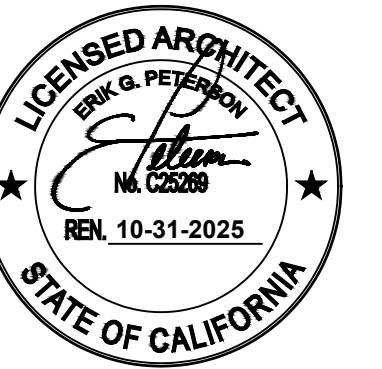


STAMP



CONSULTANTS

# HILLCREST GATEWAY PROJECT

2712 & 2730 PARK AVENUE, LA VERNE, CA 91750

**PROJECT DIRECTORY**

**OWNER**  
**BRETHREN HILLCREST HOMES**  
2705 MOUNTAIN VIEW DRIVE  
LA VERNE, CA 91750

**ARCHITECT**  
**CEDG, INC.**  
401 E. COLUMBIA AVENUE, POMONA, CA 91709  
PHONE: 909.625.3916

**LANDSCAPE ARCHITECT**  
**CEDG, INC.**  
401 E. COLUMBIA AVENUE, POMONA, CA 91709  
PHONE: 909.625.3916

**LEGAL DESCRIPTION**

**8381-010-028 (2730 PARK AVENUE)**  
FIREY AND RHORER'S SUB OF THE SOTO TRACT OF THE RANCHO SAN JOSE LOT COM AT MOST W COR OF LOT 11 TR # 17459 TH SW ON SE LINE OF PARK AVE 76.76 FT WITH A UNIFORM DEPTH OF 130.77 FT S 72°30' E PART OF LOT 5

**8381-010-033 (2712 PARK AVENUE)**  
FIREY AND RHORER'S SUB OF THE SOTO TRACT OF THE RANCHO SAN JOSE 0.30 MORE OR LESS AC NE 100 FT OF NW 127.77 FT OF SE 230.77 FT OF LOT 4

**8381-010-006 (2681 A STREET)**  
FIREY AND RHORER'S SUB OF THE SOTO TRACT OF THE RANCHO SAN JOSE LOT COM NE ON SE LINE OF LOT 4, 100 FT FROM MOST S COR OF SD LOT TH NW PARALLEL WITH NE LINE OF SD LOT TO SE LINE OF PARK AVE TH NE THEREON 115.10 FT TH SE PARALLEL WITH SD NE LINE TO SW LINE OF A ST TH SE THEREON 70 FT TH SW TO BEG PART OF LOTS 4 AND LOT 19

**PROJECT DESCRIPTION**

NEW 9 SINGLE-FAMILY RESIDENCES FOR BRETHREN HILLCREST HOMES.

**BUILDING DATA**

**OWNER:** BRETHREN HILLCREST HOMES  
**PROJECT ADDRESS:** 2730 PARK AVENUE  
LA VERNE, CA 91750

2712 PARK AVENUE  
LA VERNE, CA 91750

2681 A STREET  
LA VERNE, CA 91750

**APNS:** 8381-010-028, 8381-010-033 & 8381-010-006

**GOVERNING AGENCY:** CITY OF LA VERNE

**ZONING:** I (INSTITUTIONAL)/PR4.5D (RESIDENTIAL: 4.5 DU/ACRE)

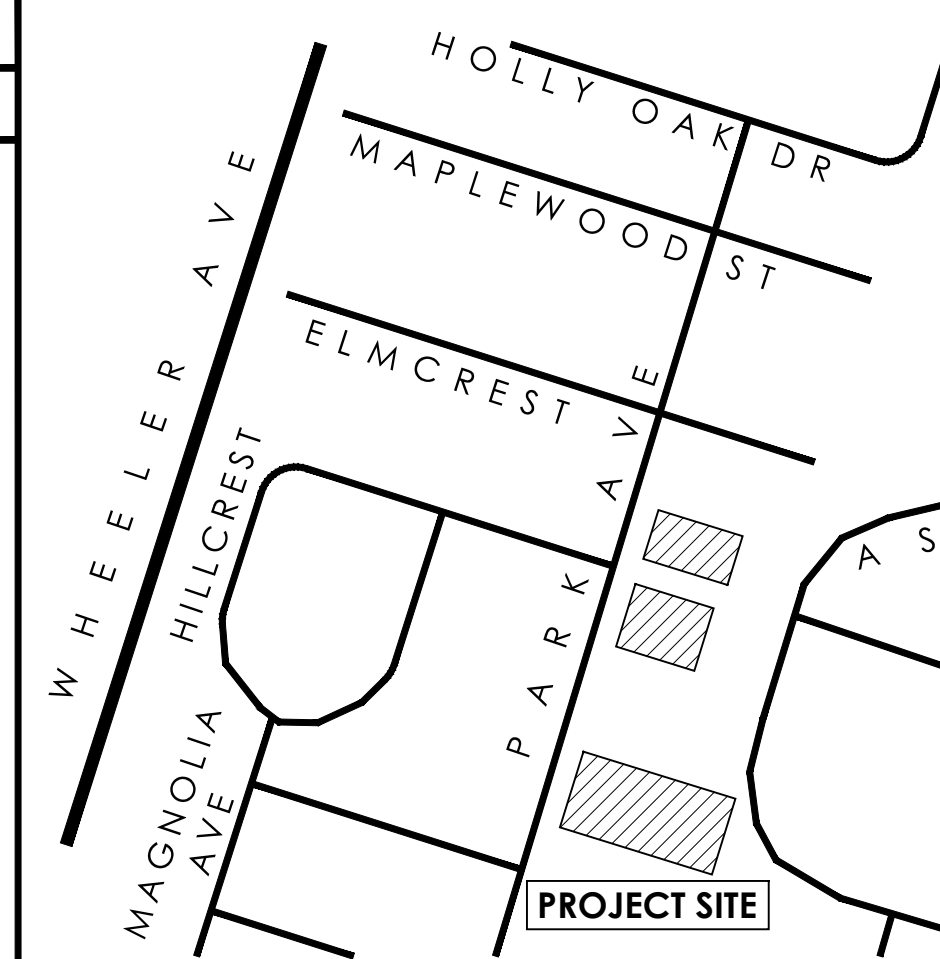
**LOT AREA:** 10,041 SQ.FT. (8381-010-028)  
12,759 SQ.FT. (8381-010-033)  
28,939 SQ.FT. (8381-010-006)

**TYPE OF OCCUPANCY USE:** I-2

**TYPE OF CONSTRUCTION:** V

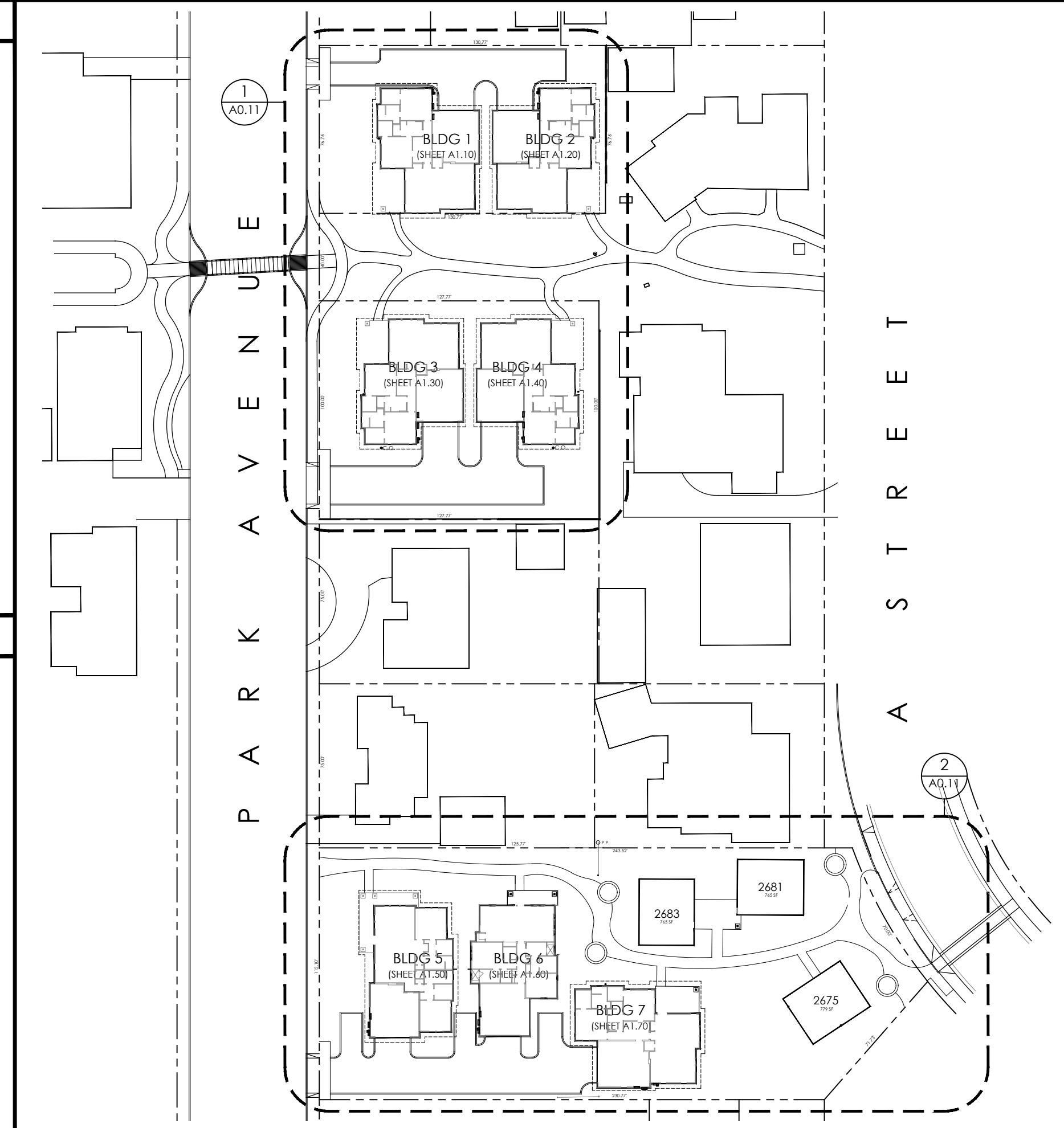
**AUTOMATIC FIRE SPRINKLERS:** YES, INSTALL PER NFPA-13

**VICINITY MAP**



**SHEET INDEX**

- A0.00 COVER SHEET AND OVERALL SITE PLAN
- A0.10 ENLARGED SITE PLAN, CONCEPT GRADING PLAN, PARKING PLAN
- A0.11 FIRE HYDRANT LOCATION PLAN/CONCEPT FIRE RISER PLAN
- A0.20 SITE DEMOLITION & TREE PROTECTION PLAN
- A0.30 SITE LIGHTING PLANS AND UTILITY PLAN
- A1.10 BUILDING 1 FLOOR PLAN, ROOF PLAN AND ELEVATIONS
- A1.20 BUILDING 2 FLOOR PLAN, ROOF PLAN AND ELEVATIONS
- A1.30 BUILDING 3 FLOOR PLAN, ROOF PLAN AND ELEVATIONS
- A1.40 BUILDING 4 FLOOR PLAN, ROOF PLAN AND ELEVATIONS
- A1.50 BUILDING 5 FLOOR PLAN, ROOF PLAN AND ELEVATIONS
- A1.60 BUILDING 6 FLOOR PLAN, ROOF PLAN AND ELEVATIONS
- A1.70 BUILDING 7 FLOOR PLAN, ROOF PLAN AND ELEVATIONS
- A2.10 COLOR ELEVATIONS - BUILDING 1 & 2
- A2.20 COLOR ELEVATIONS - BUILDING 3 & 4
- A2.30 COLOR ELEVATIONS - BUILDING 5 & 6
- A2.40 COLOR ELEVATIONS - BUILDING 7
- A4.10 PRELIMINARY LANDSCAPE PLAN



**1** OVERALL SITE PLAN  
1"=50'-0"

**UNIT SUMMERY TABLE**

UNIT NUMBER	FLOOR PLAN TYPE	HABITABLE AREA	GARAGE	BUILDING FOOTPRINT	PRIVATE PATIO	PARKING PROVIDED
1	A	1,568 SQ.FT.	521 SQ.FT.	2,089 SQ.FT.	245 SQ.FT.	2
2	A	1,568 SQ.FT.	521 SQ.FT.	2,089 SQ.FT.	245 SQ.FT.	2
3	A	1,568 SQ.FT.	521 SQ.FT.	2,089 SQ.FT.	245 SQ.FT.	2
4	A	1,568 SQ.FT.	521 SQ.FT.	2,089 SQ.FT.	245 SQ.FT.	2
5	B	1,582 SQ.FT.	545 SQ.FT.	2,127 SQ.FT.	302 SQ.FT.	2
6	C	1,583 SQ.FT.	551 SQ.FT.	2,134 SQ.FT.	152 SQ.FT.	2
7	A	1,568 SQ.FT.	521 SQ.FT.	2,089 SQ.FT.	245 SQ.FT.	2

**PROJECT**

**HILLCREST GATEWAY PROJECT**

**APPLICANT**

**BRETHREN HILLCREST HOMES**  
2705 MOUNTAIN VIEW DRIVE  
LA VERNE, CA 91750

**COVER SHEET AND OVERALL SITE PLAN**

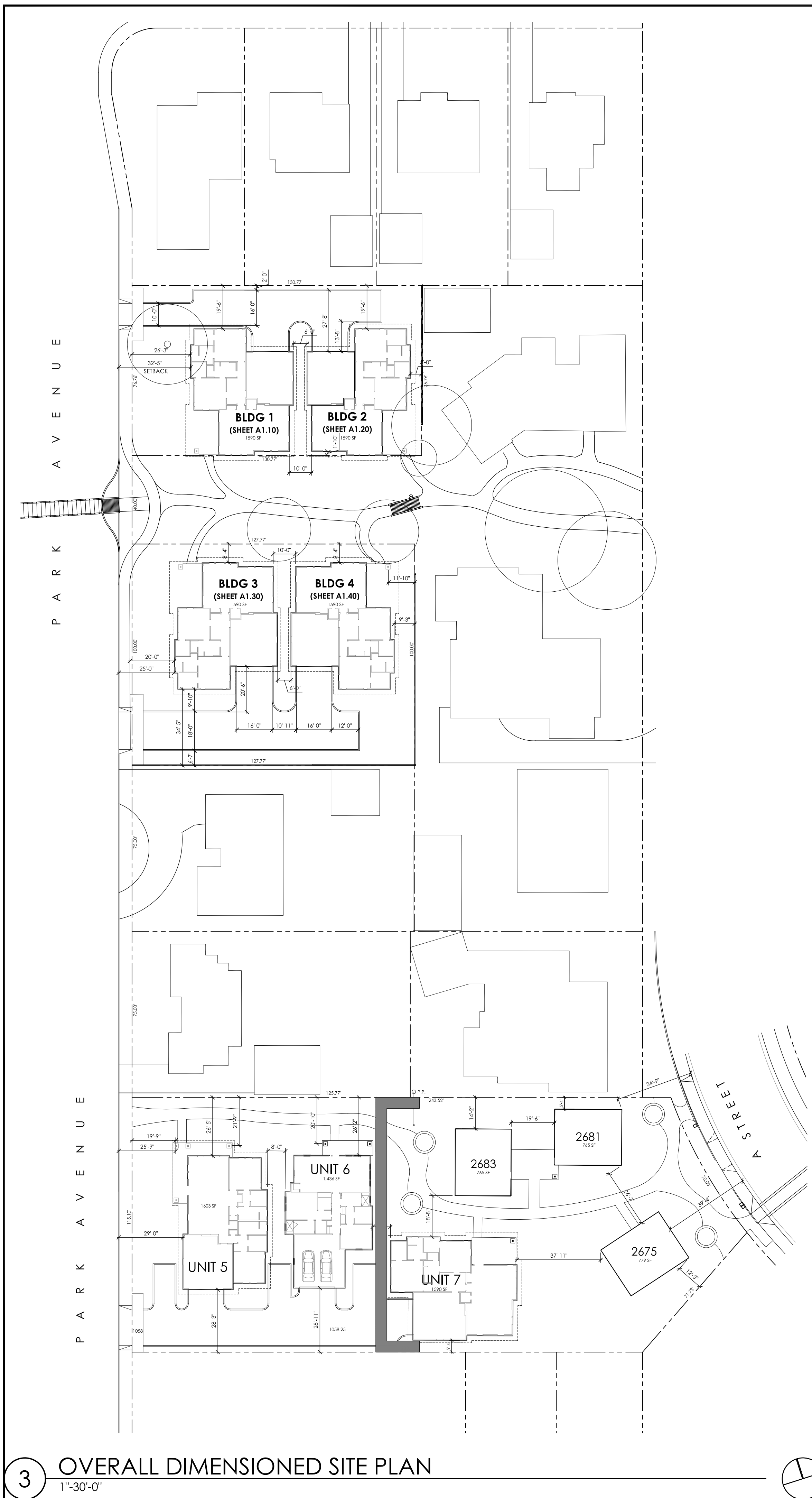
**REVISIONS**

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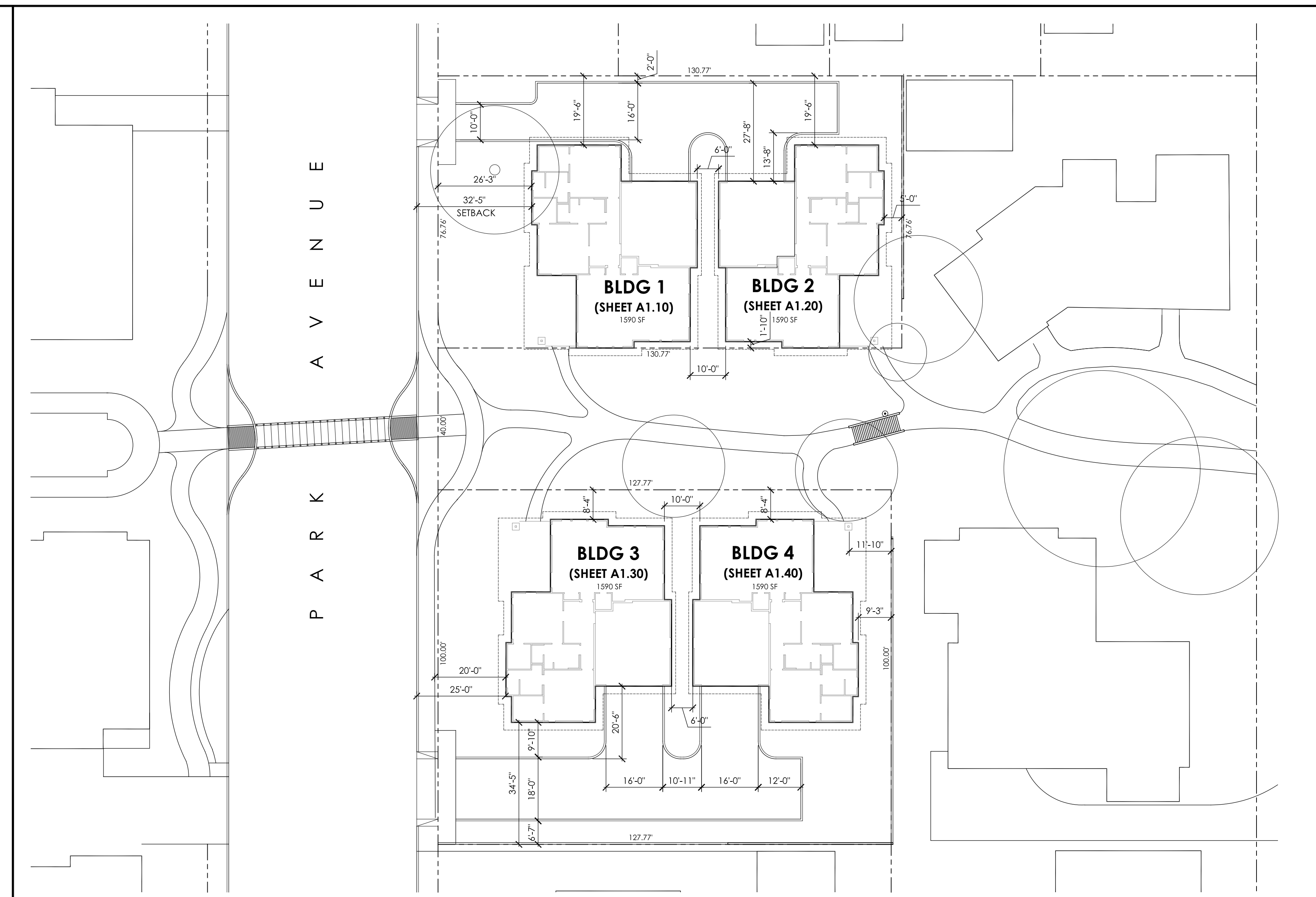
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**SCALE:** AS NOTED  
**JOB NO:** 23109  
**DWN BY:** CCW  
**CHK BY:** EGP

**SHEET NO.**

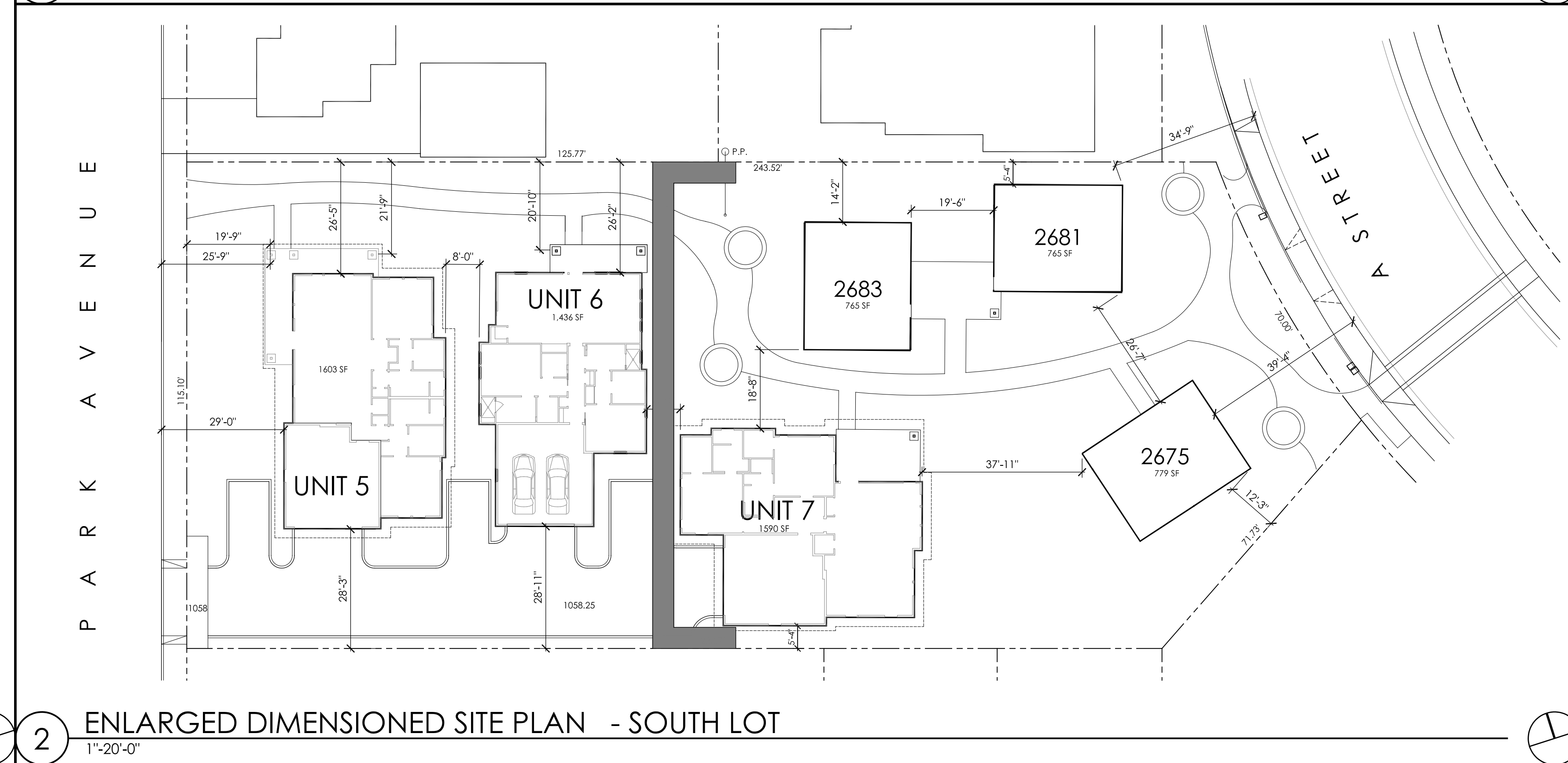
**A0.00**



3 OVERALL DIMENSIONED SITE PLAN  
1"=30'-0"

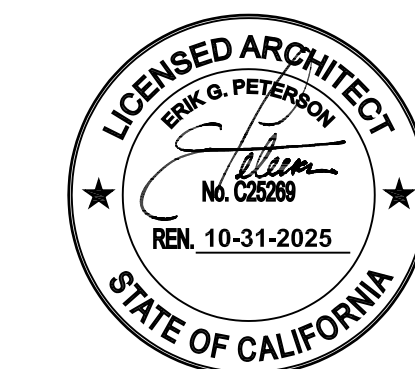


1 ENLARGED DIMENSIONED SITE PLAN - NORTH LOT  
1"=20'-0"



2 ENLARGED DIMENSIONED SITE PLAN - SOUTH LOT  
1"=20'-0"

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HILLCREST GATEWAY PROJECT

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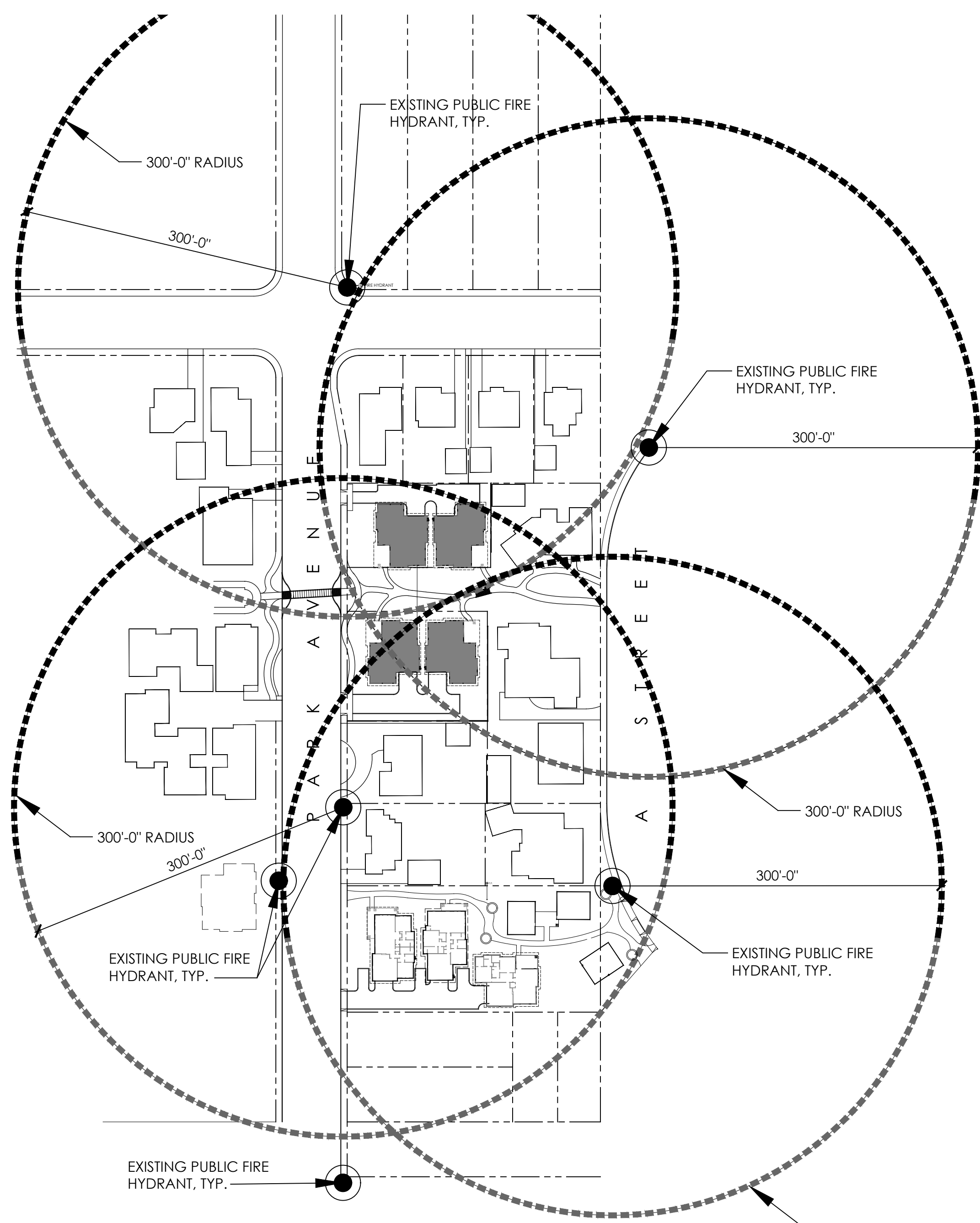
ENLARGED  
SITE PLAN/  
CONCEPT  
GRADING  
PLANS AND  
PARKING  
PLAN

REVISIONS

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DWN BY: CCW  
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SHEET NO.  
**A0.10**

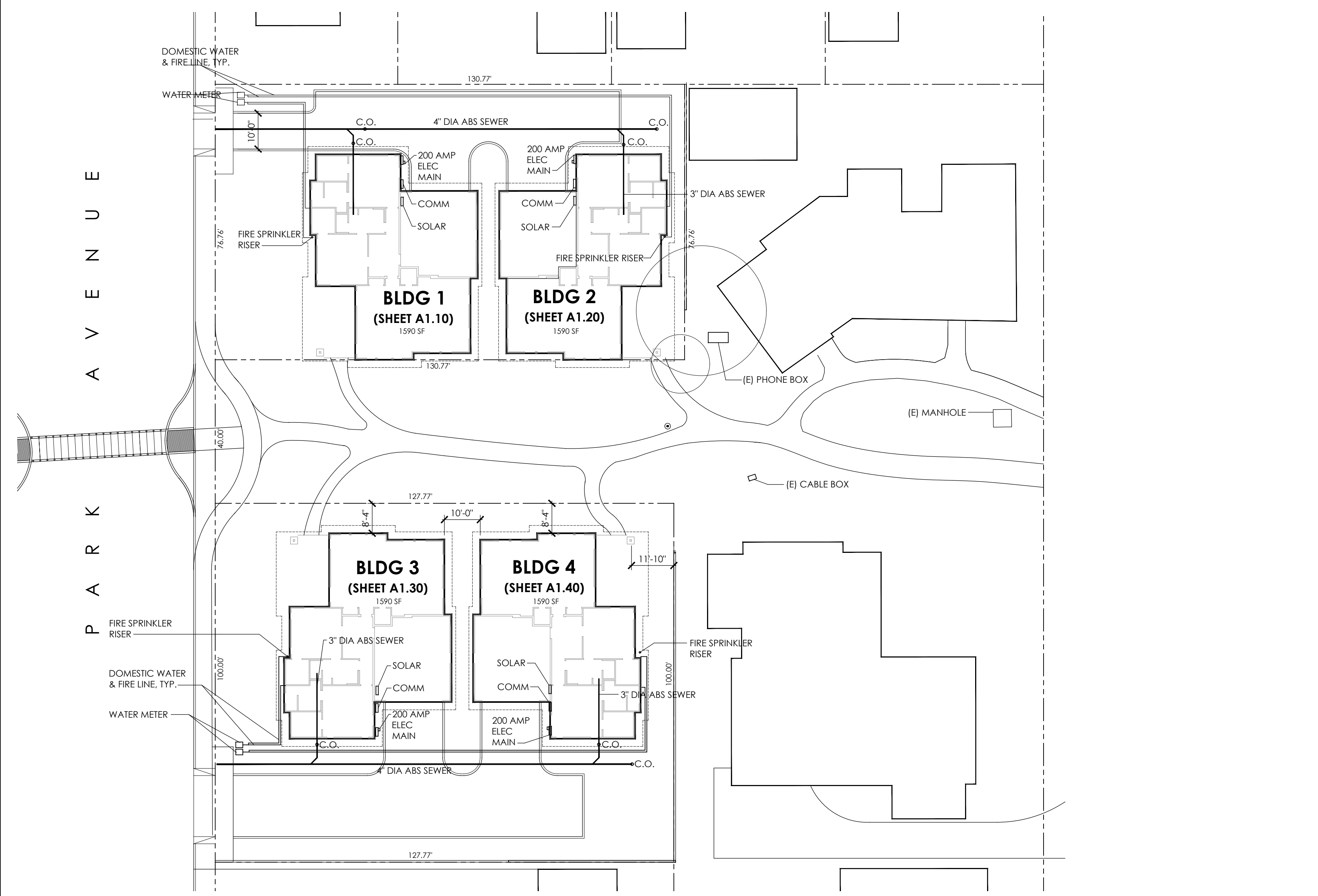


**3** EXISTING FIRE HYDRANT LOCATION PLAN  
1"=80'-0"

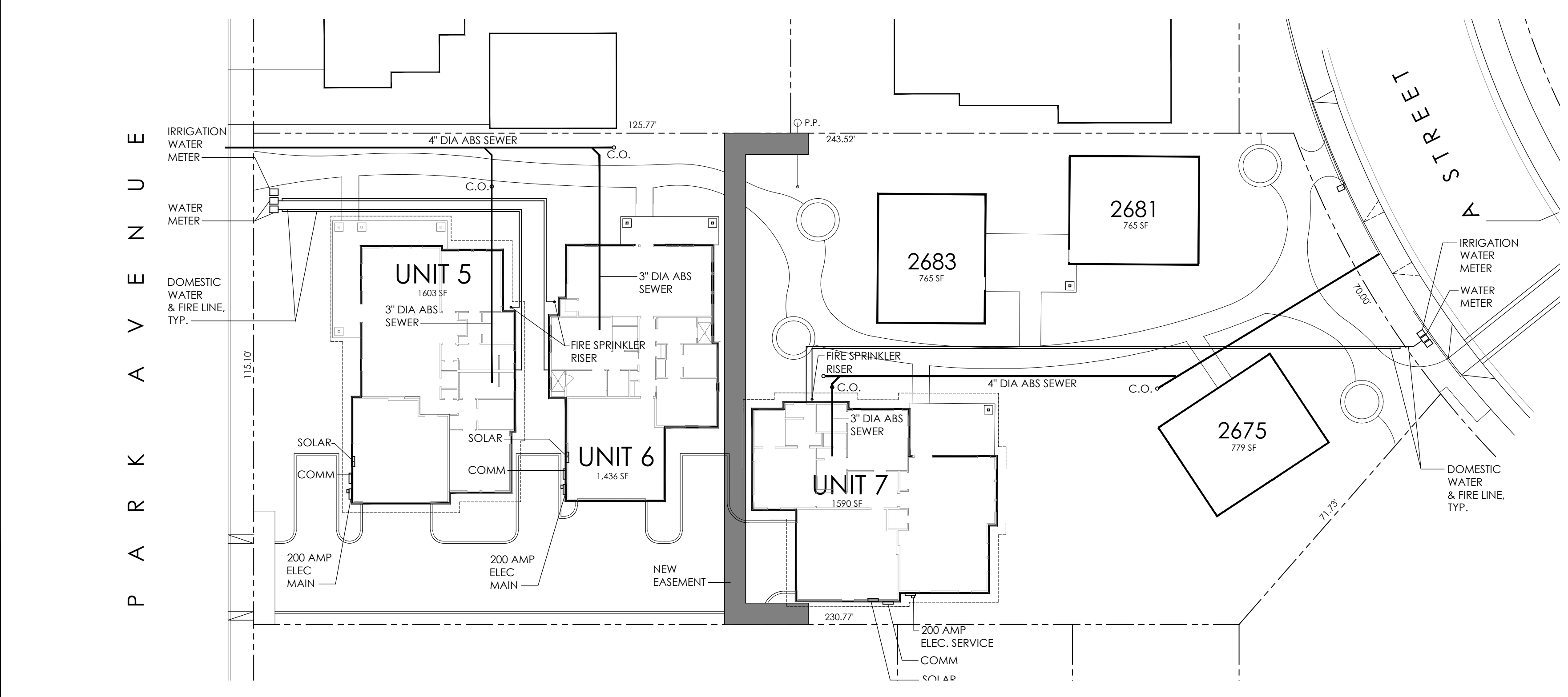
**FIRE DEPARTMENT NOTES**

- 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 NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
- 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 CONTAIN DUMPSTERS OR CONTAINERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - IN EACH SLEEPING ROOM.
  - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
  - IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

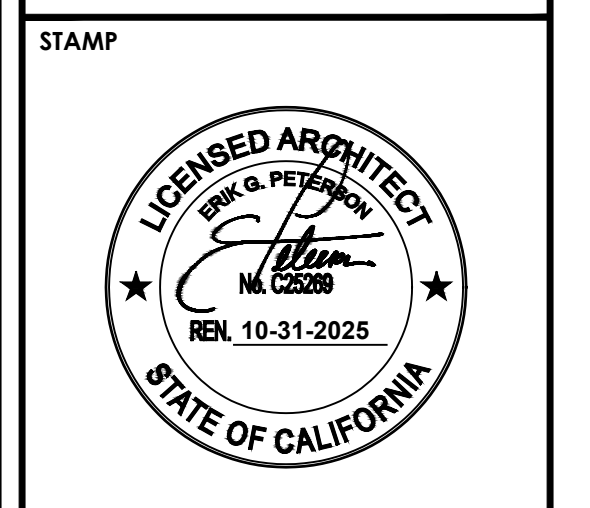
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.3
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4



**1** ENLARGED SITE PLAN/ CONCEPT FIRE SPRINKLER RISER PLAN - NORTH LOT  
1"=20'-0"



**2** ENLARGED SITE PLAN/ CONCEPT FIRE SPRINKLER RISE PLAN - SOUTH LOT  
1"=20'-0"



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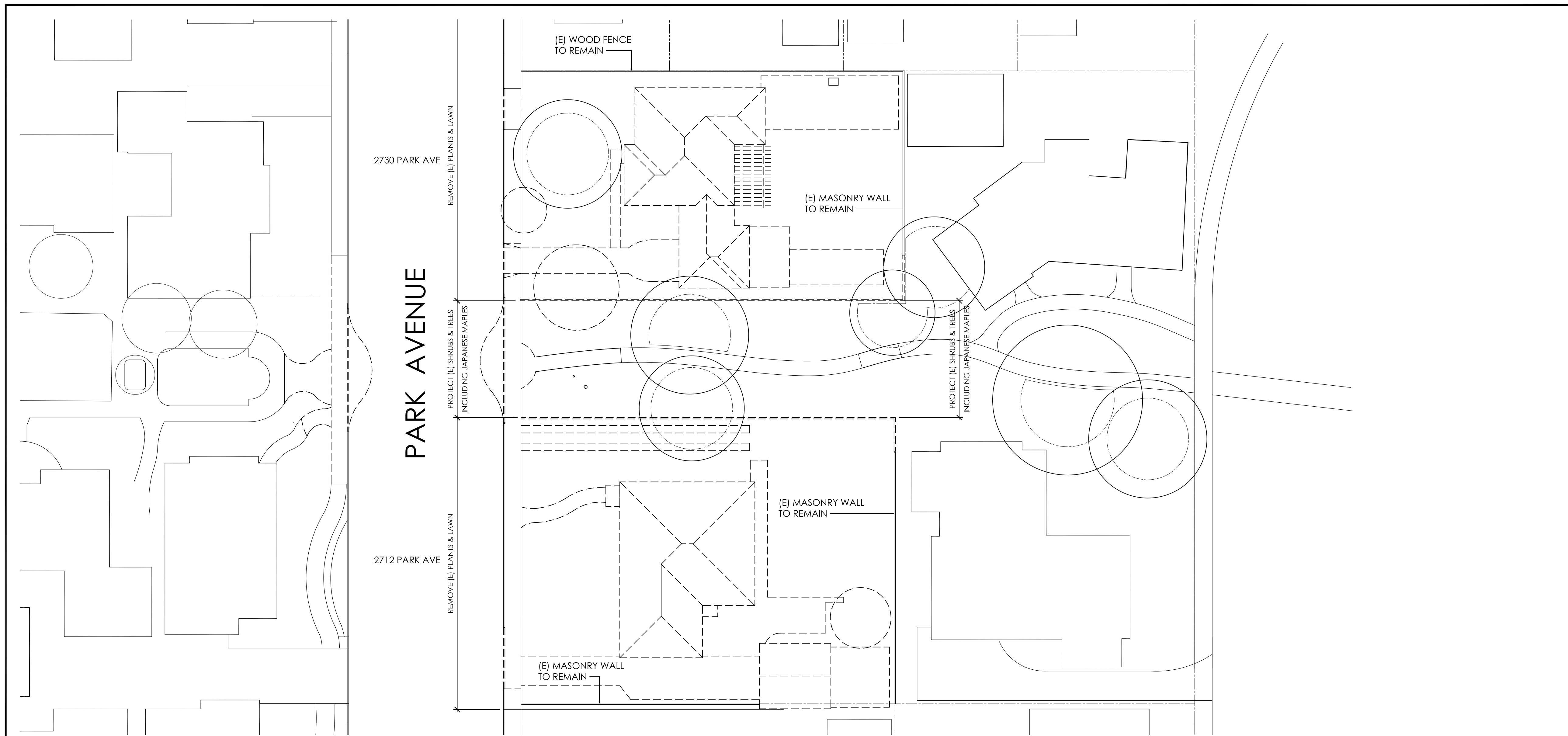
**FIRE HYDRANT LOCATION PLAN & SITE PLAN**

REVISIONS

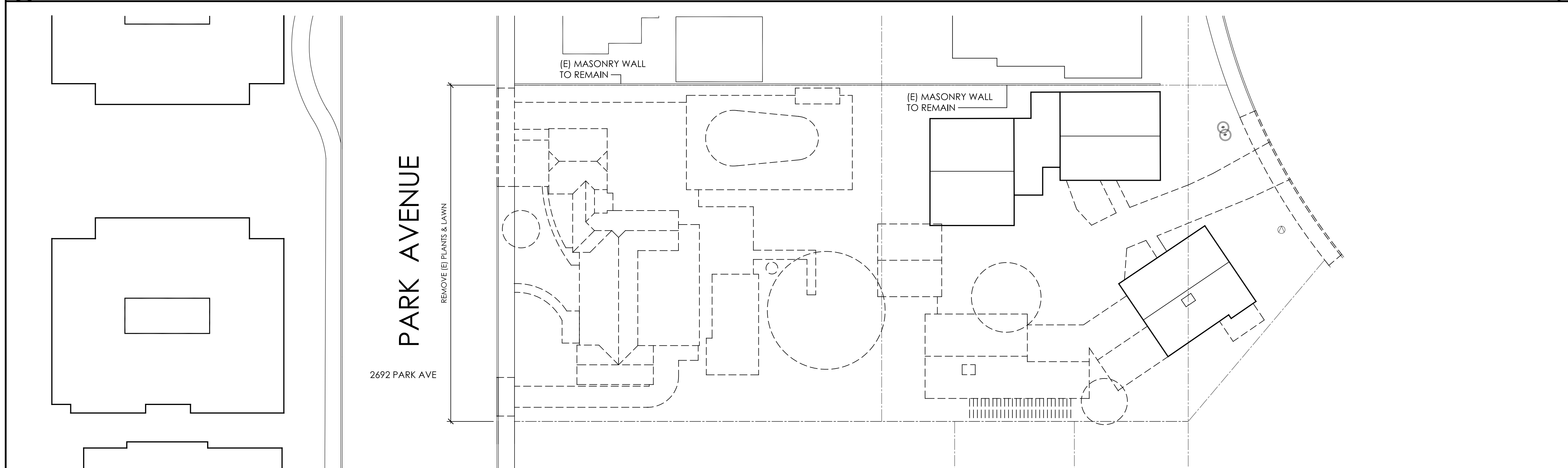
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CHK BY: EGP

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**A0.11**



1 SITE DEMOLITION & TREE PROTECTION PLAN - NORTH LOT  
1"=20'-0"



2 SITE DEMOLITION & TREE PROTECTION PLAN - SOUTH LOT  
1"=20'-0"

xx DEMOLITION KEYNOTES

1. REMOVE SINGLE FAMILY RESIDENCE: ASPHALT SHINGLE ROOF, STUCCO FINISH, WOOD FRAME, FOUNDATIONS & CONCRETE SLABS.
2. REMOVE CONCRETE DRIVEWAY
3. REMOVE WOOD FRAMED PATIO COVER.
4. REMOVE 6 FT HIGH MASONRY WALL
5. REMOVE MASONRY OUTDOOR BBQ
6. REMOVE PORTION OF ASPHALT
7. CURB, GUTTER, SIDEWALK & DRIVEWAY APRONS IN PUBLIC RIGHT OF WAY TO REMAIN UNTIL STREET IMPROVEMENTS ARE TO BE INSTALLED
8. REMOVE 6 FT HIGH WOOD FENCE
9. REMOVE CONCRETE SWIMMING POOL
10. REMOVE SINGLE STORY DUPLEX: ASPHALT SHINGLE ROOF, STUCCO FINISH, WOOD FRAME, RAISED FOUNDATION
11. REMOVE DETACHED GARAGE
12. REMOVE WOOD FRAMED TRELIS
13. EXISTING TREE TO REMAIN (PROTECT TREE W/ FENCE AS SHOWN).
14. REMOVE EXISTING TREE
15. REMOVE CONCRETE WALKWAY
16. REMOVE PORTION OF PUBLIC SIDEWALK, CURB & GUTTER

DEMOLITION NOTES

- A. SEE PRELIMINARY CONCEPTUAL LANDSCAPE PLANTING PLAN FOR TREE PROTECTION NOTES
- B. PRIOR TO DEMOLITION CONTACT ALL UTILITIES TO HAVE THEM DE-ENERGIZED.
- C. PRIOR TO DEMOLITION CONTACT DIG-ALERT TO HAVE ALL UTILITIES LOCATED.
- D. PROVIDE ALL CITY AND STATE REQUIRED DUST CONTROL MEASURES.
- E. DISPOSE OF WASTE PER CITY AND STATE REQUIREMENTS.

**CEDG** ARCHITECTS

ARCHITECTURE //  
BUILD //  
LANDSCAPE //  
  
// 401 e. columbia ave.  
pomona, ca 91767  
  
// 909.425.3914  
// cedgarchitects.com  
// info@cedgarchitects.com

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LA VERNE, CA 91750

SITE  
DEMOLITION  
& TREE  
PROTECTION  
PLAN

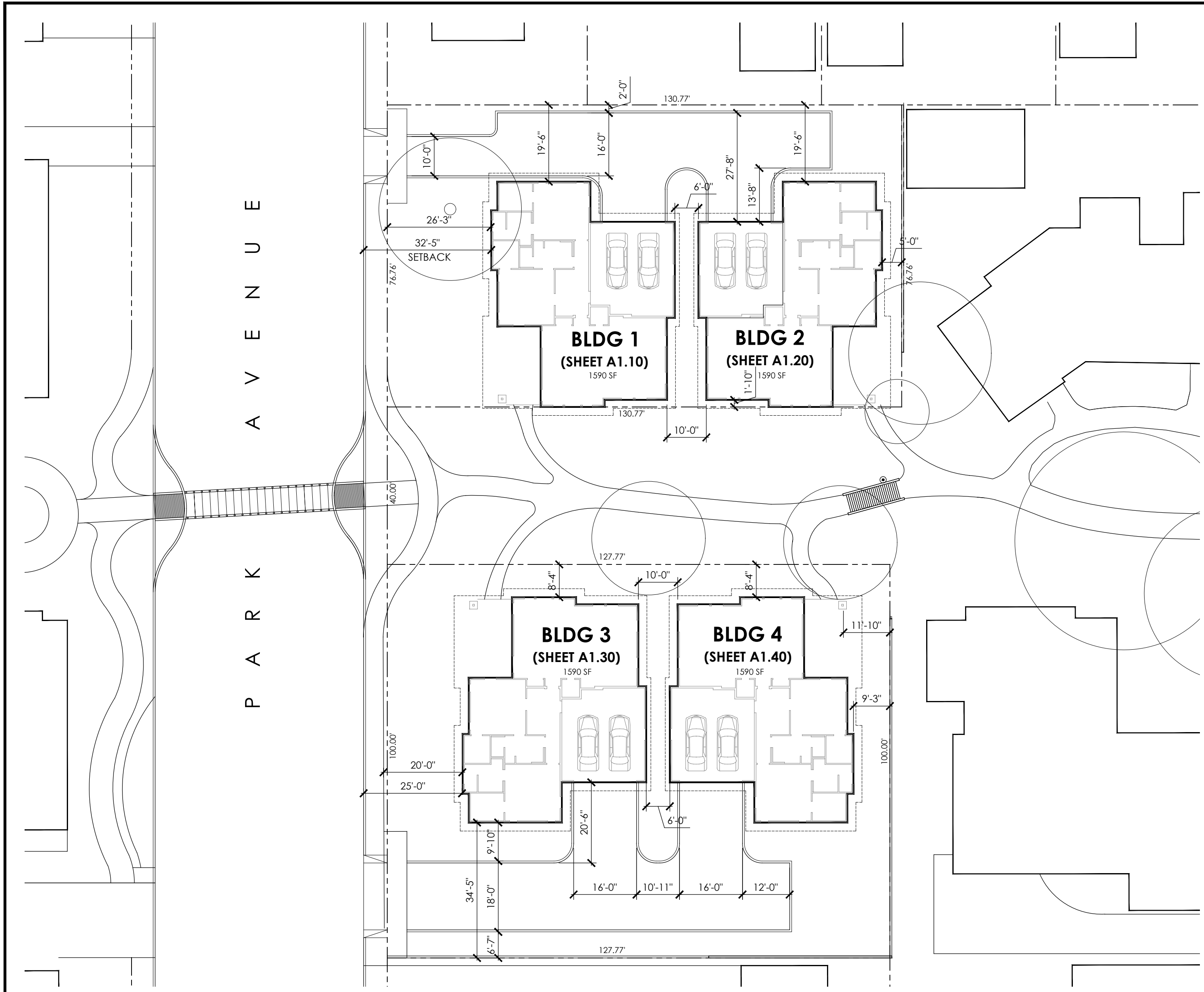
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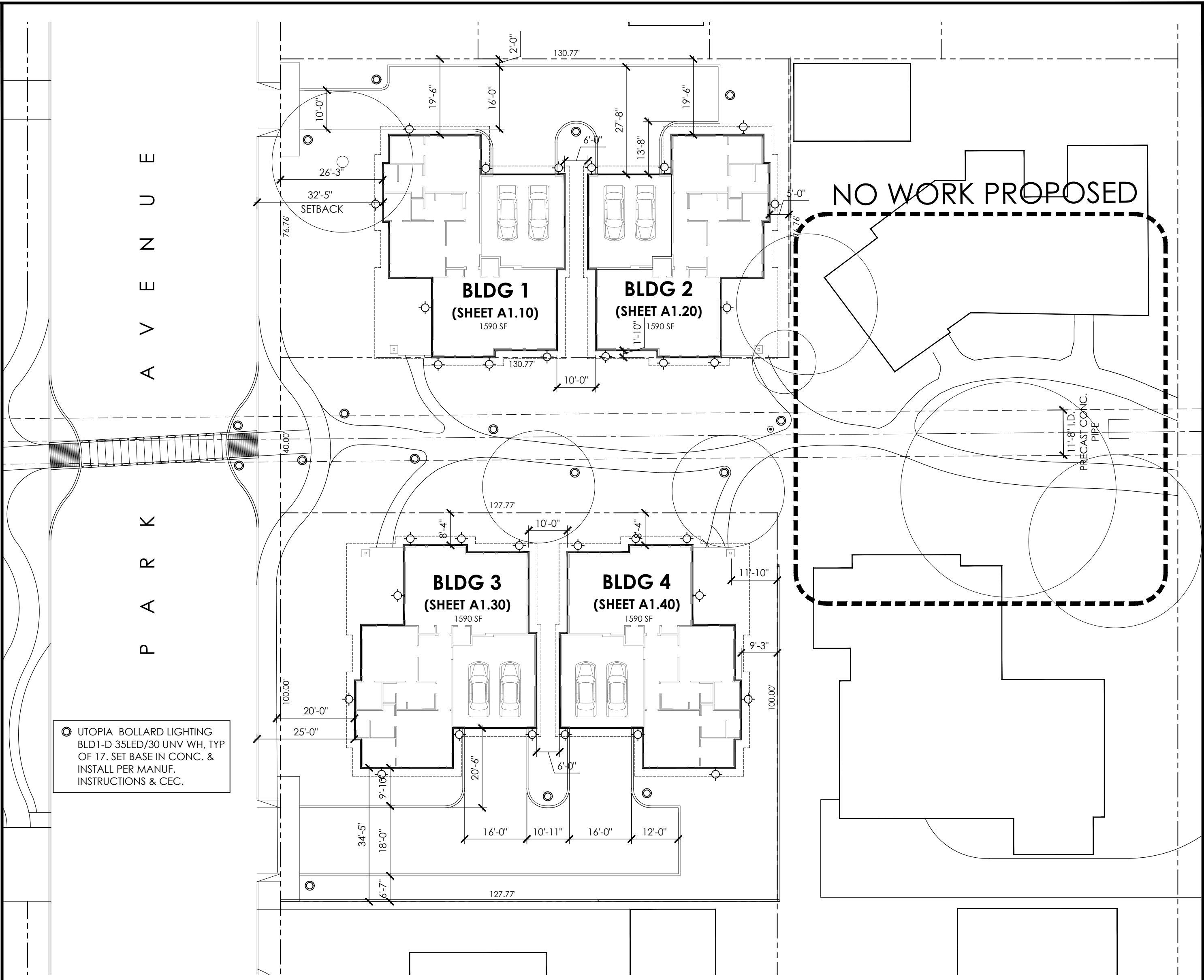
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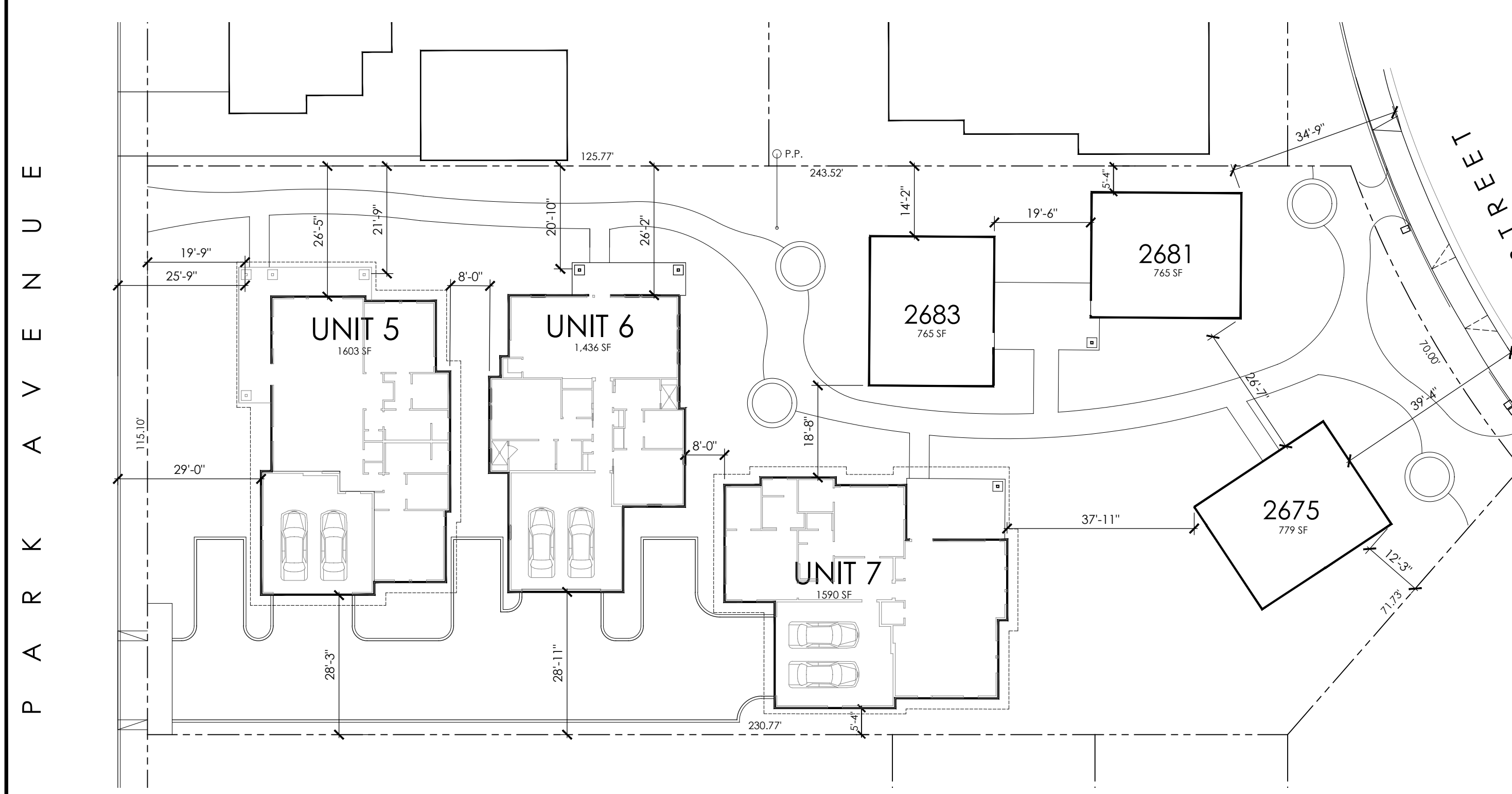
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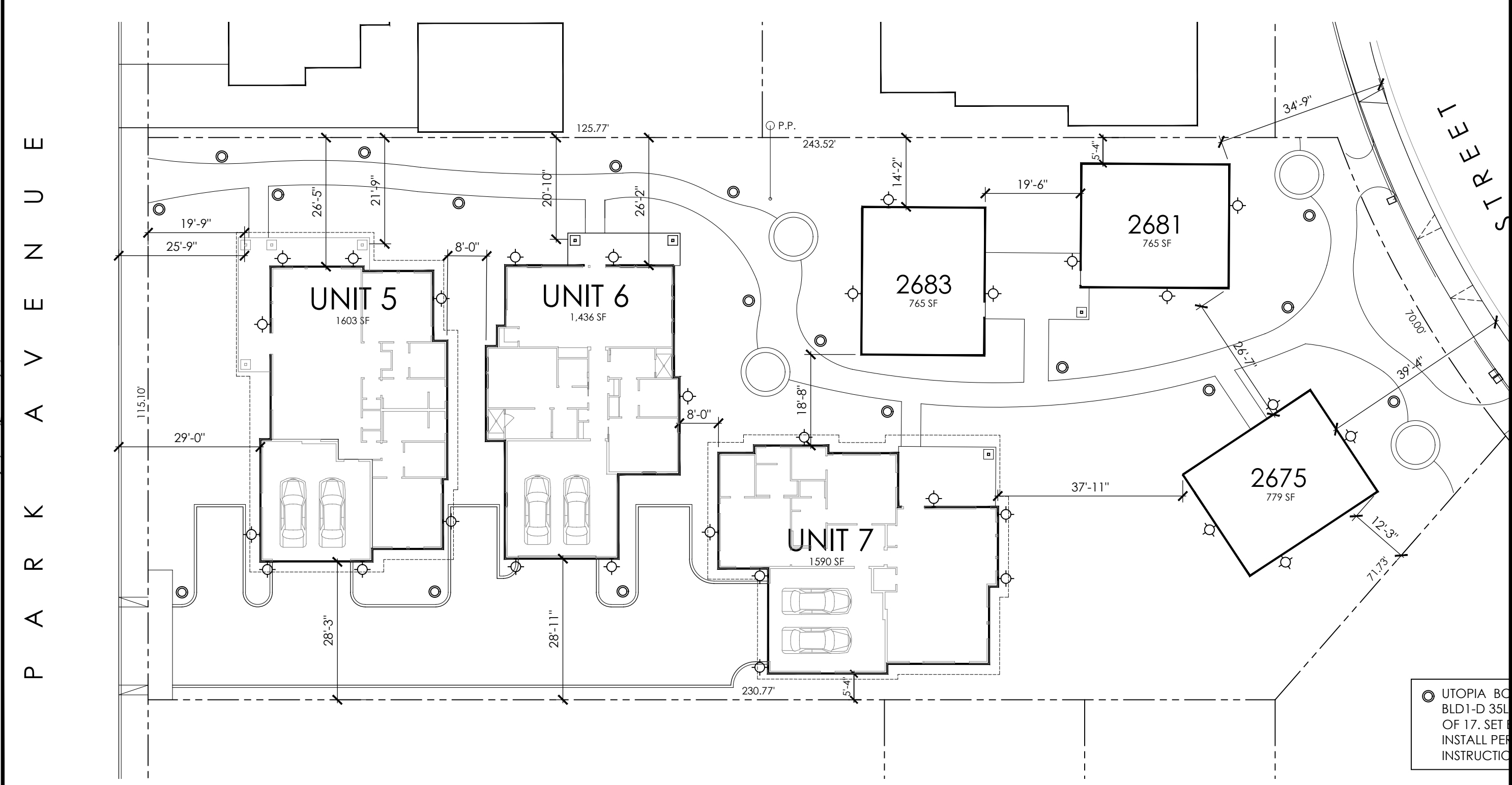
2 SITE UTILITY PLAN - NORTH  
1"=20'-0"



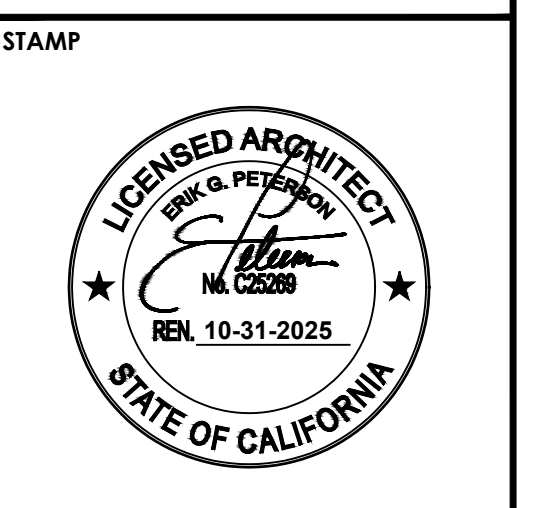
1 SITE LIGHTING PLAN - NORTH  
1"=20'-0"



4 UTILITY SITE PLAN - SOUTH  
1"=20'-0"



3 SITE LIGHTING PLAN - SOUTH  
1"=20'-0"



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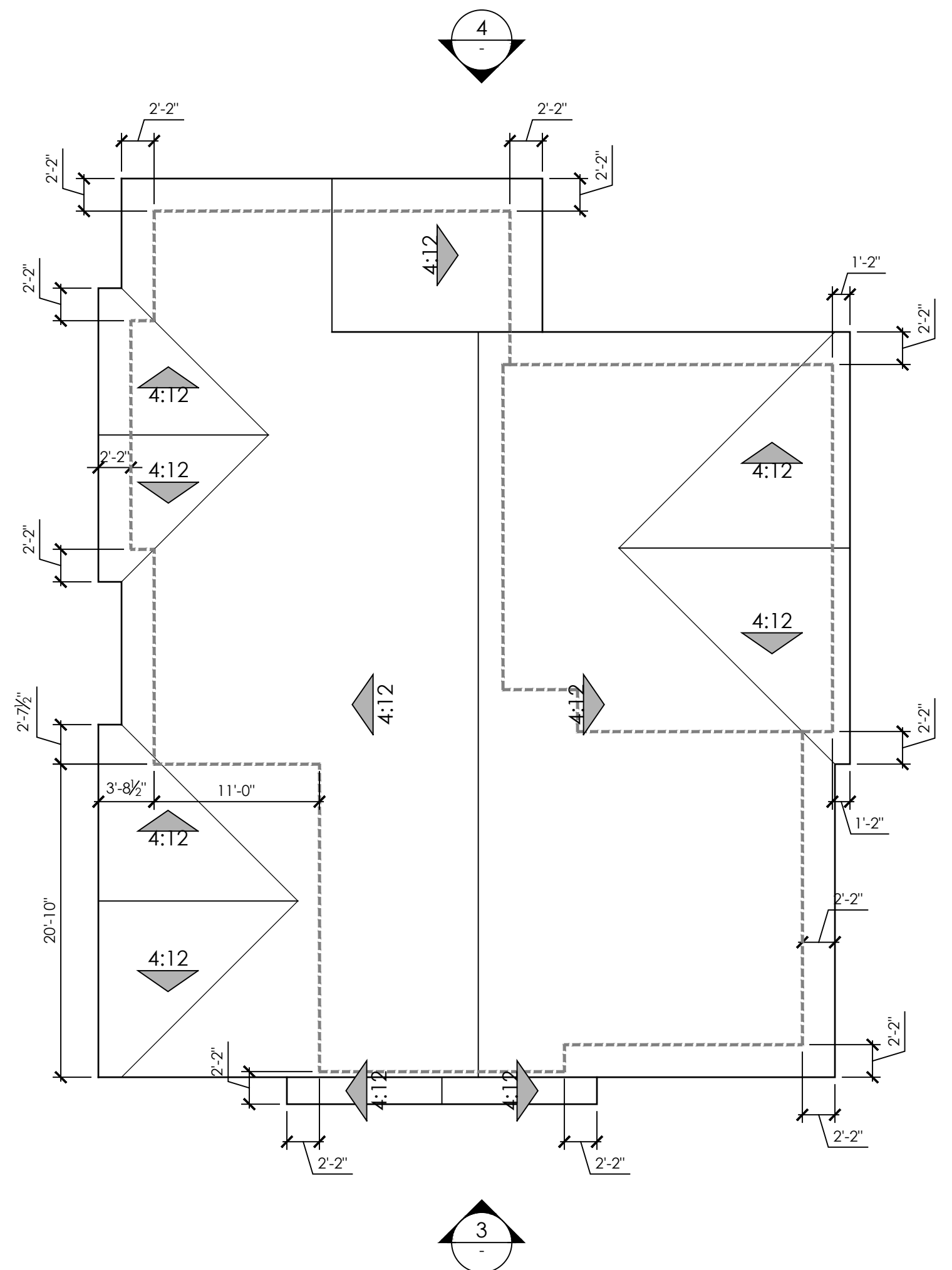
REVISIONS

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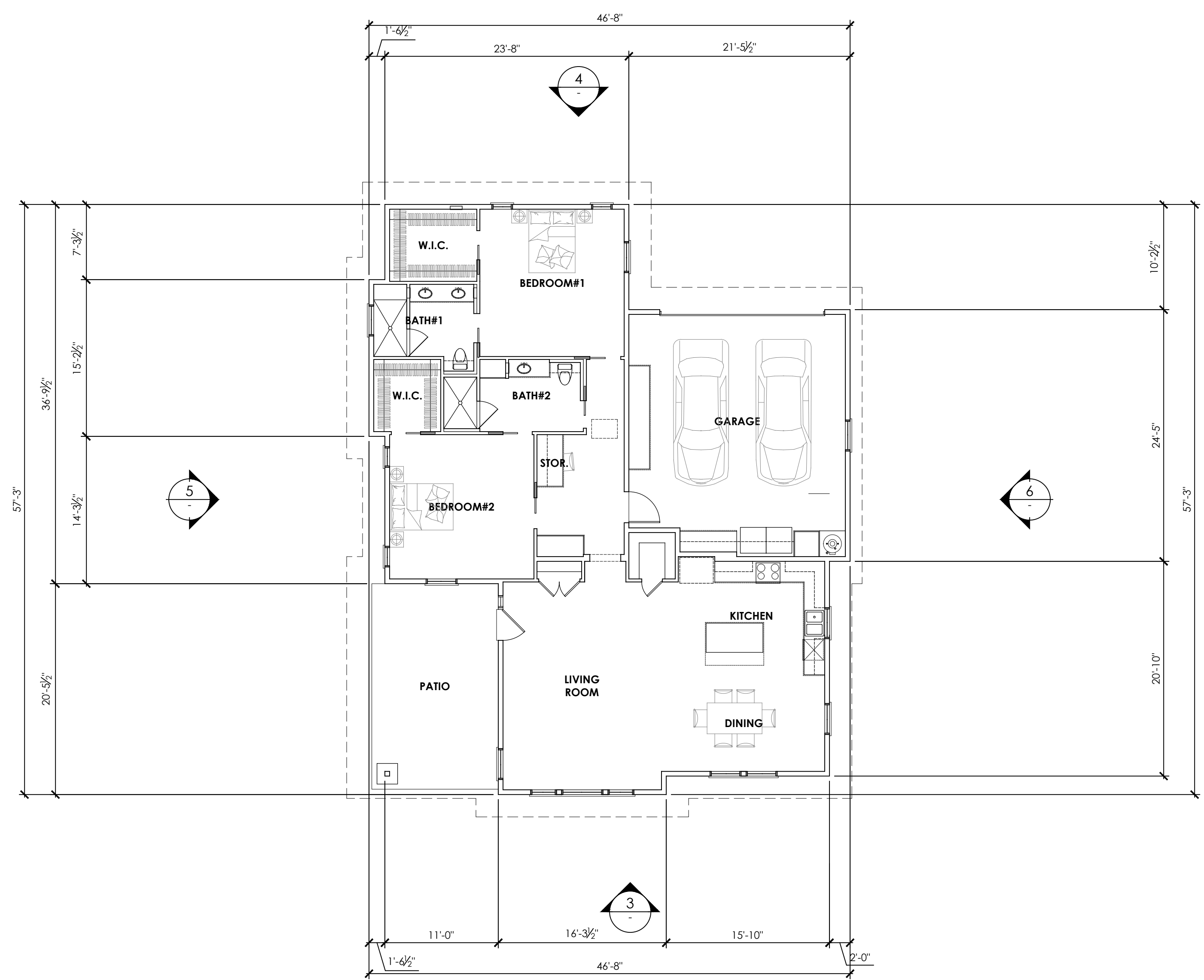
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CHK BY: EGP

SITE LIGHTING PLANS AND PARKING PLAN

SHEET NO.



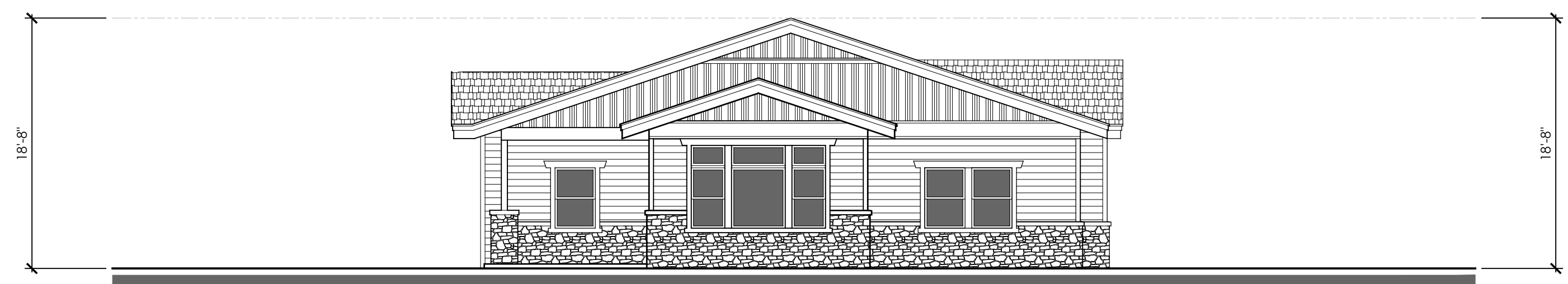
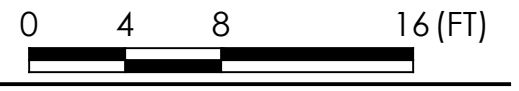
2 BUILDING 1 ROOF PLAN  
1/8" = 1'-0"



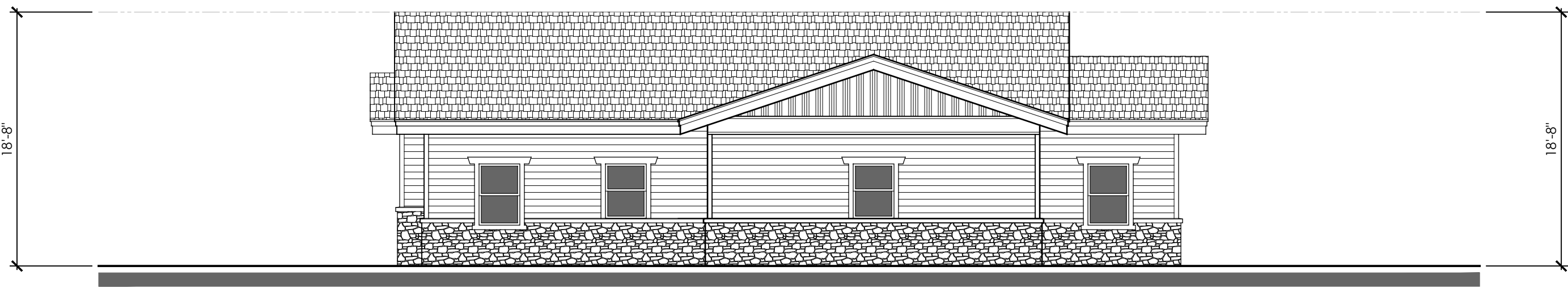
1 BUILDING 1 FLOOR PLAN  
1/8" = 1'-0"



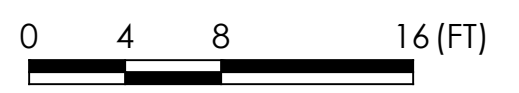
4 BUILDING 1 NORTH ELEVATION  
1/8" = 1'-0"



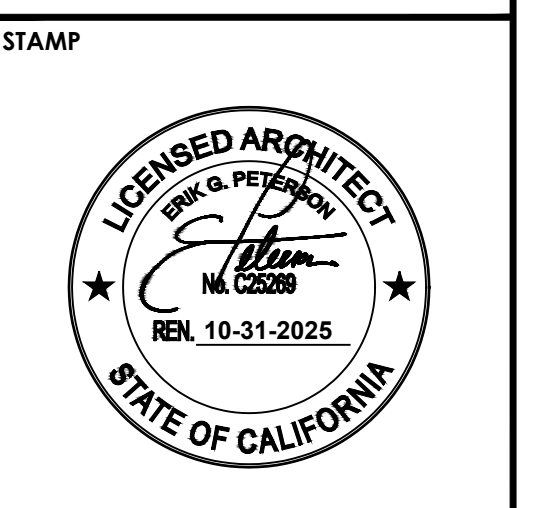
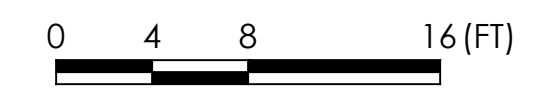
3 BUILDING 1 SOUTH ELEVATION  
1/8" = 1'-0"



6 BUILDING 1 EAST ELEVATION  
1/8" = 1'-0"



5 BUILDING 1 WEST ELEVATION  
1/8" = 1'-0"



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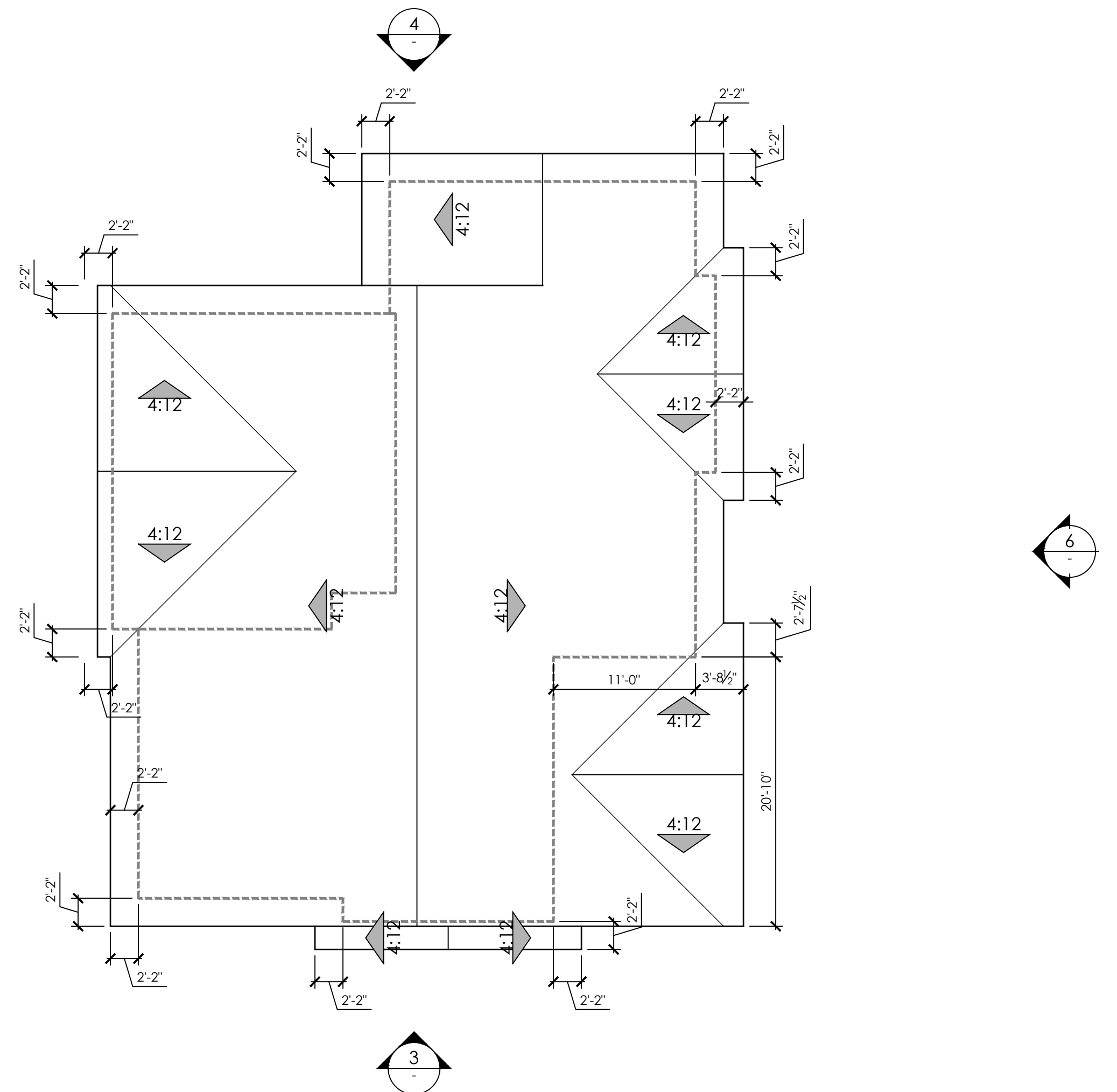
**BUILDING 1  
FLOOR PLAN,  
ROOF PLAN  
AND  
ELEVATIONS**

REVISIONS

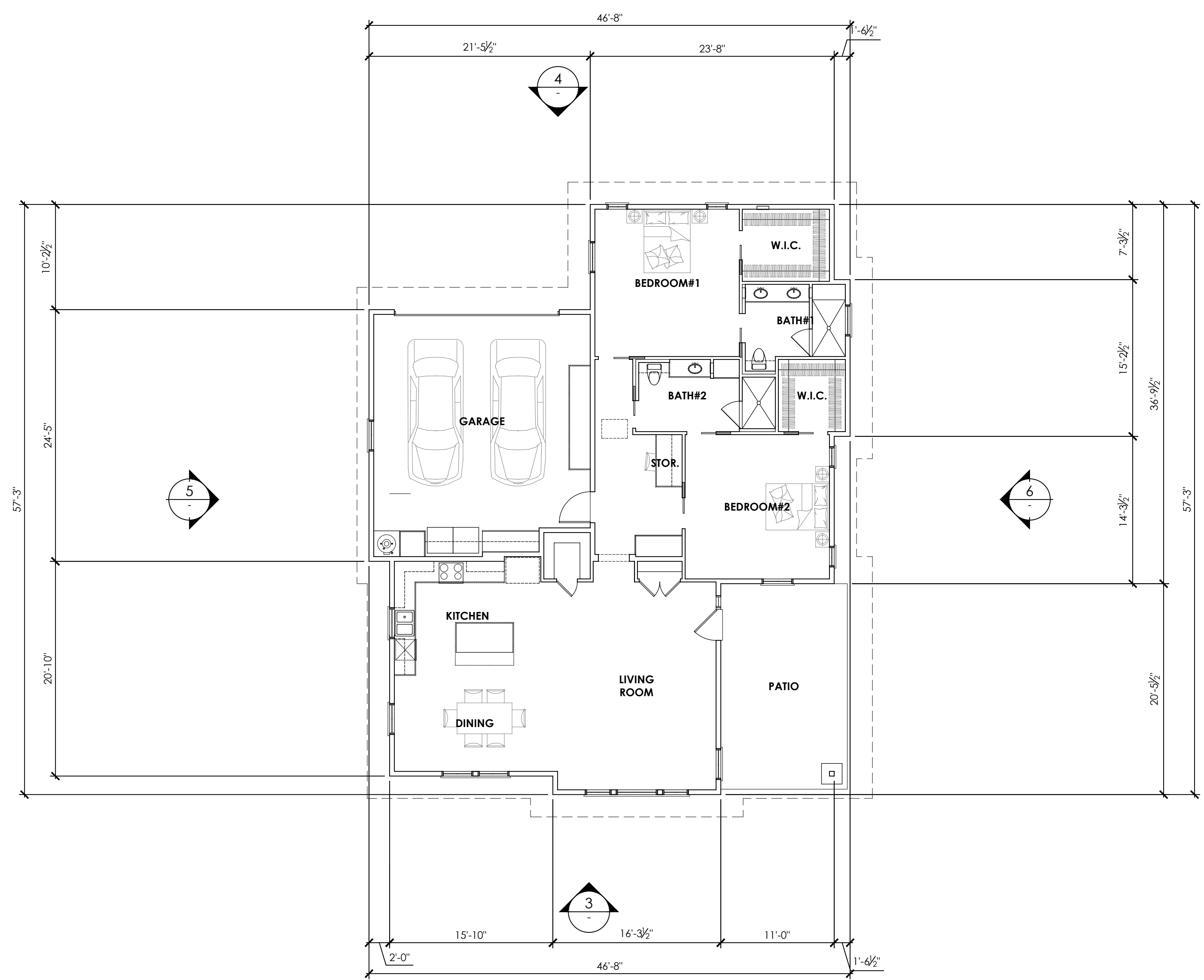
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SHEET NO.  
**A1.10**



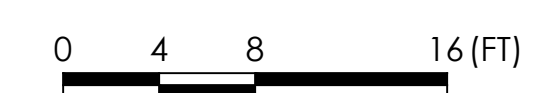
2 BUILDING 2 ROOF PLAN  
1/8" = 1'-0"



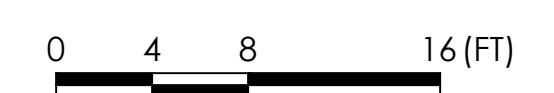
1 BUILDING 2 FLOOR PLAN  
1/8" = 1'-0"



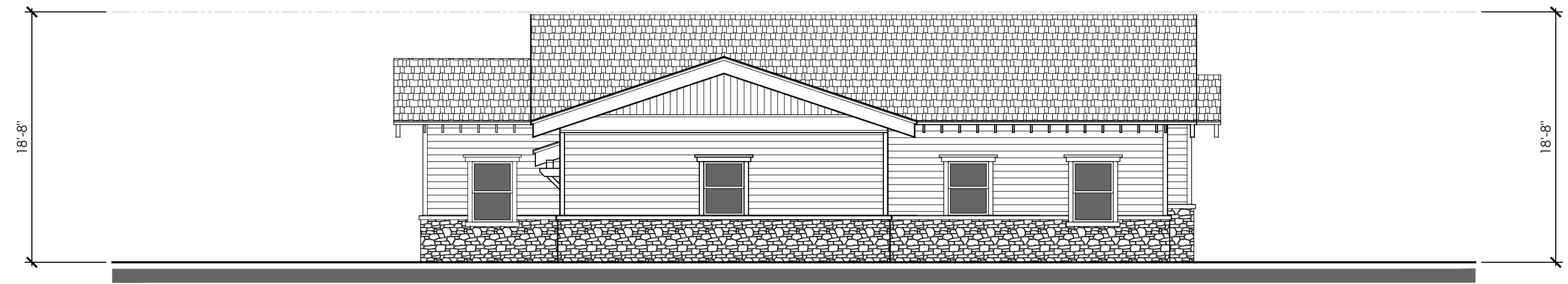
4 BUILDING 2 NORTH ELEVATION  
1/8" = 1'-0"



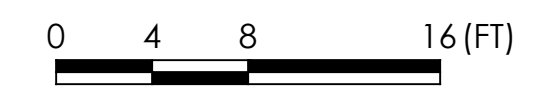
3 BUILDING 2 SOUTH ELEVATION  
1/8" = 1'-0"



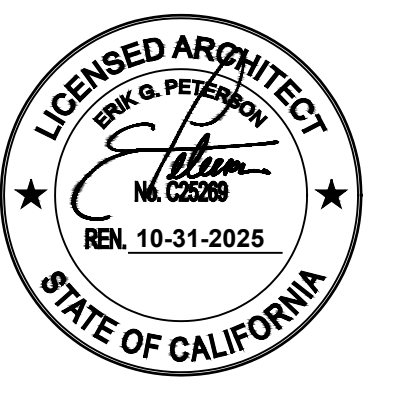
6 BUILDING 2 EAST ELEVATION  
1/8" = 1'-0"



5 BUILDING 2 WEST ELEVATION  
1/8" = 1'-0"



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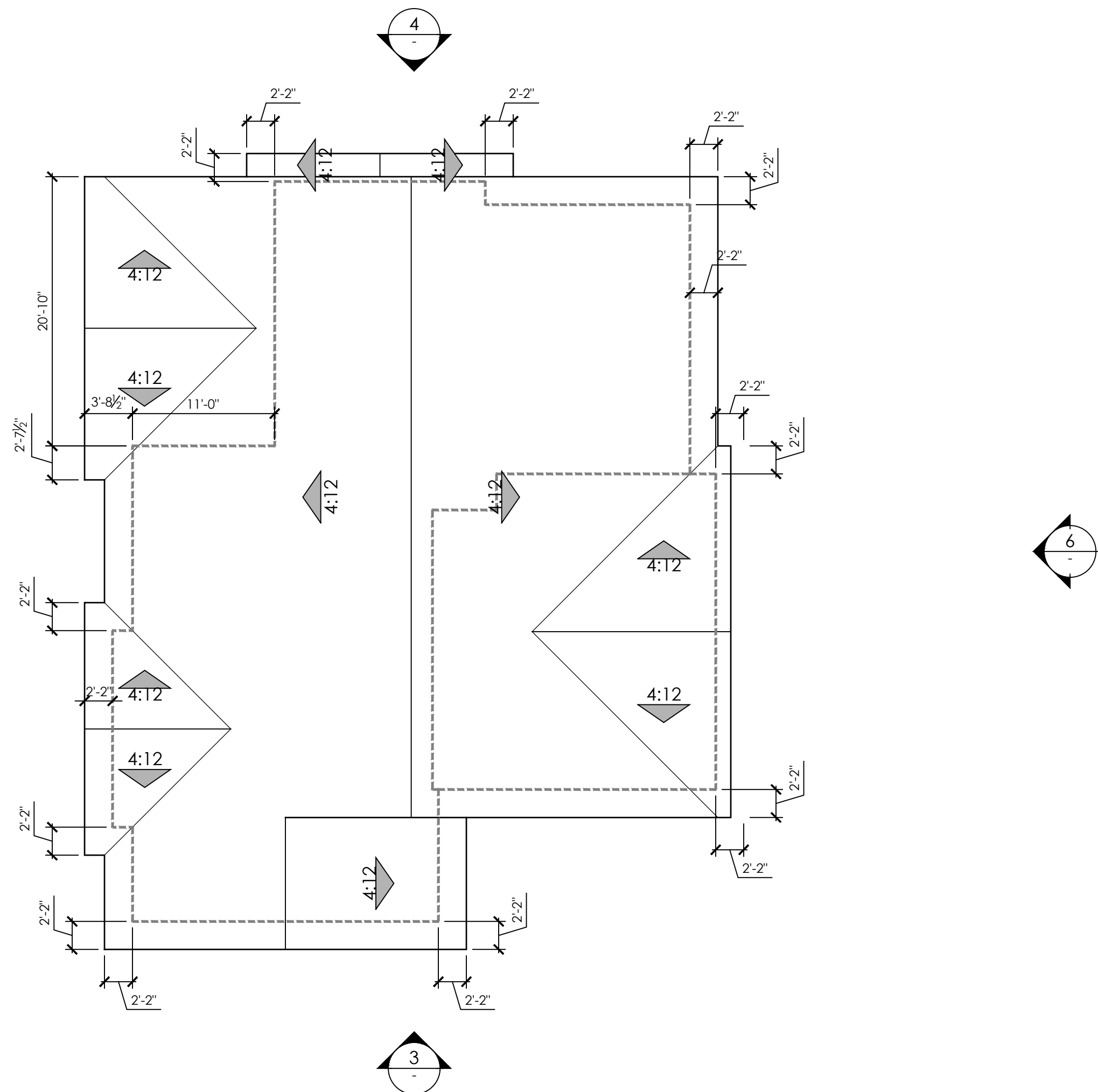
**BUILDING 2  
FLOOR PLAN,  
ROOF PLAN  
AND  
ELEVATIONS**

REVISIONS

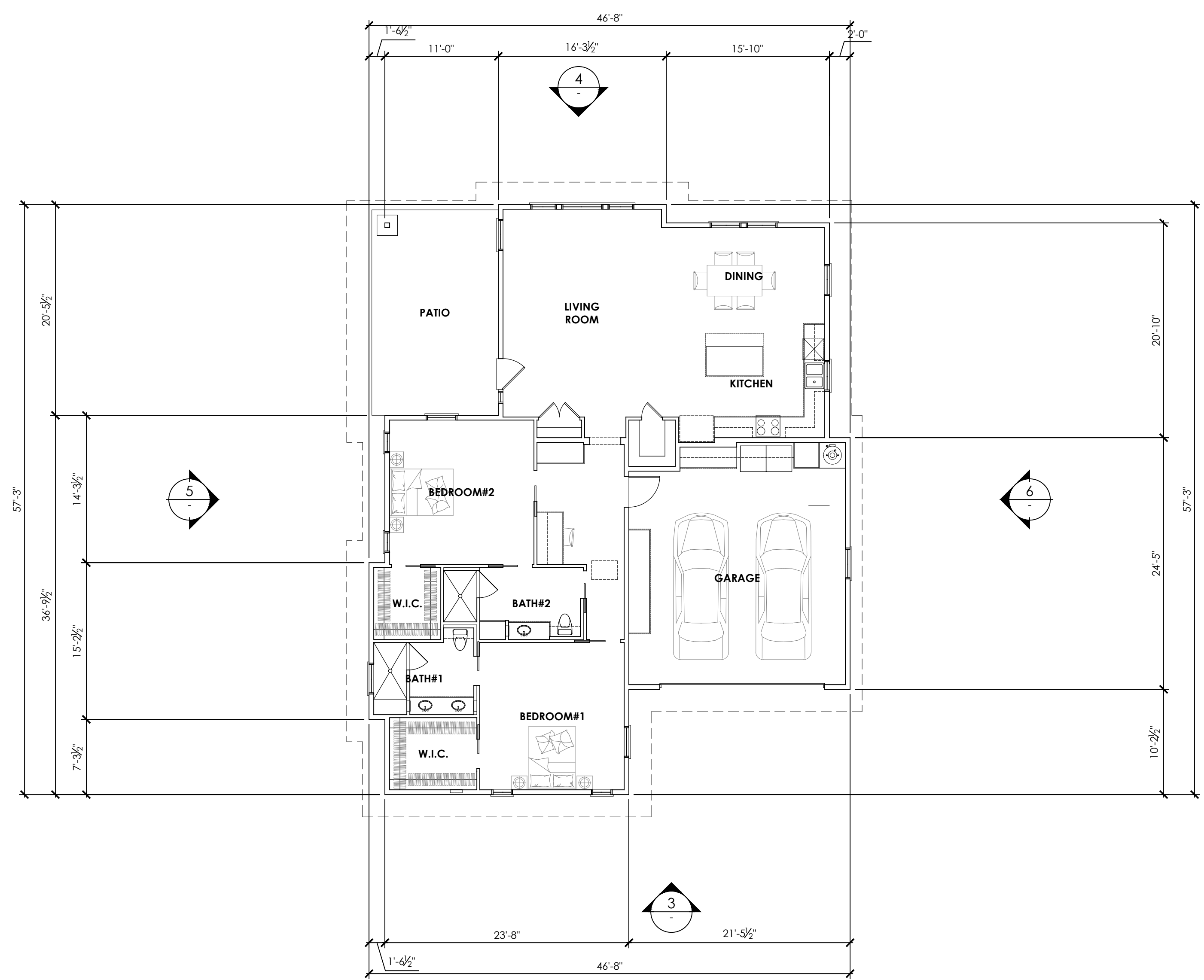
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SHEET NO.



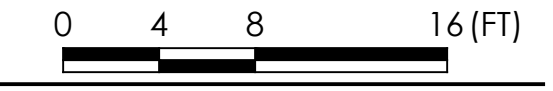
2 BUILDING 3 ROOF PLAN  
1/8" = 1'-0"



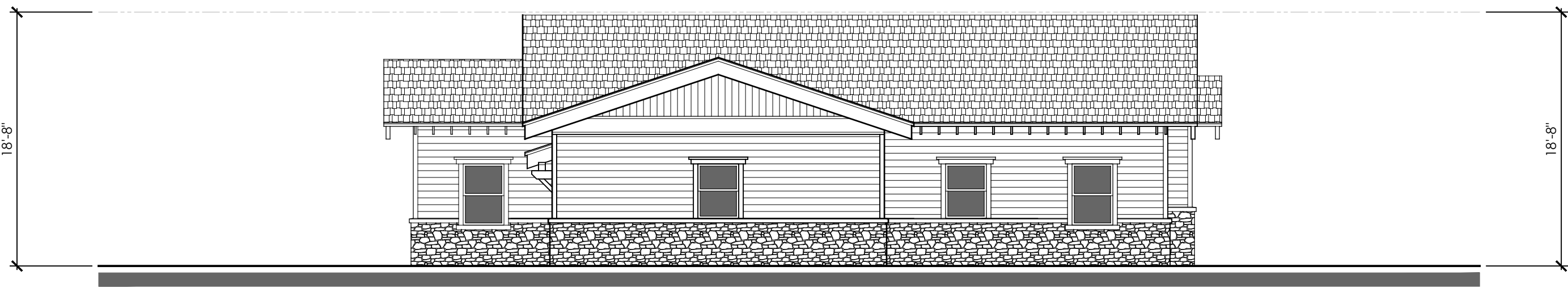
1 BUILDING 3 FLOOR PLAN  
1/8" = 1'-0"



4 BUILDING 3 NORTH ELEVATION  
1/8" = 1'-0"



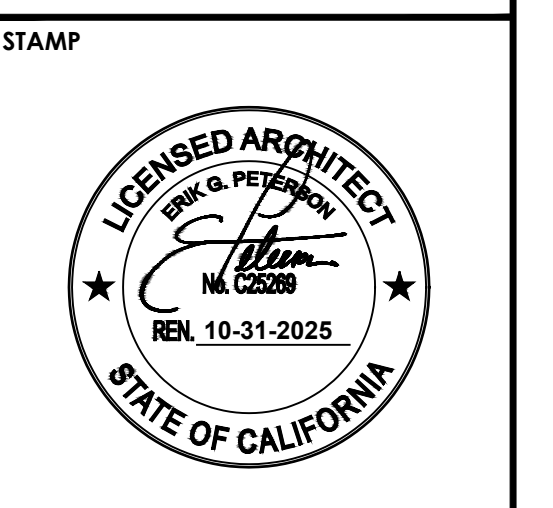
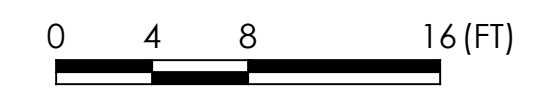
3 BUILDING 3 SOUTH ELEVATION  
1/8" = 1'-0"



6 BUILDING 3 EAST ELEVATION  
1/8" = 1'-0"



5 BUILDING 3 WEST ELEVATION  
1/8" = 1'-0"



CONSULTANTS

PROJECT  
**HILLCREST GATEWAY PROJECT**

APPLICANT  
**BRETHREN HILLCREST HOMES**  
2705 MOUNTAIN VIEW DRIVE  
LA VERNE, CA 91750

**BUILDING 3  
FLOOR PLAN,  
ROOF PLAN  
AND  
ELEVATIONS**

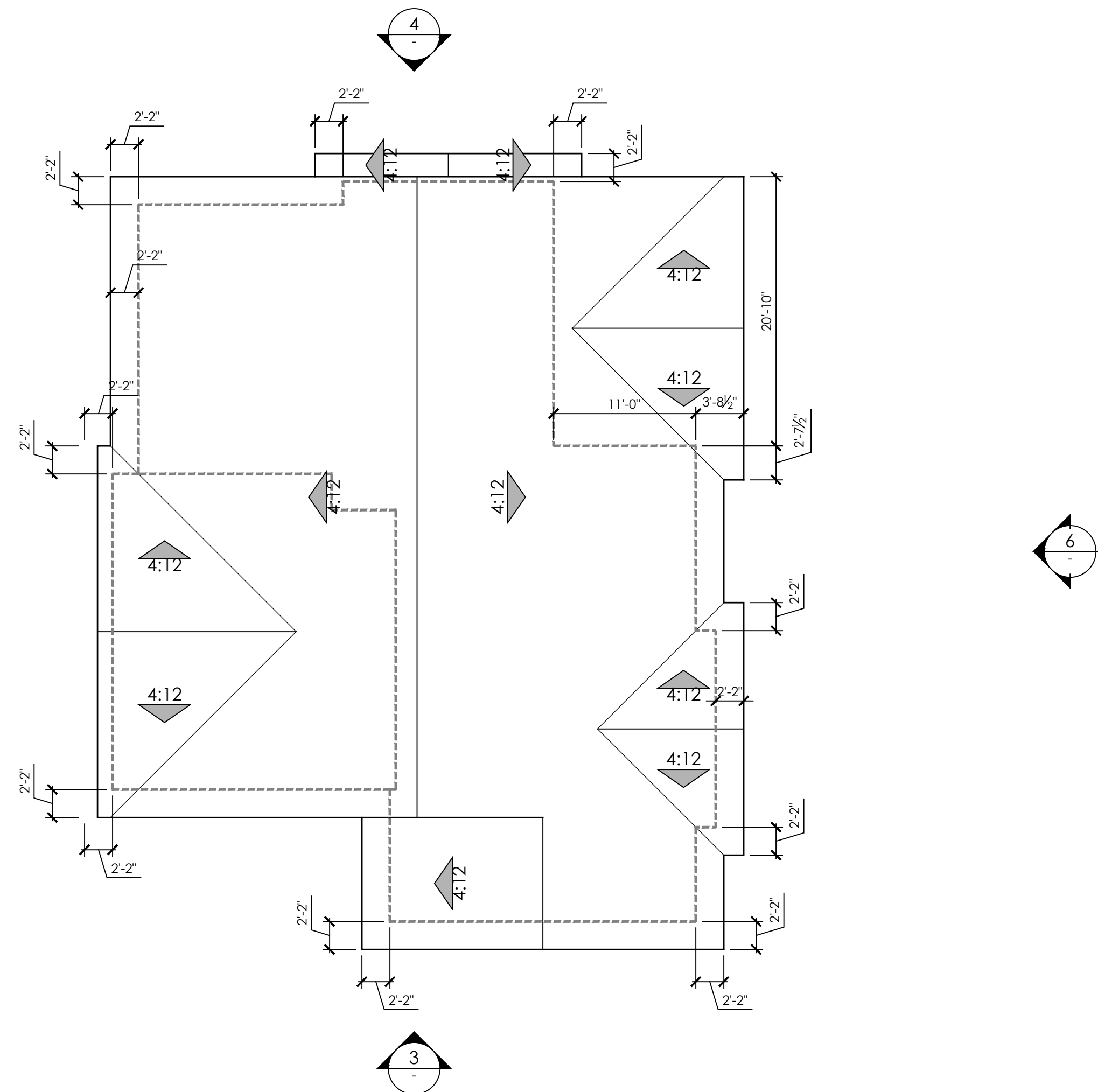
REVISIONS

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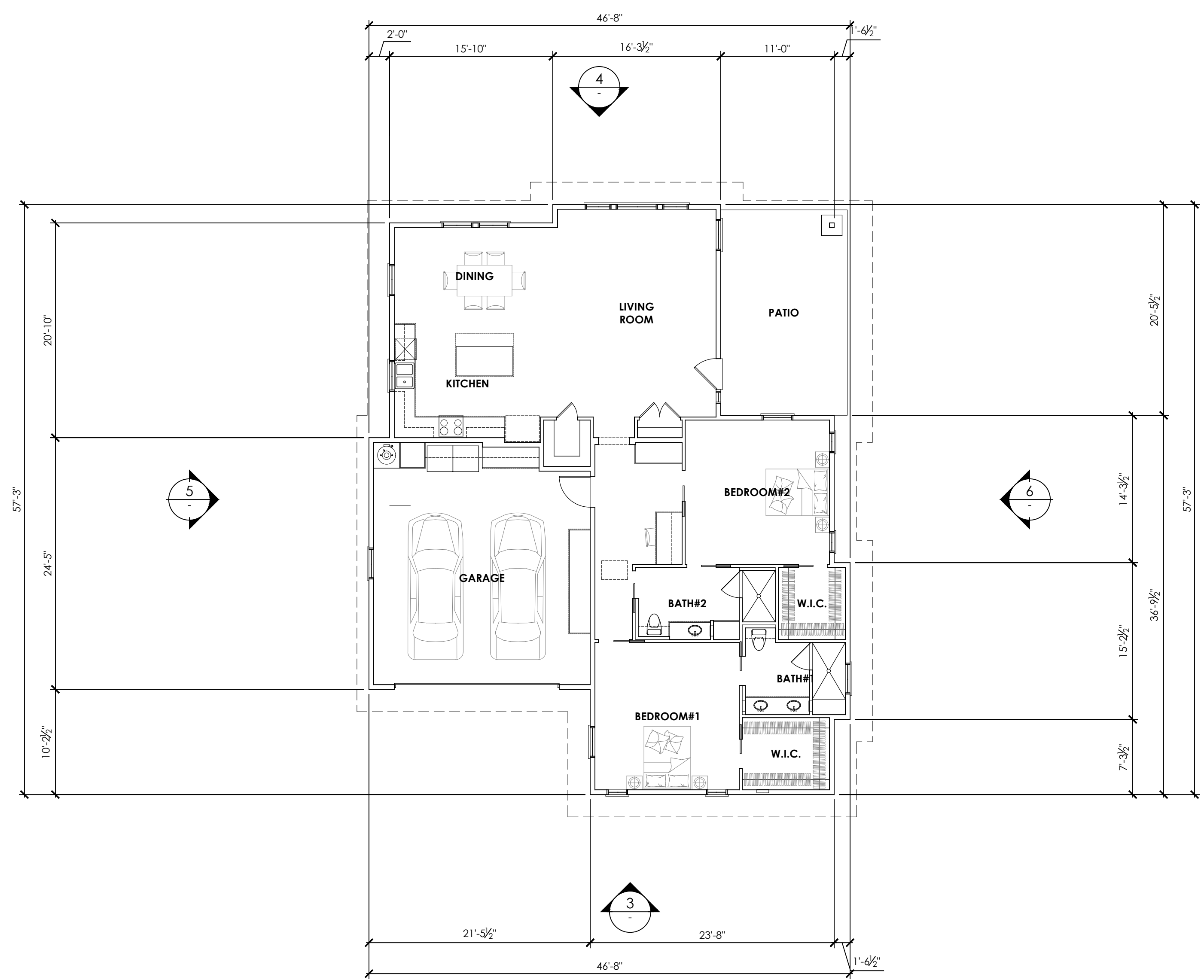
DATE: XX / XX / 2024  
SCALE: AS NOTED  
JOB NO: 23109  
DWN BY: CCW  
CHK BY: EGP

SHEET NO.

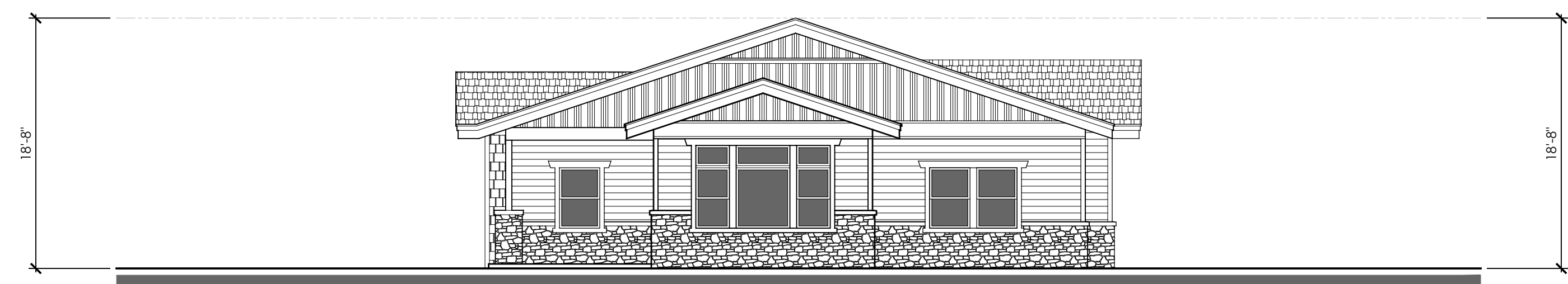
**A1.30**



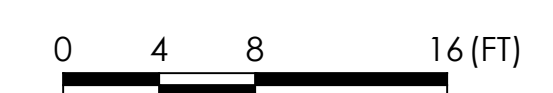
2 BUILDING 4 ROOF PLAN  
1/8" = 1'-0"



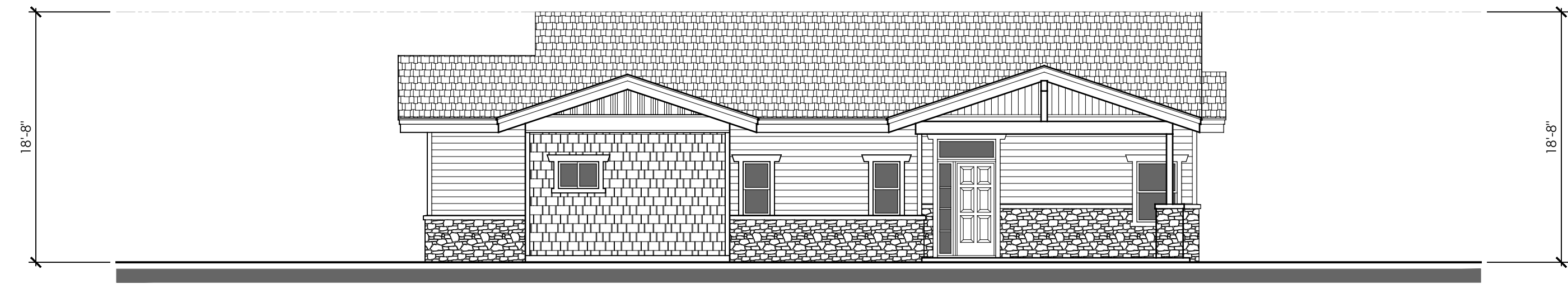
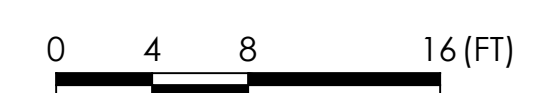
1 BUILDING 4 FLOOR PLAN  
1/8" = 1'-0"



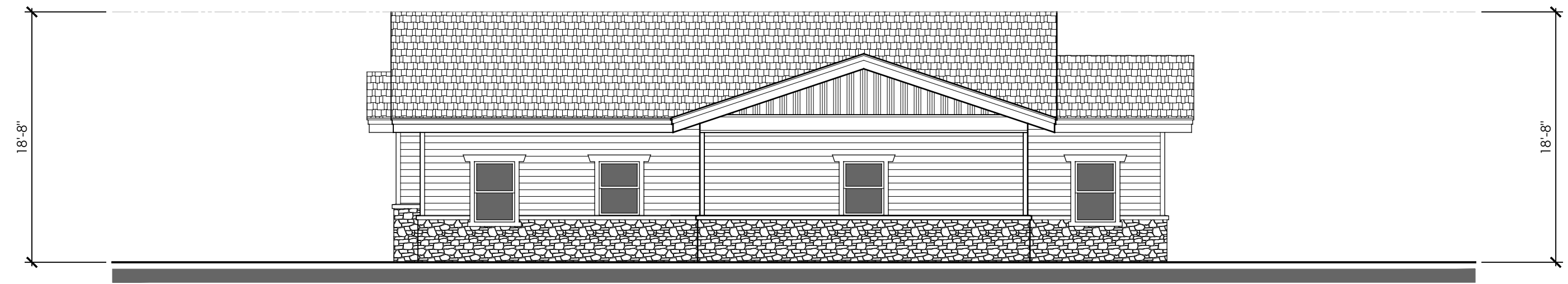
4 BUILDING 4 NORTH ELEVATION  
1/8" = 1'-0"



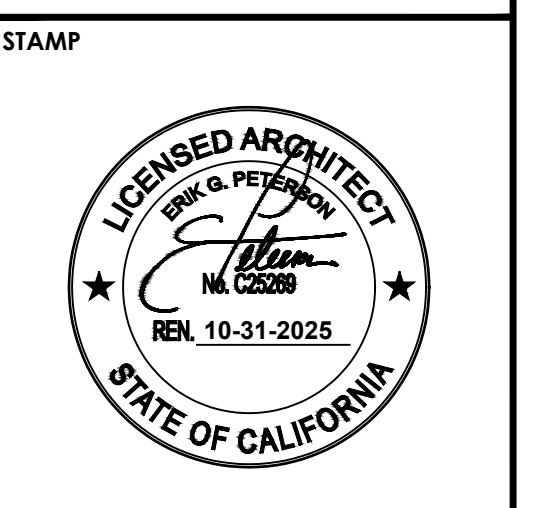
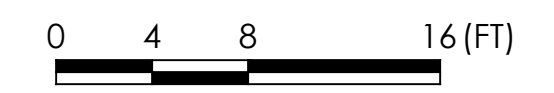
3 BUILDING 4 SOUTH ELEVATION  
1/8" = 1'-0"



6 BUILDING 4 EAST ELEVATION  
1/8" = 1'-0"



5 BUILDING 4 WEST ELEVATION  
1/8" = 1'-0"



CONSULTANTS

PROJECT  
**HILLCREST GATEWAY PROJECT**

APPLICANT  
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2705 MOUNTAIN VIEW DRIVE  
LA VERNE, CA 91750

**BUILDING 4  
FLOOR PLAN,  
ROOF PLAN  
AND  
ELEVATIONS**

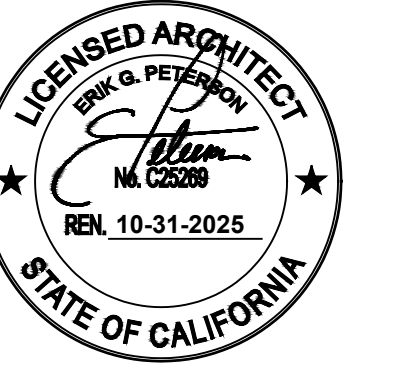
REVISIONS

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**A1.40**

STAMP



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PROJECT  
**HILLCREST GATEWAY PROJECT**

APPLICANT  
**BRETHREN HILLCREST HOMES**  
 2705 MOUNTAIN VIEW DRIVE  
 LA VERNE, CA 91750

**BUILDING 5  
 FLOOR PLAN,  
 ROOF PLAN  
 AND  
 ELEVATIONS**

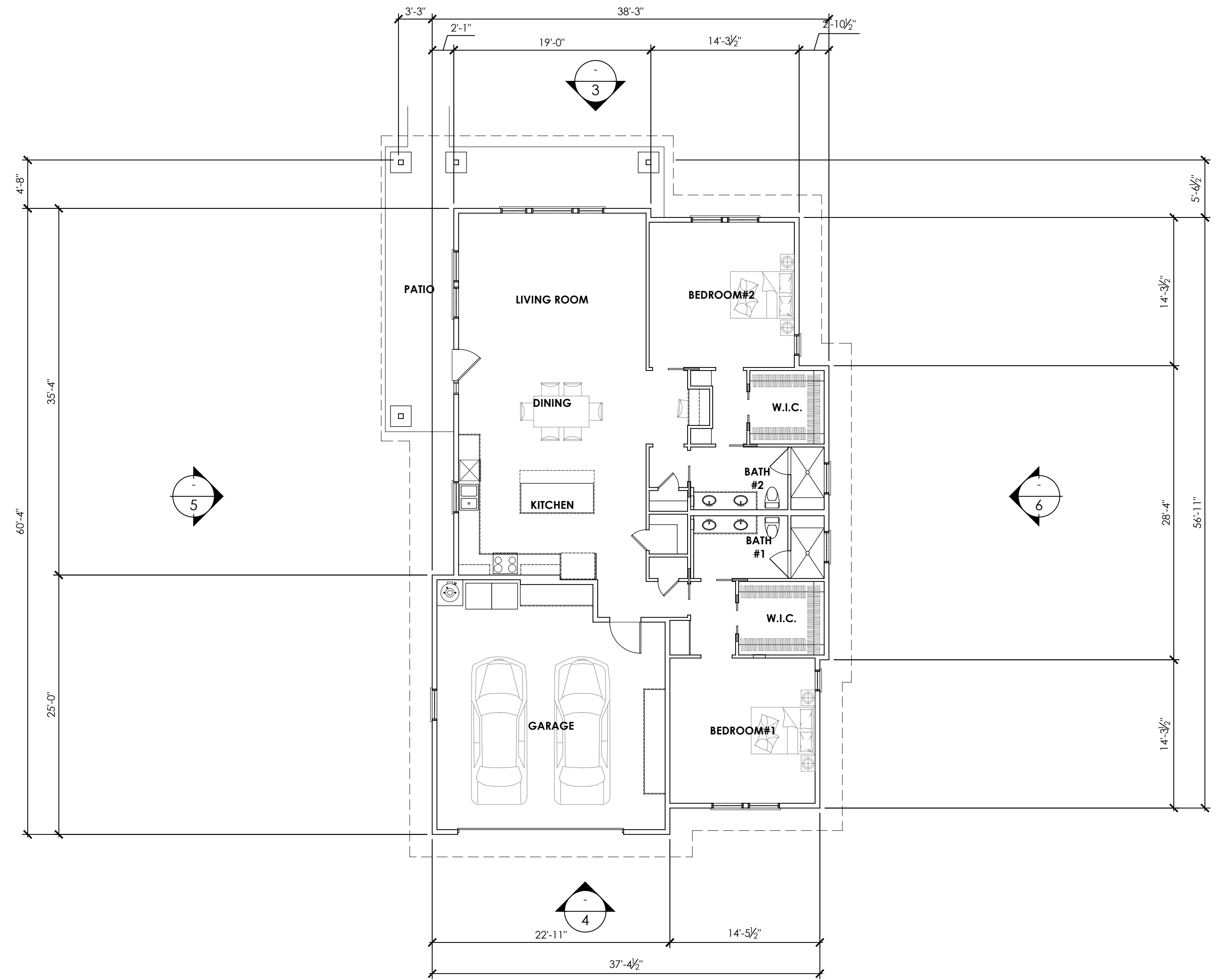
REVISIONS

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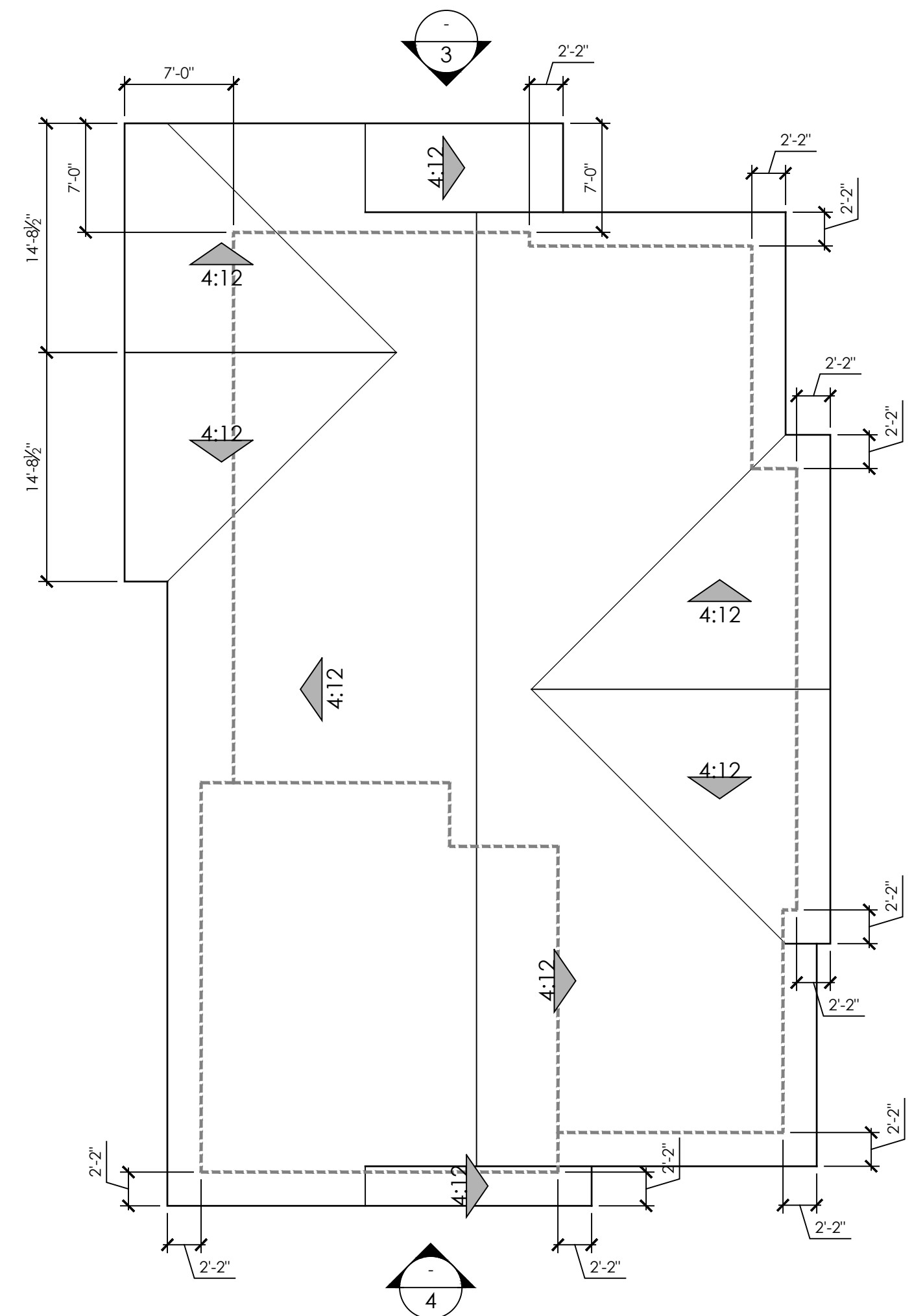
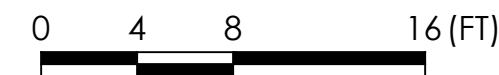
DATE: XX / XX / 2024  
 SCALE: AS NOTED  
 JOB NO: 23109  
 DWN BY: CCW  
 CHK BY: EGP

SHEET NO.

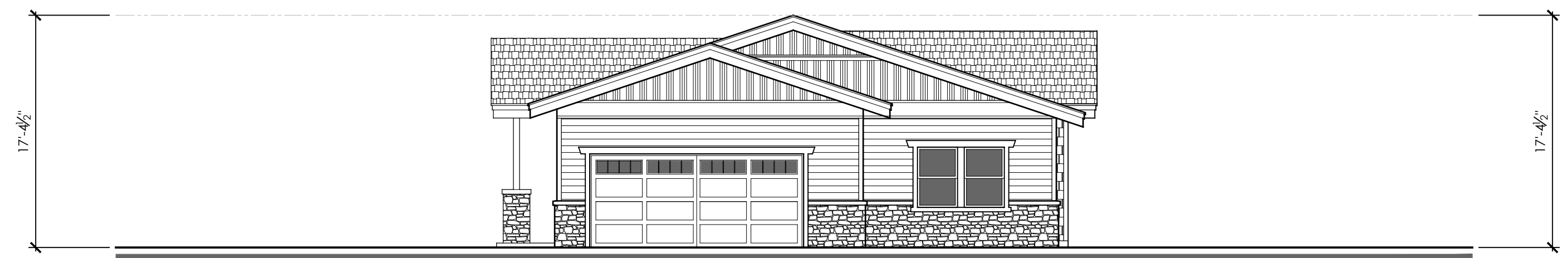
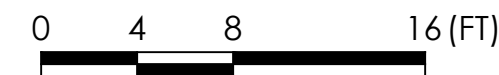
**A1.50**



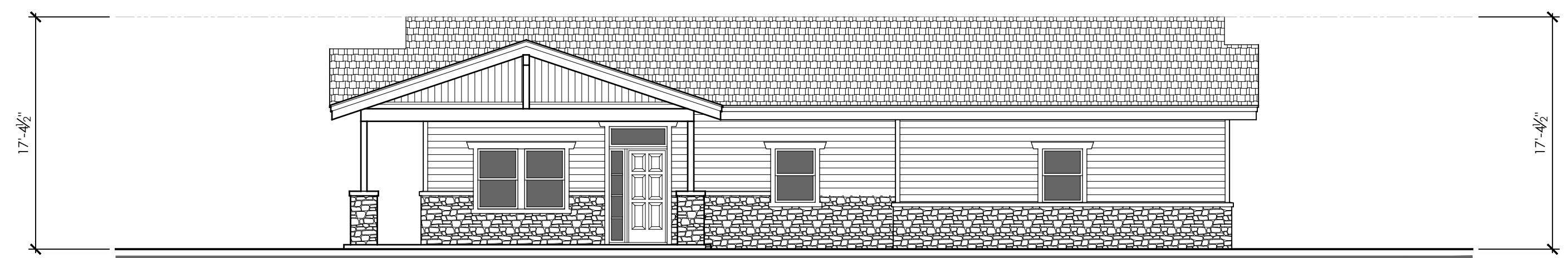
**1** BUILDING 5 FLOOR PLAN  
 1/8" = 1'-0"



**2** BUILDING 5 ROOF PLAN  
 1/8" = 1'-0"



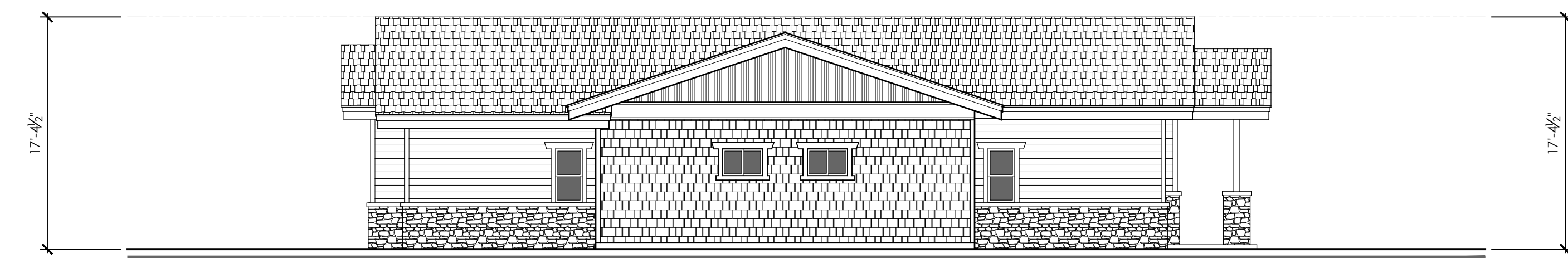
**3** BUILDING 5 SOUTH ELEVATION  
 1/8" = 1'-0"



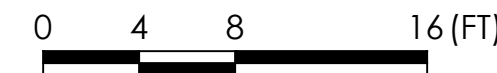
**5** BUILDING 5 WEST ELEVATION  
 1/8" = 1'-0"



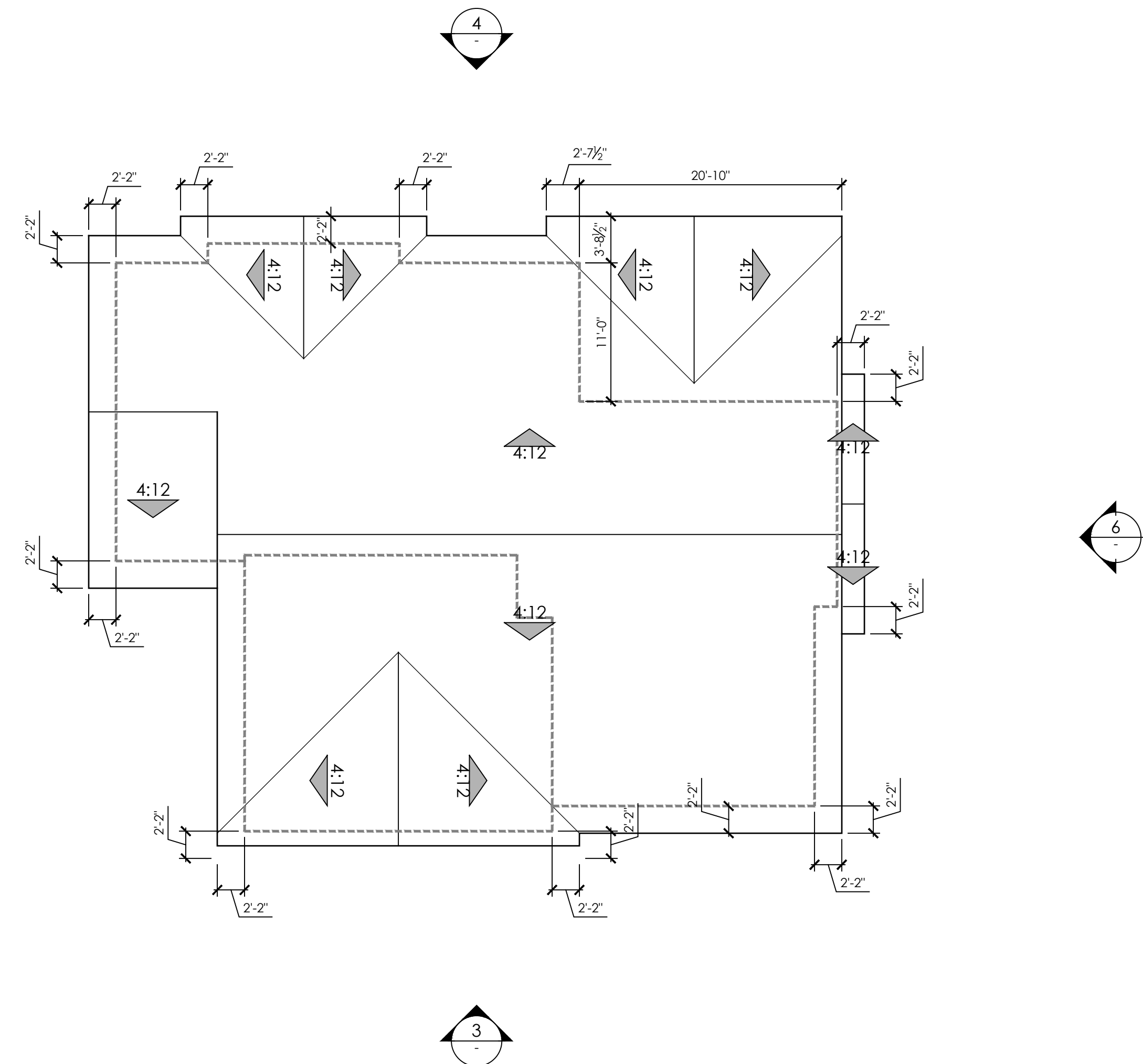
**4** BUILDING 5 NORTH ELEVATION  
 1/8" = 1'-0"



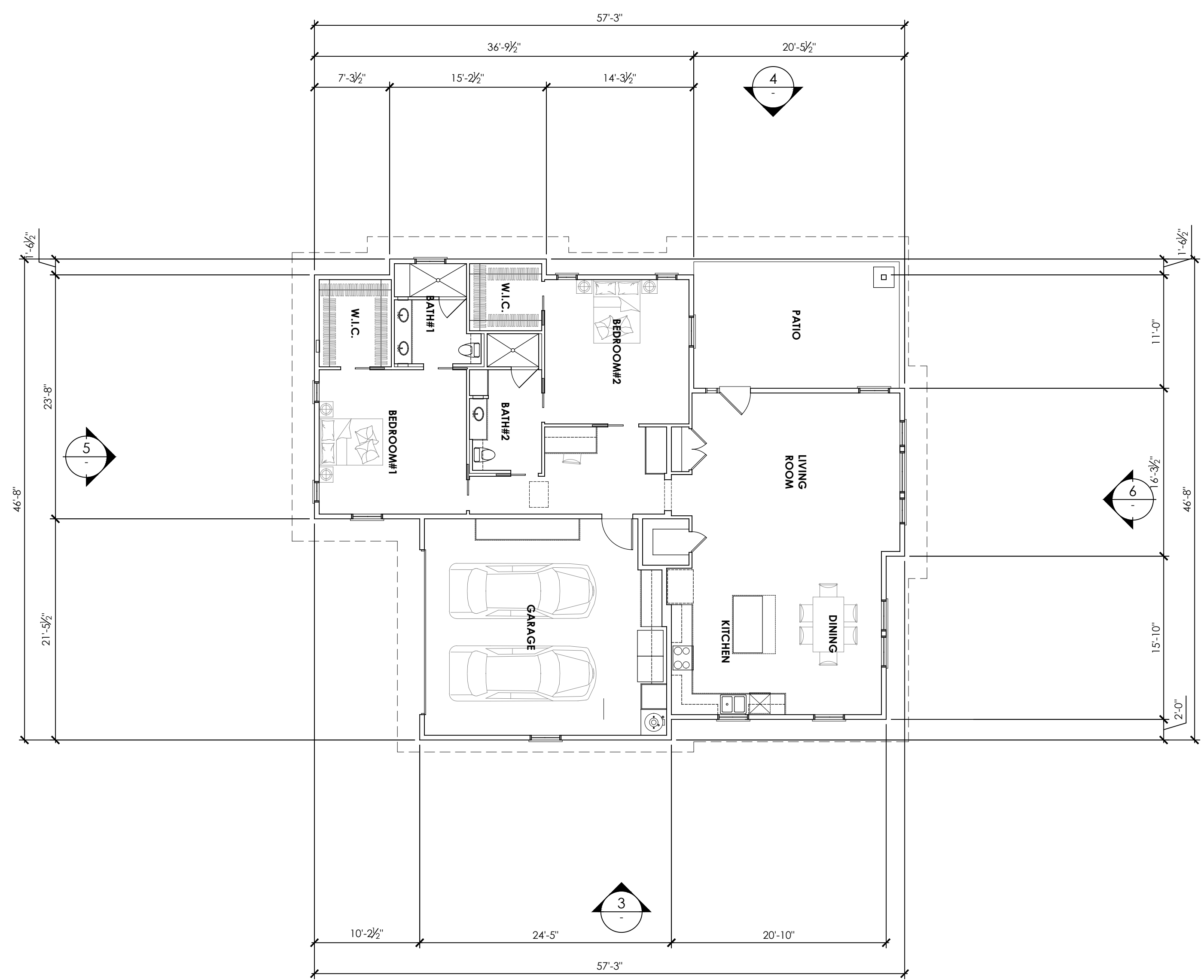
**6** BUILDING 5 EAST ELEVATION  
 1/8" = 1'-0"







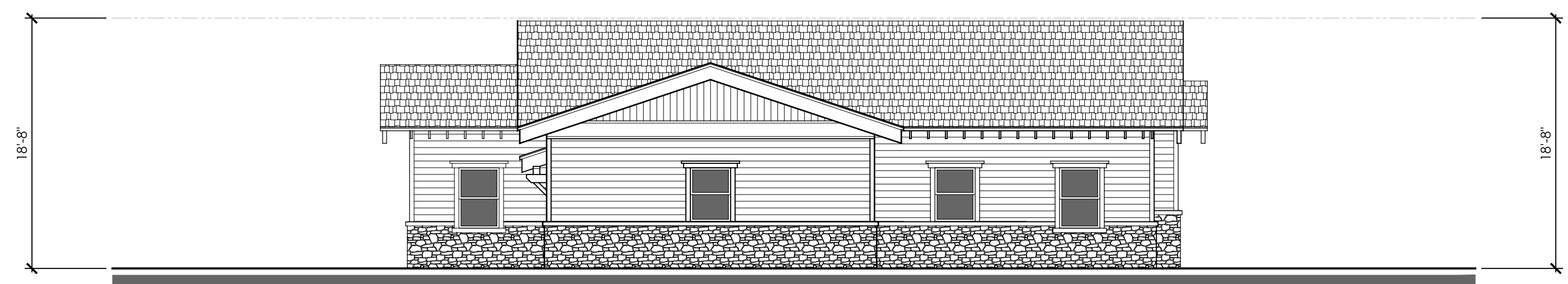
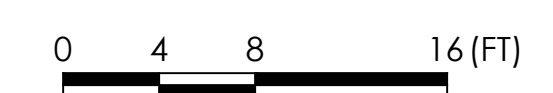
2 BUILDING 7 ROOF PLAN  
1/8" = 1'-0"



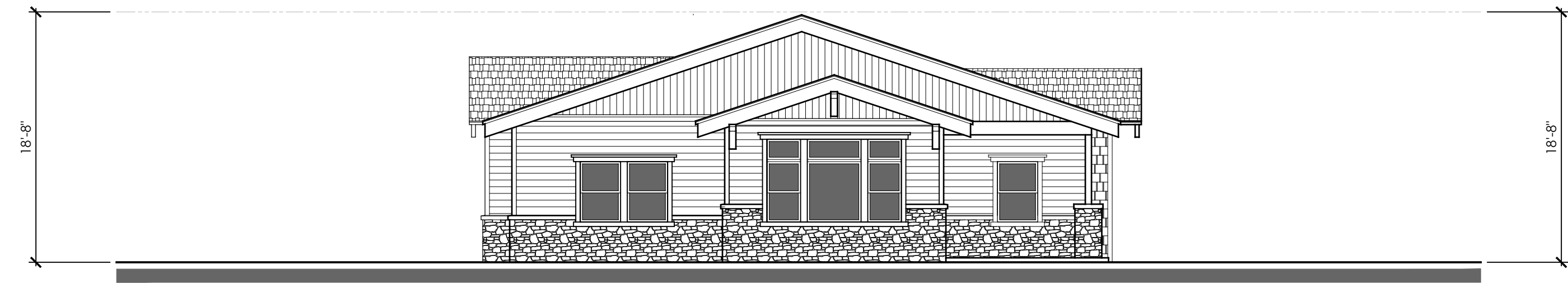
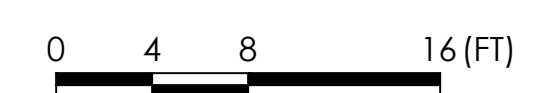
1 BUILDING 7 FLOOR PLAN  
1/8" = 1'-0"



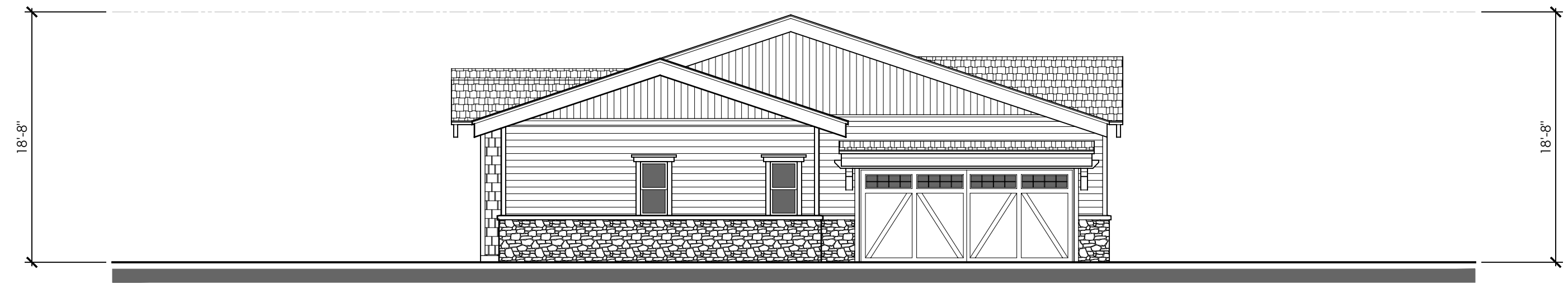
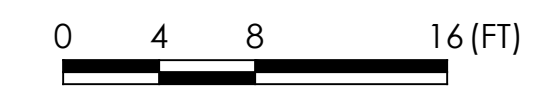
4 BUILDING 7 NORTH ELEVATION  
1/8" = 1'-0"



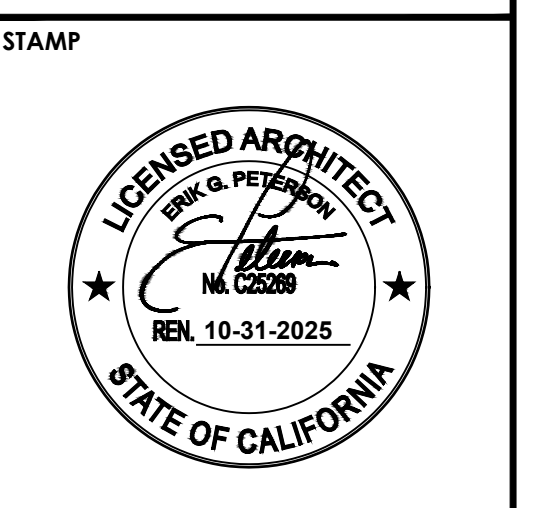
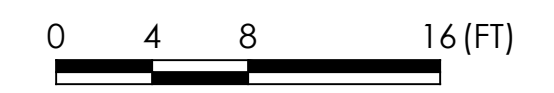
3 BUILDING 7 SOUTH ELEVATION  
1/8" = 1'-0"



6 BUILDING 7 EAST ELEVATION  
1/8" = 1'-0"



5 BUILDING 7 WEST ELEVATION  
1/8" = 1'-0"



CONSULTANTS

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**BUILDING 7  
FLOOR PLAN,  
ROOF PLAN  
AND  
ELEVATIONS**

REVISIONS

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**A1.70**