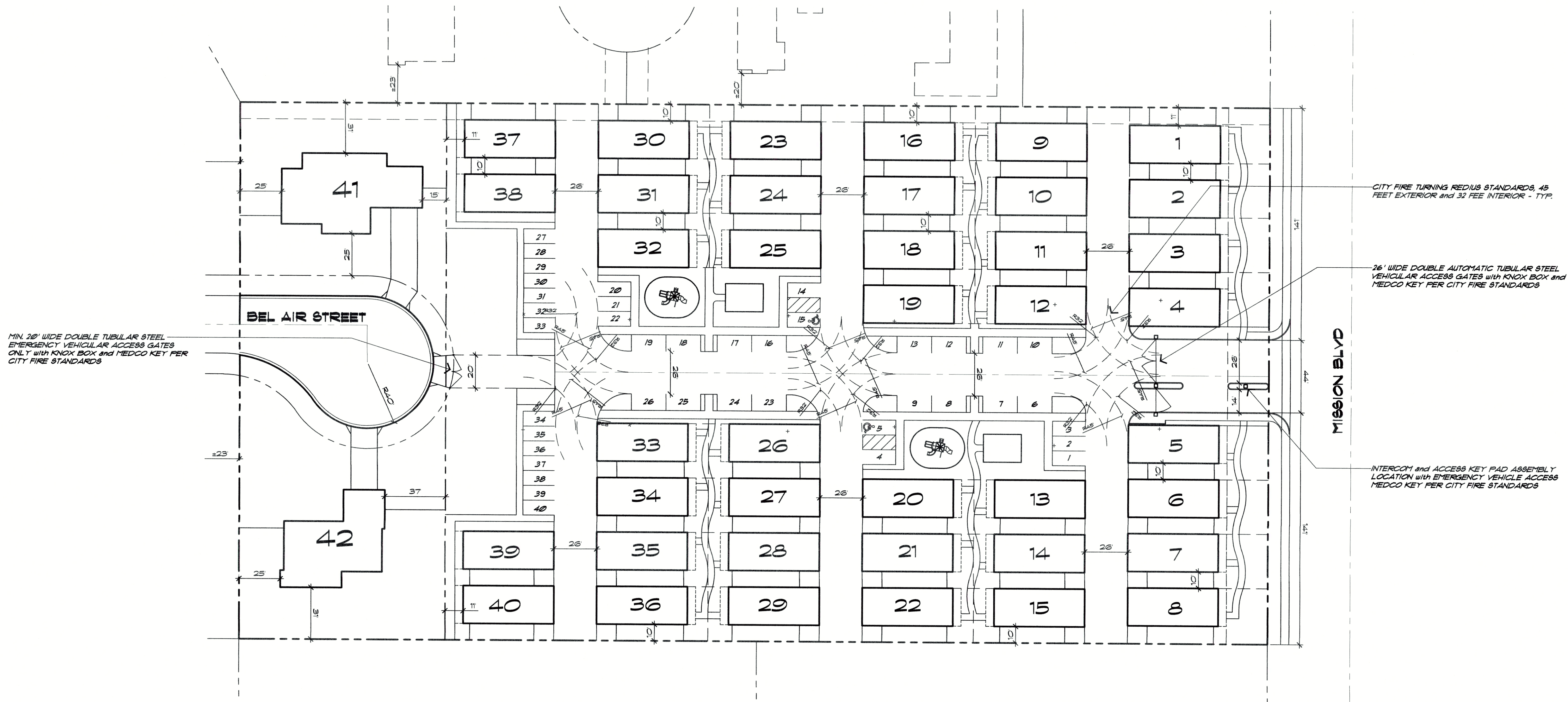




APPROVED

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:

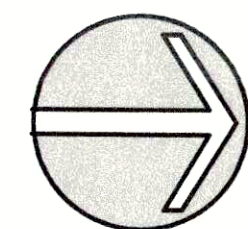
HOA WILL BE ESTABLISHED TO MAINTAIN THE ENTRY GATES and PERIMETER FENCING.

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.



SCALE: 1" = 30'



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PROJECT TITLE: Tract 20267 - 5553 Mission Blvd.

SCALE: 1" = 30'

DATE: 01/24/2019

SHEET

WALL PLAN

REVISION

DATE

COMMENTS

OWNER:

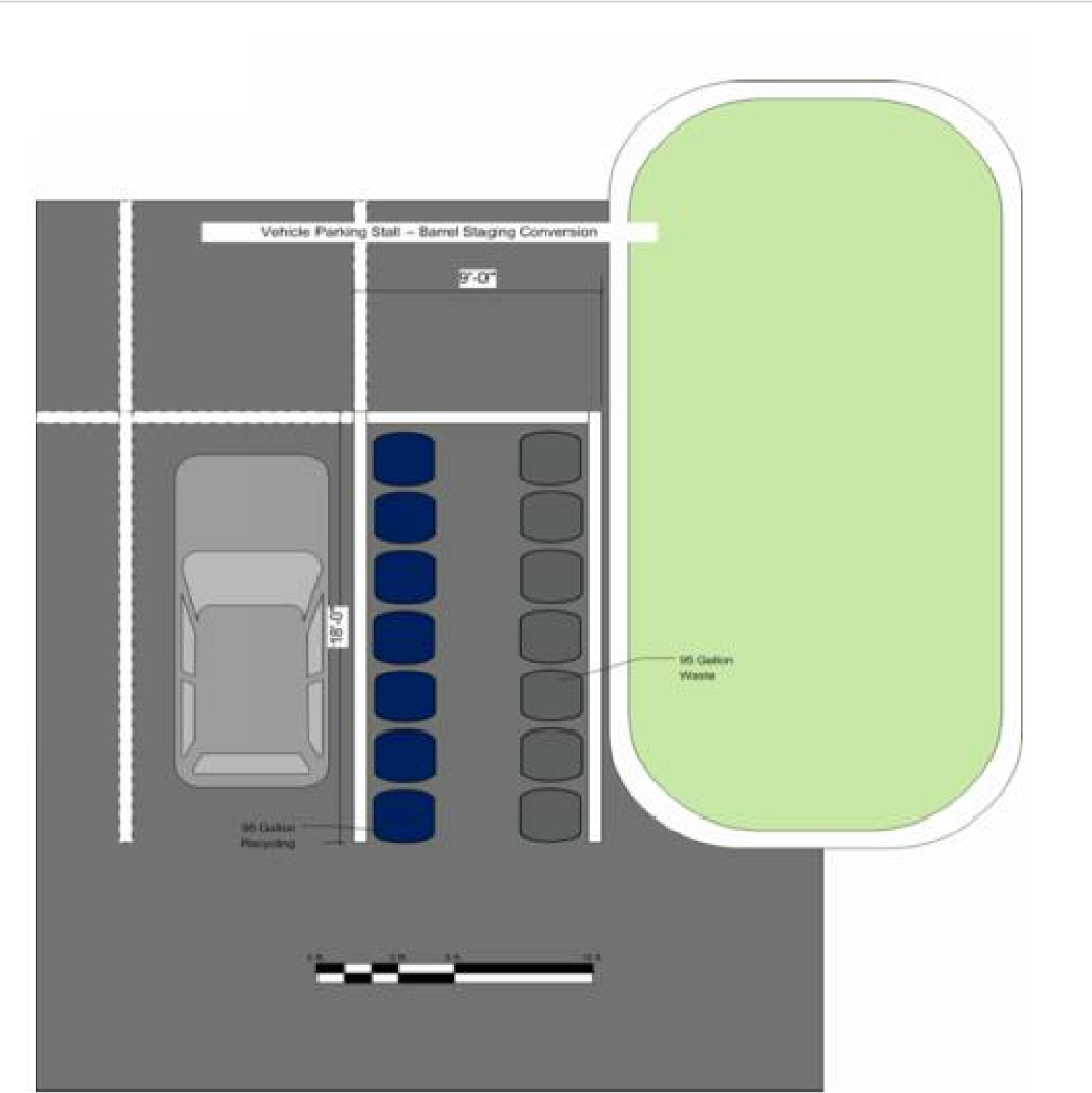
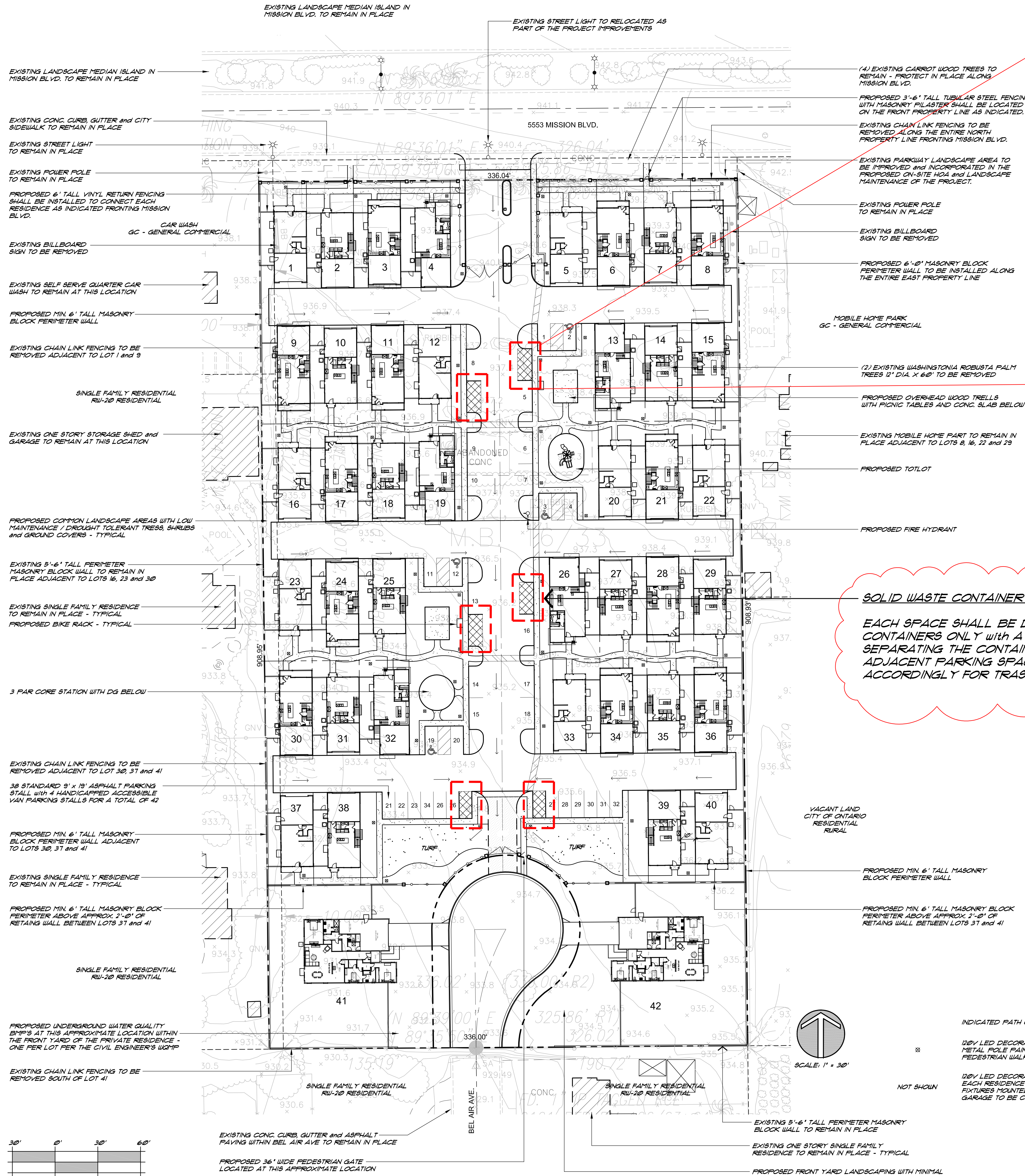
C & C INVESTMENTS
2001, LLC
906 REGAL CANYON DR
WALNUT CA, 91789

ENGINEER OF RECORD:

Encompass Associates, Inc.
Civil Engineering
5699 Cousins Place
Rancho Cucamonga, CA 91737
909-684-0093

DEVELOPER OF RECORD:

CRESTWOOD COMMUNITIES
510 W CITRUS EDGE STREET
GLEN DORA, CA 91740
626-914-1943



CONTAINER PARKING SPACE STAGING

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN BERNARDINO IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 2 AND THE EAST 10 FEET OF LOT 1, IN BLOCK 19 OF MONTE VISTA TRACT NO. 2, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT BOOK 16 OF MAP, PAGE 33 RECORDS OF SAID COUNTY, EXCEPT THE NORTH 15 FEET THEREOF. APN(S): 1011-351-02-0000

NO EASEMENTS EXIST ON-SITE
"NO SIGNS PROPOSED" FOR THE PROJECT
NO PROTECTED TREES/PLANTS ON-SITE

PROJECT INFO P2018-00574

a) APN: 1011-351-02

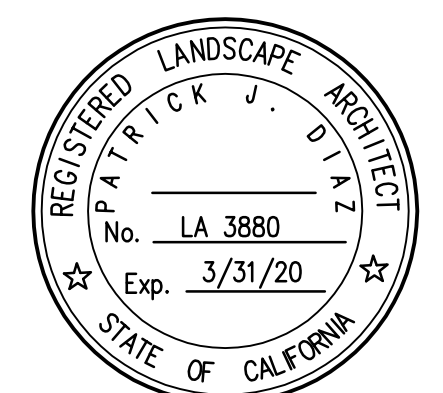
b) GENERAL PLAN AMENDMENT, CONDITIONAL USE PERMIT and TENTATIVE TRACT MAP APPLICATIONS, PROPOSED USE IS DETACHED SINGLE FAMILY RESIDENTIAL 42 SFR with a TOTAL SQUARE FOOTAGE OF 82,286 SF COMBINED.

c) APPLICANT: PATRICK J. DIAZ with CRESTWOOD COMMUNITIES
510 WEST CITRUS EDGE STREET, GLENORA, CA 91740
626-914-1943 - pdiaz@crestwoodcommunities.com

PROPERTY OWNER: CHEN SHI LEE
C and G INVESTMENTS 2001, LLC
906 REGAL CANYON ROAD, WALNUT, CA 91789

d) PREPARER: PATRICK J. DIAZ with CRESTWOOD COMMUNITIES
510 WEST CITRUS EDGE STREET, GLENORA, CA 91740
626-914-1943 - pdiaz@crestwoodcommunities.com

SITE PLAN PREPARED: FEBRUARY 7, 2019



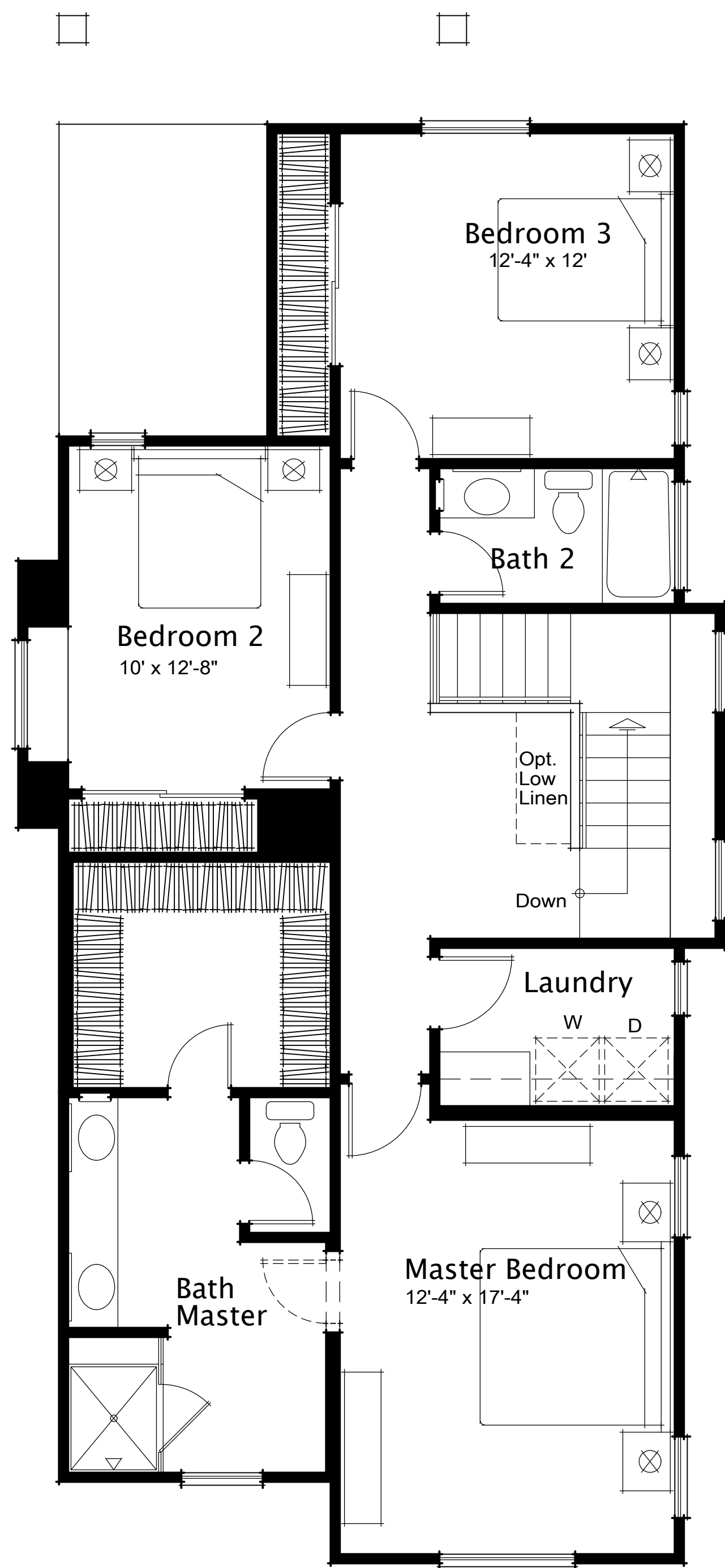
REVISION	DATE	COMMENTS
1	05/02/19	PER PLANNING REVIEW COMMENTS 04/04/19

C & G INVESTMENTS 2001, LLC 906 REGAL CANYON DR WALNUT CA 91789
Encompass Associates, Inc. Civil Engineering 5699 Cousins Place Rancho Cucamonga, CA 91737 909-684-0093

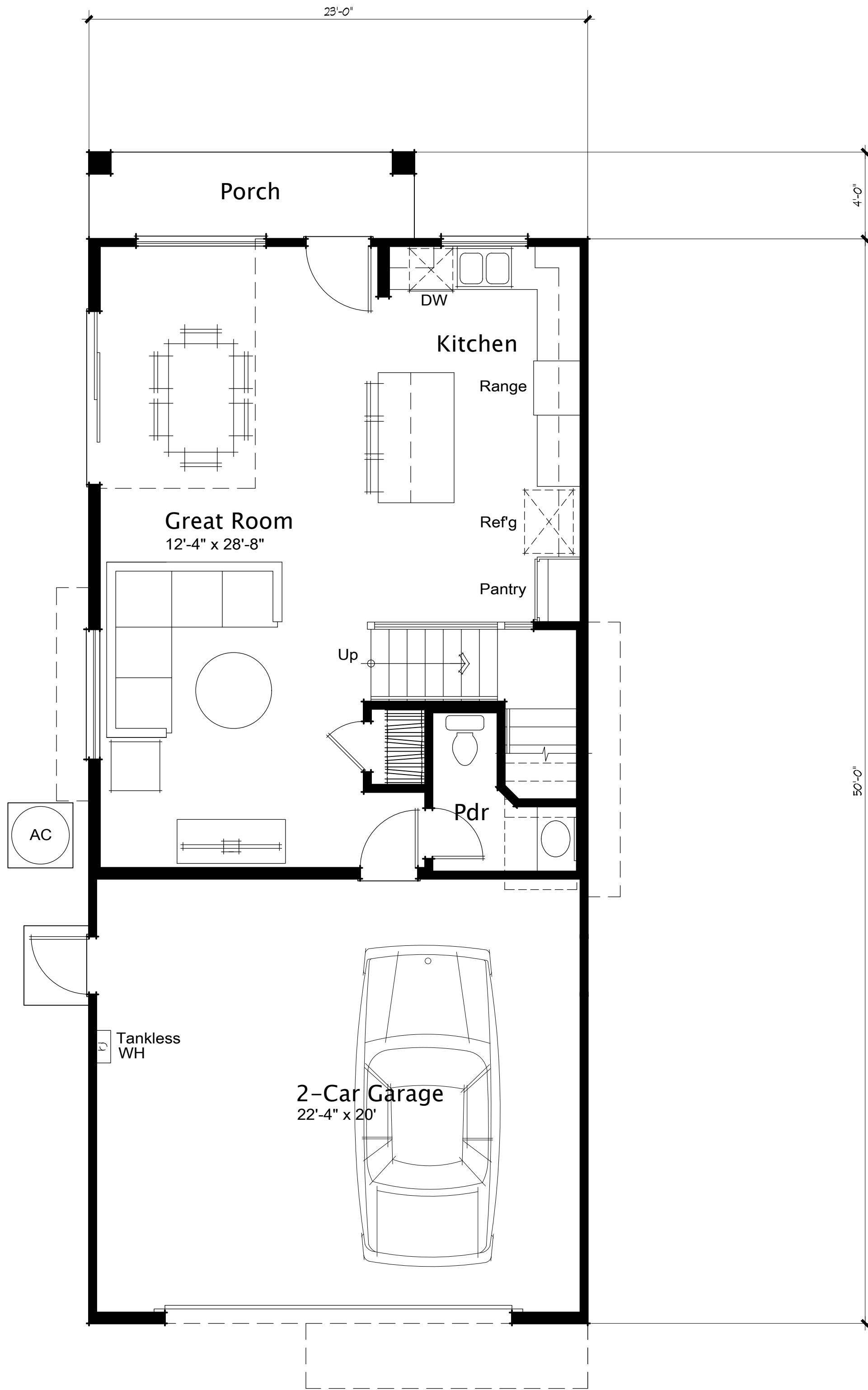
CRESTWOOD COMMUNITIES 510 W. CITRUS EDGE STREET GLENORA, CA 91740 626-914-1943

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--

PROJECT TITLE: Tract 20267 - 5553 Mission Blvd.	DATE: 02/19/2019	BY: PATRICK J. DIAZ
TRASH PICKUP SITE PLAN		

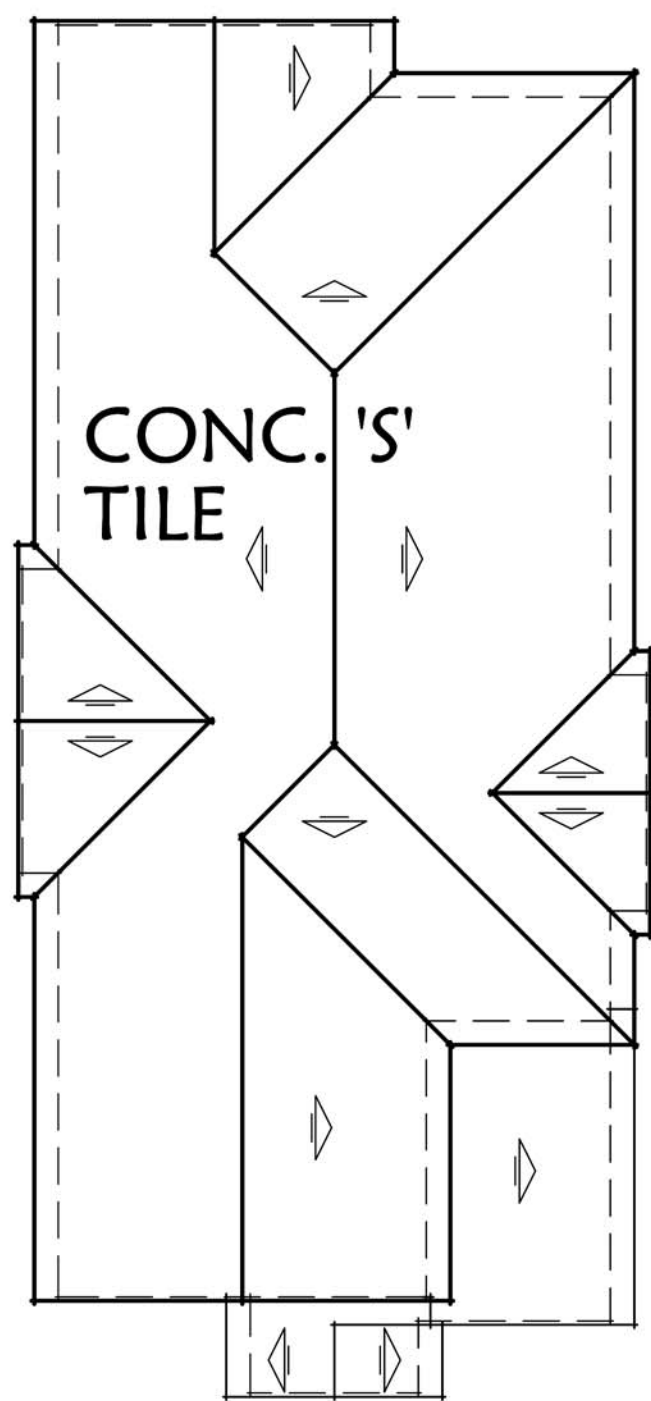


Second Floor Plan



First Floor Plan

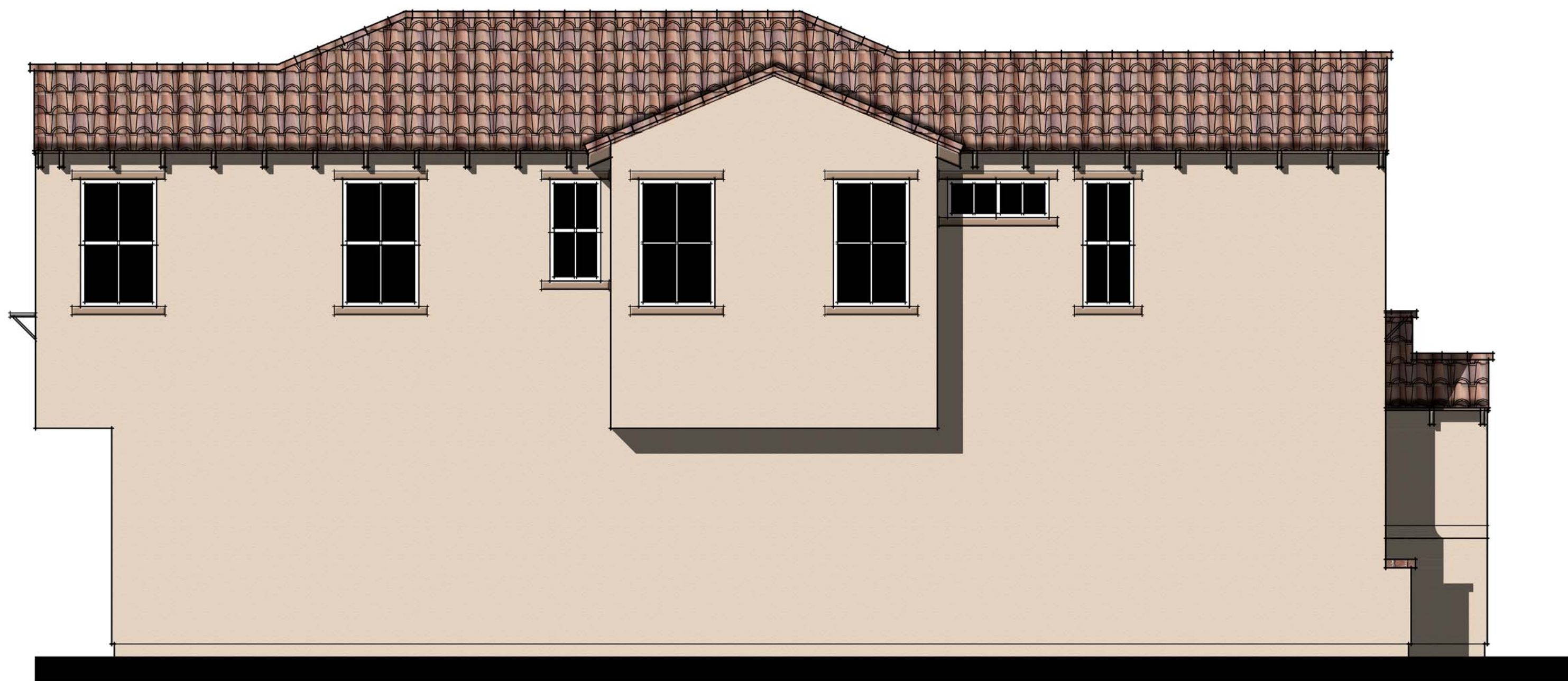
Living Area:	
First Floor	679
Second Floor	1,038
Total Living Area =	
Garage	472
	1,717 sq. ft.



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'

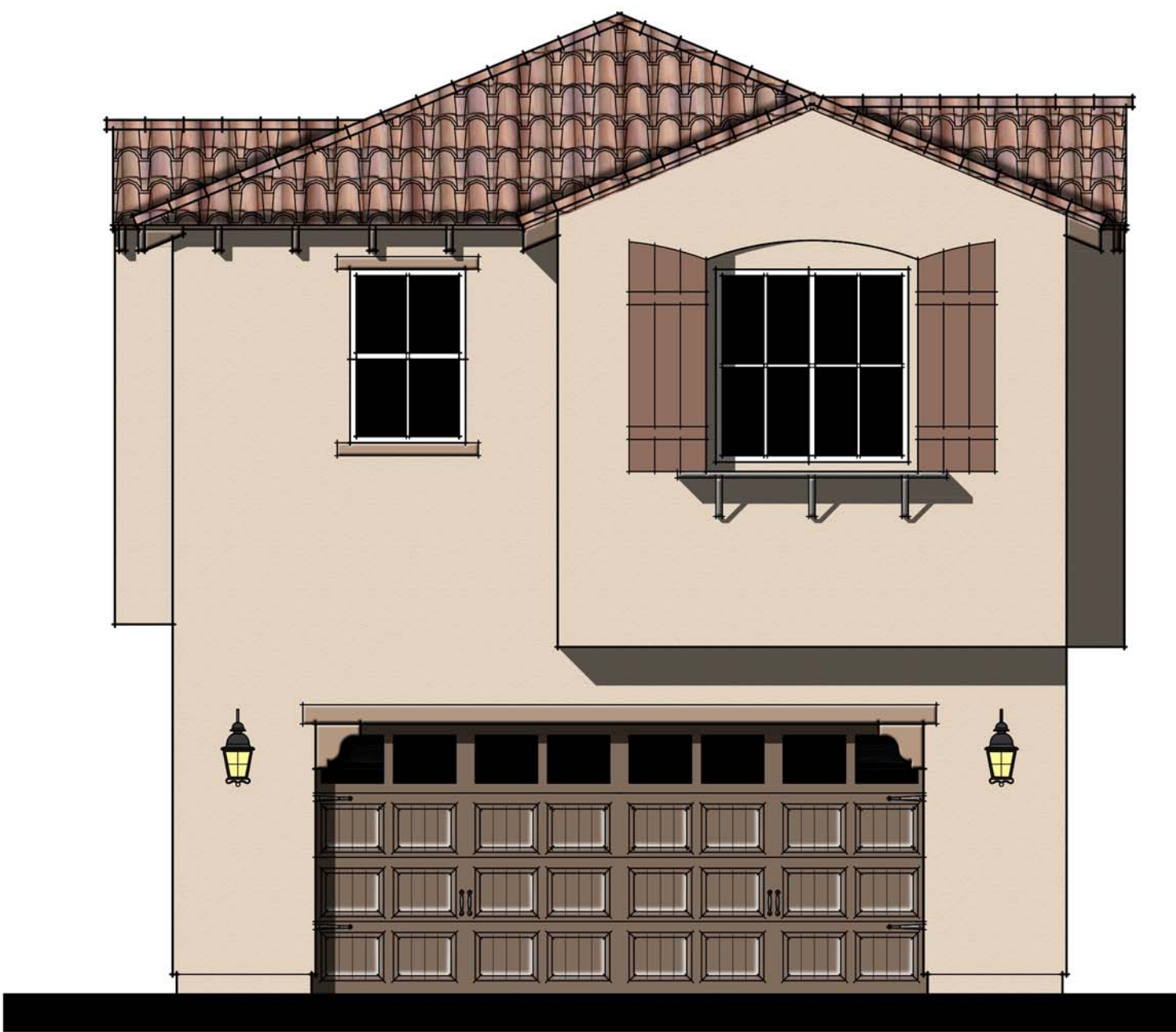


RIGHT ELEVATION 'A'

SPANISH

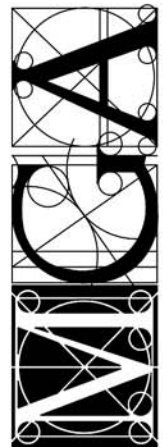


FRONT ELEVATION 'A'
Scheme 1



REAR ELEVATION 'A'

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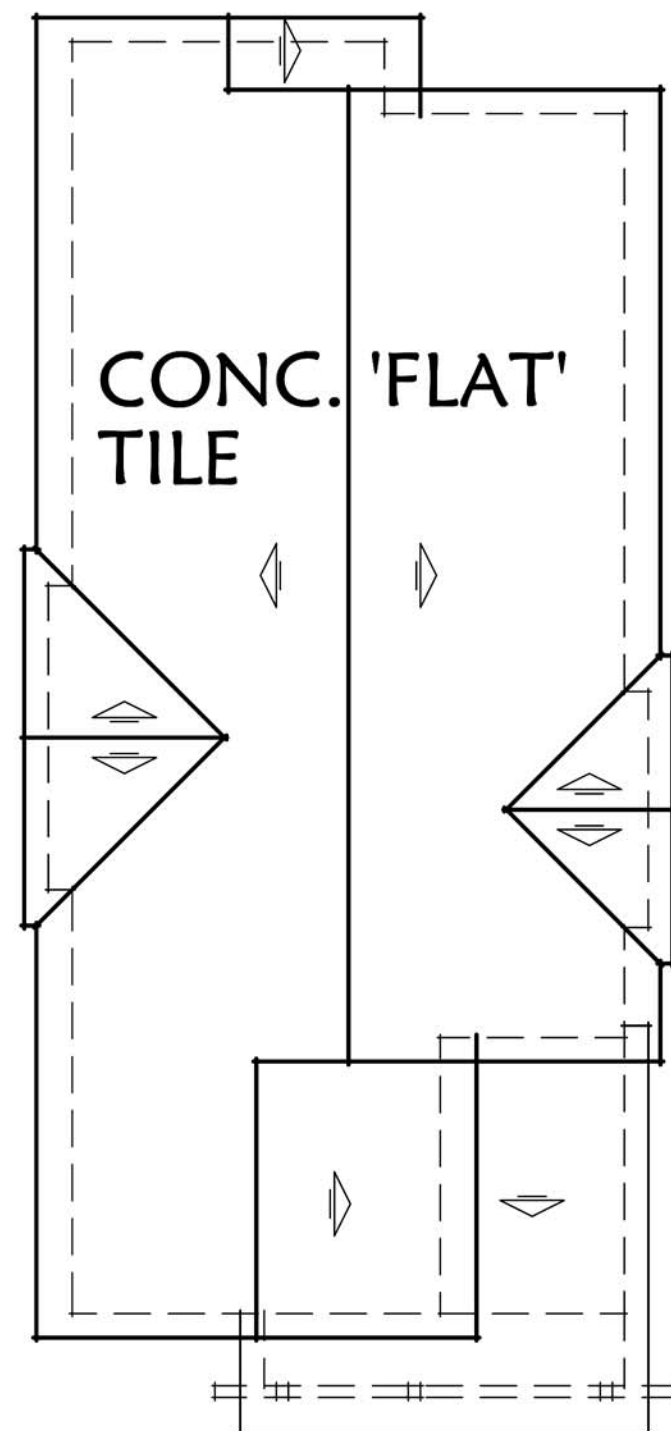


CrestWood
COMMUNITIES
Mission 42

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

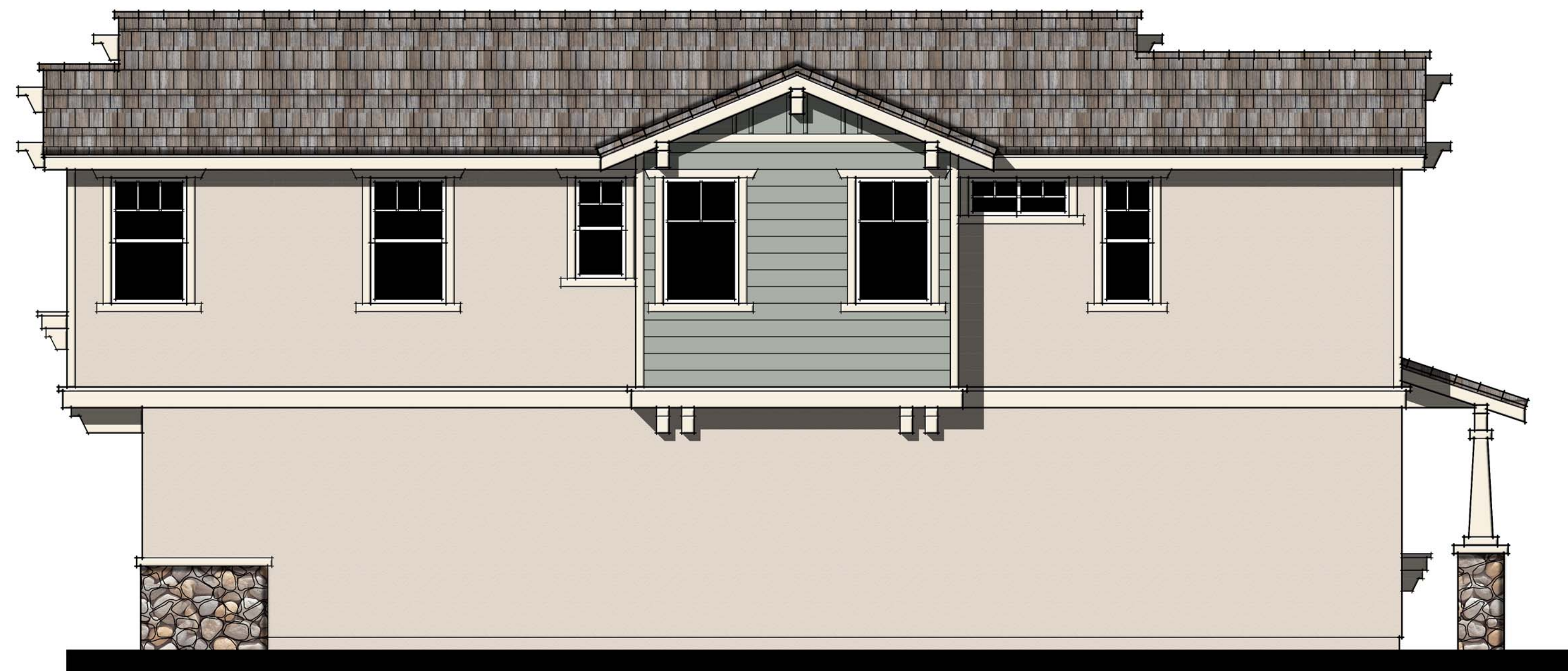
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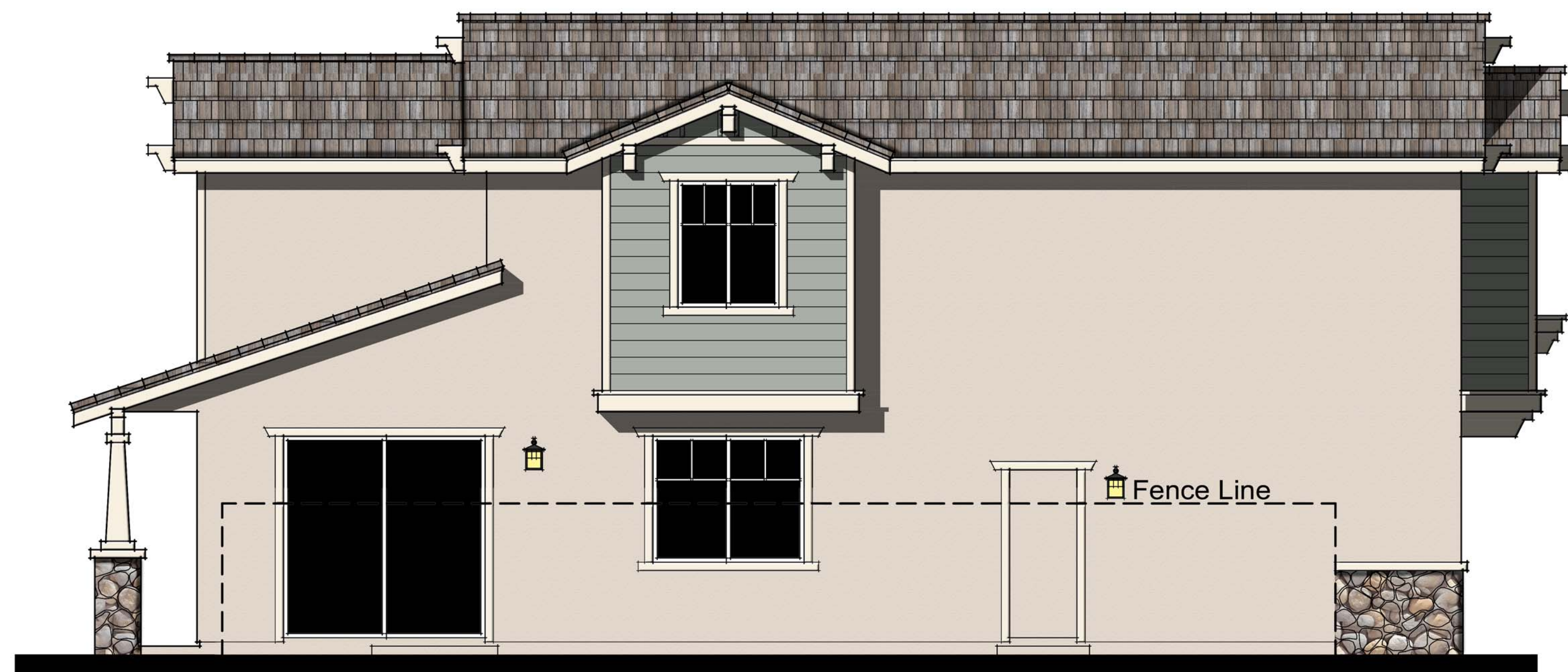
ROOF PLAN
SCALE: 1/8"=1'-0"

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'

CRAFTSMAN



FRONT ELEVATION 'B'
Scheme 4



REAR ELEVATION 'B'

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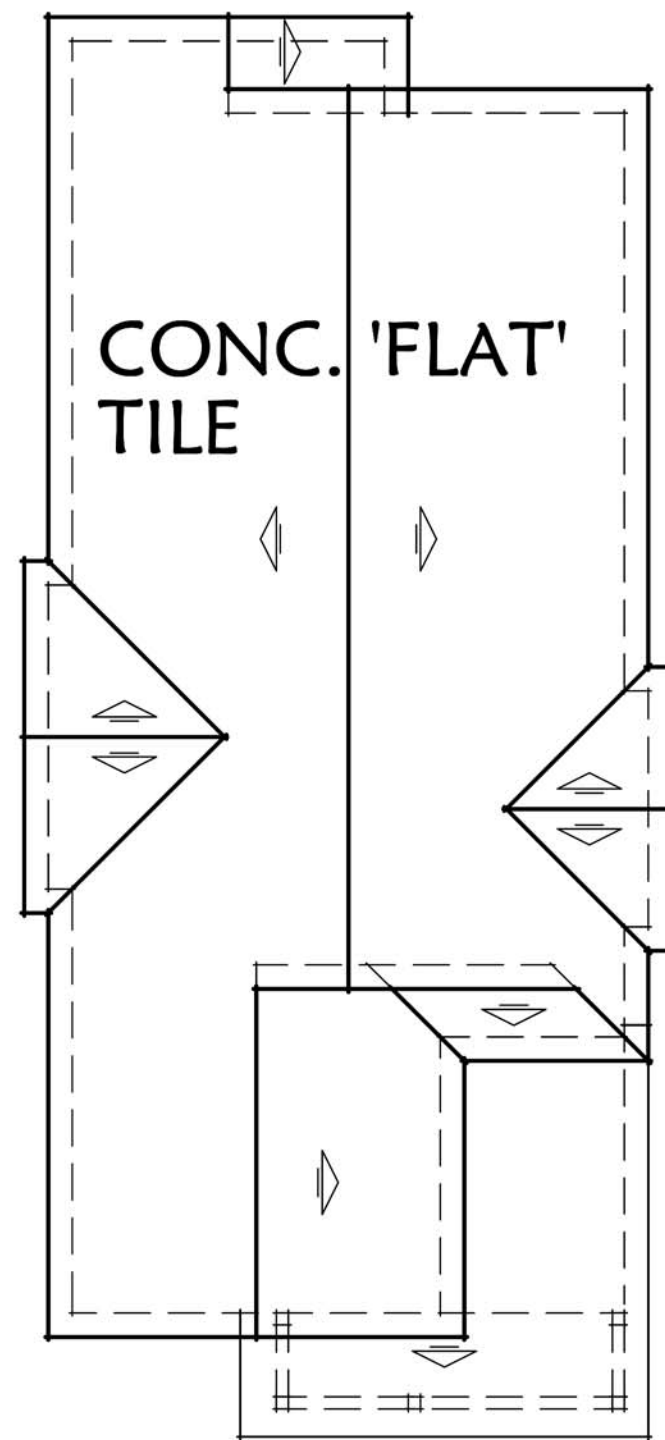


CrestWood
 COMMUNITIES
 Mission 42

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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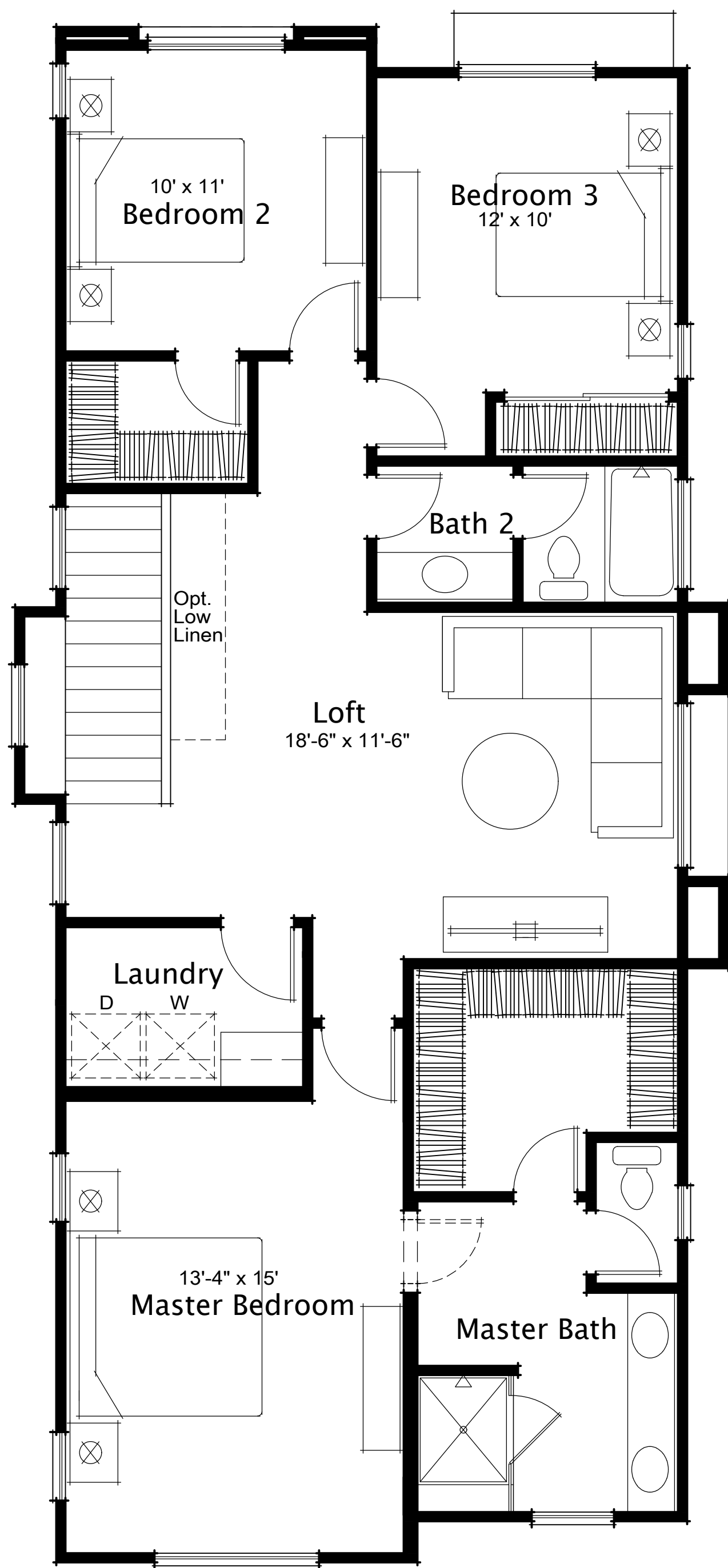


CrestWood
COMMUNITIES
Mission 42

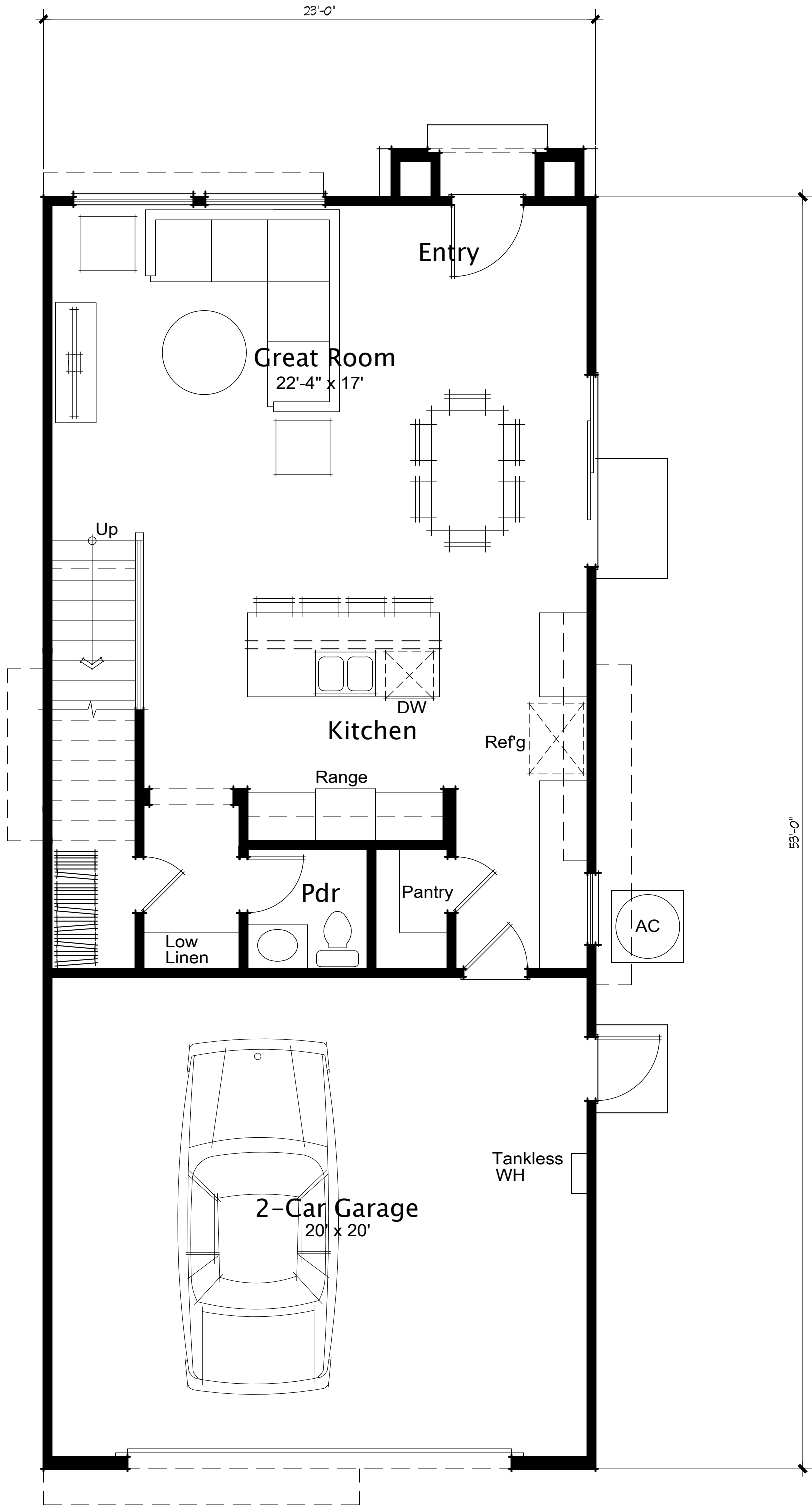
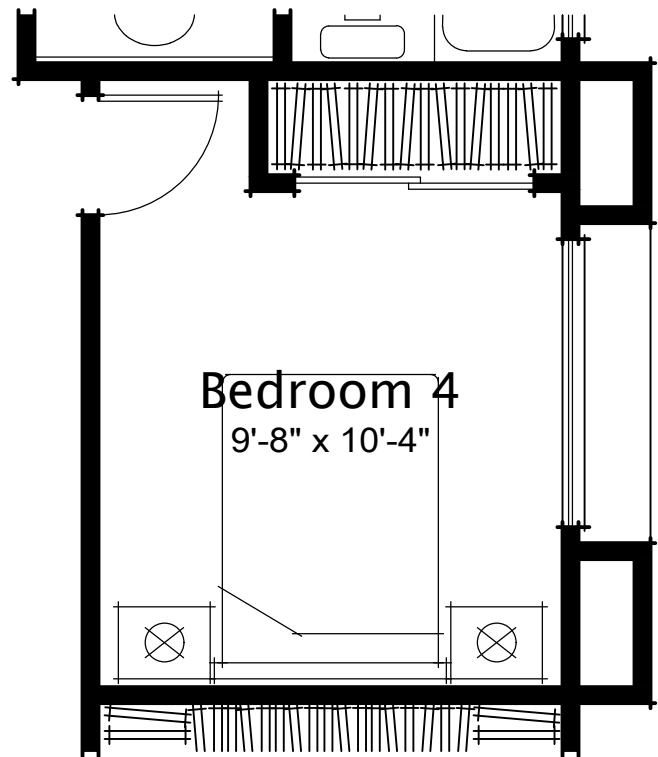
Title
Plan 1
Elevation 'C'
Country

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

Sheet No.
4

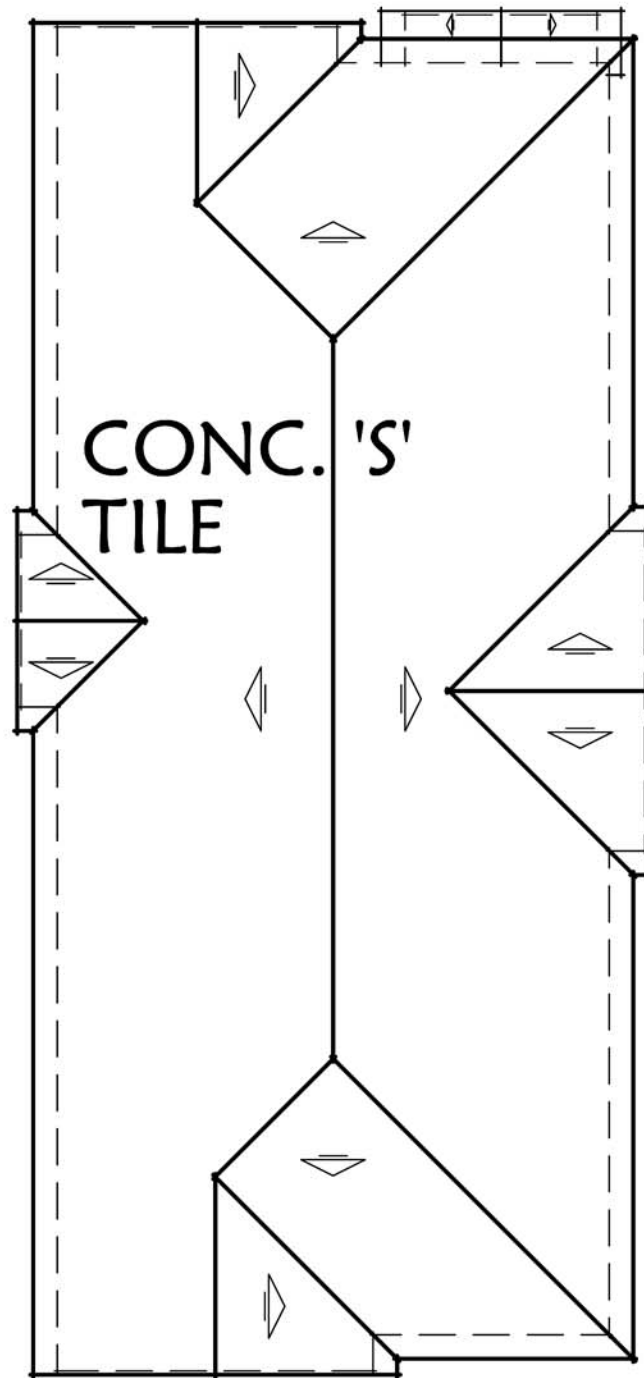


Second Floor Plan



First Floor Plan

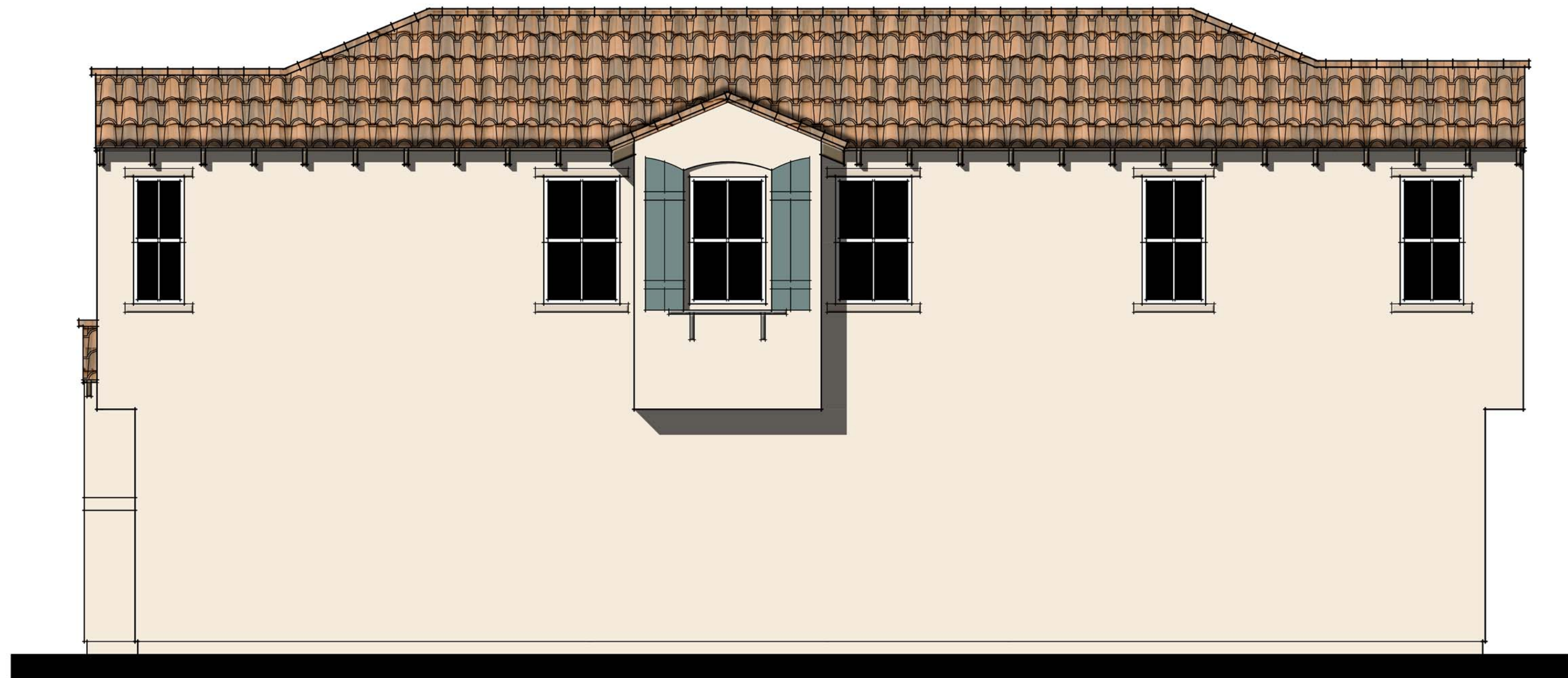
Living Area:	
First Floor	748
Second Floor	1,207
Total Living Area =	1,955 sq. ft.
Garage	472



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
- Ceramic Tile Accents
- Wrought Iron Accents
- High-Density Foam Shutters



RIGHT ELEVATION 'A'



LEFT ELEVATION 'A'

SPANISH



REAR ELEVATION 'A'

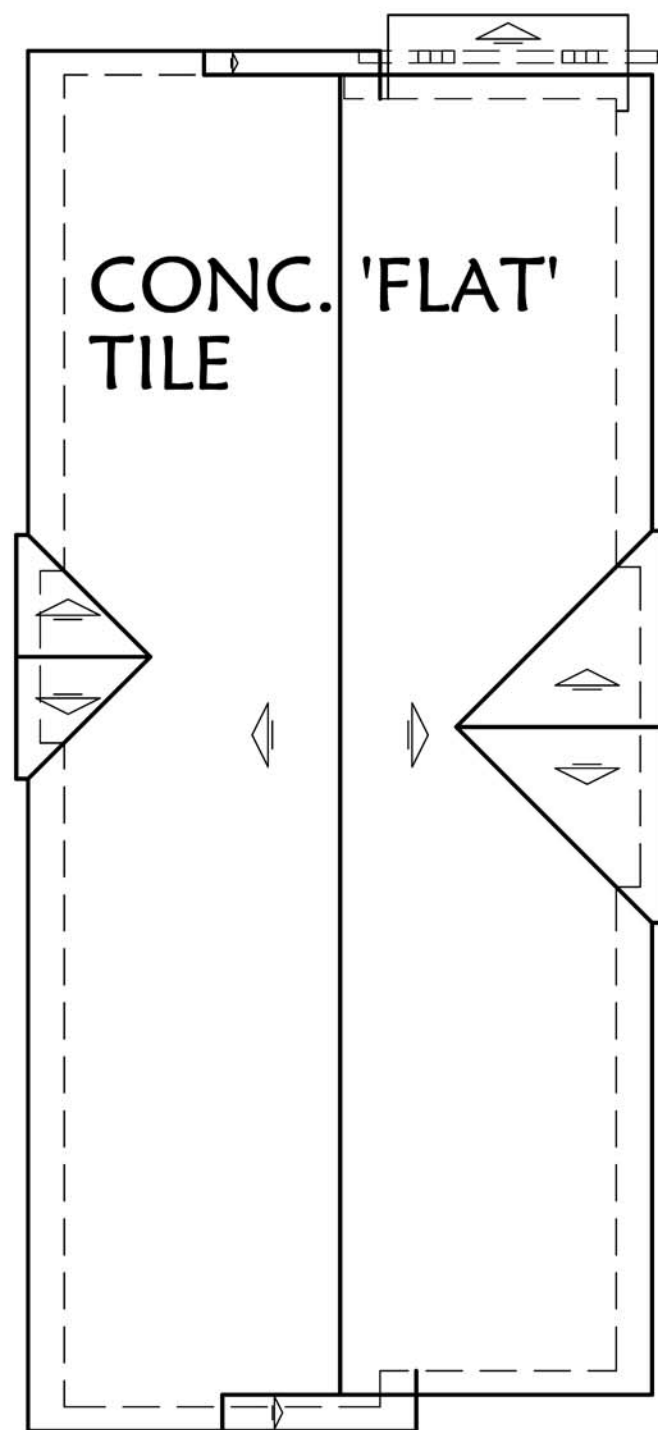


FRONT ELEVATION 'A'
Scheme 2

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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	



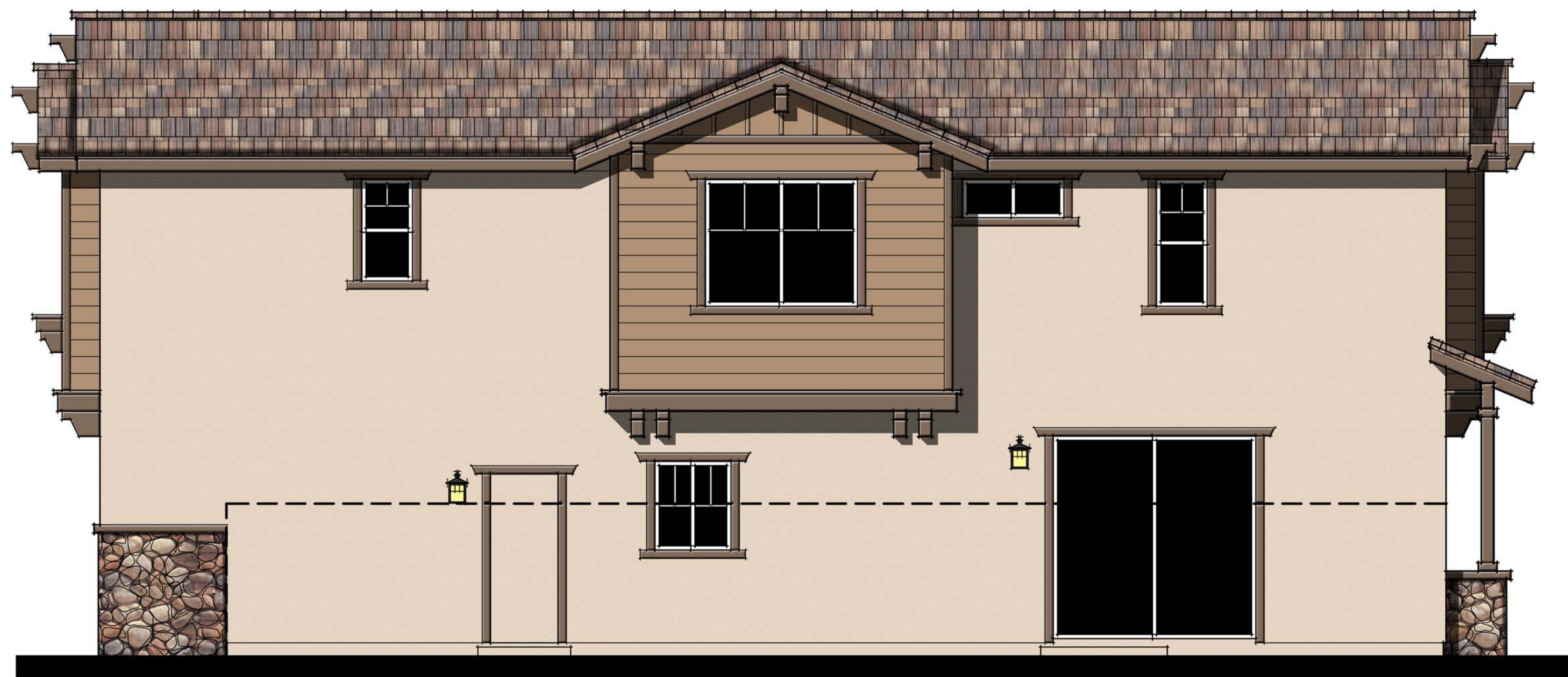
ROOF PLAN
SCALE: 1/8"=1'-0"

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



RIGHT ELEVATION 'B'



LEFT ELEVATION 'B'

CRAFTSMAN



REAR ELEVATION 'B'



FRONT ELEVATION 'B'

Scheme 5

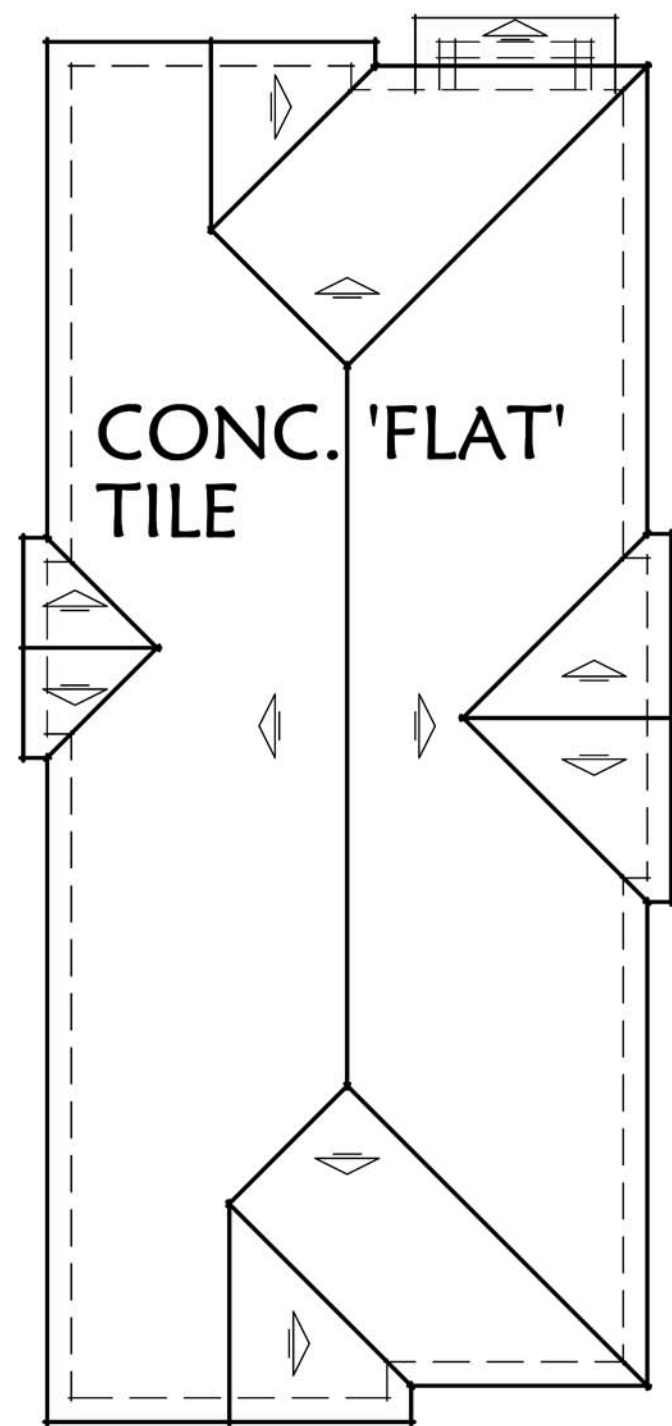
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CrestWood
 COMMUNITIES
 Mission 42

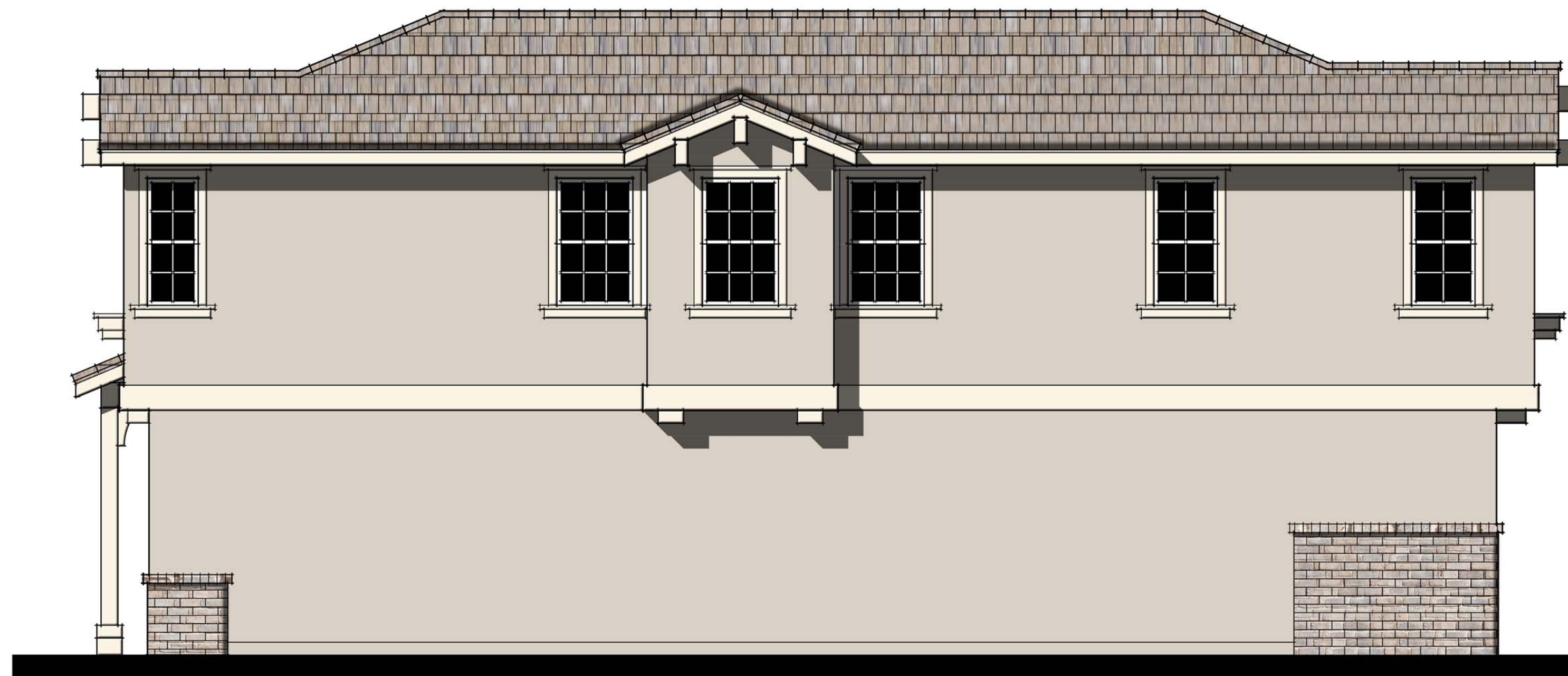
Title
 Plan 2
 Elevation 'B'
 Craftsman

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

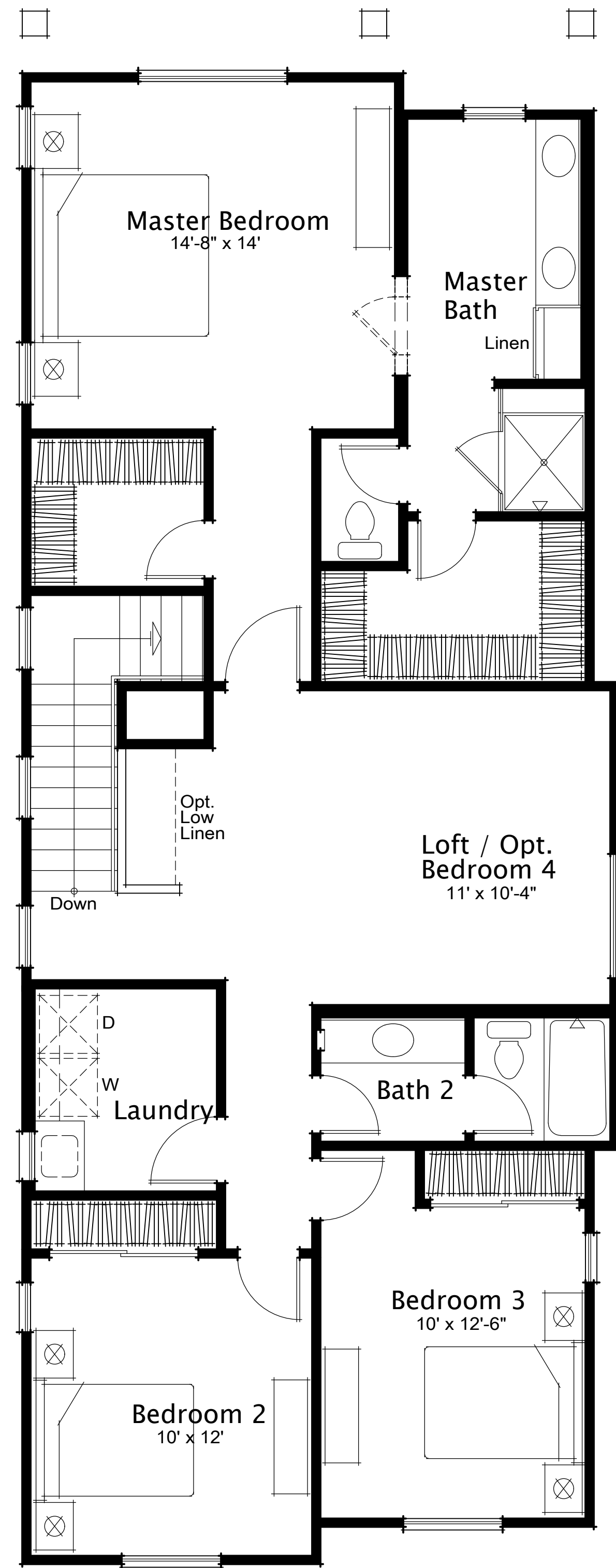
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CrestWood
 COMMUNITIES
 Mission 42

Title
 Plan 2
 Elevation 'C'
 Country

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

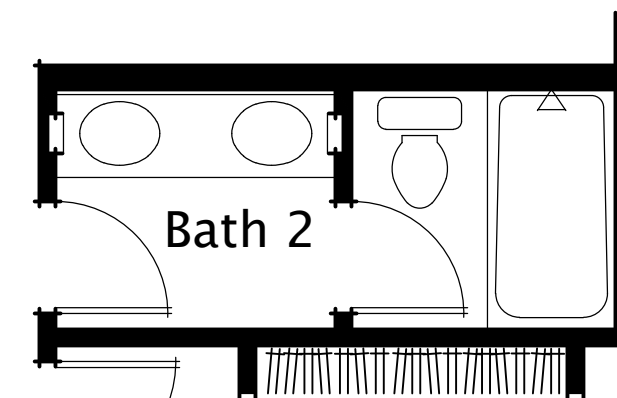
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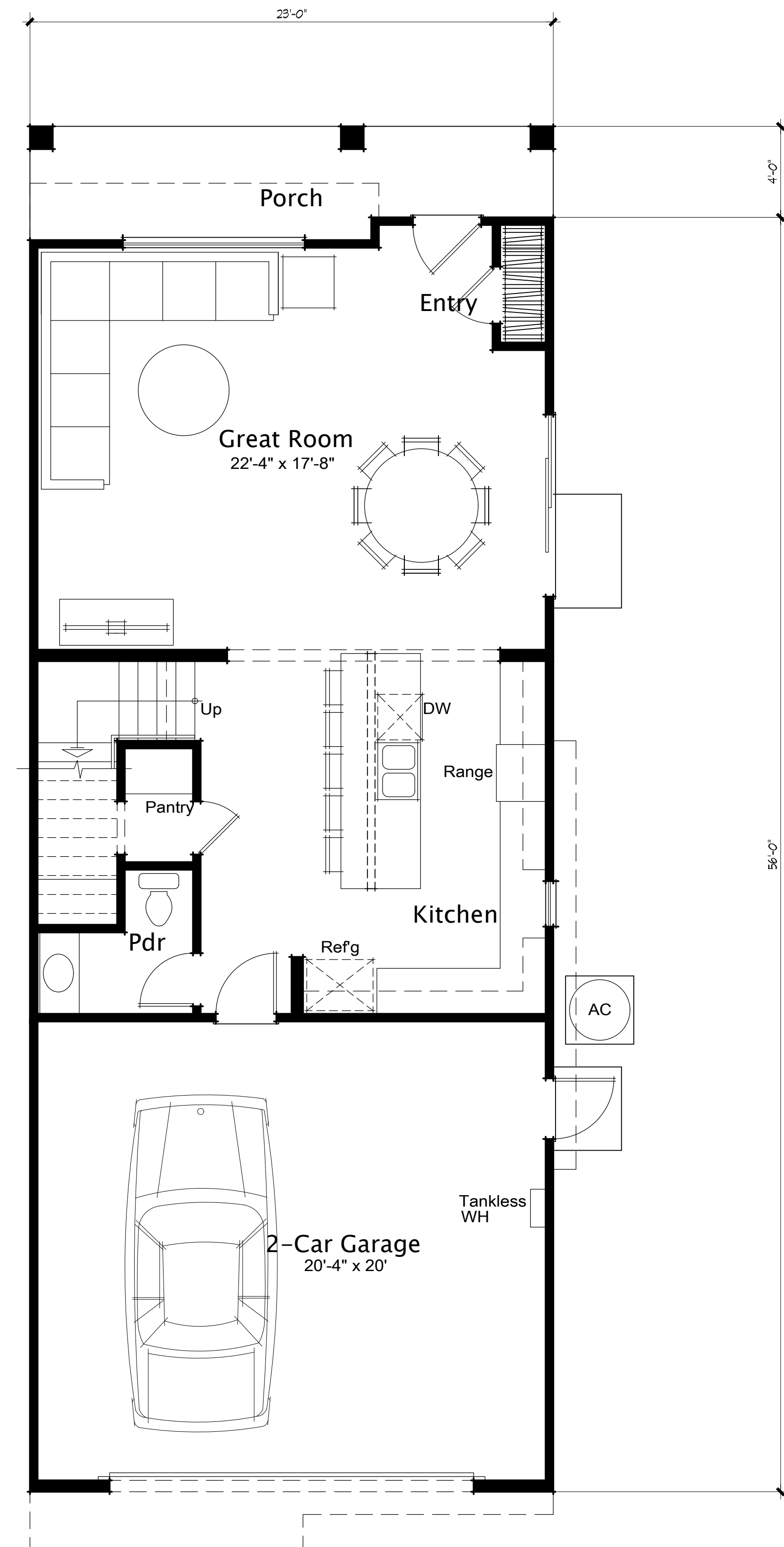
Second Floor Plan



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