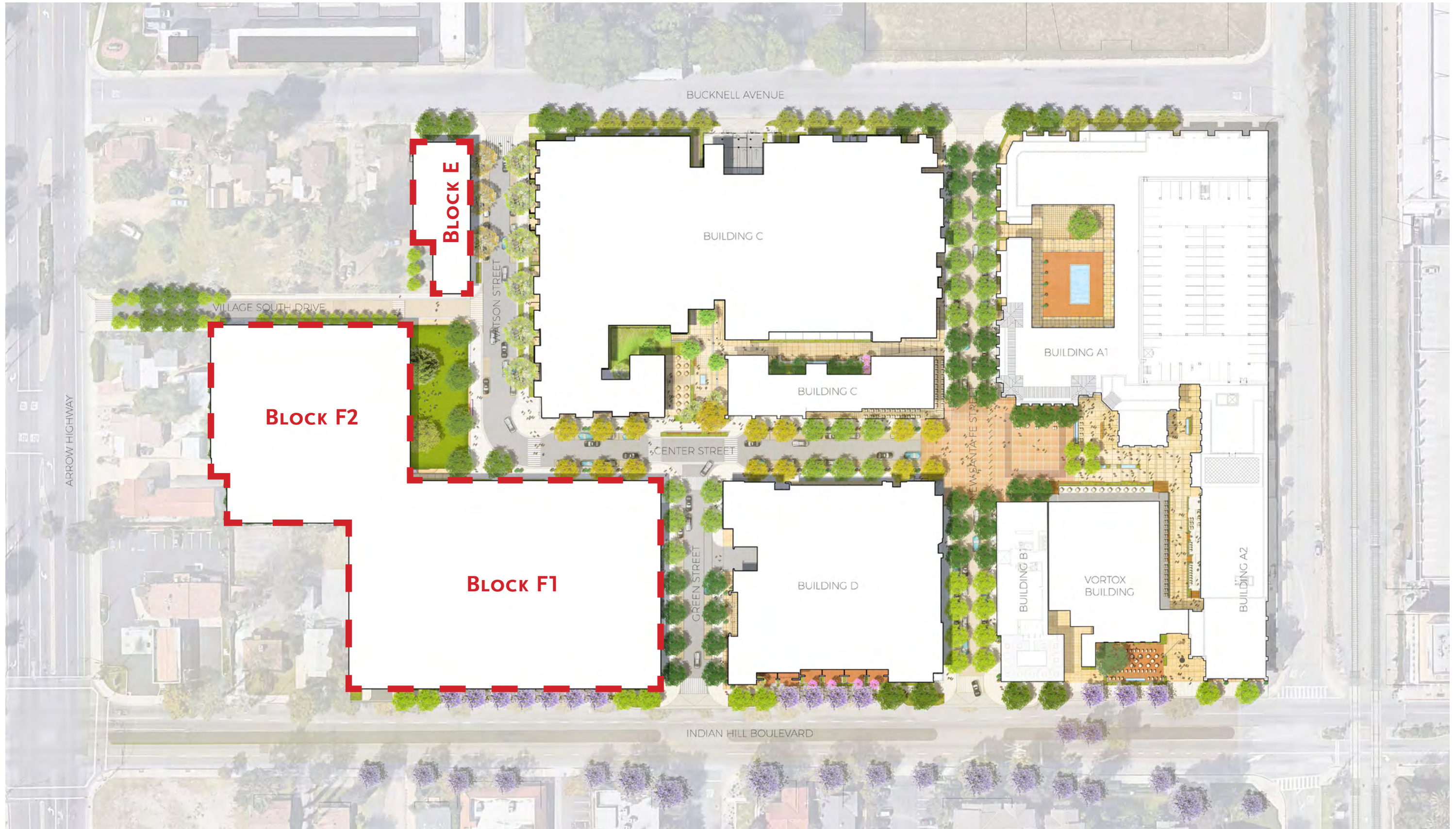


# CLAREMONT SOUTH VILLAGE BLOCK F & E HOUSING ARCHITECTURAL COMMISSION

27 APRIL 2022







*The Vortex Building sets a Spanish Colonial style precedent within the South Village.*



*The Garner House, a local landmark in Claremont.*



*The 2nd St. facade of the Claremont Council Chamber.*

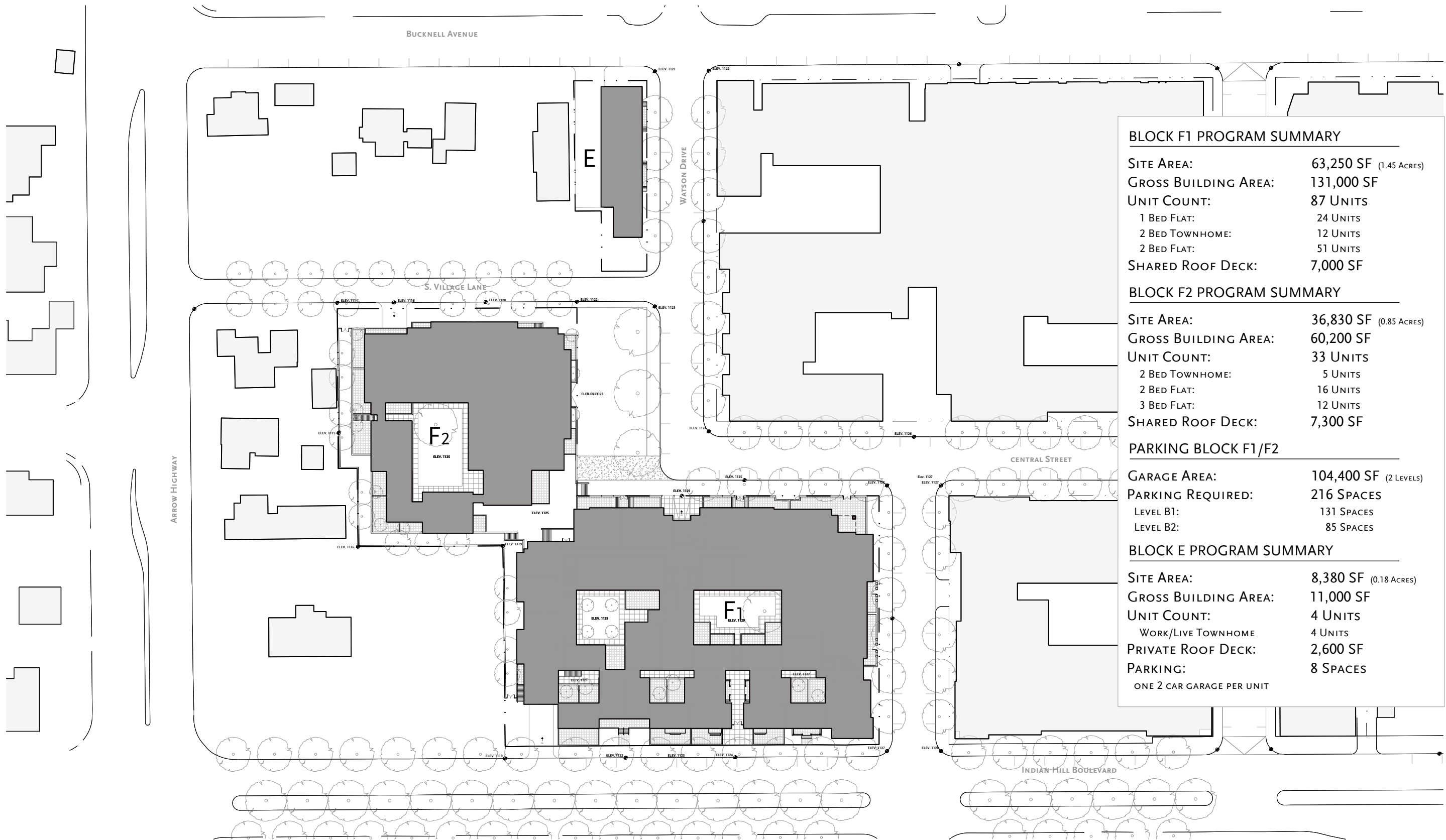


*The Ella Strong Denison Library at Scripps College.*



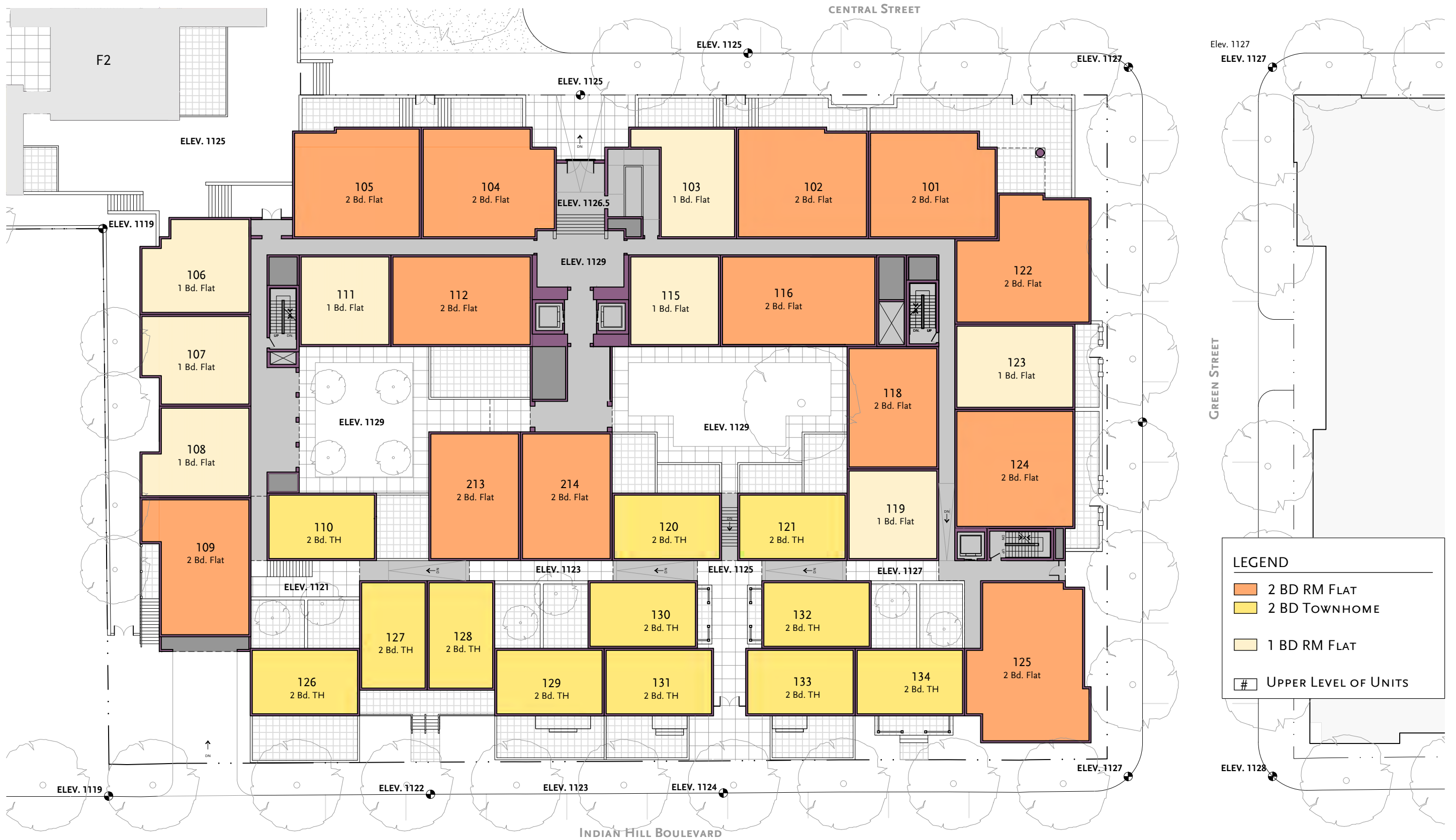
*The Gabrielle Jungels-Winkler Hall at Scripps College.*

## LOCAL BUILDING CHARACTER



BLOCK F1 PROGRAM SUMMARY	
SITE AREA:	63,250 SF (1.45 ACRES)
GROSS BUILDING AREA:	131,000 SF
UNIT COUNT:	87 UNITS
1 BED FLAT:	24 UNITS
2 BED TOWNHOME:	12 UNITS
2 BED FLAT:	51 UNITS
SHARED ROOF DECK:	7,000 SF
BLOCK F2 PROGRAM SUMMARY	
SITE AREA:	36,830 SF (0.85 ACRES)
GROSS BUILDING AREA:	60,200 SF
UNIT COUNT:	33 UNITS
2 BED TOWNHOME:	5 UNITS
2 BED FLAT:	16 UNITS
3 BED FLAT:	12 UNITS
SHARED ROOF DECK:	7,300 SF
PARKING BLOCK F1/F2	
GARAGE AREA:	104,400 SF (2 LEVELS)
PARKING REQUIRED:	216 SPACES
LEVEL B1:	131 SPACES
LEVEL B2:	85 SPACES
BLOCK E PROGRAM SUMMARY	
SITE AREA:	8,380 SF (0.18 ACRES)
GROSS BUILDING AREA:	11,000 SF
UNIT COUNT:	4 UNITS
WORK/LIVE TOWNHOME:	4 UNITS
PRIVATE ROOF DECK:	2,600 SF
PARKING:	8 SPACES
ONE 2 CAR GARAGE PER UNIT	

\* All numbers are rough order of magnitude



\* All numbers are rough order of magnitude

### BLOCK F1 - GROUND FLOOR PLAN



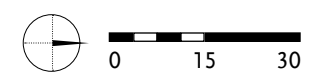


**LEGEND**

- 2 BD RM FLAT
- 2 BD TOWNHOME
- 1 BD RM FLAT
- # UPPER LEVEL OF UNITS

\* All numbers are rough order of magnitude

**BLOCK F1 - SECOND FLOOR PLAN**





CENTRAL STREET

F2

GREEN STREET

INDIAN HILL BOULEVARD

**LEGEND**

- 2 BD RM FLAT
- 2 BD TOWNHOME
- 1 BD RM FLAT
- UPPER LEVEL OF UNITS

\* All numbers are rough order of magnitude

CLAREMONT SOUTH VILLAGE - BLOCK F & E HOUSING  
 27 APRIL 2022  
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**BLOCK F1 - THIRD FLOOR PLAN**



MOULE & POLYZOIDES  
 ARCHITECTS AND URBANISTS



CENTRAL STREET

F2

GREEN STREET

INDIAN HILL BOULEVARD

**LEGEND**

- 2 BD RM FLAT
- 2 BD TOWNHOME
- 1 BD RM FLAT
- UPPER LEVEL OF UNITS

\* All numbers are rough order of magnitude

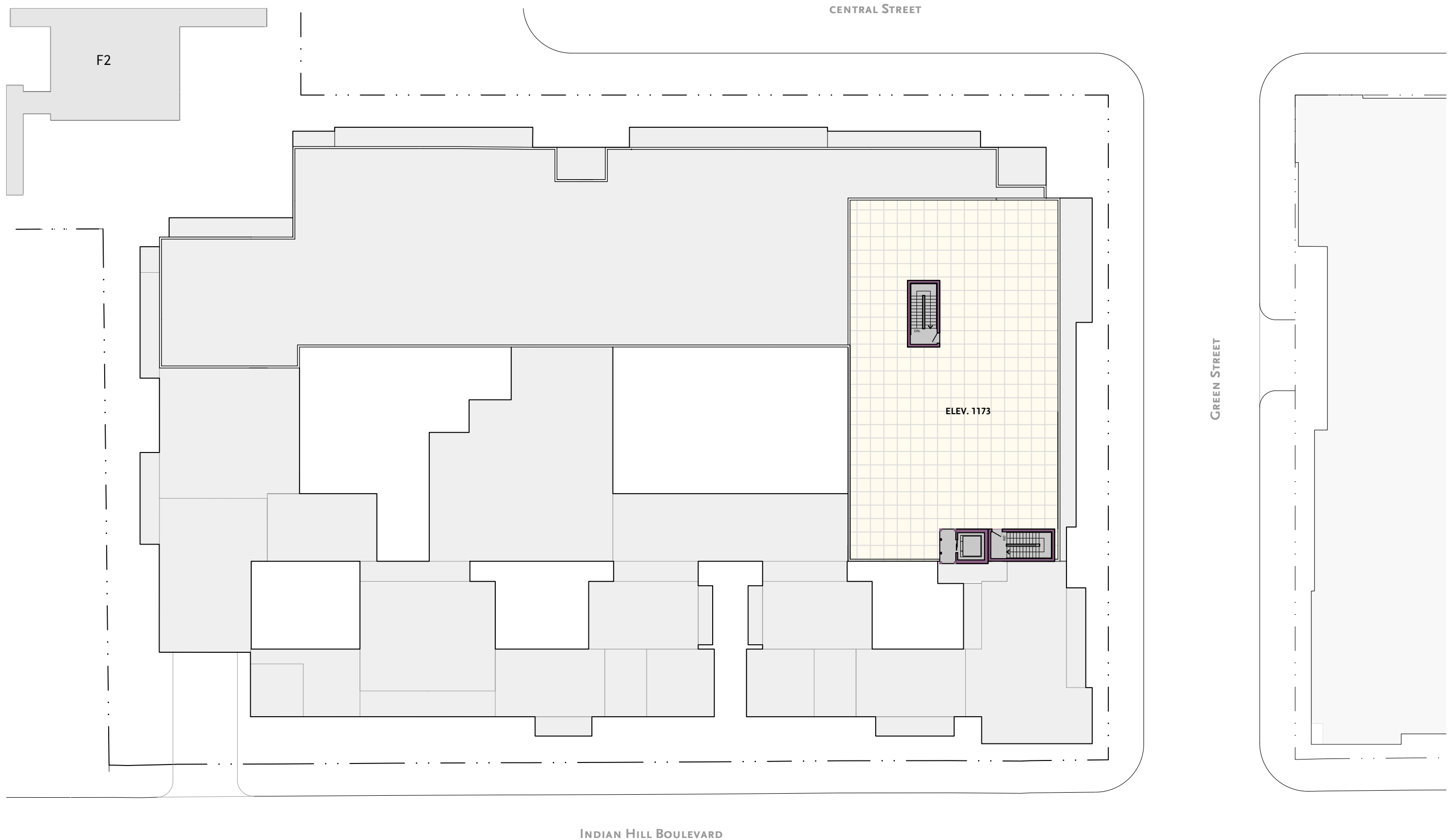
CLAREMONT SOUTH VILLAGE - BLOCK F & E HOUSING  
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**BLOCK F1 - FOURTH FLOOR PLAN**



MOULE & POLYZOIDES  
 ARCHITECTS AND URBANISTS





\* All numbers are rough order of magnitude

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### BLOCK F1 - ROOF PLAN



MOULE & POLYZOIDES  
 ARCHITECTS AND URBANISTS



\* All numbers are rough order of magnitude

### BLOCK F2 - GROUND FLOOR PLAN





**LEGEND**

- 3 BD RM FLAT
- 2 BD RM FLAT
- 2 BD TOWNHOME
- 1 BD RM FLAT
- UPPER LEVEL OF UNITS

\* All numbers are rough order of magnitude

### BLOCK F2 - SECOND FLOOR PLAN

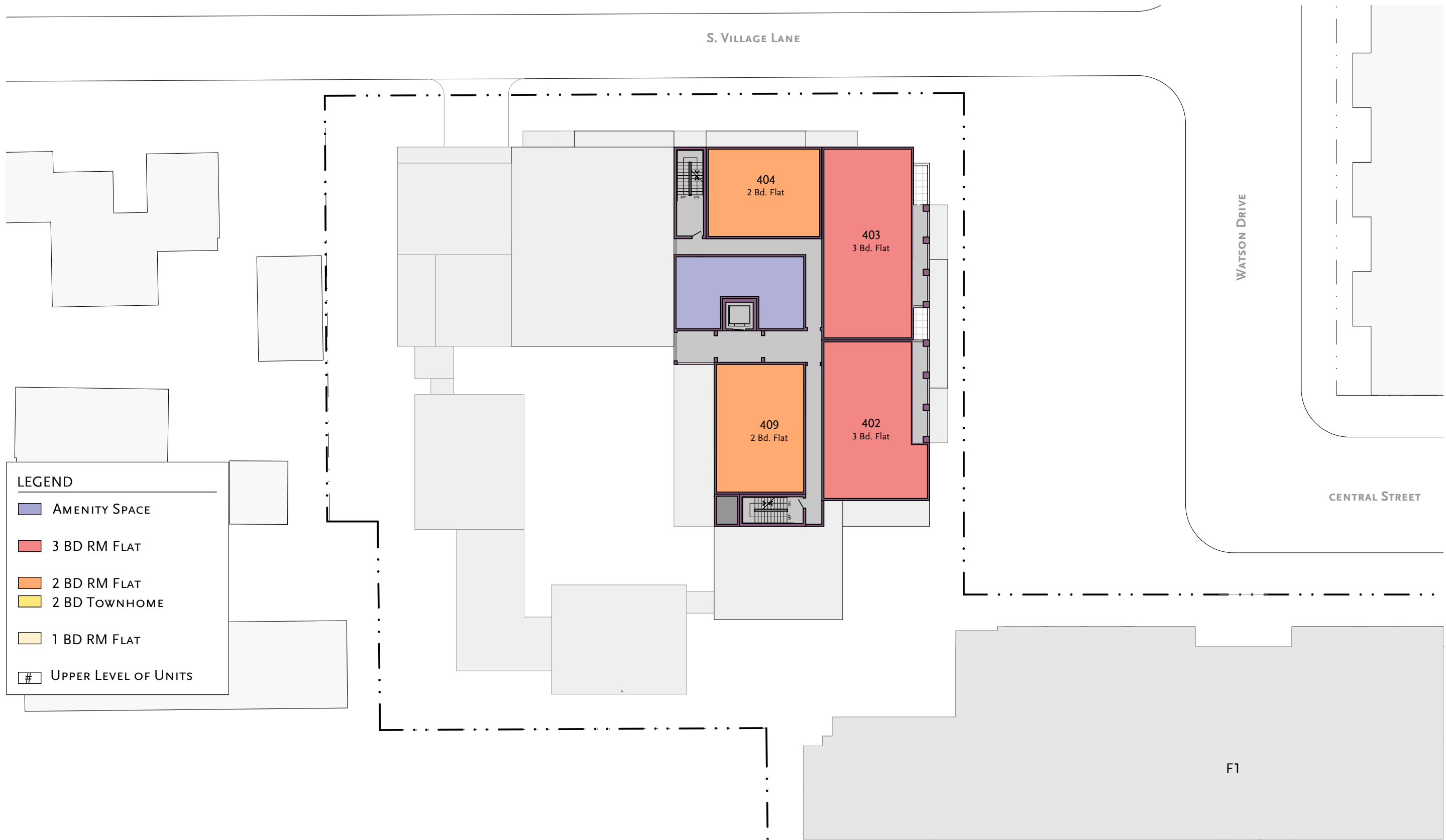




\* All numbers are rough order of magnitude

## BLOCK F2 - THIRD FLOOR PLAN



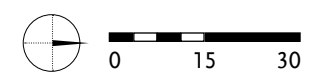


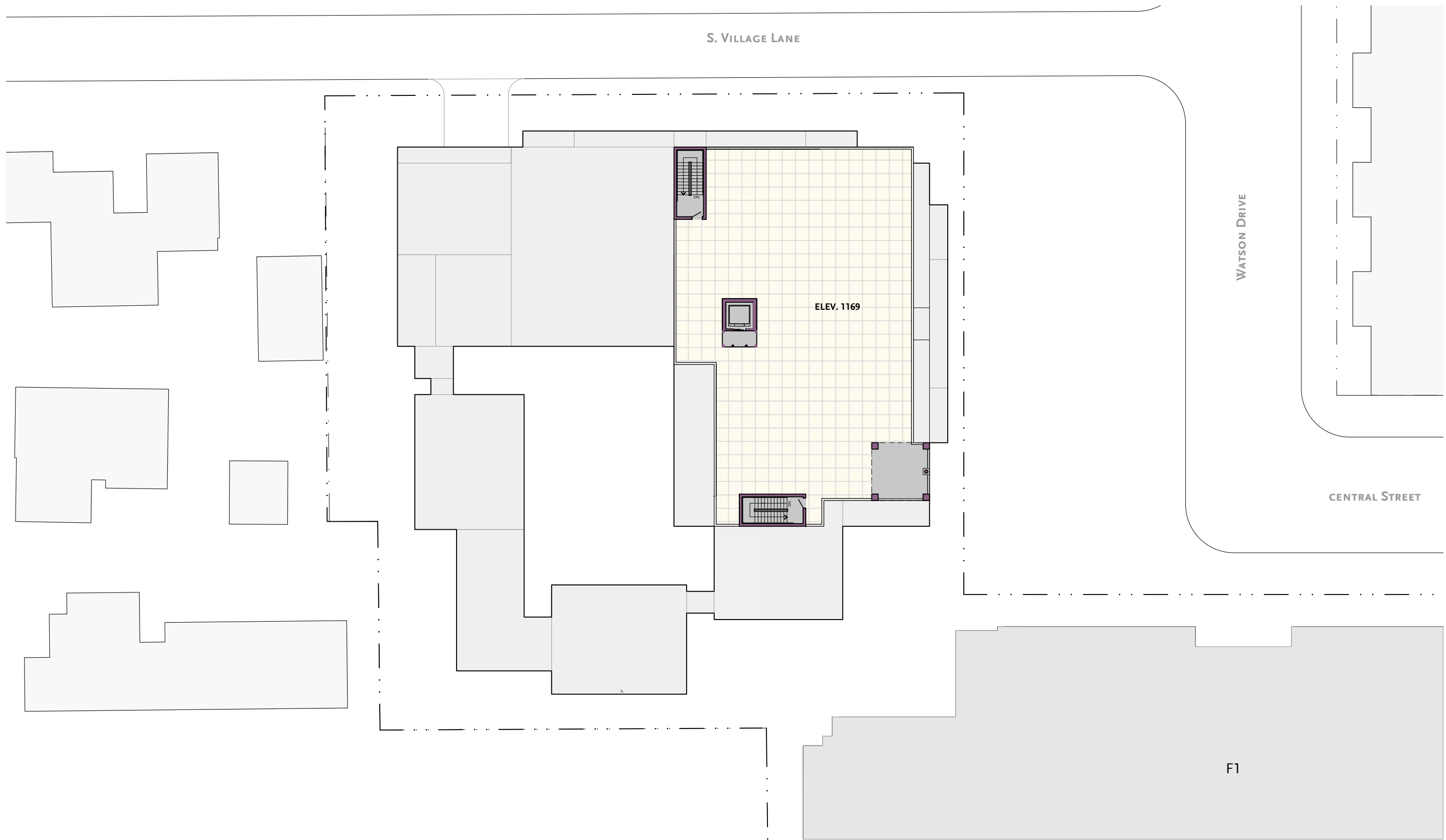
**LEGEND**

- AMENITY SPACE
- 3 BD RM FLAT
- 2 BD RM FLAT
- 2 BD TOWNHOME
- 1 BD RM FLAT
- # UPPER LEVEL OF UNITS

\* All numbers are rough order of magnitude

**Block F2 - Fourth Floor Plan**

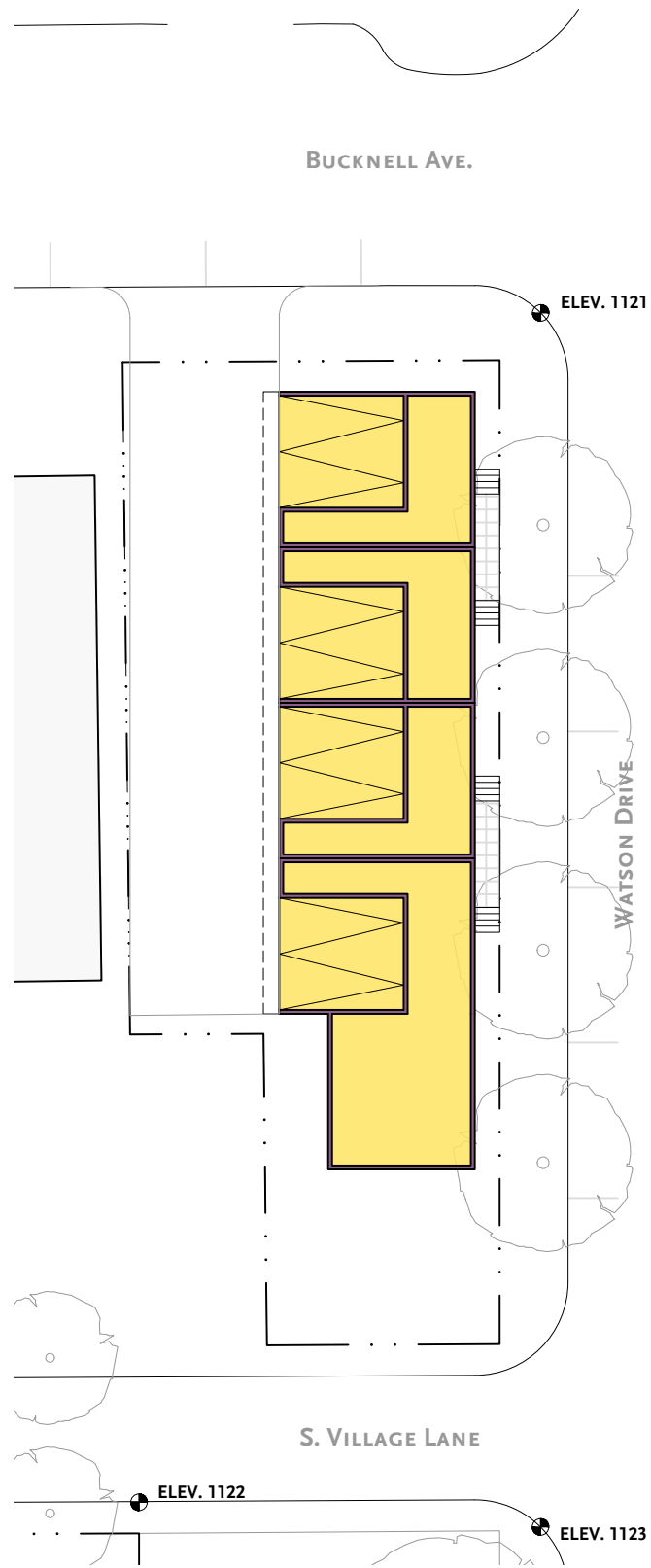




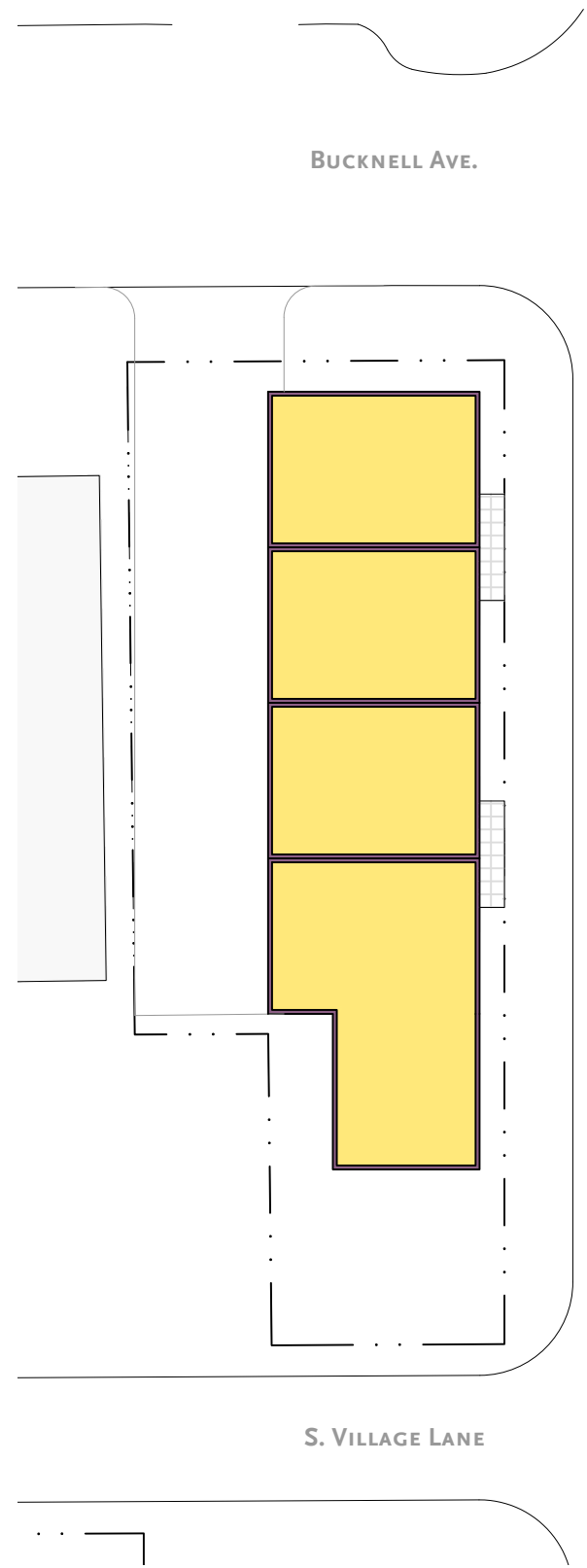
\* All numbers are rough order of magnitude

### BLOCK F2 - ROOF PLAN

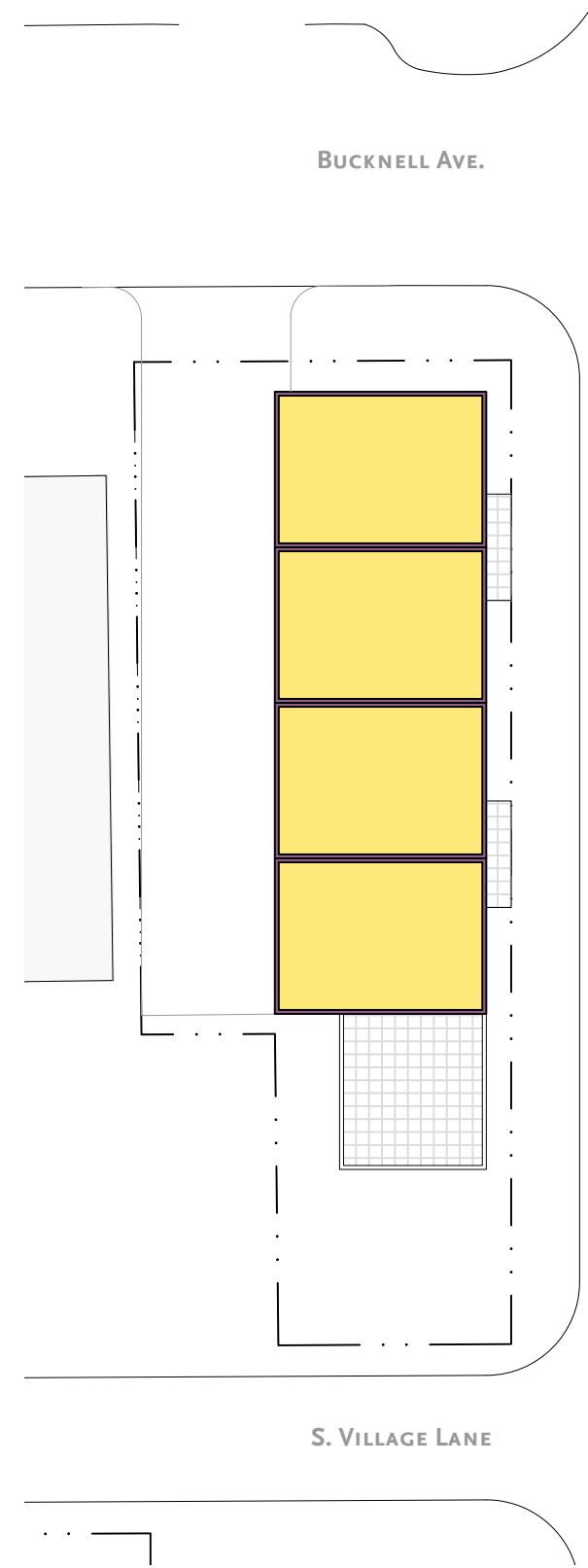




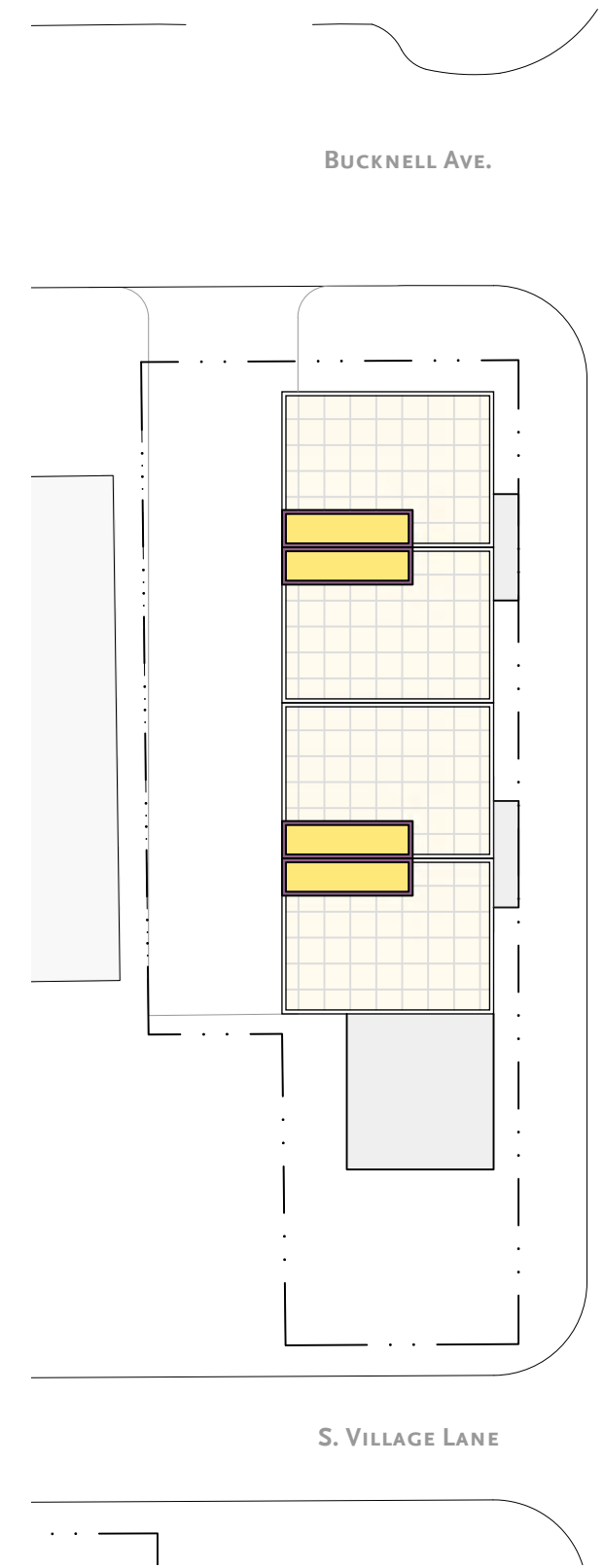
GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

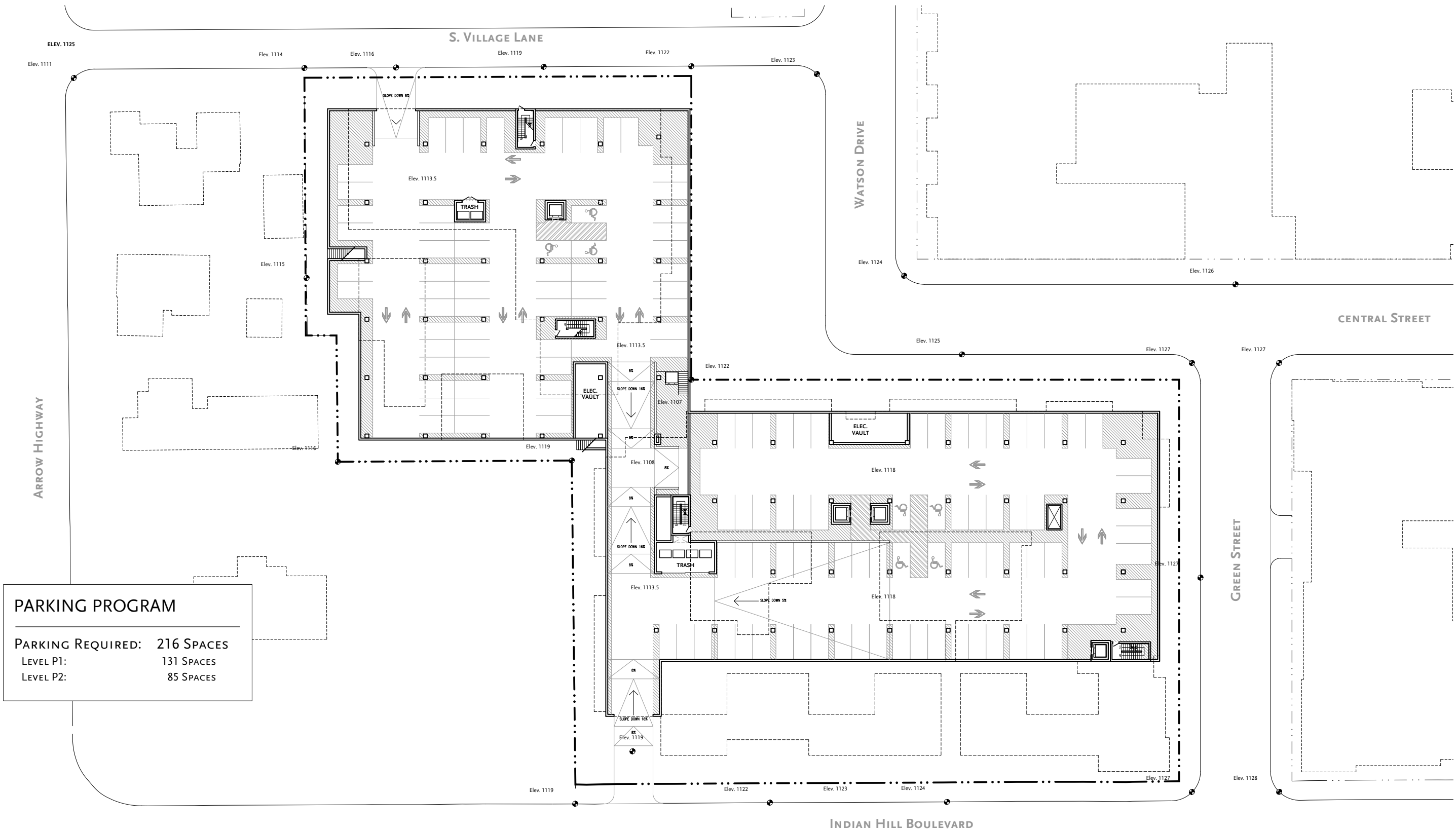


ROOF PLAN

\* All numbers are rough order of magnitude

BLOCK E - PLANS





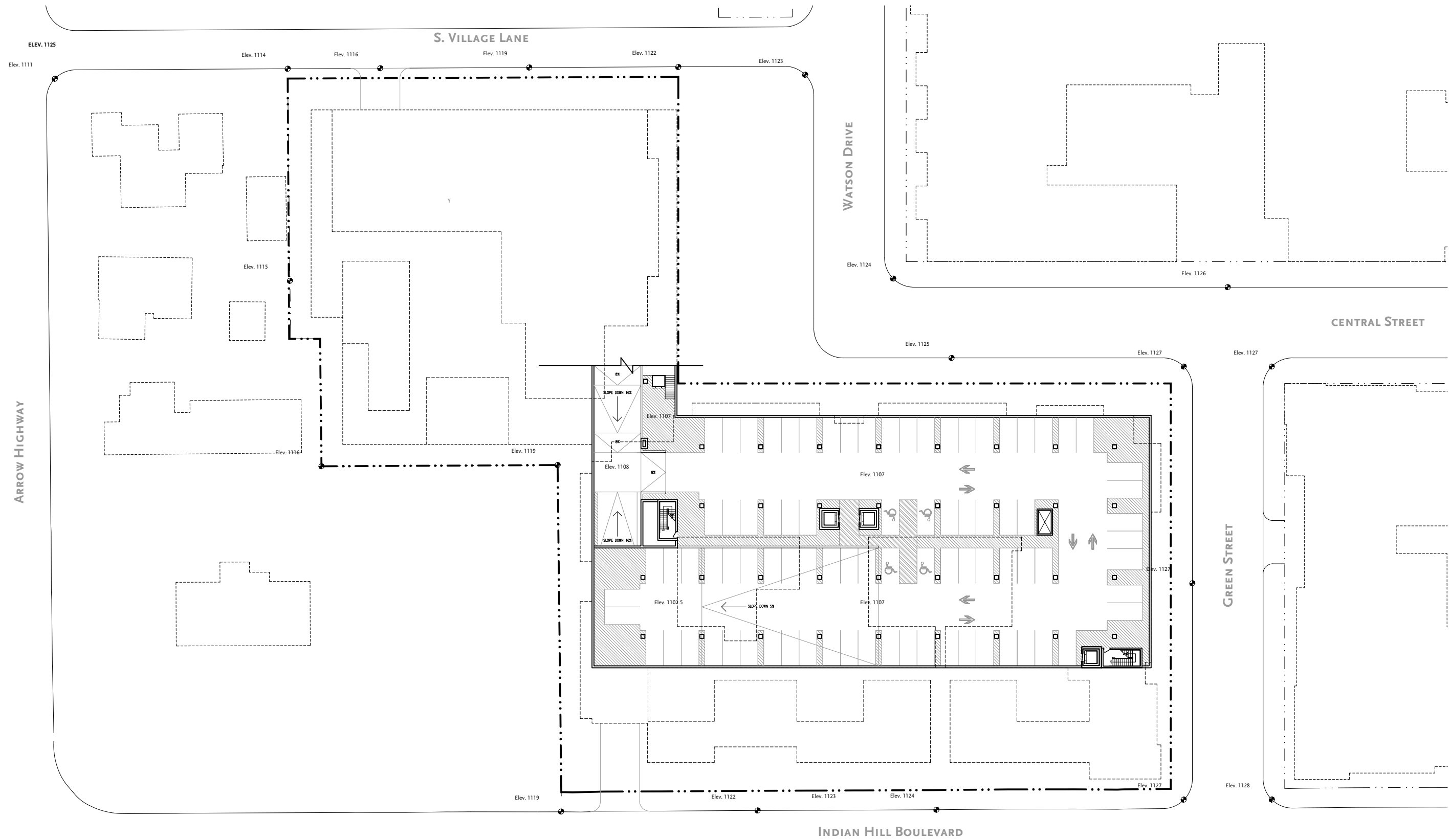
PARKING PROGRAM	
PARKING REQUIRED:	216 SPACES
LEVEL P1:	131 SPACES
LEVEL P2:	85 SPACES

\* All numbers are rough order of magnitude

PARKING PLAN - P1



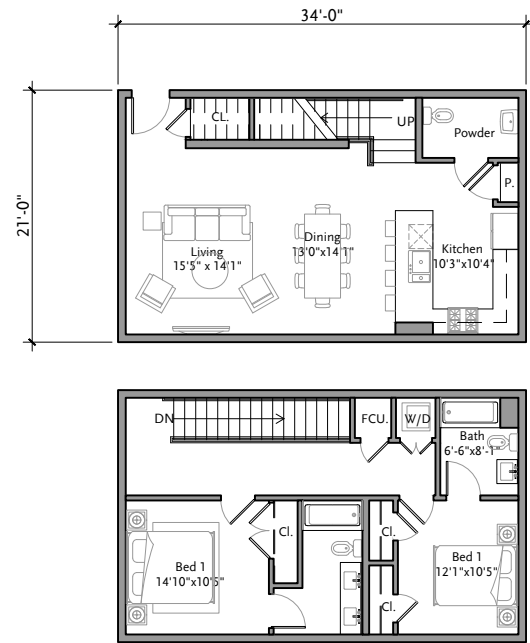




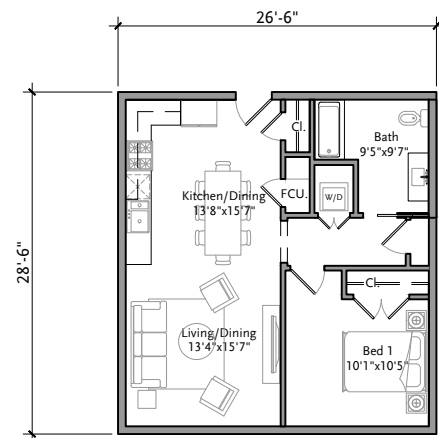
\* All numbers are rough order of magnitude

### PARKING PLAN - P2

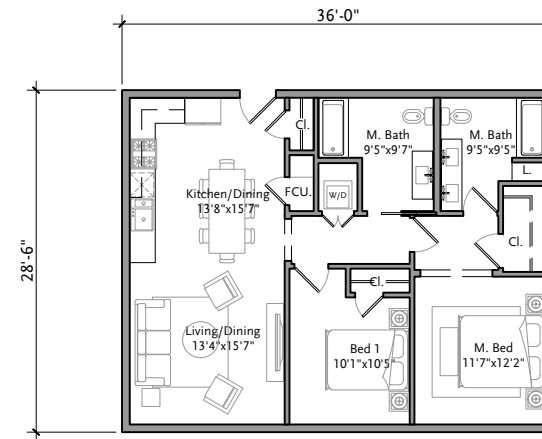




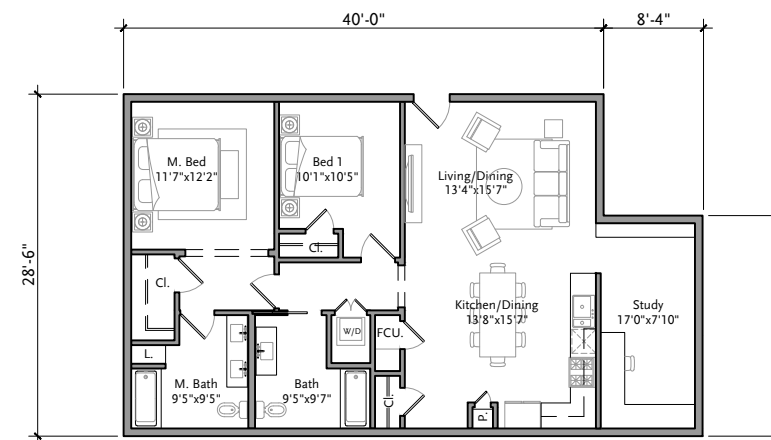
2 BD Townhome  
1292 NSF



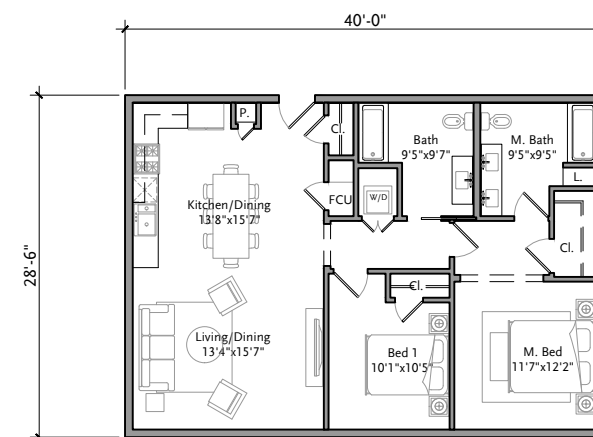
1 BD Flat  
688 NSF



2 BD Flat  
945 NSF



2 BD Flat  
1,196 NSF

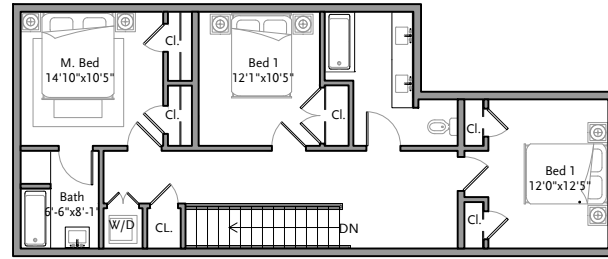
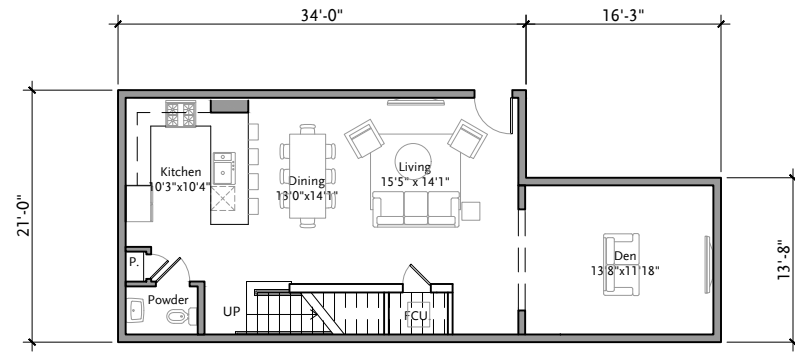


2 BD Flat  
1,055 NSF

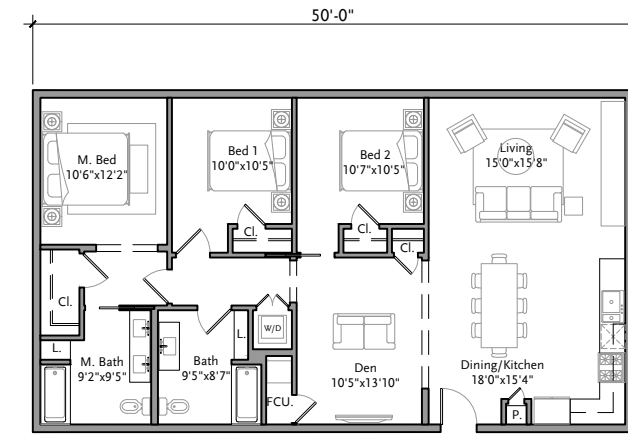
\* All areas are calculated from inside of exterior walls and party walls  
\* All numbers are rough order of magnitude

## ONE AND TWO BEDROOM UNIT PLANS

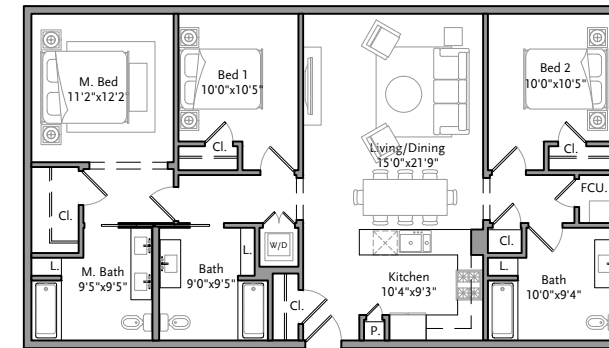




3 BD Townhome  
1,696 NSF



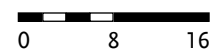
3 BD Flat  
1,327 NSF

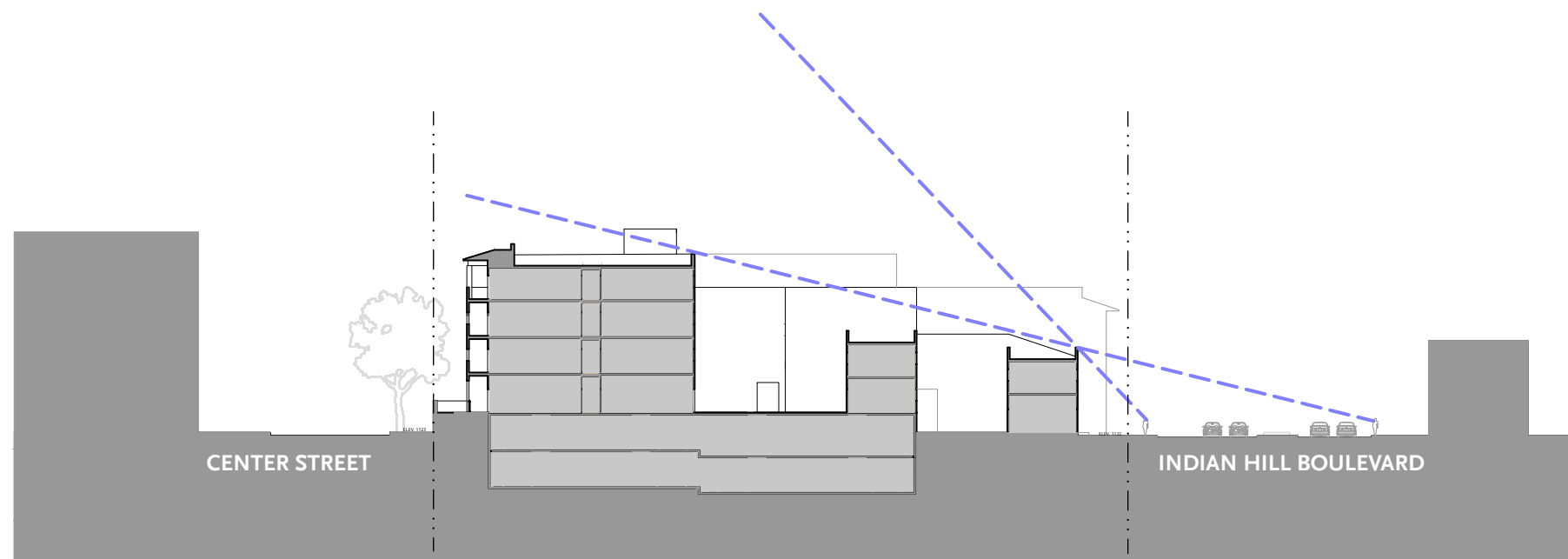


3 BD Flat  
1,327 NSF

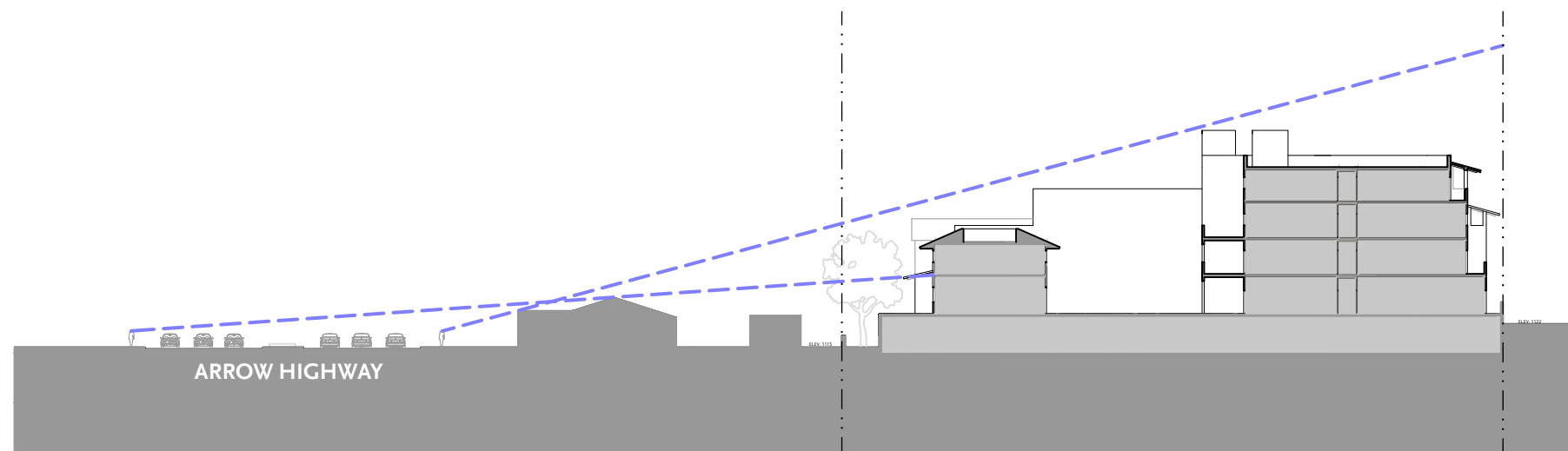
\* All areas are calculated from inside of exterior walls and party walls  
\* All numbers are rough order of magnitude

## THREE BEDROOM UNIT PLANS





BLOCK F1 FROM INDIAN HILL BOULEVARD



BLOCK F2 FROM ARROW HIGHWAY

\* All numbers are rough order of magnitude

LINE OF SIGHT STUDY





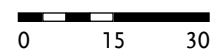
WEST ELEVATION



NORTH ELEVATION

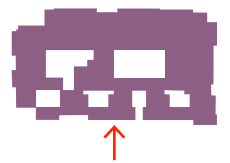
\* All numbers are rough order of magnitude

BLOCK F1 - WEST AND NORTH ELEVATION





EAST ELEVATION

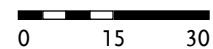


SOUTH ELEVATION



\* All numbers are rough order of magnitude

BLOCK F1 - EAST AND SOUTH ELEVATIONS

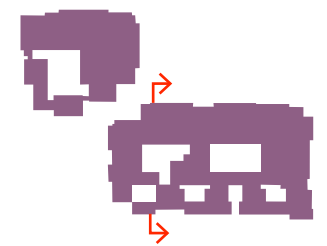
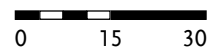




\* All numbers are rough order of magnitude

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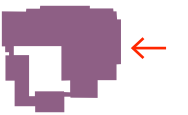
### BLOCK F1 - SECTION LOOKING NORTH



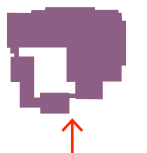
MOULE & POLYZOIDES  
 ARCHITECTS AND URBANISTS



NORTH ELEVATION

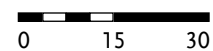


EAST ELEVATION



\* All numbers are rough order of magnitude

## BLOCK F2 - NORTH AND EAST ELEVATIONS



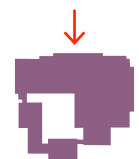




SOUTH ELEVATION



WEST ELEVATION



\* All numbers are rough order of magnitude

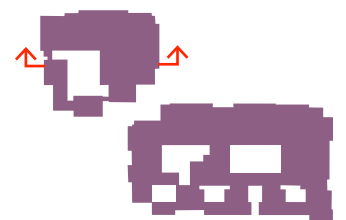
BLOCK F2 - SOUTH AND WEST ELEVATIONS





\* All numbers are rough order of magnitude

## BLOCK F2 - SECTION LOOKING WEST





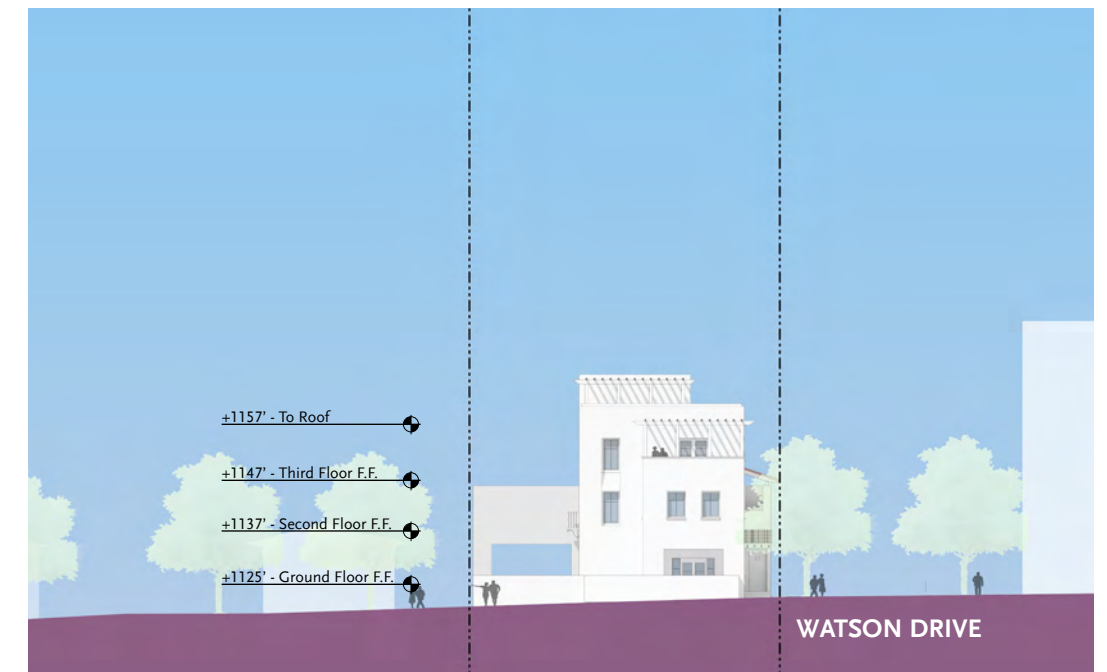
NORTH ELEVATION



WEST ELEVATION



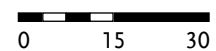
SOUTH ELEVATION



EAST ELEVATION

\* All numbers are rough order of magnitude

BLOCK E- ELEVATIONS





\* All numbers are rough order of magnitude

## BLOCK F1 STREET LEVEL VIEW - LOOKING SOUTHWEST



\* All numbers are rough order of magnitude

## BLOCK F1 STREET LEVEL VIEW - LOOKING SOUTHWEST



\* All numbers are rough order of magnitude

## BLOCK F1 STREET LEVEL VIEW - LOOKING NORTHWEST



\* All numbers are rough order of magnitude

## BLOCK F1 STREET LEVEL VIEW - LOOKING NORTHWEST



\* All numbers are rough order of magnitude

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## BLOCK F1 STREET LEVEL VIEW - LOOKING EAST

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS





\* All numbers are rough order of magnitude

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## BLOCK F1 STREET LEVEL VIEW - LOOKING EAST

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS



\* All numbers are rough order of magnitude

## BLOCK F1 STREET LEVEL VIEW - LOOKING SOUTHEAST



\* All numbers are rough order of magnitude

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## BLOCK F1 STREET LEVEL VIEW - LOOKING SOUTHEAST

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS



\* All numbers are rough order of magnitude

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## BLOCK F2 STREET LEVEL VIEW - LOOKING EAST

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS

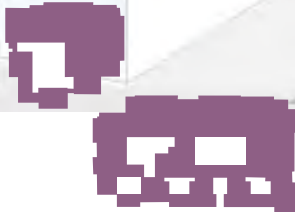


\* All numbers are rough order of magnitude

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## BLOCK F2 STREET LEVEL VIEW - LOOKING EAST

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS



\* All numbers are rough order of magnitude

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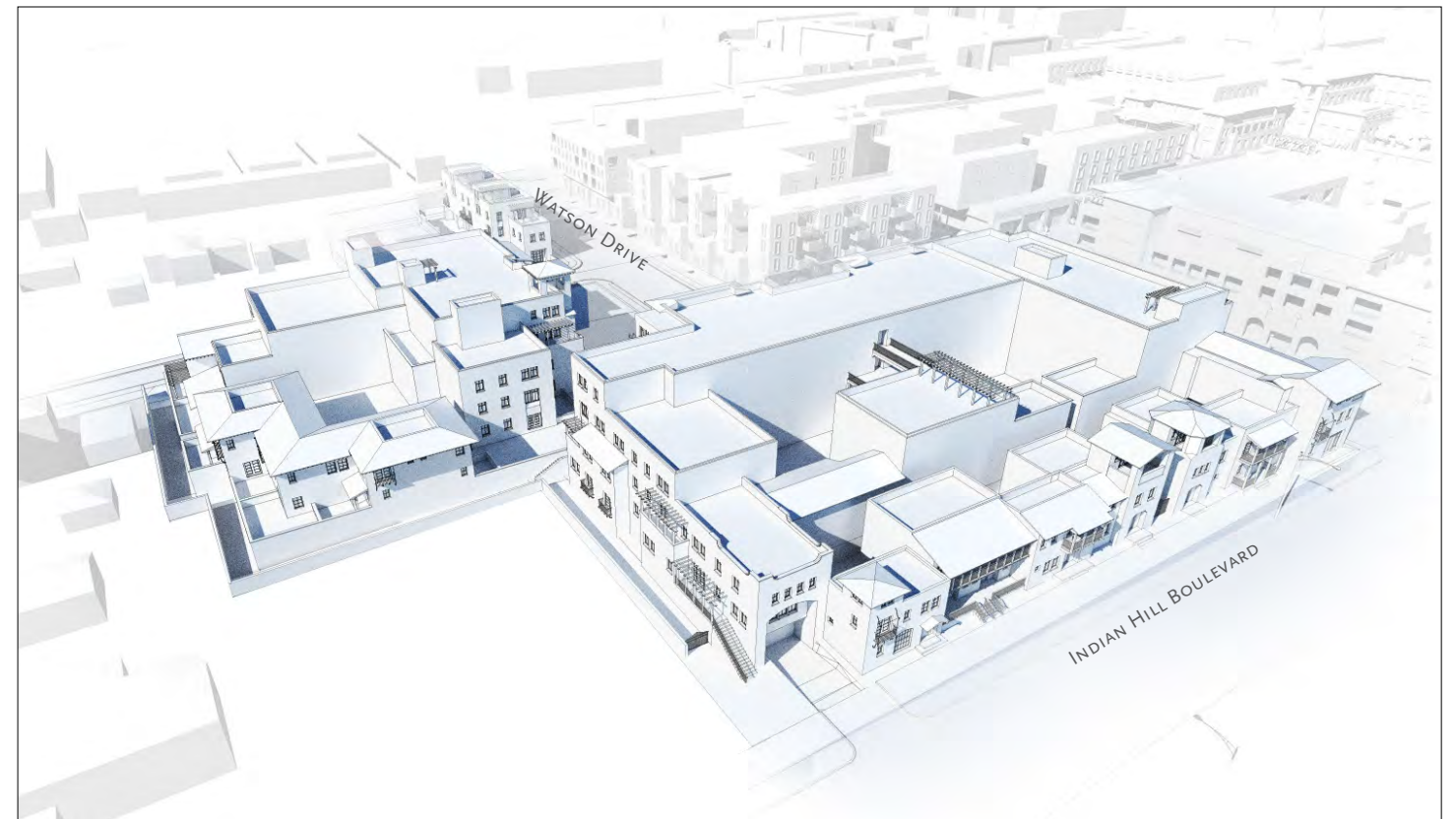
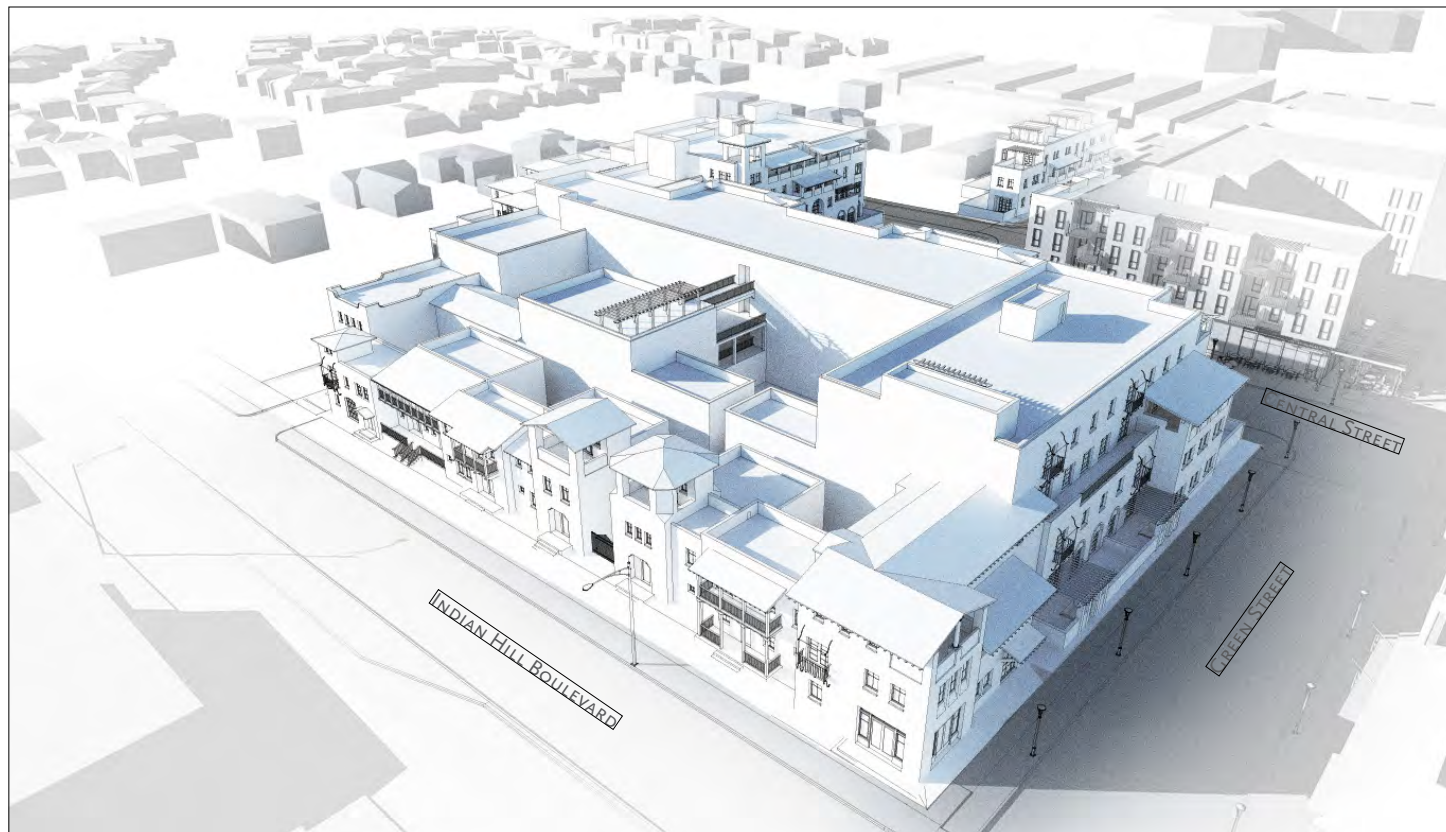
## BLOCK F1 STREET LEVEL VIEW - LOOKING SOUTHWEST

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS



\* All numbers are rough order of magnitude

## BLOCK F1 STREET LEVEL VIEW - LOOKING SOUTHWEST



\* All numbers are rough order of magnitude

## AERIAL VIEWS





House form buildings along Indian Hill Boulevard.



Two-story massing.



Occasional three-story accents.



A variety of projecting and recessed elements, such as balconies.



Cement Plaster Finish



Wood Balconies, Posts, and Rafters



Projecting Metal Balconies



Terracotta Roof Tiling

## MOOD BOARD: INDIAN HILL BLVD.



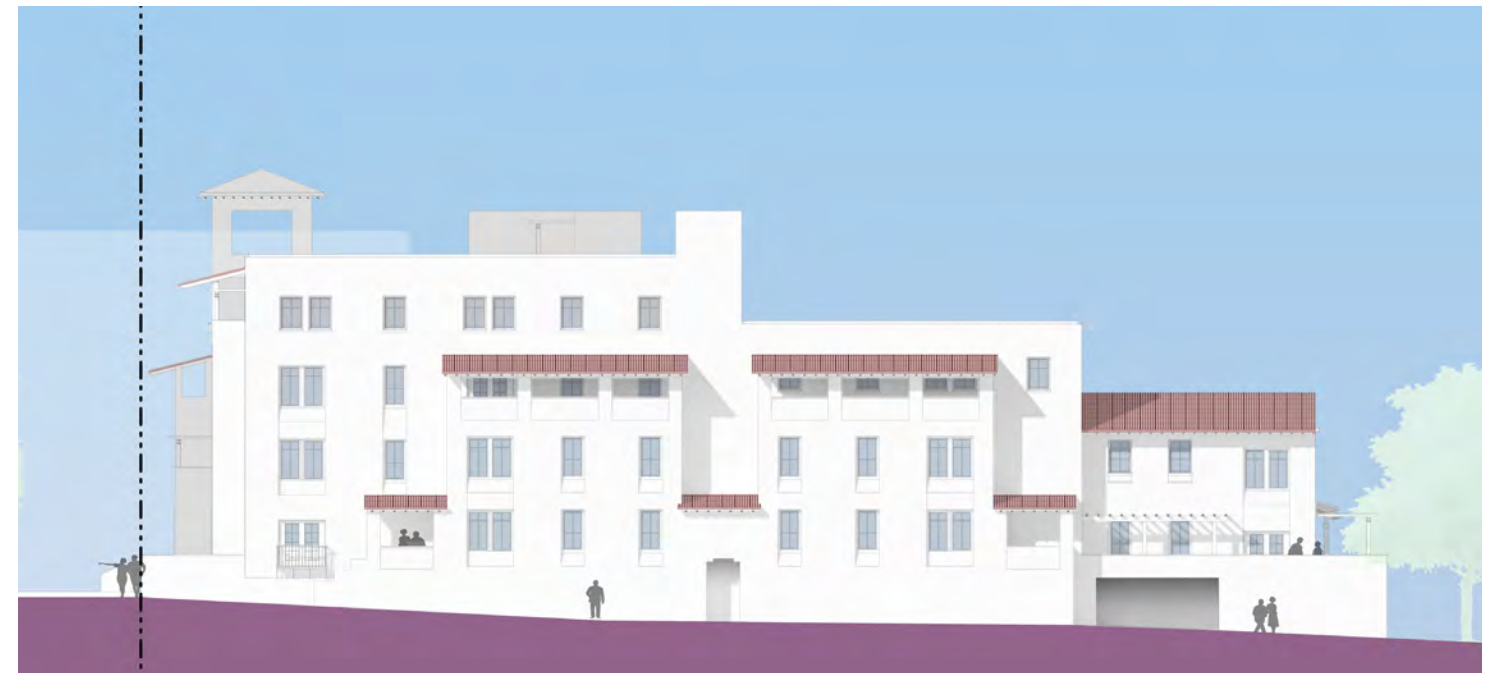
Four-story background buildings.



Frontage layers to reduce scale.



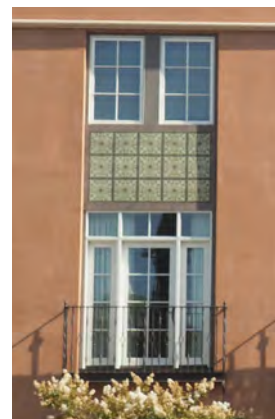
Three and four story massing.



Cement Plaster Finish



Projecting Metal Balconies



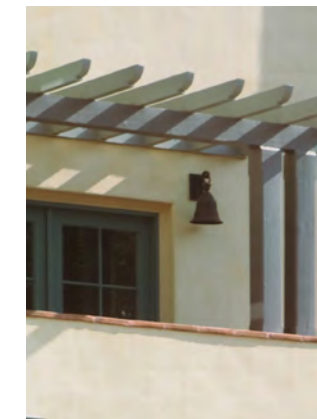
Spandrel Panel



Upper Story Loggias



Garage Entrance



Wood Trellises



Terracotta Roof Tiling

## MOOD BOARD: GREEN ST. & SOUTH VILLAGE DR.



Three-four story massing.



Entrances from sidewalk.



Four story background buildings.



A varied composition of openings.



Cement Plaster Finish



Wood Paneling



Upper Story Loggias



Paseo and Metal Gate



Wood Trellises



Terracotta Roof Tiling

## MOOD BOARD: CENTER ST.



Three-story massing with layered frontages.



Three-story massing townhouses.



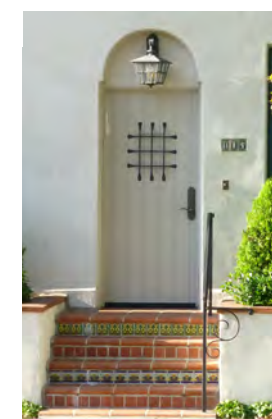
Cement Plaster Finish



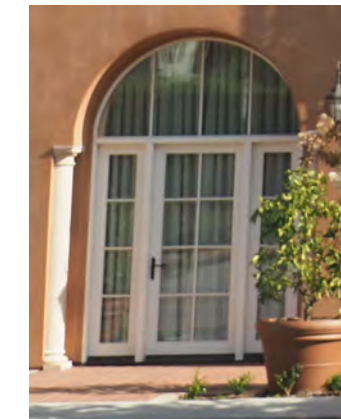
Upper Story Loggias



Wood Trellises



Front Stoop



Picture Window



Terracotta Roof Tiling

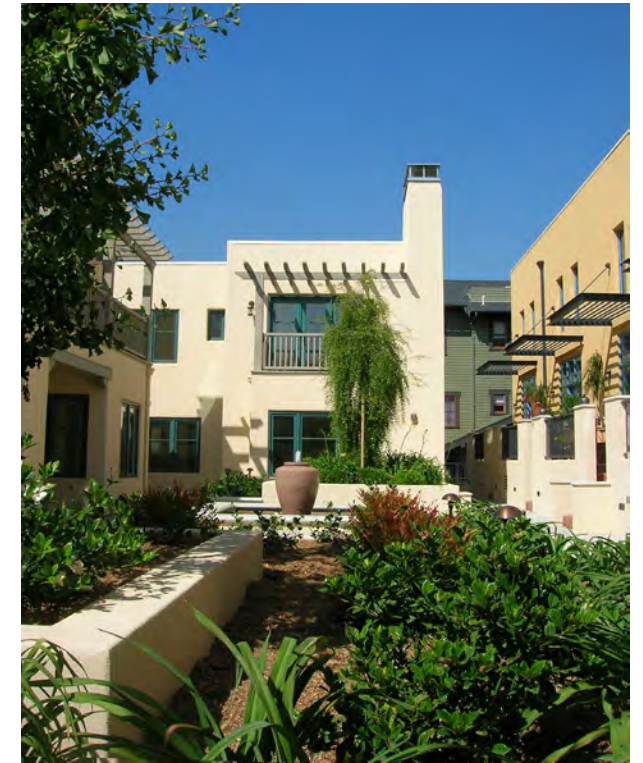
## MOOD BOARD: WATSON DR.



*Courtyard with fountain and landscaping*



*Courtyard with fireplace.*



*Upper floor balconies and terraces overlook a courtyard.*



*Courtyard with stairs to upper level units.*



*Courtyards are interconnected by covered or and uncovered passages.*



*Building entrance from sidewalk.*



*Trellis shades residential terrace while enhancing the visual interest of the building elevation.*



*Tower as architectural accent.*



*A loggia brings natural light into an upper story circulation path and views into courtyard.*



*Wood balcony adds material warmth and character to facade.*