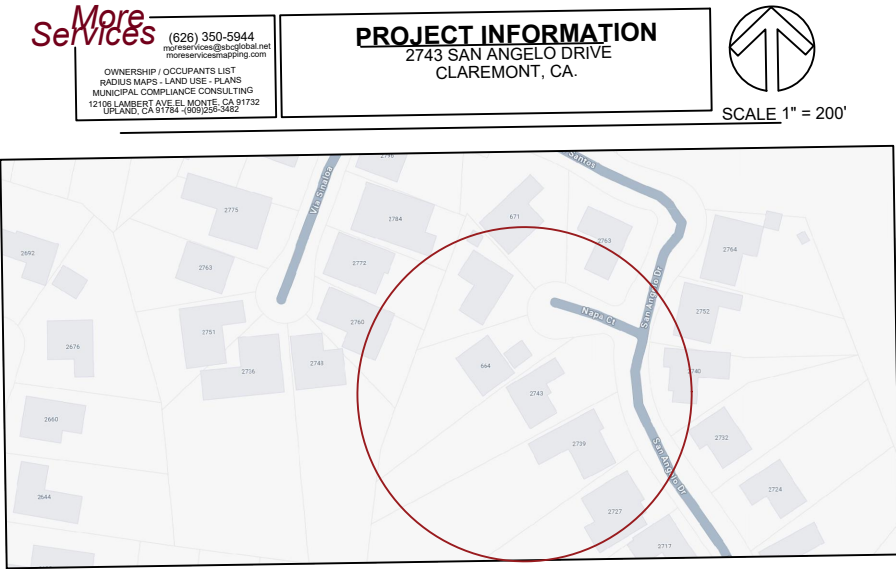


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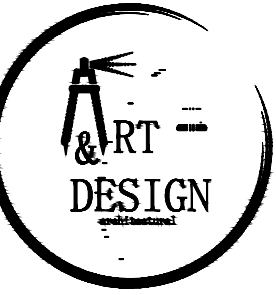
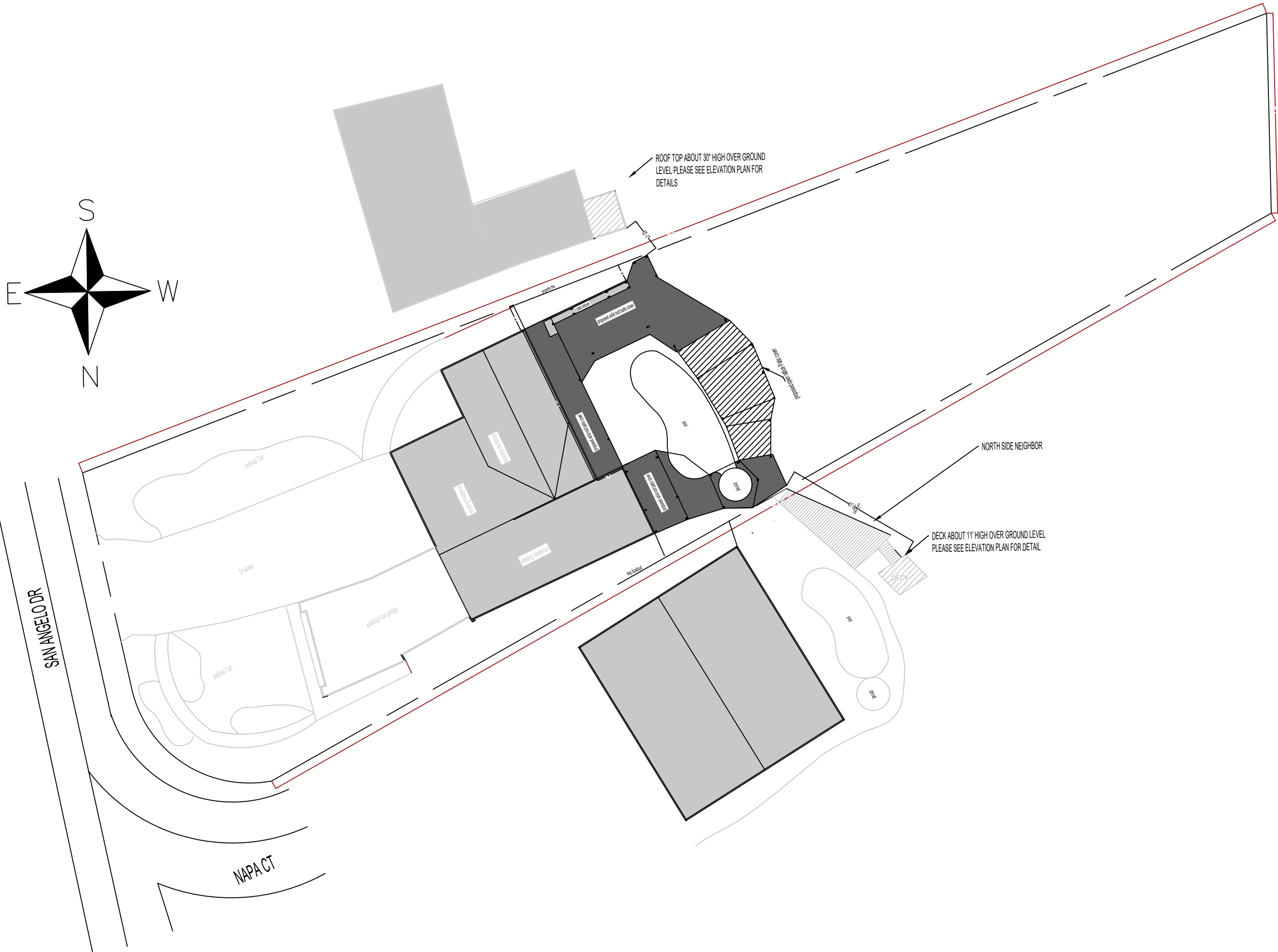
ZONE : R-1				
LOT AREA =	27,789 SQ.FT.	(APPROX)	TOTALS FOR	TOTALS FOR
	EXISTING	PROPOSED	F.A.R.	COVERAGE
HOUSE	2998 SQ FT		2,998 SQ FT	2,998 SQ FT
GARAGE	1240 SQ FT		1,240 SQ FT	1,240 SQ FT
PROP SOLID ROOF PATIO C		1816 SQ FT	1,816 SQ FT	1,816 SQ FT
PROP LATTICE PATIO C		680 SQ FT	N.A	N.A
TOTAL	4238 SQ FT	1816 SQ FT	6,054 SQ FT	6,054 SQ FT

ALLOWABLE COVERAGE: 30 % = 8,336.7 SQ FT  
ACTUAL COVERAGE: 15.25% = 4,238 SQ FT  
ALLOWABLE F.A.R.: 35% = 9,726 SQ FT  
ACTUAL F.A.R.: 15.25% = 4,238 SQ FT  
PROPOSED TOTAL COVERAGE 21.7% = 6,054 SQ FT



PLOT PLAN NOTES:

- 1: CONNECT ALL UTILITIES PER CODE.
- 2: ALL GRADE HEIGHTS FURNISHED BY OWNERS -VERIFY
- 3: INSTALL TEMPORARY SANITARY TOILET FACILITIES ON PROPERTY PER CODE
- 4: RIGHT OF WAY PERMIT IS REQUIRED FOR WORK WITHIN ROAD RIGHT OF WAY CURB BREAK, ETC
- 5: PROVISION FOR CONTRIBUTORY DRAINAGE TO BE PROVIDED AT ALL TIMES OFF SITE DRAINAGE CONTRIBUTING TO THE SITE MUST BE PROVIDED FOR BY APPROVED DRAINAGE DEVICES WITHOUT BLOCKING CONCENTRATING OR DIVIDING THE NATURAL DRAINAGE PATTERN NO OPENINGS TROUGH FOUNDATIONS ARE PERMITTED WITHIN 12" OF ADJACENT GRADE IF SITE IS SUBJECT TO SHEET OVERFLOW.
- 6: ELEVATE TOP OF FOUNDATION 6" MIN ABOVE EXISTING OF FINISH GRADE (WHICH EVER IS HIGHER) SEE GRADE CALL OUT.
- 7: CONTRACTOR SHALL MAINTAIN STREET AND SIDEWALK AND OR PARK WAY CLEAR OF DIRT AND DEBRIS AT ALL TIMES.
- 8: SITE DRAINAGE INCLUDING ROOF WATER TO BE CONDUCTED TO THE REAR THRU NATURAL DRAINAGE OR TO FRONT STREET OR DRIVEWAY.
- 9: OUTTER AND DOWNSPOUTS WATER SHALL DRAIN AWAY FROM ALL SIDES BUILDING WITH MIN OF 2% SLOPE
- 10: BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDING AND SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE 4" HIGH.
- 11: THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTIONS OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.
- 12: HAUL ALL DEMO & OR CONSTRUCTION WASTE TO AN APPROVED DUMP SITE AS PER LOCAL CODES.
- 13:REFER TO BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITY(BMPFCA) REQUIREMENTS .



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(909) 471-1954 (909) 471-1954  
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Project Information:  
**SMIT'S RESIDENCE PATIO COVER**  
2743 SAN ANGELO DR  
CLAREMONT, CA 91711  
RESIDENTIAL ADDITION

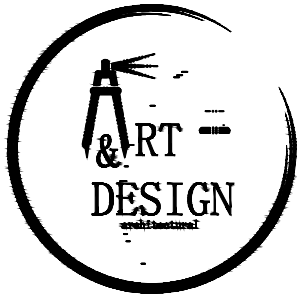
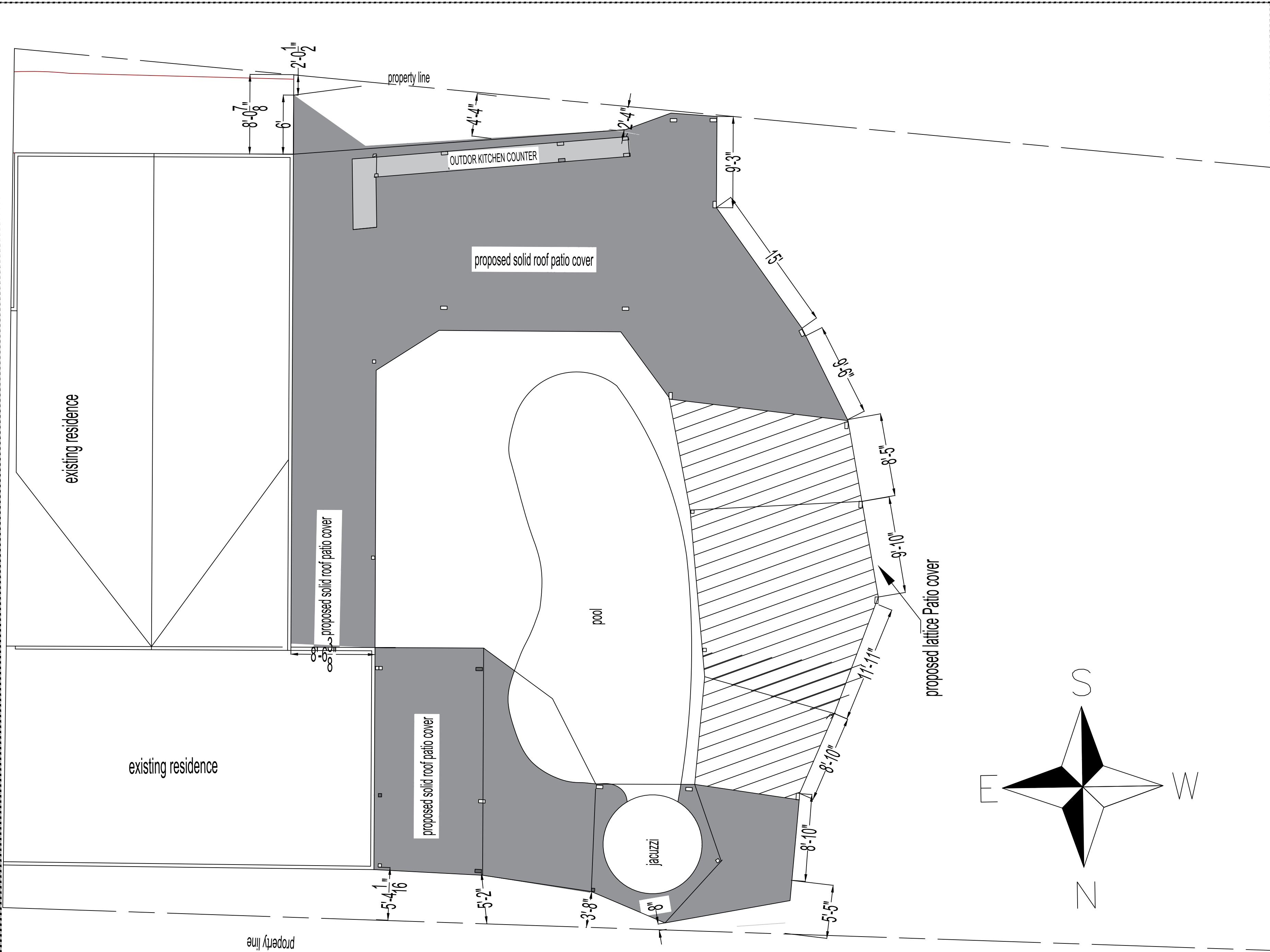
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Date: 11/07/2024

Drawing Title:  
**PLOT PLAN**

Sheet:

A-1



23827 DECONWAY RD DANA POINT, CA 92629  
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Project Information:

SMITS RESIDENCE PATIO COVER  
2743 SAN ANGELO DR  
CLAREMONT, CA 91711  
RESIDENTIAL ADDITION

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Project No.: 20241033  
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Drawn / Check by: KK/DC  
Date: 11/07/2024

Drawing Title:

ENLARGED  
SITE PLAN

Sheet:

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