150.00' PROPERTY LINE

(E) GATE

PROPOSED DRIVEWAY

50.00' PROPERTY LINE

50.00' PROPERTY LINE

11TH STREET

(N) WALKWAY

(E) SINGLE FAMILY RESIDENCE

(E) DETACHED GARAGE

150.00' PROPERTY LINE

PROPOSED SITE PLAN
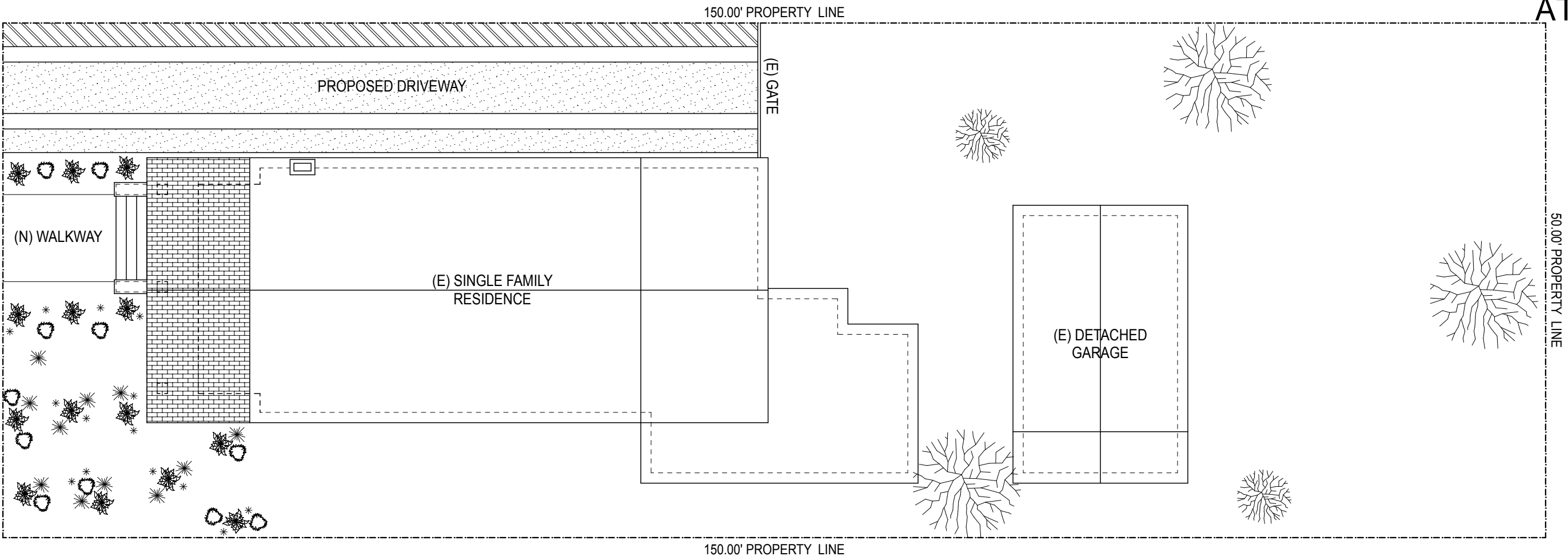
SCALE 3/32" = 1'-0"

N

DESIGN

GIOVANNI QUINTERO

167 OAHU WAY
PLACENTIA, CA 92870

TELEPHONE: 310 749.7536

E-MAIL: LOOKING4GIO@GMAIL.COM

PROJECT ADDRESS

245 W 11TH STREET
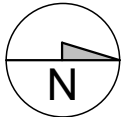CLAREMONT, CA 91711

SITE PLAN

SCOPE OF WORK

(E) SINGLE FAMILY RESIDENCE

-NEW FRONT PATIO COVER
-NEW ROOF OVER NEW PATIO COVER
-RELOCATE FRONT DOOR
-EXISTING STUCCO TO BE REPAIRED AND PAINTED
-EXISTING WINDOWS TO BE REPLACED WITH NEW
 WINDOWS

VICINITY MAP

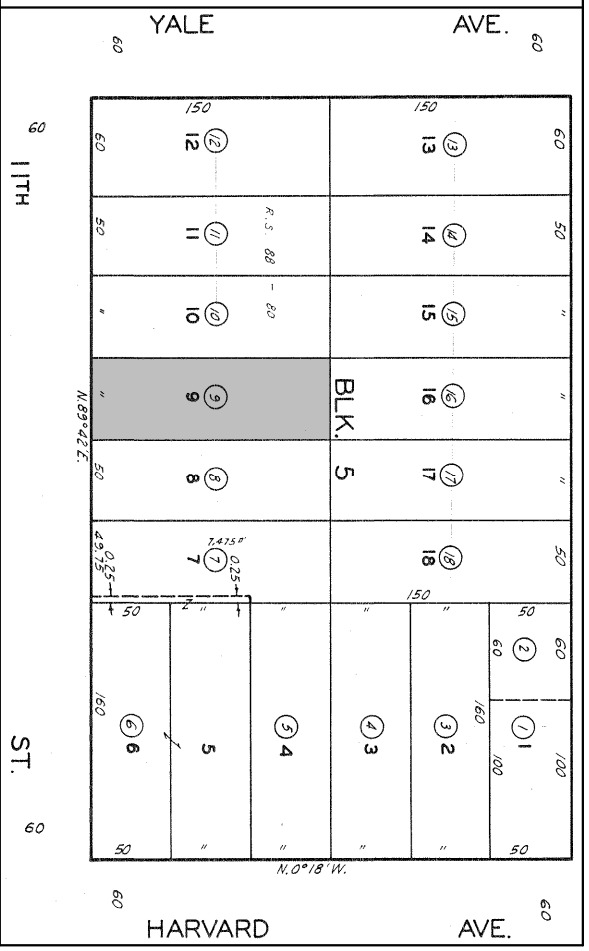YALE AVE.

11TH

12 | 13
11 | 14
10 | 15
9 | BLK. 5 | 16
8 | 17
7 | 18

ST.

HARVARD AVE.

CODE INFORMATION

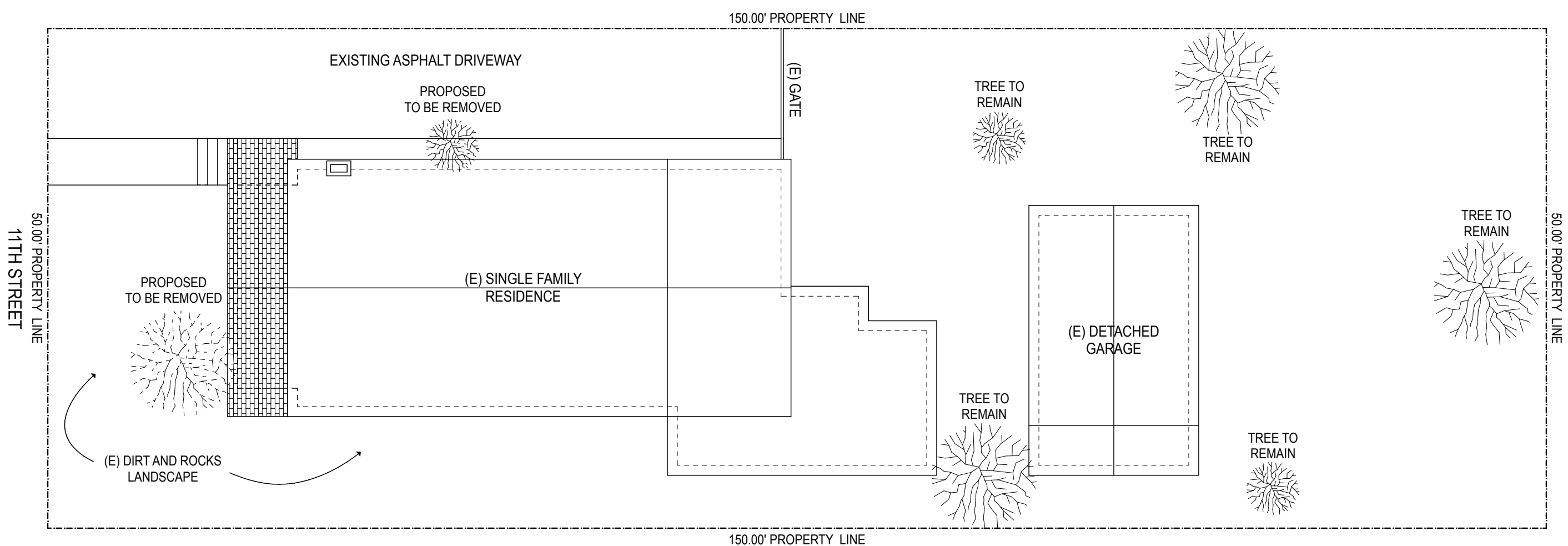| CONSTRUCTION TYPE: | TYPE VB |
OCCUPANCY TYPE:	R1-1
SPRINKLERS:	NO
LOT AREA:	7,500 sqft
ASS PARCEL NO.:	8309-077-009
BLOCK:	5
LOT:	9

LOT COVERAGE

EXISTING HOUSE SQFT:	1,542 sqft
NEW COVERED PATIO SQFT:	129 sqft
	1,671 sqft

LOT COVERAGE: 7,500 / 1,671 = 22.28%

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET NUMBER

A-01

150.00' PROPERTY LINE

EXISTING ASPHALT DRIVEWAY

PROPOSED
TO BE REMOVED

(E) GATE

TREE TO
REMAIN

TREE TO
REMAIN

TREE TO
REMAIN

50.00' PROPERTY LINE

11TH STREET

50.00' PROPERTY LINE

(E) SINGLE FAMILY
RESIDENCE

PROPOSED
TO BE REMOVED

(E) DETACHED
GARAGE

(E) DIRT AND ROCKS
LANDSCAPE

TREE TO
REMAIN

TREE TO
REMAIN

150.00' PROPERTY LINE
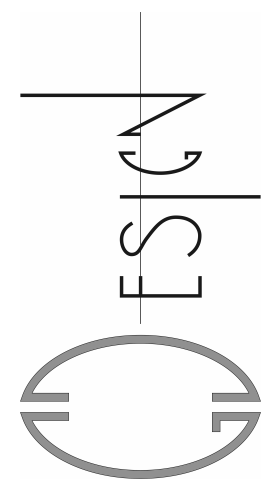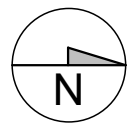
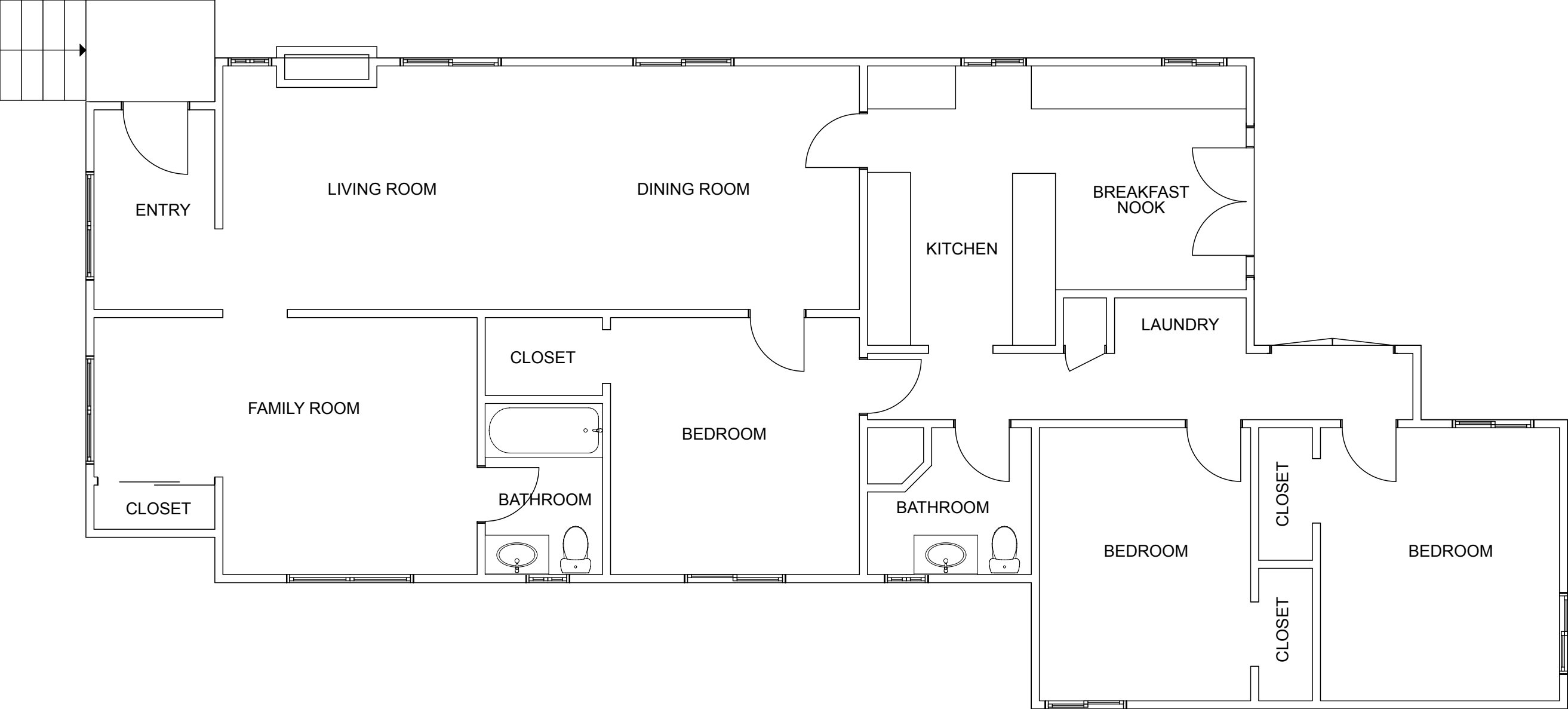# EXISTING SITE PLAN

SCALE 3/32" = 1'-0"

N

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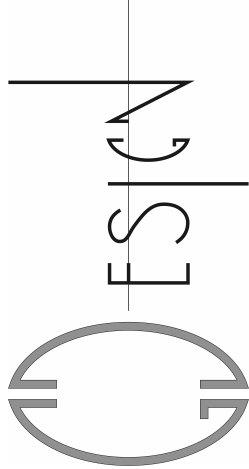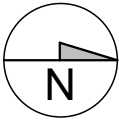CLAREMONT, CA 91711

EXISTING SITE PLAN

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-02

EXISTING FULL FLOOR PLAN

SCALE 3/16" = 1'-0"

N

Floor plan labels:
- ENTRY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BREAKFAST NOOK
- LAUNDRY
- FAMILY ROOM
- CLOSET
- BEDROOM
- BATHROOM
- CLOSET
- BATHROOM
- BEDROOM
- CLOSET
- CLOSET
- BEDROOM

EXISTING FULL FLOOR PLAN

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-03

DOOR SCHEDULE
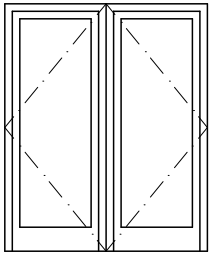
01

DOOR

ID	SIZE W X H	TYPE	AMOUNT
01	5'-0" x 6'-8"	EXTERIOR	02
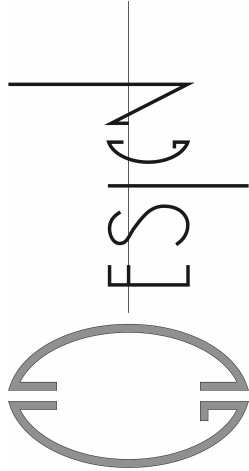
GIOVANNI QUINTERO

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PROJECT ADDRESS

245 W 11TH STREET
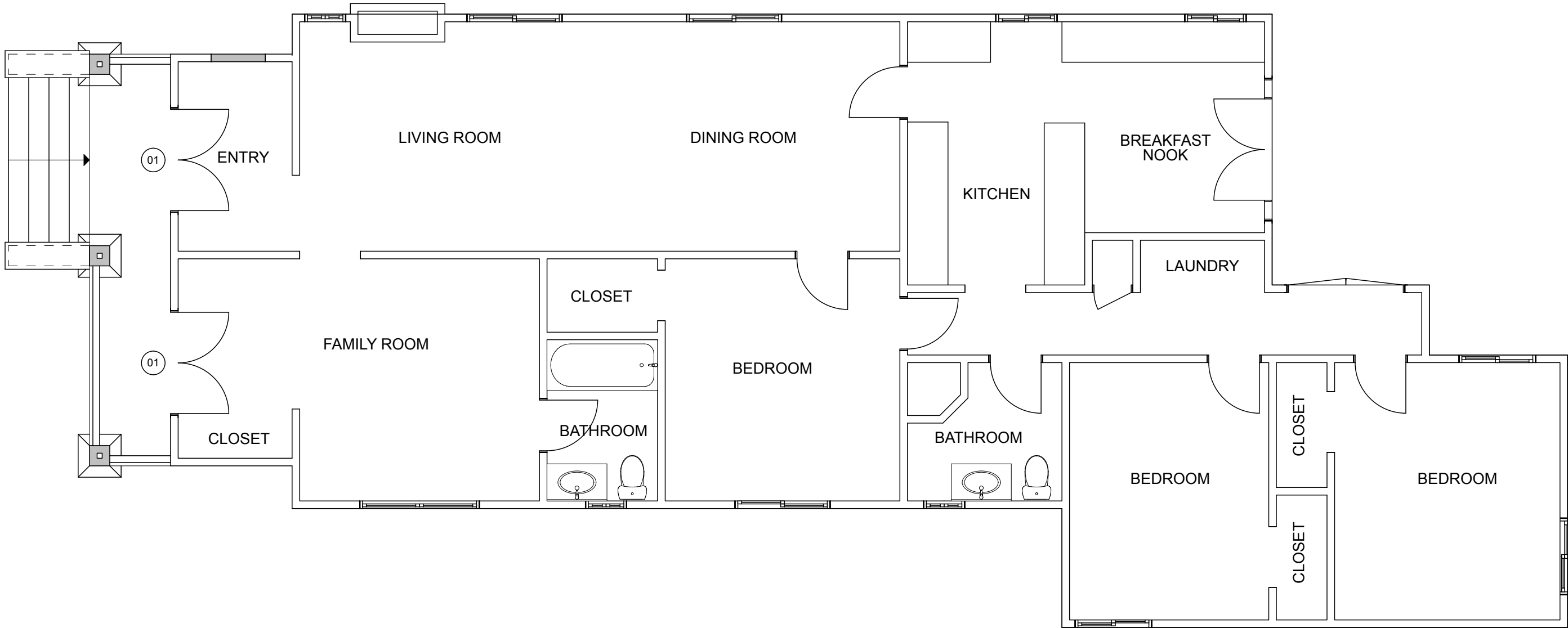CLAREMONT, CA 91711
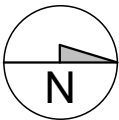
PROPOSED FULL FLOOR PLAN

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-04

Floor Plan Labels

ENTRY

LIVING ROOM

DINING ROOM

BREAKFAST NOOK

KITCHEN

FAMILY ROOM

CLOSET

LAUNDRY

BATHROOM

BEDROOM

CLOSET

BATHROOM

BEDROOM

CLOSET

CLOSET

BEDROOM

PROPOSED FULL FLOOR PLAN

SCALE 3/16" = 1'-0"

N

DEMO (E) TREE

DEMO (E) CONCRETE STEPS

DEMO (E) FRONT DOOR

DEMO (E) WINDOW

DEMO (E) WINDOW

PROPERTY LINE

PROPERTY LINE

EXISTING / DEMO FLOOR PLAN

19'-0"

DEMO (E) ASPHALT DRIVEWAY

DEMO (E) TREE

N

PROPERTY LINE

PROPOSED DEMO PLAN - ENTRY
SCALE 3/16" = 1'-0"

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CLAREMONT, CA 91711

EXISTING / DEMO

DATE   JAN 31, 2024
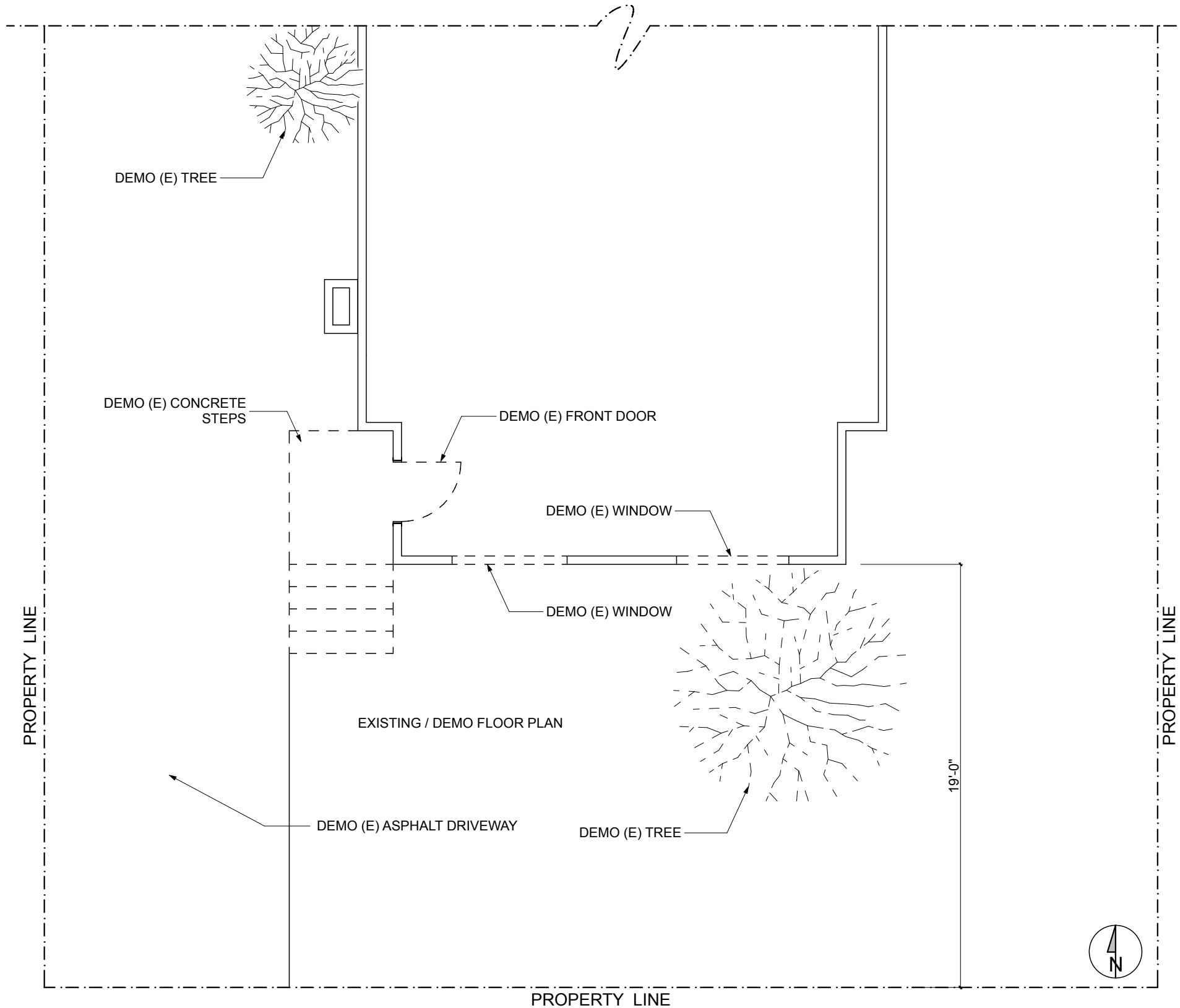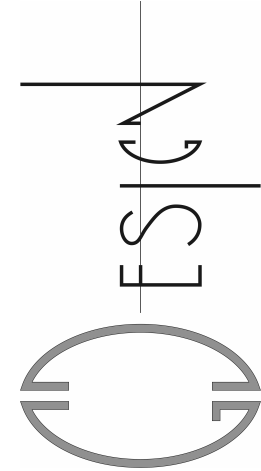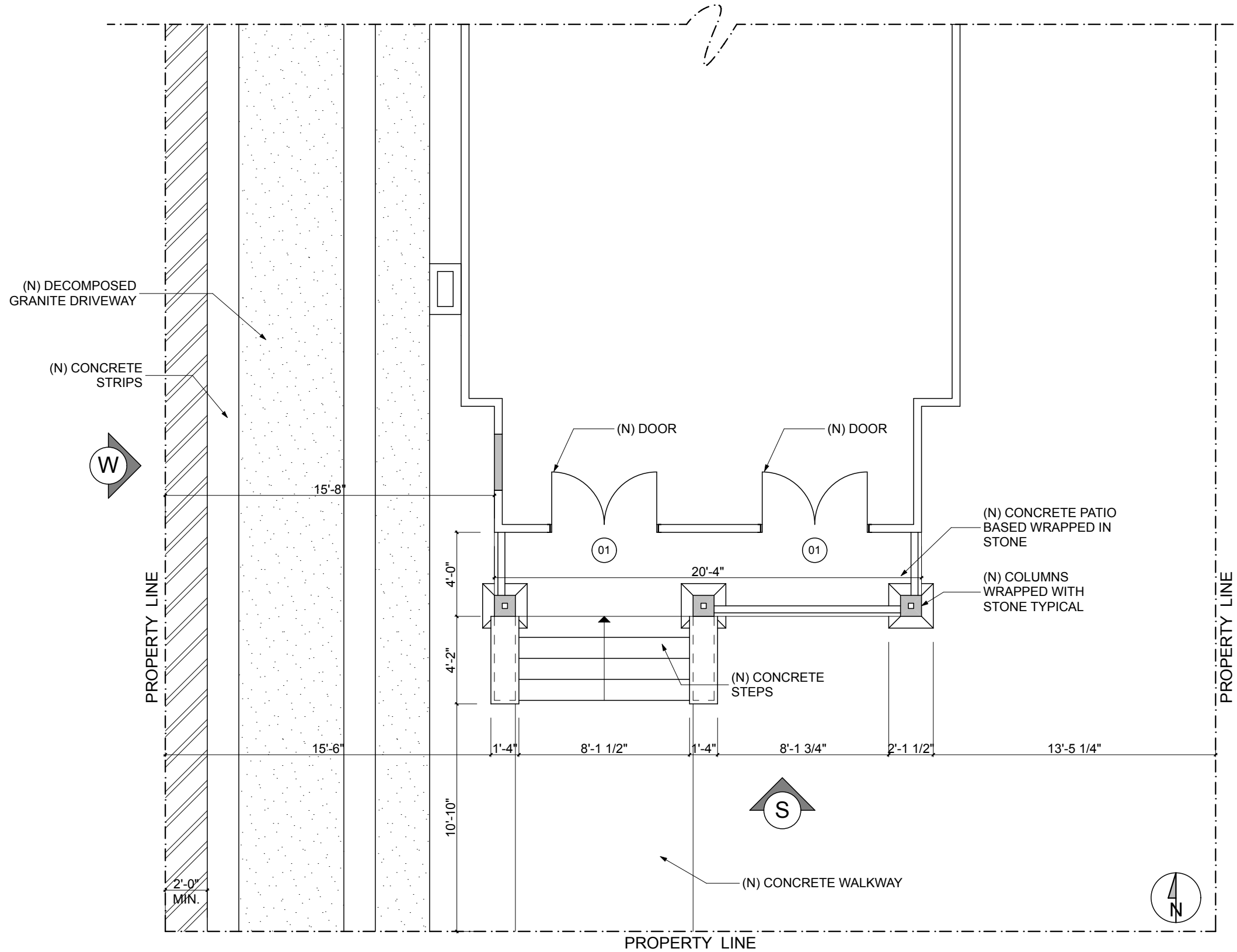
SCALE

DRAWN   GQ

SHEET
NUMBER

A-05

PROJECT ADDRESS

245 W 11TH STREET
CLAREMONT, CA 91711

PROPOSED FLOOR PLAN

(N) DECOMPOSED
GRANITE DRIVEWAY

(N) CONCRETE
STRIPS

W

15'-8"

PROPERTY LINE

(N) DOOR

(N) DOOR

(N) CONCRETE PATIO
BASED WRAPPED IN
STONE

(N) COLUMNS
WRAPPED WITH
STONE TYPICAL

01

01

20'-4"

4'-0"

4'-2"

(N) CONCRETE
STEPS

15'-6"

1'-4"

8'-1 1/2"

1'-4"

8'-1 3/4"

2'-1 1/2"

13'-5 1/4"

10'-10"

S

2'-0"
MIN.

PROPERTY LINE

(N) CONCRETE WALKWAY

N

PROPERTY LINE

PROPOSED FLOOR PLAN - ENTRY

SCALE 3/16" = 1'-0"

DATE   JAN 31, 2024

SCALE

DRAWN   GQ

SHEET
NUMBER

A-06

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

38 sq ft

29 sq ft

95 sq ft

29 sq ft

49 sq ft

68 sq ft

93 sq ft

422 sq ft

PROPOSED FRONT YARD LANDSCAPE

SCALE 3/16" = 1'-0"

FRONT YARD
SQUARE FOOTAGE BREAKDOWN

DECOMPOSED
GRANITE DRIVEWAY

SOFTSCAPE

CONCRETE

SOFTSCAPE: 422 + 68 + 38 = 528sqft / 823sqft = 64%

HARDSCAPE: 93 + 49 + 29 + 95 + 29 = 295sqft / 823sqft = 35%

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245 W 11TH STREET
CLAREMONT, CA 91711

LANDSCAPE BREAKDOWN

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-07

W

(N) FRONT PORCH
ROOF TO MATCH
(E) SLOPE AND MATERIAL
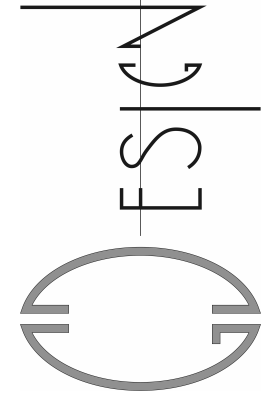
4'-0"

PROPERTY LINE

PROPERTY LINE

15'-0"

S

N

PROPERTY LINE

PROPOSED ROOF PLAN- ENTRY

SCALE 3/16" = 1'-0"

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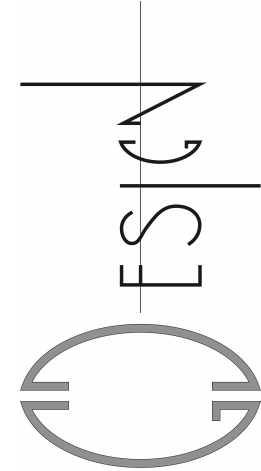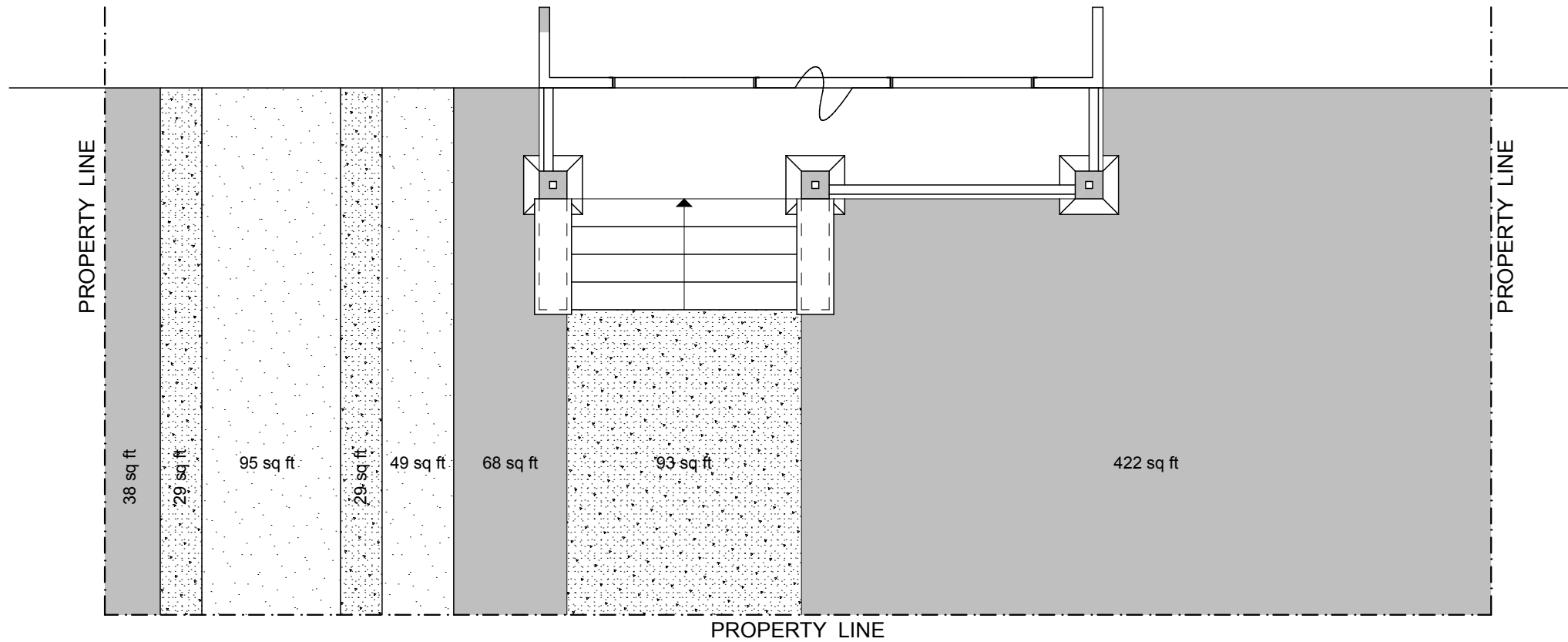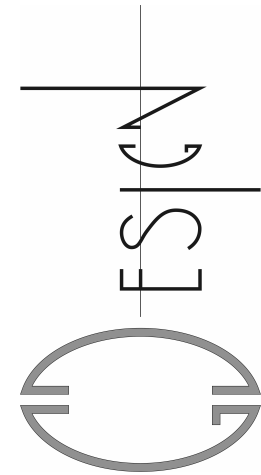PROPOSED ROOF PLAN

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-08

(N) FRONT PORCH
LIGHTING

(N) STONE CAP

(N) COLUMNS
WRAPPED WITH
STONE TYPICAL

(N) FRONT PORCH
ROOF TO MATCH
(E) SLOPE AND MATERIAL

(N) HORIZONTAL
WOOD RAILING

3'-6"

2'-6"

(N) CONCRETE
STEPS

(N) CONCRETE BASE
WRAPPED WITH STONE

PROPOSED SOUTH ELEVATION (FRONT)
SCALE 3/16" = 1'-0"

(N) FRONT PORCH
ROOF TO MATCH
(E) SLOPE AND MATERIAL

(N) HORIZONTAL
WOOD RAILING

(N) STONE CAP

(N) COLUMNS
WRAPPED WITH
STONE TYPICAL

(N) CONCRETE BASE
WRAPPED WITH STONE

**PROPOSEDPARTIAL
WEST ELEVATION (SIDE)**
SCALE 3/16" = 1'-0"

EXISTING SOUTH ELEVATION (FRONT)
SCALE 3/16" = 1'-0"
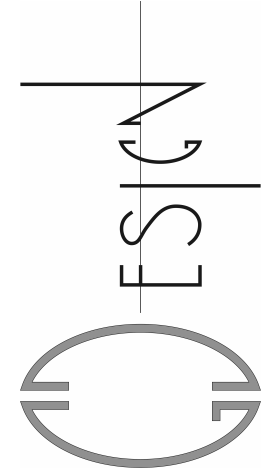
GIOVANNI QUINTERO

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TELEPHONE: 310 749.7536

E-MAIL: LOOKING4GIO@GMAIL.COM

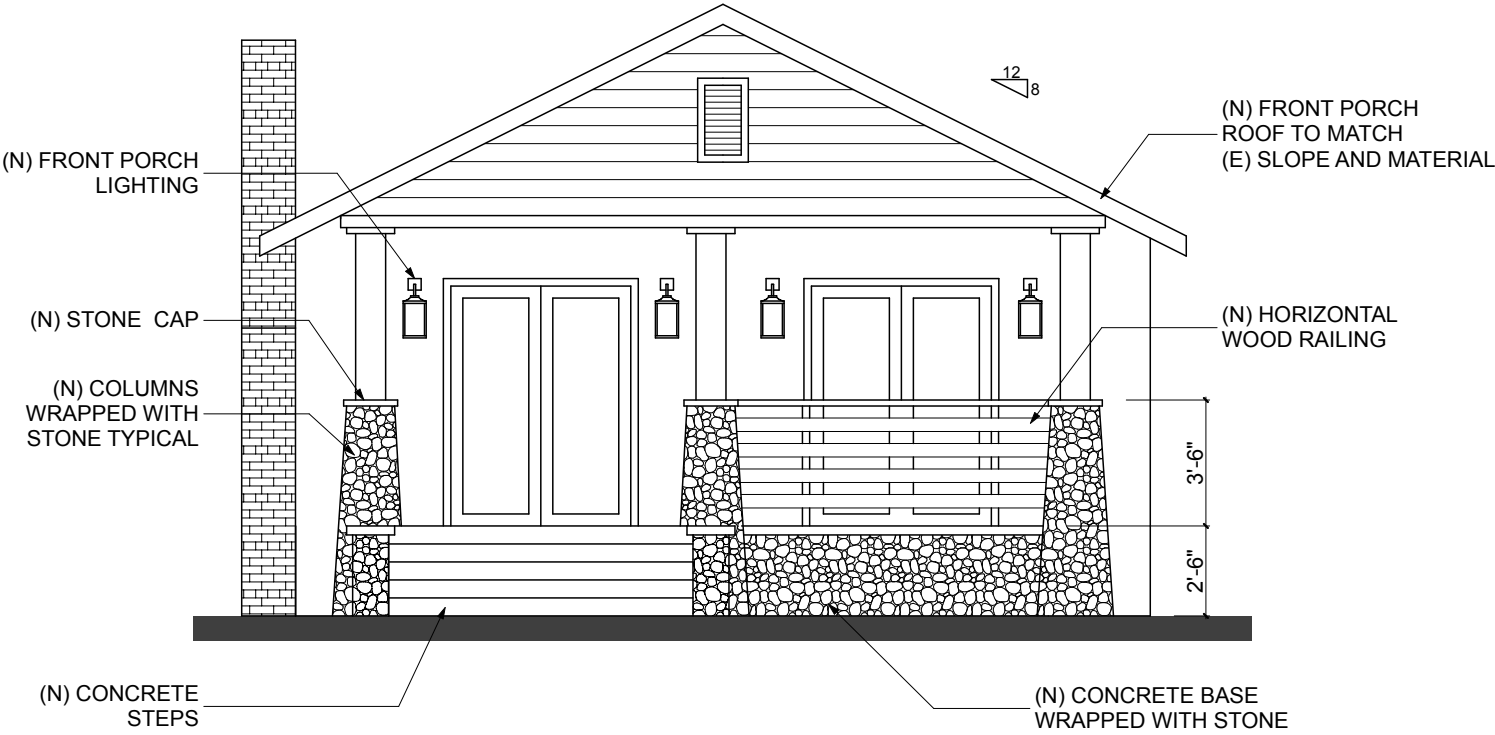PROJECT ADDRESS

245 W 11TH STREET
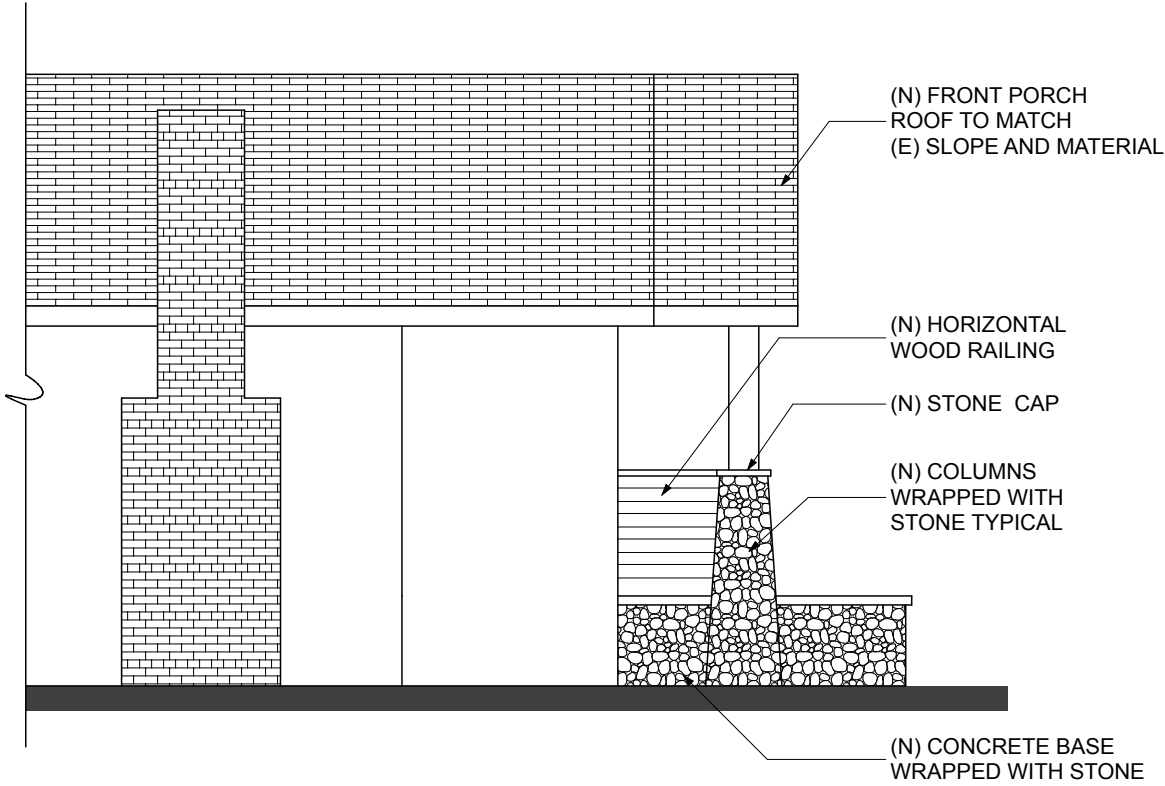CLAREMONT, CA 91711

PROPOSED ELEVATIONS

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-09

PROPOSED WEST ELEVATION (SIDE)
SCALE 3/16" = 1'-0"

(N) FRONT PORCH ROOF TO MATCH (E) SLOPE AND MATERIAL

(N) WINDOWS TO MATCH (E) SIZE WOOD FINISH TYPICAL

(E) STUCCO TO BE PATCHED AND REPAIRED AND (N) PAINT STUDIO CLAY

(N) STONE CAP

(N) HORIZONTAL WOOD RAILING

(N) COLUMNS WRAPPED WITH STONE TYPICAL

(N) CONCRETE BASE WRAPPED WITH STONE

PROPOSED EAST ELEVATION (SIDE)
SCALE 3/16" = 1'-0"

(N) FRONT PORCH ROOF TO MATCH (E) SLOPE AND MATERIAL

(N) HORIZONTAL WOOD RAILING

(N) STONE CAP

(N) COLUMNS WRAPPED WITH STONE TYPICAL

(E) STUCCO TO BE PATCHED AND REPAIRED AND (N) PAINT STUDIO CLAY

(N) WINDOWS TO MATCH (E) SIZE WOOD FINISH TYPICAL
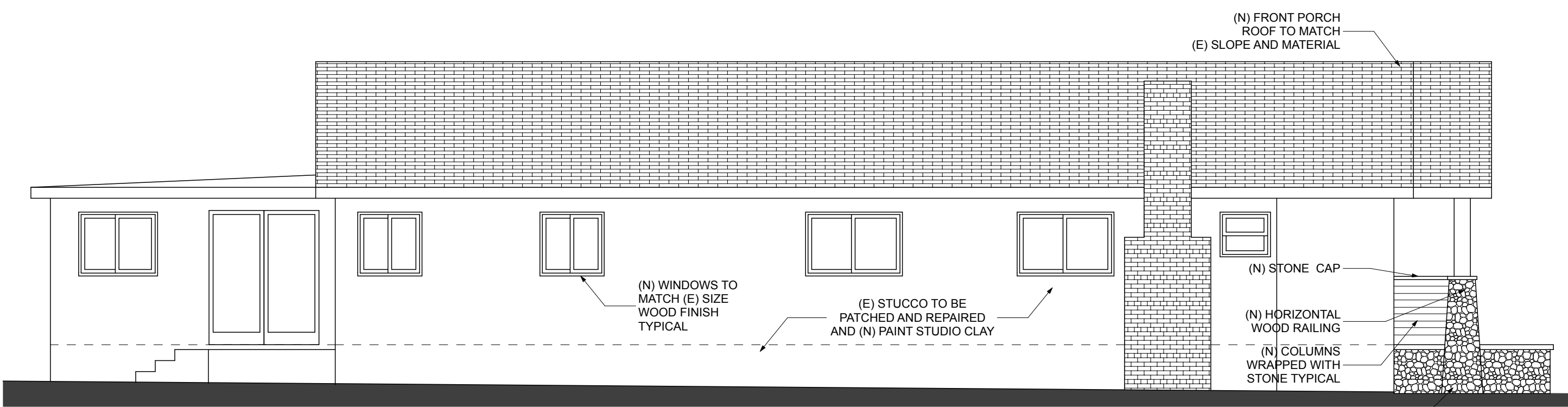
(N) CONCRETE BASE WRAPPED WITH STONE

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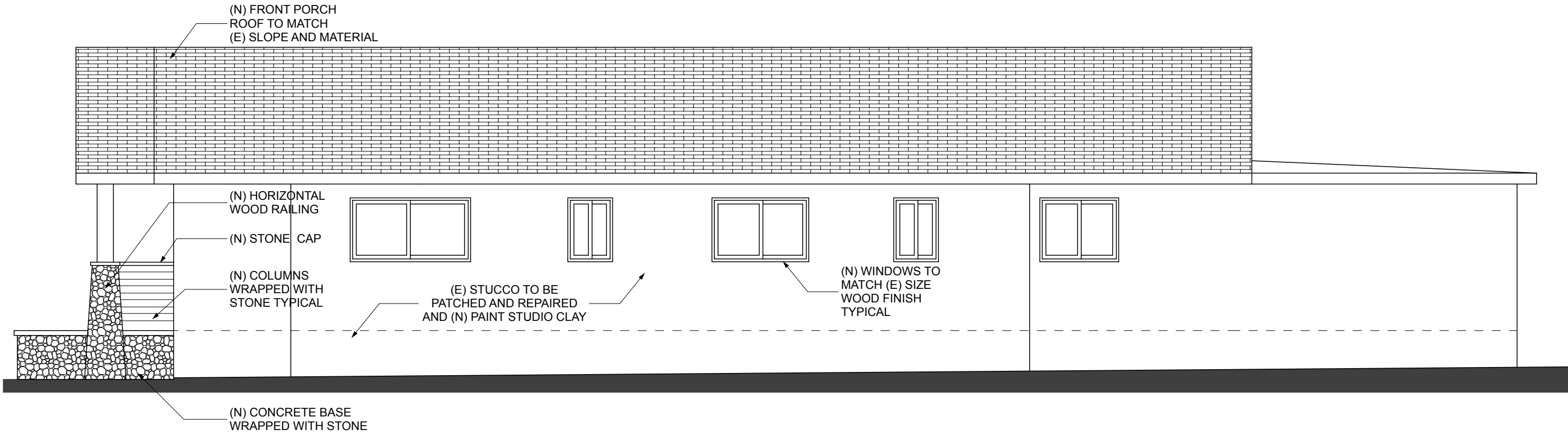
PROJECT ADDRESS

245 W 11TH STREET
CLAREMONT, CA 91711

PROPOSED ELEVATIONS

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET NUMBER

A-10

PLANT SCHEDULE

	FLAX LILY GRASS
	AGAVE CENURYPLANT
	JAPANESE FOREST GRASS
	ELIJAH BLUE FESCUE GRASS
	RED ZEALAND FLAX

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

2'-0"
MIN.

(N) DROUGHT
RESISTANT PLANTS

N

PROPOSED SITE PLAN - ENTRY

SCALE 3/16" = 1'-0"

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PROJECT ADDRESS

245 W 11TH STREET
CLAREMONT, CA 91711

PROPOSED IRRIGATION

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-11

EXTERIOR LIGHT FIXTURE

EXTERIOR STONE FINISH
SAMPLE

VINYL WINDOW w/ WOOD EXTERIOR
COLOR: PAINT GRADE
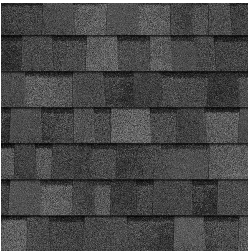
ASPHALT COMPOSITION SHINGLES
COLOR: GREY
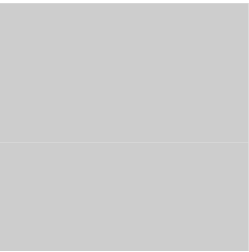
SAND FINISH TEXTURE STUCCO
COLOR: STUDIO CLAY
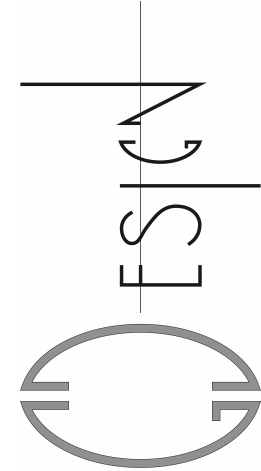
EXTERIOR FASCIA PAINT
COLOR: GREY

GIOVANNI QUINTERO

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PROJECT ADDRESS

245 W 11TH STREET
CLAREMONT, CA 91711

MATERIAL BOARD

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-12