

(E) TOTAL WALL LINEAL FEET : 371'-0" x 8'-0" = 2968 S.F.
 (E) TOTAL WALL TO BE DEMO : 71'-0" x 8'-0" = 568 S.F.
 TOTAL % OF WALL DEMOLITION = 19.1 %

DEMOLITION PLAN
 SCALE : 1/4" = 1'-0"

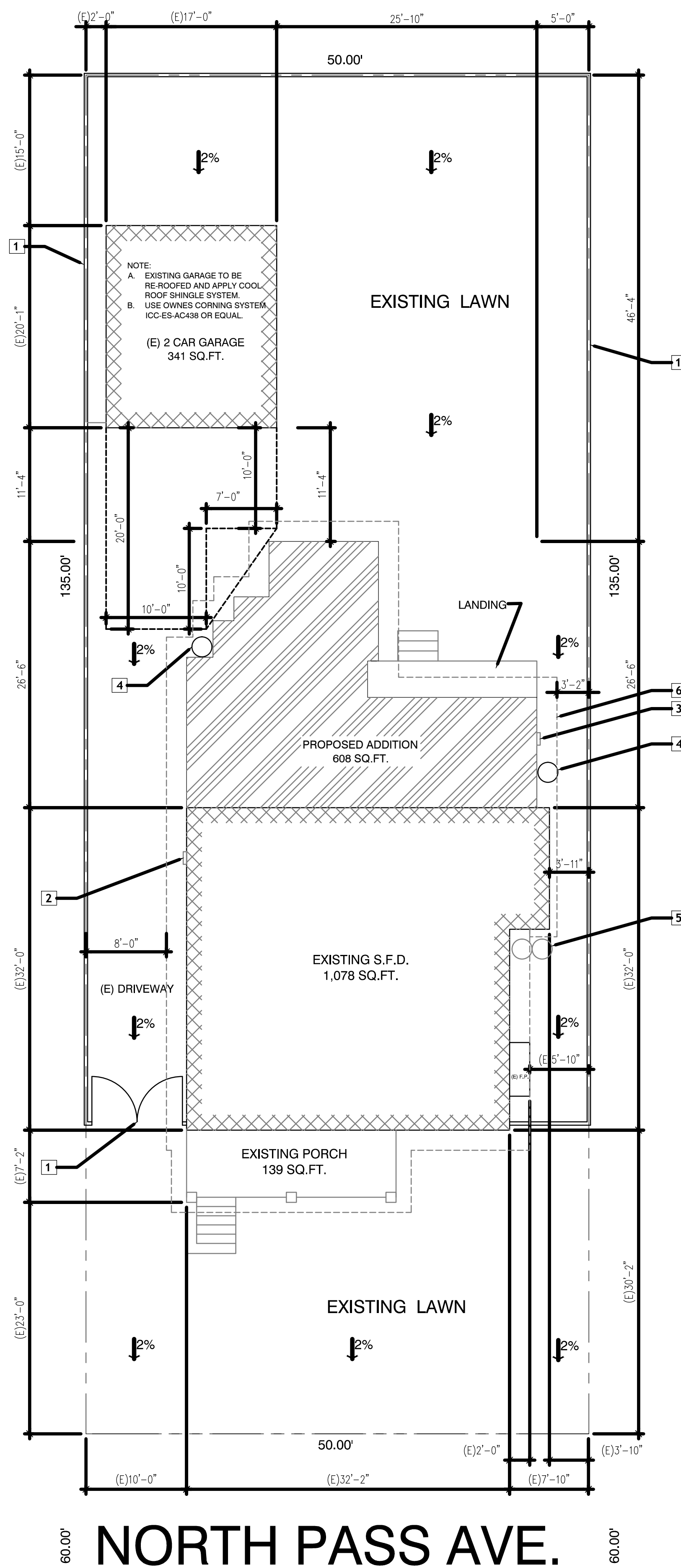
LEGEND

- EXISTING 2x STUDS WALLS
- EXISTING WALLS TO BE DEMO
- EXISTING BUILDING AREA
- PROPOSED FLOOR AREA
- PROPOSED ACCESSORY AREA

- 1 (E) WOOD FENCE/ GATE-T.W. 6'
- 2 (E) GAS METER
- 3 (N) ELEC PANEL/METER LOCATION
- 4 (N) 55 GAL. RAIN BARREL
- 5 (E) RAIN BARREL
- 6 UNDERSIDE OF EAVE SHALL BE 1 HOUR FIRE RATED

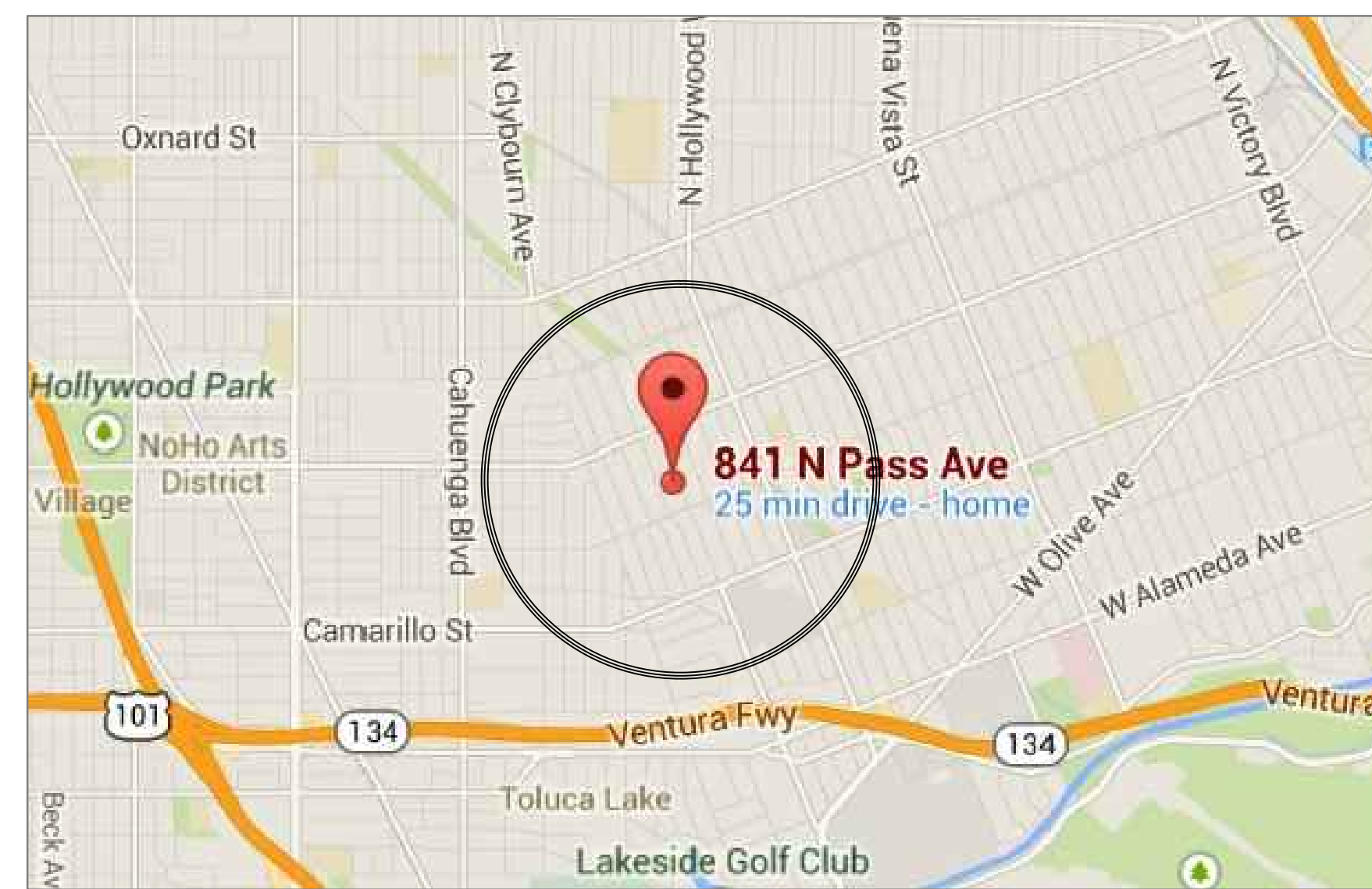
RESIDENTIAL DEMOLITION NOTES:

PARTIAL DEMOLITION OF A RESIDENTIAL STRUCTURE IN ASSOCIATION WITH A CONSTRUCTION PROJECT IS ONLY PERMITTED WHERE INDICATED ON THE APPROVED PLANS. ANY DEMOLITION WORK BEYOND THAT SHOWN ON THE APPROVED PLANS MAY RESULT IN A STOP OF WORK ORDER (CBC APPENDIX CHAPTER 1 SEC. 113.2) AND /OR REVOCATION OF THE PERMIT (CBC APPENDIX CHAPTER 1 SEC. 105.6) ADDITIONAL DEMOLITION WORK MAY ALSO REQUIRE COMPLIANCE WITH BURBANK MUNICIPAL CODE SEC. 10-11810 IF MORE THAN 50% OF THE STRUCTURE IS DEMOLISHED.



NORTH PASS AVE.

SITE PLAN
 SCALE : 1/8" = 1'-0"



VICINITY MAP

SCOPE OF WORK:

1. BUILT PER PLAN - NEW ADDITION (BEDROOM, BATH, CLOSET, BREAKFAST AREA AND DECK)
2. REMODEL (E) KITCHEN, LAUNDRY, BEDROOM AND ROOF
3. EXISTING GARAGE TO BE RE-ROOF "COOL ROOF"
4. LANDING

SHEET INDEX:

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| 1. | A-1.0 | SITE & DEMOLITION PLAN |
| 2. | A1.1 | NOTES |
| 3. | A1.2 | NOTES |
| 4. | A2.0 | PROPOSED FLOOR & ROOF PLAN |
| 5. | A3.0 | ELEVATION & SECTION |
| 6. | A4.0 | ENERGY CALCULATIONS |
| 7. | A4.1 | ENERGY CALCULATIONS |
| 11. | S-N | GENERAL NOTES |
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| 14. | S-3 | DETAILS |
| 15. | S-T | TYPICAL DETAILS |

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE PER CITY STANDARDS

EDISON & GAS COMPANY'S APPROVAL IS REQD ON SITE PLANS

ALL GRASS, TREE ROOTS AND DEBRIS SHALL BE REMOVED TO A DEPTH OF 12" BELOW THE SURFACE UPON WHICH THE BUILDING IS TO BE LOCATED.

ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED, VIA GRAVITY TO THE STREET OR AN APPROVED LOCATION @ 2% MIN.

SETBACK CERTIFICATION REQUIREMENT

THE FOLLOWING NOTE SHALL BE REPRODUCED ON THE COVER SHEET OF THE SUBMITTED DRAWINGS:

SETBACK CERTIFICATION REQUIREMENT: A California State Licensed Surveyor is required to certify the location and setback of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division Inspector for the job file prior to the first inspection. (BMC 9-1-109.3.1.1)

GENERAL NOTES & NOTE BLOCKS

THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET OF THE SUBMITTED DRAWINGS:

GENERAL NOTES:

1. All construction shall comply with the 2010 edition of the CBC, CRC, CMC, CPC, and CEC as adopted and amended by the State of California in Title 24 OCR and this Ordination.
2. Separate permits may be required for mechanical, electrical, plumbing, shopping, grading, and demolition.
3. All property lines, easements, and existing buildings have been indicated on this site plan.
4. A security fence shall be provided around the construction area that shall be installed prior to excavation and/or foundation trenching. (BMC 9-1-1-320.2)
5. Water shall be provided on the site and used to control dust.
6. Temporary toilet facilities shall be provided on site. (BMC 9-1-1-320.3)
7. The finish grade shall slope at a minimum of 2% (0.6") to a point 10 feet from building foundation, or to an approved alternate method of diverting water away from the foundation. (BMC 9-1-1-320.4)
8. The top of the exterior foundation shall extend above the elevation of the street gutter a minimum of 12" plus 2%. (CBC 1603.1.7.3)

DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS

INCORPORATE INTO CONSTRUCTION PROCESS AND ADD NOTE TO PLAN:

DIVERSION OF C&D DEBRIS: A minimum 50% of generated debris shall be recycled, reused, or diverted from the landfill. A \$50 administrative fee and a refundable deposit will be collected at the time of permit issuance. The deposit can be refunded if recycling receipts are submitted to Building Division within 60 days of permit final (BMC 9-1-10-1012).

LEGAL INFORMATION

ADDRESS: 841 N. PASS AVE.
 APN: 2481-008-008
 TRACT: TRACT 6309, LOT 33, BLK 1
 ZONING: R1

BUILDING SUMMARY

FLOOR AREA RATIO	[FAR]
ACCESSORY BUILDING	[ACC]
DWELLING	[S.F.D.]
(E) 1 STORY	1,078 S.F. [FAR] [S.F.D.]
(N) ADDITION	608 S.F. [FAR] [S.F.D.]
TOTAL	1,686 S.F. [FAR] [S.F.D.]
(E) DETACH 2 CAR GARAGE	341 S.F. [ACC]
(E) FRONT PORCHE	139 S.F. [ACC]
(N) LANDING	61 S.F. [ACC]
TOTAL	541 S.F.
LOT COVERAGE 35.8 %:	2,227 S.F. [FAR] [ACC] [S.F.D.]
LOT:	6,750 S.F.
FLOOR AREA RATIO 25 %:	1,687.5 S.F. [FAR]

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS BEFORE BEGINNING ANY WORK
2. ALL NEW ROOFING TO BE INSTALLED PER MANUF. & FLASHED
3. PROVIDE RAIN GUTTERS & CONVEY RAIN WATER TO THE STREET @ MIN. 2%
4. ALL NEW GLAZING SHALL BE DUAL GLAZE INSULATING GLASS
5. "AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 171,874-FOR WORK OVER \$10,000.-)
6. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND /OR ADDITIONAL EXPENSES.
7. PROVIDE 70 INCH HIGH NON-ABSORBANT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE
8. CODES: 2010 CBC.CMC.CPC.2010 CEC.
9. FIRE ZONE 3



RC DESIGN GROUP

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CONSULTANT:

Blank space for consultant information.

SITE PLAN

SHEET NAME: _____

PROJECT:

RESIDENCE
 841 NORTH PASS AVE.
 BURBANK, CA.

REV	BY	DATE

DATE: 05.06.2014
 DRAWN BY: M. RICHARDS
 CHECK BY: R. CERRITOS
 PROJECT NO.: 841 N. PASS

SHEET NO.: **A-1**

PLOT DATE: 06.17.14