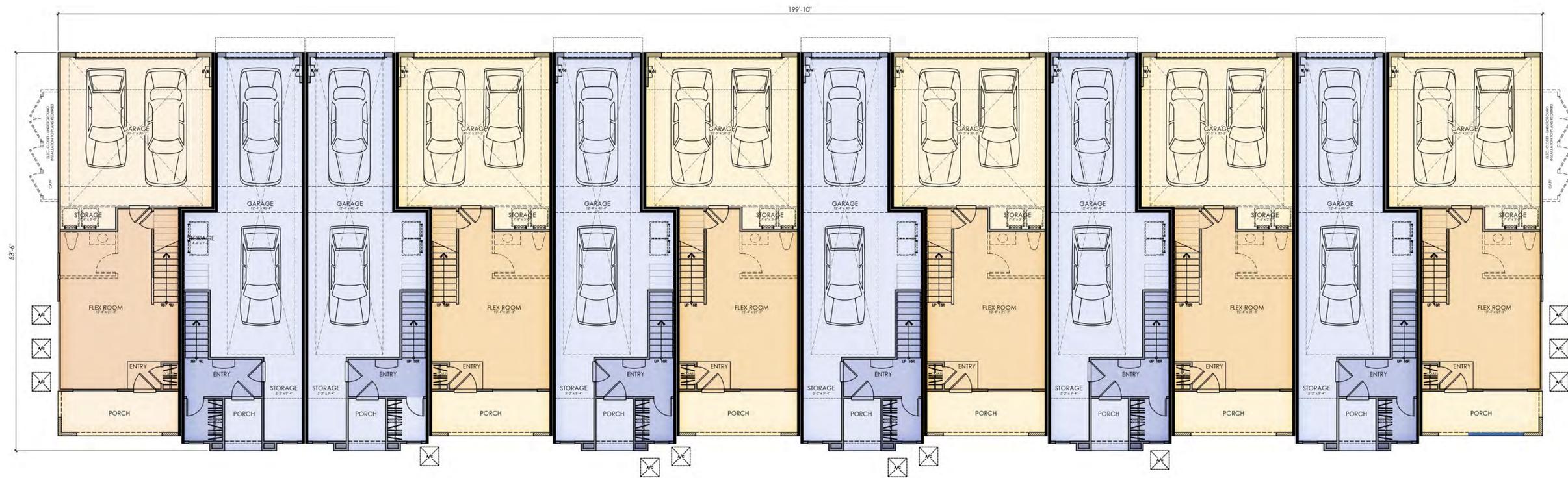




ROOF PLAN
10-PLEX REVERSE BUILDING

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

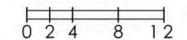




- | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|---|
| PLAN 3Y
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM./ADAPTABLE | PLAN 2
1,500 S.F.
3 BDRM., 3 BA. | PLAN 2
1,500 S.F.
3 BDRM., 3 BA. | PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM. | PLAN 2
1,500 S.F.
3 BDRM., 3 BA. | PLAN 3
1,796 S.F.
3 BDRM.,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

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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.

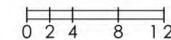
PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM.

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.

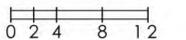
PLAN 3
1,796 S.F.
3 BDRM., 3 BA.
FLEX RM.

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

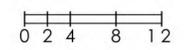
FRONT

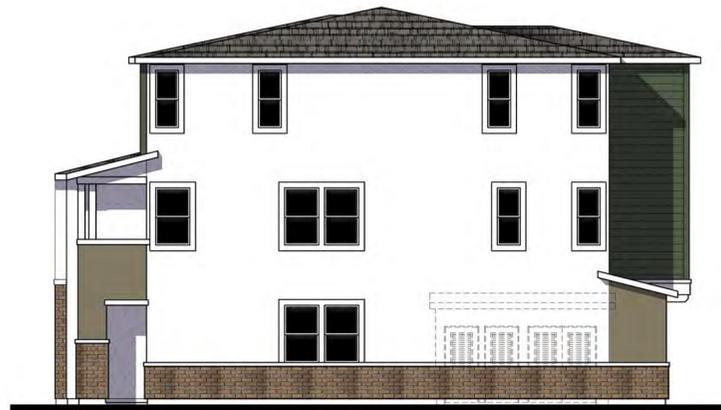


REAR

COLOR SCHEME #3

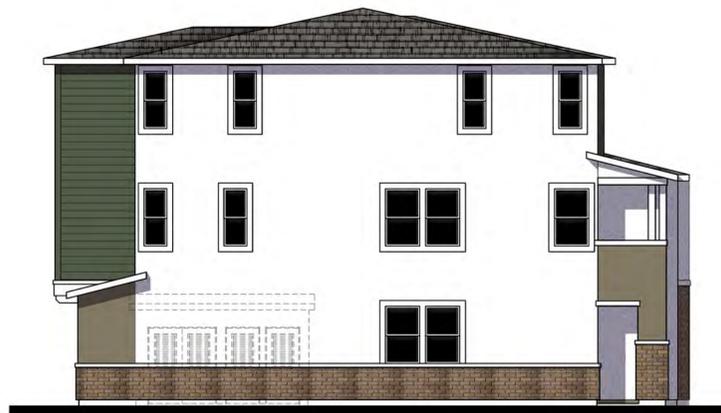
12-PLEX BUILDING





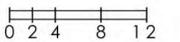
© 2019 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

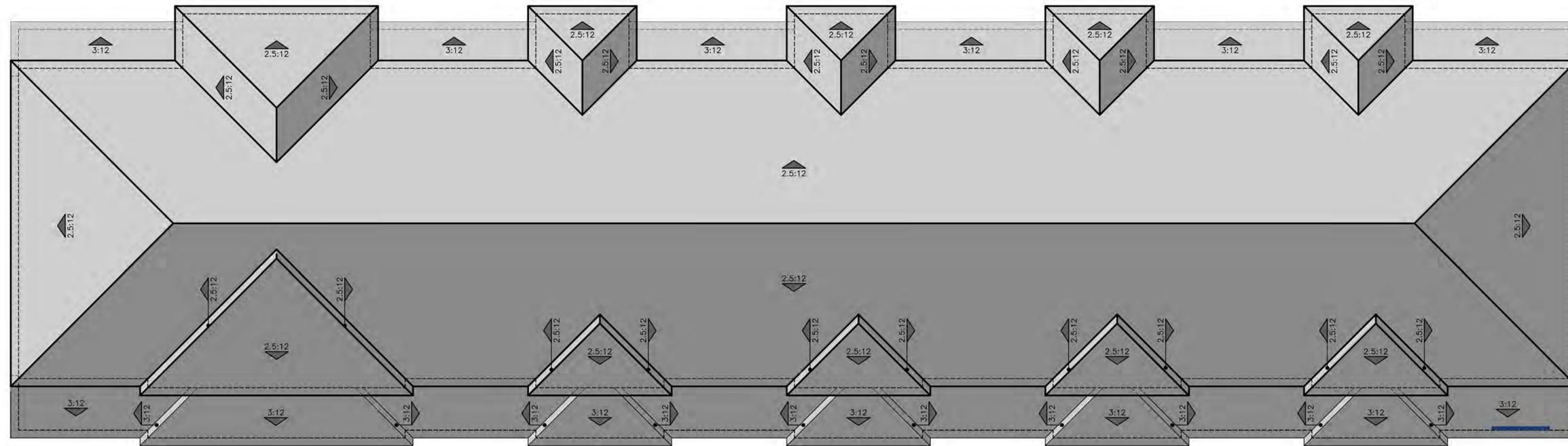
RIGHT



LEFT

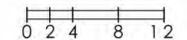
COLOR SCHEME 3
12-PLEX BUILDING





ROOF PLAN
12-PLEX BUILDING

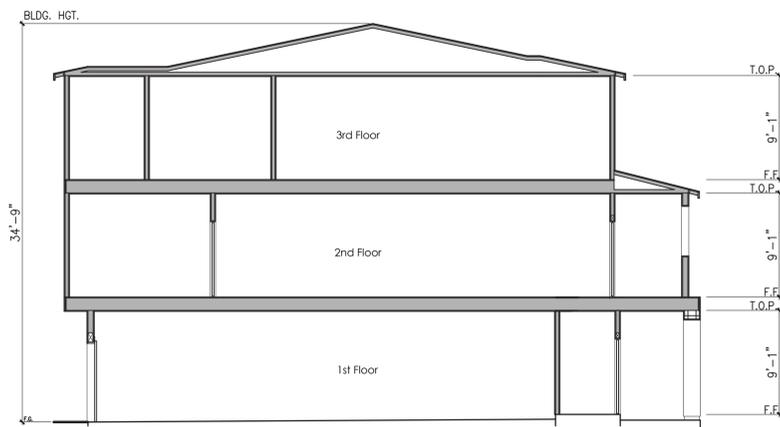
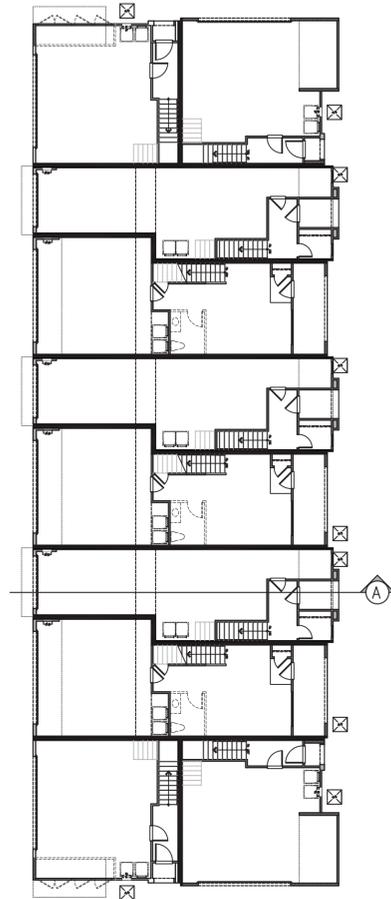
OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB



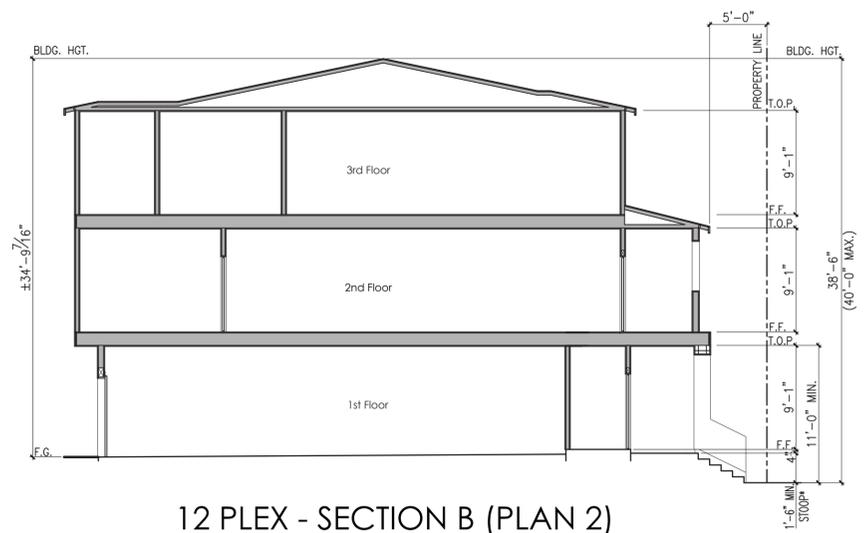
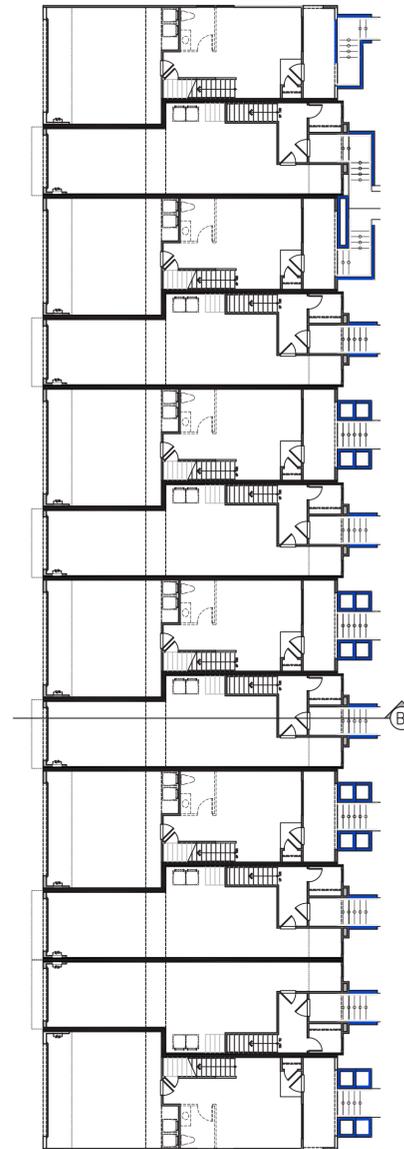
WEST CAMERON II

WEST COVINA, CA

02.04.2021 Kevin L. Crook
A-18 **Architect Inc**
PLANNING + ARCHITECTURE #20058

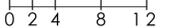


10 PLEX - SECTION A (PLAN 2)



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


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


CAMERON II
 WEST COVINA, CA

Kevin L. Crook
Architect
 Inc
 #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.

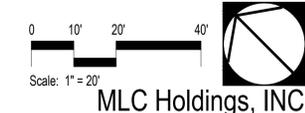


LEGEND

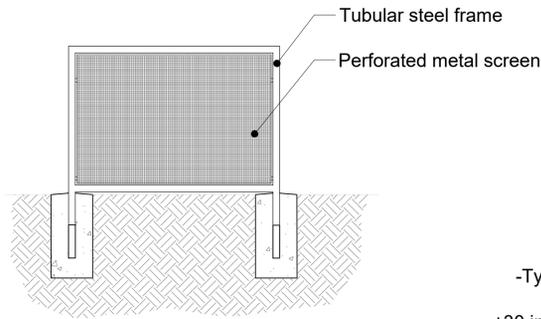
1. Community seating area with bench seating, dog-bag station, and specimen trees.
2. Six community cluster mailboxes and two parcel lockers, per USPS review and approval.
3. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
4. Proposed tree, per Planting Plan.
5. 4' wide community natural 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.



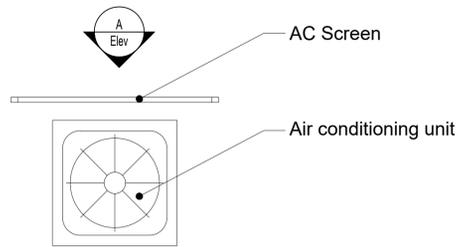
*Images herein are conceptual in nature and subject to change.



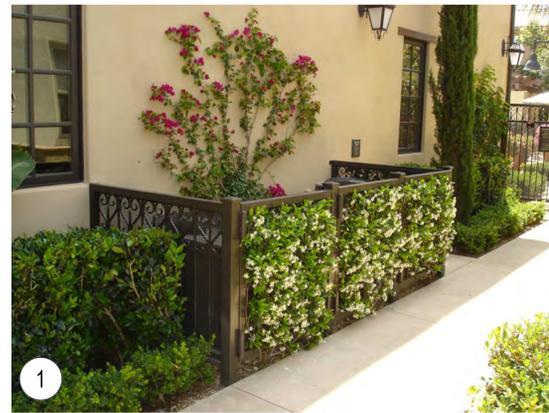
Schematic Landscape Plan



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



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

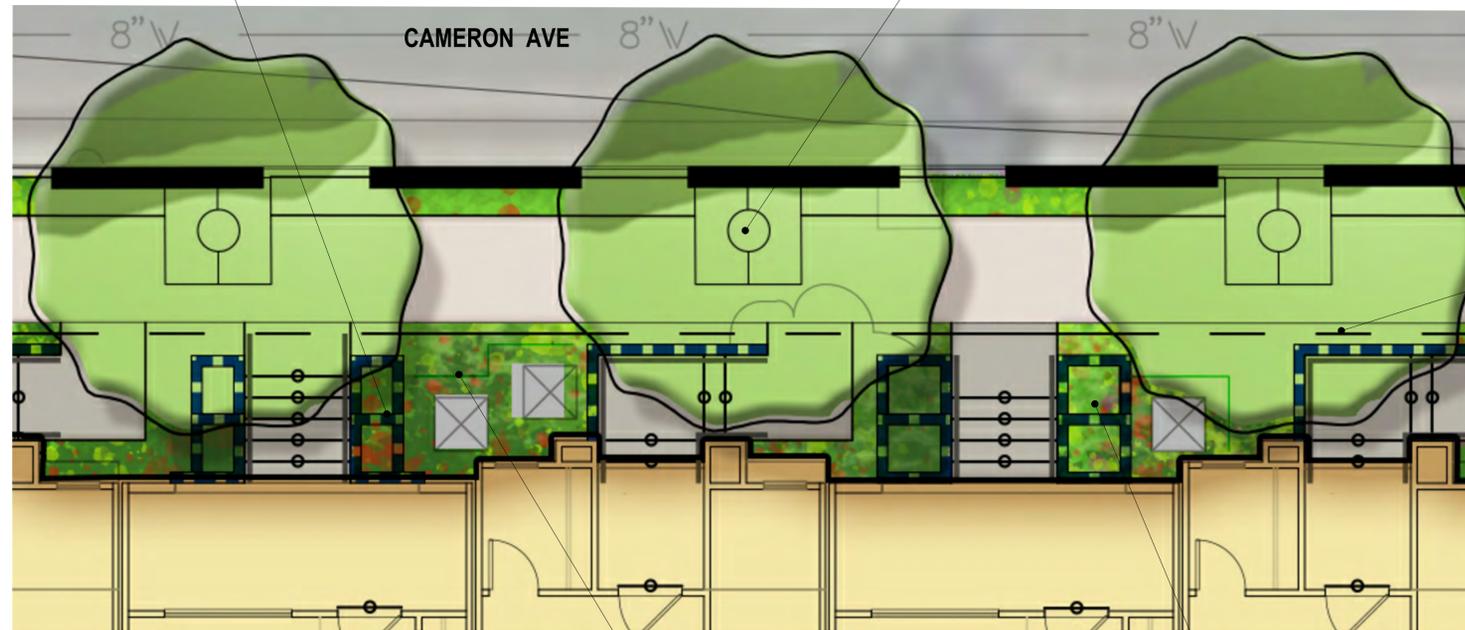


*Images herein are conceptual in nature and subject to change.



1

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

3 Tree grate with proposed street tree



3

Liriodendron tulipifera (Tulip Tree)

4 Vegetation buffer at turning steps



4

*Proposed railing at stoops to resemble image shown above.



2

*Typical wall height variation.

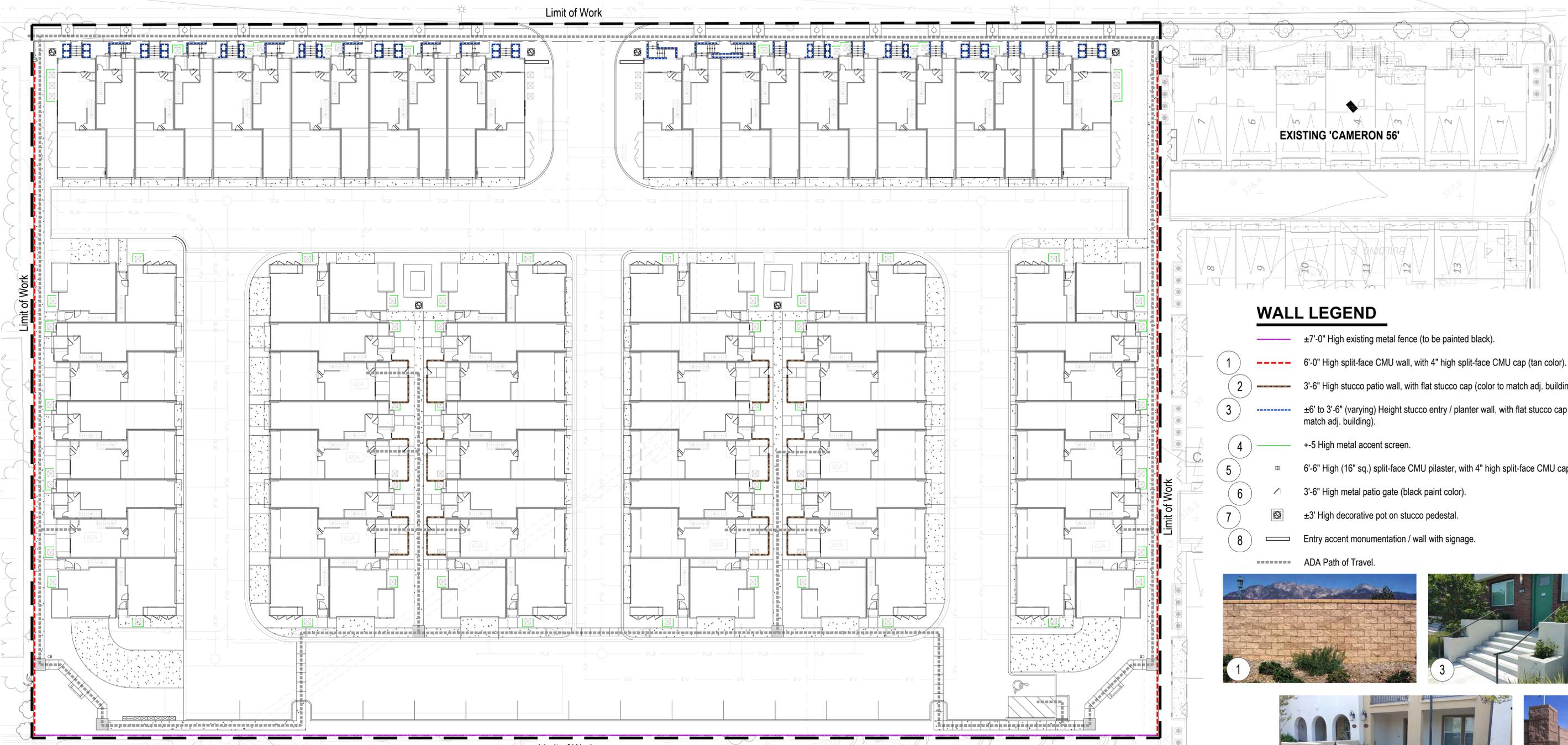


MLC Holdings, INC.

Schematic Enlargement Plan - Stoops Along Cameron Ave

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

L-2

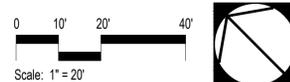


WALL LEGEND

- 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 +5 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.
- 9 Entry accent monumtation / wall with signage.
- 10 ADA Path of Travel.

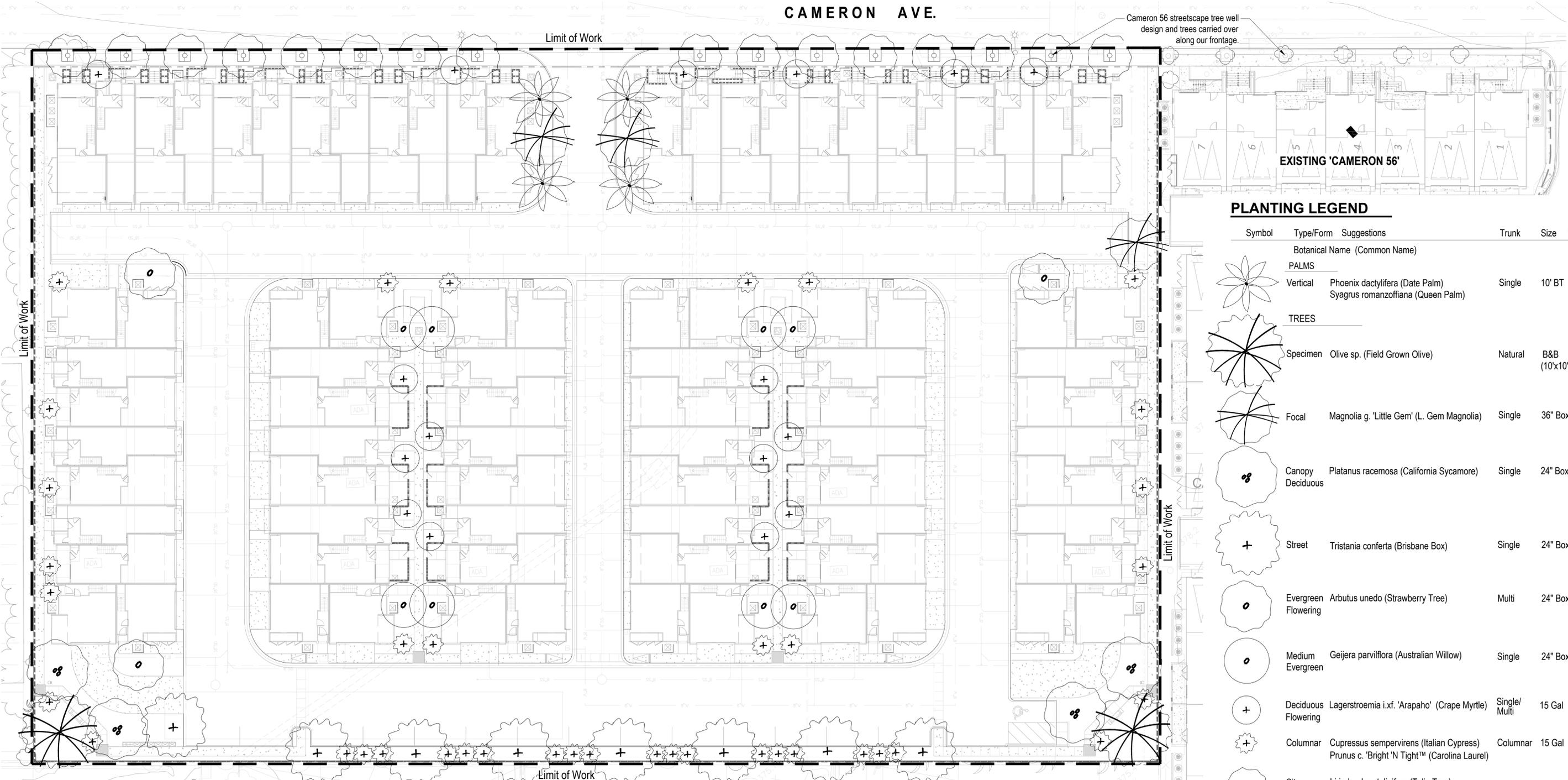


NOTES:
1. Graffiti-resistant coatings shall be used on all walls, fences, sign structures, glass panels or similar structures to assist in deterring graffiti.



Schematic Wall & Fence Plan

MLC Holdings, INC.

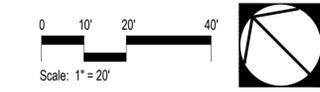


PLANTING LEGEND

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.

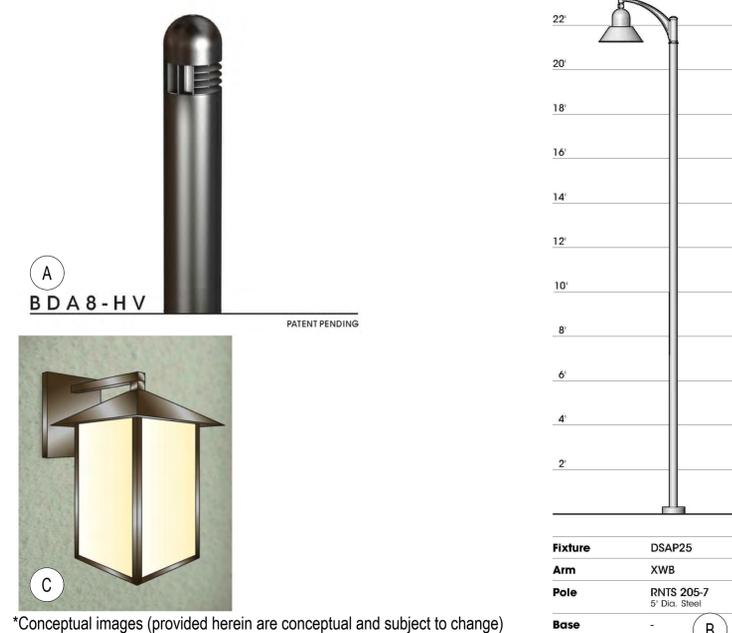
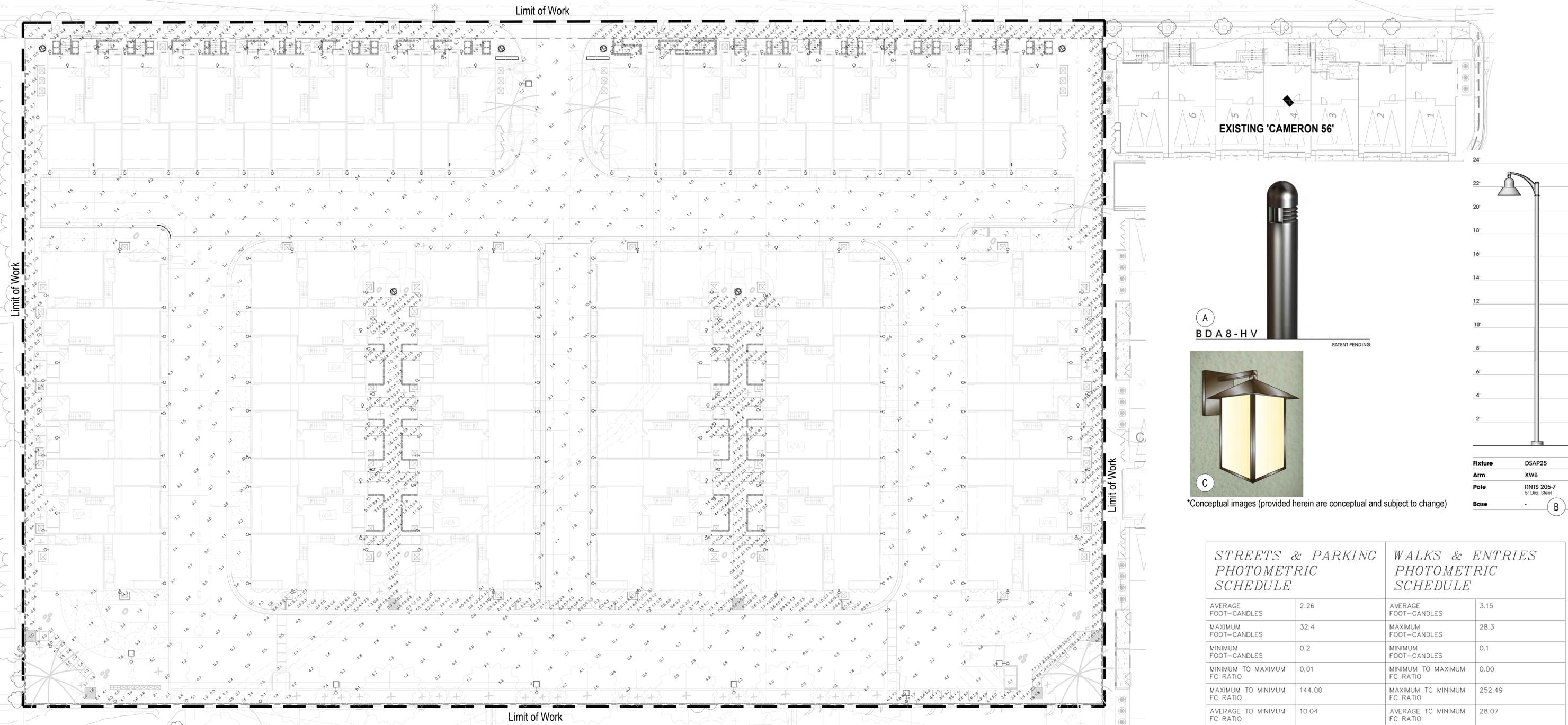
VINES & ESPALIERS	WUCOLS (R3)	SHRUBS and GROUND COVER	WUCOLS (R3)	SHRUBS and GROUND COVER	WUCOLS (R3)
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea Low	Anigozanthos	Low	Chamaerops humilis	Low
Macfadyena unguis-cati	Cat's Claw Vine Low	Agave sp.	Low	Cordyline 'Pink Passion'	Low
Trachelospermum 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



Conceptual Planting Plan

SHRUBS and GROUND COVER	WUCOLS (R3)
Muhlenbergia rigens	Deer Grass Low
Rhaphiolepis indica 'Clara'	India Hawthorn Low
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary Low
Salvia sp.	Sage Low
Westringia sp.	Westringia Low
Xylosma congestum 'Compact'	Compact Xylosma Low
Yucca gloriosa	Spanish Dagger Low

MLC Holdings, INC.



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

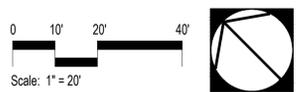
STREETS & PARKING PHOTOMETRIC SCHEDULE		WALKS & ENTRIES PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	2.26	AVERAGE FOOT-CANDLES	3.15
MAXIMUM FOOT-CANDLES	32.4	MAXIMUM FOOT-CANDLES	28.3
MINIMUM FOOT-CANDLES	0.2	MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.01	MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM 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	○	(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	□	(64) 64 WHITE LIGHT EMITTING DIODES (LED).	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	○	(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

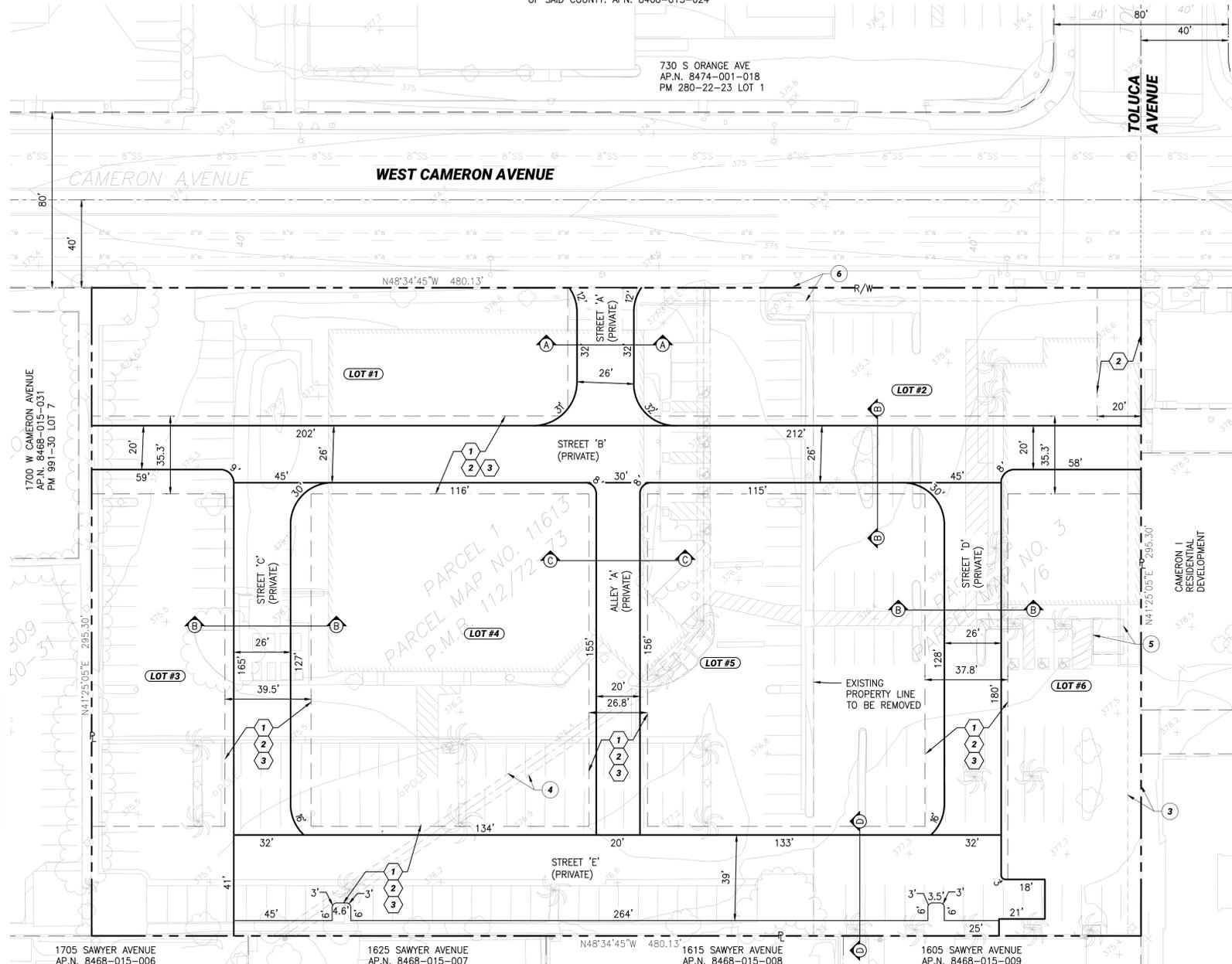
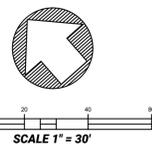
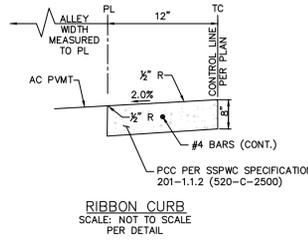
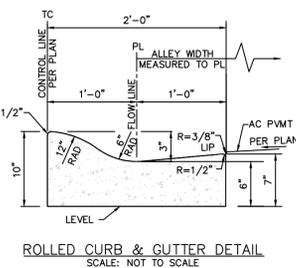
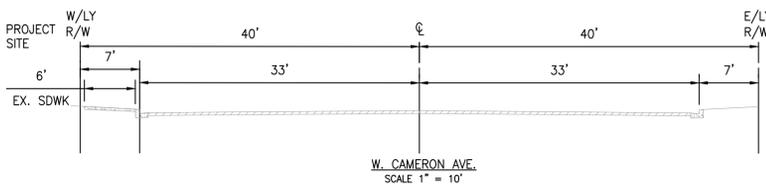
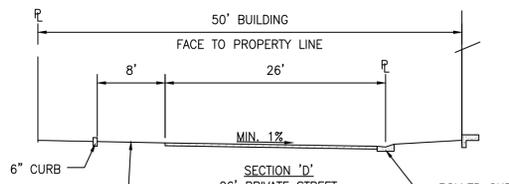
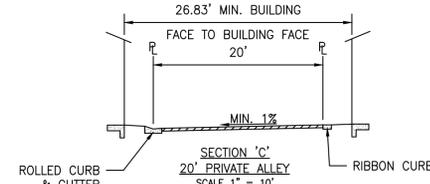
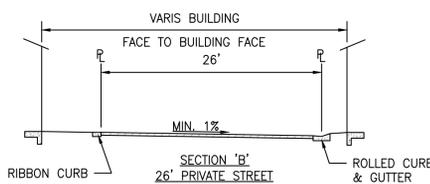
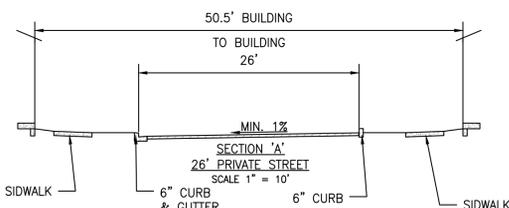
TOTAL PROVIDED NUMBER OF PARKING STALL: 183
GARAGE/DRIVEWAY PARKING: 168
GUEST PARKING: 14 + 1 ADA STALL

LEGEND

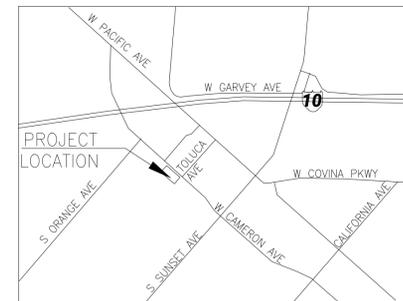
- RIGHT OF WAY LINE/ PROPERTY LINE
- CENTERLINE
- (101) --- EXISTING CONTOUR
- 101 --- PROPOSED CONTOUR
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER METER
- PROPOSED HYDRANT ASSEMBLY
- A/C UNIT
- CATCH BASIN
- XX LOT NUMBER

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.
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- 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

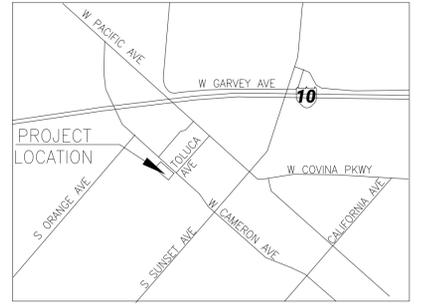
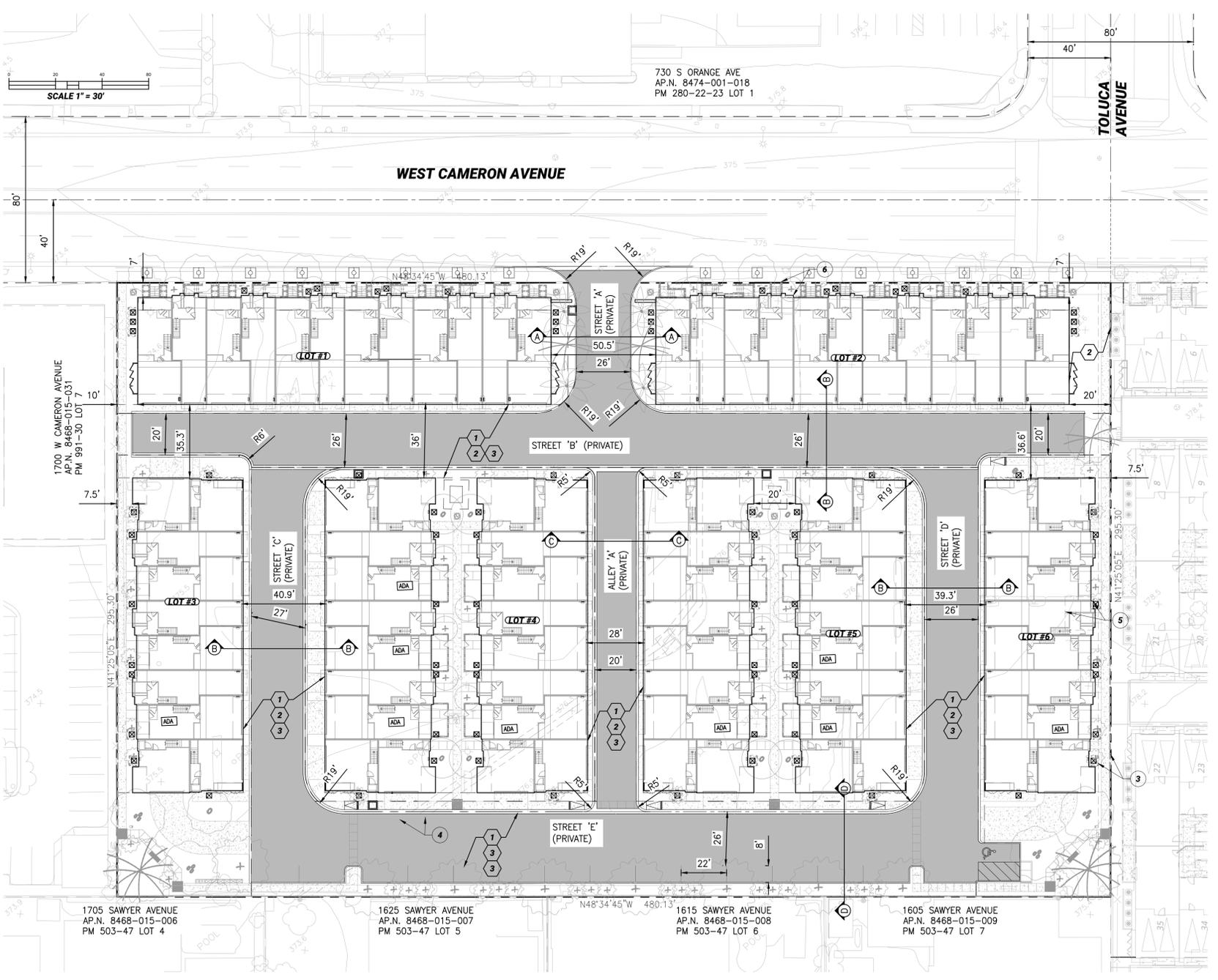
STATISTICAL SUMMARY			STATISTICAL SUMMARY		
LOT	LOT AREA (AC)	PROPOSED USE	LOT LOT AREA (AC)	PROPOSED USE	PROPOSED USE
1	0.32	RESIDENTIAL	STREET 'A' LOT A	0.04	PRIVATE STREET/ALLEY
2	0.33	RESIDENTIAL	STREET 'B' LOT B	0.27	PRIVATE STREET/ALLEY
3	0.32	RESIDENTIAL	STREET 'C' LOT C	0.10	PRIVATE STREET/ALLEY
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

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

LEGEND

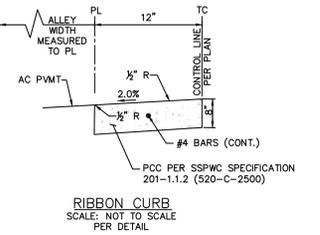
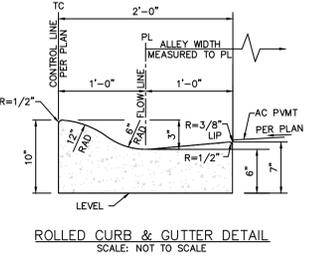
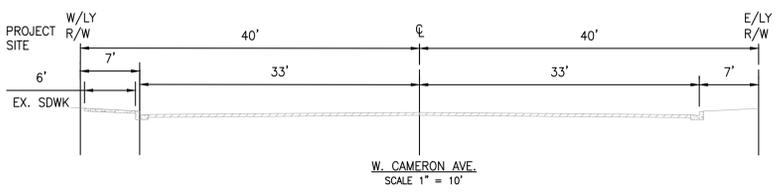
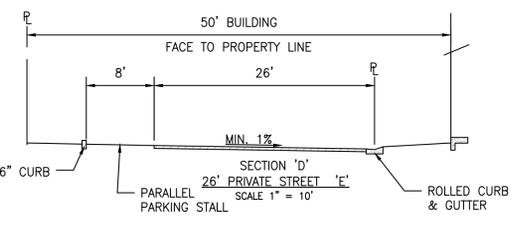
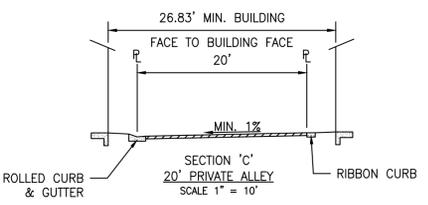
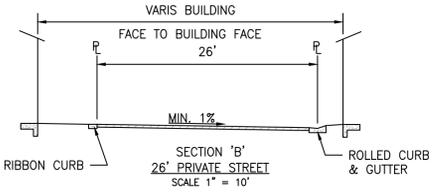
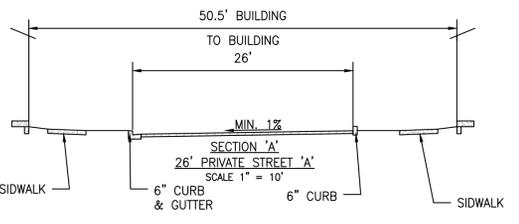
- RIGHT OF WAY LINE/ PROPERTY LINE
- - - CENTERLINE
- (101) EXISTING CONTOUR
- - - 101 PROPOSED CONTOUR
- - - S - - - EXISTING SEWER LINE
- - - W - - - EXISTING WATER LINE
- PROPOSED WATER METER
- PROPOSED HYDRANT ASSEMBLY
- A/C UNIT
- CATCH BASIN
- XX LOT NUMBER



VICINITY MAP
N.T.S.

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.
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- 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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 RANCHO CUCAMONGA, CA 91759
 PHONE: 909-248-6557
 WWW.BLUECIVILENG.COM

ANGEL CESAR, P.E. RCE 87222 DATE

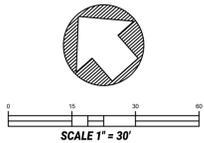
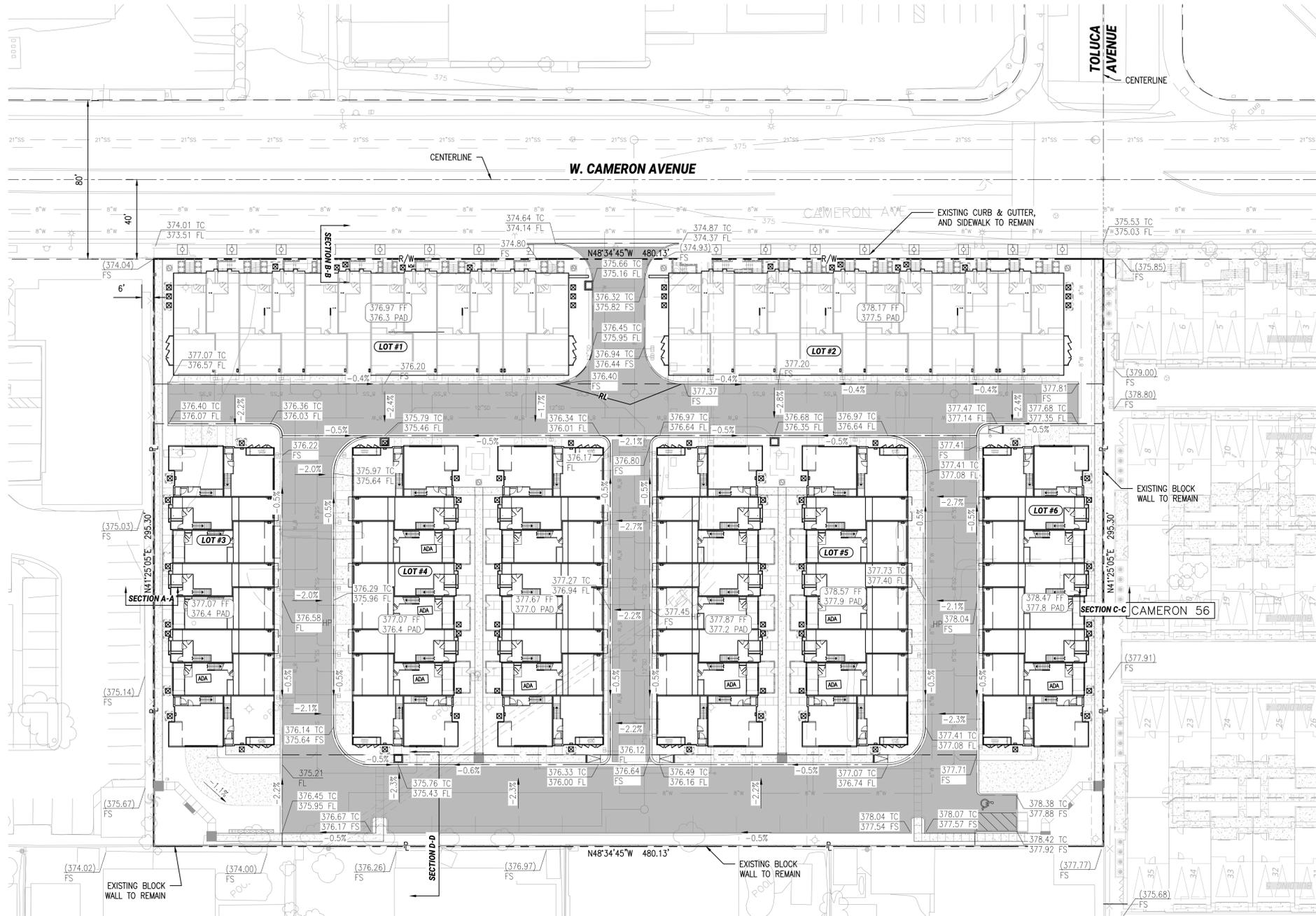
APPLICANT/DEVELOPER:
 MLC HOLDINGS, INC.
 5 PETERS CANYON ROAD SUITE 310
 IRVINE, CA 92606
 ATN: MATT MAEHARA
 949-372-3310

ARCHITECT:
 KEVIN L. CROOK ARCHITECTS, INC
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 23276 S. POINTE DR., STE 103
 LAGUNA HILLS, CA 92653

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

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: January 20, 2021		
SHEET: C2 OF	SCALE:		

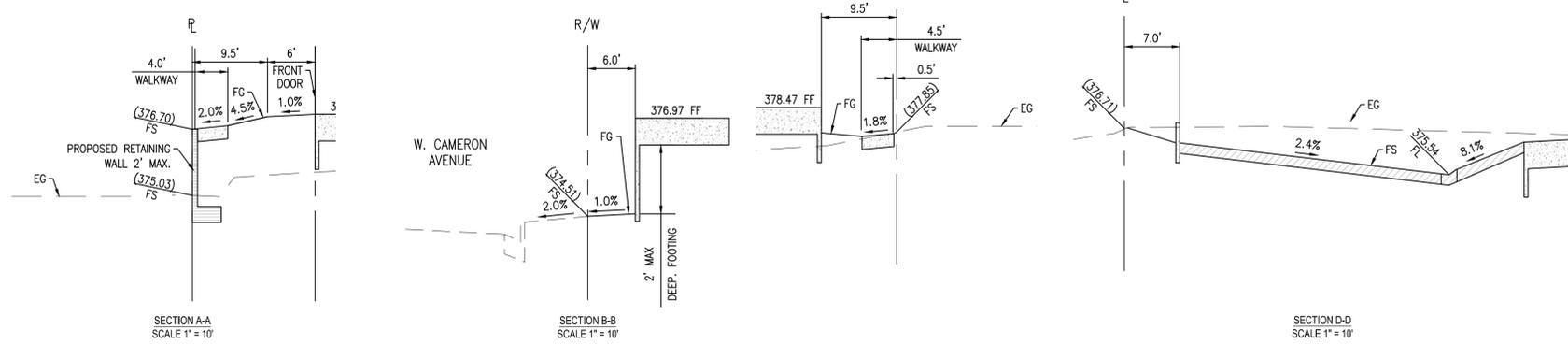


EARTHWORK QUANTITIES

CUT	FILL	NET
1,945C.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

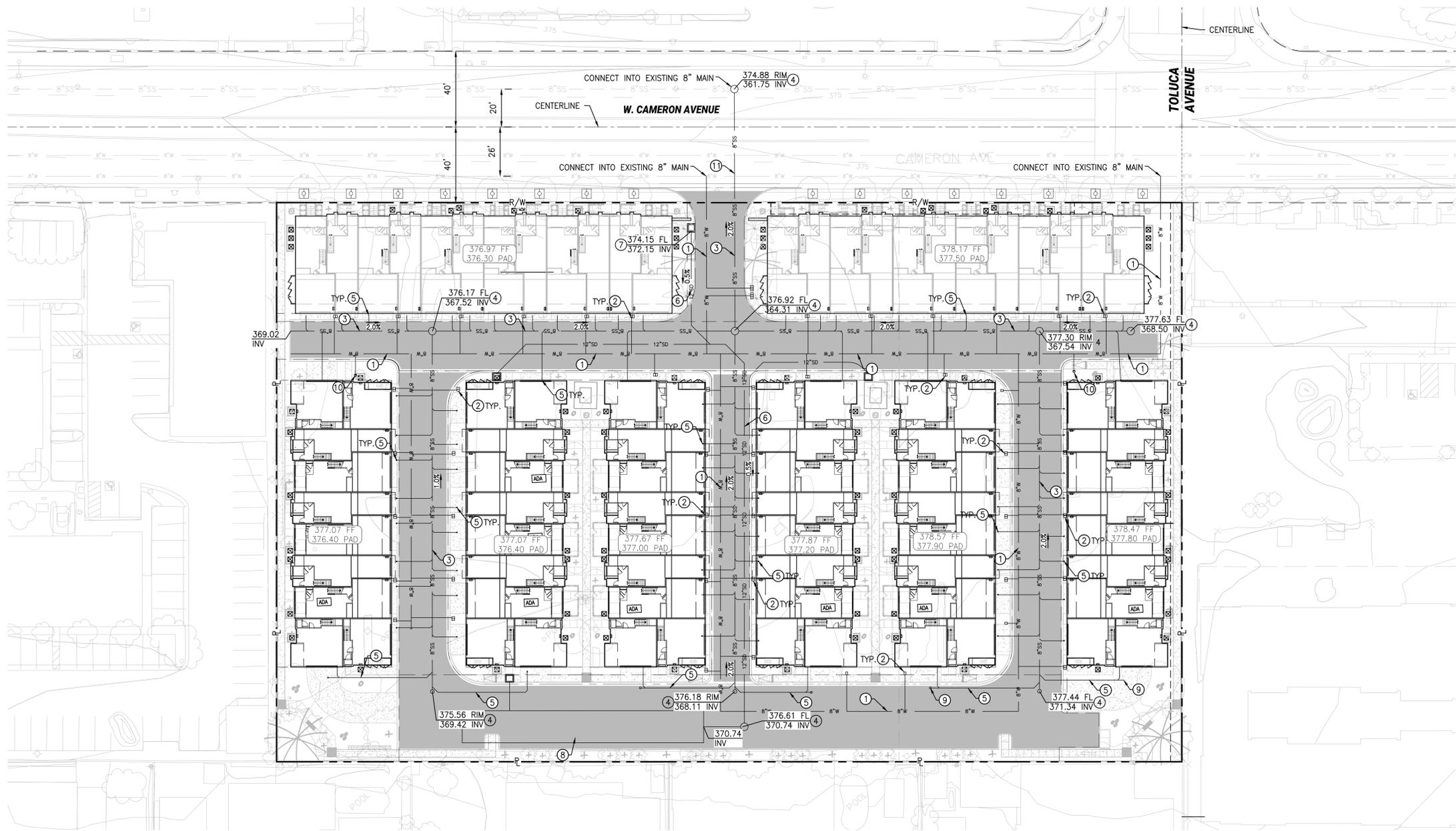
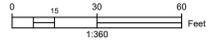
PREPARED BY:

BLUE Engineering & Consulting, Inc

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RANCHO CUCAMONGA, CA 91759
PHONE: 909-248-6557
WWW.BLUECVILENG.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: 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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ANGEL CESAR, P.E. RCE 87222 DATE

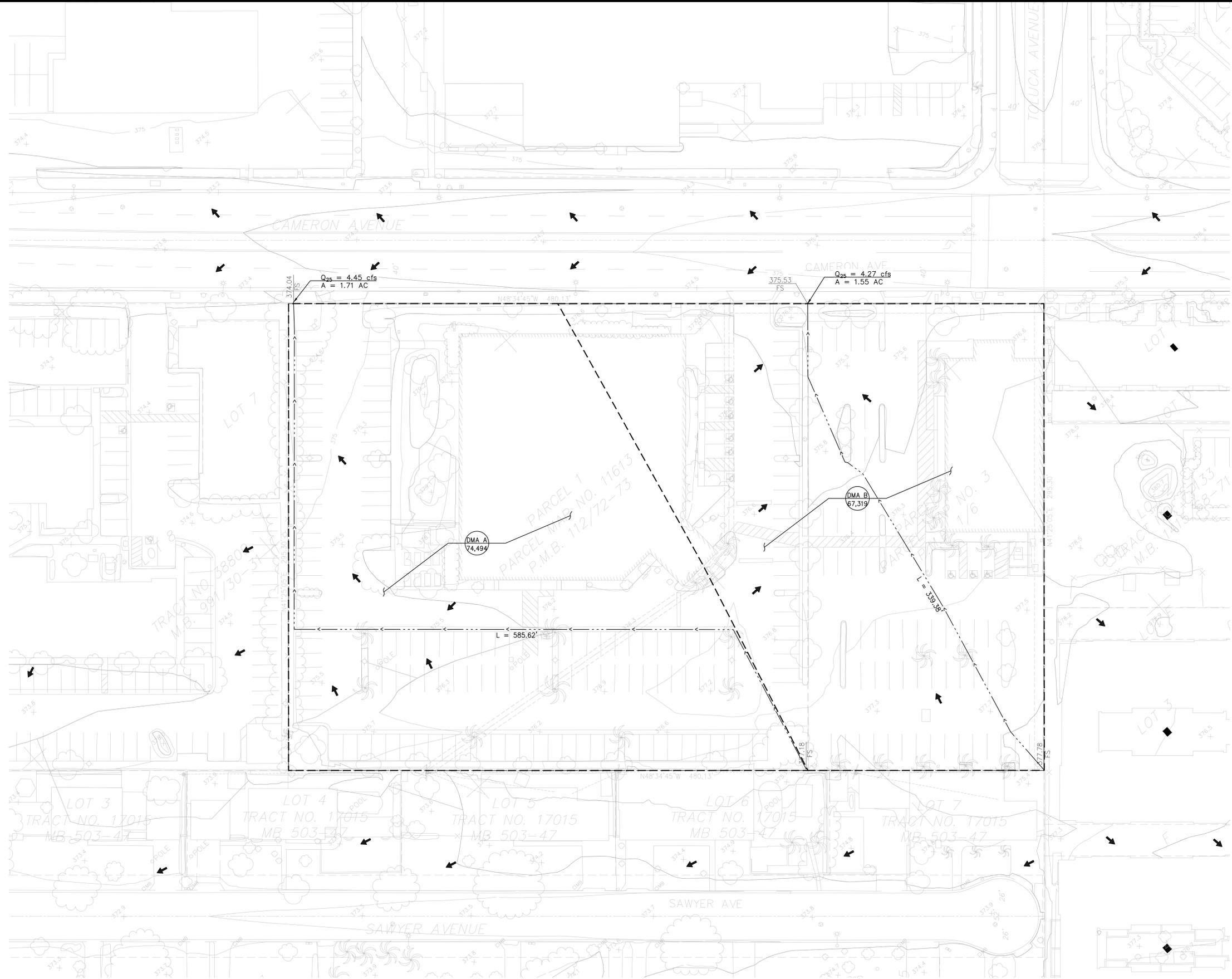
MAJOR LAND DIVISION	
VESTING TENTATIVE TRACT MAP NO. 83216 IN THE CITY OF WEST COVINA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA	
PLAN NO.	SCALE: SEE SHEET
	DATE: August 11, 2020
SHEET: C4 OF	SCALE: SEE SHEET



LEGEND

- Q25 = RUNOFF IN CFS FOR 25 YR, FREQUENCY
- (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%



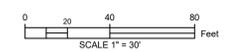
PRE-DEVELOPMENT EXHIBIT

PREPARED BY:

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 RANCHO CUCAMONGA, CA 91759
 PHONE: 909-248-6557
 WWW.BLUECIVILENG.COM

REGISTERED PROFESSIONAL ENGINEER
 ANGEL CESAR
 No. 87222
 CIVIL
 STATE OF CALIFORNIA

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:



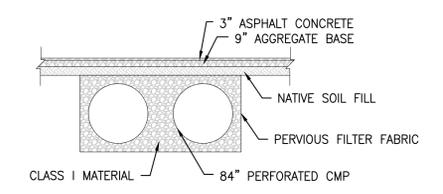
LEGEND

- 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

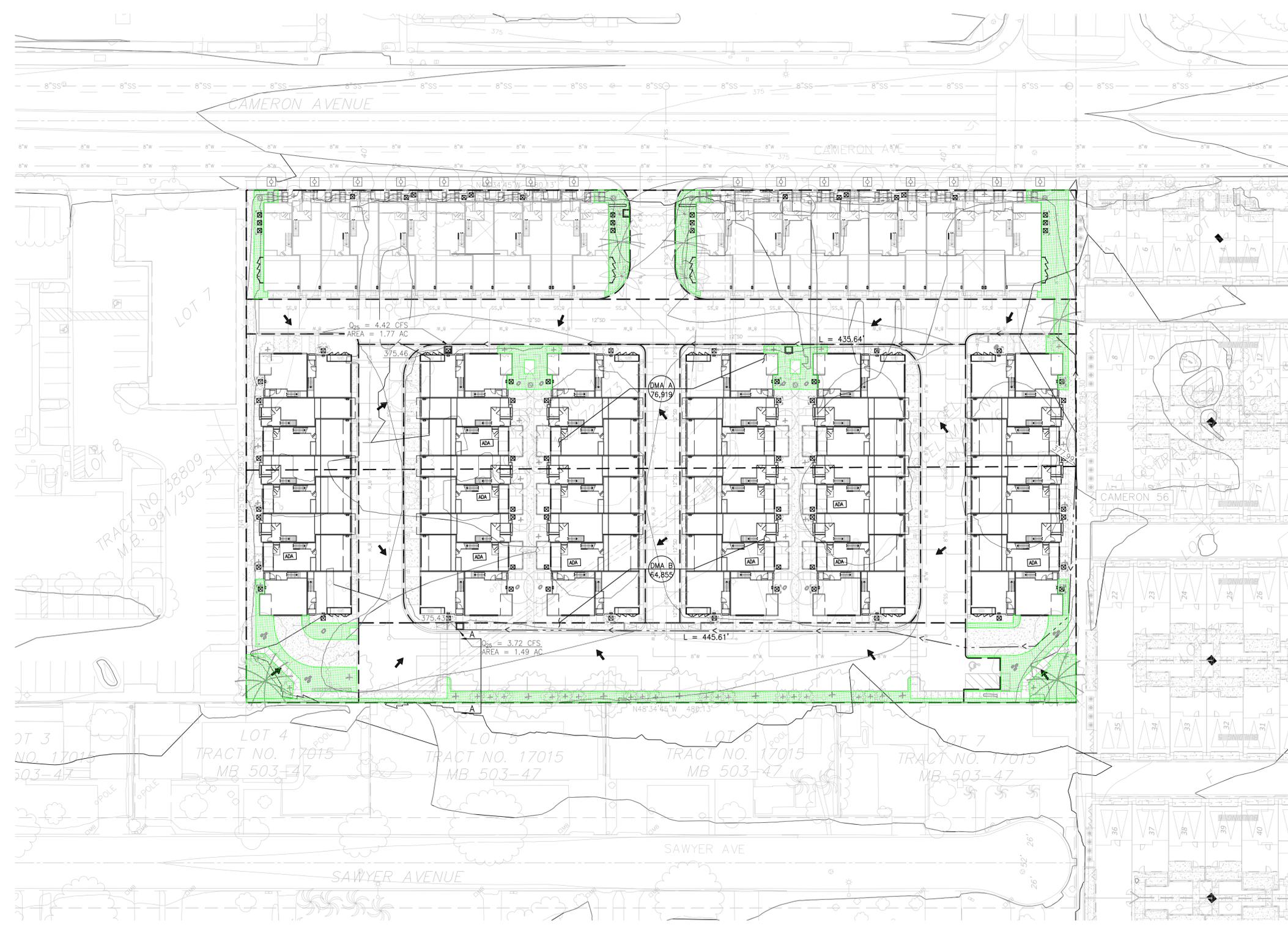
HYDROLOGIC DESIGN DATA	
STORM FREQUENCY	25-YR
RAINFALL DEPTH (50 YR)	6.68"
MODELED RAINFALL DEPTH (25 YR)	5.865"
SOIL TYPE	6
PERCENT IMPERVIOUS	(A) 90% (B) 90%
SQ. FT. IMPERVIOUS	(A) 69,227 (B) 58,370
PERCENT PERVIOUS	(A) 10% (B) 10%
SQ. FT. PERVIOUS	(A) 7,692 (B) 6,485

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

VESTING TENTATIVE TRACT MAP NO. 83216

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

PLAN NO.	SCALE:
DATE:	
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