



Note: Artist's conception; colors, materials and application may vary.

Table of Contents

Civil

Conceptual Grading..... C1
 Details and Sections..... C2
 Tentative Tract Map C3
 Conceptual Utility Layout..... C4
 Fire Access Plan C5

Landscape Architecture

Overall Conceptual Landscape Master Plan.....L-1
 Wall and Fence PlanL-2
 Wall and Fence DetailsL-3
 Monument Wall Details.....L-4
 Gym and Memorial Park Area EnlargementL-5
 Typical Enlargement - Single Family DwellingL-6
 Typical Enlargement - Townhomes.....L-7
 Mailbox Exhibit.....L-8
 Maintenance ExhibitL-9
 Open Space Calculations.....L-10

Architecture

Conceptual Site Plan SP-1
 Unit Plan Mix..... SP-2
 Conceptual Street Scenes..... SS-1
 6-Plex Row Townhome | Conceptual Floor Plan A-1
 6-Plex Row Townhome | Conceptual Elevations A-2
 Cluster SFD | Plan 1 Conceptual Floor Plan A-3
 Cluster SFD | Plan 1 Conceptual Elevations..... A-4
 Cluster SFD | Plan 1 Conceptual Elevations (Enhanced) A-5
 Cluster SFD | Plan 2 Conceptual Floor Plan A-6
 Cluster SFD | Plan 2 Conceptual Elevations A-7
 Cluster SFD | Plan 2 Conceptual Elevations (Enhanced) A-8
 Cluster SFD | Plan 3 Conceptual Floor Plan A-9
 Cluster SFD | Plan 3 Conceptual Elevations A-10
 Cluster SFD | Plan 3 Conceptual Elevations (Enhanced) A-11
 Pool Building | Conceptual Floor Plans & Elevations A-12

1816 First Street Affordable Duplex

Conceptual Site Plan SP-1.1
 Conceptual Street Scene SS-2.1
 Affordable Duplex | Conceptual Floor Plan..... A-1.1
 Affordable Duplex | Conceptual Elevations A-1.2

THE VILLAGE AT FRUIT STREET

La Verne, CA

2025042 | 09-30-2025



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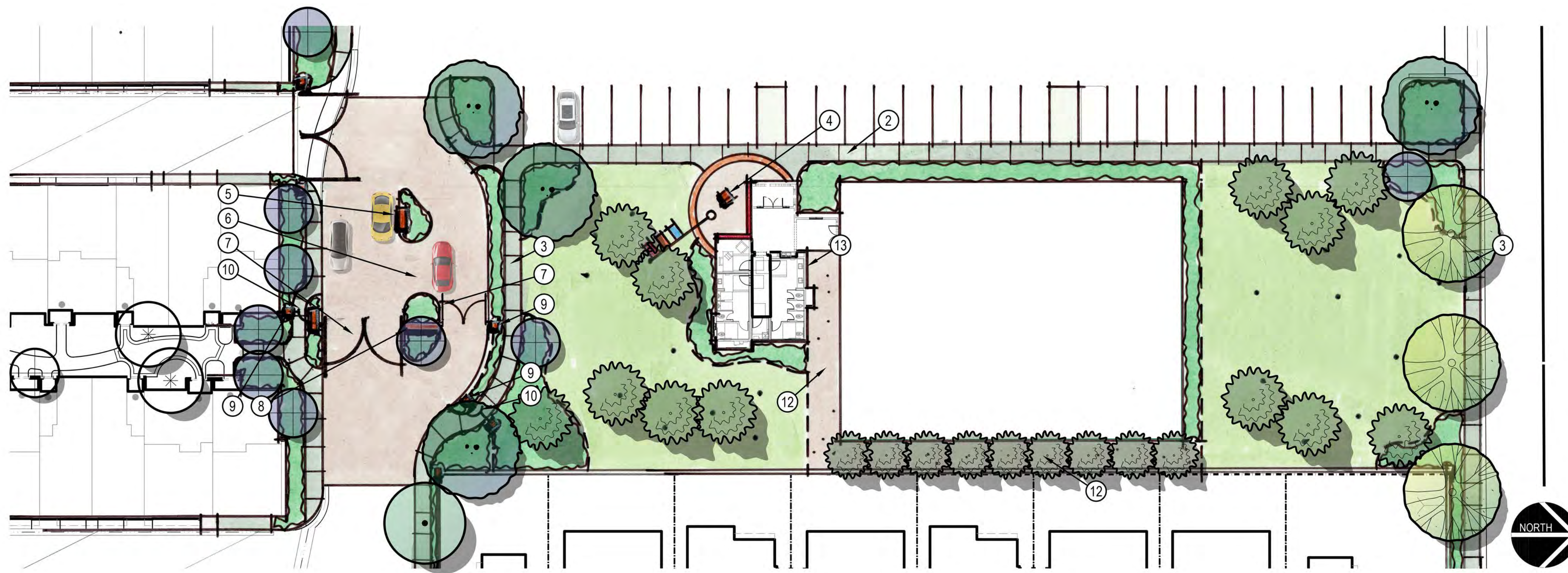
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Submittal Log	
Submittal 1	10/01/2025

File No.:



FEATURE LEGEND:

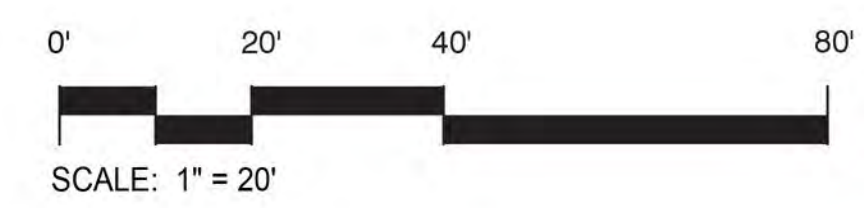
- ① CURB AND GUTTER PER CIVIL ENGINEER'S PLANS.
- ② 5'-6" WIDE, MEDIUM BROOM, NATURAL CONCRETE WALKWAY.
- ③ 5'-0" WIDE, MEDIUM BROOM, NATURAL CONCRETE WALKWAY.
- ④ MEMORIAL WITH ENHANCED PAVING, PODIUM, FLAG AND OPTIONAL MURAL ART WALL.
- ⑤ VISITOR DIAL-UP KIOSK.
- ⑥ VEHICLE TURN-AROUND LANE PEDESTRIAN GATE ACCESS.
- ⑦ VEHICLE DOUBLE ACCESS GATES.
- ⑧ ENTRY MEDIAN WALL WITH COMMUNITY LOGO.
- ⑨ 16" SQ. PILASTER.
- ⑩ PEDESTRIAN GATE ACCESS.
- ⑪ STABILIZED AND COMPACTED DECOMPOSED GRANITE PAVING.
- ⑫ STABILIZED & COMPACTED DECOMPOSED GRANITE.
- ⑬ NEW RESTROOM BUILDING WITH CONNECTION TO EXISTING GYM BUILDING.

PRIMARY ENTRY GATE AND ADJACENT COMMUNITY GREEN SPACE PLAN VIEW ENLARGEMENT



PEDESTRIAN GATE VEHICULAR GATES - EXIT CENTER MEDIAN WITH PROJECT SIGNAGE/LOGO VEHICULAR GATES - ENTER PEDESTRIAN GATE

PRIMARY GATE ENTRY ELEVATION



L-5



Total Units:

121 Homes

(51) 2-Story SFD

- (8) P1: ± 1,887 SF | 3 Bed | 2.5 Bath
- (10) P1-Enhanced: ± 1,887 SF | 3 Bed | 2.5 Bath
- (20) P2: ± 2,078 SF | 3 Bed, Loft | 2.5 Bath
- (3) P2-Enhanced: ± 2,078 SF | 3 Bed, Loft | 2.5 Bath
- (9) P3: ± 2,309 SF | 4 Bed | 3 Bath
- (1) P3-Enhanced: ± 2,309 SF | 4 Bed | 3 Bath

(70) 3-Story Townhomes

- (30) M1: ± 1,401 SF | 2 Bed | 2.5 Bath
- (22) M2: ± 1,945 SF | 3 Bed, Den | 2.5 Bath
- (18) M3: ± 1,961 SF | 4 Bed | 3.5 Bath

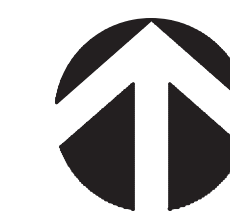
Density:

13.8 Du/Ac (Overall)

16.1 Du/Ac (Residential)

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.



UNIT PLAN MIX

THE VILLAGE AT FRUIT STREET

LA VERNE, CA



Note: Artist's conception; colors, materials and application may vary. Refer to landscape drawings for entry monument wall and planting details.

9-PLEX TOWNHOME

FRUIT STREET ENTRY STREET SCENE



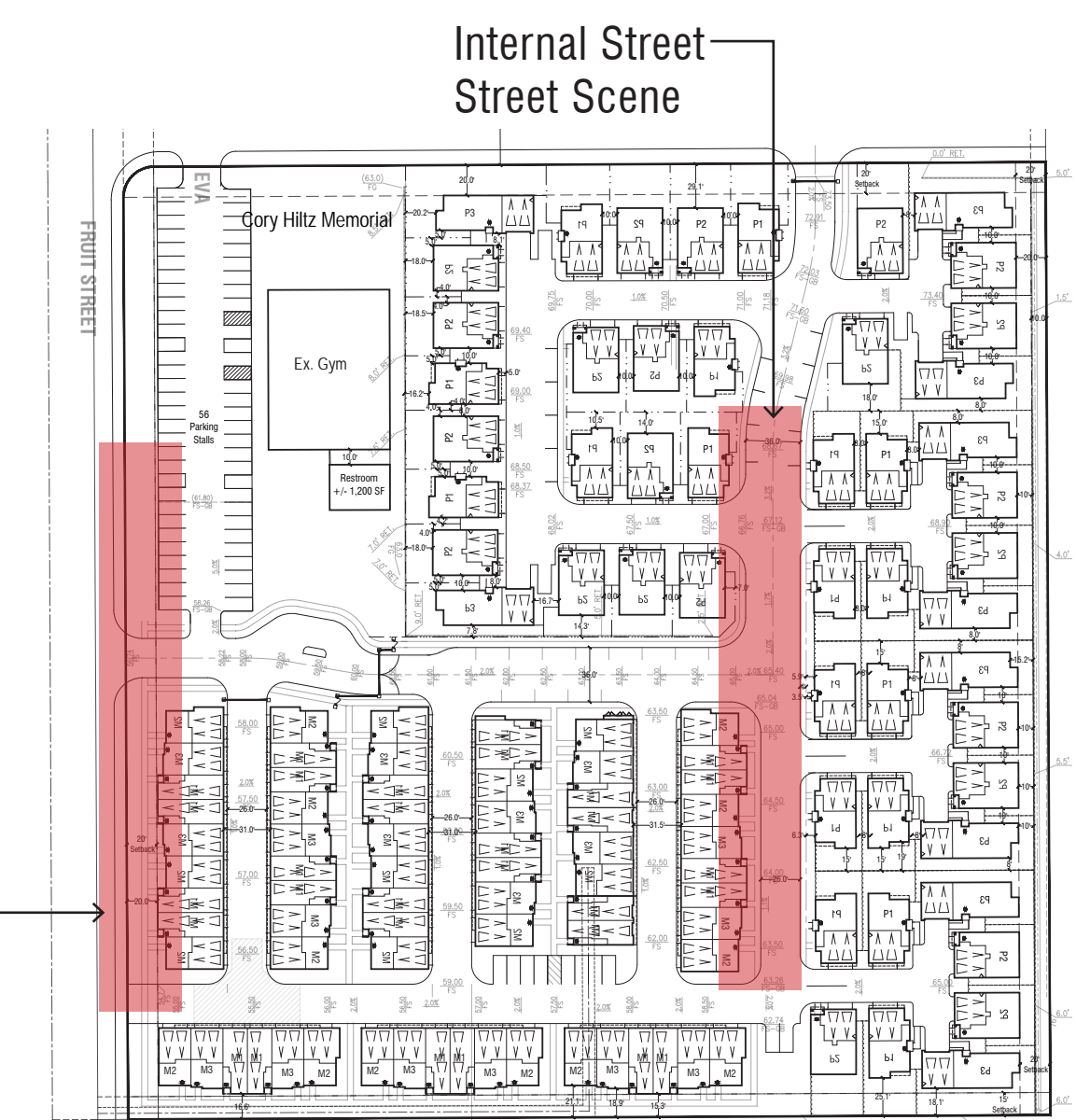
Note: Artist's conception; colors, materials and application may vary. Refer to landscape drawings for planting layout, and wall & fence details.

9-PLEX TOWNHOME

INTERNAL STREET SCENE

PLAN 2 SFD

PLAN 1 SFD

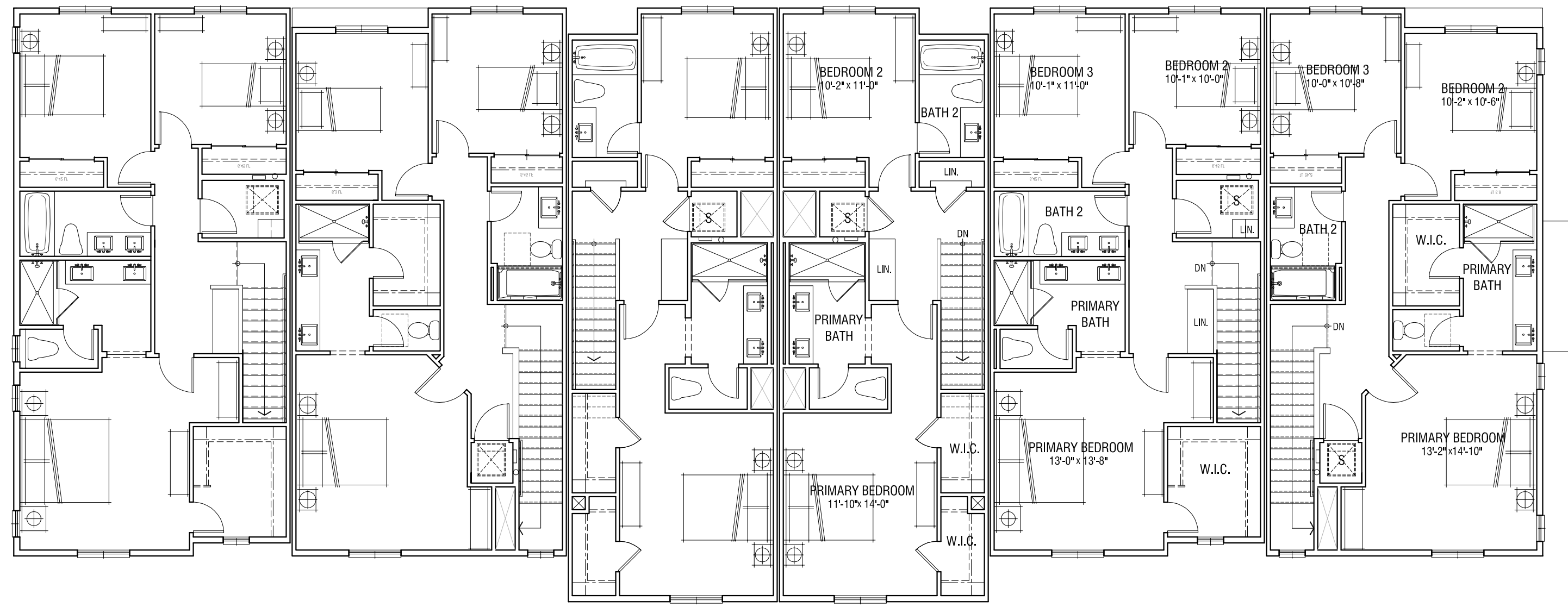


KEY MAP (N.T.S.)

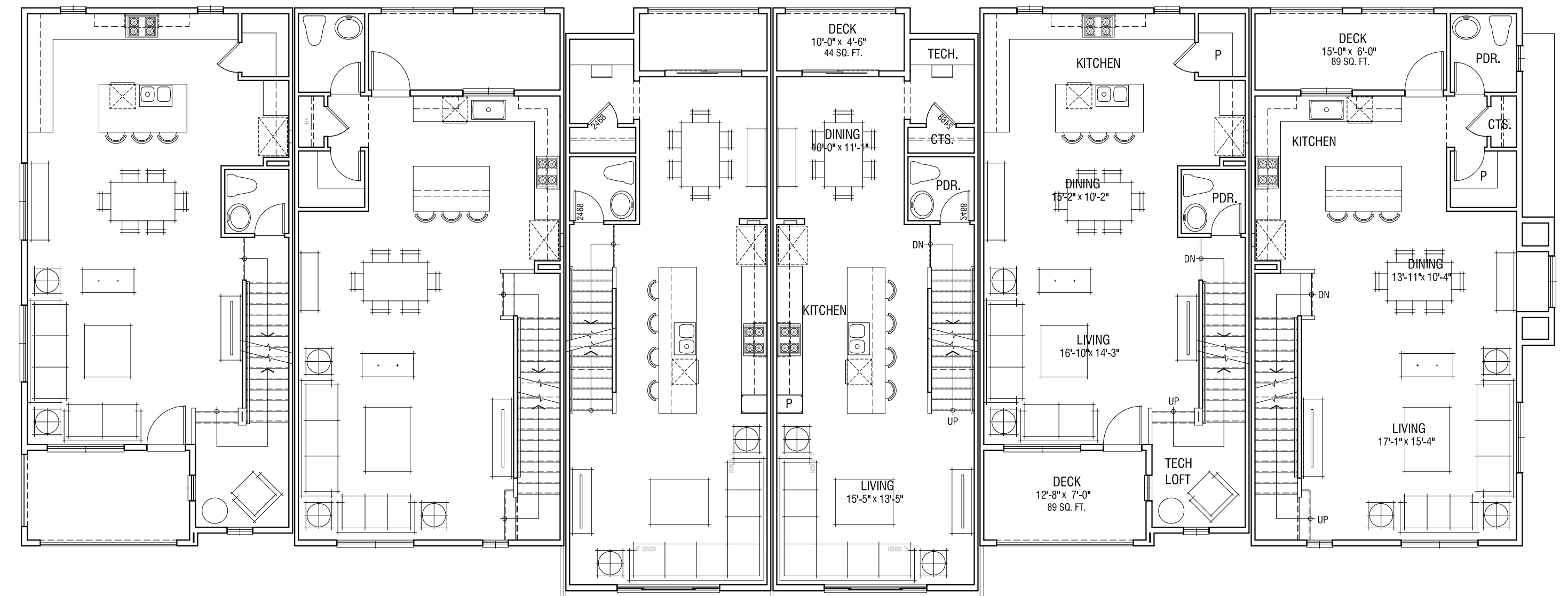
CONCEPTUAL STREET SCENES

THE VILLAGE AT FRUIT STREET

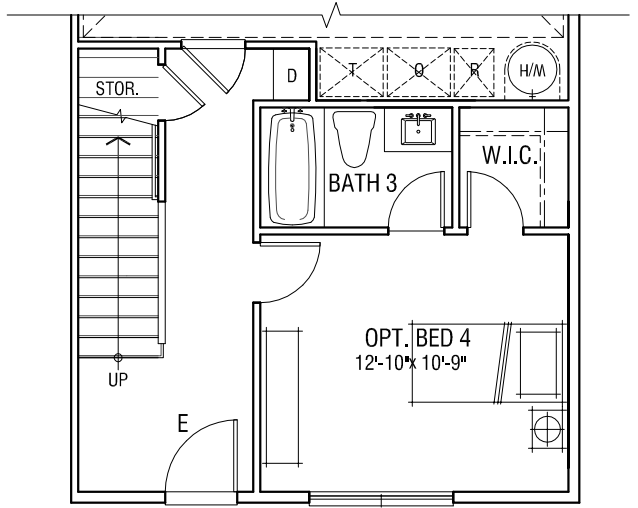
LA VERNE, CA



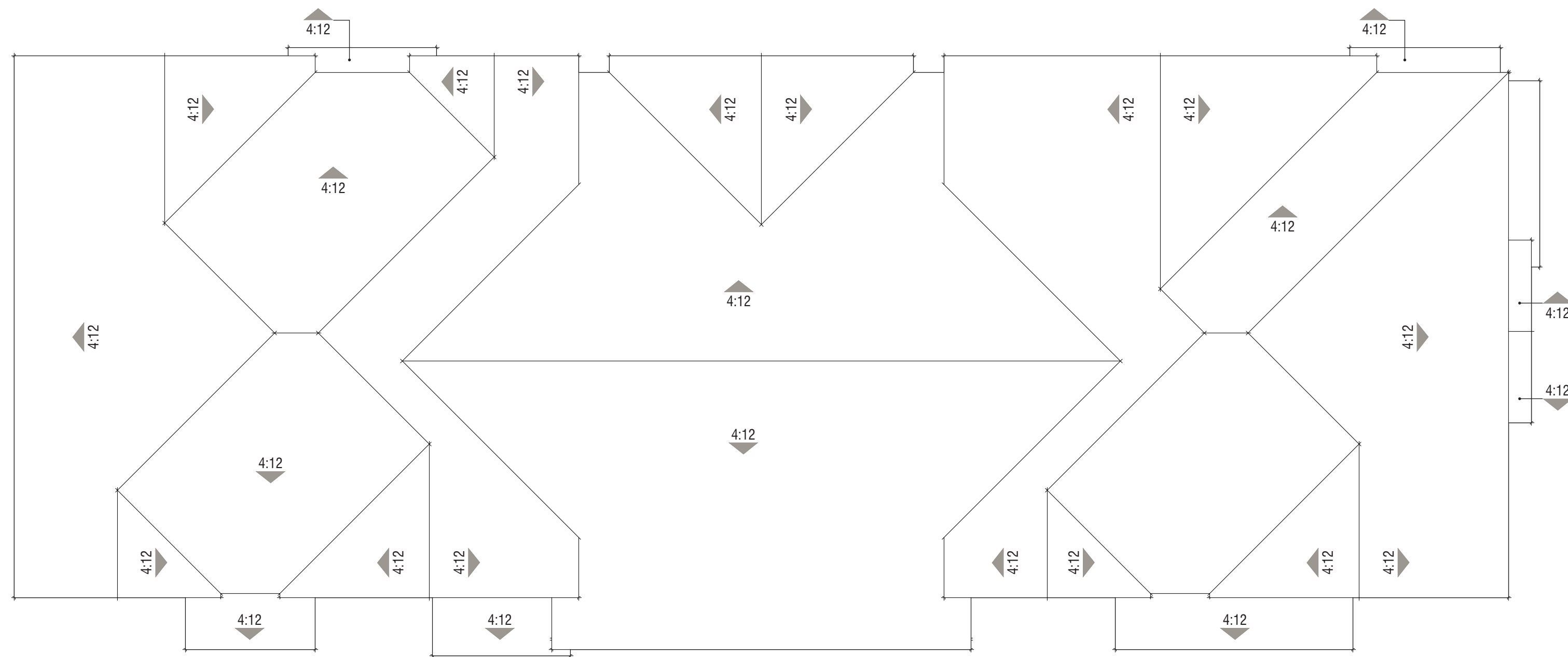
THIRD FLOOR



SECOND FLOOR

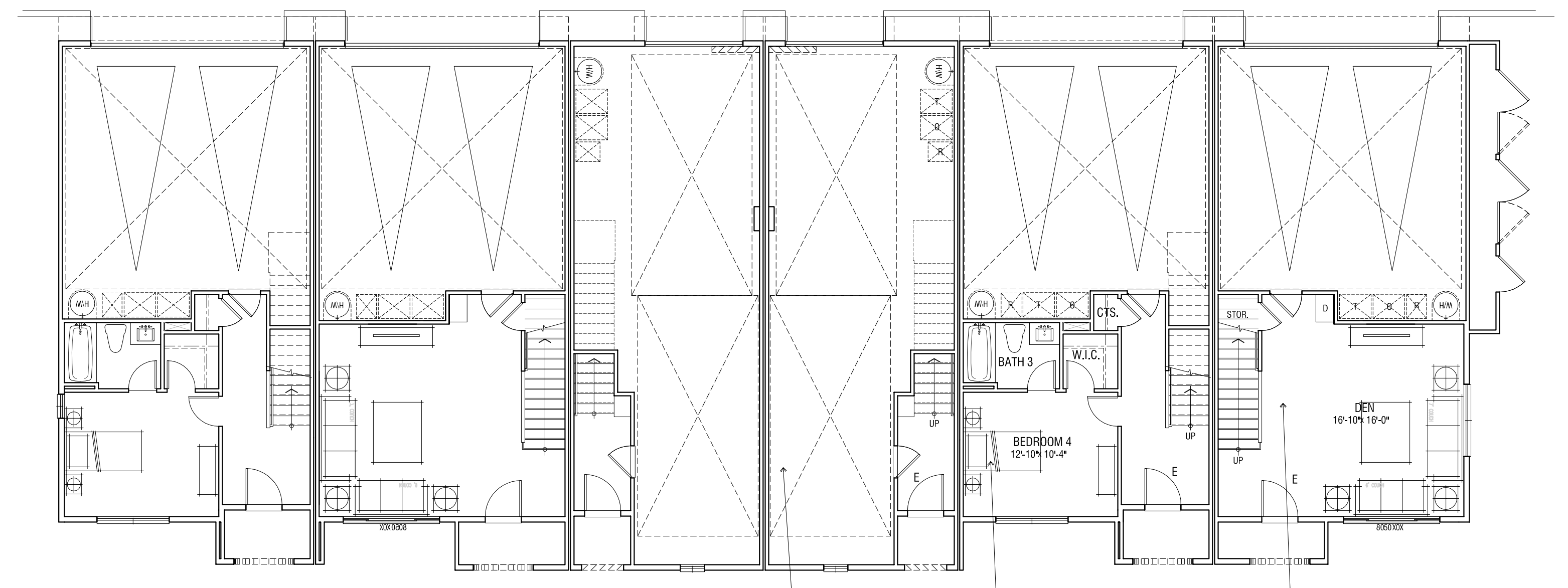


PARTIAL PLAN 2 FIRST FLOOR PLAN
OPTION BEDROOM 4 + BATH



Roof Pitch: 4:12
 Rake: 6"
 Eave: 1'-0"

ROOF



Plan 3

Plan 2

Plan 1
 2 BEDROOM / 2.5 BATH
 ±1401 SQ. FT.

Plan 3
 4 BEDROOM / OPT. FLEX /
 3.5 BATH
 ±1961 SQ. FT.

Plan 2
 3 BEDROOM / 2.5 BATH /
 DEN / OPT. BED 4 + BATH
 ±1945 SQ. FT.

FIRST FLOOR

6-PLEX ROW TOWNHOME | CONCEPTUAL FLOOR PLAN

THE VILLAGE AT FRUIT STREET

LA VERNE, CA



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

Note: Artist's conception; colors, materials and application may vary.

BUILDING MATERIAL: ABSTRACT SPANISH

- Roof: "S" Tile Roof
- Exterior: Stucco Finish
- Accent Windows: Inset Horizontal Siding Detail with Accent Color
- Deck Accents: Horizontal Decorative Metal Railing
- Window & Door Trim: Vinyl
- Accent: Metal Awning, Gable End Accent
- Entry Door: Decorative Front Entry Door with Lights
- Garage Door: Sectional Garage Doors

Abstract Spanish Style

6-PLEX ROW TOWNHOME | CONCEPTUAL ELEVATIONS
THE VILLAGE AT FRUIT STREET

LA VERNE, CA



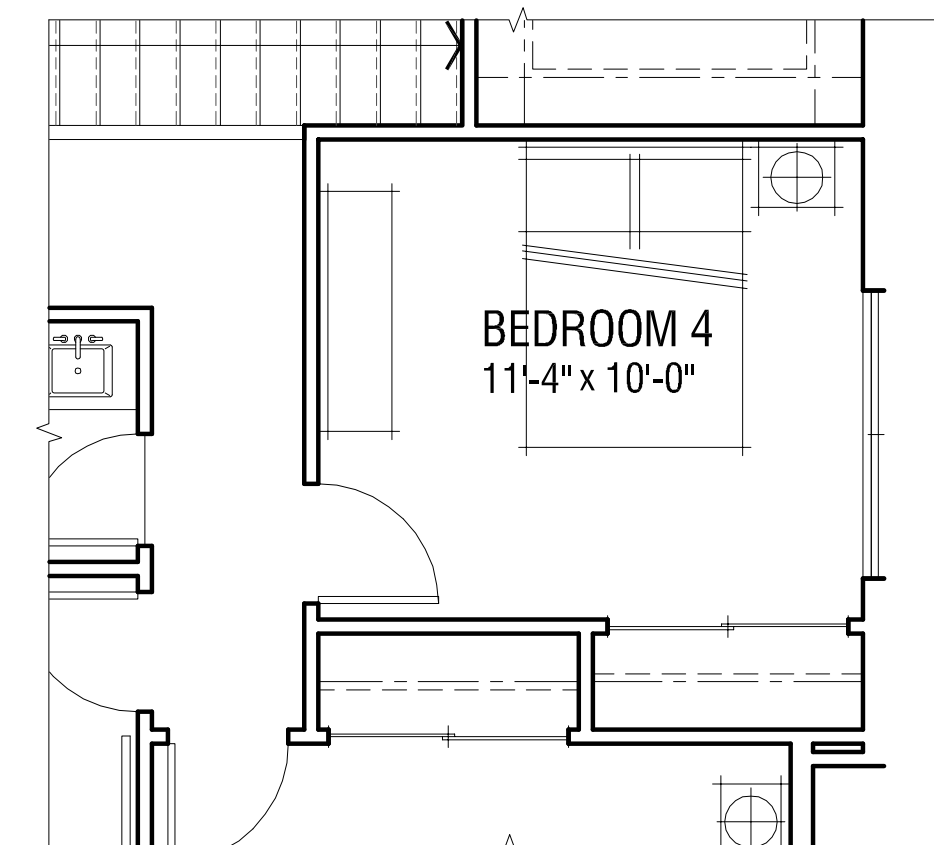
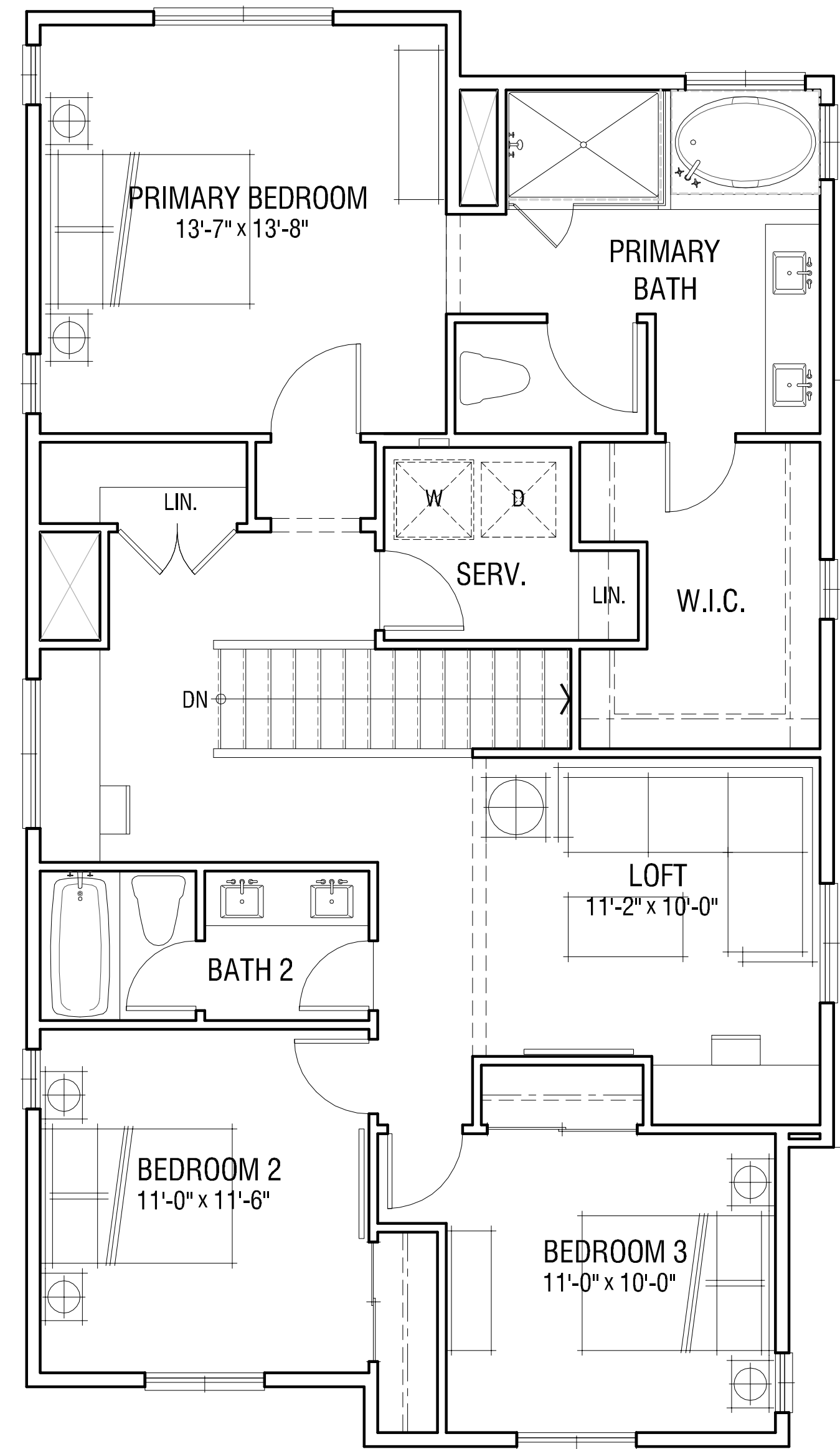
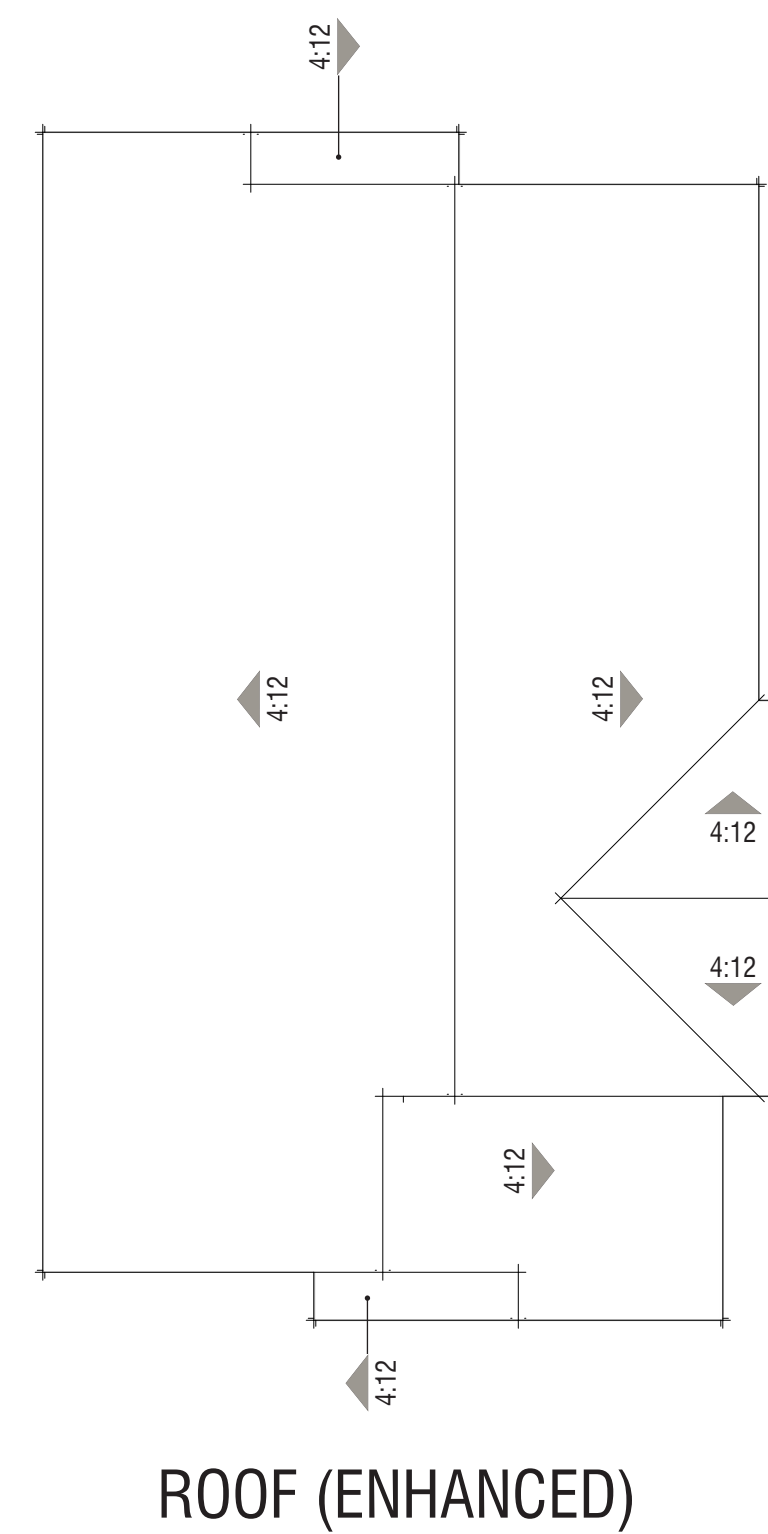
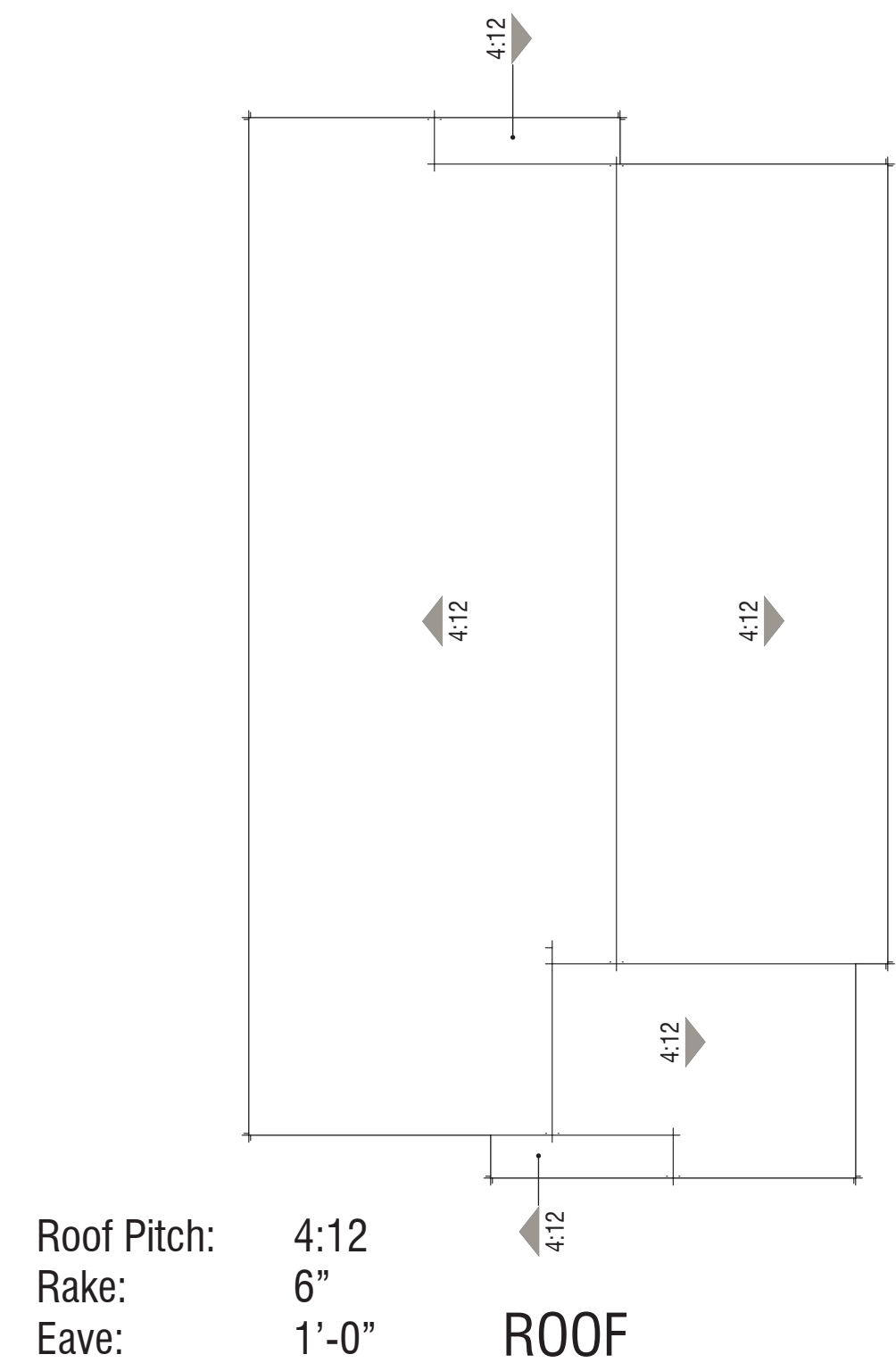
A-2

0 4 8 16

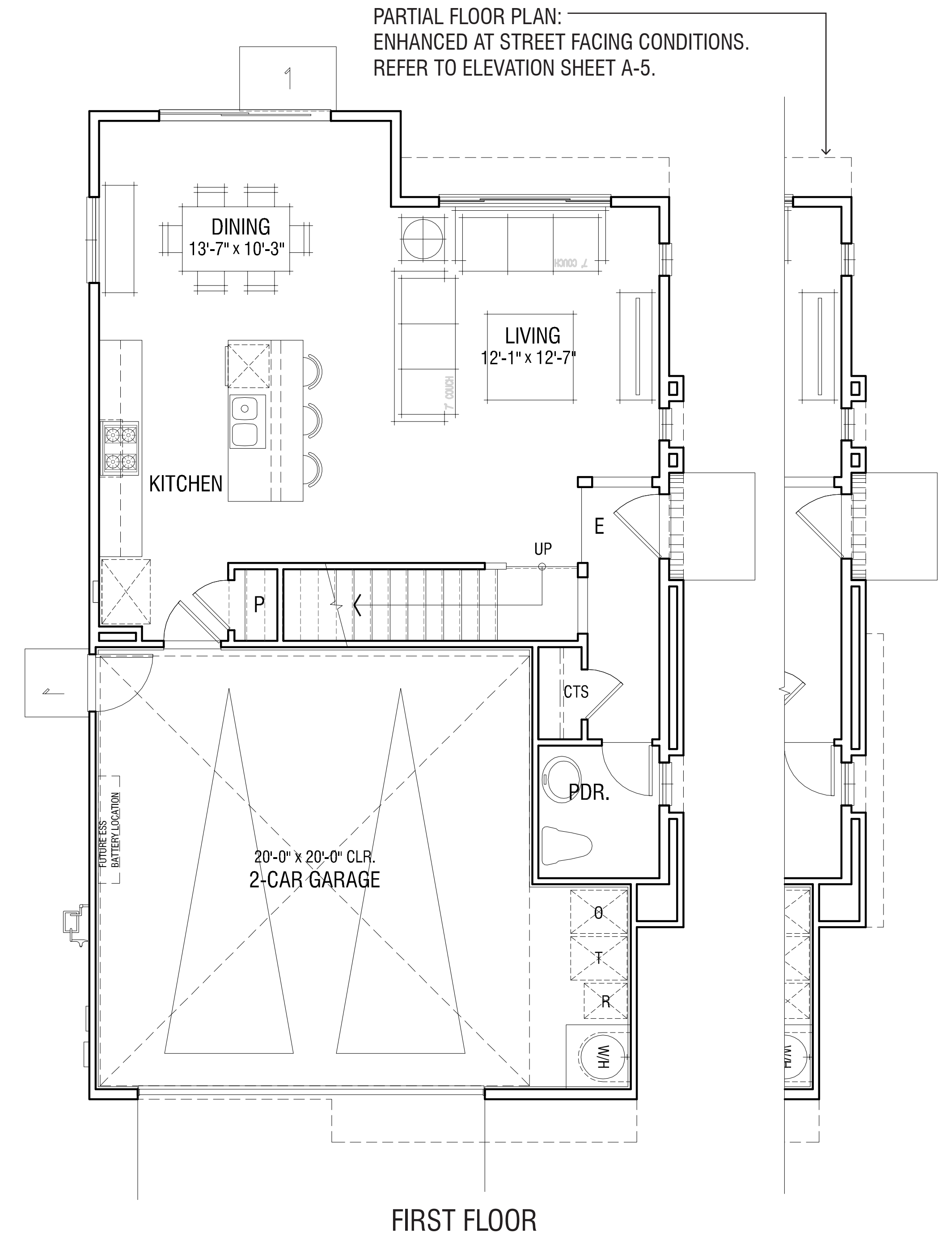
DESIGN REVIEW

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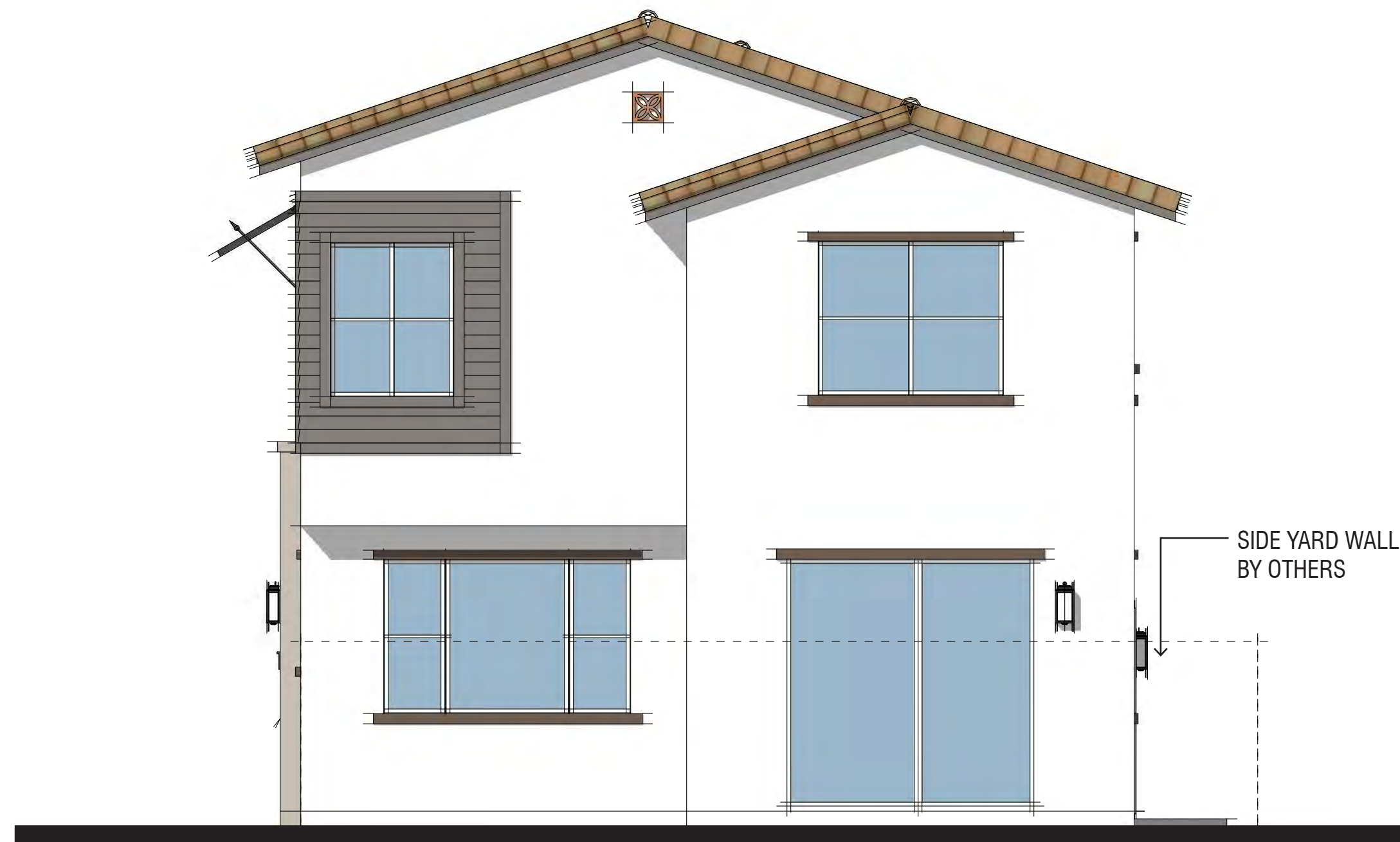


3 BEDROOM / LOFT /
 (OPT. BED 4) / 2.5 BATH
 ±1,887 SF



CLUSTER SFD | PLAN 1 CONCEPTUAL FLOOR PLAN
THE VILLAGE AT FRUIT STREET

LA VERNE, CA



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

BUILDING MATERIAL: ABSTRACT SPANISH

- Roof: "S" Tile Roof
- Exterior: Stucco Finish
- Accent Windows: Inset Horizontal Siding Detail with Accent Color
- Deck Accents: Horizontal Decorative Metal Railing
- Window & Door Trim: Vinyl
- Accent: Metal Awning, Gable End Accent
- Entry Door: Decorative Front Entry Door with Lights
- Garage Door: Sectional Garage Doors

Abstract Spanish Style
CLUSTER SFD | PLAN 1 CONCEPTUAL ELEVATIONS
THE VILLAGE AT FRUIT STREET
 LA VERNE, CA



A-4
 0 4 8 16

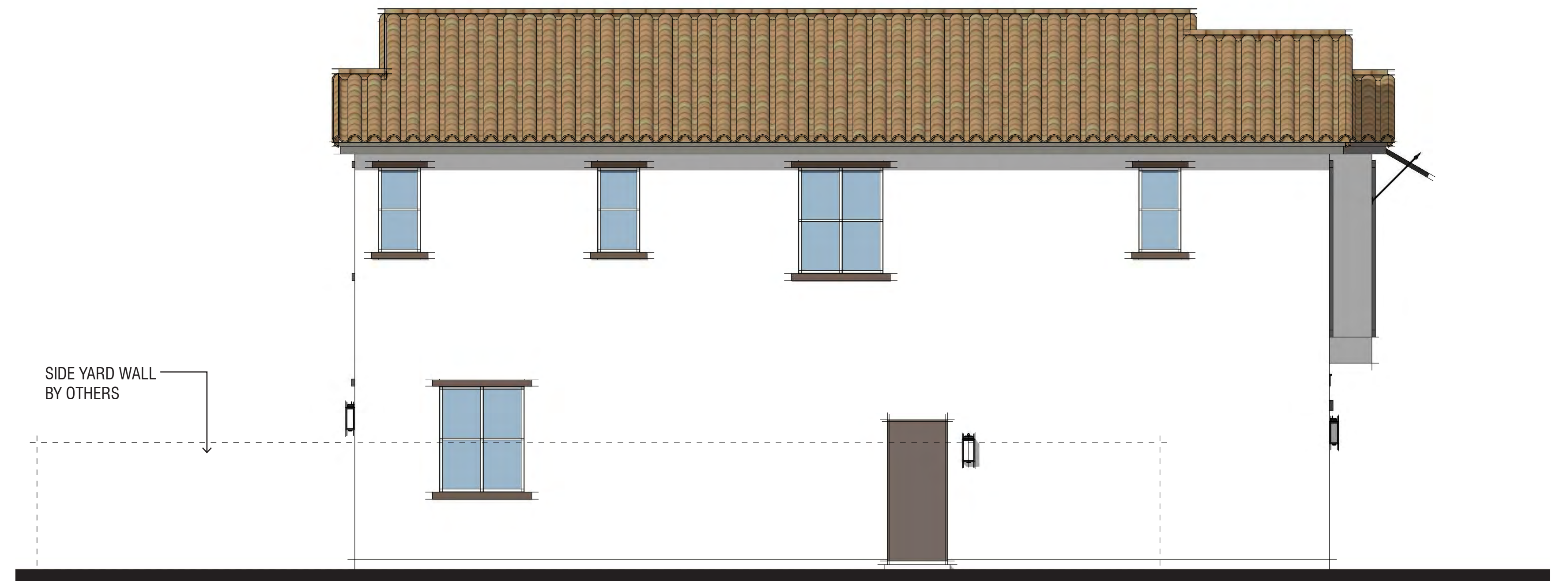
DESIGN REVIEW

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION (STREET FACING SIDE)

BUILDING MATERIAL: ABSTRACT SPANISH

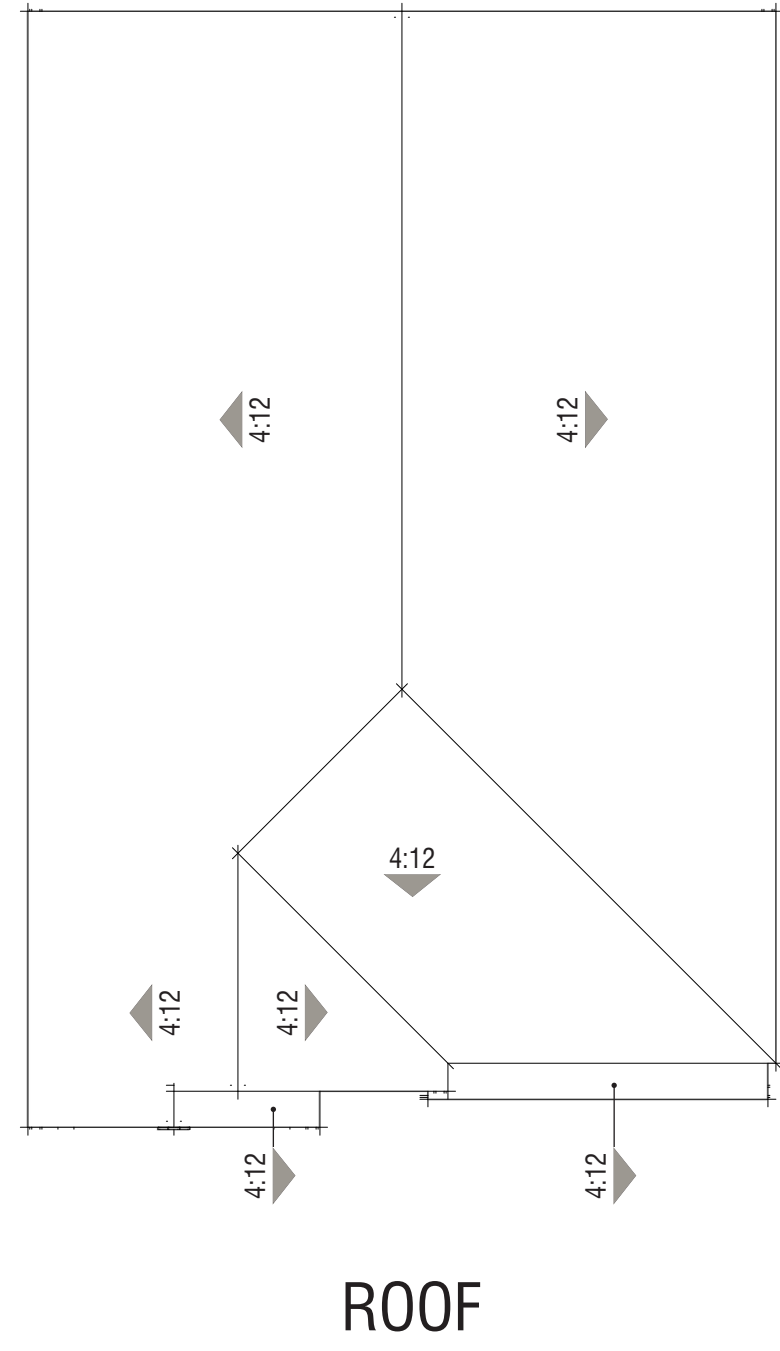
- Roof: "S" Tile Roof
- Exterior: Stucco Finish
- Accent Windows: Inset Horizontal Siding Detail with Accent Color
- Deck Accents: Horizontal Decorative Metal Railing
- Window & Door Trim: Vinyl
- Accent: Metal Awning, Gable End Accent
- Entry Door: Decorative Front Entry Door with Lights
- Garage Door: Sectional Garage Doors

Abstract Spanish Style
CLUSTER SFD | PLAN 1 CONCEPTUAL ELEVATIONS (ENHANCED)
THE VILLAGE AT FRUIT STREET

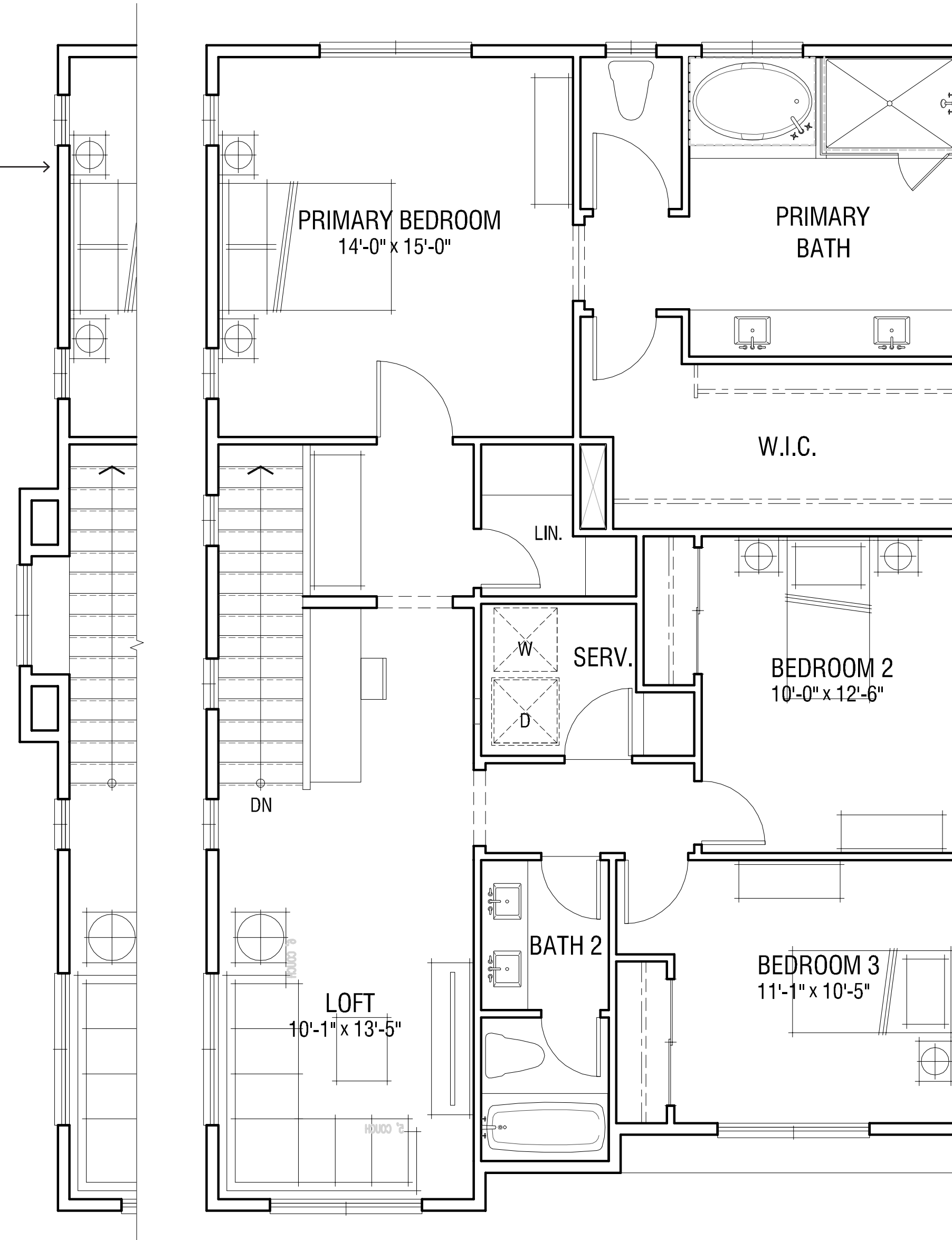
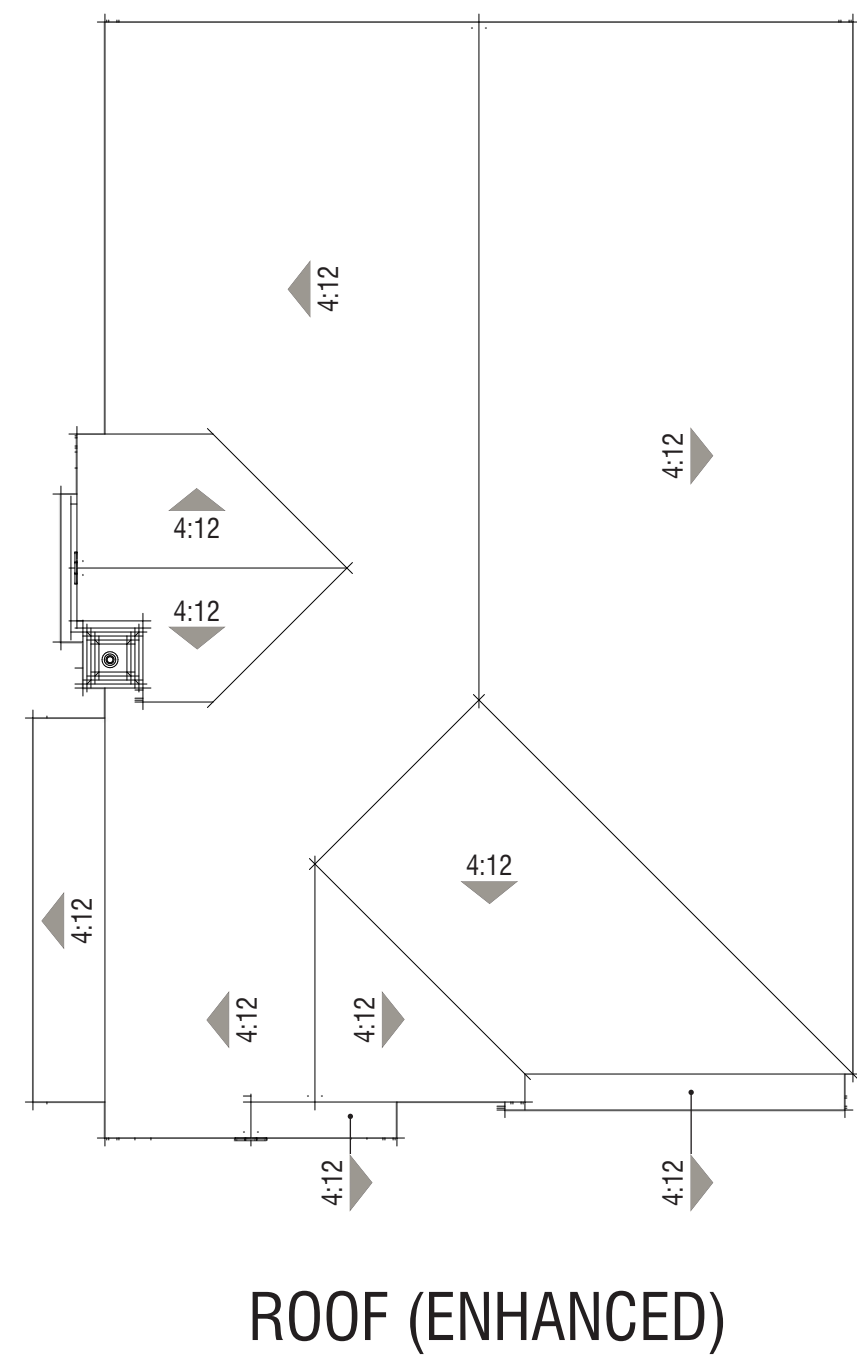
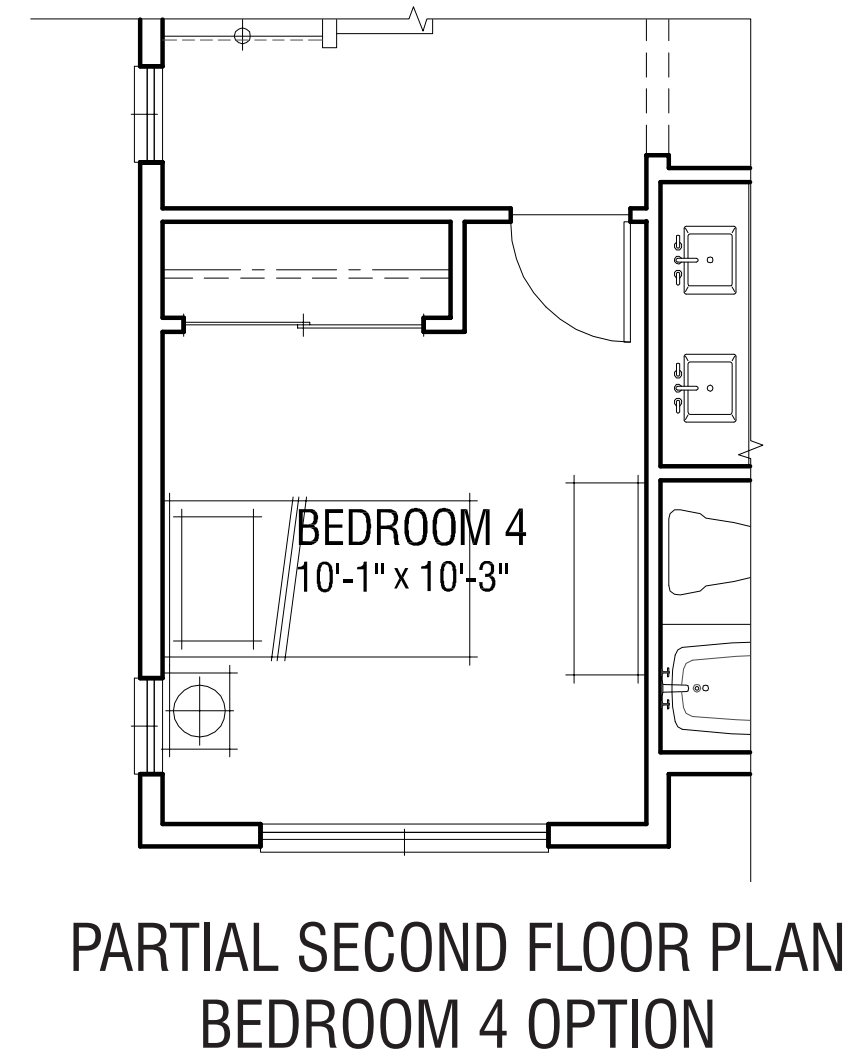
LA VERNE, CA



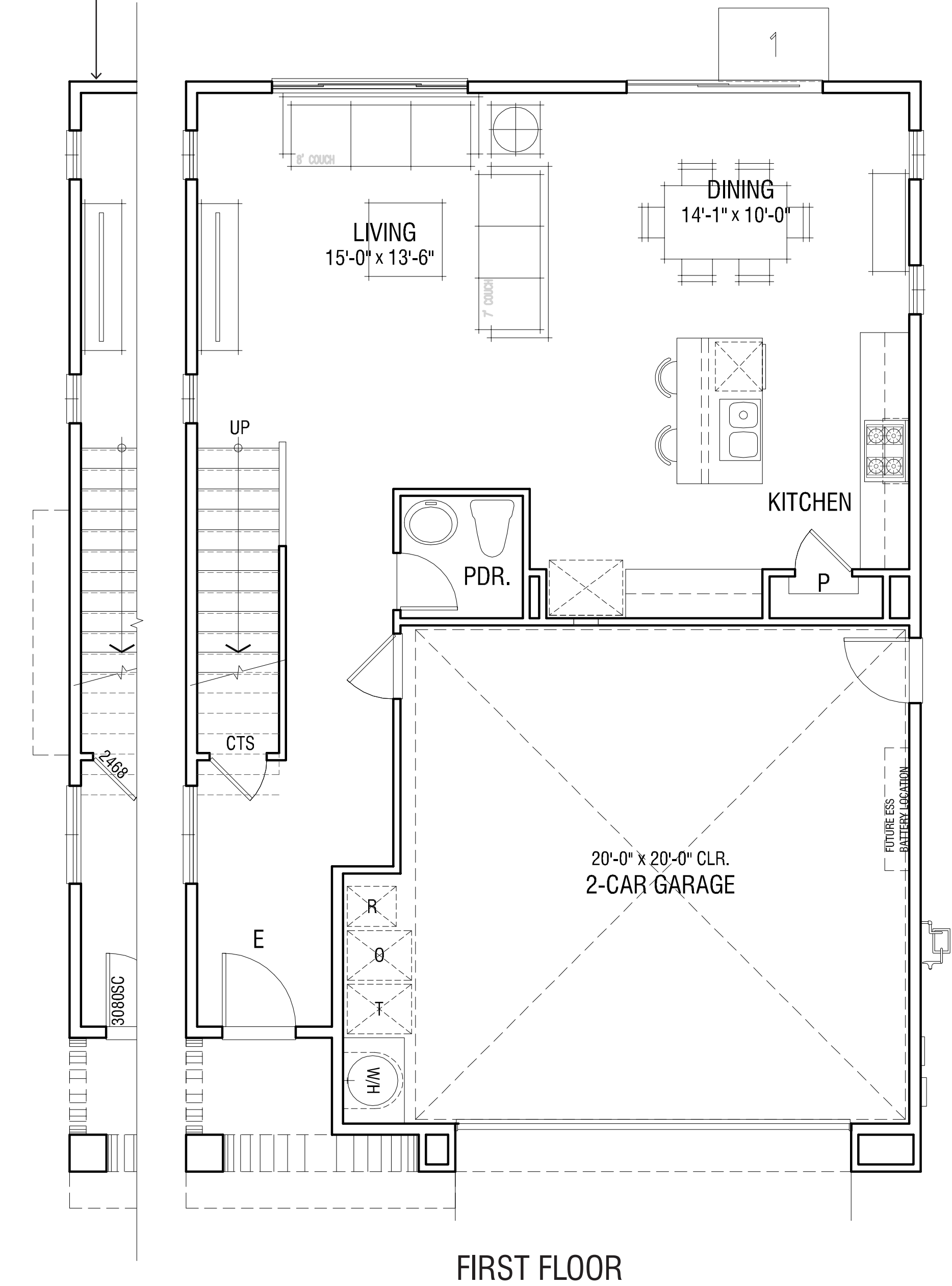
Roof Pitch: 4:12
 Rake: 0"
 Eave: 8"



PARTIAL FLOOR PLAN:
 ENHANCED AT STREET FACING CONDITIONS.
 REFER TO ELEVATION SHEET A-7.



PARTIAL FLOOR PLAN:
 ENHANCED AT STREET FACING CONDITIONS.
 REFER TO ELEVATION SHEET A-7.

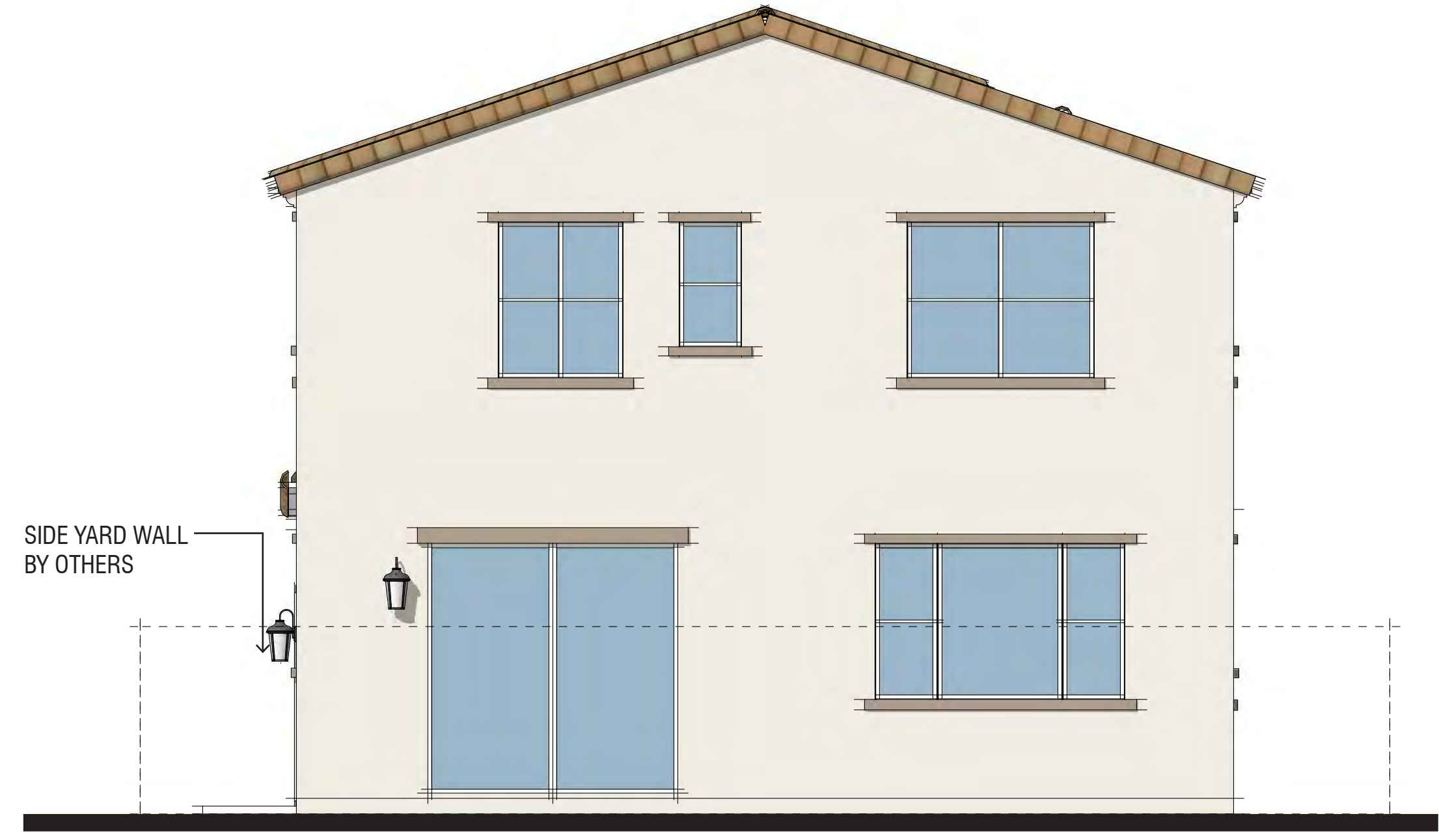


3 BEDROOM / LOFT /
 (OPT. BED 4) / 2.5 BATH
 ±2,078 SF

CLUSTER SFD | PLAN 2 CONCEPTUAL FLOOR PLAN
THE VILLAGE AT FRUIT STREET
 LA VERNE, CA



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

BUILDING MATERIAL: ANDALUSIAN

- Roof: "S" Tile Roof
- Exterior: Stucco Finish
- Accent Windows: Stucco Over Foam Sculpted Trim with Accent Color
- Window & Door Trim: Vinyl
- Accent: Gable End Clay Pipe Accent, Corbels, Finial
- Entry Door: Decorative Front Entry Door with Lights
- Garage Door: Sectional Garage Doors

Andalusian Style
CLUSTER SFD | PLAN 2 CONCEPTUAL ELEVATIONS
THE VILLAGE AT FRUIT STREET
 LA VERNE, CA



A-7
 0 2 4 8
 DESIGN REVIEW





RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION (STREET FACING SIDE)



FRONT ELEVATION

BUILDING MATERIAL: ANDALUSIAN

- Roof: "S" Tile Roof
- Exterior: Stucco Finish
- Accent Windows: Stucco Over Foam Sculpted Trim with Accent Color
- Window & Door Trim: Vinyl
- Accent: Gable End Clay Pipe Accent, Corbels, Finial
- Entry Door: Decorative Front Entry Door with Lights
- Garage Door: Sectional Garage Doors

Andalusian Style

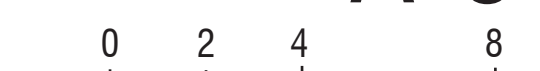
CLUSTER SFD | PLAN 2 CONCEPTUAL ELEVATIONS (ENHANCED)

THE VILLAGE AT FRUIT STREET

LA VERNE, CA



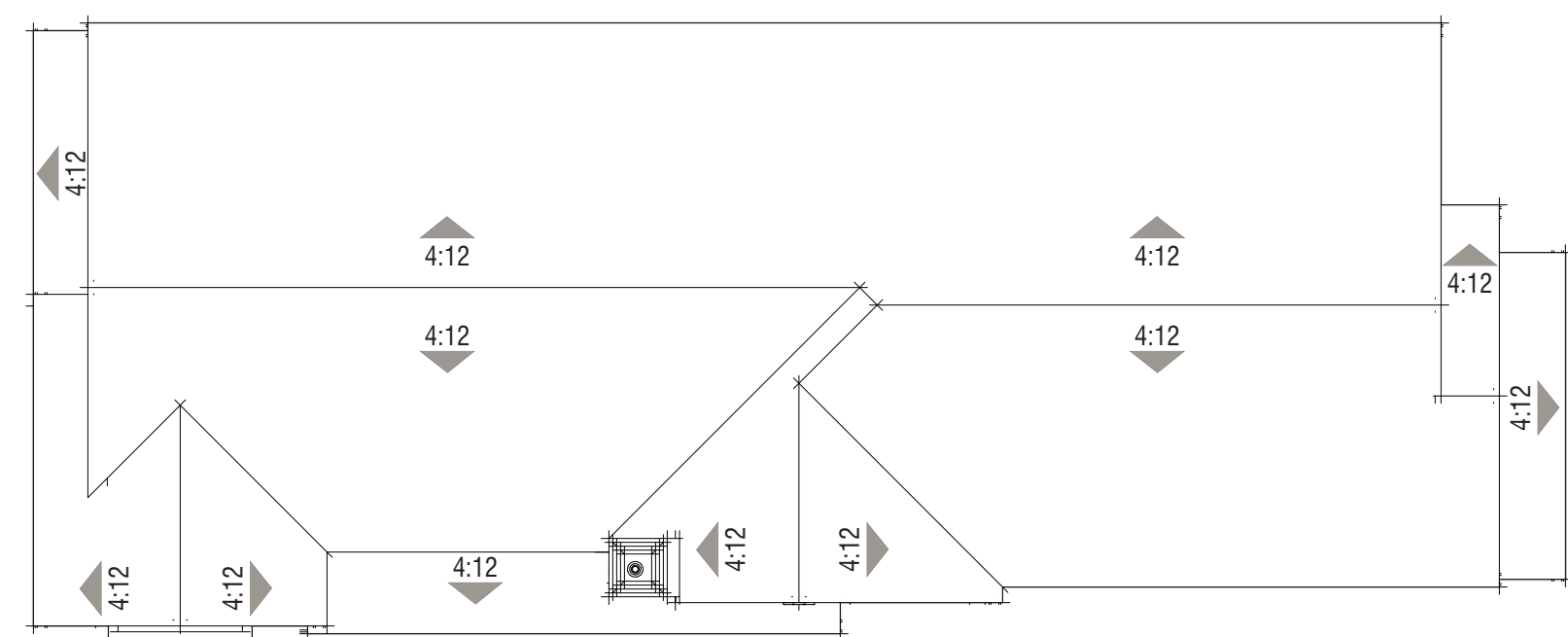
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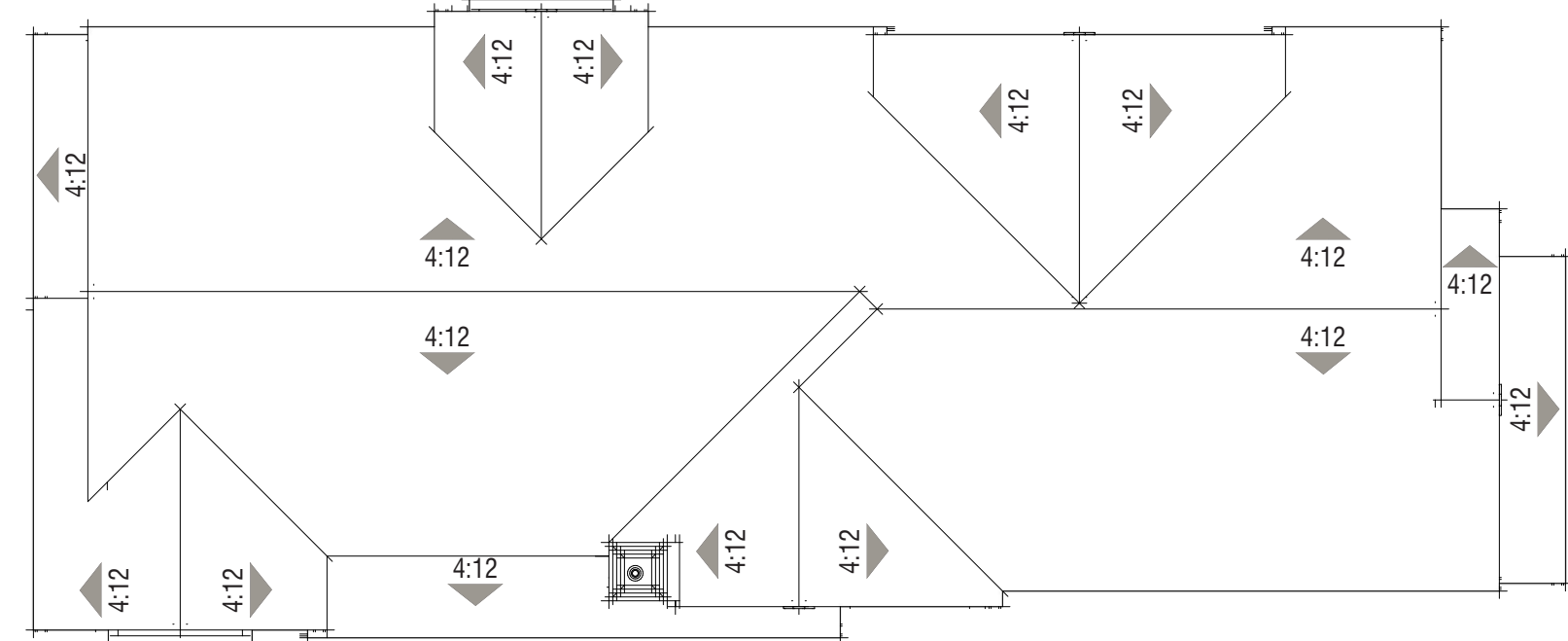
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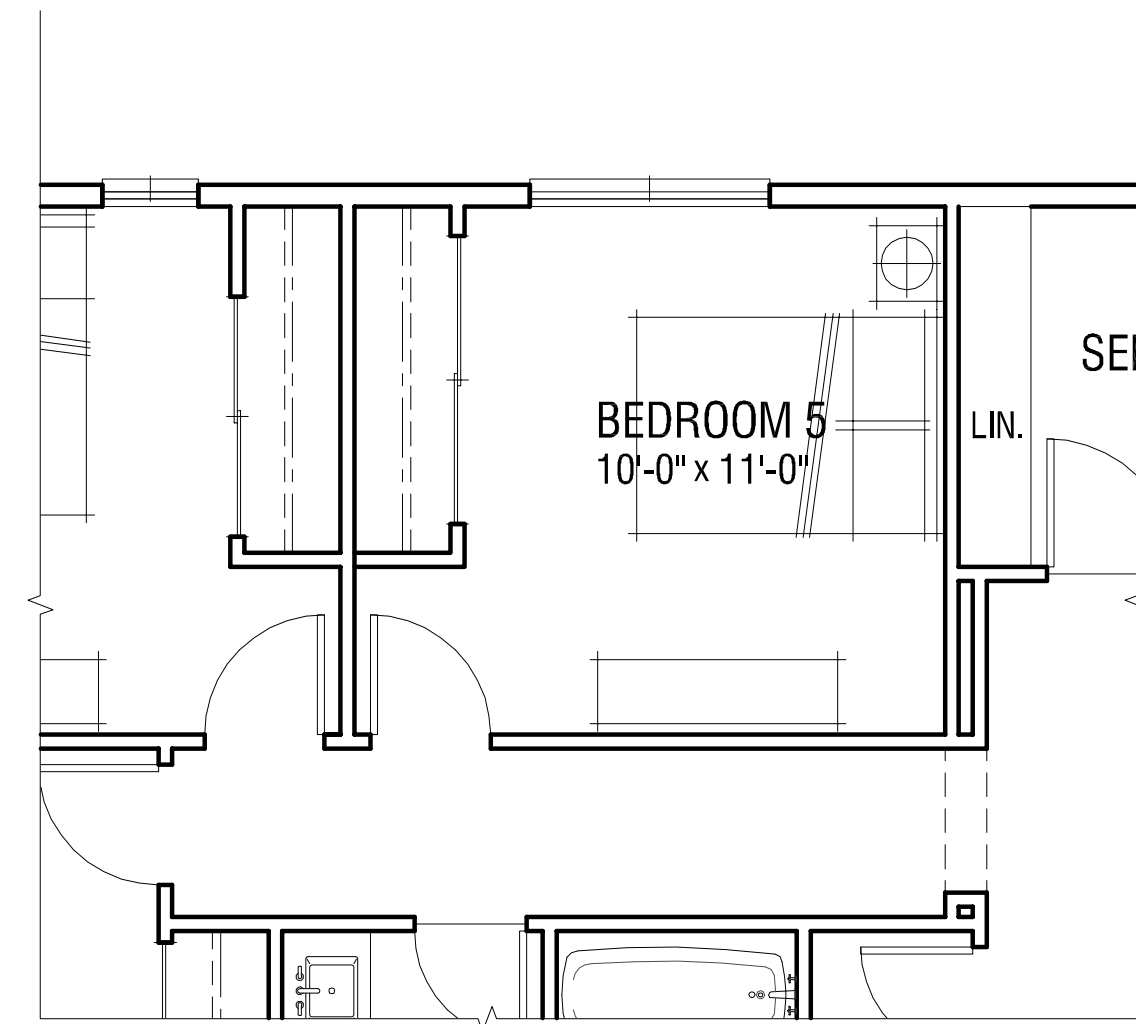
Roof Pitch: 4:12
 Rake: 0"
 Eave: 8"



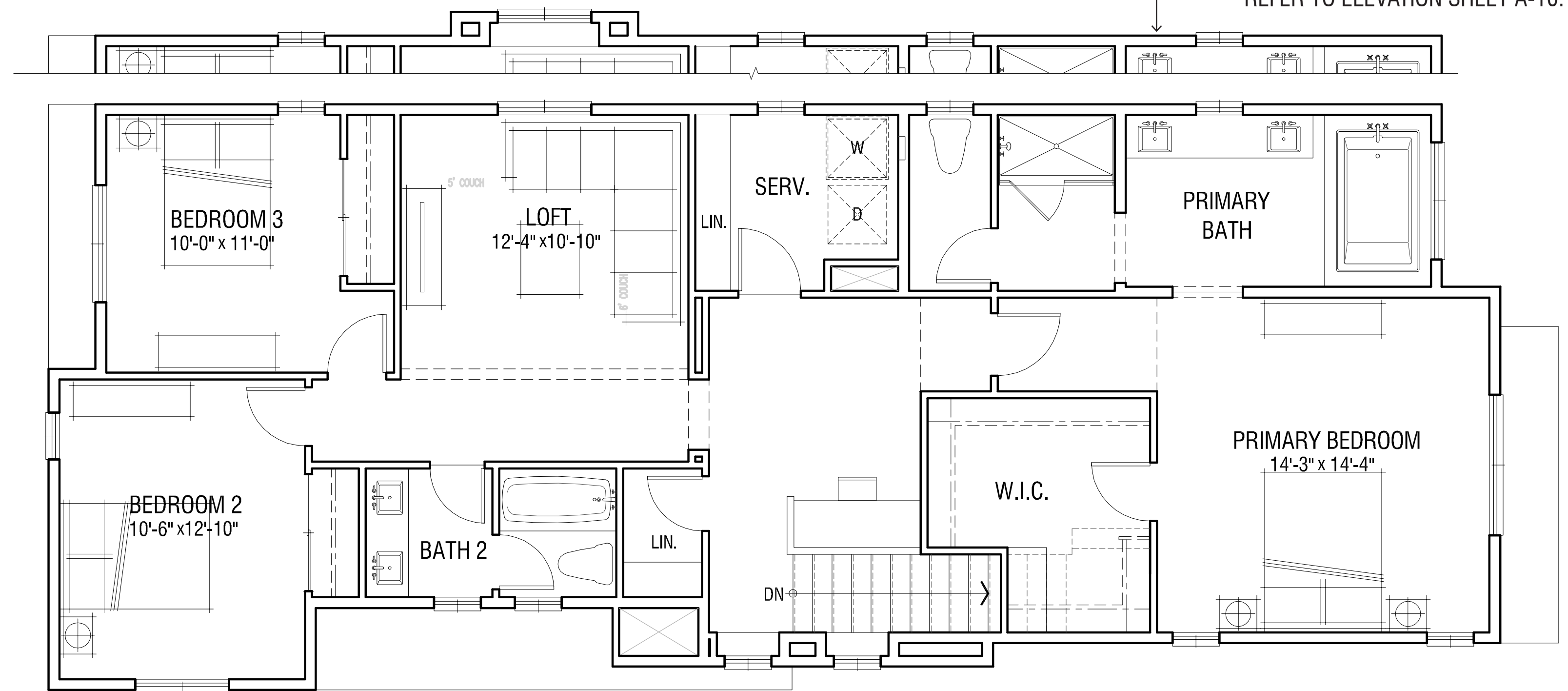
ROOF



ROOF (ENHANCED)

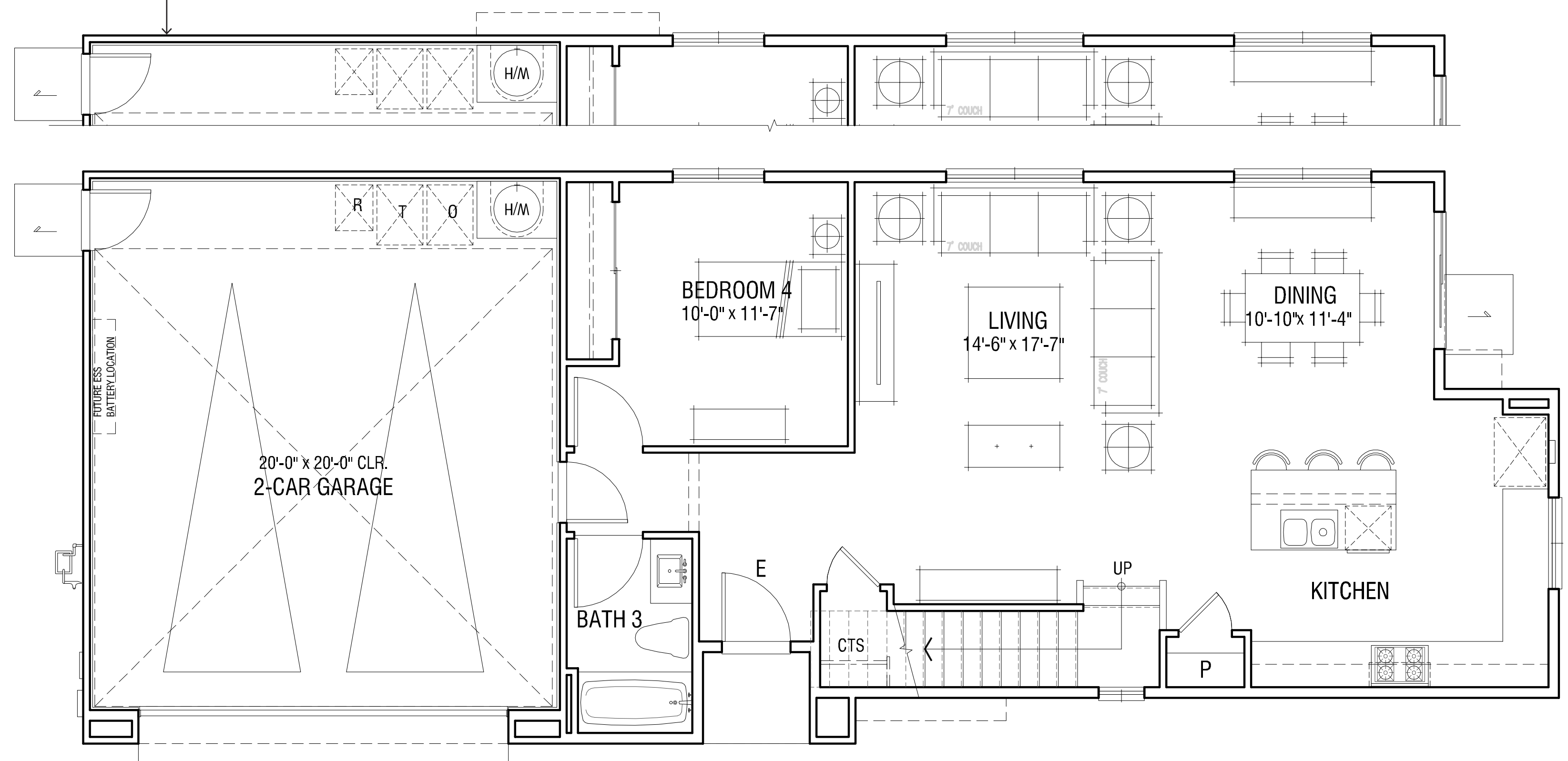


PARTIAL SECOND FLOOR PLAN
 BEDROOM 5 OPTION



SECOND FLOOR

PARTIAL FLOOR PLAN:
 ENHANCED AT STREET FACING CONDITIONS.
 REFER TO ELEVATION SHEET A-10.



FIRST FLOOR

4 BEDROOM / LOFT /
 (OPT. BED 5) / 3 BATH
 ±2,309 SF

CLUSTER SFD | PLAN 3 CONCEPTUAL FLOOR PLAN
THE VILLAGE AT FRUIT STREET

LA VERNE, CA

A-9

0 4 8 16

DESIGN REVIEW

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

BUILDING MATERIAL: ANDALUSIAN

- Roof: "S" Tile Roof
- Exterior: Stucco Finish
- Accent Windows: Stucco Over Foam Sculpted Trim with Accent Color
- Window & Door Trim: Vinyl
- Accent: Gable End Clay Pipe Accent, Corbels, Finial
- Entry Door: Decorative Front Entry Door with Lights
- Garage Door: Sectional Garage Doors

Andalusian Style
CLUSTER SFD | PLAN 3 CONCEPTUAL ELEVATIONS
THE VILLAGE AT FRUIT STREET
 LA VERNE, CA



A-10
 0 2 4 8
 DESIGN REVIEW





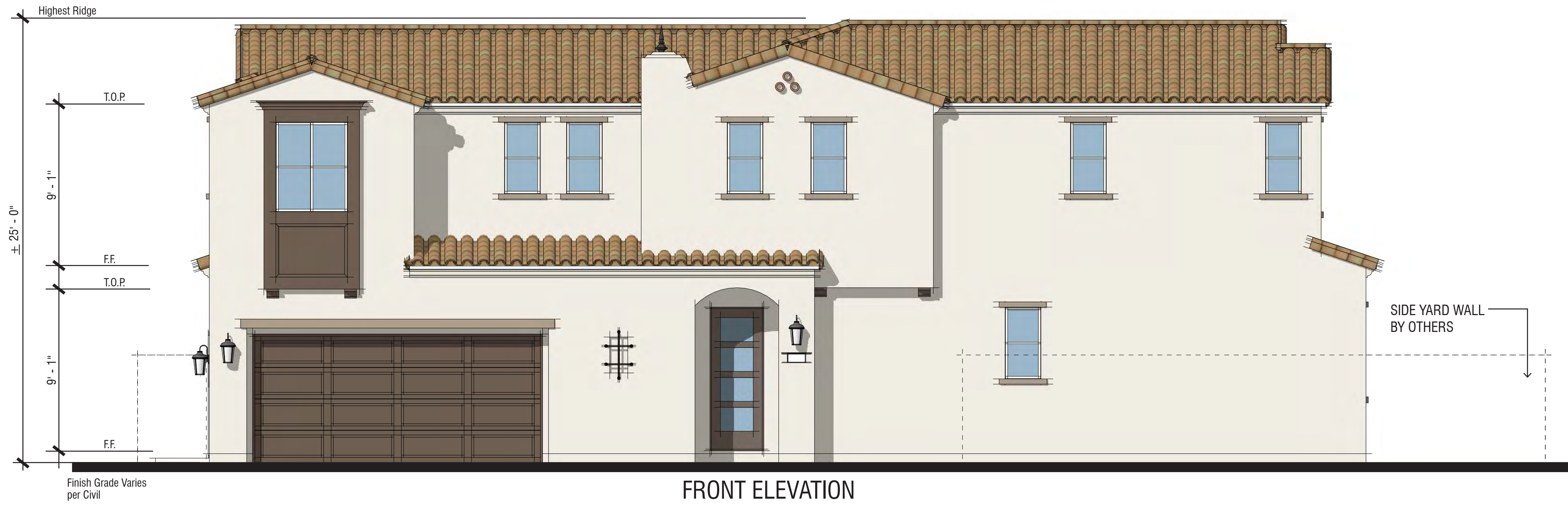
RIGHT ELEVATION



REAR ELEVATION (STREET FACING SIDE)



LEFT ELEVATION



FRONT ELEVATION

BUILDING MATERIAL: ANDALUSIAN

- Roof: "S" Tile Roof
- Exterior: Stucco Finish
- Accent Windows: Stucco Over Foam Sculpted Trim with Accent Color
- Window & Door Trim: Vinyl
- Accent: Gable End Clay Pipe Accent, Corbels, Finial
- Entry Door: Decorative Front Entry Door with Lights
- Garage Door: Sectional Garage Doors

Andalusian Style
CLUSTER SFD | PLAN 3 CONCEPTUAL ELEVATIONS (ENHANCED)

THE VILLAGE AT FRUIT STREET

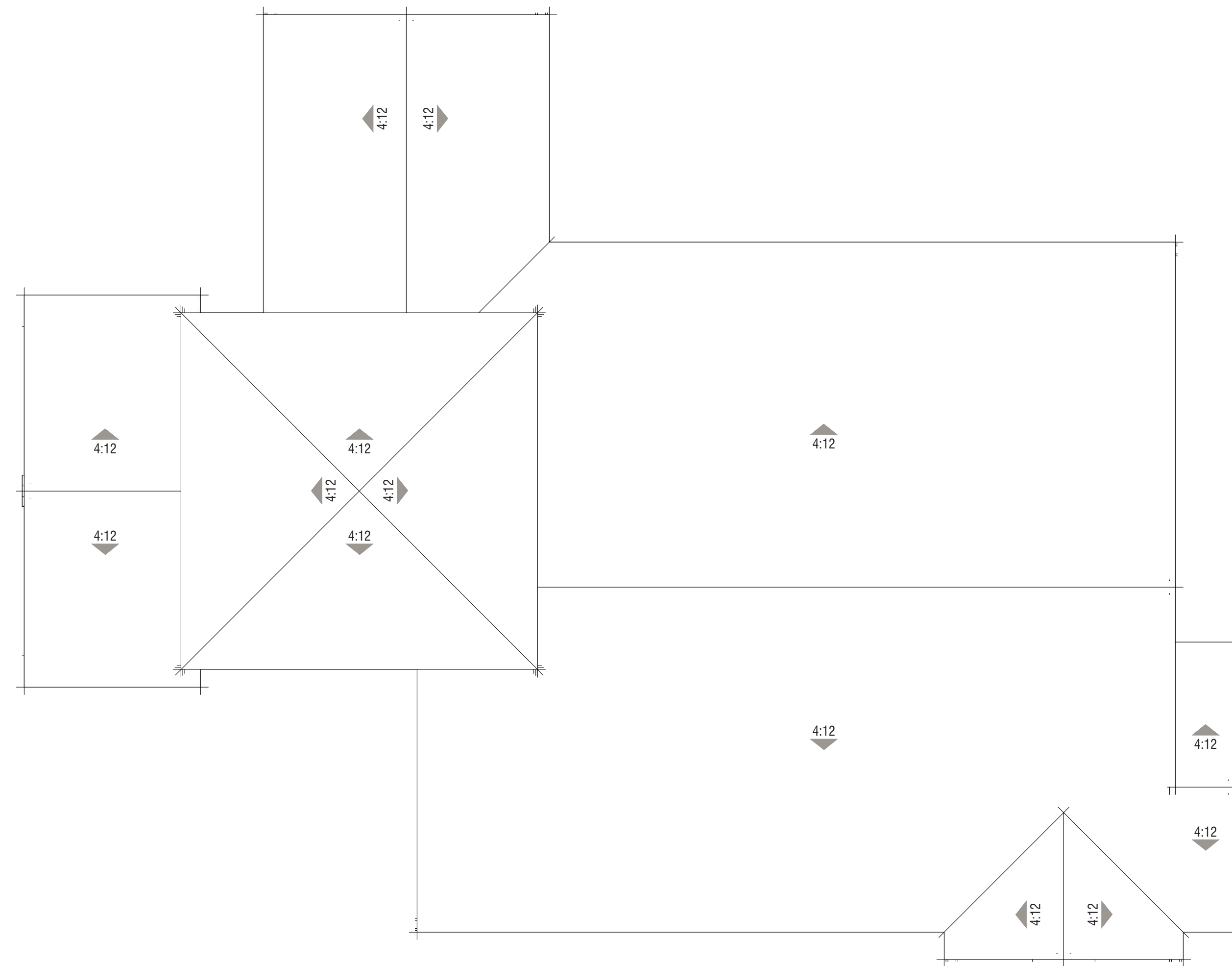
LA VERNE, CA



A-11
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 DESIGN REVIEW

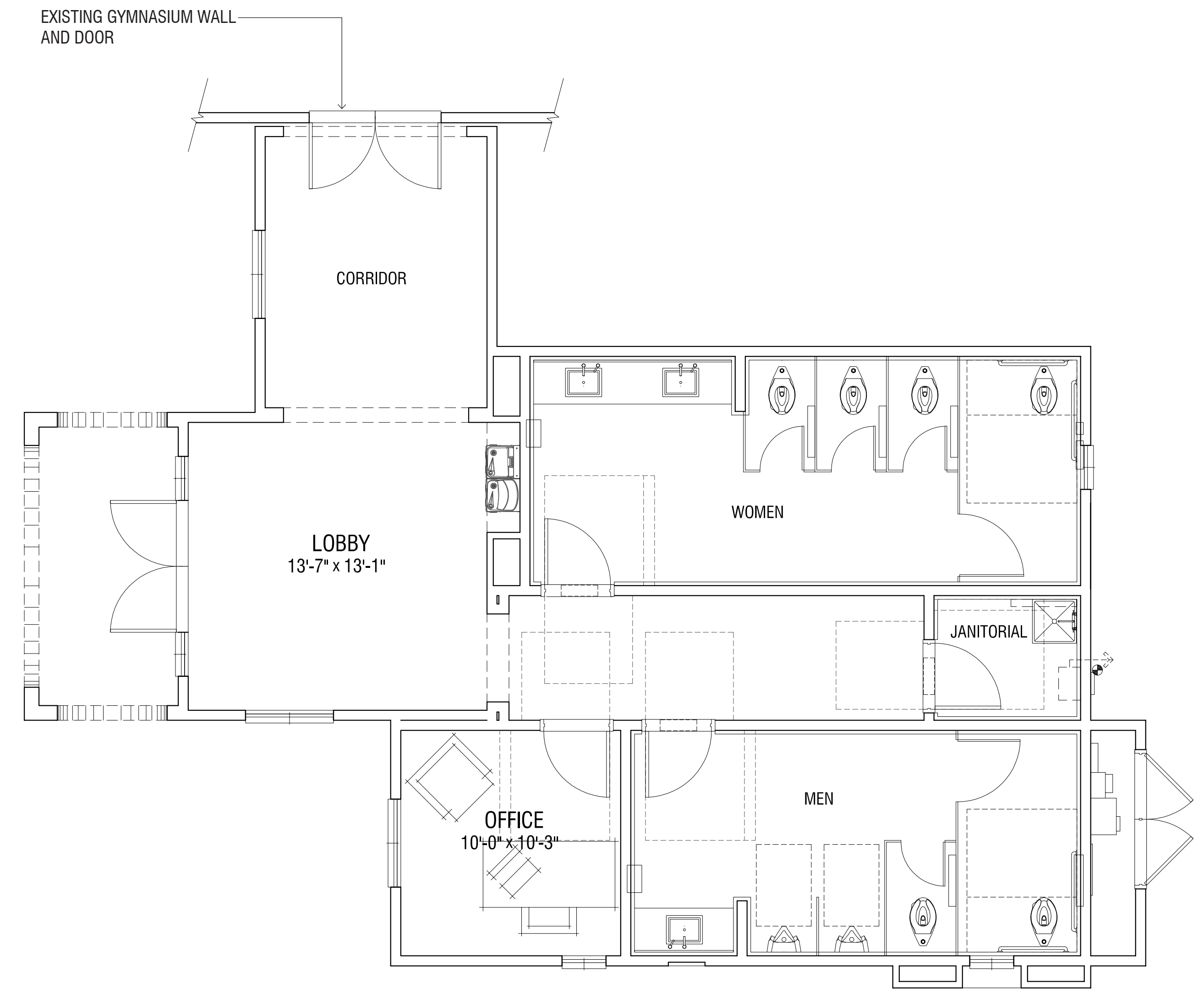
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ROOF PLAN

Roof Pitch: 4:12
 Rake: 0"
 Eave: 8"



FLOOR PLAN

RESTROOM BUILDING | CONCEPTUAL FLOOR PLAN

THE VILLAGE AT FRUIT STREET

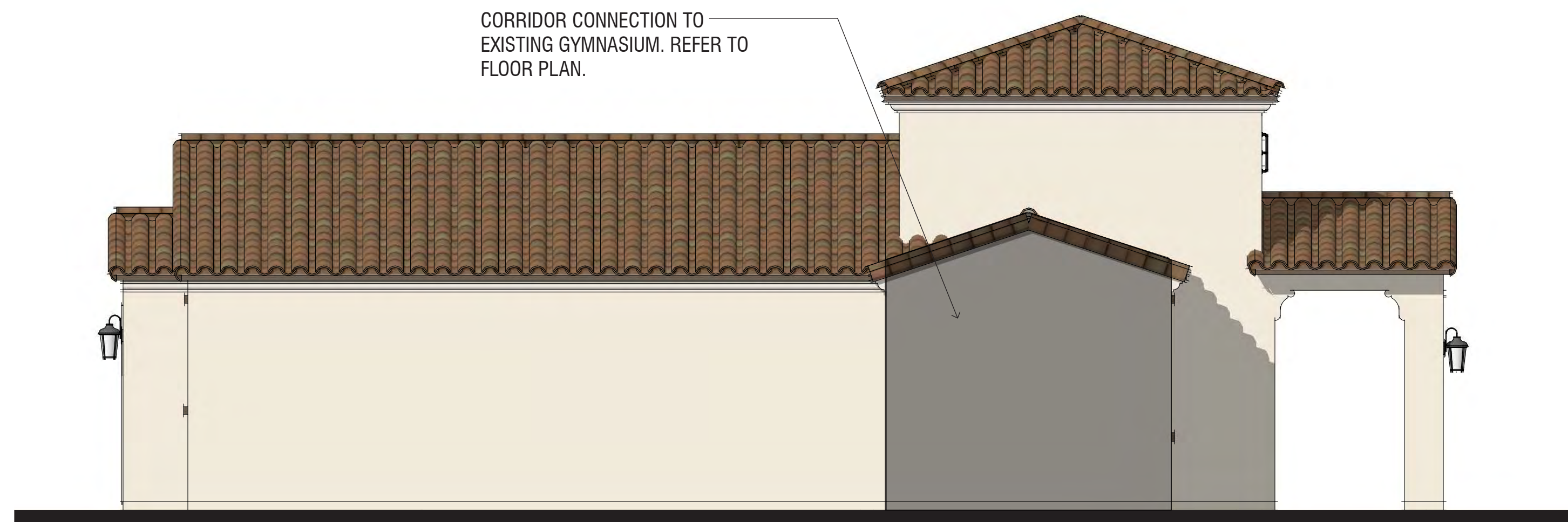
LA VERNE, CA



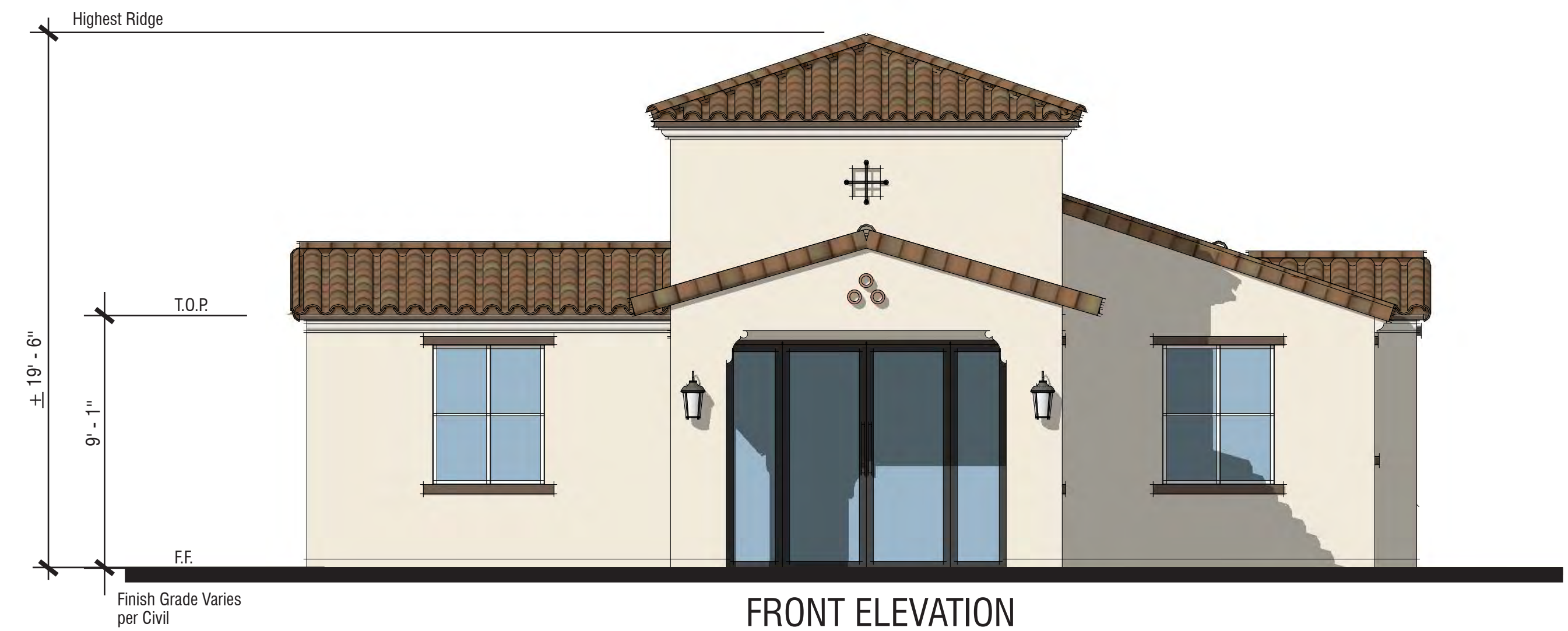
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

BUILDING MATERIAL: ANDALUSIAN

- Roof: "S" Tile Roof
- Exterior: Stucco Finish
- Accent Windows: Deep Recessed Window
- Window & Door Trim: Vinyl
- Accent: Gable End Clay Pipe Accent, Finial

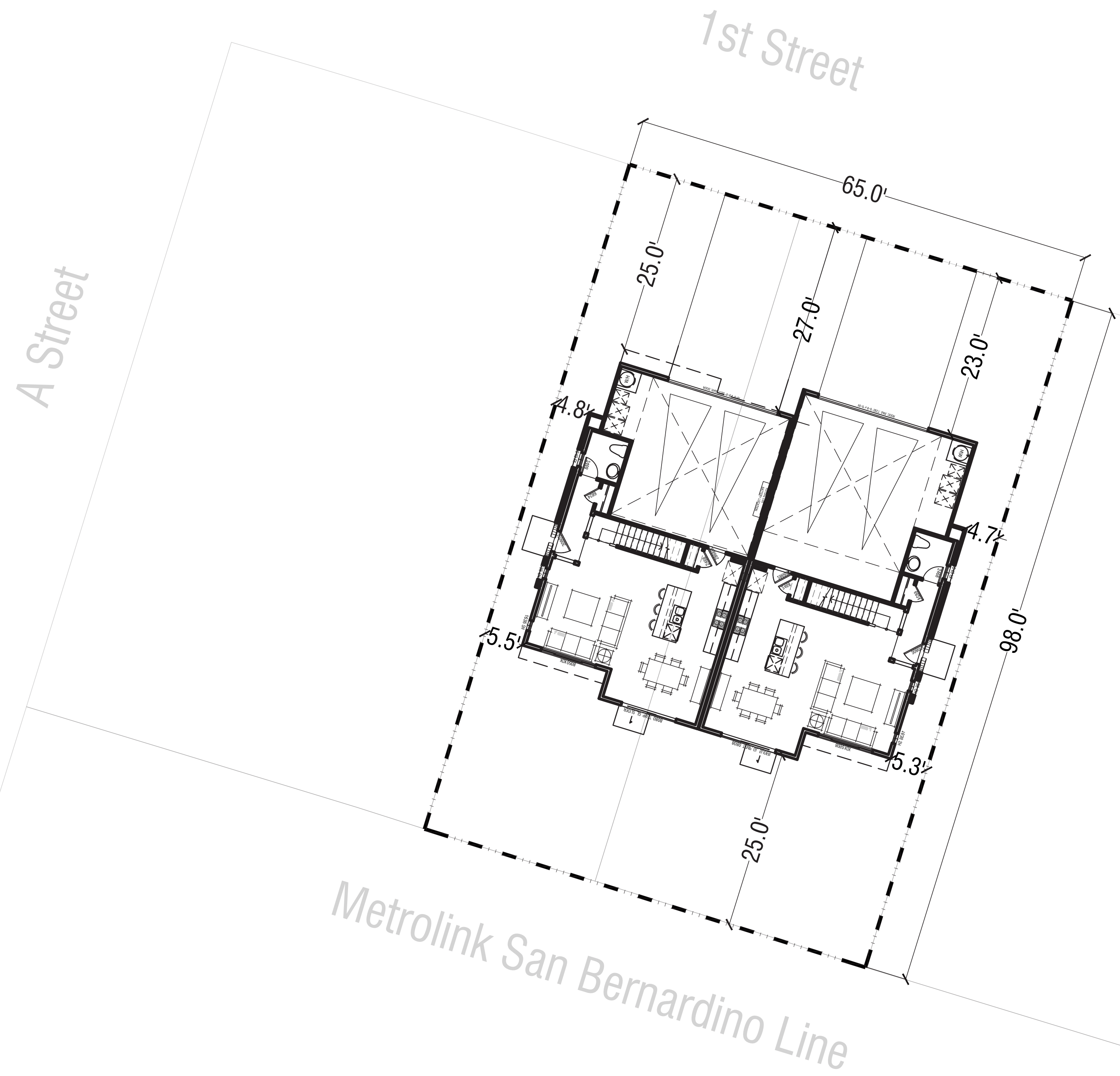
Andalusian Style
RESTROOM BUILDING | CONCEPTUAL FLOOR PLANS AND ELEVATIONS
THE VILLAGE AT FRUIT STREET

LA VERNE, CA



A-13
 0 2 4 8
 DESIGN REVIEW



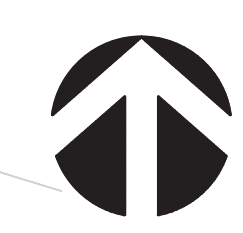


Project Summary

APN: 838-103-40-14 and 838-103-40-17
 Site Area: ± 6,365 SF / 0.15 AC (65'W x 98'D)
 Total Units: 2 Homes
 ▪ P1: ± 1,861 SF | 3 Bed | 2.5 Bath
 Density: 13.5 Du/Ac
 Parking: Garage and Driveway

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL SITE PLAN
1816 FIRST STREET
 LA VERNE, CA



SP-1.1
 0 5 10 20
DESIGN REVIEW





Abstract Spanish | Perspective View



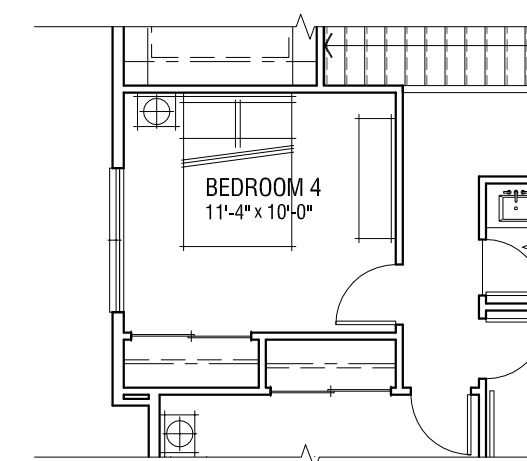
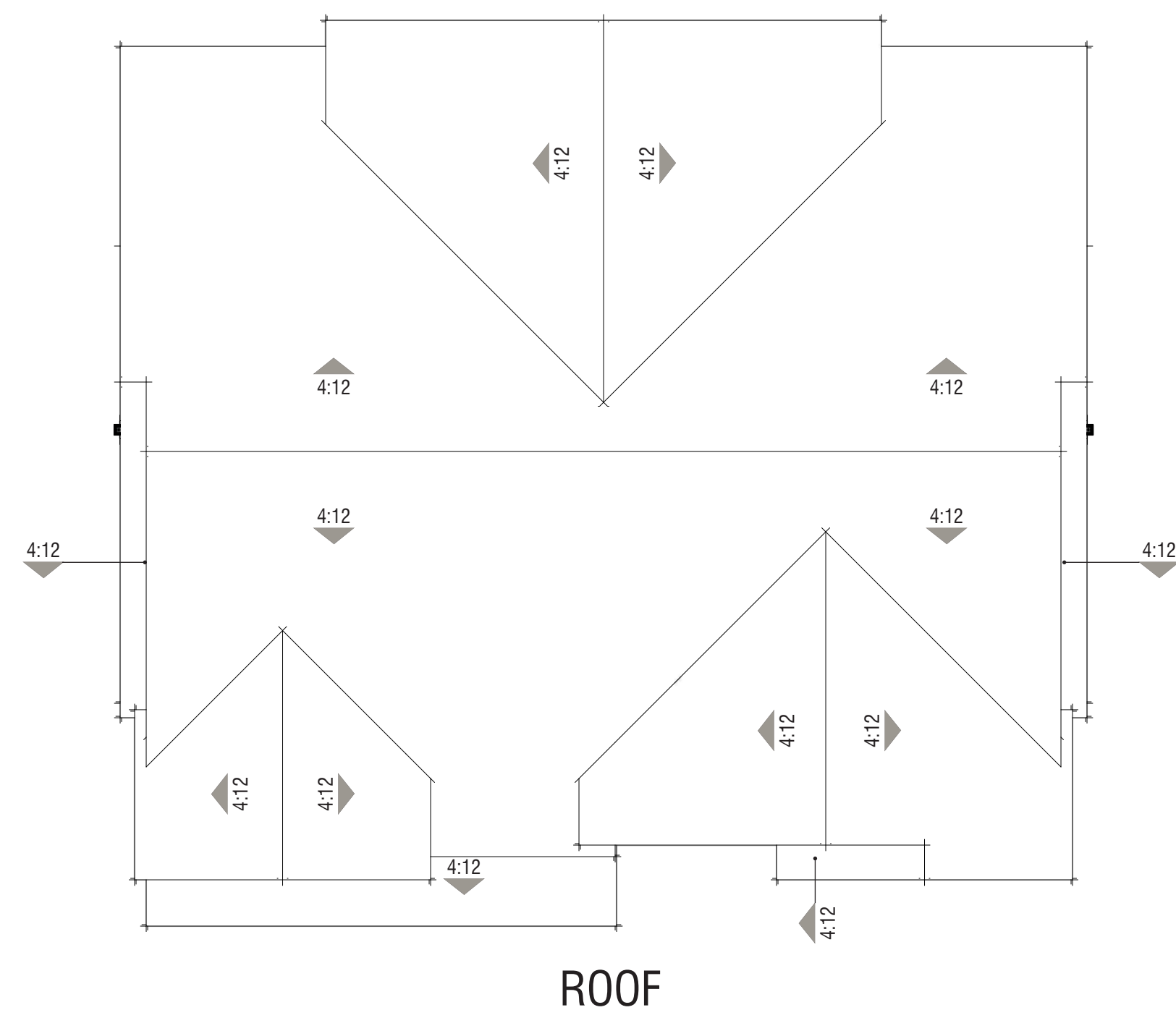
Abstract Spanish | Street View

AFFORDABLE DUPLEX | CONCEPTUAL STREET SCENES

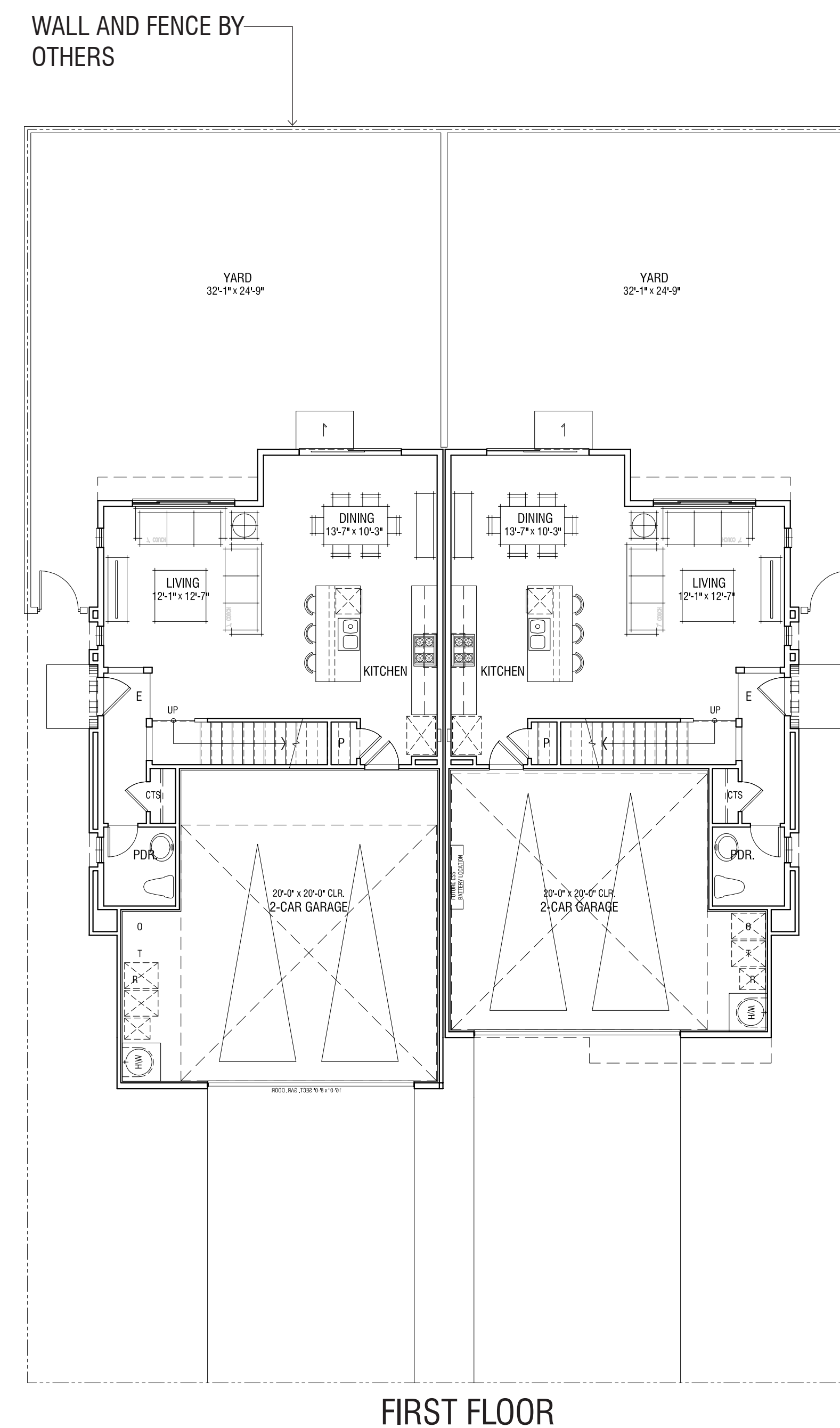
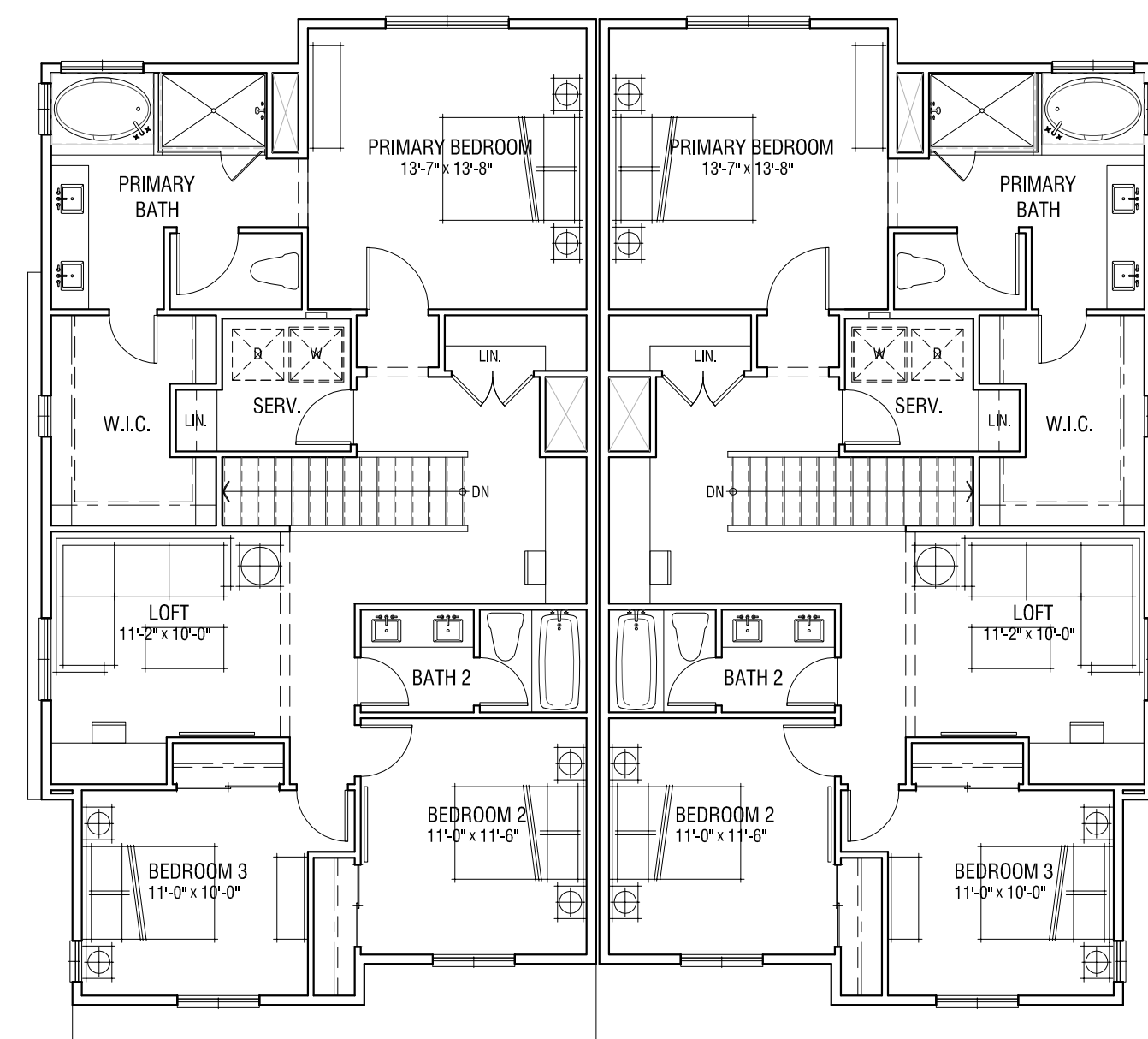
1816 FIRST STREET

LA VERNE, CA

Roof Pitch: 4:12
 Rake: 0"
 Eave: 8"



PARTIAL SECOND FLOOR PLAN
 BEDROOM 4 OPTION



3 BEDROOM / LOFT /
 (OPT. BED 4) / 2.5 BATH
 ±1,887 SF

AFFORDABLE DUPLEX | CONCEPTUAL FLOOR PLAN

1816 FIRST STREET

LA VERNE, CA



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

BUILDING MATERIAL: ABSTRACT SPANISH

- Roof: "S" Tile Roof
- Exterior: Stucco Finish
- Accent Windows: Inset Horizontal Siding Detail with Accent Color
- Deck Accents: Horizontal Decorative Metal Railing
- Window & Door Trim: Vinyl
- Accent: Metal Awning, Gable End Accent
- Entry Door: Decorative Front Entry Door with Lights
- Garage Door: Sectional Garage Doors

Abstract Spanish Style
AFFORDABLE DUPLEX | CONCEPTUAL ELEVATIONS
1816 FIRST STREET
 LA VERNE, CA



A-1.2
 0 4 8 16
 DESIGN REVIEW

