

PROJECT ADDRESS:

715 N. BUENA VISTA ST. BURBANK, CA 91505

A.P.N.: 2479-001-019
T.G.: 563 E-2
Address: 715 N. Buena Vista
OWNER: JAMES SCOTT

SITE INFO:

APN# - 2479-001-019
TRACT - TR 12740
LOT - 14
ZONE - R-1
CONSTRUCTION TYPE - VB
OF STORIES - 1
R3 (CALC'S W/ WALLS):
(E) LOT S.F. - 6,938.5 S.F.
(E) S.F.D. - 1,104 S.F.
FUTURE ADDED TO S.F.D. - 287 S.F.
(E) ADU - 892 S.F.
(E) BLDG. HT. - 14'-8"
LOT COVERAGE - 2,283 S.F.
F.A.R. - 32.9%

SCOPE OF WORK:

-6' WOOD FENCE/GATE IN FRONT

CONSTRUCTION TO COMPLY WITH:

- 2020 BMC
- 2019 CRC
- 2019 CBC
- 2019 CFC
- 2019 CPC
- 2019 CMC
- 2019 CEC
- 2019 CEnC
- 2019 CBSBC

DIVERSION OF C&D DEBRIS:

A MINIMUM 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$56.84 ADMIN. FEE AND A REFUNDABLE DEPOSIT WILL BE PAID AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT WILL BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9-1-10-1012).

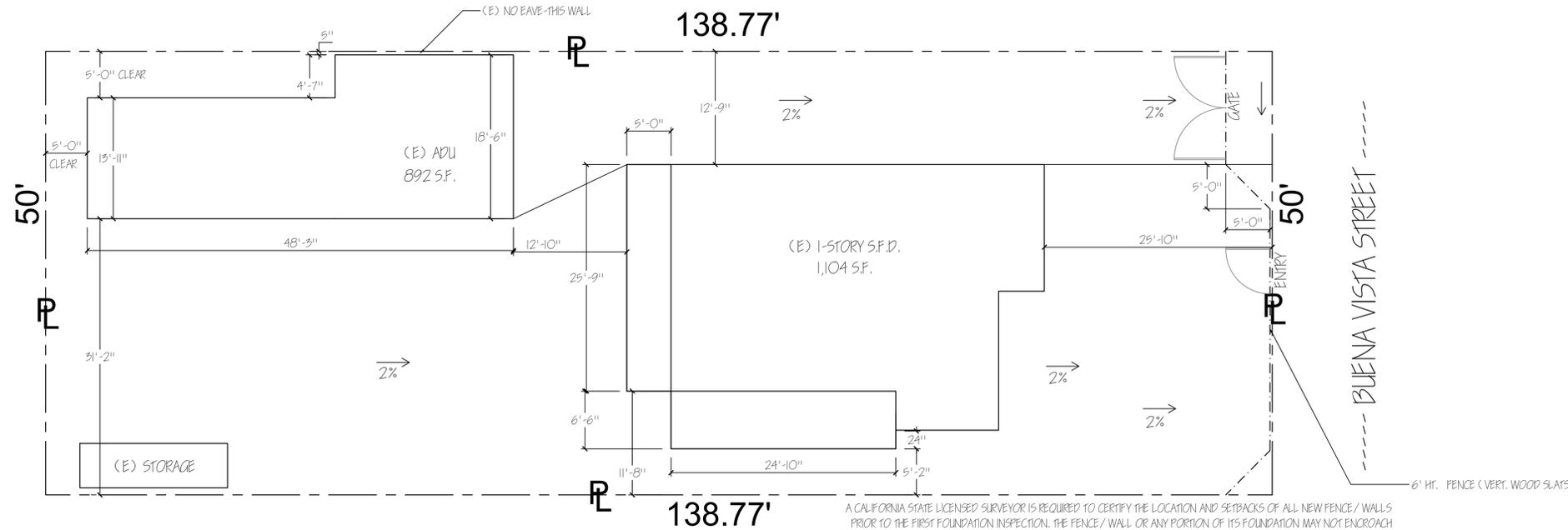
EFFECTIVE JANUARY 1, 2017, NEW INSTALLATION GAS WATER HEATER SHALL HAVE ALL THE FOLLOWING AS PER 2016 ENERGY STANDARDS 150.0(n):

1. A 120V ELECTRICAL RECEPTACLE IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS.
2. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE AND WATER HEATER.
3. A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL DRAINING.
4. A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 BTU/HR.

ALL ASSUMED EXISTING FIELD CONDITIONS SHALL BE FIELD VERIFIED BY CONTRACTOR FOR CONSISTANCIES. WHERE DISCREPANCIES OCCUR CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THE AUTHORIZED AGENT PRIOR TO PROCEEDING.

NOTE:

BUILDING PERMIT WILL NOT BE ISSUED UNTIL ACCESSORY STRUCTURE PERMIT AND COVENANT HAVE BEEN ISSUED.



A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW FENCE/WALLS PRIOR TO THE FIRST FOUNDATION INSPECTION. THE FENCE/WALL OR ANY PORTION OF ITS FOUNDATION MAY NOT ENCRUCH INTO AN ADJACENT PROPERTY WITHOUT A WRITTEN AGREEMENT FROM THE ADJACENT PROPERTY OWNER. (BMC 9-1-110.3.1.1)

SITE PLAN

1/8" = 1' - 0"

→ - SITE DRAINAGE (2%)

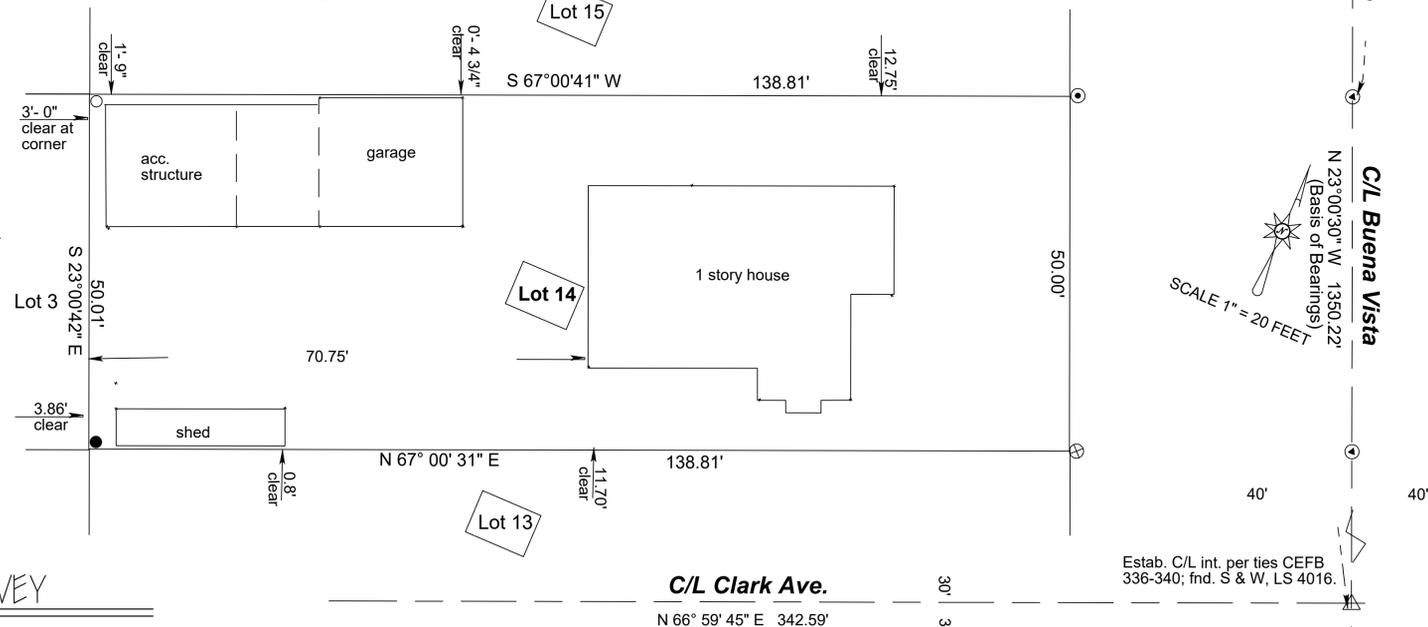
NOTE: LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS TO A MINIMUM 2% DOWNWARD SLOPE. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

Estab. C/L int. per ties
CEFB336-322 & PWFB
1718-702703; fnd
S & W, LS 4016.

C/L Magnolia Blvd.

N 67° 00' 55" E 347.64'

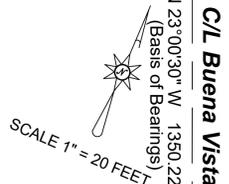
Tract 12740
M.B. 243-8



Estab. C/L int. per ties CEFB
336-340; fnd. S & W, LS 4016.

C/L Clark Ave.

N 66° 59' 45" E 342.59'



SCALE 1" = 20 FEET

LEGEND

- △ Monument as noted.
- ⊙ Set mag nail and washer, PLS 5691, on C/L and lot line prod.
- ⊙ Set L & Tag, PLS 5691, at 1.00' O/S lot corner on lot line prod.
- Set 5/8" rebar and cap, PLS 5691, at 1.00' O/S lot lines both ways.
- Set L & Tag, PLS 5691, in pcc at 1.00' O/S lot lines both ways.
- ⊙ Fnd. L & Tag, RCE 29664, no ref.: corner bears S 62° 15' 03" W, 1.11'

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SITE SURVEY

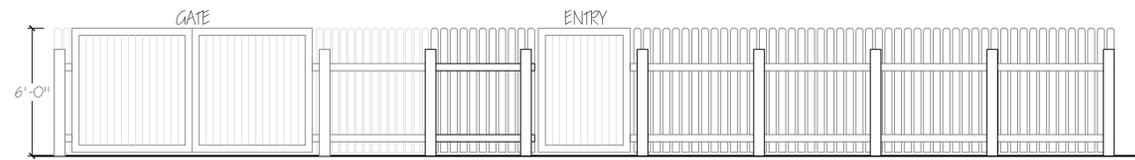
N.T.S.

REVISIONS	BY

ZEEVI ASSOCIATES
(818) 831-8414

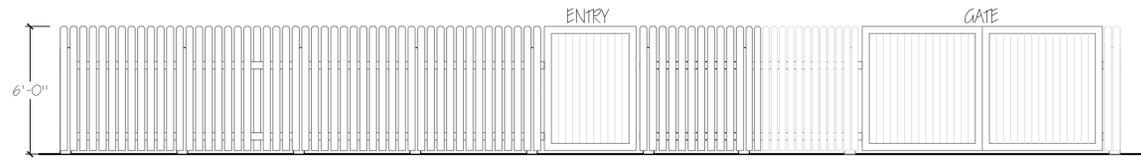
PROPOSED FENCE FOR:
SCOTT RESIDENCE
715 N. BUENA VISTA STREET
BURBANK, CA 91505

DRAWN: D.Z.
CHECKED: D.Z.
DATE: 07/09/2020
SCALE: AS NOTED
PAGE NO.:
CP



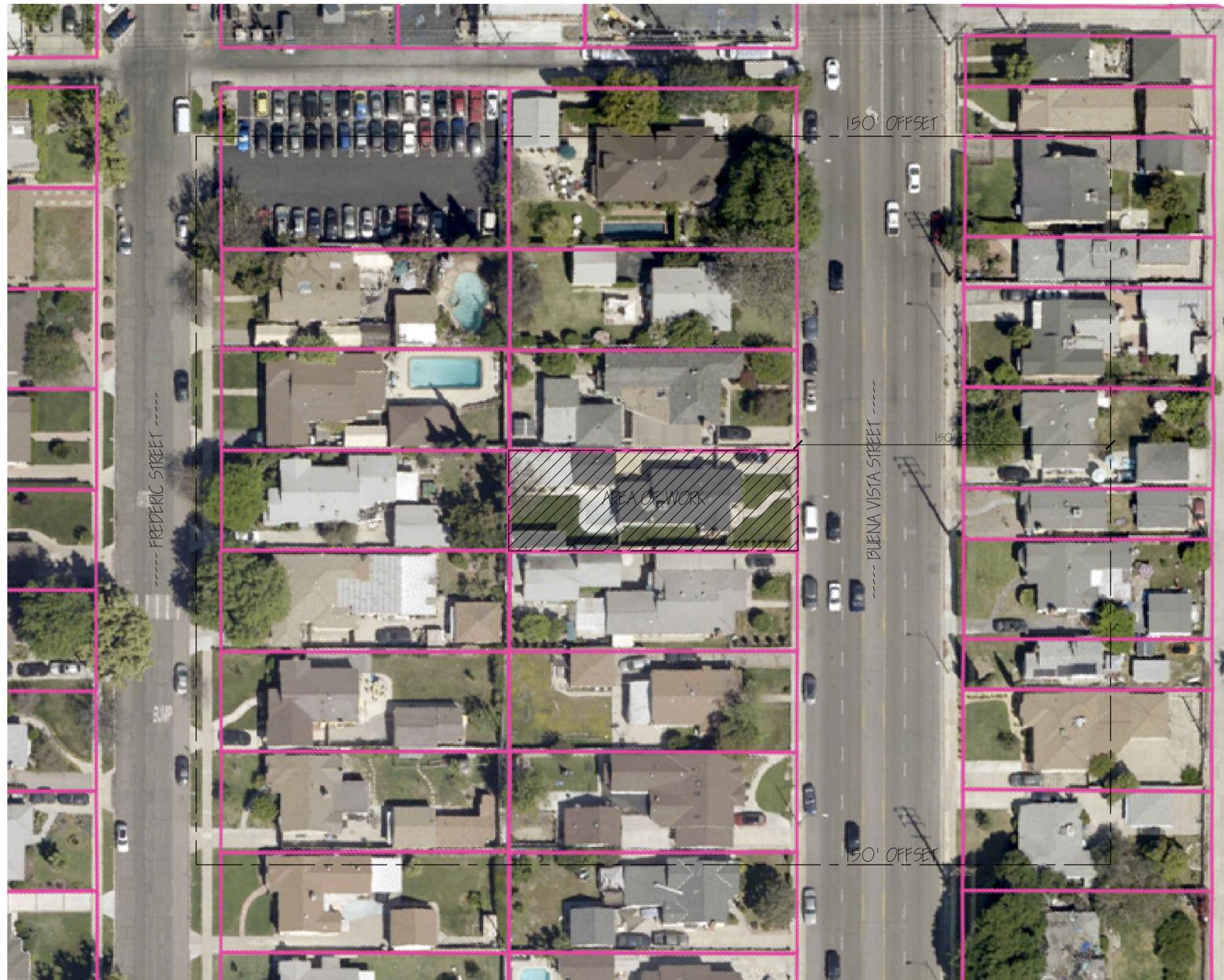
FENCE ELEVATION (FROM INTERIOR)

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



FENCE ELEVATION (FROM EXTERIOR)

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



RADIUS MAP

SCALE: 1/32" = 1'-0"

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