

West Covina 8.05

March 2017



Project Details

Address: 1024 W
Workman Ave, West
Covina, CA 91790,
USA

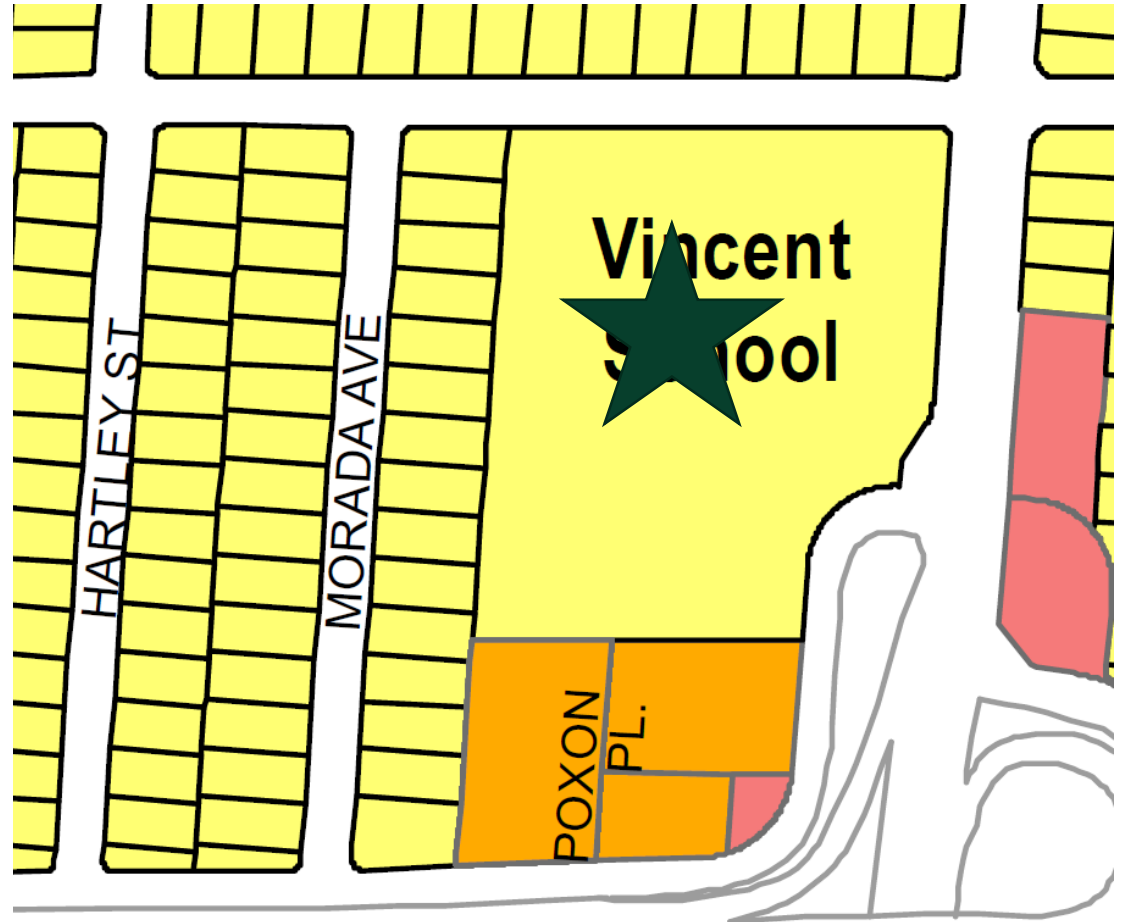
APN:8457-029-906

Acres: 8.05



Zoning Information

Current Zoning: R-1 Residential
Single Family



Warmington
RESIDENTIAL

TheWarmingtonGroup.com

Warmington Proposed Entitlement

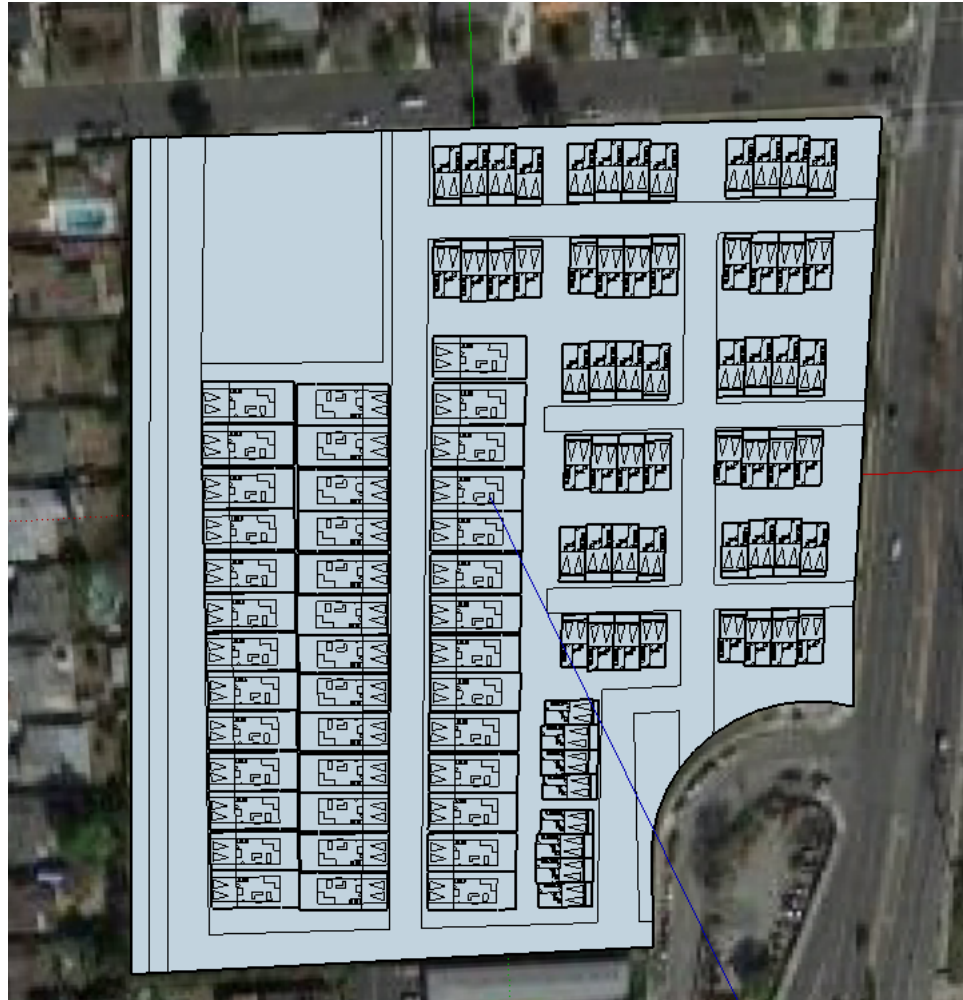
- 1) General Plan and Zone change to Specific Plan for +/- 110 units.
- 2) 44 Small Lot Detached Homes
- 3) 66 three Story Townhomes
- 4) A ½ Acre park

Conceptual Site Plan

These are for discussion purposes only and are very rough sketches.
Warmington would have to account for all of the city specific requirements when drawn by an architect/engineer including but not limited to:

- 1) Open Space Requirements
- 2) Fire requirements (turnarounds etc.)
- 3) Water Quality
- 4) Setback and road widths
- 5) Any other city specific requirements within the appropriate residential zone and General Plan land use designation.

Conceptual Site Plan



Warmington
RESIDENTIAL

TheWarmingtonGroup.com

Sample Product – Small Lot Detached



3A Front Elevation



3B Front Elevation



3C Front Elevation

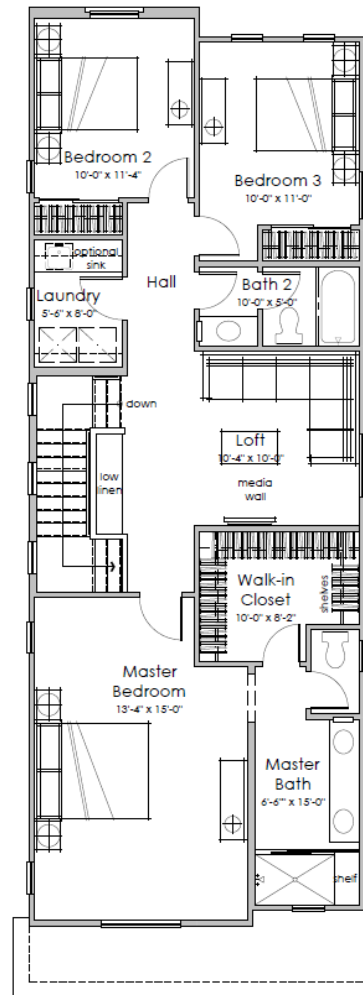
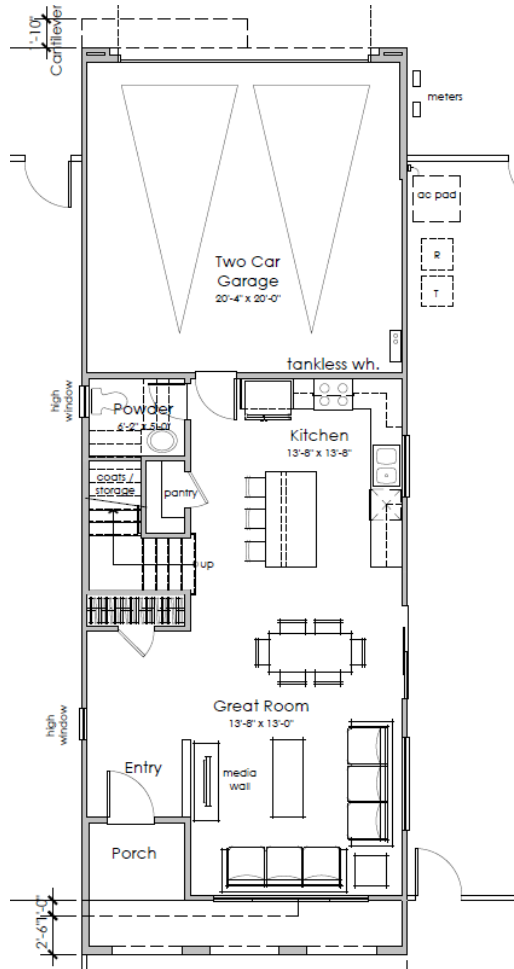
3A Material List:
Roof: Concrete 3" Tile
Walls: Stucco
Trim: 1X4 Stucco Finish
Accents: Recessed Gable Detail
Enhanced Sill Detail

3B Material List:
Roof: Flat Concrete Tile
Walls: Stucco
Trim: 1X4 Stucco Finish
Accents: Enhanced Sill Detail

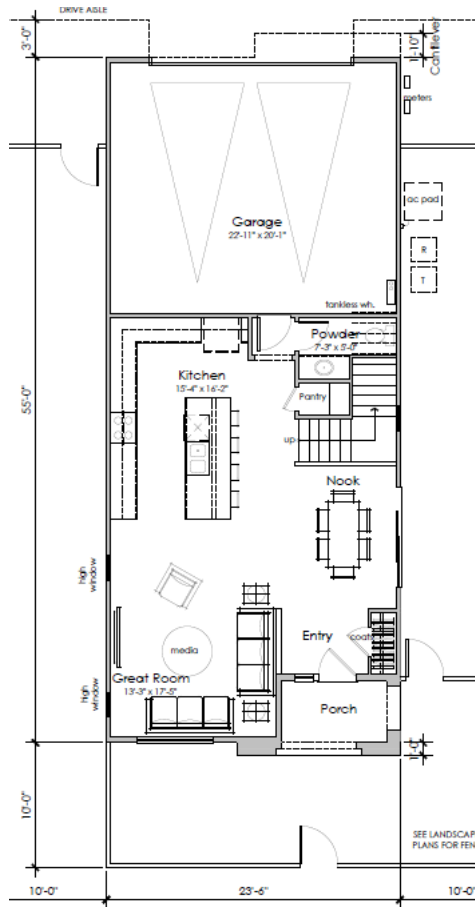
3C Material List:
Roof: Flat Concrete Tile
Walls: Stucco
Trim: 1X4 Stucco Finish
Accents: Decorative Gable Detail
Enhanced Sill Detail
Decorative Corbels



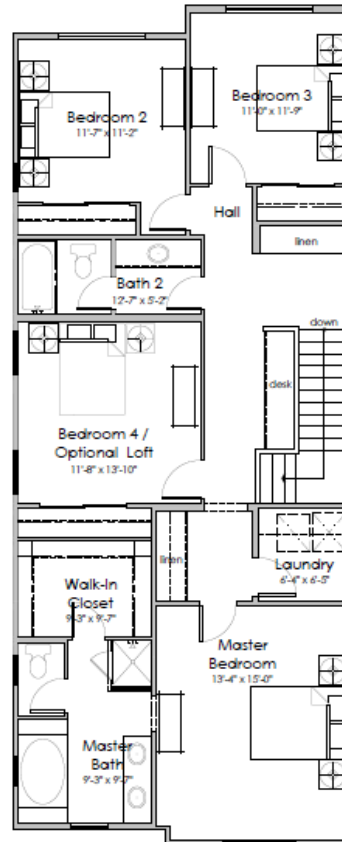
Sample Product – Small Lot Detached



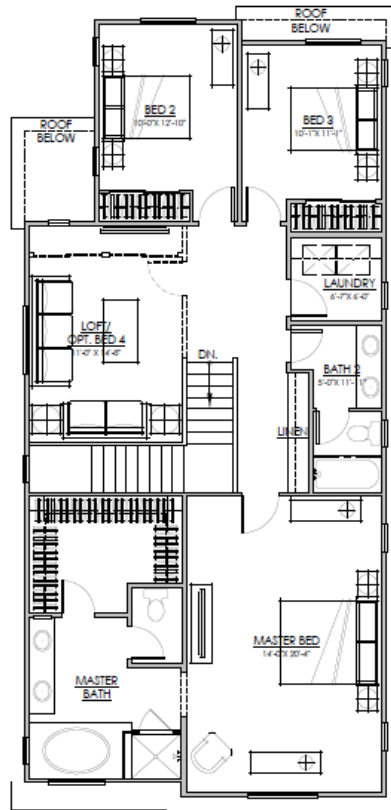
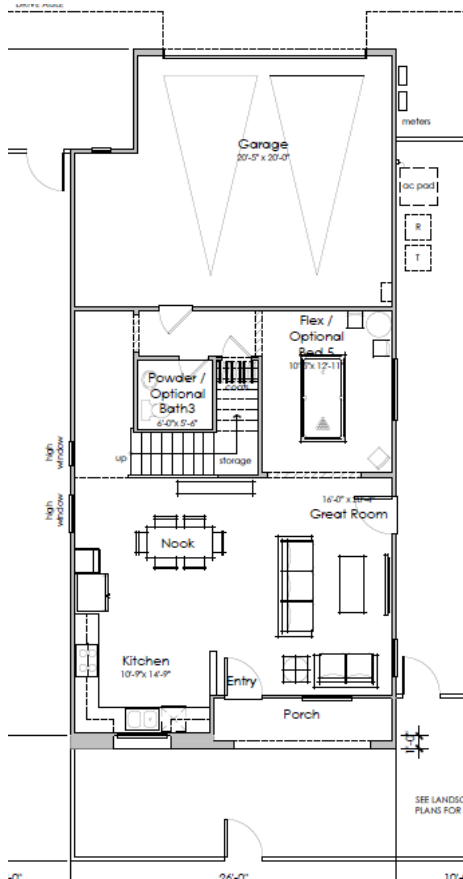
Sample Product – Small Lot Detached



First Floor



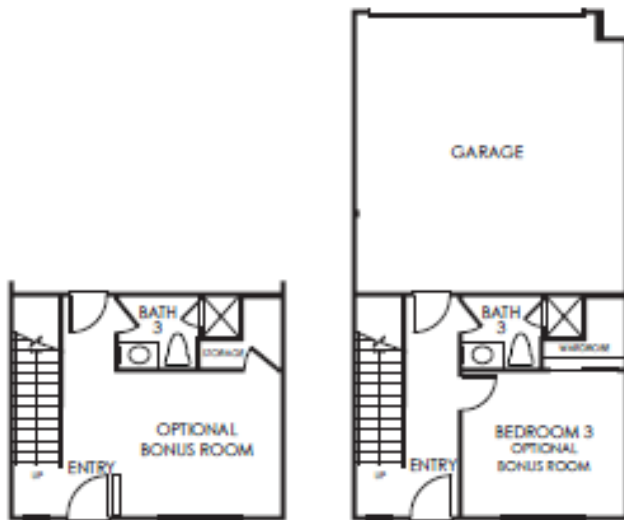
Sample Product – Small Lot Detached



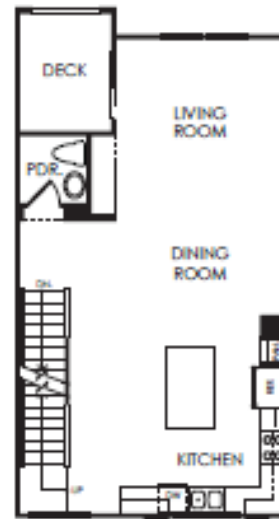
Sample Product – Three Story Townhome



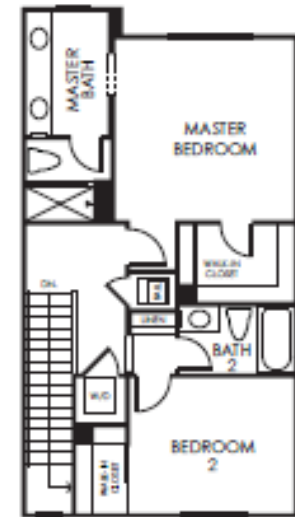
Sample Product – Three Story Townhome



FIRST FLOOR

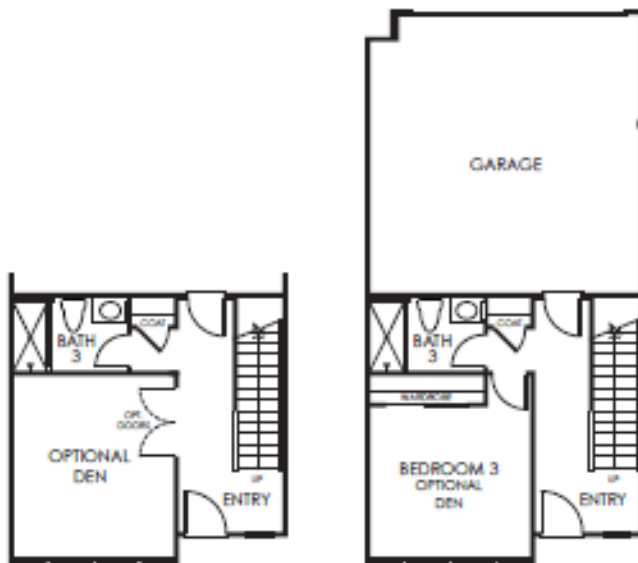


SECOND FLOOR



THIRD FLOOR

Sample Product – Three Story Townhome



FIRST FLOOR

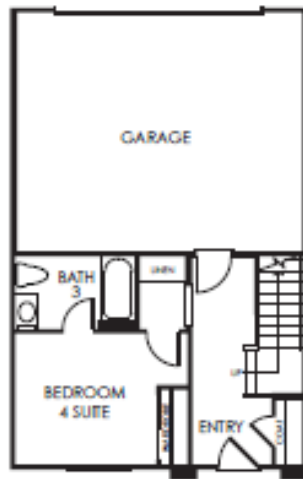


SECOND FLOOR



THIRD FLOOR

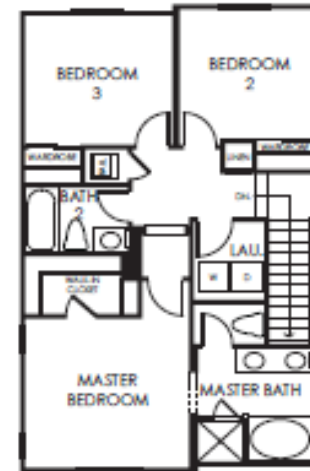
Sample Product – Three Story Townhome



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Warmington
RESIDENTIAL

TheWarmingtonGroup.com