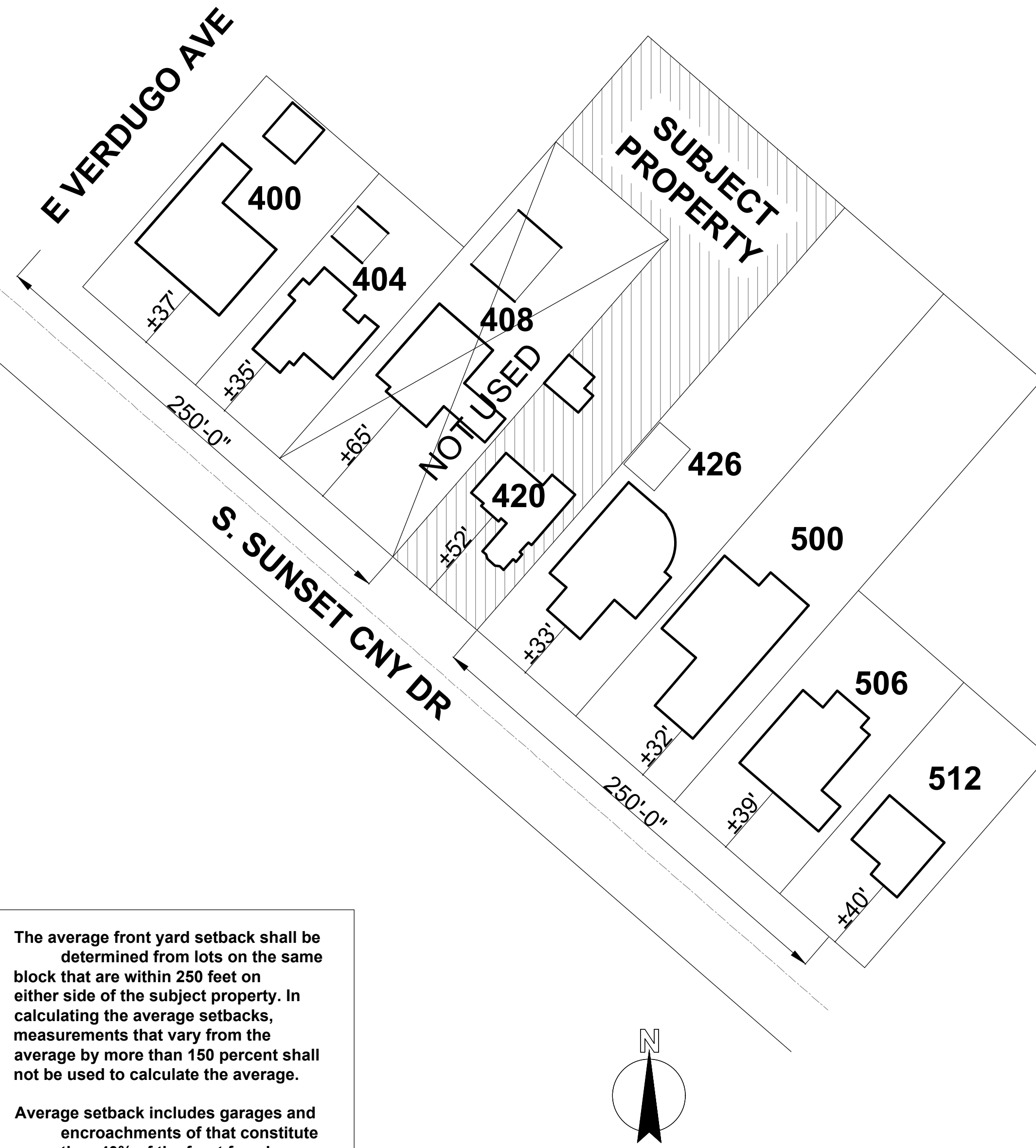


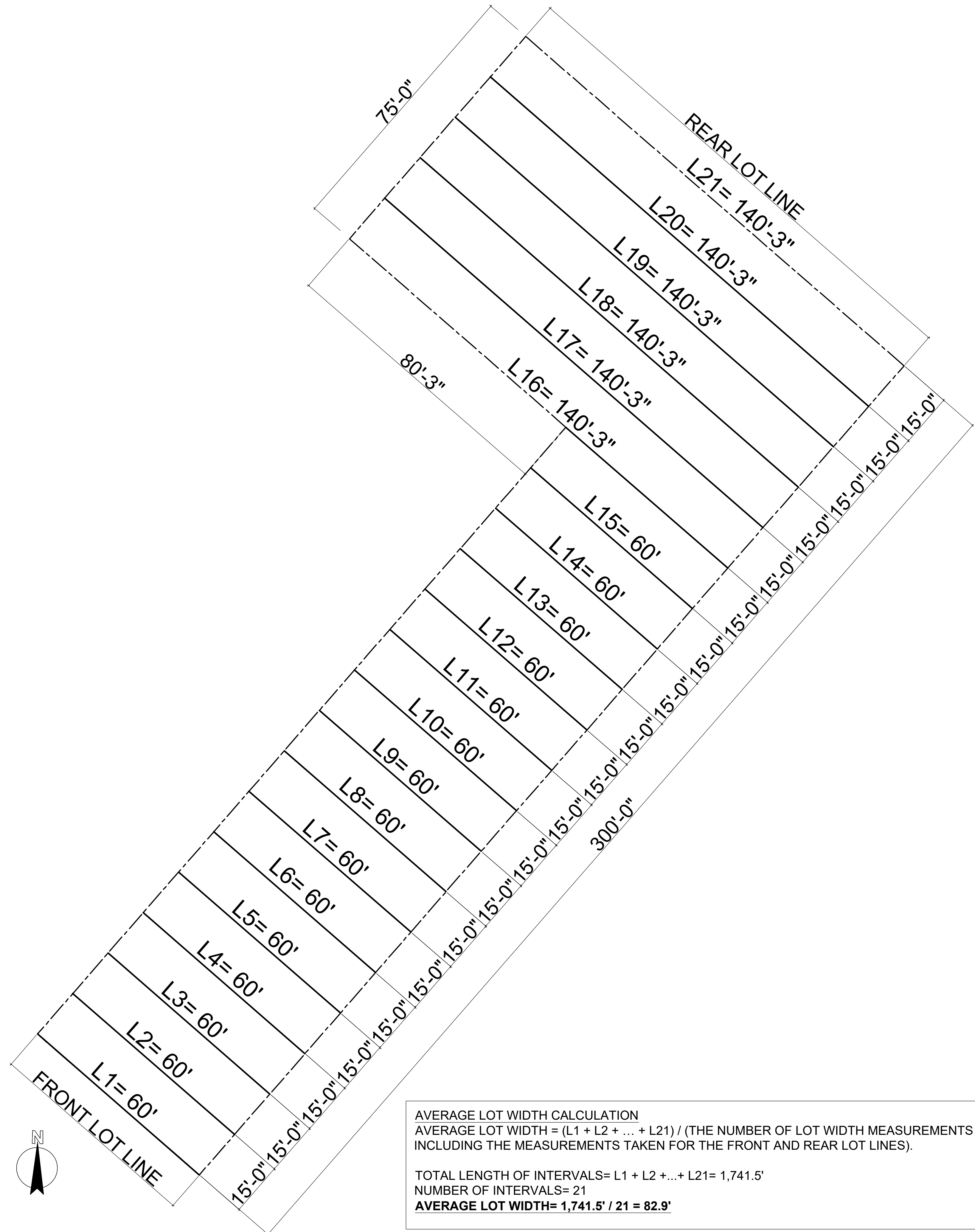
AVERAGE FRONT YARD CALCULATION



- 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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PERMIT PROCESSING & CONSULTING, LLC

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 Pogoyan Living Trust

PROPOSED 2-STORY HOUSE WITH
 ATTACHED 3-CAR GARAGE

FULL SITE PLAN

REVISIONS		
NO.	ISSUE	BY

Scale: 3/32"=1'-0"
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 Date: 02-24-2023
 Job No.
 Sheet:

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Burbank, CA 91501
PROPERTY OWNER:
Owner: The Grigor Pogosyan Living Trust

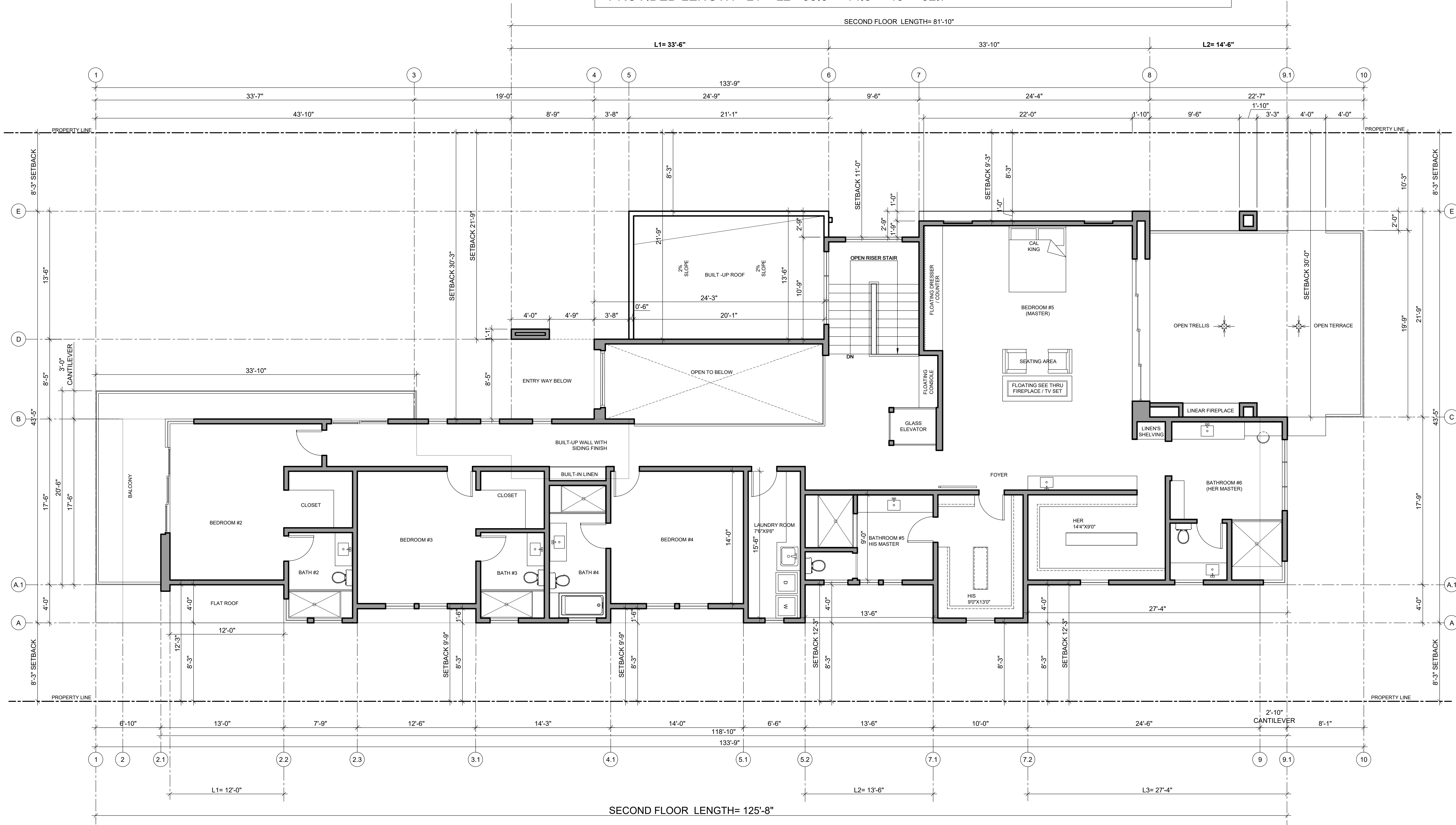
PROPOSED 2-STORY HOUSE WITH
ATTACHED 3-CAR GARAGE
PROJECT TITLE

SECOND FLOOR
SETBACK
CALCULATION
SHEET TITLE

REVISIONS		
NO.	ISSUE	BY

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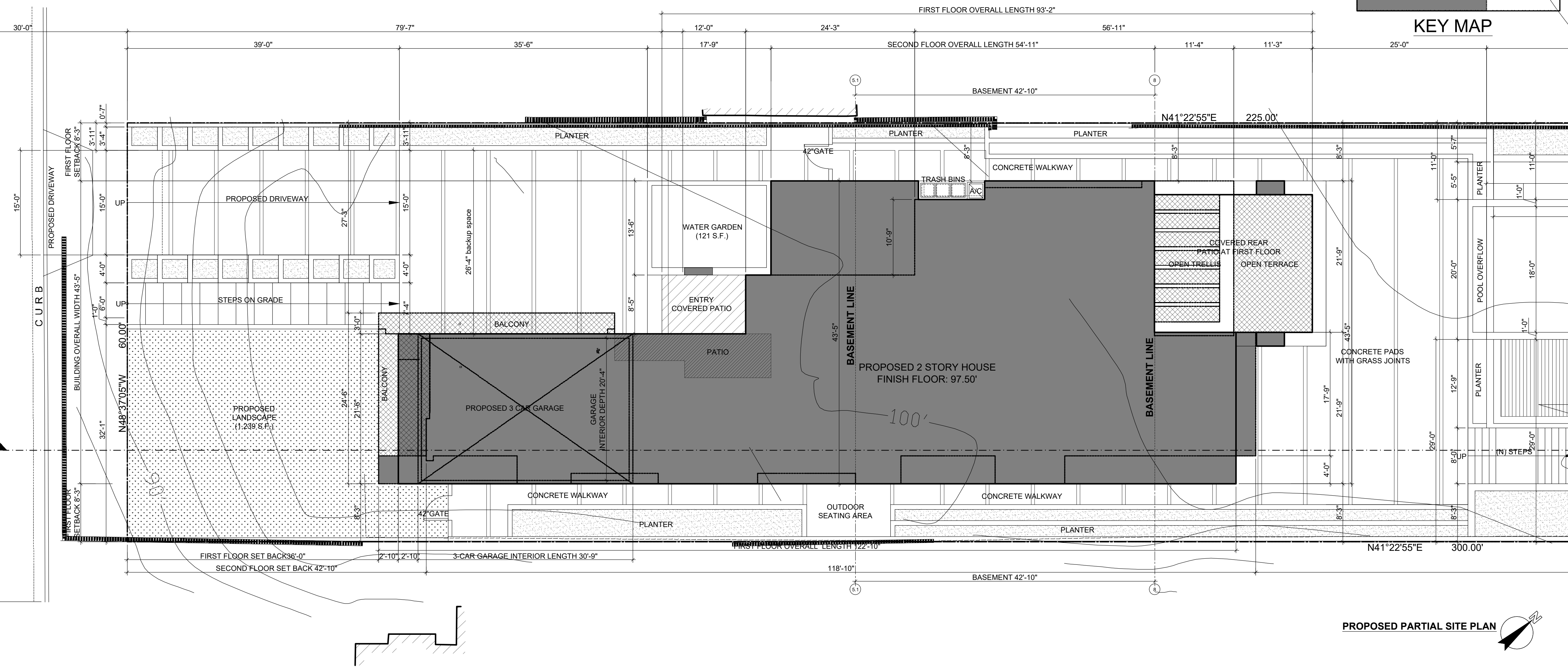
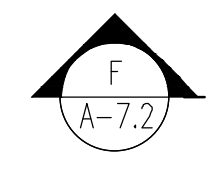
SECOND FLOOR SET BACK CALCULATION
Per BMC S. 10-1-603(E)(2)(a), at least 40 percent of the length of the second story must be set back 4 feet from the first floor building face.
SECOND FLOOR LENGTH= 81.10" = 81.83'
REQUIRED LENGTH OF 4' SETBACK FROM FIRST FLOOR BUILDING FACE= 81.83' x 40 / 100= 32.7'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



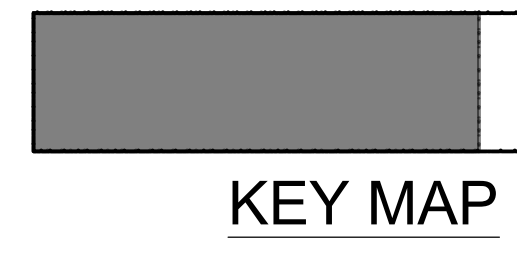
SECOND FLOOR SET BACK CALCULATION
Per BMC S. 10-1-603(E)(2)(a), at least 40 percent of the length of the second story must be set back 4 feet from the first floor building face.
SECOND FLOOR LENGTH= 125'-8"= 125.66'
REQUIRED LENGTH OF 4' SETBACK FROM FIRST FLOOR BUILDING FACE= 125.66' x 40 / 100= 50.26'
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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REVISIONS		
NO.	ISSUE	BY

Scale: 1/8"=1'-0"
 Drawn:
 Date: 03-15-2023
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 Sheet:

PROPOSED 2-STORY HOUSE WITH ATTACHED 3-CAR GARAGE

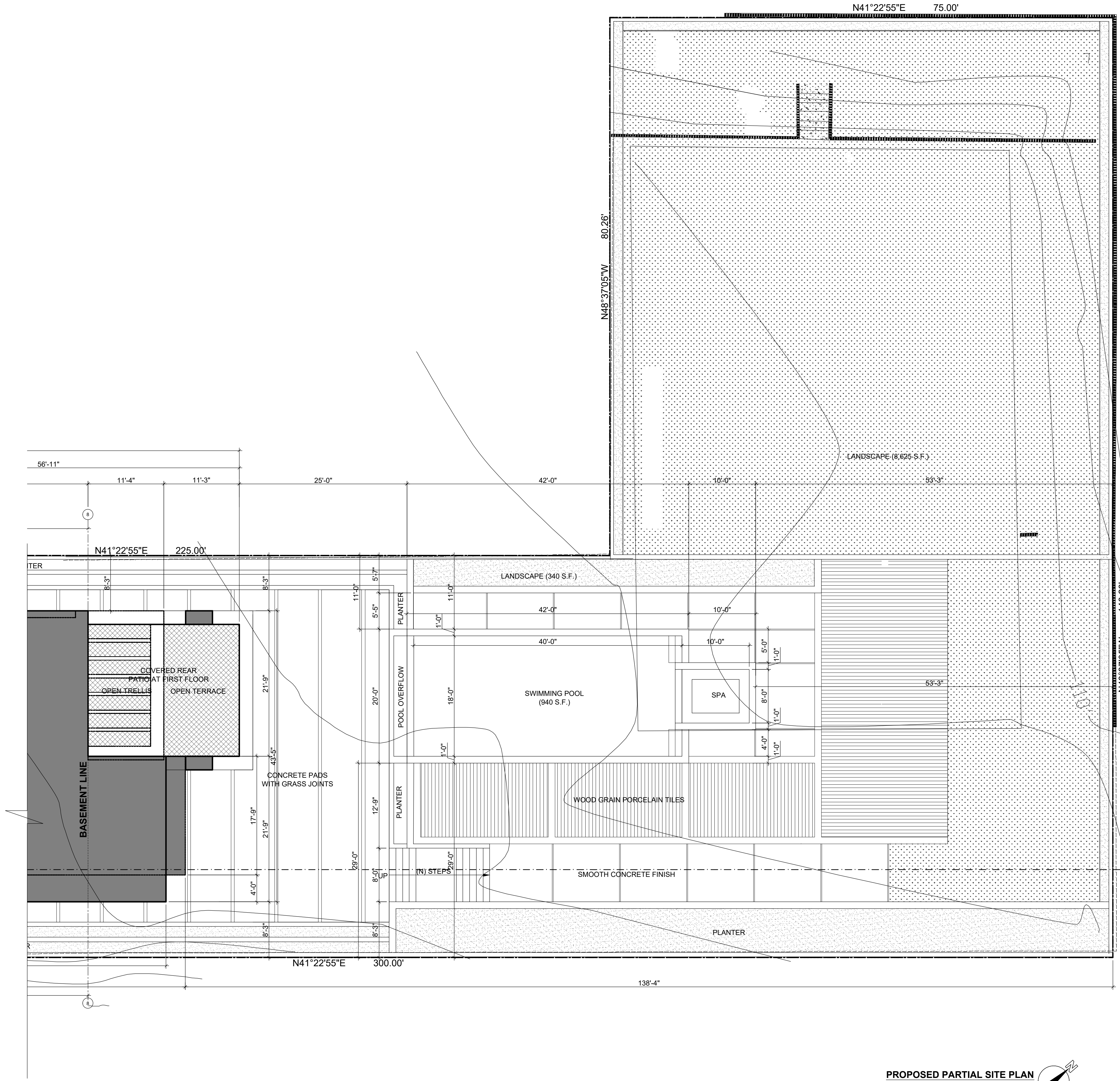
420 S Sunset Canyon Dr.
 Burbank, CA 91501

PROJECT ADDRESS:
 PROPERTY OWNER:
 Owner: The Grigor Pogoyan Living Trust

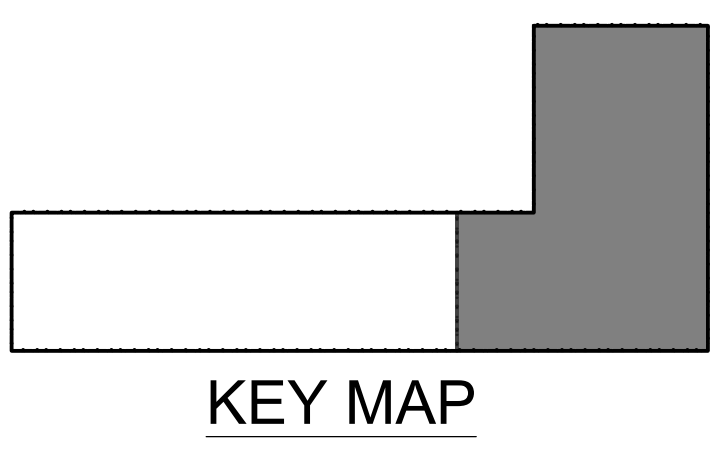
639 WEST BROADWAY
 GLENDALE, CA 91204

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

PERMIT PROCESSING & CONSULTING, LLC



PROPOSED PARTIAL SITE PLAN



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PROPOSED
 SITE PLAN
 PART 2

PROJECT TITLE

PROJECT TITLE

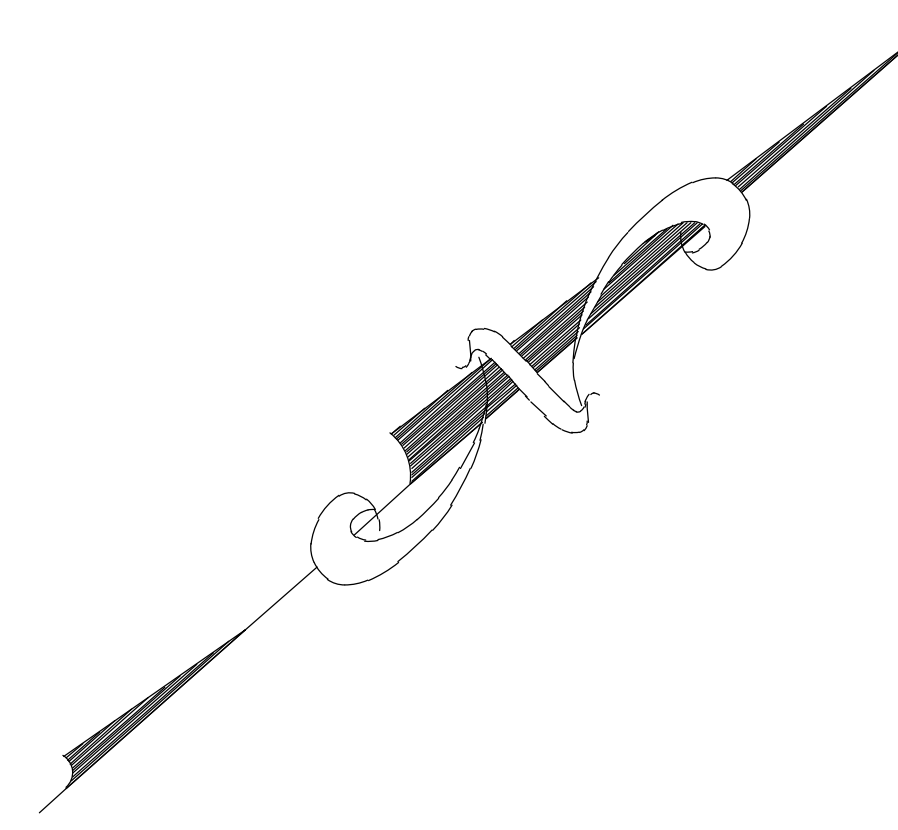
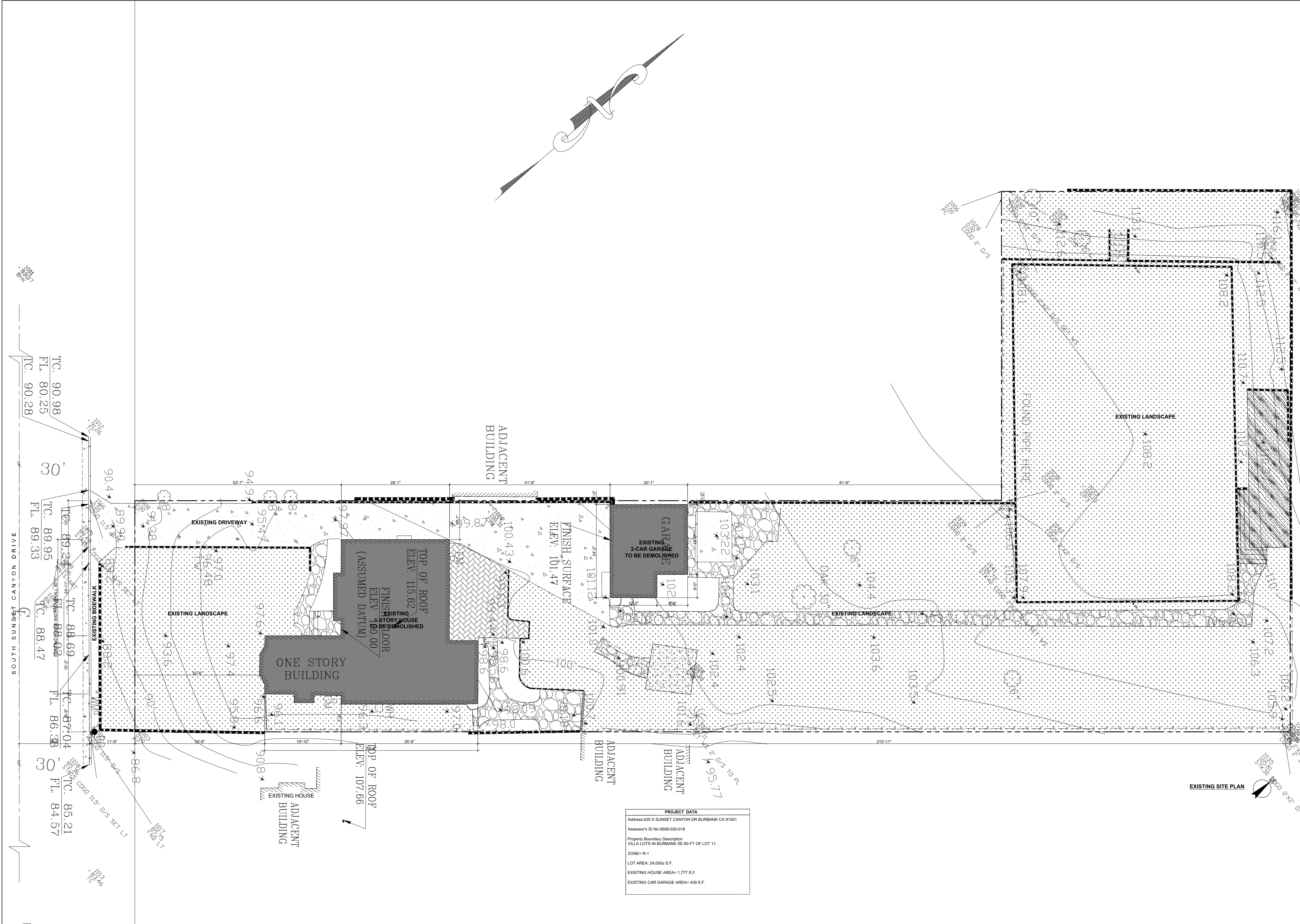
PROJECT ADDRESS:
 420 S Sunset Canyon Dr.
 Burbank, CA 91501

PROPERTY OWNER:
 Owner: The Grigor Pogosyan Living Trust

PERMIT PROCESSING & CONSULTING, LLC

639 WEST BROADWAY
 GLENDALE, CA 91204

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 FAX: (818) 240-0192
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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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PROJECT ADDRESS:
 420 S Sunset Canyon Dr.
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 PROPERTY OWNER:
 Owner: The Grigor Pogosyan Living Trust

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

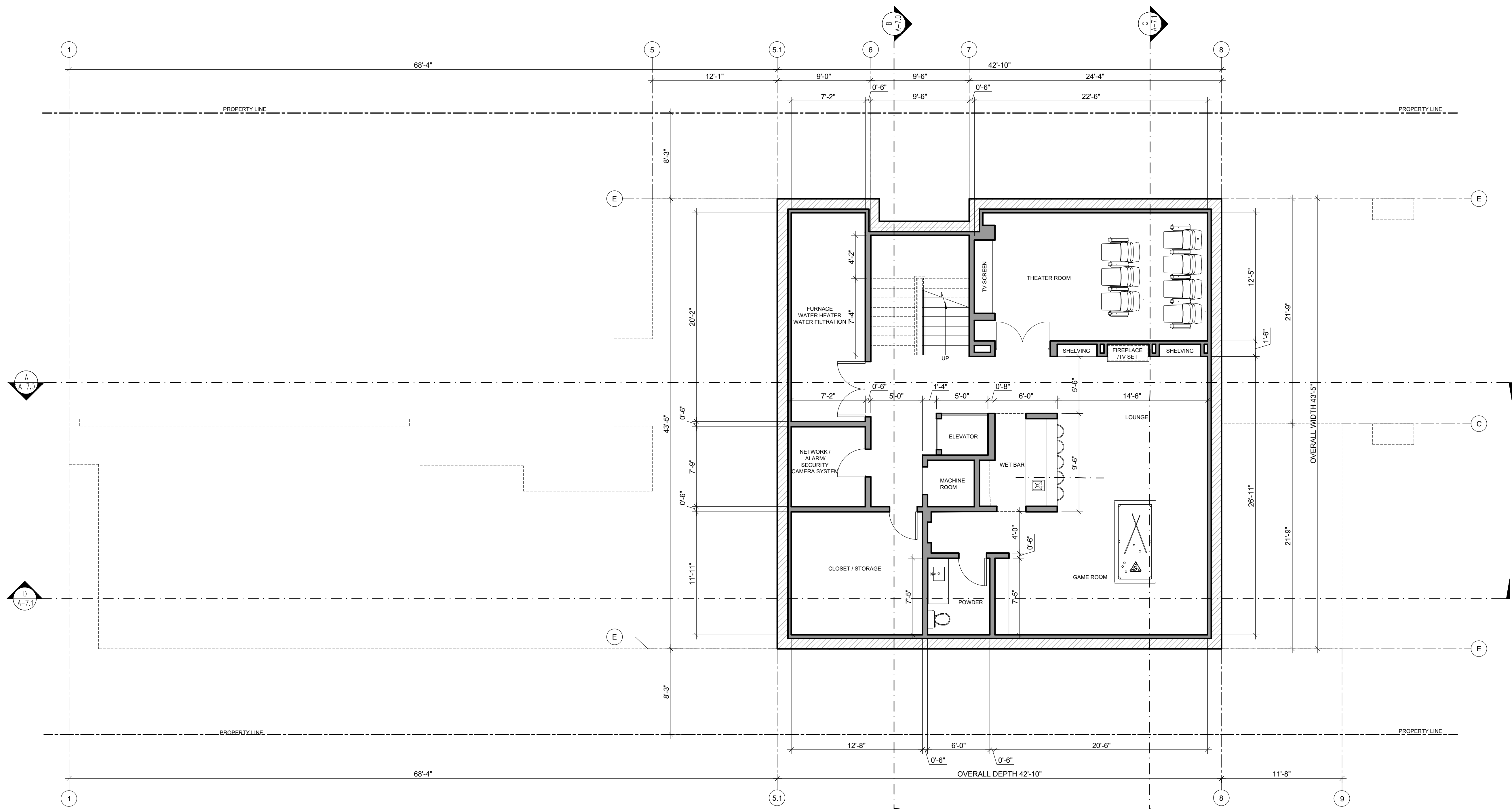
FULL SITE PLAN
 SHEET TITLE PROJECT TITLE

REVISIONS		
NO.	ISSUE	BY

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 Job NO.
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A-2.1

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LEGEND:

	RETAINING WALL
	PROPOSED 2X6 STUD WALL



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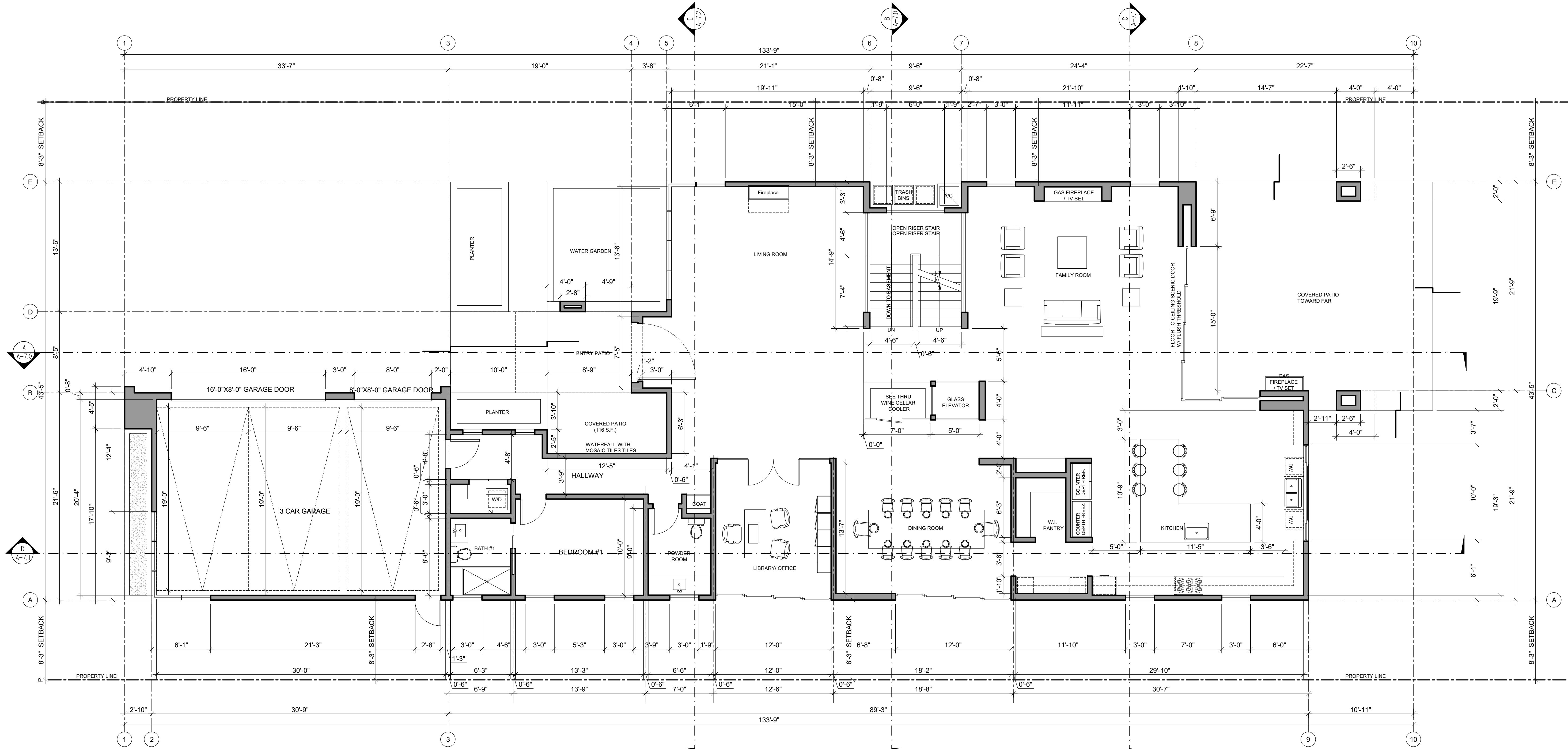
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420 S Sunset Canyon Dr.
Burbank, CA 91501
PROPERTY OWNER:
Owner: The Grigor Pogosyan Living Trust

PROPOSED 2-STORY HOUSE WITH
ATTACHED 3-CAR GARAGE

FIRST FLOOR
SHEET TITLE PROJECT TITLE

REVISIONS		
NO.	ISSUE	BY

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PROPOSED FIRST FLOOR

PERMIT PROCESSING & CONSULTING, LLC

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GLENDALE, CA 91204

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PROJECT ADDRESS:
420 S Sunset Canyon Dr.
Burbank, CA 91501

PROPERTY OWNER:
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**PROPOSED 2-STORY HOUSE WITH
ATTACHED 3-CAR GARAGE**

FIRST FLOOR

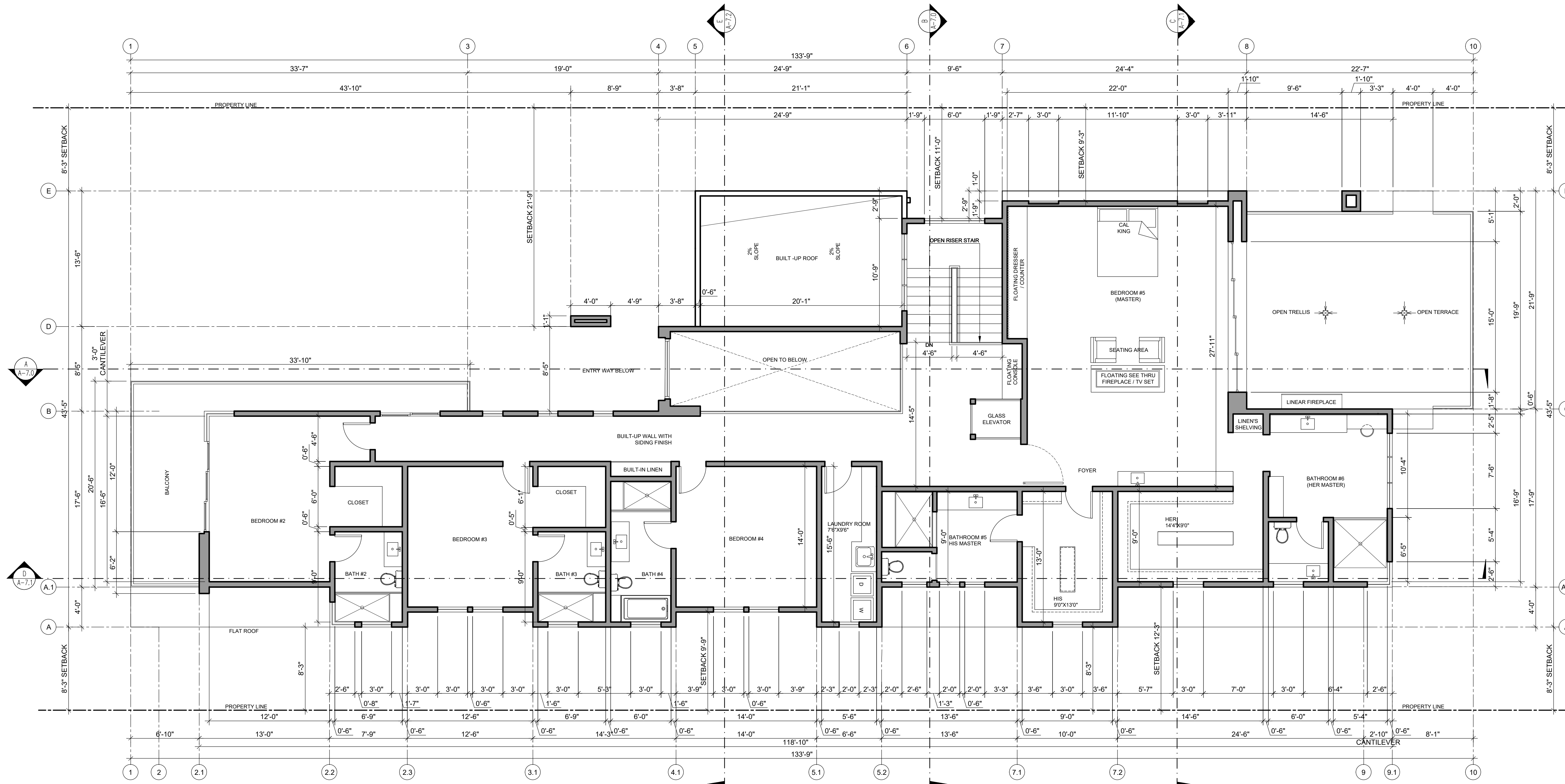
SHEET TITLE PROJECT TITLE

REVISIONS		
NO.	ISSUE	BY

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PROPOSED SECOND FLOOR

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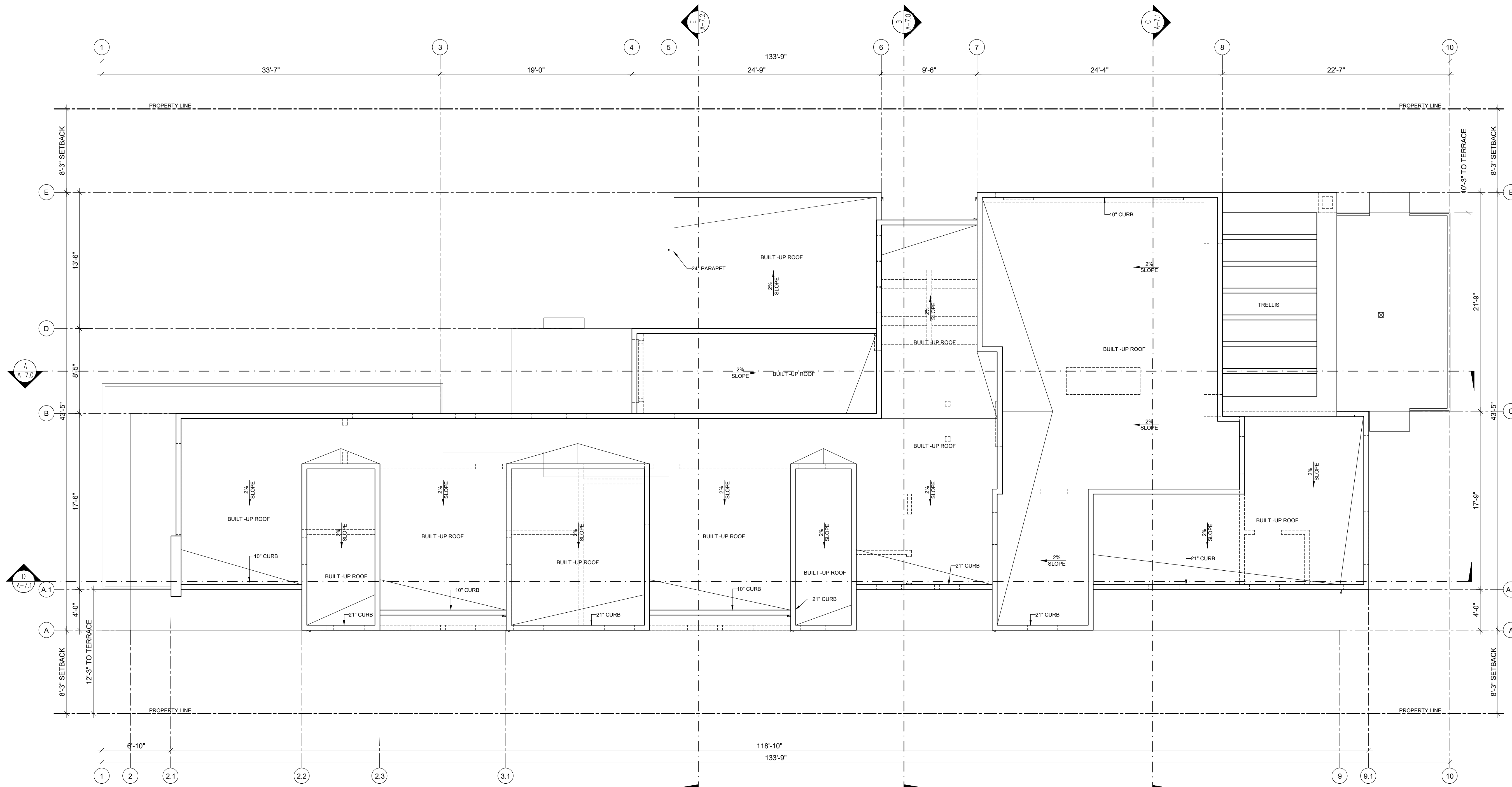
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 420 S Sunset Canyon Dr.
 Burbank, CA 91501
 PROPERTY OWNER:
 Owner: The Grigor Pogoyan Living Trust

PROPOSED 2-STORY HOUSE WITH
 ATTACHED 3-CAR GARAGE

SECOND FLOOR PROJECT TITLE
 SHEET TITLE PROJECT TITLE

REVISIONS		
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ROOF PLAN

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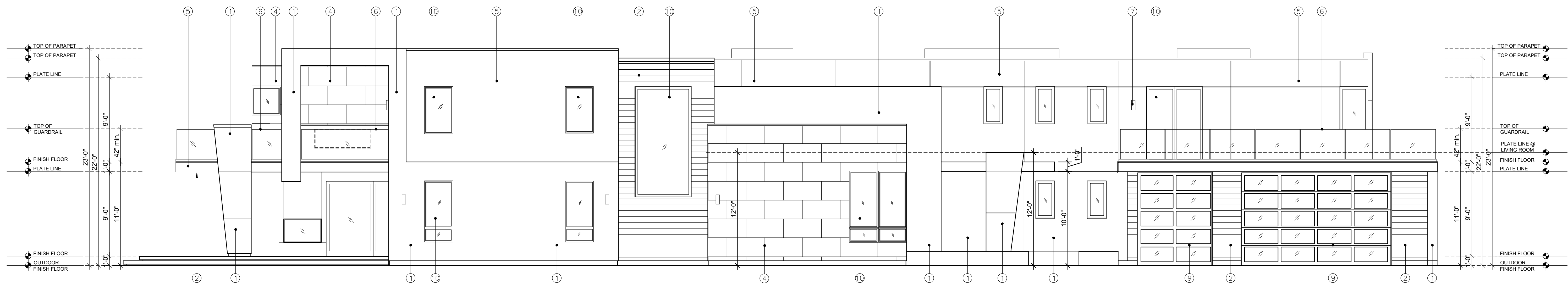
REVISIONS		
NO.	ISSUE	BY

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 Job No.
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PROJECT ADDRESS:
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 Burbank, CA 91501
 PROPERTY OWNER:
 Owner: The Grigor Pogoyan Living Trust

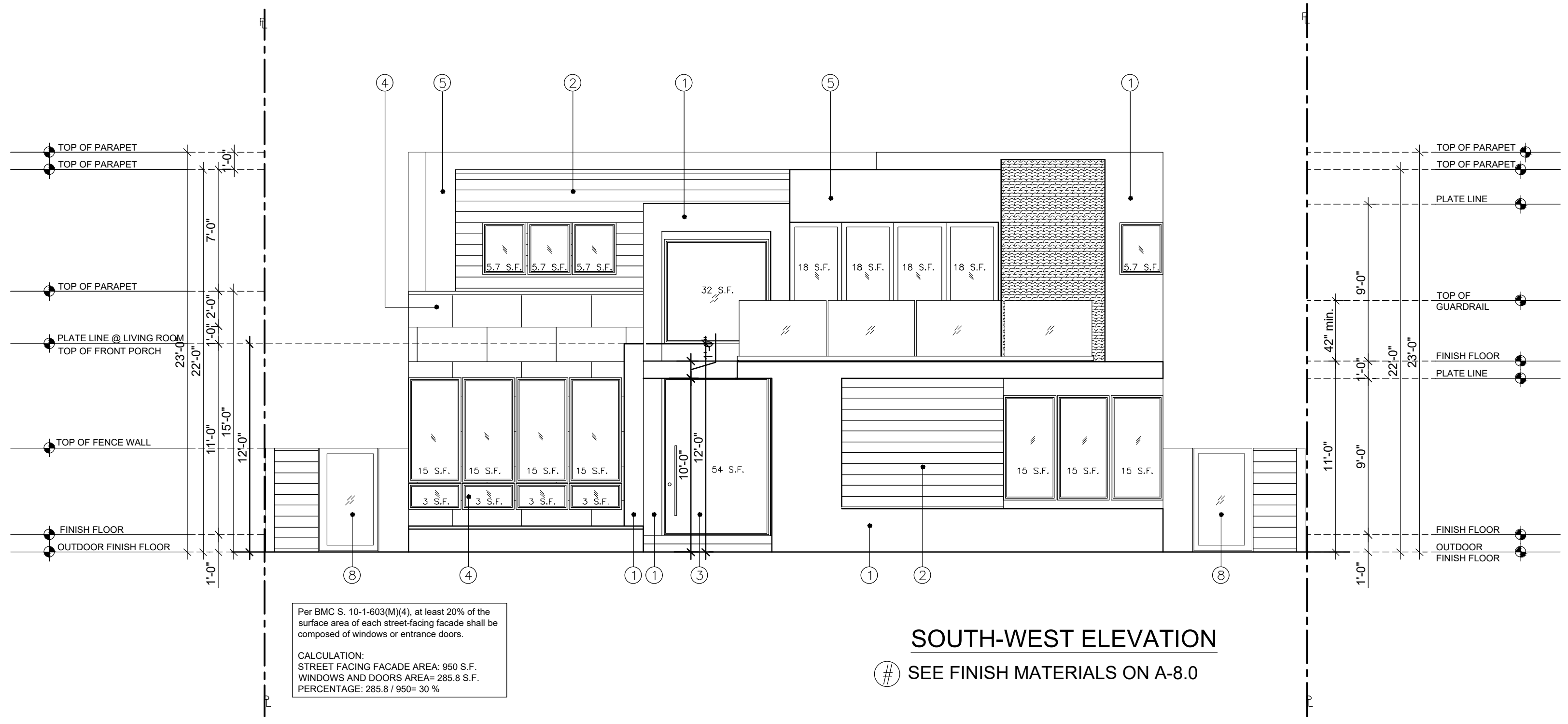
PROPOSED 2-STORY HOUSE WITH
 ATTACHED 3-CAR GARAGE
 SHEET TITLE

**PERMIT PROCESSING
 & CONSULTING, LLC**
 639 WEST BROADWAY
 GLENDALE, CA 91204
 PHONE: (818) 240-5617
 FAX: (818) 240-0192
 EMAIL: PERMITCONSULTANT@YAHOO.COM



NORTH-WEST ELEVATION

SEE FINISH MATERIALS ON A-8.0



SOUTH-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 %

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PERMIT PROCESSING & CONSULTING, LLC

PROPOSED 2-STORY HOUSE WITH ATTACHED 3-CAR GARAGE

SOUTH-WEST NORTH-WEST BUILDING ELEVATIONS

PROJECT ADDRESS:
 420 S Sunset Canyon Dr.
 Burbank, CA 91501

**639 WEST BROADWAY
 GLENDALE, CA 91204**

REVISIONS

NO.	ISSUE	BY

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

PROPERTY OWNER:
Owner: The Grigor Poghosyan Living Trust

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

A-6.0

SHEET TITLE PROJECT TITLE



SOUTH-WEST ELEVATION

SEE FINISH MATERIALS ON A-8.0



NORTH-WEST ELEVATION

SEE FINISH MATERIALS ON A-8.0

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

**SOUTH-WEST
NORTH-WEST
BUILDING
ELEVATIONS**

SHEET TITLE PROJECT TITLE

REVISIONS		
NO.	ISSUE	BY

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

A-6.0a



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

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 Pogosyan Living Trust

PROPOSED 2-STORY HOUSE WITH
 ATTACHED 3-CAR GARAGE

NORTH-EAST
 SOUTH-EAST
 BUILDING
 ELEVATIONS

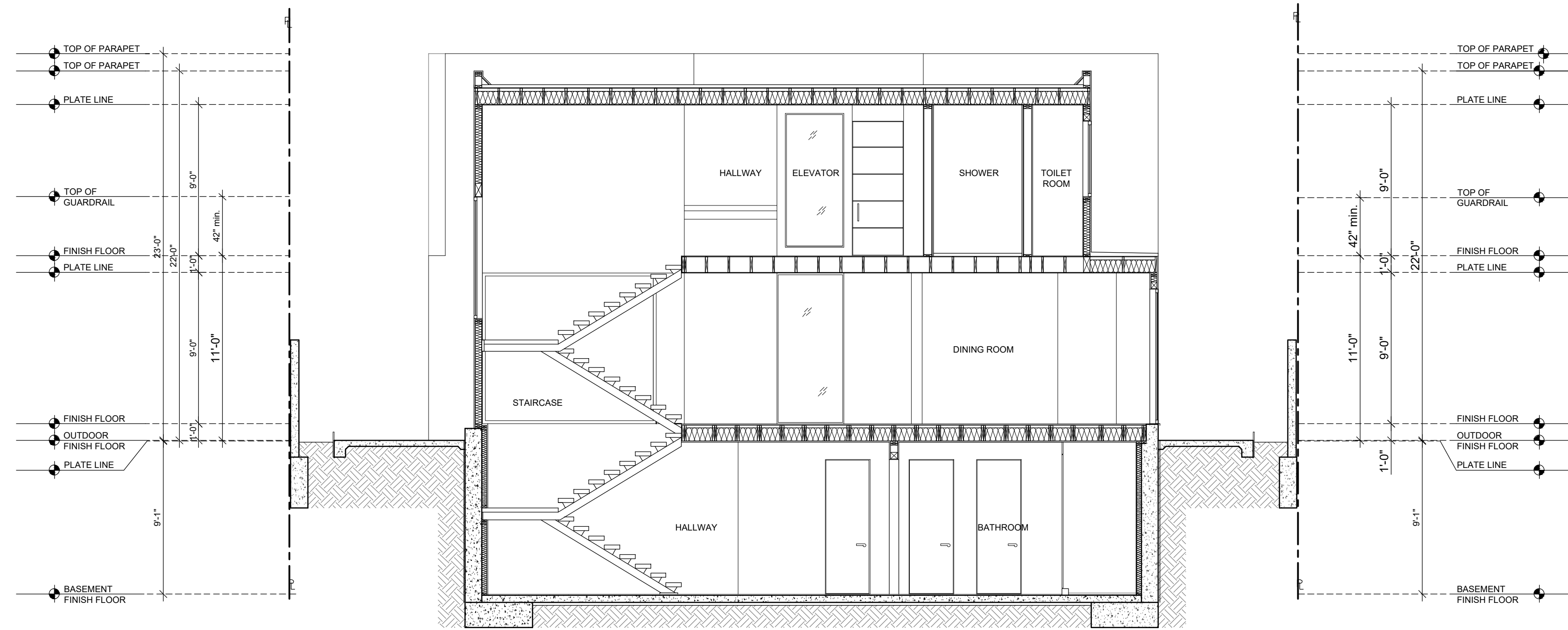
REVISIONS

NO.	ISSUE	BY

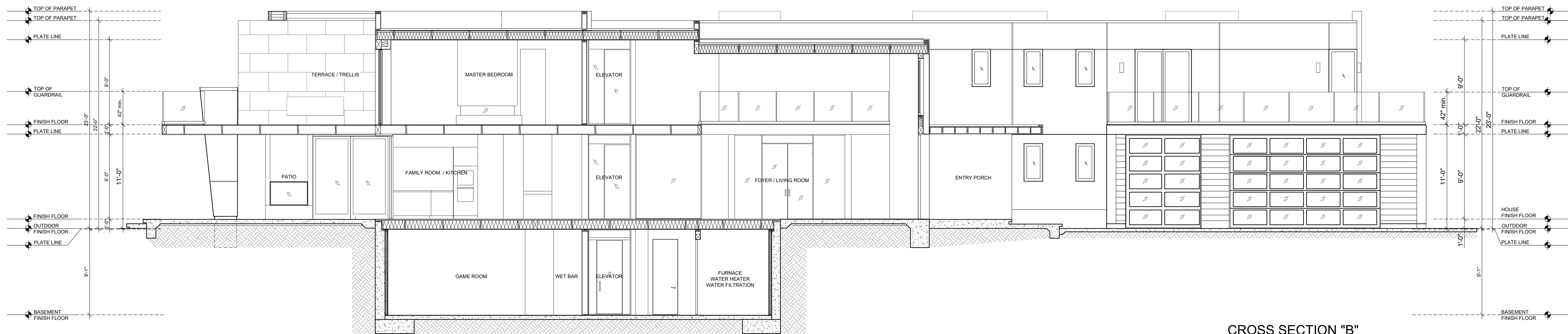
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A-6.1a

SHEET TITLE PROJECT TITLE



SECTION "A"
 SEE FINISH MATERIALS ON A-8.0



CROSS SECTION "B"
 SEE FINISH MATERIALS ON A-8.0

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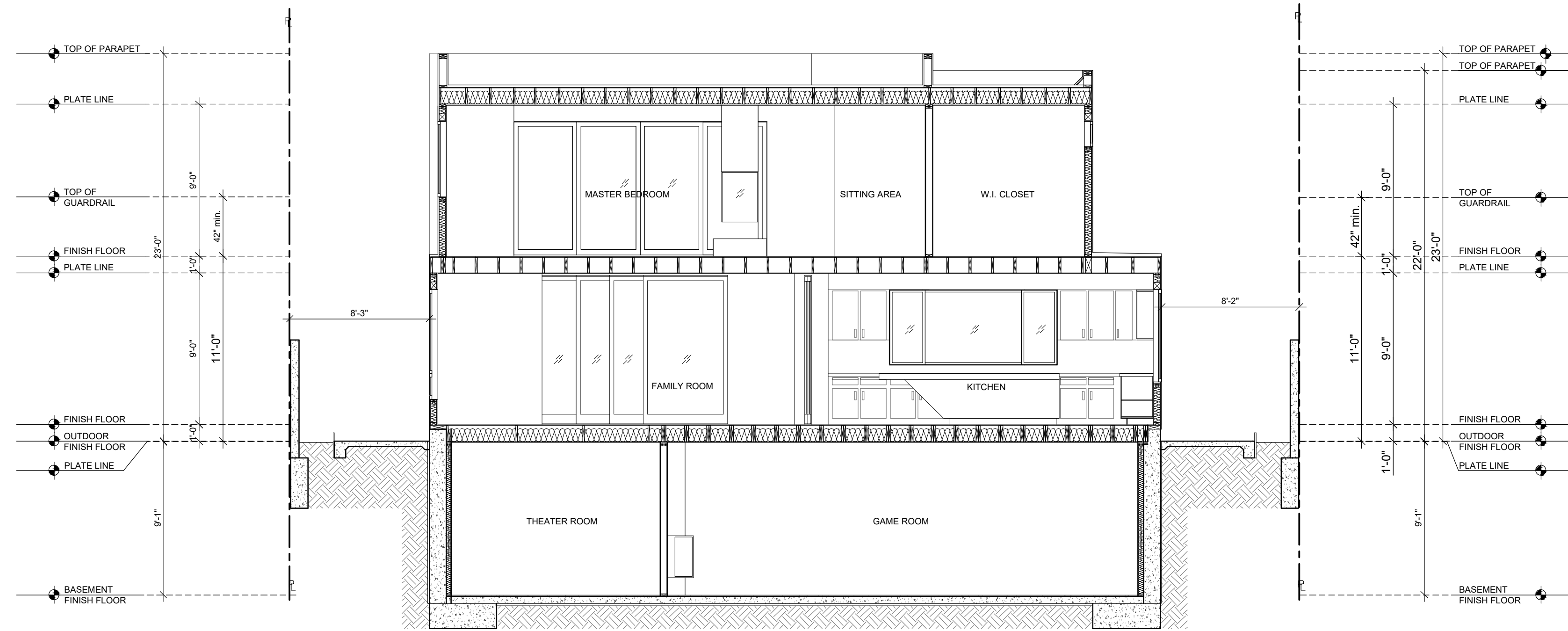
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REVISIONS		
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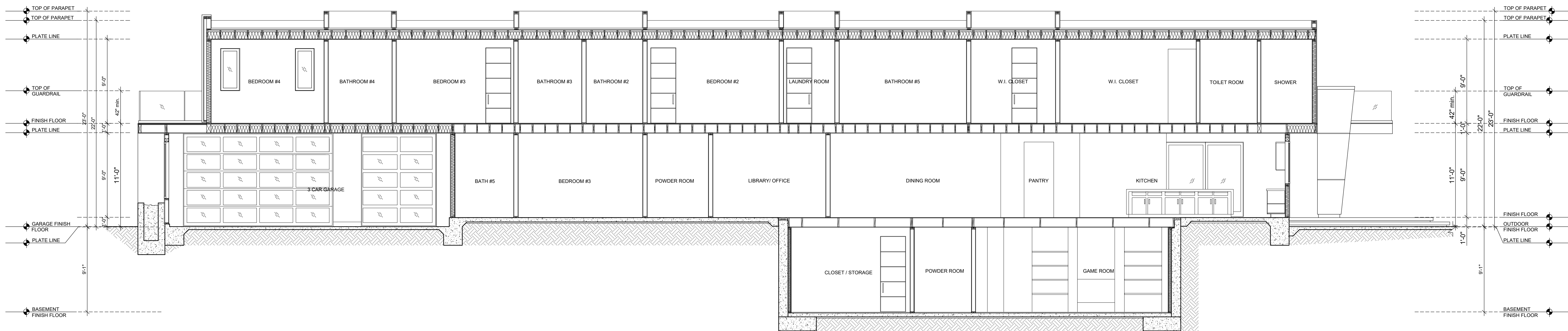
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 Drawn:
 Date: 02-24-2023
 Job NO.
 Sheet:

A-7.0



SECTION "C"

SEE FINISH MATERIALS ON A-8.0



SECTION "D"

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

CROSS SECTIONS
 "A" & "B"

REVISIONS

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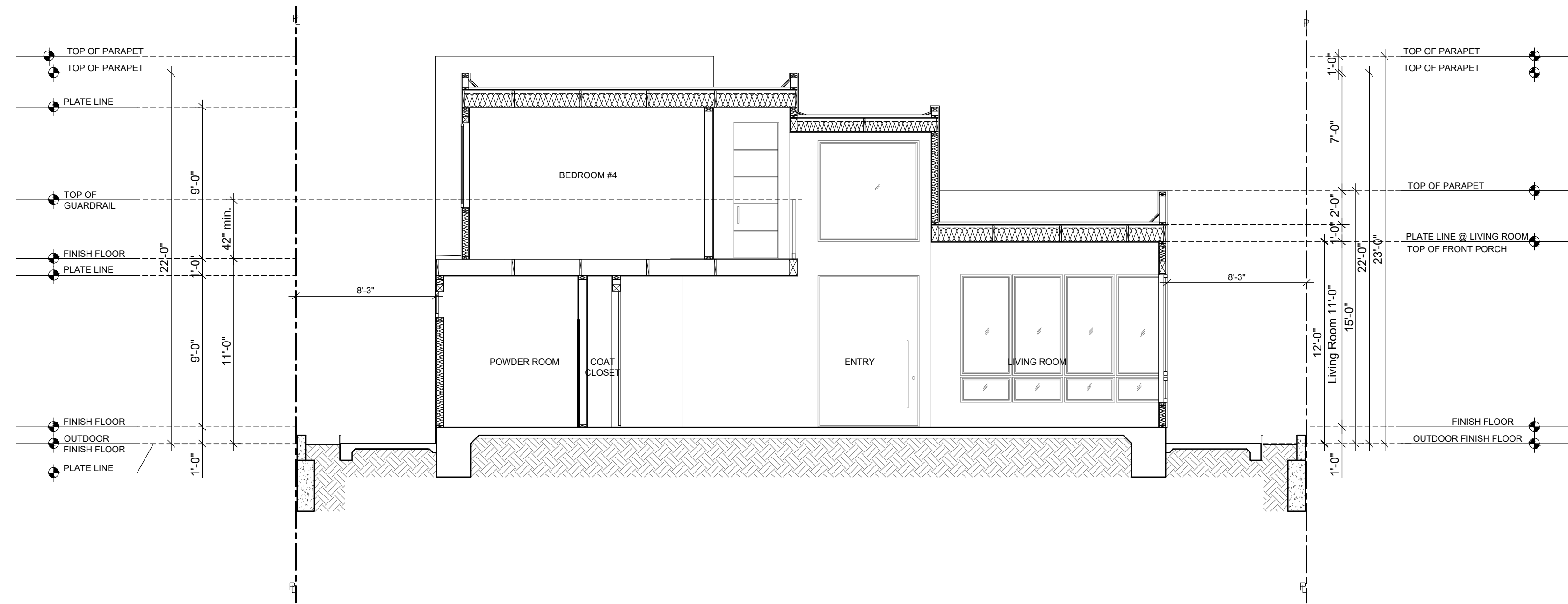
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Date: 02-24-2023

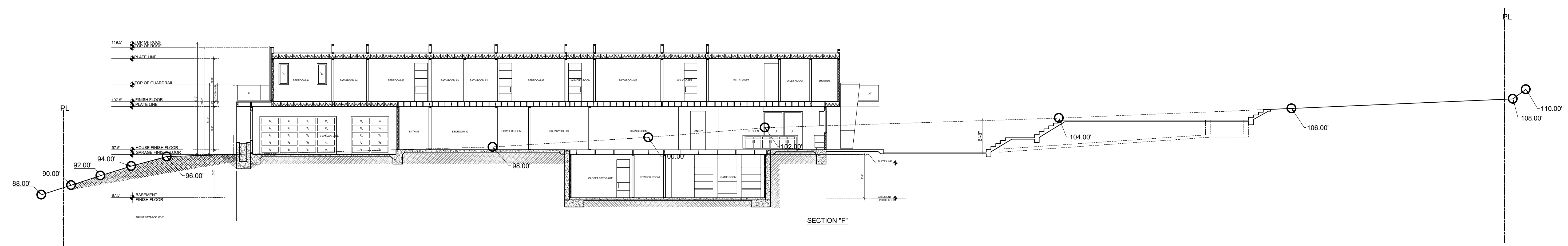
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A-7.1



SECTION "E"



SECTION "F"

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

CROSS SECTIONS "A" & "B"

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

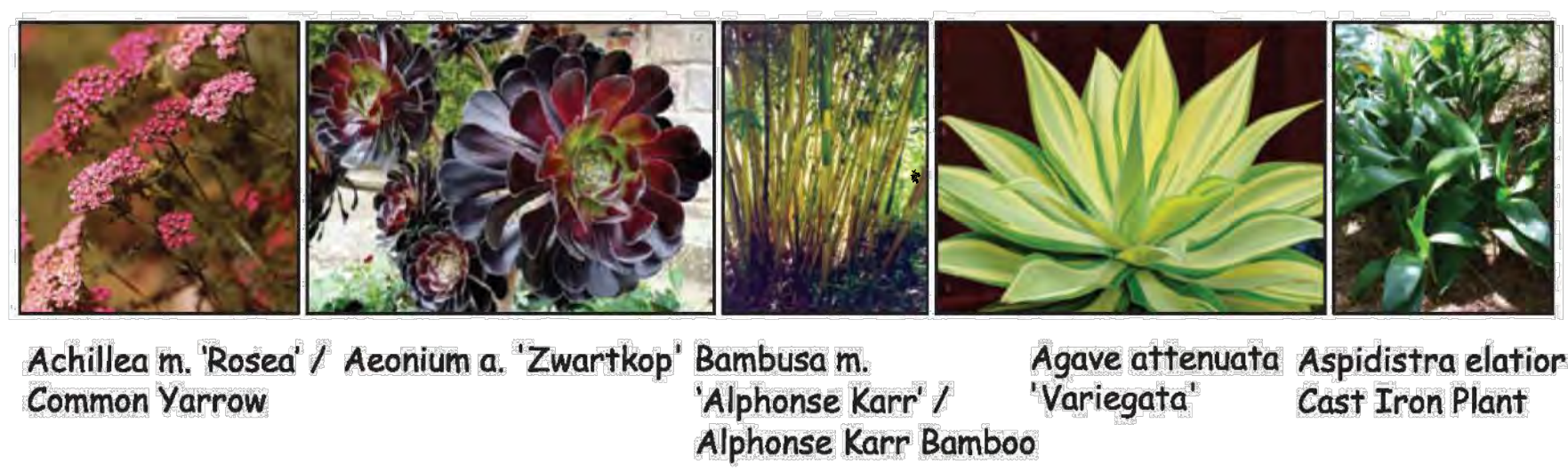
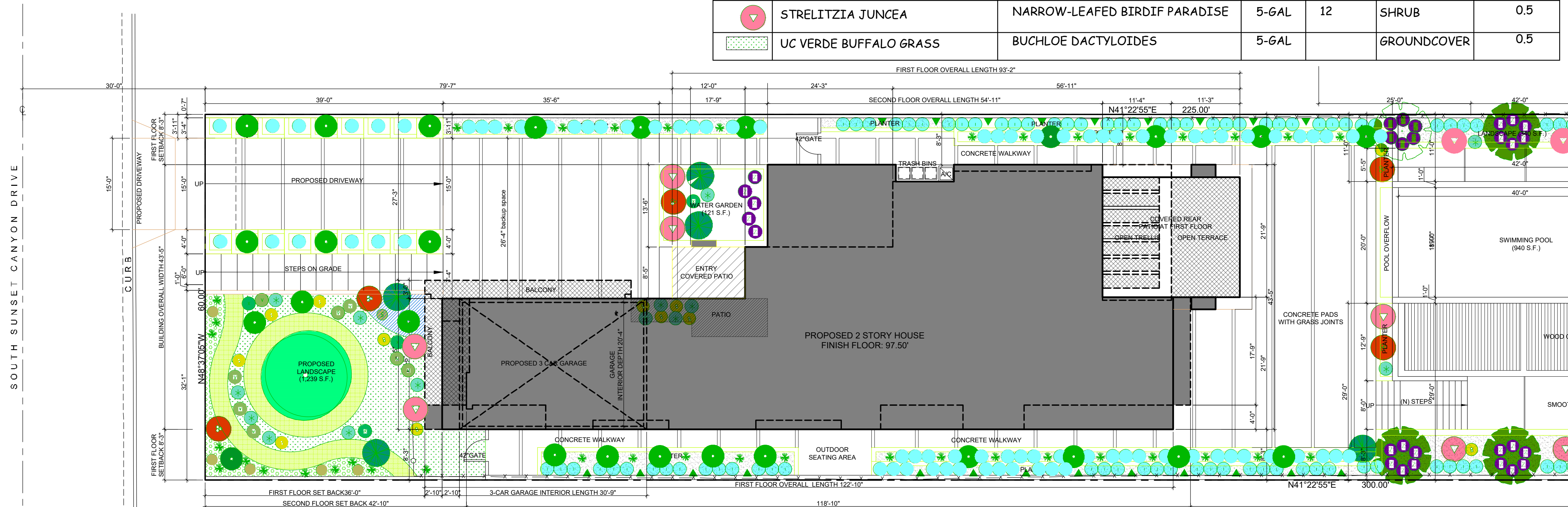
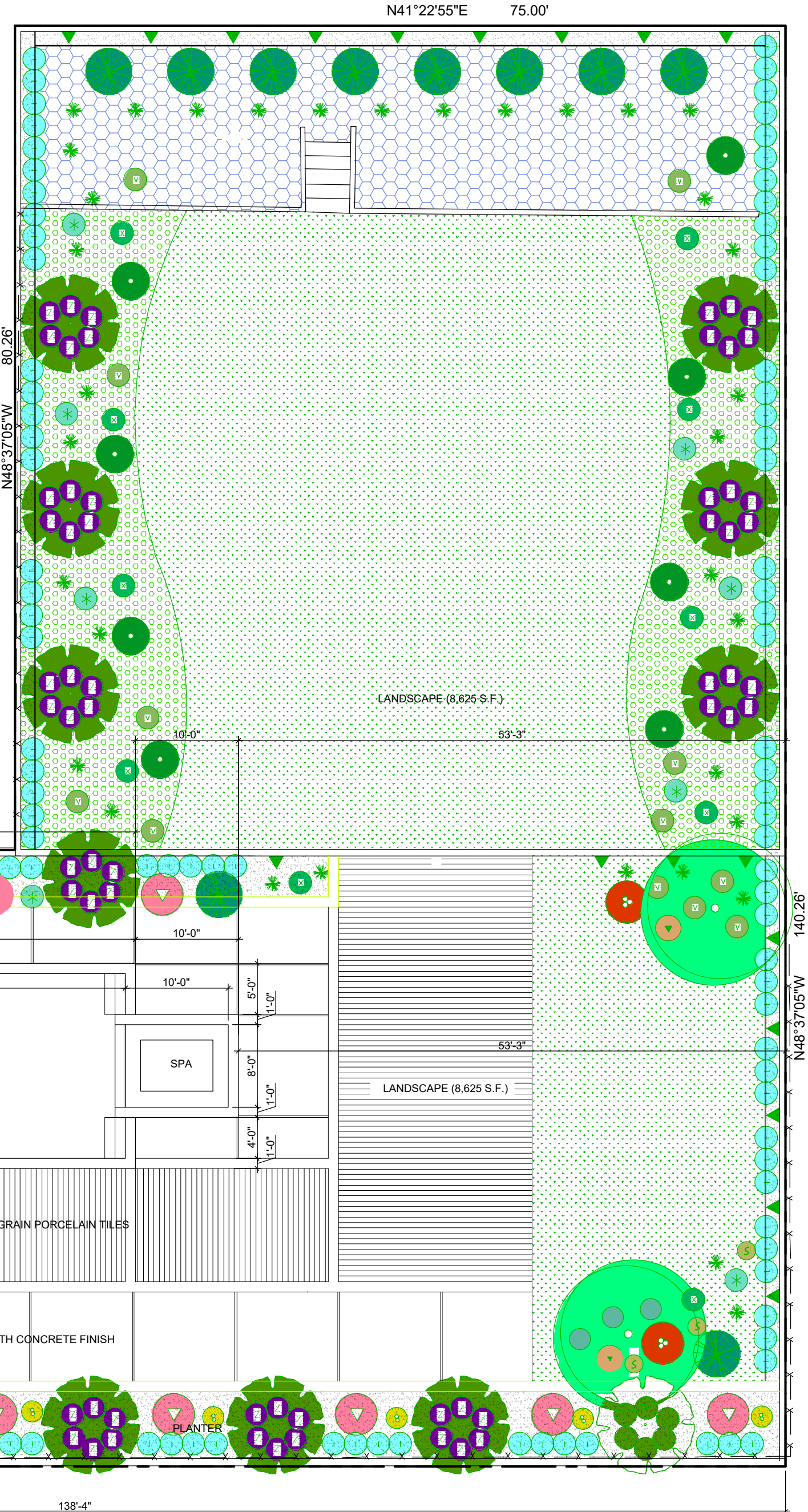
NOTE:
ALL GROUNDCOVER AREA WHERE PLANTS ARE 4" O.C. OR GREATER TO HAVE 2 LAYERS OF GEOTEXTILE FABRIC INSTALLED 3" BELOW GROWTH.

NOTE:
WATERPROOFING AND DRAIN PLANTERS BY OTHERS

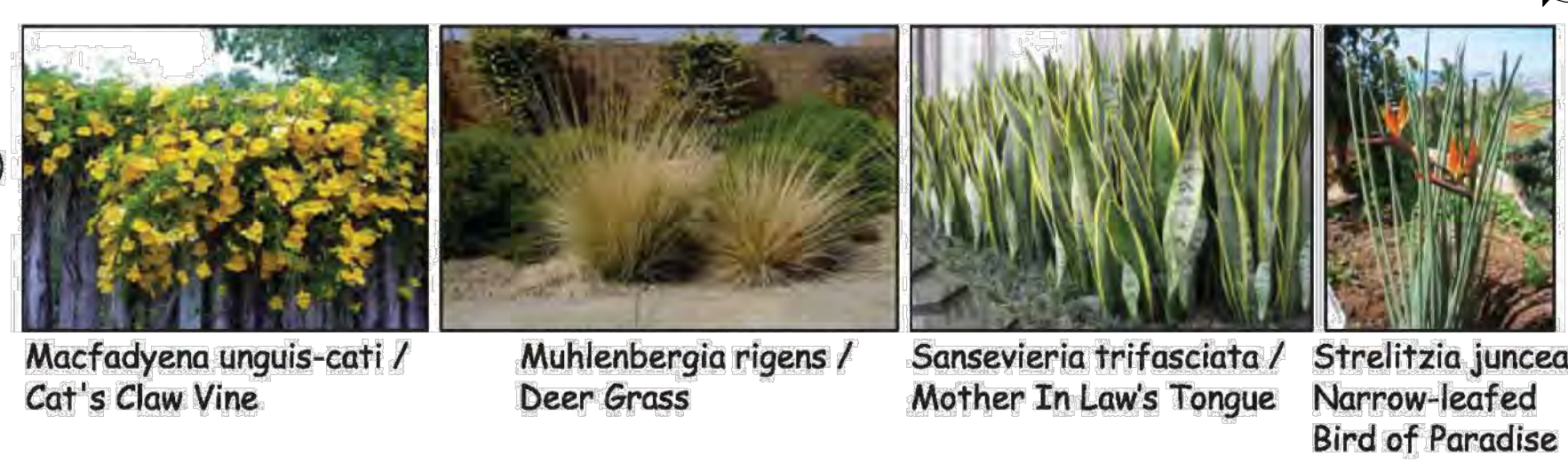
PRIOR TO CONSTRUCTION OF LANDSCAPED AREA THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS. ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

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



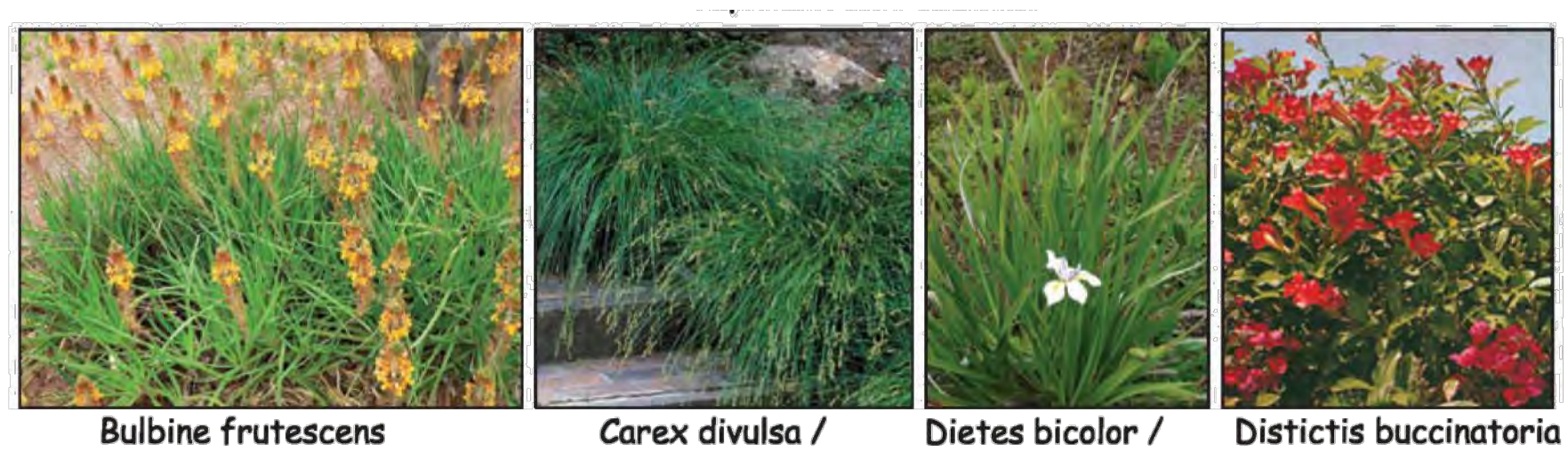
Achillea m. 'Rosea' / Common Yarrow
Aeonium a. 'Zwartkop'
Bambusa m. 'Alphonse Karr' / Alphonse Karr Bamboo
Agave attenuata 'Variegata'
Aspidistra elatior / Cast Iron Plant



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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LANDSCAPE PLAN SHEET TITLE

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L-1