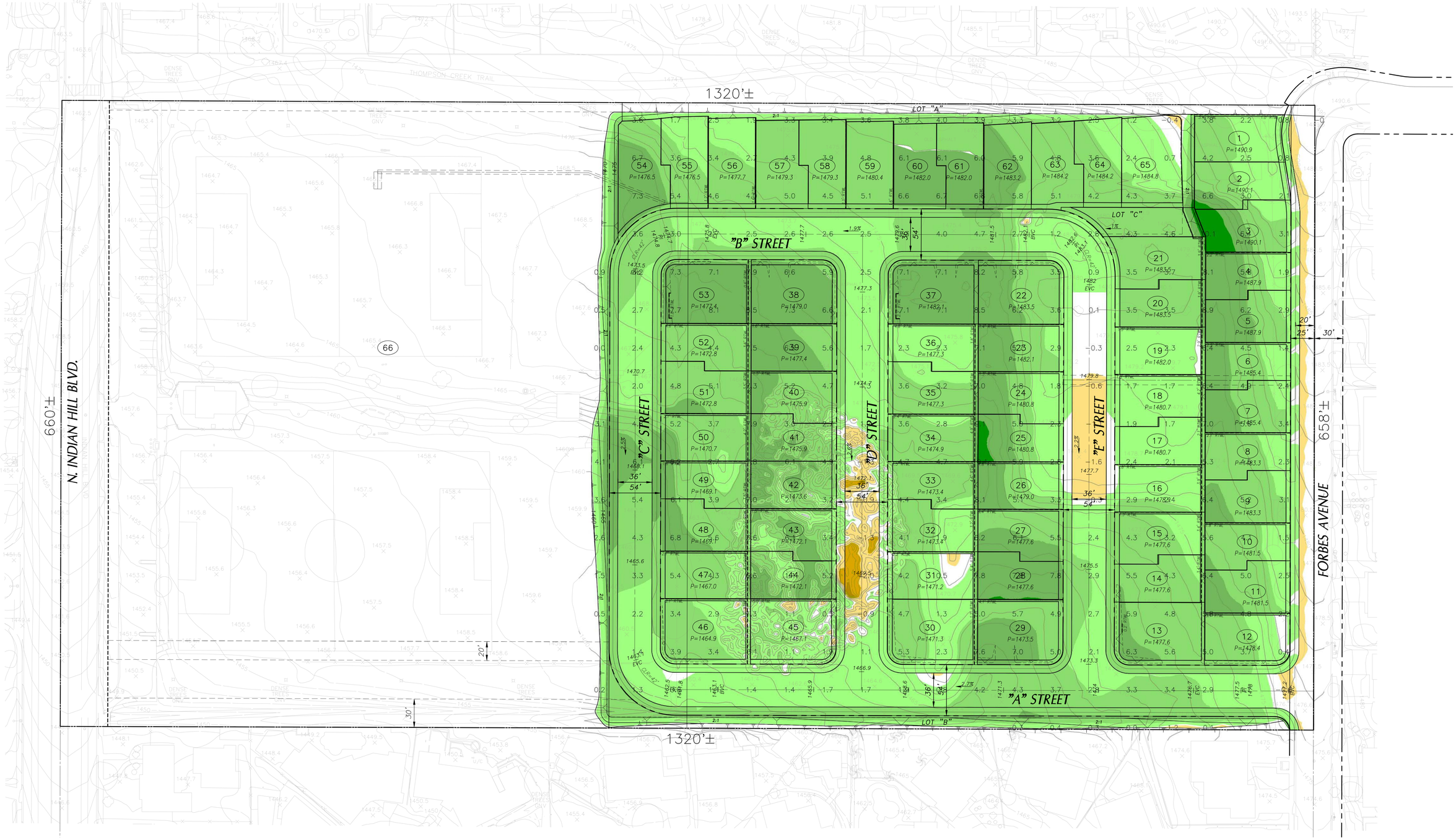



## LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPOSED CENTERLINE
- 600 PROPOSED CONTOUR LINE
- RIGHT OF WAY
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- STREET CURB
- PROPOSED RETAINING WALL
- 1450 EXISTING CONTOUR
- P= PAD ELEVATION

## EARTHWORK SUMMARY

| Area of Grading | 11.17 AC | |
|---|---|---|
| | CUT | FILL |
| Raw Volume | 848 CYS | -67,138 CYS |
| Remedial 4' | 72,097 CYS | 72,097 CYS |
| 5% Loss on 0'-5' Cut | CYS | 42 CYS |
| 20% Loss on Existing Stockpiles | CYS | 0.128 CYS |
| Estimated Totals | 72,345 CYS | 139,277 CYS |
| Short | -66,332 CYS | |

Notes:
1. Street undercut used TC minus 18"

FEET 0 20 40 80
INCHES 0 1/2 1 2

| REVISION | |
|---|---|
| DATE | DESCRIPTION |
| | |


APPLICANT:
**TRUMARK HOMES**
450 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
CONTACT: JOE MARTIN
PH: (949) 999-9800

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


CITY OF CLAREMONT, COUNTY OF LOS ANGELES

# GRADING EXHIBIT

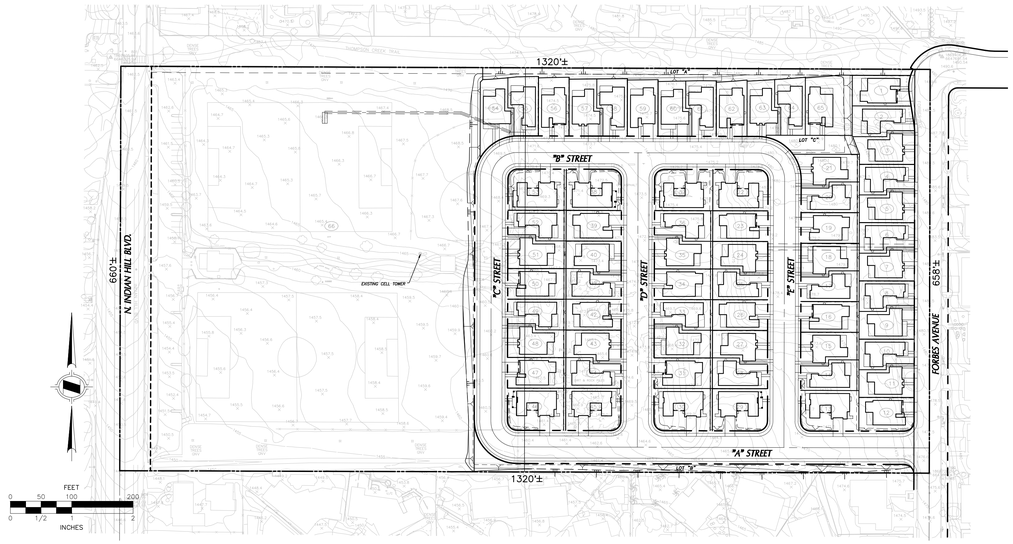
## TENTATIVE TRACT MAP NO. 83121

| DESIGNED BY: | DATE: | CITY FILE NO.: | SHEET |
|---|---|---|---|
| DRAFTED BY: | 02/02/21 | | 1 of 1 |
| CHECKED BY: | | | |

W.O.: 3593-46X LA PUERTA

DATE: Feb. 04, 2021 01:14:02 PM FILE: F:\1118\Planning\SA_TTM 83121\Exh_Grading Exhibit\Grading Exhibit_83121.dwg

## INDEX MAP



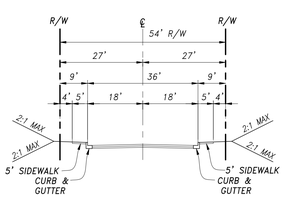

## LOT & LAND USE SUMMARY TABLES

### LOT & PLAN SUMMARY

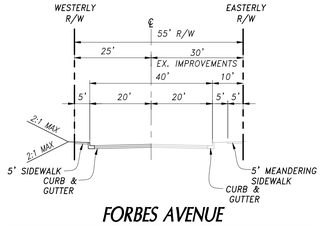
Plan Type Summary

| Lot Number | Plan Type | Lot Number | Plan Type |
|---|---|---|---|
| 1 | 4L | 31 | 3D |
| 2 | 1A | 32 | 2A |
| 3 | 2D | 33 | 1B |
| 4 | 1B | 34 | 4A |
| 5 | 2A | 35 | 4L |
| 6 | 1C | 36 | 1D |
| 7 | 2D | 40 | 2D |
| 8 | 1A | 41 | 1C |
| 9 | 2B | 42 | 1B |
| 10 | 1C | 43 | 2A |
| 11 | 2A | 44 | 1B |
| 12 | 4C | 45 | 4A |
| 13 | 4A | 46 | 4L |
| 14 | 1C | 47 | 1C |
| 15 | 2D | 48 | 2D |
| 16 | 4C | 49 | 1A |
| 17 | 1A | 50 | 1B |
| 18 | 2B | 51 | 2D |
| 19 | 4D | 52 | 1C |
| 20 | 1C | 53 | 4D |
| 21 | 2A | 54 | 2A |
| 22 | 4B | 55 | 1A |
| 24 | 4L | 58 | 4L |
| 25 | 2D | 59 | 2A |
| 26 | 1B | 60 | 1B |
| 27 | 2B | 61 | 2D |
| 28 | 4D | 62 | 1B |
| 29 | 1A | 63 | 4A |
| 30 | 1A | 64 | 4L |

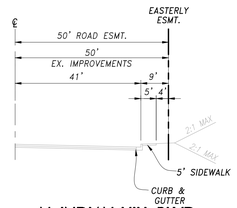
## STREET SECTIONS



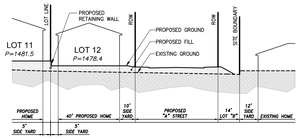

### LOCAL STREET
"A", "B", "C", "D", "E" STREETS
(PRIVATE)
N.T.S.



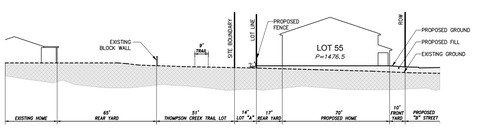

### FORBES AVENUE
(PUBLIC)
N.T.S.



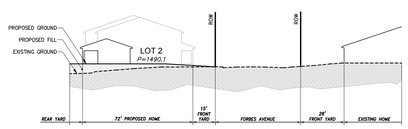

### N. INDIAN HILL BLVD.
(PUBLIC)
N.T.S.



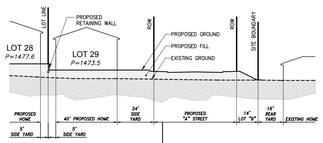

### SECTION G-G
N.T.S.



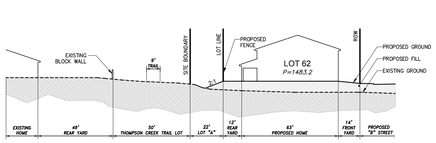

### SECTION A-A
N.T.S.



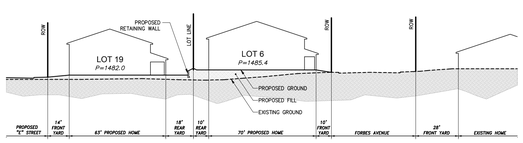

### SECTION D-D
N.T.S.



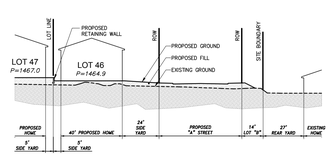

### SECTION H-H
N.T.S.



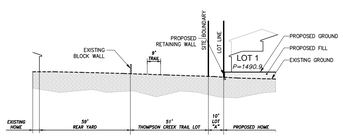

### SECTION B-B
N.T.S.



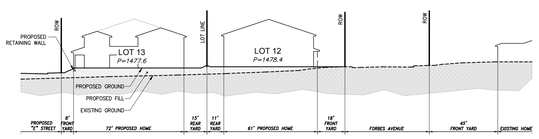

### SECTION E-E
N.T.S.



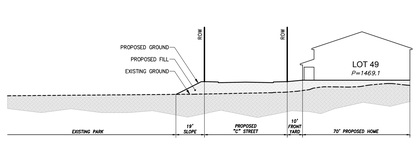

### SECTION I-I
N.T.S.




### SECTION C-C
N.T.S.




### SECTION F-F
N.T.S.




### SECTION J-J
N.T.S.

## EXISTING EASEMENTS

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
   PURPOSE: POLE LINES
   RECORDING DATE: NOVEMBER 20, 1952
   RECORDING NO: AS INSTRUMENT NO. 2811, IN BOOK 40351, PAGE 51 OF OFFICIAL RECORDS
   AFFECTS: PARCEL 1
3. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CERTIFICATE OF INTEREST IN REAL PROPERTY" DATED JANUARY 16, 1964, EXECUTED BY DIRECTOR OF FINANCE STATE OF CALIFORNIA RECORDED JANUARY 20, 1964 AS INSTRUMENT NO. 3098, IN BOOK M– 1433, PAGE 617 OF OFFICIAL RECORDS, WHICH DOCUMENT, AMONG OTHER THINGS, CONTAINS OR PROVIDES: THE DIRECTOR OF FINANCE OF THE STATE OF CALIFORNIA HEREBY CERTIFIED THAT THE STATE OF CALIFORNIA HAS AN INTEREST BY VIRTUE OF FUNDS APPORTIONED UNDER THE STATE SCHOOL BUILDING AID LAW OF 1952, CH. 10, DIV. 14, ED. CODE, IN REAL PROPERTY OF THE FOLLOWING NAMED SCHOOL DISTRICT: CLAREMONT UNIFIED, 905 HARVARD AVENUE, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES.
   NOTICE IS HEREBY GIVEN PURSUANT TO SAID SECTION 19563 THAT THIS CERTIFICATE HAS THE SAME FORCE, EFFECT, AND PRIORITY AS A JUDGMENT LIEN IMPOSED UPON REAL PROPERTY NOT EXEMPT FROM EXECUTION, AS TO ANY PARTY HEREAFTER ACQUIRING REAL PROPERTY FROM SAID SCHOOL DISTRICT, UNLESS DISCHARGED OR RELEASED AS PROVIDED IN SAID SECTION, CERTIFICATE NO. 298,640,685.
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
   AFFECTS: PARCEL 1
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
   PURPOSE: PUBLIC UTILITIES
   RECORDING DATE: NOVEMBER 06, 1968
   RECORDING NO: AS INSTRUMENT NO. 5317 OF OFFICIAL RECORDS
   AFFECTS: PARCEL 1
5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
   ENTITLED: MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT
   DATED: JUNE 27, 2014
   EXECUTED BY: T–MOBILE WEST TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CCTMO LLC, A
   DELAWARE LIMITED LIABILITY COMPANY
   RECORDING DATE: SEPTEMBER 04, 2014
   RECORDING NO: AS INSTRUMENT NO. 20140931724 OF OFFICIAL RECORDS
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
6. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
7. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
   THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
   THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
8. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; IN FAVOR OF: THE COUNTY OF LOS ANGELES
   PURPOSE: PUBLIC ROAD AND HIGHWAY
   RECORDING DATE: OCTOBER 16, 1912
   RECORDING NO: BOOK 5214, PAGE 249 OF DEEDS
   AFFECTS: THE EAST 25 FEET OF PARCEL 2
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT;
    IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
    PURPOSE: POLE LINES
    RECORDING DATE: SEPTEMBER 28, 1951
    RECORDING NO: DOCUMENT NO. 27136–T, CERTIFICATE NO. PW30051, OF TORRENS
    AFFECTS: A PORTION OF PARCEL 2
11. AN AGREEMENT DATED FEBRUARY 24, 1964 EXECUTED BY ROGER S. WHEELER, ET UX., AS OWNERS OF SAID LAND, AND BY VARIOUS PARTIES AS OWNERS OF OTHER LANDS IN SAID SOUTHEAST QUARTER, RECORDED MARCH 04, 1964 AS INSTRUMENT NO. 1058 OF OFFICIAL RECORDS, WHICH RECITES THAT "EUREKA WATER COMPANY HAS CONSTRUCTED AND MAINTAINS A RESERVOIR IN THE NORTHEAST CORNER OF SAID LAND" AND THAT "THERE IS A PIPE LINE RUNNING ALONG THE EAST AND SOUTH SIDE LINES OF SAID LAND", "UNDER PERMISSION FROM THE OWNERS OF SAID LAND", AND WHICH PROVIDES FOR THE USE OF SAID RESERVOIR AND PIPE LINE AND TERMINATION OF SAID AGREEMENT UNDER THE TERMS AND PROVISIONS SET FORTH THEREIN.
    AFFECTS: PARCEL 2
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
    GRANTED TO: SOUTHERN CALIFORNIA WATER COMPANY
    PURPOSE: PUBLIC UTILITIES
    RECORDING DATE: AUGUST 28, 1968
    RECORDING NO: 2902 OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF PARCEL 2

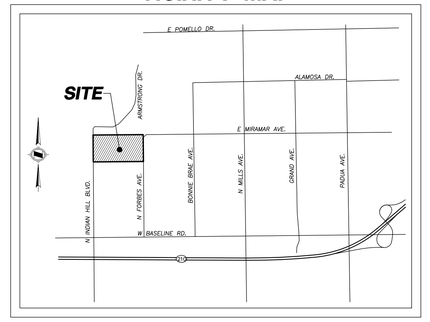
## PROPOSED EASEMENTS

1. INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, 28 FEET WIDE FOR EMERGENCY VEHICLE ACCESS AND THE BENEFIT OF LOTS 63–65.
2. INDICATES AN EASEMENT FOR SEWER PURPOSES
3. INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES
4. INDICATES AND EASEMENT FOR RECIPROCAL INGRESS/EGRESS ACCESS

## SHEET INDEX


1. INDEX MAP, NOTES, SECTIONS, LOT SUMMARY
2. 40 SCALE TENTATIVE TRACT MAP


## VICINITY MAP




## NOTES

1. ASSESSOR'S PARCEL NUMBERS: 8670–003–900
2. EXISTING LAND USE: CLOSED SCHOOL & PARK
3. PROPOSED LAND USE: RESIDENTIAL & PARK
4. EXISTING ZONING: P–PUBLIC
5. PROPOSED ZONING: P–PUBLIC & RM–4,000
6. SITE AREA
   GROSS: 19.96 AC
   NET: 19.29 AC
7. BENCHMARK: LOS ANGELES COUNTY PUBLIC WORKS BENCHMARK NO. 4328, ELEVATION: 1449.312, DATUM: NAVD 88 (2005)
8. BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN NGS CORS "PSDM" AND "CLAR" BOTH AS PUBLISHED ON NGS DATA SHEETS, BEING N77° 20'12"E (EPOCH 2017.50).
9. FLOOD ZONE: PER FEMA'S WEBSITE ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER MAP NO. 06037C1475F
10. UTILITY PURVEYORS:

| | |
|---|---|
| GAS: | SOUTHERN CALIFORNIA GAS COMPANY |
| ELECTRIC: | SOUTHERN CALIFORNIA EDISON |
| WATER: | GOLDEN STATE WATER COMPANY |
| SEWER: | CITY OF CLAREMONT |
| TELEPHONE: | SPECTRUM AND FRONTIER |
| CABLE TELEVISION: | SPECTRUM AND FRONTIER |
| SCHOOL DISTRICT: | CLAREMONT UNIFIED SCHOOL DISTRICT |

11. EXISTING CONTOUR INTERVAL: 1 FOOT (PROVIDED BY ROBERT J. LUNG & ASSOCIATES)
12. ESTIMATED EARTHWORK QUANTITIES:
    CUT: 848 CYS
    FILL: 67,138 CYS
    IMPORT: 66,332 CYS
13. THE PRELIMINARY GEOTECHNICAL/SOILS REPORT WAS PREPARED BY LGC GEOTECHNICAL, INC.
14. EXISTING BUILDINGS WILL BE DEMOLISHED AND REMOVED FROM THE SITE, EXCEPT AS NOTED ON THIS PLAN.
15. ANY EXISTING TREES WITHIN TENTATIVE TRACT MAP 83121 BOUNDARY WILL BE REMOVED EXCEPT AS NOTED ON THIS PLAN.
16. THERE ARE NO EXISTING WELLS ON THE SITE.
17. LANDSCAPED AREAS WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
18. ALL SLOPES WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN ON THIS PLAN.

## LEGAL DESCRIPTION

IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THE NORTHWEST AND THE NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 8 WEST, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

## ENGINEERS STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

REGISTERED PROFESSIONAL ENGINEER — DAVID L. FRANCKE — NO. 49068 Exp. 09/30/22 — CIVIL — STATE OF CALIFORNIA

DAVID L. FRANCKE DATE 02/02/21

| REVISION | |
|---|---|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |

**APPLICANT:**
**TRUMARK HOMES**
450 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
CONTACT: JOE MARTIN
PH: (949) 999–9800

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

CITY OF CLAREMONT, COUNTY OF LOS ANGELES

# SITE PLAN
# TTM NO. 83121

DESIGNED BY: _____
DRAFTED BY: _____
CHECKED BY: _____
DATE: 02/02/21
CITY FILE NO.:
SHEET 1 of 2

W.O.: 3593–46X LA PUENTA

DATE: Feb. 04, 2021 01:13:28 PM FILE: F:\1118\Planning\SA_TTM 83121\Exh_SitePlan\SITE PLAN_83121.dwg

8670-032-001 RESIDENTIAL RS 13,000
8670-032-002 RESIDENTIAL RS 13,000
8670-032-003 RESIDENTIAL RS 13,000
8670-032-004 RESIDENTIAL RS 13,000
8670-032-005 RESIDENTIAL RS 13,000
8670-032-006 RESIDENTIAL RS 13,000
8670-032-007 RESIDENTIAL RS 13,000
8670-032-009 RESIDENTIAL RS 13,000
8670-032-010 RESIDENTIAL RS 13,000
8670-032-011 RESIDENTIAL RS 13,000
8670-032-012 RESIDENTIAL RS 13,000
8670-032-039 RESIDENTIAL RS 13,000
8670-032-014 RESIDENTIAL RS 13,000
8670-032-003 OPEN SPACE RS 13,000
THOMPSON CREEK TRAIL
1320'±
8670-020-013 RESIDENTIAL RS 13,000
8670-020-012 RESIDENTIAL RS 13,000
8670-029-011 RESIDENTIAL RS 13,000
8670-029-010 RESIDENTIAL RS 13,000
8670-029-009 RESIDENTIAL RS 13,000
8670-029-008 RESIDENTIAL RS 13,000
50' EXISTING STREET EASEMENT TO REMAIN
N. INDIAN HILL BLVD.
±1099'
TO BE VACATED
TO REMAIN
PORTION TO BE VACATED
TO REMAIN
LOT "A"
LOT "B"
LOT "C"
EXISTING LOT LINE
"A" STREET
"B" STREET
"C" STREET
"D" STREET
"E" STREET
EXISTING CELLULAR VAULT TO REMAIN RAISE LID 3.5'
EXISTING CLUBHOUSE TO REMAIN
EXISTING CELLULAR TOWER TO REMAIN
EXISTING CELL TOWER
PROPOSED STORM DRAIN OUTLET
RECONSTRUCT 170 LINEAR FEET OF EXISTING CONCRETE DRAINAGE CHANNEL
FORBES AVENUE
±858'
8871-040-014 RESIDENTIAL RS 13,000
8871-040-015 RESIDENTIAL RS 13,000
8871-040-016 RESIDENTIAL RS 13,000
8871-040-017 RESIDENTIAL RS 13,000
8871-040-018 RESIDENTIAL RS 13,000
8871-040-019 RESIDENTIAL RS 13,000
8871-040-020 RESIDENTIAL RS 13,000
8871-040-021 RESIDENTIAL RS 13,000
8670-004-014 RESIDENTIAL RS 13,000
8670-004-005 RESIDENTIAL RS 13,000
8670-004-004 RESIDENTIAL RS 13,000
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8670-004-020 RESIDENTIAL RS 13,000
8670-004-030 RESIDENTIAL RS 13,000
8670-004-031 RESIDENTIAL RS 13,000
8670-004-034 RESIDENTIAL RS 13,000

## LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPOSED CENTERLINE
- 600 PROPOSED CONTOUR LINE
- RIGHT OF WAY
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- STREET CURB
- PROPOSED RETAINING WALL
- 1450 EXISTING CONTOUR
- SD STORM DRAIN
- W WATER
- S SEWER

FEET 0 20 40 80 / 0 1/2 2 INCHES

| REVISION | |
|---|---|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |

**APPLICANT:**
**TRUMARK HOMES**
450 NEWPORT CENTER DRIVE, SUITE 300
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CITY OF CLAREMONT, COUNTY OF LOS ANGELES

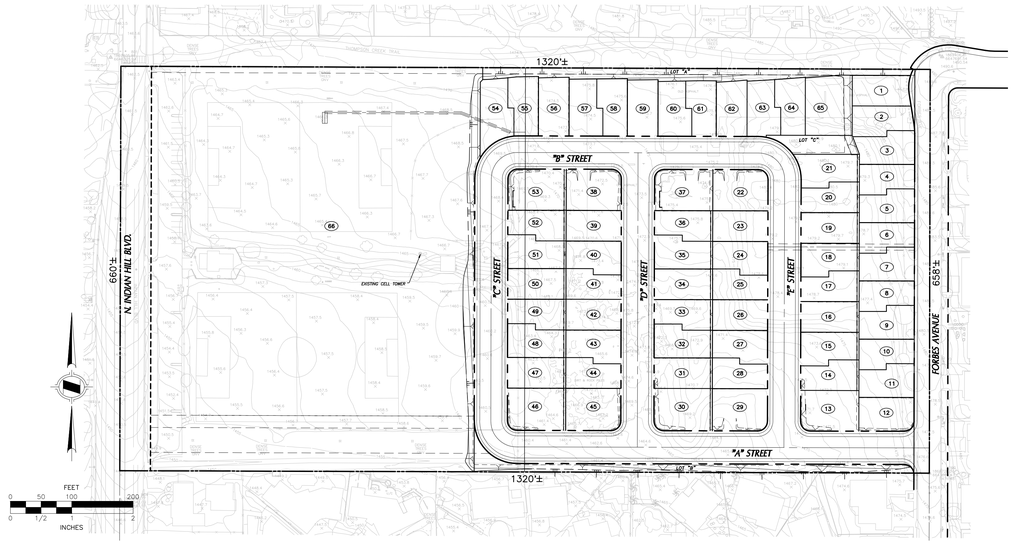
# SITE PLAN
# TTM NO. 83121

DESIGNED BY: _____
DRAFTED BY: _____
CHECKED BY: _____
DATE: 02/02/21
CITY FILE NO.:
SHEET 2 of 2

W.O. 3593-46X LA PUERTA

DATE: Feb. 04, 2021 01:13:37 PM FILE: F:\1118\Planning\SA_TTM 83121\Exh_SitePlan\SITE PLAN_83121.dwg

## INDEX MAP




## LOT & LAND USE SUMMARY TABLES

Residential Lot Summary

| Lot Number | Gross Area | Net Area | Land Use | Lot Number | Gross Area | Net Area | Land Use |
|---|---|---|---|---|---|---|---|
| 1 | 4,675 | 4,611 | Residential | 34 | 4,750 | 4,506 | Residential |
| 2 | 4,530 | 4,530 | Residential | 35 | 4,730 | 4,565 | Residential |
| 3 | 4,668 | 4,668 | Residential | 36 | 4,295 | 4,051 | Residential |
| 4 | 4,045 | 3,985 | Residential | 37 | 6,318 | 5,996 | Residential |
| 5 | 4,505 | 4,505 | Residential | 38 | 5,983 | 5,983 | Residential |
| 6 | 4,045 | 3,985 | Residential | 39 | 4,500 | 4,440 | Residential |
| 7 | 4,505 | 4,505 | Residential | 40 | 4,505 | 4,445 | Residential |
| 8 | 4,045 | 3,985 | Residential | 41 | 4,045 | 4,045 | Residential |
| 9 | 4,505 | 4,505 | Residential | 42 | 4,500 | 4,500 | Residential |
| 10 | 4,045 | 3,985 | Residential | 43 | 4,505 | 4,445 | Residential |
| 11 | 4,505 | 4,505 | Residential | 44 | 4,045 | 4,045 | Residential |
| 12 | 4,913 | 4,573 | Residential | 45 | 6,151 | 6,091 | Residential |
| 13 | 6,739 | 6,009 | Residential | 46 | 6,496 | 6,187 | Residential |
| 14 | 4,295 | 4,112 | Residential | 47 | 4,750 | 4,567 | Residential |
| 15 | 4,730 | 4,504 | Residential | 48 | 4,730 | 4,565 | Residential |
| 16 | 4,750 | 4,506 | Residential | 49 | 4,295 | 4,051 | Residential |
| 17 | 4,295 | 4,112 | Residential | 50 | 4,750 | 4,506 | Residential |
| 18 | 4,730 | 4,504 | Residential | 51 | 4,730 | 4,565 | Residential |
| 19 | 4,750 | 4,506 | Residential | 52 | 4,295 | 4,051 | Residential |
| 20 | 4,295 | 4,112 | Residential | 53 | 6,318 | 6,072 | Residential |
| 21 | 4,907 | 4,735 | Residential | 54 | 5,270 | 5,270 | Residential |
| 22 | 5,983 | 5,983 | Residential | 55 | 4,362 | 4,297 | Residential |
| 23 | 4,500 | 4,440 | Residential | 56 | 4,762 | 4,698 | Residential |
| 24 | 4,505 | 4,445 | Residential | 57 | 4,634 | 4,634 | Residential |
| 25 | 4,045 | 4,045 | Residential | 58 | 4,218 | 4,156 | Residential |
| 26 | 4,500 | 4,440 | Residential | 59 | 4,596 | 4,535 | Residential |
| 27 | 4,505 | 4,445 | Residential | 60 | 4,490 | 4,490 | Residential |
| 28 | 4,045 | 4,045 | Residential | 61 | 4,072 | 4,011 | Residential |
| 29 | 6,151 | 6,091 | Residential | 62 | 4,498 | 4,498 | Residential |
| 30 | 6,496 | 6,243 | Residential | 63 | 4,545 | 4,545 | Residential |
| 31 | 4,750 | 4,506 | Residential | 64 | 4,180 | 4,180 | Residential |
| 32 | 4,730 | 4,565 | Residential | 65 | 7,383 | 6,009 | Residential |
| 33 | 4,295 | 4,051 | Residential | | | | |

| | |
|---|---|
| Total Gross Residential | 310,183 |
| Average Gross Residential | 4,772 |
| Total Net Residential | 301,735 |
| Average Net Residential | 4,642 |

Open Space Lot Summary

| Lot Number | Gross Area | Land Use |
|---|---|---|
| B5 | 359,250 | Park |
| A | 11,826 | Landscape |
| B | 13,557 | Landscape |
| C | 3,725 | Access |

## EXISTING EASEMENTS

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
   PURPOSE: POLE LINES
   RECORDING DATE: NOVEMBER 20, 1952
   RECORDING NO: AS INSTRUMENT NO. 2811, IN BOOK 40351, PAGE 51 OF OFFICIAL RECORDS

   AFFECTS: PARCEL 1
3. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CERTIFICATE OF INTEREST IN REAL PROPERTY" DATED JANUARY 16, 1964, EXECUTED BY DIRECTOR OF FINANCE STATE OF CALIFORNIA RECORDED JANUARY 20, 1964 AS INSTRUMENT NO. 3098, IN BOOK M– 1433, PAGE 617 OF OFFICIAL RECORDS, WHICH DOCUMENT, AMONG OTHER THINGS, CONTAINS OR PROVIDES: THE DIRECTOR OF FINANCE OF THE STATE OF CALIFORNIA HEREBY CERTIFIED THAT THE STATE OF CALIFORNIA HAS AN INTEREST BY VIRTUE OF FUNDS APPORTIONED UNDER THE STATE SCHOOL BUILDING AID LAW OF 1952, CH. 10, DIV. 14, ED. CODE, IN REAL PROPERTY OF THE FOLLOWING NAMED SCHOOL DISTRICT: CLAREMONT UNIFIED, 905 HARVARD AVENUE, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES.

   NOTICE IS HEREBY GIVEN PURSUANT TO SAID SECTION 19563 THAT THIS CERTIFICATE HAS THE SAME FORCE, EFFECT, AND PRIORITY AS A JUDGMENT LIEN IMPOSED UPON REAL PROPERTY NOT EXEMPT FROM EXECUTION, AS TO ANY PARTY HEREAFTER ACQUIRING REAL PROPERTY FROM SAID SCHOOL DISTRICT, UNLESS DISCHARGED OR RELEASED AS PROVIDED IN SAID SECTION, CERTIFICATE NO. 298,640,685.

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

   AFFECTS: PARCEL 1
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
   PURPOSE: PUBLIC UTILITIES
   RECORDING DATE: NOVEMBER 06, 1968
   RECORDING NO: AS INSTRUMENT NO. 5317 OF OFFICIAL RECORDS

   AFFECTS: PARCEL 1
5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT
   DATED: JUNE 27, 2014
   EXECUTED BY: T–MOBILE WEST TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CCTMO LLC, A
   DELAWARE LIMITED LIABILITY COMPANY
   RECORDING DATE: SEPTEMBER 04, 2014
   RECORDING NO: AS INSTRUMENT NO. 20140931724 OF OFFICIAL RECORDS

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
6. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
7. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

   THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

   THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
8. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; IN FAVOR OF: THE COUNTY OF LOS ANGELES

   PURPOSE: PUBLIC ROAD AND HIGHWAY
   RECORDING DATE: OCTOBER 16, 1912
   RECORDING NO: BOOK 5214, PAGE 249 OF DEEDS

   AFFECTS: THE EAST 25 FEET OF PARCEL 2
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT;

    IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
    PURPOSE: POLE LINES
    RECORDING DATE: SEPTEMBER 28, 1951
    RECORDING NO: DOCUMENT NO. 27136–T, CERTIFICATE NO. PW30051, OF TORRENS

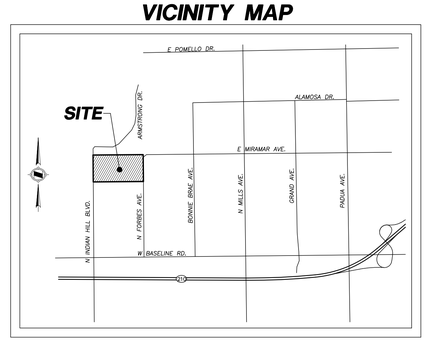
    AFFECTS: A PORTION OF PARCEL 2
11. AN AGREEMENT DATED FEBRUARY 24, 1964 EXECUTED BY ROGER S. WHEELER, ET UX., AS OWNERS OF SAID LAND, AND BY VARIOUS PARTIES AS OWNERS OF OTHER LANDS IN SAID SOUTHEAST QUARTER, RECORDED MARCH 04, 1964 AS INSTRUMENT NO. 1058 OF OFFICIAL RECORDS, WHICH RECITES THAT "EUREKA WATER COMPANY HAS CONSTRUCTED AND MAINTAINS A RESERVOIR IN THE NORTHEAST CORNER OF SAID LAND" AND THAT "THERE IS A PIPE LINE RUNNING ALONG THE EAST AND SOUTH SIDE LINES OF SAID LAND", "UNDER PERMISSION FROM THE OWNERS OF SAID LAND", AND WHICH PROVIDES FOR THE USE OF SAID RESERVOIR AND PIPE LINE AND TERMINATION OF SAID AGREEMENT UNDER THE TERMS AND PROVISIONS SET FORTH THEREIN.

    AFFECTS: PARCEL 2
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

    GRANTED TO: SOUTHERN CALIFORNIA WATER COMPANY
    PURPOSE: PUBLIC UTILITIES
    RECORDING DATE: AUGUST 28, 1968
    RECORDING NO: 2902 OF OFFICIAL RECORDS

    AFFECTS: A PORTION OF PARCEL 2

## VICINITY MAP




## NOTES

1. ASSESSOR'S PARCEL NUMBERS: 8670–003–900
2. EXISTING LAND USE: CLOSED SCHOOL & PARK
3. PROPOSED LAND USE: RESIDENTIAL & PARK
4. EXISTING ZONING: P–PUBLIC
5. PROPOSED ZONING: P–PUBLIC & RM–4,000
6. SITE AREA
   GROSS: 19.96 AC
   NET: 19.29 AC
7. BENCHMARK: LOS ANGELES COUNTY PUBLIC WORKS BENCHMARK NO. 4328, ELEVATION: 1449.312, DATUM: NAVD 88 (2005)
8. BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN NGS CORS "PSDM" AND "CLAR" BOTH AS PUBLISHED ON NGS DATA SHEETS, BEING N77° 20'12"E (EPOCH 2017.50).
9. FLOOD ZONE: PER FEMA'S WEBSITE ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER MAP NO. 06037C1475F
10. UTILITY PURVEYORS:

| | |
|---|---|
| GAS: | SOUTHERN CALIFORNIA GAS COMPANY |
| ELECTRIC: | SOUTHERN CALIFORNIA EDISON |
| WATER: | GOLDEN STATE WATER COMPANY |
| SEWER: | CITY OF CLAREMONT |
| TELEPHONE: | SPECTRUM AND FRONTIER |
| CABLE TELEVISION: | SPECTRUM AND FRONTIER |
| SCHOOL DISTRICT: | CLAREMONT UNIFIED SCHOOL DISTRICT |

11. EXISTING CONTOUR INTERVAL: 1 FOOT (PROVIDED BY ROBERT J. LUNG & ASSOCIATES)
12. ESTIMATED EARTHWORK QUANTITIES:
    CUT: 848 CYS
    FILL: 67,138 CYS
    IMPORT: 66,332 CYS
13. THE PRELIMINARY GEOTECHNICAL/SOILS REPORT WAS PREPARED BY LGC GEOTECHNICAL, INC.
14. EXISTING BUILDINGS WILL BE DEMOLISHED AND REMOVED FROM THE SITE, EXCEPT AS NOTED ON THIS PLAN.
15. ANY EXISTING TREES WITHIN TENTATIVE TRACT MAP 83121 BOUNDARY WILL BE REMOVED EXCEPT AS NOTED ON THIS PLAN.
16. THERE ARE NO EXISTING WELLS ON THE SITE.
17. LANDSCAPED AREAS WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
18. ALL SLOPES WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN ON THIS PLAN.

## LEGAL DESCRIPTION

IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THE NORTHWEST AND THE NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 8 WEST, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

## ENGINEERS STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

REGISTERED PROFESSIONAL ENGINEER — DAVID L. FRANCKE — NO. 49068 Exp. 09/30/22 — CIVIL — STATE OF CALIFORNIA

_____ DATE 02/02/21

DAVID L. FRANCKE

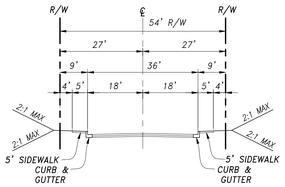
## PROPOSED EASEMENTS

1. INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, 28 FEET WIDE FOR EMERGENCY VEHICLE ACCESS AND THE BENEFIT OF LOTS 63–65.
2. INDICATES AN EASEMENT FOR SEWER PURPOSES
3. INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES

## SHEET INDEX


1. INDEX MAP, NOTES, SECTIONS, LOT SUMMARY
2. 40 SCALE TENTATIVE TRACT MAP


## STREET SECTIONS

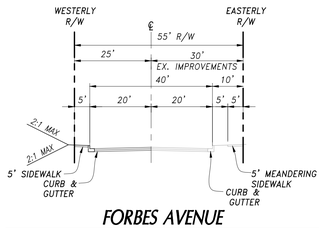



LOCAL STREET

"A", "B", "C", "D", "E" STREETS

(PRIVATE)

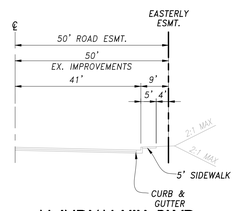
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FORBES AVENUE

(PUBLIC)

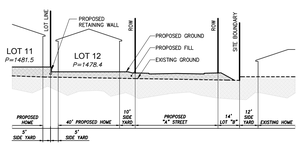
N.T.S.




N. INDIAN HILL BLVD.

(PUBLIC)

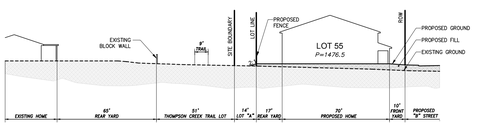
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SECTION G-G

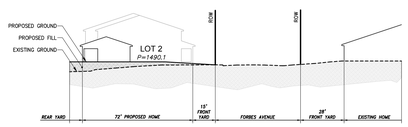
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## SITE SECTIONS



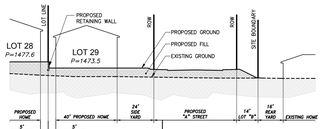

SECTION A-A

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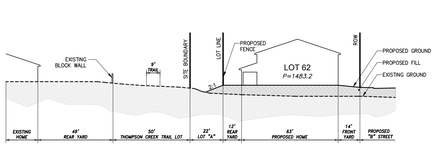

SECTION D-D

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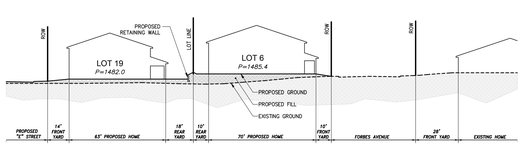

SECTION H-H

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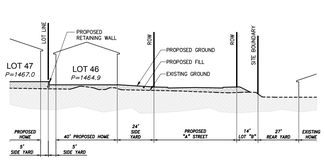

SECTION B-B

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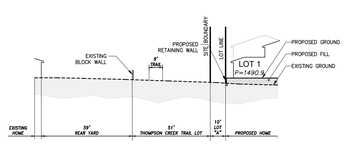

SECTION E-E

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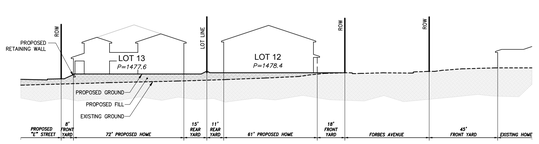

SECTION I-I

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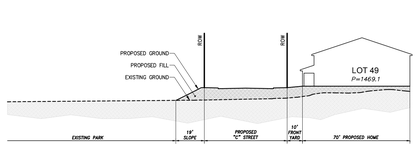

SECTION C-C

N.T.S.




SECTION F-F

N.T.S.




SECTION J-J

N.T.S.

| REVISION | |
|---|---|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |

**APPLICANT:**
**TRUMARK HOMES**
450 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
CONTACT: JOE MARTIN
PH: (949) 999–9800

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

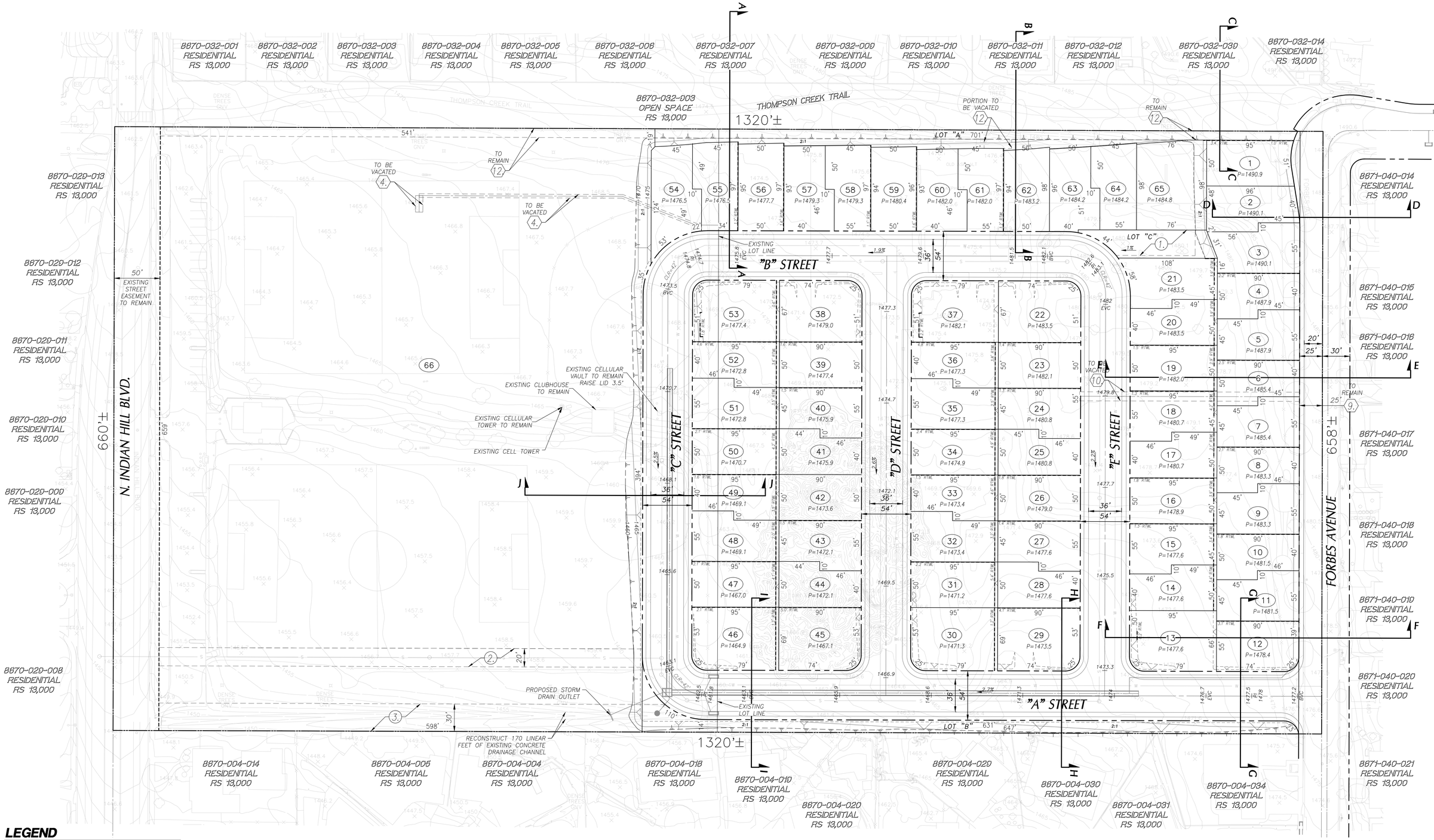
CITY OF CLAREMONT, COUNTY OF LOS ANGELES

# TENTATIVE TRACT MAP NO. 83121

| DESIGNED BY: | DATE: | CITY FILE NO.: | SHEET 1 of 2 |
|---|---|---|---|
| DRAFTED BY: | 02/02/21 | | |
| CHECKED BY: | | | |

W.O.: 3593-46X LA PUENTA

DATE: Feb. 04, 2021 01:12:58 PM FILE: F:\1118\Planning\SA_TTM 83121\Exh_TTM\TTM_83121.dwg




## LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPOSED CENTERLINE
- 600 PROPOSED CONTOUR LINE
- RIGHT OF WAY
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- STREET CURB
- PROPOSED RETAINING WALL
- 1450 EXISTING CONTOUR
- SD STORM DRAIN
- W WATER
- S SEWER
- P= PAD ELEVATION

FEET 0 20 40 80 | 0 1/2 1 2 INCHES

| REVISION | |
|---|---|
| DATE | DESCRIPTION |
| | |

**APPLICANT:**
**TRUMARK HOMES**
450 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
CONTACT: JOE MARTIN
PH: (949) 999-9800

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

CITY OF CLAREMONT, COUNTY OF LOS ANGELES

# TENTATIVE TRACT MAP NO. 83121

| DESIGNED BY: | DATE: | CITY FILE NO.: | SHEET |
|---|---|---|---|
| DRAFTED BY: | 02/02/21 | | 2 of 2 |
| CHECKED BY: | | | |

W.O.: 3593-46X LA PUENTA

DATE: Feb. 04, 2021 01:12:44 PM FILE: F:\1118\Planning\SA_TTM 83121\Exh_TTM\TTM_83121.dwg

## PUBLIC UTILITIES/ SERVICES:

SCHOOL DISTRICT:
MURRIETA VALLEY
UNIFIED SCHOOL DISTRICT
2509. JEFFERSON AVENUE
MURRIETA, CA 92562
(951) 696-1600

WATER:
GOLDEN STATE WATER
COMPANY
915 W FOOTHILL BLVD.
SUITE E
CLAREMONT, CA 91711
(800) 999-4033

SEWER:
CITY OF CLAREMONT

ELECTRIC:
SOUTHERN CALIFORNIA
EDISON
P.O. BOX 6400 RANCHO
CUCAMONGA, CA 91729
(800) 655-4555

GAS:
SOUTHERN CALIFORNIA
GAS COMPANY
(800) 427-2200

CABLE:
SPECTRUM
211 NORTH COLLEGE AVE.
CLAREMONT, CA 91711
(909) 340-0162

FIRE:
LOS ANGELES COUNTY FIRE
DEPARTMENT
(323) 881-2411




PROPOSED PLANT PALETTE

| Botanical Name | Common Name |
|---|---|
| **STREET TREES** | |
| Agonis flexuosa | Peppermint Tree |
| Albizia julibrissen | Silk Tree |
| Chitalpa x tashkentensis | Chitalpa |
| Koelreuteria paniculata | Golden Rain Tree |
| **TREES** | |
| Arbutus 'Marina' | Strawberry Tree |
| Lagerstroemia Hybrid | Crape Myrtle |
| Laurus Nobilis | Sweet Bay |
| Ligustrum Lucidum | Glossy Privet |
| Magnolia Grandiflora | Southern Magnolia |
| Olea Europaea | Fruitless Olive |
| Prunus Caroliniana | Carolina Laurel Cherry |
| **SHRUBS** | |
| Agapanthus Spp. | Lily of the Nile |
| Aloe Spp. | Aloe |
| Arbutus Unedo | Strawberry Tree |
| Cistus Spp. | Rockrose |
| Dianella Sp. | Flax Lily |
| Dietes Vegeta | Fortnight Lily |
| Elymus 'Canyon Prince' | Wild Rye |
| Euonymus 'Microphyllus' | Euonymus |
| Lavandula 'Goodwin Creek' | Lavander |
| Lavatera Maritima | Tree Mallow |
| Ligustrum Japonicum | Privet |
| Liriope Muscari | Lily Turf |
| Loropetalum Chinese | Loropetalum |
| Muhlenbergia Rigens | Deer Grass |
| Pittosporum Tobira | Mock Orange |
| Prunus C. 'Bright N'Tight | Carolina Laurel Cherry |
| Rhaphiolepis Ovata | Yeddo Hawthorn |
| Rosmarinus Officinalis | Rosemary |
| Salvia Spp. | Sage |
| Sesleria | Autumn Moor Grass |
| Viburnum Tinus | Laurustinus |
| Westringia 'Wynyabbie Gem' | Coast Rosemary |
| **GROUND COVER** | |
| Baccharis p. 'Twin Peaks II' | Dwarf Coyote Brush |
| Festuca Ovina Glauca | Sheep Fescue |
| Myoporum p. 'Pink' | Creeping Myoporum |
| Rosmarinus o. 'prostratus' | Prostrate Rosemary |
| Trachelospermum Jasminiodes | Jasmine |
| **VINES** | |
| Clematis Armandii | Clematis |
| Hardenbergia Violacea | Lilac Vine |
| Rosa' Alba Plena' | Landy Banks Rose |

## NOTES:

A. ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER CALIFORNIA A.B.1881 GUIDELINES. DRIP IRRIGATION SHALL BE USED ON ALL NON TURF APPLICATIONS.
B. DRIP IRRIGATION IS REQUIRED IN TURF AREAS LOCATED WITHIN 24 INCHES OF PAVED SURFACES
C. IRRIGATION SHALL BE CONTROLLED USING SMART CONTROLLERS FOR ALL HOA COMMON AREAS AND HOA MAINTAINED RESIDENTIAL AREAS. CONTROLLER MUST BE ACCESSIBLE AND CONNECTED TO THE INTERNET VIA WIFI OR SMART PHONE APPLICATION
D. LANDSCAPE PLANS SHALL COMPLY WITH MUNICIPAL CODE AND OTHER CODES AS REQUIRED.
E. SPRAY HEADS CAN BE USED IN RECREATIONAL TURF AREAS THAT ARE AT LEAST 12 FEET IN WIDTH
F. REQUIRED FOR SINGLE FAMILY HOMES: SMART IRRIGATION CONTROLLERS WITH AUTOMATIC RAIN SHUT OFF DEVICES

## PLANTING NOTES:

A. ALL PLANT MATERIAL SELECTED WILL BE HARDY AND CAN WITHSTAND LOCAL WEATHER CONDITIONS.
B. ALL PLANTING AREAS WILL RECEIVE 3" DEEP MED. GRIND RECYCLED WOOD MULCH.

## STREET TREE GUIDELINES:

A. SINGLE FAMILY RESIDENCES:
  A.A. EACH RESIDENCE WILL RECEIVE: (1) TREE IN THE FRONT AND AN ADDITIONAL (2) OR MORE TREES FOR CORNER LOT CONDITIONS OR LARGER SIZED LOTS.
  A.B. STREET TREES ARE GENERALLY LOCATED ON THE LARGER AND WIDER SIDE OF THE LOT.
  A.C. NO TREES SHALL BE PLANTED WITHIN 5 FEET OF A HOMEOWNERS PROPERTY LINE.
B. MINIMUM 24" BOX SIZE REQUIRED FOR STREET TREES.
C. SIDE YARD TREES WITHIN 5 FEET OF PAVING AND WALLS REQUIRE APPROVED ROOT BARRIERS.
D. TREES LOCATED WITHIN PARKWAYS MUST BE A SMALL CANOPY TREE THAT IS APPROPRIATE FOR NARROW PLANTING AREAS, UNLESS THE SIDEWALK IS CONSTRUCTED OF PERMEABLE PAVERS WITH ENGINEERED SOIL.

# *La Puerta*

## *RESIDENTIAL LOTS SITE PLAN*

*Sheet L2*

30' 0 30' 90'
SCALE: 1" = 30'


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www.sjainc.com



Jun 24, 2020 L:\AP_ARC_SITE T:\TRUMARK HOMES\LA PUERTA\ARC SUBMITTAL\AP_ARC_SITE.DWG

## NOTES:

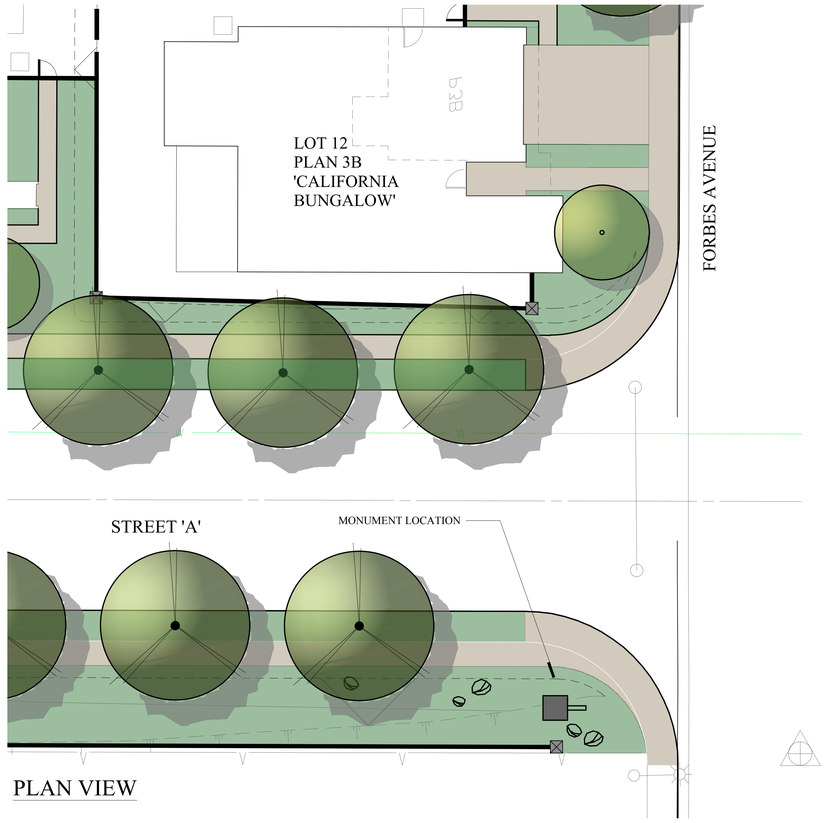
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## PLANTING NOTES:

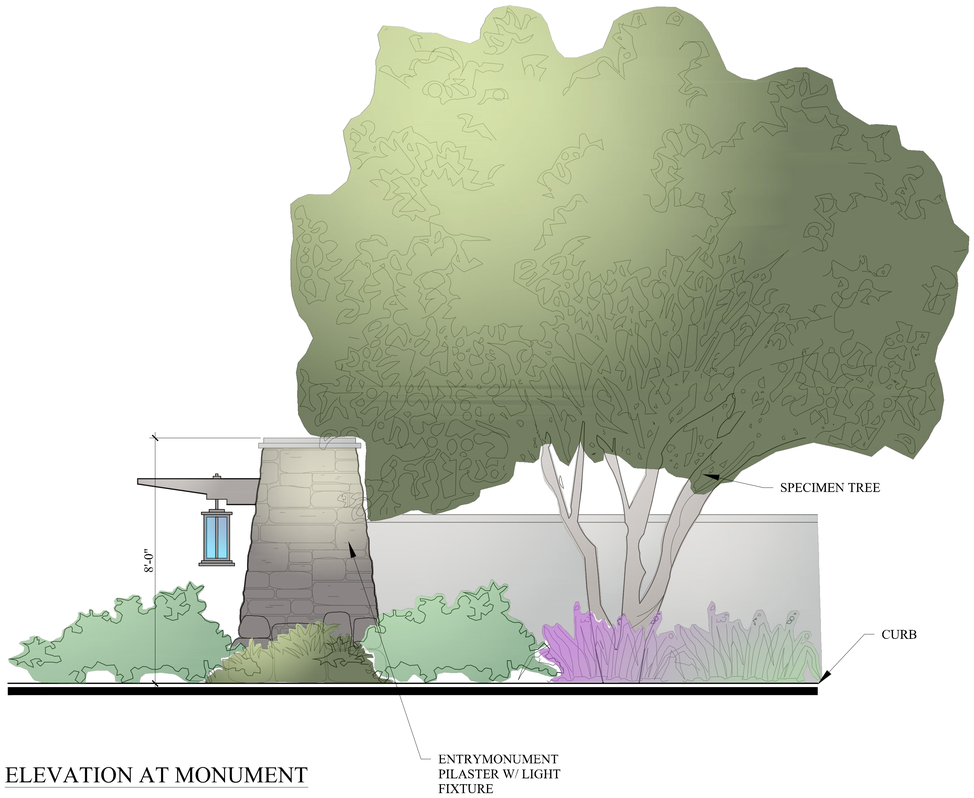
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B. ALL PLANTING AREAS WILL RECEIVE 3" DEEP MED. GRIND RECYCLED WOOD MULCH.

## STREET TREE GUIDELINES:

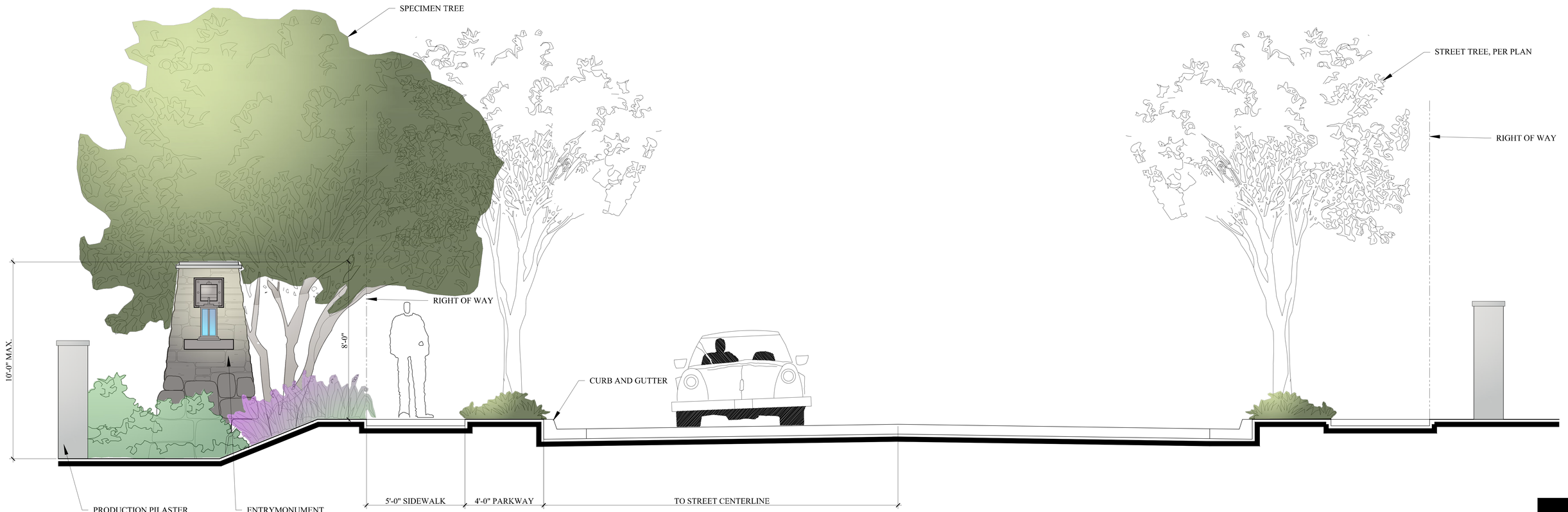
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PLAN VIEW




ELEVATION AT MONUMENT




ELEVATION/PARTIAL SECTION @ STREET

# *La Puerta*

*STREET SECTION AT ENTRY MONUMENT AND MONUMENT ENLARGEMENT*

*Sheet L4*


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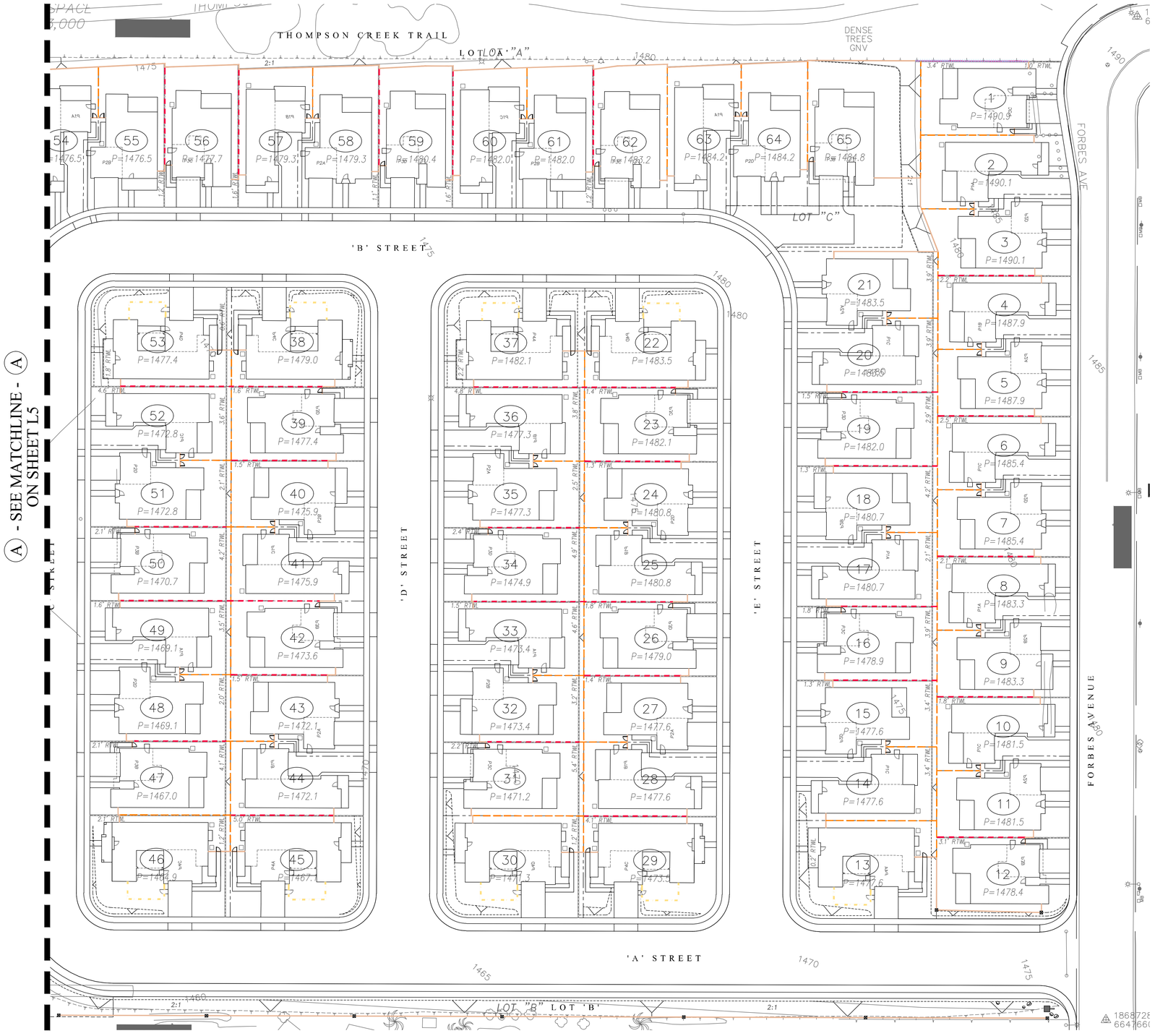
Jun 24, 2020 LAP_ARC_SITE T:\TRUMARK HOMES\LA PUERTA\ARC SUBMITTAL\LAP_ARC_SITE.DWG

## LEGEND

| SYMBOL | DESCRIPTION | HEIGHT | DETAIL |
|---|---|---|---|
| | VINYL GATE | 6' | E |
| | VINYL FENCE WITH RETAINING WALL | VARIES | G |
| | VINYL FENCE | 6' | C,B |
| | BLOCK WALL WITH BLOCK CAP | 6' | H |
| | BLOCK WALL WITH RETAINING WALL | VARIES | F |
| | STONE PILASTER WITH BLOCK WALL | 6'-6" | D |
| | CHAINLINK OUTFIELD FENCING | 6' | N/A |
| | LOW PRIVACY WALL | 30" | I, J, K |

## NOTES

A. VINYL FENCE COLOR PER BUILDER
B. DO NOT ATTACH VINYL FENCE TO CMU OR OTHER WALLS. USE TERMINAL POST WITH FOOTING
C. DETAILS SHOWN ARE FOR DESIGN INTENT ONLY




RESIDENTIAL LOTS

# *La Puerta*

*PARK & RESIDENTIAL FENCING EXHIBIT*

*Sheet L6*

30' 0 30' 90'
SCALE: 1" = 30'

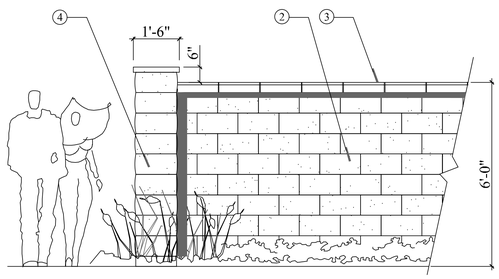

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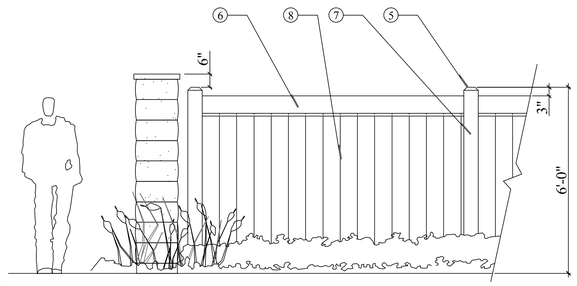
Jun 24, 2020 L#P_ARC_FENCING T:\TRUMARK HOMES\LA PUERTA\ARC SUBMITTAL\L#P_ARC_FENCING.DWG

# FENCE AND WALL DETAILS

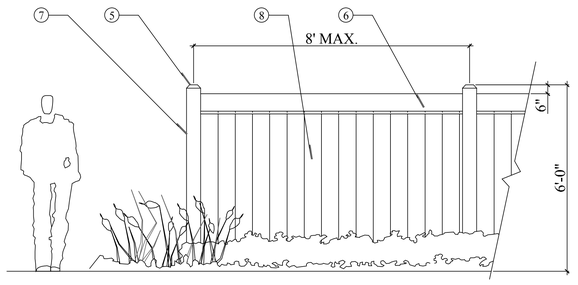
## A. CMU WALL



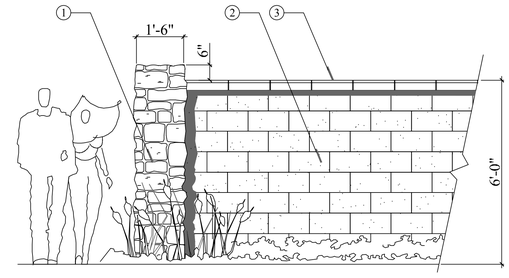

## B. CMU WALL WITH TERMINAL VINYL FENCE POST




## C. COMMUNITY INTERIOR VINYL FENCING




## D. STONE PILASTER WITH CMU WALL



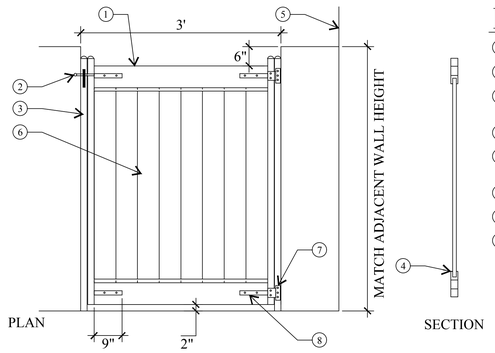

## LEGEND

1. STONE PILASTER.
2. SLUMP BLOCK WALL W/SACKED FINISH - COLOR T.B.D.
3. 4" PRECISION CAP WITH CHAMFERED TOP CORNERS
4. 16" SQ. SLUMP BLOCK PILASTER W/SACKED FINISH - COLOR T.B.D. LOCATED @ 100' O.C. OR EVERY OTHER LOT
5. DOMED VINYL CAP
6. 2"X7" TOP AND BOTTOM VINYL RAIL, INSET
7. 5"X5" VINYL POST
8. 6" TONGUE AND GROOVE VINYL

## NOTES

A. VINYL FENCE COLOR PER BUILDER
B. DO NOT ATTACH VINYL FENCE TO CMU OR OTHER WALLS. USE TERMINAL POST WITH FOOTING
C. DETAILS SHOWN ARE FOR DESIGN INTENT ONLY

## E. VINYL GATE

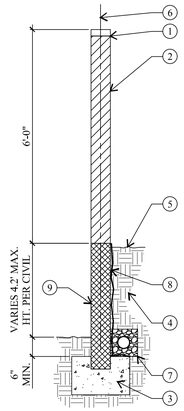



## LEGEND

1. 2"X 7" OR 1-1/2" X 5-1/2" PVC TOP AND BOTTOM RAILS
2. LATCH
3. 2" (16 GAUGE) PRE-GALVANIZED POWDER COATED UPRIGHT OR 2"X 6"PVC UPRIGHT
4. RAILS HAVE CUT OUT FOR 1 X 6 TO SLIDE IN
5. HOUSE WALL. ALIGN GATE HINGES TO WALL AND ALLOW GATE TO SWING INWARD
6. 1"X 6" T & G PVC BOARD
7. T-HINGE
8. SQUARE METAL INSERT WELDED TO UPRIGHT AND TEX SCREWED AT RAILS

NOTES:
A. AVAILABLE THROUGH FENCEWORKS INC. 1-800-350-5620

## F. RETAINING WALL WITH BLOCK WALL



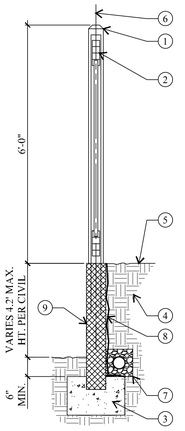

## LEGEND

1. 4" PRECISION BLOCK CAP WITH CHAMFERED TOP CORNERS
2. SLUMP BLOCK WALL WITH SACKED FINISH. MORTAR TO MATCH SACKED FINISH. REFER TO STRUCTURAL DETAILS AND CALCULATIONS
3. CONCRETE FOOTING
4. COMPACTED SUBGRADE PER SOILS REPORT
5. FINISHED GRADE OR SURFACE
6. PROPERTY LINE
7. 4" DIA. PERFORATED DRAINLINE W/ ONE CUBIC FT. DRAINROCK PER LINEAR FOOT OF WALL - WRAP W/ FILTER FABRIC DAYLIGHT @ DRAIN SYSTEM
8. WATERPROOF MEMBRANE
9. RETAINING WALL - WALL TYPE AND REINFORCEMENT PER CIVIL

## NOTES

A. REFER TO STRUCURAL ENGINEER FOR FOOTING AND REINFORCEMENT
B. DETAIL IS FOR DESIGN INTENT ONLY

## G. RETAINING WALL WITH VINYL FENCE



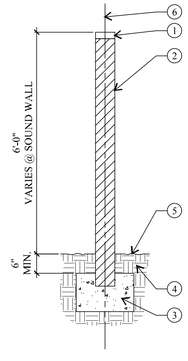

## LEGEND

1. VINYL / TUBULAR STEEL POST - REFER TO DETAIL FOR POST SIZING, POST/WALL CONNECTION & REINFORCEMENT PER STRUCTURAL
2. TONGUE AND GROOVE VINYL / TUBULAR STEEL PICKETS WITH TOP AND BOTTOM RAILS
3. CONCRETE FOOTING
4. COMPACTED SUBGRADE PER SOILS REPORT
5. FINISHED GRADE OR SURFACE
6. PROPERTY LINE
7. 4" DIA. PERFORATED DRAINLINE W/ ONE CUBIC FT. DRAINROCK PER LINEAR FOOT OF WALL - WRAP W/ FILTER FABRIC DAYLIGHT @ DRAIN SYSTEM
8. WATERPROOF MEMBRANE
9. RETAINING WALL - WALL TYPE AND REINFORCEMENT PER CIVIL

## NOTES

A. REFER TO STRUCURAL ENGINEER FOR FOOTING AND REINFORCEMENT
B. DETAIL IS FOR DESIGN INTENT ONLY

## H. BLOCK WALL WITH CAP



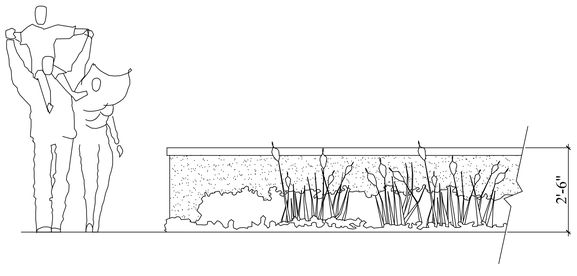

## LEGEND

1. 4" PRECISION BLOCK CAP WITH CHAMFERED TOP CORNERS
2. SLUMP BLOCK WALL WITH SACKED FINISH. MORTAR TO MATCH SACKED FINISH. REFER TO STRUCTURAL DETAILS AND CALCULATIONS
3. CONCRETE FOOTING
4. COMPACTED SUBGRADE PER SOILS REPORT
5. FINISHED GRADE OR SURFACE
6. PROPERTY LINE

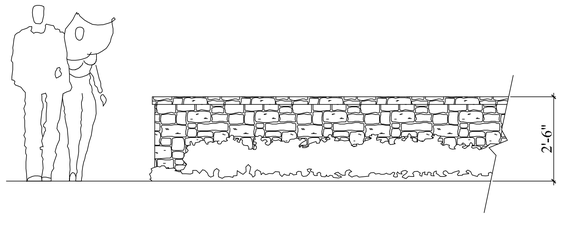
## NOTES

A. REFER TO STRUCTURAL ENGINEER FOR FOOTING AND REINFORCEMENT

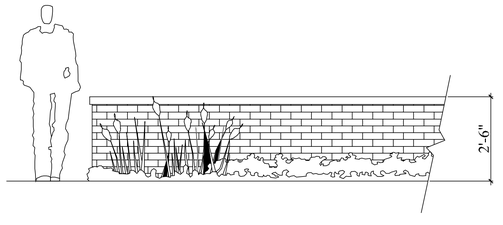
## I. LOW STUCCO WALL - SPANISH ELEVATIONS




## J. LOW STONE WALL - CALIFORNIA CRAFTSMAN




## K. LOW STONE WALL - AMERICAN COTTAGE




# *La Puerta*

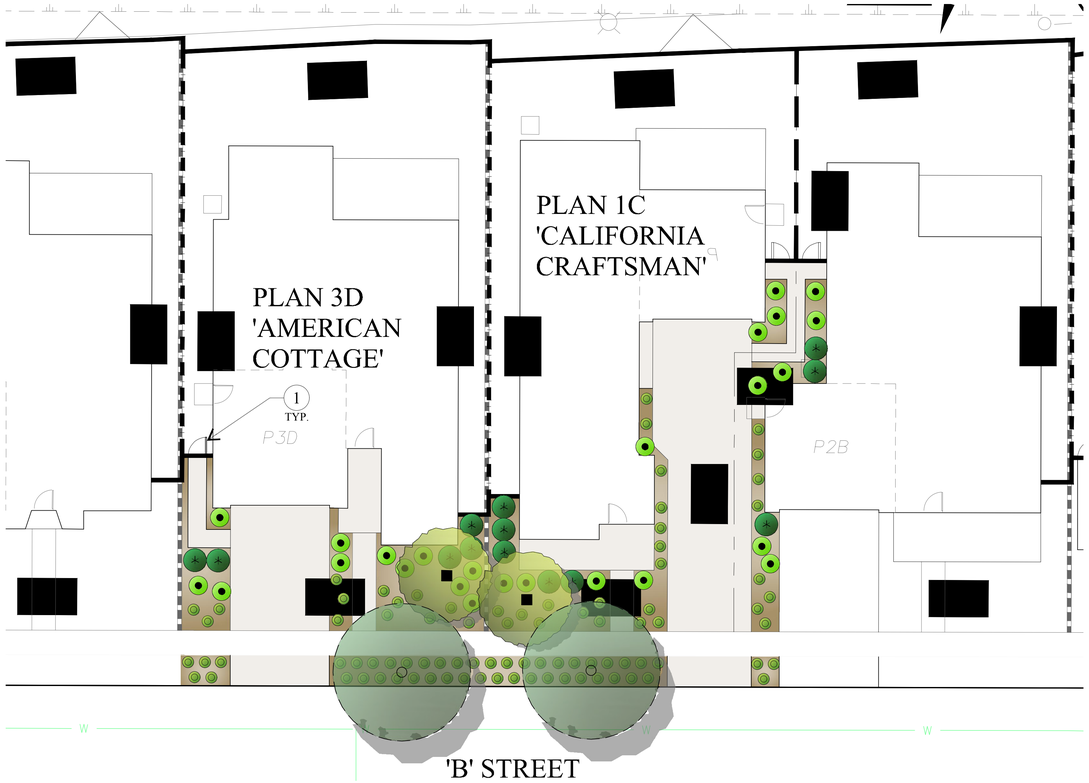
*PARK & RESIDENTIAL FENCING EXHIBIT*

*Sheet L7*

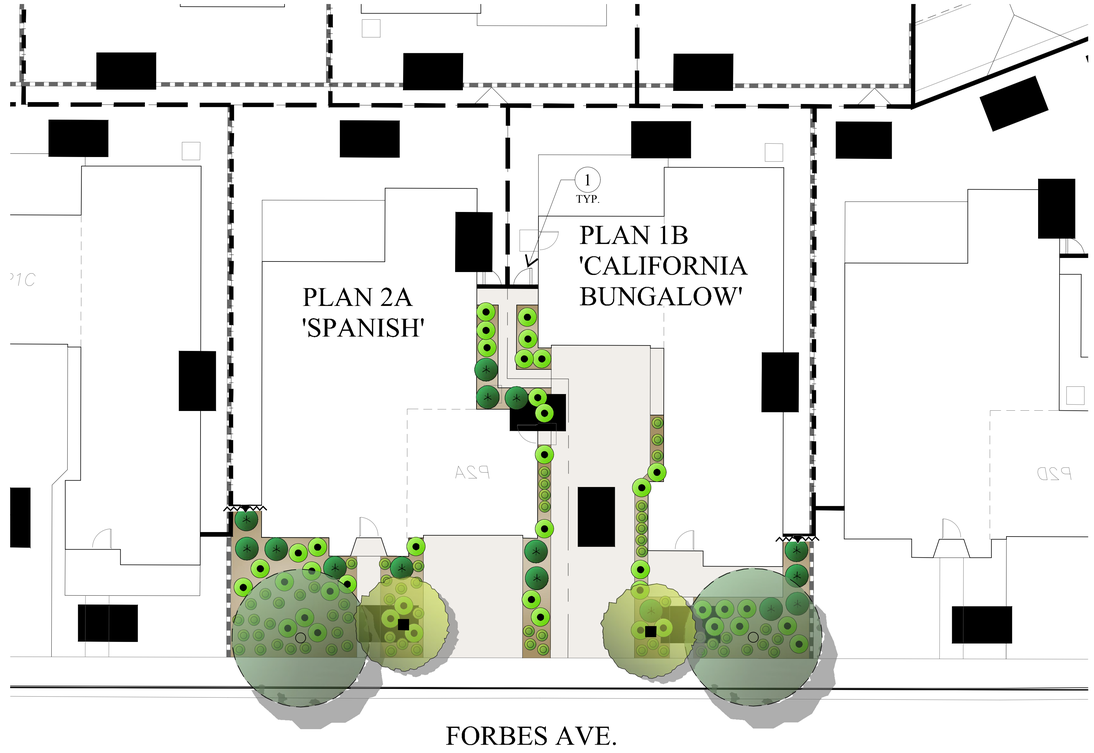

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STANDARD LOTS




ENHANCED FORBES AVE. LOTS

## LEGEND

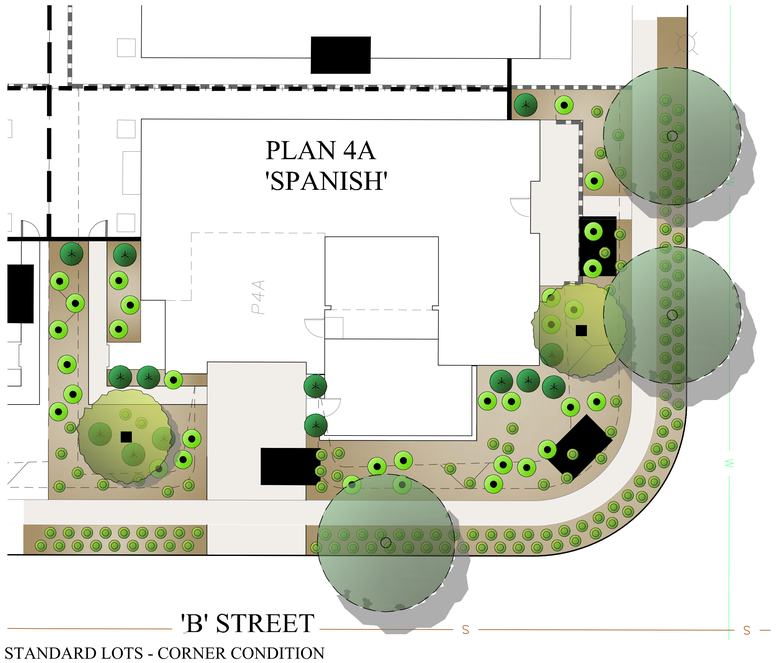
(1) GATE LOCATION (TYPICAL)

## PLANTING LEGEND

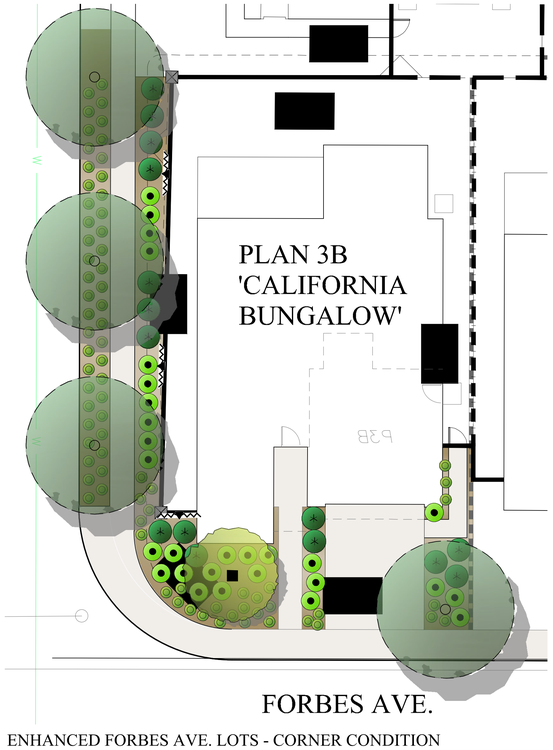
| SYMBOL | PALETTE | BOTANIC NAME | COMMON NAME | SIZE | WUCOLS | SUN/SHADE |
|---|---|---|---|---|---|---|
| | | | | | | |
| ■ | A | LAURUS NOBILIS | SWEET BAY TREE | 24" BOX | LOW | SUN |
| ■ | B | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | LOW | SUN |
| ■ | C | KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX | LOW | SUN |
| ○ | | STREET TREE | 24" BOX PER APPROVED STREET TREE PLAN | | | |
| | | | | | | |
| | | | | | | |
| ⊙ | A | TEUCRIUM CHAMAEDRYS PROSTRATUM | CREEPING GERMANDER | 1 GAL | LOW | SUN/SHADE |
| ⊙ | A | SALVIA GREGGII FURMAN'S RED | TEXAS SAGE | 5 GAL | LOW | SUN |
| ⊙ | A | LEUCOPHYLLUM F. 'GREEN CLOUD' | TEXAS RANGER | 5 GAL | LOW | SUN |
| ⊙ | B | SENECIO SERPENS | BLUE CHALK STICKS | 1 GAL | LOW | SUN |
| ⊙ | B | CALLISTEMON V. 'LITTLE JOHN' | DWARF BOTTLEBRUSH | 5 GAL | LOW | SUN/SHADE |
| ⊙ | B | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL | LOW | SUN/SHADE |
| ⊙ | C | MUHLENBERGIA CAPILLARIS | PINK MUHLY | 1 GAL | LOW | SUN |
| ⊙ | C | RHAPHIOLEPIS I. 'CLARA' | INDIAN HAWTHORN | 5 GAL | MEDIUM | SUN |
| ⊙ | C | RHAMNUS C. 'MOUND SAN BRUNO' | COFFEE BERRY | 5 GAL | LOW | SUN/PT. SHADE |
| | | | | | | |
| ∿∿∿ | A/B | ROSA B. 'ALBA PLENA' (ALT. LOTS W/HARDEN. V.) | LADY BANKS ROSE | 5 GAL | LOW | SUN (SUN/PT. SHADE) |
| ∿∿∿ | C | DISTICTIS BUCCINATORIA | BLOOD RED TRUMPET VINE | 5 GAL | LOW | SUN |
| | | | | | | |
| NOT SHOWN | A/B/C | 3" THICK MIN. ORGANIC SHREDDED MULCH IN ALL SHRUB AREAS (NOT SHOWN) | MULCH | 3" DEEP | N/A | |

NOTES:

- ALL PLANT MATERIAL SHOWN IN THE LEGEND MAY NOT BE USED ON THE PROJECT BUT IS A PRELIMINARY PALETTE, FOR DESIGN INTENT.
- ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC DRIP IRRIGATION PER AB 1881 AND CURRENT CITY/COUNTY REQUIREMENTS. WEATHER SENSORS WILL BE USED IN CONJUNCTION WITH SMART CONTROLLERS FOR EACH LOT.
- IRRIGATION STUB OUTS WILL BE PROVIDED FOR FUTURE PRIVATE HOMEOWNER REAR/SIDE YARD LANDSCAPING.
- A 24" SEPARATION SHALL BE MAINTAINED BETWEEN POTABLE IRRIGATION AND RECYCLED WATER MOW CURB. REFER TO PARKWAY PLANS FOR RECYCLED WATER IRRIGATION SYSTEMS.
- AN AGRONOMIC SOILS REPORTS SHALL BE PREPARED PRIOR TO INSTALLATION OF IRRIGATION OR AMENDMENTS FOR ALL PLANTING AREAS.
- ALL SOIL SURFACES OF THE FRONT YARD, EXCEPT FOR ACCESS TO THE GATE, WILL BE PLANTED. NO AREAS OF BARK MULCH ONLY ARE ALLOWED. PLANTS SHALL BE APPROPRIATELY GROUPED AND MASSED. GROUNDCOVER SHALL BE INCLUDED. ALL ON-CENTER SPACING AT THE TIME OF INSTALLATION WILL BE APPROVED BY THE CITY.
- AMENDMENTS TO THE SOIL WILL UTILIZE ORGANIC PRODUCTS, INCLUDING HUMATE AND MYCORRHIZAE. SOIL FERTILITY TESTING SHALL BE DONE USING A LABORATORY THAT TESTS WITH THE PRODUCTS SPECIFIED AND APPROVED. NO INORGANIC PRODUCTS ARE TO BE USED.




STANDARD LOTS - CORNER CONDITION




ENHANCED FORBES AVE. LOTS - CORNER CONDITION

### STREET TREE GUIDELINES:

A. SINGLE FAMILY RESIDENCES:
   - A.A. EACH RESIDENCE WILL RECEIVE: (1) TREE IN THE FRONT AND AN ADDITIONAL (2) OR MORE TREES FOR CORNER LOT CONDITIONS OR LARGER SIZED LOTS.
   - A.B. STREET TREES ARE GENERALLY LOCATED ON THE LARGER AND WIDER SIDE OF THE LOT.
   - A.C. NO TREES SHALL BE PLANTED WITHIN 5 FEET OF A HOMEOWNERS PROPERTY LINE.

B. MINIMUM 24" BOX SIZE REQUIRED FOR STREET TREES.

C. SIDE YARD TREES WITHIN 5 FEET OF PAVING AND WALLS REQUIRE APPROVED ROOT BARRIERS.

D. TREES LOCATED WITHIN PARKWAYS MUST BE A SMALL CANOPY TREE THAT IS APPROPRIATE FOR NARROW PLANTING AREAS, UNLESS THE SIDEWALK IS CONSTRUCTED OF PERMEABLE PAVERS WITH ENGINEERED SOIL.

# *La Puerta*

## *FRONT YARD TYPICALS*

*Sheet L8*

SCALE: 1" = 10'


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Jun 24, 2020 LAP_ARC_FRONTS

## PUBLIC UTILITIES/ SERVICES:

SCHOOL DISTRICT:
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UNIFIED SCHOOL DISTRICT
2509. JEFFERSON AVENUE
MURRIETA, CA 92562
(951) 696-1600

SEWER & WATER:
RANCHO CALIFORNIA
WATER DISTRICT
42135 WINCHESTER ROAD
TEMECULA, CA 92590
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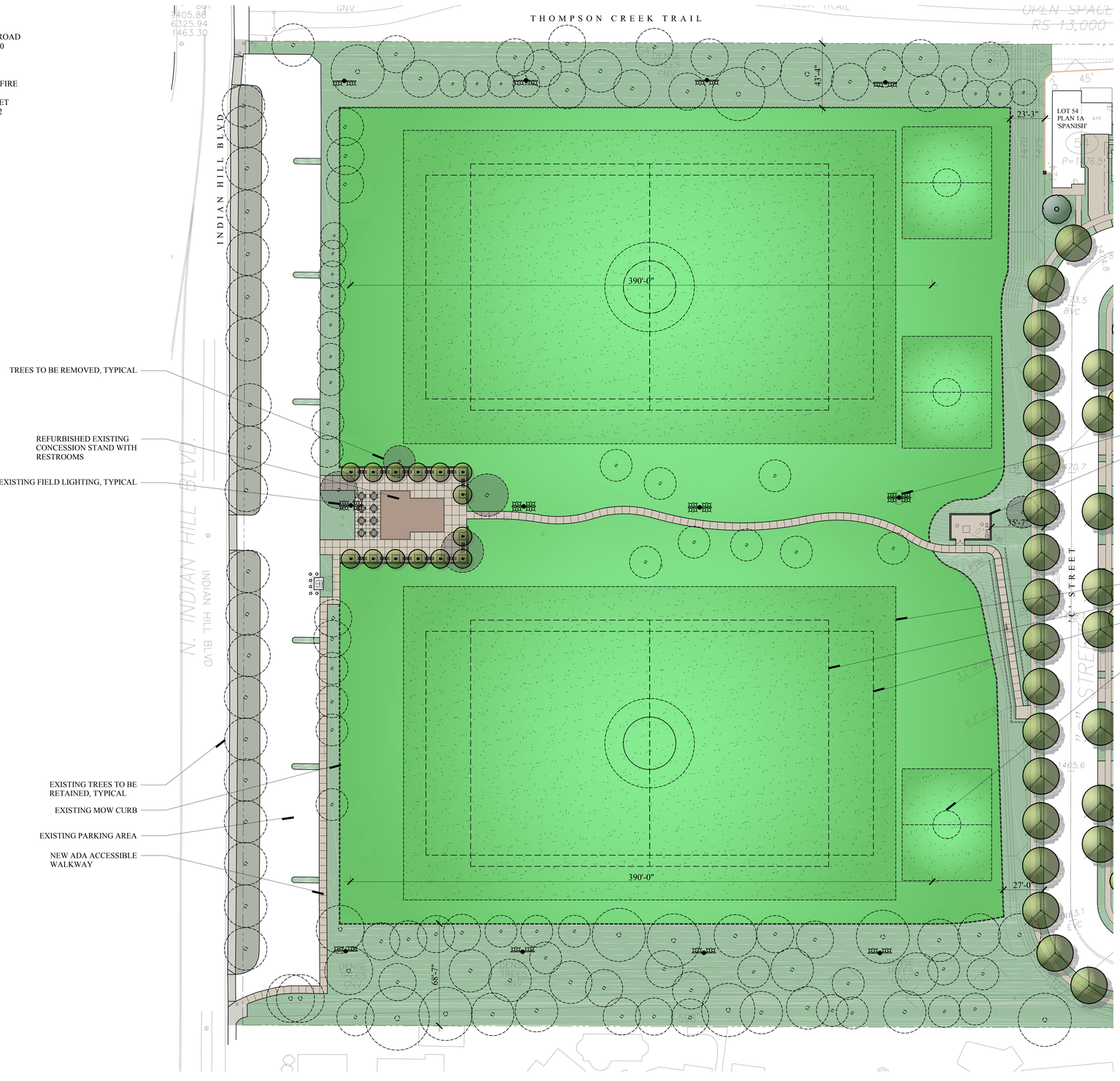
ELECTRIC:
SOUTHERN CALIFORNIA
EDISON
26100 MENIFEE ROAD
ROMOLAND, CA 92585
(800) 655-4555

TELEPHONE:
VERIZON
(800) 483-5000

GAS:
SOUTHERN CALIFORNIA
GAS COMPANY
(800) 427-2200

CABLE:
ADELPHIA
26495 SANTA YNEZ ROAD
TEMECULA, CA 92590
(888) 683-1000

FIRE:
CITY OF MURRIETA FIRE
DISTRICT
41825 JUNIPER STREET
MURRIETA, CA 92562
(909) 461-6154




PROPOSED PLANT PALETTE

| Botanical Name | Common Name |
|---|---|
| **STREET TREES** | |
| Agonis flexuosa | Peppermint Tree |
| Albizia julibrissen | Silk Tree |
| Chitalpa x tashkentensis | Chitalpa |
| Koelreuteria paniculata | Golden Rain Tree |
| **TREES** | |
| Arbutus 'Marina' | Strawberry Tree |
| Cercis Occidentalis | Western Redbud |
| Chitalpa Tashkentensis | Chitalpa |
| Lagerstroemia Hybrid | Crape Myrtle |
| Laurus Nobilis | Sweet Bay |
| Ligustrum Lucidum | Glossy Privet |
| Magnolia Grandiflora | Southern Magnolia |
| Olea Europaea | Fruitless Olive |
| Prunus Caroliniana | Carolina Laurel Cherry |
| Pyrus 'Redspire' | Ornamental Pear |
| Quercus Agrifolia | Coast Live Oak |
| Quercus virginiana | Southern Live Oak |
| Platanus racemosa | California Sycamore |
| **SHRUBS** | |
| Agapanthus Spp. | Lily of the Nile |
| Aloe Spp. | Aloe |
| Arbutus Unedo | Strawberry Tree |
| Cistus Spp. | Rockrose |
| Dietes Vegeta | Fortnight Lily |
| Elymus 'Canyon Prince' | Wild Rye |
| Euonymus 'Microphyllus' | Euonymus |
| Lavandula 'Goodwin Creek' | Lavander |
| Lavatera Maritima | Tree Mallow |
| Ligustrum Japonicum | Privet |
| Liriope Muscari | Lily Turf |
| Loropetalum Chinese | Loropetalum |
| Muhlenbergia Rigens | Deer Grass |
| Pittosporum Tobira | Mock Orange |
| Prunus C. 'Bright N'Tight | Carolina Laurel Cherry |
| Rhaphiolepis Ovata | Yeddo Hawthorn |
| Rosmarinus Officinalis | Rosemary |
| Salvia Spp. | Sage |
| Viburnum Tinus | Laurustinus |
| Westringia 'Wynyabbie Gem' | Coast Rosemary |
| **GROUND COVER** | |
| Cotoneaster 'Lowfast' | Cotoneaster |
| Festuca Ovina Glauca | Sheep Fescue |
| Myoporum p. 'Pink' | Creeping Myoporum |
| Rosmarinus o. 'prostratus' | Prostrate Rosemary |
| Trachelospermum Jasminiodes | Jasmine |
| **VINES** | |
| Clematis Armandii | Clematis |
| Hardenbergia Violacea | Lilac Vine |
| Rosa' Alba Plena' | Landy Banks Rose |
| **TURF** | |
| MARATHON IIIe | Turf |

# *La Puerta*

## *PARK SITE PLAN*

*Sheet L1*

30' 0 30' 90'
SCALE: 1" = 30'

SJA landscape architecture land planning
TEL 949.274.0700 FAX 949.274.0706
www.sjainc.com

Feb 17, 2021 L:\AP_ARC_SITE_REV T:\TRUMARK HOMES\TR 83121 LA PUERTA\ARC SUBMITTAL\LAP_ARC_SITE_REV.DWG

## PLANTING NOTES:

A. ALL PLANTING AREAS WILL RECEIVE 3" DEEP MED. GRIND RECYCLED WOOD MULCH.

## IRRIGATION NOTES:

A. ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER THE MOST CURRENT VERSION OF STATE MANDATED IRRIGATION LAWS INCLUDING AB.1881. DRIP IRRIGATION SHALL BE USED ON ALL NON TURF APPLICATIONS.

B. IRRIGATION SHALL BE CONTROLLED USING SMART CONTROLLERS FOR ALL HOA COMMON AREAS

C. LANDSCAPE PLANS SHALL COMPLY WITH CITY OF ONTARIO LANDSCAPE GUIDELINES AND REGULATIONS.

D. IRRIGATION DESIGN TO UTILIZE THE FOLLOWING: BELOW GRADE DRIP WITH SEPARATE SYSTEM FOR TREE IRRIGATION. TREE IRRIGATION TO USE BUBBLERS WITH PC SCREENS

## NOTES:

A. ALL PLANT MATERIAL SHOWN IN THE LEGEND MAY NOT BE USED ON THE PROJECT BUT IS A PRELIMINARY PALETTE, FOR DESIGN INTENT. ALL PLANT MATERIAL USED ON THE PROJECT WILL FOLLOW THE SUBAREA 29 DESIGN GUIDELINES..

B. ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC DRIP IRRIGATION PER AB 1881 AND CURRENT CITY/COUNTY REQUIREMENTS. WEATHER SENSORS WILL BE USED IN CONJUNCTION WITH SMART CONTROLLERS FOR EACH LOT.

C. IRRIGATION STUB OUTS WILL BE PROVIDED FOR FUTURE PRIVATE HOMEOWNER REAR/SIDE YARD LANDSCAPING.

D. A 24" SEPARATION SHALL BE MAINTAINED BETWEEN POTABLE IRRIGATION AND RECYCLED WATER MOW CURB. REFER TO PARKWAY PLANS FOR RECYCLED WATER IRRIGATION SYSTEMS.

E. AN AGRONOMIC SOILS REPORTS SHALL BE PREPARED PRIOR TO INSTALLATION OF IRRIGATION OR AMENDMENTS FOR ALL PLANTING AREAS.

F. IN FLATTED GROUND COVER PARKWAYS USE 1.5"-2" SHREDDED MULCH. DO NOT COVER PLANT MATERIAL STEMS.




# Cahuilla Park

TRUMARKHOMES

*CONCEPTUAL LANDSCAPE PLAN:*
*BALLFIELD COMPLEX*

*EXHIBIT PREPARER*

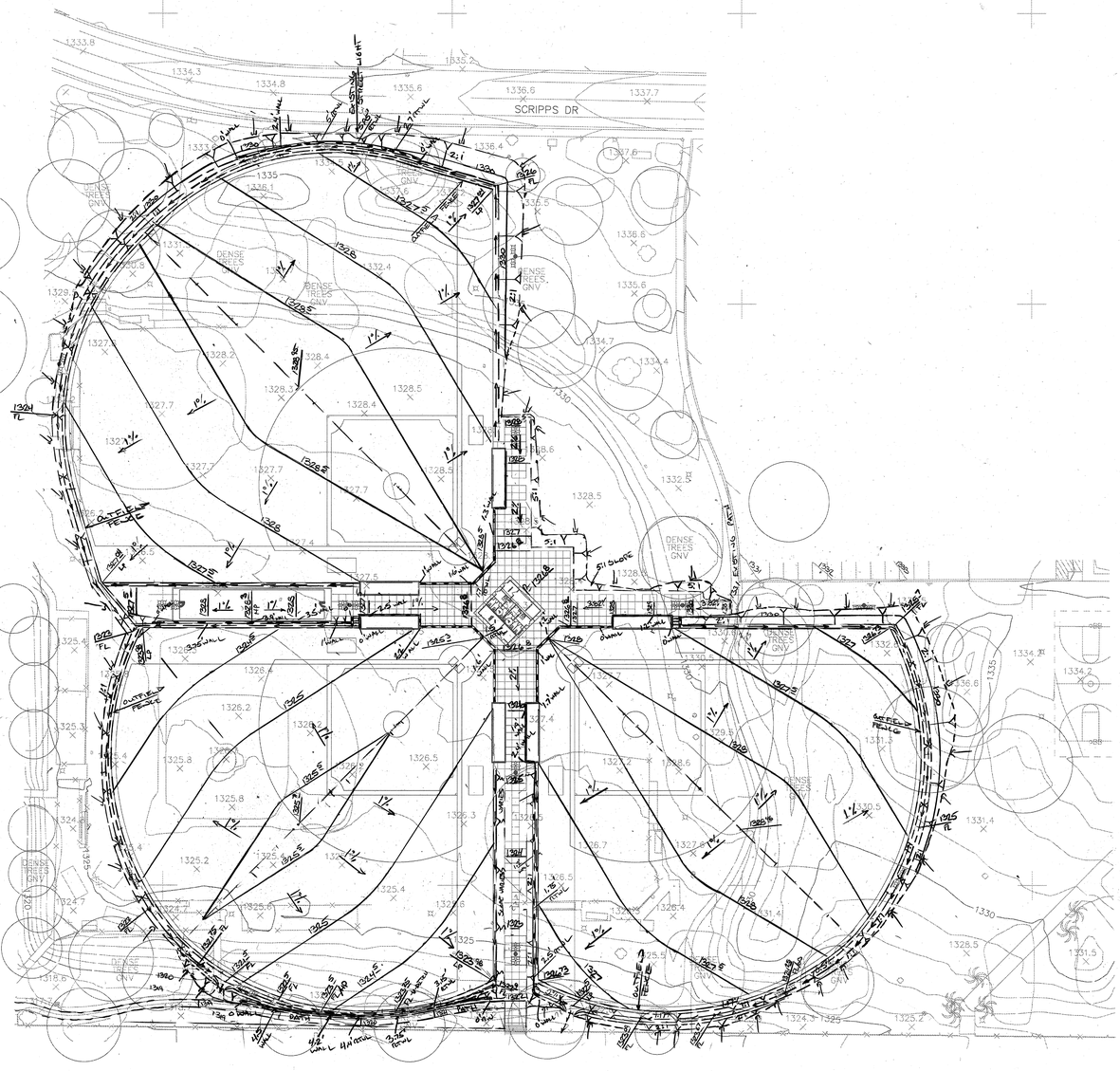
40' 0 40' 120'
SCALE: 1" = 40'

SHEET L1

SJA
landscape architecture
land planning

Jan 19, 2021 - CAH_CONCEPT_PARK T:\TRUMARK HOMES\CAHUILLA PARK\CONCEPT\CAH_CONCEPT_PARK.DWG

1331.95




804
1864086.27
6845016.86
1312.44

2/16/2021 CONCEPTUAL STUDY

FEET 0 20 40 80
INCHES 0 1/2 1 2

| REVISION | |
|---|---|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |

**APPLICANT:**
**TRUMARK HOMES**
450 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
CONTACT: JOE MARTIN
PH: (949) 999-9800

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

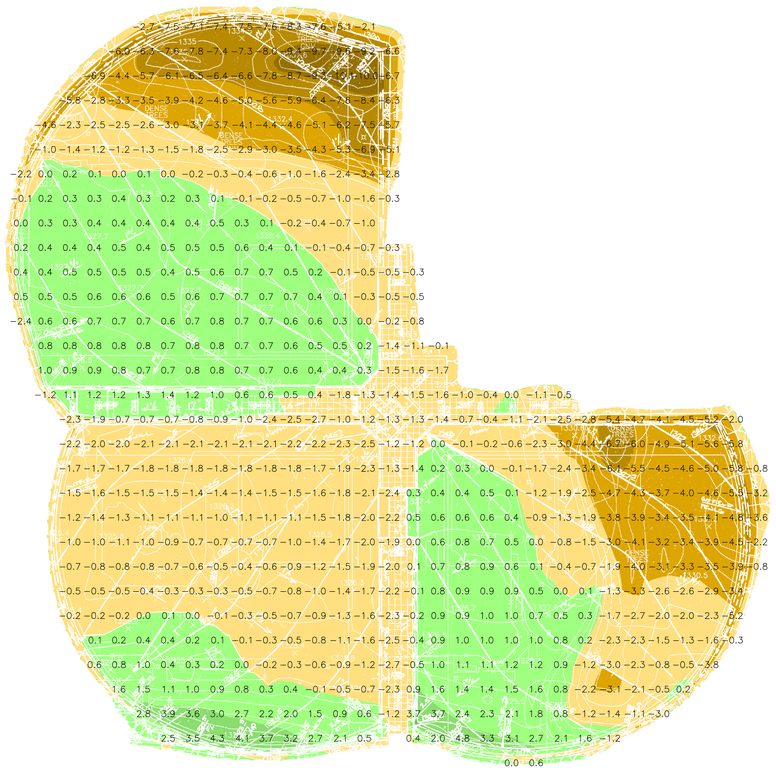
CITY OF CLAREMONT, COUNTY OF LOS ANGELES

# CAHUILLA PARK EXHIBIT

| DESIGNED BY: | DATE: | CITY FILE NO.: | SHEET |
|---|---|---|---|
| DRAFTED BY: | 12/07/20 | | 1 of 1 |
| CHECKED BY: | | | |

W.O. 3583-46X LA PUERTA

DATE: Feb. 12, 2021 03:18:55 PM FILE: F:\1118\Planning\Base Files\CAH_PARK_B – Topo Base.dwg



# EARTHWORK SUMMARY

| | | | | | | |
|---|---|---|---|---|---|---|
| Area of Grading | 5.78 | AC | | | | |
| | | | CUT | | FILL | |
| Raw Volume | | | 14,301 | CYS | 3,104 | CYS |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Estimated Totals | | | 14,301 | CYS | 3,104 | CYS |
| Long | | | 11,198 | CYS | | |

FEET
0 25 50 100
0 1/2 1 2
INCHES

# CAHUILLA PARK
# EARTHWORK
## 2/22/2021


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


W.O. # 3593-46X


PLOTTED BY: David Francke DATE: Mar. 01, 2021 02:51:26 PM FILE: F:\1118\Planning\SA_Cahuilla Park\Clc_Earthwork\2021-02-22\2021-02-22-Cahuilla Park Earthwork.dwg

**DESIGN SUBMITTAL**

## OUR TEAM


**TRUMARK HOMES**
Contact: Eric Nelson
450 Newport Center Dr., Ste. 300
Newport Beach, CA 92660

**WHA.** Architects . Planners . Designers .
Contact: Fernando Laullon
2850 Redhill Ave, Suite 200  Santa Ana, CA 92705-5543
949.250.0607  |  www.WHAinc.com


## SHEET INDEX:


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|---|---|
| A1.1 | Plan 1 Front Elevations |
| A1.2 | Plan 1A Spanish Floor Plan |
| A1.3 | Plan 1A Spanish Exterior Elevations |
| A1.4 | Plan 1B California Bungalow Floor Plan |
| A1.5 | Plan 1B California Bungalow Exterior Elevations |
| A1.6 | Plan 1C California Craftsman Floor Plan |
| A1.7 | Plan 1C California Craftsman Exterior Elevations |
| A1.8 | Plan 1 Roof Plans |
| A2.1 | Plan 2 Front Elevations |
| A2.2 | Plan 2A Spanish Floor Plan |
| A2.3 | Plan 2A Spanish Exterior Elevations |
| A2.4 | Plan 2B California Bungalow Floor Plan |
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| A2.6 | Plan 2D American Cottage Floor Plan |
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| A3.1 | Plan 3 Front Elevations |
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| A3.6 | Plan 3D American Cottage Floor Plan |
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| A3.8 | Plan 3 Roof Plans |
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| A3.2 | Plan 4A Spanish Floor Plan |
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| A3.4 | Plan 4C California Craftsman Floor Plan |
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| A3.6 | Plan 4D American Cottage Floor Plan |
| A3.7 | Plan 4D American Cottage Exterior Elevations |
| A3.8 | Plan 4 Roof Plans |
| CM1 | Exterior Color & Materials |


TRUMARKHOMES

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

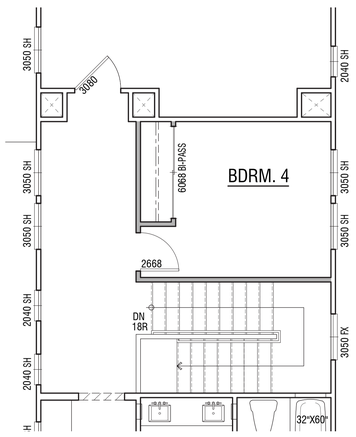
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**DESIGN SUBMITTAL**

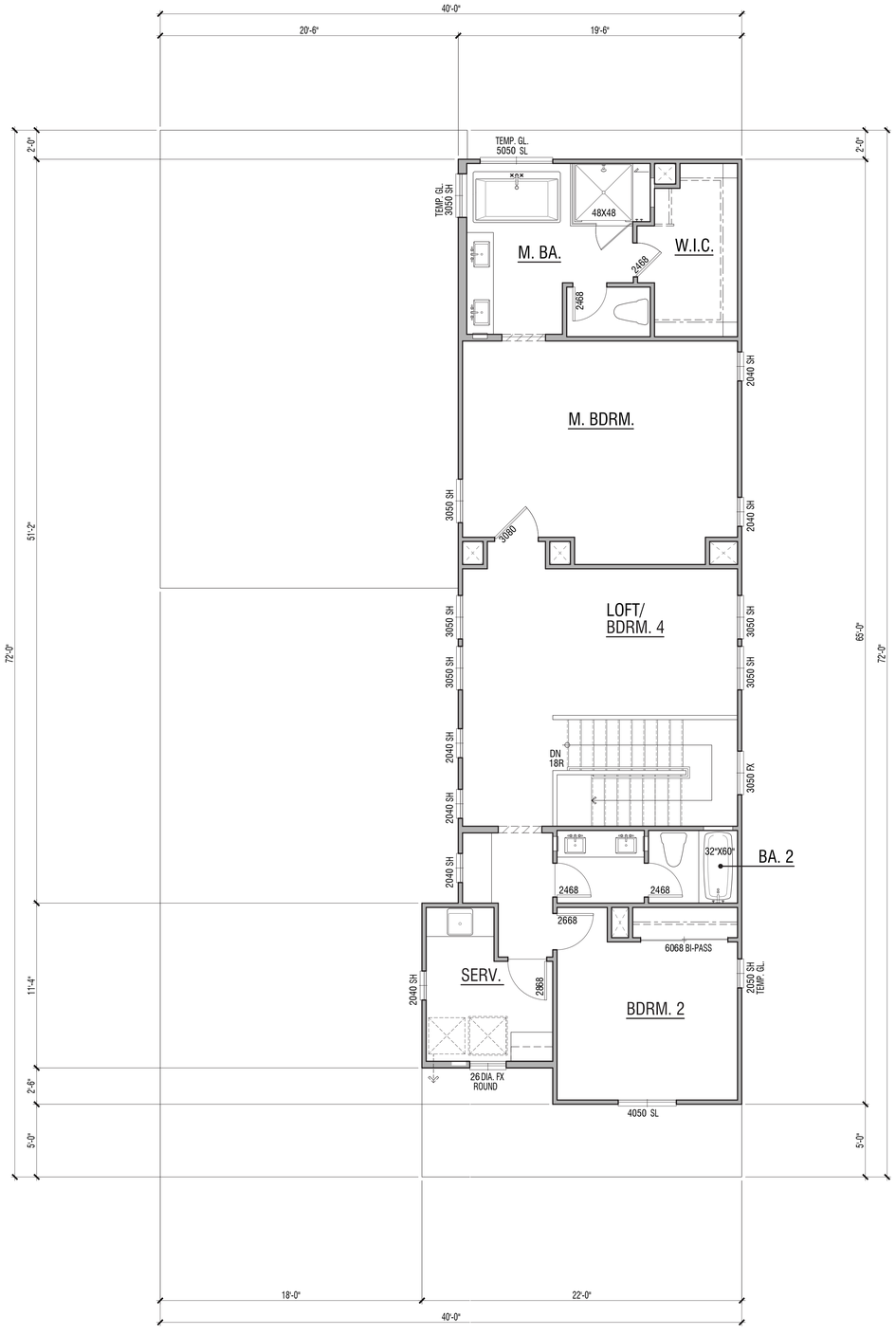

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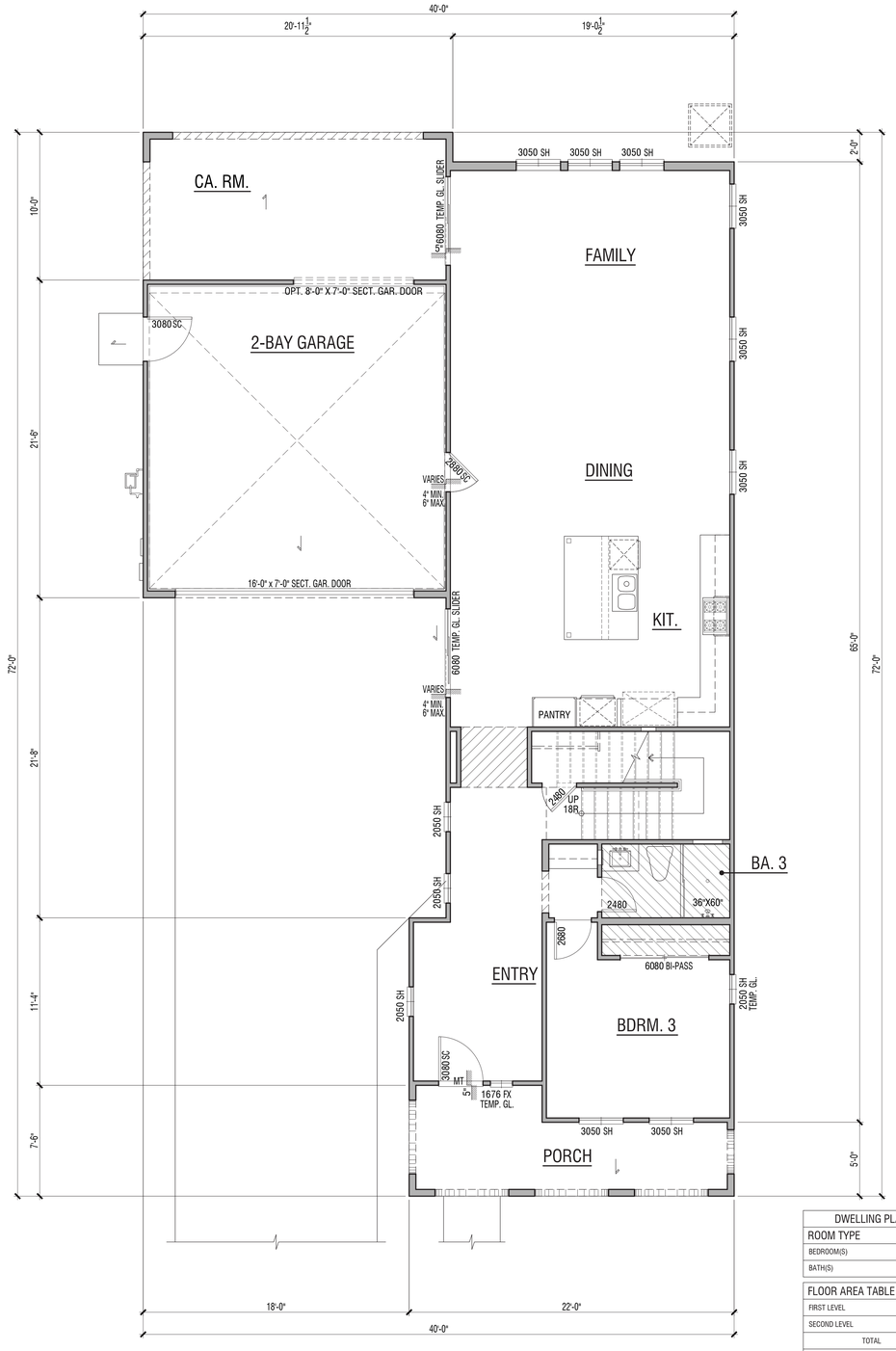
| 2019236 | 06-01-20

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA




OPTIONAL BDRM. 4 IN LIEU OF LOFT




| DWELLING PLAN SUMMARY - PLAN 1 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 3 / OPT. 4 |
| BATH(S) | 3 |

| FLOOR AREA TABLE | PLAN 1A |
|---|---|
| FIRST LEVEL | 1280 SQ. FT. |
| SECOND LEVEL | 1190 SQ. FT. |
| TOTAL | 2470 SQ. FT. |
| 2-BAY GARAGE | 441 SQ. FT. |
| PORCH | 132 SQ. FT. |
| PATIO | 206 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Second Floor

## PLAN 1A | 'Spanish' Floor Plan

First Floor

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

CLAREMONT, CA

A1.2

0 2 4 8

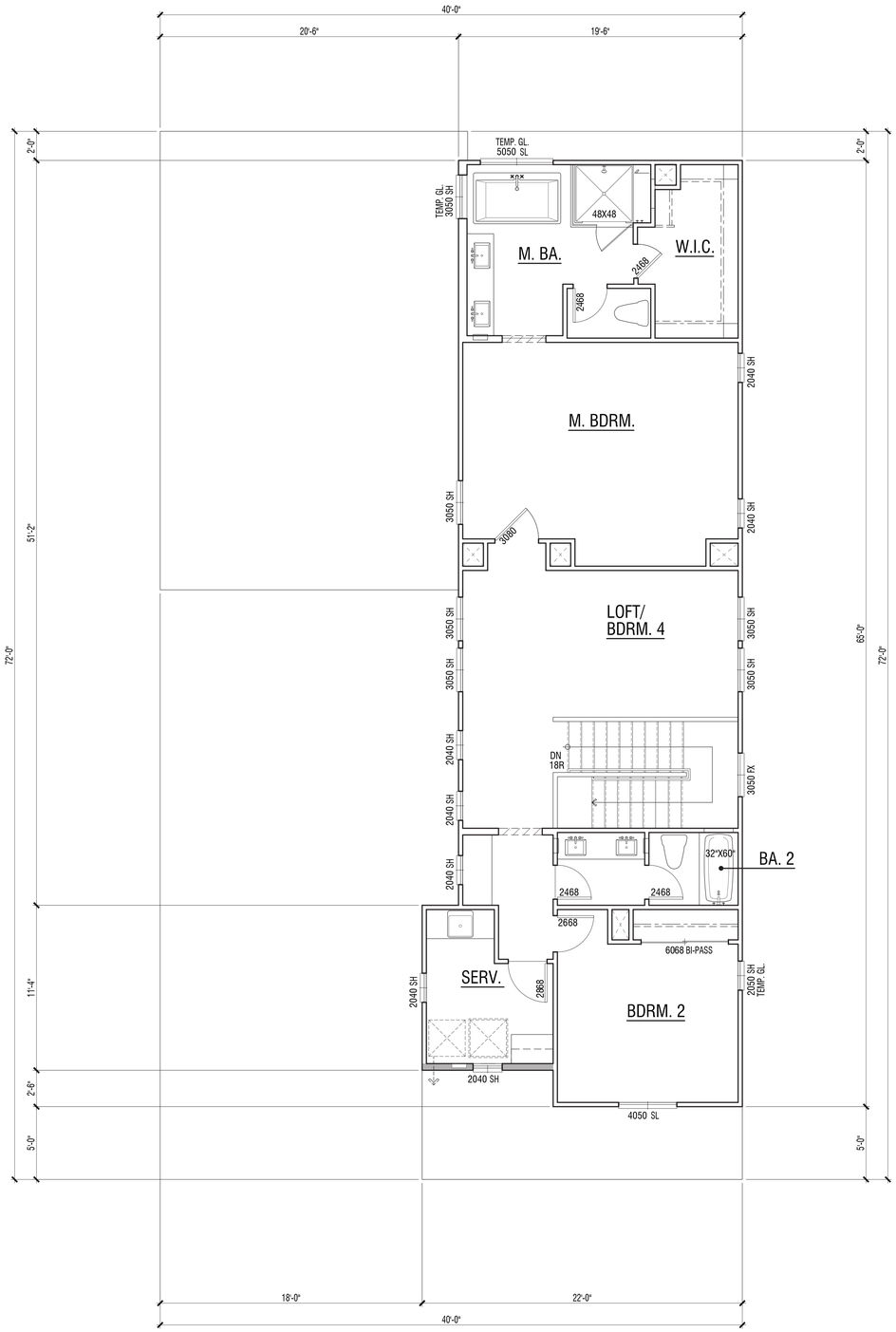
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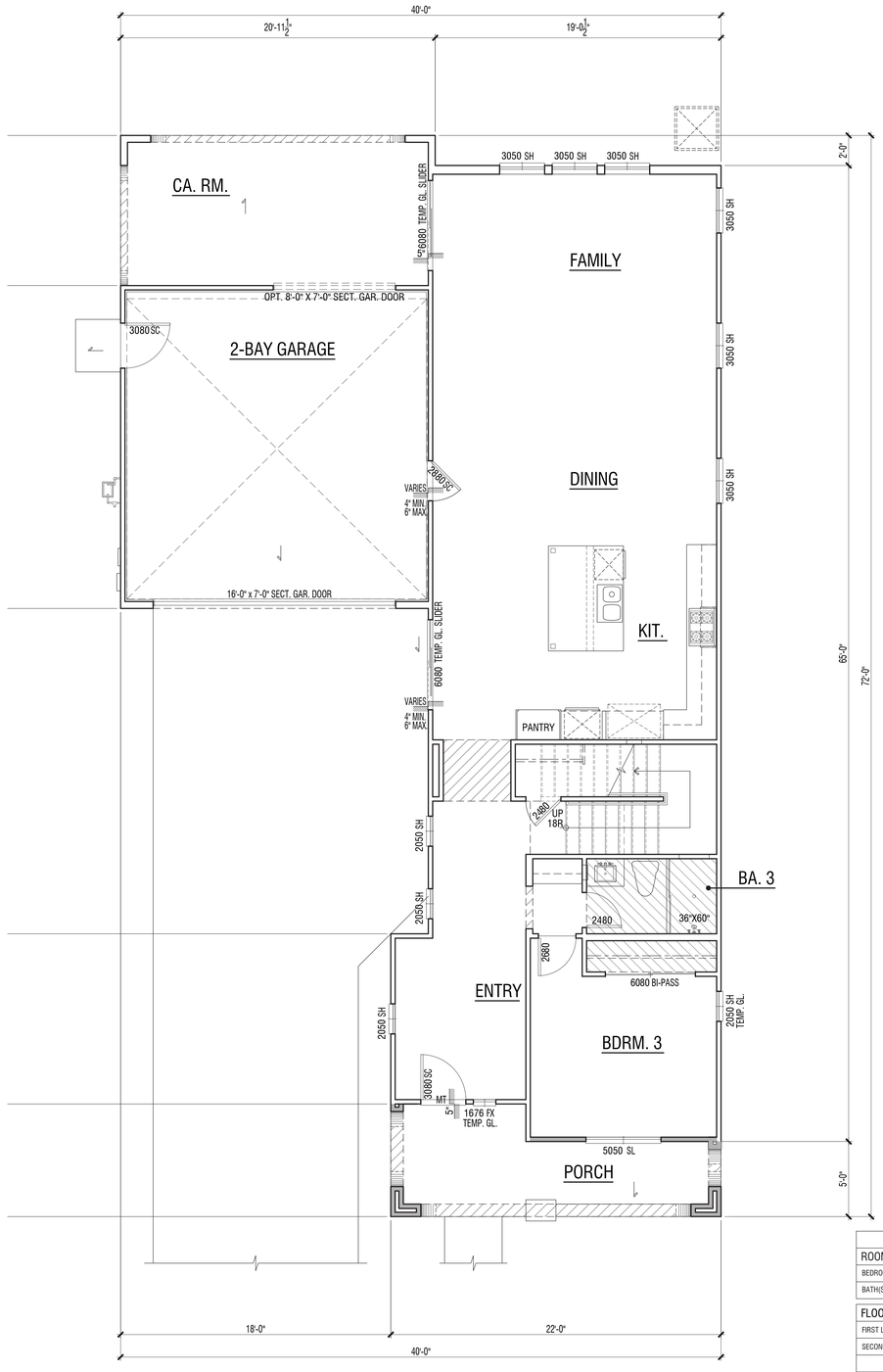
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| DWELLING PLAN SUMMARY - PLAN 1 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 3 / OPT. 4 |
| BATH(S) | 3 |

| FLOOR AREA TABLE | PLAN 1B |
|---|---|
| FIRST LEVEL | 1280 SQ. FT. |
| SECOND LEVEL | 1189 SQ. FT. |
| TOTAL | 2468 SQ. FT. |
| 2-BAY GARAGE | 441 SQ. FT. |
| PORCH | 133 SQ. FT. |
| PATIO | 206 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Second Floor**

**PLAN 1B | 'California Bungalow' Floor Plan**

**First Floor**

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

A1.4

0 2 4 8

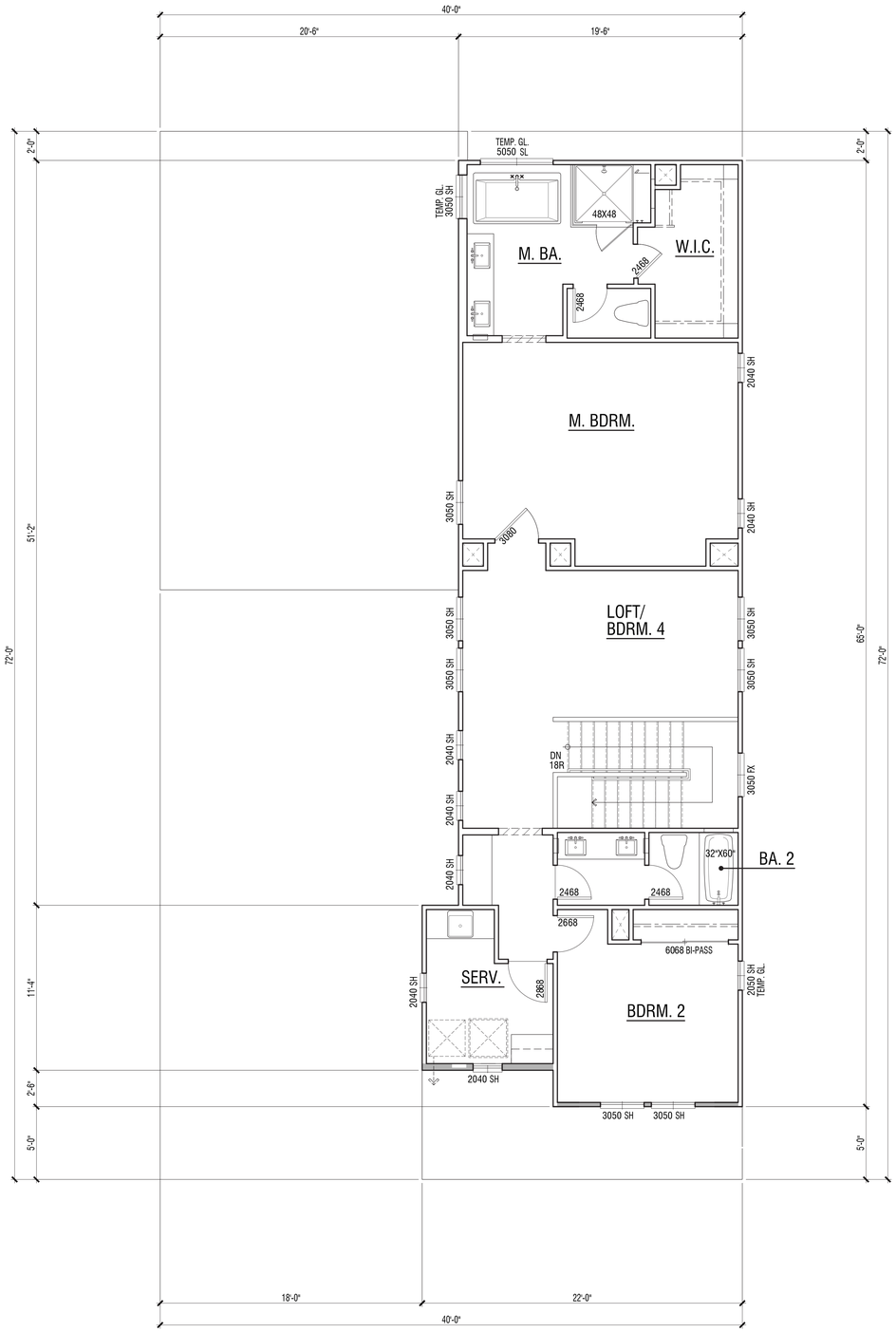
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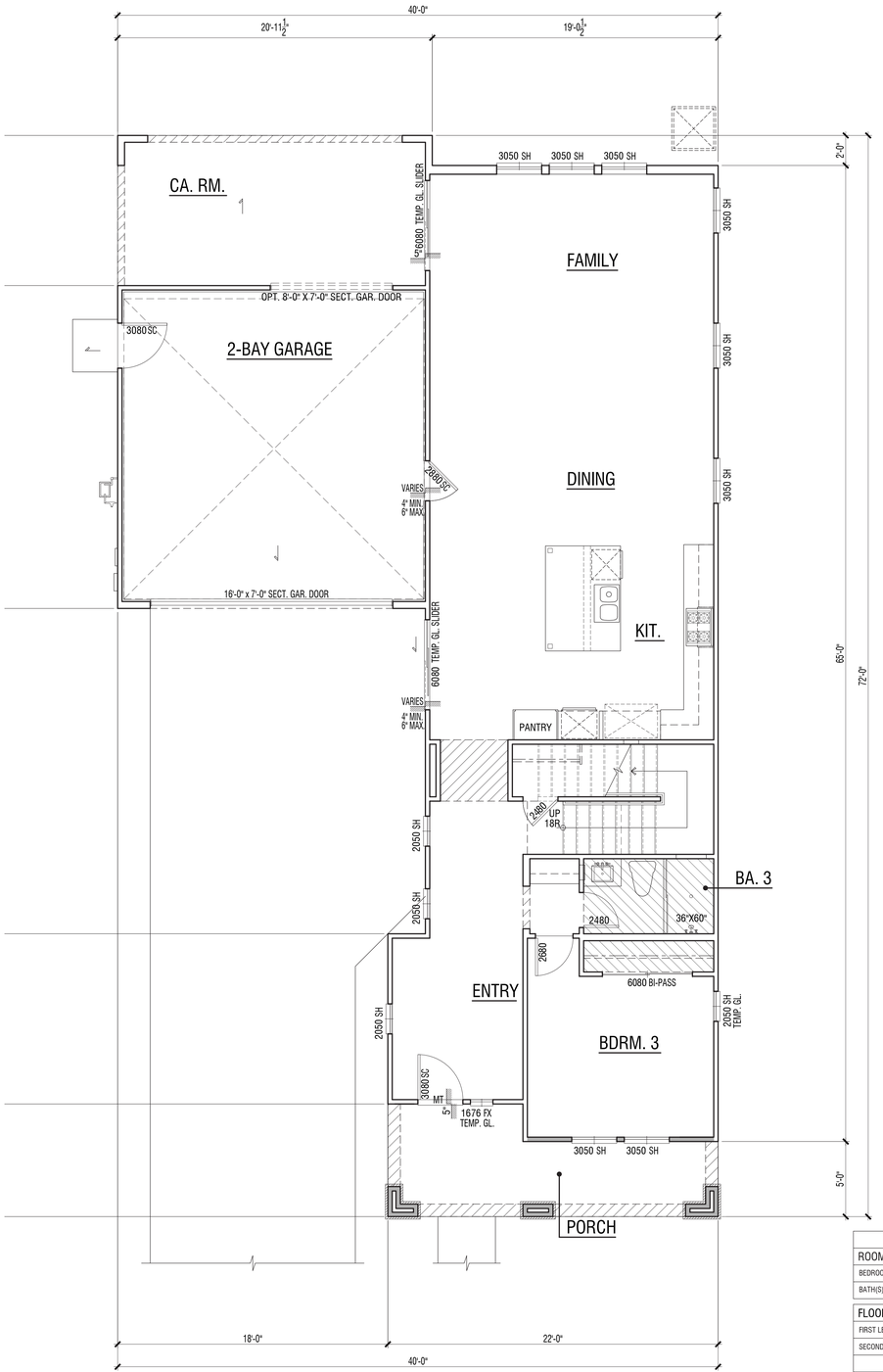
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| DWELLING PLAN SUMMARY - PLAN 1 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 3 / OPT. 4 |
| BATH(S) | 3 |

| FLOOR AREA TABLE | PLAN 1C |
|---|---|
| FIRST LEVEL | 1280 SQ. FT. |
| SECOND LEVEL | 1189 SQ. FT. |
| TOTAL | 2468 SQ. FT. |
| 2-BAY GARAGE | 441 SQ. FT. |
| PORCH | 132 SQ. FT. |
| PATIO | 206 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Second Floor**

**PLAN 1C | 'California Craftsman' Floor Plan**

**First Floor**

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

A1.6

0 2 4 8

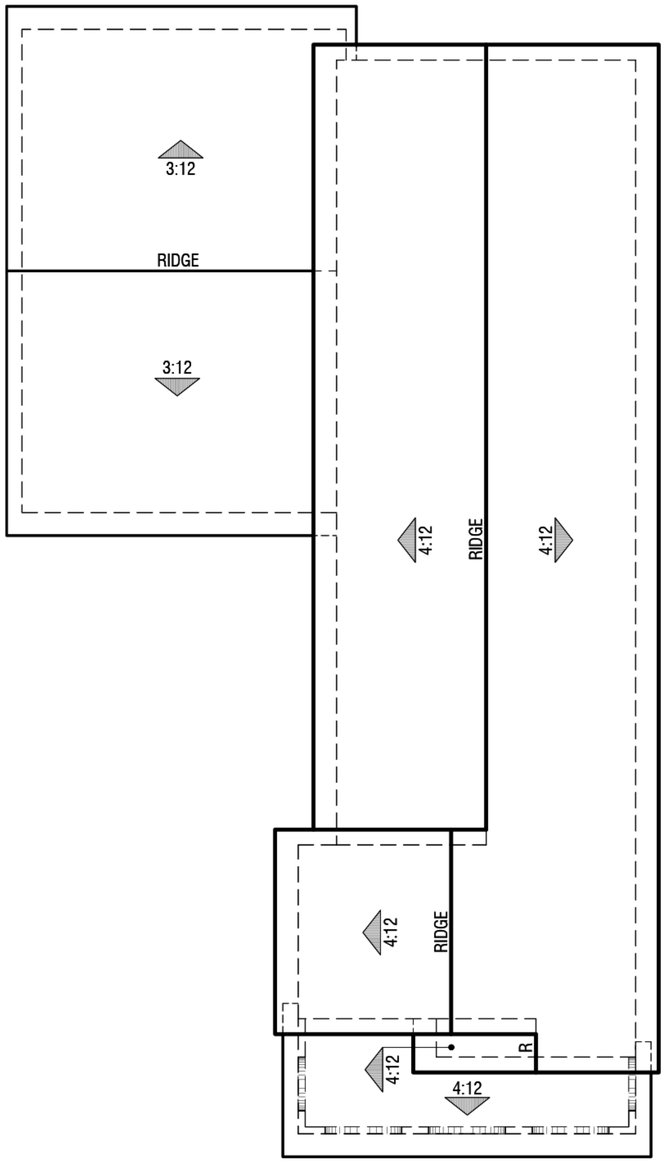
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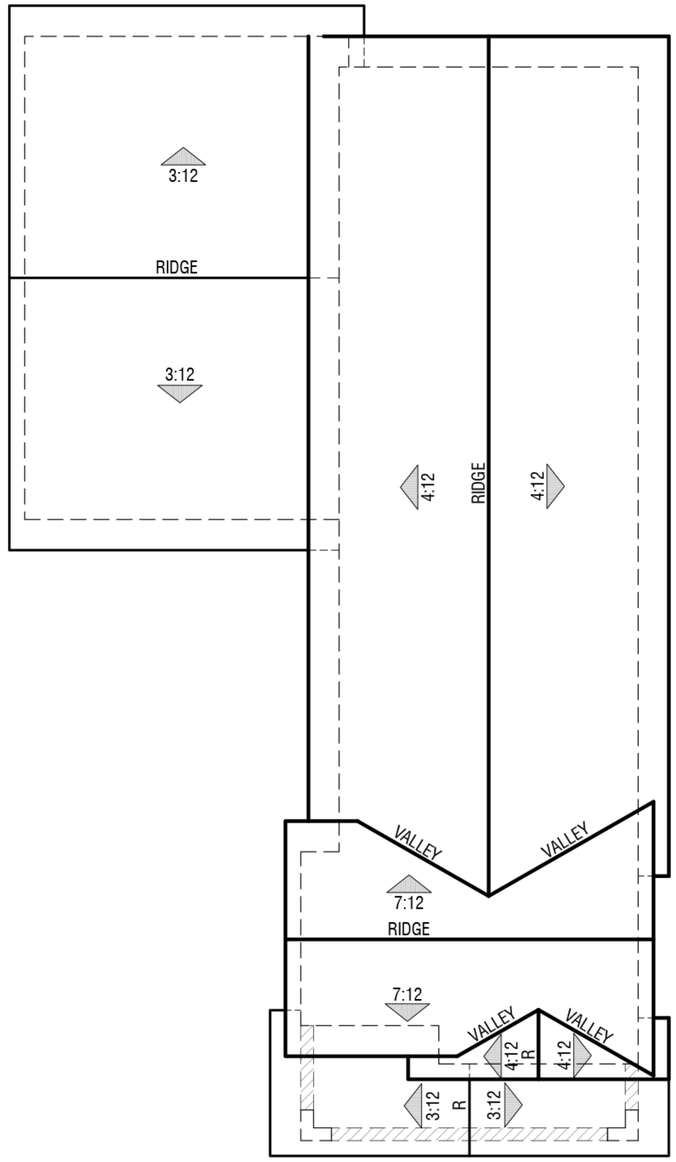
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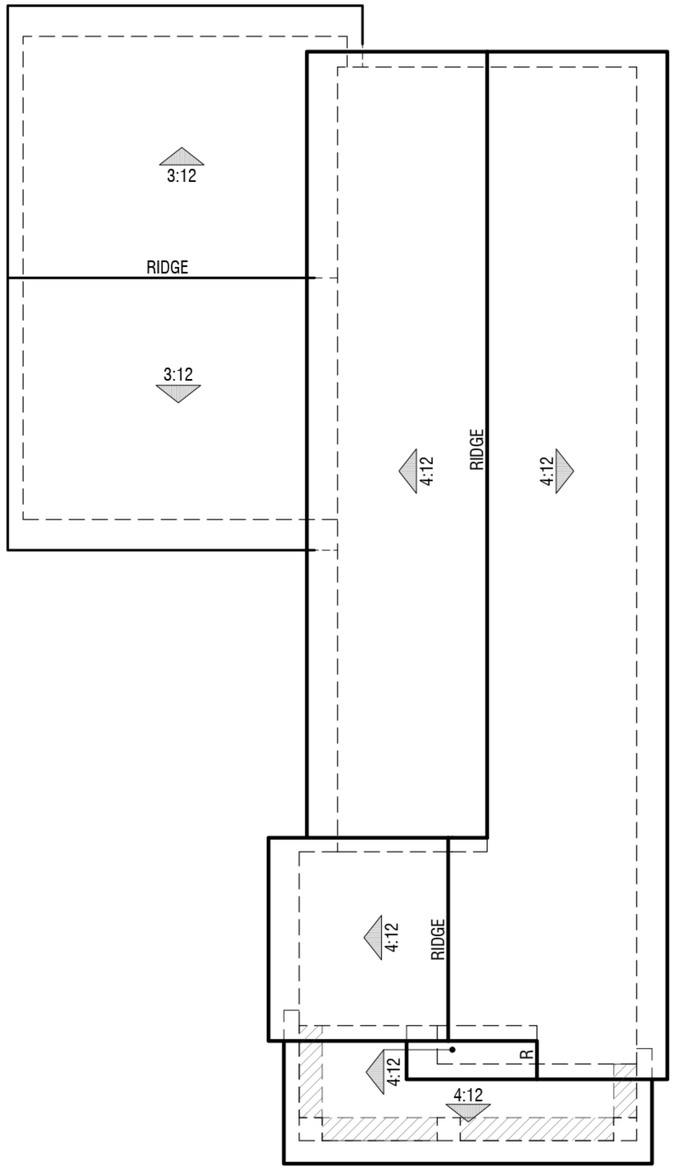

## 1A | Spanish

Eave 18" | Rake 12"
Concrete ‘S’ Tile




## 1B | California Bungalow

Eave 24" | Rake 12"
Concrete Flat Tile



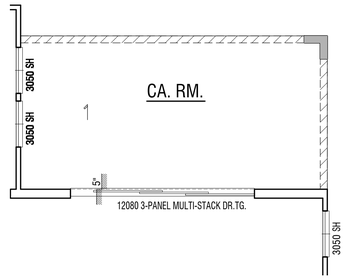

## 1C | California Craftsman

Eave 24’’ | Rake 12’’
Concrete Flat Tile

## PLAN 2 | Roof Plans

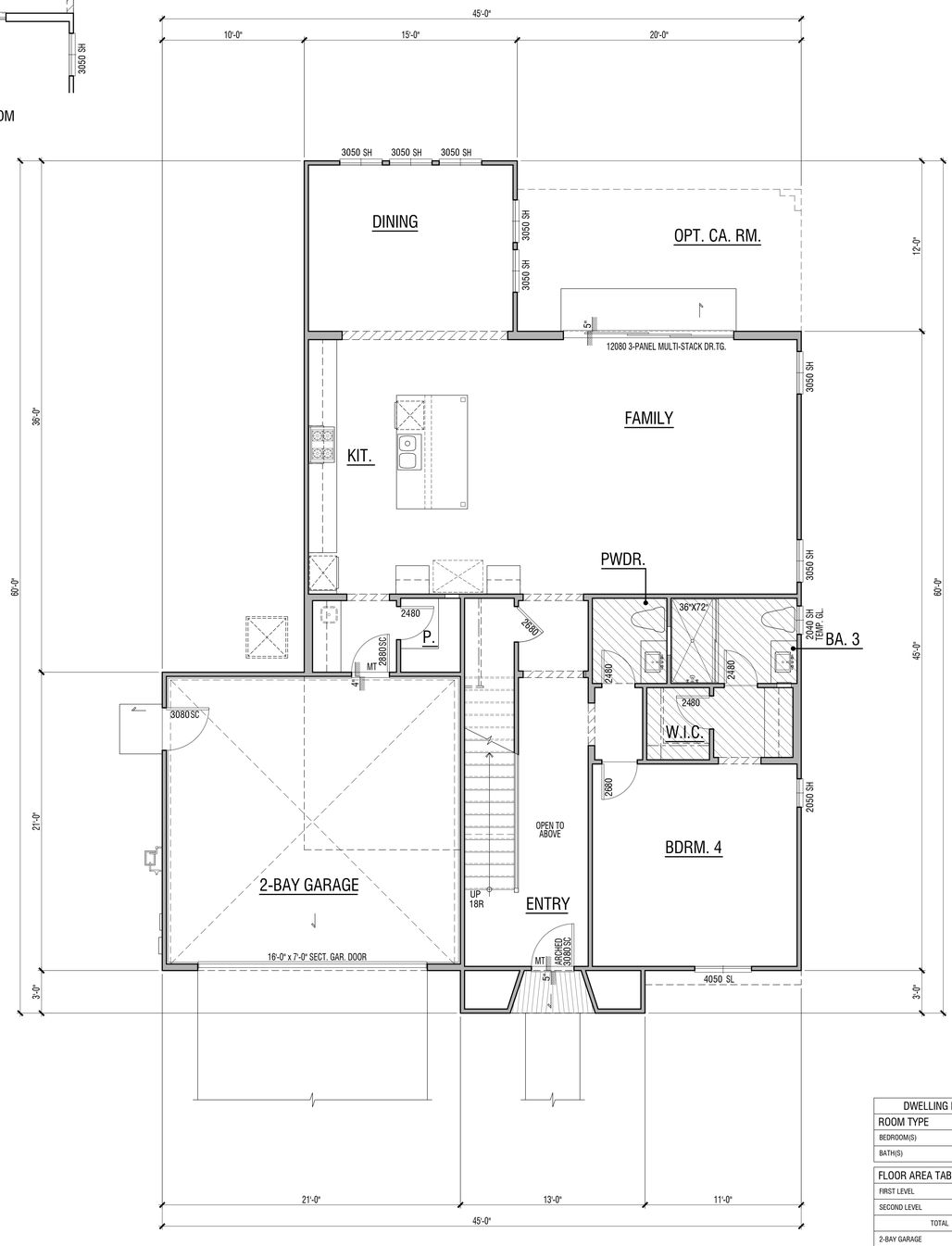


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OPTIONAL CALIFORNIA ROOM




| DWELLING PLAN SUMMARY - PLAN 2 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 4 |
| BATH(S) | 3.5 |

| FLOOR AREA TABLE | PLAN 2A |
|---|---|
| FIRST LEVEL | 1527 SQ. FT. |
| SECOND LEVEL | 1485 SQ. FT. |
| TOTAL | 3012 SQ. FT. |
| 2-BAY GARAGE | 438 SQ. FT. |
| PORCH | N/A |
| OPT. CALIFORNIA ROOM | 200 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Second Floor**

**PLAN 2A | 'Spanish' Floor Plan**

**First Floor**

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

A2.2

0 2 4 8

DESIGN SUBMITTAL

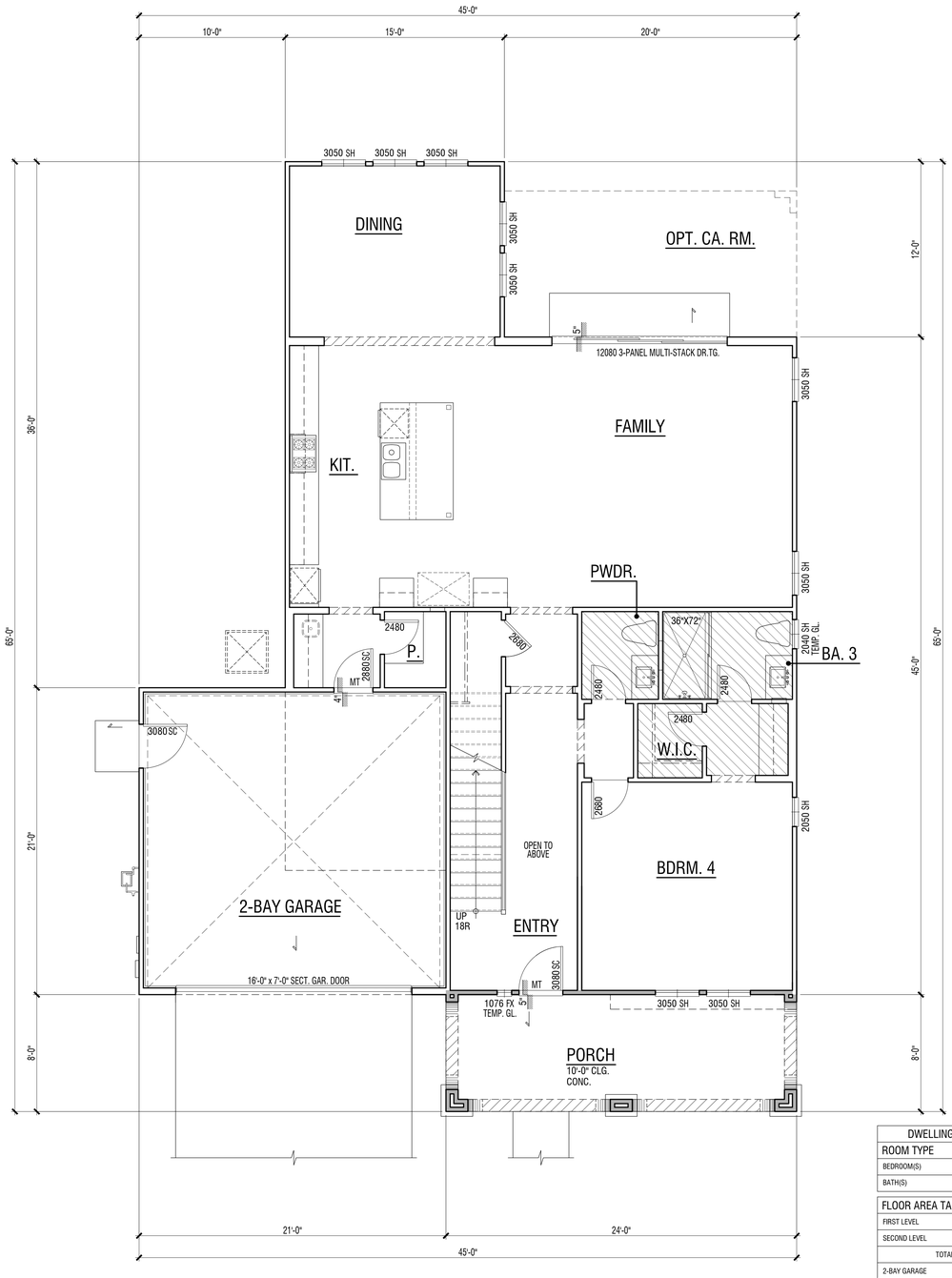
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| DWELLING PLAN SUMMARY - PLAN 2 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 4 |
| BATH(S) | 3.5 |

| FLOOR AREA TABLE | PLAN 2B |
|---|---|
| FIRST LEVEL | 1527 SQ. FT. |
| SECOND LEVEL | 1488 SQ. FT. |
| TOTAL | 3015 SQ. FT. |
| 2-BAY GARAGE | 438 SQ. FT. |
| PORCH | 192 SQ. FT. |
| OPT. CALIFORNIA ROOM | 200 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Second Floor**

## PLAN 2B | 'California Bungalow' Floor Plan

**First Floor**

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

A2.4

0 2 4 8

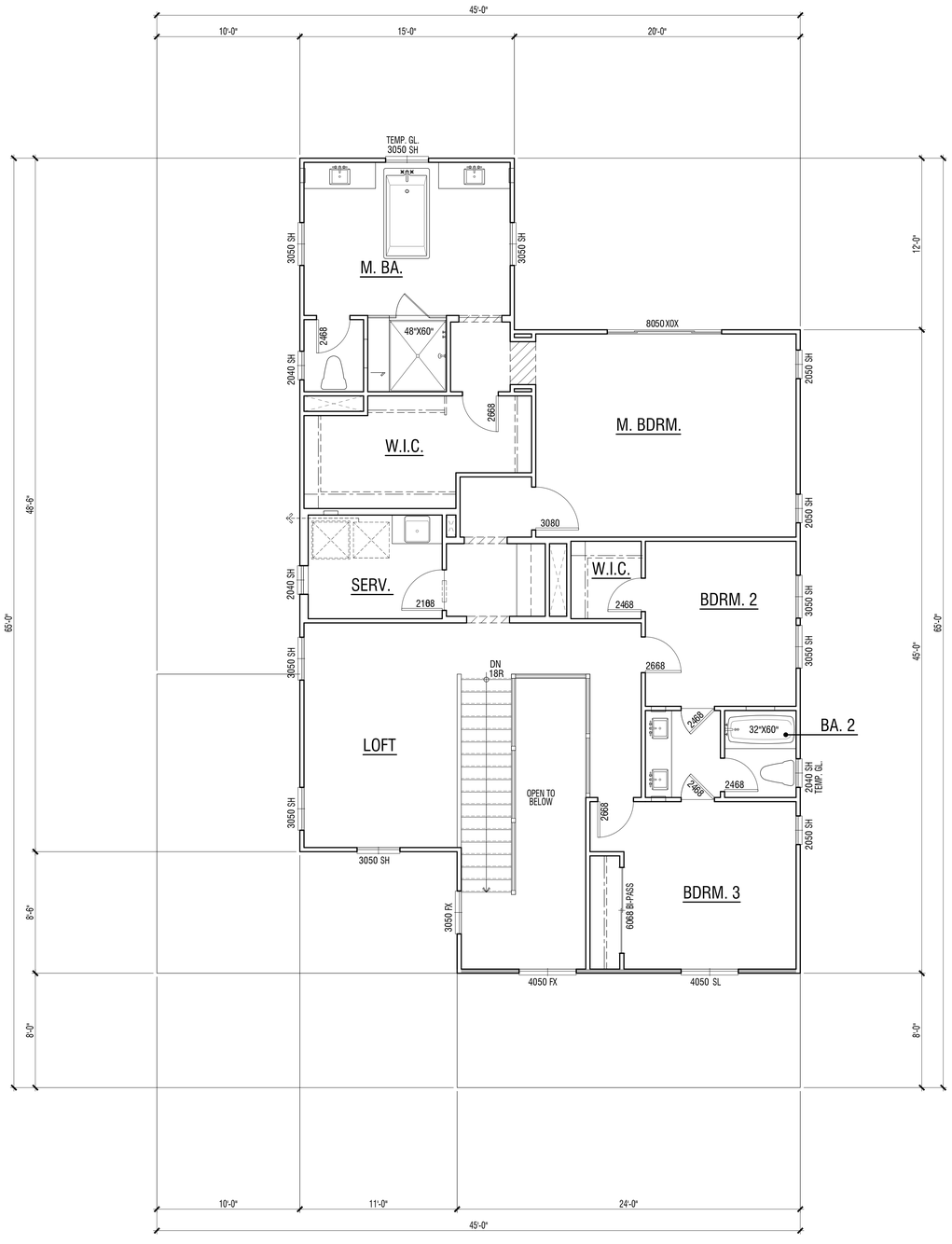
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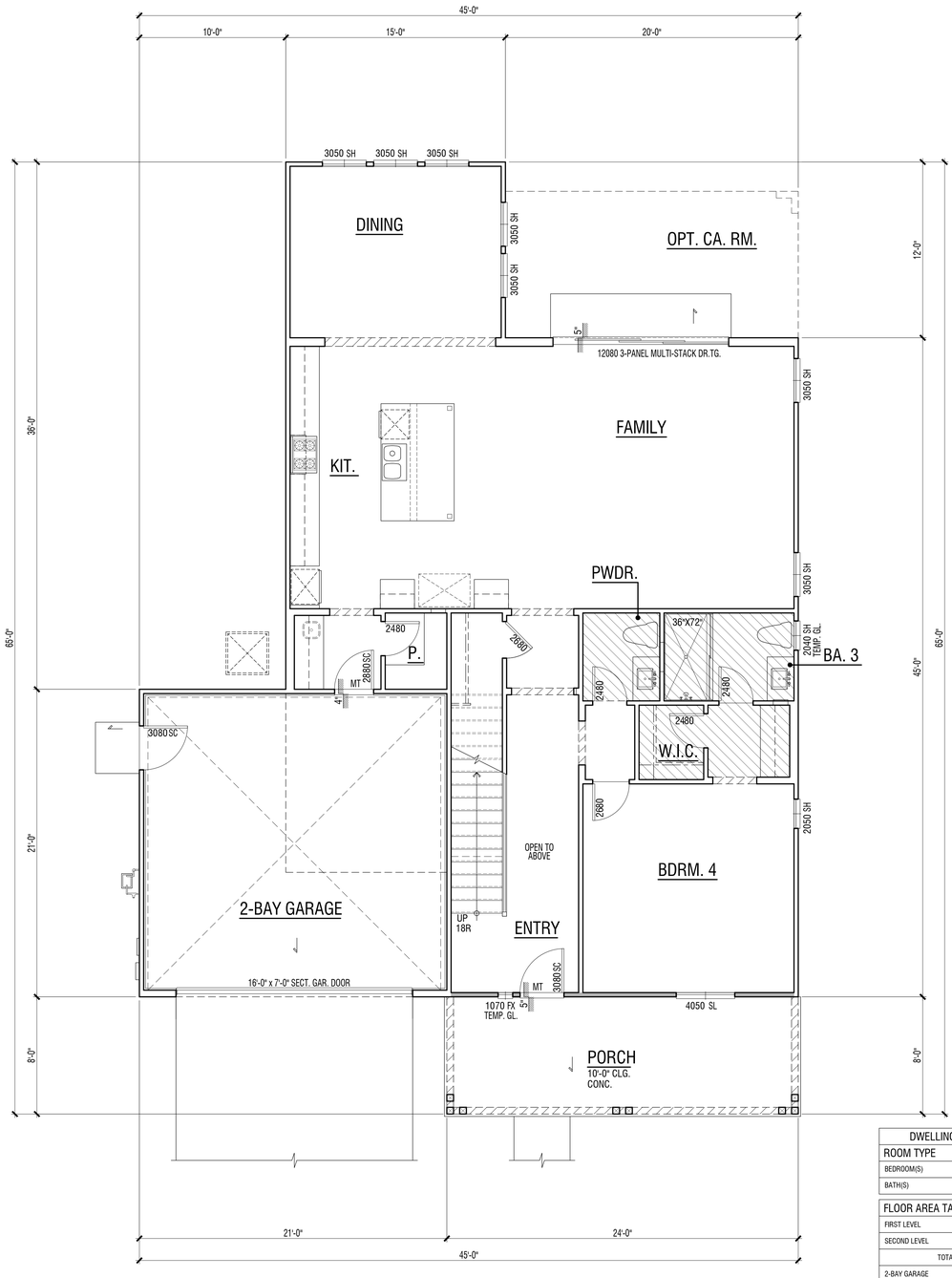
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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA




| DWELLING PLAN SUMMARY - PLAN 2 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 4 |
| BATH(S) | 3.5 |

| FLOOR AREA TABLE | PLAN 2D |
|---|---|
| FIRST LEVEL | 1527 SQ. FT. |
| SECOND LEVEL | 1480 SQ. FT. |
| TOTAL | 3007 SQ. FT. |
| 2-BAY GARAGE | 438 SQ. FT. |
| PORCH | 192 SQ. FT. |
| OPT. CALIFORNIA ROOM | 200 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Second Floor**

**PLAN 2D | 'American Cottage' Floor Plan**

**First Floor**

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

A2.6

0 2 4 8

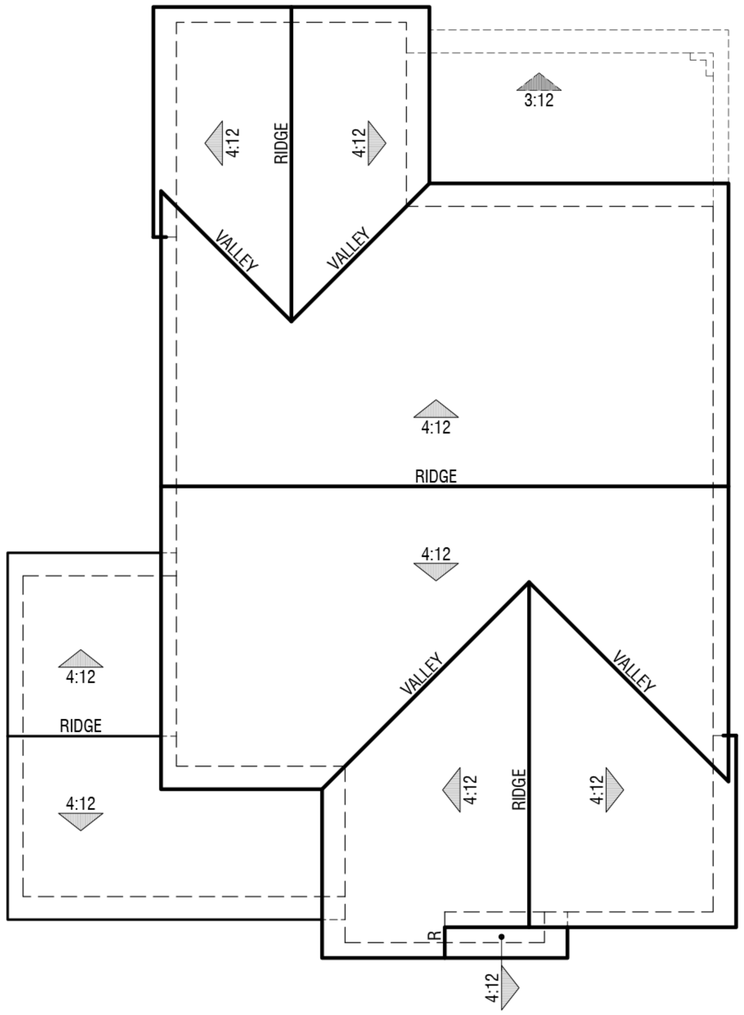
DESIGN SUBMITTAL

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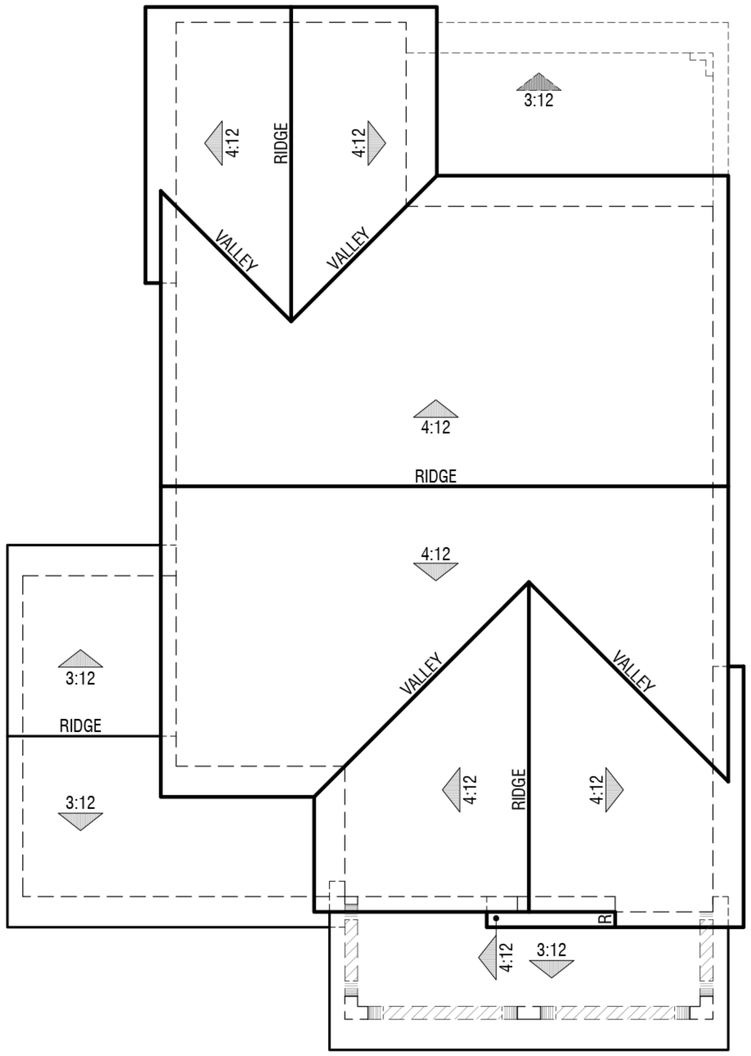
WHA.

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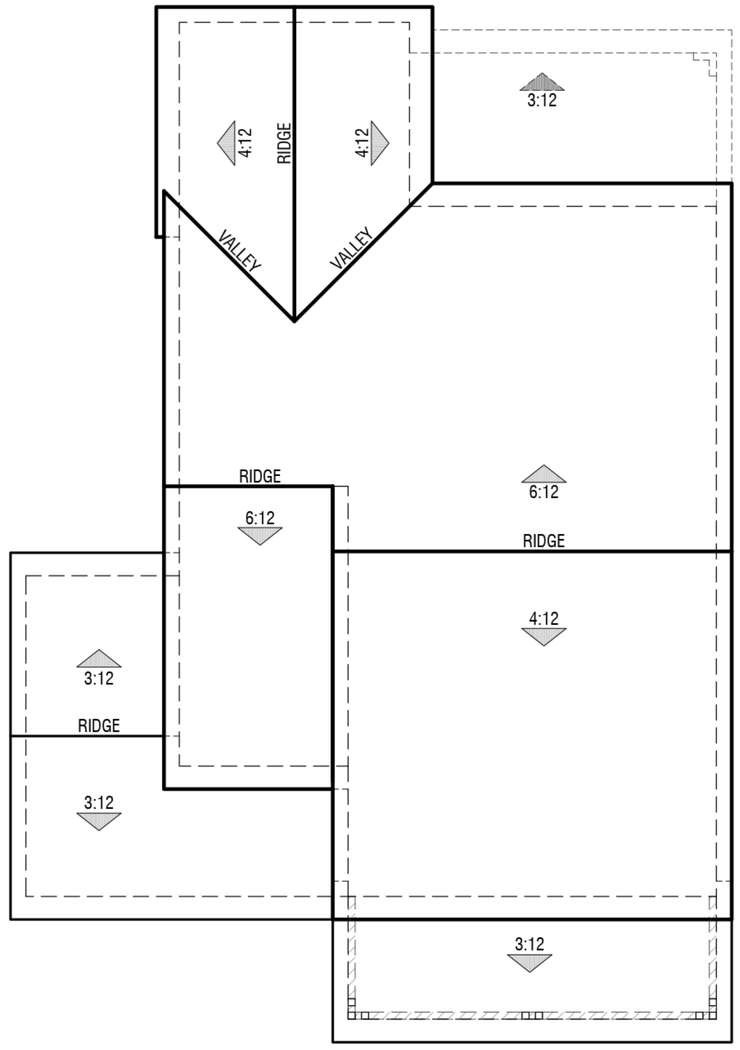

## 2A | Spanish

Eave 18" | Rake 12"
Concrete 'S' Tile




## 2B | California Bungalow

Eave 24" | Rake 12"
Concrete Flat Tile



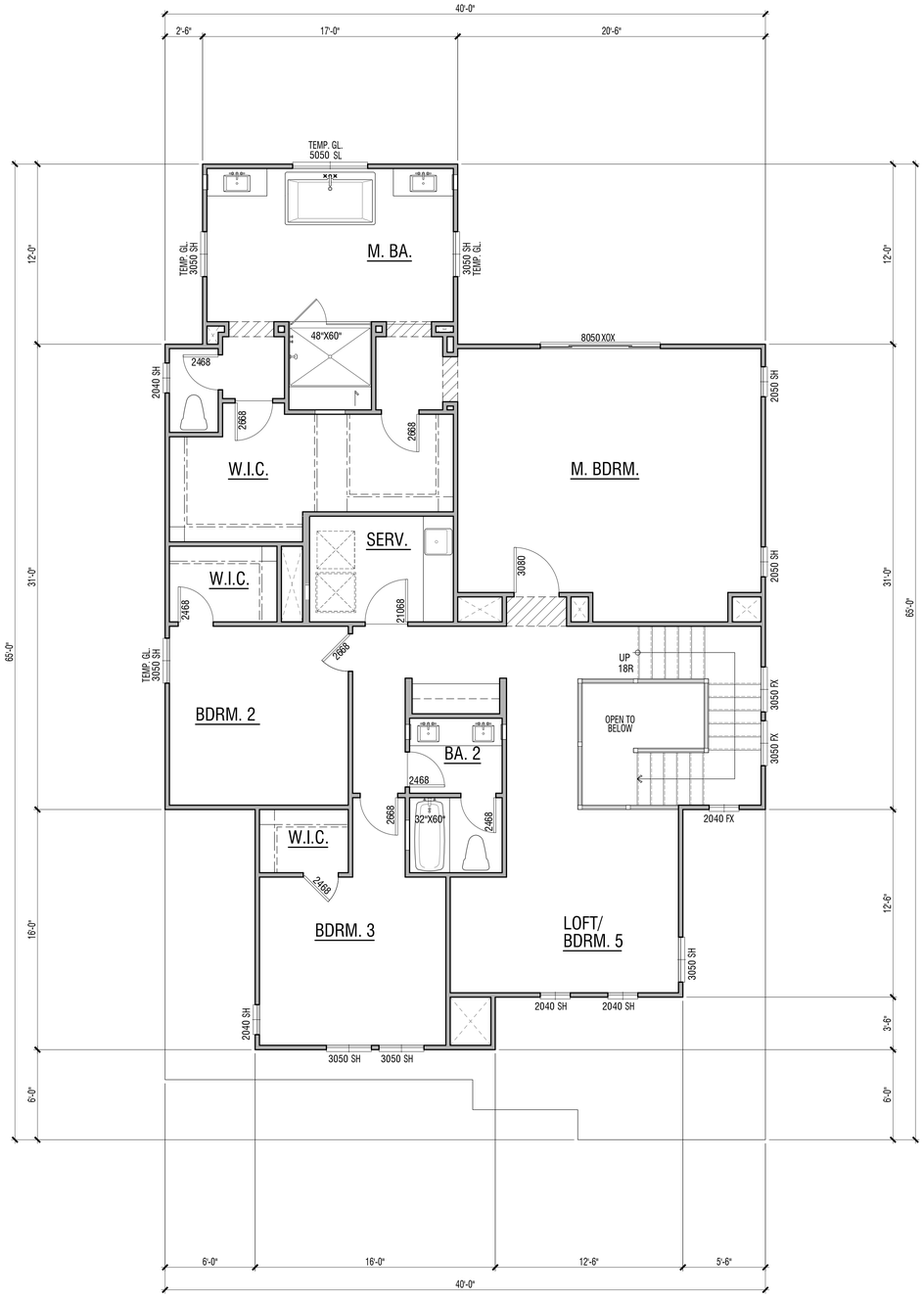

## 2D | American Cottage

Eave 18" | Rake 12"
Concrete Flat Tile

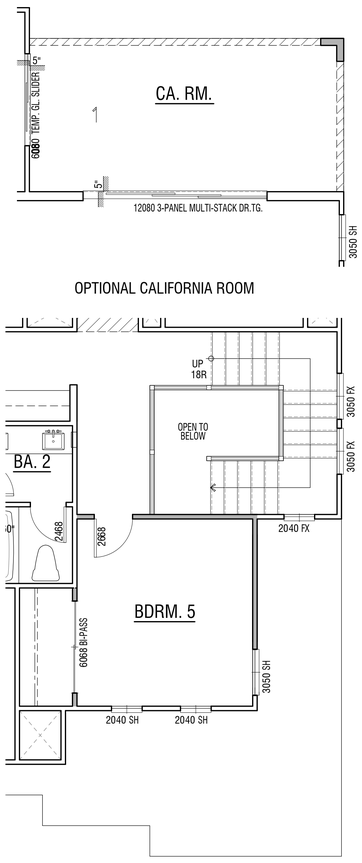
## PLAN 2 | Roof Plans



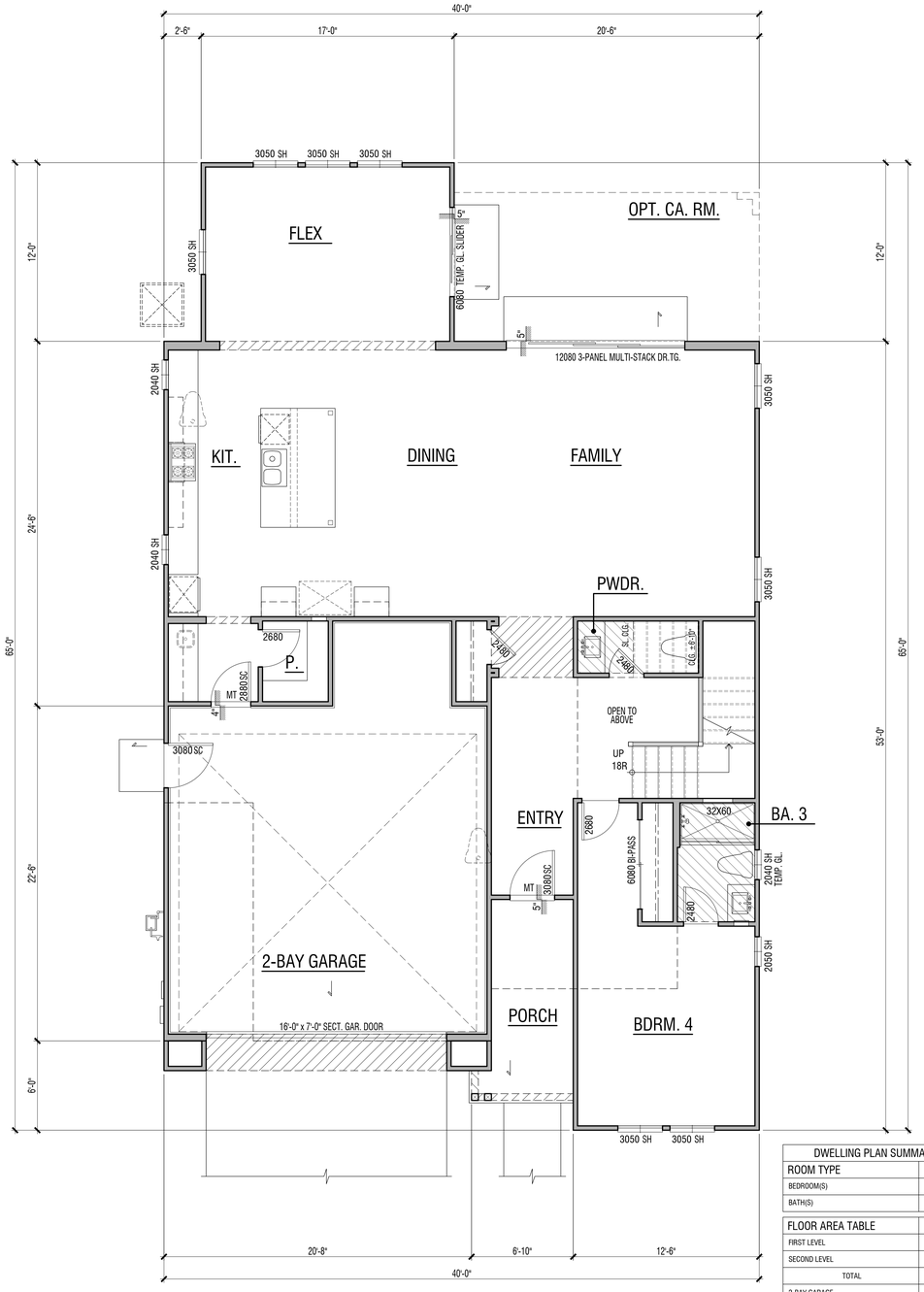
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Second Floor




OPTIONAL BDRM. 5 IN LIEU OF LOFT




First Floor

| DWELLING PLAN SUMMARY - PLAN 3 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 4 / OPT.5 |
| BATH(S) | 3 |

| FLOOR AREA TABLE | PLAN 3B |
|---|---|
| FIRST LEVEL | 1570 SQ. FT. |
| SECOND LEVEL | 1723 SQ. FT. |
| TOTAL | 3293 SQ. FT. |
| 2-BAY GARAGE | 537 SQ. FT. |
| PORCH | 77 SQ. FT. |
| OPT. CALIFORNIA ROOM | 205 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## PLAN 3B | 'California Bungalow' Floor Plan

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

CLAREMONT, CA

A3.2

0 2 4 8

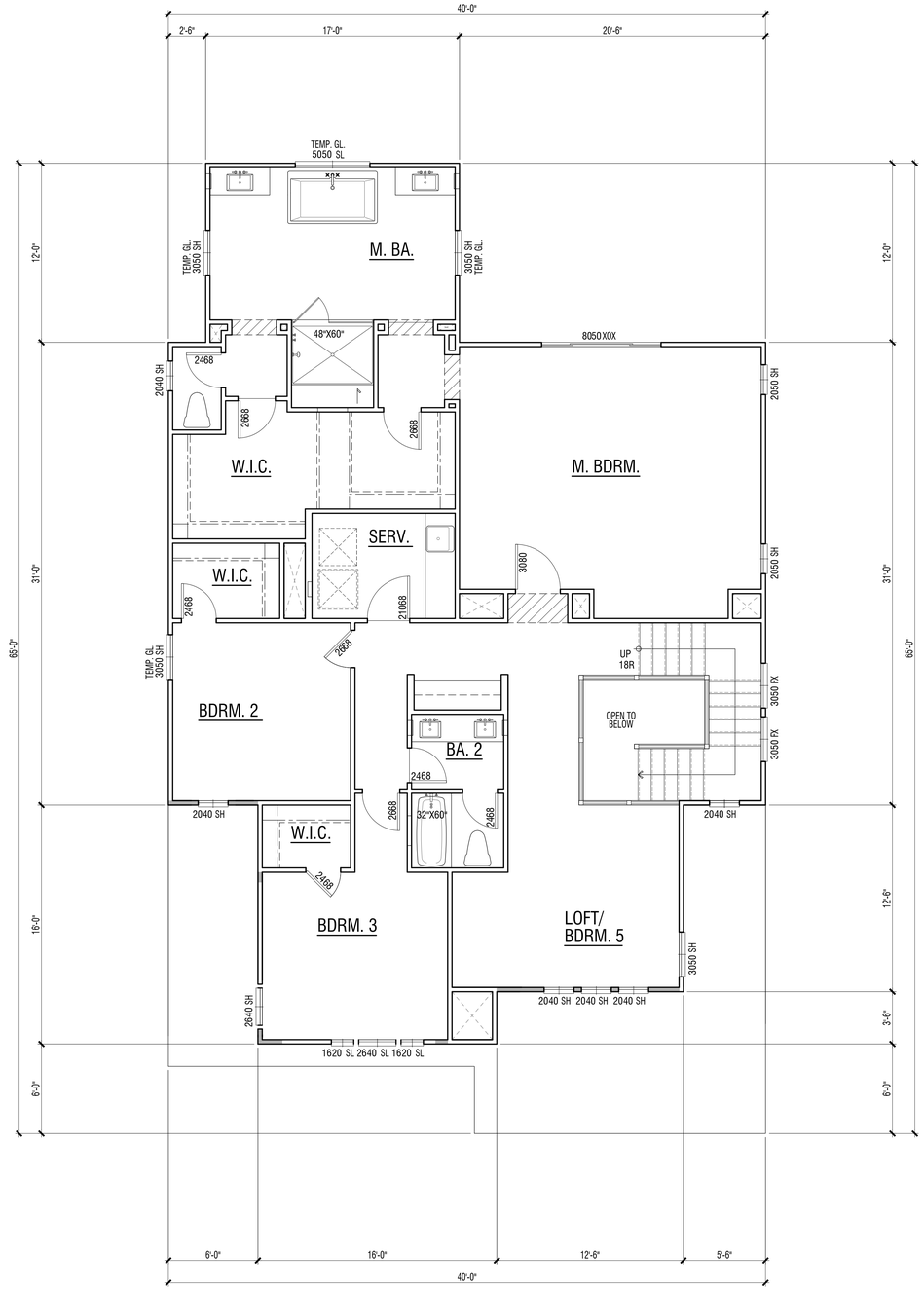
DESIGN SUBMITTAL

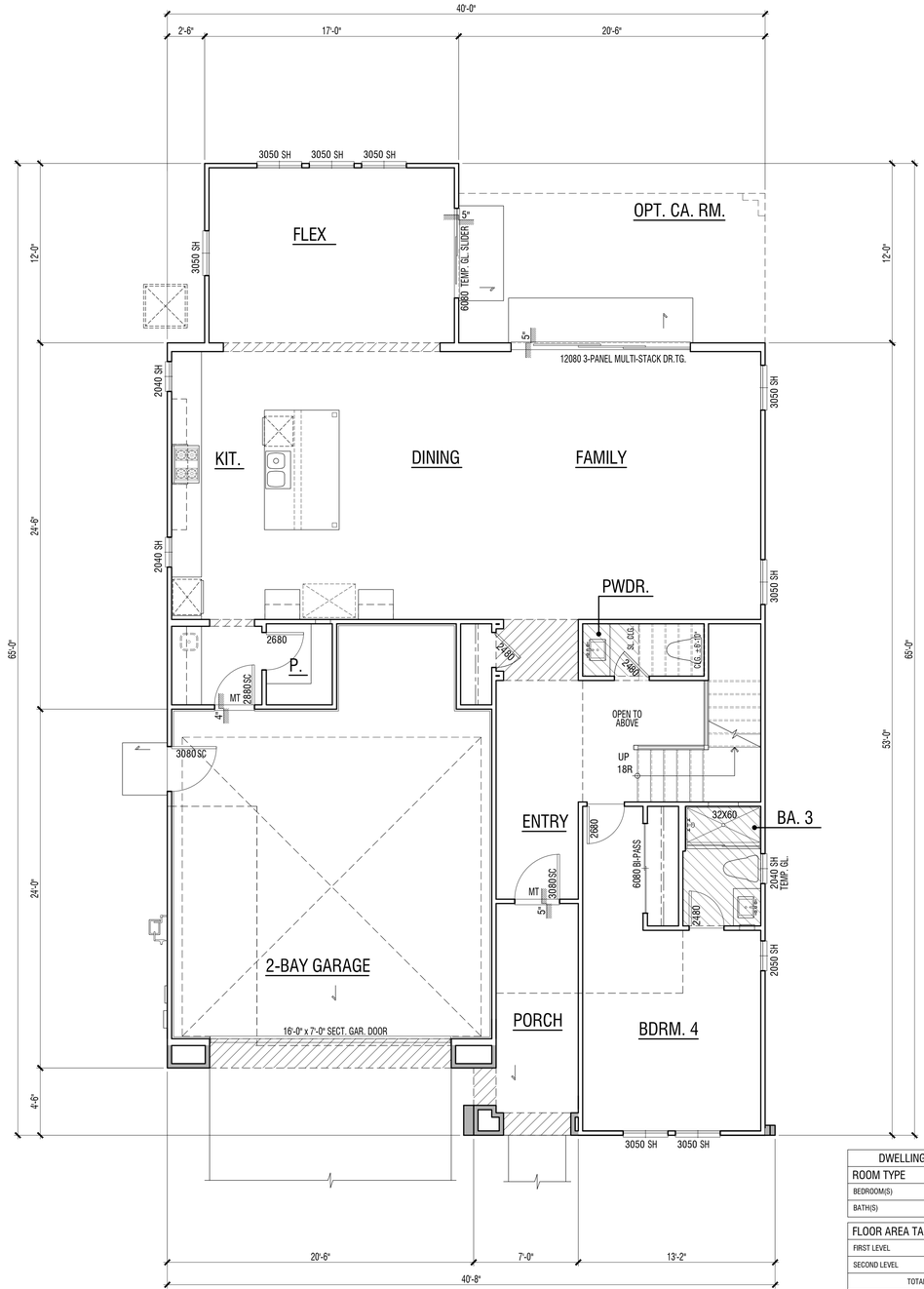
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| DWELLING PLAN SUMMARY - PLAN 3 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 4 / OPT.5 |
| BATH(S) | 3 |

| FLOOR AREA TABLE | PLAN 3C |
|---|---|
| FIRST LEVEL | 1570 SQ. FT. |
| SECOND LEVEL | 1585 SQ. FT. |
| TOTAL | 3155 SQ. FT. |
| 2-BAY GARAGE | 537 SQ. FT. |
| PORCH | 92 SQ. FT. |
| OPT. CALIFORNIA ROOM | 205 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Second Floor**

## PLAN 3C | 'California Craftsman' Floor Plan

**First Floor**

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

TRUMARKHOMES

A3.4

0 2 4 8

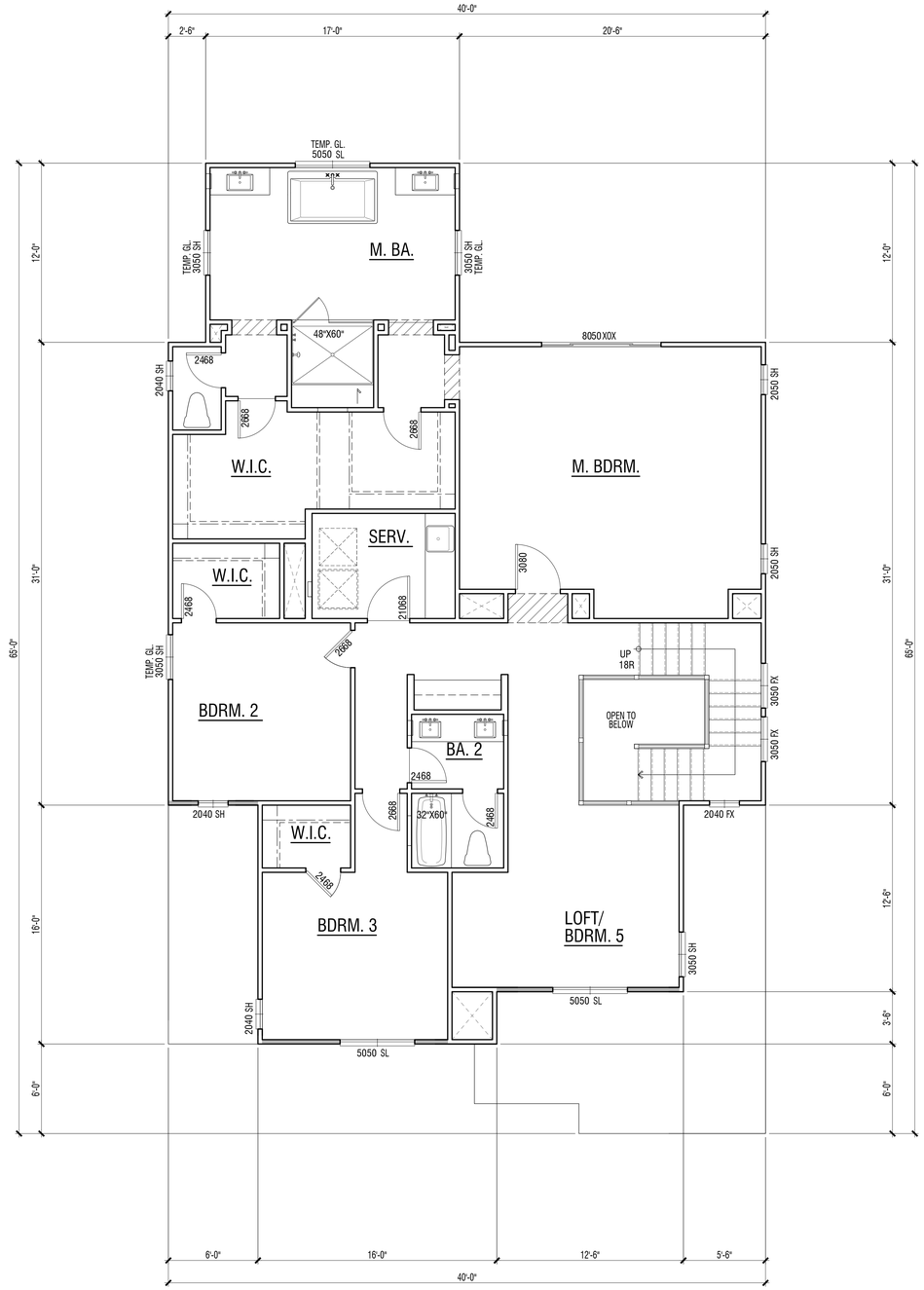
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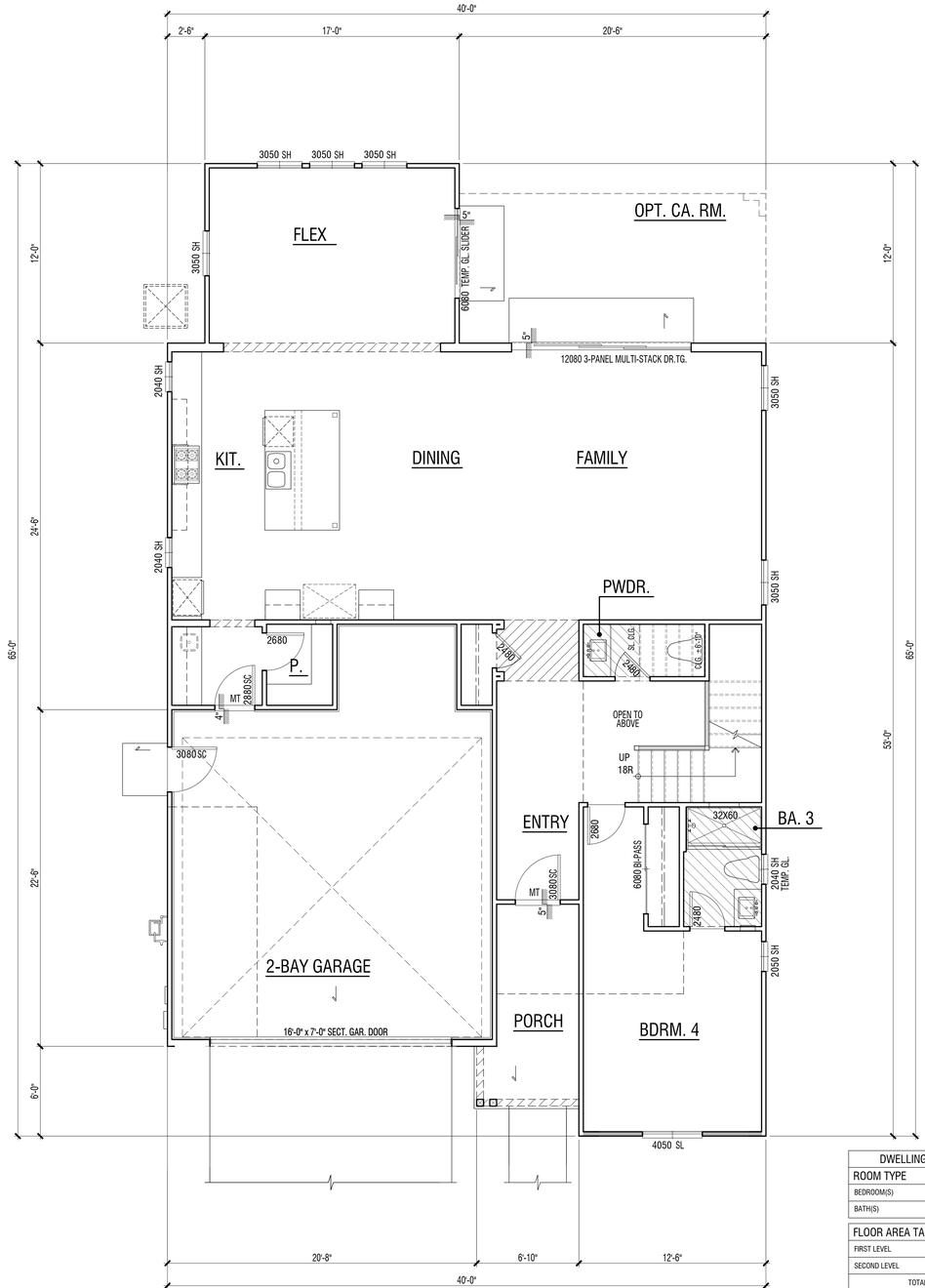
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| DWELLING PLAN SUMMARY - PLAN 3 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 4 / OPT.5 |
| BATH(S) | 3 |

| FLOOR AREA TABLE | PLAN 3D |
|---|---|
| FIRST LEVEL | 1570 SQ. FT. |
| SECOND LEVEL | 1723 SQ. FT. |
| TOTAL | 3293 SQ. FT. |
| 2-BAY GARAGE | 537 SQ. FT. |
| PORCH | 80 SQ. FT. |
| OPT. CALIFORNIA ROOM | 205 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Second Floor**

**PLAN 3D | 'American Cottage' Floor Plan**

**First Floor**

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

A3.6

0 2 4 8

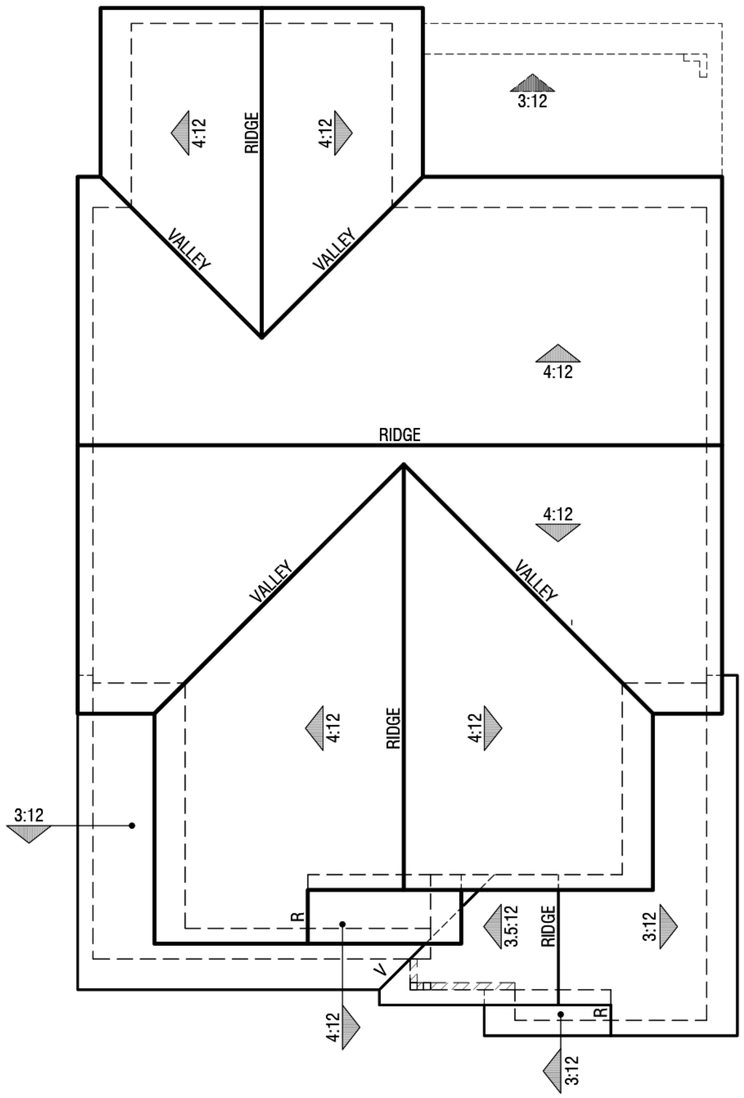
DESIGN SUBMITTAL

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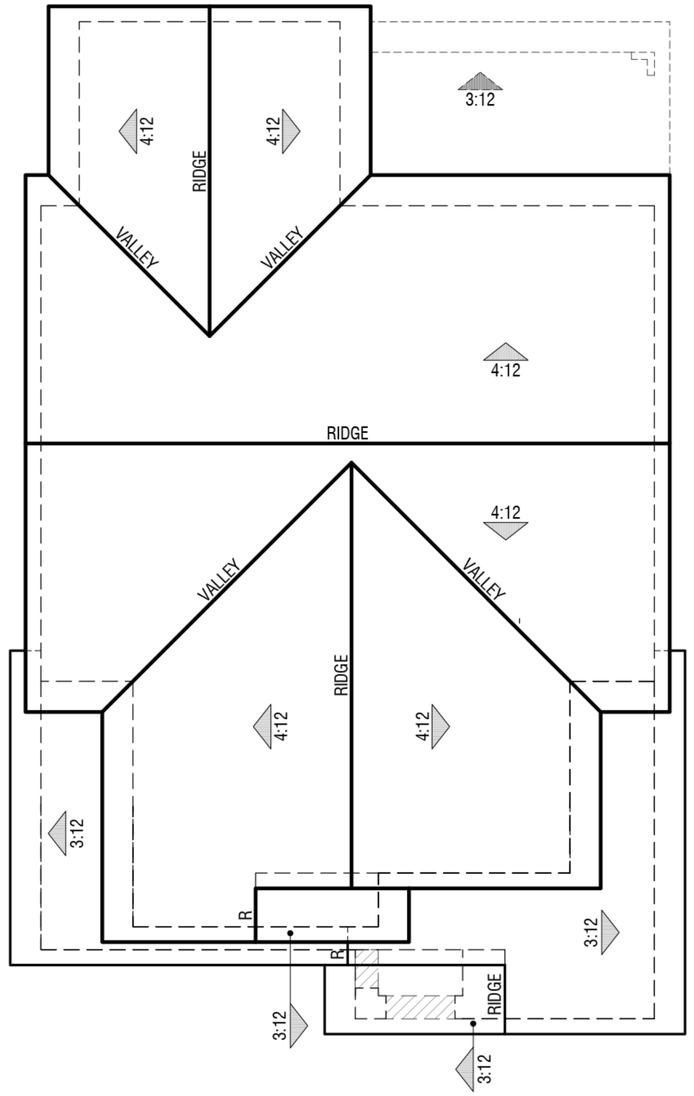
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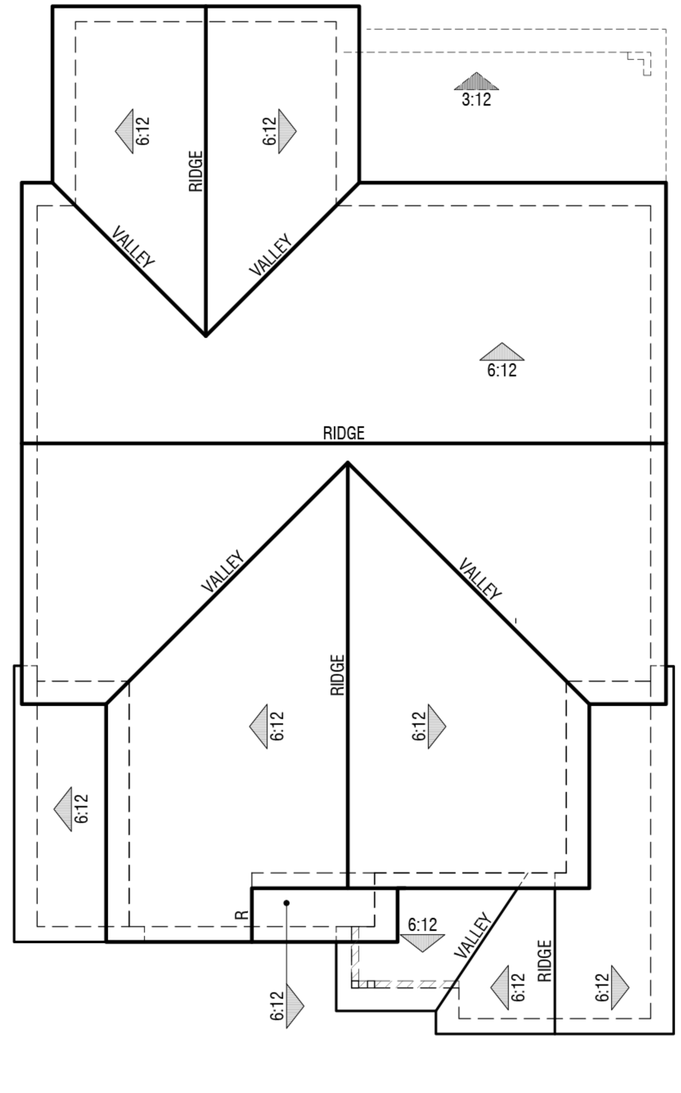

### 3B | California Bungalow

Eave 24" | Rake 12"
Concrete 'S' Tile




### 3C | California Craftsman

Eave 24" | Rake 12"
Concrete Flat Tile



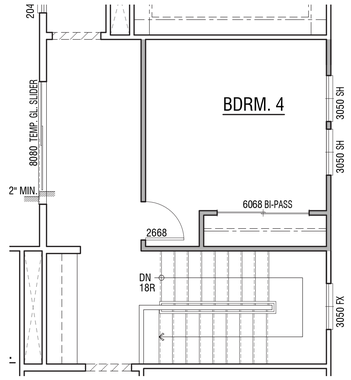

### 3D | American Cottage

Eave 18" | Rake 12"
Concrete Flat Tile

## PLAN 3 | Roof Plans

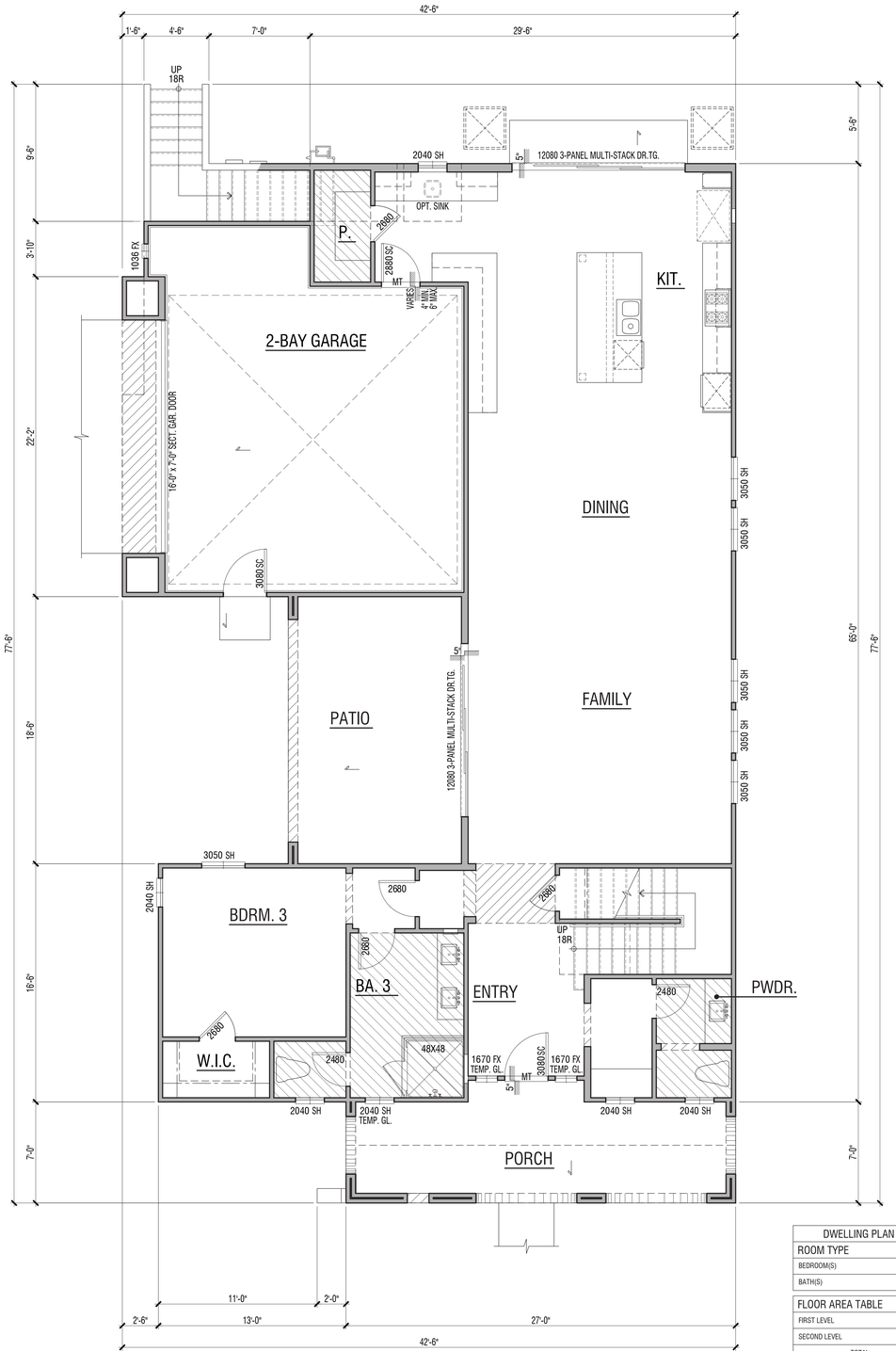


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OPTIONAL BDRM. 4 IN LIEU OF LOFT




| DWELLING PLAN SUMMARY - PLAN 4 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 4 |
| BATH(S) | 4.5 |

| FLOOR AREA TABLE | PLAN 4A |
|---|---|
| FIRST LEVEL | 1655 SQ. FT. |
| SECOND LEVEL | 1358 SQ. FT. |
| TOTAL | 3013 SQ. FT. |
| SUITE | 693 SQ. FT. |
| 2-BAY GARAGE | 506 SQ. FT. |
| PORCH | 201 SQ. FT. |
| PATIO | 222 SQ. FT. |
| DECK | 224 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Second Floor** **PLAN 4A | 'Spanish' Floor Plan** **First Floor**

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

A4.2

0 2 4 8

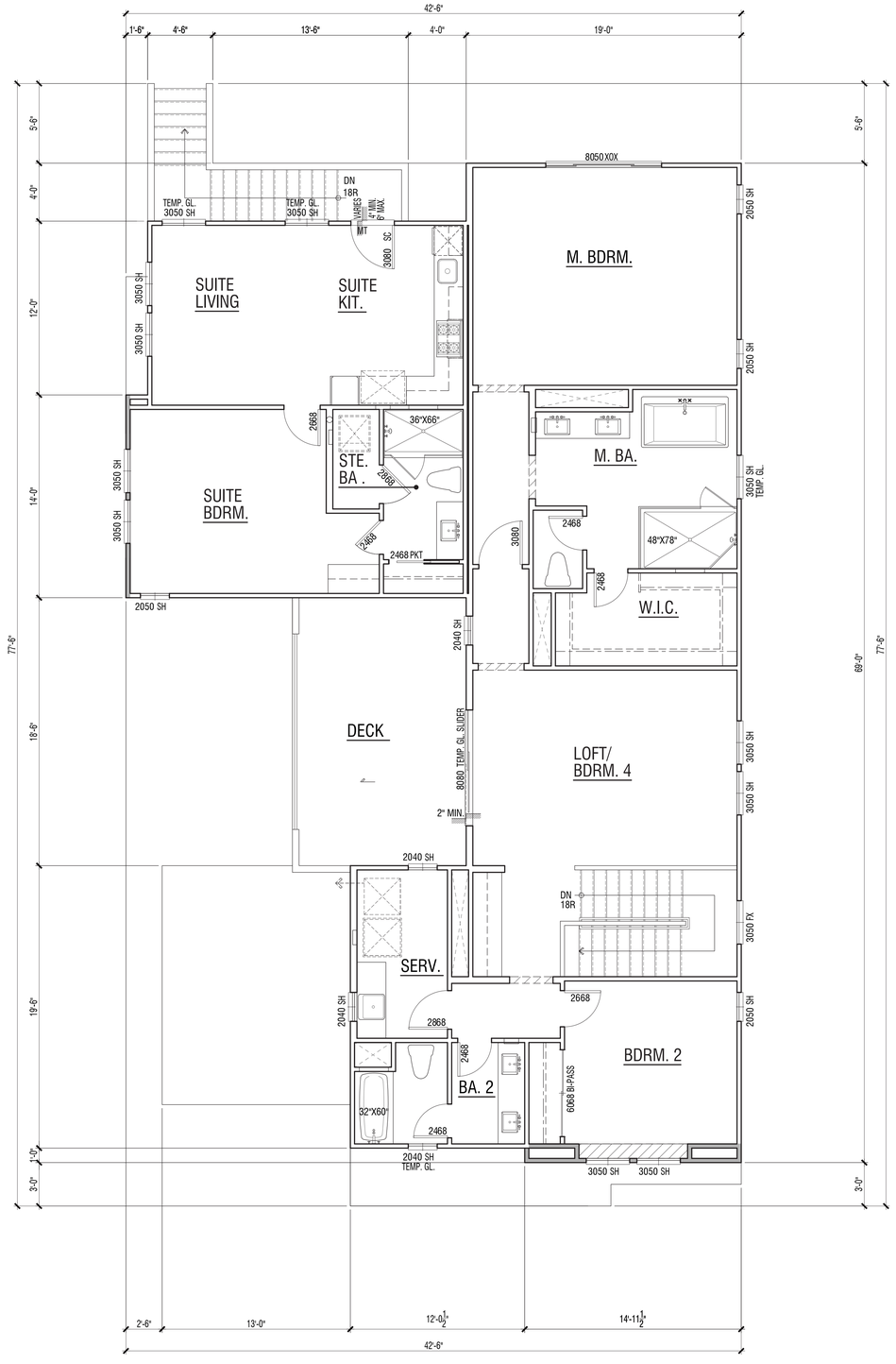
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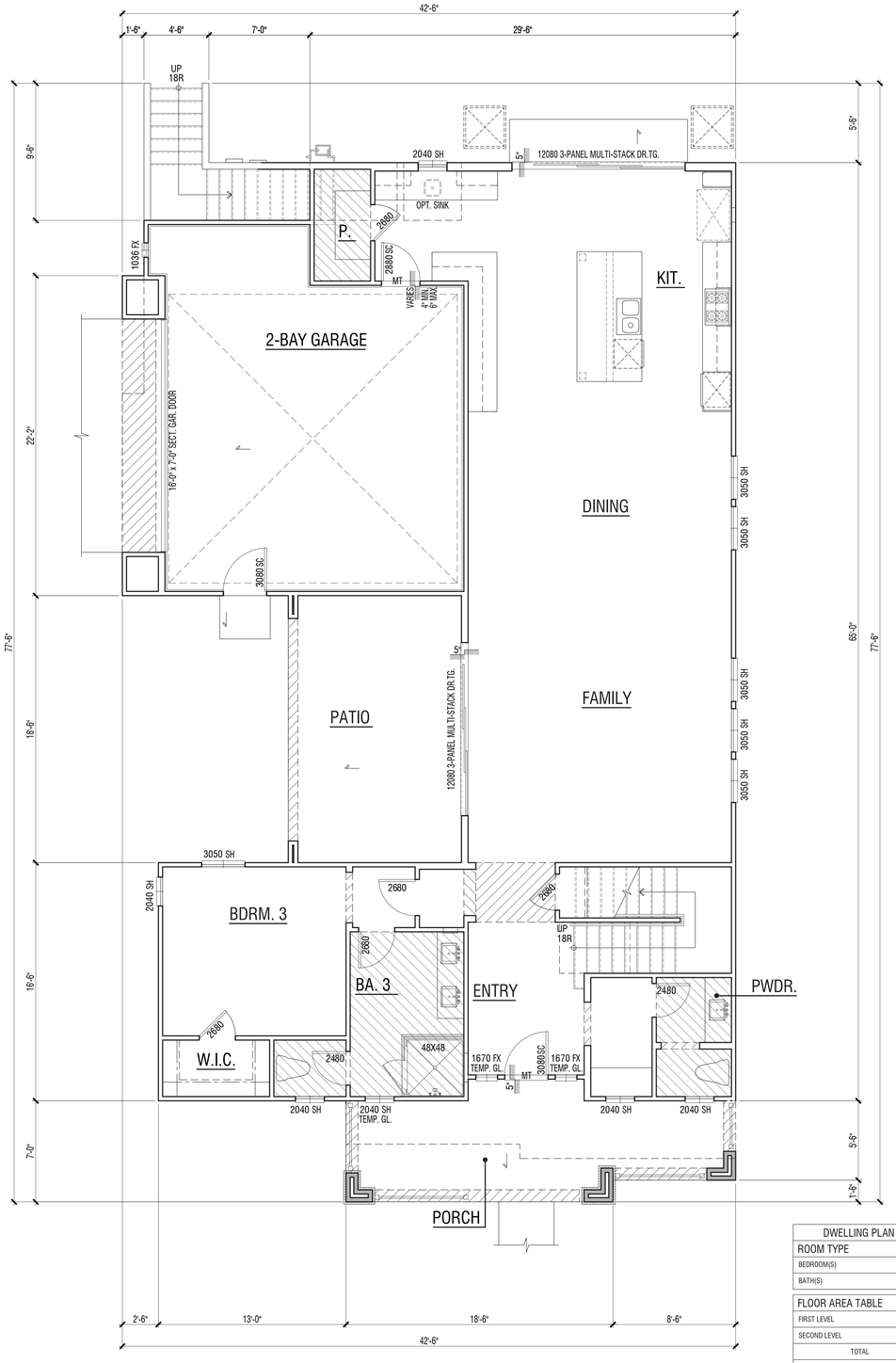
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| DWELLING PLAN SUMMARY - PLAN 4 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 4 |
| BATH(S) | 4.5 |

| FLOOR AREA TABLE | PLAN 4C |
|---|---|
| FIRST LEVEL | 1655 SQ. FT. |
| SECOND LEVEL | 1366 SQ. FT. |
| TOTAL | 3021 SQ. FT. |
| SUITE | 1366 SQ. FT. |
| 2-BAY GARAGE | 506 SQ. FT. |
| PORCH | 188 SQ. FT. |
| PATIO | 222 SQ. FT. |
| DECK | 224 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Second Floor**

**PLAN 4C | 'California Craftsman' Floor Plan**

**First Floor**

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

A4.4

0 2 4 8

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1A | Spanish



1B | California Bungalow



1C | California Craftsman

## PLAN 1 | Front Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

CLAREMONT, CA

A1.1

0 2 4 8

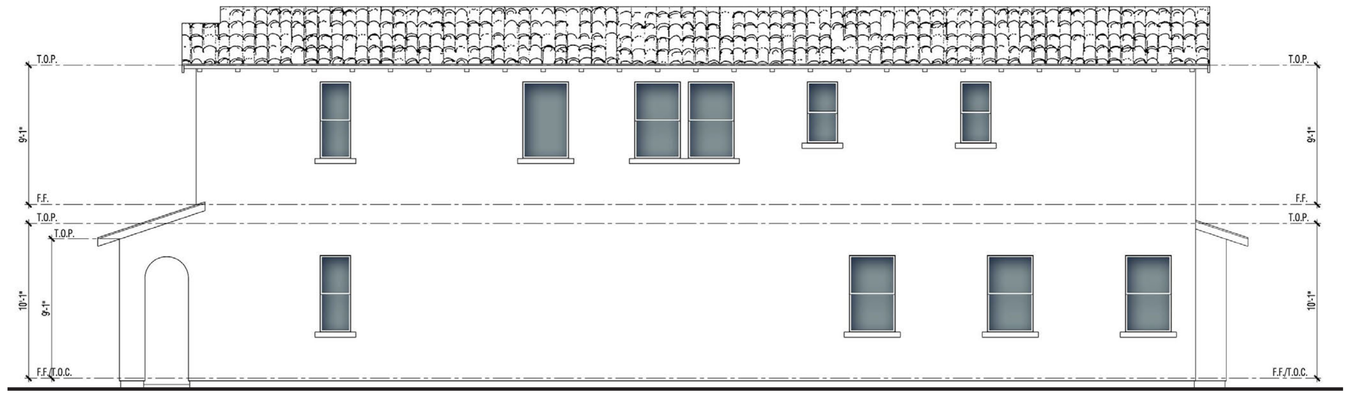
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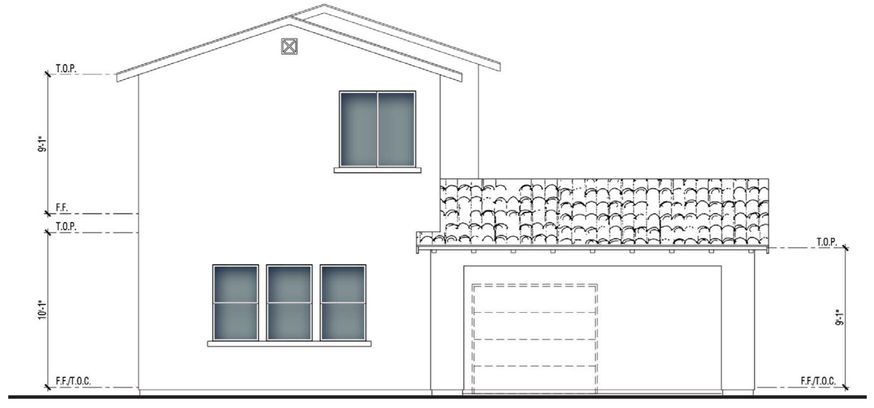
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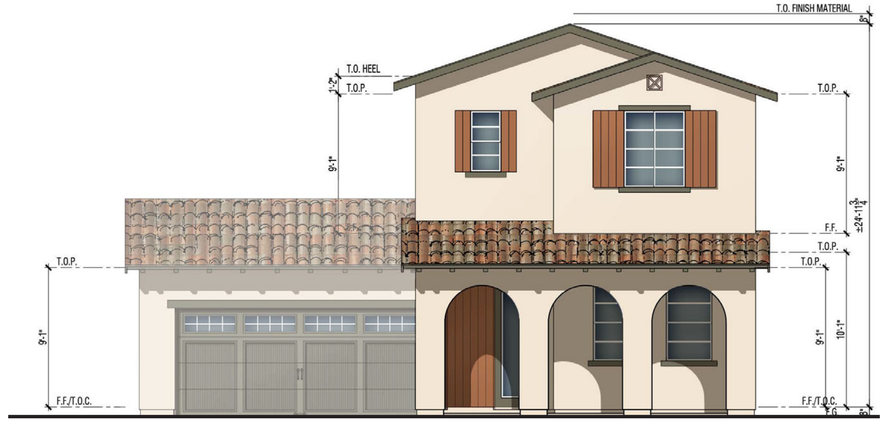

Right




Rear




Left




Scheme# 2SP

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete “S” Tile Roof |
| Fascia: | 2X Wood Fascia with Rafter Tails at Select Locations |
| Barge: | Wood Barge Board |
| Accent: | Decorative Shutters |
| Exterior: | Stucco |
| Window & Door Trim: | Stucco over Foam |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door with Glass Lites |

## PLAN 1A | ‘Spanish’ Exterior Elevations

TRUMARKHOMES

Note: Artist’s Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

A1.3

0 2 4 8

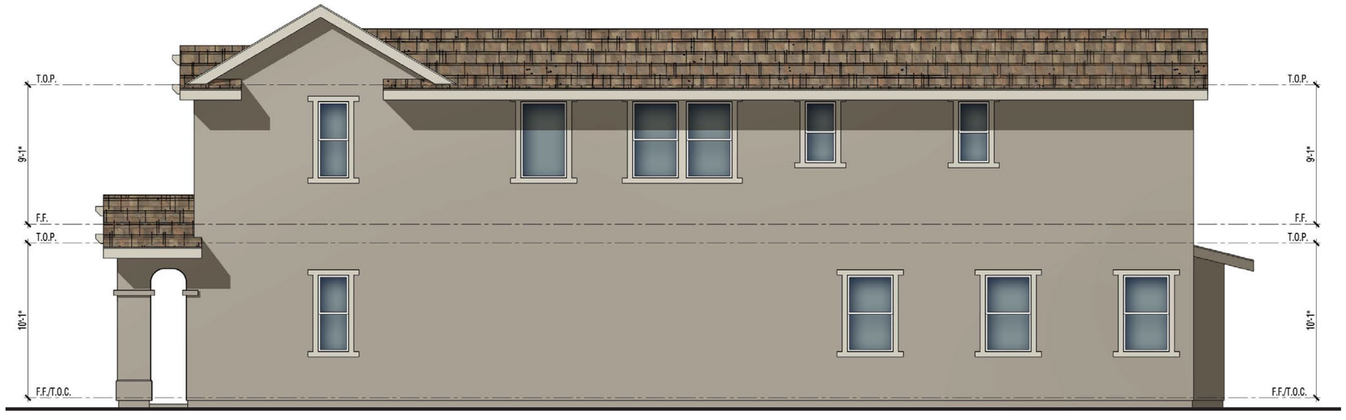
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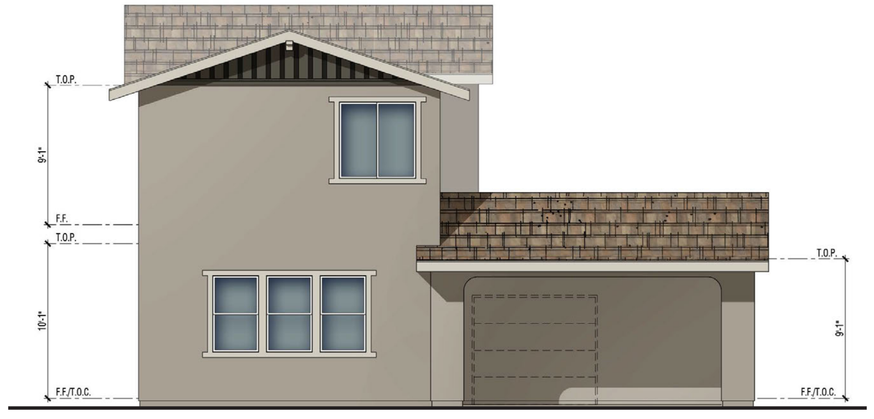
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WHA.

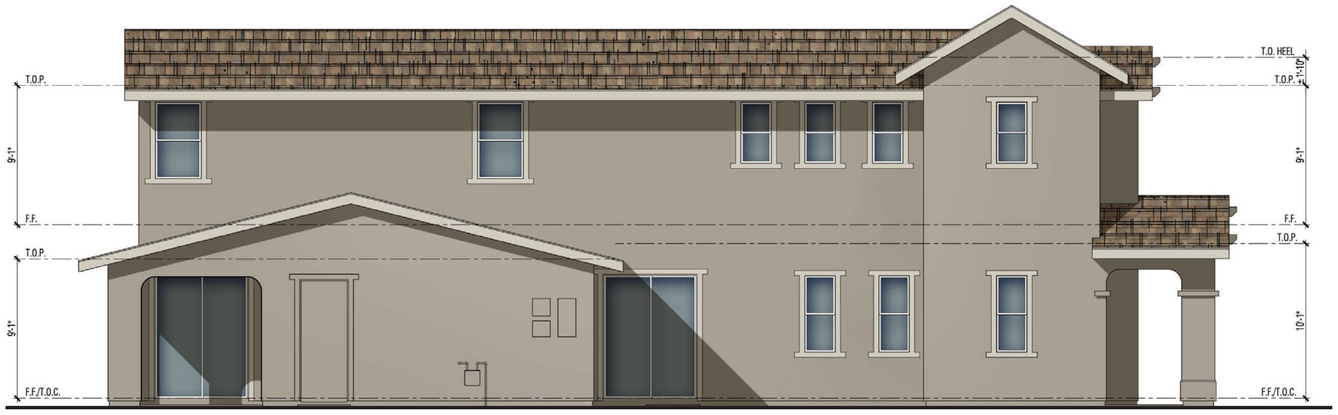
ORANGE COUNTY . LOS ANGELES . BAY AREA



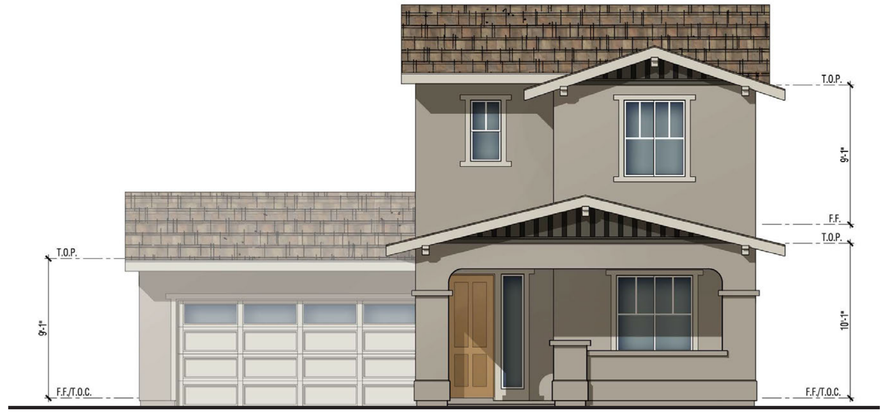

Right




Rear




Left




Scheme# 2BU

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia with Outlookers |
| Barge: | Wood Barge Board |
| Gable: | Board & Batts |
| Exterior: | Stucco |
| Window & Door Trim: | Stucco over Foam |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door with Glass Lites |

## PLAN 1B | 'California Bungalow' Exterior Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

A1.5

0 2 4 8

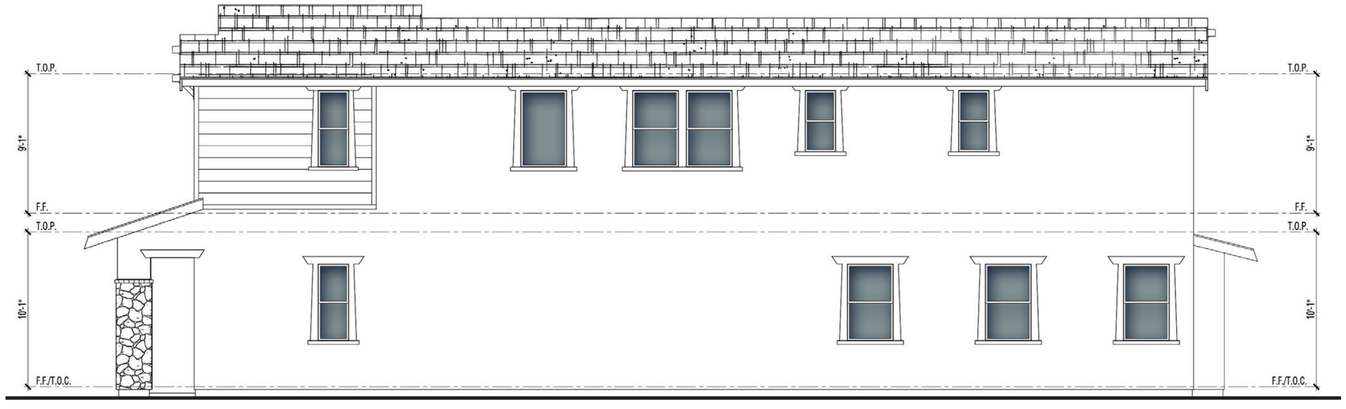
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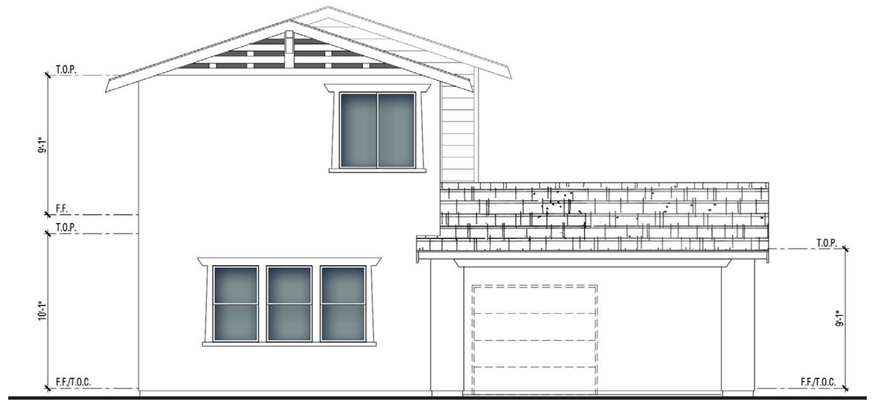
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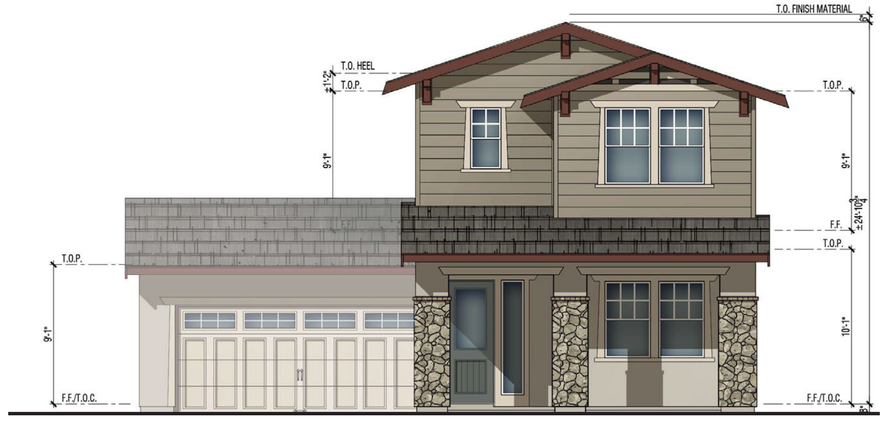

Right




Rear




Left




Scheme# 2CR

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia with Outlookers |
| Barge: | Wood Barge Board |
| Gable: | Board & Batts |
| Exterior: | Stucco & Lap Siding |
| Window & Door Trim: | Stucco over Foam/Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door with Glass Lites |

## PLAN 1C | 'California Craftsman' Exterior Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

A1.7

0 2 4 8

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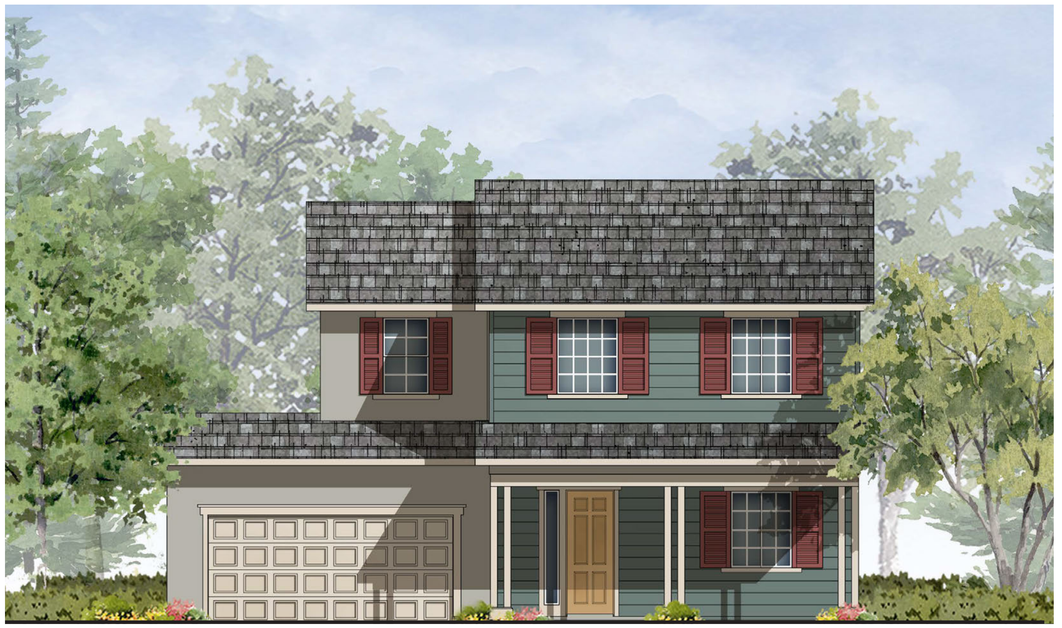
ORANGE COUNTY . LOS ANGELES . BAY AREA



2A | Spanish



2B | California Bungalow



2D | American Cottage

## PLAN 2 | Front Elevations

TRUMARK HOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

CLAREMONT, CA

A2.1

0 2 4 8

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Right




Rear




Left




Scheme# 1SP

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete “S” Tile Roof |
| Fascia: | 2X Wood Fascia with Rafter Tails at Select Locations |
| Barge: | Wood Barge Board |
| Accent: | Decorative Shutters |
| Exterior: | Stucco |
| Window & Door Trim: | Stucco over Foam |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door with Glass Lites |

## PLAN 2A | ‘Spanish’ Exterior Elevations

TRUMARKHOMES

Note: Artist’s Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

A2.3

0 2 4 8

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Right




Rear




Left




Scheme# 3BU

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia with Outlookers |
| Barge: | Wood Barge Board |
| Gable: | Board & Batts |
| Exterior: | Stucco |
| Window & Door Trim: | Stucco over Foam |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door with Glass Lites |

## PLAN 2B | 'California Bungalow' Exterior Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

A2.5

0 2 4 8

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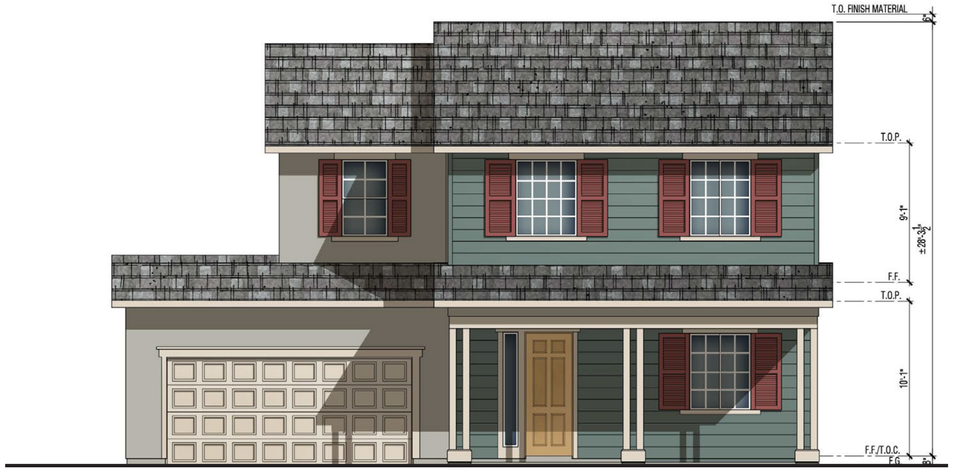

Right




Rear




Left




Scheme# 3TR

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Decorative Shutters |
| Exterior: | Stucco & Horizontal Siding |
| Window & Door Trim: | Stucco over Foam/Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## PLAN 2D | 'American Cottage' Exterior Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

A2.7

0 2 4 8

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3B | California Bungalow



3C | California Craftsman



3D | American Cottage

## PLAN 3 | Front Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

CLAREMONT, CA

A3.1

0 2 4 8

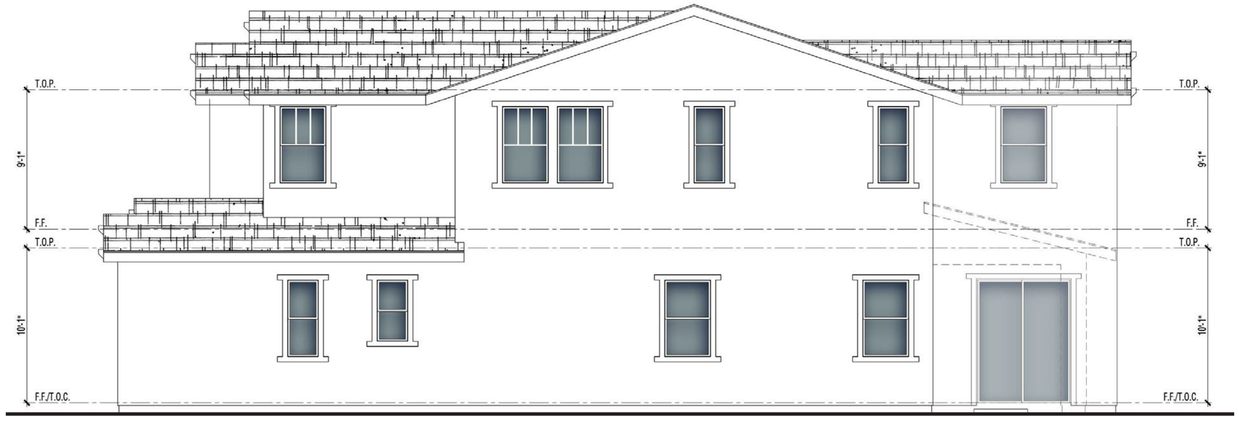
DESIGN SUBMITTAL

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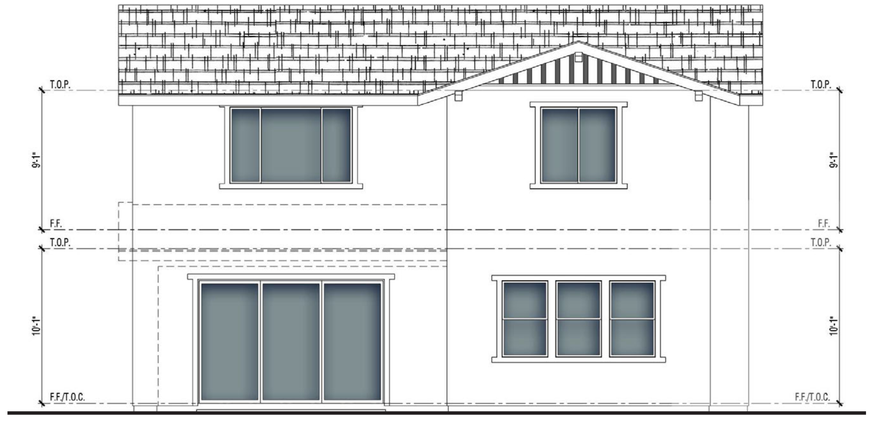
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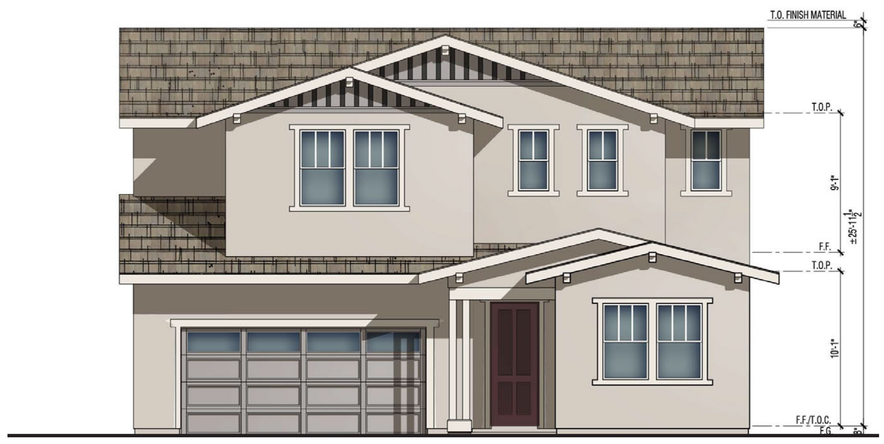

Right




Rear




Left




Scheme# 1BU

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia with Outlookers |
| Barge: | Wood Barge Board |
| Gable: | Board & Batts |
| Exterior: | Stucco |
| Window & Door Trim: | Stucco over Foam |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door with Glass Lites |

## PLAN 3B | 'California Bungalow' Exterior Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

A3.3

0 2 4 8

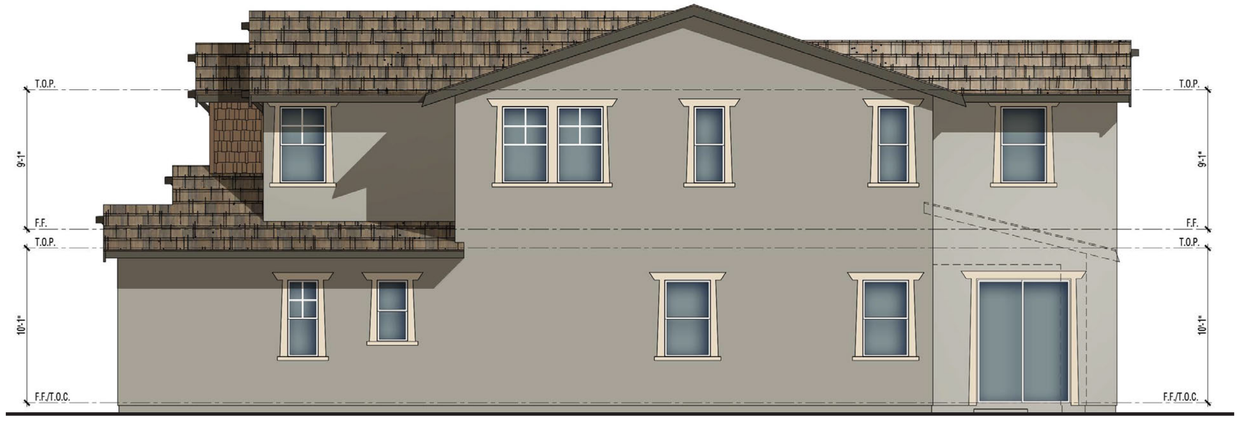
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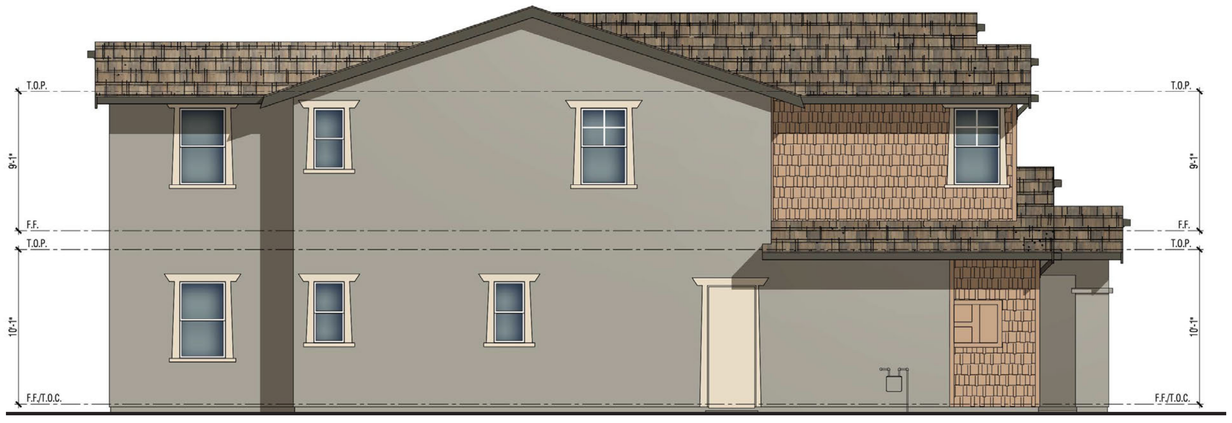
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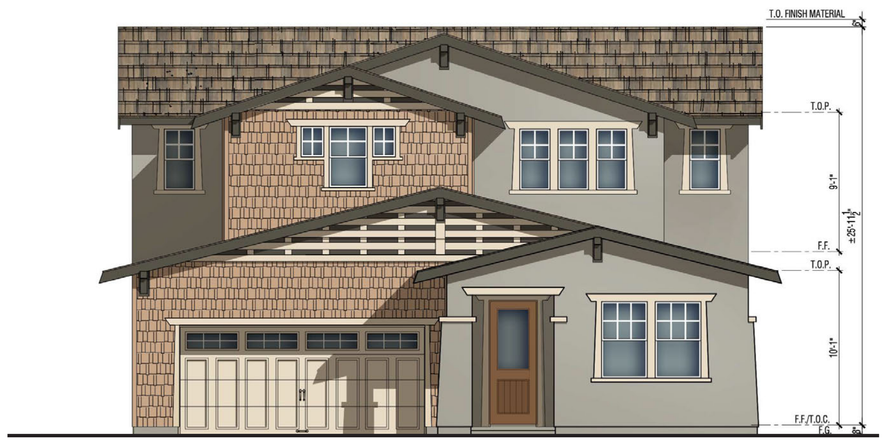

Right




Rear




Left




Scheme# 3CR

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia with Outlookers |
| Barge: | Wood Barge Board |
| Gable: | Board & Batts |
| Exterior: | Stucco & Shingle Siding |
| Window & Door Trim: | Stucco over Foam/Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door with Glass Lites |

## PLAN 3C | 'California Craftsman' Exterior Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

A3.5

0 2 4 8

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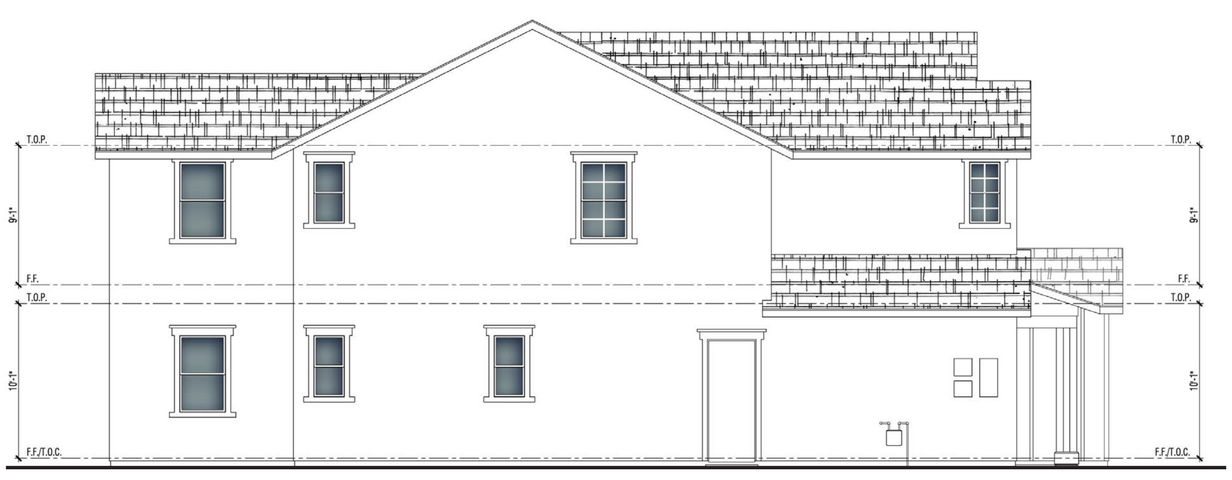
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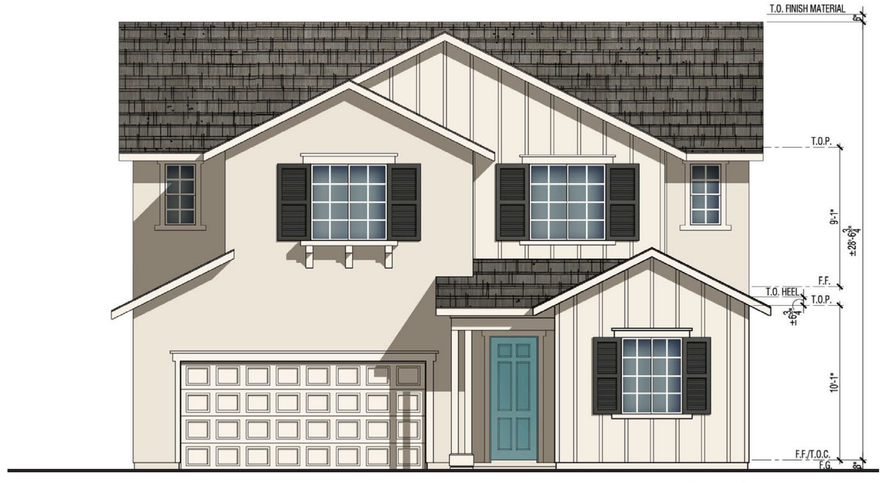

**Right**




**Rear**




**Left**




Scheme# 1TR

**Front**

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Decorative Shutters |
| Exterior: | Stucco & Board & Batts |
| Window & Door Trim: | Stucco over Foam/Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## PLAN 3D | 'American Cottage' Exterior Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

A3.7

0 2 4 8

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4A | Spanish



4C | California Craftsman



4D | American Cottage

## PLAN 4 | Front Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

CLAREMONT, CA

A4.1

0 2 4 8

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Right




Rear




Left




Scheme# 3SP

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete “S” Tile Roof |
| Fascia: | 2X Wood Fascia with Rafter Tails at Select Locations |
| Barge: | Wood Barge Board |
| Accent: | Decorative Shutters |
| Exterior: | Stucco |
| Window & Door Trim: | Stucco over Foam |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door with Glass Lites |

## PLAN 4A | ‘Spanish’ Exterior Elevations

TRUMARKHOMES

Note: Artist’s Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

A4.3

0 2 4 8

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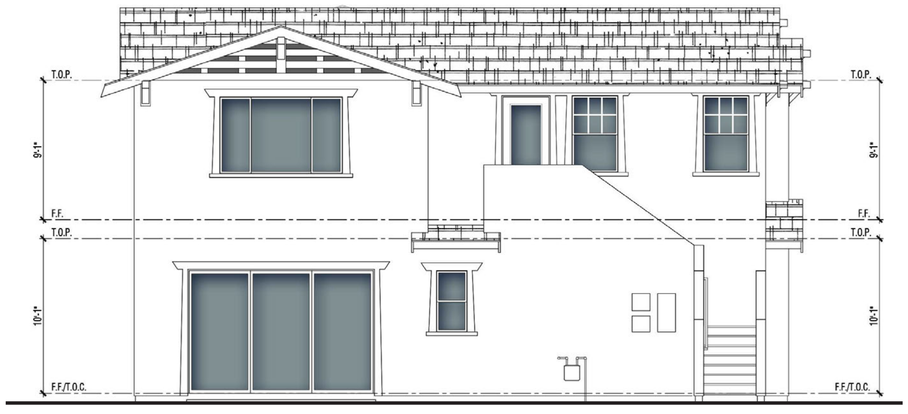
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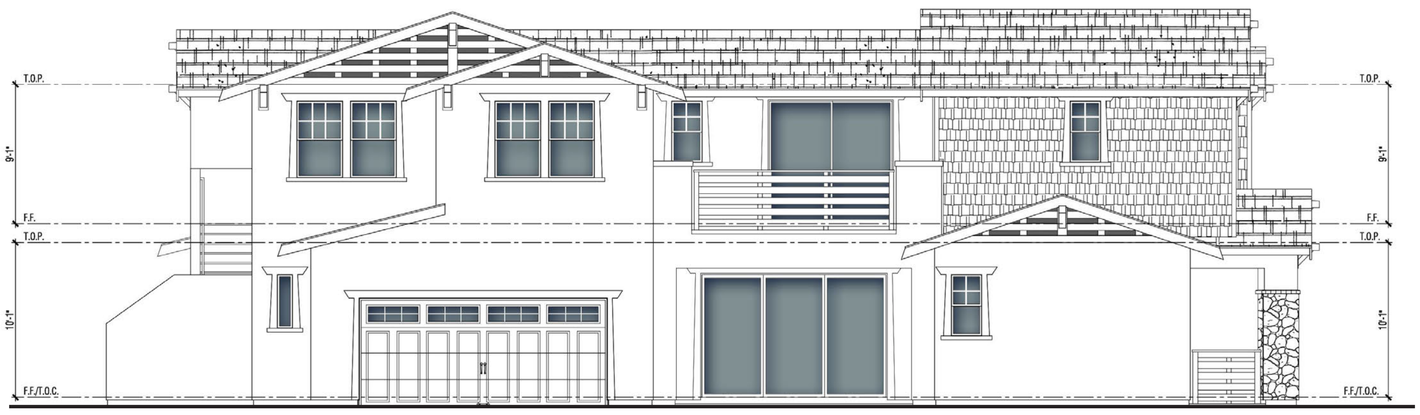
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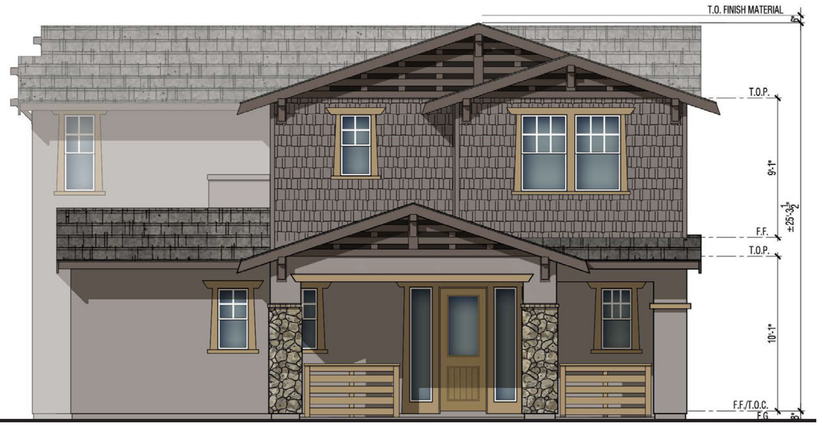

Right




Rear




Left




Scheme# 1CR

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia with Outlookers |
| Barge: | Wood Barge Board |
| Gable: | Board & Batts |
| Exterior: | Stucco & Shingle Siding |
| Window & Door Trim: | Stucco over Foam/Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door with Glass Lites |

## PLAN 4C | 'California Craftsman' Exterior Elevations

TRUMARKHOMES

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

A4.5

0 2 4 8

DESIGN SUBMITTAL

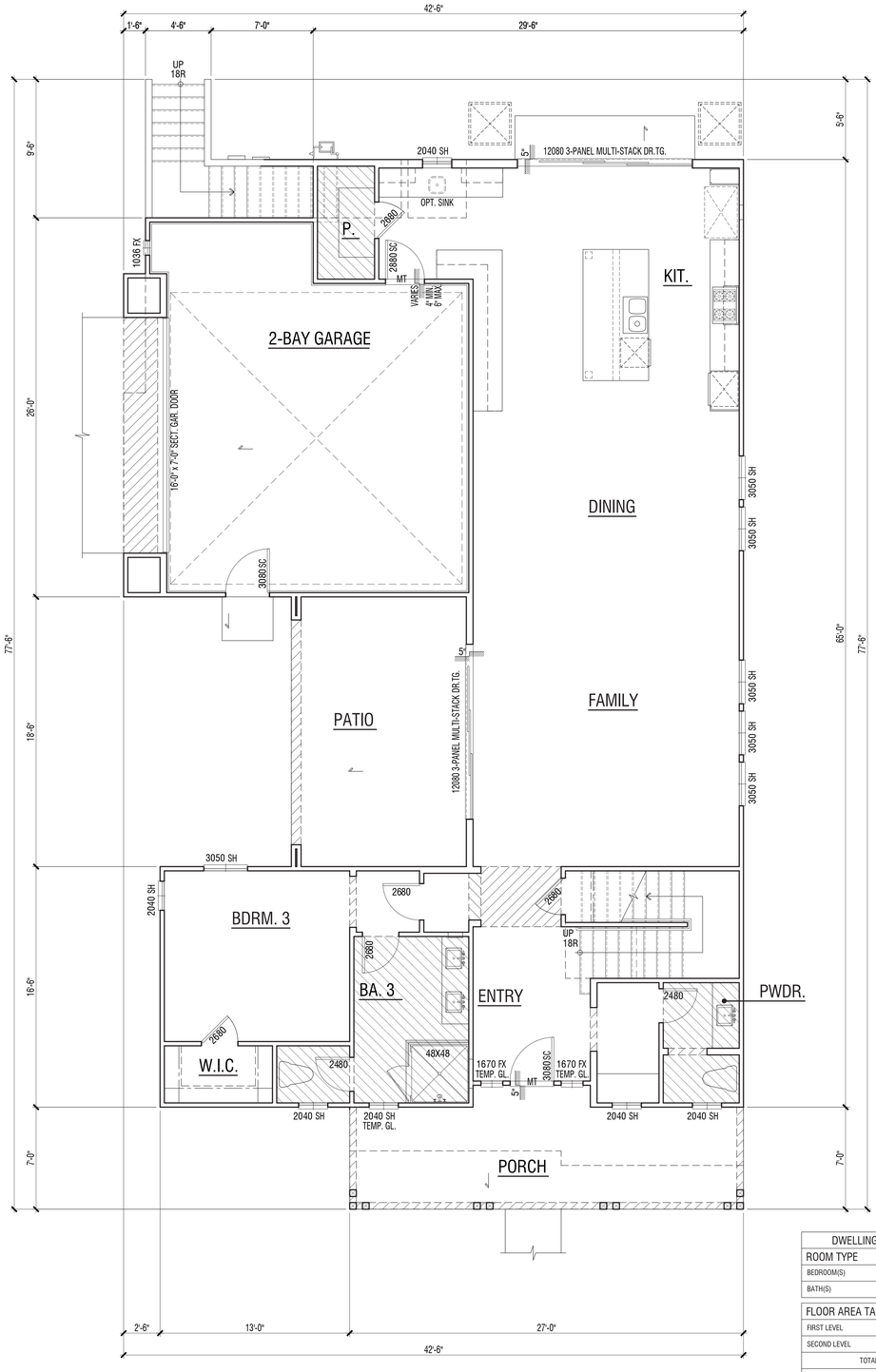
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| DWELLING PLAN SUMMARY - PLAN 4 | |
|---|---|
| ROOM TYPE | QUANTITY |
| BEDROOM(S) | 4 |
| BATH(S) | 4.5 |

| FLOOR AREA TABLE | PLAN 4D |
|---|---|
| FIRST LEVEL | 1655 SQ. FT. |
| SECOND LEVEL | 1365 SQ. FT. |
| TOTAL | 3020 SQ. FT. |
| SUITE | 693 SQ. FT. |
| 2-BAY GARAGE | 506 SQ. FT. |
| PORCH | 201 SQ. FT. |
| PATIO | 222 SQ. FT. |
| DECK | 224 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Second Floor**

**PLAN 4D | 'American Cottage' Floor Plan**

**First Floor**

TRUMARKHOMES

# LA PUERTA SCHOOL SITE

**CLAREMONT, CA**

A4.6

0 2 4 8

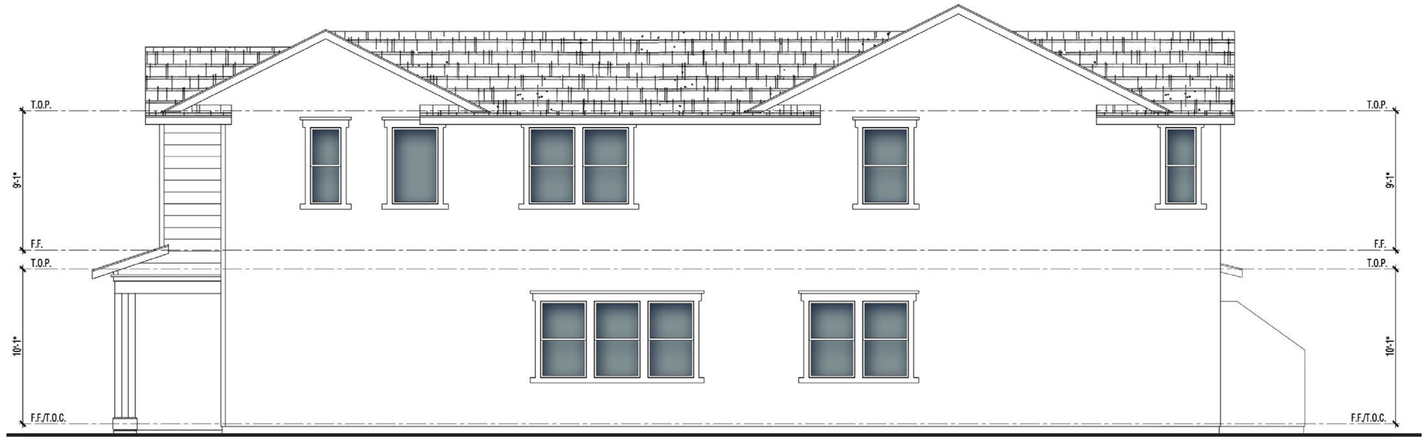
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Right




Rear




Left




Scheme# 2TR

Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Decorative Shutters |
| Exterior: | Stucco & Board & Batts |
| Window & Door Trim: | Stucco over Foam/Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## PLAN 4D | 'American Cottage' Exterior Elevations

Note: Artist's Conception; Colors, Materials And Application May Vary.

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

TRUMARKHOMES

A4.7

0 2 4 8

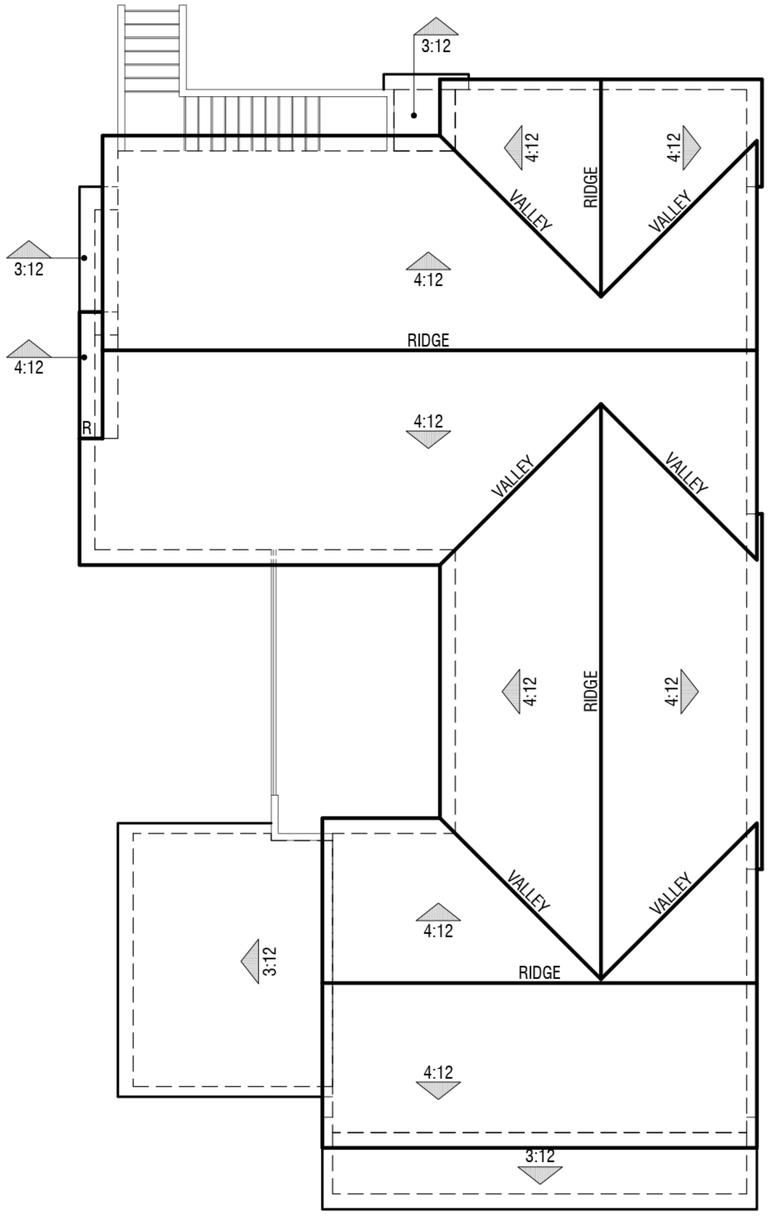
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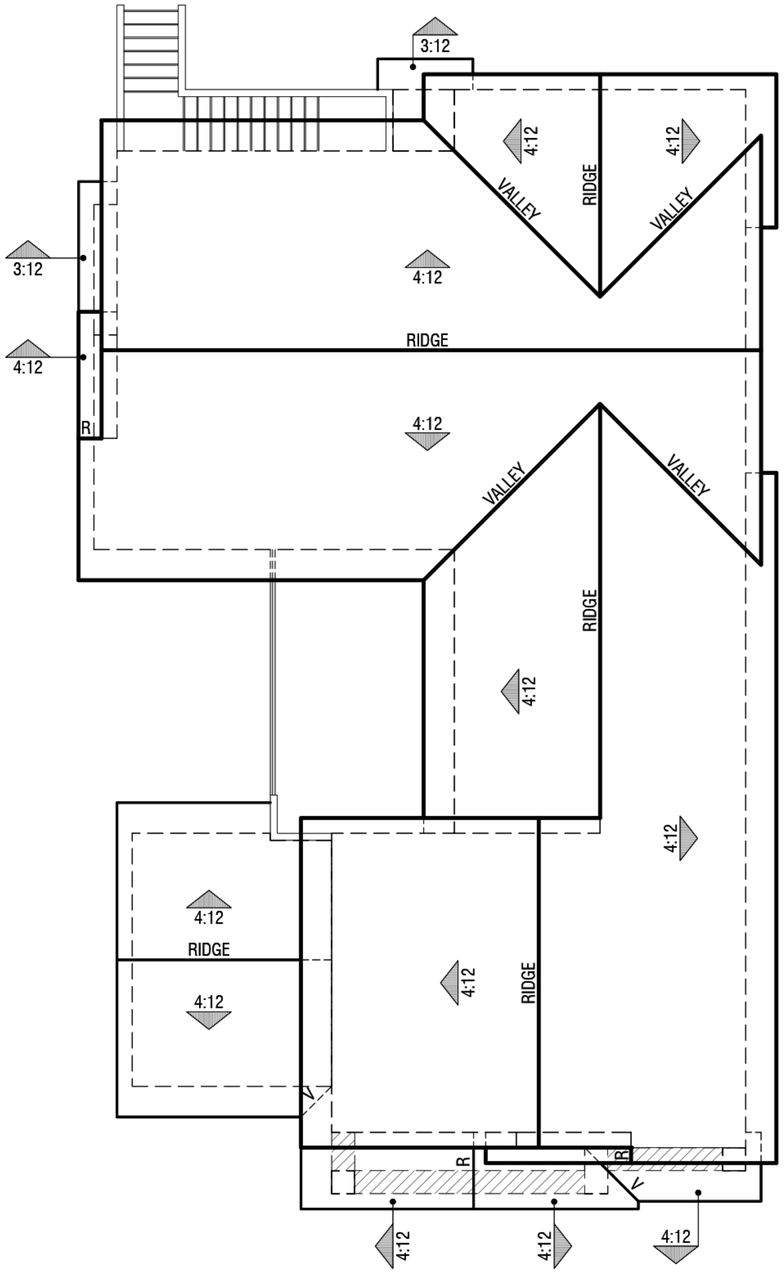
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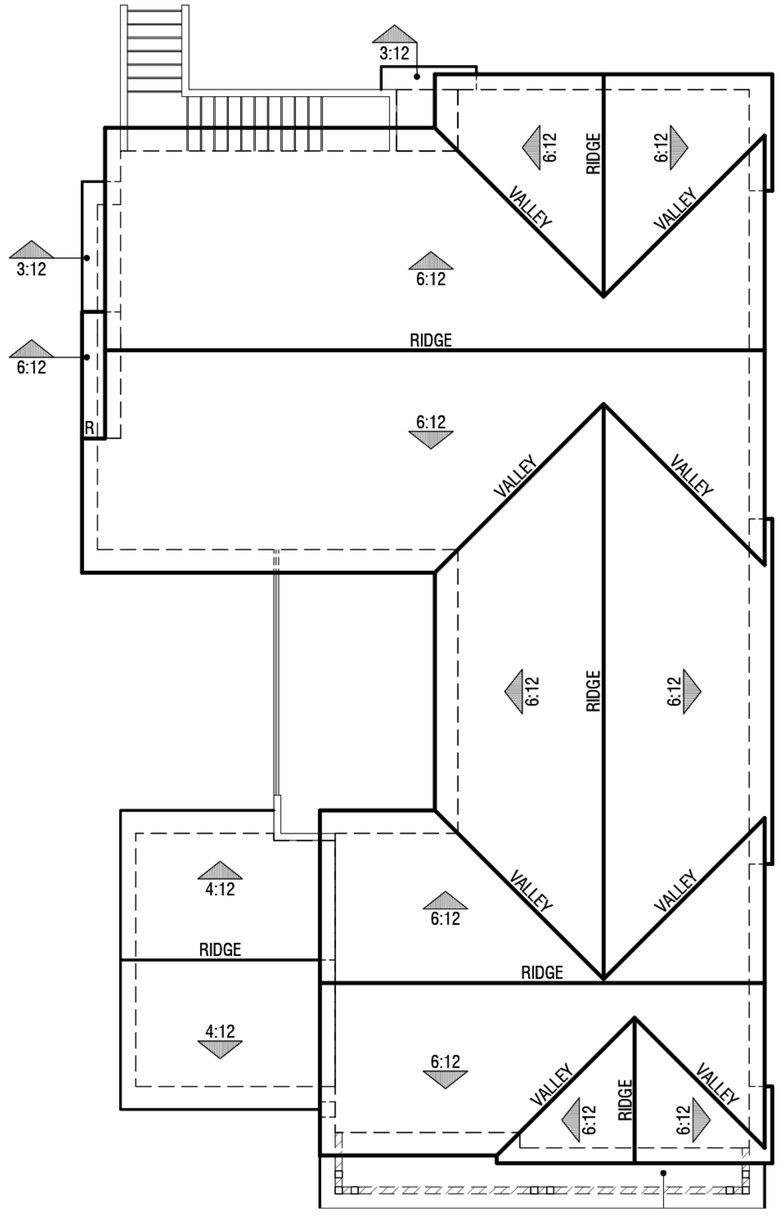

## 4A | Spanish

Eave 24" | Rake 12"
Concrete 'S' Tile




## 4C | California Craftsman

Eave 24" | Rake 12"
Concrete Flat Tile




## 4D | American Cottage

Eave 18" | Rake 12"
Concrete Flat Tile

## PLAN 3 | Roof Plans



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# La Puerta School Site

Claremont, CA

## Color Scheme Binder

TRUMARKHOMES

***Exterior Colors and Materials by***

Michelle Bridges Architectural Colors, Inc.

*For approval only 5.26.2020 - Not for Field use*

NOTE: All photographs of stone, brick, masonry and roof tiles are for representation only - See actual samples for exact colors.
MBACi not responsible for manufacturer color printed materials being off from actual materials.

La Puerta School Site
**Trumark Homes / WHA**
**EXTERIOR COLOR SCHEMES DOCUMENT (ECS)**

COLORS BY: MICHELLE BRIDGES - ARCHITECTURAL COLORS, INC.
SEE COLOR KEYED ELEVATIONS / COLOR KEYED ECS FOR EXACT PLACEMENT OF COLOR

5.26.2020 Updated Trumark Specs Gd/ Roof
For approval 4.28.2020

**STUCCO:** Sherwin Williams
**PAINT:** Sherwin Williams
**ROOF MATERIAL:** Boral Roofing
**GARAGE DOORS:** Wayne Dalton standard colors

**STONE:** **Creative Mines Stone or equal - see below.**
**MORTAR:** Orco Bldg Materials (OBP Mac Plus)
Color: OBP Warm White

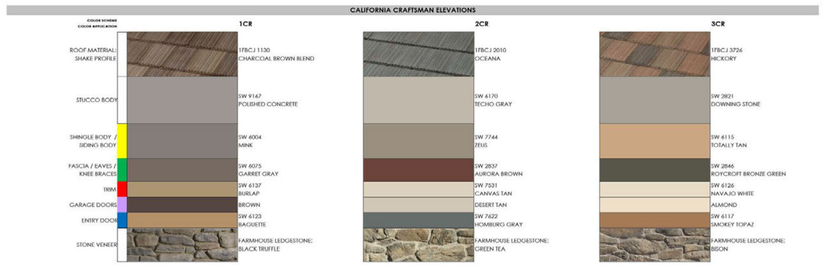
| COLOR SCHEME / COLOR APPLICATION | 1CR | 2CR | 3CR |
|---|---|---|---|
| **CALIFORNIA CRAFTSMAN ELEVATIONS** | | | |
| STUCCO BODY | SW 9167 POLISHED CONCRETE | SW 6170 TECHO GRAY | SW 2821 DOWNING STONE |
| SHINGLE BODY / SIDING BODY | SW 6004 MINK | SW 7744 ZEUS | SW 6115 TOTALLY TAN |
| FASCIA / EAVES / KNEE BRACES | SW 6075 GARRET GRAY | SW 2837 AURORA BROWN | SW 2846 ROYCROFT BRONZE GREEN |
| TRIM | SW 6137 BURLAP | SW 7531 CANVAS TAN | SW 6126 NAVAJO WHITE |
| GARAGE DOORS | BROWN | DESERT TAN | ALMOND |
| ENTRY DOOR | SW 6123 BAGUETTE | SW 7622 HOMBURG GRAY | SW 6117 SMOKEY TOPAZ |
| **STONE VENEER | FARMHOUSE LEDGESTONE: BLACK TRUFFLE | FARMHOUSE LEDGESTONE: GREEN TEA | FARMHOUSE LEDGESTONE: BISON |
| ROOF MATERIAL: SHAKE PROFILE | 1FBCJ 1130 CHARCOAL BROWN BLEND | 1FBCJ 2010 OCEANA | 1FBCJ 3726 HICKORY |
| **AMERICAN COTTAGE ELEVATIONS** | | | |
| | 1TR | 2TR | 3TR |
| STUCCO BODY | SW 7013 IVORY LACE | SW 9162 AFRICAN GRAY | SW 6198 SENSIBLE HUE |
| LAP SIDING / CORNER BOARDS | SW 7566 WESTHIGHLAND WHITE | SW 7757 HIGH REFLECTIVE WHITE | SW 0047 STUDIO BLUE GREEN |
| FASCIA / EAVES / TRIM / POSTS | SW 7757 HIGH REFLECTIVE WHITE | SW 7069 IRON ORE | SW 7526 MAISON BLANCHE |
| GARAGE DOORS | WHITE | GRAY | ALMOND |
| SHUTTERS | SW 7069 IRON ORE | SW 6230 RAINSTORM | SW 6320 BRAVADO RED |
| ENTRY DOOR | SW 6772 CAY | SW 6706 OFFBEAT GREEN | SW 6129 RESTRAINED GOLD |
| ROOF MATERIAL: SLATE PROFILE | 1FACS 2010 OCEANA | 1FACS 1430 CHARCOAL BLEND | 1FACS 5354 STONE MTN BLEND |
| **CALIFORNIA BUNGALOW ELEVATIONS** | | | |
| | 1BU | 2BU | 3BU |
| STUCCO BODY | SW 6071 POPULAR GRAY | SW 7045 INTELLECTUAL GRAY | SW 7622 HOMBURG GRAY |
| GABLE SIDING INSETS | SW 6003 PROPER GRAY | SW 2846 ROYCROFT BRONZE GREEN | SW 7051 ANALYTICAL GRAY |
| FASCIA / EAVES / KNEE BRACES / TRIM | SW 7001 MARSHMALLOW | SW 6169 SEDATE GRAY | SW 7012 CREAMY |
| GARAGE DOORS | GRAY | GRAY | TAUPE |
| ENTRY DOORS | SW 7630 RAISIN | SW 2814 ROOKWOOD ANTIQUE | SW 0040 ROYCROFT ADOBE |
| ROOF MATERIAL: SHAKE PROFILE | 1FBCJ 4070 SEA PEARL BLEND | 1FBCJ 3181 SMOKEY TOPAZ BLEND | 1FBCJ 4072 SAHARA QUARTZ |
| **SPANISH ELEVATIONS** | | | |
| | 1SP | 2SP | 3SP |
| STUCCO BODY | SW 7001 MARSHMALLOW | SW 6378 CRISP LINEN | SW 6168 MODERNE WHITE |
| FASCIA / EAVES / TRIM | SW 7020 BLACK FOX | SW 2851 SAGE GREEN LIGHT | SW 0032 NEEDLEPOINT NAVY |
| GARAGE DOORS | BROWN | BROWN | DESERT TAN |
| ENTRY DOORS / SHUTTERS | SW 9183 DARK CLOVE | SW 7710 BRANDYWINE | SW 9099 SADDLE UP |
| METAL DETAILS | SW 7069 IRON ORE | SW 7069 IRON ORE | SW 7069 IRON ORE |
| ROOF MATERIAL: FULL 'S' PROFILE | 1BCCS 7954 CAMELOT | 1BCCS 7330 VERONA CLAY | 1BCCS 6036 SANTA CATARINA |

***General Notes:***
All Colors and Materials are recommendations based solely upon aesthetic value for the exclusive internal use by SAID BUILDER. Any other use is prohibited.
MBACI shall not be held liable for any errors or product failure on manufacturers or contractor/subcontractors part in the field (i.e. stucco, masonry, paint manufacturers errors, etc).
Gutters and Downspouts / Mandoors & Vents to be painted adjacent surface color u.o.n.
All Paint to return to inside corners including under balconies and cantilever areas.
Substitutions for any material is not to be made without final approval from MBACI office.
NOTE: All photographs of stone, brick, masonry and roof tiles are for representation only - See actual samples for exact colors.
MBACI not responsible for manufacturer color printed materials being off from actual materials.
Above Color Schemes are exclusive property of MBACI. Any reuse of any C & M Selections other than at above said property must receive approval by MBACI

| | | | |
|---|---|---|---|
| ***Stone Veneer equals for bidding purposes:** | *El Dorado Stone - Teton Shadow Rock* | *El Dorado Stone - Chesapeake Shadow Rock* | *El Dorado Stone - Bronze Shadow Rock* |
| | *Coronado Stone - Grey Quartzite Appalachian Field* | *Coronado Stone - Madison County Appalachian Field* | *Coronado Stone - Naples Appalachian Field* |
| | SCHEME 1CR | SCHEME 2CR | SCHEME 3CR |

La Puerta School Site
**Trumark Homes / WHA**
**EXTERIOR COLOR SCHEMES DOCUMENT (ECS)**
For approval 5.26.2020
COLORS BY: MICHELLE BRIDGES - ARCHITECTURAL COLORS, INC.

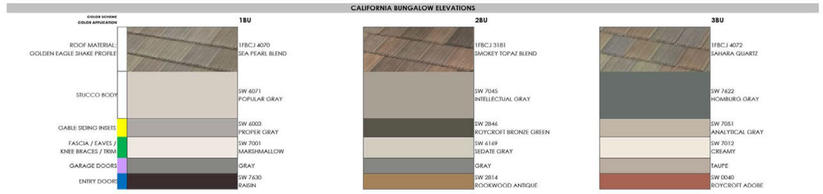
**CALIFORNIA CRAFTSMAN ELEVATIONS**



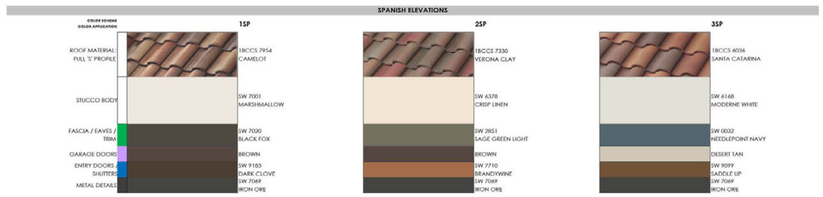

**AMERICAN COTTAGE ELEVATIONS**




**CALIFORNIA BUNGALOW ELEVATIONS**




**SPANISH ELEVATIONS**




## Exterior Color & Materials

# LA PUERTA SCHOOL SITE

## CLAREMONT, CA

TRUMARKHOMES

CM1

0 2 4 8

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