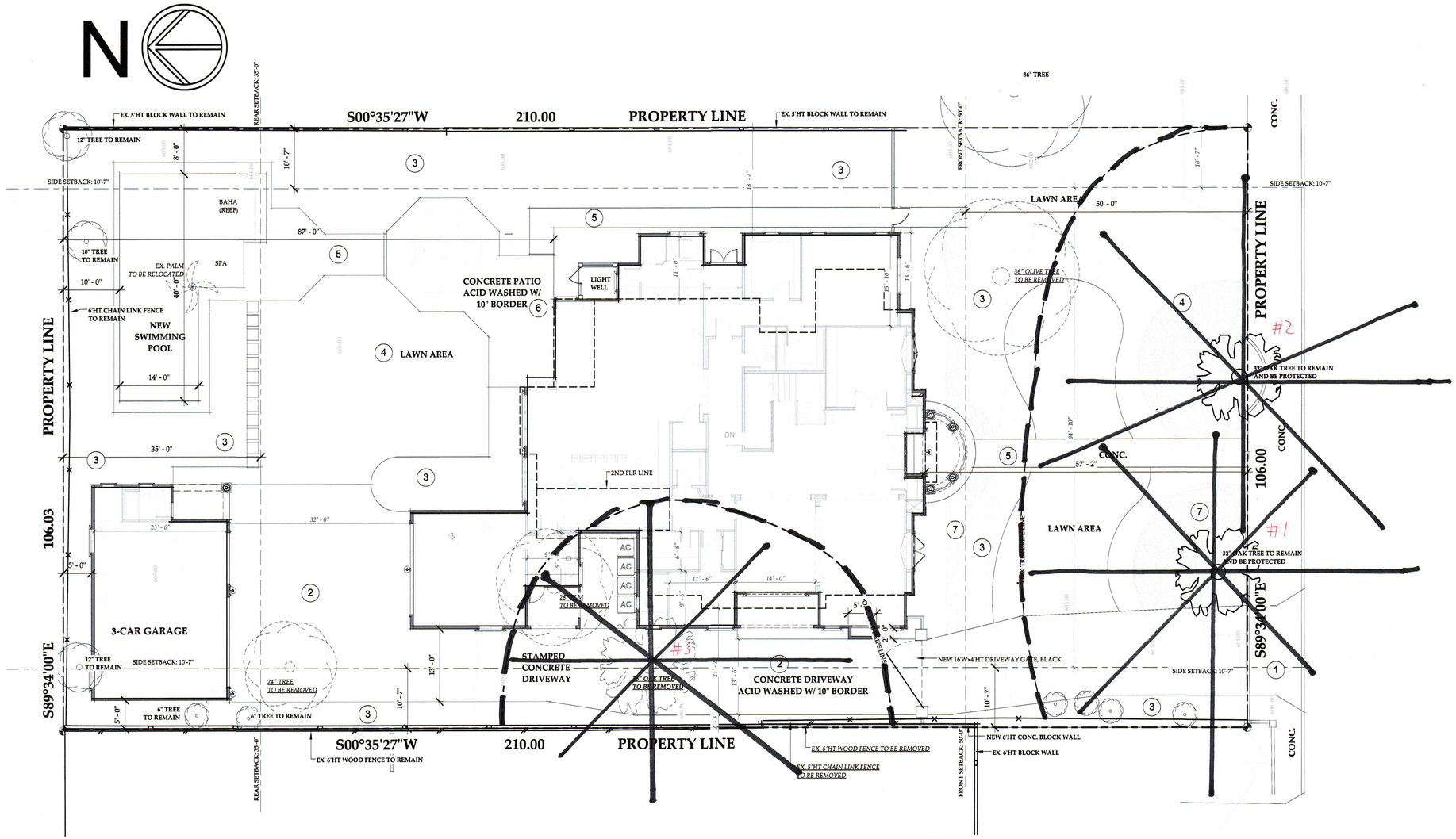
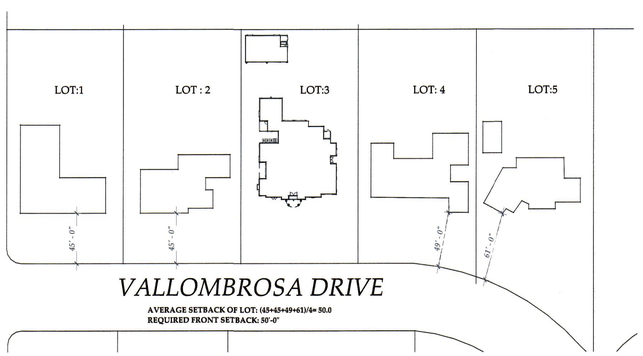


SITE PLAN

SCALE: 1" = 10'-0"



VICINITY MAP

SCALE: 1/64" = 1'-0"

ARBORIST'S NOTE

TRUNK LOCATION OF PROTECTED OAK TREES ARE ACCURATELY PLOTTED AND THE EXTENTS OF THEIR DRIPLINES AREA DRAWN TO SCALE IN EIGHT DIRECTIONAL POINTS.

THE REQUIRED PROTECTION ZONES OF THE PROTECTED OAK TREES LOCATED NEAR THE WORK AREA ARE SHOWN WITH 15 FOOT RADIUS AREAS FROM THE TRUNKS; AND AN AREA EQUAL TO FIVE FEET BEYOND THE DRIPLINES, WHICH ARE INDICATED WITH DASHED LINES.

RECOMMENDED LOCATIONS OF PROTECTIVE FENCING FOR THE ESTABLISHMENT OF TREE PROTECTION ZONES ARE DRAWN IN SOLID BLACK LINES.

SITE PLAN KEYNOTES:

1	CONSTRUCT NEW DRIVEWAY APPROACH PER CITY STANDARD
2	CONCRETE DRIVEWAY ACID WASHED W/ 10" BORDER
3	LANDSCAPE AREA
4	LAWN AREA
5	CONCRETE WALKWAY
6	CONCRETE PATIO ACID WASHED W/ 10" BORDER
7	GRAVEL AREA

APPLICANT / OWNER

OWNER:

526 VAOLLOMBROSA DRIVE, PASADENA CA 91107
TEL:
EMAIL:

DESIGNER:
PDS STUDIO INC
68 GENOA AVE, UNIT B, ARCADIA CA 91006
TEL: 626.524.2901
FAX:626:574.8693
EMAIL: PHILIP@PDS-STUDIO.COM

PROJECT DESCRIPTION

PROJECT DESCRIPTION:	**SINGLE FAMILY HOME**
PROJECT ADDRESS:	**526 VALLOMBROSA DRIVE PASADENA CA 91107**
LOT SIZE:	**22,340 SF**
ACCESSOR PARCEL NUMBER:	**5378-003-003**
ZONING:	**R-1**
NUMBER OF STORY:	**2**
DEMOLITION:	**ALL EXISTING UNITS**
OCCUPANCY GROUP:	**R-3/U**
CONSTRUCTION TYPE:	**V-B**
FIRE SPRINKLER:	**FULLY SPRINKLER**

CODES:
2013 CALIFORNIA RESIDENTIAL (CRC)
2013 CALIFORNIA ELECTRICAL (CEC)
2013 CALIFORNIA ENERGY CODE (ENS)
2013 CALIFORNIA MECHANICAL(CMC)
2013 CALIFORNIA PLUMBING (CPC)
2013 CALIFORNIA FIRE CODE(CFC)
2013 CALIFORNIA BUILDING CODE (CBC)
2013 ENERGY (ENS) WITH LOCAL ADMENDMENTS
2013 CALIFORNIA GREEN BUILDING STANDARD CODE AND CODES WITH LOCAL ADMENDMENTS

SCOPE OF WORK:
CONSTRUCT NEW 2-STORY SINGLE-FAMILY-RESIDENTIAL STRUCTURE OF FRENCH STYLE WITH 6,585 SF OF LIVING AREA AND 900 SF OF BASEMENT. ATTACHED 4-CAR GARAGE OF 1269 SF TO BE CONSTRUCTED. EXISTING STRUCTURE ON LOT TO BE DEMOLISHED UNDER SEPARATE PERMIT.

SITE DATA / BUILDING DATA

LOT AREA:	22,340 SF
BEDROOMS: / BATHS:	6 BEDROOMS, 7.5 BATHS
PARKING SPACES:	5 PROVIDED (3 ENCLOSED REQUIRED)
LIVING AREA:	**6,585 SF** (1ST FLR: 4,132 SF, 2ND FLR: 2,453 SF)
MAXIMUM LIVING AREA:	.25 X (LOT AREA [22,340]) + 1000 = **6,585 SF**
NON-HABITABLE BASEMENT:	**900 SF**
1ST FLR LIVING AREA:	4,132 SF
GARAGE AREA:	1,337 SF
COVERED PORCH:	271 SF
LOT COVERAGE:	**5,740 SF**
MAXIMUM LOT COVERAGE:	.25 X (LOT AREA [22,340]) + 1000 = **6,585 SF**

SETBACK:	**PROVIDED:**	**REQUIRED:**
FRONT SETBACK:	50'-0"	50'-0" FROM PROPERTY LINE
	(SEE VICINITY MAP FOR AVERAGE FRONT SETBACK CALCULATION)	
SIDE SETBACK:	10'-7"	10'-7" (10% OF WIDTH [106'-0])
REAR SETBACK:	35'-0"	35'-0"
HEIGHT REQUIREMENT:		
BUILDING HEIGHT:	31'-8"	35'-0" FROM FINISH GRADE

SOFTSCAPE AT FRONT SETBACK:	
TOTAL SOFTSCAPE AT FRONT:	4,396 SF
TOTAL REQUIRED FRONT AREA:	5,300 SF
	=.83 (50% MIN)

FRONT LANDSCAPE CALCULATION:	
TOTAL LANDSCAPE:	4,396 SF
DROUGHT-TOLERANT AREA:	3,326 SF
GRASS/TURF AREA:	1,070 SF
GRASS/TURF RATIO:	24.3 %
DROUGHT-TOLERANT RATIO:	75.7 %

OTHER SITE PLAN NOTE:
- **MIN.** 10FT ACCESS TO PARKING FACILITY AND 26'-0" BACK-UP AREA FOR **DRIVEWAY**
- **MIN.** 50% FRONT YARD SOFTSCAPE LANDSCAPING
- A MIN. OF 75 PERCENT OF TOTAL LANDSCAPED AREA SHALL CONTAIN PLANTS FROM DROUGHT-TOLERANT PLANT LIST
- ALL TURF IN TOTAL LANDSCAPED AREA SHALL BE WATER-EFFICIENT.

NOTES

1. ALL NEW CONSTRUCTION REQUIRES RESIDENTIAL FIRE SPRINKLERS, FIRE SPRINKLER DESIGN AND INSTALLATION SHALL BE ACCORDINGLY TO THE STANDARDS APPROVED BY THE FIRE DEPARTMENT. PLANS SHALL BE SUBMITTED DIRECTLY TO THE FIRE DEPARTMENT FOR REVIEW AND FOR THE REQUIRED PERMITS PRIOR TO CONSTRUCTION OR INSPECTIONS.
2. ALL CONCRETE BLOCK WALL FENCE SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
3. PEDESTRIAN'S SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES. SIGN SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC. BARRIERS SHALL BE CONSTRUCTED FOR CBC 3306.6. COVERED WALKWAYS SHALL COMPLY WITH CBC 3306.7
4. **TREE PROTECTION NOTES:** FOR EXISTING TREES TO REMAIN ON SITE, NO DAMAGE ALLOWED TO CANOPY OR ROOT SYSTEMS, PROTECTIVE FENCING AS NECESSARY, AND TREES ARE TO BE DEEP-WATERED 1-2 TIMES PER MONTH OR AS PER REQUIRED TO KEEP THEM HEALTHY UNTIL IRRIGATION IS INSTALLED.
5. CONDITIONAL USE PERMIT (CUP) REQUIRED FOR PROJECT
6. **LANDSCAPING REQUIRED** (LANDSCAPING MUST BE PROVIDED AND MAINTAINED THROUGHOUT REQUIRED SETBACKS, IN UNIMPROVED CITY RIGHT-OF-WAY ADJACENT TO THE PROPERTY AND OTHER AREAS VISIBLE FROM A PUBLIC RIGHT OF WAY WHERE NOT USED FOR ACCESS. LANDSCAPING MUST CONSIST OF AN EFFECTIVE COMBINATION OF TREES, GROUND COVER AND SHRUBBERY. ALL LANDSCAPED AREAS MUST HAVE A PERMANENT AUTOMATED UNDERGROUND FULL COVERAGE IRRIGATION SYSTEM.

GREEN BUILDING REQUIREMENTS:

TREE PLANTING: PLANT TWO 15-GALLON TREES (MIN. 1 DROUGHT-TOLERANT), SEE SITE PLAN FOR LOCATION SPECIFIED

SMART IRRIGATION CONTROLLER: A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING

RESOURCE CONSERVATION: PROJECT SHALL RECYCLE AND/OR SALVAGE THE MINIMUM AMOUNT OF NONHARZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH BY DEPARMENT OF PUBLIC WORKS, ENVIRONMENTAL PROGRAM DIVISION

INDOOR WATER CONSERVATION: PROJECT SHALL COMPLY WITH REQUIREMENTS THAT TANK-TYPE TOILETS BE HIGH EFFICIENCY TOILET (MAX 1.28GFF)

REVISION	
NUMBER	DATE
PLOT DATE	4/5/2016 2:26:57 PM

PDS STUDIO inc.
luxury home designing
68 GENOA ST. UNIT B, ARCADIA, CA 91006
TEL: 626-204-4402 FAX:626-574-8693

SINGLE FAMILY HOME
526 VALLOMBROSA DRIVE

P-CK BY: -
B-CK BY: -

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APR 06 2016

SITE PLAN

SHEET NO.

A1