

# CITY OF SOUTH PASADENA CULTURAL HERITAGE COMMISSION

# <u>AGENDA</u> REGULAR MEETING THURSDAY, MARCH 21, 2024 AT 6:30 P.M.

# AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS 1424 MISSION STREET, SOUTH PASADENA, CA 91030

South Pasadena Cultural Heritage Commission Statement of Civility

As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena Cultural Heritage Commission Meeting will be conducted inperson from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <u>https://us02web.zoom.us/j/82268359053</u> Meeting ID: 822 6835 9053

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the two methods below.

1. Go to the Zoom website, <u>https://zoom.us/join</u> and enter the Zoom Meeting information; or

2. Click on the following unique Zoom meeting link: https://us02web.zoom.us/j/82268359053

CALL TO ORDER:	Chair	Conrado Lopez
ROLL CALL:	Chair Vice-Chair Commissioner Commissioner Commissioner	Conrado Lopez Kristin Morrish William Cross Jeremy Ding Scott Severson
COUNCIL LIAISON:	Mayor Pro Tem	Jack Donovan

#### APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

#### DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

# PUBLIC COMMENT GUIDELINES (Public Comments are limited to 3 minutes)

The Cultural Heritage Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by one of the following options:

Option 1:

Participate in-person at the Council Chambers, 1424 Mission Street, South Pasadena

Option 2:

Participants will be able to "raise their hand" using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

Option 3:

Email public comment(s) to <u>PlanningComments@southpasadenaca.gov</u>.

Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Cultural Heritage Commission meeting.

NOTE: Pursuant to State law, the Cultural Heritage Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Cultural Heritage Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

# PUBLIC COMMENT

# 1. Public Comment – General (Non-Agenda Items)

# **BUSINESS ITEMS**

# 2. Commissioner Introduction

# CONSENT CALENDAR ITEMS

#### 3. Minutes from the Regular Meeting of January 18, 2024

# 4. Minutes from the Regular Meeting of February 15, 2024

# PUBLIC HEARING

5. <u>1303 Milan Avenue, Project No. 2603-COA</u> – A request for a Certificate of Appropriateness (COA) for a 253 square-foot first-floor addition, a new 499 square-foot covered porch, and a new 254 square-foot pergola to an existing 3,465 square-foot single-family dwelling for a property located at 1303 Milan Ave (APN: 5320-026-005). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

#### Recommendation

Finding the project exempt from CEQA pursuant to Sections 15301 and 15331. Approve the Certificate of Appropriateness, subject to the conditions of approval.

6. <u>1128 Garfield Avenue, Project No. TEX24-001</u> – A request for a Time Extension of a previously approved Certificate of Appropriateness (2462-COA), the scope of which included a 174 square-foot second-floor addition to an existing 3,490 square-foot single-family dwelling for a property located at 1128 Garfield Avenue (APN: 5324-012-039). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

# **Recommendation**

Finding the project exempt from CEQA pursuant to Sections 15301 and 15331. Approve the Time Extension of a previously approved Certificate of Appropriateness (2462-COA), subject to the conditions of approval.

# ADMINISTRATION

- 7. Comments from City Council Liaison
- 8. Comments from Commissioners
- 9. Comments from Subcommittees
- 10. Comments from Staff

# ADJOURNMENT

11. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for April 18, 2024 at 6:30 PM.

#### PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Cultural Heritage Commission meeting agenda packets are available online at the City website: <u>https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission-agendas</u>

#### ACCOMMODATIONS

The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.

3/14/2024 Date

Sandra Robles, Associate Planner



# CITY OF SOUTH PASADENA CULTURAL HERITAGE COMMISSION

# MINUTES THURSDAY, JANUARY 18, 2024, AT 6:30 P.M.

# CALL TO ORDER:

The Regular Meeting of the South Pasadena Cultural Heritage Commission was called to order by Vice-Chair Lopez on Thursday, January 18, 2024, at 6:34 p.m. The meeting was conducted in person from the Council Chambers located at 1424 Mission Street, South Pasadena, California.

# ROLL CALL:

<u>PRESENT</u>	Vice-Chair Commissioner Commissioner	Conrado Lopez William Cross Kristin Morrish
ABSENT	Commissioner	Jeremy Ding

# CITY STAFF PRESENT

Matt Chang, Planning Manager; Mackenzie Goldberg, Assistant Planner; Lillian Estrada, Administrative Secretary.

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with business.

There were no changes requested and the Agenda was approved as submitted.

# DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Disclosure by the Commission of site visits and ex-parte contact for Agenda items.

Vice-Chair Lopez stated that he drove by the Diamond Avenue property in Item 3.

PUBLIC COMMENT

1. <u>Public Comment – General (Non-Agenda Items)</u> None.

# CONSENT CALENDAR ITEMS

## 2. Minutes from the Regular Meeting of October 19, 2023:

Vice-Chair Lopez asked for a motion to approve the minutes.

#### **Commission Motion and Action:**

MOVED BY COMMISSIONER MORRISH, SECONDED BY COMMISSIONER CROSS, to approve the minutes as submitted.

AYES:Cross, Morrish, LopezNOES:DingABSENT:DingABSTAINED:

Motion Carried: 3-0

#### PUBLIC HEARING

3. <u>1818 Diamond Avenue, Project No. 2560-COA</u>: A request for a Certificate of Appropriateness (COA) for a 696 square-foot first-story addition; a 920 square-foot second-story addition; and a 334 square-foot rear patio cover at an existing 1,364 square-foot one-story single-family residence located at 1818 Diamond Avenue (APN: 5319-021-018). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301 – Class 1 (Existing Facilities) and Section 15331 – Class 31 (Historical Resource Restoration/Rehabilitation).

#### Recommendation:

Finding the project exempt from CEQA pursuant to Sections 15301 and 15331. Approve the Certificate of Appropriateness, subject to Conditions of Approval.

#### **Staff Presentation:**

Assistant Planner Goldberg presented the staff report.

#### **Questions for Staff:**

None.

#### Applicant Presentation:

None. However, David and Diane Cristales, Property Owners, and Ben Thomas, Designer, were available to answer questions (via Zoom).

#### Questions for Applicant:

Commissioners asked how the proposed addition would be differentiated from the original structure and the reasons behind the proposed changes to the front porch area.

#### Public Comment:

None.

#### Commission Discussion:

Commissioner Morrish expressed concerns about the size of the proposed second story, the differentiation between the existing structure and the proposed addition, and the proposed changes to the brick steps and entryway with a porch overlay which detracts from the English Revival style of the house.

Vice-Chair Lopez thanked the property owners and designer for their drawings. He appreciated the proposed addition being situated at the back of the property. He discussed the existing house roof slope and agreed with his fellow Commissioners about the front porch concerns.

Property owners David and Diane Cristales and Designer Ben Thomas responded to the Commissioners' questions and concerns.

Commissioner Morrish stated that there were a few main issues, but they are resolvable. She recommended approving this project conditioned upon a Chair Review to address the pitch of the roof and differentiation concerns.

The Commissioners discussed reviewing suggested changes to the project as additional condition of approval for a Chair Review.

# **Commission Motion and Action:**

MOVED BY COMMISSIONER MORRISH AND SECONDED BY VICE-CHAIR LOPEZ, to approve the project as submitted with the mandatory findings and the project specific findings; specifically, number one (1), number two (2), and number three (3). As an added Condition, there will be a Chair Review to address the slope of the roof changes to minimize the second story, demonstration of the differentiation between the new from the original structure, review of the choice of the front porch cover, and confirmation that the steps going to the front porch will remain the way they are.

AYES:Cross, Morrish, LopezNOES:DingABSENT:DingABSTAINED:

Motion Carried: 3-0

#### ADMINISTRATION

- 4. <u>Comments from City Council Liaison</u>: None.
- 5. <u>Comments from Commissioners</u>: None.
- 6. <u>Comments from Subcommittees</u>: None.

#### 7. Comments from Staff:

Planning Manager Chang extended Happy New Year wishes to the Commissioners. He announced that the new Commissioner will be introduced at the February meeting, along with the annual reorganization for the upcoming year. He thanked the Commissioners in advance for serving on the Commission.

Vice-Chair Lopez asked about considering adding alternate Commissioners similar to a nearby city. Planning Manager Chang stated that the number of Commissioners is established in the South Pasadena Municipal Code. He will discuss the issue with the City Clerk's office and the City Attorney's office.

#### ADJOURNMENT

#### 8. <u>Adjourn to the regular Cultural Heritage Commission meeting scheduled</u> <u>for Thursday, February 15, 2024, at 6:30 p.m.</u>

There being no further matters, Vice-Chair Lopez adjourned the Cultural Heritage Commission meeting at 7:35 p.m.

APPROVED,

Conrado Lopez, Vice-Chair Cultural Heritage Commission Date



# CITY OF SOUTH PASADENA CULTURAL HERITAGE COMMISSION

# MINUTES THURSDAY, FEBRUARY 15, 2024, AT 6:30 P.M.

# CALL TO ORDER:

The Regular Meeting of the South Pasadena Cultural Heritage Commission was called to order by Vice-Chair Lopez on Thursday, February 15, 2024, at 6:30 p.m. The meeting was conducted in person from the Council Chambers located at 1424 Mission Street, South Pasadena, California.

# ROLL CALL:

<u>PRESENT</u>	Vice-Chair Commissioner Commissioner Commissioner	Conrado Lopez William Cross Kristin Morrish Jeremy Ding
COUNCIL LIAISON	Mayor Pro Tem	Jack Donovan
ABSENT	Commissioner	Scott Severson

# CITY STAFF PRESENT

Matt Chang, Planning Manager; Lillian Estrada, Administrative Secretary.

# APPROVAL OF AGENDA

Majority vote of the Commission to proceed with business.

Approved as submitted, 4-0.

# DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Disclosure by the Commission of site visits and ex-parte contact for Agenda items.

None.

# PUBLIC COMMENT

#### 1. Public Comment – General (Non-Agenda Items)

None. Planning Manager Chang acknowledged receipt of a public comment submitted via email and posted to the City website.

## **BUSINESS ITEMS**

#### 2. Cultural Heritage Commission Reorganization

<u>Recommendation</u> Select Chair and Vice-Chair.

#### **Commission Motion and Action:**

MOVED BY COMMISSIONER MORRISH, SECONDED BY COMMISSIONER DING, to nominate Vice-Chair Lopez to serve as Chair.

AYES:Cross, Morrish, Lopez, DingNOES:SeversonABSENT:SeversonABSTAINED:

#### Motion Carried: 4-0

#### **Commission Motion and Action:**

MOVED BY COMMISSIONER DING, SECONDED BY CHAIR LOPEZ, to nominate Commissioner Morrish to serve as Vice-Chair.

AYES:Cross, Morrish, Lopez, DingNOES:SeversonABSENT:Severson

Motion Carried: 4-0

# CONSENT CALENDAR ITEMS

3. Minutes from the Regular Meeting of November 16, 2023

#### 4. Minutes from the Regular Meeting of December 21, 2023

Chair Lopez asked for a motion to approve the minutes.

#### Commission Motion and Action:

MOVED BY VICE-CHAIR MORRISH, SECONDED BY COMMISSIONER CROSS, to approve the minutes as submitted.

AYES:Cross, Morrish, Lopez, DingNOES:ABSENT:ABSENT:SeversonABSTAINED:

Motion Carried: 4-0

# DISCUSSION

#### 5. <u>Certified Local Government (CLG) Annual Report</u>

#### **Staff Presentation:**

Planning Manager Chang highlighted the benefits and importance of the CLG partnership, including opportunities to compete for grants for future planning needs or land use efforts and other possible funding opportunities. He also detailed and outlined the information required from the Commissioners and the timeline to complete the annual report.

#### **Questions for Staff:**

Commissioner Ding inquired about a digital version of the CLG Annual Report.

# ADMINISTRATION

6. <u>Comments from City Council Liaison</u>: None.

#### 7. Comments from Commissioners:

Commissioner Ding reminded the Commissioners about the upcoming Brown Act training.

8. <u>Comments from Subcommittees</u>: None.

#### 9. <u>Comments from Staff</u>:

Planning Manager Chang congratulated the newly appointed Chair and Vice-Chair of the Commission.

Planning Manager Chang reported on the Planning Commission's recent approval of a Conditional Use Permit (CUP) for a live entertainment concert venue at the 1020 El Centro Street (former school district building) which came before the Commission a few years ago.

He also spoke about the former Vons Shopping Plaza and reported that it is likely that Trader Joe's will be going into the space, along with an electric vehicle charging station and other new tenants.

# ADJOURNMENT

# 10. <u>Adjourn to the regular Cultural Heritage Commission meeting scheduled</u> for Thursday, March 21, 2024, at 6:30 p.m.

There being no further matters, Chair Lopez adjourned the Cultural Heritage Commission meeting at 6:47 p.m.

APPROVE	ΈD,	
Conrado Lopez, Chair Cultural Heritage Commission	Date	



**DATE:** March 21, 2024

- **FROM:** Angelica Frausto-Lupo, Community Development Director Robert (Dean) Flores, Senior Planner
- **PREPARED BY**: Braulio M. Madrid, Associate Planner
- SUBJECT: Project No. 2603-COA – A request for a Certificate of Appropriateness for a 254 square-foot first floor addition, a new 499 square-foot covered porch, and a new 254 square-foot pergola to an existing 3,465 square-foot single-family dwelling for a property located at 1303 Milan Avenue (APN: 5320-026-005). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331. Class (Historical Resource **Restoration**/ 31 Rehabilitation).

# Recommendation

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. Approve Project No. 2603-COA subject to the conditions of approval (Attachment 1 Conditions of Approval).

# Background

Constructed in 1925, the subject site is included in the City's Inventory of Historic Resources with a 4D2 NRHP Status code. The residence is designed with the influence of Mediterranean Revival style. The subject site is located within the *Tracts 2071 & 1197 District* as a potentially eligible historic district. *The Tracts 2071 & 1197 District is an excellent example of a neighborhood of generously-sized period revival single-family residences, with a high degree of integrity, in South Pasadena. Its period of significance is from 1912 to 1952, which encompasses the earliest residence to the latest. 84% of the buildings within the district boundary are contributing; therefore, the district may be eligible for designation as a local historic district. The home in its original condition has good integrity with minimal modifications to the existing building shell. After its original built, the home had two interior remodels, an expansion of the existing porch, as well as* 

Cultural Heritage Commission March 21, 2024

other minor building permits that were pulled for reroofing, walls and fences, electrical, and mechanical permits. (Attachment 2 - Building Permits)

The subject site is located on the west side of Milan Avenue between Monterey Road and Edgewood Drive. The property measures a total of 22,656 square feet. The property has an approximate depth of 238 feet and an approximate width of 95 feet. The subject site is currently developed with a one-story, single-family residence and a detached two-car garage.



Image 1: Street View of the Property

The Mediterranean Revival style is noticeable in the structures' current condition with the use of; Spanish roofing tiles on a hip roof, use of white columns & iron work, use of brick veneer facade, and tall windows with shutters.

# PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness to construct a 225 square foot rear addition to include a new mudroom and relocate the existing laundry room, expanding the existing deck above the proposed laundry room that is accessed from the 2nd floor bedroom, and construct a 30 square-foot bay window in the breakfast room with other associated interior improvements. Additionally, the project proposes to construct an attached 499 square-foot covered porch to the north (side yard) of the existing home, a new block wall and gate to replace the existing, and relocate the existing pavilion next to the pool with a new 254 square-feet pergola addition.

After construction, the addition will remove one of the bedrooms on the first floor to expand the breakfast room and proposes a new pantry. When complete, the home will total 3,719 square-feet with four bedrooms. Minor interior improvements are proposed on the second floor as well, as illustrated in the plans. (Attachment 3 & 4 - Development Plans & Materials Board/ Color Illustrations)

# PROJECT ANALYSIS

# General Plan Consistency

The General Plan land use designation of the project is Very Low Density Residential, which allows for detached single-family units at a maximum density of 3 units per acre. The proposed project does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan.

#### Development Standards

The subject site is located within the Residential Estate (RE) zoning district. The existing land use and density of the project site complies with Section 36.220, Residential Zoning Districts of the South Pasadena Municipal Code (SPMC). The purpose of the residential design review process is to ensure that the proposed work and building design are suitable and compatible with the City's design standards and guidelines. Residential development standards from SPMC sections were applied to the proposed project. The following table lists the project's conformance with applicable development standards.

Standard	Requirement	Existing	Proposed
Lot Coverage	40% (9,065 SF max. allowed)	13% 2,910 SF	17.3% 3,917 SF
Floor Area Ratio (FAR)	35% (7,929 SF max. allowed)	15% 3,465 SF	16.5% 3,719 SF
Building Height	35 ft.	28 ft. 2 in.	Unchanged
Off-Street Parking	2-Car (Covered)	2-car garage	Unchanged

# (RE) Residential Estate Development Standards Compliance

Standard	Requirement	Existing	Proposed
Front Setback	15' (with porch) 20' (w/o porch)	57 ft. 9 in.	Unchanged
Side Setback (North)	10% of lot width (5 ft. minimum)	26 ft. 9 in.	9 ft. 5 in. (to proposed patio)
Side Setback (South)	10% of lot width (5 ft. minimum)	19 ft. 3 in.	24 ft. (new addition)
Rear Setback	20 ft.	124 ft. 4 in.	122 ft. 2 in.

# Certificate of Appropriateness (COA)

The proposed addition requires a Certificate of Appropriateness with review and approval from the Cultural Heritage Commission as the addition is larger than the 200 square-feet, the threshold for CHC review as stipulated in Section 2.65(e)(4) of the SPMC. The subject property has been identified as a contributor to an eligible historic district in the South Pasadena Inventory of Historic Resources. As such, an addition should be visually subordinate, or secondary, to the original structure.

The scope of work consists of a new rear addition with interior remodel to the original floor plan, a covered porch, a block wall/fence, and relocating the existing pavilion.

# **DESIGN REVIEW**

# Project Design Elements

The addition is proposed on the first floor, behind the existing roofline. The new addition will incorporate materials to match the existing style such as, but not limited to the use of brick veneer, new stucco, roofing, iron work, standing columns, and roofing material.

The addition does not alter the original style of the home or modify original features, elements, or spaces, as illustrated in the development plans. The roof is differentiated from the existing and proposed by the use of different roof pitches and use of stucco.

The proposed windows and doors schedule calls out wood material for the new doors and windows, to be consistent to the styles found in Mediterranean Revival homes (Attachment 5 - Door and Window Brochures).

In addition, the single-family home will remain compatible to the single-family residential tract, as the existing design style of the home will not be modified.

Cultural Heritage Commission March 21, 2024

## City of South Pasadena Design Guidelines for Historic Properties

As codified in the SPMC section 2.65, the City of South Pasadena Design Guidelines for Alteration and Additions to Historic Residences are to be assessed in the issuance of a Certificate of Appropriateness (COA). As stated on Page 9 of the Design Guidelines for historic resources, the guidelines are based on the Secretary of the Interior's Standards for Treatment of Historic Properties, which intend to foster the preservation and rehabilitation of the character defining features. The standard procedure for historic buildings is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these historic features. The Design Guidelines includes a section focused on Other Styles, such as Mediterranean Revival (pages 24-25).

The Mediterranean Revival style architecture is not a unifying featured style in the neighborhood, as the neighborhood tract contains a variety of architectural styles such as but not limited to English, Colonial, Craftsman, and Mission Revival. (Attachment 6 – Site and Neighboring Pictures)

The materials, finishes, detailing, and size/mass of the additions, with the proposed work, are all compatible with the existing style and color of the home. The property will retain the original architectural style after the proposed addition.

# Findings

#### Required Certificate of Appropriateness Findings

In order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first find that the design and layout of the proposed addition complies with the findings as stipulated in the SPMC.

#### Mandatory Findings

The Cultural Heritage Commission shall make all the required findings listed below.

# 1. The project is consistent with the goals and policies of the General Plan.

The proposed project is consistent with the General Plan, specifically with Goal 8.0 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town atmosphere". The area where the addition is proposed is partly visible from the street with minimal impact to the existing roof form. The proposed addition has been designed to be subordinate, contemporary, and to be treated as new additions without applying new interpretations to the original design. The property will continue to be used as a single-family residence, in addition to retaining the original Mediterranean Revival influenced design. Existing and original features

are also maintained, therefore preserving the historic character, scale, and "small-town atmosphere" as to the surrounding land uses.

#### 2. The project is consistent with the goals and policies of this article.

The project is consistent with the goals and policies of the Cultural Heritage Ordinance. The project implements the goals of the Cultural Heritage Ordinance by encouraging and perpetuating the long-term, viable use of the cultural resource. The project preserves the architectural and aesthetic features of the historic home consistent in a manner that is generally consistent with the *Secretary of Interior's Standards*.

# 3. The project is consistent with the applicable criteria identified in subsection (e)(8) of this section which the commission applies to alterations, demolitions, and relocation requests.

The project, including the residence's addition, is consistent with the *City of South Pasadena's Design Guidelines*; the following are most relevant to the proposed modifications and addition to the property:

- "Roofs are the most significant features that define the massing and proportions of historic residences in South Pasadena. Roof forms, pitch, overhangs at eaves, and roofing materials vary widely by architectural style...The original roof form should be preserved. Any replacement of deteriorated features or addition of small features should be done in the style of the original building, considering the original roof form and slopes." (p. 26)
- 2. "Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street." (p. 36)
- 3. "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p.37)
- 4. "Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent." (p. 39)
- 5. "Window mullion widths, window trim, and surrounds should be consistent with the existing windows." (p. 42)

The proposed project is consistent with the applicable criteria identified under subsection (e)(8) of section 2.65 Certificate *of appropriateness – Alteration and demolition* of the South Pasadena Municipal Code. In addition to the standards in the Secretary of Interior's Standards of Rehabilitation.

Consistency with Secretary of the Interior Standards		
Standard	Staff's Recommended Consistency Determination	
<b>Standard 1</b> : A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	Consistent.	
<b>Standard 2</b> : The historic character of a property will be retained and preserved. The removal of distinctive materials of alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Consistent.	
<b>Standard 3</b> : Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.	
<b>Standard 4</b> : Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.	
<b>Standard 5</b> : Distinctive materials, features, finishes, and construction techniques or examples of Mediterranean Revival that characterize a property will be preserved.	Consistent.	
<b>Standard 6</b> : Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Consistent.	
<b>Standard 7</b> : Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Consistent.	
<b>Standard 8:</b> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Consistent, no archeological resources are known to exist on the site.	

Consistency with Secretary of the Interior Standards		
Standard	Staff's Recommended Consistency Determination	
<b>Standard 9</b> : New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Consistent.	
<b>Standard 10</b> : New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Consistent.	

Recommended Project Specific Findings for a Certificate of Appropriateness (2, 3, and 5)

# Finding No. 2: The project is appropriate to the size, massing, and design context of the historic neighborhood;

The project is appropriate to the size massing, and design context of the historic residence and the surrounding areas as the massing and style of the home will remain the same. The building materials, finishes, and detailing are compatible to the existing historical architectural design of the subject residence. Additionally, the neighborhood is comprised of a variety of other architectural styles. The proposed addition has been designed to be subordinate, contemporary, and to be treated as new additions without applying new interpretations to the original design. Therefore, the proposed addition will be harmonious and compatible with the surrounding potentially historic neighborhood.

# Finding No. 3: In the case of an addition or enlargement, the project provides a clear distinction between the new and historic elements of the cultural resource or improvement;

This addition will be using similar materials as the existing such as similar roofing material, use of stucco, wood doors and windows, and the use of brick and wood columns. However, the new addition will have distinguishing elements differentiating from the original home with the use of stucco proposed for the exterior of the addition and using different roof forms. The new addition is proportionate to the original house and design. Thus the project will remain in

compliance with maintaining historic elements of the cultural resource, applicable development standards, and design guidelines of South Pasadena.

# Finding No. 5: The project adds substantial new living space (for example: a second story toward the rear of a residence) while preserving the single story [architectural style or building type] character of the streetscape;

The proposed project consists of a 225 square foot rear addition to include a new mudroom and relocate the existing laundry room, expanding the existing deck above the proposed laundry room that is accessed from the 2nd floor bedroom, and construct a 30 square-foot bay window in the breakfast room with other associated interior improvements. Additionally, the project proposes to construct an attached 499 square-foot covered porch to the north (side yard) of the existing home and is proposing a new block wall and gate to replace the existing.

The proposed addition is consistent with the surrounding residential land uses, which also contain one and two-story, single-family residences and will help further enjoy the existing use of the property. The proposed addition will not modify the front facade, helping to preserve the original structure and streetscape in compliance with the design guidelines for historic properties.

# Environmental Analysis

This project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

#### Staff Recommendation

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. Approve Project No. 2603-COA, subject to the conditions of approval.

# Alternatives to Consider

The Cultural Heritage Commission has the following options available:

- 1. The Cultural Heritage Commission can <u>Approve</u> the project as is or with modified condition(s) added or removed and provide findings; or
- 2. The Cultural Heritage Commission can <u>Continue</u> the project, providing the applicant with clear recommendations to revise the proposal; or

3. The Cultural Heritage Commission can <u>Deny</u> the project if it finds that the project does not meet the City's COA requirements.

# Public Noticing

A Public Hearing Notice was published on March 9, 2023, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on March 7, 2023. In addition, the public was made aware that this item was to be considered at a public hearing, by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

# Next Steps

If the Cultural Heritage Commission approves the project, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision for a public hearing by the City Council. Should there be no appeals during this 15-day period, the applicant may proceed through the plan check process with the Planning Division to review the construction plans to ensure that all conditions are satisfied prior to submittal with the Building Division.

#### Attachments

- 1. Conditions of Approval
- 2. Building Permit History
- 3. Development Plans & Material Board
- 4. Color Illustrations
- 5. Doors and Windows Brochures
- 6. Site & Neighborhood Images

# **ATTACHMENT 1**

Conditions of Approval

Page 1 of 8

# Attachment 1 CONDITIONS OF APPROVAL Certificate of Appropriateness Project No. 2603-COA 1303 Milan Avenue (APN: 5320-026-005)

# DEVELOPMENT REQUIREMENTS

Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department-issued entitlement.

# PLANNING DIVISION:

P1. The following approvals are granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on March 21, 2024:

Certificate of Appropriateness for a

- a. a 254 square-foot first floor addition, a new 499 square-foot covered porch, and a new 254 square-foot pergola to an existing 3,465 square-foot single-family dwelling located at 1303 Milan Avenue.
- P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any permitted or unpermitted building/structure on the property involved with the Certificate of Appropriateness.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.

- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P7. Any modification to the approved plans shall require review and approval of the Planning Division.

# Notes on Construction Plans

# The contractor shall be responsible to implement and monitor compliance with the following conditions:

- P8. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P9. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P10. When applicable, during construction, the demolition, clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
  - a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
  - b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
  - c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
  - d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P11. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.

# **BUILDING DIVISION:**

- B1. The second sheet of building plans shall list all conditions of approval and to include a copy of the Letter of Determination from Planning. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current building code in effect shall be submitted to Building Division for review prior permit issuance.
- B3. Park Impact Fee to be paid at the time of permit issuance.
- B4. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B5. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B6. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B7. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
  - a. Observation of cleared areas and benches prepared to receive fill;
  - b. Observation of the removal of all unsuitable soils and other materials;
  - c. The approval of soils to be used as fill material;
  - d. Inspection of compaction and placement of fill;
  - e. The testing of compacted fills; and
  - f. The inspection of review of drainage devices.
- B8. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- B9. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B10. Preliminary MS4 Project Application (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link; https://www.dropbox.com/scl/fi/chxsvdnb9u6uuxb25ua76/SP-MS4-1-LID-Determination-Form.pdf?rlkey=d7q43dh29lurp3ma1g4acbote&dl=0

- B11. Foundation inspection will not be made until setback of the addition and that of the new detached structure has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B12. Project shall comply with the CalGreen Residential mandatory requirements.
- B13. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings shall comply with Table R302.1(1) or with Table R302.1(2) as applicable.
- B14. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- B15. Separate permit is required for Fire Sprinklers.

# **PUBLIC WORKS DEPARTMENT:**

- PW1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.
- PW2. The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW3. The applicant shall identify all existing on-site easements. Any conflict with and/or presence of existing easements must be addressed. The applicant shall provide a Title Report, with effective date within the last 60 days, to verify the presence of easements.
- PW4. Milan Avenue shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.

Page 5 of 8

- PW5. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW6. The applicant shall replace all broken, damaged, or out-of-grade sidewalk and driveway approaches, and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
  - a. The applicant shall install new 4" thick sidewalk with maximum cross slope of 2% conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 112-2. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC).
  - b. The applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department.
- PW7. The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associated fee for the installation of a new water meter connection.
- PW8. If applicable applicant shall provide clearance letter from utility companies for any proposed relocation of utility lines that encroach on the properties prior to obtaining permits for a project.
- PW9. Provide an arborist report and clear site plan of what trees are being removed. Submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees.
- PW10. Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees (12" in diameter or greater and/or native trees) are to be removed, apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for

the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on site, the applicant shall note on the plans methods of protecting existing trees during construction.

- PW11. The applicant shall include the following information on the plans:
  - a. The 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
  - b. The location, grade, and dimensions of all existing conditions and proposed improvements within the public right-of-way, including, but not limited to, curb and gutter, sidewalk, driveway, traffic striping, signage, trees, utilities, pavement and other features.
  - c. The location of all existing utilities on adjacent street(s), as well as the location and size of all existing or proposed utilities serving the property. Show all utility points of connection (POC).
  - d. Show the location and area of trench sections for any proposed sewer and water line connections within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed.
  - e. A trench restoration detail per City standards for proposed utility connections.
  - f. All utility poles adjacent to the properties and note to "PROTECT-IN-PLACE".
- PW12. The applicant shall add the following notes on the plans:
  - a. The applicant shall bring the existing parkway on Milan Avenue up to current standards per SPMC Section 31.48.
  - b. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk and driveway approaches, and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
    - The applicant shall install new 4" thick sidewalk with maximum cross slope of 2% conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 112-2. Concrete shall be class 520- C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC).
    - ii. The applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110- 2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Community Development Department and the actual limits of concrete removal with the Public Works Department.

- iii. The applicant shall remove and replace/install new curb and gutter conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 120-3, Type A2-6 and A2-8. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the actual limits of concrete removal with the Public Works Department.
- c. The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.
- d. Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.
- e. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- f. Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
- g. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
- h. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

# FIRE DEPARTMENT:

- FD 1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA standards.
- FD 2. The applicant shall update all referenced codes on cover page A1.0
- FD 3. The applicant shall include on plans if existing structure has any type of fire protection extinguishing system.

- FD 4. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Address numbers shall be maintain.
- FD 5. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD 6. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
  - a. On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
  - b. In each room used for sleeping purposes.
  - c. In each story within a dwelling unit, including basements 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.
- FD 7. Interconnection. Where more than one smoke alarm is require to be install within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- FD 8. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:
  - a. At each stairway on all floor levels where combustibles materials have accumulated.
  - b. In every storage and construction shed.
  - c. Where special hazards exist included but not limited to, storage and use of combustible and flammable liquids.
- FD 9. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

# ATTACHMENT 2

Building Permit History



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FORM 753 IM 2-58 MOCK

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BUILDING DEPARTMENT

# JOB CARD

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Contractor: Lytle Corp.	
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Job: re-roof	
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	O.K
Inspector	( ) Inspector

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J O B	<b>CARD</b>
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Contractor: N. R. Hubba	re Elect
Permit Number: 35410 Value:	75 Fee: 2 -
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### OOF APPLICATION

### **NER-BUILDER DECLARATION**

enalty of perjury that I am exempt from the Contractor's lowing reason (Section 7031.5 of the Business and

roperty, or my employees with wages as their sole he work, and the structure is not intended or offered for e Business and Professions Code).

property, am exclusively contracting with licensed the project (Section 7044 of the Business and

Section , Business and Professions reason:

#### D CONTRACTOR'S DECLARATION

n licensed under provisions of Chapter 9 (commencing Division 3 of the Business and Professions Code, and

ce and effect.

# Date: 2-9-99

Date:

### S' COMPENSATION DECLARATION

enalty of perjury one of the following declarations:

intain a certificate of consent to self-insure for workers' led for by Section 3700 of the Labor Code, for the k for which this permit is issued.

intain workers' compensation insurance, as required by or Code, for the performance of the work for which this orkers' compensation insurance carrier and policy left column of this application.

performance of the work for which this permit is by any person in any manner so as to become subject to ion laws of California, and I agree that if I should vorkers' compensation provisions of Section 3700 of the hwith comply with those provisions.

Date: 2-9-99

### TRUCTION LENDING AGENCY

back of this form for required statement

### THORIZATION OF ENTRY

d this application and state that the information given is bly with all federal and state laws and city ordinances struction, and I authorize a representative of this City to for which I have applied for this permit for the purpose

Date: 2-9-99

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### **DO NOT COVER THE ROOF UNTIL** APPROVAL FROM THE CITY BUILDING **INSPECTOR HAS BEEN OBTAINED**

**ANY PORTION OF THE ROOF WHICH IS** COVERED WITHOUT INSPECTION SHALL **BE ENTIRELY UNCOVERED AT THE EX-**PENSE OF THE APPLICANT

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	ISSUANCE FEE		s23.	50
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NO	INSPECTION	DATE	INSPECTOR
	REQUIRED BUILDING IN	SPECTIONS AN	D APPROVALS
RI	Preroof, Tear Off, or Sheathing	2-11-99	COC.
R2	Final Roof Inspection	16-99	nc.

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# INSPECTION NOTES

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	······································	·····	<b>CONSTRUCTION LENDING AGENCY</b> I hereby affirm that there is a construction lending agency for the
			performance of the work for which this permit is issued (Section 3097 of the Civil Code).
· · · · · · · · · · · · · · · · ·		·· ·	Lender's Name:
			Lender's Address:
· -· · · ·		3,3,	



### **REROOF APPLICATION**

#### **OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

□ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

□ 1, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions
Code for the following reason: \_\_\_\_\_\_

Signature:

#### LICENSED CONTRACTOR'S DECLARATION

Date:

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is included free and officet.

M Date: 10 Signature: JOW

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations;

□ 1 have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

□ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Date: DA Signature:

#### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

#### **AUTHORIZATION OF ENTRY**

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: Date: 10/28/91 Signature:

Reroof Over Existing	Tear-Off and Reroof
New Plywood and Roof	Metal Roof o/Existing
Other Flat Coof B	
TYPE OF STRUCTURE	···
TYPE OF STRUCTURE	
	NONRESIDENTIAL     CODE IN EFFECT

### **PRE-ROOF INSPECTION IS REQUIRED**

### DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED

ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EX-PENSE OF THE APPLICANT

	BUILDING PERMIT FEE		41.80
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 INSPECTION REQUIRED BUILDING IN		INSPECTOR D APPROVALS	INSPECTION NOTES	
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 	~ <b>~</b>	· · · · ·		<b>CONSTRUCTION LENDING AGENCY</b> I hereby affirm that there is a construction lending agency for performance of the work for which this permit is issued (Sect 3097 of the Civil Code).
 				Lender's Name: Lender's Address:

# REROOF COVERING REQUIREMENTS

# 1. A PREROOF-COVERING INSPECTION IS REQUIRED.

If the new roof covering is being applied over an existing roof covering, the City building inspector *must* make an inspection to determine the number of existing roof coverings and the serviceability of the existing, exposed roof covering *before* the new roof covering is applied.

If the contractor is removing one or more of the existing roof coverings, but not all of the existing roof coverings, the City building inspector must make an inspection to determine the number of remaining roof coverings and the serviceability of the remaining, exposed roof covering before the new roof covering is applied.

If the contractor is removing all the existing roof coverings, the City building inspector must make an inspection of the exposed wood base (spaced sheathing, solid board sheathing, plywood sheathing, etc.) to determine the serviceability of the existing, exposed wood base before the new roof covering is applied.

If the contractor is removing all the existing roof coverings and applying new plywood sheathing, the City building inspector must make an inspection of the plywood nailing before the new roof is applied.

# ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE CONTRACTOR.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for the expense entailed in the removal or replacement of any material required to allow inspection.

### 3. A FINAL INSPECTION IS REQUIRED.

The building permit will not be approved and finaled unless a final inspection has been made, and all noted deficiencies corrected.

### CHECK ONE OF THE FOLLOWING:

- I am the owner doing the roof covering work.
- I am the contractor doing the roof covering work.
- I am a responsible employee of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the City's roof covering requirements.
- I am a responsible agent acting on behalf of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the City's roof covering requirements.

I certify that I have read and understand the requirements listed above, and agree to comply fully with these requirements. I also agree to comply fully with all Federal and State laws, City ordinances, and the currently adopted Los Angeles County Building Code.

Signatur

1303 milan ave.

SMOKE DETECTORS REQUIRED BUILDING							
1414 Mission Street • S PL		• California 91030 ILDING DIVISION	• (81	8) 799-9101	PE	RMIT	, ,
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City	Zip	State Lic. No.		BY: Butle	DATE: 11/6/80	40	50
Construction EFEBULD	FEATON QUE	ue damagred	PERN	11T NO.: WO	RKERS COMP. EXP.	PROCESSED BY: Date: 11-23	A. H.
chinne USE City	STANDARO (	DETALL"A1")	┣—	110/ 2	<u>~r81/</u>	Dato: 1(-1-)	-88
Sq. Ft. Size	No. Stories Z	No. Units		LICENSED Co 1 hereby affirm that I c (commencing with Section	ONTRACTOR'S DECL am licensed under pro 2000) of Division 3 of	ovisions of Chapter	9
New Add. Alte	r. 🗌 Repairs	Demolition 🗌		fessions Code, and my lic	sense is in full force/ar	nd effect	
I certify that in the perform issued, I shall not employ any subject to the Worker's Comp Date	Company - Company -	nsent to self-insure or a ce or a certified copy STATE FWD WORKER'S NCE for which this permit is anner so as to become california. Certificate of Exemption npensation provisions of in such pravisions or this GENCY ing agency for the per- ssued. (Sec. 3097, Civil the that the cloove infor- and county ordinances and hereby authorize		OWNER Thereby affirm that I an for the following reason: Any city or county which r demalish, or repair any st applicant for such permit pursuant to the provisions (commencing with Section tessions Code, or that he alleged exemption Any v for a permit subjects the c five hundred dollars (SOU I, as owner of the pro- sole compensation, intended or offered for Code: The Contractor's Lic perty who builds or improve through his own employee intended or offered for sai is sold within one year of burden of proving that he sale.] I, as owner of the pro- ed contractors to cor Professions Code: The Con- owner of property who buils such projects with a control License Law.) I am exempt under Se	(Sec. 7031.5. Business equires a permit to con ructure, prior to its issu- to file a signed statem s of the Contractor's Li 7000) of Division 3 of is exempt therefrom, violation of Section 70: applicant to a civil per 0). Sperty, or my employee will do the work, an sale (Sec. 7044, Bus- cense tow does not apply rest therein and who do as, provided that such le. If, however, the bus completion, the owned of anot build or impro- operty, am exclusively instruct the project. (Se intractor's License Law ds or improves thereon actor(s) licensed pursue c, B.&P.C. f	Intractor's License La and Professions Con Instruct, alter, impro- vance also requires is inent that he is licensi- icense Law, Chapte f the Business and P 31.5 by any applica- nalty of not more the ees with wages as the id the structure is in siness and Profession ply to an owner of p oes not work himself improvements are a ilding or improvement r-builder will have to ove for the purpose scontracting with lice of a not apply to a and who contracts and to the Contractor	tes ve, the ed ro- the an eir to the an to to to to to to to to to to to to to
City, State, Zip					3090A00	•••40,50	CHE
	CONST. HRS.	8 AM-7 PM ONLY	T	his is a building permit whi	emproperly filled out	signed and validate	ad,

INSPECTOR COPY

ORD. NO. 1582

and is subject to expiration if work thereunder is suspended for 30 days

## **INSPECTION RECORD**

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STREET PLEASE PLAN A 1" SQ. SCALE 

JUB AUUR BU
NUMBER 1303 Milan
APPLICATION FOR A LATHING/PLASTERING PERMIT
BOILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA TELEPHONE 799-9101 • 682-2175
CONTRACTOR STATE LIC. NO.
Howard L. Randol Co., Inc. 186086
529 E. Valley Blvd. San Gab. 288-4040
OWNER (CITY BUS. LIC.) Hugh McColgan D12478
MAYL ADDRESS
1 <u>303 Milan So. Pasadena, Ca. 799-2477</u> DESCRIPTION OF WORK
NEW ALTER ADD'N REPAIR
PRESENT USE PROPOSED USE
ROOFING DETAILS (INCLUDE WEIGHTS, NO OF LAYERS, TYPE OF SHINGLES, ETC.)
ROOFING Flat NO. OF SQUARES 14
DESCRIPTION Partial re-roof - upper
2 story flat
VALUATION (IABOR AND MATERIAL) \$ 957.00 FEES \$ 10.00
LATHING & PLASTERING DETAILS
YDS, EXTERIOR LATH.
F
YDS. INTERIOR LATH.
YDS. INTERIOR PLASTER
5
COMBINED LATHING & PLASTERING VALUATION \$
PERMIT FEE \$
TOTAL FEE \$ 10.00
INFORMATION PROVIDED BY BUILDING DEPT.     CHECKER'S APPROVAL
WHEN PROPERLY VALIDATED. BELOW. THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON.
I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be
complied with whether specified harein or not. No person shall be employed in violation of the Johan Code of the State of California. I garge not to occupy or allow occupancy of any
building authorized by this permit until final inspection has been received.
N.L. Vandal
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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# INSPECTION RECORD-LATHING & PLASTERING

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, 1	APPLICATION FOR A WIMMING POOL PERM	וד
BUILDING DEPARTI		
	EPHONE 799-9101 . 682-2	-
CONTRACTOR		BTATE LIC. NO
Anthony Peols.	Inc.	190179053
MAIL ADDRESS		CITY BUB. LIC.
<u>5871 E. Firest</u>	one Blvd.	<u>A-9991</u>
S Cote		SP 3-2210
		ISTATE LIC. NO.
C. Adams		16061
MAIL ADDRESS		PHONE
5871 E. Firest	one Blvd.	<u>SP 3-2210</u>
		PHONE
Hugh McColgan		
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WHEN PROPERLY VALID	ATED, BELOW. THIS FORM	CONSTITUTES A PERMIT
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I have carefully read and ex correct. All provisions of th	amined the above application and e Laws and Ordingnces governin	find the same to be true and a building construction will be
complied with whether specifie the labor Code of the State	e Laws and Ordinances governin ad herein or not. No person sha of California. I agree not lower	I be employed in violation of
building outhorized by this pern	of California. I agree not in acco nit until final inspection have been re	eceived.
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Anthony Pools,	Inc. BY: / A	TILAR
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INSPECTION RE	CORD 🕈
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SWIMMING POOL FILL LINE 8-10-6	7 Anit
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STREET	- t

NUMBER	Milen .	Avenue			
APPLICATION FOR A PLUMBING PERMIT BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA TELEPHONE 799-9101 • 682-2175					
Anthony Poels.	Inc.				190179-C53
MAIL ADDRESS	MAIL ADDRESS				
5871 E. Firest	tone Bl	Vd			PHONE SP 3-2210
Hugh McColgan					
1303 Milen Ave	enue		7	99	-7891
PROPOSED		USE			
NO. EACH FIXTURE	NO. EA	ZONE CH FIXTURE		NO. EA	CH FIXTURE
BATHTUBS		ACC. SINKS			WASHING
STALL SHOWERS		FLOOR SINK			WATER HEATERS
LAVATORYS	_	P TRAPS			VENTS
WATER CLOSETS		GARBAGE DISPOSALS			WATER PIPE
URINALS		DISHWASHE	RS		SPRINKLER SYSTEM
		LAUNDRY			DRINKING
TOTAL FOR ABOVE FIXTURES	;		@2.00	ea. \$_	
SAND OR GREASE TRAPS			@2.50	\$_	
GAS PIPE SYSTEM, 1 - 5 OUTL	ETS		2.50	\$_	
+ EACH ADDITIONAL OUTLE	त		.50	\$_	
SOIL OR VENT PIPE ALTER OF	REPAIR		2.00	\$	
DILUTING TANK OR WATER S	OFTENER		3.50	\$	
BUILDING DRAIN, ALTER OR	REPAIR		4.00	\$	<u> </u>
SEWERS, CESSPOOLS, SEPTIC	TANKS		@6.00	ea. \$_	
SWIM POOL			10.00	\$	10.00
Additional Inspection			@5.00	hr. \$	·• · · · · · · · · · · · · · · · · · ·
INVESTIGATION FEE				\$	
OTHER				\$	
BLANKET PERMIT			3.00	\$	
Plumbing Permit		-	2.50	\$	2,50
WHEN PROPERLY VALIDA — THIS FORM CONSTITUTE FOR THE WORK DESCRIB!	s a permit Ed hereon.	3003331	total N	12	12.50 50 PM
I have carefully read and e correct. All provisions of t complied with whether speci the Labor Codo of the State building authorized by this per	xamined the a the Laws and fled kerein or of California, mit until final i	bove application a Ordinances govern not. No person s lagree not to o nspection has been	ind find ning bu hall be ccupy a	the sam Ilding co employe et allow o ed.	e to be true and nstruction will be ed in violation of occupancy of any
Anthony Pools,	Inc. I		Ħ	tri	ck
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT					

INSPECTION		
	8-10-67	APEROVED
WATER LINES	8-10-67 8-10-69	Smith
SHOWER PAN	• •	
SEWER, SEPTIC TANK		· · · · · · · · · · · · · · · · · · ·
HEATER VENTS		
GAS TEST		<u> </u>
GAS CO. NOTIFIED		
PARTIAL OR MISC, INSPECTIONS		
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**		
	10-19-61	
FINAL PLUMBING INSPECTION	<u></u>	

BUILDING DEPARTMENT . CITY OF SOUTH PASADENA, CALIFORNIA									
	LEPHONE 799	9101 - 682	2-2175	i 					
CONTRACTOR Hvdroni	cg Serv			20	)32		. NO.	_	
MAIL ADDRESS CITY LIC. NO. 113 S.Manzanita, Covina B579									
113 S.Manzan	<u>ita, Co</u>	<u>vina</u>				HON		_	
OWNER				_	⊧	HON	<u></u>	-	
McColgan						<u>797</u>	7-7	<u>8</u> 9	
on lot									
PROPOSED USE		USE							
NO. EACH FIXTURE	NO. EAC	H FIXTURE		NO.	EACH	FIX	URE	_	
BATHTUBS		ACC. SINKS					HING HINES	<u>.</u>	
STALL SHOWERS		FLOOR SINE		Pc	ool	WAT HEA	ER TERS		
LAVATORYS		P TRAPS				VEN.	TS		
WATER CLOSETS		GARBAGE DISPOSALS	_			WAT		<u>E</u>	
URINALS		DISHWASHE	RS			SPRI SYST	NKLER	<b>२</b>	
KITCHEN					_				
	s <u> </u>	TRAYS	@2.00		<u>s_</u>		<u>NTAIN</u> . 00	5	
SAND OR GREASE TRAPS	•		@2.50		\$			-	
GAS PIPE SYSTEM, 1 · 5 OUT	ETS		2.50		\$ \$	2.	50	-	
+ EACH ADDITIONAL OUTL			.5(	-	*				
SOIL OR VENT PIPE ALTER O			2.00		•				
DILUTING TANK OR WATER			3.50		\$				
BUILDING DRAIN, ALTER O			4.00		<u>s</u>			_	
SEWERS, CESSPOOLS, SEPTIC			@6.00		\$			_	
SWIM POOL	· · · · · · · · · · ·		10.00		\$			_	
Additional inspection			@5.00		\$			_	
INVESTIGATION FEE					\$			_	
OTHER					\$			_	
BLANKET PERMIT			3.00	,	\$			_	
PLUMBING PERMIT		1	2.50	l	\$	2.	50	_	
when properly valid.	ATED, HERE.		<u>total</u>	. FEE	<u>s</u>	7.	00	_	
THIS FORM CONSTITUTE FOR THE WORK DESCRIBE	is a permit 🚽	KO823 7	M		-7.		}	PM	

E. E. Wells SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT PERMANENT

INSPECTION		
	DATE	APPROVED
WATER LINES		
	8-10-67	Sentes
SHOWER PAN		
SEWER, SEPTIC TANK		· · ·
HEATER VENTS		
GAS TEST	 	
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
		<u> </u>
		<del></del>
FINAL PLUMBING INSPECTION	10-19-67	Anist

	/RE-3-3	
STREET 1303 Milan Av	re	
APPLICATION ELECTRICA		
	F SDUTH PASADENA, CALIFO	RNIA
TELEPHONE 799-9	101 • 682-2175	
COBINE ELECTRIC CO., 1	INC a	11 11 11 11 11 11 11 11 11 11 11 11 11
1607 Chestnut Street	F	282-0315
OWNER		TY LIC. NO.
Mc Colgan		WNER PHONE
same		
DESCRIPTION	OF WORK	
MEW EATSTIKS UTILDING BUILDING	NO BERV. Chaige	RECORNECT OR RESEAL
FEE COMPU		
	HEB First 10@ 25c ea. Ea. Additional @ 15c ea.	\$ •75
RANGES OVENS GA	RB. DISP.	
WATER HTR. FAN OUTLET DIS	H WSHR. 8 @1.50 ca.	\$
Wall Heaters Cei Up to 1650 W Up	to 1650 W	
WASHING MACHINES	@1.00 ea.	\$
220 VOLT OUTLETS	@ .25¢ ea.	\$
SIGN FIXTURES	@2.00 ea.	\$
AIR HEATERS OVER 1650 W	@2.50 ea.	\$
TEMPORARY POWER POLE	2.00 (NO ADD'L F	EE) Ş
NEW SERVICE UP TO 100 AMPS	2.00	\$
" " 200 AMPS	2.50	\$
" 400 AMPS	3.00	 \$
" OVER 400 AMPS	3.50	\$
1 Motors under 2 hp \$ 1.50	Motors 50 - 100 hp @ 5.00 ea.	
Motors 2-8 hp @ 2.00 ea. \$	Motors 100-500 t @ 10.00 ea.	
Motors 8-15 hp @ 2.50 ea. \$	Molors 500-1000 @ 15.00 ea,	<sup>hp</sup> \$
Motors 15-50 hp @ 3.00 ea.		
e 3.00 ea.	COLOMN TOTAL	<mark>≻</mark> š
INVESTIGATION FEE		\$
OTHER		<u>s</u>
BLANKET PERMIT	3.00	\$
ELECTRICAL PERMIT	2.50	\$ 2.50
TOTAL	\$	4.75
	1314 [] -4	.75 EL
I have carefully read and examined the abova	opplication and find the sam	e to bairua ond

I have carefully read and examined the above application and the time to be true and correct. All provisions of the Laws and Ordinances governing building construction will be compiled with whether specified herein or nat. No person shall be employed in violation of the Labor Code of the State of California. I agree not to accupy or allow occupancy of any building authorized by this permit until field inspection has been received.

NTRACTOR OR AUTHORIZED AGENT BIGNATURE OF CON

	INSPECTION	RECORD	
<u>T, P. P.</u>		DATE	APPROVED ,
GROUND WORK			
ROUGH WIRING			
FINISH			
FIXTURES			
EDISON NOTIFIED			
PARTIAL OR MISC.	INSPECTIONS		 
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FINAL ELECTRICAL	INSPECTION	9-6-61	Smith

чор	AUURCOO	

	STREET 1303 Milan Ave		
	APPLICATION FOR AN ELECTRICAL PERMIT Building Department • City of South Pasadena, Californ Telephone 799-9101 • 682-2175	IA	
			<u>ыс. №.</u> 9847
	MAIL ADDRESS 1607 Chestnut St., Alahmbra		20315 IC. NO.
	McColgan MAIL ADDRESS 1303 Milan, So.Pasadena	NE	RPHONE
	DESCRIPTION OF WORK		
	NEW EXISTING NO SERV BUILDING BUILDING CHANGE	_	RECONNECT
	FIXTURES RECEPTACLES SWITCHES First 10@ 25¢ 84.	╉╌	
	RANGES OVENS GARB. DISP.	\$	
	WATER HTR. FAN OUTLET DISH WSHR. 801.50 ea.	\$	
	Wall Heaters Ceding Heaters Up to 1650 W Up to 1650 W		
	WASHING MACHINES @1,00 ea.	\$	
		\$	
	SIGN FIXTURES @2.00 ea.	\$	
	AIR HEATERS OVER 1650 W @2.50 ea.	\$	
	TEMPORARY POWER POLE 2.00 (NO ADD'L FEI	)\$	
	NEW SERVICE UP TO 100 AMPS 2.00	\$	
1	" " 200 AMPS 175amp 2.50	\$	2.50
T	" " 400 AMPS 3.00	\$	
۱٬	" OVER 400 AMPS 3.50	\$	
١	Motors under 2 hp @ 1.50 ea. \$ @ 5.00 ea.	\$	
	Motors 2.8 hp Motors 100-500 hp @ 2.00 ea. \$ @ 10.00 ea.	s	
	Motors 8-15 hp @ 2.50 ea. \$ @ 15.00 ea.	's	
	Motors 15:50 hp Motors over 1000 h @ 3.00 ea. \$ @ 20.00 ea.	<sup>y</sup> s	
		-IS	· · ·
	INVESTIGATION FEE	\$	
	OTHER	\$	-
	BLANKET PERMIT 3.00	\$	
	ELECTRICAL PERMIT 2.50	\$	2.50
	TOTAL \$	<u> </u>	5.00
	WHEN PROPERLY VALIDATED HERE THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON. 33075 7 K -5.	0(	

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the labor Cade of the State of California. I agree not to occupy or allow occupancy of any building authorized by this perantegnil linal inspection has been received.

CONTRACTOR OR AUTHORIZED AGENT PERMANENT STONATURE

INSPECTIC	DN I		D	
 Т. Р. <u>Р.</u>	,	DATE	A	PPROVED
GROUND WORK				0
ROUGH WIRING	9	-8-6	7 ×	mit
FINISH	*			<u> </u>
FIXTURES		·•		R
EDISON NOTIFIED	. <i>9</i> :	-8-67	7 8	mith
PARTIAL OR MISC. INSPECTIONS	,			
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		A 10		1 in
FINAL ELECTRICAL INSPECTION		0-19-	<u>67 ×</u>	Senter

NUMBER								
& <u>street 1303 (</u>	M <b>ilan</b> Ay	70 <u>.</u>						
APPLICATION FOR A PLUMBING PERMIT BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA TELEPHONE 799-9101 • 682-2175								
CONTRACTOR LIOPTOW & Hol	man —			ST. LIC. NO. 119485				
1500 El Cent	ro St.			10219				
South Pasade	799-3115							
OWNER	PHONE							
H. MoColgan	H. McColgan							
<u>1303 Milan</u>	Ave. S	o. Pas.						
use <u>Residen</u>	<u></u>	USE ZONE						
NO. EACH FIXTURE	NO. EA	CH FIXTURE	NO. 1	EACH FIXTURE				
BATHTUBS		ACC. SINKS		WASHING MACHINES				
STALL SHOWERS		FLOOR SINKS		WATER HEATERS				
LAVATORYS		"P" TRAPS		VENTS				
WATER CLOSETS		GARBAGE DISPOSALS	Keloc	ATO WATER PIPE				
		DISHWASHER		SPRINKLER SYSTEM				
KITCHEN	<b>-</b>	LAUNDRY	1	DRINKING				
TOTAL FOR ABOVE FIXTURES	<u> </u>	TRAYS	2.00 ea.	<u>FOUNTAINS</u>				
SAND OR GREASE TRAPS	1		92.50 ea.	«				
GAS PIPE SYSTEM, 1 - 5 OUTL	FT <b>S</b>	٩	2.50	ዋ ዊ				
+ EACH ADDITIONAL OUTLE			.50	¢				
SOIL OR VENT PIPE ALTER OR			2.00	¢				
DILUTING TANK OR WATER S			3.50	ም ድ				
BUILDING DRAIN, ALTER OR			4.00	s				
SEWERS, CESSPOOLS, SEPTIC		G	6.00 ea.	۹ <u>ــــــ</u>				
SWIM POOL	TANKO	-	10.00	P				
ADDITIONAL INSPECTION			5.00 hr.	\$				
INVESTIGATION FEE				<u> </u>				
OTHER			g					
BLANKET PERMIT			3.00 9					
PLUMBING PERMIT			2.50 9	2,50				
WHEN PROPERLY VALIDA THIS FORM CONSTITUTES FOR THE WORK DESCRIBI	S A PERMIT D HEREON.	1244 <b>2</b> 28 E	)TAL FEE \$	4.50 PM				
I have carefully road and e correct. All provisions of t complied with whether speci the Labor Code of the State building authorized by this per	I have carefully road and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.							

SIGNATURE OF CONTRACTOR OF AUTHORIZED AGENT

INSPECTION	RECORD	~
	DATE	APPROVED
GROUND WORK	· · · · · · · · · · · · · · · · · · ·	<u> </u>
WATER LINES		
SHOWER PAN		
SEWER, SEPTIC TANK	¢	
HEATER VENTS		
GAS TEST		*
GAS CO. NOTIFIED	۵	
PARTIAL OR MISC. INSPECTIONS		
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FINAL PLUMBING INSPECTION	879-67	<u>Anulk</u>

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			TION FOR		_		<u>_</u>
BUILDING	DEPARTMENT		ig peri f of sout		ENA, C		ĒR
				682-2175			<u>ທີ່</u>
CONTRACTOR	(n	UNE	¥2_			ST. LIC. N	<u> </u>
MAIL ADDRESS	l					PHONE	NAME
ARCHITECT EN	GINEER			-		BT. LIC. N	0, -
MAIL ADDRESS		/				PHONE	🗭
OWNER	C 110			<u> </u>		PHONE	
HAIL ADDRESS	GM	COL	. GA	$\mathcal{N}_{-}$	_	7797	877 C
<u>1303</u>	MIL	<u>AN</u>	H UC		۵Ő	PAS	אים טים –
NEW	ADDITION				IR	DEMOLIS	
FLOOR AREA		2	<b>(</b>	<u> </u>	NO. C		
(SQ. FT.)	200		STORIE	8 6	UNIT		
BLDG. USE	ESIDEN	6 <u>6</u>	PROPO BLDG.				
DESCRIBE WOR	* REMOU	EL /	KITC	HEN	Į.	BAT	<u>°H</u>
 	11 60	10 Jun T	r	、		<b>T</b> 61	ILY
NE	1		•	FIXT		-	
NOTI	L MATERIAL	OT PLAN		G MATER		COPT	
BRICK	₫ Lo	T DEPTH	Ti	<u>ر ک</u> اده	T ARE	<u> </u>	
		<u>180</u>	<u>)</u>			6.9	<u> </u>
	WIRING.	PLMG., H	BOR, MAT,		OC	0-	X
PLAN CHECK F	EE & VALIDAT	ION					
	BUILD			JSE, ONLY			
LOT	BLOCK		RACT	<u></u> _, one,			
USE ZONE			cc.	TYP BUI			-
REQUIRED	FRONT	SIDE	· · · ·	SIDE		REAR	_
SET BACKS							
APPROVAL			APPROV		-		
PERMIT FEE	1300						Ţ
APPROVED W/OUT PLANS		AN	т		CKER'S		
WHEN PROPE	RLY VALIDATI		N, THIS F	ORM CON	ISTITU'	TES A PERM	
FOR THE WOR	K DESCRIBED	HEREON,					
				12 E		<b>_</b> ··· •·	BE
I have carefully correct. All pr	read and exami evisions of the L	ned the abo ows and O	ove applicat rdinances g	ion and lind overning bu	the son Ilding co	e to be true onstruction will	and bo
I have carefully correct. All pr complied with w the Labor Code building authorize	of the State of ( ad by this permit u	Colifornia. Intii final i <u>n</u> t	o, vo per l agree not piction has	been receiv	employ or allow red.	ος τη γισιατιος ος τυραπογιοί	any 1 01
A A	1) P.	$\Lambda$	100	0	a		_
\KJugh					DAGE		
1 013							

alifornia. Itil final		not to oc	cupy or all received.	ow occupat
		al,	gei	~
	CTOR OR MANENT		ORIZED A	GENT

INSPECTIO	N RECORD	
TEMP POWER	DATE	APPROVED
FORMS, FOOTING & SETBACKS		
REINFORCING & CELLS		
SUBFRAME		
ROOFING		
FIREPLACE		~
FRAME	10-1-69	&p_
VENEER		
EXT, LATH.		~
INT. LATH.	10-1-69	In_
PARKING REQ'S		
ZONING REQ'S		
FIRE DEPT.		·
PARTIAL OR MISC. INSPECTIONS		
PARTIAL OR MISC. INSPECTIONS		
PARTIAL OR MISC. INSPECTIONS		
	4-20-70	Jennet
FINAL BUILDING SETBACKS: FRONTSIDE PLOT	T PLAN	FRONT
FINAL BUILDING SETBACKS: FRONTSIDE	T PLAN	
FINAL BUILDING SETBACKS: FRONTSIDE PLOT	T PLAN	

	NEY	9-9101 • 682-2 <b>2</b>		BT. LIC. NO	<del>.</del>
MAIL ADDRESS	•			CITY LIC. NO	<del>.</del>
				PHONE	_
OWNER HUGNE	NC	OLGAN		749-78	<u>.</u> 191
1303 M	ILA.	NAU	E So	S. Puts	
PROPOSED		USE ZONE			
NO. EACH FIXTURE	NO. EA	CH FIXTURE	<u>NO. E/</u>	WASHING	
BATHTUBS		ACC. SINKS	<b> </b>	MACHINE	
STALL SHOWERS		FLOOR SINKS		WATER HEATERS	
LAVATORYS		P TRAPS	(#2	VENTS	
WATER CLOSETS	1_	GARBAGE DISPOSALS		WATER PI	PE
URINALS		DISHWASHERS	5	SPRINKLE	ER
KITCHEN SINKS	-	LAUNDRY TRAYS			
TOTAL FOR ABOVE FIXTURES			2.00 ea. \$	T	R.
SAND OR GREASE TRAPS		ھ	2.50 \$.		
GAS PIPE SYSTEM, 1 - 5 OUTLE	TS		2.50 \$.		
+ EACH ADDITIONAL OUTLET	-		.50 \$.		
SOIL OR VENT PIPE ALTER OR	REPAIR		2.00 \$		
DILUTING TANK OR WATER SC	)FTENER		3.50 \$.		
BUILDING DRAIN, ALTER OR	Repair		4.00 \$.		
SEWERS, CESSPOOLS, SEPTIC TANKS		0	6.00 ea. \$.		
SWIM POOL		1	10.00 \$.		
ADDITIONAL INSPECTION		බ	5.00 hr. \$.		
INVESTIGATION FEE			\$.		
OTHER			\$.		
BLANKET PERMIT			3.00 \$.		 70
PLUMBING PERMIT	· · · · · · · · · · · · · · · · · · ·	٦ ,	2.50 \$_ DTAL FEE \$	116 5	ō
WHEN PROPERLY VALIDA — THIS FORM CONSTITUTES FOR THE WORK DESCRIBE	a permit	8042812		4.50	 P
I have carefully read and op correct. All provisions of the complied with whether specific the Labor Code of the State building authorized by the per	amined the al ne Laws and l led herein or of California.	ove application an Ordinances governi not. No person sh 1 apree not to acc	d find the sa ng building a all be omple upy or allow	me to be true a construction will yed in violation occupancy of a	nd bo of ny

INSPECTION		٠.,
	DATE	APPROVED ,
WATER LINES		
SHOWER PAN	10-2-69	Smith
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
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FINAL PLUMBING INSPECTION	120.70	Aut

e Building Departne	APPLICÁTIC ELECTRICA INT • CITY			LIFORNI	A	
	PHONE 799				TE LIC. NO	
(	OWNE	<u>n</u>			•	-
MAIL ADDRESS				PHC	DNE	
OWNER F	INACI	QLGI	<i>a</i> , )	CITY	LIC. NO.	-
VAIL ADDRESS		A un	<u>~~</u>	3		7
1505 1416	DÉSCBIPTIO	N OF WORK			<u>17 - 18</u>	7
	EXISTING BUILDING		NO SERV. CHANGI		NECONA EC OR RESEA	
FIZTURES RECEPTACLE		UTATION CHES First 100	250.00			= ≻
<u> 8   2</u>		- Ea. Addit	ional @ 15c	ea.	\$ 205	_
		ISH WSHR	0154			
Wall Heaters Up to 1650 W		eiling Heaters p to 1650 W	• @1.50	ea.	\$ 755	2
Up to 1650 W	U	•	)1.00 ea.		\$	_
220 VOLT OUTLETS		@			\$	—
SIGN FIXTURES		@2.00 ea.			\$	-
AIR HEATERS OVER 1650	AIR HEATERS OVER 1650 W @2.50 ea.			\$	—	
TEMPORARY POWER POL	E	2.0	io (no adi	D'L FEE)	\$	_
NEW SERVICE UP TO 100 AMPS				\$	-	
			2.50		\$	_
" 400 AMPS			3.00		\$	
OVER 400 AMPS	<del></del>	<b></b> -	3.50		\$	_
Motors under 2 hp @ 1.50 ea.	\$	ų ,	Motors 50 @ 5.00 ea		\$	
Motors 2 · 8 hp @ 2.00 ea.	\$		Motors 100 @ 10.00 ea. Motors 500		\$	
Motors 8 - 15 hp @ 2.50 ea. Motors 15 - 50 hp	\$		Motors 500 @ 15.00 ea. Motors over		\$	_
@ 3.00 ea	\$	(	<u>ම 20.00 ea.</u>	1000 10	\$	_
	· · · · · · · · · · · · · · · · · · ·	COLUMN	TOTAL	$\rightarrow$	\$	_
INVESTIGATION FEE					\$	_
<u>DTHER</u>			1 00		<u>\$</u>	_
BLANKET PERMIT		-	3.00		\$ 75	-
ELECTRICAL PERMIT			2.50	s /	12-80	-
TOTAL WHEN PROPERLY VALIDATED				<u>~</u> -/		-
HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.		043%12	-	12		E
I have carefully read and examples of the compiled with whether specified the Labor Code of the State of	mined the abov Lows and Orc	e application at Inances govern	nd find the ing buildir	same to g constr	o be true and ruction will be	5
complied with whether specified the Labor Code of the State of building authorized by this permi	a nerein or noi 1 Colifornia, 1 11 until final inso	. No person si agree not to oc ection has been	cupy or al		n violation a	r Y
116		nO	)/			

INSPECTION		•
<u>T. P. P</u>	DATE	
GROUND WORK		
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FINISH		
FIXTURES		
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PARTIAL OR MISC. INSPECTIONS		
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FINAL ELECTRICAL INSPECTION	4-20-70	Junit

NUMBER				
SIREET 1303	Milan $\Lambda$	ve•		
BUILDING DEPART Te	PLUMBI	TION FOR A NG PERMIT Y OF SOUTH PAS 9-9101 • 682	SADENA, CALI	FORNIA
CONTRACTOR				ST. LIC. NO.
Mail Address	<u>olman</u>	<u>.</u>		<u>119485</u> CITY LIC. NO.
<u>1500 El C</u> e	<u>ntro St</u>	<b>P</b>		B 6049
So. Pasade		if		799-3115 PHONE
H. McColg	an			<u>799-789</u> 1
<u>1303 Mila</u>	n Ave.	So, Pas	adena	
PROPOSED Residen	ce	USE ZONE		
NO. EACH FIXTURE	NO. EA	CH FIXTURE	NO. E	EACH FIXTURE
BATHTUBS		ACC. SINKS		WASHING MACHINES
1 STALL SHOWERS		FLOOR SINK		WATER HEAT <u>ERS</u>
LAVATORYS		"P" TRAPS		VENTS
WATER CLOSETS		GARBAGE DISPOSALS		WATER PIPE
URINALS		DISHWASHE	RS	SPRINKLER System
		LAUNDRY TRAYS		DRINKING FOUNTAINS
TOTAL FOR ABOVE FIXTURES	S		@2.00 ea.	<u>\$ 4.00</u>
SAND OR GREASE TRAPS			@2.50	\$
GAS PIPE SYSTEM, 1 - 5 OUTL	ETS '		2.50	\$
+ EACH ADDITIONAL OUTLE	ET		.50	\$
SOIL OR VENT PIPE ALTER OF	R REPAIR		2.00	\$
DILUTING TANK OR WATER S	OFTENER		3.50	\$
BUILDING DRAIN, ALTER OF	r Repair		4.00	\$
SEWERS, CESSPOOLS, SEPTIC	TANKS		@6.00 ea.	\$
SWIM POOL			10.00	\$
ADDITIONAL INSPECTION			@5.00 hr.	\$
INVESTIGATION FEE			-	\$
OTHER			5	\$
BLANKET PERMIT			3.00	3.00
PLUMBING PERMIT		-	2.50	6
WHEN PROPERLY VALIDA	s a permit	81838 1	TOTAL FEE S	<u>7.00</u>
FOR THE WORK DESCRIB I have carefully read and correct. All provisions of compiled with whether spec- the labor Code of the State building authorized by this pe	examined the ab the Laws and ( lited herein or i a of California	ove application of Ordinances gover not. No parson	and find the s ning building shall be empl	1
CIC NATURE		TORORALITH		FNT

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGE PERMANENT
		•
INSPECTIC	ON RECORD	
GROUND WORK	DATE	APPROVED
WATER LINES		
ROUGH PLUMBING	10-1-69	Non-
SHOWER PAN		
SEWER, SEPTIC TANK	D	,
HEATER VENTS	τε	•
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GAS CO. NOTIFIED		
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INAL PLUMBING INSPECTION	4-20-70	Smith

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#### **City of South Pasadena**

1414 Mission Street South Pasadena, CA 91030 Office Hrs: 7:30 am to 5:00 pm, M-Th 7:30 am to 4:00 Friday Phone Number (626) 403-7220 Insp. Request (626) 403-7226

SITE ADDRESS		
1303 MILAM AVE	NÚE	
ASSESSOR PARCEL NUMBER		
BOOK PAGE		PARCEL
ADDITIONAL INFORMATION / LEGAL DES	CRIPTION	· · · · ·
OWNER'S NAME		
HUCH E. Mc Cou	GAN	
STREET ADDRESS		
1303 MILAN AVE	NUE	
CITY	STATE	ZIP CODE
South PASADENA	CA.	91030
PHONE NUMBER		- I
626-799-2411		
PRINCIPAL CONTRACTOR		LICENSE NO.
STREET AL SS		
спу	ISTATE	
PHONE NUMBBUILDING A		) 
	un a	FETY
CONTACT PERSON		
CUNTACT PERSON		
PHONE NUMBER		
PRONE NOMBER		
		· · · · ·
CONTRACTOR'S NAME		_
STREET ADDRESS	-	
СПТУ	STATE	ZIP CODE
LICENSE CLASS	MBER	EXPIRATION DATE
PHONE NUMBER		
WORKER'S COMPENSATION INSURANCE	COMPANY NA	ME
STATE FACIA		
WORKER'S COMP. INSURANCE POLICY N	UMBER	EXPIRATION DATE
		9/10

#### **REROOF APPLICATION**

#### **OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

If 1, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section Business and Professions Code for the following reason Signature: Date: LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: \_\_\_\_\_

Date:

#### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

✓ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

Date: 12/1/09 Signature: CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

#### **AUTHORIZATION OF ENTRY**

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: HUGH E. Mc COLGIN Signature: Log E. Mc Colgins Date: 12/1/19

1303 MI	LAN
DESCRIPTION OF WORK	
Reroof Over Existing	Tear-Off and Reroof
New Plywood and Roof	Metal Roof e/Existing
Other	
D RE FASTENIAL	EUGANG TILE
Renal Front Porch	/ Hedly Enclodern.
TYPE OF STRUCTURE	
AREA	CODE IN EFFECT
/20 SQUARES+SQ FT	
s 2700 60	SREVISED VALUATION

#### **PRE-ROOF INSPECTION IS REQUIRED**

#### DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED

ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EX-PENSE OF THE APPLICANT

BUILDING PERMIT FEE	<u>, 93,30 ·</u> , 26.10 ·
ISSUANCE FEE	<u>, 26. 10.</u>
	_ \$
	_ \$
#-083929	тотац \$ 193,40.
025260	MOM 12/11/09
DATE OF FINAL	FINAL BY

					· · ·
NO	INSPECTION	DATE	INSPECTOR	INSPECTION NOTES	
	QUIRED BUILDING IN		D APPROVALS		
	Des Tear Off or Sheathing	12/24/07	Muy		
KZ FINA	l Roof Inspection	12131109	win		
	<u>_</u>				
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	· · · · · · · · · · · · · · · · · · ·				
	-				
					CONSTRUCTION LENDING AGENCY
					I hereby affirm that there is a construction lending agency for the
					performance of the work for which this permit is issued (Section 3097 of the Civil Code).
		<u> </u>			-
		1	, . 		Lender's Name:
					Lender's Address:
		•			

	Se Office I Pho	1414 Mi outh Pasad Hrs: 7:30 a 7:30 am to one Numbo	<b>1th Pasaden</b> ission Street dena, CA 91030 am to 5:00 pm, M- <sup>5</sup> o 4:00 Friday er (626) 403-7220 it (626) 403-7226
SITE ADDRESS	Milar	Ave	
ASSESSOR PARCEL NUM	ABLR	1100	
BOOK	PAGE		PARCEL
ADDITIONAL INFORMA	TION LEGAL D	ESCRIPTION	al a substant
OWNER'S NAME			
	ico	Roth	
STREET ADDRESS		1 - 1 - 1	
1303	Mil	an A	
Caulh 01		STATE	ZIP CODE
DUVTI 10	TUURNA	ICA	91030
191	- 487	-91.1	3
PRINCIPAL DESIGNER'S	LU I	100	LICENSE ND
STREET ADURESS			
CITY			
CITY		STATE	ZIP CODE
PHONE NUMBLE			
CONTACT PERSON	·	,	
Yordin +	ernan	122	
PERINE NUMBER			
818-331	- 3550	2	
Golden Retrofit			
STREET ADDRESS			
16116 Leadw	ell St.		
CITY		STATE	ZIPCODE
Van Nuys	2.41	CA	91406
LICENSE CLASS	LICENSE		EXPIRATION DATE
В	10361	102	02/2024
PHONE NUMBER 818-351-355	0	8 - S	
1010-301-300		2.045	
	* 1 / 1 × 1 × 1 × 1 × 1 × 1	CE CAN IT	
WORKER S CUMPLNSA		CE COMPANY N	AME
	nsation		EXPIRATION DATE

#### **BUILDING PERMIT APPLICATION**

#### **OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Husiness and Professions Code)

1, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code)

1, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code)

Code for the following reason:

Date

#### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and

my license is in full force and effect Signature

Signature.

#### WORKERS' COMPENSATION DECLARATION

Date

I hereby affirm under penalty of perjury one of the following declarations.

L have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

I certify that in the performance of the work for which this permit is issued, I shall not earbility any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the

Labor Code, I shall forliwith comply with those provisions Signature CONSTRUCTION LENDING AGENCY

See the back of this form for required statemen NG AND SAP AUTHORIZATIONOFENTRY

I certify that I have read this application and state that the information given is correct I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections

Yordin Hernandez Name Pate 2 22 Signature

DESCRIPTION OF WORK		
Voluntary Seismic Retrafit	01.5	LADBS
Standard Plan Detail # 7	and 4	the and is
Accordance with Chapter	V JANI	A
CONTRACTOROUP TYPE OF CONSTRUCTION	V ARE	
	· ARL	•
LABER OF STORIES FIRE SPRINKLERS	COD	I. IN LEFELT
STATISTICAL CLASSIFICATION PLANNING	GRLENO	)
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	285.6	50
862872495		
ADDITONAL PLAN CHECK FEE		
FIRE DEPT PLAN CHECK FEE 5		
PLAN CHECK NUMBER INFILM		DATE
54318 CN	Λ	3/1/202
ADDITIONAL PLAN CHECK NUMBER INITIA	LS	DATE
SCHOOL FEES PAID	ep -	
SANITATION DIST PAID	TRIAL WA	STE APPROVAL
IIFALTII DEPT APPROVAL OSILA P	ERVIT O	BIANTD
FIRE DEPT APPROVAL	WORKS	FEES PAID
BUILDING PERMIT FEE S	152	.40
ISSUANCE FEE	36	.00
SNIP FEC 8	0	.52
	22	.86
GENURAL PLAN FEF S		
PIT (PARK IMPACT FLE) 5		
GROWTH FEE BL-2023-0294 \$	211	70
GROWTH REE BL-2023-0294 S 953042442/954056796	ALC: NOT THE OWNER OF	
GROWTH FEE BL-2023-0294 S 953042442/954056796	, 1	DAL
GROWTH REE BL-2023-0294 S 953042442/954056796	, 1	



#### **City of South Pasadena ELECTRICAL PERMIT APPLICATION** 1414 Mission Street

ITEM

New residential construction

OTY.

FEE

III Office	Hrs: 7:30	am to 5:00 pm, M-Th	OWNER-BUIL
Ph In	I hereby affirm under penalty of pe- License Law for the following reaso Professions Code:		
SITE ADDRESS 1303 Milan	I, as owner of the property, or compensation, will do the work, an sale (Section 7044 of the Business		
ASSESSOR PARCEL NUMBER BOOK PAGE		PARCEL	I as owner of the property, and contractors to construct the project
ADDITIONAL INFORMATION   LEGAL D	ESCRUPTION		Professions Code)  I am exempt under Section Code for the following reason.
OWNER'S NAME Federico Ro	th		Signature
STREET ADDRESS			LICENSED CONTR
City South pasadena	STATE Ca	ZIP CODE 91040	I hereby affirm that I am licensed u with Section 7000) of Division 3 of my license is in full force and effec
MINNE NUMBER 626-487-96	03	· · · · · · · · · · · · · · · · · · ·	Signature
PRINCIPAL DESIGNER'S NAME		LICENSE NO	WORKERS' COMPL
STREET ADDRESS			I hereby affirm under penalty of per I have and will maintain a certi compensation, as provided for by S
CITY PHONE NUMBER	STATE		performance of the work for which I have and will maintain worker Section 3700 of the Labor Code, for permit is issued. My workers' comp
CONTACT PERSON			number are listed in the left column L certify that in the performance issued, I shall not employ any perso
PHONE NUMBER			the workers' compensation laws of ( become subject to the workers' com
CONTRACTOR'S NAME Btp el	ectric		Labor Code, I shall forthwith comp
STREET ADDRESS 10250 quil	ave		CONSTRUCTIO
sunland	STATE	21P CODE 91040	See the back of this
LICENSE CLASS LICENSE N C10 1081		EXPIRATION DATE 9/30/2023	I certify that I have read this applica
PIONE NUMBER 818-522-54	86		correct I agree to comply with all for relating to building construction, an
WORKER'S COMPENSATION INSURANCE	COMPANYNA	ME	enter upon the property for which I' of making inspections
Berkshire hathaway	TOUTE	EXPIRATION DATE	Name
BRWC357833	WMBLR.	4/22/2023	

South Pasadena, CA 91030

#### DER DECLARATION

qury that I am exempt from the Contractor's ion (Section 7031 5 of the Business and

my employees with wages as their sole nd the structure is not intended or offered for and Professions Code).

exclusively contracting with licensed Section 7044 of the Business and

**Business and Professions** 

#### ACTOR'S DECLARATION

Date

Date

Date

Date

nder provisions of Chapter 9 (commencing the Business and Professions Code, and 1.

#### INSATION DECLARATION

rjury one of the following declarations

ficate of consent to self-insure for workers' ection 3700 of the Labor Code, for the this permit is issued.

rs' compensation insurance, as required by the performance of the work for which this ensation insurance carrier and policy of this application.

e of the work for which this permit is in in any manner so as to become subject to California, and I agree that if I should pensation provisions of Section 3700 of the ly with those provisions.



tion and state that the information given is ederal and state laws and city ordinances d I authorize a representative of this City to have applied for this permit for the purpose

Signature

Less than 3 units. 50 ft 2 3 or more units. 10 ft. \$ . Outlet Boxes(s) for receptacies, switches, lights & similar Furst 20 S 21 or more S Lighting Fisture(s) First 20 \$ 2 21 or more Branch circuit(s) (in Hew of Outlet Box fees above) First 10 branch circuits \$ 5 11 to 40 branch circuits \$ **Residential** appliances Nooresidential appliances Power apparatus (size in HP, KW, or kVA) Over 1 but not over 10 Over 10 but not over 50 Over 50 but not over 100 Signs, outline lighting, and marquees Supplied from one branch curcuit Additional curcuits within the same sign \$ Service New Change Size 7.00 \$ Switchboards, subpanels, motor control centers 50.80 1 0 to 399A ¢ 400A to 1,000A \$ Over 1,000A \$ Misc. apparatus, conduit, and conductors Temporary power pole(s) **Temporary distribution system** 50.80 \$ Subtotal Plan Checking Fee Additional Plan Checking Fee Plan Maintenance Fee \$ BL-2022-1425 36.00 Permit Essuance Fee 1495128608 86.80 s **Total Permit Fee** 

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
perait number 53389	initials CM	DATE 11/01/2022
DATE OF FINAL 1215122	FINAL BY	

## ATTACHMENT 3

Development Plans and Material Board

### \* ROTH RESIDENCE \*

#### SOUTH PASADENA, CALIFORNIA



		INTERIORS · GARDENS
		1030 Mission Street South Pasadena, CA 91030 626.441.4805 susanmasterman.com
	1	[Copyright] All drawings, specifications, plans, ideas,
	PROJECT DIRECTORY	ICopyright All drawing, superflorming, have, how and the second s
	OWNER FEDERICO ROTH 1303 MILAN AVENUE	for the sole use of and in connections with this project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever
	JOUTH PAJADENA, CA 91030 ARCHITECT JUJAN MAJTERMAN ARCHITECTJ	including any other project, except upon written permission and direction from Susan Masterman Architects. All copies of the drawings are to be returned to the architect.
	ALCHITECT //JAN MA,/TELMAN ALCHITECT/ いろの M/JON /TLELT /OUTH PA/ADENA, CA 91030 [T1] 6620H-14505 /JJAN@/JU-ANMA_/TELMAN /JJAN LIC # C26870 EXP 4/30/25	[Project]
	AREA CALCULATIONS	к
	LOT AREA PER CITY 22.656 JF LOT AREA PER JURVEY 22.544 JF	
	EXISTING FLOOR AREA	$\cup$
	MAX ALLOWABLE FAR (35%) 7,880.25/F	7
	EXUTTING LT FLOOD ADEA EXUTTING FLOOD FLOOD ADEA TOTAL EXUTTING FLOOD ADEA (3465/F/ 22,54/F) (15%)	и о
	PROPOSED FLOOR AREA	
	EXIJTING L/T FLOOD. AD.E.A. 2097 JF NEW DS.E.AKTA-T 2.00M 29.35 JF NEW MIDD.COM LAWIDDLY EXILTING JF.COND FLOOD. AD.E.A. 1.568 JF TOTAL NEW FLOOD. AD.E.A. 3,783 JF (64.8)	I D
	EXIJTING LOT COVERAGE 22.54 JF	$\nabla$ $< 0$
	MAX LOT COVER_AGE 9,017.6 JF	
	(40% OF LOT ARLEÅ) EXIJTING HOUJE 2,097 JF	M. M.
	EXL/TING HOU/JE 2.097 /F EXL/TING RE/OUT PO/2.CH 44.6 /F EXL/TING GAR.AGE 4183 /F EXL/TING GAR.AGE 4183 /F EXL/TING PAVILION 198 /F	R E .
	TOTAL EXIJTING LOT COVER.AGE 2,910 JF (2,910,JF/ 22,544,JF) (12,9%)	-4
	PROPOSED LOT COVERAGE	
	EXIJTING LOT COVERAGE 2,910 JF NEW BREAKFAJT ROOM 2938 JF NEW MUDROOM 2244 JF	
	NEW COVERED PORCH 499 JF NEW PERGOLAJ (>50% OPEN) 254 JF	
	TOTAL NEW LOT COVERAGE 3,916.78 JF (3,916.78/22,544 JF) (17.3%)	$\frown$
		$\cup$
 r_7 '	PROJECT DESCRIPTION	2
	NEW 253.78/F I JTORY ADDITION NEW 499 JF COVERED PORCH AND LIO68/F INTERIOR REMOVEL TO EXIJTING 2 JTORY JINGLE FAMILY REJIDENCE	
<,	PROJECT INFORMATION	-
Z	YEAR DUILIT 1925	[Revisions]
MILAN AV	AJJEJJOR PARCEL 5320-026-005	
	ZONING P.E	[Stamp]
ΣÌ	LOT AREA (PER ASSESSOR) 22,515 SF	
	BUILDING JF (PER AJJEJJOR) 3,448 JF	
N	SHEET INDEX	-
4	ALCHITECTULAL A LO COVER PAGE, PROJECT INFO, NOTEJ, JITE PLAN A LI PROPOJED JITE PLAN A L2 NELGHBOR HOOD JITE PLAN	
	A 1.3 DOOR JCHEDULEJ	January 31, 2024
E	A L4 WINDOWS SCHEDULES A 20 EXISTING FLOOR PLAN	AJ NOTED
	A 21 EXIJTING JECOND FLOOR PLAN A 22 EXIJTING ROOF PLAN	E.B. [Drawn]
JL	A 3.0 PROPOSED FIRST FLOOR PLAN A 3.1 PROPOSED SCOOP PLAN A 3.2 PROPOSED SCOOP PLAN	22303 [Job]
Ĵ	A 40 EXTERIOR ELEVATION A 41 EXTERIOR ELEVATION	EXISTING SITE PLAN
5' 10" 20'	A 42 EXTERIOR ELEVATION A 43 EXTERIOR ELEVATION	
	A 4.4 POOL PAVILION/ PER-GOLA A6.0 DETAILS	A1.0
	1	

SUSAN MASTERMAN

ARCHITECTS



SUSAN MASTERMAN ARCHITECTS INTERIORS · GARDENS

1030 Mission Street South Pasadena, CA 91030 626.441.4805 susanmasterman.com

All downlog, specification (copyregat) transmission downlog to provide a set of the theorem to be the schedure the property to are the property of and convections which the downlog to the schedure of the property were created, evolved, developed and produced for the sche und e all to connections with this given to or und by any prenor. First, are deportable for the schedure of the schedure of the properties for the schedure of the schedure of the promission and direction from Shane Maternaus premission and direction from Shane Maternaus All copies of the architect.



	(E) EXISTING DOORS SCHEDULE									
	MARK	TYPE	CON	SIZE	ТНК	LOCATION	GLASS	REMARKS		
	(1) ED	A	WD/GL <b>A</b> JJ	₽ <b>A</b> IR_ 4'~0" X 6'~8"	1 3/4"	EX'G ROOM ROOM		EXTERIOR DOOR		
	(2) ED	A	WD	₽ <b>A</b> IR_ 3'~6" X 6'~8"	1 3/4"	EX'G ENTRY ROOM		EXTERIOR DOOR		
	(3) ED	I	WD/GL <b>A</b> JJ	₽₳1₽. ↓~~0" X 7'~8" ₩/ 2'~0"X7'~8" ∫IDELITE∫	1 3/4"	EX'G JUNROOM		exterior door		
	(4) ED	A	WD/GL <b>A</b> JJ	₽ <b>A</b> IR_ 4'~0" X 6'~8"	1 3/4"	EX'G LIBRARY		EXTERIOR DOOR/ DEMO		
2	(5) ED	D	WD/GL <b>A</b> JJ	2'~8" X 6'~7"	1 3/4"	EX'G LAUNDRY		EXTERIOR DOOR/ DEMO		
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OR										
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2ND FLOOR	(22) ED	F	₩D/GL <b>A</b> JJ	2'~8" X 6'~8"	1 3/8"	EX'G BEDROOM 2		EXTERIOR DOOR		
22										
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E							-			
BASEMENT										
SEN	$\left  - \right $									
<b>BA</b>										
		L					][	11		

#### DOORS LEGEND



(1) NEW DOOR SCHEDULE ~ NEW DOORS ONLY. SEE EXIG PLANS FOR EXIG DOORS SIZES										
MARK	TYPE	CON	SIZE	ТНК	LOCATION	GLASS	REMARKS			
(2 ND	A	WD/GL <b>A</b> JJ	2'~8" X 6'~8"	1 3/4"	NEW BUTLER'S PANTRY		EXTERIOR DUTCH DOOR			
	В	WD/GL <b>A</b> JJ	₽ <b>A</b> IR_ 4'~0" X 6'~8"	1 3/4"	NEW BREAKFAJT ROOM		EXTERIOR DOOR			
(AND)										
(5 ND										
(RD)	С	WD/GL <b>A</b> JJ	3'~6" X 6'~8"	1 3/4"	NEW MUD ROOM		EXTERIOR DOOR			
(7 ND										
(ND)										

#### DOOR NOTES

I CULTOM WOOD DOOL TO MATCH EXG 2 ALL DOOL TELM AT BOTH NEW AND EXI/TING OPENING! CONTRACTOR TO VERIFY. 3 ALL DOOL TELM WOOD JOLD CORE 4 ALL INTERIOR DOOL TO BE JOLD WOOD, RECEISED PANELS PAINT GRADE.

1. ELTAIL AND SECTION SECTION SECTIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. 8. ALL GLAZING SHALL BE DUAL GLAZING LOW E: U-FACTOR: 0.34 AND SHIGC: 0.33

JTUCCO . WATERPROOFING -JOLDIER BRICK VENEER--

EXTERIOR

JLOPE 1/8:12

NEW DOOR DETAIL JCALE: 1 1/2"≈l'~O"

# EXIJTING EXISTING





22303 DOOR J JCHEDULE J

A1.3

	$\left< \begin{array}{c} A \\ EW \end{array} \right>$	EXIS	TING	WINDOV	SCHE!	<u>pule</u>	[	] [			
	MARK	TYPE	OPER	SIZE	MATERIAL	LOCATION	GLASS	FINISH	LITES	MUNTIN	REMARKS
	$\left< \begin{array}{c} A \\ EW \end{array} \right>$	2	CAJ	l'~O" X 6'~8"	₩D/GL <b>A</b> JJ	EX'G ENTRY	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		DEMO
		2	CAJ	I'~O" X 6'~8"	WD/GL <b>A</b> JJ	EX'G ENTRY	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
		1	CAJ	₽ <b>A</b> IR_ 4'~0" X 6'~8"	₩D/GL <b>A</b> JJ	EX'G LIVING ROOM	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
		6	CAJ	3'~O" X 5'~I" W/ I'~6" X 5'~I" JIDELITEJ	WD/GL <b>A</b> JJ	EX'G JUNROOM	JINGLE GLAZED	₽ <b>A</b> INT	4 LITE		
	(EW)	6	CAJ	3'~O" X 5'~I" W/ I'~6" X 5'~I" JIDELITEJ	₩D/GL <b>A</b> JJ	EX'G JUNROOM	JINGLE GLAZED	₽ <b>A</b> INT	4 LITE		
	F	1	CAJ	PAIR_ 4'~O" X 5'~I"	WD/GL <b>A</b> JJ	EX'G JUNROOM	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
		1	CAJ	₽ <b>A</b> IR_ 4'~0" X 6'~8"	WD/GL <b>A</b> JJ	EX'G LIVING ROOM	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
	$\left< \begin{array}{c} H \\ EW \end{array} \right>$	3	FIXED	4'~O" X 2'~6"	WD/GL <b>A</b> JJ	EX'G LIBRARY	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
2		5	CAJ	(2) ₽ <b>A</b> IR_ 2'~O" X 3'~O"	WD/GL <b>A</b> JJ	EX'G LAUNDRY	JINGLE GLAZED	₽ <b>A</b> INT	2 LITE		DEMO
8		5	CAJ	(2) ₽ <b>A</b> IR. 2'~7" X 3'~O"	₩D/GL <b>A</b> JJ	EX'G LAUNDRY	JINGLE GLAZED	₽ <b>A</b> INT	2 LITE		DEMO
FLOOR		4	DOUBLE. HUNG	I'~11" X 3'~5"	WD/GL <b>A</b> JJ	EX'G POWDER	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		DEMO
1ST		4	DOUBLE	l'~ll" X 3'~5"	WD/GL <b>A</b> JJ	EX'G BATHROOM	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		DEMO
4		1	HUNG CAJ	₽ <b>A</b> IR_ 4'~O" X 4'~6"	WD/GLASS	EX'G BEDROOM	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		DEMO
		3	C <b>A</b> ∫	2'~O" X 4'~O"	WD/GL <b>A</b> JJ	EX'G BREAKFAJT ROOM	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		DEMO
		3	₽ICT	3'~5" X 4'~0"	WD/GL <b>A</b> JJ	EX'G BREAKFAJT ROOM	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		DEMO
		3	CAJ	2'~0" X 4'~0"	₩D/GL <b>A</b> JJ	EX'G BREAKFAJT ROOM	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		DEMO
		2	CAJ	l'~6" X 3'~5"	WD/GL <b>A</b> JJ	EX'G KITCHEN	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		DEMO
		5	CAJ	5'~O" X 3'~5"	AL/GLAJJ	EX'G KITCHEN	JINGLE GLAZED		1 LITE		DEMO GREENHOUSE WINDOW
	(S) EW	2	CAJ	l'~6" X 3'~5"	WD/GL <b>A</b> JJ	EX'G KITCHEN	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		DEMO
		6	₽ICT	5'~O" X 7'~5"	WD/GL <b>A</b> JJ	EX'G DINING ROOM	JINGLE GLAZED	~	16 LITE	1/4" LEAD MUNTINJ	
	$\left< \begin{matrix} U \\ EW \end{matrix} \right>$	1	CAJ	₽ <b>A</b> IL 4'~O" X 5'~I"	WD/GL <b>A</b> JJ	EX'G MAIN BEDROOM	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
		1	CAJ	₽ <b>A</b> IR. 3'~0" X 4'~0"	WD/GL <b>A</b> JJ	EX'G MAIN CLOJET	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
		1	C₳J	₽ <b>A</b> IR_ 4'~0" X 5'~1"	WD/GL <b>A</b> JJ	EX'G BEDROOM #1	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
		1	CAJ	₽ <b>A</b> IR. 4'~0" X 5'~1"	WD/GL <b>A</b> JJ	EX'G BEDROOM #1	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
	(Y) EW	4	DOUBLE HUNG	1'~11" X 2'~11"	WD/GL <b>A</b> JJ	EX'G BEDROOM #1	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
	$\left< \begin{array}{c} Z \\ EW \end{array} \right>$	4	DOUBLE HUNG	2'~11" X 4'~5"	₩D/GL <b>A</b> JJ	EX'G BEDROOM #2	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
22	(AA) EW	4	DOUBLE HUNG	2'~11" X 4'~5"	WD/GL <b>A</b> JJ	EX'G BEDROOM #2	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
FLOOR	(BB) EW	4	DOUBLE HUNG	2'~11" X 3'~10"	WD/GL <b>A</b> JJ	EX'G #ALL BATHROOM	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
FL		4	DOUBLE. HUNG	l'~ll" X 2'~5"	WD/GL <b>A</b> JJ	EX'G #ALL BATHROOM	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
2ND		4	DOUBLE HUNG	3'~0" X 2'~0"	WD/GL <b>A</b> JJ	EX'G BEDROOM #3	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
2	(EE) EW	4	DOUBLE. HUNG	3'~O" X 3'~II"	WD/GL <b>A</b> JJ	EX'G BEDR.OOM #3	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
	(FF EW)	4	DOUBLE. HUNG	(2) 3'~O" X 3'~11"	WD/GL <b>A</b> JJ	EX'G BEDR.OOM #3	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
	GG EW	4	DOUBLE HUNG	2'~6" X 3'~11"	WD/GL <b>A</b> JJ	EX'G MAIN BATHROOM	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
	(HH) EW	4	DOUBLE HUNG	2'~6" X 3'~11"	₩D/GL <b>A</b> JJ	EX'G MAIN BEDROOM	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
		4	CAJ	₽ <b>A</b> IR_ 4'~O" X 5'~I"	WD/GL <b>A</b> JJ	EX'G MAIN BEDROOM	JINGLE GLAZED	₽ <b>A</b> INT	1/1 LITE		
1											
		3	AWNING	(2) 2'~6" X l'~6"	WD/GL <b>A</b> JJ	EX'G BAJEMENT	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
L,	(JJ) EW			2'~6" X 1'~4"	WD/GL <b>A</b> JJ	EX'G BAJEMENT	JINGLE GLAZED	₽ <b>A</b> INT	1 LITE		
IENT		3	AWNING	20714							
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BASEMENT		3	AWNING								

#### (A) WINDOW SCHEDULE ~ NEW WINDOWS ONLY. SEE EX'G PLANS FOR EX'G WINDOWS SIZES

MARK	TYPE	OPER	SIZE	MATERIAL	LOCATION	GLASS	FINISH	LITES	MUNTIN	REMARKS
ANW	1	FIXED	3'~6" x 6'~0"	WD/GL <b>A</b> JJ	NEW #ALL	TEMP/ DUAL GLAZED	₽ <b>A</b> INT	S LITES	3/4"	
	1	FIXED	3'~6" x 6'~0"	WD/GL <b>A</b> JJ	NEW #ALL	TEMP./ DUAL GLAZED	₽ <b>A</b> INT	S LITES	3/4"	
	2	CAJ/FIXED /CAJ	8'~O" X 5'~O" WITH (3) 2'~4" X 5'~O"	WD/GL <b>A</b> JJ	NEW BREAKFAST	TEMP./ DUAL GLAZED	₽ <b>A</b> INT	24 LITE∫	3/4"	
	3	C <b>A</b> ∫	2'~0" × 3'~0"	WD/GL <b>A</b> JJ	NEW LAUNDRLY	TEMP./ DUAL GLAZED	₽ <b>A</b> INT	16 LITE∫	3/4"	
(ENW)	1	C <b>A</b> ∫	2'~6" x 3'~0"	WD/GL <b>A</b> JJ	NEW LAUNDRY	TEMP./ DUAL GLAZED	₽ <b>A</b> INT	8 LITE∫	3/4"	
FNW	1	C <b>A</b> ∫	2'~6" x 3'~0"	WD/GL <b>A</b> JJ	NEW KITCHEN	TEMP./ DUAL GLAZED	₽ <b>A</b> INT	8 LITES	3/4"	
$\left< \begin{matrix} G \\ NW \end{matrix} \right>$	1	C₳J	2'~6" x 3'~0"	WD/GL <b>A</b> JJ	NEW KITCHEN	TEMP./ DUAL GLAZED	₽ <b>A</b> INT	8 LITEJ	J/4	WITH WOOD PANEL BELOW TO MATCH EX'G DOOR R.EMOVED

#### WINDOWS NOTES

LALL WINDOWS TRUE WOOD, PAINTED, CUSTOM-BUILT BY VENT-VU OR EQUAL DUAL GLAZED TEMP. WITH TRUE DIVIDES, MUNTING TO MATCH EXISTING. 2. WINDOW TRUM AT BOTH NEW AND EXISTING OPENINGS. CONTRACTOR TO VERIFY. 3. WINDOWS DUAL GLAZED WITH TRUE DIVIDES MUNTINS

4. 5. NEW JECOND FLOOL WINDOWJ TO HAVE WOOD CAJING, WOOD JILL TO MATCH EXIJTING, PANT GRADE. 6. EGREJJ WINDOW. AT BEDROOMJ, PROVIDE ONE OPENABLE WINDOW OR DOOR WEETING ALL THE FOLLOWING. AN OPENABLE ARE OF NO LEJJ THAN 57 JF (5. JF AT GRADE LEVEL), A MIN CLEAR 24 HEIGHT AND 20 WIDTH, AND A JILL HEIGHT NOT OVER 44 ABOVE THE FLOOR. (CRC 30.1) 7. ALL WINDOWJ JHALL BE DUAL GLAZING LOW E. U-FACTOR, OJA AND JHGC. 0.3

#### WINDOWS LEGEND





EXISTING CASEMENT WINDOW







SUSAN MASTERMAN

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ROOF US TILE BY BORAL 2~PIECE MISSION, RED TO MATCH EXISTING





STUCCO FINISH MOOT# TROWEL FINIS#

#### STUCCO COLOR

"WINDBOURNE" FARROW & BALL NO° 239 OR EQUAL





1303 MILAN AVENUE South Pasadena, CA 91030



#### BRICK FINISH

PAINTED

"WINDBOURNE." FARROW & BALL NO° 239 OR EQUAL

#### WINDOWS CUJTOM WOOD BY B&B OR EQUAL "JWIJJ COFFEE" No. OC~45 BENJAMIN MOORE OR EQUAL



#### SHUTTERS, GARAGE DOOR "RAILINGJ" No. 31 FARROW & BALL OR EQUAL



### FRONT DOOR

"OVAL ROOM" No. 85 FARROW & BALL OR EQUAL



## **ATTACHMENT 4**

Color Illustrations





## **ATTACHMENT 5**

Door and Window Brochures

# PANEL DOORS

Our CNC machine at work

B&B utilizes vears of combined manufacturing experience. With careful planning and research, our Prehung Panel and Entry Doors are manufactured with superior craftsmanship allowing for limitless customization with uncompromising quality. From Classic to Country, Modern to Rustic. Our CNC machine guides both our standard and custom cuts. Our orders are only bound by your creativity.



B&B's custom wood doors are available in solid wood - Douglas Fir, Oak, Mahogany, Walnut and other wood species. Unlike others, we use screws and flexible sealing compound to our pre-hang frame joints to provide tight and sealed joints. We test each pre-hang unit door for fit and operation to ensure 100% customer satisfaction. Every door can be built to your specification. Thus, when your style, size, or varied preferences. exceed competitors' abilities, B&B can manufacture your custom door with CNC machine accuracy and precision.



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# **WOOD SPECIES**

ACCOYA

**AFRICAN MAHOGANY** 

AFROMOSIA MAHOGANY

ALDER

WESTERN RED CEDAR

# PREMIUM CHOICES B&B uses a wide variety

**GENUINE MAHOGANY** 

HARD MAPLE

KNOTTY ALDER

**RED MERANTE MAHOGANY** 

RED OAK

B&B uses a wide variety of wood species. Wood is a natural product that there are varieties even on it's own specie. In nature, no two are exactly alike. Nature gives each specie its own individual character. So the door you'll get will be as unique as yourself. At B&B we hand pick the parts and fabricate each one individually. Every one gets our attention.

Every door and window, louver and shutter can be built to your specifications. Your style in the wood of your choice is shown here.

**RED OAK QUARTER SAWN** 

RIFT CUT WHITE OAK

é

Pick your fancy.

We begin with the right quality, premium grade material. That's how we end up with the right quality product. SIPO MAHOGANY

TEAK

WHITE OAK

WALNUT

CHERRY

VERTICAL GRAIN DOUGLAS FIR

# PANEL DOORS

**PANEL PROFILES** 

107

101



105

113

1-3/4 THK DOOR



103

111

107

109

B

PI

104

104

R204

101

114



STYLE OPTIONS: Full Surround Traditional Classic Contemporary Classic Craftsman Country Rustic Speakeasy Modern

A variety of panel and moulding profiles are shown here but it doesn't stop here. If you can dream your own design we can custom cut a profile for you.

#### **RAISED PANEL MOULDING OPTIONS**

111

100



From the classics to the country,

contemporary to daring modern, this

door group spans a wide spectrum as it

fits one's taste and design. Design your

114

106

109

108



112

107

1-3/8"THK DOOR





Clavos are like jewelry to a door. Accessorize your door to complete your distressed panel door look. They go well with Speakeasys too. We carry an assortment of clavos. Pick your favorite to personalize your door your way.

LITE OPTIONS: One lite True divided Craftsman lite Marginal lites Simulated divided lite SIDE LITES: Custom SIDELITE SCREENS: Aluminum Frame for active sidelites. Brown White

> TOPS: Round top Circle top Segmented top Peaked top









#### **BASE UNIT**

Solid wood vertical grain Douglas fir door with flat grain Douglas fir jamb

Hand sanded solid wood

4 5/8" standard jamb with options for wider jamb widths

1 <sup>3</sup>/<sub>4</sub>" thick door, 4" face stiles, 4" face top rail, and 9" face bottom rail or built to your order.

Sidelite stiles are 2" face.

Full wrap door shoes on bottom of active doors choice of white or bronze finish

Wood "T" astragal with matching sticking profiles Frames are screwed and caulked together

Choose from Square to Circle, segmented, or elliptical tops Standard ovalo French detail or,

#### **Detail Sticking Options:**

Square Sticking, Ovalo sticking, Cove and bead sticking, Ogee Sticking, Other sticking options, narrow and standard and of course custom.

#### SIDELITE SCREENS

Aluminum framed screens for active sidelites Optional matching wood cladding

#### HARDWARE

Door hinges:

4"X4" #79 series for swing in doors with choice of finishes 4"X4" #91 series for swing out doors with 1 N.R.P. hinge per door

Brass 3/4"x 6" flush bolts

for doors up to 84" tall doors. Doors over 88" tall will include extended flush bolts Sidelites include 2 large casement locks per sidelite. Stainless Steel hinges also available.

#### WEATHERPROOFING

Perimeter weather-strip on door and frame Compression design to seal door against the frame

#### **GLASS OPTIONS**

Energy efficient glazing Single or dual glazing Tempered or laminated for safety Decorative or obscure for privacy Sound reducing laminated glass

#### LITE OPTIONS

True divided One lite Craftsman lite Marginal lites Simulated divided lite

#### JAMB, EXT. MOULDING AND SILL OPTIONS

Solid Red Oak sill Optional aluminum sills: Water return, Adjustable, ADA compliant Red wood stucco moulding

#### **Moulding Options**

Eastern brick moulding Stucco moulding Western brick moulding Kerf frame for bull nose S4S flat craftsman style



#### EXTERIOR PANEL DOORS

#### FACTORY FINISHING OPTIONS Primer:

Exterior high quality formula Stain blocking Accepts water or oil based top coat Reduces dimensional changes **Wood preservative:** 

Penetrating and paintable

Water repellant Protects against decay, fungi, surface mold and mildew

Accepts stain or primer Reduces dimensional changes

#### HARDWARE OPTIONS

Hinges: Ball bearing Ball or steeple tips Olive knuckle Concealed Lock prep: Single or double bore Mortise lock prep optional Locks: Made by FPL, AMESBURY and others

Single point solid brass double throw mortised lock

3 point solid brass mortised lock **Double door option:** 

2 point lock allows for matching handles and plates with convenient operation

#### **DOOR OPTIONS**

Custom shapes bar configurations Endless panel options / mouldings



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# got teeth?

B&B's precision joint cuts meet each other tightly. They are designed to increase the glue surface area while interlocking into place. When they bite, they bind, Nobody's going anywhere.





B&Bs journey into manufacturing custom windows was one of careful planning and research. Our windows are manufactured with superior craftsmanship allowing for limitless customization with uncompromising quality. Our computerized CNC routers guide both standard or custom cuts your orders bound only by your creativity. B&B's high standard of perfection has served as our most effective marketing tool through customer satisfaction. Architects, contractors, and home owners have come to realize B&B's craftsmanship and CNC equipment offer the quality they seek. This known standard of quality within B&B's windows provides your unique finishing touch to your home.

B&B's wood windows are available in Douglas Fir, Oak, Mahogany, and Walnut. Unlike others, our frames are screwed together and caulked to provide tight and sealed joints. We test each window for fit and operation to ensure 100% customer satisfaction. Every window can be built to your specifications. Whether your style, size or varied preference exceed competitors' abilities, B&B can start cranking to manufacture your custom window with confidence.



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RED OAK

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**RED OAK QUARTER SAWN** 

RIFT CUT WHITE OAK

é

Pick your fancy.

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TEAK

WHITE OAK

WALNUT

CHERRY

VERTICAL GRAIN DOUGLAS FIR

# **CUSTOM SCREEN OPTIONS**

UPGRADE Clearview MESH

with matching wood cladded aluminum

STANDARD CHARCOAL FIBERGLASS MESH

BRONZE METAL MESH (Brass finish)



SCREEN FRAME

**FINISHES** 

Aluminum screen frame Available in white, brown, mill and wood wrap finish Screen Options: Standard Charcoal fiberglass mesh Upgrade *Clearview* mesh.



CASEMENT WINDOW with brown aluminum frame screen



MATCHING WOOD CLADDED SCREEN Accepts wood stains or paint to match your window frames Screen Options: Standard Charcoal fiberglass mesh Upgrade *Clearview* mesh



MATCHING WOOD DRAW BAR ROLL UP SCREEN

Screen Options: Standard Charcoal fiberglass Mesh Upgrade *Clearview* mesh



2000 series BRONZE ROLL UP SCREEN

Also available in white Screen Option: Bronze (Brass colored) mesh as shown

4000 series WHITE ROLL UP SCREEN

Drawbar available in Bronze, Black, Satin, Champagne Beige and Desert Sand. Screen Options: Standard charcoal fiberglass mesh Upgrade *Clearview* mesh Upgrade Bronze (Brass colored) mesh as shown

#### SASH

Vertical grain Douglas Fir sash with flat grain Douglas Fir jamb 1 3/4" thick sash Standard ovalo french detail **OPTIONS** Square Sticking **Ogee Sticking** 

Circle, segment, or elliptical tops

#### FRAME

Basic jamb width up to 4 5/8" Fullbound with applied subsill Redwood stucco moulding **OPTIONS** Sloped cedar sill Eastern brick moulding Flat stucco moulding Western brick moulding Kerf frame for bullnose

#### WEATHERPROOFING

Perimeter weatherstrip on sash and frame Compression design to seal sash against the frame

#### HARDWARE

Truth entry guard Standard color in white or brown OPTIONS Color upgrade in oil rubbed bronze, satin nickel, or faux bronze Tandem lock for taller windows

Metal operator cover and folding handles Encore folding handle with easier operation





Streamlined nesting handle for the Maxim hardware line Tango window crank operator. Easier to operate, designed for heavier and wider sash.



#### **ROTARY CRANK WINDOW**

#### **GLASS OPTIONS**

Energy efficient glazing Tempered or laminated for safety Decorative or obscure for privacy Sound reducing laminated glass

#### LITE OPTIONS

True divided One lite Marginal lites Simulated divided lite

#### FACTORY FINISH OPTIONS Primer

Exterior high quality formula Stain blocking Accepts water or oil based top coat

#### Wood preservative

Penetrating and paintable Water repellant Protects against decay, fungi, surface mold and mildew Accepts stain or primer **Reduces dimensional changes** 

#### SCREEN OPTIONS Aluminum frame

Standard color white or brown Square or circle top Matching Wood cladded Charcoal fiberglass screen mesh Solid wood Concealed Roll down Clearview Mesh **Brass Metal Mesh** 







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## ATTACHMENT 6

Site & Neighborhood Pictures



1303 Milan Avenue - photos

### **Street Elevation (East)**





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**DATE:** March 21, 2024

FROM: Angelica Frausto-Lupo, Community Development Director

- **PREPARED BY**: Robert (Dean) Flores, Senior Planner
- SUBJECT: Project No. TEX24-001 A request for a Time Extension of a previously approved Certificate of Appropriateness (2462-COA), a 174 square-foot second floor addition to an existing 3,490 square foot single-family dwelling for a property located at 1128 Garfield Avenue (APN: 5324-012-039). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

### RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. Approve Project No. TEX24-001, subject to the conditions of approval (**Attachment 1**).

### BACKGROUND

### Project Timeline

On July 21, 2022, the Cultural Heritage Commission (CHC) approved a Certificate of Appropriateness (No. 2462-COA) for a 174 square foot second floor addition to an existing 3,490 square foot two-story single-family residence located at 1128 Garfield Avenue. At the end of the 15-day appeal period, the effective date of approval was August 5, 2022.

According to Section 2.65(e)(11) of the South Pasadena Municipal Code (SMPC), the CHC approval is valid for eighteen (18) months from the effective date of approval. Further, the applicant has 18 months from the effective date of approval to obtain the

Cultural Heritage Commission March 21, 2024

building permit for the project. That said, the expiration date of the COA was on February 5, 2024 (from August 5, 2022 to February 5, 2024).

On September 7, 2023, the applicant submitted their construction plans to the City's Building Division, Fire Department, and Public Works Department for plan check review. On January 17, 2024, the applicant submitted an application for an Extension of Time request for project No. 2462-COA and have included a project narrative (Attachment 2) describing their purpose for the Extension request. Per Section 2.65(e)(11), the maximum allowable extension is 12 months for certificates of appropriateness. As a result, the applicant is requesting an extension of 12 months where the new expiration date would be February 5, 2025.

### PROJECT DESCRIPTION

The applicant is requesting a Time Extension of an additional 12 months from the date of expiration for project number 2462-COA which was a Certificate of Appropriateness for a 174 square-foot addition to an existing 3,490 square-foot two-story single-family residence. The purpose of the addition was to add a master bathroom and hall closet adjacent to the existing master bedroom.

### DISCUSSION/ANALYSIS

The project has completed the plan check process with the Building Division and other departments, pending some minor items such as obtaining plumbing, mechanical and electrical permits. However, the final building permit has yet to be obtained which would have resulted in the COA being expired.

### Table 1: Project Timeline

Date	Status		
July 21, 2022	CHC approved project no. 2462-COA.		
August 5, 2022	Effective date of approval, after 15-day appeal period.		
September 7, 2023	Applicant submitted construction plans to Building Division, Public Works, and Fire Department for plan check review.		
January 17, 2024	Submitted application to Planning Division for Extension of Time request		
February 5, 2024	COA expiration date (18 months from effective date of approval to pull the building permit).		
February 5, 2025	Proposed expiration date of COA with approval of Time Extension request.		

As shown in the timeline above, the new expiration date for the original COA would be February 5, 2025, with approval of the Time Extension request. It is also important to note that no changes have been made to the original COA project plans/proposal. The proposal has remained unchanged, and the applicant has provided the approved plans as Attachment 3.

### FINDINGS

In order to approve an extension of time, the Cultural Heritage Commission must make following findings listed in SPMC section 36.420.040(B). The required findings are listed below.

## 1. The project has not changed and there have been no material changes to the surrounding neighborhood;

There have been no changes to the project or material changes to the surrounding neighborhood. No other major development, or material changes have affected the surrounding neighborhood.

## 2. The permittee has proceeded in good faith and has exercised due diligence in compliance with the condition in a timely manner;

After the approval of the COA on July 21, 2022, the applicant has exercised due diligence in compliance with the project process. The plan check has been active since the original submittal of September 7, 2023 without any lapse in the Building plan check process. As of today's hearing, the project has maintained, in good faith, active building plan checks related to the project. Final permits could not be pulled prior to their COA's expiration deadline of February 5, 2024, which is the purpose of the proposed Time Extension request. The proposed 12-month extension should provide the applicant with sufficient time to obtain the final building permit.

## 3. The proposed extension is consistent with the General Plan and any applicable specific plan, and the overall project remains consistent with those plans as they exist at the time the extension request is being considered;

As of October 30, 2023, the City has updated its General Plan to be consistent with the 2021-2029 (6th Cycle) Housing Element, which included a new Downtown Specific Plan (DTSP) to replace the Mission Street Specific Plan (MSSP), amendments to the Zoning Code and Zoning Map, the creation of a Mixed-Use Overlay District and development standards. The current General Plan land use designation of the site is Estate/Very Low Density Residential. Since the project has remained unchanged since the original approval, the proposed extension is still consistent with the General Plan.

4. There are adequate provisions for public services and utilities, e.g. access, drainage, fire protection, sewers, water, etc., to ensure that the proposed change would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and applicable zoning district; and

There are adequate provisions for public services and utilities to ensure the public's health, safety, and welfare. There have been no changes to the capacities of community resources, including, but not limited to, water supply, sewage treatment or disposal facilities, roads or schools.

## 5. Use of the Zoning Approval is likely to be or has been delayed by causes outside the applicant's control, e.g., project complexities, legal challenges, an economic downturn, requirements imposed by other government agencies.

The applicant has provided the attached project narrative with the request for an extension application. By providing the applicant with a 12-month extension, the applicant will have appropriate time to obtain the final building permit.

### ENVIORNMENTAL ANALYSIS

The original project qualified for a categorical exemption from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation). The proposed Time Extension request still also qualifies for a categorical exemption under Sections 15301 (Class 1) and 15331 (Class 31) since the project is unchanged from its original approval.

### STAFF RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. Approve Project No. TEX24-001, subject to the conditions of approval (**Attachment 1**).

### ALTERNATIVES TO CONSIDER

The Cultural Heritage Commission has the following options available;

- 1. The Cultural Heritage Commission can <u>Approve</u> the project as is or with modified condition(s) added or removed and provide findings; or
- 2. The Cultural Heritage Commission can <u>Continue</u> the project, providing the applicant with clear recommendations to revise the proposal; or
- 3. The Cultural Heritage Commission can <u>Deny</u> the project.

### PUBLIC NOTICING

A Public Hearing Notice was published on March 8, 2024, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on March 7,

Cultural Heritage Commission March 21, 2024

2024. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

### ATTACHMENTS

- 1. Conditions of Approval
- 2. Project Narrative
- 3. Architectural Plans

### ATTACHMENT 1 CONDITIONS OF APPROVAL PROJECT NO. TEX24-001 1128 Garfield Avenue (APN: 5324-012-039)

### PLANNING DIVISION:

- P-1. The following approval is granted as described below and as shown on the development plans submitted to and approved by the Cultural Heritage Commission on March 21, 2024:
  - A. Extension of Time (TEX24-001) for 2462-COA Approving an extension to the Certificate of Appropriateness approved by the Cultural Heritage Commission on July 21, 2022, extending the entitlement to February 5, 2025.
- P-2. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. All appropriate permits issued by the South Pasadena Public Works Department and Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on the project site.
- P-3. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P-4. The applicant and each successor in interest to the property which is the subject of this project approval (collectively referred to herein as the "applicant"), shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Cultural Heritage Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P-5. The applicant shall be responsible for all costs incurred by the City for the use of professional services or consultants in the review and investigation by Planning and Public Works, which include landscape plans, construction management plan, traffic control plans, and street and off-site improvement plans. The initial Building Construction plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
- P-6. The applicant shall pay for all applicable City development impact fees, and all other public agency fees including plan review and permit fees.
- P-7. The extension of time is subject to and shall conform to all the applicable Conditions of Approval listed in 2462-COA unless modified herein. Final Plans shall incorporate all conditions of approval on the second page of the development plans when submitting to building plan check.
- P-8. Any appreciable modifications shall require the review and approval of the Community Development Department, City Commission, or City Commission Chair, as applicable.

## 2\_L Studio LLC

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 626-278-0699

 e-mail:
 twoLstudio@aol.com

 web:
 www.2Lstudio.com

Design Narrative - 1128 Garfield Avenue Main Bathroom Addition / Permit Extension

17 January, 2024

Re: 1128 Garfield Avenue Main Bathroom Addition / Permit Extension To: South Pasadena CHC

Below please find the original narrative for the project. The project remains the same. Due to unforeseen circumstances, the building and safety review process took longer than expected. At this point we have been approved by Building and Safety and Fire. We expect Public Works approval any minute.

The Lopez Family bought the house in 2009. After 12 years and many great memories, the family has decided to improve in the main functional deficiency of this 1906 structure with three bedroom and only one bathroom in the second floor. The addition of a 150 s.f. Main Bathroom will add the necessary privacy the family of four needs.

The existing house volume is comprised of a main, "a frame" style volume that runs West to East and a series of secondary volumes that come off the main volume to the North and South. The proposed design means to complement this composition by adding one new volume to the North. Barely visible from the front, the new volume intends to complement the existing series of volumes while being differentiated from the main volume by using Red Cedar wood shingles, a material that matches existing, but in a smaller pattern. Wood windows, compatible yet differentiated with a slightly different design, and matching roofing finish the new volume.

In closing, the Lopez family are very exited to present this design to you and are looking forward to many years of happiness at this updated Home.

# Garfiled House Main Bath Addition 1128 Garfield Avenue, South Pasadena, CA





2\_L Studio LLC | 1128 Garfield Avenue South Pasadena, CA 91030 626.278.0699 tel



ENGINEER OF RECORD / STRUCTURAL ENGINEER JEFFREY C. VAN DAM ENGINEERING P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769 (909) 931-5070 JEFF@VANDAMENGINEERING.COM



## FOR CONSTRUCTION BUILDING + SAFETY RESUBMITTAL

EMERGENCY CONTACT INFORMATION

- 1 OWNER CONRADO + KELLE LOPEZ CELL # 626–278–0699
- 2 POWER SOUTHERN CALIFORNIA EDISON # 1-800-611-1911
- 3 GAS SOCAL GAS # 1-800-427-2200
- 4 WATER SOUTH PASADENA WATER DEPARTMENT # 1-626-403-7370
- 5 POLICE SOUTH PASADENA POLICE DEPARTMENT # 1-626-403-7297

AHJ STAMP APPROVAL

COVE	F DRAWINGS
1 A0.01A A0.01B A0.02 A0.03 T-01 T-02 T-03 T-04 T-05 A0.09 A0.10 A0.11 A0.13 A0.20 A0.21	LIST OF DRAWINGS PROJECT INFORMATION SEWER AS BUILTS CALGREEN CALGREEN TITLE 24 TITLE 24 TITLE 24 TITLE 24 TITLE 24 CONDITIONS OF APPROVAL EXISTING PHOTOS EXISTING PHOTOS EXISTING PHOTOS REPORTS RENDERINGS RENDERINGS
ARCHI A1.01 A2.00E A2.01E A2.02P A2.03P A2.03P A3.01 A3.02 A3.03 A3.04 A3.01 A3.02 A3.04 A3.11 A3.12 A4.01 A5.02 A8.01	<b>TECTURAL</b> SITE PLAN BASEMENT PLAN FIRST FLOOR – EXISTING TO REMAIN SECOND FLOOR – EXISTING + DEMOLITION SECOND FLOOR – PROPOSED ROOF FLOOR – PROPOSED WEST ELEVATIONS – EXISTING AND PROPOSED NORTH ELEVATIONS – EXISTING AND PROPOSED SOUTH ELEVATIONS – EXISTING AND PROPOSED SOUTH ELEVATIONS – EXISTING AND PROPOSED SECTIONS SECTIONS INTERIOR ELEVATIONS REFLECTED CEILING PLAN – SECOND FLOOR WINDOW DETAILS
STRU( S0.01 S0.02 S0.03 S2.00 S2.01 S2.02 S2.03 S3.01 S3.02	CTURAL STRUCTURAL NOTES STRUCTURAL NOTES STRUCTURAL NOTES FOUNDATION PLAN – BASEMENT LEVEL FIRST FLOOR FRAMING PLANS SECOND FLOOR AND ROOF FRAMING PLANS SECOND FLOOR AND ROOF FRAMING PLANS STRUCTURAL DETAILS STRUCTURAL DETAILS

ELECTRICAL

E2.02 ELECTRICAL PLAN - SECOND LEVEL



## **GENERAL NOTES**

### **CITY REQUIREMENTS:**

1) SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY OF SOUTH PASADENA PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.

### STATE REQUIREMENTS:

- 1) AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
- 2) ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSABILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- 3) EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 4) SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD TO START OF WORK.
- 5) SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZE SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 6) STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER
- 7) TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND
- 8) FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 9) ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURE PRIOR TO FINAL INSPECTION.
- 10) DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT, LEAD-SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1979 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH & SAFETY CODE, SECTIONS 17920.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO \$5,000 (SECTION (D) AMENDED) OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS IN THE COUNTY JAIL OR BOTH.

### ADMINISTRATIVE REQUIREMENTS:

- 1) THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
- 2) THE PROJECT SITE SHALL BE KEPT CONTINUOSLY FENCED IN ACCORDANCE WITH THE CITY OF SOUTH PASADENA MUNICIPAL CODE AND/OR THE PLANNING DIVISION CONDITIONS OF APPROVAL UNTIL THE PROJECT IS FINALED OR APPROVAL TO REMOVE THE FENCE HAS BEEN OBTAINED FROM THE CITY BUILDING DIVISION. 24 HOUR SECURITY SHALL BE PROVIDED ANY TIME THE FENCE CANNOT BE MAINTAINED INTACT.

### **GENERAL CONSTRUCTION:**

- 1) ALL EXISTING UTILITIES TO BE RELOCATED PER OWNER AND LOCAL AGENCY REQUIREMENTS.
- 2) ALL PERMITS FEES AND APPROVALS OF PLANS ARE BY OWNERS. THESE STRUCTURAL PLANS ARE ONLY FOR THE NEW ADDITION.
- 3) ALL ELECTRICAL AND MECHANICAL UNITS TO BE PER OWNERS SPECIFICATIONS AND REQUIREMENTS.
- 4) ALL CONSTRUCTION SHALL CONFORM TO CURRENT CODES AND LOCAL AGENCY REQUIREMENTS.

### LUMBER NOTES:

- 1) ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE "GRADING AND DRESSING RULES NO. 16 OF THE WEST COAST LUMBERMAN'S ASSOCIATION."
- 2) ALL WOOD BEARING ON CONCRETE MASONRY WITHIN 4'-0" FROM GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR.
- 3) HOLES FOR BOLTS SHALL BE BORED WITH A BIT (1/32" TO 1/16") LARGER THAN THE NOMINAL BOLT DIAMETER.
- 4) STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ECT. UNLESS SPECIFICALLY NOTED OR DETAILED.
- 5) PROVIDE 2X SOLID BLOCKING OR CROSS-BEARING BETWEEN JOISTS OR RAFTER TO ALL SUPPORTS. 6) PROVIDE SOLID BLOCKING OR CROSS-BRIDGING AT 8'-O" O.C. MAXIMUM FOR ALL FLOOR
- JOISTS OVER (4") DEEP AND ALL RAFTERS OVER (8") DEEP. 7) ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL I (C-D) GRADE WITH EXTERIOR GLUE
- CONFORMING TO PS 1-74. 8) ALL PLYWOOD SHEETING SHALL BE MINIMUM OF 8 SQ. FT. MINIMUM WIDTH SHALL BE 2 FEET
- ALONG THE 4 FOOT EDGE AND 1 FOOT ALONG THE 8 FOOT EDGE. 9) ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER THE HEAD AND
- NUT, UNLESS NOTED OTHERWISE. 10) PROVIDE 1X6 DIAGONAL LET-IN BRACES AT EVERY (25'-0") IN ALL STUD WALLS NOT PLYWOOD
- SHEETED. BRACING SHALL BE CONTINUOUS FROM TOP TO SILL PLATES. 11) ALL JOIST HANGERS SHALL BE "SIMPSON" OR APPROVED EQUAL.
- 12) PROVIDE 2X FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AND/OR STUD PARTITIONS AT FLOOR, CEILING OR ROOF. FIRE STOPS AT A MINIMUM SPACING OR 8'-0" O.C. IN THE VERTICAL DIRECTION, PROVIDE 2X FIRE STOPS IN ALL FURRING SPACES, VERTICAL AND HORIZONTAL.
- 13) ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR OF THE FOLLOWING UNLESS NOTED OTHERWISE:
- A) 2 X 4, 2 X 6 STUDS, PLATES, AND BLOCKING DOUGLAS FIR #1 OR BETTER. B) POSTS AND BEAMS - DOUGLAS FIR LARCH #1 OR BETTER PER 1997 U.B.C.
- 14) FOR NAILING NOT SHOWN ON DRAWINGS, REFER TO NAILING SCHEDULE OF THE 1997 U.B.C.
- 15) PROVIDE EDGE NAILING OVER ALL WALLS, BEAMS, LEDGERS AND AROUND OPENINGS.
- 16) PROVIDE BOUNDARY NAILING AT PERIMETER OF BUILDING AND AT ALL CONTINUOUS PLYWOOD PANEL EDGES.
- 17) STAIRWAYS POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE WITHOUT USING TOE NAILS OR NAILS SUBJECT TO WITHDRAWAL.
- 18) HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

### SPECIAL INSPECTIONS:

1) SPECIAL INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF UBC CHAPTER 17 SHALL BE PROVIDED FOR THE FOLLOWING: A) DURING THE INSTALLATION OF ALL EPOXY ANCHORS.

### CONCRETE NOTES:

- 1) ALL CONCRETE SHALL WITHSTAND 2500 LBS. PER SQUARE INCH ULTIMATE COMPRESSIVE STRESS AT 28 DAYS.
- 2) ALL REINFORCING BARS SHALL CONFORM TO A.S.T.M. A-615, GRADE 40. LAP A MINIMUM OF 40 DIAMETER AT SPLICES.
- 3) ALL ANCHOR BOLTS SHALL PROJECT FROM THE SAME ELEVATIONS. ALL ANCHOR BOLTS TO CONFORM WITH A.S.T.M. A-307.
- 4) ALL CONSTRUCTION SHALL COMPLY WITH THE C.B.C. LATEST EDITION AS AMENDED BY THE LOCAL AGENCY HAVING JURISDICTIONS.
- 5) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS.
- 6) ANCHOR BOLTS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- 7) HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

### MECHANICAL/ELECTRICAL/PLUMBING NOTES:

- 1) PLUMBING FIXTURES FLOW RATES TOILETS 1.28 GALLONS PER FLUSH (CPC 411.2), KITCHEN FAUCETS 1.8 GPM (CPC 407.2.1.1), LAVATORY FAUCETS 1.2 GPM (CPC 407.2.1.2), SHOWERHEADS 2.0 GPM (CPC 408.2)
- 2) ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE. (P.C. 909F)
- 3) NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. (P.C. 510.5)
- 4) ABS AND PVC DWV PIPING INSTALLATIONS SHALL BE LIMITED TO STRUCTURES NOT EXCEEDING TWO STORIES IN HEIGHT. (P.C. 701.1.2)
- 5) IF NEW WASTE LINE CONNECTS WITH HOUSE DRAIN LINE, AND EXISTING DWELLING HAS AT LEAST 3 WATER CLOSETS, CONNECTION SHALL BE AT LEAST 4 INCH PIPE (CPC TABLE 703.2 NOTE #4)

### TITLE 24 NOTES:

- 1) KITCHENS: SECTION 150 (K) 2: PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICIENCT LUMINAIRES.
  - EXCEPTION: UP TO 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH-EFFICIENCY LUMINAIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH-EFFICIENCY LUMINAIRES. THE WATTAGE OF HIGH-EFFICIENCY LUMINAIRES SHALL BE THE TOTAL NOMINAL RATED WATTAGE OF THE INSTALLED HIGH-EFFICACY LAMP(S).
- 2) BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SECTION 150 (K) 3: PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES.

EXCEPTION: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119 (D). SUCH MOTION SENSORS SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRE TO BE ALWAYS ON.

- 3) OTHER SPACES: SECTION 150 (K) 4: PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES.
  - EXCEPTION 1: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH-EFFICACY SHALL BE ALLOWED PROVIDED THEY ARE CONTROLLED BY A DIMMER SWITCH.

EXCEPTION 2: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH-EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119 (D). SUCH MOTION SENSORS SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRE TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRE TO BE ALWAYS ON. EXCEPTION 3: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH-EFFICACY

LUMINAIRES SHALL BE ALLOWED IN CLOSETS LESS THAN 70 SQUARE FEET.

4) PORCHES AND OUTDOOR LIGHTING: SECTION 150 (K) 6: LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS

ON THE SAME LOT SHALL BE HIGH-EFFICACY LUMINAIRES. EXCEPTION 1: PERMANENTLY INSTALLED OUTDOOR LUMINAIRES THAT ARE NOT HIGH-EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY A MOTION SENSOR(S) WITH INTEGRAL PHOTOCONTROL CERTIFIED TO CAMPLY WITH SECTION 119 (D).

EXCEPTION 2: PERMANENTLY INSTALLED LUMINAIRES IN OR AROUND SWIMMING POOLS, WATER FEATURES, OR OTHER LOCATIONS SUBJECT TO ARTICLE 680 OF THE CALIFORNIA ELECTRIC CODE NEED NOT TO BE HIGH-EFFICACY LUMINAIRES.

## LOT SUMMARY

LOT AREA

FLOOR AREA

ALLOWABLE

ACTUAL

EXISTING HOUSE - FIRST FLOOR EXISTING HOUSE - SECOND FLOOR EXISTING GARAGE (ONLY 643 SF COUNT PROPOSED 2ND FLOOR ADDITION

TOTAL

ACTUAL FLOOR AREA RATIO

LOT COVERAGE ALLOWABLE PROPOSED

BUILDING HEIGHT ALLOWABLE PROPOSED

119' x 232' = 27,570 S.F.
27,570 X .35% = 9,650 S.F.
2,462 S.F.
1,329 S.F.
TOWARDS FAR) 1,143 S.F.
172 S.F.
4,606 S.F.
$\frac{4,606}{27,570}$ = 16.7%

 $27,570 \times .40\% = 11,028 \text{ S.F.}$ 2,468 (HOUSE) + 245 (PORCH) + 1,143 (GARAGE) = 3,856 SF / 27,570 SF = 14%

FIRE SPRINKLERS

1. FIRE SPRINKLERS ARE NOT REQUIRED

## PUBLIC WORKS

1) THE APPLICANT SHALL BRING THE EXISTING PARKWAY ON GARFIELD AVENUE UP TO CURRENT STANDARDS PER SPMC SECTION 31.48.

- 2) THE APPLICANT SHALL REPLACE ALL BROKEN, DAMAGED, OR OUT-OF-GRADE SIDEWALK. AND REPAINT ALL CURB MARKINGS ALONG THE PERIMETER OF THE PROPERTY TO THE SATISFACTION OF THE CITY ENGINEER REGARDLESS OF. WHEN OR HOW SUCH CONDITION ORIGINALLY OCURRED PER SPMC SECTION 31.54. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC).
- 3) THE PROPOSED BUILDING STRUCTURE SHALL NOT BE CONSTRUCTED WITHIN CRITICAL ROOT ZONE AREA OF ANY TREES. FOR NATIVE AND PROTECTED SPECIES, USE THE TREE TRUNKS DIAMETER MEASURED AT BREAST HEIGHT (DBH) (X5) AS THE MINIMUM CRITICAL ROOT MASS. FOR NON NATIVE AND PROTECTED SPECIES, USE THE TREE'S DBH (X3) AS THE CRITICAL ROOT MASS. 4) ANY CONSTRUCTION ACTIVITY THAT MAY REQUIRE ROADWAY OR LANE
- CLOSURES WHERE TWO-WAY TRAFFIC CANNOT BE ACCOMODATED WILL REQUIRE A TRAFFIC CONTROL PLAN PREPARED BY A CA LICENSED CIVIL OR TRAFFIC ENGINEER OR A C-31 LICENSED CONTRACTOR TO BE SUBMITTED FOR REVIEW. SAFE PEDESTRIAN ACCESS, INCLUDING ADA AND BICYCLE, MUST BE MAINTAINED AT ALL TIMES. ALL STREET CLOSURES WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT. STREET CLOSURES ARE ONLY ALLOWED BETWEEN 9:00AM AND 3:00PM. WHENEVER THERE WILL BE A STREET CLOSURE EXCEEDING THIRTY MINUTES IN DURATION, THE APPLICANT SHALL PROVIDE WRITTEN NOTIFICATION ABOUT THE STREET CLOSURE TO ALL IMPACTED BUSINESSES AND RESIDENTS AT LEAST 48 HOURS IN ADVANCE OF THE STREET CLOSURE.
- 5) THE APPLICANT SHALL POST TEMPORARY "NO PARKING" SIGNS ALONG THE ENTIRE LENGHT OF THE PROPERTY PRIOR TO THE START OF ANY CONSTRUCTION. THE TEMPORARY "NO PARKING" SIGNS SHALL BE COVERED AT THE END OF EACH WORKING DAY AND UNCOVERED AT THE START OF THE FOLLOWING WORKING DAY PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) THE APPLICANT SHALL BE RESPONSIBLE FOR POSTING A PROJECT SIGN AT THE ENTRANCE TO THE PROJECT SITE DISPLAYING THE CITY'S CONSTRUCTION HOURS PER SPMC SECTION 19A.13. THE PROJECT SIGN SHALL BE 24" X 36" AND MADE OF DURABLE WEATHER-RESISTANT MATERIAL. THE APPLICANT SHALL PROVIDE A 24 HOUR EMERGENCY CONTACT NUMBER FOR THE DESIGNATED CONTACT WHO WILL BE RESPONSIBLE FOR MAINTAINING THE PUBLIC RIGHT-OF-WAY DURING THE ALL STAGES OF CONSTRUCTION UNTIL THE PROJECT IS COMPLETE. 7) NO OVERNIGHT STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE PUBLIC
- RIGHT-OF-WAY SHALL BE PERMITTED. 8) TEMPORARY BINS (LOW BOY), IF USED, SHALL BE "ROLL OFF" STYLE TO BE PROVIDED BY ATHENS SERVICES. ATHENS SERVICES HAS AN EXCLUSIVE AGREEMENT WITH THE CITY FOR THE PROVISION OF TRASH REMOVAL SERVICES: ONLY ATHENS DUMPSTERS CAN BE USED. ANY DUMPSTERS PLACED ON THE ROADWAY SHALL REQUIRE A PROTECTIVE BARRIER UNDERNEATH (SUCH AS PLYWOOD) TO PROTECT THE PAVEMENT. THE APPLICANT SHALL OBTAIN DUMPSTER PERMIT FROM THE PUBLIC WORKS DEPARTMENT
- 9) THE APPLICANT SHALL OBTAIN OVERSIZE/OVERLOAD PERMITS FROM THE PUBLIC WORKS DEPARTMENT FOR ANY OVERSIZED EQUIPMENT USED DURING THE STAGES OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO: DEMOLITION CLEARING AND GRUBBING, GRADING, MATERIAL DISPOSAL, DRILLING FOR PILES AND/OR CAISSONS, TRENCHING FOR FOOTINGS, EXCAVATION FOR RETAINING WALLS, CORE SAMPLING OF SOILS, ETC.

10) THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR ANY WORK PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

l	RE(	GUI	LATORY REQUIREMENTS
	1.	2022	CALIFORNIA BUILDING CODE - TITLE 24, PART 2
	2.	2022	CALIFORNIA RESIDENTIAL CODE - TITLE 24, PART 2.5
	3.	2022	CALIFORNIA ELECTRICAL CODE - TITLE 24, PART 3
	4.	2022	CALIFORNIA MECHANICAL CODE - TITLE 24, PART 4
	5.	2022	CALIFORNIA PLUMBING CODE - TITLE 24, PART 5
	6.	2022	CALIFORNIA ENERGY CODE - TITLE 24, PART 6
	7.		CALIFORNIA GREEN BUILDING STANDARDS CODE - 24, PART 11
	8.	2022	CALIFORNIA FIRE CODE
	9.	2023	LACO BUILDING CODE
	10.	2023	LACO RESIDENTIAL CODE
	11.	2023	LACO ELECTRICAL CODE
	12.	2023	LACO MECHANICAL CODE

13. 2023 LACO PLUMBING CODE CALIFORNIA CODE OF REGULATIONS (CCR) -2022 WITH CURRENT AMENDMENTS.

- a. TITLE 8, INDUSTRIAL REGULATIONS.
- b. TITLE 19, PUBLIC SAFETY.
- c. TITLE 24, BUILDING STANDARDS.
- 15. CITY OF SOUTH PASADENA MUNICIPAL CODE (SR106.1.1 CRC) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA): 16. HAZARD COMMUNICATIONS STANDARD.

STORIES EXISTING HOUSE

DWELLING UNITS

NO FIRE SPRINKLERS

1 DWELLING UNIT

2 STORIES

## ARCHITECTURAL SYMBOLS

SENERAL		CEILIN	IG PLAN		
	EXISTING TO REMAIN		MATERIALS 09250 GYPSUM GYP BD		09200 CEMENT PLASTER
$\langle \mathbf{x} \rangle$ —	COLUMN LINE, NEW	E.C.	EXPOSED CONSTRUCTION		
( <b>X</b> )	COLUMN LINE, EXISTING	9'-0"	INDICATES CEILING TYPICAL IS 9'-0"		т.
20 A5.01	DETAIL NUMBER DRAWNG NUMBER	ELECTRI	CAL		
	DOTTED LINE INDICATES ITEM HIDDEN DOT-DASH LINE INDICATES ITEM ABOVE OR IN FOREGROUND DASHED LINE INDICATES ITEM TO BE FURNISHED BY OWNER CENTERLINE	•••••	RECESSED LINEAR COVE FLUOR LIGHT RECESSED LINEAR FLUOR SUSPENDED LINEAR 1'x4' FLUOR LIGHT RECESSED LINEAR 1'x4' FLUOR LIGHT WALL MOUNTED FLUOR LIGHT WALL SCONCE	O ● ④ P ↑●↑ SD	DOWNLIGHT WALL WASHER AV SPEAKER PAGING SPEAKER EXIT SIGN SMOKE DETECTOR
		0			

## FLOOR PLAN

<b>DEN</b> 101	ROOM NAME ROOM NUMBER	
<b>222</b>	DOOR MARK- SEE DOOR SCHEDULE	$\square$
A —	PARTITION TYPE – SEE DRAWING XXX TYPICAL PARTITION IS TYPE 'A' UON.	
	04220 CONCRETE MASONRY UNIT	
<u>unnunnnnnnnnnn</u>	ACOUSTICAL PARTITION	
20 A5.01	ELEVATION	
	OBJECT DRAWN WITH DASHED LINE IS OWNER FURNISHED	
	DASH-DOT LINE INDICATES ELEMENT OVERHEAD OR IN FOREGROUND	
	DOTTED LINE INDICATES ELEMENT HIDDEN OR BELOW	
O	BURIED UP-LIGHT	

## ARCHITECTURAL NOTES

1) ALL GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION. CEC 110.6(A)5 2) A MINIMUM OF 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHE BE HIGH EFFICACY. CEC 150.0(K)3A

3) LUMINAIRES INSTALLED IN INSULATED CEILINGS OR CAVITIES SHALL BE LISTED FOR ZERO CLEARANCE, INSULATION CONTACT (IC), BE AIRTIGHT, BE SEALED WITH A GASKET OR CAULKED BETWEEN THE CEILI THE HOUSING. CEC 150.0(K)8.

4) OUTDOOR LIGHTING ATTACHED TO A RESIDENTIAL BUILDING OR OTHER BUILDINGS ON THE SAME LOT HIGH EFFICACY, BE MOTIONED SENSORED AND CONTROLLED BY PHOTO-CONTROL. CEC 150.0(K)9A

5) ROOF DRAINS / OVERFLOW SHALL BE INSTALLED AT LOW POINTS OF THE ROOF. CPC 1101.11.1.

## ARCHITECTURAL ABBREVIATIONS

රී	AND	EL	ELEVATION	KIT	KITCHEN	REINF	REINFORCED
L	ANGLE	ELEC	ELECTRICAL			REQ'D	REQUIRED
0	AT	ELEV	ELEVATOR	LAB	LABORATORY	RH	ROBE HOOK
<b>ç</b>	CENTERLINE	EMB	EMBEDMENT	LAM	LAMINATE	RM	ROOM
Ø	DIAMETER OR ROUND	EO	EDGE OF	LAV	LAVATORY	RO	ROUGH OPENING
, #	POUND OR NUMBER	EOS	EDGE OF SLAB	LKR	LOCKER	RSD	RECESSED SOAP DISH
" (E)	EXISTING	EQ	EQUAL	LT	LIGHT		
(-/	2,	EQUIP	EQUIPMENT			S	SOUTH
AC	ASPHALTIC CONCRETE	ET	ELAPSED TIME	MAINT	MAINTENANCE	SC	SOLID CORE
ACC	ACCESSIBLE	EXP	EXPANSION	MAX	MAXIMUM	SCD	SEAT COVER DISPENSER
ACOUS	ACOUSTICAL	EXT	EXTERIOR	MBH	MOP & BROOM HOLDER	SCHED	SCHEDULE
AD	AREA DRAIN		EXTERIOR	MECH	MECHANICAL	SD	SOAP DISH
ADJ	ADJUSTABLE	FA	FIRE ALARM	MEMB	MEMBRANE	SECT	SECTION
AFF		FC	FOOT CONTROL			SF	SQUARE FEET
	ABOVE FINISH FLOOR			MFR	MANUFACTURER	= :	
AHD	AIR HAND DRYER	FD	FLOOR DRAIN	MH	MAN HOLE	SHT	SHEET
	ALUMINUM	FE	FIRE EXTINGUISHER	MIN	MINIMUM	SHTG	SHEATHING
4.R.	AS REQUIRED	FEC	FIRE EXTINGUISHER	MISC	MISCELLANEOUS	SIM	SIMILAR
ARCH	ARCHITECTURAL		CABINET	MO	MASONRY OPENING	SL	SLOPE
		FH	FIRE HYDRANT	MTD	MOUNTED	SND	SANITARY NAPKIN DISPEN
3D	BOARD	FHC	FIRE HOSE CABINET	MTL	METAL	SNR	SANITARY NAPKIN RECEP
BLDG	BUILDING	FHV	FIRE HOSE VALVE	MUL	MULLION	SPEC	SPECIFICATION
ЗМ	BEAM	FIN	FINISH			SQ	SQUARE
зот	воттом	FL	FLOOR	N	NORTH	SST	STAINLESS STEEL
B.P.	BACKING PLATE	FLUOR	FLUORESCENT	NIC	NOT IN CONTRACT	STD	STANDARD
BUBR	BUILT UP BITUMINOUS	FO	FACE OF	NO	NUMBER	STL	STEEL
	ROOFING	FOC	FACE OF CONCRETE	NOM	NOMINAL	STOR	STORAGE
		FOF	FACE OF FINISH	NTS	NOT TO SCALE	STRUCT	STRUCTURAL
CAB	CABINET	FOS	FACE OF STUD			SUSP	SUSPENDED
CB	CATCH BASIN	FOW	FACE OF WALL	OC	ON CENTER	0001	
CEM	CEMENT	FP	FIREPROOFING	OD	OUTSIDE DIAMETER	т	TREAD
	CORNER GUARD	FS	FLOOR SINK	OF	OVERFLOW DRAIN	тс	TOP OF CURB
CJ	CONTROL JOINT	FSS	FOLDING SHOWER SEAT	OFF	OFFICE	TELE	
CLG	CEILING	FT	FOOT OR FEET	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	T&G	TONGUE AND GROOVE
CL	CENTERLINE	FTG	FOOTING			THK	THICK
CLR	CLEAR	FURR	FURRING	OFOI	OWNER FURNISHED,	TLT	TOILET
СМИ	CONCRETE MASONRY UNIT				OWNER INSTALLED	T.O.	TOP OF
COL	COLUMN	GA	GAUGE	0.H.	OVERHEAD	TOS	TOP OF STEEL
СОММ	COMMUNICATION	GALV	GALVANIZED			TP	TOP OF PAVEMENT
CONC	CONCRETE	GB	GRAB BAR	OPNG	OPENING	TPD	TOILET PAPER DISPENSER
COORD	COORDINATE	GFRG	GLASS FIBER	OPP	OPPOSITE	TS	TUBE STEEL
CONSTR	CONSTRUCTION		REINFORCED GYPSUM			TW	TOP OF WALL
CONT	CONTINUOUS	GL	GLASS	P.A.D.	POWDER ACTUATED DEVICE	TYP	TYPICAL
CTSK	COUNTERSUNK	GYP	GYPSUM	PDP	PERFORATED DRAIN PIPE		
CU	COMBINATION UNIT			P.L.	PROPERTY LINE	UON	UNLESS OTHERWISE NOTED
		HB	HOSE BIB	PL	PLATE		
DEMO	DEMOLISH	HC	HOSE CONNECTION	P.LAM	PLASTIC LAMINATE	VER	VERIFY
DEPT	DEPARTMENT	HDWD	HARDWOOD	PLAS	PLASTER	VERT	VERTICAL
	DETAIL	HDWE	HARDWARE	PLYWD	PLYWOOD	VEST	VESTIBULE
DET	DRINKING FOUNTAIN	HKP	HOUSEKEEPING	PT	POINT	VP	VISION PANEL
	DIAMETER			PTD	PAPER TOWEL DISPENSER	۷F	AUCH FAILE
		HM				14/	WEST
	DIMENSION	HORIZ		PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE	W /	WEST
	DOWN	HR	HOUR			W/	WITH
DNSP	DOWNSPOUT	HS	HAND SENSOR	PTR	PAPER TOWEL RECEPTACLE	WC	WATER CLOSET
DRN	DRAIN	HT	HEIGHT	PTN	PARTITION	WD	WOOD
DWG	DRAWING					WF	WIDE FLANGE
		ID	INSIDE DIAMETER	R	RISER	WP	WATERPROOF(ING)
E	EAST	INSUL	INSULATION	RAD	RADIUS	WR	WATER RESISTANT
	EXISTING	INT	INTERIOR	RCP	REFLECTED CEILING PLAN	WT	WEIGHT
(E)							
(E) EA	EACH			RD	ROOF DRAIN		

## DETECTOR

### MECHANICAL/PLUMBING SUPPLY AIR

LINEAR DIFFUSER

DIFFUSER RETURN AIR DIFFUSER

EXHAUST GRILLE

## PROJECT INFORMATION

ADDRESS

DESCRIPTION

CONSTRUCTION

OWNER

TYPE

ZONNING

LISTING

OCCUPANCY

ASSESSORS

DESIGNATION

# OF STORIES

FIRE SPRINKLERS NO

VICINITY MAP

110 FREEWAY

SCOPE OF WORK

1. A 172 SF. SECOND FLOOR ADDITION THAT INCLUDES A

MAIN BATHROOM AND HALL CLOSET. THE ADDITION IS LOCATED

IN THE NORTH SIDE OF THE HOUSE AND IS MEANT TO BLEND

SEAMLESSLY WITH THE EXISTING HOUSE ORIGINAL STYLE.

2. MAIN BEDROOM INTERIOR REMODEL, DEMO EXISTING CEILING

AND ADD GYP BD TO UNDERSIDE OF NEW RAFTERS, 278 S.F.

GARFIELD

HISTORIC

RATING

1128 GARFIELD AVENUE SOUTH PASADENA, CA 91030 CONRADO + KELLE LOPEZ RENOVATION / ADDITION TO EXISTING 1906 SINGLE STORY HOUSE TYPE V – B (NO SPRINKLERS)

RE – RESIDENTIAL ESTATE R3 – SINGLE FAMILY RESIDENTIAL NA

XX

YEAR / STYLE 1906 CRAFTSMAN 5324-012-039

**GARFIELD** 

2\_L Studio LLC | 1128 Garfield Avenue South Pasadena, CA 91030 626.278.0699 tel

> 'AN DA ENGINEERING

ENGINEER OF RECORD / STRUCTURAL ENGINEER JEFFREY C. VAN DAM ENGINEERING P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769 (909) 931-5070 JEFF@VANDAMENGINEERING.COM



## FOR CONSTRUCTION AHJ STAMP APPROVAL

5			MISSION	$\square$
ENS SHALL				
<u>:,</u> ILING AND		ks	MONTEREY	
SHALL BE		FAIR OAKS	MILAN	)
	/		OAK	1
			HUNTINGTON BLVE	)

5		

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

## Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 9103

KEY PLAN

REVISIONS

## PROJECT INFORMATION

SCALE: N/A DATE: 2 OCTOBER 2023 FILE: HU-CV1.DWG SCRIPT: HU-DEMO.SCR BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09



## 2022 Single-Family Residential Mandatory Requirements Summary

## <u>NOTE</u>: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

§ 110.6(a)1!	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or
§ 110.6(a)5:	less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/LS.2/A440-2011. * Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage, All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be
§ 110.8(a):	caulked, gasketed, or weather stripped. Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Alfairs, Bureau of Household Conductor and Section (DVCS)
§ 110.8(g);	Goods and Services (BHGS). Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(I):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102
- A.M	Masonry walls must meet Tables 150,1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150,0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the acception to \$150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45.
ireplaces, Decor	ative Gas Appliances, and Gas Log:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control."
pace Conditioni	ng, Water Heating, and Plumbing System:
§ 110.0-§ 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostal.
§ 110.3(c)3:	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

rs must limit air leakage to 0.3 CFM per square foot or S.2/A440-2011.\* ting the requirements of § 10-111(a). ctors and solar heat gain coefficient (SHGC) values from d and/or weather-stripped." welope that are potential sources of air leakage must be the Department of Consumer Affairs, Bureau of Household st be insulated per the requirements of § 110.8(g). mal emiltance and aged solar reflectance values of the ser §10-113 when the installation of a cool roof is specified. of 0.05 or less and be certified to the Department of Consumer tructed attics in climate zones 4 and 8-16 area-weighted 22 insulation in wood-frame celling; or area-weighted average area-weighted average U-factor of 0.054 or less. Attic access anical fasteners. The attic access must be gasketed to f or ceiling which is sealed to limit infiltration and exfiltration above or below the roof deck or on top of a drywall ceiling. quired density for the labeled R-value. have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood es must have an overall assembly U-factor not exceeding 0.1 oor or 0.037 maximum U-factor. have a water absorption rate, for the insulation material alon ance no greater than 2.0 perm per inch; be protected from heated slab floor, meet the requirements of § 110.8(g). crawi space must be covered with a Class I or Class II space for buildings complying with the exception to tarder must be installed on the conditioned space side of r-permeable insulation. ditioned space from unconditioned space or outdoors must hav stration must not exceed 0.45. outdoor fireplaces. metal or class door covering the entire opening of the firebox. ustion outside air intake, which is at least six square inches in amper or combustion-air control device. with a readily accessible control. water heaters, showerheads, faucets, and all other a Energy Commission. ements in Table 110.2-A through Table 110.2-N. eaters. Heat pumps with supplementary electric resistance when the heating load can be met by the heat pump alone.

spa heaters. Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any § 150.0(h)3A: Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the 150.0(h)3B: manufacturer's instructions. Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water § 150.0(j)1: piping must be insulated as specified in § 609.11 of the California Plumbing Code. \* Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no § 150.0(j)2: adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve. Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 7 suitable for the future installation of a heat pump water heater, and meet electrical and § 150.0(n)1: plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and § 150.0(n)3: - Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director. Ducts and Fans: Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a § 110.8(d)3: contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement. CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-805.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher, ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. § 150.0(m)1: The combination of mastic and either mesh or tape must be used to seal openings greater than %\*, if mastic or tape is used. Building cavilies, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed." Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction. § 150.0(m)2: connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands. Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes. § 150.0(m)3: mastics, sealants, and other requirements specified for duct construction.
Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic § 150.0(m)7: dampers. Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, § 150.0(m)8: manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents. Protection of Insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. § 150.0(m)9: Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. § 150,0(m)10: Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier. Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an § 150.0(m)11: occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1. Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 § 150.0(m)12: or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

2022 Single-Family Residential Mandatory Requirements Summary

Pilot Lights, Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances

(except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour ); and pool ar

5/6/22

§ 110.5:

§ 150.0(h)1:

2022 Single-Family Residential Mandatory Requirements Summary

	2022 Single-Family Residential Mandatory Requirements Summary
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamos that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires, Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)11:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off, "
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimining, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall- mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets a applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
olar Readiness	
§ 110.10(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24. Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane."
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c);	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Ventilation and Indoor Air Quality: **Requirements for Ven** 150.0(0)1: Ventilation and Accept Central Fan Integrate § 150.0(o)1B: dwelling unit ventilation prevents all airflow throu ventilation systems mus compliance with §150. Whole-Dwelling Unit 150.0(o)1C: and attached dwelling u spaces must have me 150.0(o)1G: Local Mechanical Ext controlled exhaust syste continuous exhaust mer §150.0(o)1Gvi. \* 150.0(o)1H&I: Airflow Measurement be measured by using Residential Appendix F minimum airflow rate req Field Verification and 150.0(o)2: and HRV and ERV fan must be verified per Refe rates and sound require Pool and Spa Systems and Equipment: Certification by Manuf with the Appliance Effic 110.4(a): the heater without adjust use electric resistance to Piping. Any pool or spa dedicated suction and n 110.4(b)1: 110.4(b)2; Covers. Outdoor pools Directional Inlets and 110.4(b)3; switch that will allow all p Pilot Light. Natural gas 110.5 Pool Systems and Equ § 150.0(p): sizing, flow rate, piping, Lighting: Lighting Controls and 6 110.9: requirements of § 110 § 150.0(k) 1A: Luminaire Efficacy. A range hoods, bath vanity closets with an efficacy of 150.0(k)1B: Screw based luminaire **Recessed Downlight** 150.0(k)1C: and must be sealed w Light Sources in Encl 150.0(k)1D: elevated temperature re Blank Electrical Boxes § 150.0(k)1E: luminaire or other devic control, low voltage wiring, or fan speed control.
Lighting Integral to Exhaust Fans. Lighting Integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). 5/6/22

	2022 Si
§ 150,0(s)	Energy Storage Sy equipment with back main service to a su source collocated at near the primary exi 225 amps; sufficient panelboard, with rac
§ 150.0(t)	Heat Pump Space unobstructed 240V I identified as "240V r permanently market
§ 150.0(u)	Electric Cooktop R 240V branch circuit "240V ready;" and a marked as "For Futu
§ 150.0(v)	Electric Clothes Dr dedicated unobstruc the blank cover iden circuit breaker perm

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Electric and Energy Storage Ready:

### 2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must § 150.0(m)13: be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.\*

tilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, ble Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
I (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole- airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that ugh the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Bill&iv. CFI at have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for (o)1C.
Acchanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, nits not sharing cellings or floors with other dwelling units, occupiable spaces, public garages, or commercial nanical ventilation airflow specified in § 150.0(o)1Ci-iii.
aust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kilchens must have demand- am meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or eting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per
and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must if low hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference A3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the quired by §150.0(o)1C.
Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods ference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow ments per §150.0(o)1G
acturers. Any pool or spa heating system or equipment must be cartified to have all of the following: compliance iency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off sting the thermostat setting, a permanent weatherproof plate or card with operating instructions; and must not reating. *
heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or eturn lines, or built-in or built-up connections to allow for future solar heating.
or spas that have a heat pump or gas heater must have a cover
Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time pumps to be set or programmed to run only during off-peak electric demand periods.
pool and spa heaters must not have a continuously burning pilot light.
ipment installation. Residential pool systems or equipment must meet the specified requirements for pump filters, and valves.
THE REPORT OF A DECK OF A DECK OFFICIENT OF A DECK OFFICE
Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable
installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen mirrors, and garage door openers; navigation lighting less than 5 watts, and lighting internal to drawers, cabinets, and linen at least 45 lumens per walt.
es. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
uminaires in Cellings. Luminaires recessed into cellings must not contain screw based sockets, must be airtight, a gasket or caulk. California Electrical Code § 410.116 must also be met.
osed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 equirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
s. The number of electrical boxes that are more than five feet above the finished floor and do not contain a e shall be no more than the number of bedroorns. These boxes must be served by a dimmer, vacancy sensor or, or fan speed control.

### ingle-Family Residential Mandatory Requirements Summary

System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection acked up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their is a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their is a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their is a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their supplies that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their supplies that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their supplies that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their suplices the branch circuits in § 150.0(s); at least at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of nt space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the mail ceways installed between the panelboard and the switch location to allow the connection of backup power source. Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated / branch circuit wining installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker d as "For Future 240V use." ooktop to serve individual dwelling units must include: A ns using gas or propage (

wining installed within 3" of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanent ure 240V use." ryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A

cted 240V branch circuit wining installed within 3' of the dryer location with circuit conductors rated at least 30 amps with antified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole nanently marked as "For Future 240V use."



	CITY OF SOUTH PAS. COMMUNITY DEVELOPMENT DE 1414 MISSION STREET, SOUTH PASADE TEL: 626.403.7220 • FAX: 626.4 WWW.SOUTHPASADENACA	PARTMENT NA, CA 91030 03-7221 A.GOV
	Cultural Heritage Com	nission
September 12, APPLICANT/OW Conrado and K 1128 Garfield A South Pasaden	<b>VNER:</b> Kelle Lopez Avenue,	
PROJECT #:	2462-COA <b>Proj</b>	ECT HEARING I
PROJECT LOCA	ATION: 1128 Garfield Avenue, South Pa (APN: 5324-012-039)	ısadena, CA9
To Applicant a	Ind Owner:	
	REBY GIVEN THAT on July 21, 2022 the City CHC") APPROVED WITH CONDITIONS your prop	
Certific	ate of Appropriateness ("COA") for a 174-sq 3,490-square-foot single-family residence.	
	the CHC has found that the project compl nicipal Code (SPMC) Section 2.65(e)(10) for a (	
1128 Garfield Ave	enue   2462-COA	
Conditions of Ap 1128 Garfield Av	venue   2462-COA Exhibit A	ROVAL
	venue   2462-COA Exhibit A CONDITIONS OF APP Certificate of Appropri	ateness
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1128 Garfield Av Note: As a Departments/ comply with i	Exhibit A         Exhibit A         Conditions of App         Certificate of Appropri         PROJECT NO. 2462- 1128 Garfield Ave (APN: 53         DEVELOPMEN REQUIREMENT         Convenience to the applicant, the development         Convenience to the applicant, the development         Agencies are listed herein. These requirement         In order to receive a Building Permit, a Certij	ateness COA 24-012-039) <u>F</u> S lopment requ s list what the
1128 Garfield Av Note: As a Departments/ comply with i issued entitle	Venue       2462-COA         Exhibit A         CONDITIONS OF APP Certificate of Appropri PROJECT NO. 2462- 1128 Garfield Ave (APN: 53         DEVELOPMEN REQUIREMENT         Convenience to the applicant, the deve Agencies are listed herein. These requirement in order to receive a Building Permit, a Certificant.	ateness COA 24-012-039) <u>F</u> S lopment requ s list what the
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<ul> <li>1128 Garfield Average Ave</li></ul>	Exhibit A         Exhibit A         Conditions of App         Certificate of Appropria         PROJECT NO. 2462-         1128 Garfield Ave (APN: 53         DEVELOPMEN         REQUIREMENT         Convenience to the applicant, the development         Convenience to the applicant, the development         Convenience to the applicant, the development         DEVELOPMENT         Agencies are listed herein. These requirement         In order to receive a Building Permit, a Certipment.         DIVISION:         Tificate of Appropriateness for a 174 squar         Sting 3,490 square foot single-family dwelling	ateness COA 24-012-039) <u>E</u> S lopment requires the second
<ul> <li>Note: As a Departments/ comply with i issued entitler</li> <li>PLANNING I</li> <li>P1. The follow submitt</li> <li>a. Cerexis Ave</li> <li>P2. This approvatis taken Divisio</li> <li>P3. Approval box to begin must be</li> </ul>	Exhibit A         Exhibit A         CONDITIONS OF APP Certificate of Appropri PROJECT NO. 2462- 1128 Garfield Ave (APN: 53         DEVELOPMEN REOUIREMENT         convenience       to the applicant, the deve Agencies are listed herein. These requirement in order to receive a Building Permit, a Certificant.         DIVISION:	ateness COA 24-012-039) <u>F</u> S lopment requires is the second state of Occup w and as show the foot addition of for a prop thin 18 month otherwise co active Buildin Plan Check r constitute a bre ed by the Sour relocation, co
<ul> <li>1128 Garfield Average 1128 Garfield Average 1128 Garfield Average 128 Garfield Avera</li></ul>	Exhibit A         CONDITIONS OF APP Certificate of Appropri PROJECT NO. 2462- 1128 Garfield Ave (APN: 53         DEVELOPMEN REQUIREMENT         convenience to the applicant, the development, a certificate of the requirement in order to receive a Building Permit, a Certificate of Appropriateness for a 174 square sting 3,490 square foot single-family dwelling enue         oval and all rights hereunder shall terminate wi al by the Cultural Heritage Commission unless in to secure Building Permits and maintain on beginning with the submittal of the plans for by the Cultural Heritage Commission does not in any construction. An appropriate permit issue e obtained prior to construction, enlargement, g or structure on any of the properties involved	ateness COA 24-012-039) <u>E</u> S lopment requires list what the icate of Occup w and as show the foot addition of for a prop- thin 18 month sotherwise co active Buildin Plan Check re constitute a building Plan Check re constitute a building relocation, co il with the Cer ion of the Stat
<ul> <li>Note: As a Departments/ comply with it issued entitles</li> <li>PLANNING I</li> <li>P1. The follow submitted</li> <li>P1. The follow submitted</li> <li>a. Cere exis Ave</li> <li>P2. This approvation is taken Divisio</li> <li>P3. Approval be to begin must be building</li> <li>P4. All other repasader</li> <li>P5. Compliance</li> </ul>	Exhibit A         CONDITIONS OF APP Certificate of Approprint PROJECT NO. 2462- 1128 Garfield Ave (APN: 53         DEVELOPMENT REQUIREMENT         Convenience to the applicant, the development REQUIREMENT         Convenience to the applicant, the development REQUIREMENT         Convenience to the applicant, the development         Mign approvals are granted as described belopment         Inficate of Appropriateness for a 174 squar         Sting 3,490 square foot single-family dwelline         oval and all rights hereunder shall terminate will al by the Cultural Heritage Commission unless         In to secure Building Permits and maintain on beginning with the submittal of the plans for         On struction. An appropriate permit issue         Optimize for the construction, enlargement, go or structure on any of the properties involved         Commission does not n any construction. An appropriate permit issue         OPTICIENT         OPTICIENT	ateness COA 24-012-039) <u>E</u> S lopment requ s list what the icate of Occup w and as show thin 18 month s otherwise co active Buildir Plan Check re constitute a buildir Plan Check re constitute a buildir in Plan Check re constitute a buildir in Check re constitute a buildir in Shall be not
<ul> <li>Note: As a Departments/ comply with i issued entitler</li> <li>PLANNING I</li> <li>P1. The follow submitt <ul> <li>a. Cerexis</li> <li>Ave</li> </ul> </li> <li>P2. This approvation is taken Divisio</li> <li>P3. Approval between to begin must be building</li> <li>P4. All other reparader</li> <li>P5. Complianc occupation</li> </ul>	Exhibit A CONDITIONS OF APP Certificate of Appropri PROJECT NO. 2462- 128 Garfield Ave (APN: 53 DEVELOPMEN REQUIREMENT Convenience to the applicant, the deve Agencies are listed herein. These requirements in order to receive a Building Permit, a Certificate Ming approvals are granted as described below ted to the Cultural Heritage Commission: rtificate of Appropriateness for a 174 squar- sting 3,490 square foot single-family dwelling oval and all rights hereunder shall terminate with a by the Cultural Heritage Commission unless n to secure Building Permits and maintain on beginning with the submittal of the plans for by the Cultural Heritage Commission does not n any construction. An appropriate permit issue e obtained prior to construction, enlargement, g or structure on any of the properties involved requirements of any law, ordinance, or regulat and any other government entity shall be con-	Atteness COA 24-012-039)

21, 2022

Itural Heritage olication: addition to an

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Page 1 of 3 \_\_\_\_\_ from applicable vill be required to ther Department-

development plans

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ective date of their nd/or unless action with the Building

mit or authorization a Building Division demolition of any Appropriateness.

ornia, City of South

ior to obtaining any ance.

ject of this project lena and its agents, r its agents, officers City Council or City Environmental Review: Based upon the above analysis and proposed scope of work, staff has determined the project to be Categorically Exempt under CEQA Sections: 15301, Class 1 – Existing Facilities

## 15331, Class 31 – Historical Resource Restoration/Rehabilitation

<u>Project Appeal:</u> Any interested persons may have appealed this decision in writing within fifteen (15) calendar days from the date of this decision, which must have been accompanied by all applicable appealfees. No appeals were filed within the appeal period.

## Important Dates:

- The CHC approval is valid for eighteen (18) months from the effective date of approval.
- CHC Hearing:
- The Effective Date of Approval is at the end of the 15-day appeal period: August 5, 2022
- The Expiration Date of this approval is eighteen (18) months from the effective date: February 5, 2024

If you have any questions regarding this notice, please contact the Planning Division at (626) 403-7220.

Sincerely,

## Susana Martine

Susana Martinez Associate Planner cc: Project Applicant

Attachments: Exhibit "A" – Conditions of Approval

1128 Garfield Avenue | 2462-COA

Conditions of Approval 1128 Garfield Avenue | 2462-COA

Page 2 of 3

DECISION LETTER | 2

July 21, 2022

### Notes on Construction Plans

The contractor shall be responsible to implement and monitor compliance with the following conditions:

- P8. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P9. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.

### Prior to issuance of a Building Permit

P10. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.

### **DEPARTMENT OF PUBLIC WORKS:**

PW1. All requirements, as deemed necessary by the South Pasadena Public Works Department during the Plan Check process, shall be complied with.

### **BUILDING AND SAFETY DIVISION:**

B1. All requirements, as deemed necessary by the South Pasadena Building Division during the Plan Check process, shall be complied with.

### FIRE DEPARTMENT:

F1. All requirements, as deemed necessary by the South Pasadena Fire Department during the Plan Check process, shall be complied with.

## GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for South Pasadena and many other agencies, including but not limited to Los Angeles County, and state and federal agencies.

### **Building Division**

- 1. School Developmental Fees shall be paid to the School District prior to the issuance of the building
- 2. Park Impact Fee to be paid at the time of permit issuance.

perty Owner Name

**Conditions of Approval** 

- of permit issuance.

- R302.1(1&2)

PROPERTY OWNER'S ACKNOWLEDGEMENT OF APPROVAL (Please sign and return to the Planning Division. Thank you.)

ADDRESS:	1128 Garfield Avenue
	South Pasadena, CA 91030
	APN: 5324-012-039
PROJECT PROPOSAL:	A 174-square-foot addition to the second-floor of an existing 3,490-square-foot two-story single-family residence.
PROJECT TYPE:	Certificate of Appropriateness (COA)
CASE NO:	2462-COA

I understand that my project was approved on the conditions set forth by the Cultural Heritage Commission on July 21, 2022. If I decide to make any changes, I will seek approval from the Cultural Heritage Commission before making these changes.



The Cultural Heritage Commission approval is valid for eighteen (18) months from the effective date of approval.

The Effective Date of Approval is at the end of the 15-day appeal period: August 5, 2022. The Expiration Date of this Approval is eighteen (18) months from the Effective Date: February 5, 2024

DECISION LETTER | 3

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1128 Garfield Avenue | 2462-COA

1128 Garfield Avenue | 2462-COA Page 3 of 3

3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time 4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to

be prepared and stamped by a licensed architect. 5. Structural calculations prepared under the direction of an architect, civil engineer or structural

engineer shall be provided

6. Project shall comply with the CalGreen Residential mandatory requirements. 7. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and

accessory buildings without automatic residential fire sprinkler protection shall comply with Table 8. No work or construction materials will be permitted to encroach into adjacent property without

written approval from the affected property owner.

2_L Studio L	LC 1128 Garfield Avenue South Pasadena, CA 9103 626.278.0699 tel
ENGINEER OF I JEFFREY C P.O. BOX 1769	RECORD / STRUCTURAL ENGINE . VAN DAM ENGINEERIN , UPLAND CALIFORNIA 91785-17 0 JEFF@VANDAMENGINEERING.C
LICENC	PROFESSION 4/ C39986 EXP 12-31-2025 * CIVIL CIVIL 01/03/2024

REVISIONS

PLANCHECK RESUBMITTAL 2 OCTOBER 2023

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN

## CONDITIONS OF APPROVAL

SCALE: N/A DATE: 2 OCTOBER 2023 FILE: A003\_FL-CONDITIONS.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09





SOUTHWEST VIEW



WEST VIEW



SOUTHWEST DETAIL VIEW



NORTHWEST VIEW





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## FOR CONSTRUCTION

AHJ STAMP APPROVAL

 REVISIONS

 1
 2 OCTOBER 2023

 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN

## EXISTING PHOTOS

SCALE: N/A DATE: 2 OCTOBER 2023 FILE: HU-CV1.DWG SCRIPT: HU-DEMO.SCR BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09





NORTHEAST VIEW



NORTH DETAIL VIEW



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2 OCTOBER 2023 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN

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## EXISTING PHOTOS

SCALE: N/A DATE: 2 OCTOBER 2023 FILE: HU-CV1.DWG SCRIPT: HU-DEMO.SCR BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09





THVEW		

	LS
2_L Studi	o LLC   1128 Garfield Avenue South Pasadena, CA 91030   626.278.0699 tel
JEFFREY P.O. BOX 17	PF RECORD / STRUCTURAL ENGINEE C. VAN DAM ENGINEERIN 769, UPLAND CALIFORNIA 91785-176
(909) 931-	5070 JEFF@VANDAMENGINEERING.CO
FC AHJ STAMP	OR CONSTRUCTION APPROVAL
REVISIONS	
	TOBER 2023 PLANCHECK RESUBMITTAL
<u>Carfield</u>	TOBER 2023 PLANCHECK RESUBMITTAL House Main Bath Addition Garfield Ave, So Pas CA 91030
<u>Carfield</u>	House Main Bath Addition
<u>Carfield</u> 1128 (	House Main Bath Addition
<u>Carfield</u> 1128 (	House Main Bath Addition
<u>Carfield</u> 1128 ( Key plan	House Main Bath Addition

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## BASEMENT PLAN – EXISTING TO REMAIN 2,462 SF



VAN DAM ENGINEERING

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AHJ STAMP APPROVAL

REVISIONS 2 OCTOBER 2023 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN



BASEMENT PLAN -EXISTING TO REMAIN

SCALE: 1/4''=1'-0'' DATE: 15 JANUARY 2024 FILE: GA-FP.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09



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NOTES: 1. ALL EXISTING WINDOWS ARE WOOD, SINGLE PANE GLASS TO REMAIN

VINDO	W SCHEDULE -	EXISTING			
Α	5'-0" X 3'-6"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
В	5'-0" X 4'-0"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
С	5'-0" X 4'-0"	FIXED	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
D	5'-0" X 3'-8"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
E	5'-0" X 4'-0"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
F	5'-0" X 3'-6"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
G	4'-0" X 2'-6"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
Н	3'-6" X 1'-8"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
J	5'-0" X 3'-0"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
К	6'-0" X 3'-0"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
L	6'-0" X 1'-8"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
М	4'-4" X 3'-0"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
N	3'-4" X 1'-8"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
0	3'-6" X 3'-4"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
Ρ	3'-0" X 3'-0"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN

WINDOW SCHEDLILE - EXISTING

1	3'-0" X 7'-6"	WOOD AND GLASS	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
2	3'-0" X 7'-6"	WOOD AND GLASS	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
3	2'-8" X 7'-8"	WOOD AND GLASS	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
4	2'-8" X 6'-8"	WOOD AND GLASS	PAINTED INSIDE AND OUT	EXISTING TO REMAIN

DOOR SCHEDULE – EXISTING



<u>(1)</u> <u>A3.11</u>

1 A3.02

1 A3.12





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## FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS 2 OCTOBER 2023 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN



FIRST FLOOR PLAN -EXISTING TO REMAIN

SCALE: 1/4''=1'-0'' DATE: 15 JANUARY 2024 FILE: GA-FP.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09



NOTES: 1. ALL EXISTING WINDOWS ARE WOOD, SINGLE PANE GLASS TO REMAIN

WINDOW SCHEDULE - EXISTING					
R	4'-6" X 3'-0"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
S	4'-6" X 2'-4"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
Т	3'-8" X 3'-8"	FIXED	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
U	3'-8" X 3'-6"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
v	3'-8" X 3'-2"	FIXED	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
w	3'-0" X 1'-5"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
x	3'-0" X 1'-10"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
Y	4'-1" X 3'-6"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
Z	1'-0" X 1'-0"	FIXED	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN

[	000R	SCHEDULE - EX	ISTING		
	5	3'-0" X 6'-8"	WOOD AND GLASS	PAINTED INSIDE AND OUT	EXISTING TO REMAIN

1 A3.02

1 A3.11

1 A3.12

SLOPE 3:12



SECOND FLOOR – EXISTING + DEMOLITION 1,329 SF

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## FOR CONSTRUCTION

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REVISIONS 2 OCTOBER 2023 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN



## SECOND FLOOR PLAN -EXISTING

SCALE: 1/4''=1'-0'' DATE: 15 JANUARY 2024 FILE: GA-FP.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09



NOTES: 1. ALL NEW WINDOWS TO BE WOOD, TRUE DIVIDED DUAL GLASS. 2. ALL NEW WINDOW GLAZING TO BE TEMPERED GLASS (R308.4.5 CRC)

 $\overline{ }$ 

WOOD

WOOD

WINDOW SCHEDULE - NEW

 $\frown \frown \frown \frown$ 

BB

CC

4'-0" X 3'-8" DOUBLE HUNG

4'-0" X 3'-8" DOUBLE HUNG

[	DOOR SCHEDULE - NEW				
	1	2'-6" X 6'-8"	WOOD AND GLASS DOUBLE	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
	2	2'-6" X 6'-8"	WOOD SINGLE OR DOUBLE	STAINED	T.M.COBB OR SIMILAR
	3	3'-0" X 6'-8"	WOOD	STAINED	T.M.COBB OR SIMILAR

 $\nearrow$ 

PAINTED INSIDE AND OUT

PAINTED INSIDE AND OUT

INACCESSIBLE ATTIC SPACE ——

1 A3.12

1 A3.11

2 A3.02

T.M.COBB OR SIMILAR

T.M.COBB OR SIMILAR

SLOPE 3:12





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FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS 2 OCTOBER 2023 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN



## SECOND FLOOR PLAN -PROPOSED

SCALE: 1/4"=1'-0" DATE: 15 JANUARY 2024 FILE: GA-FP.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09



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**ROOF PLAN – EXISTING** 1,329 SF 1/8"=1'-0" 1/8"=1'-0"



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FOR CONSTRUCTION

AHJ STAMP APPROVAL



Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN



ROOF PLAN -EXISTING

SCALE: 1/4''=1'-0'' DATE: 15 JANUARY 2024 FILE: GA-FP.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09



SLOPE 3:12 SLOPE 8:12  $\langle \underbrace{1}_{A3.04}$  $\wedge$ (1) A3.11 -----SL0PE 8:12 1 A3.12

EXISTING CERTAIN TEED PRESIDENTIAL SHAKE TL SHINGLES, UL# 790 CLASS A, OVER
 28 PD FIBERGLASS BASE MECH FASTENED
 TO 5/8" ST PLYWOOD SUBSTRATE, TYP



**ROOF PLAN – PROPOSED** 1,329 SF 1/8"=1'-0" 1/8"=1'-0"



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AHJ STAMP APPROVAL



Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN



## ROOF PLAN -PROPOSED

SCALE: 1/4"=1'-0" DATE: 15 JANUARY 2024 FILE: GA-FP.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09



SLOPE 3:12 SLOPE 8:12 < 2 A3.04  $\wedge$ <u>1</u> A3.11 -----SLOPE 8:12 1 A3.12

EXISTING CERTAIN TEED PRESIDENTIAL SHAKE TL SHINGLES, UL# 790 CLASS A, OVER
 28 PD FIBERGLASS BASE MECH FASTENED
 TO 5/8" ST PLYWOOD SUBSTRATE, TYP





WEST ELEVATION - PROPOSED





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FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN

## WEST ELEVATIONS -EXISTING + PROPOSED

SCALE: 1/4"=1'-0" DATE: 15 JANUARY 2024 FILE: GA-EL.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09



## NORTH ELEVATION – PROPOSED



## NORTH ELEVATION - EXISTING



1/4"=1'-0"

EXISTING CERTAIN TEED PRESIDENTIAL SHAKE TL SHINGLES, UL# 790 CLASS A, OVER 28 PD FIBERGLASS BASE MECH FASTENED TO 5/8" ST PLYWOOD SUBSTRATE, TYP



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FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS 2 OCTOBER 2023 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN

## NORTH ELEVATIONS EXISTING + PROPOSED

SCALE: 1/4"=1'-0" DATE: 15 JANUARY 2024 FILE: GA-EL.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09



EXISTING WOOD SHINGLES, REGULAR PATTERN, TO REMAIN

EXISTING CONCRETE FRONT PORCH TO REMAIN

EXISTING WOOD WINDOWS TO REMAIN

EXISTING CONCRETE FOUNDATION TO REMAIN

NEW ROOFING TO MATCH EXISTING CERTAIN TEED PRESIDENTIAL SHAKE TL SHINGLES, UL# 790 CLASS A, OVER 28 PD FIBERGLASS BASE MECH FASTENED



## ■ EAST ELEVATION - EXISTING







- EXISTING WOOD SHINGLES, REGULAR PATTERN, TO REMAIN

EXISTING WOOD WINDOWS TO BASEMENT TO REMAIN

- EXISTING CONCRETE STEM FOUNDATION TO REMAIN

NEW ROOFING TO MATCH EXISTING

|\_\_\_\_J

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FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS 2 OCTOBER 2023 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN

## EAST ELEVATIONS EXISTING + PROPOSED

SCALE: 1/4"=1'-0" DATE: 15 JANUARY 2024 FILE: GA-EL.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09

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SOUTH ELEVATION – PROPOSED (NO CHANGE)

- EXISTING BRICK CHIMNEY TO REMAIN

— EXISTING CERTAIN TEED PRESIDENTIAL SHAKE TL SHINGLES, UL# 790 CLASS A, OVER
 28 PD FIBERGLASS BASE MECH FASTENED
 TO 5/8" ST PLYWOOD SUBSTRATE, TYP

- EXISTING WOOD WINDOWS TO REMAIN

- EXISTING WOOD SHINGLES, REGULAR PATTERN, TO REMAIN



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ENGINEER OF RECORD / STRUCTURAL ENGINEER JEFFREY C. VAN DAM ENGINEERING P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769 (909) 931–5070 JEFF@VANDAMENGINEERING.COM



- EXISTING CONCRETE FOUNDATION TO REMAIN EXISTING CONCRETE FRONT PORCH TO REMAIN

FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

KEY PLAN

## SOUTH ELEVATIONS EXISTING + PROPOSED

SCALE: 1/4"=1'-0" DATE: 15 JANUARY 2024 FILE: GA-EL.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09





2 CROSS SECTION LOOKING SOUTH - PROPOSED

1/4"=1'-0"

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CROSS SECTION LOOKING EAST - PROPOSED 1/4"=1'-0"

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KEY PLAN

## SECTIONS

SCALE: 1/4''=1'-0'' DATE: 15 JANUARY 2024 FILE: GA-EL.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09







**8** INTERIOR ELEVATIONS – MAIN BATHROOM 1/2"=1'-0"



VAN DAM

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KEY PLAN

## INTERIOR ELEVATIONS BATHROOM

SCALE: 1/2" = 1'-0" DATE: 15 JANUARY 2024 FILE: A401\_GAMB\_IE.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09





1 A3.12

**REFLECTED CEILING PLAN - PROPOSED** 1/8"=1'-0"



1 A3.11

1 A3.12

ELECTRICAL

INTERCONNECTED SMOKE DETECTOR/ALARM

HARD-WIRED WITH BATTERY BACK-UP.

INTERCONNECTED CARBON MONOXIDE

DETECTOR/ALARM

PENDANT LIGHT

HUMIDISTAT MINIMUM 50 CFM

EXTRACTOR FAN W/

HARD-WIRED WITH BATTERY BACK-UP.

4" RECESSED LED LIGHT FIXTURE W/ DIMMER SWITCH

SD

CM

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EF

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LEGEND - CEILING PLANS

PAINTED GYPSUM BOARD TYPICAL CEILING MATERIAL UNLESS OTHERWISE NOTED.

8'-4" INDICATES CEILING HEIGHT.

## FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVIS	ONS	
$\underline{1}$	2 OCTOBER 2023	PLANCHECK RESUBMITTAL

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KEY PLAN



## REFLECTED CEILING PLAN -PROPOSED

SCALE: 1/4"=1'-0" DATE: 15 JANUARY 2024 FILE: GA-FP.DWG SCRIPT: BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09



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