



**REEVES-MOOSEKIAN RESIDENCE**  
**HOUSE and GARAGE ADDITION**  
1155 NORTH HARVARD AVENUE  
Claremont, CA 91711

**PLANNING SECOND SUBMITTAL**  
December 22 2025

THE  
TUCKER  
SCHOEMAN  
VENTURE

676 west ninth street  
claremont, ca 91711  
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**INDEX OF THE SHEETS:**

- SITE PLAN AND CALCULATIONS
- EXISTING SITE PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- BASEMENT PLAN
- ELEVATIONS - EAST
- ELEVATIONS - NORTH
- ELEVATIONS - WEST
- ELEVATIONS - SOUTH

IMAGES OF THE EXISTING CONDITION  
SOME CONTEXTUAL VIEWS

MATERIALS, COLORS, DOORS, AND WINDOWS

**PROJECT INFORMATION:**

61155 Harvard Avenue  
 APN 8309-007-001  
 Zoning HC 7500

**OWNERS:**

Brad Reeves  
 1155 N Harvard Ave  
 Claremont, CA  
 909.618.6722  
 brad@dreevesinc.com

**ARCHITECT:**

Mark Schoeman, AIA  
 C-19562  
 the TUCKER SCHOEMAN VENTURE (architects)  
 676 W 9th Street  
 Claremont, CA 91711  
 909 626 8640  
 mark@tsvarchitects.com

**AREA CALCULATIONS:**

Lot Area: 5,000 sf  
 Max Lot Coverage, (35%) 1,750 sf

Max Allowable Floor Area 2,750 sf  
 2,000+15% Lot Area

Existing Floor Areas  
 1st Floor 1,076 sf  
 Porch 159 sf  
 Garage 480 sf  
 Total 1,715 sf

Proposed Floor Areas (house)  
 Existing House 1,076 sf  
 1st floor Addition (including Garage) 703 sf  
 2nd Floor Addition 450 sf

Total 2,229 sf (ok)

Basement Addition 628 sf

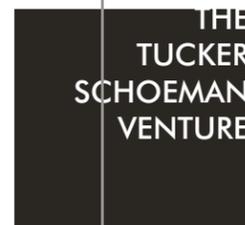
Grand Total 2,857 sf

Total Site Coverage 1,938 sf  
 Site Coverage Allowed 1,750 sf

Overage \*188 sf

\*Applicant is requesting a minor variance

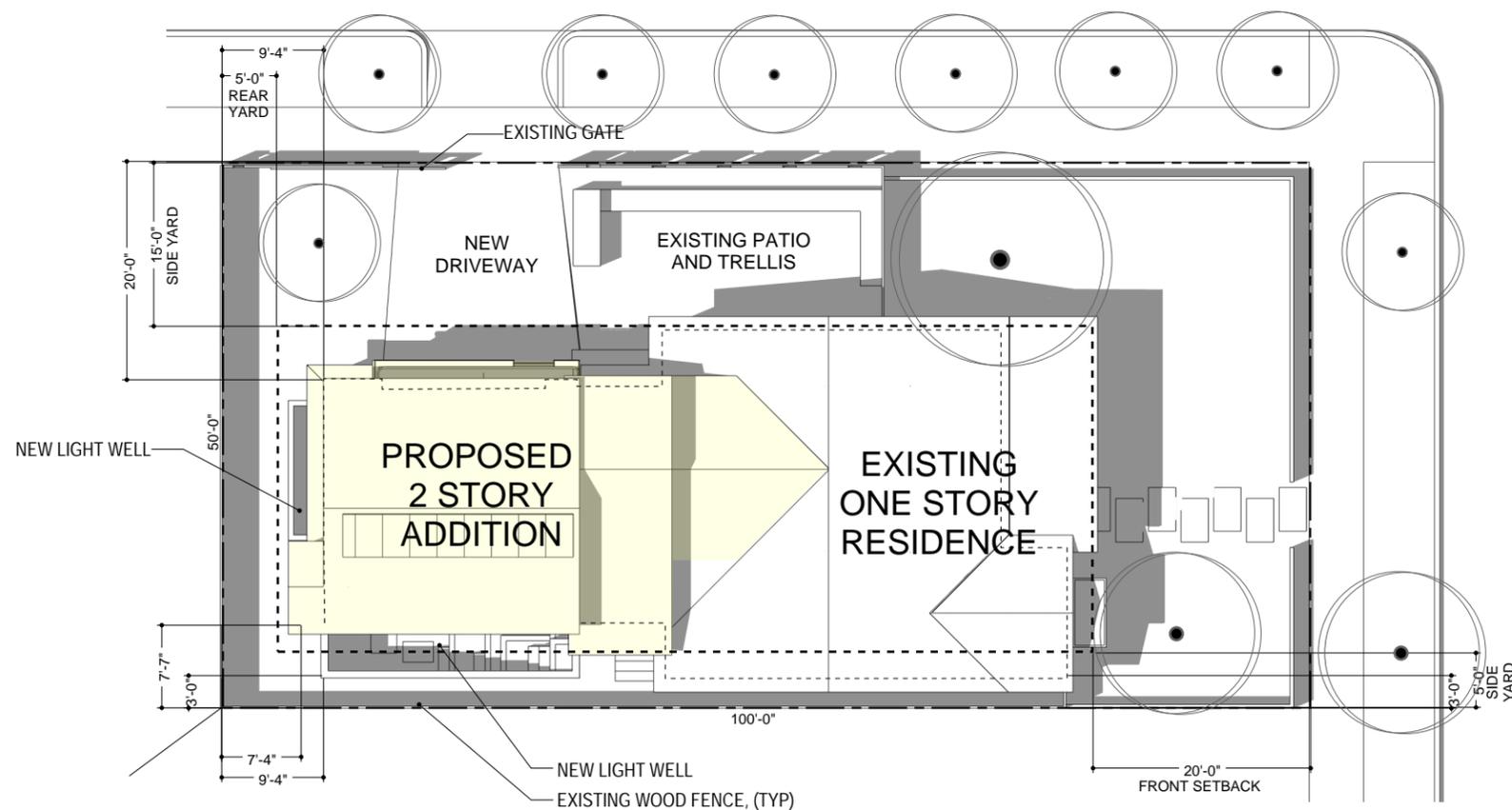
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WEST TWELFTH STREET

NORTH HARVARD AVE



**SITE PLAN**

1/16" = 1'-0"

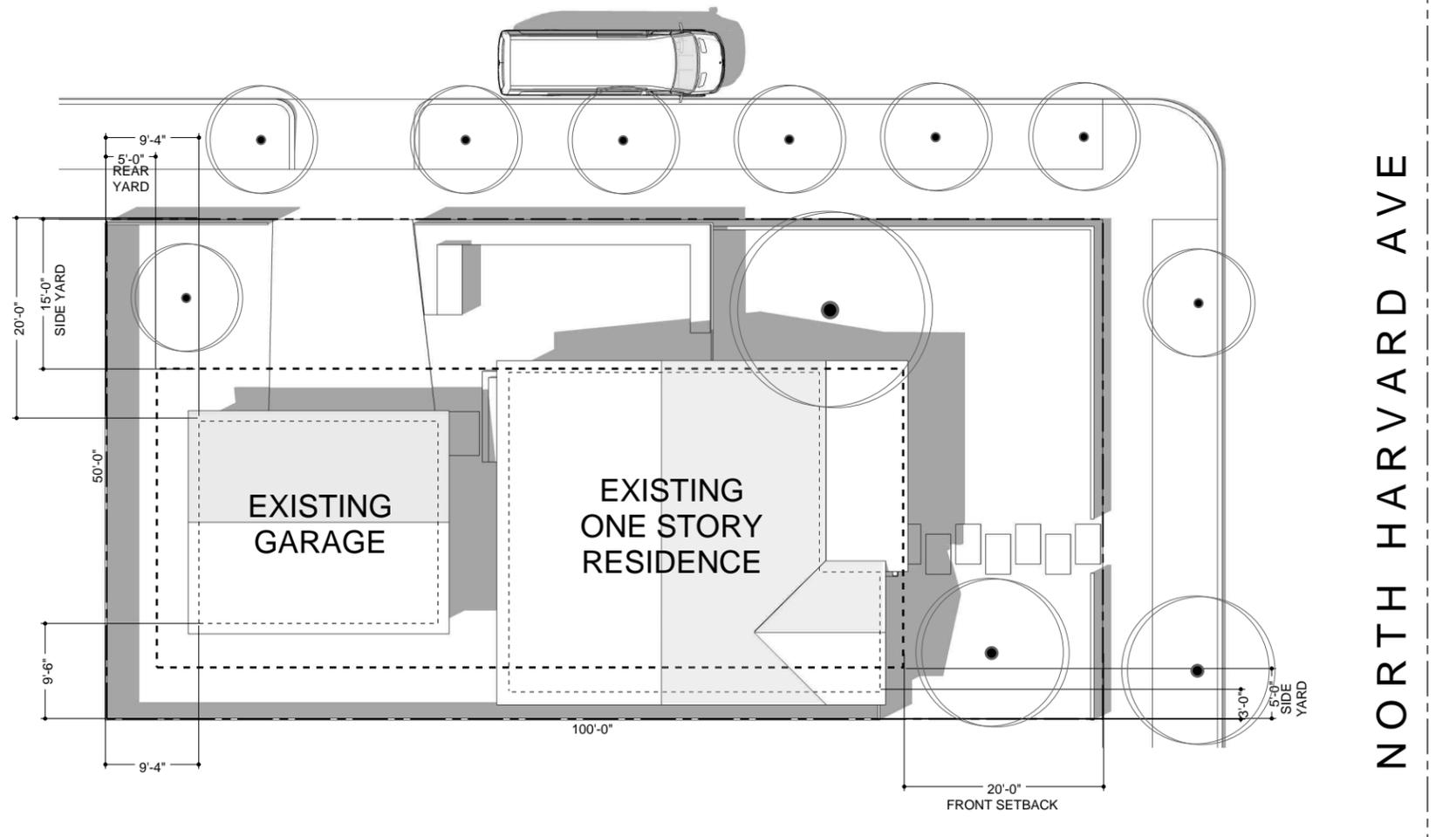


APN: 8309-007-001

Lot 1 in Block 5 of C.C. Johnson's addition to Claremont, in the City of Claremont, County of Los Angeles, State of California, as per map recorded in Book 4, Page 20 of Maps, in the office of the County Recorder of said County.

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WEST TWELFTH STREET



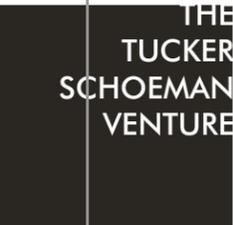
NORTH HARVARD AVE

EXISTING SITE PLAN

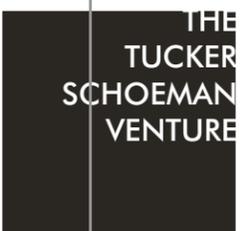
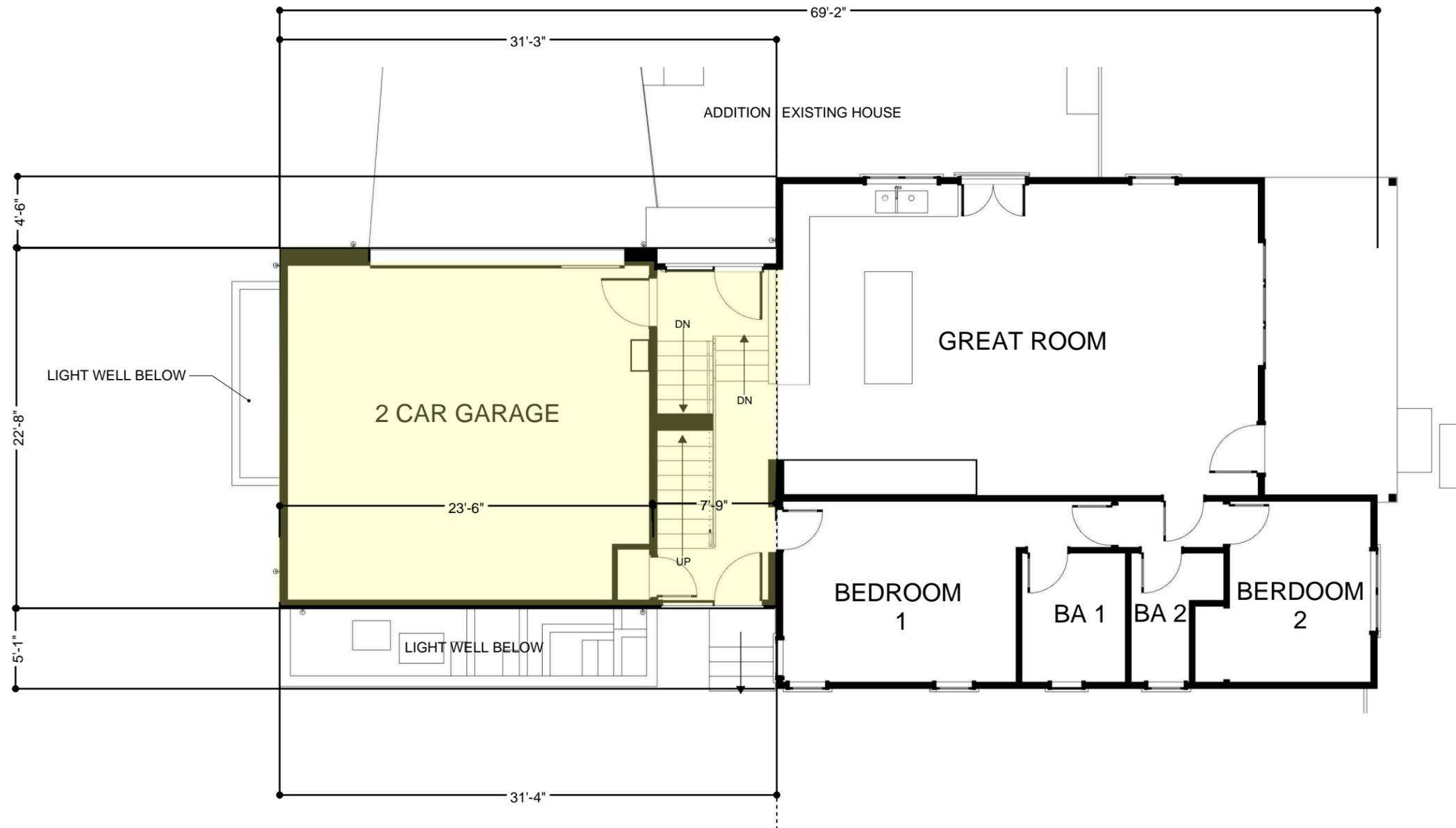
1/16" = 1'-0"



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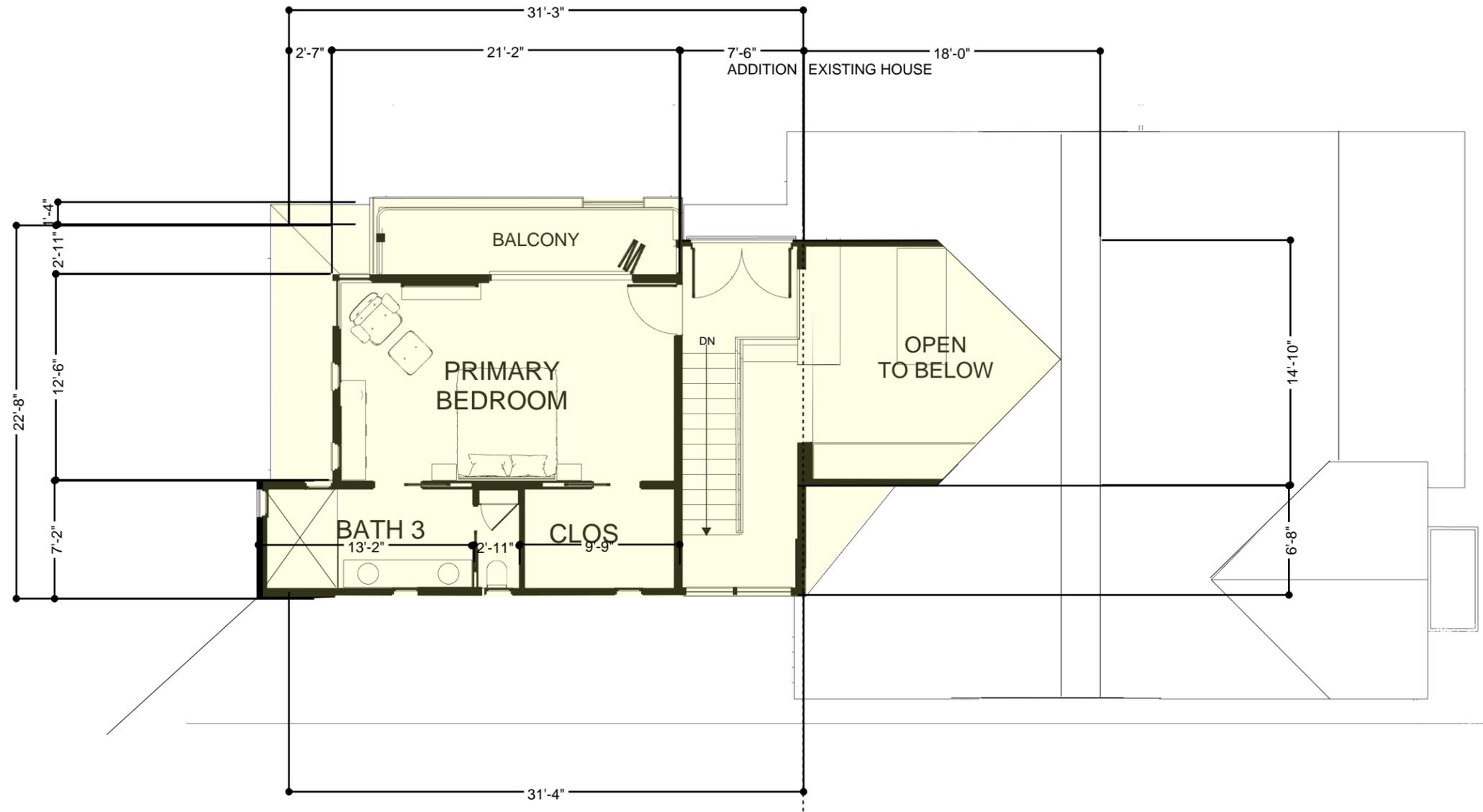


GROUND FLOOR PLAN

TOTAL ADDITION: 816 SF

1/8" = 1'-0"

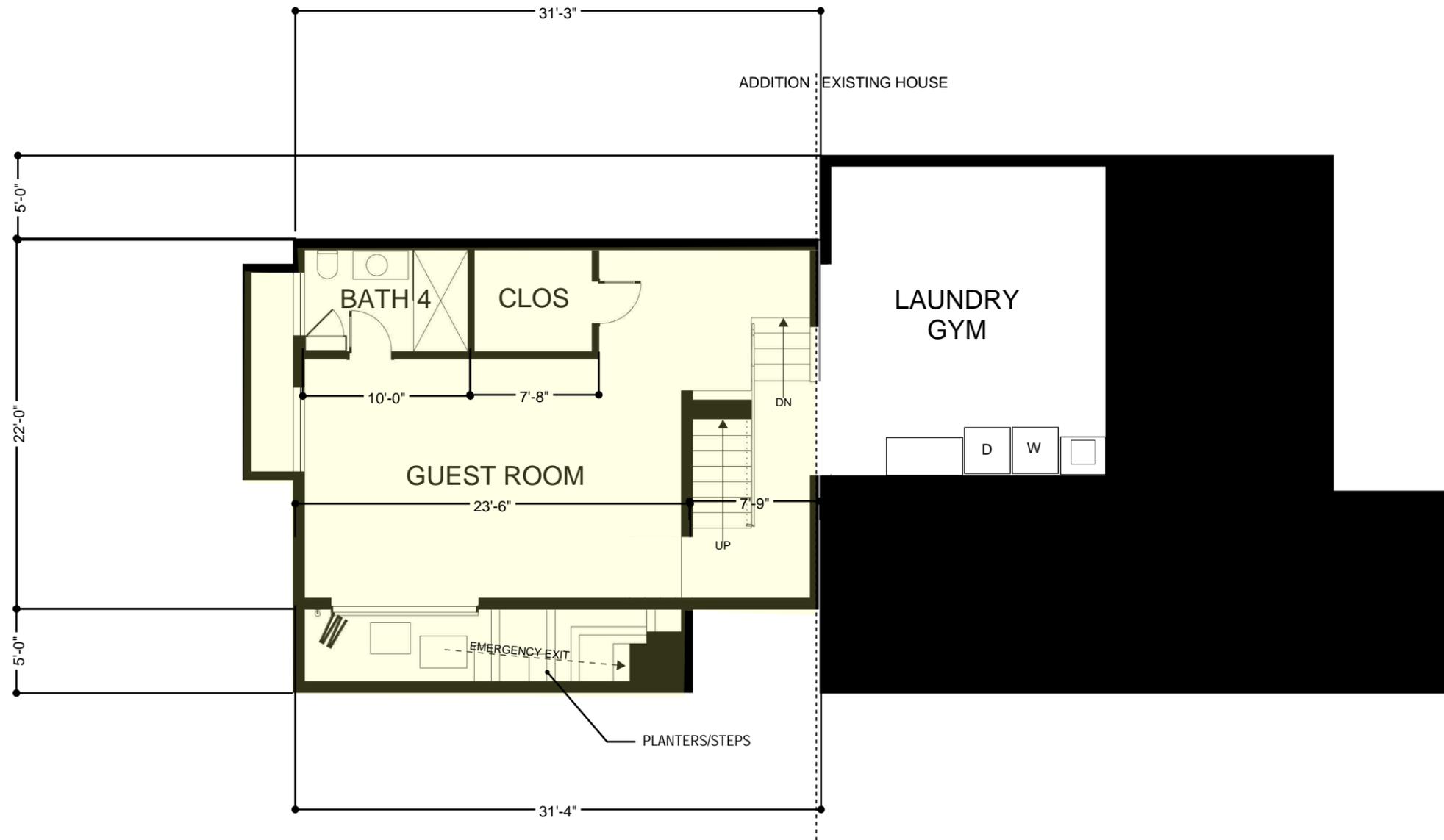




SECOND FLOOR PLAN

1/8" = 1'-0"





BASEMENT FLOOR PLAN

1/8" = 1'-0"





HARVARD AVENUE ELEVATION



ELEVENTH STREET ELEVATION

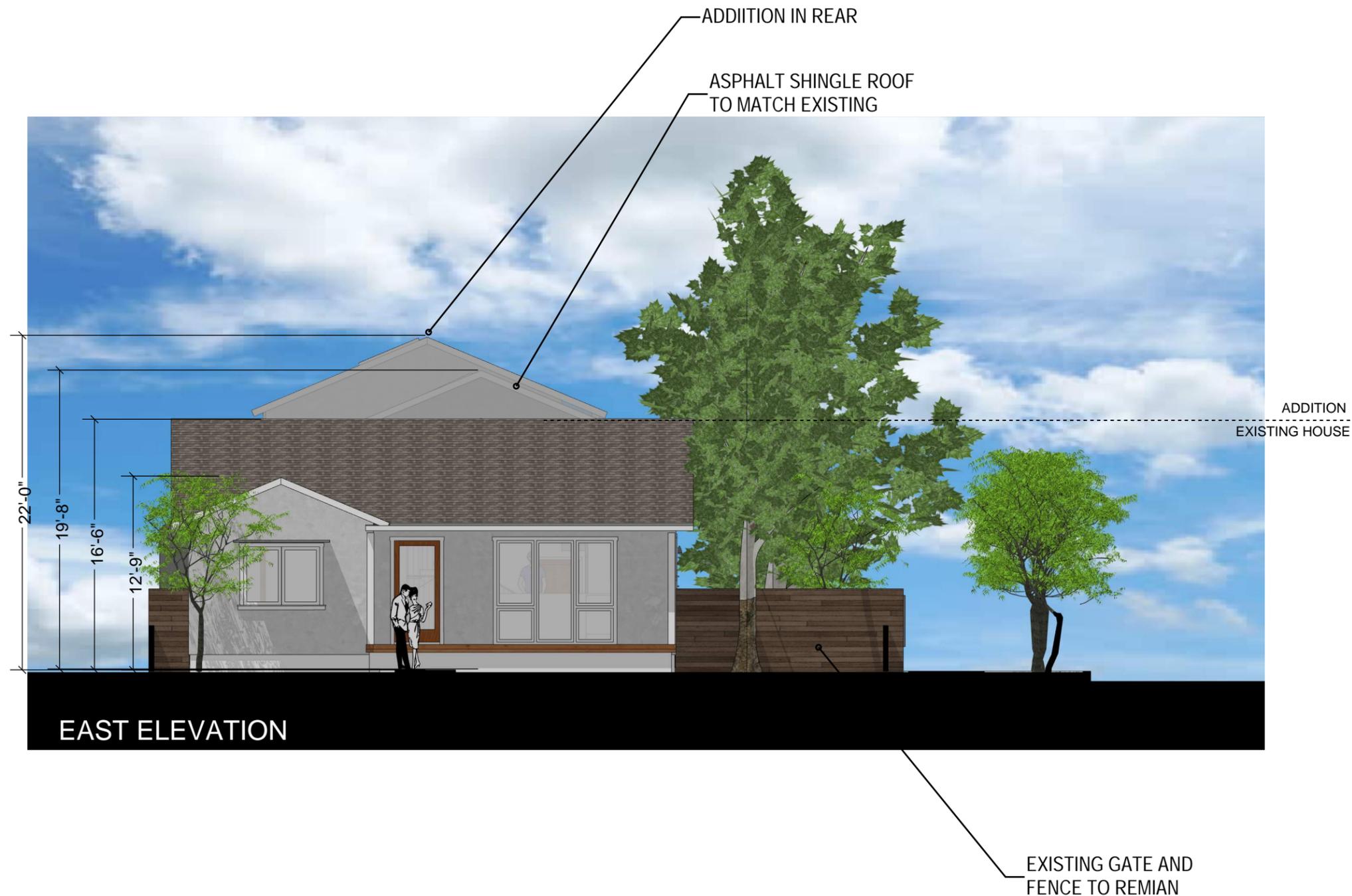
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STREET ELEVATIONS

1/16" = 1'-0"

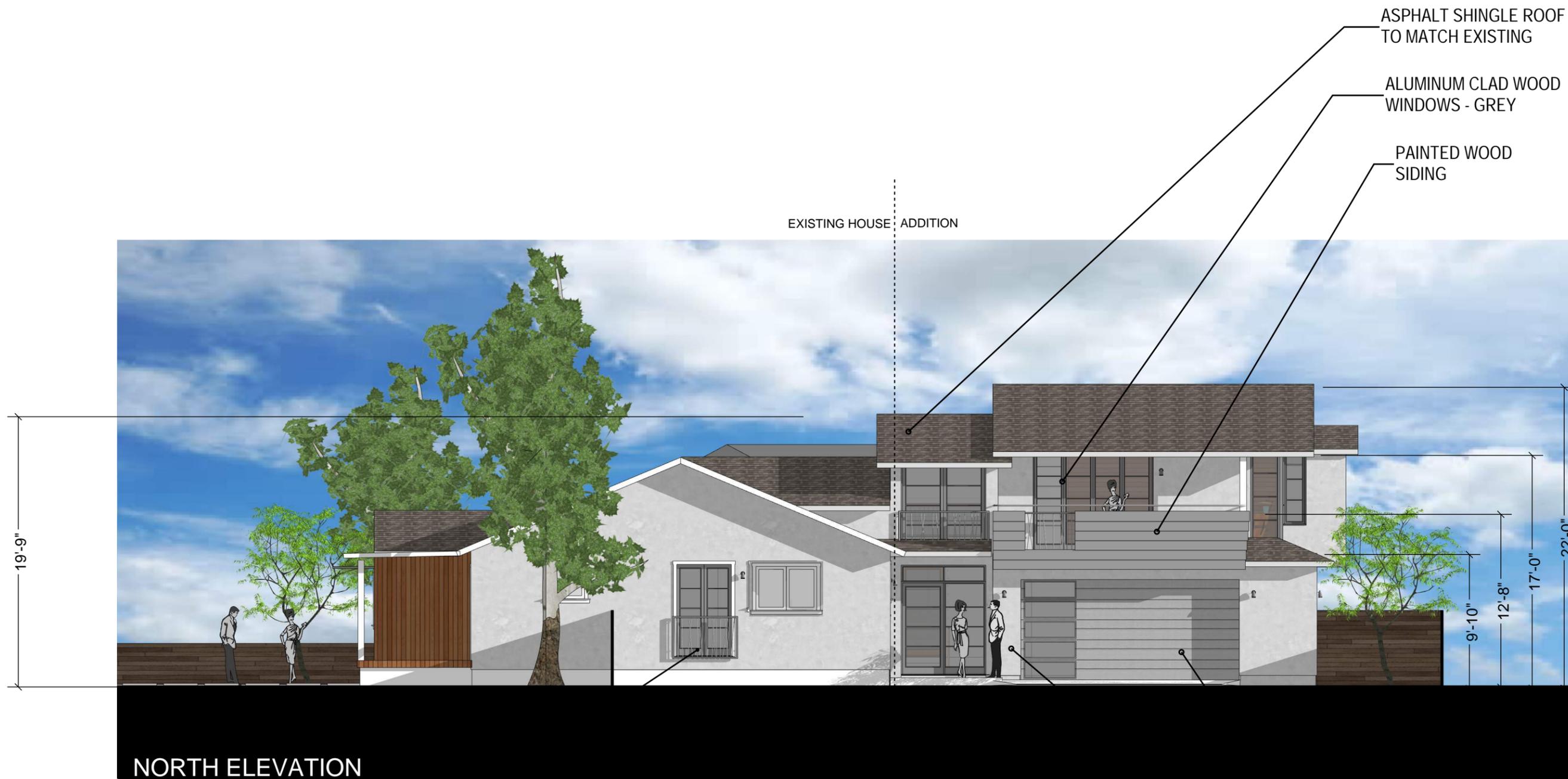
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EAST ELEVATION

ELEVATIONS

1/8" = 1'-0"



NORTH ELEVATION

NEW PAIR OF  
FRENCH DOORS

PAINTED WOOD GARAGE DOOR

HARD TROWELED PLASTER WITH  
INTEGRAL COLOR - TO MATCH  
EXISTING HOUSE

EXISTING HOUSE ADDITION

ASPHALT SHINGLE ROOF  
TO MATCH EXISTING

ALUMINUM CLAD WOOD  
WINDOWS - GREY

PAINTED WOOD  
SIDING

19'-9"

9'-10"

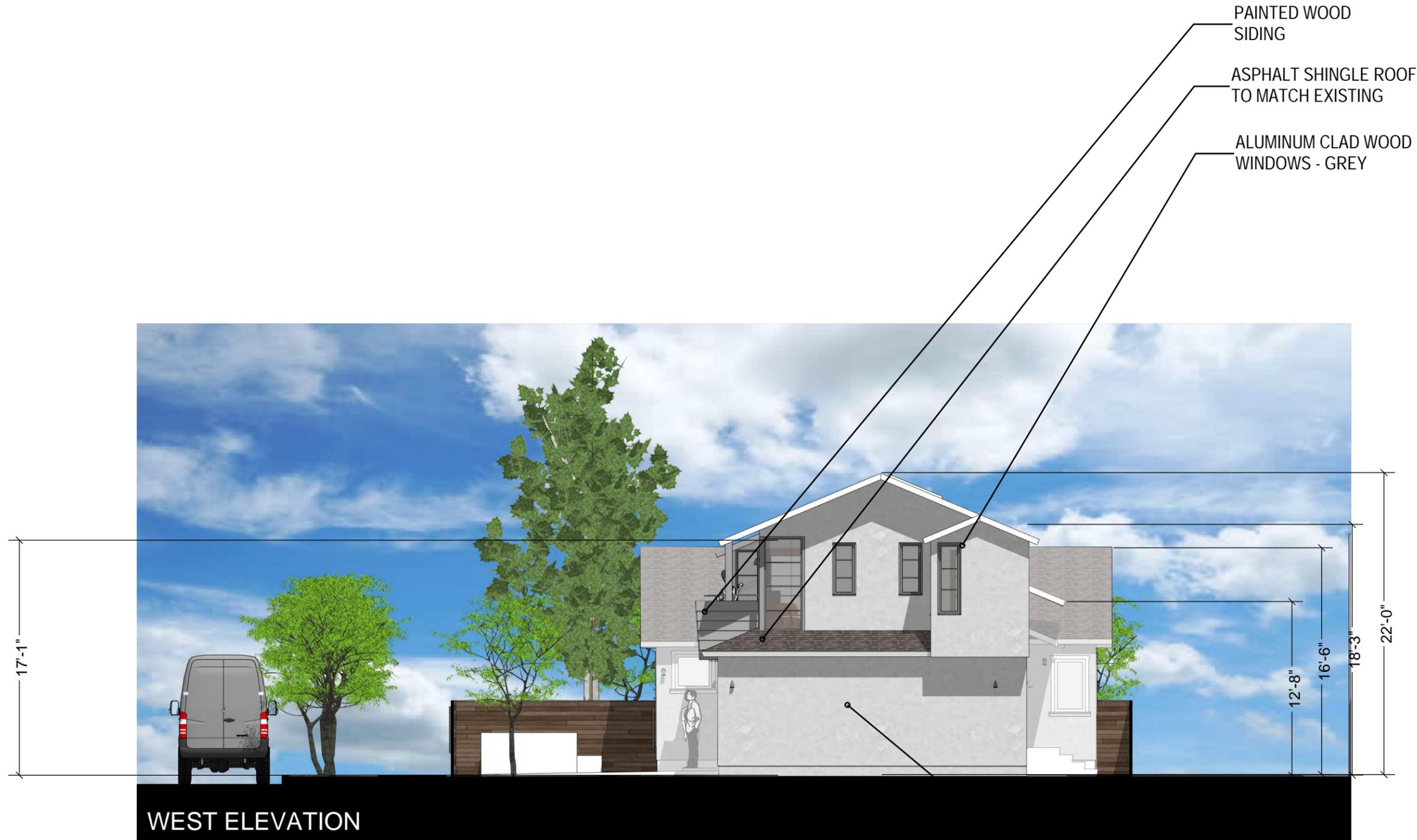
12'-8"

17'-0"

22'-0"

ELEVATIONS

1/8" = 1'-0"



ELEVATIONS

ALUMINUM CLAD WOOD  
WINDOWS - GREY

SOLAR PANELS

ASPHALT SHINGLE ROOF  
TO MATCH EXISTING



SOUTH ELEVATION

HARD TROWELED PLASTER WITH  
INTEGRAL COLOR - TO MATCH  
EXISTING HOUSE

ADDITION : EXISTING HOUSE

ELEVATIONS

1/8" = 1'-0"

ASPHALT SHINGLE ROOF  
HARD TROWELED  
PLASTER, INTEGRAL  
COLOR



EXISTING ARBOR TO REMAIN



EPI SIDING ACCENT AND DECKING



EXISTING GATES AND FENCES TO  
REMAIN



IMAGES OF THE EXISTING CONDITIONS

FROM HARVARD



BIRD'S EYE, FROM THE NORTHWEST



FROM THE WEST



FROM ACROSS 12TH

VARIOUS VIEWS

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EXISTING HARD TROWELLED PLASTER

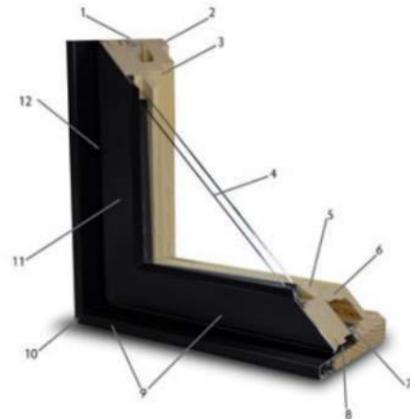


SIMILAR WOOD SIDING



DUNN-EDWARDS DE6292 "STONE CRAFT"

Casement/Awning Window Corner



Features

1. 4-9/16" jamb
2. 1-3/16" thick side jambs, head and sill
3. Clean interior stop design
4. 7/8" warm edge insulating glass
5. Interior wood glazing bead
6. Maximum thickness sill cover
7. Full surround frame weatherstrip
8. Thermally enhanced frame with specialty composite polymer
9. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with cPVC, sill nosing and brickmould
10. Gasketed frame corners on aluminum clad products with corner key for added stability
11. 1 3/4" thick sash
12. Sash weatherstrip with combination drip cap detail on top rail

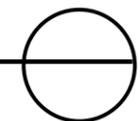


Driftwood  
LINCOLN WINDOWS  
AAMA 2605 COLOR



SIMILAR WINDOW CONFIGURATION FROM LINCOLN WINDOWS

WINDOW, DOOR, AND MATERIAL DETAILS





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*Thank You For Your Consideration!*

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