



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: 04.14.2025
1st Submittal Date: 8.30.2023
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4th Submittal Date: 06.27.2024
4th Submittal Rev1 Date: 03.03.2025
4th Submittal Rev2 Date: 04.16.2025

COVER SHEET

A0.00

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LOCATION PLAN

ELECTRICAL

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ES3 - LIGHTING FIXTURE CUTSHEETS

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:		
GROSS LOT AREA :			3.00 AC 130,462 SF			3-STORY			34'-7"		
NET LOT AREA			2.67 AC 116,305 SF			2-STORY			24'-0"		
NUMBER OF UNITS:			70 DU's			SETBACKS:			REQUIRED:		
MARKET RATE UNITS:			59 DU's			*FRONT (AMERICAN AVE) :			11'		
MODERATE INCOME UNITS:			7 DU's			STREET SIDE:			N/A		
LOW INCOME UNITS:			4 DU's			INTERIOR SIDE:			5'		
						REAR:			10'		
DENSITY			±35 DU/AC 23.4 DU/AC (GROSS)			*3 STORY SET BACK ON RESIDENTIAL FACING SIDE			36'		
LOT COVERAGE:			40%								

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	B800 - 6-PLEX	8,790 SF	12,690 SF
BLDG 2	B800 - 6-PLEX	8,790 SF	12,690 SF
BLDG 3	B800 - 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	9,252	132 SF/UNIT
PRIVATE PATIO	7,743	111 SF/UNIT
*PRIVATE (DECKS + COVERED PORCH)	5,492 SF	78 SF/UNIT
TOTAL PROVIDED:	22,487 SF	321 SF/UNIT

PARKING SUMMARY

REQUIRED PARKING *PER STATE DENSITY BONUS

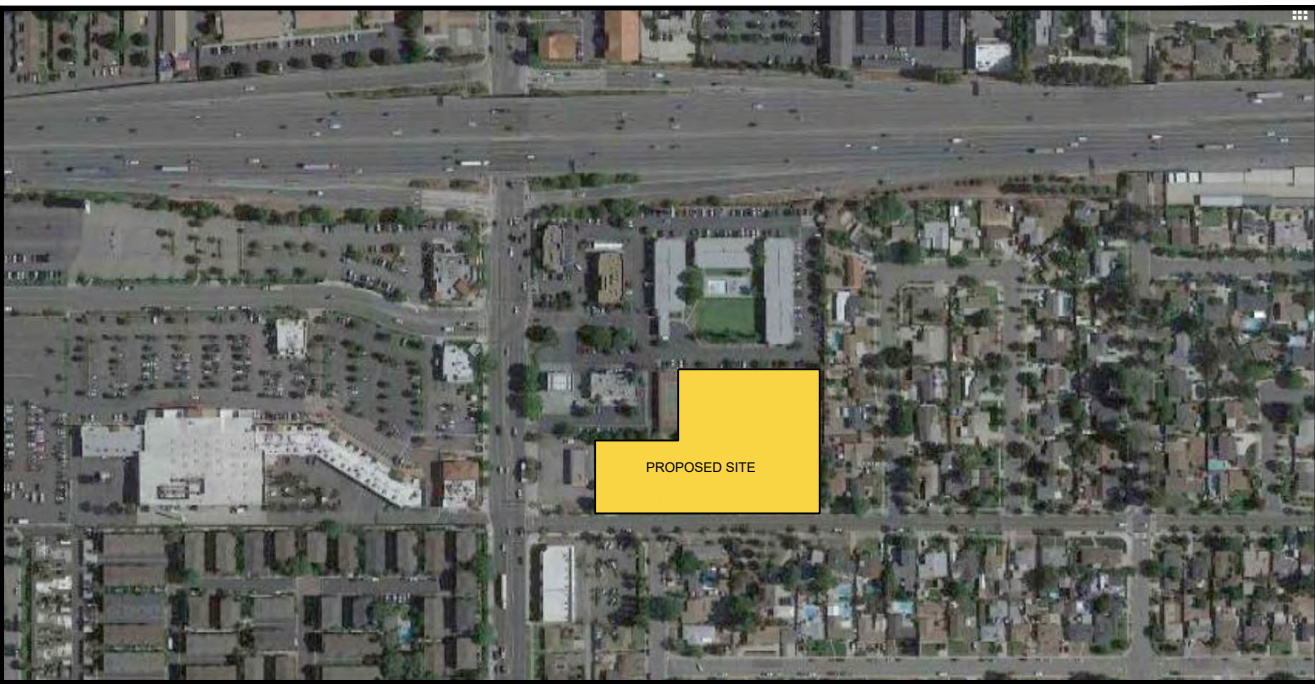
0 TO 1 BEDS	0 UNITS	x	1.25 SPACES /DU	=	0 SPACES
2 BEDS	16 UNITS	x	1.5 SPACES /DU	=	24 SPACES
3 BEDS	36 UNITS	x	1.5 SPACES /DU	=	54 SPACES
4 BEDS	18 UNITS	x	2.5 SPACES /DU	=	45 SPACES
TOTAL REQUIRED PARKING					123 SPACES

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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SHEET INDEX & PROJECT SUMMARY

A0.10



VIEW LOOKING TOWARDS THE EAST AT BUILDING 6 FROM AMERICAN AVE



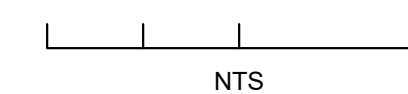
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STREET VIEW RENDERING

A1.10



VIEW LOOKING TOWARDS THE WEST FROM CENTRAL OPEN SPACE



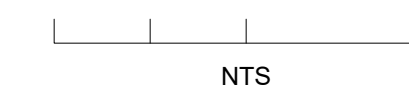
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OPEN SPACE RENDERING

A1.20



FRONT PERSPECTIVE



REAR PERSPECTIVE

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

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



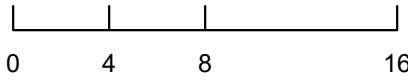
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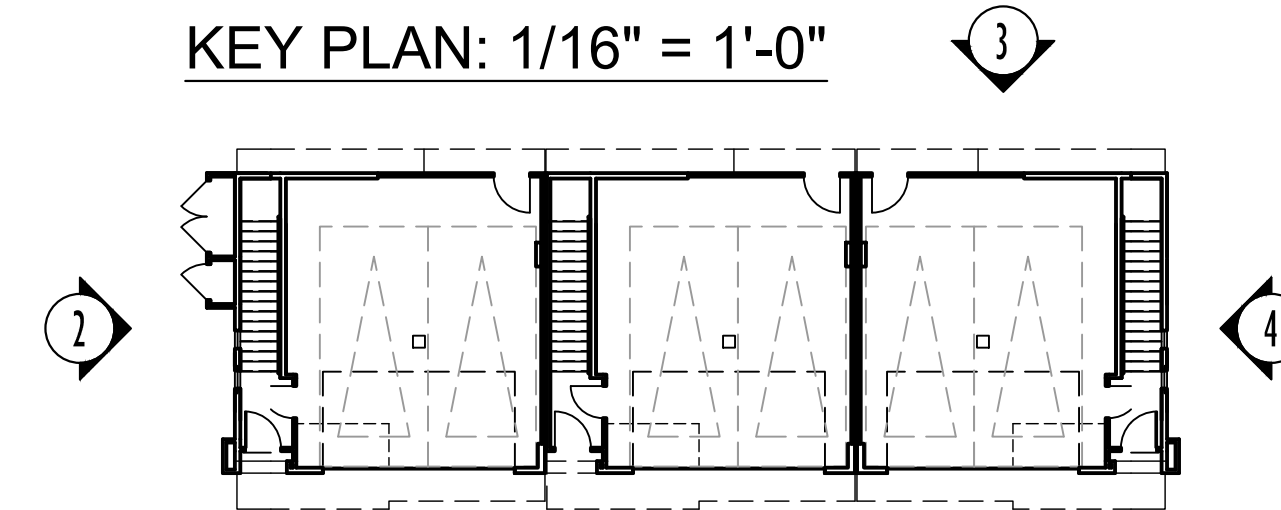
B300 - PERSPECTIVES

A2.00

MATERIAL LEGEND

- | | |
|---|--|
| 1. STUCCO, LIGHT SAND FINISH | 13. METAL SECTIONAL GARAGE DOOR |
| 2. CONCRETE "S" TILE ROOF | 14. DECORATIVE METAL GRILLE WORK |
| 3. STUCCO O/ FOAM HEADER TRIM SMOOTH FINISH | 15. PATIO LOW WALL PER LANDSCAPE SPECS |
| 4. COMPOSITE BEAM & CORBEL | 16. SILL TILE CAP |
| 5. WOOD KICKER | 17. STUCCO O/FOAM SCALLOPED SILL SMOOTH FINISH |
| 6. BAY VIEW WINDOW | 18. STUCCO O/FOAM CORBELS SMOOTH FINISH |
| 7. TRUSS TAILS | 19. UTILITY CLOSET |
| 8. WOOD CORBELS | 20. AC UNITS SCREENED PER LANDSCAPE DESIGN |
| 9. DECORATIVE METAL RAILING | |
| 10. ALMOND COLOR VINYL WINDOWS | |
| 11. FIBERGLASS ENTRY DOOR | |
| 12. DECORATIVE EXT. LIGHTING & ADDRESS SIGN | |

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



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



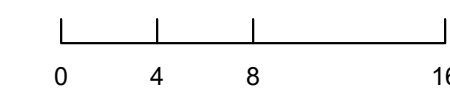
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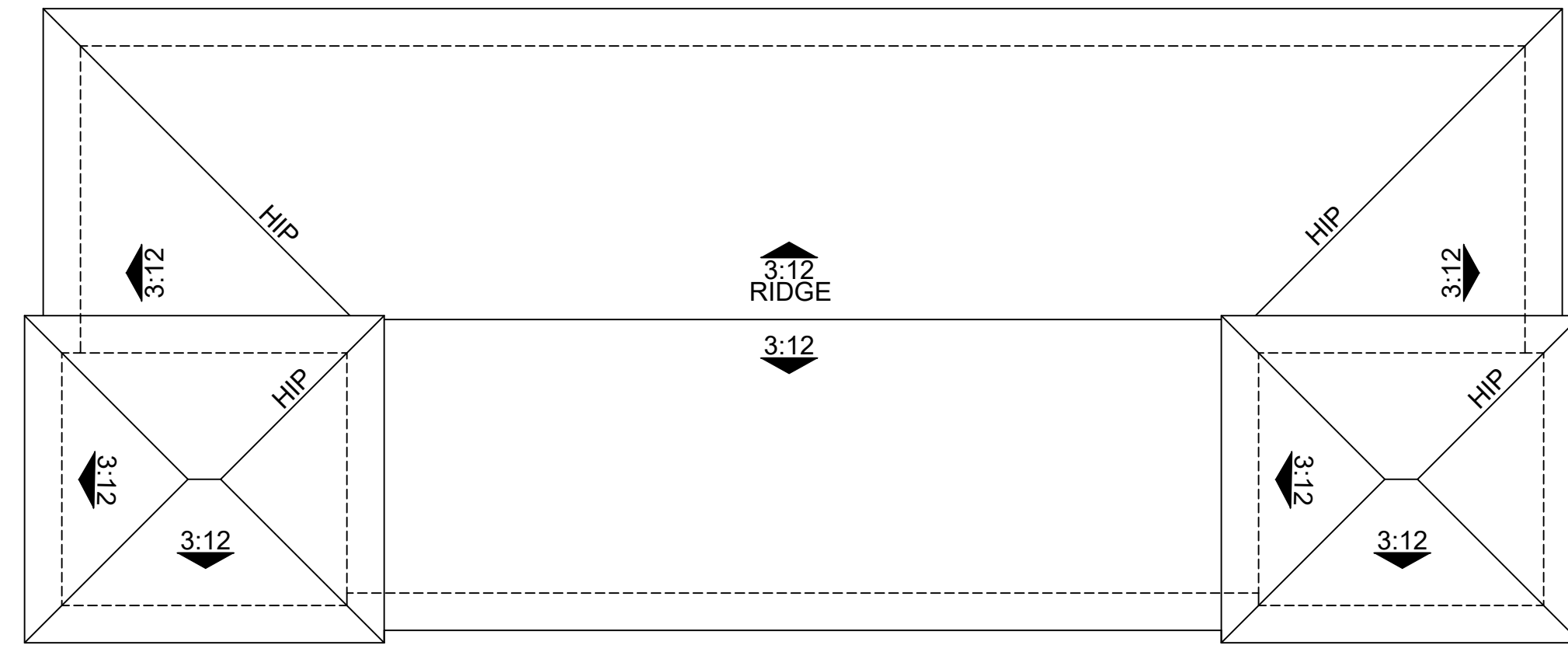
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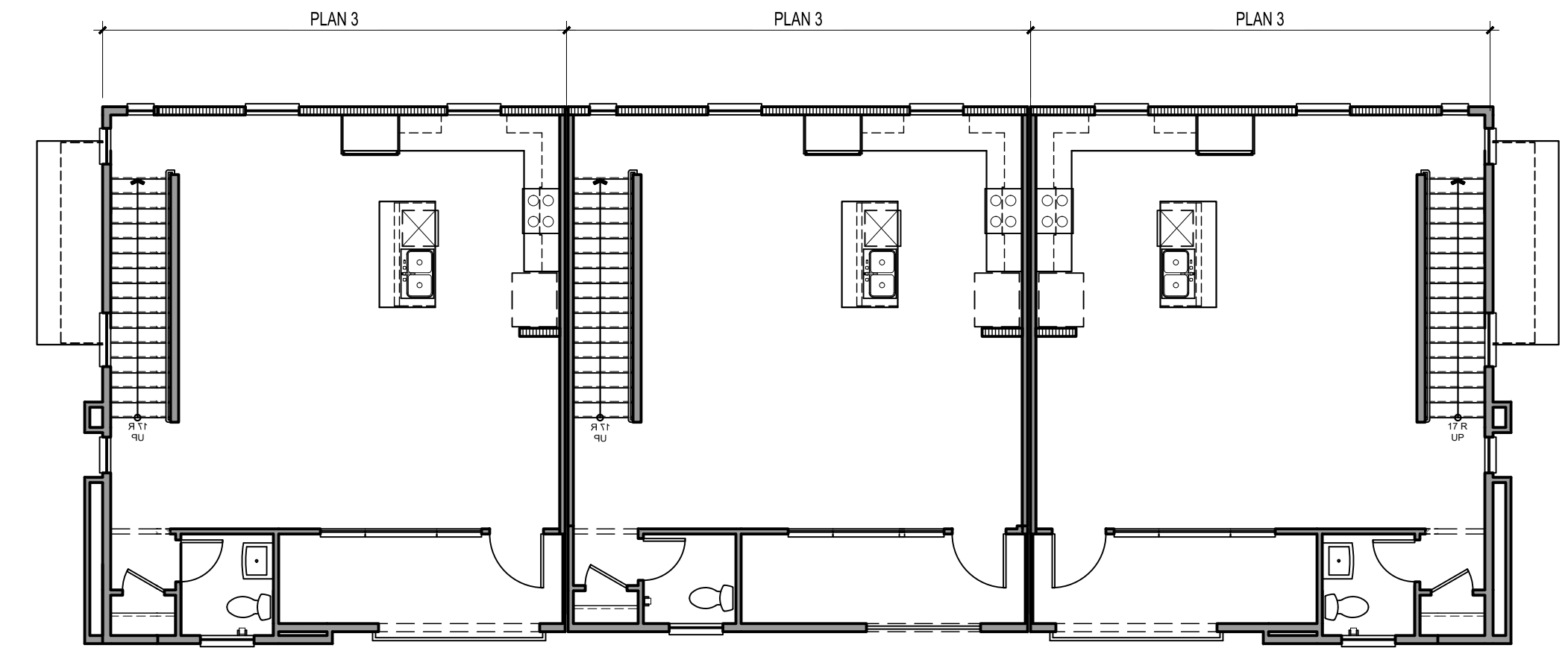


B300 - ELEVATIONS

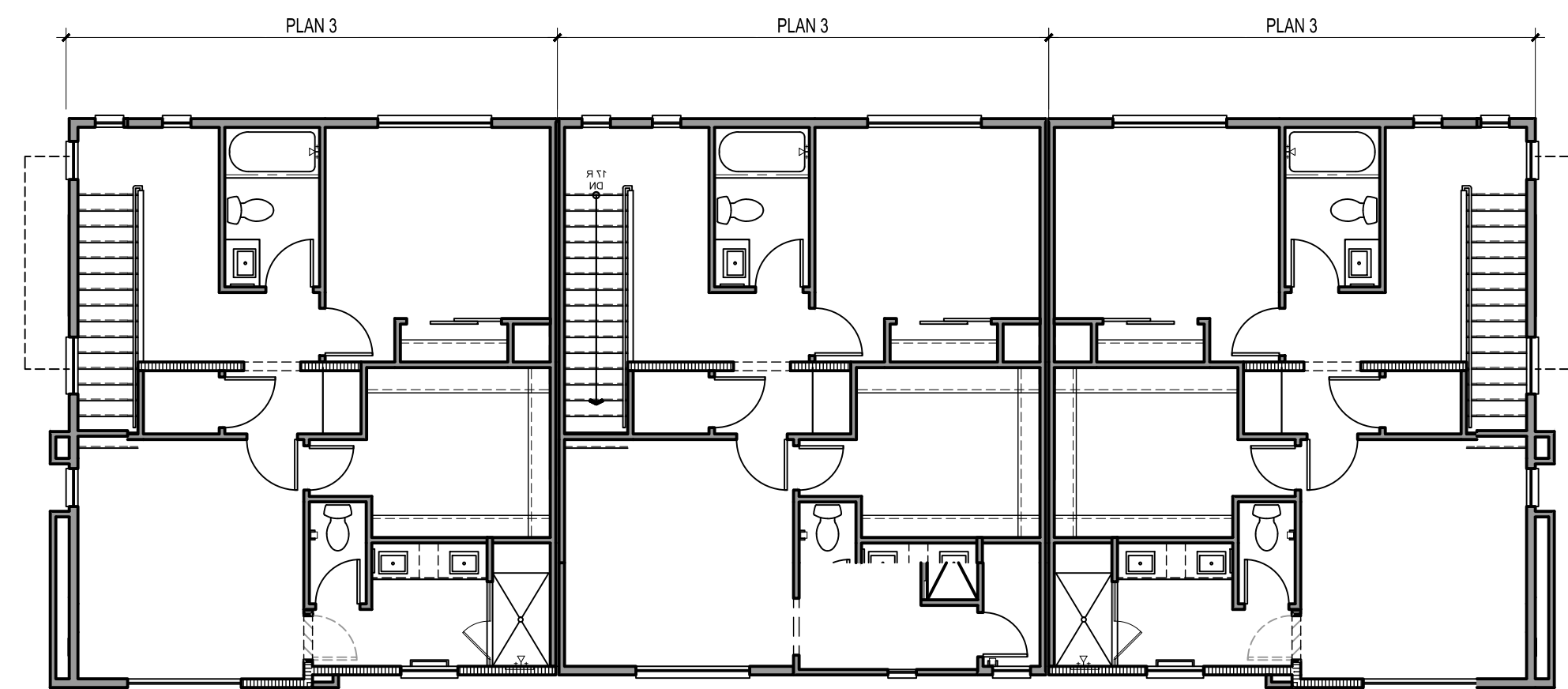
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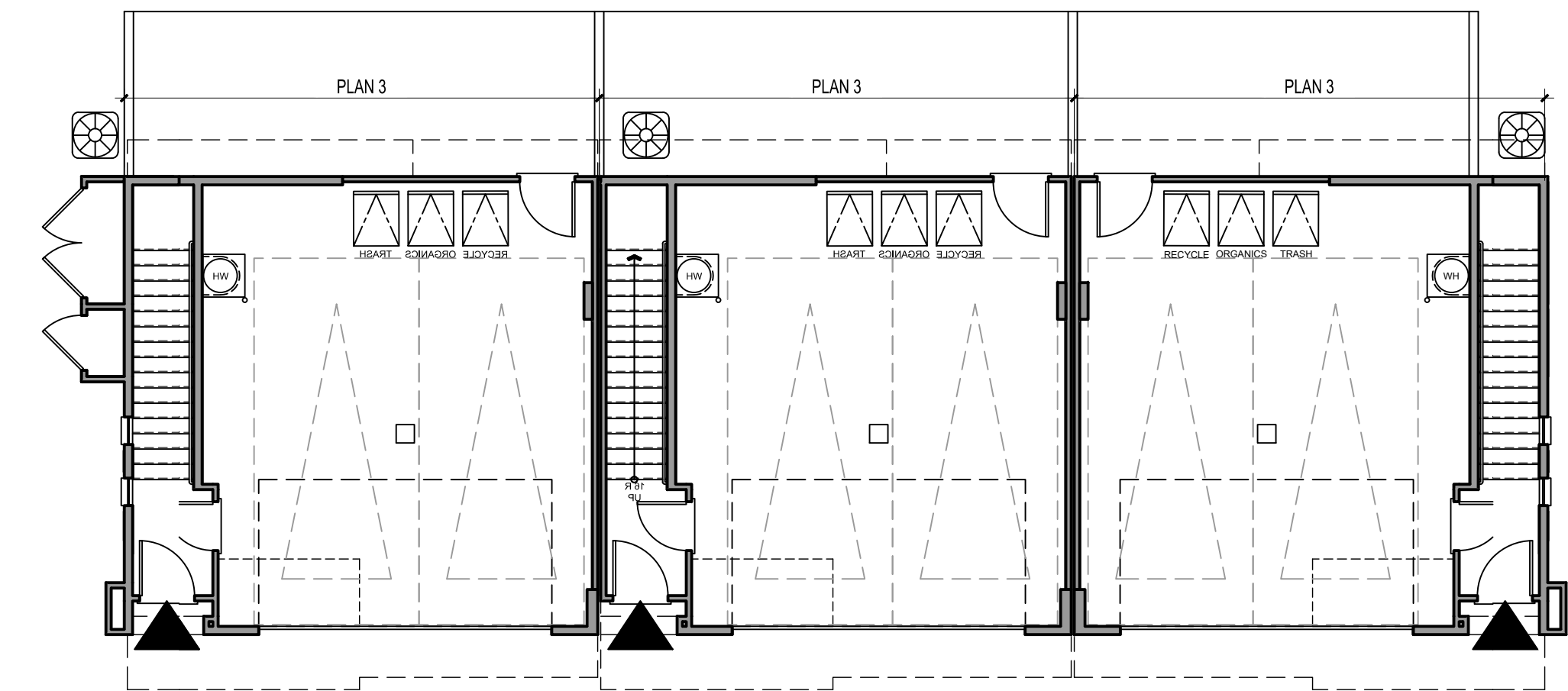
ROOF PLAN



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.



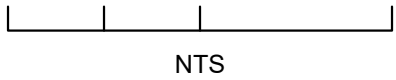
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B500 - PERSPECTIVES

A3.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM SMOOTH FINISH

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

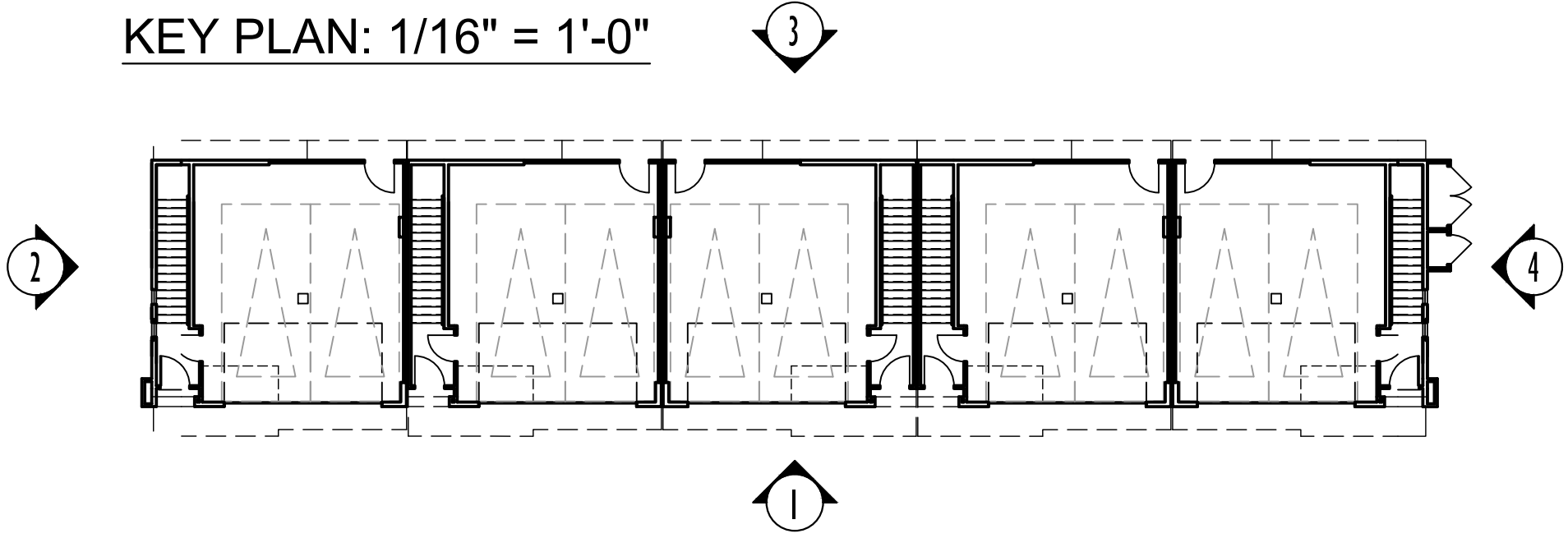
17. STUCCO O/FOAM SCALLOPED SILL SMOOTH FINISH

18. STUCCO O/FOAM CORBELS SMOOTH FINISH

19. UTILITY CLOSET

20. AC UNITS SCREENED PER LANDSCAPE DESIGN

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



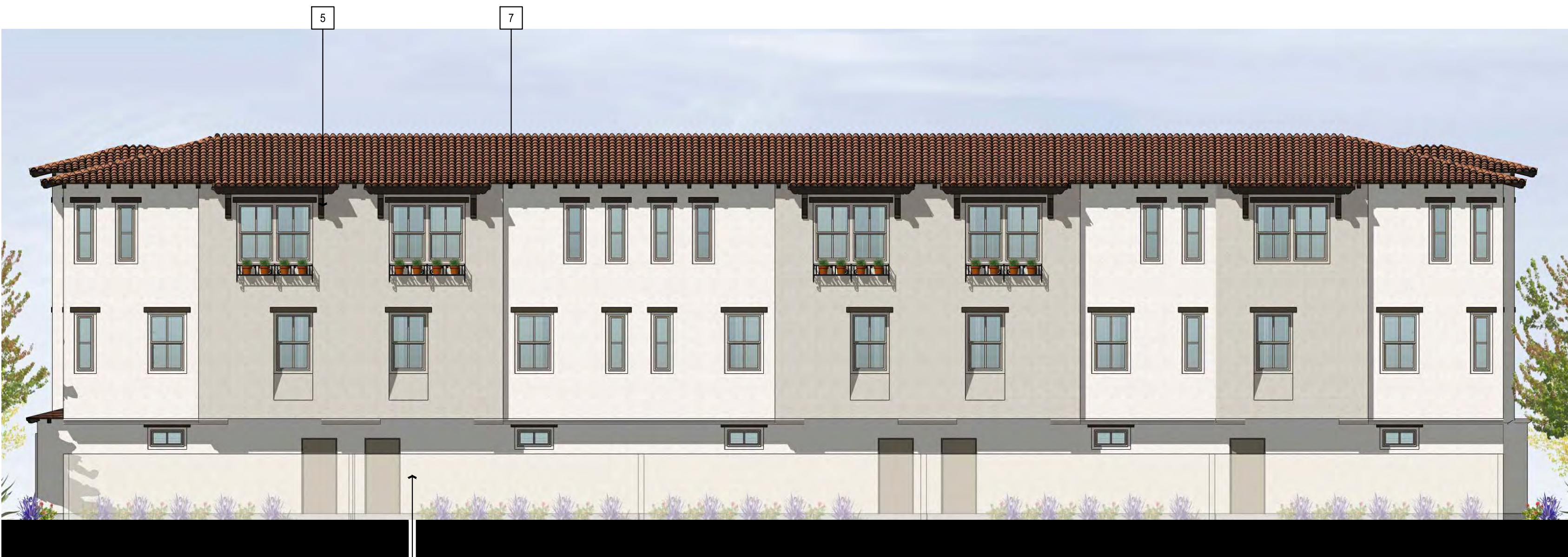
2 LEFT



1 FRONT



4 RIGHT



3 REAR

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

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



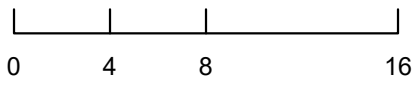
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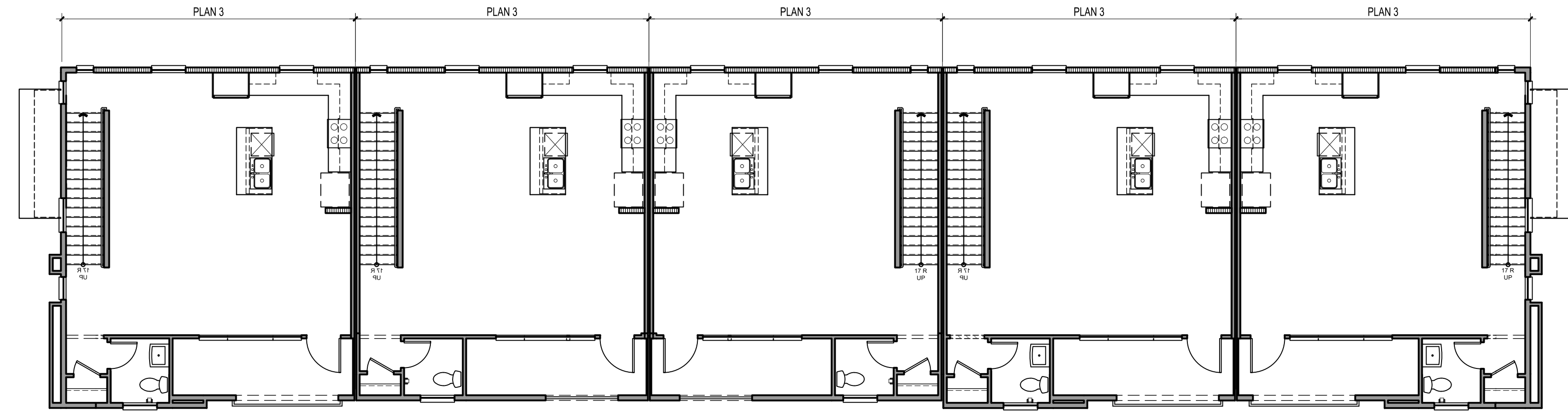
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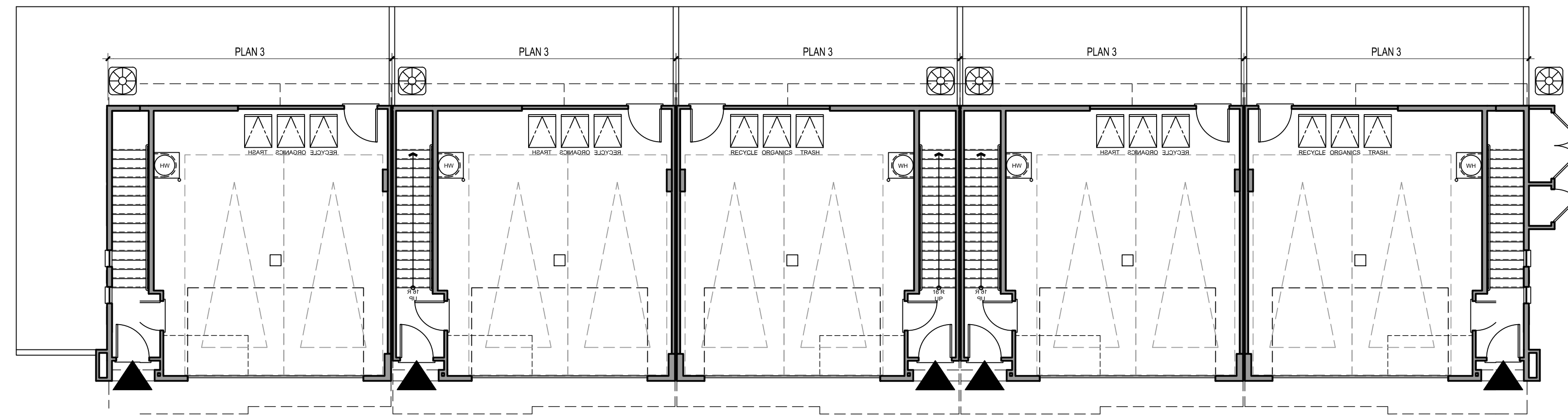


B500 - ELEVATIONS

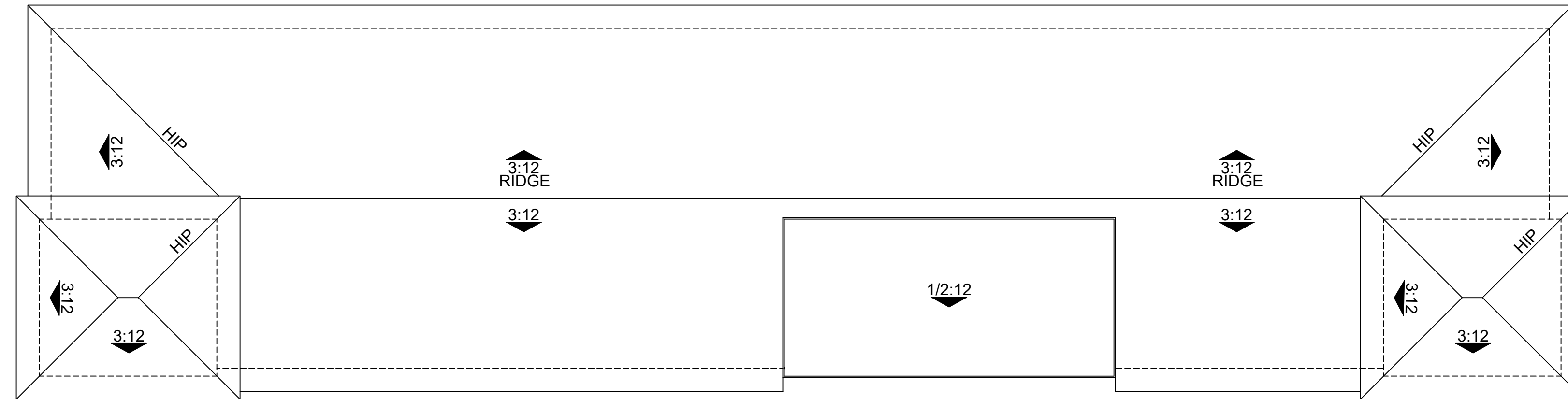
A3.10



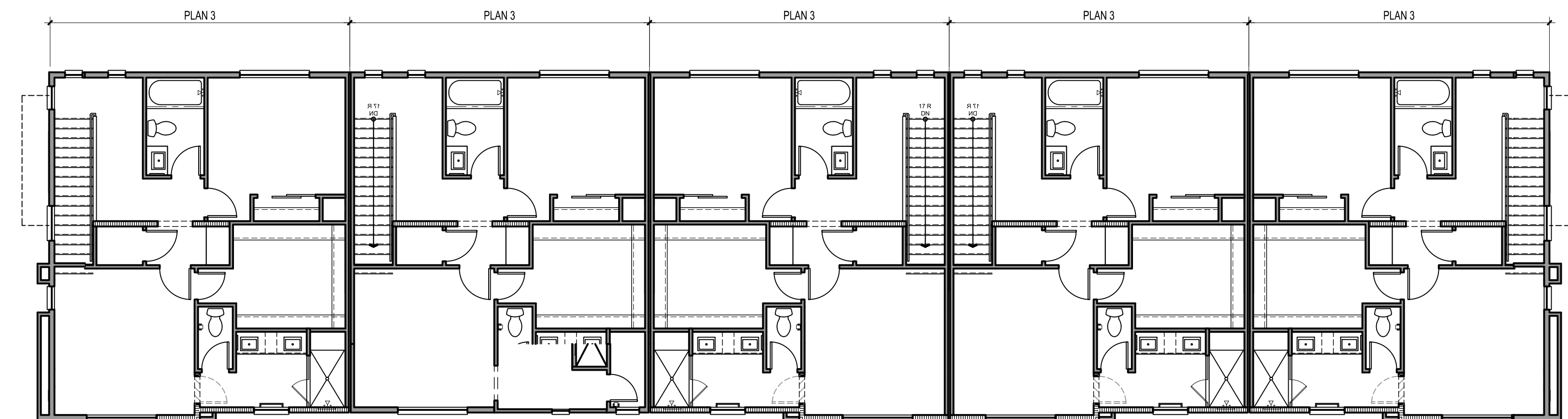
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR



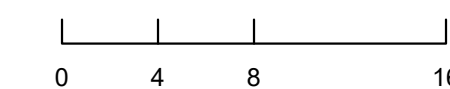
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B500 - BUILDING PLANS

A3.21



FRONT PERSPECTIVE



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

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



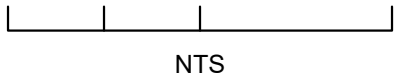
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B600 - PERSPECTIVES

A4.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM SMOOTH FINISH

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

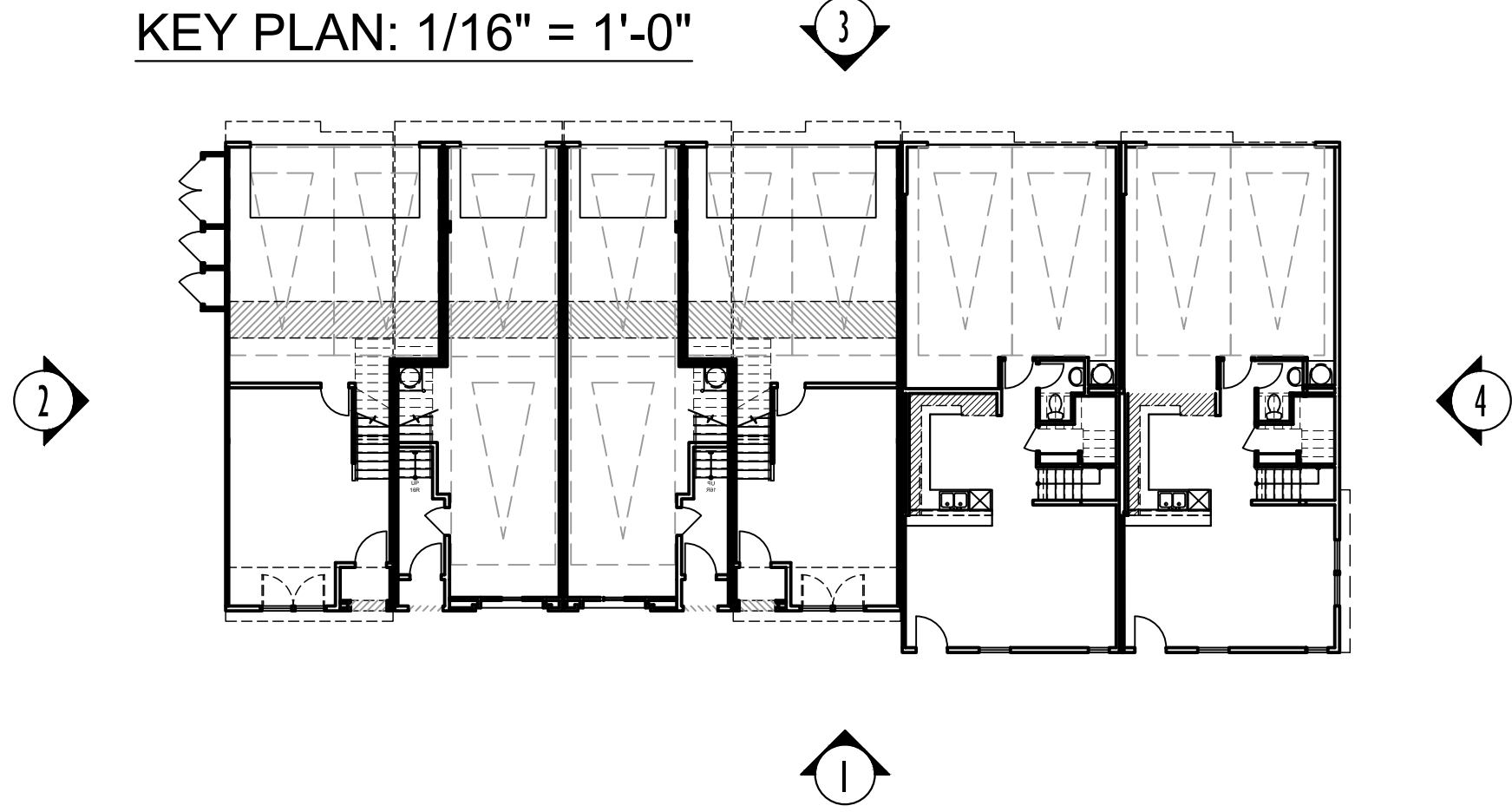
17. STUCCO O/FOAM SCALLOPED SILL SMOOTH FINISH

18. STUCCO O/FOAM CORBELS SMOOTH FINISH

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.



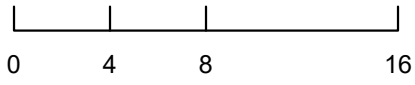
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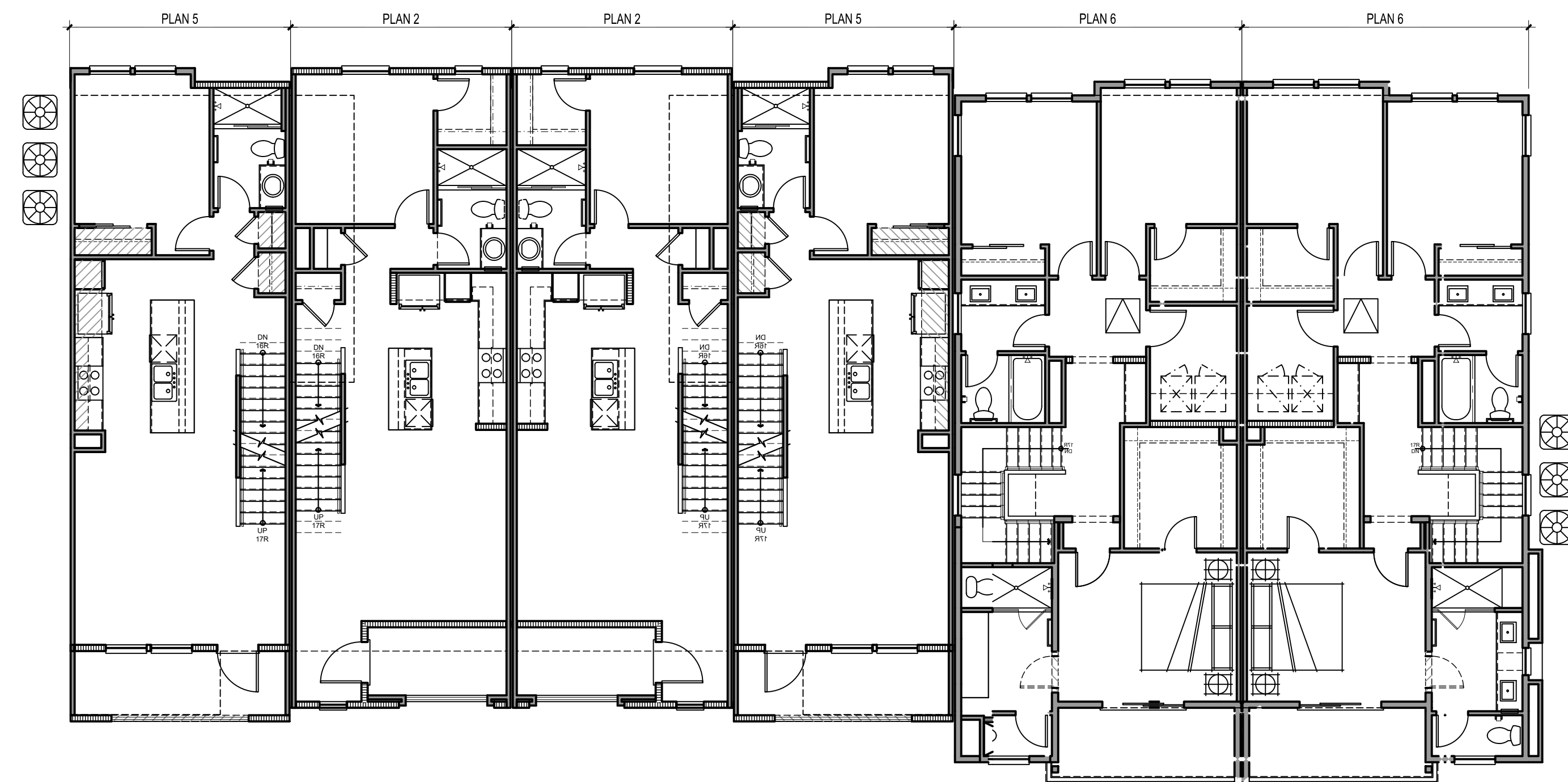
AMERICAN AVENUE
CLAREMONT, CA # 2023-0433

Plot Date: 04.14.2025
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4th Submittal Date: 06.27.2024
4th Submittal Rev1 Date: 03.03.2025
4th Submittal Rev2 Date: 04.16.2025

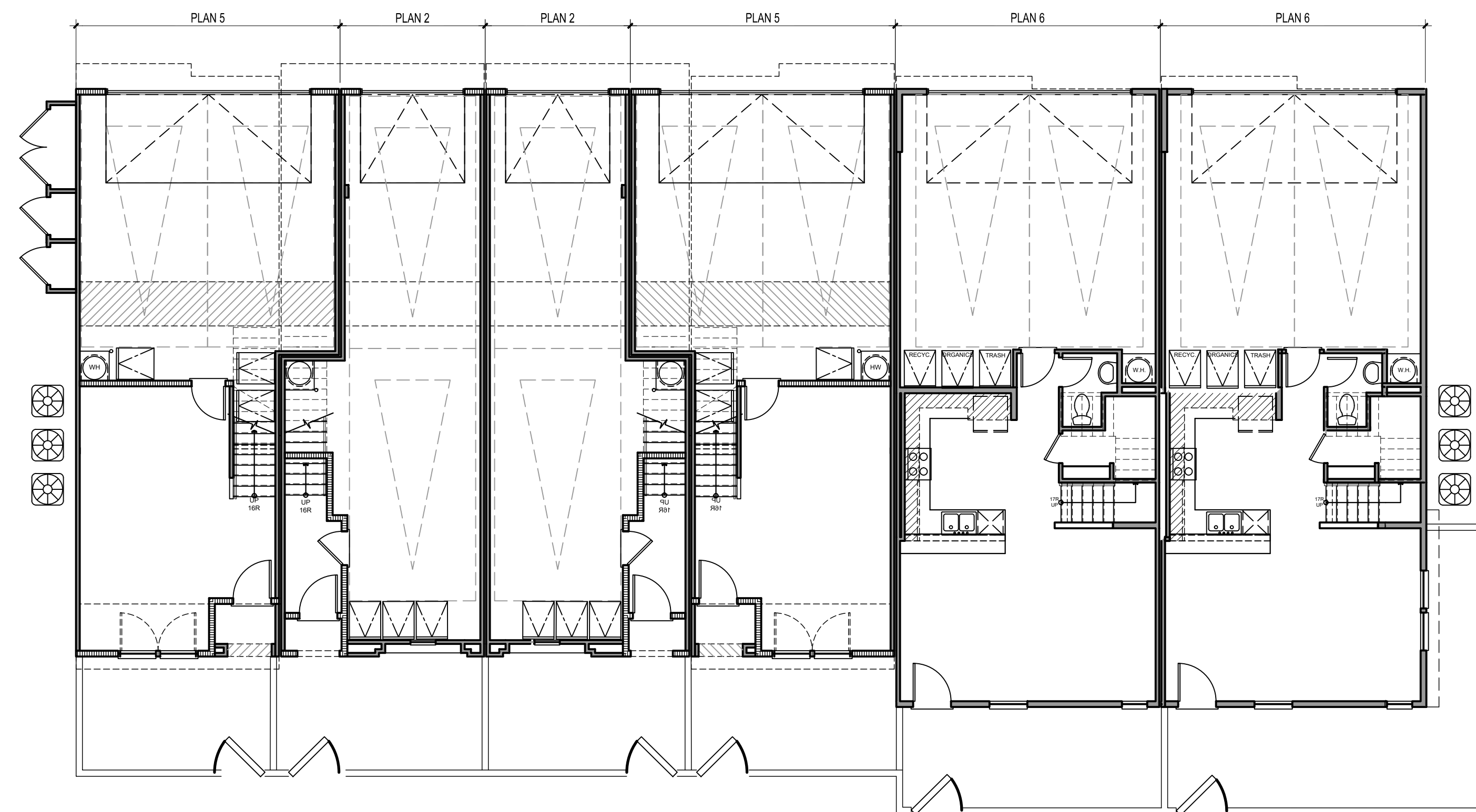


B600 - ELEVATIONS

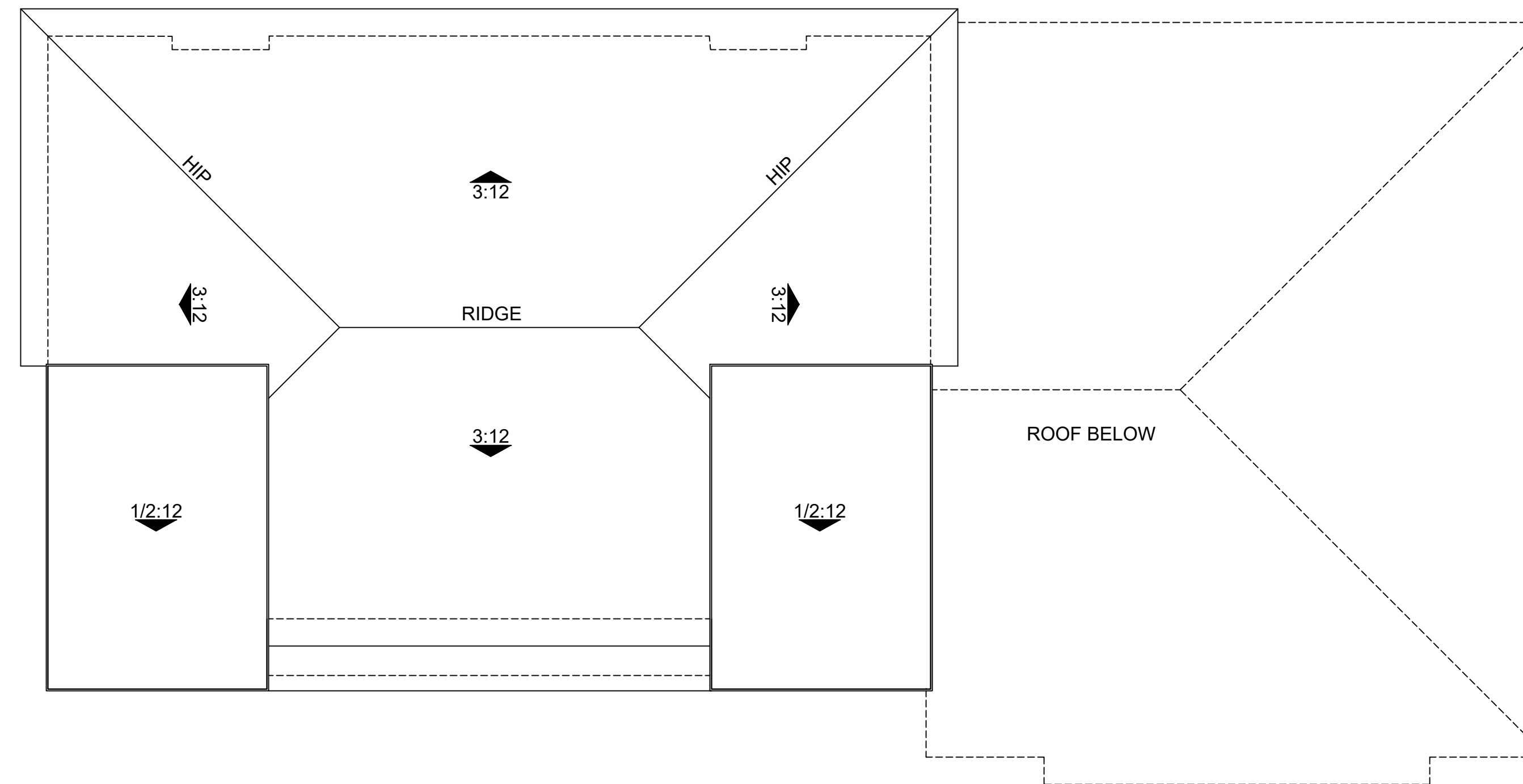
A4.10



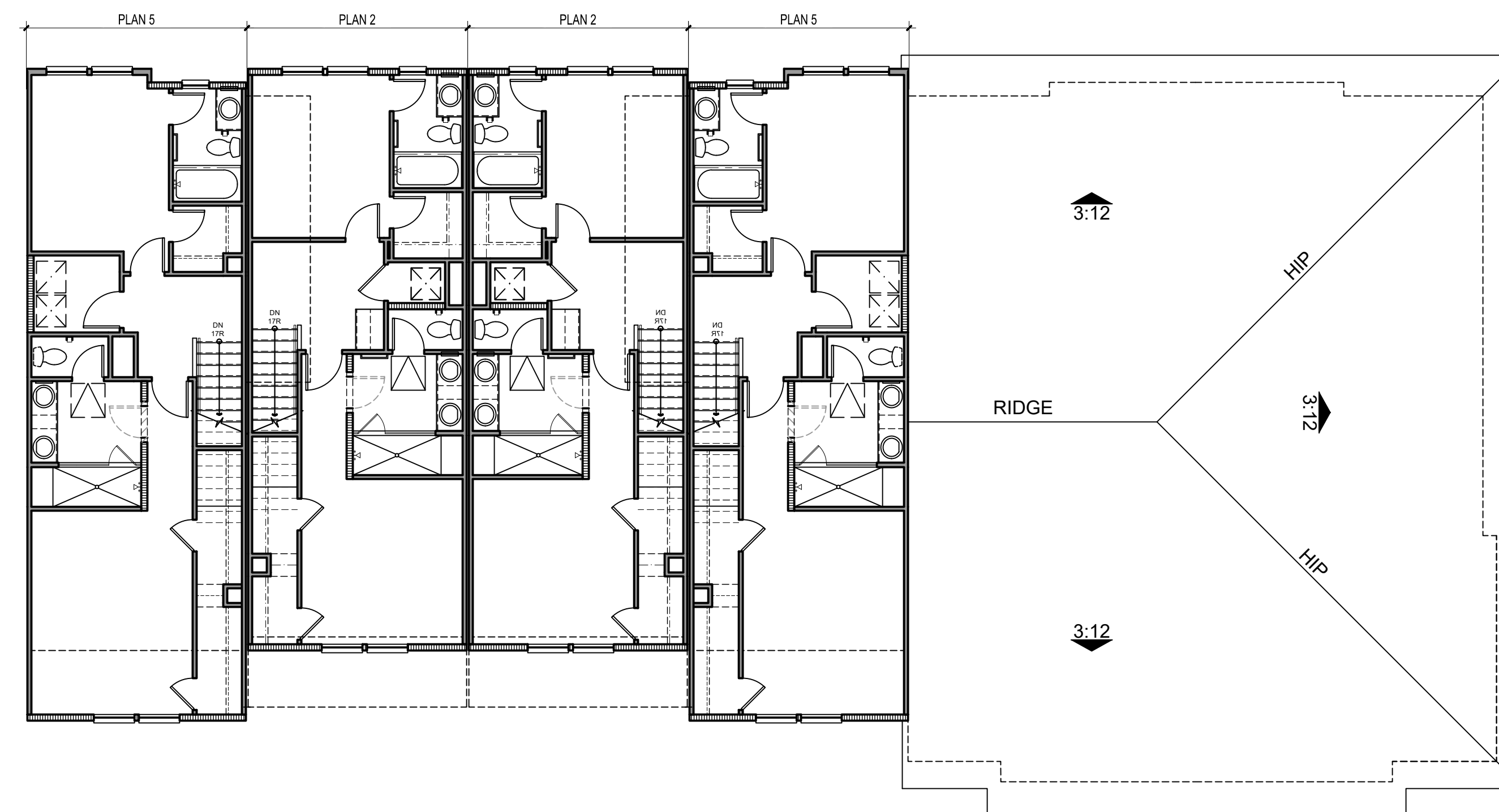
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR



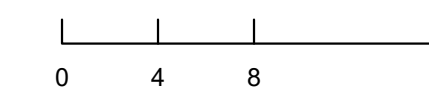
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B600 - BUILDING PLANS

A4.21



FRONT PERSPECTIVE



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

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



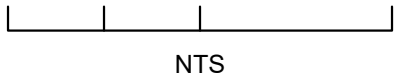
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B800 - PERSPECTIVES

A5.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM SMOOTH FINISH

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

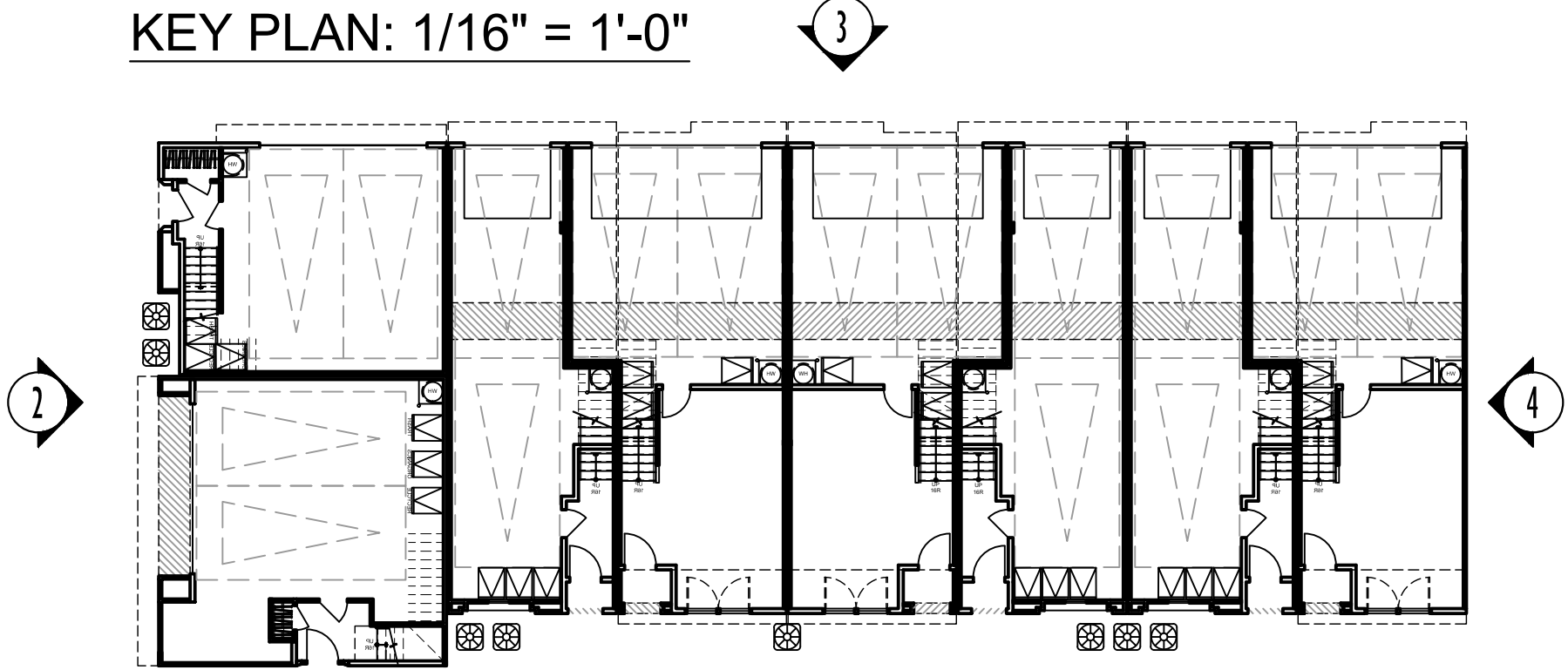
17. STUCCO O/FOAM SCALLOPED SILL SMOOTH FINISH

18. STUCCO O/FOAM CORBELS SMOOTH FINISH

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.



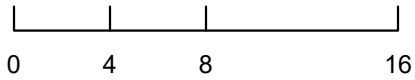
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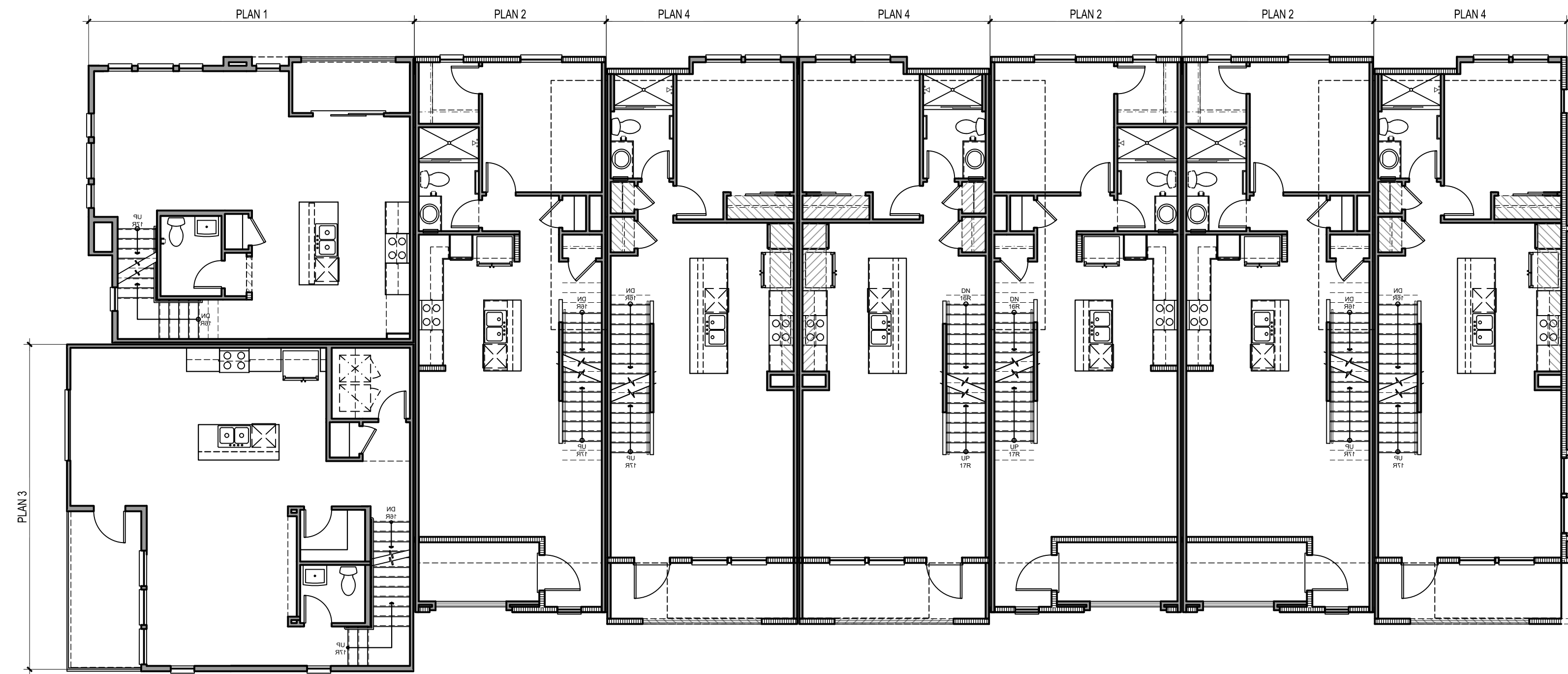
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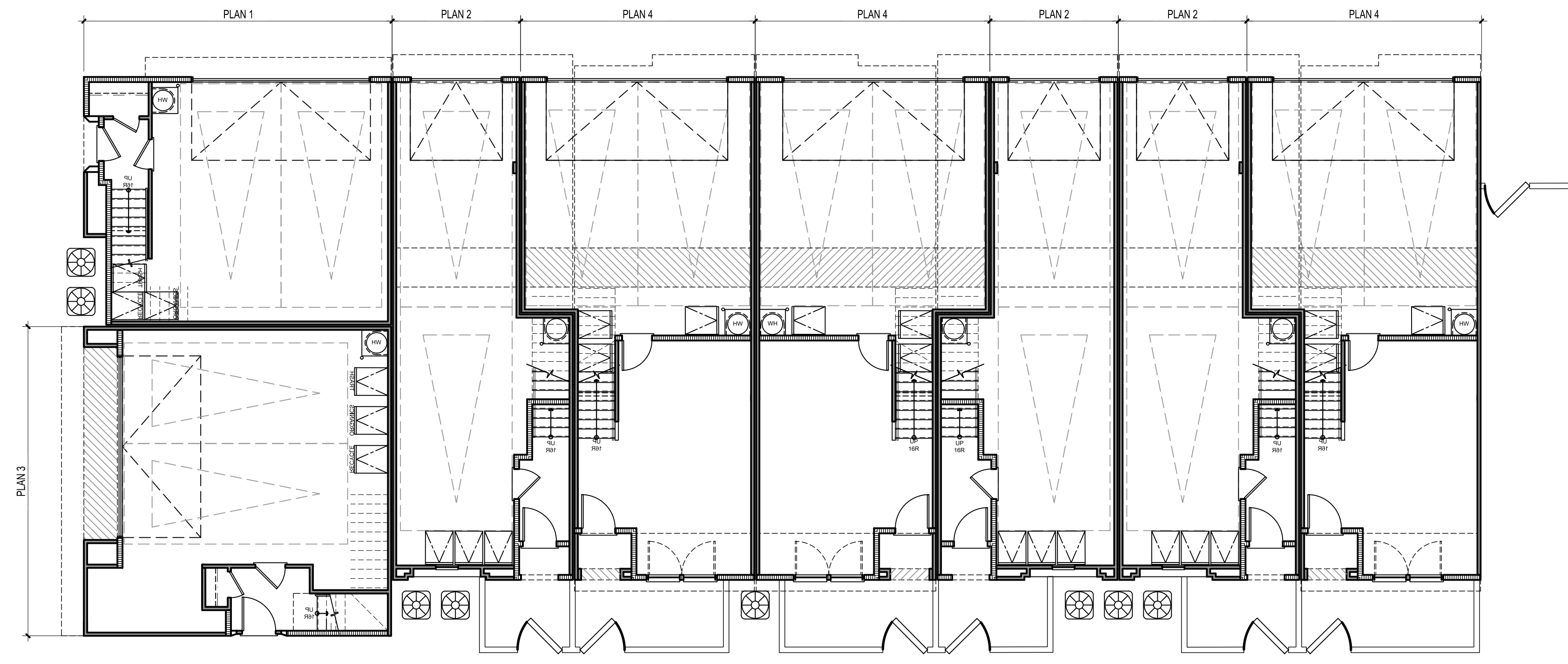


B800 - ELEVATIONS

A5.10



SECOND FLOOR



FIRST FLOOR



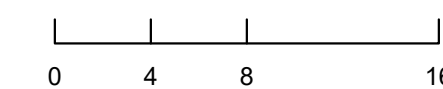
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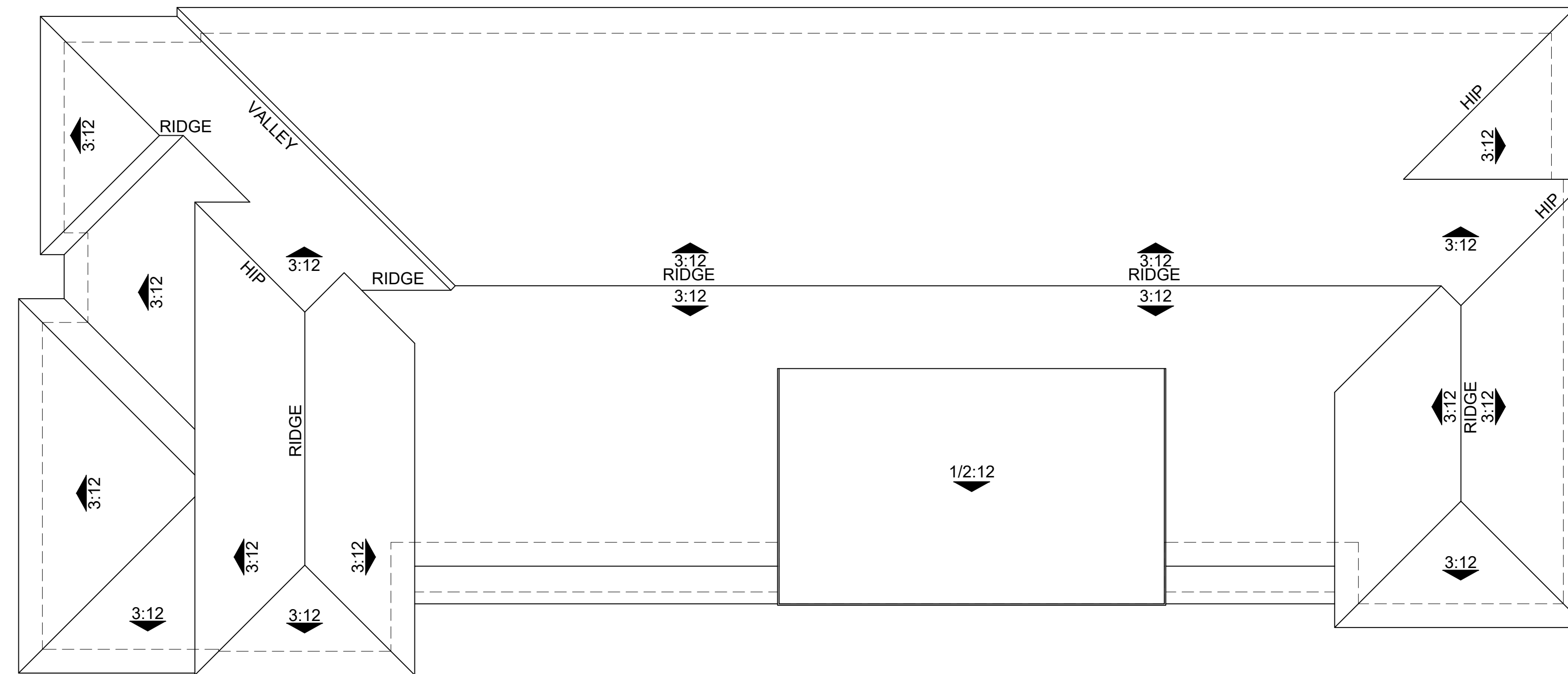
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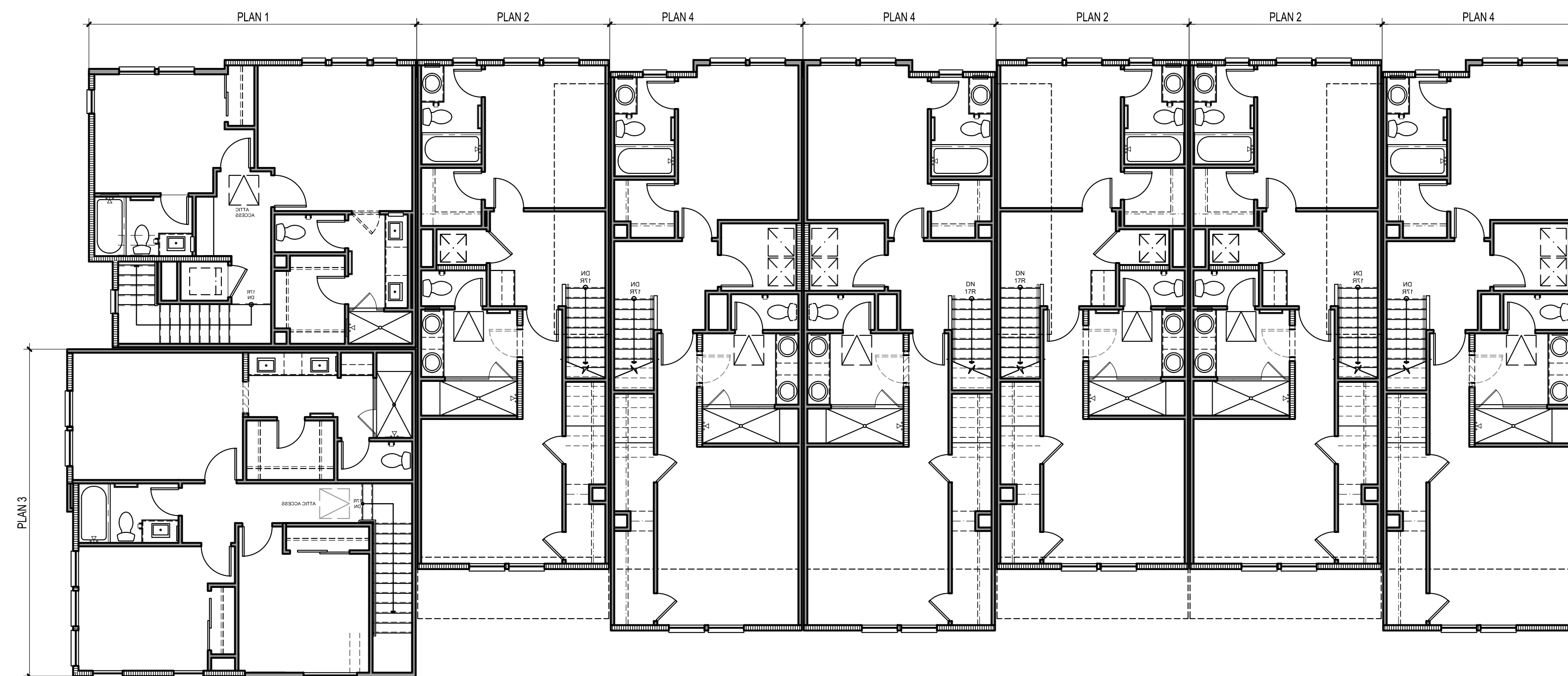


B800 - BUILDING PLANS

A5.20



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.



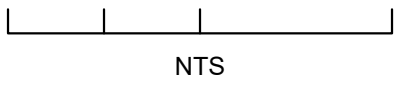
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B900 - PERSPECTIVES

A6.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM SMOOTH FINISH

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

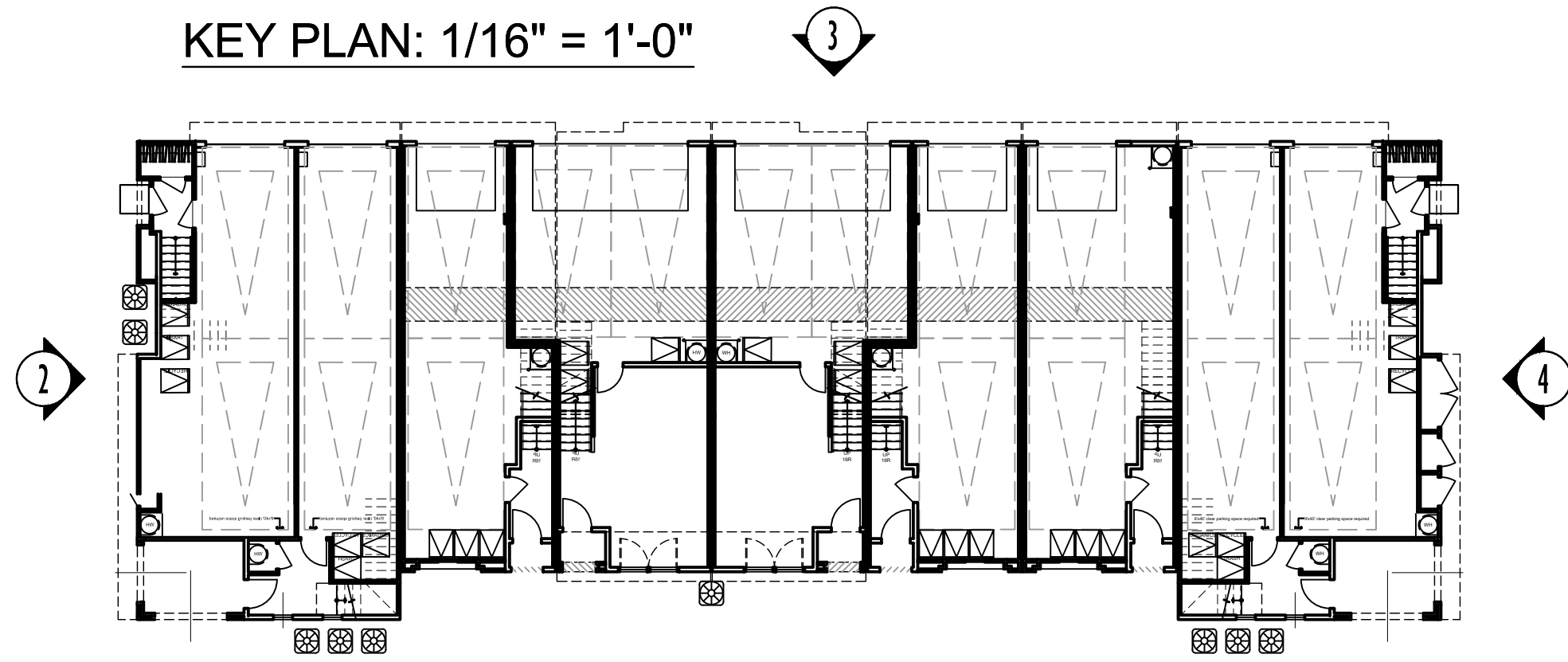
17. STUCCO O/FOAM SCALLOPED SILL SMOOTH FINISH

18. STUCCO O/FOAM CORBELS SMOOTH FINISH

19. UTILITY CLOSET

20. AC UNITS SCREENED PER LANDSCAPE DESIGN

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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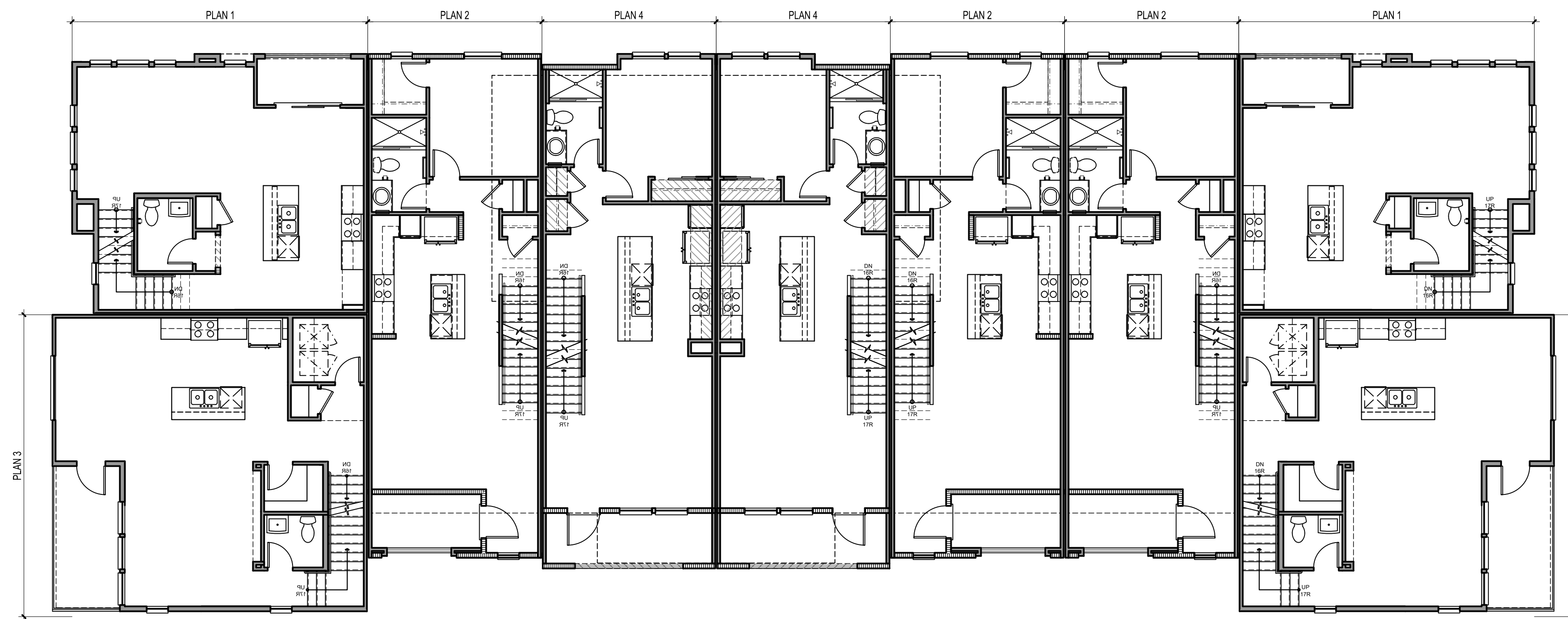
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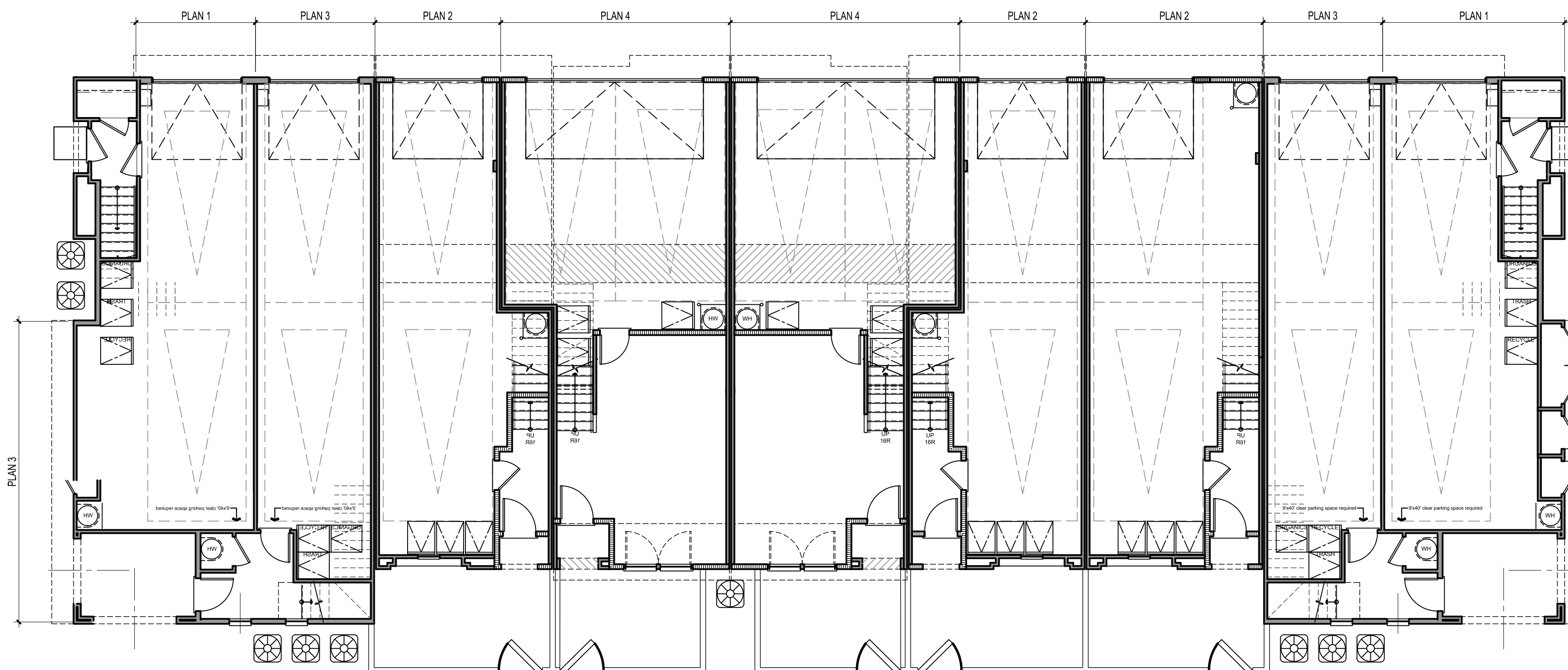


B900 - ELEVATIONS

A6.10



SECOND FLOOR



FIRST FLOOR



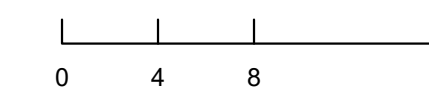
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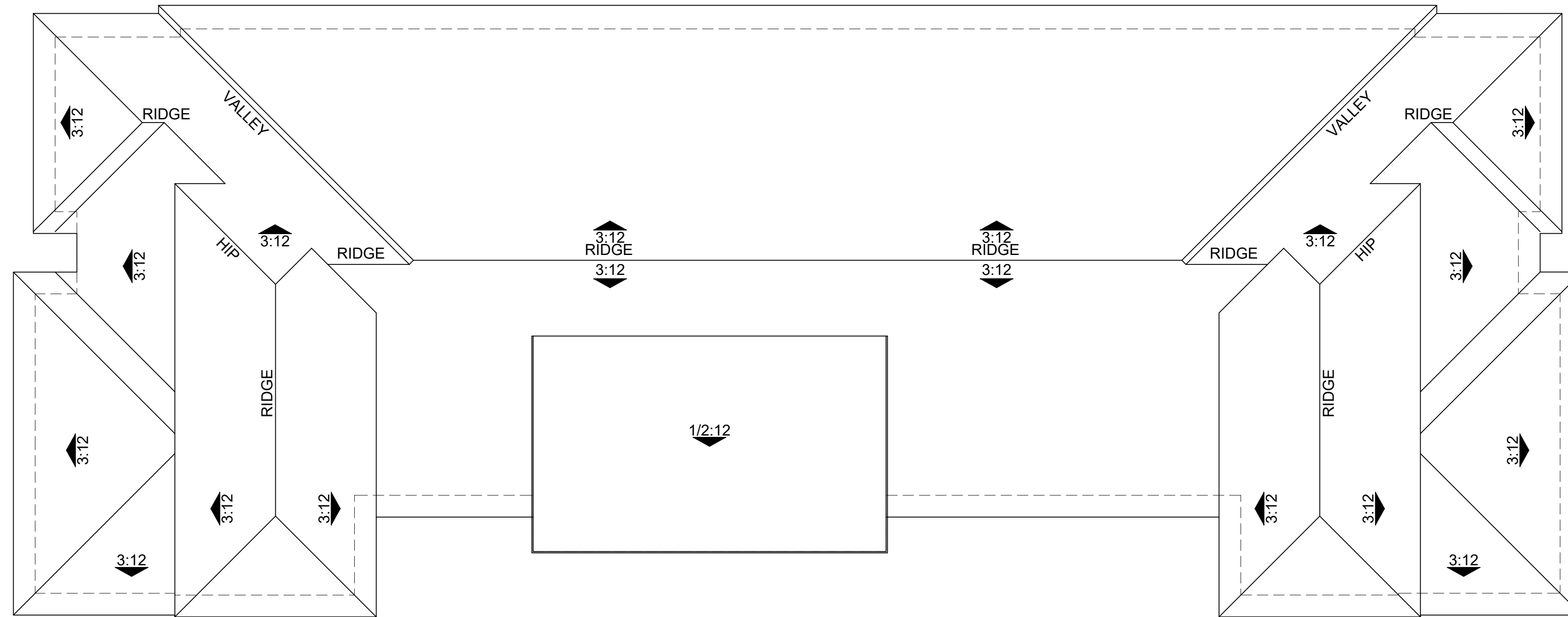
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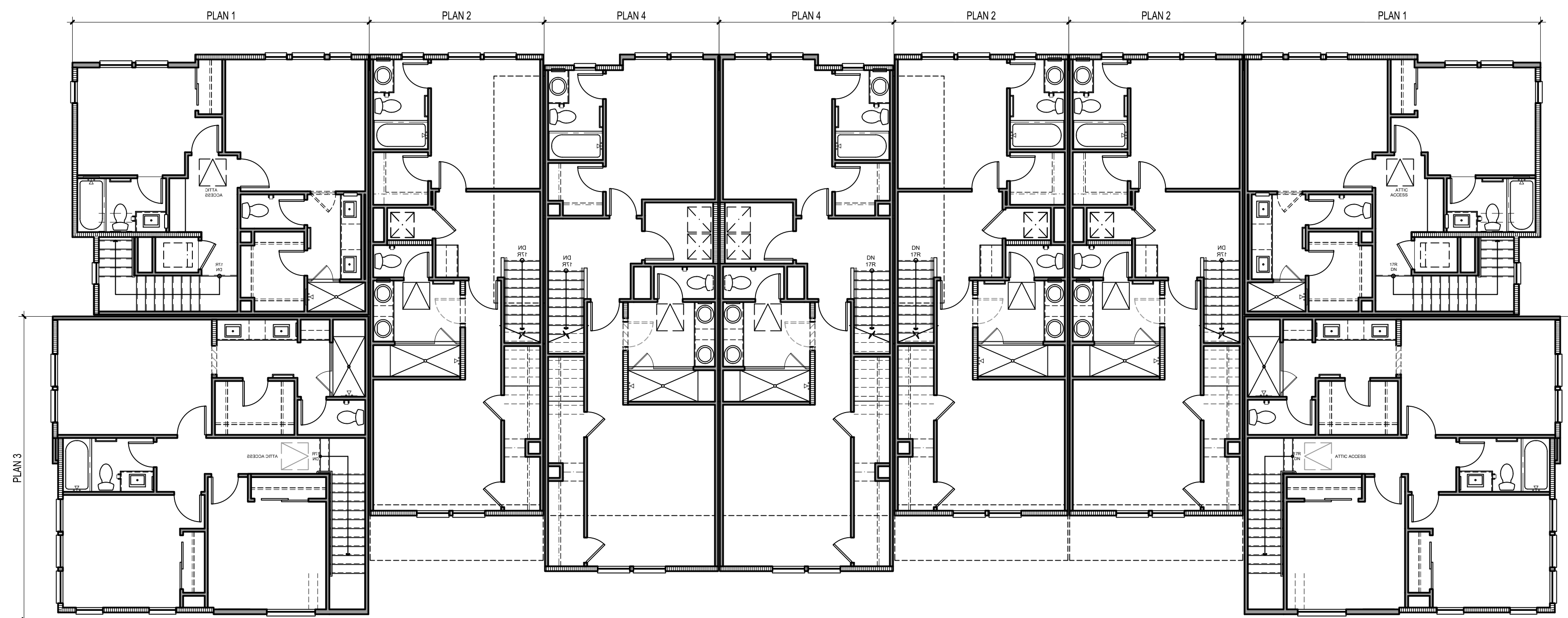


B900 - BUILDING PLANS

A6.20



ROOF PLAN



THIRD FLOOR



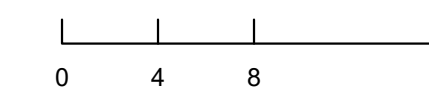
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B900 - BUILDING PLANS

A6.21



FRONT PERSPECTIVE



REAR PERSPECTIVE

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

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



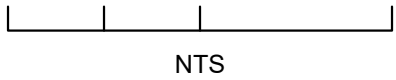
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B910 - PERSPECTIVES

A7.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM SMOOTH FINISH

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

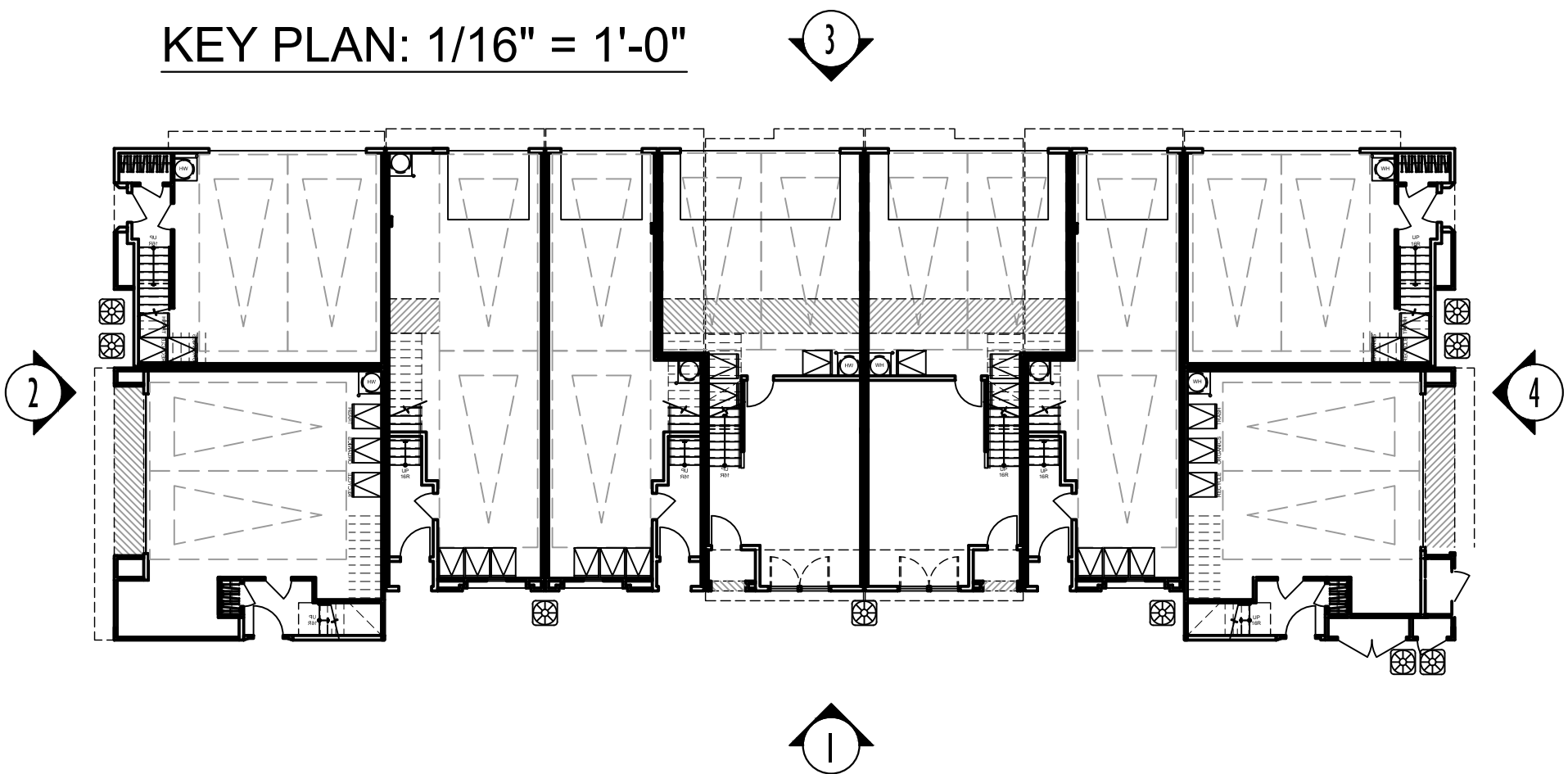
17. STUCCO O/FOAM SCALLOPED SILL SMOOTH FINISH

18. STUCCO O/FOAM CORBELS SMOOTH FINISH

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.



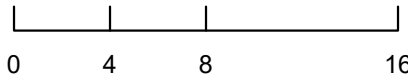
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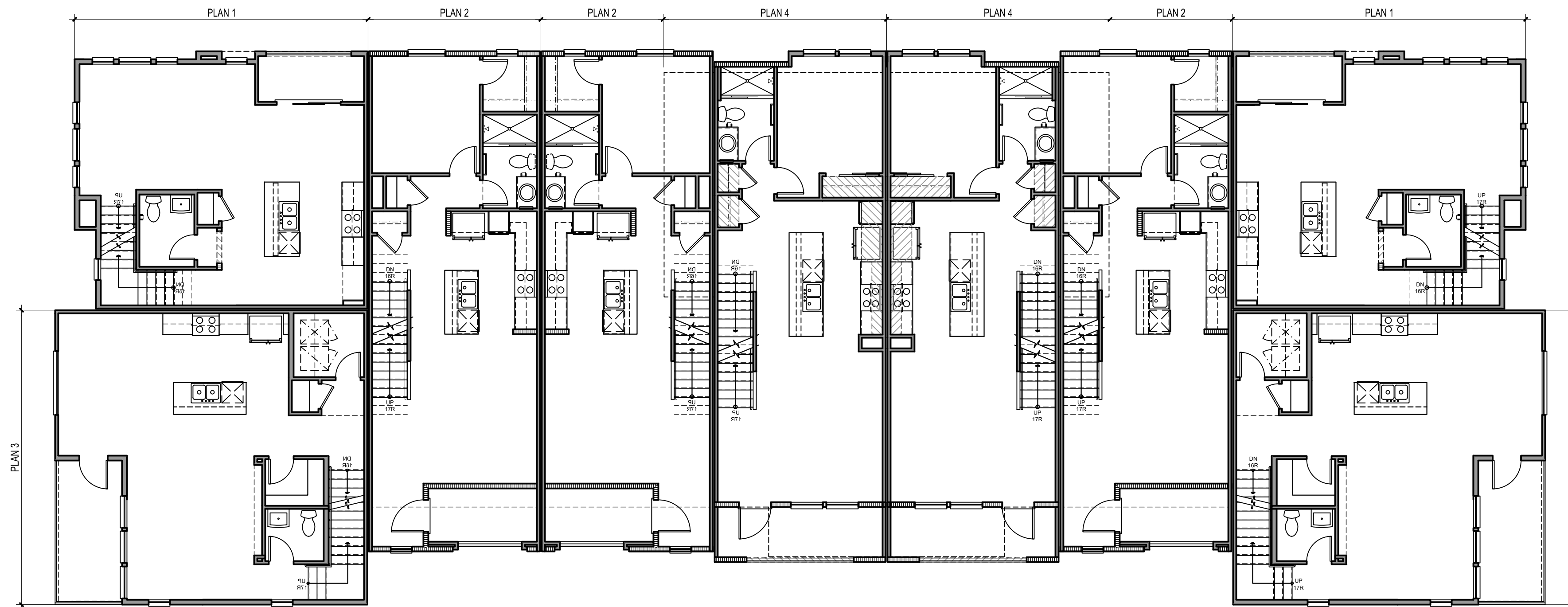
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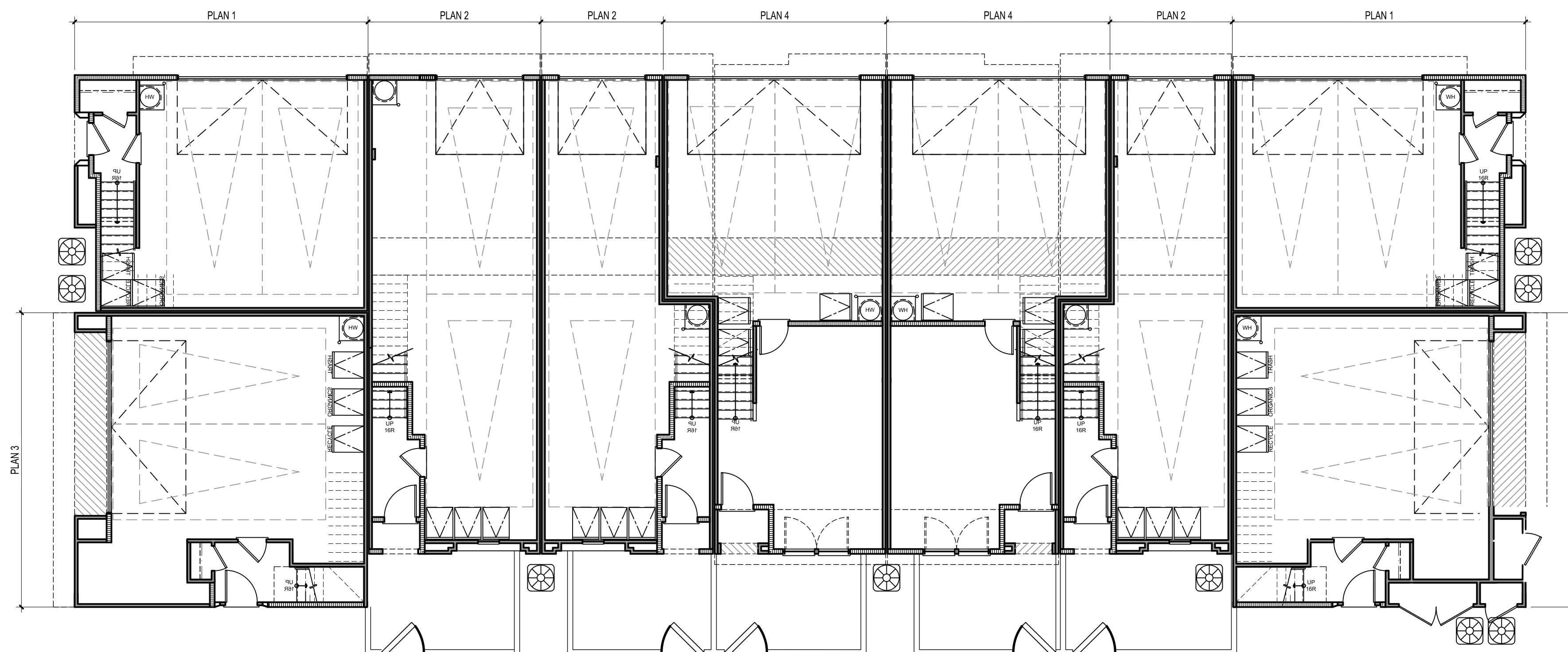


B910 - ELEVATIONS

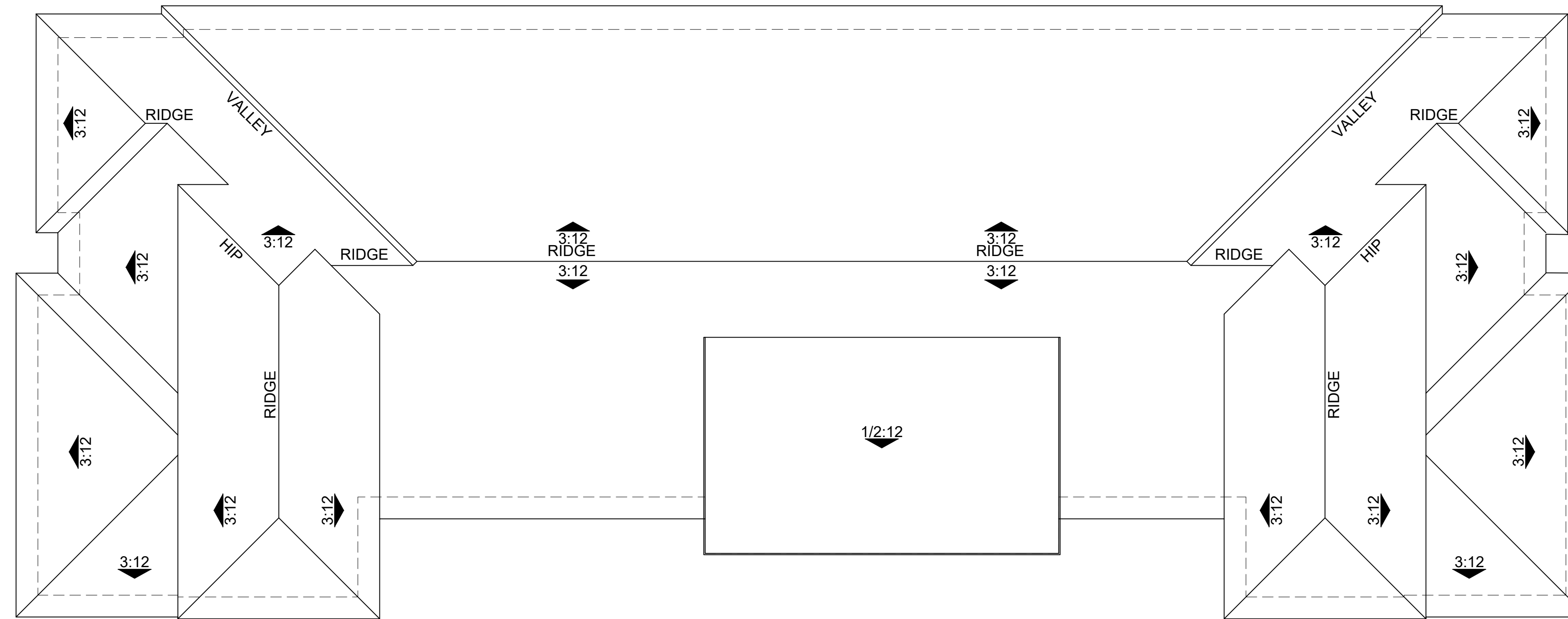
A7.10



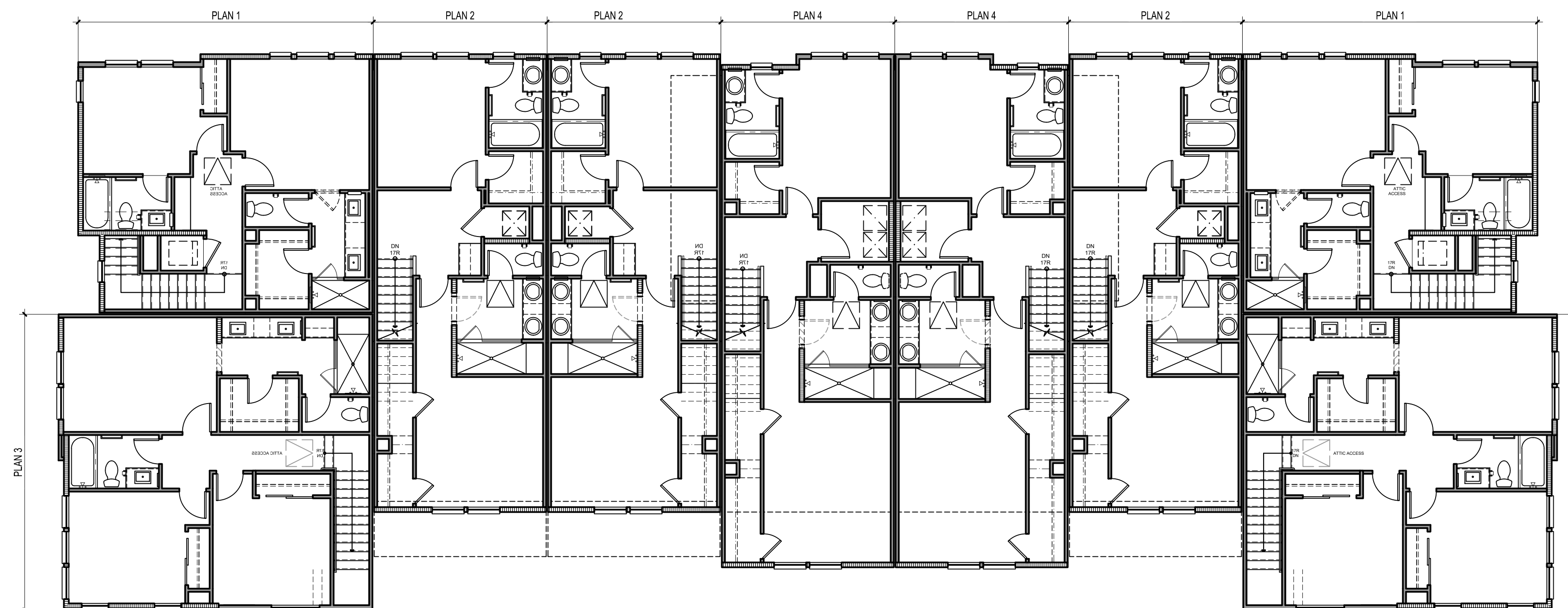
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR



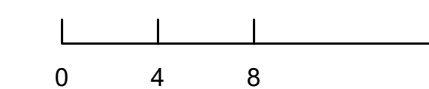
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B910 - BUILDING PLANS

A7.21



FRONT PERSPECTIVE



REAR PERSPECTIVE

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

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



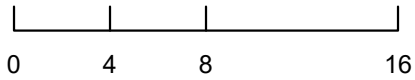
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B920 - PERSPECTIVES

A8.00

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH

2. CONCRETE "S" TILE ROOF

3. STUCCO O/ FOAM HEADER TRIM SMOOTH FINISH

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

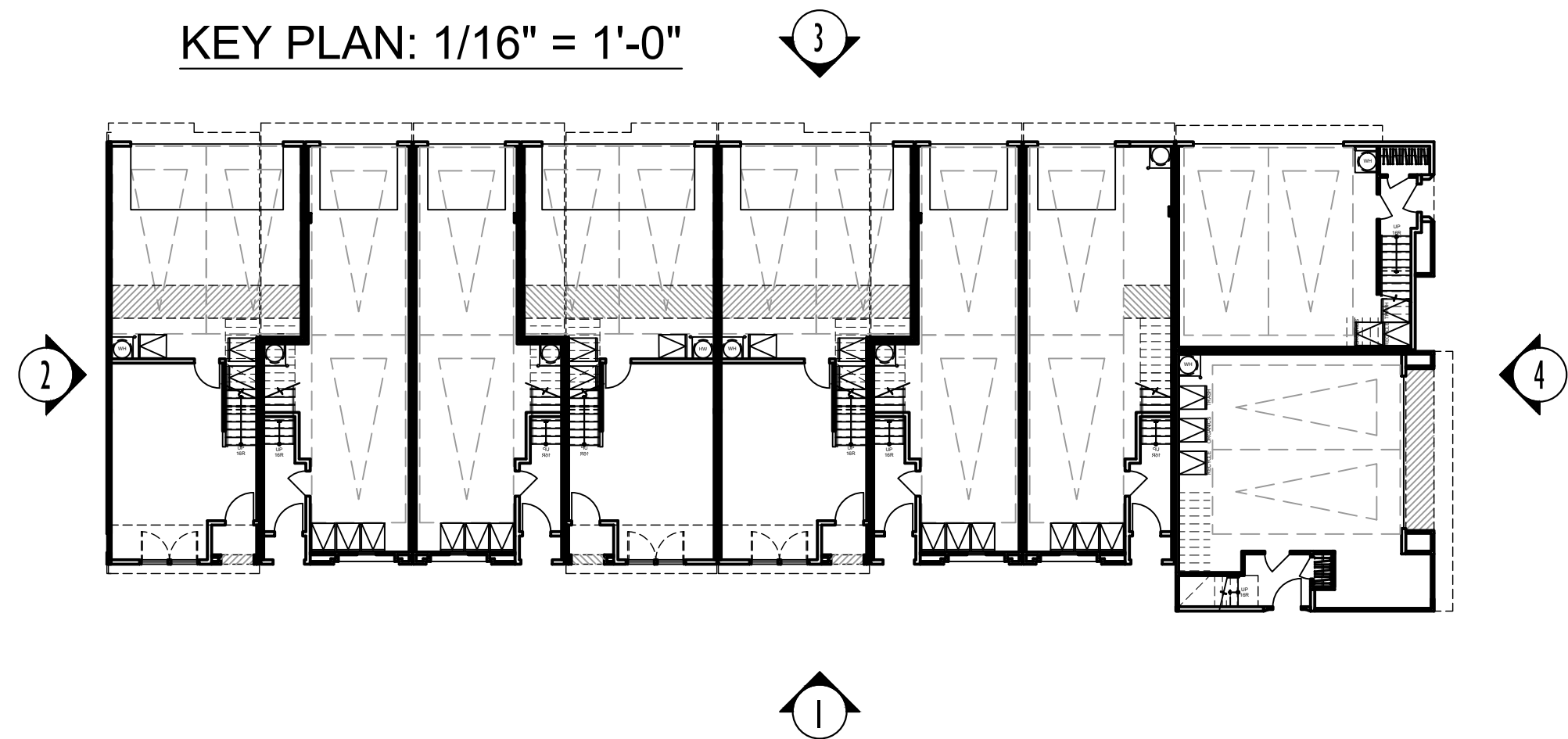
17. STUCCO O/FOAM SCALLOPED SILL SMOOTH FINISH

18. STUCCO O/FOAM CORBELS SMOOTH FINISH

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.



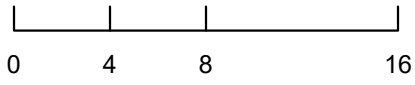
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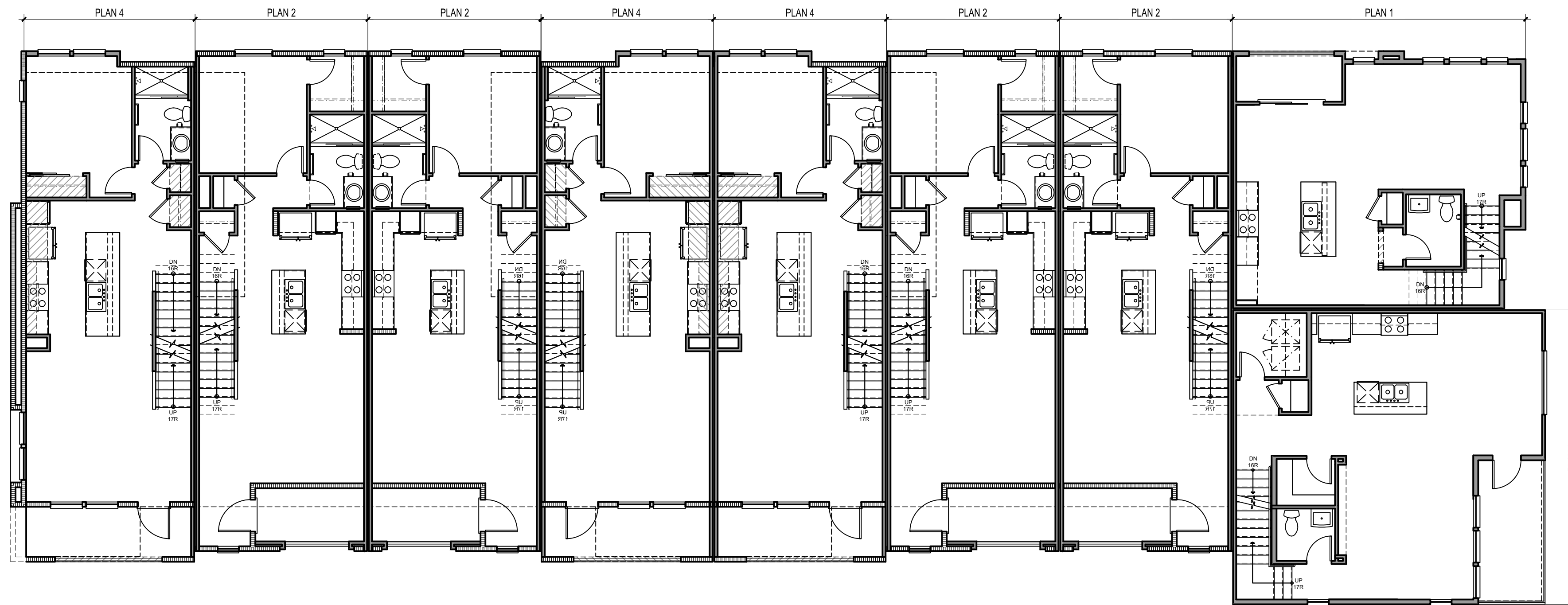
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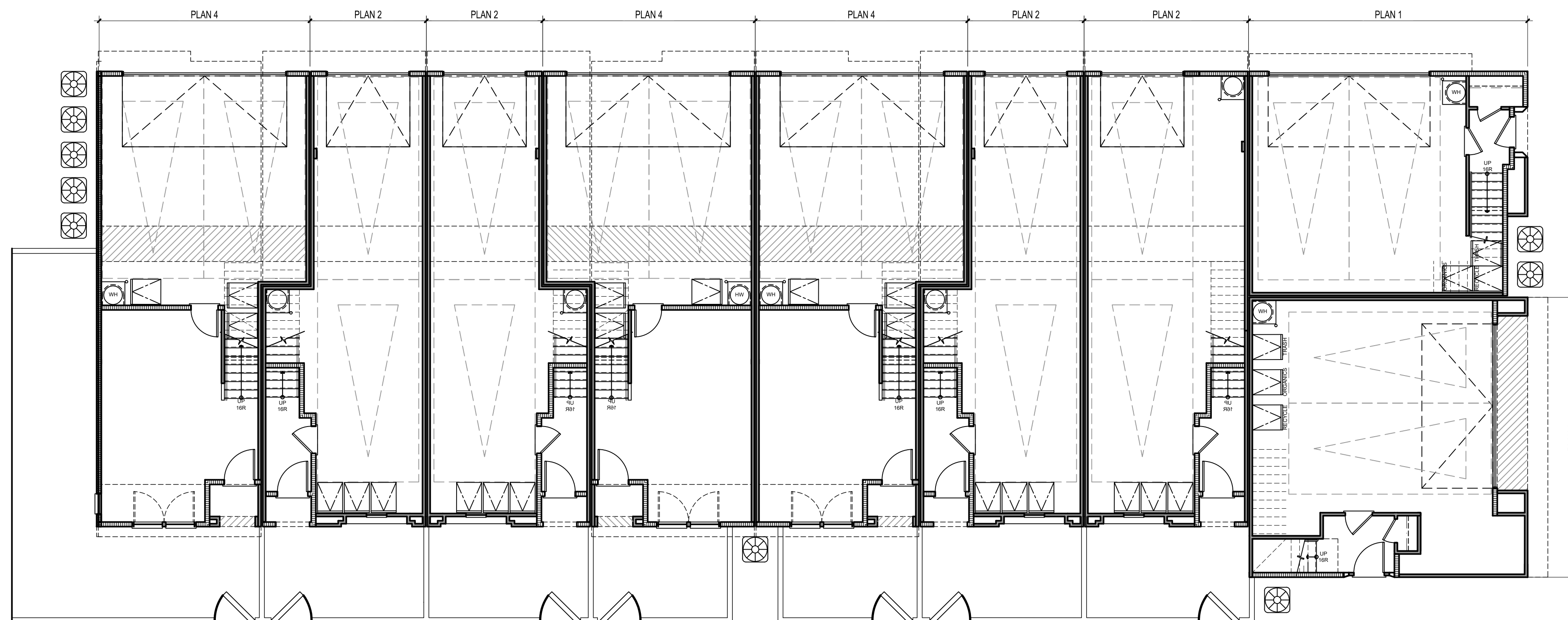


B920 - ELEVATIONS

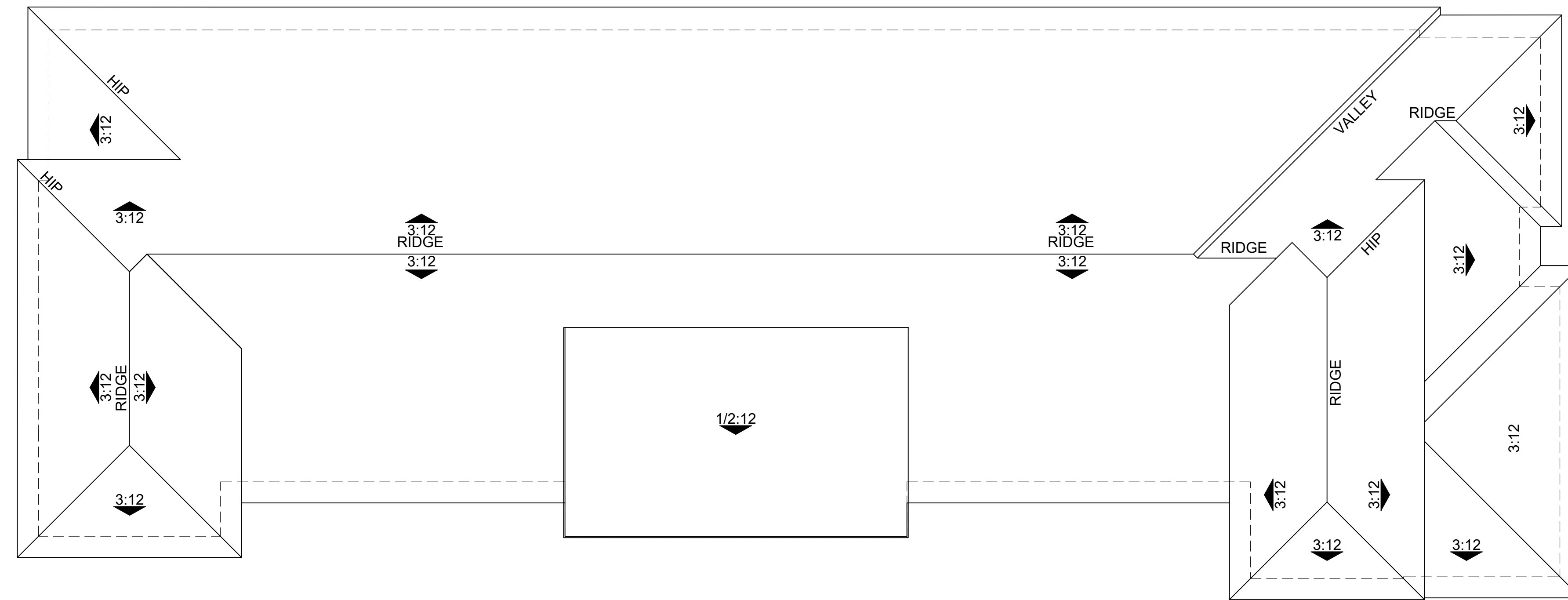
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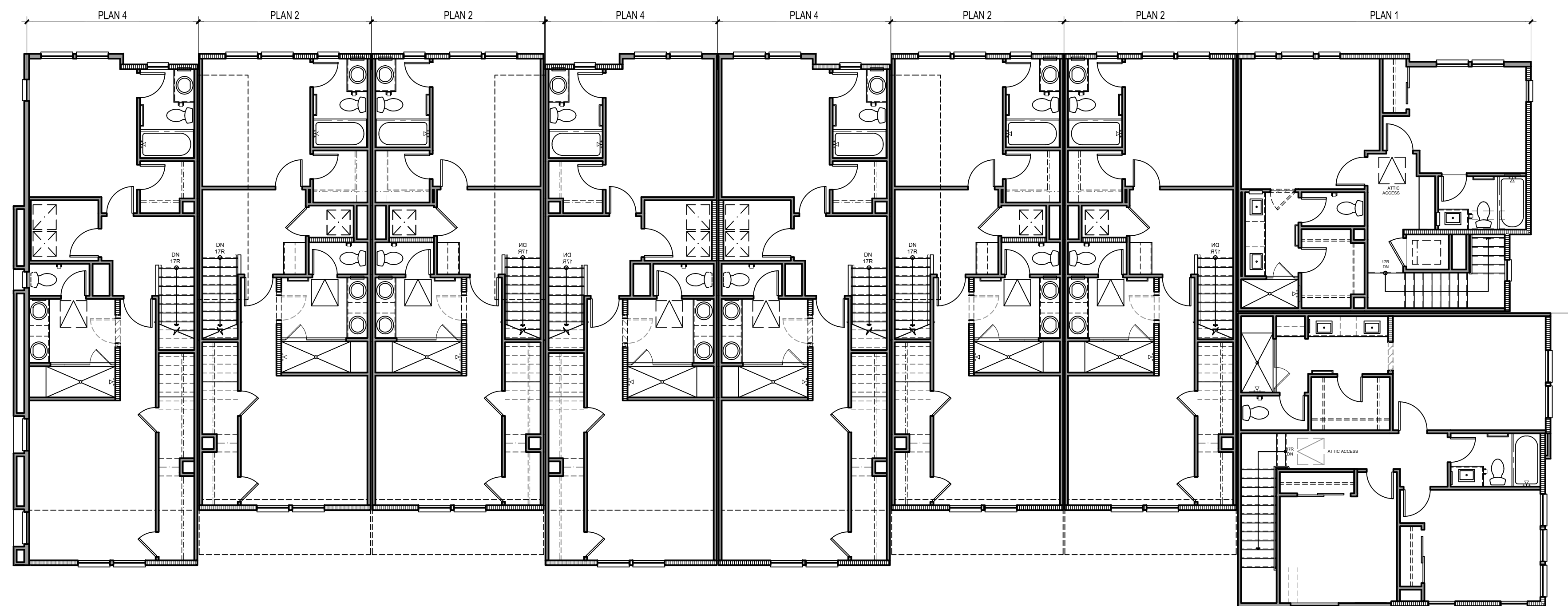
SECOND FLOOR



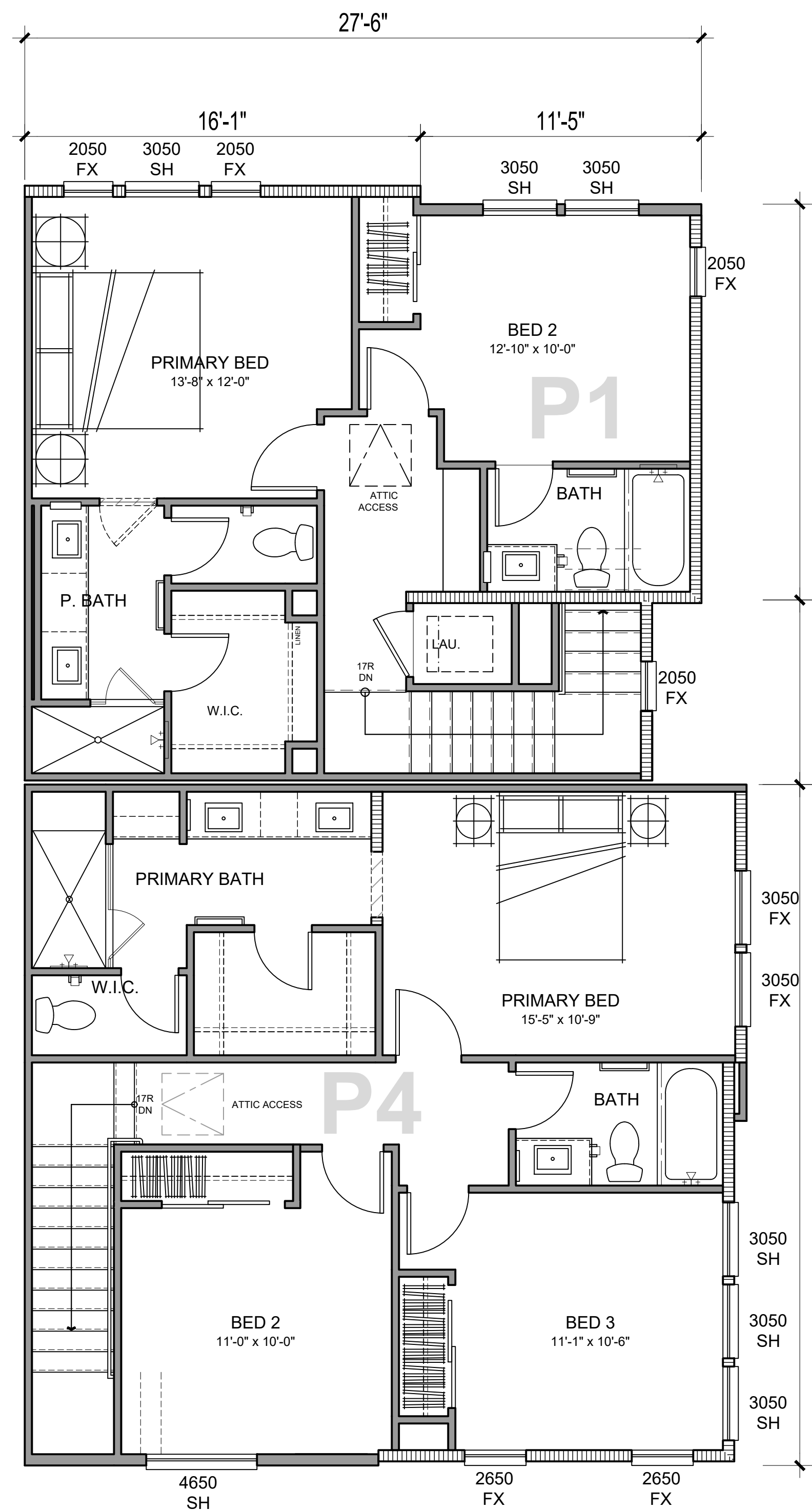
FIRST FLOOR



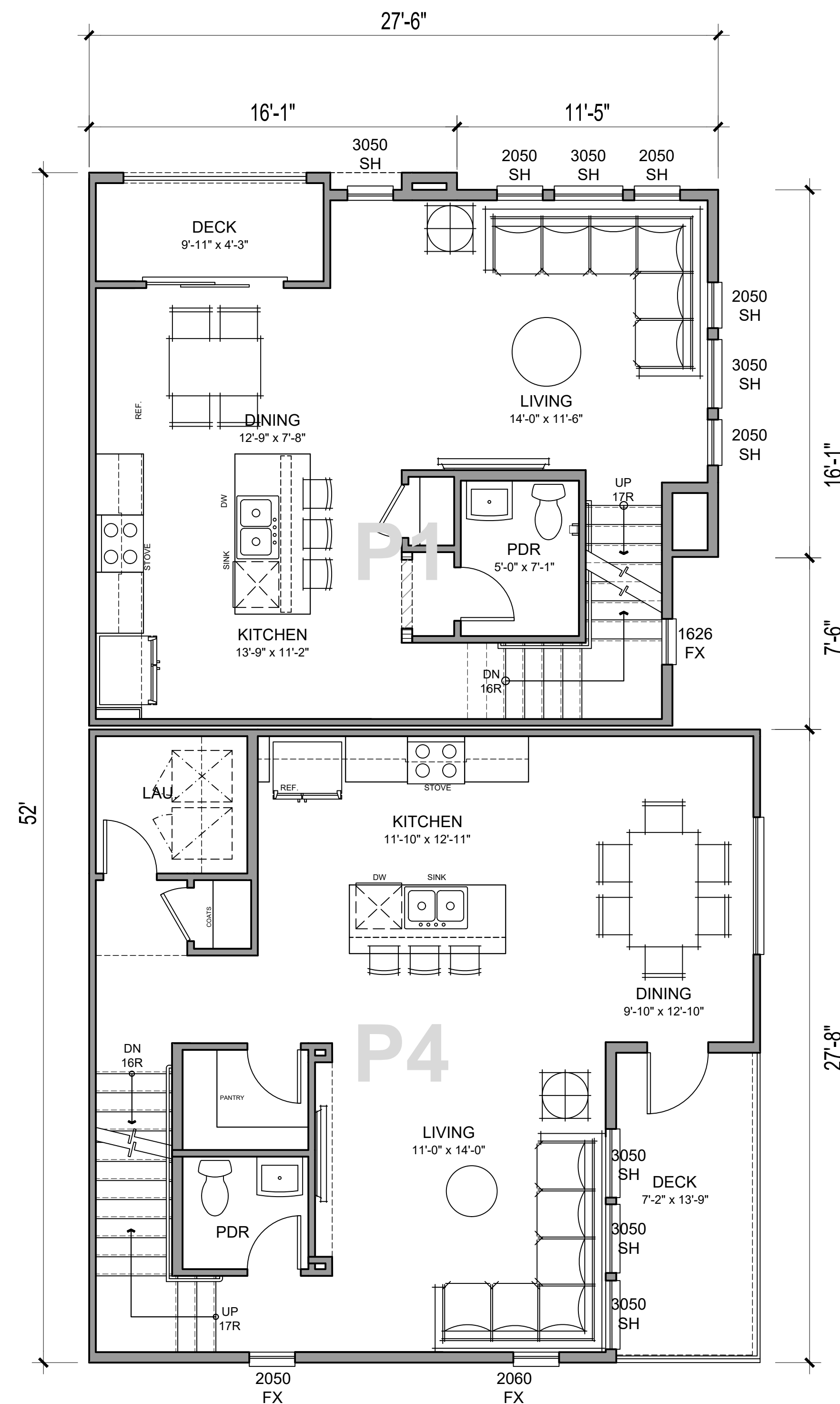
ROOF PLAN



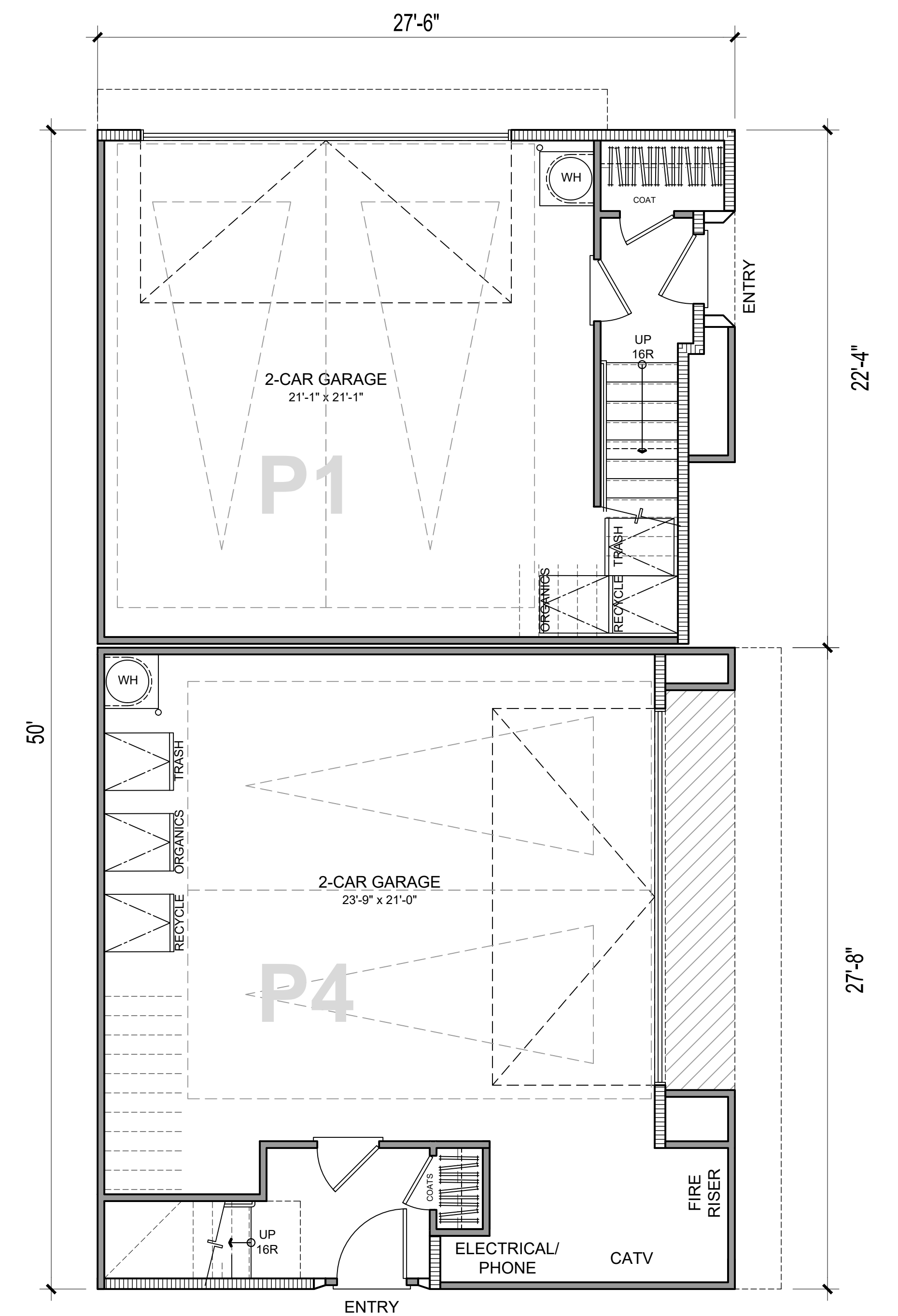
THIRD FLOOR



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.



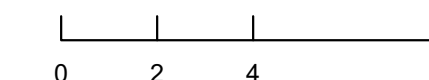
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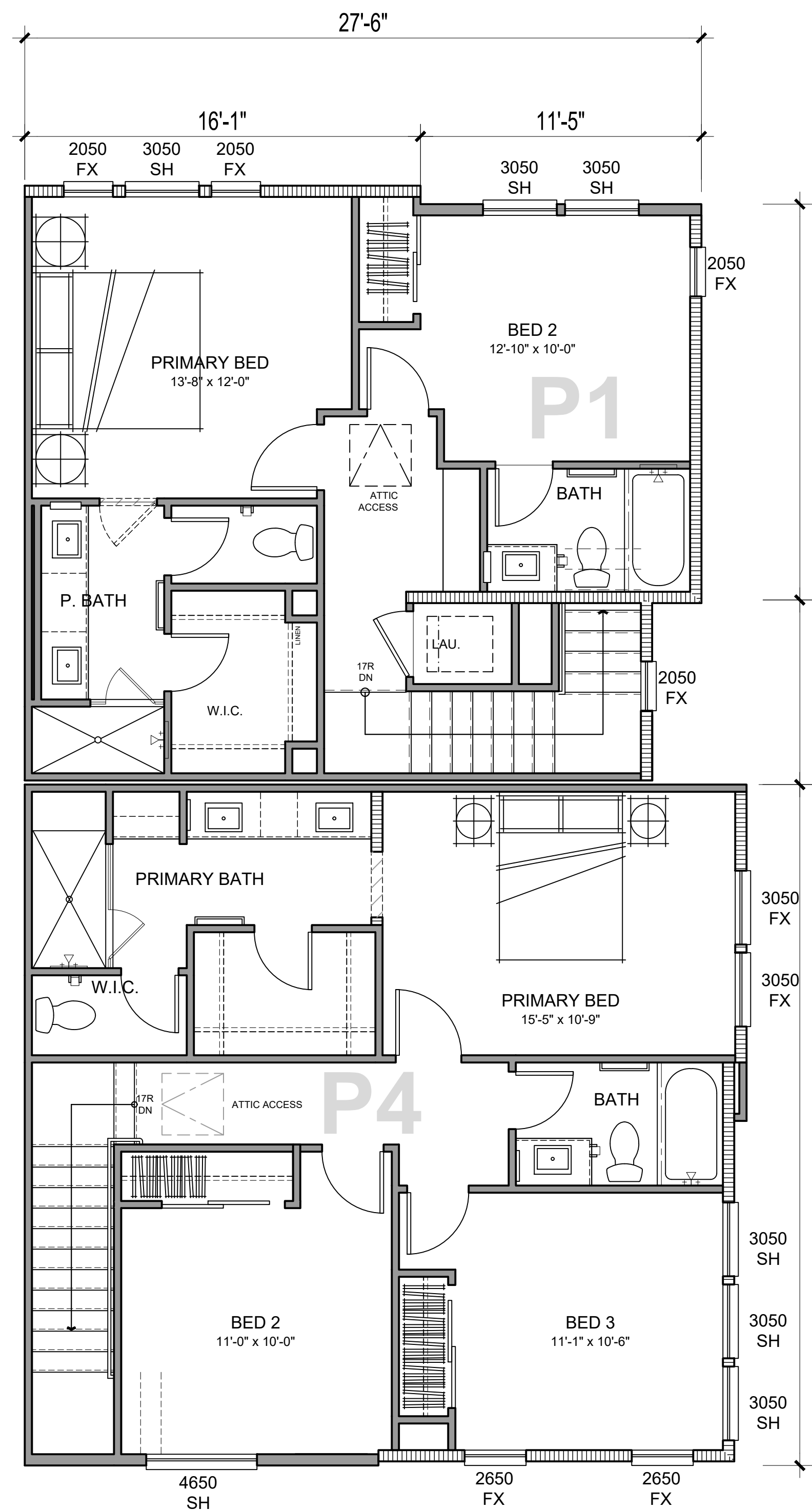
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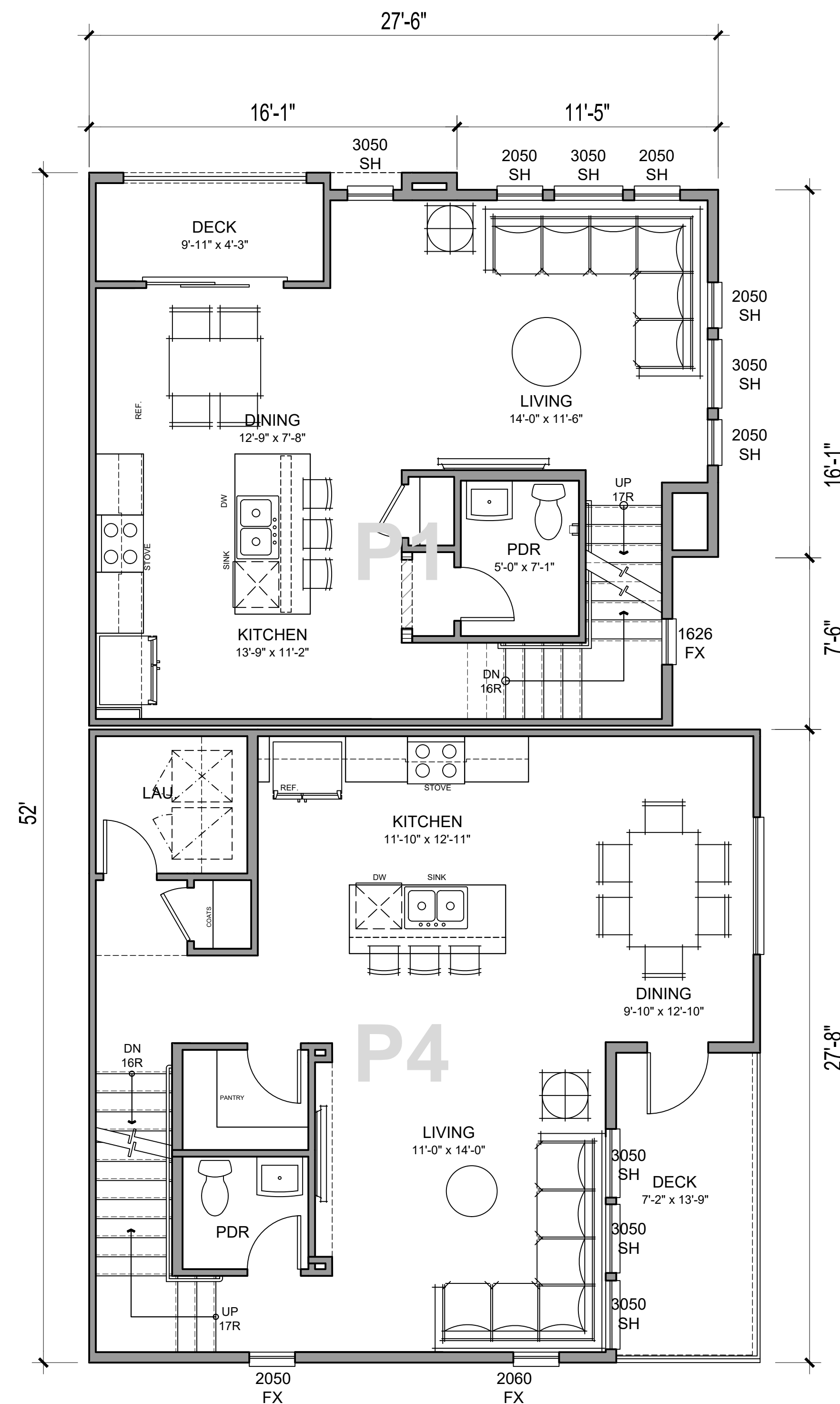


PLAN 1 & 4
UNIT PLANS

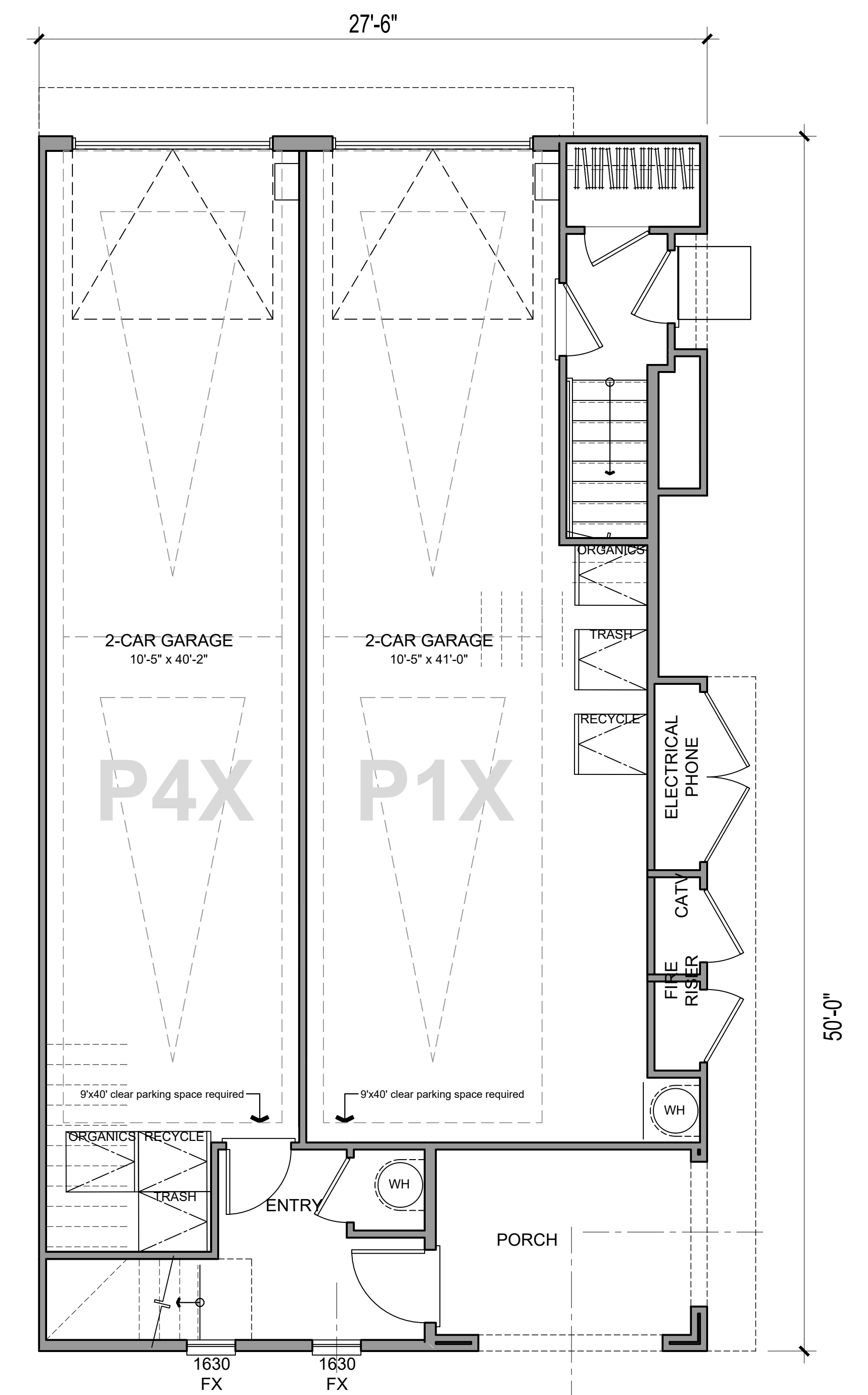
A9.00



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.



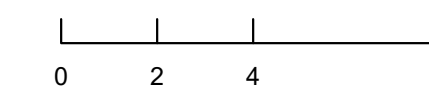
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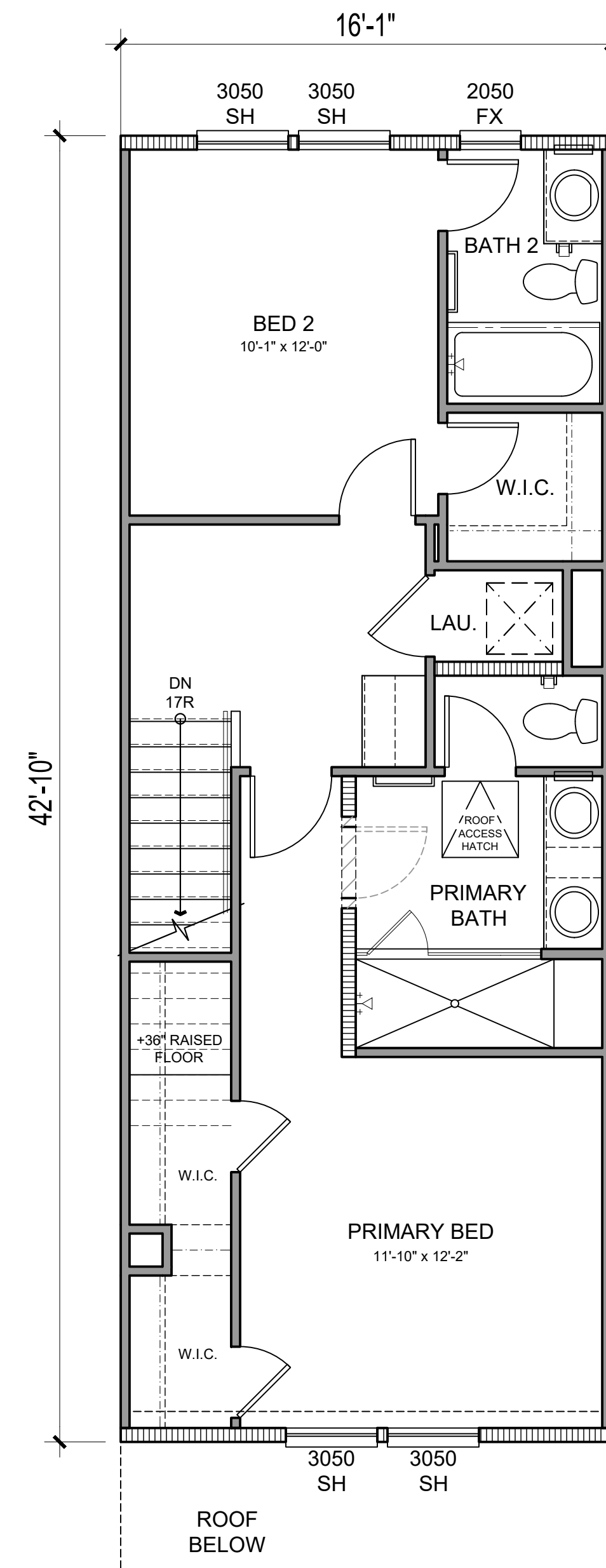
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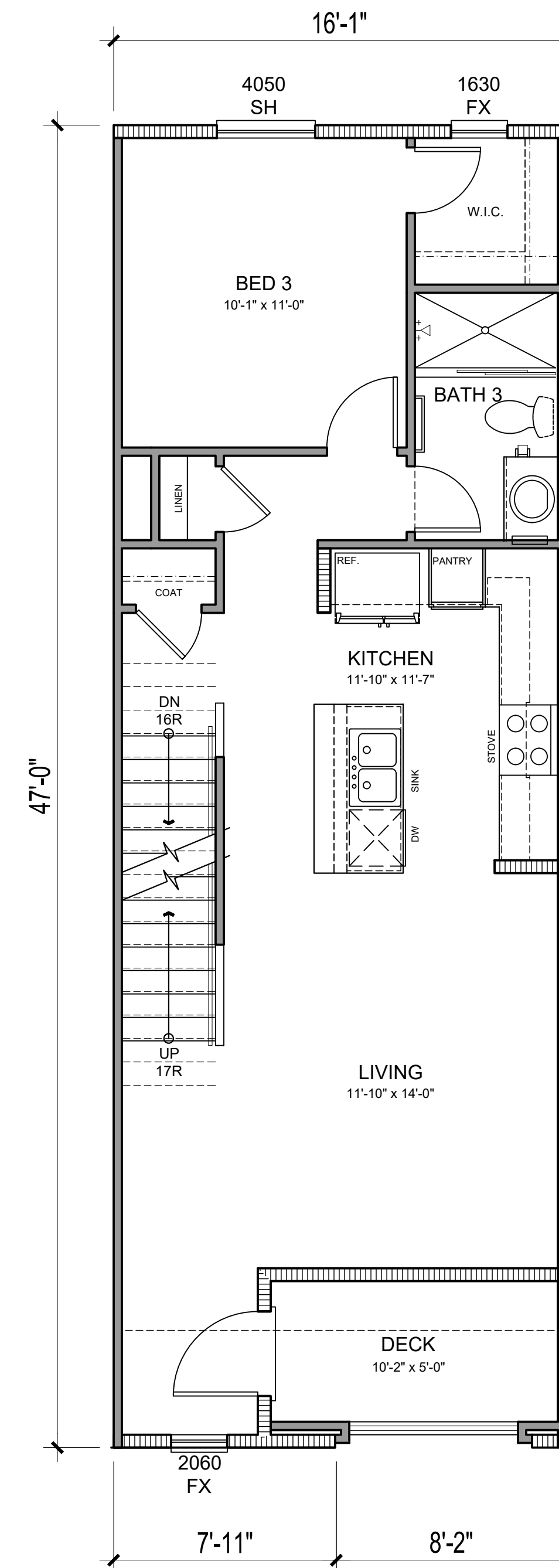


PLAN 1X&4X
UNIT PLANS

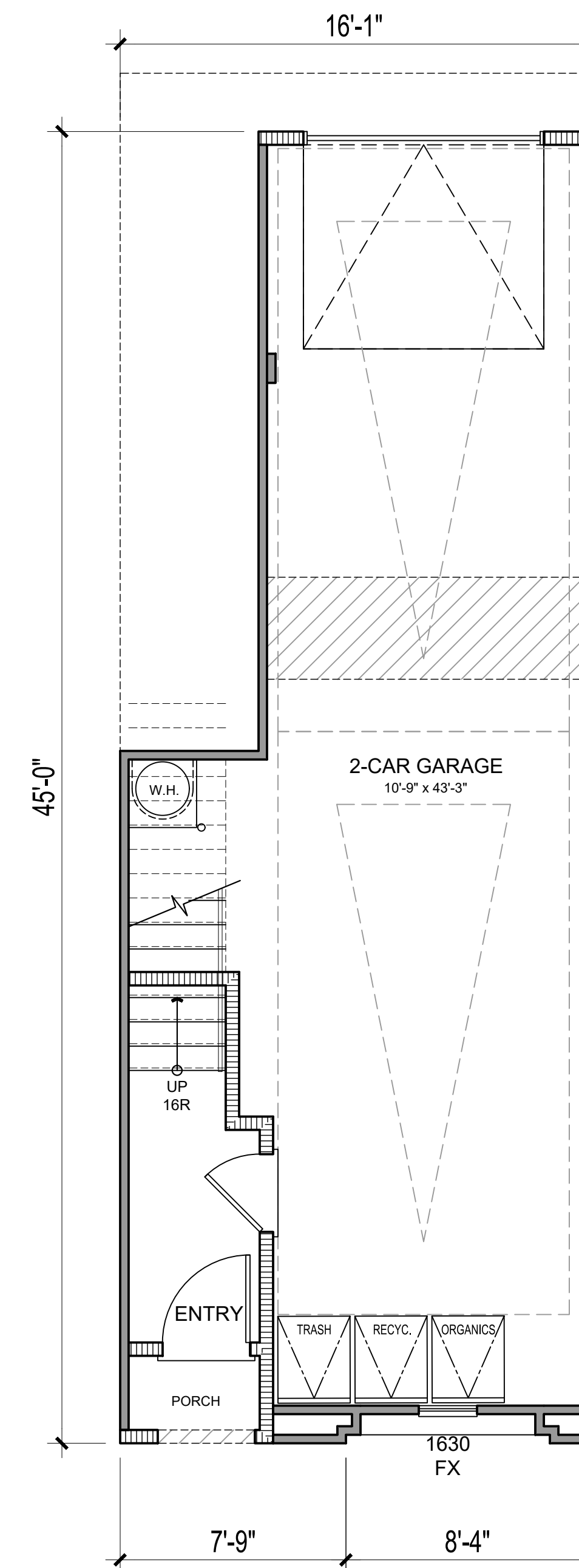
A9.10



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.



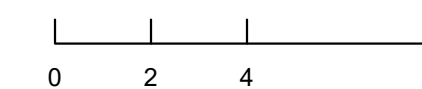
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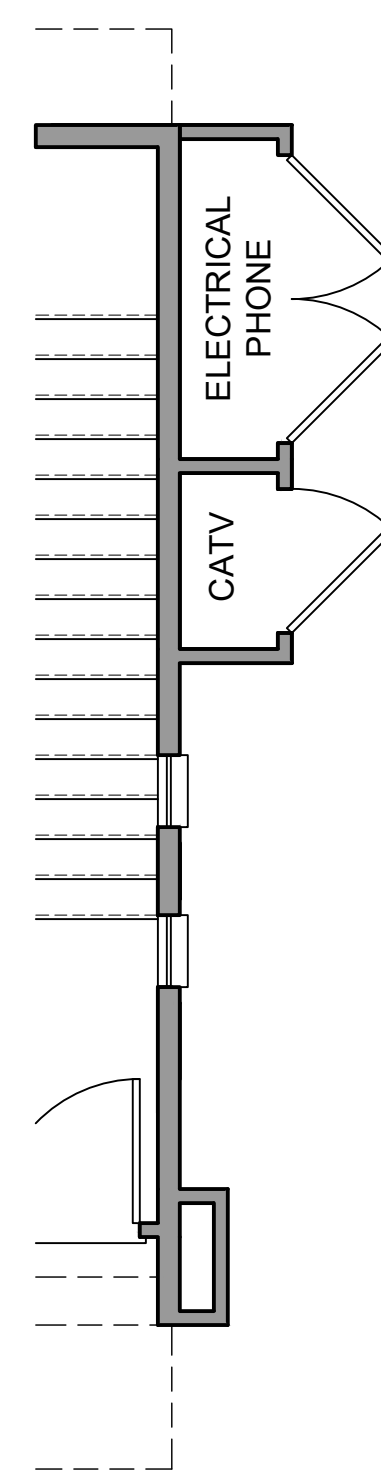
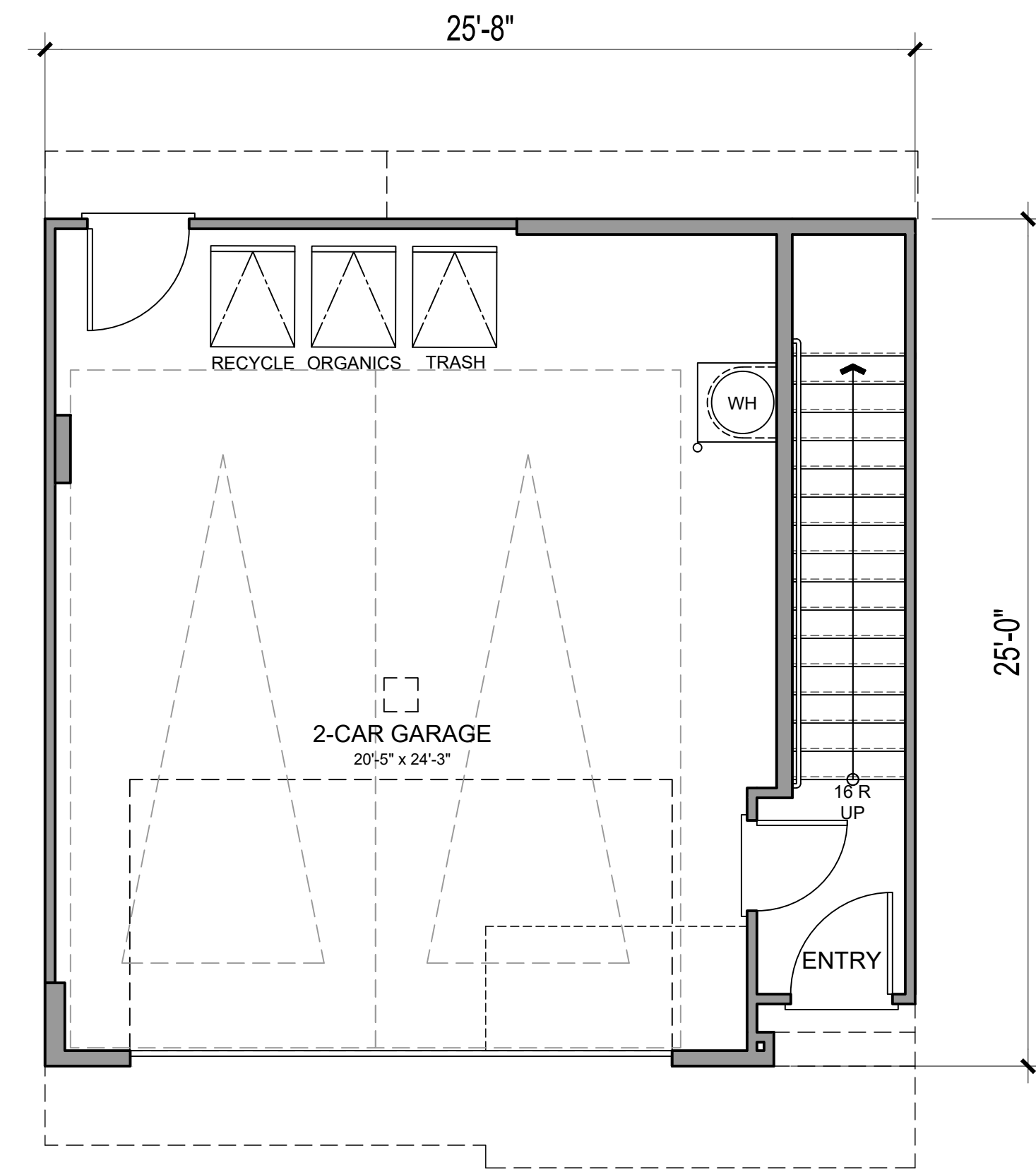
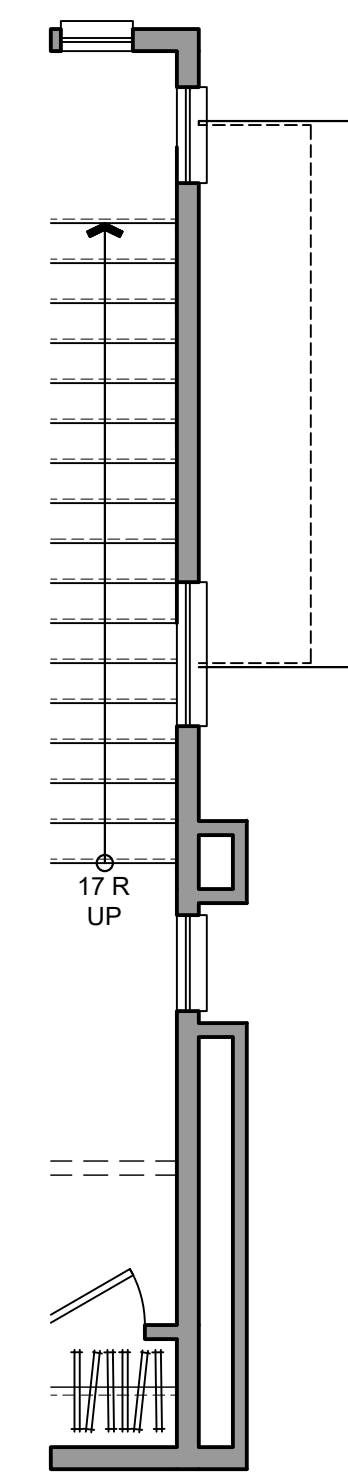
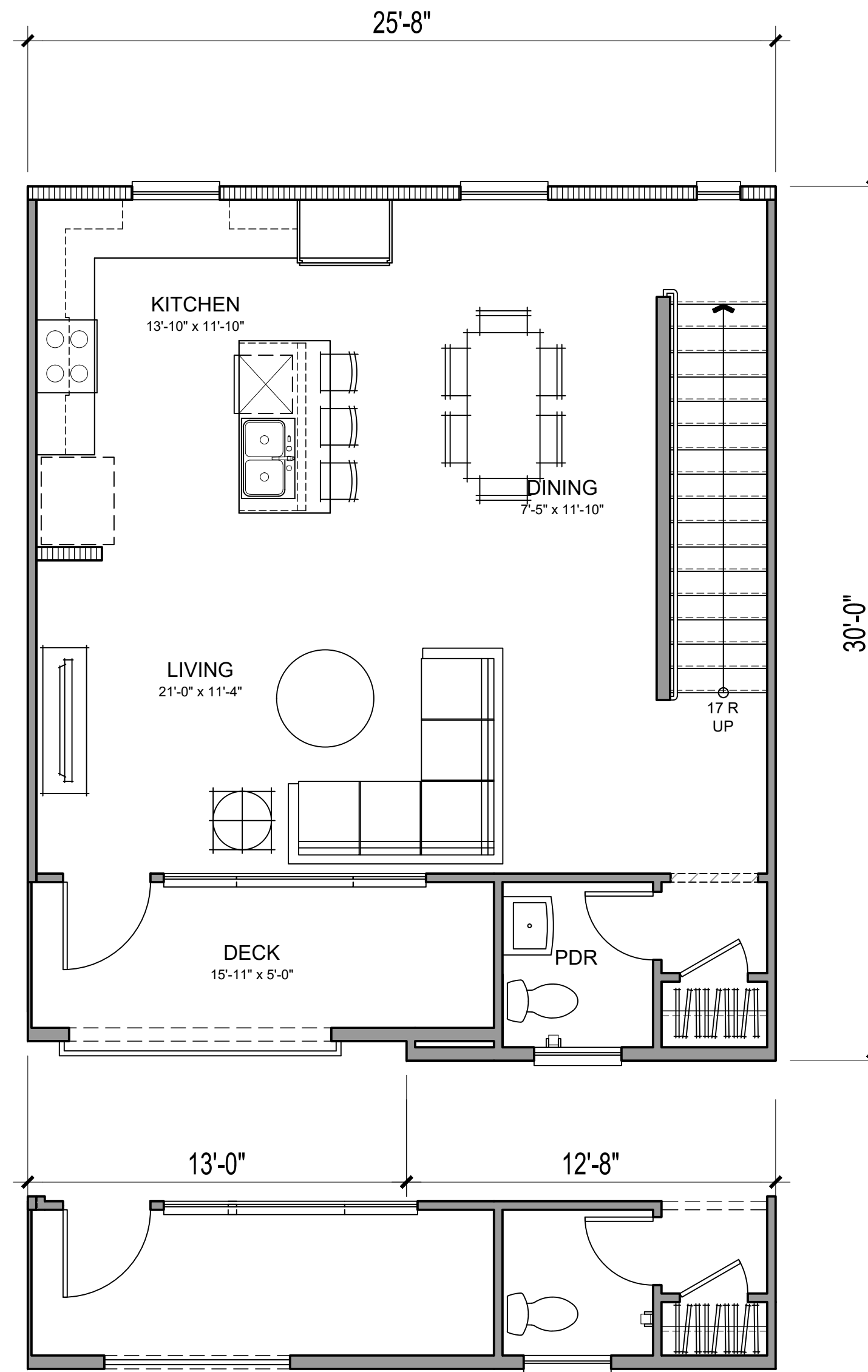
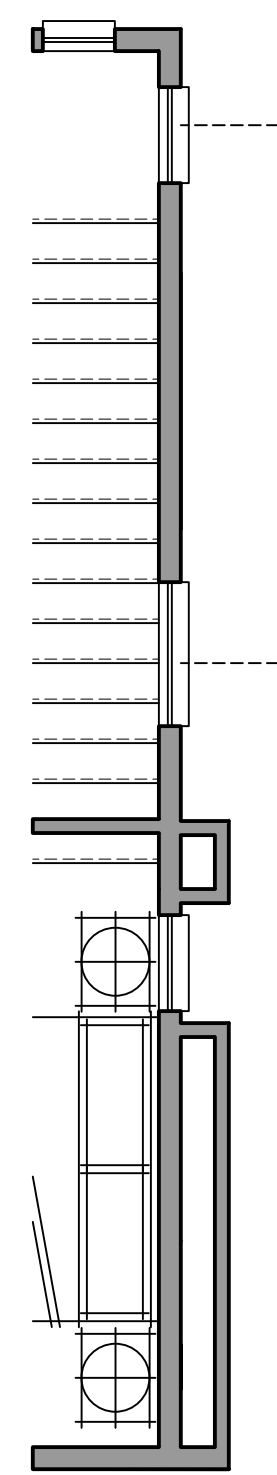
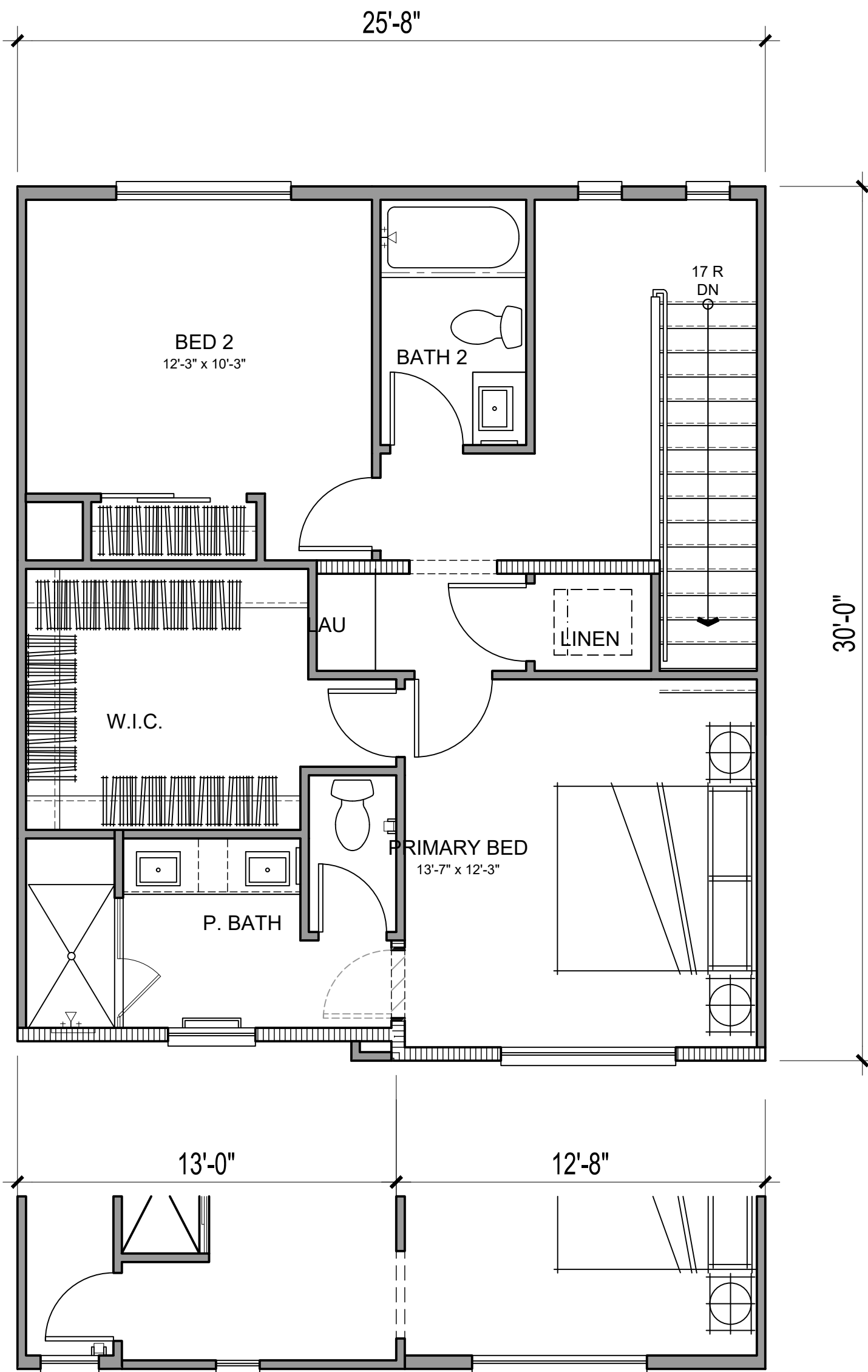
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PLAN 2
UNIT PLANS

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.



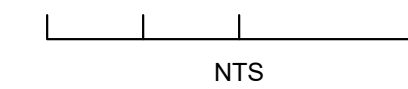
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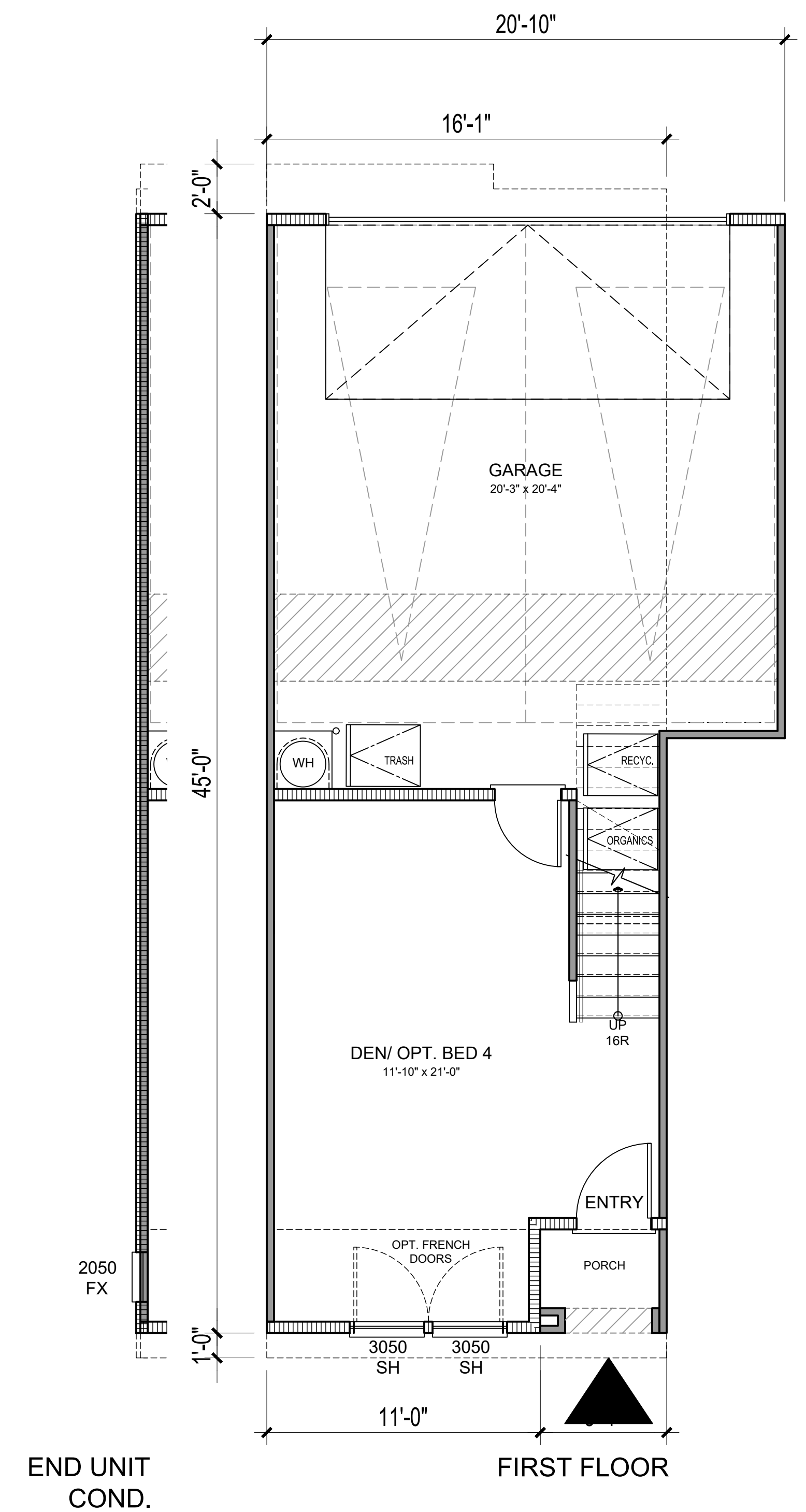
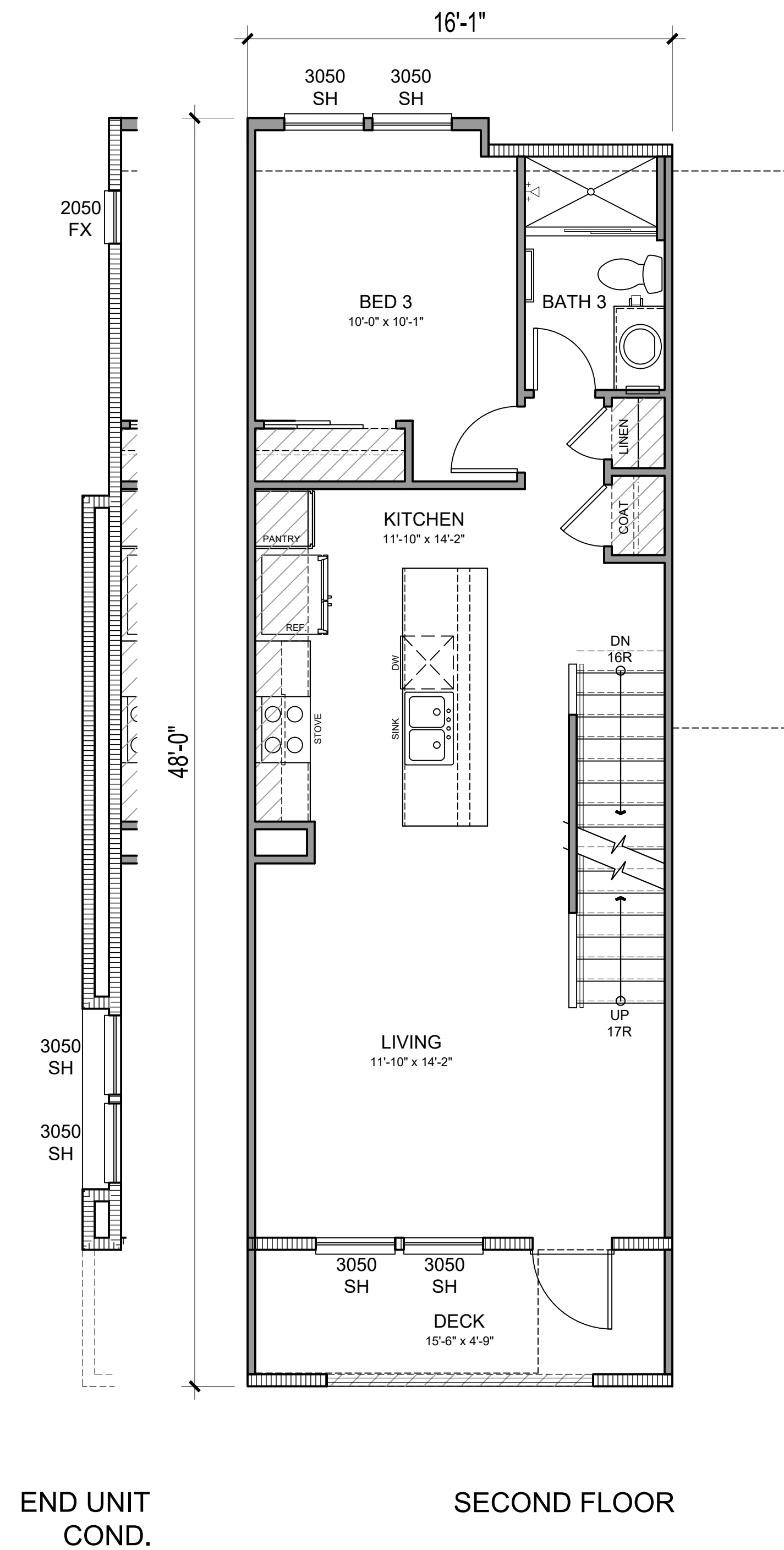
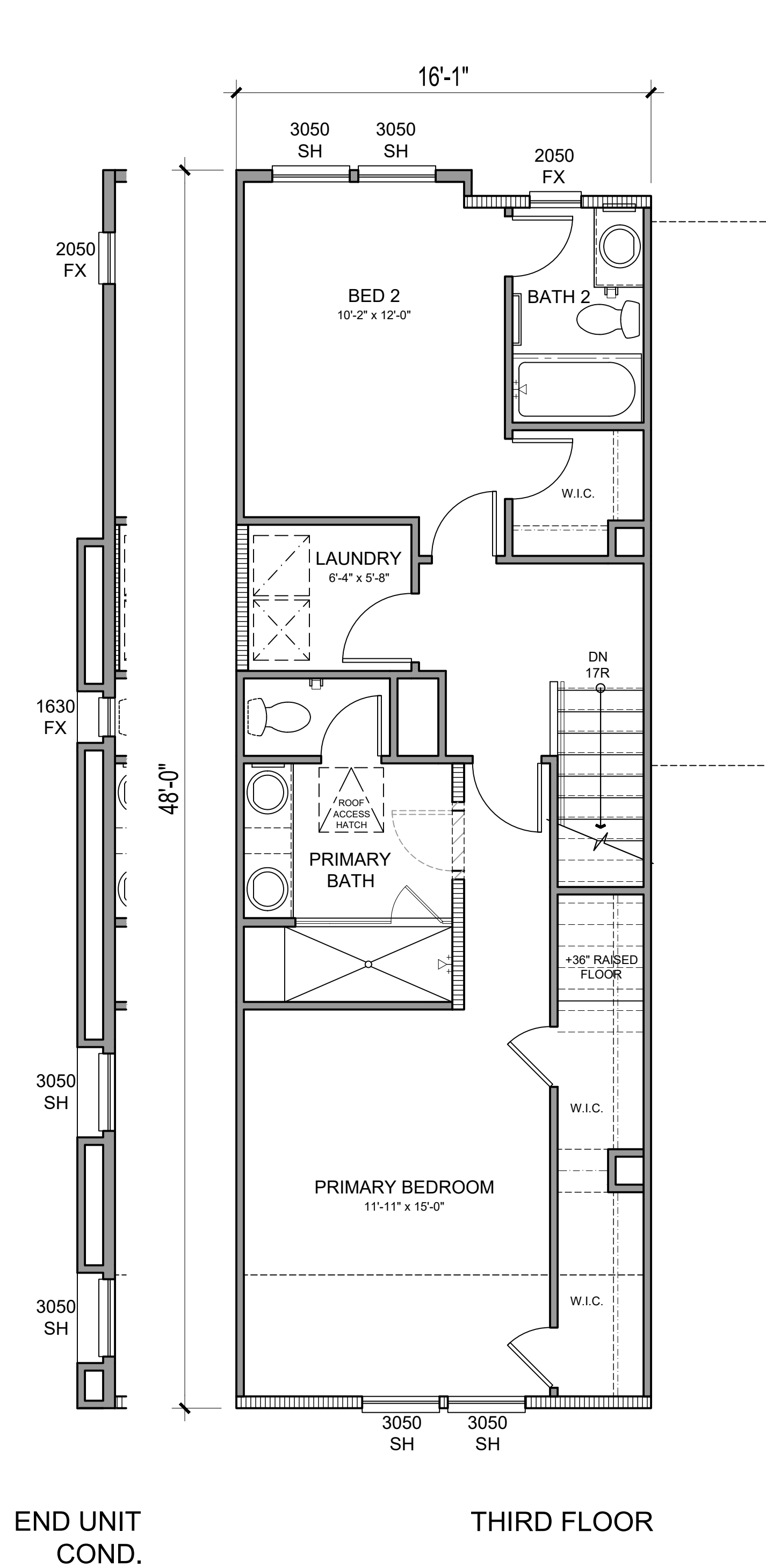
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PLAN 3
UNIT PLANS

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.



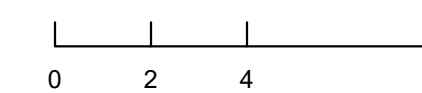
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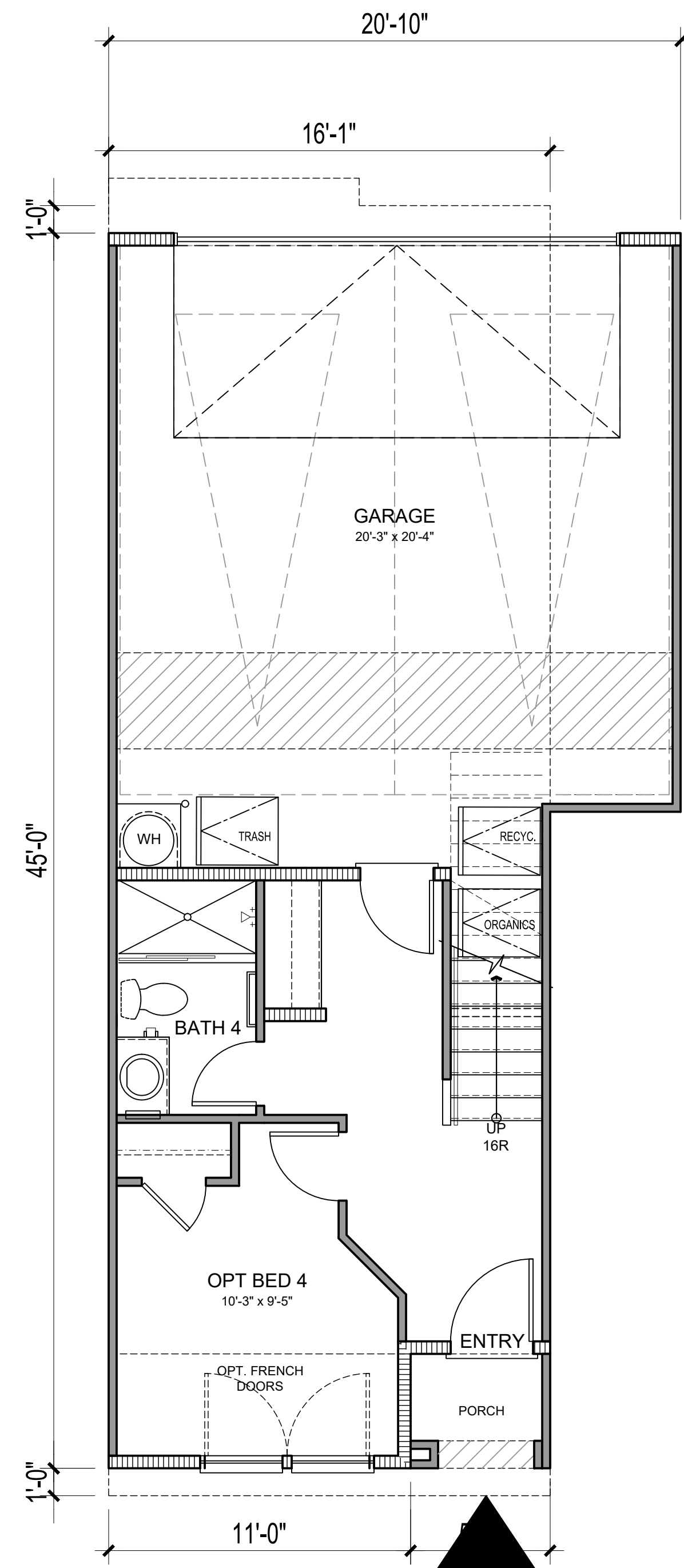
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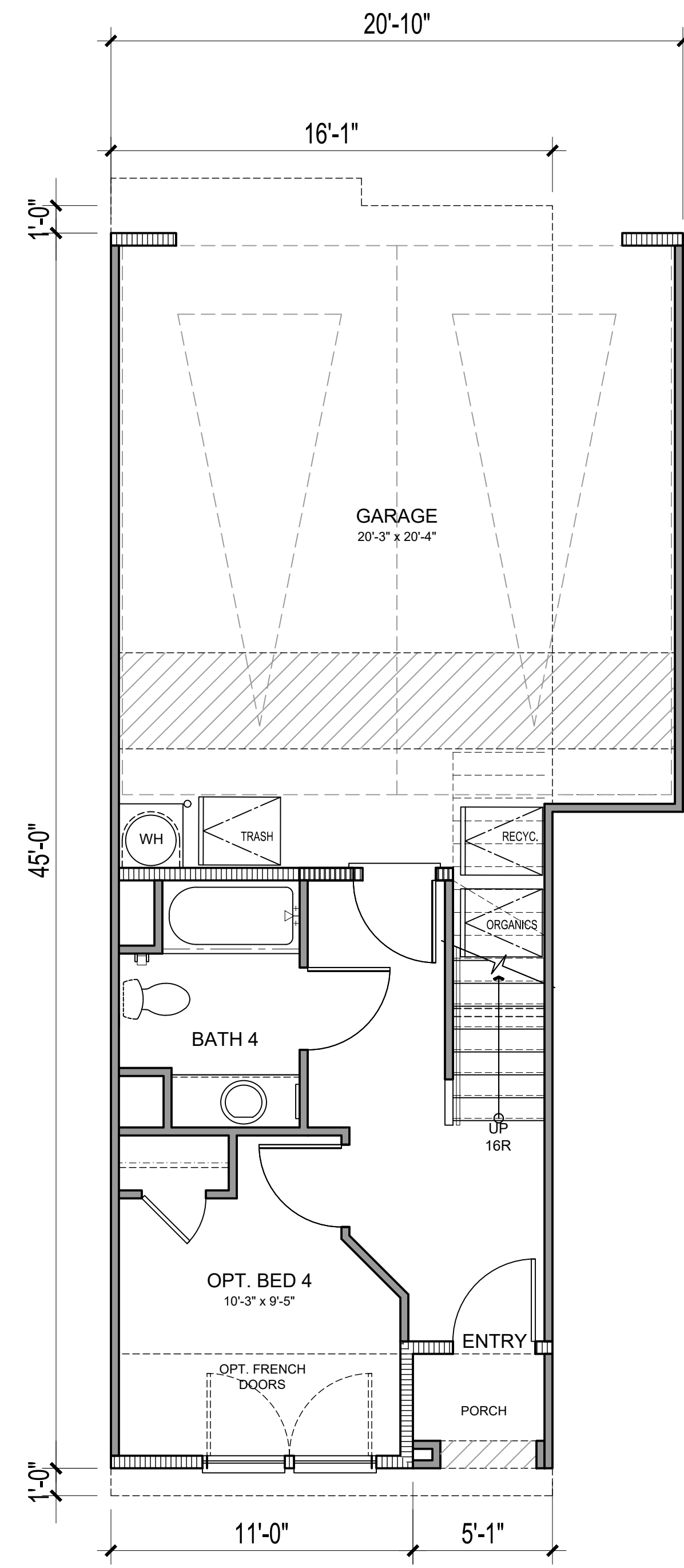


PLAN 5
UNIT PLANS

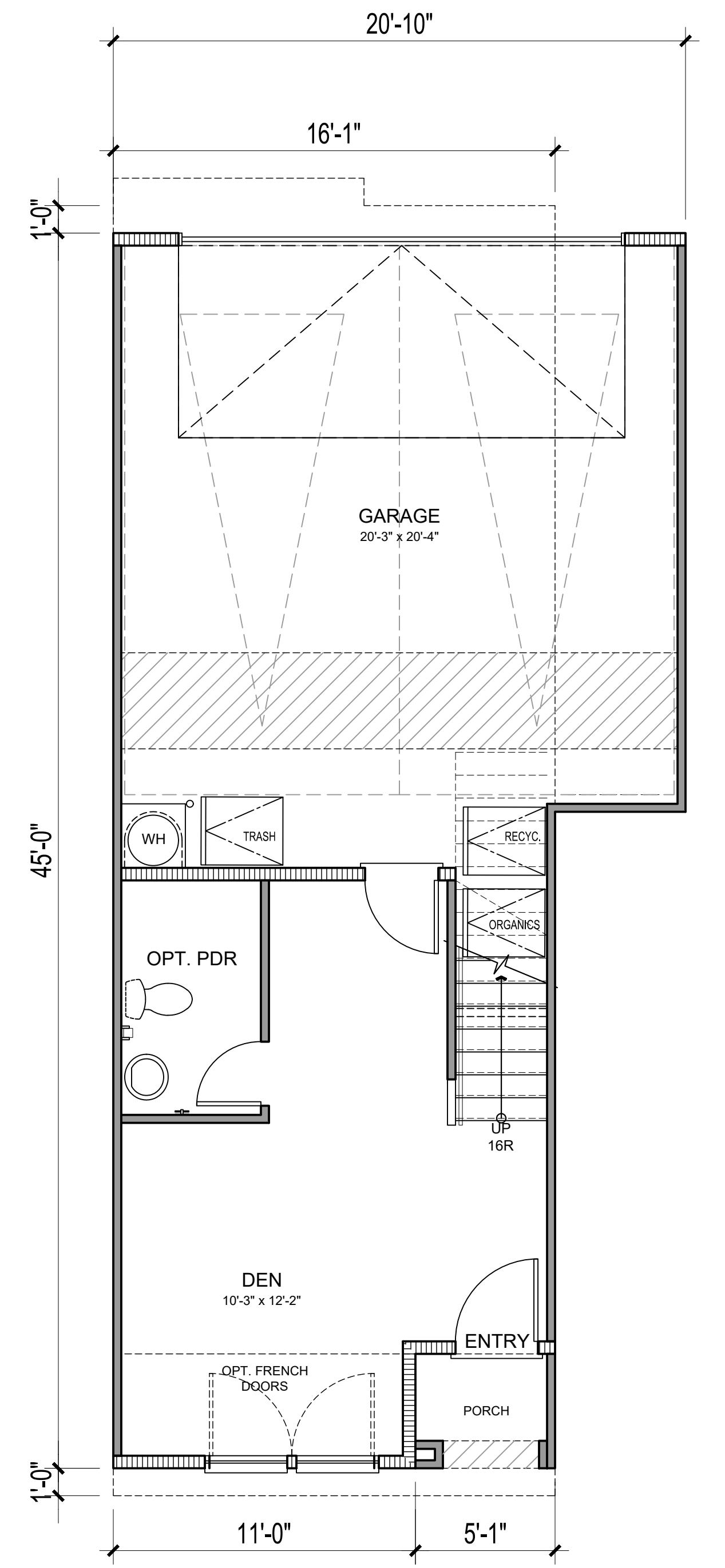
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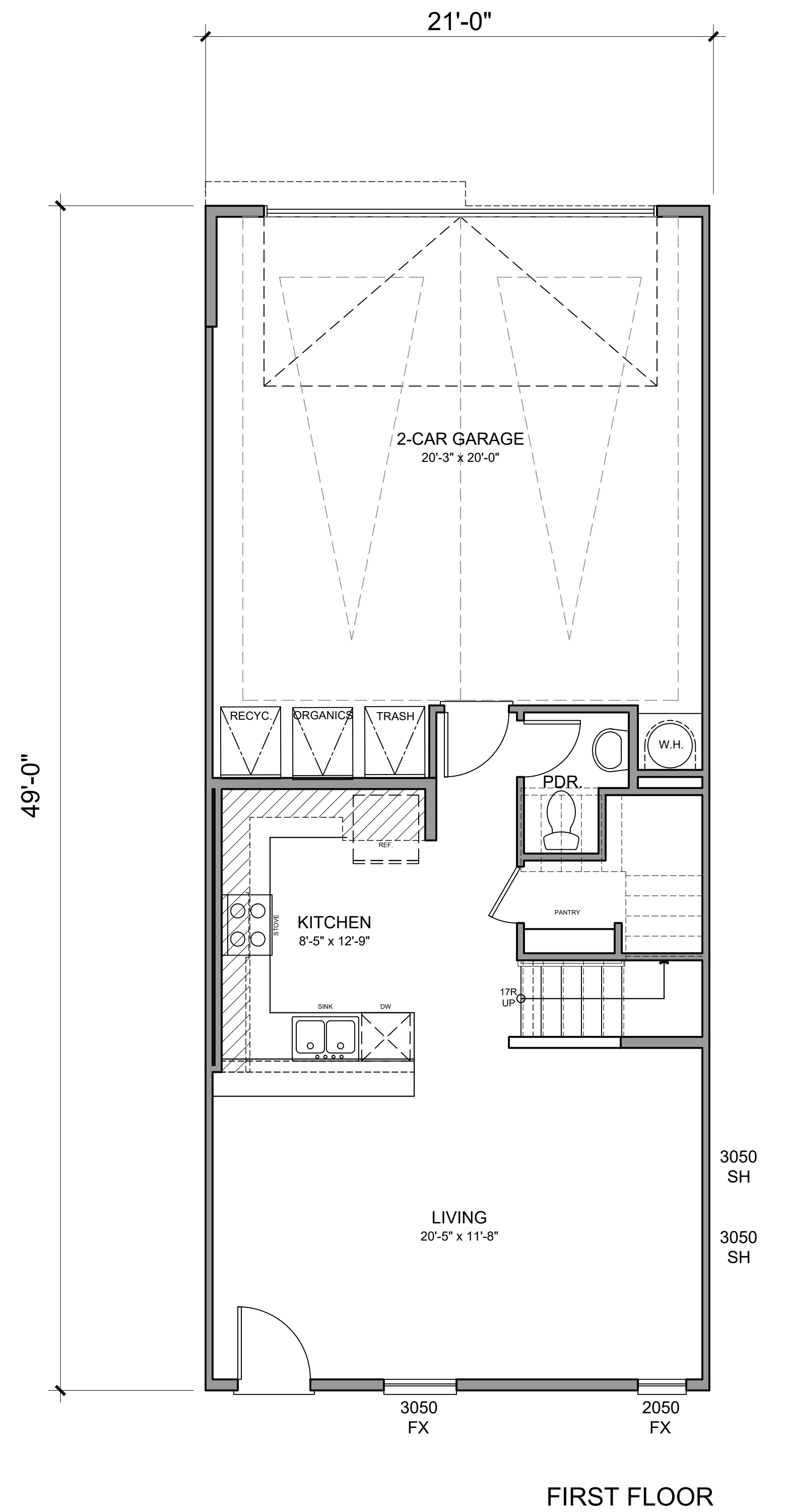
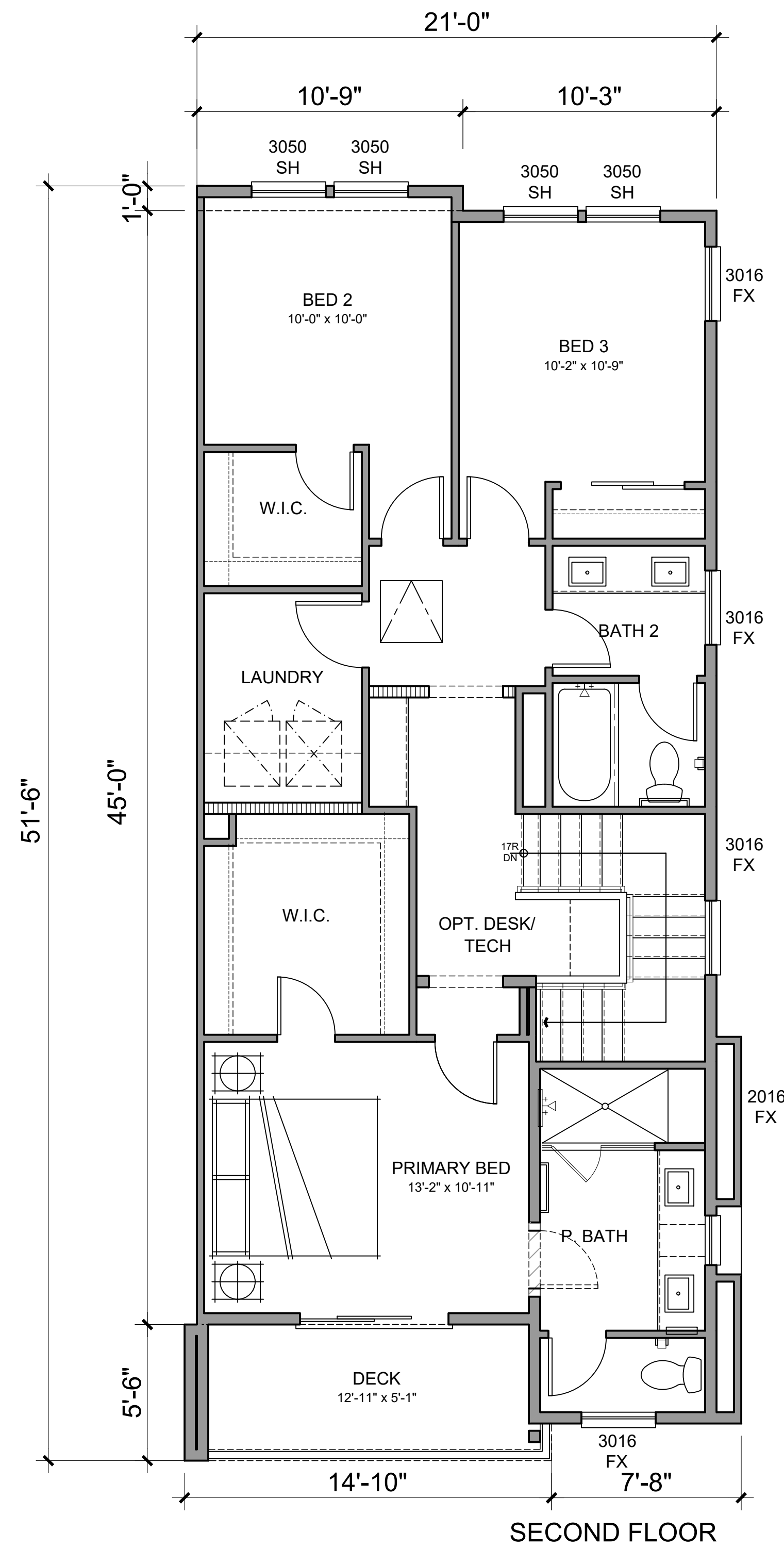
FIRST FLOOR -
OPT BED



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.



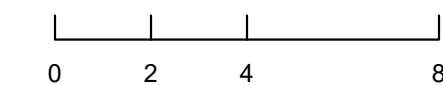
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PLAN 6
UNIT PLANS

A13.0

AMERICAN AVENUE



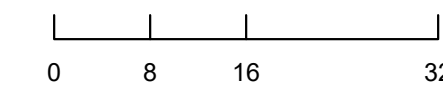
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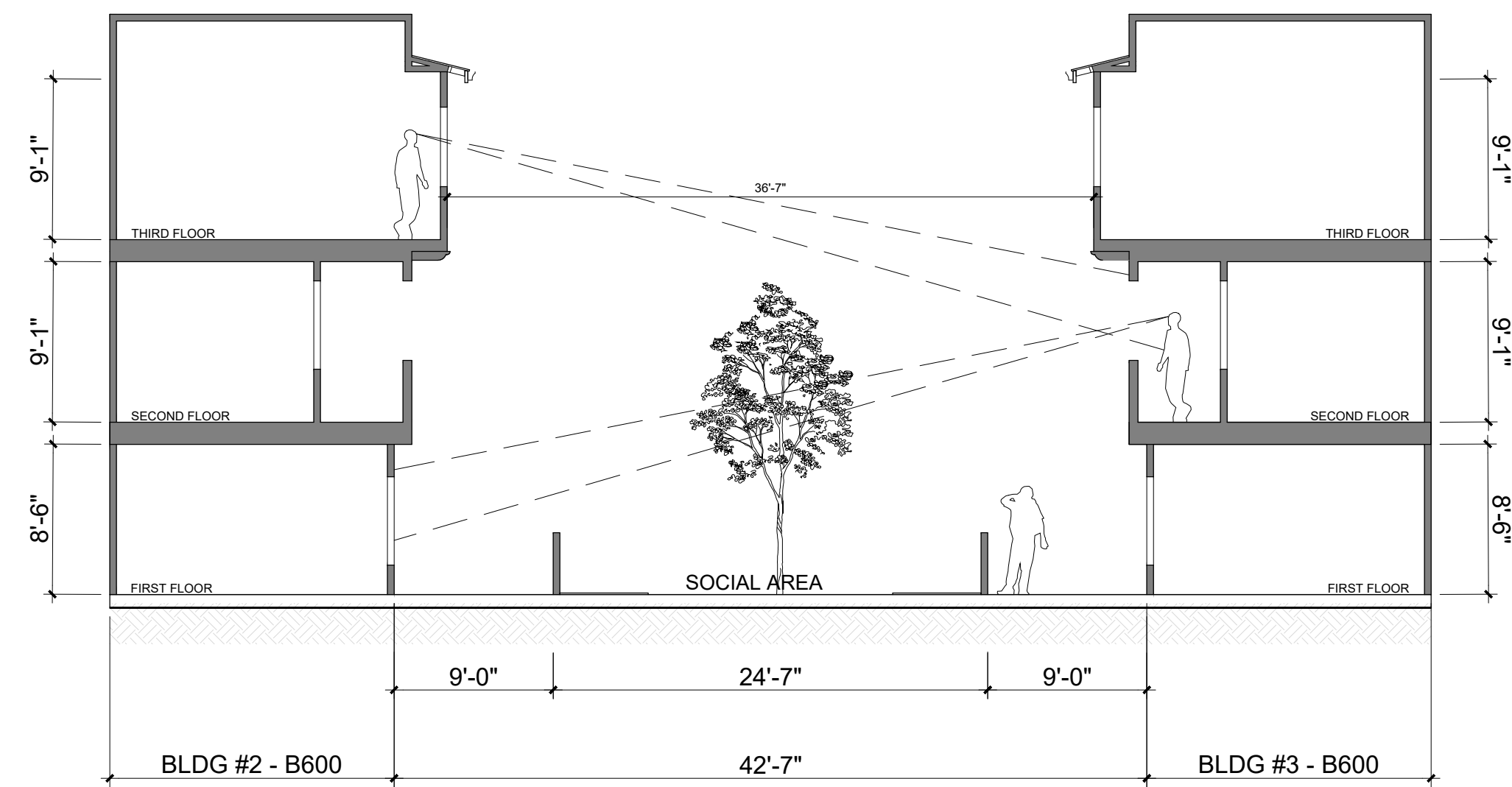
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SCHEMATIC STREET SECTION

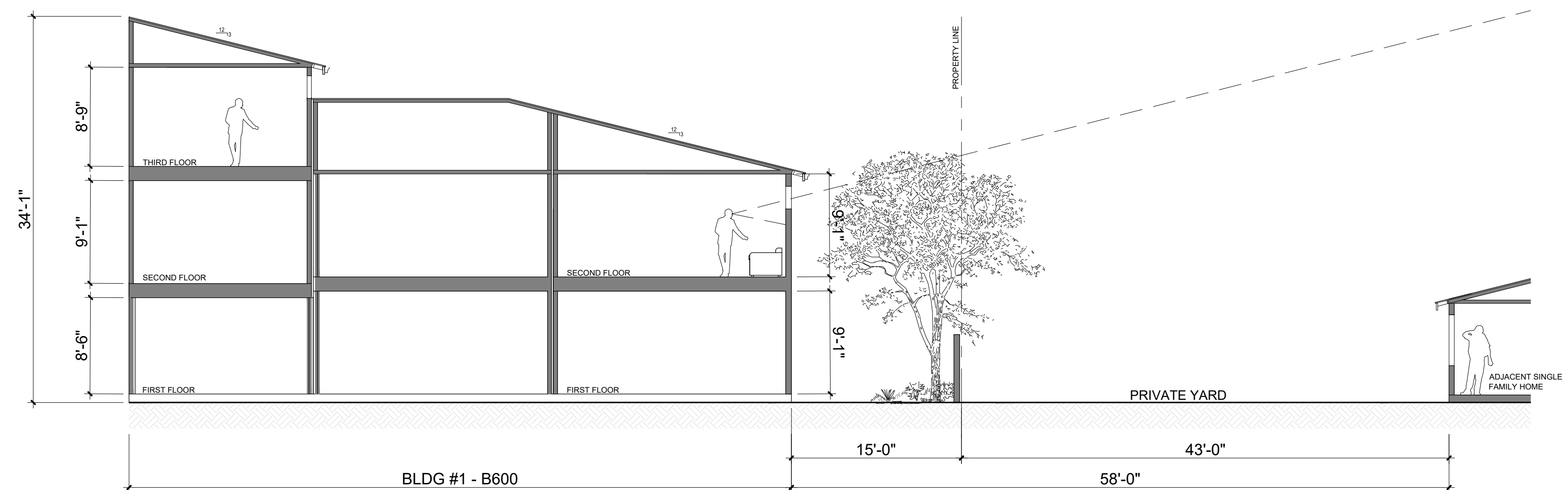
A14.0



SECTION A-A



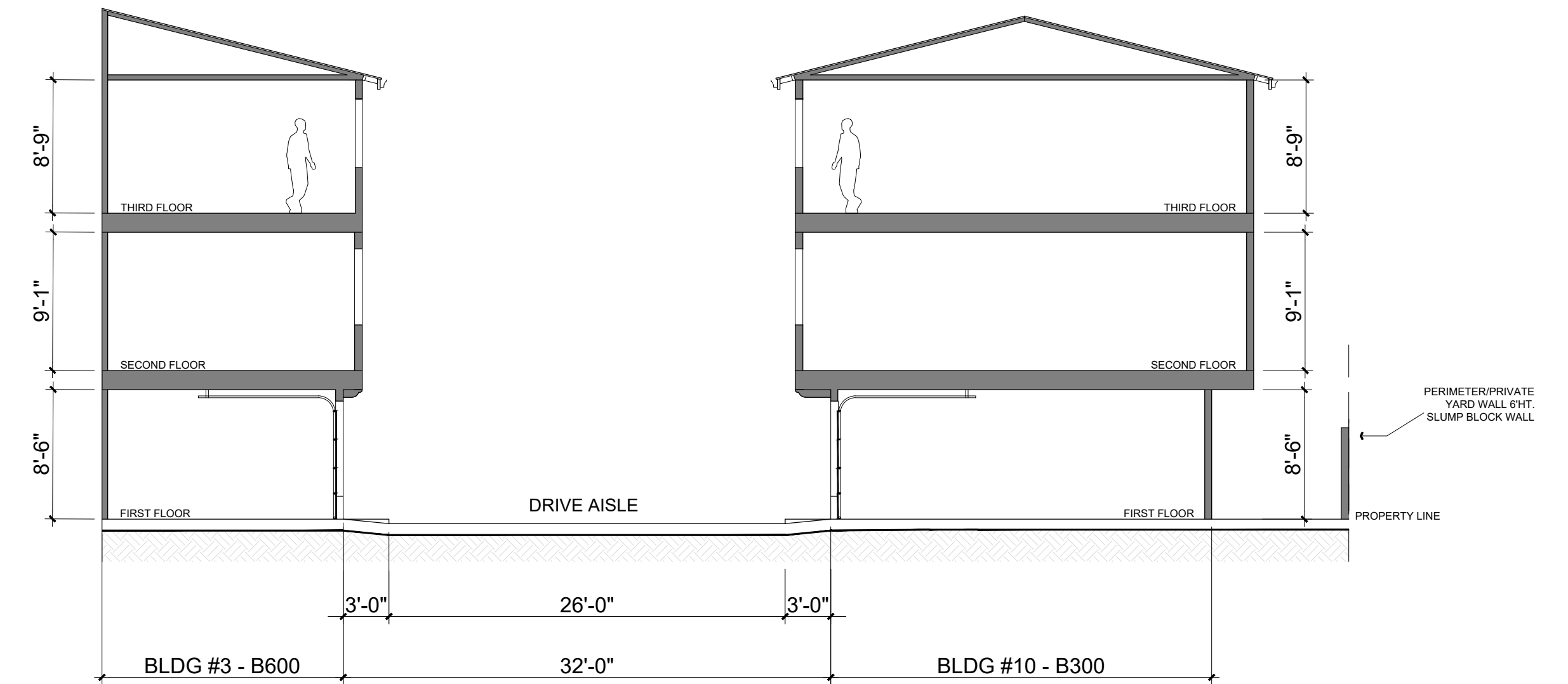
KEY PLAN: 1/64" = 1'-0"



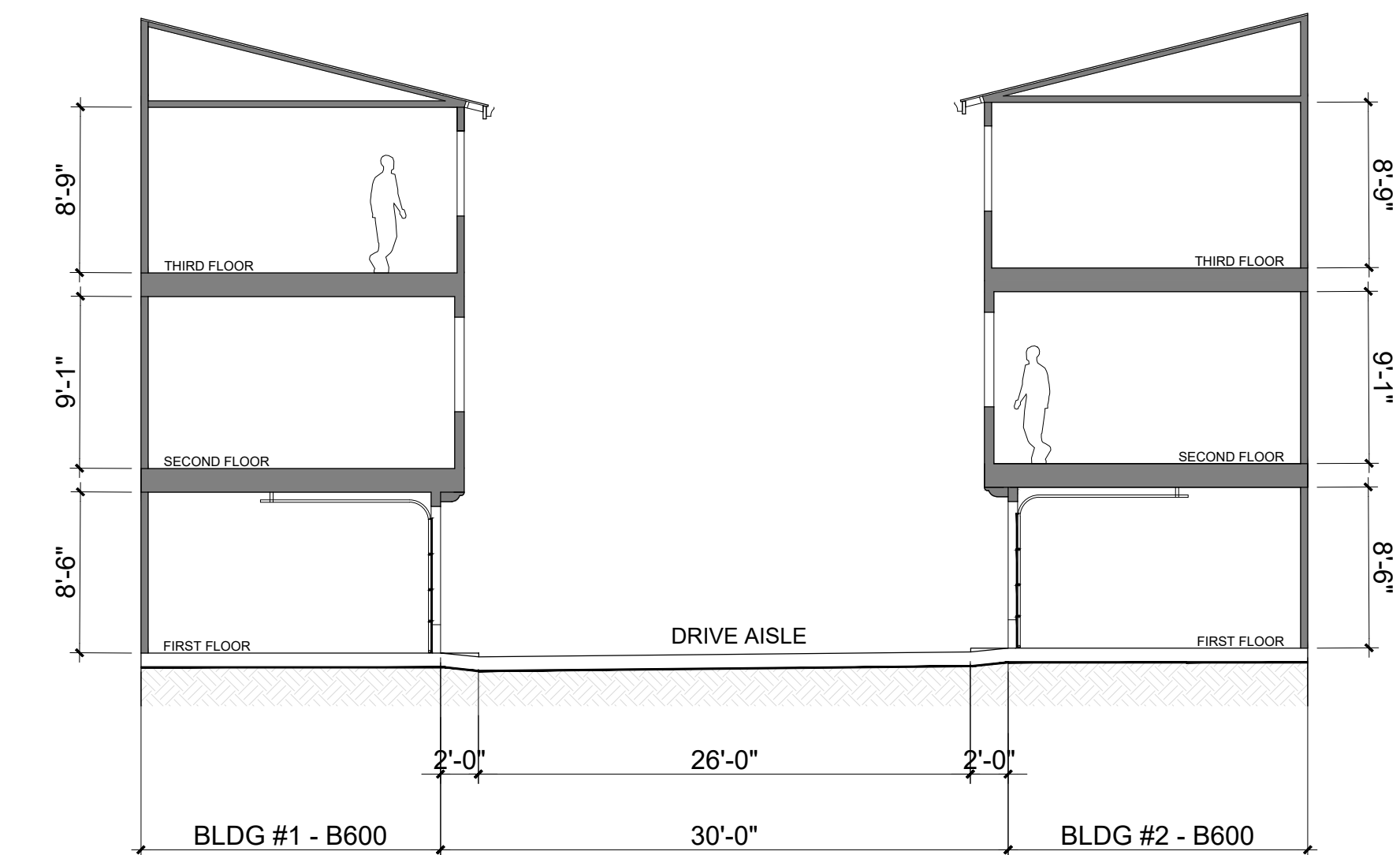
SECTION B-B



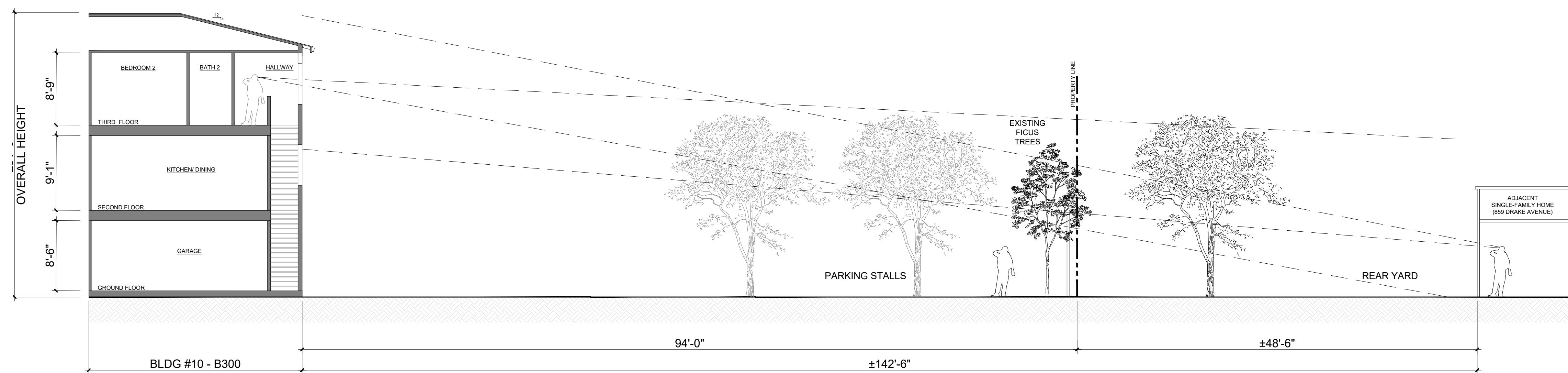
KEY PLAN: 1/64" = 1'-0"



SECTION C-C



SECTION D-D



SECTION E-E



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SCHEMATIC SITE SECTIONS

A15.10



1. 3429 GRAND AVE



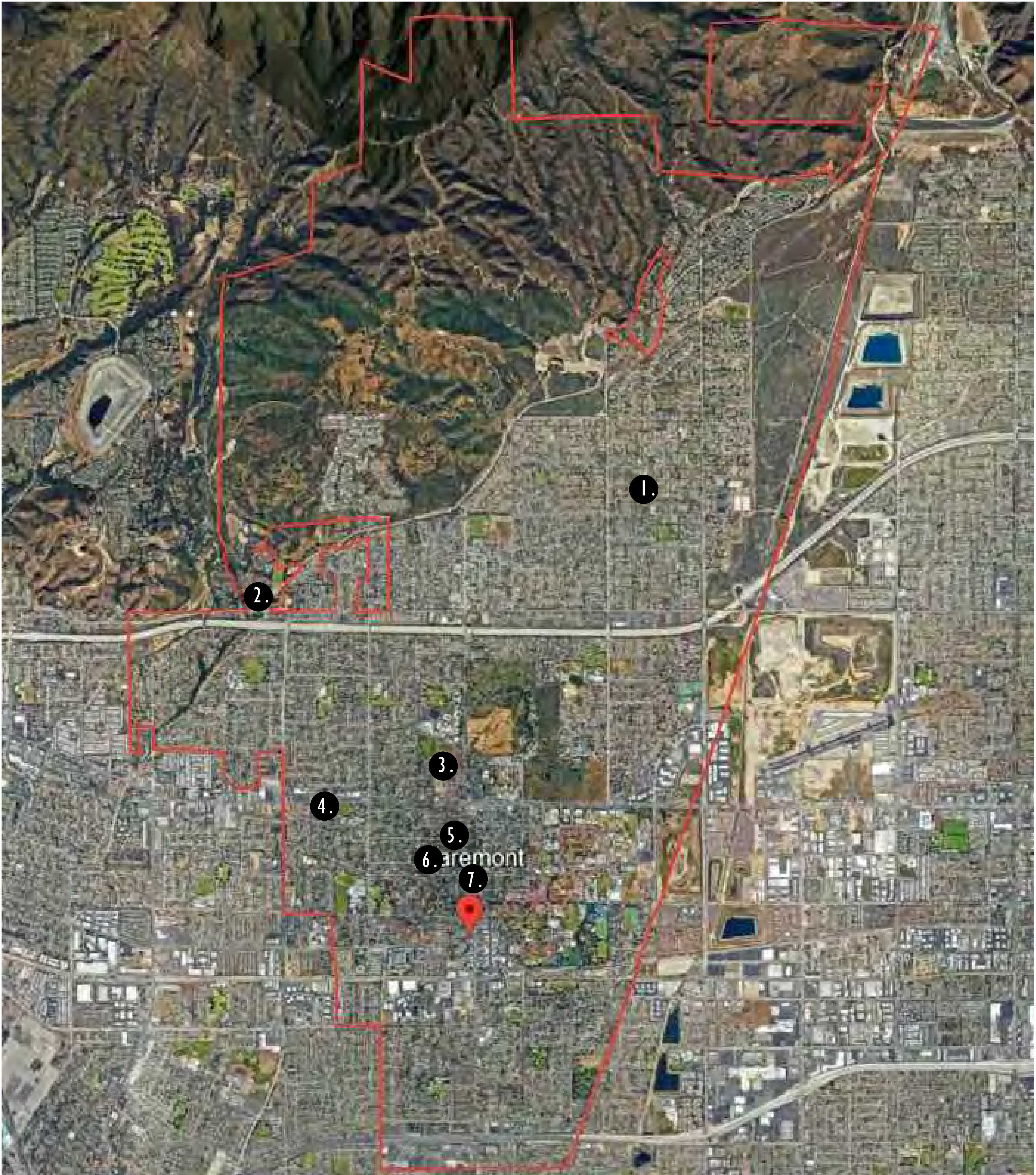
2. 4434 LIVE OAK DR



3. DOCENTE



3. DOCENTE



4. 1000 W FOOTHILL BLVD



5. 825 N INDIAN HILL



6. 489 W 6TH ST



7. CLAREMONT HERITAGE



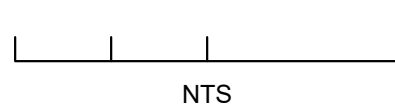
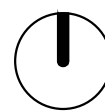
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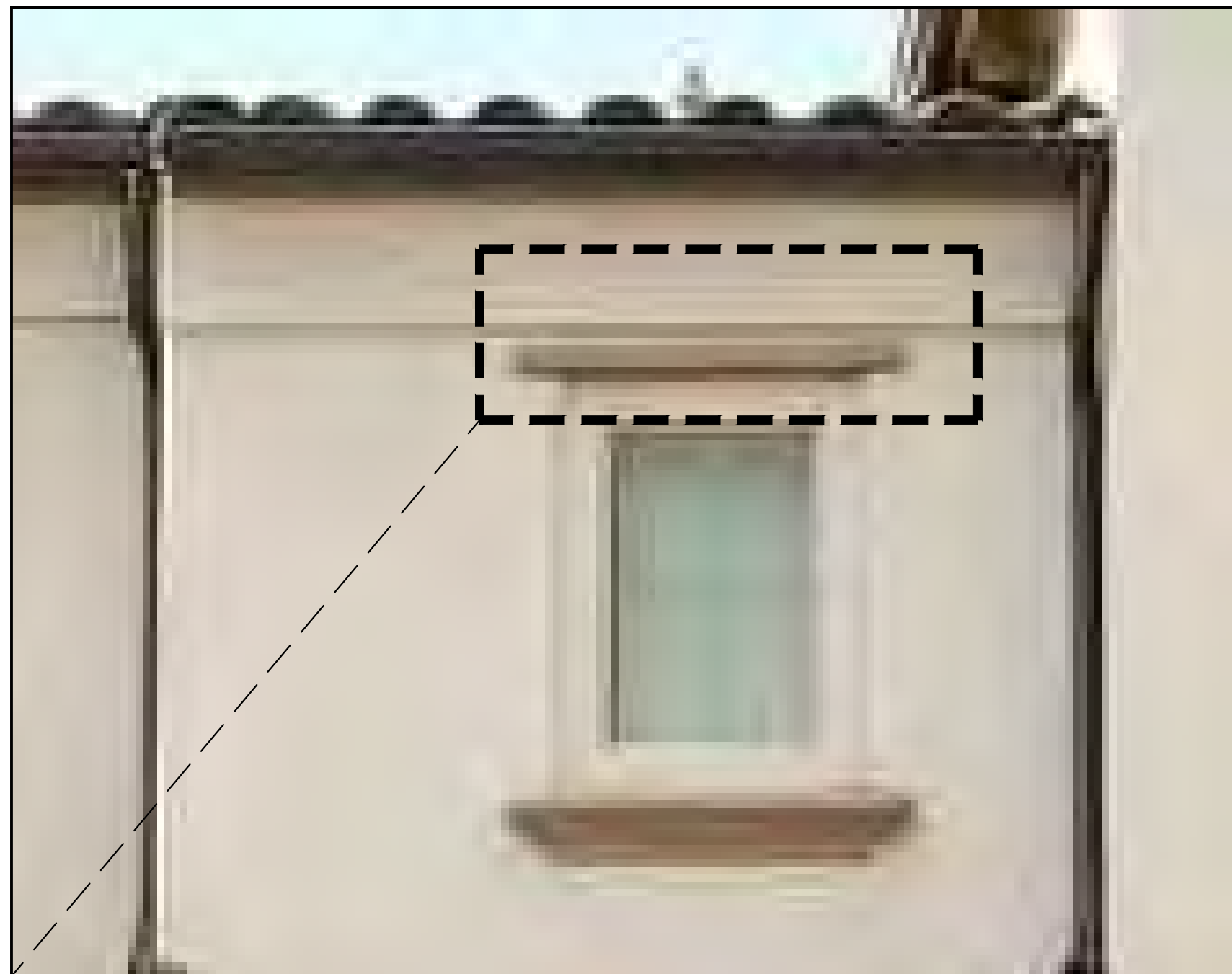
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SITE CONTEXT MAP

A16.0



3. STUCCO OVER FOAM HEADER



4. COMPOSITE BEAM & CORBEL



6. BAY VIEW WINDOW



7. TRUSS TAILS



8. WOOD CORBELS



9. DECORATIVE METAL RAILING



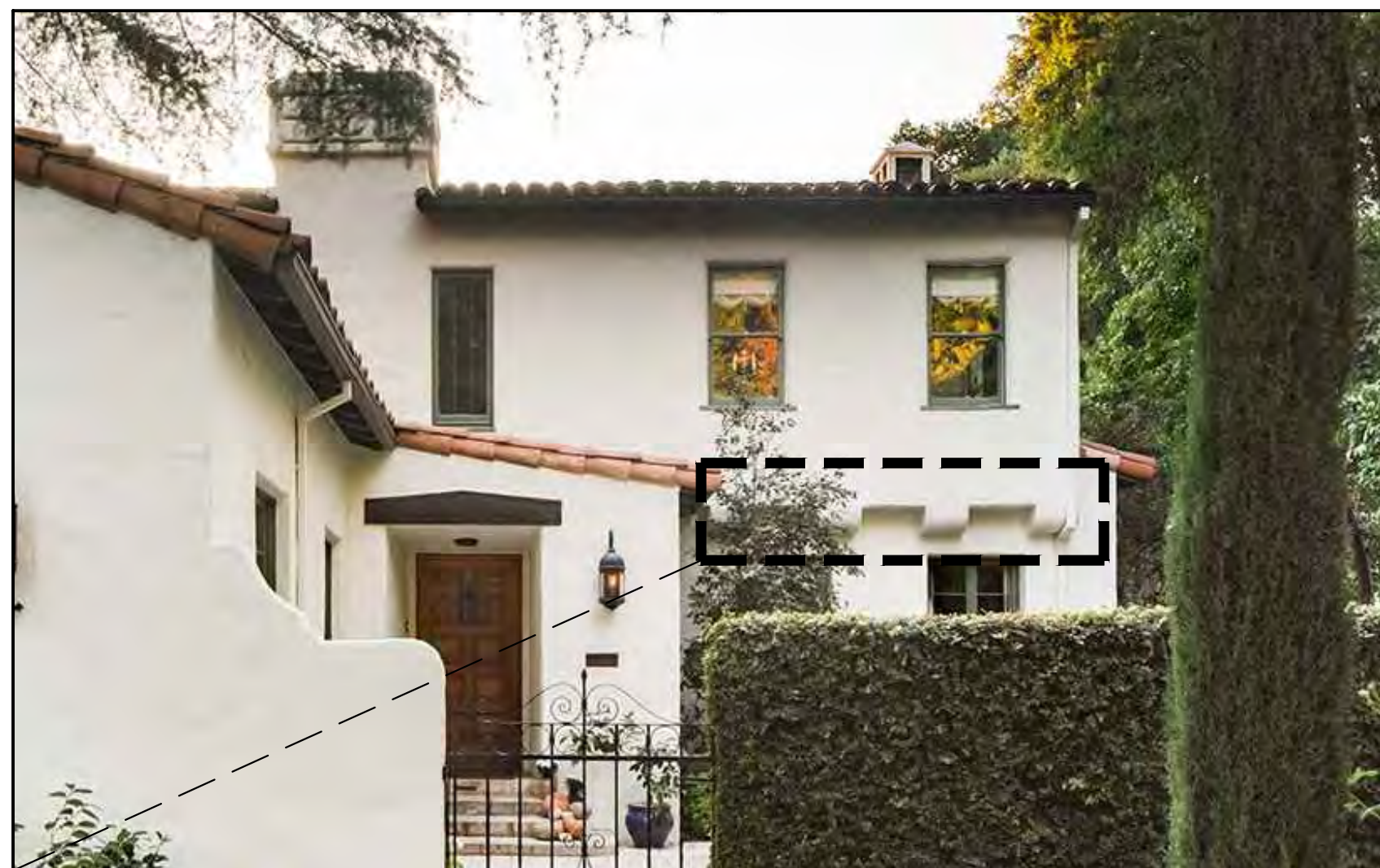
14. DECORATIVE METAL GRILLE WORK



16. SILL TILE CAP



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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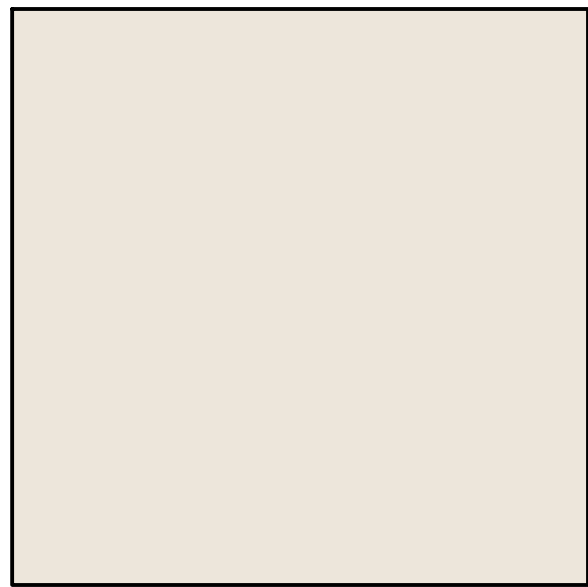
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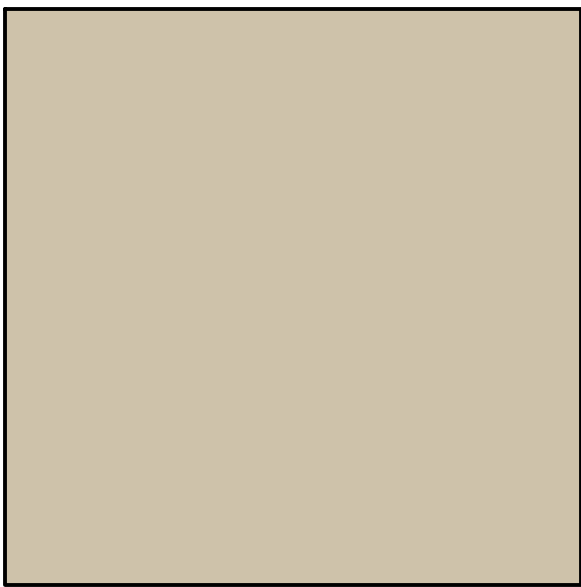
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WINDOW SCHEDULE

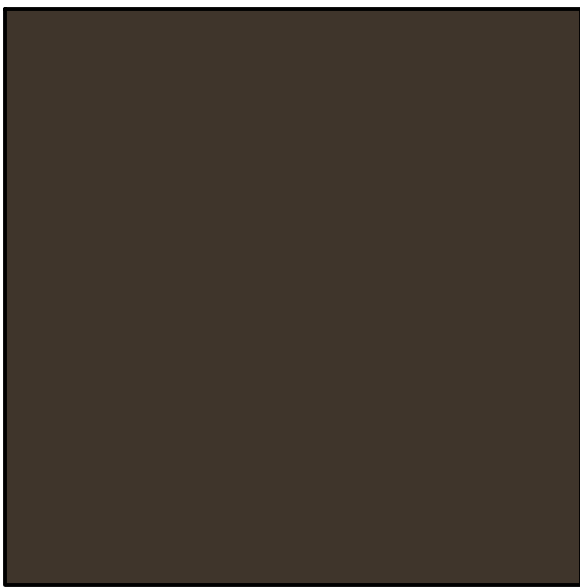
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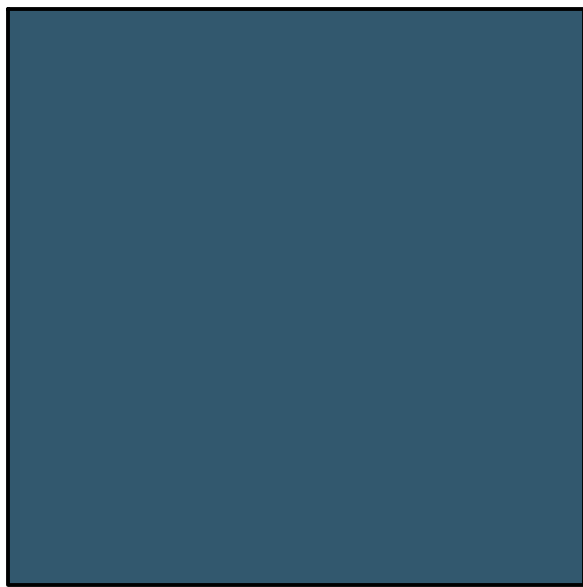
STUCCO 1 - SW: 7101 FUTON



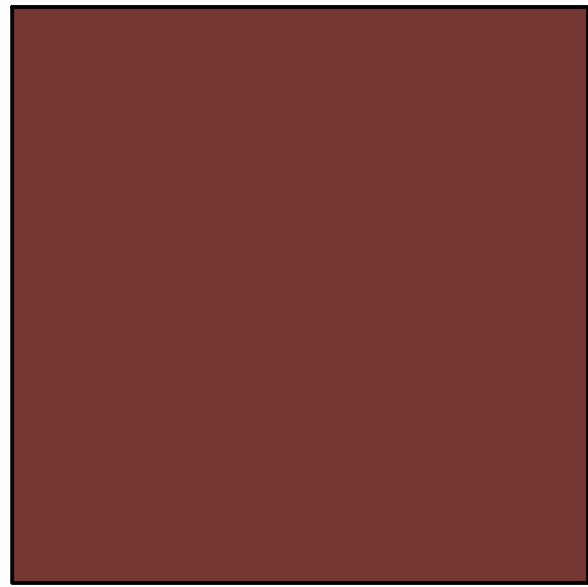
STUCCO 2 - SW: 9512 THREADED LOOM



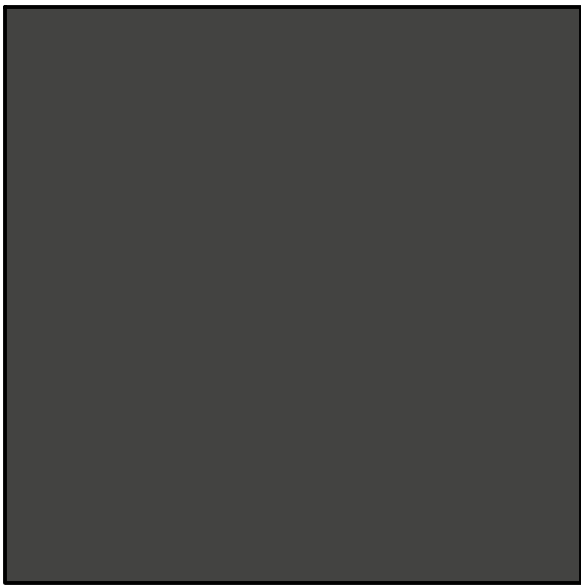
TRIM/FASCIA - SW:2926 IRON GATE



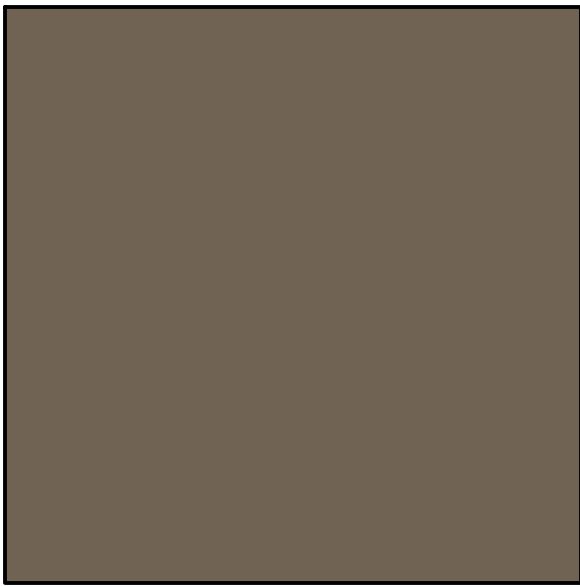
ENTRY DOOR 1 - SW: 9150 ENDLESS SEA



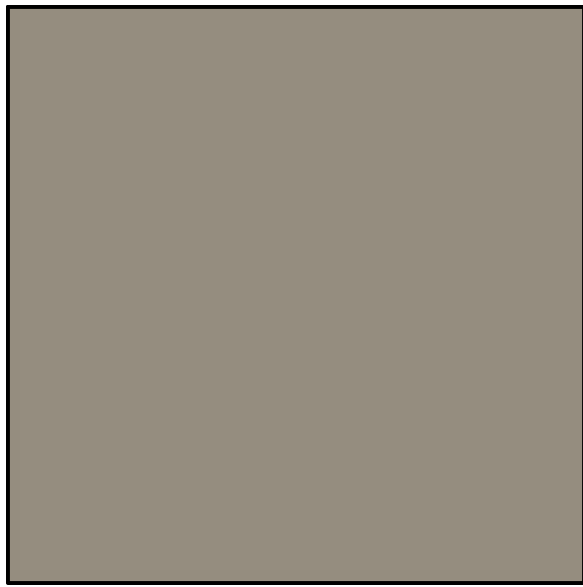
ENTRY DOOR 2 - SW: 7592 CRABBY APPLE



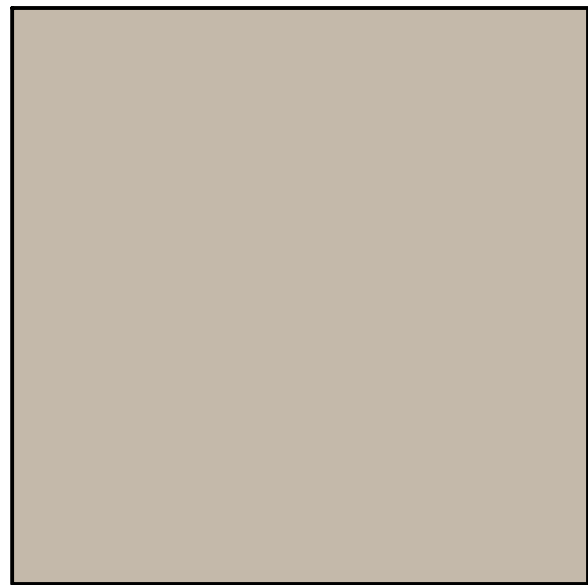
METAL - SW: 7069 IRON ORE



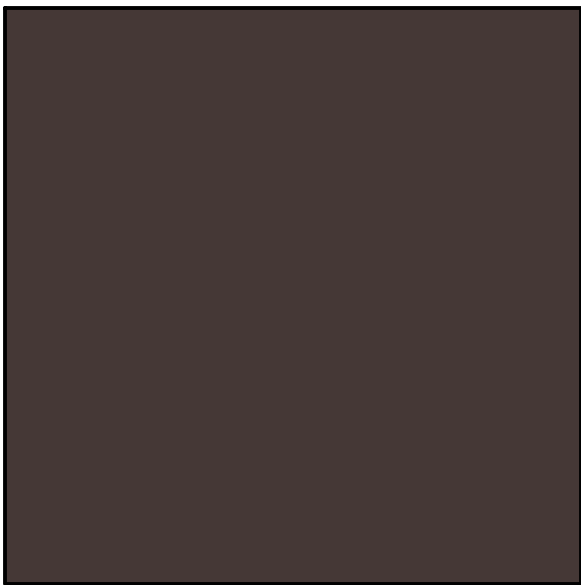
GARAGE DOOR 1 - SW: 7040 SMOKEHOUSE



GARAGE DOOR 2 - SW: 9172 STUDIO CLAY



WINDOWS - BRONZE

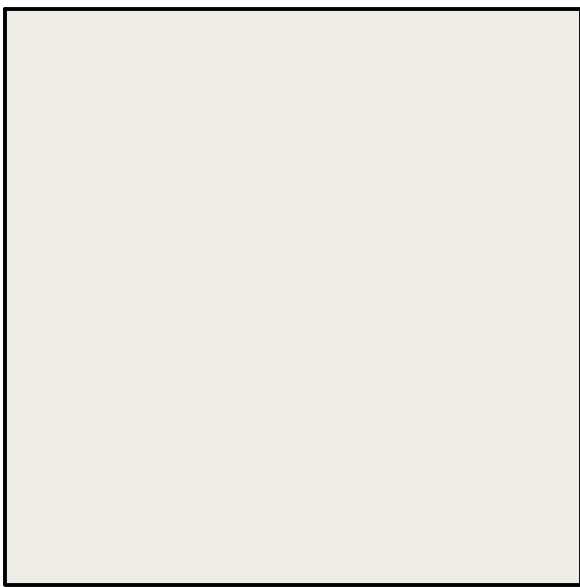


GUTTERS & DOWNSPOUTS - RAIN GUTTER SUPPLY - ROYAL BROWN

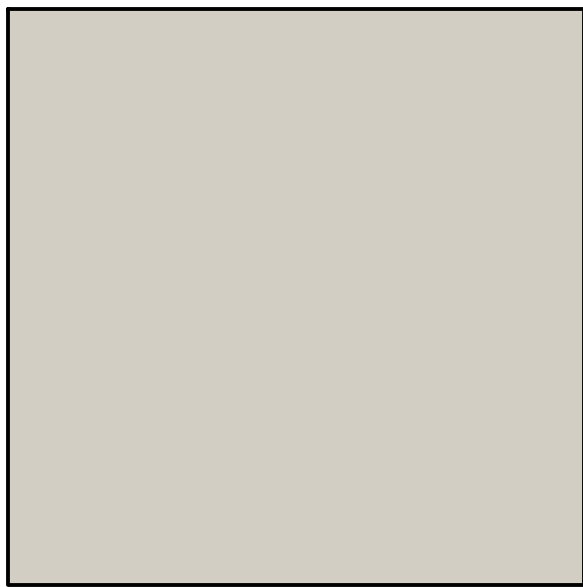


ROOF - EAGLE ROOFING - CAPISTRANO - SAN GABRIEL BLEND

SCHEME 1



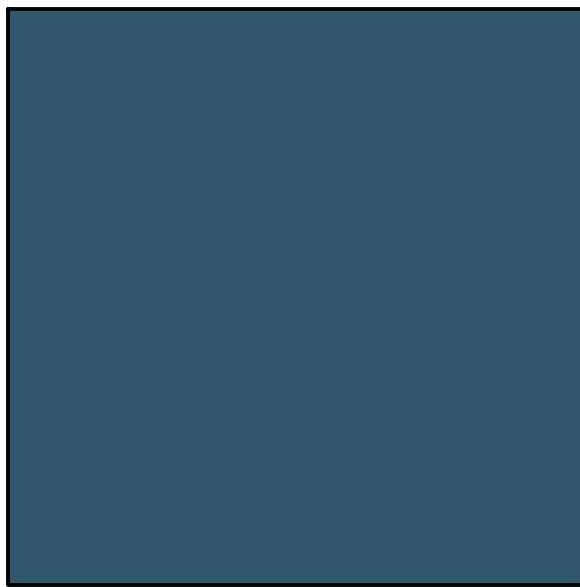
STUCCO 1 - SW: 7005 PURE WHITE



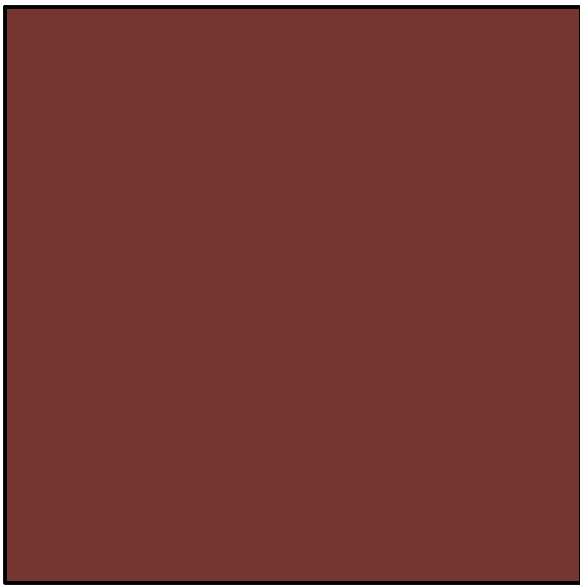
STUCCO 2 - SW: 9165 GOSSAMER VEIL



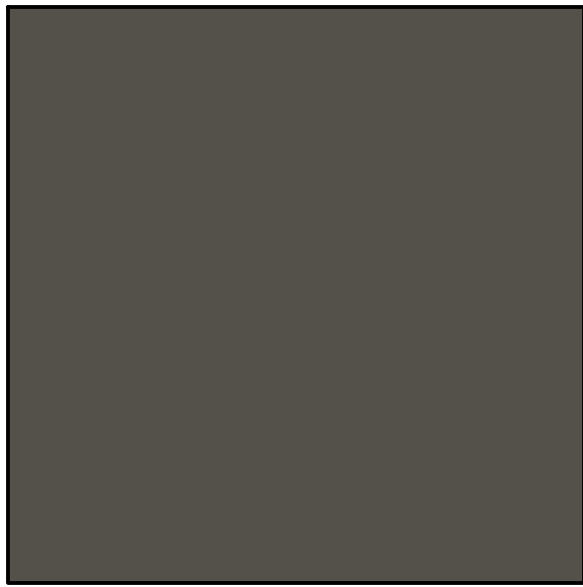
TRIM/FASCIA - SW: 7675 SEALSKIN



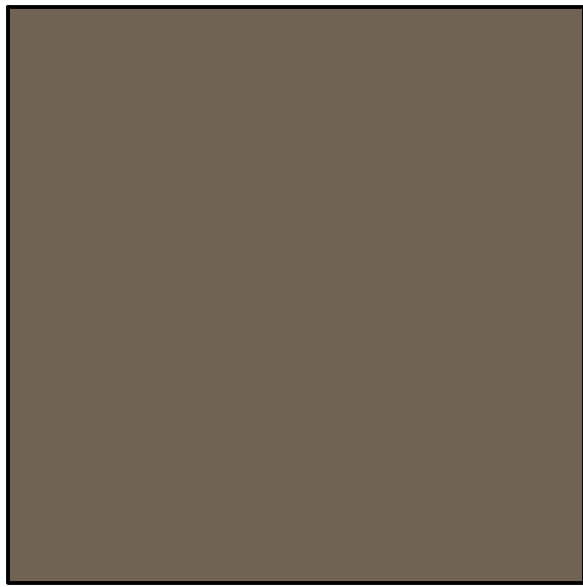
ENTRY DOOR 1 - SW: 9150 ENDLESS SEA



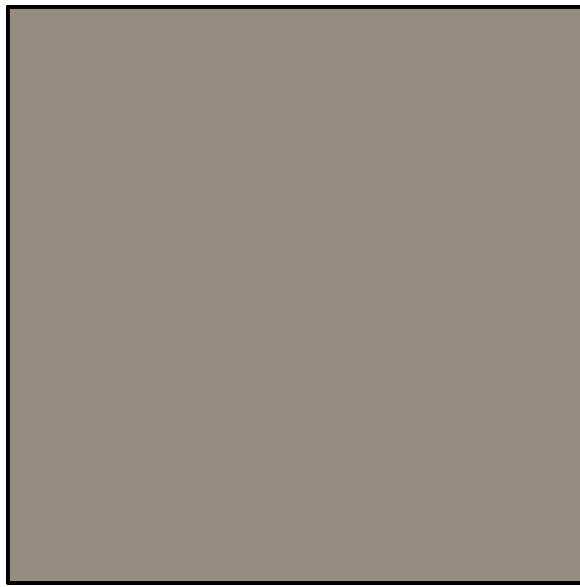
ENTRY DOOR 2 - SW: 7592 CRABBY APPLE



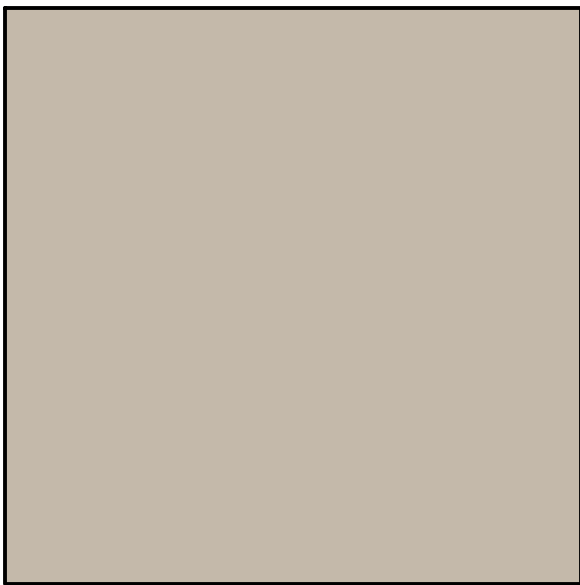
METAL - SW: 7048 URBANE BRONZE



GARAGE DOOR 1 - SW: 7040 SMOKEHOUSE



GARAGE DOOR 2 - SW: 9172 STUDIO CLAY



WINDOWS - BRONZE



GUTTERS & DOWNSPOUTS - RAIN GUTTER SUPPLY - MUSKET



ROOF - EAGLE ROOFING - CAPISTRANO - PIEDMONT BLEND

SCHEME 2



Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

AMERICAN AVENUE
CLAREMONT, CA # 2023-0433

Plot Date: 04.14.2025
1st Submittal Date: 8.30.2023
2nd Submittal Date: 10.25.2023
3rd Submittal Date: 02.27.2024
4th Submittal Date: 06.27.2024
4th Submittal Rev1 Date: 03.03.2025
4th Submittal Rev2 Date: 04.16.2025

MATERIAL BOARD
COLOR & MATERIALS BOARDS

A19.0



LEGEND

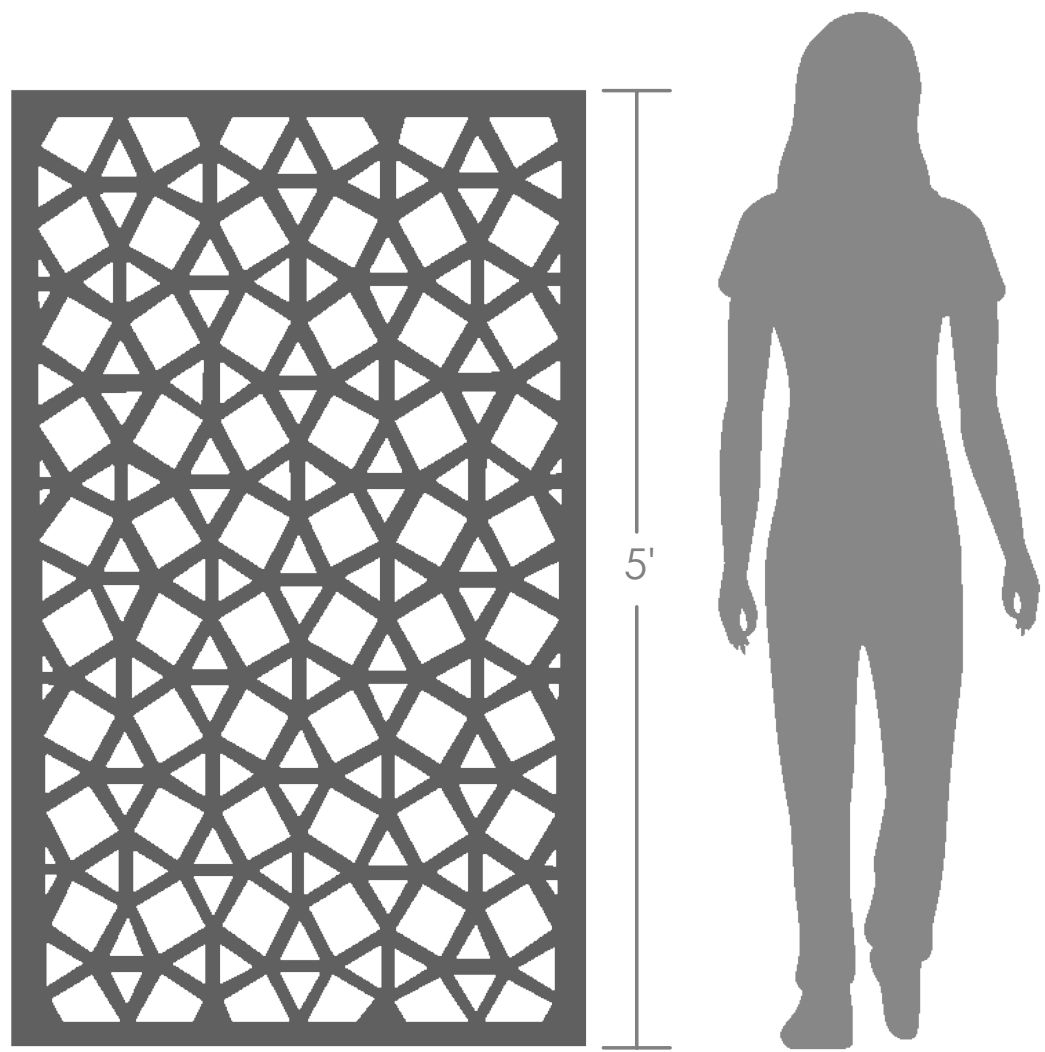
- 1 Project Entry w/Enhanced Streetfront Landscape
- 2 Event Lawn with Decor Art Panel
- 3 Accent Shade Tree
- 4 Street Tree
- 5 Screen Tree
- 6 Transformer with Screening Hedge
- 7 Existing Ficus (Protect in Place)
- 8 D.G. Access Path
- 9 Potential Public Art Location
- 10 Dog Park with Shade Trees



LEGEND

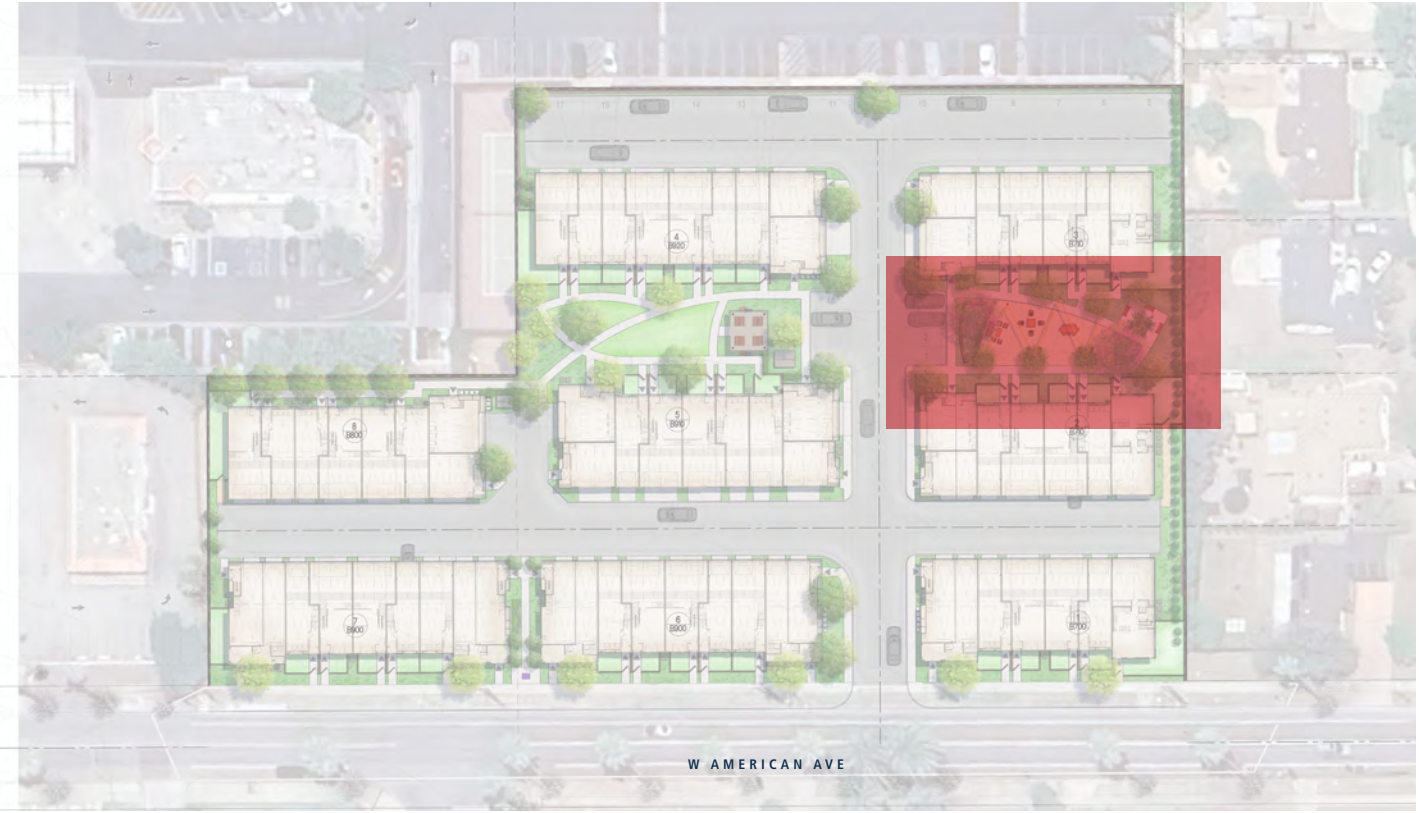
- 1 Event Lawn with Decor Art Panel
- 2 Shade Tree and Turf Panel
- 3 Private Patio Wall/Gate
- 4 Private Yard Paved Access
- 5 Existing Ficus to remain and be protected in place
- 6 D.G. Access Path

ART PANEL



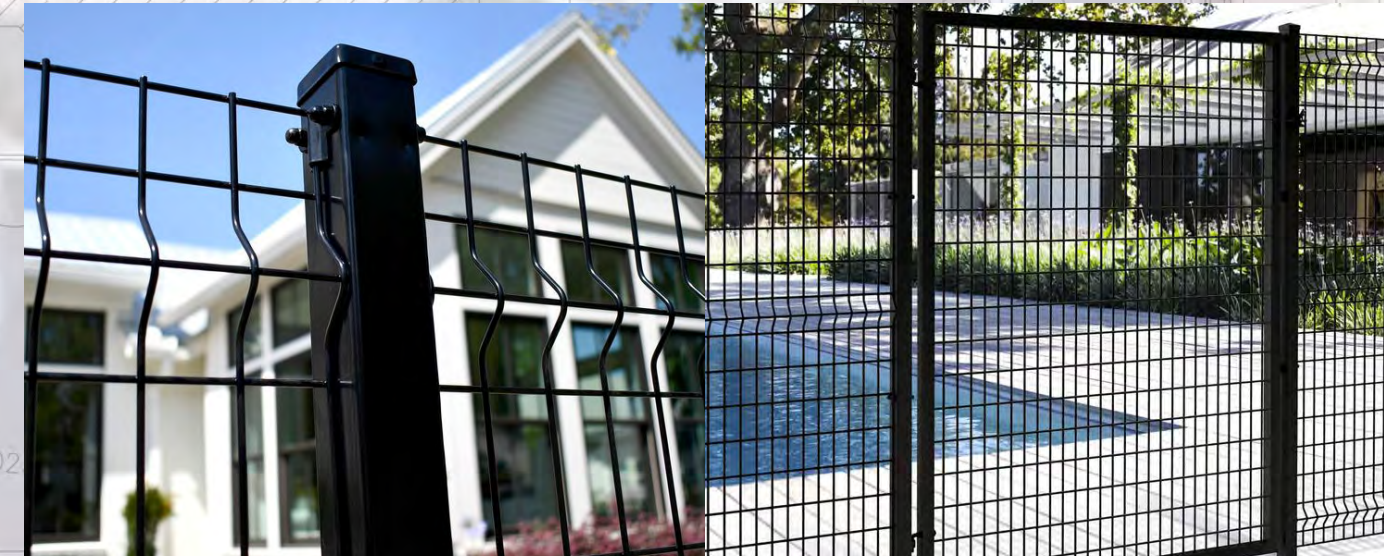
(Art panel shown for reference only; final selection during Production Phase)

KEYMAP





DOG PARK FENCE & GATE



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

LEGEND

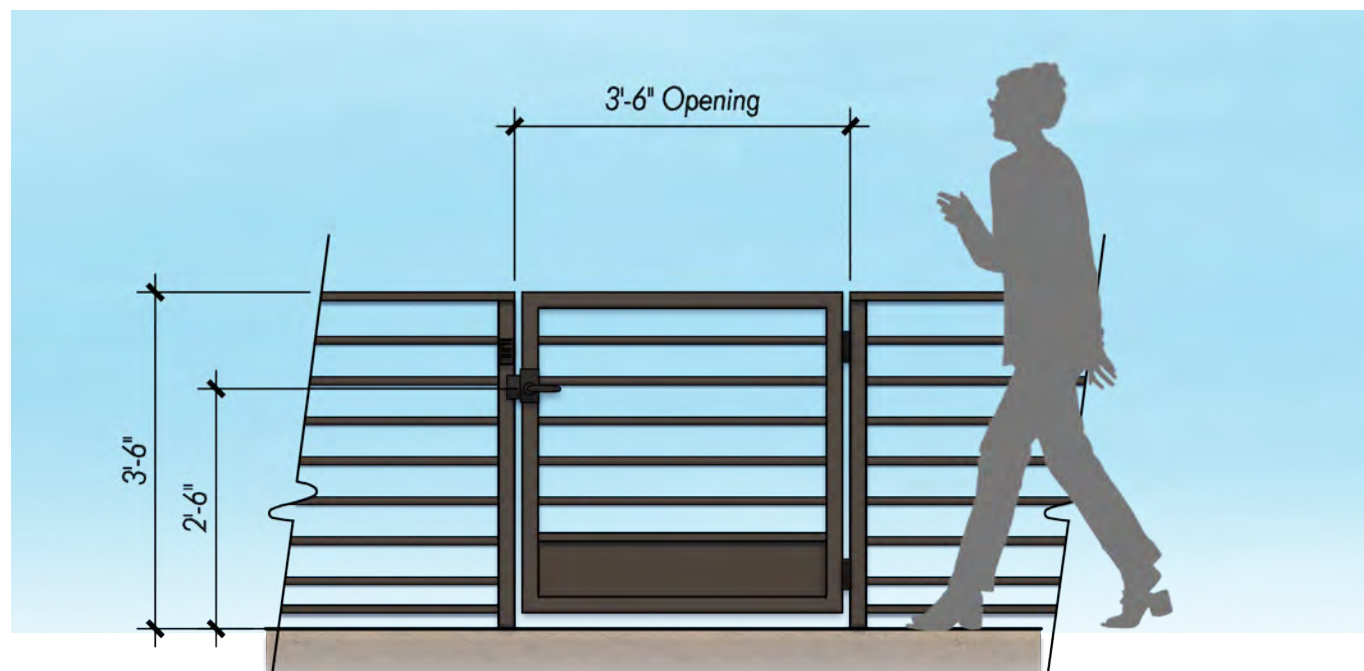
- Perimeter/Private Yard Wall
- Patio Fence and Gate
- Patio Wall and Gate
- Dog Park Fence and Gate

PERIMETER / PRIVATE YARD WALL



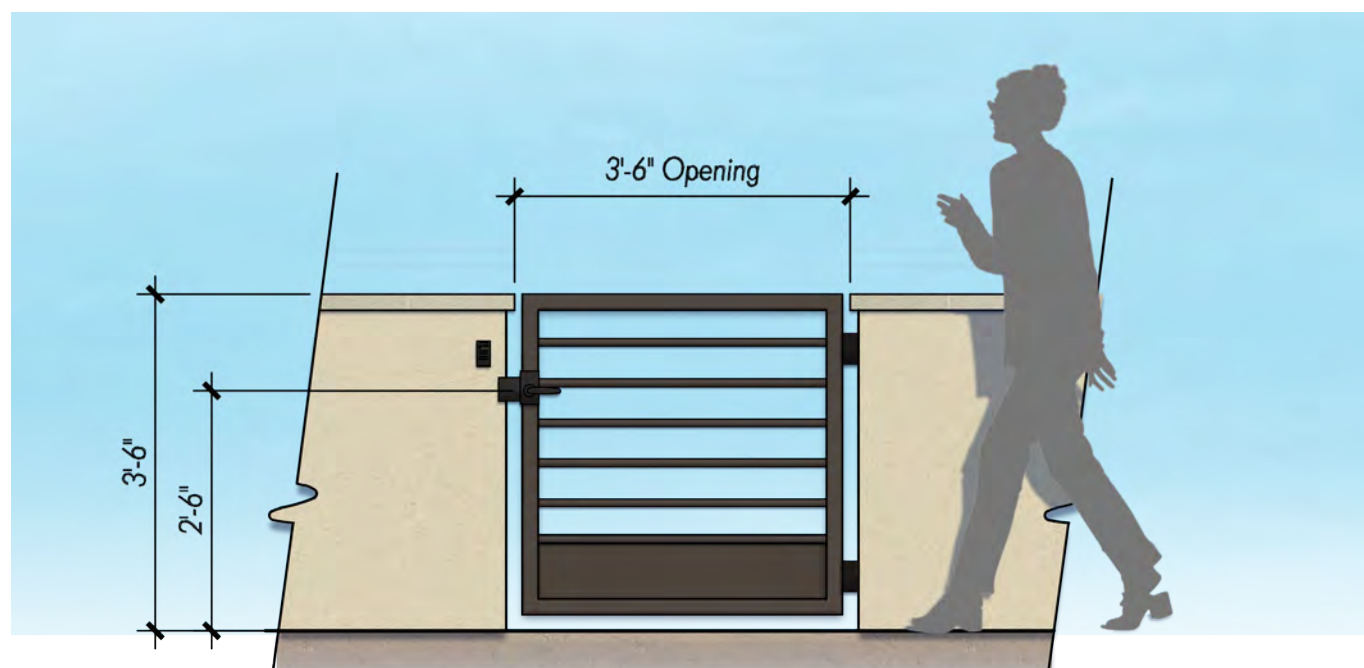
6' ht. Slump Block Wall with Slump Cap
Color to Match Architecture

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

