

## Community Development Department

## Memo

DATE: January 17, 2024

TO: Cultural Heritage Commission

FROM: Matt Chang, Planning Manager

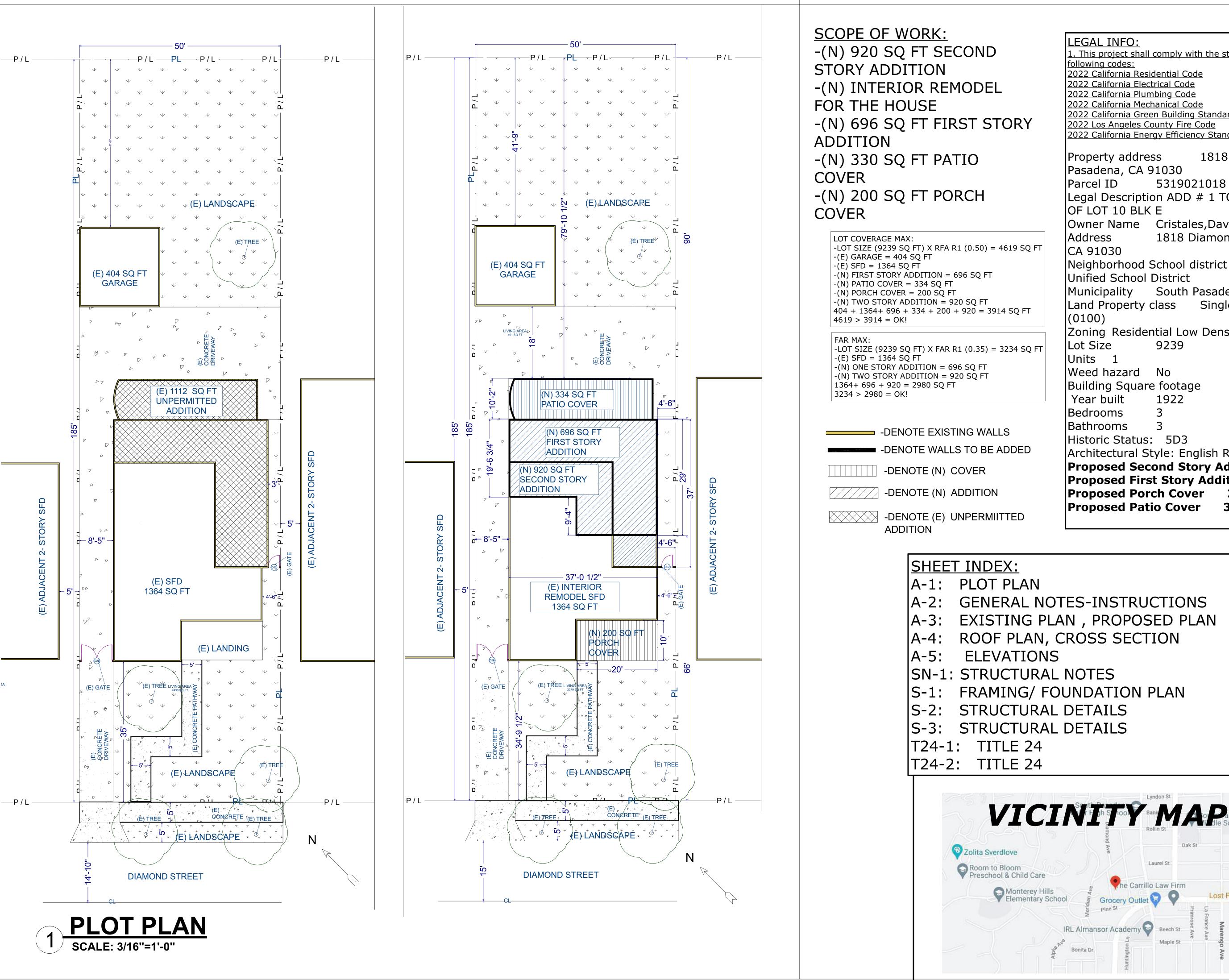
PREPARED BY: Mackenzie Goldberg, Assistant Planner

RE: Item 3-Project No. 2560-COA - A request for a COA for a

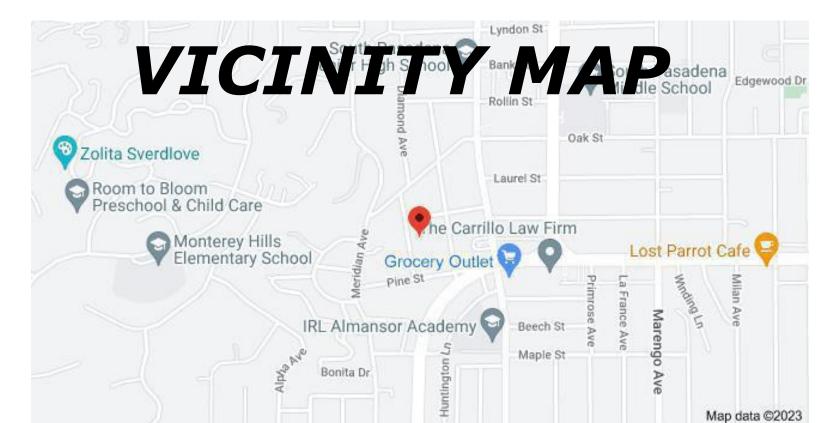
696 square-foot first-story addition a 920 square-foot second-story addition; and a 334 square-foot rear patio cover to an existing 1,364 square-foot single-family residence located at 1818 Diamond Avenue

(APN: 5319-021-018)

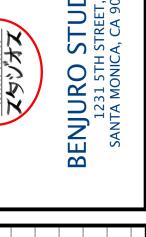
The applicant for Project No. 2560-COA has provided planning staff with additional communications after the website posting of the agenda packet. The applicant has corrected an error in the original architectural set. The new (N) W15 was originally proposed in error as left sliding window and is now being proposed as a double hung window. Attached is the updated architectural set.



1. This project shall comply with the state of California Title 24 and the 2022 California Green Building Standards Code 2022 California Energy Efficiency Standards 1818 Diamond Ave South Legal Description ADD # 1 TO ONEONTA PARK N 50 FT Owner Name Cristales, David And Diane 1818 Diamond Ave South Pasadena, Neighborhood School district South Pasadena Municipality South Pasadena Single Family Residence Zoning Residential Low Density (RS) 1364 Architectural Style: English Revivla Influence **Proposed Second Story Addition** 920 Sq ft **Proposed First Story Addition** 696 Sq ft Sq ft Sq ft









DATE:

1/16/24

SCALE:

**AS NOTED** 

SHEET:

#### **GENERAL NOTES**

- 1. This project shall comply with the state of California Title 24 and the following codes:
- •2022 California Residential Code
- •2022 California Electrical Code
- •2022 California Plumbing Code
- •2022 California Mechanical Code
- •2022 California Green Building
- Standards Code

commencement.

- •Compliance with the City of South Pasadena Municipal Code Requirements
- 2. Separate permits shall be obtained for fences, retaining walls, pools, and spas.
- 3. Curb cuts, storage of materials, or work in the public right of way require a permit from the public works
- department or appropriate agency.
  4. All construction waste and debris to be contained at all times
- 5. Contractor shall familiarize him/her self with the project and notify architect of any errors, omissions, or discrepancies in plans prior to
- 6. Contractor shall notify architect of any changes in plans. Unauthorized changes to the plans are prohibited.
- 7. Contractor shall verify all bearing conditions of existing walls to be removed and notify architect or engineer prior to removal.
- 8. Excavations shall be made in compliance with California/ OHSA regulations.
- 9. Conduct all water from roof and site away from building and adjoining properties to street.
- 10. Verify electrical panel service and upgrade if applicable. Verify with local utility regarding meter and service location.
- 11. An approved seismic gas shutoff valve shall be installed on the down stream side of the utility meter and be rigidly connected to the exterior of the building containing the fuel gas piping.

  12. Water heaters shall be strapped to
- the wall per code.

  13. Contractor shall provide state fire marshall approved smoke dectectors in all installed in the following
- In each sleeping room.

locations:

- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. (Ref CRC Section 314)
- 14. All exterior materials and manufacturers are to be verified with owner.

## **ROOF NOTES**

- 1. Roof to be pitched roof with approx. 3:12 slope. Verify roof slope with the existing slope of the house and adjust the slope as necessary for framing and height compliance.
- 2. Roofing materials shall comply with CRC 902.1
- 3. A minimum Class A, B or C roofing shall be installed in areas designated by this section. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108. The shingle pattern and color shall match the existing as close as possible.
- 4. Roofing shall be installed per manufacturers written specifications.
- 5. Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane. Flashings saddles, valleys and drip edges shall be installed per CRC Section 903.
- 6. Newly installed eaves shall have gutters as necessary to conduct water to street, and overhangs shall match existing.
- 7. Fascia boards at gable ends, open rafter tails at horizontal overhangs.8. Starter board at eave overhangs to match existing house.

#### SPECIAL HAZARD NOTES

- 1. Glazing in hazardous locations shall be tempered in the following locations:
- a. At ingress and egress doors.
- b. Panels in sliding doors or swinging doors
- c. Doors and enclosures for hot tubs, bathtubs, and showers. Also glazing in walls enclosing these compartments within 5 feet of the standing surface.
- d. If within 2 feet of vertical edges of closed doors and within 5 feet of standing surface.
- e. In wall enclosing stairway landing.
- 2. Smoke detectors shall be provided as follows:
- a. In new construction, smoke detectors shall receive power from the existing house wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement if present for dwellings with more than one story.
- b. In existing construction, smoke detectors may be battery operated and installed in locations as noted above.
- 3. 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.
- 4. Water heaters must be strapped to the wall.

- 1. Provide emergency egress from sleeping rooms. Where emergency escape and rescue openings are provided they shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. (REF CRC R310.1)
- 2. At least one exit doorway shall not be less than 36 inches wide and 80 inches high. The door shall be mounted that the clear width of 32 inches is maintained.
- 3. The exterior door must open over a landing not more than 12 inches below the threshold. Exception: Providing the door does not swing over the landing, then the landing shall be not more than 8 inches below the threshold.
- 4. The landing at a door shall have a length measured in the direction of travel of no less than 36".

## **ELECTRICAL PROVISIONS**

- Electrical receptacles shall be install to service countertops 12" wide or wider. The receptacles shall be installed so that no point along a wall line is more that 24" horizontally from a receptacle outlet in that space. Counter spaces separated by range tops, refrigerators, or sinks shall be consider separate countertop spaces in applying the spacing requirements. (CEC Art. 210-52(1).
- Provide at least one GFCI protected wall receptacle outlet in bathrooms within 36 inches of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin location (CEC Art. 210-52(D).
  At least one 20-ampere branch circuit shall be provided to supply bathroom receptacles
- outlet(s). Such circuits shall have no other outlets.

   At least one receptacle outlet shall be accessible
- and located at grade level and not more than 6 feet above grade level and shall be installed at the front and back of the dwelling.
- Arc fault circuit- interruption shall be installed to provide protect of the branch circuit.
- Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all non-locking-type 12 volt; 15-and 20-ampere receptacles shall be listed as tamper -resistant receptacles.

## GFCI PROTECTED OUTLETS

-Ground-Fault Circuit interrupters are required at each relocated or new receptacle outlets within bathrooms. When existing outlets are removed from their outlet box, the replacement shall also be GFCI protected. Non GFCI outlets shall not be reused. GFCI protection may be accomplished by use of either listed GFCI outlets or by listed GFCI breakers protecting the circuit associated with the outlets in the bathroom.

## NOTE:

All building additions must be adjusted to fit existing conditions. Dimensions, squareness, levelness, plumbness, and roof pitches may vary from that shown from various locations within the building.

note material:all doors and window are wood

	DOOR SCHEDULE									
	NUMBER	LABEL	SIZE	WIDTH	HEIGHT	DESCRIPTION				
(E)	D01	5068	5068 L/R EX	60 "	80 "	EXT. DOUBLE HINGED-DOOR P09				
(E)	D02	21050	21050 R IN	33 3/4 "	60 "	HINGED-DOOR P09				
(É)	D03	6068	6068 L/R	72 "	80 "	4 DR. BIFOLD-LOUVERED				
	D04	2668	2668 R IN	30 "	80 "	HINGED-DOOR P09				
(N)	D05	2068	2068 L EX	23 1/2 "	80 "	EXT. HINGED-DOOR P09				
(E)	D06	3368	3368 R IN	39 "	80 "	SLIDER-DOOR P04				
(E)	D07	2868	2868 L EX	32 "	80 "	EXT. HINGED-DOOR P09				
(N)	D08	5068	5068 L/R IN	60 "	80 "	DOUBLE HINGED-DOOR P09				
(E)	D09	4068	4068 L/R IN	48 "	80 "	DOUBLE HINGED-DOOR P09				
	D10	4568	4568 R IN	52 1/2 "	80 "	SLIDER-DOOR P04				
(E)	D11	2268	2268 L IN	26 "	80 "	HINGED-DOOR P09				
(N)	D12	2868	2868 L IN	32 "	80 "	HINGED-DOOR P09				
(N)	D13	2868	2868 R IN	32 "	80 "	HINGED-DOOR P09				
	D14	2668	2668 L IN	30 "	80 "	HINGED-DOOR P09				
(N)	D15	3068	3068 R IN	36 "	80 "	HINGED-DOOR P09				
(N)	D16	4068	4068 L/R EX	48 "	80 "	EXT. DOUBLE HINGED-DOOR P09				
(E)	D17	3668	3668 R IN	42 1/8 "	80 "	SLIDER-DOOR P04				
(E)	D18	4268	4268 L/R IN	50 "	80 "	DOUBLE HINGED-DOOR P09				
(N)	D19	4568	4568 L/R	53 "	80 "	4 DR. BIFOLD-LOUVERED				
(N)	D23	5068	5068 L IN	60 "	80 "	SLIDER-DOOR P04				
(N)	D24	5068	5068 R IN	60 "	80 "	SLIDER-DOOR P04				
(N)	D26	7850	7850 L/R IN	91 3/4 "	60 "	DOUBLE HINGED-DOOR P09				
` '					-					

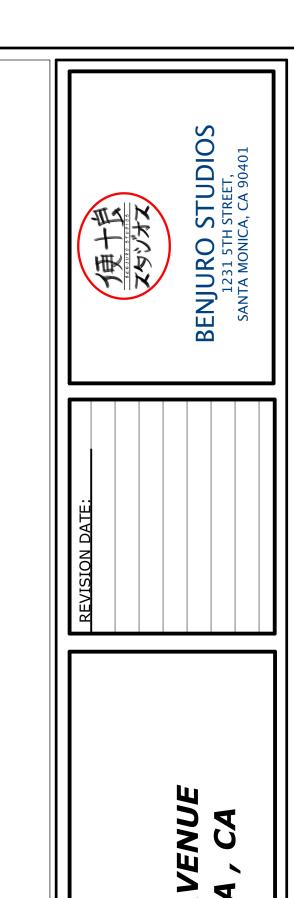
	WINDOW COLIEDINE										
					WINDOW SCHEDULE						
	NUMBER	LABEL	SIZE		HEIGHT	EGRESS	DESCRIPTION				
(N)	W01	3040DH	3040DH	36 "	48 "		DOUBLE HUNG				
(N)	W02	3040DH	3040DH	36 "	48 "	YES	DOUBLE HUNG				
(N)	W03	3050DH	3050DH	36 "	60 "	YES	DOUBLE HUNG				
(E)	W04	1668FX	1668FX	18 "	80 "		FIXED GLASS				
(N)	W05	2050DH	2050DH	24 "	60 "		DOUBLE HUNG				
(E)	W06	2054DH	2054DH	24 "	64 "		DOUBLE HUNG				
(N)	W07	2068FX	2068FX	24 "	80 "		FIXED GLASS				
(N)	W08	3650DH	3650DH	42 "	60 "	YES	DOUBLE HUNG				
(E)	W09	3020LS	3020LS	36 "	24 "		LEFT SLIDING				
(N)	W10	3050DH	3050DH	36 "	60 "		DOUBLE HUNG				
(E)	W11	3030LS	3030LS	36 "	36 "		LEFT SLIDING				
(N)	W12	4030SC	4030SC	48 "	36 "		SINGLE CASEMENT-HR				
(E)	W13	8030TS	8030TS	96 "	36 "		TRIPLE SLIDING				
(E)	W14	4026RS	4026RS	48 "	30 "		RIGHT SLIDING				
(N)	W15	4040DH	4040DH	48 "	48 "		DOUBLE HUNG				
(E)	W16	1628DH	1628DH	18 "	32 "		DOUBLE HUNG				
(E)	W17	1228DH	1228DH	14 "	32 "		DOUBLE HUNG				
(E)	W18	3028DH	3028DH	36 "	32 "		DOUBLE HUNG				
(E)	W19	6046TS	6046TS	72 "	54 "		TRIPLE SLIDING				
(E)	W20	78210TS	78210TS	91 7/8 "	34 "		TRIPLE SLIDING				

## PLUMBING NOTES

- Kitchen sinks shall not use more than 1.8 gallons per minute (CPC 403.6)
- All lavatories are to use not more than 1.5 gallons per minute (CPC 403.7)
- Showers shall not use more than 2.0 gallons per minute (CPC 408.2)
- Where shower valves are replaced, or are new, they must be pressure balanced or shall be the thermostatic mixing valve type. Minimum clear finished inside clearance shall be 1024 sq. inches and capable of encompassing a 30 inch diameter circle from the top of threshold to 70 inches above the shower drain.
- Shower enclosure doors must be tempered sliding doors.
- New, relocated, or converted tubs or showers may cause a tempered glazing requirement to apply to glass windows with a bottom edge within 60 inches above tub or shower standing surfaces. Cement, fiber-cement, or glass mat gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
- Water closets shall consume not more than 1.28 gallons per flush

#### INDOOR WATER USE EFFICIENCY ORDINANCE

TOILETS- 1.28 GALLONS PER FLUSH OR LESS
SHOWERS- 2.0 GALLONS PER MINUTE OR LESS
BATHROOM FAUCETS- 1.5 GALLONS PER MINUTE OR LESS
KITCHEN FAUCETS- 2.2 GALLONS PER MINUTE OR LESS
CLOTHES WASHERS 6.0 WATER FACTOR OR LESS
DISHWASHERS- 6.5 GALLONS PER CYCLE OR LESS (OR ENERGY STAR UNIT)



OWNER 1818 DIAMOND AV SOUTH PASADENA

INTERIOR
REMODEL
SECOND STORY
ADDITION

**GENERAL**NOTES

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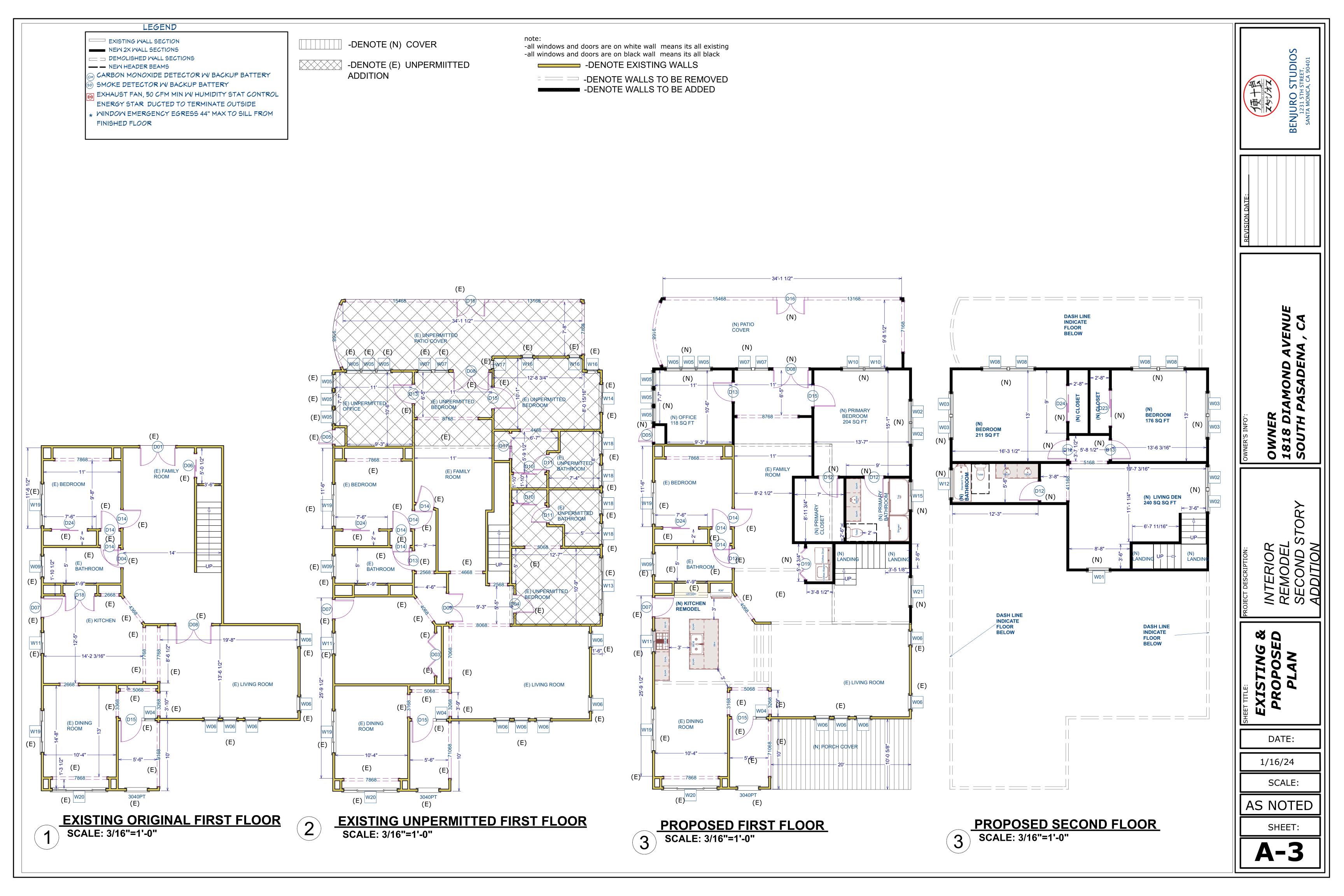
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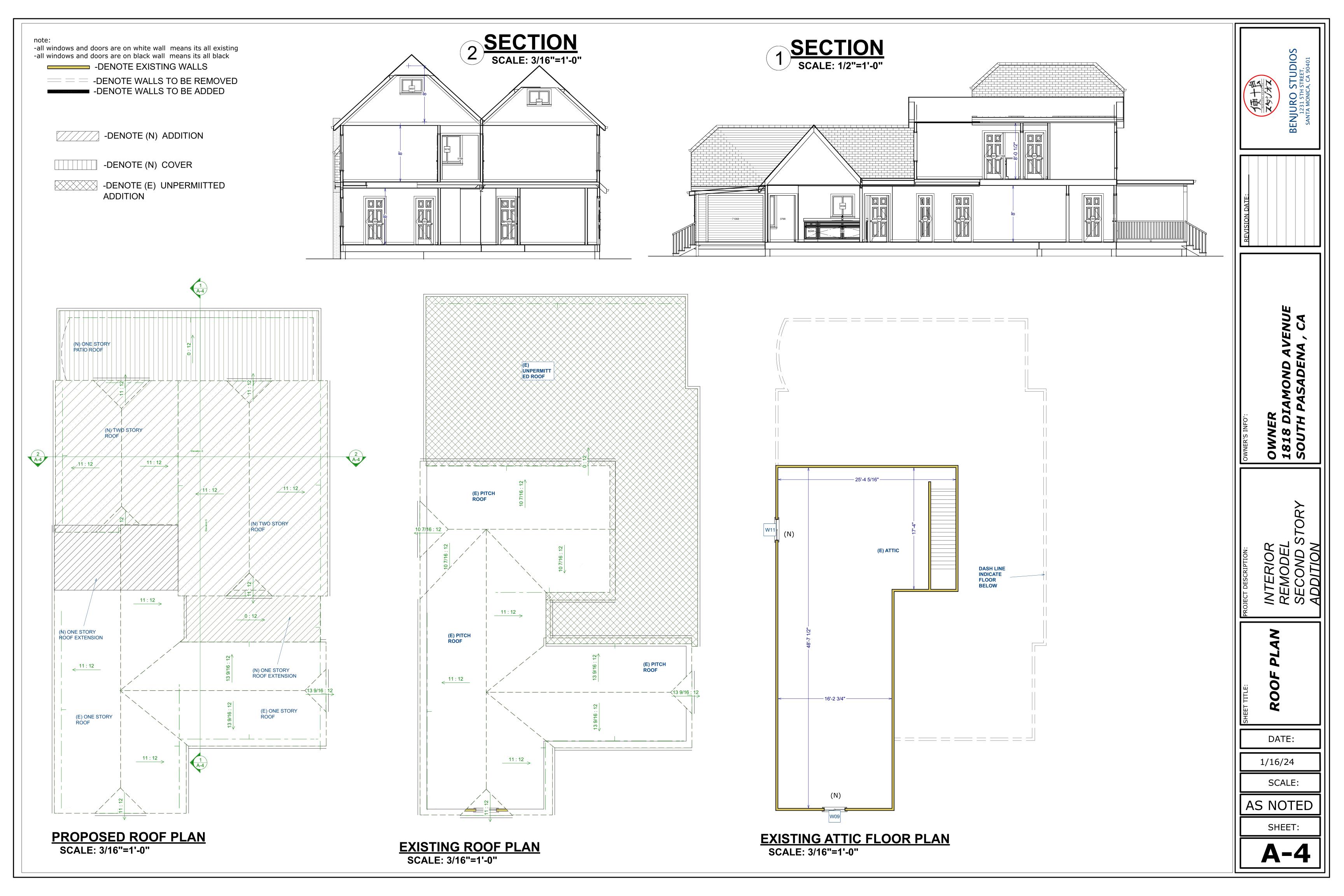
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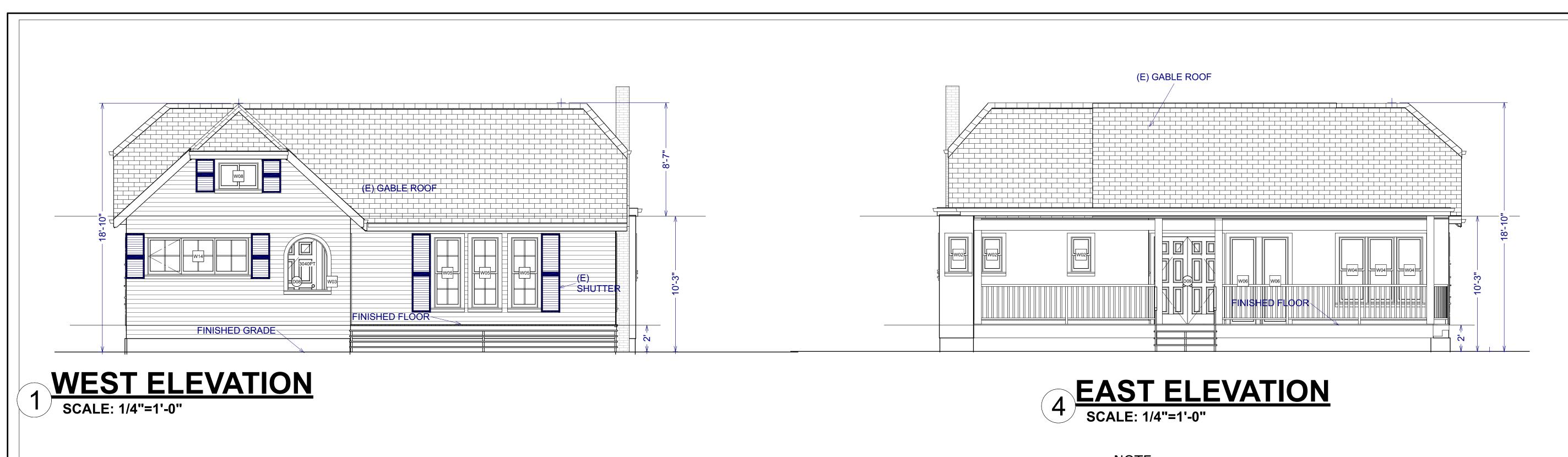
AS NOTED

SHEET:

**A-2** 



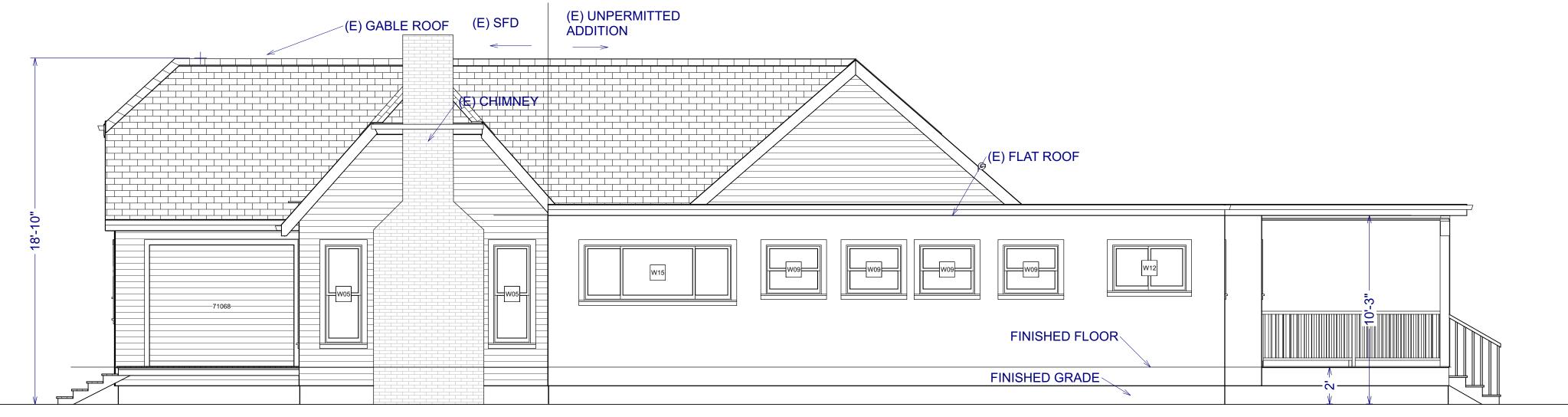




NOTE:

-HATCH LINE INDICATE EXISTING PERMITTED

-NON HATCH INDICATE EXISTING UNPERMITTED



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



BENJURO STUDIOS
1231 5TH STREET,
SANTA MONICA, CA 90401

REVISION DATE:

WNER 818 DIAMOND AVENU SOUTH PASADENA, CA

INTERIOR REMODEL SECOND STOR) ADDITION

**EXISTING ELEVATIONS** 

DATE:

1/16/24

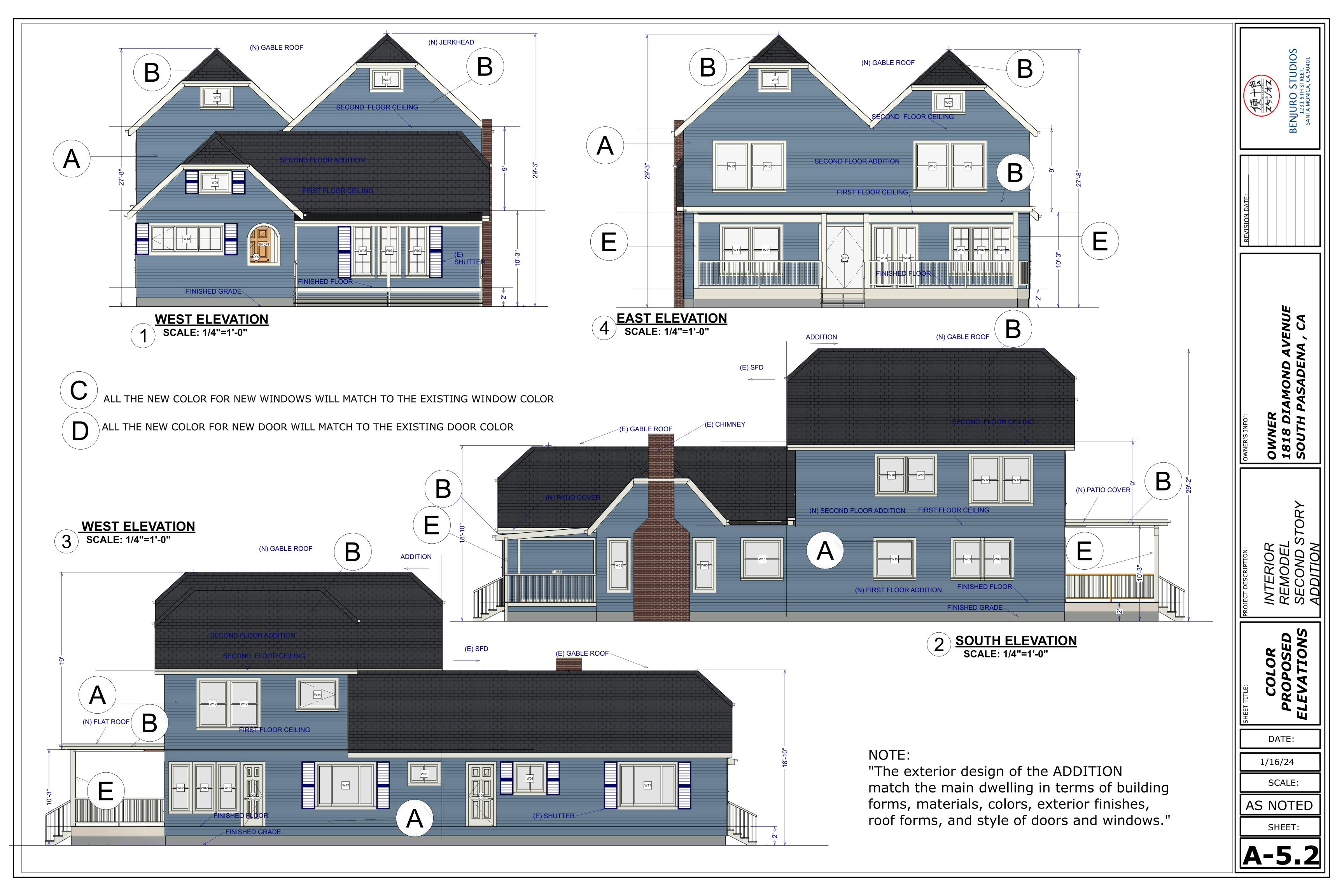
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AS NOTED

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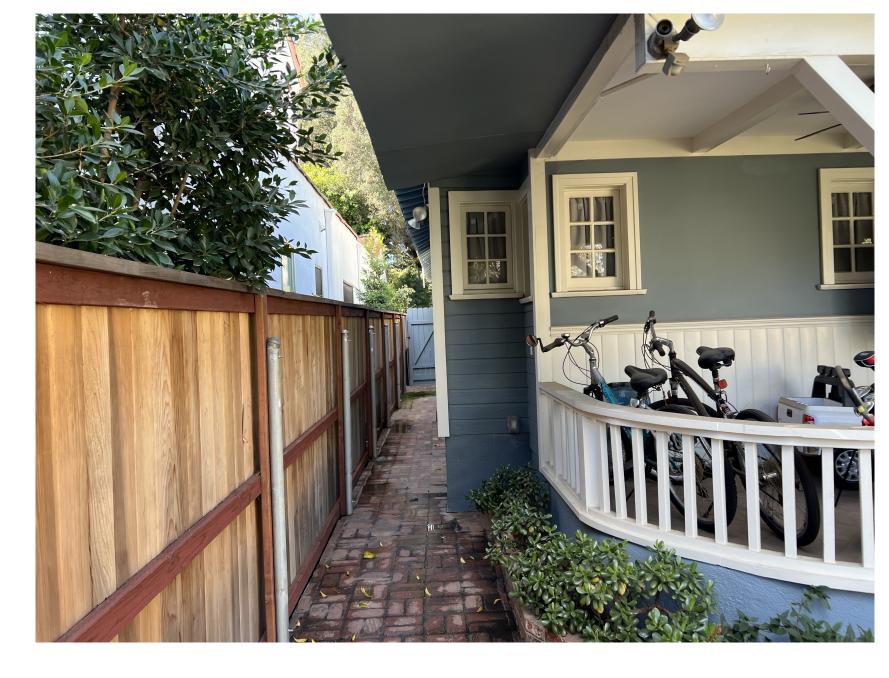


**FRONT PHOTOS** 

**FRONT SIDE PHOTOS** 

**GARAGE PHOTO** 

**REAR SIDE PHOTO** 







**REAR SIDE PHOTO** 

**REAR SIDE PHOTO** 

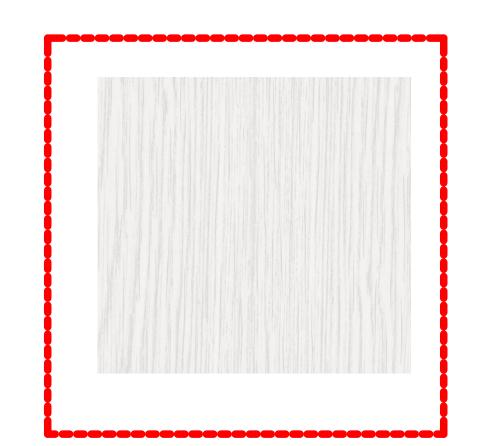
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**REAR SIDE PHOTO** 



В

Boothbay Blue Fiber Cement Sample wood siding



DOOR MATERIAL



POST AND HANDRAIL MATERIAL

DATE:

1/16/24

SCALE:

AS NOTED SHEET:

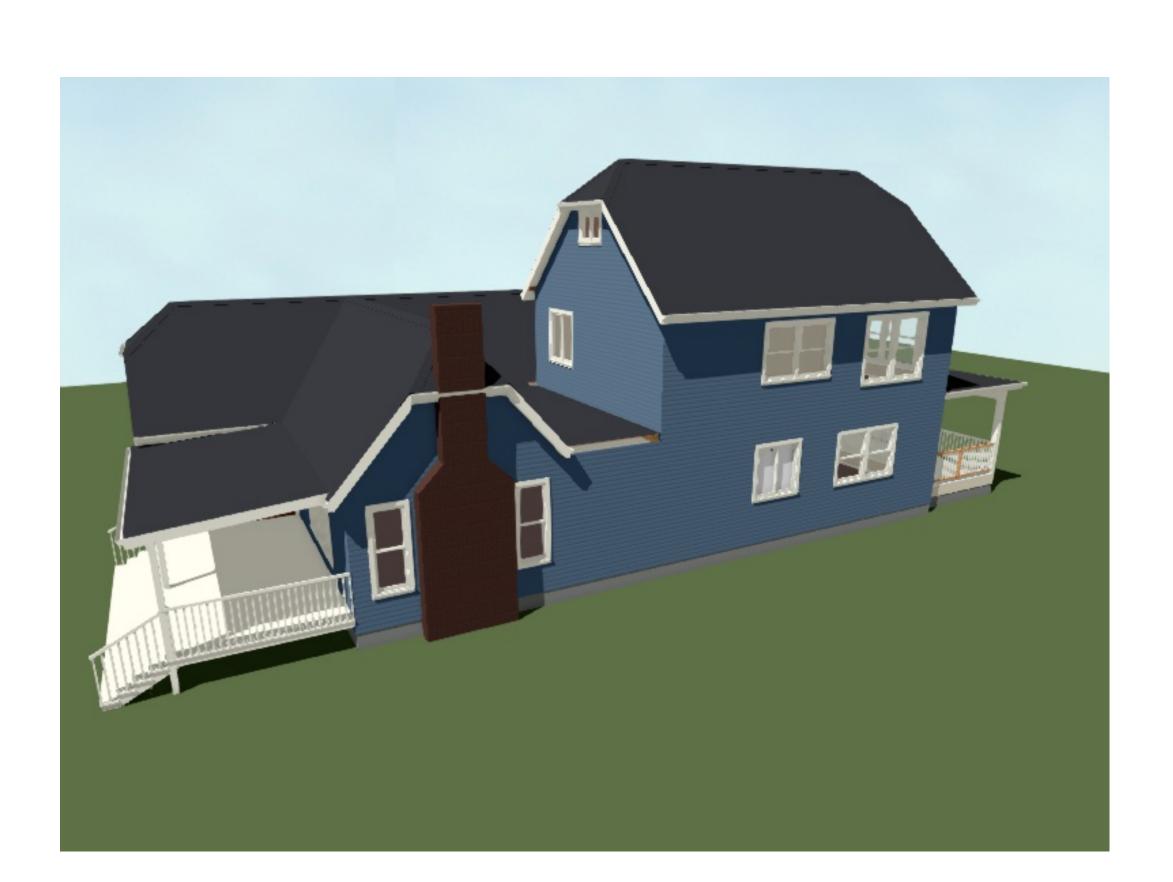
**A-6** 

WINDOW MATERIAL

Oakridge Onyx Black Laminate asphalt roof









OWNER 1818 DIAMOND

> REMODEL SECOND STORY NDDITION

COLOR

DATE:

1/16/24

SCALE:

AS NOTED

SHEET:

A-7