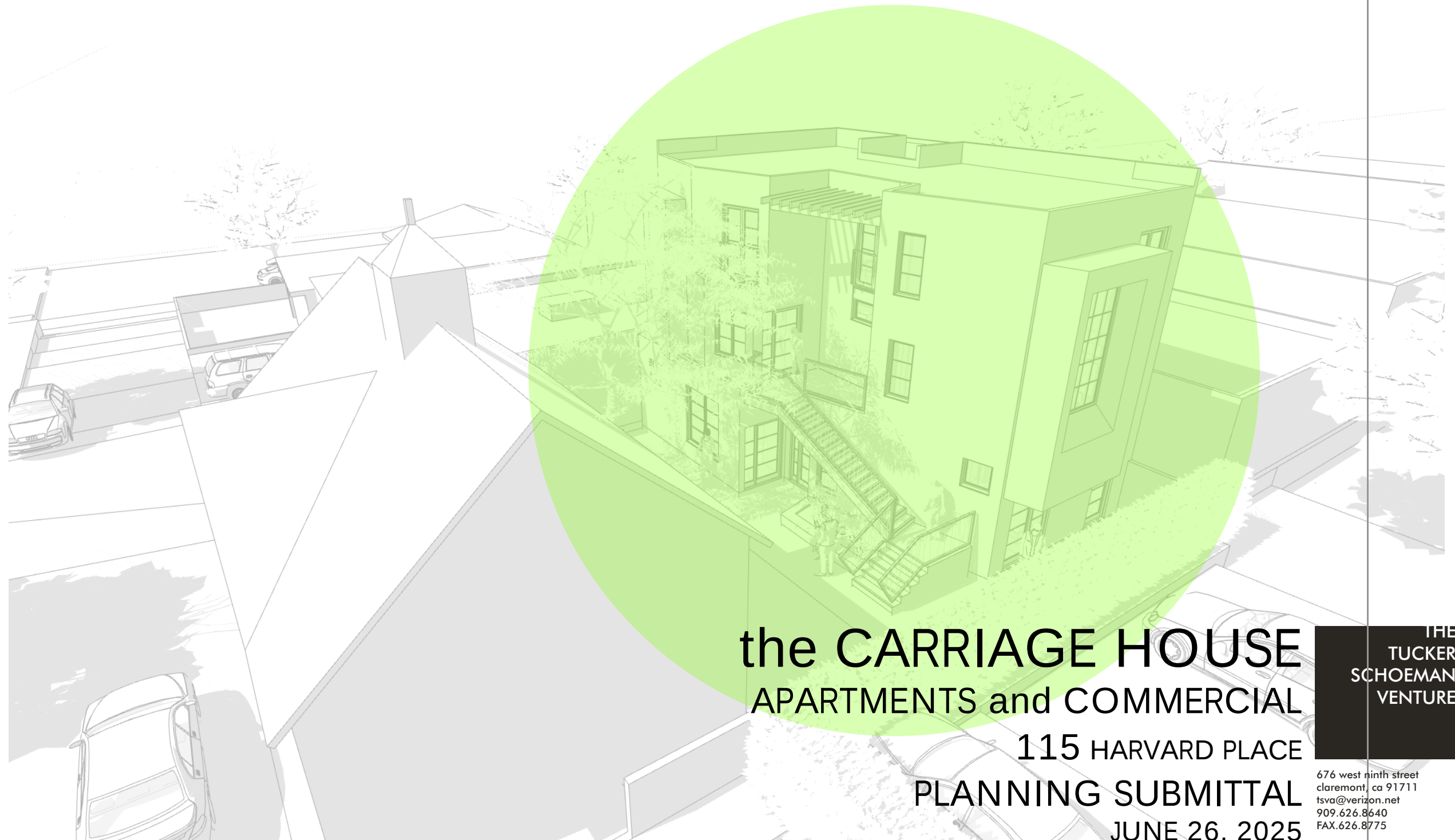




the CARRIAGE HOUSE
APARTMENTS and COMMERCIAL
115 HARVARD PLACE
PLANNING SUBMITTAL
JUNE 26, 2025

THE
TUCKER
SCHOEMAN
VENTURE

676 west ninth street
claremont, ca 91711
tsva@verizon.net
909.626.8640
FAX.626.8775

INDEX OF THE SHEETS:

- SITE PLAN AND CALCULATIONS
 - EXISTING SITE CONDITIONS
 - FLOOR PLANS
 - ROOF PLAN
 - UNIT PLANS
- EAST EXTERIOR ELEVATION
- NORTH EXTERIOR ELEVATION
- WEST EXTERIOR ELEVATION
- SOUTH EXTERIOR ELEVATION
- BLOCK SECTION
- PLANTER PLANTING
- MATERIALS, COLORS, DOORS, AND WINDOWS
- BUILDING LIGHTING
- SOME CONTEXTUAL VIEWS

PROJECT INFORMATION:

115 Harvard Place
APN 8313 0018 010 and 8313 018 012
Zoning CV

OWNERS:

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

ARCHITECT:

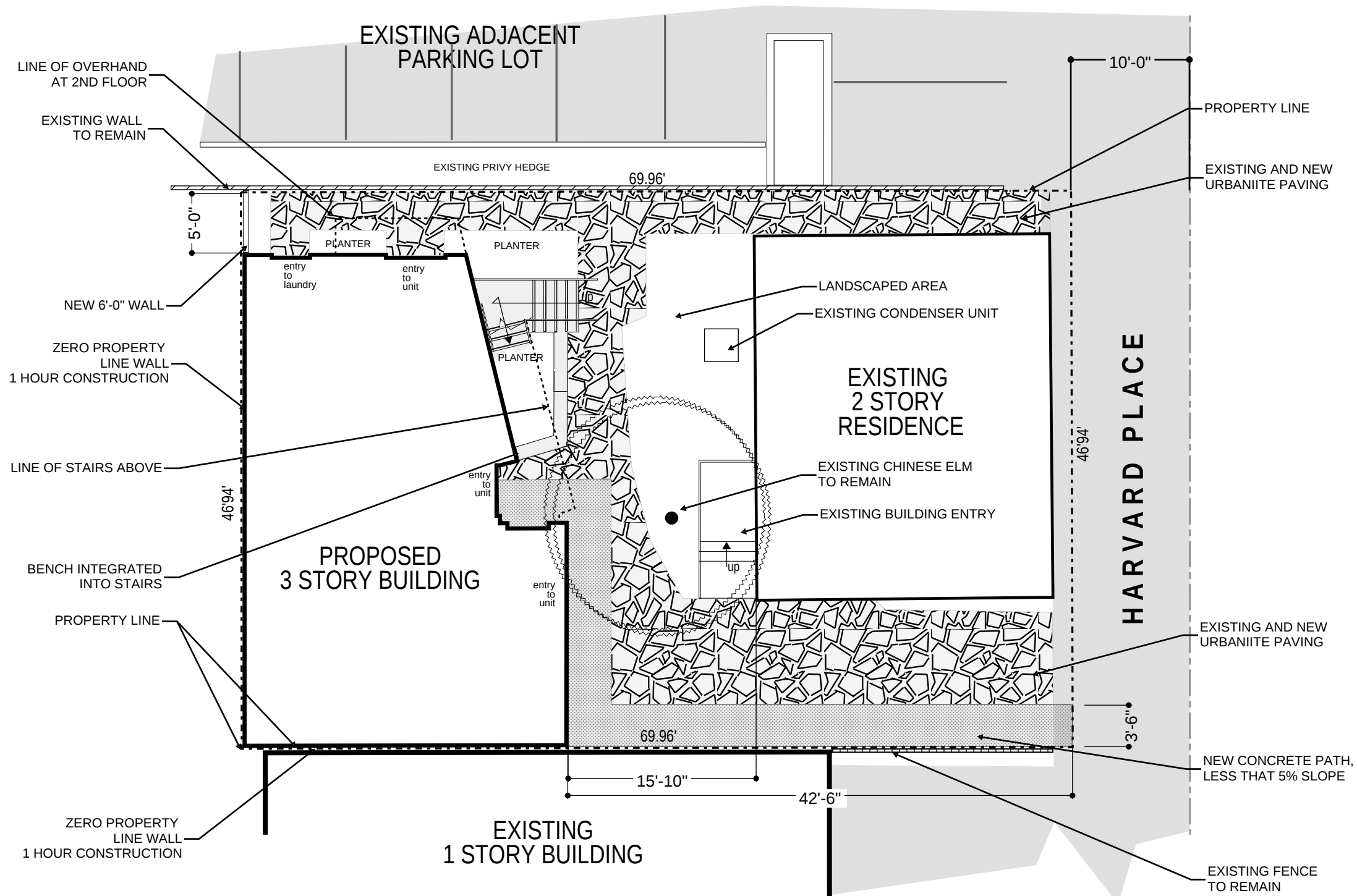
Mark Schoeman, AIA
C-19562
the TUCKER SCHOEMAN VENTURE (architects)
676 W 9th Street
Claremont, CA 91711
909 626 8640
mark@tsvarchitects.com

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**AREA CALCULATIONS:**

Lot Area: 3,286 sf
Max Lot Coverage (100%) 3,286 sf

Existing Building 774 sf
New Building 1,012 sf

Total Coverage: 1,786 sf (OK)

Proposed Floor Areas
Commercial Space 464 sf
Studio Apt A 226 sf
Studio Apt B 216 sf
Three Bdrm Apt C 825 sf
Three Bdrm Apt D 792 sf

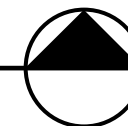
1st Floor Total 1,112 sf
2nd Floor Total 940 sf
3rd Floor Total 663 sf

Grand Total: 2,715 sf

BUILDING HEIGHT:
Allowed 40'
Provided 34'-10" (OK)

SITE PLAN

1" = 10'-0"

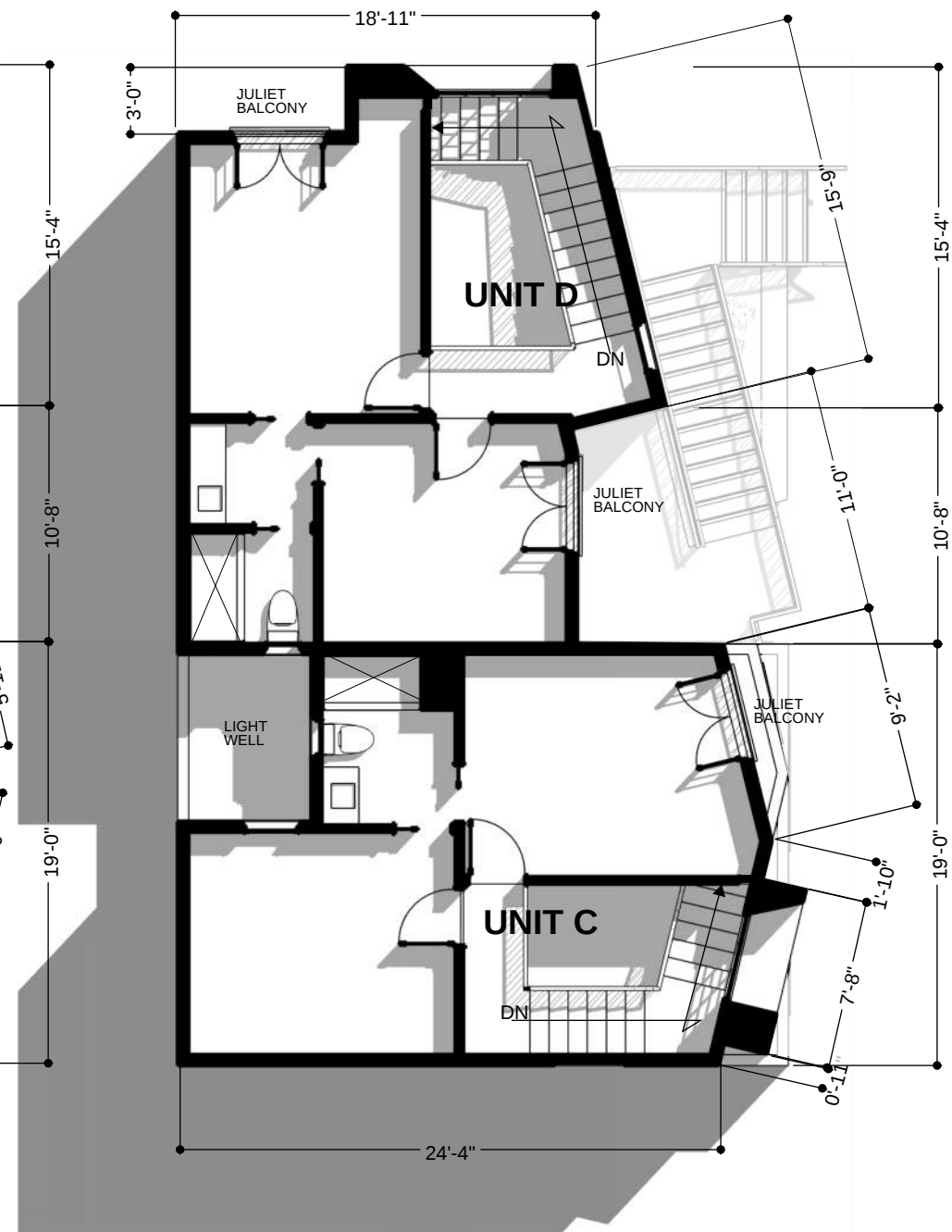
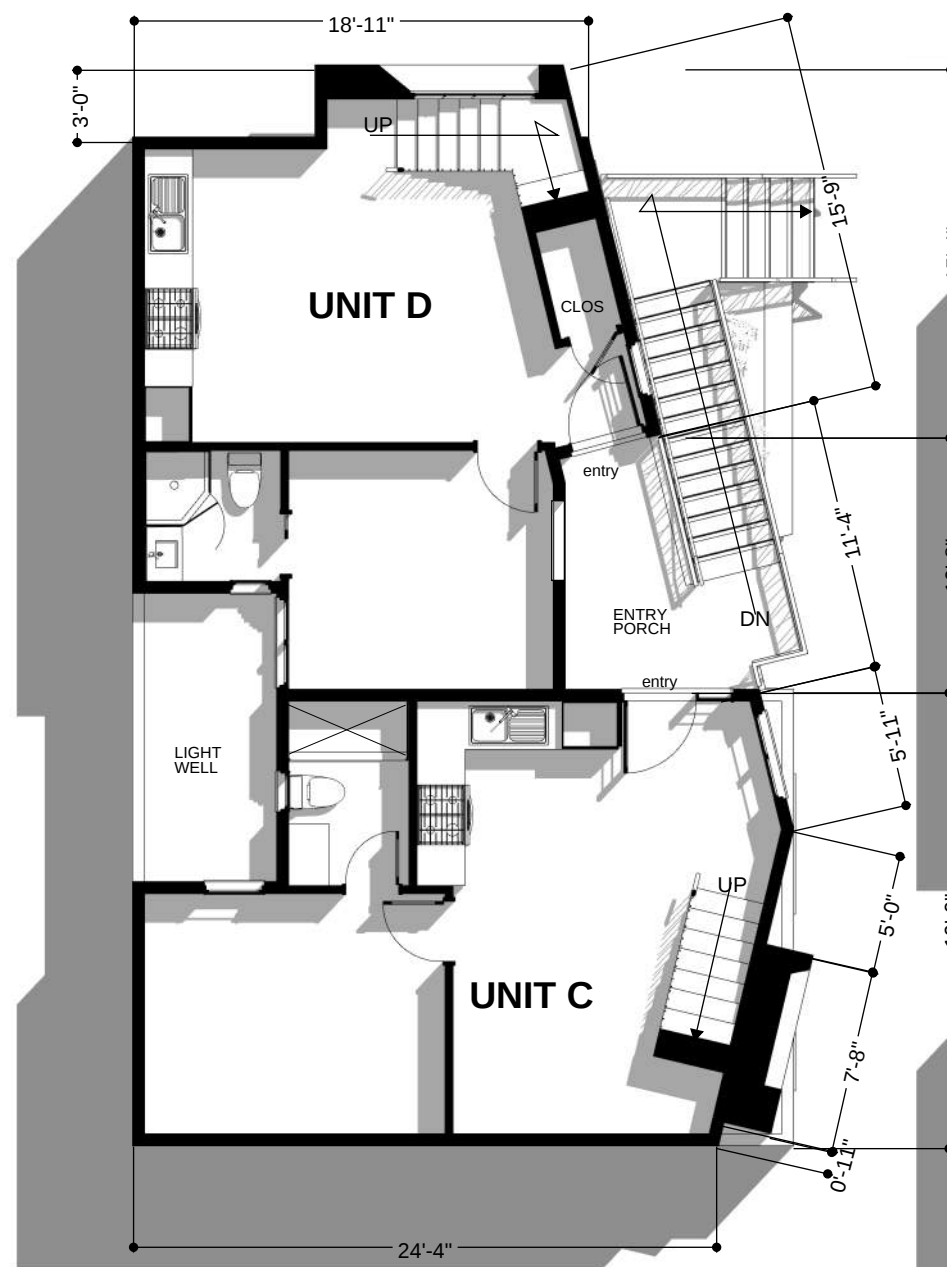
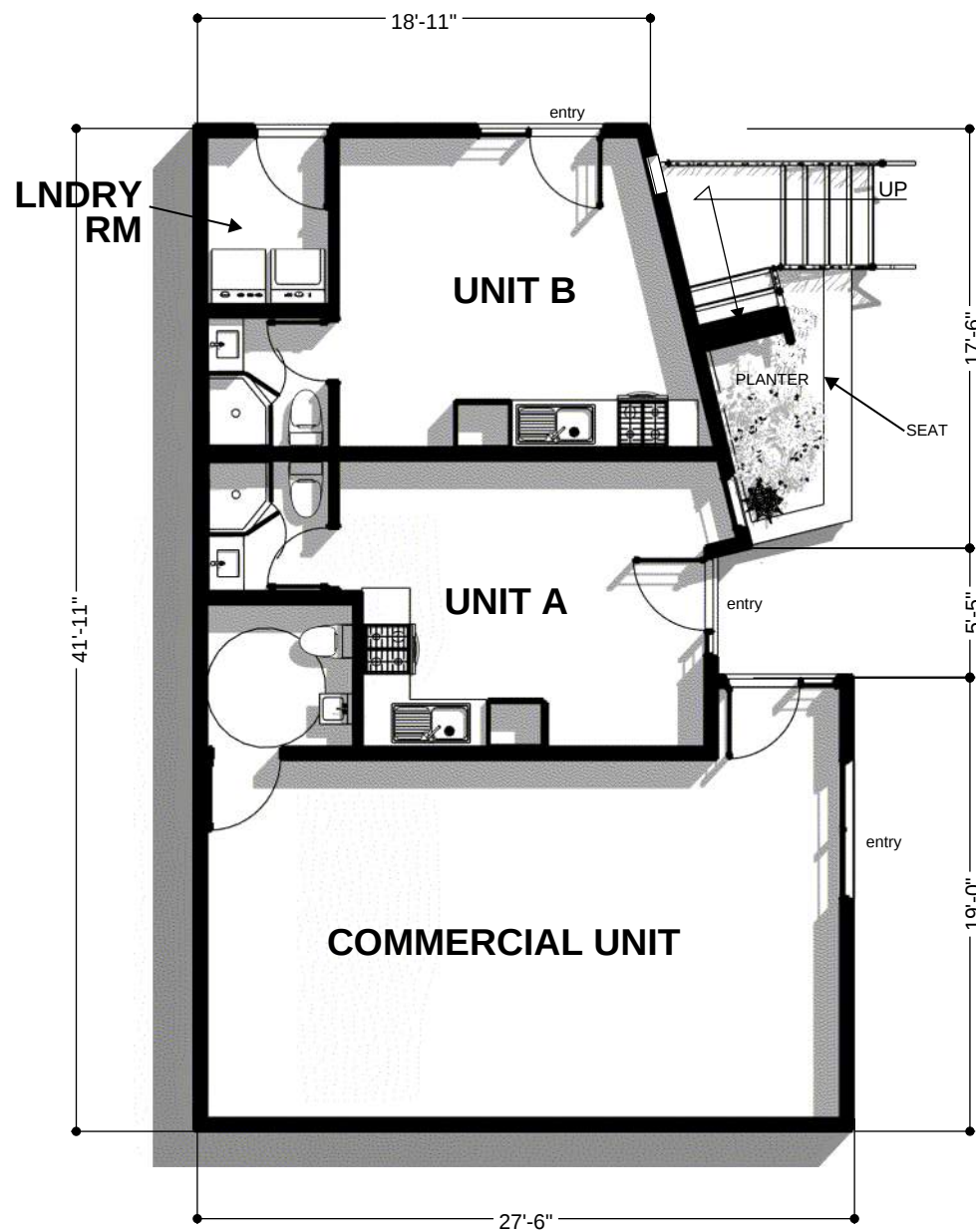


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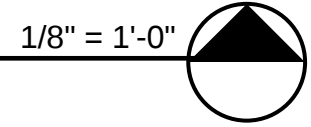
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$$1''' = 10'-0''$$

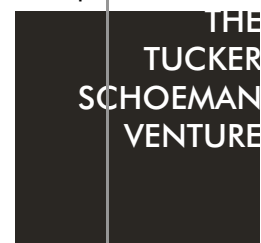


FLOOR PLANS

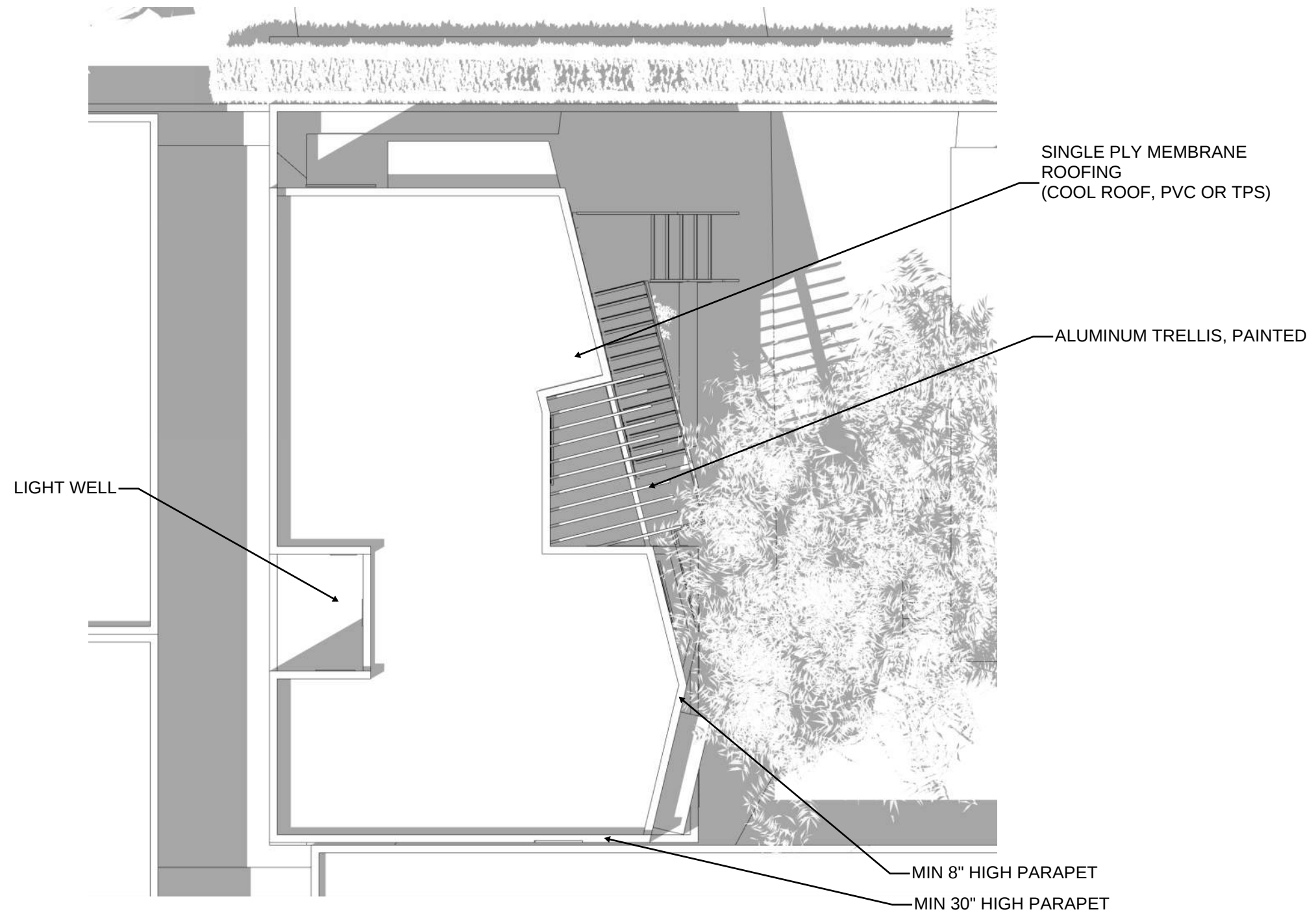


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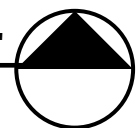


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ROOF PLAN

1/8" = 1'-0"

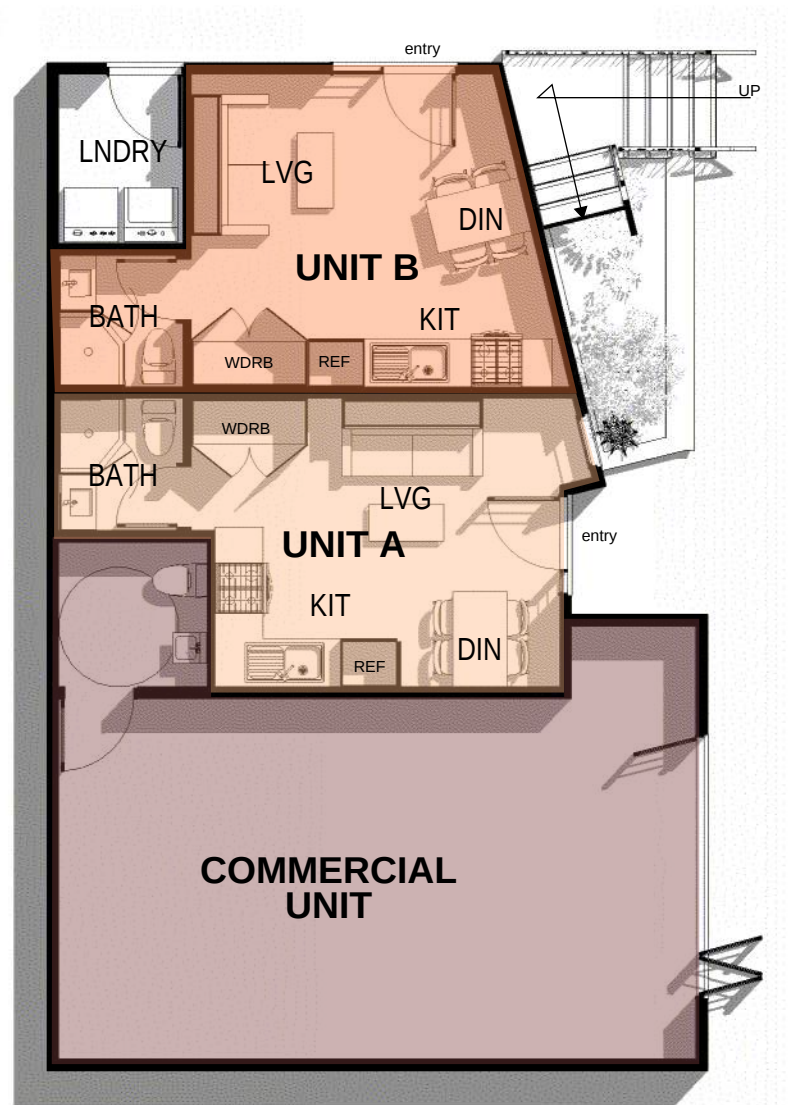


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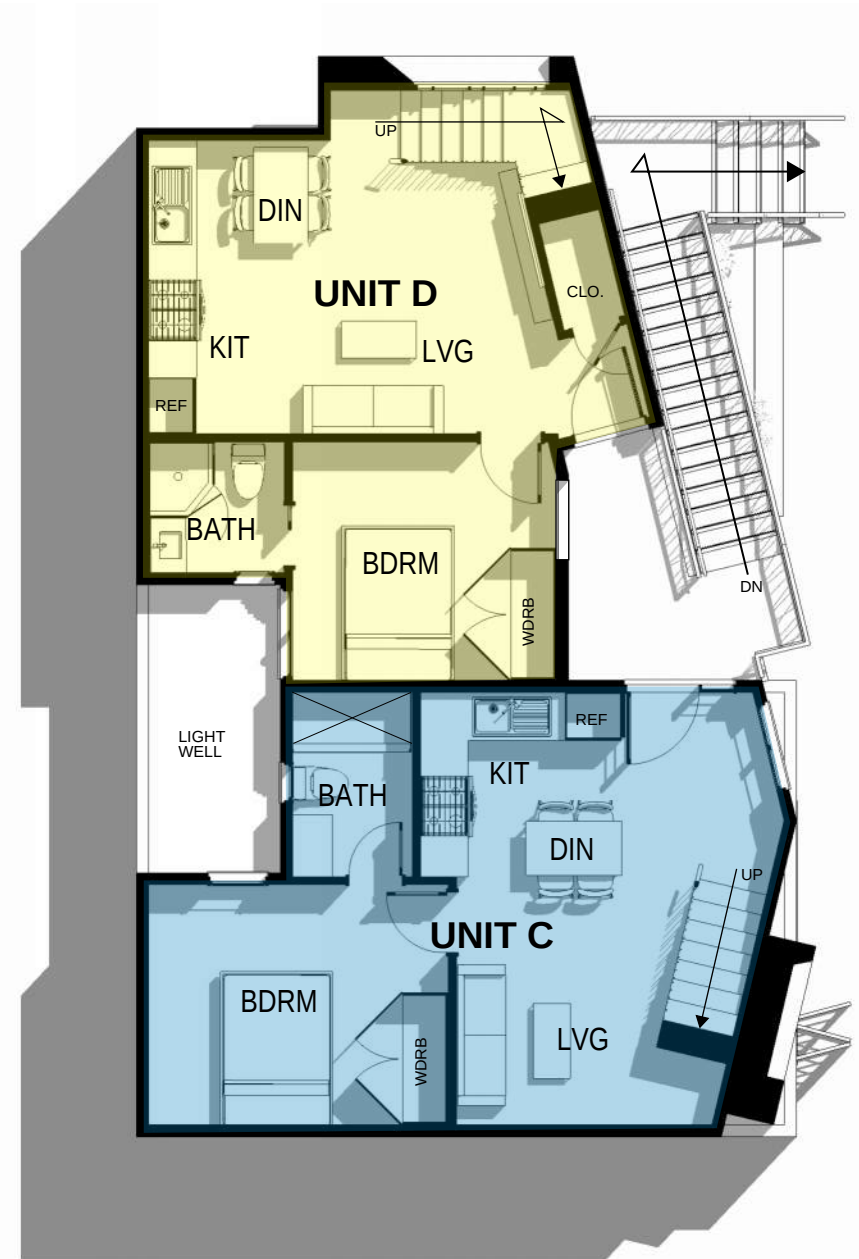
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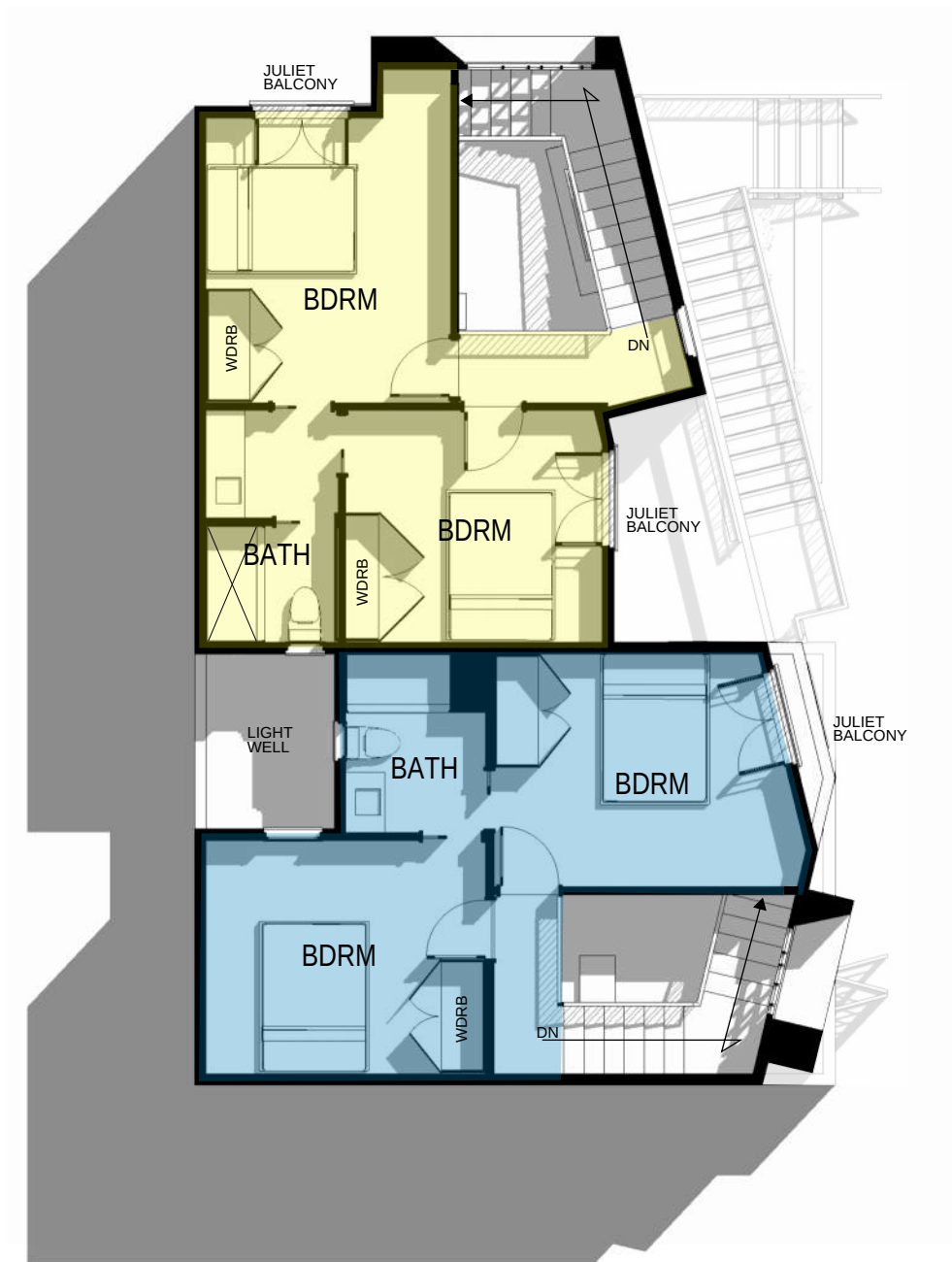
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GROUND FLOOR



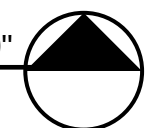
SECOND FLOOR



THIRD FLOOR

UNIT PLANS

1/8" = 1'-0"



THIS PLAN IS FOR UNDERSTANDING
THE UNIT LAYOUTS AND FUNCTIONS.
PLEASE REFER TO THE PREVIOUS
PLANS FOR DIMENSIONS AND EXTERIOR
LAYOUTS

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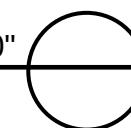
EAST ELEVATION

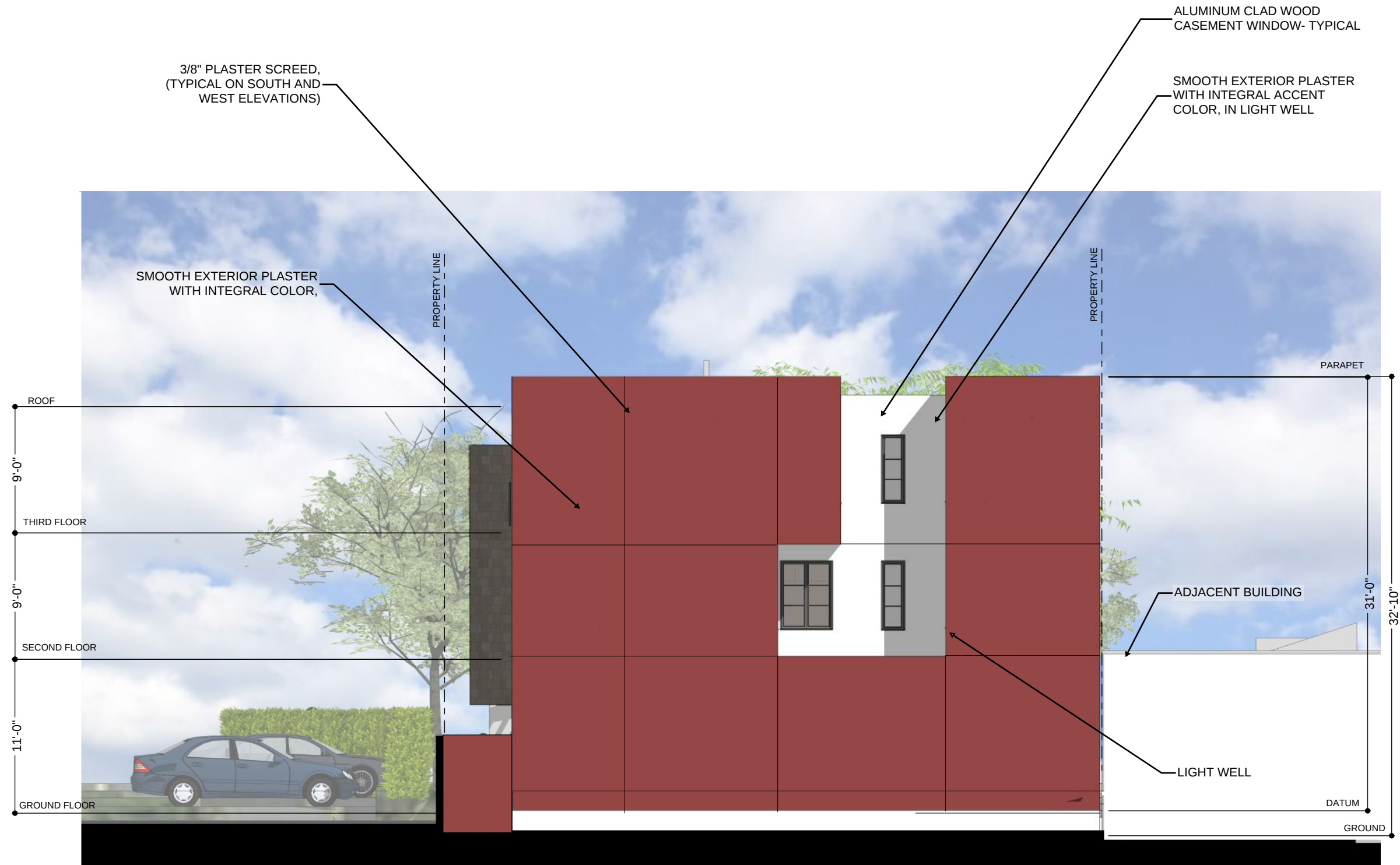
1/8" = 1'-0"



NORTH ELEVATION

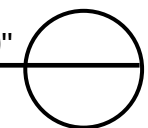
1/8" = 1'-0"





WEST ELEVATION

1/8" = 1'-0"

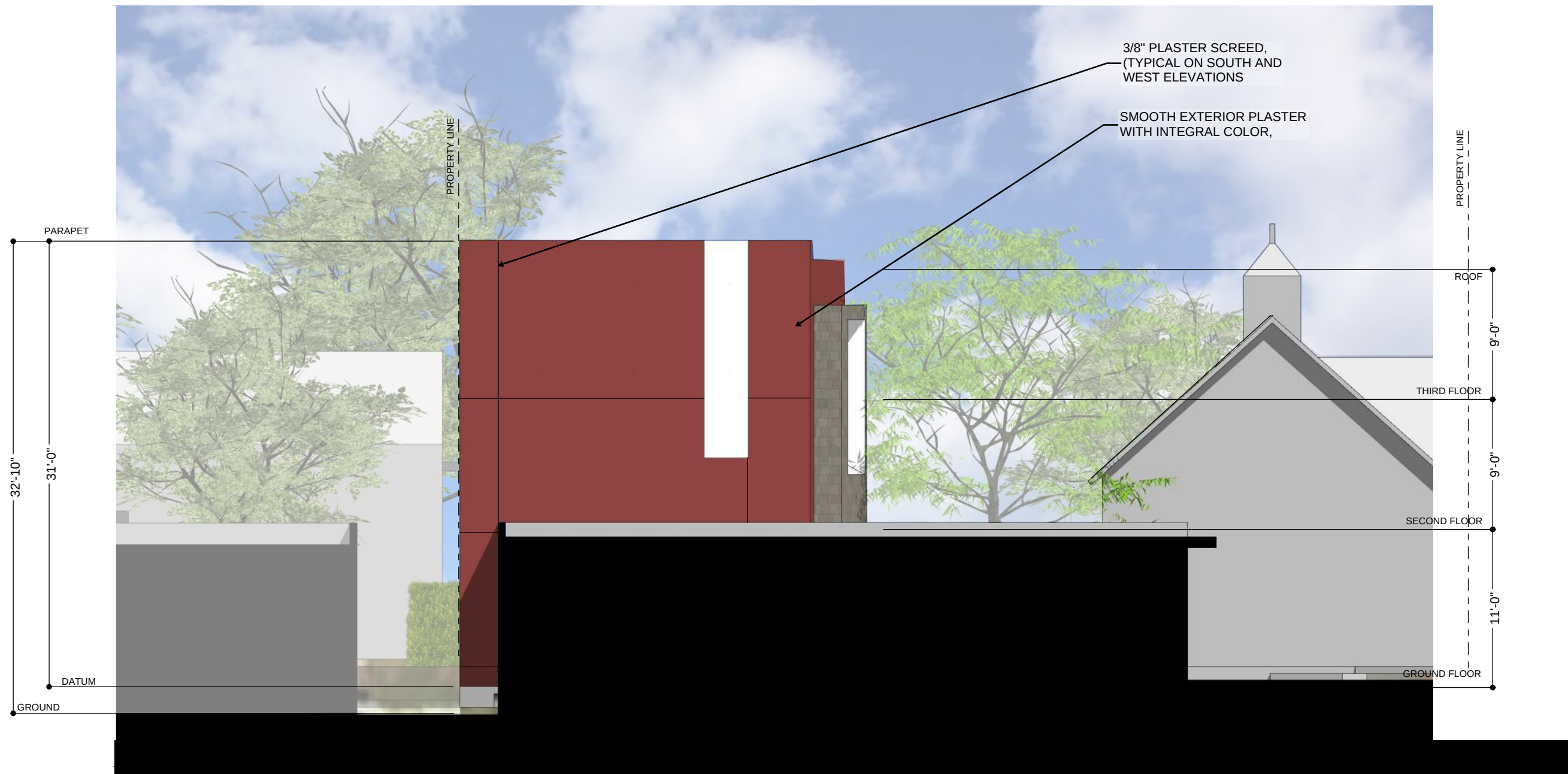


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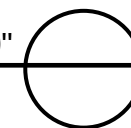
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SOUTH ELEVATION

1/8" = 1'-0"

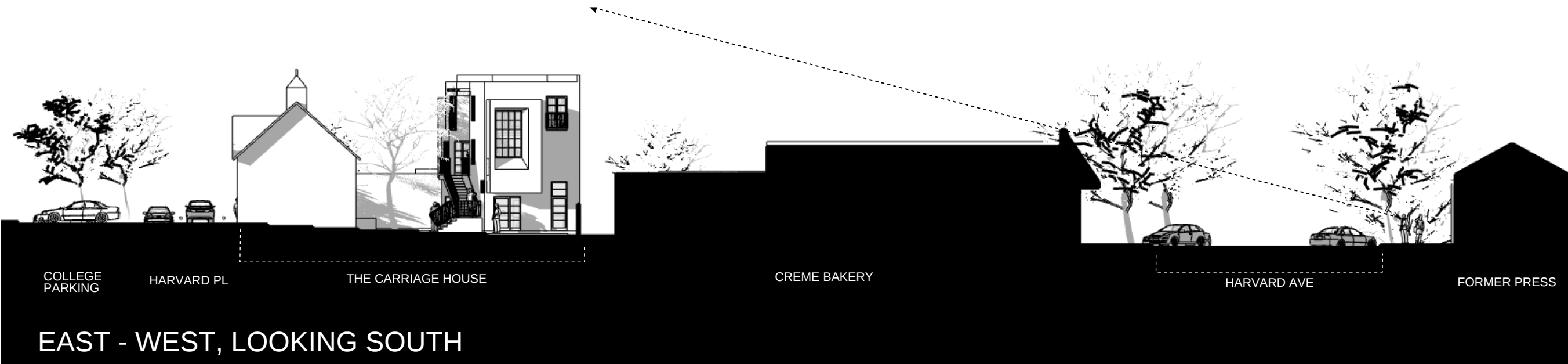
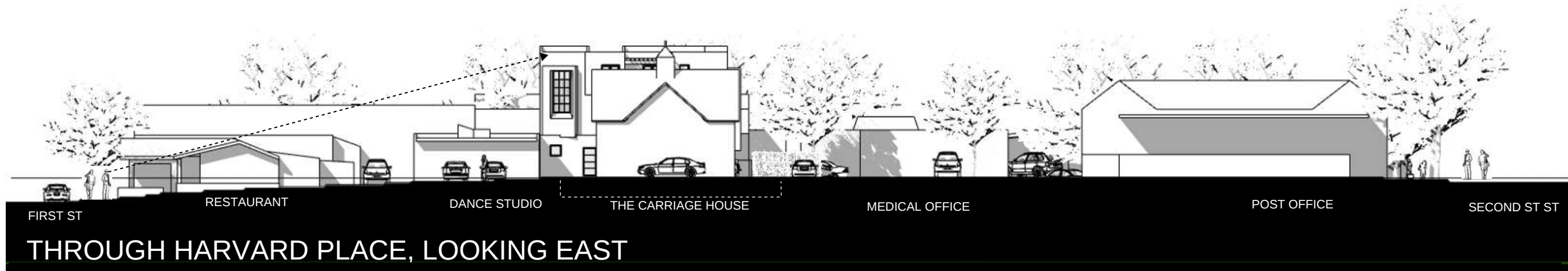


the CARRIAGE HOUSE
115 HARVARD PLACE

PLANNING SUBMITTAL 2.0

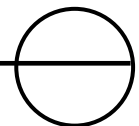
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BLOCK SECTIONS

1" = 30'-0"



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COURTYARD SECTIONAL VIEW

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ALLEY VIEW

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VIEW FROM CITY HALL

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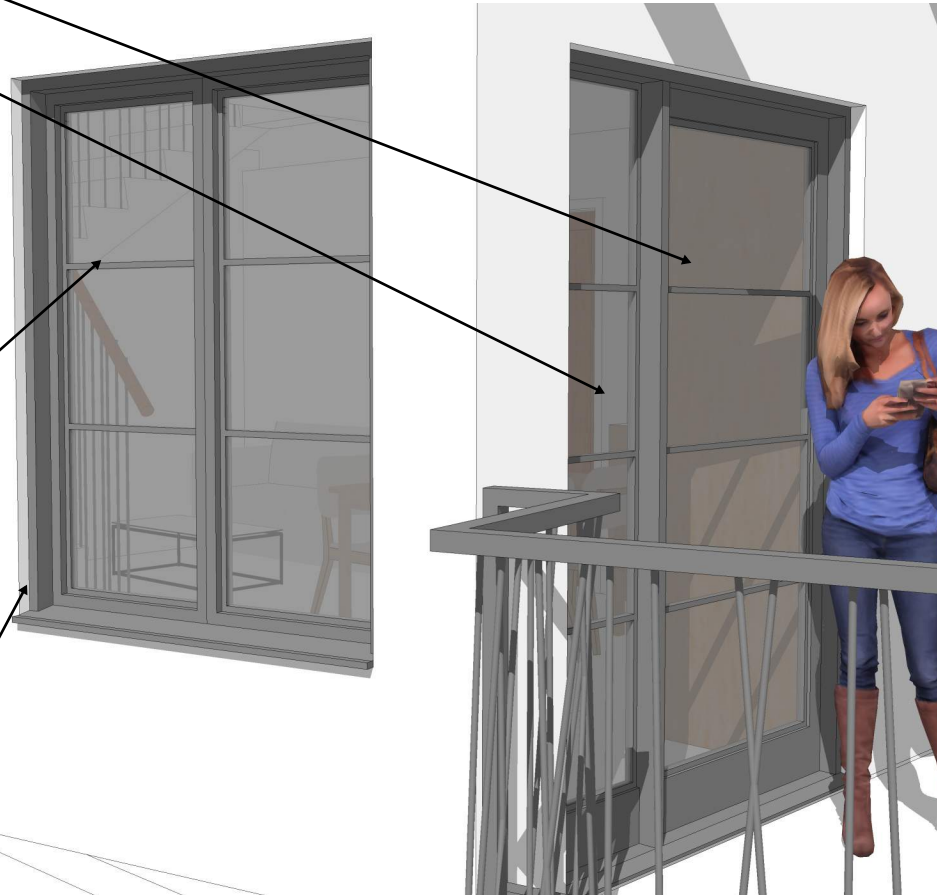
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LINCOLN PATIO DOOR

FIXED SIDELITE, WHERE OCCURS

ALUMINUM CLAD
LINCOLN CASEMENT
WINDOWS

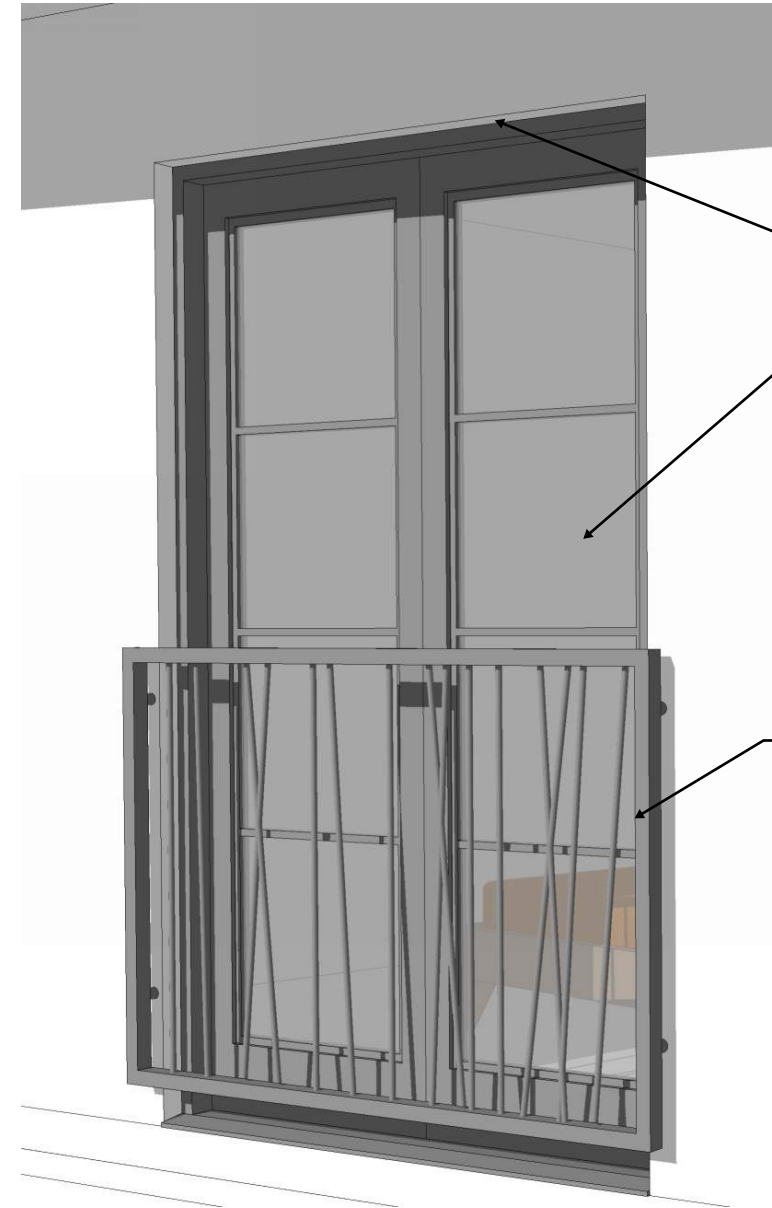
INSET WINDOW FRAME
CREATING A SHADOW
LINE



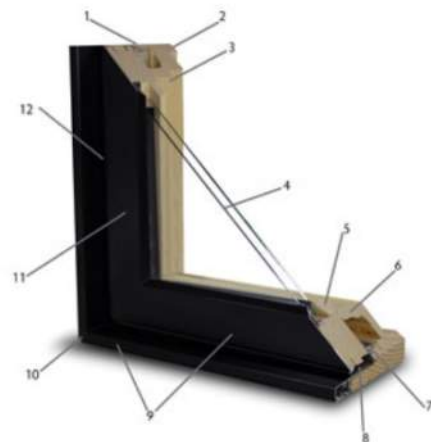
INSET FRAME TO BACK
OF WALL, CREATE
SHADOW LINE

LINCOLN WINDOWS
IN-SWING PATIO DOORS

GUARDRAIL
SEE GUARDRAIL INFO



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 DETAILS

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HARD TROWELED
CEMENT PLASTER WITH
INTEGRAL COLOR
TEXTON
VENECIANO (CM-18164)
STUCCO COLOR

EXTERIOR PLASTER



ZINC SHINGLES



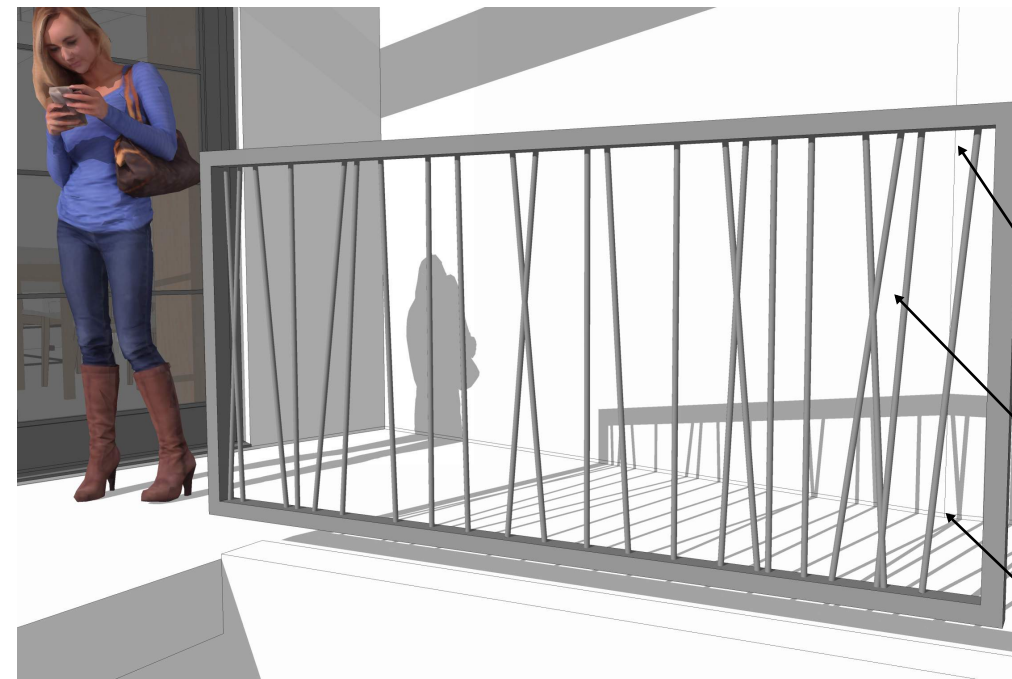
STEEL STRINGER
PAINT TO MATCH
WINDOWS

PRECAST TREAD AND
RISERS:
EMPIRE PRECAST
"CANYON"



Adobe Brown (C-004)

TREAD, RISER, SEAT
AND WALL FINISH IS
EXPOSED AGREGATE



GUARDRAILS

PAINT COLOR TO MATCH
WINDOWS

1/2" DIAMETER RODS,
VARIOUS ANGLES
MAX 4" OPENING
WELDED AND PAINTED

1 1/2"X1 1/2" FRAME
WELDED AND PAINTED



INTEGRAL CONCRETE
COLOR:
DAVIS COLORS

STAIRS AND STEPS

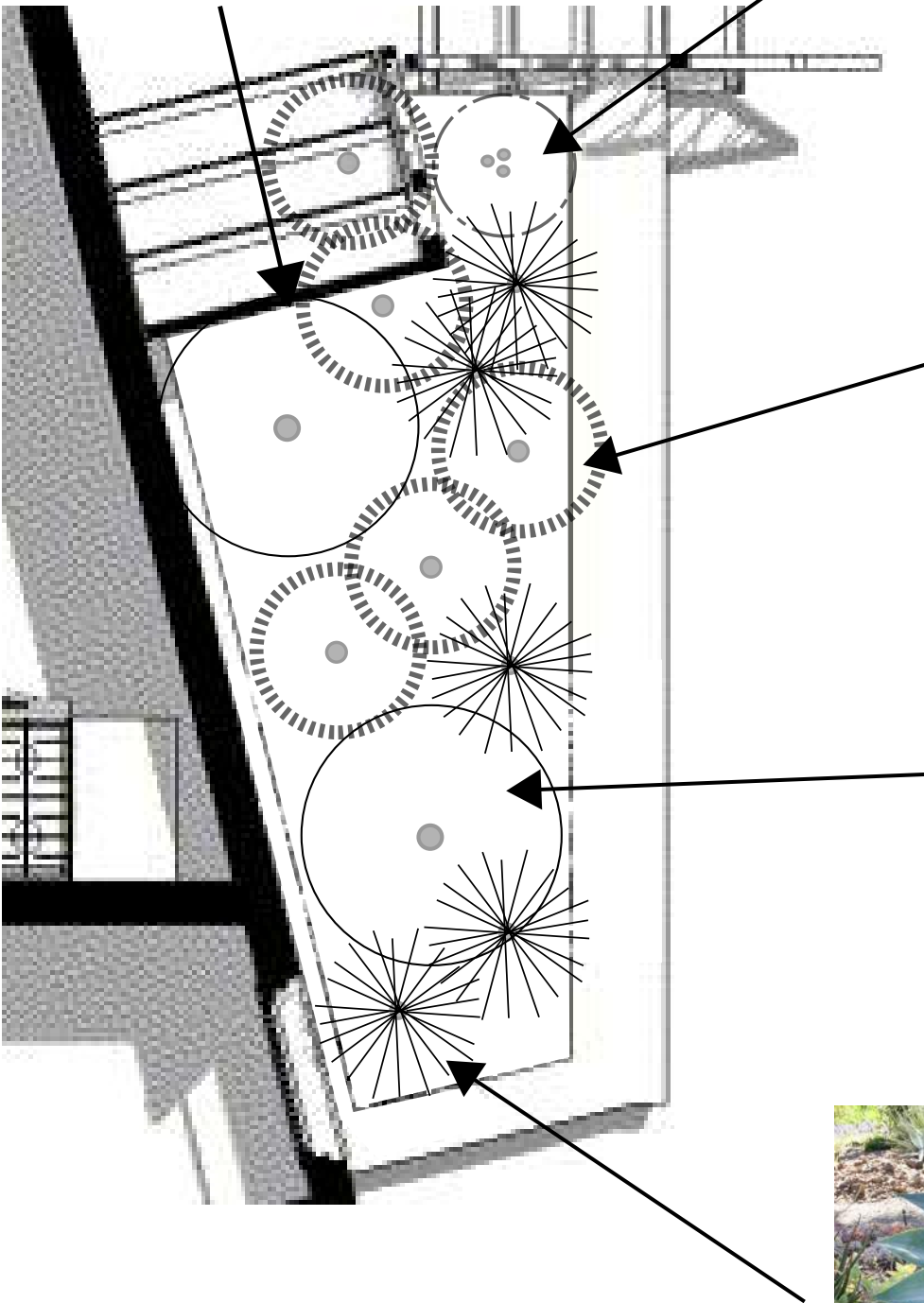
FINISHES AND DETAILS

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Beyond Midnight Bluebeard (Caryopteris)



Ceanothus 'Julia Phelps'



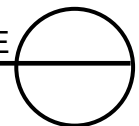
Salvia 'Desperado'



Foxtail Agave (Agave palmeri)

PLANTING PLAN

NO SCALE



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Capital Lighting Lofton 1 Light
Outdoor Wall Lantern 17.25" Black
Product Dimensions:
17.3 inches wide, 11.5 inches high
LED 13w
1100 lumens



INTENT

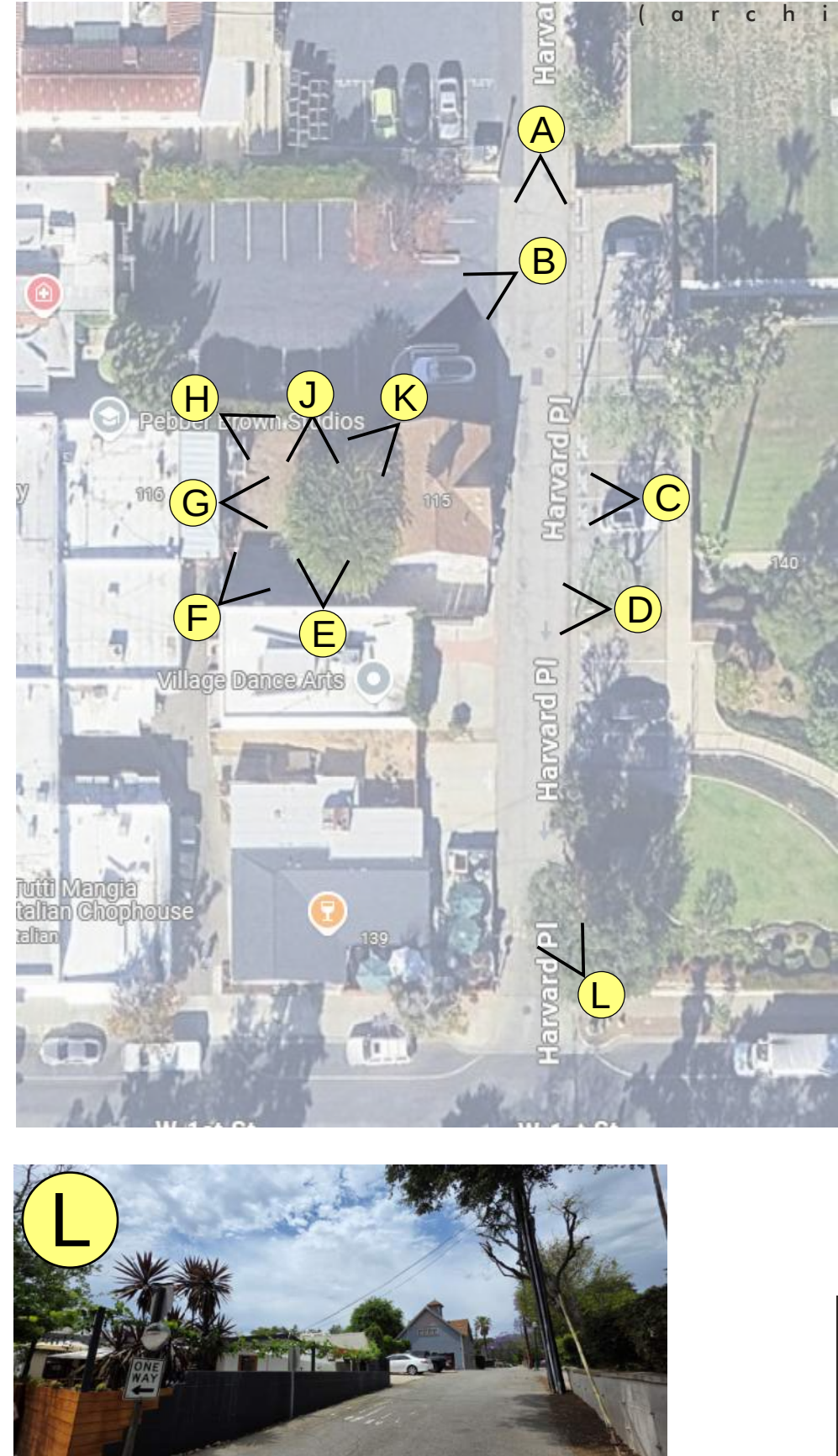
BUILDING LIGHTING

PLANNING SUBMITTAL 2.0

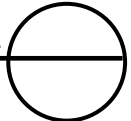
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SITE and AREA CONTEXT IMAGES

NO SCALE 

30'S FEDERALIST

20'S SPANISH REVIVAL

1900'S CLASSIC BRICK



70'S WHAT-EVER

1900'S CLASSIC NON DESCRIPT

20'S MISSION REVIVAL

50'S MODERN



MODERN ATTACHMENT

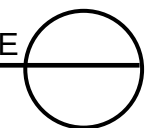
20'S SPANISH REVIVAL

70'S GRANOLA MODERN



2010'S SCOTTSDALE MODERN

NO SCALE



AREA ARCHITECTURE

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