



CLAREMONT COMMONS

AERIAL VIEW FROM PROJECT ENTRY



Walbern Development
29222 Rancho Viejo Road
Suite 207
San Juan Capistrano, CA 92675
949.276.7570
walberndevelopment.com

Americal Management Company, Inc.
9595 Wilshire Blvd.
Suite 600
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310.860.5409

Claremont, CA

KTGY # 2013-0307

04.09.2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com





CLAREMONT COMMONS

VIEW FROM FOOTHILL AND MONTE VISTA

Claremont, CA

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CLAREMONT COMMONS

VIEW FROM PARK

Claremont, CA

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CHARACTER SINGLE FAMILY ELEVATIONS



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CHARACTER TOWNHOUSE ELEVATIONS

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SITE SUMMARY

Developable Acres: ±6.4 ac.

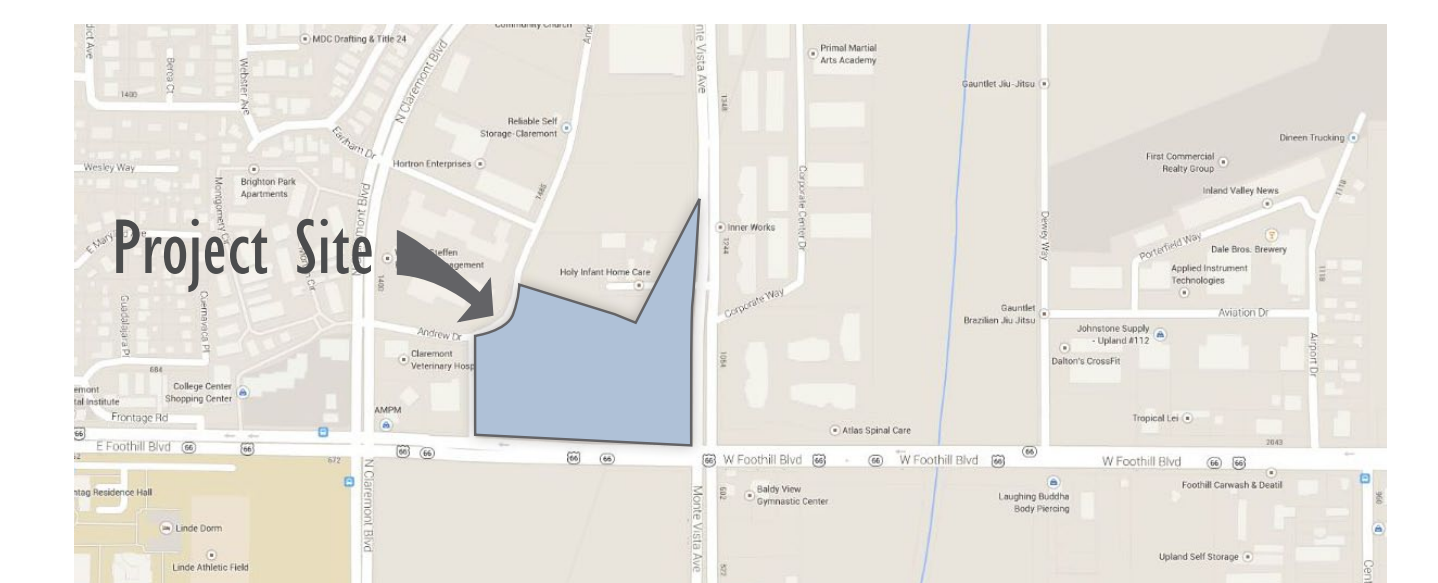
Units:
 ±60'x60' SFD Lots: ±23 units
 Custom SFD Lots: ±2 units
 ±21'x38' Towns: ±61 units
 Carriage Town: ±7 unit
 Mixed Use: ±10 units
 Total: ±103 units

Density: ±16.1 du/ac

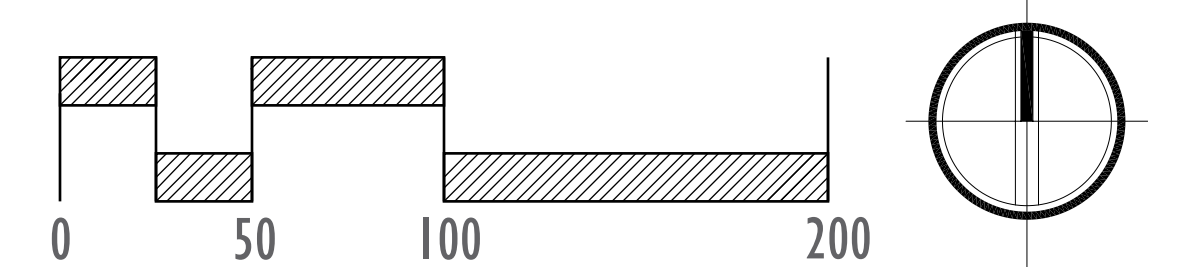
Parking:
 Garages: ±196 spaces (2 sp/unit)
 Driveways: ±29 spaces
 On street: ±85 spaces
 Total: ±310 (3.0 sp/unit)

Retail Parking: ±43 spaces

VICINITY MAP



ILLUSTRATIVE SITE PLAN

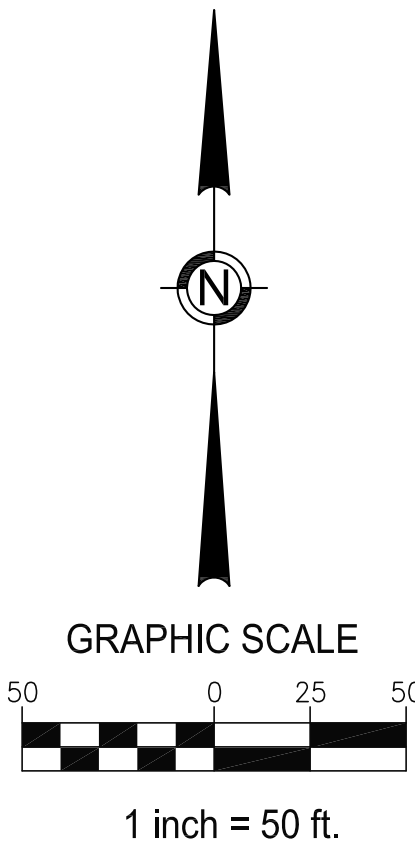


CURVE DATA TABLE

#	Δ	R	L	T
1	90°58'46"	25.00'	39.70'	25.43'
2	04°30'52"	1863.00'	146.79'	73.43'
3	24°12'08"	154.00'	65.05'	33.02'
4	32°48'29"	277.00'	158.61'	81.55'
5	03°21'36"	1863.00'	109.25'	54.64'
6	01°09'16"	1863.00'	37.54'	18.77'

AREA'S

A	131,669 S.F.
B	108,540 S.F.
C	52,519 S.F.
D	63,041 S.F.
E	29,794 S.F.
F	38,744 S.F.



LEGEND

- BUILDABLE AREA
- NON - BUILDABLE AND EASEMENT AREAS

