



**CITY OF SOUTH PASADENA  
CULTURAL HERITAGE COMMISSION**

**AGENDA  
REGULAR MEETING  
THURSDAY, JUNE 16, 2022 AT 6:30 P.M.**

**CITY 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 Council Chambers, Amedee O. "Dick" Richards, Jr., located at 1424 Mission Street, South Pasadena. Pursuant to AB 361 Government Code Section 54953, subdivision (e) (3), the Cultural Heritage Commission may conduct its meetings remotely and may be held via video conference.

The Meeting will be available:

- In Person Hybrid – City 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	Rebecca Thompson
<b>ROLL CALL:</b>	Chair	Rebecca Thompson
	Vice-Chair	Mark Gallatin
	Commissioner	William Cross
	Commissioner	Conrado Lopez
	Commissioner	Kristin Morrish
<b>COUNCIL LIAISON:</b>	Councilmember	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 City 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)**

**BUSINESS ITEM**

**2. Cultural Heritage Commission Reorganization**

**Recommendation**

Select Chair and Vice-Chair.

**PUBLIC HEARING**

- 3. 525 Floral Park Terrace, Project No. 2463-COA – A Certificate of Appropriateness** to add an 845-square-foot addition to an existing 1,434 square-foot one-story single-family residence.

**Recommendation**

Continue to a future Cultural Heritage Commission meeting date to be determined.

- 4. 1103 Hope Street, Project No. 2446-COA – A Certificate of Appropriateness** to add a 162-square-foot addition to an existing 1,097-square-foot one-story single-family residence.

**Recommendation**

Approve the Certificate of Appropriateness, subject to the conditions of approval.

**ADMINISTRATION**

- 5. Comments from City Council Liaison**
- 6. Comments from Commissioners**
- 7. Comments from Subcommittees**
- 8. Comments from South Pasadena Preservation Foundation (SPPF) Liaison**
- 9. Comments from Staff**

**ADJOURNMENT**

**10. Adjourn to the Cultural Heritage Commission regular meeting scheduled for July 21, 2022 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.*

6/9/2022

Date

*matt chang*

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Matt Chang, Planning Manager



Community Development  
Department

# Memo

DATE: June 16, 2022

TO: Cultural Heritage Commission

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Braulio M. Madrid, Associate Planner

RE: Project No. 2463-COA – Certificate of Appropriateness to add a 845-square-foot addition to the rear of an existing 1,434-square-foot one-story single-family residence with a detached garage for a property located at 525 Floral Park Terrance.

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This item was originally scheduled for the June 16, 2022 Cultural Heritage Commission. The applicant has requested to reschedule the project after the newspaper notice was posted to revise the proposed development, therefore this item will be continued to a future Cultural Heritage Commission meeting date to be determined. The project will be re-noticed with the new meeting date.



# Cultural Heritage Commission Agenda Report

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ITEM NO. 4

**DATE:** June 16, 2022

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

**PREPARED BY:** Braulio M. Madrid, Associate Planner

**SUBJECT:** **Project No. 2446-COA – A request for a Certificate of Appropriateness to add a 162 square-foot addition to an existing 1,097 square-foot one-story single-family residence located at 1103 Hope Street (APN: 5315-009-026).**

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## Recommendation

Staff recommends that the Cultural Heritage Commission approve the project, subject to the conditions of approval (**Attachment 1**).

## Background

Constructed in 1922, the subject site at 1103 Hope Street is included in the City's Inventory of Historic Resources list. The City's Inventory of Historic Resources list identifies the property as a 5D1 NRHP Status Code.

The residence is designed in the Craftsman Style, which can be identified by some character defining features such as but not limited to; its porches at front are either full or partial width of the façade, porch roof supported by square columns, sometimes tapered, and garages where present are detached and at a side or rear yard. After its original built, the existing residence went through a few modifications such as a bedroom addition that made the one-bedroom home into a two-bedroom; and other minor electrical and roofing permit (**Attachment 2**). The existing residence is comprised of the original 728 square-foot home and a bedroom addition in 1931 that totaled approximately 369 square-feet.

## Project Description

The applicant is requesting a Certificate of Appropriateness (COA) for a proposed 162 square-foot addition to an existing one-story single-family residence. The subject site is a corner lot located on the southeasterly corner of Hope Street and Fairview Avenue. The lot measures 3,581 square feet with lot dimensions of 50 feet wide by 71.5 feet in

length. Located within the Core Area, District C of the Mission Street Specific Plan, the property is surrounded by commercial to the west and residential to the north, south, and east. The subject site is currently developed with a 1,097 square-foot one-story single-family dwelling and a 172 square-foot detached garage. The existing home is a two (2) bedroom, one (1) bath residence. As part of the application the applicant has submitted an approved tree removal permit (**Attachment 3**).

## **Project Analysis**

### *Certificate of Appropriateness*

The proposed total 162 square foot addition, will be comprised of three separate additions around the single-family residence. The addition is under 200 sq. ft. but requires Cultural Heritage Commission review and approval due to the addition being visible from the public right-of-way. The first addition is proposed at the front of the residence, which will expand the existing living room by approximately four feet. The first addition will not encroach fully into the patio area and will continue to be regressed from the existing front wall planes, consistent with a craftsman style home. The second addition is proposed at the rear of the residence, expanding the existing kitchen and dining room to create an open floor plan. The rear addition also includes a rear patio deck to access the dining room.

Lastly, the third addition is a small addition that is proposed along the easterly side of the home. This will provide a larger footprint for the existing bathroom. No new rooms will be created as part of this proposal. All exterior modifications will be made to simulate the existing craftsman style. The front façade will maintain the windows, porch, and door at the existing locations to simulate the existing façade. A partial door and window change is proposed as part of the addition which includes the street facing windows on Hope Street and Fairview Avenue. To respect the integrity of the historic craftsman style home, the applicant has proposed to install new custom-made wood windows and doors to replace the existing.

All additions will be conforming to existing setbacks and will maintain a uniformed roof that follows the existing ridge lines. No further encroachment into the existing setbacks will be allowed as conditioned. All materials will be selected to match the existing home or to maintain the existing craftsman style. The total lot coverage, inclusive of the front porch and deck is 40% where 60% is the allowed maximum. The total proposed FAR is 0.32 where the total allowed maximum is 0.40.

### *Parking and Vehicular Access*

Pursuant to section 36.310.040 of the South Pasadena Municipal Code (SPMC), the requirement for a single-family residence is two (2) covered spaces, within a garage or carport that has a minimum interior dimension of twenty (20) feet in length by ten (10) feet wide for each vehicle. The site is currently developed within an existing one-car

detached garage along the southerly side of the property. The existing garage measures 9'-9" wide by 18'-9" in length.

Concurrent with the proposed project, the applicant has submitted an Accessory Dwelling Unit (ADU) application. The ADU application is not part of this review and will be approved administratively as described in the South Pasadena Municipal Code (Section 36.350.200 (C)(1)(d) Additions to Existing primary dwelling unit with proposed detached ADU. Therefore, replacement parking nor expansion of the existing garage will be required as part of this proposed addition.

*Development Standards*

The subject site is located within the Core Area (District C) of the Mission Street Specific Plan (MSSP) which includes areas appropriate for development of detached, single-family homes. The Mission Street Specific Plan was adopted in 1996, which references development standards for residential properties to the R3 zone of the SPMC. The zoning classification of R3 in 1996 was for Multiple Family Residential District. The classification for R3 is no longer used but is equivalent to RH (Residential High Density) in our current zoning classifications. In cases where the Specific Plan provisions conflict with the Zoning Code, the Specific Plan provisions take precedent.

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. Residential Development Standards from MSSP sections were applied to the proposed project. The following table list the project's conformance with applicable development standards.

**Mission Street Specific Plan (MSSP) Development Standards and RH (Multiple Family Residential District)**

<b>Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Coverage (MSSP)</b>	60% (2,148.6 SF max. allowed)	35% 1,259 SF	40% 1,439 SF
<b>Floor Area Ratio (FAR)</b>	40% for Single Family in RH (1,432.4 SF max. allowed)	30.6% 1,097 SF	32% 1,2593 SF
<b>Building Height (RH zone)</b>	45 ft.	13 feet 9 inches	Unchanged
<b>On Site Parking for Dwellings</b>	2 Covered Parking Spaces (Garage or Carport)	1 Covered Spaces	Unchanged



Standard	Requirement	Existing	Proposed
<b>Front Setback (MSSP)</b>	15 feet	23 feet 1 inches	Unchanged
<b>Side (East) Setback (MSSP)</b>	5 feet for one-story buildings	3 feet 5 inches	Unchanged
<b>Street (West) Side Setback (MSSP)</b>	5 feet for one-story buildings	6 feet 6½ inches	Unchanged
<b>Rear Setback (MSSP)</b>	15 ft.	13 feet 10½ inches	Unchanged

Per section 36.360.090 Alteration to Nonconforming Structures subsection C. Increase in Area, the proposed additions may comply with the existing nonconforming setbacks but shall not propose any further encroachment into the required setbacks. Thus, all proposed additions will remain compliant with any applicable development standards for single family residential properties.

**Design Review**

*Project Design Elements*

The proposed additions are relatively modest in scale (**Attachment 4**). The existing single-family dwelling has an existing craftsman style. The addition is proposed to simulate the existing floor plan, proposing minimal modifications/additions. The additions will incorporate wood trims, asphalt roof shingles, and custom wood windows and doors to match the existing historic character of the home. With the proposed addition, the applicant is proposing to maintain the style and orientation of the roof the same as it exists today. The proposed modification will not alter the front perspective of the existing residence along the northerly side. The westerly (side) modification will also simulate the existing style that will be visible from the public right-of-way along Fairview Avenue.

**City of South Pasadena Design Guidelines for Historic Properties**

As codified in the SPMC section 2.65, the City of South Pasadena *Design Guidelines for Alteration and Additions to Historic Residences* are to be assessed in the issuance of a Certificate of Appropriateness (COA). As stated on Page 9 of the Design Guidelines for historic resources, the guidelines are based on the Secretary of the Interior’s Standards for Treatment of Historic Properties, which intend to foster the preservation and rehabilitation of the character defining features. Historic buildings standard procedure is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the

structure. Additions or alterations are encouraged to be compatible with these historic features. The Design Guidelines include a section focused on the Craftsman inspired styles (pages 10-11).

The subject site at 1103 Hope Street is listed as a contributor designated locally. Although the Craftsman style architecture is the most unifying featured style in the neighborhood, other styles are present within the residential tract. (**Attachment 5**)

The materials, finishes, detailing, and size/mass of the additions are all compatible with the existing style. The addition will retain the original proportional scale of the existing residence by its incorporation of features such as, roof shingles, wood trims, and custom wood windows and doors (**Attachment 6**). The project also proposes preservation of existing façade materials such as the wood fascia.

## Findings

### *Required Certificate of Appropriateness Findings*

In order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first find that the design and layout of the proposed addition complies with the findings as stipulated in the 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 proposed project is consistent with the General Plan, specifically, with Goal 8.0 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town atmosphere". The proposed project will continue as a single-family dwelling, which is of similar density to the adjacent residential development in the neighborhood, therefore it will preserve the historic character, scale, and "small-town atmosphere" as to the surrounding land uses.

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

The project is consistent with the goals and policies of the Cultural Heritage Ordinance. The project preserves the architectural and aesthetic features of the historic home consistent in a manner that is consistent with the Ordinance.

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

<b>Consistency with Secretary of the Interior Standards</b>	
<b>Standard</b>	<b>Staff’s Recommended Consistency Determination</b>
<b>Standard 1:</b> A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	Consistent.
<b>Standard 2:</b> The historic character of a property will be retained and preserved. The removal of distinctive materials of alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Consistent.
<b>Standard 3:</b> Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.
<b>Standard 4:</b> Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.
<b>Standard 5:</b> Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Consistent.
<b>Standard 6:</b> Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Consistent.
<b>Standard 7:</b> Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Consistent.

<b>Consistency with Secretary of the Interior Standards</b>	
<b>Standard</b>	<b>Staff's Recommended Consistency Determination</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.	Consistent. No archeological resources are known to exist on the site.
<b>Standard 9:</b> New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Consistent.
<b>Standard 10:</b> New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Consistent.

*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 areas. The property has an existing one-story single-family dwelling unit. The building materials, finishes, and detailing are compatible to the existing historical architectural design of the residence. Additionally, the neighborhood is comprised of a variety of single and two-story single-family residences. The property adjacent to the property to the north, south, and east are existing single-family residences. Therefore, the proposed addition will be harmonious and compatible with the surrounding historic neighborhood.

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

The proposed additions will expand the existing living room, bathroom, kitchen and dining room of the residence. No additional rooms will be created as part of

this proposal. The proposed addition is consistent with the surrounding residential land uses, which also contain single-family residences. The proposed addition will not adversely modify the northerly (front) perspective of the existing residence, due to the fact that the home will remain one-story and the location of the doors and windows at the front of the facade will remain the same.

**Finding 8. 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;**

The proposed additions will be compatible to the existing improvements on the site since the additions will incorporate the craftsman style architecture of the existing home and will maintain the structure a one-story. Additionally, the proposed additions will continue the existing ridge lines on the roof in a uniformed matter. The new proposed windows and doors will be made of wood to simulate the existing historic building. Thus, the project is compliant of this finding as it protects the historic integrity of the proposed and surround subject sites.

### **Environmental Analysis**

This item is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15031, Class 1 (Existing Facilities) and Class 31 (Historical Resource Restoration/Rehabilitation).

Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

Class 31 exemption includes projects limited to maintenance, repair, stabilizations, 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.

### **Staff Recommendation**

Staff recommends that the Cultural Heritage Commission approve the project, 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 June 3, 2022 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on June 6, 2022. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

### **Next Steps**

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

### **Attachments**

1. Conditions of Approval
2. Building Permits
3. Approved Tree Removal
4. Development Plans
5. Site and Neighborhood Images
6. Door Window Schedule & Material Board

# **ATTACHMENT 1**

## **Conditions of Approval**

**CONDITIONS OF APPROVAL**  
**Certificate of Appropriateness**  
**PROJECT NO. 2446-COA**  
**1103 Hope Street (APN: 5315-009-026)**

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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. The following approvals are granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission:
- a. **Certificate of Appropriateness** to add a 162 square-foot addition to an existing 1,097 square-foot one-story single-family residence located at 1103 Hope Street.
- P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Certificate of Appropriateness.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Commission concerning this use.
- P7. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. Final plans shall incorporate all changes as conditioned herein and shall recognize all easements or deed restrictions pertaining to the subject property. Any appreciable modification shall require the prior approval of the Planning Division



### **Notes on Construction Plans**

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

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

### **Prior to issuance of a Building Permit**

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

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

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

### **FIRE DEPARTMENT:**

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

**BUILDING DIVISION:**

- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Cultural Heritage Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Converted structure to ADU shall be in compliance with current codes for residential units. You may check the FAQ <https://www.dropbox.com/s/7xpqxefbmk8jeqm/B-005-ADU%20FAQs.pdf?dl=0> prior preparing the plans.
- B3. The proposed addition shall be designed and constructed to comply with current California Residential Code with Los Angeles County Amendments. The provisions of the California Historical Building Code may be used in specific design elements for the purposes of preserving the integrity of the qualified historical buildings or properties.
- B4. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B5. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- 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. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.
- B9. 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 Table R302.1(2) as applicable.

**GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION**

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

## **ATTACHMENT 2**

### Building Permits

1103 HOPE STREET

. Por. Lot 4, Block B Raab's Sub.

NUMBER  
&  
STREET

1103 Hope St. So. PAS

APPLICATION FOR AN  
ELECTRICAL PERMIT

47500

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

CONTRACTOR <b>TORR ELECTRIC</b>	STATE LIC. NO. <b>281999</b>
MAIL ADDRESS <b>1327 HUNTINGTON DR.</b>	PHONE <b>255-8272</b>
OWNER <b>MRS. MILLER</b>	CITY LIC. NO.
MAIL ADDRESS <b>1103 Hope St. So. PAS</b>	OWNER PHONE <b>799-4829</b>

DESCRIPTION OF WORK

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

FIXTURES	RECEPTACLES <b>8</b>	SWITCHES	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.	\$ <b>2.00</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>1.00</b>	
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	\$ <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>7.50</b>	

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

1103 Hope St. So. PAS

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.

*Walter A. Cleary Jr.*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT

SERVICE ONLY 3-2-73 *Diaco*

PLUGS 3-5-73 *Diaco*

3-2-73 *Diaco*

FINAL ELECTRICAL INSPECTION 3-5-73 *Diaco*

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

LOCATION 1103 HOPE ST

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

OWNER T. I. EDMONDSON

DESCRIPTION TERMITE REPAIRS

\$ 220.—

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE	
<u>1-20-45</u>	<u>13998</u>	<u>BUILDING</u>	<u>U.S. TERMITE CONT Co.</u>	<u>2</u>	<u>00</u>
		<u>ELEC. WIRING</u>			
		<u>ELEC. FIXTURES</u>			
		<u>PLUMBING</u>			
		<u>SEWER</u>			
		<u>HOUSE CONN.</u>			
		<u>DRIVEWAY</u>			
		<u>FURNACE</u>			

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

LOCATION

*1103 HOPE ST.*

LOT

*4*

BLOCK *B* TRACT

*RAAB'S SUB.*

OWNER

*FLOYD WATSON*

*SAME*

*ADD. TO BEDROOM*

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX.

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED  
COST

*3-4-31*

*6756*

BUILDING

*F.W. BECKER*

*86 00*

ELECT. WIRING

ELECT. FIXTURES

PLUMBING

SEWER

HOUSE CONN.



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

LOCATION 1103 HOPE

LOT 4 BLOCK B TRACT RAAAB

OWNER F. H. SOUTHWICK

NEW HOUSE

TRENCH	FRAME	WIRING	RGH. PLMB.	SEWER	FIN. PLMB.	FIN. BLDG.	ELEC. FIX.
DATE	NUMBER	CLASSIFICATION	CONTRACTOR			ESTIMATED COST	
<u>9-21-22</u>	<u>3332</u>	BUILDING	<u>M. R. SUTTON</u>			<u>2900</u>	<u>00</u>
		ELEC. WIRING					
		ELEC. FIXTURES					
		PLUMBING					
		SEWER					
		HOUSE CONN.					

# CITY OF SOUTH PASADENA

## BUILDING AND ALLIED PERMITS

1103

LOCATION

1103 HOPE ST.

LEGAL DESCRIPTION: LOT

4

BLOCK

B

TRACT

Raab.

OWNER

Floid Watson

porch in front

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	FEE
2-16-25	4894	BUILDING	Day Work	35	32
		ELECT. WIRING			
		ELECT. FIXTURES			
		PLUMBING			
		SEWER			

Made in Duplicate.

No. 3332

# City of South Pasadena

## Department of Buildings

This permit becomes null and void if work is not commenced within 60 days from date of issue.

SOUTH PASADENA, CAL. 9/21 1922

Permission is hereby granted to J. H. Southwick Owner

Owner's Address: San Diego

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

Contractor's Name M. R. Sutton

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

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

To Construct 5 Room frame

Building

On Lot 4 Block B

Tract Raah Reel

Street and Number 1103 Hope

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, \$ 2900

Fee, \$ 330

M. R. Sutton  
Building Inspector.

(Owner must post Inspection Card on job)

7—Plum fixtures are in.  
8—Electric fixtures are in.  
9—Final completion.

5—Rough plumbing is in.  
6—Electric wires are in.

Permits are laid.



**CITY OF SOUTH PASADENA**

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

**CORRECTION NOTICE**

1103 HORE ST. 3/17/04  
ADDRESS DATE

4:40 R. AMJIREZ Page 1 of 1  
TIME INSPECTOR'S NAME

① OK to cover roof  
CALL FOR FINAL INSPECTION

Handwritten signature and a large scribble on the lined area.



CITY OF SOUTH PASADENA

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

CORRECTION NOTICE

1103 HOPE ST. 3/12/04  
ADDRESS DATE

4:00 R. Ramirez Page 1 of 1  
TIME INSPECTOR'S NAME

1. Provide 4 crickets  
At 2:1 slope at valley's.

2. Where awning is at roof  
provide proper drainage

3. Call for reinspection.

4. Use hot soap or torch  
down at awning.

5. Replace damaged or rotted  
areas of fascia & rafter  
tails.

6. Do not cover roof until  
reinspected

RR



# 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

## 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: \_\_\_\_\_ Date: 2/9/04

### 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: 2/9/04

### 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: Herrberto Benitez

Signature: \_\_\_\_\_ Date: 2/9/04

DESCRIPTION OF WORK		
<input type="checkbox"/> Reroof Over Existing	<input checked="" type="checkbox"/> Tear-Off and Reroof	
<input type="checkbox"/> New Plywood and Roof	<input type="checkbox"/> Metal Roof o/Existing	
<input type="checkbox"/> Other <u>Residence &amp; Detached Garage &amp; Shed Re-Roofing</u>		
TYPE OF STRUCTURE		
<input checked="" type="checkbox"/> RESIDENTIAL		<input type="checkbox"/> NONRESIDENTIAL
AREA	SQUARES / SQ. FT	CODE IN EFFECT
23		<del>4,987.00</del>
INITIAL VALUATION		REVISED VALUATION
\$		\$ 4,987.00
<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	\$	0.00
ISSUANCE FEE	\$	
No Fees		
Fee's waived for HIP program		
TOTAL	\$	0.00
PERMIT NUMBER	INITIALS	DATE
011213	MB	2/9/04
DATE OF FINAL	FINAL BY	
3/23/04	_____	

SITE ADDRESS		
1103 Hope St		
ASSESSOR PARCEL NUMBER		
hot BLK		
BOOK 009	PAGE 3515	PARCEL 4 B
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
Assessors ID # 531508102603000		
OWNER'S NAME		
James G. Miller		
STREET ADDRESS		
1103 Hope St		
CITY	STATE	ZIP CODE
So. Pasadena	CA	91030-2512
PHONE NUMBER		
(626) 799-0295		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
		808888
STREET ADDRESS		
4251 Baldwin AVE		
CITY	STATE	ZIP CODE
El Monte	CA	91731
PHONE NUMBER		
(626) 287-0669		
CONTACT PERSON		
<del>Herberto Benitez</del> Scott Glaze		
PHONE NUMBER		
(626) 287-0669		
CONTRACTOR'S NAME		
Weatherguard Roofing		
STREET ADDRESS		
4251 Baldwin AVE		
CITY	STATE	ZIP CODE
El Monte	CA	91731
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
C-39	808888	6/30/04
PHONE NUMBER		
(626) 287-0669 Fax (626) 448-7388		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
State Fund		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	
1695874-2003	6/1/04	

MP  
MP

NO	INSPECTION	DATE	INSPECTOR
<b>REQUIRED BUILDING INSPECTIONS AND APPROVALS</b>			
R1	Preroof, Tear Off, or Sheathing	3/17/04	REZ
R2	Final Roof Inspection	3/23/02	RAMIREZ

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

# 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.

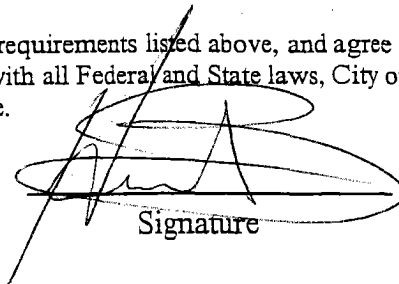
The reroof permit will not be approved and finalized unless a final inspection has been made, And all noted deficiencies corrected.

### 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.

Heriberto Bonitez  
Name

  
Signature

2/9/04  
Date



# **ATTACHMENT 3**

Approved Tree Permit

**CITY OF SOUTH PASADENA  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION**

1414 Mission Street - South Pasadena - CA 91030 - 626-403-7240

**PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT APPLICATION**

*Please submit site plan if more than three (3) trees are involved*

Inspection Fee: \$125

PERMIT NO. 24180

Permit Fee: \$322; 4 or more \$447

All fees are non-refundable

Job Site: \_\_\_\_\_

Property Owner's Name(S): Priscilla Slaughter Phone: (843) 822-0732

Address: 1103 Hope St South Pasadena CA 91030

Contractor's Name: Escobedo Tree Service

Address: 9725 Rio Hondo Parkway El Monte CA 91733 Phone: (626) 442-1465

City Business License No: 061031683

**Trees 4" in diameter or greater are Mature Trees - Include all conditions warranting the removal  
Please Submit plan if more than three (3) trees are involved**

Tree(s) Diameter	Type of Tree(s)	Location of Tree	Reason for Removal
11"	Coast Live Oak	Back corner of the house.	Due to location and potential damage that this tree can cause

**Office Use Only:**

Application Received: 11/4/21 Tree Removal and Replacement Plan: \_\_\_\_\_ Arborist Report: \_\_\_\_\_

Project Narrative: \_\_\_\_\_ Proposed Development Plan: \_\_\_\_\_ Site Plan: \_\_\_\_\_ NREC Hearing Date: \_\_\_\_\_

Comment Period Begins: \_\_\_\_\_ Comment Period Ends: \_\_\_\_\_ Permit Ready: \_\_\_\_\_

**PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS:**

- (1) Conditions must exist to warrant the removal of any mature tree. Healthy trees which are not causing a hardship on the property owner shall not be approved for removal.
- (2) Tree removals will include complete removal of the stump and backfill of the hole.
- (3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planted in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is (are) based on the diameter of the trunk and the type of tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- (4) Replacement trees must be planted within 90 days of the issuance date on the permit.
- (5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Thursday, 7:30 a.m. to 4:00 p.m.
- (6) A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.

APPLICANT SIGNATURE: [Signature] DATE: 11-4-21

*City use only*

1. Recommended for Approval or Denial

Type/Variety Inspected: Coast Live Oak.

Size of Tree: \_\_\_\_\_ Replacement Tree Size: \_\_\_\_\_ Qty: \_\_\_\_\_ Due by: \_\_\_\_\_

Comments: Tree has outgrown space. = Volunteer Tree.

Inspected By: Caterina Peguero - Parks Supervisor Date Inspected: 11/2/21.

2. Recommended for Approval or Denial

Type/Variety Inspected: \_\_\_\_\_

Size of Tree: \_\_\_\_\_ Replacement Tree Size: \_\_\_\_\_ Qty: \_\_\_\_\_ Due by: \_\_\_\_\_

Comments: \_\_\_\_\_

Inspected By: \_\_\_\_\_ Date Inspected: \_\_\_\_\_

3. Recommended for Approval or Denial

Type/Variety Inspected: \_\_\_\_\_

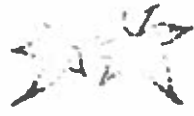
Size of Tree: \_\_\_\_\_ Replacement Tree Size: \_\_\_\_\_ Qty: \_\_\_\_\_ Due by: \_\_\_\_\_

Comments: \_\_\_\_\_

Inspected By: \_\_\_\_\_ Date Inspected: \_\_\_\_\_



**Trees and Design**



Landscape Architecture / Consulting Arboriculture

1351 Bougainvillea Cir. Corona, CA 92879 (909) 528-3257 treesanddesign@gmail.com CA 5785 WE 9665A

## Tree Report

August 30, 2021

**Client:** Priscilla Swantner  
1103 Hope Street  
South Pasadena, CA 91030

**Project:** Existing Residence

**Location:** 1103 Hope Street, South Pasadena, CA

**Arborist:** Jeffrey Trojanowski, ASLA, ISA; Trees and Design  
RLA - CA 5785  
ISA - WE 9665A

**Contents:**

1. Introduction/Instructions/Limitations
2. Tree Survey Details
3. Tree Survey Comments
4. Conclusions
5. Arborist Disclosure Statement
6. Arborist Certification
7. Appendix A: Tree Photo Catalogue
8. Appendix B: Existing Tree Plan
9. Appendix C: Tree Protection Plan
10. Appendix D: Tree Protection Detail

### 1.0 Introduction/Instructions/Limitations:

- 1.1 This report and letter was commissioned by Priscilla Swantner to survey trees for health and sustainability for the trees within the limits of 1103 Hope Street, South Pasadena, CA.
- 1.2 The proposed project will develop the existing lot with an added addition to the front, back and side of the existing residence. The trees on the property have been inventoried, tagged, and surveyed for their health and suitability.
- 1.3 The tree survey was taken on Saturday August 22, 2021.

Within the protection zone shall be hand dug. No mechanical equipment  
any tree roots are encountered that are greater than 2" in diameter, the  
shall cut with a saw flush. If roots greater than 4" are encountered,  
to contact an Arborist to review the roots prior to any cutting of roots

**Statement:**

Arborists are tree specialists who use their experience, education, knowledge, and  
skill to care and protect trees, recommend measures to enhance the beauty and health of  
landscapes and to reduce the risk of living near trees. Clients may choose to accept or  
decline the recommendations of the arborist, or seek additional advice.  
An arborist cannot detect every condition that could possibly lead to the structural  
failure of trees as trees are living organisms that fail in ways we do not fully understand.  
Some defects are hidden within trees and below ground. Arborist cannot guarantee that a  
tree is healthy or safe under all circumstances, or for a specified period of time. Likewise,  
outcomes, like medicine, cannot be guaranteed.  
Pruning, root cutting, pruning and removal of trees may involve considerations beyond  
the arborist's services such as property boundaries, property ownership, site lines,  
neighborhood, landlord-tenant matters, etc. Arborists cannot take such issues into  
account. Complete and accurate information is given to the arborist. The person hiring the  
arborist assumes full responsibility for authorizing the recommended treatment or remedial  
action. Trees can be managed, but they cannot be controlled. To live near a tree one is accepting  
some risk. The only way to eliminate all tree risks is to remove all trees.

of the report. No  
inventory.

of observation. If a  
recommendations,

to be rapidly. The  
of vehicle interaction

damaged, and only  
dead were not  
of value.

of action, as shown on  
of certification, shown

of, free of disease and

do not have  
of, have structural

of natural defects and/or

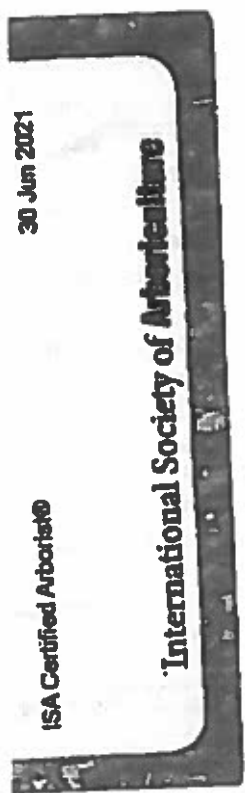
of factors of the trees,  
of and Foliage/Buds.  
of has four levels (1-4)  
of can assigned a

of after.

of above ground, or

of species that are to be  
of Quercus sinensis that

ions



CALIFORNIA ARCHITECTS BOARD  
LANDSCAPE ARCHITECTS TECHNICAL COMMITTEE  
2420 DEL PASO ROAD, SUITE 105  
SACRAMENTO, CA 95834  
916 575-7230  
dba  
DEPARTMENT OF INDUSTRIAL RELATIONS

EXPIRATION 06/30/20  
Landscape Architect  
5786  
CERTIFICATE NO. JEFFREY EDWARD TROJANOWSKI  
2351 BOUGANVILLEA CIR  
CORONA CA 92879

RECEIPT NO. 81800463  
Signature [Handwritten Signature]



Photo5



Photo6



Photo7



Photo8

1414 Mission Street  
South Pasadena, CA 91030

11/04/2021 01:51 PM  
Receipt No. 00412963

600-067  
Tree Removal/T  
rim Insp 125.00

Total \$125.00

-----  
Check \$0.00  
Ck#:  
Cash \$0.00  
Other \$125.00  
Change \$0.00

-----  
Customer: Escobedo Tree Service

Cashier: PWPBCounter  
Station: SPASWRK127

# **ATTACHMENT 4**

## Development Plans



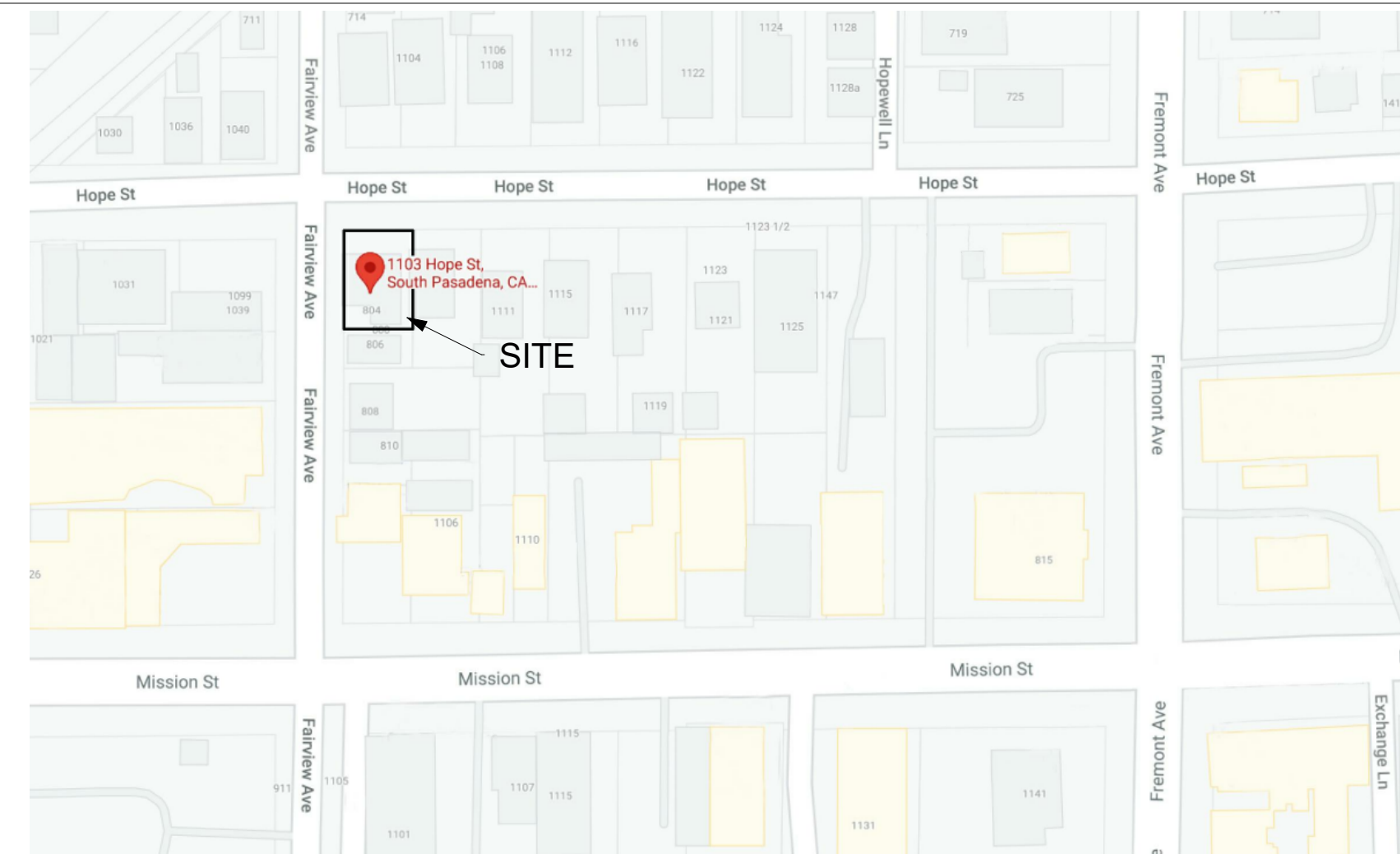
# HOUSE RENOVATION & ADDITION W/ ADU

1103 HOPE ST, SOUTH PASADENA, CA 91030

### PROJECT INFORMATION

PROJECT DESCRIPTION: RESIDENTIAL ADDITION & REMODEL WITH GARAGE CONVERSION TO ADU  
PROJECT ADDRESS: 1103 HOPE ST, SOUTH PASADENA, CA 91030  
PROJECT OWNER: QUINTON & PRISCILLA SWANTNER  
PROPERTY INFORMATION  
AIN: 5315-009-026  
LEGAL TRACT/BLOCK: LOT 4 BLK B  
YEAR BUILT: 1922  
ZONING & CLASSIFICATION  
ZONING DISTRICT: -  
CONSTRUCTION TYPE: TYPE-V  
SPRINKLERED: NO  
OCCUPANCY: -  
LOT AREA: 3,581 SF  
EXISTING BUILDING 1,097 SF  
PROPOSED ADDITION 162 SF  
TOTAL MAIN HOUSE 1,259 SF (GROSS)  
PROPOSED ADU 172 SF (GARAGE CONVERSION)

### VICINITY MAP



### F.A.R.

Number	Room Name	Net Floor Area
101	LIVING ROOM	175 SF
102	DINING ROOM	172 SF
103	KITCHEN	128 SF
104	MASTER BEDROOM	152 SF
105	CLOSET	37 SF
106	BATH	44 SF
107	BEDROOM 3	118 SF
107A	CLOSET	14 SF
108	BEDROOM 2	152 SF
108A	CLOSET	23 SF
109	BATH	64 SF
113	COAT	7 SF
115	HALL	48 SF
115A	W/D	8 SF
Grand total		1143 SF
FAR: 1,143 / 3,575 SF (X100)		32% (35% MAX)

### LOT COVERAGE

Area Name	Gross Area
RESIDENCE	1259 SF
(N) DECK	93 SF
(E) COVERED PORCH	87 SF
Grand total	1439 SF
LOT COVERAGE: 1,439 / 3,575 SF (X100)	40% (50% MAX)

### PROJECT DIRECTORY

#### ARCHITECT

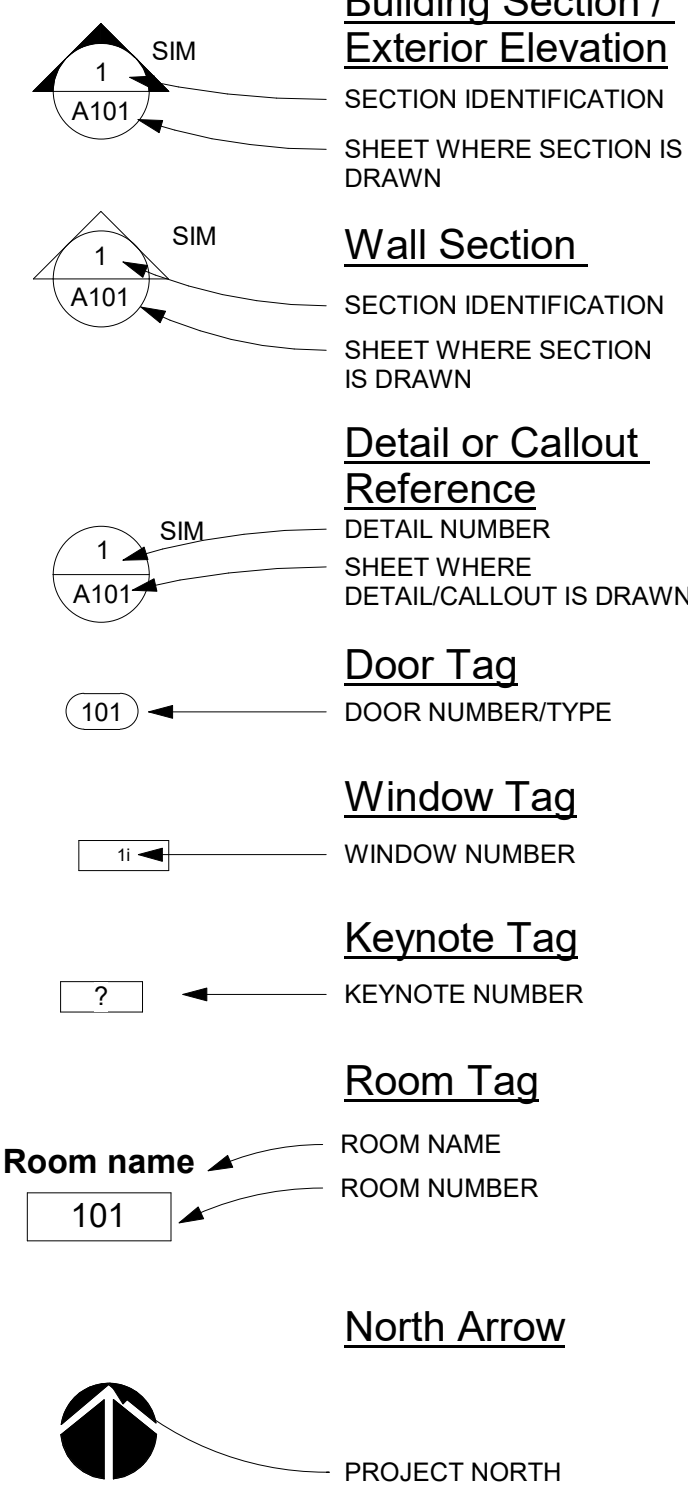
MOD+SOCAL ARCHITECTURE  
1230 ROSECRANS AVENUE  
SUITE 300  
MANHATTAN BEACH, CA 90266  
TEL: 818.480.0074  
REY.SUAYAN@MODSOCALARCHITECTURE.COM

#### STRUCTURAL

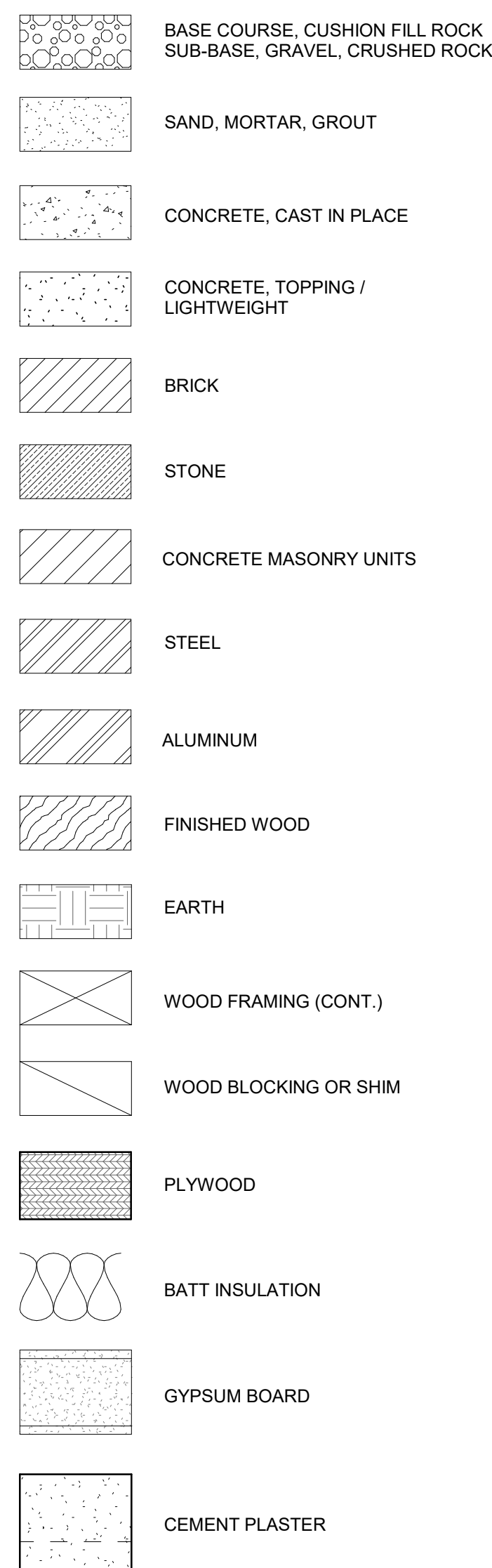
S2NA STRUCTURAL DESIGN  
5234 CHESEBRO RD, SUITE 101  
AGOURA HILLS, CA 91301  
310.707.1084  
STUNA@S2NA.COM

### SYMBOLS

#### DRAWING



#### MATERIALS



### ABBREVIATIONS

A/C		IN.		T./TR.	
ADJ.	AIR CONDITIONING	INSUL.	INCHES	TBD.	TREAD
A.F.F.	ADJACENT	INT.	INSULATION	TBS.	TO BE DETERMINED
AL.	ABOVE FINISH FLOOR	JST.	INTERIOR	T.C.	TO BE SELECTED
APPROX.	ALUMINUM	JT.	JOIST	TEL.	TOP OF CURB
ARCH.	APPROXIMATE	KIT.	JOINT	TEMP.	TELEPHONE
BD.	ARCHITECTURAL	L.F.	KITCHEN	THK.	TEMPERED
BLDG.	BOARD	L.T.	KITCHEN	THR.	THICK
BLK.	BUILDING	LVR.	LINEAR FEET OR FOOT	TOIL.	THRESHOLD
BOT.	BLOCK	MAX.	LIGHT	T.O.	TOILET
BOT.	BOTTOM	MECH.	LOUVER	T.O.C.	TOP OF
CAB.	CABINET	MEMB.	MASONRY OPENING	T.O.P.	TOP OF CONCRETE
CEM.	CEMENT	MEP.	MECHANICAL ELECTRICAL & PLUMBING	T.O.R.	TOP OF ROOF
CER.	CERAMIC	MFR./MANUF.	METAL	T.O.S.	TOP OF SLAB
C.J.	CERAMIC TILE	MIN.	METAL	T.O.STL.	TOP OF STEEL
CLG.	CERAMIC TILE	MIR.	METAL	T.O.W.	TOP OF WALL
CLR.	CERAMIC TILE	MISC.	METAL	TYP.	TYPICAL
CLM.	CERAMIC TILE	MUL.	METAL	U.N.O.	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
COND.	CONCRETE MASONRY UNIT	NO. (S)	NUMBER (S)	V.I.F.	VERIFY IN FIELD
CONN.	COLUMN	NOM.	NOMINAL	W/	WITH
CONN.	CONCRETE	N.T.S.	NOT TO SCALE	W/O	WITHOUT
CONT.	CONCRETE	O/	OVER	W.C.	WATER CLOSET
CORR.	CONCRETE	O.C.	ON CENTER	WD.	WOOD
C.P.	CONCRETE MASONRY UNIT	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	WDO.	WINDOW OPENING
CPT.	CORRIDOR	O.H.	OVERHANG	WIN.	WINDOW
C.T.	CORRIDOR	OPNG.	OPENING	W.H.	WATER HEATER
CTR.	CENTRAL	OPP.	OPPOSITE	WP.	WATER PROOFING
DEPT.	DEPARTMENT	OVHD.	OVERHEAD	W.R.B.	WEATHER RESISTANT BARRIER
DET.	DETAIL	PLBG.	PLUMBING	WT.	WEIGHT
DIA.	DIAMETER	PLST.	PLASTER	&	AND
DI.	DIMENSION	PLYWD.	PLYWOOD	@	AT
D.O.	DOOR OPENING	PNL.	PANEL	⌀	CENTERLINE
DN.	DOWN	PRCST.	PRECAST		
DR.	DOOR	PVMT.	PAVEMENT		
D.S.	DOWN SPOUT	PT.	PAINT		
DWG.	DRAWING	RAD.	RADIUS		
EA.	EACH	R.D.	ROOF DRAIN		
EL.	ELEVATION	REF.	REFERENCE		
ELEC.	ELECTRICAL	REINF.	REINFORCING		
EMER.	EMERGENCY	REQD.	REQUIRED		
ENCL.	ENCLOSURE	REV.	REVISED		
E.O.	EDGE OF	RF(G.)	ROOF(ING)		
EQ.	EQUAL	R.M.	ROOM		
EQMT.	EQUIPMENT	R.O.	ROUGH OPENING		
EXIST. ((E))	EXISTING	R.O.W.	RIGHT OF WAY		
EXP.	EXPANSION	S.A.F.	SELF ADHEREING FLASHING MEMBRANE		
EXT.	EXTERIOR	S.C.	SOLID CORE		
F.D.	FLOOR DRAIN	SCHED.	SCHEDULE		
FDN.	FOUNDATION	SCR.	SCREEN		
F.F.	FINISH FLOOR	SEAL.	SEALER		
FIN.	FINISH	SECT.	SECTION		
FL.	FLOOR	SEP.	SEPARATE/ SEPARATION		
F.O.	FACE OF	SHT.	SHEET		
F.O.C.	FACE OF CONCRETE	SHTNG.	SHEATHING		
F.O.F.	FACE OF FINISH	SIM.	SIMILAR		
F.O.M.	FACE OF MASONRY	SPEC.	SPECIFICATION		
F.O.S.	FACE OF STUD	SQ.	SQUARE		
FT.	FOOT OR FEET	SSM.	SOLID SURFACE MATERIAL		
FTG.	FOOTING	SST.	STAINLESS STEEL		
FURN.	FURNITURE	STD.	STANDARD		
FURR.	FURRING	STL.	STEEL		
GA.	GAUGE	STOR.	STORAGE		
GALV.	GALVANIZED	STRUCT.	STRUCTURAL		
G.C.	GENERAL CONTRACTOR	SURR.	SURROUND		
GL.	GLASS	SUSP.	SUSPENDED		
GLT.	TEMPERED GLASS	SW.	SWITCH		
G.S.M.	GALVANIZED SHEET METAL	SYM.	SYMMETRICAL		
GWB.	GYPSUM WALL BOARD	SYS.	SYSTEM		
GYP.	GYPSUM				
HWDE.	HARDWARE				
H.M.	HOLLOW METAL				
HORIZ.	HORIZONTAL				
HSS	HOLLOW STRUCTURAL SECTION				
HT.	HEIGHT				
HVAC	HEATING, VENTILATION & AIR CONDITIONING				

**mod+socal architecture**

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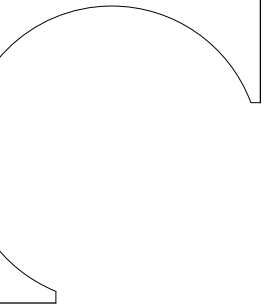
Engineer:

Owner	Priscilla Swanter
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	COVER SHEET
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
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Scale	As indicated

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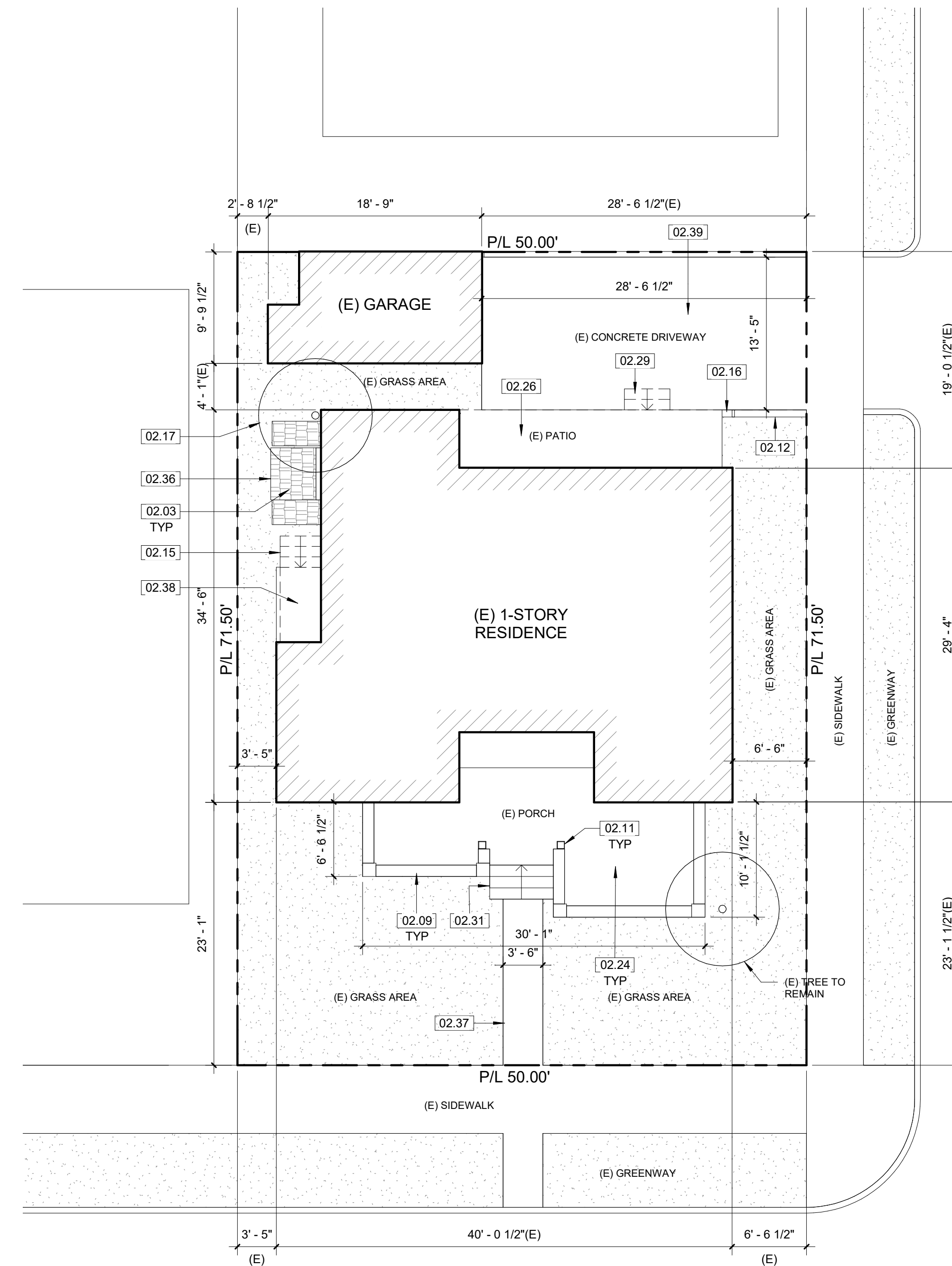


Engineer:



**KEYNOTE LEGEND**

- 02.03 (E) ASPHALT SHINGLES TO BE REMOVED
- 02.09 (E) PORCH GUARDWALL TO REMAIN & REPAINTED
- 02.11 (E) WOOD POST TO REMAIN. SAND SMOOTH & PREPARE SURFACE TO RECEIVE NEW FINISH (PAINT - WHITE)
- 02.12 (E) PAINTED MASONRY WALL TO REMAIN
- 02.15 (E) WOOD STAIRS TO BE REMOVED
- 02.16 PORTION OF (E) PAINTED MASONRY WALL TO BE REMOVED
- 02.17 (E) TREE TO REMAIN
- 02.24 (E) PORCH CONCRETE FLOOR TO REMAIN. CLEAN & PREPARE SURFACE TO RECEIVE (N) PATIO ANTI-SLIP PAINT
- 02.26 (E) PORCH CONCRETE FLOOR TO BE REMOVED
- 02.29 (E) CONCRETE STAIRS TO BE REMOVED
- 02.31 (E) CONCRETE STAIRS TO REMAIN. CLEAN & PREPAIR SURFACE TO RECEIVE NEW FINISH
- 02.36 (E) OUTDOOR STORAGE SHED TO REMAIN & REFURBISHED
- 02.37 (E) CONCRETE WALKWAY TO REMAIN
- 02.38 (E) WOOD DECK & FRAMING TO BE REMOVED
- 02.39 (E) CONCRETE DRIVEWAY TO REMAIN. REMOVE (E) PAINT & PREPARE SURFACE TO RECEIVE NEW FINISH



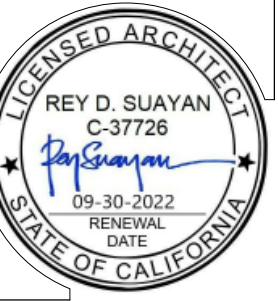
**HOPE STREET**

**FAIRVIEW AVE**

① EXISTING SITE PLAN  
1/8" = 1'-0"



Architect	Rey Suayan
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	<b>A1.1</b>
Scale	1/8" = 1'-0"



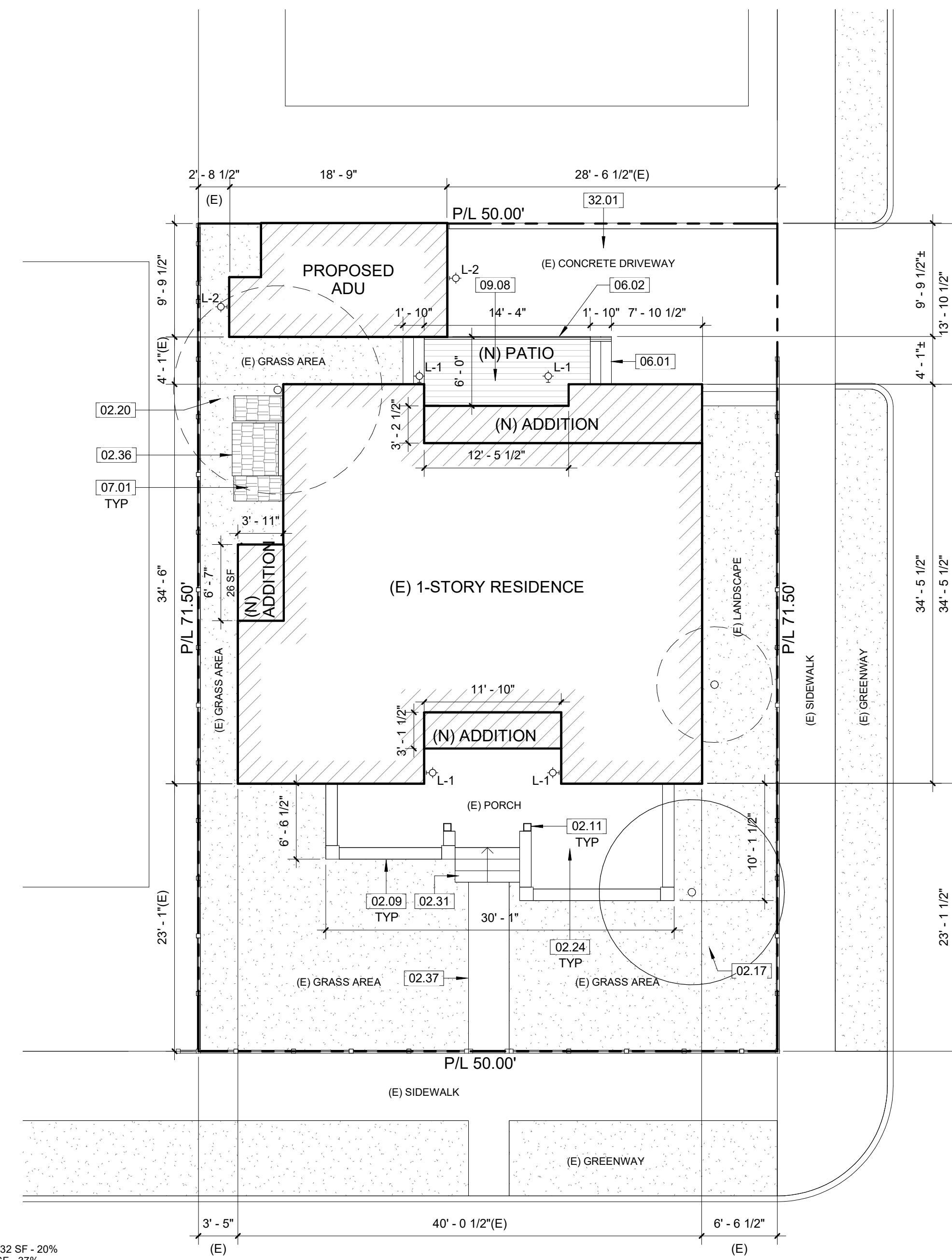
Engineer:

**KEYNOTE LEGEND**

- 02.09 (E) PORCH GUARDWALL TO REMAIN & REPAINTED
- 02.11 (E) WOOD POST TO REMAIN. SAND SMOOTH & PREPARE SURFACE TO RECEIVE NEW FINISH (PAINT - WHITE)
- 02.17 (E) TREE TO REMAIN
- 02.20 (E) TREE TO BE REMOVED
- 02.24 (E) PORCH CONCRETE FLOOR TO REMAIN. CLEAN & PREPARE SURFACE TO RECEIVE (N) PATIO ANTI-SLIP PAINT
- 02.31 (E) CONCRETE STAIRS TO REMAIN. CLEAN & PREPARE SURFACE TO RECEIVE NEW FINISH
- 02.36 (E) OUTDOOR STORAGE SHED TO REMAIN & REFURBISHED
- 02.37 (E) CONCRETE WALKWAY TO REMAIN
- 06.01 WOOD STAIRS W/ EXTERIOR WOOD DECKING FINISH
- 06.02 WOOD RAILINGS, PAINTED
- 07.01 GAF® TIMBERLINE® HDZ™ ROOF SHINGLES, CHARCOAL
- 09.08 WOOD DECKING
- 32.01 (E) CONCRETE DRIVEWAY TO RECEIVE NEW NON-SLIP, OUTDOOR RATED CONCRETE PAINT (GRAY)

**SITE LIGHTING LEGEND**

- L-1 OUTDOOR WALL MTD LIGHT FIXTURE (ARROYO CRAFTSMAN "RAYMOND RB-8")
- L-2 MOTION SENSOR LIGHT (JOHN TIMBERLAND "OBERLIN #5Y111")



SITE DEDICATED TO HARDSCAPE PAVING: 732 SF - 20%  
SITE DEDICATED TO LANDSCAPE: 1322 SF - 37%

**HOPE STREET**

**FAIRVIEW AVE**

1 PROPOSED SITE PLAN  
1/8" = 1'-0"



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**A1.2**



Engineer:

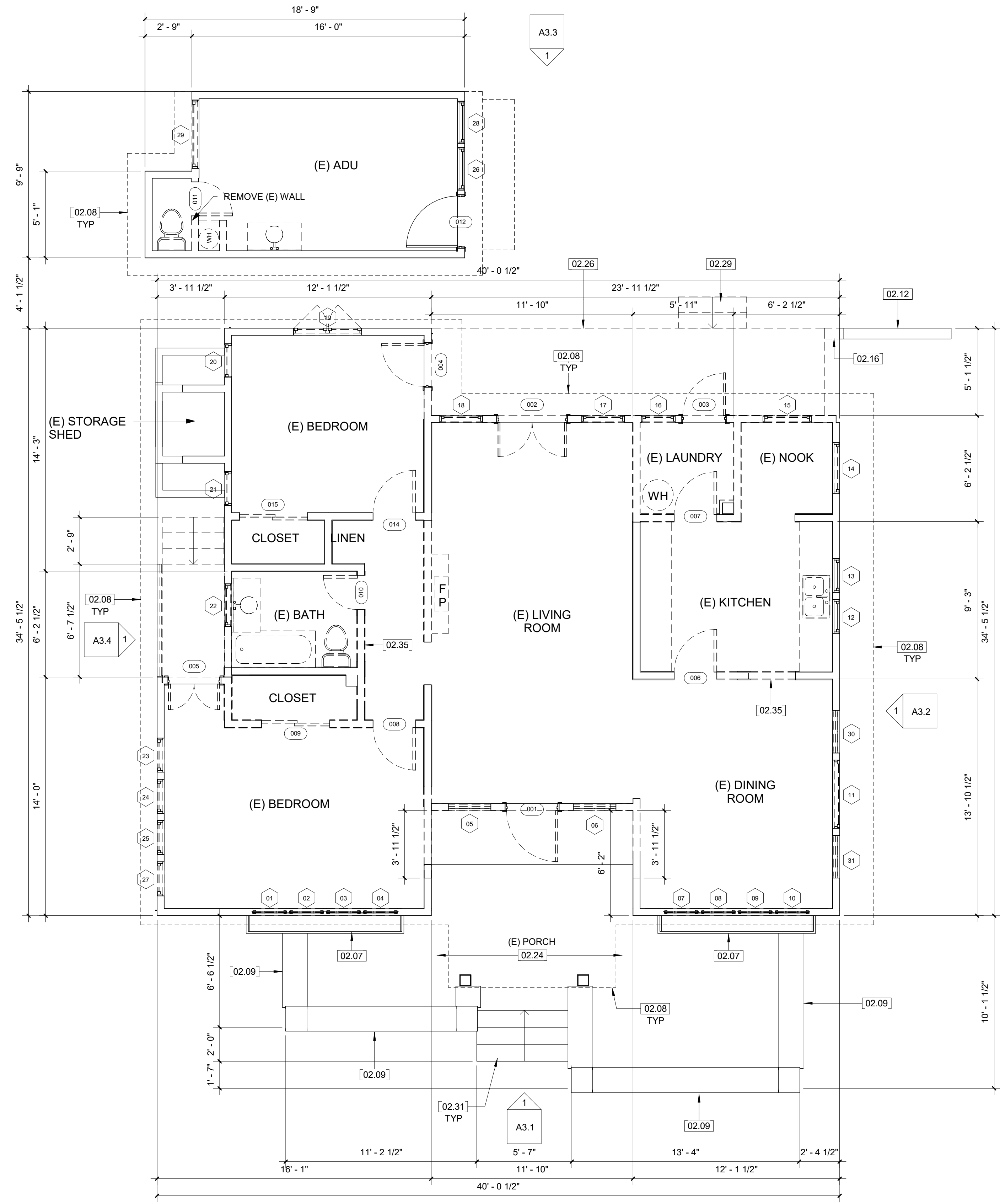
**SYMBOLS LEGEND**

- (E) EXISTING
- (N) NEW WORK
- SD SMOKE DETECTOR - INTERCONNECTED AND HARDWIRED W/ BATTERY BACKUP
- CO CARBON MONOXIDE DETECTOR - INTERCONNECTED AND HARDWIRED W/ BATTERY BACKUP
- 4" RECESSED CEILING MTD LIGHT FIXTURE
- WALL MTD LIGHT FIXTURE
- JUNCTION BOX CEILING MTD
- CEILING FAN W/ LIGHT
- GROUND FAULT CIRCUIT INTERRUPTOR OUTLET
- EXHAUST FAN (50 CFM)
- NOTES:  
1. FANS TO BE ENERGY STAR COMPLIANT AND SHALL BE DUCTED TO THE OUTSIDE OF THE BUILDING  
2. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- PROPOSED ADDITION
- (E) WALL
- (E) TO BE REMOVED
- (N) WOOD STUD WALL (FOR WALL INFILLS, MATCH (E) ADJACENT CONSTRUCTION & FINISH) STC 50 PER DETAIL 3/A9-01
- STRUCTURE ABOVE / ROOF OVERHANG

NOTE:  
ALL NEW EXTERIOR WALLS TO BE 2X6 WD STUDS;  
INTERIOR WALLS 2X4 WD STUDS, U.N.O.

**KEYNOTE LEGEND**

- 02.07 (E) WOOD PLANTER BOX TO BE REMOVED & REPLACED IN KIND
- 02.08 (E) ROOF STRUCTURE TO REMAIN
- 02.09 (E) PORCH GUARDWALL TO REMAIN & REPAINTED
- 02.12 (E) PAINTED MASONRY WALL TO REMAIN
- 02.16 PORTION OF (E) PAINTED MASONRY WALL TO BE REMOVED
- 02.24 (E) PORCH CONCRETE FLOOR TO REMAIN. CLEAN & PREPARE SURFACE TO RECEIVE (N) PATIO ANTI-SLIP PAINT
- 02.26 (E) PORCH CONCRETE FLOOR TO BE REMOVED
- 02.29 (E) CONCRETE STAIRS TO BE REMOVED
- 02.31 (E) CONCRETE STAIRS TO REMAIN. CLEAN & PREPARE SURFACE TO RECEIVE NEW FINISH
- 02.35 PORTION OF (E) WALL TO BE REMOVED FOR NEW DOOR/WINDOW OPENING



1 DEMOLITION FLOOR PLAN  
1/4" = 1'-0"

Architect	Rey Suayan
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Scale	1/4" = 1'-0"

**A2.1**





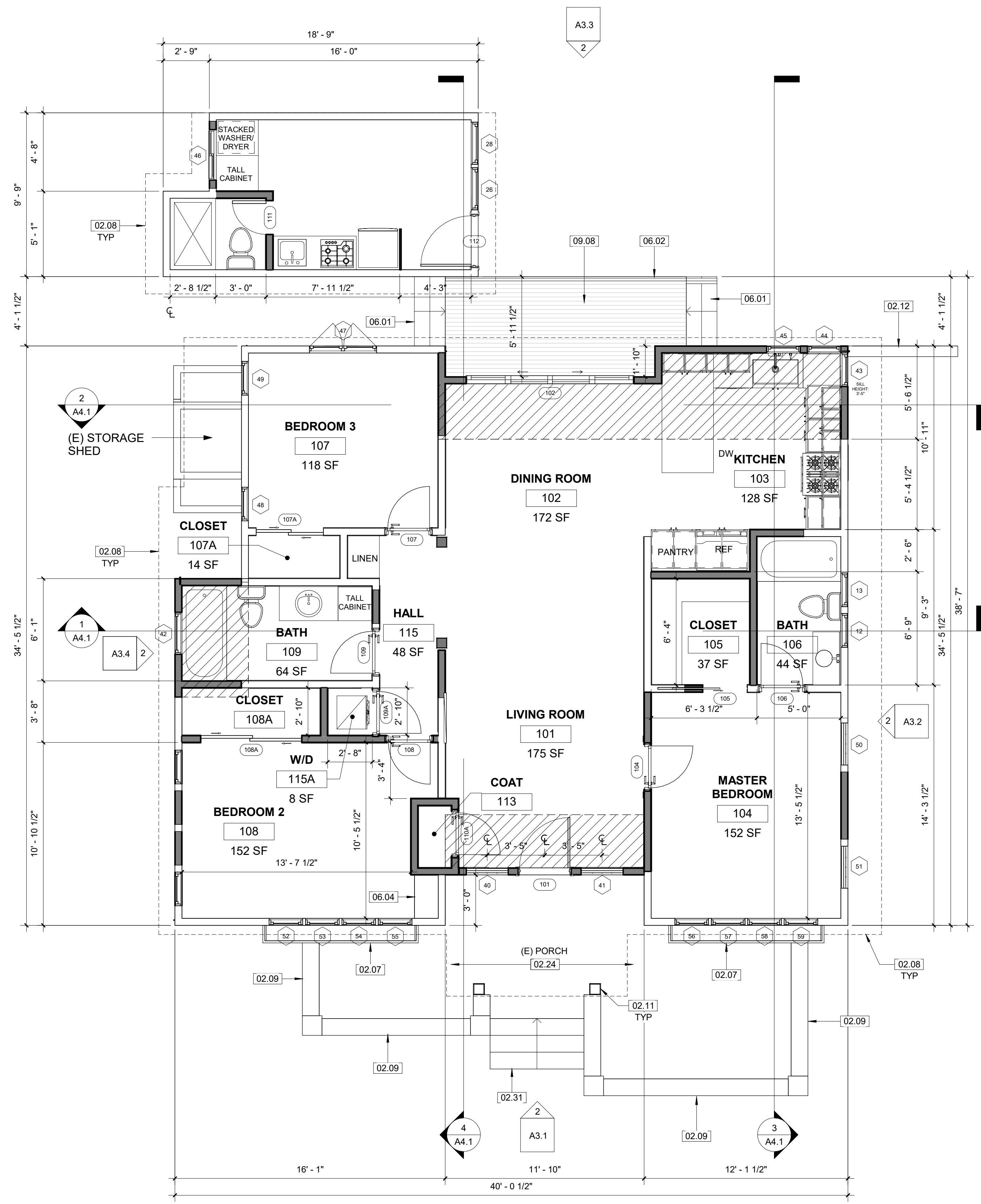
Engineer:

**SYMBOLS LEGEND**

- (E) EXISTING
  - (N) NEW WORK
  - ⊙ SMOKE DETECTOR - INTERCONNECTED AND HARDWIRED W/ BATTERY BACKUP
  - ⊙ CARBON MONOXIDE DETECTOR - INTERCONNECTED AND HARDWIRED W/ BATTERY BACKUP
  - ⊙ 4" RECESSED CEILING MTD LIGHT FIXTURE
  - ⊙ WALL MTD LIGHT FIXTURE
  - ⊙ JUNCTION BOX CEILING MTD
  - ⊙ CEILING FAN W/ LIGHT
  - ⊙ GROUND FAULT CIRCUIT INTERRUPTOR OUTLET
  - ⊙ EXHAUST FAN (50 CFM)
  - PROPOSED ADDITION
  - (E) WALL
  - (E) TO BE REMOVED
  - (N) WOOD STUD WALL (FOR WALL INFILLS, MATCH (E) ADJACENT CONSTRUCTION & FINISH) STC 50 PER DETAIL 3/A9-01
  - STRUCTURE ABOVE / ROOF OVERHANG
- NOTE:  
1. FANS TO BE ENERGY STAR COMPLIANT AND SHALL BE DUCTED TO THE OUTSIDE OF THE BUILDING  
2. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- NOTE:  
ALL NEW EXTERIOR WALLS TO BE 2X6 WD STUDS;  
INTERIOR WALLS 2X4 WD STUDS, U.N.O.

**KEYNOTE LEGEND**

- 02.07 (E) WOOD PLANTER BOX TO BE REMOVED & REPLACED IN KIND
- 02.08 (E) ROOF STRUCTURE TO REMAIN
- 02.09 (E) PORCH GUARDWALL TO REMAIN & REPAINTED
- 02.11 (E) WOOD POST TO REMAIN. SAND SMOOTH & PREPARE SURFACE TO RECEIVE NEW FINISH (PAINT - WHITE)
- 02.12 (E) PAINTED MASONRY WALL TO REMAIN
- 02.24 (E) PORCH CONCRETE FLOOR TO REMAIN. CLEAN & PREPARE SURFACE TO RECEIVE (N) PATIO ANTI-SLIP PAINT
- 02.31 (E) CONCRETE STAIRS TO REMAIN. CLEAN & PREPAIR SURFACE TO RECEIVE NEW FINISH
- 06.01 WOOD STAIRS W/ EXTERIOR WOOD DECKING FINISH
- 06.02 WOOD RAILINGS, PAINTED
- 06.04 BUILT-IN CABINET WITH SHELVINGS
- 09.08 WOOD DECKING



1 REMODEL FLOOR PLAN  
1/4" = 1'-0"

Owner	Priscilla Swanter
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Scale	1/4" = 1'-0"

A2.2

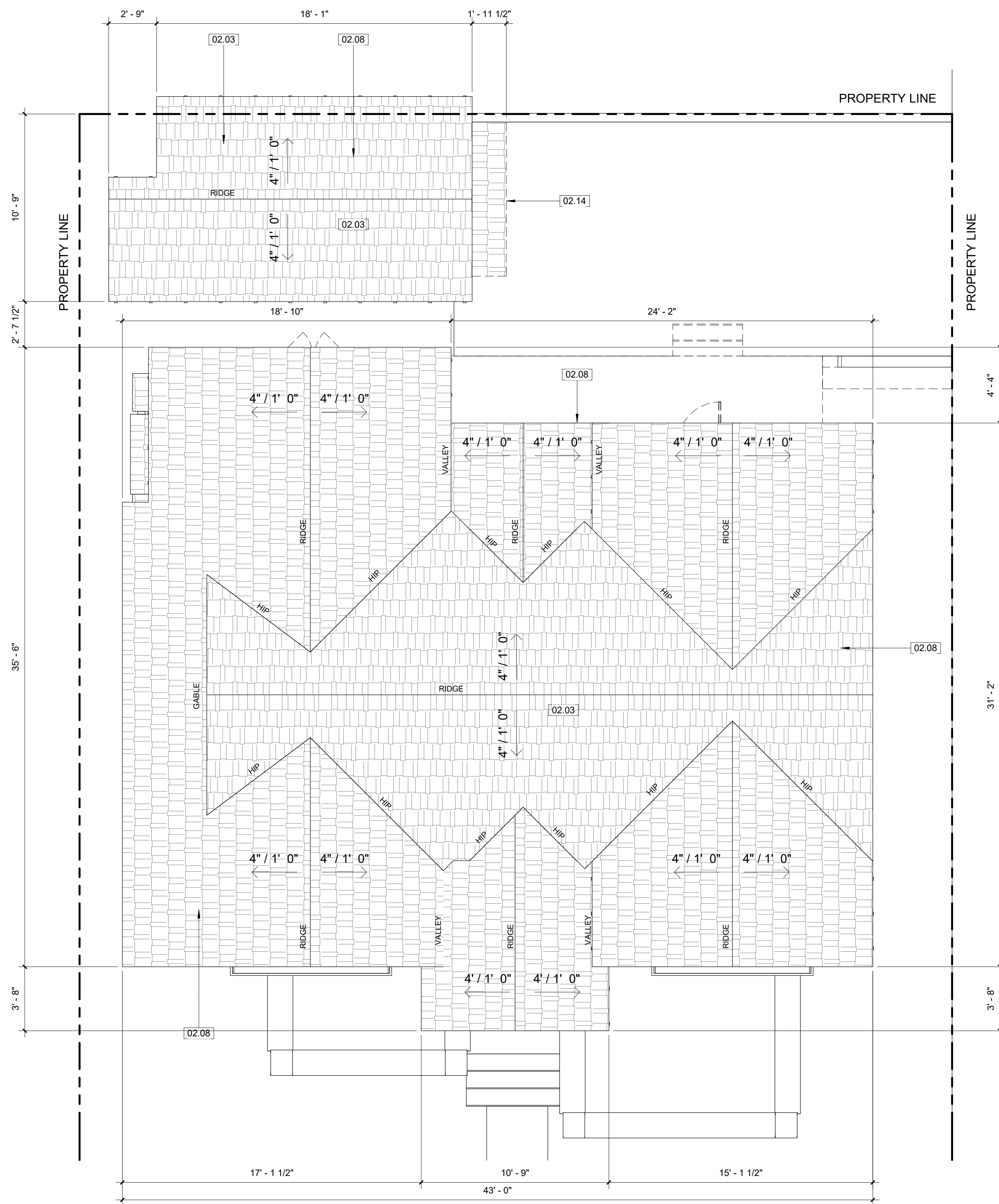




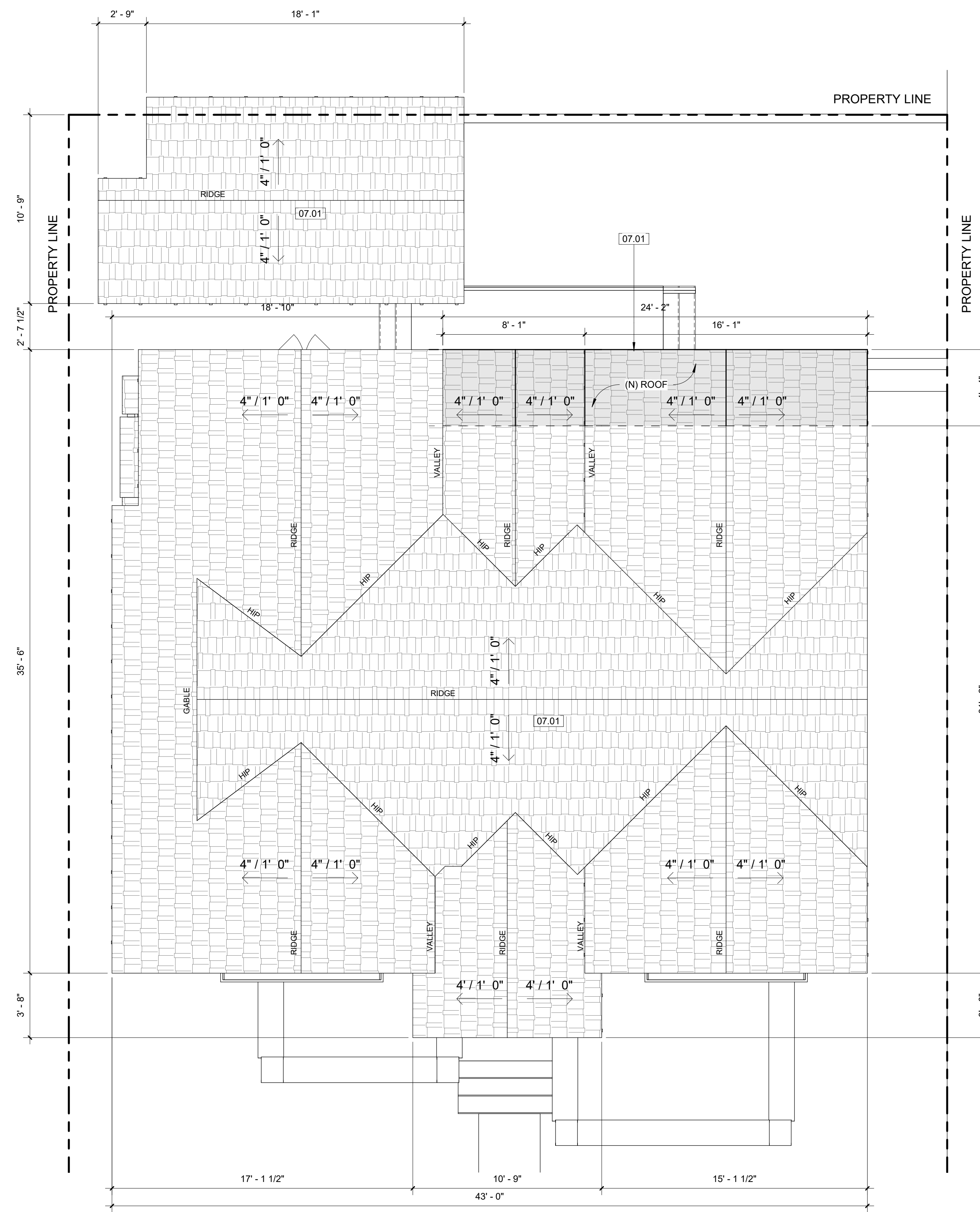
Engineer:

**KEYNOTE LEGEND**

- 02.03 (E) ASPHALT SHINGLES TO BE REMOVED
- 02.08 (E) ROOF STRUCTURE TO REMAIN
- 02.14 (E) WOOD CANOPY TO BE REMOVED
- 07.01 GAF® TIMBERLINE® HDZ™ ROOF SHINGLES, CHARCOAL



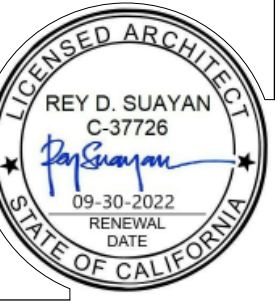
2 EXISTING ROOF LEVEL  
1/4" = 1'-0"



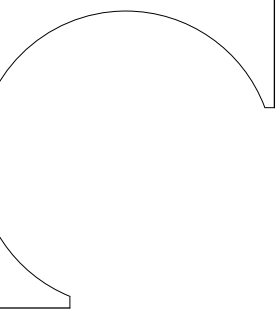
1 PROPOSED ROOF PLAN  
1/4" = 1'-0"

Architect	Rey Suayan
Project Title	1103 Hope St. Remodel
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Project number	Project Number
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<b>A2.3</b>	
Scale	1/4" = 1'-0"



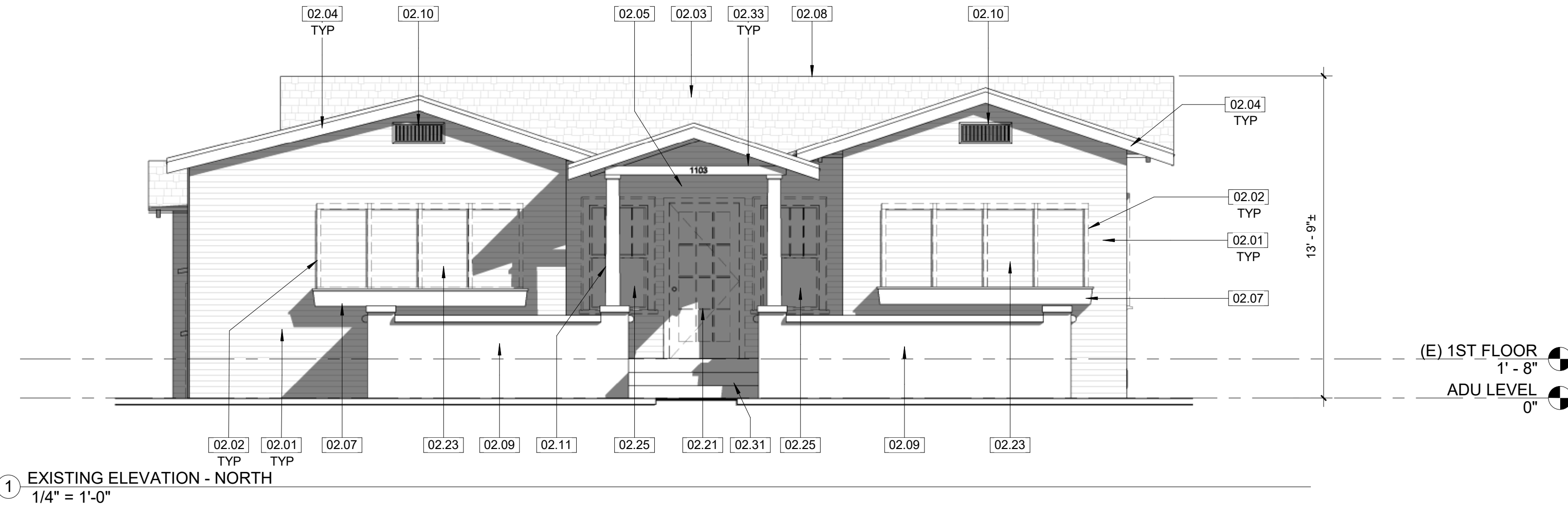


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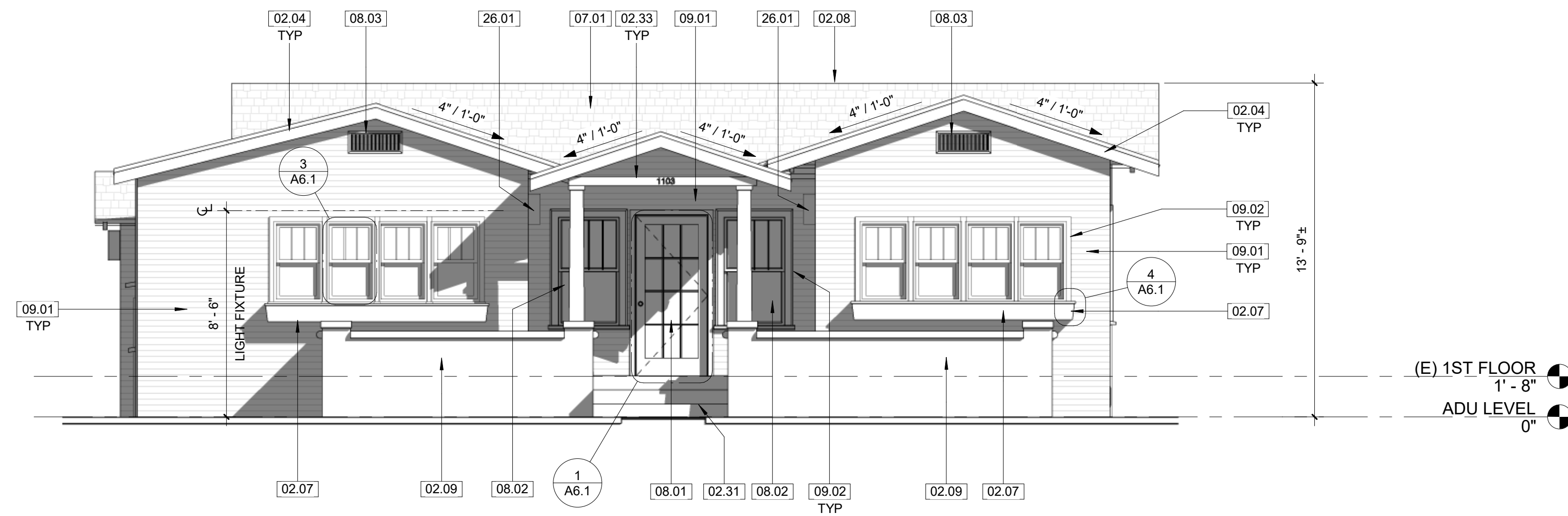


**KEYNOTE LEGEND**

- 02.01 (E) CLAPBOARD SIDING TO REMAIN. CAREFULLY REMOVE (E) DAMAGED OR DETERIORATED SIDING. PROTECT IN PLACE (E) WALL FRAMING
- 02.02 (E) WOOD TRIM TO REMAIN. CAREFULLY REMOVE (E) DAMAGED OR DETERIORATED TRIMS. PROTECT IN PLACE (E) WINDOW FRAME AND EXTERIOR SIDING
- 02.03 (E) ASPHALT SHINGLES TO BE REMOVED
- 02.04 (E) WOOD FASCIA TO BE REMOVED & REPLACED IN KIND
- 02.05 (E) WALL TO BE REMOVED. SEE DEMOLITION PLANS FOR EXTENTS
- 02.07 (E) WOOD PLANTER BOX TO BE REMOVED & REPLACED IN KIND
- 02.08 (E) ROOF STRUCTURE TO REMAIN
- 02.09 (E) PORCH GUARDWALL TO REMAIN & REPAINTED
- 02.10 (E) WALL LOUVER TO BE REMOVED & REPLACED
- 02.11 (E) WOOD POST TO REMAIN. SAND SMOOTH & PREPARE SURFACE TO RECEIVE NEW FINISH (PAINT - WHITE)
- 02.21 (E) DOOR TO BE REMOVED
- 02.23 (E) WINDOW TO REMAIN. PRE-TREAT AS NEEDED. SAND & PRIME SURFACES AS NEEDED AND PREPARE FOR NEW PAINT FINISH. REPLACE ALL DETERIORATED SEALS & PUTTY. POLISH & CLEAN GLASS PANES. TYPICAL FOR ALL EXISTING WINDOWS (PAINT FRAMES - BLACK)
- 02.25 (E) WINDOW TO BE REMOVED
- 02.31 (E) CONCRETE STAIRS TO REMAIN. CLEAN & PREPAIR SURFACE TO RECEIVE NEW FINISH
- 02.33 (E) EXPOSED WOOD FRAMING, ROOF RAFTER TAILS TO BE CLEANED, SANDED, AND REPAINTED. REPLACE ONLY DAMAGED & DETERIORATED FRAMING MEMBERS
- 07.01 GAF® TIMBERLINE® HDZ™ ROOF SHINGLES, CHARCOAL
- 08.01 CUSTOM WOOD DOOR TO MATCH ORIGINAL STYLE, PROFILE. SIZE PER DOOR SCHEDULE (PAINT FRAMES - BLACK). PROVIDE WOOD DOOR TRIM TO MATCH ORIGINAL SIZE & PROFILE (PAINT TRIMS - WHITE)
- 08.02 NEW CUSTOM-MADE WOOD WINDOWS TO MATCH EXISTING IN SIZE, PROPORTIONS, MATERIAL, OPENING TYPE, SASH, TRIM, SILLS, DIVIDERS (PAINT FRAMES - BLACK). PROVIDE WOOD WINDOW TRIM TO MATCH ORIGINAL SIZE & PROFILE (PAINT TRIMS - WHITE)
- 08.03 WOOD LOUVERS TO MATCH SIZE & PROFILE OF EXISTING (PAINT - BLACK)
- 09.01 PRESSURE WASH, CLEAN (E) WOOD SIDING & PREPARE SURFACE TO RECEIVE NEW FINISH (PAINT - WHITE)
- 09.02 WOOD TRIM TO MATCH (E) SIZE & PROFILE (PAINT - WHITE)
- 26.01 WALL MOUNTED OUTDOOR LIGHT FIXTURE



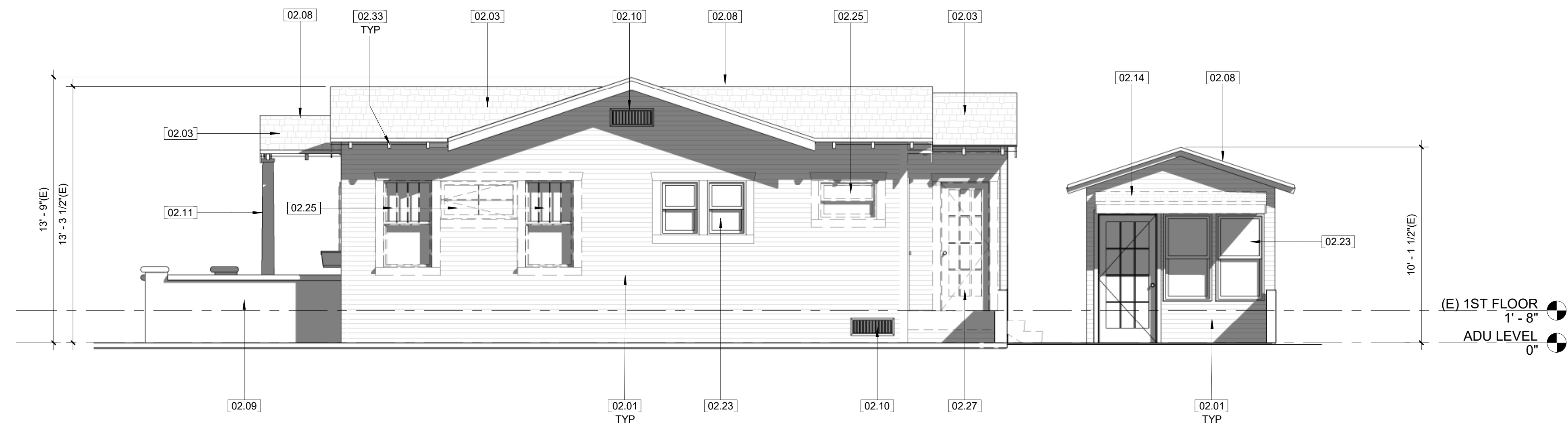
① EXISTING ELEVATION - NORTH  
1/4" = 1'-0"



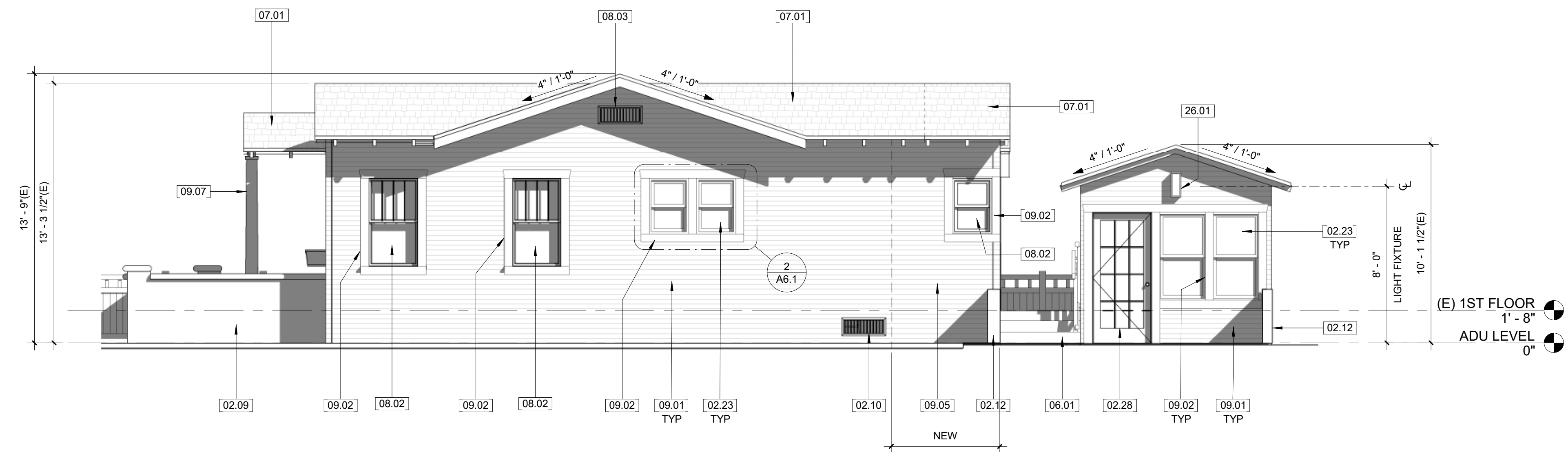
② PROPOSED ELEVATION - NORTH  
1/4" = 1'-0"

Architect	Rey Suayan
Project Title	1103 Hope St. Remodel
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Sheet Title	NORTH ELEVATIONS
Project number	Project Number
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<b>A3.1</b>	
Scale	1/4" = 1'-0"

Engineer:



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



② PROPOSED ELEVATION - WEST  
1/4" = 1'-0"

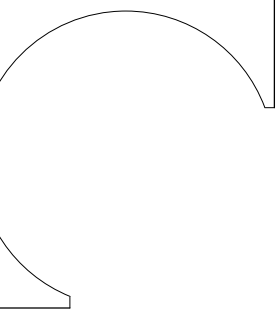
KEYNOTE LEGEND

- 02.01 (E) CLAPBOARD SIDING TO REMAIN. CAREFULLY REMOVE (E) DAMAGED OR DETERIORATED SIDING. PROTECT IN PLACE (E) WALL FRAMING
- 02.03 (E) ASPHALT SHINGLES TO BE REMOVED
- 02.08 (E) ROOF STRUCTURE TO REMAIN
- 02.09 (E) PORCH GUARDWALL TO REMAIN & REPAINTED
- 02.10 (E) WALL LOUVER TO BE REMOVED & REPLACED
- 02.11 (E) WOOD POST TO REMAIN. SAND SMOOTH & PREPARE SURFACE TO RECEIVE NEW FINISH (PAINT - WHITE)
- 02.12 (E) PAINTED MASONRY WALL TO REMAIN
- 02.14 (E) WOOD CANOPY TO BE REMOVED
- 02.23 (E) WINDOW TO REMAIN. PRE-TREAT AS NEEDED. SAND & PRIME SURFACES AS NEEDED AND PREPARE FOR NEW PAINT FINISH. REPLACE ALL DETERIORATED SEALS & PUTTY. POLISH & CLEAN GLASS PANES. TYPICAL FOR ALL EXISTING WINDOWS (PAINT FRAMES - BLACK)
- 02.25 (E) WINDOW TO BE REMOVED
- 02.27 (E) DOOR TO BE REMOVED
- 02.28 (E) DOOR TO REMAIN. PRE-TREAT AS NEEDED. SAND & PRIME SURFACES AS NEEDED AND PREPARE FOR NEW PAINT FINISH. REPLACE ALL DETERIORATED SEALS & PUTTY. POLISH & CLEAN GLASS PANES (PAINT - BLACK)
- 02.33 (E) EXPOSED WOOD FRAMING, ROOF RAFTER TAILS TO BE CLEANED, SANDED, AND REPAINTED. REPLACE ONLY DAMAGED & DETERIORATED FRAMING MEMBERS
- 06.01 WOOD STAIRS W/ EXTERIOR WOOD DECKING FINISH
- 07.01 GAF® TIMBERLINE® HDZ™ ROOF SHINGLES, CHARCOAL
- 08.02 NEW CUSTOM-MADE WOOD WINDOWS TO MATCH EXISTING IN SIZE, PROPORTIONS, MATERIAL, OPENING TYPE, SASH, TRIM, SILLS, DIVIDERS (PAINT FRAMES - BLACK). PROVIDE WOOD WINDOW TRIM TO MATCH ORIGINAL SIZE & PROFILE (PAINT TRIMS - WHITE)
- 08.03 WOOD LOUVERS TO MATCH SIZE & PROFILE OF EXISTING (PAINT - BLACK)
- 09.01 PRESSURE WASH, CLEAN (E) WOOD SIDING & PREPARE SURFACE TO RECEIVE NEW FINISH (PAINT - WHITE)
- 09.02 WOOD TRIM TO MATCH (E) SIZE & PROFILE (PAINT - WHITE)
- 09.05 NEW WOOD SIDING TO MATCH ORIGINAL SIZE & PROFILE (PAINT - WHITE)
- 09.07 (E) WOOD POST (PAINT - WHITE)
- 26.01 WALL MOUNTED OUTDOOR LIGHT FIXTURE

Owner	Priscilla Swanter
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	WEST ELEVATIONS
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
<b>A3.2</b>	
Scale	1/4" = 1'-0"

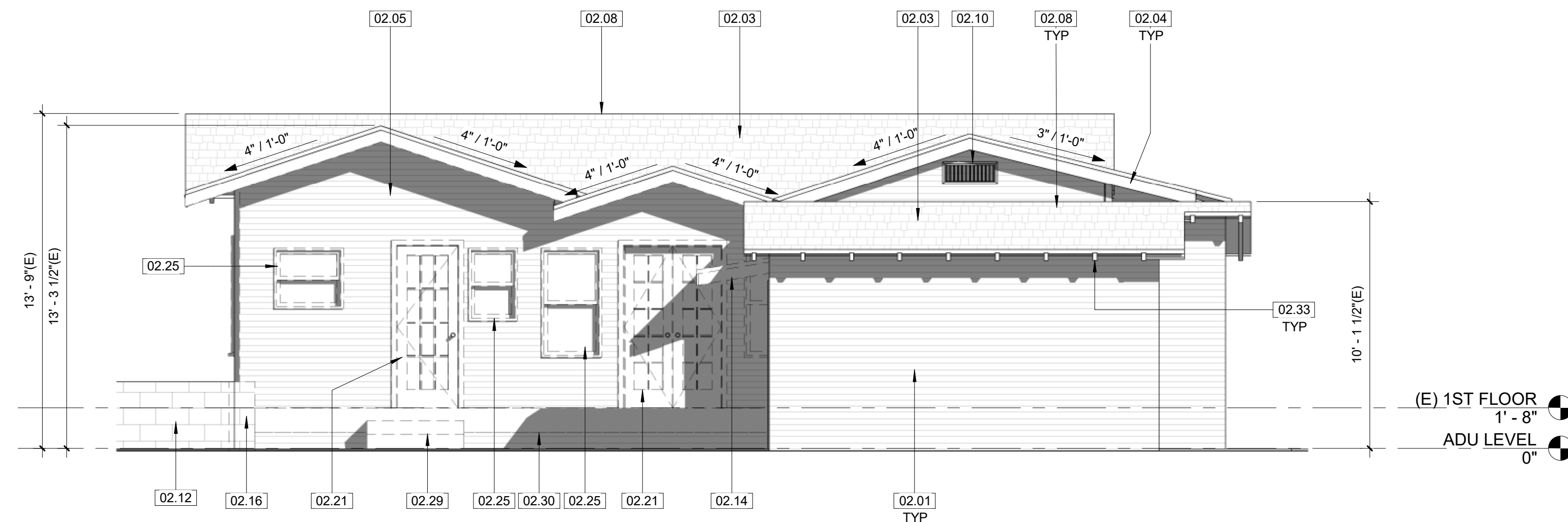


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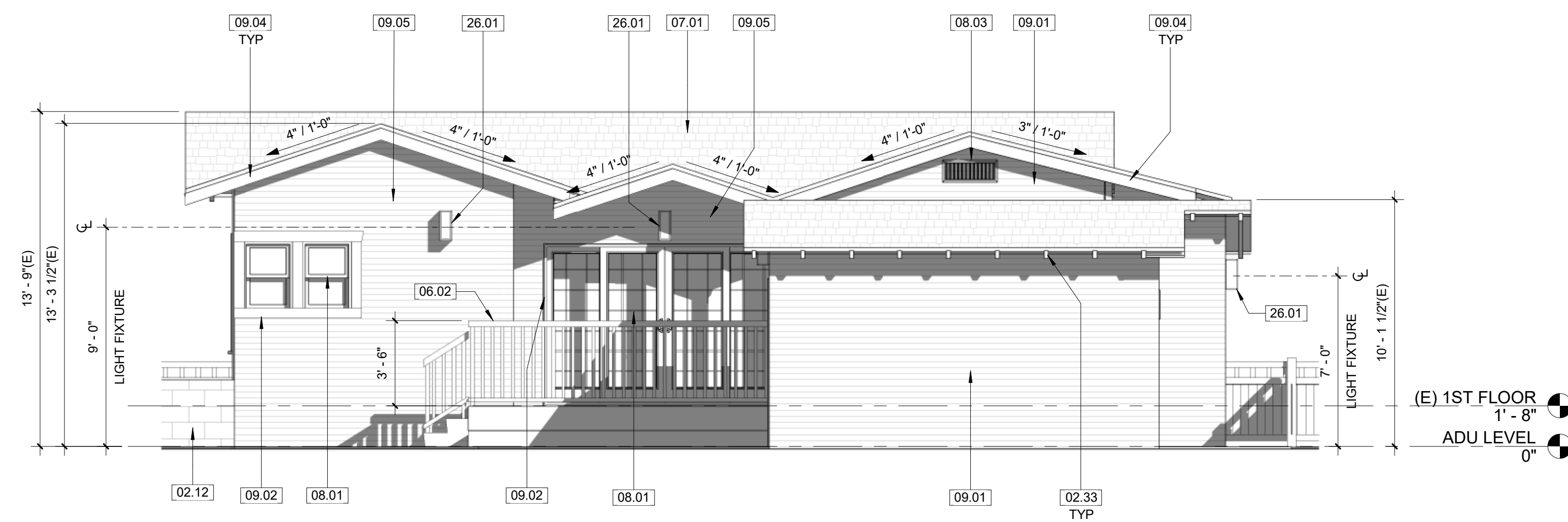


**KEYNOTE LEGEND**

- 02.01 (E) CLAPBOARD SIDING TO REMAIN. CAREFULLY REMOVE (E) DAMAGED OR DETERIORATED SIDING. PROTECT IN PLACE (E) WALL FRAMING
- 02.03 (E) ASPHALT SHINGLES TO BE REMOVED
- 02.04 (E) WOOD FASCIA TO BE REMOVED & REPLACED IN KIND
- 02.05 (E) WALL TO BE REMOVED. SEE DEMOLITION PLANS FOR EXTENTS
- 02.08 (E) ROOF STRUCTURE TO REMAIN
- 02.10 (E) WALL LOUVER TO BE REMOVED & REPLACED
- 02.12 (E) PAINTED MASONRY WALL TO REMAIN
- 02.14 (E) WOOD CANOPY TO BE REMOVED
- 02.16 PORTION OF (E) PAINTED MASONRY WALL TO BE REMOVED
- 02.21 (E) DOOR TO BE REMOVED
- 02.25 (E) WINDOW TO BE REMOVED
- 02.29 (E) CONCRETE STAIRS TO BE REMOVED
- 02.30 (E) PLASTER PORCH FOUNDATION WALL TO BE REMOVED
- 02.33 (E) EXPOSED WOOD FRAMING, ROOF RAFTER TAILS TO BE CLEANED, SANDED, AND REPAINTED. REPLACE ONLY DAMAGED & DETERIORATED FRAMING MEMBERS
- 06.02 WOOD RAILINGS, PAINTED
- 07.01 GAF® TIMBERLINE® HDZ™ ROOF SHINGLES, CHARCOAL
- 08.01 CUSTOM WOOD DOOR TO MATCH ORIGINAL STYLE. PROFILE. SIZE PER DOOR SCHEDULE (PAINT FRAMES - BLACK). PROVIDE WOOD DOOR TRIM TO MATCH ORIGINAL SIZE & PROFILE (PAINT TRIMS - WHITE)
- 08.03 WOOD LOUVERS TO MATCH SIZE & PROFILE OF EXISTING (PAINT - BLACK)
- 09.01 PRESSURE WASH, CLEAN (E) WOOD SIDING & PREPARE SURFACE TO RECEIVE NEW FINISH (PAINT - WHITE)
- 09.02 WOOD TRIM TO MATCH (E) SIZE & PROFILE (PAINT - WHITE)
- 09.04 WOOD FASCIA TO MATCH (E) SIZE & PROFILE. REPAIR DAMAGED OR REPLACE ENTIRE SECTIONS AS NEEDED (PAINT - WHITE)
- 09.05 NEW WOOD SIDING TO MATCH ORIGINAL SIZE & PROFILE (PAINT - WHITE)
- 26.01 WALL MOUNTED OUTDOOR LIGHT FIXTURE



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

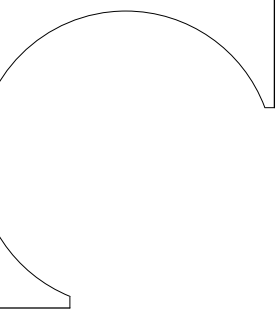


② PROPOSED ELEVATION - SOUTH  
1/4" = 1'-0"

Owner	Priscilla Swanter
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	SOUTH ELEVATIONS
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
<b>A3.3</b>	
Scale	1/4" = 1'-0"

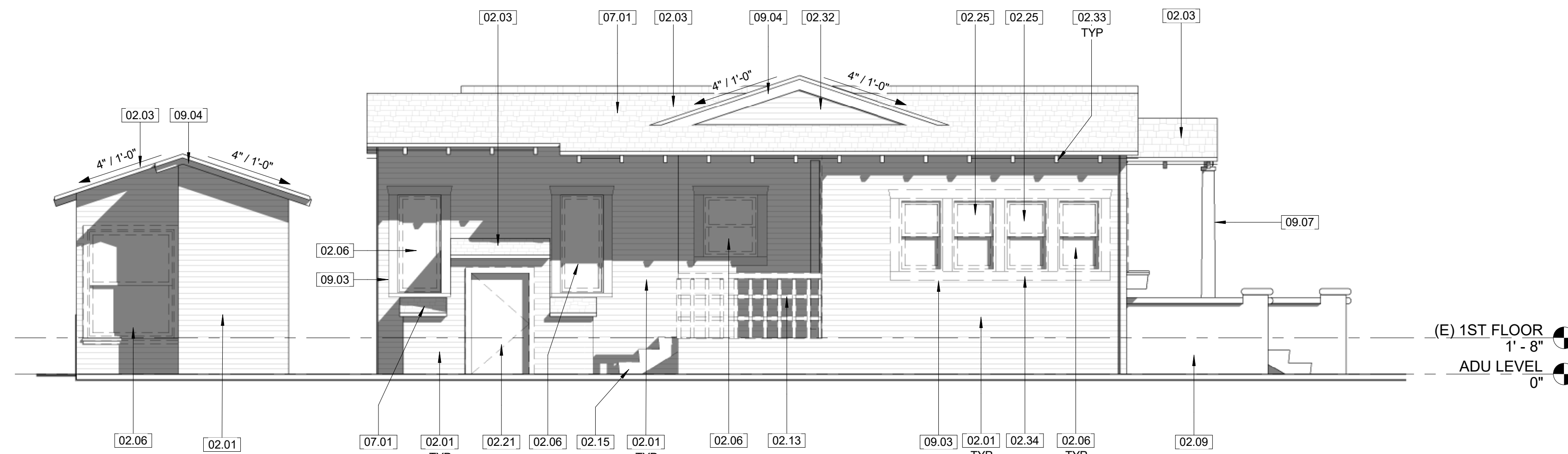


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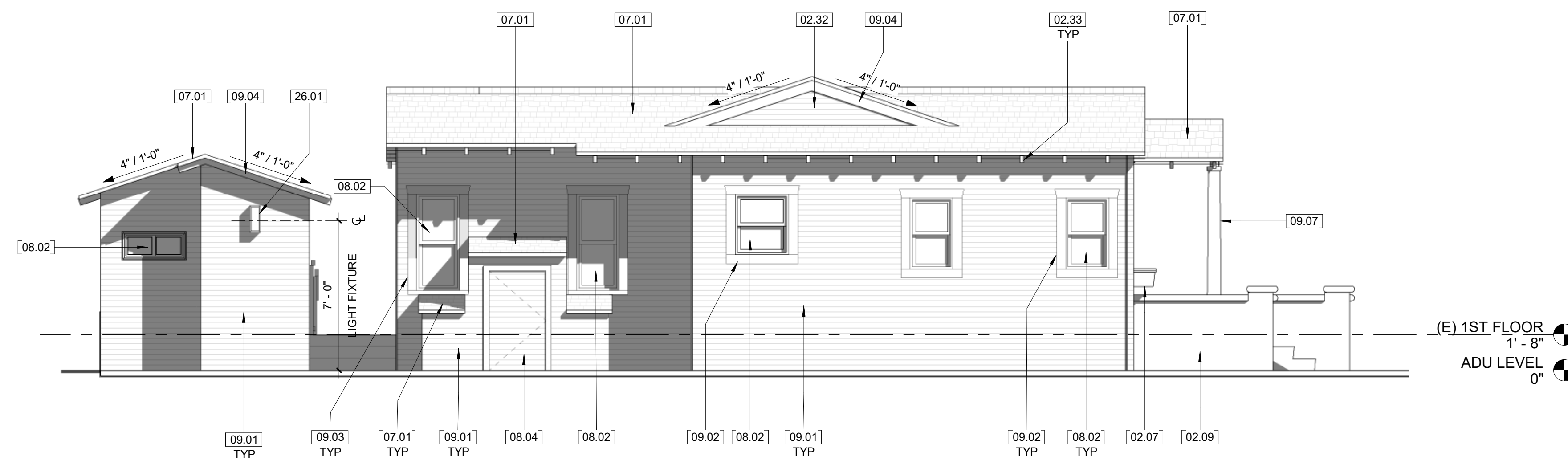


**KEYNOTE LEGEND**

- 02.01 (E) CLAPBOARD SIDING TO REMAIN. CAREFULLY REMOVE (E) DAMAGED OR DETERIORATED SIDING. PROTECT IN PLACE (E) WALL FRAMING
- 02.03 (E) ASPHALT SHINGLES TO BE REMOVED
- 02.06 (E) WINDOW TO BE REMOVED
- 02.07 (E) WOOD PLANTER BOX TO BE REMOVED & REPLACED IN KIND
- 02.09 (E) PORCH GUARDWALL TO REMAIN & REPAINTED
- 02.13 (E) RAILING TO BE REMOVED
- 02.15 (E) WOOD STAIRS TO BE REMOVED
- 02.21 (E) DOOR TO BE REMOVED
- 02.25 (E) WINDOW TO BE REMOVED
- 02.32 (E) GABLE VENT TO REMAIN. REPLACE DAMAGED & DETERIORATED PIECES. PAINT
- 02.33 (E) EXPOSED WOOD FRAMING, ROOF RAFTER TAILS TO BE CLEANED, SANDED, AND REPAINTED. REPLACE ONLY DAMAGED & DETERIORATED FRAMING MEMBERS
- 02.34 (E) WINDOW TRIM TO BE REMOVED & REPLACED IN KIND
- 07.01 GAF® TIMBERLINE® HDZ™ ROOF SHINGLES, CHARCOAL
- 08.02 NEW CUSTOM-MADE WOOD WINDOWS TO MATCH EXISTING IN SIZE, PROPORTIONS, MATERIAL, OPENING TYPE, SASH, TRIM, SILLS, DIVIDERS (PAINT FRAMES - BLACK). PROVIDE WOOD WINDOW TRIM TO MATCH ORIGINAL SIZE & PROFILE (PAINT TRIMS - WHITE)
- 08.04 OUTDOOR STORAGE DOOR TO MATCH (E) SIZE & FINISH
- 09.01 PRESSURE WASH, CLEAN (E) WOOD SIDING & PREPARE SURFACE TO RECEIVE NEW FINISH (PAINT - WHITE)
- 09.02 WOOD TRIM TO MATCH (E) SIZE & PROFILE (PAINT - WHITE)
- 09.03 PRESSURE WASH, CLEAN (E) WOOD TRIM & PREPARE SURFACE TO RECEIVE NEW FINISH. REPLACE (E) DAMAGED TRIMS TO MATCH (E) SIZE, PROFILE (PAINT FRAMES - BLACK)
- 09.04 WOOD FASCIA TO MATCH (E) SIZE & PROFILE. REPAIR DAMAGED OR REPLACE ENTIRE SECTIONS AS NEEDED (PAINT - WHITE)
- 09.07 (E) WOOD POST (PAINT - WHITE)
- 26.01 WALL MOUNTED OUTDOOR LIGHT FIXTURE



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

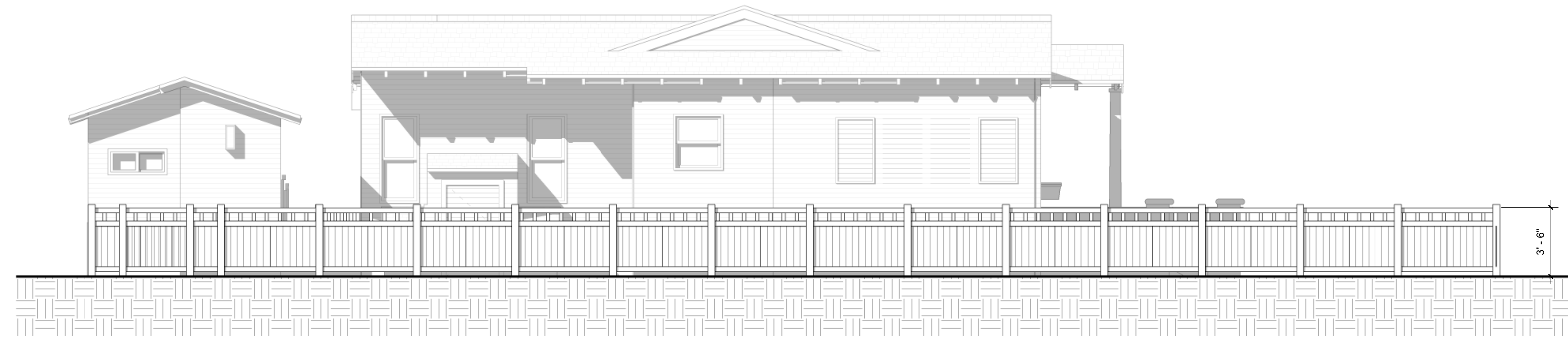


② PROPOSED ELEVATION - EAST  
1/4" = 1'-0"

Architect	Rey Suayan
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	EAST ELEVATIONS
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
<b>A3.4</b>	
Scale	1/4" = 1'-0"



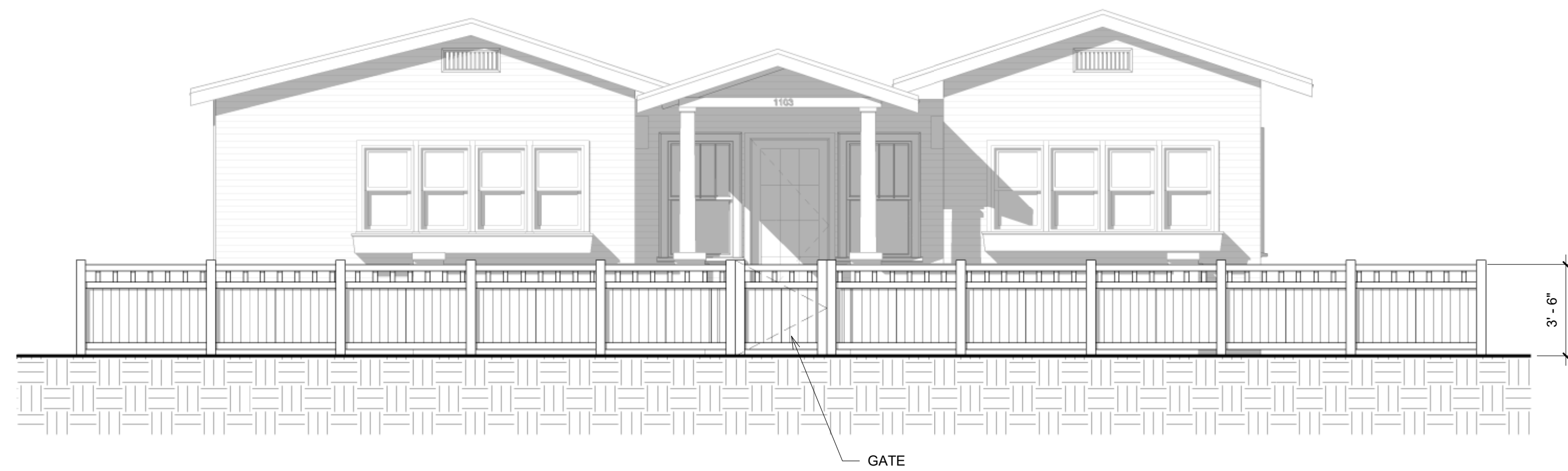
Engineer:



③ FENCE ELEVATION - EAST  
1/4" = 1'-0"



② FENCE ELEVATION - WEST  
1/4" = 1'-0"



① FENCE ELEVATION - NORTH  
1/4" = 1'-0"

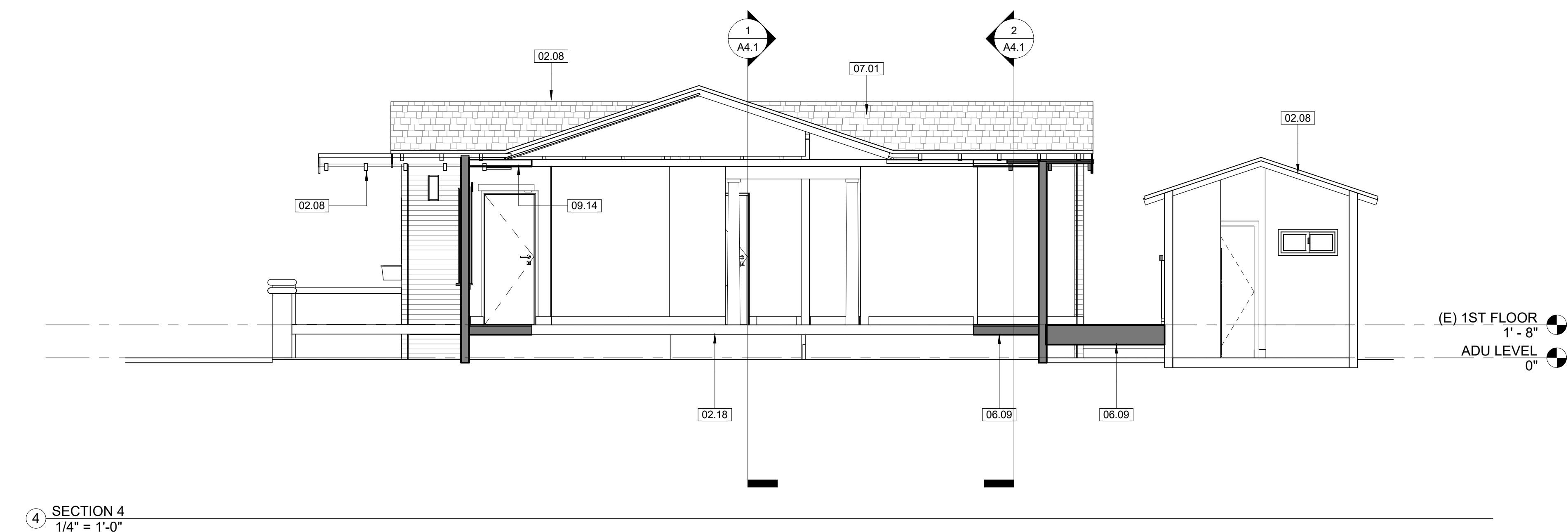
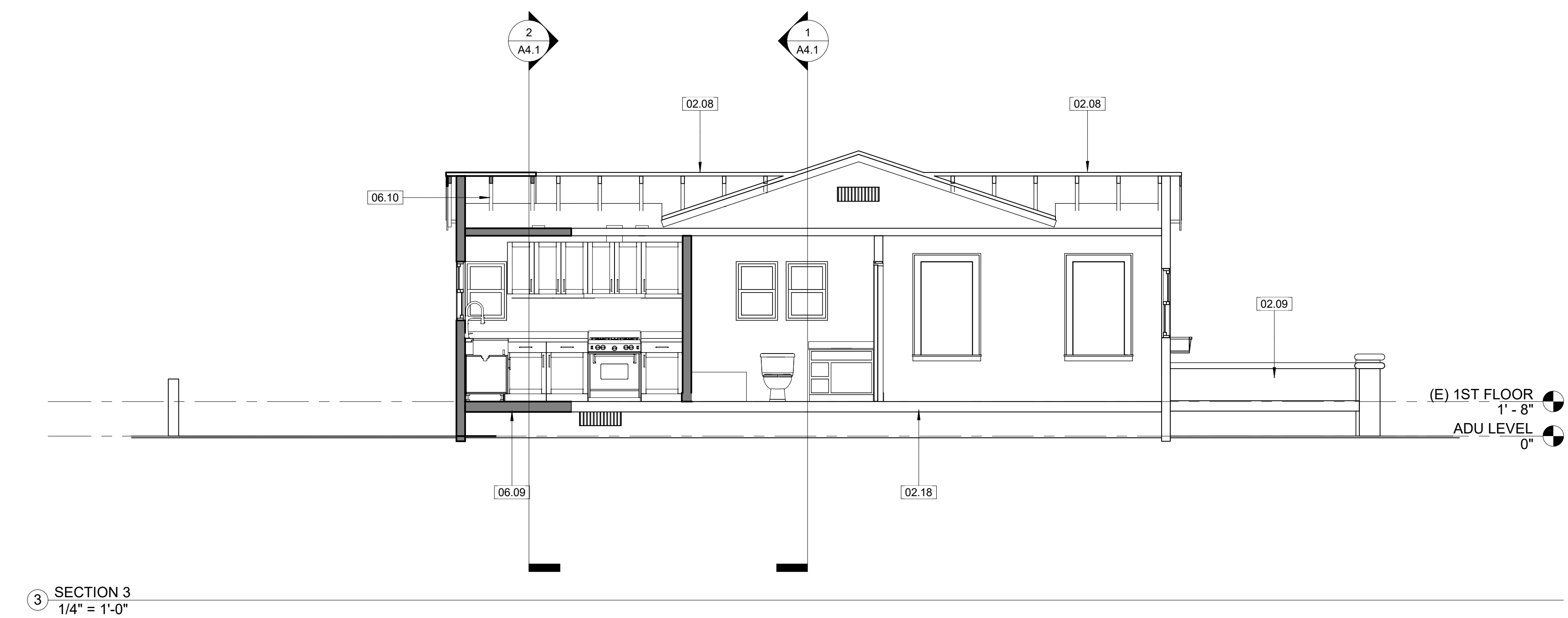
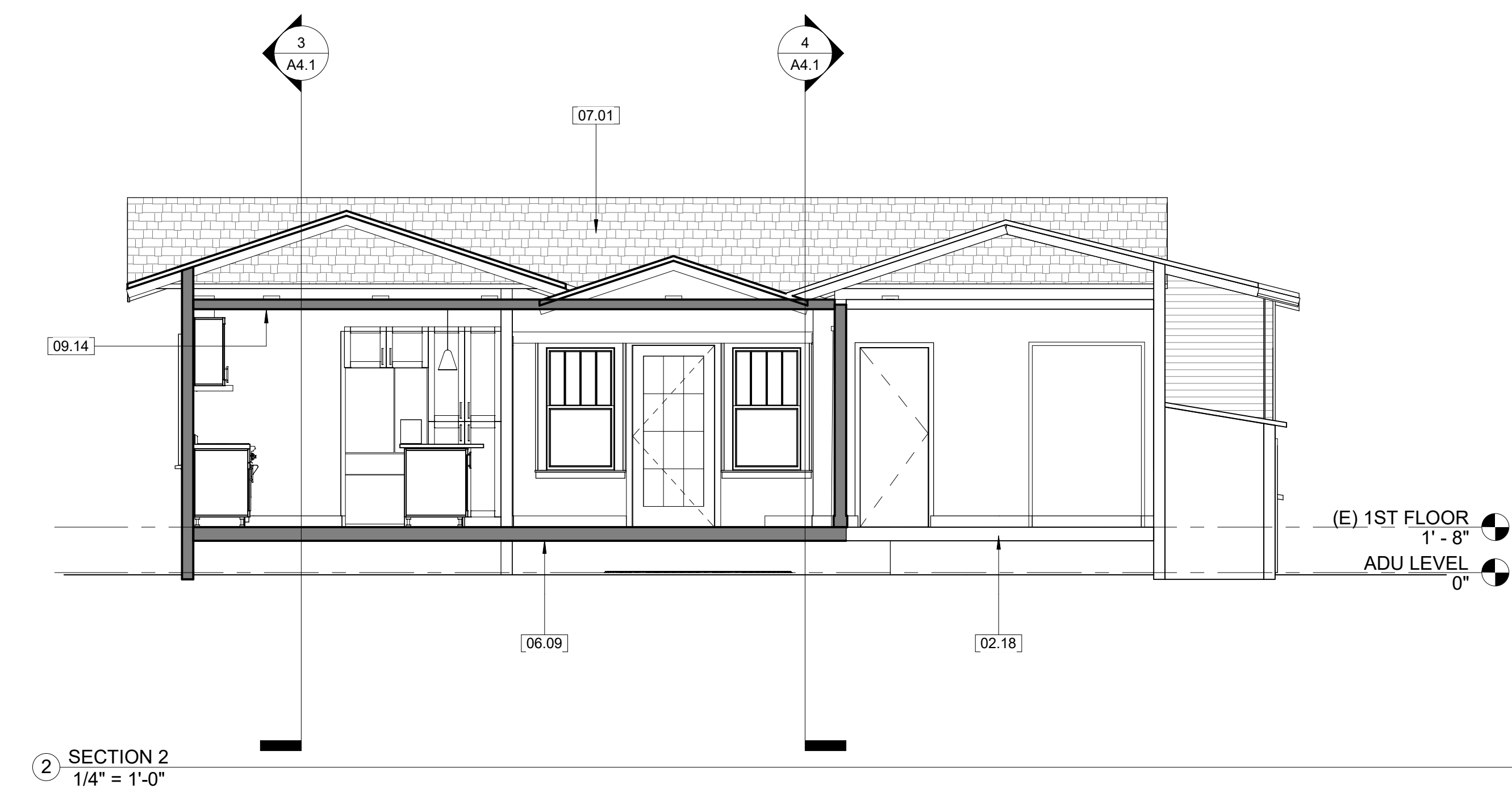
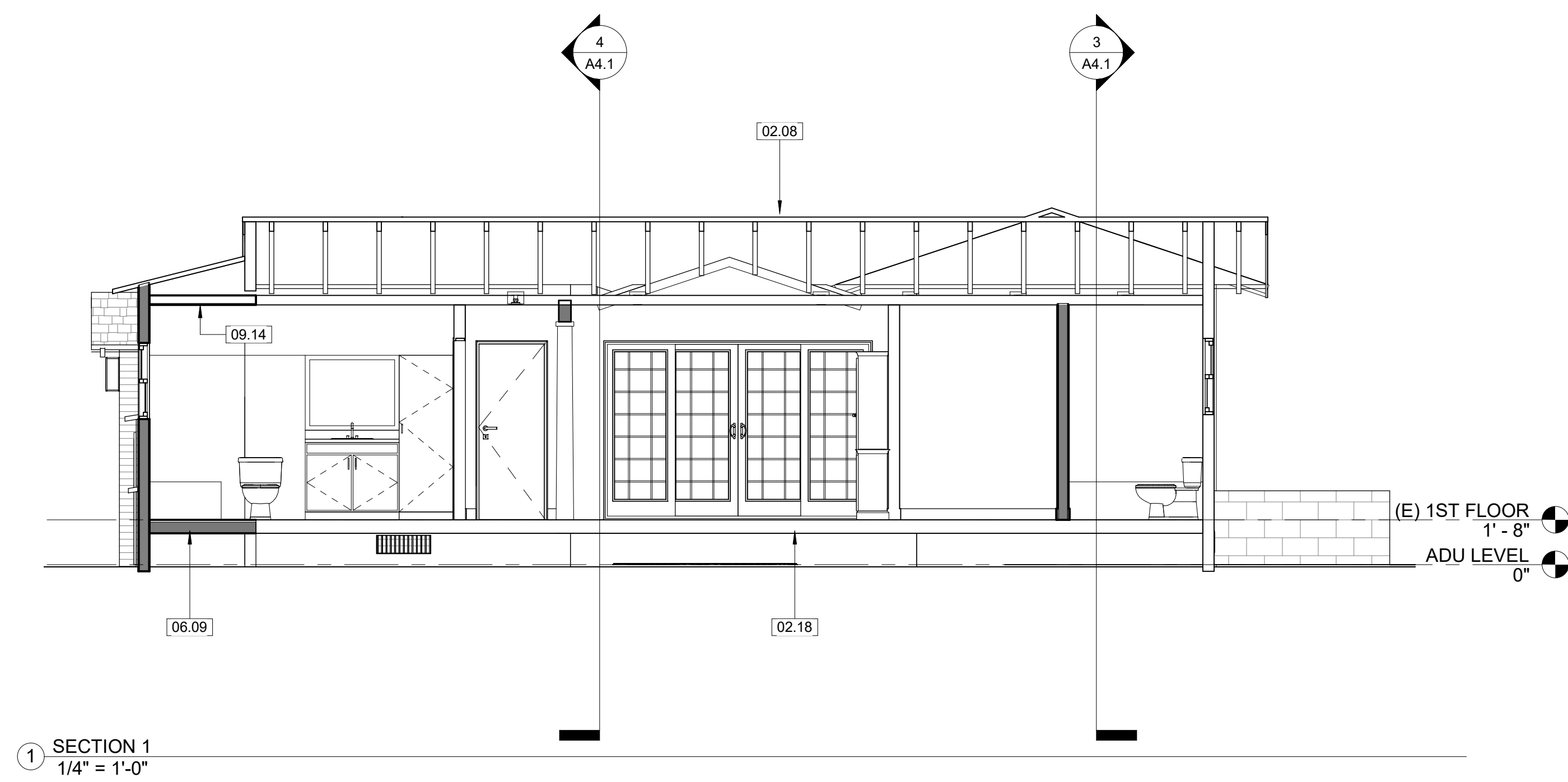
Owner	Priscilla Swanter
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	FENCE ELEVATIONS
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
<b>A3.5</b>	
Scale	1/4" = 1'-0"



Engineer:

**KEYNOTE LEGEND**

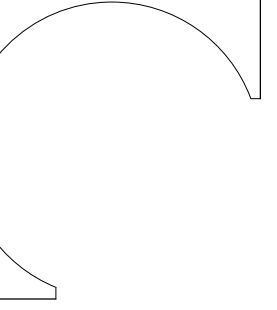
- 02.08 (E) ROOF STRUCTURE TO REMAIN
- 02.09 (E) PORCH GUARDWALL TO REMAIN & REPAINTED
- 02.18 (E) FLOOR FRAMING TO REMAIN
- 06.09 NEW WOOD FLOOR FRAMING PER STRUCTURAL
- 06.10 NEW WOOD ROOF FRAMING PER STRUCTURAL
- 07.01 GAF® TIMBERLINE® HDZ™ ROOF SHINGLES, CHARCOAL
- 09.14 1/2" GYPBD CEILING, PAINTED



Architect	Rey Suayan
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	BUILDING SECTIONS
Project number	Project Number
Date	Issue Date
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Checked by	Checker
<b>A4.1</b>	
Scale	1/4" = 1'-0"



Engineer:



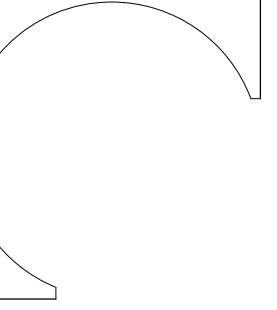
EXISTING DOOR SCHEDULE																
MARK	QTY	WIDTH X HEIGHT (IN)	EXIST. MATERIAL	OPERATION	FRAME TYPE	PANE TYPE	EXIST. LITES	SIMULATE D LITES (Y/N)	EXT. FINISH	VISIBLE FR. STREET (Y/N)	KEEP (E) SILL & FRAME (Y/N)	BEDROOM (Y/N)	ENERGY EFFICIENT (Y/N)	TEMPERED GLASS (Y/N)	EXISTING TO REMAIN (Y/N)	COMMENTS
001	1	36 X 80	WOOD	Swing	BLOCK	FRENCH TYPE	DIVIDED	NO	PAINT	Y	N	N	N	N	N	
002	1	48" x 80"	WOOD	Slide	BLOCK	FRENCH TYPE	DIVIDED	NO	PAINT	Y	N	N	N	N	N	
003	1	30 X 80	WOOD	Swing	BLOCK	HALF GLASS	DIVIDED	NO	PAINT	Y	N	N	N	N	N	
004	1	30 X 80	WOOD	Swing	BLOCK	FRENCH TYPE	DIVIDED	NO	PAINT	Y	N	Y	N	N	N	
005	1	36" x 80"	WOOD	Slide	BLOCK	FRENCH TYPE	DIVIDED	NO	PAINT	N	N	Y	N	N	N	
006	1	30" x 80"	WOOD	Swing	BLOCK	N/A	N/A	N/A	PAINT	N	N	N	N	N	N	
007	1	30" x 80"	WOOD	Swing	BLOCK	N/A	N/A	N/A	PAINT	N	N	N	N	N	N	
008	1	30" x 80"	WOOD	Swing	BLOCK	N/A	N/A	N/A	PAINT	N	N	Y	N	N	N	
009	1	48" x 80"	WOOD	Slide	BLOCK	N/A	N/A	N/A	PAINT	N	N	N	N	N	N	
010	1	24" x 80"	WOOD	Swing	BLOCK	N/A	N/A	N/A	PAINT	N	N	N	N	N	N	
011	1	24" x 80"	WOOD	Swing	BLOCK	N/A	N/A	N/A	PAINT	N	N	N	N	N	N	
012	1	36 X 80	WOOD	Swing	BLOCK	HALF GLASS	DIVIDED	NO	PAINT	Y	Y	N	N	N	Y	
013	1	32" x 56"	WOOD	Swing	BLOCK	N/A	N/A	N/A	WD. CLAPBOARD	N	N	N	N	N	N	
014	1	30" x 80"	WOOD	Swing	BLOCK	N/A	N/A	N/A	PAINT	N	Y	Y	N	N	N	
015	1	48" x 80"	WOOD	Slide	BLOCK	N/A	N/A	N/A	PAINT	N	Y	N	N	N	N	

NEW DOOR SCHEDULE																
MARK	QTY	WIDTH X HEIGHT (IN)	EXIST. MATERIAL	OPERATION	FRAME TYPE	PANE TYPE	EXIST. LITES	SIMULATE D LITES (Y/N)	EXT. FINISH	VISIBLE FR. STREET (Y/N)	KEEP (E) SILL & FRAME (Y/N)	BEDROOM (Y/N)	ENERGY EFFICIENT (Y/N)	TEMPERED GLASS (Y/N)	EXISTING/ NEW	COMMENTS
101	1	36 X 80	WOOD	Swing	BLOCK	FRENCH TYPE	DIVIDED	NO	PAINT	Y	N/A	N	Y	Y	NEW	
102	1	120" x 80"	WOOD	Slide	BLOCK	FRENCH TYPE	DIVIDED	NO	PAINT	Y	N/A	N	Y	Y	NEW	
104	1	32" x 80"	WOOD	Swing	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	N/A	Y	N	N/A	NEW	
105	1	1.00mx2.00m	WOOD	Pocket slide	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	N/A	N	N	N/A	NEW	
106	1	32" x 80"	WOOD	Swing	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	N/A	N	N	N/A	NEW	
107	1	32" x 80"	WOOD	Swing	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	N/A	Y	N	N/A	NEW	
107A	1	48" x 80"	WOOD	Slide	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	Y	N	N	N/A	NEW	
108	1	32" x 80"	WOOD	Swing	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	N/A	Y	N	N/A	NEW	
108A	1	72" x 80"	WOOD	Sliding	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	N/A	N	N	N/A	NEW	
109	1	32" x 80"	WOOD	Swing	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	N/A	N	N	N/A	NEW	
109A	1	32" x 80"	WOOD	Swing	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	N/A	N	N	N/A	NEW	
110A	1	32" x 80"	WOOD	Swing	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	N	N	N	N/A	NEW	
111	1	24" x 80"	WOOD	Swing	BLOCK	SOLID WD.	N/A	N/A	PAINT	N	N/A	N	N	N/A	NEW	
112	1	36 X 80	WOOD	Swing	BLOCK	HALF GLASS	DIVIDED	NO	PAINT	Y	Y	Y	N	N	EXISTING	
113	1	32" x 56"	WOOD	Swing	BLOCK	N/A	N/A	N/A	WD. CLAPBOARD	N	N	N	N	N/A	NEW	

Architect	Rey Suayan
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	DOOR SCHEDULE
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
<b>A5.1</b>	
Scale	



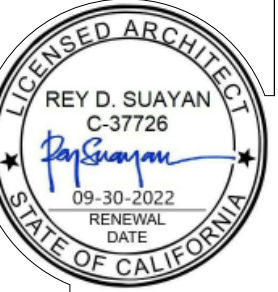
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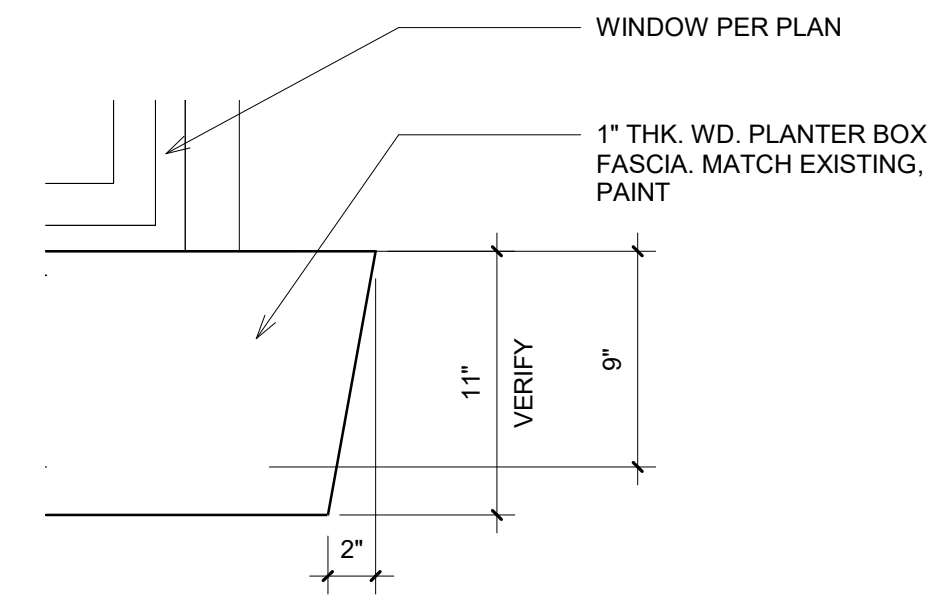
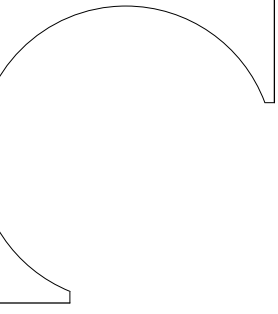
EXISTING WINDOW SCHEDULE																	
WINDOW TAG	COUNT	WIDTH X HEIGHT (IN)	EXISTING MATERIAL	OPERATION	FRAME TYPE	PANEL TYPE	EXISTING LITES	SIMULATED LITES	EXTERIOR FINISH	VISIBLE FROM STREET	KEEP EXISTING SILL & FRAME	BEDROOM	ENERGY EFFICIENT	TEMPERED GLASS	WINDOW WITHIN 18" OF FLOOR/10" OF DOOR	EXISTING TO REMAIN (Y/N)	COMMENTS
01	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N	N	N	
02	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N	N	N	
03	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N	N	N	
04	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N	N	N	
05	1	30 x 54	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	N	N	N	N	Y	N	
06	1	30 x 54	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	N	N	N	N	Y	N	
07	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	N	N	N	N	N	
08	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	N	N	N	N	N	
09	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	N	N	N	N	N	
10	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	N	N	N	N	N	
11	1	48" x 24"	WOOD	AWNING	BLOCK	SINGLE	N/A	N	PAINT	Y	N	N	N	N	N	N	
12	1	24" x 34"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	Y	N	N	N	N	Y	
13	1	24" x 34"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	Y	N	N	N	N	Y	
14	1	36" x 24"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	N	N	N	N	N	N	
15	1	34" x 30"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	N	N	N	N	N	N	
16	1	24" x 36"	WOOD	FIXED	BLOCK	SINGLE	N/A	N	PAINT	Y	N	N	N	N	Y	N	
17	1	30" x 54"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	N	N	N	N	Y	N	
18	1	30" x 54"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	N	N	N	N	Y	N	
19	1	48" x 54"	WOOD	CASEMENT	BLOCK	SINGLE	N/A	N	PAINT	N	N	Y	N	N	N	N	
20	1	24" x 54"	WOOD	FIXED	BLOCK	SINGLE	N/A	N	PAINT	N	N	Y	N	N	N	N	
21	1	24" x 54"	WOOD	FIXED	BLOCK	SINGLE	N/A	N	PAINT	N	N	Y	N	N	N	N	
22	1	30" x 34"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	N	N	N	N	N	N	N	
23	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	Y	Y	N	N	N	N	
24	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	N	Y	N	N	N	N	
25	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	N	Y	N	N	N	N	
26	1	30" x 54"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	N	N	N	N	Y	
27	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	Y	Y	N	N	N	N	
28	1	30" x 54"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	N	N	N	N	Y	
29	1	48" x 60"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	N	N	N	N	N	N	N	
30	1	30 x 54	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	N	N	N	N	Y	
31	1	30 x 54	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	N	N	N	N	Y	

NEW WINDOW SCHEDULE																	
WINDOW TAG	COUNT	WIDTH X HEIGHT (IN)	EXISTING MATERIAL	OPERATION	FRAME TYPE	PANEL TYPE	EXISTING LITES	SIMULATED LITES	EXTERIOR FINISH	VISIBLE FROM STREET	BEDROOM	ENERGY EFFICIENT	TEMPERED GLASS	WINDOW WITHIN 18" OF FLOOR/10" OF DOOR	COMMENTS		
40	1	30 x 54	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	N	Y	Y	Y			
41	1	30 x 54	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	N	Y	Y	Y			
42	1	30" x 34"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	N	N	Y	N	N			
43	1	24" x 34"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	N	Y	N	N			
44	1	24" x 34"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	N	Y	N	N			
45	1	24" x 34"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	N	Y	N	N			
46	1	36" X 16"	VINYL	SLIDING	BLOCK	SINGLE	N/A	N	PAINT	N	N	Y	N	N			
47	1	48" x 54"	WOOD	CASEMENT	BLOCK	SINGLE	N/A	N	PAINT	N	N	Y	N	N			
48	1	24" x 54"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	N	Y	N	N	N			
49	1	24" x 54"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	N	Y	N	N	N			
50	1	30 x 54	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	N	Y	N	N			
51	1	30 x 54	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	N	Y	N	N			
52	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N			
53	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N			
54	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N			
55	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N			
56	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N			
57	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N			
58	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N			
59	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	DIVIDED*	Y	PAINT	Y	Y	Y	N	N			
60	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	Y	N	N	N			
61	1	24" x 40"	WOOD	SINGLE HUNG	BLOCK	SINGLE	N/A	N	PAINT	Y	Y	N	N	N			

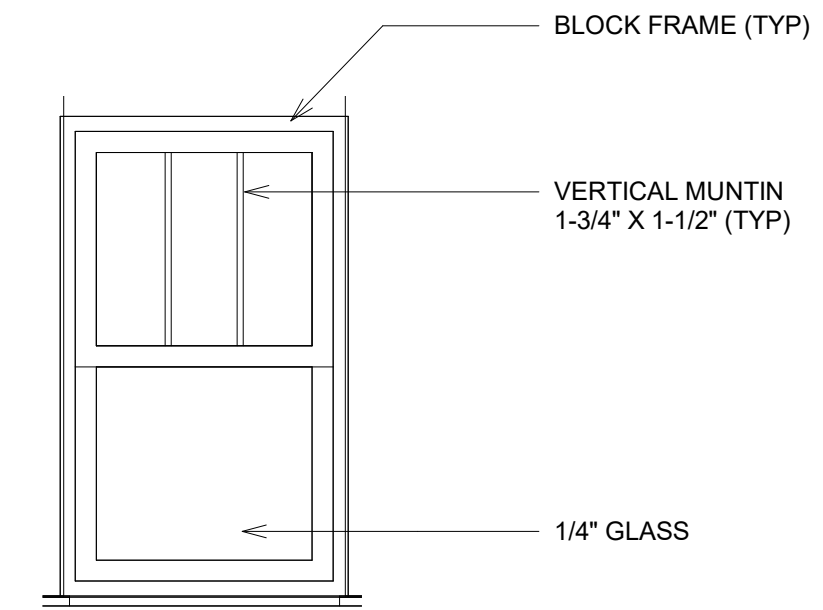
Architect	Rey Suayan
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	WINDOW SCHEDULE
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
<b>A5.2</b>	
Scale	



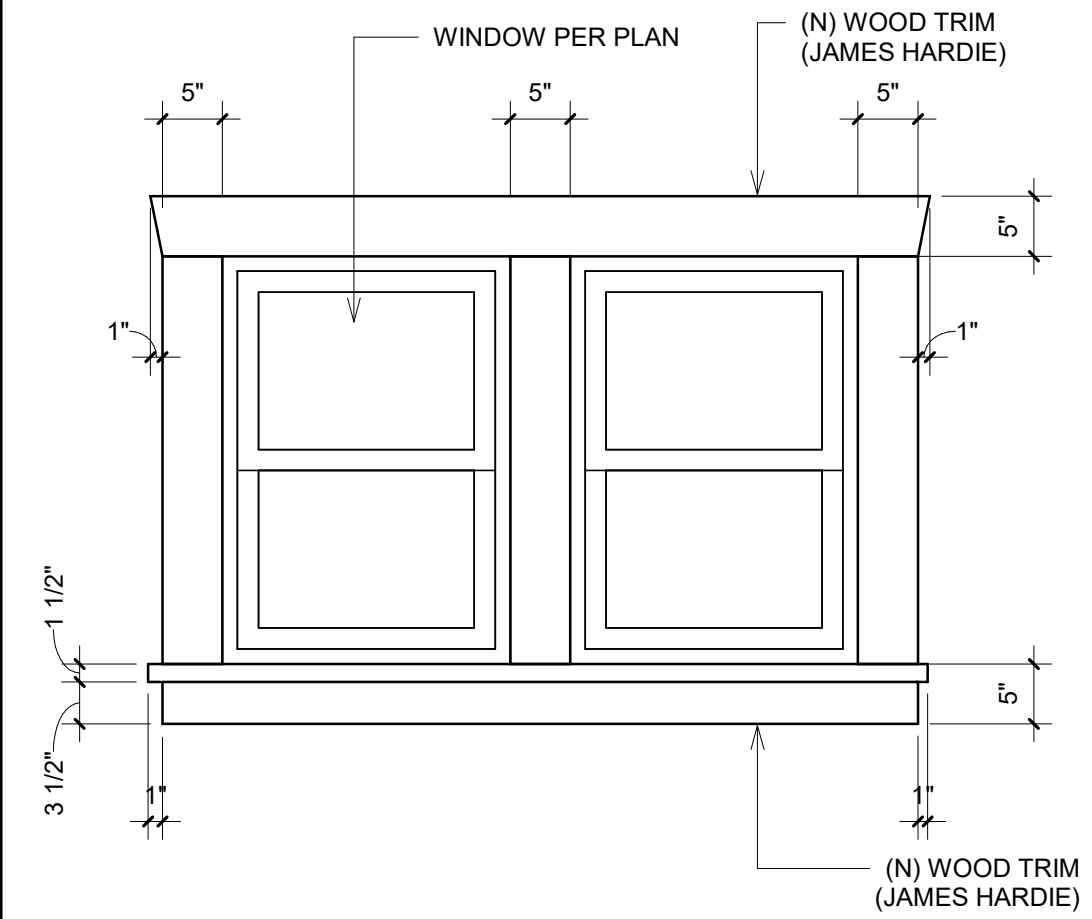
Engineer:



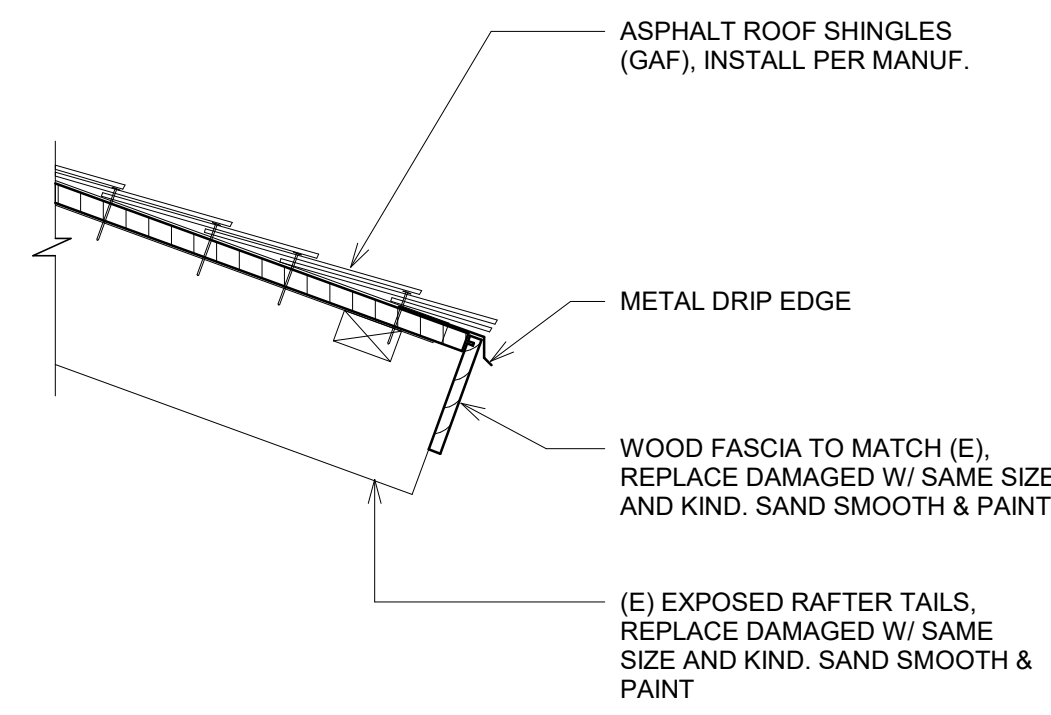
④ DETAIL - PLANT BOX  
1 1/2" = 1'-0"



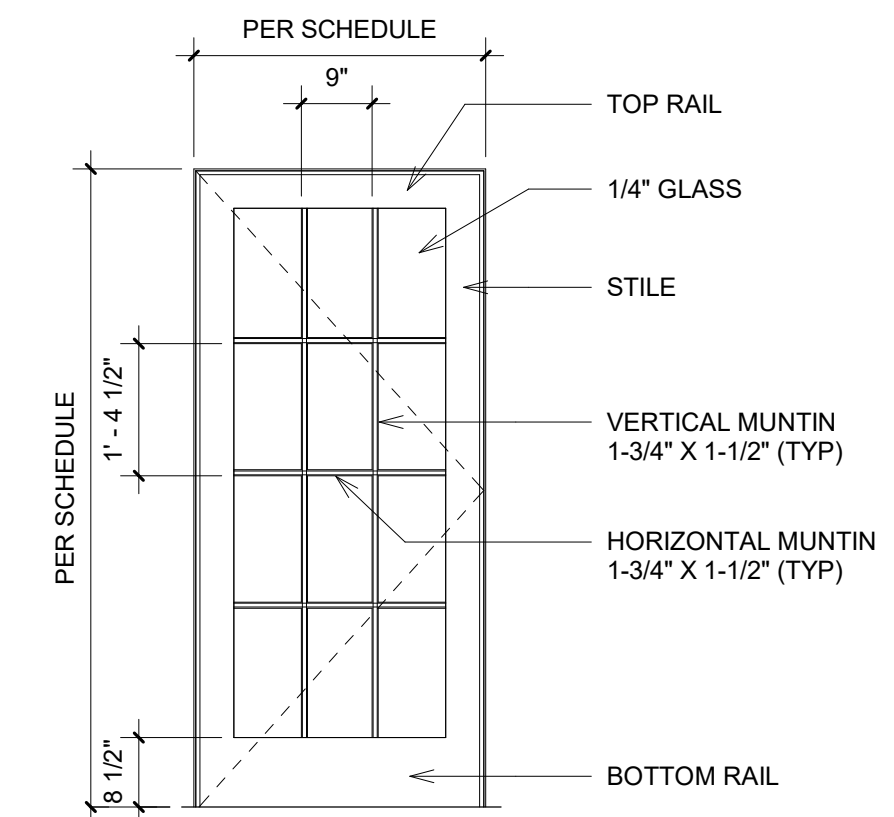
③ DETAIL - WINDOW MULLIONS  
3/4" = 1'-0"



② DETAIL - WINDOW/DOOR TRIMS  
3/4" = 1'-0"



⑤ DETAIL - ROOF EAVES  
1" = 1'-0"



① DETAIL - FRENCH DOOR  
1/2" = 1'-0"

Architect	Rey Suayan
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	DETAILS
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale	As indicated

**A6.1**

## **ATTACHMENT 5**

Site and Neighborhood Images



Engineer:



**1**



**6**



**10**



**2**



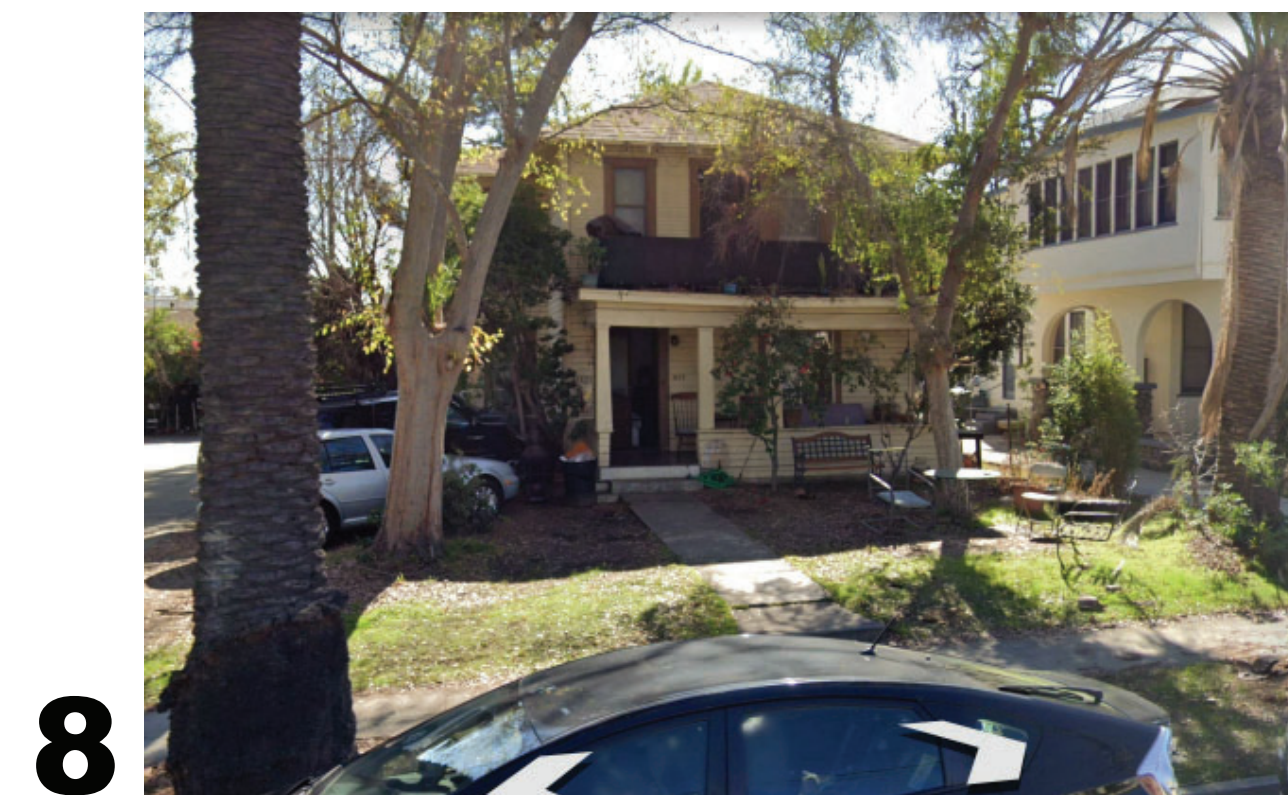
**7**



**11**



**3**



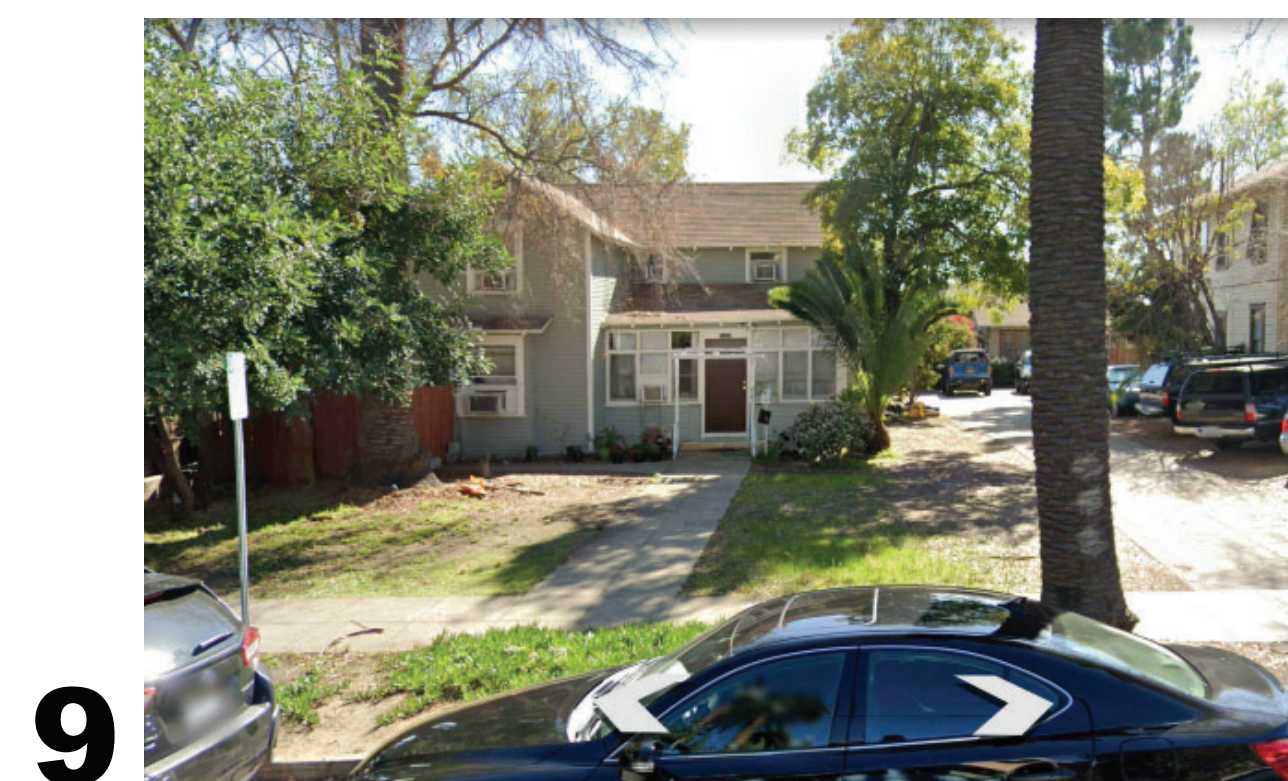
**8**



**12**



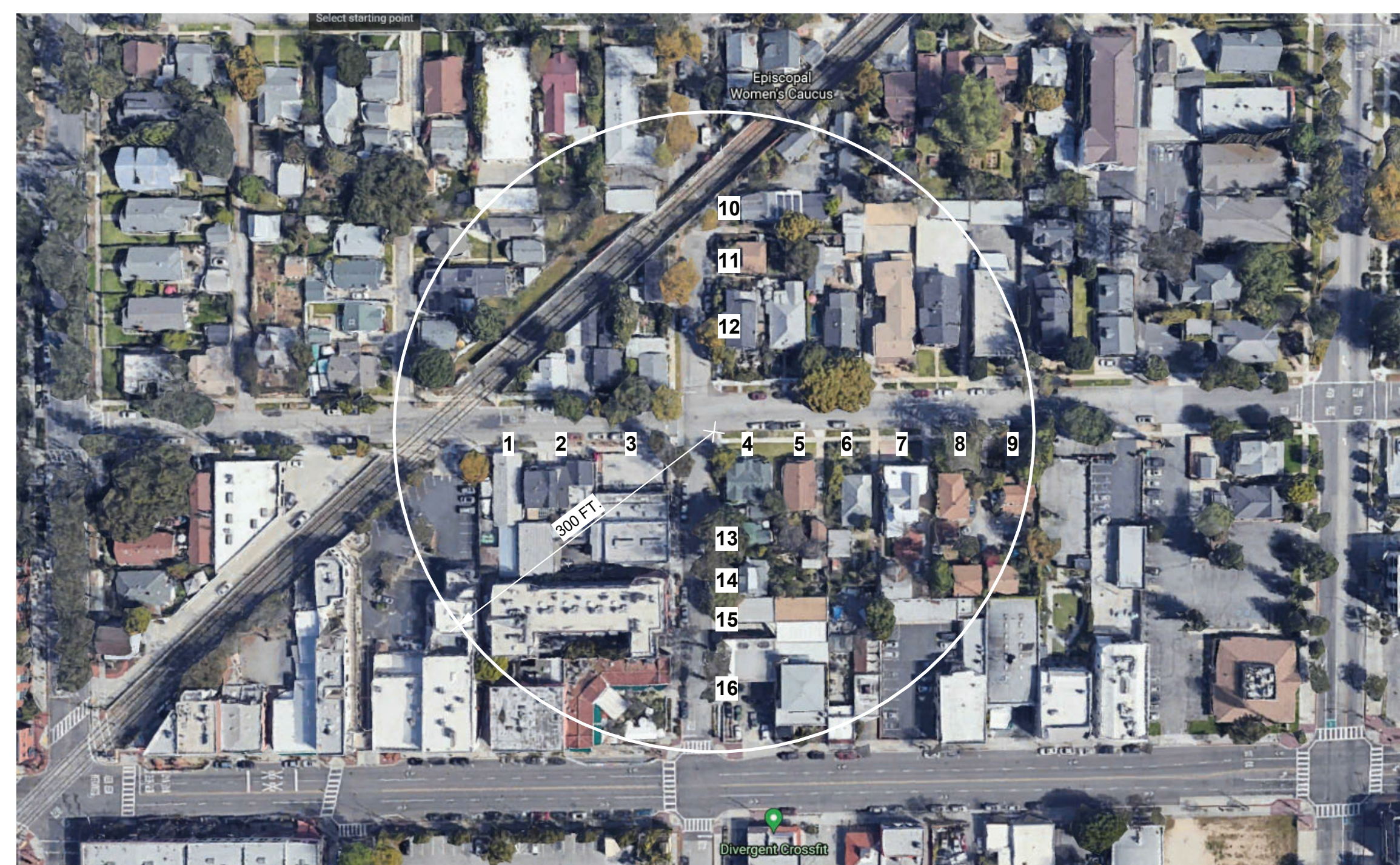
**4**



**9**



**5**



PHOTOS ADJACENT TO PROPERTY

No.	Description	Date

Architect	Rey Suayan
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	PHOTOS
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**A1.0A**

Scale



1



2



3



4



5



6



7



8



9



10



11



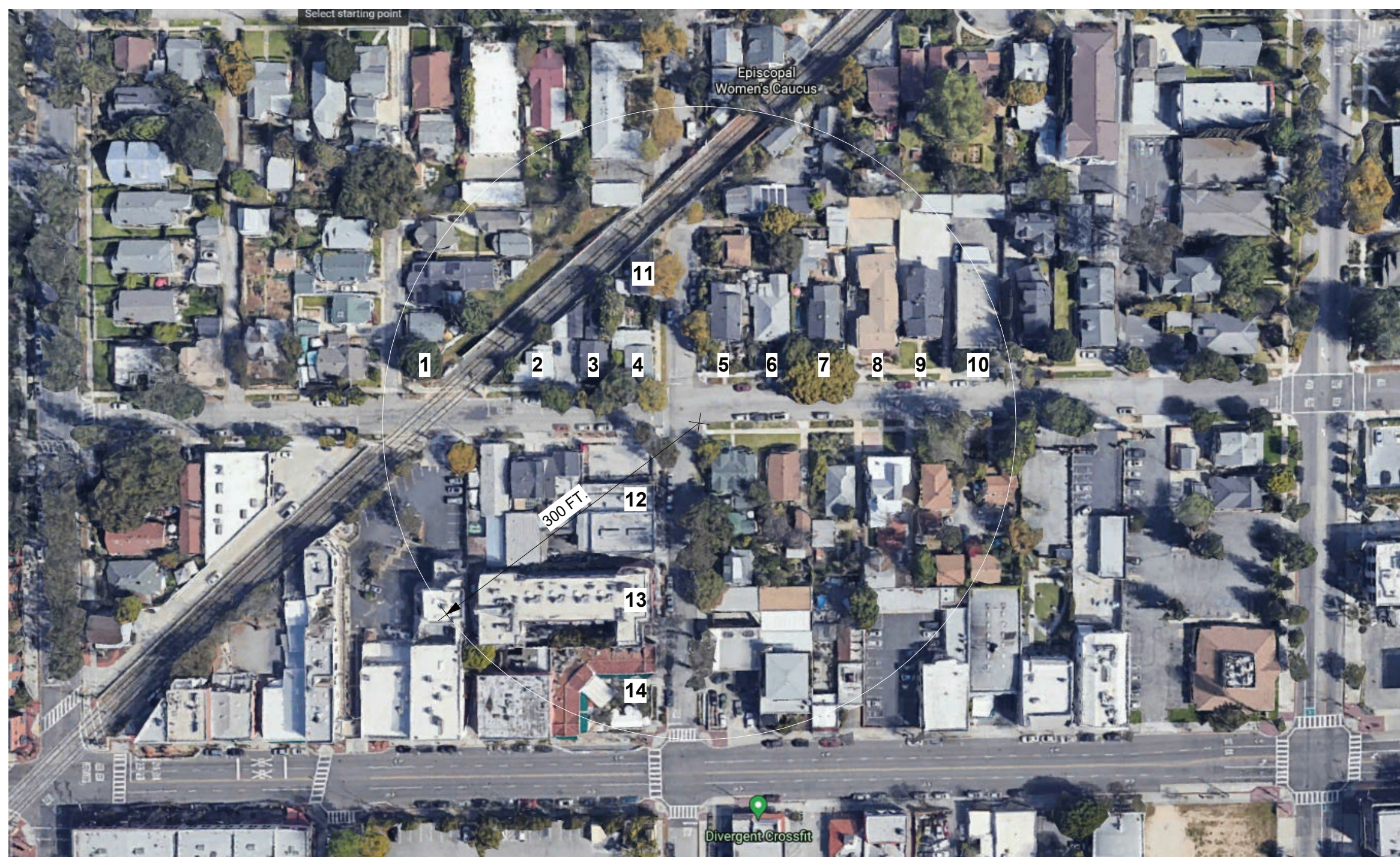
12



13



14



PHOTOS ACCROSS THE STREET

Engineer:

No.	Description	Date

Architect	Rey Suayan
Project Title	1103 Hope St. Remodel
Project Address	1103 Hope St, South Pasadena, CA 91030
Sheet Title	PHOTOS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

Scale

**A1.0B**

## **ATTACHMENT 6**

Door Window Schedule & Material Board



HOME STYLE PATTERN BOOK

# Craftsman Bungalow

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An Arts & Crafts Selection from the Andersen Style Library



HOME STYLE PATTERN BOOK

# Craftsman Bungalow

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An Arts & Crafts Selection from the Andersen Style Library

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### **THE ANDERSEN® ARCHITECTURAL COLLECTION**

The Architectural Collection is an industry-leading, innovative approach to windows and doors that's based not on the type of window or door, but rather on the style of home you want to create.

Consisting of Andersen® A-Series and E-Series/Eagle® products, the collection offers two approaches to attaining authentic architectural style.

A-Series products were designed in conjunction with leading architects. These windows and doors feature a unique system of options that work seamlessly together, allowing you to produce virtually any style with ease.

E-Series/Eagle windows and doors are made to your exact specifications and give you unmatched design freedom within the architectural style you've chosen. They allow you to create dramatic shapes and sizes, and feature 50 standard colors, custom colors, plus a wide range of interior wood species.

With the Architectural Collection, you have the tools that make it easier to design and build today's most popular, time-proven architectural styles.



## ANDERSEN HOME STYLE PATTERN BOOKS

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Since ancient Roman times, architects have relied on the use of pattern books to outline the principles and formulas of architectural styles.

These early documents recorded the building patterns that were deemed to be best, and were important tools for architects of the day in their communication with other architects, as well as builders, clients, rulers and politicians.

Today, there is a renewed interest in pattern books as planners and developers look to build new communities by learning from the successes of the past. Andersen is committed to making this type of great architectural design more attainable through our products, tools and services.

Pattern books from the Andersen Style Library present quintessential details of the most popular American architectural styles, with an emphasis on window and door design. The result of years of research, they exist to make it easier to create homes with architectural authenticity.

For more information on the Andersen Style Library, visit [andersenwindows.com/stylelibrary](https://andersenwindows.com/stylelibrary).





# The Craftsman Bungalow Home



The Craftsman Bungalow home is one of the most common house styles that emerged from the traditions of the Arts & Crafts movement of the early 20th century. In fact, it was the dominant style for smaller houses built throughout America from about 1905 to 1920, and still enjoys great popularity today. The form of the houses that were considered bungalows evolved to include all 1- or 1 ½-story homes built in the Arts & Crafts style during that time period.

It's ironic that the design aesthetic of the Arts & Crafts movement was swept up and embraced by industrialization, since the origins of the movement were anti-industrial. The net effect, however, was to make the movement much more accessible to the lower and middle classes, with Sears, Roebuck & Co. and Aladdin both famous for selling Bungalow kit homes.



**ESSENTIAL STYLE ELEMENTS**

- Shallow-pitched roofs with deep overhangs and exposed rafter tails at the eave overhang
- Decorative brackets at the rake overhang
- Deep, broad porch elements with expressive structural components such as rafters, brackets and columns
- A mixture of materials such as brick, shingles and siding

**EXTERIOR COLOR PALETTE**



## Quintessential Windows

While Craftsman Bungalow homes utilize a variety of window types, some themes remain consistent within the style.

Double-hung windows with stained wood interiors are predominant, but casement windows are also common. The windows are typically vertical in proportion, although single-opening accent windows do not always follow this rule (see page 11 for more on accent windows).

Grilles are used in the upper windows and are vertically proportioned or square. Grilles are never horizontal, even in accent windows.



Casement exterior



Casement interior

## Quintessential Doors

Craftsman Bungalow homes typically have one main entry door, although there can be numerous auxiliary doors leading to patios, decks, the backyard or a side yard. Both main entry and auxiliary doors are rectangular.

The appearance of main entry doors ranges from plain to fancy and does not necessarily correspond to the overall elaborateness of the home. The main entry is most often a single inswing door. For an opening that is wider than standard dimensions, a single door is widened within buildable limits. Double doors are appropriate only in auxiliary locations, never on the front facade, and are typically hinged.

Due to the reverence for wood in the Arts & Crafts movement, Craftsman Bungalow doors typically feature stained wood and are rarely painted. Stained wood also helps accentuate any use of art glass, which is common to doors of this style.



Main entry door exterior



Auxiliary patio door exterior

## Colors & Finishes

Craftsman Bungalow window colors favor warm, earthy browns, greens, burgundies and yellows. The window frame and sash are usually one color, the window trim is a contrasting color and the home's siding color is close to the color of the window frame and sash.

### Window/Door Exterior

Color Palette



Sandtone



Canvas



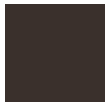
Prairie Grass



Terratone®



Forest Green



Dark Bronze



Red Rock

### Exterior Trim

Color Palette



Sandtone



Prairie Grass



Terratone



Cocoa Bean



Red Rock



### Window/Door Interior

Wood Species



Pine



Maple



Oak



Cherry

### Window/Door Interior

Stain Colors



Espresso



Mocha

## Color Combinations

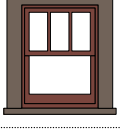
### • ANDERSEN AUTHENTICITY •

Andersen® E-Series/Eagle® windows make it easy to match other building materials and to complement your color palette. They're available in 50 exterior colors, plus custom colors for unlimited possibilities.

To match existing interiors, E-Series/Eagle products allow you to specify virtually any wood species in a range of finishes. Or choose a custom stain for an exact match.

### EXTERIOR TRIM COLOR

WINDOW/DOOR COLOR

	Sandtone	Terratone®	Prairie Grass	Red Rock	Cocoa Bean
Sandtone					
Terratone®					
Forest Green					
Canvas					
Red Rock					
Prairie Grass					
Dark Bronze					

## Primary Windows

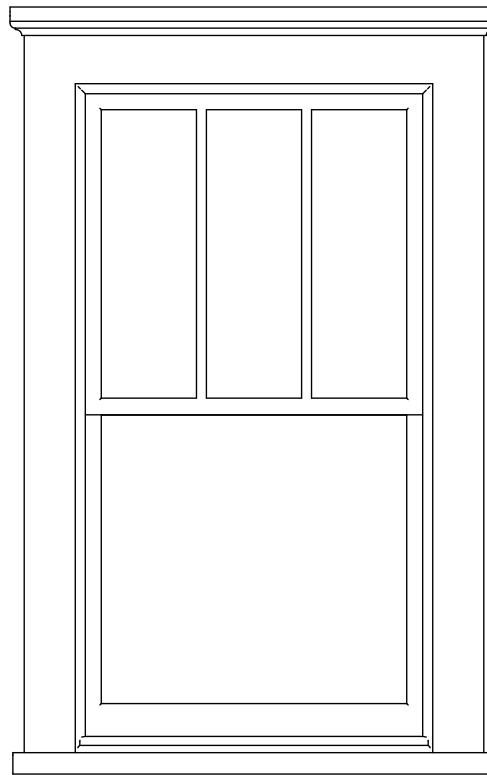
There is a lot of variety among the primary windows in the Craftsman Bungalow home. Since the style is on the informal end of the traditional architectural spectrum, windowpane proportions from one window to the next can vary as much as 20 percent.

However, there are typical proportion ratios for the quintessential Craftsman Bungalow, as shown here. Note the difference in ratios between the first and second floors.

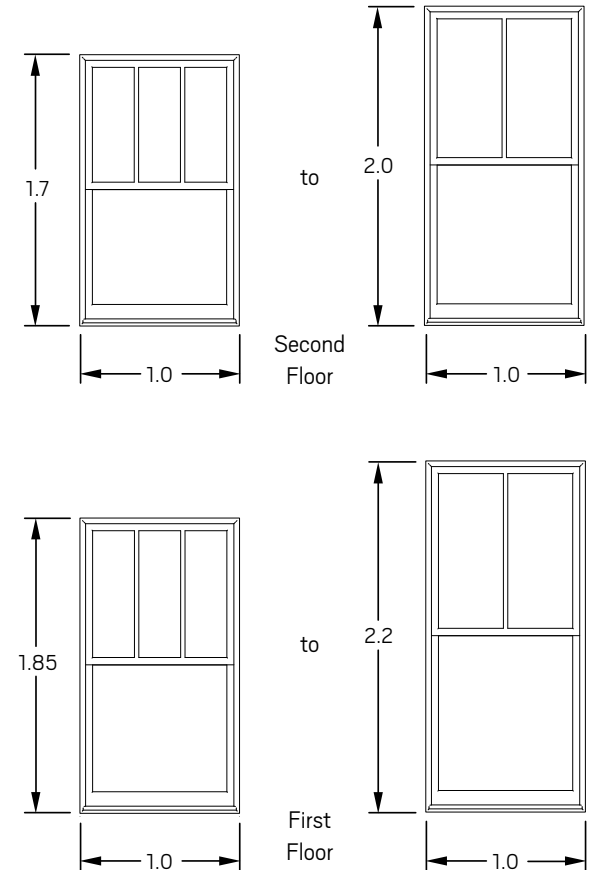
### •ANDERSEN AUTHENTICITY•

Andersen® Architectural Collection windows are available in custom sizes. Both the primary windows shown here and accent windows shown on the opposite page can be ordered to the specifications your Craftsman Bungalow designs require.

### QUINTESSENTIAL PRIMARY WINDOW WITH TRIM



### Typical Proportion Ratios



## Accent Windows

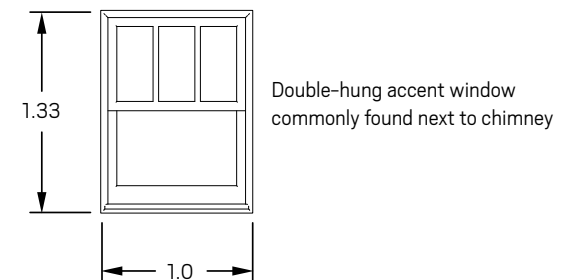
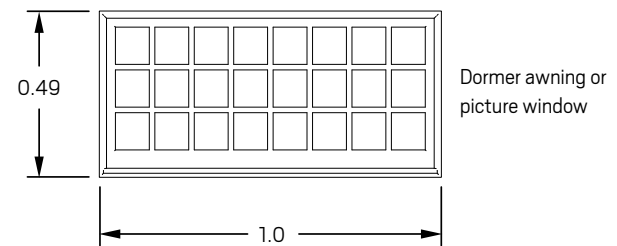
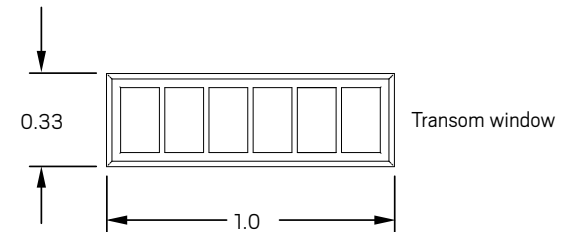
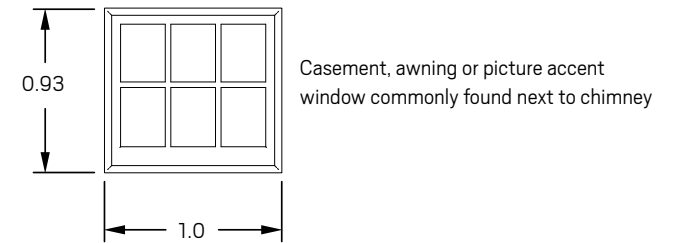
A favorite location for accent windows in the typical Craftsman Bungalow home is on either side of the fireplace. These are traditionally casement windows and are usually slightly wider than tall (unlike primary windows, which are almost always vertically proportioned). Although not traditional, awning and picture windows may be substituted, as they look identical when they're in the closed position. If double-hung windows are used as accents, they should be short but taller than they are wide.

In dormers and gables, the quintessential Craftsman Bungalow often uses single accent windows with an even more pronounced horizontal proportion. Otherwise, three to five square-shaped windows, or two to five vertically proportioned windows, may be mulled together to create a band.

### QUINTESSENTIAL ACCENT WINDOWS WITH TRIM



### Typical Proportion Ratios





## Window Groupings

The Craftsman Bungalow style utilizes equal-sized double-hung or casement windows joined together by mullions. A grouping of three windows is most common. Occasionally only two windows can be mullied together, but usually no more than five.

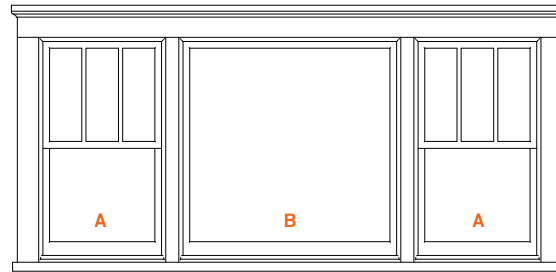
A second type of grouping (see illustrations) is the triple front window, either with or without transom windows. Instead of equal-sized windows, this configuration uses an A-B-A pattern with a B unit (often a stationary window) that is wider than the A units. It is used as a feature on the front of the house. When transom units are used, they are usually rectangular. Craftsman Bungalow homes with a Mission style influence, however, may use segmentally arched transom windows. Glazing in transom windows varies from clear glass to art glass.

A third common grouping is a single door flanked by either double-hung windows or casement windows.

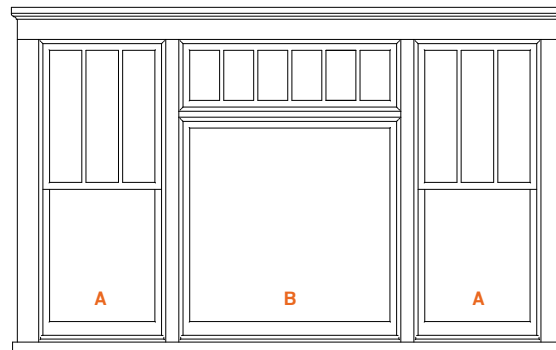
### • ANDERSEN AUTHENTICITY •

Every A-Series product from the Andersen® Architectural Collection features common design elements to make creating authentic window groupings easier.

With A-Series products, you can specify different window types, like those shown in the triple front window groupings, and still have their sash design, grille profiles, glass setback, sight lines and frame depth match and align perfectly.



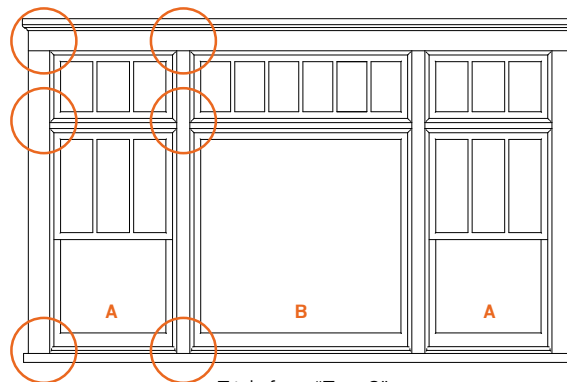
Triple front "Type 1"



Triple front "Type 2"

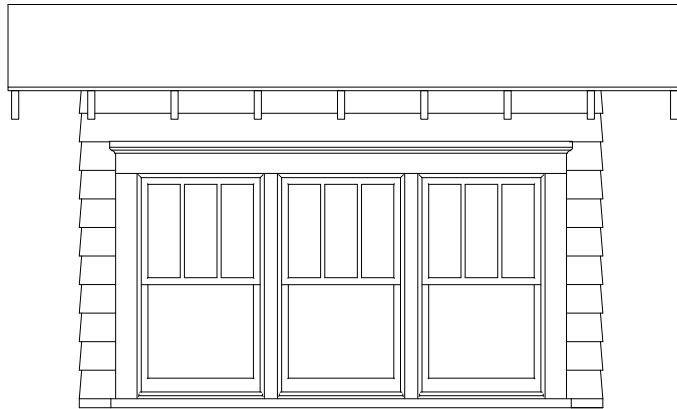


Entry door with double-hung window flankers

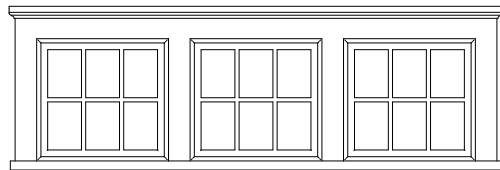


Triple front "Type 3"

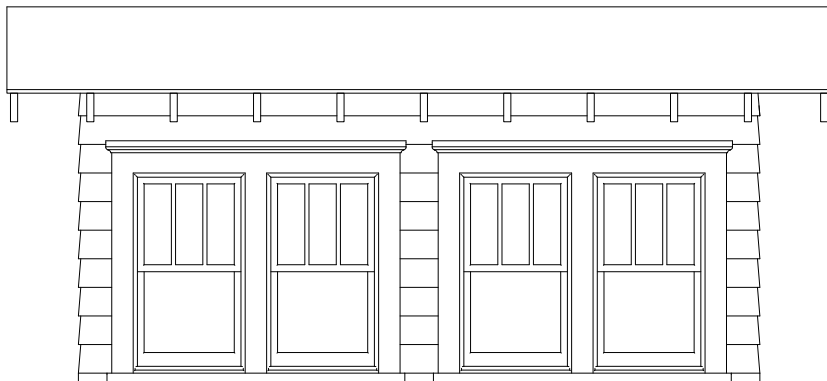
Circled Areas – See Typical Trim Conditions details on page 13



Three-wide double-hung window grouping.  
Typical windows measure between 3' and 5' in height.



This grouping is commonly found in dormers. As a single accent unit, this window would also be common on either side of a chimney.



Wide shed dormer with multiple two-wide double-hung window groupings.  
Typical dormer windows measure between 3' and 4' in height.

**TYPICAL TRIM CONDITIONS**

For an authentic appearance, double-hung windows should utilize a wide mullion spacing. Inversely, casement windows are most authentic with a narrower mullion spacing, preferably 4" or less.

	Jamb	Vertical Mullion
Head		
Horizontal Mullion		
Sill		
Vertical Section		

## Sash & Grille Design

Craftsman Bungalow style windows offer rich character that greatly contributes to the overall look of the home.

The sash thickness is traditionally  $1\frac{3}{8}$ " with a deep glass setback placed near the middle of that measurement. Additionally, grille profiles are alike on the interior and the exterior respectively.

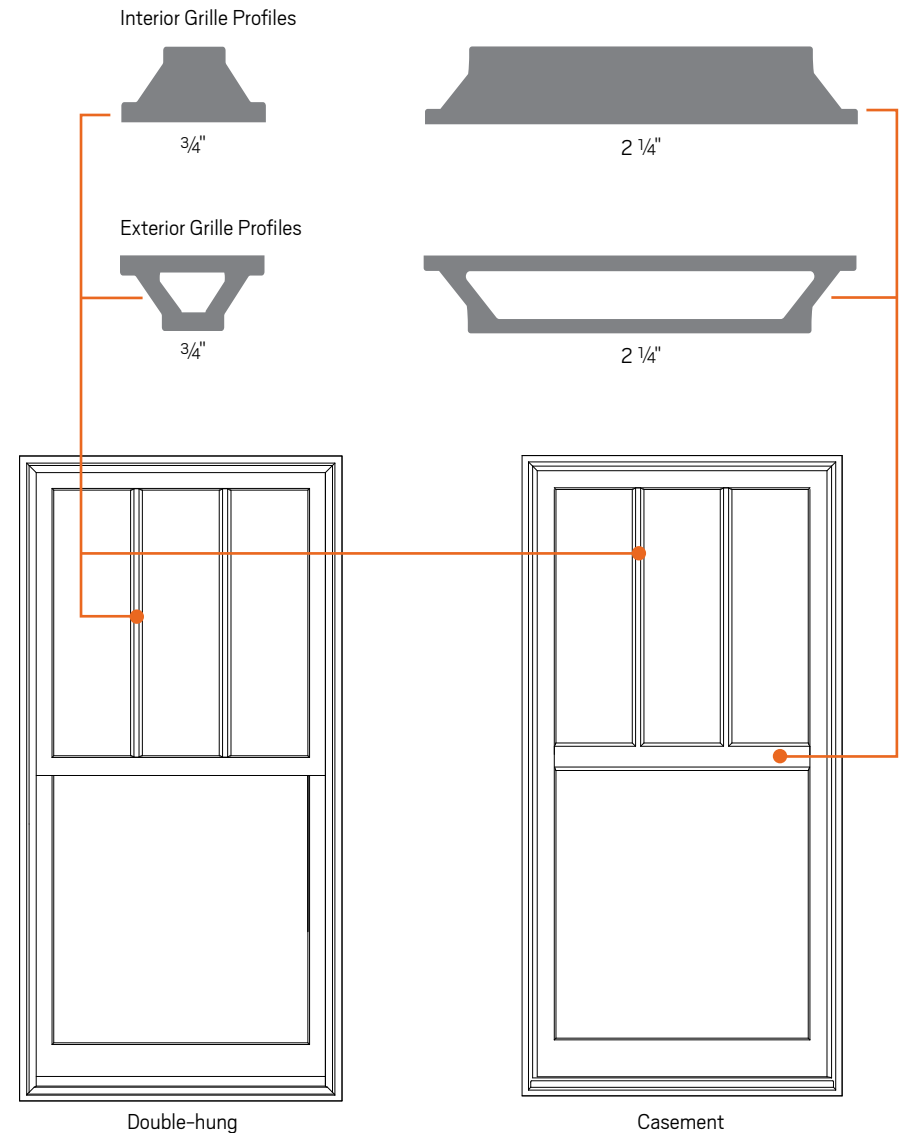
For double-hung windows, the top rail of the sash should be the same width as the stiles. Also, the bottom rail should be wider than the stiles and the top rail.

### • ANDERSEN AUTHENTICITY •

Andersen® A-Series windows were designed in conjunction with leading architects. As such, double-hung, casement and picture windows feature these sash and grille details for architectural authenticity:

- Bottom rail of the sash is wider than the stiles and top rail
- A deep glass setback for historical accuracy
- Grille profile faces that are flush with the sash face to simulate traditional wood muntins
- Exterior grille profiles accurately simulate the look of putty glazing on a historic window

Andersen products allow you to specify custom grille patterns, making it easy to create an exact match in historical applications.



Our 2 1/4" wide grille can be positioned horizontally across a casement window to simulate the look of a double-hung window.

## Grille Patterns

The grille patterns shown here are optimized to produce an authentic look based on traditional patterns of pane proportion and size. When applicable, the placement of the center of the wide horizontal muntin occurs at  $\frac{3}{10}$  of the overall visible glass dimension as measured from the top of the overall visible glass. Panes should have vertical proportions. Additional rules for pane height to width are as follows:

### Double-Hung Windows

Primary	Accent
Minimum: 2:1	Minimum: 1.5:1
Maximum: 3.6:1	Maximum: 2.4:1

### Casement and Awning Windows

Primary	Accent
Minimum: 1:1	Minimum: 1:1.5
Maximum: 1:2.25	Maximum: 1:3.7

### Picture Windows

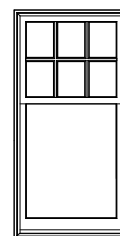
Primary	Accent
Minimum: 1:1	Minimum: 1:1.5
Maximum: 1:2.25	Maximum: 1:3.7

### Casement vs. Awning

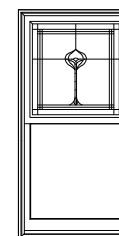
Awning windows were not a traditional window type. However, they may be used in place of casement windows in a modern home without compromising the quintessential look of this style.

## ALTERNATIVE DOUBLE-HUNG WINDOW GRILLE PATTERNS

Primary Windows



6-pane top sash

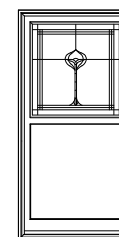
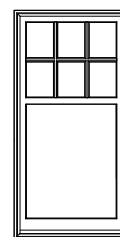


Art glass in top sash

6-pane unequal top sash

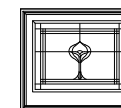
## ALTERNATIVE CASEMENT AND AWNING WINDOW GRILLE PATTERNS

Primary Windows



Number of panes depends on unit size. Heavy horizontal muntin for simulated double-hung. Art glass in top sash

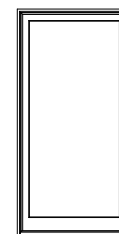
Accent Windows



Art glass in accent window

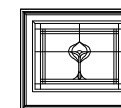
## ALTERNATIVE PICTURE WINDOW GRILLE PATTERNS

Primary Windows



Picture window without grilles

Accent Windows



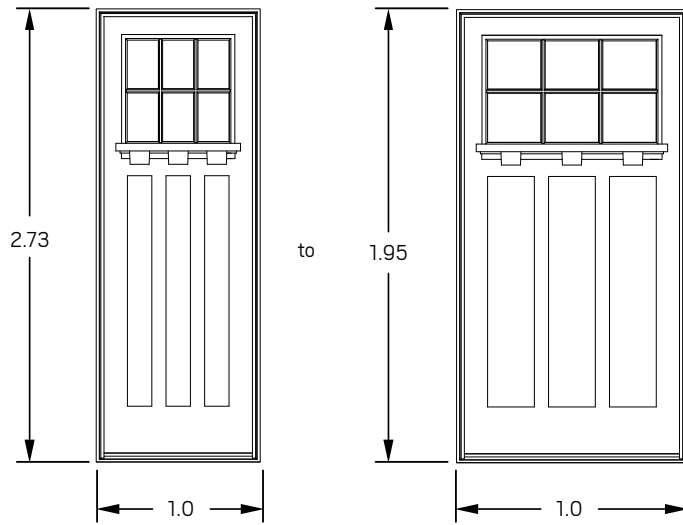
Art glass in accent window

## Door Proportions

The Craftsman Bungalow's main entry door panel is often wider than the door panels used in other entry locations, but it is not noticeably taller.

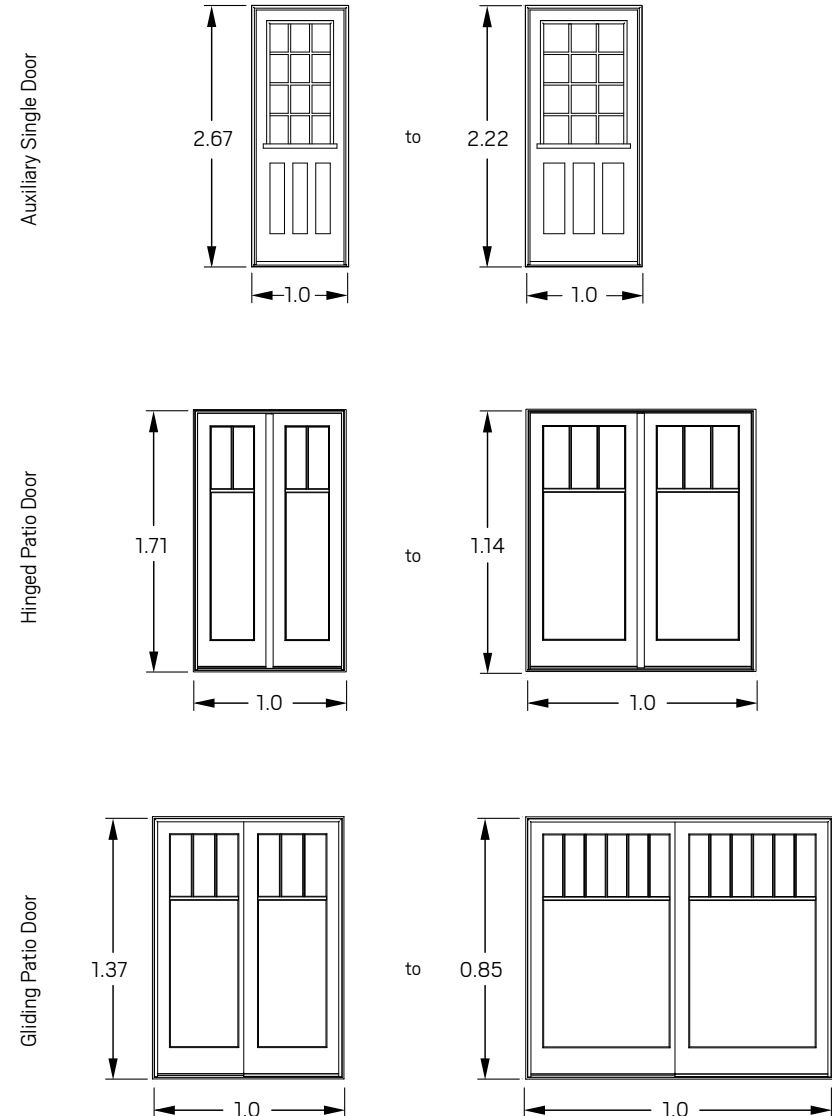
The proportions are drawn from fundamental structural needs, resulting in extraordinarily linear compositions. Head rail and vertical stile widths are often identical, while the intermediate vertical members are slightly smaller. The bottom rail is sized one or two times wider than the vertical stiles.

### TYPICAL PROPORTION RATIOS – MAIN DOORS



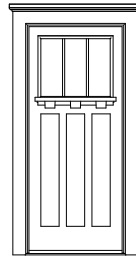
Note: Drawings shown are to denoted proportions

### TYPICAL PROPORTION RATIOS – AUXILIARY DOORS

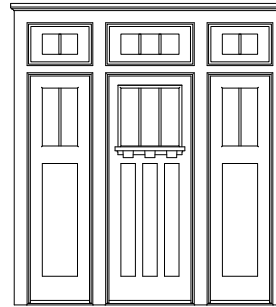
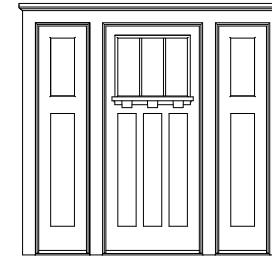


## Main Entries with Trim

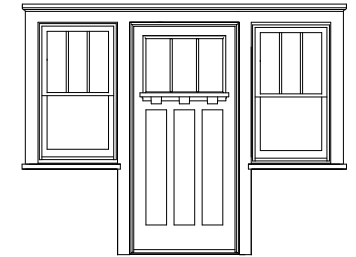
The earliest Craftsman Bungalow homes had stand-alone front doors with glazing in the upper third of the door. It is also acceptable for the front door to be paired with sidelights or windows. Historically, sidelights were actually narrow doors with glass and could be opened. Today, standard sidelights are common. Transoms are rarely used. When they are used, they have low profiles and extend to the sidelights, utilizing three individual transom units.



Main door

Main door with sidelights  
and transoms

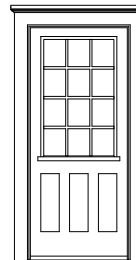
Main door with sidelights



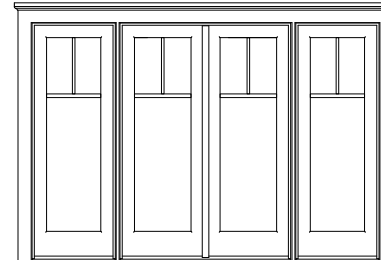
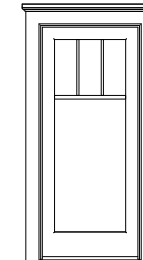
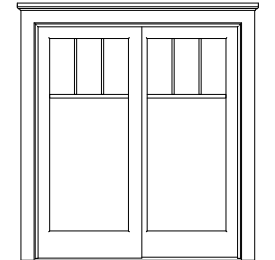
Main door with windows

## Auxiliary Entries with Trim

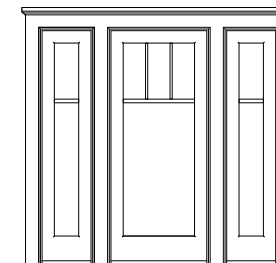
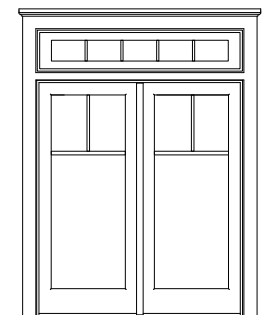
Auxiliary entry doors, including patio doors, can stand alone or be paired with sidelights. Although sidelights were historically full-sized windows, narrower sidelights are now common. Transoms are rarely used. When they are used, they have low profiles.



Side door

2-panel inswing/outswing door  
with sidelightsSingle-panel inswing/  
outswing doorGliding door  
(also possible with transom)

4-panel gliding door

Single-panel inswing/outswing  
door with sidelights2-panel inswing/outswing door  
with transom window  
(also possible without transom)

## Window Hardware

Craftsman Bungalow window hardware is known for its functionality. Hinges, sash lifts and locks are integral to the style, and any decorative elements are simple and understated. The most popular hardware finishes are black, distressed bronze and distressed nickel.

### DOUBLE-HUNG HARDWARE

Lock & Keeper



Hand Lift



Bar Lift



Finger Lift



Black

### CASEMENT HARDWARE

Traditional Folding Handle



Black



Andersen® casement window in pine with Clear Coat finish. Folding handle shown in Black.\*

### WINDOW HARDWARE FINISH OPTIONS



Black

Distressed  
Bronze

Distressed  
Nickel

Gold Dust

Oil Rubbed  
Bronze

Stone

Printing limitations prevent exact finish replication. Please see your Andersen dealer for actual finish samples.

## Door Hardware

Craftsman Bungalow doors feature substantially sized hardware usually in black, distressed bronze or distressed nickel finish. Commonly, an opener, deadbolt, door knocker, mail slot and house number appear on front doors. Each component, such as the opener and deadbolt, is historically a stand-alone element. A thumb latch opener is typical on the front door exterior, while oval-shaped knobs are common on the interior. Amber-colored glass knobs are occasionally used on the interior. A large door knocker is mounted at the center of the front door and is a trademark of the Craftsman Bungalow. If the door can accommodate it, a mail slot is common below the door knocker. Otherwise, a mail slot or compact-sized mailbox is placed immediately adjacent to the door. House numbers are always mounted directly above the door on the head trim. The doorbell is typically housed in the door's jamb trim.

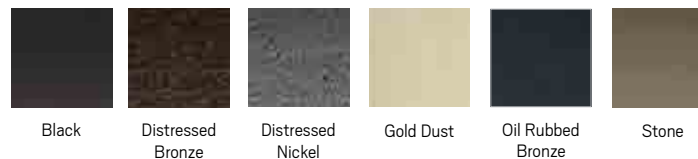
### • ANDERSEN AUTHENTICITY •

Andersen offers a choice of patio door hardware\* styles that complement Craftsman Bungalow homes. Yuma® hardware features a rectangular escutcheon plate and smoothly curved handgrips that are traditional within the style, while Albany offers a slightly rounded plate and straight handles but still with a very crafted look.

## DOOR HARDWARE



## DOOR HARDWARE FINISH OPTIONS



Printing limitations prevent exact finish replication. Please see your Andersen dealer for actual finish samples.

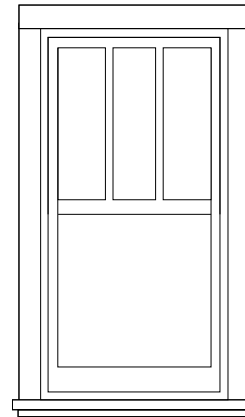


## Exterior Trim Style Elements

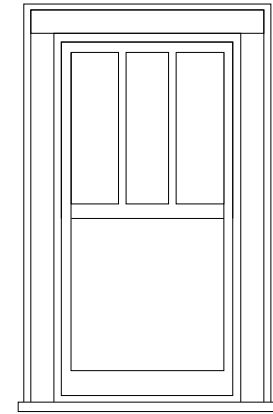
Craftsman Bungalow style windows typically have 4½" or 5½" flat board trim on the sides and head with a 1¾" sill nose. Head casing is trimmed with a simple bed moulding and 2" cornice above.



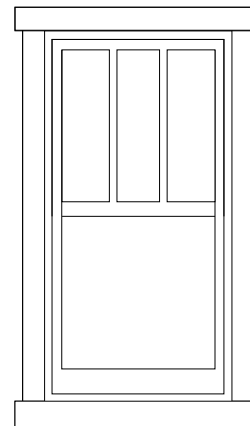
## ALTERNATIVE EXTERIOR TRIM STYLES



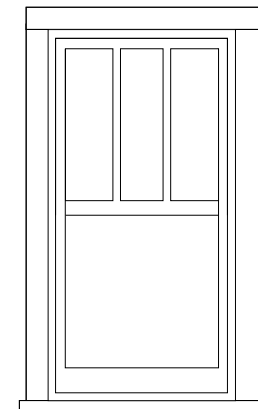
Clean and simple flat casing for head and jambs with an extended sill nose and apron for more pronounced base.



Flat casing with backband for jambs and head with an extended sill nose.



Flat casing with extended head and sill casing achieves a very distinctive Craftsman Bungalow look.



Flat casing for head and jambs with an extended sill nose.

**• ANDERSEN AUTHENTICITY •**

For authentic Craftsman Bungalow styling, or to create a variance all your own, A-Series products provide a choice of three exterior trim profiles and three head trim options. A-Series exterior trim is available in 11 colors, so you can match or complement your window and door colors to create a variety of looks.

For historical accuracy, our E-Series/Eagle® windows and doors are available with up to 5 1/2" flat trim, as well as expandable brickmold casing to recreate the look of backband.

You can also design your own custom trim profiles with E-Series/Eagle products, plus match or contrast the trim of the windows and doors with any of 50 exterior colors, custom colors and anodized finishes.

To learn more about Andersen® trim options, visit [andersenwindows.com/collection](http://andersenwindows.com/collection).

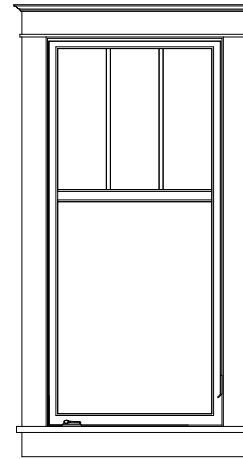


## Interior Trim Style Elements

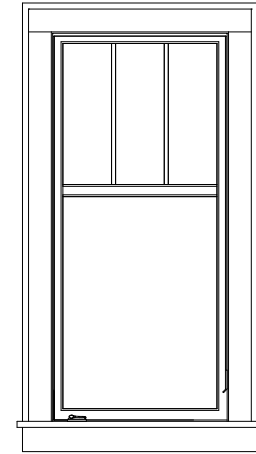
Interior trim on Craftsman Bungalow style windows typically has 4 ½" flat board casing with a simple moulding and taenia on head casing. The stool is square-nosed.



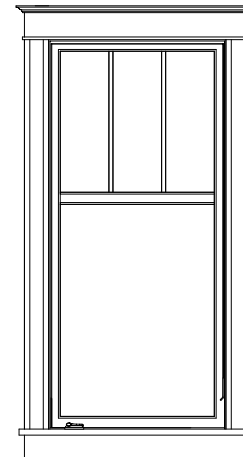
## ALTERNATIVE INTERIOR TRIM STYLES



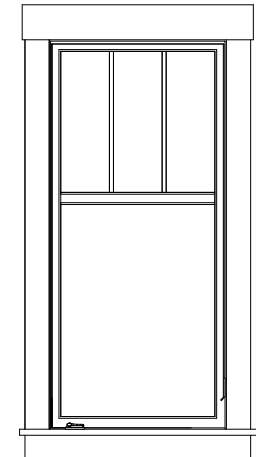
Flat casing for jambs with head trim featuring taenia, frieze and modest crown moulding.



Flat casing with backband for jamb and head trim.



Double-banded casing for jambs with head trim featuring taenia, frieze and modest crown moulding.

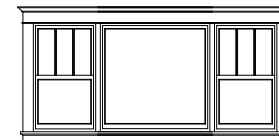
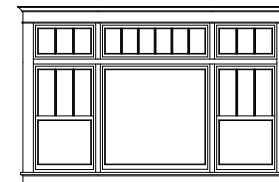
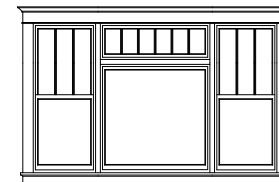


Flat casing for jambs with enlarged flat casing for head trim.

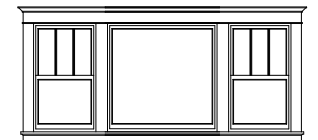
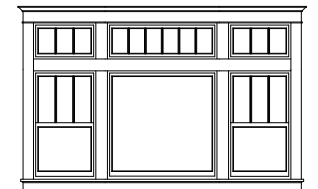
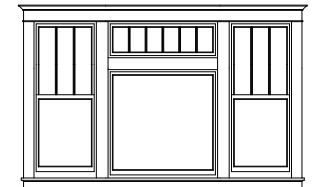
ALTERNATIVE GROUPING AND INTERIOR TRIM STYLES



Groupings shown with narrow mull spacing.

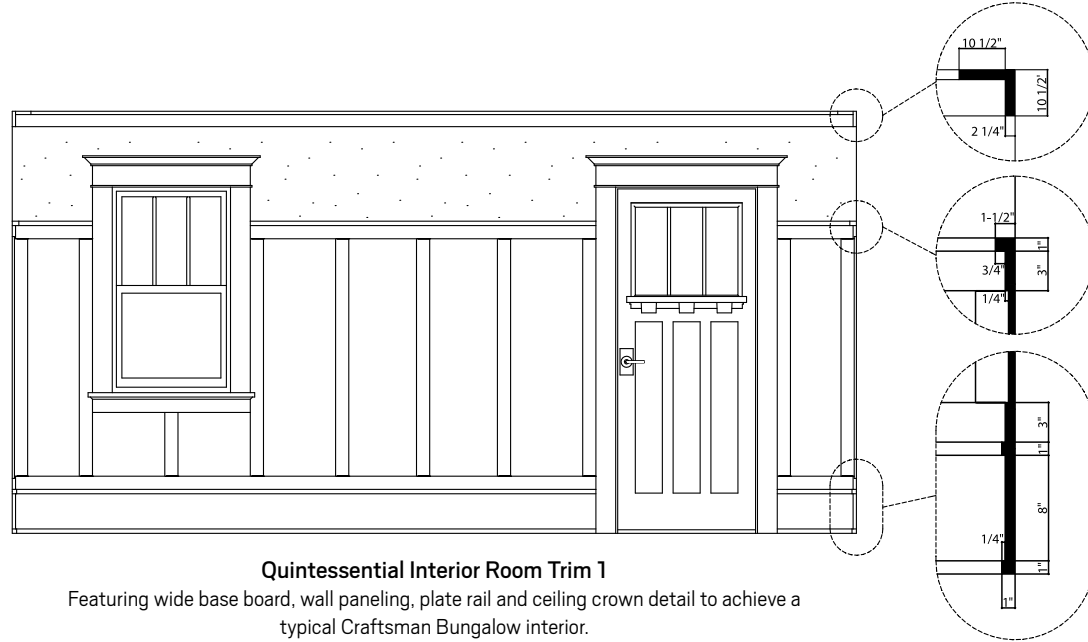


Groupings shown with wide mull spacing.



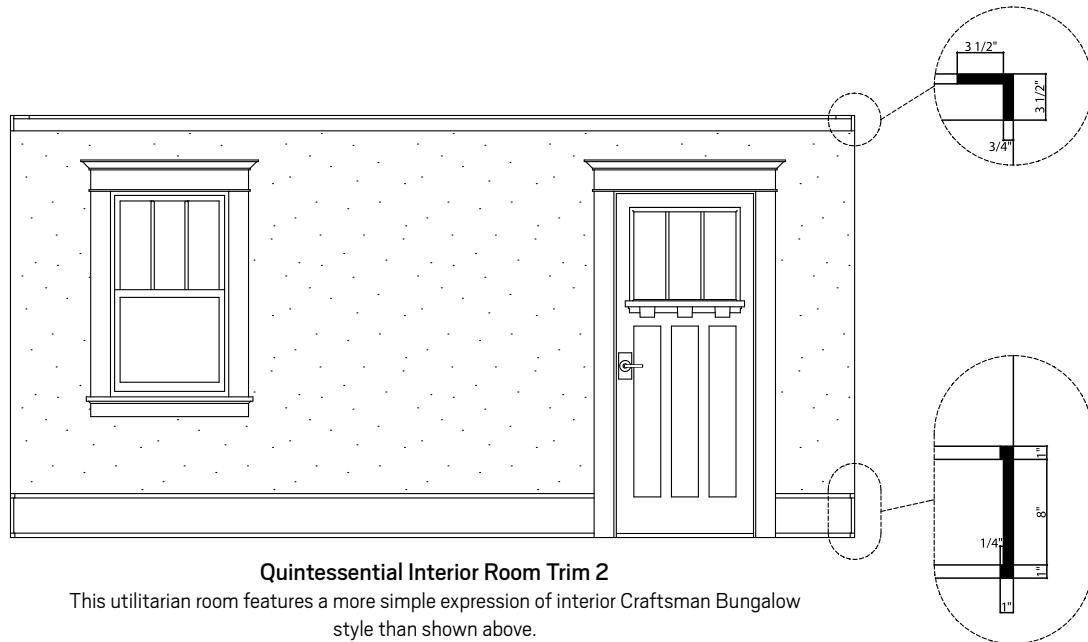
## Window, Door & Trim Proportionality

Choosing the right combination of interior trim profiles and size requires careful consideration of everything from house style and room dimensions to furnishings and room function.



**Quintessential Interior Room Trim 1**

Featuring wide base board, wall paneling, plate rail and ceiling crown detail to achieve a typical Craftsman Bungalow interior.



**Quintessential Interior Room Trim 2**

This utilitarian room features a more simple expression of interior Craftsman Bungalow style than shown above.

## Art Glass Style

Earthy colors and heavy leading are popular in Craftsman Bungalow style homes. Symmetrical arrangements in rows of two or three are common, as are medieval design elements.

## Typical Art Glass Location

Casement, awning or picture windows used as accents, particularly next to the fireplace, are ideal locations for art glass. Floral patterns are particularly well suited for use in transom windows or in the upper sash of double-hung windows in the triple front Type 1 or Type 2 (see page 12). Also, art glass with diamond-shaped designs is common in the upper sash of three-wide, double-hung window groupings.

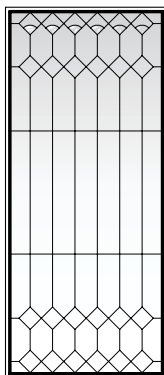
### • ANDERSEN AUTHENTICITY •

Andersen offers several series of art glass designs, including the Arts & Crafts-inspired Frank Lloyd Wright® Series. Made under agreement with the Frank Lloyd Wright Foundation, the four art glass panels in this series remain true to the principles of Wright's original work: simplicity, unity and nature.

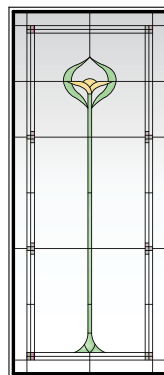
Each design is available in a wide range of sizes and shapes, and in a combination of clear and colored glass or clear glass only.

For more information, visit [andersenwindows.com/artglass](http://andersenwindows.com/artglass).

### HISTORIC AND CLASSIC SERIES\*



Diamond Lights



Arts & Crafts



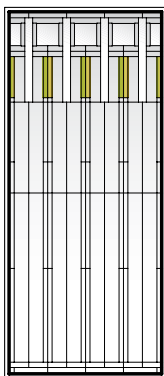
Amber



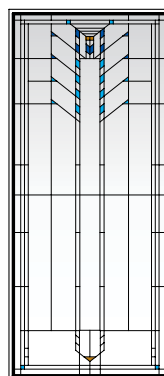
Arts & Crafts Design

### FRANK LLOYD WRIGHT® SERIES\*\*

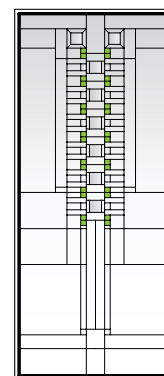
\*Frank Lloyd Wright® and the Frank Lloyd Wright Series logo are registered trademarks of the Frank Lloyd Wright Foundation.



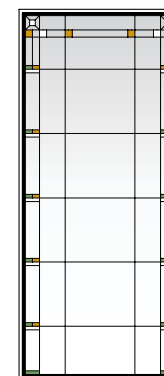
Colonnade



Eucalyptus



Prairie Rhythm



Wichita



\*Classic Series glass patterns are available with semi-privacy glass or clear antique glass in place of colored glass (except where indicated). \*\*All of the patterns are also available with clear glass.

## Craftsman Bungalow Andersen® Product Index



**Casement window (exterior)**

- 4 ½" flat exterior trim with 2" cornice: Prairie Grass
- Frame exterior: Dark Bronze
- Sash exterior: Dark Bronze
- Tall fractional with simulated check rail grille pattern

Shown on pages 5, 6, 8 and 20.



**Casement, picture and transom window combination (exterior)**

- 4 ½" flat exterior trim with 2" cornice: Prairie Grass
- Frame exterior: Dark Bronze
- Sash exterior: Dark Bronze
- Tall fractional with simulated check rail grille pattern (double-hung)
- Diamond Lights art glass (transom)

Shown on pages 5 and 21.



**Hinged inswing patio door with transom (exterior)**

- 4 ½" flat exterior trim with 2" cornice: Prairie Grass
- Frame exterior: Dark Bronze
- Sash exterior: Dark Bronze
- Colonial grille pattern (transom)
- Albany door hardware: Black

Shown on pages 5 and 7.



**Casement window (interior)**

- Frame interior: Oak with Espresso finish
- Sash interior: Oak with Espresso finish
- Tall fractional with simulated check rail grille pattern
- Traditional casement window folding handle: Black

Shown on pages 6, 8 and 22.



**Casement, picture and transom window combination (interior)**

- Frame interior: Oak with Espresso finish
- Sash interior: Oak with Espresso finish
- Tall fractional with simulated check rail grille pattern
- Diamond Lights art glass (transom)
- Traditional casement window folding handle: Black

Shown on page 23.



**Arts & Crafts single door (exterior)**

- 4 ½" flat exterior trim with 2" cornice: Prairie Grass
- Panel exterior: Oak with Espresso finish
- Arts & Crafts art glass
- Albany door hardware: Black

Shown on page 7.







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Suggested Retail Price: \$9.95



Home / Outdoor Lighting / Contemporary / John Timberland / Style # 5Y111



MOST POPULAR

**Oberlin 9\"/>**

68 Reviews | 76 Questions, 125 Answers

**\$99.99**

Comparable Value \$149.99

FREE SHIPPING & FREE RETURNS\*  
SHIPS TODAY! (orders by 2 PM Pacific)

1

ADD TO CART

SAVED

[Check Store Availability.](#)

▼ MORE OPTIONS



VIEW IN YOUR ROOM

**PRODUCT DETAILS**

This outdoor wall light comes with a smart motion sensor and dusk-to-dawn photocell sensor with dual-bright functionality.

**Additional Info:**

Inspired by classic Mission styles, this outdoor wall light fixture will add a traditional barn light look to your porch or patio. It comes in a handsome black finish over a steel frame, and has a round clear seeded glass shade that protects the bulb. Best of all, this design is outfitted with both a motion sensor and a dusk-to-dawn photocell sensor, giving you an extra sense of security. Dual-bright design means the light turns on at 25% brightness and goes to 100% when motion is detected. Two minutes after motion is no longer detected, the light will revert to low-level brightness.



[Shop all John Timberland](#)

- 9" high x 8 1/2" wide. Extends 11" from the wall. Round backplate is 4 3/4" wide. Weighs 2.49 lbs.
- Uses one maximum 60 watt standard-medium base A15 bulb (not included). Shown with an Edison filament bulb.
- Farmhouse industrial style outdoor wall light with gooseneck arm. By John Timberland. Wet location outdoor rated.
- Black finish. Steel construction. Clear seeded glass with wire cage surround.
- On at dusk to 25% brightness; full bright when motion is detected. Motion sensor has a 220-degree and 10-40 foot range. Manual override allows light to be on for an 8 hour time frame.

**PRODUCT DOCUMENTS**

- [Installation Instructions for Oberlin 9\"/>](#)

**RECOMMENDED BULBS**



**60W Equivalent Clear 5W LED Dimmable Standard A15 Bulb**  
Style # 62E61

1

\$6.99 ea.



## Raymond RB-8

sku#: RB-8

8" Raymond Wall Mount

**Dimensions: 8"W x 19"H x 12"D**

**Extension:**

**Canopy/Back Plate Dimensions: 6.5" sq.**

**Mounting Center to Top: 3.25"**

**Bulb Type: 1-100W Medium (not included)**

**Safety Rating: Suitable for Damp Locations**

**Finish Shown: Antique Copper**

**Ships Via: Small Parcel**

**GAF**

# Residential Reference Guide

The one-stop guide from North America's Largest Roofing Manufacturer



GAF shingles and roof accessories are made to work together. They provide a system that's built to protect homes—so the people who live inside them can enjoy what matters most.

**GAF**

We protect what matters most™

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# Trust the diamonds

Whether it's warranty coverage that gives homeowners peace of mind or technology that makes their roof look and perform its best, there's a GAF diamond badge behind it.

	Install any GAF Lifetime Shingle and get a <b>Lifetime<sup>†</sup> Limited Warranty</b> on your qualifying shingle. Install any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories, and get a <b>Lifetime<sup>†</sup> Limited Warranty</b> on your qualifying GAF products.
	<b>GAF Advanced Protection<sup>®</sup> Shingle Technology</b> uses highly advanced design and manufacturing techniques to produce cutting-edge roofing products.
	<b>Dura Grip<sup>™</sup> Adhesive</b> helps protect your roof investment from winds and wind-driven rain.
	<b>StainGuard Plus<sup>™</sup> Algae Protection<sup>1</sup></b> featuring Time-Release Technology is a 25-year limited warranty against blue-green algae discoloration.
	<b>StainGuard<sup>®</sup> Algae Protection<sup>2</sup></b> is a 10-year limited warranty against blue-green algae discoloration.
	<b>LayerLock<sup>™</sup> Technology</b> is a proprietary technology which mechanically fuses the common bond between overlapping shingle layers.
	<b>WindProven<sup>™</sup> Limited Wind Warranty<sup>3</sup></b> is a 15-year limited wind warranty with no maximum wind speed limitation — available when you install the LayerLock <sup>™</sup> -labeled Shingles as well as GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation.
	<b>25-Year Limited Warranty Term<sup>4</sup></b> gives homeowners protection they can trust.

<sup>†</sup> Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. For Lifetime coverage on shingles only see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. For Lifetime coverage on shingles and accessories see *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

<sup>1</sup> StainGuard Plus<sup>™</sup> Time-Release Technology is available only on Shingles sold in packages bearing the StainGuard Plus<sup>™</sup> logo. Products with StainGuard Plus<sup>™</sup> Time-Release Technology are covered by a 25-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

<sup>2</sup> StainGuard<sup>®</sup> algae protection is available only on shingles sold in packages bearing the StainGuard<sup>®</sup> logo. Products with StainGuard<sup>®</sup> algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

<sup>3</sup> For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle and Accessory Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

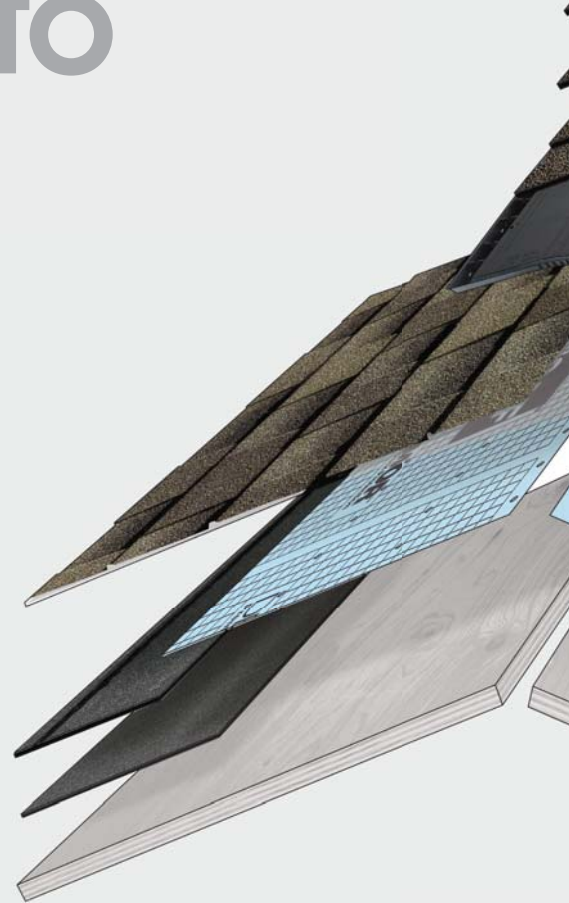
<sup>4</sup> See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

# Trust the system that's built to protect

A roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from wind, rain, snow, and even sun.

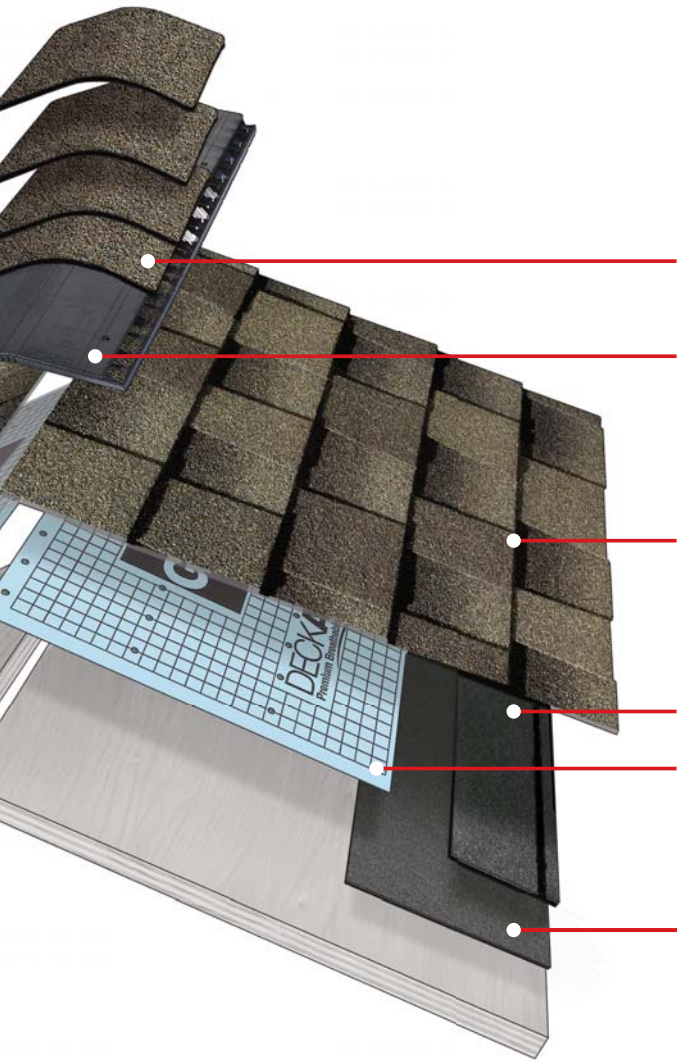
Install any GAF Lifetime<sup>†</sup> Shingle and at least 3 qualifying GAF Accessories and get a Lifetime<sup>†</sup> limited warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor<sup>1</sup> about enhanced GAF warranties.

Visit [gaf.com/LRS](http://gaf.com/LRS) for a list of qualifying GAF products.



Visit [gaf.com/Lifetime](http://gaf.com/Lifetime)





- Ridge Cap Shingles

- Cobra® Attic Ventilation

- Lifetime† Shingles

- Starter Strip Shingles

- Roof Deck Protection

- Leak Barrier

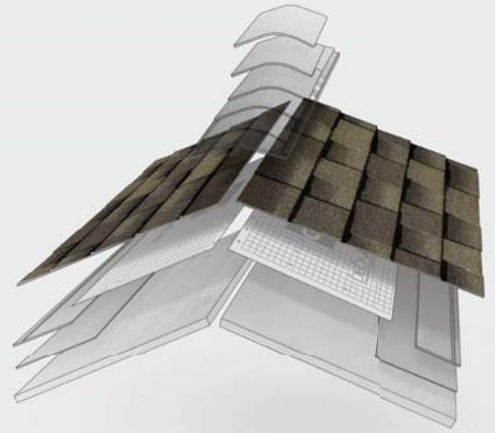

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

‡ Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.



# Timberline® Lifetime<sup>†</sup> Shingles Collection

More homeowners in North America rely on Timberline® Shingles than any other brand. They offer just the right combination of beauty, performance, and reliability.



<p><b>Timberline® HDZ™</b> pg 7-8</p>			<p>America's #1-selling shingle—now featuring the industry's widest nail zone</p>
<p><b>Timberline® UHD</b> pg 7 &amp; 9</p>			<p>For a thick ultra-dimensional wood-shake look in an asphalt shingle</p>
<p><b>Timberline® NS</b> pg 10</p>			<p>The beauty of natural wood shakes in an asphalt shingle</p>
<p><b>Timberline® AH</b> pg 11</p>			<p>The striking hues of America's heartland</p>
<p><b>Timberline® CS</b> pg 11</p>			<p>Our most reflective shingle</p>

For specifications see pages 20-21



For the full collection visit [gaf.com/timberline](http://gaf.com/timberline)



<sup>1</sup> 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

# Availability

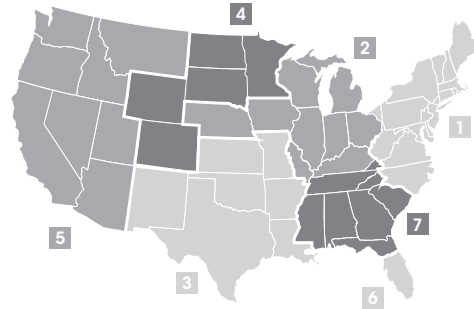
## Timberline® HDZ™

### Most Popular Colors:

	1	2	3	4	5	6	7
Barkwood	•	•	•	•	•	•	•
Charcoal	•	•	•	•	•	•	•
Nickel*	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•

### Regional Colors:

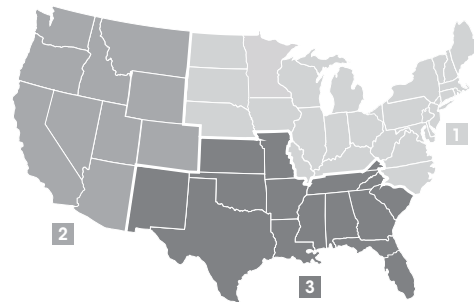
Biscayne Blue	•						
Birchwood <sup>2</sup>		•		•	•	•	•
Copper Canyon <sup>2</sup>					•		
Driftwood						•	•
Fox Hollow Gray	•	•					
Golden Amber <sup>1,2</sup>					•		
Oyster Gray	•					•	•
Patriot Red	•						
Sunset Brick						•	
White <sup>2,3</sup>						•	
Williamsburg Slate	•	•					



## Timberline® UHD

### Most Popular Colors:

	1	2	3
Barkwood	• <sup>4</sup>	•	•
Charcoal	• <sup>4</sup>	•	•
Pewter Gray	• <sup>4</sup>		• <sup>1</sup>
Shakewood	• <sup>4</sup>	•	• <sup>1</sup>
Slate	• <sup>4</sup>	•	• <sup>1</sup>
Weathered Wood	• <sup>4</sup>	•	•



<sup>1</sup> Limited availability.

<sup>2</sup> Rated by the Cool Roof Rating Council (CRRCC) and can be used to comply with 2019 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations.

<sup>3</sup> Timberline® HDZ™ White is ENERGY STAR® certified (U.S. only). Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

<sup>4</sup> Timberline® UHD Shingles in these areas have the Dual Shadow Line feature.

