

SITE PLAN

SCALE: 3/16"= 1'-0"

SITE PLAN DISCLAIMER: THIS IS NOT AN OFFICIAL LAND SURVEY. BOUNDARY LINES, EASEMENTS, AND EXISTING SITE FEATURES SHOWN ARE BASED ON ASSESSOR'S RECORDS AND FIELD MEASUREMENTS. ALL DIMENSIONS, SETBACKS, AND PROPERTY LINES MUST BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF PROPERTY BOUNDARIES OR THE EXISTENCE OF UNRECORDED EASEMENTS.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER (APN)	7174-012-025
SETBACKS (FRONT, L-SIDE, R-SIDE, REAR)	(20'-3", 5'-6", 6'-10", 36'-9")
AREA (LOT)	6,148 SF
AREA (INCLUDES EXTERIOR WALLS)	2,036 SF
AREA (INCLUDES ROOF + PATIO OVERHANG)	2,377 SF
ACTUAL FLOOR AREA RATIO (EXISTING)	2,036 SF/6,148 SF (0.33%)
ACTUAL FAR (PROPOSED TOTAL)	2,036 SF/6,148 SF (0.33%)
PARKING AREA	950 SF

LEGEND

G	GAS METER		PROPERTY LINE
W	WATER METER		FENCE LINE
E	ELECTRICAL PANEL		CMU WALL
WH	WATER HEATER		PUBLIC UTILITY EASEMENT
S	SEWER CLEAN OUT	1.0%	SLOPE (%)
PRV	PRESSURE REGULATOR		TREE (SEE PLAN FOR TYPE)

SPRUCE ENGINEERING SERVICES, PROFESSIONAL CORPORATION
5771 GLOUCESTER CIR., WESTMINSTER, CA 92683
TELE: (562) 204-6223
SPRUCEENGSERVICES.COM

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

EXAMPLE RESIDENCE

REMODEL

PROJECT ADDRESS:
5343 CANEHILL AVE.
LAKEWOOD, CA 90713

REVISIONS			
No.	DATE	SHEET	APPROVAL
1			
2			
3			

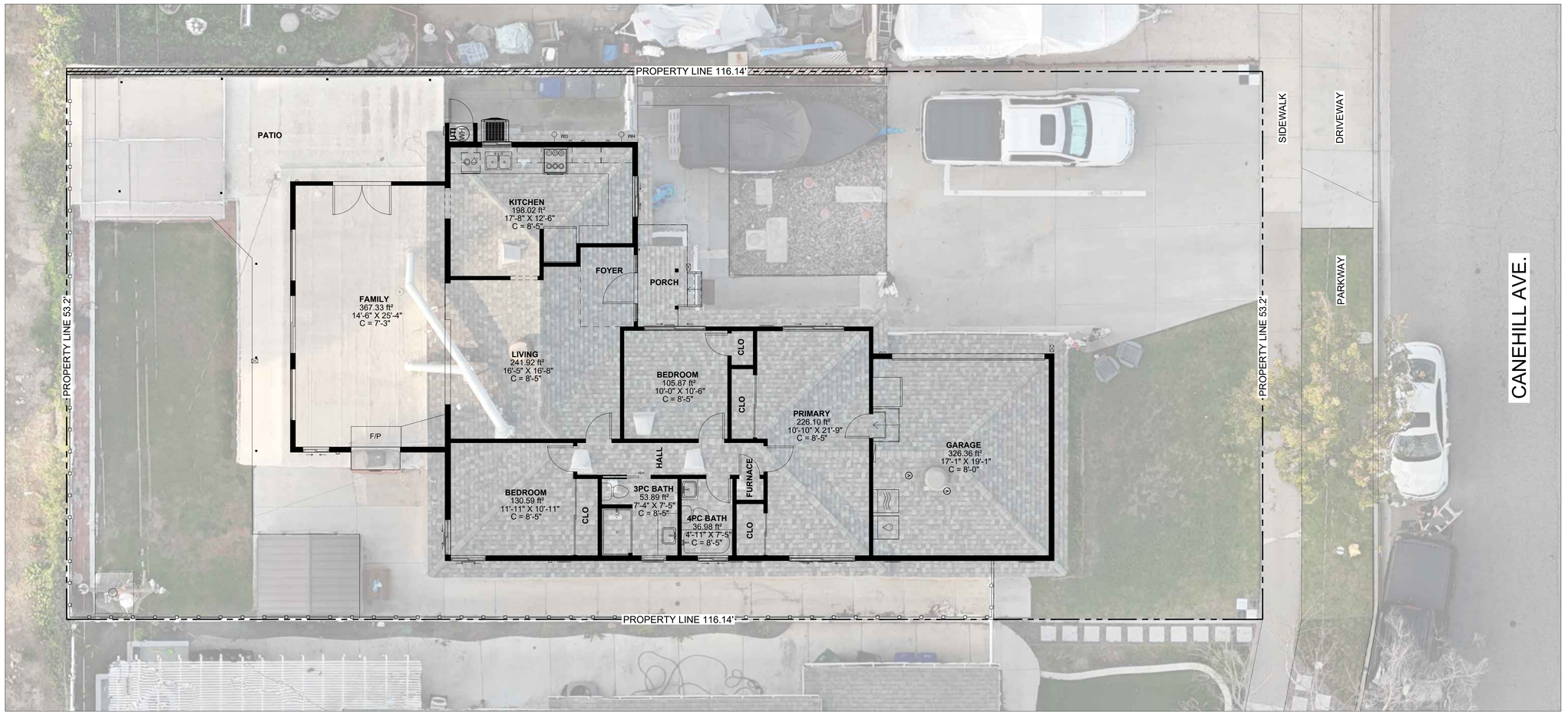
DESIGNED BY: JWG	DESIGN CHECK BY: JMG
DRAWN BY: JWG	DRAFTING CHECK BY: JMG

SHEET TITLE: SITE PLAN

DRAWING REF.: A1.0

PROJECT NUMBER: 26-101

SHEET:



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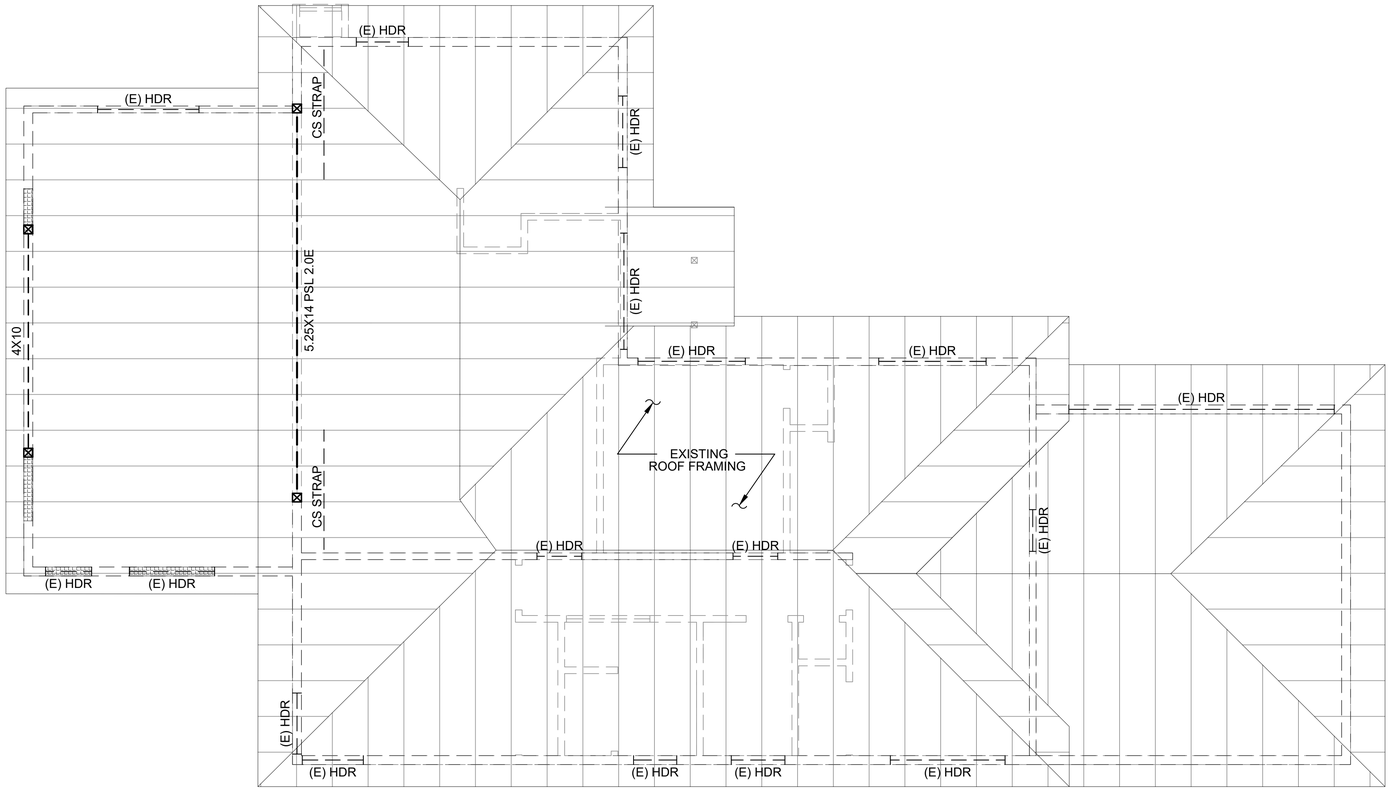
SHEET TITLE
FLOOR
PLAN OVERLAY

DRAWING REF. A1.1

PROJECT NUMBER 26-101

SHEET



ROOF KEYPLAN

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SHEET TITLE
ROOF
KEY PLAN

DRAWING REF.

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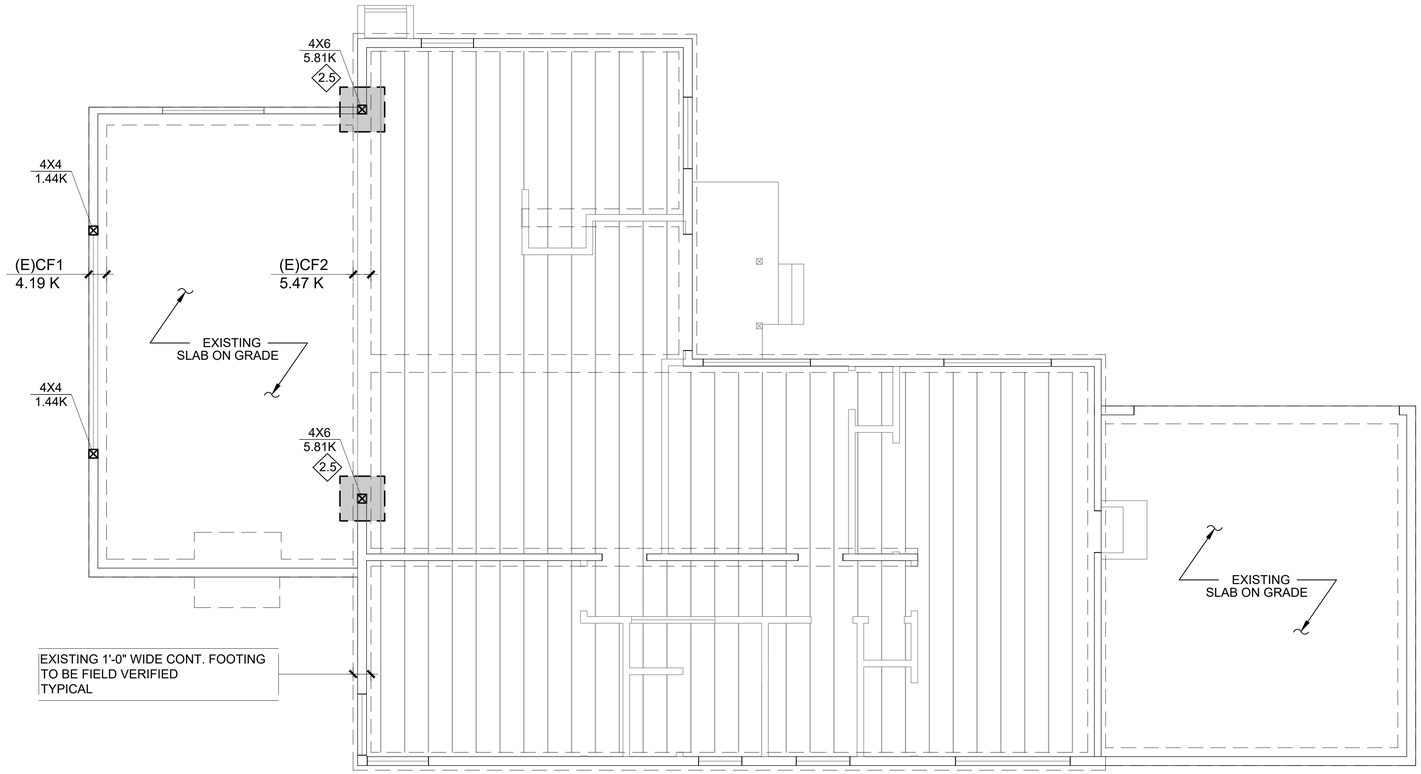

FOUNDATION KEYPLAN

WHERE THE POINT LOAD FROM THE POST IS LESS THAN THE CONTINUOUS FOOTING CAPACITY, A NEW PAD FOOTING SHALL NOT BE REQUIRED.

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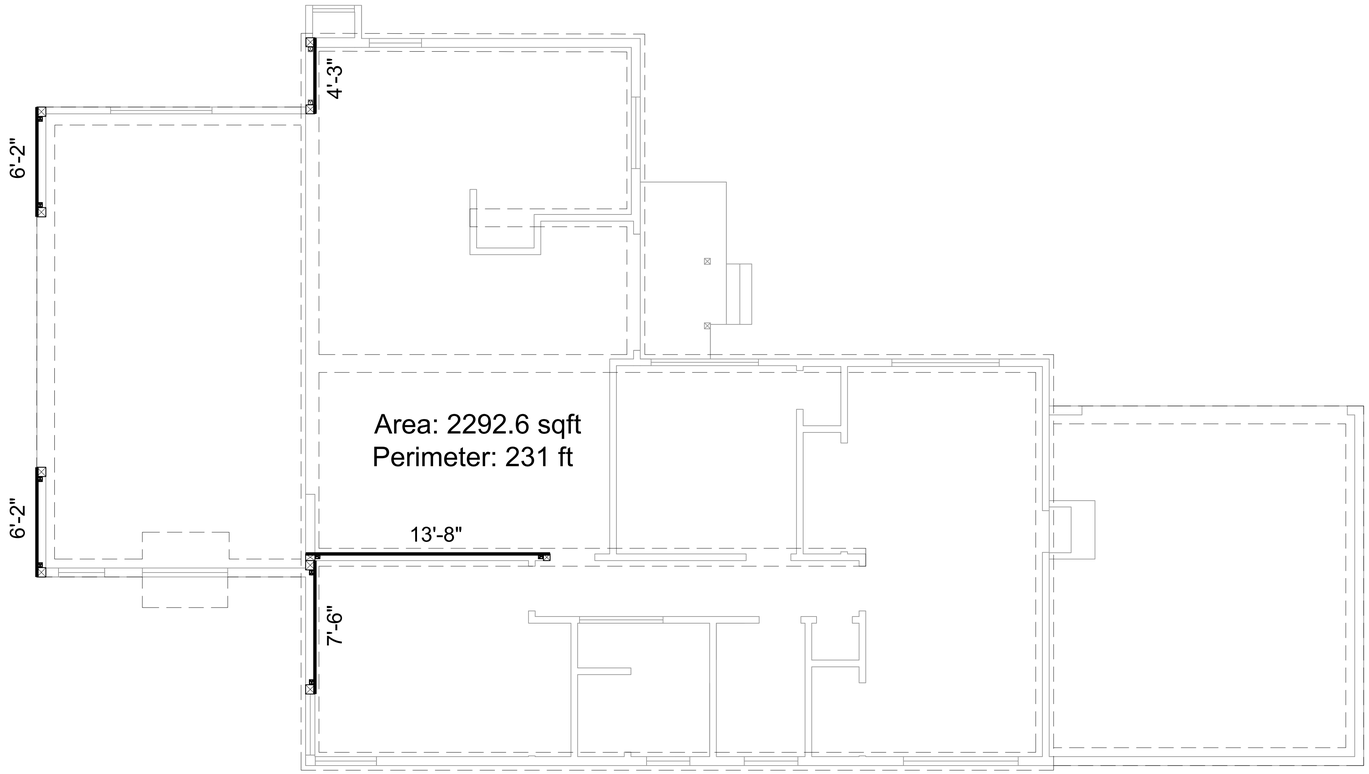

SHEARWALL KEYPLAN

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