EXHIBIT 7

SHEET INDEX

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Hydrology Map Proposed Condition

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A2.1 Elevations - Building A2
A2.2 Elevations - Building B1
A2.3 Elevations - Building B2
A2.4 Elevations Enhanced - Building B3
A2.5 Pool House Elevations

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A3.1 Building Plans - Building B

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A5.2 Unit Plans - Plan 3

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L-1 Conceptual Landscape Plan
L-2 Rec Area / Entry Enlargement
L-3 Paseo Enlargement and Elevation
L-4 Pedestrian Circulation and Amenity Area

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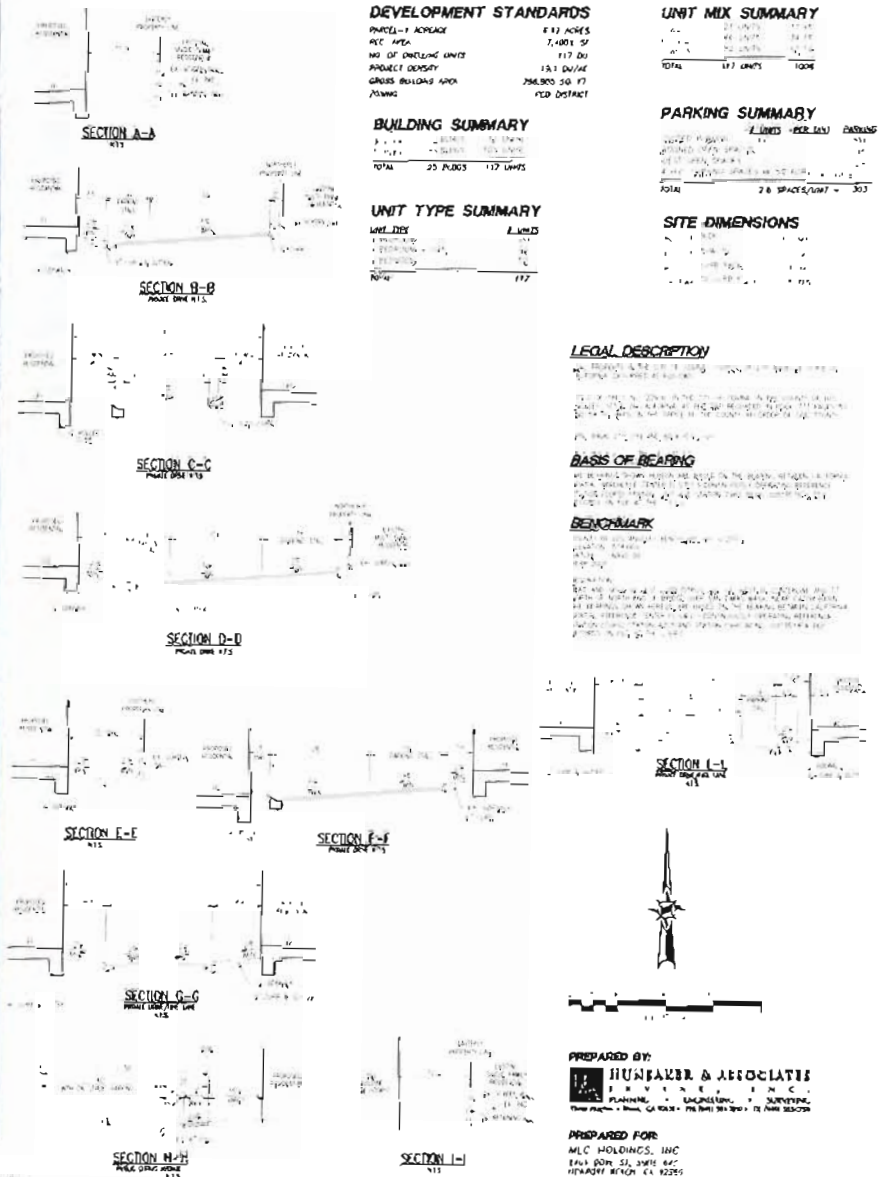
CITRUS PROMENADE
COVINA, CA #20015-0617

SCHEMATIC DESIGN
October 17, 2016

COVER SHEET
SHEET INDEX

A0.1



DEVELOPMENT STANDARDS

PARCEL-1 ACREAGE	6.12 ACRES
REC AREA	7,400± SF
NO. OF DWELLING UNITS	117 DU
PROJECT DENSITY	19.1 DU/AC
GROSS BUILDING AREA	256,905 SQ. FT.
ZONING	PCD DISTRICT

BUILDING SUMMARY

TOTAL	25 BLDGS	117 UNITS

UNIT TYPE SUMMARY

UNIT TYPE	# UNITS
TOTAL	117

UNIT MIX SUMMARY

TOTAL	117 UNITS	100%

PARKING SUMMARY

	# UNITS	PER UNIT	PARKING
TOTAL		2.6 SPACES/UNIT =	303

SITE DIMENSIONS

LEGAL DESCRIPTION

BASIS OF BEARING

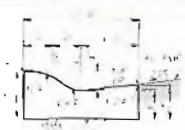
BENCHMARK

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING

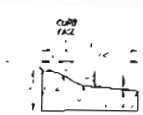
PREPARED FOR:
MLC HOLDINGS, INC
[illegible]
(949) 572-3305

LEGEND

LOT-2



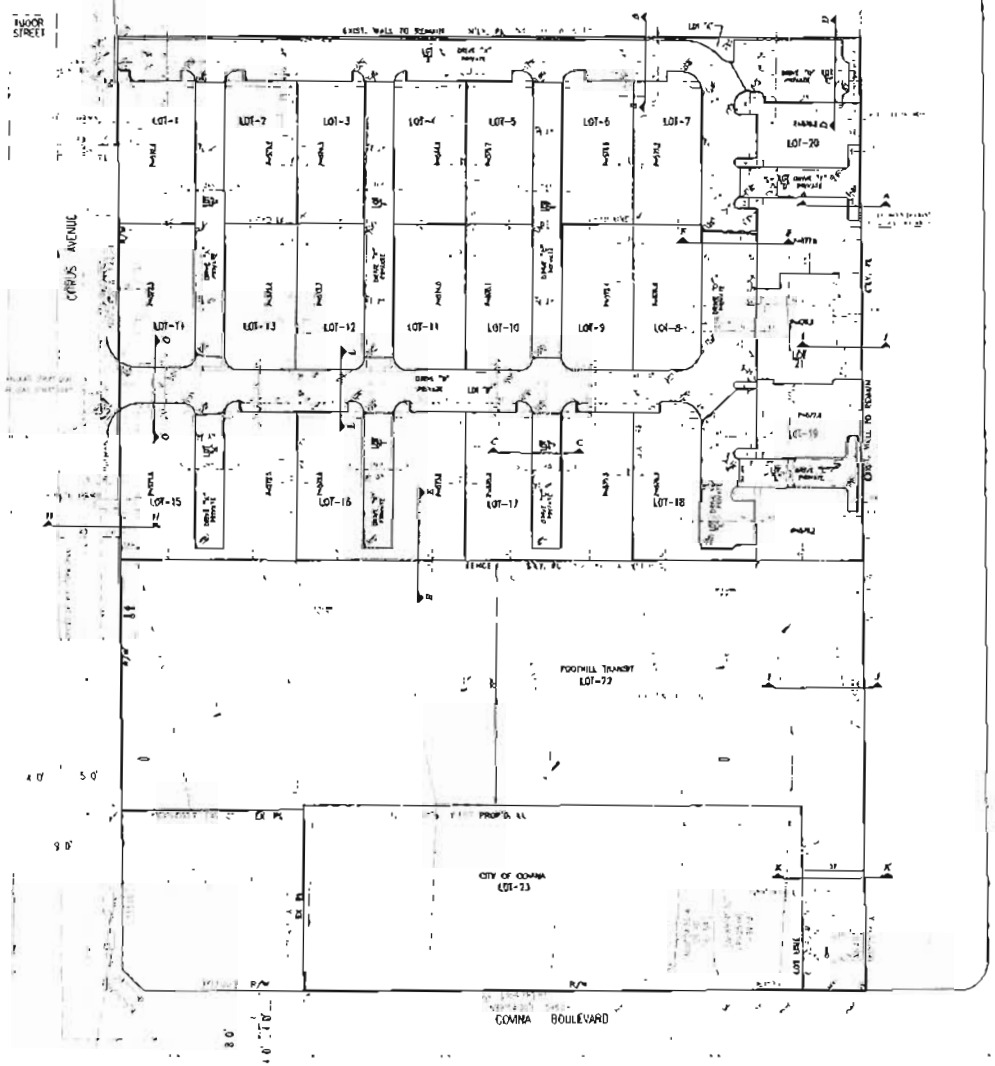
4" ROLLED CURB DETAIL



4" SHED CURB DETAIL

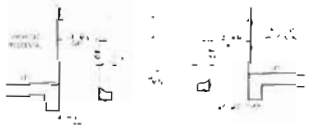
RESIDENTIAL MASTER SITE PLAN
"CITRUS PROMENADE"
TENT. TRACT NO. 74512, LOT 1
117 ATTACHED CONDOMINIUMS
CITY OF COVINA
COUNTY OF LOS ANGELES

SHEET C-1



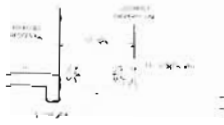
SECTION A-A

SECTION B-B


SECTION C-C

SECTION D-D

SECTION I-I

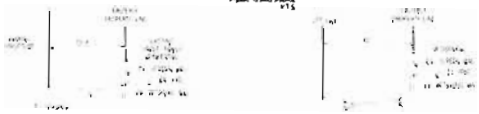

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H

SECTION I-I


SECTION J-J

SECTION K-K

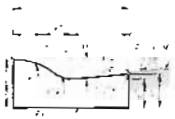
LEGAL DESCRIPTION

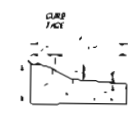
BASIS OF BEARING

BENCHMARK

LEGEND

LOT-2


4" ROLLED CURB DETAIL


4" SHED CURB DETAIL

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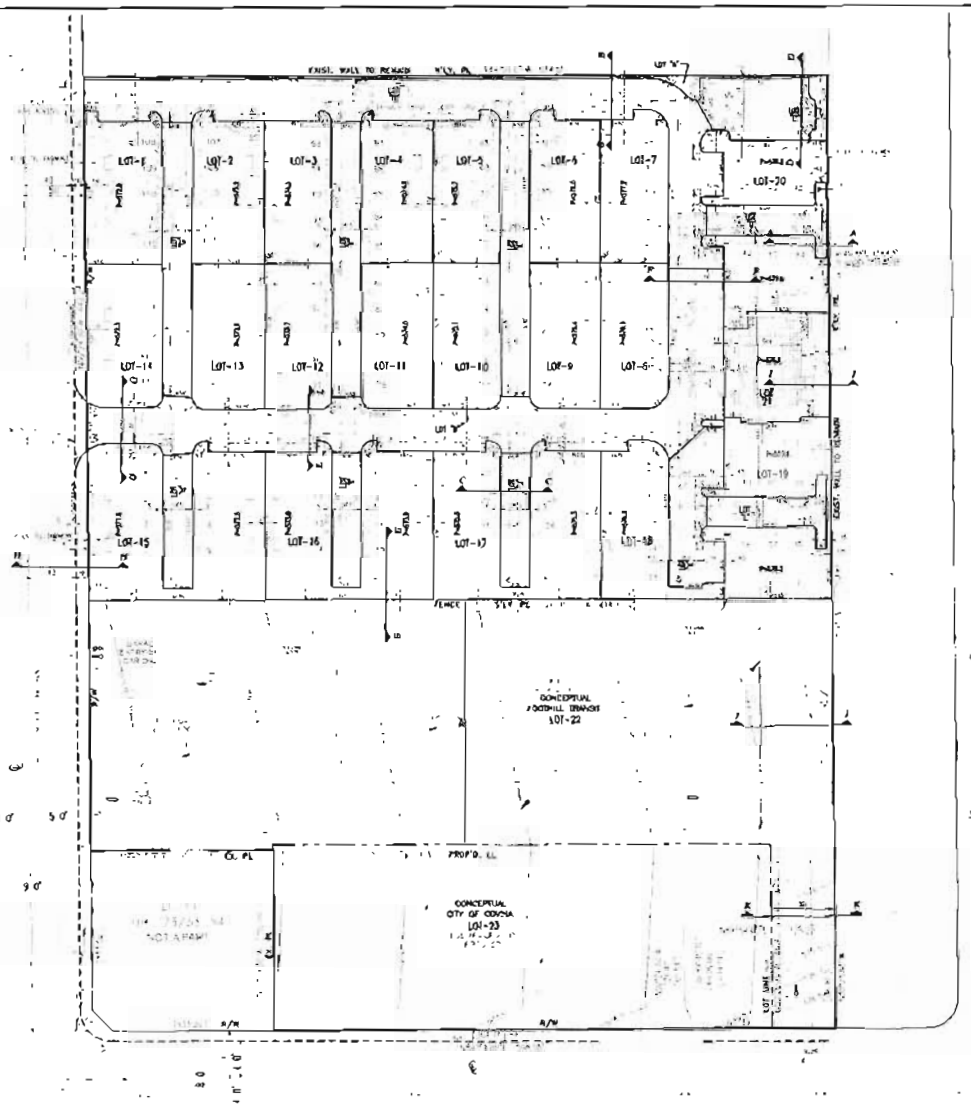
CONCEPTUAL GRADING PLAN
"CITRUS PROMENADE"
TENT. TRACT NO. 74512, LOT 1
117 ATTACHED CONDOMINIUMS
CITY OF COVINA
COUNTY OF LOS ANGELES

SHEET
1 OF 1



LEGAL DESCRIPTION

BASIS OF BEARING

BENCHMARK

LOT SUMMARY

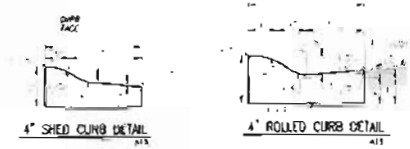
LOT NO.	AREA SF	AREA ACRES	LAND USE
[illegible]	[illegible]	[illegible]	[illegible]

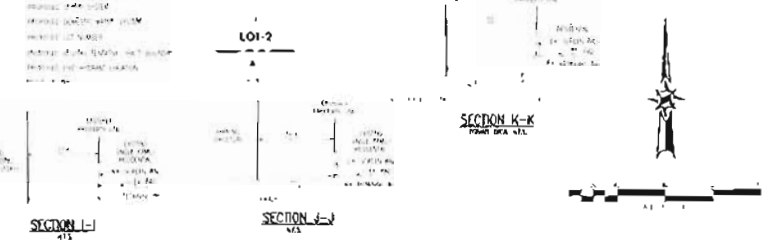
TOTAL 484,350 SF = 10.86 ACRES

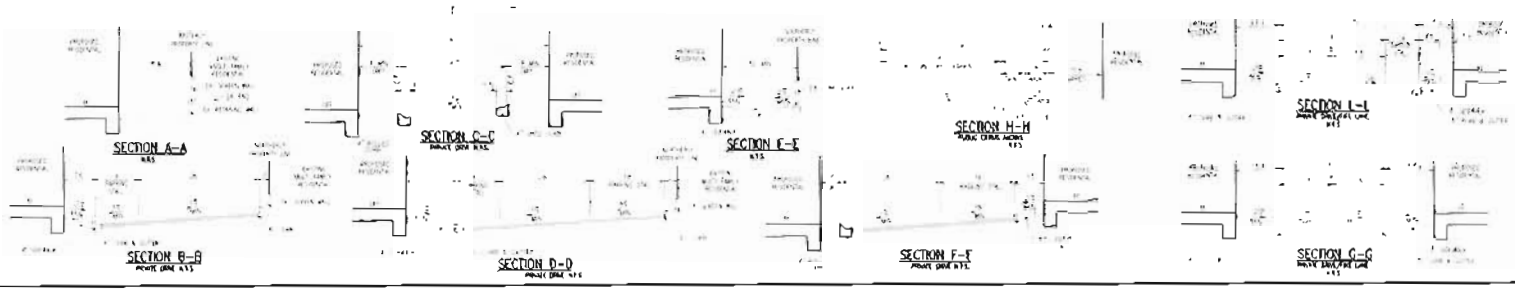
LEGEND

GENERAL NOTES

COUNTY OF LOS ANGELES FIRE DEPARTMENT NOTES







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PREPARED FOR:

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VESTING TENTATIVE TRACT MAP 74512

CITY OF COVINA
COUNTY OF LOS ANGELES

LEGEND

- MAJOR DRAINAGE BOUNDARY
- MINOR DRAINAGE BOUNDARY
- 1a / 1.18 — AREA DESIGNATION / AREA ACREAGE (IN ACRES)
- SURFACE ELEVATION / PIPE INVERT ELEVATION
- 2a — NODE ID
- EXISTING STORM DRAIN
- SURFACE FLOW
- PIPE FLOW

HYDROLOGY SUMMERY

NODE ID	AREA (AC)	Q_{10} (CFS)	Tc (MIN)	Q_{25} (CFS)	Tc (MIN)	Q_{50} (CFS)	Tc (MIN)
1a	1.6	4.4	5	5.9	5	6.7	5
2a	1.1	3.0	5	4.1	5	4.7	5
3a	0.5	1.4	5	1.9	5	1.9	5
4b	3.4	8.5	5	11.5	5	13	5
5b	2.2	6.1	5	7.5	5	8.9	5
6b	1.0	3.0	5	3.7	5	4.3	5
7ab	5.8	23.1	-	30.7	-	35.5	-
8a	1.3	2.8	8	3.7	7	4.1	7
9c	1.6	5.1	12	6.8	10	7.9	8
10ac	17.7	28.9	-	39.1	-	43.9	-

SITE DATA

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HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH (949) 583-1010 • FX (949) 583-0759

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MLC HOLDINGS INC
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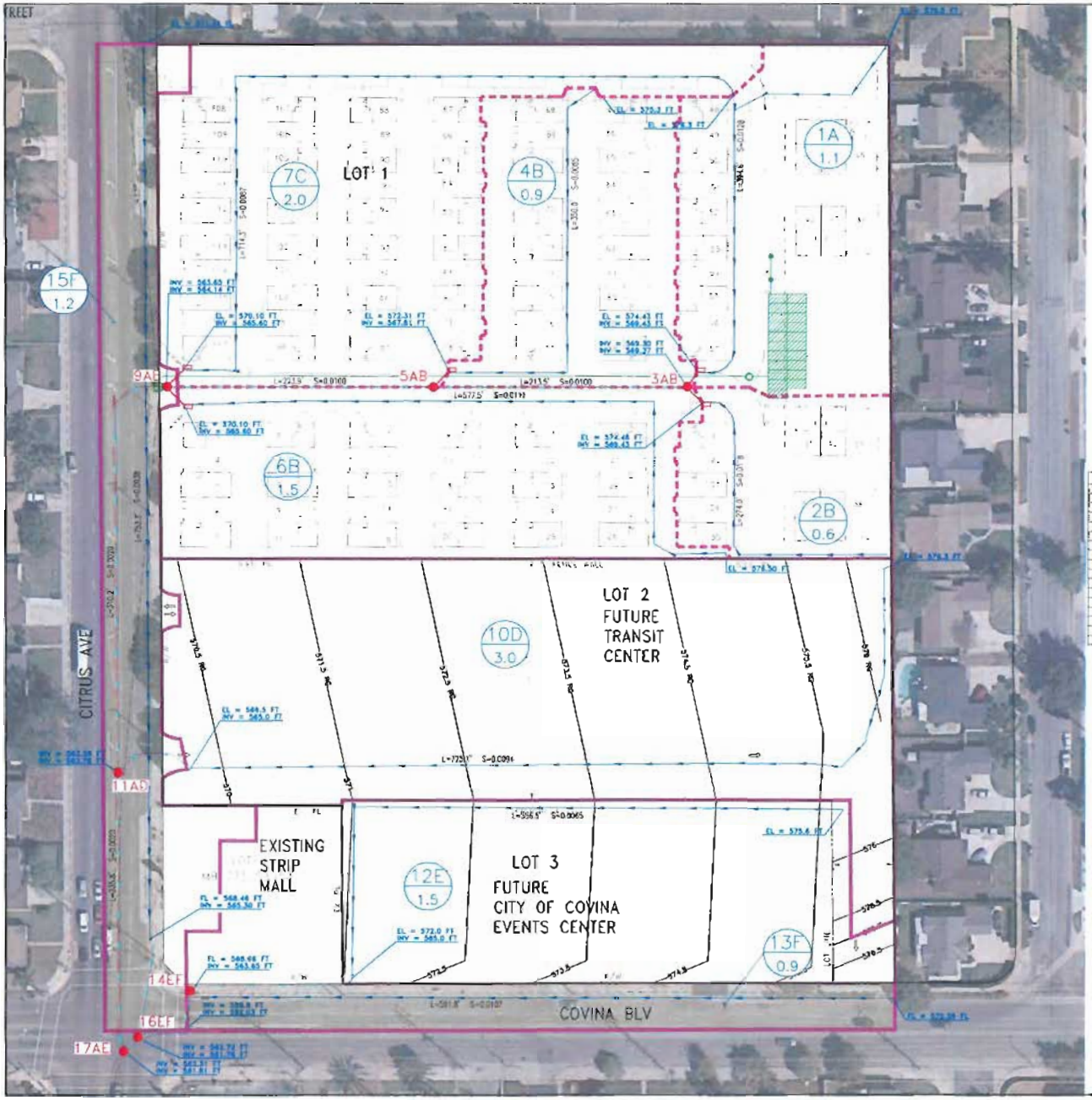
NEWPORT BEACH CA 92660
(949) 372-3395

HYDROLOGY MAP
EXISTING CONDTION

TR 74512
1162 CITRUS AVE
CITY OF COVINA
COUNTY OF LOS ANGELES



LEGEND

- MAJOR DRAINAGE BOUNDARY
- MINOR DRAINAGE BOUNDARY
- 1A / 1.18 — AREA DESIGNATION / AREA ACREAGE (IN ACRES)
- SURFACE ELEVATION / PIPE INVERT ELEVATION
- 2A — NODE ID
- EXISTING STORM DRAIN
- SURFACE FLOW
- PIPE FLOW
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN (WATER QUALITY)
- BYPASS STRUCTURE (WATER QUALITY)
- UNDERGROUND MODULAR CONCRETE VAULT (WATER QUALITY)
- CDS UNIT (WATER QUALITY)
- DRY WELL (WATER QUALITY)

HYDROLOGY SUMMARY

NODE ID	AREA (AC)	Q_{10} (CFS)	T_C (MIN)	Q_{25} (CFS)	T_C (MIN)	Q_{100} (CFS)	T_C (MIN)
1A	1.3	3.7	6	5.7	5	4.5	5
2B	0.6	1.6	5	2.0	5	2.1	5
3AB	1.4	4.3	-	5.7	-	6.0	-
4B	0.9	2.2	6	3.0	6	3.1	5
5AB	2.6	6.4	-	8.2	-	9.3	-
6B	1.5	3.2	8	4.5	7	4.9	7
7C	2.0	3.8	10	5.1	9	6.1	8
8AB	3.5	7.1	-	9.5	-	10.9	-
9AB	8.1	13.5	-	17.2	-	20.1	-
10D	3.0	6.2	10	7.7	9	9.2	8
11AB	9.1	18.7	-	24.7	-	28.4	-
12E	1.5	3.1	5	4.8	6	4.9	7
13F	0.9	2.0	5	2.6	7	2.9	7
14EF	2.4	5.0	-	6.5	-	7.8	-
15F	1.2	2.4	12	2.9	10	3.5	9
16EF	3.6	7.2	-	9.5	-	11.2	-
17AE	12.7	25.-	-	32.3	-	37.7	-

SITE DATA

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HYDROLOGY MAP
PROPOSED CONDTION

TR 74512
1162 CITRUS AVE
CITY OF COVINA
COUNTY OF LOS ANGELES

Open Space Summary			
Common Open Space Required			
Total Required			
Private Open Space Provided			
Total Provided			

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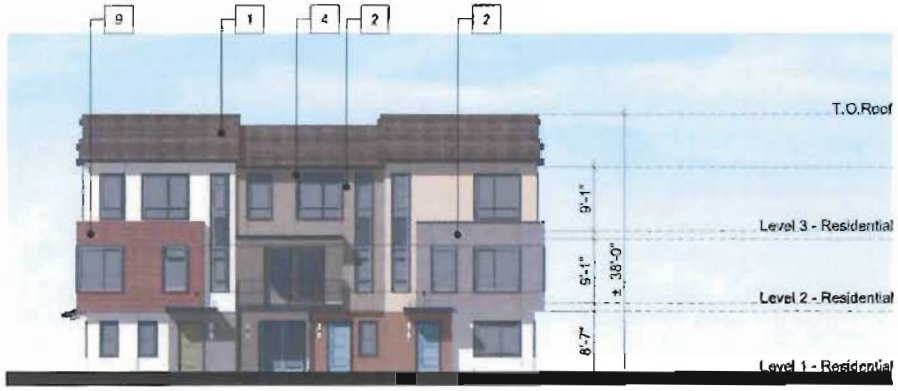
CITRUS PROMENADE
COVINA CA #25015-0417

SCHEMATIC DESIGN
October 17 2016

OPEN SPACE EXHIBIT
PRIVATE AND COMMON SPACE

A1.0

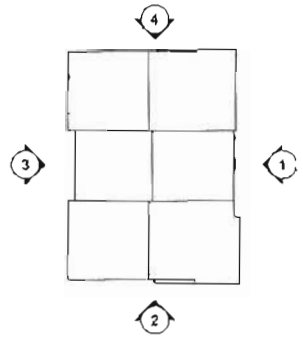
2. Left Elevation



1. Front Elevation

4. Right Elevation

3. Rear Elevation



Key Map / Roof Plan $\frac{1}{16}$"=1'

Material Legend

1. Flat Tile Roof
2. Stucco
3. Decorative Metal Awning
4. Trim
5. Light Fixture
6. Metal Railing
7. Sectional Garage Door
8. 6x12 Wood Beam
9. Brick Siding

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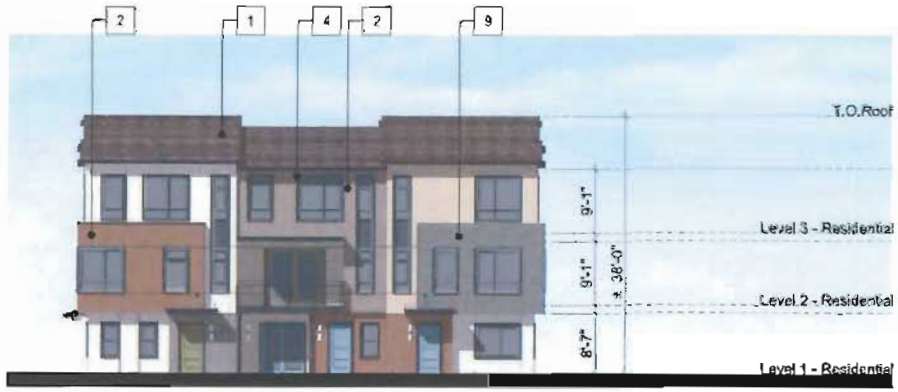
CITRUS PROMENADE
COVINA, CA #20015-0617

SCHEMATIC DESIGN
October 17, 2016

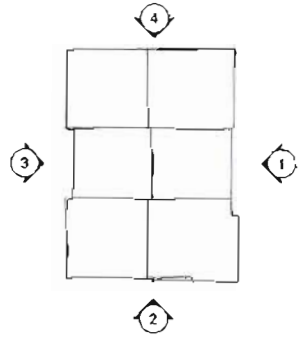
ELEVATIONS
BUILDING A1

A2.0

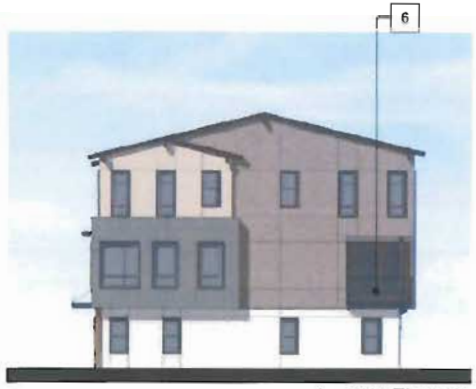
2. Left Elevation



1. Front Elevation



Key Map / Roof Plan $\frac{1}{16}$"=1'



4. Right Elevation

3. Rear Elevation

Material Legend

1. Flat Tile Roof
2. Stucco
3. Decorative Metal Awning
4. Trim
5. Light Fixture
6. Metal Railing
7. Sectional Garage Door
8. 6x12 Wood Beam
9. Brick Siding

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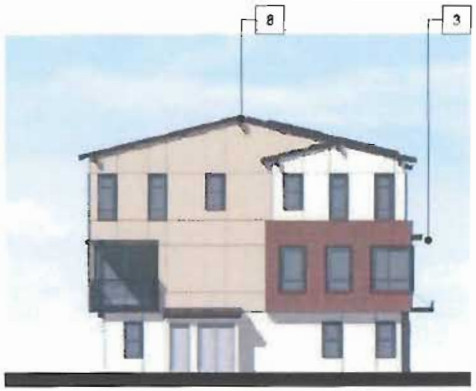
CITRUS PROMENADE
COVINA, CA #20015-0617

SCHEMATIC DESIGN
October 17, 2014

ELEVATIONS
BUILDING A2

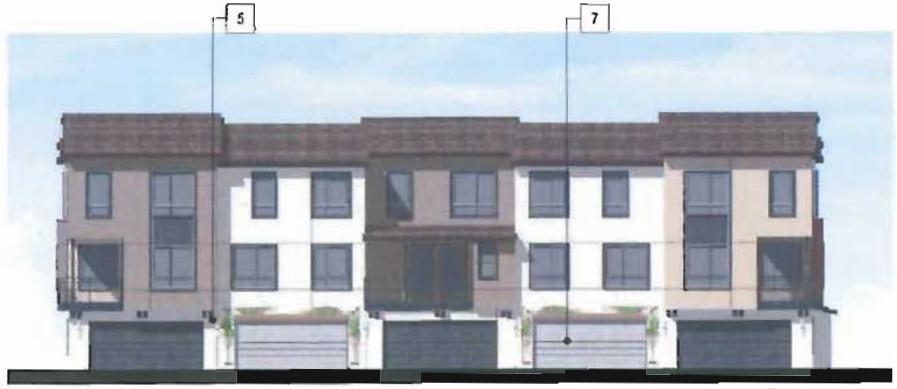
A2.1



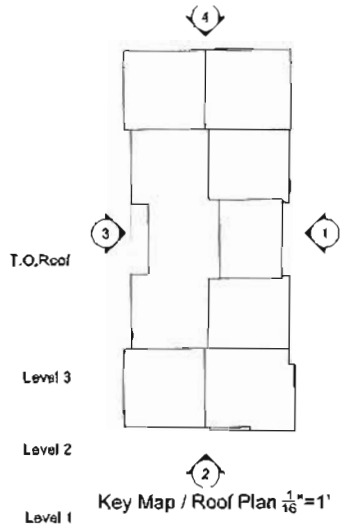
2. Left Elevation

1. Front Elevation

4. Right Elevation



3. Rear Elevation



Key Map / Roof Plan $\frac{1}{16}$"=1'

Material Legend

1. Flat Tile Roof
2. Stucco
3. Decorative Metal Awning
4. Trim
5. Light Fixture
6. Metal Railing
7. Sectional Garage Door
8. 6x12 Wood Beam
9. Brick Siding

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CITRUS PROMENADE
COVINA, CA #20015-0637

SCHEMATIC DESIGN
October 17, 2016

ELEVATIONS
BUILDING B1

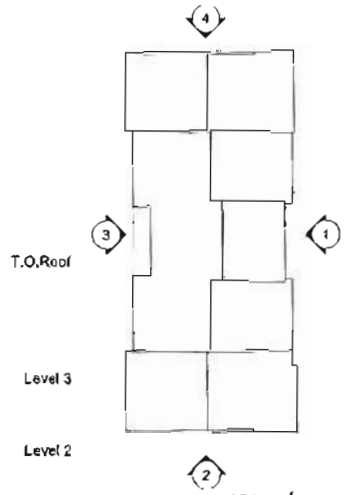
A2.2

2. Left Elevation

1. Front Elevation

4. Right Elevation

3. Rear Elevation



Key Map / Roof Plan $\frac{1}{16}$"=1'

Material Legend

1. Flat Tile Roof
2. Stucco
3. Decorative Metal Awning
4. Trim
5. Light Fixture
6. Metal Railing
7. Sectional Garage Door
8. 6x12 Wood Beam
9. Brick Siding

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CITRUS PROMENADE
COVINA, CA #22015-0617

SCHEMATIC DESIGN
October 17, 2016

ELEVATIONS
BUILDING B2

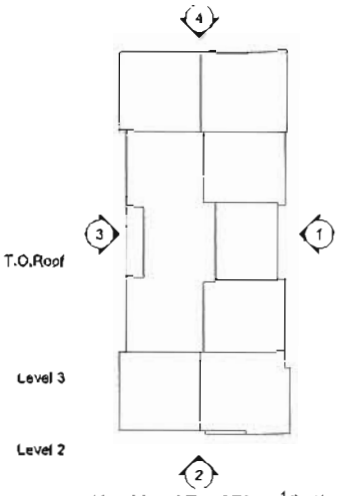
A2.3

2. Left Elevation

1. Front Elevation

4. Right Elevation

3. Rear Elevation



Key Map / Roof Plan $\frac{1}{16}$"=1'

Material Legend

1. Flat Tile Roof
2. Stucco
3. Decorative Metal Awning
4. Trim
5. Light Fixture
6. Metal Railing
7. Sectional Garage Door
8. 6x12 Wood Beam
9. Brick Siding

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CITRUS PROMENADE
CONTRA, CA 920815.0617

SCHEMATIC DESIGN
October 17, 2016

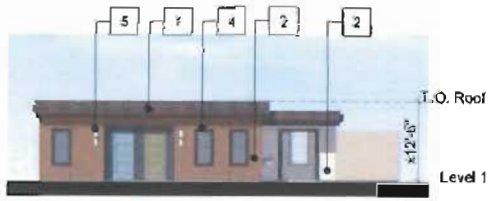
ELEVATIONS ENHANCED
BUILDING B3 CITRUS AVE.

A2.4

4. Right Elevation

3. Rear Elevation

2. Left Elevation



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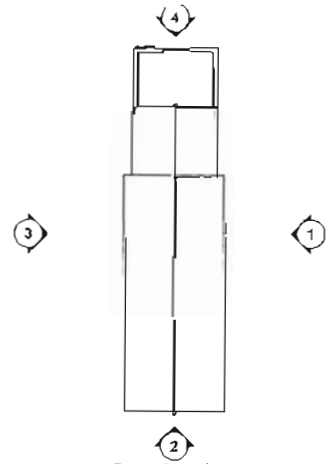

Key Map / Roof Plan 1/8"=1'

Material Legend

1. Flat Tile Roof
2. Stucco
3. Decorative Metal Awning
4. Trim
5. Light Fixture
6. Metal Railing
7. Sectional Garage Door
8. 6x12 Wood Beam
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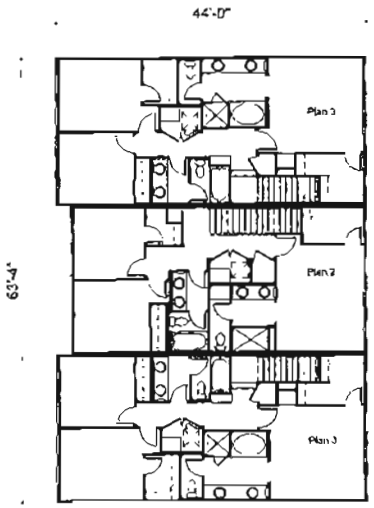
CITRUS PROMENADE
COVINA, CA #22015-0617

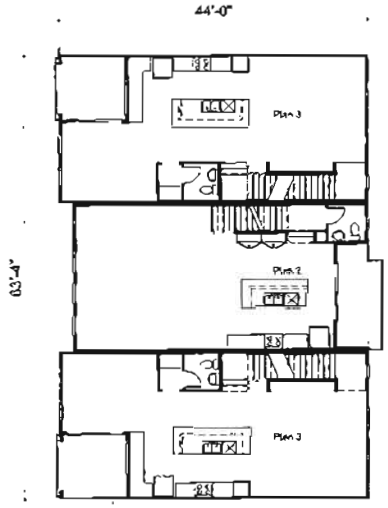
SCHEMATIC DESIGN
October 17, 2016

ELEVATIONS
POOL BUILDING

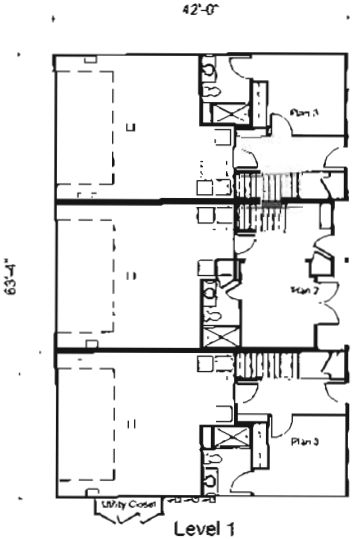
A2.5



Level 3



Level 2



Level 1

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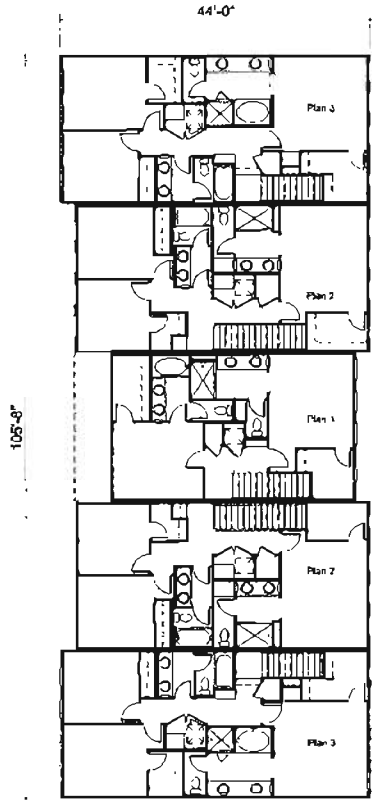
San Ramon, CA 94583

CITRUS PROMENADE
COVINA, CA #20615-0617

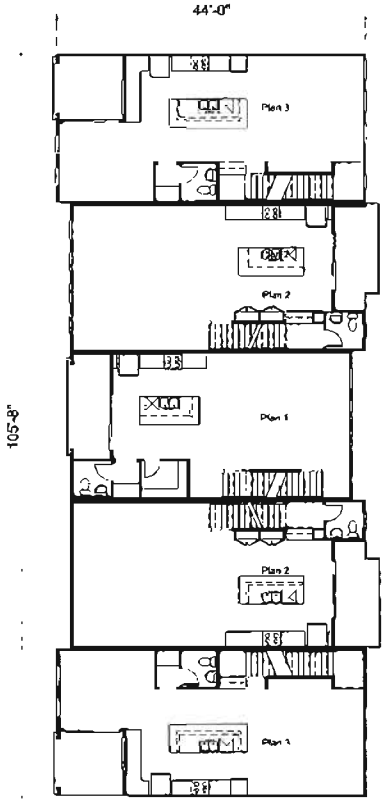
SCHEMATIC DESIGN
October 17 2016

BUILDING PLANS
BUILDING A

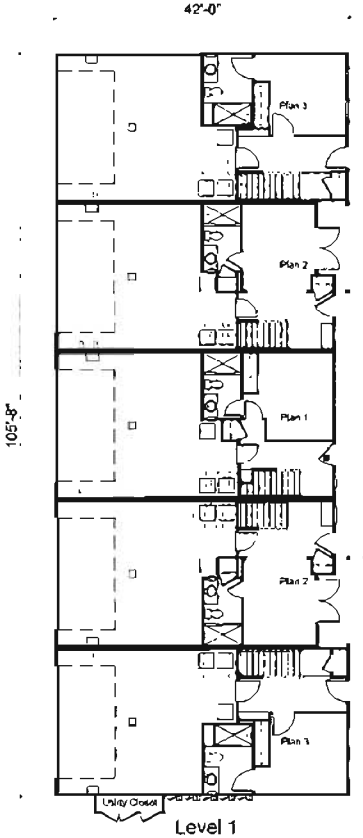
A3.0



Level 3



Level 2



Level 1

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Architecture + Planning
17911 Von Karman Ave,
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949.851.2133
ktgy.com

MLC Holding, Inc.
12657 Alcosta Blvd, Suite 175
San Ramon, CA 94583

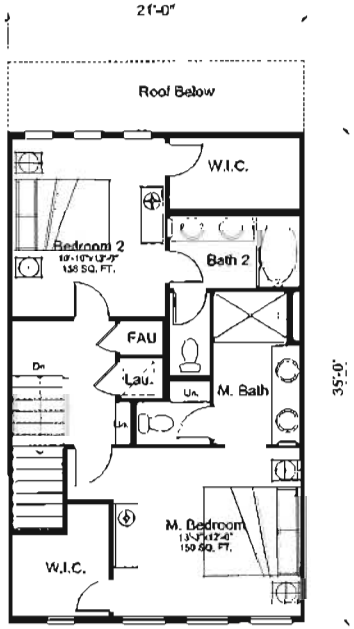
CITRUS PROMENADE
COVINA, CA #20015-0617

SCHEMATIC DESIGN
October 17 2018

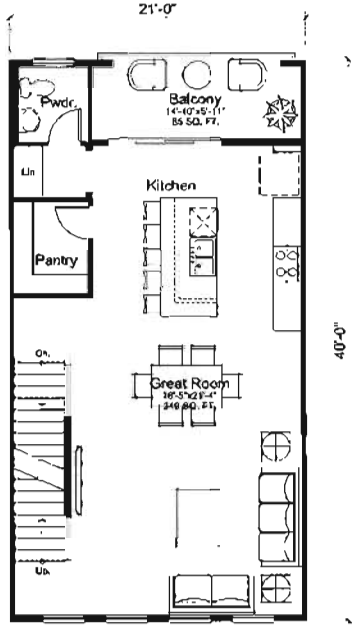
BUILDING PLANS
BUILDING B

A3.1

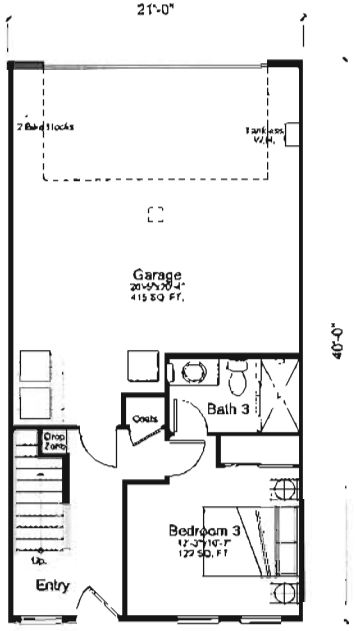
Plan 1 Summary:
- Occupancy: R-3
- Sprinkler System: 13D
- Construction Type: V-B



Third Floor
674 SQ. FT.



Second Floor
711 SQ. FT.



First Floor
325 SQ. FT.

Plan 1
3 Bed, 3.5 Bath
1,710 SQ. FT. Net Area
Private Open Space: 85 SQ. FT.

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CITRUS PROMENADE
COVINA, CA #20815-0617

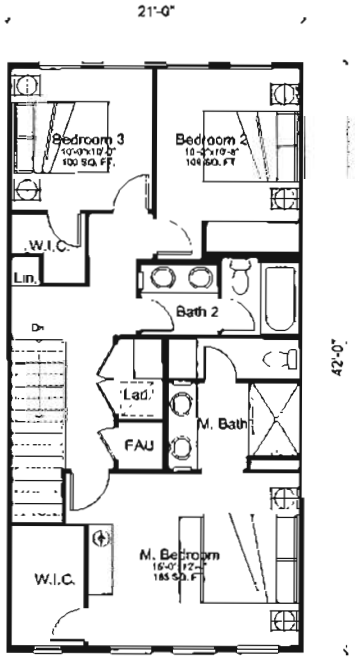
SCHEMATIC DESIGN
October 17, 2016

UNIT PLANS
PLAN 1

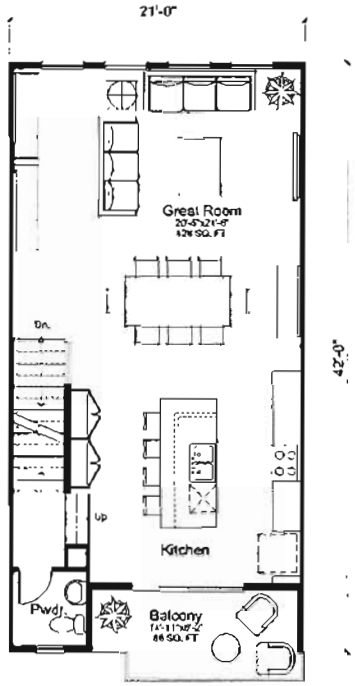
A5.0

Plan 2 Summary:

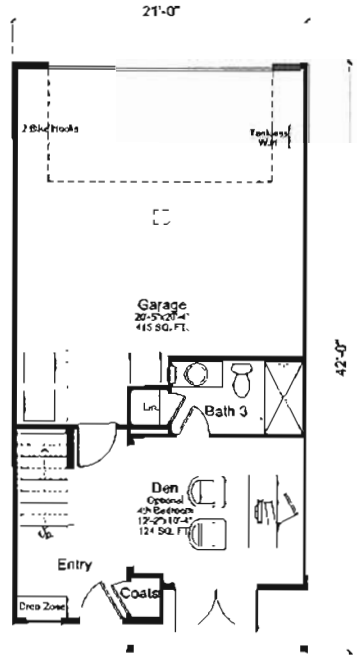
- Occupancy R-3
- Sprinkler System: 13D
- Construction Type: V-B
- Optional 4th Bedroom at First Floor



Third Floor
815 SQ. FT.



Second Floor
771 SQ. FT.



First Floor
303 SQ. FT.

Plan 2
3 Bed + Den , 3.5 Bath
1,889 SQ. FT. Net Area
Private Open Space: 86 SQ. FT.

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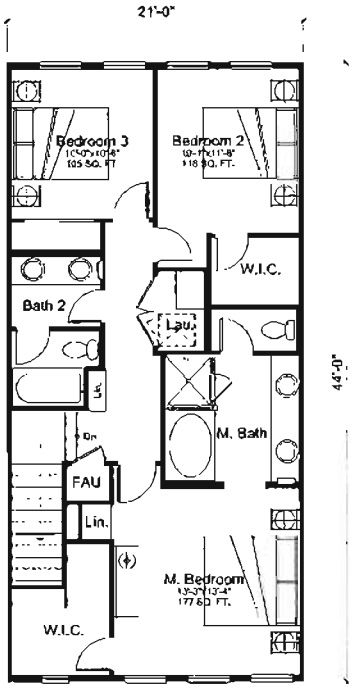
CITRUS PROMENADE
COVINA, CA #220815-0617

SCHEMATIC DESIGN
October 17, 2014

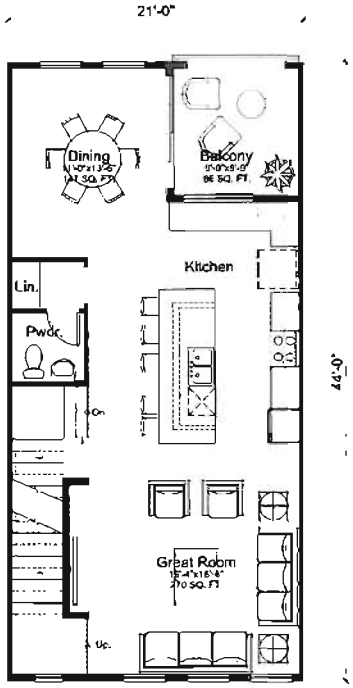
UNIT PLANS
PLAN 2

A5.1

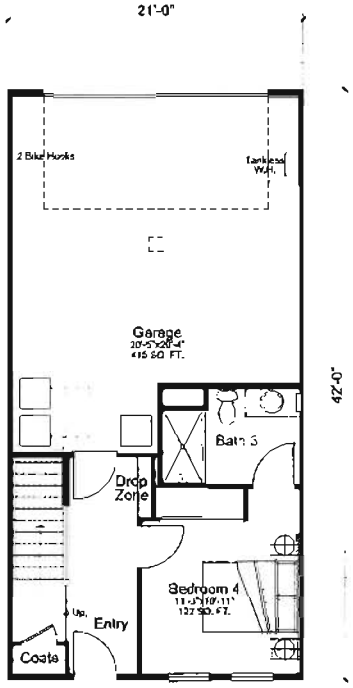
Plan 3 Summary:
- Occupancy: R-3
- Sprinkler System: 13D
- Construction Type: V-B



Third Floor
847 SQ. FT.

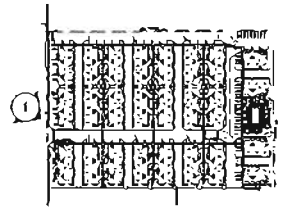


Second Floor
791 SQ. FT.



First Floor
363 SQ. FT.

Plan 3
4 Bed, 3.5 Bath
2,001 SQ. FT. Net Area
Private Open Space: 86 SQ. FT.



Key Map N.T.S

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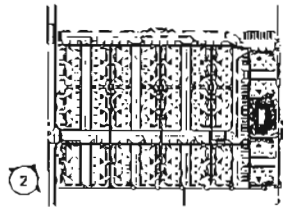
CITRUS PROMENADE
COVINA, CA #20015-0617

SCHEMATIC DESIGN
October 17 2016

PERSPECTIVE
1.ENTRY VIEW FROM NORTH CITRUS

A6.0



Key Map N.T.S

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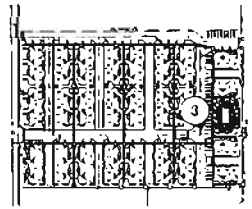
CITRUS PROMENADE
COVINA, CA #20115-0417

SCHEMATIC DESIGN
October 17, 2014

PERSPECTIVE
2.ENTRY VIEW FROM SOUTH CITRUS

A6.1



Key Map N.T.S

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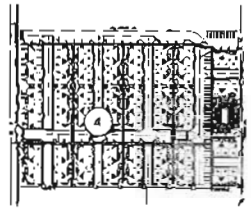
CITRUS PROMENADE
COVINA, CA #20015-0617

SCHEMATIC DESIGN
October 17, 2016

PERSPECTIVE
3 VIEW OF 3 PLEX ADJACENT TO POOL

A6.2



Key Map N.T.S

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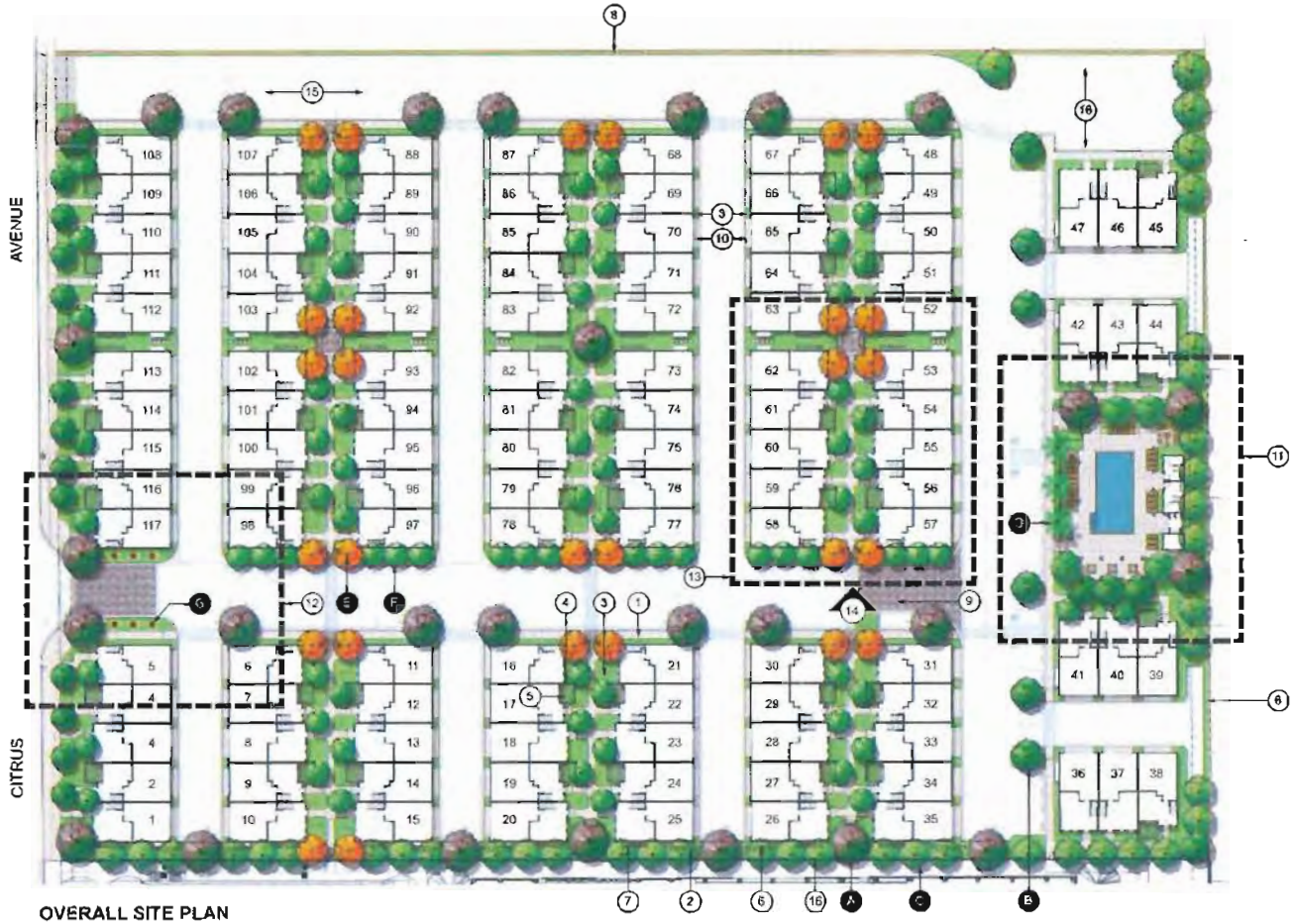
CITRUS PROMENADE
COVINA, CA #20015-0617

SCHEMATIC DESIGN
October 17, 2018

PERSPECTIVE
4 VIEW OF 5 PLEX TOWARDS POOL AREA

A6.3



OVERALL SITE PLAN

LEGEND

1. CONCRETE PAVING
2. CONCRETE PAVERS
3. COMMON AREA LANDSCAPE
4. PATIO FENCE / WALL
5. PRIVATE PATIO
6. UTILITY CLOSETS
7. A/C UNITS
8. PERIMETER WALL, SEE SHEET L-4
9. ENHANCED PAVING WITH CONCRETE BAND
10. BUILDING DRIVEWAY
11. RECREATION AREA ENLARGEMENT - SEE SHEET L-2
12. PROJECT ENTRY ENLARGEMENT SEE SHEET L-2
13. TYPICAL PASEO ENLARGEMENT - SEE SHEET L-3
14. PASEO ELEVATION - SEE SHEET L-3
15. A.C. PAVING
16. RESIDENT PARKING

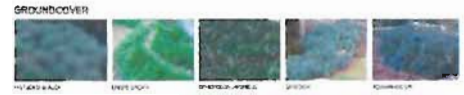
- A LARGE ACCENT TREE
- B EVERGREEN CANOPY TREE
- C EVERGREEN BUFFER TREE
- D PHOENIX DACTYLIFERA PALM TREE (25' MIN. BROWN TRUNK HEIGHT)
- E VERTICAL ACCENT TREE
- F VERTICAL SCREEN TREE
- G VERTICAL ENTRY FOCAL ELEMENTS - SEE SHEET L-2

PLANT IMAGES

TREES

SHRUBS

GROUNDCOVER



PLANT PALETTE

TREES

GENUS / SPECIES	COMMON NAME	WUCOLS
ARBUTUS X 'MARINA	ARBUTUS STANDARD	L
CERCIDIUM SPECIES	PALO VERDE	L
CHITALPA TASHKENTENSIS	PINK DAWN TREE	L
LAGERSTROEMIA INDICA	CRAPE MYRTLE	M
MAGNOLIA G. LITTLE GEM	DWARF SOUTHERN MAGNOLIA	M
MELALEUCA QUINQUENERVIA	CAJEPUT TREE	L
PHOENIX DACTYLIFERA	DATE PALM (25-0' MIN. BTH)	L
PYRUS 'CHANTICLEER'	NON	M
RHUS LANCEA	AFRICAN SUMAC	L
TRISTANIA CONFERTA	BRISBANE BOX	M

SHRUBS

GENUS / SPECIES	COMMON NAME	WUCOLS
AEONIUM X PSEUDO-TABULAEFORMUS	AEONIUM SAUCER PLANT	L
AGAVE ATTENUATA	CENTURY PLANT	L
AMOGZANTHOS FLAVIDUS	KANGAROO PAW	L
CALLISTEMON V. LITTLE JOHN	DWARF WEEPING BOTTLEBRUSH	L
DIANELLA TASMANICA	FLAX LILY	M
LIGUSTRUM J. TEXANUM	DWARF JAPANESE PRIVET	M
LIRIOPE MUSCARI	BIG BLUE LILY TURF	M
LOMANDRA LONGIFOLIA 'BREEZE'	MAT RUSH	L
MAHONIA AQUAFOLIUM	OREGON GRAPE	L
PODOCARPUS MACROPHYLLUS	YEW PINE	M
PRUNUS CAROLINIANA 'COMPACTA	CAROLINA CHERRY	M
RHAPHOLEPIS INDICA	INDIAN HAWTHORN	M
ROSMARINUS SPP	NON	L

GROUNDCOVER

GENUS / SPECIES	COMMON NAME	WUCOLS
FESTUCA OVINA GLAUCA	BLUE SHEEP FESCUE	L
LIRIOPE SPICATA	CREEPING LILY TURF	M
OPHIOPOGON JAPONICUS	MONDO GRASS	M
SENECIO MANDRALISCAE	BLUE FINGER	L
ROSMARINUS SPP	PROSTRATE ROSEMARY	L

CONCEPTUAL LANDSCAPE PLAN

CITRUS PROMENADE

PARCEL #20015-0716 COVINA, CA

MLC Holdings, Inc. 1401 Dove Street, Suite 640 - Newport Beach CA 92654 Phone 949-372-3395 Contact Mark Brady

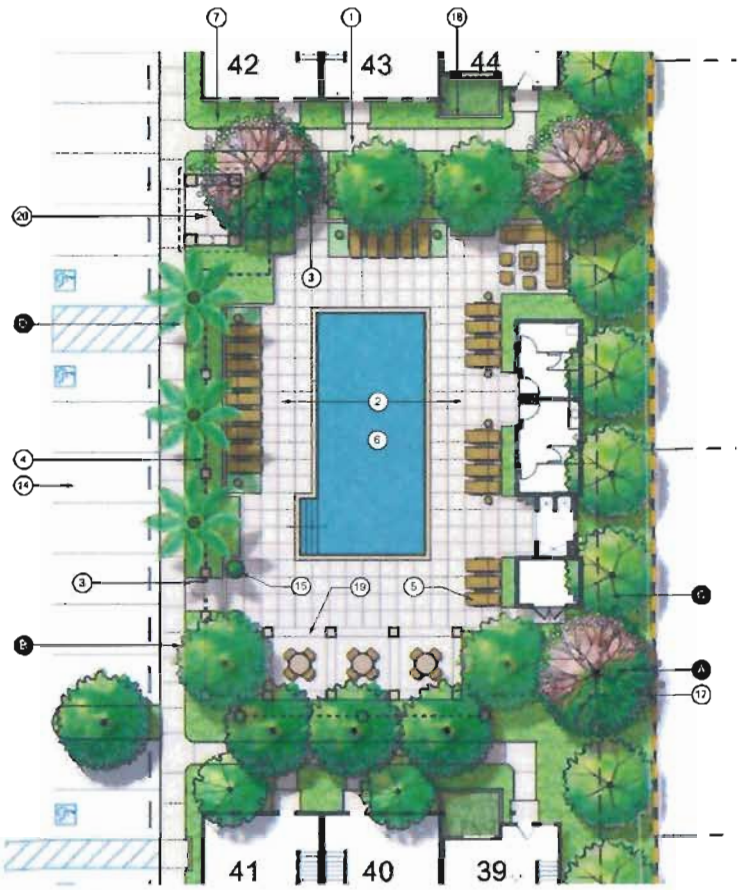
0 30 60 90 120 feet

SCALE 1" = 30'

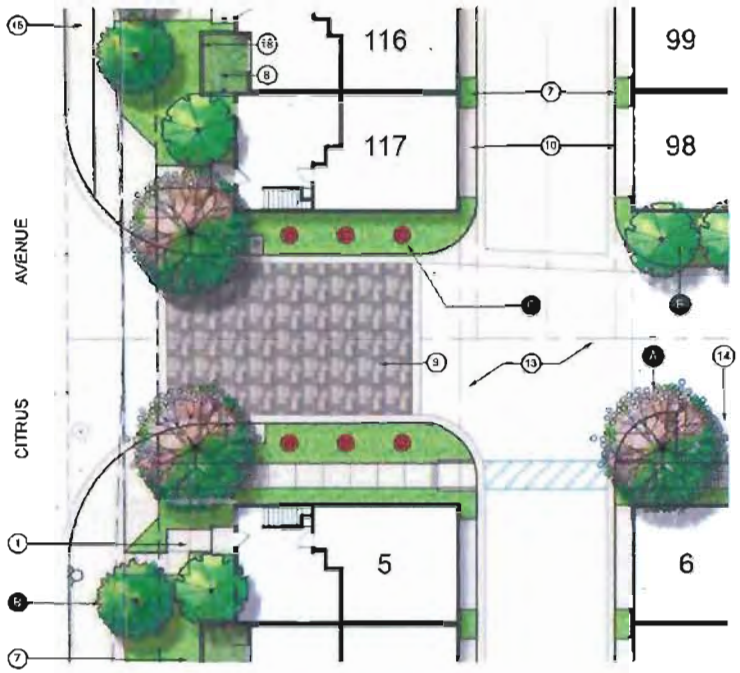
BGB DESIGN GROUP
Landscape Architecture Planning Urban Design

L-1

10/14/2016



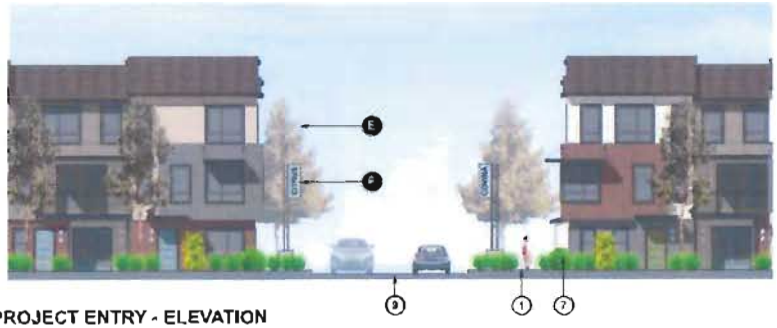
RECREATION AREA



PROJECT ENTRY

EXAMPLE OF PROJECT ENTRY FOCAL FEATURE:

APPROXIMATELY 15'-0" – 20'-0" TALL KINETIC SCULPTURES AND / OR DECORATIVE LIGHT FIXTURES (TO BE DETERMINED).



PROJECT ENTRY - ELEVATION

VIEW FROM CITRUS AVENUE LOOKING WEST

LEGEND

1. CONCRETE WALK
2. POOL DECK
3. POOL GATE
4. POOL FENCE WITH DECORATIVE PILASTERS
5. POOL FURNITURE
6. POOL
7. COMMON AREA LANDSCAPE
8. PRIVATE PATIO
9. ENHANCED PAVING WITH CONCRETE BAND
10. BUILDING DRIVEWAY
13. A.C. PAVING
14. RESIDENT PARKING
14. RESIDENT PARKING
15. DECORATIVE PLANTER
16. EXISTING SIDEWALK
17. PERIMETER WALL
18. PATIO FENCE / WALL
19. SHADE STRUCTURE
20. MAIL DELIVERY STATION

A. LARGE ACCENT TREE
B. EVERGREEN CANOPY TREE
C. EVERGREEN BUFFER TREE
D. PHOENIX DACTYLIFERA PALM TREE (25' MIN. BROWN TRUNK HEIGHT)
E. VERTICAL SCREEN TREE
F. VERTICAL ENTRY FOCAL ELEMENTS - SEE IMAGE / ELEVATION, THIS SHEET

REC AREA / ENTRY ENLARGEMENT

CITRUS PROMENADE

PARCEL #20015-0716 COVINA, CA

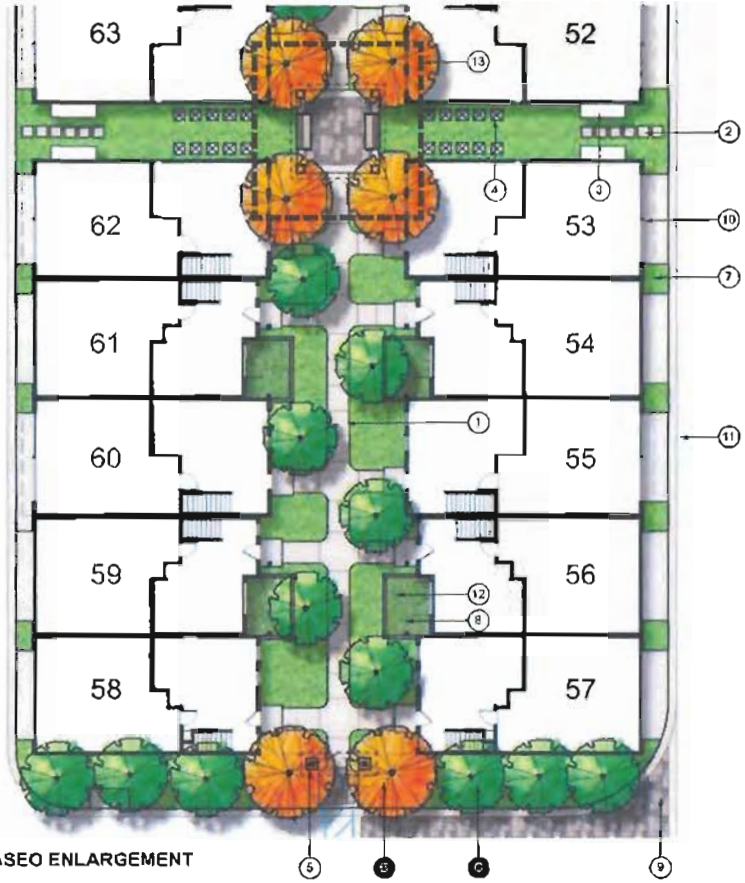
MLC Holdings, Inc. 1401 Dove Street, Suite 440 • Newport Beach CA 92660 Phone 949-372-3305 Contact Mel Brady

SCALE 1" = 10'

BGB DESIGN GROUP
Landscape Architecture Planning Urban Design

L-2

10/14/2016



PASEO ENLARGEMENT

PASEO ELEVATION

LEGEND

1 CONCRETE PAVING	6 BUILDING	11 A.C. PAVING	A LARGE ACCENT TREE
2 CONCRETE PAVERS	7 COMMON AREA LANDSCAPE	12 PATIO FENCE / WALL (BEYOND)	B EVERGREEN CANOPY TREE
3 UTILITY CLOSETS	8 PRIVATE PATIO	13 PASEO FOCAL NODE - SEE ENLARGEMENTS BELOW	C VERTICAL ACCENT TREE
4 A/C UNITS	9 ENHANCED PAVING WITH CONCRETE BAND	14 PASEO BENCH	
5 ARBOR STRUCTURE	10 BUILDING DRIVEWAY	15 FREE-STANDING SQUARE TRELLIS	

PASEO FOCAL NODE 'A' PASEO FOCAL NODE 'B'

- GAZEBO ELEVATION SIMILAR TO ARBOR STRUCTURE ABOVE
- SEE SHEET L-1 FOR LOCATIONS

PASEO ENLARGEMENT AND ELEVATION

CITRUS PROMENADE

PARCEL #20015-0716 COVINA, CA

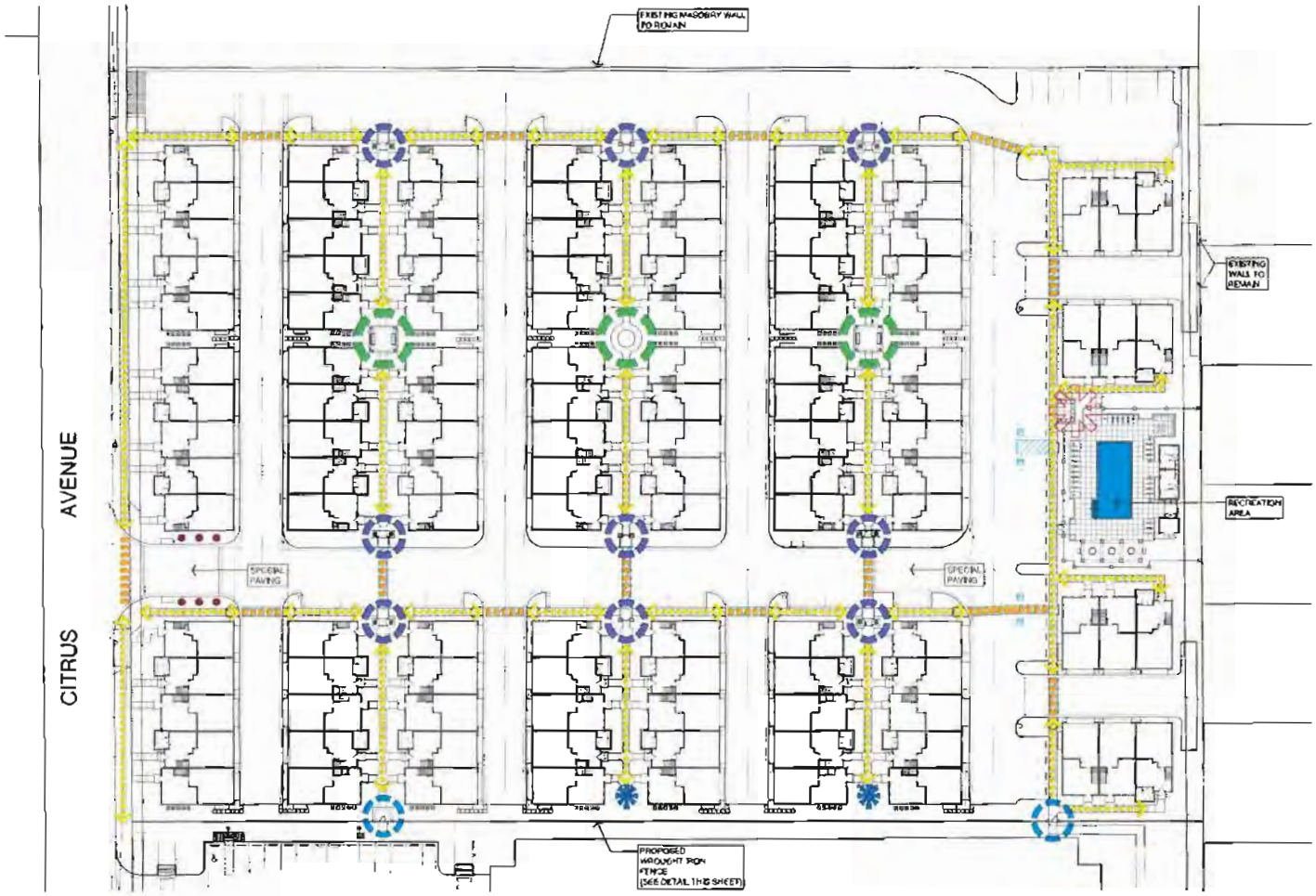
MLC Holdings, Inc. 1401 Dove Street, Suite 640 - Newport Beach, CA 92660 Phone: 949-372-3316 Contact: Matt Brady

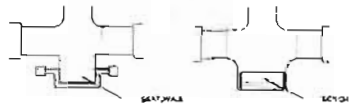
SCALE: 1" = 10'

BGB DESIGN GROUP Landscape Architecture | Planning | Urban Design

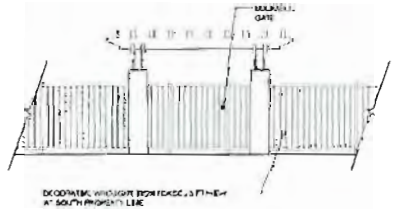
L-3

10/14/2016





MINOR PASEO NODES



TRANSIT CENTER CONNECTION

PEDESTRIAN CIRCULATION AND AMENITY PLAN

CITRUS PROMENADE

PARCEL #20015-0716 COVINA, CA

MLC Holdings, Inc. 1401 Dove Street, Suite 640 • Newport Beach, CA 92650 Phone 949-872-3305 Contact: Matt Brady

0 30 60 90 120 feet

SCALE: 1" = 30'

BGB DESIGN GROUP

L-4

10/14/2016