

PROJECT ADDRESS: 4336 CLYBOURN AVE
BURBANK, CA 91505
2102566
2485-011-012

CITY OF BURBANK PROJECT NUMBER:
APN:

PROJECT DESCRIPTION: REMODEL OF EXISTING 1555 SOFT
SINGLE STORY HOUSE; PROPOSED
FIRST FLOOR ADDITION OF 74 SQFT;
SECOND FLOOR ADDITION OF 850 SQFT

EXISTING BUILDING INFORMATION:
NO OF UNITS: 1
NO OF BEDROOMS/BATHROOMS: 3/3
EXISTING AREA: 1555 SF
V-B
TYPE OF CONSTRUCTION: 2325 SF /6500 SF = 35% LOT COVERAGE
EXISTING LOT COVERAGE: (NO CHANGE)

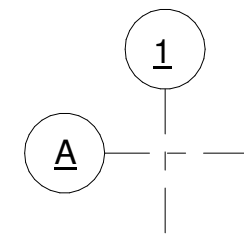
PROPOSED BUILDING INFORMATION:
NO OF UNITS: 1 (NO CHANGE)
NO OF BEDROOMS/BATHROOMS: 4/4
PROPOSED FAR: 2461 SF
V-B
TYPE OF CONSTRUCTION: 2325 SF /6500 SF = 35% LOT COVERAGE
PROPOSED LOT COVERAGE: (NO CHANGE)

OWNER: SARAH AND STEPHEN WHITNEY
3446 CLYBOURN AVE
BURBANK, CA 91505

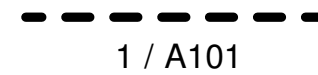
ARCHITECT: KURT KRUEGER
KURT KRUEGER ARCHITECTS
12207 WILSHIRE BLVD #203
LOS ANGELES, CA 90025
TEL: (310) 979-9945

SURVEYOR: HORIZON SURVEYS
135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775

BUILDING GRID LINES



MATCH LINE



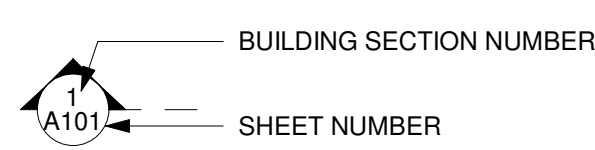
ROOM LABEL



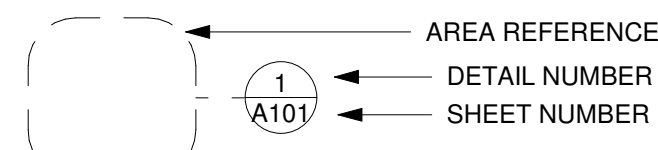
CEILING HEIGHT



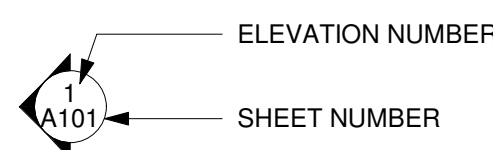
SECTION



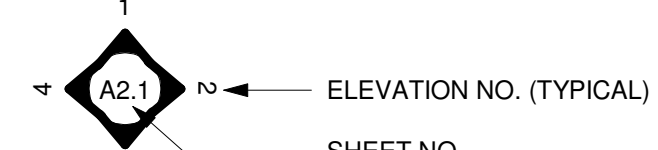
DETAIL



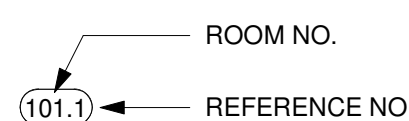
EXTERIOR ELEVATION



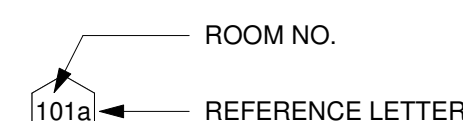
INTERIOR ELEVATION



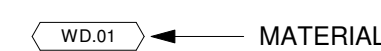
DOOR SYMBOL



WINDOW SYMBOL



FINISH MATERIALS



CASEWORK



PLUMBING FIXTURE



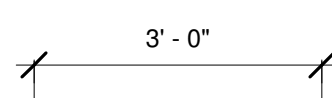
APPLIANCE



WORK POINT OR CONTROL POINT



DIMENSION STRING



PROJECT INFORMATION

SCALE N/A 9

PROJECT DIRECTORY

SCALE N/A 5



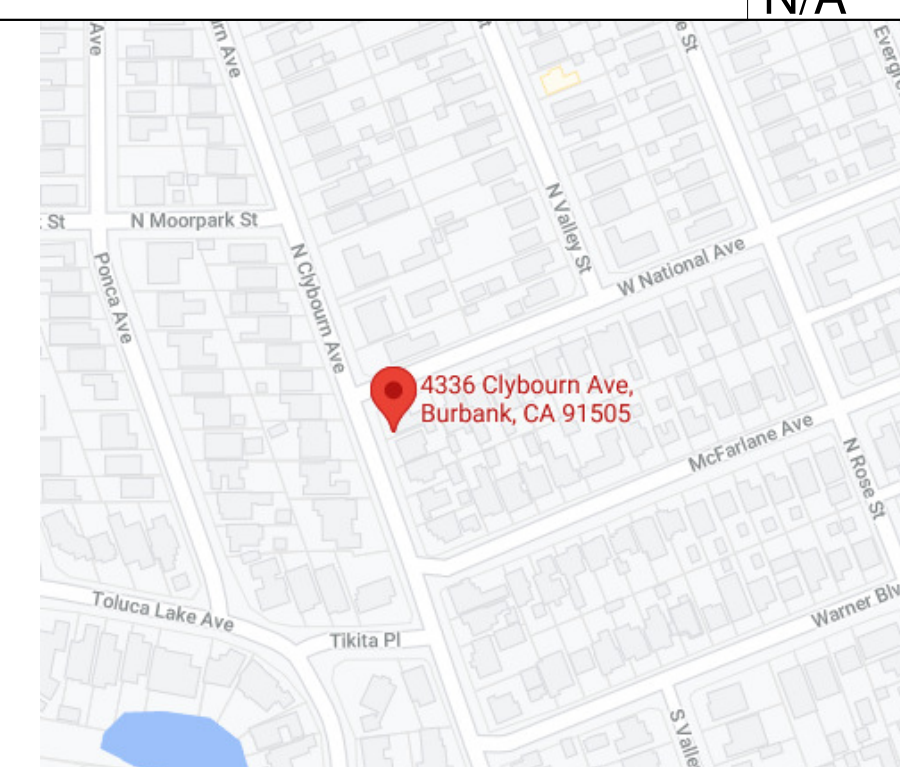
PROPOSED COURTYARD VIEW

SCALE N/A 7

&	And	CLO	Closet	E.O.S.	Edge of Slab	H	High	MFR	Manufacturer	Q.T.	Quarry Tile	T	Tread
∠	Angle	CLR	Clear	EQ	Equal	H.B.	Hose Bib	MH	Manhole	R	Riser	T.B.	Towel Bar
@	At	C.M.U.	Concrete Masonry Unit	EQUIP	Equipment	H.C.	Hollow Core	MIN	Minimum	RAD	Radius	T&G	Tongue and Groove
⊕	Centerline	CONTR	Counter	E.W.	Each Way	HCP	Handicapped	MIR	Mirror	R.D.	Roof Drain	T.O.C.	Top of Curb
#	Diameter or Round	COL	Column	E.W.C.	Electric Water Cooler	HDWR	Hardware	MISC	Miscellaneous	R.F.	Reference	T.O.D.	Top of Drain
(E)	Existing	CONC	Concrete	EXST	Existing	HDWD	Hardwood	M.O.	Masonry Opening	REF	Refrigerator	TEL	Telephone
AB	Anchor Bolt	COND	Condition or Condenser	EXP	Expansion	H.M.	Hollow Metal	M.R.	Moisture Resistant	RENF	Reinforced or Reinforcing	TEMP	Temperature
A/C	Air Conditioning	CONN	Connection	EXPO	Exposed	HORIZ	Horizontal	MTD	Mounted	REQ	Required	TER	Terrazzo
A.C.	Asphaltic Concrete	CONST	Construction	EXT	Exterior	HR	Hour	MUL	Mullion	RESIL	Resilient	THK	Thick, Thickness
ACT	Acoustical Tile	CONT	Continuous	F.A.	Fire Alarm	HT	Height	N	North	REV	Revised	THR	Threshold
ACOUS	Acoustical	CONTR	Contractor	F.D.	Fire Alarm	HVAC	Heating, Ventilation, and Air Conditioning	N.I.C.	Not in Contract	RFG	Roofing	TOIL	Toilet
ADJ	Adjustable	CORR	Corridor	FDN	Foundation	H.W.	Hot Water	NO	Number	R.H.	Right Hand	T.O.P.	Top of Pavement
A.F.F.	Above Finish Floor	CERR	Ceramic Tile	F.E.	Fire Extinguisher	I.D.	Inside Diameter	NOM	Nominal	RM	Room	T.O.S.	Top of Slab
ALT	Alter or Alternate	C.T.	Center	F.E.C.	Fire Extinguisher Cab	INCL	Including	N.S.	No Scale	R.O.	Rough Opening	T.P.D.	Toilet Paper Dispenser
ALUM	Aluminum	CTR	Countersunk	F.G.	Finish Grade	INSUL	Insulation	N.T.S.	Not to Scale	RWD	Rough Opening	T.S.	Top of Steel
ANOD	Anodized	C.W.	Cold Water	F.H.C.	Fire Hose Cabinet	INT	Interior	O/	Over	S	South	TV	Television
A.P.	Access Panel	D	Deep, Depth	FIN	Finish	JAN	Janitor	OA	Overall	S.C.	Solid Core	T.O.W.	Top of Wall
APPROX	Approximate	DBL	Double	FLASH	Flashing	JST	Joist	OBSC	Obscure	SCHED	Schedule	TV	Typical
ARCH	Architectural	DET	Detail	FLR	Floor	JT	Joint	O.C.	On Center	SECT	Section	UNF	Unfinished
ASPH	Asphalt	D.F.	Drinking Fountain	FLR	Fluorescent	JT	Joint	O.D.	Outside Diameter	SEP	Separation or Separate	U.O.N.	Unless Otherwise Noted
BD	Board	DIA	Diameter	F.L.	Face of Concrete	KIT	Kitchen	O.F.D.	Overflow Drain	SH	Shelf	UR	Urinal
BITUM	Bituminous	DIM	Dimension	F.O.F.	Face of Finish	LAM	Laminate	OFF	Offset	SHR	Shower	VERT	Vertical
BLDG	Building	DISP	Dispenser	F.O.S.	Face of Masonry	LAV	Lavatory	O.H.	Overhang	SHT	Sheet	VEST	Vestibule
BLK	Block	DN	Down	F.P.R.F.	Fireproof	L.F.	Linear Foot	OVHD	Overhead	SLD	Siding	V.I.F.	Verify in Field
BLKG	Blocking	D.O.	Door Opening	FR	Frame	L.H.	Left Hand	OPNG	Opening	SLDG	Sliding	VOL	Volume
BM	Beam	FS	Full Size	FT	Foot, Feet	LKR	Locker	OPP	Opposite	SPEC	Specification	W	West
BOT	Bottom	FT	Foot, Feet	FTG	Footing	L.R.	Living Room	PC	Piece	SQ	Square	W/	With
BR	Bedroom	FURR	Furring, Furred	FUT	Future	LT	Light	P.D.	Planter Drain	STAIN	Stainless Steel	W.H.	Water Heater
B.S.M.T.	Basement	GA	Gauge	GA	Galvanized	LTR	Louver	PL	Plate	STD	Standard	W/O	Without
B.U.R.	Built Up Roofing	GALV	Galvanized	G.B.	Grab Bar	MATL	Material	PLM	Plumbing	STOR	Storage	W.C.	Water Closet
CAB	Cabinet	EA	East	G.B.	Grab Bar	MAX	Maximum	PLYWD	Plywood	STRUC	Structural	WD	Wood
CARP	Carpet	EJ	Expansion Joint	G.I.	Galvanized Iron	M.B.	Machine Ball	PR	Pair	SUSP	Suspended	WP	Waterproof
C.B.	Catch Basin	EL	Elevation	GL	Glass, Glazing	MECH	Mechanical	PT	Paint	SW	Switch	WPM	Waterproof Membrane
CEM	Cement	ELEC	Electrical	GND	Ground	MEMB	Membrane	P.T.D.	Paper Towel	SYS	Symmetrical	WSCT	Wainscot
CER	Ceramic	ELEV	Elevation	GR	Grade	MET	Metal	PTN	Partition			W.S.P.	Wet Standpipe
C.I.	Cast Iron	EMER	Emergency	GYP	Gypsum							WT	Weight
CLG	Ceiling	ENCL	Enclosure										

SHEET INDEX

SCALE N/A 2



VICINITY MAP

SCALE N/A 5

17	13	9	5	1
18	14	10	6	2
19	15	11	7	3
20	16	12	8	4

ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE GRID NUMBER IN THE LOWER RIGHT HAND CORNER ALL NUMBER LOCATIONS CONFORM TO THIS GRID SYSTEM

SYMBOLS & LEGENDS

SCALE N/A 19

ABBREVIATIONS

SCALE N/A 8

SHEET GRID SYSTEM

SCALE N/A 4

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4336 CLYBOURN AVE
BURBANK, CA 91505

TITLE SHEET

ISSUED FOR PLANNING SUBMITTAL
ISSUED FOR PLANNING SUBMITTAL
05/19/2021
05/27/2021

STATE OF CALIFORNIA
LICENSED ARCHITECT
Kurt Krueger
C-37892
EXPIRES 12-31-21

SHEET
Ao.o

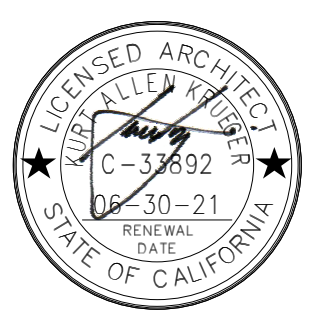
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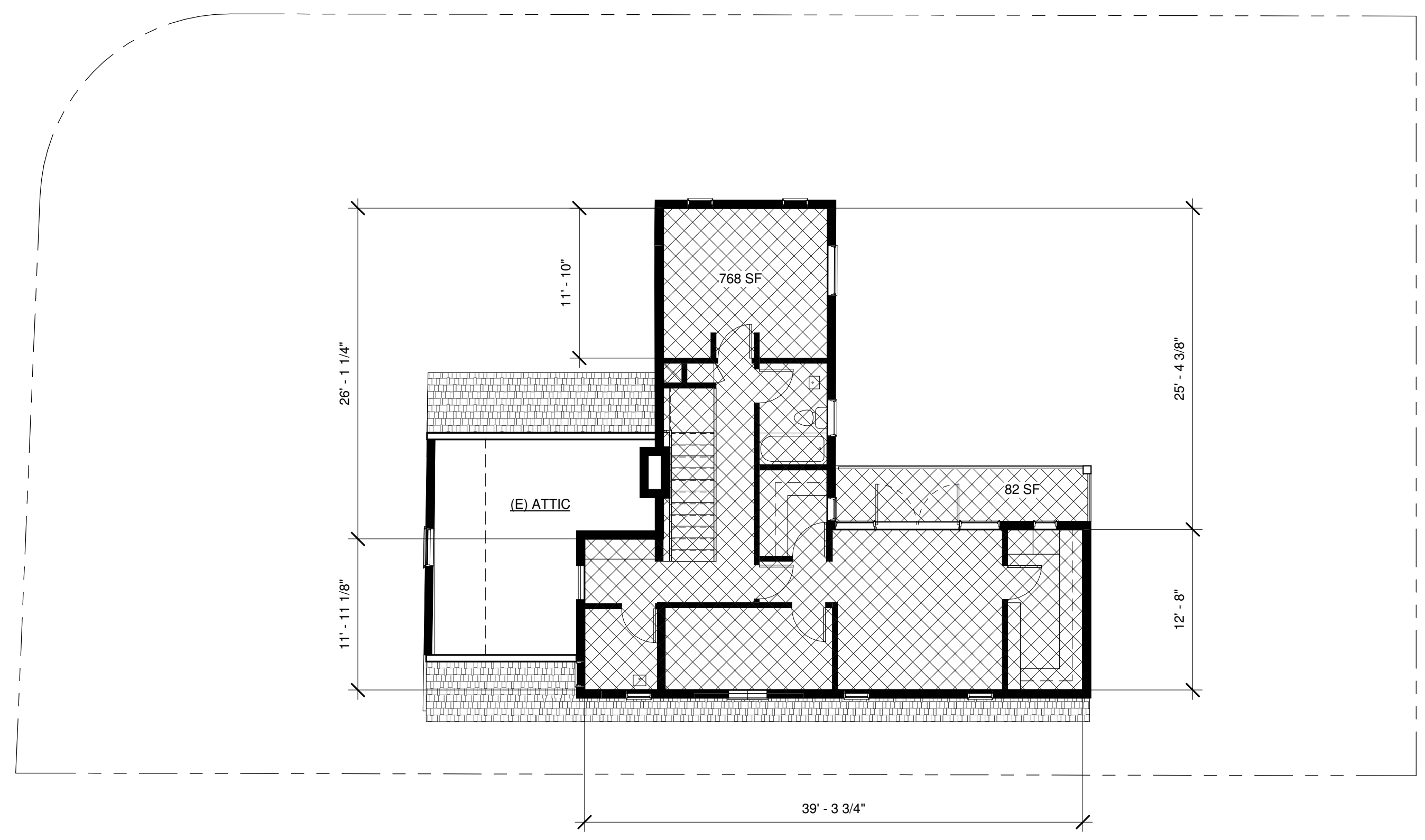
FAR DIAGRAM

ISSUED FOR PLANNING SUBMITTAL
05/27/2021
DATE



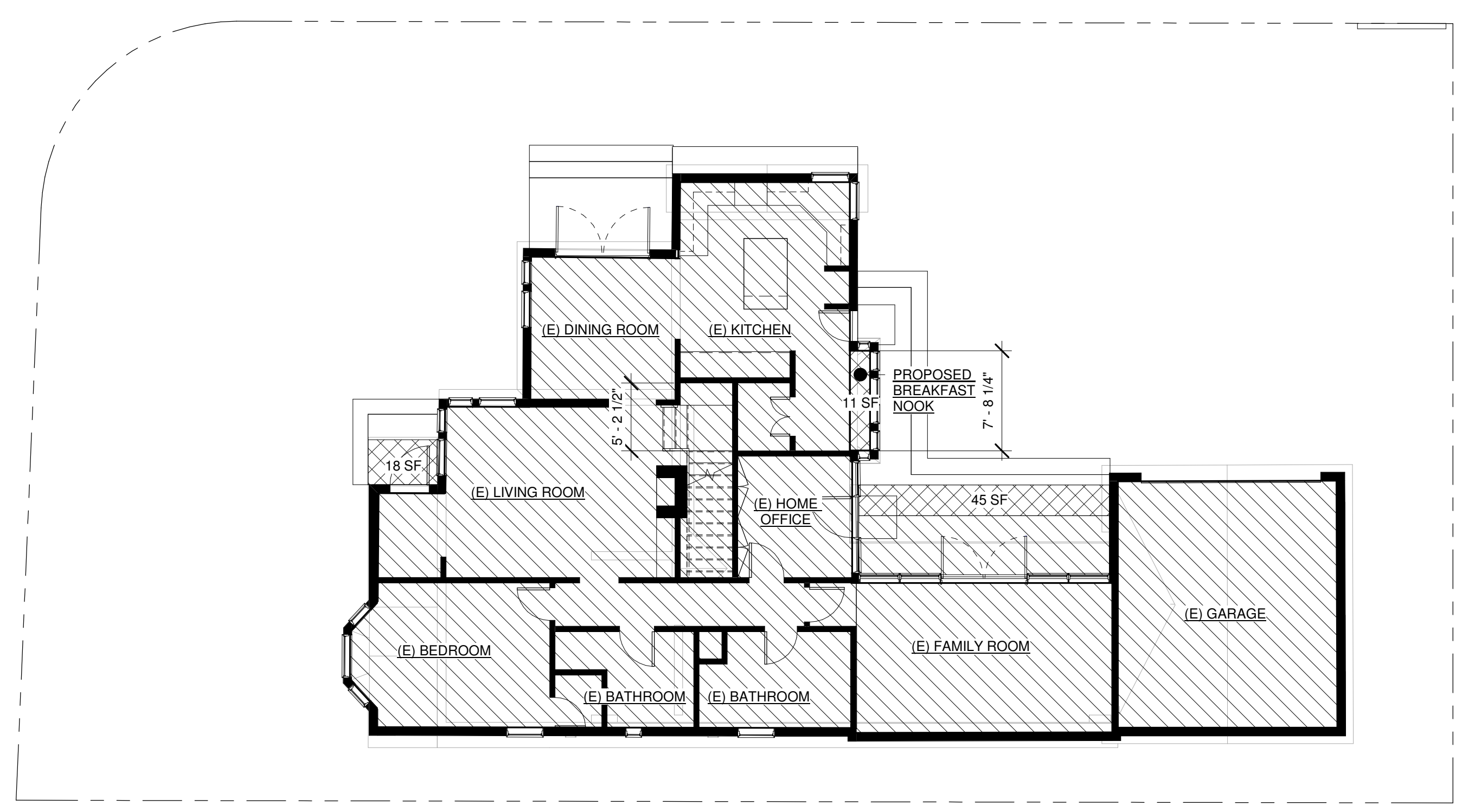
SHEET

Ao.1



PROPOSED FIRST FLOOR FAR DIAGRAM

SCALE
1/8" = 1'-0" 6



PROPOSED FIRST FLOOR FAR DIAGRAM

SCALE
1/8" = 1'-0" 8

NOTES

ADDITION AREA
EXISTING AREA

LEGEND SCALE N/A 8 NOT USED SCALE N/A 1

4336 CLYBOURN AVE						
	EXISTING AREA	DEMOLISHED AREA	ADDITION AREA	PROPOSED AREA	EXEMPTION	TOTAL
FIRST FLOOR INTERIOR	1467 SF	0 SF	11 SF	1478 SF		1478 SF
FIRST FLOOR COVERED EXTERIOR	88 SF	0 SF	63 SF	151 SF	-18 SF	133 SF
SECOND FLOOR INTERIOR	0 SF	0 SF	768 SF	768 SF		768 SF
SECOND FLOOR COVERED EXTERIOR	0 SF	0 SF	82 SF	82 SF		82 SF
GARAGE	319 SF	0 SF	0 SF	319 SF	-319 SF	0 SF
SUM	1874 SF	0 SF	788 SF	2798 SF	-337 SF	2461 SF
	1555 SF (ASSESSOR)					

MAX ALLOWABLE RESIDENTIAL FLOOR AREA
LOT SIZE = 6,500 SF X .40 = 2600 SF MAX ALLOWABLE

SCALE
N/A 4

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LINEAR LENGTH OF WALLS EXISTING: 446.35'
LINEAR LENGTH OF WALLS TO BE DEMOLISHED: 98.09'
PERCENTAGE TO BE DEMOLISHED: 21.9%

--- TO BE DEMOLISHED
--- EXISTING WALL TO REMAIN
--- EXISTING WALL TO BE DEMOLISHED

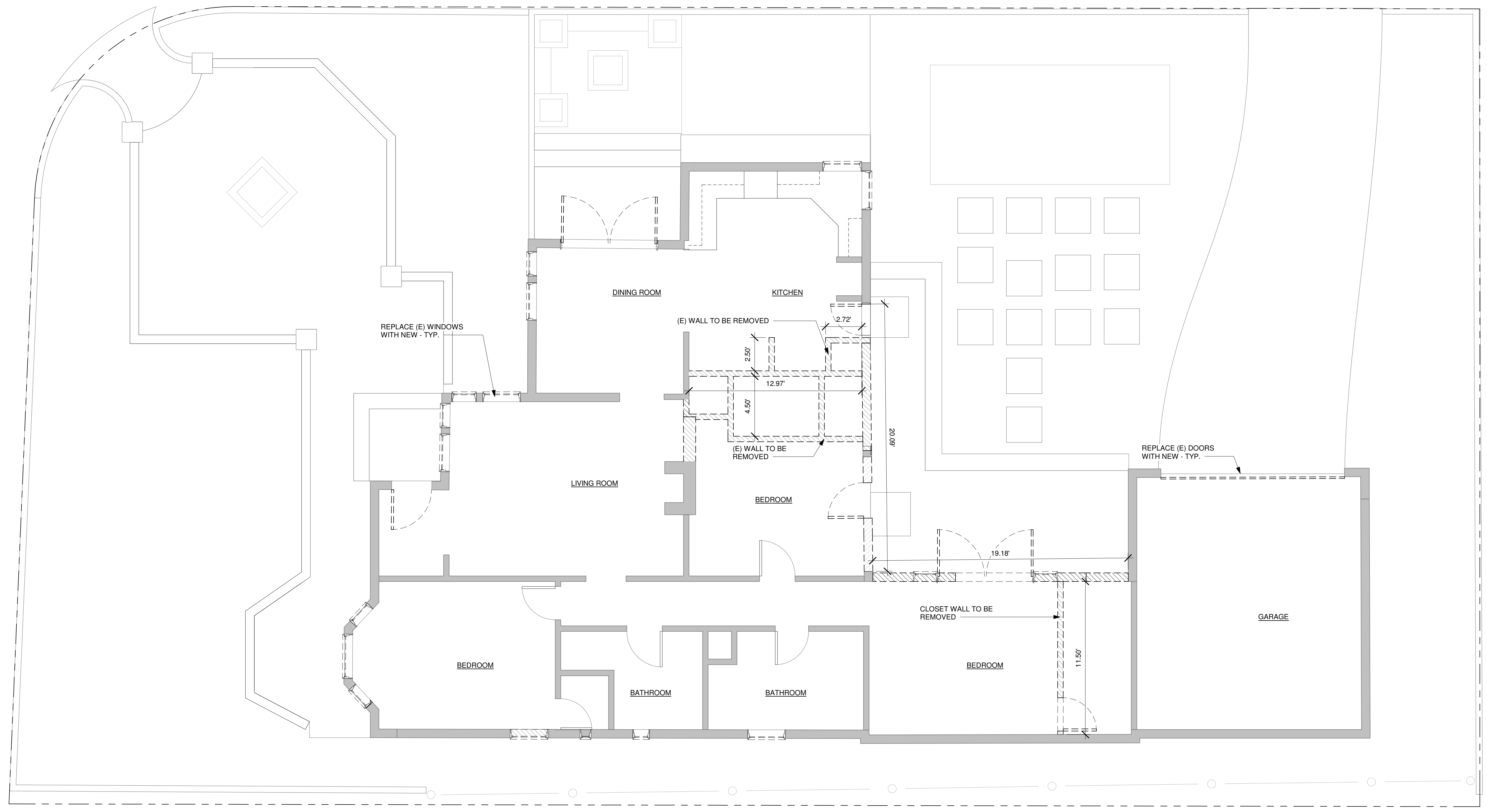
NOT USED

PERCENTAGE DEMO

SCALE
N/A 5

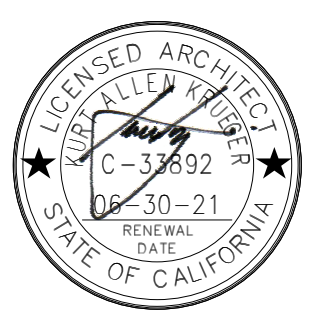
WALL LEGEND

SCALE
1/4" = 1'-0" 2



DEMOLITION PLAN

NO.	DATE	ISSUE SET
05/19/2021		ISSUED FOR PLANNING SUBMITTAL
05/27/2021		ISSUED FOR PLANNING SUBMITTAL



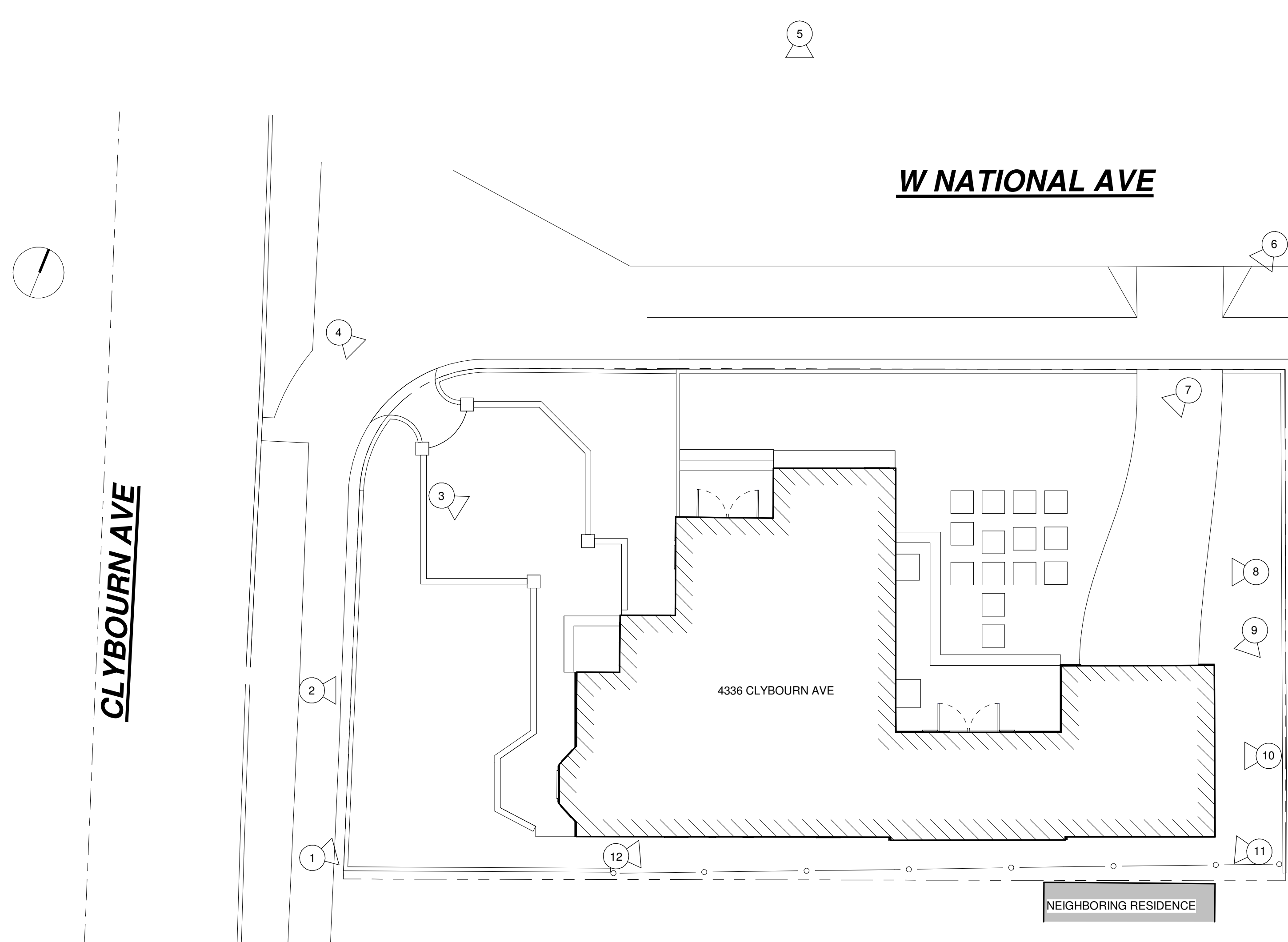
SHEET

Ao.2

DEMOLITION PLAN

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

4336 CLYBOURN AVE
BURBANK, CA 91505



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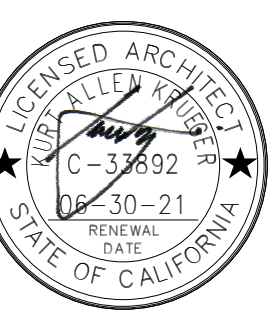
kurt krueger
ARCHITECTS

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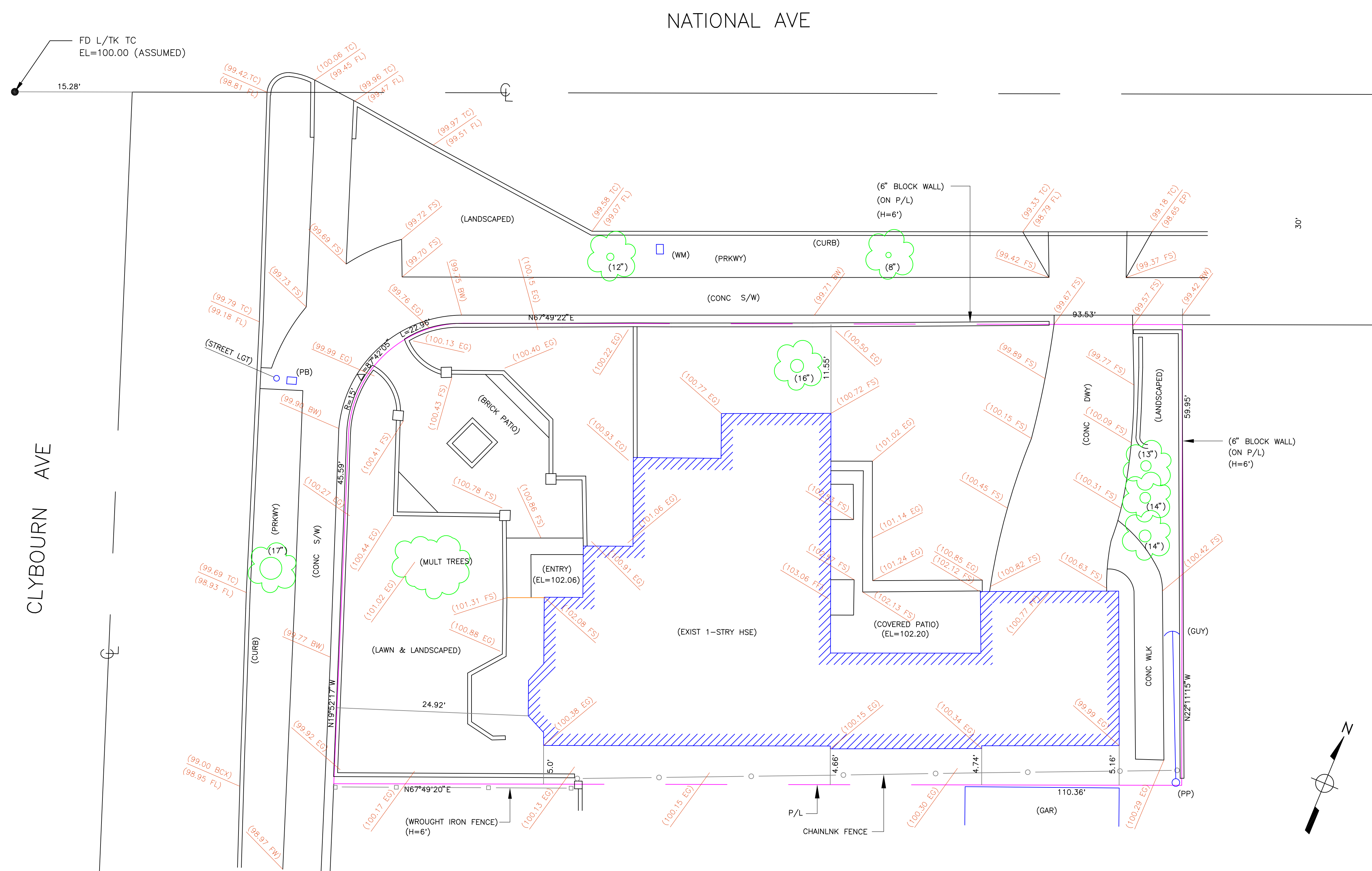
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BURBANK, CA 91505

SITE IMAGES

ISSUE SET	DATE
ISSUED FOR PLANNING SUBMITTAL	05/19/2021
ISSUED FOR PLANNING SUBMITTAL	05/27/2021



SHEET
A0.5



NATIONAL AVE

CLYBOURN AVE

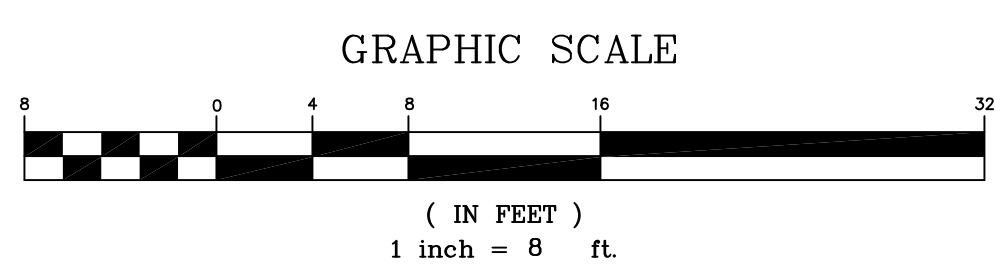
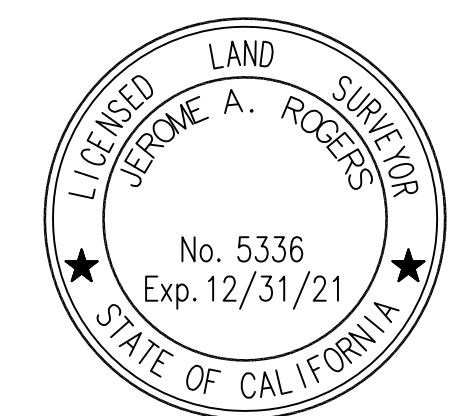
LEGAL DESCRIPTION:
 LOT 14 OF TRACT NO. 9477, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 135, PAGE 89 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 6,500 SQ FT

EASEMENT NOTE:
 EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN ON THIS SURVEY PENDING REVIEW OF A PRELIMINARY TITLE REPORT.

BASIS OF BEARINGS:
 THE CENTERLINE OF NATIONAL AVENUE SHOWN AS N67°49'22"E ON MAP OF TRACT NO. 9477, RECORDED IN BOOK 135, PAGE 89 OF MAPS, LOS ANGELES COUNTY RECORDS.

BENCH MARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM OF 100.00 FEET, USING FD L/TK ALONG THE CENTERLINE PROD OF NATIONAL AVENUE AS 100.00 FEET.



- LEGEND:**
- () EXISTING
 - AC ASPHALT PAVING
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CO CLEAN OUT
 - DWY DRIVE WAY
 - EG EXISTING GRADE
 - EP EDGE OF PAVEMENT
 - FF FINISH FLOOR
 - FL FLOW LINE
 - FS FINISH SURFACE
 - FW FRONT OF WALK
 - PB PULL BOX(ELECT)
 - PRKWY PARKWAY
 - P/L PROPERTY LINE
 - PP POWER POLE
 - SWR SANITARY SEWER
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - WM WATER METER
 - WV WATER VALVE

REVISIONS
ORIGINAL DWG SIZE
24"x36"

THOMAS GUIDE

APN
2485-011-012

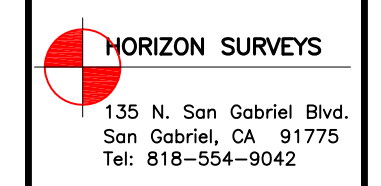
CALIFORNIA
 LOS ANGELES COUNTY
 4336 CLYBOURN AVENUE - BURBANK
 TOPOGRAPHIC SURVEY

DATE PLOTTED
2-6-2021
2-18-2021
3-4-2021

DATE:
SURVEY: FEB 2021

PREPARED FOR:
OWNER

J.N. 21-007
DWG NO.



SECOND FLOOR SET BACK MODULATION

FRONT, SECOND STORY




THE FRONT YARD SETBACK PROPOSED FOR THE FINISHED WALL OF THE FIRST FLOOR IS 27' - 0 3/4". THE SECOND STORY IS SET BACK 17' - 1 7/8". PER THE BURBANK MUNICIPAL CODE SECTION 10-1-603(E).1.C.

INTERIOR SIDE YARD, SECOND STORY

THE EXISTING INTERIOR SIDE YARD FIRST STORY FACADE IS 75' - 9" IN LENGTH & SET BACK 5' - 0 3/8" FROM THE INTERIOR SIDE YARD PROPERTY LINE. THE PROPOSED INTERIOR SIDE YARD SECOND STORY FACADE IS 40' - 7 1/4" IN LENGTH AND THE SET BACK FROM PROPERTY LINE VARIES FROM 5' - 11 7/8" TO 6' - 0 7/8". THE LENGTH OF THE SECOND STORY INTERIOR SIDE YARD FACADE IS 53% OF THE TOTAL LENGTH OF THE FIRST STORY INTERIOR SIDE YARD FACADE PER THE BURBANK MUNICIPAL CODE SECTION 10-1-603(E).2.A.

SIDE STREET SIDE YARD, SECOND STORY

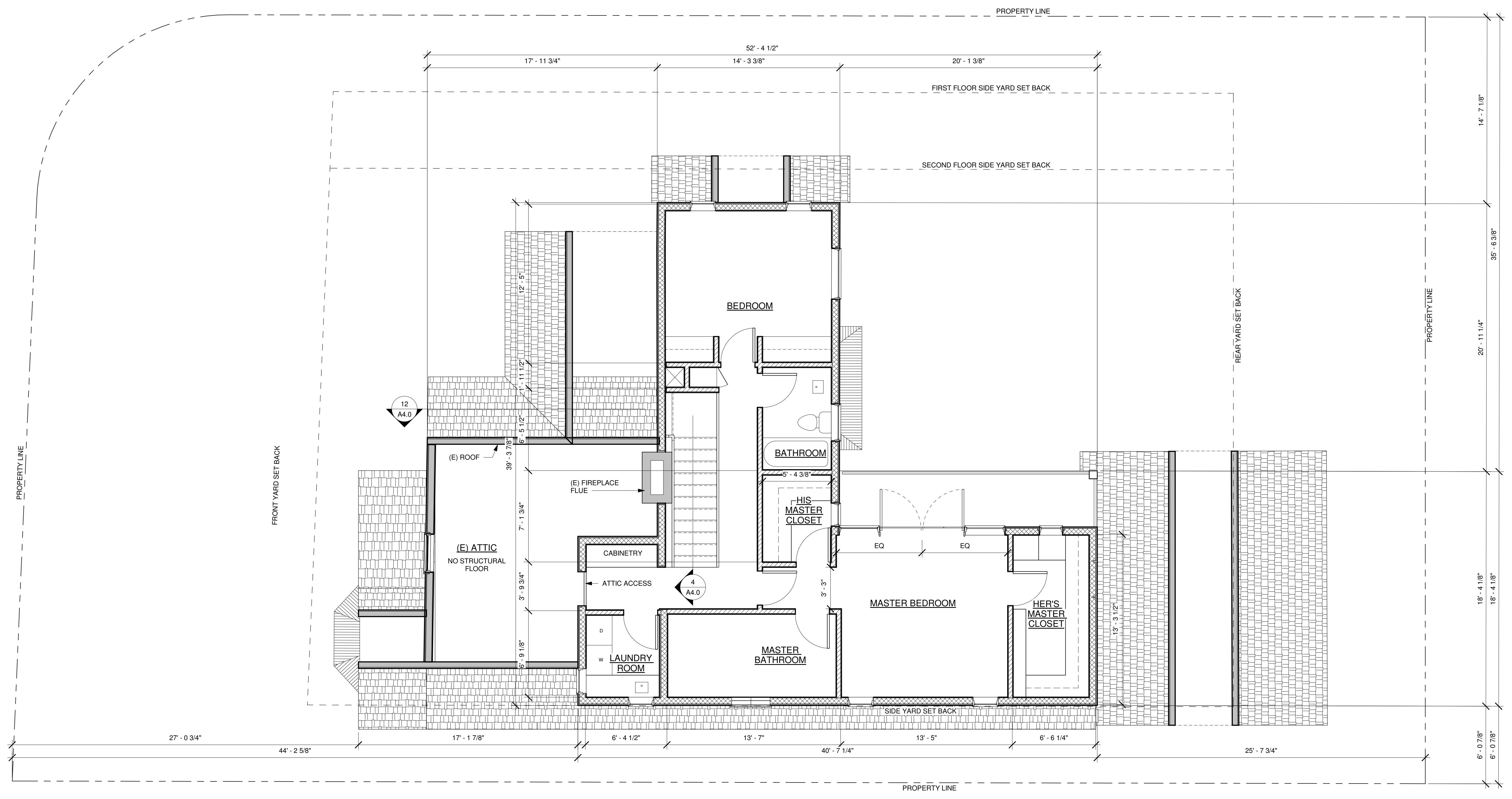
NO PORTION OF THE STREET SIDE YARD FACADE IS GREATER THAN 60 FEET IN LENGTH. PER THE BURBANK MUNICIPAL CODE SECTION 10-1-603(E).3.

-  EXISTING WALL
-  NEW 2X6 WOOD FRAMING WALL
-  NEW 2X4 WOOD FRAMING WALL

NOT USED

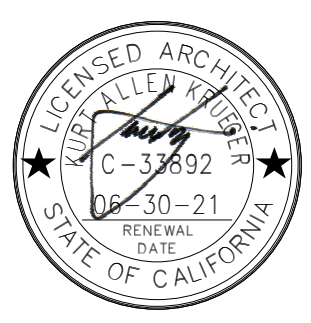
SET BACK MODULATION SCALE N/A 5

WALL LEGEND SCALE 1/4" = 1'-0" 2



4336 CLYBOURN AVE
BURBANK, CA 91505

FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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

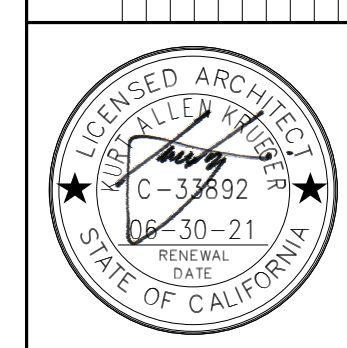
SHEET
A2.1

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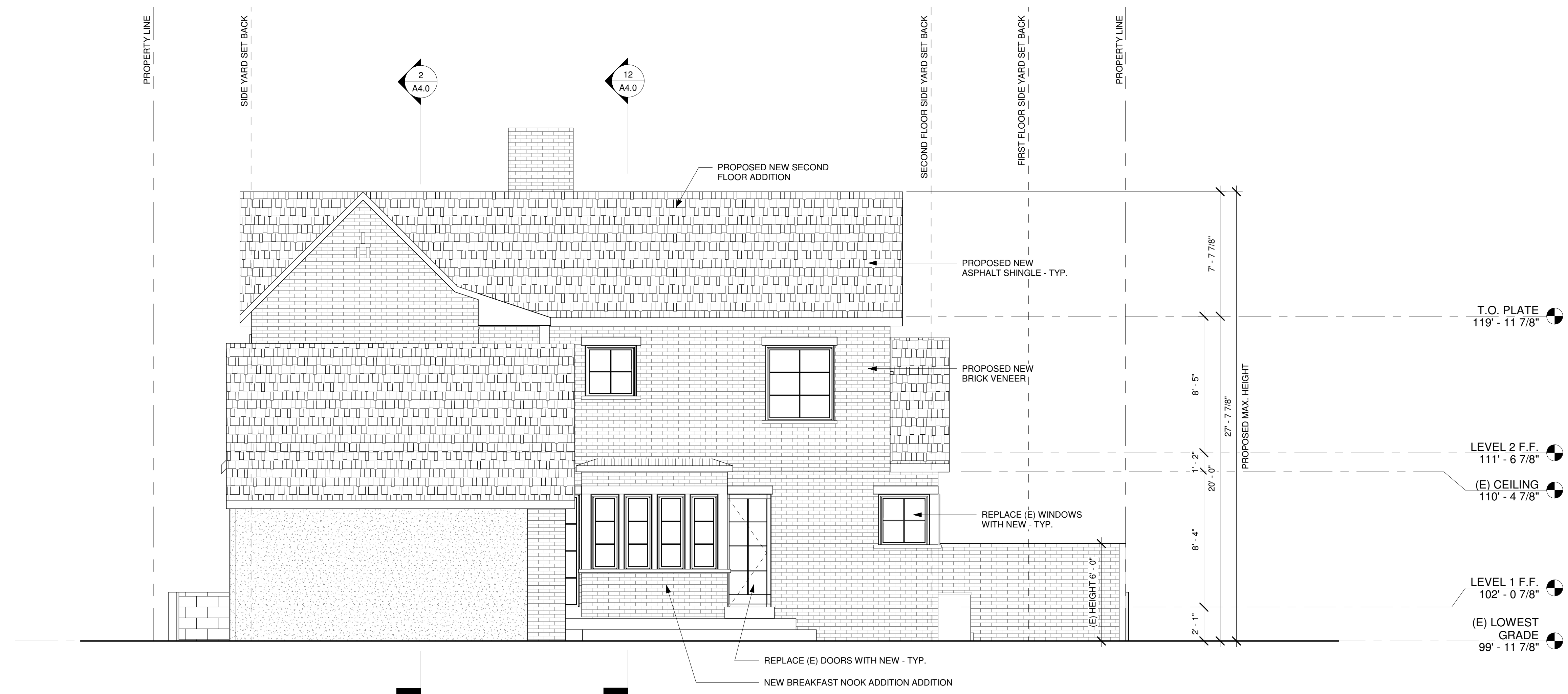
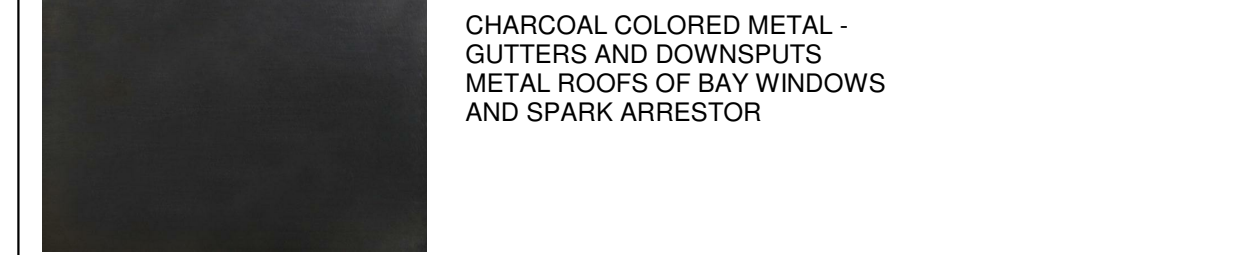
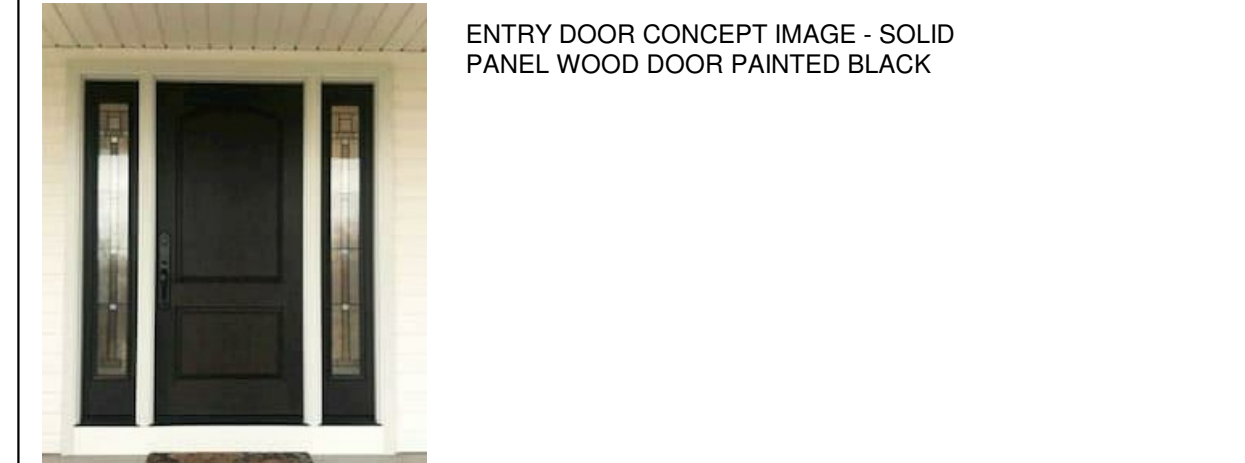
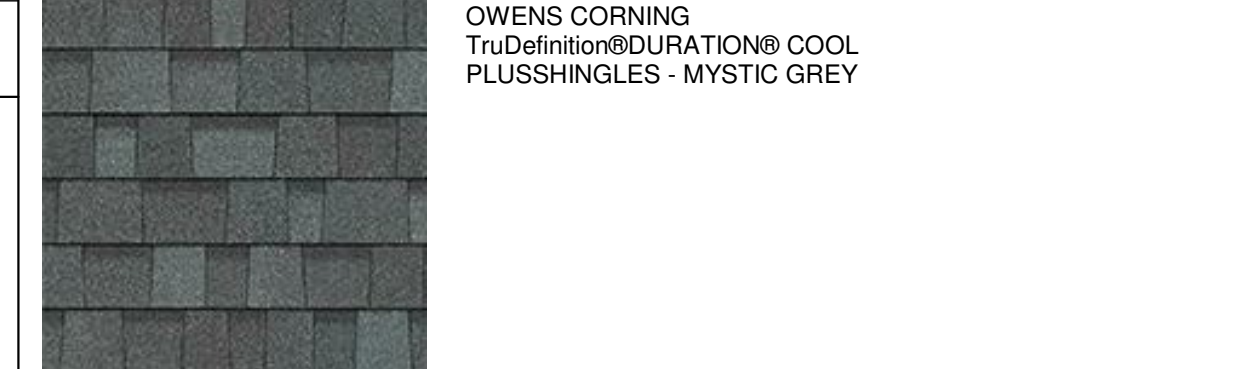
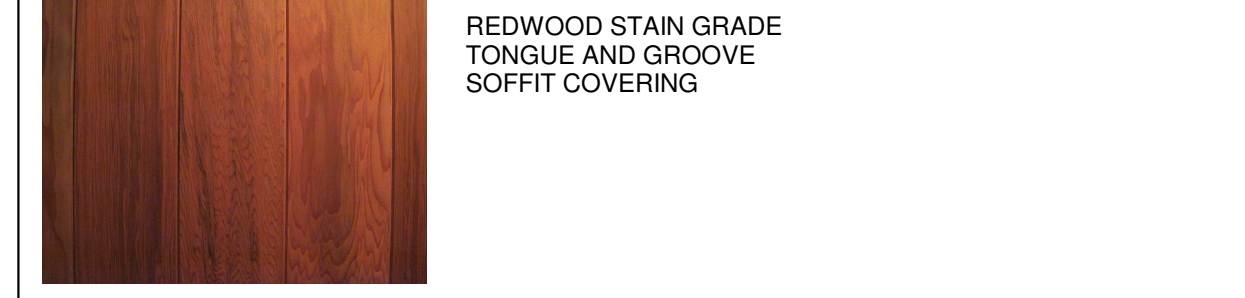
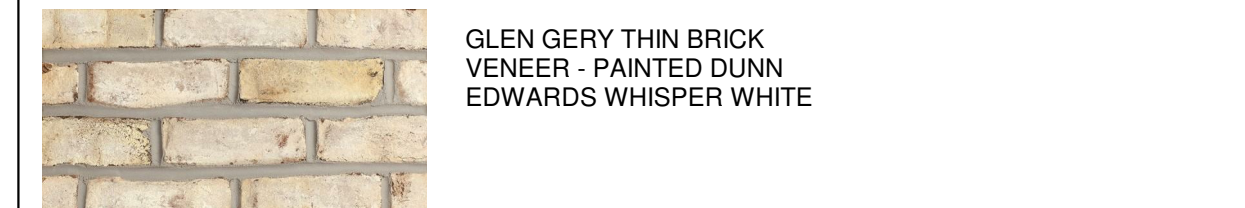
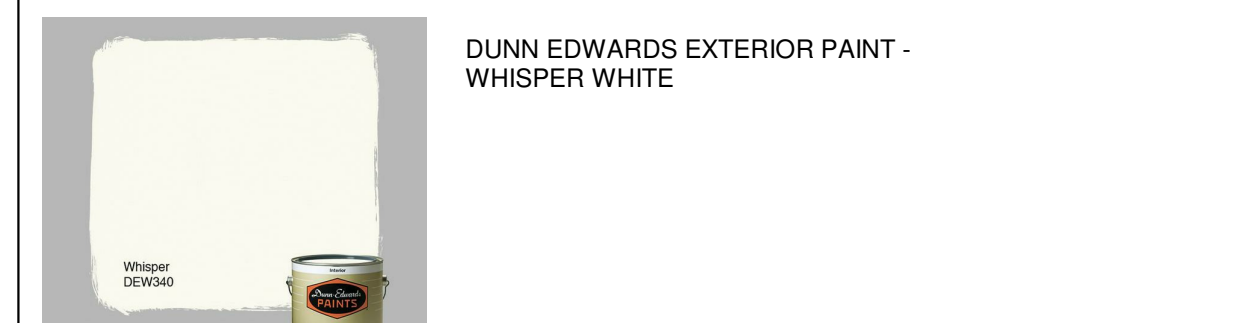
4336 CLYBOURN AVE
BURBANK, CA 91505

ELEVATIONS



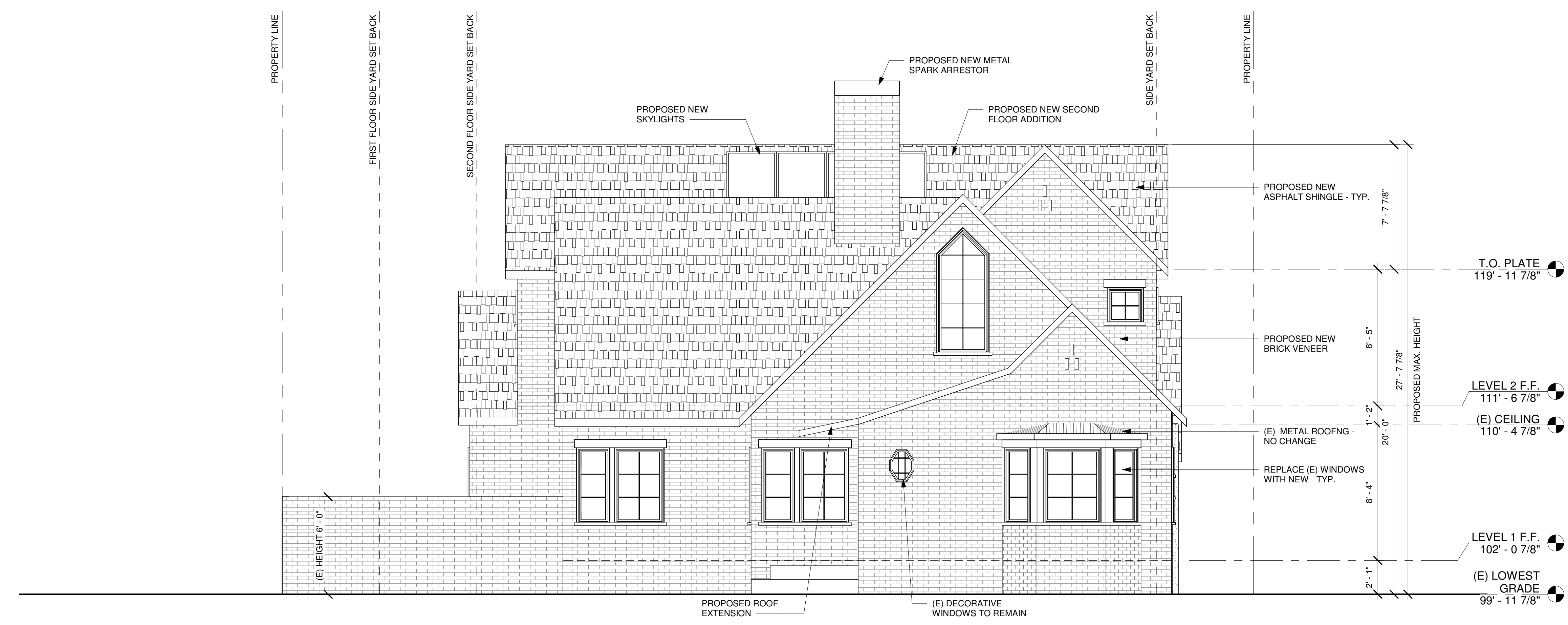
SHEET

A3.0



PROPOSED EAST ELEVATION

SCALE N/A 6



PROPOSED WEST ELEVATION

SCALE 1/4"=1'-0" 8

PROPOSED MATERIALS SCALE N/A 4

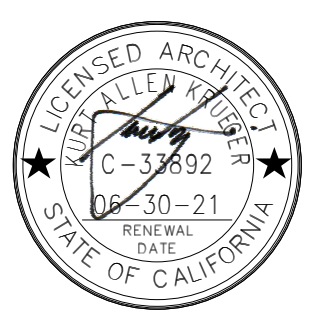
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4336 CLYBOURN AVE
BURBANK, CA 91505

ELEVATIONS

NO.	DATE	DESCRIPTION
1	05/19/2021	ISSUED FOR PLANNING SUBMITTAL
2	05/27/2021	ISSUED FOR PLANNING SUBMITTAL

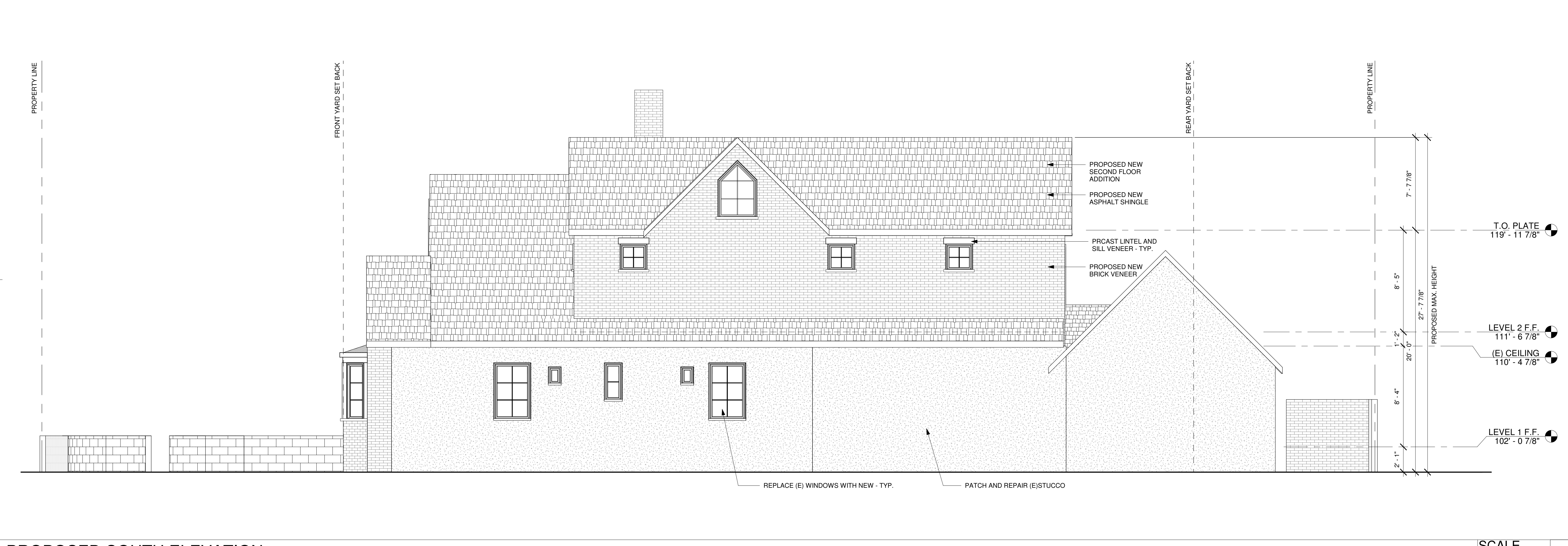


SHEET

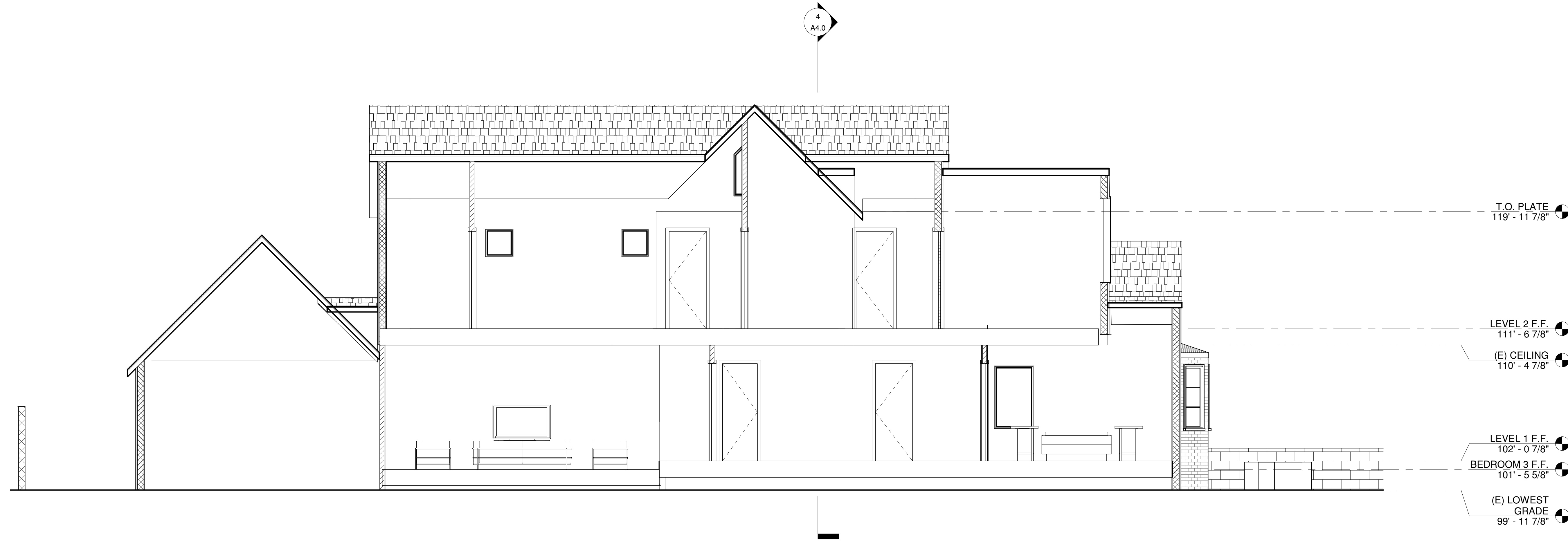
A3.1



PROPOSED NORTH ELEVATION SCALE 1/4" = 1'-0" 2

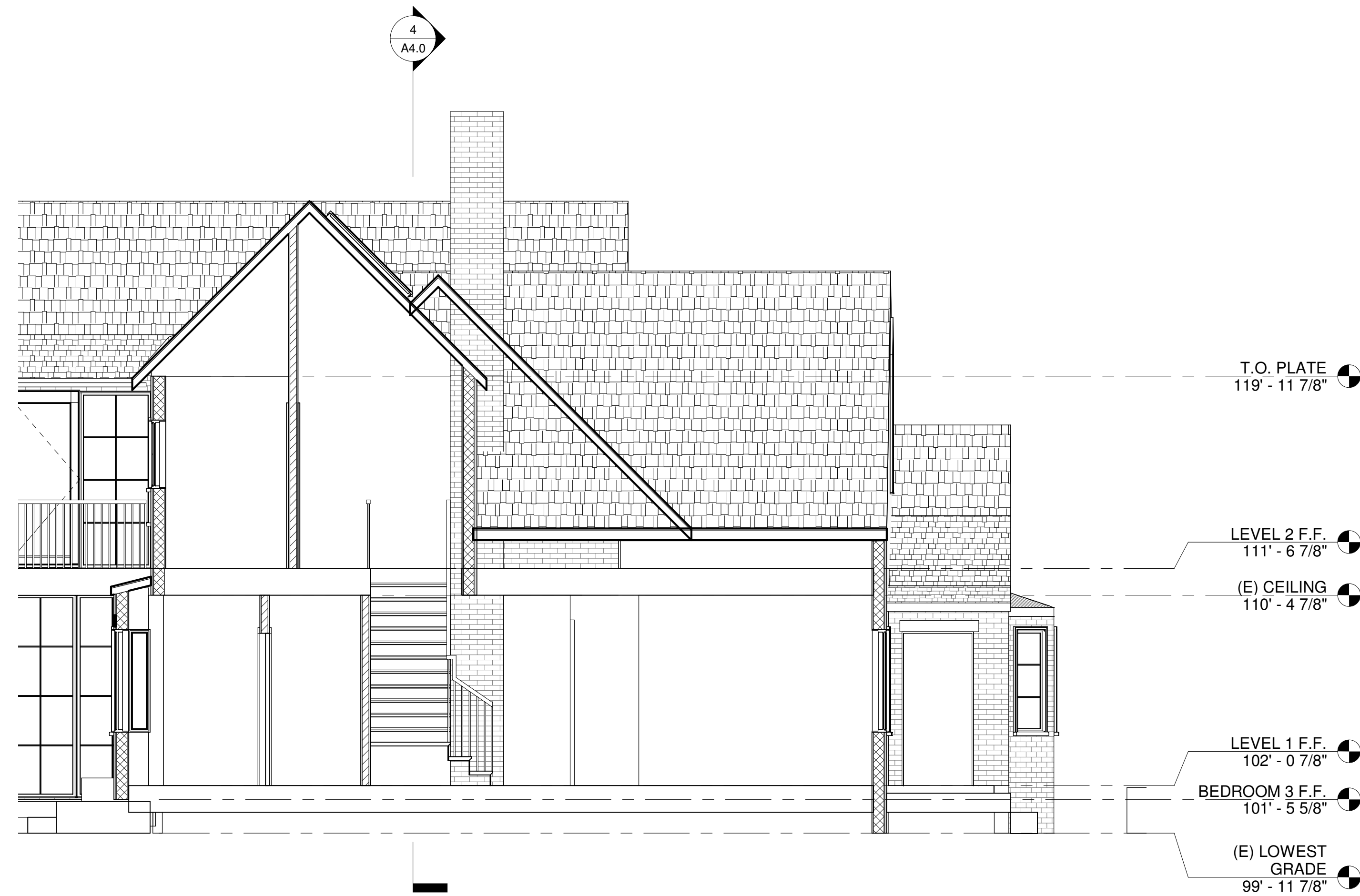


PROPOSED SOUTH ELEVATION SCALE 1/4" = 1'-0" 4



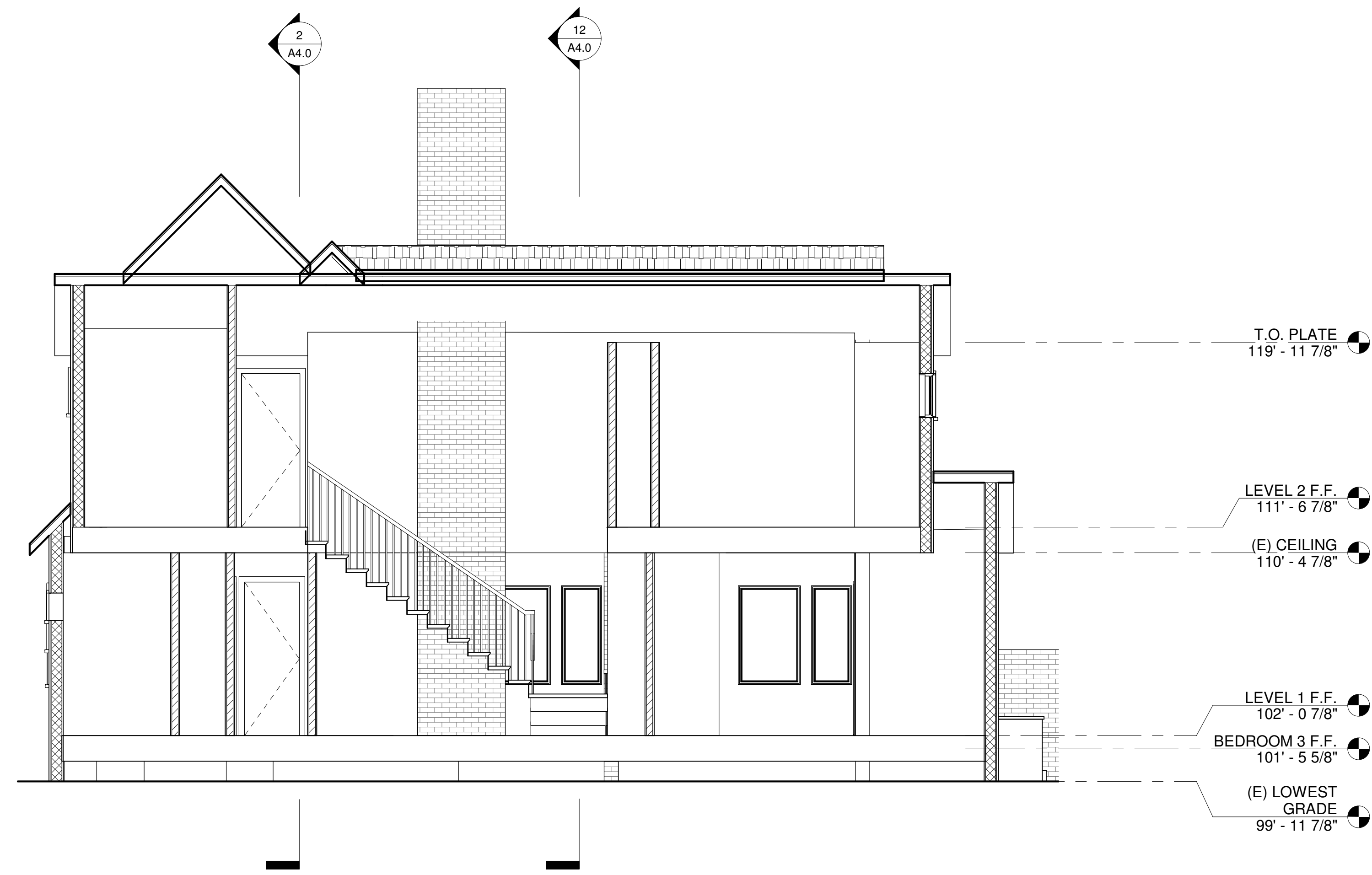
SECTION

SCALE
1/4" = 1'-0" 2



SECTION

SCALE
1/4" = 1'-0" 12



SECTION

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

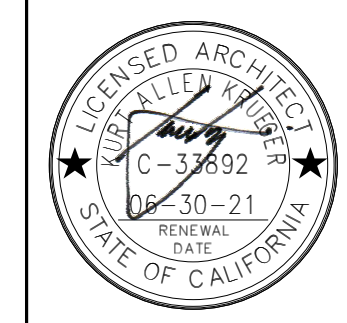
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SECTION



SHEET
A4.0