

MIN 20' WIDE DOUBLE TUBULAR STEEL EMERGENCY VEHICULAR ACCESS GATES ONLY WITH KNOX BOX and MEDCO KEY PER CITY FIRE STANDARDS

CITY FIRE TURNING RADIUS STANDARDS, 45 FEET EXTERIOR and 32 FEET INTERIOR - TYP.

26' WIDE DOUBLE AUTOMATIC TUBULAR STEEL VEHICULAR ACCESS GATES with KNOX BOX and MEDCO KEY PER CITY FIRE STANDARDS

INTERCOM and ACCESS KEY PAD ASSEMBLY LOCATION with EMERGENCY VEHICLE ACCESS MEDCO KEY PER CITY FIRE STANDARDS

APPROVED

City of Montclair Fire Department

PERMIT NUMBER: N/A

Approval is given Subject to all City Ordinances and State laws regulating construction. Any omissions or errors on these plans and/or specifications does not release owner or authorized agent from full compliance with subject ordinance or laws. This plan must remain on the job site at all times or inspection cannot be made.

Reviewed By: S.S. Title: DFM
Date: 2-6-19

PROJECT NOTES:

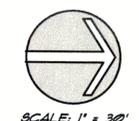
HOA WILL BE ESTABLISHED TO MAINTAIN THE ENTRY GATES and PERIMETER FENCING.

40 DETACHED CONDO UNITS

2 SINGLE FAMILY RESIDENCES ON QUARTER ACRE LOTS ON BEL AIR STREET

EMERGENCY VEHICLE ACCESS THROUGH THE CUL-DE-SAC ON BEL AIR AS THE SECONDARY ENTRY

THERE WILL BE INDIVIDUAL HOMEOWNER TRASH RECEPTACLES FOR ALL TRASH PICKUPS. NO TRASH ENCLOSURES HAVE BEEN PROPOSED FOR THE PROJECT.



REVISION	DATE	COMMENTS
1		

OWNER:
C & C INVESTMENTS
2001, LLC
906 REGAL CANYON DR
WALNUT CA, 91789

ENGINEER OF RECORD:
Encpass Associates, inc.
Civil Engineering
5699 Cousins Place
Rancho Cucamonga, CA 91737
909-684-0093

DEVELOPER OF RECORD:
CRESTWOOD COMMUNITES
510 W. CITRUS EDGE STREET
GLEN DORA, CA 91740
626-914-1943

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PROJECT TITLE: **Tract 20267 - 5553 Mission Blvd.**

SCALE: 1" = 30'

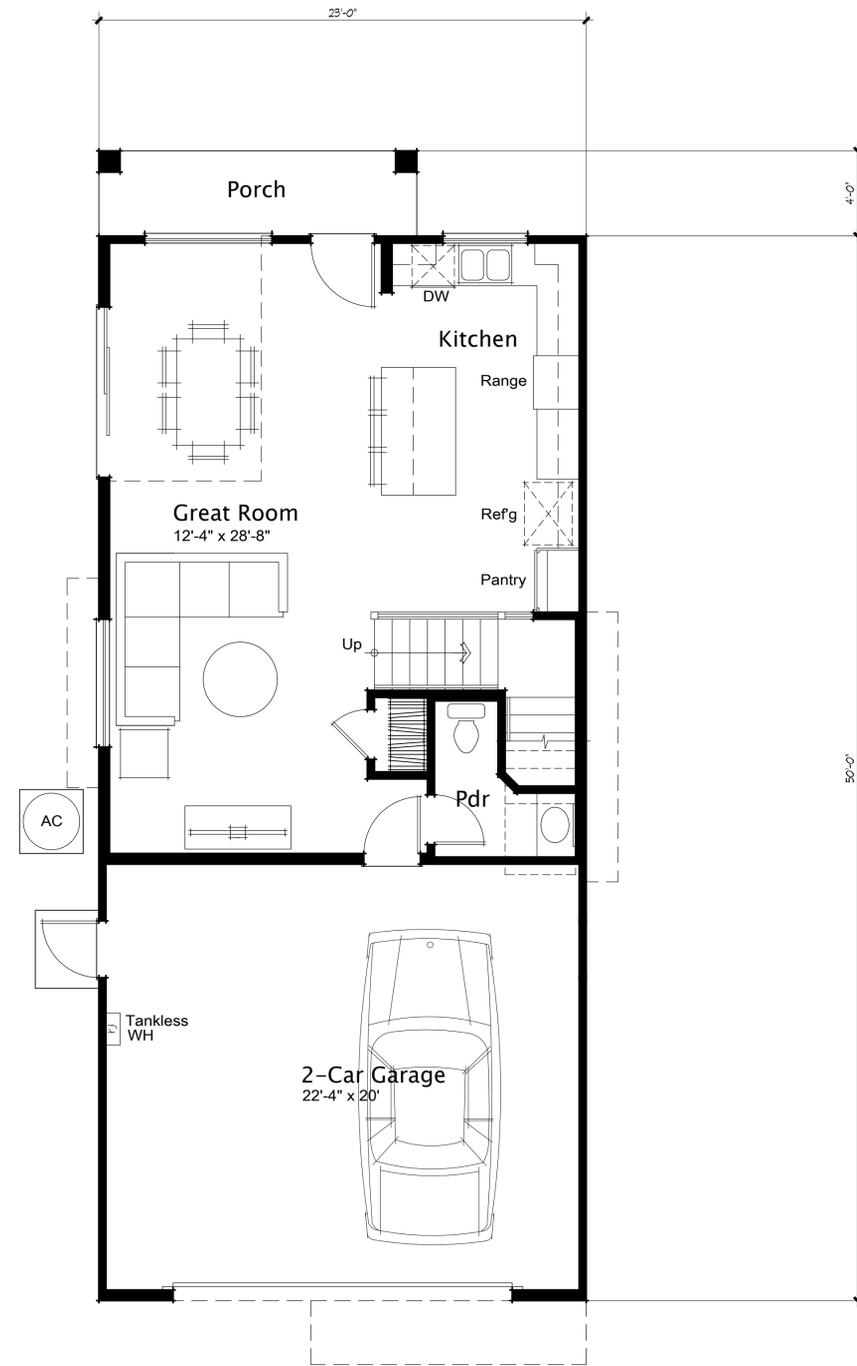
DATE: 01/24/2019

TITLE: **WALL PLAN**

SHEET: **11**

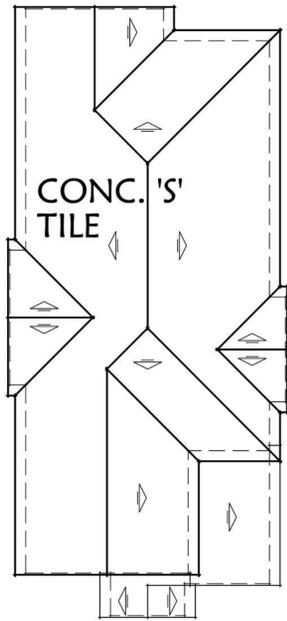


Second Floor Plan



First Floor Plan

Living Area:	
First Floor	679
Second Floor	1,038
Total Living Area =	1,717 sq. ft.
Garage	472



ROOF PLAN
SCALE: 1/8"=1'-0"

MATERIAL NOTES

- Roof: Concrete 'S' Tile
- Roof Pitch: 5 : 12
- Rakes: Flush
- Eaves: 12"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Wrought Iron Accents
- High-Density Foam Shutters



LEFT ELEVATION 'A'

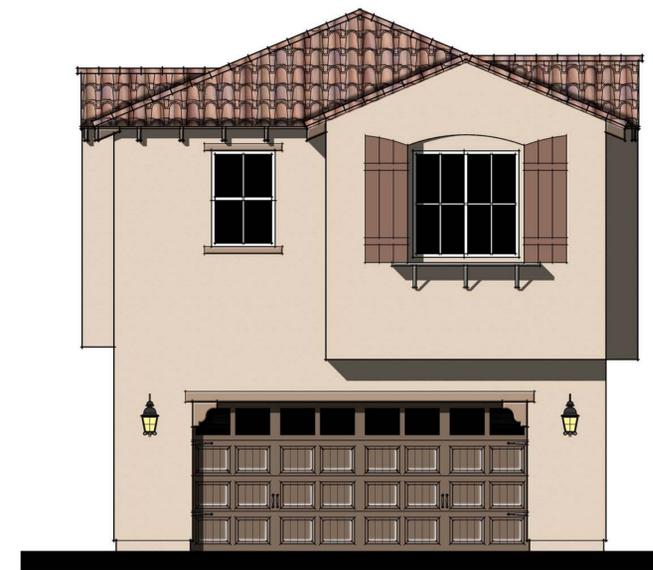


RIGHT ELEVATION 'A'

SPANISH



FRONT ELEVATION 'A'
Scheme 1



REAR ELEVATION 'A'

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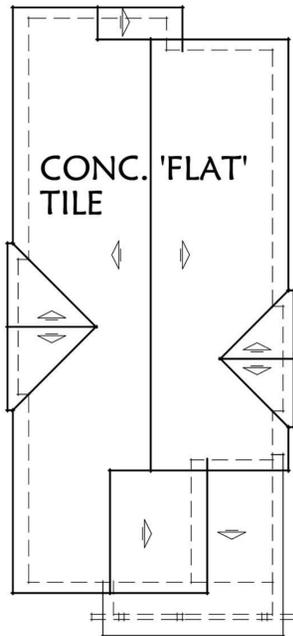


CrestWood
COMMUNITIES
Mission 42

Title
Plan 1
Elevation 'A'
Spanish

Date
May 1, 2019
Project Number
4423
Scale
1/4" = 1'-0"
Revision
8-30-2019
9-4-2019

Sheet No.
2



ROOF PLAN
SCALE: 1/8"=1'-0"

MATERIAL NOTES

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 18"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Precast Stone Veneer w/ Precast Stone Cap. Grouted Finish Around Each Stone, Stone To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Wood Trim at Siding Locations
- Wood Tapered Columns
- Wood Porch Railing
- Board & Batt Siding @ Gable Ends



LEFT ELEVATION 'B'



RIGHT ELEVATION 'B'



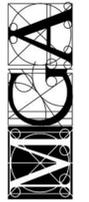
FRONT ELEVATION 'B'
Scheme 4



REAR ELEVATION 'B'

CRAFTSMAN

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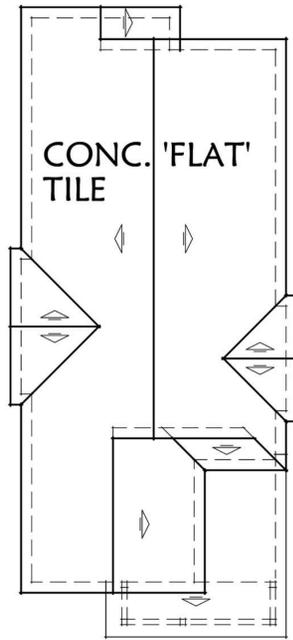


CrestWood
COMMUNITIES
Mission 42

Title
Plan 1
Elevation 'B'
Craftsman

Date
May 1, 2019
Project Number
4423
Scale
1/4" = 1'-0"
Revision
8-30-2019
9-4-2019

Sheet No.
3



ROOF PLAN
SCALE: 1/8"=1'-0"

MATERIAL NOTES

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 12"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Thin Brick Veneer w/ Cap, Veneer To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Wood Trim at Siding Locations
- Wood Posts w/ Brackets
- Wood Porch Railing
- High-Density Foam Shutters



LEFT ELEVATION 'C'



RIGHT ELEVATION 'C'

COUNTRY



FRONT ELEVATION 'C'
Scheme 7



REAR ELEVATION 'C'

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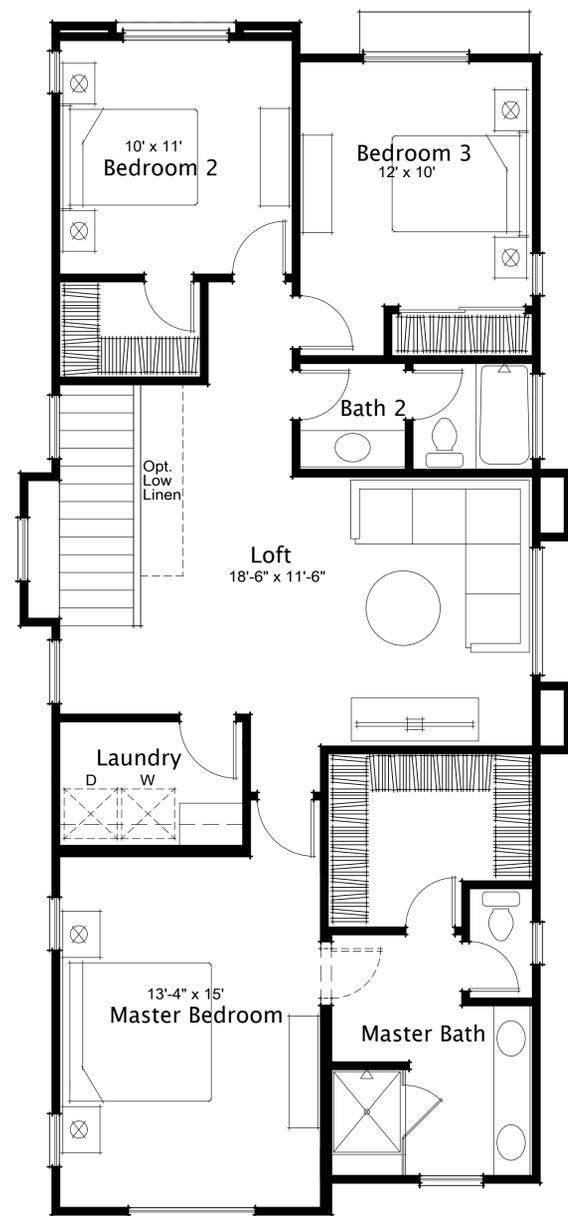


CrestWood
COMMUNITIES
Mission 42

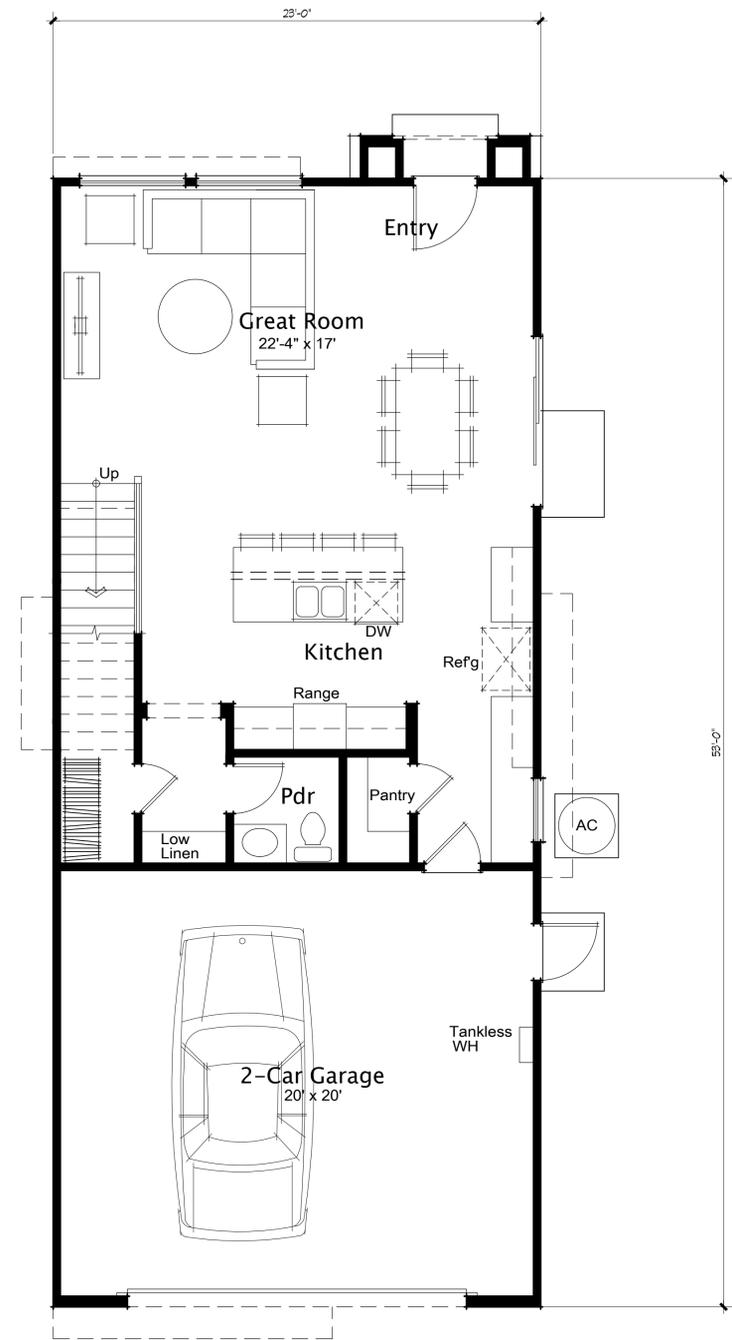
Title
Plan 1
Elevation 'C'
Country

Date
May 1, 2019
Project Number
4423
Scale
1/4" = 1'-0"
Revision
8-30-2019
9-4-2019

Sheet No.
4

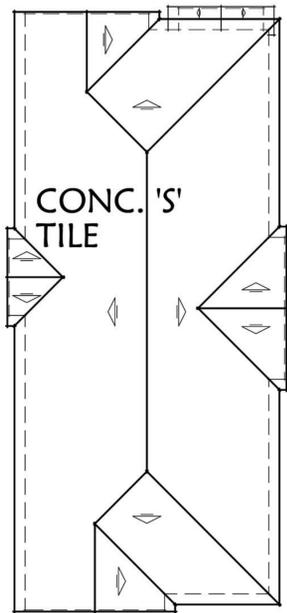


Second Floor Plan



First Floor Plan

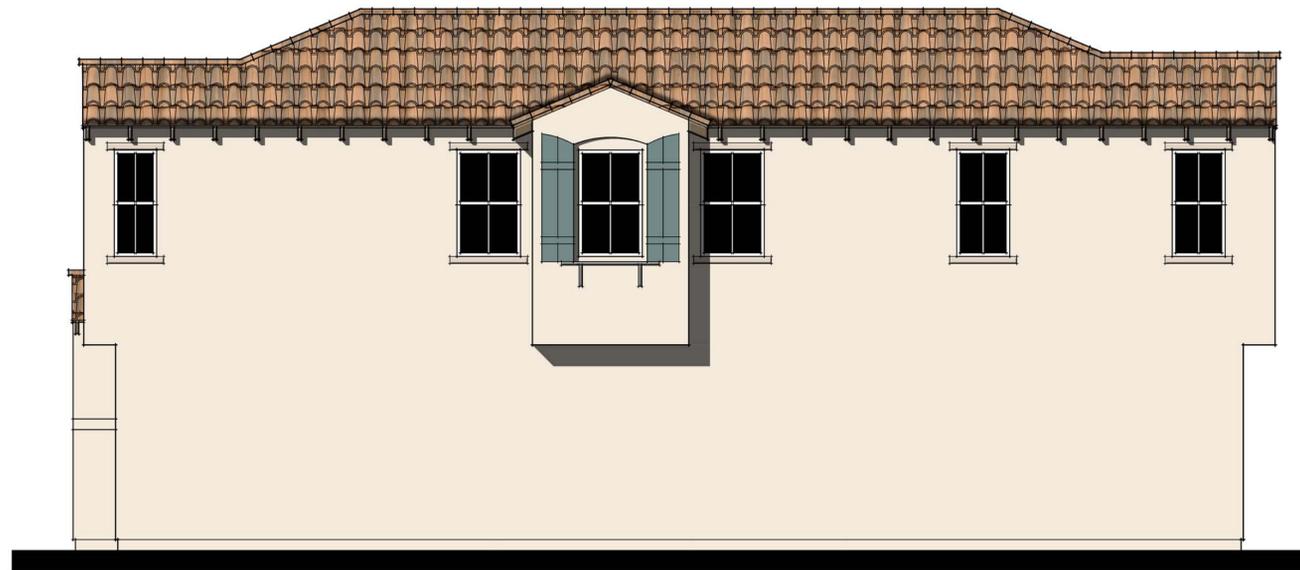
Living Area:	
First Floor	748
Second Floor	1,207
Total Living Area =	1,955 sq. ft.
Garage	472



CONC. 'S'
TILE

ROOF PLAN

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'



REAR ELEVATION 'A'



LEFT ELEVATION 'A'

SPANISH



FRONT ELEVATION 'A'

Scheme 2

MATERIAL NOTES

- Roof: Concrete 'S' Tile
- Roof Pitch: 5 : 12
- Rakes: Flush
- Eaves: 12"
- Building Height: 25'-6"
- Metal Sectional Garage Doors
w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at
Doors & Windows On Stucco Walls
- Ceramic Tile Accents
- Wrought Iron Accents
- High-Density Foam Shutters

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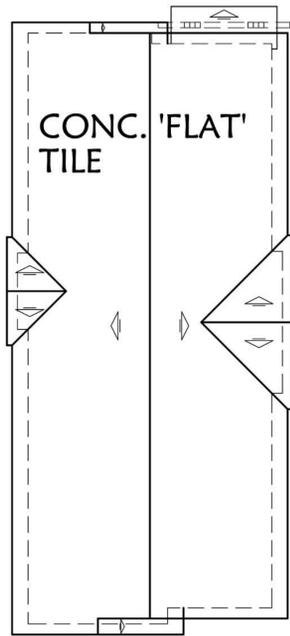


CrestWood
COMMUNITIES
Mission 42

Title
Plan 2
Elevation 'A'
Spanish

Date
May 1, 2019
Project Number
4423
Scale
1/4" = 1'-0"
Revision
8-30-2019
9-4-2019

Sheet No.
6



ROOF PLAN
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'



REAR ELEVATION 'B'



LEFT ELEVATION 'B'



FRONT ELEVATION 'B'

Scheme 5

MATERIAL NOTES

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 18"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Precast Stone Veneer w/ Precast Stone Cap. Grouted Finish Around Each Stone, Stone To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Fiber-Cement Shingle Siding Accents
- Wood Trim at Siding Locations
- Board & Batt Siding @ Gable Ends

CRAFTSMAN

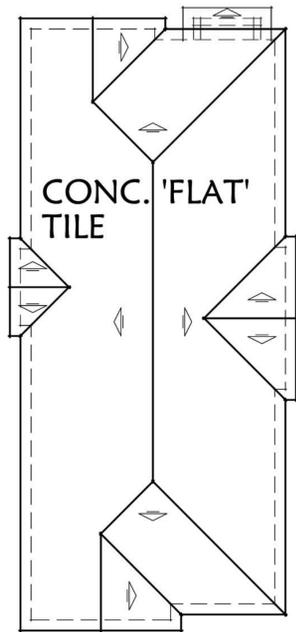
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CrestWood
COMMUNITIES
Mission 42

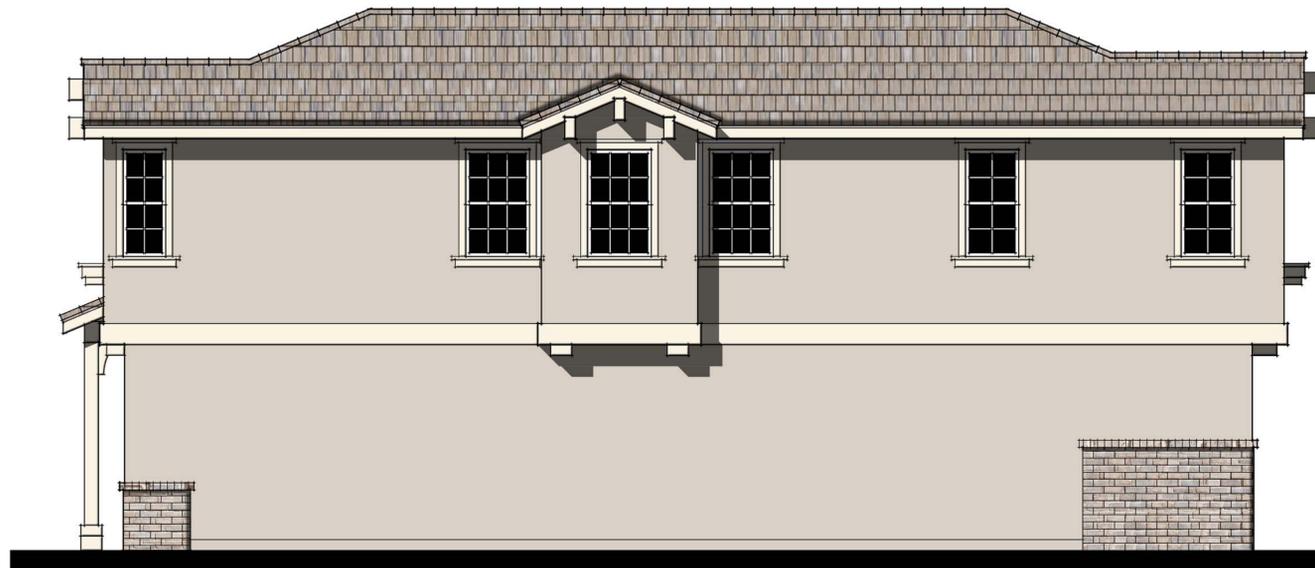
Title
Plan 2
Elevation 'B'
Craftsman

Date
May 1, 2019
Project Number
4423
Scale
1/4" = 1'-0"
Revision
8-30-2019

Sheet No.
7



ROOF PLAN
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'



REAR ELEVATION 'C'



LEFT ELEVATION 'C'



FRONT ELEVATION 'C'
Scheme 8

MATERIAL NOTES

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 18"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Precast Stone Veneer- (No River Rock) w/ Precast Stone Cap. Grouted Finish Around Each Stone, Stone To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Fiber-Cement Shingle Siding Accents
- Wood Trim at Siding Locations
- Board & Batt Siding @ Gable Ends

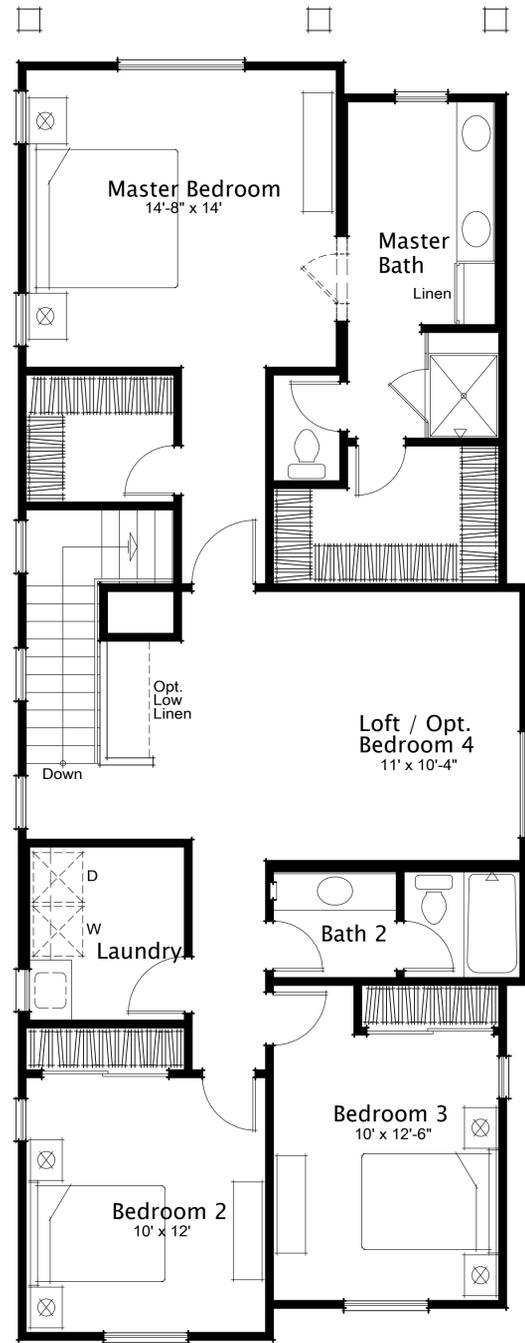
COUNTRY

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CrestWood
COMMUNITIES
Mission 42

Title	Plan 2 Elevation 'C' Country
Date	May 1, 2019
Project Number	4423
Scale	1/4" = 1'-0"
Revision	8-30-2019

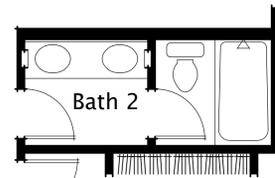
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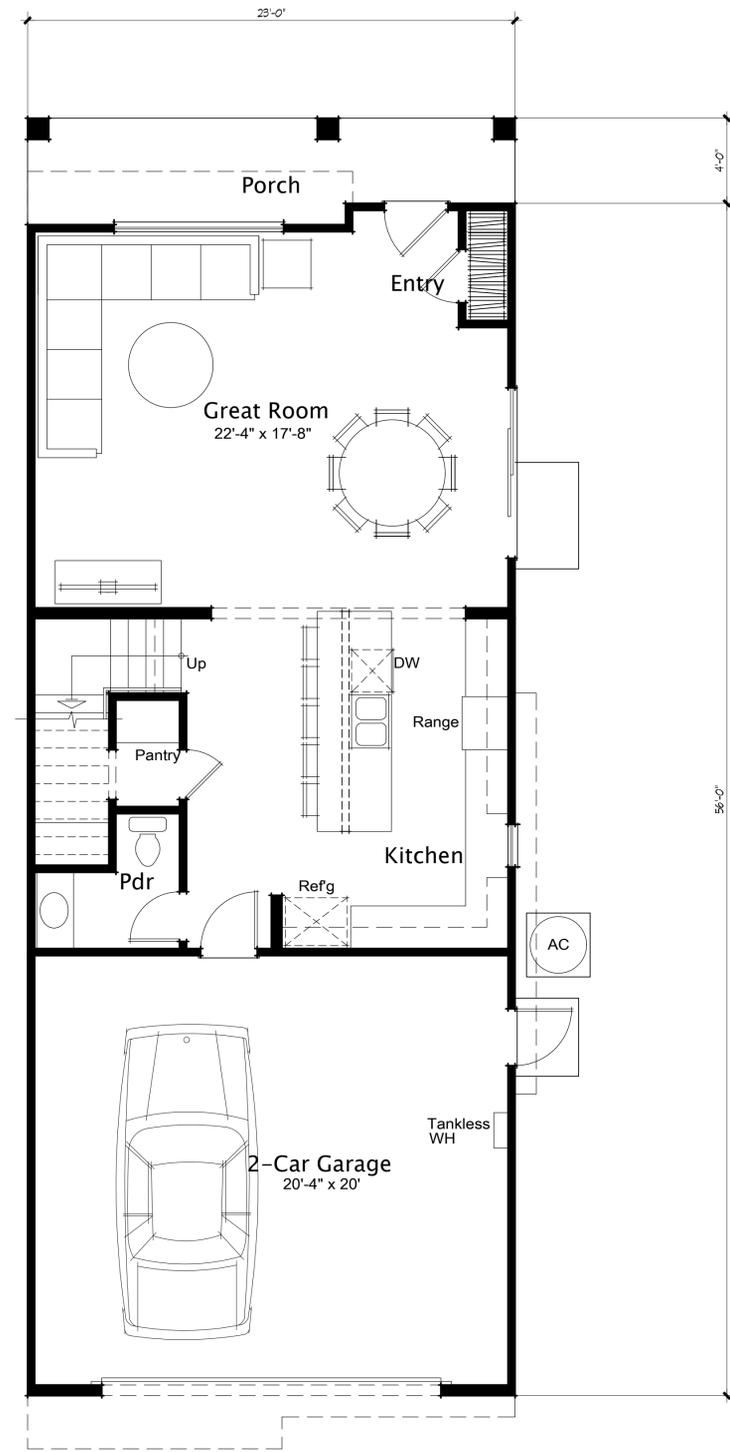
Second Floor Plan



Bedroom 4 Option



Bath 2 Sink Option



First Floor Plan

Living Area:	
First Floor	798
Second Floor	1,313
Total Living Area =	2,111 sq. ft.
Garage	475