

639 WEST BROADWAY  
GLENDALE, CA 91204

PHONE: (818) 240-5617  
FAX: (818) 240-0192  
EMAIL: PERMITCONSULTANT@YAHOO.COM

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PROJECT ADDRESS:

420 S Sunset Canyon Dr.  
Burbank, CA 91501

PROPERTY OWNER:  
Owner: The Grigor Pogosyan Living Trust

PROPOSED 2-STORY HOUSE WITH  
ATTACHED 3-CAR GARAGE

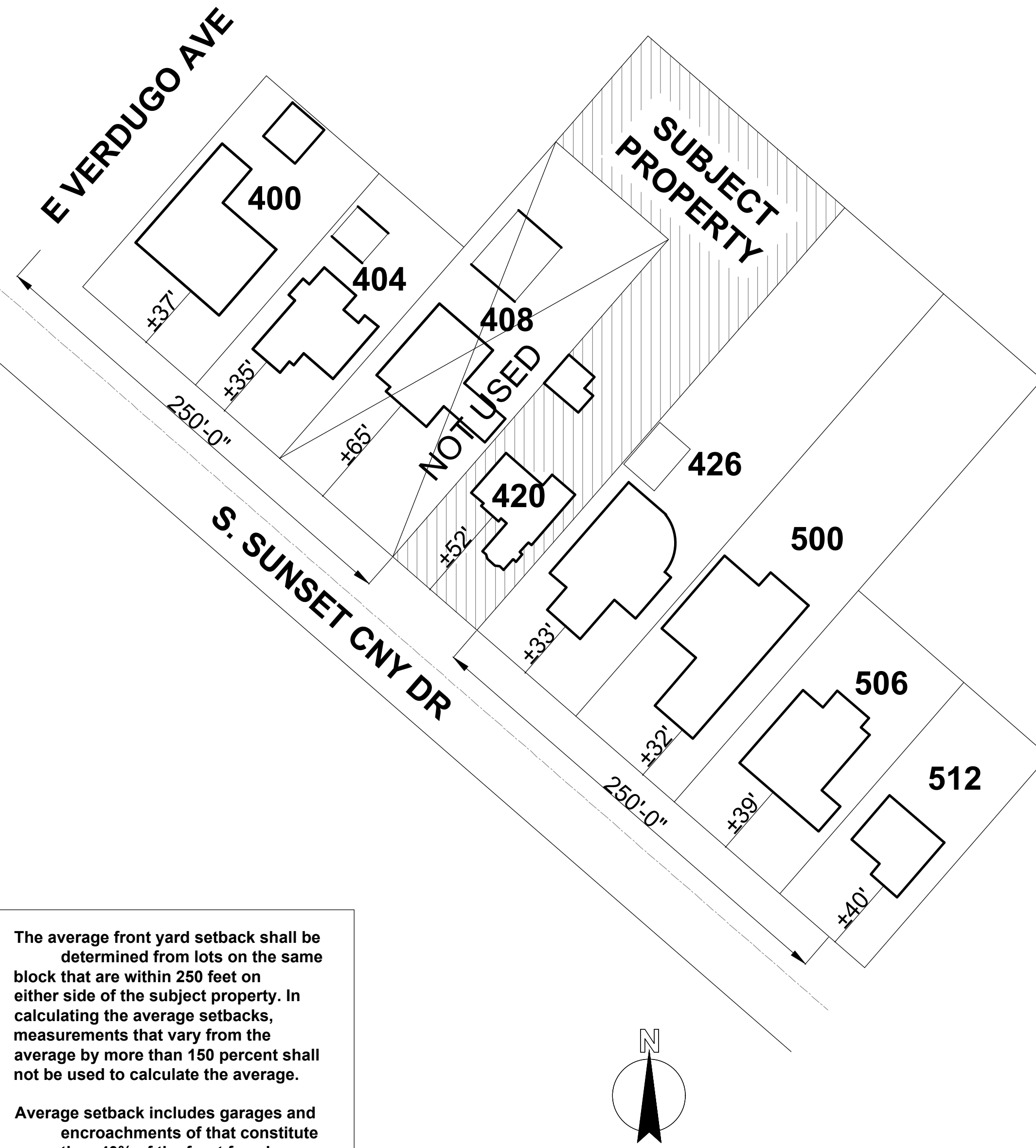
SHEET TITLE PROJECT TITLE

REVISIONS		
NO.	ISSUE	BY

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Date: 02-24-2023  
Job No.  
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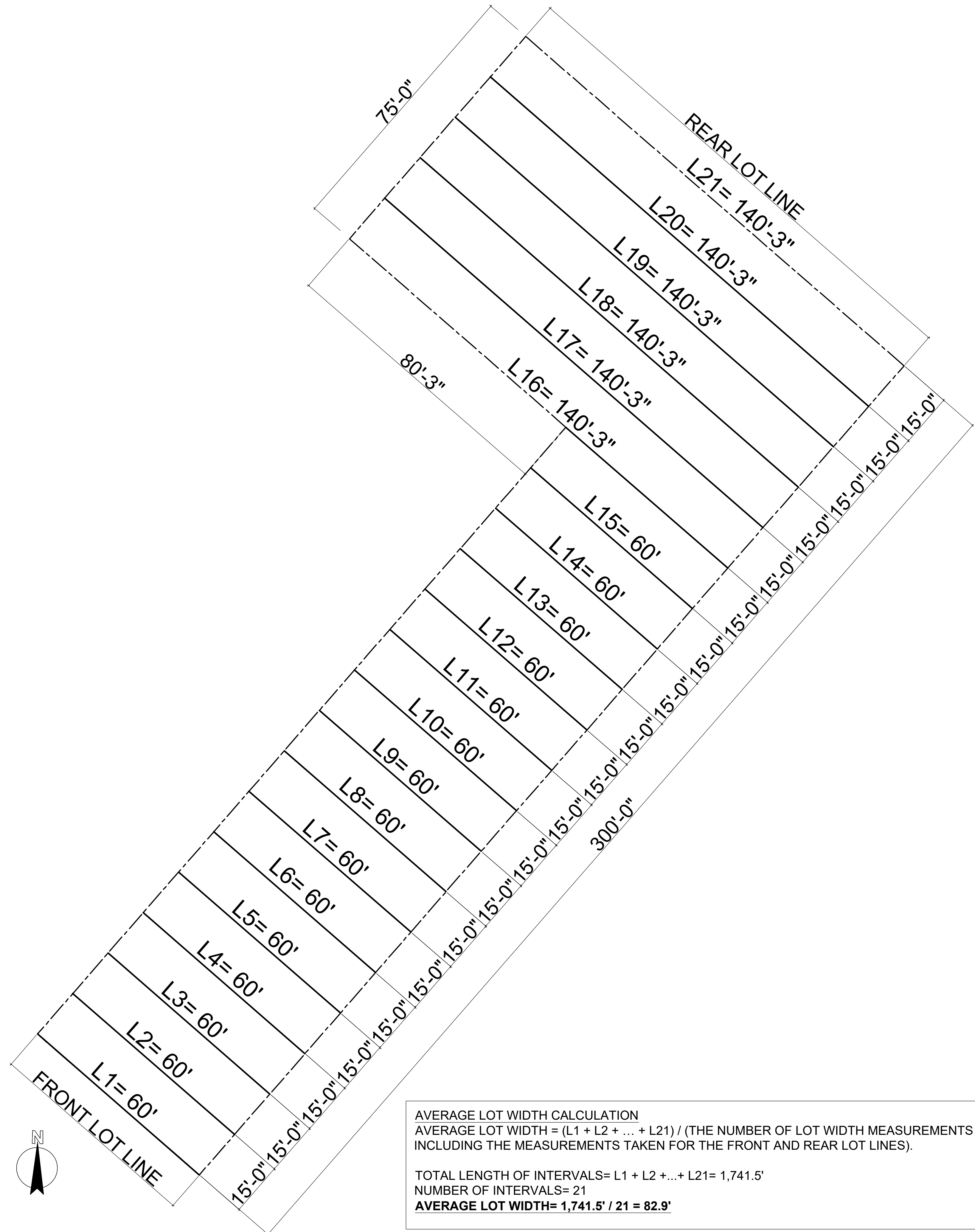
AVERAGE FRONT YARD CALCULATION



- The average front yard setback shall be determined from lots on the same block that are within 250 feet on either side of the subject property. In calculating the average setbacks, measurements that vary from the average by more than 150 percent shall not be used to calculate the average.
- Average setback includes garages and encroachments of that constitute more than 40% of the front facade.

LOT NUMBER	ADDRESS	FRONTAGE
14	400 S. Sunset Cny	±37'
15	404 S. Sunset Cny	±35'
16	408 S. Sunset Cny	±65'
19	426 S. Sunset Cny	±33'
20	500 S. Sunset Cny	±32'
21	506 S. Sunset Cny	±39'
22	512 S. Sunset Cny	±40'
TOTAL FRONTAGES		±216'
AVERAGE FRONT YARD		36'

AVERAGE LOT WIDTH CALCULATION



AVERAGE LOT WIDTH CALCULATION  
 AVERAGE LOT WIDTH = (L1 + L2 + ... + L21) / (THE NUMBER OF LOT WIDTH MEASUREMENTS INCLUDING THE MEASUREMENTS TAKEN FOR THE FRONT AND REAR LOT LINES).  
 TOTAL LENGTH OF INTERVALS= L1 + L2 + ... + L21= 1,741.5'  
 NUMBER OF INTERVALS= 21  
**AVERAGE LOT WIDTH= 1,741.5' / 21 = 82.9'**

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PROPOSED 2-STORY HOUSE WITH  
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FULL SITE PLAN

SHEET TITLE PROJECT TITLE

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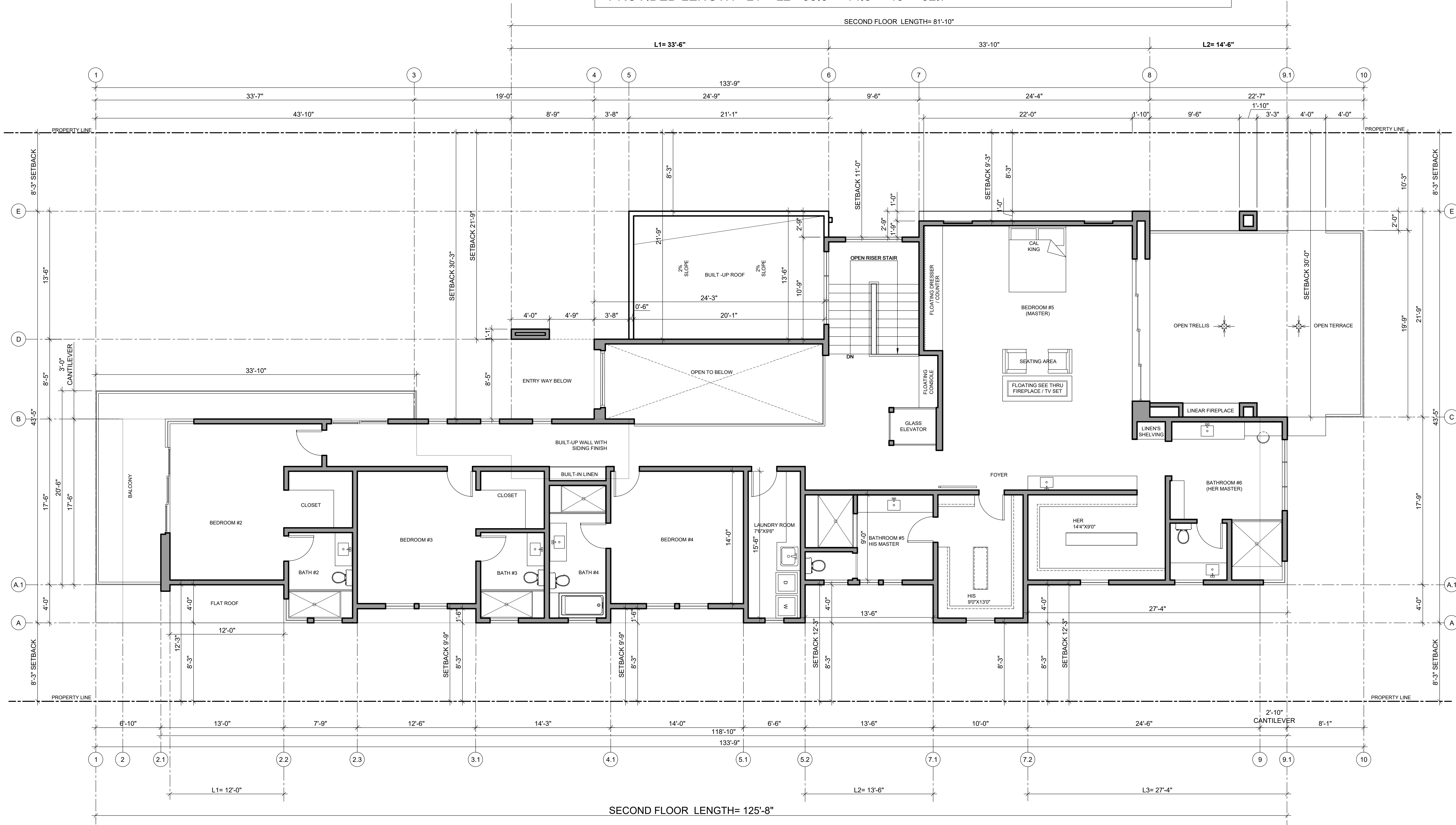
PROPOSED 2-STORY HOUSE WITH  
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SECOND FLOOR  
SETBACK  
CALCULATION

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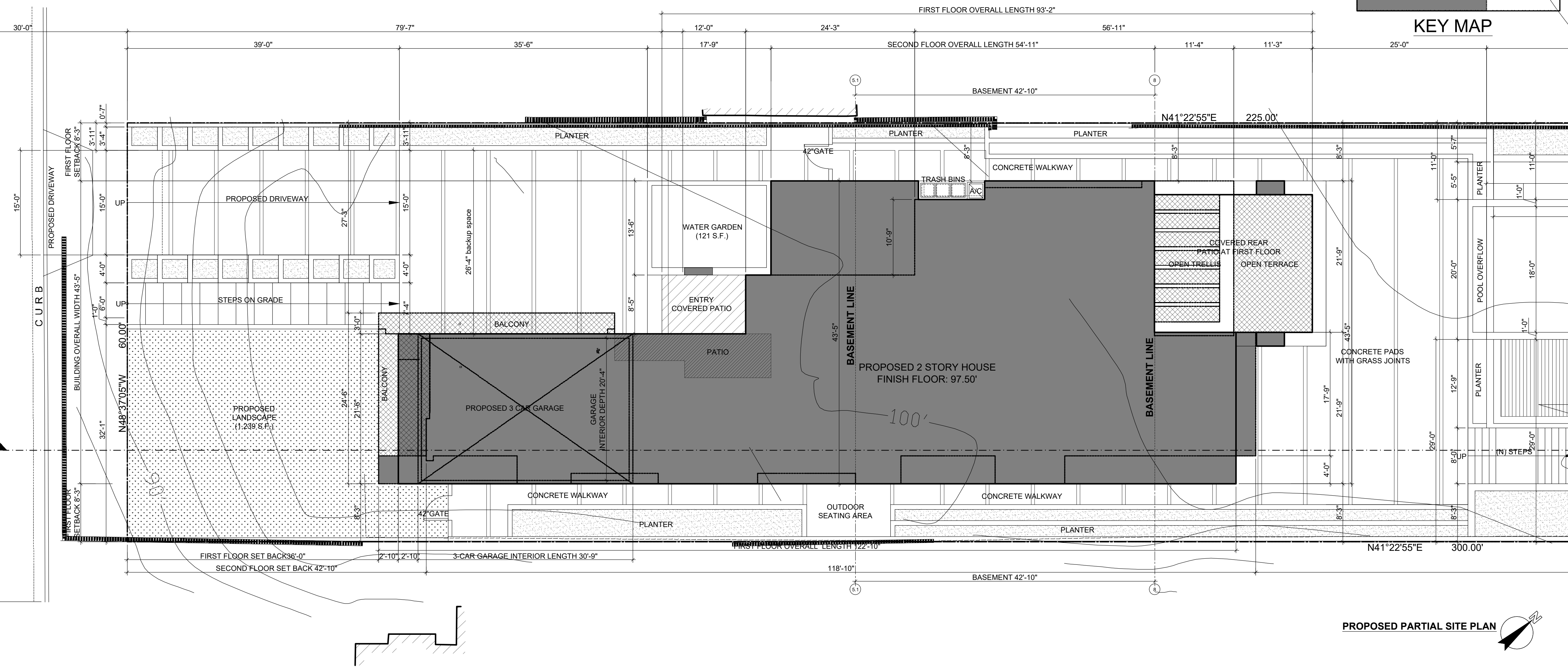
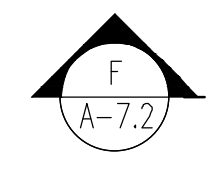
**SECOND FLOOR SET BACK CALCULATION**  
Per BMC S. 10-1-603(E)(2)(a), at least 40 percent of the length of the second story must be set back 4 feet from the first floor building face.  
SECOND FLOOR LENGTH= 81.10" = 81.83'  
REQUIRED LENGTH OF 4' SETBACK FROM FIRST FLOOR BUILDING FACE= 81.83' x 40 / 100= 32.7'  
PROVIDED LENGTH= L1 + L2= 33.5' + 14.5' = 48' > 32.7'



**SECOND FLOOR SET BACK CALCULATION**  
Per BMC S. 10-1-603(E)(2)(a), at least 40 percent of the length of the second story must be set back 4 feet from the first floor building face.  
SECOND FLOOR LENGTH= 125'-8"= 125.66'  
REQUIRED LENGTH OF 4' SETBACK FROM FIRST FLOOR BUILDING FACE= 125.66' x 40 / 100= 50.26'  
PROVIDED LENGTH= L1 + L2 + L3= 12' + 13.5' + 27.33'= 52.83' > 50.26'

PROPOSED SECOND FLOOR  
SECOND FLOOR SETBACK CALCULATION

SOUTH SUNSET CANYON DRIVE



PROPOSED PARTIAL SITE PLAN

**PROJECT ANALYSIS**

Address: 420 S SUNSET CANYON DR BURBANK CA 91501

Assessor's ID No: 5608-030-018

Property Boundary Description  
VILLA LOTS IN BURBANK SE 60 FT OF LOT 11

ZONE= R-1H

LOT AREA: 24,000± S.F.

PROPOSED BUILDING HEIGHT: 28'-2" MAX

**PROPOSED 3 CAR GARAGE AREA= 667 S.F.**

PROPOSED FIRST FLOOR AREA= 4,237 S.F. (INCLUDING GARAGE) - 400 S.F. GARAGE CREDIT= 3,837 S.F. (INCLUDING COVERED PATIO, STAIRS, ELEVATOR SHAFT)

**PROPOSED SECOND FLOOR AREA= 3,200 S.F.**  
(INCLUDING OPEN TO BELOW, STAIRS, ELEVATOR SHAFT)

**FLOOR AREA RATIO:**

0.4 for up to 7,500  
0.3 for lot area over 7,500 but less than 15,000  
0.2 for lot area over 15,000

**F.A.R. CALCULATION:**

7,500 X 0.4: 3,000 S.F.  
7,500 X 0.3: 2,250 S.F.  
9,000 X 0.2: 1,800 S.F.  
TOTAL: 7,050 S.F. max

TOTAM:

TOTAN:

**1st FLOOR (3,837) + 2nd FLOOR (3,200)= 7,037 S.F. < 7,050**

PROPOSED BASEMENT AREA= 1,844 S.F. (Including retaining walls)  
PROPOSED COVERED PATIO AT REAR= 445 S.F.  
PROPOSED ENTRY PATIO= 101 S.F.  
PROPOSED COVERED PATIO AT FRONT= 116 S.F.  
PROPOSED TRELIS AREA AT REAR= 252 S.F.  
PROPOSED SECOND FLOOR BALCONY AT FRONT= 227 S.F.  
PROPOSED SECOND FLOOR TERRACE AT REAR= 445 S.F.


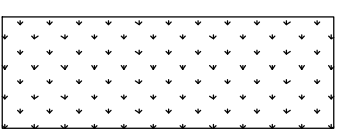

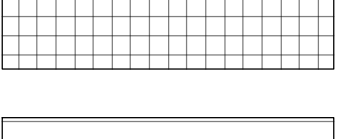

LANDSCAPE AREA= 12,355 S.F. / 24,000 = 51.5%

**LOT COVERAGE:**

4,270 (1st floor & garage) + 138 (entry patio) + 342 (rear patio)= 9,020 s.f.  
9,020 / 24,000= 37.5% < 50%

**FRONT SETBACK AT 1ST FLOOR = 38'-10"**  
**FRONT SETBACK AT 2ND FLOOR CANTILEVER BALCONY= 36'-0"**  
**FIRST FLOOR SIDE SETBACK= 8'-3" MIN.**  
**SECOND FLOOR SIDE SETBACK: PER BMC S. 10-1-603(E)(2)(A), AT LEAST 40 PERCENT OF THE LENGTH OF THE SECOND STORY MUST BE SET BACK 4 FEET FROM THE FIRST FLOOR BUILDING FACE.**

**LEGEND:**

-  PROPOSED 2-STORY HOUSE
-  PROPOSED LANDSCAPE
-  PROPOSED 3-CAR GARAGE
-  PROPOSED TERRACE / BALCONY
-  PROPOSED OPEN TRELIS AT SECOND FLOOR

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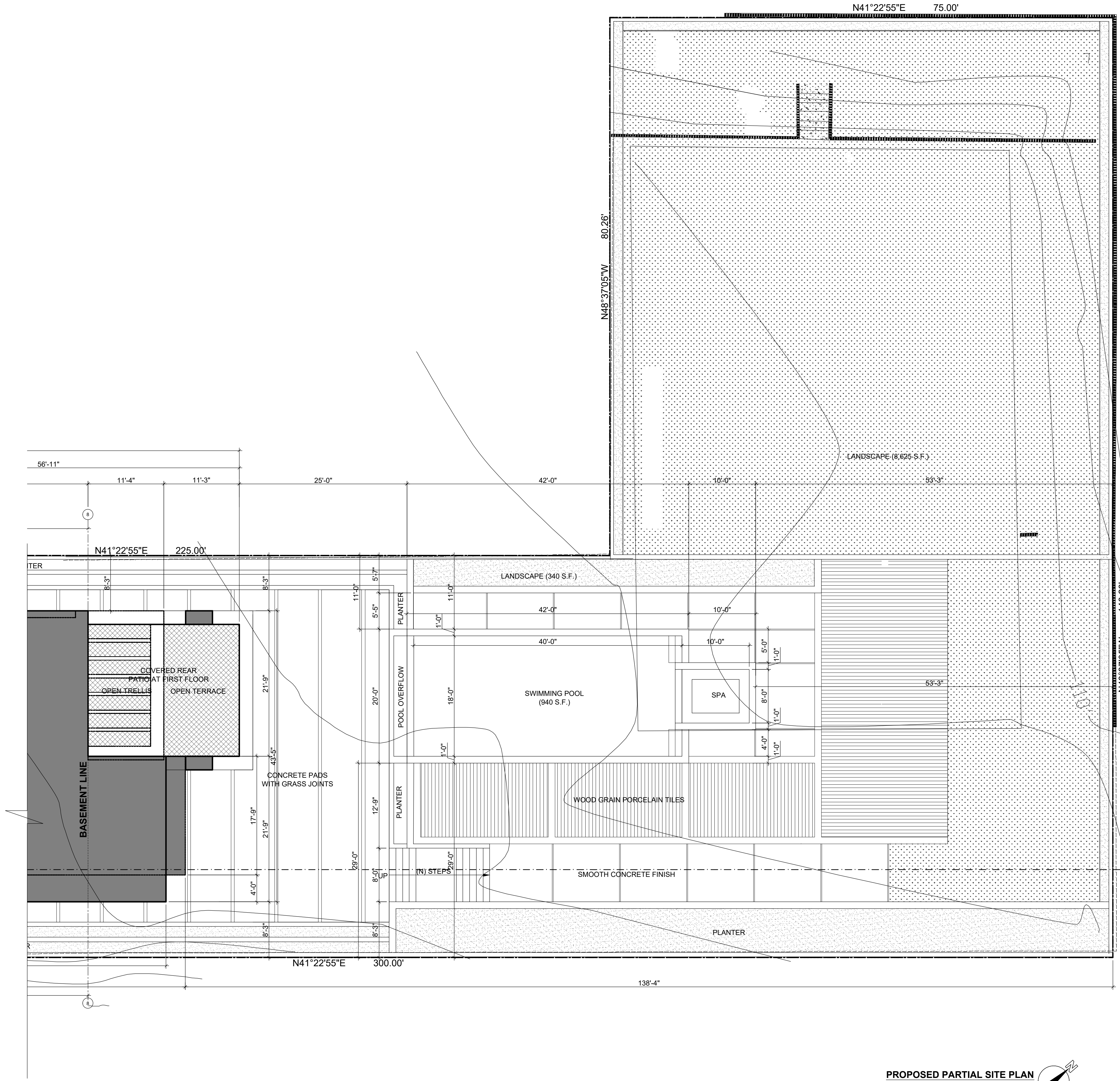
**PROPOSED 2-STORY HOUSE WITH ATTACHED 3-CAR GARAGE**

PROPOSED SITE PLAN PART 1

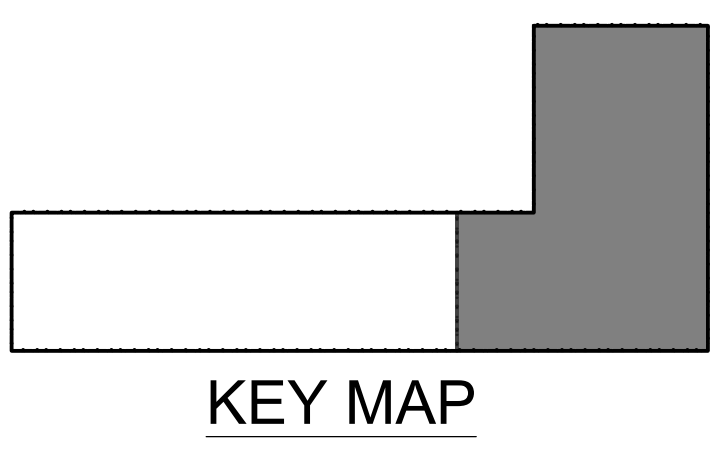
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PROPOSED PARTIAL SITE PLAN



KEY MAP

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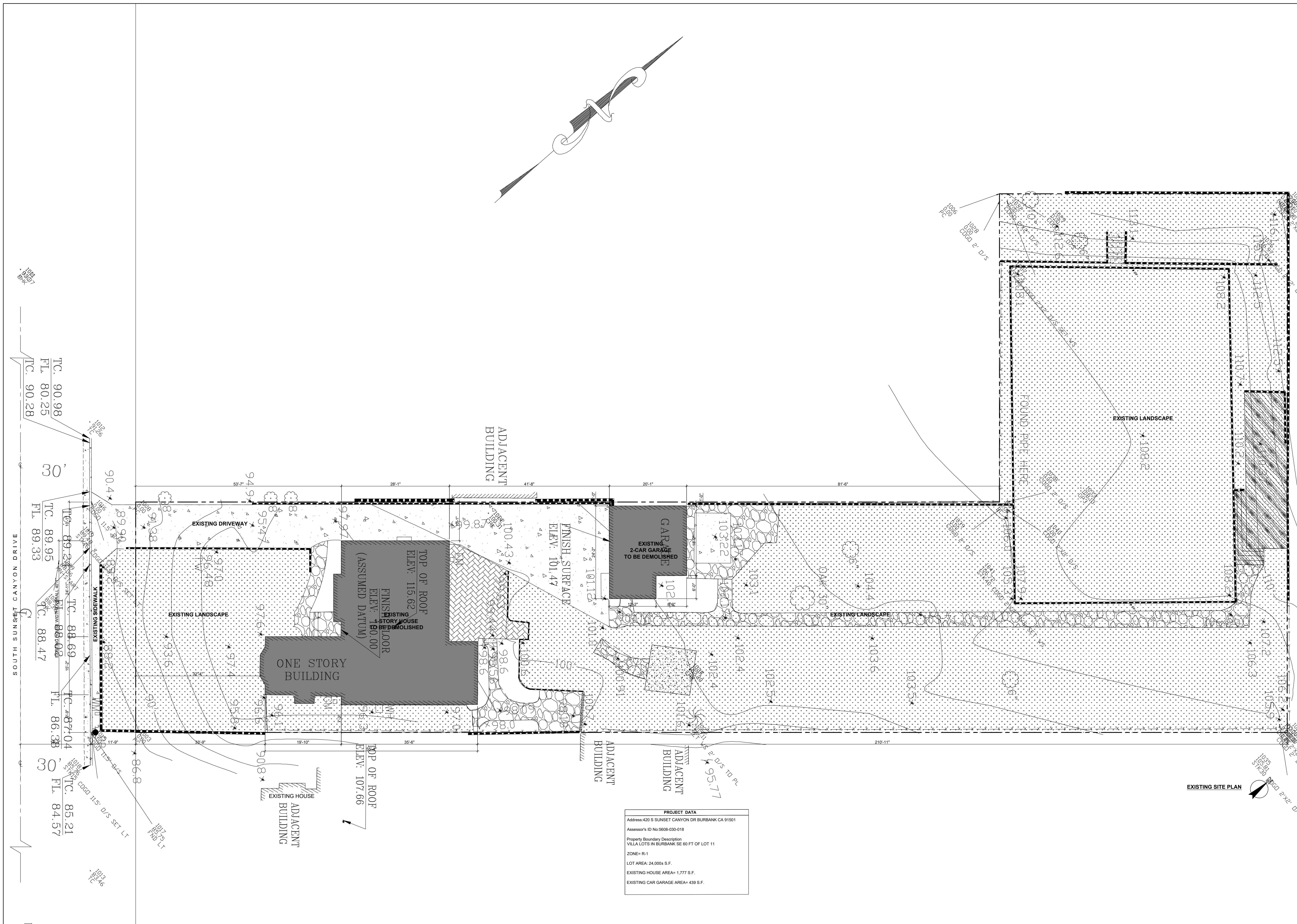
PROPOSED  
 SITE PLAN  
 PART 2

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**PROJECT DATA**  
 Address: 420 S SUNSET CANYON DR BURBANK CA 91501  
 Assessor's ID No: 5608-030-018  
 Property Boundary Description  
 VILLA LOTS IN BURBANK SE 60 FT OF LOT 11  
 ZONE= R-1  
 LOT AREA: 24,000± S.F.  
 EXISTING HOUSE AREA= 1,777 S.F.  
 EXISTING CAR GARAGE AREA= 439 S.F.

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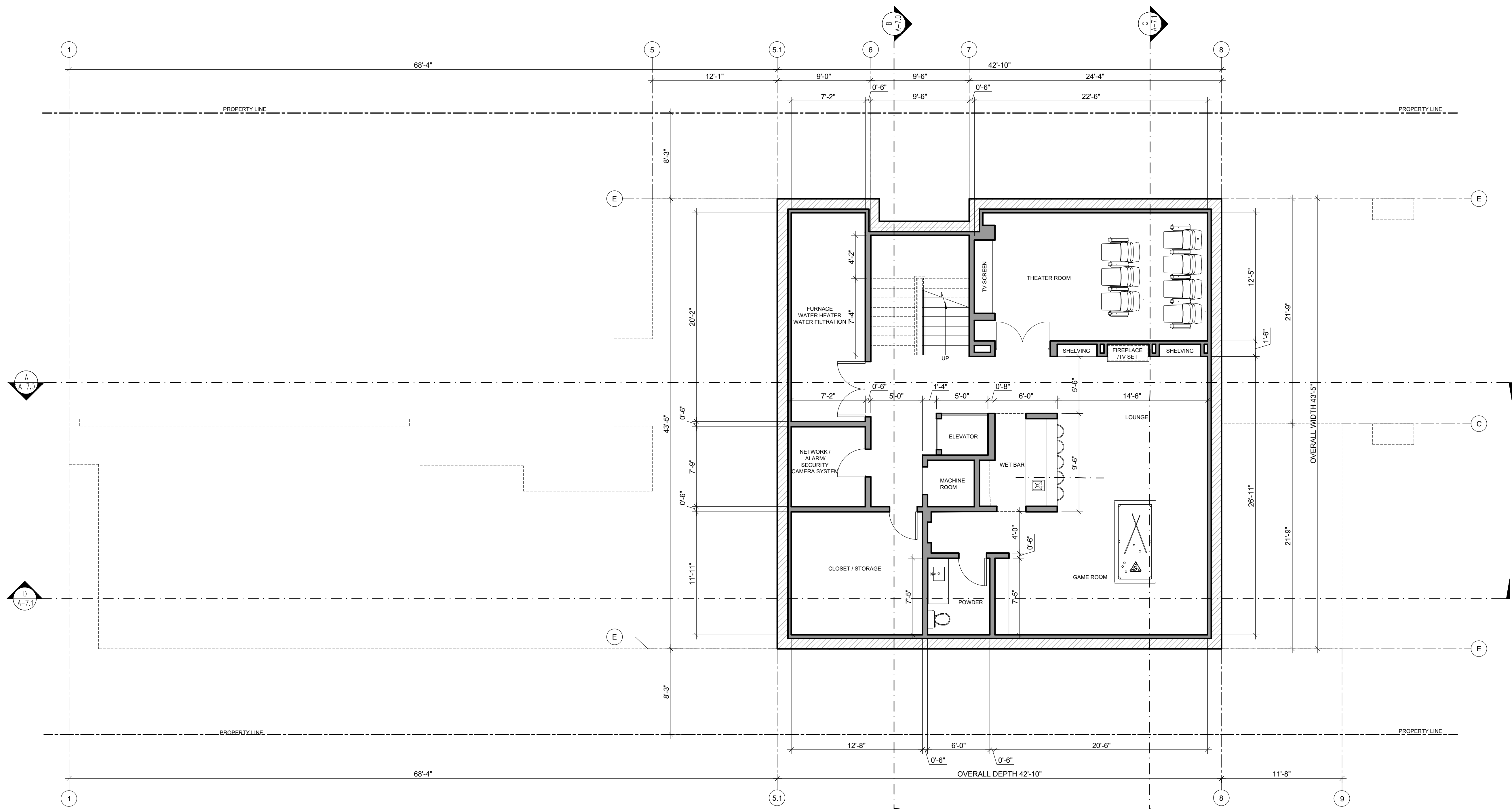
FULL SITE PLAN  
 SHEET TITLE PROJECT TITLE

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**LEGEND:**

	RETAINING WALL
	PROPOSED 2X6 STUD WALL



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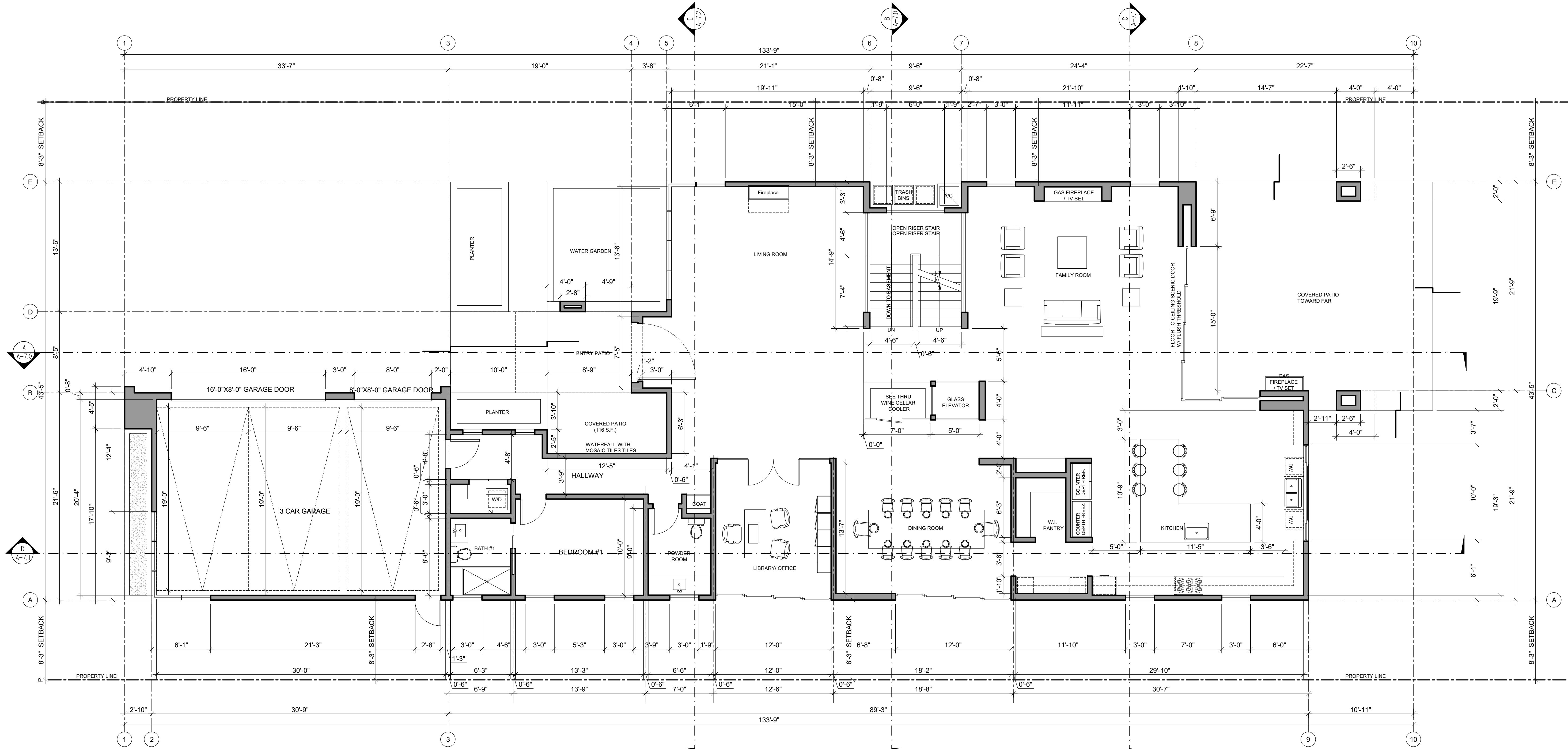
PROPOSED 2-STORY HOUSE WITH  
ATTACHED 3-CAR GARAGE

FIRST FLOOR  
SHEET TITLE PROJECT TITLE

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PROPOSED FIRST FLOOR

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FIRST FLOOR

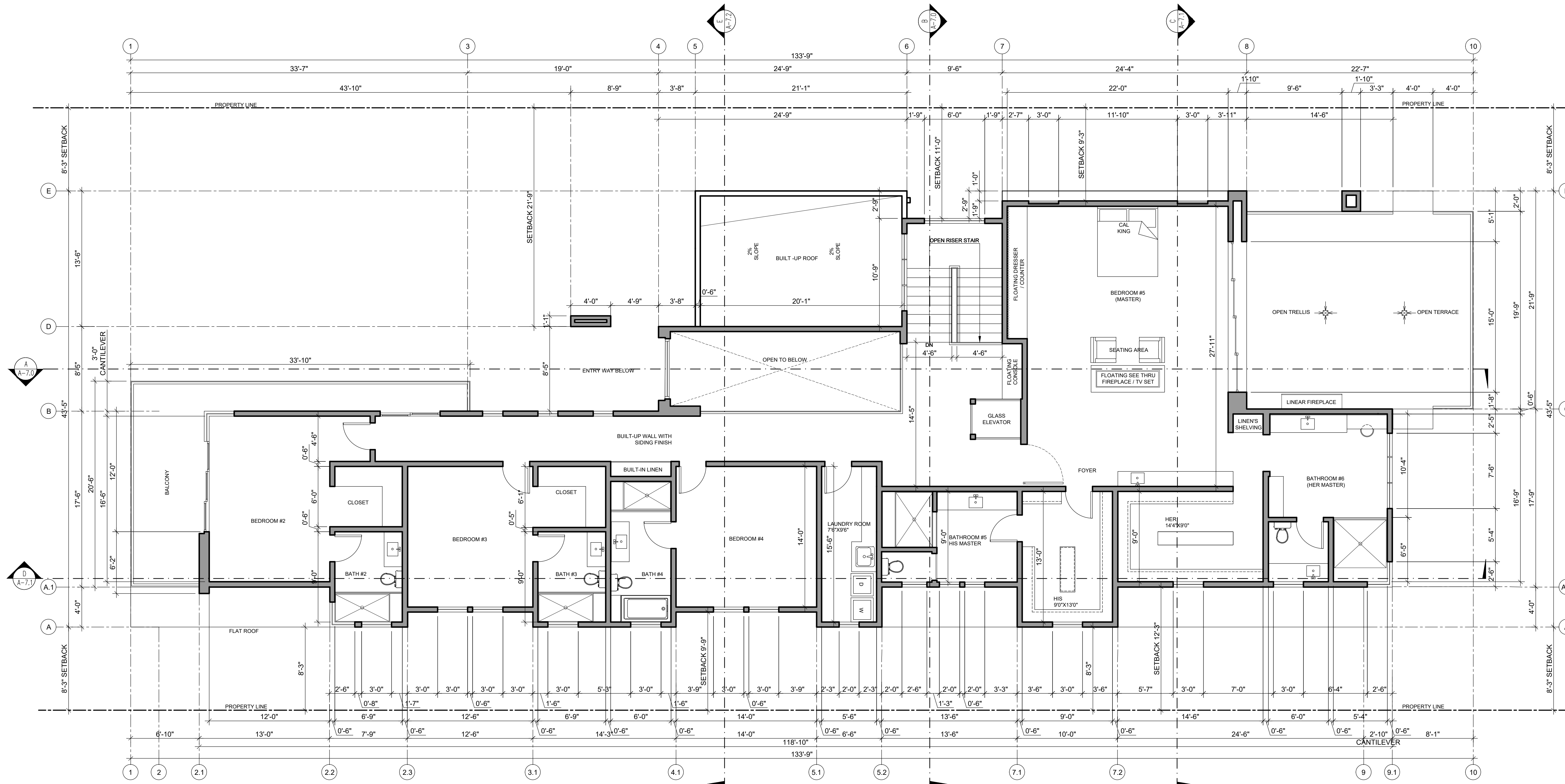
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PROPOSED SECOND FLOOR

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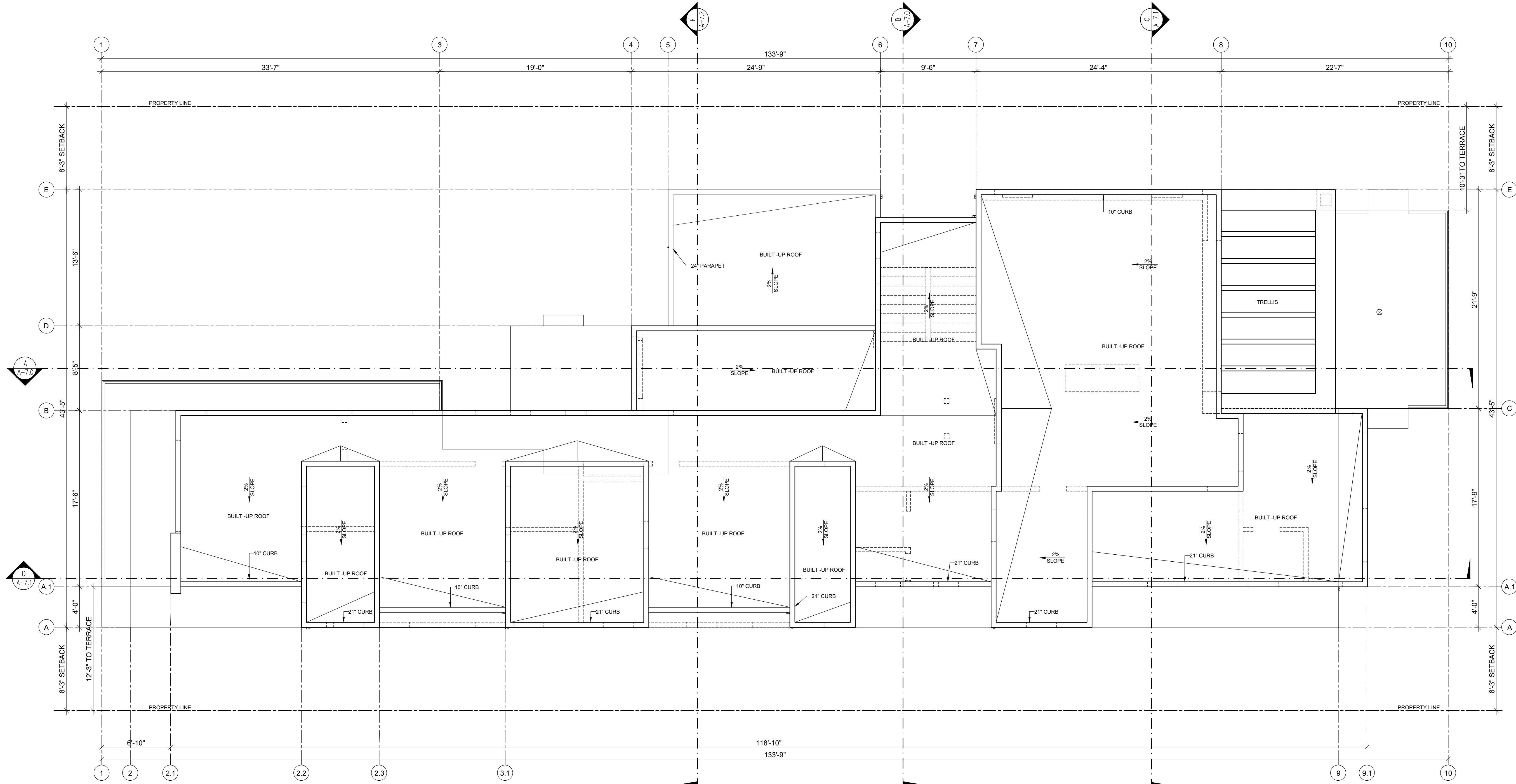
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SECOND FLOOR  
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ROOF PLAN

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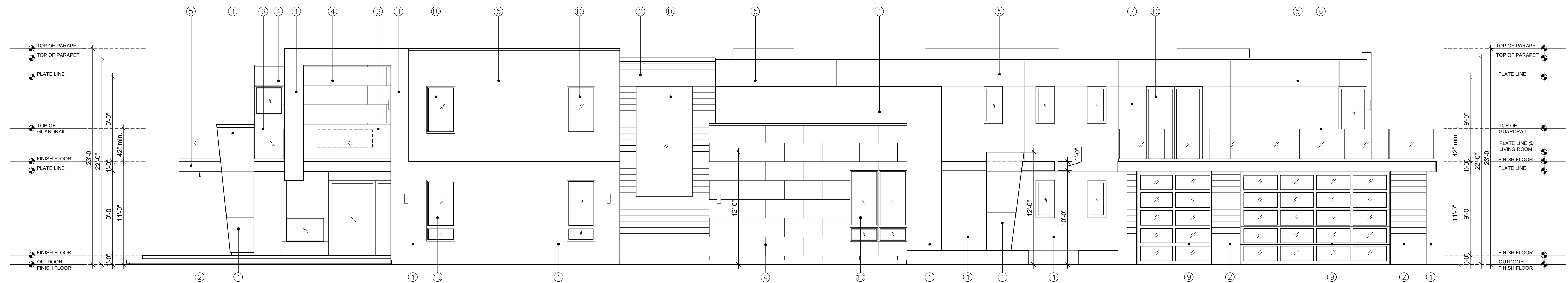
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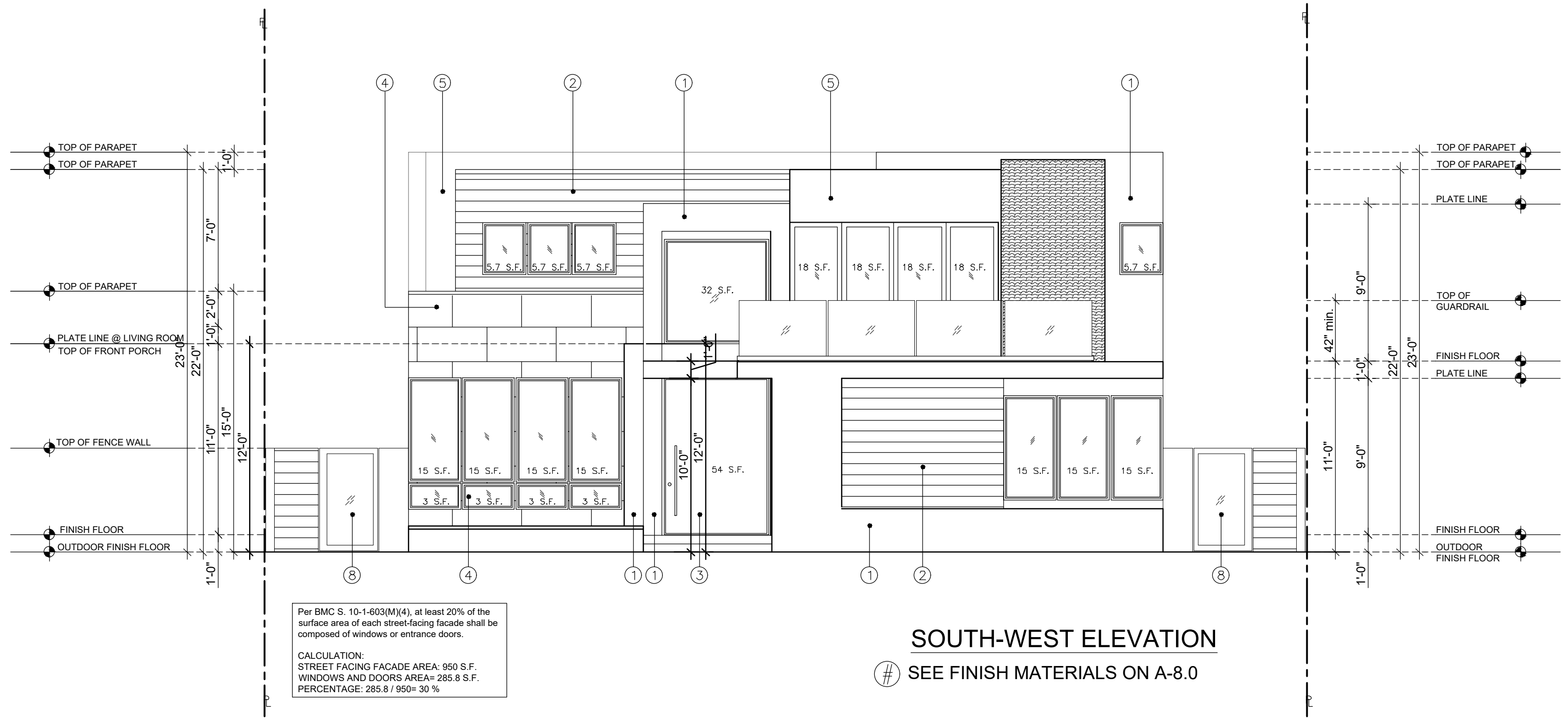
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PROPOSED 2-STORY HOUSE WITH  
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 ROOF PLAN  
 SHEET TITLE

A-5.0



**NORTH-WEST ELEVATION**  
 # SEE FINISH MATERIALS ON A-8.0



Per BMC S. 10-1-603(M)(4), at least 20% of the surface area of each street-facing facade shall be composed of windows or entrance doors.  
 CALCULATION:  
 STREET FACING FACADE AREA= 950 S.F.  
 WINDOWS AND DOORS AREA= 285.8 S.F.  
 PERCENTAGE: 285.8 / 950= 30 %

**SOUTH-WEST ELEVATION**  
 # SEE FINISH MATERIALS ON A-8.0

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**PERMIT PROCESSING & CONSULTING, LLC**

**PROPOSED 2-STORY HOUSE WITH ATTACHED 3-CAR GARAGE**

420 S Sunset Canyon Dr.  
 Burbank, CA 91501

639 WEST BROADWAY  
 GLENDALE, CA 91204  
 PHONE: (818) 240-5617  
 FAX: (818) 240-0192  
 EMAIL: PERMITCONSULTANT@YAHOO.COM

PROJECT ADDRESS:  
 420 S Sunset Canyon Dr.  
 Burbank, CA 91501  
 PROPERTY OWNER:  
 Owner: The Grigor Pogossyan Living Trust

REVISIONS		
NO.	ISSUE	BY

Scale: 3/16"=1'-0"  
 Drawn:  
 Date: 02-24-2023  
 Job NO.  
 Sheet:







**NORTH-EAST ELEVATION**  
 # SEE FINISH MATERIALS ON A-8.0



**SOUTH-EAST ELEVATION**  
 # SEE FINISH MATERIALS ON A-8.0

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**PERMIT PROCESSING & CONSULTING, LLC**

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 Burbank, CA 91501  
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PROPOSED 2-STORY HOUSE WITH  
 ATTACHED 3-CAR GARAGE

NORTH-EAST  
 SOUTH-EAST  
 BUILDING  
 ELEVATIONS

REVISIONS

NO.	ISSUE	BY

Scale: 3/16"=1'-0"  
 Drawn:  
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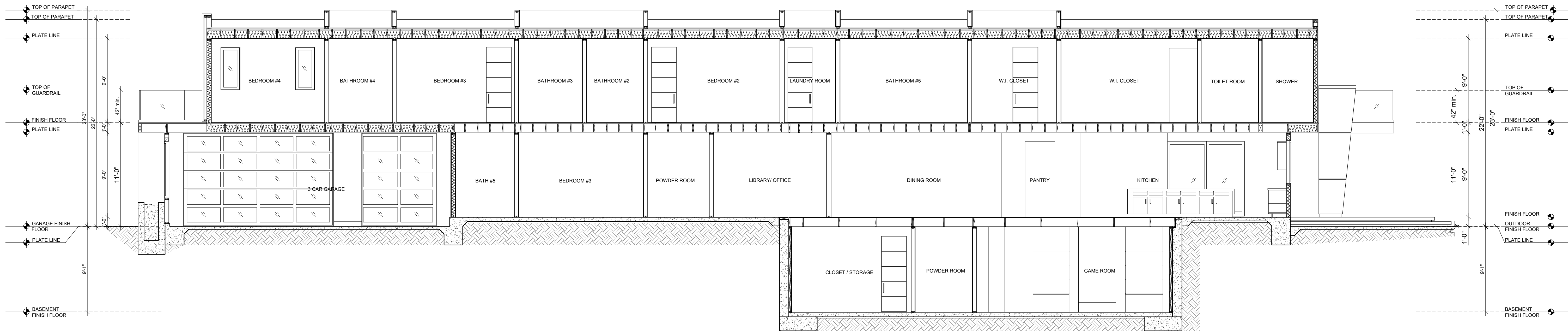
A-6.1a

SHEET TITLE PROJECT TITLE





**SECTION "C"**  
 # SEE FINISH MATERIALS ON A-8.0



**SECTION "D"**  
 # SEE FINISH MATERIALS ON A-8.0

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 Burbank, CA 91501  
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**PROPOSED 2-STORY HOUSE WITH  
 ATTACHED 3-CAR GARAGE**

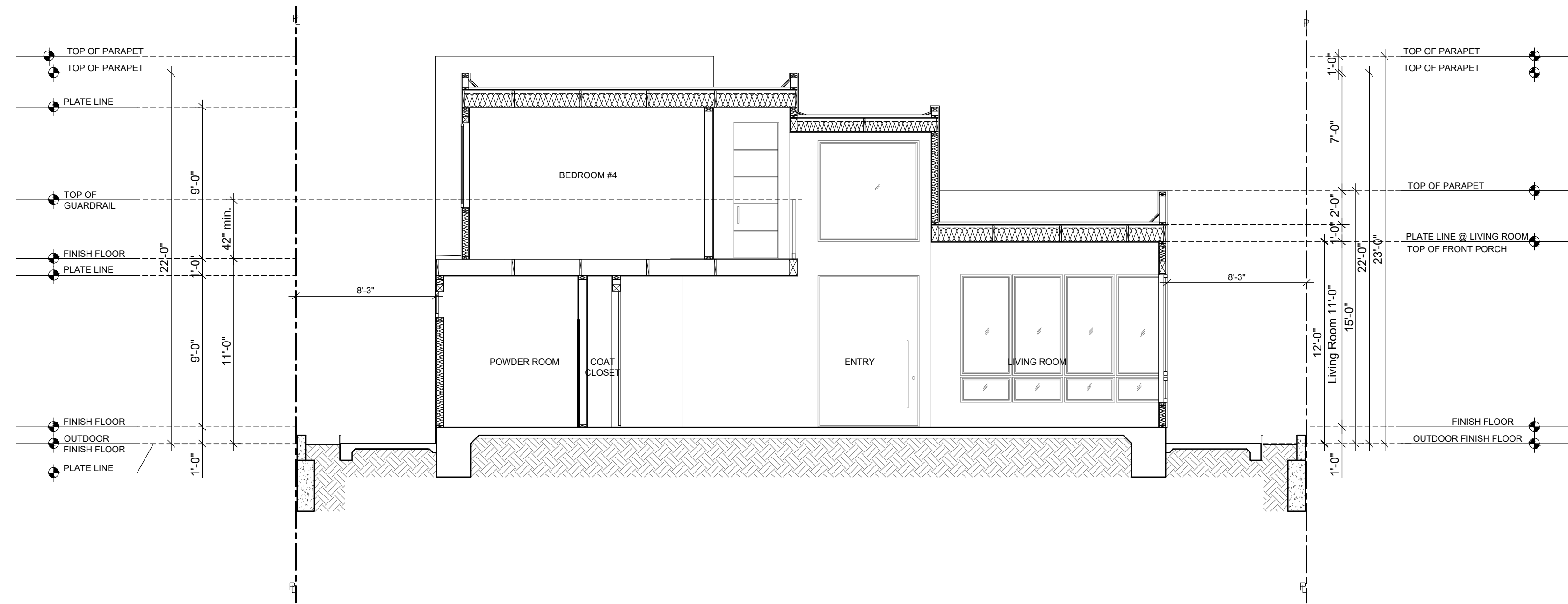
CROSS SECTIONS  
 "A" & "B"

REVISIONS

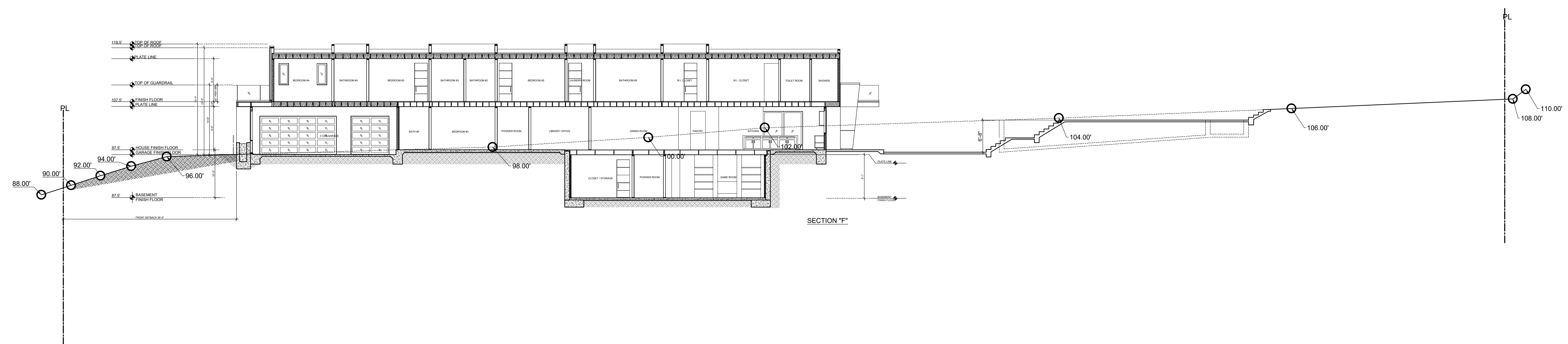
NO.	ISSUE	BY

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

Drawn:  
 Date: 02-24-2023  
 Job No.  
 Sheet:



SECTION "E"



SECTION "F"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE Permit Processing & Consulting, LLC AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS AND USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE Permit Processing & Consulting, LLC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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**PROPOSED 2-STORY HOUSE WITH  
ATTACHED 3-CAR GARAGE**

CROSS SECTIONS "A" & "B"

PROJECT TITLE

REVISIONS		
NO.	ISSUE	BY

Scale: 3/16"=1'-0"  
Drawn:  
Date: 03-15-2023  
Job NO.  
Sheet:



SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	ANSI/ASABE S623.1
	DRACAENA DRACO	DRAGON TREE	15-GAL	14	TREE	0.5
	LAURUS NOBOLIS	SWEET BAY	15-GAL	15	TREE; LOW BRANCHING	0.5
	OLEA EUROPAEA	OLIVE TREE	24" BOX	3	TREE	0.5

ALL TREES TO BE PLANTED WITH ROOTS BARRIES.  
3" DEEP SHREDDED CEDAR BARK TO SPREAD BETWEEN PLANTS

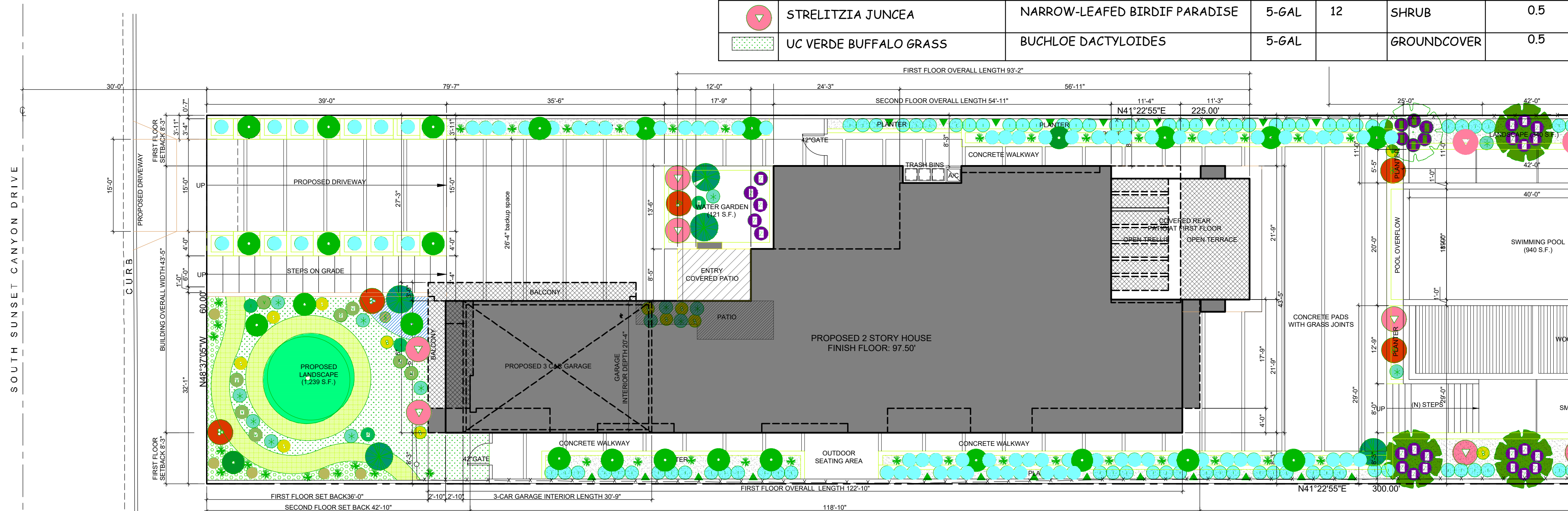
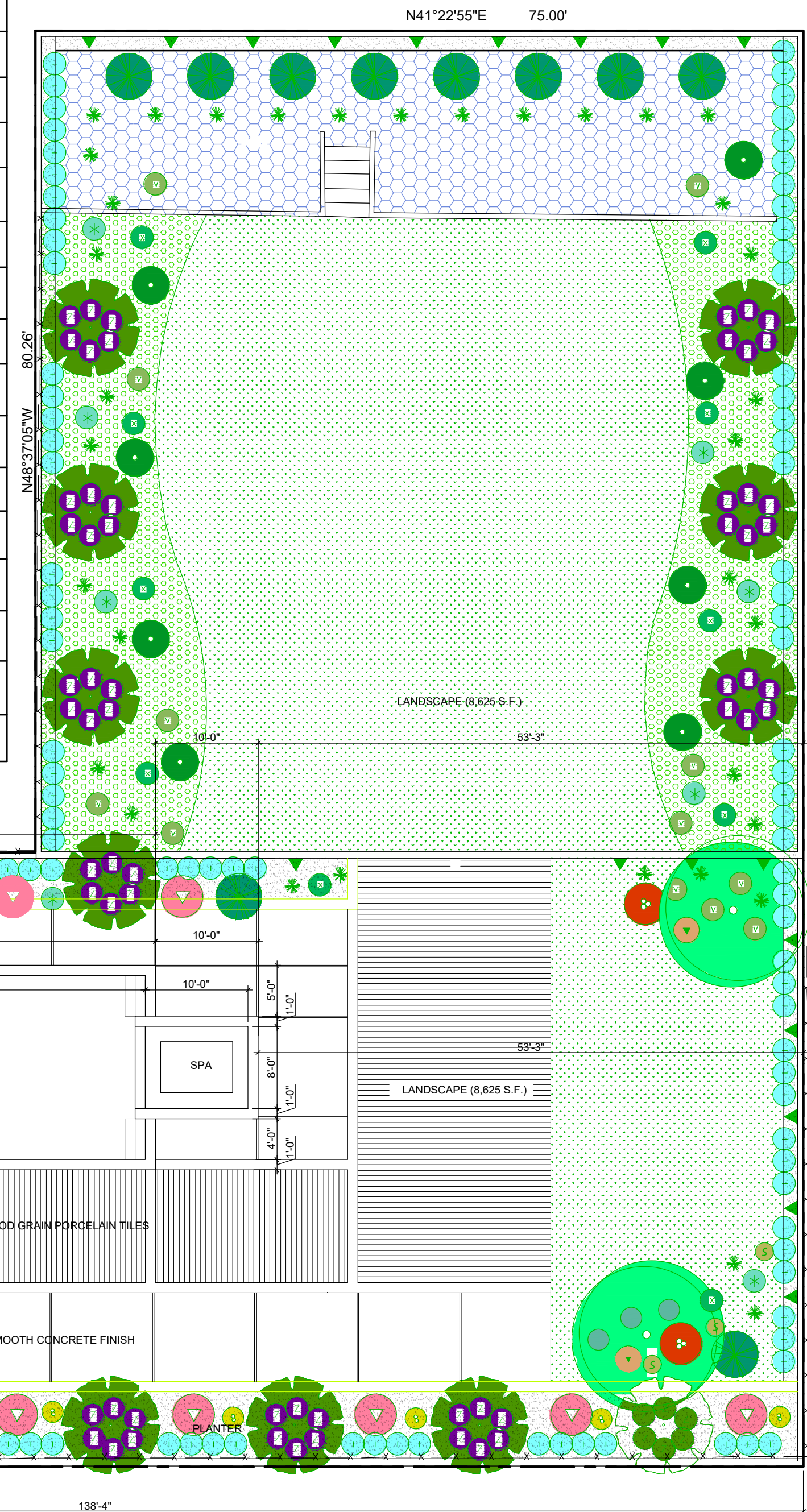
NOTE:  
ALL GROUNDCOVER AREA WHERE PLANTS ARE 4" O.C. OR GREATER TO HAVE 2 LAYERS OF GEOTEXTILE FABRIC INSTALLED 3" BELOW GROWTH.

NOTE:  
WATERPROOFING AND DRAIN PLANTERS BY OTHERS

PRIOR TO CONSTRUCTION OF LANDSCAPED AREA THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS. ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

SHRUBS AND GROUND COVER LEGEND:

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	ANSI/ASABE S623.1
	ACHILLEA M. 'ROSEA'	COMMON YARROW	5-GAL		GROUNDCOVER	0.5
	AEONIUM A. 'ZWARTKOP'		5-GAL	17	SHRUB	0.5
	AGAVE ATTENUATA 'VARIEGATA'		5-GAL	14	SHRUB	0.5
	ASPIDISTRAELATOR	CAST IRON PLANT	5-GAL	20	SHRUB	0.5
	BAMBUSAM 'ALPHONSE'	ALPHONSE KARR BAMBOO	5-GAL	16	SHRUB	0.5
	BULBINE FRUTESCENS		5-GAL		SHRUB	0.5
	DIETES BICOLOR	FORTNIGHTLY	5-GAL	25	SHRUB	0.5
	DISTICTISBUCCINATORIA	RED TRUMPET VINE	5-GAL	75	SHRUB	0.5
	ECHEVERIA 'AFTERGLOW'	COAST WOOLY BUSH	5-GAL	7	SHRUB	0.5
	ECHEVERIAIMBRICATE	HEN AND CHICK W/CRUSHED ROCKS	5-GAL	5-GAL	GROUNDCOVER	0.5
	JUNCUSPATENS	CA. GREY RUSH	5-GAL	90	SHRUB	0.5
	MUHLENBERGIARIGENS	DEER GRASS	5-GAL	7	SHRUB	0.5
	MACFADYENA UNGUIS-CATI	CAT'S CLAWMACFADYENA	5-GAL	40	SHRUB	0.5
	OPHIPOGON JAPONICUS 'DWARF'	MONDO GRASS	FLATS	FLATS	GROUNDCOVER	0.5
	SANSEVIERIATRIFASCIATA	MOTHER IN LAW'S TONGUE	5-GAL	244	SHRUB	0.5
	STRELITZIA JUNCEA	NARROW-LEAFED BIRDIF PARADISE	5-GAL	12	SHRUB	0.5
	UC VERDE BUFFALO GRASS	BUCHLOE DACTYLOIDES	5-GAL		GROUNDCOVER	0.5



Achillea m. 'Rosea' / Common Yarrow  
Aeonium a. 'Zwartkop'  
Bambusa m. 'Alphonse Karr' / Alphonse Karr Bamboo  
Agave attenuata 'Variegata'  
Aspidistra elatior / Cast Iron Plant



Macfadyena unguis-cati / Cat's Claw Vine  
Muhlenbergia rigens / Deer Grass  
Sansevieria trifasciata / Mother In Law's Tongue  
Strelitzia juncea / Narrow-leafed Bird of Paradise



Echeveria 'After Glows'  
Echeveria imbricate / Hen and Chick  
Juncus patens / Ca. Grey Rush  
Lomandra longifolia 'Lime Tuff' / Lomandra Lime Tuff



Bulbine frutescens  
Carex divisa / Berkeley Sedge  
Dietes bicolor / Fortnight Lily  
Distictis buccinatoria / Red Trumpet Vine



Dracaena draco / Dragon Tree  
Laurus nobilis / Sweet Bay  
Olea europea / Olive



UC Verde Buffalo Grass / Buchloe Dactyloides

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PROJECT TITLE:  
PROPOSED 2-STORY HOUSE WITH ATTACHED 3-CAR GARAGE

LANDSCAPE PLAN SHEET TITLE

REVISIONS		
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L-1

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