

Area of scope within the Easement;
This area is to be included in the contractors scope of work. Due to the scope being within the easement, it had to be submitted as a separate project.

City scope for driveway and south curb cut;
Not included in the contractors scope of the project

Main Project Area

Asphalt in driveway included in project scope as required for footing work and regrading at curb cut

City scope for accessible parking;
Not included in the contractors
scope of the project

NEW ACCESSIBLE PARKING,
PER SEPARATE CITY
PROJECT, TO BE
COMPLETED AT THE SAME
TIME AS THIS PROJECT

(E) BUILDING
9837 sqft

(N)
BUILDING
ADDITION
1255 sqft

FOR SCOPE WITHIN THE
EASEMENT/ PUBLIC ROW, REFER
TO THE OFF SITE IMPROVEMENT
PROJECT UNDER SEPARATE
SUBMITTAL DATED 4/4/25.
SHEETS LABELED OFF-SITE 1, 2,
AND 3, INCLUDED IN THIS SET
FOR REFERENCE ONLY

PATH OF TRAVEL
FROM THE PUBLIC
RIGHT OF WAY

REFER TO A0.01 FOR
CLEARANCES AROUND
THE ENTRY AND GATES

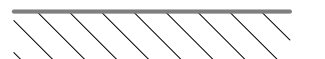
(E) STAFF PARKING

1 PLOT PLAN
T1.00 1/8" = 1'-0"

GENERAL NOTES

1. REFER TO T1.01 FOR BUILDING EGRESS INFORMATION.
2. PARKING REQUIREMENTS ARE ALL PART OF SEPARATE CITY PROJECTS TO BE COMPLETED AT THE SAME TIME AS THIS PROJECT.
3. REFER TO LANDSCAPE SHEETS FOR ALL GATE INFORMATION, HARDSCAPE FINISHES AND PLANTING.
4. REFER TO CIVIL DRAWING FOR ALL GRADING INFORMATION.

LEGEND



EXISTING BUILDING TO REMAIN



NEW ADDITION



PUBLIC RIGHT OF WAY (ROW) EASEMENT

----- ACCESSIBLE PATH OF TRAVEL, 4'-0" WIDE MIN.

PATH OF TRAVEL (P.O.T) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE SHALL BE RIBBED TO PROVIDE PROPER TRACTION. THE MAXIMUM SLOPE SHALL BE 5% AND THE SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (POT) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 34" FROM THE TOP OF THE WALL. THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 11B-303 & 11B-304.

WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL (CBC 11B-302.3)

MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL (5% SLOPE) WITHIN 4 FEET OF THE TOP AND BOTTOM OF THE CURB RAMP (CBC 11B-406.2.1). THE SLOPE OF THE FANNED OR PARALLEL CURB RAMPS SHALL NOT EXCEED ONE UNIT VERTICAL TO 12 HORIZONTAL (8.3% SLOPE) (CBC 11B-406.3.1 & 11B-406.4.1).

THE MAXIMUM SLOPE OF A RAMP THAT SERVES ANY EXIT WAY, PROVIDES ACCESS FOR PERSONS WITH PHYSICAL DISABILITIES, OR IS IN THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE 1 FOOT RISE IN 12 FEET OF HORIZONTAL RUN (8.3% GRADIENT). THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP (CBC 11B-405.2).

[illegible]CLAREMONT PD
ADDITION

CITY OF CLAREMONT

570 W BONITA AVE,
CLAREMONT, CA 91711

PLOT PLAN

Project number	23010
Date	11/26/24
Drawn by	JD/AP

T1.00

Scale	As indicated
-------	--------------

4/25/2025 9:13:48 AM