Appendix B

Applicant Submittal Package

D E L N O R T E



DESIGN TEAM:

APPLICANT:
MLC HOLDINGS INC.
5 PETERS CANYON RD. #310
IRVINE, Ca 92606
310-741-0336
JOHANNA CROOKER
johanna.crooker@mlcholdings.net

ARCHITECT:
THE KTGY GROUP, INC.
17911 VON KARMAN AVE., SUITE 200
IRVINE, CA 92614
949-851-2133
JUAN FLORES
jflores@ktgy.com

CIVIL:
MORAN CONSULTING CORPORATION
4500 E. PACIFIC COAST HIGHWAY, SUITE 210
LONG BEACH, CA 90804
562-370-3876
OSCAR AGUILAR
oaguilar@moran-corp.com

LANDSCAPE:
C2 COLLABORATIVE
23195 LA CADENA DR., SUITE 103
SAN CLEMENT, CA 92672
949-366-6624
SUNDAE LIU
dliu@c2collaborative.com

Architectural Sheet List Table

Sheet Number	Sheet Title
A0.00	TITLE SHEET

PLANNING SHEETS

P-1	CONCEPTUAL SITE PLAN
P-2	SITE PHOTOS
P-3	DIMENSIONED SITE PLAN
P-4	PROPOSED LAND USE

Architectural Sheet List Table

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A1.10	ARCHITECTURAL SITE PLAN

Civil Sheet List

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C-1.1	SECTIONS
C-1.2	SITE PLAN
C-2.0	TITLE SHEET
C-2.1	SECTIONS
C-2.2	TENTATIVE MAP
C-3.0	TITLE SHEET
C-3.1	SECTIONS & DETAILS
C-3.2	GRADING PLAN
C-4.0	UTILITY PLAN

Architectural Sheet List Table

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A2.11	PLAN 3222 MIRRORED FLOOR PLANS
A2.12	PLAN 3222 EXTERIOR ELEVATIONS
A2.13	PLAN 3222 EXTERIOR ELEVATIONS
A2.14	PLAN 3222 MIRRORED EXTERIOR ELEVATIONS
A2.15	PLAN 3222 MIRRORED EXTERIOR ELEVATIONS
A2.20	PLAN 3522 FLOOR PLANS
A2.21	PLAN 3522 MIRRORED FLOOR PLANS
A2.22	PLAN 3522 EXTERIOR ELEVATIONS
A2.23	PLAN 3522 EXTERIOR ELEVATIONS
A2.24	PLAN 3522 MIRRORED EXTERIOR ELEVATIONS
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A5.13	PLAN 3 MIRRORED 4TH FLOOR
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A5.21	PLAN 4 4TH FLOOR
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A5.23	PLAN 4 MIRRORED 4TH FLOOR
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Landscape Sheet List

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L-6	CONCEPTUAL WALL & FENCE DETAILS
L-7	CONCEPTUAL SITE AMENITIES
L-8	CONCEPTUAL LIGHTING PLAN
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L-10	PRELIMINARY IRRIGATION CALCULATION
L-11	CONCEPTUAL PLANTING PALETTE
L-12	CONCEPTUAL TREE PLAN
L-13	TREE INVENTORY

Submittal Log

Date	Description
10/10/2024	1st Planning Submittal
4/3/2024	2nd Planning Submittal

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MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 4, 2025

TITLE SHEET

A0.00



Project Summary

Project Area: 13.56 acres
Net Site Area[1]: 13.19 acres

Total Homes[2]: 282 Homes
- (34) Single-Family Detached Homes
  - (16) Plan 3222 - 1,678 SF, 3 Bed, 2.5 Bath
  - (18) Plan 3522 - 1,957 SF, 4 Bed, 3 Bath
- (138) 3-Story Townhomes
  - (30) Plan 5 - 1,226 SF, 2 Bed, 2.5 Bath
  - (54) Plan 6 - 1,470 SF, 3 Bed, 3 Bath
  - (54) Plan 7 - 1,755 SF, 4 Bed, 4 Bath
- (110) 4-Story Stacked Flats
  - (33) Plan 1 Flats - 1,126 SF, 2 Bed, 2 Bath
  - (22) Plan 2 Flats - 1,464 SF, 3 Bed, 2 Bath
  - (33) Plan 3 Flats - 1,959 SF, 3 Bed, 3 Bath
  - (22) Plan 4 Flats - 2,485 SF, 4 Bed, 3 Bath

Density: 20.8 du/ac
Net Density: 21.4 du/ac

Parking Spaces Provided: 641 Spaces
- 2 garage per unit: 564 Spaces
- Guest: 77 Spaces
- Total Parking: 641 Spaces

Open Space Provided: ± 136,478 SF (± 3.13 acres)
- Paseos and Common: ± 120,891 SF
- Private Patios: ± 15,587 SF

Notes:
1. 1501 W Del Norte St, West Covina, CA 91790
2. Net site area assumes dedication of Del Norte Street to Sunset Avenue.
3. Assessor's Parcel Numbers: 8458-020-901
4. Type VB construction with NFPA 13D automatic sprinkler system.
5. Guest spaces are 9' x 20'.
6. On street spaces are not accounted in guest spaces
7. Private open space minimum dimension of 6'.
8. Existing General Plan: Civic: Schools (S)
9. Existing Zoning: R-1: Residential Single Family
10. Proposed General Plan: Neighborhood High
11. Proposed Zoning: Specific Plan
12. SB330 Vesting: Pending
13. CEQA: IS/MND (Assumed)

Conceptual Site Plan

0 30 60
1" = 30'

1501Del Norte Street

West Covina, California

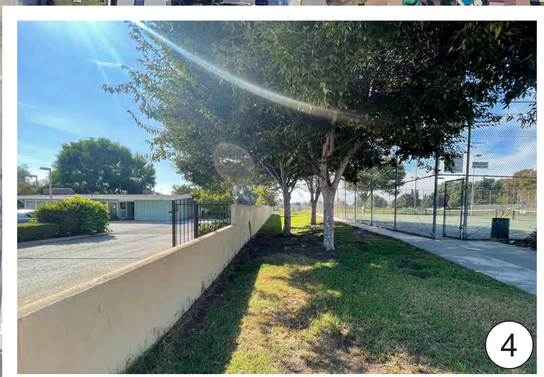
April 2025

North

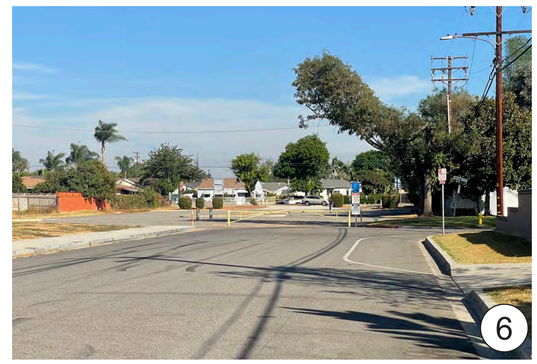












0 30 60

1" = 30'

Site Photos

1501Del Norte Street

West Covina, California

April 2025

North



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2. Net site area assumes dedication of Del Norte Street to Sunset Avenue.
3. Assessor's Parcel Numbers: 8458-020-901
4. Type VB construction with NFPA 13D automatic sprinkler system.
5. Guest spaces are 9' x 20'.
6. On street spaces are not accounted in guest spaces
7. Private open space minimum dimension of 6'.
8. Existing General Plan: Civic: Schools (S)
9. Existing Zoning: R-1: Residential Single Family
10. Proposed General Plan: Neighborhood High
11. Proposed Zoning: Specific Plan
12. SB330 Vesting: Pending
13. CEQA: IS/MND (Assumed)

Dimensioned Site Plan

0 30 60
1" = 30'

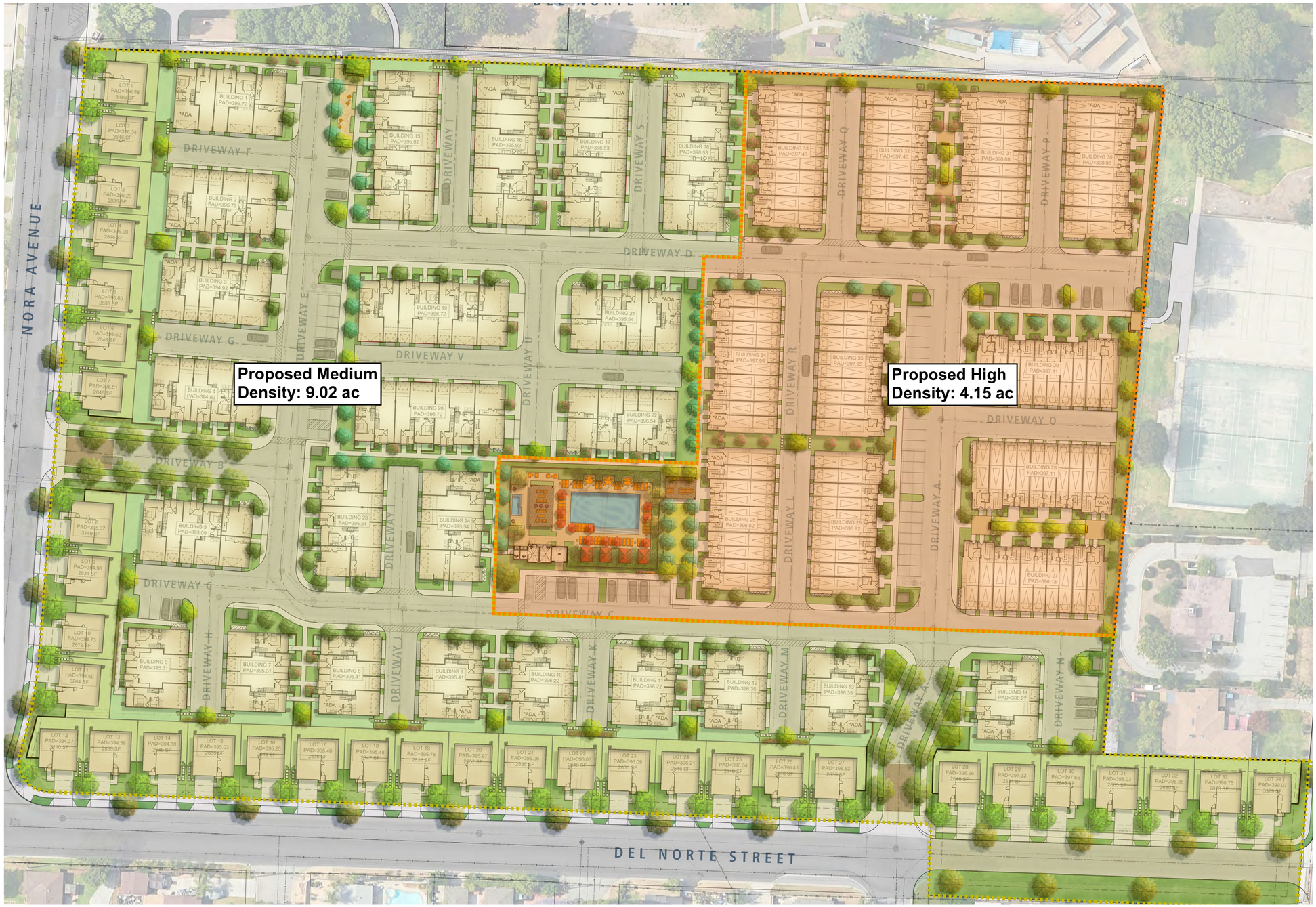
1501Del Norte Street

West Covina, California

April 2025

Meritage Homes | MLC Holdings, Inc.

North



LEGEND

Project Area: 13.56 acres
Net Site Area[1]: 13.19 acres

Total Homes[2]: 282 Homes
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  - (16) Plan 3222 - 1,678 SF, 3 Bed, 2.5 Bath
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  - (33) Plan 3 Flats - 1,959 SF, 3 Bed, 3 Bath
  - (22) Plan 4 Flats - 2,485 SF, 4 Bed, 3 Bath

Notes:
1. 1501 W Del Norte St, West Covina, CA 91790
2. Net site area assumes dedication of Del Norte Street to Sunset Avenue.

	Required Density	Proposed Density
Neighborhood Medium Density	9 to 20 units/ac	19.1 units/ac
Neighborhood High Density	21 to 54 units/ac	26.5 units/ac

0 30 60
1” = 30’

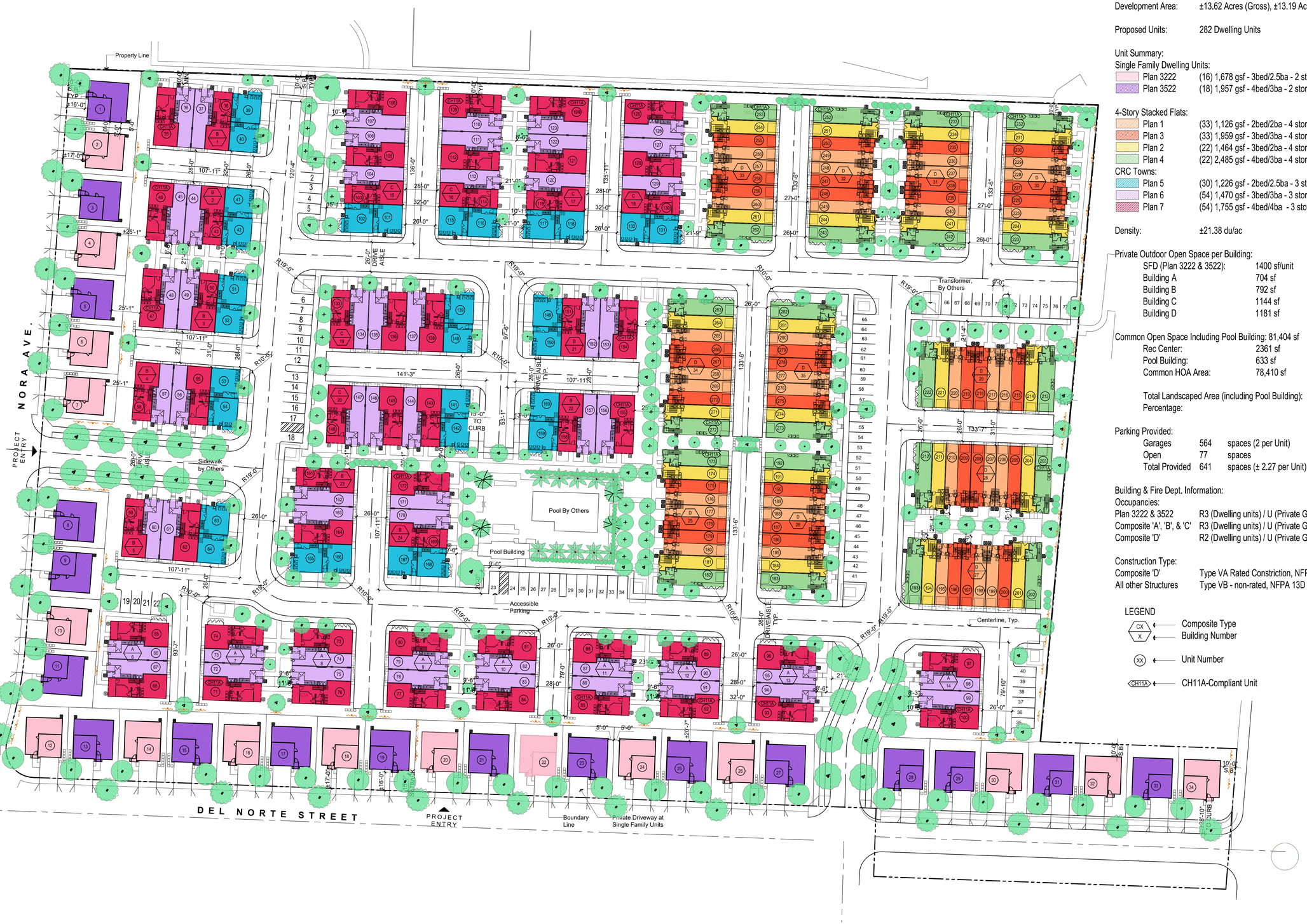
Proposed Land Use

1501Del Norte Street

West Covina, California

April 2025

North



SITE SUMMARY

Development Area: ±13.62 Acres (Gross), ±13.19 Acres (Net)

Proposed Units: 282 Dwelling Units

Unit Summary:

Single Family Dwelling Units:

Plan 3222	(16) 1,678 gsf - 3bed/2.5ba - 2 story, SxS	(6%)
Plan 3522	(18) 1,957 gsf - 4bed/3ba - 2 story, SxS	(6%)

4-Story Stacked Flats:

Plan 1	(33) 1,126 gsf - 2bed/2ba - 4 story, Tandem	(12%)
Plan 3	(33) 1,959 gsf - 3bed/3ba - 4 story, Tandem	(12%)
Plan 2	(22) 1,464 gsf - 3bed/2ba - 4 story, Tandem	(8%)
Plan 4	(22) 2,485 gsf - 4bed/3ba - 4 story, Tandem	(8%)

CRC Towns:

Plan 5	(30) 1,226 gsf - 2bed/2.5ba - 3 story, SxS	(10%)
Plan 6	(54) 1,470 gsf - 3bed/3ba - 3 story, Tandem	(19%)
Plan 7	(54) 1,755 gsf - 4bed/4ba - 3 story, SxS	(19%)

Density: ±21.38 du/ac

Private Outdoor Open Space per Building:

SFD (Plan 3222 & 3522):	1400 sf/unit
Building A	704 sf
Building B	792 sf
Building C	1144 sf
Building D	1181 sf

Common Open Space Including Pool Building: 81,404 sf

Rec Center:	2361 sf
Pool Building:	633 sf
Common HOA Area:	78,410 sf

Total Landscaped Area (including Pool Building): 145,636 s.f.

Percentage: 25%

Parking Provided:

Garages	564	spaces (2 per Unit)
Open	77	spaces
Total Provided	641	spaces (± 2.27 per Unit)

Building & Fire Dept. Information:

Occupancies:

Plan 3222 & 3522	R3 (Dwelling units) / U (Private Garages)
Composite 'A', 'B', & 'C'	R3 (Dwelling units) / U (Private Garages)
Composite 'D'	R2 (Dwelling units) / U (Private Garages)

Construction Type:

Composite 'D'	Type VA Rated Constriction, NFPA 13
All other Structures	Type VB - non-rated, NFPA 13D

LEGEND

- CX / X — Composite Type / Building Number
- XX — Unit Number
- CH11A — CH11A-Compliant Unit

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Irvine, Ca 92606

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 20 40 80

ARCHITECTURAL SITE PLAN

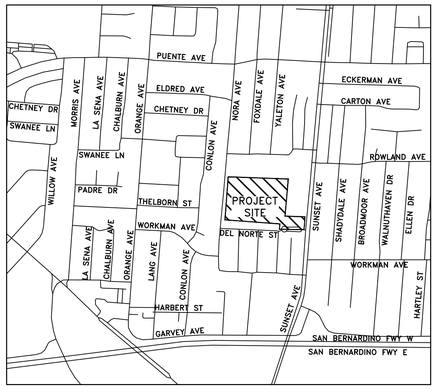
A1.10

SITE PLAN

TENTATIVE TRACT NO. 044618

(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 31, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS RECORDED IN BOOK 37951 PAGE 277 OF MAPS, RECORDS IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

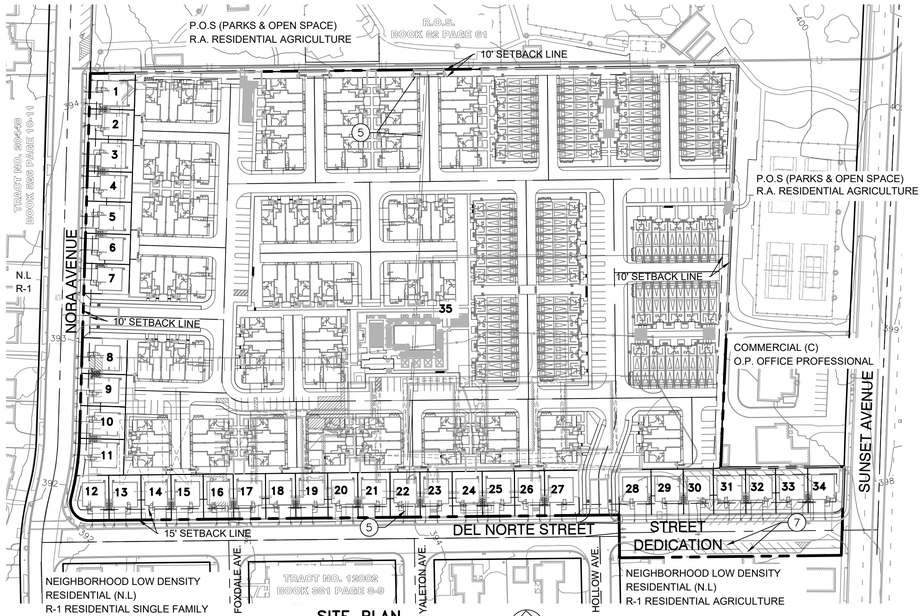


VICINITY MAP
(NOT TO SCALE)

LOT NO.	LOT AREA (SF)	UNIT TYPE
1	3,186	SFD
2	2,646	SFD
3	2,635	SFD
4	2,646	SFD
5	2,635	SFD
6	2,646	SFD
7	2,646	SFD
8	3,149	IRON
9	2,834	SFD
10	2,679	SFD
11	3,264	SFD
12	3,110	SFD
13	2,838	SFD
14	2,646	SFD
15	2,835	SFD
16	2,646	SFD
17	2,636	SFD
18	2,647	SFD

LOT NO.	LOT AREA (SF)	UNIT TYPE
19	2,635	SFD
20	2,646	SFD
21	2,635	SFD
22	2,646	SFD
23	2,635	SFD
24	2,646	SFD
25	2,646	SFD
26	2,646	SFD
27	3,013	SFD
28	2,839	SFD
29	2,833	SFD
30	2,646	SFD
31	2,867	SFD
32	2,680	SFD
33	2,973	SFD
34	3,379	SFD
35	476,668	TOWNHLATS
PUBLIC	18,702	DEDICATION

LOT AREAS



SITE PLAN
NOT TO SCALE

REVISED 03/31/2025
12/04/2024

NOTES:

SITE DATA TABLE:

NUMBER OF RESIDENTIAL UNITS:	282 TOTAL HOMES
GROSS AREA:	±13.62 ACRES / ±593,294 SQUARE FEET
EASEMENT AREA:	±0.22 ACRES / ±9,957 SQUARE FEET
NET AREA:	±13.40 ACRES / ±583,337 SQUARE FEET
DENSITY:	20.70 UNITS PER ACRE
PARKING:	
	72 GUEST PARKING
	4 ADA GUEST PARKING
	76 TOTAL PARKING SPACES

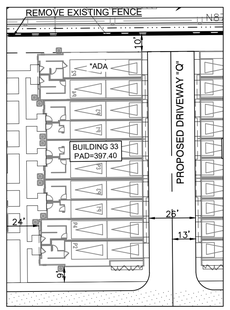
OPEN SPACE AREAS:

- FOR OPEN SPACES & LANDSCAPE AREAS SEE LANDSCAPE PLAN
- FOR UTILITY DESIGN AND INFORMATION SEE UTILITY PLAN

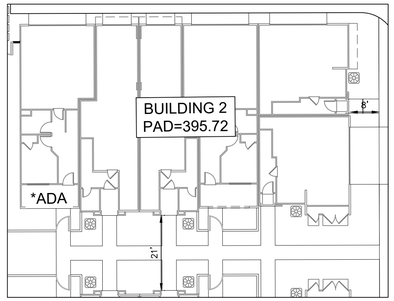
EARTHWORK QUANTITIES:
CUT: 1,871 CYDS
FILL: 6,172 CYDS
IMPORT FILL: 4,301 CYDS
OVEREXCAVATION (7' FEET DEEP): 153,816 CYDS
APPROXIMATE SHRINKAGE OF OVEREXCAVATION (12%): 18,458 CYDS
NET IMPORT: 4,301 CYDS (IMPORT FILL) + 18,458 (12%) = 22,759 CYDS

PROJECT SCOPE:

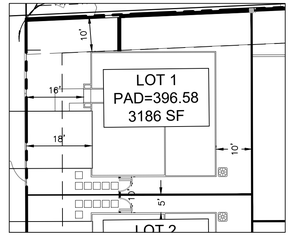
LOTS:
34 DETACHED SINGLE FAMILY RESIDENCES
1 COMMON LOT OF TOWNHOMES AND FLATS



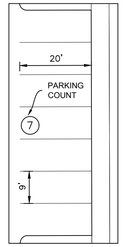
4–STORY STACKED FLATS
NOT TO SCALE



3–STORY TOWNHOME
NOT TO SCALE



2–STORY SINGLE FAMILY HOMES
NOT TO SCALE



TYPICAL PARKING
NOT TO SCALE

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1:

THAT PORTION OF THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A TWO INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID TWO INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'22" WEST, 626.11 FEET TO A TWO INCH PIPE, MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED APRIL 23, 1941 IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED, SOUTH 4°49'31" WEST, 263.51 FEET; THENCE SOUTH 88°24'11" EAST, PARALLEL WITH THE LINE HEREIN DESCRIBED AS HAVING A BEARING "NORTH 88°24'11" WEST," A DISTANCE OF 434.46 FEET; THENCE NORTH 4°44'57" EAST, 263.49 FEET TO A POINT DISTANT SOUTH 88°24'11" EAST, 434.11 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°24'11" WEST, 434.11 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

PARCEL 2:

THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE, MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 4°49'31" WEST, 686.41 FEET, TO A 2 INCH IRON PIPE; THENCE NORTH 88°24'11" WEST, 634.66 FEET TO A 2 INCH IRON PIPE IN THE EASTERLY LINE OF THE PARCEL OF LAND MARKED "JOHN LANG" ON A LICENSED SURVEYOR'S MAP FILED IN BOOK 31 PAGE 48 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION, NORTH 3°57'27" EAST, 685.91 FEET TO A 2 INCH IRON PIPE WHICH BEARS NORTH 88°24'11" WEST, FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°24'11" EAST, 645.03 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND IS SHOWN AS PARCEL "B" ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

PARCEL 3:

THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG LAST MENTIONED WESTERLY LINE 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED ON APRIL 23, 1941, IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE LAST MENTIONED DEED SOUTH 4°49'31" WEST, 263.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 4°49'31" WEST, ALONG SAID EASTERLY LINE, 422.90 FEET TO A 2 INCH IRON PIPE; THENCE SOUTH 88°24'11" EAST, 629.20 FEET TO A 2 INCH IRON PIPE, IN SAID WESTERLY LINE OF IRWINDALE AVENUE, MARKING THE SOUTHEAST CORNER OF PARCEL "A" AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF IRWINDALE AVENUE, NORTH 4°05'42" EAST, 124.00 FEET; THENCE PARALLEL WITH THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND LENGTH OF "NORTH 88°24'11" WEST, 626.11 FEET", NORTH 88°24'11" WEST, 192.77 FEET; THENCE NORTH 4°44'57" EAST, 298.81 FEET TO A POINT IN A LINE THAT PASSES THROUGH THE TRUE POINT OF BEGINNING, AND THAT IS PARALLEL WITH SAID CERTAIN COURSE DESCRIBED AS "NORTH 88°24'11" WEST, 626.11 FEET", SAID POINT IN SAID PARALLEL LINE BEING DISTANT SOUTH 88°24'11" EAST, 434.46 FEET FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE NORTH 88°24'11" WEST, 434.46 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS A PORTION OF PARCEL "A", AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORDS OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JULY 11, 1966 AS INSTRUMENT NO. 2049, OFFICIAL RECORDS.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

EASEMENTS:

③ AN EASEMENT FOR WAGON ROAD AND A WATER DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1875 IN BOOK 36 OF DEEDS, PAGE 169. IN FAVOR OF: D. C. MENSING
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON-PLOTTABLE)

④ AN EASEMENT FOR WATER PIPE LINE, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1896 IN BOOK 1043 OF DEEDS, PAGE 309.
IN FAVOR OF: AZUSA IRRIGATING COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON- PLOTTABLE)

⑤ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT RECORDED JANUARY 14, 1946 AS BOOK 22719, PAGE 40 OF OFFICIAL RECORDS. (NON-PLOTTABLE)

⑥ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1946 AS BOOK 22872, PAGE 213 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PARCEL 1 (NON-PLOTTABLE CANNOT BE DETERMINED FROM RECORD INFORMATION)

⑦ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1951 AS INSTRUMENT NO. 2281, IN BOOK 35398, PAGE 55 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN (PLOTTED)

⑧ INTENTIONALLY DELETED

⑨ INTENTIONALLY DELETED

⑩ A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT
RECORDING DATE: JULY 11, 1990
RECORDING NO: 90-1219638, OFFICIAL RECORDS
REDEVELOPMENT PROJECT: AMENDED EASTLAND REDEVELOPMENT PROJECT

RECORDING DATE: DECEMBER 22, 1993
RECORDING NO: 93-2492845, OFFICIAL RECORDS

DIGALERT
DIAL TOLL FREE! 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA
COUNTY: LOS ANGELES
STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER · CESAR MORAN · C72247 · CIVIL · STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247
DATE: 03/03/25 | JOB № 224181 | DRAWN BY: CR

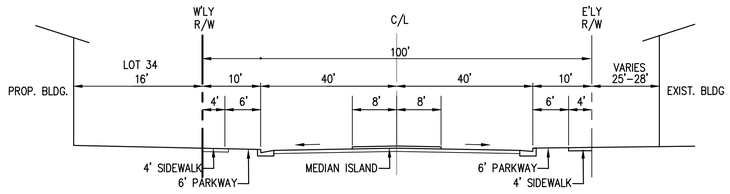
REVISIONS

N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606
PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE: DEL NORTE
TRACT NO. 044618
PROJECT ADDRESS: 1501 DEL NORTE STREET, WEST COVINA, CA 91790
SCALE: PER PLAN
LEGAL DESCRIPTION: SEE SHEET 1
SHEET TITLE: TITLE SHEET
C–1.0

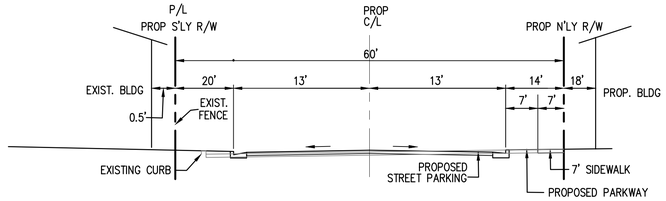
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SUNSET AVENUE

NOT TO SCALE

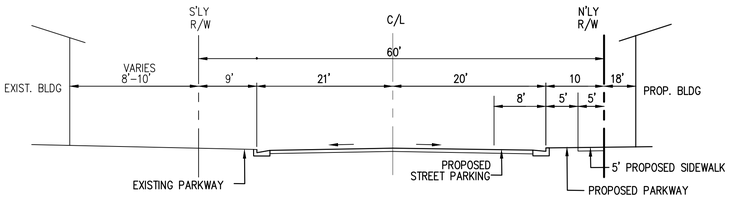
A/3



DEL NORTE STREET DEDICATION

NOT TO SCALE

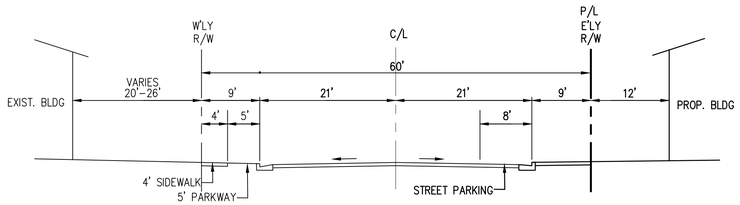
B/3



DEL NORTE STREET-EXISTING

NOT TO SCALE

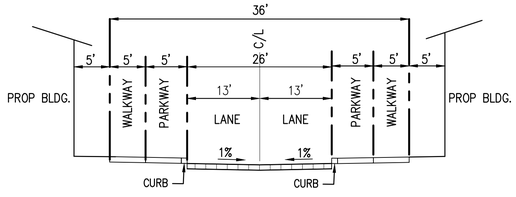
C/3



NORA AVENUE

NOT TO SCALE

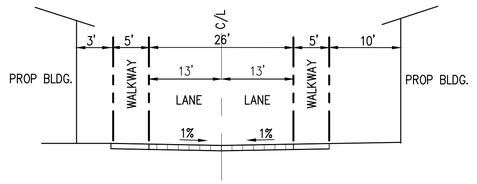
D/3



PROPOSED ENTRANCE - DWY. "A"

NOT TO SCALE

E/3



PROPOSED DRIVEWAY

NOT TO SCALE

F/3

DIGALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:

THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA

COUNTY: LOS ANGELES

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CESAR MORAN — C72247 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:

MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247

DATE: 03/31/25 | JOB N° 224181 | DRAWN BY: CR

REVISIONS

N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:

MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606

PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE
DEL NORTE

PROJECT ADDRESS
1501 DEL NORTE STREET
WEST COVINA, CA 91790

LEGAL DESCRIPTION
SEE SHEET 1

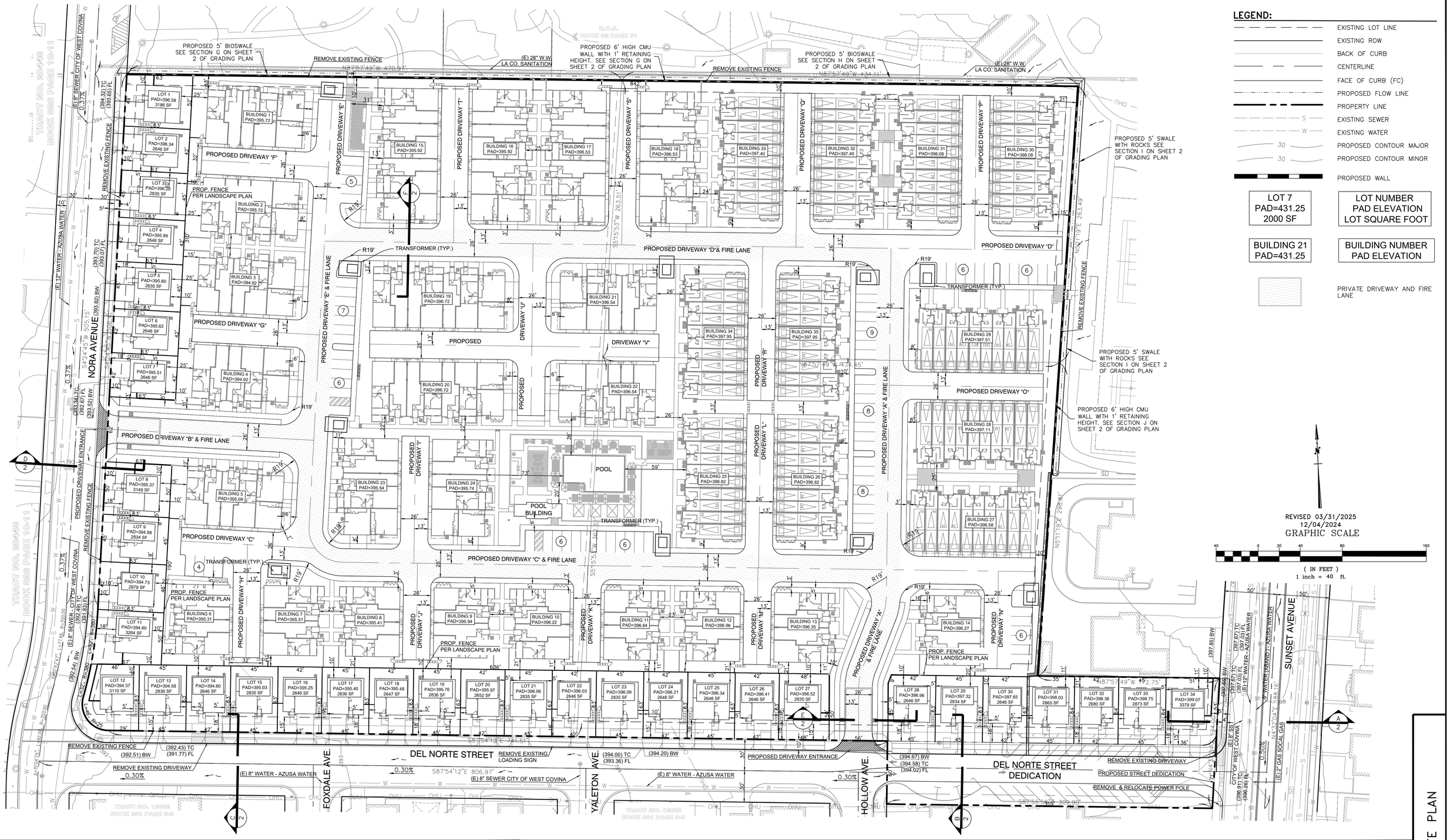
TRACT NO.

SCALE: PER PLAN

C-1.1

SHEET TITLE
SECTIONS

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LEGEND:

- EXISTING LOT LINE
- EXISTING ROW
- BACK OF CURB
- CENTERLINE
- FACE OF CURB (FC)
- PROPOSED FLOW LINE
- PROPERTY LINE
- EXISTING SEWER (S)
- EXISTING WATER (W)
- PROPOSED CONTOUR MAJOR (30)
- PROPOSED CONTOUR MINOR (30)
- PROPOSED WALL

LOT 7
PAD=431.25
2000 SF

LOT NUMBER
PAD ELEVATION
LOT SQUARE FOOT

BUILDING 21
PAD=431.25

BUILDING NUMBER
PAD ELEVATION

PRIVATE DRIVEWAY AND FIRE LANE

REVISED 03/31/2025
12/04/2024
GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SITE PLAN

SHEET TITLE

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO: BM 4G4954
DESCRIPTION DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE
DATUM: NAVD88
ELEV: 401.938
YEAR: 2013

CITY: WEST COVINA
COUNTY: LOS ANGELES
STATE: CALIFORNIA

DIGALERT DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER · CESAR MORAN · C72247 · CIVIL · STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com
CESAR MORAN P.E. C72247
DATE: 03/31/25 JOB N° 224181 DRAWN BY: CR

REVISIONS

N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606
PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE DEL NORTE
PROJECT ADDRESS 1501 DEL NORTE STREET WEST COVINA, CA 91790
LEGAL DESCRIPTION SEE SHEET 1

TRACT NO.
SCALE: PER PLAN
C-1.2

PROJ: 211041
DWG: C:\Users\Wpcheet\OneDrive - Moran Consulting Corp\224181 - 1501 Del Norte West Covina (demo\sp\Engineering\CAD_Sheets\Cet\Set A\Site Plan.dwg BY: Wpcheet Apr 01, 2025 - 2:46:21pm

MAJOR LAND DIVISION
TENTATIVE TRACT NO. 004618

(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 31, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS RECORDED IN BOOK 37951 PAGE 277 OF MAPS, RECORDS IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTES:

SITE ADDRESS: 1501 DEL NORTE WEST COVINA, CA 91790

1. ASSESSORS PARCEL: 8458-020-901
2. GENERAL PLAN:
   EXISTING: CIVIC SCHOOL (S)
3. ZONING:
   EXISTING: R-1: RESIDENTIAL SINGLE FAMILY
   PROPOSED: SPECIFIC PLAN
4. LAND USE:
   EXISTING: CIVIC-SCHOOL (S)
   PROPOSED: SPECIFIC PLAN- RESIDENTIAL
5. ADJACENT LAND USES:

NORTH: PARKS AND OPEN SPACE

SOUTH: NEIGHBORHOOD LOW DENSITY COMM / RA

EAST: COMM / RA NEIGHBORHOOD LOW RESIDENTIAL

WEST: RESIDENTIAL

6. FLOOD ZONE: "X" PER FEMA MAP 06037C 1700F DATED 09/26/2008 (PER FEMA WEB SITE)
7. THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON INFORMATION PROVIDED BY: CITY OF ASUZA, PUBLIC WORKS COUNTY OF LOS ANGELES AND CITY OF AZUSA LIGHT AND WATER.
8. SEWER SERVICES PROVIDED BY: LOS ANGELES COUNTY SANITATION DISTRICT
9. WATER SERVICES PROVIDED BY: CITY OF AZUSA LIGHT AND WATER
10. SOLID WASTE SERVICES PROVIDED BY: ATHENS SERVICES
11. GAS SERVICES PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
12. ELECTRICAL SERVICES PROVIDED BY: SOUTHERN CALIFORNIA EDISON
13. TELEPHONE SERVICES PROVIDED BY: FRONTIER COMMUNICATIONS
14. CABLE TELEVISION SERVICES PROVIDED BY: SPECTRUM
15. FIRE PROTECTION SERVICES PROVIDED BY: LOS ANGELES COUNTY FIRE DEPARTMENT
16. SCHOOL DISTRICT:
    ELEMENTARY: WEST COVINA UNIFIED SCHOOL DISTRICT
    HIGH SCHOOL: WEST COVINA UNIFIED SCHOOL DISTRICT
17. PAD ELEVATIONS SHOWN HEREON MAY BE CHANGED TO THE SATISFACTION TO THE CITY OF WEST COVINA
18. ALL LOTS WILL DRAIN TO STREET.
19. THIS IS AN APPLICATION FOR A SUBDIVISION.
20. ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
21. ESTIMATED EARTHWORK QUANTITIES:
    CUT: 1,871 CYDS
    FILL : 6,172 CYDS
    IMPORT FILL : 4,301 CYDS

OVEREXCAVATION (7' FEET DEEP):	153,816 CYDS
APPROXIMATE SHRINKAGE OF OVEREXCAVATION (12%):	18,458 CYDS
NET IMPORT: 4,301 CYDS (IMPORT FILL) + 18,458 CYDS (12%) =	22,759 CYDS

22. THE PRELIMINARY GEOTECHNICAL/SOILS REPORT WAS PREPARED BY SA GEO DATED: 06/14/2024.
23. THERE ARE SEVERAL EXISTING STRUCTURES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP, ALL ARE TO BE REMOVED.
24. ALL INTERIOR STREETS WITHIN THE TENTATIVE TRACT MAP ARE PRIVATE DRIVEWAY AND FIRE LANES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
25. THERE WERE NO OBSERVED WELLS WITHIN THE PROPERTY.
26. ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE CITY OF WEST COVINA REQUIREMENTS.
27. ANY IMPROVEMENTS REQUIRED BY THE CITY OF WEST COVINA SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
28. THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPILED BY CESAR MORAN & ASSOCIATES, DATED MAY 16 , 2024 AND COMPLIES WITH NATIONAL MAPPING ACCURACY STANDARDS.
30. THE PROPOSED INFILTRATION BASIN WILL BE MAINTAINED BY THE HOA.
31. FOR OPEN SPACES & LANDSCAPE AREAS SEE LANDSCAPE PLAN
32. FOR UTILITY DESIGN AND INFORMATION SEE UTILITY PLAN.

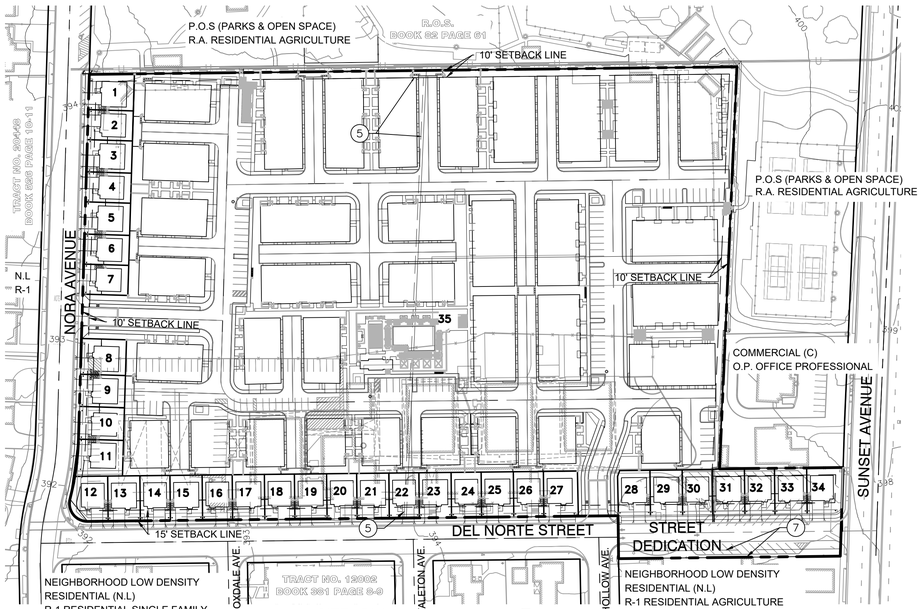
LOT SUMMARY:

DETACHED SINGLE FAMILY RESIDENCES (LOTS 1-34)

TOWNHOMES/ FLATS (LOT 35)

SITE DATA TABLE:

NUMBER OF RESIDENTIAL UNITS:	282 TOTAL HOMES
GROSS AREA:	±13.62 ACRES / ±593,294 SQUARE FEET
EASEMENT AREA:	±0.22 ACRES / ±9,957 SQUARE FEET
NET AREA:	±13.40 ACRES / ±583,337 SQUARE FEET
DENSITY:	20.70 UNITS PER ACRE
PARKING:	
	72 GUEST PARKING
	4 ADA GUEST PARKING
	76 TOTAL PARKING SPACES



SITE PLAN
NOT TO SCALE

REVISED 03/31/2025
12/04/2024

EASEMENTS:

③ AN EASEMENT FOR WAGON ROAD AND A WATER DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1875 IN BOOK 36 OF DEEDS, PAGE 169. IN FAVOR OF: D. C. MENSING
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON-PLOTTABLE)

④ AN EASEMENT FOR WATER PIPE LINE, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1896 IN BOOK 1043 OF DEEDS, PAGE 309.
IN FAVOR OF: AZUSA IRRIGATING COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON- PLOTTABLE)

⑤ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT RECORDED JANUARY 14, 1946
AS BOOK 22719, PAGE 40 OF OFFICIAL RECORDS. (NON-PLOTTABLE)

⑥ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1946 AS BOOK 22872, PAGE 213 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PARCEL 1 (NON-PLOTTABLE CANNOT BE DETERMINED FROM RECORD INFORMATION)

⑦ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1951 AS INSTRUMENT NO. 2281, IN BOOK 35398, PAGE 55 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN (PLOTTED)

⑧ INTENTIONALLY DELETED

⑨ INTENTIONALLY DELETED

⑩ A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT
RECORDING DATE: JULY 11, 1990
RECORDING NO: 90-1219638, OFFICIAL RECORDS
REDEVELOPMENT PROJECT: AMENDED EASTLAND REDEVELOPMENT PROJECT

RECORDING DATE: DECEMBER 22, 1993
RECORDING NO: 93-2492845, OFFICIAL RECORDS

LOT NO.	LOT AREA (SF)	UNIT TYPE
1	3,186	SFD
2	2,646	SFD
3	2,835	SFD
4	2,646	SFD
5	2,835	SFD
6	2,646	SFD
7	2,646	SFD
8	3,149	SFD
9	2,834	SFD
10	2,679	SFD
11	3,264	SFD
12	3,110	SFD
13	2,838	SFD
14	2,646	SFD
15	2,835	SFD
16	2,646	SFD
17	2,836	SFD
18	2,647	SFD

LOT NO.	LOT AREA (SF)	UNIT TYPE
19	2,835	SFD
20	2,646	SFD
21	2,835	SFD
22	2,646	SFD
23	2,835	SFD
24	2,646	SFD
25	2,646	SFD
26	2,646	SFD
27	3,013	SFD
28	2,830	SFD
29	2,833	SFD
30	2,646	SFD
31	2,967	SFD
32	2,680	SFD
33	2,873	SFD
34	3,379	SFD
35	478,658	TOWNFLATS
PUBLIC	18,762	DEDICATION

LOT AREAS

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1:

THAT PORTION OF THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A TWO INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID TWO INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'22" WEST, 626.11 FEET TO A TWO INCH PIPE, MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED APRIL 23, 1941 IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED, SOUTH 4°49'31" WEST, 263.51 FEET; THENCE SOUTH 88°24'11" EAST, PARALLEL WITH THE LINE HEREIN DESCRIBED AS HAVING A BEARING "NORTH 88°24'11" WEST," A DISTANCE OF 434.46 FEET; THENCE NORTH 4°44'57" EAST, 263.49 FEET TO A POINT DISTANT SOUTH 88°24'11" EAST, 434.11 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°24'11" WEST, 434.11 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

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THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
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ALSO EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

PARCEL 3:

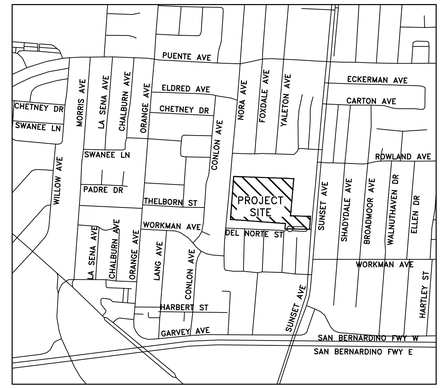
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SAID LAND IS A PORTION OF PARCEL "A", AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORDS OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JULY 11, 1966 AS INSTRUMENT NO. 2049, OFFICIAL RECORDS.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.



VICINITY MAP
(NOT TO SCALE)

DIGALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:

THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA

COUNTY: LOS ANGELES

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CESAR MORAN
C72247
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247

DATE: 03/31/25 | JOB Nº 224181 | DRAWN BY: CR

REVISIONS

Nº	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:

MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606

PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE: DEL NORTE

TRACT NO.: 044618

PROJECT ADDRESS: 1501 DEL NORTE STREET WEST COVINA, CA 91790

SCALE: PER PLAN

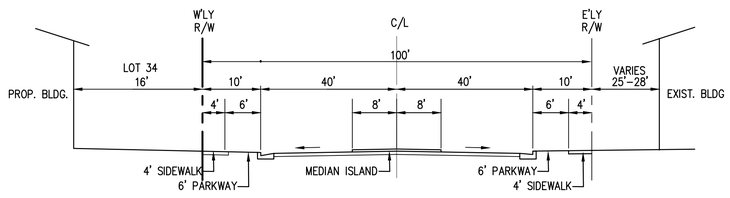
LEGAL DESCRIPTION: SEE SHEET 1

SHEET TITLE: TITLE SHEET

C-2.0

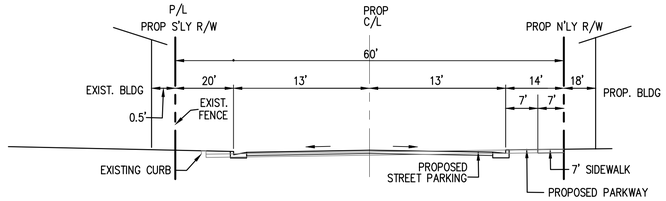
PROJ. 21041

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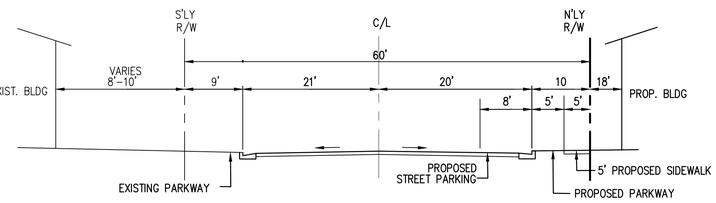
SUNSET AVENUE

NOT TO SCALE — A/3



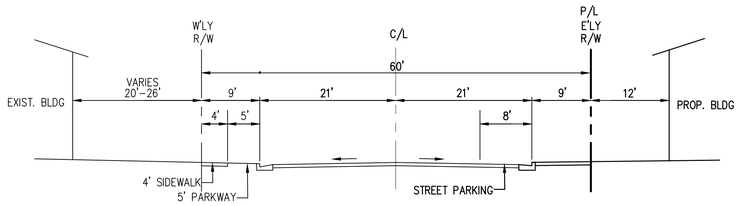
DEL NORTE STREET DEDICATION

NOT TO SCALE — B/3



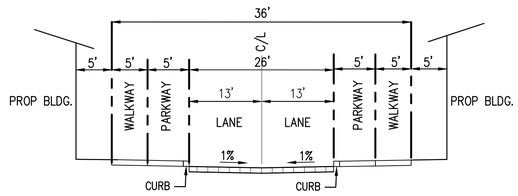
DEL NORTE STREET-EXISTING

NOT TO SCALE — C/3



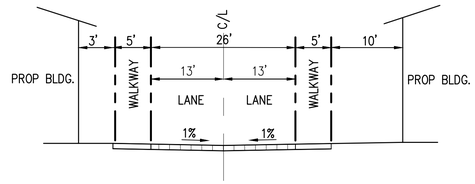
NORA AVENUE

NOT TO SCALE — D/3



PROPOSED ENTRANCE - DWY. "A"

NOT TO SCALE — E/3



PROPOSED DRIVEWAY

NOT TO SCALE — F/3

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA

COUNTY: LOS ANGELES

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CESAR MORAN — C72247 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247

DATE: 03/31/25 | JOB № 224181 | DRAWN BY: CR

REVISIONS

N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606

PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE
DEL NORTE

PROJECT ADDRESS
1501 DEL NORTE STREET
WEST COVINA, CA 91790

LEGAL DESCRIPTION
SEE SHEET 1

TRACT NO.
044618

SCALE: PER PLAN

SHEET TITLE
SECTIONS

C-2.1

PROJ: 211041 DWG: C:\Users\Mpineda\OneDrive - Moran Consulting Corp\224181 - 1501 Del Norte West Covina (Meritage)\Engineering\CAD_Sheets\Tentative Map\C-TENT.dwg BY: Mpineda Apr 01, 2025 - 2:48:49pm

LEGEND:

- EXISTING LOT LINE
- EXISTING ROW
- BACK OF CURB
- CENTERLINE
- FACE OF CURB (FC)
- PROPOSED FLOW LINE
- PROPERTY LINE
- EXISTING SEWER
- EXISTING WATER
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED FENCE
- PROPOSED WALL

LOT 7
PAD=431.25
2000 SF — LOT NUMBER / PAD ELEVATION / LOT SQUARE FOOT

BUILDING 21
PAD=431.25 — BUILDING NUMBER / PAD ELEVATION

- PRIVATE DRIVEWAY AND FIRE LANE
- EXISTING ON-SITE TREES TO BE REMOVED
- (8) PARKING COUNT

REVISED 03/31/2025
12/04/2024
GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DIGALERT DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO: BM 4G4954
DESCRIPTION DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE
DATUM: NAVD88 **ELEV:** 401.938 **YEAR:** 2013

CITY: WEST COVINA
COUNTY: LOS ANGELES
STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CESAR MORAN — C72247 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
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• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
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Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247
DATE: 03/31/25 | JOB N° 224181 | DRAWN BY: CR

REVISIONS

N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606
PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE DEL NORTE
TRACT NO. 044618
PROJECT ADDRESS 1501 DEL NORTE STREET, WEST COVINA, CA 91790
SCALE: PER PLAN
LEGAL DESCRIPTION SEE SHEET 1
SHEET TITLE TENTATIVE MAP
C-2.2

DWG: C:\Users\Vtechnet\OneDrive - Moran Consulting Corp\224181 - 1501 Del Norte West Covina (demisgar)\Engineering\CAD_Sheets\Vtentative Map\C-TENT.dwg BY: Vtechnet Apr 01, 2025 - 2:48:57pm
PROJ: 211041

GRADING PLAN

TENTATIVE TRACT NO. 044618

(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 31, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS RECORDED IN BOOK 37951 PAGE 277 OF MAPS, RECORDS IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTES:

SITE ADDRESS: 1501 DEL NORTE WEST COVINA, CA 91790

1. ASSESSORS PARCEL: 8458-020-901
2. FLOOD ZONE: "X" PER FEMA MAP 06037C 1700F DATED 09/26/2008 (PER FEMA WEB SITE)
3. PAD ELEVATIONS SHOWN HEREON MAY CHANGED TO THE SATISFACTION TO THE CITY OF WEST COVINA
4. ALL LOTS WILL DRAIN TO STREET.
5. ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
6. ESTIMATED EARTHWORK QUANTITIES:

CUT: 1,871 CYDS

FILL: 6,172 CYDS

IMPORT FILL: 4,301 CYDS

OVEREXCAVATION (7' FEET DEEP): 153,816 CYDS
APPROXIMATE SHRINKAGE OF OVEREXCAVATION (12%): 18,458 CYDS
NET IMPORT: 4,301 CYDS (IMPORT FILL) + 18,458 CYDS (12%)= 22,759 CYDS

7. THE PRELIMINARY GEOTECHNICAL/SOILS REPORT WAS PREPARED BY SA GEO DATED: 06/14/2024.
8. THERE ARE SEVERAL EXISTING STRUCTURES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP, ALL ARE TO BE REMOVED.
9. ANY IMPROVEMENTS REQUIRED BY THE CITY OF WEST COVINA SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
10. THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPILED BY CESAR MORAN & ASSOCIATES, DATED MAY 16 , 2024 AND COMPLIES WITH NATIONAL MAPPING ACCURACY STANDARDS.
11. THE PROPOSED INFILTRATION BASIN WILL BE MAINTAINED BY THE HOA.
12. FOR UTILITY DESIGN AND INFORMATION SEE UTILITY PLAN.

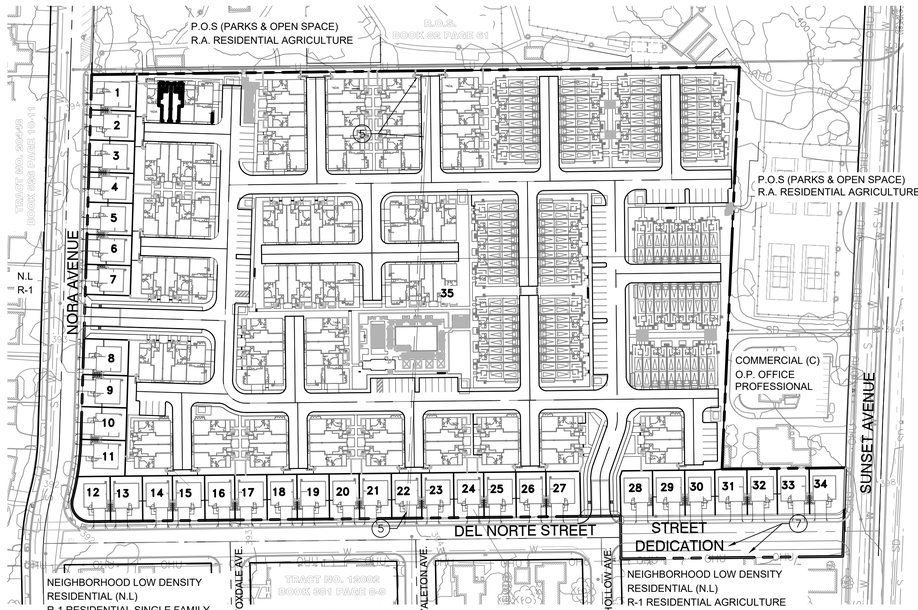
LOT SUMMARY:

DETACHED SINGLE FAMILY RESIDENCES (LOTS 1-34)
TOWNHOMES/ FLATS (LOT 35)

SITE DATA TABLE:

NUMBER OF RESIDENTIAL UNITS:	282 TOTAL HOMES
GROSS AREA:	±13.62 ACRES / ±593,294 SQUARE FEET
EASEMENT AREA:	±0.22 ACRES / ±9,957 SQUARE FEET
NET AREA:	±13.40 ACRES / ±583,337 SQUARE FEET
DENSITY:	20.70 UNITS PER ACRE
PARKING:	72 GUEST PARKING
	4 ADA GUEST PARKING
	76 TOTAL PARKING SPACES

VICINITY MAP
(NOT TO SCALE)



SITE PLAN
NOT TO SCALE

REVISED 03/31/2025
12/04/2024

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1:

THAT PORTION OF THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A TWO INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID TWO INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'22" WEST, 626.11 FEET TO A TWO INCH PIPE, MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED APRIL 23, 1941 IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED, SOUTH 4°49'31" WEST, 263.51 FEET; THENCE SOUTH 88°24'11" EAST, PARALLEL WITH THE LINE HEREIN DESCRIBED AS HAVING A BEARING "NORTH 88°24'11" WEST," A DISTANCE OF 434.46 FEET; THENCE NORTH 4°44'57" EAST, 263.49 FEET TO A POINT DISTANT SOUTH 88°24'11" EAST, 434.11 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°24'11" WEST, 434.11 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

PARCEL 2:

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PARCEL 3:

THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG LAST MENTIONED WESTERLY LINE 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED ON APRIL 23, 1941, IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE LAST MENTIONED DEED SOUTH 4°49'31" WEST, 263.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 4°49'31" WEST, ALONG SAID EASTERLY LINE, 422.90 FEET TO A 2 INCH IRON PIPE; THENCE SOUTH 88°24'11" EAST, 629.20 FEET TO A 2 INCH IRON PIPE, IN SAID WESTERLY LINE OF IRWINDALE AVENUE, MARKING THE SOUTHEAST CORNER OF PARCEL "A" AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF IRWINDALE AVENUE, NORTH 4°05'42" EAST, 124.00 FEET; THENCE PARALLEL WITH THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND LENGTH OF "NORTH 88°24'11" WEST, 626.11 FEET", NORTH 88°24'11" WEST, 192.77 FEET; THENCE NORTH 4°44'57" EAST, 298.81 FEET TO A POINT IN A LINE THAT PASSES THROUGH THE TRUE POINT OF BEGINNING, AND THAT IS PARALLEL WITH SAID CERTAIN COURSE DESCRIBED AS "NORTH 88°24'11" WEST, 626.11 FEET", SAID POINT IN SAID PARALLEL LINE BEING DISTANT SOUTH 88°24'11" EAST, 434.46 FEET FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE NORTH 88°24'11" WEST, 434.46 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS A PORTION OF PARCEL "A", AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORDS OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JULY 11, 1966 AS INSTRUMENT NO. 2049, OFFICIAL RECORDS.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

EASEMENTS:

③ AN EASEMENT FOR WAGON ROAD AND A WATER DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1875 IN BOOK 36 OF DEEDS, PAGE 169. IN FAVOR OF: D. C. MENSING
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON-PLOTTABLE)

④ AN EASEMENT FOR WATER PIPE LINE, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1896 IN BOOK 1043 OF DEEDS, PAGE 309.
IN FAVOR OF: AZUSA IRRIGATING COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON- PLOTTABLE)

⑤ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT RECORDED JANUARY 14, 1946 AS BOOK 22719, PAGE 40 OF OFFICIAL RECORDS. (NON-PLOTTABLE)

⑥ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1946 AS BOOK 22872, PAGE 213 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PARCEL 1 (NON-PLOTTABLE CANNOT BE DETERMINED FROM RECORD INFORMATION)

⑦ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1951 AS INSTRUMENT NO. 2281, IN BOOK 35398, PAGE 55 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN (PLOTTED)

⑧ INTENTIONALLY DELETED

⑨ INTENTIONALLY DELETED

⑩ A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT
RECORDING DATE: JULY 11, 1990
RECORDING NO: 90-1219638, OFFICIAL RECORDS
REDEVELOPMENT PROJECT: AMENDED EASTLAND REDEVELOPMENT PROJECT

RECORDING DATE: DECEMBER 22, 1993
RECORDING NO: 93-2492845, OFFICIAL RECORDS

DIGALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:

THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA

COUNTY: LOS ANGELES

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CESAR MORAN
C72247
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING

4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247

DATE: 03/31/25 | JOB Nº 224181 | DRAWN BY: CR

1	12/04/2024	CR	REVISED PER CITY COMMENTS
2	03/31/2025	CR	REVISED PER CITY COMMENTS

PLANS PREPARED FOR:

MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606

PHONE (949) 372-3315
E-Mail

PROJECT TITLE: DEL NORTE

TRACT NO.: 044618

PROJECT ADDRESS: 1501 DEL NORTE STREET WEST COVINA, CA 91790

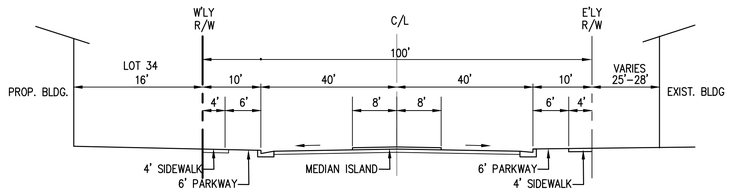
SCALE: PER PLAN

LEGAL DESCRIPTION: SEE SHEET 1

SHEET TITLE: TITLE SHEET

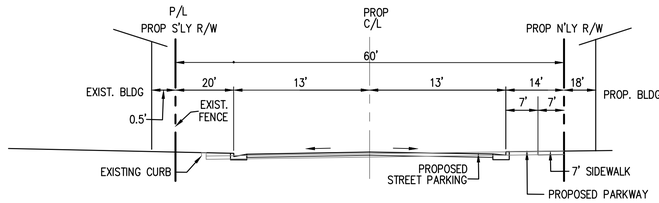
SHEET NO.: C-3.0

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PROJ: 211041



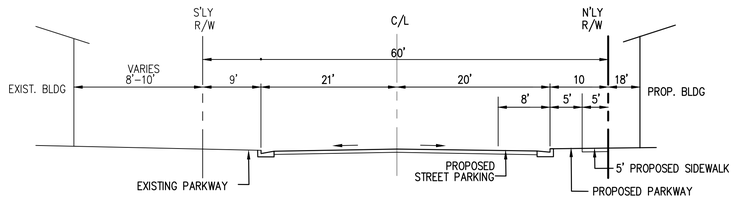
SUNSET AVENUE

NOT TO SCALE — A/3



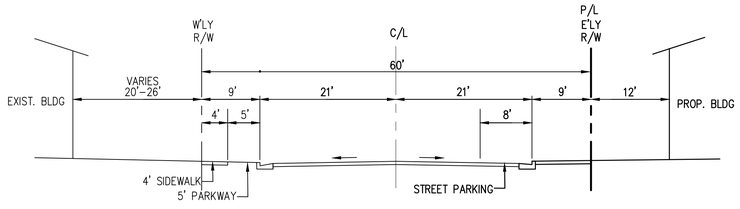
DEL NORTE STREET DEDICATION

NOT TO SCALE — B/3



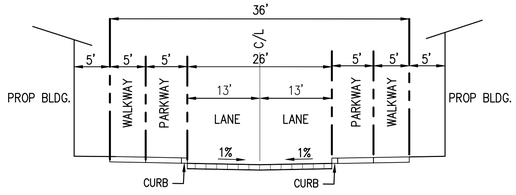
DEL NORTE STREET-EXISTING

NOT TO SCALE — C/3



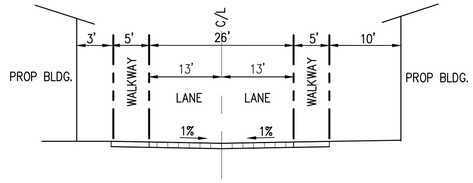
NORA AVENUE

NOT TO SCALE — D/3



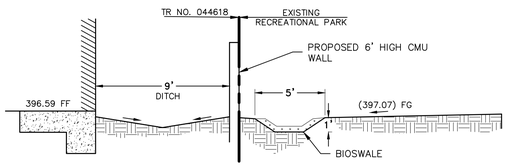
PROPOSED ENTRANCE - DWY. "A"

NOT TO SCALE — E/3



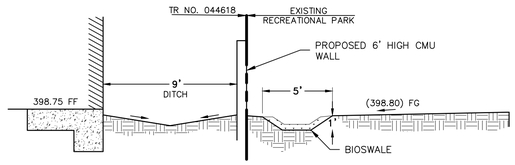
PROPOSED DRIVEWAY

NOT TO SCALE — F/3



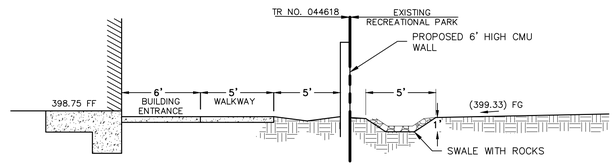
CROSS SECTION @ BUILDING 16 - G

SCALE: 1" = 5'



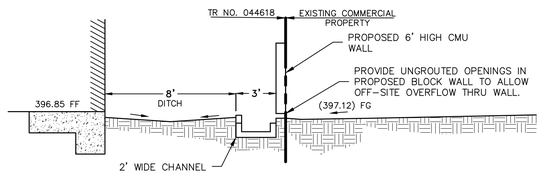
CROSS SECTION @ BUILDING 31 - H

SCALE: 1" = 5'



CROSS SECTION @ BUILDING 28 - I

SCALE: 1" = 5'



CROSS SECTION @ BUILDING 27 - J

SCALE: 1" = 5'

DIGALERT — DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG — UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:

THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA

COUNTY: LOS ANGELES

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CESAR MORAN — C72247 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:

MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING

4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247

DATE: 03/31/25 | JOB № 224181 | DRAWN BY: CR

△			
△			
△			
△			
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△			
△			

PLANS PREPARED FOR:

MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606

PHONE (949) 372-3315
E-Mail

PROJECT TITLE
DEL NORTE

TRACT NO.
044618

PROJECT ADDRESS
1501 DEL NORTE STREET
WEST COVINA, CA 91790

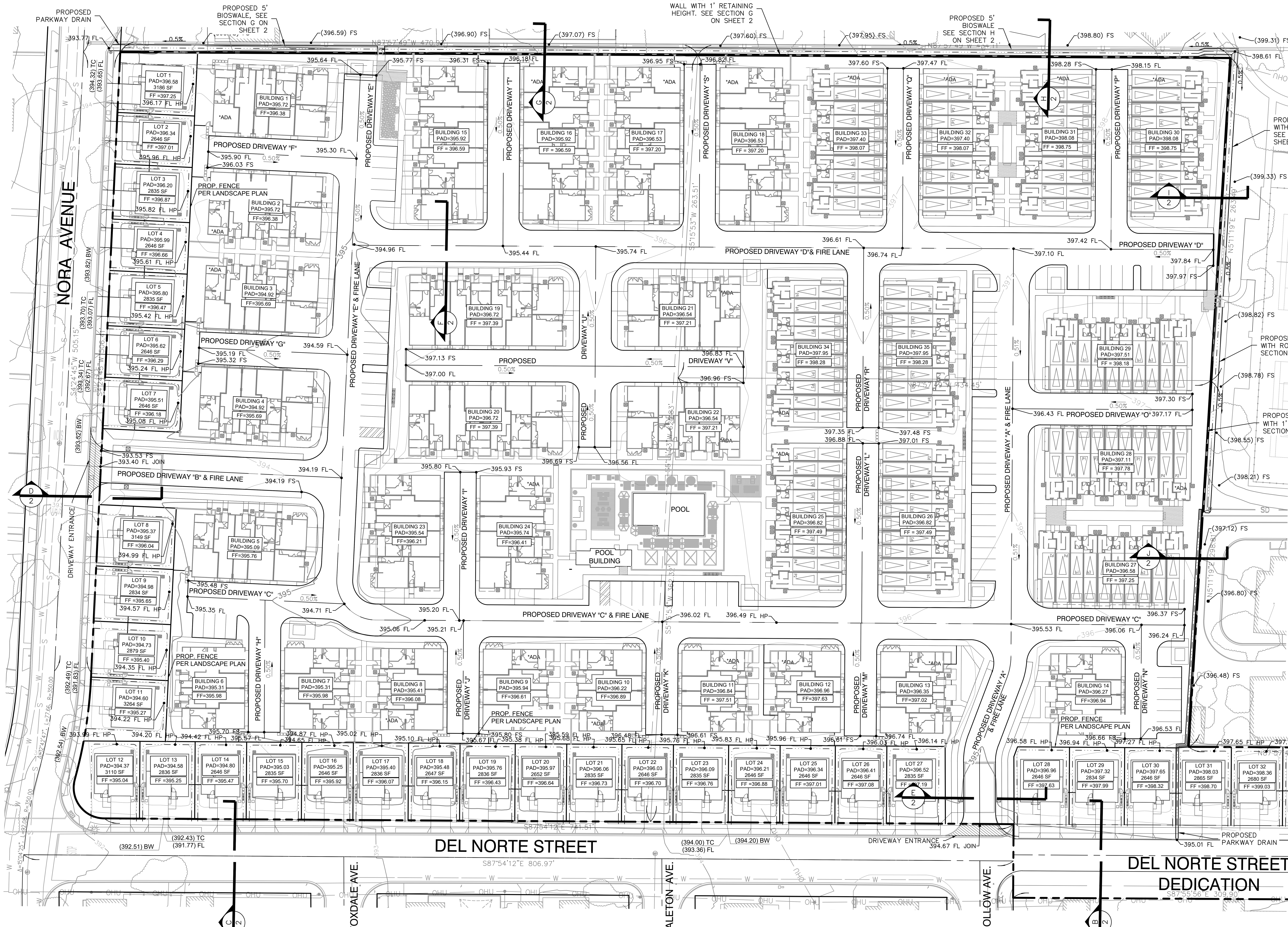
SCALE: PER PLAN

LEGAL DESCRIPTION
SEE SHEET 1

SHEET TITLE
SECTIONS & DETAILS

C-3.1

PROJ#: 211041
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LEGEND:

— — — —	EXISTING LOT LINE
———	EXISTING ROW
———	BACK OF CURB
—— — ——	CENTERLINE
———	FACE OF CURB (FC)
—·—·—	PROPOSED FLOW LINE
━ ━ ━	PROPERTY LINE
— — S —	EXISTING SEWER
— — W —	EXISTING WATER
—— 30 ——	PROPOSED CONTOUR MAJOR
—— 30 ——	PROPOSED CONTOUR MINOR
—x—x—x—	PROPOSED FENCE
▬▬▬	PROPOSED WALL

REVISED 03/31/2025
12/04/2024
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DIGALERT DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA
COUNTY: LOS ANGELES
STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER CESAR MORAN C72247 CIVIL STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247
DATE: 03/31/25 JOB Nº 224181 DRAWN BY: CR

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606
PHONE (949) 372-3315
E-Mail

PROJECT TITLE: DEL NORTE
TRACT NO. 044618
PROJECT ADDRESS: 1501 DEL NORTE STREET WEST COVINA, CA 91790
SCALE: PER PLAN
LEGAL DESCRIPTION: SEE SHEET 1

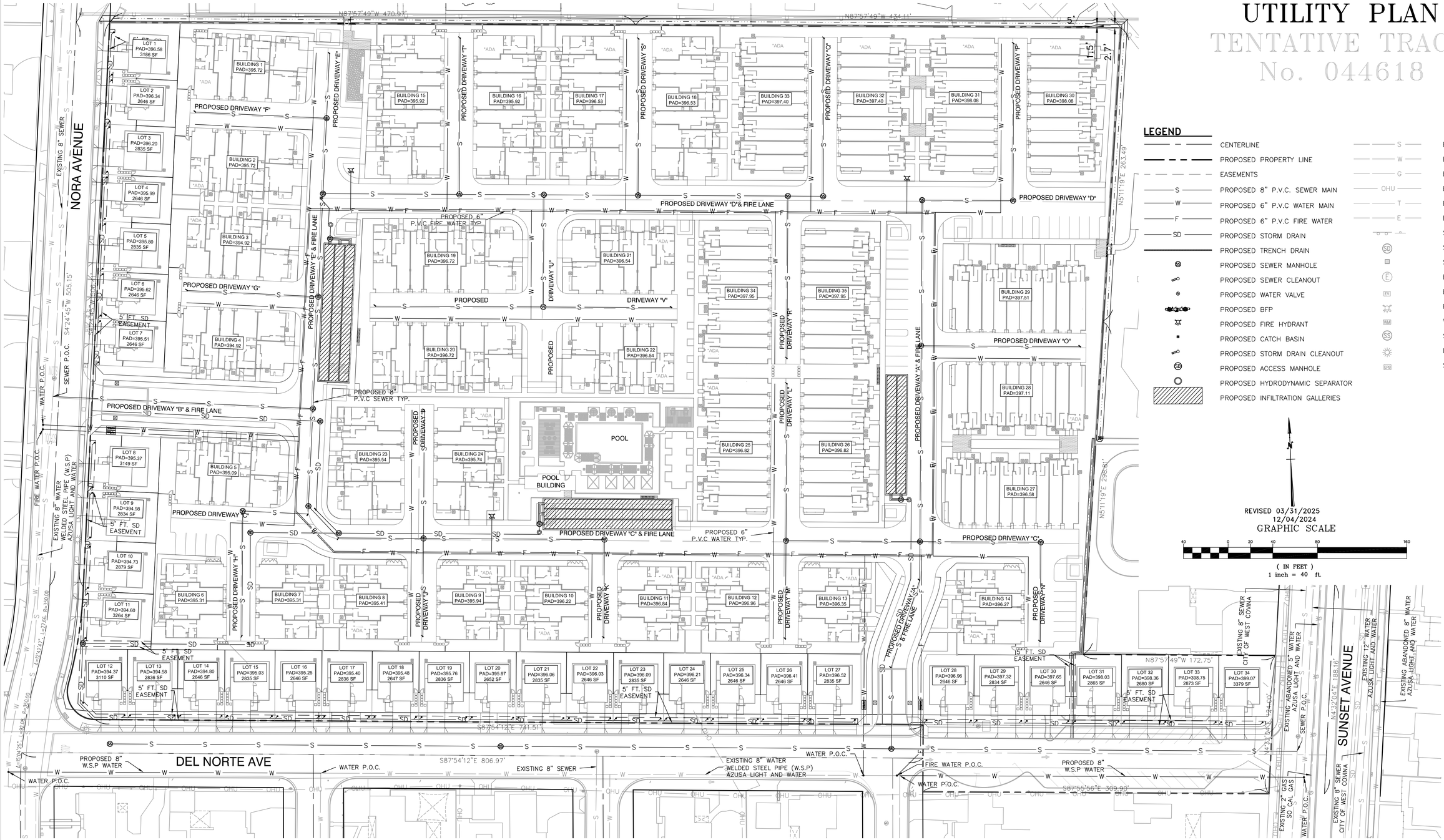
C-3.2

SHEET TITLE: GRADING PLAN

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PROJ: 211041

UTILITY PLAN

TENTATIVE TRACT No. 044618



LEGEND

CENTERLINE	EXISTING SEWER
PROPOSED PROPERTY LINE	EXISTING WATER
EASEMENTS	EXISTING GAS
PROPOSED 8" P.V.C. SEWER MAIN	EXIST. OVERHEAD ELECT.
PROPOSED 6" P.V.C WATER MAIN	EXISTING TELEPHONE
PROPOSED 6" P.V.C FIRE WATER	EXISTING ELECTRICAL
PROPOSED STORM DRAIN	SIGN
PROPOSED TRENCH DRAIN	STORM DRAIN MANHOLE
PROPOSED SEWER MANHOLE	STORM DRAIN INLET
PROPOSED SEWER CLEANOUT	ELECTRICAL MANHOLE
PROPOSED WATER VALVE	ELECTRICAL VAULT
PROPOSED BFP	FIRE HYDRANT
PROPOSED FIRE HYDRANT	WATER METER
PROPOSED CATCH BASIN	SEWER MANHOLE
PROPOSED STORM DRAIN CLEANOUT	LIGHT POLE
PROPOSED ACCESS MANHOLE	STREET LIGHT PULL BOX
PROPOSED HYDRODYNAMIC SEPARATOR	
PROPOSED INFILTRATION GALLERIES	

REVISED 03/31/2025
12/04/2024

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO: BM 4G4954
DESCRIPTION DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE
DATUM: NAVD88
ELEV: 401.938
YEAR: 2013

CITY: WEST COVINA
COUNTY: LOS ANGELES
STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER · CESAR MORAN · C72247 · CIVIL · STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247
DATE: 03/31/25 | JOB N° 224181 | DRAWN BY: CR

REVISIONS

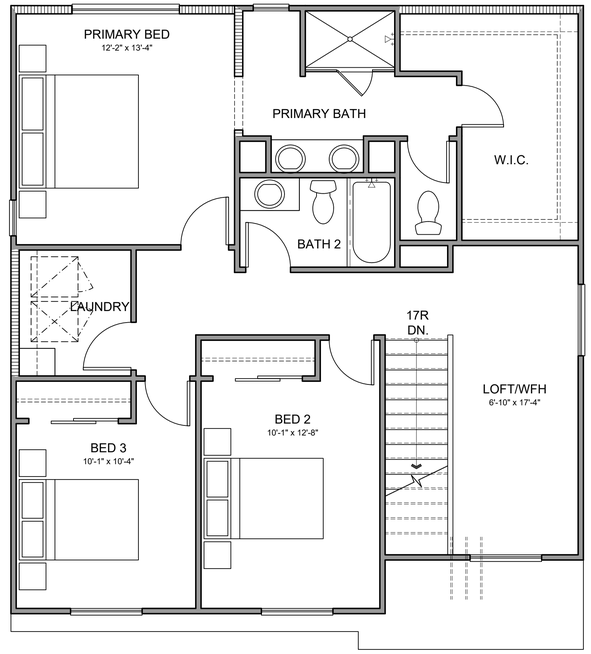
N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606
PHONE (949) 372-3315
E-Mail

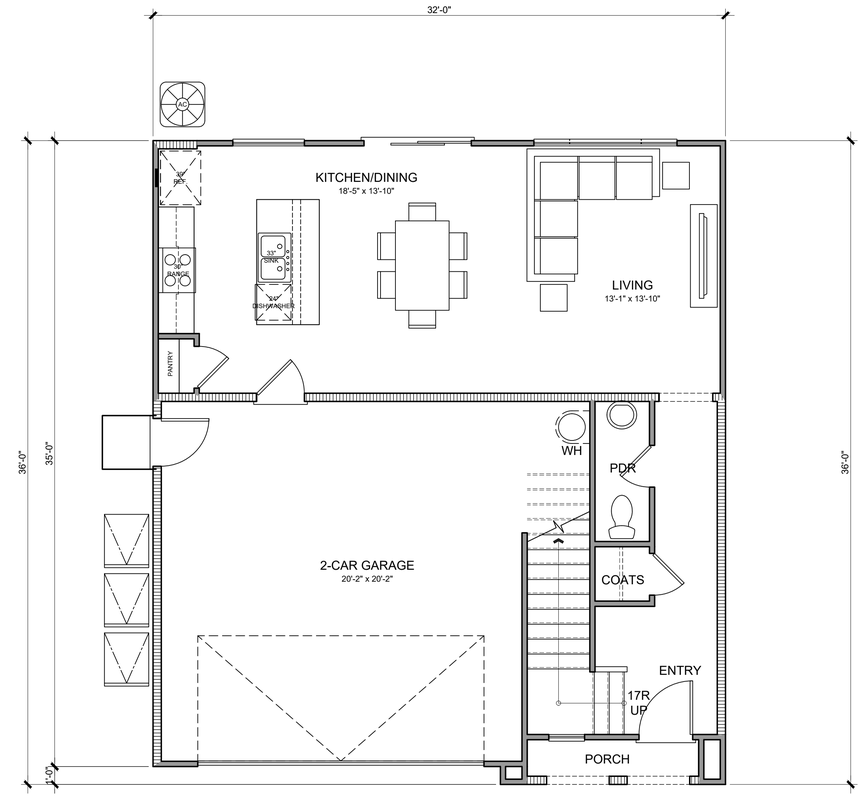
PROJECT TITLE DEL NORTE
TRACT NO. 044618
PROJECT ADDRESS 1501 DEL NORTE STREET WEST COVINA, CA 91790
SCALE: PER PLAN
LEGAL DESCRIPTION SEE SHEET 1
SHEET TITLE UTILITY PLAN
C-4.0

DWG: C:\Users\Mp\Desktop\OneDrive - Moran Consulting Corp\224181 - 1501 Del Norte West Covina (demo)\01Engineering\CAD_Sheets\Utilities Utility Exhibit.dwg BY: Mpineda Apr 01, 2025 - 2:30:29pm
PROJ: 211041

GROSS SF	
1ST FLOOR	667 SQ. FT.
2ND FLOOR	1011 SQ. FT.
-	0
TOTAL LIVING	1678 SQ. FT.
GARAGE	449 SQ. FT.
DECK	-
PORCH	20 SQ. FT.



SECOND FLOOR



FIRST FLOOR

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

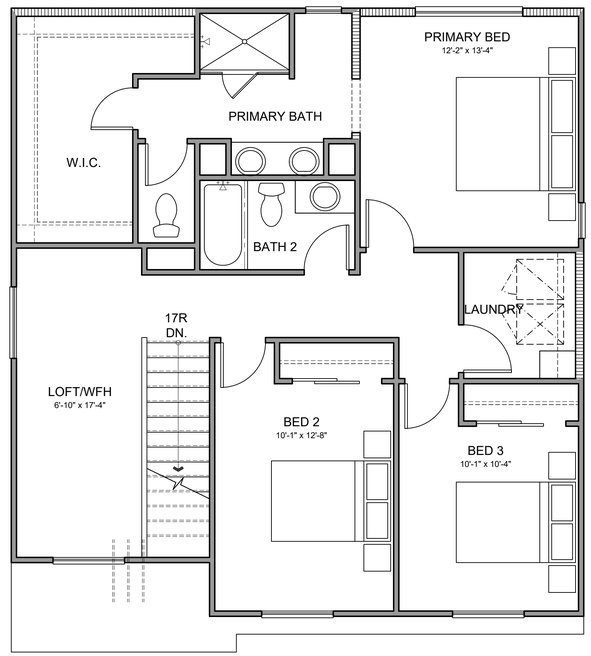
SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

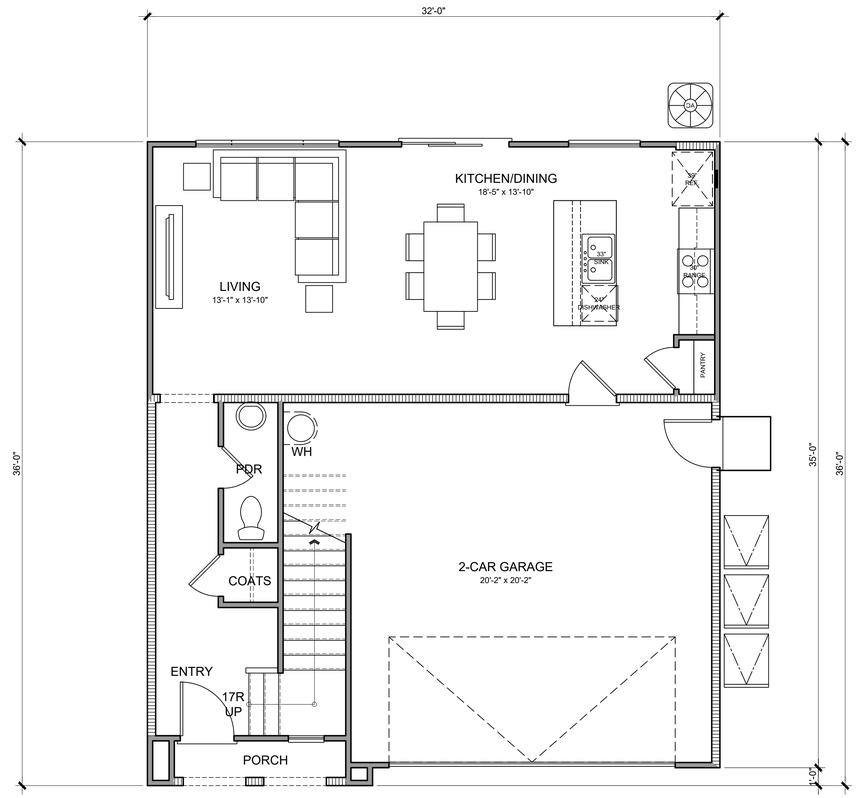
PLAN 3222 FLOOR PLANS

A2.10

GROSS SF	
1ST FLOOR	667 SQ. FT.
2ND FLOOR	1011 SQ. FT.
-	0
TOTAL LIVING	1678 SQ. FT.
GARAGE	449 SQ. FT.
DECK	-
PORCH	20 SQ. FT.



SECOND FLOOR



FIRST FLOOR

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

PLAN 3222 MIRRORED FLOOR PLANS

A2.11

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 12

PLAN 3222 EXTERIOR ELEVATIONS
SEASIDE

A2.12

LEGEND

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Round Faux Clay Gable End Vent
4. Fascia
5. Stucco Sill Trim
6. Vinyl Window
7. Stucco o/ Foam Corbel
8. Trellis
9. Stucco Arched Soffit
10. Metal Railing
11. Fiberglass Entry Door
12. Decorative Exterior Lights & Address Sign
13. Metal Sectional Garage Door
14. Shutter
15. Sliding Door
16. Faux Finial



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 12

PLAN 3222 EXTERIOR ELEVATIONS
SPANISH

A2.13

LEGEND

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Round Faux Clay Gable End Vent
4. Fascia
5. Stucco Sill Trim
6. Vinyl Window
7. Stucco o/ Foam Corbel
8. Trellis
9. Stucco Arched Soffit
10. Metal Railing
11. Fiberglass Entry Door
12. Decorative Exterior Lights & Address Sign
13. Metal Sectional Garage Door
14. Shutter
15. Sliding Door
16. Faux Finial



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

ktgy
17911 Von Karman Ave.
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ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
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MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 12

PLAN 3222 MIRRORED EXTERIOR ELEVATIONS
SPANISH

A2.14

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

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DEL NORTE
WEST COVINA, CA # 20240567

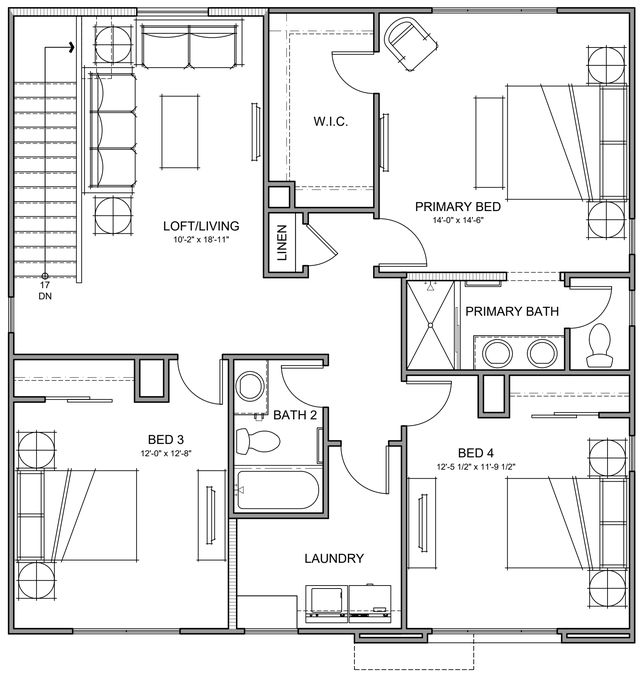
SCHEMATIC DESIGN
April 3, 2025

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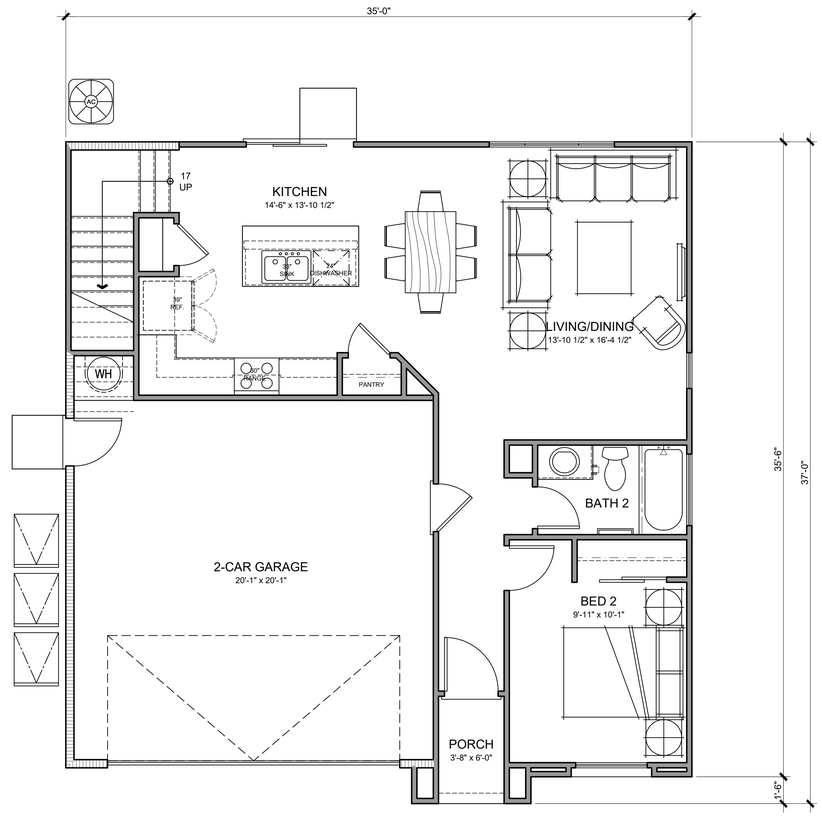
PLAN 3222 MIRRORED EXTERIOR ELEVATIONS
SEASIDE

A2.15

GROSS SF	
1ST FLOOR	790 SQ. FT.
2ND FLOOR	1168 SQ. FT.
-	0
TOTAL LIVING	1957 SQ. FT.
GARAGE	433 SQ. FT.
DECK	-
PORCH	22 SQ. FT.



SECOND FLOOR



FIRST FLOOR

ktgy
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WEST COVINA, CA # 20240567

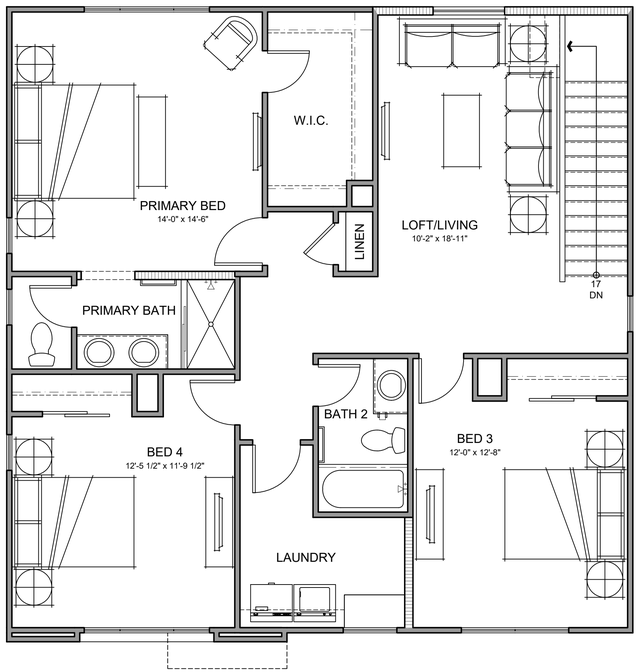
SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

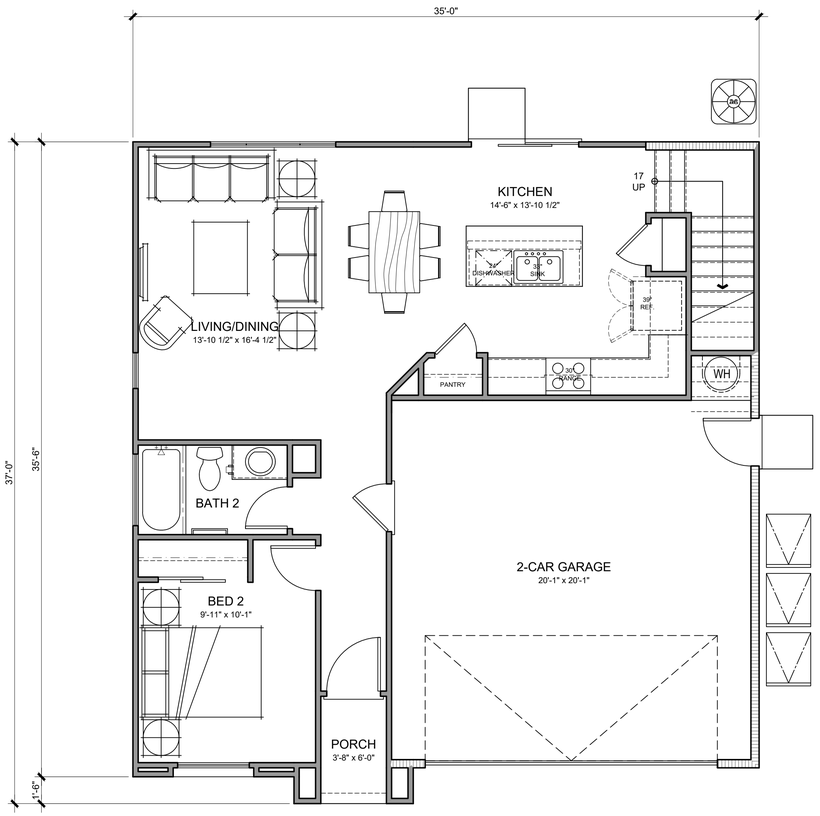
PLAN 3522 FLOOR PLANS

A2.20

GROSS SF	
1ST FLOOR	790 SQ. FT.
2ND FLOOR	1168 SQ. FT.
-	0
TOTAL LIVING	1957 SQ. FT.
GARAGE	433 SQ. FT.
DECK	-
PORCH	22 SQ. FT.



SECOND FLOOR



FIRST FLOOR

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SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

PLAN 3522 MIRRORED FLOOR PLANS

A2.21

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

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SCHEMATIC DESIGN
April 3, 2025

0 4 8 12

PLAN 3522 EXTERIOR ELEVATIONS
SEASIDE

A2.22

LEGEND

1 Stucco	9 Stucco Arched Soffit
2 Low Profile Concrete "S" Roof Tile	10 Metal Railing
3 Round Faux Clay Gable End Vent	11 Fiberglass Entry Door
4 Fascia	12 Decorative Exterior Lights & Address Sign
5 Stucco Sill Trim	13 Metal Sectional Garage Door
6 Vinyl Window	14 Shutter
7 Stucco o/ Foam Corbel	15 Sliding Door
8 Trellis	16 Faux Finial



1 - FRONT



2 - RIGHT

3 - REAR

4 - LEFT

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SCHEMATIC DESIGN
April 3, 2025

0 4 8 12

PLAN 3522 EXTERIOR ELEVATIONS
SPANISH

A2.23

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

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April 3, 2025

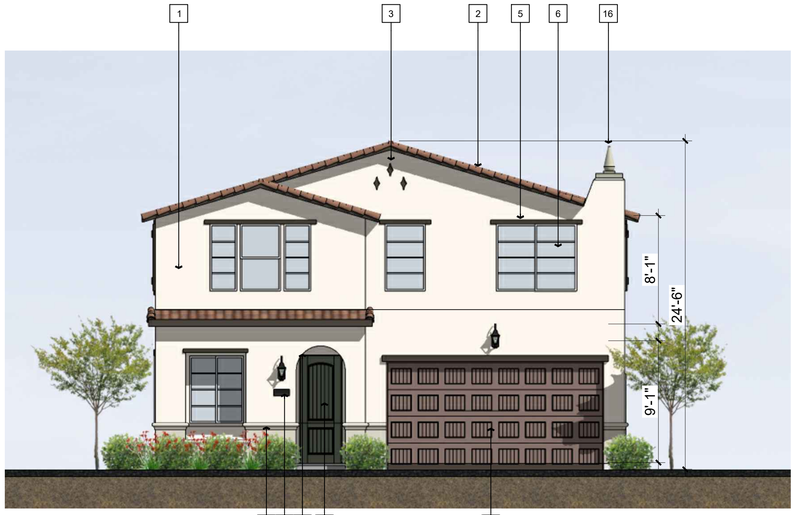
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PLAN 3522 MIRRORED EXTERIOR ELEVATIONS
SEASIDE

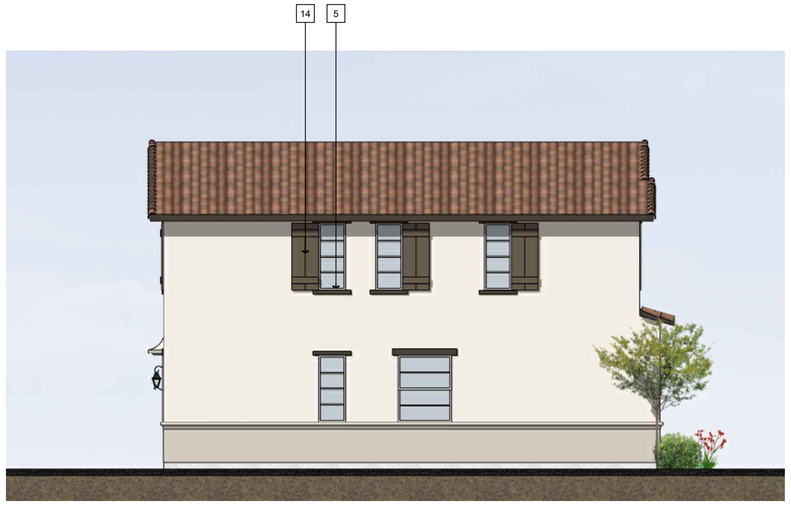
A2.24

LEGEND

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Round Faux Clay Gable End Vent
4. Fascia
5. Stucco Sill Trim
6. Vinyl Window
7. Stucco o/ Foam Corbel
8. Trellis
9. Stucco Arched Soffit
10. Metal Railing
11. Fiberglass Entry Door
12. Decorative Exterior Lights & Address Sign
13. Metal Sectional Garage Door
14. Shutter
15. Sliding Door
16. Faux Finial



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

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SCHEMATIC DESIGN
April 3, 2025

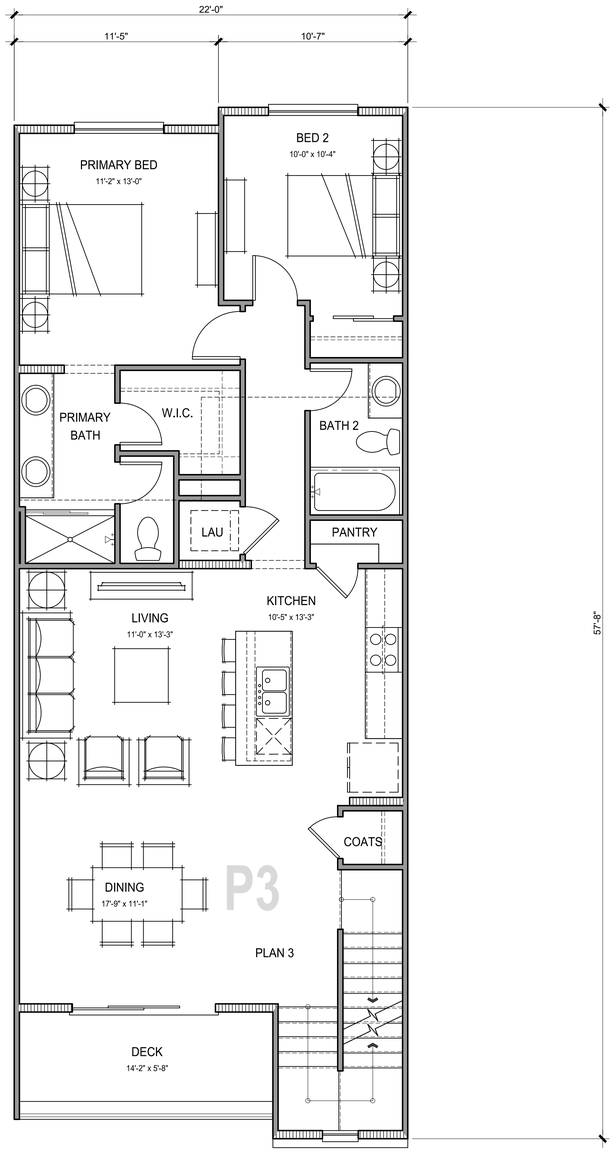
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PLAN 3522 MIRRORED EXTERIOR ELEVATIONS
SPANISH

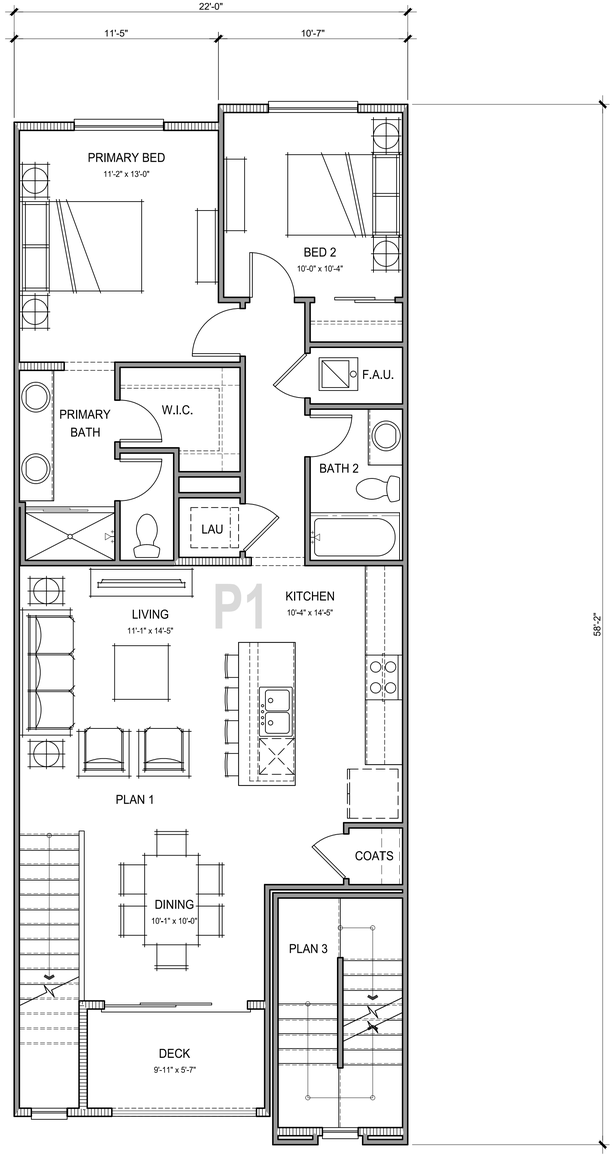
A2.25

PLAN 1 - G.S.F.	
1ST FLOOR	112 SQ. FT.
2ND FLOOR	1013 SQ. FT.
3RD FLOOR	0
4TH FLOOR	0
TOTAL LIVING	1126 SQ. FT.
GARAGE	458 SQ. FT.
DECK	59 SQ. FT.
PORCH	-

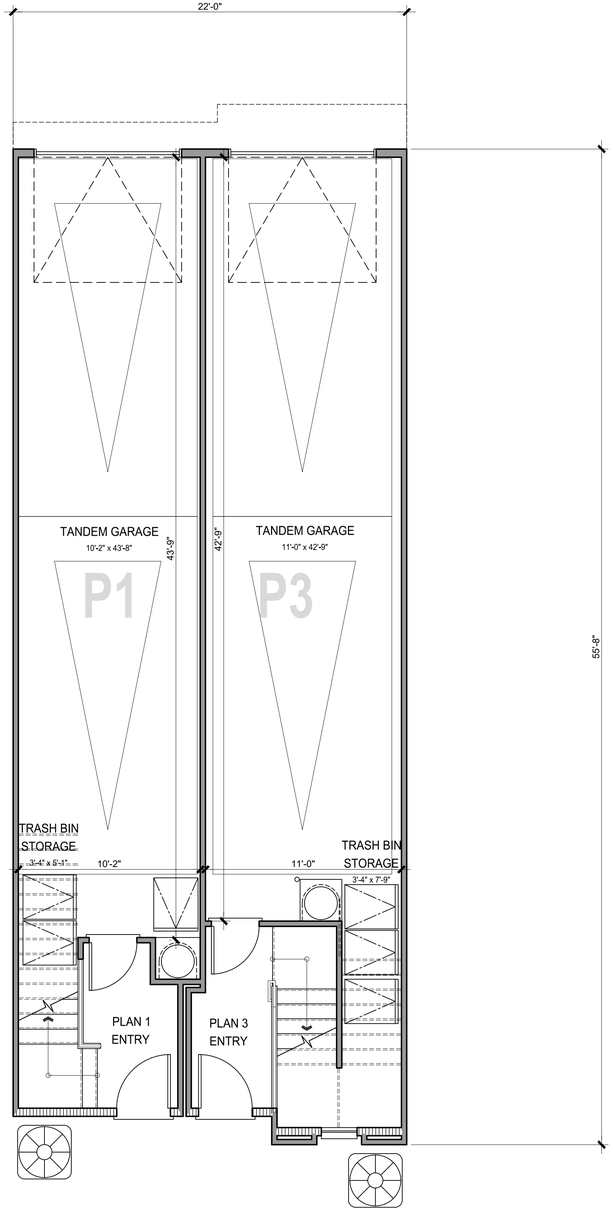
PLAN 3 - G.S.F.	
1ST FLOOR	145 SQ. FT.
2ND FLOOR	102 SQ. FT.
3RD FLOOR	1154 SQ. FT.
4TH FLOOR	558 SQ. FT.
TOTAL LIVING	1959 SQ. FT.
GARAGE	509 SQ. FT.
DECK	85 SQ. FT.
DECK 2	79 SQ. FT.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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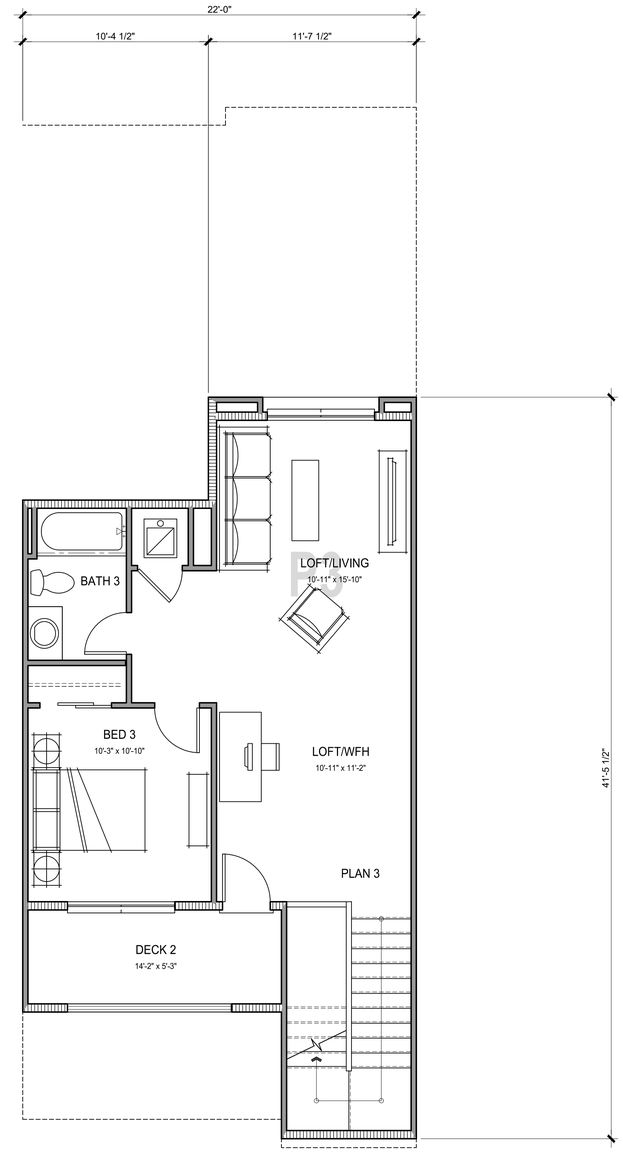
SCHEMATIC DESIGN
April 3, 2025

0 2 4 8

PLAN 1 & PLAN 3 FLOOR PLANS

A5.10

PLAN 3 - G.S.F.	
1ST FLOOR	145 SQ. FT.
2ND FLOOR	102 SQ. FT.
3RD FLOOR	1154 SQ. FT.
4TH FLOOR	558 SQ. FT.
TOTAL LIVING	1959 SQ. FT.
GARAGE	509 SQ. FT.
DECK	85 SQ. FT.
DECK 2	79 SQ. FT.



FOURTH FLOOR

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DEL NORTE
WEST COVINA, CA # 20240567

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April 3, 2025

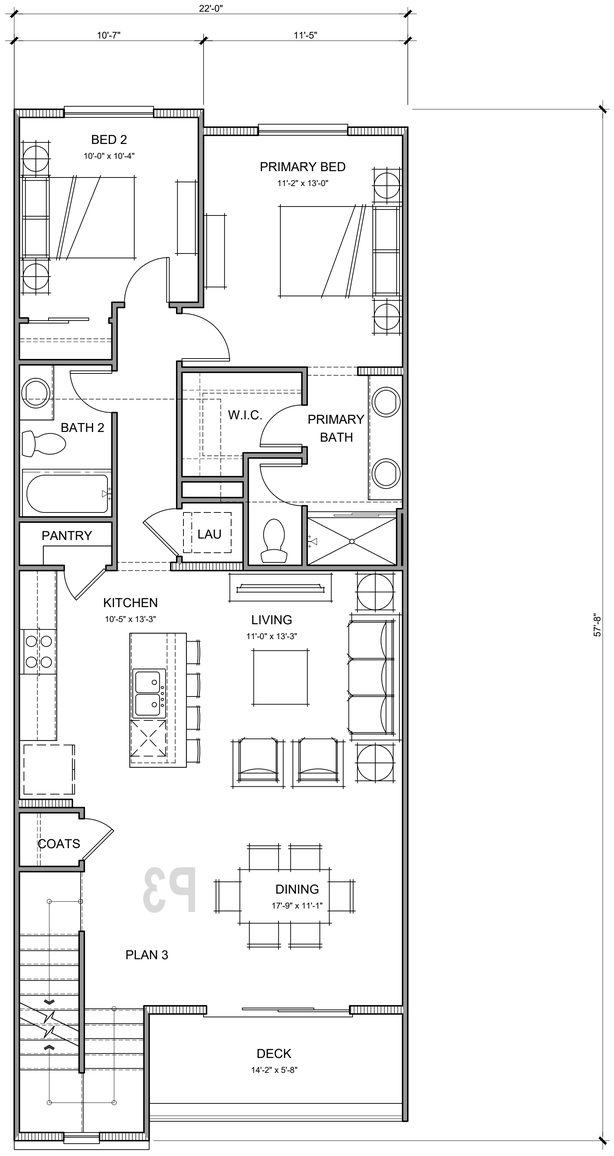
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PLAN 3 4TH FLOOR

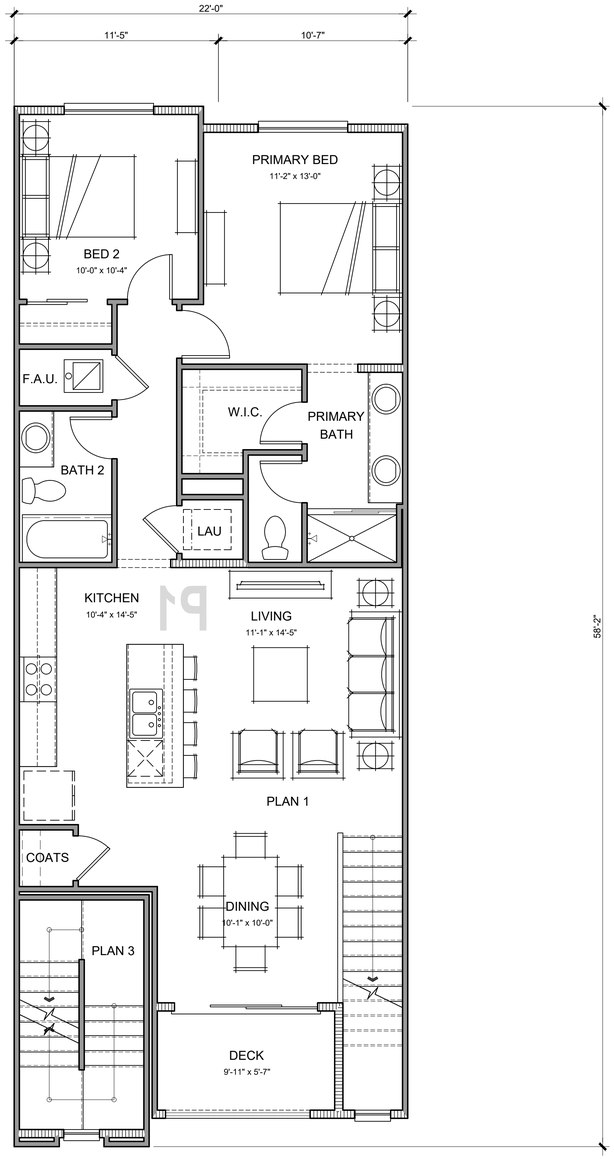
A5.11

PLAN 1 - G.S.F.	
1ST FLOOR	112 SQ. FT.
2ND FLOOR	1013 SQ. FT.
3RD FLOOR	0
4TH FLOOR	0
TOTAL LIVING	1126 SQ. FT.
GARAGE	458 SQ. FT.
DECK	59 SQ. FT.
PORCH	-

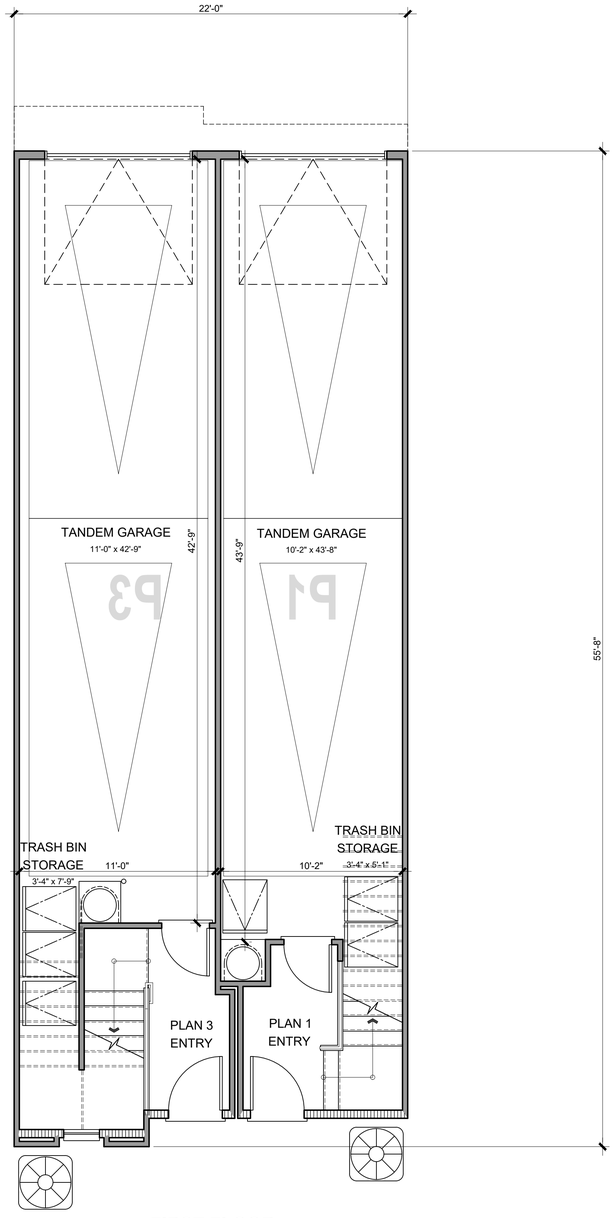
PLAN 3 - G.S.F.	
1ST FLOOR	145 SQ. FT.
2ND FLOOR	102 SQ. FT.
3RD FLOOR	1154 SQ. FT.
4TH FLOOR	558 SQ. FT.
TOTAL LIVING	1959 SQ. FT.
GARAGE	509 SQ. FT.
DECK	85 SQ. FT.
DECK 2	79 SQ. FT.



THIRD FLOOR



SECOND FLOOR



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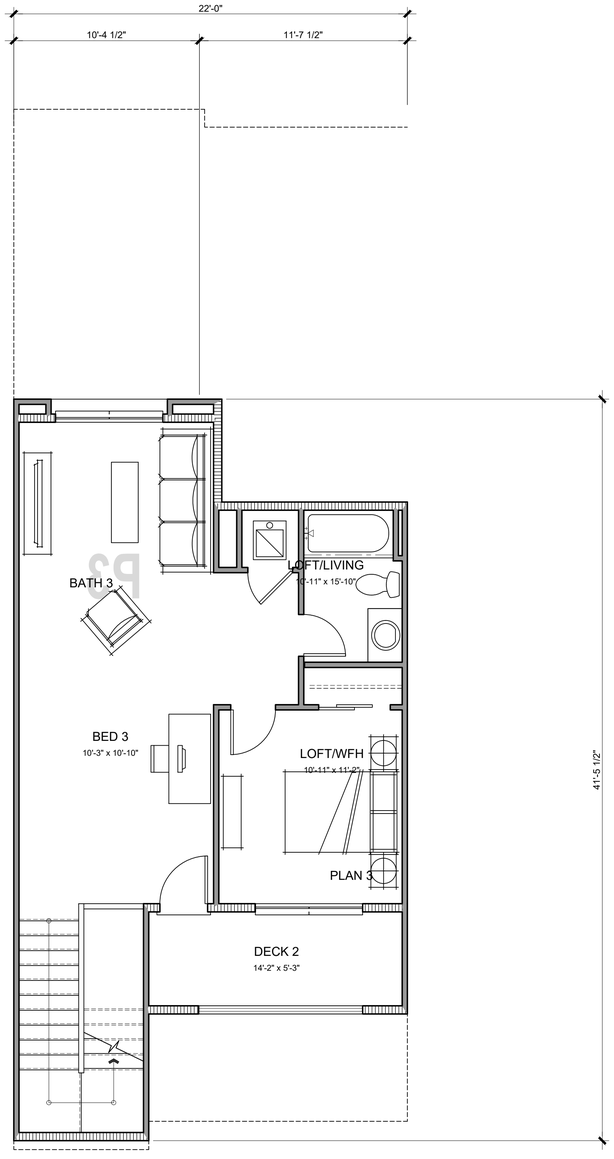
SCHEMATIC DESIGN
April 3, 2025

0 2 4 8

PLAN 1 & PLAN 3 MIRRORED FLOOR PLANS

A5.12

PLAN 3 - G.S.F.	
1ST FLOOR	145 SQ. FT.
2ND FLOOR	102 SQ. FT.
3RD FLOOR	1154 SQ. FT.
4TH FLOOR	558 SQ. FT.
TOTAL LIVING	1959 SQ. FT.
GARAGE	509 SQ. FT.
DECK	85 SQ. FT.
DECK 2	79 SQ. FT.



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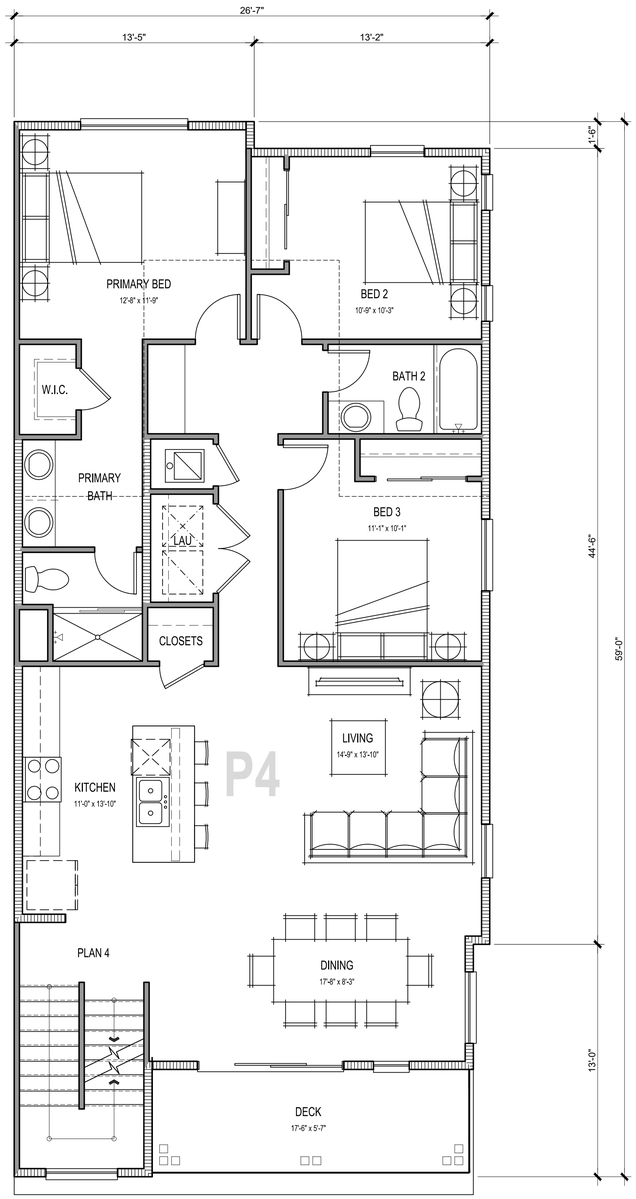
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PLAN 3 MIRRORED 4TH FLOOR

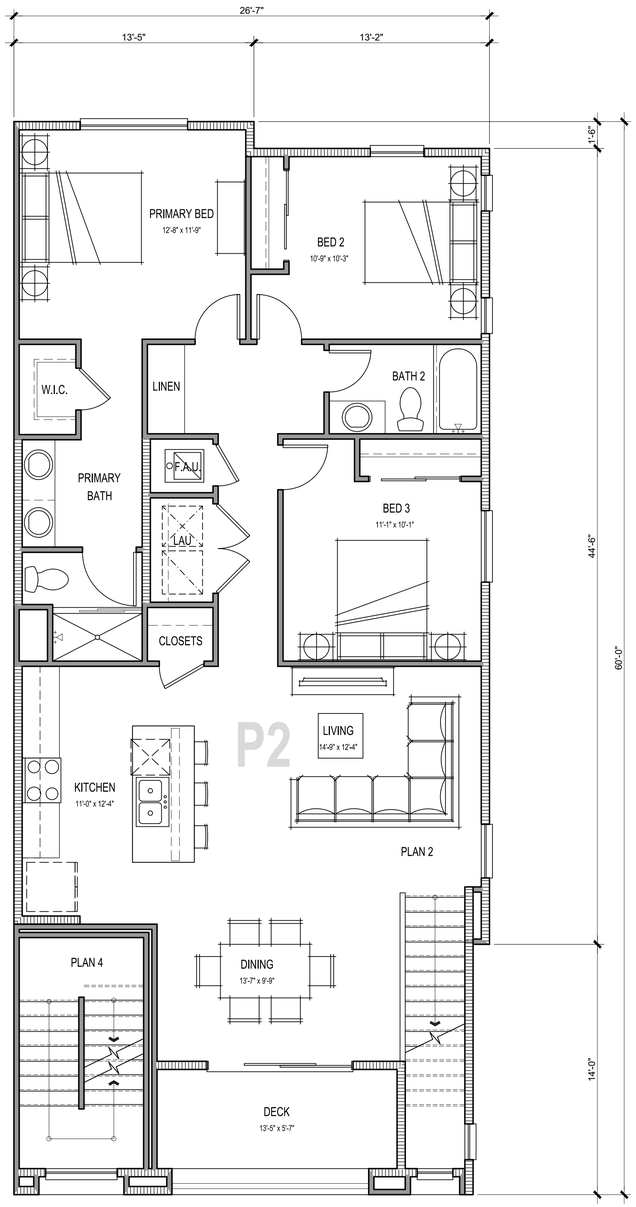
A5.13

PLAN 2 - G.S.F.	
1ST FLOOR	186 SQ. FT.
2ND FLOOR	1277 SQ. FT.
3RD FLOOR	0
4TH FLOOR	0
TOTAL LIVING	1464 SQ. FT.
GARAGE	582 SQ. FT.
DECK	90 SQ. FT.
PORCH	-

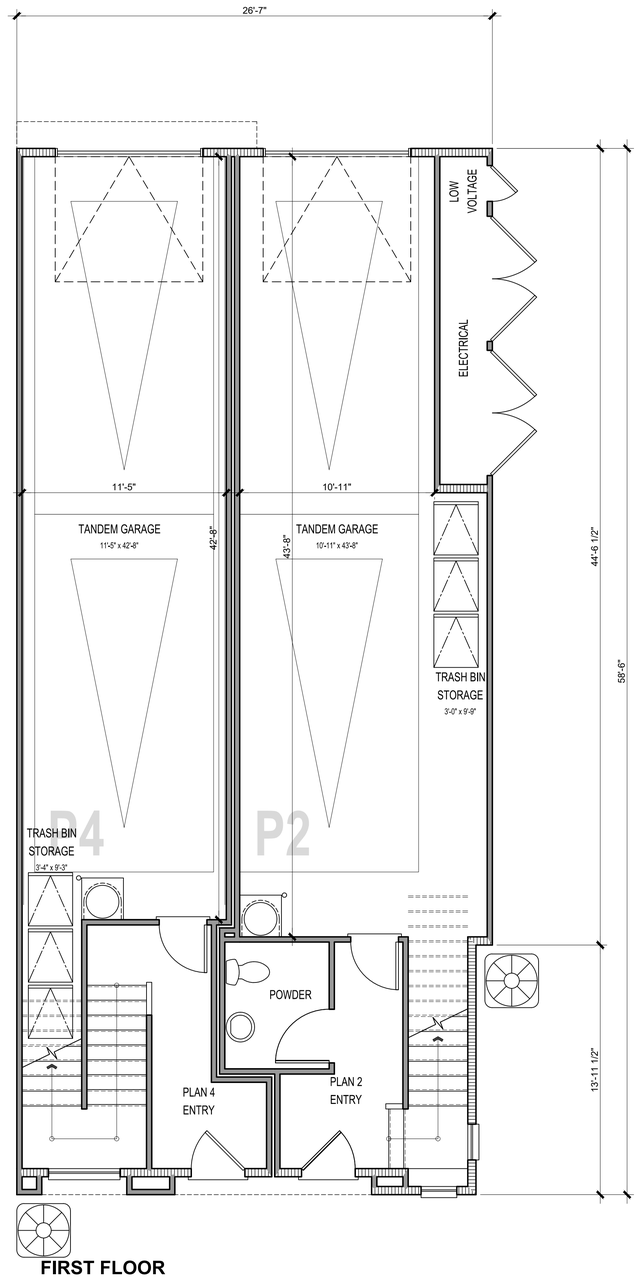
PLAN 4 - G.S.F.	
1ST FLOOR	161 SQ. FT.
2ND FLOOR	103 SQ. FT.
3RD FLOOR	1424 SQ. FT.
4TH FLOOR	796 SQ. FT.
TOTAL LIVING	2485 SQ. FT.
GARAGE	543 SQ. FT.
DECK	102 SQ. FT.
DECK 2	109 SQ. FT.



THIRD FLOOR



SECOND FLOOR



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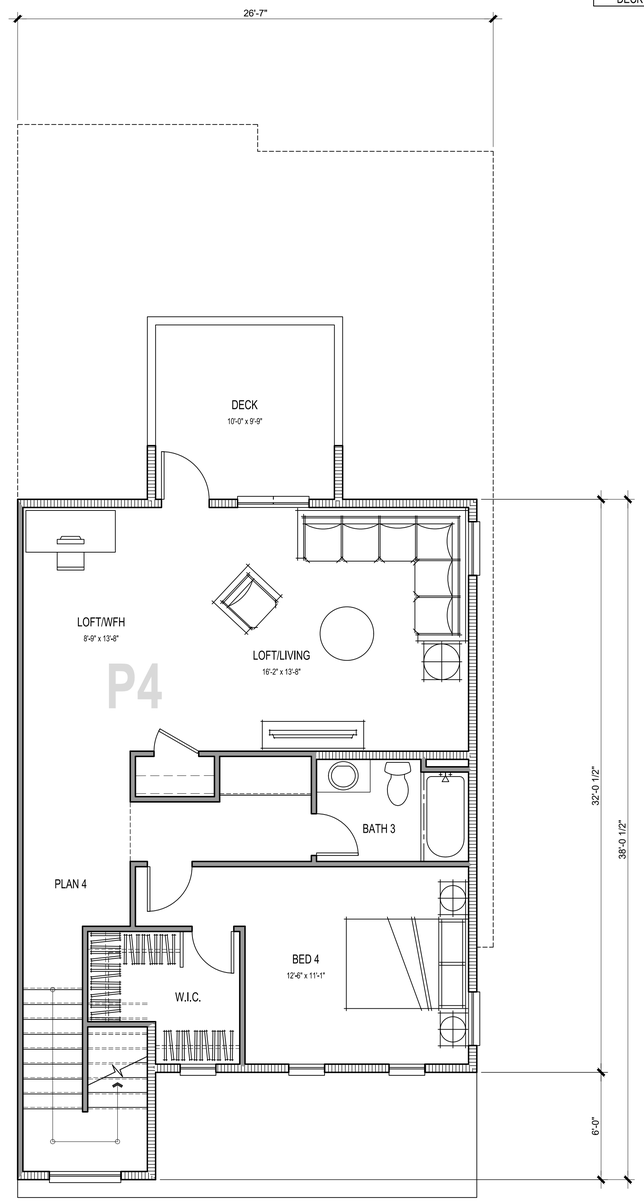
SCHEMATIC DESIGN
April 3, 2025

0 2 4 8

PLAN 2 & 4 FLOOR PLANS

A5.20

PLAN 4 - G.S.F.	
1ST FLOOR	161 SQ. FT.
2ND FLOOR	103 SQ. FT.
3RD FLOOR	1424 SQ. FT.
4TH FLOOR	796 SQ. FT.
TOTAL LIVING	2485 SQ. FT.
GARAGE	543 SQ. FT.
DECK	102 SQ. FT.
DECK 2	109 SQ. FT.



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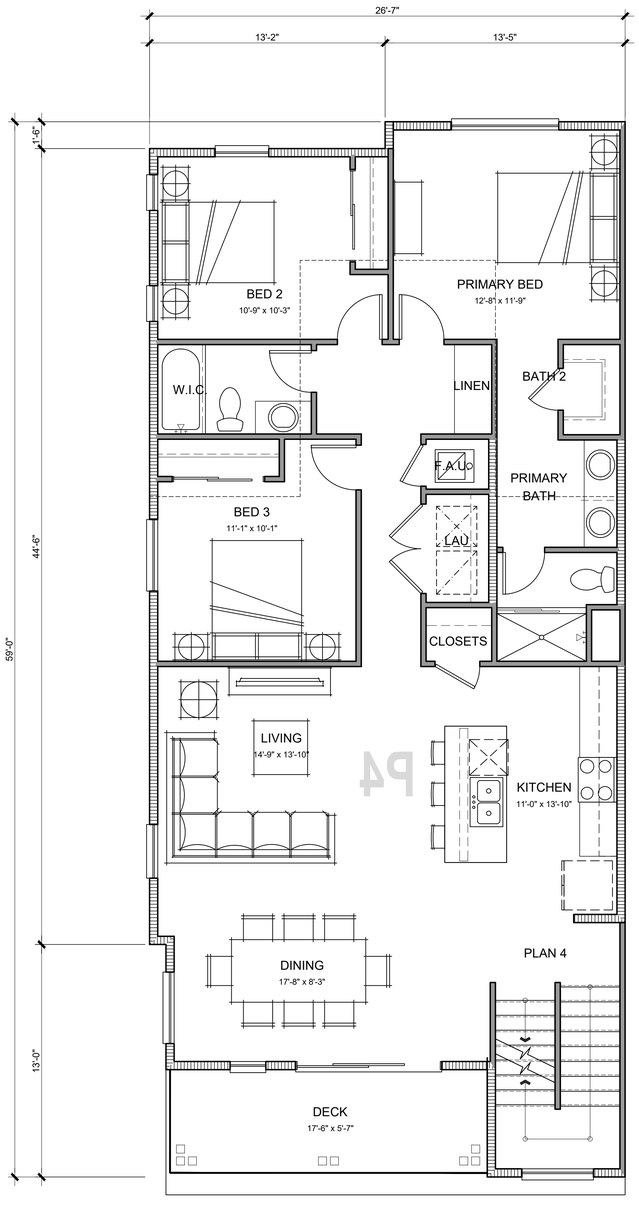
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PLAN 4 4TH FLOOR

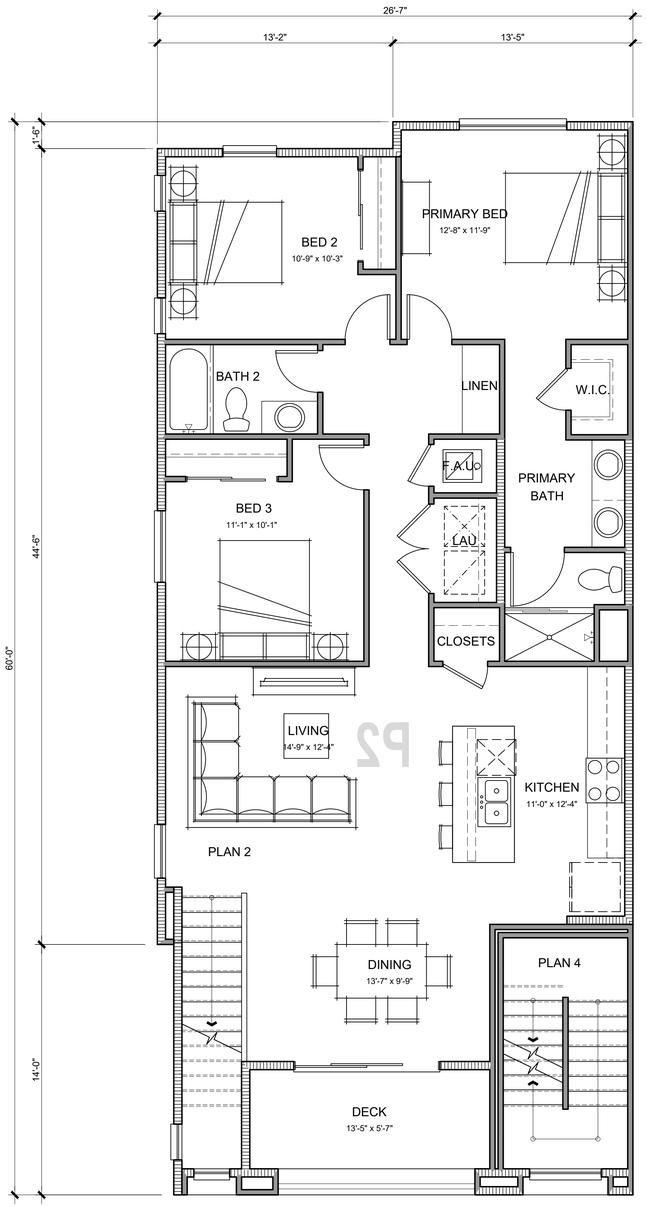
A5.21

PLAN 2 - G.S.F.	
1ST FLOOR	186 SQ. FT.
2ND FLOOR	1277 SQ. FT.
3RD FLOOR	0
4TH FLOOR	0
TOTAL LIVING	1464 SQ. FT.
GARAGE	582 SQ. FT.
DECK	90 SQ. FT.
PORCH	-

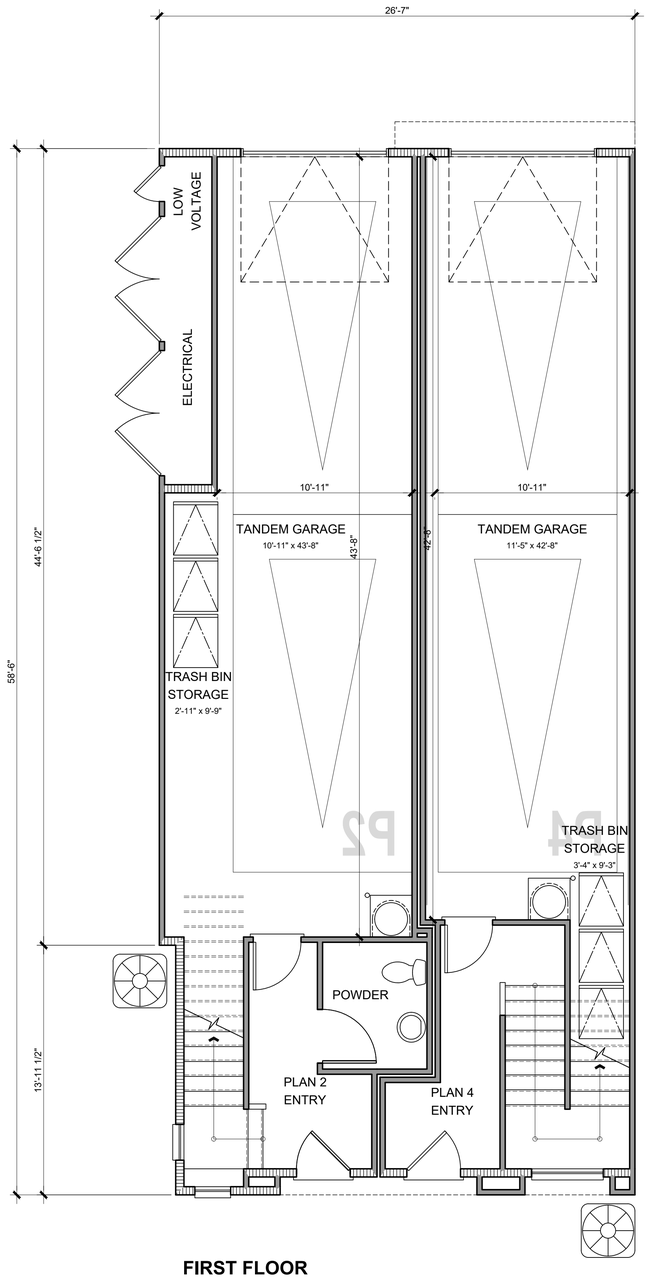
PLAN 4 - G.S.F.	
1ST FLOOR	161 SQ. FT.
2ND FLOOR	103 SQ. FT.
3RD FLOOR	1424 SQ. FT.
4TH FLOOR	796 SQ. FT.
TOTAL LIVING	2485 SQ. FT.
GARAGE	543 SQ. FT.
DECK	102 SQ. FT.
DECK 2	109 SQ. FT.



THIRD FLOOR



SECOND FLOOR



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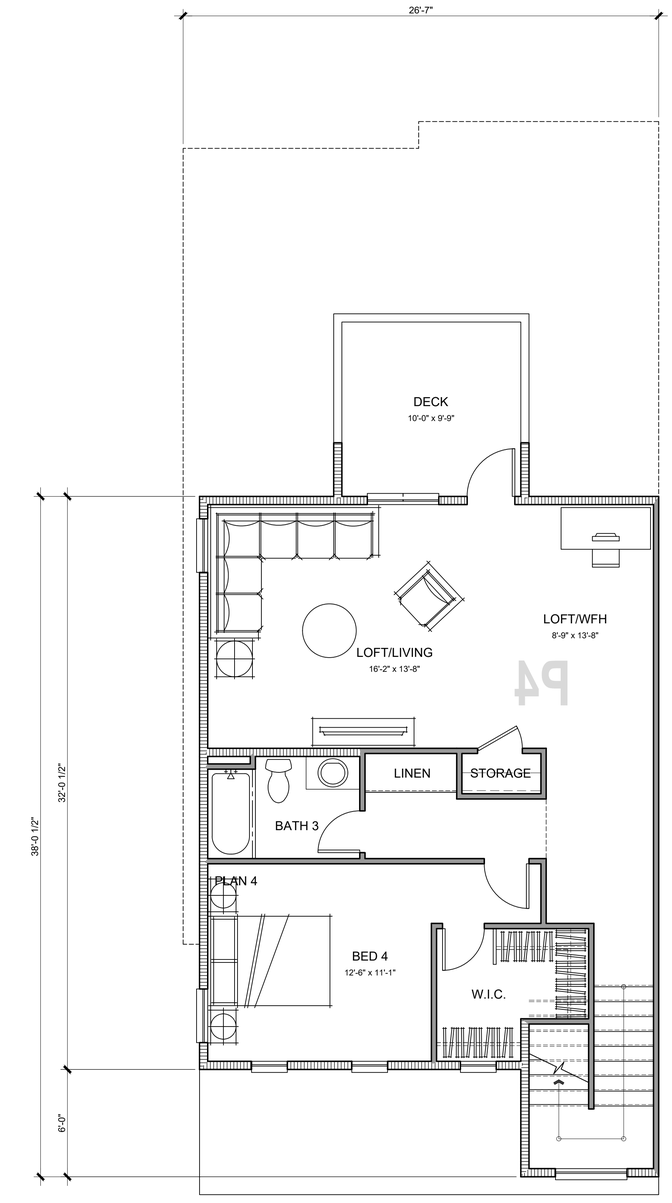
SCHEMATIC DESIGN
April 3, 2025

0 2 4 8

PLAN 2 & 4 MIRRORED FLOOR PLANS

A5.22

PLAN 4 - G.S.F.	
1ST FLOOR	161 SQ. FT.
2ND FLOOR	103 SQ. FT.
3RD FLOOR	1424 SQ. FT.
4TH FLOOR	796 SQ. FT.
TOTAL LIVING	2485 SQ. FT.
GARAGE	543 SQ. FT.
DECK	102 SQ. FT.
DECK 2	109 SQ. FT.



FOURTH FLOOR

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WEST COVINA, CA # 20240567

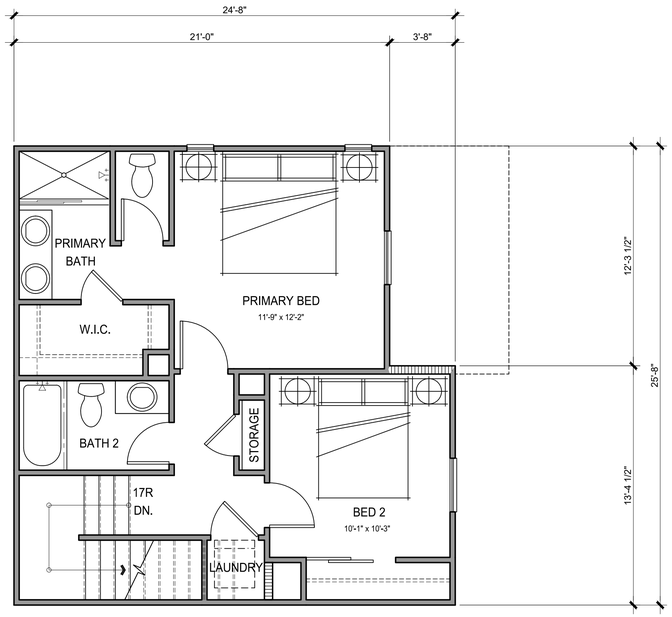
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April 3, 2025

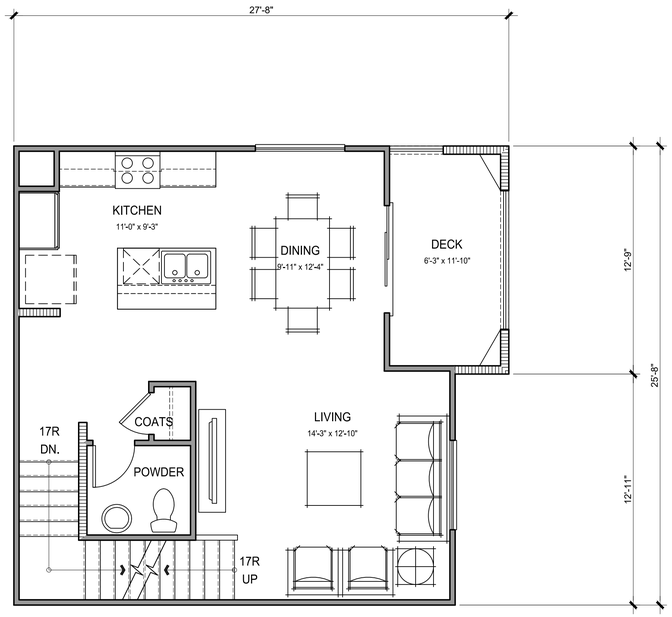
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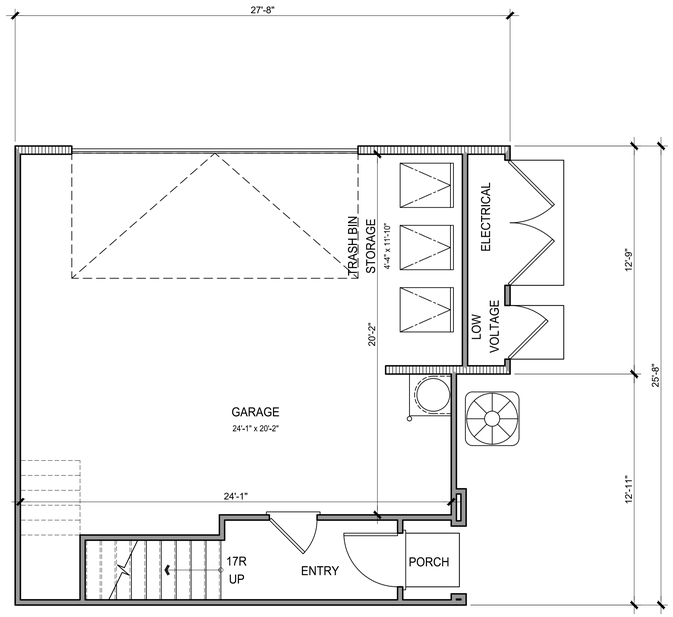
PLAN 4 MIRRORED 4TH FLOOR

A5.23

GROSS SF	
1ST FLOOR	111 SQ. FT.
2ND FLOOR	583 SQ. FT.
3RD FLOOR	532 SQ. FT.
TOTAL LIVING	1226 SQ. FT.
GARAGE	524 SQ. FT.
DECK	73 SQ. FT.
PORCH	15 SQ. FT.







THIRD FLOOR

SECOND FLOOR

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DEL NORTE
WEST COVINA, CA # 20240567

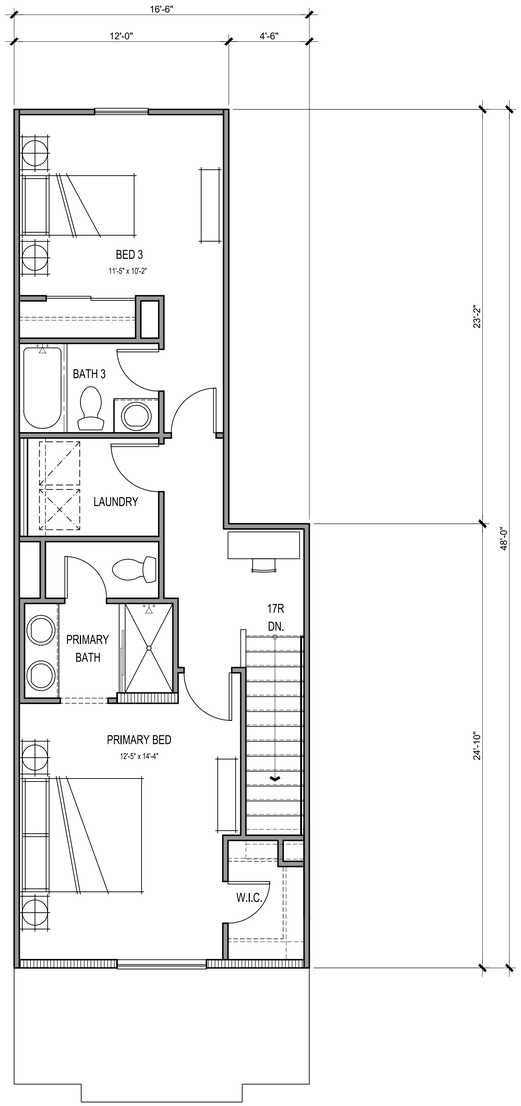
SCHEMATIC DESIGN
April 3, 2025

0 2 4 8

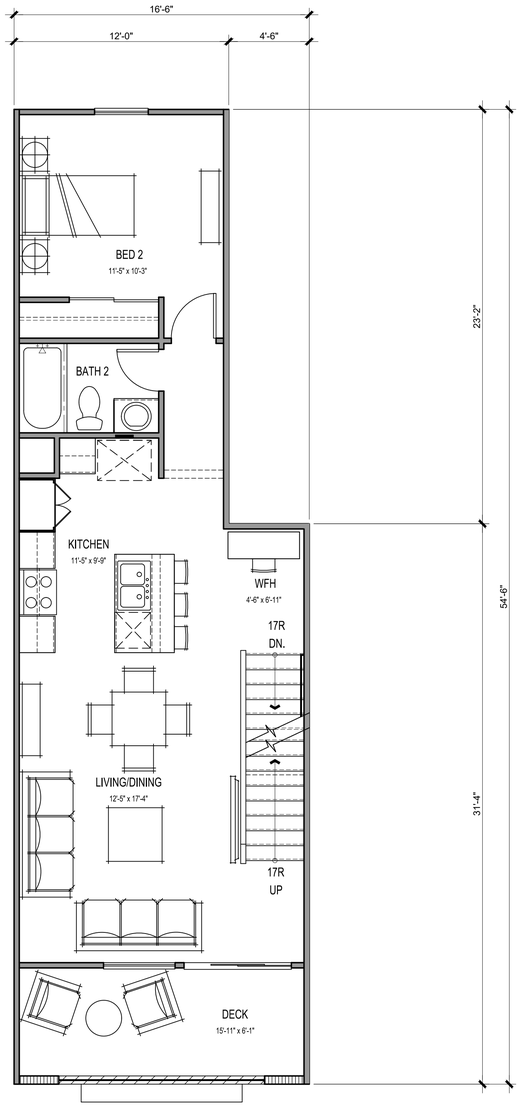
PLAN 5 FLOOR PLANS

A5.30

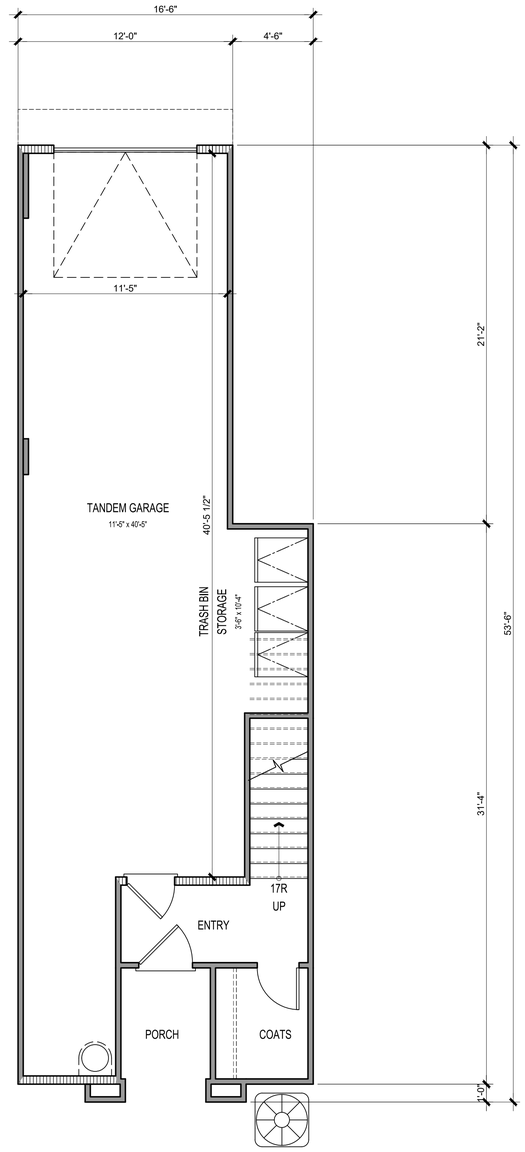
GROSS SF	
1ST FLOOR	145 SQ. FT.
2ND FLOOR	683 SQ. FT.
3RD FLOOR	642 SQ. FT.
TOTAL LIVING	1470 SQ. FT.
GARAGE	604 SQ. FT.
DECK	101 SQ. FT.
PORCH	37 SQ. FT.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

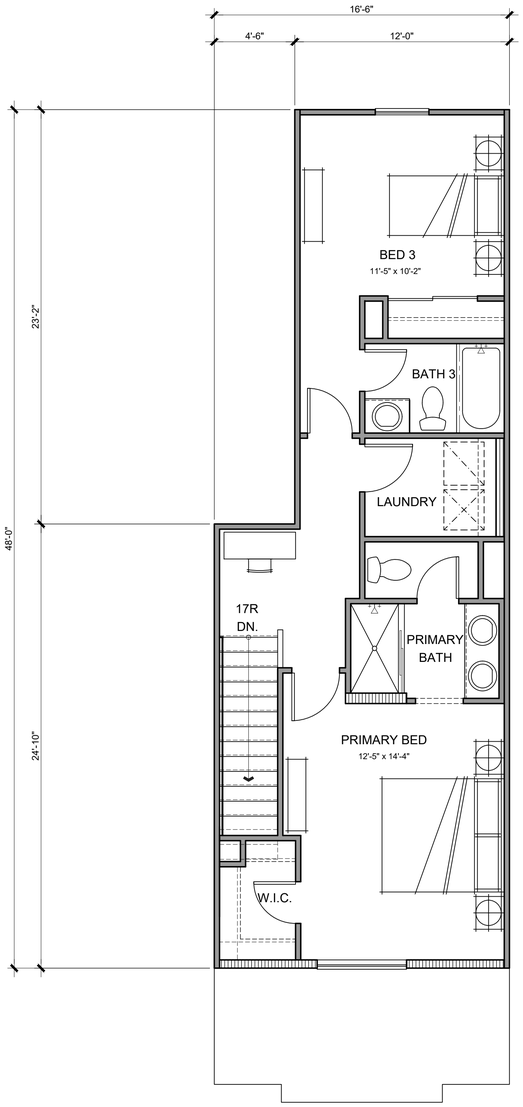
SCHEMATIC DESIGN
April 3, 2025

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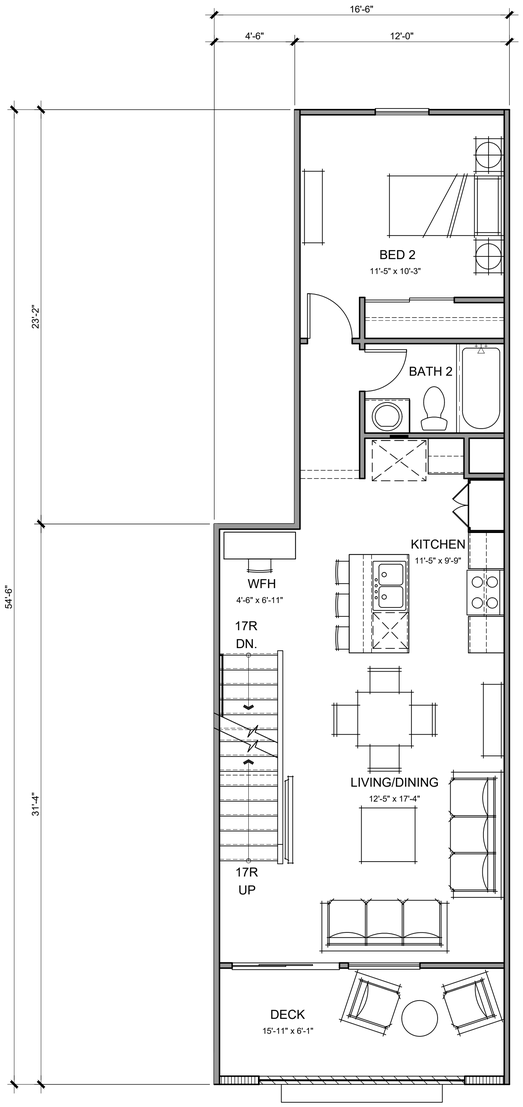
PLAN 6 FLOOR PLANS

A5.40

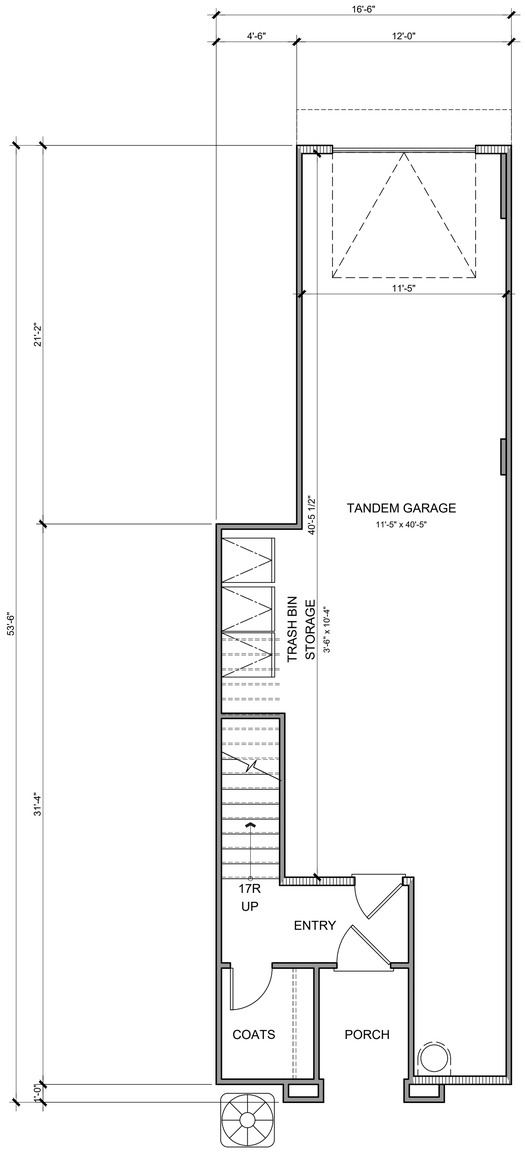
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DEL NORTE
WEST COVINA, CA # 20240567

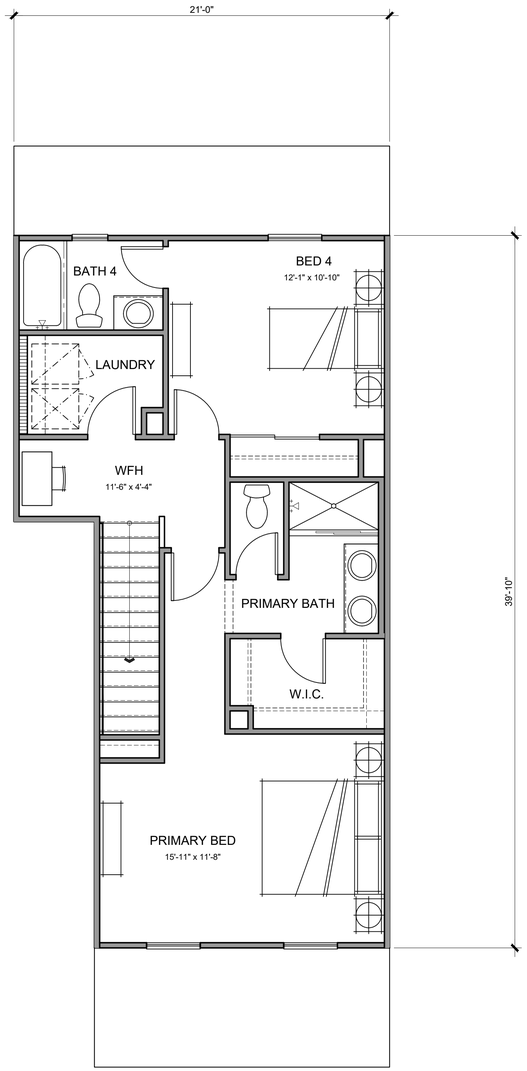
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April 3, 2025

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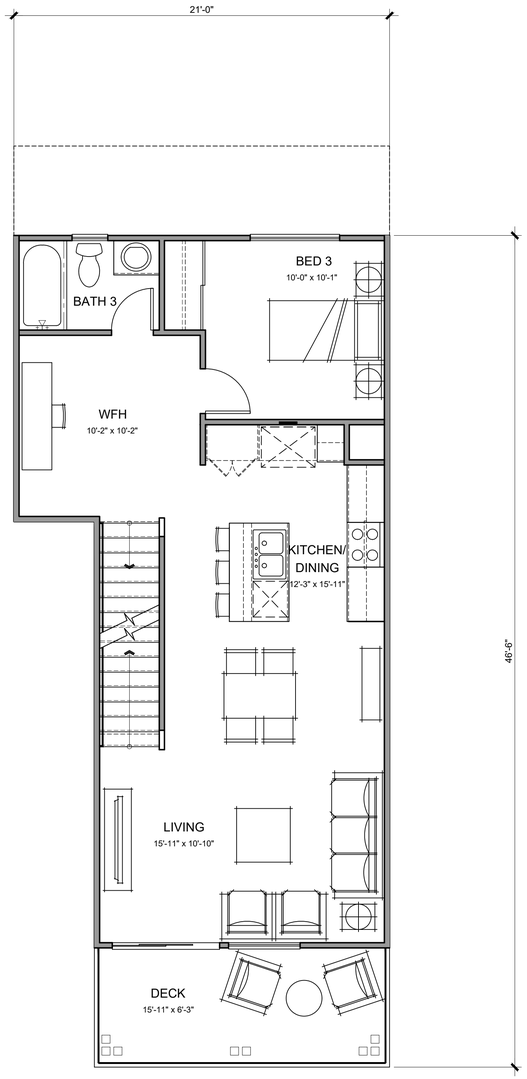
PLAN 6 MIRRORED FLOOR PLANS

A5.41

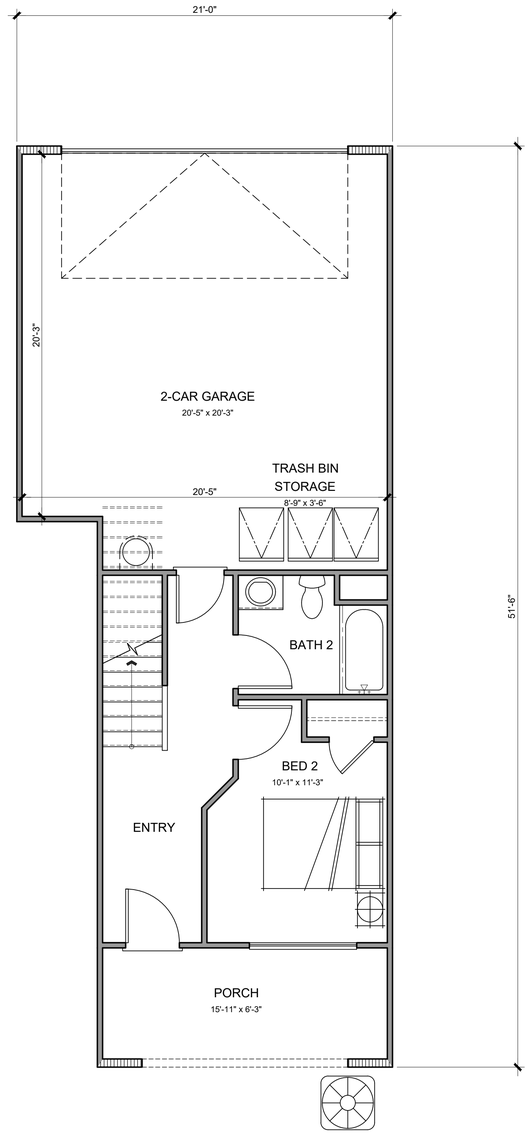
GROSS SF	
1ST FLOOR	356 SQ. FT.
2ND FLOOR	725 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL LIVING	1755 SQ. FT.
GARAGE	483 SQ. FT.
DECK	110 SQ. FT.
PORCH	104 SQ. FT.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

ktgy
17911 Von Karman Ave.
Suite 200
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Irvine, Ca 92606
MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

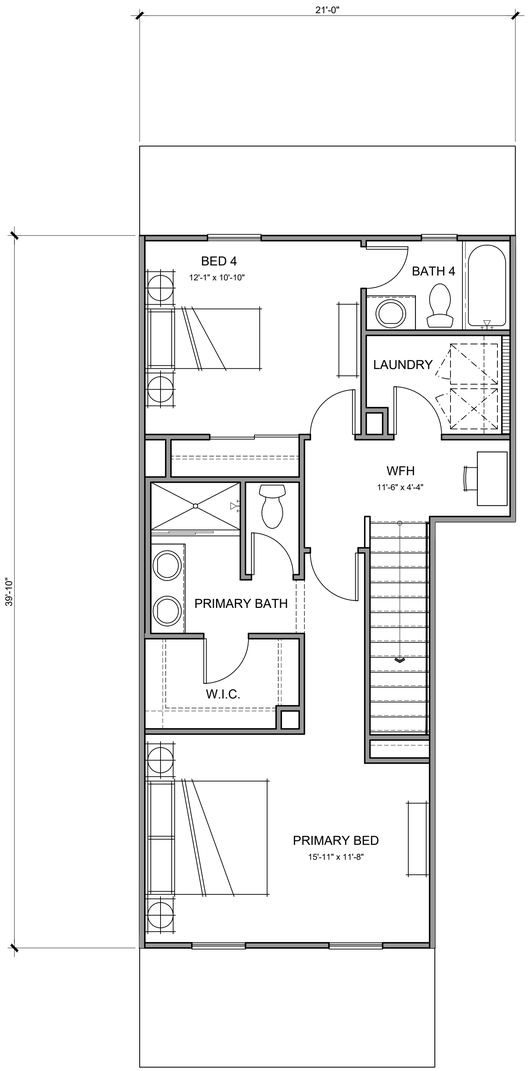
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April 3, 2025

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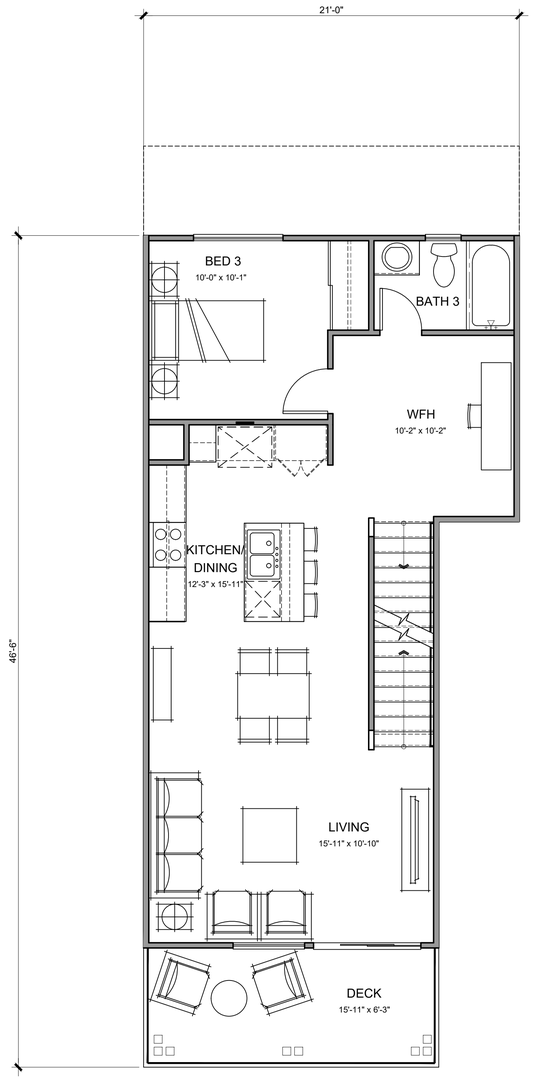
PLAN 7 FLOOR PLANS

A5.50

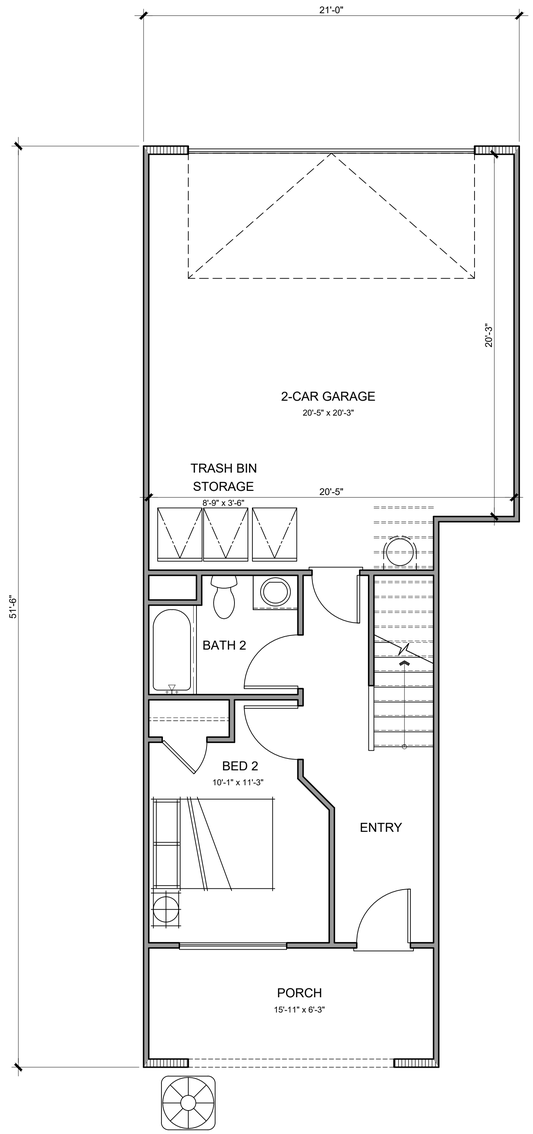
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1ST FLOOR	356 SQ. FT.
2ND FLOOR	725 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL LIVING	1755 SQ. FT.
GARAGE	483 SQ. FT.
DECK	110 SQ. FT.



THIRD FLOOR



SECOND FLOOR



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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 2 4 8

PLAN 7 MIRRORED FLOOR PLANS

A5.51

LEGEND

1 Stucco	8 Railing
2 Horizontal Siding	9 Outrigger
3 Composite Shingle Roof	10 Kicker
4 Vinyl Windows	11 Trellis
5 Fiberglass Entry Door	12 Window/Opening Trim
6 Metal Sectional Garage Door	13 Window/Opening Header
7 Decorative Exterior Lights & Address Sign	14 Faux Corbel
	15 Sliding Door



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

COMPOSITE 'A' ELEVATIONS
SEASIDE

A5.60

LEGEND

1 Stucco	9 Stucco Arched Soffit
2 Low Profile Concrete "S" Roof Tile	10 Metal Railing
3 Round Faux Clay Gable End Vent	11 Fiberglass Entry Door
4 Fascia	12 Decorative Exterior Lights & Address Sign
5 Stucco Sill Trim	13 Metal Sectional Garage Door
6 Vinyl Window	14 Shutter
7 Stucco o/ Foam Corbel	15 Sliding Door
8 Trellis	16 Faux Finial



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

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17911 Von Karman Ave.
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ktgy.com
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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

COMPOSITE 'A' ELEVATIONS
SPANISH

A5.61

LEGEND

1	Stucco	8	Railing
2	Horizontal Siding	9	Outrigger
3	Composite Shingle Roof	10	Kicker
4	Vinyl Windows	11	Trellis
5	Fiberglass Entry Door	12	Window/Opening Trim
6	Metal Sectional Garage Door	13	Window/Opening Header
7	Decorative Exterior Lights & Address Sign	14	Faux Corbel
		15	Sliding Door



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

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17911 Von Karman Ave.
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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

MIRRORED COMPOSITE 'A' ELEVATIONS
SEASIDE

A5.62

LEGEND

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

ktgy
17911 Von Karman Ave.
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Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
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Irvine, Ca 92606

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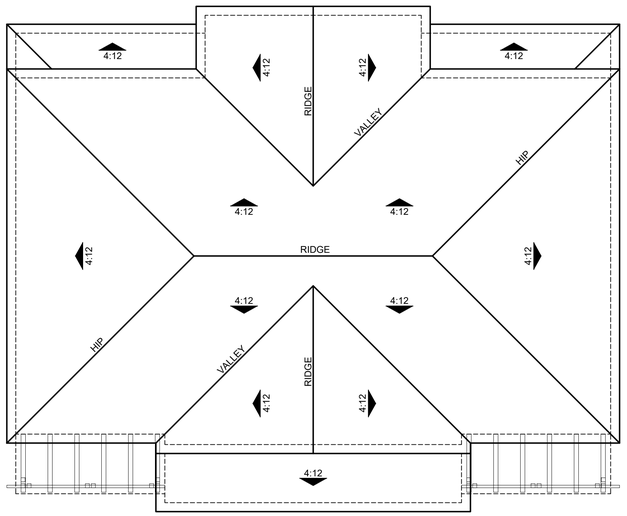
DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

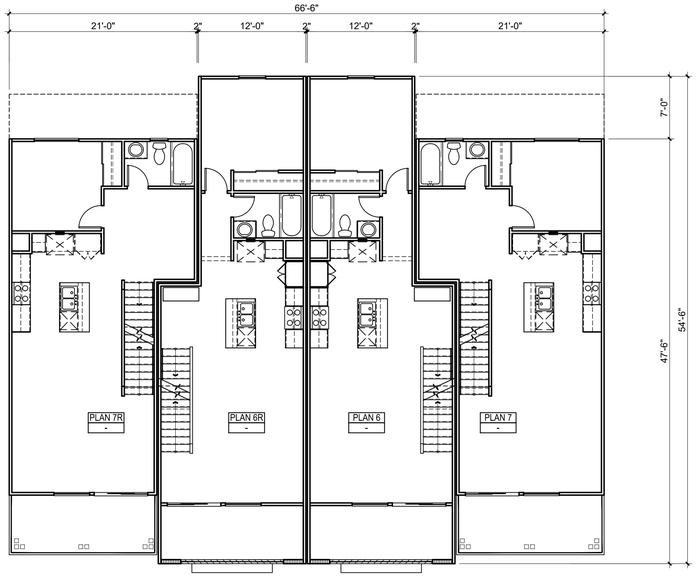
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MIRRORED COMPOSITE 'A' ELEVATIONS
SPANISH

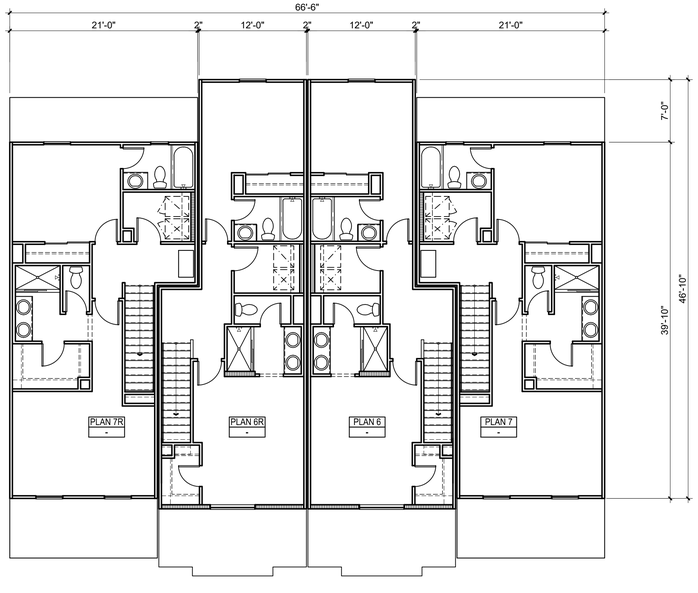
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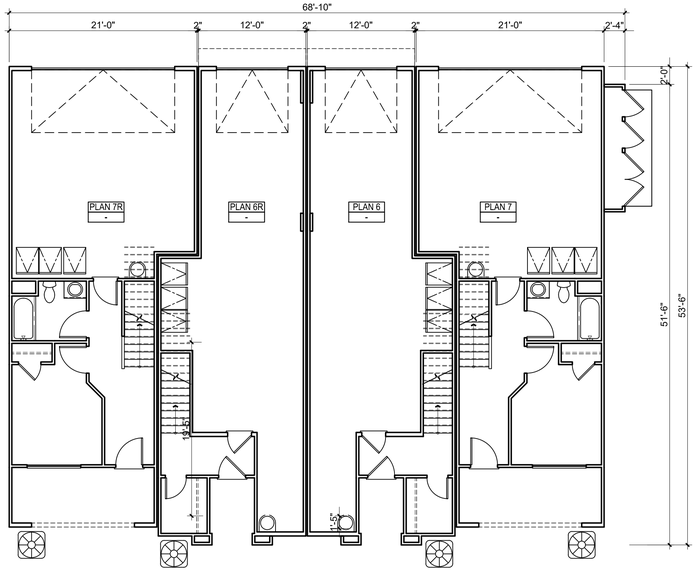
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

MeritageHomes

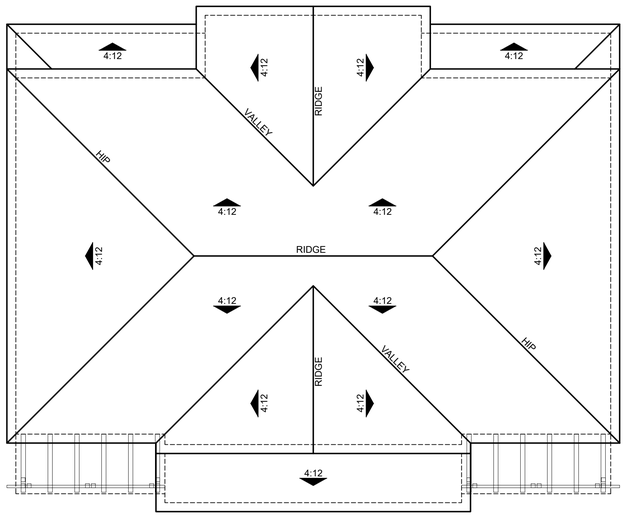
DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

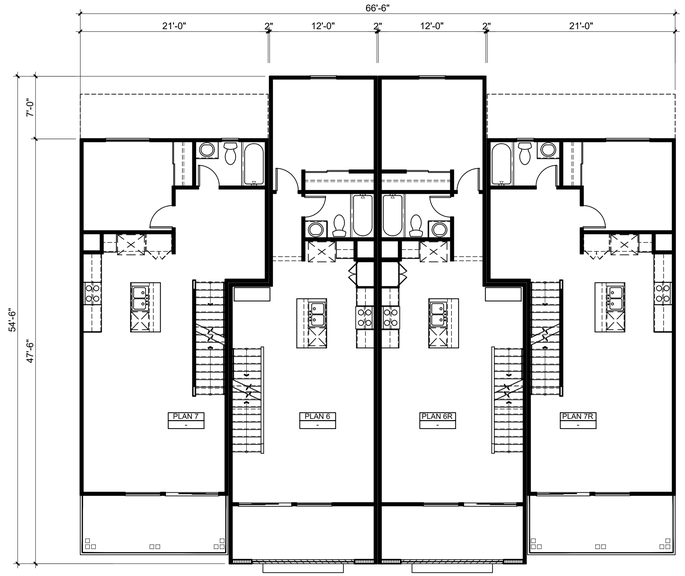
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COMPOSITE 'A' FLOOR PLANS
CRC TOWNS

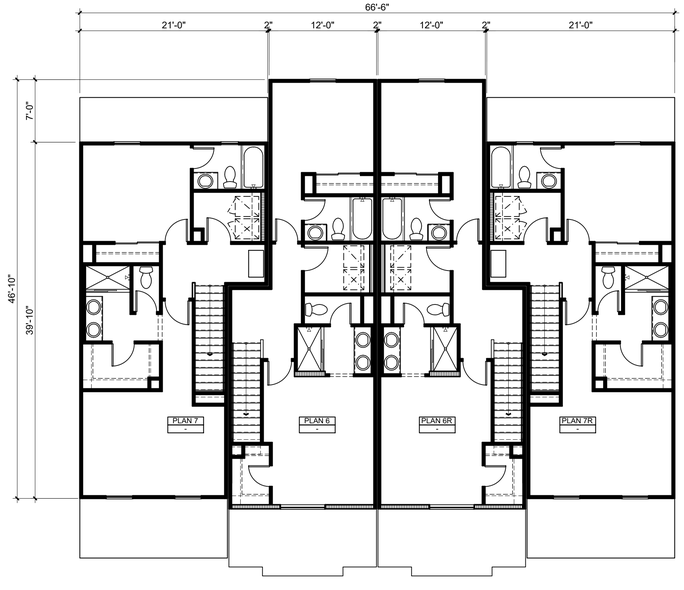
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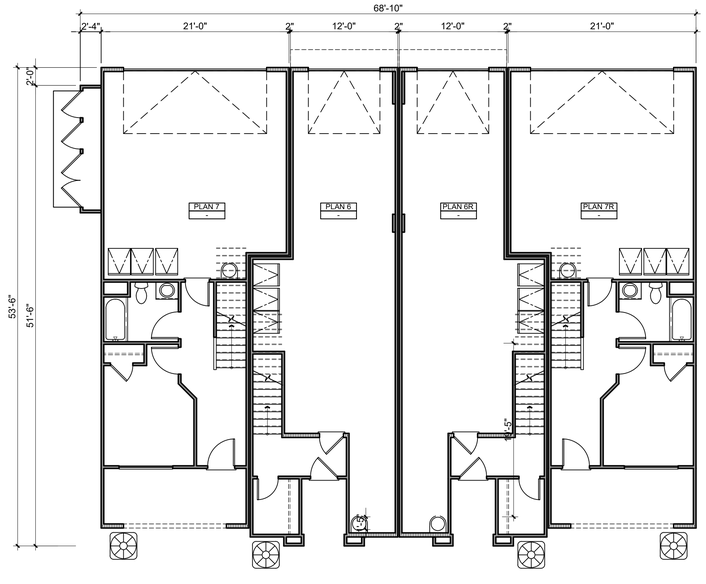
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606
MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

MIRRORED COMPOSITE 'A' FLOOR PLANS
CRC TOWNS

A5.65

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door



1 - FRONT



2 - LEFT



3 - REAR



4 - RIGHT

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

COMPOSITE 'B' ELEVATIONS
SEASIDE

A5.70

LEGEND

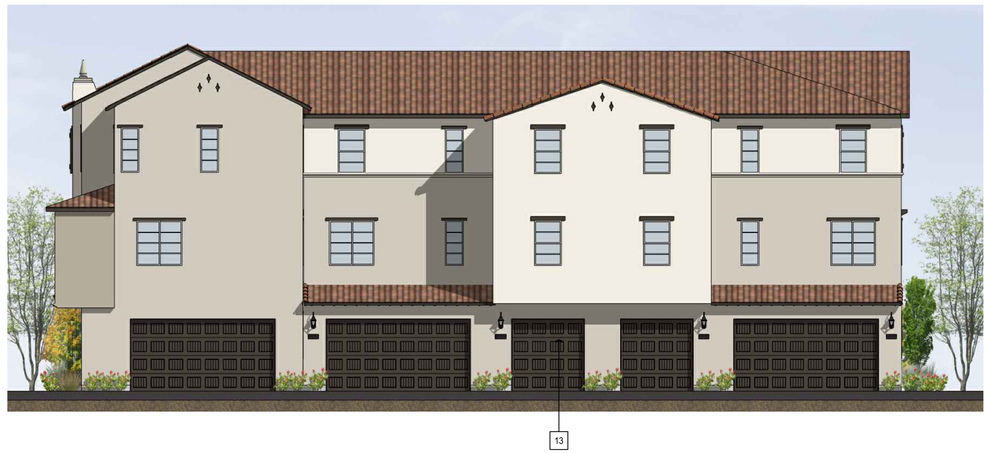
1 Stucco	9 Stucco Arched Soffit
2 Low Profile Concrete "S" Roof Tile	10 Metal Railing
3 Round Faux Clay Gable End Vent	11 Fiberglass Entry Door
4 Fascia	12 Decorative Exterior Lights & Address Sign
5 Stucco Sill Trim	13 Metal Sectional Garage Door
6 Vinyl Window	14 Shutter
7 Stucco o/ Foam Corbel	15 Sliding Door
8 Trellis	16 Faux Finial



1 - FRONT



2 - LEFT



3 - REAR



4 - RIGHT

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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

COMPOSITE 'B' ELEVATIONS
SPANISH

A5.71

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door



1 - FRONT



2 - LEFT



3 - REAR



4 - RIGHT

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SCHEMATIC DESIGN
April 3, 2025

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MIRRORED COMPOSITE 'B' ELEVATIONS
SEASIDE

A5.72

LEGEND

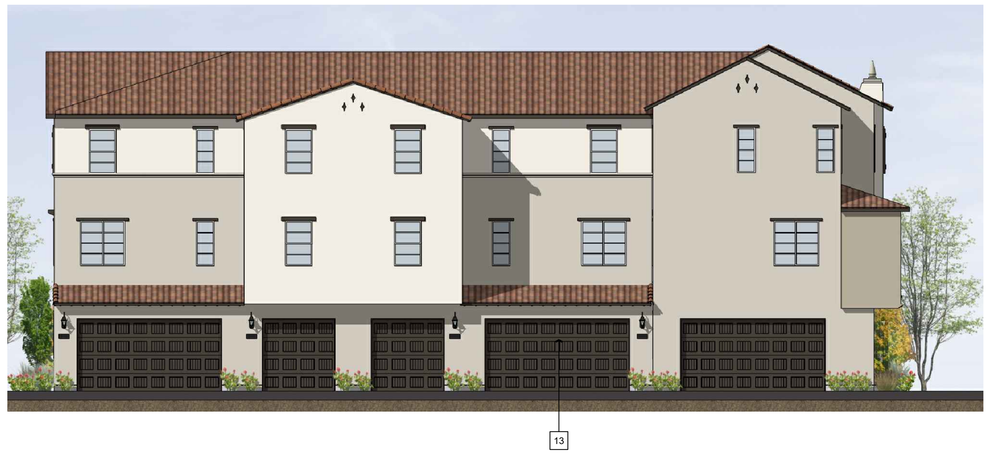
1 Stucco	9 Stucco Arched Soffit
2 Low Profile Concrete "S" Roof Tile	10 Metal Railing
3 Round Faux Clay Gable End Vent	11 Fiberglass Entry Door
4 Fascia	12 Decorative Exterior Lights & Address Sign
5 Stucco Sill Trim	13 Metal Sectional Garage Door
6 Vinyl Window	14 Shutter
7 Stucco o/ Foam Corbel	15 Sliding Door
8 Trellis	16 Faux Finial



1 - FRONT



2 - LEFT



3 - REAR



4 - RIGHT

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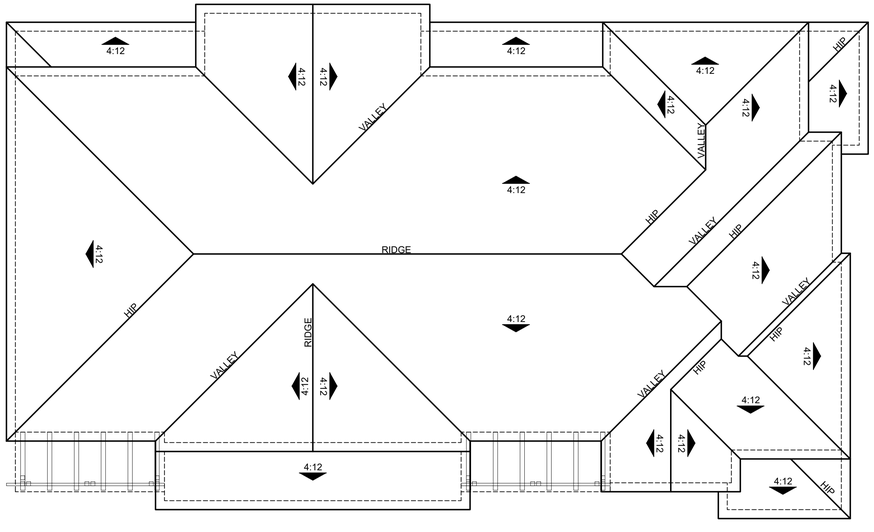
DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

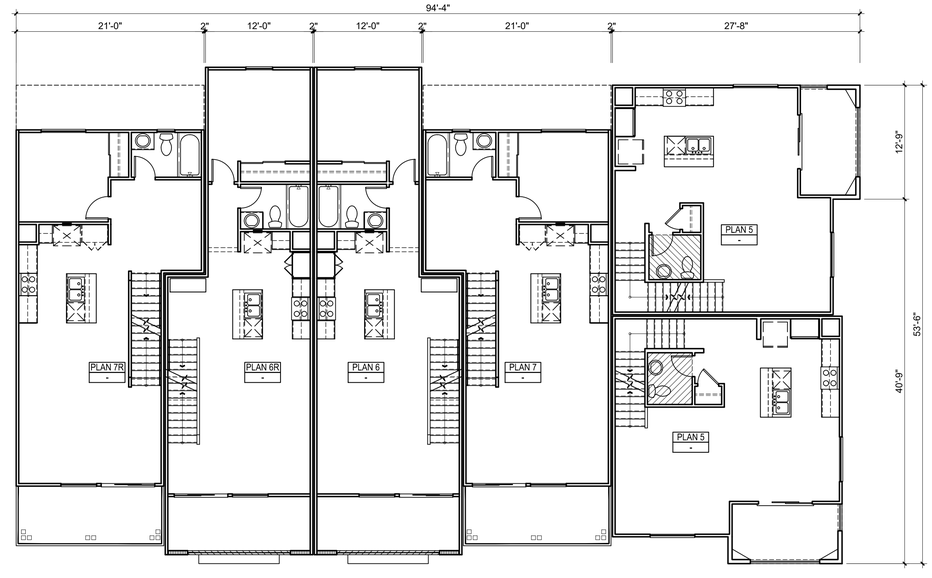
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MIRRORED COMPOSITE 'B' ELEVATIONS
SPANISH

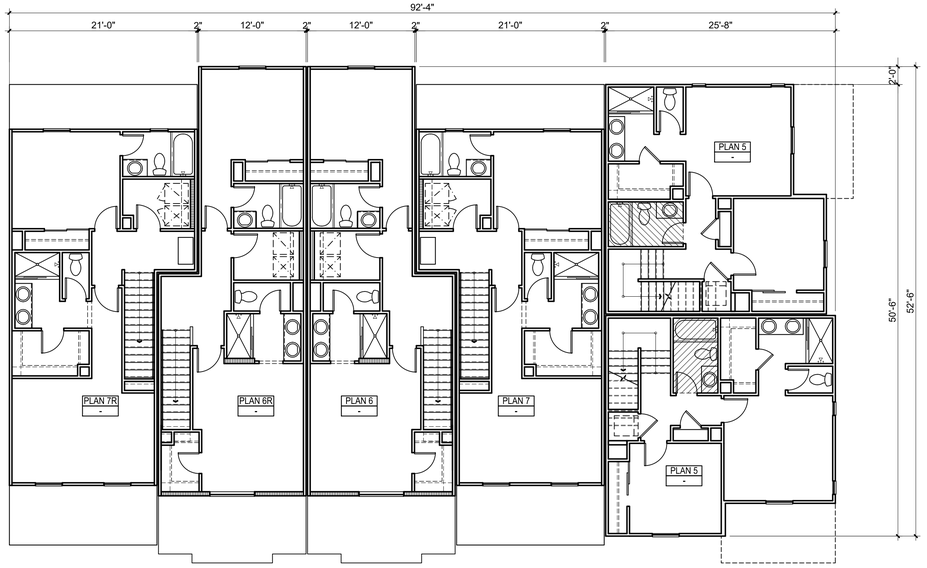
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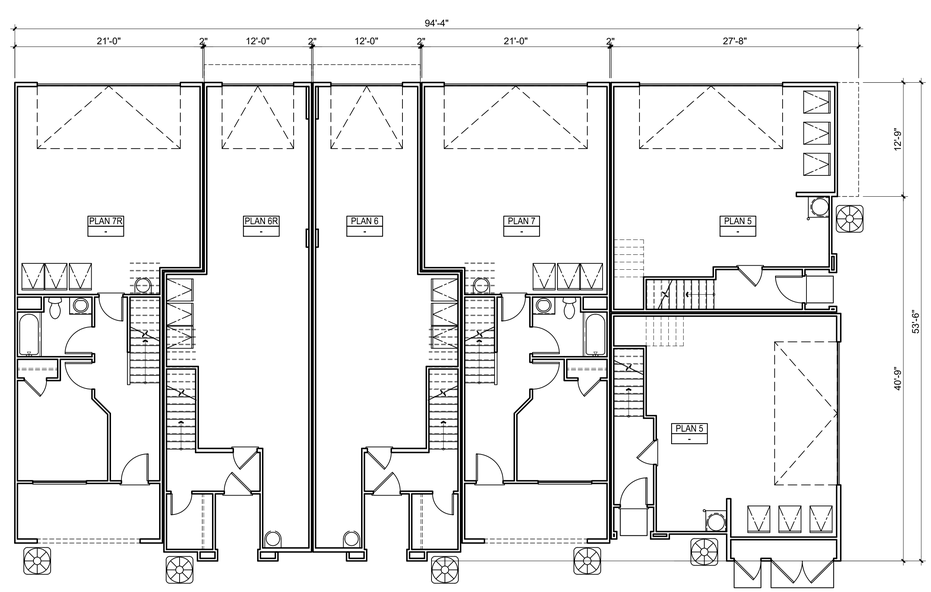
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

ktgy
17911 Von Karman Ave.
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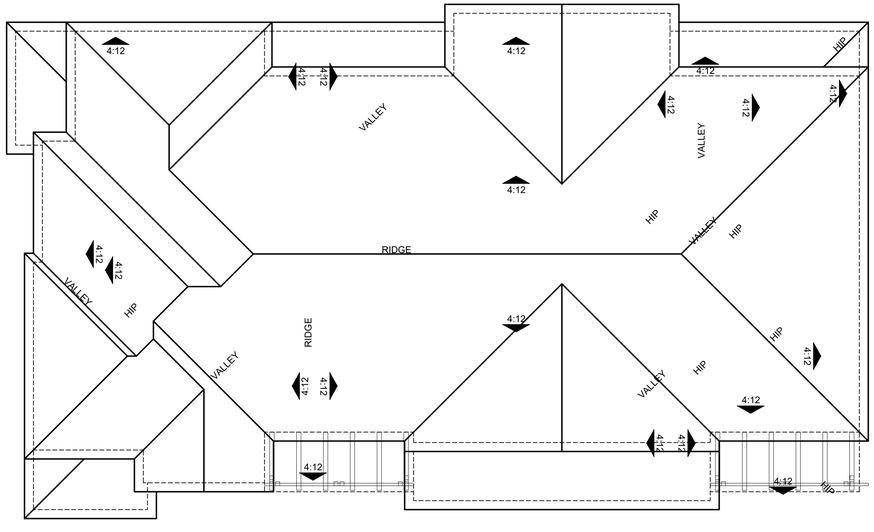
DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 7, 2025

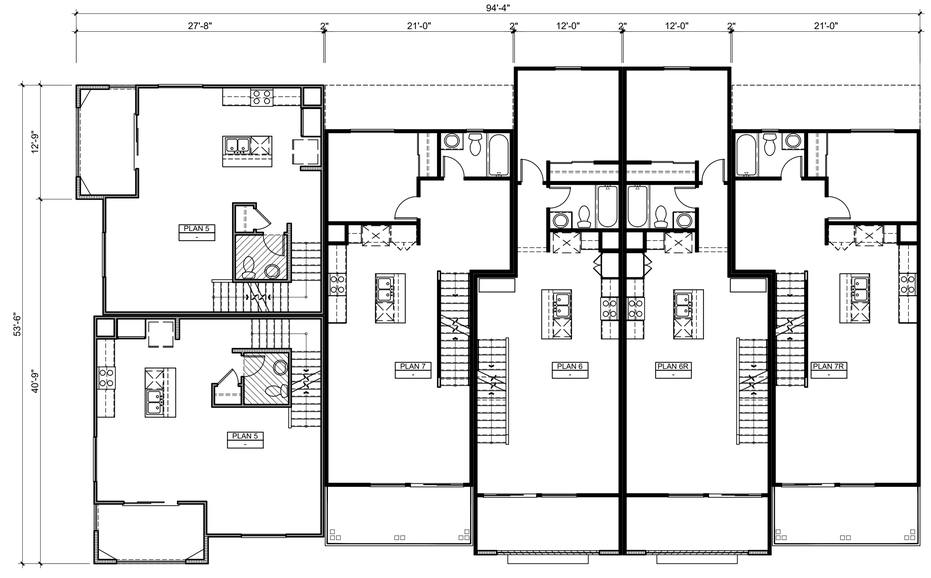
0 4 8 16

COMPOSITE 'B' FLOOR PLANS
CRC TOWNS

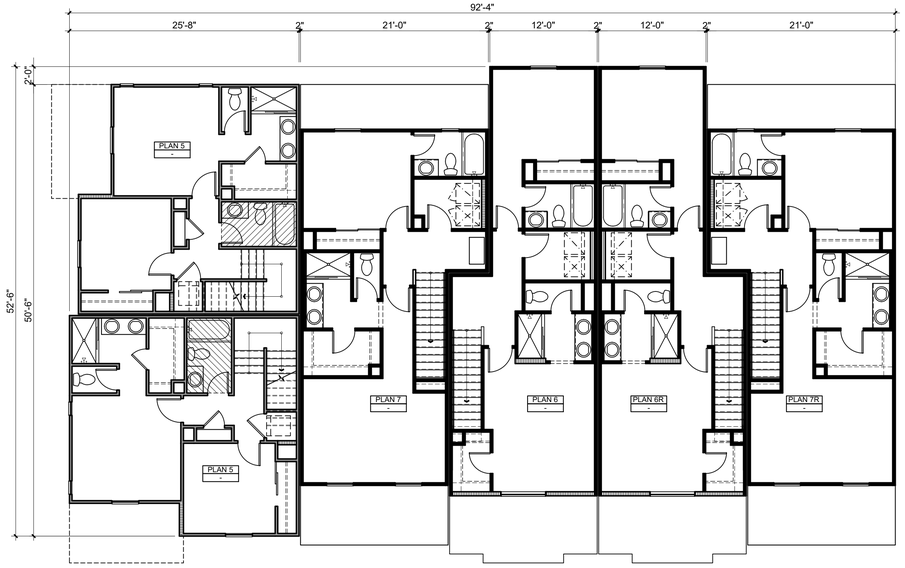
A5.74



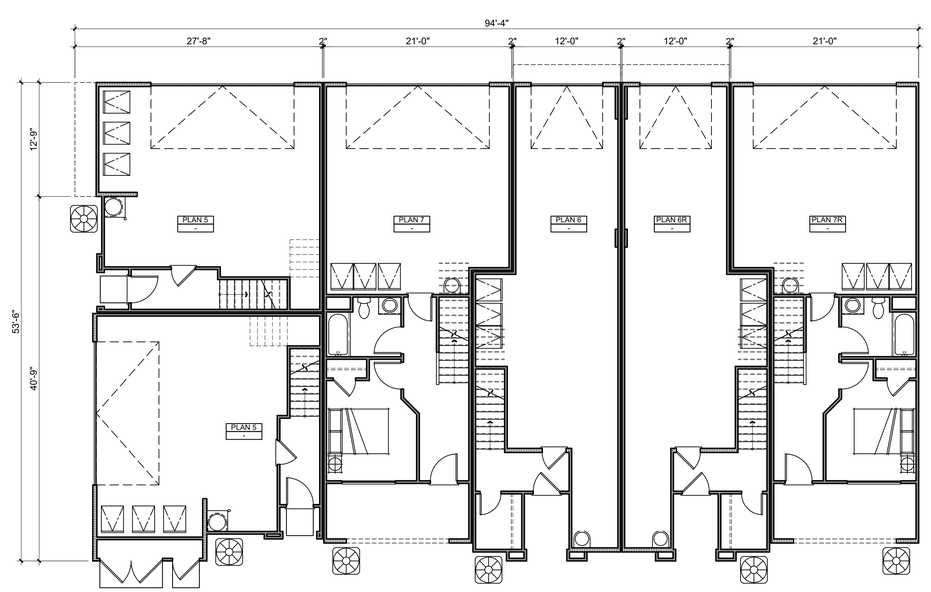
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

ktgy
17911 Von Karman Ave.
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Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 7, 2025

0 4 8 16

MIRRORED COMPOSITE 'B' FLOOR PLANS
CRC TOWNS

A5.75

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door



1 - FRONT



2 - LEFT



3 - REAR



4 - RIGHT

ktgy
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ktgy.com
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MLC Holdings Inc.
5 Peters Canyon Rd. #310
Irvine, Ca 92606

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

COMPOSITE 'C' ELEVATIONS
SEASIDE

A5.80

LEGEND

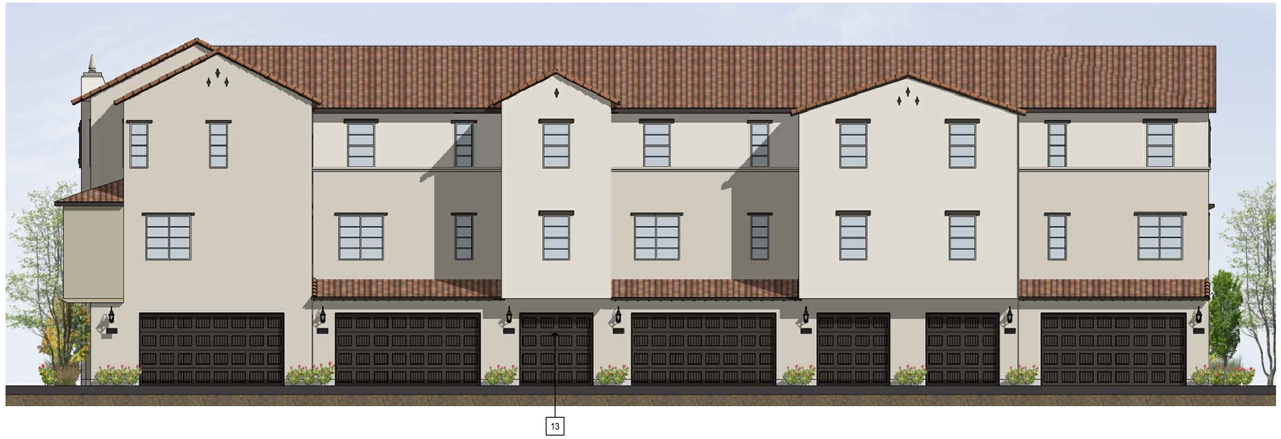
1 Stucco	9 Stucco Arched Soffit
2 Low Profile Concrete "S" Roof Tile	10 Metal Railing
3 Round Faux Clay Gable End Vent	11 Fiberglass Entry Door
4 Fascia	12 Decorative Exterior Lights & Address Sign
5 Stucco Sill Trim	13 Metal Sectional Garage Door
6 Vinyl Window	14 Shutter
7 Stucco o/ Foam Corbel	15 Sliding Door
8 Trellis	16 Faux Finial



1 - FRONT



2 - LEFT



3 - REAR



4 - RIGHT

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949.851.2133

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Irvine, Ca 92606

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

COMPOSITE 'C' ELEVATIONS
SPANISH

A5.81

LEGEND

1	Stucco	8	Railing
2	Horizontal Siding	9	Outrigger
3	Composite Shingle Roof	10	Kicker
4	Vinyl Windows	11	Trellis
5	Fiberglass Entry Door	12	Window/Opening Trim
6	Metal Sectional Garage Door	13	Window/Opening Header
7	Decorative Exterior Lights & Address Sign	14	Faux Corbel
		15	Sliding Door



1 - FRONT



2 - LEFT



3 - REAR



4 - RIGHT

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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

MIRRORED COMPOSITE 'C' ELEVATIONS
SEASIDE

A5.82

LEGEND

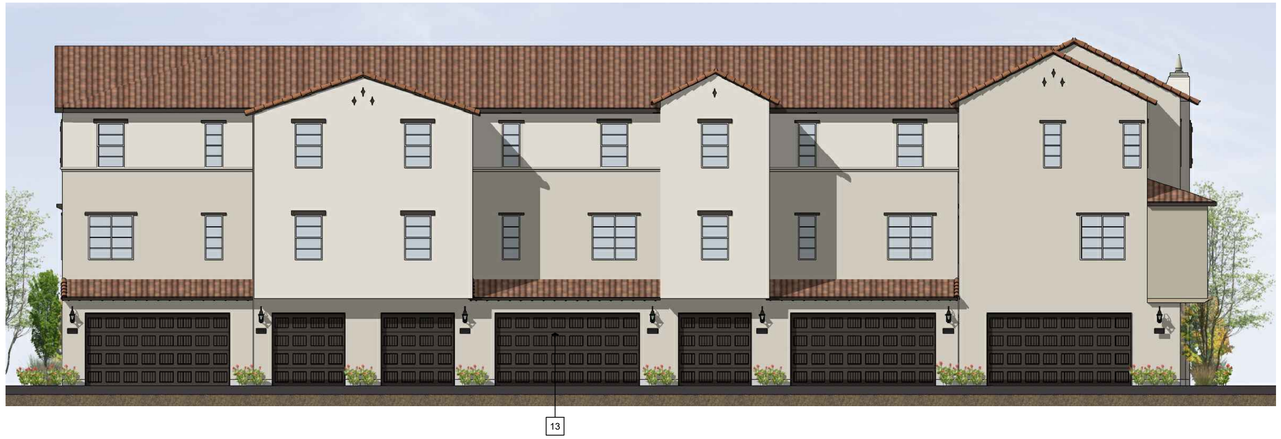
1 Stucco	9 Stucco Arched Soffit
2 Low Profile Concrete "S" Roof Tile	10 Metal Railing
3 Round Faux Clay Gable End Vent	11 Fiberglass Entry Door
4 Fascia	12 Decorative Exterior Lights & Address Sign
5 Stucco Sill Trim	13 Metal Sectional Garage Door
6 Vinyl Window	14 Shutter
7 Stucco o/ Foam Corbel	15 Sliding Door
8 Trellis	16 Faux Finial



1 - FRONT



2 - LEFT



3 - REAR



4 - RIGHT

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SCHEMATIC DESIGN
April 3, 2025

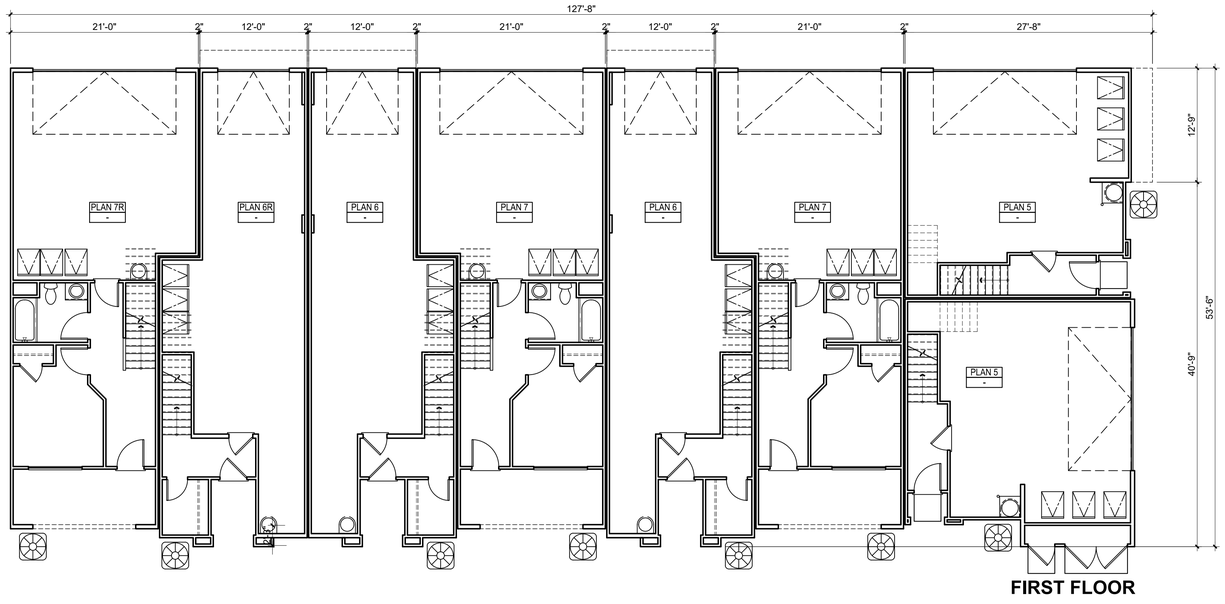
0 4 8 16

MIRRORED COMPOSITE 'C' ELEVATIONS
SPANISH

A5.83



SECOND FLOOR



FIRST FLOOR

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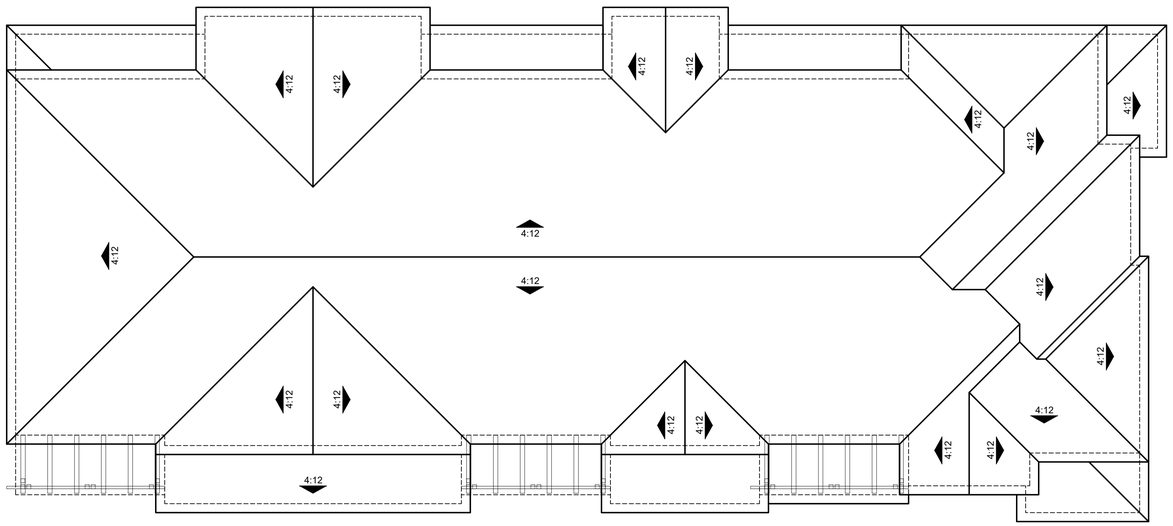
DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

COMPOSITE 'C' FLOOR PLANS
CRC TOWNS

A5.84



ROOF PLAN



THIRD FLOOR

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SCHEMATIC DESIGN
April 3, 2025

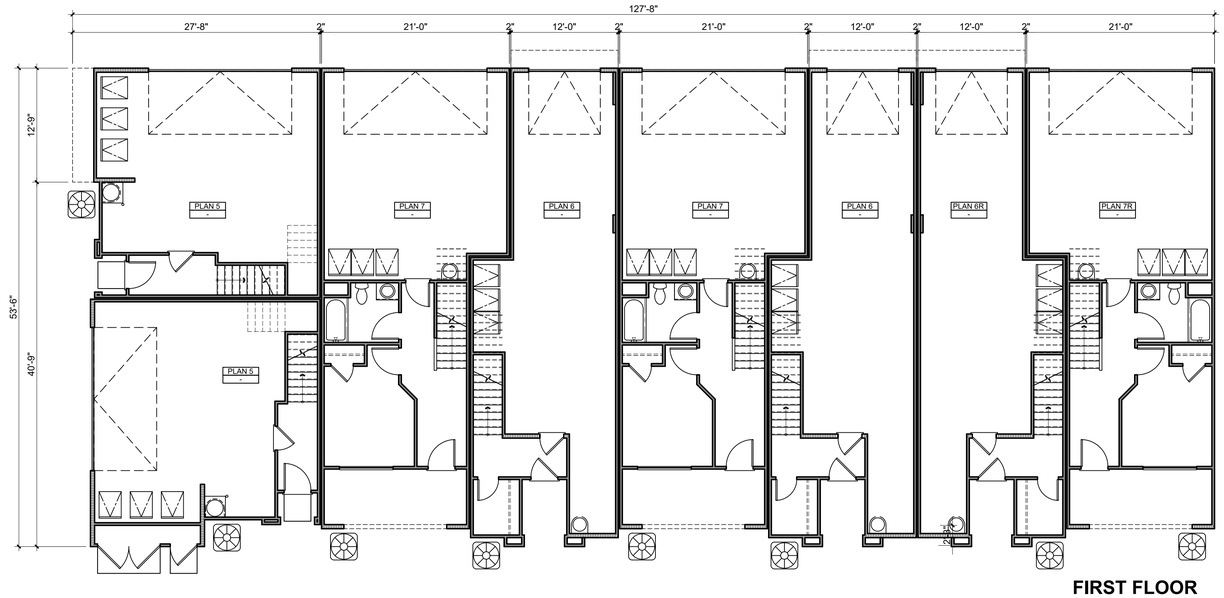
0 4 8 16

COMPOSITE 'C' FLOOR PLANS
CRC TOWNS

A5.85



SECOND FLOOR



FIRST FLOOR

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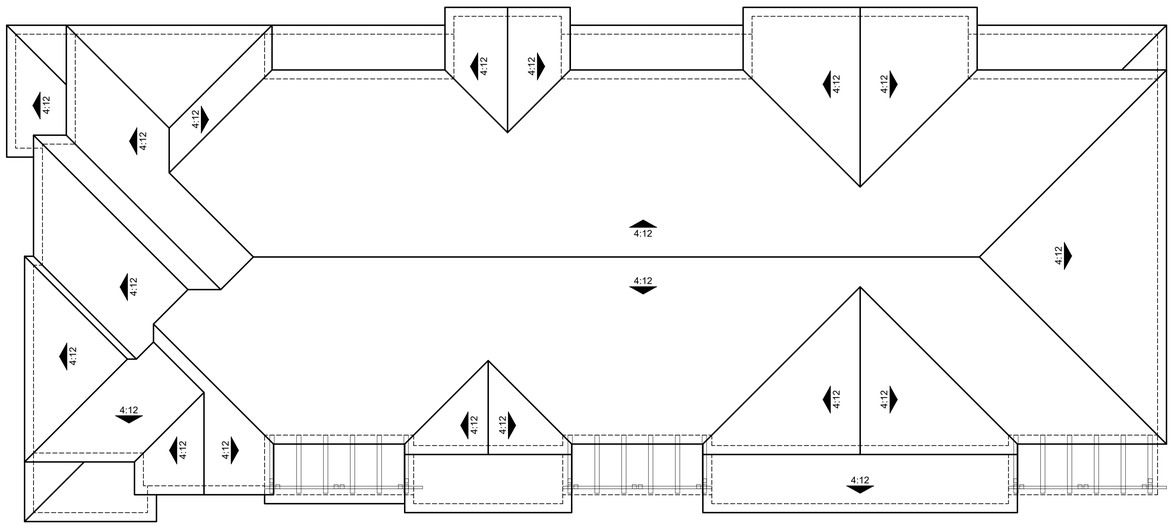
DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

MIRRORED COMPOSITE 'C' FLOOR PLANS
CRC TOWNS

A5.86



ROOF PLAN



THIRD FLOOR

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SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

MIRRORED COMPOSITE 'C' FLOOR PLANS
CRC TOWNS

A5.87

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door



1 - FRONT



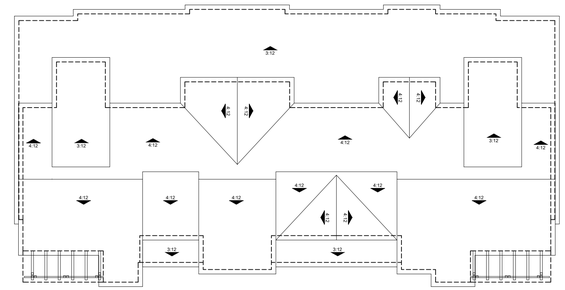
2 - RIGHT



3 - REAR



4 - LEFT



5 - ROOF PLAN
SCALE: 1/16" = 1'-0"

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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

COMPOSITE 'D' ELEVATIONS
4-STORY STACKED FLATS - SEASIDE

A5.90

LEGEND

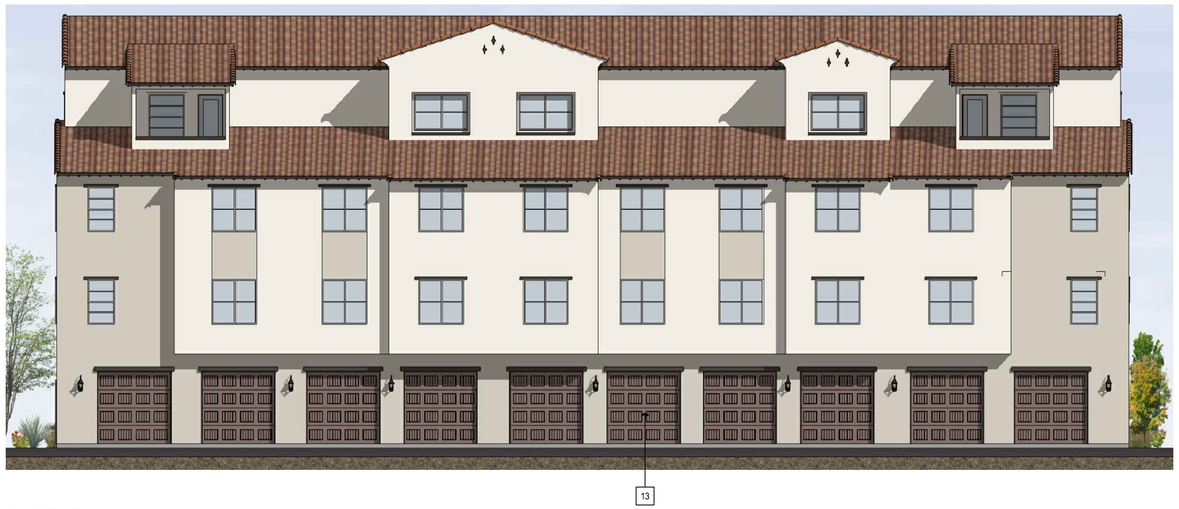
1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial



1 - FRONT



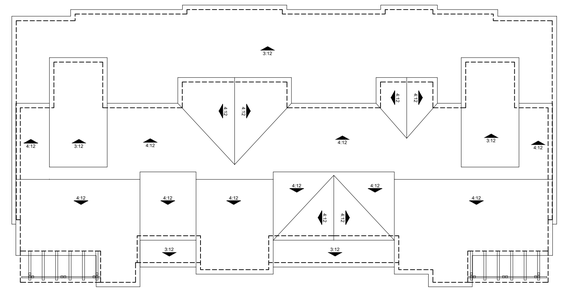
2 - RIGHT



3 - REAR



4 - LEFT



5 - ROOF PLAN
SCALE: 1/16" = 1'-0"

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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

COMPOSITE 'D' ELEVATIONS
4-STORY STACKED FLATS - SPANISH

A5.91

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign



1 - FRONT



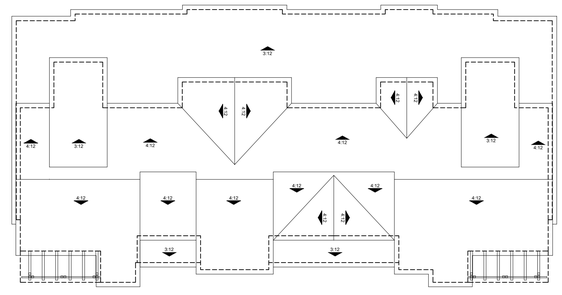
2 - RIGHT



3 - REAR



4 - LEFT



5 - ROOF PLAN
SCALE: 1/16" = 1'-0"

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DEL NORTE
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SCHEMATIC DESIGN
April 3, 2025

0 4 8 16

MIRRORED COMPOSITE 'D' ELEVATIONS
4-STORY STACKED FLATS - SEASIDE

A5.92

LEGEND

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial



1 - FRONT



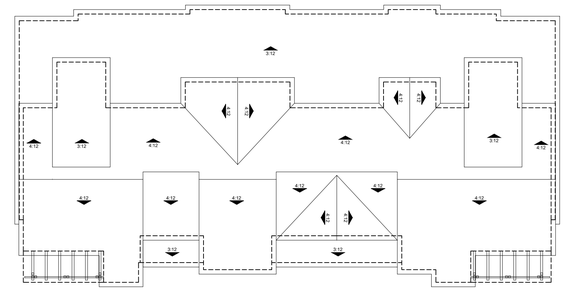
2 - RIGHT



3 - REAR



4 - LEFT



5 - ROOF PLAN
SCALE: 1/16" = 1'-0"

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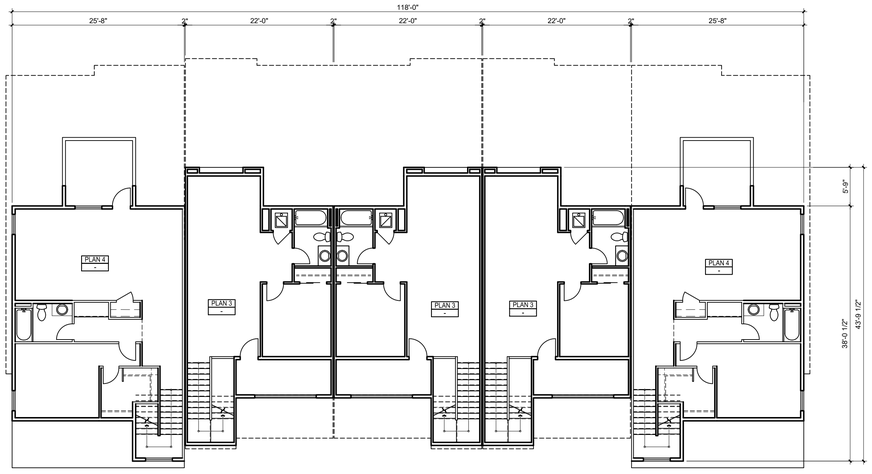
DEL NORTE
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SCHEMATIC DESIGN
April 3, 2025

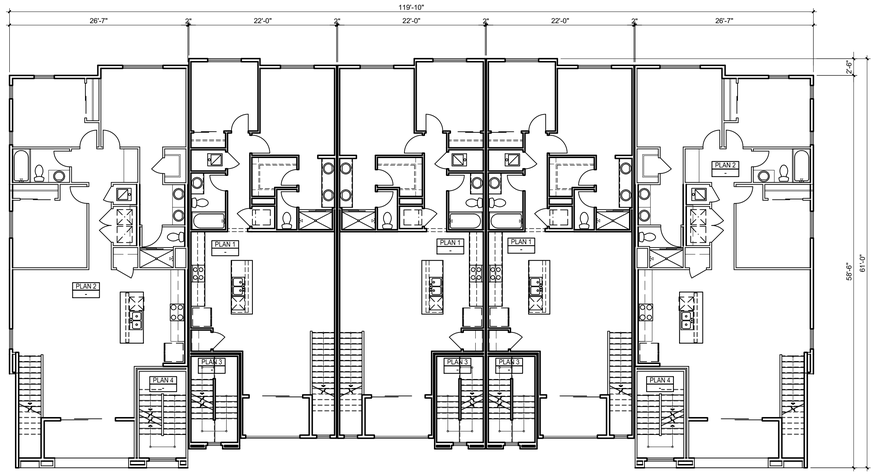
0 4 8 16

MIRRORED COMPOSITE 'D' ELEVATIONS
4-STORY STACKED FLATS - SPANISH

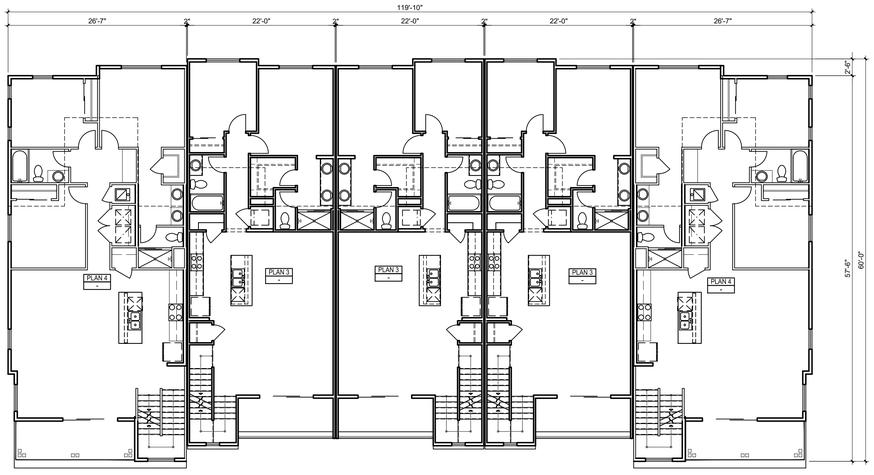
A5.91



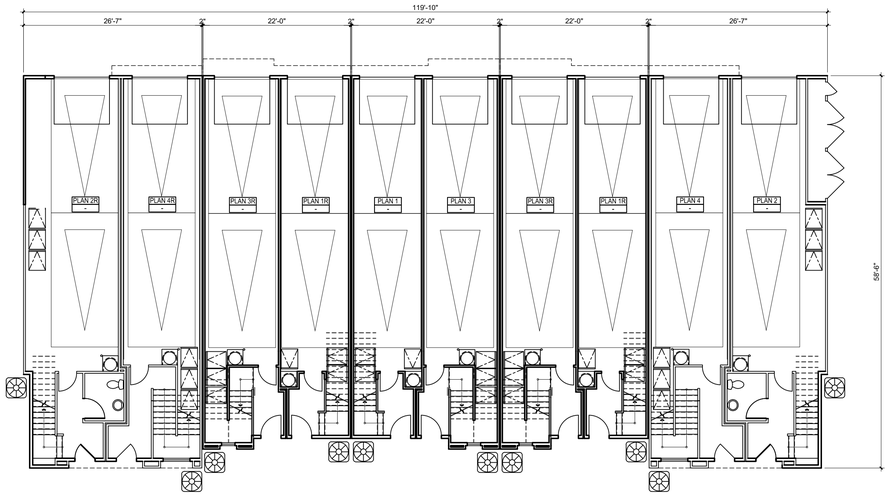
FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

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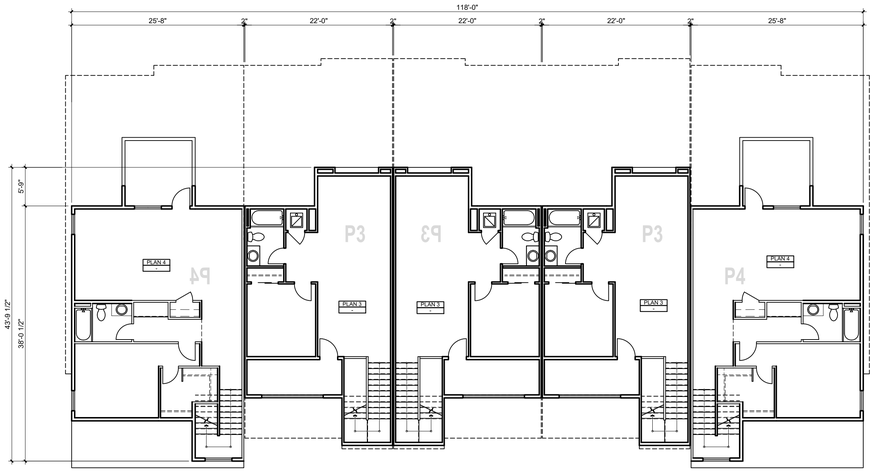
DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
April 3, 2025

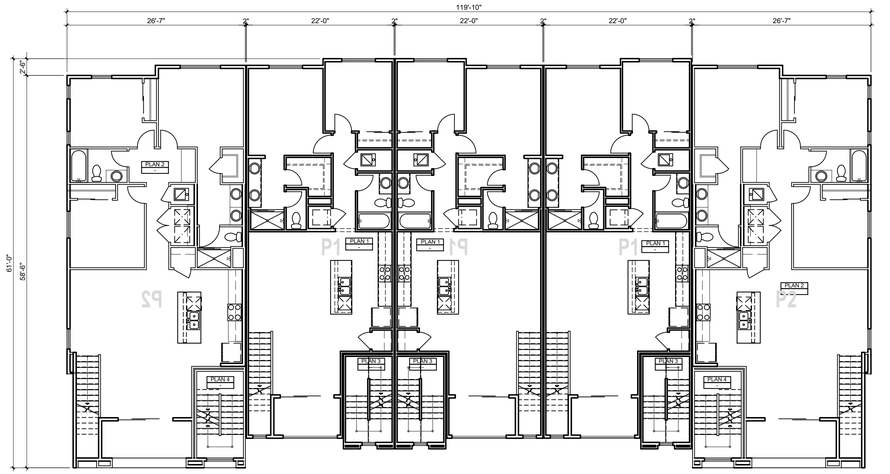
0 8 16 24

COMPOSITE 'D' FLOOR PLANS
4-STORY STACKED FLATS

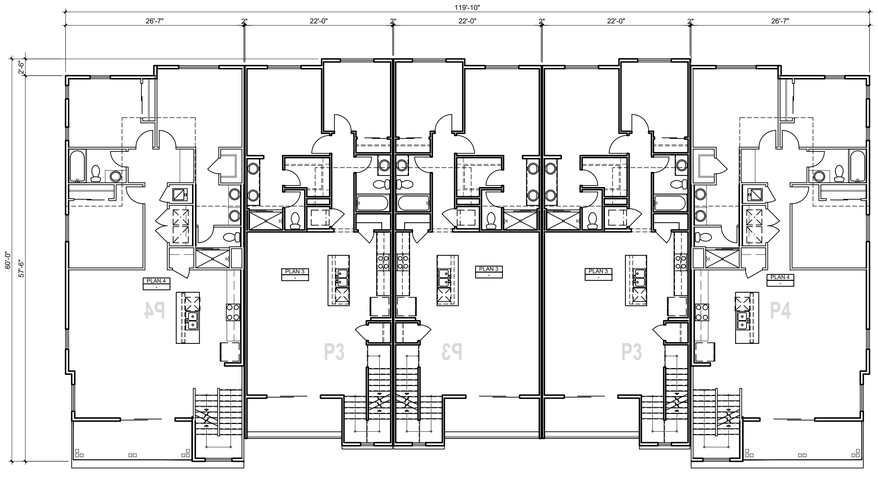
A5.94



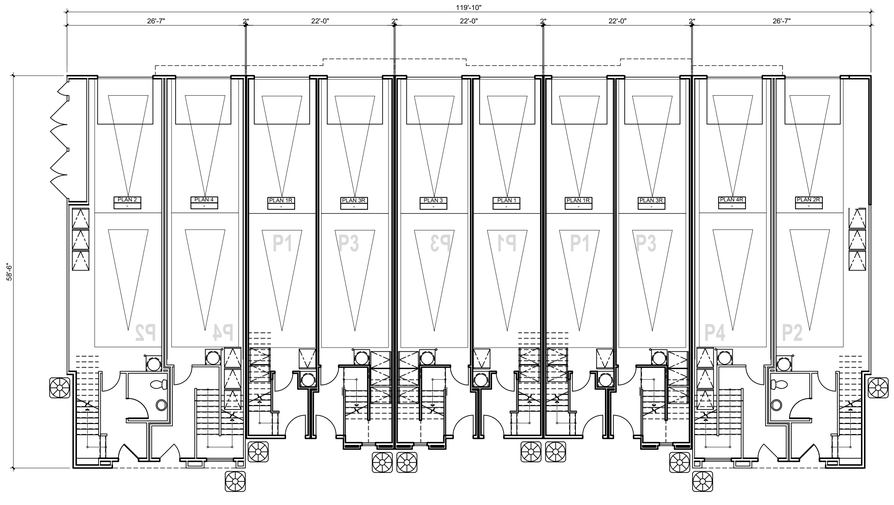
FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR



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MIRRORED COMPOSITE 'D' FLOOR PLANS
4-STORY STACKED FLATS

A5.95



LEGEND

1. Project Entry with Enhanced Paving (Refer to L-2)
2. Entry Signage Pilaster
3. Entry Open Lawn Area
4. Concrete Sidewalk
5. Townhome Private Patio
6. Recreation Center (Refer to L-3)
7. Social Open Space (Refer to L-3)
8. Green Paseo (Refer to L-4)
9. Mailbox Cluster
10. Transformer
11. Park Connection with Overhead Portal
12. Perimeter Wall and Fence (Refer to Sheet L-5)
13. Entry Specimen Tree
14. Street Tree
15. Accent Tree
16. Shade Tree
17. Evergreen Park Connection Tree
18. Screen Hedge
19. Vine Planting to Screen Wall
20. Potential City Park Sidewalk

MLC Holdings, Inc.

DEL NORTE - CONCEPTUAL LANDSCAPE SITE PLAN

WEST COVINA, CA

0 20′ 40′ 80′

Scale: 1″= 40′-0″

04.03.25

L-1

C2 Collaborative



LEGEND

1. Project Entry with Enhanced Paving
2. Entry Signage Pilaster
3. Entry Specimen Tree
4. Concrete Sidewalk
5. Single Family Side Yard Wall
6. Townhome Private Patio
7. Screening Vine

KEYMAP





Single Family Front Yard | PA 8'-0" | SW 5'-0" | PKW 5'-0" | Entry Driveway 26'-0" | PKW 5'-0" | SW 5'-0" | PA 8'-0" | Single Family Front Yard

Lot Line — Lot Line

ENTRY ELEVATION A

SCALE: 1/4"=1'-0"

MLC Holdings, Inc.

DEL NORTE - PROJECT ENTRY ENLARGEMENT

WEST COVINA, CA

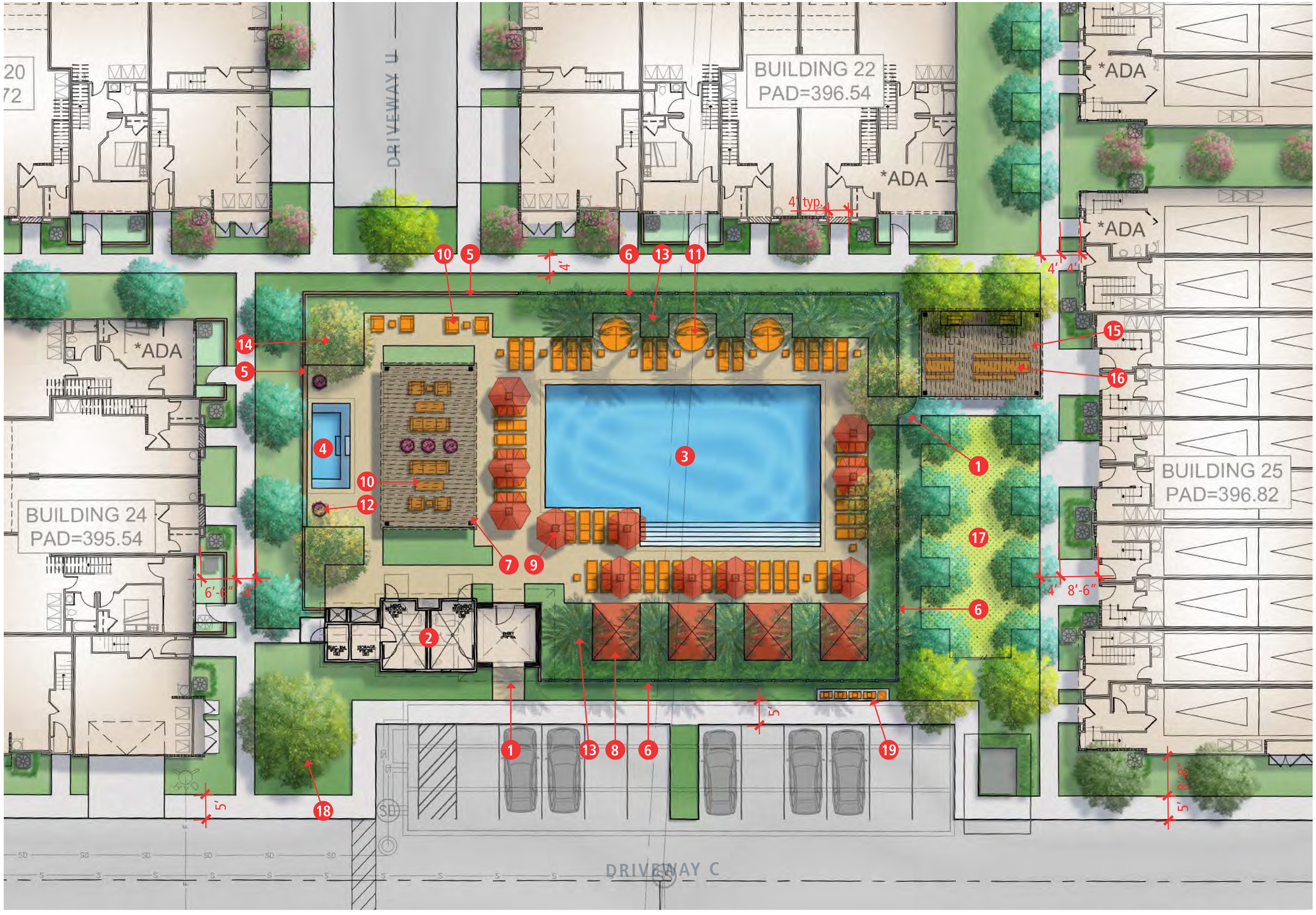
0 5' 10' 20'

Scale: 1"= 10'-0"

04.03.25

L-2

C2 Collaborative



LEGEND

1. Pool Entry
2. Pool Building
3. Pool (34'x 58')
4. Spa (8'x18')
5. Pool Enclosure Wall
6. Pool Enclosure Fence
7. Shade Structure at Rec Center
8. Cabana
9. Lounge Chair with Umbrella
10. Casual Seating
11. Daybed
12. Planter Pot
13. Palm Tree
14. Accent Tree
15. Shade Structure at Social Open Space
16. BBQ Grill with Picnic Table and Chairs
17. Event Lawn
18. Specimen Tree
19. Mailbox

KEYMAP



MLC Holdings, Inc.

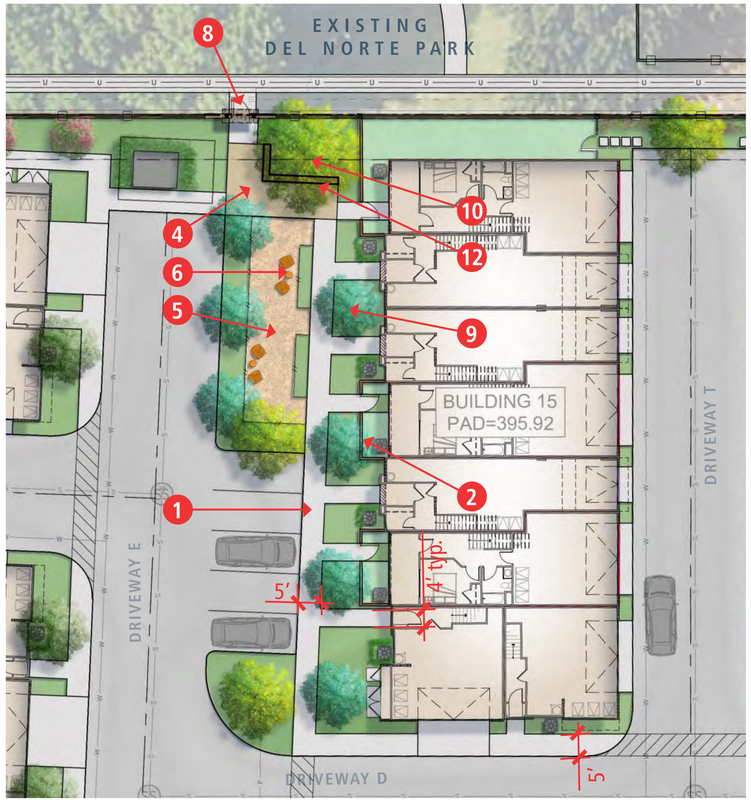
DEL NORTE - RECREATION CENTER & SOCIAL OPEN SPACE ENLARGEMENT

WEST COVINA, CA

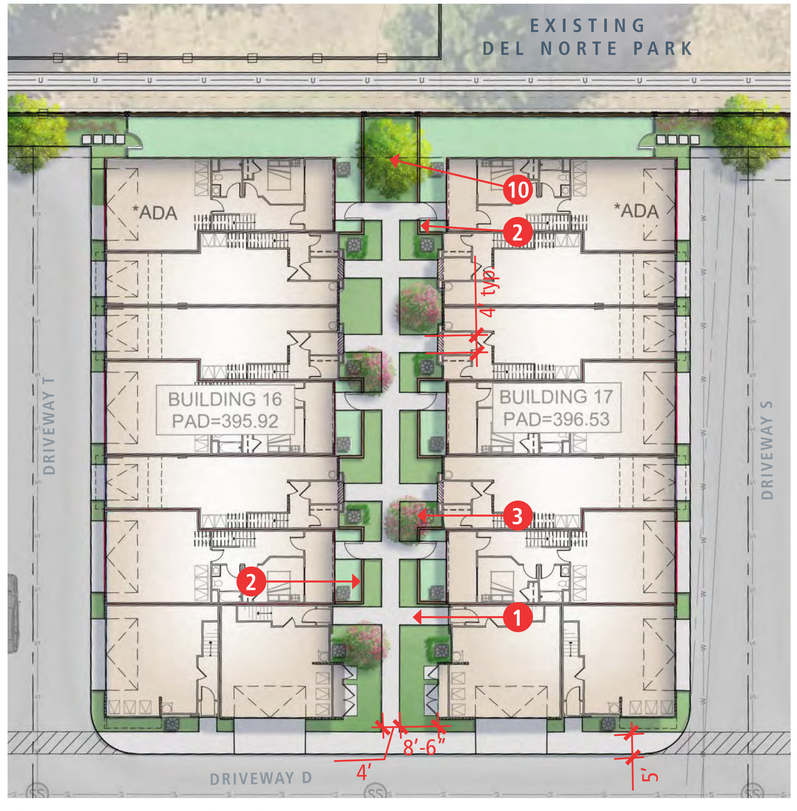
Scale: 1" = 10'-0"

04.03.25

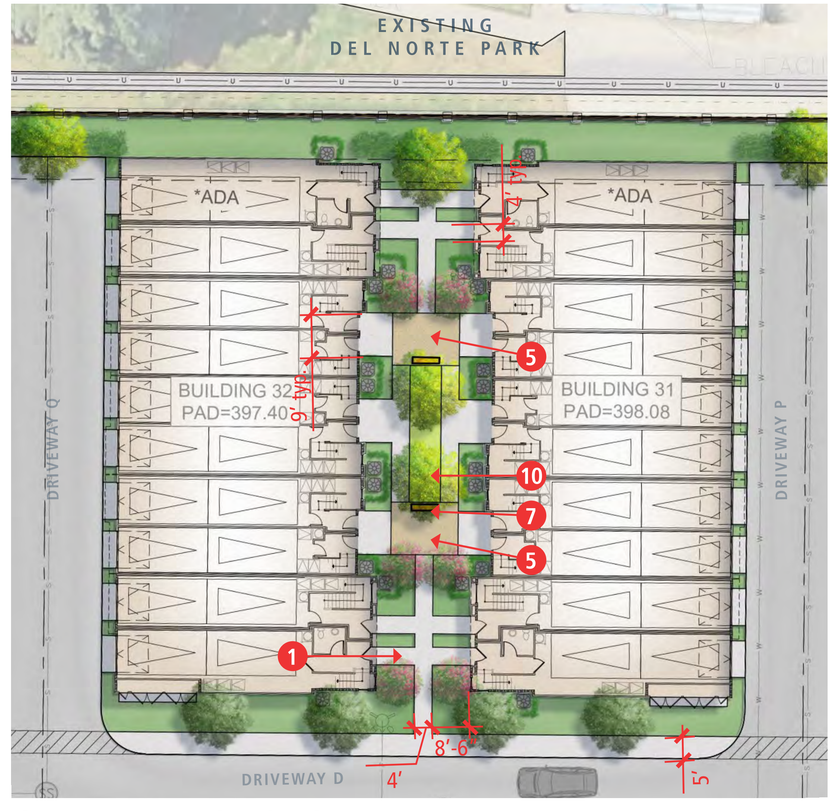
C2 Collaborative



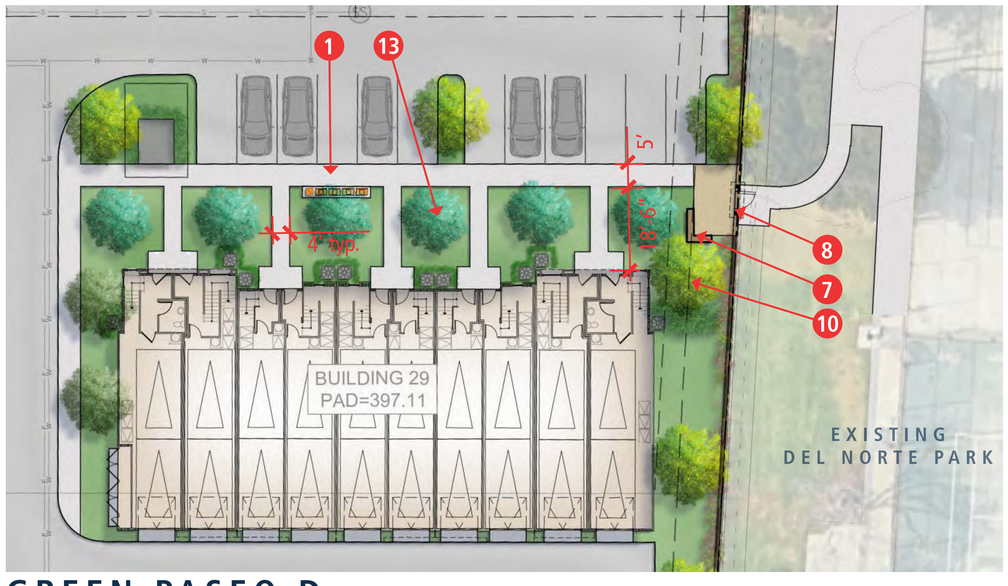
GREEN PASEO A



GREEN PASEO B



GREEN PASEO C



GREEN PASEO D

LEGEND

1. Sidewalk
2. Private Patio Fence
3. Paseo Tree
4. Enhanced Paving
5. DG Paving
6. Casual Seating
7. Benches
8. Park Connection with Overhead Portal
9. Evergreen Park Connection Tree
10. Accent Tree
11. Lawn Area
12. Low Seat Wall
13. Street Tree

KEYMAP



MLC Holdings, Inc.

DEL NORTE - TYPICAL PASEO ENLARGEMENT

WEST COVINA, CA

0 8' 16' 32'

Scale: 1/16" = 1'-0"

04.03.25

L-4

C2 Collaborative



LEGEND

- Entry Signage Pilaster - 8′-0″ht.
- Perimeter Wall - 6′-0″ ht.
- Perimeter Low Wall (3′ht.) with Tubular Steel Fence (3′ht.) - Total 6′-0″ht.
- Single Family / Townhome Side Yard Fence - 6′-0″ht.
- Townhome Private Patio Fence - 3′-6″ ht.
- Pool Enclosure Wall - 6′-0″ht.
- Pool Enclosure Fence - 6′-0″ht.
- Existing Wall to Remain (+/- 6′-0″ht.) (Paint color to match proposed wall.)

- Single Family / Townhome Side Yard Gate
- Townhome Private Patio Gate
- Pool Enclosure Gate
- Park Connection with Overhead Portal

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

MLC Holdings, Inc.

DEL NORTE - CONCEPTUAL WALL AND FENCE PLAN

WEST COVINA, CA

0 20′ 40′ 80′
Scale: 1″ = 40′-0″

04.03.25

L-5

C2 Collaborative

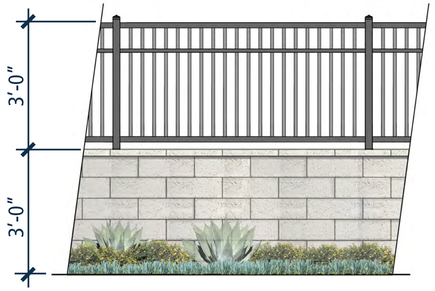
Entry Signage Pilaster

Shot Blast CMU (or Equal)



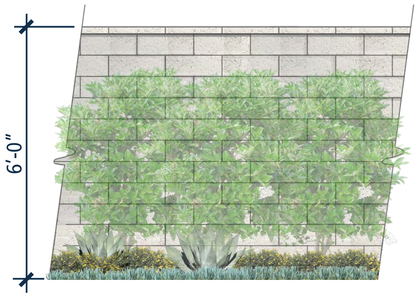
Perimeter Low Wall with Tubular Steel Fence

Slump Block - Gray (or Equal)



Perimeter Wall

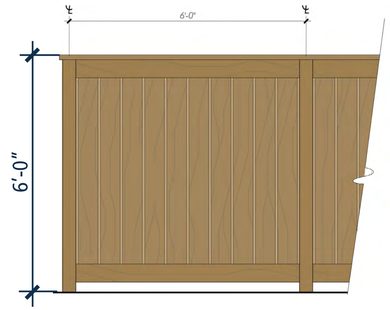
Slump Block - Gray (or Equal)





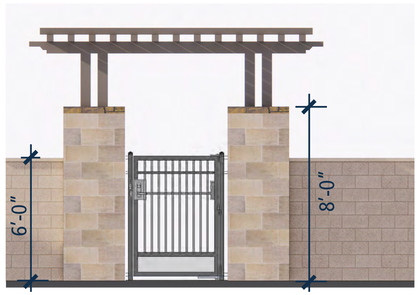
Single Family/ Townhome Side Yard Fence

Vinyl Fence with Paint Color: SW7048 Urban Bronze (or Equal)



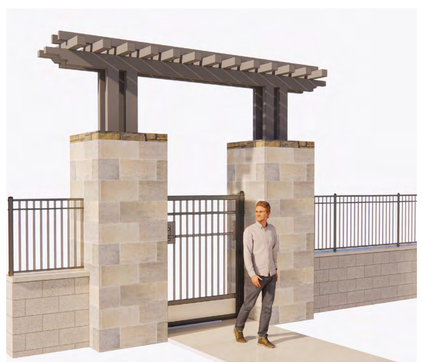
Park Connection With Portal

Shot Blast CMU (or Equal)









Townhome Private Patio Fence
Townhome Private Patio Gate

Wood Fence
Color to Match Architecture



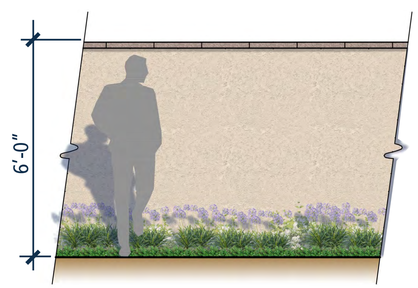
Single Family/ Townhome Side Yard Gate

Vinyl Fence with Paint Color: SW7048 Urban Bronze (or Equal)



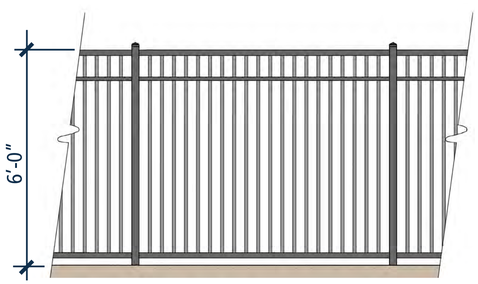
Pool Enclousre Wall

CMU Wall with Stucco finish.
Color to match pool building.



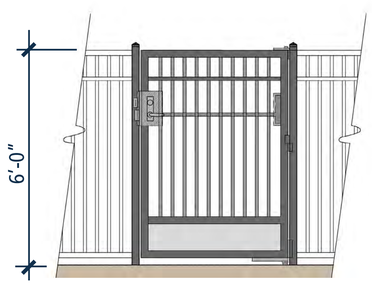
Pool Enclousre Fence

Tubular Steel



Pool Enclousre Gate

Tubular Steel





Maglin - Iconic Tables (Or Equal)

Picnic Table and Benches



Maglin - Iconic Backed/Backless Benches (Or Equal)

Bench



Patioshoppers (Or Equal)

Casual Seating



Maglin - 250 Trash Container (Or Equal)

Trash Receptacle



BBQGUYS
Electri-Chef Rubby Built-In (Or Equal)

BBQ Grill



MailboxUSA

Mailbox



Zerowasteusa (Or Equal)

Pet Waste Station



LEGEND

- Street/Parking Lot Light
- Bollard Light
- Tree Uplight
- Palm Tree Ring Light
- Column Sconce Light
- Sign Uplight

MLC Holdings, Inc.

DEL NORTE - CONCEPTUAL LIGHTING PLAN

WEST COVINA, CA

0 20′ 40′ 80′

Scale: 1″ = 40′-0″

04.03.25

L-8

C2 Collaborative



Bega (Or Equal)

Street/Parking Lot Light



Bega (Or Equal)

Bollard Light



SiteOne (Or Equal)

Tree Uplight



Focus - FA-TR Series (Or Equal)

Palm Tree Uplight



Bega (Or Equal)

Wall/Column Sconce Light



SPJ Lighting (Or Equal)

Sign Uplight



LEGEND

- Low Water Use
- Miedium Water Use
- High Water Use
- Water Feature

Project Name: Del Norte, West Covina

Date: 03/31/2025

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)

Total MAWA = [Eto x 0.50 x LA in Sq.ft. x 0.62]+[Eto x 1.0 x SLA in Sq.ft. x 0.62]= Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	51.3	0.55	77,428	0.62	NA	1,354,471

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotranspiration Adjustment Factor (ETAF)
1.0= ETAF for Sprcial Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Special Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	47.2
Landscaped Area includes Special Landscape Area (square feet)	77,428
Special Landscape Area (square feet)	0

Estimated Annual Water Use:

Total EAWU= [Eto x KL x LA in Sq.ft. / IE]= Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use Shrubs	51.3	0.2	33,441	0.62	0.81	262,623
Medium Water Use Shrubs	51.3	0.5	39,074	0.62	0.81	767,153
High Water Use	51.3	0.8	2,955	0.62	0.73	102,999
High (Water Feature)	51.3	1.0	1,958	0.62	1.00	62,276
Total EAWU			77,428			1,195,051

EAWU= Estimated Applied Water Use (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
Kl= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= IME X DU (See definication in Appendix E for exmaplne IE percentages)
IME= Irrigation Management Efficiency (90%)
DU= Distribution Uniformity of Irrigation Head
Kl= Ks x Kc x Kmc
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)
Cool Season Turf= 0.8
Warm Season Turf= 0.7
High Water Use Plants= 0.7 (can be between 0.7-0.9)
Moderate Water Use Plants= 0.5 (can be between 0.4-0.6)
Low Water Use Plants= 0.2 (can be between 0.1-0.3)
Very Low Water Use Plants= 0.1

IE (Irrigation Efficiency)- Appendix E
Pop-up Stream Rotor= 0.73
Rotor Head= 0.76
Microspray= 0.76
Bubblers= 0.77
Drip Emitters= 0.81
Subsurface Irrigations= 0.81

Note:
1. Single family irrigation efficiency shall be calculated individually for all front and backyard aggregated planting area more than 500 sqft in later phase before building permit.

2. All planting areas shall have a fully automatic irrigation system. Utilization water conserving features such as low-precipitation rate heads; low-flow micro sprays or drip irrigation, water sensors and multi-program controllers with weather station capability and drip circuit features. "Water Efficient Landscapes" irrigation system, scheduling and water use WELO calculations shall be designed to meet the requirements of the specifications of the City of West Covina.

MLC Holdings, Inc.

DEL NORTE - PRELIMINARY IRRIGATION CALCULATION

WEST COVINA, CA

0 20' 40' 80'
Scale: 1"= 40'-0"

04.03.25 L-10

C2 Collaborative

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Arbutus unedo	Strawberry Tree	15 gal min
Archontophoenix cunninghamiana	King Palm	15 gal min
Cercidium ‘Desert Museum’	Desert Museum Palo Verde	15 gal min
Cercis occidentalis	Western Redbud	15 gal min
Chilopsis linearis	Desert Willow	15 gal min
Cupressus sempervirens	Italian Cypress	15 gal min
Dracaena draco	Dragon Tree	15 gal min
Magnolia g. ‘St. Mary’s’	Magnolia	15 gal min
Olea europaea ‘Swan Hill’	Swan Hill Olive	15 gal min
Podocarpus gracilior	Fern Podocarpus	15 gal min
Platanus racemosa	California Sycamore	15 gal min
Pyrus calleryana ‘Chanticleer’	Chanticleer Callery Pear	15 gal min
Quercus ilex	Holly Oak	15 gal min
Rhus lancea	African Sumac	15 gal min
Tipuana tipu	Tipu Tree	15 gal min
Tristania conferta	Brisbane Box	15 gal min
Ulmus parvifolia	Chinese Elm	15 gal min

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Agapanthus ‘Peter Pan’	Dwarf Lily of the Nile	1 gal
Agapanthus ‘Queen Anne’	Lily of the Nile	1 gal
Agave desmettiana ‘Variegata’	Variegated Smooth Agave	15 gal
Aloe vera	Aloe Vera	5 gal
Bougainvillea ‘Oo La La’	Bougainvillea	5 gal
Calliandra haematocephala	Pink Powder Puff	5 gal
Carissa m. ‘Boxwood Beauty’	Boxwood Beauty Natal Plum	5 gal
Dietes bicolor	Fortnight Lily	5 gal
Hesperaloe parviflora	Red Yucca	1 gal
Lavandula dentata	French Lavender	5 gal
Leucophyllum f. ‘Green Cloud’	Green Cloud Texas Sage	5 gal
Lomandra longifolia	Spiny-headed Mat Rush	5 gal
Prunus caroliniana ‘Bright n Tight’	Cherry Laurel	15 gal
Rhaphiolepis i. ‘Clara’	Clara Indian Hawthorn	5 gal
Rhaphiolepis i. ‘Majestic Beauty’	Majestic Beauty Hawthorn	5 gal
Rosa x ‘Radrazz’	Knock Out Shrub Rose	5 gal

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Lantana montevidensis ‘Alba’	White Trailing Lantana	1 gal
Lonicera japonica ‘Halliana’	Hall’s Honeysuckle	1 gal
Rosmarinus 0. ‘Huntington Carpet’	Rosemary Huntington Carpet	1 gal
Senecio mandraliscae	Blue Chalk Sticks	1 gal

Note: 1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.





LEGEND

- Entry Specimen Tree
- Accent Tree
- Sigle Family Front Yard Tree
- Puiblic Street Tree
- Community Street Tree
- Evergreen Park Connection Tree
- Green Paseo Tree
- Pool Area Accent Tree
- Pool Area Palm Tree
- Shrub and Groundcover
- Vine/Espalier
- Hedge

TREE CALCULATION

Tree To Be Removed: 26 (Refer to L-13)

Tree Proposed: 295

Required Replacement Retio: 1:1

Proposed Replacement Retio: 1: 11

MLC Holdings, Inc.

DEL NORTE - CONCEPTUAL TREE PLAN

WEST COVINA, CA

0 20' 40' 80'

Scale: 1" = 40'-0"

04.03.25

L-12

C2 Collaborative

Tree ID #	Scientific Name	Common Name	Tree Height (Feet)	Number of Trunks	Cumulative DSH (Inches)	Individual DSH (Inches)	Overall Health	Notes	Damage/ Issues	Crown Radius N (feet)	Crown Radius NE (feet)	Crown Radius E (feet)	Crown Radius SE (feet)	Crown Radius S (feet)	Crown Radius SW (feet)	Crown Radius W (feet)	Crown Radius NW (feet)	Age Class	S or NS
13	Ficus microcarpa	Chinese banyan						13 is the starting number for tree ID											NS
14	Quercus agrifolia	coast live oak	40	1	32	32	Good		minor dieback, previous pruning	25	20	10	20	20	25	20	25	Mature	S
15	Quercus ilex	holly oak	45	1	21	21	Good			15	10	10	10	15	15	15	10	Mature	NS
16	Quercus ilex	holly oak	50	1	34	34	Good			35	35	25	35	35	35	45	40	Mature	NS
17	Ulmus parvifolia	Chinese elm																	NS
18	Ulmus parvifolia	Chinese elm																	NS
19	Olea europaea	common olive																	NS
20	Olea europaea	common olive																	NS
21	Ulmus parvifolia	Chinese elm																	NS
22	Ulmus parvifolia	Chinese elm																	NS
23	Ulmus parvifolia	Chinese elm																	NS
24	Quercus ilex	holly oak	45	1	29	29	Good		minor dieback	20	20	20	20	20	25	20	20	Mature	NS
25	Quercus ilex	holly oak	35	1	17	17	Good		healed wounds on trunk	10	10	10	10	10	10	10	10	Mature	NS
26	Quercus ilex	holly oak		1	16	16	Good			10	10	15	15	20	10	10	10	Mature	NS
27	Cedrus deodara	deodar cedar																	NS
28	Ulmus parvifolia	Chinese elm			7	2, 2, 3													NS
29	Ulmus parvifolia	Chinese elm			10	2, 2, 3, 3													NS
30	Fraxinus uhdei	shamel ash		2	35	17, 18	Good	not tagged		25	20	20	15	10	15	15	25	Mature	S
31	Cupaniopsis anacardioides	tuckeroo	30	1	17	17	Fair	not tagged, comm lines running through canopy	cracked bark, exposed cambium, 15% dieback	10	5	5	10	15	15	10	10	Mature	S
32	Ornamental	ornamental	30	1	12	12	Good	no foliage currently, not tagged		10	10	10	10	10	10	10	10	Mature	S
33	Ornamental	ornamental	30	1	13	13	Good	no foliage currently, not tagged		15	10	15	10	10	10	15	15	Mature	S
34	Liriodendron tulipifera	tulip tree	50	1	21	21	Good	minor foliage currently, not tagged		20	20	20	20	20	20	20	20	Mature	S
35	Pyrus calleryana	callery pear	30	1	12	12	Good	no foliage currently, not tagged		10	10	10	10	10	10	10	10	Mature	S
36	Pyrus calleryana	callery pear	30	1	14	14	Good	no foliage currently, not tagged		10	10	10	10	10	15	10	10	Mature	S
37	Liriodendron tulipifera	tulip tree	45	1	20	20	Good	minor foliage currently, not tagged		20	20	20	20	15	20	20	20	Mature	S
38	Liriodendron tulipifera	tulip tree	40	1	15	15	Good	no foliage currently, not tagged		15	10	10	10	10	15	15	15	Mature	S



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24-17187 BIO
Fig X Tree Locations