



A M E R I C A N A V E N U E

C L A R E M O N T , C A L I F O R N I A

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AMERICAN AVENUE
CLAREMONT, CA # 2023-0433

Plot Date: 06.26.2024
1st Submittal Date: 8.30.2023
2nd Submittal Date: 10.25.2023
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COVER SHEET

A0.00

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CIVIL

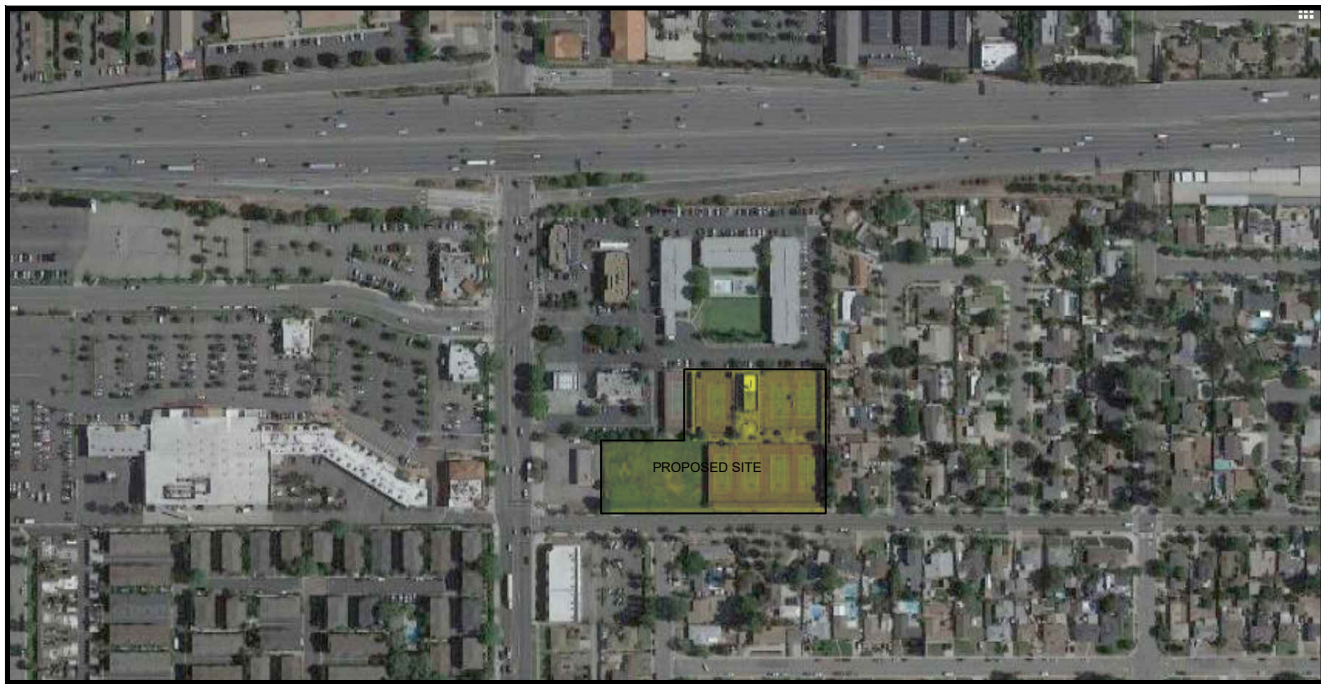
- 1 - VESTING TENTATIVE TRACT MAP
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SITE SUMMARY											
APN:											
STREET ADDRESS:		840 SOUTH INDIAN HILL BLVD				OCCUPANCY:		R-2			
COUNTY:		LOS ANGELES COUNTY				TYPE OF CONSTRUCTION:		V-B			
CURRENT ZONING:		COMMERCIAL FREEWAY				SPRINKLER SYSTEM:		FULL NFPA 13			
PROPOSED ZONING:		RM 2,000				BUILDING HEIGHTS:		MAXIMUM:		PROPOSED:	
GROSS LOT AREA :		3.00 AC		130,462 SF	3-STORY		35'-0"		34'-7"		
NET LOT AREA		2.67 AC		116,305 SF					*TO THE MIDPOINT B/W THE EAVES & THE HIGHEST RIDE FOR GABLE		
NUMBER OF UNITS:		70 DUs			2-STORY		25'-0"		24'-0"		
MARKET RATE UNITS:		59 DUs			SETBACKS:		REQUIRED:		PROPOSED:		
MODERATE INCOME UNITS:		7 DUs			*FRONT (AMERICAN AVE) :		20' MIN		11'		
LOW INCOME UNITS:		4 DUs			STREET SIDE:		15' MIN		N/A		
					INTERIOR SIDE:		5' MIN		5'		
					REAR:		5' MIN		10'		
DENSITY		REQUIRED:		PROPOSED:							
		±35 DU/AC		23.4 DU/AC (GROSS)							
				26.2 DU/AC (NET)							
LOT COVERAGE:		40%				*3 STORY SET BACK ON RESIDENTIAL FACING SIDE				36'	

UNIT SUMMARY														
TOWNHOMES														
PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	BEDROOMS	NET SF	GROSS SF (INCLUDING EXTERIOR WALLS ONLY)	TOTAL NET	TOTAL GROSS	GARAGE	PRIVATE DECKS	PRIVATE COVERED PORCH	TOTAL COVERED PORCH + DECKS	TOTAL GROSS (INCLUDING GARAGES, COVERED PORCHES, & DECKS) PER UNIT	
PLAN 1	2 BEDS/ 2.5 BATHS	4 UNITS	6%	2 BEDS	1,182 SF	1,298 SF	4,728 SF	5,192 SF	464 SF	43 SF	0 SF	172 SF	1,805 SF	
PLAN 1X	2 BEDS/ 2.5 BATHS	4 UNITS	6%	2 BEDS	1,155 SF	1,297 SF	4,620 SF	5,188 SF	464 SF	43 SF	0 SF	172 SF	1,804 SF	
PLAN 2	3 BEDS/ 3 BATHS	22 UNITS	31%	3 BEDS	1,363 SF	1,446 SF	29,986 SF	31,812 SF	502 SF	51 SF	11 SF	1,364 SF	2,010 SF	
PLAN 3	2 BEDS/ 2.5 BATHS	8 UNITS	11%	2 BEDS	1,385 SF	1,507 SF	11,080 SF	12,056 SF	508 SF	68 SF	0 SF	544 SF	2,083 SF	
PLAN 4	3 BEDS/ 2.5 BATHS	4 UNITS	6%	3 BEDS	1,471 SF	1,562 SF	5,884 SF	6,248 SF	541 SF	99 SF	0 SF	396 SF	2,202 SF	
PLAN 4X	3 BEDS/ 2.5 BATHS	4 UNITS	6%	3 BEDS	1,504 SF	1,590 SF	6,016 SF	6,360 SF	453 SF	99 SF	99 SF	792 SF	2,241 SF	
PLAN 5	3 BEDS + OPT. BED 4/ 3 BATHS	18 UNITS	26%	4 BEDS	1,639 SF	1,762 SF	29,502 SF	31,716 SF	465 SF	73 SF	19 SF	1,656 SF	2,319 SF	
PLAN 6	3 BEDS/ 2.5 BATHS	6 UNITS	9%	3 BEDS	1,393 SF	1,512 SF	8,358 SF	9,072 SF	438 SF	66 SF	0 SF	396 SF	2,016 SF	
TOTAL		70 UNITS	100%				100,174 SF	107,644 SF				5,492 SF		
7 UNITS (ACCESSIBLE UNITS)														

BUILDING SUMMARY						
BLDG #	DESCRIPTION		NET SF	GROSS SF *INCLUDES GARAGES, COVERED PORCHES, & DECKS		
BLDG 1	B600 - 6-PLEX		8,790 SF	12,690 SF		
BLDG 2	B600 - 6-PLEX		8,790 SF	12,690 SF		
BLDG 3	B600 - 6-PLEX		8,790 SF	12,690 SF		
BLDG 4	B920 - 9-PLEX		13,022 SF	19,004 SF		
BLDG 5	B910 - 9-PLEX		12,673 SF	18,682 SF		
BLDG 6	B900 - 9-PLEX		12,685 SF	18,758 SF		
BLDG 7	B900 - 9-PLEX		12,685 SF	18,758 SF		
BLDG 8	B800 - 8-PLEX		11,659 SF	16,994 SF		
BLDG 9	B500 - 5-PLEX		6,925 SF	10,415 SF		
BLDG 10	B300 - 3-PLEX		4,155 SF	6,249 SF		
TOTAL BUILDING SF			100,174 SF	146,930 SF		
OPEN SPACE SUMMARY						
REQUIRED OPEN SPACE						
* (PER OUTDOOR LIVING SPACE, CH 16.013.020 DEVELOPMENT STANDARDS)						
* OUTDOOR LIVING SPACE 400 SQFT PER BEDROOM				REQ	84,800	SF
* COMMON OPEN SPACE = MIN. 50% OF OUTDOOR LIVING SPACE W/ 20' MIN. DIMENSION IN EITHER DIRECTION				REQ	42,400	SF
* PRIVATE OPEN SPACE = MIN. 25% OF OUTDOOR LIVING SPACE W/ 8' MIN. DIMENSION IN ONE DIRECTION				REQ	21,200	SF
PROVIDED OPEN SPACE						
*COMMON	9,385	134 SF/UNIT				
PRIVATE PATIO	7,743	111 SF/UNIT				
*PRIVATE (DECKS + COVERED PORCH)	5,492 SF	78 SF/UNIT				
TOTAL PROVIDED:	22,620 SF	323 SF/UNIT				
PARKING SUMMARY						
REQUIRED PARKING *PER STATE DENSITY BONUS						
0 TO 1 BEDS	0 UNITS	x	1.25 SPACES /DU	=	0 SPACES	
2 BEDS	16 UNITS	x	1.5 SPACES /DU	=	24 SPACES	
3 BEDS	36 UNITS	x	1.5 SPACES /DU	=	54 SPACES	
4 BEDS	18 UNITS	x	2.5 SPACES /DU	=	45 SPACES	
TOTAL REQUIRED PARKING				123 SPACES		
PROVIDED PARKING						
TOWNHOMES (GARAGE SPACES)	70 UNITS	x	2 SPACES /DU	=	140 SPACES	
		TANDEM	(60 SPACES)			
			GUEST	=	11 SPACES	
TOTAL PARKING PROVIDED				151 SPACES		
				*1 ACCESSIBLE STALL INCLUDED		
				2.2 SPACES/ UNIT		

COMMUNITY CONTEXT (1:400)



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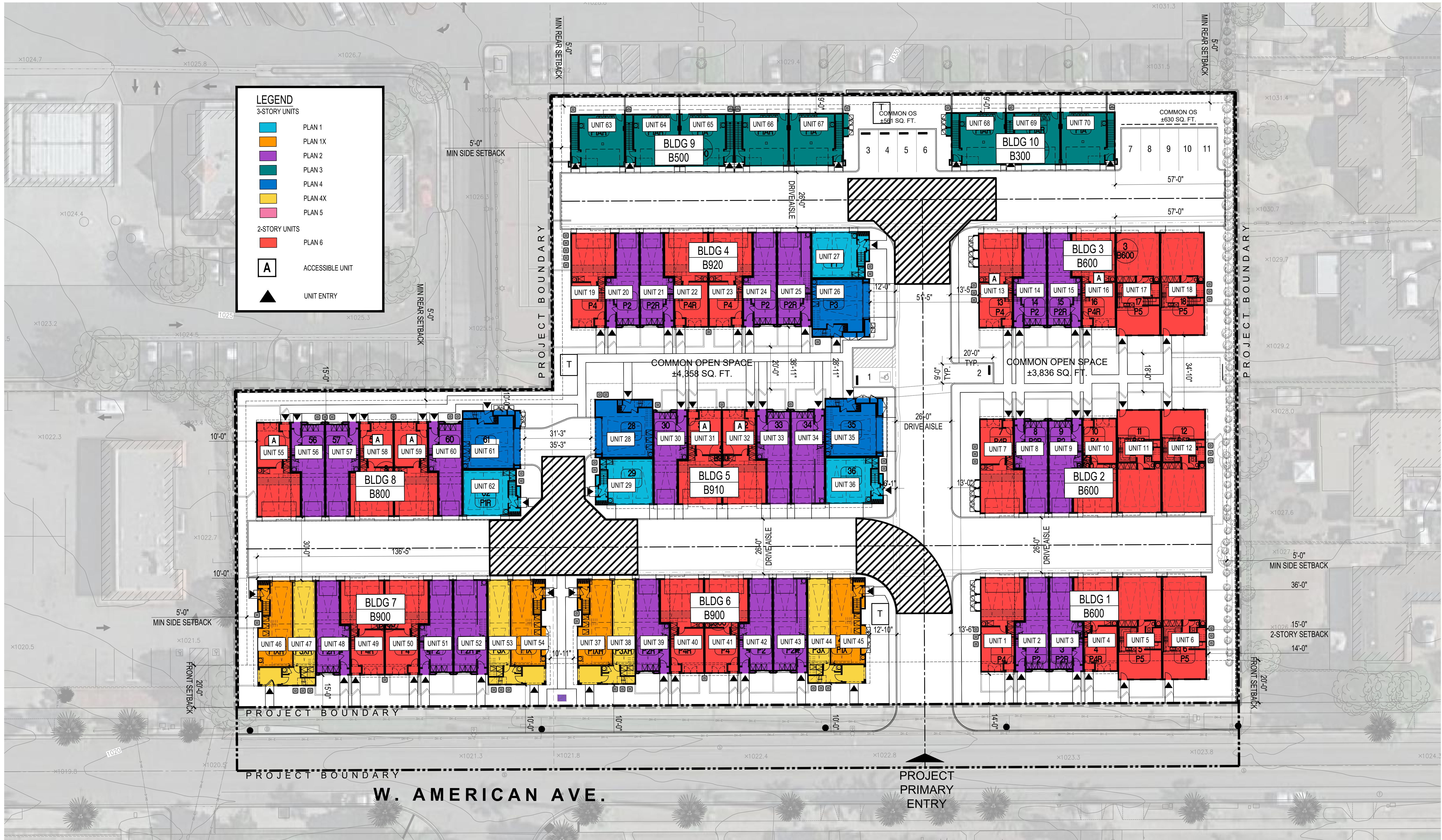
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SHEET INDEX & PROJECT SUMMARY

A0.10



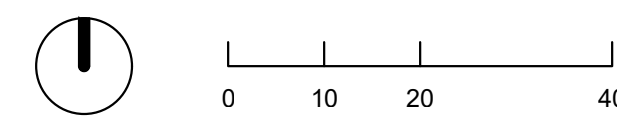
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SITE PLAN

A1.00



VIEW LOOKING TOWARDS THE EAST AT BUILDING 6 FROM AMERICAN AVE



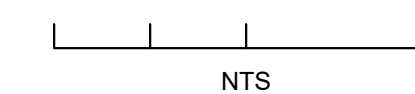
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STREET VIEW RENDERING

A1.10



VIEW LOOKING TOWARDS THE WEST FROM CENTRAL OPEN SPACE



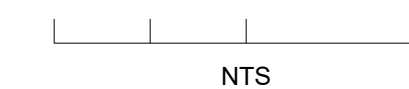
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OPEN SPACE RENDERING

A1.20



FRONT PERSPECTIVE



REAR PERSPECTIVE

COLOR SCHEME 1 SHOWN ON B300, B600, B800, B900, B920

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



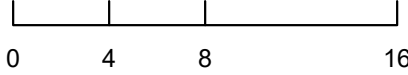
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B300 - PERSPECTIVES

A2.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM

4. COMPOSITE BEAM & CORBEL

5. WOOD KICKER

6. BAY VIEW WINDOW

7. TRUSS TAILS

8. WOOD CORBELS

9. DECORATIVE METAL RAILING

10. ALMOND COLOR VINYL WINDOWS

11. FIBERGLASS ENTRY DOOR

12. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13. METAL SECTIONAL GARAGE DOOR

14. DECORATIVE METAL GRILLE WORK

15. PATIO LOW WALL PER LANDSCAPE SPECS

16. SILL TILE CAP

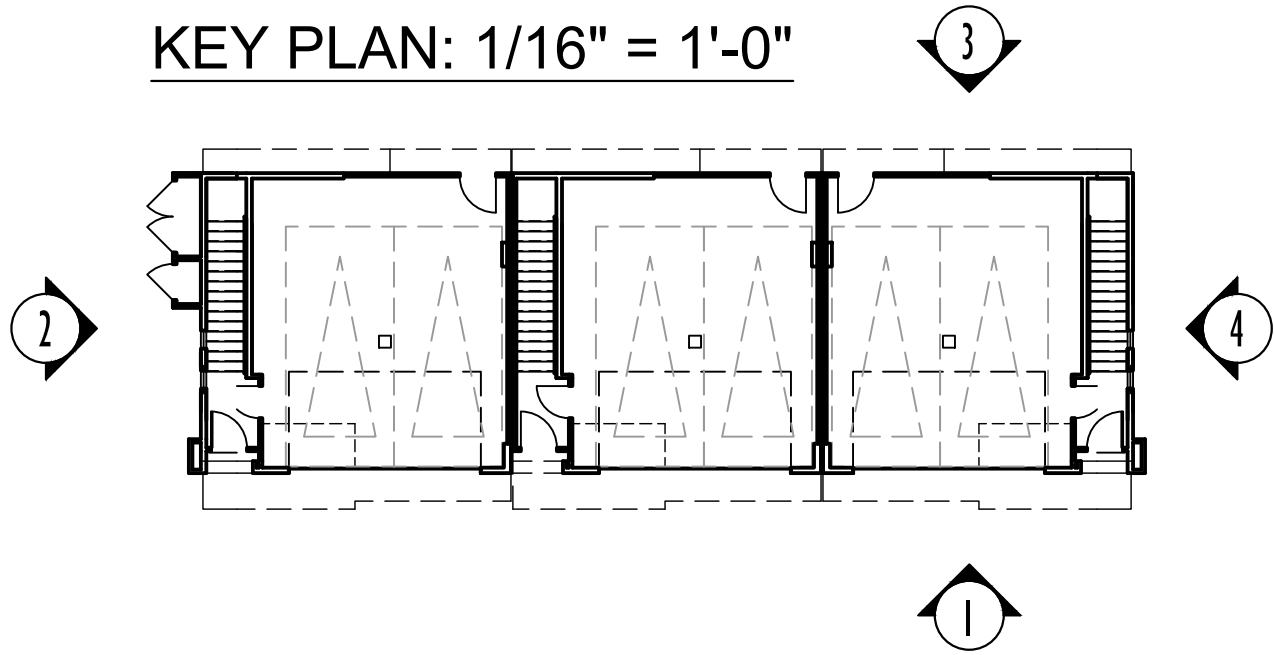
17. STUCCO O/FOAM SCALLOPED SILL

18. STUCCO O/FOAM CORBELS

19. UTILITY CLOSET

20. AC UNITS SCREENED PER LANDSCAPE DESIGN

KEY PLAN: 1/16" = 1'-0"



2 LEFT



1 FRONT



4 RIGHT



3 REAR

COLOR SCHEME 1 SHOWN ON B300, B600, B800, B900, B920
NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



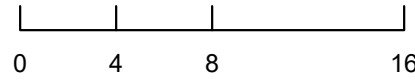
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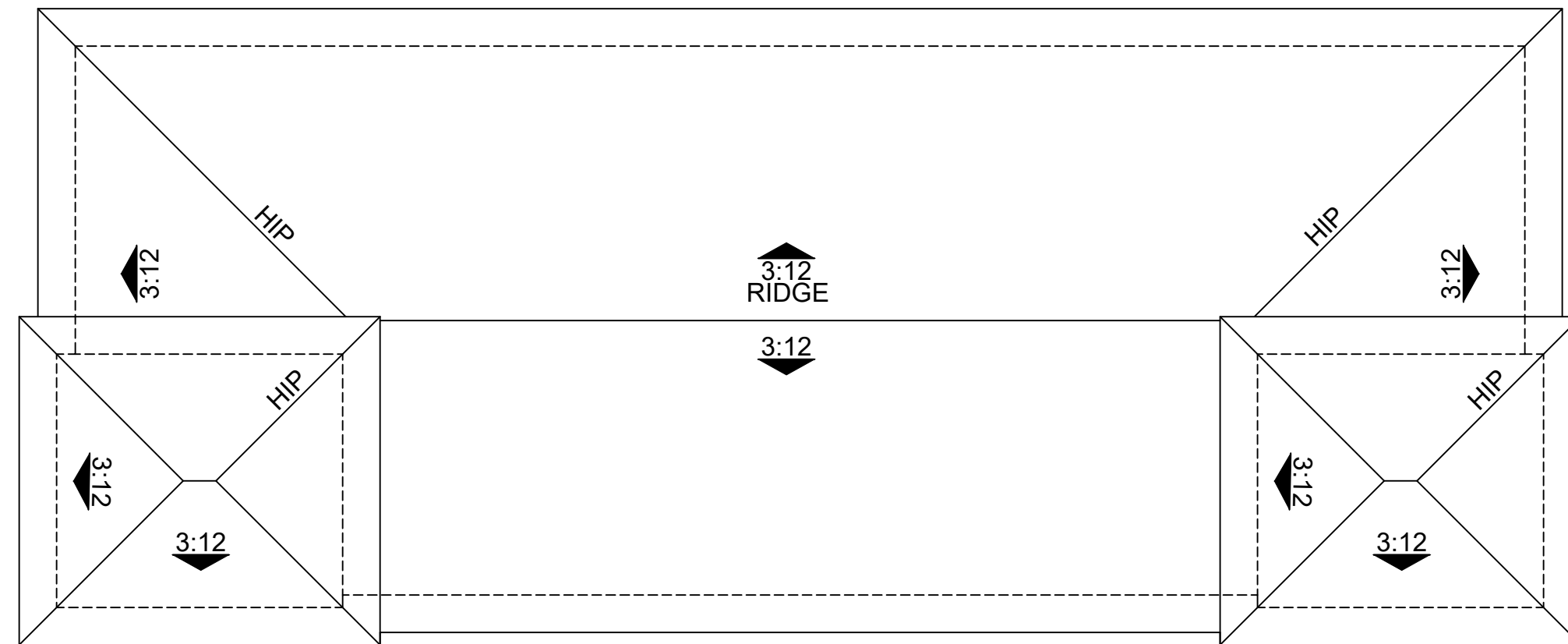
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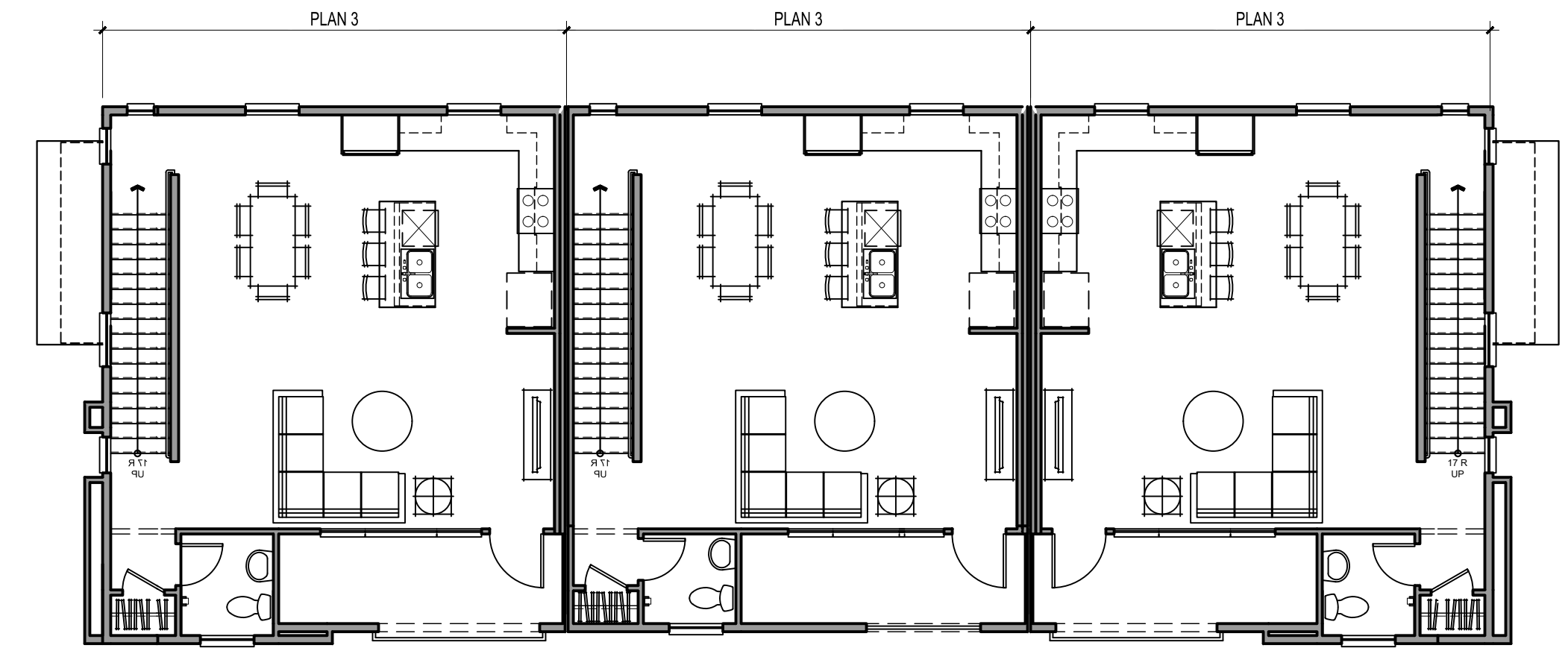


B300 - ELEVATIONS

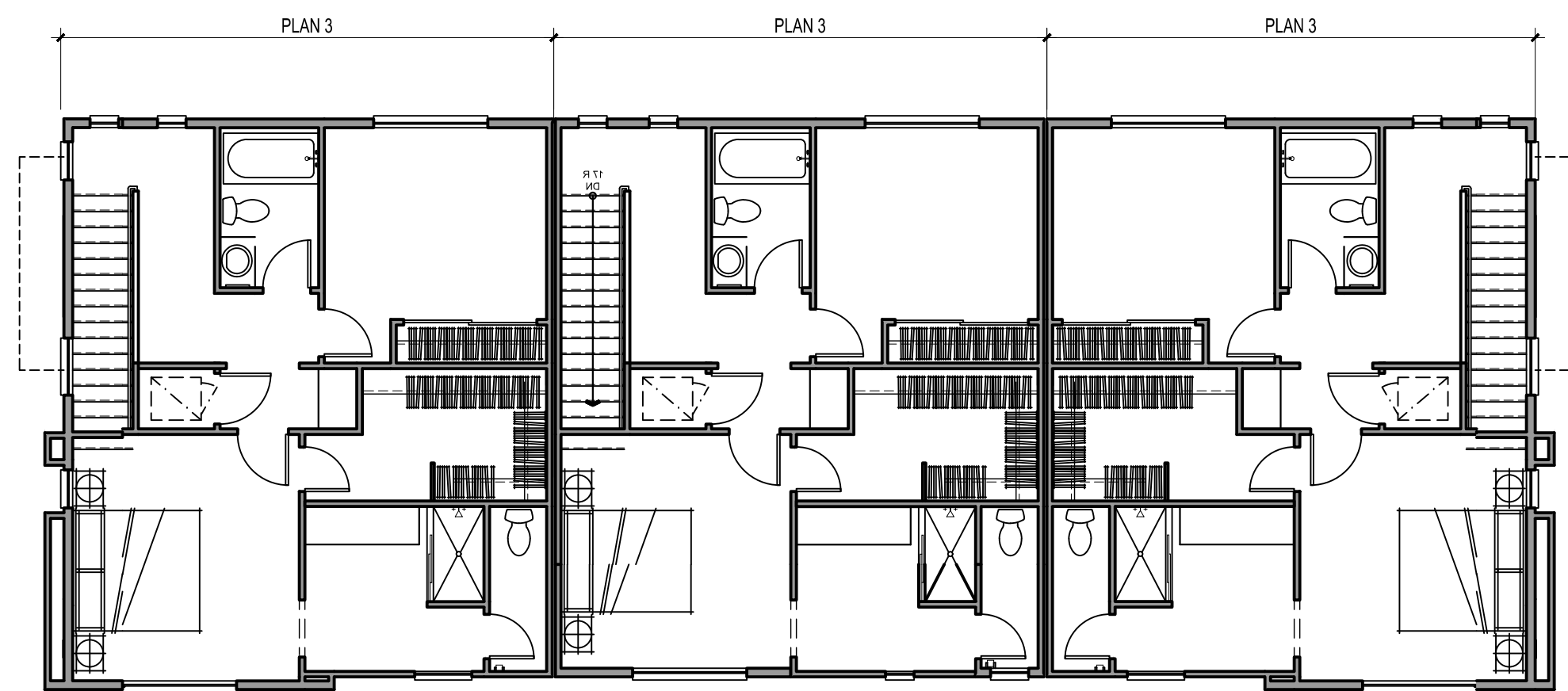
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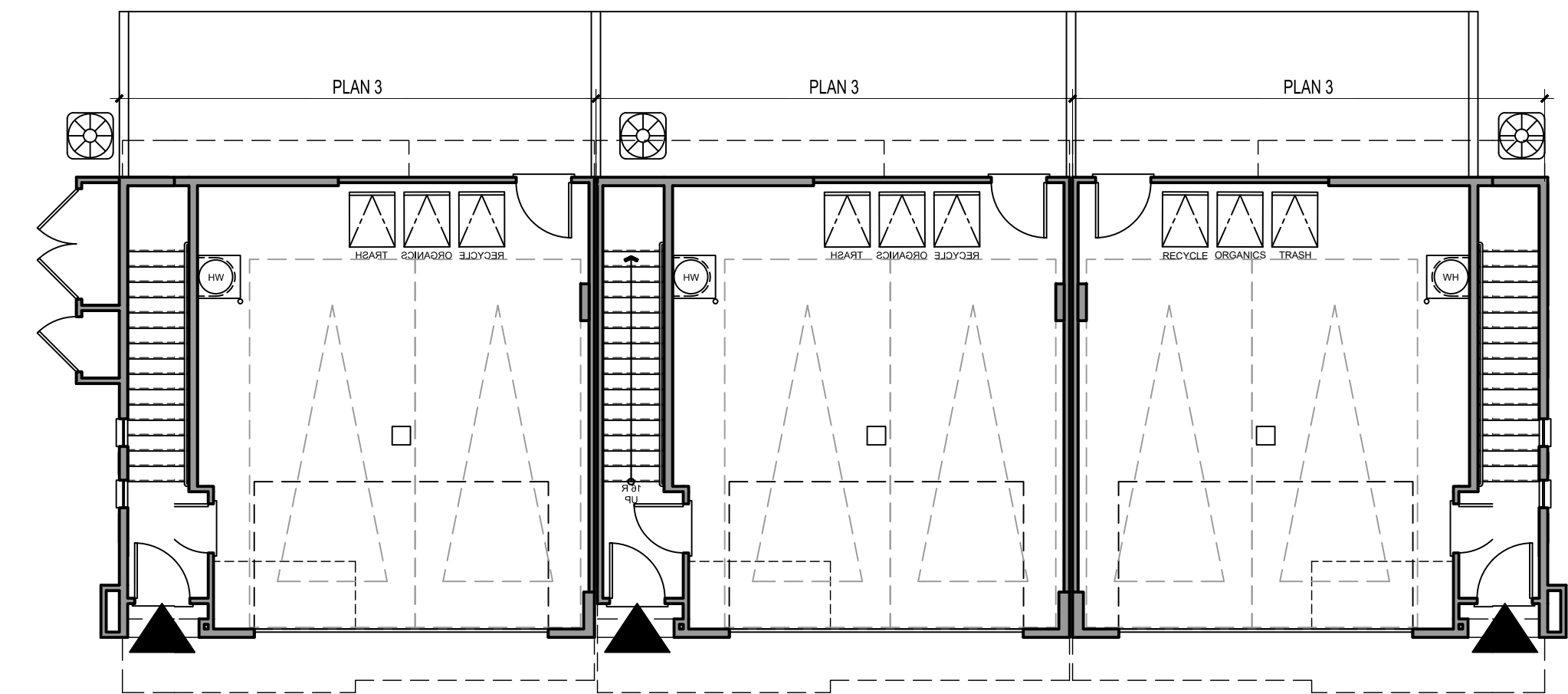
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



FRONT PERSPECTIVE



REAR PERSPECTIVE

COLOR SCHEME 2 SHOWN ON B500, B600, B900, B910

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



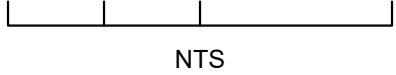
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B500 - PERSPECTIVES

A3.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM

4. COMPOSITE BEAM & CORBEL

5. WOOD KICKER

6. BAY VIEW WINDOW

7. TRUSS TAILS

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15. PATIO LOW WALL PER LANDSCAPE SPECS

16. SILL TILE CAP

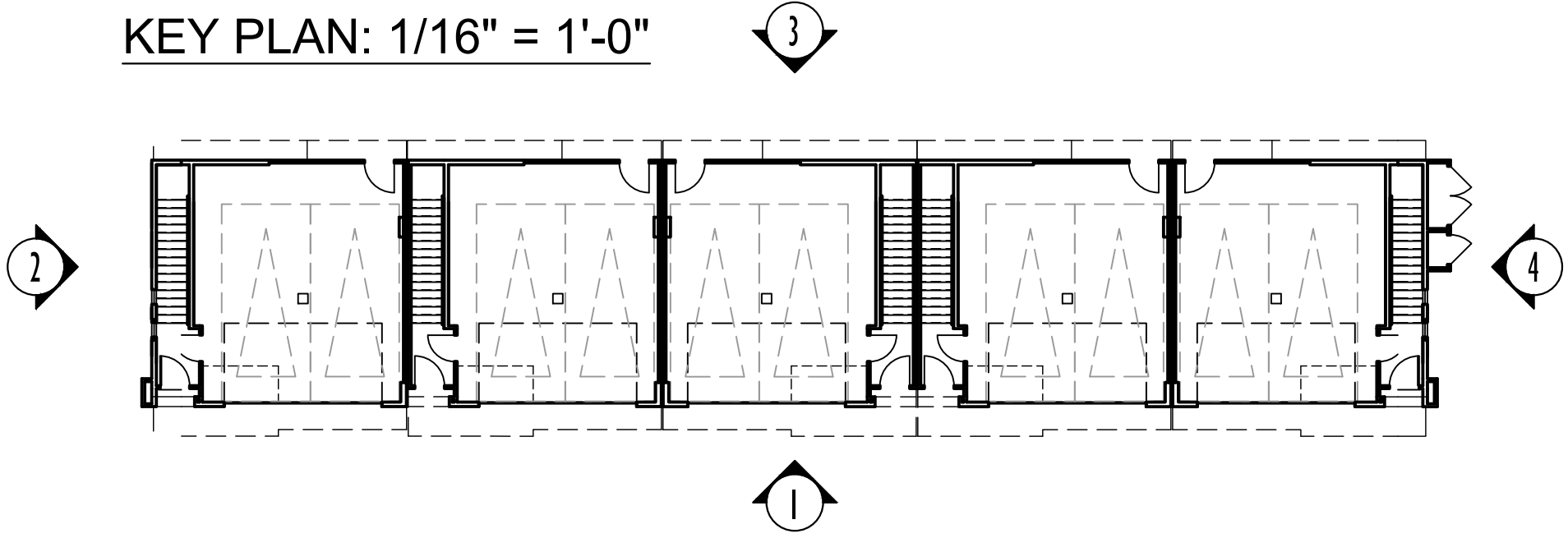
17. STUCCO O/FOAM SCALLOPED SILL

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20. AC UNITS SCREENED PER LANDSCAPE DESIGN

KEY PLAN: 1/16" = 1'-0"



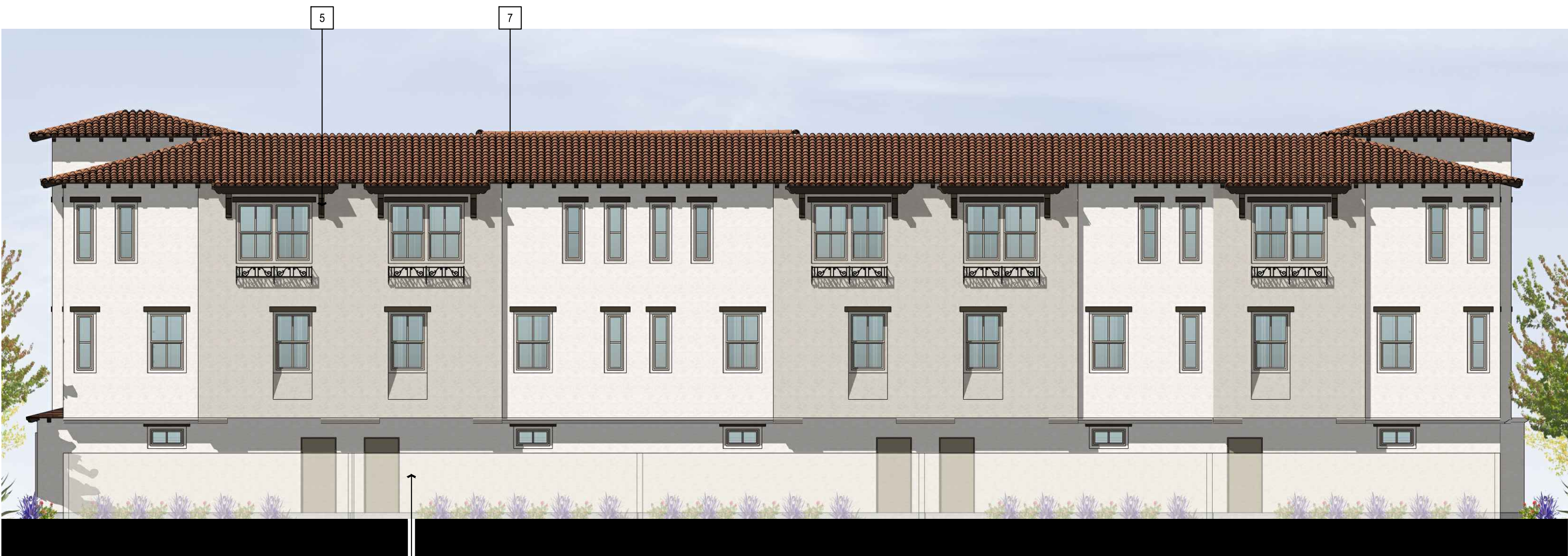
2 LEFT



1 FRONT



4 RIGHT



3 REAR

COLOR SCHEME 2 SHOWN ON B500, B600, B900, B920

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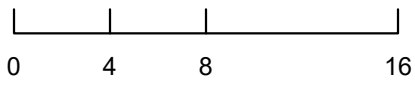
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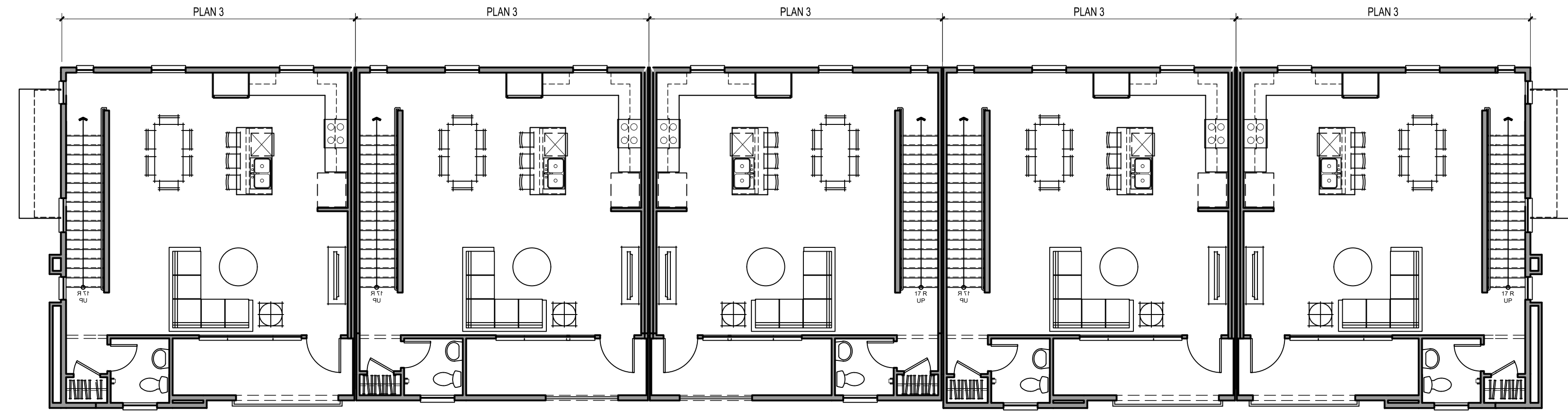
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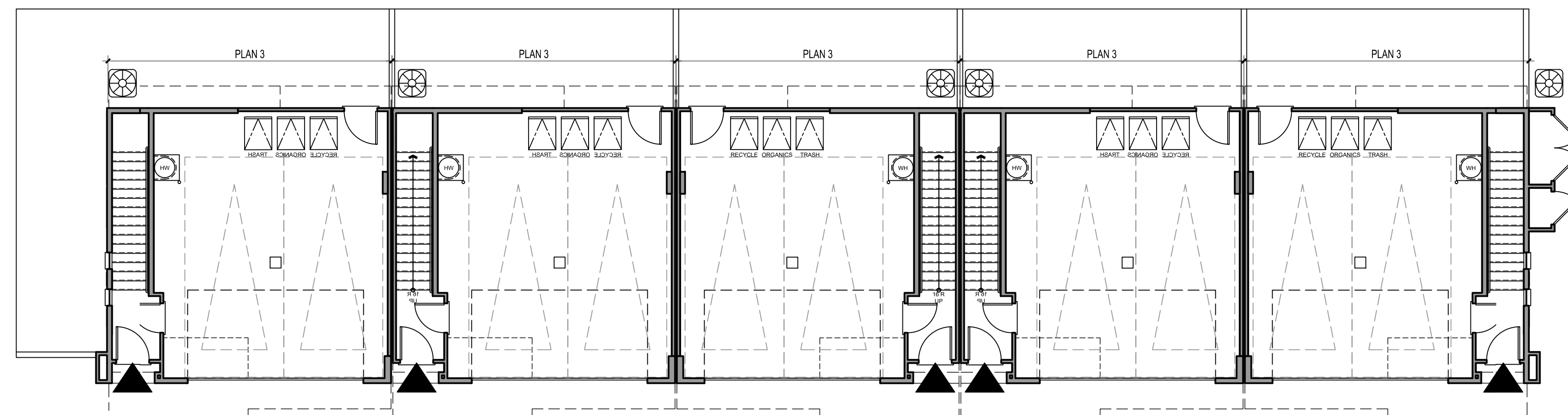


B500 - ELEVATIONS

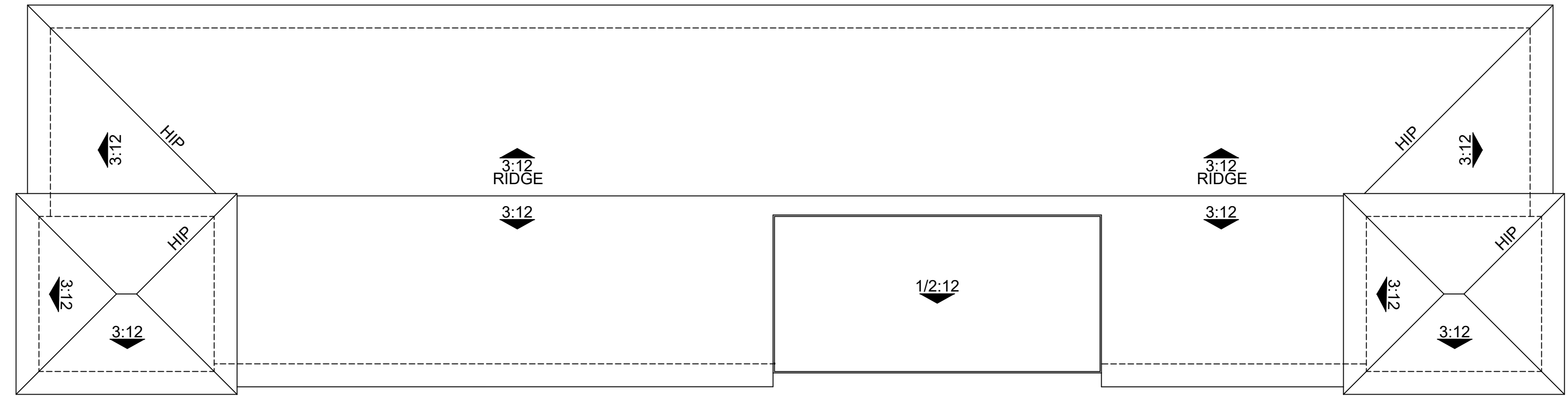
A3.10



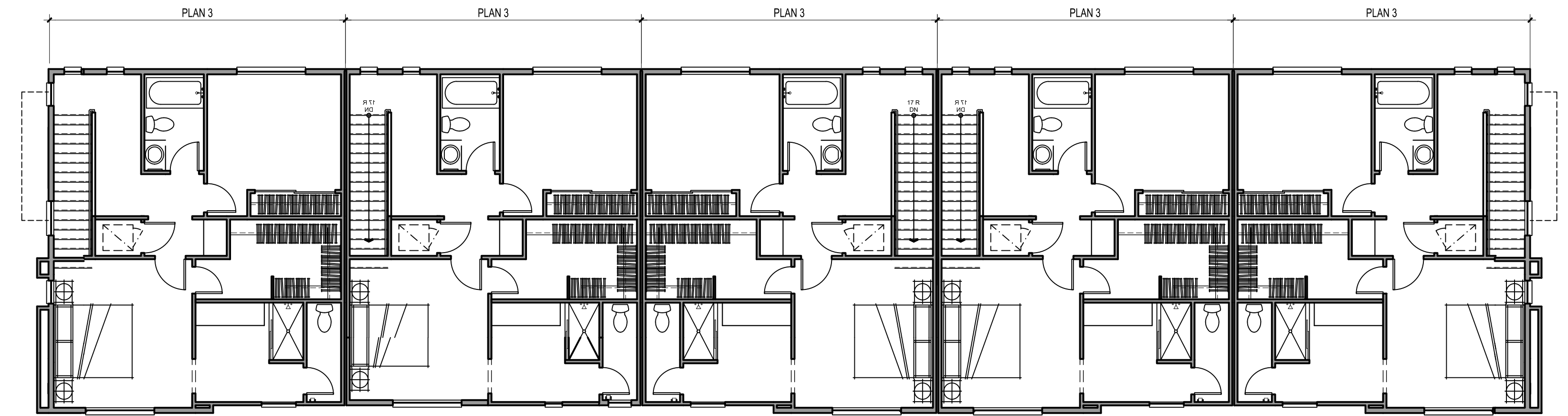
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR



FRONT PERSPECTIVE



REAR PERSPECTIVE
 COLOR SCHEME 1 SHOWN ON B300, B600, B800, B900, B920

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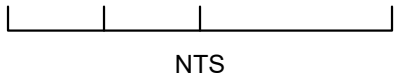
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B600 - PERSPECTIVES

A4.00

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12. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13. METAL SECTIONAL GARAGE DOOR

14. DECORATIVE METAL GRILLE WORK

15. PATIO LOW WALL PER LANDSCAPE SPECS

16. SILL TILE CAP

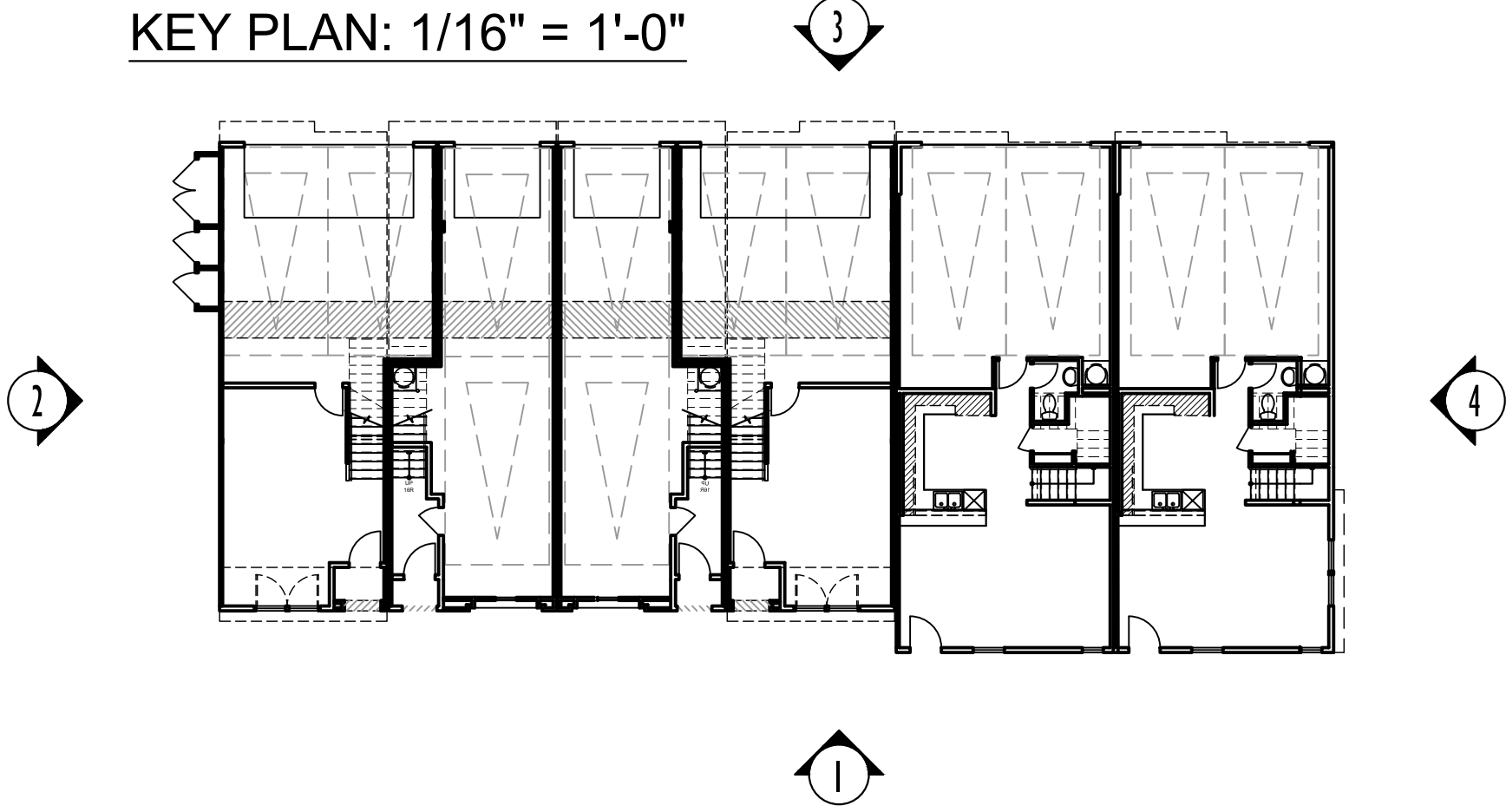
17. STUCCO O/FOAM SCALLOPED SILL

18. STUCCO O/FOAM CORBELS

19. UTILITY CLOSET

20. AC UNITS SCREENED PER LANDSCAPE DESIGN

KEY PLAN: 1/16" = 1'-0"



② LEFT



① FRONT



④ RIGHT



③ REAR

COLOR SCHEME 1 SHOWN ON B300, B600, B800, B900, B920

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



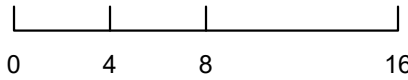
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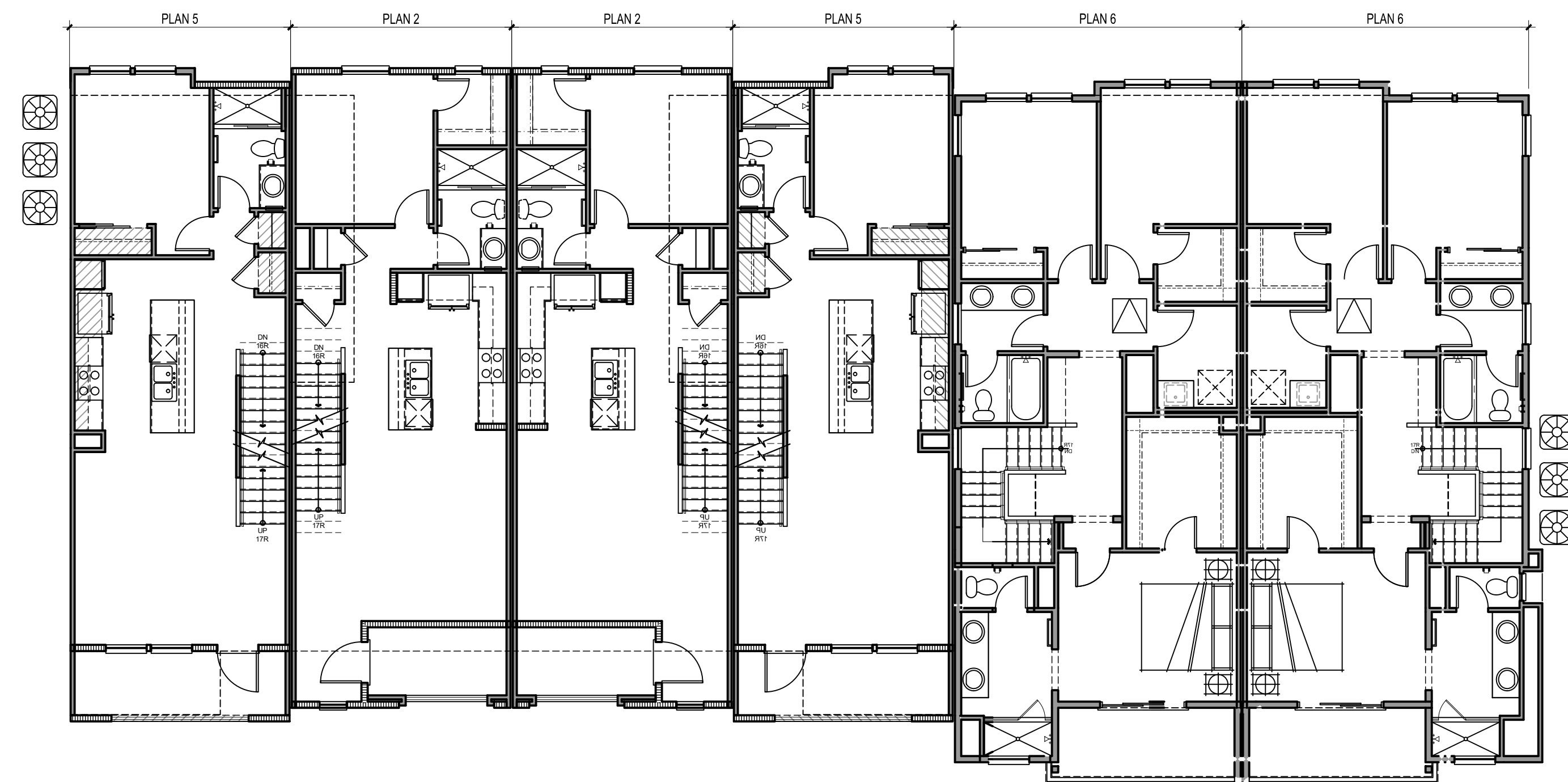
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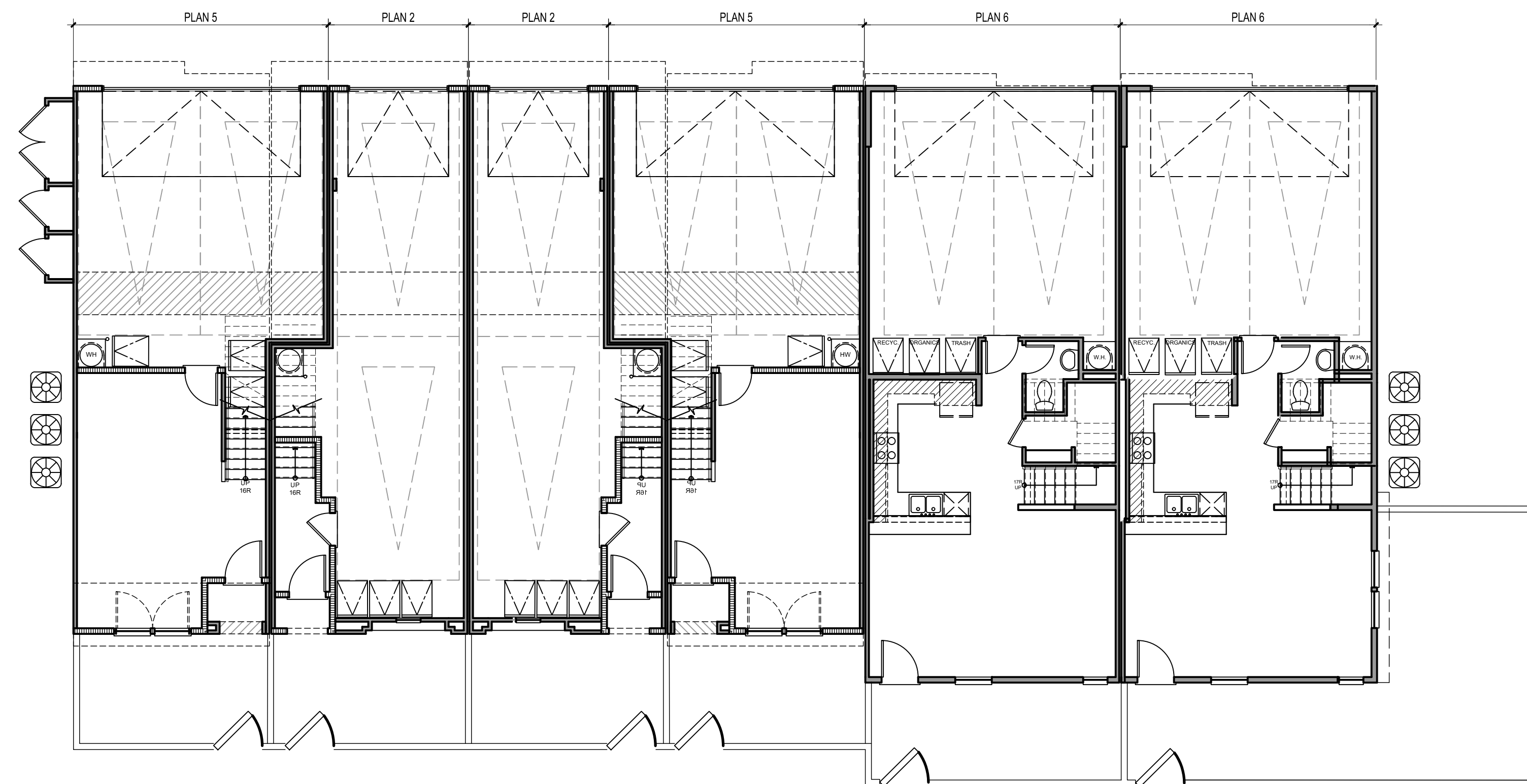


B600 - ELEVATIONS

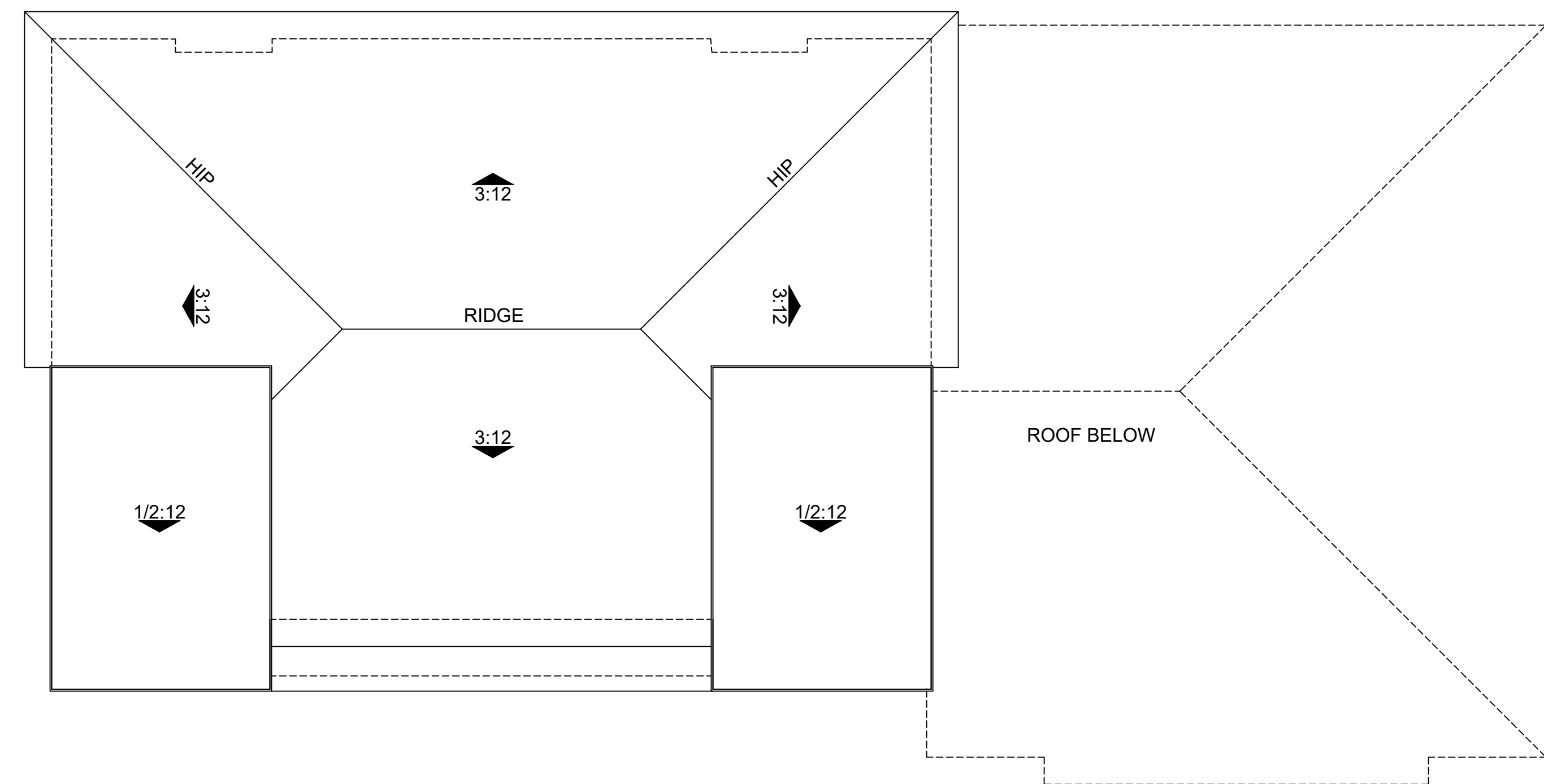
A4.10



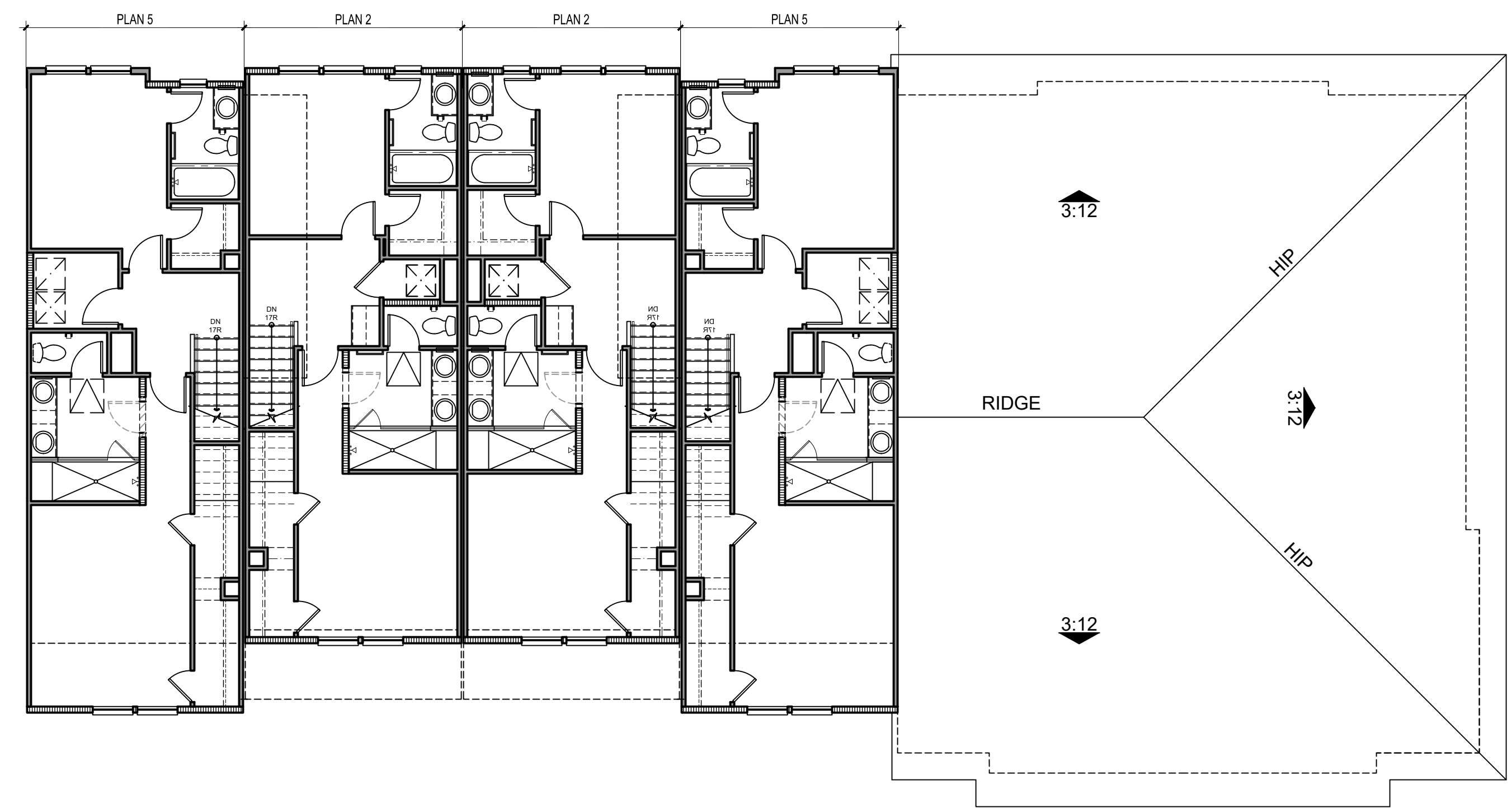
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR



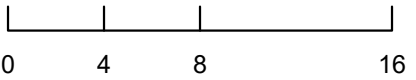
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B600 - BUILDING PLANS

A4.21



FRONT PERSPECTIVE



REAR PERSPECTIVE
COLOR SCHEME 2 SHOWN ON
B500, B600, B900, B910

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



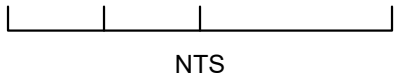
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B800 - PERSPECTIVES

A5.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM

4. COMPOSITE BEAM & CORBEL

5. WOOD KICKER

6. BAY VIEW WINDOW

7. TRUSS TAILS

8. WOOD CORBELS

9. DECORATIVE METAL RAILING

10. ALMOND COLOR VINYL WINDOWS

11. FIBERGLASS ENTRY DOOR

12. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13. METAL SECTIONAL GARAGE DOOR

14. DECORATIVE METAL GRILLE WORK

15. PATIO LOW WALL PER LANDSCAPE SPECS

16. SILL TILE CAP

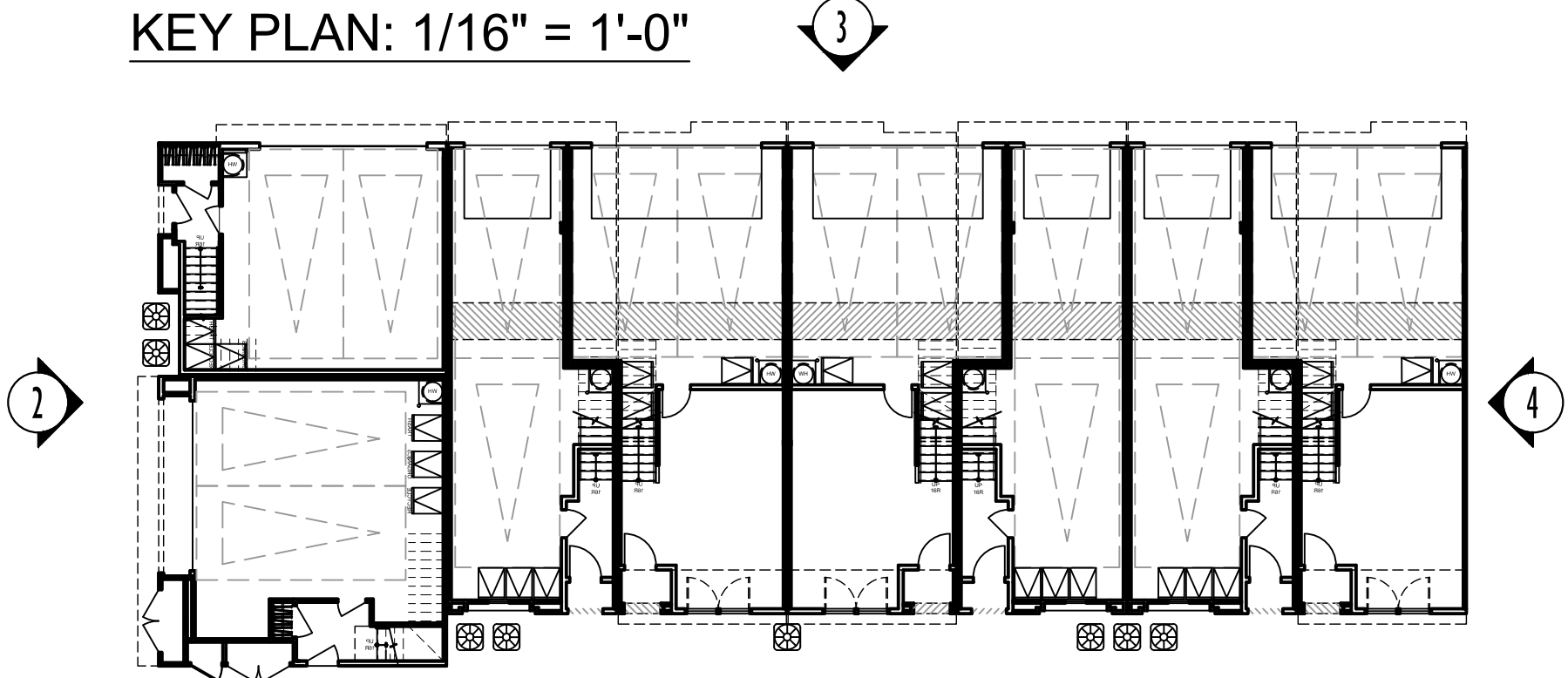
17. STUCCO O/FOAM SCALLOPED SILL

18. STUCCO O/FOAM CORBELS

19. UTILITY CLOSET

20. AC UNITS SCREENED PER LANDSCAPE DESIGN

KEY PLAN: 1/16" = 1'-0"



② LEFT



① FRONT



④ RIGHT



③ REAR

COLOR SCHEME 2 SHOWN ON B500, B600, B900, B910

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



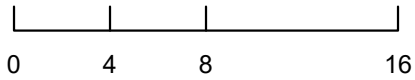
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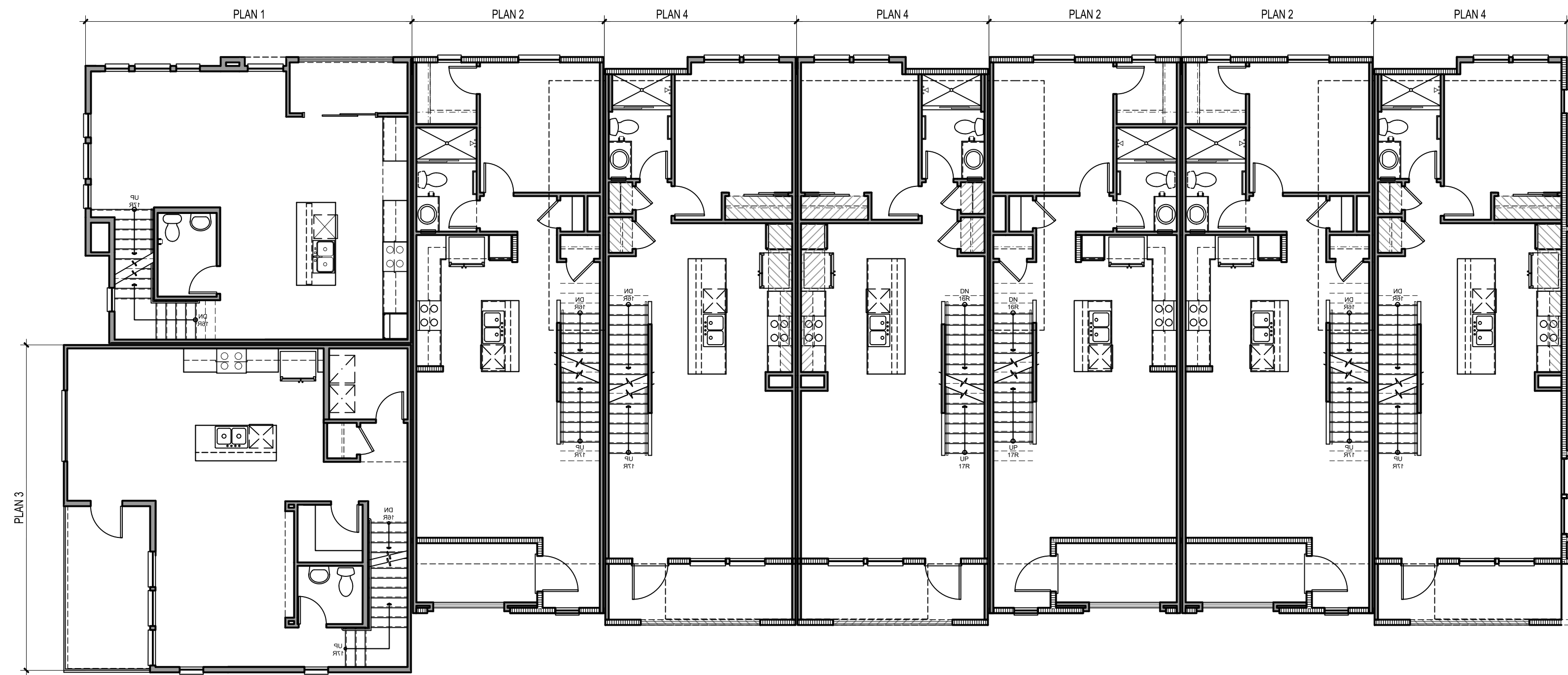
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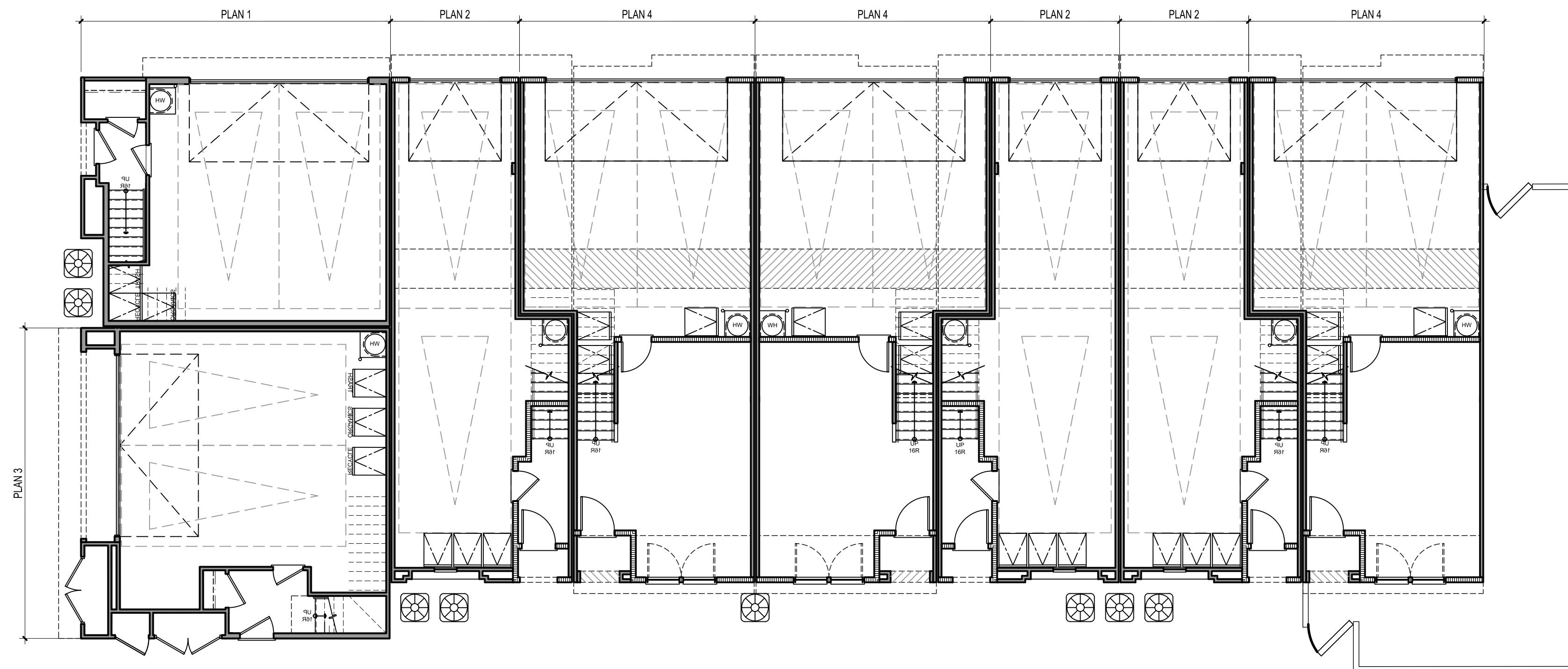


B800 - ELEVATIONS

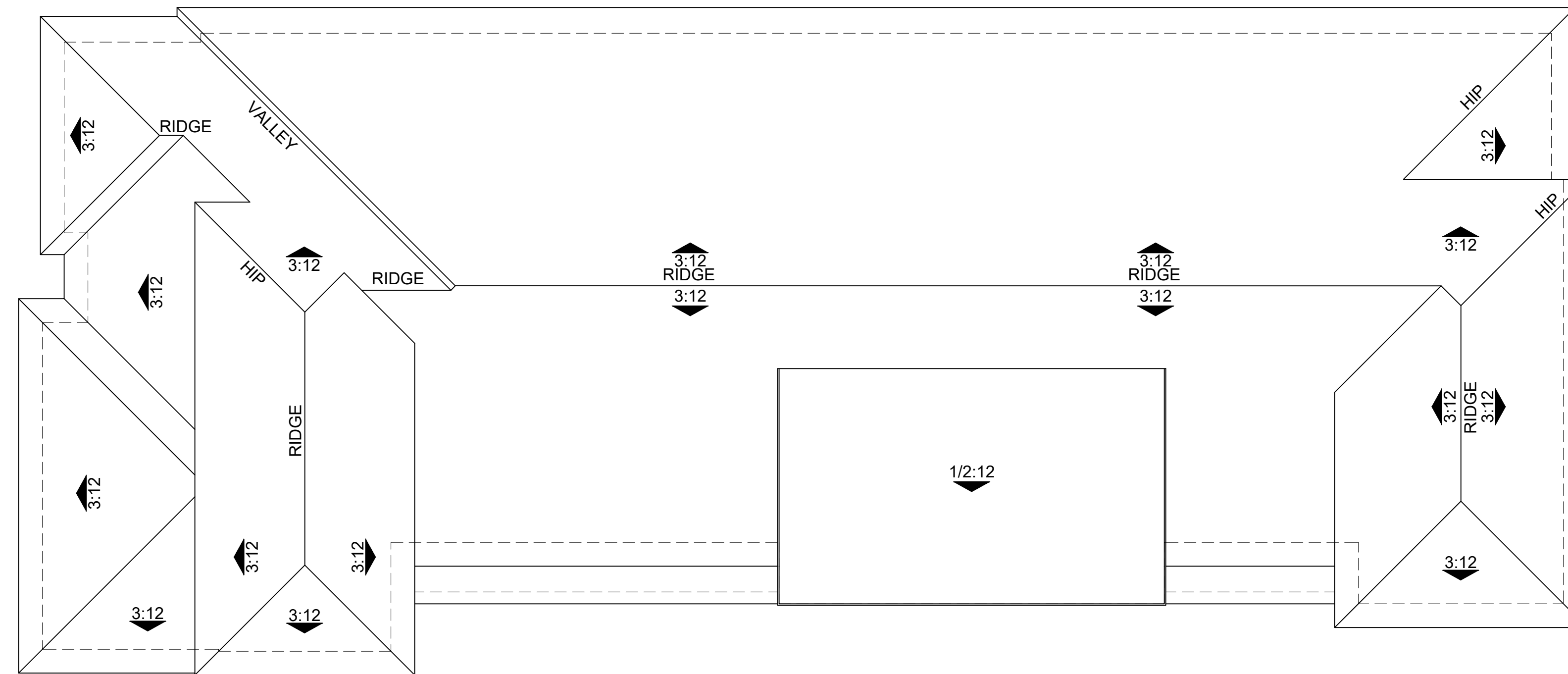
A5.10



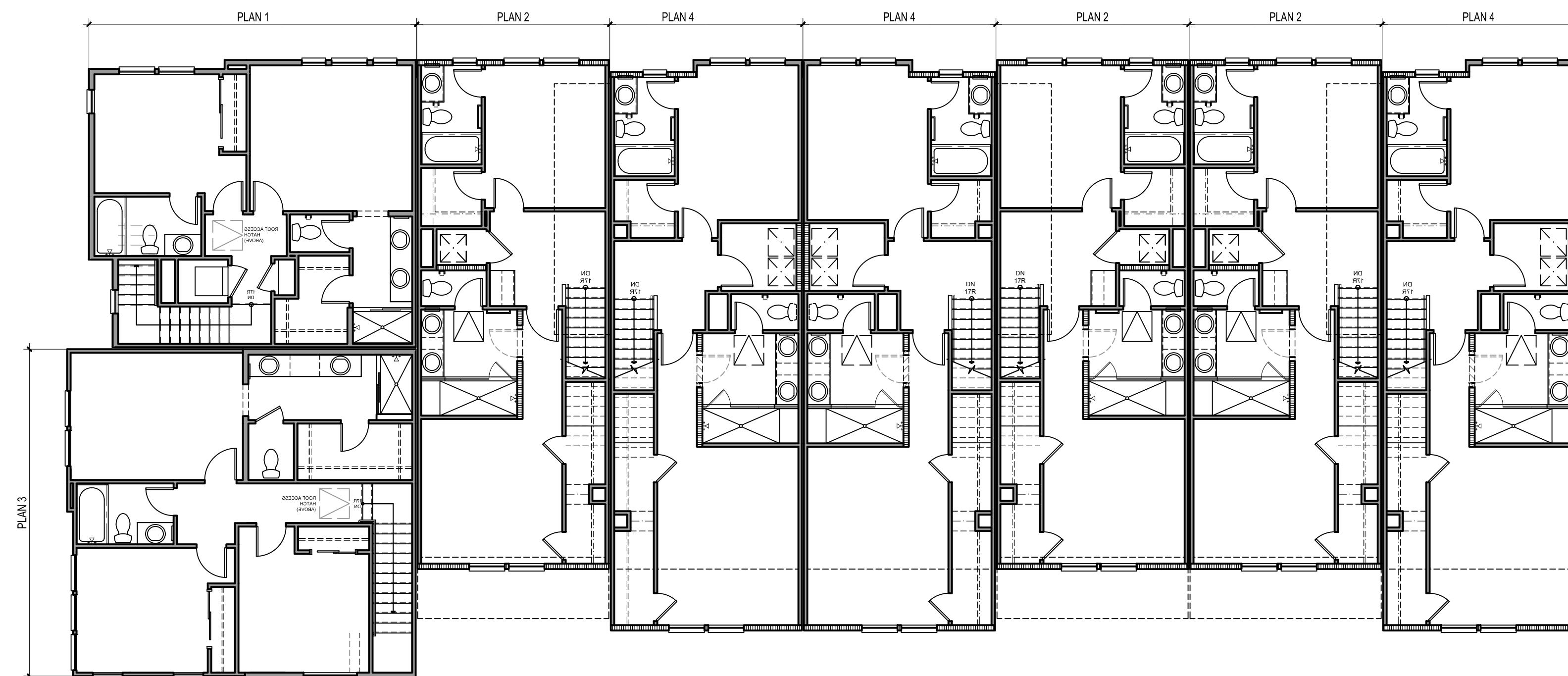
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR



FRONT PERSPECTIVE



REAR PERSPECTIVE
 COLOR SCHEME 2 SHOWN ON B500, B600, B900, B910

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



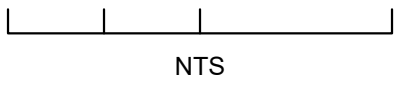
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B900 - PERSPECTIVES

A6.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM

4. COMPOSITE BEAM & CORBEL

5. WOOD KICKER

6. BAY VIEW WINDOW

7. TRUSS TAILS

8. WOOD CORBELS

9. DECORATIVE METAL RAILING

10. ALMOND COLOR VINYL WINDOWS

11. FIBERGLASS ENTRY DOOR

12. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13. METAL SECTIONAL GARAGE DOOR

14. DECORATIVE METAL GRILLE WORK

15. PATIO LOW WALL PER LANDSCAPE SPECS

16. SILL TILE CAP

17. STUCCO O/FOAM SCALLOPED SILL

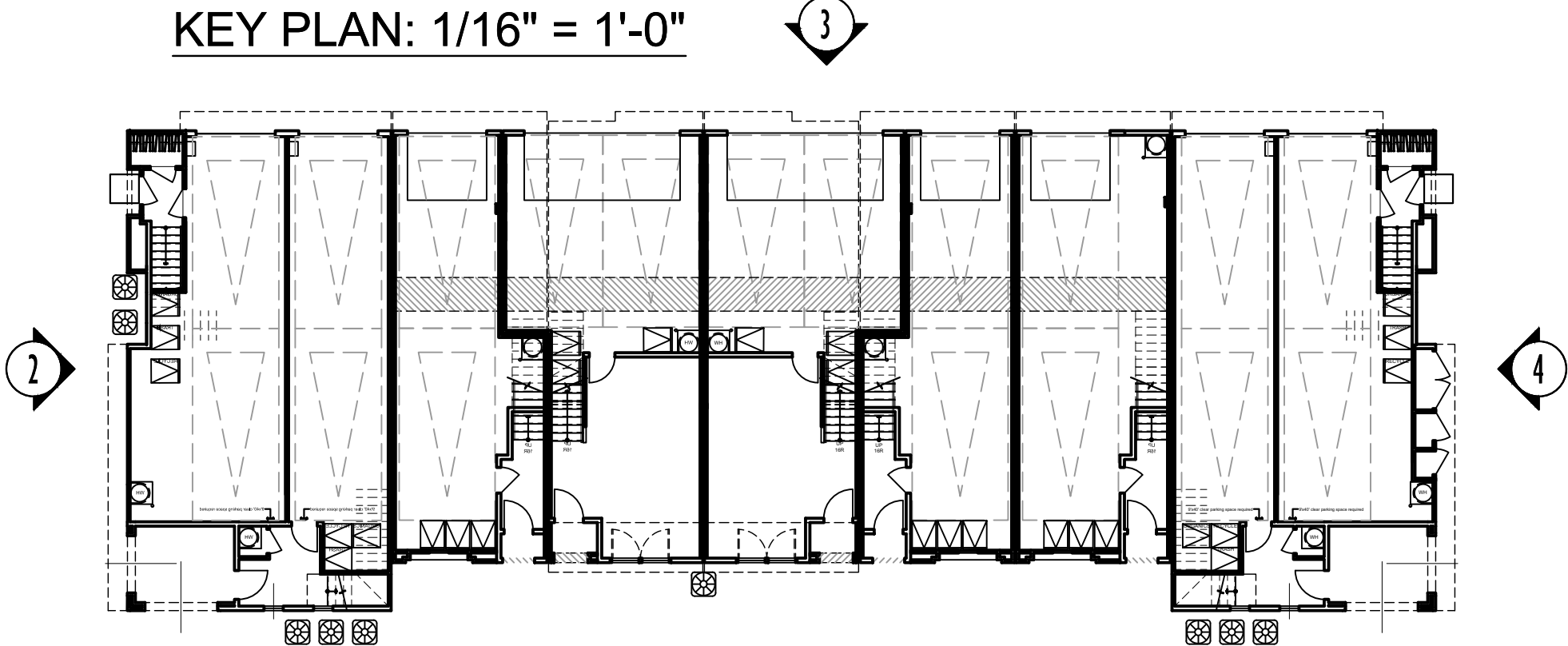
18. STUCCO O/FOAM CORBELS

19. UTILITY CLOSET

20. AC UNITS SCREENED PER LANDSCAPE DESIGN

21. HALF PIPE GABLE END DETAIL

KEY PLAN: 1/16" = 1'-0"



① LEFT



① FRONT



④ RIGHT



③ REAR

COLOR SCHEME 2 SHOWN ON B500, B600, B900, B910
NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



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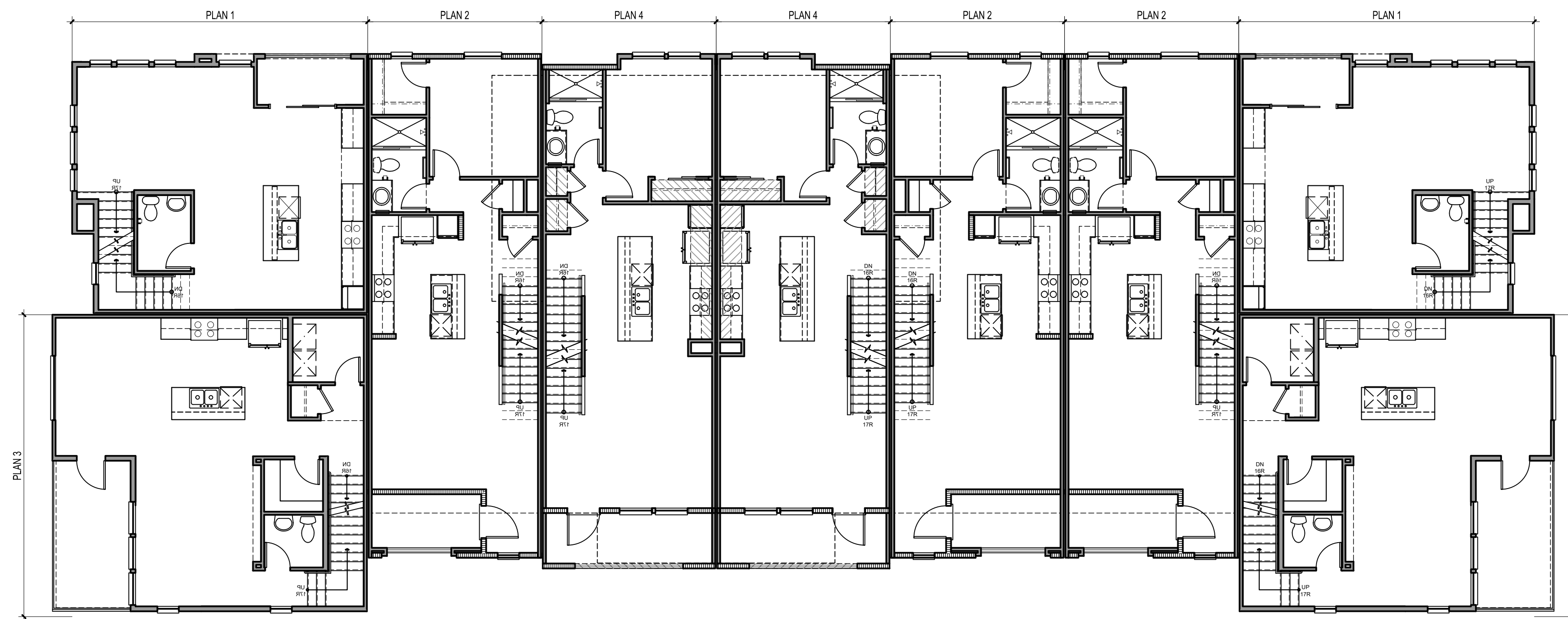
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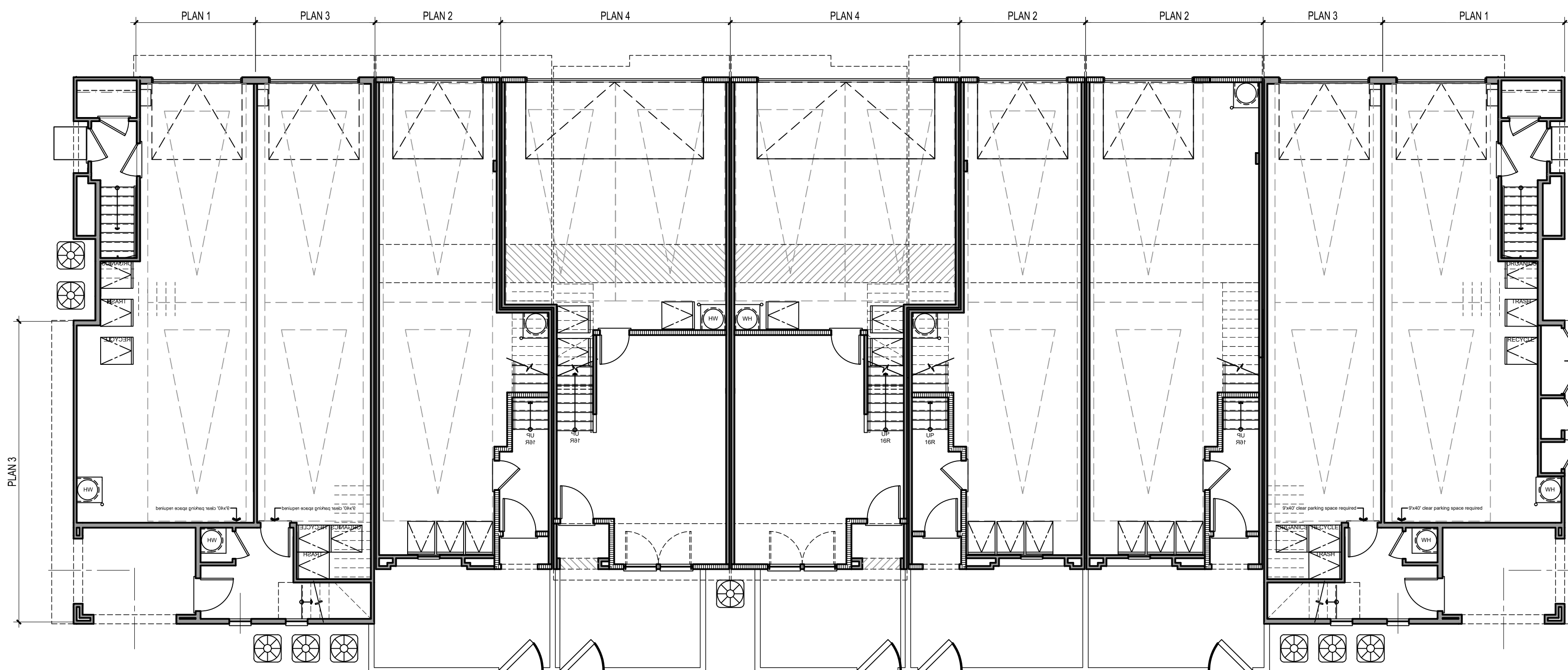


B900 - ELEVATIONS

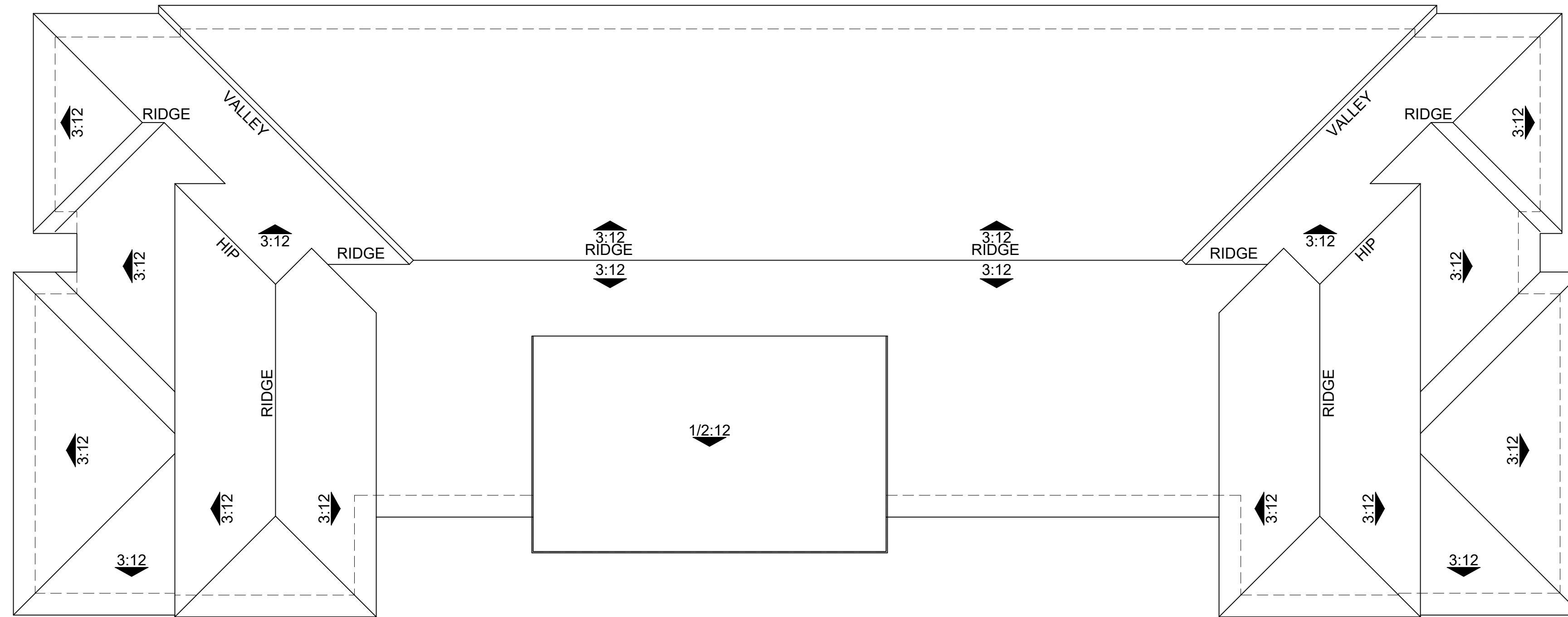
A6.10



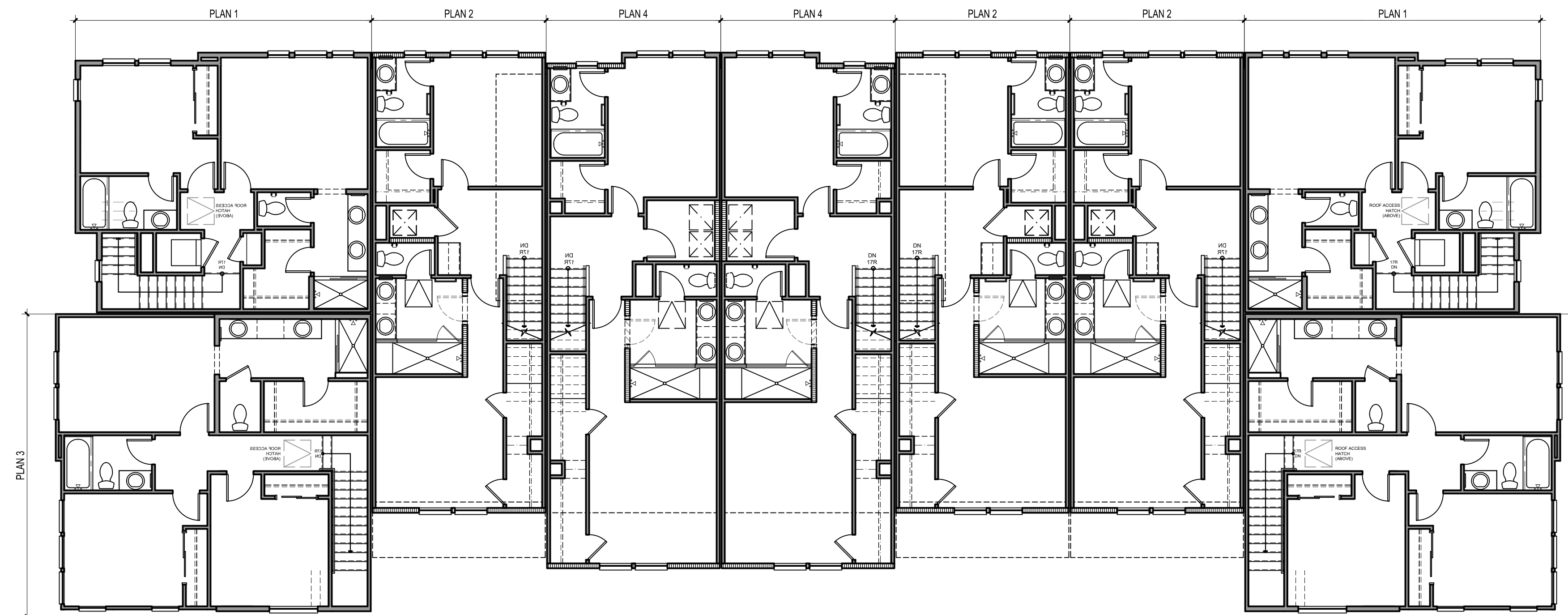
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR



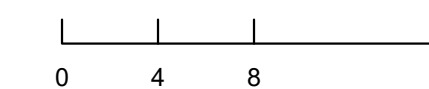
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B900 - BUILDING PLANS

A6.21



FRONT PERSPECTIVE



REAR PERSPECTIVE

COLOR SCHEME 1 SHOWN ON B300, B600, B800, B900, B920

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



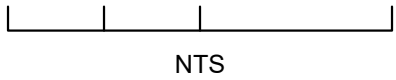
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B910 - PERSPECTIVES

A7.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM

4. COMPOSITE BEAM & CORBEL

5. WOOD KICKER

6. BAY VIEW WINDOW

7. TRUSS TAILS

8. WOOD CORBELS

9. DECORATIVE METAL RAILING

10. ALMOND COLOR VINYL WINDOWS

11. FIBERGLASS ENTRY DOOR

12. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13. METAL SECTIONAL GARAGE DOOR

14. DECORATIVE METAL GRILLE WORK

15. PATIO LOW WALL PER LANDSCAPE SPECS

16. SILL TILE CAP

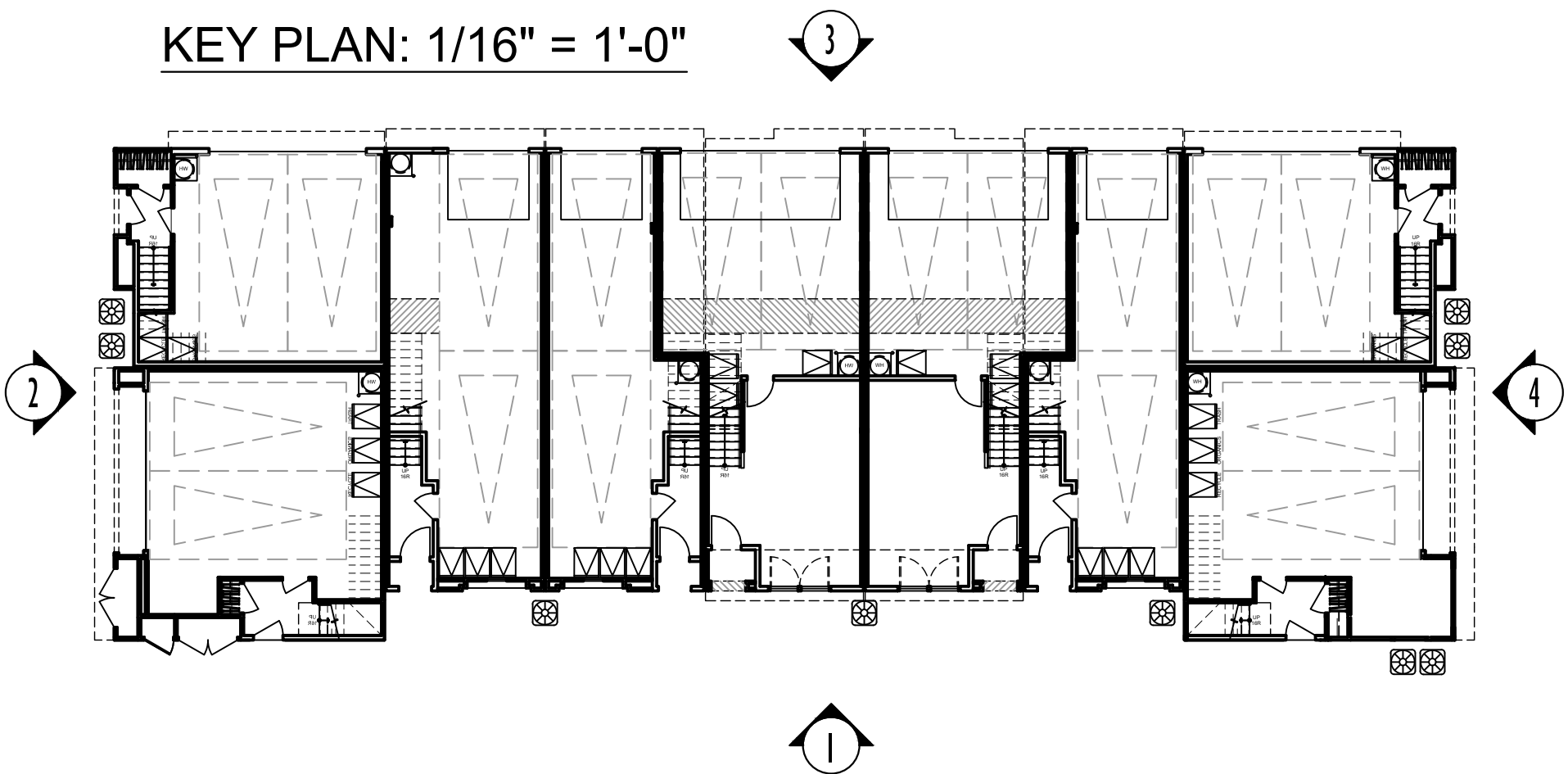
17. STUCCO O/FOAM SCALLOPED SILL

18. STUCCO O/FOAM CORBELS

19. UTILITY CLOSET

20. AC UNITS SCREENED PER LANDSCAPE DESIGN

KEY PLAN: 1/16" = 1'-0"



② LEFT



① FRONT



④ RIGHT



③ REAR

COLOR SCHEME 1 SHOWN ON B300, B600, B800, B900, B920
NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



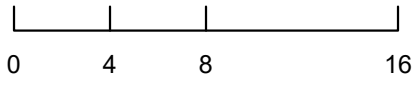
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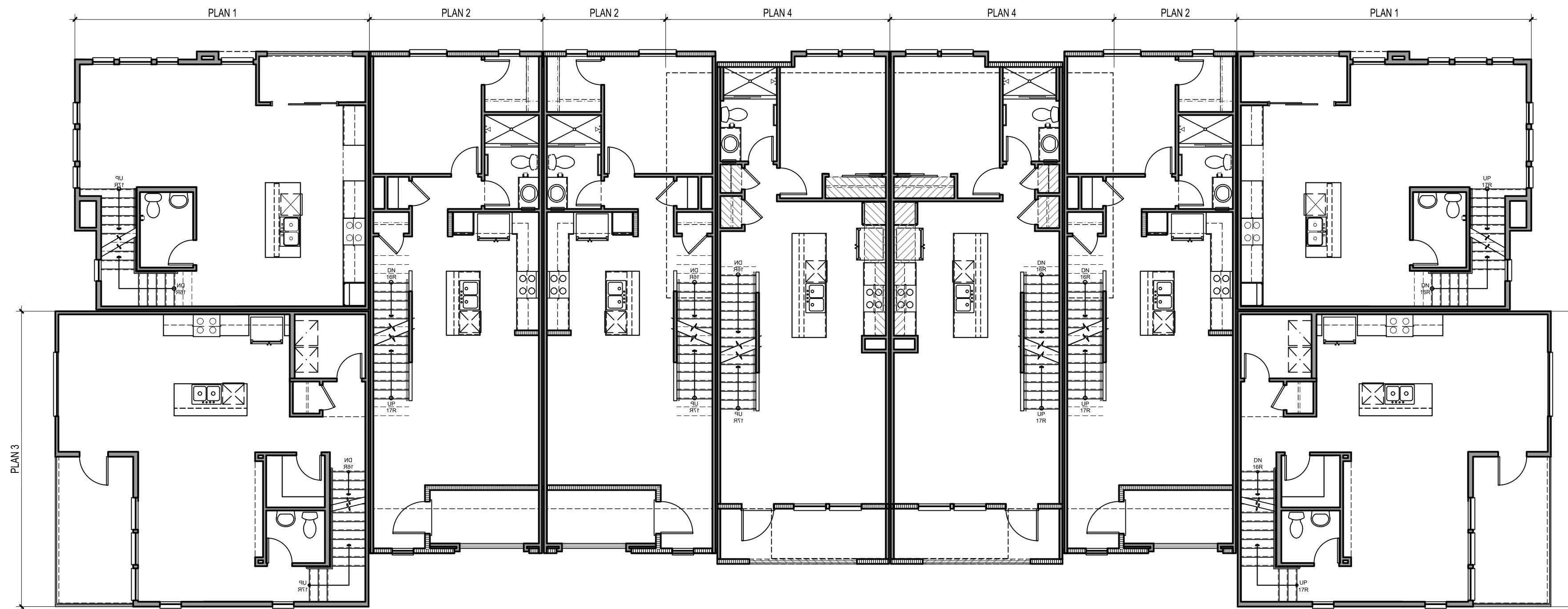
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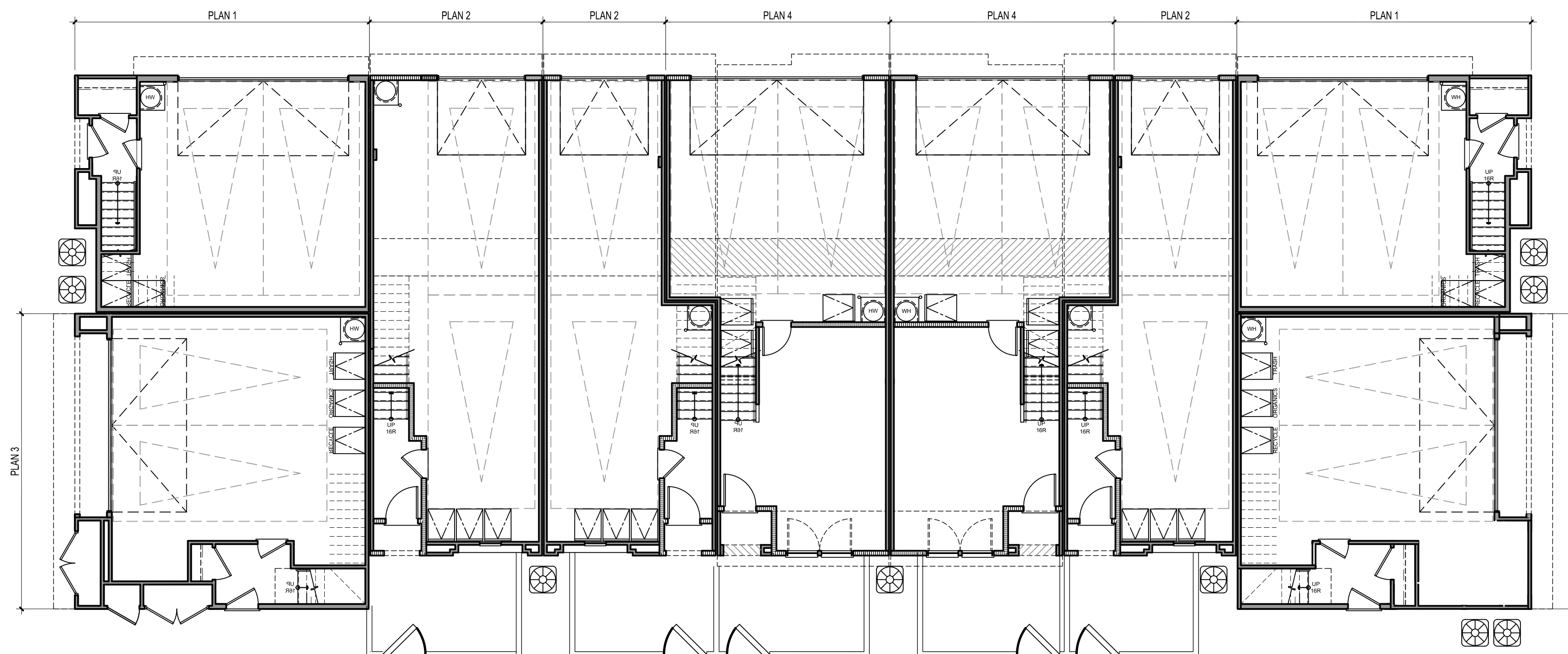


B910 - ELEVATIONS

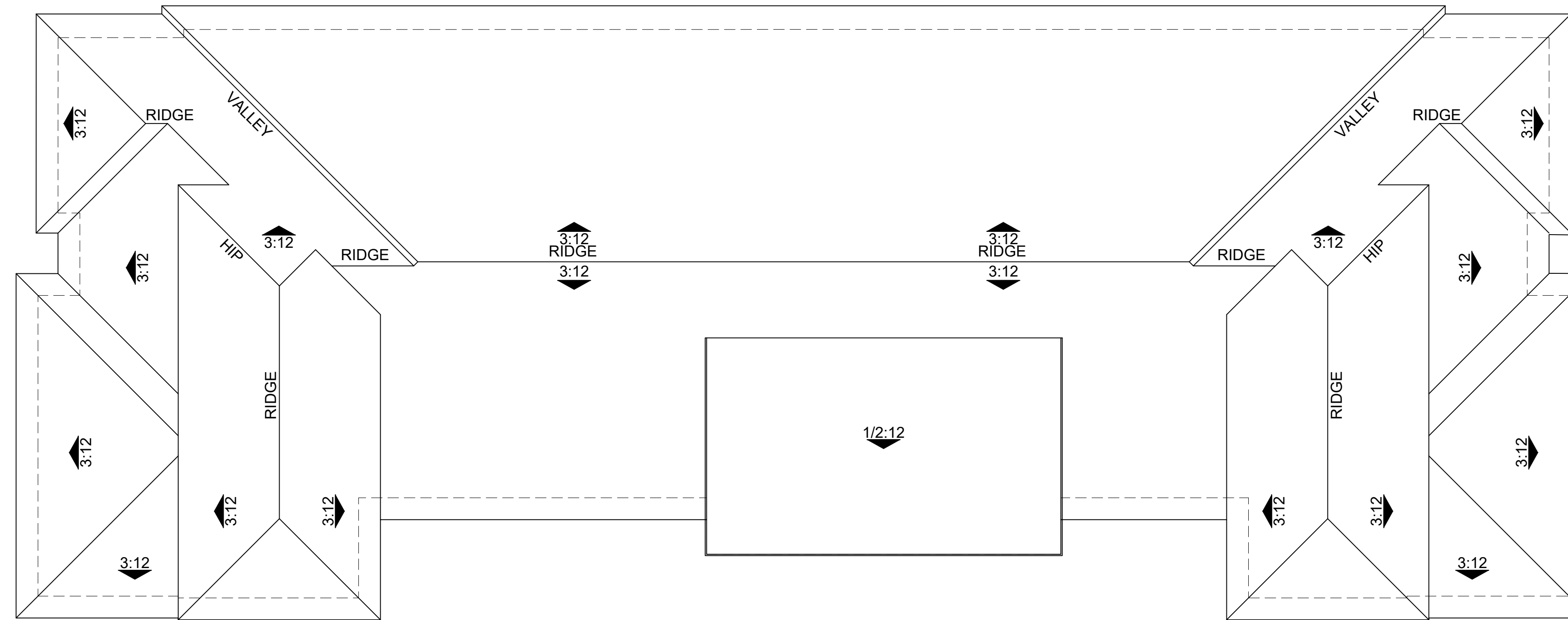
A7.10



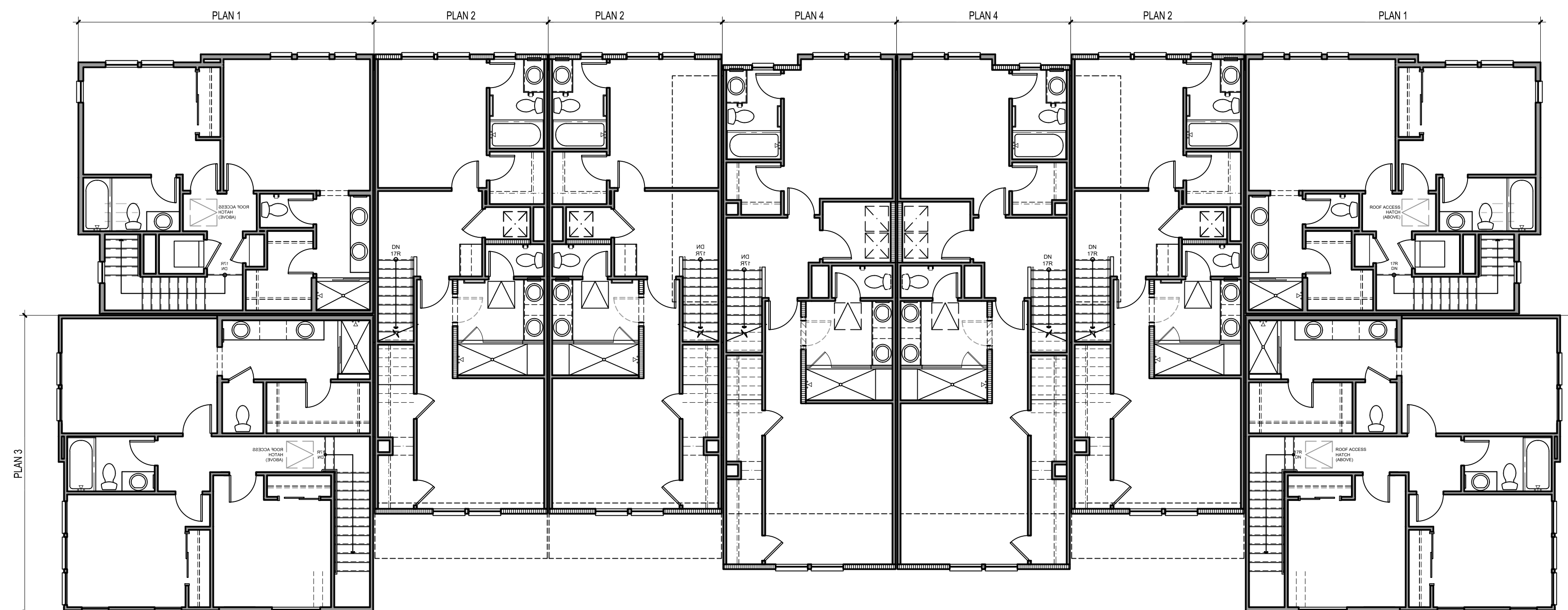
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR



FRONT PERSPECTIVE



REAR PERSPECTIVE

COLOR SCHEME 1 SHOWN ON B300, B600, B800, B900, B920

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



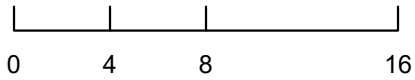
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B920 - PERSPECTIVES

A8.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM

4. COMPOSITE BEAM & CORBEL

5. WOOD KICKER

6. BAY VIEW WINDOW

7. TRUSS TAILS

8. WOOD CORBELS

9. DECORATIVE METAL RAILING

10. ALMOND COLOR VINYL WINDOWS

11. FIBERGLASS ENTRY DOOR

12. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13. METAL SECTIONAL GARAGE DOOR

14. DECORATIVE METAL GRILLE WORK

15. PATIO LOW WALL PER LANDSCAPE SPECS

16. SILL TILE CAP

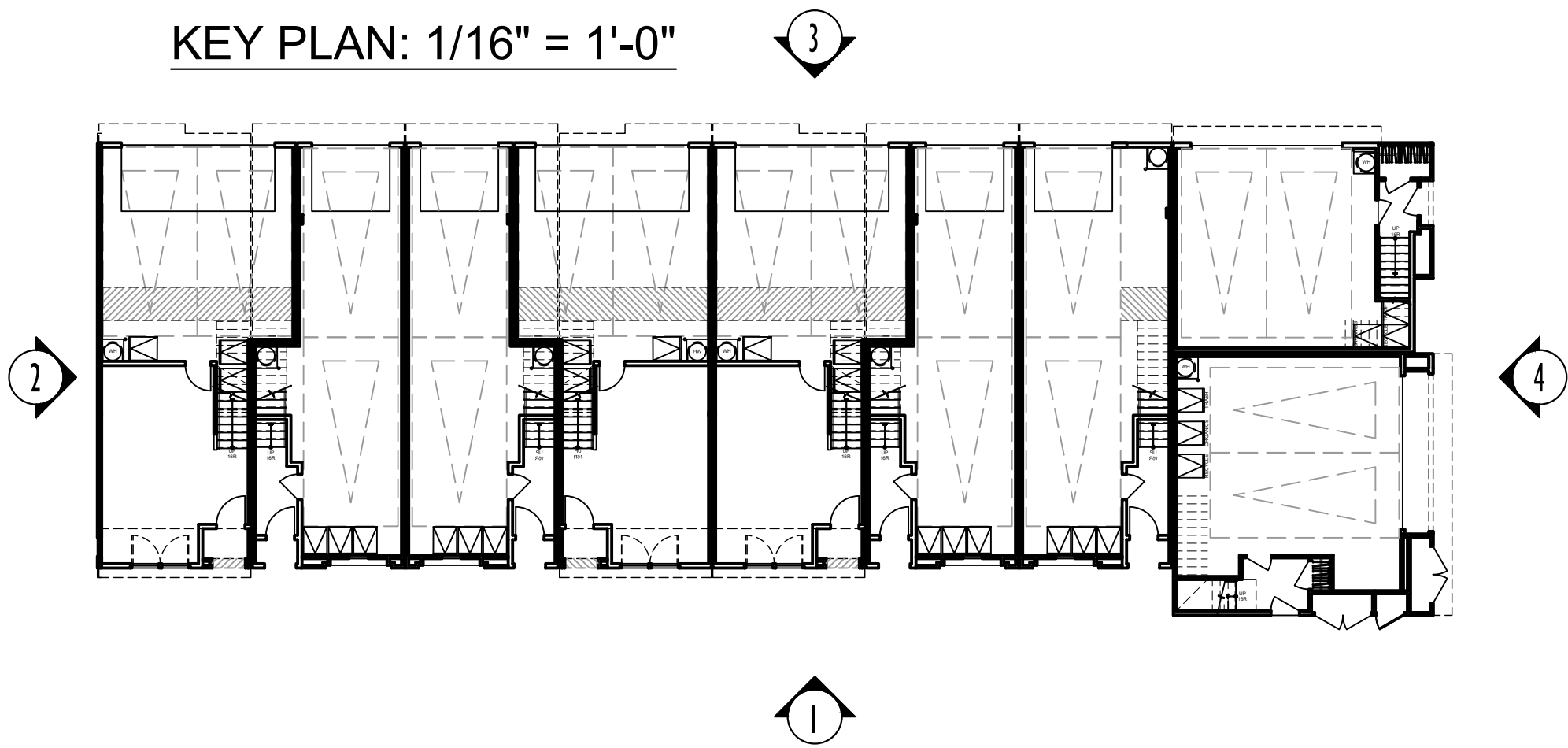
17. STUCCO O/FOAM SCALLOPED SILL

18. STUCCO O/FOAM CORBELS

19. UTILITY CLOSET

20. AC UNITS SCREENED PER LANDSCAPE DESIGN

KEY PLAN: 1/16" = 1'-0"



② LEFT



① FRONT



④ RIGHT



③ REAR

COLOR SCHEME 1 SHOWN ON B300, B600, B800, B900, B920
NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



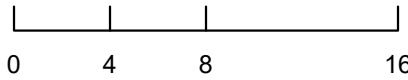
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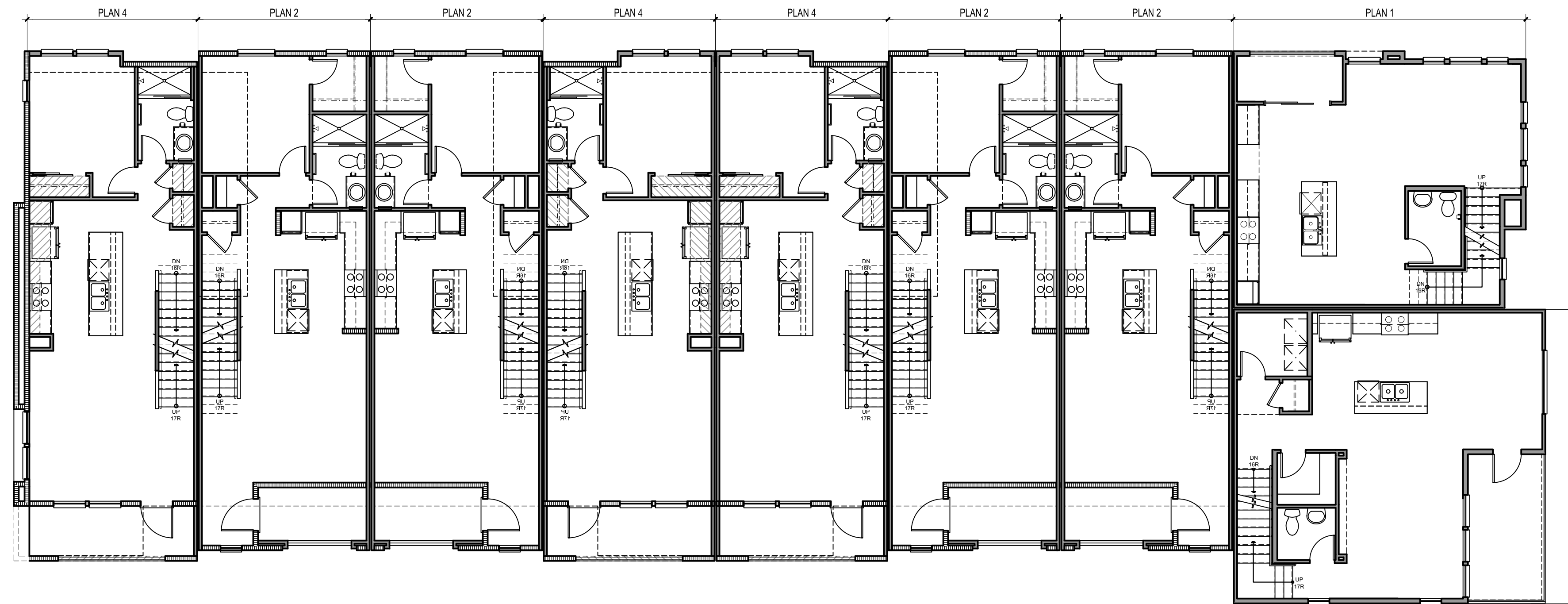
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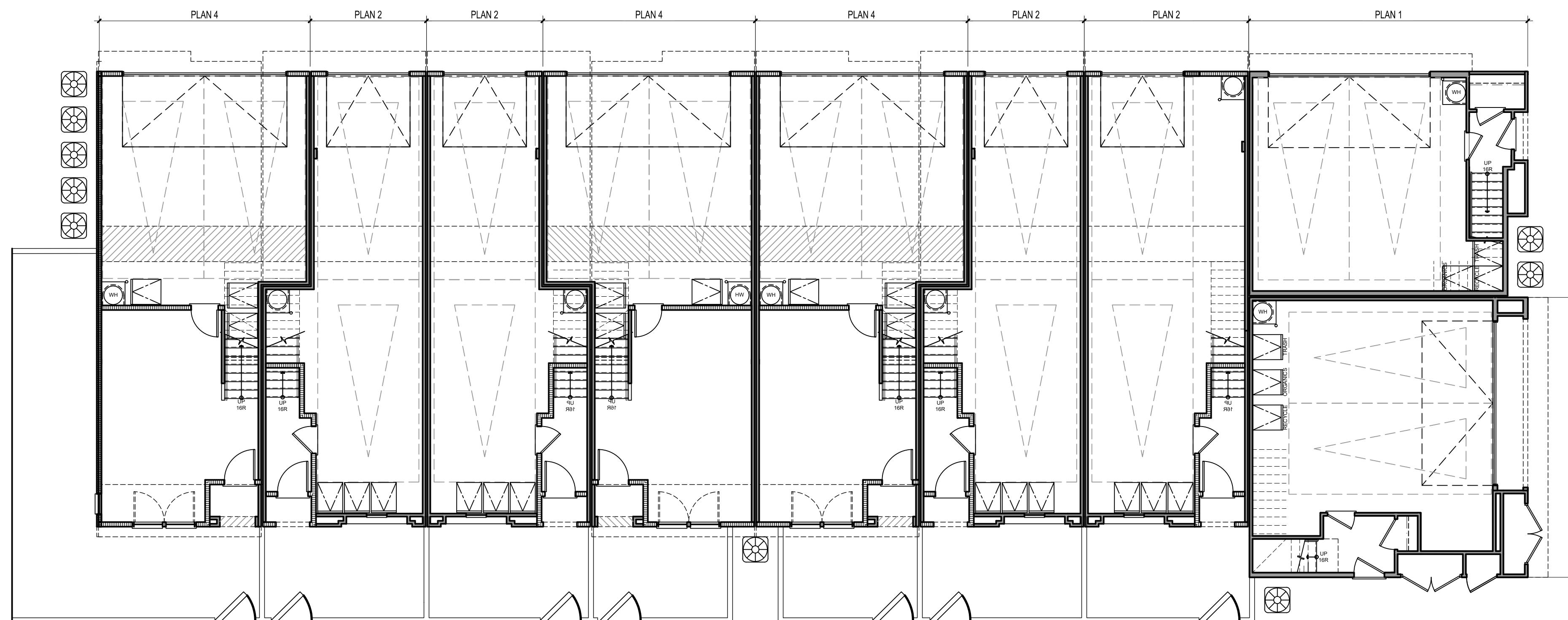


B920 - ELEVATIONS

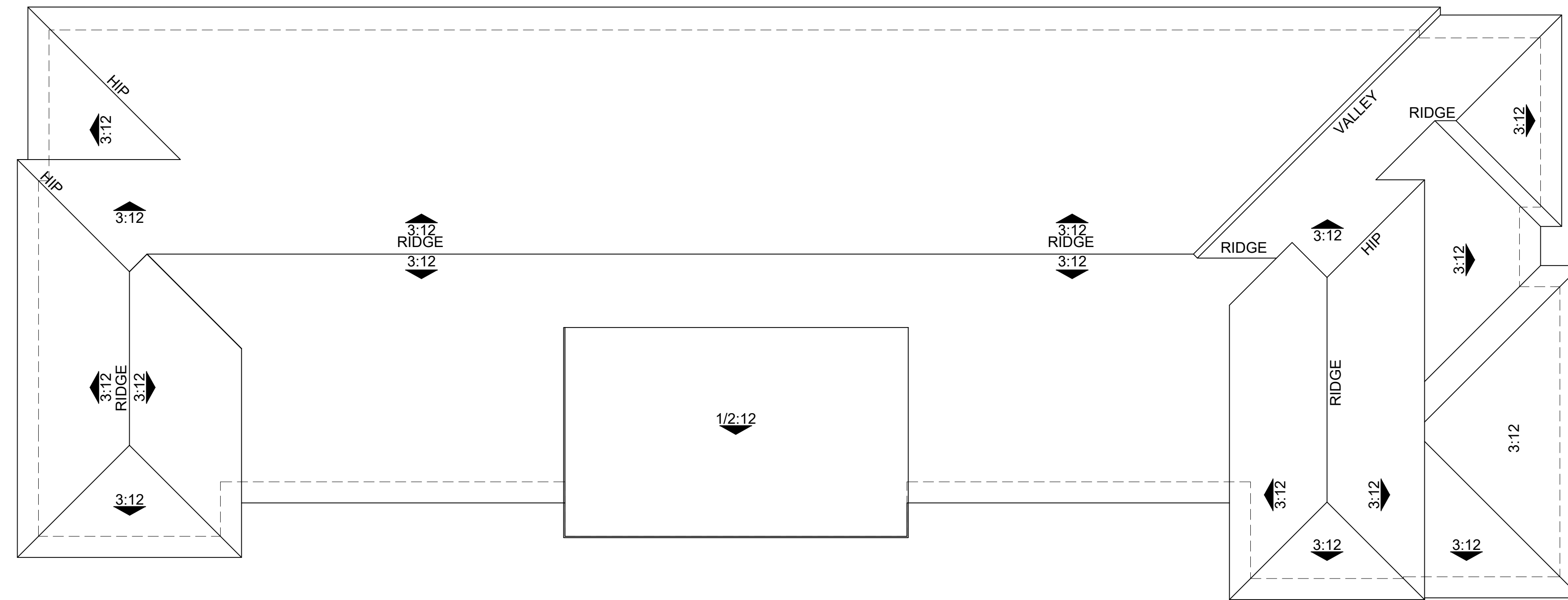
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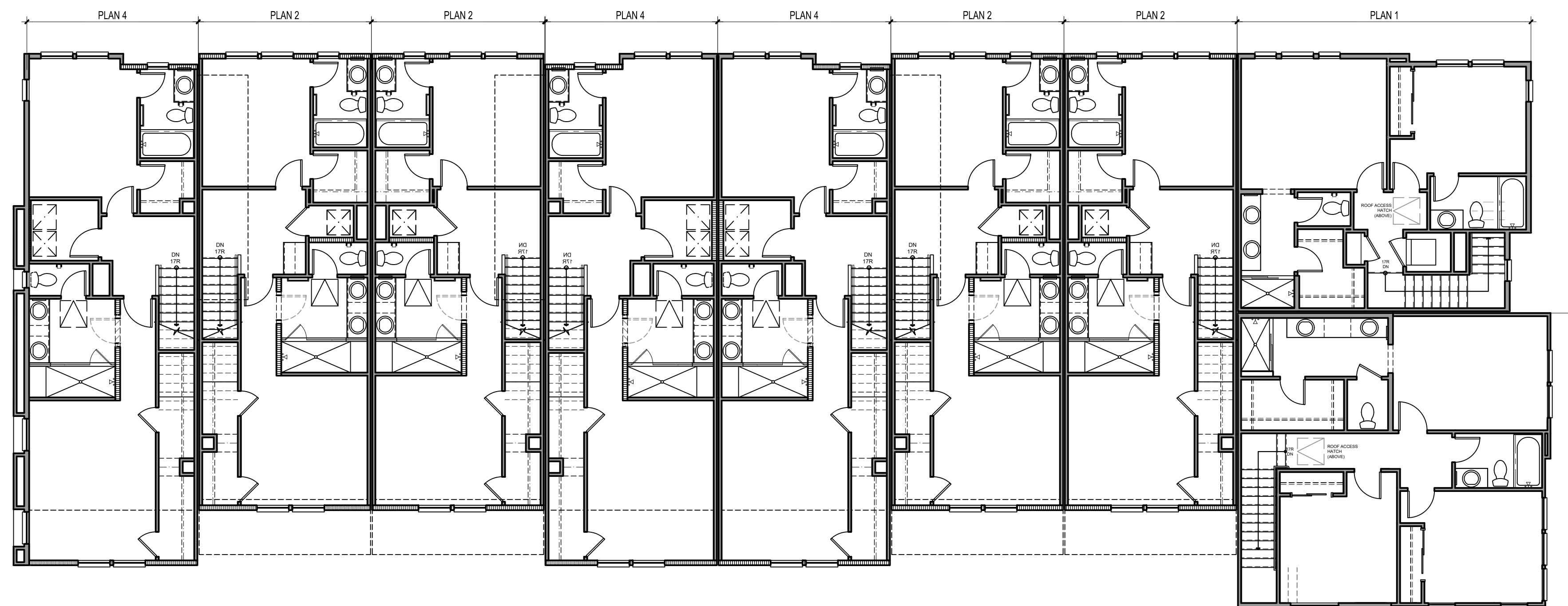
SECOND FLOOR



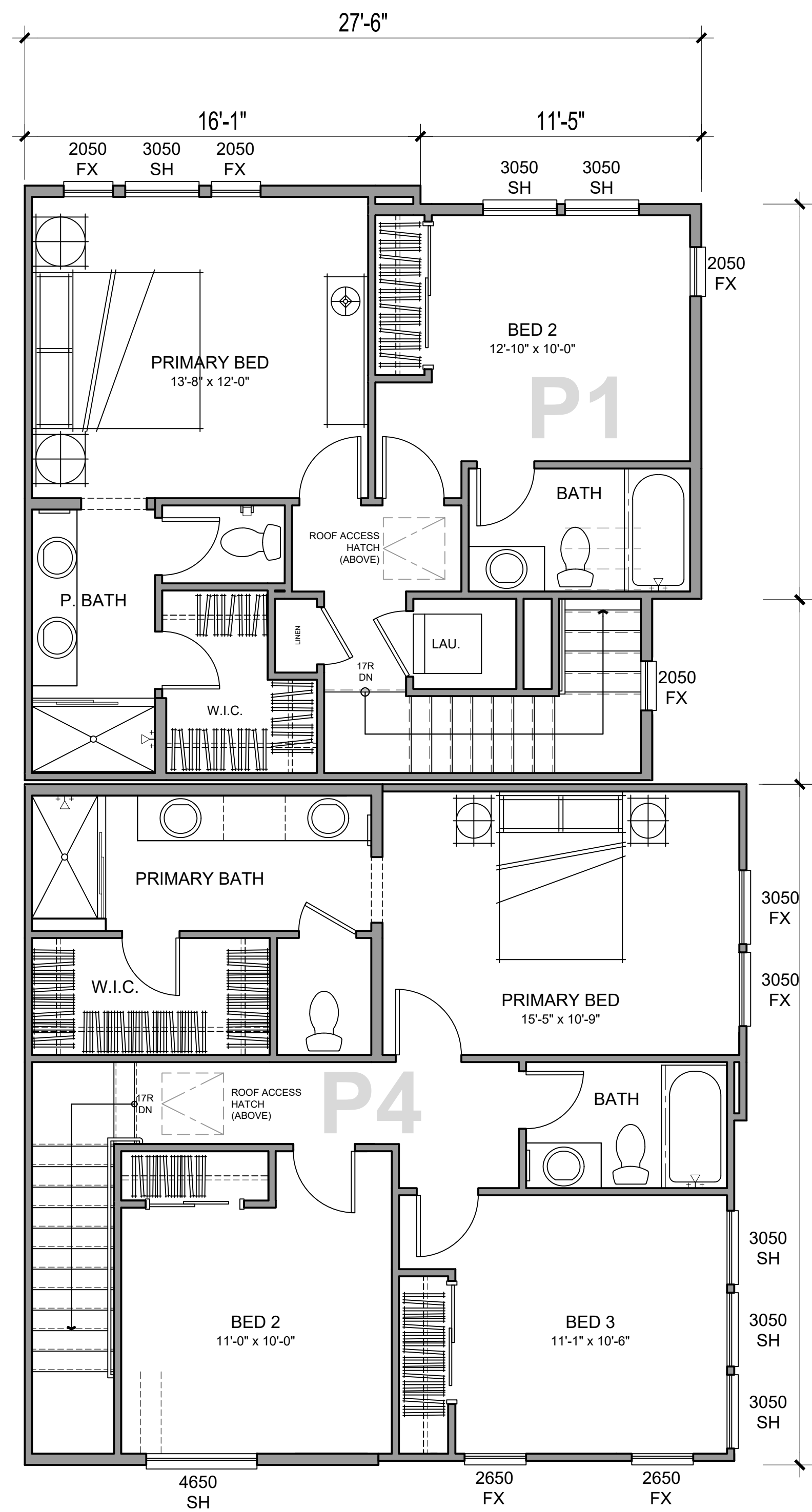
FIRST FLOOR



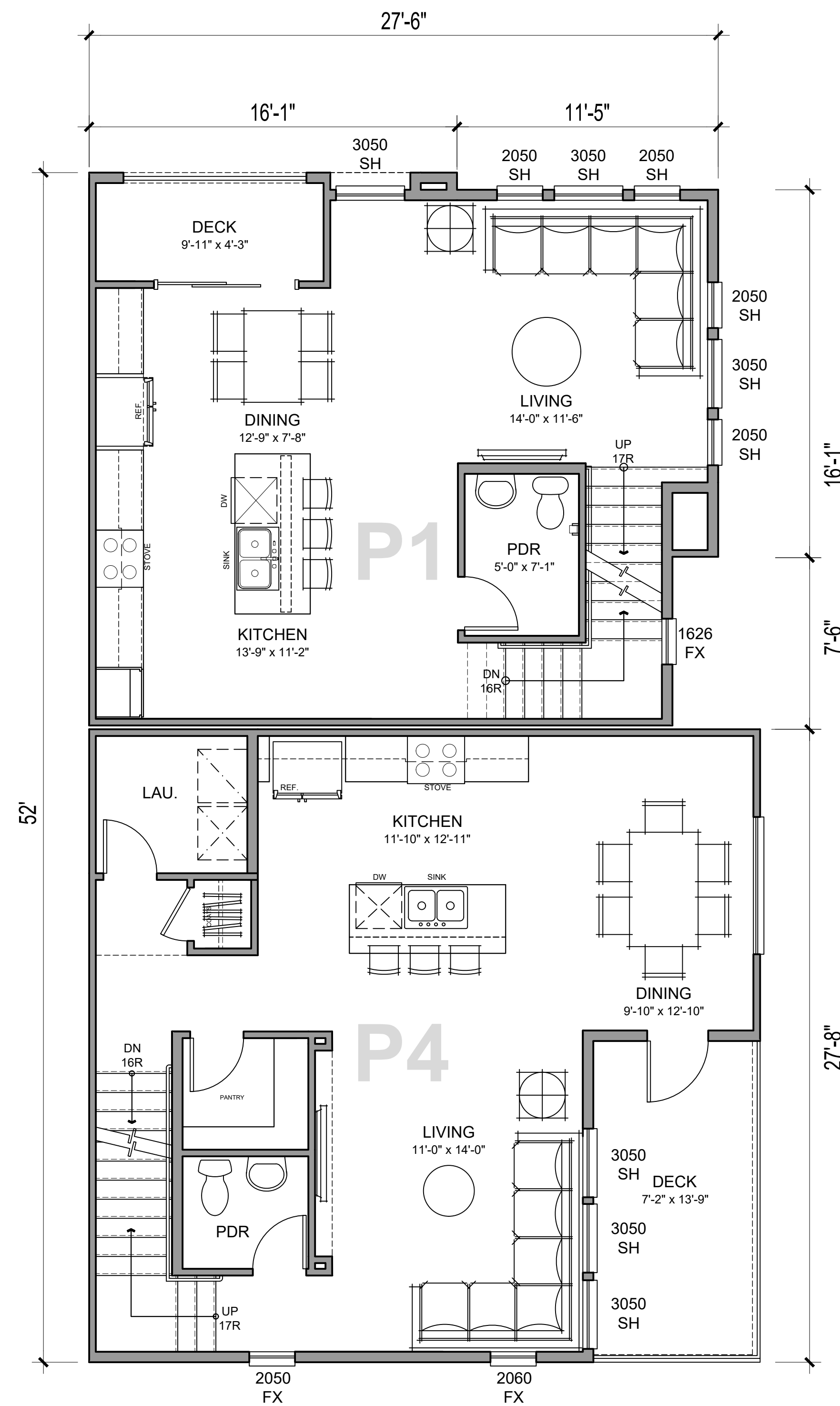
ROOF PLAN



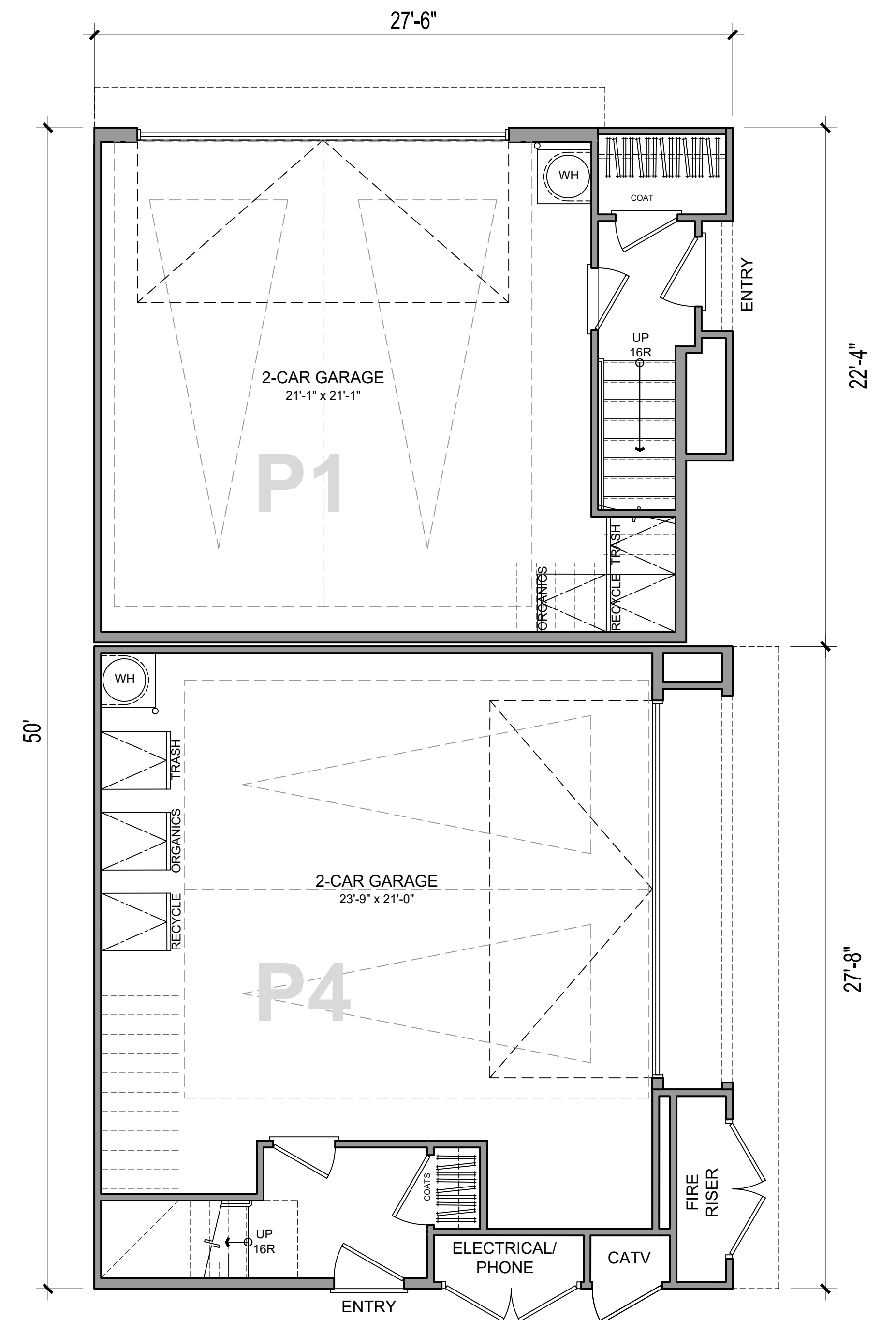
THIRD FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

NET SF PLAN 1		NET SF PLAN 4	
1ST FLOOR	93 SQ. FT.	1ST FLOOR	93 SQ. FT.
2ND FLOOR	546 SQ. FT.	2ND FLOOR	669 SQ. FT.
3RD FLOOR	542 SQ. FT.	3RD FLOOR	709 SQ. FT.
TOTAL LIVING	1182 SQ. FT.	TOTAL LIVING	1471 SQ. FT.
DECK	REF SITE PLAN	DECK	REF SITE PLAN
GARAGE	464 SQ. FT.	GARAGE	541 SQ. FT.



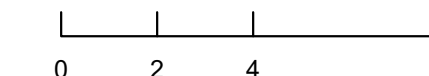
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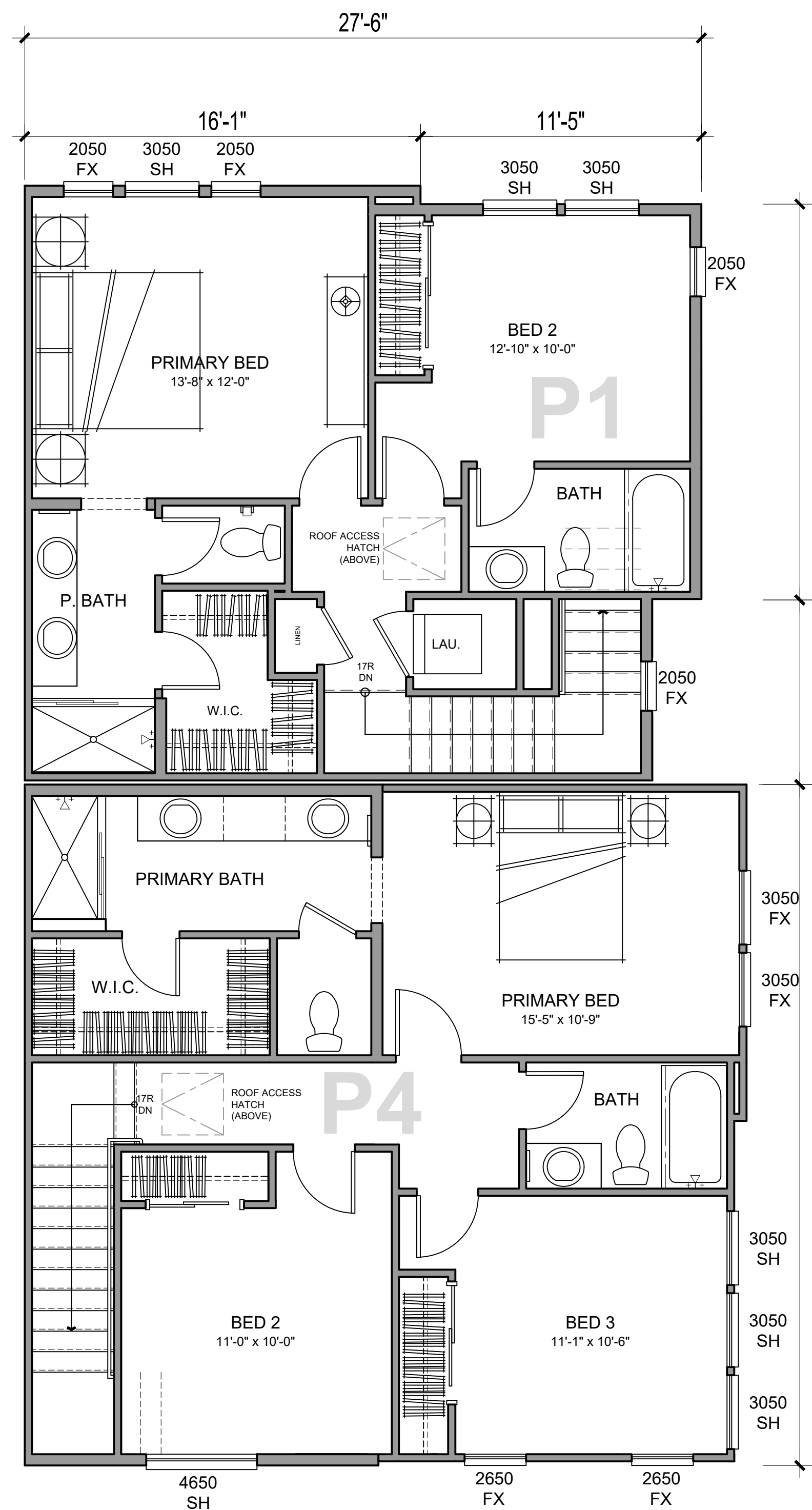
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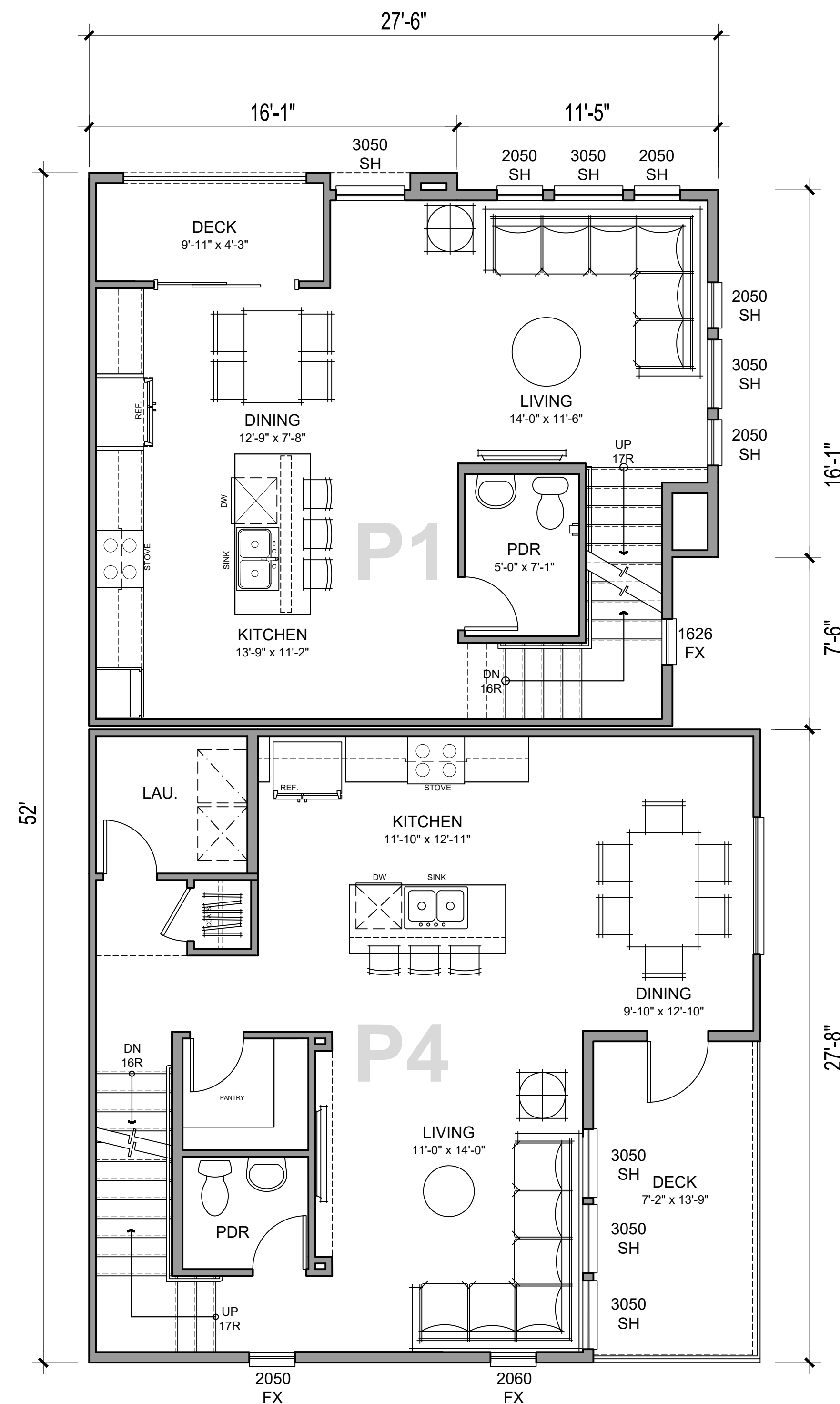


PLAN 1 & 4
UNIT PLANS

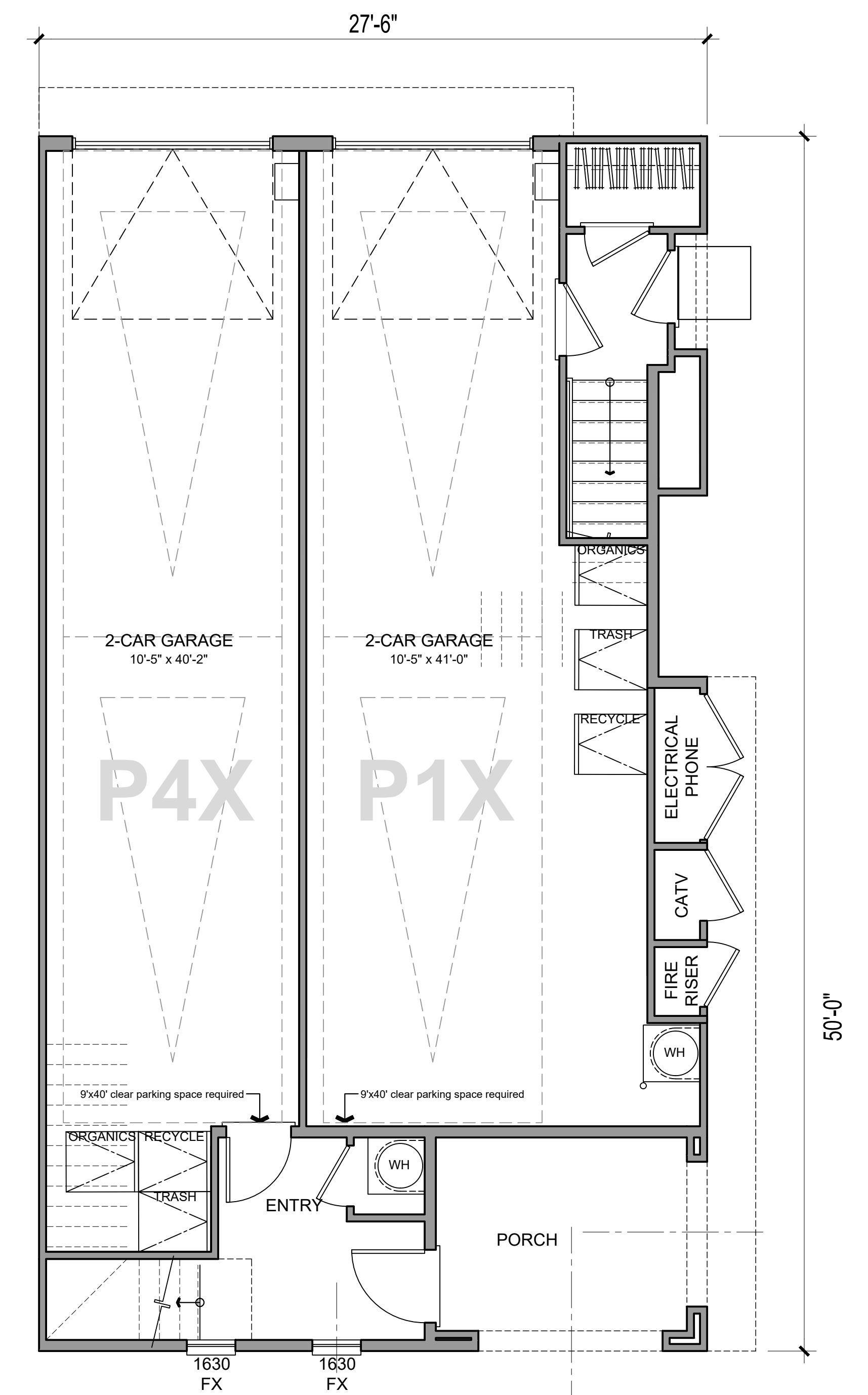
A9.00



THIRD FLOOR

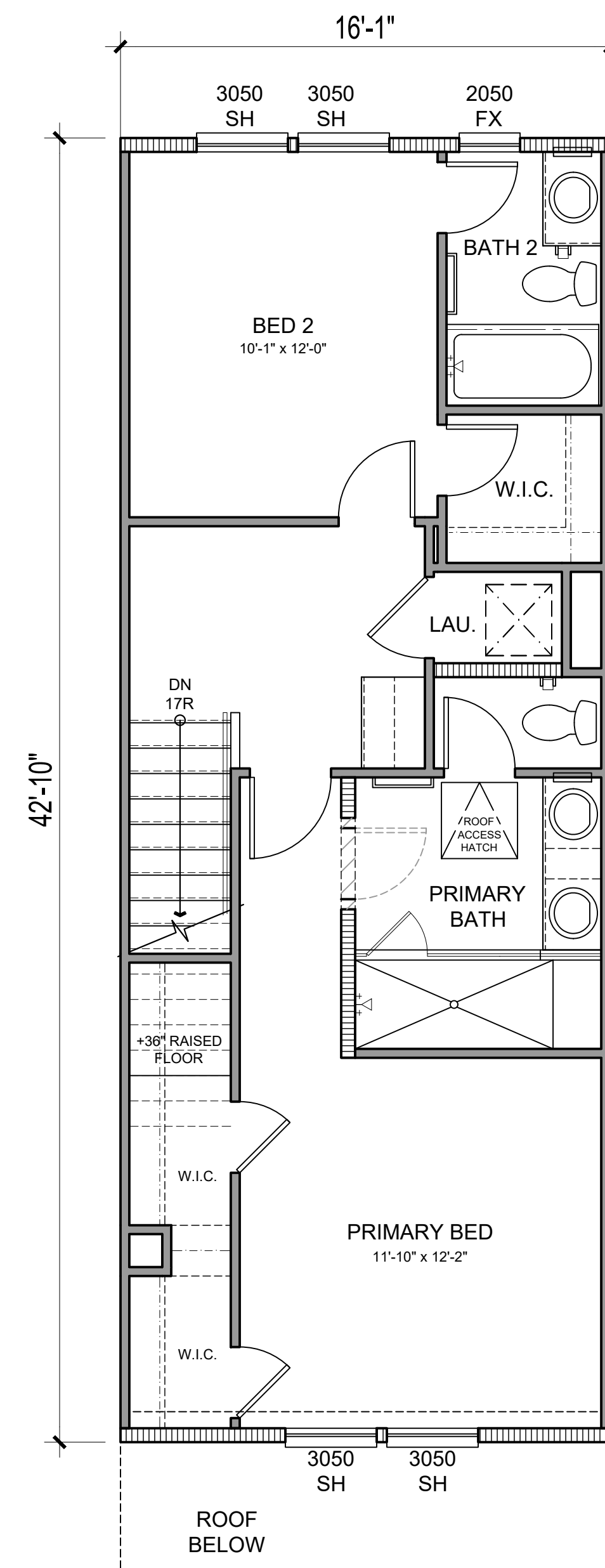


SECOND FLOOR

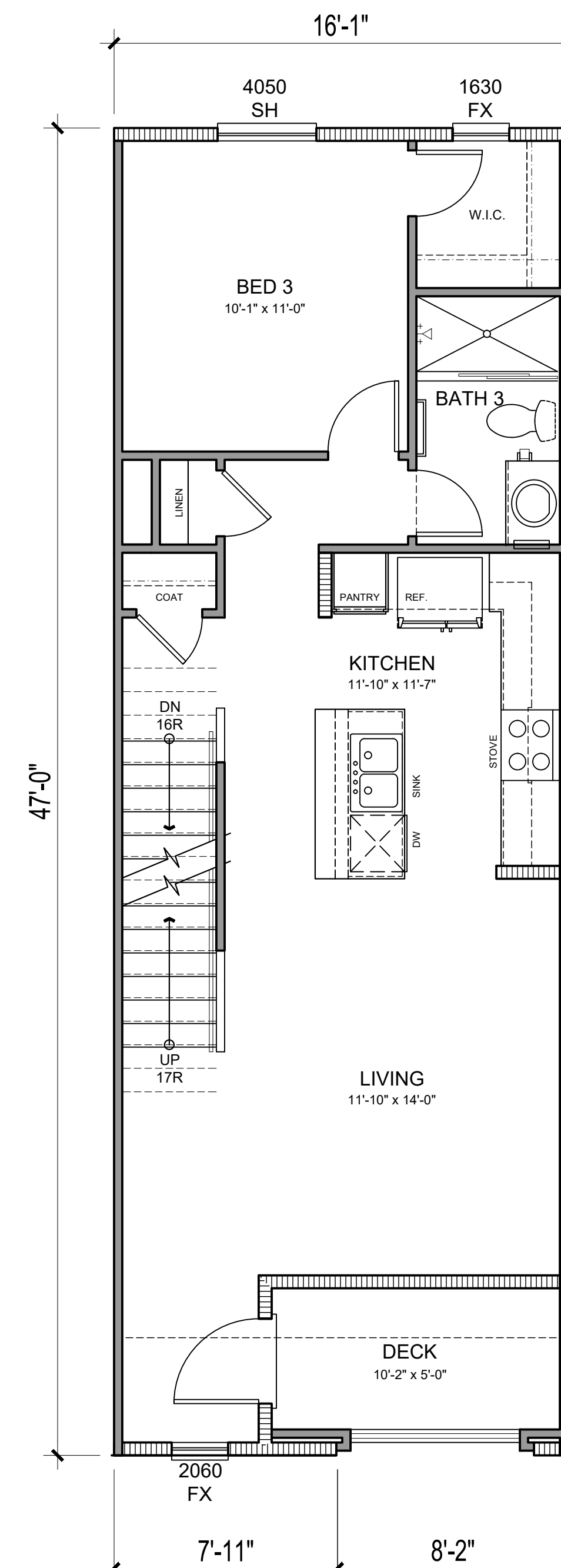


FIRST FLOOR

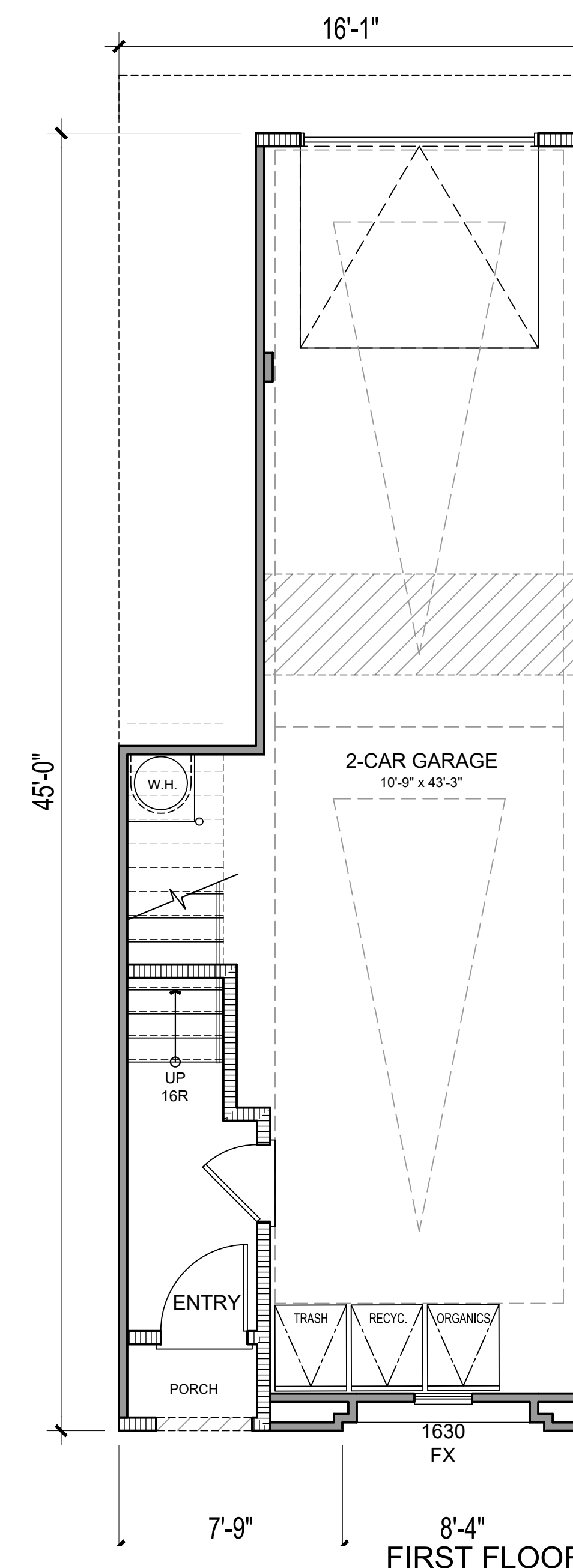
NET SF PLAN 1X		NET SF PLAN 4X	
1ST FLOOR	66 SQ. FT.	1ST FLOOR	126 SQ. FT.
2ND FLOOR	546 SQ. FT.	2ND FLOOR	669 SQ. FT.
3RD FLOOR	542 SQ. FT.	3RD FLOOR	709 SQ. FT.
TOTAL LIVING	1155 SQ. FT.	TOTAL LIVING	1504 SQ. FT.
DECK	43 SQ. FT.	PORCH	94 SQ. FT.
GARAGE	464 SQ. FT.	DECK	99 SQ. FT.
		GARAGE	453 SQ. FT.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

NET SF	
1ST FLOOR	91 SQ. FT.
2ND FLOOR	651 SQ. FT.
3RD FLOOR	621 SQ. FT.
TOTAL LIVING	1363 SQ. FT.
PORCH	REF SITE PLAN
DECK	REF SITE PLAN
GARAGE	502 SQ. FT.



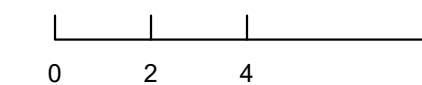
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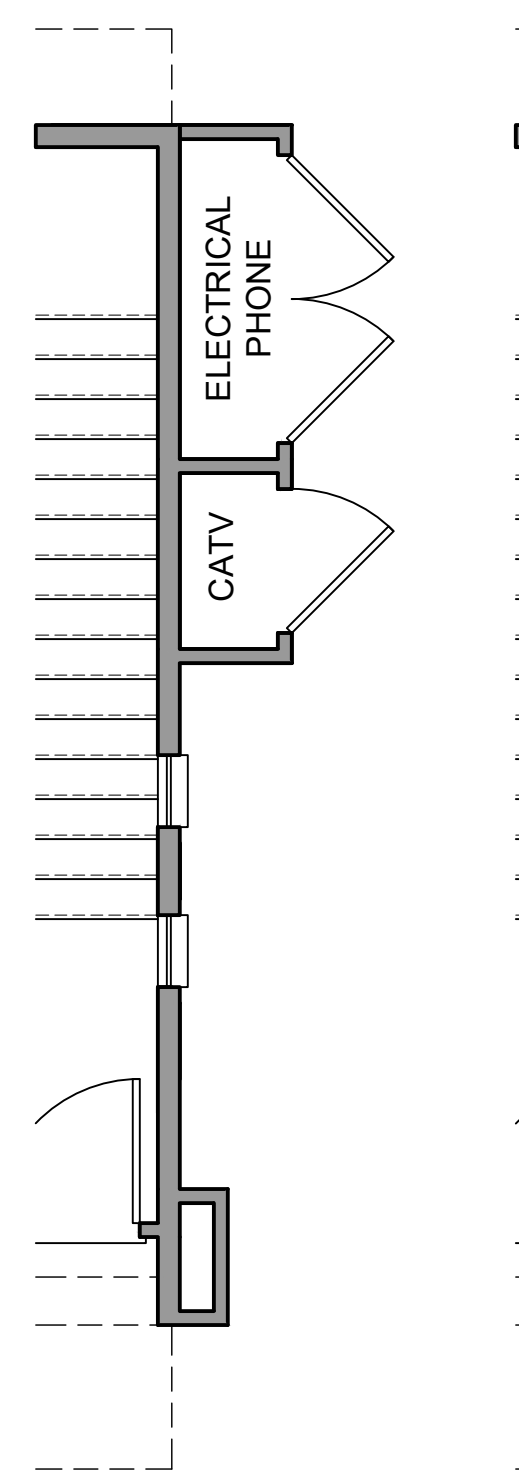
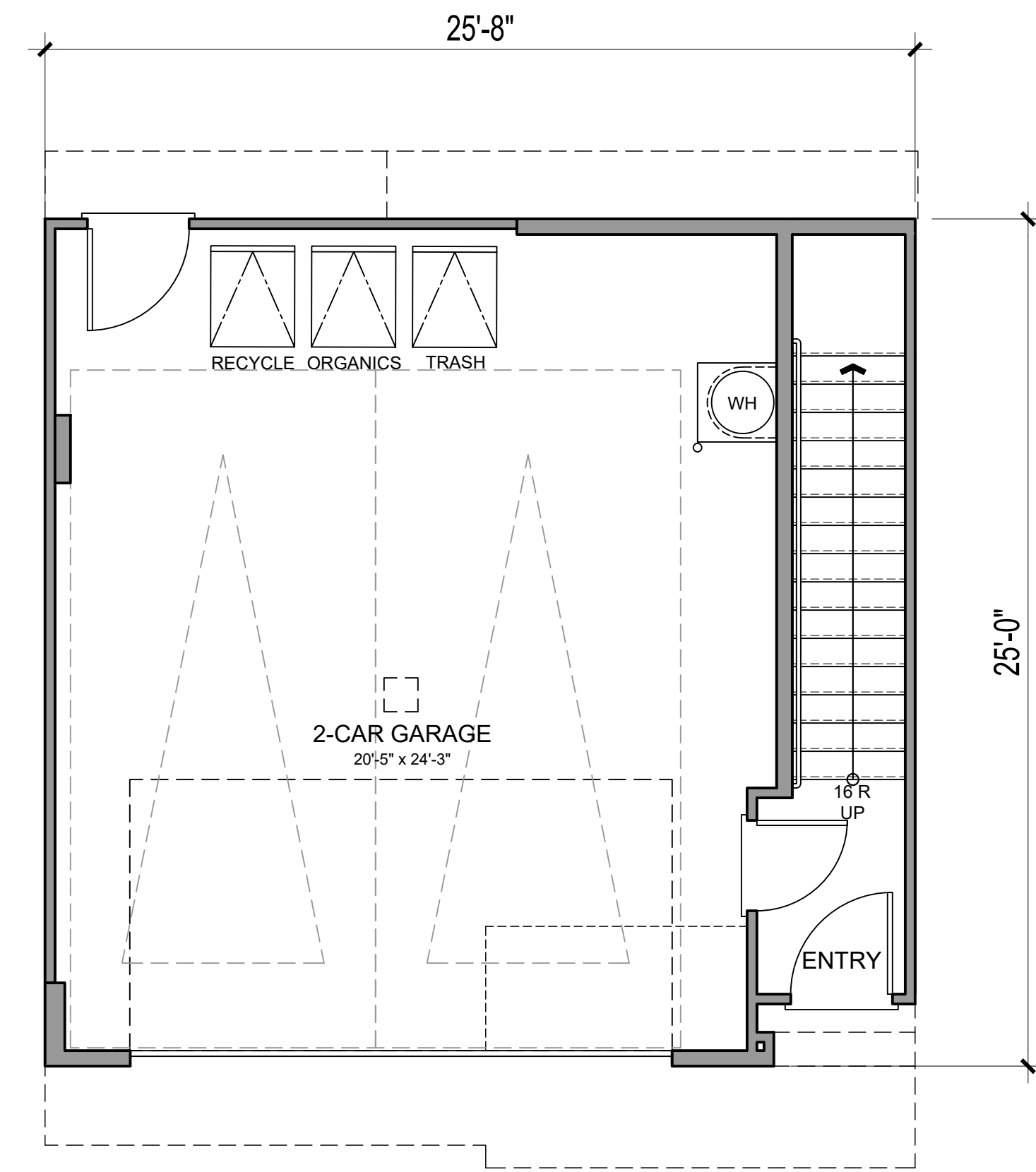
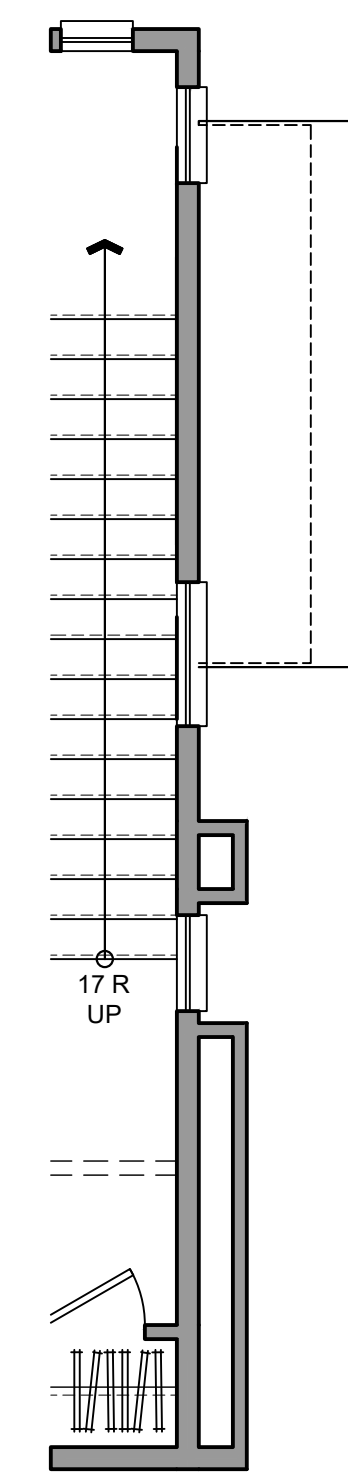
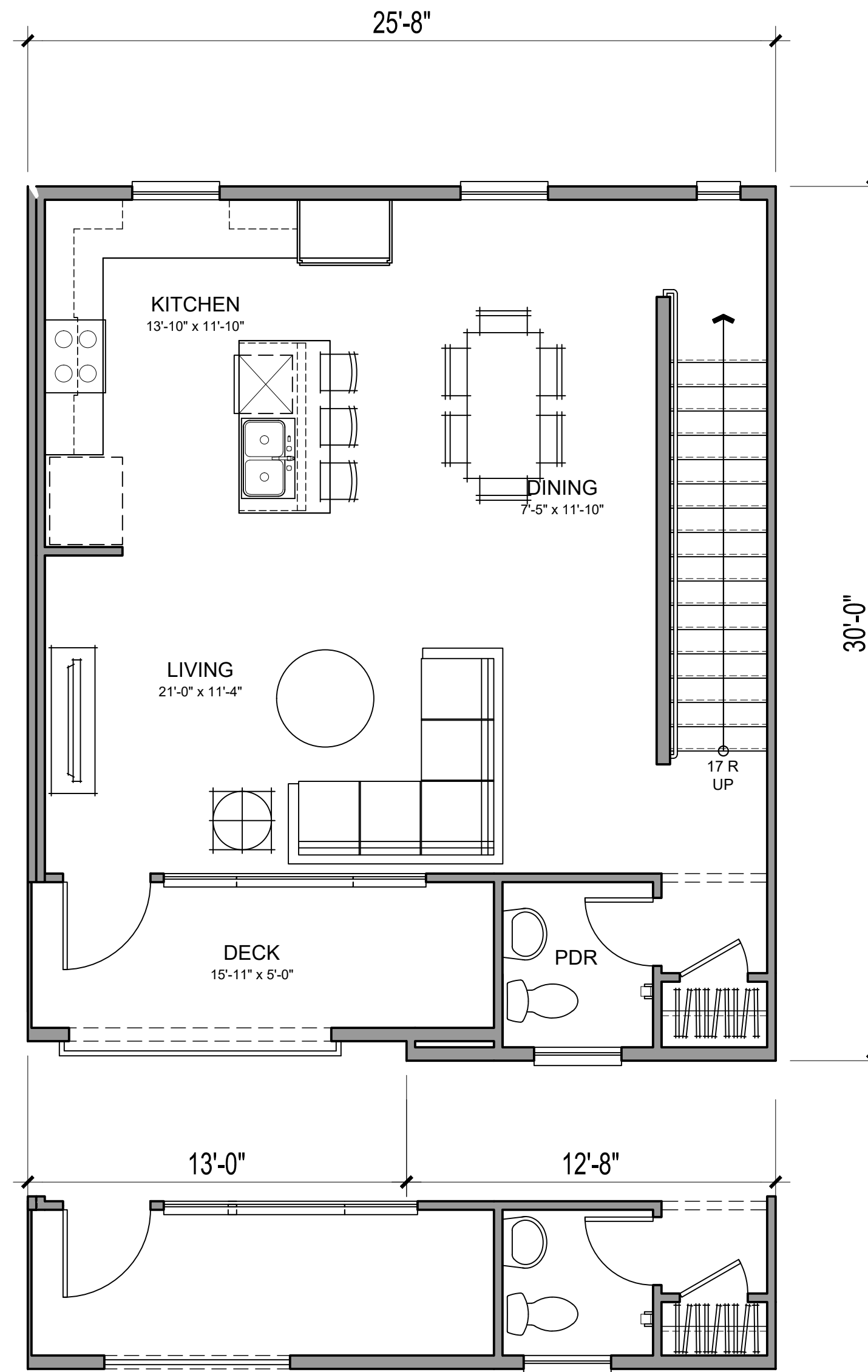
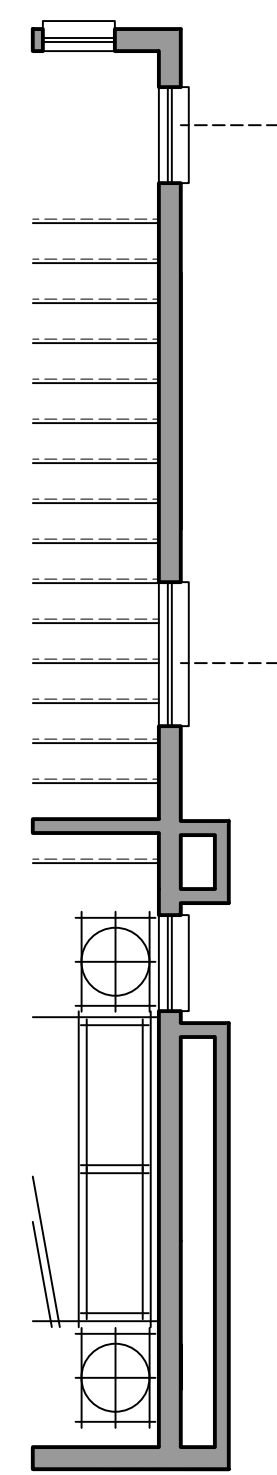
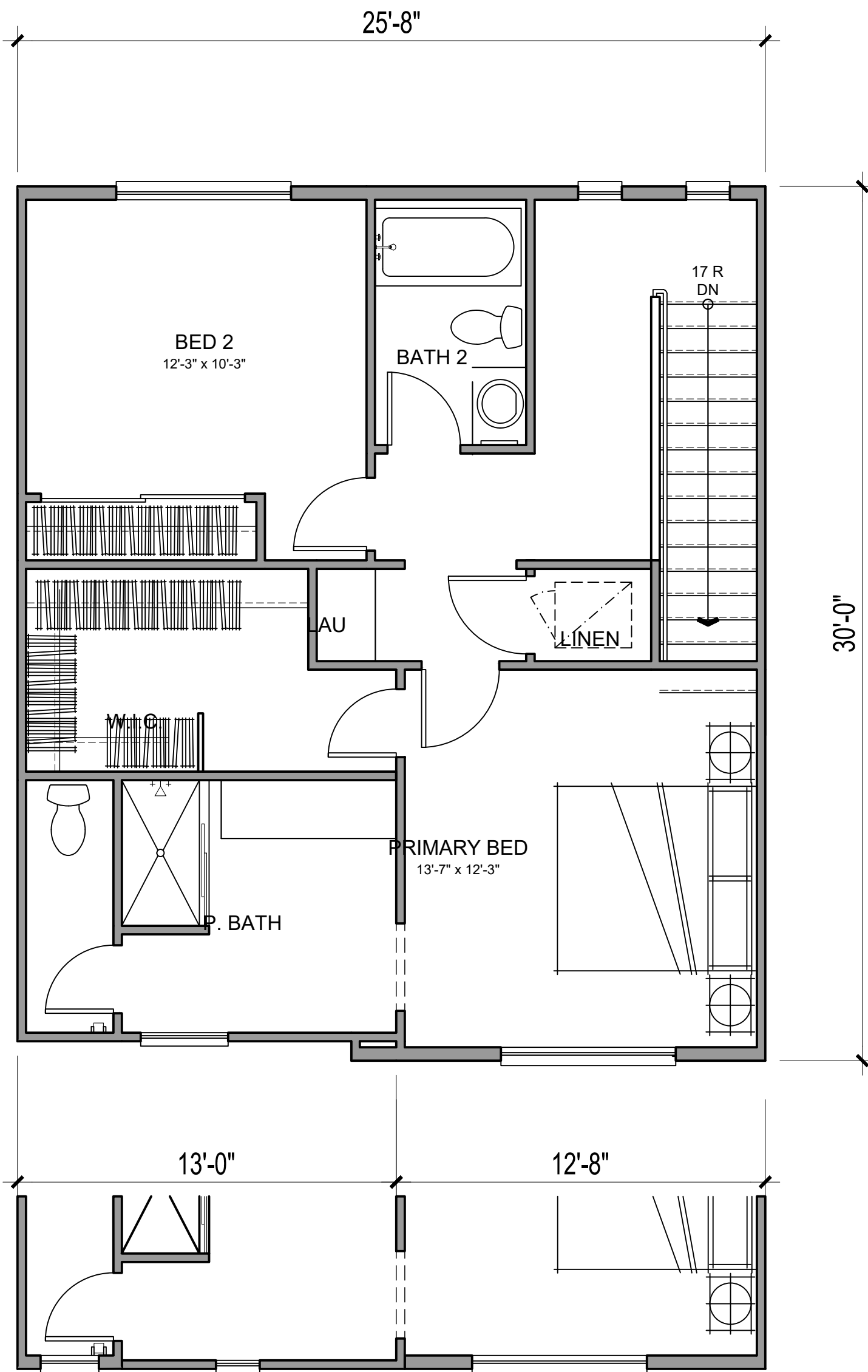
AMERICAN AVENUE
CLAREMONT, CA # 2023-0433

Plot Date: 06.26.2024
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PLAN 2
UNIT PLANS

A10.00



NET SF	
1ST FLOOR	76 SQ. FT.
2ND FLOOR	627 SQ. FT.
3RD FLOOR	681 SQ. FT.
TOTAL LIVING	1385 SQ. FT.
PORCH	REF SITE PLAN
DECK	REF SITE PLAN
GARAGE	508 SQ. FT.



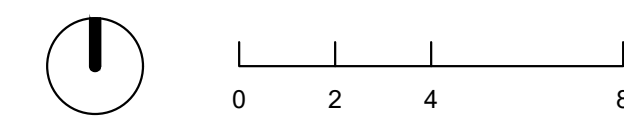
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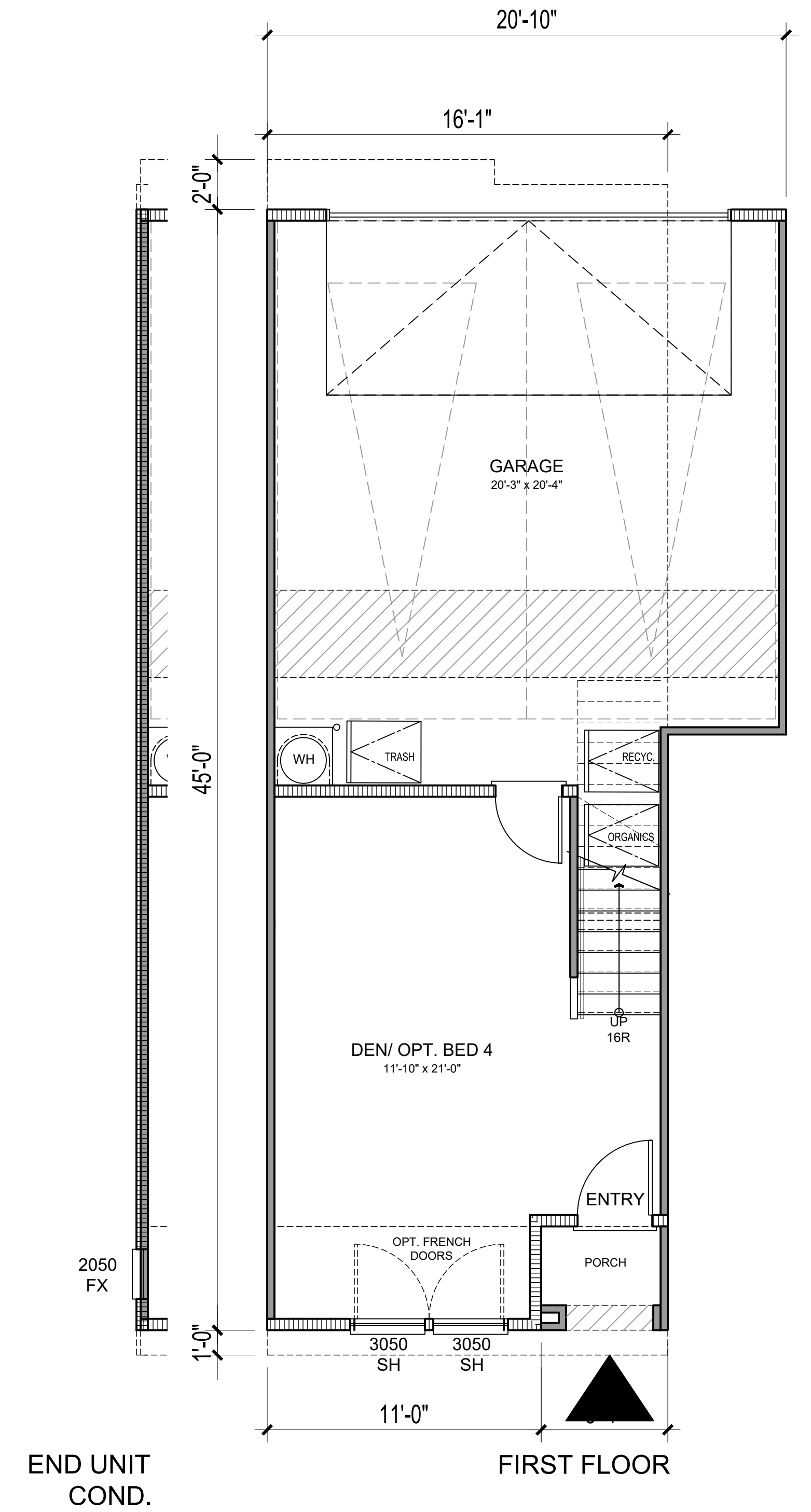
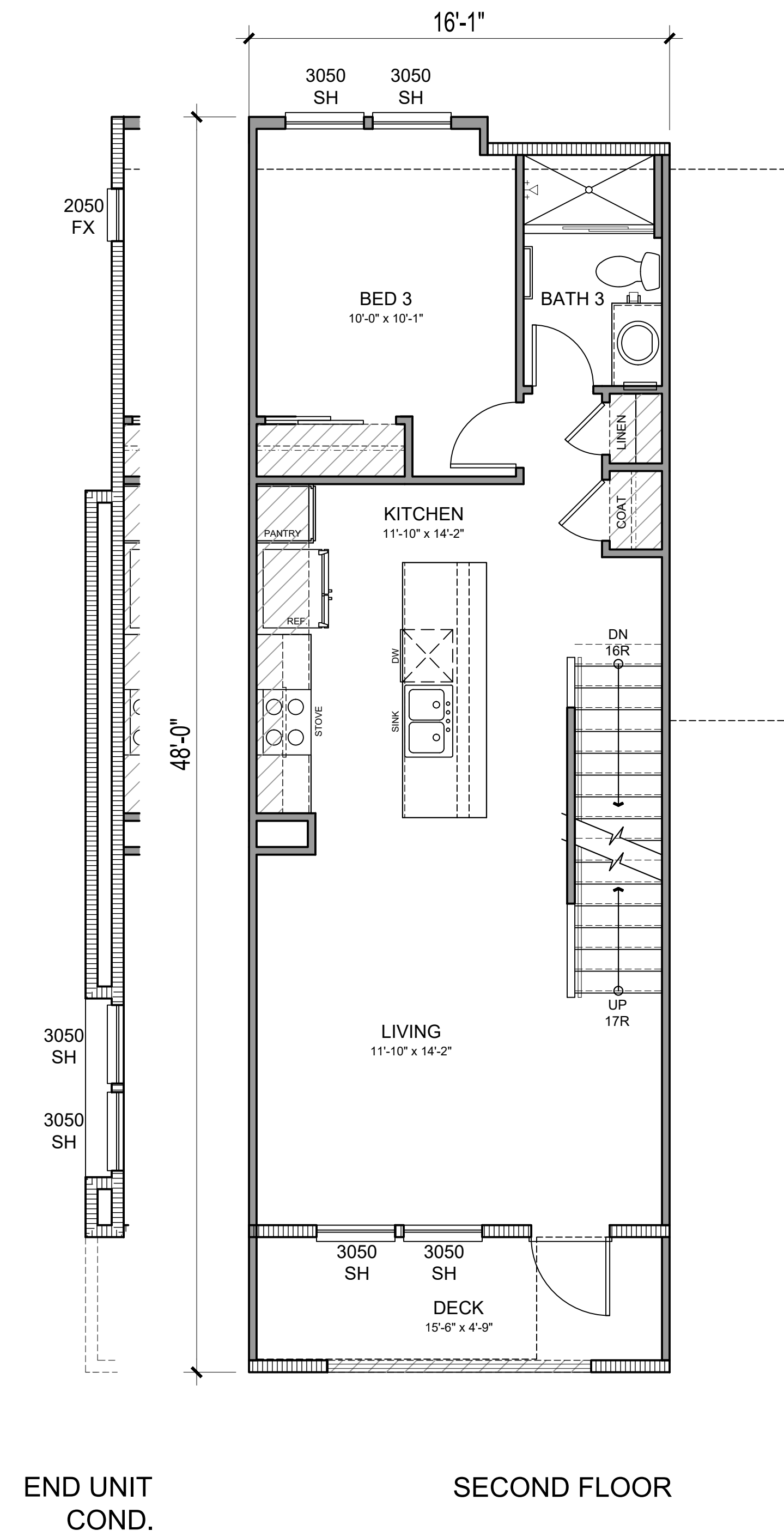
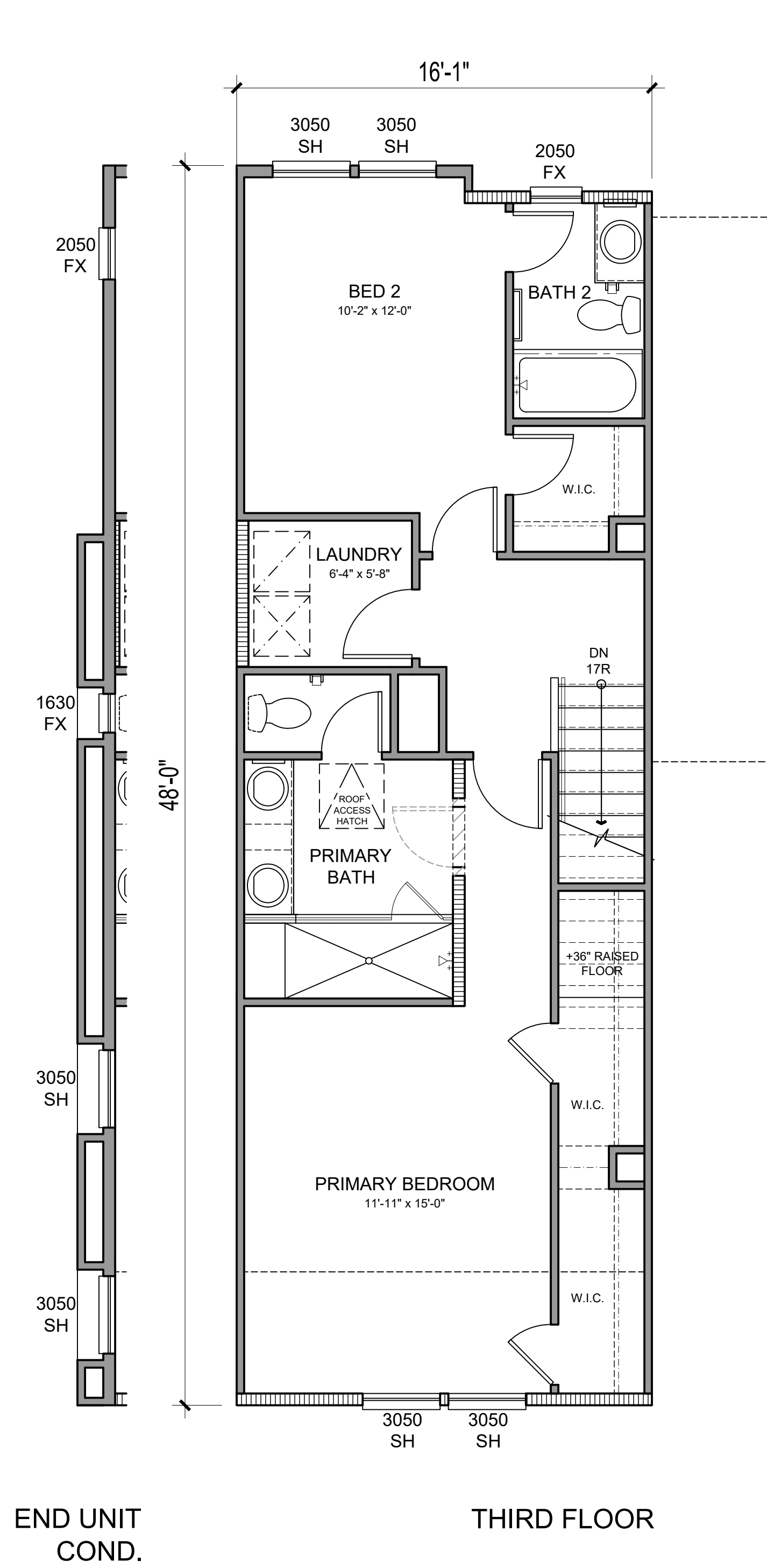
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PLAN 3
SHEET INFORMATION

A11.0



NET SF	
1ST FLOOR	318 SQ. FT.
2ND FLOOR	642 SQ. FT.
3RD FLOOR	679 SQ. FT.
TOTAL LIVING	1639 SQ. FT.
PORCH	REF SITE PLAN
DECK	REF SITE PLAN
GARAGE	465 SQ. FT.



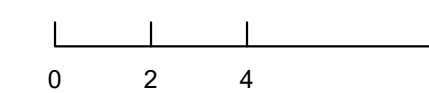
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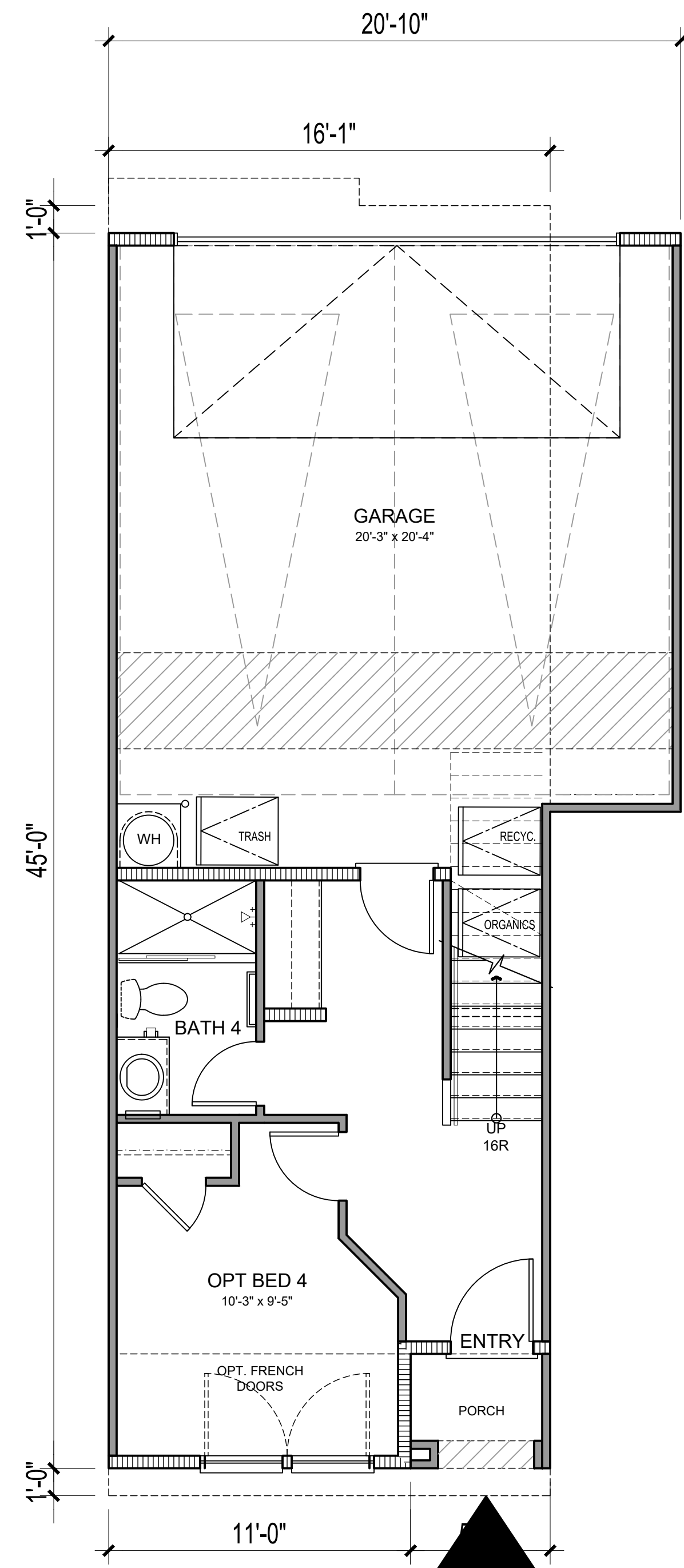
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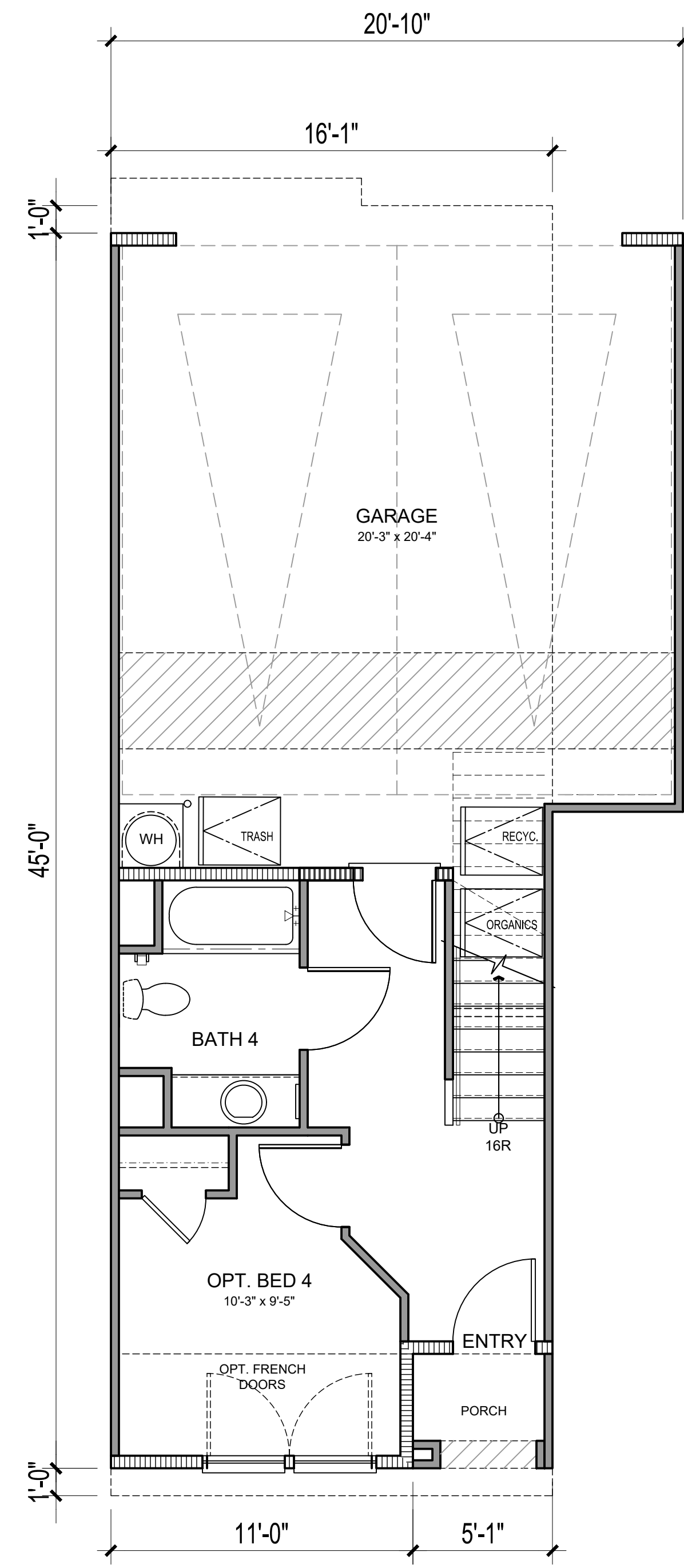


PLAN 5
UNIT PLANS

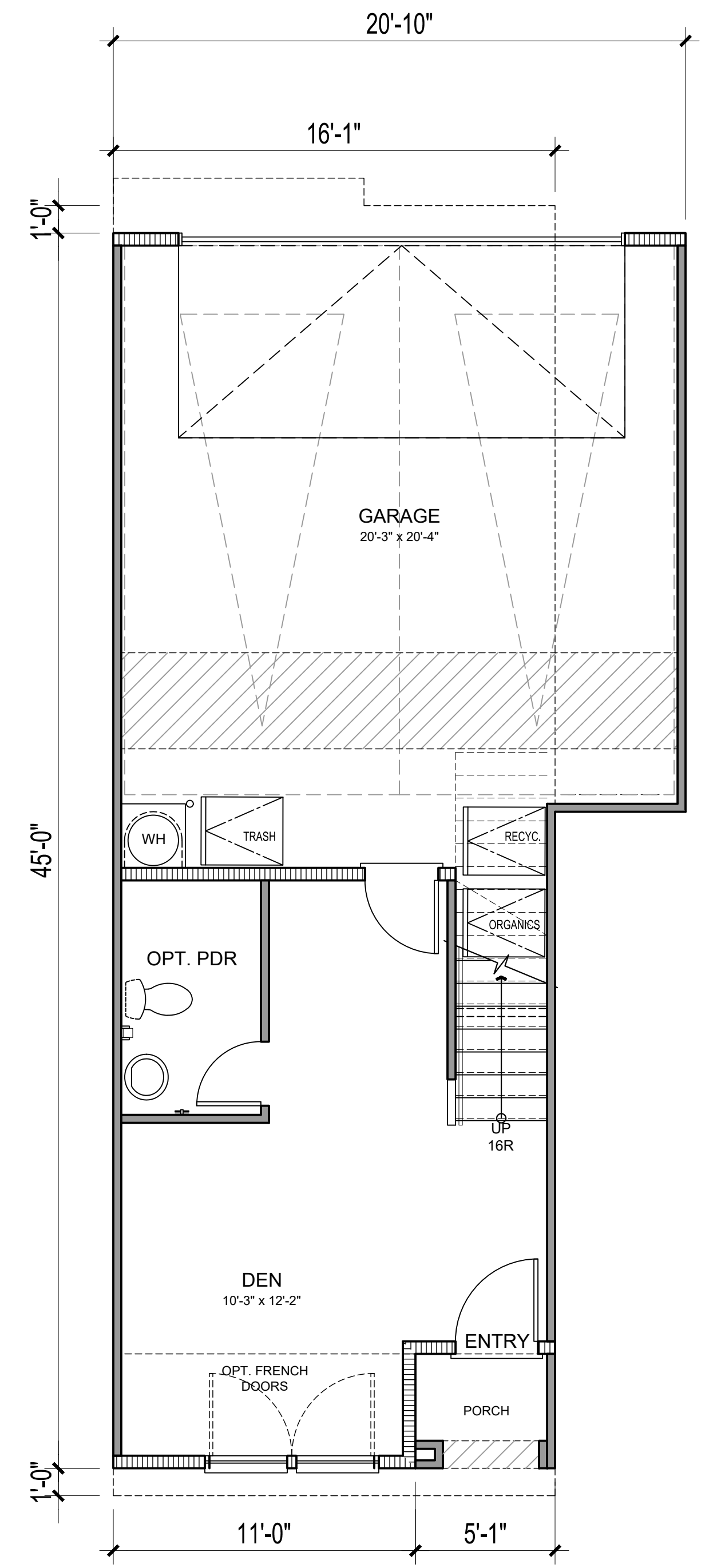
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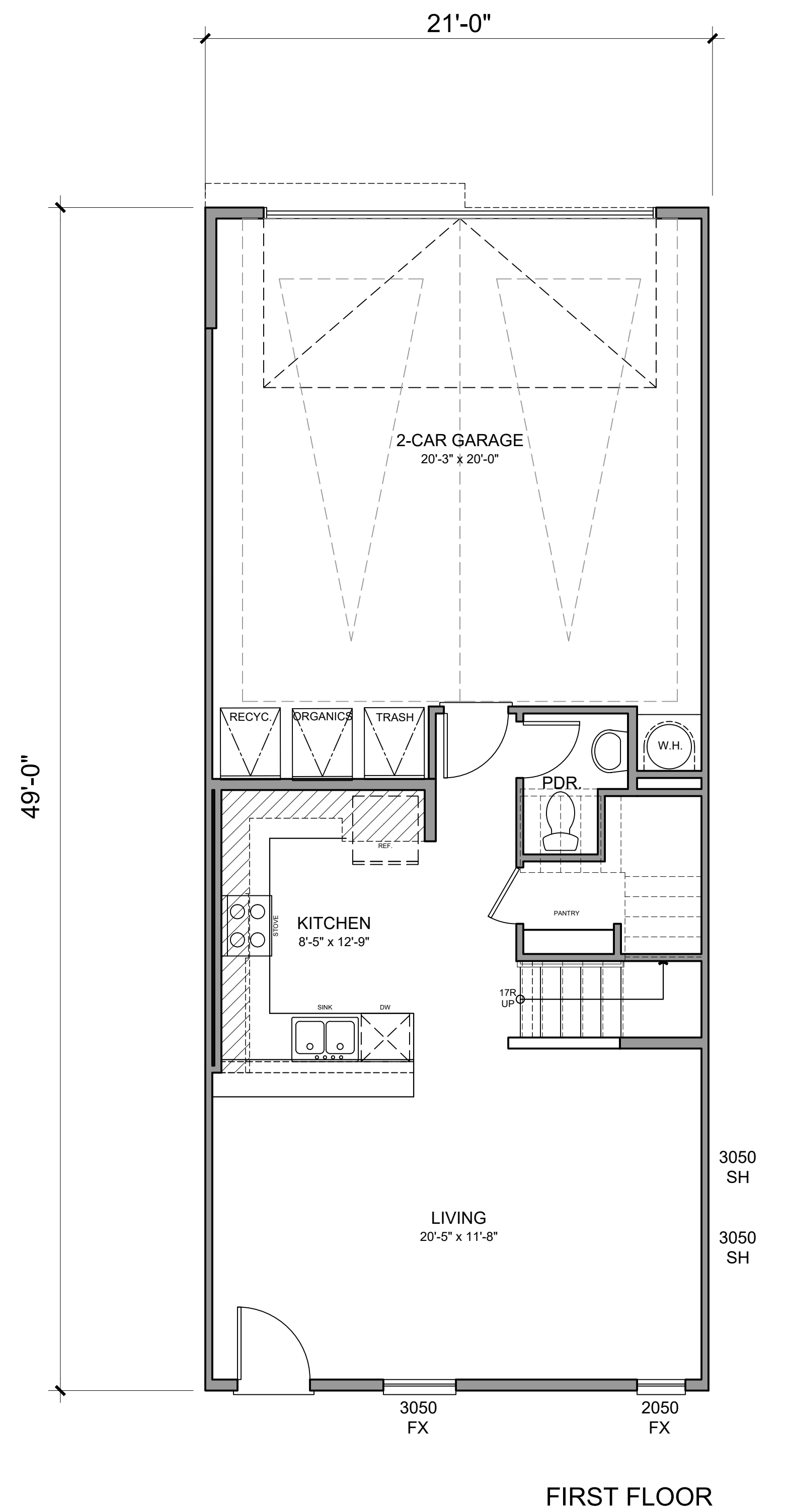
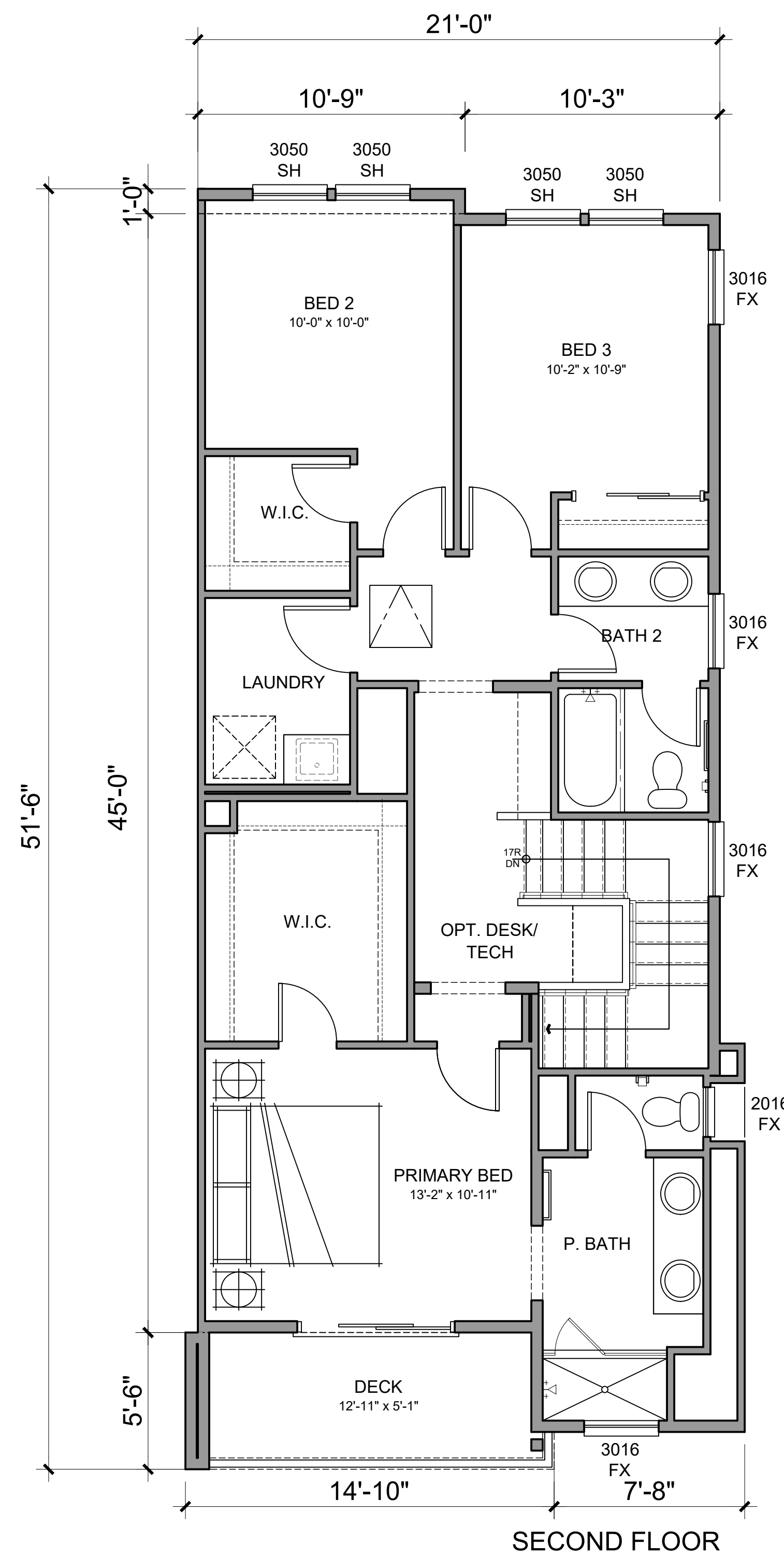
FIRST FLOOR -
OPT BED



FIRST FLOOR ACCESSIBLE -
OPT BED W ACC BATH



FIRST FLOOR ACCESSIBLE -
DEN W OPT PDR



NET SF	
1ST FLOOR	533 SQ. FT.
2ND FLOOR	860 SQ. FT.
TOTAL LIVING	1393 SQ. FT.
DECK	REF SITE PLAN
GARAGE	438 SQ. FT.



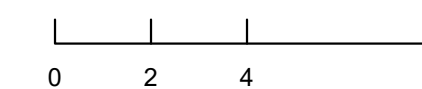
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PLAN 6
UNIT PLANS

A13.0

AMERICAN AVENUE



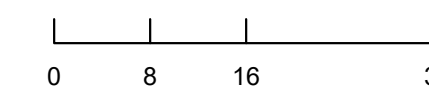
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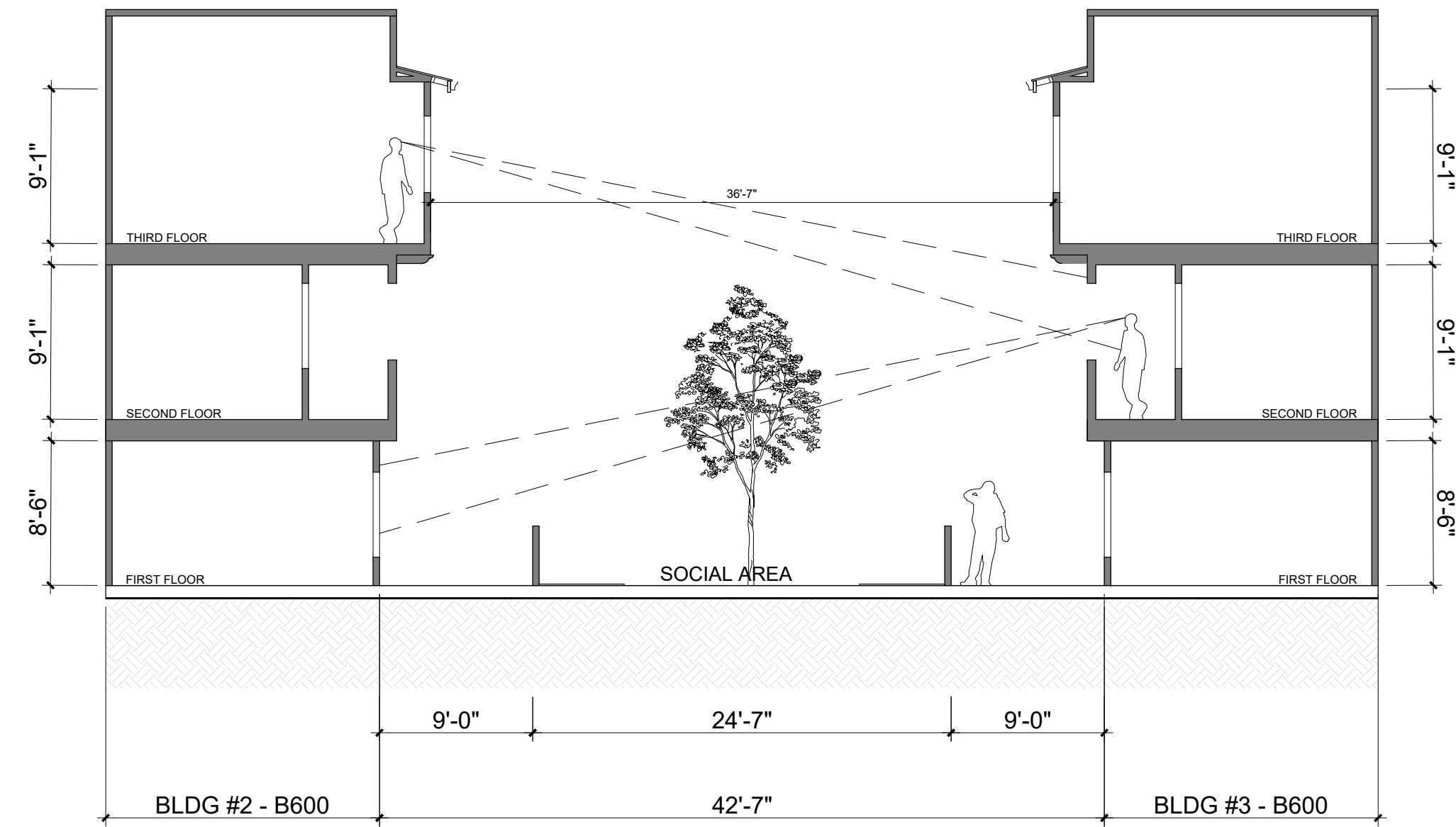
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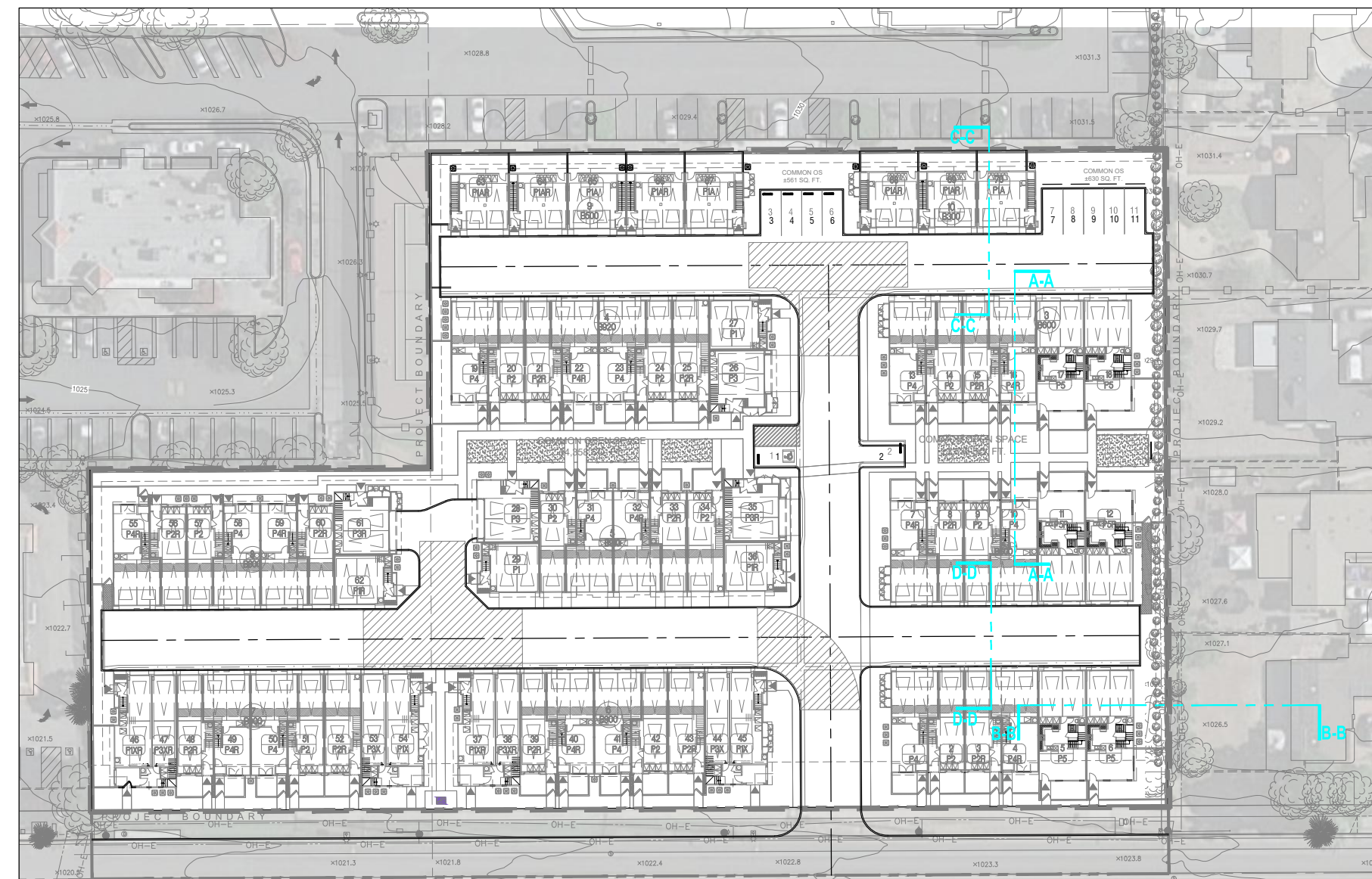


SCHEMATIC STREET SECTION

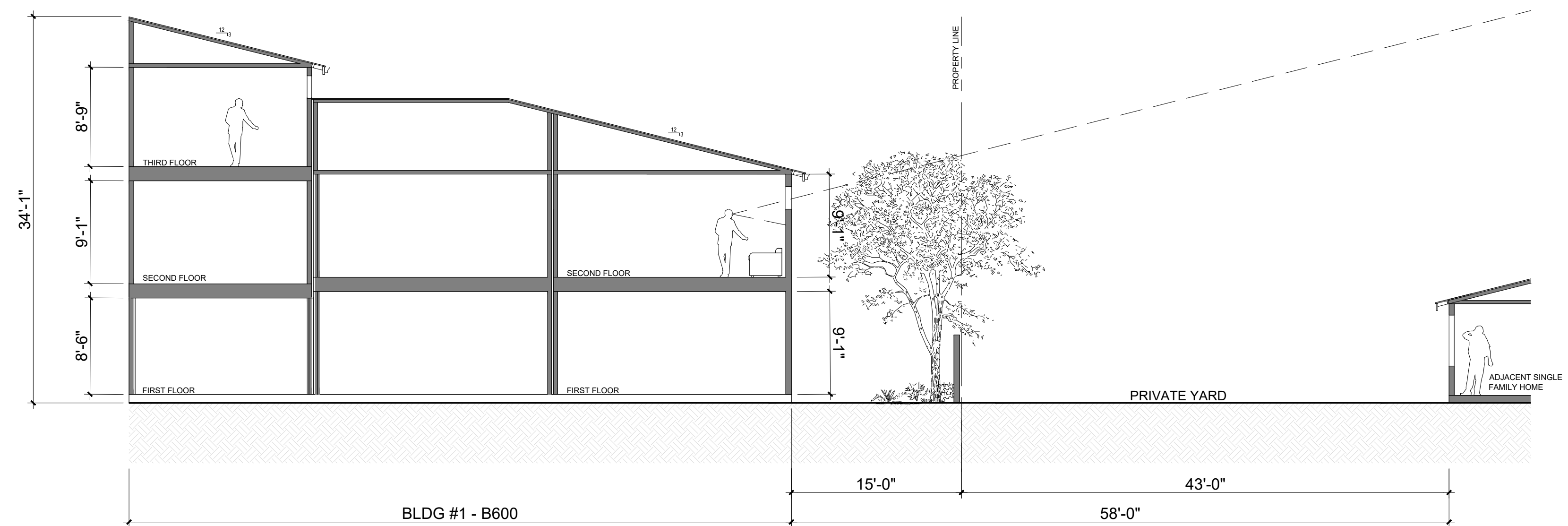
A14.0



SECTION A-A



KEY PLAN: 1/64" = 1'-0"



SECTION B-B



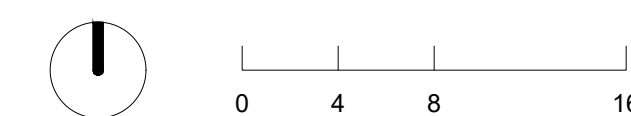
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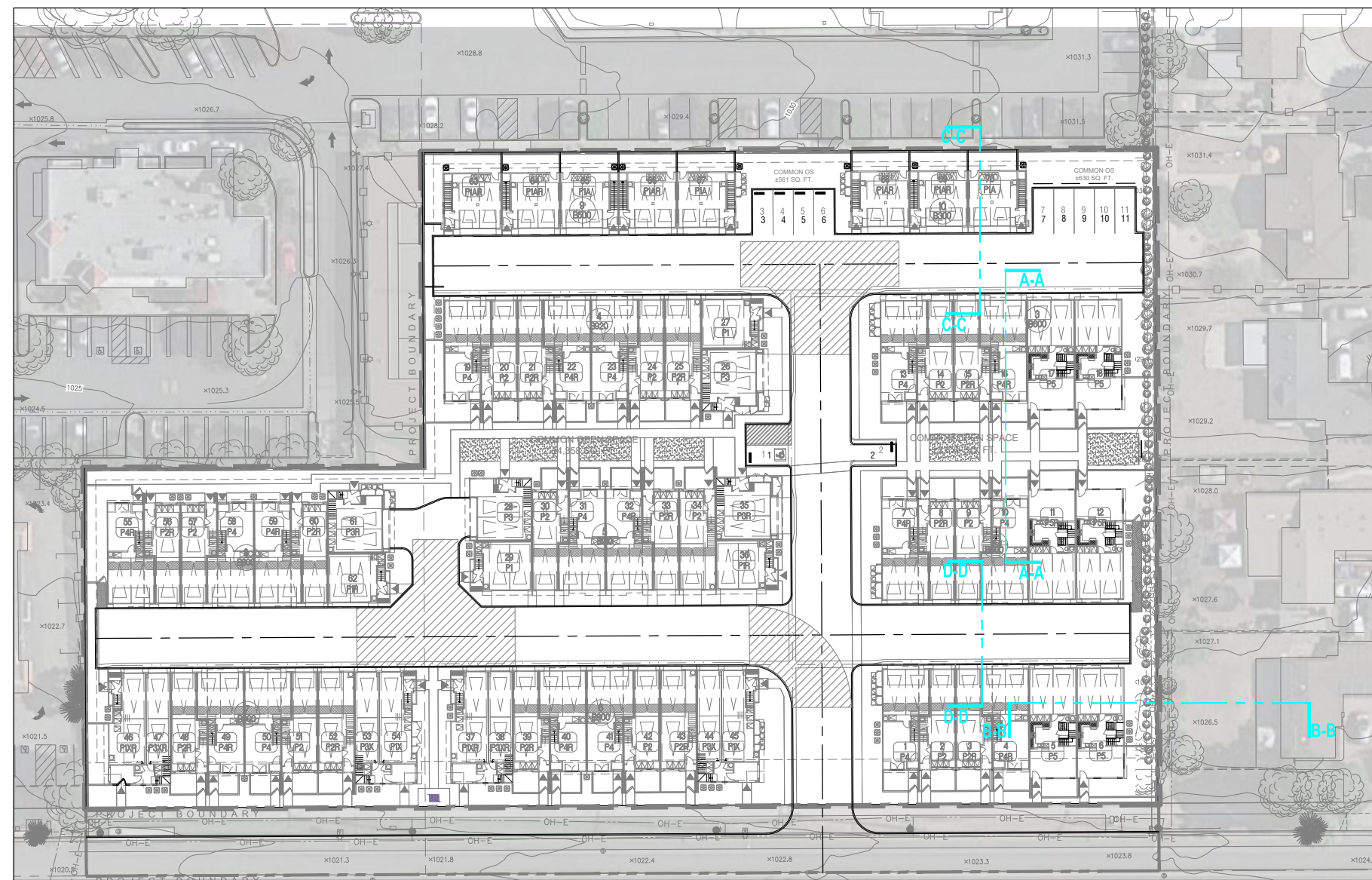
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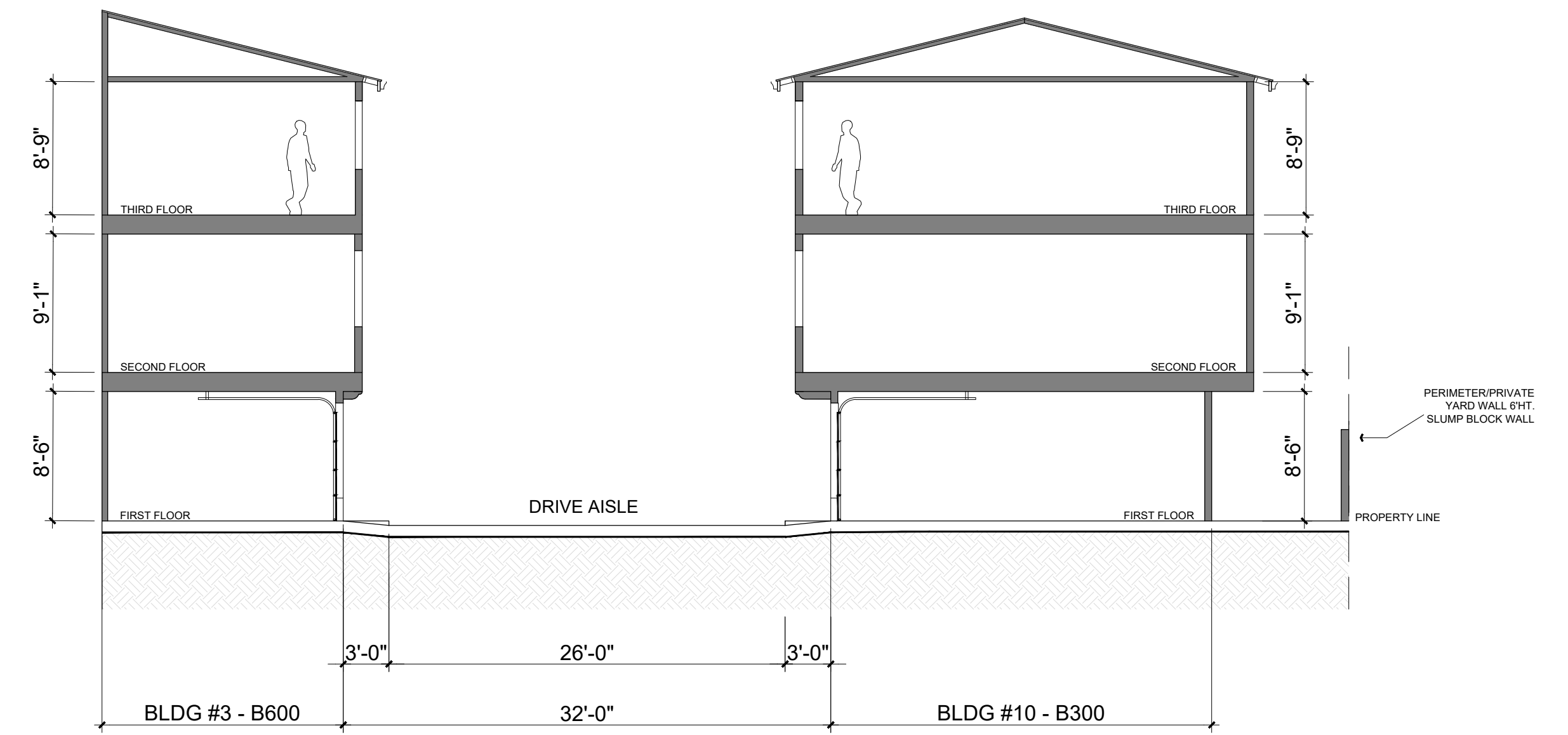


SCHEMATIC SITE SECTIONS

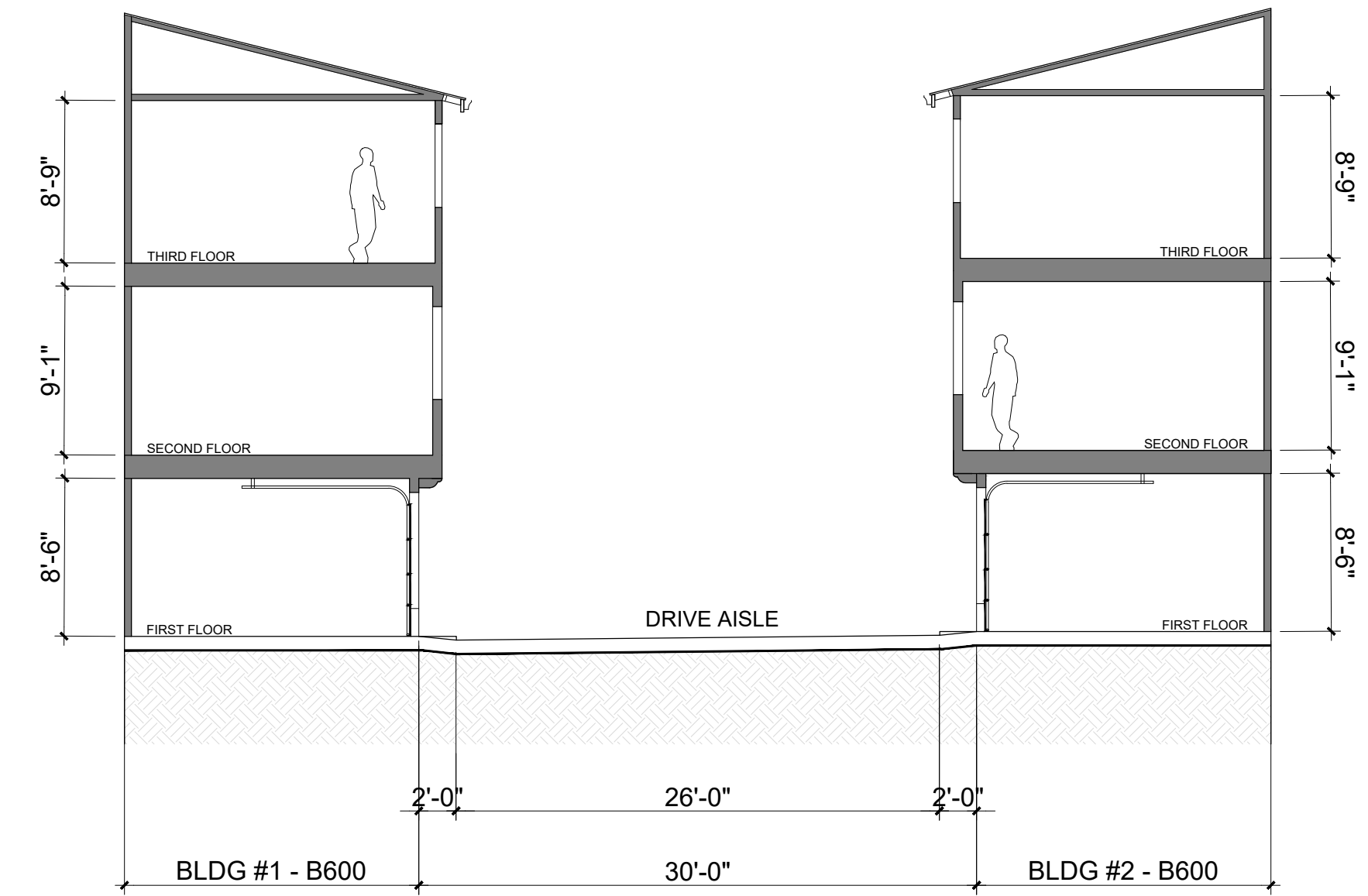
A15.0



KEY PLAN: 1/64" = 1'-0"



SECTION C-C



SECTION D-D



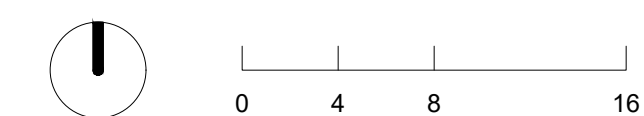
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SCHEMATIC SITE SECTIONS

A15.10



1. 3429 GRAND AVE



2. 4434 LIVE OAK DR



3. DOCENTE



3. DOCENTE



4. 1000 W FOOTHILL BLVD



5. 825 N INDIAN HILL



6. 489 W 6TH ST



7. CLAREMONT HERITAGE



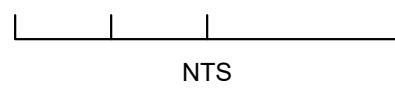
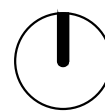
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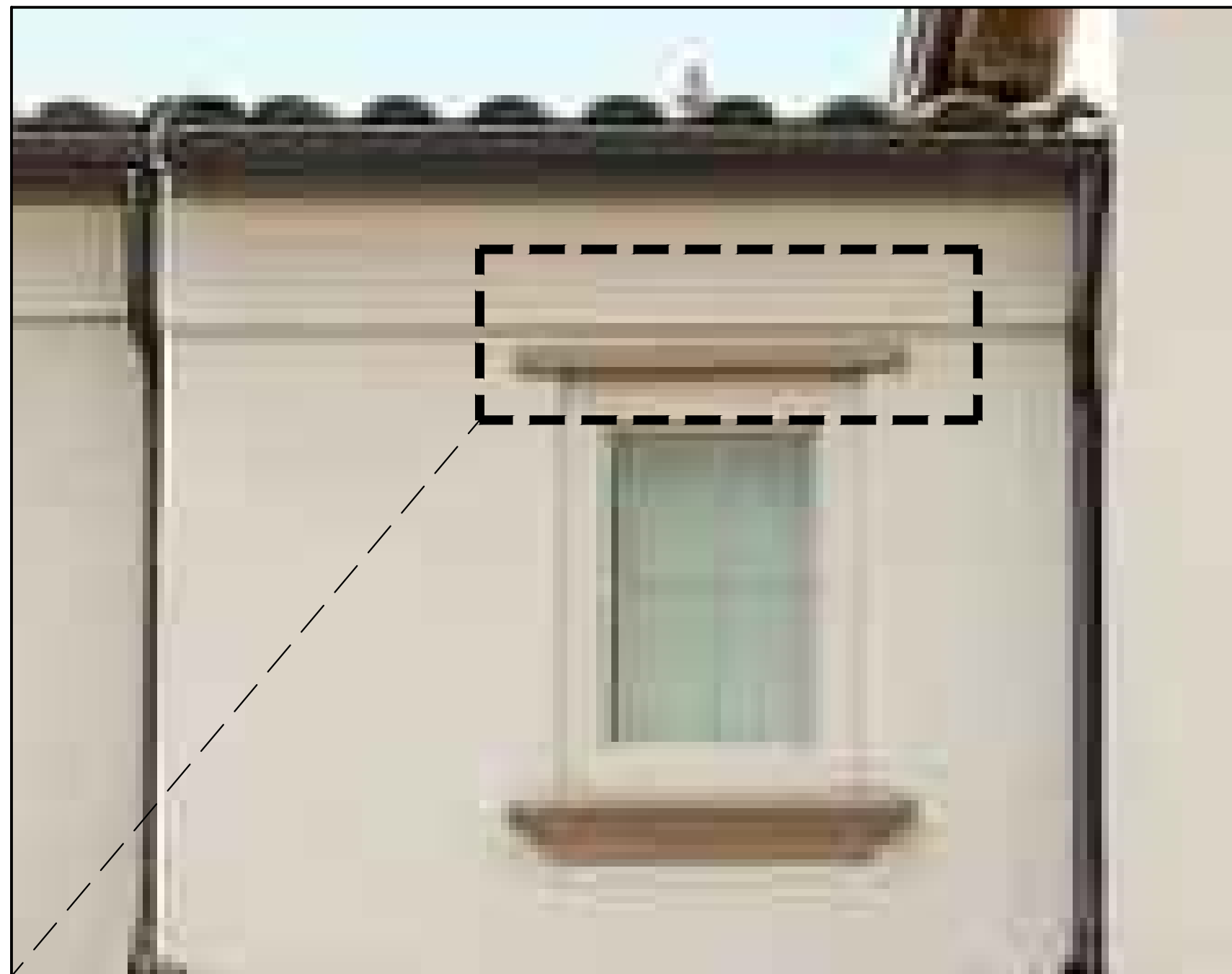
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SITE CONTEXT MAP

A16.0



3. STUCCO OVER FOAM HEADER



4. COMPOSITE BEAM & CORBEL



6. BAY VIEW WINDOW



7. TRUSS TAILS



16. SILL TILE CAP



8. WOOD CORBELS



9. DECORATIVE METAL RAILING



14. DECORATIVE METAL GRILLE WORK



17. STUCCO OVER FOAM SCALLOPED SILL



18. STUCCO OVER FOAM CORBELS



21. HALF PIPE GABLE END DETAIL

WINDOW SCHEDULE					
LABEL	WIDTH	HEIGHT	OPERATION	MATERIAL	EGRESS
2050 SH	2'-0"	5'-0"	SINGLE HUNG	VINYL	N
2650 SH	2'-6"	5'-0"	SINGLE HUNG	VINYL	N
3050 SH	3'-0"	5'-0"	SINGLE HUNG	VINYL	Y
4050 SH	4'-0"	5'-0"	SINGLE HUNG	VINYL	Y
4650 SH	4'-6"	5'-0"	SINGLE HUNG	VINYL	Y
1626 FX	1'-6"	2'-6"	FIXED	VINYL	N
1630 FX	1'-6"	3'-0"	FIXED	VINYL	N
1650	1'-6"	5'-0"	FIXED	VINYL	N
2050 FX	2'-0"	5'-0"	FIXED	VINYL	N
2060 FX	2'-0"	6'-0"	FIXED	VINYL	N
3016 FX	3'-0"	1'-6"	FIXED	VINYL	N
3050 FX	3'-0"	5'-0"	FIXED	VINYL	N
4620 FX	4'-6"	2'-0"	FIXED	VINYL	N

DOOR SCHEDULE				
LABEL	WIDTH	HEIGHT	MATERIAL	NOTES
3068 FG	3'-0"	6'-8"	FIBERGLASS	ENTRY DOOR
3080 FG	3'-0"	8'-0"	FIBERGLASS	ENTRY DOOR
2668 PR. FR. DR	2'-6"	6'-8"	FIBERGLASS	UPPER DECK DOOR, TEMPERED
6080 SL. FL. DR.	6'-0"	8'-0"	VINYL	SLIDING GLASS DOOR, TEMPERED
7080 SL. FL. DR.	7'-0"	8'-0"	VINYL	SLIDING GLASS DOOR, TEMPERED
8080 SECT	8'-0"	8'-0"	STEEL	SECTIONAL, ROLL UP GARAGE DOOR.
16080 SECT	16'-0"	8'-0"	STEEL	SECTIONAL, ROLL UP GARAGE DOOR.
2468 MTL.	3'-0"	6'-8"	METAL	HOLLOW METAL FIRE RISER ACCESS PANEL/ DOOR.
3068 UTIL	3'-0"	6'-8"	METAL	HOLLOW METAL UTILITY CLOSET DOOR
3068 PR UTIL	6'-0"	6'-8"	METAL	PR. OF HOLLOW METAL DOORS, 36" WIDE EACH.



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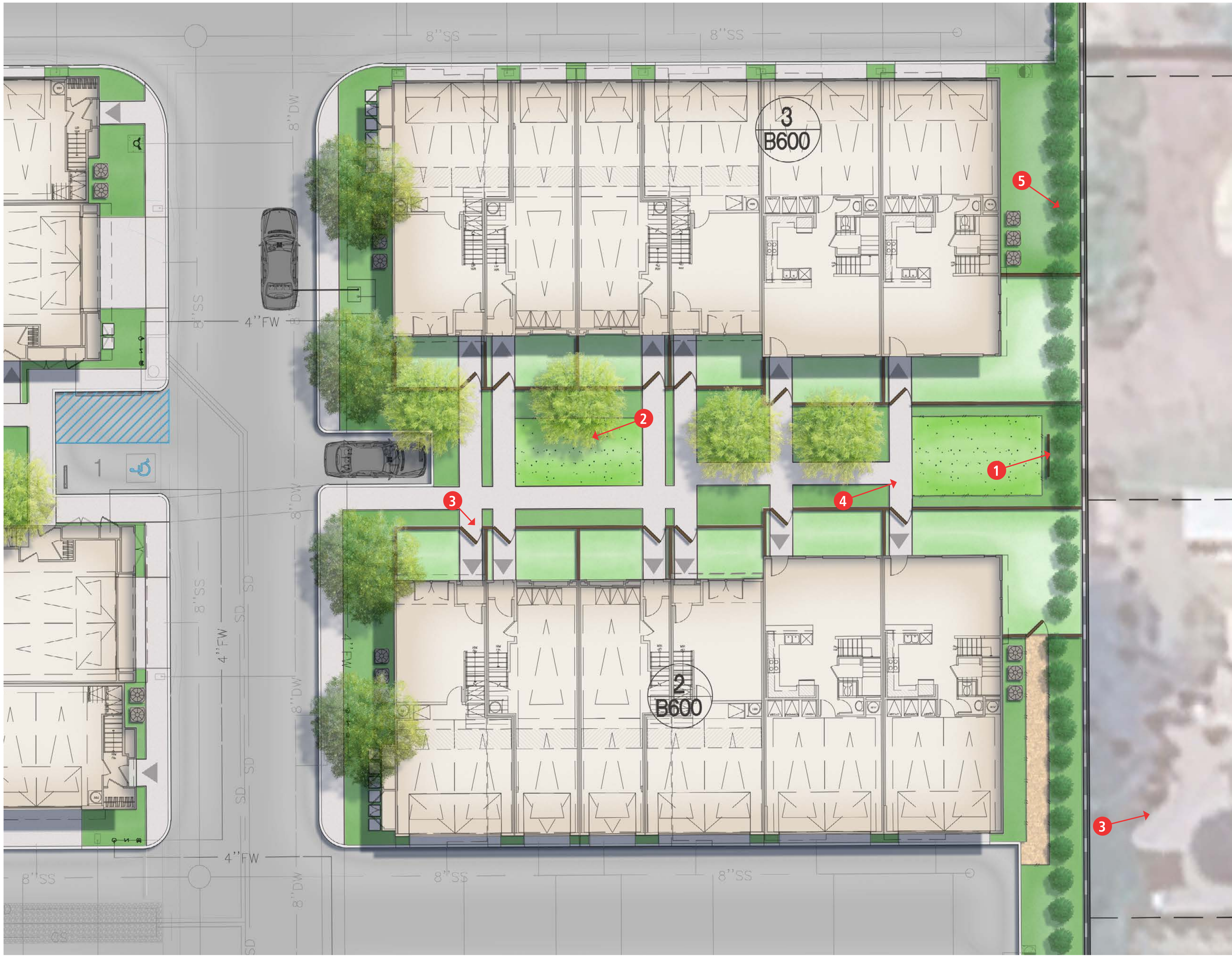
WINDOW SCHEDULE
SHEET INFORMATION

A18.0



LEGEND

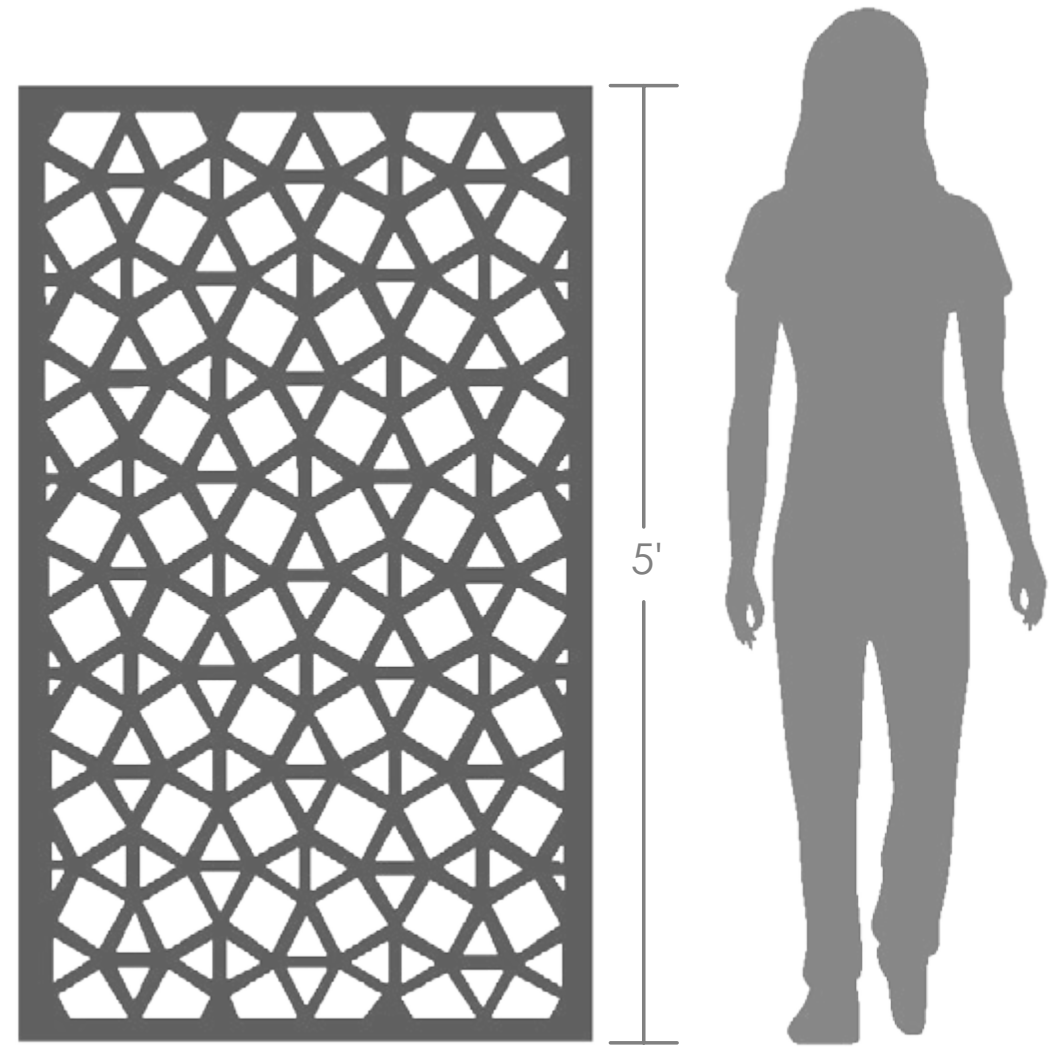
- 1 Project Entry w/Enhanced Streetfront Landscape
- 2 Event Lawn with Decor Art Panel
- 3 Accent Shade Tree
- 4 Street Tree
- 5 Screen Tree
- 6 Transformer with Screening Hedge
- 7 Existing Ficus (Protect in Place)
- 8 Sidyard Paved Access
- 9 Potential Public Art Location



LEGEND

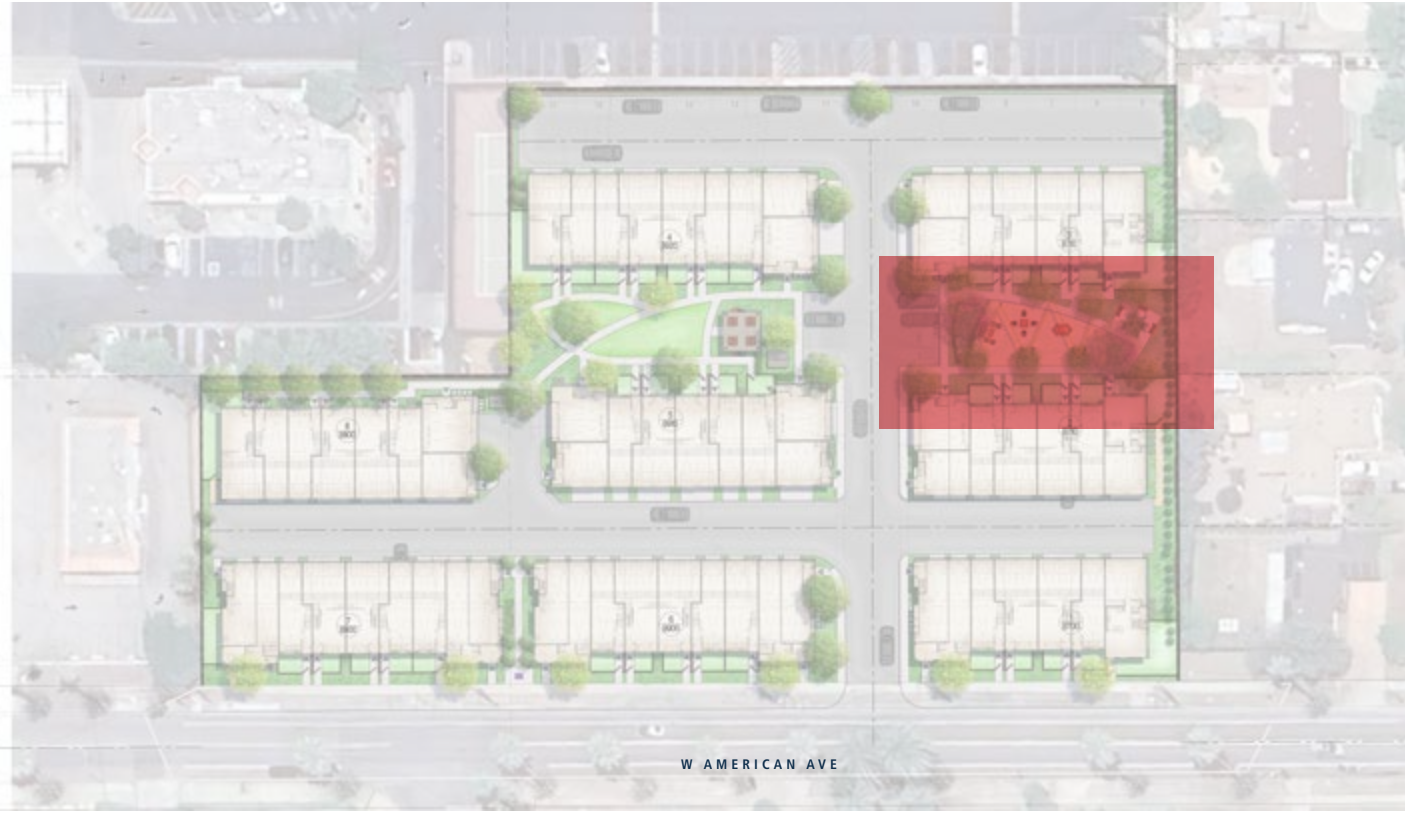
- 1 Event Lawn with Decor Art Panel
- 2 Shade Tree and Turf Panel
- 3 Private Patio Wall/Gate
- 4 Sideyard Paved Access
- 5 Existing Ficus to remain and be protected in place

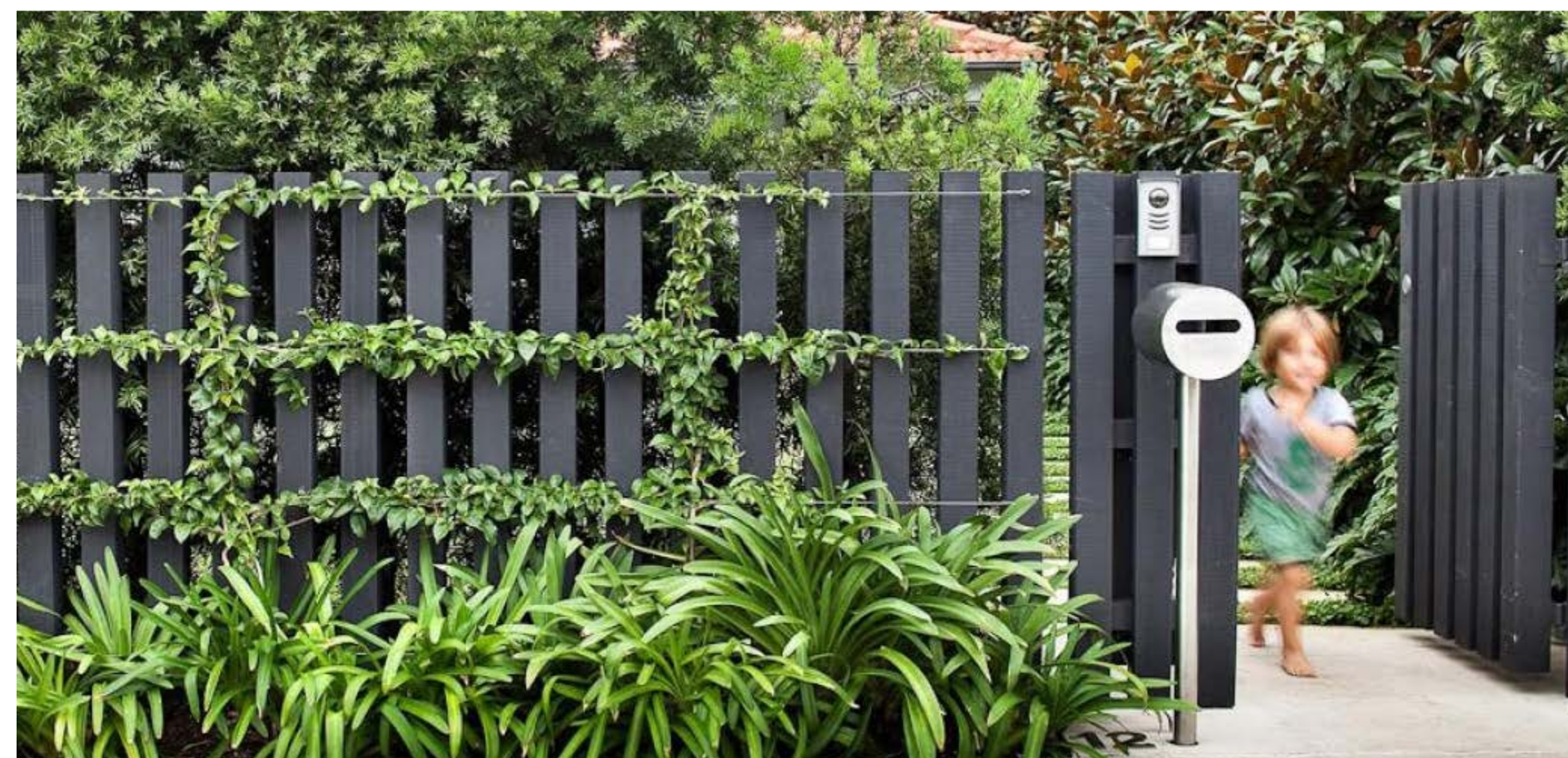
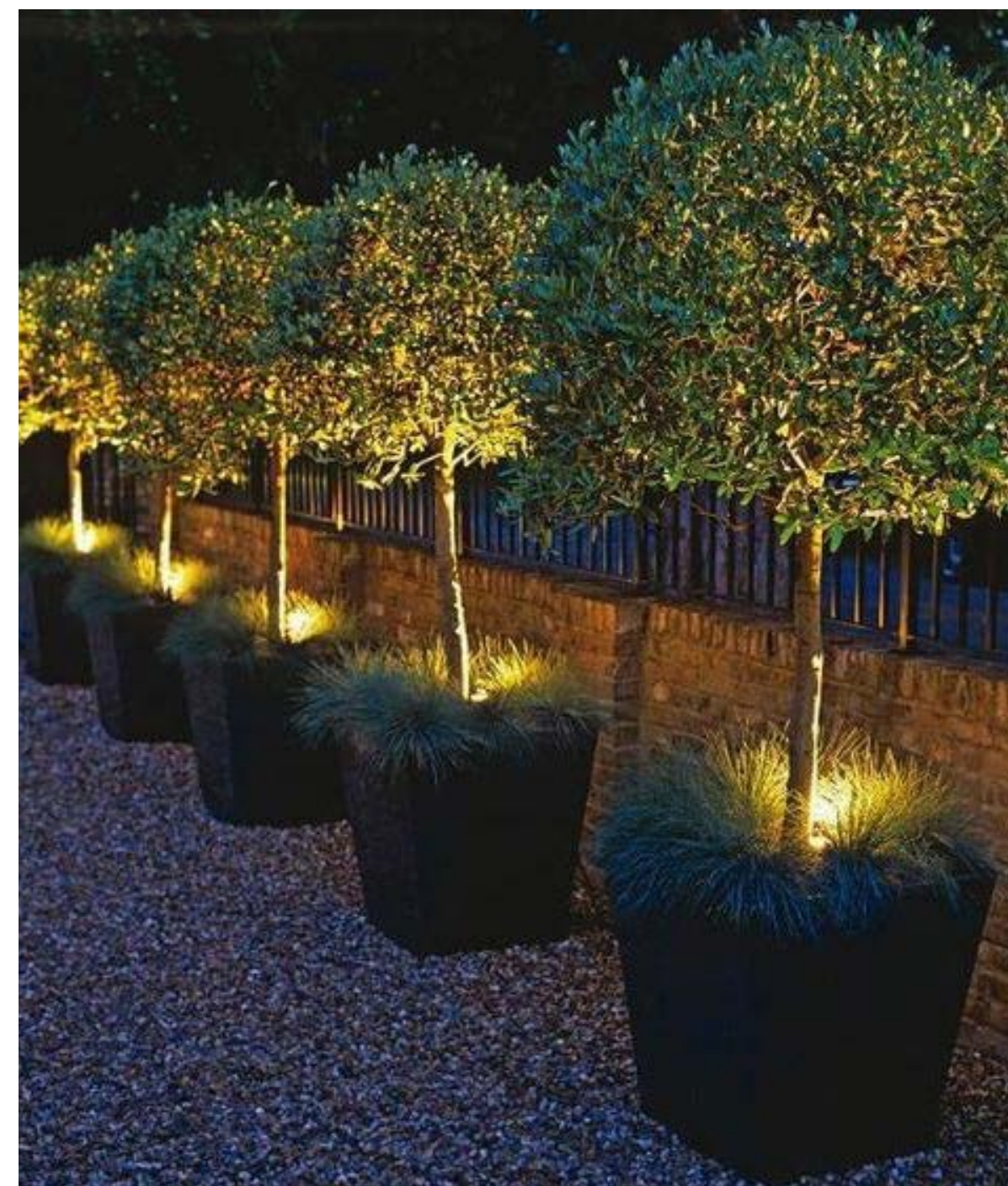
ART PANEL



(Art panel shown for reference only; final selection during Production Phase)

KEYMAP







LEGEND

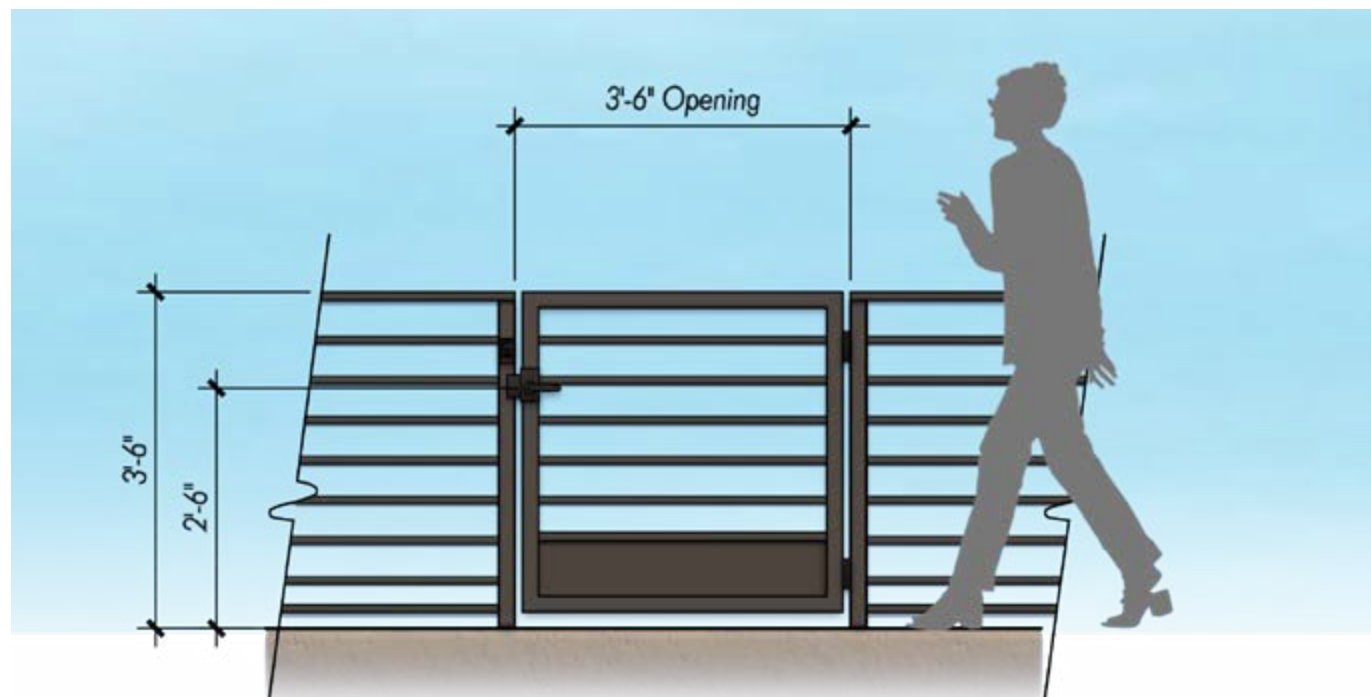
- Perimeter/Private Yard Wall
- Patio Fence and Gate
- Patio Wall and Gate

PERIMETER / PRIVATE YARD WALL



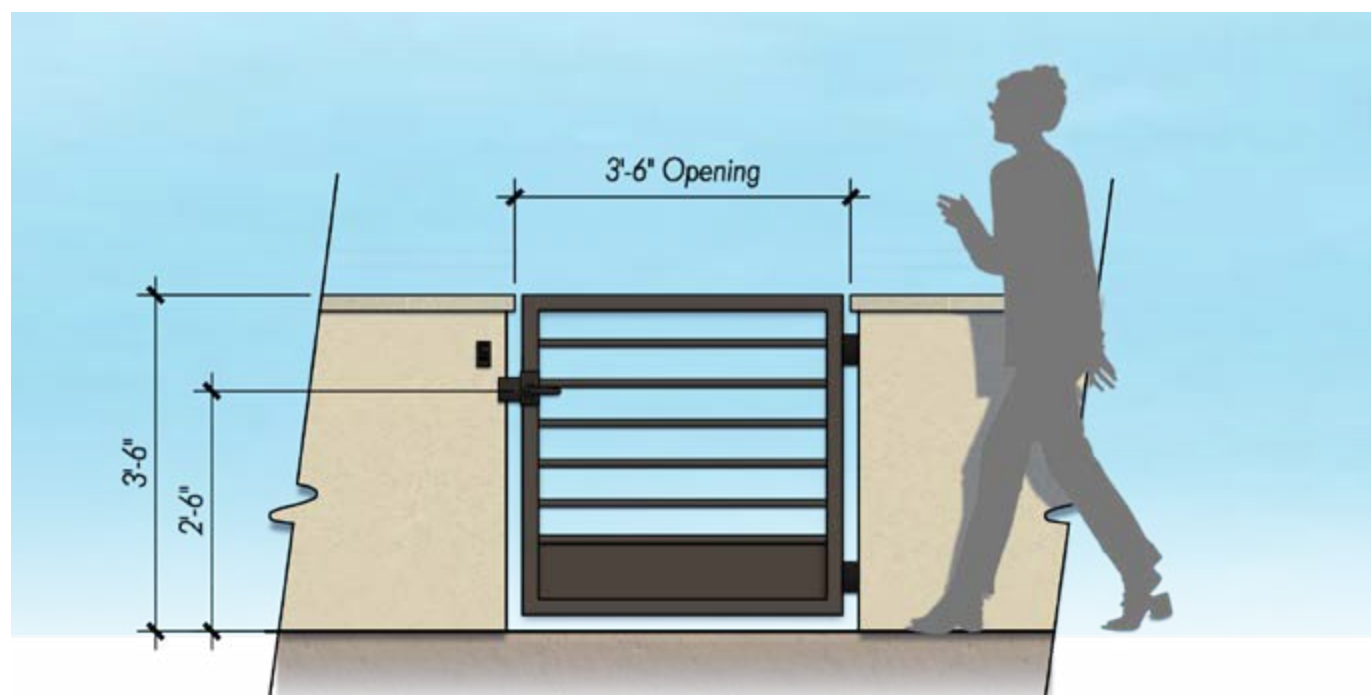
6' ht. Slump Block Wall with Slump Cap
Color to Match Architecture

PATIO GATE & FENCE



42" ht. Fence and Gate- Paint Color to Match Architecture

PATIO GATE & WALL



42" ht. Fence and Gate- Paint Color to Match Architecture

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Arbutus unedo	Strawberry Tree	15 gal min
Cercidium ‘Desert Museum’	Desert Museum Palo Verde	15 gal min
Cercis occidentalis	Western Redbud	15 gal min
Chilopsis linearis	Desert Willow	15 gal min
Cupressus sempervirens	Italian Cypress	15 gal min
Magnolia g. ‘St. Mary’s’	Magnolia	15 gal min
Olea europaea ‘Swan Hill’	Swan Hill Olive	15 gal min
Podocarpus gracilior	Fern Podocarpus	15 gal min
Platanus × acerifolia	London Plane Tree	15 gal min
Pyrus calleryana ‘Chanticleer’	Chanticleer Callery Pear	15 gal min
Quercus spp.	Oak	15 gal min
Rhus lancea	African Sumac	15 gal min
Tipuana tipu	Tipu Tree	15 gal min
Tristania conferta	Brisbane Box	15 gal min
Ulmus parvifolia	Chinese Elm	15 gal min

* Specimen and accent tree container sizes to be 24” or larger at key areas. Final location per improvement plans

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Agapanthus spp.	Lily of the Nile	1 gal
Agave spp.	Agave spp.	5 gal
Aloe vera	Aloe Vera	5 gal
Bougainvillea spp.	Bougainvillea	5 gal
Calliandra haematocephala	Pink Powder Puff	5 gal
Carissa m. ‘Boxwood Beauty’	Boxwood Beauty Natal Plum	5 gal
Dietes bicolor	Fortnight Lily	5 gal
Hesperaloe parviflora	Red Yucca	1 gal
Lavandula dentata	French Lavender	5 gal
Leucophyllum f. ‘Green Cloud’	Green Cloud Texas Sage	5 gal
Lomandra longifolia	Spiny-headed Mat Rush	5 gal
Prunus caroliniana ‘Bright n Tight’	Cherry Laurel	15 gal
Raphiolepis i. ‘Clara’	Clara Indian Hawthorn	5 gal
Raphiolepis i. ‘Majestic Beauty’	Majestic Beauty Hawthorn	5 gal
Rosa spp.	Rose	5 gal

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Lantana montevidensis	Trailing Lantana	1 gal
Lonicera japonica ‘Halliana’	Hall’s Honeysuckle	1 gal
Rosmarinus O. ‘Huntington Carpet’	Rosemary Huntington Carpet	1 gal
Senecio mandraliscae	Blue Chalk Sticks	1 gal
Trachelospermum jasminoides	Star Jasmine	1 gal





LEGEND

- ▲ Tree Uplight
- Parking Lot Light
- Pedestrian Pathway Light



LEGEND



Project Name: Vello Retreat
Date: August 21, 2023

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)						
Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA						
Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	46.1	0.55	15,469	0.62	NA	243,174

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotranspiration Adjustment Factor (ETAF)
1.0= ETAF for Sprcial Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Speical Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	46.1
Landscaped Area includes Special Landscape Area (square feet)	15,469
Speical Landscape Area (square feet)	0

Estimated Annual Water Use:						
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year						
Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Very Low Water Use	46.1	0.1	0	0.62	0.81	-
Low Water Use	46.1	0.2	5,343	0.62	0.81	37,707
Medium Water Use S	46.1	0.5	8,685	0.62	0.81	153,231
High Water Use	46.1	0.8	1,441	0.62	0.73	45,136
High (Water Feature)	46.1	1.0	-	0.62	1.00	-
Total EAWU:			15,469			236,074

EAWU= Estimated Applied Water Use (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
KL= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= IME X DU (See defination in Appendix E for examplne IE percentages)
IME= Irrigation Management Efficiency (90%)
DU= Distribution Uniformity of Irrigation Head
KL= Ks x Kc x Kmc
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

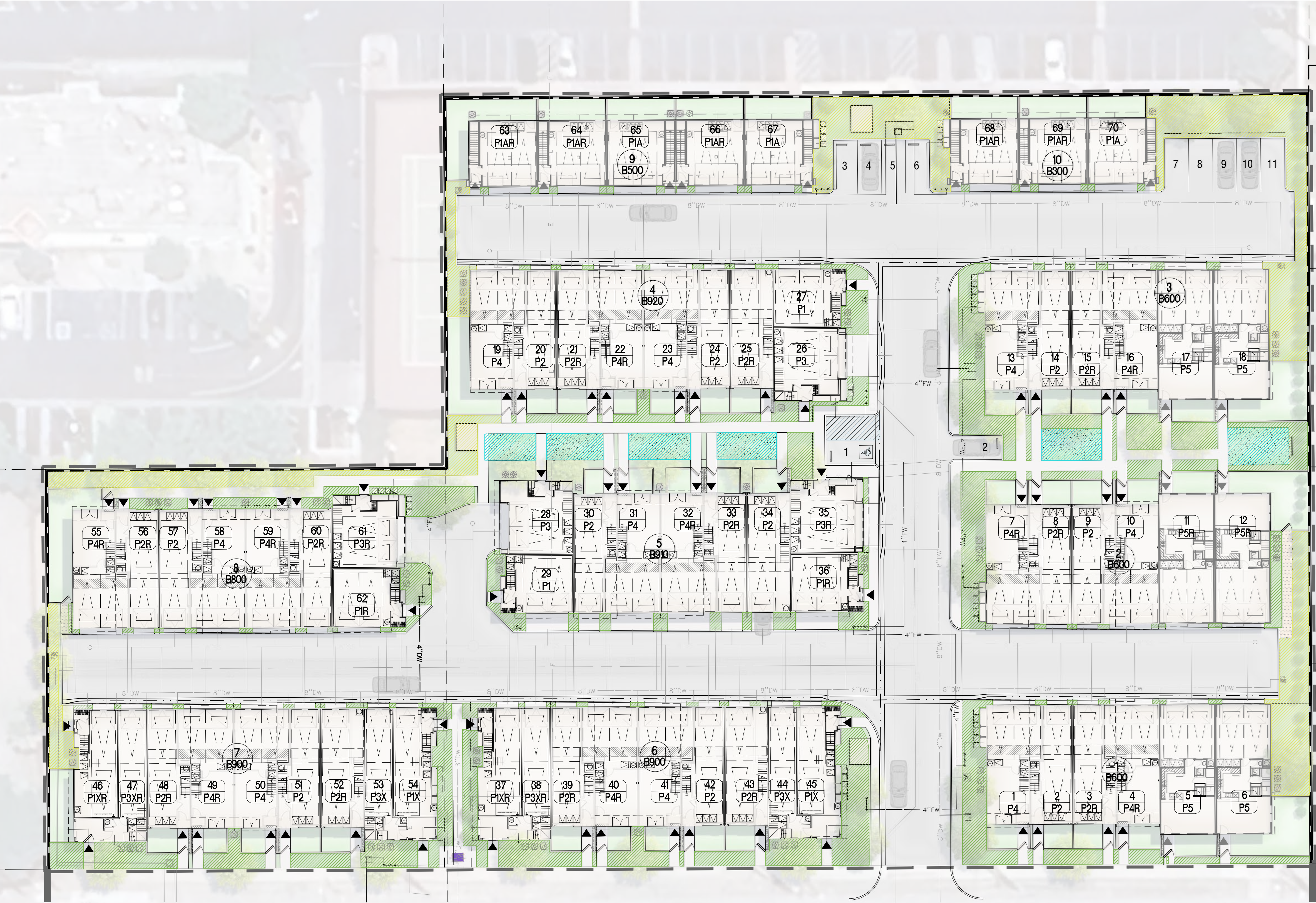
Table A- PF (Plant Factor)

Cool Season Turf= 0.8
Warm Season Turf= 0.7
High Water Use Plants= 0.7
Moderate Water Use Plants= 0.5
Low Water Use Plants= 0.2
Very Low Water Use Plants= 0.1

(can be between 0.7-0.9)
(can be between 0.4-0.6)
(can be between 0.1-0.3)

IE (Irrigation Efficiency)- Appendix E

Pop-up Stream Rotor= 0.73
Rotor Head= 0.76
Microspray= 0.76
Bubblers= 0.77
Drip Emitters= 0.81



W AMERICAN AVE

Irrigation Note:

1. The landscape design and water use calculations for the identified property comply with the requirements of the City of Claremont Water Efficient Landscape Ordinance and Guidelines.

2. All utility infrastructure and other potential conflicts including off site and below-grade that could affect irrigation design considered.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF LOT 20 OF THE NORTHEAST POMONA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 461, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 340.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF INDIAN HILL BOULEVARD (FORMERLY ALEXANDER AVENUE), 60 FEET WIDE AS SHOWN ON SAID MAP; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTHERLY 319.00 FEET OF SAID LOT; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO SAID SOUTHERLY LINE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTHWEST QUARTER OF LOT 20 OF THE NORTHEAST POMONA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 461, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 340.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF INDIAN HILL BOULEVARD (FORMERLY ALEXANDER AVENUE), 60 FEET WIDE AS SHOWN ON SAID MAP; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTHERLY 180.00 FEET OF SAID LOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE 150 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 190.00 FEET MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF INDIAN HILL BOULEVARD; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

VESTED OWNER:

BHUVNESHWARI CORPORATION, A CALIFORNIA CORPORATION

SITE ADDRESS:

840 SOUTH INDIAN HILL BOULEVARD
CLAREMONT, CA 91711

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N86°22'09"E BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORs, "AZU1" AND "LORS".

BENCHMARK STATEMENT:

LOS ANGELES COUNTY BENCHMARK NO. JG2863
ELEV: 1047.051 (NAVD88)
DESCRIBED AS: RDBM TAG IN W CB 1FT N/O BCR @ NW COR INDIAN HILL BLVD & SAN JOSE AVE 56FT N/O & 39.4FT W/O C/L INT

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, NORTH AMERICAN DATUM OF 1983, 2010.00 EPOCH, NAD83(2011), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 0.99994609 WAS USED FOR THIS PROJECT AT NORTHING 1851846.589, EASTING 6647058.758. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

NORTHING	EASTING
AZU1: 1868257.710	6592998.306
LORS: 1870992.240	6636093.631

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06037C1750F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008

LAND USE SUMMARY:

GROSS: 2.995
NET AREA: 2.668
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED DWELLING UNITS: 70

UTILITY PURVEYORS & SERVICES:

WATER:	GOLDEN STATE WATER COMPANY	(909) 592-4271
SEWER:	CITY OF CLAREMONT	(909) 399-54331
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS:	THE SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
TELEPHONE:	FRONTIER COMMUNICATIONS	(909) 920-0000
CABLE TV:	TIME WARNER CABLE	(800) 409-3072
TRASH/RECYCLING:	CITY OF CLAREMONT	(909) 399-5431

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON OCTOBER 20, 2023.

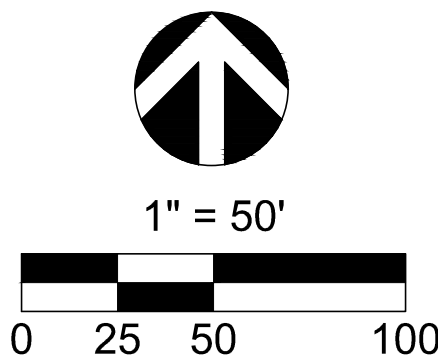
DANE P. MCDUGALL, L.S. 9297



ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON JUNE 26, 2024.

DANE P. MCDUGALL, R.C.E. 80705



VESTING TENTATIVE TRACT MAP NO. 84564 FOR CONDOMINIUM PURPOSES

IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FD. NAIL, FITS TIES PER CITY
OF CLAREMONT TIE NO. 751

SAN JOSE AVENUE

N89°44'36"E 1329.23'

FOUND GEAR SPIKE & WASHER STAMPED
"CALTRANS" PER R.S.B. 224/17-28

INTERSTATE 10 FREEWAY

N89°44'24"E 664.40'

FOUND LEAD, TACK, AND TAG "LS 5205"
IN CONCRETE FOOTING IN LIEU OF TAG
"RCE 8205" PER R.S.B. 89/77

FOUND 3" BRASS CAP STAMPED
"CALIFORNIA DIVISION OF HIGHWAYS" PER
R.S.B. 89/17, HELD 2.95' SOUTHERLY
OF THE NE. COR. OF THE SW. 1/4 OF
LOT 20 OF THE NORTH-EAST POMONA
TRACT M.R. 5/461

MAP OF THE NORTH-EAST POMONA TRACT

BHUVNESHWARI CORPORATION
840 S INDIAN HILL BLVD
APN: 8322-006-006

FUTURE PARCEL MAP NO. 84447
PARCEL 1 (NOT A PART)

FOR LOT 20

FOUND BOAT SPIKE AND WASHER
(ILLEGIBLE, PER P.W.F.B. 1437-374)

SANTIAGO HOLDINGS II LLC
860 S INDIAN HILL BLVD
APN: 8322-006-003

PRIVATE DRIVE
& FIRE LANE

PRIVATE DRIVE
& FIRE LANE

ARVIN GOMEZ / HEATHER GOMEZ
859 DRAKE AVE
APN: 8322-005-015

RENE CHIANG / JIMMY FANG
865 DRAKE AVE
APN: 8322-005-016

M.B. 520/44-45

MAURICIO PASILLAS JR /
DARLENE PASILLAS
873 DRAKE AVE
APN: 8322-005-017

GISELLE REYES /
GABRIELA CASTILLO
885 DRAKE AVE
APN: 8322-005-018

ELBA INC
888 S INDIAN HILL BLVD
APN: 8322-006-004

FOUND LEAD AND TACK IN
SIDEWALK, NO TAG, ACCEPTED
PER R.S.B. 89/77

M.R. 5/461

FOUND MAG NAIL, OFF 0.66' NW'LY, NOT
ACCEPTED, ESTABLISHED BY FOUND TIES
PER CITY OF POMONA TIE NO. 17-16
N: 1851441.76 E: 6646677.03

AMERICAN AVENUE

N89°43'47"E 1328.71'

FOUND GEAR SPIKE AND WASHER
"LS 5411" PER P.W.F.B. 1437-356

FOUND GEAR SPIKE AND WASHER
"LS 5411" PER P.W.F.B. 1437-362
N: 1851448.02 E: 6648005.72



VICINITY MAP

N.T.S.

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
PHONE: (949) 916-3800

SUBDIVIDER:

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7515

SHEET INDEX:

SHEET NO.	VESTING TENTATIVE TRACT MAP
SHEET 1	EXISTING SITE PLAN
SHEET 2	PRELIMINARY GRADING PLAN
SHEET 4	PRELIMINARY UTILITY PLAN
SHEET 5	PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

LEGEND:

---	CENTERLINE
---	SUBDIVISION BOUNDARY
---	EASEMENT
---	EX. LOT LINE
---	EX. R/W
---	PROP. R/W
---	TIE

EXISTING EASEMENTS:

- 1 DENOTES PLOTTED ITEM.
- 2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF CLAREMONT
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDING DATE: JULY 20, 1961
RECORDING NO: 2971, OF OFFICIAL RECORDS
- 3 THE FACT THAT THE GRANTOR IN THE DEED ABOVE MENTIONED RELEASED AND RELINQUISHED TO THE CITY OF CLAREMONT ANY AND ALL VEHICULAR ACCESS RIGHTS IN AND TO AMERICAN AVENUE AS TO THAT PORTION OF SAID PARCELS 3 AND 4 LYING EASTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF BONNIE BRAE AVENUE, 80 FEET WIDE, (FORMERLY WEST STREET) AS SAID AVENUE IS ON THE MAP OF TRACT NO. 17926, RECORDED IN BOOK 520, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.
(ACCESS RELINQUISHMENT PLOTTED AS)

(ITEMS 4, 5, 6, AND 9 DO NOT AFFECT PARCELS 2 AND 3)

PROPOSED EASEMENTS:

- A INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF CLAREMONT
- B INDICATED AN EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED TO THE CITY OF CLAREMONT
- C INDICATES AN EASEMENT DEDICATED TO GOLDEN STATE WATER COMPANY FOR LOOPED WATER (TO BE GRANTED PER SEPARATE DOCUMENT)

PREPARED BY:



C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

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WWW.CVC-INC.NET

PREPARED FOR:



CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 90660
(949) 258-7555

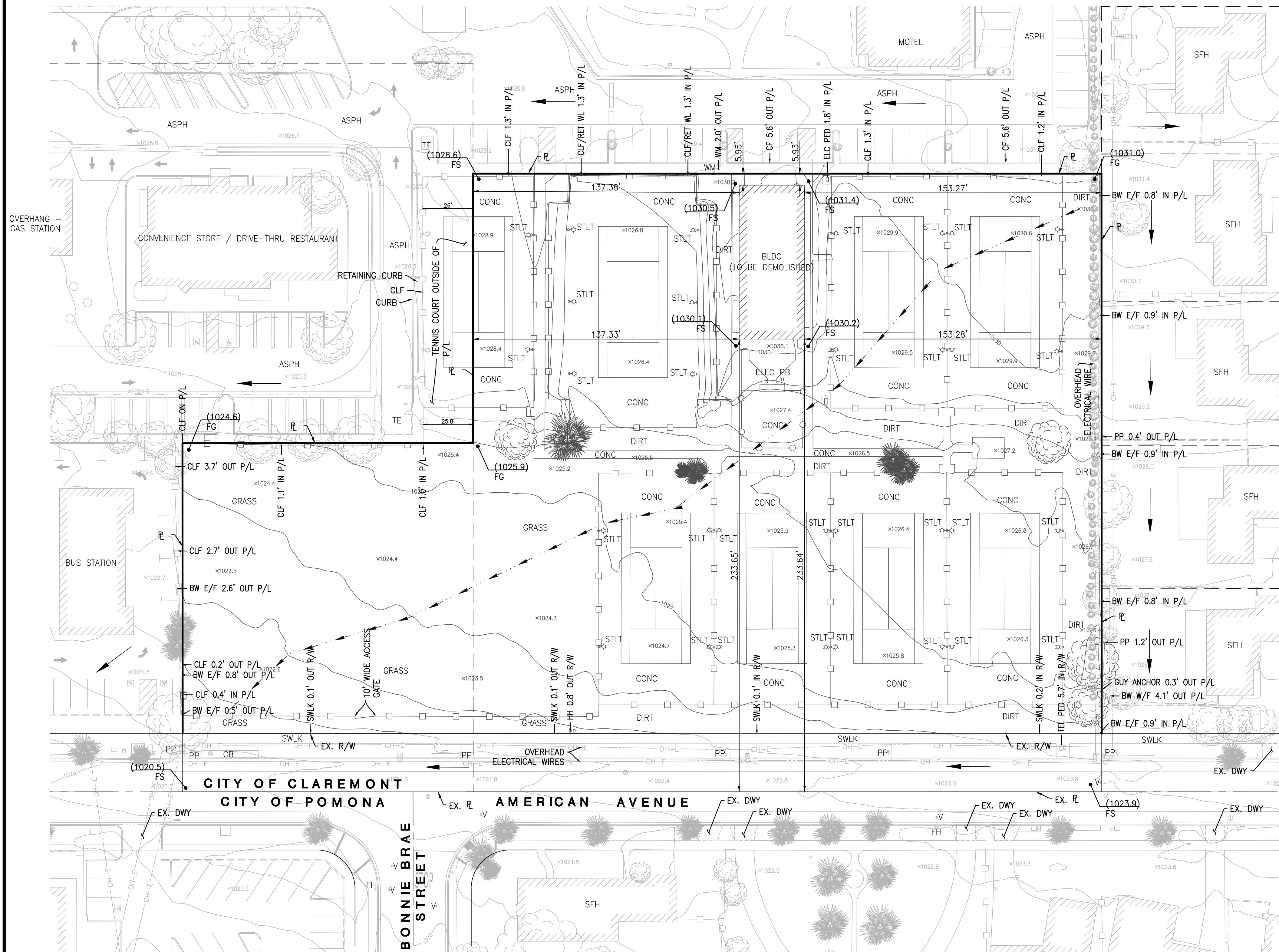
CITY OF CLAREMONT
PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 84564
VESTING TENTATIVE TRACT MAP
840 SOUTH INDIAN HILL BOULEVARD,
CLAREMONT, CA 91711

PROJECT NO.
CVEN-163

SHEET
OF
1
5

PLANS SET: 10/20/2024 BY: DAN SULLO



LEGEND:

- AP ANGLE POINT
- ASPH ASPHALT PAVEMENT
- BC BUILDING CORNER
- BEG BEGIN
- BO BLOW-OFF VALVE
- BLDG BUILDING
- BW BLOCK WALL
- CB CATCH BASIN
- CF CURB FACE
- CLF CHAIN LINK FENCE
- CMF CORRUGATED METAL FENCE
- CO CLEANOUT
- CONC CONCRETE PAVEMENT
- C&G CURB AND GUTTER
- DCDA DOUBLE CHECK DETECTOR ASSEMBLY
- DI DRAIN INLET
- DW DOMESTIC WATER
- DWY DRIVEWAY
- ELEC ELECTRIC
- ESMT EASEMENT
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GM GAS METER
- HL HOUSE LATERAL
- HP HIGH POINT
- Hr HEIGHT RETAINING
- INV INVERT
- LP LOW POINT
- LS LANDSCAPING
- MH MANHOLE
- OH-E OVERHEAD ELECTRICAL LINE
- PB PULLBOX
- PED PEDASTAL
- PIV POST INDICATOR VALVE
- PKWY PARKWAY
- P/L PROPERTY LINE
- PP POWER POLE
- RET RETAINING
- ROW RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- SD STORM DRAIN
- SFH SINGLE-FAMILY HOME
- SS SANITARY SEWER
- STLT STREET LIGHT
- TC TOP OF CURB
- TE TRASH ENCLOSURE
- TEMP TEMPORARY
- TF TRANSFORMER
- UGCV UNDERGROUND CHECK VALVE
- UNK UNKNOWN
- WF WOOD FENCE
- WL WALL
- WM WATER METER
- V VALVE

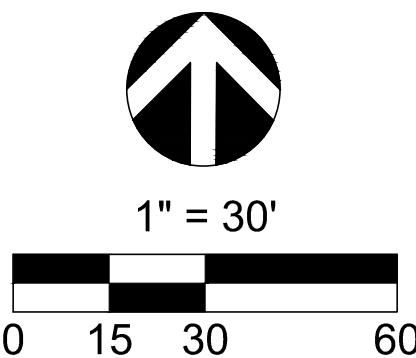
SYMBOLS:

- BO BLOW-OFF VALVE
- DI DRAIN INLET
- FH FIRE HYDRANT
- FS FINISHED GRADE
- STANDARD LIGHT
- SM SANITARY SEWER MANHOLE
- SP SIGN POST
- GM GAS METER
- WM WATER METER
- V VALVE
- UTILITY/POWER POLE
- BLOCK/RETAINING SCREEN WALL
- BLOCK/RETAINING LOW WALL
- PLANTER/DECORATIVE WALL
- OVERHEAD WIRE
- EDGE OF ASPHALT PAVEMENT
- WOOD/WROUGHT IRON FENCE
- CHAIN LINK FENCE
- DIRECTION OF FLOW
- MINOR CONTOUR (1' INTERVAL)
- MAJOR CONTOUR (5' INTERVAL)
- SPOT ELEVATION
- SURFACE FLOW DIRECTION
- ADA UNIT
- BUILDING NUMBER
- BUILDING TYPE
- UNIT NUMBER
- UNIT TYPE (R=REVERSED)

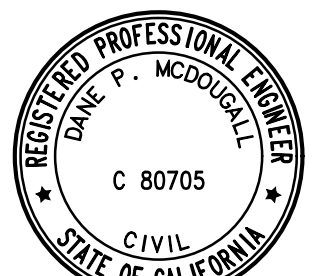
IN P/L INSIDE OF PROPERTY LINE
OUT P/L OUTSIDE OF PROPERTY LINE
IN ROW INSIDE OF ROW (OFF SITE)
OUT ROW OUTSIDE OF ROW (ON SITE)

N/F NORTH FACE
S/F SOUTH FACE
E/F EAST FACE
W/F WEST FACE

BUILDING OVERHANG NOTE:
ALL BUILDING LINES SHOWN HEREON ARE REFLECTIVE OF THE BUILDING ROOF LINES AND OVERHANGS AS OBSERVED FROM AERIAL PHOTOGRAMMETRY AND MAY NOT REPRESENT A BUILDING LOCATION AT GROUND LEVEL.



PREPARED BY:



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PREPARED FOR:



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3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 90660
(949) 258-7555

CITY OF CLAREMONT
PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 84564

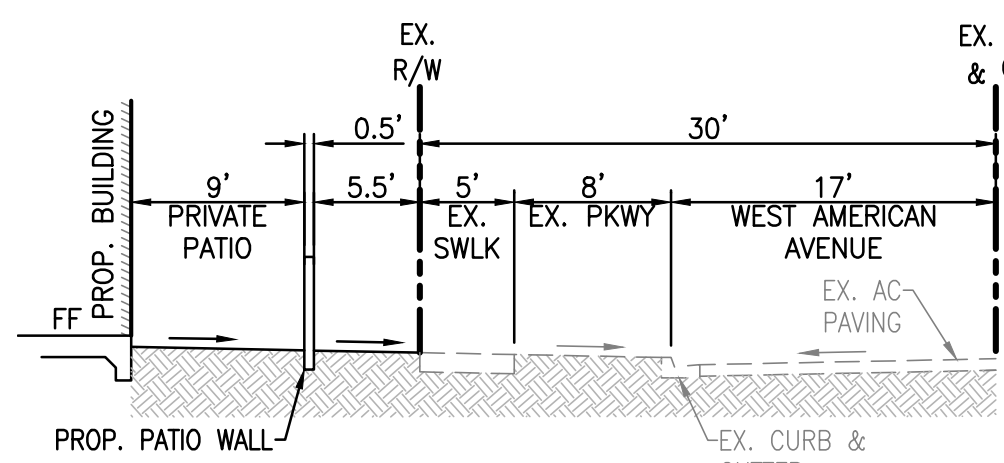
EXISTING SITE PLAN

840 SOUTH INDIAN HILL BOULEVARD,
CLAREMONT, CA 91711

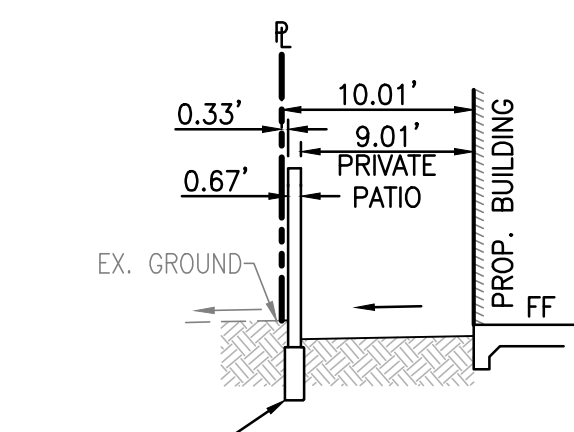
PROJECT NO.
CVEN-163

SHEET
OF
2
5

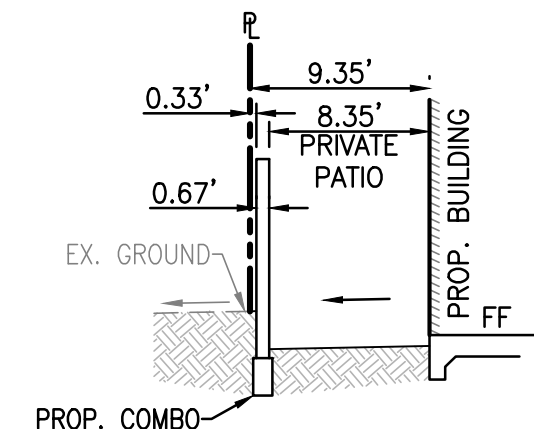
PLAN SET: 15/25/2024
DATE: 15/25/2024
BY: DAW 34200



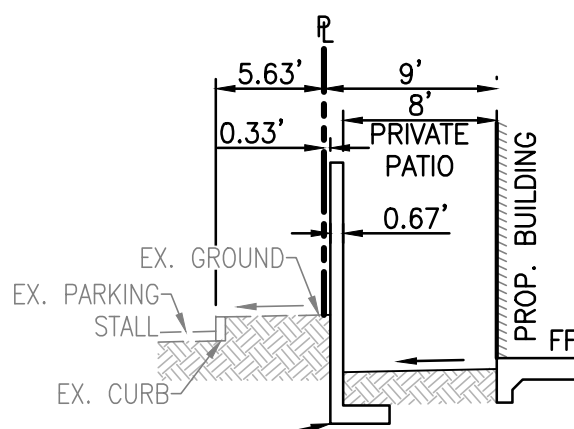
SECTION A-A
WEST AMERICAN AVENUE
SOUTHERN PROPERTY LINE
NOT TO SCALE



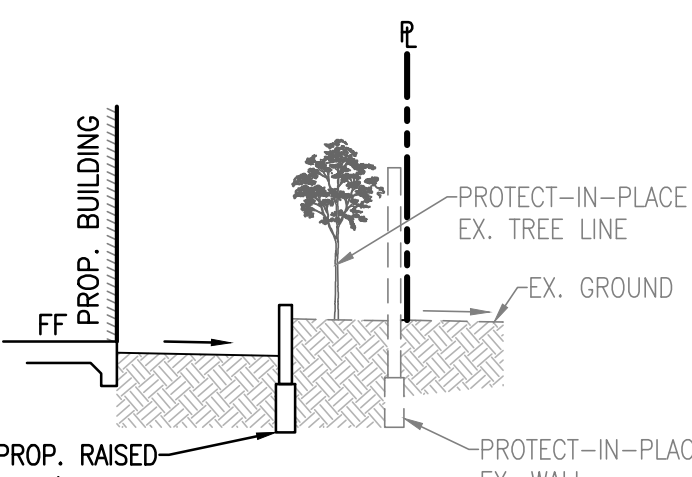
SECTION B-B
WESTERN PROPERTY LINE
NOT TO SCALE



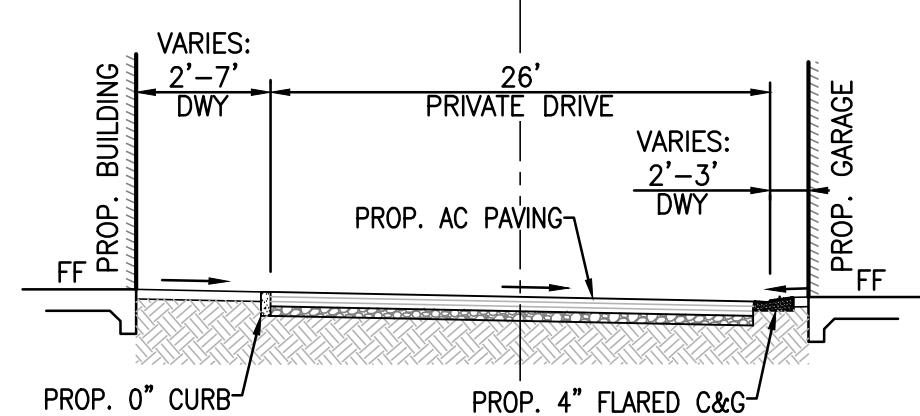
SECTION C-C
WESTERN PROPERTY LINE
NOT TO SCALE



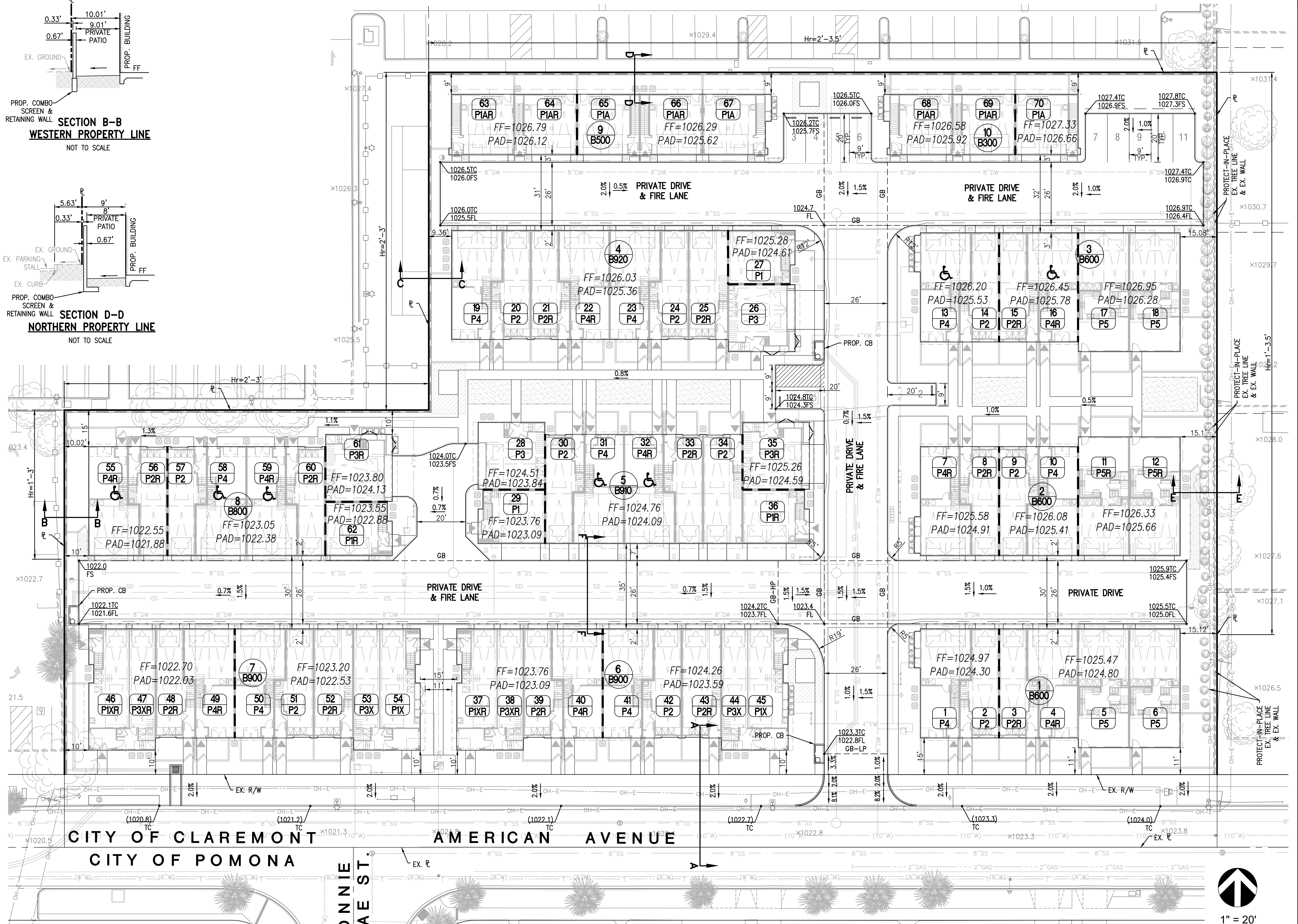
SECTION D-D
NORTHERN PROPERTY LINE
NOT TO SCALE



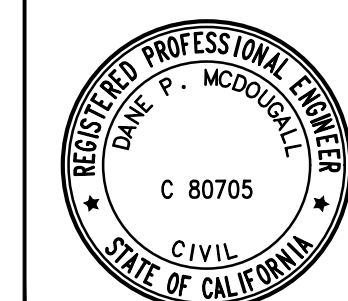
SECTION E-E
EASTERN PROPERTY LINE
NOT TO SCALE



SECTION F-F
PRIVATE DRIVE
NOT TO SCALE



PREPARED BY:



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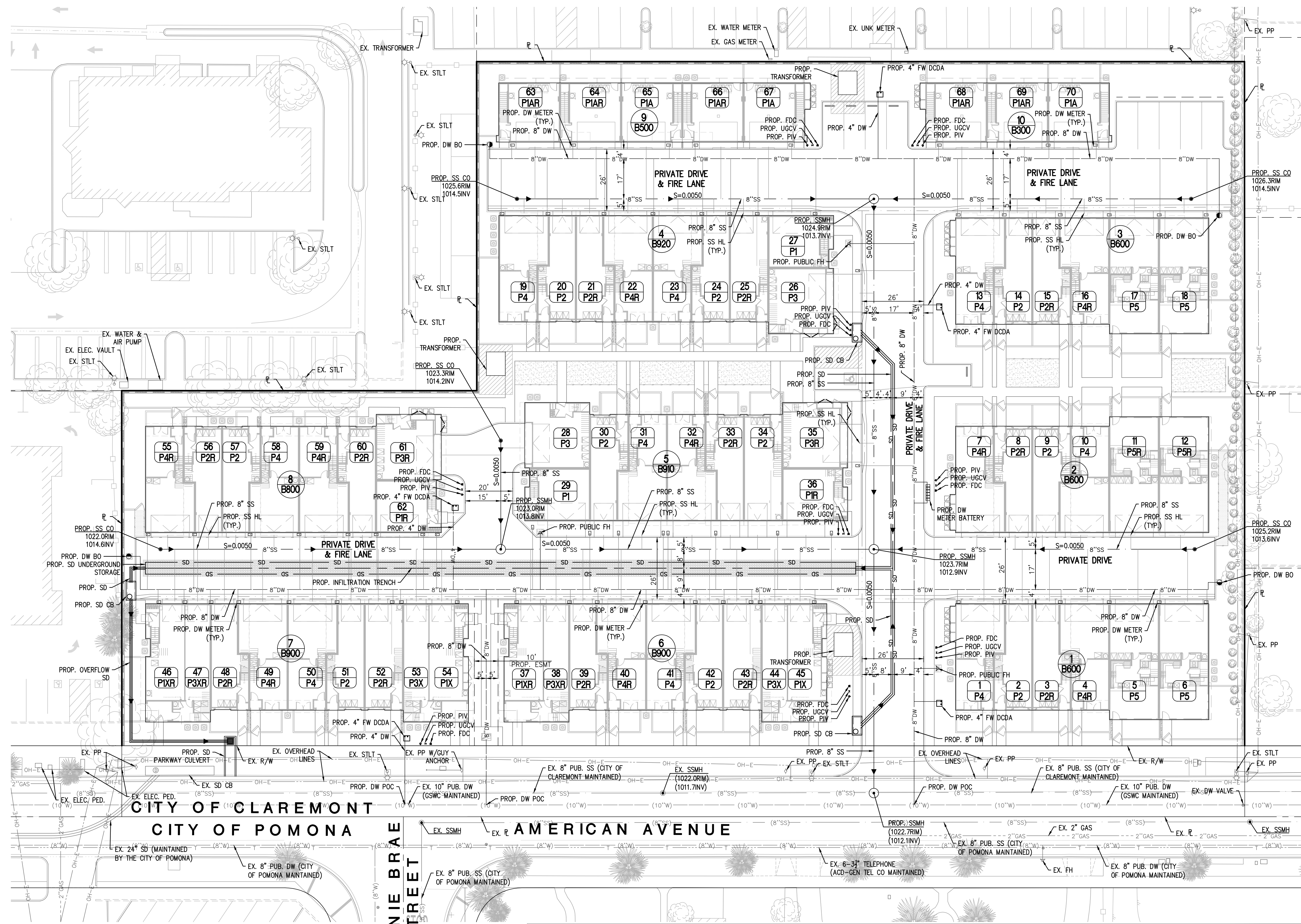
CITY OF CLAREMONT
PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 84564
PRELIMINARY GRADING PLAN
840 SOUTH INDIAN HILL BOULEVARD,
CLAREMONT, CA 91711

PROJECT NO.
CVEN-163

SHEET
3
OF
5

DATE: 05/20/2024 BY: DAW 34420



PREPARED BY:

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CITY VENTURES

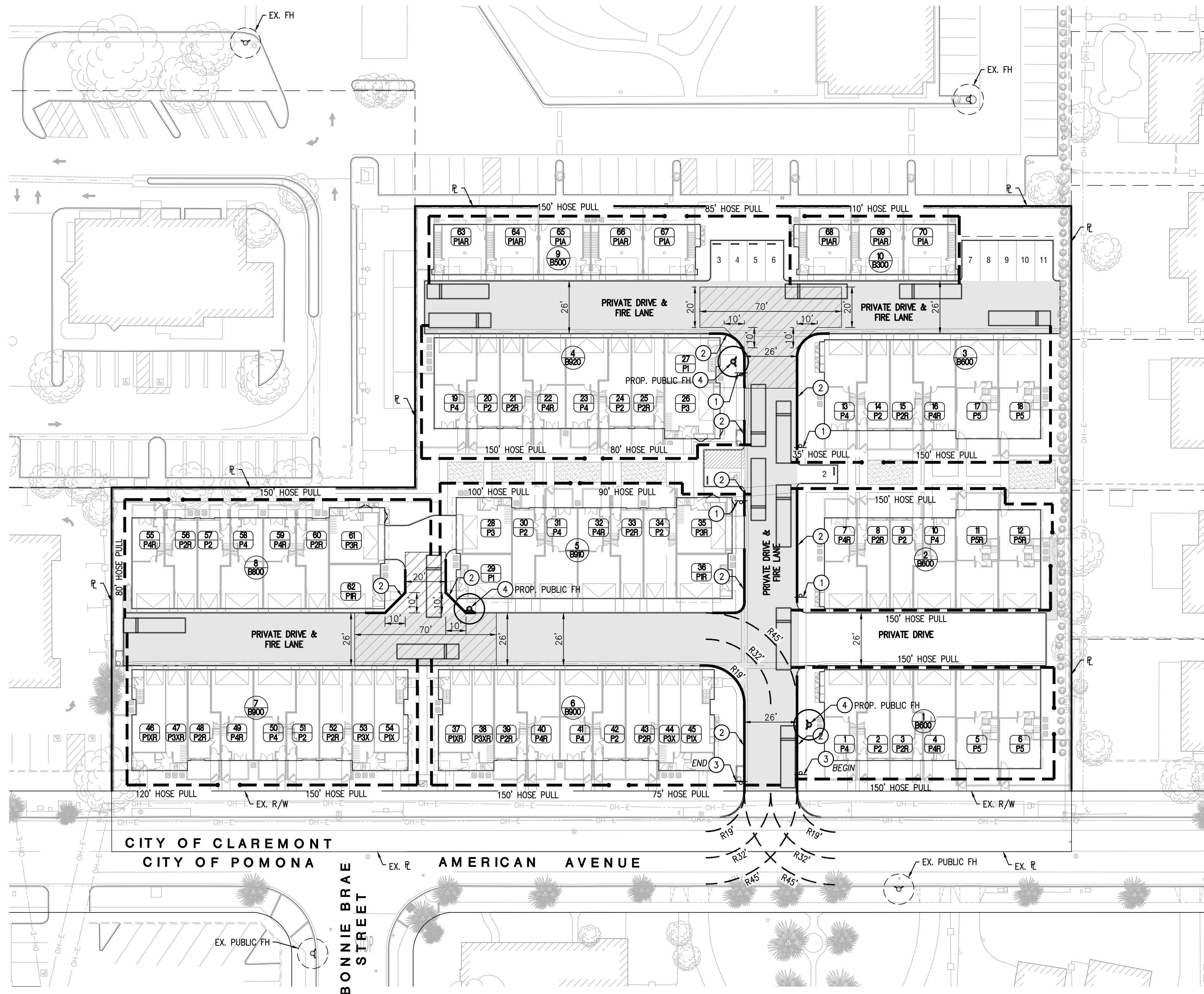
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CITY OF CLAREMONT
PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 84564
PRELIMINARY UTILITY PLAN
840 SOUTH INDIAN HILL BOULEVARD,
CLAREMONT, CA 91711

PROJECT NO.
CVEN-163

SHEET
4
OF
5



- LEGEND**
- EXISTING STREET LIGHT
 - PROPOSED FIRE TRUCK ACCESS
 - PROPOSED SIGN
 - EXISTING FIRE HYDRANT
 - PROPOSED PUBLIC FIRE HYDRANT
 - FIRE TRUCK
 - HOSE PULL
 - PROPERTY LINE
 - RED CURB STRIPING

- ABRIEVIATIONS**
- FH FIRE HYDRANT
 - PR. PROPOSED
 - EX EXISTING
 - PL PROPERTY LINE
 - R/W RIGHT OF WAY
 - TYP. TYPICAL
 - BLDG BUILDING

- SITE INFORMATION**
- LARGEST BLDG SQ. FOOTAGE (9-PLEX BLDG) = 13,582 NET SQ. FT. (BLDG 5);
 - 19,004 GROSS SQ. FT. *INCLUDES GARAGES, COVERED PORCHES, & DECKS (BLDG 4)
 - CONSTRUCTION TYPE: V-B
 - FIRE SPRINKLER SYSTEM TYPE: FULL NFPA 13

PROJECT GENERAL NOTES:

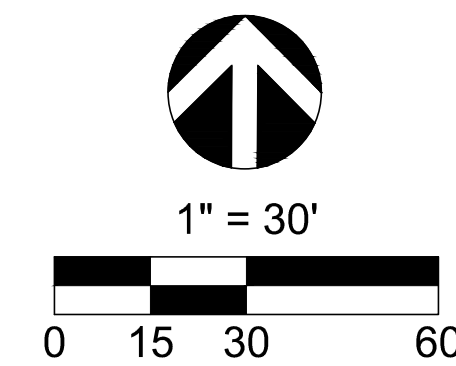
- ALL FIRE ACCESS LANES MEET LACOFD MINIMUM REQUIREMENTS 19' & 45' RADI.
- THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
- THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2022 EDITION.
- ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACOFD GUIDELINE FOR FIRE APPARATUS ROADS.
- THE BUILDING HEIGHTS ARE APPROXIMATELY 34'-7" MAX.
- ALL BUILDINGS ON THE SITE WILL BE SPRINKLERED PER FULL NFPA 13.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH AND A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
- THE REQUIRED FIRE FLOW FOR THE FIRE HYDRANTS AT THIS LOCATION IS GALLONS PER MINUTE, AT PSI RESIDUAL PRESSURE, FOR A DURATION OF HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
- ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
- ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
- THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

FIRE ACCESS PLAN NOTES:

- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER THROUGHOUT CONSTRUCTION TO ALL FIRE HYDRANTS. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO CONSTRUCTION.
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR.
- WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6. (NO ENTRY GATE PROPOSED ON THIS PROJECT.)
- ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1.
- PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.3.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
- FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.

CONSTRUCTION NOTES:

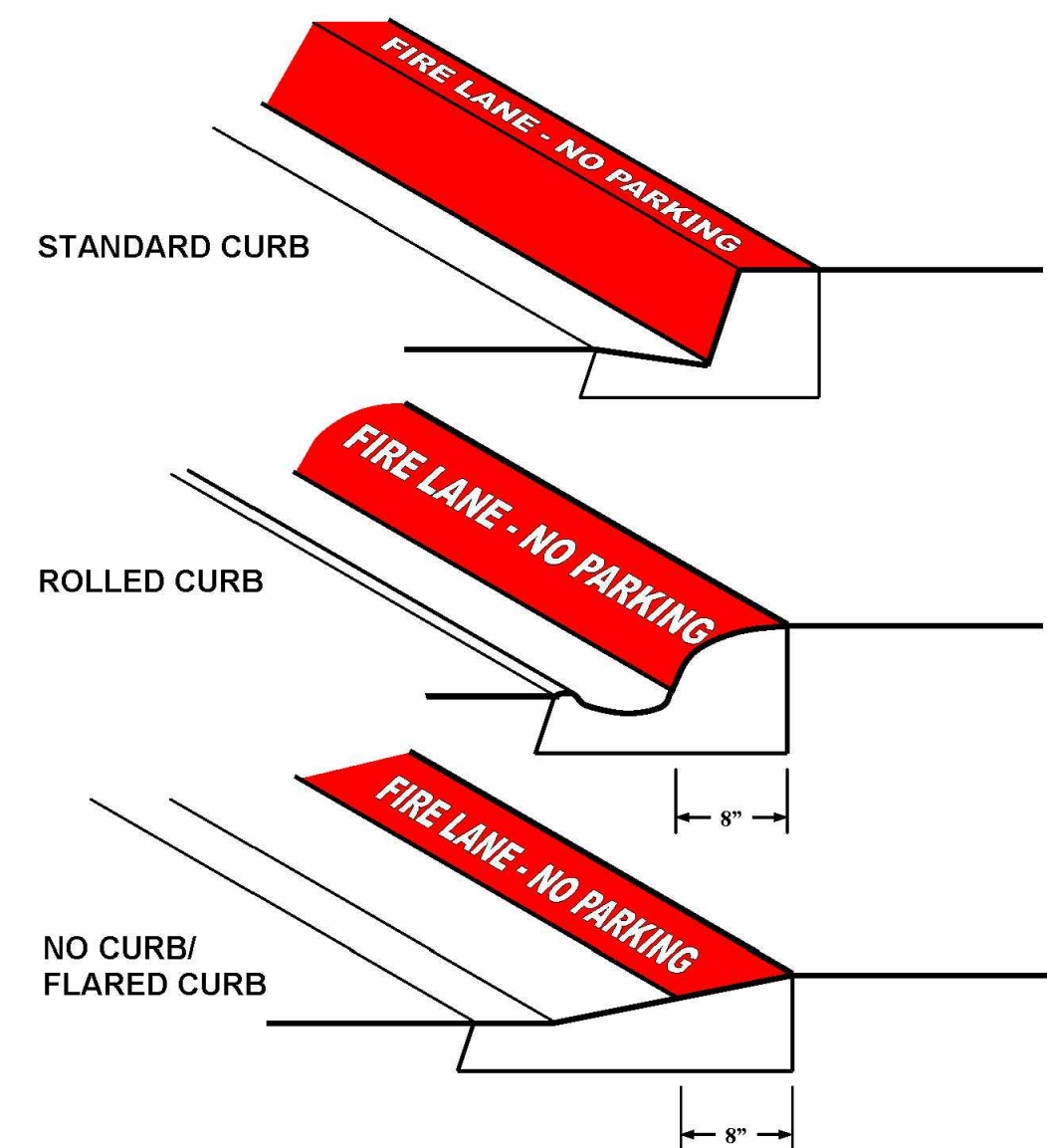
- INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
- FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL 2 HEREON.
- INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
- PROPOSED PUBLIC FIRE HYDRANT LOCATION



FIRE LANE TURNING RADIUS TYPICAL DETAIL
NOT TO SCALE

ATTACHMENT 9

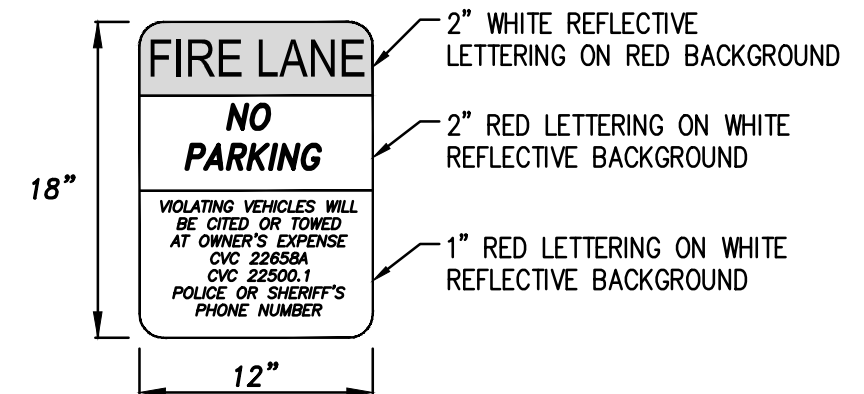
Fire Lane Identification - Red Curbs



- Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
- Curbs shall be painted OSHA safety red.
- "FIRE LANE - NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

- CURBS SHALL BE PAINTED RED
- "FIRE LANE - NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

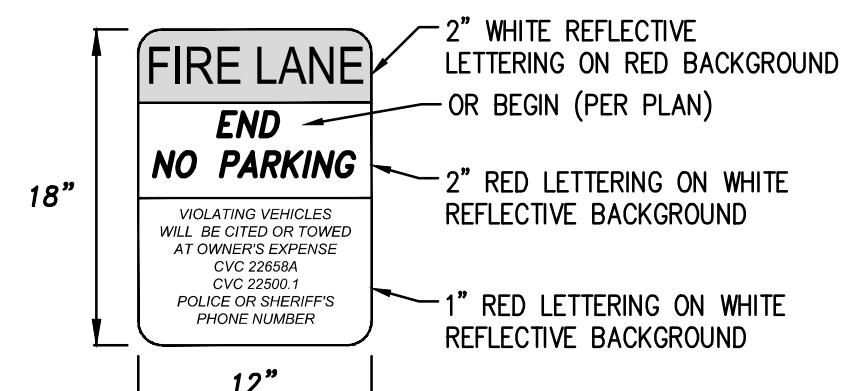
2 RED CURB PAVEMENT MARKING
NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

1 NO PARKING SIGN
NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

3 BEGIN & END NO PARKING SIGN OR BEGIN (PER PLAN)
NOT TO SCALE

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CITY OF CLAREMONT
PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 84564
PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
840 SOUTH INDIAN HILL BOULEVARD,
CLAREMONT, CA 91711

PROJECT NO.
CVEN-163

SHEET
OF
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