



**CITY OF SOUTH PASADENA  
CULTURAL HERITAGE COMMISSION**

**AGENDA  
REGULAR MEETING  
THURSDAY, DECEMBER 21, 2023 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 in-person 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: <https://us02web.zoom.us/j/82268359053> **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, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:  
<https://us02web.zoom.us/j/82268359053>

<b>CALL TO ORDER:</b>	Chair	Mark Gallatin
<b>ROLL CALL:</b>	Chair	Mark Gallatin
	Vice-Chair	Conrado Lopez
	Commissioner	William Cross
	Commissioner	Jeremy Ding
	Commissioner	Kristin Morrish
<b>COUNCIL LIAISON:</b>	Mayor Pro Tem	Evelyn G. Zneimer

**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 [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov).

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)**

**CONSENT CALENDAR ITEMS**

**2. Minutes from the Regular Meeting of September 21, 2023**

- 3. 626 Stratford Avenue, Project No. 2605-COA** – A request for Certificate of Appropriateness for a partial demolition of a 529 sq. ft. detached garage and to rebuild the structure with the same square footage.

**Recommendation**

Review the proposed project and determine appropriateness.

- 4. 1917 La France Avenue, Project No. 2606-COA** – A request for Certificate of Appropriateness for a demolition of a 370 sq. ft. detached garage and to rebuild the structure with the same square footage.

**Recommendation**

Review the proposed project and determine appropriateness.

**PUBLIC HEARING**

- 5. 1921 Edgewood Drive, Project No. 2577-COA/TRE** – A request for Certificate of Appropriateness (COA) for a 151-square-foot first-story addition and a 933-square-foot second-story addition to an existing 1,515-square-foot one-story single-family residence located at 1921 Edgewood Drive (APN: 5320-029-006). The project includes a request for a Tree Removal Permit (TRE). 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 and Tree Removal Permit, subject to the conditions of approval.

**ADMINISTRATION**

**6. Comments from City Council Liaison**

**7. Comments from Commissioners**

8. Comments from Subcommittees

9. Comments from Staff

**ADJOURNMENT**

10. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for January 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: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

**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.*

12/14/2023

Date

Sandra Robles, Associate Planner

MINUTES OF THE REGULAR MEETING OF THE  
**CULTURAL HERITAGE COMMISSION**

CITY OF SOUTH PASADENA

**September 21, 2023 at 6:30 P.M.**

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

**ROLL CALL**

The meeting convened at: 6:30 pm

Commissioners Present: Mark Gallatin (Chair), Conrado Lopez (Vice-Chair), Kristin Morrish and William Cross

Commissioners Absent: Jeremy Ding

Staff Present: Matt Chang (Planning Manager), Braulio Madrid (Associate Planner) and Mackenzie Goldberg (Assistant Planner)

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.*

**APPROVAL OF AGENDA**

**Approved, 3-0.**

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

Chair Gallatin drove by all the locations on the agenda.

Commissioner Cross joined the meeting.

**PUBLIC COMMENT**

**1. Public Comments – General (Non-Agenda Items)**

None.

**PRESENTATION**

**2. Slow Street Project on Mission Street (Public Works Department)**

**Presentation:**

Public Works Director Ted Gerber presented the Slow Street Project and the reconfiguration of the parklets along Mission Street. Mr. Phillip Burns with the Arroyo Group gave the presentation on the Slow Street Project. Chair Gallatin, Vice-Chair Lopez, Commissioners Cross and Morrish provided feedback.

## CONSENT CALENDAR ITEMS

3. Minutes from the Regular Meeting of February 16, 2023
4. Minutes from the Regular Meeting of March 16, 2023

Approved with corrections, 3-0; 1 Abstention.

## CONTINUED ITEM

5. 1808 Diamond Avenue, Project No. 2449-COA – A Certificate of Appropriateness for a 1,395 square-foot two-story addition with a 380 square-foot rear balcony to an existing one-story, 1,229 square-foot one-story single-family residence with a two-car garage located at 1808 Diamond Avenue (APN: 5319-021-020). 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).

This item was continued from the regularly scheduled July 20, 2023 Cultural Heritage Commission meeting.

### Recommendation:

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

### Staff Presentation:

Associate Planner Madrid presented a PowerPoint presentation.

### Questions for Staff:

Chair Gallatin inquired regarding the east side elevation. Staff noted the correction to the drawing.

### Applicant Presentation:

Mr. Kenneth Rojas, Designer for the project was available to answer questions.

### Questions for Applicant:

Chair Gallatin thanked the Designer for the corrections that were made regarding the concerns the Commission had in July, when the project was previously presented.

### Public Comment:

None.

### Commission Discussion:

The Commission moved to approve the project as submitted.

### Decision:

Commissioner Morrish moved, seconded by Vice-Chair Lopez, to approve the project as presented with Conditions of Approval.

Chair Gallatin asked Staff for a Roll Call vote:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

**Motion carried, 4-0.**

## **PUBLIC HEARING**

- 6. 541 Prospect Avenue, Project No. 2513-COA** – A request for a Certificate of Appropriateness for a first-story interior remodel with a 484 square-foot second-story addition and a new proposed rear deck and pergola to an existing one-story 1,207 square-foot, single-family residence located at 541 Prospect Avenue (APN: 5317-036-031). 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.

### **Staff Presentation:**

Associate Planner Madrid presented a PowerPoint presentation.

### **Questions for Staff:**

Chair Gallatin made a comment regarding the submitted Historic Resource Assessment provided by the applicant's consultant, specifically the historic resource code.

### **Application Presentation:**

None.

### **Public Comment:**

None.

### **Commission Discussion:**

The Commissioners commended the Applicant and the Architect for following the Secretary of Interior's Standards and the City's Design Guidelines on this project and remarked that it was a job well done.

### **Decision:**

Commissioner Morrish moved, seconded by Commissioner Cross to approve the project as submitted with Conditions of Approval.

Chair Gallatin asked Staff for a Roll Call vote:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Vice-Chair Lopez	Yes

Chair Gallatin

Yes

**Motion carried, 4-0.**

7. **827 El Centro Street, Project No. 2562-NID/COA** – A request for a Notice of Intent to demolish a 655-square-foot single-family residence located at 827 El Centro Street (APN: 5315-019-027). Projects submitted to the Planning Division that include the demolition of buildings constructed at least 45 years prior to date of the application are required to be evaluated by the Cultural Heritage Commission to determine if the property could potentially meet national, state, or local criteria for historic designation. In accordance with the California Environmental Quality Act (CEQA), the project qualifies for the Categorical Exemption under Section 15061(b)(3) – Common Sense Exemption and Class 3, Section 15303 (New Construction or Conversion of Small Structures).

**Recommendation**

Finding the project exempt from CEQA pursuant to Sections 15061(b)(3) and 15303. Determine that the structure located at 827 El Centro Street does not meet the national, state, or local criteria for historic designation and the project may proceed through the City's development application process.

**Staff Presentation:**

Assistant Planner Goldberg presented a PowerPoint presentation.

**Questions for Staff:**

None.

**Applicant Presentation:**

None.

**Questions for Applicant:**

None.

**Public Comment:**

A written public comment was submitted in support of the project.

**Applicant Rebuttal:**

None.

**Commission Discussion:**

Commissioners had no comments to make and continued to move to approve the project as submitted.

**Decision:**

Vice-Chair Lopez moved, seconded by Commissioner Cross, to approve the project as submitted. Vice-Chair Lopez motioned to find the project exempt from CEQA pursuant to Sections 15061(b)(3) and 15303. Determine that the structure located at 827 El Centro Street does not meet the national, state, or local criteria for historic designation and the project may proceed through the City's development application process.



Chair Gallatin asked Staff for a Roll Call vote:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

**Motion carried, 4-0.**

## ADMINISTRATION

**8. Comments from Council Liaison:**

None.

**9. Comments from Commissioners:**

Chair Gallatin mentioned that he attended a virtual workshop in July hosted by the California Preservation Foundation interpreting National Park Service Guidance as well as webinars on the Secretary's Interior's Standards relating to preservation issues.

**10. Comments from Subcommittees:**

None.

**11. Comments from Staff:**

Planning Manager Chang reported that the Public Works Director Gerber appreciated the valuable input from Commissioners and also mentioned the upcoming Public Works Community Meetings.

Planning Manager Chang updated the Commission on the General Plan and Downtown Specific Plan project including a meeting in front of the City Council.

Chair Gallatin inquired if any planners attended the American Planning Association (APA) Conference in Fresno. Planning Manager Chang informed the Commission that four (4) planners did attend the conference. Associate Planner Madrid and Assistant Planner Goldberg shared what they learned from the APA Conference.

## ADJOURNMENT

The meeting adjourned at 8:28 pm to the next regular meeting of the Cultural Heritage Commission on October 19, 2023 at 6:30 pm.

APPROVED,

\_\_\_\_\_  
Mark Gallatin  
Chair, Cultural Heritage Commission

\_\_\_\_\_  
Date



# Cultural Heritage Commission Agenda Report

ITEM NO. 3

**DATE:** December 21, 2023

**TO:** Cultural Heritage Commission

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Tatianna Marin, Planning Technician

**SUBJECT:** **Project No. 2605-COA – A request for a partial demolition of a 529 sq. ft. detached garage and to rebuild the structure with the same square footage, replace the existing door, windows, and roof. The project is located at 626 Stratford Avenue. (Assessor’s Parcel Number: 5318-007-005).**

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## Recommendation

Review the proposed project and determine appropriateness.

## Background

The applicant is requesting to partially demolish an existing detached garage located at 626 Stratford Avenue. In accordance with the South Pasadena Municipal Code (SPMC), the proposed project is considered as a “Minor Project Review”, subject to the approval of the Cultural Heritage Commission Chair or his/her designee. Chair Gallatin has reviewed the project and determined that the subject request would need further evaluation by the Commission in accordance with Section 2.65(e)(4) of the SPMC:

*If the chair, or his/her designee, determines that the proposed minor project needs additional review by the commission, he or she may elect to place it on the commission’s next meeting agenda. Such project shall be noticed pursuant to subsection (e)(7) of this section, Public Notice Requirements, as a consent calendar item on that agenda.*

The property owner has provided project information as Attachment No. 1.

**Public Notification of Agenda Item**

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda. A notice was distributed to owners within 300 feet of the project site.

**Public Comment**

At the time of writing this report, staff received no comments about this project.

**Attachments**

1. Applicant's Statement, Site/Floor Plans, Elevations, and Pictures
2. Certificate of Appropriateness Findings
3. Building Permits

# ATTACHMENT 1

## Applicant's Statement and Project Plans

## **626 STRATFORD AVE. – HISTORICAL FINDINGS**

626 Stratford Ave.  
South Pasadena, CA

### **Owner:**

Ken Marshall  
(626) 712-9620  
[Ken\\_marshall45@yahoo.com](mailto:Ken_marshall45@yahoo.com)

### **Designer:**

Michael Loussinian  
Loussinian Design Services  
(626) 262-2326  
[Michael@loussinians.com](mailto:Michael@loussinians.com)

### **CITY OF SOUTH PASADENA HISTORIC RESOURCES SURVEY (June 20, 2017)**

- Property was listed in the South Pasadena City Inventory of Addresses (South Pasadena Inventory of Cultural Resources)
- Previous evaluation was carried forward.
- Property was not re-evaluated in the 2015-2016 Citywide Survey Update
- No Associated District
- 5S3 as Previous Status Code
- 5S3 as 2016 Status Code

5S3 – Appears to be individually Eligible for NR/CR/Local listing through survey evaluation.

5- Properties Recognized as Historically Significant by Local Government

SOUTH PASADENA INVENTORY OF CULTURAL RESOURCES: 2015-2016

Note: No record drawings discovered for property.

# **PROPOSAL FOR PARTIAL DEMOLITION AND RENOVATION OF GARAGE**

12.13.2023

626 Stratford Ave.  
South Pasadena, CA

## **1 | INTRODUCTION**

This document outlines the rationale for the proposed partial demolition and renovation of the existing garage at 626 Stratford Ave, South Pasadena. The property currently holds a 5S3 status in the City's Historic Resources Inventory, indicating its recognition as historically significant. However, this proposal seeks to demonstrate that the planned renovations will respect the site's historical value while enhancing its architectural and community appeal.

## **2 | BACKGROUND AND HISTORICAL SIGNIFICANCE**

### **HISTORIC STATUS**

The 5S3 status code assigned to 626 Stratford Ave signifies local historic recognition. However, the absence of re-evaluation in the 2015-2016 Historic Resources Survey suggests that the property's historic significance may not warrant immediate preservation in its current form.

### **COMPARISON WITH NEIGHBORING PROPERTY**

Renovation activities at the neighboring 630 Stratford Ave, a property with a similar historic status, set a precedent for modifications and improvements to properties within this classification.

## **3 | EXISTING CONDITION AND DAMAGE**

The existing project is significantly weathered and deteriorated. The existing paint on the siding is peeling and the wood fibers visibly fraying. Several areas have warped board, causing gaps to emerge in the structure, suggesting structural weakening over time. The structure's roof has been damaged, leading to a reliance on yearly tarp coverage to provide protection from the rain and prevent water damage. The garage is not built to current building and construction standards, causing concern regarding the structural integrity of the building.

The dilapidated condition of the structure has drawn personal complaints from neighbors, highlighting its negative impact on the community's visual environment.

## **4 | PROJECT DESCRIPTION AND COMPLIANCE**

### **SCOPE OF WORK**

The project involves the partial demolition and renovation of the existing 529 square foot garage, with the intention to maintain the existing building footprint.

### **CODE COMPLIANCE**

All work will strictly adhere to local and state codes, ordinances, and regulations, ensuring the project's legal and structural integrity.

### **NO MAJOR UTILITY WORK**

The renovation plan excludes any major changes to plumbing, electrical, or mechanical systems.

## **5 | ARCHITECTURAL AND COMMUNITY VALUE**

### **ENHANCED AESTHETICS**

The renovation aims to enhance the architectural character of the property, contributing positively to the neighborhood's aesthetic. The project is envisioned to align with the community's values and interests, promoting the upkeep and thoughtful development of historically significant properties.

## **6 | CONCLUSION AND REQUEST FOR APPROVAL**

Considering the proposal's alignment with historical preservation objectives and contemporary architectural standards, we respectfully request the City's approval for the partial demolition and renovation of the garage at 626 Stratford Ave. This project represents a commitment to maintaining the historical integrity of South Pasadena while accommodating necessary modern upgrades.



**7 | EXISTING SHED PHOTOS**



**WEST ELEVATION**



**EAST ELEVATION - LOOKING NORTHWEST**



**EAST ELEVATION - PARTIAL**



**INTERIOR ATTIC**



**EAST ELEVATION - PARTIAL**



**WEST ELEVATION - PARTIAL**



**LOOKING SOUTHWEST**



**EAST ELEVATION - PARTIAL**



**WEST ELEVATION - PARTIAL**



**LOOKING NORTHWEST**



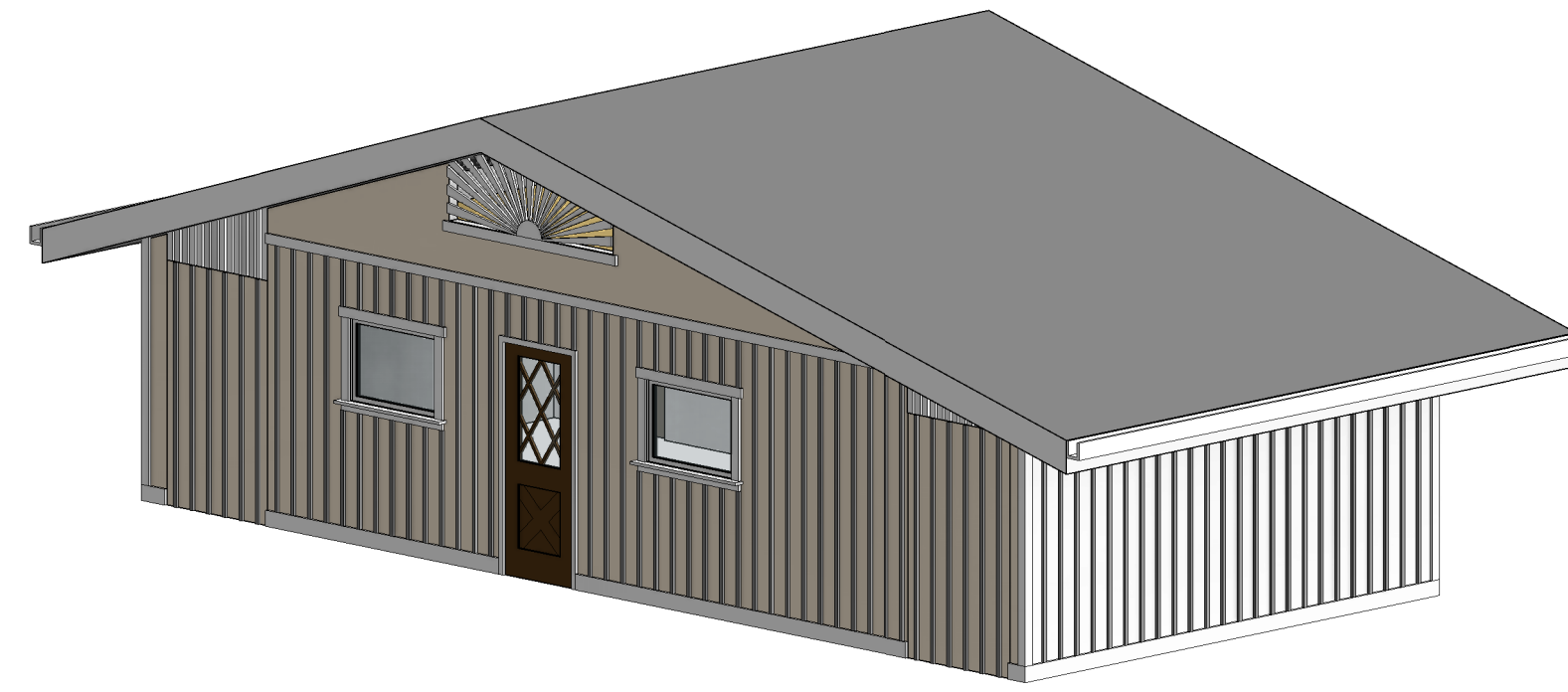
**EAST ELEVATION - PARTIAL**



**WEST ELEVATION - PARTIAL**

# GARAGE STRUCTURE

## 626 STRATFORD AVE. S PASADENA, CA 91030



### PROJECT SUMMARY

**SITE ADDRESS:** 626 STRATFORD AVE.  
S PASADENA, CA 91030

**GENERAL PLAN:** CITY OF SOUTH PASADENA  
GENERAL PLAN

**ZONING:** RESIDENTIAL  
LOW DENSITY(RS)

**OCCUPANCY TYPE:** GROUP U

**CONSTRUCTION TYPE:** TYPE V

**FIRE SPRINKLER SYSTEM:** NO

**LAND USE DESIGNATION:** 0200 (MULTI-FAM RESIDENCE)

**LEGAL DESCRIPTION:** TRACT NO 434 LOT 21

**APN:** 5318-007-005

**YEAR BUILT:** 1921

**SITE AREA | Acres (SF):** 8,400 SF (.19 ACRES)

**DEVELOPMENT:** (E) SINGLE FAMILY HOME  
(E) ACCESSORY DWELLING  
(N) RENOVATED GARAGE

**BUILDING AREA (GROSS):** 1,216 SF (SFH)(NO CHANGE)  
529 SF (GARAGE)  
600 SF (ADU)(NO CHANGE)

**BUILDING HEIGHT (GARAGE):**  
STORIES 1-STORY + ATTIC  
OVERALL HEIGHT 13' - 6"

**LOT COVERAGE:** 2,345 / 8,400 = 27.9%

### SCOPE OF WORK

PARTIAL DEMOLITION OF EXISTING GARAGE. RENOVATION OF EXISTING 529 SF GARAGE. (BUILDING FOOTPRINT TO REMAIN).

NO PLUMBING, ELECTRICAL, OR MECHANICAL WORK ASSOCIATED WITH PROJECT.

### GENERAL NOTES:

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING.  
A. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS.  
B. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.
- ON SITE VERIFICATION** OF ALL DIMENSIONS AND CONDITIONS SHALL BE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUB-CONTRACTORS. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS, DETAILS SHALL TAKE PRECEDENCE OVER GENERAL CONDITIONS.
- DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF CONTRACTOR AND HIS SUB-CONTRACTORS, FOR THEIR ERRORS, OMISSIONS OR THE SAFE CONDUCT OF THEIR WORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK AND MATERIALS PROVIDED BY OTHERS.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE OWNER/DESIGN LINE'S APPROVAL.
- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES.
- DESIGNER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE CONSTRUCTION DRAWINGS.
- CLEAN-UP: ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK AND SHALL LEAVE THE JOB ROOM CLEAN; INCLUDING REMOVING ALL LABELS, STICKERS, PAINT SKEARS, ETC. FROM THE LIGHTING FIXTURES, PLUMBING FIXTURES, GLASS FINISHES, SURFACE HARDWARE, CABINETS, COUNTER TOPS, ETC.
- SCOPE: ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITHIN JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPER JOB.
- CUTTING AND PATCHING: ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.
- THE GENERAL BUILDING PERMIT SHALL BE SECURED AND PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE TAKEN OUT AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS.

### SHEET INDEX

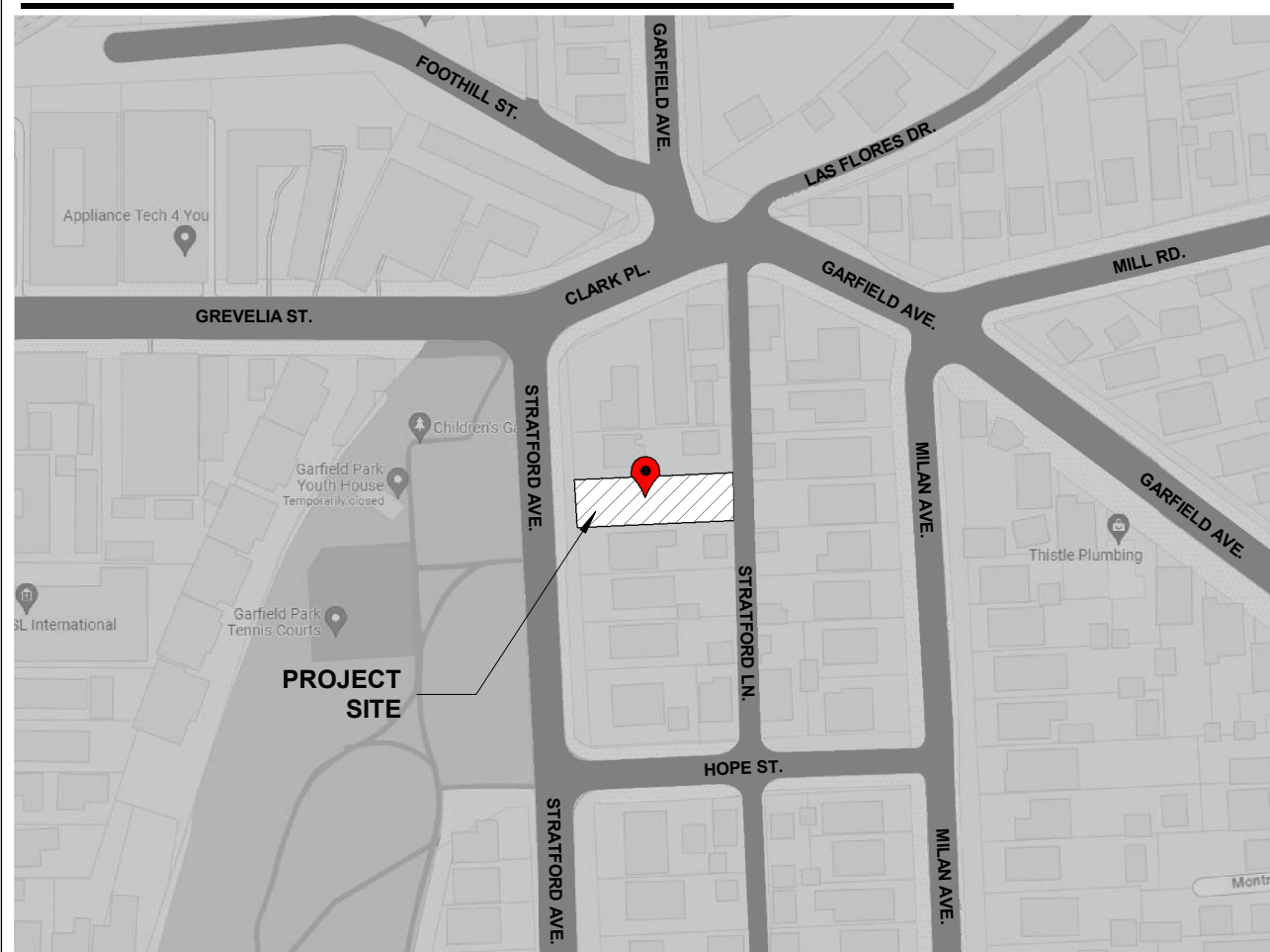
#### DESIGN

**A-00** TITLE SHEET  
**A-01** EXISTING SHED  
**A-02** GARAGE ELEVATIONS + SECTIONS  
**A-03** FLOOR PLAN + ROOF PLAN  
**A-04** BUILDING DETAILS  
**A-05** SPECIFICATIONS

#### STRUCTURAL

**S1.0** GENERAL STRUCTURAL NOTES  
**S1.1** STRUCTURAL PLAN  
**S2.0** STRUCTURAL DETAILS  
**S2.1** STRUCTURAL DETAILS

### VICINITY MAP 1" = 200'



### ABBREVIATIONS

&	AND	MIN.	MINIMUM
@	AT	MIR.	MIRROR
A/C	AIR CONDITIONING	MISC.	MISCELLANEOUS
ACOUST.	ACOUSTICAL	MT.	MOUNT
A.D.	AREA DRAIN	MUL.	MULLION
ALUM.	ALUMINUM	MFR.	MANUFACTURER
ALT.	ALTERNATE	N.	NORTH
A.F.F.	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
AGGR.	AGGREGATE	NO.	NUMBER
		NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
		O.A.	OVERALL
		O.C.	ON CENTER
		OH.	OVERHEAD
		OPNG.	OPENING
		OPP.	OPPOSITE
		PL.	PROPERTY LINE
		PLAS.	PLASTER
		PLUMB.	PLUMBING
		PNT.	PAINT
		PRCST.	PRECAST
		PREFAB.	PREFABRICATED
		PT.	POINT
		R.A.	RETURN AIR
		R.D.	ROOF DRAIN
		RAD.	RADIUS
		REF.	REFERENCE
		REIN.	REINFORCE
		REQD.	REQUIRED
		REFR.	REFRIGERATOR
		RM.	ROOM
		REV.	REVISION
		S.	SOUTH
		SCHED.	SCHEDULE
		SHT.	SHEET
		SIM.	SIMILAR
		STD.	STANDARD
		S.P.	SOUNDPROOF
		SPEC.	SPECIFICATION
		SQ.	SQUARE
		SHWR.	SHOWER
		STL.	STEEL
		STOR.	STORAGE
		SYM.	SYMMETRICAL
		SYN.	SYNTHETIC
		T.B.	TOWEL BAR
		T.O.C.	TOP OF CURB
		THK.	THICK
		TR.	TREAD
		T.O.M.	TOP OF MASONRY
		T.O.W.	TOP OF WALL
		TV.	TELEVISION
		U.O.N.	UNLESS OTHERWISE NOTED
		VER.	VERIFY
		VERT.	VERTICAL
		VEST.	VESTIBULE
		W.	WEST
		W/	WITH
		W.C.	WATER CLOSET
		WD.	WOOD
		W/O	WITHOUT
		WP.	WATERPROOF
		WT.	WEIGHT
BD.	BOARD		
BLDG.	BUILDING		
BLK.	BLOCK		
BM.	BEAM		
BOT.	BOTTOM		
CAB.	CABINET		
CEM.	CEMENT		
CER.	CERAMIC		
CLG.	CEILING		
CLR.	CLEAR		
C.M.U.	CONCRETE MASONRY UNIT		
CNTR.	COUNTER		
C.O.	CASED OPENING		
COL.	COLUMN		
CONC.	CONCRETE		
CONT.	CONTINUOUS		
CT.	CERAMIC TILE		
DBL.	DOUBLE		
DEMO.	DEMOLISH		
DET.	DETAIL		
DIAG.	DIAGONAL		
DIM.	DIMENSION		
DR.	DOOR		
DS.	DOWNSPOUT		
DWG.	DRAWING		
E.	EAST		
ELEC.	ELECTRICAL		
ELEV.	ELEVATION		
EQ.	EQUAL		
EQUIP.	EQUIPMENT		
(E)	EXISTING		
EXT.	EXTERIOR		
F.D.	FLOOR DRAIN		
FIN.	FINISH		
FOUND.	FOUNDATION		
F.O.F.	FACE OF FINISH		
F.O.S.	FACE OF STUD		
FT.	FOOT OR FEET		
FR.	FIRE RATED		
GL.	GLASS		
GYP.	GYPSON		
H.B.	HOSE BIBB		
HR.	HOSE		
HT.	HEIGHT		
INT.	INTERIOR		
LAM.	LAMINATE		
LT.	LIGHT		
LVR.	LOUVER		
MAS.	MASONRY		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MEMB.	MEMBRANE		
MET.	METAL		

### REFERENCE SYMBOLS

◆	WALL TAG
#	KEYNOTE
⊕	WINDOW TAG
⊗	DOOR TAG
◻	EXTERIOR ELEVATION
◊	INTERIOR ELEVATION
⊕	ELEVATION
⊖	REVISION NUMBER / LETTER
⊗	BUILDING SECTION
⊕	ROOM NAME
⊖	REVISION CLOUD
⊗	DETAIL
⊕	GRID BUBBLE

### CODES AND REGULATIONS

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE (NOT APPLICABLE)
- 2022 CALIFORNIA PLUMBING CODE (NOT APPLICABLE)
- 2022 CALIFORNIA MECHANICAL CODE (NOT APPLICABLE)
- 2022 CALIFORNIA ELECTRICAL CODE (NOT APPLICABLE)
- CALIFORNIA GREEN BUILDING CODE (NOT APPLICABLE)

### CONTRACTOR/BID NOTES

CONTRACTOR SHALL COORDINATE WITH ALL SUBTRADES AS REQUIRED TO COMPLETE THE PROJECT.

UNLESS THE DRAWINGS IN THIS SET BEAR THE STAMP "FOR CONSTRUCTION", IT SHALL BE ASSUMED THAT THEY HAVE NOT YET RECEIVED GOVERNMENT AGENCIES APPROVAL. THE CONTRACTOR AND OWNER SHOULD BE AWARE OF THE RISKS INVOLVED IN BIDDING DRAWINGS PRIOR TO FINAL PERMIT ISSUANCE. CHANGES MAY OCCUR AND SHOULD BE ANTICIPATED.

GENERAL CONTRACTOR SHALL REVIEW ALL ATTACHED CONSULTANT DRAWINGS FOR ADDITIONAL PROJECT SPECIFIC NOTES AND SPECIFICATIONS.

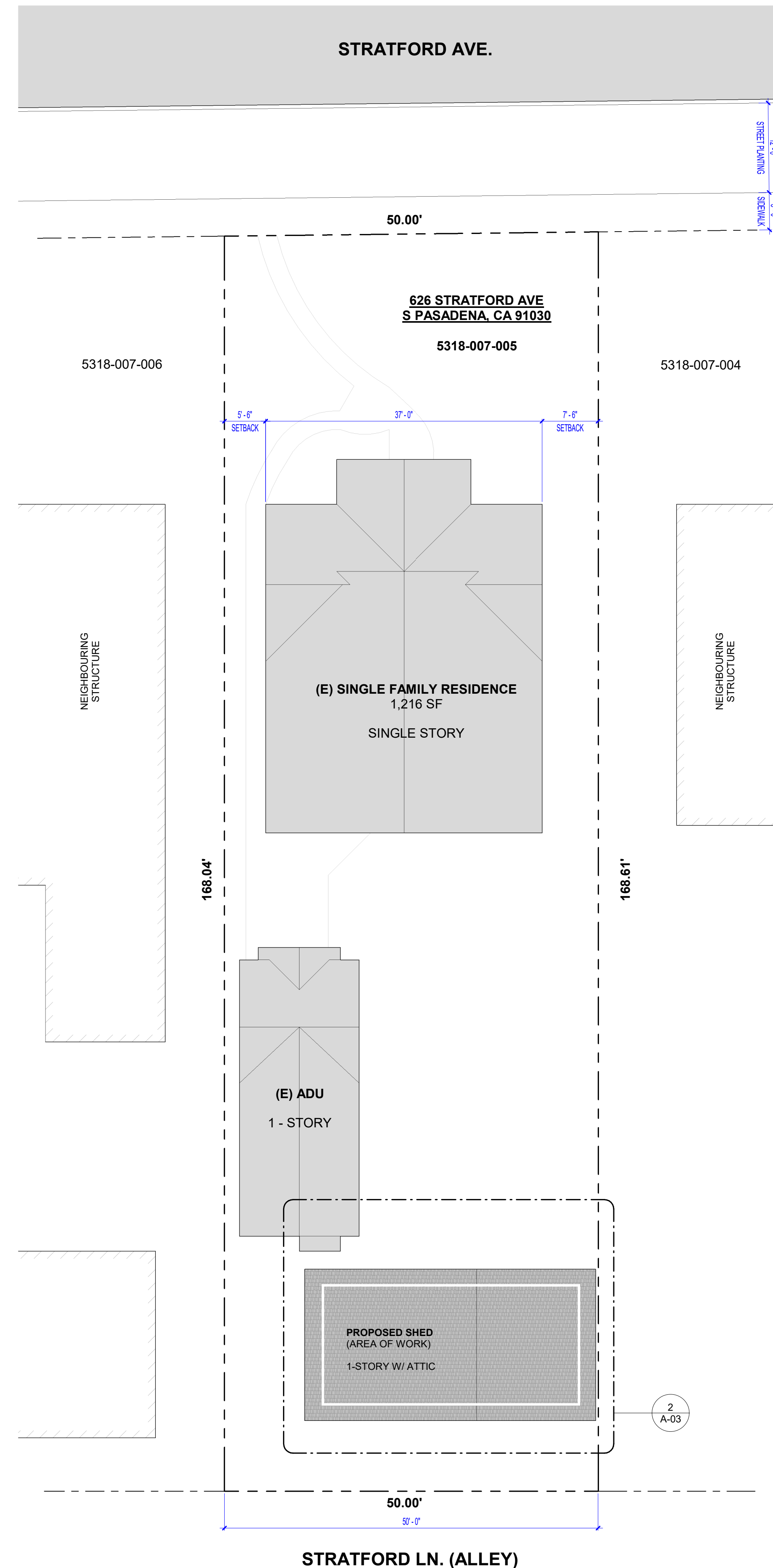
### PROJECT TEAM

**OWNER:**  
**Ken Marshall**  
626 Stratford Ave.  
S Pasadena, CA 91030  
T: 626.712.9620  
Ken\_marshall48@yahoo.com

**DESIGNER / APPLICANT:**  
**Loussinian Design Services**  
135 La Porte, Suite B  
Arcadia, CA 91006  
T: 626.262.2326  
Michaelloussin@gmail.com

**STRUCTURAL ENGINEER:**  
**CalCivic Engineering, Inc.**  
2160 Parnell Way  
Altadena, CA 91001  
T: 626.798.2828  
Calcivicengineering@gmail.com

**CONTRACTOR:**  
**Name**  
Address  
Address  
T: Phone  
Email



### SITE PLAN 1

1" = 10'-0"



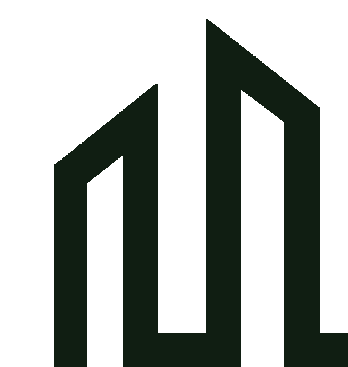
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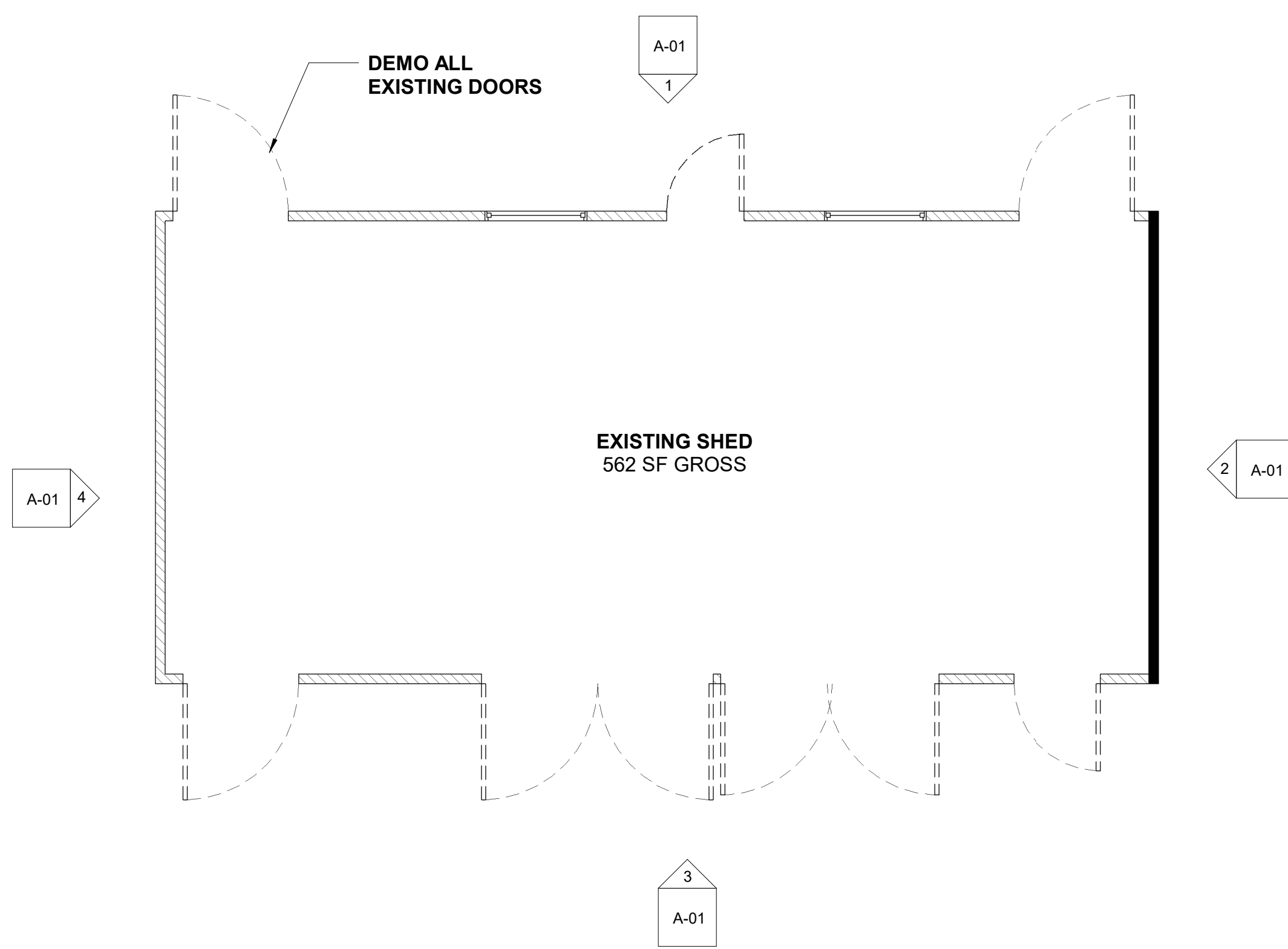
09/11/2023

GARAGE STRUCTURE  
626 STRATFORD AVE.  
S PASADENA, CA 91030  
TITLE SHEET

# A-00



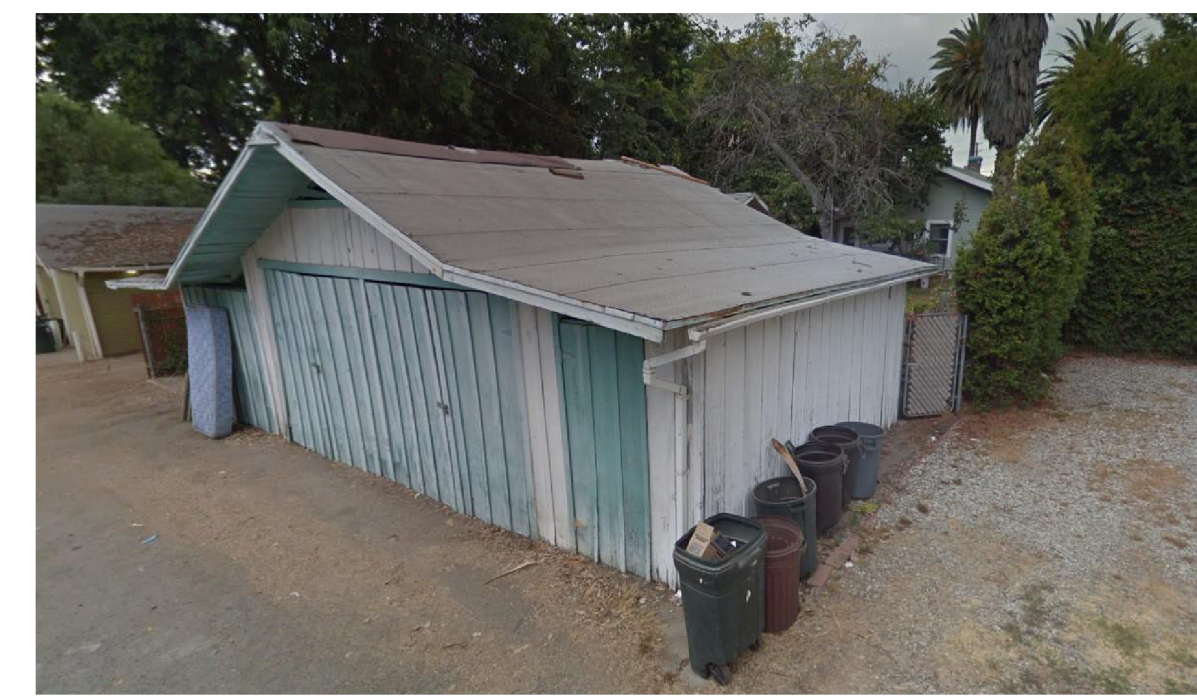
LOUSSINIAN  
DESIGN SERVICES



**DEMOLITION PLAN**  
1/4" = 1'-0" **5**



LOOKING NORTHWEST (EXISTING)



LOOKING SOUTHWEST (EXISTING)



LOOKING WEST (EXISTING)



LOOKING NORTHWEST (EXISTING)

**EXISTING SHED PHOTOS**  
12" = 1'-0" **6**

**EXISTING BUILDING KEYNOTES**

- (A)** (E) BOARD AND BATTEN - WHITE
- (B)** (E) BOARD AND BATTEN - TEAL
- (C)** (E) GUTTER

**BUILDING DEMOLITION NOTES**

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS FOR SIZES, QUANTITIES, AND LOCATIONS.
- ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND NEW CONSTRUCTION.
- ALL EXISTING WALLS SHOULD BE REFINISHED AND REPAINTED.
- ALL DEMOLITION SHALL BE COORDINATED WITH THE STRUCTURAL DRAWINGS.

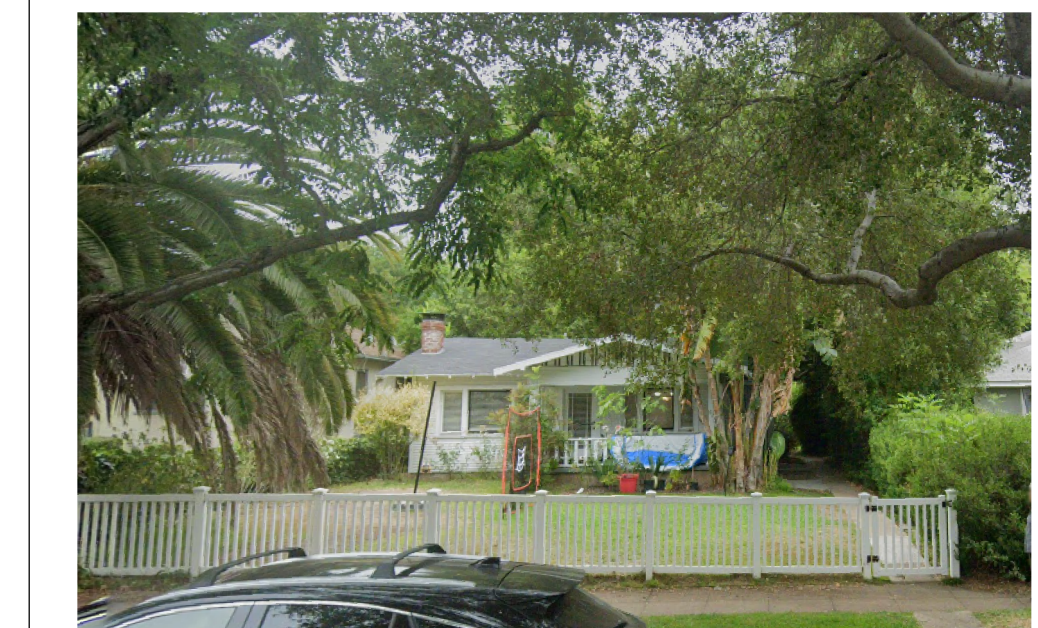
**DEMOLITION WALL LEGEND**

- (E) WALL TO REMAIN
- DEMO EXISTING WALL

**ADDITIONAL EXISTING SITE PHOTOS**



626 STRATFORD AVE. - WEST ELEVATION



622 STRATFORD AVE. (NEIGHBOR) - WEST ELEVATION

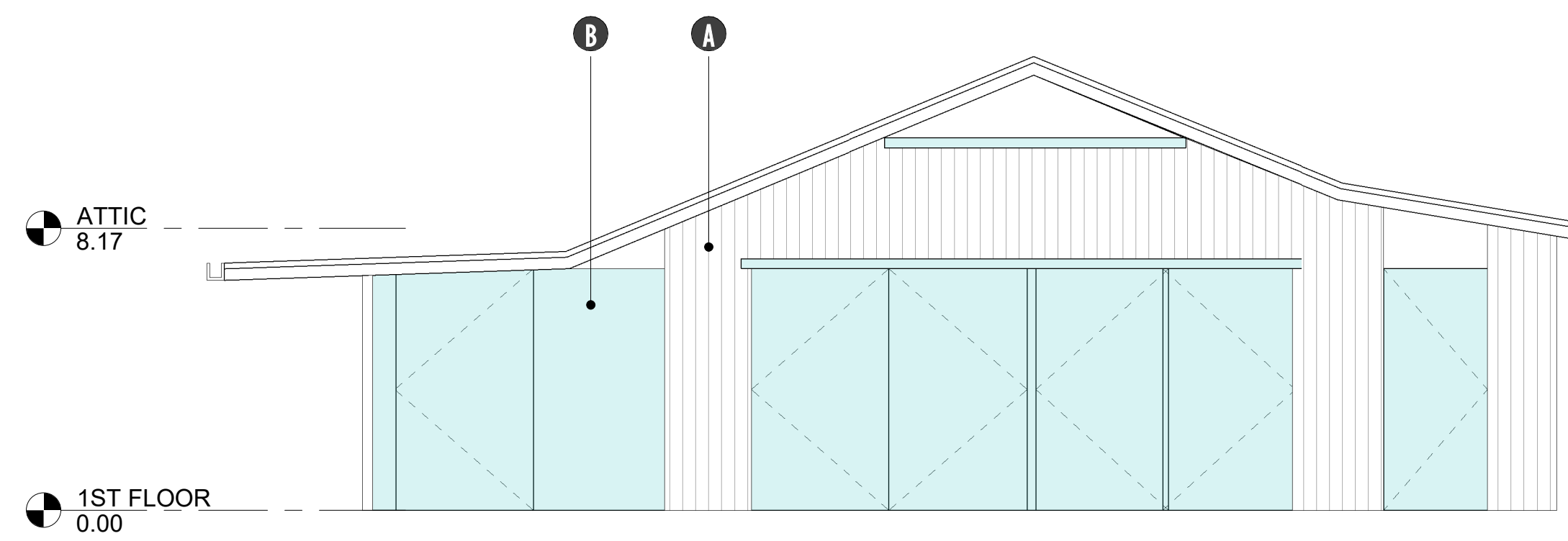


632 STRATFORD AVE. (NEIGHBOR) - WEST ELEVATION

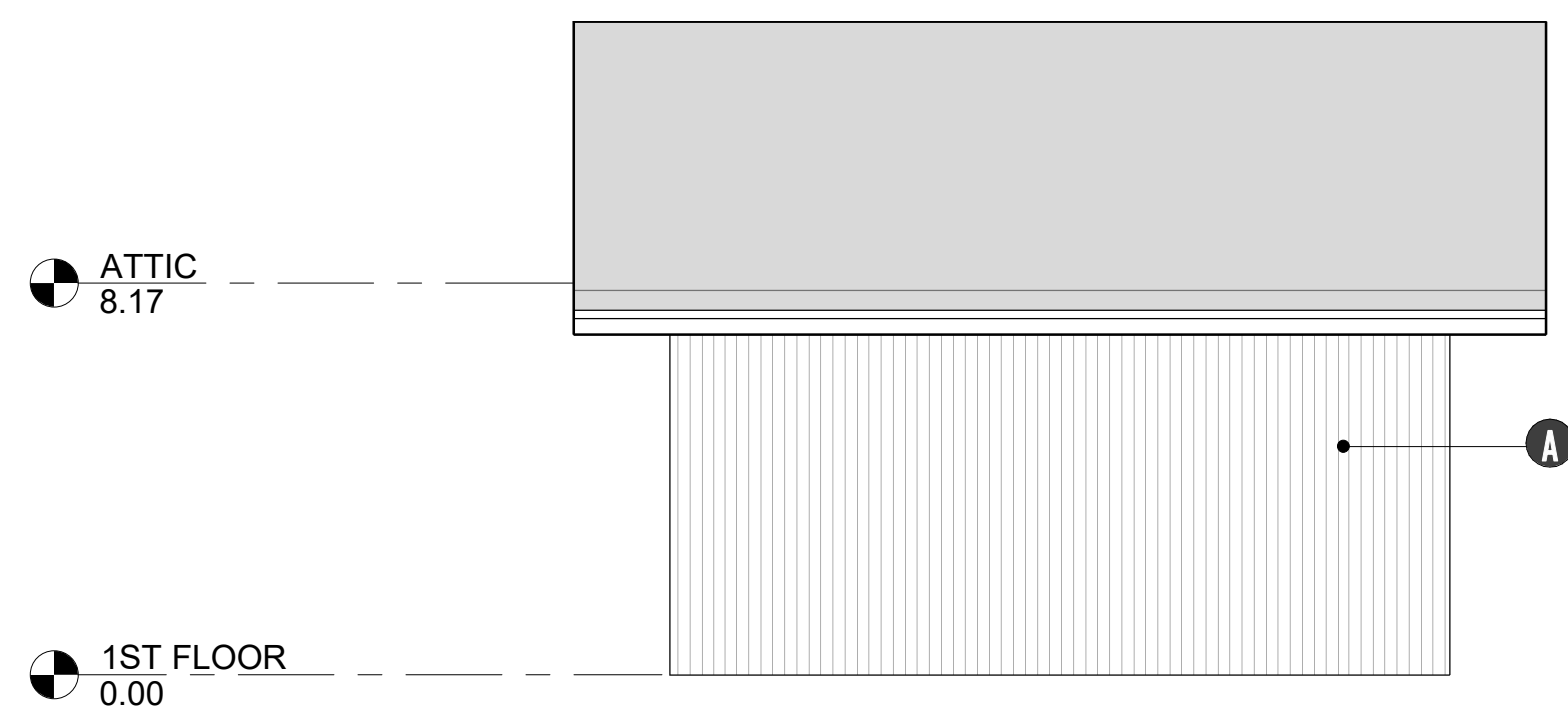
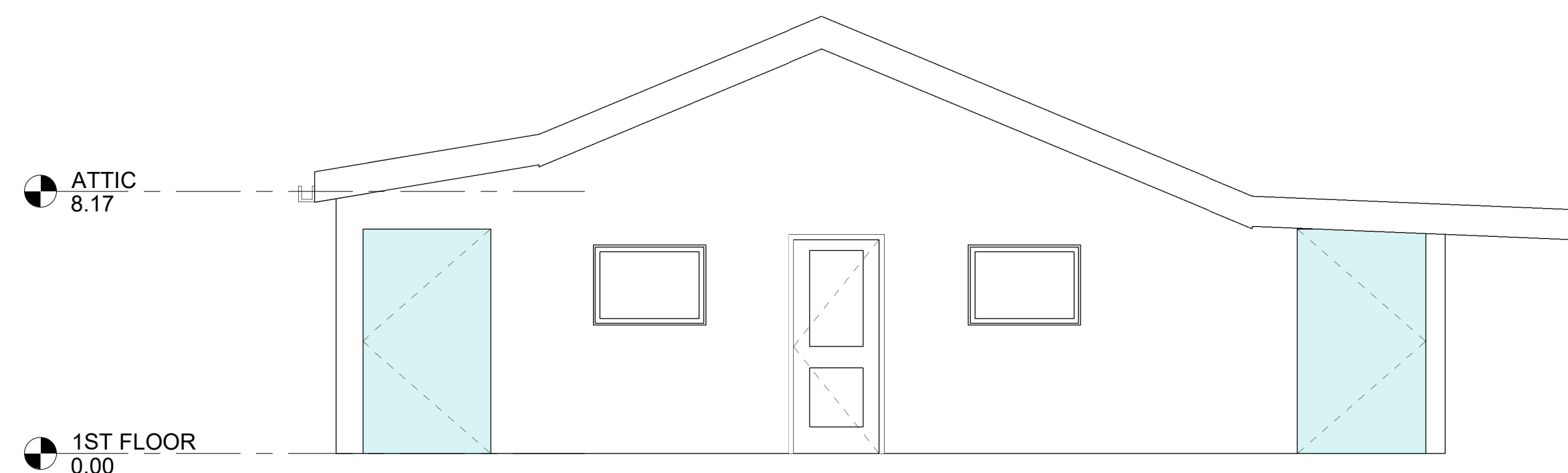


STRATFORD AVE. - LOOKING NORTH

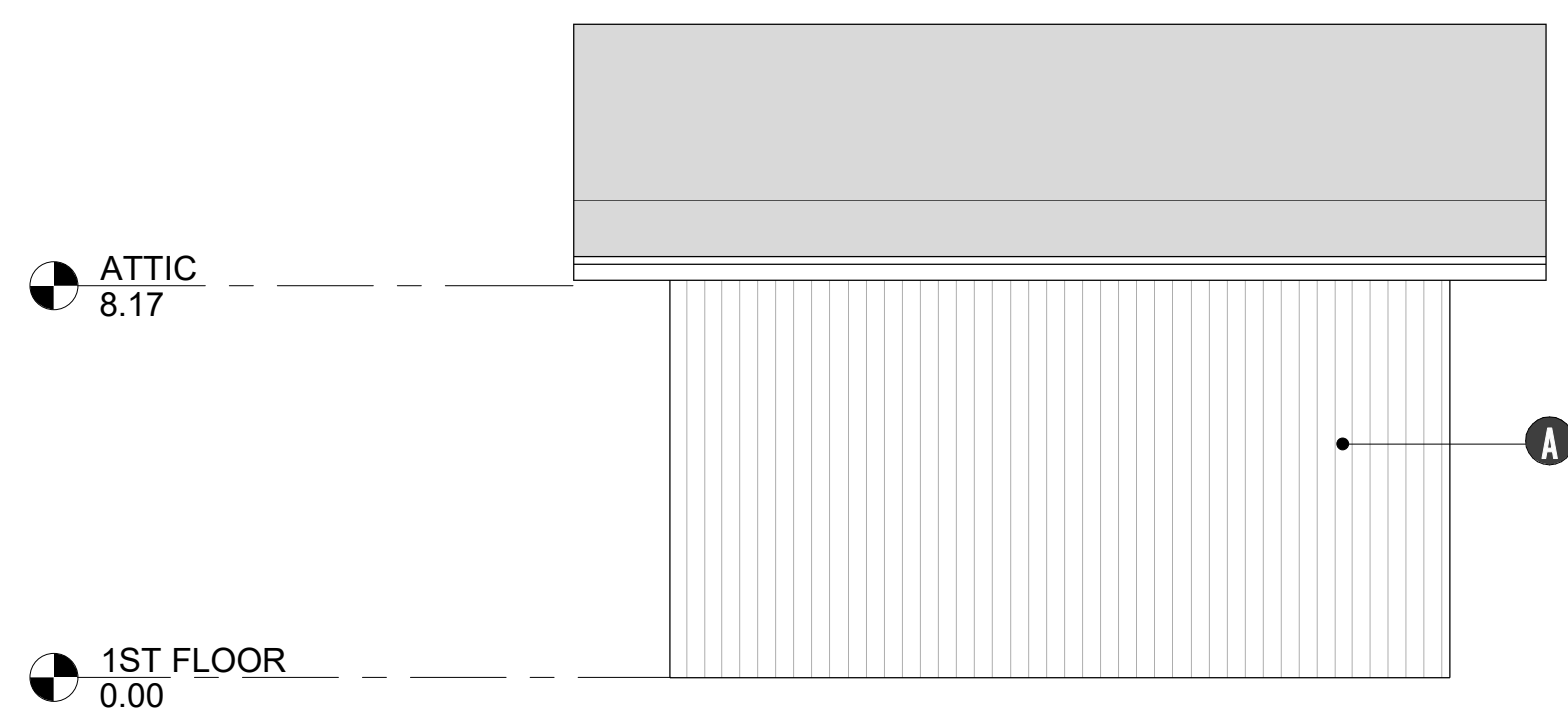
**EAST ELEVATION - EXISTING**  
1/4" = 1'-0" **3**



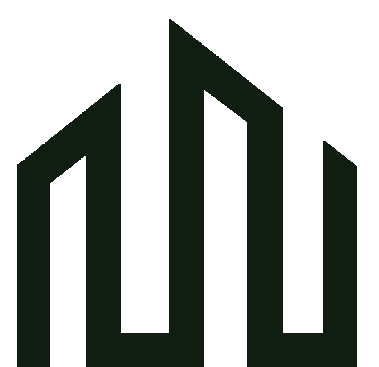
**WEST ELEVATION - EXISTING**  
1/4" = 1'-0" **1**



**SOUTH ELEVATION - EXISTING**  
1/4" = 1'-0" **4**



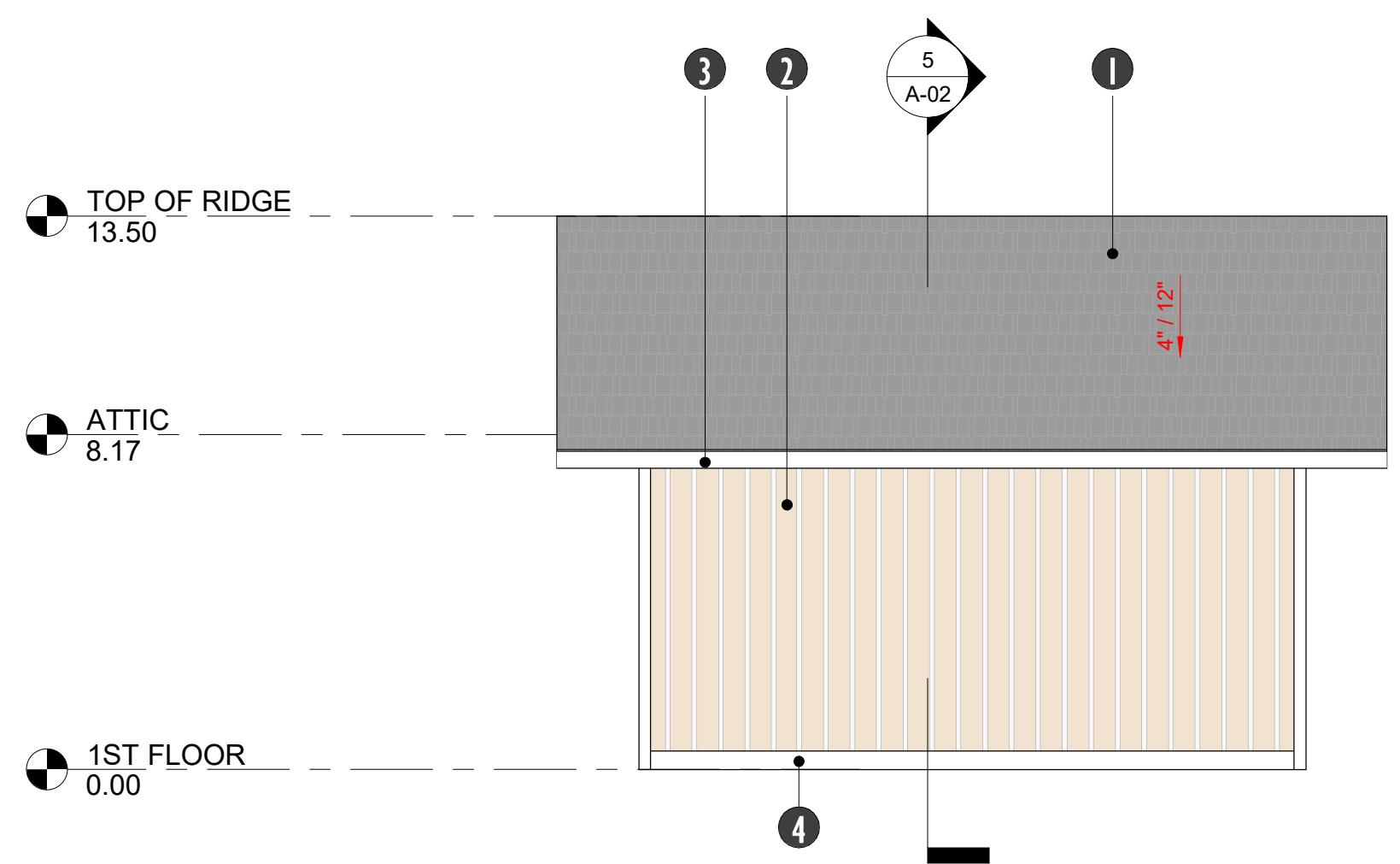
**NORTH ELEVATION - EXISTING**  
1/4" = 1'-0" **2**



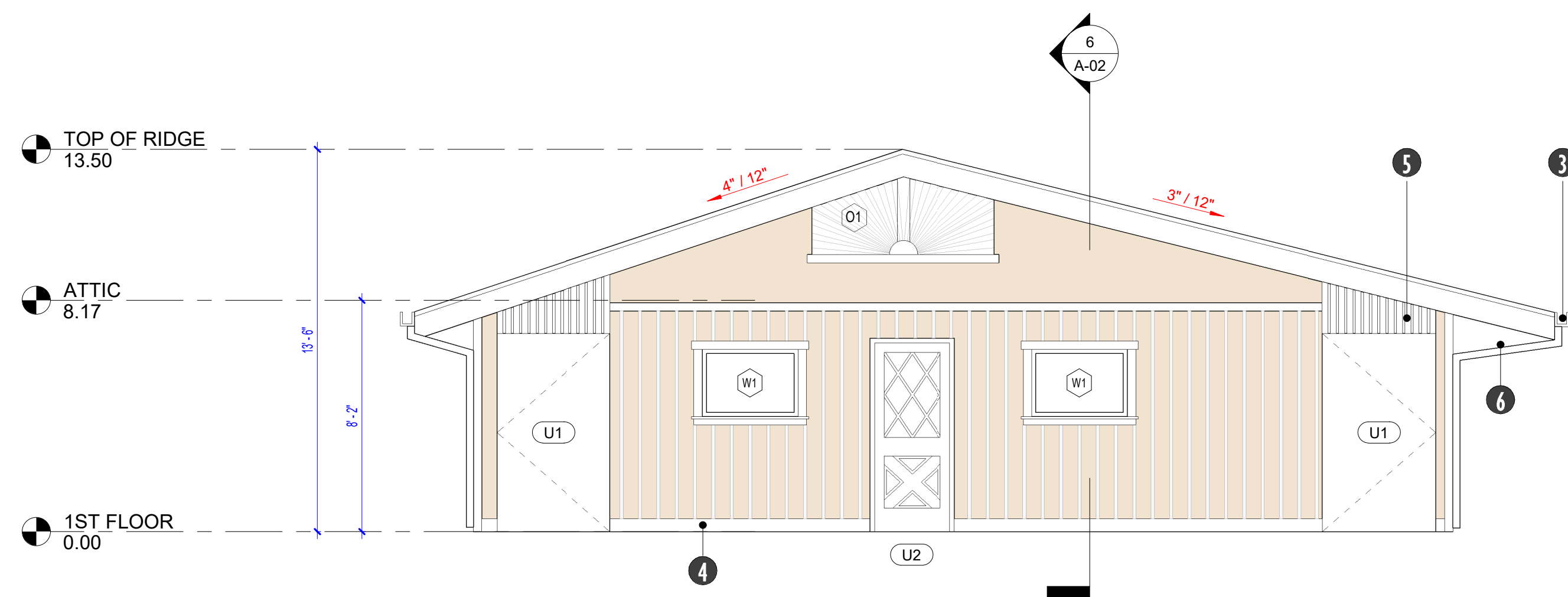
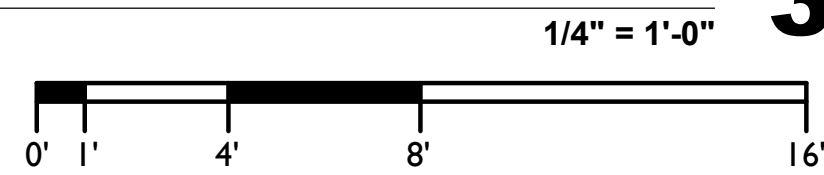
LOUSSINIAN  
DESIGN SERVICES

GARAGE STRUCTURE  
626 STRATFORD AVE.  
S PASADENA, CA 91030  
EXISTING SHED

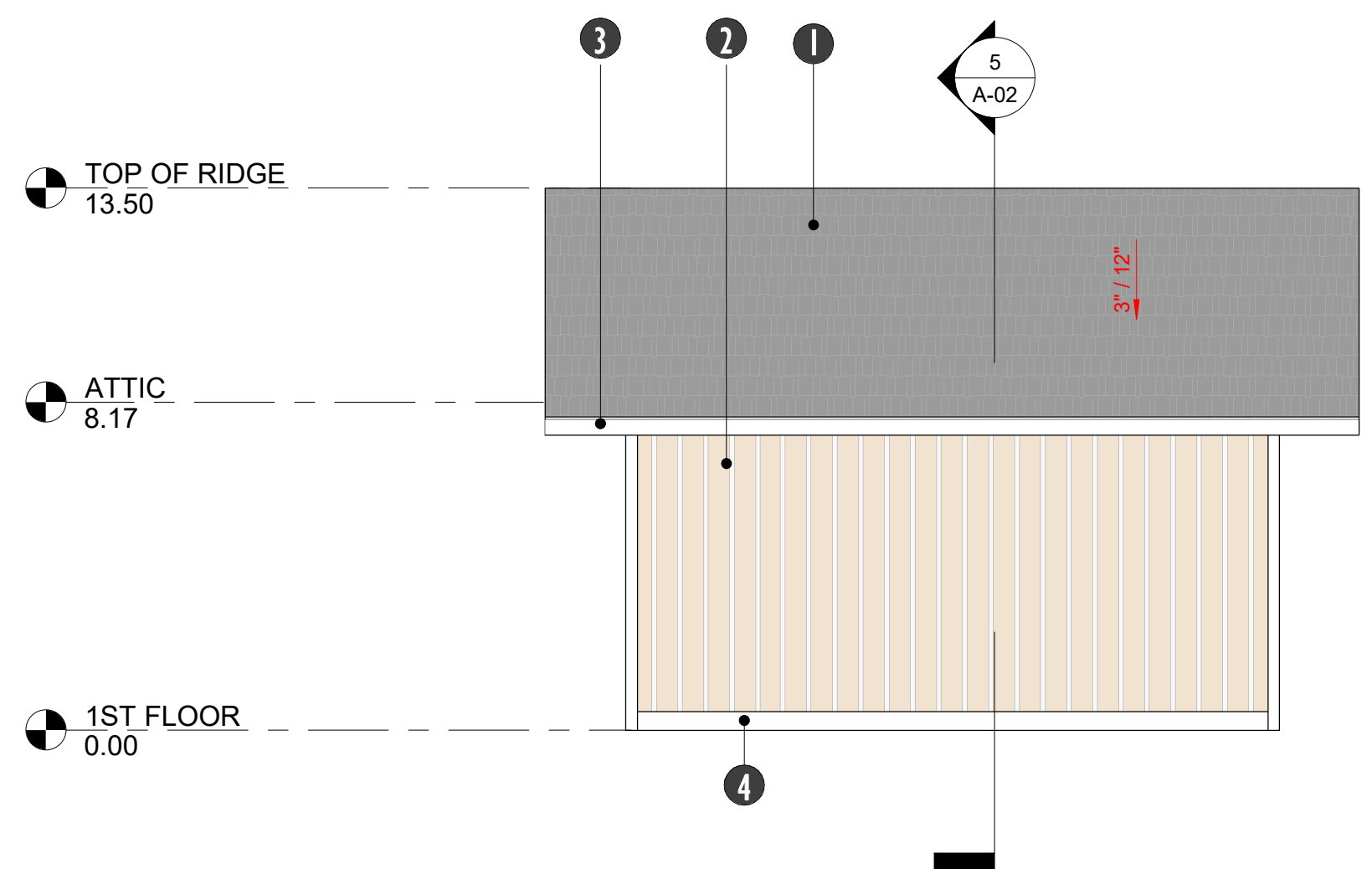
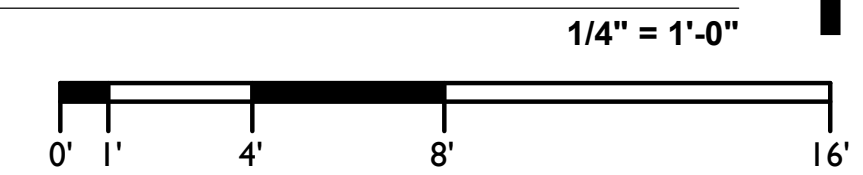
**A-01**



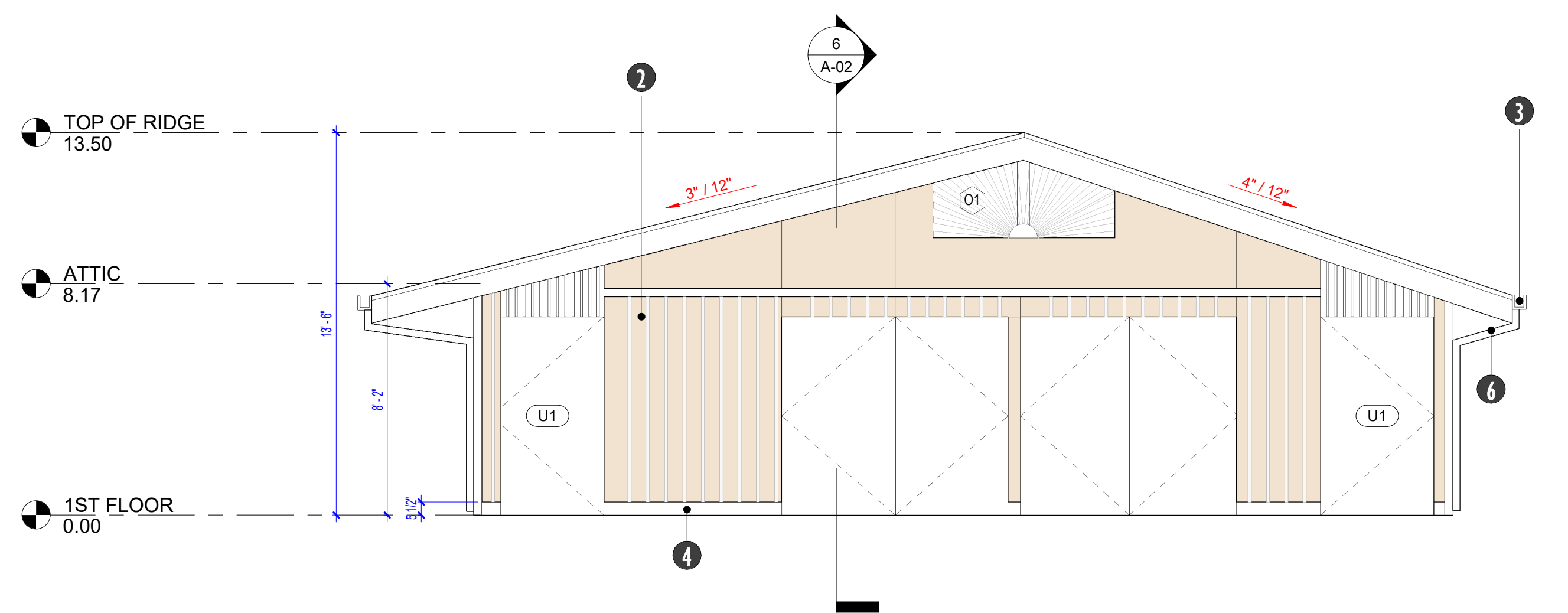
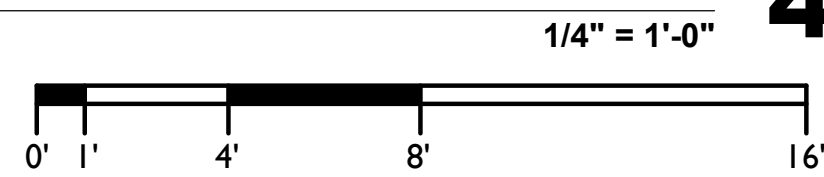
**SOUTH ELEVATION - PROPOSED 3**



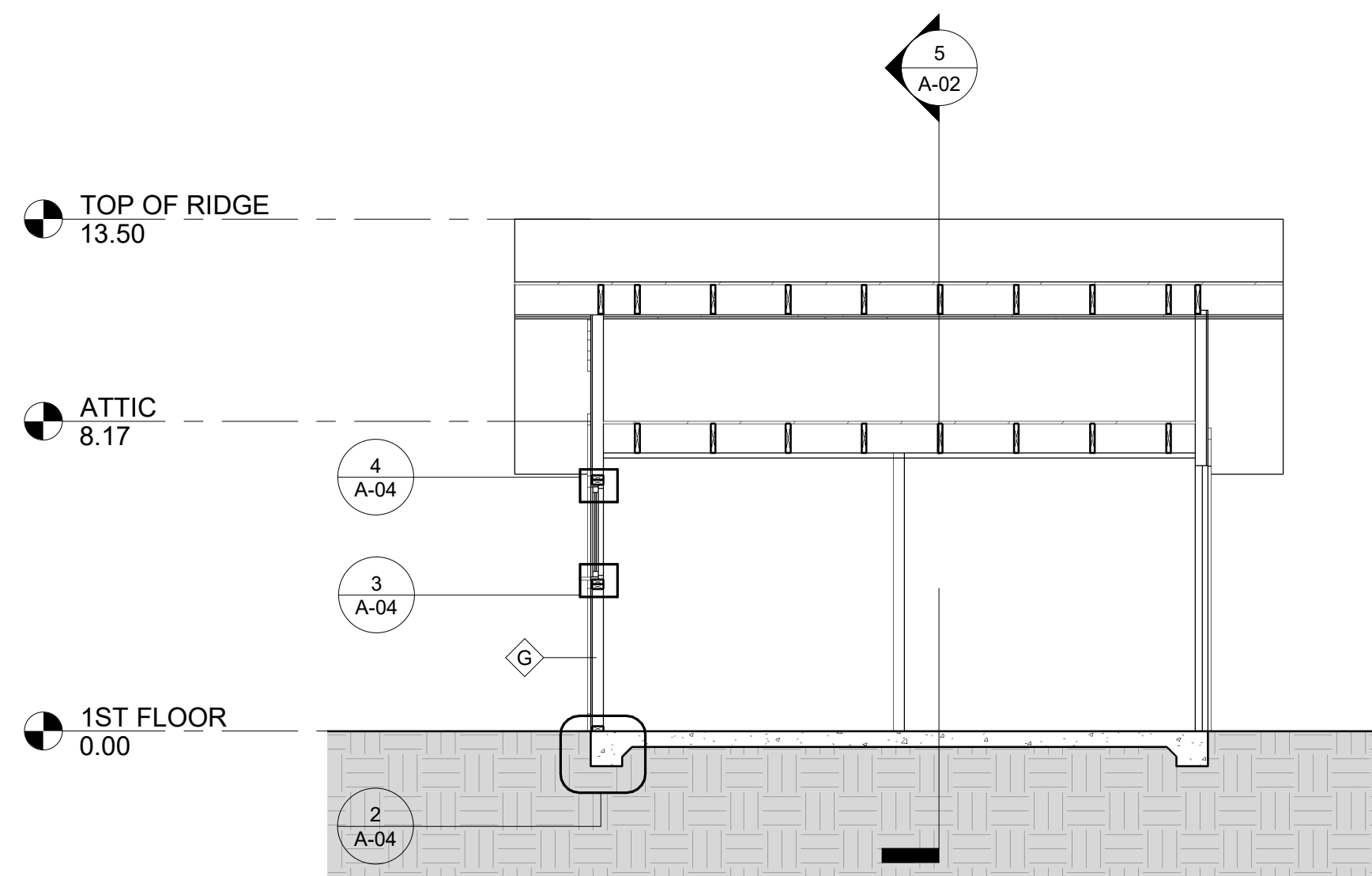
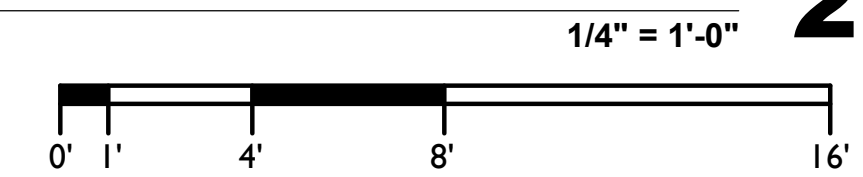
**WEST ELEVATION - PROPOSED 1**



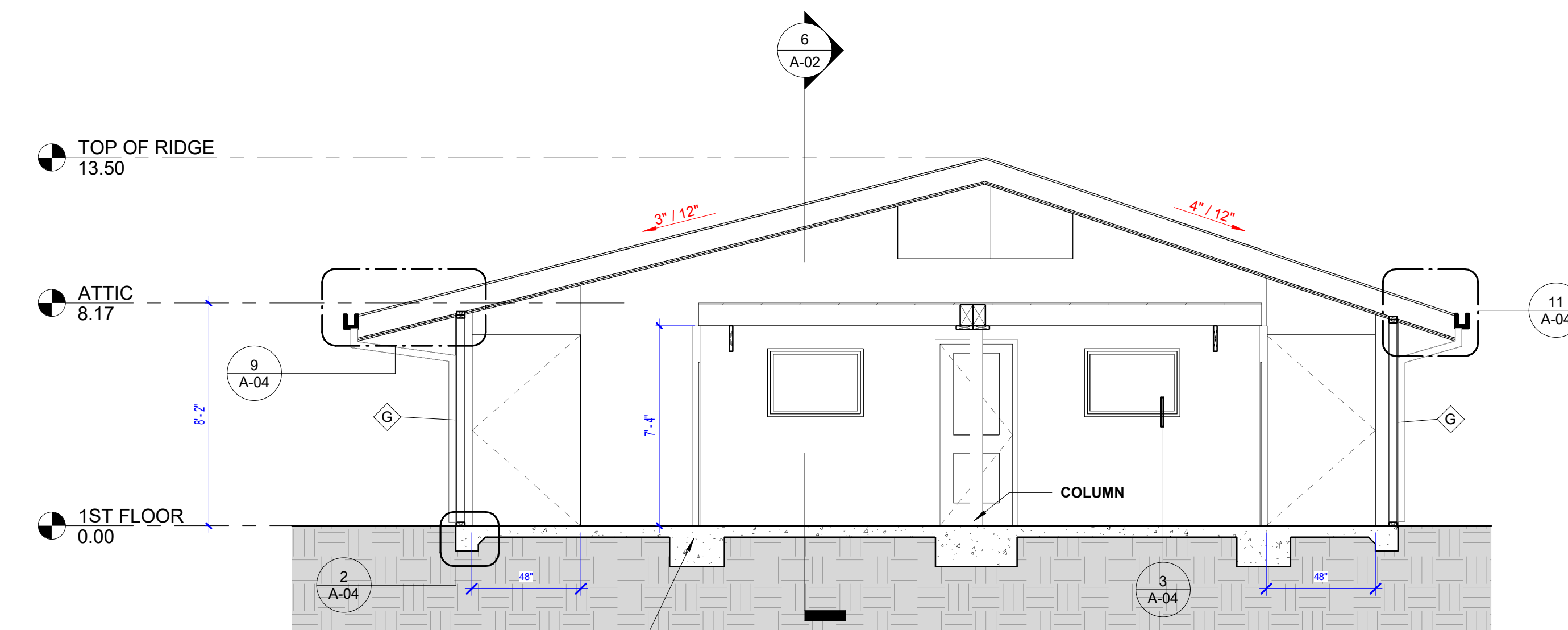
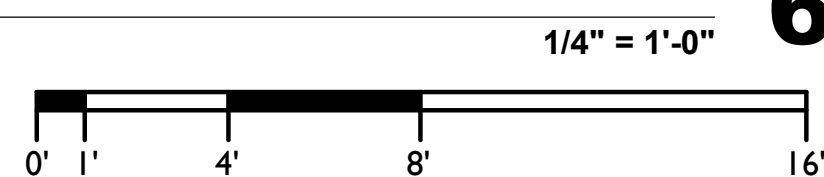
**NORTH ELEVATION - PROPOSED 4**



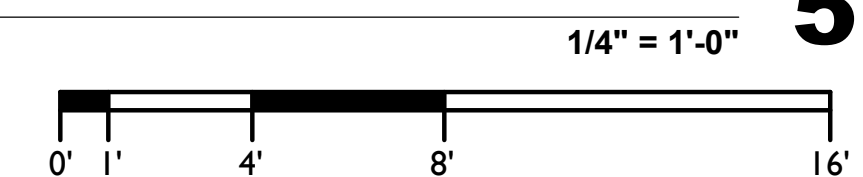
**EAST ELEVATION - PROPOSED 2**



**SECTION 2 - TRANSVERSE 6**



**SECTION 1 - LOGINTUDINAL 5**

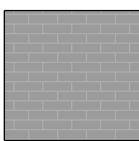

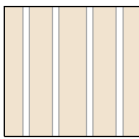


**ELEVATION KEYNOTES**

- 1 OWENS CORNING ASPHALT SHINGLES - CLASS A LISTED TO ANSI/UL 790 (ICC ESR-1475, CRRCID# 0676-0096). APPLIED OVER W.P. MEMBRANE - (2) LAYERS BUILDING PAPER OR ROOFING FELT PER CRC TABLE R905.1.1(2)
- 2 (N) FURRING STRIP BOARD OVER VERTICAL PLYWOOD SIDING PANEL
- 3 (N) GUTTER
- 4 6" BASE BOARD PAINTED WHITE
- 5 6" BASE BOARD PAINTED WHITE
- 6 (N) DOWNSPOUT PAINTED WHITE (A-04/10)

**MATERIAL LEGEND**

SEE SHEET A-05 FOR SPECIFICATIONS

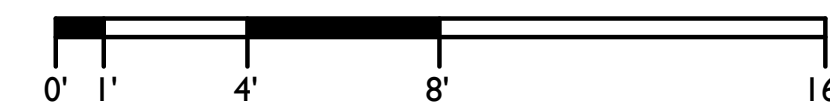
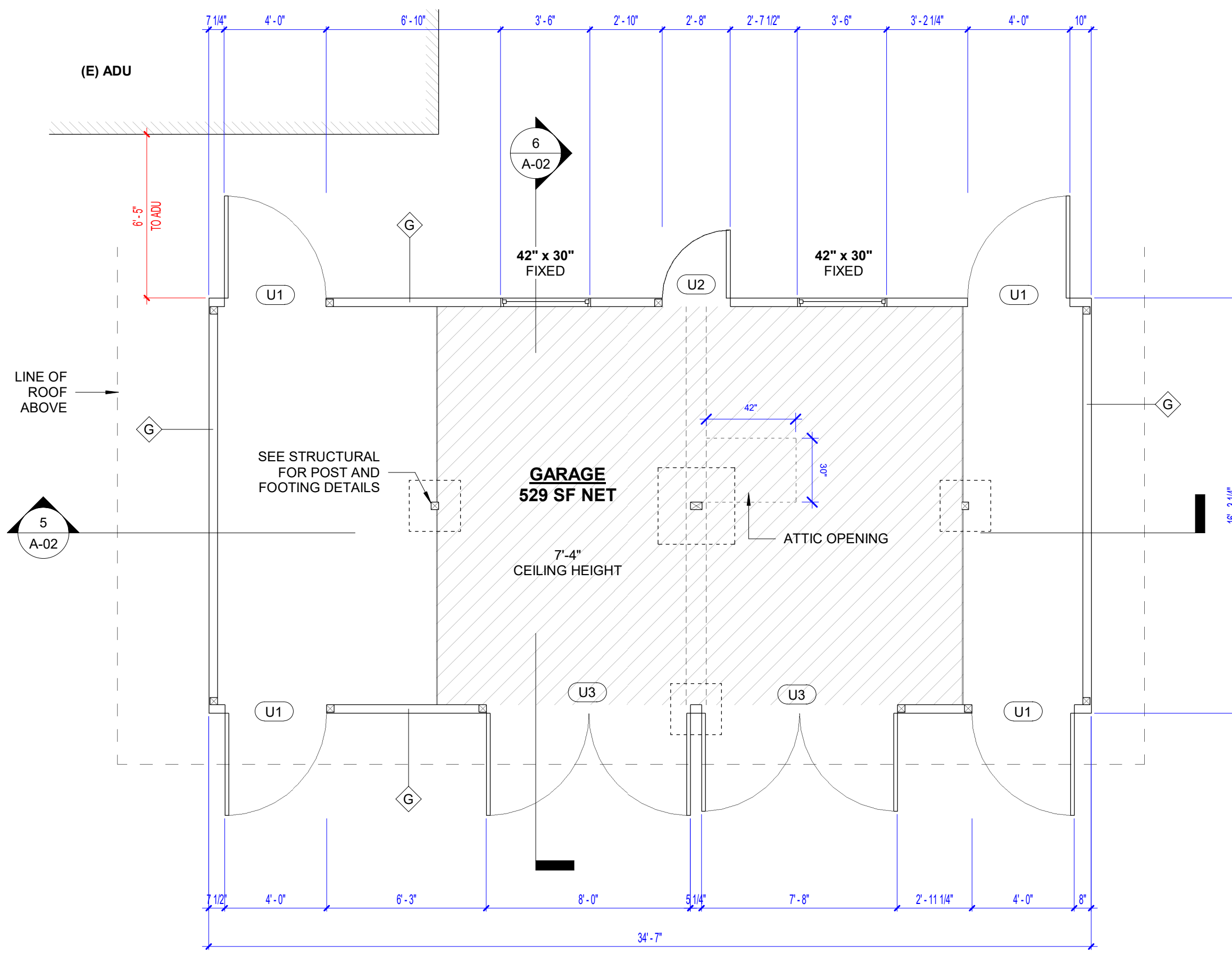
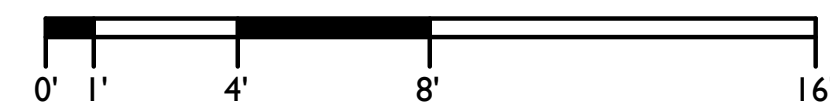
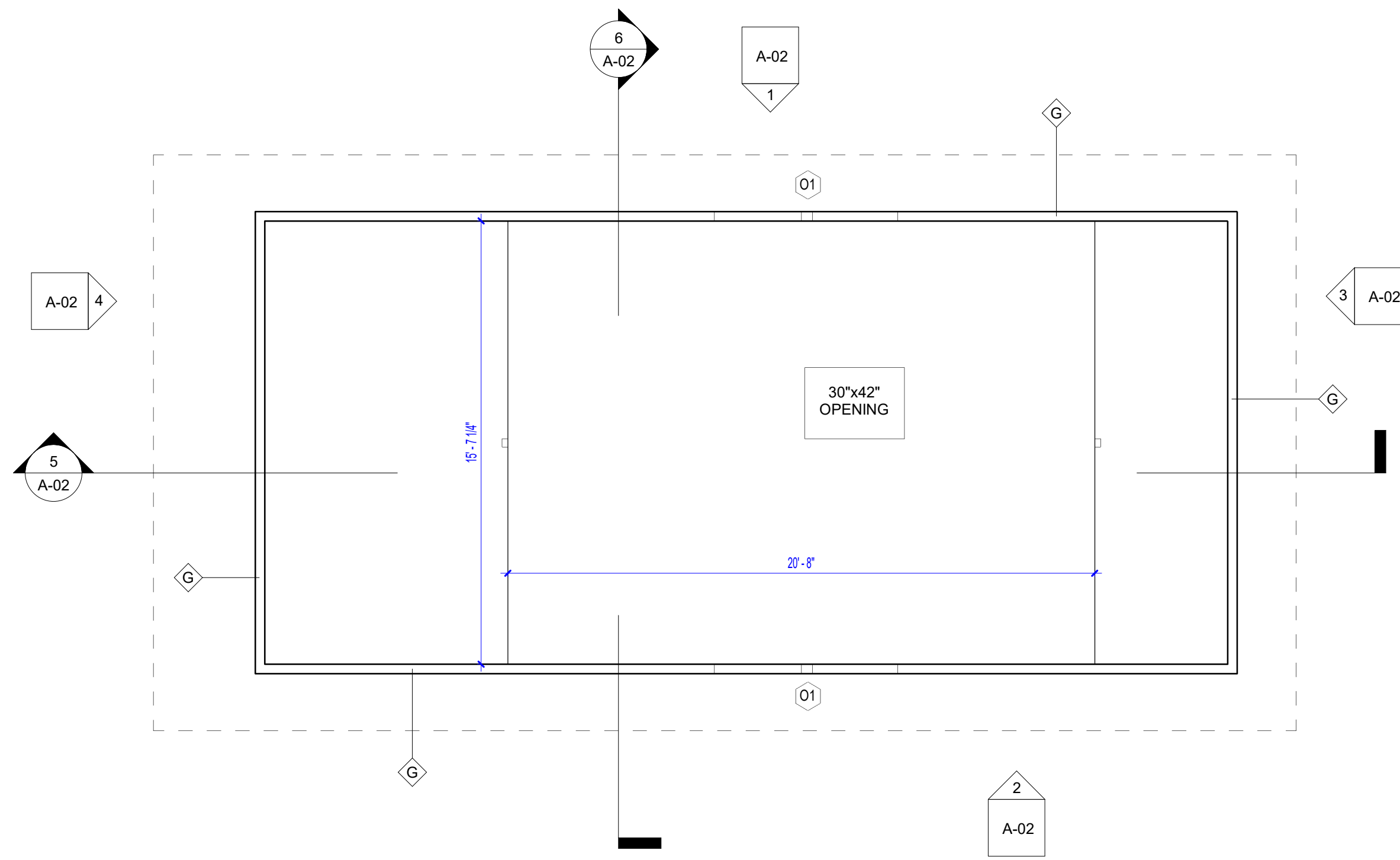
-  **OWENS CORNING**  
ASPHALT ROOF ARCHITECTURAL SHINGLES  
FIRE RATING (UL 790) CLASS A
-  **ROSEBURG DURATEMP**  
WOOD SIDING PANEL  
PAINTED: BEIGE
-  **ROSEBURG DURATEMP**  
PAINTED WOOD SIDING PANEL W/ FURRED  
STRIP BOARD OVER SIDNG REVEALS  
PAINTED - NO PAINT.  
TO BE STAINED AND FINISHED



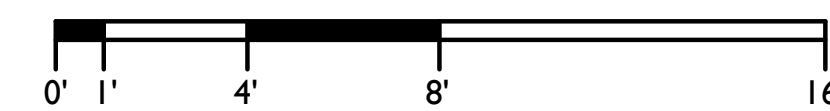
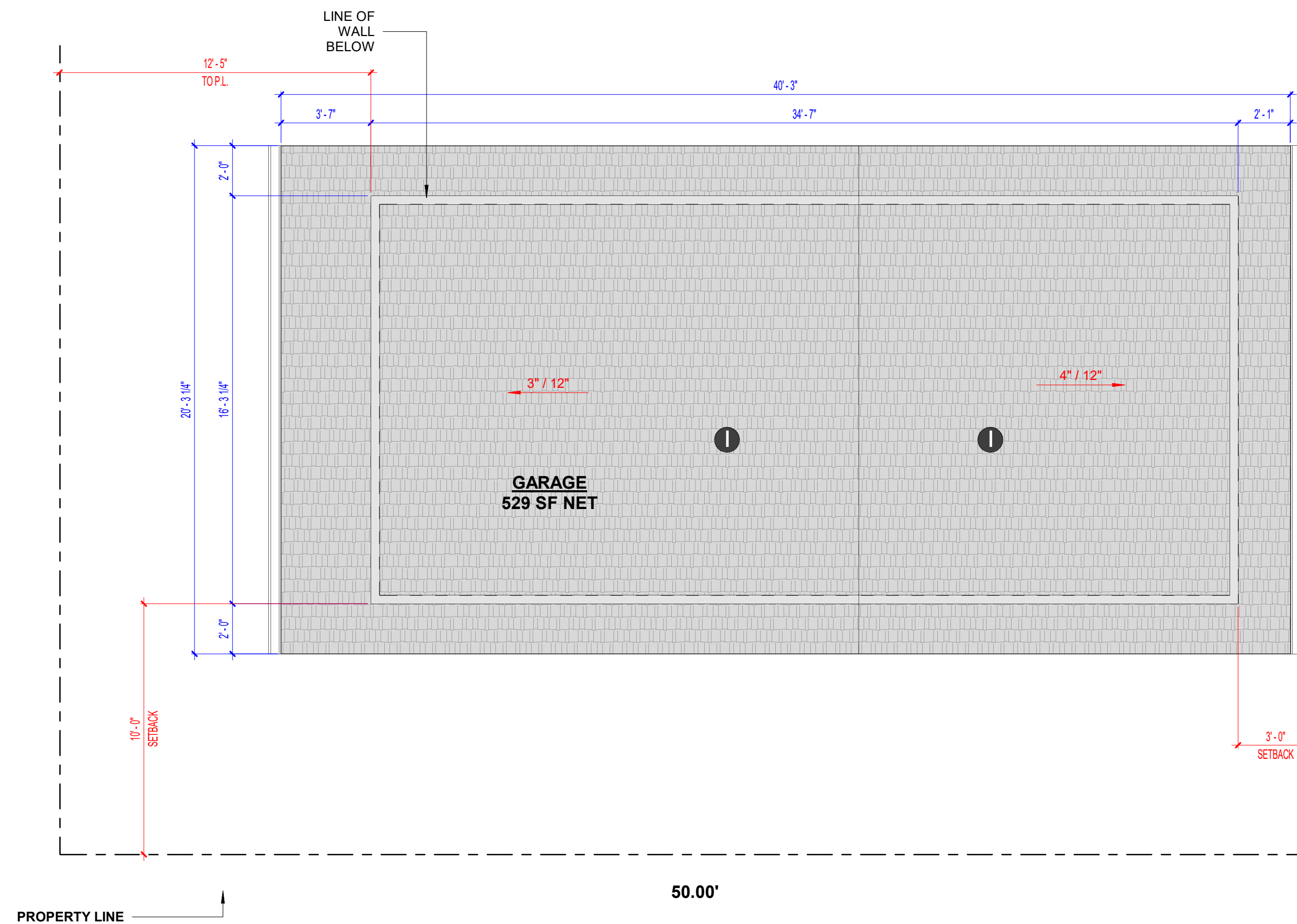
LOUSSINIAN  
DESIGN SERVICES

GARAGE STRUCTURE  
626 STRATFORD AVE.  
S.PASADENA, CA 91030NS +  
SECTIONS

**A-02**



(NOTE: SEE STRUCTURAL FOR SHEAR WALL LOCATIONS)



LOUSSINIAN  
DESIGN SERVICES

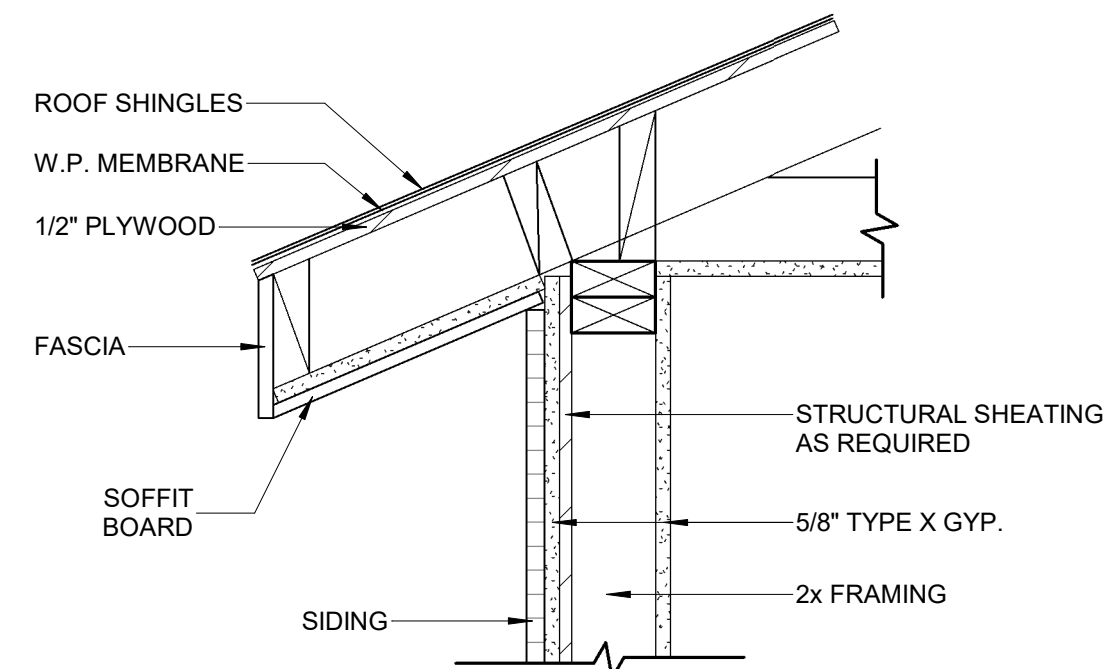
GARAGE STRUCTURE  
626 STRATFORD AVE.  
S PASADENA, CA 91030  
FLOOR PLAN + ROOF PLAN

A-03

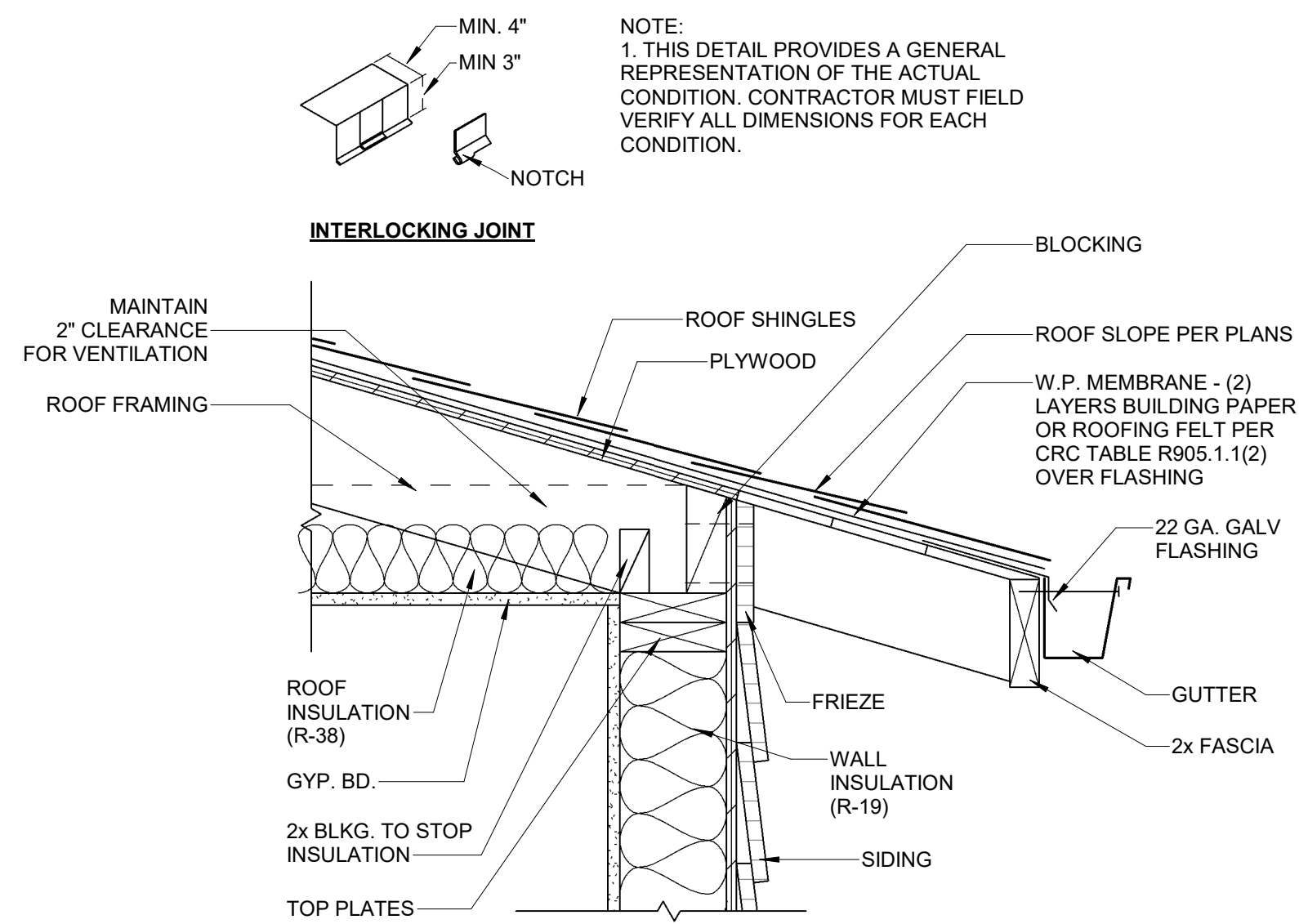
#P008

ISSUE DATE:

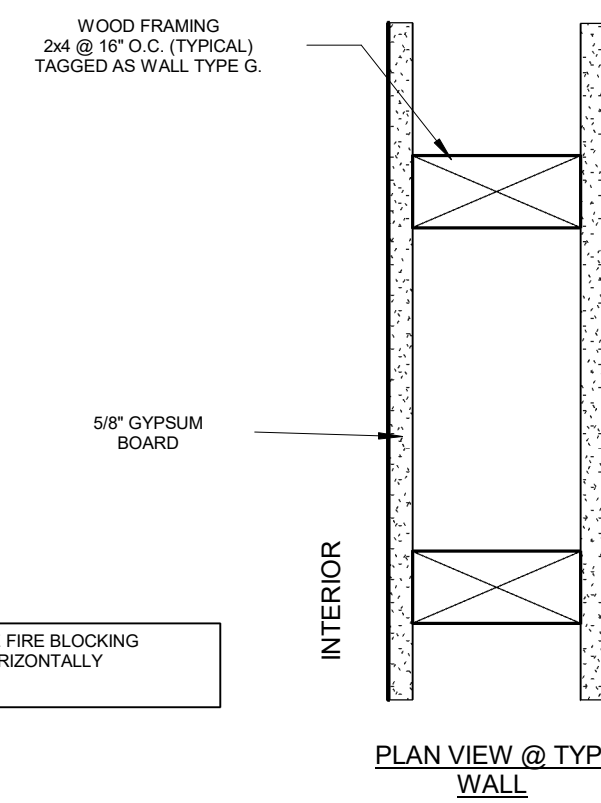
09/11/2023



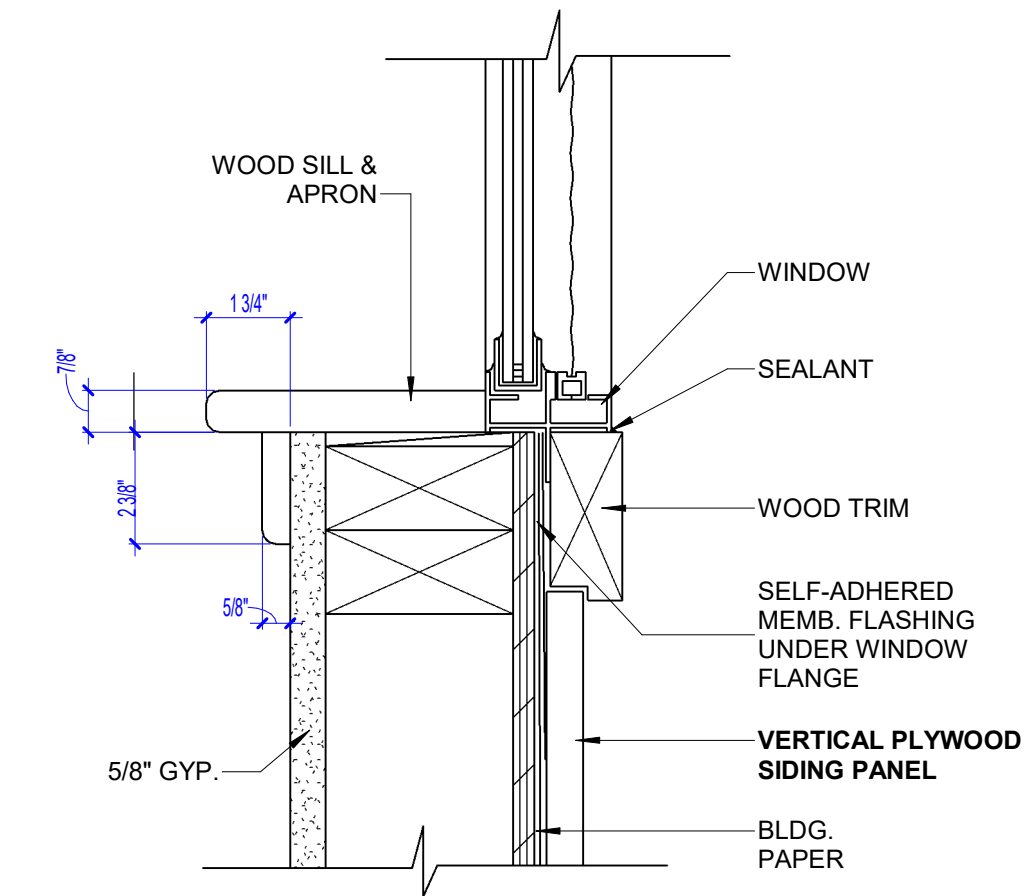
**1-HOUR RATED ROOF EAVE**  
1 1/2" = 1'-0" **11**



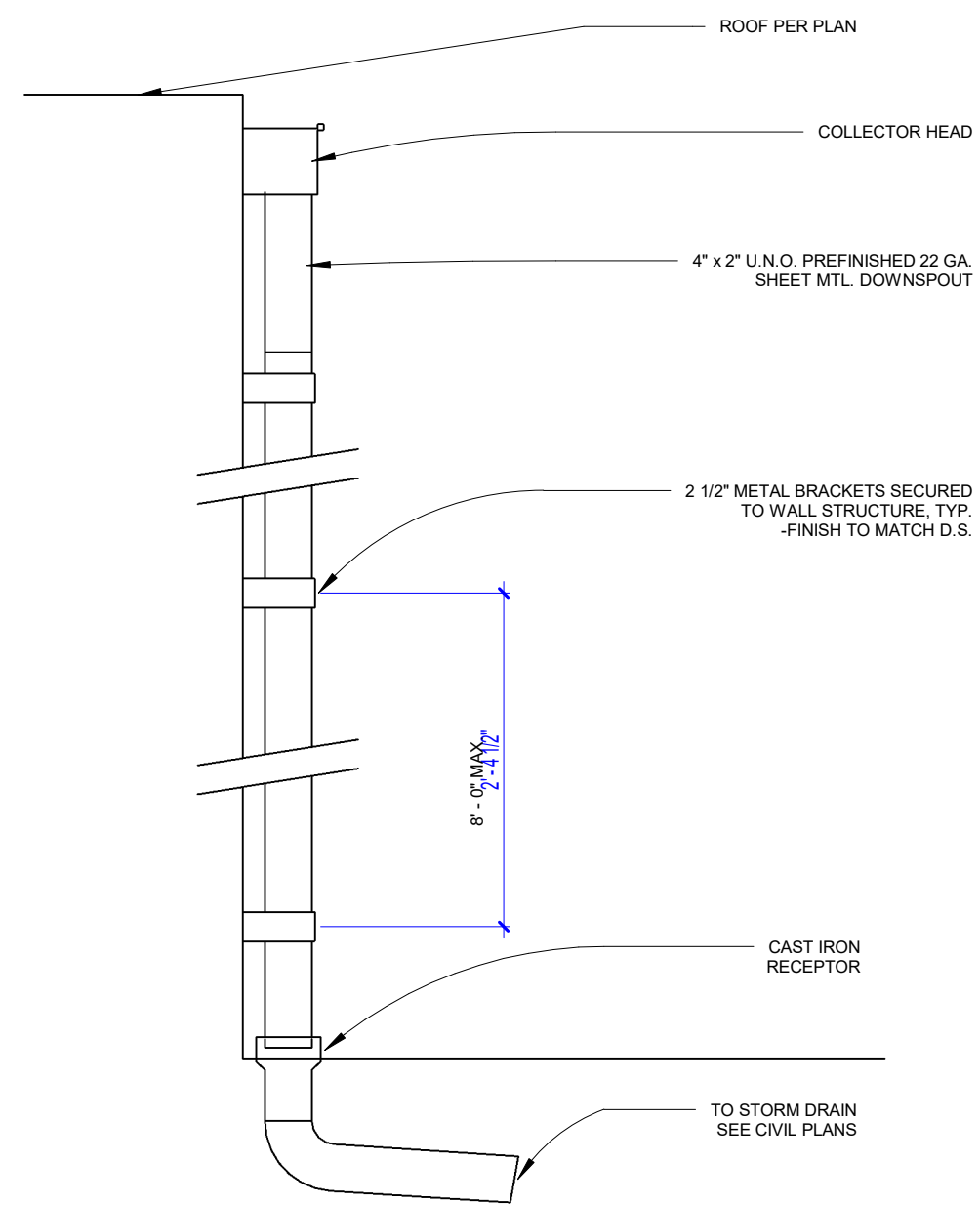
NOTE: GARAGE BUILDING HAS NO WALL OR ROOF INSULATION



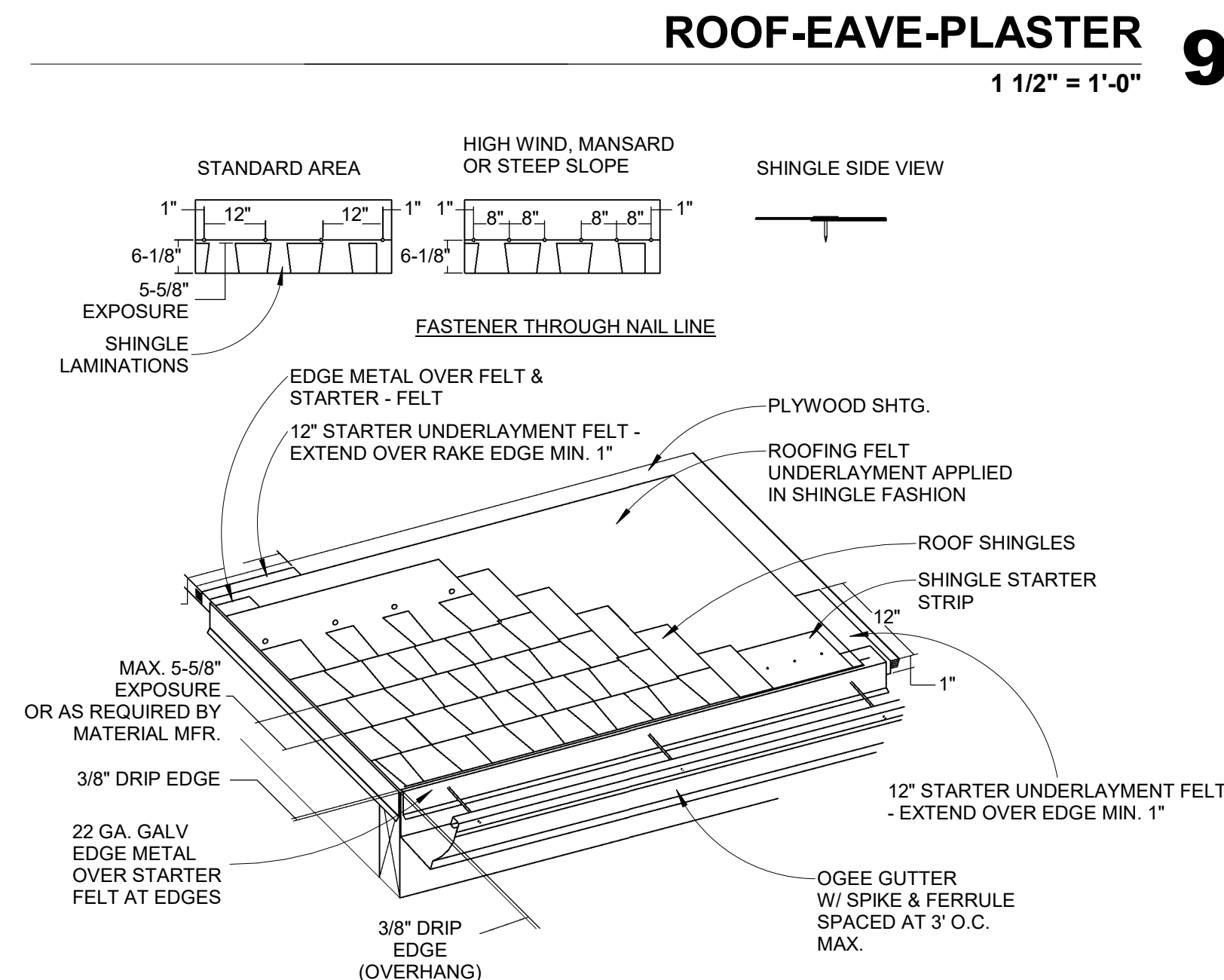
NOTES: PROVIDE FIRE BLOCKING AT 16\"/>



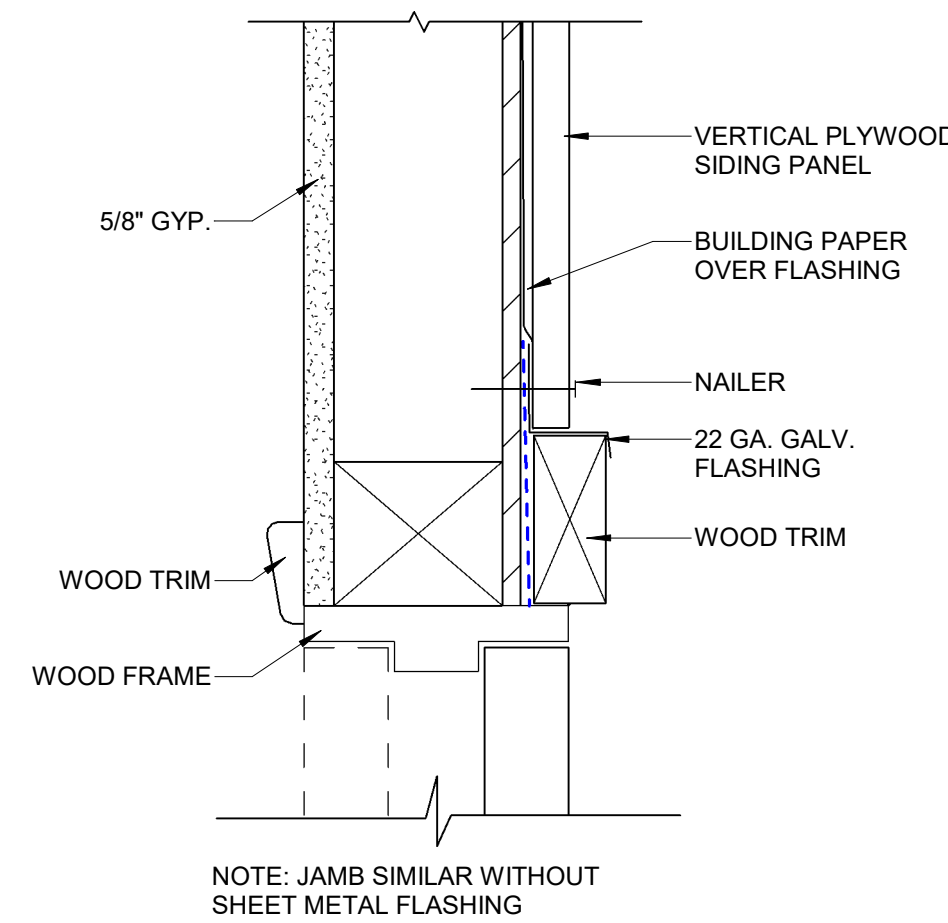
**WINDOW SILL - VERTICAL SIDING**  
3" = 1'-0" **3**



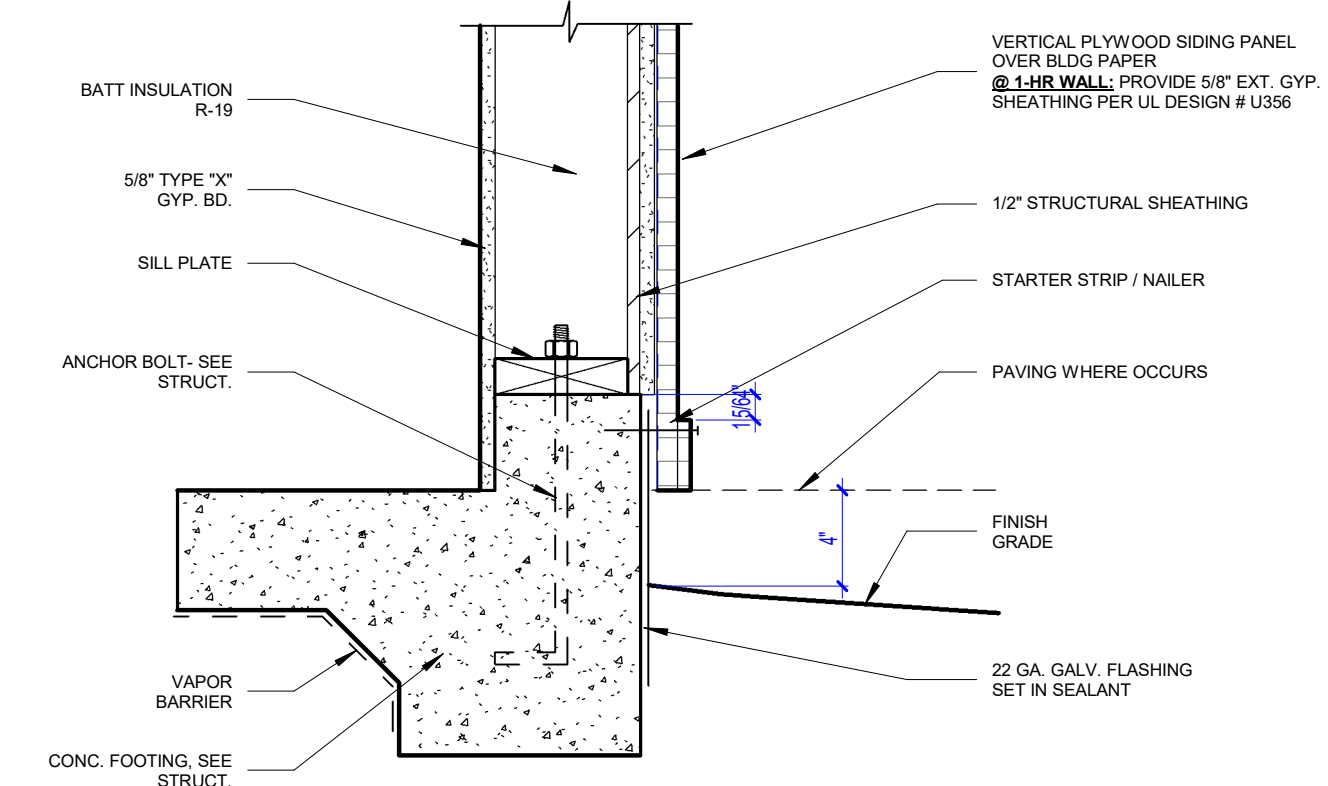
**ROOF-DOWNSPOUT1**  
3/4" = 1'-0" **10**



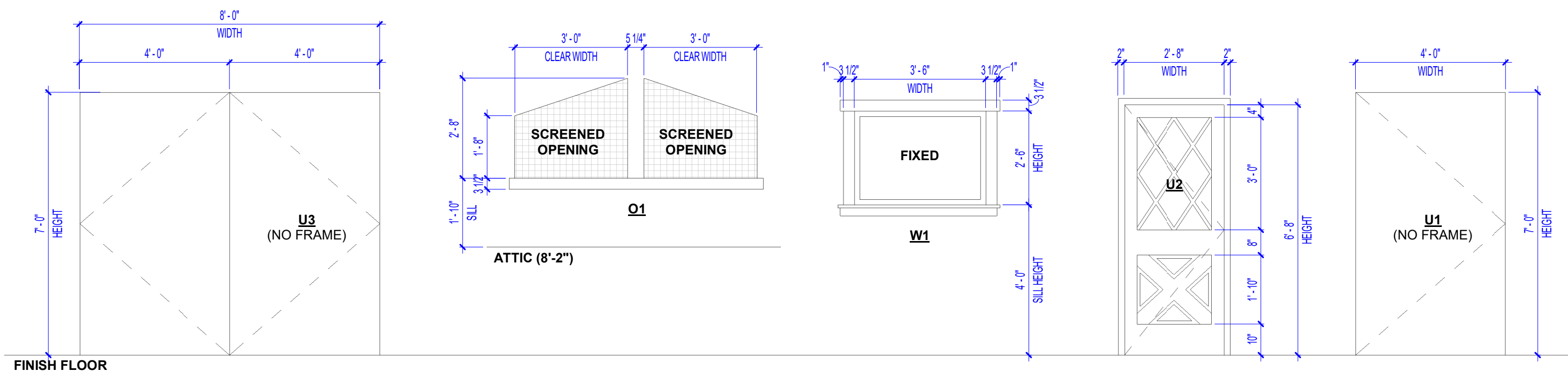
**ROOF-SHINGLE EDGES**  
1 1/2" = 1'-0" **8**



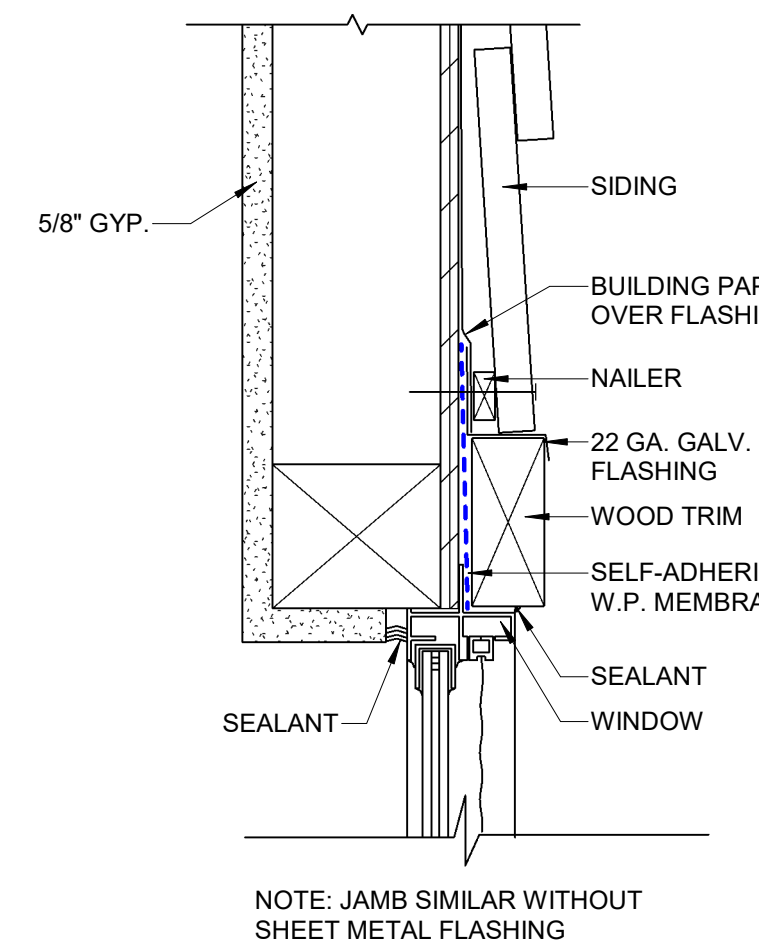
**DOOR-EXT-HEAD @ SIDING**  
3" = 1'-0" **5**



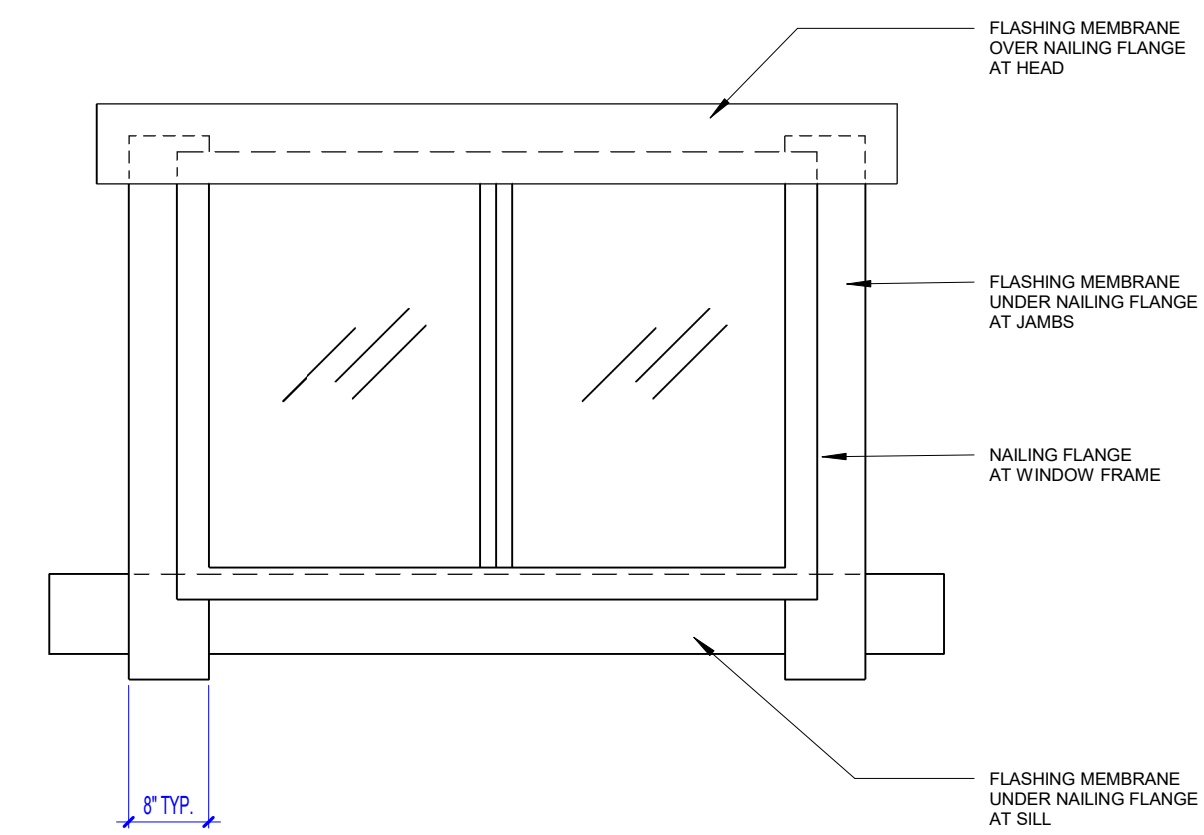
**WALL BASE - VERTICAL SIDING**  
1 1/2" = 1'-0" **2**



**DOOR AND WINDOW SIZING**  
3/8" = 1'-0" **7**

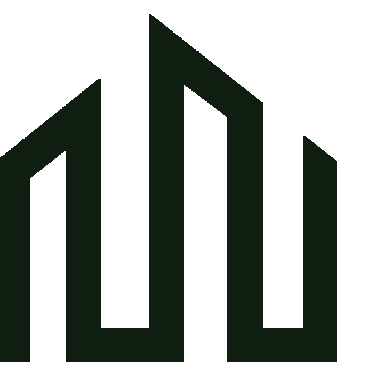


**WIN HEAD (JAMB SILL) VERT. SIDING**  
3" = 1'-0" **4**



NOTES:  
1. FLASHING MEMBRANE TO BE SELF-ADHERING W.P. MEMBRANE.  
2. BLDG. PAPER TO GO OVER FLASHING AT TOP.  
3. BLDG. PAPER TO GO BETWEEN WINDOW FLANGE AND FLASHING AT SIDES.  
4. BLDG. PAPER TO GO UNDER FLASHING AT SILL.  
5. PROVIDE CONTINUOUS BEAD OF SEALANT BETWEEN WINDOW FLANGE AT SIDES AND BOTTOM.

**WIN - FLASHING**  
1" = 1'-0" **1**



LOUSSINIAN  
DESIGN SERVICES

*[Signature]*

GARAGE STRUCTURE  
626 STRATFORD AVE.  
S PASADENA, CA 91030  
DETAILS

A-04

#P008

ISSUE DATE:

09/11/2023

## PROJECT NARRATIVE

THE PROJECT PROPOSED A THOUGHTFUL RENOVATION OF A 529 SF GARAGE IN SOUTH PASADENA, CAPTURING THE ESSENCE OF ITS HISTORICAL PAST WHILE ALIGNING WITH TODAY'S STANDARDS. THE DESIGN AIMS TO ECHO THE ORIGINAL GARAGE'S SPIRIT, MERGING CLASSIC CRAFTSMANSHIP WITH MODERN CONSTRUCTION TECHNIQUES FOR A HARMONIOUS BLEND OF OLD AND NEW

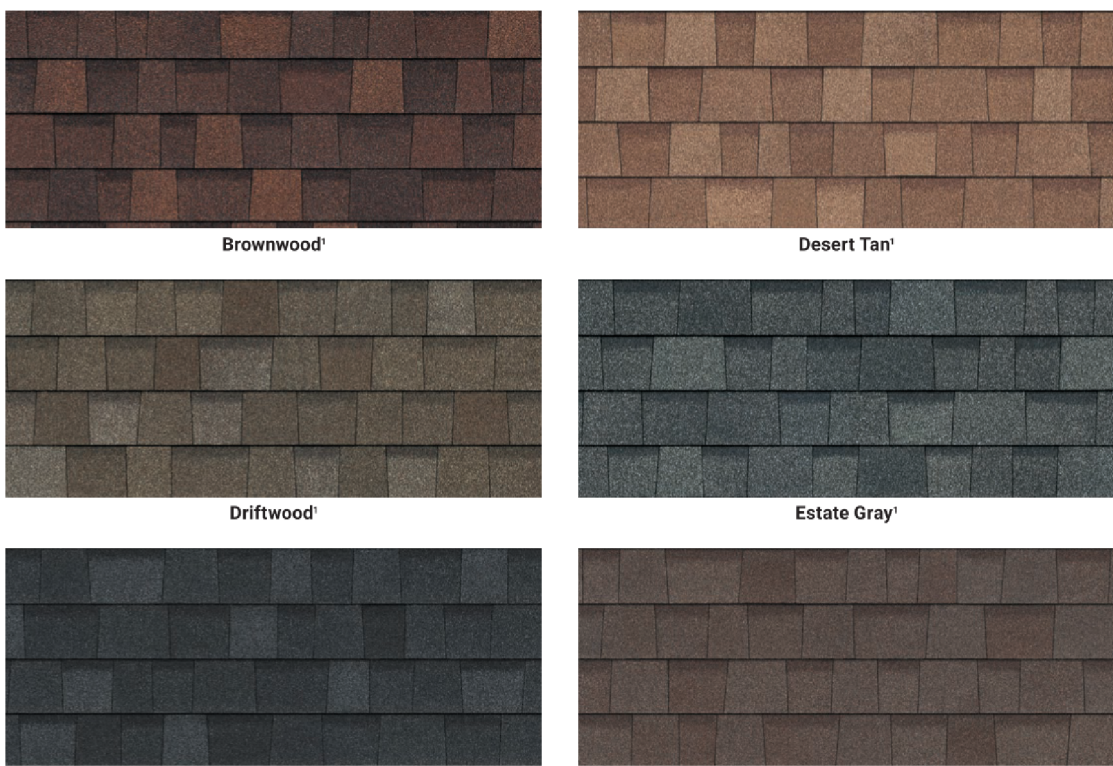
THE RENOVATED GARAGE WILL STRICTLY SERVE AS A STORAGE SPACE WITH NO MODIFICATIONS TO EXISTING ELECTRICAL, MECHANICAL, OR PLUMBING SYSTEMS. IT ADOPTS A CRAFTSMAN STYLE, FEATURING A FRONT DOOR WITH 12 DIAGONAL LITES AND A 1-CROSS BUCK PANEL, ACCOMPANIED BY TWO FIXED WINDOWS. THE EXTERIOR WILL UTILIZE ROSEBURN DURATEMP PLYWOOD SIDING PANELS PAIRED WITH FURRING STRIPS FOR ADDED CHARACTER, AND A DURABLE ASPHALT SHINGLE ROOF.

IN ESSENCE, THIS RENOVATION SEEKS TO RESPECT THE PROPERTY'S HERITAGE WHILE ENSURING MODERN FUNCTIONALITY, PROMISING A HARMONIOUS ADDITION TO SOUTH PASADENA'S ARCHITECTURAL LANDSCAPE.



## OAKRIDGE®

Shingles | Tejas



**COLOR DISCLAIMER**  
As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to varying color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's color elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

**DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES**  
En tanto que especialistas en color, sabemos que obtener el color de los tejas perfectos es una parte importante en toda compra de tejas. Debido a las variaciones en las colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver cómo se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo hacen las tejas ya instaladas en una vivienda, su contratista de tejas o su proveedor le guiarán en una muestra a través de un instalador de tejas ya instalado.

## OWENS CORNING ASPHALT ROOF SHINGLES

### OAKRIDGE SHINGLES - COOL ROOF COLLECTION

#### DIMENSIONS

COVERAGE AREA (SQ FT)	32.8 SQ FT
PRODUCT THICKNESS (IN.)	.146 INCHES
PRODUCT LENGTH (IN.)	39.38 INCHES
PRODUCT WIDTH (IN.)	13.25 INCHES

#### DETAILS

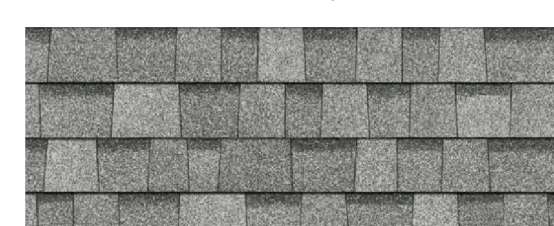
COLOR FAMILY	GRAY
FEATURES	HIGH WIND RESISTANT
MATERIAL	ASPHALT
NUMBER OF PIECES PER BUNDLE	21 PIECES
ROOFING PRODUCT TYPE	ARCHITECTURAL SHINGLE
SHINGLE TYPE	ARCHITECTURAL SHINGLE
WEIGHT PER BUNDLE (LB.)	68 LB
FIRE RATING (UL 790)	CLASS A
REQUIREMENTS	ATTIC VENTILATION, UNDERLAYMENT
SHINGLE EXPOSURE (IN.)	5.625 INCHES

## OAKRIDGE® COOL ROOF COLLECTION

Shingles | Tejas

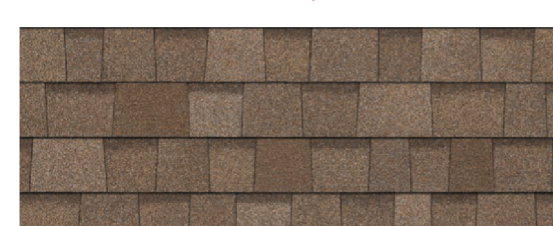
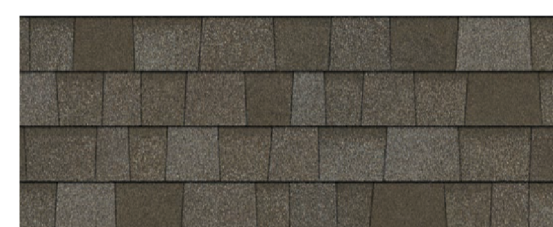
### OPTIONS THAT MEET 20+ SRI

Owens Corning offers a wide array of shingle choices that meet or exceed an aged SRI of 20—the current aged Solar Reflectance Index minimum required for the Green Building Standards Code of Los Angeles County and Los Angeles City Cool Roofs Ordinance.



### OPCIONES QUE CUMPLEN CON UN 20+ SRI

Owens Corning ofrece una amplia gama de tejas que cumplen o sobrepasan el SRI (índice de reflectancia solar) a los 20 años, que es el índice de reflectancia solar mínimo requerido por el Código de Normas de Construcción Sostenible del Condado de Los Angeles y por la Ordenanza de Techos Fríos de la Ciudad de Los Angeles.



Color	CRRC Product ID	Solar Reflectance	Thermal Emittance	Solar Reflectance Index (SRI)
Color	ID del producto del CRRC	Reflexión solar	Emitancia térmica	Índice de reflectancia solar (SRI)
Amber	0890-0009	0.23	0.92	24
Cliffside Gray	0890-0031	0.20	0.91*	20*
Golden Meadow	0890-0033	0.21	0.94*	22*
Shasta White	0890-0002	0.28	0.91	30
Sierra Gray	0890-0013	0.20	0.92	20
Sand Castle	0890-0020	0.17	0.92	16

Owens Corning roofing products meet above and also have met the CRRC "Best Product" criteria. <http://www.crrc.org/roofs/roofs.html>. The CRRC Best Product award is given to the roofing product that has the highest SRI and lowest thermal emittance. \*See Owens Corning website for more information on the CRRC Best Product award.

## JELD-WEN

42 in. x 30 in. V-2500 SERIES WHITE VINYL PICTURE WINDOW W/ LOW-E 266 GLASS

#### DIMENSIONS

GRID WIDTH	NONE
PRODUCT DEPTH (IN.)	2.905 INCHES
PRODUCT WIDTH (IN.)	41.5" INCHES
ROUGH OPENING WIDTH	42 INCHES
JAMB DEPTH (IN.)	2.905 INCHES
PRODUCT HEIGHT (IN.)	29.5 INCHES
ROUGH OPENING HEIGHT (IN.)	30 INCHES
WIDTH (IN.) x HEIGHT (IN.)	42" x 30"

#### DETAILS

EXTERIOR COLOR	WHITE
FRAME TYPE	NAIL FIN
GLAZING TYPE	DOUBLE-PANE
U-FACTOR	.27
FRAME MATERIAL	VINYL
GLASS TYPE	ENERGY EFFICIENT GLASS, INSULATED GLASS LOW-E GLASS
WINDOW TYPE	FIXED
LOCK TYPE	NO LOCK
GRID PATTERN	NO GRID
HARDWARE COLOR	WHITE
INTERIOR COLOR	WHITE
SOLAR HEAT COEFFICIENT	.24

## JELD-WEN



**Overview**  
Roseburg brings to you the most versatile product in siding for the shed industry.

- Durability:** DuraTemp® is manufactured with a strong plywood veneer inner core and a tough 1/8" thick tempered hardboard face that won't split, crack or check — even with rough treatment.
- Strength:** DuraTemp is made of genuine plywood, so even though it's lighter, it's also stronger than most siding products.
- Economy:** Easy installation and painting means it costs about the same as ordinary siding. Its durability and strength ensure that maintenance costs are kept down.
- Beauty:** DuraTemp has a natural cedar-grain textured appearance. Its surface is 100% clear and free of patches and repairs. It is easy to paint, and can withstand exposure to the elements.

**Finishing**

- Finish as soon as possible after installation.
- DuraTemp is available pre-primed with exterior latex primer.
- Do not use semi-transparent stain or vinyl acrylic exterior paint.
- Apply quality exterior gloss or semi-gloss latex house paint formulated for wood as recommended by your paint supplier.

THICKNESS	SPAN RATING	CHANNEL GROOVE	V-GROOVE
3/8"	16' OC	Shallow	Available
15/32"	16' OC	Medium	Available
19/32"	16' OC	Deep	Not Available

**Installation**

All DuraTemp panels shall be fastened with nonstaining nails, siding, or casing nails placed minimum 6" o.c. at the panel edges and 12" o.c. at the intermediate supports. Nails shall be minimum 6d for panels 1/2" and less, and minimum 8d for panels over 1/2". Consult APA for complete installation instructions.

**Certifications**

- Quality assurance program audited by APA to meet the manufacturing standards.
- PS 1 - Meets PS 1 standards for: Veneer grades, glue and bond durability, thickness requirements, testing procedures, finished plywood tolerances, identification and stamping guidelines.

**Manufacturing Locations**

- Kidde, Oregon

**Specifications**

Lengths: 7', 8', 9', 10'  
Width: 4'  
Thicknesses: 15/32", 3/8", 19/32"  
Grades: APA & PS 1  
Specifications:  
Face Veneer: Full 1/8" Tempered Hardboard  
Core Veneer: Western Softwood  
Back Veneer: C grade or better western softwood  
Adhesive: NAUF exterior, fully water resistant phenolic glue  
Primed: Option  
Surface: Textured  
Patchings: N/A  
Edge: Shiplap or Square  
Groove Pattern: 4", 8" Groove  
Depth: Medium, Deep  
Span Ratings: 15/32", 16" o.c., 19/32", 4" & 8" groove - 16" o.c.  
Flame Spread Rating: Spread index of 126.2 (allowable 75-200)  
Glue Bond Testing: Plywood shall meet the requirements for exterior bond classification plywood, as defined in the most recent edition of Voluntary Standard PS1 Structural Plywood.  
Shear Values: DuraTemp siding may be used as wall bracing or shear walls for wind and seismic forces. Consult technical data available from APA.

**Roseburg**  
A Forest Products Company  
P.O. Box 1008, Roseburg, OR 97440  
Tel: 800-245-1115  
Fax: (414) 679-2543  
www.Roseburg.com



## FURRING STRIP

1 in. x 2 in. x 8 ft. S2S FURRING STRIP S-DRY WESTERN WOOD BOARD

#### DIMENSIONS

ACTUAL LENGTH (FT.)	8 FT
ACTUAL WIDTH (IN.)	1.5 INCHES
TEXTURE	SMOOTH
FEATURES	PAINTABLE, STAINABLE
MATERIAL	WOOD



#### DETAILS

BORE TYPE	NO BORE
COLOR / FINISH	UNFINISHED
DOOR GLASS INSULATION	LOW-E
DOOR STYLE	CRAFTSMAN
GLASS SHAPE	DIAMOND LITE
NUMBER OF LITES	12 LITE
PRODUCT WEIGHT (LB.)	92.39 LB
COLOR FAMILY	ALDER
DOOR CONFIGURATION	SINGLE DOOR
DOOR HANDLING	UNIVERSAL / REVERSIBLE
DOOR TYPE	EXTERIOR SLAB
GLASS STYLE	CLEAR
MATERIAL	MAHOGANY WOOD



WWW.DOORSBYDECORA.COM DBYD-4232

## DOORS BY DECORA

**DOORS BY DECORA**  
32 in. x 80 in. CRAFTSMAN 12-LITE 1-CROSS BUCK PANEL SDL MAHOGANY WOOD FRONT DOOR.

#### DIMENSIONS

DOOR HEIGHT (IN.)	80 INCHES
DOOR WIDTH (IN.)	32 INCHES
FIST OPENING WIDTH (IN.)	32 to 32 3/8 INCHES
NOMINAL DOOR THICKNESS (IN.)	2 INCHES
DOOR THICKNESS (IN.)	1.75 INCHES
FIST OPENING HEIGHT (IN.)	80 TO 80 7/8 INCHES
NOMINAL DOOR HEIGHT (IN.)	80 INCHES
NOMINAL DOOR WIDTH (IN.)	32 INCHES

## ROSEBURG DURATEMP REAL WOOD SIDING

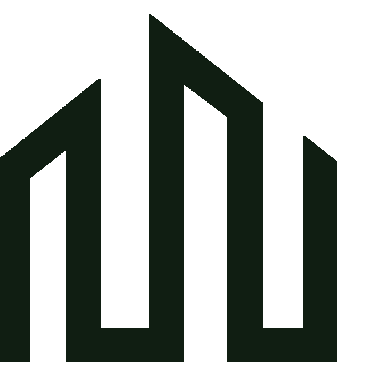
**DURATEMP**  
0.563 in. x 48 in. x 96 in. Primed 8 in. OC T1-11 Plywood Siding Panel

#### DIMENSIONS

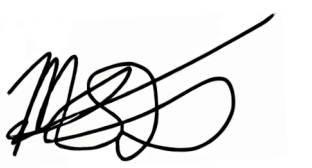
ACTUAL PRODUCT LENGHT (in.)	96 INCHES
ACTUAL PRODUCT WIDTH (in.)	48 INCHES
NOMINAL PRODUCT LENGHT (in.)	96 INCHES
NOMINAL PRODUCT WIDTH (in.)	48 INCHES
ACTUAL PRODUCT THICKNESS (in.)	0.594 INCHES
COVERAGE AREA (sq. ft.)	32 SQ FT
NOMINAL PRODUCT THICKNESS (in.)	0.594 INCHES

#### DETAILS

CHEMICAL RETENTION (lb./cu. ft.)	0
COLOR / FINISH	PRIMED
LUMBER WOOD SPECIES	HEM-FIR / DOUGLAS FIR
PRESSURE TREATMENT CHEMICAL	UNTREATED
PROFILES	PANEL, SHIPLAP
COLOR FAMILY	GRAY
MATERIAL	WOOD
PRODUCT WEIGHT	57 LB
SIDING FEATURES	PRE-PRIMED, READY TO PAINT TEXTURED SURFACE



LOUSSINIAN DESIGN SERVICES



GARAGE STRUCTURE

626 STRATFORD AVE.  
S PASADENA, CA 91030

SPECIFICATIONS

A-05





**FOUNDATION NOTES:**

- ANCHOR BOLTS: 5/8"Ø x 10" EMBEDDED 7" AND SPACED 4'-0" ON CENTER WITH 3" SQUARE x 1/4" PLATE WASHERS. WITH MINIMUM 2 ANCHOR BOLTS PER PIECE, LOCATED WITH A 12" MAXIMUM AND 4" MINIMUM CLEARANCE TO THE END OF THE SILL PLATE. (U.N.O.)
- HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- ALL HOLDOWNS REQUIRE 4x4 MINIMUM POST. (U.N.O.)
- ALL 4x BEAMS REQUIRE 4x4 MINIMUM POST. (U.N.O.)
- CONCRETE: STANDARD 2500 PSI CONCRETE, 3000 PSI MIN. FOR GRADE BEAMS AND CAISSONS.
- ALL LUMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
- MINIMUM EDGE DISTANCE OF 1 7/8" FOR THE 5/8"Ø A.B., 7/8"Ø A.B. REQUIRES 2 5/8"Ø EDGE DISTANCE, AND 3/4"Ø A.B. REQUIRES 2 1/4".
- NAILS FOR PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIP GALVANIZED [SECT. 2304.10.5.1]
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.
- CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR REQUIRED FOR ALL CONCRETE DESIGNED WITH STRENGTH GREATER THAN 2,500 PSI.
- CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR REQUIRED FOR ALL EPOXY ANCHORS.

**FRAMING NOTES:**

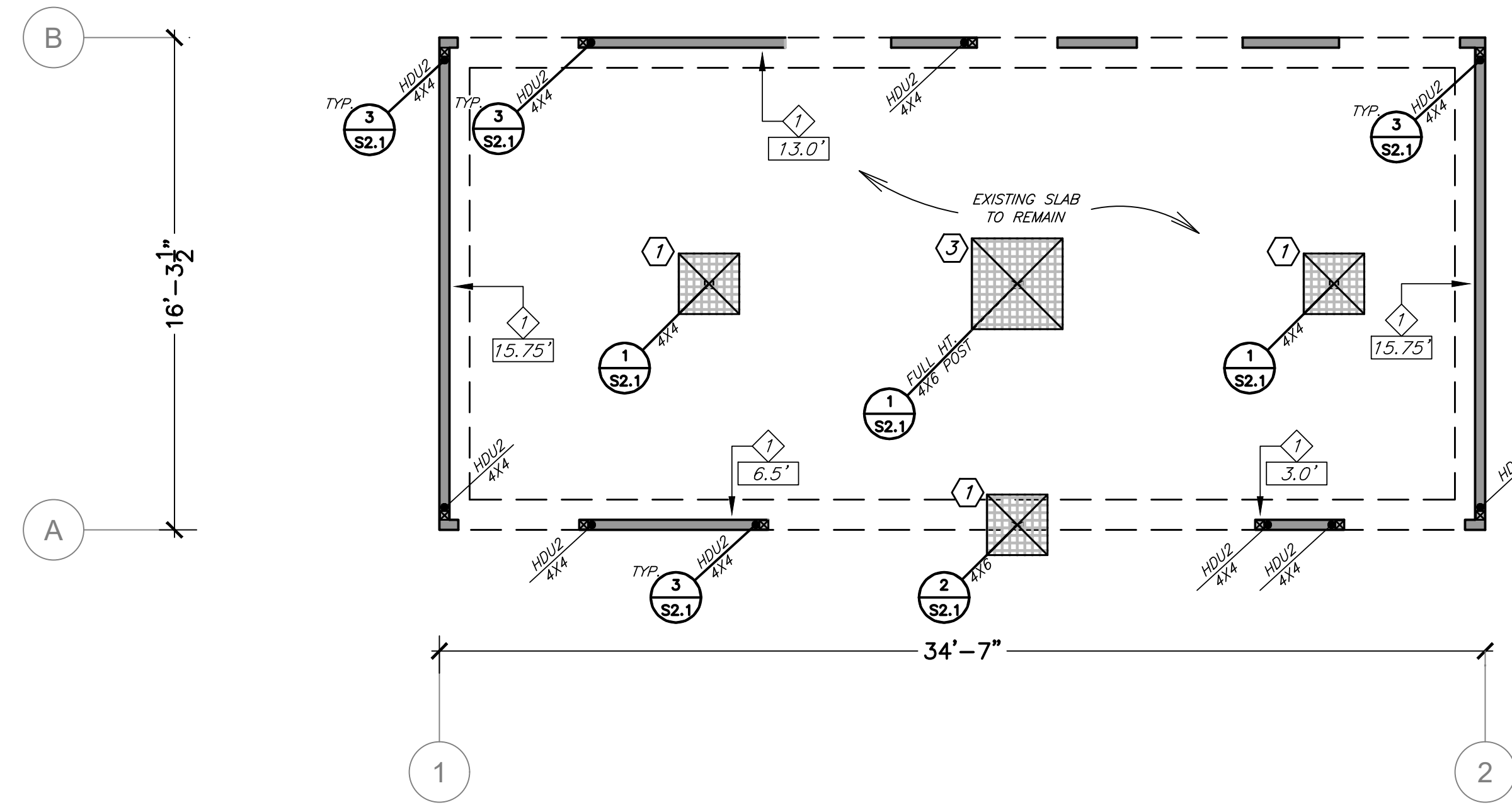
- ALL LUMBER TO BE GRADE MARKED DOUGLAS FIR LARCH. SILL PLATES TO BE TREATED DOUGLAS FIR LARCH.
- NAILING FOR DIAPHRAGMS AND FOR ALL SHEAR WALLS SHALL BE INSPECTED PRIOR TO COVERING.
- STUDS IN EXTERIOR WALLS OR INTERIOR BEARING PARTITIONS SHALL BE CUT OR NOTCHED NO MORE THAN 25% OF THEIR WIDTH. INTERIOR NONBEARING PARTITIONS MAY BE NOTCHED 40% OF THEIR WIDTH. [SEC. 2308.5.9]
- BORED HOLES IN ANY STUD SHALL BE LIMITED TO 40% OF THEIR WIDTH AND SHALL BE LOCATED AT LEAST 5/8" INCH FROM THE EDGE OF THE STUD. [SEC. 2308.9.10]
- NOTCHING OF EXTERIOR AND BEARING / NONBEARING WALLS SHALL NOT EXCEED 25%/40% RESPECTIVELY. BORED HOLES IN BEARING/NONBEARING WALLS SHALL NOT EXCEED 40%/60% RESPECTIVELY.
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
- FULL HEIGHT STUDS SHALL BE USED ON EXTERIOR WALLS OF ROOMS WITH VAULTED CEILINGS.
- PER TABLE NO. 2308.5.1, BEARING WALLS ARE LIMITED TO A HEIGHT OF 10 FEET. [SEC 2308.5.1]
- SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX. [SEC. 2304.10.1]
- PLYWOOD OF ALL INTERIOR SHEAR PANELS TO BE EXTENDED UP TO ROOF (U.N.O.)
- ALL EXTERIOR WALLS AND WOOD FRAMED CHIMNEYS TO BE SHEATHED WITH #1 SHEAR PANEL. (U.N.O.)
- JOISTS ARE REQUIRED UNDER PARALLEL BEARING PARTITIONS.
- ALL HOLDOWNS REQUIRE 4x4 MINIMUM POST. (U.N.O.)
- ALL 4x BEAMS REQUIRE 4x4 MINIMUM POST. (U.N.O.)
- PLATE WASHERS ARE REQUIRED FOR ALL HOLD-DOWNS.
- HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- PLYWOOD SHALL HAVE FRAMING OR BLOCKING AT ALL COVERING THE WALL FRAMING.
- LAG BOLTS "PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION".
- FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL
- FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE [SEC 2308.7.12]

THE CONTRACTORS SHALL BE RESPONSIBLE TO VERIFY THE EXISTING SITE CONDITIONS SUCH AS SOIL, FRAMING, FOUNDATION AND DRAINAGE. IF ANY CONDITIONS THAT WILL BE DETRIMENTAL TO THE PROJECT, PLEASE NOTIFY US IMMEDIATELY.

☑ SOILS REPORT IS NOT AVAILABLE.

**LEGEND:**

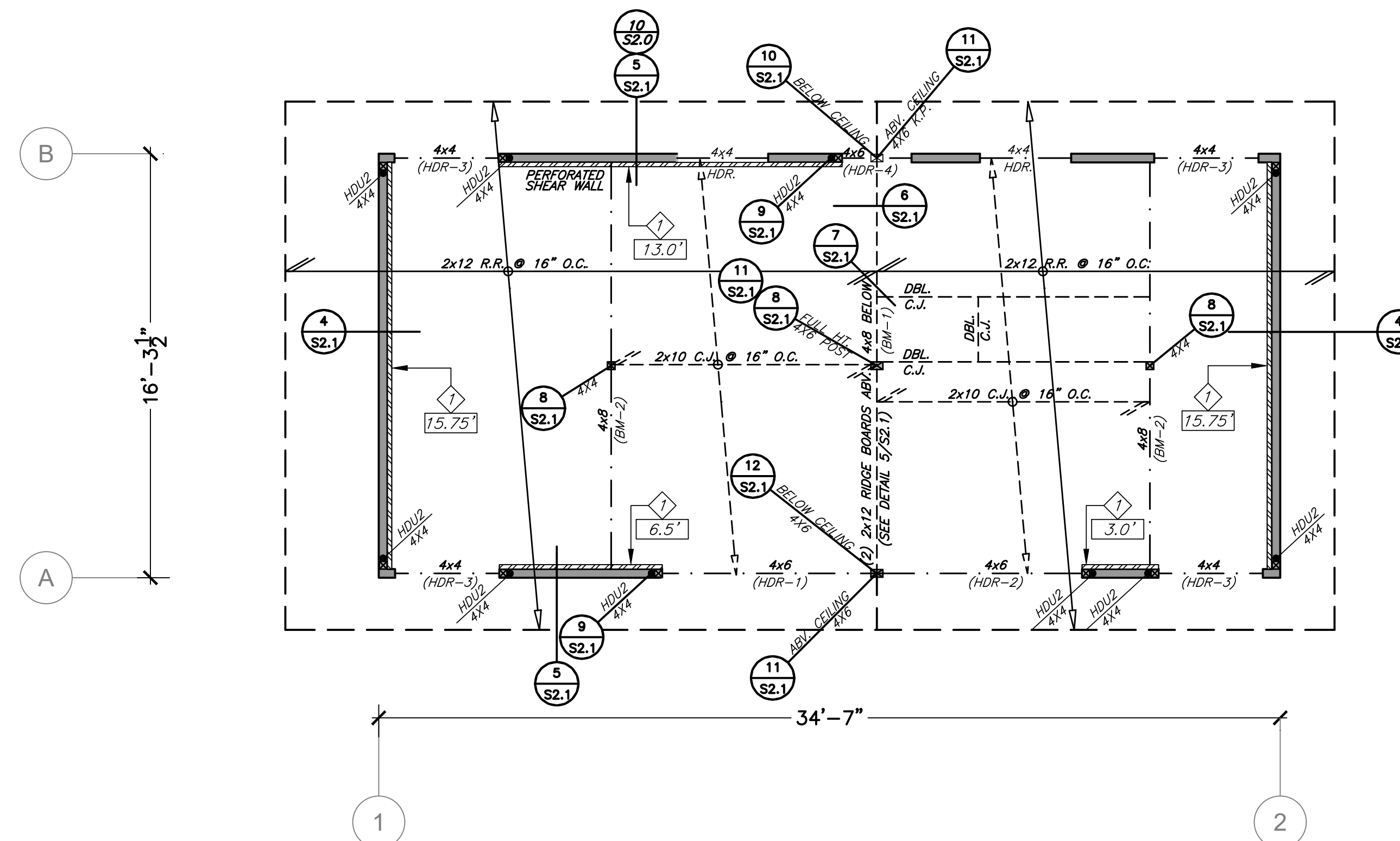
- EXISTING FOOTING TO REMAIN
- NEW WALL
- HDU2 SIMPSON HOLDOWN
- SHEAR PANEL - PLYWD. ON ONE SIDE
- SHEAR PANEL SCHEDULE & LENGTH
- BEAM AND HEADER
- FLUSH BEAM
- DIRECTION, SPAN OF FLOOR JOIST (F.J.)
- DIRECTION, SPAN OF CEILING JOIST (C.J.)
- DETAIL KEY
- 4x POSTS (U.N.O.)
- 12" THICK PAD FOOTING



**FOUNDATION PLAN**

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

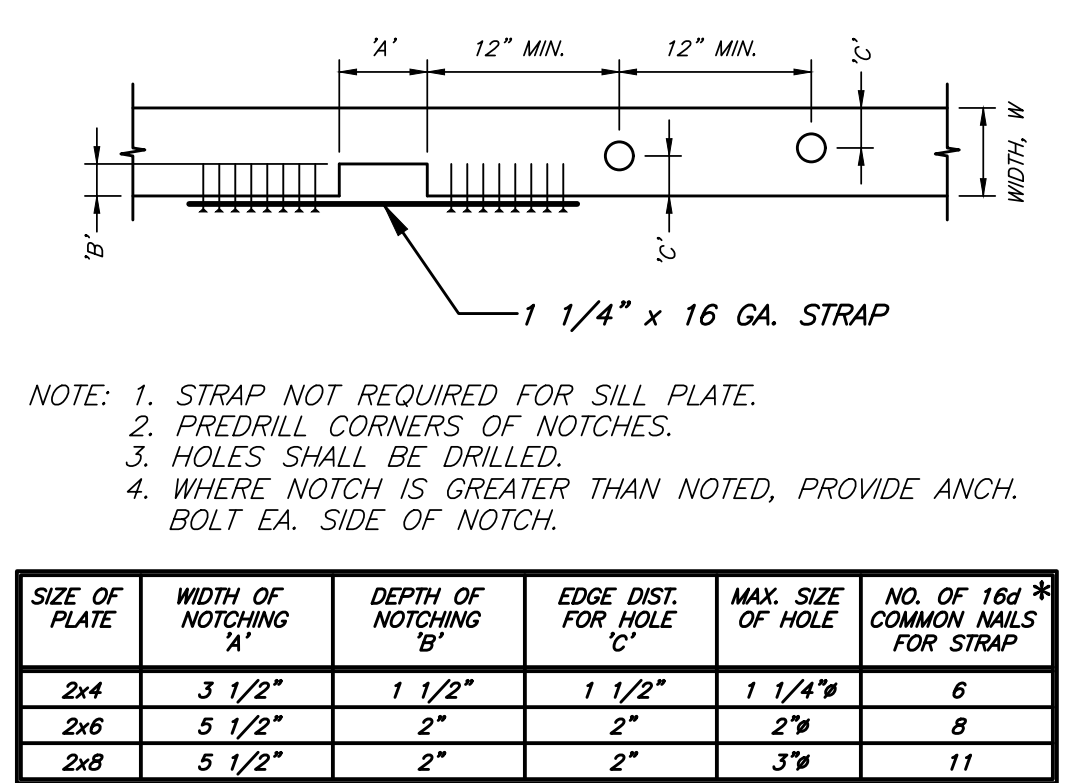
FOOTING PAD SCHEDULE		
PAD NO.	FOOTING SIZE	REINFORCING
①	2'-0" SQ. x 18" THK.	3-#4 EA. WAY
③	3'-0" SQ. x 18" THK.	3-#5 EA. WAY



**FRAMING PLAN**

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

REVISION		ISSUE FOR PLAN CHECK			
NO.	DATE	10/03/2023			
<p><b>CALCIVIC ENGINEERING, INC.</b>  CONSULTING ENGINEERS &amp; LAND SURVEYORS  CIVIL / STRUCTURAL / LAND SURVEYING  2160 PASADENA WAY, PASADENA, CALIFORNIA 91101  TEL: (818) 796-8828 FAX: (818) 796-8844  E-MAIL: calcivicingengineering@gmail.com</p>					
<p><b>STRUCTURAL PLAN</b>  GARAGE RENOVATION  626 STRATFORD AVE  SOUTH PASADENA, CA 91030</p>					
CHECKED BY: I.C.					
DRAWN BY: N.K.					
PLAN SCALE: 1/4"=1'-0"					
DATE: 10/03/2023					
PROJECT NO.:					
<p>SHEET NO.  <b>S1.1</b>  OF 4 SHEETS</p>					

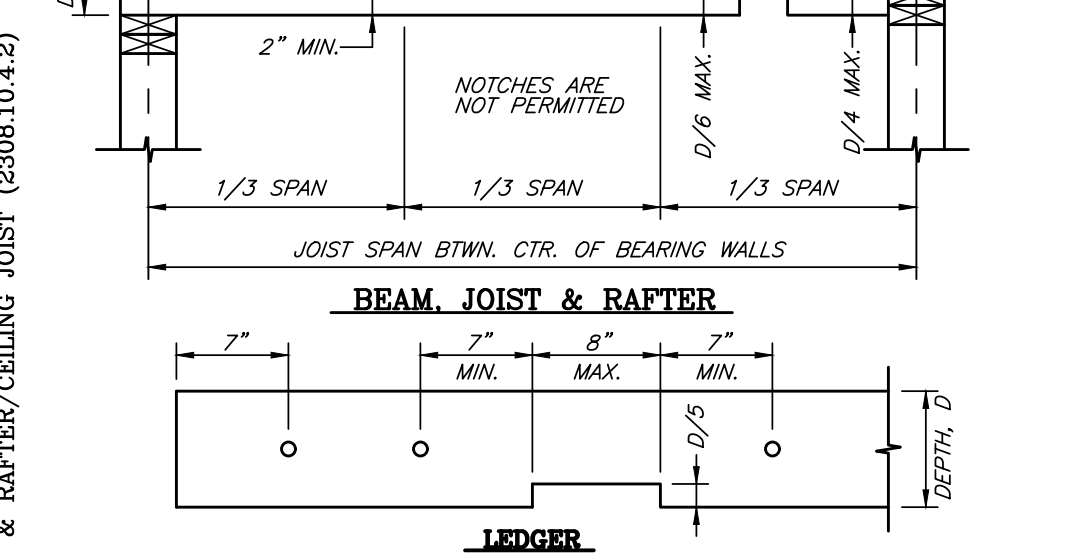


- NOTE: 1. STRAP NOT REQUIRED FOR SILL PLATE.  
2. PREDRILL CORNERS OF NOTCHES.  
3. HOLES SHALL BE DRILLED.  
4. WHERE NOTCH IS GREATER THAN NOTED, PROVIDE ANCH. BOLT EA. SIDE OF NOTCH.

SIZE OF PLATE	WIDTH OF NOTCHING 'A'	DEPTH OF NOTCHING 'B'	EDGE DIST. FOR HOLE 'C'	MAX. SIZE OF HOLE	NO. OF 16d COMMON NAILS FOR STRAP
2x4	3 1/2"	1 1/2"	1 1/2"	1 1/4"	6
2x6	5 1/2"	2"	2"	2"	8
2x8	5 1/2"	2"	2"	3"	11

\* NO. OF 16d COMMON NAILS EA. SIDE OF NOTCH TO EA. PLATE

**BORING/NOTCHING DETAIL (DBL. TOP / SILL PLATES)**



- NOTES:  
1. CUT & NOTCHES IN BEAM - NOT PERMITTED.  
2. HOLES SHALL BE DRILLED (MAX. HOLE SIZE - D/3).  
3. CUTS, NOTCHES & HOLES IN ENGINEERED WOOD PRODUCTS ARE PERMITTED ONLY BY THE MANUFACTURER'S SPEC.

**BORING/NOTCHING DETAIL (SAWN: BEAM/JOIST/LEDGER)**

NO SCALE

WOOD

TABLE 2304.10.2 FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER*	SPACING AND LOCATION
<b>Roof</b>		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2 1/2" x 0.131") 2-3" x 0.131" nails 2-3" 14 gage staples	Each end, toenail
Flat blocking to truss and web filler	16d common (3/4" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c.	Face nail
2. Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3/4" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10d common (3" x 0.148"); or 3-16d box (3 1/2" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	2 toenails on one side and 1 toenail on opposite side of rafter or truss
7. Roof rafters to ridge valley or hip rafters, or roof rafter to 2-inch ridge beam	2-16d common (3/4" x 0.162"); or 3-16d box (3 1/2" x 0.135"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
8. Stud to stud (not at braced wall panels)	16d common (3/4" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	24" o.c. face nail

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WOOD

TABLE 2304.10.2—continued FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER*	SPACING AND LOCATION
<b>Wall</b>		
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3/4" x 0.162") 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3/4" x 0.162") 16d box (3 1/2" x 0.135")	16" o.c. each edge, face nail
11. Continuous header to stud	4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 5-8d box (2 1/2" x 0.113")	Toenail
12. Top plate to top plate	16d common (3/4" x 0.162") 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3/4" x 0.162"); or 12-16d box (3 1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3/4" x 0.162") 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	16" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3/4" x 0.162"); or 3-16d box (3 1/2" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	3-16d common (3/4" x 0.162"); or 4-8d box (2 1/2" x 0.113"); or 4-3" 14 gage staples, 7/16" crown	Toenail
17. Top plates, laps at corners and intersections	2-16d common (3/4" x 0.162"); or 3-16d box (3 1/2" x 0.135"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
18. 1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
19. 1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-1 1/2" x 16 gage staples, 1" crown	Face nail

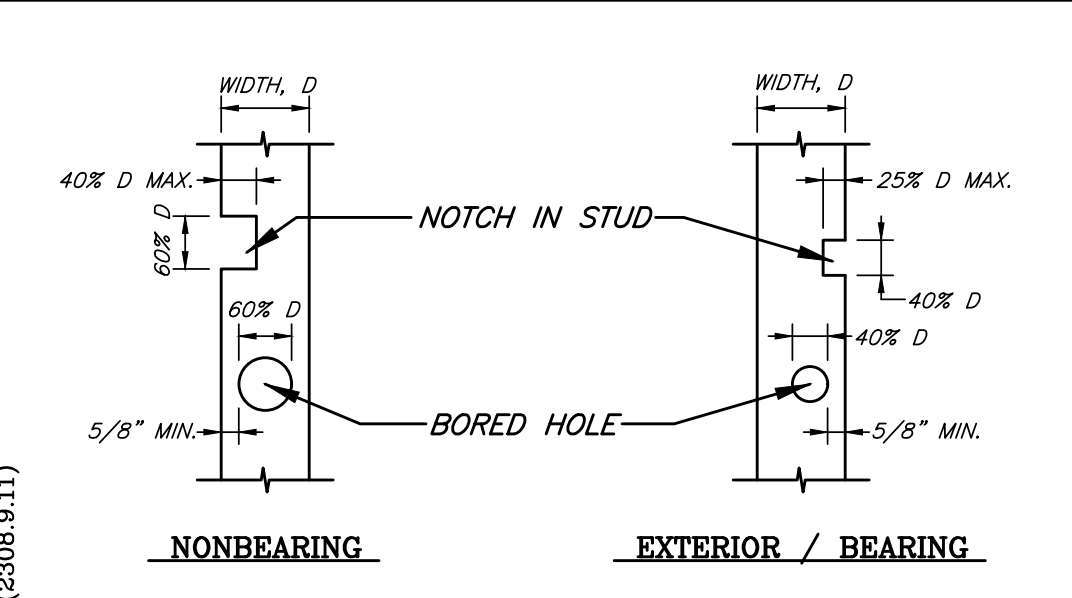
2022 CALIFORNIA BUILDING CODE INTERNATIONAL CODE COUNCIL 23-20

WOOD

TABLE 2304.10.2—continued FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER*	SPACING AND LOCATION
<b>Wall</b>		
20. 1" x 8" and wider sheathing to each bearing	3-8d common (2 1/2" x 0.131"); or 3-8d box (2 1/2" x 0.113"); or 3-10d box (3" x 0.128"); or 3-1 1/2" x 16 gage staples, 1" crown	Face nail
<b>Floor</b>		
21. Joist to sill, top plate, or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d box (2 1/2" x 0.113") 8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	4" o.c., toenail
23. 1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2-1 1/2" x 16 gage staples, 1" crown	Face nail
24. 2 subfloor to joist or girder	3-16d common (3/4" x 0.162"); or 2-16d common (3/4" x 0.162")	Blind and face nail
25. 2" planks (plank & beam - floor & roof)	20d common (4" x 0.192")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
27. Ledger strip supporting joists or rafters	3-16d common (3/4" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (3/4" x 0.162"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (2 1/2" x 0.131"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

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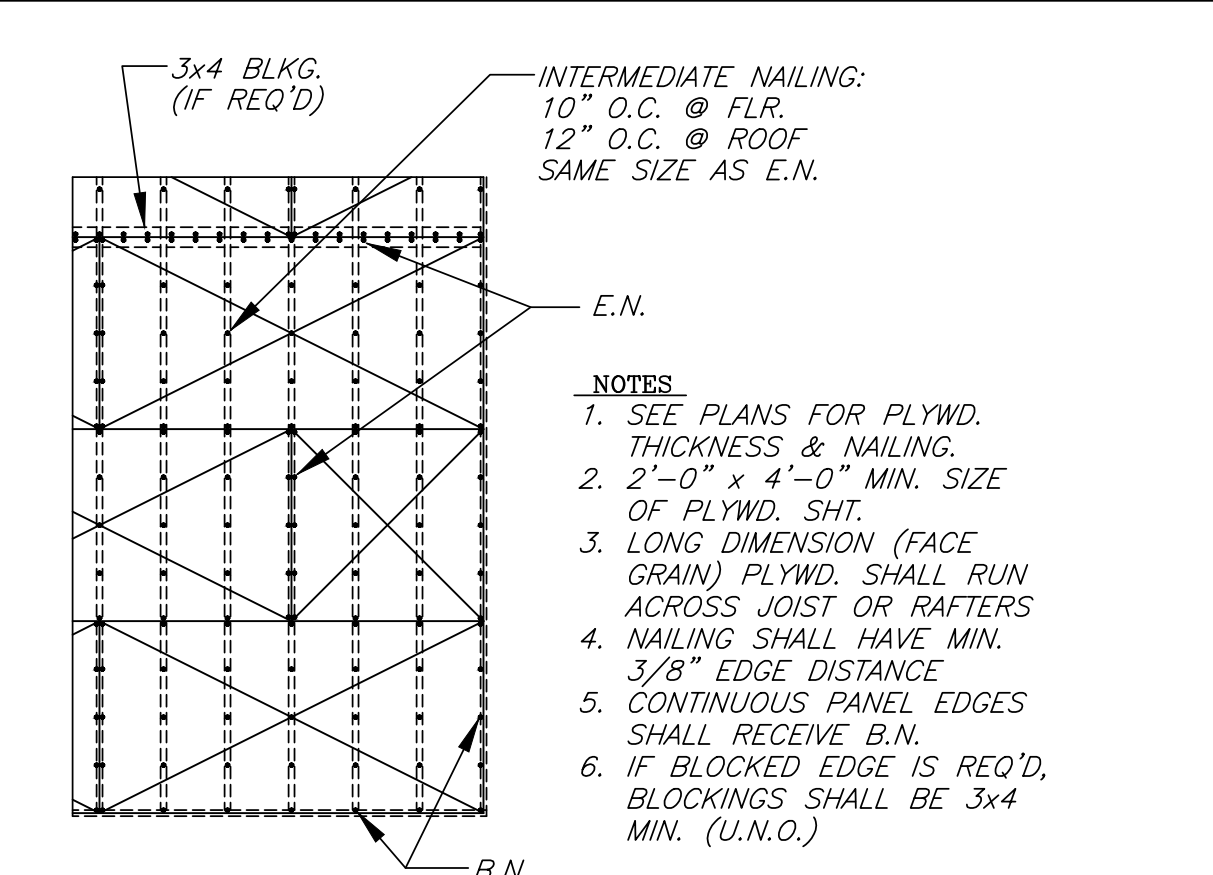


NOTCH / BORE % OF STUD	2x4 STUD	2x6 STUD
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"

NOTE: BORING AND NOTCHING SHALL NOT OCCUR IN SAME STUDS.

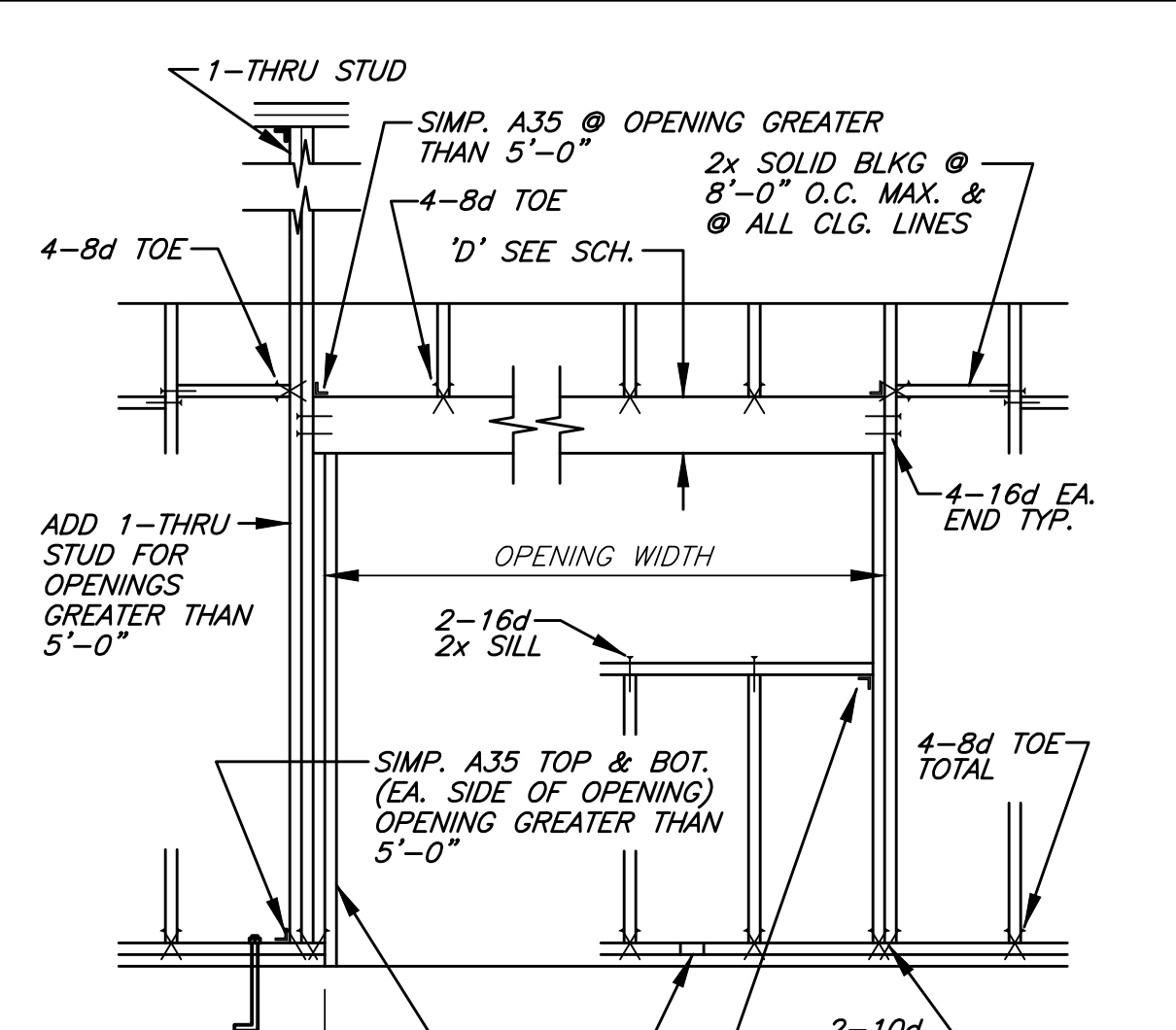
**BORING/NOTCHING DETAIL (WALL FRAMING)**

NO SCALE



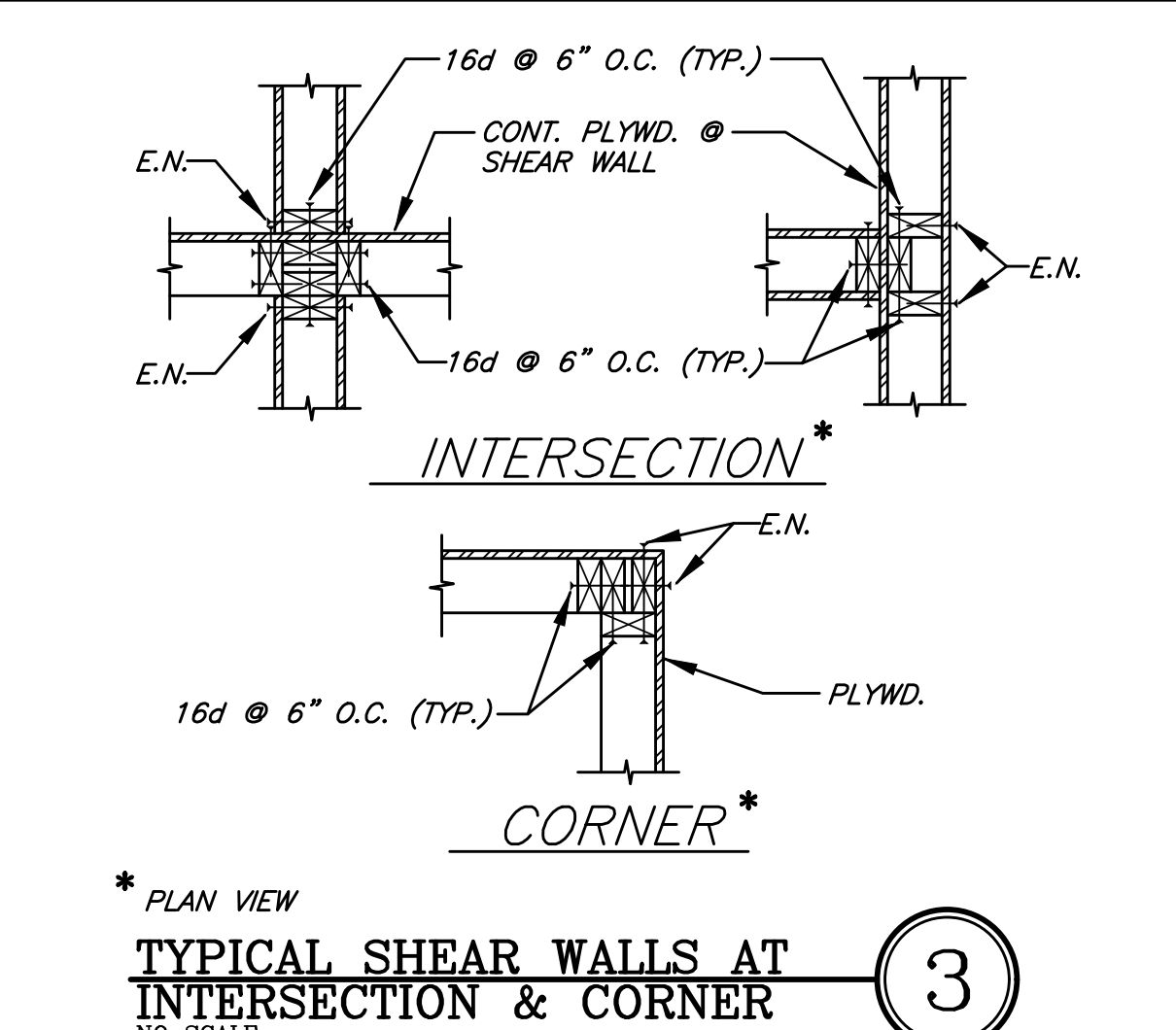
**PLYWOOD SHEATHING LAYOUT**

NO SCALE



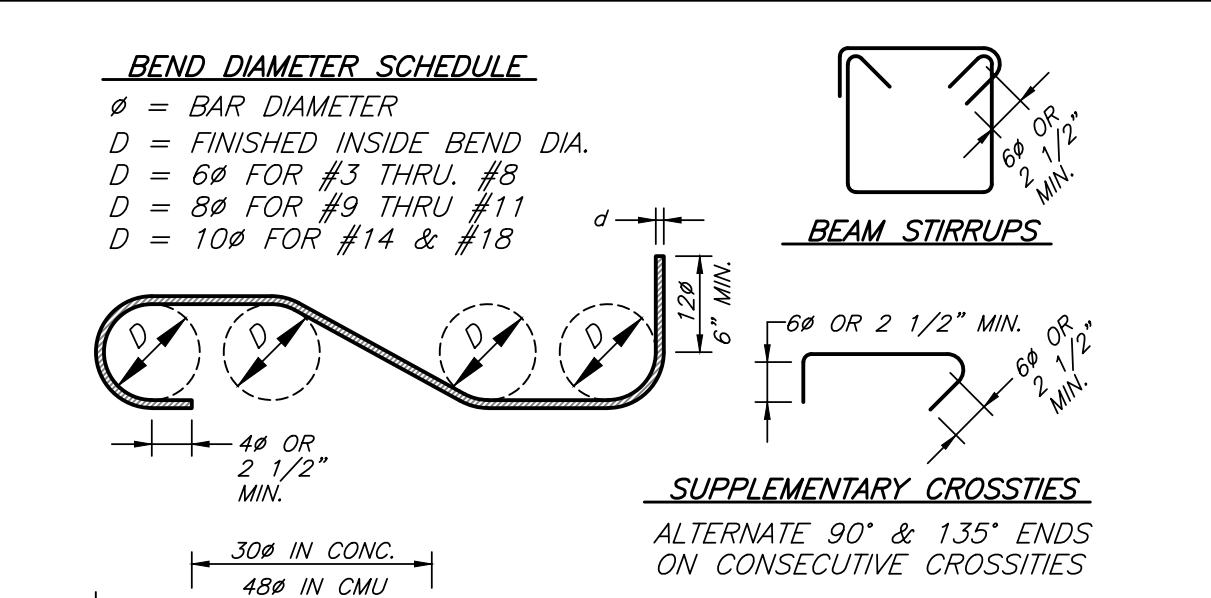
**WOOD STUD WALL OPENING**

NO SCALE



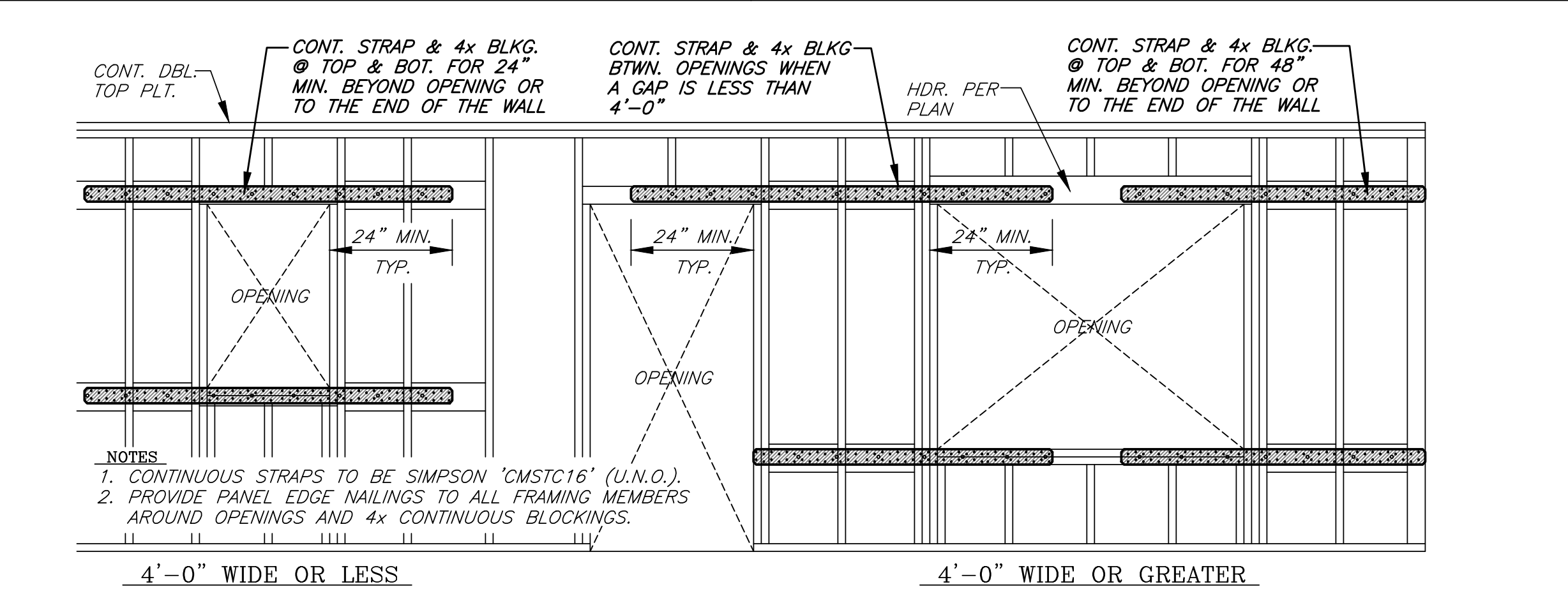
**TYPICAL SHEAR WALLS AT INTERSECTION & CORNER**

NO SCALE



**REINFORCING BARS (BENDS AND LAPS)**

NO SCALE



**TYPICAL OPENINGS IN SHEARWALL**

NO SCALE

BEARING WALLS ROOF

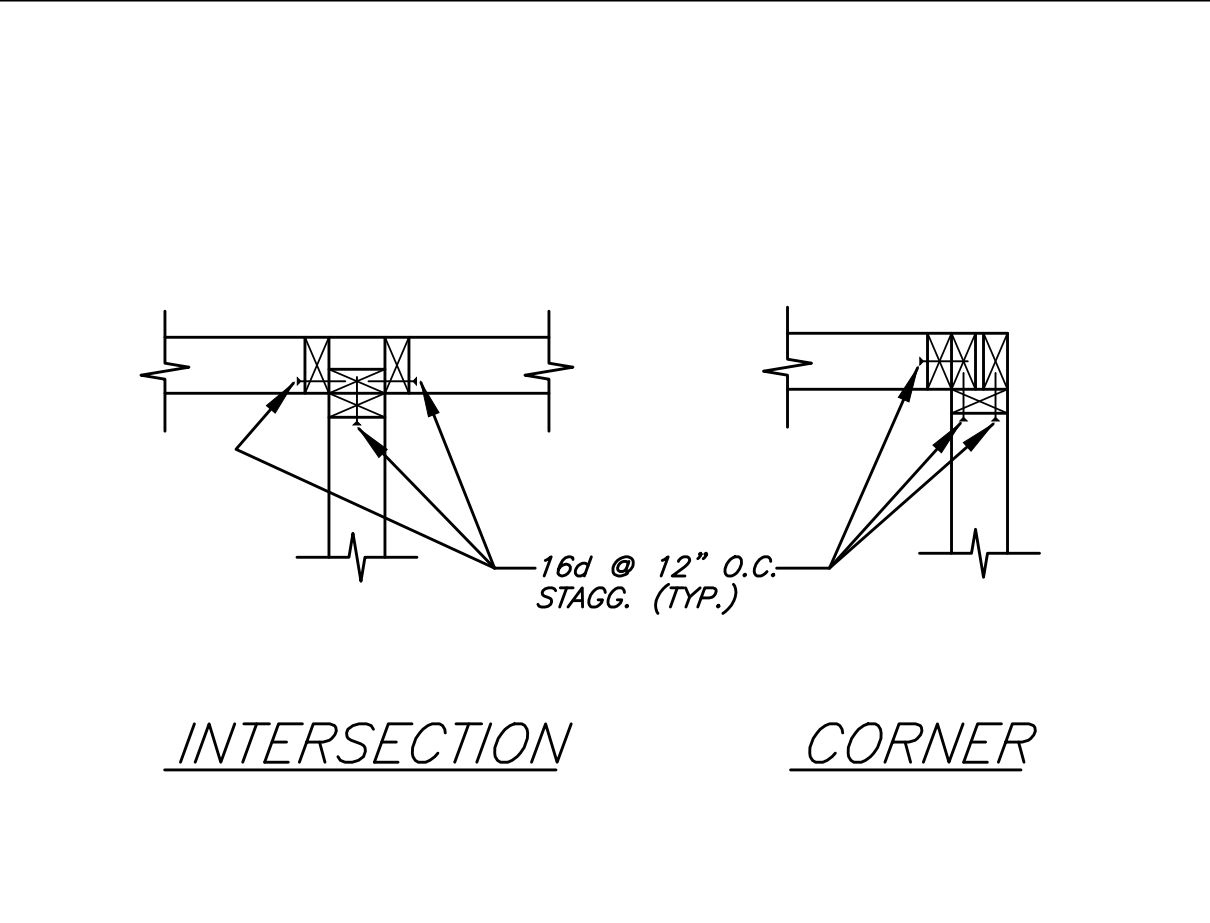
OPENING WIDTH	'D'
UP TO 2'-11"	4"
3'-1" TO 4'-0"	6"
4'-1" TO 6'-0"	8"

BEARING WALLS FLOOR

OPENING WIDTH	'D'
UP TO 2'-11"	6"
3'-1" TO 4'-0"	8"
4'-1" TO 6'-0"	10"

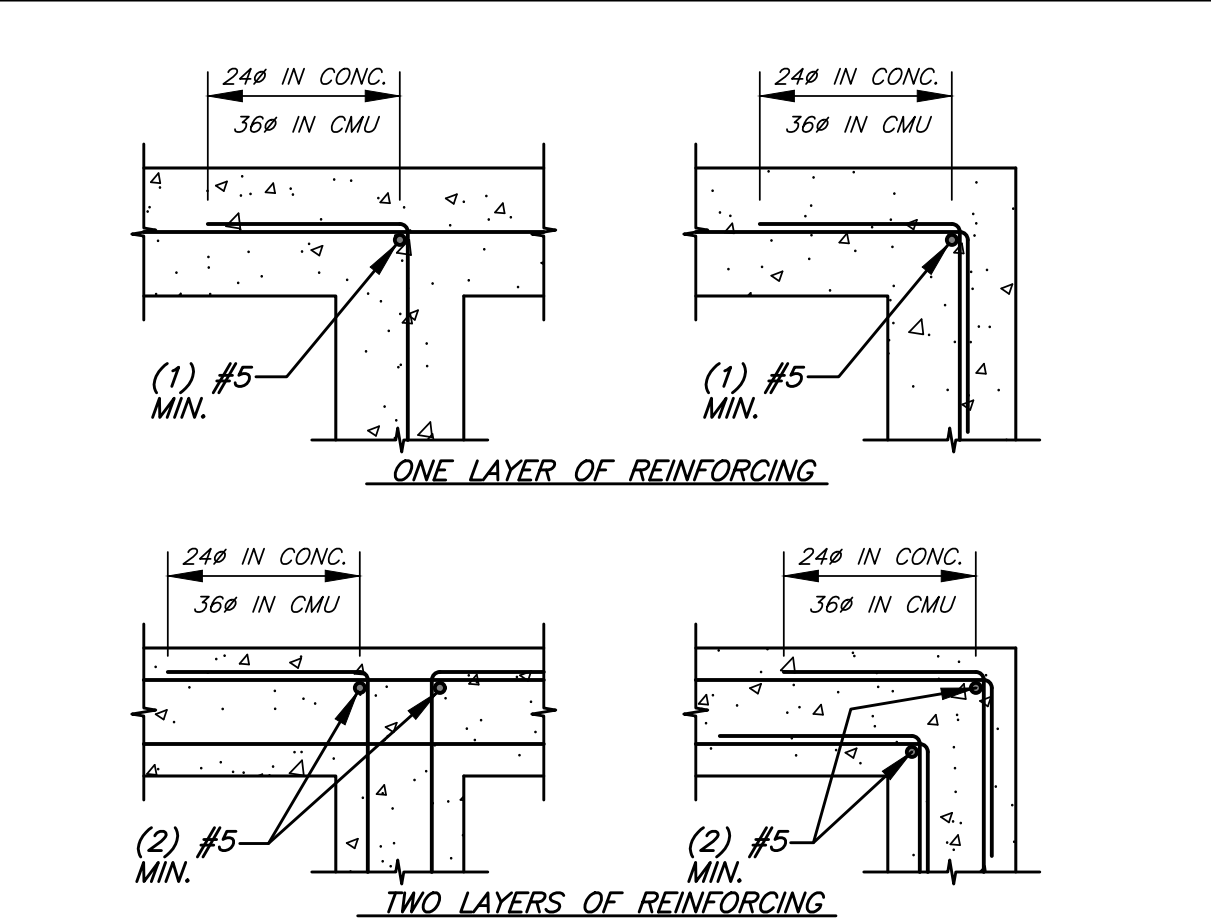
**WOOD STUD WALL OPENING**

NO SCALE



**TYPICAL WALLS AT INTERSECTION**

NO SCALE



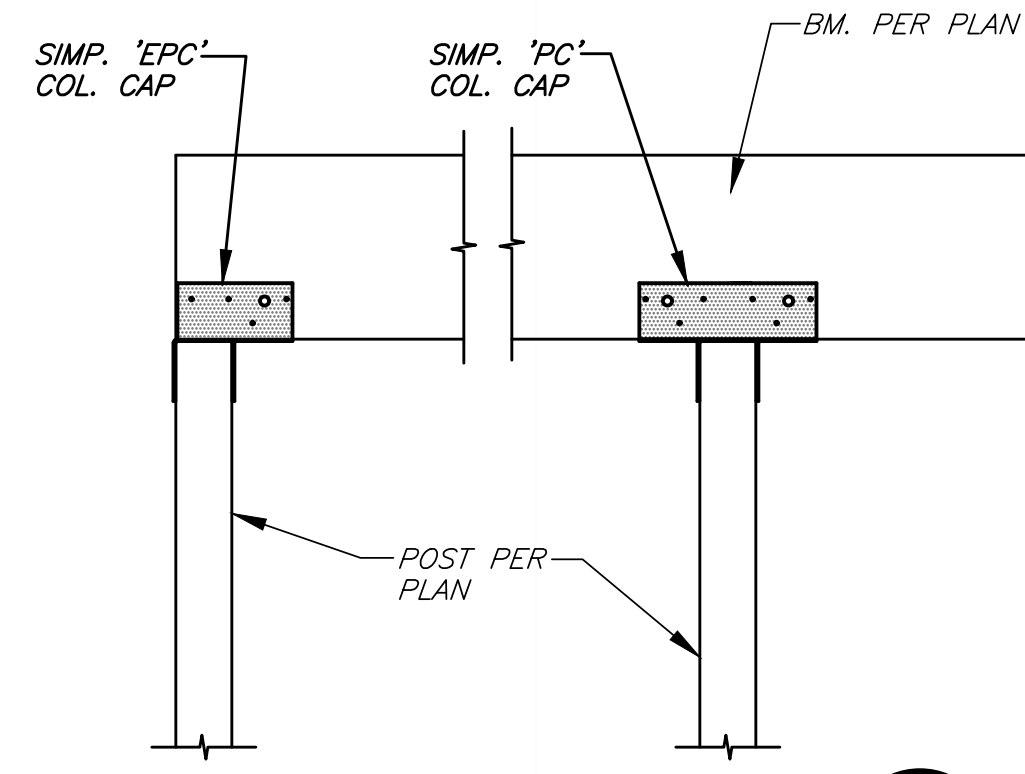
**REINFORCING BARS AT FOOTING AND WALL CORNERS**

NO SCALE

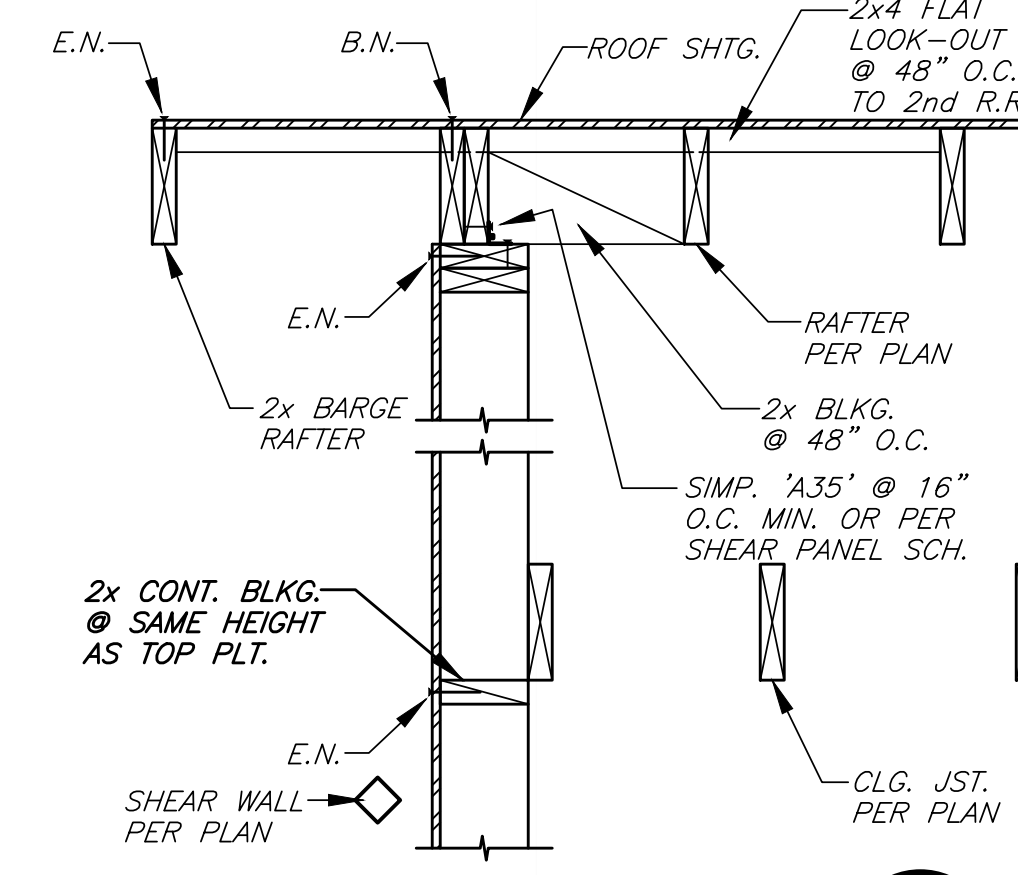
REVISION  
ISSUE FOR PLAN CHECK  
NO. DATE  
10/03/2023  
CALVIC ENGINEERING, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
CIVIL / STRUCTURAL / LAND SURVEYING  
2160 PARKWAY, ATHERTON, CALIFORNIA 91001  
TEL: (805) 798-8228 FAX: (805) 798-9844  
E-MAIL: calvicengineering@gmail.com

STRUCTURAL DETAILS  
GARAGE RENOVATION  
626 STRATFORD AVE  
SOUTH PASADENA, CA 91030

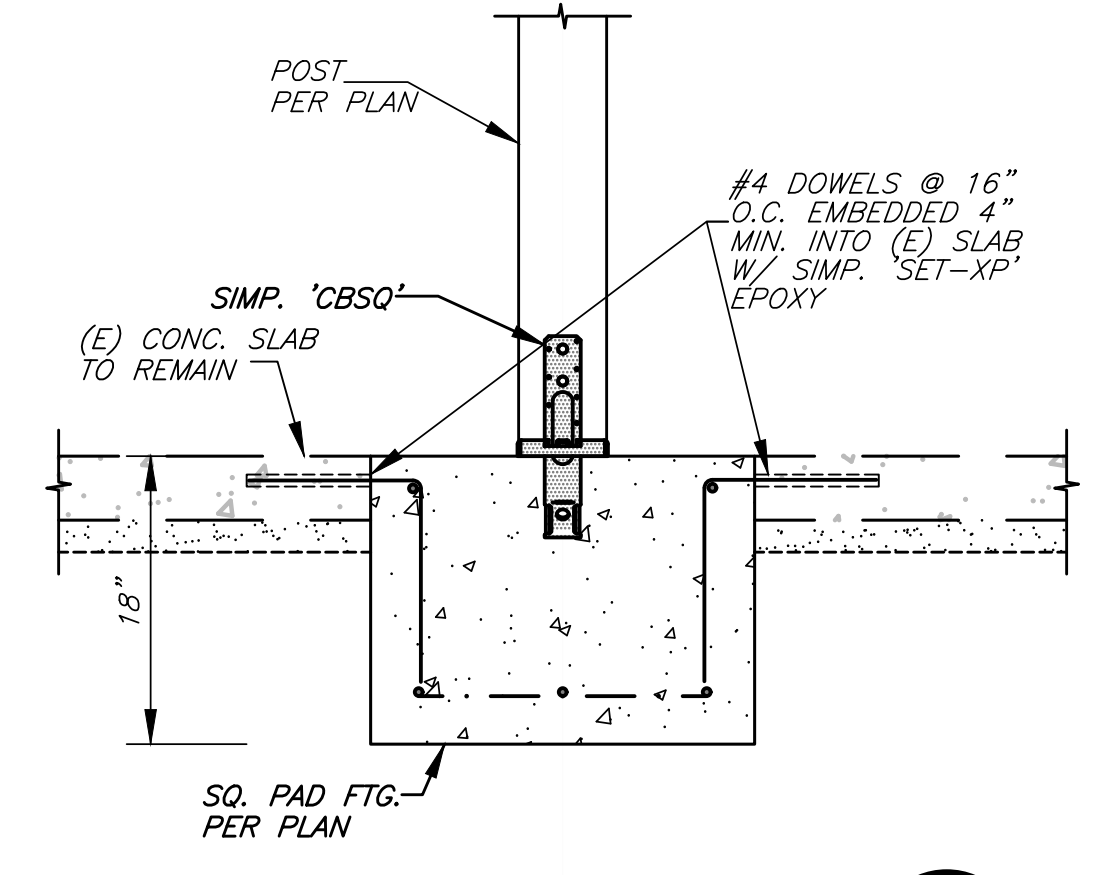
CHECKED BY: I.C.  
DRAWN BY: N.K.  
PLAN SCALE: 1/4"=1'-0"  
DATE: 10/03/2023  
PROJECT NO.  
REGISTERED PROFESSIONAL ENGINEER  
No. C44672  
04/24/2004  
CIVIL  
STATE OF CALIFORNIA  
SHEET NO. S2.0  
OF 4 SHEETS



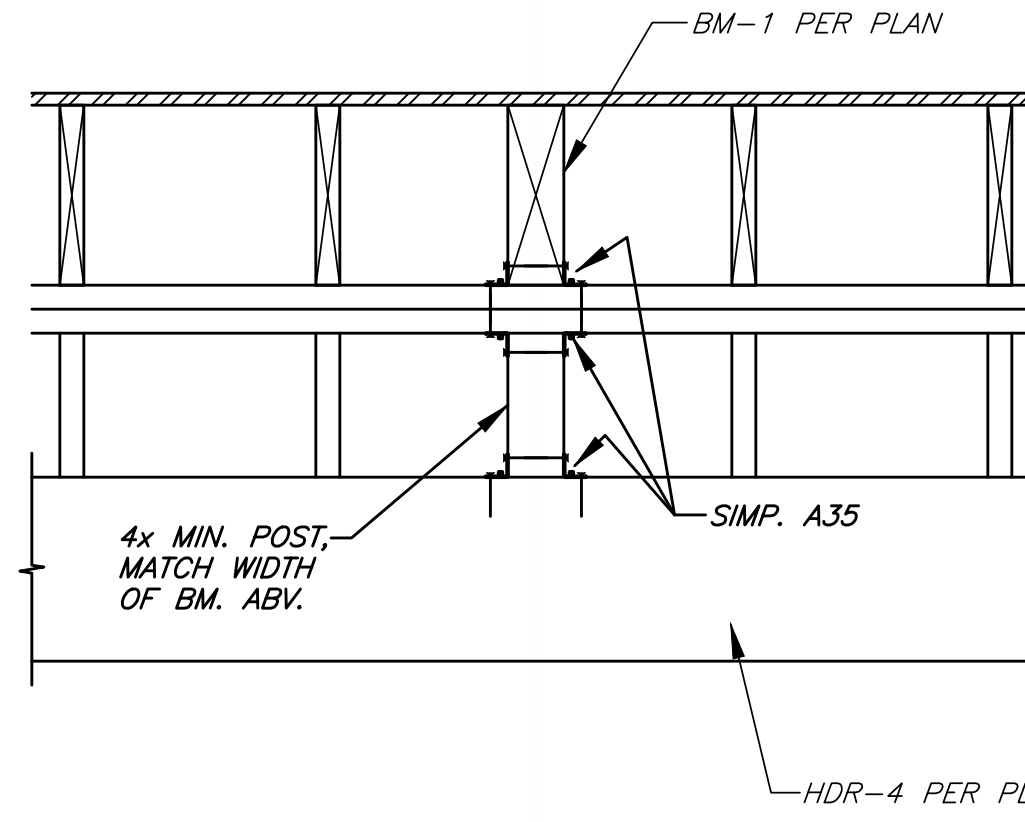
**BEAM AND POST CONN.**  
NO SCALE



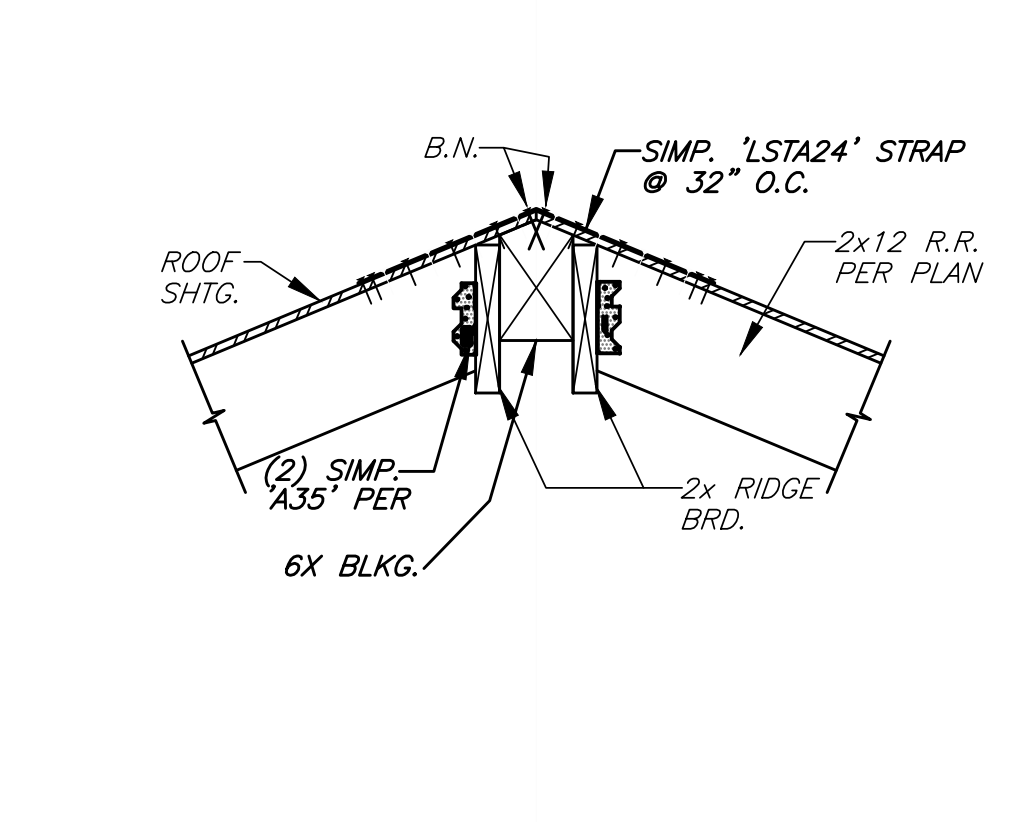
**SHEAR TRANSFER AT ROOF (GABLE END)**  
NO SCALE



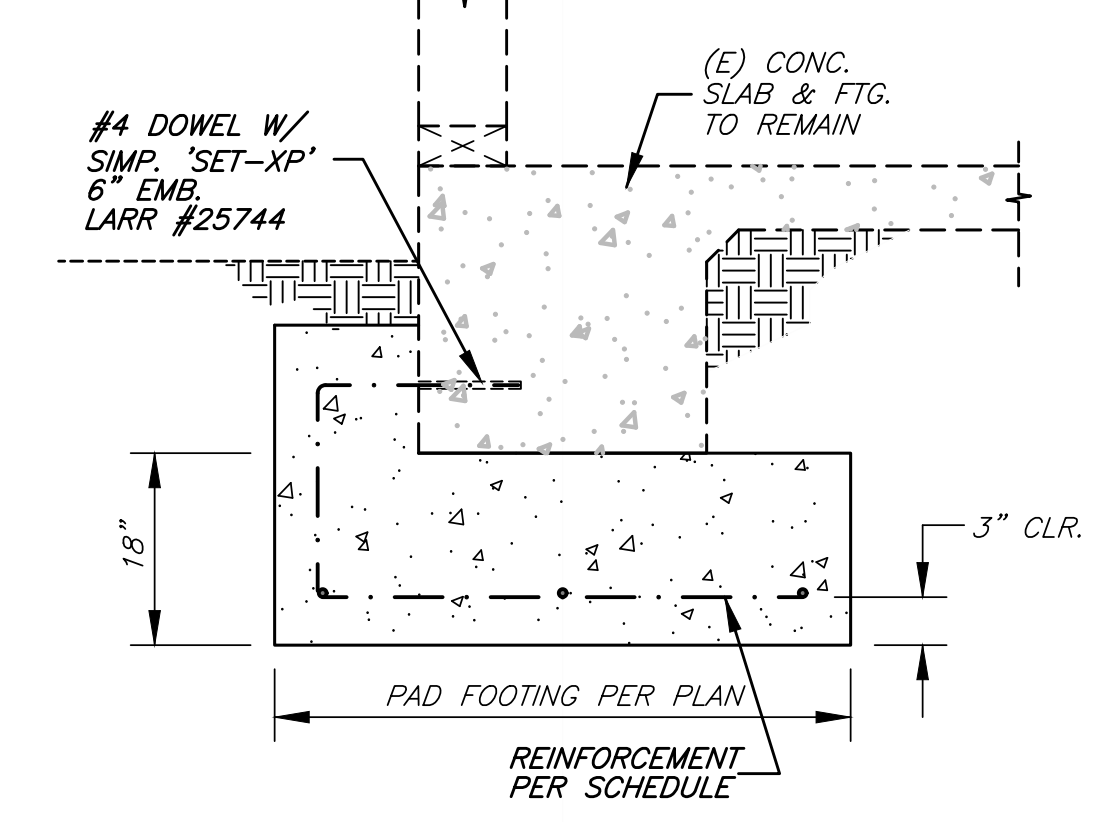
**ISOLATED PAD FOOTING**  
NO SCALE



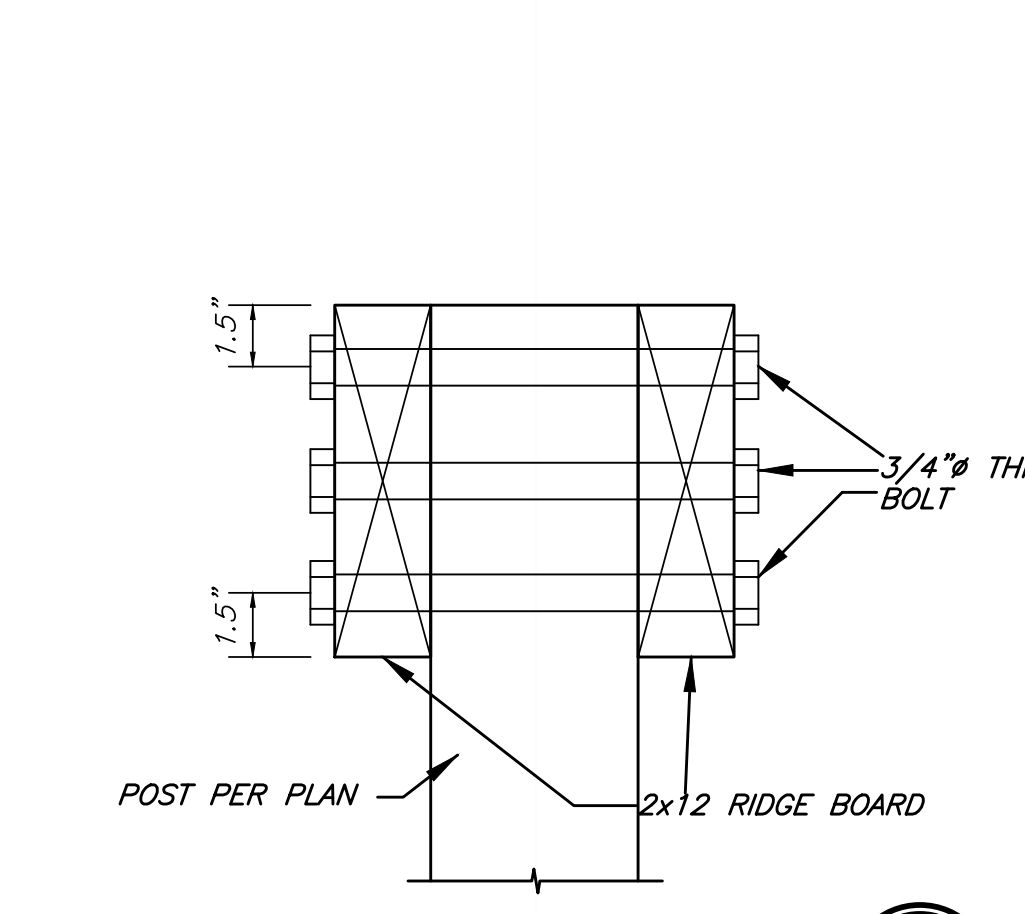
**FLUSH BEAM AT HEADER**  
NO SCALE



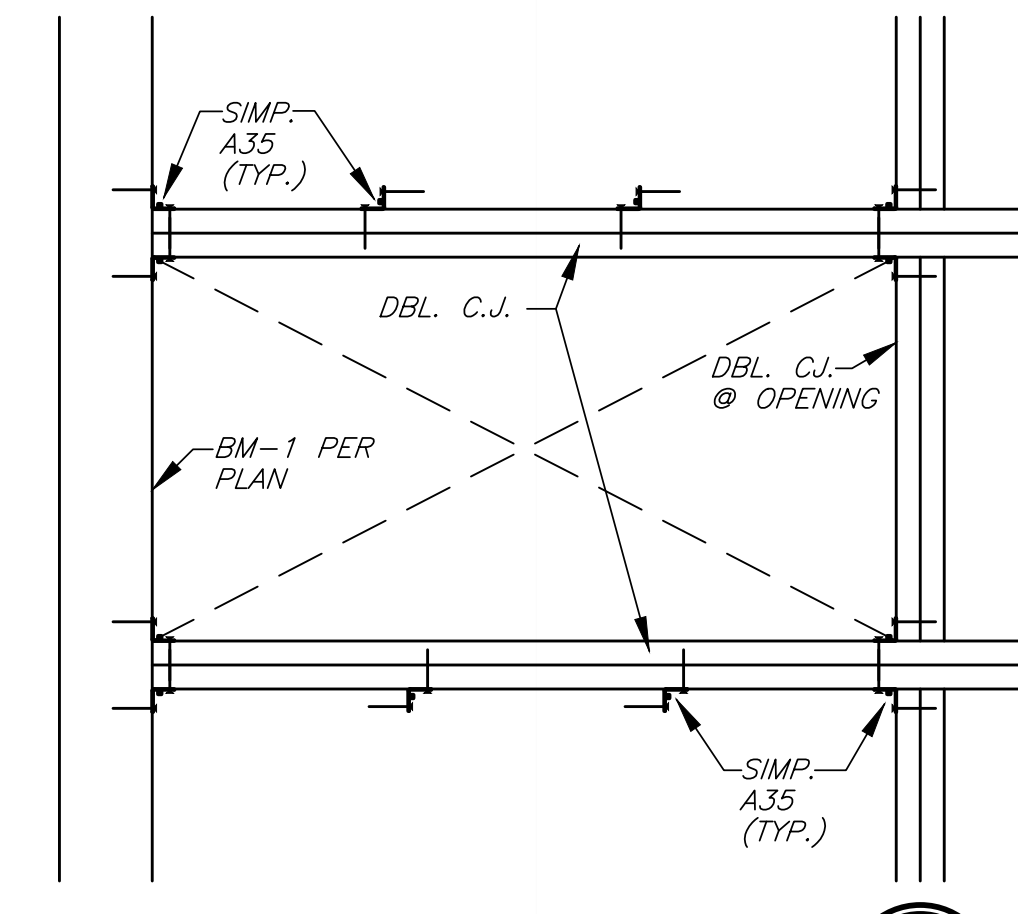
**SHEAR TRANSFER AT ROOF (RIDGE)**  
NO SCALE



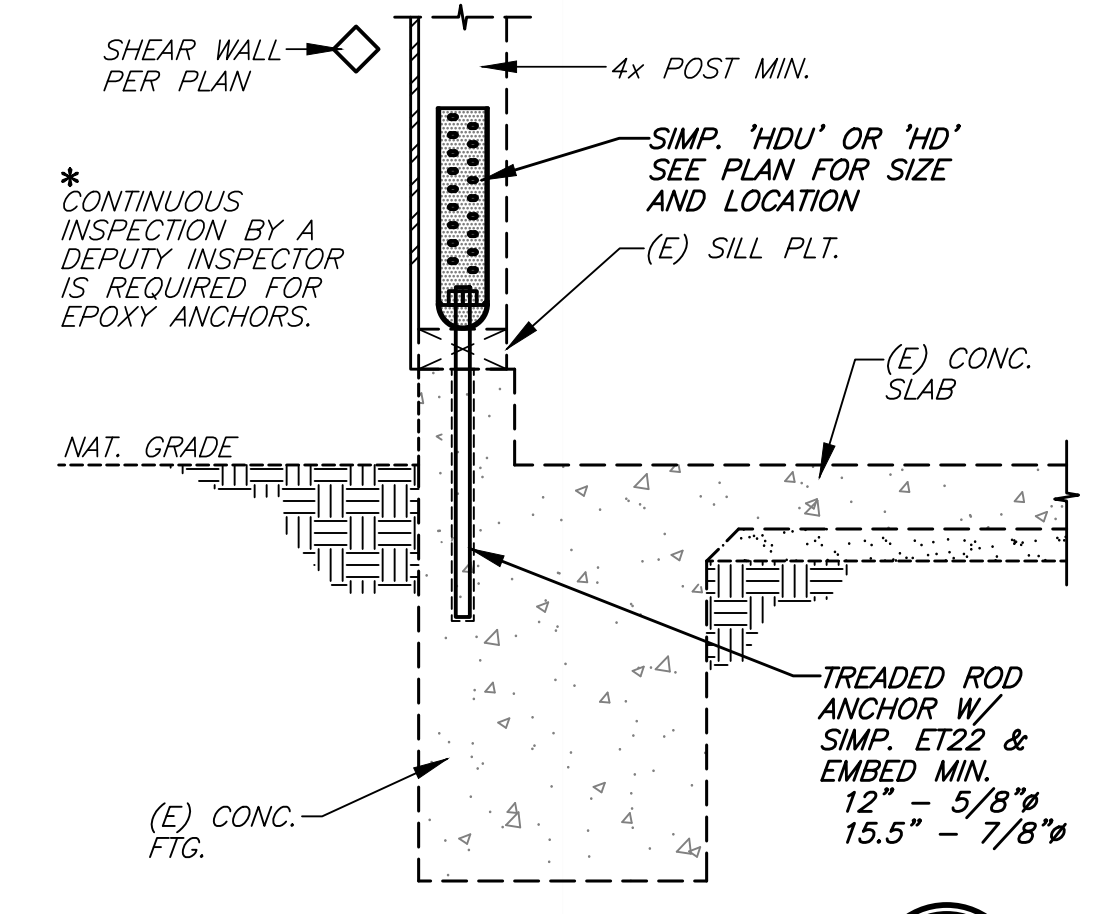
**PAD FOOTING UNDER (E) EXTERIOR FOOTING**  
NO SCALE



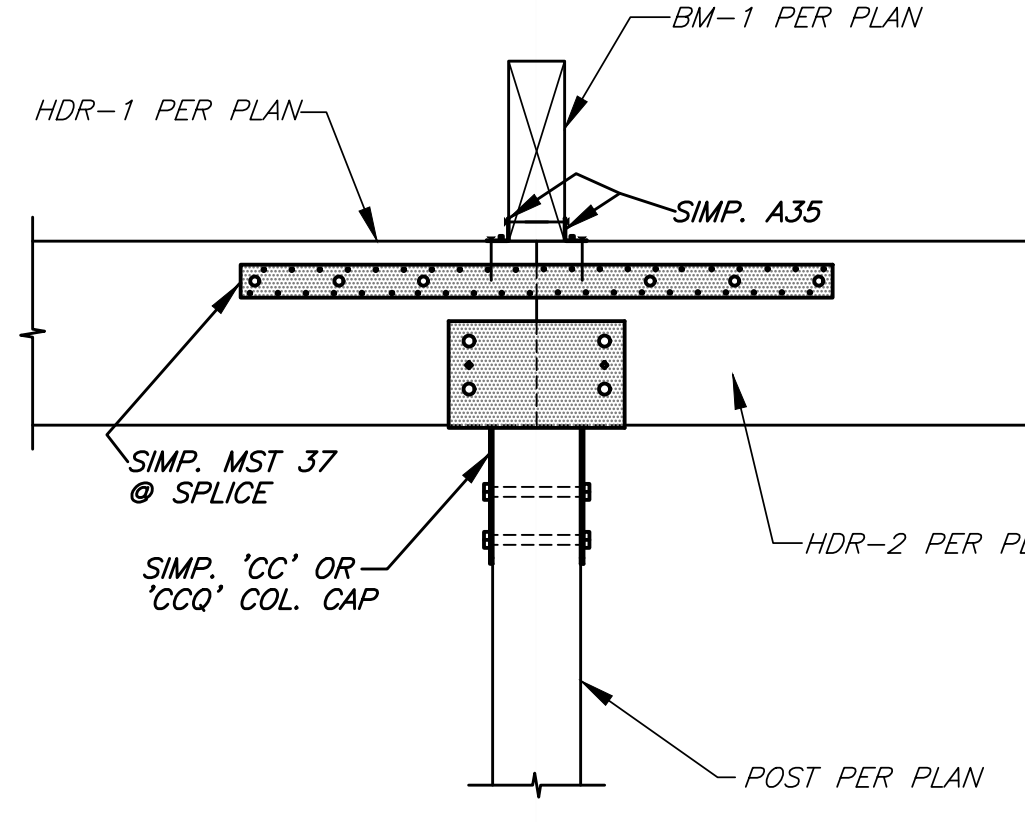
**4x6 POST SANDWICHED BY 2x12 RIDGE BOARD**  
NO SCALE



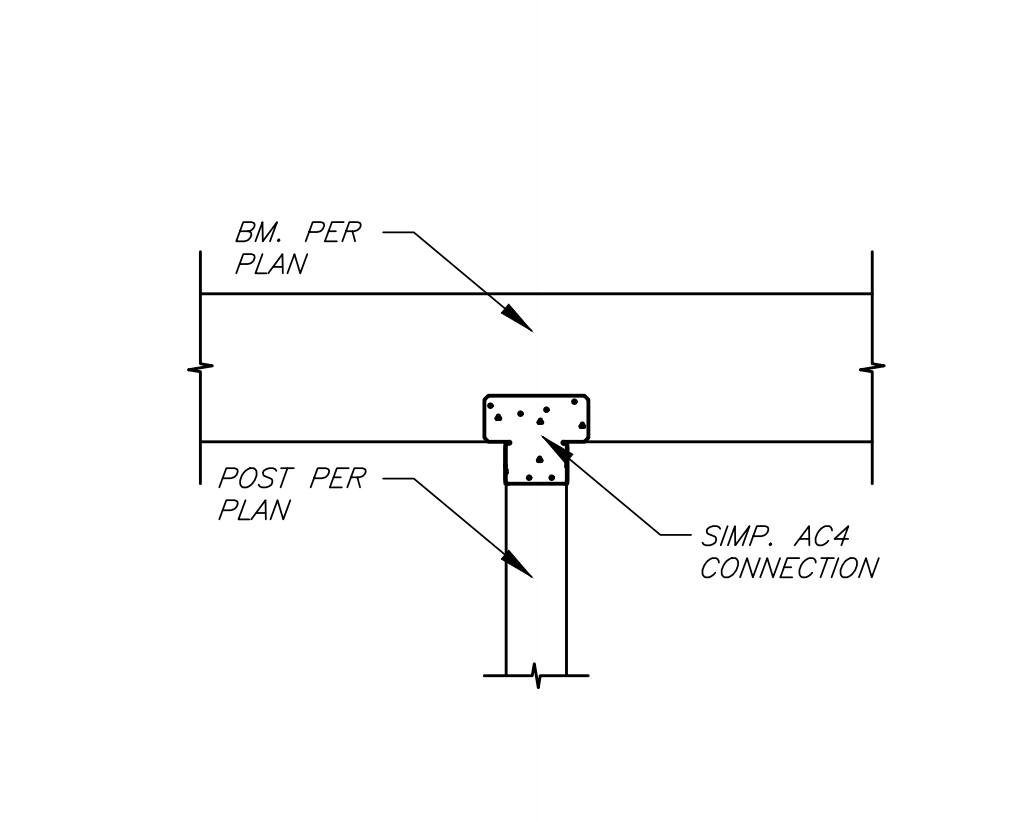
**OPENING AT CEILING**  
NO SCALE



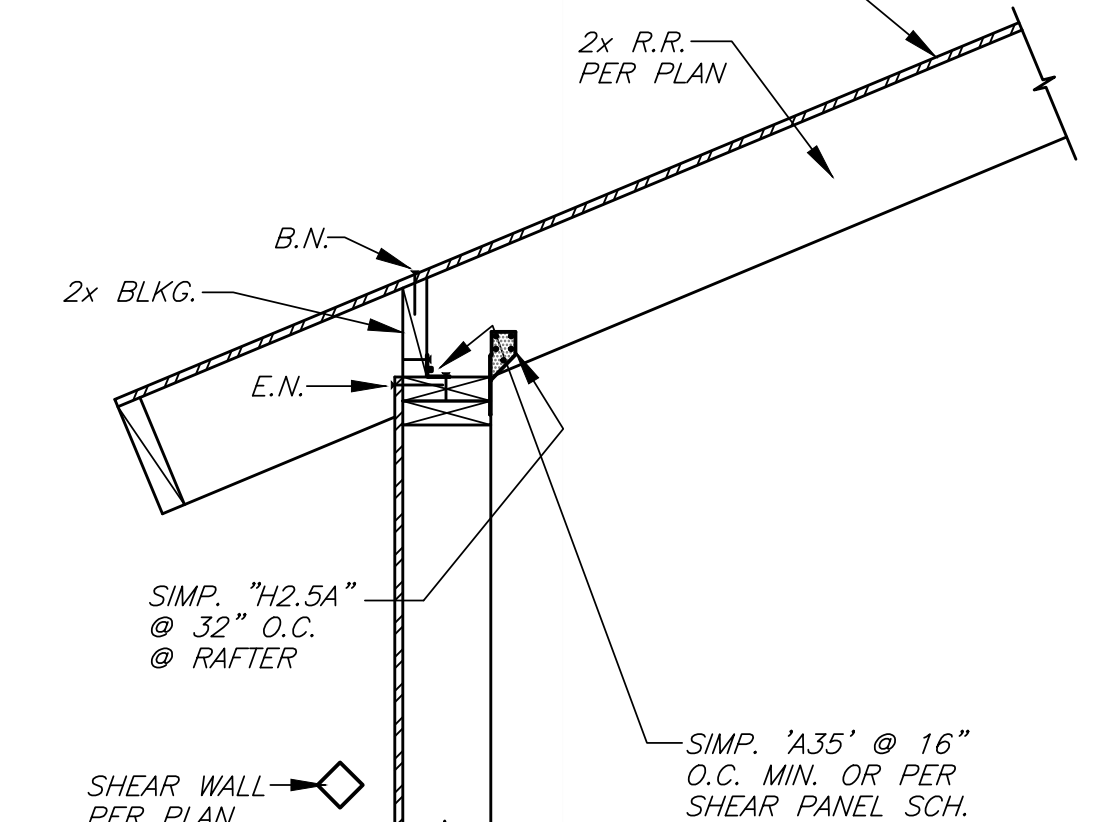
**HOLDOWN AT (E) EXTERIOR FOOTING [GARAGE]**  
NO SCALE



**BEAM TO POST CONN.**  
NO SCALE



**CONTINUOUS BEAM AND POST CONN.**  
NO SCALE



**SHEAR TRANSFER AT ROOF {VAULTED}**  
NO SCALE

NO.	DATE	REVISION
	10/03/2023	ISSUE FOR PLAN CHECK

**CALCIVIC ENGINEERING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
CIVIL / STRUCTURAL / LAND SURVEYING  
2160 PASEO PASADENA, CALIFORNIA 91101  
TEL: (818) 796-8828 FAX: (818) 796-9844  
E-MAIL: calcivicing@icloud.com

**STRUCTURAL DETAILS**  
GARAGE RENOVATION  
626 STRATFORD AVE  
SOUTH PASADENA, CA 91030

CHECKED BY: I.C.  
DRAWN BY: N.K.  
PLAN SCALE: 1/4"=1'-0"  
DATE: 10/03/2023  
PROJECT NO.



SHEET NO. **S2.1**  
OF 4 SHEETS

# ATTACHMENT 2

## COA Findings

## Findings

### *Section 2.65 Certificate of appropriateness – Alteration and demolition.*

(10) Certificate of Appropriateness Findings. The certificate of appropriateness shall be denied if the commission cannot make the required findings listed below:

(A) Mandatory Findings. In order to approve a certificate of appropriateness, the commission shall make all of the mandatory findings as follows:

- (i) The project is consistent with the goals and policies of the general plan.
- (ii) The project is consistent with the goals and policies of this articles.
- (iii) 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.

(B) Project-Specific Findings. In order to approve a certificate of appropriateness, the commission shall make at least three of the project-specific findings listed below:

- (i) The project removed inappropriate alterations of the past;
- (ii) The project is appropriate to the size, massing, and design context of the historic neighborhood;
- (iii) 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;
- (iv) The project restores original historic features in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties;
- (v) 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;
- (vi) The project enhances the appearance of the [residence or building] without adversely affecting its original design, character, or heritage;
- (vii) The project will not adversely affect the character of the historic district in which the property is located;

- (viii) The project will be compatible with the appearance of existing improvements on the site and the new work will be compatible with the massing, size, scale, and character-defining features to protect the historic integrity of the property and its environment;
- (ix) The project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and is therefore exempt from CEQA under Class 31, which applies to "projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer" (CEQA Guideline [Cal. Code Regs. Title 14] Section 15331);
- (x) Relocation as an alternative to demolition of the cultural resource is appropriate because of the following: CEQA analysis has been conducted and the owner has provided substantial evidence, as defined in CEQA (Public Resources Code Section 21080(e)), demonstrating that no feasible alternative exists that would avoid a significant adverse impact on the resource; relocation is required to prevent destruction of the resource at its current location; the new location is compatible with the cultural resource's original character and use; upon relocation, the resource retains its historic features and compatibility in orientation, setting, and general environment; if relocated within the city of South Pasadena, the receiving location is appropriately zoned; the relocation is part of a definitive series of actions that will assure preservation of the cultural resource;
- (xi) Demolition of the cultural resource is appropriate because of one or all of the following: (a) CEQA analysis has been conducted and the owner has provided substantial evidence, as defined in CEQA (Public Resources Code Section 21080(e)), demonstrating that no feasible alternative exists that would avoid a significant adverse impact on the resource; (b) the owner is approved for a certificate of economic hardship; (c) the size, massing, and scale of the replacement structure is harmonious with other improvements and natural features that contribute to the historic district, or the neighborhood character; and (d) the replacement structure contributes to the integrity of the historic district or neighborhood; and/or
- (xii) In the case of a structure that poses an imminent threat and is unsafe to occupy, the commission shall make one of all of the following findings to approve a demolition of a cultural resource: (a) the building has experienced severe structural damage and there is

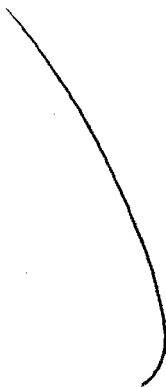
substantial evidence to support this conclusion from at least two sources (e.g., structural engineer, civil engineer, or architect); or (b) no economically reasonable, practical, or viable measures could be taken to adaptively use, rehabilitate, or restore the building or structure on its existing site and there is substantial evidence to support this conclusion from at least two sources (e.g., structural engineer, civil engineer, or architect); or (c) a compelling public interest justifies demolition.

# ATTACHMENT 3

## Building Permits



626 STRATFORD AVENUE



## JOB CARD

ADDRESS 626 Stratford DATE 3/29/66

OWNER L. Tomarin

CONTRACTOR Torr Elect. 799-5940

PERMIT NO. 60249 VALUE \$ FEE \$ 3.00

JOB 1 switch; 1 light fix;

Rough Inspection

No Access 3-30-66 L.C. Howard

Final Inspection 4-1-66

Inspector

Howard

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 626 Stratford Avenue

DATE: 12/4/64

OWNER: L. Tamarin

799 9476

CONTRACTOR: Owner

PERMIT NUMBER: 56473

VALUE:

FEE: \$2.20

JOB: 1 switch; 1 light fix.

ROUGH INSPECTION 1-7-64 N.H.L.N

3-3-65 L.C. N.H.L.

4:15 pm 3-4-65 by phone

FINAL INSPECTION 3-4-65

INSPECTOR: *[Signature]*

## CITY OF SOUTH PASADENA

## JOB CARD

ADDRESS: 626 Stratford Avenue DATE: 5/5/64  
OWNER: Tillie Tomarin  
CONTRACTOR: Coast Roof Company  
PERMIT NUMBER: 54478 VALUE: \$300.00 FEE: \$ 3.00  
JOB: reroof residence w/105# mineral surfaced  
mopped on with asphalt

## ROUGH INSPECTION

*finished before inspection*

## FINAL INSPECTION

9-16-64

## INSPECTOR:

*H. Smith*

## CITY OF SOUTH PASADENA

## JOB CARD

ADDRESS: 626 Stratford Ave (Rear)

DATE: 2/1/63

OWNER: Lilly Tomarni

CONTRACTOR: Geo. L. Klien

PERMIT NUMBER: 51175

VALUE: 152.00

FEE: 3.00

JOB: 1 25M Homart Wall heater

24 500 BTU SEAS

## ROUGH INSPECTION

2-4-63 NALN VRN

LOCATED IN LIV. RM - WALL FORCED OUT (2x3 STOPS)  
 4" AMERICAN THERM TO ROOF - 1' ABOVE ROOF - SPACE  
 HEATER REMOVED - CLEARANCE TO VENT OK 2-1-63

FINAL INSPECTION

2-1-63

INSPECTOR:

Lombard

CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS

LOCATION 626 STRATFORD

LOT 21

BLOCK

TRACT 434

OWNER H. W. BOEHM

NEW HOUSE

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX.

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED  
COST

7-11-21

2766

BUILDING

OWNER

3750<sup>00</sup>

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

NUMBER

STREET

626 STRATFORD

APPLICATION FOR A  
BUILDING PERMITBUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

LENDER'S NAME &amp; ADDRESS

CONTRACTOR

ST. LIC. NO.

MAIL ADDRESS

PHONE

ARCHITECT ENGINEER

ST. LIC. NO.

MAIL ADDRESS

PHONE

OWNER

PHONE

MAIL ADDRESS

## DESCRIPTION OF WORK

NEW

ADDITION

ALTERATION 

REPAIR

DEMOLISH

FLOOR AREA  
(SQ. FT.)NO. OF  
STORIESNO. OF  
DWELLING  
UNITSPRESENT  
BLDG. USEPROPOSED  
BLDG. USEDESCRIBE WORK  
TO BE DONEREMOVE BATH TUB & REPLACE w/  
SHOWER - BATH REMODEL

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL

ROOFING MATERIAL

LOT WIDTH

LOT DEPTH

LOT AREA

VALUATION: NOTE!

INCLUDE ALL LABOR, MAT..

WIRING, PLMG., HEAT, ETC. \$

500<sup>00</sup>

PLAN CHECK FEE &amp; VALIDATION

## BUILDING DEPARTMENT USE, ONLY

LOT 21	BLOCK —	TRACT 434		
USE ZONE	FIRE ZONE	OCC.	TYPE BUILD.	
REQUIRED SET BACKS	FRONT	SIDE N.A.	SIDE	REAR
ENG. DEPT. APPROVAL		ZONING APPROVAL JRN.		
PERMIT FEE				
APPROVED W/OUT PLANS		PERMANENT PLAN		CHECKER'S APPROVAL JRN.

WHEN PROPERLY VALIDATED BELOW, THIS FORM CONSTITUTES A PERMIT  
FOR THE WORK DESCRIBED HEREON.677<sup>th</sup> N - 500

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 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 OR AUTHORIZED AGENT

PERMANENT





NUMBER & STREET

626 STRATFORD

APPLICATION FOR AN ELECTRICAL PERMIT

\$ 30.00

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>STANDARD ELEC. CO. OF CAL</b>	STATE LIC. NO. <b>251433</b>
MAIL ADDRESS <b>55 W. MAGNA VISTA, ARCADIA</b>	PHONE <b>447-3936</b>
OWNER <b>TEMARIN</b>	CITY LIC. NO. <b>JRN</b>
MAIL ADDRESS <b>AS ABOVE</b>	OWNER PHONE

DESCRIPTION OF WORK

NEW BUILDING	<input checked="" type="checkbox"/> EXISTING BUILDING	<input checked="" type="checkbox"/> NO SERV. CHANGE	RECONNECT ON RESEAL
--------------	---	---	---------------------

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 25c ea. Ea. Additional @ 15c ea.	\$
	<b>RELOCATE 1</b>			<b>.25</b>
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea.	\$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W		
WASHING MACHINES			@ 1.00 ea.	\$
220 VOLT OUTLETS			@ .25c ea.	\$
SIGN FIXTURES			@ 2.00 ea.	\$
AIR HEATERS OVER 1650 W			@ 2.50 ea.	\$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE)	\$
NEW SERVICE UP TO 100 AMPS			2.00	\$
" " 200 AMPS			2.50	\$
" " 400 AMPS			3.00	\$
" OVER 400 AMPS			3.50	\$
Motors under 2 hp @ 1.50 ea.	\$		Motors 50-100 hp @ 5.00 ea.	\$
Motors 2-8 hp @ 7.00 ea.	\$		Motors 100-500 hp @ 10.00 ea.	\$
Motors 8-15 hp @ 2.50 ea.	\$		Motors 500-1000 hp @ 15.00 ea.	\$
Motors 15-50 hp @ 3.40 ea.	\$		Motors over 1000 hp @ 20.00 ea.	\$
COLUMN TOTAL →				\$
INVESTIGATION FEE				\$
OTHER				\$
BLANKET PERMIT			3.00	\$
ELECTRICAL PERMIT			2.50	\$ 25.00
<b>TOTAL</b>				<b>\$ 27.50</b>

WHEN PROPERLY VALIDATED  
HERE, THIS FORM CONSTITUTES  
A PERMIT FOR THE WORK  
DESCRIBED HEREON.

787321 N

-2.75

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 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.

*Stanley O. Boyd*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT

# INSPECTION RECORD

	DATE	APPROVAL
T. P. P.		
GROUND WORK		
ROUGH WIRING	1-15-70	JRN (Dion)
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	1-21-71	JRN

NUMBER

STREET

626 Stratford Ave.

APPLICATION FOR A  
HEATING, VENTILATING, AIR-  
CONDITIONING OR REFRIGERATION  
PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR	Morrow & Holman	STATE LIC. NO	119485
MAIL ADDRESS	1500 El Centro St.	PHONE	799-3115
OWNER	Mrs. Lily Tomarin	CITY BUS. LIC.	B 9472
MAIL ADDRESS	626 Stratford Ave. So. Pas.	OWNER PHONE	799-9476

## DESCRIPTION OF WORK

<input checked="" type="checkbox"/> HEATING	<input type="checkbox"/> AIR CONDITIONING
<input type="checkbox"/> REFRIGERATION	<input type="checkbox"/> VENTILATION

DESCRIBE WORK  
TO BE DONE

Add 1 Duct to Heating System

NO. OF HEATING APPLIANCES (INCL. VENTS)  
INSTALLED, ALTERED, REPLACED, REPAIRED OR RELOCATED

TYPE	B. T. U.
Add 1 duct to Gravity Furnace	1

NO. OF REFRIGERANT COMPRESSORS INSTALLED OR REPLACED

QUANTITY	OVER	INCL.	ACTUAL H.P.
	0	20	
	20	50	
	50	UP	

VALUATION OF  
ABOVE WORK

\$ 95.00

P. C. FEE AND  
VALIDATION

\$

PERMIT FEE

\$ 5.00

INVESTIGATION FEE

\$

TOTAL FEE \$ 5.00

WHEN PROPERLY VALIDATED, BELOW, THIS FORM CONSTITUTES A PERMIT  
TO DO THE WORK DESCRIBED HEREON.

799 7 M -5.00 NE

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 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 OR AUTHORIZED AGENT

PERMANENT

# INSPECTION RECORD

	DATE	APPROVED
ROUGH HEATING		
ROUGH REFRIG. OR AIR COND.		
DUCTS		
PARTIAL OR MISC. INSPECTIONS		
	1-24-71	<i>[Signature]</i>
FINAL HEATING		
FINAL REFRIG. OR AIR COND.		

NUMBER

STREET

626 Stratford Ave.

APPLICATION FOR A  
PLUMBING PERMIT 385.00BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR	Morrow & Holman	ST. LIC. NO.	119485
MAIL ADDRESS	1500 El Centro St.	CITY LIC. NO.	B 9472
	So. Pasadena, Calif.	PHONE	799-3115
OWNER	Mrs. Lily Tomarin	PHONE	799-9476
MAIL ADDRESS	626 Stratford Ave. So. Pas.		

PROPOSED USE		USE ZONE	
NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
	BATHTUBS	ACC. SINKS	WASHING MACHINES
1	STALL SHOWERS	FLOOR SINKS AND DRAINS	WATER HEATERS
	LAVATORYS	"P" TRAPS	VENTS
1	WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
	URINALS	DISHWASHERS	SPRINKLER SYSTEM
	KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	@2.00 ea.	\$ 4.00
SAND OR GREASE TRAPS	@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS	2.50	\$ _____
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ 2.50
	TOTAL FEE \$	6.50

WHEN PROPERLY VALIDATED, HERE,  
THIS FORM CONSTITUTES A PERMIT  
FOR THE WORK DESCRIBED HEREON.

79987

-6.50

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 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.

*F. Cecil*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT



NUMBER & STREET

626 STRATFORD

APPLICATION FOR AN ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>TORA ELECTRIC</b>	STATE LIC. NO. <b>171664</b>
MAIL ADDRESS <b>1327 HUNTINGTON DR</b>	PHONE <b>5495940</b>
OWNER <b>LILLIE TOMARIN</b>	CITY LIC. NO.
MAIL ADDRESS <b>SAME</b>	OWNER PHONE

DESCRIPTION OF WORK

NEW REWIRING	EXISTING BUILDING	NO SURV CHANGE	RECOMMEND OR REUSE
	X		X
FEE COMPUTATION			
FIXTURES <b>2</b>	RECEPTACLES <b>12</b>	SWITCHES <b>2</b>	First 10 @ 25c ea. Ls. Additional @ 15c ea <b>\$ 340</b>
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea. \$
WATER HTR.	FAN OUTLET	DISH WSHR.	
Wall Heaters Up to 1650 W		Cooling heaters Up to 1650 W	<b>150</b>
WASHING MACHINES			@ 1.00 ea. \$
220 VOLT OUTLETS			@ .25c ea. \$
SIGN FIXTURES			@ 2.00 ea. \$
AIR HEATERS OVER 1650 W			@ 2.50 ea. \$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE) \$
NEW SERVICE UP TO 100 AMPS	<b>100 AMP</b>	2.00	\$ <b>20.00</b>
" " 200 AMPS		2.50	\$
" " 400 AMPS		3.00	\$
" OVER 400 AMPS		3.50	\$
Motors under 2 hp @ 1.50 ea.	\$		Motors 50-100 hp @ 5.00 ea. \$
Motors 2-8 hp @ 2.00 ea.	\$		Motors 100-500 hp @ 10.00 ea. \$
Motors 8-15 hp @ 2.50 ea.	\$		Motors 500-1000 hp @ 15.00 ea. \$
Motors 15-50 hp @ 3.00 ea.	\$		Motors over 1000 hp @ 20.00 ea. \$
COLUMN TOTAL			\$
INVESTIGATION FEE			\$
OTHER			\$
BLANKET PERMIT		3.00	\$
ELECTRICAL PERMIT		2.50	\$ <b>250</b>
<b>TOTAL</b>			\$ <b>940</b>

WHEN PROPERLY VALIDATED HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

1971 11 11 - 5:40

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 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.

*George Torricelli*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT

## INSPECTION RECORD

DATE

T. P. P.

GROUND WORK

SERVICE CWT 4-14-69 ~~4-1-69~~ 5-1-69 *Don*

ROUGH WIRING

FINISH

FIXTURES

EDISON NOTIFIED

4-14-69 *Don*

PARTIAL OR MISC. INSPECTIONS

NOTE!

NO GARBAGE DISPOSAL  
WORK DONE.

FINAL ELECTRICAL INSPECTION

5-1-69 *Don*



# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • 799-9101

PLANNING & BUILDING DIVISION

# BUILDING PERMIT

Building Address <b>626 Stratford, So. Pasadena</b>			U.B.C. Edition <b>79</b>	Type Const. <b>V-N</b>	Occ. Group <b>R-3</b>
Lot No. _____ Block _____ Tract _____	Owner <b>Mrs. Tomarin</b>		Occ. Load _____	F. D. Appr. <input type="checkbox"/>	H. D. Appr. <input type="checkbox"/>
Mailing Address <b>As above</b>			Grading Permit <input type="checkbox"/>	Obtained <input type="checkbox"/>	N.A. <input type="checkbox"/>
City _____ Zip _____ Tel. _____			Variance Required <input type="checkbox"/>	Required <input type="checkbox"/>	Obtained <input type="checkbox"/>
Contractor <b>J.L. Shipley Rfg. Co. Inc.</b>			Use Permit Required <input type="checkbox"/>	Des. Rev. Required <input type="checkbox"/>	APN _____
Address <b>265 N. Vinado Ave</b>			No. Bedrooms _____ Lot Size _____		
City <b>Pasadena</b> Zip <b>91107</b> Tel. <b>792-2437</b>			Special Conditions <b>Match-in Reg'd -</b>		
State Lic. & Classif. <b>309178 C39</b>			VALUATION <b>\$1,625.00</b>		
Arch., Engr., Designer <b>P380</b>			PLAN CHECKING FEE <b>34 00</b>		
Address _____			BUILDING FEE _____		
City _____ Zip _____ State Lic. No. _____			S.M.I. FEE <b>50</b>		
Proposed Construction <b>Reshingle house complete</b>			B O N D S <b>FINAL</b>		
w/220# 20 yr. fiberglass shingles CAP Class <b>A</b>			\$34 50		
Sq. Ft. <b>??</b>	No. Stories _____	No. Dw. Units _____	Permit No. <b>204</b> Date <b>12-17-84</b>		
New <input type="checkbox"/>	Add. <input type="checkbox"/>	Alter. <input type="checkbox"/>	Repair <input checked="" type="checkbox"/>	Demolition <input type="checkbox"/>	

department of PUBLIC WORKS

**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.

**OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7081.5, Business and Professions Code) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7081.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
 I, as owner of the property, or my employees with whom as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7084, Business and Professions Code) The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work for hire or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7084, Business and Professions Code) The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.  
 I am exempt under Sec. \_\_\_\_\_ B & P. C. for this reason \_\_\_\_\_  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code)  
 Policy No. **WP84235362** Company **Tremont Ind.**  
 3-1-85  Copy is filed with the city.  Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
 (This section need not be completed if the permit is for one hundred dollars (\$100) or less.)  
 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.  
**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

**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. (Sec. 3801, Civil Code).  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
 Signature of Applicant **J. Shipley** Date **12-14-84**  
 Mailing Address **265 N. Vinado Ave**  
 City, State, Zip **Pasadena, 91107**

INSPECTOR COPY      CONST. HRS. 8 AM - 7 PM ONLY      ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

# INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spang, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Raft., Jts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.			
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	2/15/88	QEC	

## SWIMMING POOL/SPA

EXCAV. REINF. SETBACKS: Radius SH., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION:			

SETBACKS:

FRONT      SIDE      SIDE      FRONT

PLOT PLAN

## MISCELLANEOUS

SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER:			
RE-ROOF:			
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

STREET

PLEASE PLAN A 1" SQ. SCALE



**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

# PLUMBING PERMIT APPLICATION

**626 STRATFORD**

**QTY. ITEM FEE**

### 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).

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: Ken Marshall Date: 12-30-08

### 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.

Signature: Ken Marshall Date: 12-30-08

### 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: Ken Marshall  
 Signature: AG/CA Date: 12-30-08

SITE ADDRESS <b>626 STRATFORD AVE</b>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <b>KEN MARSHALL</b>		
STREET ADDRESS <b>626 STRATFORD AVE</b>		
CITY <b>S. PASADENA CA</b>	STATE	ZIP CODE <b>91030</b>
PHONE NUMBER <b>626 712-9620</b>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <b>BUILDING AND SAFETY</b>		
PHONE NUMBER		
CONTRACTOR'S NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER		
WORKERS' COMPENSATION INSURANCE COMPANY NAME		
WORKERS' COMP. INSURANCE POLICY NUMBER		EXPIRATION DATE

**FINAL**

Plumbing fixtures: _____ water closets _____ tubs _____ lavatories _____ sinks _____ floor drains _____ floor sinks _____ showers _____ trap primers _____ clothes washers _____ dishwashers _____	\$ _____
Repair or alteration of drainage and/or vent piping per fixture _____	\$ _____
Interceptors(s), clarifier(s) and grease trap(s) _____	\$ _____
Water pressure regulator(s) _____	\$ _____
Water heater(s) including vent _____	\$ _____
Water treatment equipment _____	\$ _____
Gas piping system(s) with 5 or less outlets _____	\$ _____
Additional gas outlet(s) per system _____	\$ _____
Drains in a rain water system _____	\$ _____
Lawn sprinkler system(s) _____	\$ _____
Hose bibs (first 5) _____	\$ _____
Backflow / sewer backwater valve(s) _____	\$ _____
Water service: <input checked="" type="checkbox"/> 1 1/2 inch and smaller _____ <input type="checkbox"/> 2 inch to 3 inch _____ Over 3 inches _____	\$ <u>15.20</u>
Repair or alteration of water piping per fixture, or per water-using or water-dispensing device _____	\$ _____
Solar water heating system _____	\$ _____
Connection of new sewer to existing sewer _____	\$ _____
Disconnection, abandonment or repair of sewer _____	\$ _____
Installation of grey water system _____	\$ _____
Public or private spa _____	\$ _____
Public or private swimming pool _____	\$ _____
Subtotal _____	\$ <u>15.20</u>
Plan Checking Fee _____	\$ _____
Additional Plan Checking Fee _____	\$ _____
Plan Maintenance Fee _____	\$ _____
Permit Issuance Fee _____	\$ <u>26.10</u>
Total Permit Fee _____	\$ <u>41.30</u>

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
# <u>217833</u> PERMIT NUMBER <b>023877</b>	INITIALS <b>SD</b>	DATE <b>12/30/08</b>
DATE OF FINAL <u>5/11/09</u>	FINAL BY <u>WHL</u>	





# Cultural Heritage Commission Agenda Report

ITEM NO. 4

**TO:** Cultural Heritage Commission

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Tatianna Marin, Planning Technician

**SUBJECT:** **Project No. 2606-COA – A request to demolish an existing 370 sq. ft. detached garage and rebuild a new garage in the same style and square footage. The project is located at 1917 La France Avenue. (Assessor’s Parcel Number: 5320-011-007)**

---

## Recommendation

Review the proposed project and determine appropriateness.

## Background

The applicant is requesting to demolish an existing detached garage located at 1917 La France Avenue. In accordance with the South Pasadena Municipal Code (SPMC), the proposed project is considered as a “Minor Project Review”, subject to the approval of the Cultural Heritage Commission Chair or his/her designee. Chair Gallatin has reviewed the project and determined that the subject request would need further evaluation by the Commission in accordance with Section 2.65(e)(4) of the SPMC:

*If the chair, or his/her designee, determines that the proposed minor project needs additional review by the commission, he or she may elect to place it on the commission’s next meeting agenda. Such project shall be noticed pursuant to subsection (e)(7) of this section, Public Notice Requirements, as a consent calendar item on that agenda.*

The property owner has provided project information as Attachment No. 1.

**Public Notification of Agenda Item**

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda. A notice was distributed to owners within 300 feet of the project site.

**Public Comment**

At the time of writing this report, staff received no comments about this project.

**Attachments**

1. Applicant's Statement, Site/Floor Plans, Elevations, and Pictures
2. Certificate of Appropriateness Findings
3. Building Permits

# ATTACHMENT 1

## Applicant's Statement and Project Plans

## GARAGE REPLACEMENT AT 1917 LA FRANCE AVE

The original plan for the garage at 1917 La France Ave, South Pasadena, CA was a renovation of the structure that is over 100 years old. The primary focus of the renovation was re-roofing due to the deterioration of the decking and the poor condition of the shingles. Additionally, the roof was sagging significantly on the north side of the structure. The renovation plan was submitted to the Planning Department and approved.

The plans next went to the Building department where multiple issues were noted, primarily the setbacks from the property line for the east and south walls were not to current code. This would require the installation of fire walls which would then require upgrading the structure of the building. In addition to the setback issue, there are major concerns with the existing building that would make renovation impractical:

- Broken rafters and roof sheathing
- Widely spaced joist (poor support)
- Rotting roof decking
- An interior wall that was not built properly at some point in the distant past. Structurally unsound.
- Sagging roof on north side of building (probably due to too many windows and not enough support in the wall).
- Rafter tails are only 6 ft above ground level. This is a safety hazard as several people have hit their heads.
- Structure not secured to foundation or concrete pad (which is only 3 inches thick).

Given the current condition of the building, we would like to demolish the garage and rebuild a similar structure with the appropriate setbacks from the property line and constructed to meet current LA County build codes. The walls of the new garage would be 10ft as opposed to the current 7ft walls (hence the very low rafter tails). We would remove some of the windows to provide appropriate structural support. The new garage would maintain the same exterior appearance with vertical siding and the same look and approximate size for the door and windows. Roof shingles would be matched as closely as possible to the house and meet current energy efficiency requirements.



# GARAGE REPLACEMENT AT 1917 LA FRANCE AVE



## GARAGE REPLACEMENT AT 1917 LA FRANCE AVE



**Setback on south side**

GARAGE REPLACEMENT AT 1917 LA FRANCE AVE



**Setback on east side**

## GARAGE REPLACEMENT AT 1917 LA FRANCE AVE



**Broken joists and widely spaced rafters**

## GARAGE REPLACEMENT AT 1917 LA FRANCE AVE



**Improperly built interior wall with poor structural integrity**

## GARAGE REPLACEMENT AT 1917 LA FRANCE AVE

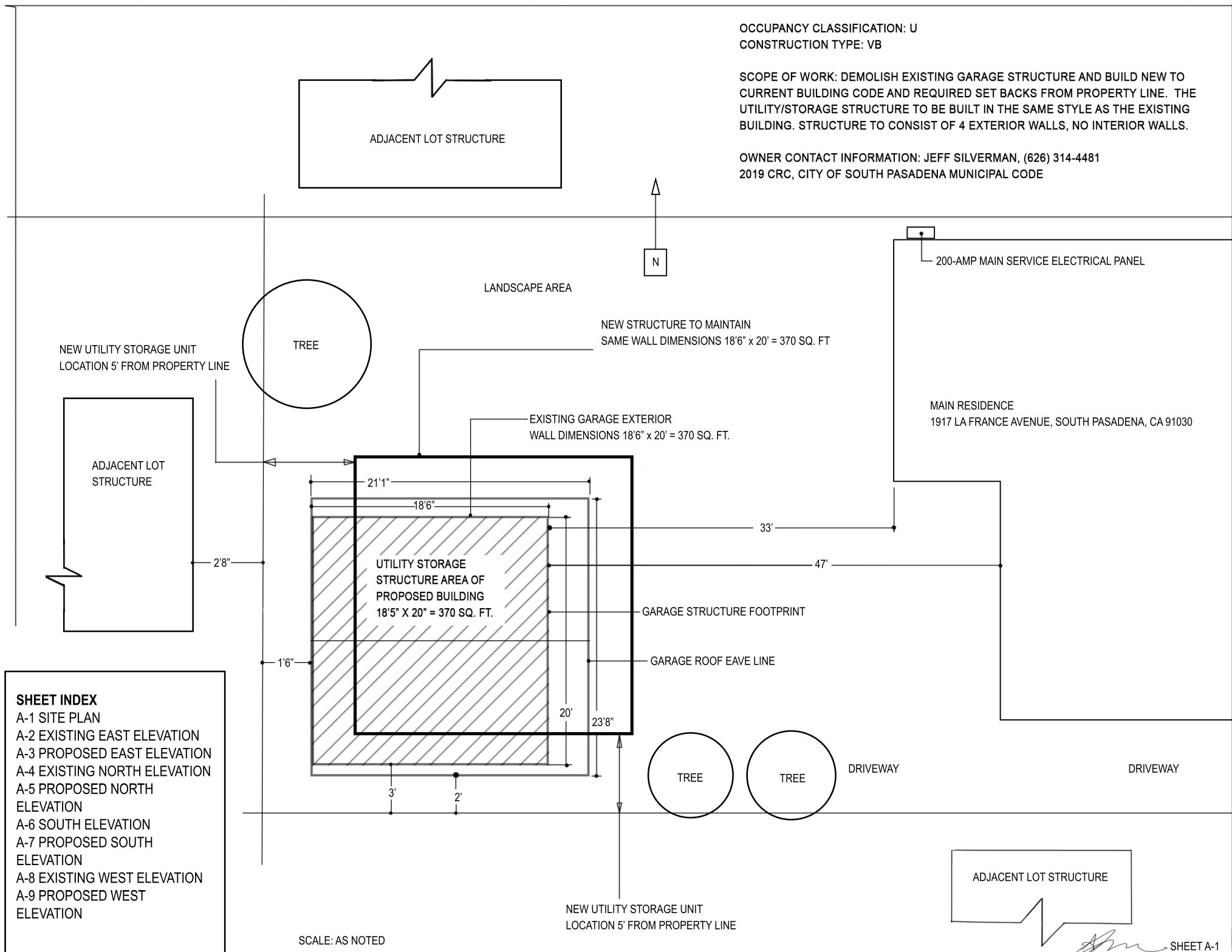


**Showing thickness of concrete pad**

OCCUPANCY CLASSIFICATION: U  
CONSTRUCTION TYPE: VB

SCOPE OF WORK: DEMOLISH EXISTING GARAGE STRUCTURE AND BUILD NEW TO CURRENT BUILDING CODE AND REQUIRED SET BACKS FROM PROPERTY LINE. THE UTILITY/STORAGE STRUCTURE TO BE BUILT IN THE SAME STYLE AS THE EXISTING BUILDING. STRUCTURE TO CONSIST OF 4 EXTERIOR WALLS, NO INTERIOR WALLS.

OWNER CONTACT INFORMATION: JEFF SILVERMAN, (626) 314-4481  
2019 CRC, CITY OF SOUTH PASADENA MUNICIPAL CODE



SHEET INDEX	
A-1	SITE PLAN
A-2	EXISTING EAST ELEVATION
A-3	PROPOSED EAST ELEVATION
A-4	EXISTING NORTH ELEVATION
A-5	PROPOSED NORTH ELEVATION
A-6	SOUTH ELEVATION
A-7	PROPOSED SOUTH ELEVATION
A-8	EXISTING WEST ELEVATION
A-9	PROPOSED WEST ELEVATION

SCALE: AS NOTED

NEW UTILITY STORAGE UNIT  
LOCATION 5' FROM PROPERTY LINE

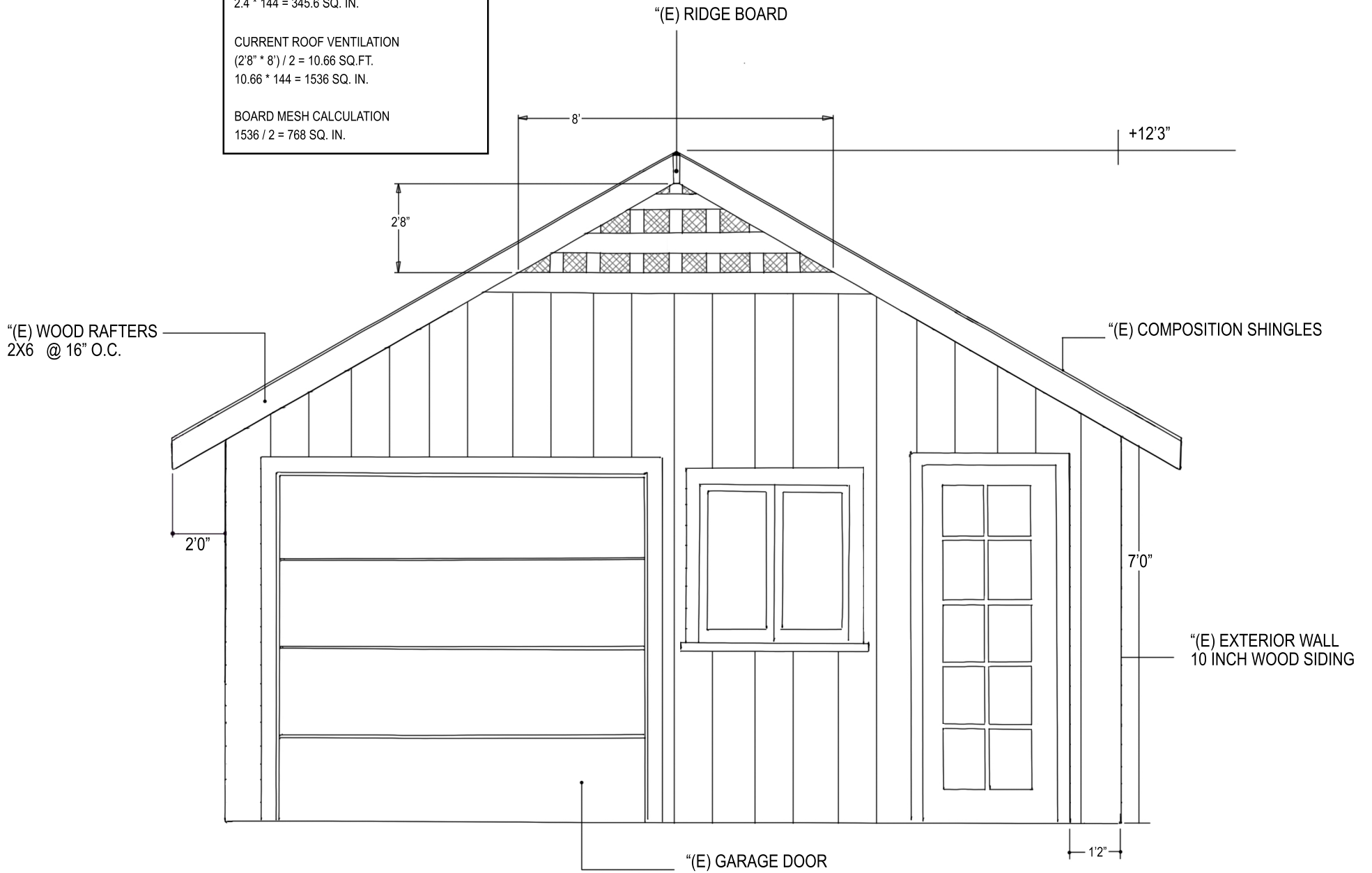
ADJACENT LOT STRUCTURE

*[Signature]* SHEET A-1

MINIMUM ROOF VENTILATION  
 CRC SECTION R806.1  
 $360/150 = 2.4$  SQ. FT. VENTILATION REQUIRED  
 $2.4 * 144 = 345.6$  SQ. IN.

CURRENT ROOF VENTILATION  
 $(2'8" * 8') / 2 = 10.66$  SQ.FT.  
 $10.66 * 144 = 1536$  SQ. IN.

BOARD MESH CALCULATION  
 $1536 / 2 = 768$  SQ. IN.



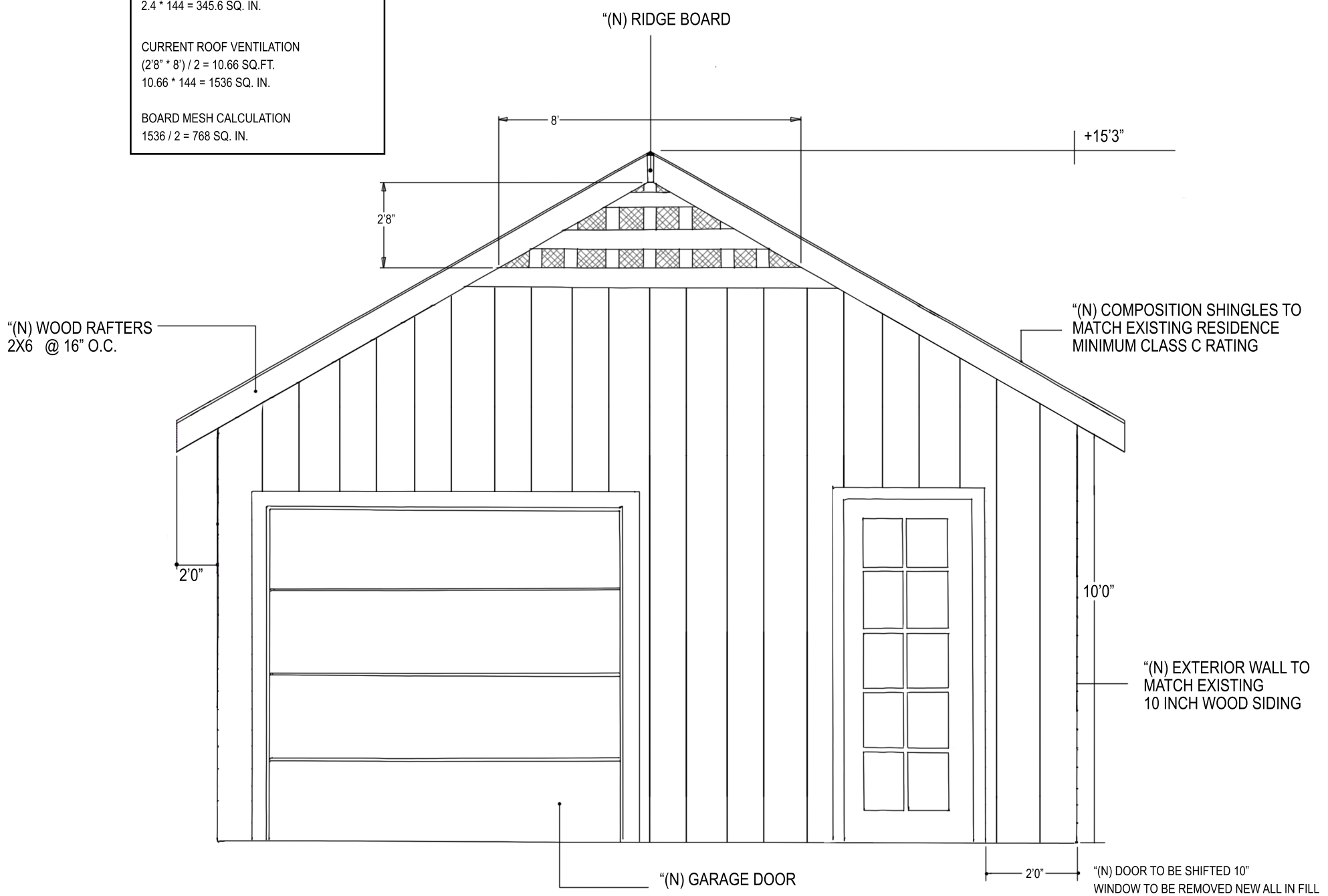
“(E) CURRENT EAST ELEVATION



MINIMUM ROOF VENTILATION  
 CRC SECTION R806.1  
 $360/150 = 2.4$  SQ. FT. VENTILATION REQUIRED  
 $2.4 * 144 = 345.6$  SQ. IN.

CURRENT ROOF VENTILATION  
 $(2'8" * 8') / 2 = 10.66$  SQ.FT.  
 $10.66 * 144 = 1536$  SQ. IN.

BOARD MESH CALCULATION  
 $1536 / 2 = 768$  SQ. IN.

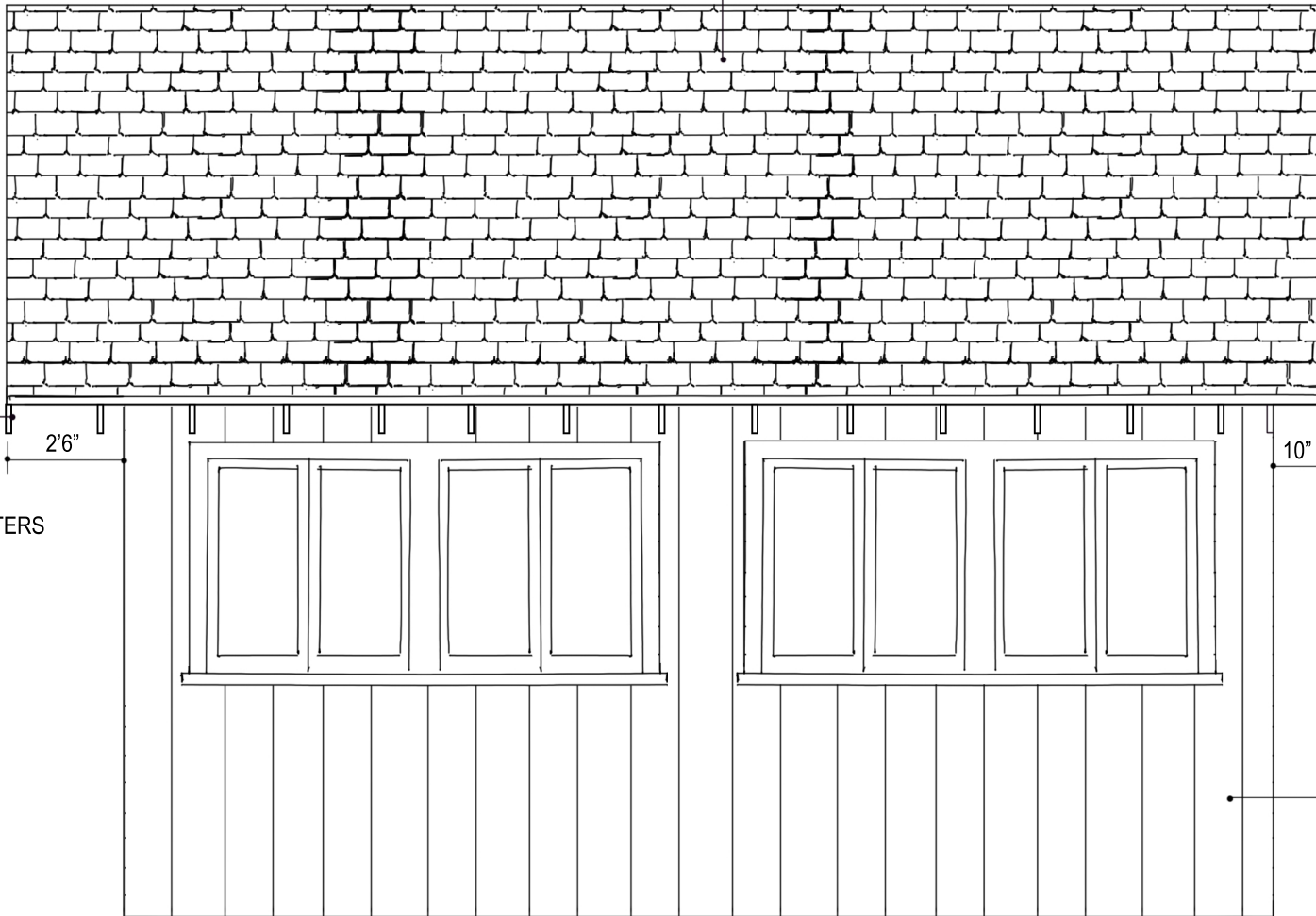


"(N) EAST ELEVATION WITH PROPOSED CHANGES

“(E) COMPOSITION SHINGLES

+12'3"

“(E) WOOD RAFTERS  
2X6 @ 16" O.C.



“(E) CURRENT NORTH ELEVATION

SCALE: AS NOTED

SHEET A-4

"(N) COMPOSITION SHINGLES TO  
MATCH EXISTING RESIDENCE  
MINIMUM CLASS C RATING

+15'3"

"(N) WOOD RAFTERS  
2X6 @ 16" O.C.

2'6"

10"

"(N) WINDOW 3' WIDE X 3' HIGH  
TEMPERED GLAZING REQUIRED

"(N) WINDOW 3' WIDE X 3' HIGH  
TEMPERED GLAZING REQUIRED

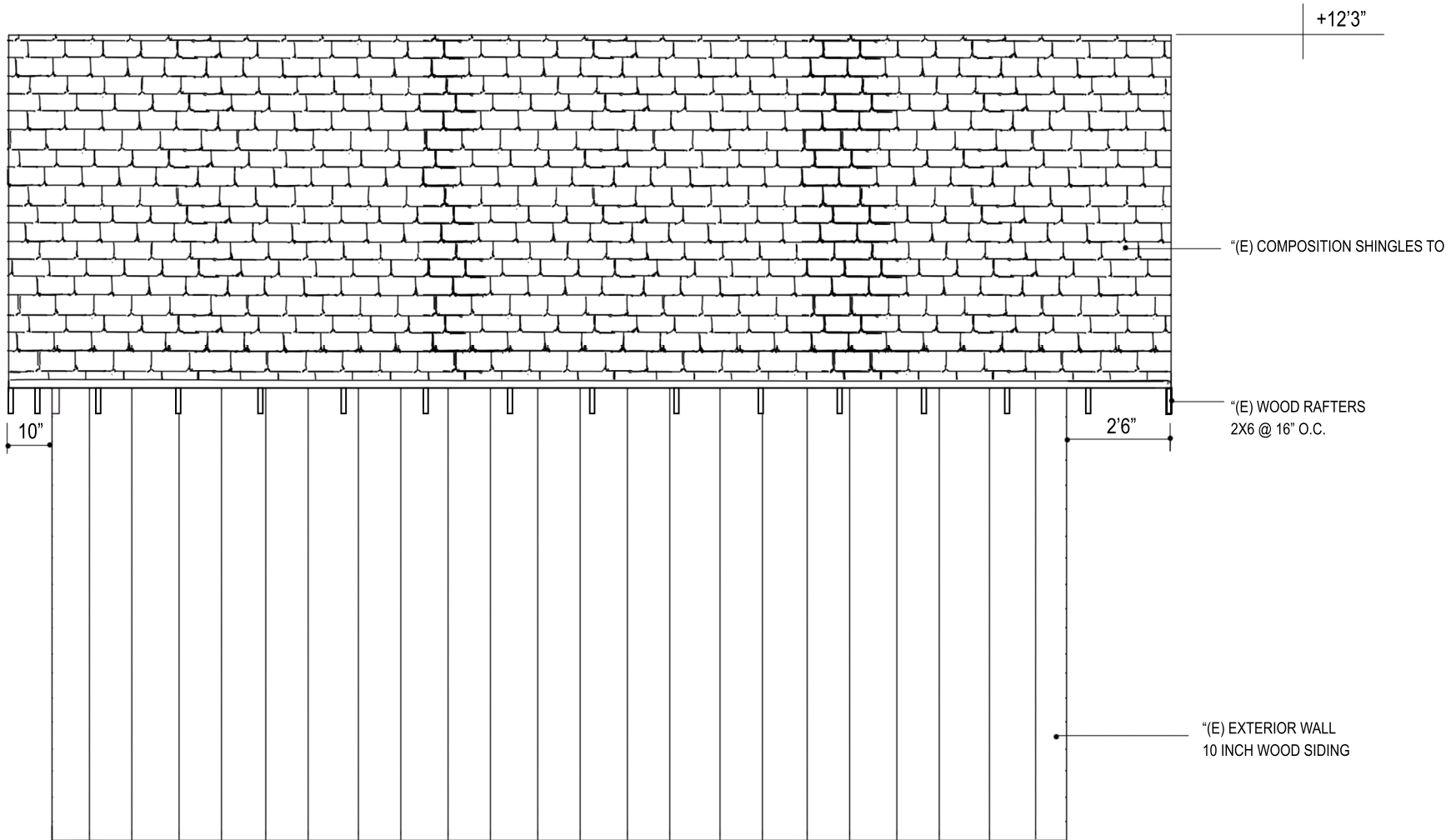
"(N) EXTERIOR WALL  
10 INCH WOOD SIDING

"(N) NORTH ELEVATION WITH PROPOSED CHANGES

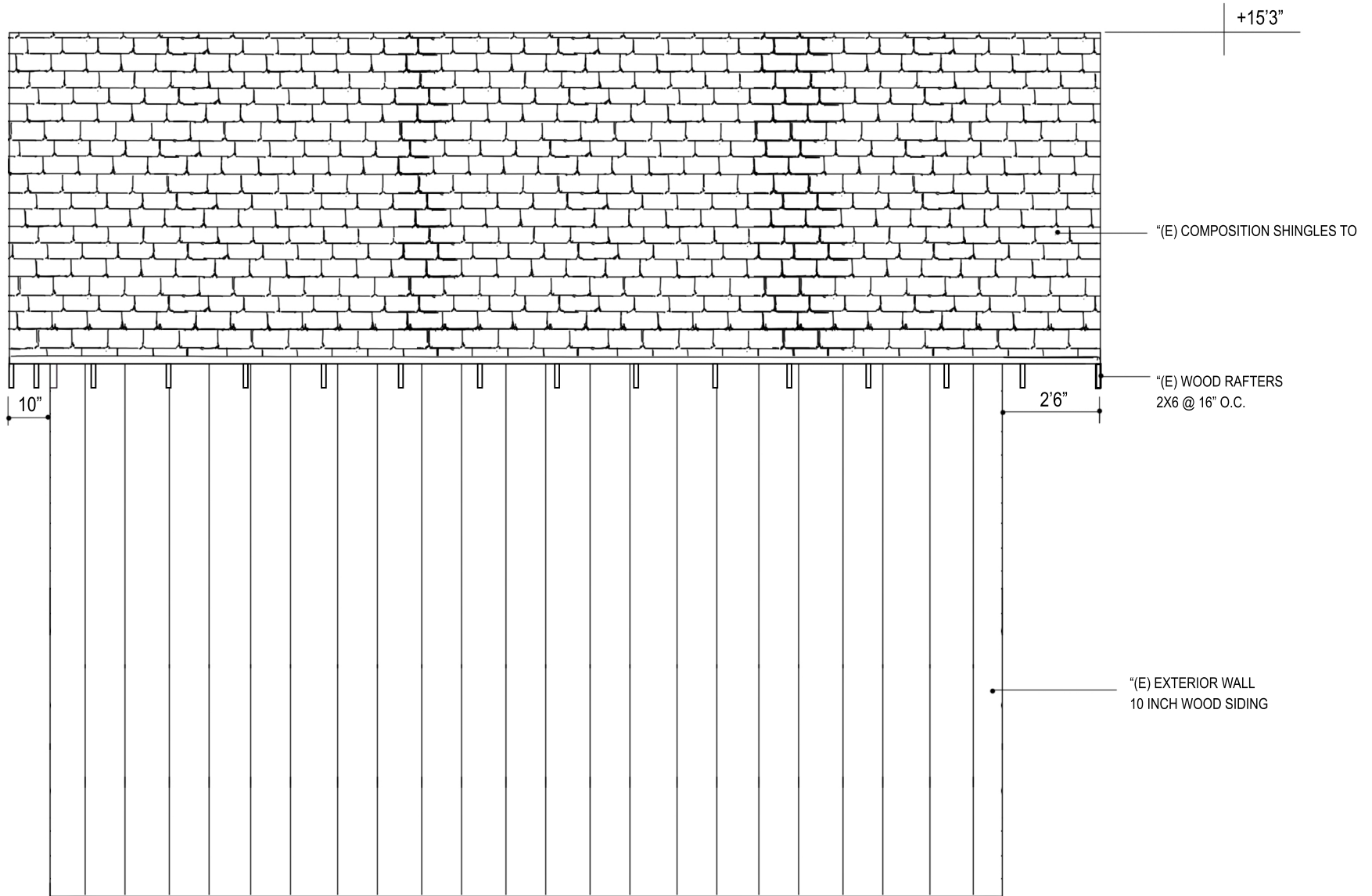
SCALE: AS NOTED



SHEET A-5



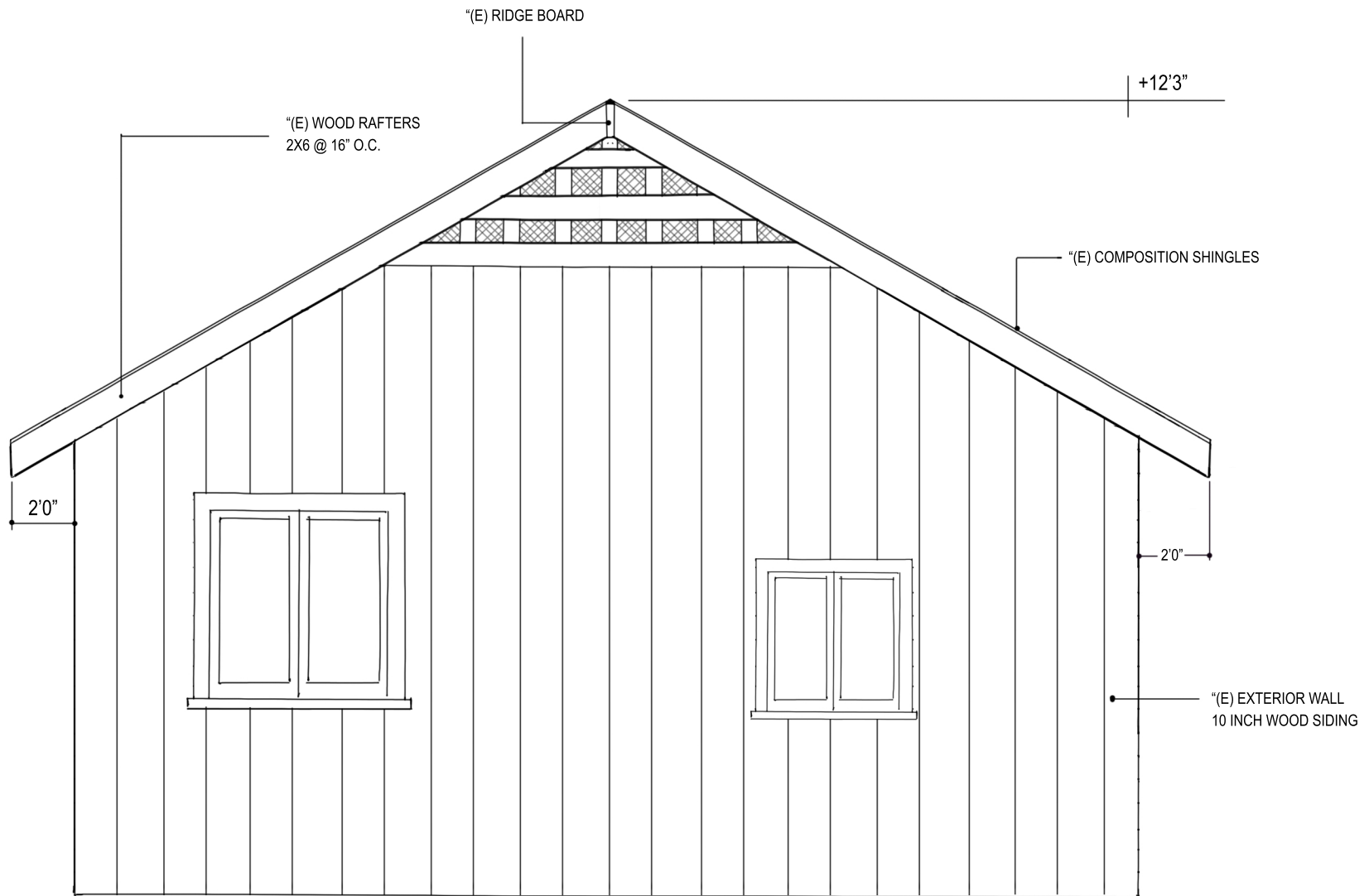
"(E) CURRENT SOUTH ELEVATION



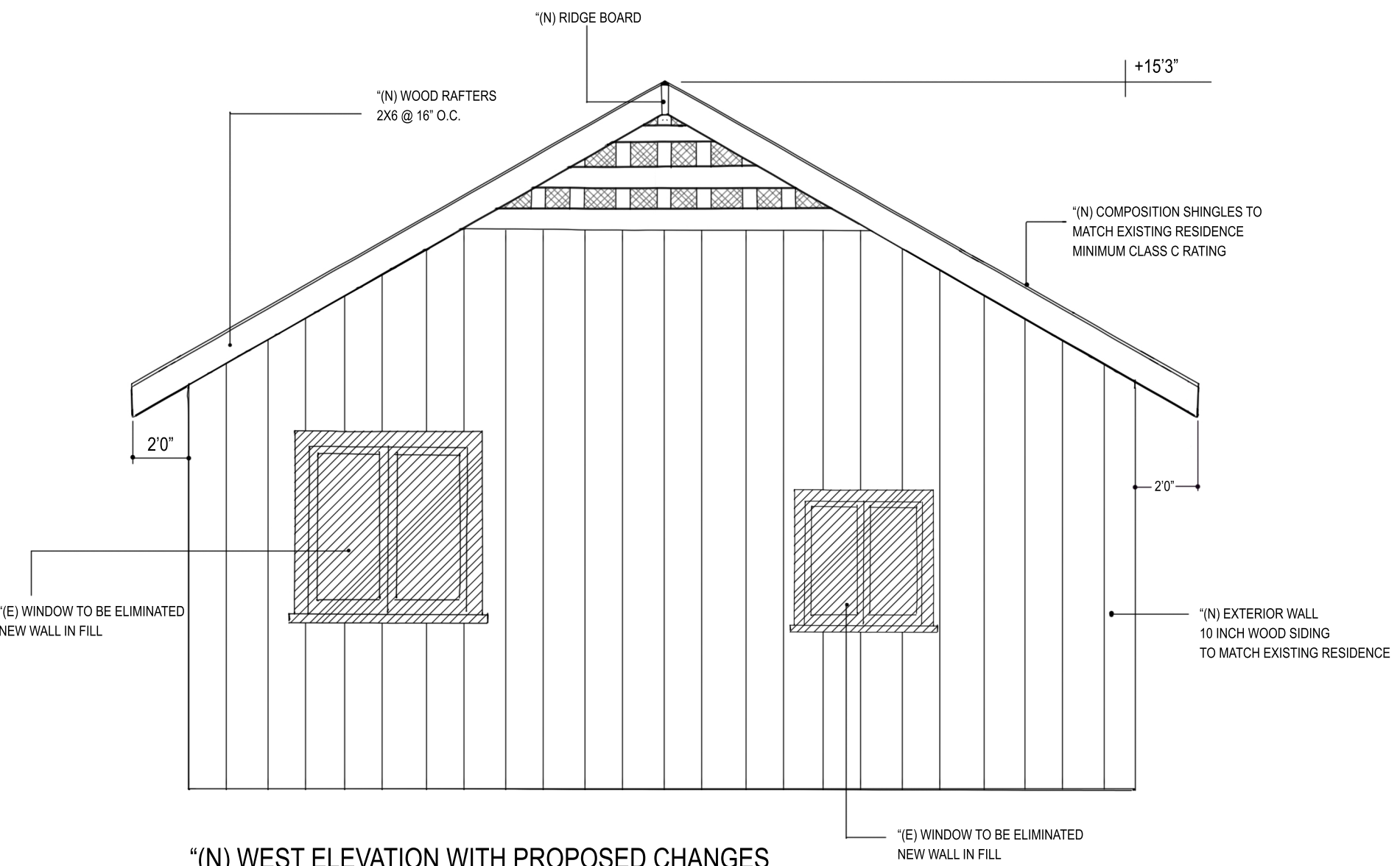
"(N) SOUTH ELEVATION WITH PROPOSED CHANGES

SCALE: AS NOTED

SHEET A-7



“(E) CURRENT WEST ELEVATION



"(N) WEST ELEVATION WITH PROPOSED CHANGES

# ATTACHMENT 2

## COA Findings



## Findings

### *Section 2.65 Certificate of appropriateness – Alteration and demolition.*

(10) Certificate of Appropriateness Findings. The certificate of appropriateness shall be denied if the commission cannot make the required findings listed below:

(A) Mandatory Findings. In order to approve a certificate of appropriateness, the commission shall make all of the mandatory findings as follows:

- (i) The project is consistent with the goals and policies of the general plan.
- (ii) The project is consistent with the goals and policies of this articles.
- (iii) 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.

(B) Project-Specific Findings. In order to approve a certificate of appropriateness, the commission shall make at least three of the project-specific findings listed below:

- (i) The project removed inappropriate alterations of the past;
- (ii) The project is appropriate to the size, massing, and design context of the historic neighborhood;
- (iii) 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;
- (iv) The project restores original historic features in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties;
- (v) 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;
- (vi) The project enhances the appearance of the [residence or building] without adversely affecting its original design, character, or heritage;
- (vii) The project will not adversely affect the character of the historic district in which the property is located;

- (viii) The project will be compatible with the appearance of existing improvements on the site and the new work will be compatible with the massing, size, scale, and character-defining features to protect the historic integrity of the property and its environment;
- (ix) The project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and is therefore exempt from CEQA under Class 31, which applies to "projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer" (CEQA Guideline [Cal. Code Regs. Title 14] Section 15331);
- (x) Relocation as an alternative to demolition of the cultural resource is appropriate because of the following: CEQA analysis has been conducted and the owner has provided substantial evidence, as defined in CEQA (Public Resources Code Section 21080(e)), demonstrating that no feasible alternative exists that would avoid a significant adverse impact on the resource; relocation is required to prevent destruction of the resource at its current location; the new location is compatible with the cultural resource's original character and use; upon relocation, the resource retains its historic features and compatibility in orientation, setting, and general environment; if relocated within the city of South Pasadena, the receiving location is appropriately zoned; the relocation is part of a definitive series of actions that will assure preservation of the cultural resource;
- (xi) Demolition of the cultural resource is appropriate because of one or all of the following: (a) CEQA analysis has been conducted and the owner has provided substantial evidence, as defined in CEQA (Public Resources Code Section 21080(e)), demonstrating that no feasible alternative exists that would avoid a significant adverse impact on the resource; (b) the owner is approved for a certificate of economic hardship; (c) the size, massing, and scale of the replacement structure is harmonious with other improvements and natural features that contribute to the historic district, or the neighborhood character; and (d) the replacement structure contributes to the integrity of the historic district or neighborhood; and/or
- (xii) In the case of a structure that poses an imminent threat and is unsafe to occupy, the commission shall make one of all of the following findings to approve a demolition of a cultural resource: (a) the building has experienced severe structural damage and there is

substantial evidence to support this conclusion from at least two sources (e.g., structural engineer, civil engineer, or architect); or (b) no economically reasonable, practical, or viable measures could be taken to adaptively use, rehabilitate, or restore the building or structure on its existing site and there is substantial evidence to support this conclusion from at least two sources (e.g., structural engineer, civil engineer, or architect); or (c) a compelling public interest justifies demolition.

# ATTACHMENT 3

## Building Permits

1917 LA FRANCE AVENUE

Lot 44, Rose Terrace Tract

## CITY OF SOUTH PASADENA

## JOB CARD

ADDRESS: 1917 La France St.

DATE: Nov. 8, 65

OWNER: E.J. Welsh

CONTRACTOR: Servisoft of San Gab.

287-6756

PERMIT NUMBER: 59313

VALUE:

FEE: \$5.50

JOB: water softener

## ROUGH INSPECTION

Lot 44, Rose Terrace Tract  
Lot size 50x145

FINAL INSPECTION

11-15-65

INSPECTOR:

*A. E. Smith*

## CITY OF SOUTH PASADENA

## JOB CARD

ADDRESS: 1917 La France

DATE: 11/1/63

OWNER: E. J. Welsh

CONTRACTOR: Owner

PERMIT NUMBER: 53214 VALUE: 75.00 FEE: 2.00

JOB: ~~Repair~~ two porches (front & side) w/90# cap sheet

ROUGH INSPECTION

*2 small walking decks 2<sup>nd</sup> Floor front & side*

FINAL INSPECTION

11-21-63

INSPECTOR:

*Lombard*

## JOB CARD

Address: 1917 La France

Date: March 13, 1956

Owner: E. J. Welch

Contractor: Marrow and Holman

Permit Number: 34955 Value:

Fee: 2<sup>00</sup><sub>-</sub>

Job: 1 Water Heater

Rough Inspection

Final Inspection

3-14-56

Inspector

Inspector



**CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS**

LOCATION

*1917 La France*

LOT

BLOCK

TRACT

OWNER

*Mrs. D.C. Green*

*Insulate Walls & Ceiling*

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX.

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED  
COST

*6-2-36*

*3090*

BUILDING

*John W. Lytle*

*63~~00~~*

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

## CITY OF SOUTH PASADENA

## BUILDING AND ALLIED PERMITS

LOCATION

1917 LA FRANCE

LOT

42

BLOCK

TRACT

ROSE TERRACE

OWNER

W. R. MARTIN

SAME

TERMITE REPAIRS

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN PLMB.

FIN. BLDG.

ELEC. FIX.

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED  
COST

5-13-29

6326

BUILDING

D. A. DELVEE

175 00

ELECT. WIRING

ELECT. FIXTURES

PLUMBING

SEWER



# City of South Pasadena

## REQUEST FOR FINAL INSPECTION

ADDRESS: 1917 La France DATE: 9-9-02

TO:  Planning Division  Public Works Department  
 Fire Department  Other \_\_\_\_\_

### DESCRIPTION OF PROJECT:

- Reroof  No Debris
- Addition to Single Family Dwelling ( \_\_\_\_\_ sq.ft. )
- New Dwelling ( No. of Stories: \_\_\_\_\_ Front/Back House )
- New Apartment or Condominium ( No. of Units: \_\_\_\_\_ )
- Addition to Commercial Building ( \_\_\_\_\_ sq.ft. )
- New Commercial Building
- Commercial Tenant Improvement
- Other Remove & replace front porch slab  
stairs + 4 columns.

The applicant has requested final occupancy of the project referenced above. With your approval and when deemed appropriate by the Building Division, the building permit will be finalized and where appropriate a Certificate of Completed Construction will be issued.

Final is granted

David Lantz  
Signature

Planning Inter  
Title

10/20/02  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



# 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 <b>1917 LaFrance Ave</b>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <b>Charline Reschert</b>		
STREET ADDRESS <b>1917 LaFrance Ave</b>		
CITY <b>So. Pasadena</b>	STATE <b>CA</b>	ZIP CODE <b>91016</b>
PHONE NUMBER <b>441-6541</b>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <b>Tim Ryan</b>		
PHONE NUMBER <b>626-824-7216</b>		
CONTRACTOR'S NAME <b>Tim Ryan</b>		
STREET ADDRESS <b>1028 Orange Ave.</b>		
CITY <b>Monrovia</b>	STATE <b>CA</b>	ZIP CODE <b>91016</b>
LICENSE CLASS <b>B H/C</b>	LICENSE NUMBER <b>782337</b>	EXPIRATION DATE <b>8-31-04</b>
PHONE NUMBER <b>626-824-7216</b>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <b>State Fund</b>		
WORKER'S COMP. INSURANCE POLICY NUMBER <b>1688243-2002</b>		EXPIRATION DATE <b>4-18-03</b>

## 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 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).

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: **[Signature]** Date: **8-6-02**

### 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.

Signature: **[Signature]** Date: **8-6-02**

### 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: **Tim Ryan**

Signature: **[Signature]** Date: **8-6-02**

DESCRIPTION OF WORK <b>Remove &amp; replace front porch slab, stairs &amp; 4 columns</b>		
OCCUPANCY GROUP <b>RS</b>	TYPE OF CONSTRUCTION <b>VN</b>	AREA <b>300 sq ft</b>
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES <b>2</b>	FIRE SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CODE IN EFFECT <b>99 LACO</b>
STATISTICAL CLASSIFICATION		PLANNING FILE NO.
NO:	UNITS:	
\$ <b>7600-</b>		\$ REVISED VALUATION
INITIAL VALUATION		
PLAN CHECK FEE		\$ <b>33.50</b>
ADDITIONAL PLAN CHECK FEE		\$
PLAN CHECK NUMBER <b>008490</b>	INITIALS <b>SR</b>	DATE <b>8-12-02</b>
ADDITIONAL PLAN CHECK NUMBER		
INITIALS		
DATE		
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST. PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$	<b>166.39</b>
ISSUANCE FEE	\$	<b>24.50</b>
SMIP FEE	\$	<b>70</b>
PLAN MAINTENANCE FEE	\$	
	\$	
	\$	
	\$	
	\$	
	TOTAL	\$ <b>191.04</b>
PERMIT NUMBER <b>008491</b>	INITIALS <b>SR</b>	DATE <b>8-12-02</b>
DATE OF FINAL <b>9-9-02</b>		FINAL BY <b>[Signature]</b>

NO.	INSPECTION	DATE	INSPECTOR
<b>REQUIRED BUILDING INSPECTIONS AND APPROVALS</b>			
B1	Soils Engineer's Approval		
B2	Location and Setbacks		
B3	Foundation/Trench Forms	8-19-02	Roman
B4	Structural Concrete Slab On Grade	9-9-02	Pugh
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Building Dept. Frame Inspection		
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall		
B18	Exterior Lath		
B19	Rated Floor/Ceiling Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Department Approval		
B26	Fire Department Approval		
B27	Public Works Dept. Approval		
B28	Final Building Inspection	9-9-02	Pugh

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

**THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER.** WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide?  YES  NO

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school.

OWNER  AGENT

YES  NO

NAME: \_\_\_\_\_

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

SIGNATURE: \_\_\_\_\_

YES  NO

PEDESTRIAN PROTECTION:

DATE APPROVED: \_\_\_\_\_

DATE PERMITTED TO BE REMOVED: \_\_\_\_\_

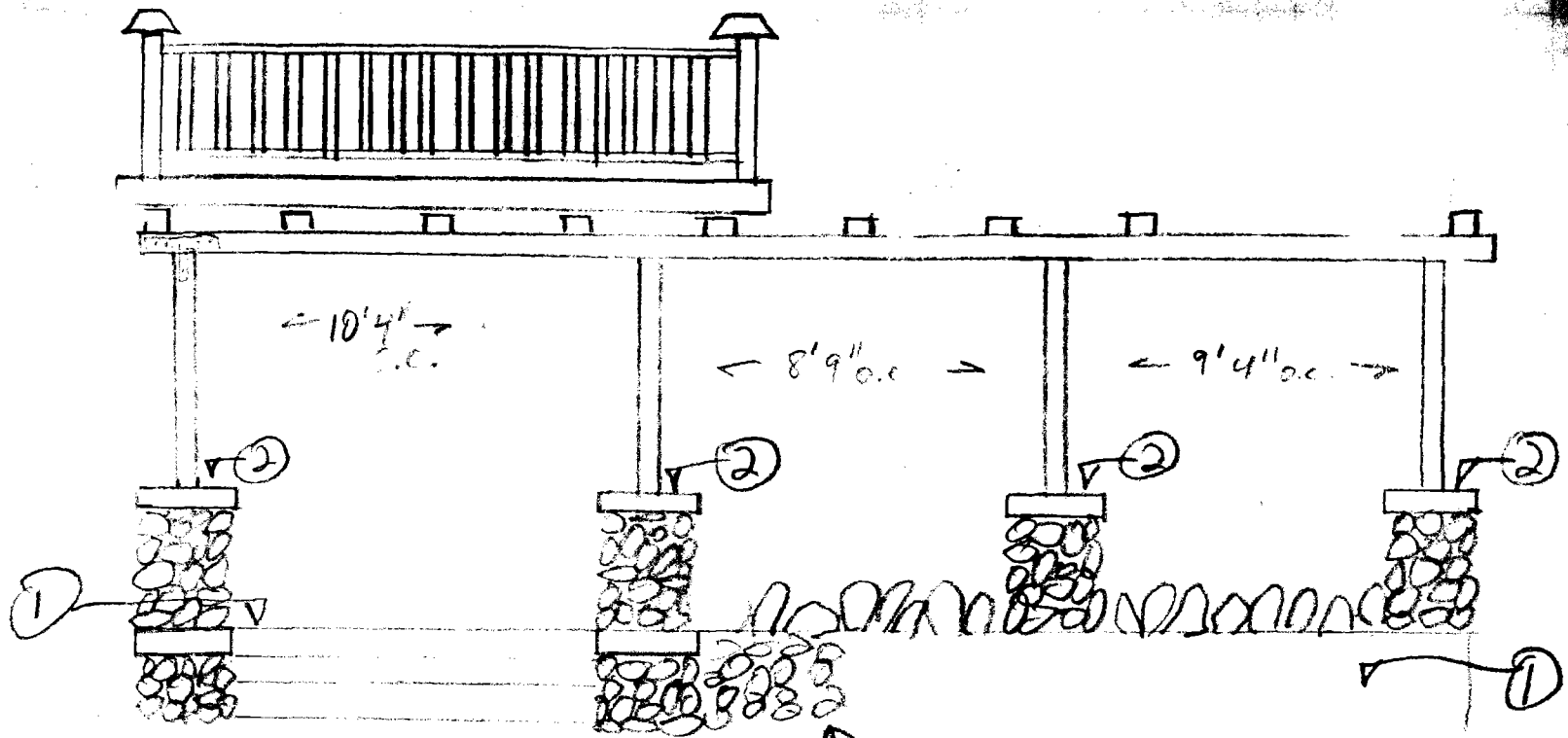
INSPECTION NOTES

**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).

Lender's Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PASADENA PERMITS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL CITY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL CITY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL CITY REQUIREMENTS.

PLANNED BY: Alan Meyer  
 DATE: 8-12-02  
 NOTES: Approved by Odan Stamps on 8-9-02

CITY OF PASADENA  
 APPROVED

*[Signature]*

Contractor:  
 Tim Ryan G.C.  
 1028 Orange Ave  
 Monrovia CA 91016  
 626-358-2156

1/3  
 8/12/02

Homeowner:  
 Charline Relchart  
 1917 La France Av.  
 So. Pasadena, CA 91030

PLANNED BY: Alan Meyer

Scope of work:

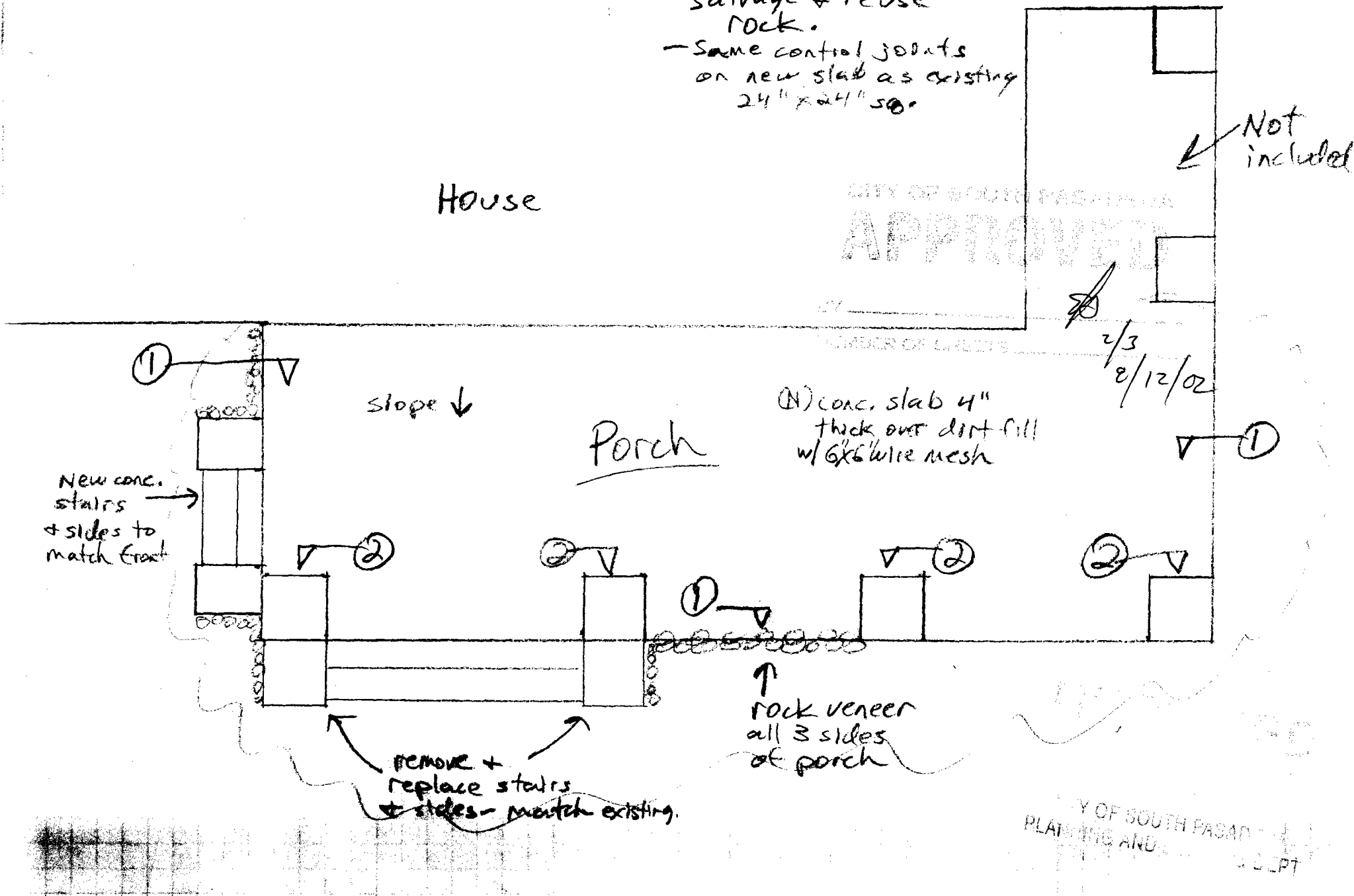
- remove porch slab & rock columns
- rebuild to match original look
- salvage & reuse rock.
- same control joints on new slab as existing 24" x 24" sq.

House

CITY OF SOUTH PASADENA  
APPROVED

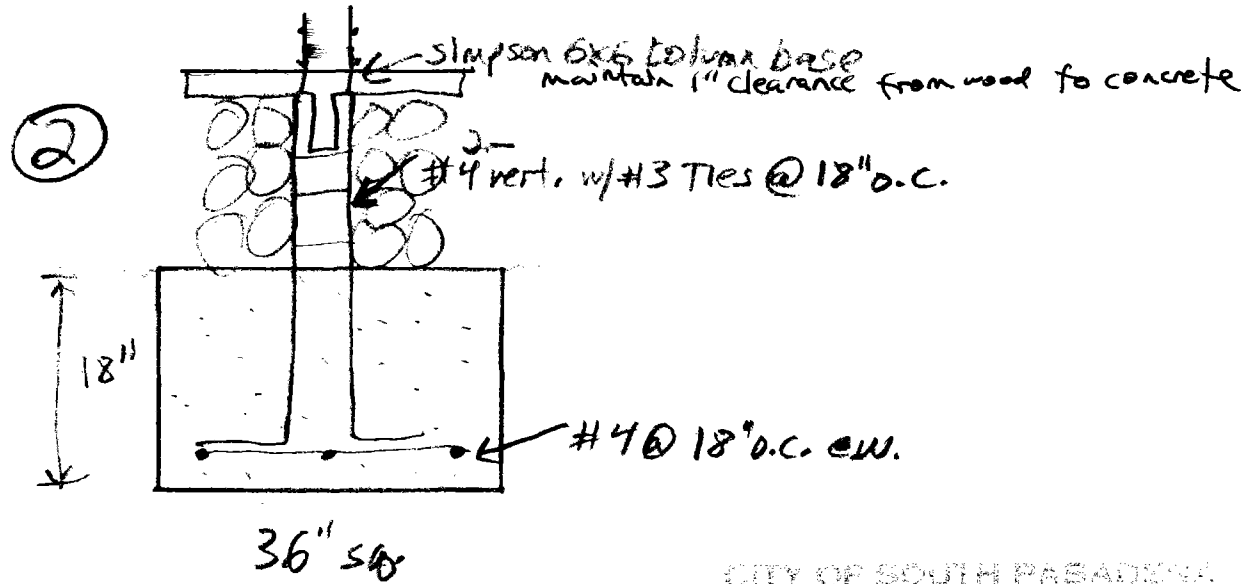
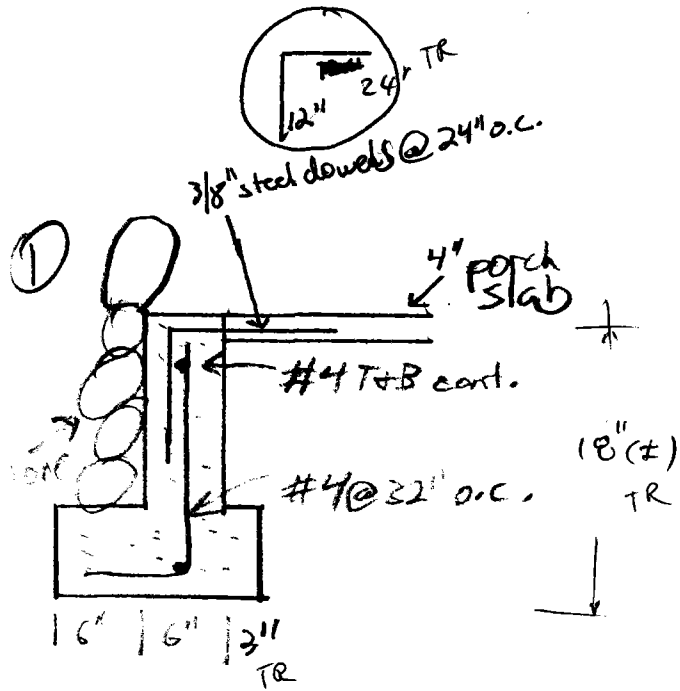
Not included

2/3  
2/12/02



(1) conc. slab 4" thick over dirt fill w/ 6x6 wire mesh

CITY OF SOUTH PASADENA  
PLANNING AND ZONING DEPT



CITY OF SOUTH PASADENA  
**APPROVED**

BY \_\_\_\_\_  
NUMBER OF SHEETS 3/3  
8/12/02

CITY OF SOUTH PASADENA  
PLANNING AND COMMUNITY DEPT





# 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

## 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 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).

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: [Signature] Date: 7-30-02

### 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.

Signature: [Signature] Date: 7-30-02

### 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: Tim Ryan

Signature: [Signature] Date: 7-30-02

SITE ADDRESS <u>1917 La France Ave.</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>Charline Reijckert</u>		
STREET ADDRESS <u>1917 La France Ave.</u>		
CITY <u>So. Pasadena</u>	STATE <u>CA</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>441-6543</u>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <u>Tim Ryan</u>		
PHONE NUMBER <u>626-824-7216</u>		
CONTRACTOR'S NAME <u>Tim Ryan</u>		
STREET ADDRESS <u>1028 Orange Ave.</u>		
CITY <u>Monrovia</u>	STATE <u>CA</u>	ZIP CODE <u>91016</u>
LICENSE CLASS <u>B HIC</u>	LICENSE NUMBER <u>782337</u>	EXPIRATION DATE <u>8-31-2004</u>
PHONE NUMBER <u>626-358-2156</u>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <u>State Fund</u>		
WORKER'S COMP INSURANCE POLICY NUMBER <u>1688243-2002</u>		EXPIRATION DATE <u>4-18-03</u>

DESCRIPTION OF WORK <u>Voluntary foundation replacement At 4 corners only.</u>		
OCCUPANCY GROUP <u>R3</u>	TYPE OF CONSTRUCTION <u>VN</u>	AREA <u>± 1800 sq'</u>
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES <u>2</u>	FIRE SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CODE IN EFFECT <u>99 LACO</u>
STATISTICAL CLASSIFICATION NO: _____ UNITS: _____		PLANNING FILE NO
\$ <u>3600</u> INITIAL VALUATION		\$ _____ REVISED VALUATION
PLAN CHECK FEE		\$ <u>33.50</u>
ADDITIONAL PLAN CHECK FEE		\$ _____
PLAN CHECK NUMBER <u>008403</u> <u>Rec # 147 EE V</u>	INITIALS <u>[Signature]</u>	DATE <u>7/30/02</u>
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$	<u>100.65</u>
ISSUANCE FEE	\$	<u>24.50</u>
SMP FEE	\$	<u>0.50</u>
PLAN MAINTENANCE FEE	\$	_____
_____	\$	_____
_____	\$	<u>125.15</u>
E # 147 EE V PERMIT NUMBER <u>008404</u>		TOTAL \$
INITIALS <u>[Signature]</u>		DATE <u>7/30/02</u>
DATE OF FINAL <u>8-7-02</u>	FINAL BY <u>[Signature]</u>	

NO.	INSPECTION	DATE	INSPECTOR
<b>REQUIRED BUILDING INSPECTIONS AND APPROVALS</b>			
B1	Soils Engineer's Approval		
B2	Location and Setbacks		
B3	Foundation/Trench Forms	8-2-02	Roman
B4	Structural Concrete Slab On Grade		
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Building Dept. Frame Inspection		
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall		
B18	Exterior Lath		
B19	Rated Floor/Ceiling Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Department Approval		
B26	Fire Department Approval		
B27	Public Works Dept. Approval		
B28	Final Building Inspection	8-7-02	Roman

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

**THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.**

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide?

YES  NO

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school.

YES  NO

OWNER  AGENT

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

YES  NO

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PEDESTRIAN PROTECTION:

DATE APPROVED: \_\_\_\_\_

DATE PERMITTED TO BE REMOVED: \_\_\_\_\_

INSPECTION NOTES \_\_\_\_\_

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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).

Lender's Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_



# City of South Pasadena

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

SITE ADDRESS <u>1917 La France Ave.</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>Mr. &amp; Mrs. Prince</u>		
STREET ADDRESS <u>1917 La France Ave.</u>		
CITY <u>So. Pasadena</u>	STATE <u>Ca</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>(626) 441-6543</u>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <u>Sarah Tall</u>		
PHONE NUMBER <u>(818) 368-4555</u>		
CONTRACTOR'S NAME <u>Consumer Roofing Center</u>		
STREET ADDRESS <u>12358 Ventura Blvd. #105</u>		
CITY <u>Studio City</u>	STATE <u>Ca</u>	ZIP CODE <u>91604</u>
LICENSE CLASS <u>C-39</u>	LICENSE NUMBER <u>616-284</u>	EXPIRATION DATE <u>9/30/99</u>
PHONE NUMBER <u>(818) 985-8998</u>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <u>State Farm</u>		
WORKER'S COMP INSURANCE POLICY NUMBER <u>145 3237-98</u>		EXPIRATION DATE <u>1-1-99</u>

## REROOF APPLICATION <sup>301626</sup>

### 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).

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: S. Prince Date: 9/1/98

### 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.

Signature: S. Prince Date: 9/1/98

### 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: \_\_\_\_\_

Signature: S. Prince Date: 9/1/98

DESCRIPTION OF WORK		
<input type="checkbox"/> Reroof Over Existing	<input type="checkbox"/> Tear-Off and Reroof	
<input checked="" type="checkbox"/> New Plywood and Roof	<input type="checkbox"/> Metal Roof o/Existing	
<input type="checkbox"/> Other _____		
TYPE OF STRUCTURE		
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> NONRESIDENTIAL	
AREA	CODE IN EFFECT	
<u>1800</u> SQUARES / SQ. FT.		
\$ <u>2880.00</u>	\$ _____	
INITIAL VALUATION	REVISED VALUATION	
<b>PRE-ROOF INSPECTION IS REQUIRED</b>		
<b>DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED</b>		
<b>ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE APPLICANT</b>		
BUILDING PERMIT FEE	<u>101-5200-004</u>	\$ <u>83.25</u>
ISSUANCE FEE		\$ <u>23.50</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
TOTAL		\$ <u>106.75</u>
PERMIT NUMBER	INITIALS	DATE
<u>001956</u>	<u>ga.</u>	<u>9/1/98</u>
DATE OF FINAL	FINAL BY	
<u>9-14-98</u>	<u>CBC</u>	

**PAID**

NO	INSPECTION	DATE	INSPECTOR
<b>REQUIRED BUILDING INSPECTIONS AND APPROVALS</b>			
R1	Prerroof, Tear Off, or Sheathing	9-11-98	CJC
R2	Final Roof Inspection	9-17-98	CJC

**INSPECTION NOTES** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**FINAL**  
**BUILDING AND SAFETY**

01100

**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).

Lender's Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena, California 91030  
(818) 799-9101

## PLANNING & BUILDING DIVISION

### PLAN CHECK APPLICATION

PC 2334

Building Address <b>1917 La France</b>		
Lot No.	Block	Tract
Owner <b>Charlene Reichert</b>		
Mailing Address <b>1917 La France</b>		
City <b>So. Pasadena</b>	Zip <b>9110</b>	Tel.
Arch., Engr. Designer <b>Ewing Architects, Inc.</b>		
Address <b>723 E. Calif. Blvd.</b>		Tel. <b>584 0860</b>
City <b>Pasadena</b>	Zip <b>91106</b>	State Lic. No. <b>(Steve)</b>
Proposed Construction <b>Type II Room addition and Remodel existing kitchen (299 s.f. Alter)</b>		
Sq. Ft. Size <b>269 s.f.</b>	No. Stories <b>2</b>	No. Dw. Units <b>1</b>
<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Add. <input checked="" type="checkbox"/> Alter. <input type="checkbox"/> Repair <input type="checkbox"/> Demolition		
U.B.C. Edition <b>91</b>	Type Const. <b>Type II-N</b>	Occ. Group <b>R-1</b>
Occ. Load	F. D. Appr. Required <input type="checkbox"/>	H. D. Appr. Required <input type="checkbox"/>
Grading Permit <input type="checkbox"/>	Obtained <input type="checkbox"/> N.A. <input type="checkbox"/>	Variance Required <input type="checkbox"/> Obtained <input type="checkbox"/> N.A. <input type="checkbox"/>
Use Permit Required <input type="checkbox"/>	Des. Rev. Required <input type="checkbox"/>	APN
No. Bedrooms	Lot Size	
Special Conditions		

VALUATION: \$ **29,906**

F	PLAN CHECKING FEE	<b>#826</b>	<b>\$ 184 93</b>
E	TOTAL		
S	Permit No. <b>14055</b>	Date <b>1-21-93</b>	

**\*WARNING:** Plan Check Fees, where no action is taken by the applicant in One Hundred Eighty (180) Days and no Building Permit is issued, are forfeited to the City.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant **She/Cymus** Date **1-21-93**

Mailing Address **723 E. Calif. Blvd.**

City, State, Zip **Pasadena, Ca 91106**

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101  
 PLANNING & BUILDING DIVISION

# BUILDING PERMIT

Building Address <b>1917 LA. FRANCE</b>			U.B.C. Edition <b>91</b>	Type Const. <b>TN</b>	Occ. Load	Occ. Group <b>R3</b>																								
Lot No.	Tract	Tract	USE ZONE <b>R1</b>	Variance Required	Appr. _____																									
Owner <b>REICHERT</b>			Lot Size																											
Mailing Address <b>1917 LA. FRANCE</b>			VALUATION: \$ <b>\$29,906.00</b>																											
City <b>S. PASADENA</b>	Zip	Tel. <b>(818) 441-6543</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>BUILDING FEE</td> <td><b>\$825</b></td> <td><b>284</b></td> <td><b>50</b></td> </tr> <tr> <td>S.M.I. FEE</td> <td></td> <td><b>3</b></td> <td><b>-</b></td> </tr> <tr> <td>PLAN CHECKING FEE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Energy Compl. Fee</td> <td></td> <td></td> <td></td> </tr> <tr> <td><del>Penalty</del> <b>Grower Fee</b></td> <td></td> <td><b>320</b></td> <td><b>11</b></td> </tr> <tr> <td>SPECIAL INSP <b>255-5215</b></td> <td></td> <td><b>\$1607</b></td> <td><b>61</b></td> </tr> </table>				BUILDING FEE	<b>\$825</b>	<b>284</b>	<b>50</b>	S.M.I. FEE		<b>3</b>	<b>-</b>	PLAN CHECKING FEE				Energy Compl. Fee				<del>Penalty</del> <b>Grower Fee</b>		<b>320</b>	<b>11</b>	SPECIAL INSP <b>255-5215</b>		<b>\$1607</b>	<b>61</b>
BUILDING FEE	<b>\$825</b>	<b>284</b>					<b>50</b>																							
S.M.I. FEE		<b>3</b>	<b>-</b>																											
PLAN CHECKING FEE																														
Energy Compl. Fee																														
<del>Penalty</del> <b>Grower Fee</b>		<b>320</b>	<b>11</b>																											
SPECIAL INSP <b>255-5215</b>		<b>\$1607</b>	<b>61</b>																											
Contractor <b>PRUDIAN BROS INC</b>																														
Address <b>11800 VOSE ST.</b>																														
City <b>N. HOLLYWOOD</b>	Zip <b>91605</b>	Tel. <b>818 9824312</b>																												
State Lic. & Classif. <b>193602</b>	City Lic. No. <b>81</b>																													
Arch., Engr., Designer <b>EWING ARCH AIA INC</b>																														
Address <b>723 E. CALIF. ST</b>																														
City <b>PASADENA</b>	Zip <b>91066</b>	State Lic. No. <b>C-10728</b>																												
Proposed Construction <b>ADDITION 269 SQ FT</b>			PERMIT NO.: <b>14280</b>	WORKERS COMP. EXP. <b>12-17-93</b>	PROCESSED BY: <b>SK</b> Date: <b>3-18-93</b>																									
Sq. Ft. Size	No. Stories <b>2</b>	No. Units <b>1</b>	<p style="text-align: center;"><b>LICENSED CONTRACTOR'S DECLARATION</b></p> <p>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.</p> <p>Exp. Date <b>6-30-93</b> Signature of Contractor <b>M. Prudian</b></p> <p style="text-align: center;"><b>OWNER-BUILDER DECLARATION</b></p> <p>I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Code) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).</p> <p><input type="checkbox"/> 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. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)</p> <p><input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)</p> <p><input type="checkbox"/> I am exempt under Sec. _____, B. &amp; P.C. for this reason _____</p> <p>Date _____ Owner _____</p>																											
New <input type="checkbox"/>	Add. <input checked="" type="checkbox"/>	Alter. <input type="checkbox"/>					Repairs <input type="checkbox"/>	Demolition <input type="checkbox"/>																						

PAID

CONST. HRS. 8 AM-7 PM ONLY  
 ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

INSPECTOR COPY

# INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.	5/1/93	[Signature]	<b>INSPECTION NOTES</b>
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.	5/4/93	[Signature]	
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.	5/11/93	[Signature]	
INSULATION: Thickness, R-Values, Piping, Sound Caulking.	5/13/93	[Signature]	
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.	5/18/93	[Signature]	
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	9/18/93	[Signature]	
<b>SWIMMING POOL/SPA</b>			
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			
<b>MISCELLANEOUS</b>			
SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER: <b>DIAG</b>			
RE-ROOF:			
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

**SETBACKS:**

FRONT	SIDE	SIDE	FRONT
-------	------	------	-------

**PLOT PLAN**

STREET  
PLEASE PLAN A 1" SQ. SCALE

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101

PLANNING & BUILDING

# PLUMBING PERMIT

Building Address 1917 LA FRANCE  
 Lot Tract Tract  
 No.  
 Owner MRT Mm REICHERT  
 Mailing Address 1917 LA FRANCE  
 City S. PASADENA Zip Tel.  
 Contractor KERRY GOLD PLUMBING INC  
 Address 7125 LAUREL CYN CA 91605  
 City Zip Tel.  
 State Lic. No. & Classif. 606148-C36 City No. X

**WORKER'S COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.)  
 Policy No. RC 999640 Company Republic Indent

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**  
 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 Worker's Compensation Laws of California.  
 Date \_\_\_\_\_ Applicant \_\_\_\_\_  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**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 (Sec. 3097, Civil Code.)  
 Lender's Name LOANING & SAFETY  
 Lender's Address \_\_\_\_\_

**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.  
 Exp. Date 11-30-94 Signature of Contractor Dan J...

**OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes)  
 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. (Sec. 7044, Business & Professions Codes).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code.)  
 I am exempt under Sec. \_\_\_\_\_, B.&P.C. for this reason \_\_\_\_\_  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
 Signature of Applicant Dan J... Date 4/27/93  
 Mailing Address 7125 Laurel Cyn Bl 1  
 City, State, Zip No Hollywood 91605

PERMIT NO.: 14449 WORKERS COMP. EXP. 10/21/93 PROCESSED BY: [Signature]  
 Date: 4/27/93

**PLUMBING PERMIT**  
 BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA  
 TELEPHONE (818) 799-9101

**PERMITTEE TO COMPLETE:**

DESCRIPTION OF WORK		
NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
BATHTUBS	ACC. SINKS	1 WASHING MACHINES
1 STALL SHOWERS	FLOOR SINKS AND DRAINS	
2 LAVATORYS	"P" TRAPS	VENTS
2 WATER CLOSETS	1 GARBAGE DISPOSALS	1 WATER PIPE
URINALS	1 DISHWASHERS	SPRINKLER SYSTEM
1 KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS
TOTAL FOR ABOVE FIXTURES @ 6.00 ea		\$ <u>60.00</u>
SAND OR GREASE TRAPS @ 15.00		\$ _____
GAS PIPE SYSTEM, 1-5 OUTLETS @ 10.00		\$ <u>10.00</u>
+ EACH ADDITIONAL OUTLET @ 1.00		\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR @ 12.50		\$ _____
DILUTING TANK OR WATER SOFTENER @ 15.00		\$ _____
BUILDING DRAIN, ALTER OR REPAIR @ 15.00		\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS @ 25.00		\$ _____
INSTALL; REPAIR; WATER HEATER @ 7.50		\$ _____
		<u>70.00</u>
COLUMN TOTAL		
POOL OR SPA : \$20.00	POOL & SPA \$30.00	\$ _____
<b>VALUATION: \$</b>		
PLUMBING PERMIT FEE	<u>70</u>	
INVESTIGATION FEE		
F PLAN CHECKING FEE		
E		
E BLANKET PERMIT		
S PERMIT ISSUANCE FEE	<u>15</u>	
TOTAL	<u>85</u>	

INSPECTOR COPY

CONST. HRS. 8 AM-7 PM ONLY  
 ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.



**INSPECTION RECORD**

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING	5/4/13	[Signature]
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	9/28/13	[Signature]

**INSPECTOR NOTES**

SEWER/PRIV. DISP. SYSTEM DIAGRAM

P.A.M.

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101  
 PLANNING & BUILDING DEPARTMENT

# ELECTRICAL PERMIT

department of PLANNING and BUILDING

Building Address 1917 Lt France  
 Lot Tract Tract  
 No.  
 Owner Charlene Reichert  
 Mailing Address 1917 Lt France  
 City S. Pasadena Zip 91030 Tel.  
 Contractor JC Electric  
 Address 14649 Hamlin  
 City Van Nuys Zip 91411 Tel. (818) 786-7764  
 State Lic. No. & Classif. 423383 (e-18) City Van Nuys Lic. No.

**WORKER'S COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.).  
 Policy No. \_\_\_\_\_ Company \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**  
 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 Worker's Compensation Laws of California.  
 Date 4-28 Applicant Joh Hill  
**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**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. (Sec. 3097, Civil Code.)  
 Lender's Name NONE  
 Lender's Address DM 9/28/93

**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.  
 Exp. Date 03/31/95 Signature of Contractor Joh Hill

**OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes)  
 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. (Sec. 7044, Business & Professions Codes).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code.)  
 I am exempt under Sec. \_\_\_\_\_, B.&P.C. for this reason \_\_\_\_\_  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
 Signature of Applicant Joh Hill Date 4-28-93  
 Mailing Address 14649 Hamlin St  
 City, State, Zip Van Nuys CA 91411

PERMIT NO.: 14452 WORKERS COMP. EXP. EXEMPT PROCESSED BY: [Signature]  
 Date: 04/28/93

DEPARTMENT OF PLANNING AND BUILDING  
 APPLICATION FOR AN ELECTRICAL PERMIT  
 BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA

**PERMITTEE TO COMPLETE:**

DESCRIPTION OF WORK			
NEW BUILDING	EXISTING BUILDING	NO SERV. CHANGE	RECONNECT OR RESEAL
<u>8</u>	<u>10</u>	<u>6</u>	
<b>FEE COMPUTATION</b>			
FIXTURES: <u>8</u> RECEPTACLES: <u>10</u> SWITCHES: <u>6</u> First 10 @ 50c ea. Ea. Additional @ 30c ea. \$ <u>9.20</u>			
RANGES: _____ OVENS: _____ GARB. DISP. _____ WATER HTR: _____ FAN OUTLET: _____ DISH WSHR. _____		} @ 3.00 ea. \$	
Wall Heaters Up to 1650 W   Ceiling Heaters Up to 1650 W			
WASHING MACHINES		@ 7.50	\$
220 VOLT OUTLETS—CCT		@ 5.00	\$
SIGN FIXTURES—CCT		@ 10.00	\$
AIR HEATERS OVER 1650 W		@ 5.00	\$
TEMPORARY POWER POLE		@ 10.00	\$
NEW SERVICE UP TO 100 AMPS		@ 10.00	\$
" " 200 AMPS		@ 12.50	\$ <u>12.50</u>
" " 400 AMPS		@ 25.00	\$
" Over 400 AMPS		@ 50.00	\$
Motors under 1 hp @ 3.00 ea.		Motors 50-100 hp @ 10.00 ea.	\$
Motors 2-8 hp @ 4.00 ea.		Motors 100-500 hp @ 20.00 ea.	\$
Motors 8-15 hp @ 5.00 ea.		Motors 500-1000 hp @ 30.00 ea.	\$
Motors 15-50 hp @ 6.00 ea.		Motors over 1000 hp @ 40.00 ea.	\$
<b>COLUMN TOTAL → \$</b>			

POOL OR SPA : \$20.00 POOL & SPA : \$30.00 } \$ \_\_\_\_\_

VALUATION: \$ ~~5000.00~~ 5000.00

PERMIT FEE	<u>Ref. #825</u>	<u>\$ 21.70</u>
INVESTIGATION FEE	<u>0</u>	
PLAN CHECKING FEE		
ENERGY COMPL. FEE		
BLANKET PERMIT		
ELECTRICAL PERMIT		<u>\$ 15.00</u>
<b>TOTAL</b>		<b><u>\$ 36.70</u></b>

CASHIER USE

INSPECTION RECORD

INSPECTOR NOTES

T.P.P.	DATE	APPROVED
GROUND WORK		
ROUGH WIRING	5/11/93	[Signature]
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
	5/28/93	[Signature]

Underground electrical conduit diagram

STREET

1917 La. France

APPLICATION FOR A PLUMBING PERMIT  
BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR	Roy's Plbg. Service	ST. LIC. NO.
MAIL ADDRESS	807 Fairview	CITY LIC. NO.
	So. Pasadena, Calif.	PHONE
	SY 9-9546	
OWNER		PHONE
MAIL ADDRESS	John Lawrence	9-9711
	Same	

PROPOSED USE		USE ZONE		
NO. EACH FIXTURE		NO. EACH FIXTURE		NO. EACH FIXTURE
	BATHTUBS		ACC. SINKS	WASHING MACHINES
	STALL SHOWERS		FLOOR SINKS AND DRAINS	WATER HEATERS
	LAVATORYS		"P" TRAPS	VENTS
	WATER CLOSETS	1	GARBAGE DISPOSALS	WATER PIPE
	URINALS		DISHWASHERS	SPRINKLER SYSTEM
1	KITCHEN SINKS		LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	@2.00 ea.	\$ 4.00
SAND OR GREASE TRAPS	@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS	2.50	\$ _____
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ 2.50
TOTAL FEE \$		6.50

7 WHEN PROPERLY VALIDATED, HERE, THIS FORM CONSTITUTES A PERMIT FOR 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 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 or Authorized Agent: David Ray Bullock

PERMANENT



STREET

1917  
1941 LA FRANCE

APPLICATION FOR AN  
ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>TORA ELECTRIC</b>	STATE LIC. NO. <b>171664</b>
MAIL ADDRESS <b>1327 HUNTINGTON</b>	PHONE <b>5495546</b>
OWNER <b>G. LAWRENCE</b>	CITY LIC. NO.
MAIL ADDRESS <b>SAME.</b>	OWNER PHONE

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO SERV. CHANGE	RECONNECT OR RESEAL
	<b>X</b>	<b>X</b>	
FEE COMPUTATION			
FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.
	<b>4</b>	<b>1</b>	\$ <b>125</b>
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea. \$
WATER HTR.	FAN OUTLET	DISH WSHR.	
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W	
WASHING MACHINES			@ 1.00 ea. \$
<b>1</b> 220 VOLT OUTLETS	<b>DAVER</b>		@ .25¢ ea. \$ <b>25</b>
SIGN FIXTURES			@ 2.00 ea. \$
AIR HEATERS OVER 1650 W			@ 2.50 ea. \$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE) \$
NEW SERVICE UP TO 100 AMPS			2.00 \$
" " 200 AMPS			2.50 \$
" " 400 AMPS			3.00 \$
" OVER 400 AMPS			3.50 \$
Motors under 2 hp @ 1.50 ea.	\$		Motors 50-100 hp @ 5.00 ea. \$
Motors 2-8 hp @ 2.00 ea.	\$		Motors 100-500 hp @ 10.00 ea. \$
Motors 8-15 hp @ 2.50 ea.	\$		Motors 500-1000 hp @ 15.00 ea. \$
Motors 15-50 hp @ 3.00 ea.	\$		Motors over 1000 hp @ 20.00 ea. \$
			<b>COLUMN TOTAL</b> → \$
INVESTIGATION FEE			\$
OTHER			\$
BLANKET PERMIT		3.00	\$
ELECTRICAL PERMIT		2.50	\$ <b>250</b>
<b>TOTAL</b>			\$ <b>5.50</b>

WHEN PROPERLY VALIDATED  
HERE, THIS FORM CONSTITUTES  
A PERMIT FOR 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 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.

*George Torricelli*  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT

# INSPECTION RECORD

DATE

APPROVED

D.P.E.

GROUND WORK

ROUGH WIRING

FINISH

FIXTURES

EDISON NOTIFIED

PARTIAL OR MISC. INSPECTIONS

*L. C. 1-17-69 H&L*

FINAL ELECTRICAL INSPECTION

*1-21-69*

*Smith*

NUMBER  
&  
STREET

1917 LA FRANCE AVE.

APPLICATION FOR AN  
ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>TORR ELECTRIC</b>		STATE LIC. NO. <b>171664</b>
MAIL ADDRESS <b>1327 Huntington D.</b>		PHONE <b>5495940</b>
OWNER <b>John Lawrence</b>		CITY LIC. NO.
MAIL ADDRESS <b>Same</b>		OWNER PHONE

DESCRIPTION OF WORK

NEW BUILDING	<input checked="" type="checkbox"/>	EXISTING BUILDING	<input type="checkbox"/>	RECONNECT OR RESEAL	<input checked="" type="checkbox"/>
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FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.	\$	<b>125</b>
<b>2</b>	<b>3</b>				
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea.	\$	
WATER HTR.	FAN OUTLET	DISH WSHR.			
Wall Heaters Up to 1650 W		Ceiling Heaters 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 FEE)	\$	
NEW SERVICE UP TO 100 AMPS		<b>1</b>	2.00	\$	<b>200</b>
" " 200 AMPS			2.50	\$	
" " 400 AMPS			3.00	\$	
" OVER 400 AMPS			3.50	\$	
Motors under 2 hp @ 1.50 ea.	\$		Motors 50-100 hp @ 5.00 ea.	\$	
Motors 2-8 hp @ 2.00 ea.	\$		Motors 100-500 hp @ 10.00 ea.	\$	
Motors 8-15 hp @ 2.50 ea.	\$		Motors 500-1000 hp @ 15.00 ea.	\$	
Motors 15-50 hp @ 3.00 ea.	\$		Motors over 1000 hp @ 20.00 ea.	\$	
COLUMN TOTAL				\$	
INVESTIGATION FEE				\$	
OTHER				\$	
BLANKET PERMIT			3.00	\$	
ELECTRICAL PERMIT			2.50	\$	<b>250</b>
<b>TOTAL</b>				\$	<b>575</b>

WHEN PROPERLY VALIDATED  
HERE, THIS FORM CONSTITUTES  
A PERMIT FOR 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 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.

*George Torricelli*  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT



# INSPECTION RECORD

DATE

APPROVED

L.P.S.

GROUND WORK

POWER WIRING

FINISH

FIXTURES

EDISON NOTIFIED


7-15-68



PARTIAL OR MISC. INSPECTIONS

FINAL ELECTRICAL INSPECTION

7-15-68



NUMBER  
&  
STREET

1917 LaFrance Avenue

APPLICATION FOR A  
LATHING/PLASTERING PERMIT  
OR  
ROOFING PERMIT  
BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR		STATE LIC. NO
MAIL ADDRESS <del>H. L. Randol Co., Inc.</del> 529 E Valley Blvd., SanGab		PHONE 186086 288-4040
OWNER C. Shelburne		(CITY BUS. LIC.) D1221
MAIL ADDRESS 1917 LaFrance Ave., SoPas		OWNER PHONE 682-1691

DESCRIPTION OF WORK

NEW BLDG.	ALTER	ADD'N	REPAIR XXXX
PRESENT USE Dwelling		PROPOSED USE Dwelling	

ROOFING DETAILS

(INCLUDE WEIGHTS, NO. OF LAYERS, TYPE OF SHINGLES, ETC.)

TYPE OF ROOFING	Fiber glas shingles	NO. OF SQUARES	20
DESCRIPTION Re-roof dwelling with Owens Corning fiber glas shingles			

VALUATION (INCLUDE ALL LABOR AND MATERIAL) \$ 900.00 FEES \$ 9.00

LATHING & PLASTERING DETAILS

\_\_\_\_\_ YDS. EXTERIOR LATH.  
 \_\_\_\_\_ YDS. EXTERIOR PLASTER  
 \_\_\_\_\_ YDS. INTERIOR LATH.  
 \_\_\_\_\_ YDS. INTERIOR PLASTER

COMBINED LATHING & PLASTERING VALUATION \$ \_\_\_\_\_  
 PERMIT FEE \$ \_\_\_\_\_  
 TOTAL FEE \$ \_\_\_\_\_

INFORMATION PROVIDED BY BUILDING DEPT.

USE ZONE <u>R-1</u>	FIRE ZONE <u>III</u>	OCCUPANCY <u>1B</u>	CHECKER'S APPROVAL <i>Shelburne</i>
---------------------	----------------------	---------------------	--

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 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.

*H. L. Randol*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT

# INSPECTION RECORD -- LATHING & PLASTERING

	DATE	APPROVED
EXTERIOR LATHING		
EXTERIOR SCRATCH COAT		
EXTERIOR BROWN COAT		
EXTERIOR FINISH COAT		
INTERIOR LATHING		
INTERIOR BROWN COAT		
INTERIOR FINISH COAT		
PARTIAL OR MISC. INSPECTIONS		
FINAL		

# INSPECTION RECORD -- ROOFING

	DATE	APPROVED
SHEATHING (COMMERCIAL)		
IN-PROGRESS INSPECTION	2-19-74	Blanco
PARTIAL OR MISC. INSPECTIONS		
FINAL	2-22-74	Blanco

# RECEIPT FOR CERTIFIED MAIL—30¢

No. 368203

SENT TO		POSTMARK OR DATE
C. F. Shelburne Jr.		
STREET AND NO.		
1917 La France Ave.		
P. O., STATE, AND ZIP CODE		1/25/72
So. Pas.		
EXTRA SERVICES FOR ADDITIONAL FEES		
<b>Return Receipt</b>		<i>Deliver to Addressee Only</i>
<i>Shows to whom and date delivered</i>	<i>Shows to whom, date, and where delivered</i>	<input type="checkbox"/> 50¢ fee
<input type="checkbox"/> 10¢ fee	<input type="checkbox"/> 35¢ fee	

POD Form 3800  
Mar. 1966

**NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL**

(See other side)

1. Stick postage stamps to your article to pay:

#### BASIC CHARGES

Certified fee—30¢

Postage (first-class or airmail)

#### OPTIONAL SERVICES

Return receipt (10¢ or 35¢)

Deliver to addressee only—50¢

Special delivery

2. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, *leaving the receipt attached*, and present the article at a post office service window or hand it to your rural carrier. (*no extra charge*)
3. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, detach and retain the receipt, and mail the article.
4. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the back of the article by means of the gummed ends. Endorse front of article RETURN RECEIPT REQUESTED. (*Fees—10¢ or 35¢.*)
5. If you want the article delivered only to the addressee, endorse it on the front DELIVER TO ADDRESSEE ONLY. (*Fee—50¢*). Place the same endorsement in line 2 of the return receipt card.
6. Save this receipt and present it if you make inquiry.

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).  
REQUIRED FEE(S) PAID.

Show to whom, date and address  
where delivered.

Deliver ONLY  
to addressee

### RECEIPT

*Received the numbered article described below.*

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (*Must always be filled in*)

CERTIFIED NO.

368203

1

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

INSURED NO.

2

DATE DELIVERED

JAN 28 1972

3

SHOW WHERE DELIVERED (*only if requested*)

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS



PENALTY FOR PRIVATE USE TO AVOID  
PAYMENT OF POSTAGE, \$300

POSTMARK OF DELIVERING OFFICE

Print your name and address below. If you want to restrict delivery, or to have the address of delivery shown on this receipt, check block(s) on other side. Moisten gummed ends and attach this card to back of article.

RETURN  
TO

BUILDING DEPARTMENT  
1414 Mission St.  
South Pasadena, California 91030

February 9, 1972

Mr. C. F. Shelburne Jr.  
1917 La France Avenue  
South Pasadena, California 91061

Dear Mr. Shelburne:

Re Unsafe Chimneys  
1917 La France Avenue

Please contact this department before  
February 15, 1972, to discuss the corrections  
necessary regarding chimney earthquake damage  
at the above address.

I regret to inform you that if no response is  
received from you by the 15 of this month, we  
have no alternative but to file a complaint  
with the District Attorney's Office.

Thank you for your prompt attention to this  
urgent matter.

Very truly yours,

WALTER R. PICKENS  
Director of Planning and Building

FRANK GRECO  
Building Inspector

FG/sc

CHIMNEYS REMOVED TO ROOF LINE

2-15-72 Frank Greco



January 25, 1972

Mr. C. F. Shelburne Jr.  
1917 La France Avenue  
South Pasadena, California 91030

Dear Mr. Shelburne:

Re Unsafe Chimneys  
1917 La France Avenue

An inspection of your property was made by a representative of the Building Department on January 24, 1972. It was determined by the building inspector that both chimneys on your property are in an unsafe condition due to earthquake damage. Correction requires that both chimneys be removed to the level of the roof line to eliminate the existing hazard.

You are hereby notified to correct the above mentioned hazard within 14 days from the receipt of this letter.

If we may be of any assistance or if further clarification is necessary, please call on us.

Very truly yours,

WALTER R. PICKENS  
Director of Planning and Building

FRANK GRECO  
Building Inspector

FG/sc

SMOKE DETECTORS REQUIRED

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101

PLANNING & BUILDING DIVISION

# BUILDING PERMIT

Building Address: 1917 LaFrance			U.B.C. Edition: 85		Type Const.: V-N	Occ. Load	Occ. Group: R-3
Lot No.	Tract	Tract	USE ZONE: R-1		Variance Required		Appr.
Owner: Tom Prince and Charleen Reichert			Lot Size				
Mailing Address: 1917 LaFrance			Earthquake Damage				
City: South Pasadena		Zip: 91030	Tel.		VALUATION: \$ 9,300.00		
Contractor: Richard Watson Construction Co.			BUILDING FEE		104 -		
Address: 2053 Milan			S.M.I. FEE		70		
City: South Pasadena		Zip: 91030	Tel.: 818-799-8391		PLAN CHECKING FEE: Std Plan - 0		
State Lic. & Classif.: B 326725		City Lic. No.: 27960		Energy Compl. Fee			
Arch., Engr., Designer			Penalty				
Address			SPECIAL INSP.				
City		Zip	State Lic. No.		104 70		
Proposed Construction: Demolish and rebuild fireplace.			PERMIT NO.: 003323		WORKERS COMP. EXP.: 1-1-1989		PROCESSED BY: JR Date: 5-27-89
Sq. Ft. Size		No. Stories: 2	No. Units		LICENSED CONTRACTOR'S DECLARATION		
New <input type="checkbox"/> Add. <input type="checkbox"/> Alter. <input type="checkbox"/> Repairs <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>			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. Exp. Date: 1-31-1989 Signature of Contractor: [Signature]				
<p><b>WORKER'S COMPENSATION DECLARATION</b></p> <p>I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. 229-88 1685 Company State Fund</p> <p><b>CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</b></p> <p>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 Worker's Compensation Laws of California. Date _____ Applicant _____ NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.</p> <p><b>CONSTRUCTION LENDING AGENCY</b></p> <p>I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.) Lender's Name _____ Lender's Address _____</p> <p>I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. Signature of Applicant: [Signature] Date: 5-26-1988 Mailing Address: 1324 S. 2nd Avenue City, State, Zip: Arcadia, Ca. 91006</p>							
				<p><b>OWNER-BUILDER DECLARATION</b></p> <p>I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)</p> <p><input type="checkbox"/> 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. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)</p> <p><input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)</p> <p><input type="checkbox"/> I am exempt under Sec. _____, B. &amp; P.C. for this reason _____</p> <p>Date _____ Owner _____</p>			

department of PUBLIC WORKS

EXPIRED

EXPIRED

CONST. HRS. 8 AM-7 PM ONLY  
ORD. NO. 1582

INSPECTOR COPY

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

# INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			<p style="font-size: 1.2em; margin: 0;">Chimney Footings OK per photographs 6/1/88 QEC</p> <p style="font-size: 1.2em; margin: 0;">Chimney Framing OK 6/7/88 QEC</p> <p style="font-size: 1.2em; margin: 0;">Chimney moisture barrier 6/9/88 QEC</p>
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.			
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.			
<b>SWIMMING POOL/SPA</b>			
EXCAV. REINF. SETBACKS: Radius Stil., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			
<b>MISCELLANEOUS</b>			
SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER:			
RE-ROOF:			
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

SETBACKS:

FRONT	SIDE	SIDE	FRONT
-------	------	------	-------

**PLOT PLAN**

STREET  
PLEASE PLAN A 1" SQ. SCALE

Made in Duplicate.

No. 4138

# City of South Pasadena

## Department of Buildings

This permit becomes null and void if work is not commenced within 90 days from date of issue.

South Pasadena, Calif. 11/5 1928

Permission is hereby granted to Anthony G. Fairfield Owner

Owner's Address: 1917 La Grange

City and State \_\_\_\_\_ Phones \_\_\_\_\_

Contractor's Name W C Green

Contractor's Address: \_\_\_\_\_

City and State \_\_\_\_\_ Phones \_\_\_\_\_

To Add Bath Room  
10 X 10

On Lot \_\_\_\_\_ Block \_\_\_\_\_

Tract \_\_\_\_\_

Street and Number 1917 La Grange

In accordance with Application No. \_\_\_\_\_ on file in this office, and subject to the provisions of the Building Ordinances of the City of South Pasadena.

Estimated value, \$ 550

Fee, \$ 130  
W C Green

Building Inspector.

(Owner must post Inspection Card on job)

NOTICE FOR INSPECTION

- 7—Plumbing fixtures are in.
- 8—Electric fixtures are in.
- 9—Final completion.

- 4—Frame is up.
- 5—Rough plumbing is in.
- 6—Electric wires are in.

- 1—Trench is dug.
- 2—Foundation is in.
- 3—Joists are laid.

# WHEN



**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 pm Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

**ELECTRICAL 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 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).

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: 4/5/18

**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.

Signature: \_\_\_\_\_ Date: 4/5/18

**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: \_\_\_\_\_

**1917 LA FRANCE AVE.**

QTY.	ITEM	FEE
	New residential construction	
Less than 3 units:	sq. ft.	\$ _____
3 or more units:	sq. ft.	\$ _____
1	Outlet Boxes(s) for receptacles, switches, lights & similar	
	First 20	\$ 2.30
	21 or more	\$ _____
	Lighting Fixture(s)	
	First 20	\$ _____
	21 or more	\$ _____
	Branch circuit(s) (in lieu of Outlet Box fees above)	
	First 10 branch circuits	\$ _____
	11 to 40 branch circuits	\$ _____
	Residential appliances	\$ _____
	Nonresidential 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 circuit	\$ _____
	Additional circuits within the same sign	\$ _____
	Service New Change Size	\$ _____
	Switchboards, subpanels, motor control centers	
	0 to 399A	\$ _____
	400A to 1,000A	\$ _____
	Over 1,000A	\$ _____
	Misc. apparatus, conduit, and conductors	\$ _____
	Temporary power pole(s)	\$ _____
	Temporary distribution system	\$ _____
	Subtotal	\$ 2.30
	Plan Checking Fee	\$ _____
	Additional Plan Checking Fee	\$ _____
	Plan Maintenance Fee	\$ _____
	Permit Issuance Fee	\$ 30.00
	<b>Total Permit Fee</b>	<b>\$ 32.30</b>

SITE ADDRESS 1917 La France Ave		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Tony Lockhart		
STREET ADDRESS 1917 La France Ave		
CITY So Pasadena	STATE CA	ZIP CODE 91030
PHONE NUMBER (818) 321-1947		
PRINCIPAL DESIGNER'S NAME		LICENSE NO
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON Francisco Mendieta		
PHONE NUMBER (626) 827 9406		
CONTRACTOR'S NAME Mendieta Lighting & Electrical		
STREET ADDRESS 1812 S Stoneman Ave		
CITY Alhambra	STATE CA	ZIP CODE 91801
LICENSE CLASS C-10	LICENSE NUMBER 962810	EXPIRATION DATE 7/31/2019
PHONE NUMBER (626) 827 9406		
WORKER'S COMPENSATION INSURANCE COMPANY NAME State Fund		
WORKER'S COMP INSURANCE POLICY NUMBER 1017001	EXPIRATION DATE	

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<b>EXPIRED</b>		
PERMIT NUMBER #400545 041565	INITIALS CR	DATE 4/5/18
DATE OF FINAL	FINAL BY	





# Cultural Heritage Commission Agenda Report

ITEM NO. 5

**DATE:** December 21, 2023

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Robert (Dean) Flores, Senior Planner

**SUBJECT:** **Project No. 2577-COA/TRE – A request for a Certificate of Appropriateness (COA) for a 151-square-foot first-story addition and a 933-square-foot second-story addition to an existing 1,515-square-foot one-story single-family residence located at 1921 Edgewood Drive (APN: 5320-029-006). The project includes a request for a Tree Removal Permit (TRE). 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).**

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## 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. 2577-COA/TRE subject to the conditions of approval (**Attachment 1**).

## BACKGROUND

### Project Timeline

On May 25, 2023, the applicant submitted an application for a Certificate of Appropriateness to for first- and second-story additions to an existing single-family residence. On November 28, 2023, the project application was deemed complete after a few rounds of corrections and a slight redesign of the proposal was made.

Site Characteristics

The subject property is a rectangular-shaped 7,444 square-foot lot located on the southerly side of Edgewood Drive between Milan Avenue and Cheltenham Way. The subject property is located within the Residential Single-Family Zoning District, or RS Zone, and is surrounded by one- and two-story single-family residential uses. Neighborhood images are included in **Attachment 2**.

The subject site is currently developed with an existing 1,515 square-foot single-story single-family dwelling, and a 369 square-foot detached two-car garage. The subject site is included in the City's Inventory of Historic Resources, listed as a contributor to the eligible Edgewood District (**5D1**). The Edgewood District, is an eligible district, identified by the City's 1994 Survey. The district is characterized by modestly-sized period revival single-family residences with a period of significance from 1908 to 1948.

**Image 1: Street View of the Property**



The single-family residence (see **Image 1** above) was built in 1925 in the English Tudor Revival style. Character-defining features include the stucco exterior, corbel detail on the porch posts, porte-cochere, steep hip roof at the front elevation, and wood casement windows. Since being built, the property has undergone a few alterations. According to building records, in 1987, a permit was issued for the addition of a new



pool at the rear of the house. In 1980, a permit was issued for a re-roof and the installation of composition shingles. In 2007, another re-roof permit was issued for new composition shingles. Building permit records are included as **Attachment 3**.

## **PROJECT DESCRIPTION**

The applicant is requesting approval of a Certificate of Appropriateness to add a 151 square-foot first-story addition and 933 square-foot second-story addition to an existing single-story 1,515 square-foot house. All the proposed work is located at the middle and rear of the existing home. When complete, the property will include a total of 2,567 square feet. The second-story addition will allow for three new bedrooms and two bathrooms, for a total of four (4) bedrooms and four (4) baths. The architectural plans and proposed materials are included as **Attachment 4**.

## **PROJECT ANALYSIS**

### General Plan Consistency

The General Plan (2040) land use designation of the project is Low Density Neighborhood, which allows for detached single-family units at a density up to 5 units per acre. The proposed project, therefore, complies with the following General Plan goals, policies, and/or actions:

***Goal 3: Preserve and enhance the distinctive residential neighborhoods; provide housing opportunities for all; reinvest in downtown corridors and neighborhood centers; and ensure that new development contributes its fair share towards the provision of affordable housing, adequate parks, schools, and other public facilities.***

***Policy P3.4: Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.***

### Zoning Code Compliance

The subject property is zoned Residential Single-Family (RS), which is intended for the development of detached single-family homes and accessory structures. The existing land use and density of the project site complies with the South Pasadena Municipal Code (SPMC) Division 36.220. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City's design standards and guidelines. Pursuant to Section 36.220.050 Development of Small Nonconforming Residential Parcels, the subject lot is deemed nonconforming, because it is less than 10,000 square-feet in size. Residential Development Standards from SPMC Sections 36.220.040 and 36.220.050 were applied to the proposed project. The table below lists the project's conformance with applicable development standards.

**Table 2: Residential Development Standards Compliance**

<b>Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Coverage</b>	50% (3,722 SF max. allowed)	30.6% 2,276 SF	32% 2,395 SF
<b>Floor Area Ratio (FAR)</b>	35% (2,605 SF max. allowed)	20.3% 1,515 SF	34% 2,567 SF
<b>Building Height</b>	35 ft. max.	22 ft. 7 in.	23 ft. 2 in. (second-story addition)
<b>Off-Street Parking</b>	2-Car (Covered)	2-car garage	2-car garage
<b>Front Setback</b>	15' (with porch) 20' (w/o porch)	49 ft. 7 in.	Unchanged
<b>First Story Side Setback</b>	10% of lot width (5 ft. minimum)	East: 5 ft. 0 in. West: 9 ft. 6 in.	Unchanged
<b>Second Story Stepbacks</b>	5 ft. minimum from front of house and 3 ft. minimum on both sides	N/A	Front: 16 ft. 1 in. Sides: 3 ft. on both sides
<b>Rear Setback</b>	20 ft.	54 ft. 4 in.	51 ft. 1 in.

*Certificate of Appropriateness (COA) and Tree Removal Permit*

The proposed first and second floor additions require a Certificate of Appropriateness review and approval from the Cultural Heritage Commission as the addition is larger than 200 square feet. The subject property has been identified as a contributor to an eligible historic district by the City of South Pasadena. As such, an addition should be visually subordinate, or secondary, to the original structure.

The proposed project includes the demolition of 32 square feet and a 151 square-foot addition on the first floor, a 933 square-foot second-floor addition, a new rear yard patio, and the removal of one Crepe Myrtle 10" tree which is not a protected species. All proposed work is concentrated in the middle and rear of the existing structure and maintains the character of the existing one-story structure. There are no proposed

changes to the front elevation. The second-story addition will have a very limited visibility from the public right-of-way along Edgewood Drive apart from the new dormer windows along the east (side) elevation. The addition extends the side gabled roof to the west, with eaves and rafters to match the existing. The new addition also incorporates design elements such as the exterior stucco material, casement windows, and divided lite doors that are similar to architectural features found on the existing home. The proposed elevations can be found on **Image 2**.

**Image 2: Proposed West Elevation**



**FINDINGS**

***Required Certificate of Appropriateness (COA) 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 South Pasadena Municipal Code.

***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 project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City. The existing home, built in 1925, is listed on the City of South Pasadena’s Historic Inventory List as a potential contributor to the eligible Edgewood District. The proposed

project has been designed to retain and preserve the character-defining features of the house.

**2. The project is consistent with the goals and policies of Article IVH – Cultural Heritage Ordinance – of Chapter 2 of the South Pasadena Municipal Code.**

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:

1. "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)
2. "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p. 37)
3. "Dividing the building mass into smaller separate structures can break up the perceived mass of a building." (p. 38)
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. "Façade treatments for new additions should be consistent with the existing building and its architectural style. Details and elements not found on the existing structure or inconsistent with the style should be avoided." (p. 46)

The project is consistent with the standards in the Secretary of Interior's Standards of Rehabilitation, as shown in **Table 3**.

**Table 3: Consistency with Secretary of Interior Standards**

Standard	Recommendation
<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.	<b>Consistent.</b>
<b>Standard 2:</b> The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	<b>Consistent.</b>
<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.	<b>Consistent.</b>
<b>Standard 4:</b> Changes to a property that have acquired historic significance will be retained and preserved.	<b>Consistent.</b>
<b>Standard 5:</b> Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	<b>Consistent.</b>
<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.	<b>Not applicable.</b>
<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.	<b>Not applicable.</b>
<b>Standard 8:</b> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	<b>Not applicable.</b>
<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	<b>Consistent.</b>

Standard	Recommendation
the property and its environment.	
<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.	<b>Consistent.</b>

*Project Specific Findings for a Certificate of Appropriateness*

**Finding 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 district, which is comprised of a mixture of one and two-story residential buildings. The second-story addition is located to the middle and rear of the structure and incorporates compatible building materials, finishes, and detailing as the historic property. Therefore, the proposed addition would be harmonious and compatible with surrounding homes and the neighborhood.

**Finding 3. In the case of an addition or enlargement, the project provides clear distinction between the new and historic elements of the cultural resource or improvement;**

The new addition is located at the middle and rear of the home and increases the height by no more than two feet. The new addition extends the side gabled roof to the west and matches the existing roof slope and massing. To provide clear distinction between the new and historic elements, proposal introduces new dormer windows throughout the second story along with the introduction of a flat roof in to limit the overall scale and massing of the structure.

**Finding 5. The project adds substantial new living space while preserving the single story [architectural style or building type] character of the streetscape;**

The project will add substantial new living space while preserving the character of the historic district. The proposed second-story addition will provide new bedrooms for a growing family. The proposed addition will not modify the façade along Edgewood Drive.

**ENVIORNMENTAL 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. 2577-COA/TRE 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 Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. The Cultural Heritage Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Cultural Heritage Commission can Deny the project.

## **PUBLIC NOTICING**

A Public Hearing Notice was published on December 1, 2023, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on November 30, 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. Neighborhood Images
3. Building Permits
4. Architectural Plans
5. Project Narrative



**CONDITIONS OF APPROVAL**  
**Certificate of Appropriateness / Tree Removal Permit**  
**Project No. 2577-COA/TRE**  
**1921 Edgewood Drive (APN: 5320-029-006)**

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**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. 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.
- P2. 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 building or structure on any of the properties involved with the Certificate of Appropriateness.
- P3. 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.
- P4. 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.
- P5. 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/Board 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.
- P6. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. 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.
- P7. The hours of construction shall be limited to the following: 8:00 am and 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.
- P8. A construction sign with contact information for the contractor shall be posted on-site during construction.

**BUILDING DIVISION**

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior permit issuance
- B3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage is carried to the public way or drainage structure approved to receive storm water.
- B9. 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/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0)  
<https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>
- B10. Project shall comply with the CalGreen Residential mandatory requirements.
- B11. 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.
- B12. If fire sprinklers are not required by the Fire Department, the proposed alteration to existing easterly exterior wall shall comply with the fire-resistance rating and opening limitation requirements in accordance with Table R302.1(1). The opening limitation analysis shall include the opening area of covered porch along this exterior wall.

**FIRE DEPARTMENT:**

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); Current California Fire Code (CFC); Current California Building Code and NFPA standards.
- FD2. Fire Sprinklers are required. Submit plans to City for approval.
- FD3. (CFC 903.1) General. Automatic Sprinkler systems shall comply with this section.
- FD4. (CFC 903.2) Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

- FD5. (CFC 903.2.8) Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
- FD6. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD7. (CFC 903.3.5) Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.
- FD8. (CFC 507.1) Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD9. (CFC 507.3) Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- FD10. 507.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
- FD11. 903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
- 1) An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code;
  - 2) Any addition to an existing building which has fire sprinklers installed;
  - 3) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire area large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;
  - 4) Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;
  - 5) An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the works exposed building framing and facilitates sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
- FD12. Address Identification. New and existing building 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). Where access is by means of a private road and the building cannot be view from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

- FD13. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD14. 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:
- 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
  - 2) In each room used for sleeping purposes.
  - 3) 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.
- FD15. Interconnection. Where more than one smoke alarm is required to be installed 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 (CFC 907.2.11.3).
- FD16. Where required for new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed; and in dwelling units that have attached garages.
- FD17. Power Supply. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.
- FD18. Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit (CBC 420.4.1.2).
- FD19. (CFC 903.2.18) Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, and automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 /ft<sup>2</sup> (2.04 mm/min) over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.
- FD20. Garage Separation. Separations shall comply with the following:
- 1) The private garage shall be separated from the dwelling unit and its attic area by means of a

minimum ½ inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separate from all habitable rooms above by not less than a 5/8 inch (15.9mm) Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) thick, or doors in compliance with Section 715.4.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching.

- 2) Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019 inch (0.48 mm) sheet steel and shall have no openings into the garage.
- 3) A separation is not required between a Group R-3 and U carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.

FD21. Automatic garage door openers. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. See Health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers.

FD22. Floor surface. Parking surfaces shall be concrete or similar noncombustible and nonabsorbent materials. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

FD23. Exceptions:

- 1) Asphalt parking surfaces shall be permitted at ground level.
- 2) Floors of Group S-2 parking garages shall not be required to have a sloped surface.

FD24. 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:

- 1) At each stairway on all floor levels where combustible materials have accumulated.
- 2) In every storage and construction shed.
- 3) Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.

FD25. 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.

### **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 identify all on-site existing City easements. Any conflict with and/or presence of existing easements must be addressed. A Title Report, with effective date within the last 60 days, may be required to verify presence of easements. The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department.

PW3. The applicant shall pay all applicable City and LA County 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. Additional plan check fees shall apply beyond two reviews. This includes all costs incurred by the

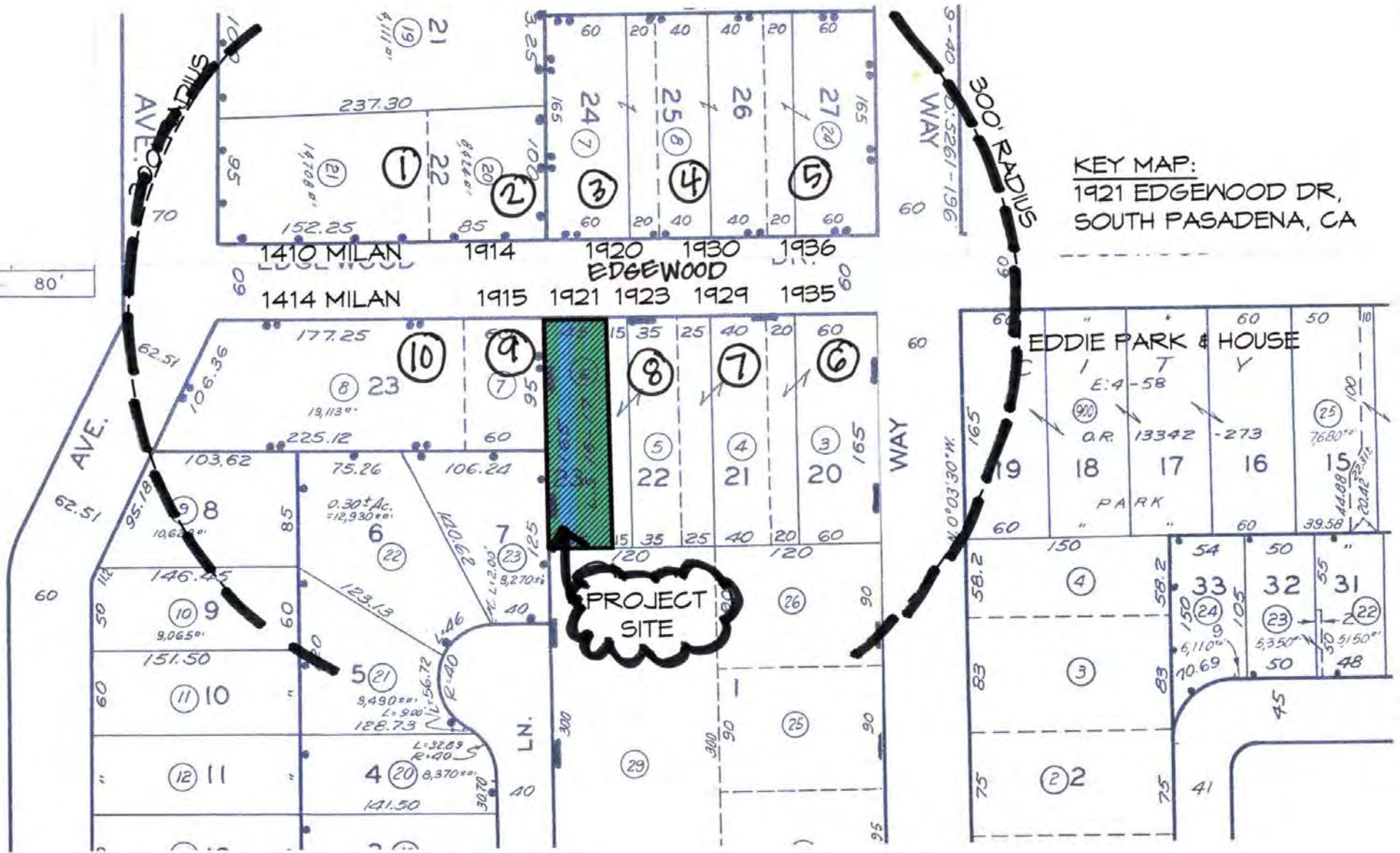
City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.

- PW4. The applicant shall show the existing grade, location, and dimensions of all existing and proposed conditions within the public right-of-way including, but not limited to: curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and all other features.
- PW5. Edgewood Drive 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.
- PW6. The applicant shall bring the existing parkway on Edgewood Drive up to current standards per SPMC Section 31.48.
- PW7. Provide a 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.
- PW8. Show the location of all existing utilities on adjacent street(s), as well as location and size of all existing or proposed services serving the property. Show all utility points of connection (POC).
- PW9. If applicable, show the location and area of trench sections for any proposed sewer and water lines connection within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed.
- PW10. The applicant shall contact the City of South Pasadena Water Division to verify the existing water meter connection is adequate for the proposed structure/fire sprinkler system. Coordinate the size, location, and associated fee for a new water meter connection, as applicable. Please contact the Water Operations Manager at (213) 440-3543 for additional information.
- PW11. If applicable, provide clearance letter from utility companies for any proposed relocation of utility lines that encroach on the properties prior to obtaining permits for the project.
- PW12. 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.
- PW13. 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.
- PW14. 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.
- PW15. Any construction activity that may require roadway closures 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 resident at least 48 hours in advance of the street closure.

- PW16. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW17. 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.
- PW18. 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.
- PW19. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

1" = 80'



KEY MAP:  
1921 EDGEWOOD DR,  
SOUTH PASADENA, CA

PROJECT SITE



1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KAJER ARCHITECTS



\* SUBJECT PROPERTY  
1921 EDGEWOOD

1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KAJER ARCHITECTS



① 1410 MILAN

1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KATJER ARCHITECTS



② 1914 EDGEWOOD

1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KAJER ARCHITECTS



③ 1920 EDGEWOOD

1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KAJER ARCHITECTS



④ 1930 EDGEWOOD

1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KAJER ARCHITECTS



⑤ 1936 EDGEWOOD

1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KAJER ARCHITECTS



© 1935 EDGEWOOD

1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KASPER ARCHITECTS



⑦ 1929 EDGEWOOD



1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KAJER ARCHITECTS



⑧ 1923 EDGEWOOD

1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KAJER ARCHITECTS



⑨ 1915 EDGEWOOD

1921 EDGEWOOD DR  
THOMPSON RESIDENCE  
KAJER ARCHITECTS



⑩ 1414 MILAN

921-1923 EDGEWOOD DRIVE

E. 15' Lot 23 & W. 35' Lot 22, Tract 362

**CITY OF SOUTH PASADENA**  
 1414 Mission Street • South Pasadena, California 91030  
 (818) 799-9101  
**PLANNING & BUILDING DIVISION**  
**PLAN CHECK APPLICATION**

42

Building Address <u>1923 Eyewit Road</u>			
Lot No.	Block	Tract	
Owner <u>ROSSER</u>			
Mailing Address <u>SAME</u>			
City <u>So Pasadena</u>	Zip	Tel. <u>799 6333</u>	
Arch., Engr., Designer <u>ARCADIA POOLS / B.C. Adams</u>			
Address <u>21 W. Duarte Rd</u>		Tel. <u>447 7818</u>	
City	Zip	State Lic. No. <u>CS3328690</u>	
Proposed Construction <u>8' x 16' SPA</u>			

(2) Plans . . . . .

Sq. Ft. Size	No. Stories	No. Dw. Units	
New <input checked="" type="checkbox"/>	Add. <input type="checkbox"/>	Alter. <input type="checkbox"/>	Repair <input type="checkbox"/> Demolition <input type="checkbox"/>
U.B.C. Edition	Type Const.	Occ. Group	
Occ. Load	F. D. Appr. Required <input type="checkbox"/>	H. D. Appr. Required <input type="checkbox"/>	
Grading Permit <input type="checkbox"/>	Obtained <input type="checkbox"/> N.A. <input type="checkbox"/>	Variance Required <input type="checkbox"/>	Obtained <input type="checkbox"/> N.A. <input type="checkbox"/>
Use Permit Required <input type="checkbox"/>	Des. Rev. Required <input type="checkbox"/>	APN <u>10-9-87</u>	
No. Bedrooms	Lot Size <u>48 x 96</u>		
Special Conditions			

VALUATION: \$ 12,000

F	PLAN CHECKING FEE		
E	TOTAL		<u>\$90.00</u>
S	Permit No. <u>093</u>	Date	<u>10-9-87</u>

**\*WARNING:** Plan Check Fees, where no action is taken by the applicant in One Hundred Eighty (180) Days and no Building Permit is issued, are forfeited to the City.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Robb Date 10-9-87

Mailing Address 21 W. Duarte Rd

City, State, Zip ARCADIA, CA 91006

NUMBER  
&  
STREET

1923 Edgewood (Edgewood)  
MISCELLANEOUS FEE RECEIPT  
BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

RECEIVED FROM

ARCADIA POOLS

MAIL ADDRESS

21 W. DIXIE RD

ARCADIA

FOR:

POOL

\* PLAN CHECK FEE FOR VALUE OF \$ 3500

FILING FEE FOR PLANNING COMMISSION OR ZONING.

REMARKS

AMOUNT DUE \$

14<sup>00</sup>

WHEN PROPERLY VALIDATED, BELOW, THIS IS A RECEIPT FOR THE AMOUNT SHOWN ON THE VALIDATION STAMP.

*[Signature]* 564

W-2

014.00A -

\*WARNING: PLAN CHECK FEES, WHERE NO ACTION IS TAKEN BY THE APPLICANT IN NINETY (90) DAYS AND NO BUILDING PERMIT IS ISSUED, ARE FORFEITED TO THE CITY.

PERMANENT

NUMBER  
&  
STREET

1923 E094000

MISCELLANEOUS FEE RECEIPT  
BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

*Eagewood*

RECEIVED FROM

*DRAGONA POOLS*

MAIL ADDRESS

*21 W. DUARTE RD.  
ARCANA*

FOR:

- \* PLAN CHECK FEE FOR VALUE OF \$ 3000<sup>00</sup>
- FILING FEE FOR PLANNING COMMISSION OR ZONING.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AMOUNT DUE \$ 12.00

WHEN PROPERLY VALIDATED, BELOW, THIS IS A RECEIPT FOR THE AMOUNT SHOWN ON THE VALIDATION STAMP.

*Robert* 1565 W-2

012.00 A

\*WARNING: PLAN CHECK FEES, WHERE NO ACTION IS TAKEN BY THE APPLICANT IN NINETY (90) DAYS AND NO BUILDING PERMIT IS ISSUED, ARE FORFEITED TO THE CITY.

PERMANENT

NUMBER  
&  
STREET

1923 Edgewood Drive

APPLICATION FOR A  
HEATING, VENTILATING, AIR-  
CONDITIONING OR REFRIGERATION  
PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>Bryant Heating &amp; Air Cond. Inc.</b>	STATE LIC. NO <b>221751</b>
MAIL ADDRESS <b>1350 E. Las Tunas Dr., San Gab.</b>	PHONE <b>286-1141</b>
OWNER <b>Neal Rosser</b>	CITY BUS. LIC. <b>9860</b>
MAIL ADDRESS <b>1923 Edgewood Drive, So. Pasadena</b>	OWNER PHONE <b>682-3806</b>

DESCRIPTION OF WORK

<input checked="" type="checkbox"/> HEATING	<input checked="" type="checkbox"/> AIR CONDITIONING
<input type="checkbox"/> REFRIGERATION	<input type="checkbox"/> VENTILATION

DESCRIBE WORK TO BE DONE **install heating and air conditioning**

NO. OF HEATING APPLIANCES (INCL. VENTS)  
INSTALLED, ALTERED, REPLACED, REPAIRED OR RELOCATED

TYPE	B. T. U.
Forced air furnace	137,000
Forced air furnace	75,000

NO. OF REFRIGERANT COMPRESSORS INSTALLED OR REPLACED

QUANTITY	OVER	INCL.	ACTUAL H.P.
1	0	20	3-1/2 ton
1	20	50	1-1/2 ton
	50	UP	

VALUATION OF ABOVE WORK \$ **2658.00**

P. C. FEE AND VALIDATION \$ \_\_\_\_\_

PERMIT FEE \$ \_\_\_\_\_

INVESTIGATION FEE \$ \_\_\_\_\_

TOTAL FEE \$ **27.00**

WHEN PROPERLY VALIDATED, BELOW, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON

EXPIRES 27.00

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 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.

*[Handwritten Signature]*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT



# INSPECTION RECORD

	DATE	APPROVED
ROUGH HEATING		
ROUGH REFRIG. OR AIR COND.		
DUCTS		
PARTIAL OR MISC. INSPECTIONS		
FINAL HEATING		
FINAL REFRIG. OR AIR COND.	11-27-73	<i>Deeco</i>

NUMBER  
&  
STREET

1923 Edgewood Dr. <sup>150</sup>

APPLICATION FOR AN  
ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR	Best Ref Elect.	STATE LIC. NO.	263812
MAIL ADDRESS	5203 N. Flouinda T.C.	PHONE	448-2010
OWNER	Rosser	CITY LIC. NO.	C9518
MAIL ADDRESS	1923 Edgewood Dr	OWNER PHONE	

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	<input checked="" type="checkbox"/> NO SERV. CHANGE	RECONNECT OR RESEAL
--------------	-------------------	---	---------------------

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.	\$ 25
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea.	\$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W	Ceiling Heaters 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 FEE)	\$	
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 ea.	\$ 1.50	Motors 50-100 hp @ 5.00 ea.	\$	
2 Motors 2-8 hp @ 2.00 ea.	\$ 4.00	Motors 100-500 hp @ 10.00 ea.	\$	
Motors 8-15 hp @ 2.50 ea.	\$	Motors 500-1000 hp @ 15.00 ea.	\$	
Motors 15-50 hp @ 3.00 ea.	\$	Motors over 1000 hp @ 20.00 ea.	\$	
COLUMN TOTAL			\$ 5.50	
INVESTIGATION FEE			\$	
OTHER			\$	
BLANKET PERMIT		3.00	\$	
ELECTRICAL PERMIT		2.50	\$ 2.50	
<b>TOTAL</b>			\$ 8.25	

WHEN PROPERLY VALIDATED  
HERE, THIS FORM CONSTITUTES  
A PERMIT FOR THE WORK  
DESCRIBED HEREON.

1923 N - 8.25

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 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.

*Richard A. Walton*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT

# INSPECTION RECORD

DATE

APPROVED

L.P.E.

GROUND WORK

ROUGH WIRING

FINISH

FIXTURES

EDISON NOTED

PARTIAL OR MISC. INSPECTIONS

FINAL ELECTRICAL INSPECTION

11-27-73

*D. Greco*

NUMBER & STREET **1923 EDGEWOOD DR.**

APPLICATION FOR A  
BUILDING PERMIT  
BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>OLONEIZ</b>	ST. LIC. NO.
MAIL ADDRESS <b>SAME</b>	PHONE
ARCHITECT ENGINEER <b>THOS. W. WOODMAN A.I.A.</b>	ST. LIC. NO. <b>C-4375</b>
MAIL ADDRESS <b>285 W. GREEN ST, PASA.</b>	PHONE <b>449 4783</b>
OWNER <b>JAMES A. HUMPHREYS</b>	PHONE <b>5796765</b>
MAIL ADDRESS <b>SAME</b>	

DESCRIPTION OF WORK				
NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH
		<input checked="" type="checkbox"/>		
FLOOR AREA (SQ. FT.)	NO. OF STORIES	NO. OF DWELLING UNITS		
	<b>1</b>			
PRESENT BLDG. USE	PROPOSED BLDG. USE			
<b>SINGLE FAM.</b>				
DESCRIBE WORK TO BE DONE				
<b>REMODEL KITCHEN &amp; BATH</b>				
<b>&amp; ADD SLIDING DOOR @ FAMILY ROOM</b>				
NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY				
EXTERIOR WALL MATERIAL		ROOFING MATERIAL		
LOT WIDTH	LOT DEPTH	LOT AREA		
VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC.		\$ <b>3600.00</b>		
PLAN CHECK FEE & VALIDATION				

BUILDING DEPARTMENT USE, ONLY				
LOT <b>Poe 22423</b>	BLOCK	TRACT <b>362</b>		
USE ZONE <b>R</b>	FIRE ZONE <b>III</b>	OCC. <b>I</b>	TYPE BUILD. <b>IV</b>	
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR
ENG. DEPT. APPROVAL		ZONING APPROVAL <b>OWB</b>		
PERMIT FEE <b>\$ 15.00</b>				
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL <b>OWB</b>		

WHEN PROPERLY VALIDATED BELOW, THIS FORM CONSTITUTES A PERMIT FOR 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 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.

*Thomas W. Woodman*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

# INSPECTION RECORD

DATE

APPROVED

TEMP POWER

FORMS, ZONING & SETBACKS

REINFORCING & CELLS

SUPPLY

ROOFING

FIREPLACE

FRAME

11-30-67

*Smith*

VENEER

EXT. LATH.

12-8-67

*Smith*

INT. LATH.

12-8-67

*Smith*

PARKING REQ'S

ZONING REQ'S

FIRE DEPT.

PARTIAL OR MISC. INSPECTIONS

FINAL BUILDING

3-25-68

*Smith*

SETBACKS:

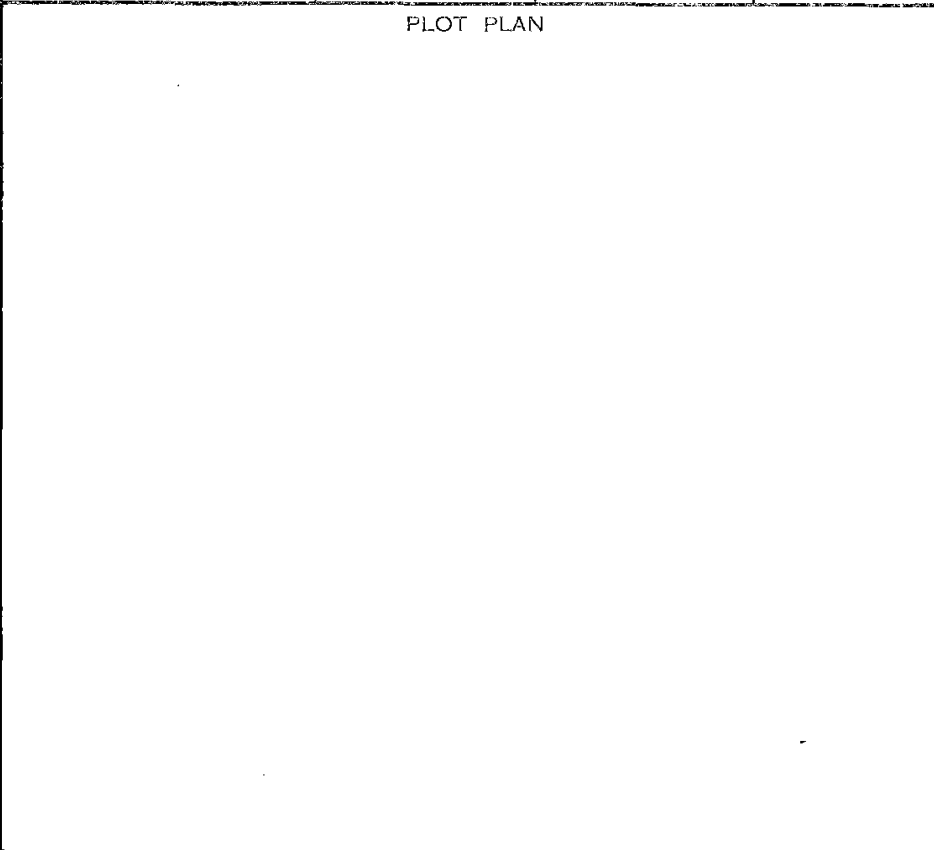
FRONT

SIDE

SIDE

FRONT

PLOT PLAN



NUMBER & STREET **1923 EDGEWOOD DRIVE**

APPLICATION FOR A  
**PLUMBING PERMIT**  
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
 TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>JOSEPH CADILLI PLBG.</b>	ST. LIC. NO. <b>134935c36</b>
MAIL ADDRESS <b>7821 E. GARVEY AVB SOUTH SAN GABRIEL</b>	CITY LIC. NO. <b>123</b>
OWNER <b>TOM WOODMAN</b>	PHONE <b>449-4783</b>
MAIL ADDRESS <b>295 WEST GREEN, PASADENA</b>	

PROPOSED USE		USE ZONE
NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
BATHTUBS	<b>✓</b> ACC. SINKS	<b>1</b> WASHING MACHINES
<b>1</b> STALL SHOWERS	FLOOR SINKS AND DRAINS	WATER HEATERS
<b>2</b> LAVATORYS	"P" TRAPS	VENTS
<b>2</b> WATER CLOSETS	<b>1</b> GARBAGE DISPOSALS	WATER PIPE
URINALS	<b>✓</b> DISHWASHERS	SPRINKLER SYSTEM
<b>1</b> KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	<b>10</b> @2.00 ea.	\$ <b>20.00</b>
SAND OR GREASE TRAPS	@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS	2.50	\$ _____
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ <b>2.50</b>

WHEN PROPERLY VALIDATED, HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

TOTAL FEE \$ **22.50**

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 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.

*Joseph Cadilli*  
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
 PERMANENT

INSPECTION REPORT

DATE	BY
11-30-67	Smith
11-30-67	Smith
11-30-67	Smith
3-22-68	Smith

FINAL PLUMBING INSPECTION

NUMBER & STREET

1923 EDGEWOOD DR.

APPLICATION FOR AN ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>CLONER - J.A. HUMPHREYS</b>	STATE LIC. NO.
MAIL ADDRESS <b>SAME</b>	PHONE
OWNER <b>JAMES A. HUMPHREYS</b>	CITY LIC. NO.
MAIL ADDRESS <b>1923 EDGEWOOD DR.</b>	OWNER PHONE <b>8496765</b>

DESCRIPTION OF WORK

NEW BUILDING	<input checked="" type="checkbox"/> EXISTING BUILDING	NO SERV. CHANGE	RECONNECT OR RESEAL
--------------	---	-----------------	---------------------

FEE COMPUTATION

<input checked="" type="checkbox"/> FIXTURES	<input checked="" type="checkbox"/> RECEPTACLES	<input checked="" type="checkbox"/> SWITCHES	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.	\$ <b>4.15</b>
<input checked="" type="checkbox"/> RANGES	<input checked="" type="checkbox"/> OVENS	<input checked="" type="checkbox"/> CARB. DISP.	} @ 1.50 ea.	\$ <del>6.00</del> <del>4.50</del> <b>1.00</b>
<input checked="" type="checkbox"/> WATER HTR.	<input checked="" type="checkbox"/> FAN OUTLET	<input checked="" type="checkbox"/> DISH WSHR.		
<input checked="" type="checkbox"/> Wall Heaters Up to 1650 W	<input checked="" type="checkbox"/> Ceiling Heaters Up to 1650 W			
<input checked="" type="checkbox"/> 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 FEE)	\$
<input checked="" type="checkbox"/> NEW SERVICE UP TO 100 AMPS			2.00	\$ <b>2.00</b>
" " 200 AMPS			2.50	\$
" " 400 AMPS			3.00	\$
" OVER 400 AMPS			3.50	\$
Motors under 2 hp @ 1.50 ea.	\$		Motors 50-100 hp @ 5.00 ea.	\$
Motors 2-8 hp @ 2.00 ea.	\$		Motors 100-500 hp @ 10.00 ea.	\$
Motors 8-15 hp @ 2.50 ea.	\$		Motors 500-1000 hp @ 15.00 ea.	\$
Motors 15-50 hp @ 3.00 ea.	\$		Motors over 1000 hp @ 20.00 ea.	\$
COLUMN TOTAL →				\$
INVESTIGATION FEE				\$
OTHER				\$
BLANKET PERMIT			3.00	\$
ELECTRICAL PERMIT			2.50	\$ <b>2.50</b>
<b>TOTAL</b>				\$ <b>9.65</b>

WHEN PROPERLY VALIDATED  
HERE, THIS FORM CONSTITUTES  
A PERMIT FOR THE WORK  
DESCRIBED HEREON.

EL

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 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.

*James A. Humphreys*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT



11-30-67 Smith

1-17-68 Smith

FINAL ELECTRICAL INSPECTION

3-25-68

Smith

NUMBER & STREET

1923 EDGWOOD

APPLICATION FOR A SWIMMING POOL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>ARCADIA POOLS</b>	STATE LIC. NO. <b>328690</b>
MAIL ADDRESS <b>21 W. DUARTE RD.</b>	CITY BUS. LIC. <b>D12331</b>
ENGINEER <b>NONE</b>	PHONE <b>4478181</b>
MAIL ADDRESS	STATE LIC. NO.
OWNER <b>NEIL ROSSEL</b>	PHONE
MAIL ADDRESS <b>5742 1923 EDGWOOD</b>	

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

POOL SIZE **5' X 4' REDWOOD SPA**

EST. CAPACITY **500** GALS.  PRIVATE  SEMI-PRIVATE

TYPE FILTER **CARTRIDGE** BACKWASH INTO **NONE**

VALUATION (NOTE: INCLUDE LABOR, MATERIAL, ELECTRICAL, HEATING, PLUMBING) \$ **3500-**

PLAN CHECK FEE & VALIDATION

INFORMATION PROVIDED BY BUILDING DEPARTMENT

LOT NO. <b>22</b>	BLOCK NO.	TRACT <b>362</b>
REQUIRED SETBACKS		SECTIONAL SHEET
FRONT <b>35'</b>	SIDE <b>L 5'</b>	SIDE <b>R 12'</b>
		REAR <b>25'</b>
APPROVALS		
ENGINEERING DEPT. <b>N.R.</b>	ZONING <b>Jen</b>	
CHECKER'S APPROVAL <b>Jen</b>	P. C. FEE	\$ <b>14.00</b>
	PERMIT FEE	\$ <b>28.00</b>
		<b>42.00</b>

WHEN PROPERLY VALIDATED, BELOW, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON.

1 631 E-3

042.00A - ::

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 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.

*Robert Bush*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

# INSPECTION RECORD

EXCAVATION

2/

REINFORCING

BONDING

SWIMMING POOL FILL LINE

PARTIAL OR MISC. INSPECTIONS

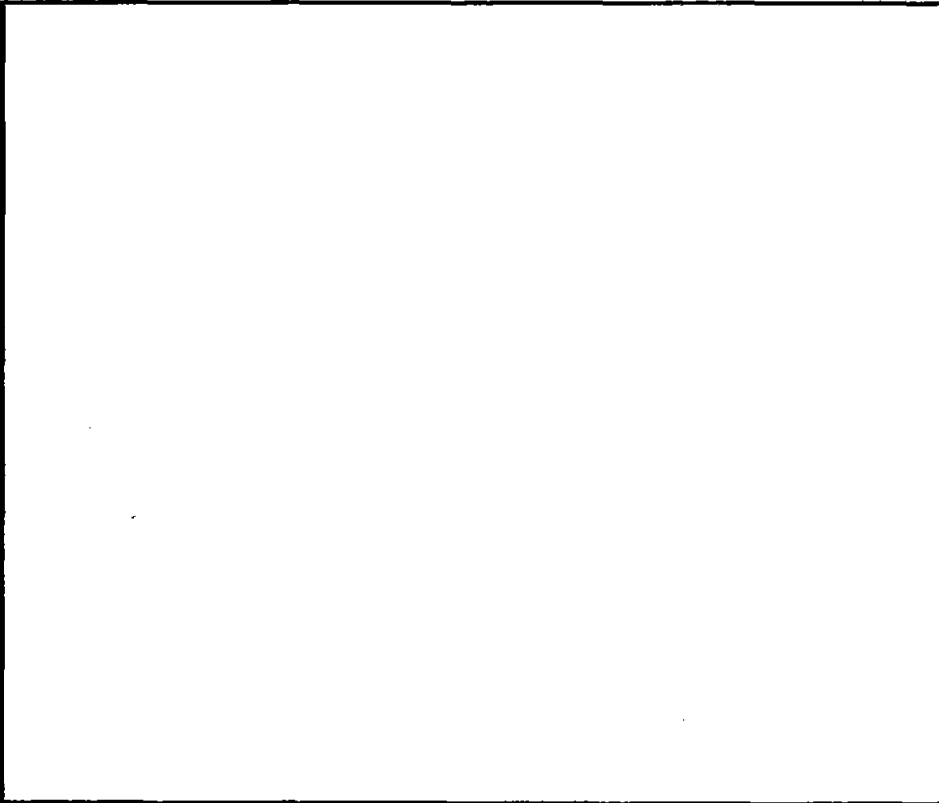
FINAL

3/20/78

*GCW*

PLOT PLAN

NOTE: LOCATE ALL STRUCTURES ON LOT.



STREET

NUMBER & STREET

1923 EDGEWOOD

APPLICATION FOR A BUILDING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>ARCADIA POOLS</b>		ST. LIC. NO. <b>328690</b>
MAIL ADDRESS <b>21 N. DWARTE RD, ARCADIA</b>		PHONE <b>447-8181</b>
ARCHITECT ENGINEER		ST. LIC. NO.
MAIL ADDRESS		PHONE
OWNER <b>NEIL ROSSEL</b>		PHONE
MAIL ADDRESS <b>1923 EDGEWOOD</b>		

DESCRIPTION OF WORK

NEW <input checked="" type="checkbox"/>	ADDITION <input checked="" type="checkbox"/>	ALTERATION	REPAIR	DEMOLISH
FLOOR AREA (SQ. FT.) <b>414</b>	NO. OF STORIES <b>20"</b> <small>MAX. 41"</small>	NO. OF DWELLING UNITS		
PRESENT USE <b>VACANT</b>	PROPOSED BLDG. USE <b>PATIO</b>			
DESCRIBE WORK TO BE DONE <b>REDWOOD DECK</b>				
<b>PATIO - PLATTICE OVERHEAD</b>				

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL	ROOFING MATERIAL	
LOT WIDTH <b>50'</b>	LOT DEPTH <b>165'</b>	LOT AREA <b>8250 #</b>
VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. <b>\$ 3000</b>		
PLAN CHECK FEE & VALIDATION		

BUILDING DEPARTMENT USE, ONLY

LOT <b>22</b>	BLOCK	TRACT <b>362</b>		
USE ZONE <b>R-1</b>	FIRE ZONE <b>3</b>	OCC. TYPE BUILD. <b>VN</b>		
REQUIRED SET BACKS	FRONT <b>35'</b>	SIDE <b>5'</b>	SIDE <b>12'</b>	REAR <b>25'</b>
ENG. DEPT. APPROVAL	ZONING APPROVAL			
PERMIT FEE <b>\$24 + \$12 (P.C.) + .21 (S.M.I.) = \$36.21</b>				
APPROVED W/OUT PLANS <b>No</b>	PERMANENT PLAN <b>No</b>	CHECKER'S APPROVAL		

WHEN PROPERLY VALIDATED BELOW, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

631 LL-3 1978 038.21A - :

X *[Signature]*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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 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.

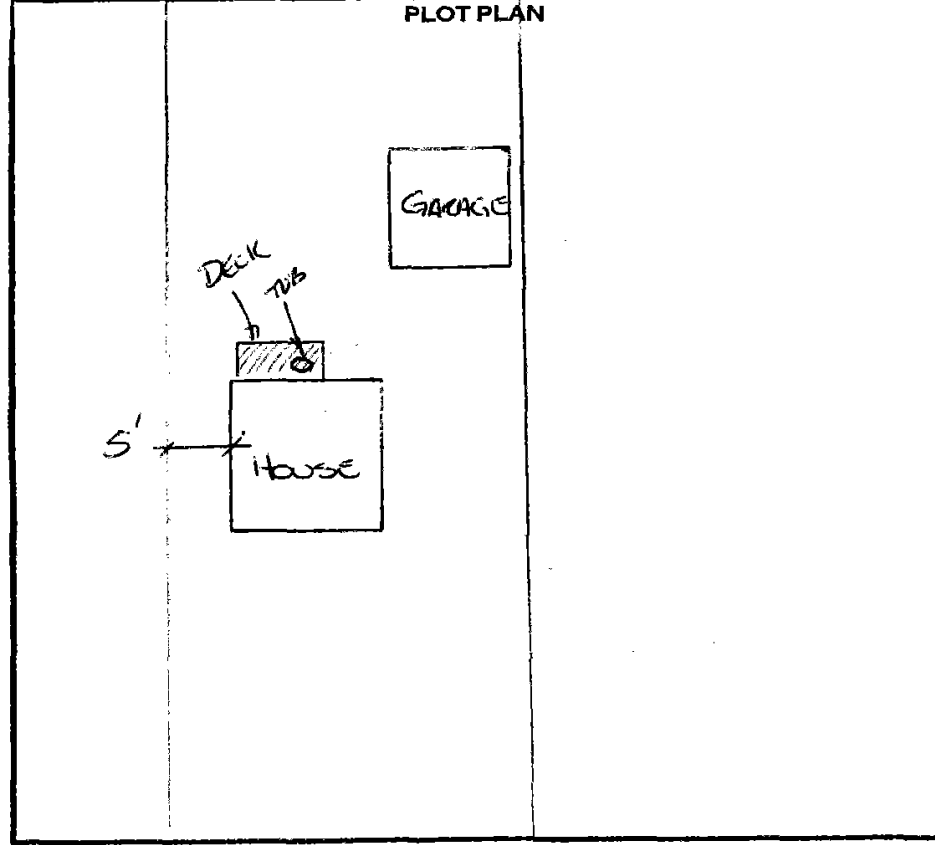
PERMANENT

# INSPECTION RECORD

	DATE	APPROVED
TEMP POWER		
FORMS, FOOTING & SETBACKS	2/14/78	<i>J</i>
REINFORCING & CELLS		
SUBFRAME		
ROOFING		
FIREPLACE		
FRAME		
VENEER		
EXT. LATH.		
INT. LATH.		
PARKING REQ'S		
ZONING REQ'S		
FIRE DEPT.		
PARTIAL OR MISC. INSPECTIONS		

FINAL BUILDING SETBACKS: 3/28/78 *Law*

FRONT
SIDE
SIDE
FRONT



NUMBER  
&  
STREET

1923 EDGWOOD

APPLICATION FOR A  
PLUMBING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>ARCADIA POOLS</b>	ST. LIC. NO. <b>328690</b>
MAIL ADDRESS <b>21 W. QUARTE RD.</b>	CITY LIC. NO. <b>012331</b>
<b>ARCADIA</b>	PHONE <b>4478181</b>
OWNER <b>NEIL ROSSEL</b>	PHONE
MAIL ADDRESS <b>1923' EDGWOOD</b>	

PROPOSED USE **HEATER FOR REDWOOD** USE ZONE **R-1E**

NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
BATHTUBS	ACC. SINKS	WASHING MACHINES
STALL SHOWERS	FLOOR SINKS AND DRAINS	WATER HEATERS
LAVATORYS	"P" TRAPS	VENTS
WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
URINALS	DISHWASHERS	SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

O.C. ON FICE

TOTAL FOR ABOVE FIXTURES	@ 2.00 ea.	\$ <b>4.00</b>
SAND OR GREASE TRAPS	@ 2.50	\$ _____
GAS PIPE SYSTEM, 1-5 OUTLETS	2.50	\$ _____
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@ 6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@ 5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ <b>2.50</b>
TOTAL FEE \$		<b>8.50</b>

WHEN PROPERLY VALIDATED, HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

LU-3

006.50A - :

X SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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 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.

PERMANENT



NUMBER & STREET

1923 Edgewood Dr.

APPLICATION FOR AN ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <i>A.C. Electric</i>	STATE LIC. NO. 178516-CH
MAIL ADDRESS 2814 Roy Ave - alk.	PHONE 2831857
OWNER Neil Rossen	CITY LIC. NO.
MAIL ADDRESS 1923 Edgewood Dr.	OWNER PHONE 7996333

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING <input checked="" type="checkbox"/> S.F.D.	NO SERV. CHANGE	RECONNECT OR RESEAL
--------------	--	-----------------	---------------------

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.	\$
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea.	\$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W	Ceiling Heaters 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 FEE)	\$
NEW SERVICE UP TO 100 AMPS			2.00	\$
1 " 200 AMPS			2.50	\$ 2.50
" " 400 AMPS			3.00	\$
" OVER 400 AMPS			3.50	\$
Motors under 2 hp @ 1.50 ea.	\$ 1.50		Motors 50-100 hp @ 5.00 ea.	\$
Motors 2-8 hp @ 2.00 ea.	\$		Motors 100-500 hp @ 10.00 ea.	\$
Motors 8-15 hp @ 2.50 ea.	\$		Motors 500-1000 hp @ 15.00 ea.	\$
Motors 15-50 hp @ 3.00 ea.	\$		Motors over 1000 hp @ 20.00 ea.	\$
COLUMN TOTAL				\$ 1.50
INVESTIGATION FEE				\$
OTHER				\$
BLANKET PERMIT			3.00	\$
ELECTRICAL PERMIT			2.50	\$ 2.50
<b>TOTAL</b>				\$ 6.50

W.C. ON FILE EXPENSES 9/18/73

WHEN PROPERLY VALIDATED HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

1 439 EE28

006.50A - :

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 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.

*J. Basignani*  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT



RECORD

DATE

INITIALS

GENERAL WORK  
ELECTRICAL WORK  
FINISH  
FIXTURES  
EDISON NOTICES  
PARTIAL OR MIDC INSPECTIONS

3/13/78

J

3/13/78

J

FINAL ELECTRICAL INSPECTION

3/28/78

G. W. J.

NUMBER  
&  
STREET

JOB ADDRESS

139.00

1923 Edgewood DR.

APPLICATION FOR A  
PLUMBING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <u>L &amp; J Copper Plumbing</u>	ST. LIC. NO. <u>303946</u>
MAIL ADDRESS <u>5412 E. Beverly Blvd.</u>	CITY LIC. NO.
<u>Los Angeles</u>	PHONE <u>685-3722</u>
OWNER <u>Rosser</u>	PHONE
MAIL ADDRESS <u>1923 Edgewood DR</u>	

file on workmens comp.

PROPOSED USE		USE ZONE
NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
BATHTUBS	ACC. SINKS	WASHING MACHINES
STALL SHOWERS	FLOOR SINKS AND DRAINS	WATER HEATERS ✓
LAVATORYS	"P" TRAPS	VENTS
WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
URINALS	DISHWASHERS	SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	@ 2.00 ea.	\$ <u>2.00</u>
SAND OR GREASE TRAPS	@ 2.50	\$ _____
GAS PIPE SYSTEM, 1-5 OUTLETS	2.50	\$ <u>2.50</u>
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@ 6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@ 5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ <u>2.50</u>

TOTAL FEE \$ 7.00

WHEN PROPERLY VALIDATED, HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

707 1213

007.00 A - ::

X Joyce A. Willis  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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PERMANENT

# INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING	2/14/78	J
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST	2/14/78	J
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	3/22/78	J

# CITY OF SOUTH PASADENA

## BUILDING AND ALLIED PERMITS

LOCATION

*1923 Edgewood*

LEGAL DESCRIPTION: LOT

*22123* BLOCK

TRACT

*364*

*E. 15' of 23 - W. 35' of 22*

OWNER

*H. J. Sharp*

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	FEE
<i>4-28-25</i>	<i>4985</i>	BUILDING	<i>A. E. Finley</i>	<i>8,500 00</i>	<i>8 90</i>
		ELECT. WIRING			
		ELECT. FIXTURES			
<i>4-28-25</i>	<i>6891</i>	PLUMBING	<i>H. Witte</i>	<i>900</i>	<i>6 00</i>
<i>5-4-25</i>	<i>3039</i>	SEWER	<i>H. Witte</i>		<i>1 00</i>
<i>8-1-25</i>	<i>116M</i>	<i>DRIVEWAY</i>	<i>A. House</i>		<i>3 00</i>

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1923 Edgewood Dr.

DATE: 2/13/63

OWNER: James Humphrey

CONTRACTOR: So. Pasadena Electric

PERMIT NUMBER: 51254

VALUE:

FEE: 2.70

JOB: 1 recept; 1 lt. fix/ 1 2HP motor

ROUGH INSPECTION

FINAL INSPECTION

2-15-63

INSPECTOR:

*Craver*

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1923 Edgewood

DATE: 1/31/63

OWNER: Mr. Humphrey

CONTRACTOR: Valley Heating Company

PERMIT NUMBER: 51160 VALUE: 344.00 FEE: 3.00

JOB: 80M Mueller forced air heating

ROUGH INSPECTION

Attic installation - Cold Air Return from Hall way Below  
Short 4" Vent ok - Gas cut off ok - 4 Regist.

FINAL INSPECTION 2-7-63  
INSPECTOR: Lombard

**CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS**

LOCATION 1923 EDGEWOOD DR.

LOT PAR. 224 23 BLOCK \_\_\_\_\_ TRACT 362

OWNER MRS. HOMER J. SHARP

DESCRIPTION RE-ROOF GARAGE

\$ 148.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
		PLAN CHECKING		
<u>12-21-49</u>	<u>22321</u>	BUILDING	<u>JOHN W. LYTLE ROOFING</u>	<u>200</u>
		TEMP POWER		
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

**CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS**

LOCATION 1923 - EDGIEWOOD DRIVE

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ TRACT \_\_\_\_\_

OWNER HOMER J. SHARPE

DESCRIPTION 50,000 B.T.U. FURNACE

\$ 185<sup>00</sup>

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE	
		PLAN CHECKING			
<u>9-16-48</u>	<u>19356</u>	BUILDING	<u>PAYNE FURN CO.</u>	<u>2</u>	<u>00</u>
		TEMP POWER			
		ELEC. WIRING			
		ELEC. FIXTURES			
		PLUMBING			
		SEWER			
		HOUSE CONN.			
		DRIVEWAY			
		FURNACE			



# CITY OF SOUTH PASADENA

## BUILDING AND ALLIED PERMITS

LOCATION 1923 Edgewood

LEGAL DESCRIPTION: LOT            BLOCK            TRACT 364

E. 15' of 23 + W. 35' of 22

OWNER H. Sharp

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	FEE
4-28-25	4985	BUILDING	A E. Finley	8500	890
6-12-25	7903	ELECT. WIRING	John Foster		775
8-11-25	7903	ELECT. FIXTURES	Jacobs Elec		215
		PLUMBING			
		SEWER			

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1923 Edgewood Drive

DATE: 1/23/63

OWNER: James Humphries

CONTRACTOR: So. Pasadena Electric

PERMIT NUMBER: 51100

VALUE:

FEE: 2.40

JOB: 2 switches; 2 recept

ROUGH INSPECTION 1-24-63 AC

FINAL INSPECTION

4-16-63

INSPECTOR:

*Chandler*

**CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS**

LOCATION 1923 Edgewood

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ TRACT \_\_\_\_\_

OWNER H. J. Sharp

DESCRIPTION Reroof

\$ 1614.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
		PLAN CHECKING		
<u>12-2-52</u>	<u>28370</u>	BUILDING	<u>John W. Lytle Corp</u>	<u>600</u>
		TEMP POWER		
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1923 Edgewood

DATE: 1/14/63

OWNER: Humphrey

CONTRACTOR: Dick's Plumbing & Heating

PERMIT NUMBER: 51014

VALUE:

FEE: 6.50

JOB: 1 bathtub; 1 water closet; 1 lavatory

ROUGH INSPECTION

*Ro. PLUMBING installed 1925 -  
Shower pan ok 2-26-63 C.C.  
New lead joint wiped for lav. -*

FINAL INSPECTION

INSPECTOR:

*4-16-63  
Lombard*

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1923 Edgewood Drive

DATE: 1/7/63

OWNER: James A. Humphreys

CONTRACTOR: Owner

PERMIT NUMBER: 50968

VALUE: 1,000.00

FEE: 6.00

JOB: complete bath (partially completed 1925)

ROUGH INSPECTION

*FRAME Progress to 1-10-63 C.L.*

FINAL INSPECTION

*4-16-63*

INSPECTOR:

*Lombard*

# J O B C A R D

Address: 1923 Edgewood Drive

Date: March 27, 1961

Owner: Homer J. Sharpe

Contractor: E. L. Payne Company

Permit Number: 45602      Value: 427.00      Fee: 5.00

Job: replace two 30,000 B.T.U. gravity type furnaces

Rough Inspection

Final Inspection

8-29-61

Inspector

*Nisson*  
Inspector

# J O B C A R D

Address: 1923 Edgewood

Date: Nov. 3, 1958

Owner: H. J. Sharp

Contractor: Owner

Permit Number: 40585

Value:

Fee: 2.00

Job: brick in approx 50' of parkway

Rough Inspection

Final Inspection

3-29-58

Inspector

Inspector

NUMBER

& STREET 1921 Edgewood

APPLICATION FOR A PLUMBING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <u>L.M. HAMM INC.</u>	ST. LIC. NO. <u>171598</u>
MAIL ADDRESS <u>425 W. Main St.</u>	CITY LIC. NO.
<u>Alhambra, CA 91801</u>	PHONE <u>282-2151</u>
OWNER <u>E. H. Ross</u>	PHONE <u>799-8306</u>
MAIL ADDRESS <u>1921 Edgewood</u>	

PROPOSED USE		USE ZONE
NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
BATHTUBS	ACC. SINKS	WASHING MACHINES
<u>1</u> STALL SHOWERS <sup>Pan</sup>	FLOOR SINKS AND DRAINS	WATER HEATERS
LAVATORYS	"P" TRAPS	VENTS
WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
URINALS	DISHWASHERS	SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	@ 2.00 ea.	\$ <u>4.00</u>
SAND OR GREASE TRAPS	@ 2.50	\$ _____
GAS PIPE SYSTEM, 1-5 OUTLETS	2.50	\$ _____
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@ 6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@ 5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ <u>5.00</u>
WHEN PROPERLY VALIDATED, HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.	TOTAL FEE \$	<u>9.00</u>

Curbstone raftile

578 W-8 009.00 A.


X L. G. Hamm  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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 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.

PERMANENT



# INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING		
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	2/20/19	

# CITY OF SOUTH PASADENA

## BUILDING AND ALLIED PERMITS

LOCATION 1221 - Edgewood.

LEGAL DESCRIPTION: LOT 23 BLOCK                      TRACT 362

OWNER O.E. Spears.

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	FEE
		BUILDING			
		ELECT. WIRING			
		ELECT. FIXTURES			
		PLUMBING			
		SEWER			
<u>2-24-25</u>	<u>5574</u>	<u>Driveway</u>	<u>O.E. Spears</u>		

NUMBER & STREET

1921 Edgewood Dr.

700.2

APPLICATION FOR AN ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <i>Mundelsohn Electric</i>	STATE LIC. NO. <i>296150</i>
MAIL ADDRESS <i>807 Fairview Ave.</i>	PHONE <i>7997526</i>
OWNER <i>Hogan</i>	CITY LIC. NO. <i>8750</i>
MAIL ADDRESS <i>1921 Edgewood Dr.</i>	OWNER PHONE <i>7991216</i>

DESCRIPTION OF WORK

NEW BUILDING	<input checked="" type="checkbox"/> EXISTING BUILDING	NO SERV. CHANGE	<input checked="" type="checkbox"/> RECONNECT OR RESEAL
--------------	---	-----------------	---

FEE COMPUTATION

FIXTURES	RECEPTACLES <i>2</i>	SWITCHES	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.	\$ <i>1.00</i>
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea.	\$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W	Ceiling Heaters Up to 1650 W			
WASHING MACHINES		@ 1.00 ea.	\$	
<i>2</i> 220 VOLT OUTLETS		@ .25¢ ea.	\$ <i>1.00</i>	
SIGN FIXTURES		@ 2.00 ea.	\$	
AIR HEATERS OVER 1650 W		@ 2.50 ea.	\$	
TEMPORARY POWER POLE		2.00 (NO ADD'L FEE)	\$	
NEW SERVICE UP TO 100 AMPS		2.00	\$	
<i>1</i> " " 200 AMPS <i>200 Amp.</i>		2.50	\$ <i>5.00</i>	
" " 400 AMPS		3.00	\$	
" OVER 400 AMPS		3.50	\$	
Motors under 2 hp @ 1.50 ea.	\$	Motors 50-100 hp @ 5.00 ea.	\$	
Motors 2-8 hp @ 2.00 ea.	\$	Motors 100-500 hp @ 10.00 ea.	\$	
Motors 8-15 hp @ 2.50 ea.	\$	Motors 500-1000 hp @ 15.00 ea.	\$	
Motors 15-50 hp @ 3.00 ea.	\$	Motors over 1000 hp @ 20.00 ea.	\$	
COLUMN TOTAL →			\$	
INVESTIGATION FEE			\$	
OTHER			\$	
BLANKET PERMIT		3.00	\$	
ELECTRICAL PERMIT		2.50	\$ <i>5.00</i>	
TOTAL			\$ <i>12.00</i>	

IND. OR. AIR

WHEN PROPERLY VALIDATED  
HERE, THIS FORM CONSTITUTES  
A PERMIT FOR THE WORK  
DESCRIBED HEREON.

1 464 2-6

012.00A - :

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 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.

*E. Mundelsohn*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSTALLATION RECORD

DATE

APPROVED

TYPE

DATE

REMARKS

FINISH

FIXTURES

EDISON (NO. 1)

PARTIAL

3/9/79

JF

3/9/79

JF

Final Electrical Installation

*Posted*

Made in Duplicate

No. 4985

# City of South Pasadena

## Department of Buildings

This permit becomes null and void if work is not commenced within 90 days from date of issue.

South Pasadena, Calif. 4-28 1925

Permission is hereby granted to H.S. Sharp, Owner

Owner's Address: \_\_\_\_\_

City and State \_\_\_\_\_ Phones \_\_\_\_\_

Contractor's Name A.F. Finley

Contractor's Address: 3566 - Pasadena Ave.

City and State La An Phones Go 3630

To build a story & one half house & double garage.

On Lot E 15' of 23 Block W 35' of 22

Tract 302

Street and Number 1923 - Edgewood

In accordance with Application No. \_\_\_\_\_ on file in this office, and subject to the provisions of the Building Ordinances of the City of South Pasadena.

Estimated Value, \$ 9500

Fee, \$ 8 90 / 100

R.V. Arbin  
Building Inspector.

(Owner must post Inspection Card on job)

- 1—Trench is dug.
- 2—Foundation is in.
- 3—Joists are laid.
- 4—Frame
- 5—Rough plumbing.
- 6—Electric wires are in.
- 8—Electric fixtures are in.
- 9—Final completion.

# WHEN

# WHEN

## NOTIFY FOR INSPECTION

- 1—Trench is dug.
- 2—Foundation is in.
- 3—Joists are laid.
- 4—Frame is up.
- 5—Rough plumbing is in.
- 6—Electric wires are in.
- 7—Plumbing fixtures are in.
- 8—Electric fixtures are in.
- 9—Final completion.

Made in Duplicate

# City of South Pasadena

Department of Buildings

This permit becomes null and void if work is not commenced within 90 days from date of issue.

South Pasadena, Calif. 1921

Permission is hereby

granted to

Owner

Owner's Address:

City and State

Contractor's Name

Contractor's Address:

City and State

Phones

To

On Lot

Block

Tract

Street and Number

In accordance with Application No. 1921 on file in this office, and subject to the provisions of the Building Ordinances of the City of South Pasadena.

Estimated Value, \$ 4,500

Fee, \$ 6.90

Building Inspector.

(Owner must post Inspection Card on job)

No. 8717

# 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 Befor the new roof is applied.

## 2. 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 reroof 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.

S. A. Hyslop  
Name

[Signature]  
Signature

5-11-07  
Date

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101

PLANNING & BUILDING

# PLUMBING PERMIT JK

Building Address 1921 EDGewood  
 Lot Tract Tract  
 No.  
 Owner HOGAN  
 Mailing Address 1921 EDGewood  
 City So Pasadena Zip 91706 Tel. 799,1216  
 Contractor Bill Dickey  
 Address 5016 CALVIEW  
 City BALOWIN PARK Zip 91706 Tel. 443-9511  
 State Lic. No. QB 003053 City & Classif. PR 750 Lic. No. 33491

PERMIT NO.: 009415 WORKERS COMP. EXP. Exempt PROCESSED BY: JK  
 Date: 12-21-89

PLUMBING PERMIT  
 BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA  
 TELEPHONE (818) 799-9101

PERMITTEE TO COMPLETE:

DESCRIPTION OF WORK		
NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
BATHUBS	ACC. SINKS	WASHING MACHINES
✓ STALL SHOWERS	FLOOR SINKS AND DRAINS	
LAVATORYS	"P" TRAPS	VENTS
WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
URINALS	DISHWASHERS	SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS
TOTAL FOR ABOVE FIXTURES	@ 6.00 ea	\$ <u>6 -</u>
SAND OR GREASE TRAPS	@ 15.00	\$ _____
GAS PIPE SYSTEM, 1-5 OUTLETS	@ 10.00	\$ _____
+ EACH ADDITIONAL OUTLET	@ 1.00	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	@ 12.50	\$ _____
DILUTING TANK OR WATER SOFTENER	@ 15.00	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	@ 15.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@ 25.00	\$ _____
INSTALL; REPAIR; WATER HEATER . . . .	@ 7.50	\$ <u>21.00</u>

1917A00 . . . 21.00  
 COLUMN TOTAL 22.00

POOL OR SPA	: \$20.00	POOL & SPA	\$30.00	\$ _____
-------------	-----------	------------	---------	----------

VALUATION: \$

PLUMBING PERMIT FEE		
INVESTIGATION FEE		
PLAN CHECKING FEE		
BLANKET PERMIT		
PERMIT ISSUANCE FEE	<u>15 -</u>	<u>10.00</u>
TOTAL	<u># 21 -</u>	

**WORKER'S COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.).  
 Policy No. \_\_\_\_\_ Company \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**  
 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 Worker's Compensation Laws of California.  
 Date 12-21-89 Applicant Bill Dickey  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must comply with such provisions or this permit shall be deemed revoked.

**FINAL**

**CONTRACTOR'S DECLARATION**  
 I hereby affirm that I am a duly licensed contractor for the performance of the work for which this permit is issued (Sec. 3097, Civil Code.)  
 Lender's Name BUILDING & SAFETY  
 Lender's Address BY: DATE: 12/27/89

**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.  
 Exp. Date \_\_\_\_\_ Signature of Contractor \_\_\_\_\_

**OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes)  
 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. (Sec. 7044, Business & Professions Codes).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code.)  
 I am exempt under Sec. \_\_\_\_\_, B.&P.C. for this reason \_\_\_\_\_  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
 Signature of Applicant Bill Dickey Date 12-21-89  
 Mailing Address 5016 CALVIEW  
 City, State, Zip Baldwin Park, Ca 91790

CASHIER USE

INSPECTOR COPY

CONST. HRS. 8 AM-7 PM ONLY  
 ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.





1414 Mission Street • South Pasadena • California 91030 • 799-9101  
**PLANNING & BUILDING DIVISION**

**SWIMMING POOL  
 AND/OR SOLAR HEATER**

department of PUBLIC WORKS

Building Address <b>1923 EDGEWOOD</b>			U.B.C. Edition <b>85</b>	Type Const. <b>V</b>	Occ. Group <b>R-3</b>
Lot No.	Block	Tract	Occ. Load	F. D. Appr. Required <input type="checkbox"/>	H. D. Appr. Required <input type="checkbox"/>
Owner <b>ROSSER</b>			Grading Permit <input type="checkbox"/> Obtained <input type="checkbox"/> N.A. <input type="checkbox"/>	Variance Required <input type="checkbox"/> Obtained <input type="checkbox"/> N.A. <input type="checkbox"/>	
Mailing Address <b>SAME</b>			Use Permit Required <input type="checkbox"/>	Des. Rev. Required <input type="checkbox"/>	APN
City	Zip	Tel.	No. Bedrooms	Lot Size	
Contractor <b>ARCADIA BLDG</b>			Special Conditions		
Address <b>21 W. QUARTZ RD</b>			VALUATION: \$ <b>12,000</b>		
City <b>ARCADIA</b>	Zip <b>91006</b>	Tel. <b>447818</b>			
State Lic. & Classif. <b>CS3 328690</b>		City Lic. No.			
Arch., Engr., Designer					
Address					
City	Zip	State Lic. No.			
Private Pool <input type="checkbox"/>	Spa <input checked="" type="checkbox"/>	Hot Tub <input type="checkbox"/>	Solar Heater <input type="checkbox"/>		
Pool Heater <input type="checkbox"/>	Solar Panels <input checked="" type="checkbox"/>	No. of Panels	Size		
Weight of Panels Empty _____ Full _____					
ICBO and/or IAPMO No.					
Purpose of Heater Pool _____ Hot Water _____ Other _____					

F E E S	PLAN CHECKING FEE (BLDG)		
	PLAN CHECK VALIDATION		
	PERMIT FEE	120	09
	SMIP	12	84
B O N D S	OTHER		
	TOTAL	120	84

VALIDATION Permit No. **005176** Processed by **RE** Date **11-9-87**

**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.

**OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7081.5, Business and Professions Code) Any city ordinance which requires a permit to construct, alter, improve, demolish, or repair a structure, prior to its issuance also requires the applicant for each permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7081.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

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. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. \_\_\_\_\_ B. & P. C. for this reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION** 107-87  
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 8800, Labor Code.)  
 Policy No. **F27997** Company **FAIRMONT**

Copy is filed with the city.  Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
 (This section need not be completed if the permit is for one hundred dollars (\$100) or less.)  
 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.

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**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. (Sec. 3097, Civil Code.)

Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant **[Signature]** Date **11/2/87**  
 Mailing Address **21 W. QUARTZ RD**  
 City, State, Zip **ARCADIA, CA 91006**

# INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF-SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.			
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.			

### SWIMMING POOL/SPA

EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.	12-14-87	JSC
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.	2/16/88	JSC
FINAL INSPECTION	2/16/88	JSC

SETBACKS:

FRONT

SIDE

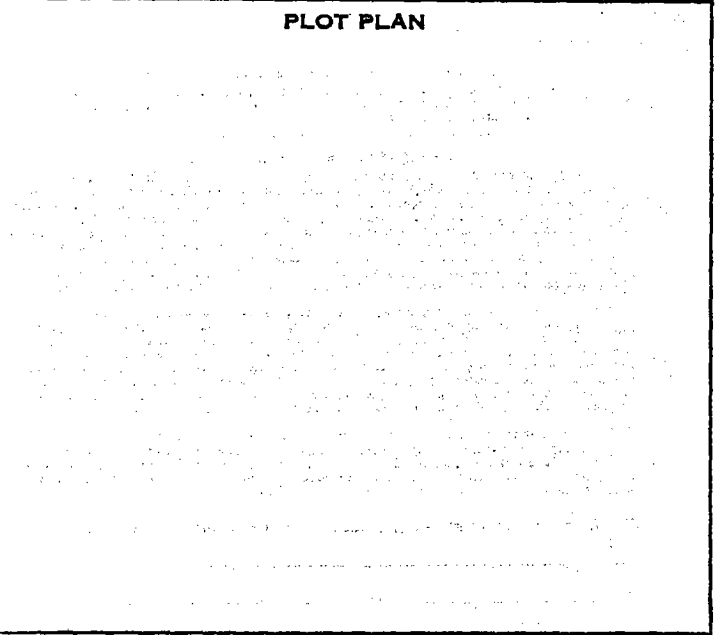
SIDE

FRONT

### MISCELLANEOUS

SPRAY PAINT BOOTH:		
RETAINING WALL:		
DUST COLLECTION SYSTEM:		
VENEER:		
RE-ROOF:		
SIGN(S):		
INSPECTION	DATE	INSP. SIGN.

### PLOT PLAN



STREET

PLEASE PLAN A 1" SQ. SCALE

**SMOKE DETECTORS REQUIRED**

**CITY OF SOUTH PASADENA**

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101  
 BUILDING AND SAFETY

**ELEC./MECH./PLMBG.  
 COMBINATION PERMIT**

department of BUILDING & SAFETY

Building Address 1923 Edgewood  
 Lot Tract Tract  
 No.  
 Owner Rossee  
 Mailing Address same  
 City Zip Tel.  
 Contractor ARCADIA ROSS  
 Address 21 W. Orange St.  
 City Zip Tel. ARCADIA CA 91006 447818  
 State Lic. No. City & Classif. 328690 (AS) Lic. No.

**WORKER'S COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.)  
 Policy No. F2789 Company FALCON

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**  
 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 Worker's Compensation Laws of California.  
 Date F2789 Applicant  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**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. (Sec. 3097, Civil Code.)  
 Lender's Name none  
 Lender's Address

**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.  
 Exp. Date 10-1-88 Signature of Contractor [Signature]

**OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes)  
 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. (Sec. 7044, Business & Professions Codes).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code.)  
 I am exempt under Sec. \_\_\_\_\_, B.&P.C. for this reason.

PERMIT NO.: 005177 WORKERS COMP. EXP. 10-1-87 PROCESSED BY OR  
 Date 11-9-87

Proposed Construction Spa - only

No.	Description (Additions, Commercial, Industrial)	Fee
	Services (Size.....)	
<u>4</u>	Outlets (Receptacles, Lights, Switches)	<u>20</u>
	Fixtures	
	Motors (HP ea. <u>3/4 1/2 - 2</u> )	
	Other (Specify.....)	
	POOL <input checked="" type="checkbox"/> SPA	<u>20</u>
VALUATION: \$		
Plan Chk. Fee	Issuance Fee	
<b>TOTAL ELECTRICAL FEES</b>		<u>20</u>

No.	Description	Fee
	POOL <input checked="" type="checkbox"/> SPA	
VALUATION: \$ <u>8000</u>		
Plan Chk. Fee	Issuance Fee	
<b>TOTAL MECHANICAL FEES</b>		<u>20</u>

No.	Description	No.	Description	Fee
	Water Closets		Gas System (No. Outlets.....)	
	Lavatories/Sinks		Water Heaters	
	Bathubs, Showers		Private Sew. Sewer Conn.	
	POOL <input checked="" type="checkbox"/> SPA			<u>30</u>
VALUATION: \$				
Plan Chk. Fee	Issuance Fee			
<b>TOTAL PLUMBING FEES</b>		<u>30</u>		



# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101

PLANNING & BUILDING DIVISION

37.5

# BUILDING PERMIT

Building Address <b>1923 EDGEWOOD</b>			U.B.C. Edition <b>82</b>	Type Const. <b>V-N</b>	Occ. Load	Occ. Group <b>R-3</b>
Lot No.	Tract	Tract	USE ZONE		Variance Required	Appr.
Owner <b>ROSSER RESIDENCE</b>			Lot Size			
Mailing Address <b>1923 EDGEWOOD</b>						
City <b>So. PASA</b>		Zip	Tel.			
Contractor <b>M &amp; K BUILDERS</b>			VALUATION: \$ <b>20,000</b>			
Address <b>260 N PRIMROSE</b>			BUILDING FEE <b>184<sup>00</sup></b>			
City <b>MONROVIA</b>		Zip <b>91016</b>	Tel. <b>213 2584941</b>			
State Lic. & Classif. <b>487 287 B1</b>			City Lic. No.			
Arch., Engr., Designer <b>DIANA CLARK - DESIGNER</b>			S.M.I. FEE <b>140</b>			
Address			PLAN CHECKING FEE <b>138<sup>00</sup></b>			
City		Zip	State Lic. No. <b>21243</b>			
Proposed Construction <b>KITCHEN REMODEL</b>			PERMIT NO. <b>003256</b>		WORKERS COMP. EXP. <b>5-27-87</b>	PROCESSED BY: <b>JR</b> Date: <b>7-16-86</b>
Sq. Ft. Size <b>200 #</b>		No. Stories <b>1</b>	No. Units <b>1</b>			
New <input type="checkbox"/> <del>Add</del> Alter. <input checked="" type="checkbox"/> Repairs <input type="checkbox"/> Demolition <input type="checkbox"/>						
<p><b>WORKER'S COMPENSATION DECLARATION</b></p> <p>I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.).</p> <p>Policy No. <b>73P 823</b> Company <b>State Fund</b></p> <p><b>CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</b></p> <p>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 Worker's Compensation Laws of California.</p> <p>Date <b>7-15-86</b> Applicant <b>Mark Novell</b></p> <p><b>NOTICE TO APPLICANT:</b> If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.</p> <p><b>CONSTRUCTION LENDING AGENCY</b></p> <p>I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)</p> <p>Lender's Name _____</p> <p>Lender's Address _____</p> <p>I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.</p> <p>Signature of Applicant <b>Mark Novell</b> Date <b>7-15-86</b></p> <p>Mailing Address <b>260 N. Primrose</b></p> <p>City, State, Zip <b>Mon. Calif. 91011</b></p>						
<p><b>LICENSED CONTRACTOR'S DECLARATION</b></p> <p>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.</p> <p>Exp. Date <b>2-29-88</b> Signature of Contractor <b>Mark Novell</b> ✓</p>						
<p><b>OWNER-BUILDER DECLARATION</b></p> <p>I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).</p> <p><input type="checkbox"/> 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. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)</p> <p><input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)</p> <p><input type="checkbox"/> I am exempt under Sec. _____, B. &amp; P.C. for this reason _____</p> <p>Date _____ Owner _____</p>						

department of PUBLIC WORKS

INSPECTOR COPY

CONST. HRS. 8 AM-7 PM ONLY  
ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

# INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.	7/17/86	OEE	
INSULATION: Thickness, R-Values, Piping, Sound Caulking.	7/23/86	JR	
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.	7/28/86	OEE	
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.	7/28/86	OEE	
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	2/4/87	OEE	
<b>SWIMMING POOL/SPA</b>			
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			
<b>MISCELLANEOUS</b>			
SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER:			
RE-ROOF:			
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

SETBACKS:

FRONT

SIDE

SIDE

FRONT

PLOT PLAN

STREET

PLEASE PLAN A 1" SQ. SCALE

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101  
BUILDING AND SAFETY

# ELEC./MECH./PLMBG. COMBINATION PERMIT

department of BUILDING & SAFETY

Building Address <b>1923 EDGEWOOD DR.</b>		
Lot No.	Tract	Tract
Owner <b>ROSSER RESIDENCE</b>		
Mailing Address <b>1923 EDGEWOOD DR.</b>		
City <b>S. PASA.</b>	Zip	Tel.
Contractor <b>M&amp;K BUILDERS.</b>		
Address <b>260 N PRIMROSE</b>		
City <b>MONROVIA</b>	Zip <b>91016</b>	Tel. <b>258-4941</b>
State Lic. No. & Classif. <b>487287 B1</b>	City Lic. No. <b>21243</b>	

**WORKER'S COMPENSATION DECLARATION**  
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.).  
Policy No. **738823** Company **STATE FUND**

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**  
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 Worker's Compensation Laws of California.  
Date \_\_\_\_\_ Applicant \_\_\_\_\_  
**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**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. (Sec. 3097, Civil Code.)  
Lender's Name \_\_\_\_\_  
Lender's Address \_\_\_\_\_

**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.  
Exp. Date **2-29-88** Signature of Contractor **Mary Nord**

**OWNER-BUILDER DECLARATION**  
I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes)  
 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. (Sec. 7044, Business & Professions Codes).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code.)  
 I am exempt under Sec. \_\_\_\_\_, B.&P.C. for this reason \_\_\_\_\_  
Date \_\_\_\_\_ Owner \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
Signature of Applicant **Mary Nord** Date **7-12-86**  
Mailing Address **260 N. Primrose**  
City, State, Zip **Monrovia, C.A. 91016**

PERMIT NO.: <b>003257</b>	WORKERS COMP. EXP. <b>5-27-87</b>	PROCESSED BY: <b>JR</b>
Proposed Construction <b>Kitchen Remodel</b>		Date <b>7-16-86</b>

No.	Description (Additions, Commercial, Industrial)	Fee	
	Services (Spec.) <b>Dishwasher/Microwave</b>	<b>6</b>	<b>00</b>
<b>24</b>	Outlets (Receptacles, Lights, Switches) <b>10</b>	<b>9</b>	<b>50</b>
	Fixtures		
<b>1</b>	Motors (HP ea.) <b>Garbage Disp.</b>	<b>3</b>	<b>00</b>
	Other (Specify) <b>Washer Dryer</b>	<b>7</b>	<b>50</b>
	POOL		
	SPA		
VALUATION: \$			
Plan Chk. Fee	Issuance Fee		
<b>TOTAL ELECTRICAL FEES</b>		<b>26</b>	<b>00</b>

No.	Description	No.	Description	Fee
	POOL			
VALUATION: \$ <b>6280</b>				
Plan Chk. Fee	Issuance Fee			
<b>TOTAL MECHANICAL FEES</b>				

No.	Description	No.	Description	Fee
	Water Closets	<b>1</b>	Gas System (No. Outlets.....)	<b>\$5</b>
<b>1</b>	Levatories/Sinks	<b>1</b>	Water Heaters	<b>04</b>
	Bathubs, Showers	<b>1</b>	Private Sew. Sewer Conn.	<b>0</b>
	POOL	<b>1</b>	<b>SPA Washer</b>	<b>4</b>
VALUATION: \$				
Plan Chk. Fee	Issuance Fee			
<b>TOTAL PLUMBING FEES</b>		<b>10</b>	<b>13</b>	<b>00</b>
<b>TOTAL ELEC., MECH., PLMBG. FEES</b>		<b>49</b>	<b>49</b>	<b>00</b>

... 12 ... 49.00 \*  
CASHIER USE

INSPECTOR COPY      CONST. HRS. 8 AM-7 PM ONLY      ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days





APPROVED

CITY OF SOUTHERN CALIFORNIA  
"BUILDING DEPARTMENT"

THIS SET OF PLANS AND SPECIFICATIONS  
MUST BE KEPT CONSPICUOUS AT ALL  
TIMES AND IT IS UNLAWFUL TO MAKE  
CHANGES OR ALTERATIONS WITHOUT  
WRITTEN PERMISSION FROM THE BUILDING  
DEPARTMENT. THE ISSUING OF A PERMIT  
OR STAMPING OF THIS PLAN AND  
SPECIFICATIONS SHALL NOT BE HELD TO  
PERMIT OR APPROVE THE VIOLATION OF  
ANY LAW.



RECEIVED

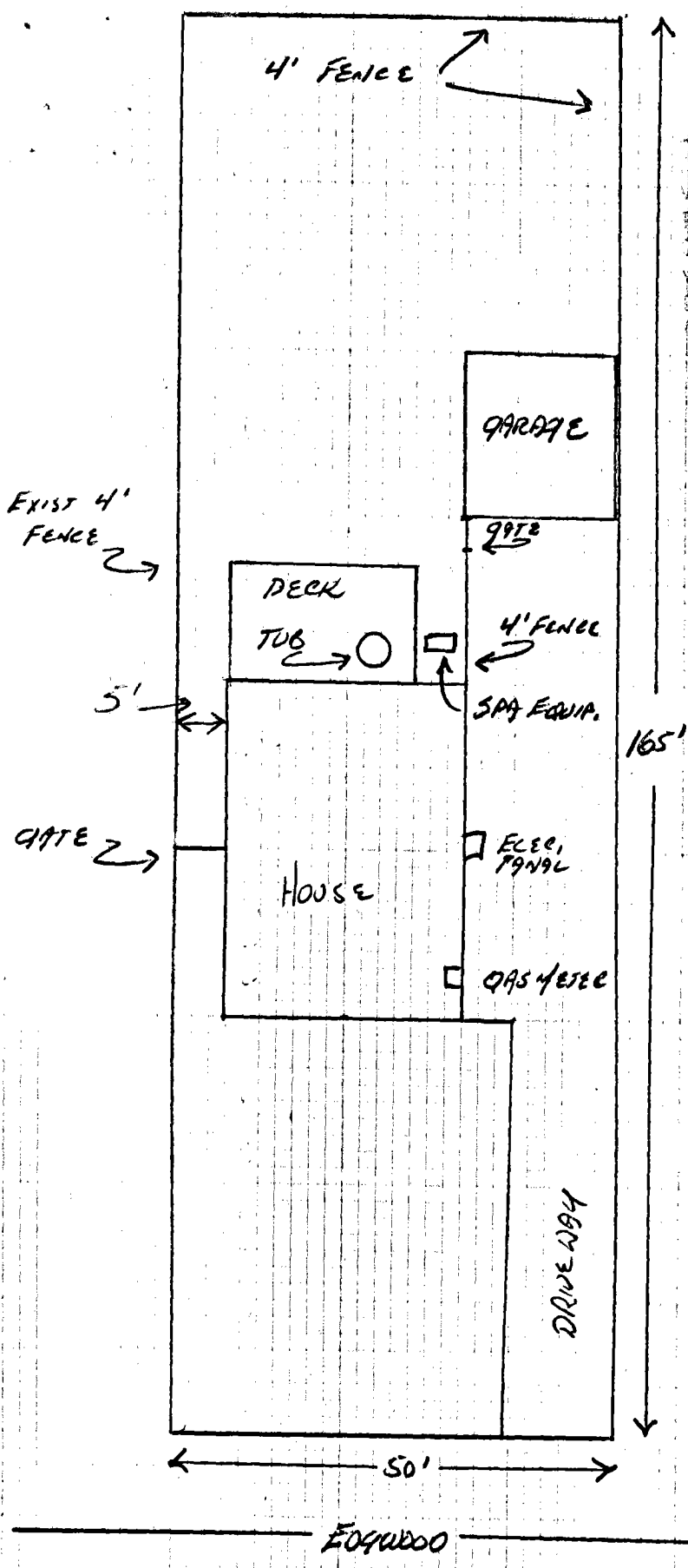
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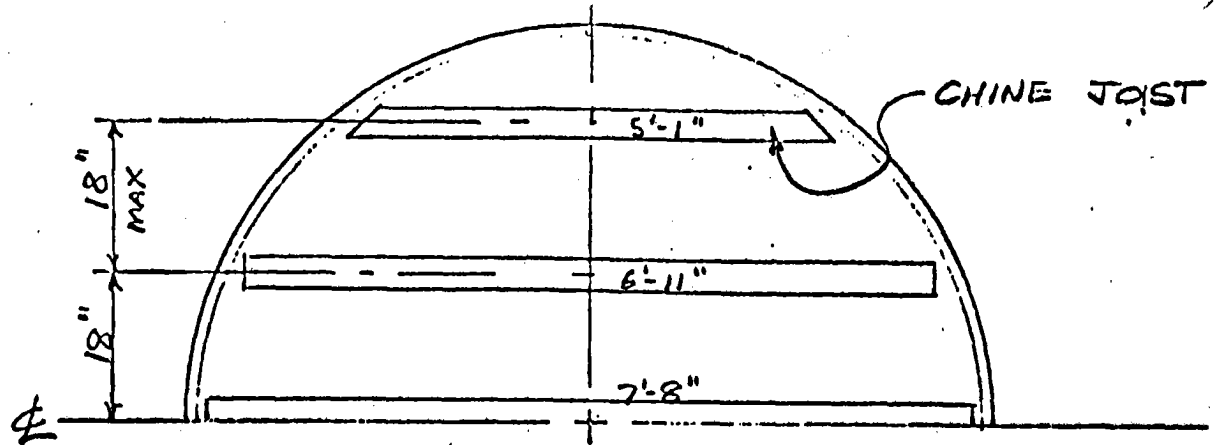
BUILDING DEPT.

OWNER NEIL ROSSE  
ADDRESS 1923 EDGWOOD  
CONTRACTOR ARCADIA BOGS  
4478181

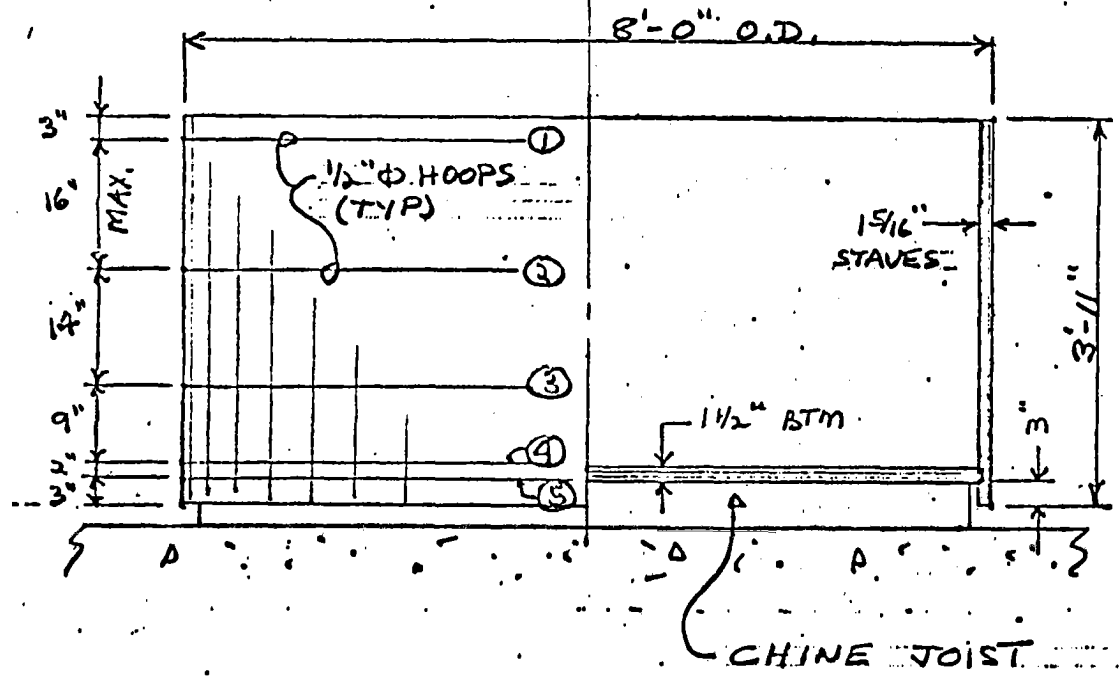
PLANS FOR

RED WOOD HOT TUB  
PATIO DECKING  
PATIO OVERHANG





PLAN - CHINE JOIST



ELEVATION

SECTION

TYPICAL REDWOOD HOT TUB BY NATURESWAY 8'-0" O.D. SHOWN	
JOB	SCALE NONE
DR. JH	DRAWING NUMBER
CK.	HT-8
DATE 8-10-77	

## ALLOWABLE STRESSES

1. Hoops, A-36 steel,  $F_y = 36,000$  psi,  $F_t = 60,000$  psi

The National Wood Tank Institute recommends an allowable hoop stress of 20,000 psi for water tanks.

2. Redwood

$$\begin{array}{ll} F_b = 1,204 \text{ psi} & \text{Wet Use} \\ H_v = 77 \text{ psi} & \text{Wet Use} \\ F_c = 285 \text{ psi} & \text{Wet Use} \end{array}$$

- 
1. Stresses In Tank Bottom & Sides - Redwood

Maximum bottom or stave span is 18"  
center to center.

$$\text{Max load on bottom} = 3.5' \times 62.4 \text{ PCF} = 218.4 \text{ PSF}$$

$$\text{Bottom thickness} = 1.5''$$

$$\text{Moment (Btm)} = \frac{wl^2}{8} = \frac{218.4 (1.5^2)}{8}$$

$$M = 61.425 \text{ ft.lb.}$$

$$F_b = \frac{61.425 (12)}{4.5} = \underline{163.8 \text{ psi}} < 1,204 \text{ psi}$$

Properties of 12" Wide  
Bottom Strip:

$$S = \frac{bd^2}{6} = \frac{12 (1.5)^2}{6} = 4.5 \text{ in}^3$$

- 
2. Check Compression Stress Between Bottom And Chine Joist

$$\text{Min. chine joist width} = 2\text{-}1/2''$$

$$\text{Max. load on chine joist} = 218.4 \frac{\text{lb}}{\text{ft}^2} \times 1.5 \text{ ft} = 327.6 \text{ PLF}$$

$$\text{Area of 1 L.F. of chine joist} = 12 \times 2.5 = 30 \text{ in}^2$$

$$F_c = \frac{327.6}{30} = 11 \text{ psi} < 285$$

3. Seismic And Wind Loads

Maximum stave length of tubs is 3'11". The overturning due to lateral loads from wind or seismic is negligible.

#### 4. Hoop Stresses 8'-0" O.D. x 3'-11" High Tank

$T = SP. \times H \times W \times R \times S.G.$  Where  $T =$  Load to Rod in LB.

$F = \frac{T}{A}$  SP. = Spacing in inches

##### Hoop # 1

$T = 11'' \times 3'' \times .036 \times 48'' = 57\#$   
 $F = 57/.196 = \underline{290 \text{ psi}}$

$H =$  Hgt. of Water to center line of hoop

$W = .036 \text{ lb/in}^2$   
(Wgt. of Water)

##### Hoop # 2

$T = 15'' \times 19'' \times .036 \times 48 = 492.5\#$   $R =$  Tank Radius in inches  
 $F = 492.5/.196 = \underline{2512 \text{ psi}}$

##### Hoop # 3

$T = 11.5'' \times 33'' \times .036 \times 48 = 655\#$   
 $F = 655/.106 = \underline{3345 \text{ psi}}$

S.G. = Specific Gravity of Water (1.0)

$F =$  Stress in Hoops (psi)

##### Hoop # 4

$T = 4.5'' \times 42 \times .036 \times 48 = 326\#$   
 $F = 326/.196 = \underline{1666 \text{ psi}}$

$A =$  Cross Sectional area of hoop  
( $A, 1/2'' \phi = .196 \text{ in}^2$ )

##### Hoop # 5

Hoop No. 5 is not required for hydrostatic load. It is used to compress bottom boards together.

---

The 6'-0", 5'-2" & 4'-0" O.D. tanks have the same quantity of hoops for hydrostatic pressure as the 8'-0" O.D. tank. Max. tank height for all tanks is 4'-0"; therefore the hoop stresses in the smaller tanks is less.

CITY OF SOUTH PASADENA

Office of the City Clerk

(COPY)

November 6, 1964

Cedar Roofs Company  
2524 West Main Street  
Alhambra, California

Gentlemen:

*1921 Edgewood*

I am enclosing check for \$5.00 which is refund of the  
permit fee (Permit No. 55781), which was authorized by the  
City Council on November 4, 1964.

Sincerely,

Marjorie Merritt  
City Clerk

MM/lc  
Enclosure  
c.c. Building Department

*MM*



# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • 799-9101

PLANNING & BUILDING DIVISION

# BUILDING PERMIT

department of PUBLIC WORKS

Building Address <u>1921 Edgewood Dr.</u>			U.S.C. Edition	Type Const.	Occ. Group
Lot No.	Block	Tract	Occ. Load	F. D. Appr. Required <input type="checkbox"/>	H. D. Appr. Required <input type="checkbox"/>
Owner <u>John Hagan</u>			Grading Permit <input type="checkbox"/> Obtained <input type="checkbox"/> N.A.	Variance Required <input type="checkbox"/> Obtained <input type="checkbox"/> N.A.	
Mailing Address <u>1921 Edgewood</u>			Use Permit Required <input type="checkbox"/>	Des. Rev. Required <input type="checkbox"/>	APN
City <u>So. Pas</u>		Zip <u>91030</u>	Tel. <u>799-1216</u>		No. Bedrooms
Contractor <u>Acorn Roof</u>			Special Conditions		
Address <u>1914 Laurel St.</u>			VALUATION: \$ <u>6,386<sup>00</sup></u>		
City <u>So. Pas</u>		Zip <u>91030</u>	Tel. <u>799-2527</u>		
State Lic. & Classif. <u>220881</u>			City Lic. No. <u>D05164</u>		
Arch., Engr., Designer			Address		
Address			Tel.		
City		Zip	State Lic. No.		
Proposed Construction <u>Reroof, with F1 Red Shingles. Remove old on dwelling + detached garage</u>					
Sq. Ft. Size		No. Stories	No. Dw. Units		
New <input type="checkbox"/>	Add. <input type="checkbox"/>	Alter. <input type="checkbox"/>	Repair <input type="checkbox"/>	Demolition <input type="checkbox"/>	
F E E S			B O N D S		
PLAN CHECKING FEE (BLDG)					
PERMIT FEE			72 00		
DRAINAGE FEE					
OTHER					
Processed by <u>JJ</u>			TOTAL 72 00		
Permit No. <u>759</u>			Validation		Date <u>8/4/80</u>

**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.

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

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. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Ser. 8800, Labor Code.)

Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
 Copy is filed with the city.  Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

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.

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**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. (Sec. 3097, Civil Code.)

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant W.F. Meyer Date 8/4-80

Mailing Address 1414 Laurel St.

City, State, Zip So. Pas. 9030

INSPECTOR COPY

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 120 days.

# INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.			
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.			
<b>SWIMMING POOL/SPA</b>			
EXCAV. REINF. SETBACKS: Radius Stil., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			
<b>MISCELLANEOUS</b>			
SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER:			
RE-ROOF:	8/18/80	JS	
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

SETBACKS:

FRONT	SIDE	SIDE	FRONT
-------	------	------	-------

PLOT PLAN

STREET

PLEASE PLAN A 1" SQ. SCALE





# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • 799-9101

SEP 20 1988

~~NOVEMBER 2, 1988~~

John V. Hogan  
1921 Edgewood

South Pasadena, CA. 91030

Subject: Permit No. 3318 Issued 7-31-86  
For address: 1921 Edgewood

Dear Mr. Hogan :

Our records indicated that the above referenced Building Permit has expired by time limitation. This means that the work performed under the permit has not received its final inspection nor has an inspection of the work occurred within the last six (6) months. A permit that has not received a final inspection, after 180 days, is no longer a valid permit and the work performed to that point is not considered, by the City, to meet safety standards.

Pursuant to the Uniform Administrative Code, 1985 Ed., Section 303 (d) EXPIRATION: "Every permit issued by the building official under the provisions of the technical codes (Here the Uniform Building Code) shall expire by limitation and becomes null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half (1/2) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year."

Please contact the Building & Planning Department at (818) 799-9101 within thirty (30) days to arrange for the necessary inspection(s). If no action is taken on your part to correct this situation, the permit in question will become void.

Respectfully

*CK LaClaire*

Charles K. LaClaire,  
City Planner

**CITY OF SOUTH PASADENA**  
 1414 Mission Street • South Pasadena • California 91030 • 799-9101  
**PLANNING & BUILDING DIVISION**

**MECHANICAL PERMIT**

department of PUBLIC WORKS

Building Address 1921 #Edgewood, South Pasadena, Ca  
 Owner: John V. Hogan  
 Mailing Address 1921 Edgewood, South Pasadena, Ca  
 City So. Pasadena Zip 91030 Tel. 799-1216  
 Contractor Bryant Heating and Air Conditioning Inc.  
 Address 1350 E. Las Tunas Drive  
 City San Gabriel, CA 91776 Tel. 286-1141  
 State Lic. & Classif. EXPIRED City 21282 Lic. No. Applied for

**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.

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

- 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.
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
- I am exempt under Sec. \_\_\_\_\_, B. & P. C. for the reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. PC975952 Company Republic Indemnity  
 Copy is filed with the city.  Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

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.

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the abovementioned property for inspection purposes.

Signature of Applicant J. C. [Signature] Date 7/22/86

Mailing Address 1350 E. Las Tunas Drive  
San Gabriel, CA 91776  
 City, State, Zip \_\_\_\_\_

APPLICATION FOR A HEATING, VENTILATING, AIR-CONDITIONING OR REFRIGERATION PERMIT  
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
 TELEPHONE 799-9101 • 682-2175

**DESCRIPTION OF WORK**

- HEATING  AIR CONDITIONING  
 REFRIGERATION  VENTILATION

DESCRIBE WORK TO BE DONE

Remove existing furnace and install new furnace and air conditioner.

**NO. OF HEATING APPLIANCES (INCL. VENTS) INSTALLED, ALTERED, REPLACED, REPAIRED OR RELOCATED**

TYPE	B. T. U.
one force air furnace	100,000 btu

**NO. OF REFRIGERANT COMPRESSORS INSTALLED OR REPLACED**

QUANTITY	OVER	INCL.	ACTUAL H. P.
one	0	4hp	4hp
	20	50	
	50	UP	

VALUATION OF ABOVE WORK \$ 5379.00

P. C. FEE AND VALIDATION \$ \_\_\_\_\_

PERMIT FEE \$ 72

INVESTIGATION FEE \$ 10-

ISSUE

TOTAL FEE \$ #82.00

PROCESSED BY \_\_\_\_\_

SPEC. COND. WC 1-1-87

PERMIT NO. 003318

VALIDATION [Signature]

DATE 7-31-86

INSPECTOR COPY CONST. HRS. 8 AM - 7 PM ONLY  
 ORD NO 1582

WHEN PROPERLY VALIDATED, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON.





# 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 1921 Edgewood DR.		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Ann		
STREET ADDRESS 1921 Edgewood		
CITY S.Pas	STATE ca.	ZIP CODE 91030
PHONE NUMBER 755-9890		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON Charles Hysell		
PHONE NUMBER 626-252-5431		
CONTRACTOR'S NAME South Pasadena Roofing.		
STREET ADDRESS 715 Wound		
CITY S.Pas.	STATE ca.	ZIP CODE 91030
LICENSE CLASS C-39/C-42	LICENSE NUMBER 642207	EXPIRATION DATE 4-30-08
PHONE NUMBER 626-441-7300		
WORKER'S COMPENSATION INSURANCE COMPANY NAME State Fun.		
WORKER'S COMP. INSURANCE POLICY NUMBER 2016253-2007	EXPIRATION DATE 1-1-08	

## 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).

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: *[Signature]* Date: 5-16-07

### 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 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.

Signature: *[Signature]* Date: 5-16-07

### 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: Charles Hysell

Signature: *[Signature]* Date: 5-16-07

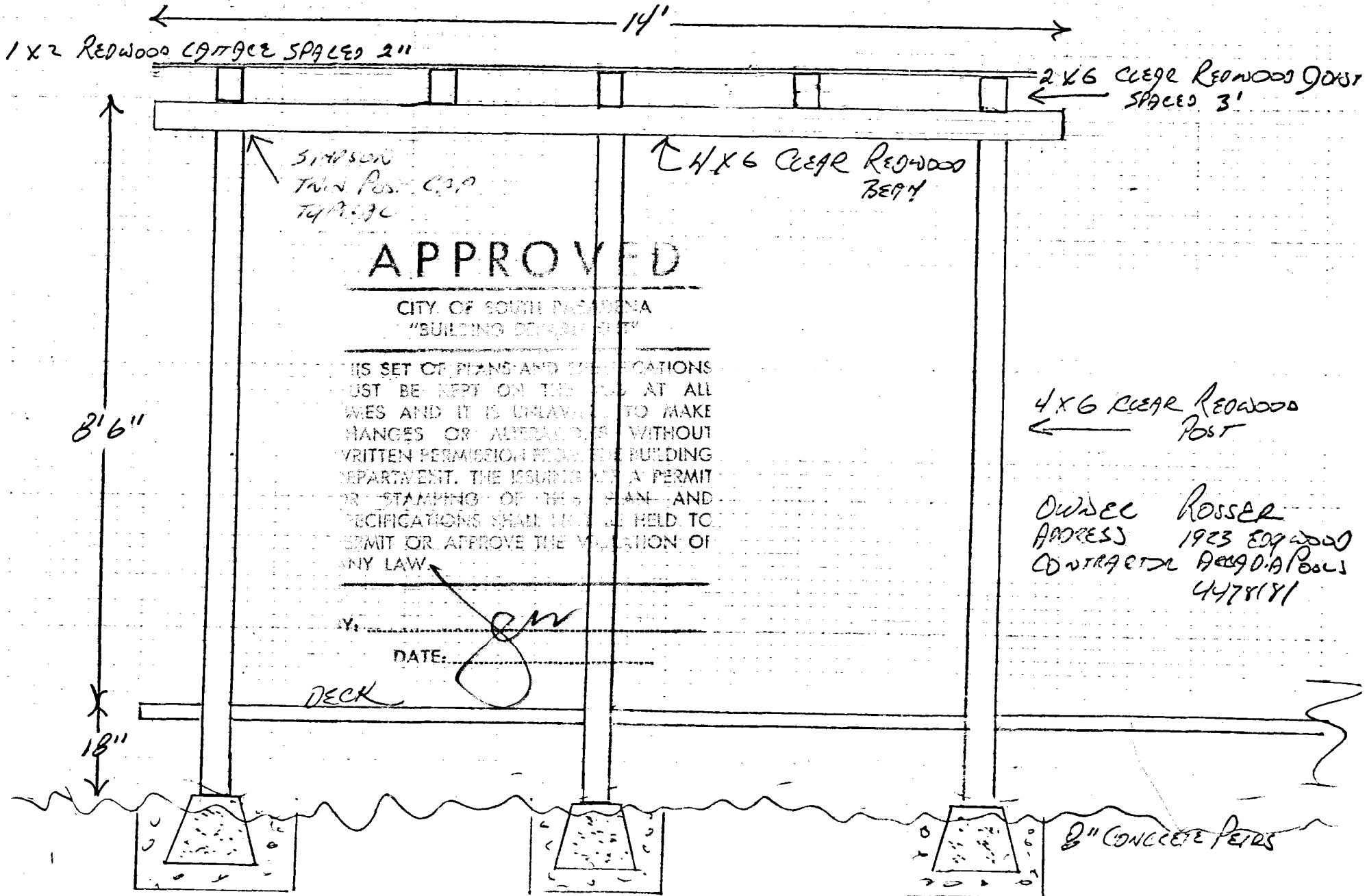
HOUSE

DESCRIPTION OF WORK		
<input type="checkbox"/> Reroof Over Existing	<input type="checkbox"/> Tear-Off and Reroof	
<input checked="" type="checkbox"/> New Plywood and Roof	<input type="checkbox"/> Metal Roof o/Existing	
<input type="checkbox"/> Other	Year Old 1/2 Sheathing, Class A Glass Cap - Class B wood Shingles (HISTORIC PROPERTY EXEMPT)	
TYPE OF STRUCTURE FROM CLASS "A" REQ.		
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> NONRESIDENTIAL	
AREA 2500	SQUARES / SQ. FT	CODE IN EFFECT
\$ 4,000.00	INITIAL VALUATION	\$ _____ REVISED VALUATION
<b>PRE-ROOF INSPECTION IS REQUIRED</b>		
<b>DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED</b>		
<b>ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE APPLICANT</b>		
BUILDING PERMIT FEE	\$	171.31
ISSUANCE FEE	\$	27.75
_____	\$	_____
_____	\$	_____
_____	\$	_____
_____	\$	_____
_____	\$	_____
RECH 151114	TOTAL	\$ 199.06
PERMIT NUMBER 20710	INITIALS MR	DATE 5-15-07
DATE OF FINAL 6/11/07	FINAL BY <i>[Signature]</i>	



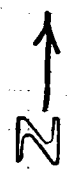
PATIO Overhang  
FRONT VIEW

1923 EDGEWOOD

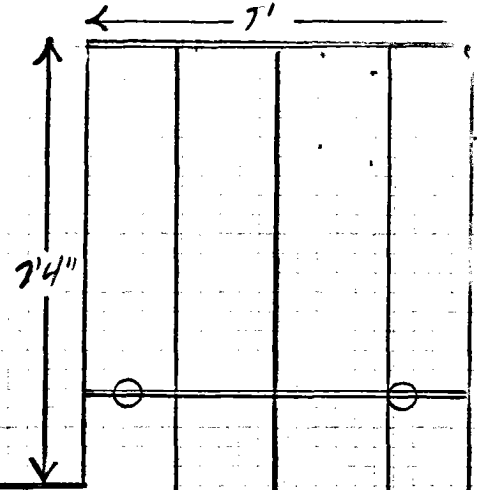


OWNER NEIL ROSSER  
ADDRESS 1923 EDGWOOD  
CONTRACTOR AREA 014 BOOKS  
4479181

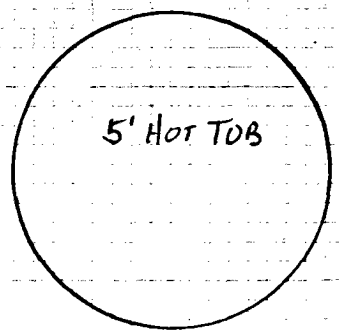
HOUSE



PLANS FOR 5' REDWOOD HOT TUB  
& REDWOOD DECKING



2x6 HEADER TO WALL



5' HOT TUB

2x6 JOISTS  
SPACED 18"

HOT TUB TO BE SET ON CONCRETE 3/4"  
SLAB OR 6" BED OF GRAVEL WITH 3  
PREFAB PARKING LOT BUMPERS.

13'6"

#46 POST FOR PATIO COVER

10x12 CONCRETE BLOCKS

4x6 STRINGERS

27"

DECK TO BE RAISED 20" ABOVE GROUND LEVEL  
NO 15' X 15' PATIO TO BE SUPPORTED BY 2x6 HEADER ON POSTS



**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 <u>1923 Edgewood Dr.</u>	
ASSESSOR PARCEL NUMBER	PARCEL
BOOK	PAGE
ADDITIONAL INFORMATION / LEGAL DESCRIPTION	
OWNER'S NAME <u>Resser Neil &amp; Kay</u>	
STREET ADDRESS <u>1923 Edgewood Dr</u>	
CITY <u>S. Pasadena</u>	STATE <u>CA</u>
PHONE NUMBER <u>(626) 695-3209</u>	ZIP CODE <u>91030</u>
PRINCIPAL DESIGNER'S NAME <u>TRUCK JUST EXCHANGE</u>	
LICENSE NO. <u>60943-6646</u>	
STREET ADDRESS <u>1607 W Burbank Blvd</u>	
CITY <u>Burbank</u>	STATE <u>CA</u>
PHONE NUMBER <u>(818) 295-3800</u>	ZIP CODE <u>91506</u>
EXPIRATION DATE <u>10-31-14</u>	
WORKER'S COMPENSATION INSURANCE COMPANY NAME <u>Truck Just Exchange</u>	
WORKER'S COMP. INSURANCE POLICY NUMBER <u>60943-6646</u>	
EXPIRATION DATE <u>10-12-13</u>	

**PLUMBING 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 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).
- 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: [Signature] Date 06-06-13

**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.

Signature: [Signature] Date 6-6-13

**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: Ara Peponyan Date 06-06-13

Signature: [Signature]

**QTY.**

**ITEM**

**FEE**

Plumbing fixtures: _____ tubs _____ lavatories _____ sinks _____ floor drains _____ floor sinks _____ showers _____ trap primers _____ clothes washers _____ dishwashers _____		
Repair or alteration of drainage and/or vent piping per fixture _____		
Interceptor(s), clarifier(s) and grease trap(s) _____		
Water pressure regulator(s) _____		
Water heater(s) including vent _____		
Water treatment equipment _____		
Gas piping system(s) with 5 or less outlets _____		
Additional gas outlet(s) per system _____		
Lawn sprinkler system(s) _____		
Fuse bibs (first 5) _____		
Backflow / sewer backwater valve(s) _____		
Water service: _____ 1/2 inch and smaller _____ 2 inch to 3 inch _____ Over 3 inches _____		
Repair or alteration of water piping per fixture, or per water-using or water-dispensing device. \$	<u>11</u>	<u>74.80</u>
Solar water heating system _____		
Connection of new sewer to existing sewer _____		
Disconnection, abandonment or repair of sewer _____		
Installation of grey water system _____		
Public or private spa _____		
Public or private swimming pool _____		
_____		
_____		
_____		
_____		
_____		
_____		
Subtotal _____		<u>74.80</u>
Plan Checking Fee _____		
Additional Plan Checking Fee _____		
Plan Maintenance Fee _____		
Permit Insurance Fee _____		<u>27.90</u>
Total Permit Fee _____		<u>102.70</u>

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER <u>#363399</u>	INITIALS <u>SD</u>	DATE <u>6/6/13</u>
DATE OF FINAL <u>6/19/13</u>	FINAL BY <u>Mike GMA</u>	







**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 <u>1923 Edgewood Dr.</u>	
ASSESSOR PARCEL NUMBER	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION	
OWNER'S NAME <u>Rosser Neil K Kay</u>	
STREET ADDRESS <u>1923 Edgewood Dr.</u>	STATE <u>CA</u>
CITY <u>S. Pasadena</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>(626) 695-3209</u>	LICENSE NO.
STREET ADDRESS	
CITY	STATE
PHONE NUMBER	ZIP CODE
CONTACT PERSON <b>BUILDING AND SAFETY</b>	
PHONE NUMBER	
CONTRACTOR'S NAME <u>Repipe Pro</u>	
STREET ADDRESS <u>1607 W Burbank Blvd</u>	STATE <u>CA</u>
CITY <u>Burbank</u>	ZIP CODE <u>91030</u>
LICENSE CLASS <u>C 36</u>	LICENSE NUMBER <u>695725</u>
PHONE NUMBER <u>(818) 295-3800</u>	EXPIRATION DATE <u>10-31-14</u>
WORKER'S COMPENSATION INSURANCE COMPANY NAME <u>Truck Ins. Exchange</u>	
WORKER'S COMP INSURANCE POLICY NUMBER <u>B0943-66-46</u>	EXPIRATION DATE <u>10-12-13</u>

**PLUMBING 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 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).

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: [Signature] Date: 06-18-13

**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.

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Signature: [Signature] Date: 06-18-13

**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: Aradh Date: 06-18-13

Signature: [Signature]

QTY.

ITEM

FEE

Plumbing fixtures: _____ water closets _____ tubs		
lavatories _____ sinks _____ floor drains		
floor sinks _____ showers _____ trap primers		
clothes washers _____ dishwashers		
Repair or alteration of drainage and/or vent piping per fixture	<u>114.10</u>	\$
Interceptors, clarifier(s) and grease traps(s)		\$
Water pressure regulator(s)		\$
Water heater(s) including vent		\$
Water treatment equipment		\$
Gas piping system(s) with 5 or less outlets		\$
Additional gas outlet(s) per system		\$
Drains in a rain water system		\$
Lawns sprinkler system(s)		\$
Hose bibs (first 5)		\$
Backflow / sewer backwater valve(s)		\$
Water service: _____ 1 1/2 inch and smaller		\$
_____ 2 inch to 3 inch _____ Over 3 inches		\$
Repair or alteration of water piping per fixture, or per water-using or water-dispensing device		\$
Solar water heating system		\$
Connection of new sewer to existing sewer		\$
Disconnection, abandonment or repair of sewer		\$
Installation of grey water system		\$
Public or private spa		\$
Public or private swimming pool		\$

Subtotal	\$	<u>114.10</u>
Plan Checking Fee	\$	
Additional Plan Checking Fee	\$	
Plan Maintenance Fee	\$	
Permit Issuance Fee	\$	<u>27.90</u>
Total Permit Fee	\$	<u>142.00</u>

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER <u>#0363471</u>	INITIALS <u>ES</u>	DATE <u>6/13/13</u>
DATE OF FINAL	INITIALS	DATE
<u>6/14/13</u>	<u>[Signature]</u>	<u>[Signature]</u>



**PROJECT DESCRIPTION**

NEW ADDITION:  
 PROPOSED FIRST FLOOR ADDITION:  
 KITCHEN AND FAMILY ROOM ADDITION, 151 SF

FIRST FLOOR DEMOLITION:  
 DEMO PART OF BACK BEDROOMS TO ACCOMMODATE  
 NEW FAMILY ROOM, 32 SF

PROPOSED SECOND FLOOR ADDITION: 933 SF  
 TOTAL ADDITION: 1052 SF

PROPOSED RENOVATION:  
 PROPOSED FIRST FLOOR RENOVATION:  
 KITCHEN, LAUNDRY, BEDROOM & BATH ONE, 1003 SF

EXISTING HOUSE IS 3 BEDROOMS AND 1 BATH: 1,515 SF  
 AFTER RENOVATION, HOUSE WILL BE 4 BEDROOMS AND 4 BATHROOMS, 2,567 SF

\* NO NEW LANDSCAPING IS PROPOSED.

**PROJECT LOCATION**

1921 EDGEWOOD DRIVE,  
 SOUTH PASADENA, CA 91030

---

**PROPERTY INFORMATION**

ASSESSORS PARCEL NUMBER: 5320-029-006  
 LEGAL DESCRIPTION: TRACT # 362 W 45 FT OF LOT 23  
 ZONING: RS-6  
 TYPE OF CONSTRUCTION: VB  
 OCCUPANCY GROUP: R-3; SINGLE FAMILY RESIDENCE  
 YEAR BUILT: 1925

**DEVELOPMENT STANDARDS**

ZONE : RS-6  
 LOT SIZE : 7,444 SF

EXISTING FLOOR AREA RATIO:  
 MAXIMUM FLOOR AREA: 35% LOT AREA OR 2,605 SF  
 = 2,605 - 1,515  
 = 1,090 SF  
 ADDITIONAL ALLOWED FAR

FLOOR AREA:	EXISTING	DEMO	PROPOSED	TOTAL
DETACHED GARAGE	(369 SF)			(EXEMPT 369 SF)
FIRST FLOOR:				
NEW KITCHEN & FAM. RM. ADDITION	1,515 SF	(- 32 SF) *	151 SF	1,634 SF
SECOND FLOOR:				
NEW SECOND FLOOR ADDITION	0 SF		933 SF	933 SF
TOTAL:	1,515 SF	(- 32 SF)	1084 SF	2,567 SF < 2,605 SF PROPOSED FLOOR AREA : 34%

\* SEE AS-BUILT / DEMOLITION & PROPOSED PLANS FOR AREAS THAT ARE BEING DEMOLISHED.

EXISTING LOT COVERAGE:  
 MAXIMUM LOT COVERAGE 50% LOT AREA OR 3,722 SF

LOT COVERAGE:	EXISTING	DEMO	PROPOSED	TOTAL
(E) HOUSE FIRST FLOOR	1,515 SF	(-32 SF)	151 SF	1,634 SF
DETACHED GARAGE	367 SF			367 SF
(E) COVERED FRONT PORCH	52 SF			52 SF
(E) OVERHANG AT FRONT	5 SF			5 SF
(E) PORTE-COCHERE	189 SF			189 SF
NEW COVERED BACK PORCH	148 SF		151 SF	148 SF
TOTAL :	2,276 SF	(- 32 SF)	151 SF	2,395 SF < 3,722 SF PROPOSED LOT COVERAGE : 32%

MAXIMUM HEIGHT: 35'-0"

**SETBACKS:**

SIDE YARD : 10% LOT WIDTH OR 4'-6"  
 3'-11" EXISTING EAST (NO CHANGE)  
 9'-6" EXISTING WEST (NO CHANGE)

REAR YARD : 20'-0"  
 51'-0" EXISTING (NO CHANGE)

FRONT YARD: 20'-0"  
 49'-7" EXISTING (NO CHANGE)

**PROJECT DIRECTORY**

OWNER : BEN THOMPSON  
 1921 EDGEWOOD DRIVE  
 SOUTH PASADENA, CA 91030

ARCHITECT : KAJER ARCHITECTS  
 1730 BONITA VISTA DRIVE  
 LA CANADA, CA 91011  
 626/795-6880

**SHEET INDEX**

A0	PROJECT INFO, SHEET INDEX
A0.1	TOPOGRAPHIC SITE SURVEY
A0.2	PROPOSED SITE PLAN
A1	EXISTING FIRST FLOOR / DEMOLITION PLAN
	PROPOSED FIRST FLOOR PLAN
A2	PROPOSED SECOND FLOOR PLAN
A3	EXISTING ROOF PLAN
	PROPOSED ROOF PLAN
A4	EXISTING & PROPOSED NORTH & SOUTH ELEVATIONS
A5	EXISTING & PROPOSED WEST ELEVATIONS
A6	EXISTING & PROPOSED EAST ELEVATIONS
A7	PROPOSED SECTIONS
A8	PROPOSED SECTIONS
A9	MATERIALS
A10	SITE PHOTOS
A11	RENDERINGS

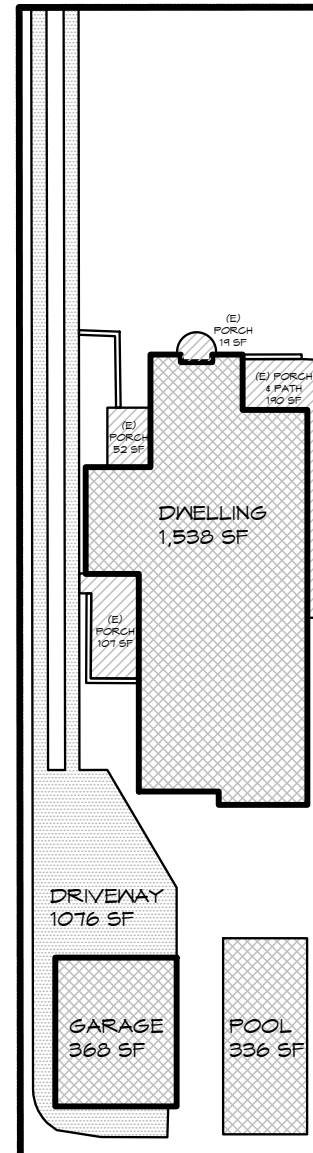
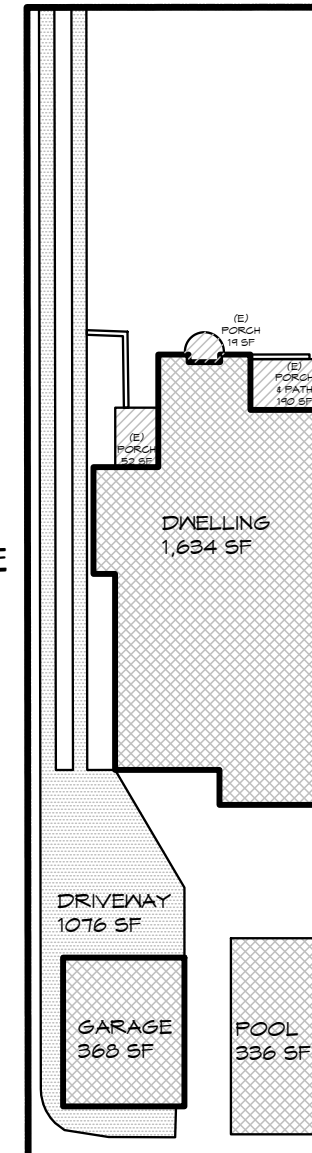
**NOTES:**

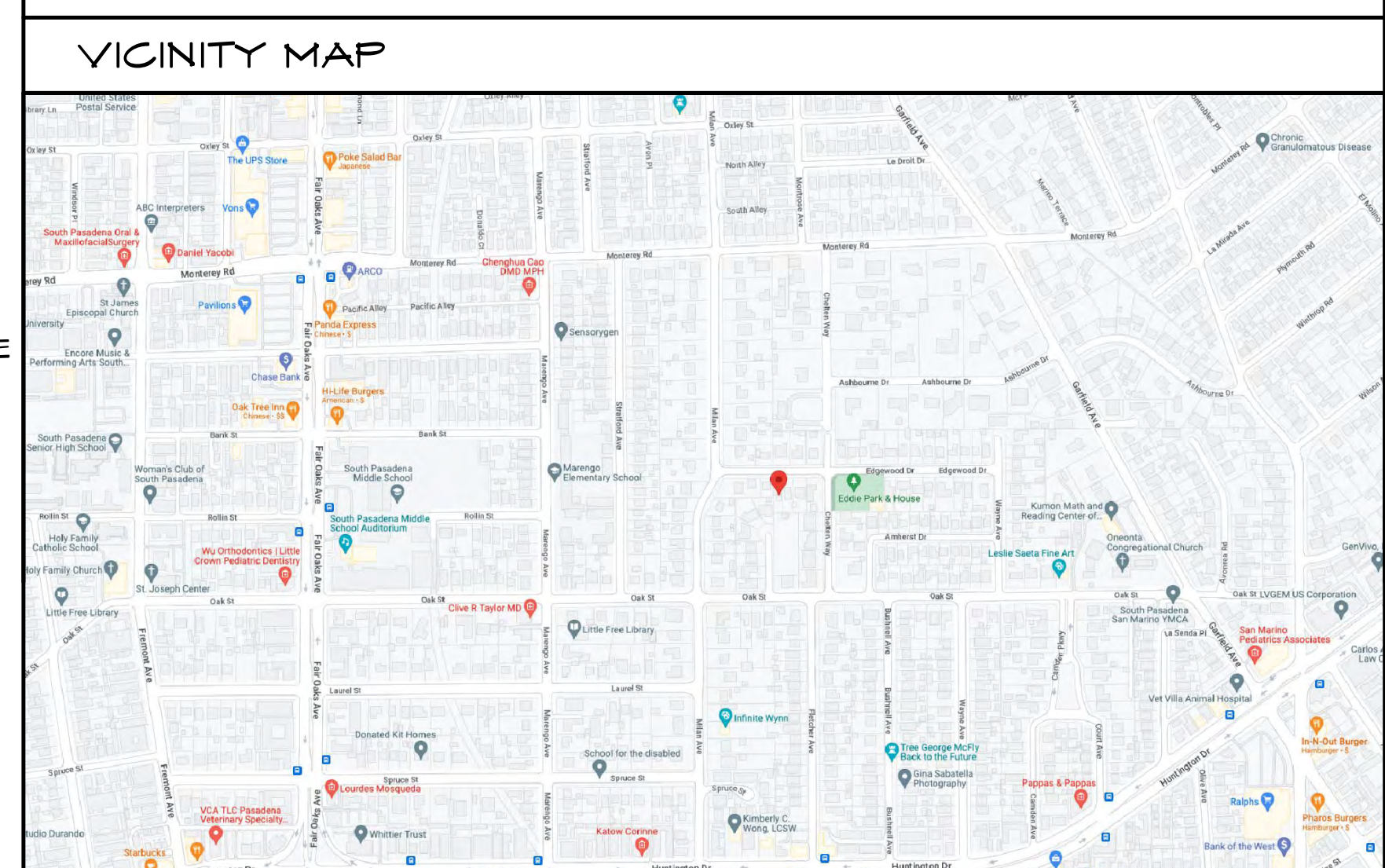
PROJECT IS SUBJECT TO THE FOLLOWING CODES:

2022 CALIFORNIA BUILDING CODE (VOLUME 1 & 2)  
 2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

And any additional code modifications and/or amendments by the City of South Pasadena, 2023

**HARDSCAPE CALCULATIONS**

 <p>LOT AREA: 7,444 SF        (E) NET LOT AREA: 7,444 SF        DWELLING : - 1,538 SF        GARAGE : - 368 SF        POOL : - 336 SF        = 5,202 SF</p> <p>EXISTING IMPERVIOUS SURFACES:        DRIVEWAY 1,076 SF        PATIOS &amp; WALKS 368 SF        TOTAL : 1,444 SF        = 1,444 / 5,202        = 27.7 %        (E) HARDSCAPE</p>	 <p>LOT AREA: 7,444 SF        (N) NET LOT AREA: 7,444 SF        DWELLING : - 1,634 SF        GARAGE : - 368 SF        POOL : - 336 SF        = 5,106 SF</p> <p>PROP. IMPERVIOUS SURFACES:        DRIVEWAY 1,076 SF        PATIOS &amp; WALKS 261 SF        TOTAL : 1,337 SF        = 1,337 / 5,106        = 26.2 %        (N) HARDSCAPE</p>
---	--



**SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA. THIS SURVEY MAP, CONSISTING OF ONE SHEET REPRESENTING A SURVEY MADE UNDER MY SUPERVISION, THE MAP SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHER RESTRIC- TIONS, SETBACK OR STREET WIDENING DATA IF APPLICABLE.

**BENCH MARK**

THE FINISHED FLOOR ELEVATION WAS USED AS BENCH MARK FOR THIS SURVEY. ASSUMED ELEVATION=100.00'

**LEGAL DESCRIPTION**

LOT 23 TRACT NO. 362 M.B. 14-184

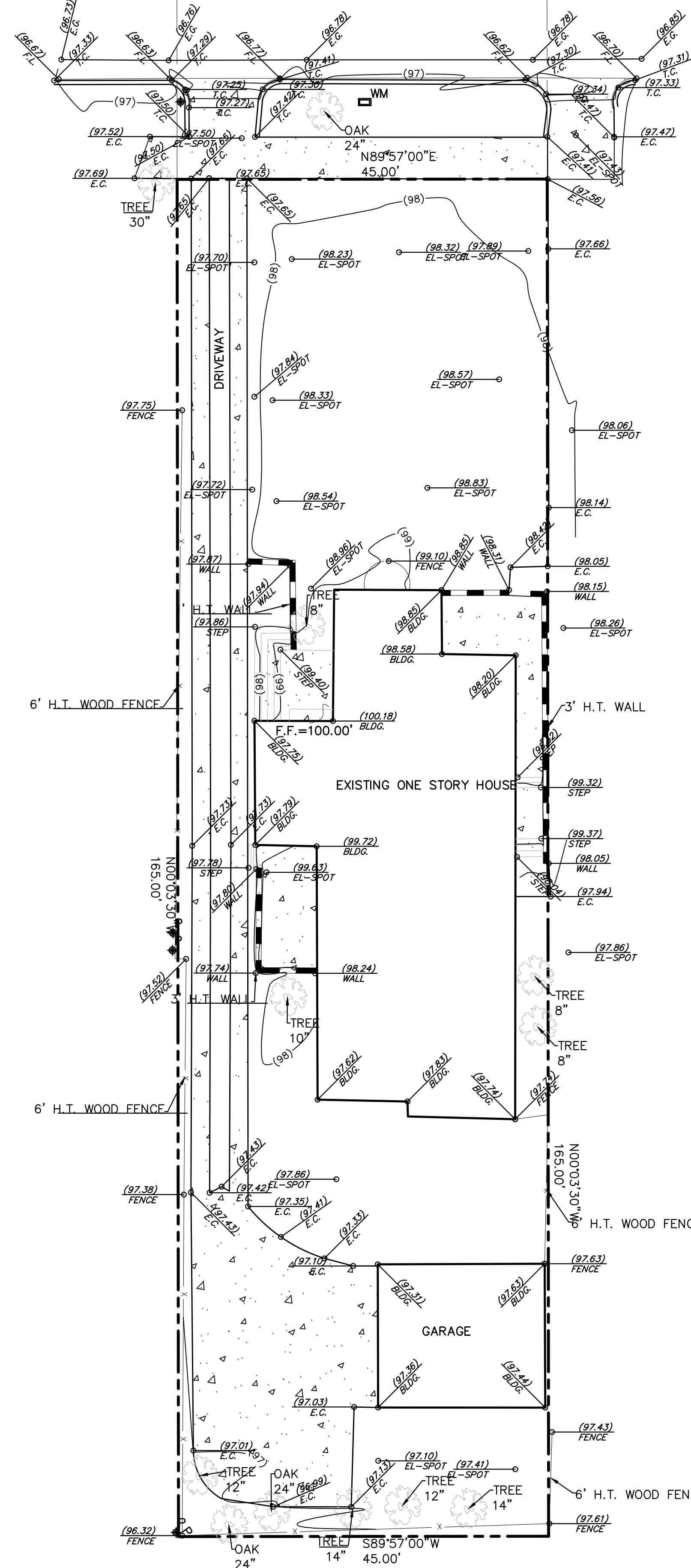
**ASSESSOR PARCEL NUMBER**

5320-029-006

F.D. N&T  
PER TIE  
PWFB  
1524-1179

F.D. N&T  
PER TIES  
PWFB  
1524-676

EDGEWOOD DRIVE  
272.31' 30' 30" 45.00' 225.17'

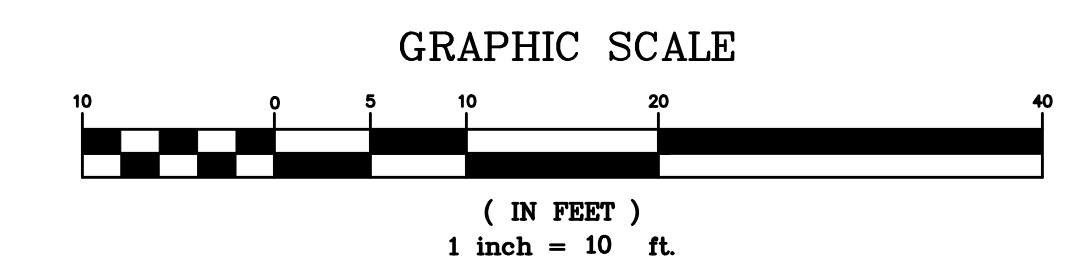
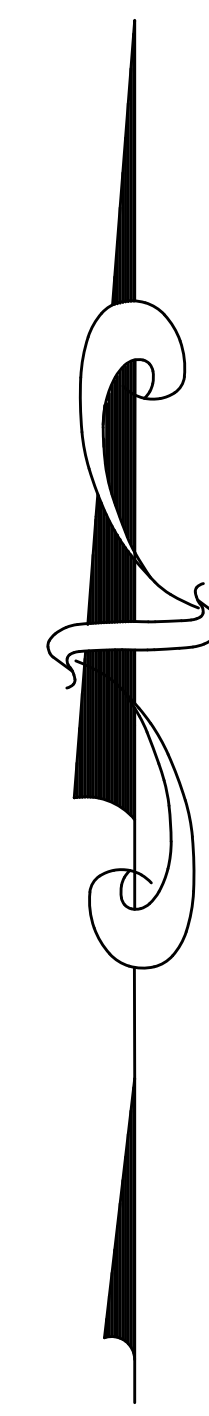


**LEGEND:**

- F.L. FLOWLINE
- F.F. FINISHED FLOOR
- T.C.B. TOP OF CATCH BASIN
- T.C. TOP OF CURBS
- P.A. PLANTING AREA
- T.G. TOP OF GRADE
- E.G. EDGE OF GUTTER
- W.M. WATER METER
- BLDG. BUILDING CORNER
- EL-SPOT SPOT ELEVATION
- B.W. BACK OF SIDEWALK
- INV. INVERSE ELEVATION
- I.V. IRRIGATION CONTROL VALVE
- W.M. WATER METER
- W.V. WATER VALVE
- A.C. EDGE OF ASPHALT
- EDISON EDISON ELECTRICAL UTILITY
- ELEC. B. ELECTRIC BOX
- ELEC. M. ELECTRIC METER

- 760.00 T.C. TOP OF CURB ELEVATION
- 759.50 F.L. FLOWLINE ELEVATION
- 760.0 SPOT ELEVATION
- T.C. ELEVATION DESCRIPTION
- 762 CONTOUR MAJOR
- CONTOUR MINOR

- MB MAILBOX
- FH FIRE HYDRANT
- SIGN
- ELEC ELECTRIC PULLBOX
- WM WATER METER
- CLEANOUT
- POST
- GTE TELEPHONE MANHOLE
- WATER VALVE
- STRUCTURAL COLUMN
- STREET LIGHT
- CB CATCH BASIN
- TS TRAFFIC SIGNAL PULLBOX
- ENTRANCE GATE
- FLOW LINE
- FENCE LINE
- BUILDING LINE
- PROPERTY LINE
- CONCRETE BLOCK WALL
- TREE
- AIR COND.
- GAS METER

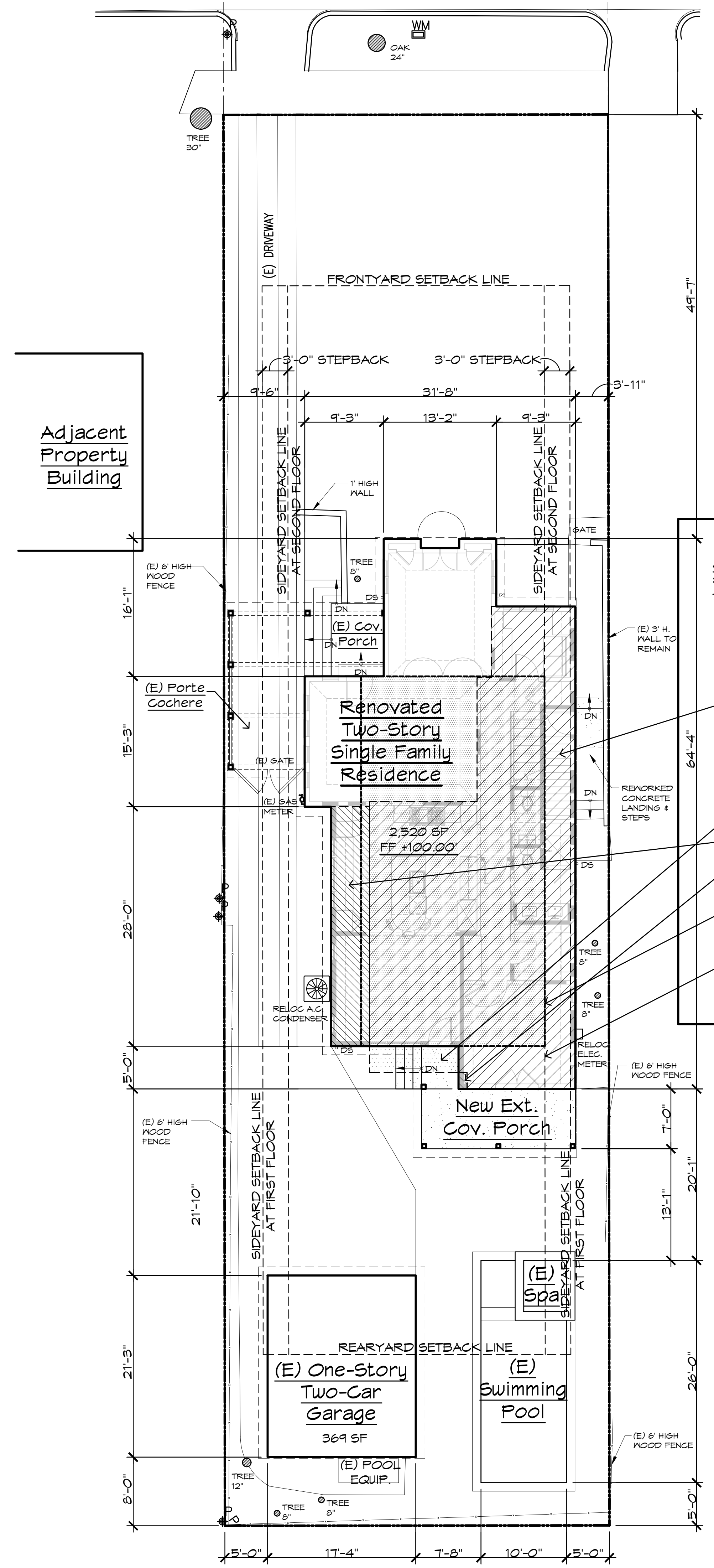


**CALCIVIC ENGINEERING GROUP**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 CIVIL / STRUCTURAL / LAND SURVEYING  
 2100 PASEADENA WAY, PASADENA, CALIFORNIA 91101  
 TEL. (651) 798-2828 FAX (651) 798-8644  
 E-MAIL calcivic@earthlink.net

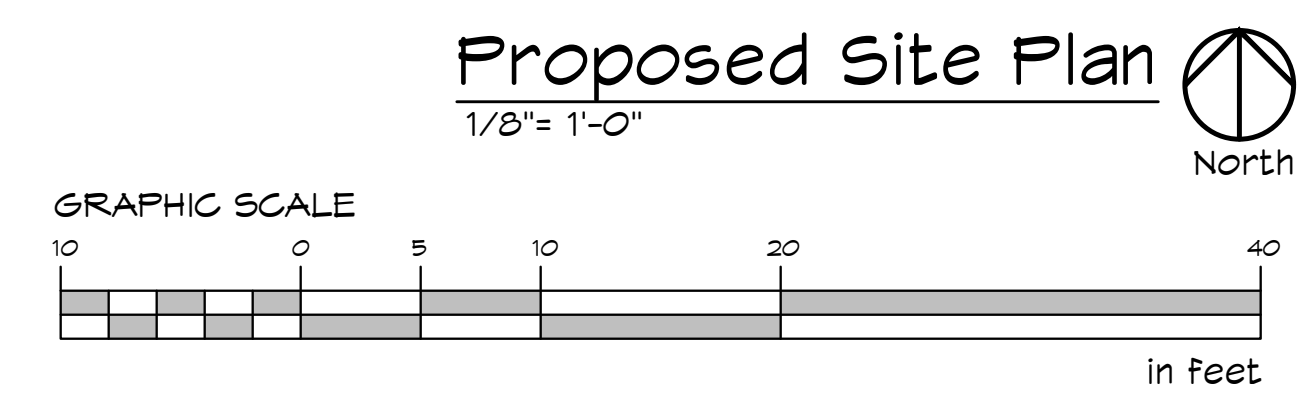
**TOPOGRAPHIC SURVEY**  
 1921 EDGEWOOD DRIVE  
 SOUTH PASADENA, CALIFORNIA

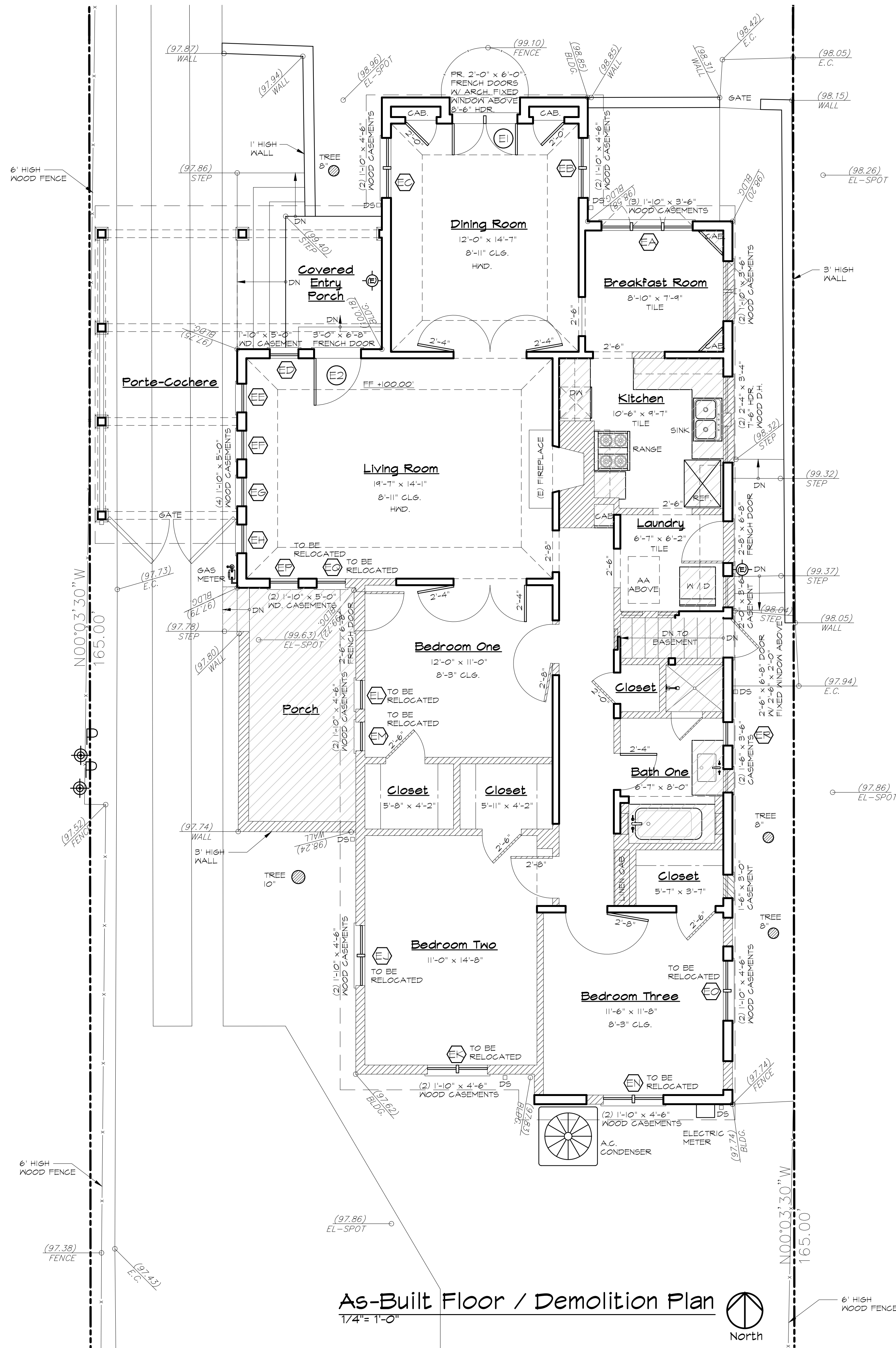
CHECKED BY I.C.  
 DRAWN BY J.V.  
 PLAN SCALE 1" = 10'  
 DATE 09/13/2022  
 JOB NO. 200119

SHEET NO.  
**1**  
 OF 1 SHTS



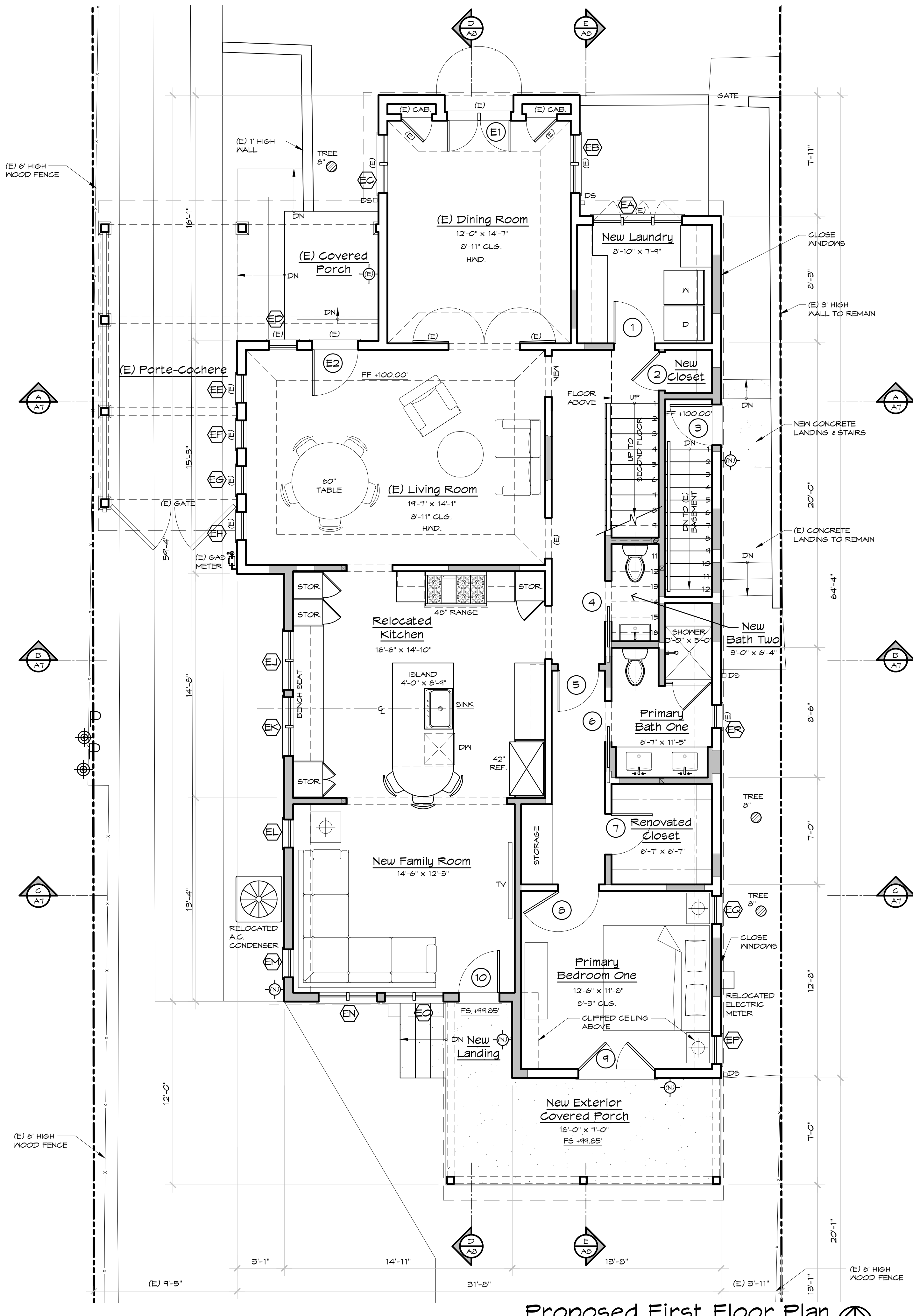
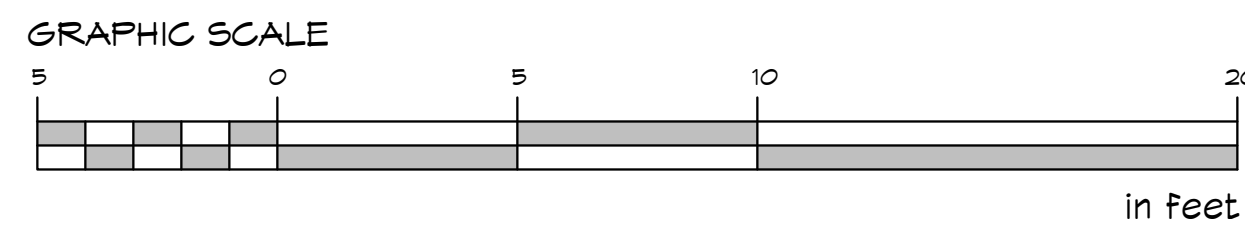
-  PROPOSED KITCHEN, LAUNDRY, BEDROOM & BATH ONE RENOVATION ON FIRST FLOOR (1,003 SF)
-  FIRST FLOOR DEMOLITION AREA - 32 SF
-  PROPOSED FIRST FLOOR ADDITION + 151 SF
-  NEW SECOND FLOOR ADDITION + 933 SF
-  NEW COVERED BACK PATIO + 148 SF





**As-Built Floor / Demolition Plan**  
1/4" = 1'-0"

- LEGEND**
- EXISTING WALLS TO REMAIN
  - EXISTING WALLS / AREAS TO BE REMOVED



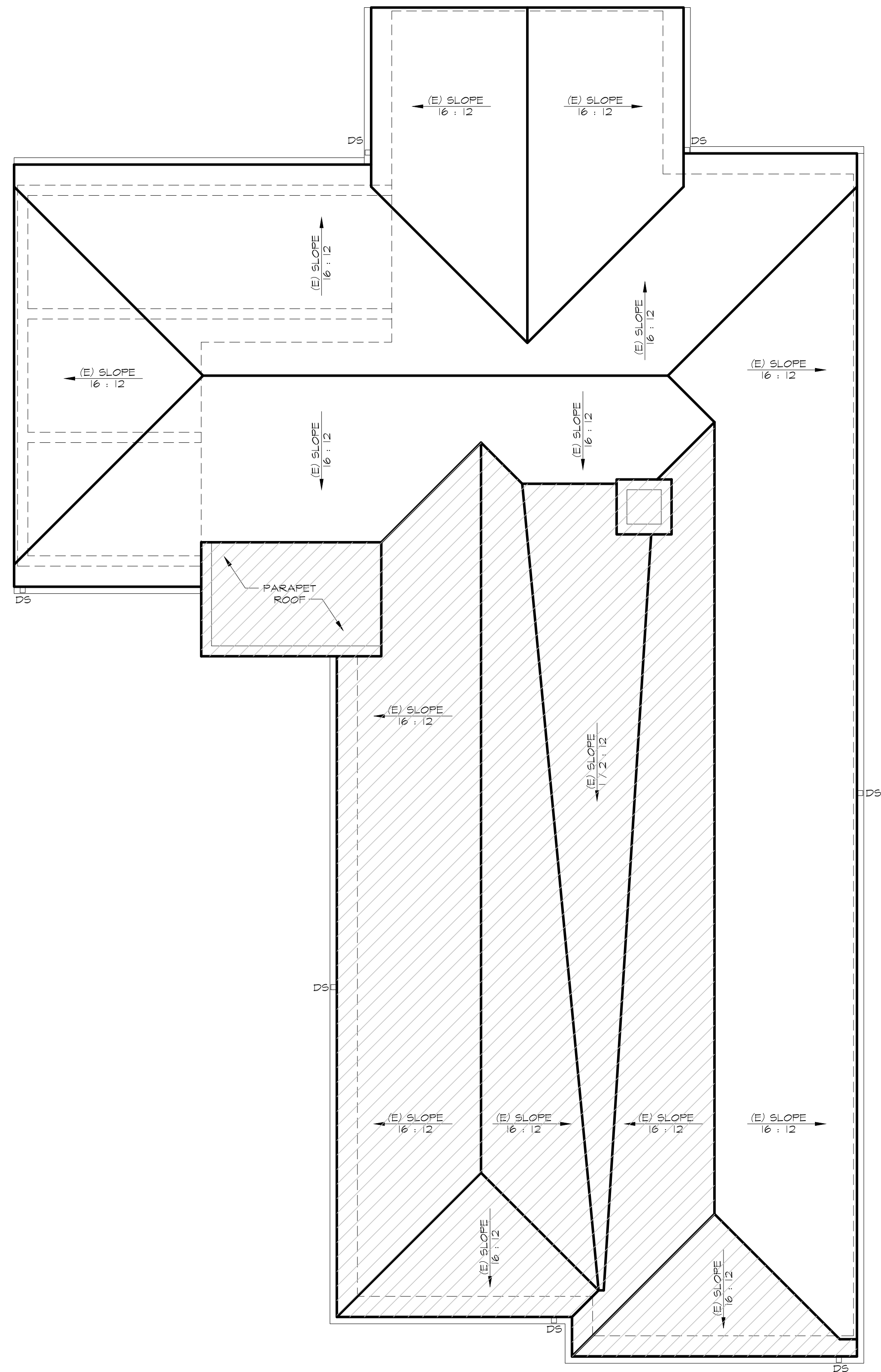
**Proposed First Floor Plan**  
1/4" = 1'-0"

- LEGEND**
- EXISTING WALL TO REMAIN
  - NEW WALL/PARTITION 2x4 STUDS AT 16" O.C.
  - (E) LIGHT FIXTURE
  - NEW LIGHT FIXTURE

FIRST FLOOR: 1,634 SF  
SECOND FLOOR: 493 SF  
TOTAL: 2,567 SF





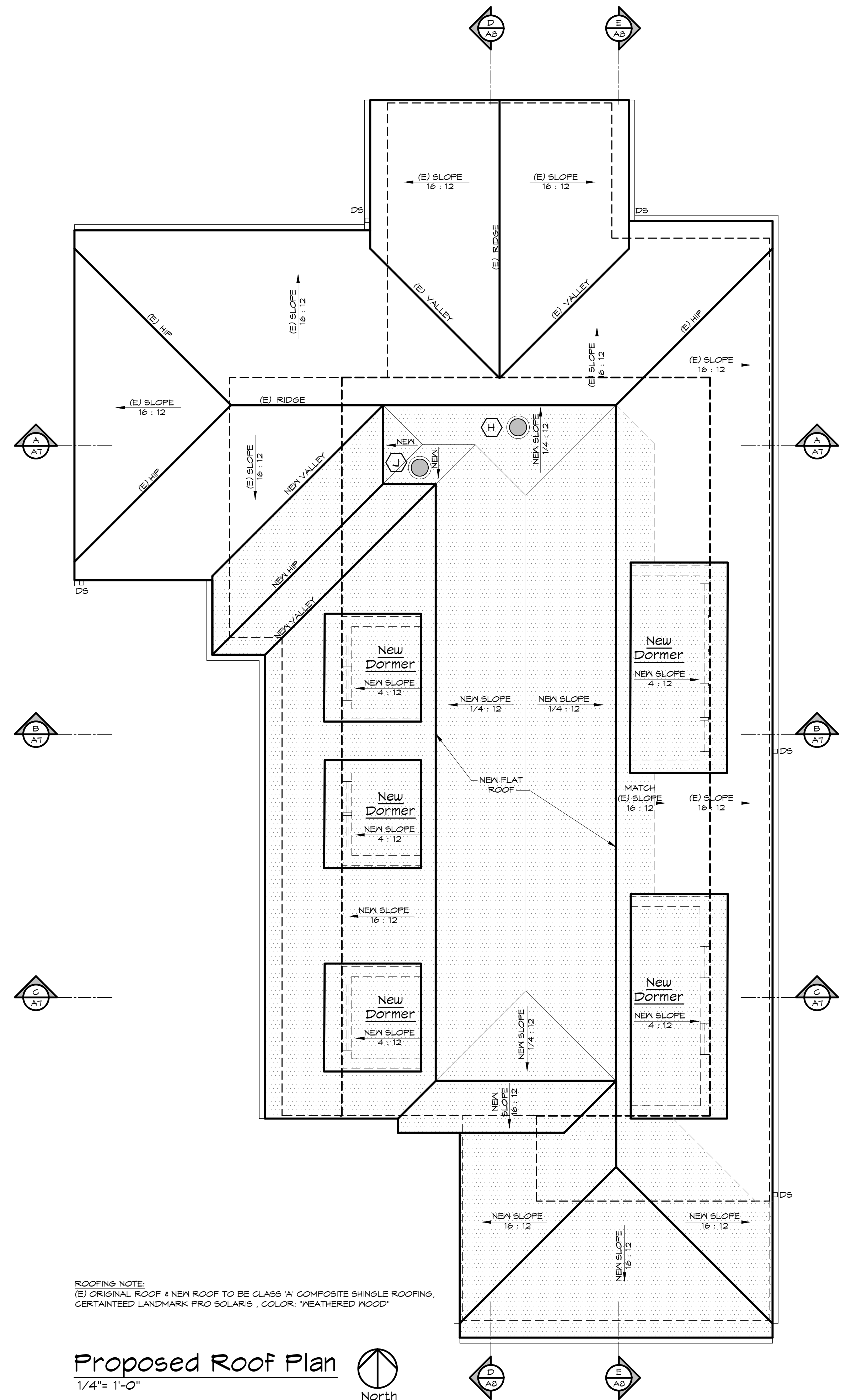


Existing Roof Plan  
1/4" = 1'-0"



LEGEND

- EXISTING ROOF TO BE REMOVED
- EXISTING ROOF TO REMAIN

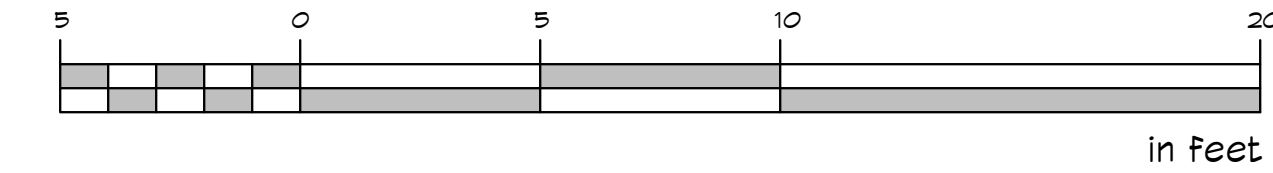


ROOFING NOTE:  
(E) ORIGINAL ROOF & NEW ROOF TO BE CLASS 'A' COMPOSITE SHINGLE ROOFING, CERTANTEED LANDMARK PRO SOLARIS, COLOR: 'WEATHERED WOOD'

Proposed Roof Plan  
1/4" = 1'-0"



GRAPHIC SCALE

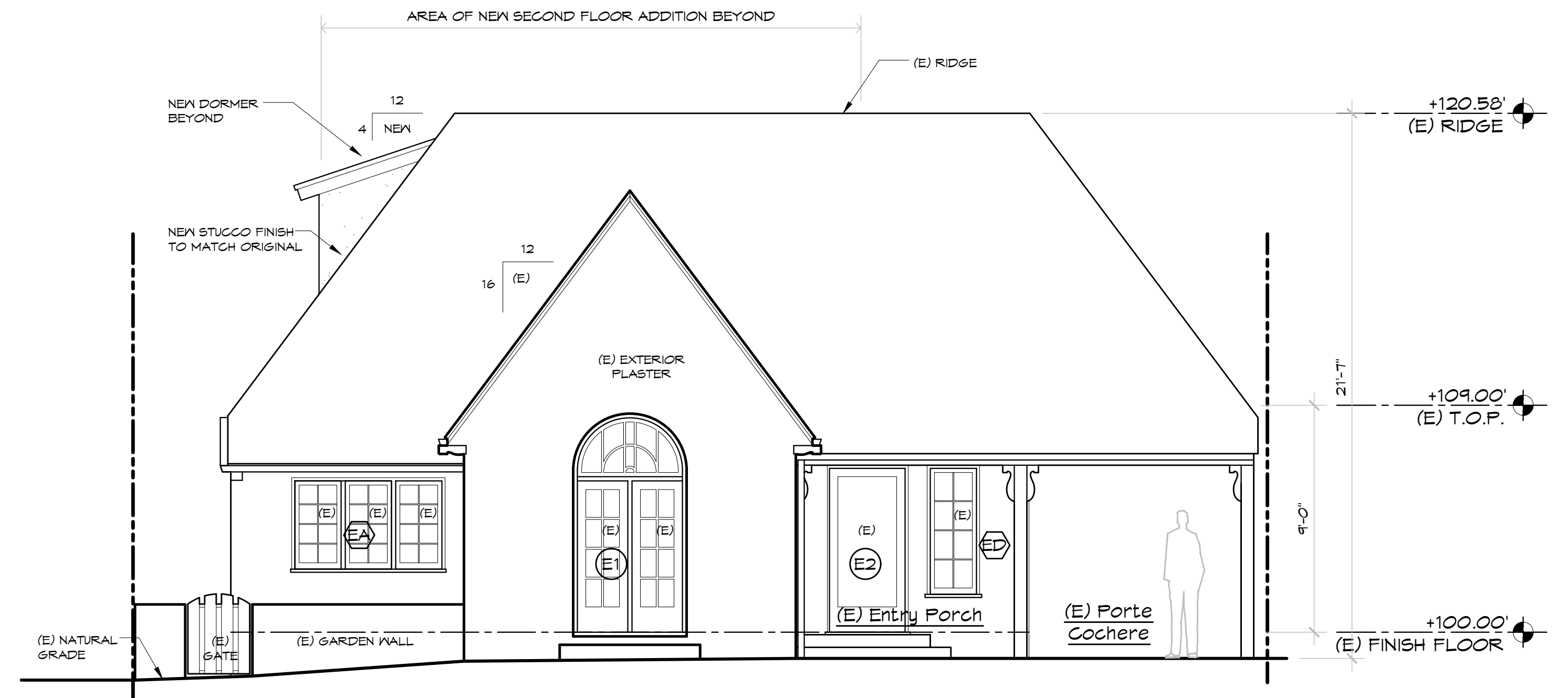


LEGEND

- EXISTING ROOF TO REMAIN
- NEW ROOF AREA



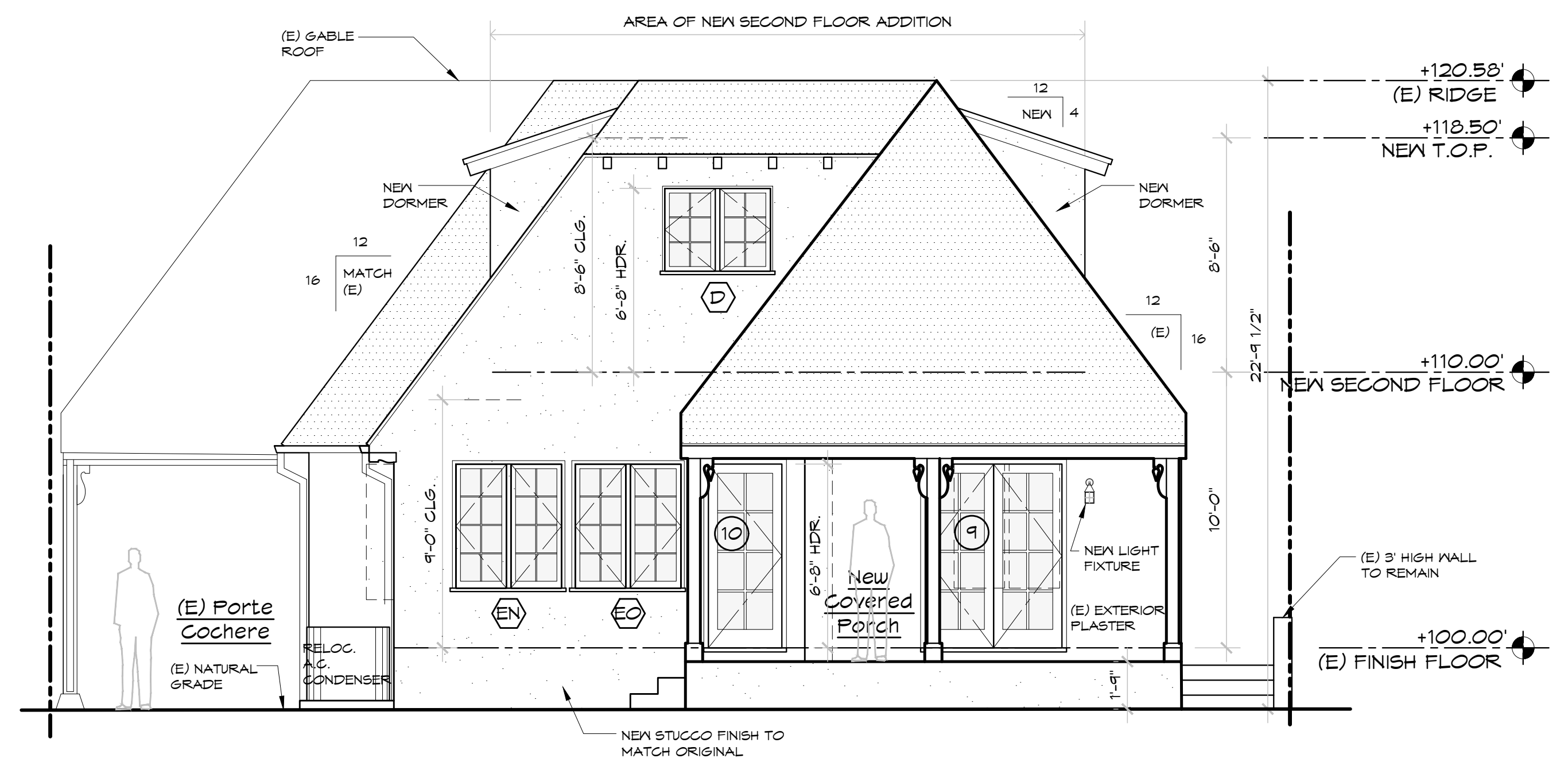
Existing North Elevation  
1/4" = 1'-0"



Proposed North Elevation  
1/4" = 1'-0"



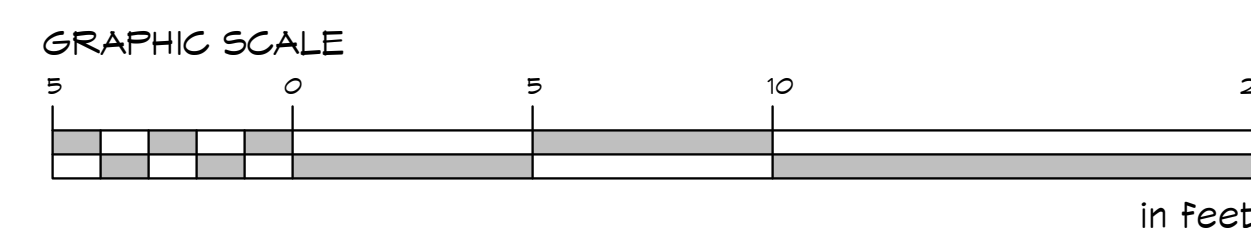
Existing South Elevation  
1/4" = 1'-0"



Proposed South Elevation  
1/4" = 1'-0"

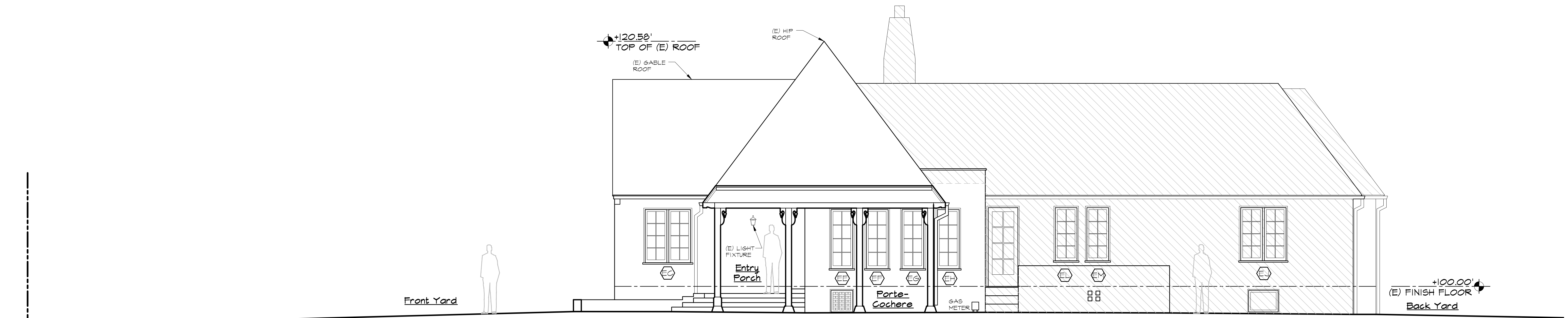
**LEGEND**

	EXISTING WALL & ROOF TO REMAIN
	EXISTING WALL & ROOF TO BE REMOVED



**LEGEND**

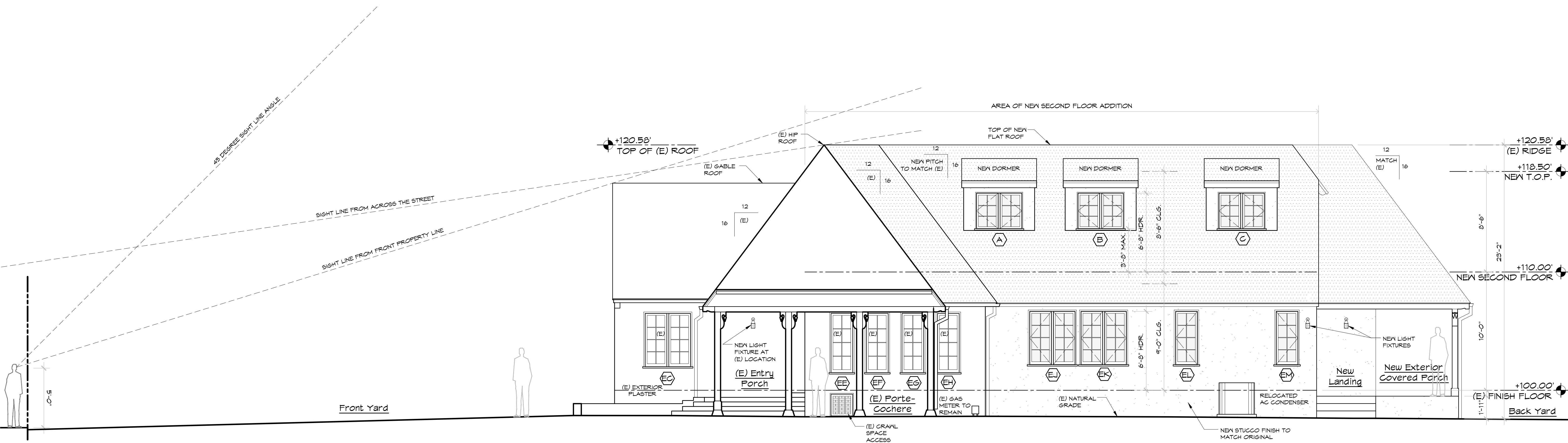
	EXISTING WALL & ROOF TO REMAIN
	NEW WALL TO HAVE NEW STUCCO TO MATCH ORIGINAL
	NEW ROOF AREA



Existing West Elevation  
1/4" = 1'-0"

**LEGEND**

[Solid line]	EXISTING WALL & ROOF TO REMAIN
[Hatched area]	EXISTING WALL & ROOF TO BE REMOVED

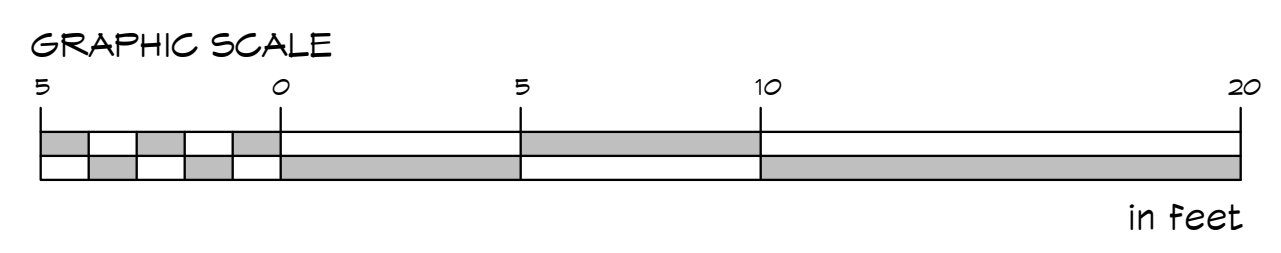


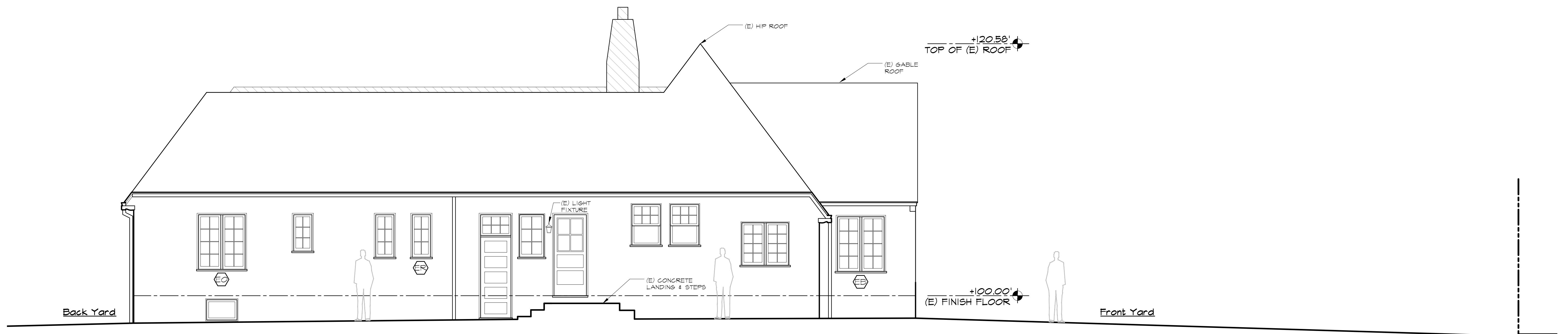
Proposed West Elevation  
1/4" = 1'-0"

**ROOFING NOTE:**  
(E) ORIGINAL ROOF & NEW ROOF TO BE CLASS 'A' COMPOSITE SHINGLE ROOFING, CERTAINTED LANDMARK PRO SOLARIS, COLOR: 'WEATHERED WOOD'

**LEGEND**

[Solid line]	EXISTING WALL & ROOF TO REMAIN
[Dotted area]	NEW WALL TO HAVE NEW STUCCO TO MATCH ORIGINAL
[Hatched area]	NEW ROOF AREA

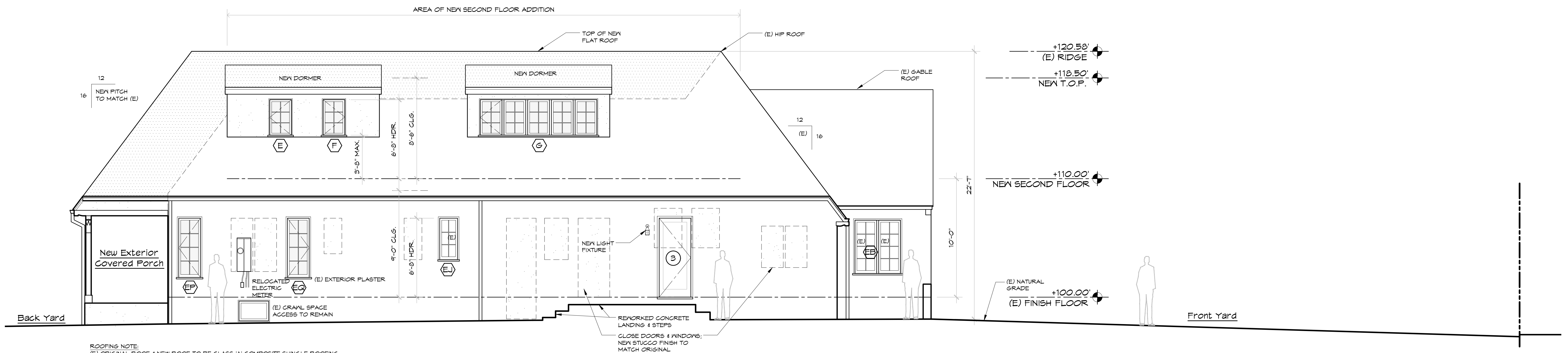




Existing East Elevation  
1/4" = 1'-0"

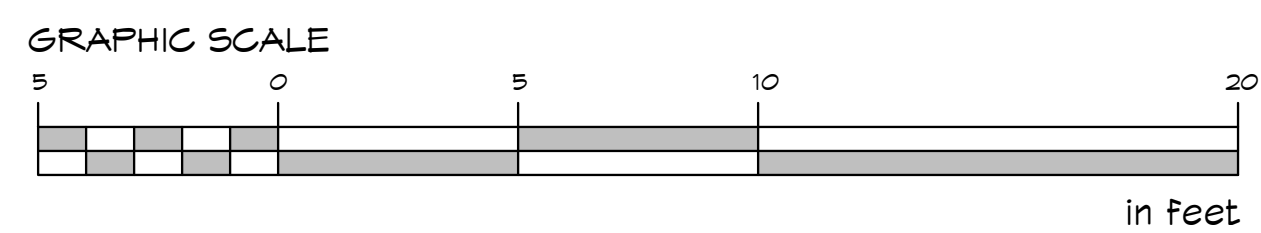
**LEGEND**

	EXISTING WALL & ROOF TO REMAIN
	EXISTING WALL & ROOF TO BE REMOVED



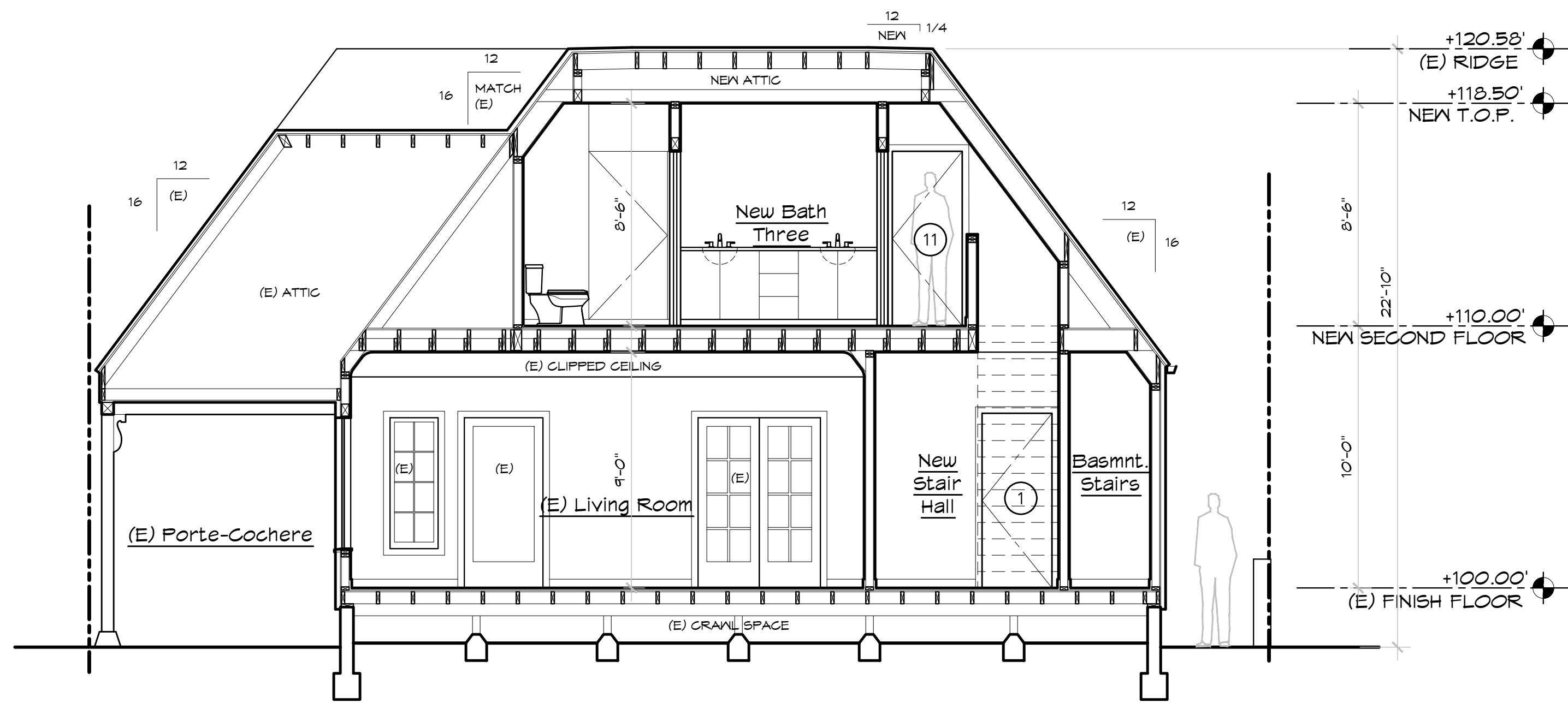
Proposed East Elevation  
1/4" = 1'-0"

ROOFING NOTE:  
(E) ORIGINAL ROOF & NEW ROOF TO BE CLASS 'A' COMPOSITE SHINGLE ROOFING, CERTAINTED LANDMARK PRO SOLARIS, COLOR: 'WEATHERED WOOD'

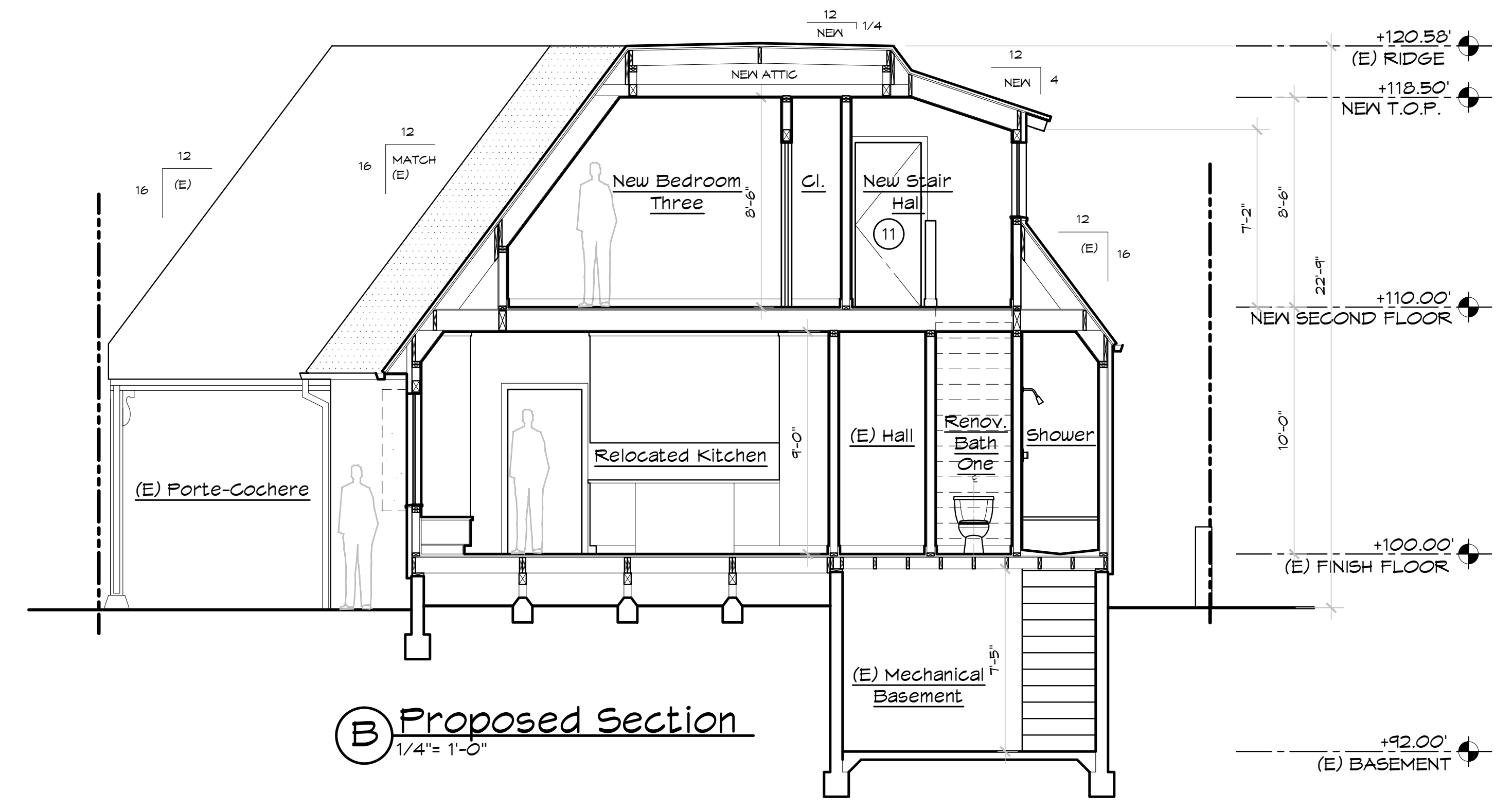


**LEGEND**

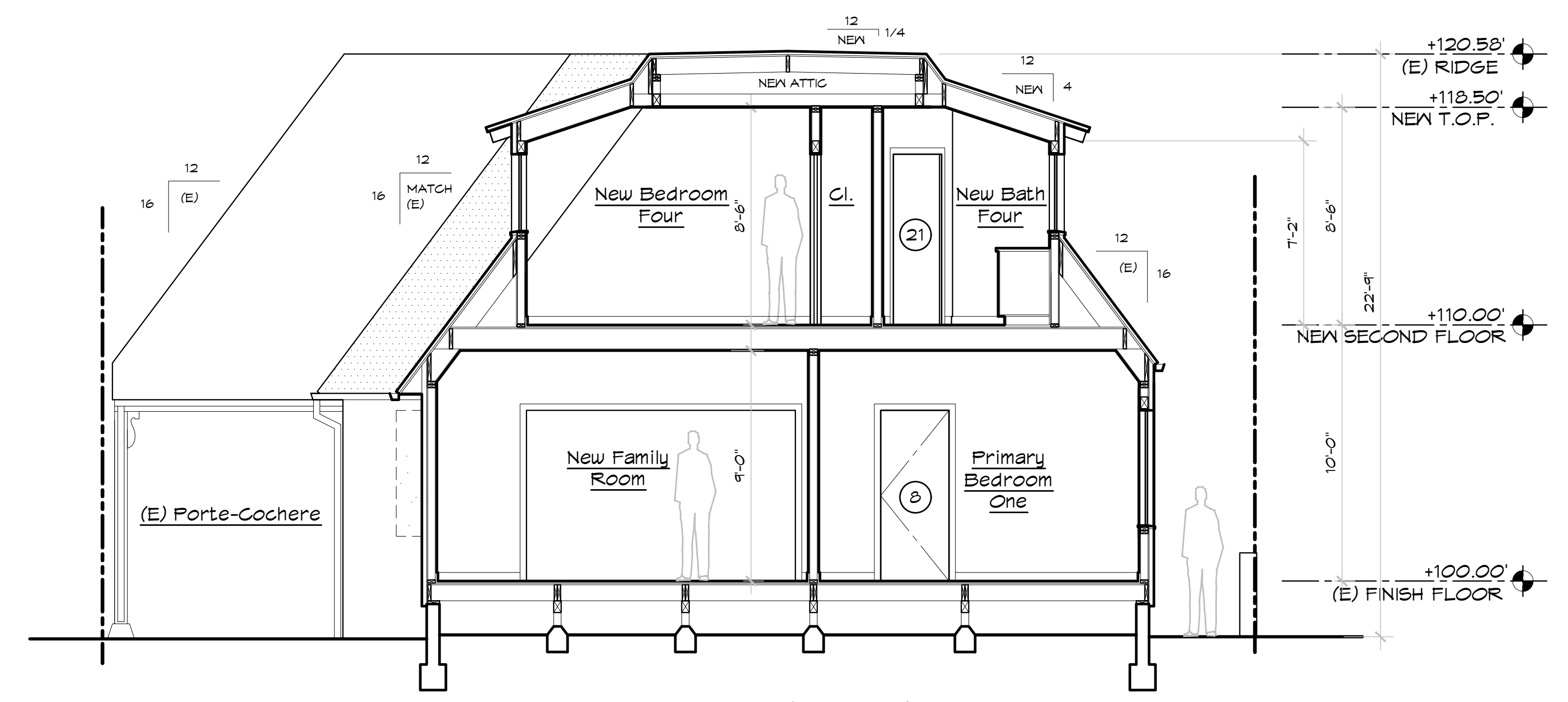
	EXISTING WALL & ROOF TO REMAIN
	NEW WALL TO HAVE NEW STUCCO TO MATCH ORIGINAL
	NEW ROOF AREA



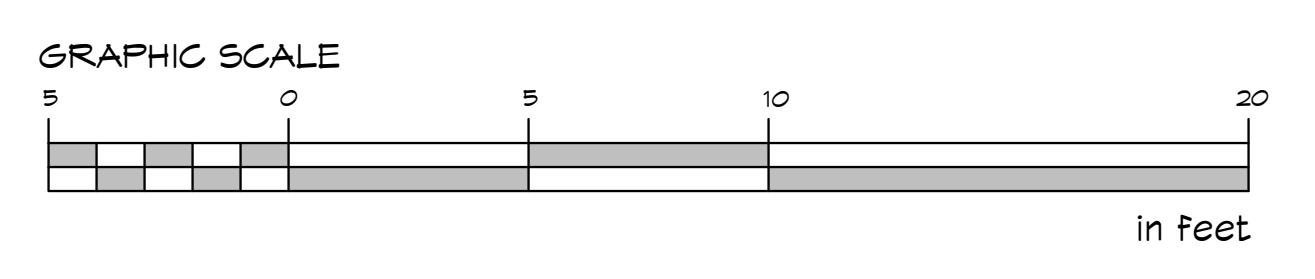
**A Proposed Section**  
1/4" = 1'-0"



**B Proposed Section**  
1/4" = 1'-0"



**C Proposed Section**  
1/4" = 1'-0"



**LEGEND**

	EXISTING WALL & ROOF TO REMAIN
	NEW WALL TO HAVE NEW STUCCO TO MATCH ORIGINAL
	NEW ROOF AREA

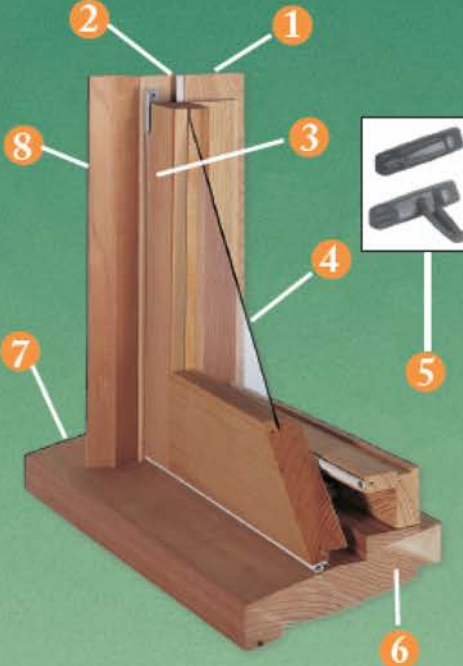
## Casement Windows



Equally, our casement window has undergone the same evolution as the double hung window. Exact engineering features make it one of the leading casement windows on the market today. Tested to meet our high standards, and yours. Old world French paired casements also add to the charm of this traditional window. Truly one of the best.

### Exclusive Features:

- 1 Full 4-1/8" or 4-1/2" Jamb (Wider Jamb Optional)
- 2 Completely Weatherstripped with Bulb Weatherseal to Form a Double Weatherstripped System for Added Performance
- 3 Sash is a Full 1-3/8" Thick in VG Douglas Fir
- 4 Shown in Single Glazed. Insulated Glass Optional. (Other Options are Available)
- 5 Truth® Entry Guard Hardware
- 6 One Piece Redwood Sill
- 7 Sill Pans to Protect Against Moisture Intrusion
- 8 Wide Selection of Exterior Trim



## Bay Windows

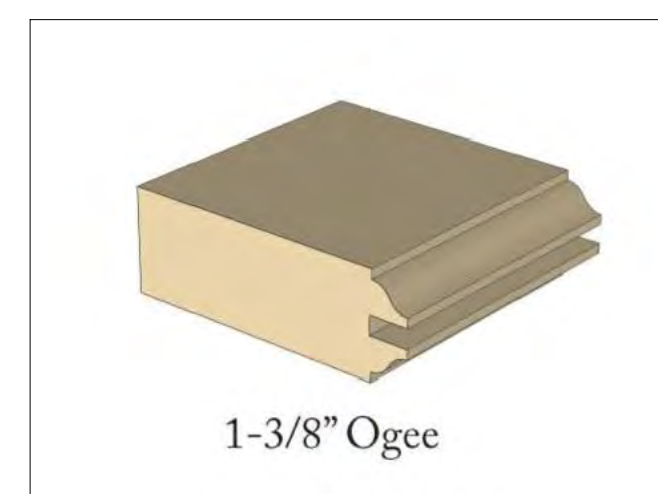


See things a little differently when you install a bay window. Built to fit your opening. Available with either casement (shown) or double hung "Flankers". No matter how you design it, it's a great way to see the world outside. Features include all the unique features of the casement and double hung units plus the head and seat is included and it's completely assembled and ready to install.



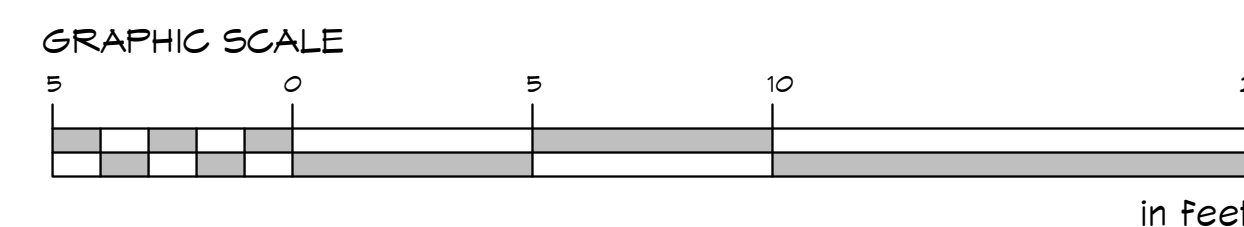
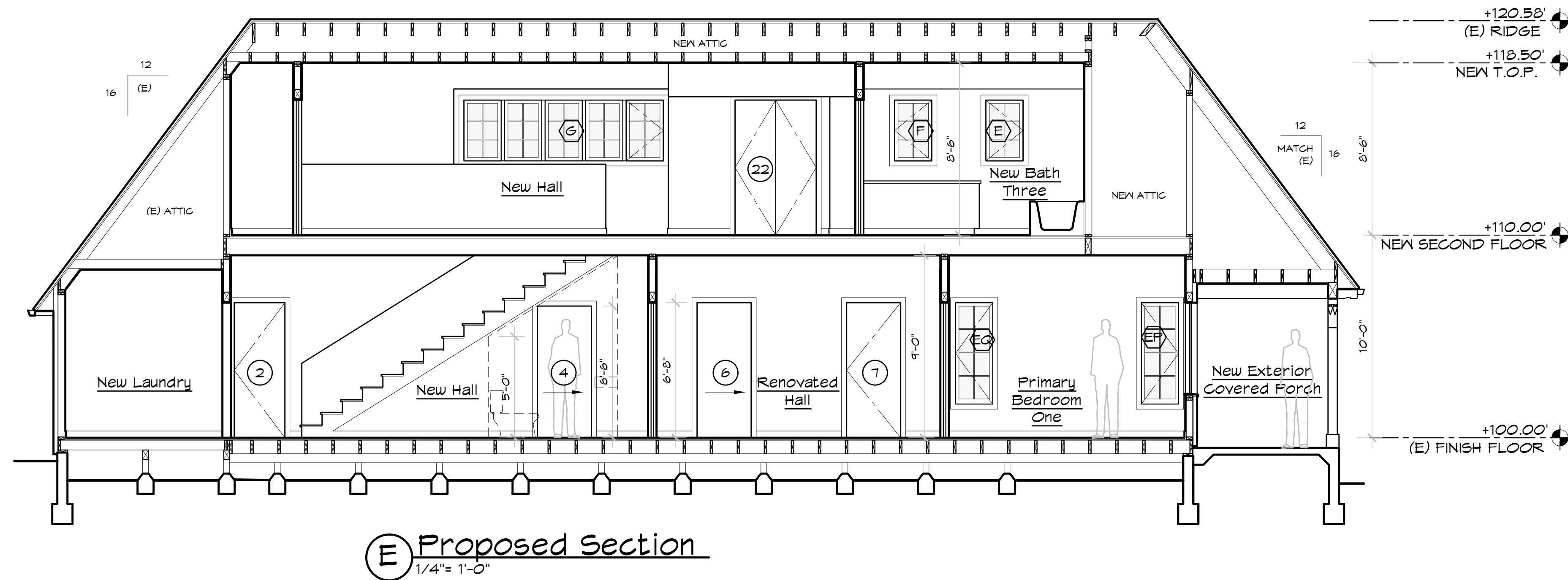
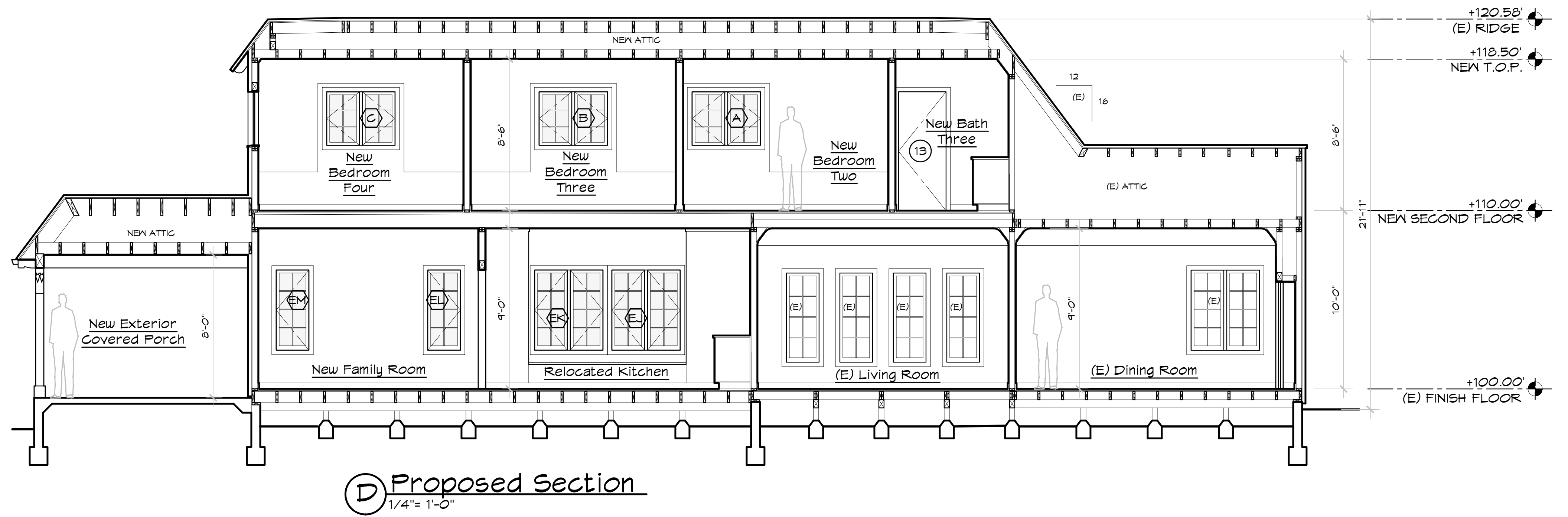
## WINDOWS

NEW CASEMENT WINDOWS TO BE:  
 PAINTED WOOD DUAL-GLAZED WITH SIMULATED DIVIDED LIGHTS, TM COBB  
 \* MULLION DIMENSION & DETAIL TO MATCH ORIGINAL CASEMENTS AS CLOSELY AS POSSIBLE  
 \* STUCCO MOULD AND WINDOW SILL DETAIL TO MATCH ORIGINAL DETAIL



## EXTERIOR DOORS

NEW EXTERIOR WOOD FRENCH DOORS TO BE:  
 PAINTED SOLID WOOD 8-LITE 1.75" THICK DOUGLAS FIR  
 DUAL-GLAZED DOORS WITH SIMULATED DIVIDED LITES: TM COBB  
 \* STICKING PROFILE OF NEW FRENCH DOORS TO RESEMBLE THE ORIGINAL DETAIL AS CLOSELY AS POSSIBLE





**RAFTER CORBEL / EAVE DETAIL**

NEW RAFTERS TO MATCH ORIGINAL EAVE DETAIL & COLOR  
 COLOR: DUNN-EDWARDS, "BLACK", DEA 002



**WOOD POST & CORBEL**

NEW CORBELS TO MATCH ORIGINAL  
 CORBEL DETAIL  
 COLOR: DUNN-EDWARDS, "BLACK", DEA 002



**ROOF**

CLASS 'A' COMPOSITE SHINGLE ROOFING  
 CERTAINTED LANDMARK PRO SOLARIS  
 COLOR: "WEATHERED WOOD"



**EXTERIOR LIGHT FIXTURES**

NEW EXTERIOR LIGHT FIXTURES TO BE:  
 BRASS LIGHT GALLERY FIXTURES



**EXTERIOR DOORS**

NEW EXTERIOR WOOD FRENCH DOORS TO BE:  
 PAINTED SOLID WOOD 8-LITE 1.75" THICK DOUGLAS  
 FIR DUAL-GLAZED DOORS  
 WITH SIMULATED DIVIDED LITES; TM COBB  
 \* MULLION DIMENSION & DETAIL TO MATCH ORIGINAL  
 FRENCH DOORS AS CLOSELY AS POSSIBLE



**WINDOWS**

NEW CASEMENT WINDOWS TO BE:  
 PAINTED WOOD DUAL-GLAZED WITH SIMULATED DIVIDED  
 LITES, TM COBB  
 \* MULLION DIMENSION & DETAIL TO MATCH ORIGINAL  
 CASEMENTS AS CLOSELY AS POSSIBLE  
 \* STUCCO MOULD AND WINDOW SILL DETAIL TO MATCH  
 ORIGINAL DETAIL



**EXTERIOR PLASTER**

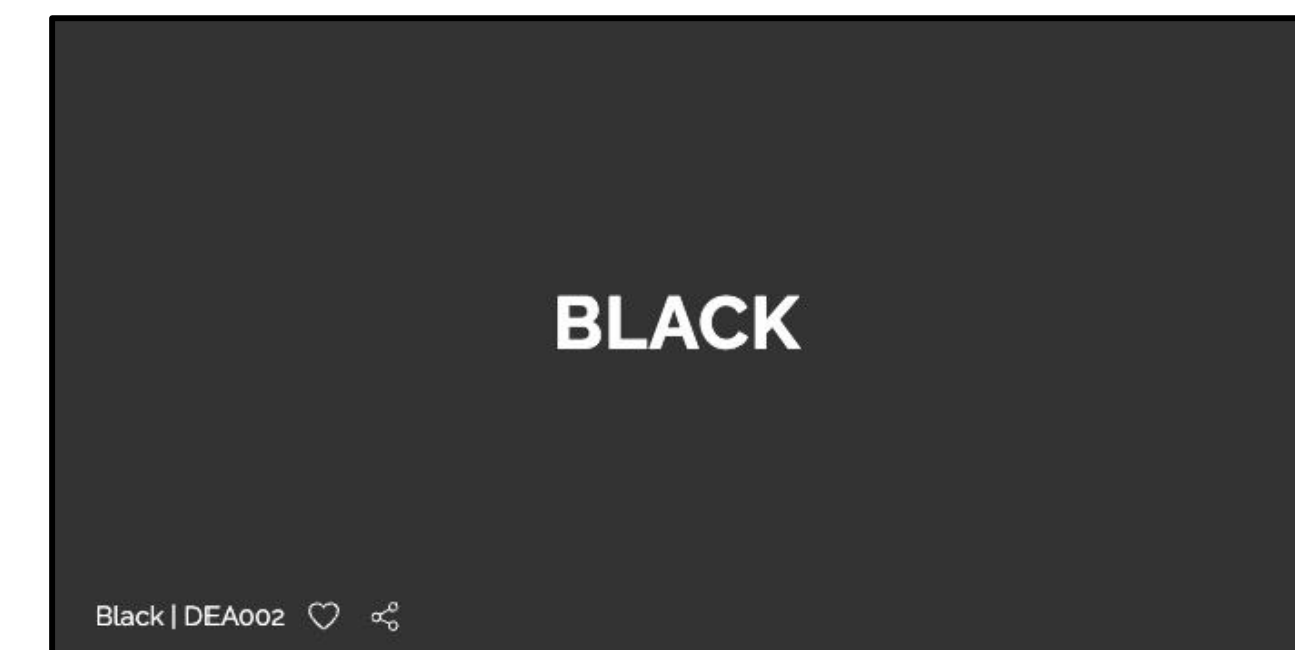
EXTERIOR PLASTER AT ALL NEW EXTERIOR WALLS TO MATCH  
 ORIGINAL HEAVY "SAND FLOAT" FINISH AT ORIGINAL HOUSE  
 COLOR: "WARM WHITE", DEN 380



DUNN-EDWARDS  
 COLOR: "WARM WHITE", DEN 380  
 PLASTER COLOR

**PAINT COLORS**

PAINTS TO MATCH ORIGINAL HOUSE



DUNN-EDWARDS  
 COLOR: "BLACK", DEA 002  
 WINDOW TRIM / CORBEL COLOR



**NORTH ELEVATION VIEW FROM FRONT YARD**

THE PRIMARY ARCHITECTURAL DEFINING FEATURE OF THE EXISTING HOUSE IS THE 16:12 / 53 DEGREE HIP ROOF. THE EXISTING RIDGE AT THE MAIN HIP VISIBLE FROM THE STREET IS +/-21'-6" FROM ADJACENT GRADE.



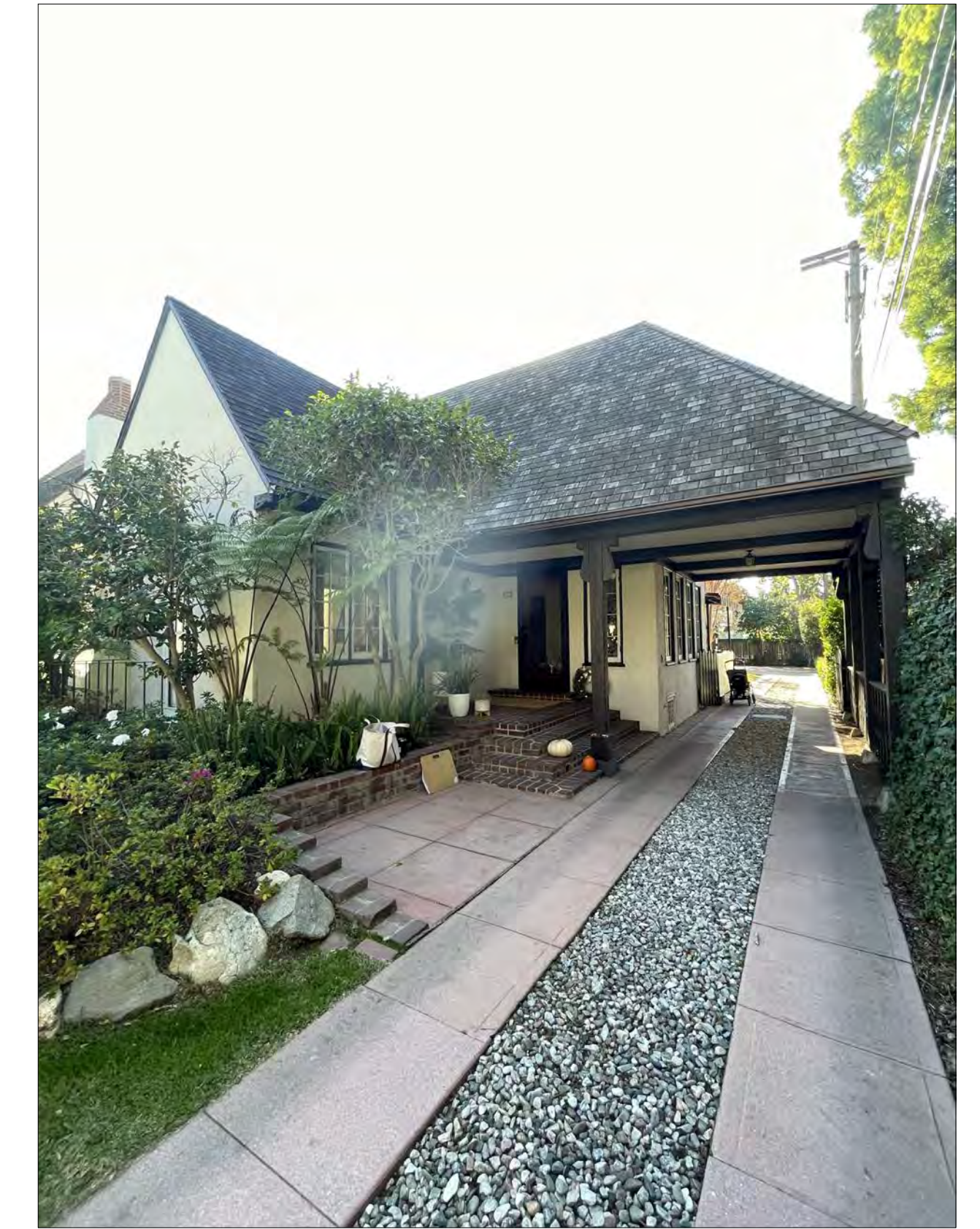
**NORTH / EAST ELEVATION VIEW FROM FRONTYARD**

THE FRONT/NORTH ELEVATION HAS ASYMMETRICAL MASSING WITH A SMALLER GABLE ROOF IN FRONT OF A PROMINENT LARGER HIP AT THE MAIN HOUSE.



**NORTH ELEVATION VIEW FROM ENTRY PORCH**

A COVERED ENTRY PORCH AT THE HOUSE ENTRY WITH THE ROOF SUPPORTED ON DARK STAINED / PAINTED WOOD POSTS, WITH UNIQUE DECORATIVE UNIQUE POST CAPS - NO CHANGE TO ENTRY AREA



**NORTH ELEVATION VIEW FROM PORTE-COCHERE**

AN ATTACHED ORIGINAL LEGAL / NON-CONFORMING PORTE-COCHERE ALSO WITH A16:12 ROOF PITCH, OVER THE EXISTING DRIVEWAY ON THE WEST SIDE SUPPORTED ON WOOD POSTS WITH DECORATIVE WOOD POST CAPS - NO CHANGE TO PORTE-COCHERE



**VIEW AT PORTE-COCHERE**

DECORATIVE MEDIUM-TEXTURE "SAND FINISH" TROWELED EXTERIOR PLASTER FINISH. ORIGINAL MULTI-LITE SINGLE-GLAZED TRUE-DIVIDED PAINTED WOOD CRANK-OUT CASEMENT WINDOWS, WHICH WILL REMAIN.



**SOUTH ELEVATION VIEW FROM BACK YARD**

MULTI-LITE SINGLE-GLAZED TRUE-DIVIDED PAINTED WOOD CRANK-OUT CASEMENT WINDOWS WILL BE RE-USED IN THE PROPOSED ADDITION.



**SOUTH ELEVATION VIEW FROM BACK YARD**

THE ADDITION WILL BE LOCATED AT THE REAR OF THE HOUSE, BEHIND THE MAIN HOUSE FAÇADE AND PORTE-COCHERE.





NORTH ELEVATION VIEW FROM THE STREET



NORTH ELEVATION VIEW FROM FRONT YARD



NORTH ELEVATION VIEW FROM PORTE-COCHERE



NORTH / EAST ELEVATION VIEW FROM FRONT YARD



EAST ELEVATION VIEW



SOUTH ELEVATION VIEW FROM BACK YARD



SOUTH ELEVATION VIEW FROM BACK YARD



NORTH / WEST ELEVATION VIEW



WEST ELEVATION VIEW

10/23/23

Certificate of Appropriateness Application

1921 Edgewood Drive, South Pasadena

Thompson Residence

Kajer Architects

Narrative:

The proposed work is a new 2-story addition at the rear of an existing 1-story 1925 Tudor Revival style home. The property is 7444 SF, and is a non-conforming small residential parcel in the Oak District Historic neighborhood. The house is a contributing structure but is not designated as historic.

The existing 1-story house is 1515 SF (3-bedrooms and 1-bathroom) and the new floor area proposed is 1084 SF, for a total of 2567 SF. When complete, the house will be 4-bedrooms and 4-bathrooms.

The house has a detached 2-car garage and a swimming pool located at the south/rear of the property.

We are adding a 2<sup>nd</sup> story addition to the house as inconspicuously as possible with no change to the primary façade.

The primary architectural defining feature of the existing house is the 16:12/53 degree hip roofs. Despite being a 1-story house, the existing roof height at the main ridge visible from the street is +/- 21'-6" from adjacent grade.

To reduce the appearance of a second floor addition, a new hip roof (to match the existing pitch) is to spring from the first floor ceiling/plate height to provide volume for new rooms ("under the roof") for the new second floor. New window dormers are proposed on the east and west sides of the house to provide required light, ventilation and emergency egress to 2<sup>nd</sup> floor bedrooms. With the new second floor within the roof volume, the proposed ridge height aligns with the main ridge at the front of the house (+/- 21'-6" from adjacent grade), and will not be visible from the front of the property. (Maximum roof height for the zone is 35'.)

The addition is located at the rear of the house behind the main house façade and porte cochere. New roof dormers allow for rooms to be inserted inside the roof volume without visible 2-story tall exterior walls except at the rear/south elevation. Roof dormers are consistent with Tudor Revival style architecture; the proposed dormers have a shed-style roof to be as low and horizontal as possible.

## Certificate of Appropriateness

### Section D: Analysis of Design Guidelines

Describe how the proposed project meets the Design Guidelines for Tudor and English Inspired Architecture.

Per the City of South Pasadena's Design Guidelines (page 18) the defining architectural characteristics of the existing house are:

1. Very steeply pitched roofs, in this instance, hip roofs with a 16:12/ 53 degree angle pitch.
2. The strong horizontal aspect of the roof eaves as a constant line at the house exterior elevations is very characteristic of hip-style roofs.
3. The front/north elevation has asymmetrical massing with a smaller gable roof in front of a prominent larger hip at the main house.
4. An attached original legal/non-conforming porte cochere also with a 16:12 roof pitch, over the existing driveway on the west side supported on wood posts with decorative wood post caps.
5. Small, upturned eaves with a decorative wood corbel on the gable ends
6. A covered entry porch at the house entry with the roof supported on dark stained/painted wood posts, with decorative unique post caps.
7. Decorative medium-texture "sand finish" troweled exterior plaster finish.
8. Multi-lite single-glazed true-divided painted wood crank-out casement windows.
9. Multi-8-lite true-divided painted wood exterior French doors.
10. The original house roof is wood shake shingles.

### Alteration to Primary Facades of Historic Residential Buildings.

1. Describe how the proposed project meets the Design Guidelines related to roof materials, form and shape.

The new 2-story addition will be located at the rear of the house with minimal impact on the front façade, front entry or porte cochere. The new hip roof and second floor massing within the roof volume is sympathetic to the original house, and the design is intended not to distract or detract from the original main front façade and porte cochere. The new roof at the rear of the house provides the volume for the new second floor area, with new dormers at the proposed second floor on the west and east elevations required for natural light and emergency egress to second floor bedrooms. Roof dormers allow for rooms to be inserted inside the roof volume without any visible 2-story tall exterior walls at the east and west elevations, except at the rear/south elevation.

The new second floor dormers are 'shed'-style dormers intended to be as inconspicuous as possible from the public right of way. The proposed dormer on the east elevation will be the most visible from the street. The proposed dormers on the west elevation are concealed from street view by the hip roof at the original porte cochere.

The existing wood shake roof on the house will be replaced with an asphalt composition shingle roof, CertainTeed Landmark Polaris asphalt shingles, a product that provides depth and dimension across the roof plane to mimic the original wood shingles.

2. Describe how the project meets the Design Guidelines related to porches and balconies.

The existing front entry porch will not be altered in any way except by replacing an exterior light fixture.

There is a new exterior porch proposed for the house, but it is located at the rear of the house not visible from the street.

The new porch will have a hip roof to match the original pitch and will be supported on new wood posts with wood corbels at the cap to match the original detail.

3. Describe how the proposed project meets the Design Guidelines regarding architectural details, windows, doors and façade treatments.

All new exterior materials will match and be sympathetic to the original house as closely as possible.

New exterior plaster will be a textured medium “sand float” finish to resemble the original finish as closely as possible.

New exterior doors will be painted wood 8-lite French doors with simulated divided lites, T.M. Cobb or better. The muntin and mullion widths of the glass lites will match the original exterior doors.

All possible existing single glazed casement windows will be relocated. Any new exterior windows will be painted multi-lite crank out casement windows with simulated divided lites, T.M. Cobb or better.

The muntin and mullion widths of the glass lites will match the original wood windows. Any new first floor windows will match the height and proportion of the original first floor windows.

At second floor dormers on the east and west elevations, new casement windows will be set as pairs or in a band, in a similar proportion and proportion to original first floor windows.

4. Describe how the proposed project meets the Design Guidelines regarding streetscape and site design.

The new 2-story addition is located at the rear of the property and will have a very minimal impact on the main front façade of the house since the new 2<sup>nd</sup> floor ridge aligns with the existing main façade ridge, and will have a very minimal impact on the main façade of the house visible from the street. Other than replacing the wood shake roof with a new asphalt composition shingle roof, no changes are proposed to the primary elevation, front entry porch or the existing porte cochere.