



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION
SPECIAL MEETING AGENDA**

Monday, February 7, 2022 at 6:30 p.m.

Via Zoom Teleconference

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

Pursuant to Government Code Section 54953, subdivision (e) (3), the Cultural Heritage Commission may conduct its meetings remotely and be heard via video conference. The Cultural Heritage Commission may allow public participation to continue via live public comment conducted over ZOOM.

The South Pasadena Cultural Heritage Commission Meeting for **February 7, 2022** will be conducted virtually via Zoom Teleconference.

The Meeting will be available:

- Via Zoom: <https://us02web.zoom.us/j/85849138250>

See weblink: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

Public Comments and participation may be made as follows:

- Written Comment submitted by no later than meeting day, 12:00 PM deadline, via email PlanningComments@southpasadenaca.gov
- Via Zoom by “raising hand” (see Public Comment Section below for instructions.)

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

1. Go to the Zoom website and Join meeting 858 4913 8250; or
2. Click on the following unique Zoom meeting link:

<https://us02web.zoom.us/j/85849138250>

- CALL TO ORDER:** Chair Rebecca Thompson
- ROLL CALL:** Conrado Lopez, Kristin Morrish, William Cross, Mark Gallatin, Vice-Chair, and Rebecca Thompson, Chair
- COUNCIL LIAISON:** Evelyn G. Zneimer
- STAFF PRESENT:** Angelica Frausto-Lupo, Community Development Director
Margaret Lin, Community Development Deputy Director
Matt Chang, Planning Manager
Alexandra Madsen, Contract Planner

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 AND SUGGESTIONS (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 means of **one** of the following options:

- Option 1: 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; or
- Option 2: Email public comment(s) to 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. 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 HEARING

1. **1806 Wayne Avenue/Project No. 2445-COA – a Certificate of Appropriateness** for a proposed 380 square-foot second story addition to an existing 2,220-square-foot two-story single-family residence located at 1806 Wayne Avenue.

Recommendation

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

2. **2039 Edgewood Drive/Project No. 2444-COA – a Certificate of Appropriateness** for a proposed 149 square-foot first story and a 713 square-foot second story addition to an existing 2,475 square-foot two-story single-family residence located 2039 Edgewood Drive.

Recommendation

Form a subcommittee to work with the applicant to refine and relocate the proposed addition to the rear of the property. Approve the Certificate of Appropriateness upon relocation of the addition to the rear of the residence and subject to conditions of approval.

ADMINISTRATION

3. **Comments from City Council Liaison**
4. **Comments from Commissioners**
5. **Comments from Subcommittees**
6. **Comments from Staff**

ADJOURNMENT

7. **Adjourn to the Cultural Heritage Commission regular meeting scheduled for February 17, 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>

Agenda related documents provided to the Cultural Heritage Commission are available for public review on the City’s website. Additional documents, when presented to the Cultural Heritage Commission, will also be uploaded and available on the City’s website.

AGENDA NOTIFICATION SUBSCRIPTION

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing CityClerk@southpasadenaca.gov or calling the City Clerk's Division at (626) 403-7230.

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.

2/3/22

Date

Elaine Serrano,
Administrative Secretary



Cultural Heritage Commission Agenda Report

ITEM NO. 1

DATE: February 7, 2022

TO: Cultural Heritage Commission

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Alexandra Madsen, Preservation Planner

SUBJECT: **Project No. 2445-COA – Certificate of Appropriateness for a 380-square-foot second story addition to an existing 2,220-square-foot two-story single-family residence located at 1806 Wayne Avenue (Assessor’s Parcel Number: 5321-011-002).**

Recommendation

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

Background

Constructed in 1920, the 2,220 square-foot single-family residence is included in the Inventory of Cultural Resources as a contributor to the eligible Wayne/Bushnell/Fletcher District (see **Figures 1-4**). A key contributor to the district, the house is designed in the Colonial Revival style.

The single-family residence retains its key character-defining features. The character-defining features of the property include:

- Symmetrical composition;
- Wood cladding;
- Medium-pitched cross-gabled roof with clipped gables and return cornices;
- Front entry porch with gable, arch, latticework, and coupled Tuscan columns;
- Brick chimney; and
- Wood-framed windows.

Over the years, several alterations and improvements have been made to the property. The building was originally constructed as a one-story residence, but a second story addition was added to the rear of the building in 1996. At that same time, the garage was expanded. The building was reroofed in 1969, 1993, and 2019. A swimming pool was added to the rear of the residence in 1988. It was retrofitted with anchors on the foundation in 1991. Solar panels were installed in 2019. Additional alterations included regular service and repairs such as, but not limited to service to the electrical and plumbing systems.

Project Description

The applicant is requesting approval of a Certificate of Appropriateness to add 380 square-feet of habitable space and interior reconfigurations to the 1920 residence. The residence is a 1920 Colonial Revival-style home located in the eligible Wayne/Bushnell/Fletcher District, which is included in the City’s Inventory of Cultural Resources as a locally eligible historic district. The residence has a two-story rear addition that was completed in 1996.

The project would add a bedroom, bathroom, and walk-in-closet to the second story of the residence. The proposed addition is located along the west elevation, and although situated in front of the 1996 addition, would retain the same height and volume as the existing addition. The proposed addition is stepped in along its south elevation so that it continues the existing addition’s wall plane and is minimally visible from the driveway and public right-of-way. The existing home and proposed addition are both two-stories tall, and the addition’s roof is the same height as the 1996 addition. The addition is designed to retain the appearance of the existing addition with its primary façade’s clipped gable and vent. It also retains the original side gables of the historic home along the north and south elevations.

The exterior walls will be sheathed in wood siding to match the existing finish. Wood-framed windows are proposed for all new windows on the addition, which will feature single lights so that they are compatible with, but differentiated from, window types found on the historic home. The design of the new addition is complementary to the architectural style of the house.

Additional project details, including a detailed narrative describing the historic residence and proposed modifications are included in this report as **Attachment 2**. The original building permits are included in this report as **Attachment 3**, and architectural drawings and plans are included as **Attachment 4**.

General Plan and Zoning Consistency

General Plan Consistency

The General Plan land use designation of the project site is Low Density Residential, which allows for detached single-family units at a density of 3.51 to 6.0 units per acre. The proposed project does not involve a subdivision of the existing lot and an accessory dwelling is not counted toward the density of the site; therefore, it is consistent with the General Plan.

With implementation of the recommendations noted below and compliance with the conditions of approval, the project will comply with the Goals and Policies of the General Plan as follows:

- Goal 8: “To harmonize physical change to preserve South Pasadena’s historic character, scale, and “small town atmosphere”.”
 - Policy 8.1: “Encourage new development to respect South Pasadena’s heritage by requiring that it “respond to context” – distinctiveness of the locality and region as well as the scale and special circumstances of the fabric of the site’s immediate surroundings; require that it be compatible with the traditions and character of the City, and minimize adverse impacts on the privacy and access to light and air of its neighbors”.
 - Policy 8.4: “Development should be encouraged to reflect concern for the well-being of all citizens – for residents, workers, visitors, neighbors, and passerby – and improve the environment of the public. New development should be accommodating, inspiring, inviting, and enduring and should embody the cultural values of the community”.

ITEM NO. 1

CHC Agenda
February 7, 2022

1806 Wayne Avenue
Project No. 2445-COA

- Policy 8.5: “Promote a greater public awareness of the architectural, urban design and cultural heritage of the City”.
- Goal 10: “To preserve the scale, architectural character, infrastructure, and landscape assets of South Pasadena’s established residential neighborhoods by preventing “mansions” of dwellings in residential neighborhoods.”
 - Policy 10.1: To “ensure that remodeling or infill development in established residential neighborhoods is harmonious in scale and building form with its context and that “mansions” is both avoided and prevented”.

Zoning Code and Design Review Compliance

The subject property is zoned Residential Single Family (RS), which is intended for the development of detached single-family homes and accessory structures. The existing land use and density of the project site complies with the South Pasadena Municipal Code (SPMC) Division 36.220. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City’s design standards and guidelines. Pursuant to Section 36.220.050 Development of Small Nonconforming Residential Parcels, the subject lot is deemed nonconforming, because it is less than 10,000 square-feet in size. Residential Development Standards from SPMC Sections 36.220.040, 36.220.050, and 36.350.200 were applied to the proposed project. The following table lists the project’s conformance with applicable development standards.

Residential Single Family (RS Zone) Development Standards Compliance

Standard	Requirement	Existing	Proposed
Lot Coverage (Section 36.220.050 (F))	50% (3,729 sq. ft. max allowed)	27.8% 2,072 sq. ft.	30.6% 2,282 sq. ft.
Floor Area Ratio (FAR)	35% + 800 sq. ft (ADU) (3,410 sq. ft. max. allowed)	29.8% 2,220 sq. ft.	40.7% 3,033 sq. ft.
Building Height	35 ft.	23 ft. 0.5 in.	Unchanged -proposed addition will be same as existing building height.
On Site Parking for Dwellings with a Detached Garage (36.220.050 (G))	For ADU Conversions – No replacement parking required	4 uncovered spaces; 1 covered space	4 uncovered spaces
Front Setback (Section 36.220.050 (B))	20 ft. or 15 ft. for houses with a front porch	25 ft.	Unchanged

ITEM NO. 1

CHC Agenda
February 7, 2022

1806 Wayne Avenue
Project No. 2445-COA

Standard	Requirement	Existing	Proposed
Side Setbacks (House)	10% of lot width, with 4 ft. minimum	5 ft. 10 in. on north side and 13 ft. 10 in. on south side	Unchanged
Rear Setback (House)	20 ft.	48 ft. 6 in. (house)	Unchanged
Distance Between Structures (Garage & House)	10 ft. minimum	9 ft. 9 in.	Unchanged
Garage Front Setback	10 ft. from the front of main structure	50 ft. 7 in.	Unchanged
Garage Side & Rear Setbacks	5 ft. minimum from both side and rear property lines	0 ft. south side setback*, 45 ft. 2 in. rear setback	Side setback unchanged 27 feet 8 in. rear setback

*Legal non-conforming garage side yard setback. No setback is required for the conversion of an existing structure.

Replacement parking is not required for the primary dwelling unit when the existing garage is converted to make room for an accessory dwelling unit. Furthermore, no parking is required for an ADU if the accessory dwelling unit is within an historic district or potential historic district.

Landscaping

In accordance with landscaping standards in Section 36.330.30 (A)(1) and (2) of the SPMC, a landscaping plan is required for new development, or significant expansion or redevelopment of an existing use. Significant expansion is defined in Section 36.330.30 (A)(1) as an increase of 25% or more in the ground floor footprint of a single-family dwelling. Since the ground floor footprint is proposed to increase by 25%, a landscape plan is required.

Sheet A1.0 of the submitted architectural plans set provides information on existing and proposed landscaped areas and concrete pavement. The existing garage will be expanded with an ADU. Existing trees on the property will remain.

Design Review

Project Design Elements

The proposed project expands an existing addition and is relatively modest in scale. The addition is situated to the west of the historic home and is stepped-in from the original volume so that it is less visible from the public-right-of-way and is discernible but compatible with the original house. The addition's roof incorporates a clipped gable end similar to that of the existing addition on its primary façade and retains the historic residence's gable ends along the north and south elevations. The addition's roof therefore complements but does not compete with or overwhelm the original historic house.

The addition has been designed to retain and compliment the character-defining features of the house. Wood clapboard siding will be used for the exterior cladding of the addition and wood-frame windows will use single lights to be compatible and discernible from existing windows.

The architectural plans included in **Attachment 4** show that the proposed addition is compatible in size and scale with the historic residence and its existing addition is minimally visible from the public right-of-way. The design was reviewed in accordance with the City of South Pasadena Design Guidelines for Historic Homes and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

City of South Pasadena Design Guidelines for Historic Properties

As codified in Municipal Code Section 2.65, the City of South Pasadena *Design Guidelines for Alteration & Additions to Historic Residences* are to be considered in the issuance of all Certificates of Appropriateness. 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*. They are intended to foster the preservation and rehabilitation of the character-defining features. The standard procedure for historic buildings is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these historic features.”¹

The Design Guidelines include a section focused on characteristics common to Colonial Revival inspired styles (p.16-17).

Historic District Characteristics and Project Compatibility

The 1920 Colonial Revival style residence at 1806 Wayne Avenue is a contributor to the eligible Wayne/Bushnell/Fletcher District. Consisting of 79 contributing properties, the Wayne/Bushnell/Fletcher District is composed of generously sized one- and two-story single- and multi-family residences set on rectangular lots with common setbacks. The Craftsman style of architecture is the most unifying feature, although other styles present in the district include Tudor Revival and Colonial Revival. Many contributors feature Arroyo stone or brick chimneys and porch walls. Landscaping consists of lawns, mature shrubs, and trees. The proposed project is modest in size and limited from the public right-of-way. As such, very little indirect impact will be made to the historic district overall.

Architectural Style

The residence displays the characteristics of the Colonial Revival style. The materials, finishes, detailing, and size/mass of the addition are all compatible with this style. The addition retains the original proportional scale of the existing home, which received a rear addition in 1996. The new addition would also incorporate the wood cladding, clipped gable end, and wood-frame windows as seen on the historic home. The addition's roof will mirror the gable form and pitch of the existing rear addition's roofline.

Scale and Massing | Setback / Building Placement / Orientation on Parcel

The two-story massing of the addition makes it compatible with the character and scale of the historic district. The addition mimics the existing façade of the 1996 addition and is set behind the primary gable of the historic home. This addition is stepped in to retain the original clipped gable ends along the north and south elevation, thereby retaining the historic character of the original building. The addition is stepped-in along the south elevation, in order to differentiate the addition from the original home and obscure it from public view.

¹ City of South Pasadena, Planning and Building Department. January 2009. *Part II: Design Guidelines for Alteration & Additions to Historic Residences*, p 9. Prepared by Architectural Resources Group, Pasadena, California.

Secretary's Standards

The *Secretary of the Interior's Standards* define rehabilitation as the process of returning a property to a state of utility, through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its history, architectural, and cultural values.

The proposed project retains the character-defining features and materials of the historic home while adding a Standards-compliant addition. The project described in the narrative and architectural drawings complies with the *Secretary's Standards for Rehabilitation*.

Required Certificate of Appropriateness Findings

In order to approve a Certificate of Appropriateness, the Commission shall first find that the design and layout of the proposed addition complies with South Pasadena Municipal Code (SPMC)..

- 1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);**

Constructed in 1920, the 2,220 square-foot single-family residence is a contributor to the Wayne/Bushnell/Fletcher District. The property at 1806 Wayne Avenue retains the key character-defining features of the Colonial Revival style. It received a two-story rear addition in 1996.

The existing land use and density complies with the General Plan Designation of "Low Density Residential" because the existing use is a single-family residence with an *accessory* dwelling unit which fits within the low-density land use criteria. The proposed project has been designed to retain and preserve the character-defining features of the house. Existing windows and doors will be repaired and remain in place. New windows will be made of wood and compatible to existing windows and doors. The overall design of the house will remain intact.

The proposed addition is in-keeping with the design guidelines for scale, massing, and building placement. The two-story addition builds off of an existing two-story addition and is distinct from, but compatible with, the original residence. As a result of these findings, the project will be consistent with the historic character of the historic district and surrounding neighborhood and is consistent with the General Plan.

- 2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;**

The project will not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards because the use and density of the project will remain in compliance with zoning and the General Plan; and the addition to the single-family home is limited to the second-story of the property. As a result, the project can be found to accommodate the residential activities on site without interfering with the use and enjoyment of neighboring, existing, or future developments. In addition, the project will not alter the driveway curb cut on Wayne Avenue. Consequently, the project will not create adverse pedestrian or traffic hazards.

ITEM NO. 1

CHC Agenda
February 7, 2022

1806 Wayne Avenue
Project No. 2445-COA

- 3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and**

The proposed project has been designed to retain and preserve the character-defining features of the house. The proposed addition is in agreement with the City's design guidelines in terms of massing, alterations, and building placement. Stepped in along the south elevation, the addition will not be visible from the street and builds off of an existing rear addition. As a result, the project can be found to be compatible with the existing character of the surrounding neighborhood.

- 4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.**

The project, as conditioned, will provide a desirable environment for its occupants and neighbors because the project will enhance the existing character of the Colonial Revival style home and meet the needs of the current residents. The proposed project will preserve and complement the character-defining features of the house.

Mandatory Findings

The Commission shall make **all** of the required findings listed below:

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

The project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City. The existing Colonial Revival-style 1920 single-family residence is a contributor to the Wayne/Bushnell/Fletcher District. The proposed project has been designed to retain and preserve the character-defining features of the house.

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

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

- 3. The project is consistent with the applicable criteria identified in Section 2.65(e)(8) which the Commission applies to Alterations, Demolitions, and relocation requests.**

The project, including the residence's addition, is consistent with the *Secretary of Interior's Standards for Rehabilitation*.

ITEM NO. 1

CHC Agenda
February 7, 2022

1806 Wayne Avenue
Project No. 2445-COA

Consistency with Secretary of the Interior Standards	
Standard	Staff's Recommended Consistency Determination
Standard 1: 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.
Standard 2: 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.
Standard 3: 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.
Standard 4: Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.
Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Consistent.
Standard 6: 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.
Standard 7: 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.
Standard 8: 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.
Standard 9: 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.
Standard 10: 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.

Mandatory Findings for a Certificate of Appropriateness

The Commission shall make **all** of the required findings listed below:

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

The project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City.

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

The project is consistent with the goals and policies of the Cultural Heritage Ordinance.

3. The project is consistent with the applicable criteria identified in Section 2.65(e)(8) which the Commission applies to Alterations, Demolitions, and relocation requests.

The project is consistent with the *Secretary's Standards for Rehabilitation*.

Project Specific Findings for a Certificate of Appropriateness:

The Commission shall make at least three (3) of the findings listed below and staff recommends the Commission make the Findings in **bold**.

1. The project removes inappropriate alterations of the past;
N/A

2. The project is appropriate to the size, massing, and design context of the historic neighborhood; (Staff Recommendation)

The project is appropriate to the size, massing and design context of the historic residence and the surrounding historic district. The two-story addition builds off of an existing addition and incorporates compatible building materials, finishes, and detailing as the historic property. Therefore, the proposed addition would be harmonious and compatible with surrounding homes and the neighborhood.

3. In the case of an addition or enlargement, the project provides a clear distinction between the new and historic elements of the Cultural Resource or Improvement; (Staff Recommendation)

The addition is stepped in from the original volume of the historic house along the south elevation. The roofline of the addition continues the existing addition's roofline. New windows are single light and differentiated from, but compatible with, the existing windows. These factors provide a clear distinction between the historic and new elements.

4. The project restores original historic features in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties;
N/A

5. The project adds substantial new living space (for example: a second story toward the rear of a residence) while preserving the single story [architectural style or building type] character of the streetscape; (Staff Recommendation)

ITEM NO. 1

CHC Agenda
February 7, 2022

1806 Wayne Avenue
Project No. 2445-COA

The project will add substantial new living space while preserving the single-story character of the streetscape. The proposed addition creates a bedroom, bathroom, and a walk-in closet while maintaining the house's original form and appearance. Therefore, the proposed alterations would be harmonious and compatible with surrounding homes and neighborhood.

6. **The project enhances the appearance of the [residence or building] without adversely affecting its original design, character, or heritage;**
Project complies with this finding.
7. **The project will not adversely affect the character of the Historic District in which the property is located; and/or**
Project complies with this 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;**
Project complies with this finding.
9. **The Project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties, and is therefore exempt from CEQA under Class 31, which applies to “projects limited to Maintenance, Repair, stabilization, rehabilitation, restoration, Preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings (1995), Weeks and Grimmer.” (CEQA Guideline [Cal. Code Regs. Title 14] § 15331).**
Project is consistent with the *Secretary's Standards*.
10. Relocation as an alternative to Demolition of the Cultural Resource is appropriate...
N/A

Demolition of the Cultural Resources is appropriate because of one or all of the following...
N/A

In the case of a structure that poses an Imminent Threat and is unsafe to occupy...
N/A

Environmental Analysis

This project qualifies for a categorical exemption from any California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 Existing Facilities and Section 15331, 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 and 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

ITEM NO. 1

CHC Agenda
February 7, 2022

1806 Wayne Avenue
Project No. 2445-COA

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 conditions (**Attachment 1**).

Alternatives to Consider

If the Commission does not agree with staff's recommendation, the following options are available:

1. The Cultural Heritage Commission can Approve the project as is or with additional condition(s) added; 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.

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 Building Department and staff will review the construction plans to ensure that all conditions are satisfied.

Fiscal Impact

Not Applicable.

Public Notification of Agenda Item

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda and posting of the same agenda and reports on the City's website. A public hearing was published in the *South Pasadena Review* newspaper, and individual property mailings to those within 300 feet of the project site.

Public Comment

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

Attachments

1. Conditions of Approval
2. Project Narrative
3. Building Records
4. Architectural Plans

Figure 1: Project Location

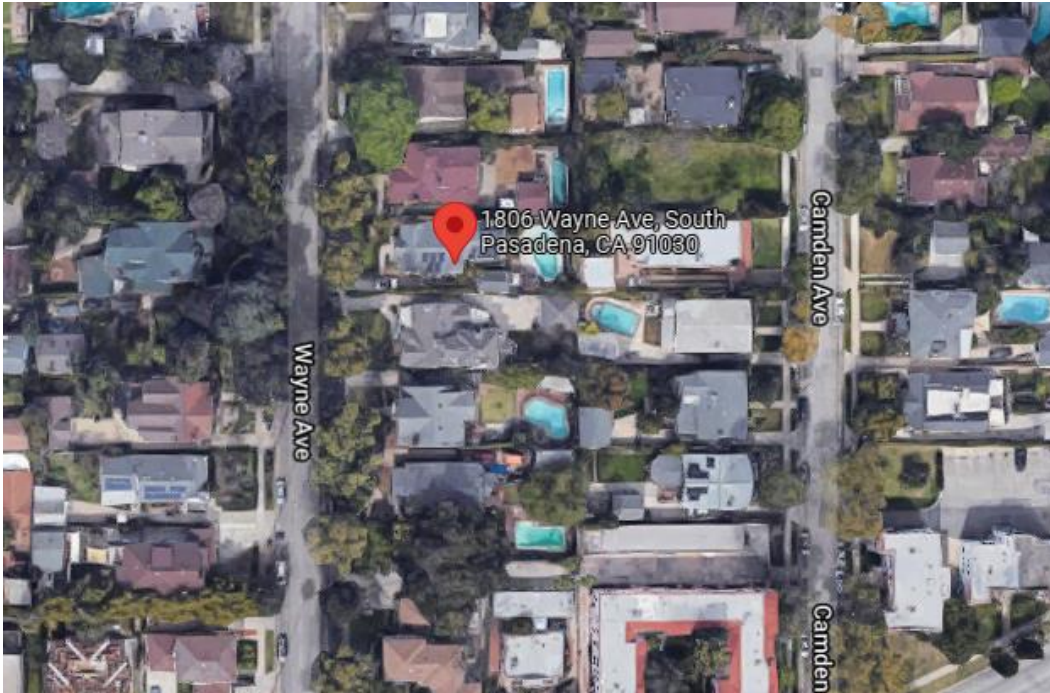


Figure 2: Street View



Figure 3: Street View



Figure 4: Sanborn Fire Insurance Map, 1930



ITEM NO. 1

ATTACHMENT 1
Conditions of Approval

CONDITIONS OF APPROVAL
Certificate of Appropriateness
PROJECT NO. 2445-COA
1806 Wayne Avenue (APN: 5321-011-002)

DEVELOPMENT REQUIREMENTS

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

PLANNING DIVISION:

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on February 7, 2022:
 - a. **Certificate of Appropriateness** for a 380-square-foot home addition to a two-story single-family home included in the Inventory of Cultural resources as a contributor to the Wayne/Bushnell/Fletcher District (eligible historic district).
- 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 Planning Commission concerning this use.

Notes on Construction Plans

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

- P7. 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.

- P8. The hours of all construction activities shall be limited to the following: 8:00 am and 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.

Prior to issuance of a Building Permit

- P9. 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. None provided.

BUILDING AND SAFETY DIVISION:

General conditions for existing building and proposed addition:

- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning 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. When new non-historical lighting and space conditioning system components, devices, appliances and equipment are installed, they shall comply with the requirements in the California Energy Code, except where the historical significance or charter-defining features are threatened.
- B5. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B6. Park Impact Fee to be paid at the time of permit issuance.
- B7. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B8. A separate address required. An application to assign address and unit numbers shall be filed with Public Works Department prior to plan check submittal.

- B9. Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Each sheet of the plans and the cover sheet of the calculations is to be stamped and signed by the person preparing the plans. 5353 and 6730 of the State Business and Professions Code
- B10. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B11. Project shall comply with the CalGreen Residential mandatory requirements.
- B12. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance 0 feet to 3 feet, dwellings and accessory buildings with automatic residential fire sprinkler protection shall comply with Table R302.1 (2)

Fire Department:

- F1. None provided.

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

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

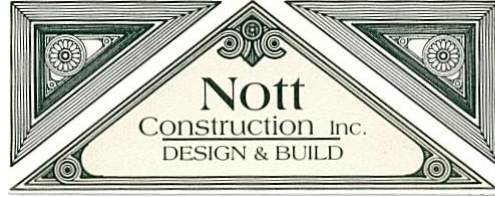
Building Division

- 1. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- 2. Park Impact Fee to be paid at the time of permit issuance.
- 3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- 4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- 5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided
- 6. Project shall comply with the CalGreen Residential mandatory requirements.
- 7. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings without automatic residential fire sprinkler protection shall comply with Table R302.1(1&2)
- 8. No work or construction materials will be permitted to encroach into adjacent property without written approval from the affected property owner.

ITEM NO. 1

ATTACHMENT 2

Project Narrative



Nott Construction Inc.
1508 Mission Street, South Pasadena CA
626 403-2146

Date: December 2, 2021

SUBJECT: 1806 Wayne CHC Narrative Letter

To Whom It May Concern:

We are submitting a project located at 1806 Wayne Avenue in South Pasadena for Cultural Heritage Commission review. The project consists of an addition to the front of the 1996 second floor addition but does not extend past the original main ridgeline of the original structure. The exterior is matching in style and finishes of the existing structure.

Bruce Ruggles
Nott & Associates, Inc.

1508 Mission Street
South Pasadena, CA 91030
Tel: (626) 460-6174
bruce@nottassociates.com
www.nottassociates.com

ITEM NO. 1

ATTACHMENT 3

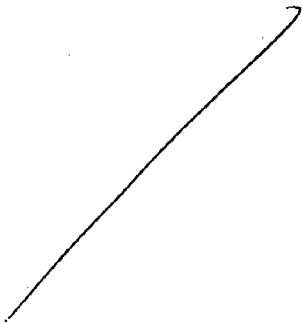
Building Records

1806 WAYNE AVENUE

ITEM NO. 1

Lot 32, Block M, Oneonta Park #3

See Planning File



ITEM NO. 1

CITY OF SOUTH PASADENA
BUILDING AND ALLEYS PERMITS

LOCATION 1806 WAYNE

LOT 32 BLOCK M TRACT ONEONTA PARK

OWNER C. F. PALMER

NEW HOUSE

TRENCH	FRAME	WIRING	RGH. PLMB.	SEWER	FIN. PLMB.	FIN. BLDG.	ELEC. FIX.
--------	-------	--------	------------	-------	------------	------------	------------

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
------	--------	----------------	------------	----------------

<u>3-4-20</u>	<u>2427</u>	BUILDING	<u>STANFORD WOOD</u>	<u>4,400⁰⁰</u>
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CON.		

PERM NO. 1 So Pasca

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

CONTRACTOR <i>Royal Roofing Co</i>	STATE LIC. NO. <i>94409</i>
MAIL ADDRESS <i>500 S. Raymond Ave. S.</i>	PHONE <i>306 35</i>
OWNER <i>Mrs R. W. Dister</i>	(CITY BUS. LIC.) <i>9637</i>
MAIL ADDRESS <i>1806 Wayne Ave So Pasca</i>	OWNER PHONE <i>Sy 9-1808</i>

DESCRIPTION OF WORK

NEW BLDG <i>Residence only</i>	ALTER	ADD'N	REPAIR <i>Reroofing</i>
PRESENT USE		PROPOSED USE	

ROOFING DETAILS

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

TYPE OF ROOFING <i>Comp. Shingles</i>	NO. OF SQUARES <i>20</i>
DESCRIPTION	

VALUATION (INCLUDE ALL LABOR AND MATERIAL) \$ *59.50* FEES \$ *6.00*

LATHING & PLASTERING DETAILS

_____ YDS. EXTERIOR LATH.
 _____ YDS. EXTERIOR PLASTER
 _____ YDS. INTERIOR LATH.
 _____ YDS. INTERIOR PLASTER

COMBINED LATHING & PLASTERING VALUATION \$ _____

PERMIT FEE \$ _____

TOTAL FEE \$ *6.00*

INFORMATION PROVIDED BY BUILDING DEPT.

USE ZONE <i>RL</i>	FIRE ZONE <i>III</i>	OCCUPANCY <i>I</i>	CHECKER'S APPROVAL <i>JRN.</i>
-----------------------	-------------------------	-----------------------	-----------------------------------

WHEN PROPERLY VALIDATED, BELOW THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON. *73955 9 11 -6.00* RD

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.

Mrs L. L. L...
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
 PERMANENT

PERMANENT

SMOKE DETECTORS REQUIRED

CITY OF SOUTH PASADENA

ITEM NO 1 BUILDING PERMIT

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

Building Address 1806 WAYNE AVE		
Lot No.	Tract	Tract
Owner JOHN JEFFREYS		
Mailing Address SAME		
City S. PAS	Zip 91030	Tel. 799-4592
Contractor JACK DELUYNQANT		
Address 939 N. NIAGARA		
City BURBANK	Zip 91505	Tel. 954-0231
State Lic. & Classif. B381035	City Lic. No. 12858	
Arch. Engr. Designer		
Address		
City	Zip	State Lic. No.
Proposed Construction MAS. CHIMNEY REPAIR MR. CITY STD "DETAIL B" x 6-I		
Sq. Ft. Size	No. Stories	No. Units
New <input type="checkbox"/>	Add. <input type="checkbox"/>	Alter. <input type="checkbox"/>
Repairs <input checked="" type="checkbox"/>		Demolition <input type="checkbox"/>

U.B.C. Edition 85	Type Const. V-N	Occ. Load	Occ. Group R-3
USE ZONE R-1	Variance Required		Appr.
Lot size EARTHQUAKE REPAIR			
VALUATION: \$ 1000.00			
BUILDING FEE			22
S.M.I. FEE			50
PLAN CHECKING FEE			0
Energy Compl. Fee			
Penalty			
SPECIAL INSP.			22

PERMIT NO.: BY 66C	WORKERS COMP. EXP. 7-21-88	PROCESSED BY: JR
006202		Date: 5-5-88

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 7 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Exp. Date **9/30/89** Signature of Contractor *[Signature]*

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 7 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

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

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

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

Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. **R82/30** Company **FARMONT**

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date _____ Applicant _____

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

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name **N/A**

Lender's Address _____

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

Signature of Applicant *[Signature]* Date **5/5/88**

Mailing Address **939 N. NIAGARA**

City, State, Zip _____

CITY OF SOUTH PASADENA NO SWIMMING POOL

1414 Mission Street • South Pasadena • California 91030 • 799-6101

PLANNING & BUILDING DIVISION ~~AND/OR SOLAR HEATER~~

department of PUBLIC WORKS

Building Address 1806 WAYNE AVE			U.S.C. Edition 82	Type Const. V	Occ. Group R-3
Lot No.	Block	Tract	Occ. Load	F. D. Appr. <input type="checkbox"/>	H. D. Appr. <input type="checkbox"/>
Owner J. DEFFEYS			Grading Permit <input type="checkbox"/> Obtained <input type="checkbox"/> N.A. <input type="checkbox"/>	Variance Required <input type="checkbox"/> Obtained <input type="checkbox"/> N.A. <input type="checkbox"/>	
Mailing Address			Use Permit Required <input type="checkbox"/>	Des. Rev. Required <input type="checkbox"/>	AFN <input type="checkbox"/>
City	Zip	Tel.	No. Bedrooms	Lot Size	
Contractor Pools & Baths Inc. 727 N. Grandview					
Address 727 N. GRANDVIEW					
City COVINA	Zip 91223	Tel. 932-8731	VALUATION: \$ 11,500		
State Lic. & Classif. C-53	City Lic. No. 28230	City Lic. No. 26789	F E E S B O N D S	PLAN CHECKING FEE (BLDG)	0
Arch. Engr. Designer B CADANS - STP.				PLAN CHECK VALIDATION	0
Address				PERMIT FEE	120
City	Zip	State Lic. No.		SMIP	84
Private Pool <input checked="" type="checkbox"/>	Hot Tub <input type="checkbox"/>	Solar Heater <input type="checkbox"/>	12 12034 12034 65 7-29-87 *		
Pool Heater: Solar <input type="checkbox"/> Gas <input checked="" type="checkbox"/>	Solar Panels No. of Panels	Size	OTHER	FINA	
Empty <input type="checkbox"/>	Full <input type="checkbox"/>		TOTAL	#120 84	
ICBO and/or IAPMO No.					
Purpose of Heater: Pool			VALIDATION OK	DATE 3/11/87	
Hot Water <input type="checkbox"/>	Other <input type="checkbox"/>		PO # 004702	Processed by AK	Date 7-29-87

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 5 commencing with Section 10001 of Division 9 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reasons (Sec. 7011.5, Business and Professions Code and other laws which require a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also require the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 5 (commencing with Section 7001) of Division 9 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the affidavit is appended to a final permit of not more than one hundred dollars (\$100).)

I, as owner of the property, or my employee with whom as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7014, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employee, provided that such improvement is not intended or offered for sale. (If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to reconstruct the project. (Sec. 7041, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor's license pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B.A.P.C. for this reason: _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. **64342** Company **Steb**

Copy is filed with the city. Certified copy hereby furnished. **8-1-88**

WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
NOTICE TO APPLICANT: After making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions and this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 5001, Civil Code.)

Lender's Name _____
Lender's Address _____

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

Signature of Applicant **John J. Jones** **7/20/87**
Mailing Address _____
City, State, Zip **Covina**

CITY OF SOUTH PASADENA ITEM NO 1 BUILDING PERMIT

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

Building Address 1806 WAYNE			U.B.C. Edition 94	Type Const. VN	Occ. Load	Occ. Group R-3
Lot No.	Tract	Tract	USE ZONE	Variance Required	Appr.	
Owner MR. RICHARD BECHGUENTURIAN			Lot Size 50 x 150	VALUATION: \$ 83,620		
Mailing Address P.O. BOX 12599						
City LA CRESCENTA	Zip 91224	Tel. 818-249-6574				
Contractor CRABB CONSTRUCTION COMPANY, INC.			BUILDING FEE 101-5200-04	1096		
Address 1347 FOOTHILL BLVD.			S.M.I. FEE	8 40		
City LA CANADA	Zip 91011	Tel. 818-790-1000	PLAN CHECKING FEE <i>Credit</i>	17 81		
State Lic. & Classif. B-677894			City Lic. No. 9268			
Arch. Engr. Designer JAMES D. CRABB	Address 1347 FOOTHILL BLVD.		Energy Compl. Fee			
City LA CANADA			Rebally 101-5200-5215	928 13		
Zip 91011			<i>Contract Growth</i>			
State Lic. No. C-9933			SPECIAL INSP 101-5200-05	726		
Proposed Construction TWO STORY ADDITION FAMILY			<i>Caution</i>	2240 72		
Room MASTER BEDROOM & BATH			PERMIT NO. 018223	WORKERS COMP. EXP. 4-1-97	PROCESSED BY [Signature]	
Sq. Ft. Size House 1130	No. Stories 2	No. Units N/A				
New <input checked="" type="checkbox"/> Alter <input type="checkbox"/> Repairs <input type="checkbox"/> Demolition <input type="checkbox"/>			LICENSED CONTRACTOR'S DECLARATION			
BUILDING & SAFETY WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. <u>1363206-96</u> Company <u>State Fund</u>			I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Exp. <u>9-30-97</u> Signature of Contractor <u>[Signature]</u>			
			OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five thousand dollars (\$500). <input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.) <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.) <input type="checkbox"/> I am exempt under Sec. _____, B. & P. C. for this reason _____			
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. Date _____ Applicant _____ NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.			CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.) Lender's Name <u>N/A</u> Lender's Address _____			
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. Signature of Applicant <u>[Signature]</u> Date <u>4/24/96</u> Mailing Address <u>1347 Foothill Blvd.</u> City, State, Zip <u>La Canada, CA 91011</u>			Date _____ Owner _____			

INSPECTOR COPY

CONST. HRS. 8 AM - 5 PM MON-FRI
ORD. NO. 1582

26 of 40

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

ITEM NO. 1

ATTACHMENT 4
Architectural Plans

BUILDING DEPARTMENT NOTES

- 1. SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
2. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
... 11. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATIONS OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, OR ORDINANCES, RULES, AND/OR REGULATIONS.

LIU AND CHING RESIDENCE

1806 WAYNE AVENUE, SOUTH PASADENA, CA

PROJECT DIRECTORY:

OWNER: SHIN LIU & EVA CHING
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030
PH: 626.808.2620
CONTACT: EVA CHING
DESIGNER / CONTRACTOR: NOTT ASSOCIATES
11508 MISSION STREET
SOUTH PASADENA, CA 91030
PH: 626.460.6174
CONTACT: BRUCE RUGGLES / JEFF NOTT
STRUCTURAL ENGINEER: SWAY ENGINEERING
3961 VIA MARISOL #209
LOS ANGELES, CA 90042
PH: 949.742.0148
CONTACT: ARASH FARJADI, PE, SE
TITLE 24 ENERGY: PERFECT DESIGN
2416 W. VALLEY BLVD.
ALHAMBRA, CA 91803
PH: 626.289.8808
CONTACT: RAYMOND ZHONG

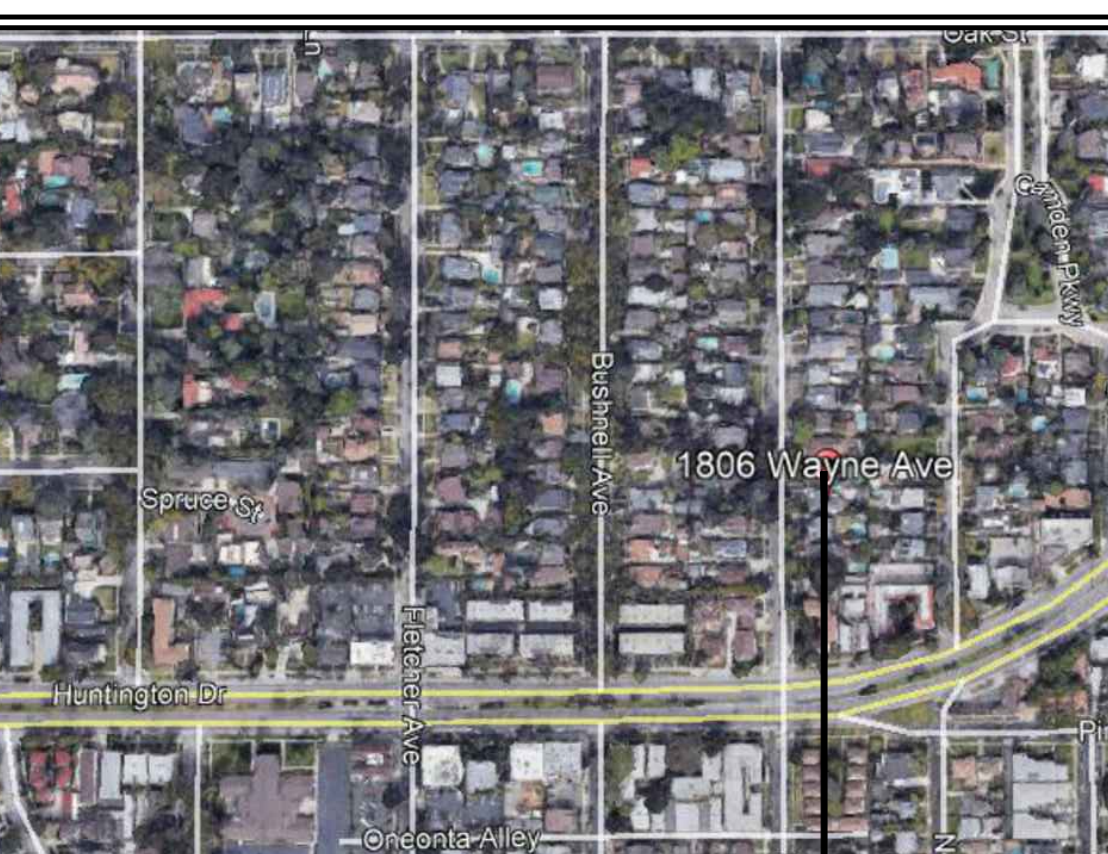
DRAWING INDEX:

Table with columns for drawing type and sheet number. Includes ARCHITECTURAL (A0.0 to A3.4) and ACCESSORY DWELLING UNIT SHEET INDEX (A0.1A to A3.1A).

ABBREVIATIONS

Table of abbreviations for building components like ABOVE, AIR CONDITIONING, ADJUSTABLE, ALTERNATE, AMPERAGE, BOARD, CENTER LINE, CABINET, CEILING, CLEAR, CONCRETE, HARD WOOD, CERAMIC TILE, DRYER, DOUBLE, DUAL GLAZED, DIAMETER, DIMENSION, DISPOSAL, DEEP, DOOR, DOWNSPOUT, DETAIL, DISHWASHER, EACH, ELEVATION, EQUAL, EXHAUST, EXTERIOR, FORCED AIR UNIT, FIXED GLASS, FINISHED GROUND, FINISH, FLOOR, FINISHED FLOOR, FLUORESCENT, FLOOR MATERIAL CHANGE, FRENCH DOOR, FOOTING, GAUGE, GARBAGE DISPOSAL, GROUND-FAULT CIRCUIT INTERRUPTER, GALVANIZED IRON GLASS, GYPSUM BOARD, HOLLOW CORE, HEADER, HEIGHT, INSULATION, INTERIOR, LAMINATED, LAVATORY, LUMINOUS, M.C., MFR., MIN., MOUNTED, METAL, NOT IN CONTRACT, NOT TO SCALE, OVER, ON CENTER, OUTSIDE AIR, PROPERTY LINE, PUSH BUTTON, PHONE, PLATE, PLYWOOD, PAIR, PRESSURE TREATED DOUGLAS FIR, RISER, RADIUS, RETURN AIR GRILL, REFRIGERATOR, REFERENCE, RE-SAWN, REVERSE, ROOM, ROUGH OPENING, SHELF AND POLE, SOLID CORE, SMOKE DETECTOR, SINGLE HUNG, SHEET, SHEATHING, SHOWER, SIMILAR, SLIDING, SLIDING GLASS, STANDARD, SHEET VINYL, TEMPERED GLASS, THICK, TOP OF CURB, TOP OF PLATE, TOP OF SLAB, TYPICAL, UNLESS NOTED OTHERWISE, VAPOR PROOF, WASHER, WITH, WOOD, WINDOW, WATER HEATER, WROUGHT IRON, WEATHER PROOF.

VICINITY MAP:



LOT & F.A.R. TABULATIONS

Table showing lot area (7458 S.F.), lot coverage percentages for (E) and (N) lots, and F.A.R. calculations. Includes notes like 'THEREFORE OK' and 'THEREFORE OK'.

SCOPE OF WORK:

PROJECT CONSISTS OF CONVERTING AN EXISTING GARAGE (223 S.F.) INTO AN A.D.U. (+210 S.F.). ADDING ADDITIONAL SECONDARY BEDROOM AND BATH (380 S.F.) AT SECOND FLOOR.

BUILDING CODE DATA LEGEND:

BUILDINGS SHALL COMPLY WITH LOCAL AND STATE CODE REGULATIONS PER CITY ORDINANCE
2020 LAGO BUILDING CODE
2020 LAGO RESIDENTIAL CODE
2020 LAGO ELECTRICAL CODE
2020 LAGO MECHANICAL CODE
2020 LAGO PLUMBING CODE
1-2019 CALIFORNIA BUILDING CODE - TITLE 24, PART 2
2-2019 CALIFORNIA RESIDENTIAL CODE - TITLE 24, PART 2.5
3-2019 CALIFORNIA ELECTRICAL CODE - TITLE 24, PART 3
4-2019 CALIFORNIA MECHANICAL CODE - TITLE 24, PART 4
5-2019 CALIFORNIA PLUMBING CODE - TITLE 24, PART 5
6-2019 CALIFORNIA ENERGY CODE - TITLE 24, PART 6
7-2019 CALIFORNIA GREEN BUILDING STANDARDS CODE - TITLE 24, PART II
OCCUPANCY: R-3 / U
OF DWELLING UNITS: (E) 1 + (N) 1 = 2
MAIN RESIDENCE: 2-STORY; A.D.U.: 1-STORY
TYPE OF CONSTRUCTION: V-B SPRINKLER
HISTORICAL DISTRICT: 5DI
HISTORICAL STYLE: CRAFTSMAN
SETBACKS: FRONT 15'-0", REAR 15'-0", SIDE 4'-0" (MIN.) 5'-0" REQUIRED

INSULATION SCHEDULE

Table with columns for location (CEILING, EXTERIOR WALL, GLAZING, DUCT, BETWEEN RAFTERS, FLOORS OVER UNCONDITIONED SPACES, FLOOR JOISTS) and insulation type.

CODE ABBREVIATIONS

- C.B.C. CALIFORNIA BUILDING CODE
C.F.C. CALIFORNIA FIRE CODE
C.M.C. CALIFORNIA MECHANICAL CODE
C.P.C. CALIFORNIA PLUMBING CODE
C.E.C. CALIFORNIA ELECTRICAL CODE
C.G.B.S.CALIFORNIA GREEN BUILDING STANDARD
C.E.E.C.CALIFORNIA ENERGY EFFICIENCY CODE
I.C.B.O. INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
I.C.C. INTERNATIONAL CODE COUNCIL
L.A.C.O. LOS ANGELES COUNTY

SEPARATE PERMITS

FIRE SPRINKLERS

PROJECT DATA:

OWNER: SHIN LIU & EVA CHING
PROJECT ADDRESS: 1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030
YEAR BUILT: 1920
ZONE: RS - SINGLE FAMILY RESIDENTIAL
LEGAL DESCRIPTION: LOT # : LOT 32 BLOCK M
TRACT # : ONEONTA
APN # : 5321-011-002
LOT AREA : 7458 SQ. FT.

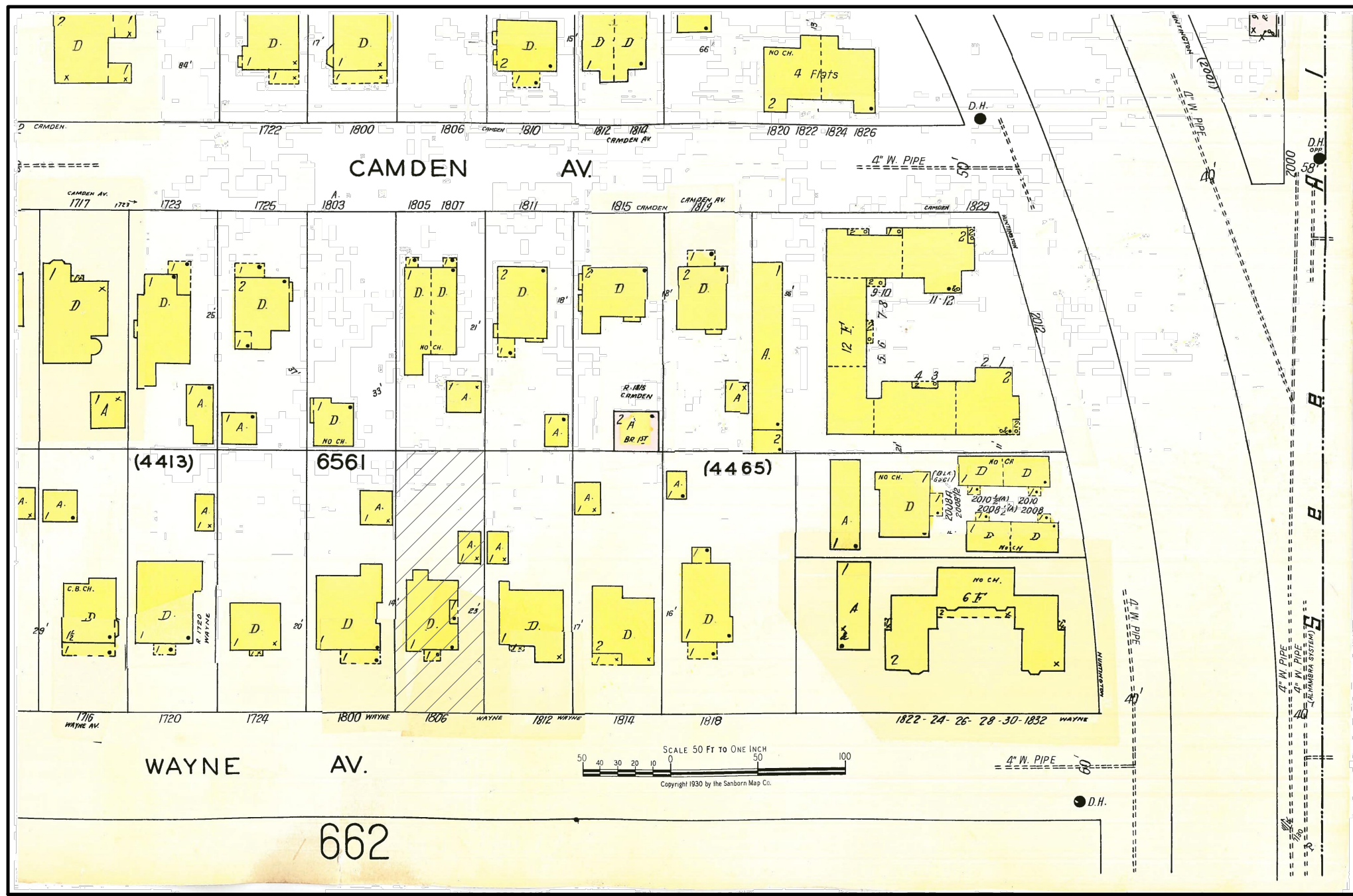
CONSTRUCTION TEAM TO FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF DEMOLITION, TRENCHING, AND PLACEMENT OF STRUCTURAL ELEMENTS. IF ANY DISCREPANCIES ARE DETECTED, PROJECT FIELD SUPERVISOR TO NOTIFY NOTT ASSOCIATES / CONSTRUCTION

NOTES: ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PRIOR TO FINAL INSPECTION
PROJECTS REQUIRING CALGREEN CODE COMPLIANCE MUST RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALGREEN CODE SECTIONS 4.408.1 AND 5.408.1.
CALGREEN RECYCLING REQUIREMENTS: TO COMPLY THIS PROJECT REQUIRES THE USE OF FRANCHISE HAULER. IF PREFERRED TO USE SELF-HAULER OPTION WASTE MANAGEMENT PLAN FORMS SHALL BE SUBMITTED AND BE APPROVED BY THE BUILDING OFFICIAL DESIGNEE PRIOR TO PLAN APPROVAL.

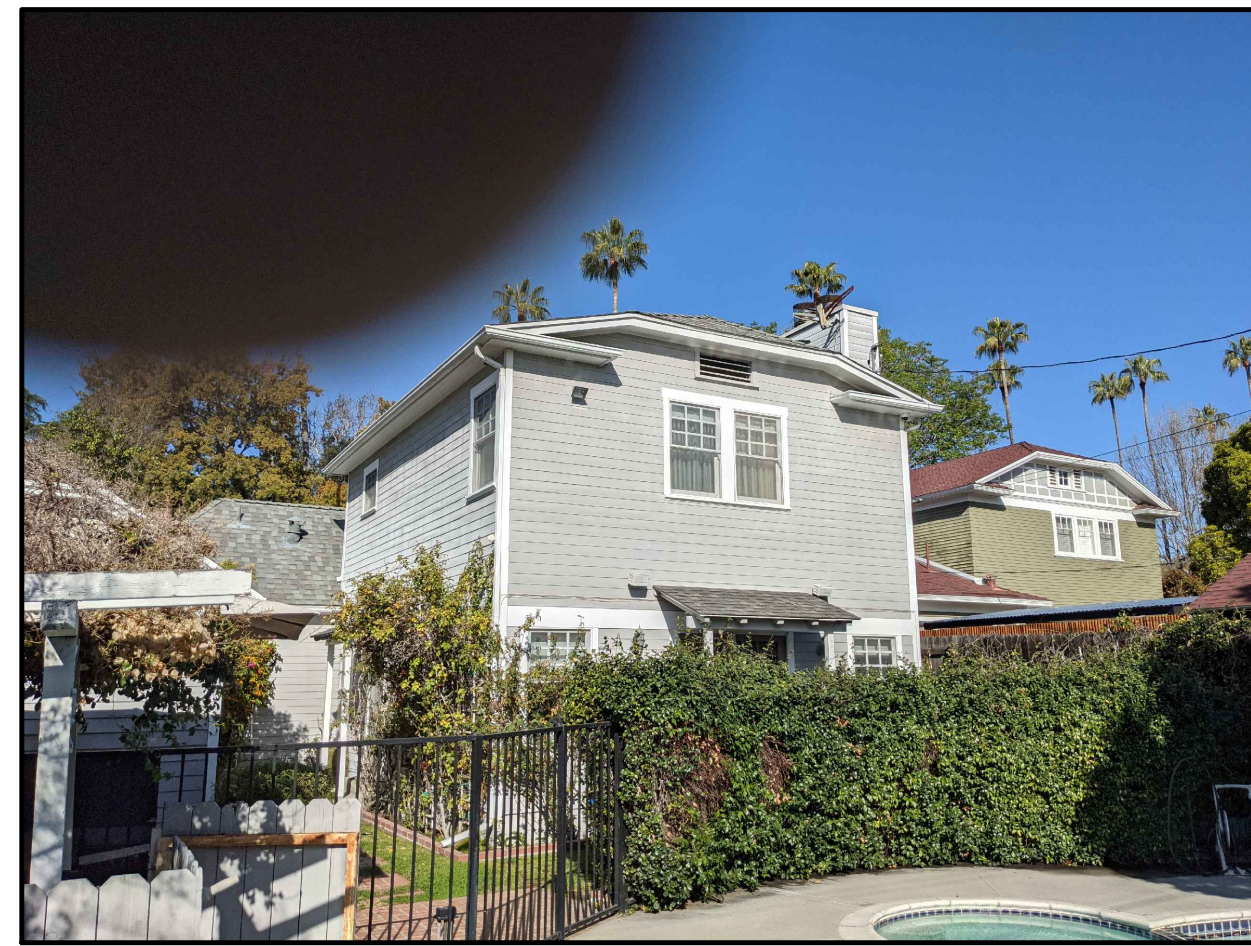
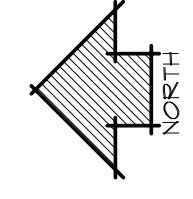
SQUARE FOOTAGE TABULATIONS

Table showing square footage for existing and new construction. Includes columns for RESIDENCE, ADDITION, and EXISTING COVERED FRONT PORCH.

Vertical information strip on the right side containing: OWNER / PROJECT: SHIN LIU & EVA CHING SECOND FLOOR ADDITION & A.D.U.; NOTT & ASSOCIATES INC.; 1508 MISSION STREET, SOUTH PASADENA, CA 91030; (626) 460-6174; PRELIMINARY DESIGN FOR A.D.U. CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020; DRAWN BY: B.H.R.; REVISIONS: A CHC/INITIAL REVIEW; DATE: 12.10.2021; 12.01.21; JEFFREY NOTT CONTRACTOR LICENSE #6746805; A0.0



SANBORN MAP



1806 WAYNE AVENUE WHERE ADDITION OCCURS LOOKING NORTH WEST



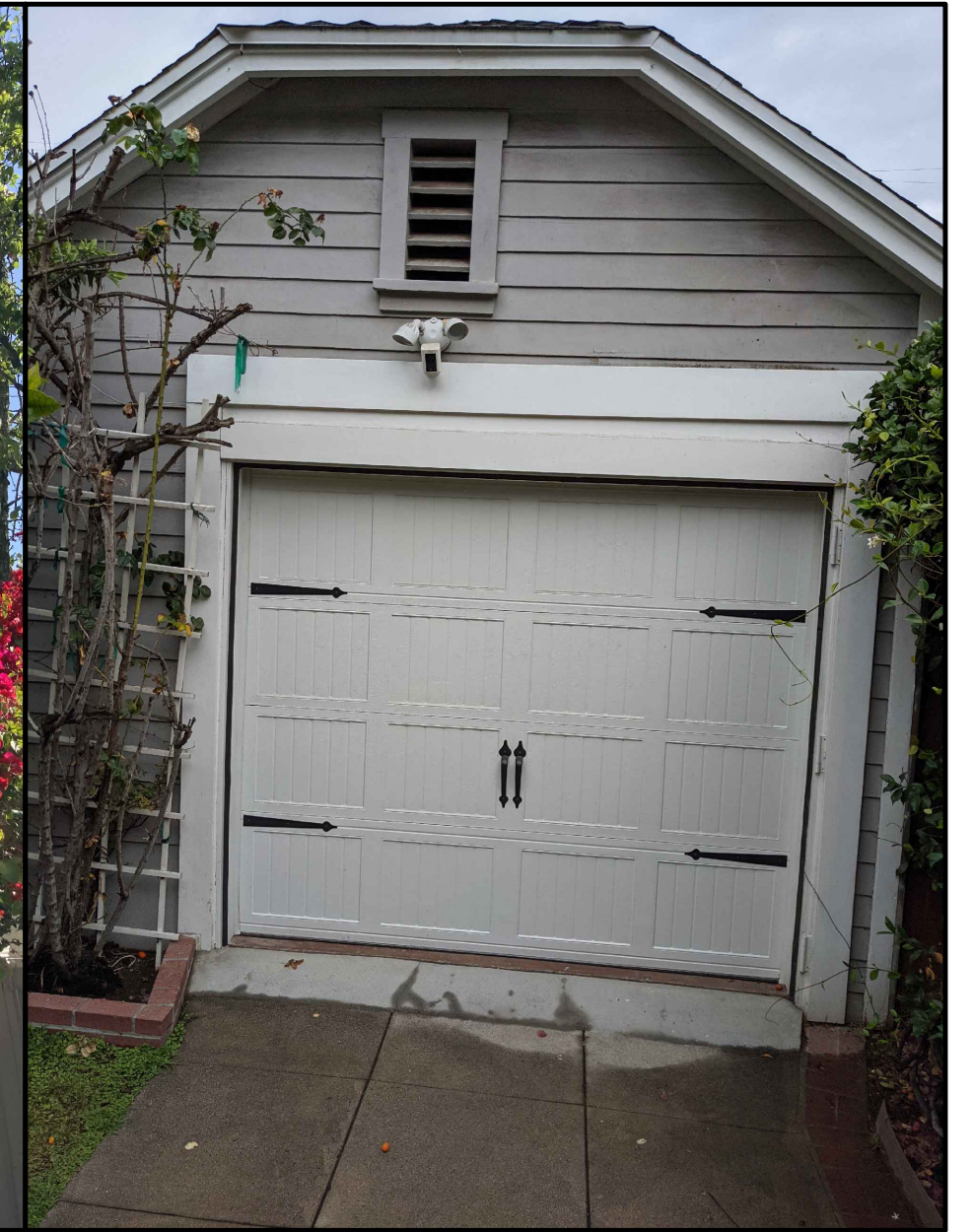
1806 WAYNE AVENUE WHERE ADDITION OCCURS LOOKING NORTH EAST



1806 WAYNE AVENUE WHERE ADDITION OCCURS LOOKING NORTH WEST



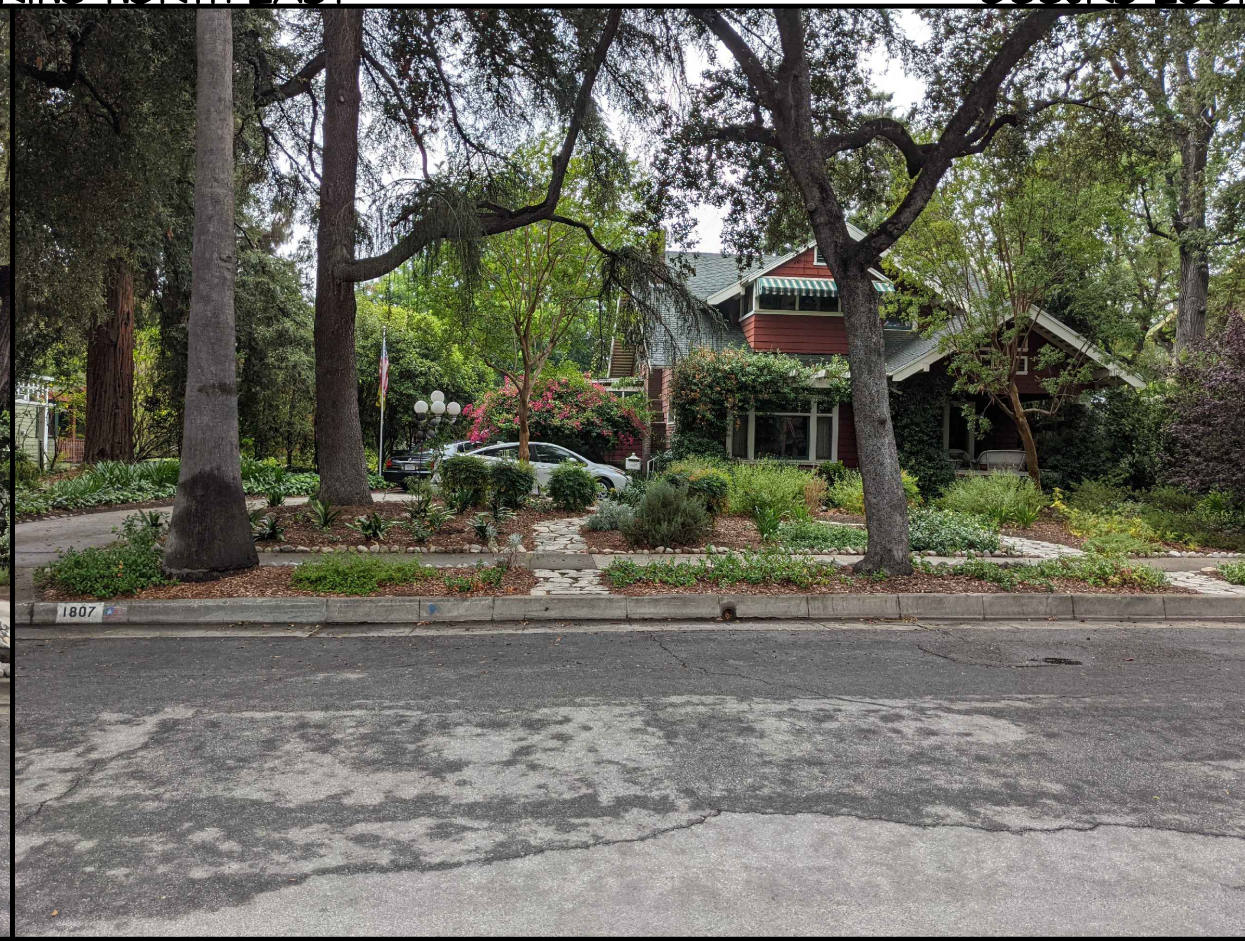
1806 WAYNE AVENUE WHERE ADDITION OCCURS LOOKING NORTH EAST



1806 WAYNE AVENUE EXISTING GARAGE



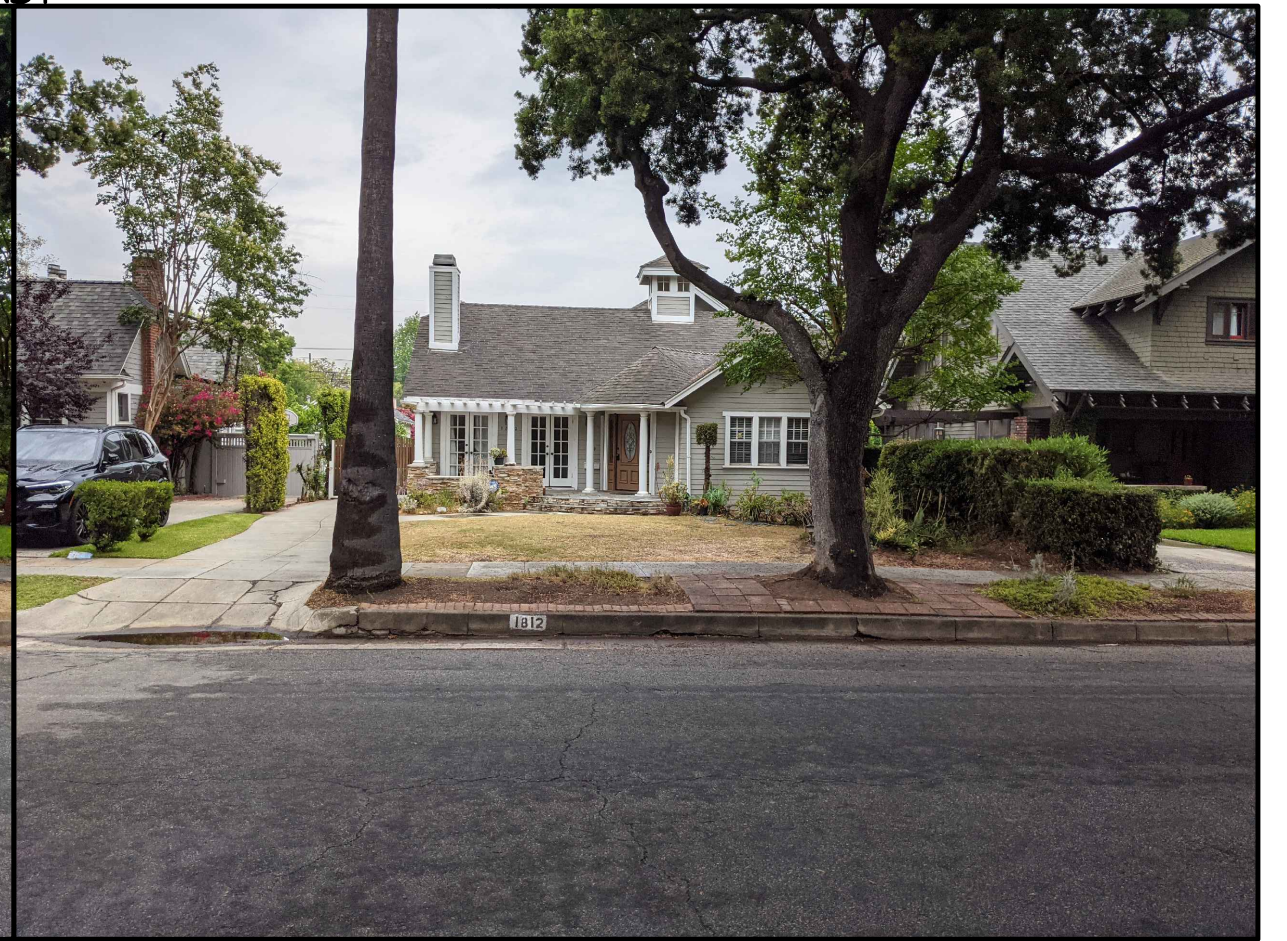
1801 WAYNE AVENUE



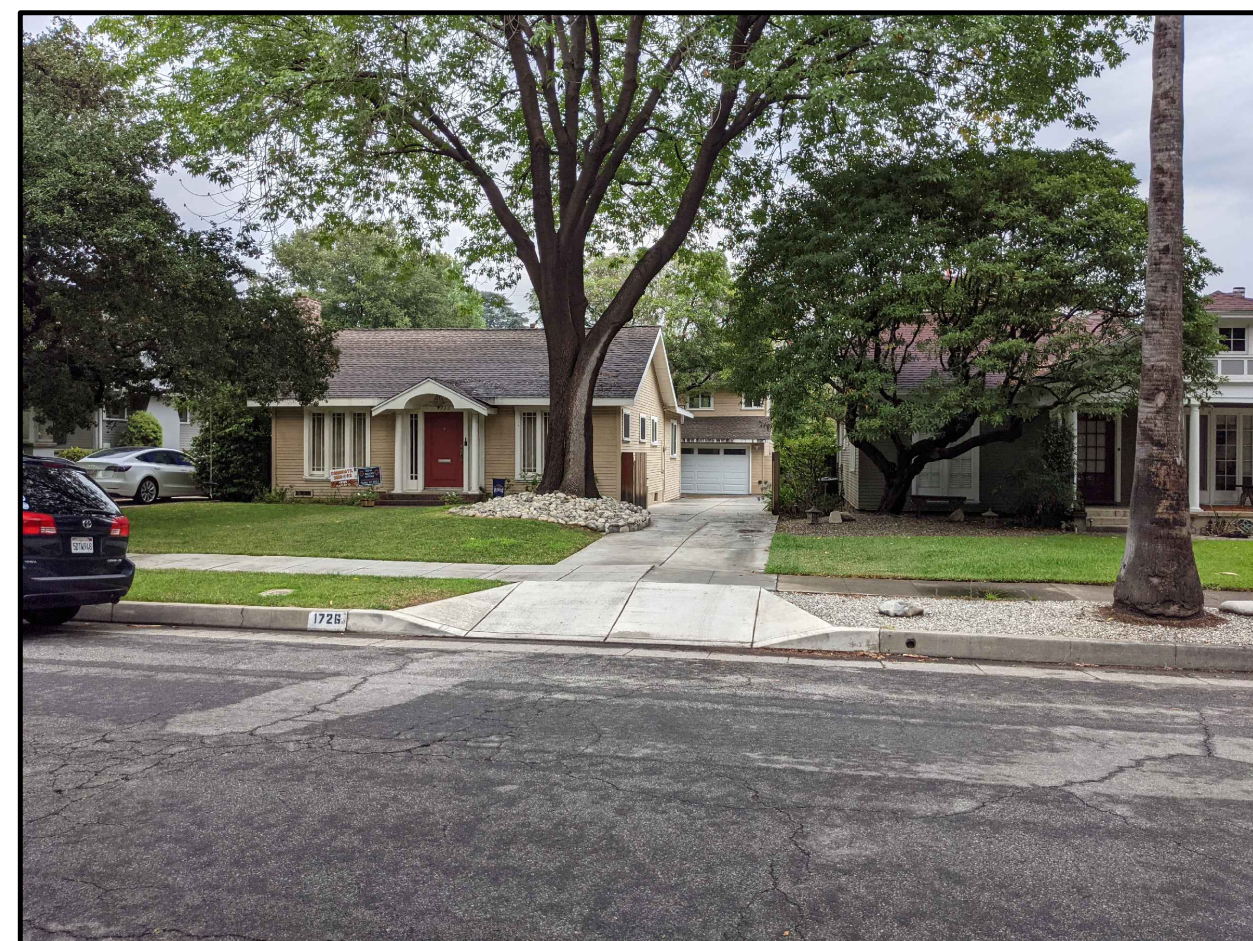
1807 WAYNE AVENUE



1814 WAYNE AVENUE



1812 WAYNE AVENUE



1726 WAYNE AVENUE



1800 WAYNE AVENUE



1806 WAYNE



1806 WAYNE LOOKING TOWARDS NEIGHBOR TO NORTH

JEFFERY NOTT
CONTRACTOR LICENSE #B746895

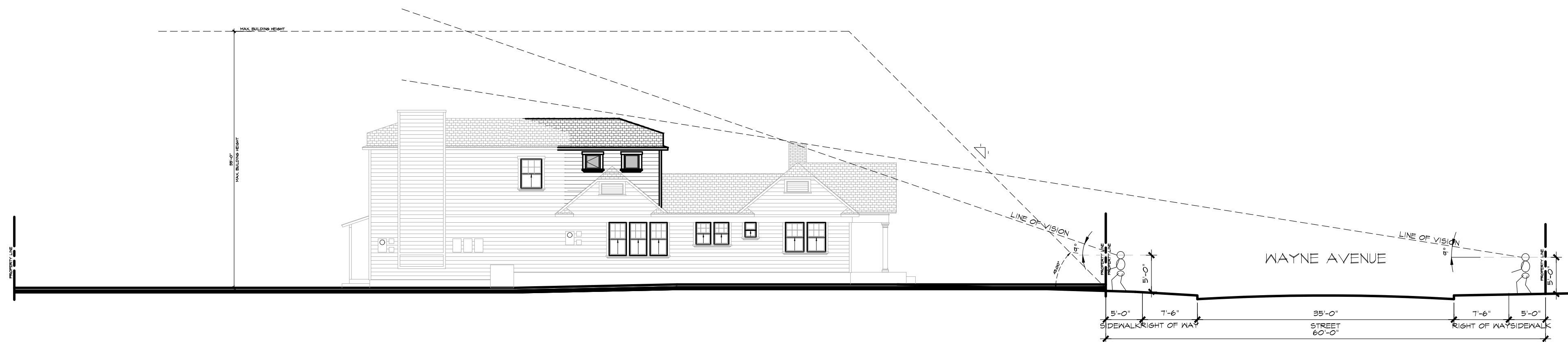
DATE: 12.10.2021
REVISIONS:
A CHC INITIAL REVIEW 12.01.21

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

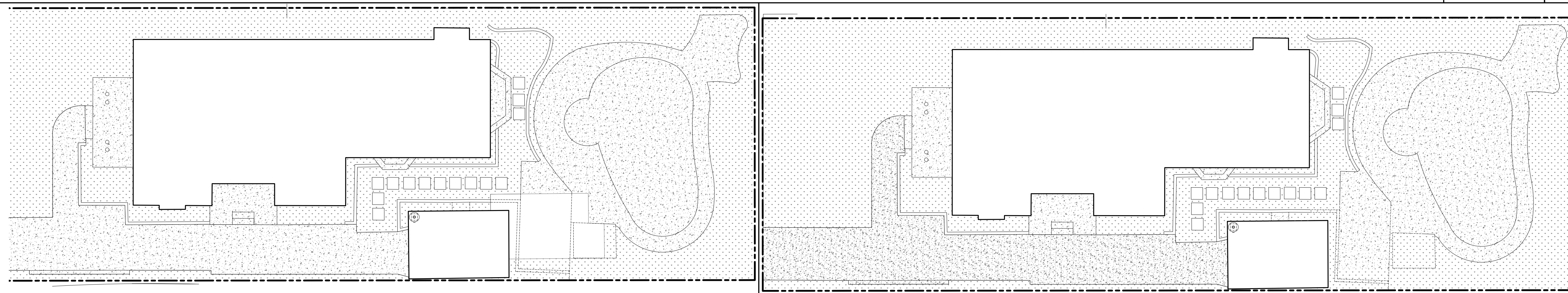
OWNER/PROJECT:
SHIN LIU & EVA CHING
SECOND FLOOR ADDITION & A.D.U.
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

A0.1

PRELIMINARY DESIGN FOR A.D.U. CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

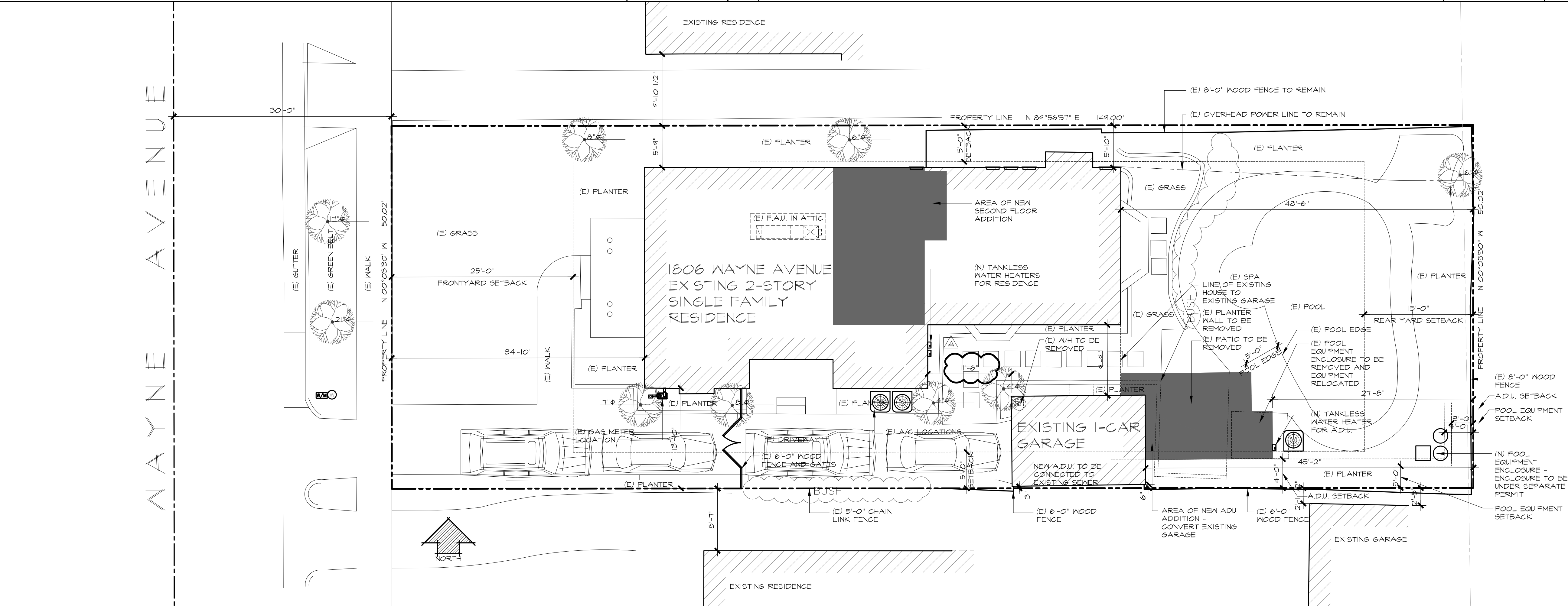


SITE SECTION SCALE: 3/32" = 1'-0" 4



PROPOSED HARDSCAPE & LANDSCAPE SCALE: 3/32" = 1'-0" 3

EXISTING LANDSCAPE & HARDSCAPE SCALE: 3/32" = 1'-0" 2



SITE PLAN SCALE: 1/8" = 1'-0" 1

EXISTING & PROPOSED SITE PLAN AND SITE SECTION

SITE PLAN LEGEND

- - - - - PROPERTY LINE
- ===== EXISTING BLOCK WALL TO REMAIN
- [Patterned Box] LANDSCAPE AREAS:
 - EXISTING: 2898 S.F. OR 38.9%
 - PROPOSED: 2829 S.F. OR 37.9%
- [Patterned Box] HARDSCAPE:
 - EXISTING: 1906 S.F. OR 25.6%
 - PROPOSED: 1772 S.F. OR 23.8%

LOT & F.A.R. TABULATIONS

LOT AREA:	7458 S.F.
(E) LOT COVERAGE (50%):	3729 S.F.
(E) FIRST FLOOR:	1716 S.F.
(E) 1-CAR GARAGE:	223 S.F.
(E) PORCHES:	133 S.F.
TOTAL:	2072 S.F.
2072 S.F. / 7458 S.F. = 27.8% < 50% THEREFORE OK	

(E) F.A.R. (35%): (7458 X .35)	2610.3 S.F.
(E) FIRST FLOOR:	1716 S.F.
(E) SECOND FLOOR:	504 S.F.
TOTAL:	2220 S.F.
2220 S.F. / 7458 S.F. = 29.8% THEREFORE OK	

(N) LOT COVERAGE (50%):	3729 S.F.
(N) FIRST FLOOR:	1716 S.F.
(E) 1-CAR GARAGE:	223 S.F.
PORCHES:	133 S.F.
TOTAL:	2072 S.F.
2072 S.F. / 7458 S.F. = 27.8% < 50% THEREFORE OK	

F.A.R. (35%): (7458 X .35)	2610.3 S.F.
(E) FIRST FLOOR:	1716 S.F.
(N) SECOND FLOOR:	791 S.F.
TOTAL:	2507 S.F.
2507 S.F. / 7458 S.F. = 33.6% THEREFORE OK	

SQUARE FOOTAGE TABULATIONS

RESIDENCE:	
EXISTING FIRST FLOOR:	1716 SQ. FT.
EXISTING SECOND FLOOR:	504 SQ. FT.
EXISTING TOTAL:	2220 SQ. FT.
ADDITION:	
SECOND FLOOR:	287 SQ. FT.
NEW TOTAL:	2507 SQ. FT.
EXISTING COVERED FRONT PORCH:	58 SQ. FT.
EXISTING DINING PORCH:	46 SQ. FT.
EXISTING SIDE PORCH:	10 SQ. FT.
EXISTING REAR PORCH:	18 SQ. FT.
EXISTING 1-CAR GARAGE:	230 SQ. FT.

DRAWN BY: B.H.R. DATE: 12.10.2021
 REVISIONS: A CHC INITIAL REVIEW 12.01.21
 OWNER/PROJECT: SHIN LIU & EVA CHING SECOND FLOOR ADDITION & A.D.U. 1806 WAYNE AVENUE SOUTH PASADENA, CA 91030
 CONTRACTOR LICENSE #B746805
NOTT & ASSOCIATES INC.
 1508 MISSION STREET, SOUTH PASADENA, CA 91030
 (626) 460-6174
 PRELIMINARY DESIGN FOR A.D.U. CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

A1.0

WINDOW SCHEDULE										
MARK	QUANT.	SIZE		TYPE	MATERIAL	GLAZING	TEMPERED GLAZING	U-FACTOR	SHGC	NOTES
		WIDTH	HEIGHT							
1	2	0'-6"	6'-8"	FIXED	WOOD	SINGLE	YES	--	--	TO REMAIN
2	1	1'-6"	2'-2"	CSMT.	WOOD	SINGLE	NO	--	--	TO REMAIN
3	4	2'-0"	2'-4"	CSMT.	WOOD	SINGLE	NO	--	--	TO REMAIN
4	2	2'-0"	3'-0"	SINGLE HUNG	WOOD	SINGLE	NO	--	--	TO REMAIN
5	1	2'-0"	3'-0"	DOUBLE HUNG	WOOD	DUAL	NO	--	--	T.M. COBB OR APPROVED EQUAL
6	2	2'-0"	3'-0"	SINGLE HUNG	WOOD	SINGLE	YES	--	--	TO REMAIN
7	3	2'-4"	4'-6"	SINGLE HUNG	WOOD	SINGLE	NO	--	--	TO REMAIN
8	2	2'-6"	4'-0"	SINGLE HUNG	WOOD	SINGLE	NO	--	--	TO REMAIN
9	4	2'-6"	4'-6"	SINGLE HUNG	WOOD	SINGLE	NO	--	--	TO REMAIN
10	3	2'-0"	2'-0"	CSMT.	WOOD	DUAL	NO	--	--	T.M. COBB OR APPROVED EQUAL
11	3	2'-10"	2'-4"	SINGLE HUNG	WOOD	SINGLE	NO	--	--	TO REMAIN
12	5	2'-10"	4'-4"	SINGLE HUNG	WOOD	SINGLE	NO	--	--	TO REMAIN
13	1	2'-10"	4'-4"	DOUBLE HUNG	WOOD	DUAL	NO	--	--	T.M. COBB OR APPROVED EQUAL - EGRESS WINDOW
14	2	3'-0"	4'-4"	SINGLE HUNG	WOOD	SINGLE	NO	--	--	TO REMAIN
15	1	2'-0"	2'-0"	FIXED	WOOD	DUAL	NO	--	--	T.M. COBB OR APPROVED EQUAL - SPANDREL GLASS - BLACKED OUT

WINDOW NOTES

- EMERGENCY EGRESS:**
- SLEEPING ROOMS MUST BE PROVIDED WITH A MEANS TO EXIT DIRECTLY TO THE OUTSIDE IN CASE OF FIRE.
 - SLEEPING ROOMS MUST HAVE A WINDOW OR DOOR TO EXTERIOR (CLEAR OF OBSTRUCTIONS) THAT IS OPENABLE FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.
 - WINDOWS MUST BE LARGE ENOUGH TO LET OCCUPANTS ESCAPE AND FIREMEN TO CLIMB IN.
 - WINDOWS MUST HAVE A NET CLEAR OPENING OF AT LEAST 5.7 SQ. FT. WITH A MINIMUM NET CLEAR HEIGHT OF 24" AND MINIMUM NET CLEAR WIDTH OF 20".
 - THE FINISHED SILL HEIGHT MAY NOT EXCEED 44".
 - BAR, GRILLS, GRATES, ETC. MUST BE OPENABLE FROM THE INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - BUILDING MUST BE EQUIPPED WITH SMOKE DETECTORS, HARD-WIRED WITH BATTERY BACK-UP.
- SAFETY GLAZING TO BE PROVIDED IN THE FOLLOWING HAZARDOUS LOCATIONS:**
- GLAZING IN DOORS.
 - GLAZING WITHIN A 24" OF A DOOR EDGE AND LESS THAN 60" ABOVE WALKING SURFACE.
 - GLAZING WITHIN 60" OF TUB OR SHOWER FLOOR FLOOR IN A TUB OR WHIRLPOOL ENCLOSURE.
 - GLAZING IN WINDOWS OVER 9 SQ. FT. AND WITH THE BOTTOM EDGE LESS THAN 18" AND THE TOP EDGE MORE THAN 36" ABOVE FLOOR.
 - GLAZING IN GUARDRAILS.
- LIGHT AND VENTILATION:**
- EQUIP HABITABLE ROOMS WITH GLAZED WINDOWS FOR NATURAL LIGHT WITH A MINIMUM OF 8% OF THE FLOOR AREA OF THE ROOM OR 8 SQ. FT., WHICHEVER IS LARGER.
 - EQUIP HABITABLE ROOMS WITH OPENABLE WINDOWS WITH A MINIMUM AREA OF 4% OF THE FLOOR AREA OR 4 SQ. FT., WHICHEVER IS LARGER.
 - EQUIP BATHROOMS WITH OPENABLE WINDOWS WITH A MINIMUM AREA OF 1/3 OF THE FLOOR AREA OR 1 1/2 SQ. FT., WHICHEVER IS LARGER.
 - IF OPENABLE WINDOWS ARE NOT PROVIDED THEN THE MECHANICAL VENTILATION MUST BE PROVIDED AS DETAILED IN THE C.B.C.

DOOR AND FRAME SCHEDULE

MARK	QUANT.	DOOR			FRAME			FIRE RATING LABEL	HARDWARE		U-FACTOR	SHGC	NOTES
		WD.	HGT.	THK.	MATL.	GLAZING	STYLE		MATL.	EL.			
A	1	3'-6"	6'-8"	-	WOOD	-	ENTRY	(E)	-	-	-	-	TO REMAIN
B	1	PR. 3'-0"	6'-8"	-	WOOD	TEMPERED	FRENCH	(E)	-	-	-	-	TO REMAIN
C	1	3'-0"	6'-8"	-	WOOD	TEMPERED	FRENCH	(E)	-	-	-	-	TO REMAIN
D	1	3'-0"	6'-8"	-	WOOD	-	INTERIOR	(E)	-	-	-	-	TO REMAIN
E	1	3'-0"	6'-8"	-	WOOD	-	INTERIOR	WOOD	-	-	-	-	T.M. COBB OR APPROVED EQUAL TO MATCH EXISTING
F	1	2'-8"	6'-8"	-	WOOD	-	INTERIOR	(E)	-	-	-	-	TO REMAIN
G	1	2'-8"	6'-8"	-	WOOD	-	INTERIOR	WOOD	-	-	-	-	T.M. COBB OR APPROVED EQUAL TO MATCH EXISTING
H	1	2'-6"	2'-6"	-	WOOD	-	SOLID CORE	(E)	-	-	-	-	TO BE REMOVED
J	4	2'-6"	6'-8"	-	WOOD	-	INTERIOR	(E)	-	-	-	-	TO REMAIN
K	2	2'-6"	6'-8"	-	WOOD	-	INTERIOR	WOOD	-	-	-	-	T.M. COBB OR APPROVED EQUAL TO MATCH EXISTING
L	1	2'-0"	6'-8"	-	WOOD	-	INTERIOR	(E)	-	-	-	-	TO REMAIN
M	1	PR. 1'-10"	6'-8"	-	WOOD	TEMPERED	FRENCH	(E)	-	-	-	-	TO REMAIN
N	1	6'-0"	6'-8"	-	WOOD	-	BI-PASS SLIDER	(E)	-	-	-	-	TO REMAIN
P													

DOOR NOTES

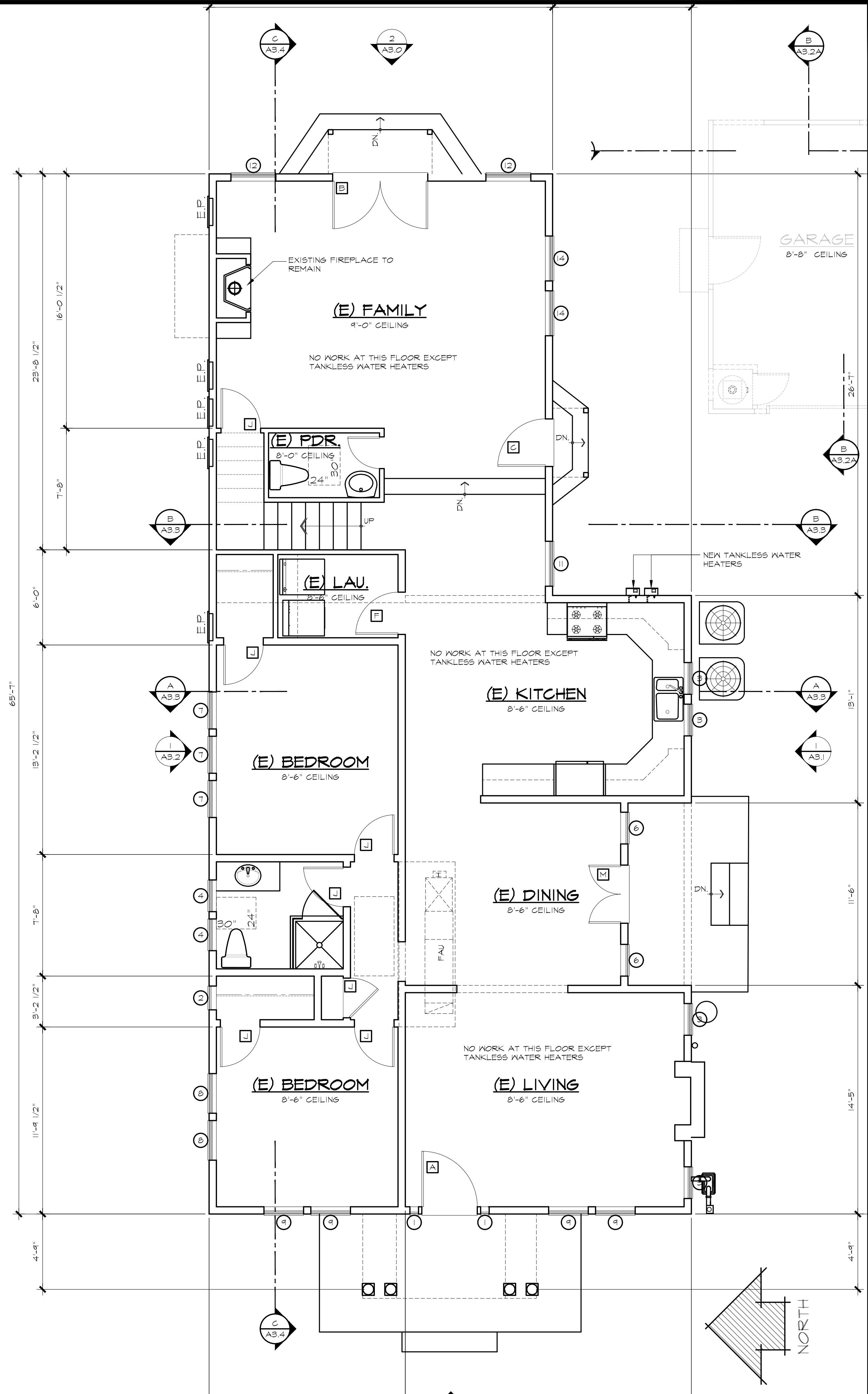
- TYPICAL DOOR SCHEDULE NOTES:**
- HINGED DOORS OPENING INTO DWELLING UNITS SHALL BE EQUIPPED WITH APPROVED DEAD BOLTS AND LOCK SETS HAVING DEAD-LOCKING LATCHBOLTS OR SIMILAR LOCKSET DEVICE.
 - THE LOCK OR LATCH SHALL BE NO MORE THAN 48" FROM THE FLOOR.
 - PROVIDE A LANDING, FLOOR OR PORCH, THAT IS AT LEAST 3'-0" SQUARE ON EACH SIDE OF THE EXIT DOOR.
 - THE OUTSIDE LANDING OR PORCH MAY BE NO MORE THAN 8" LOWER THAN THE SIDE FLOOR LEVEL.
 - IF THE OUTSIDE FINISH LANDING ELEVATION IS LOWER THAN THE INTERIOR THE DOOR SHALL NOT SWING OUT OVER THE PORCH, EXCEPT FRENCH DOORS [F] AT GARAGE
 - DOORS AND FRAMES FROM 1 HOUR RATED GARAGE TO HOUSE WALL SHALL BE RATED NOT LESS THAN 20 MINUTES WITH SMOKE CONTROL ASSEMBLY, SELF CLOSING, TIGHT FITTING, SOLID CORE WOOD DOOR OR EQUIVALENT. PER C.B.C. 302.4 (EXCEPTION 3).
 - REFER TO THIS SHEET FOR GLAZING NOTES.
 - ALL HARDWARE AND FINISHES TO BE APPROVED BY OWNER PRIOR TO PURCHASE AND INSTALLATION.

DOOR AND WINDOW SCHEDULES	NT.S.	2
----------------------------------	-------	---

SYMBOL LEGEND:

- ELEVATION / SECTION CALLOUT - INTERIOR ELEVATION CALLOUT - DETAIL CALLOUT	- DOOR CALLOUT - WINDOW CALLOUT - EGRESS WINDOW - TEMPERED GLAZING	<p>WALL LEGEND:</p> 1 HOUR WALL MIN. 5/8" TYPE "X" GYP. BD. BOTH SIDES OF WALL OVER 2X6 FRAMING NEW 2X4 WALLS NEW 2X6 OR STAGGERED 2X4 WALLS WALL TO BE DEMOLISHED EXISTING WALLS TO REMAIN
---	---	--

LEGEND AND SYMBOLS	NT.S.	3
---------------------------	-------	---



EXISTING FIRST FLOOR PLAN SCALE: 1/4" = 1'-0" 1

OWNER/PROJECT: SHIN LIU & EVA CHING
 SECOND FLOOR ADDITION & A.D.U.
 1806 WAYNE AVENUE
 SOUTH PASADENA, CA 91030

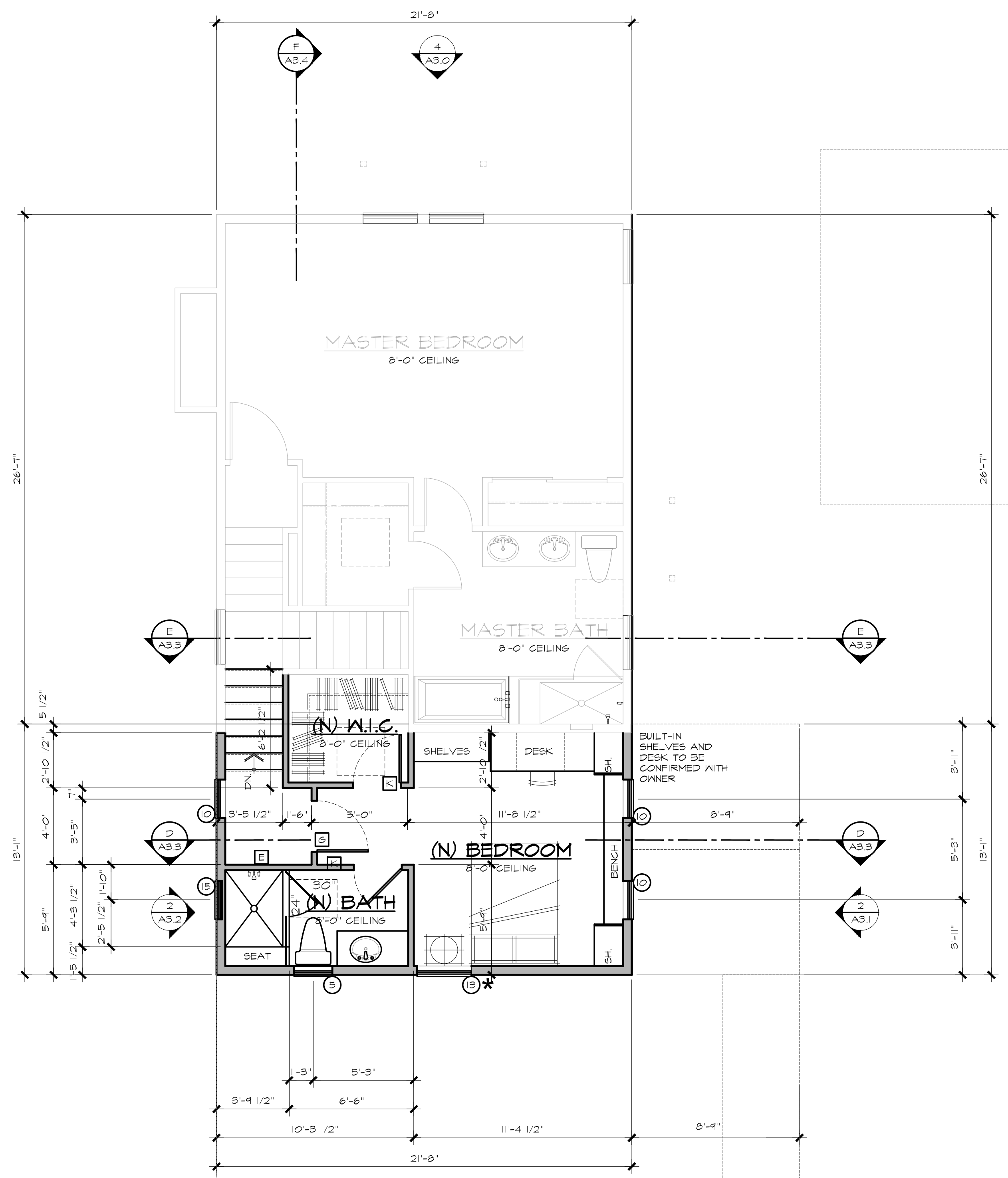
DATE: 12.10.2021
 REVISIONS: A CHC/INITIAL REVIEW
 12.01.21

JEFFERY NOTT
 CONTRACTOR LICENSE #6746805

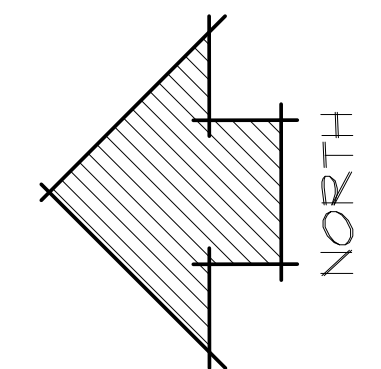
NOTT & ASSOCIATES INC.
 1508 MISSION STREET, SOUTH PASADENA, CA 91030
 (626) 460-6174

PRELIMINARY DESIGN FOR A.D.U. CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

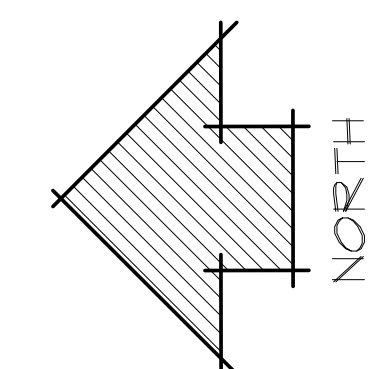
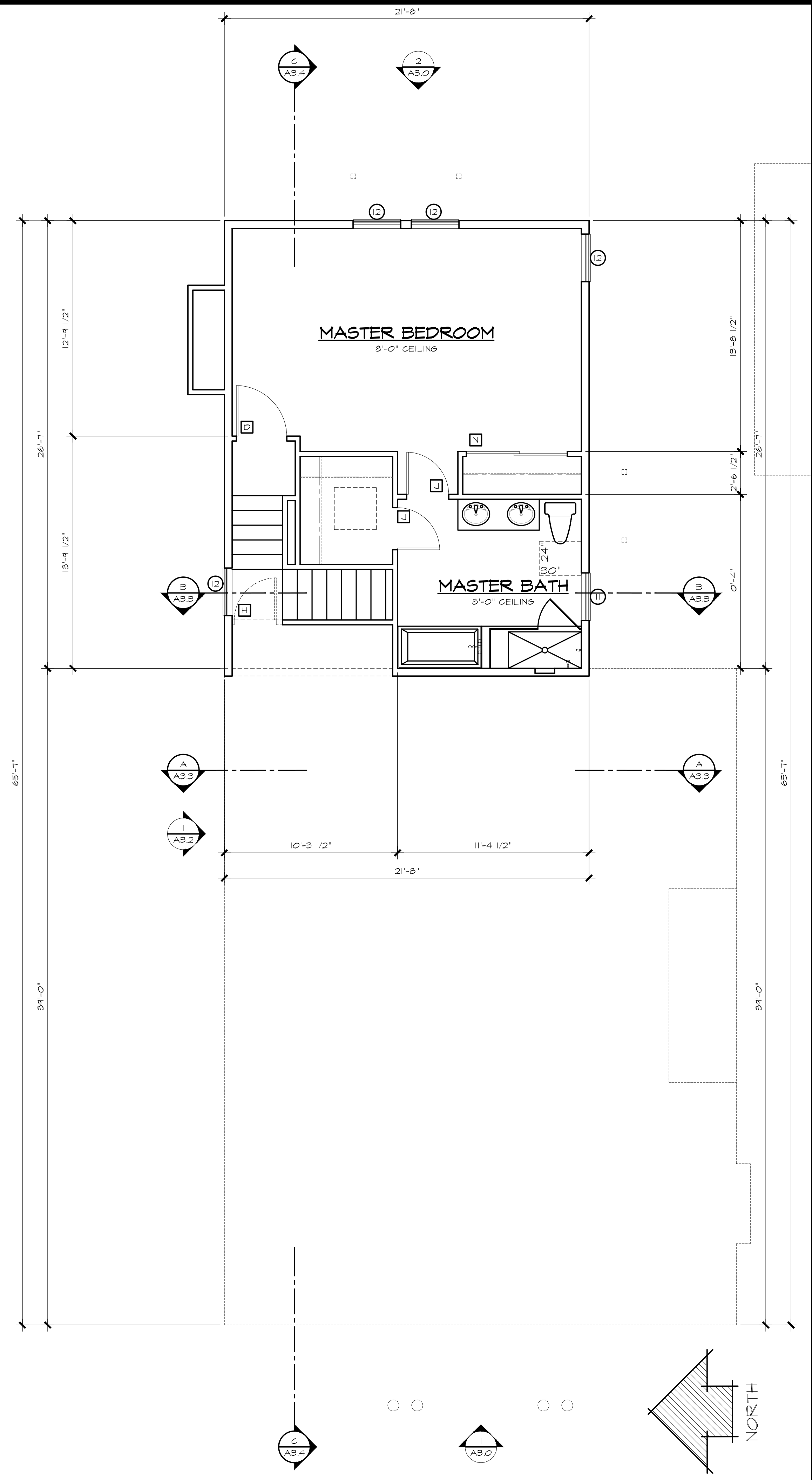
A2.0



SYMBOL LEGEND:		WALL LEGEND:	
	- ELEVATION / SECTION CALLOUT		- DOOR CALLOUT
	- INTERIOR ELEVATION CALLOUT		- WINDOW CALLOUT
	- DETAIL CALLOUT		- EGRESS WINDOW
			- TEMPERED GLAZING
			1 HOUR WALL MIN. 5/8" TYPE "X" GYP. BD. BOTH SIDES OF WALL OVER 2X6 FRAMING
			NEW 2X4 WALLS
			NEW 2X6 OR STAGGERED 2X4 WALLS
			WALL TO BE DEMOLISHED
			EXISTING WALLS TO REMAIN



PROPOSED SECOND FLOOR PLAN SCALE: 1/4" = 1'-0" 2



EXISTING SECOND FLOOR PLAN SCALE: 1/4" = 1'-0" 1

OWNER/PROJECT: SHIN LIU & EVA CHING
 SECOND FLOOR ADDITION & A.D.U.
 1806 WAYNE AVENUE
 SOUTH PASADENA, CA 91030

NOTT & ASSOCIATES INC.
 1508 MISSION STREET, SOUTH PASADENA, CA 91030
 (626) 460-6174

CONTRACTOR LICENSE #B746805

DATE: 12.10.2021
 REVISIONS:
 A CHC/INITIAL REVIEW 12.01.21

JEFFERY NOTT
CONTRACTOR LICENSE #B746805

DATE: 12.10.2021
REVISIONS:
A CHC/INITIAL REVIEW 12.01.21

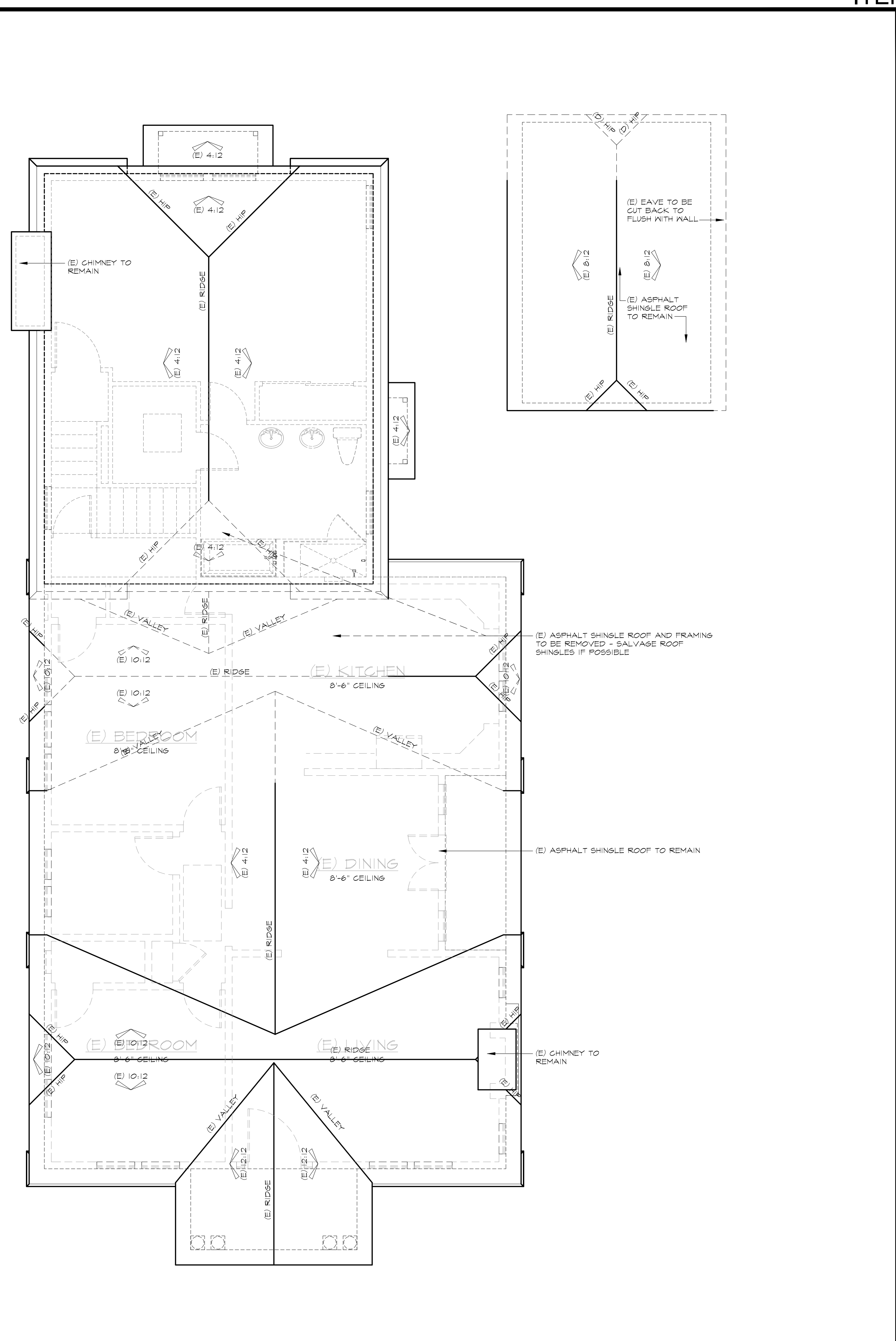
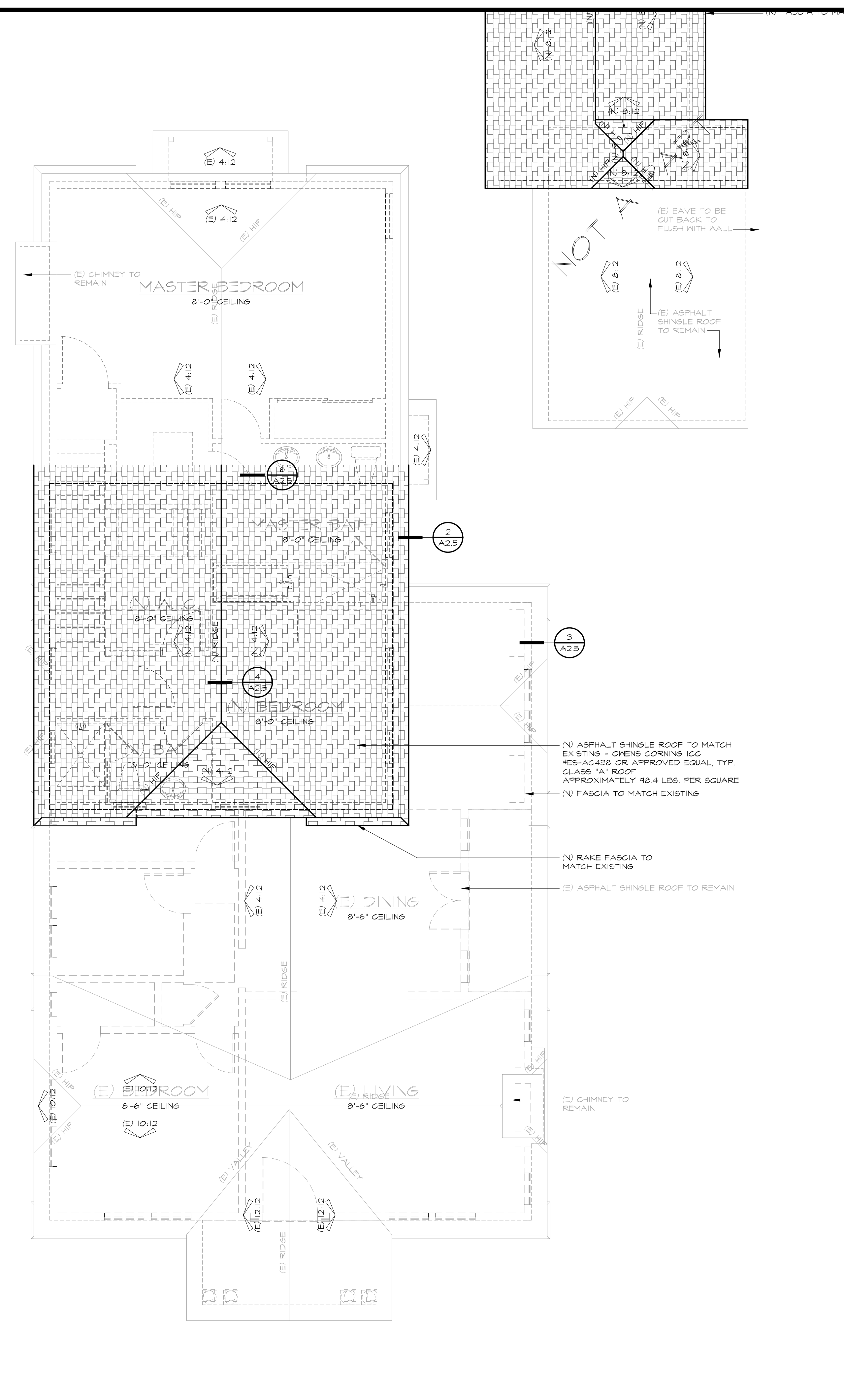
NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

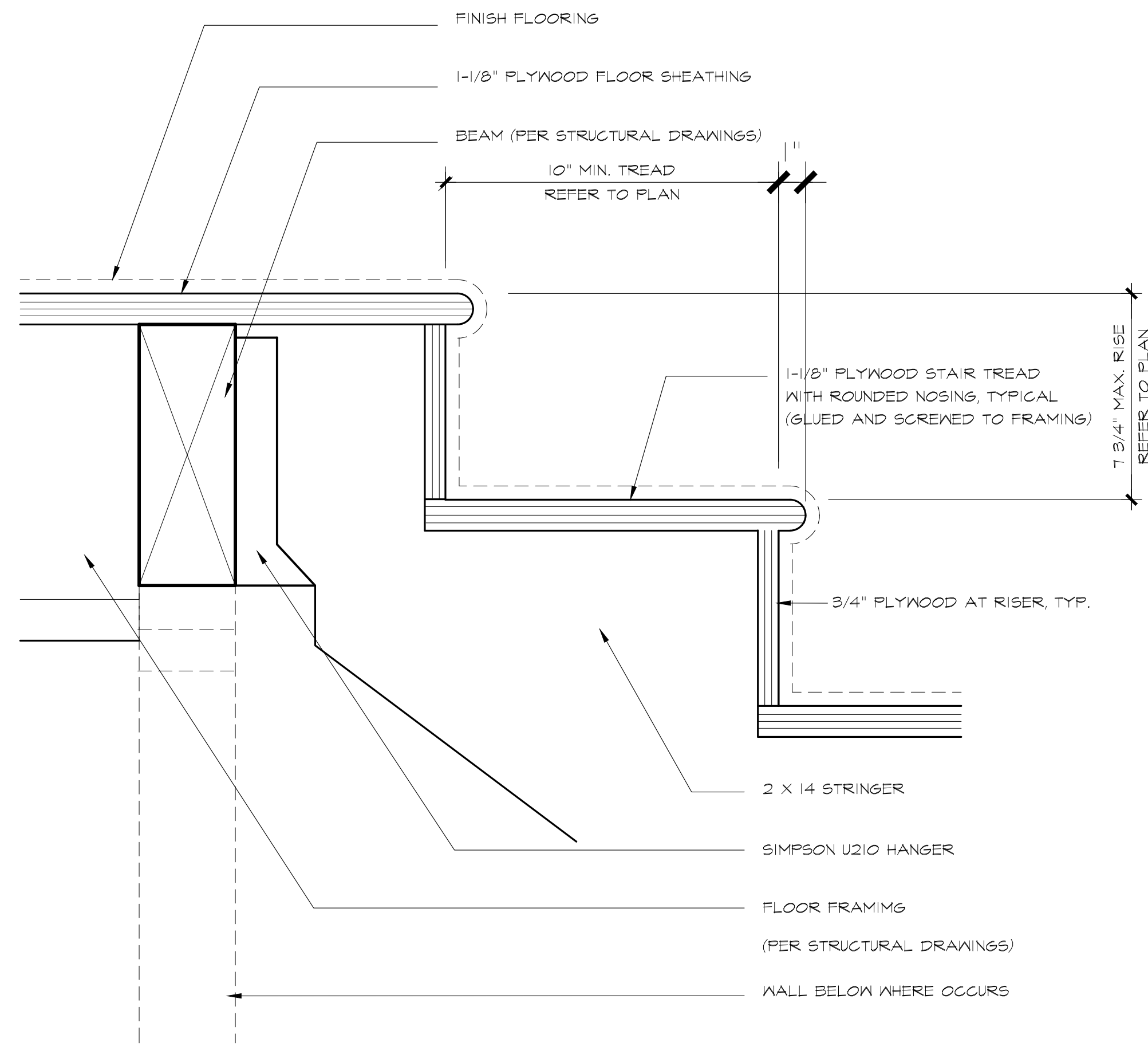
SHIN LIU & EVA CHING
SECOND FLOOR ADDITION & A.D.U.
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

OWNER / PROJECT:

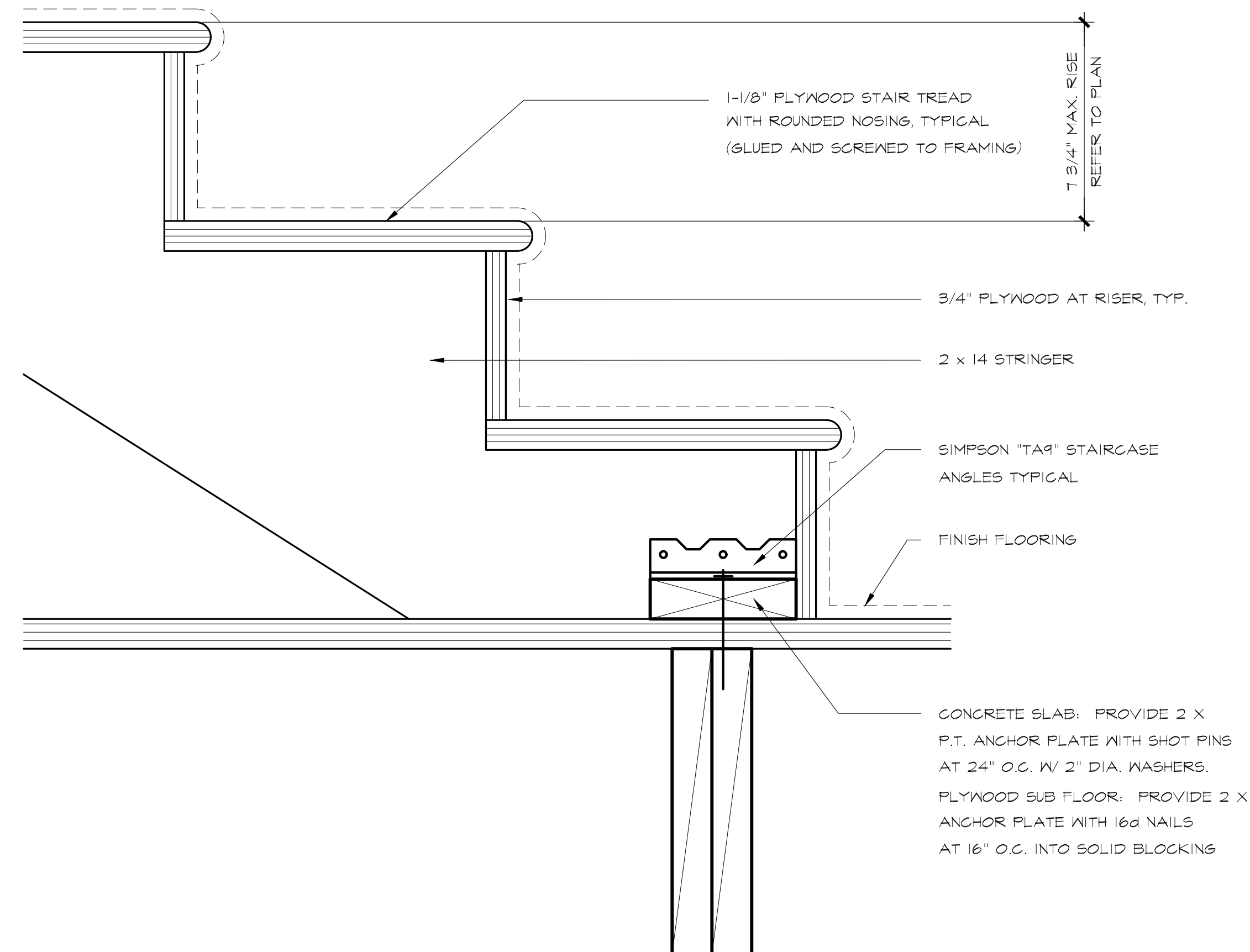
A2.2

12/10/2021 9:51 AM



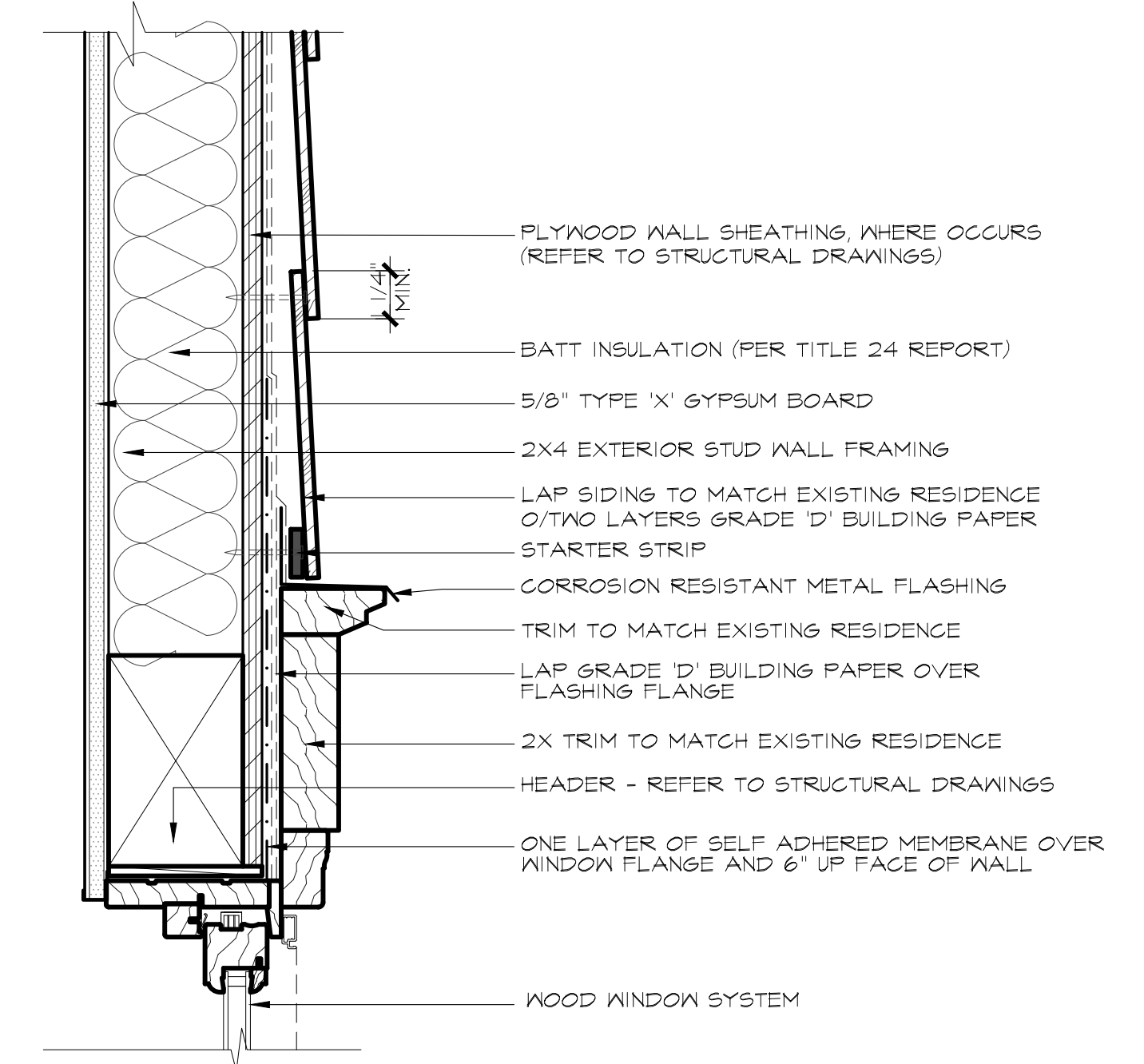


STAIR HEAD SCALE: 3" = 1'-0" 7



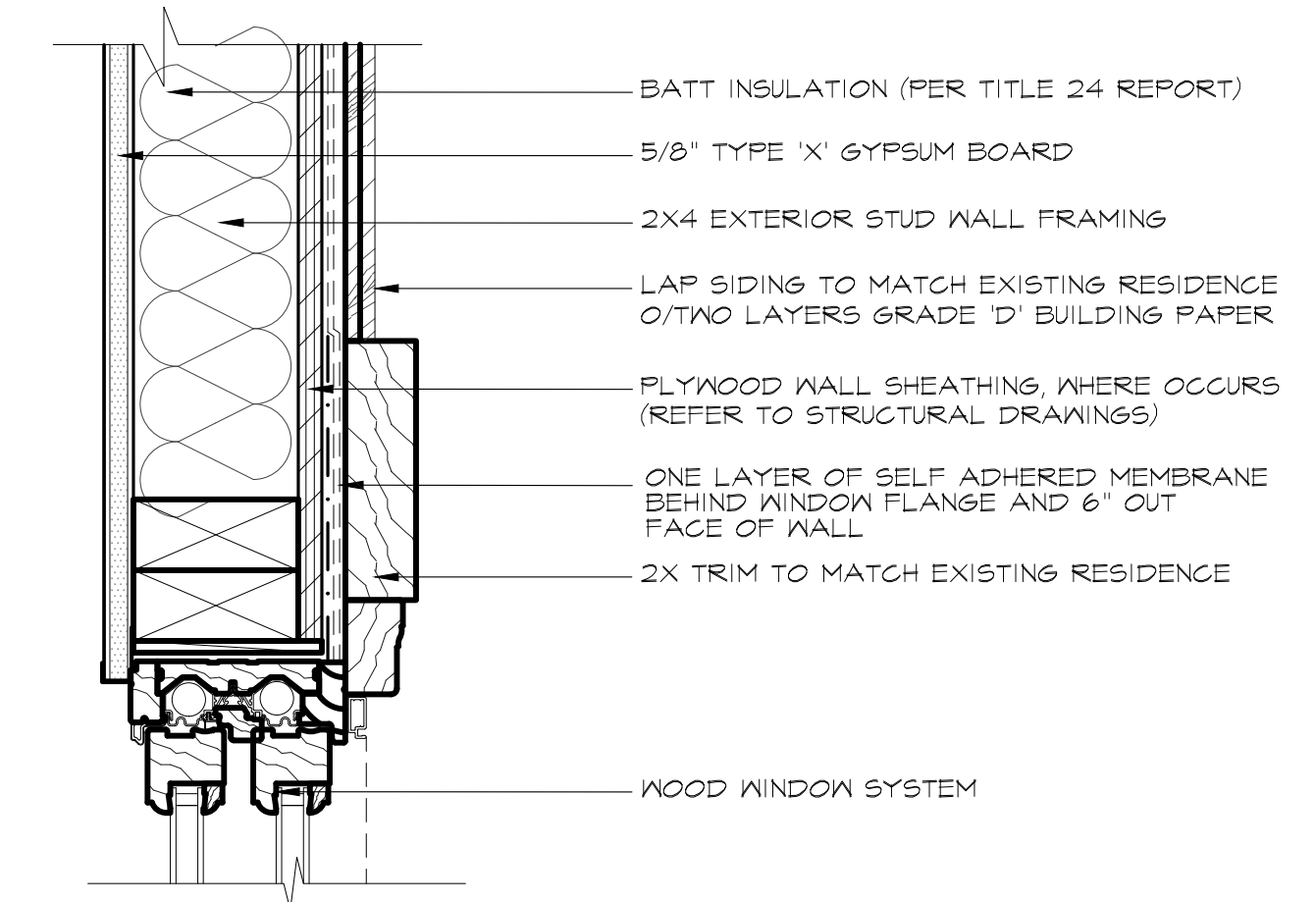
STAIR BASE SCALE: 3" = 1'-0" 9

NOT USED SCALE: 3" = 1'-0" 4



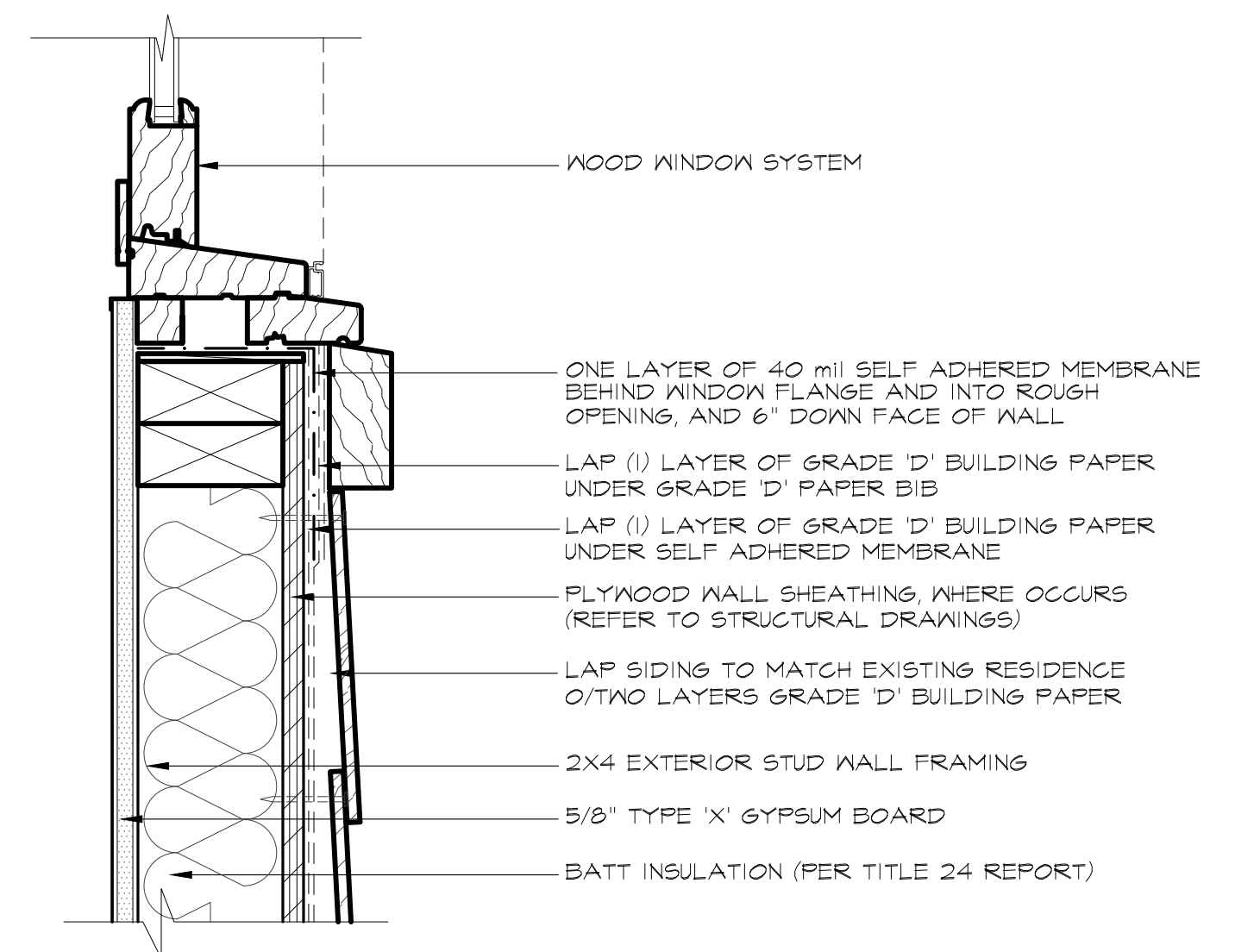
WINDOW HEAD SCALE: 3" = 1'-0" 1

NOT USED SCALE: 3" = 1'-0" 5



WINDOW JAMB SCALE: 3" = 1'-0" 2

NOT USED SCALE: 3" = 1'-0" 6



WINDOW SILL SCALE: 3" = 1'-0" 3

DOOR, WINDOWS, AND EXTERIOR DETAILS

DATE: 12.10.2021
 REVISIONS:
 A CHC/INITIAL REVIEW 12.01.21
 JEFFERY NOTT
 CONTRACTOR LICENSE #B746805

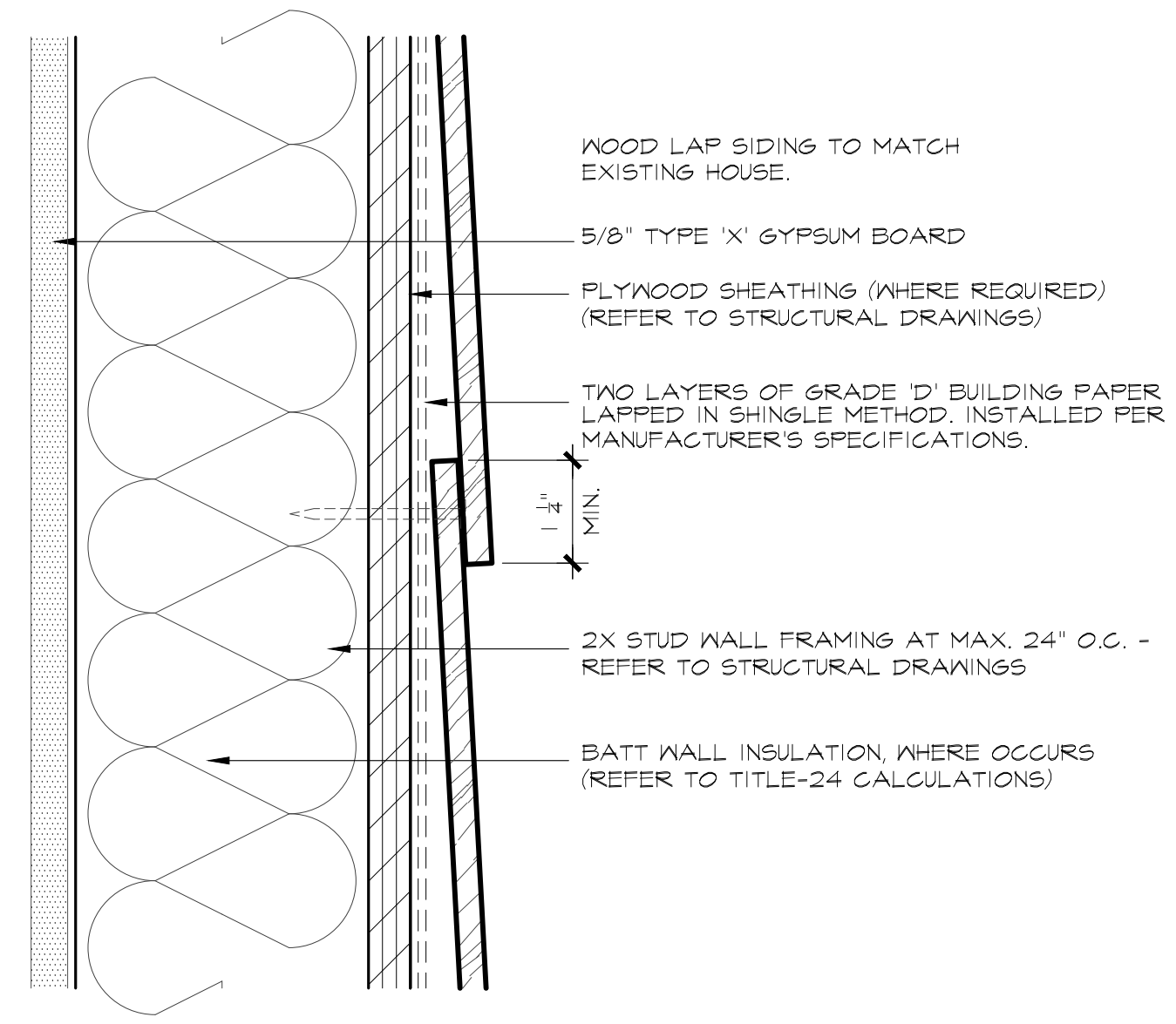
DRAWN BY: B.H.R.
 A CHC/INITIAL REVIEW

NOTT & ASSOCIATES INC.
 1508 MISSION STREET, SOUTH PASADENA, CA 91030
 (626) 460-6174

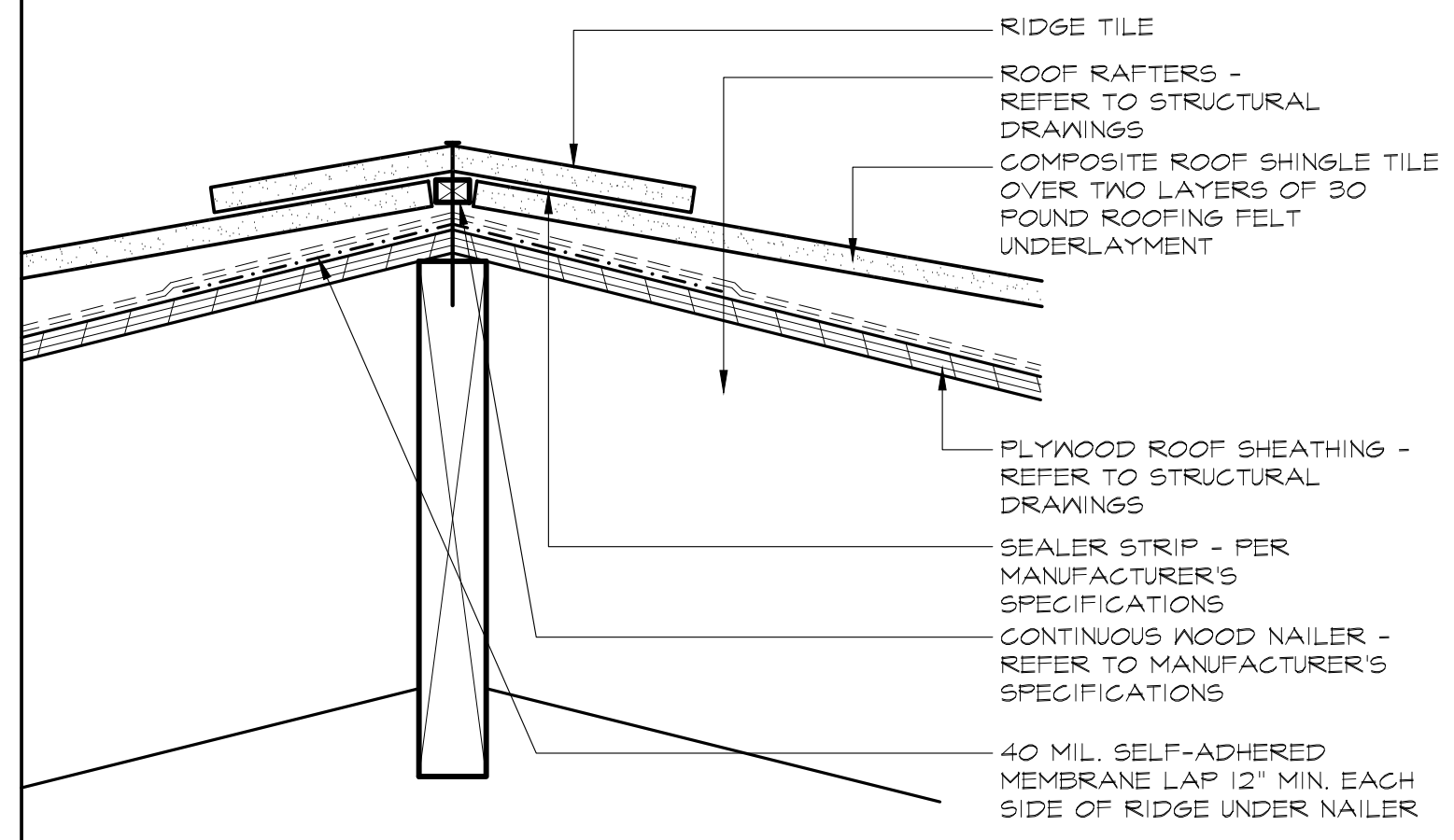
OWNER/PROJECT:
 SHIN LIU & EVA CHING
 SECOND FLOOR ADDITION & A.D.U.
 1806 WAYNE AVENUE
 SOUTH PASADENA, CA 91030

PRELIMINARY DESIGN FOR A.D.U. CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

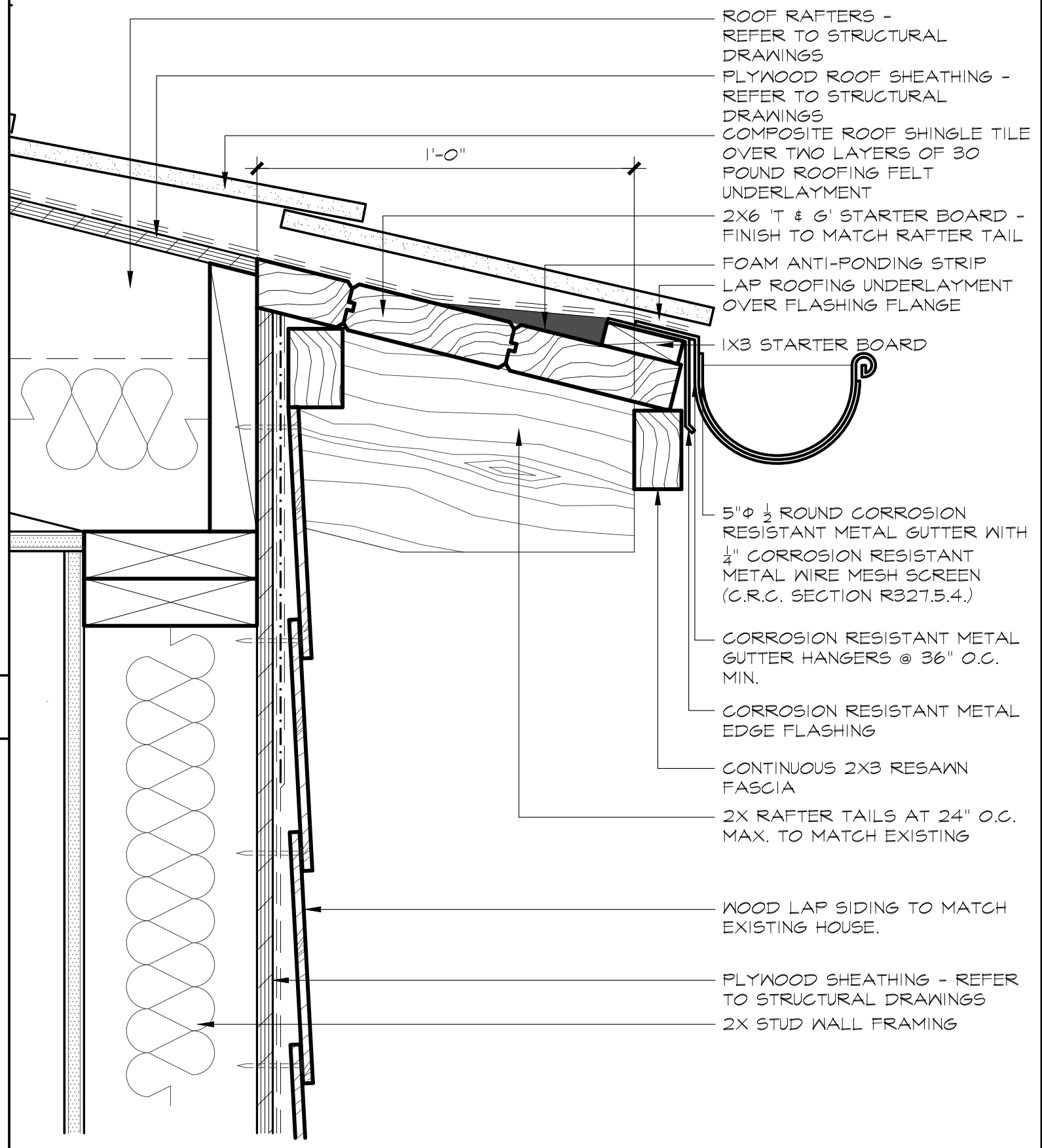
A2.4



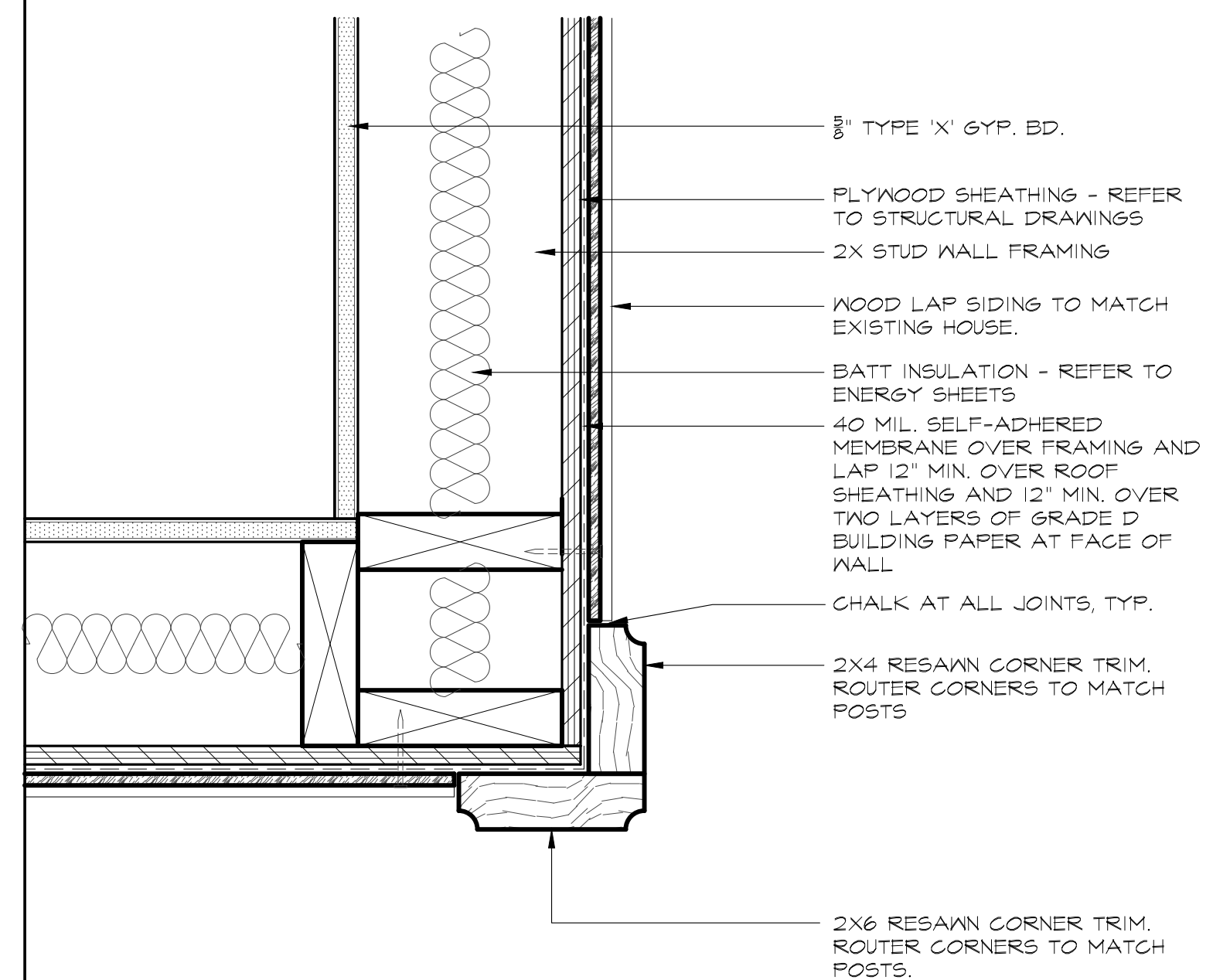
NOT USED SCALE: 3" = 1'-0" 10



RIDGE DETAIL SCALE: 3" = 1'-0" 4

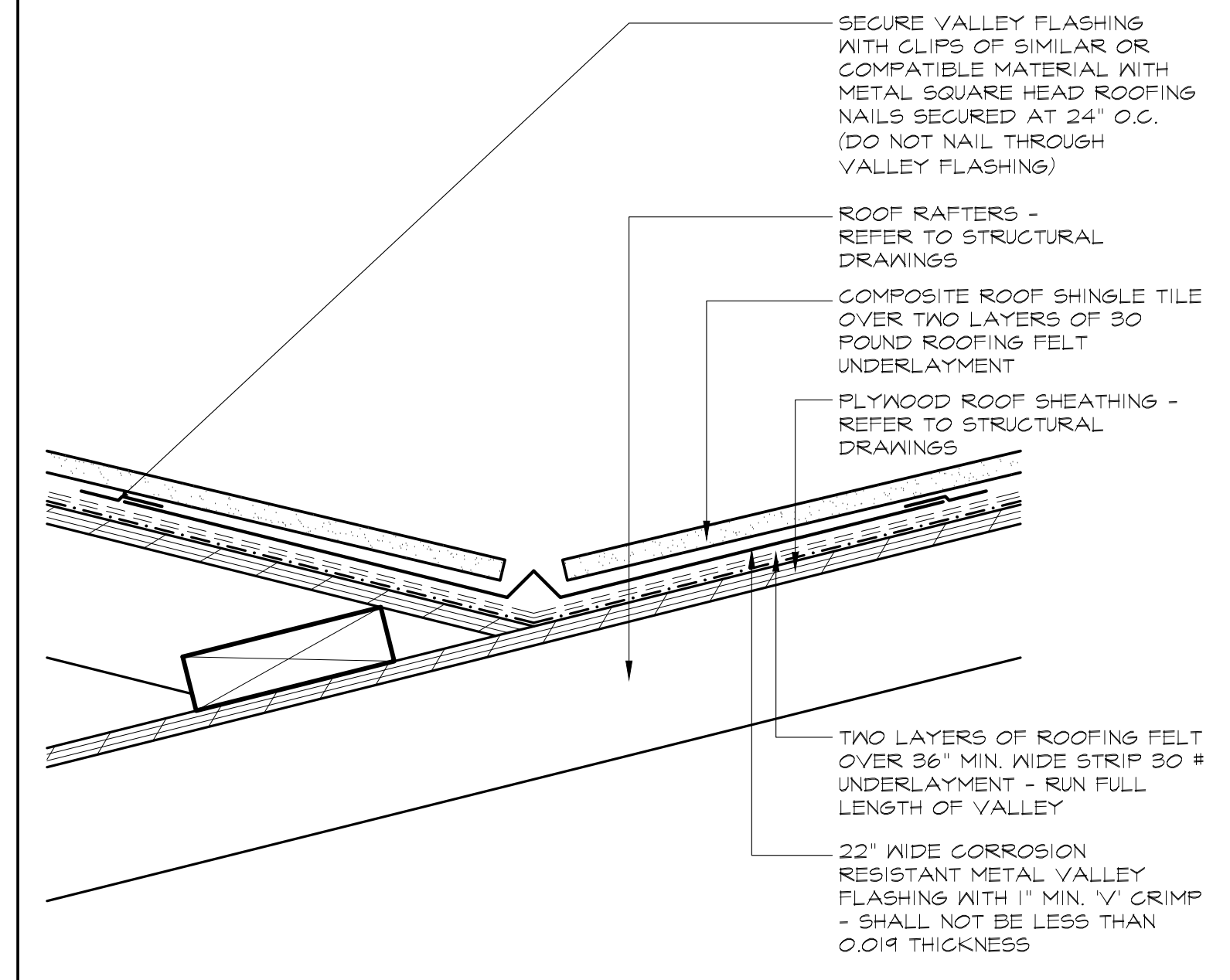


EAVE DETAIL SCALE: 3" = 1'-0" 2



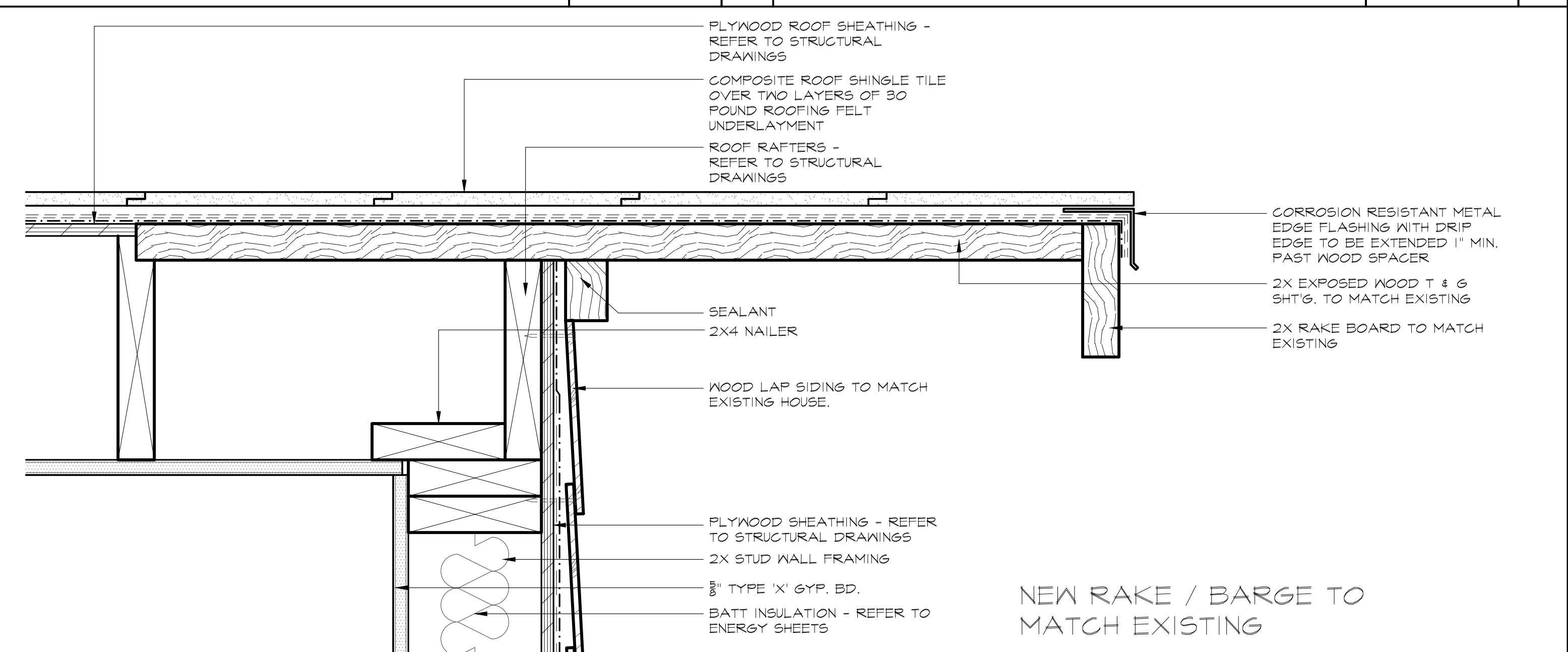
NOT USED SCALE: 3" = 1'-0" 11

CORNER TRIM SCALE: 6" = 1'-0" 8



VALLEY DETAIL SCALE: 3" = 1'-0" 5

NEW FASCIA AND RAFTER TAILS TO MATCH EXISTING



NOT USED SCALE: 3" = 1'-0" 12

NOT USED SCALE: 3" = 1'-0" 9

RAKE DETAIL SCALE: 3" = 1'-0" 3

JEFFERY NOTT
CONTRACTOR LICENSE #B746805

DATE: 12.10.2021
REVISIONS:
A CHC/INITIAL REVIEW 12.01.21

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

SHIN LIU & EVA CHING
SECOND FLOOR ADDITION & A.D.U.
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

OWNER / PROJECT:
PRELIMINARY DESIGN FOR A.D.U. CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

A2.5

JEFFERY NOTT
CONTRACTOR LICENSE #B746905

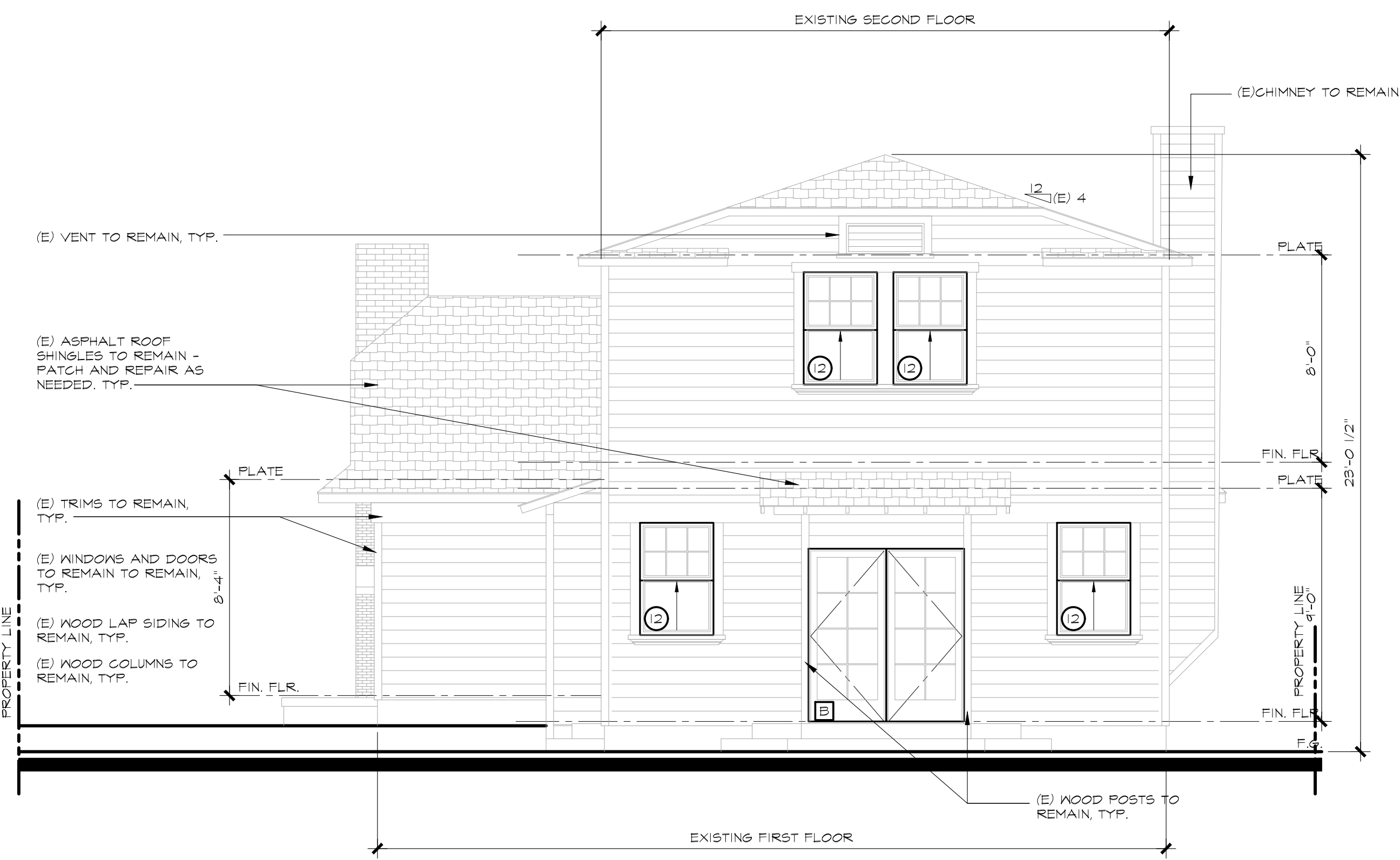
DATE: 12.10.2021
REVISIONS:
A CHC INITIAL REVIEW 12.01.21

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

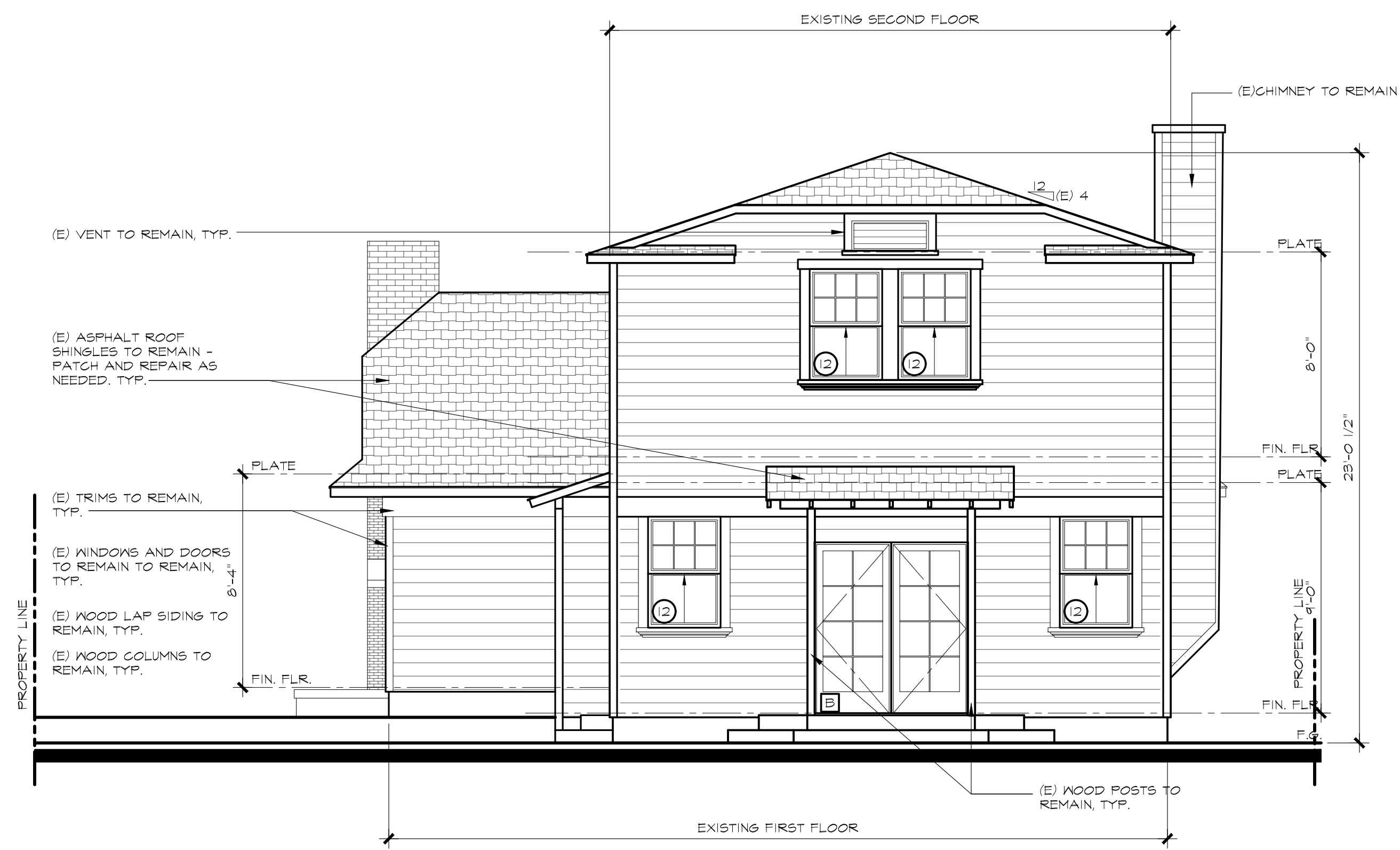
OWNER/PROJECT:
SHIN LIU & EVA CHING
SECOND FLOOR ADDITION & A.D.U.
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

A3.0

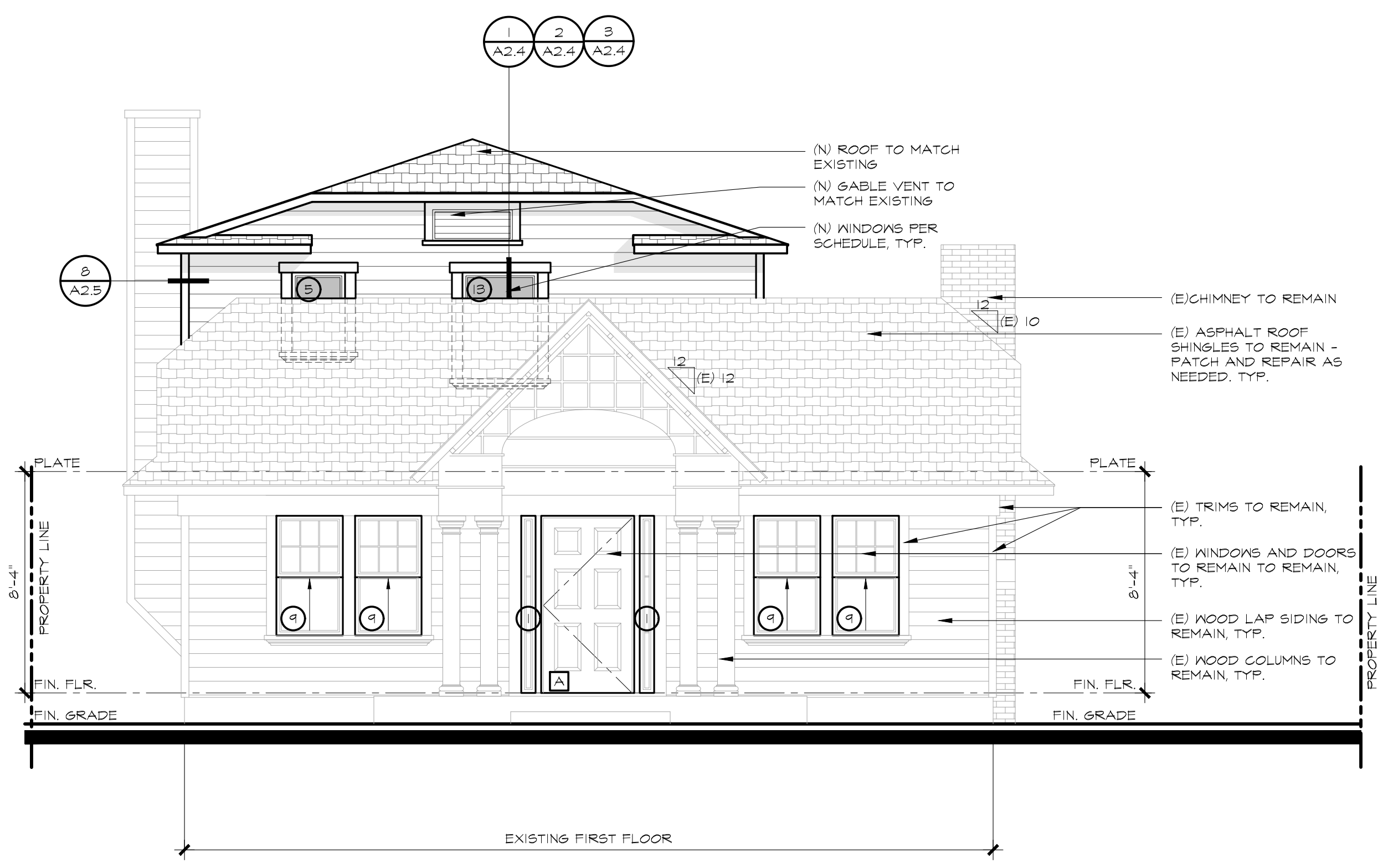
PRELIMINARY DESIGN FOR A.D.U. CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020



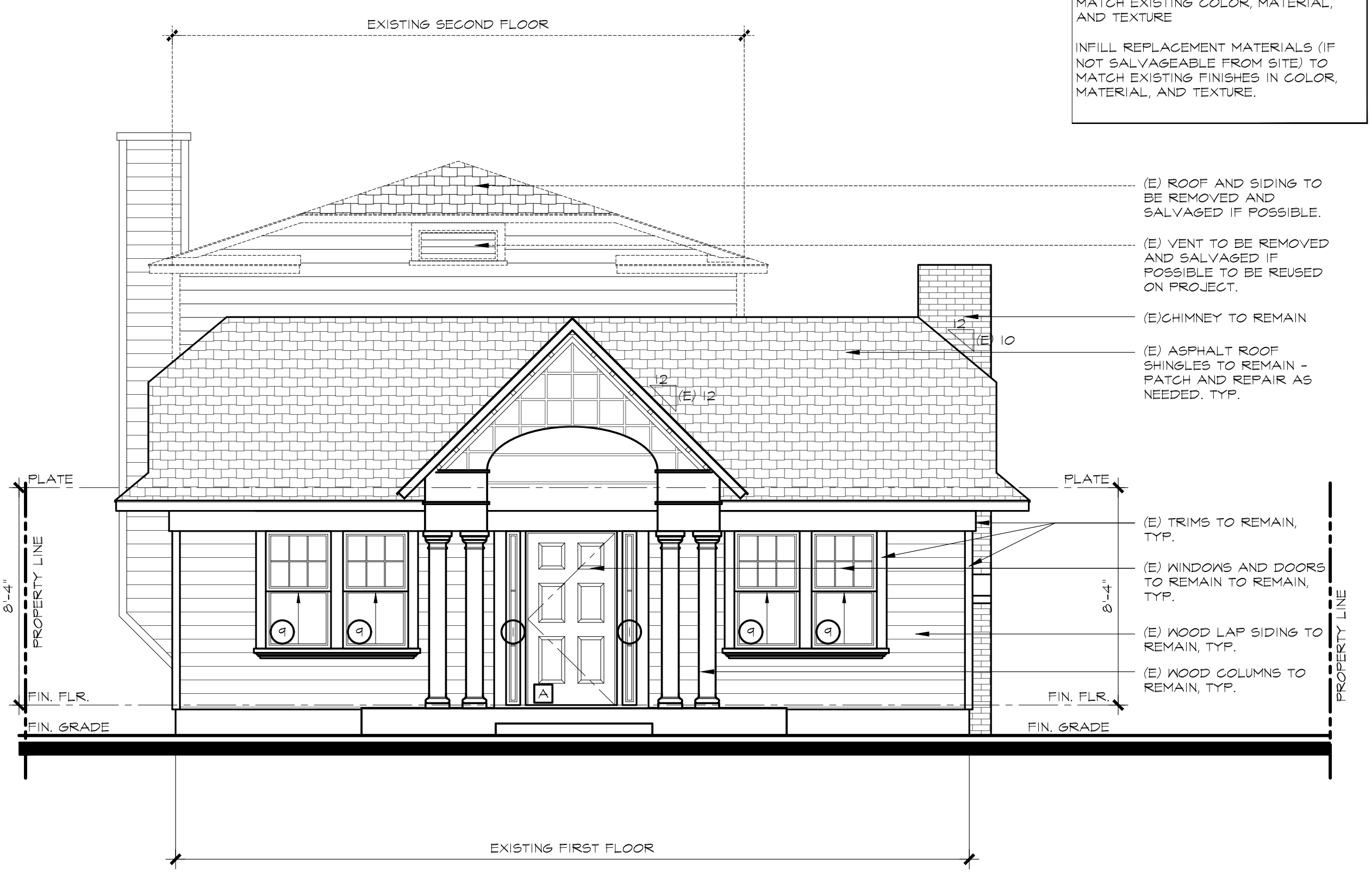
PROPOSED EAST (REAR) ELEVATION SCALE: 1/4" = 1'-0" 4



EXISTING EAST (REAR) ELEVATION SCALE: 1/4" = 1'-0" 2



PROPOSED WEST (FRONT) ELEVATION SCALE: 1/4" = 1'-0" 3



EXISTING WEST (FRONT) ELEVATION SCALE: 1/4" = 1'-0" 1

NOTES:
PATCH AND REPAIR ALL FINISHES TO MATCH EXISTING COLOR, MATERIAL, AND TEXTURE.
INFILL REPLACEMENT MATERIALS (IF NOT SALVAGEABLE FROM SITE) TO MATCH EXISTING FINISHES IN COLOR, MATERIAL, AND TEXTURE.

(E) ROOF AND SIDING TO BE REMOVED AND SALVAGED IF POSSIBLE.
(E) VENT TO BE REMOVED AND SALVAGED IF POSSIBLE TO BE REUSED ON PROJECT.
(E) CHIMNEY TO REMAIN.
(E) ASPHALT ROOF SHINGLES TO REMAIN - PATCH AND REPAIR AS NEEDED, TYP.
(E) TRIMS TO REMAIN, TYP.
(E) WINDOWS AND DOORS TO REMAIN TO REMAIN, TYP.
(E) WOOD LAP SIDING TO REMAIN, TYP.
(E) WOOD COLUMNS TO REMAIN, TYP.

12/10/2021 9:51 AM

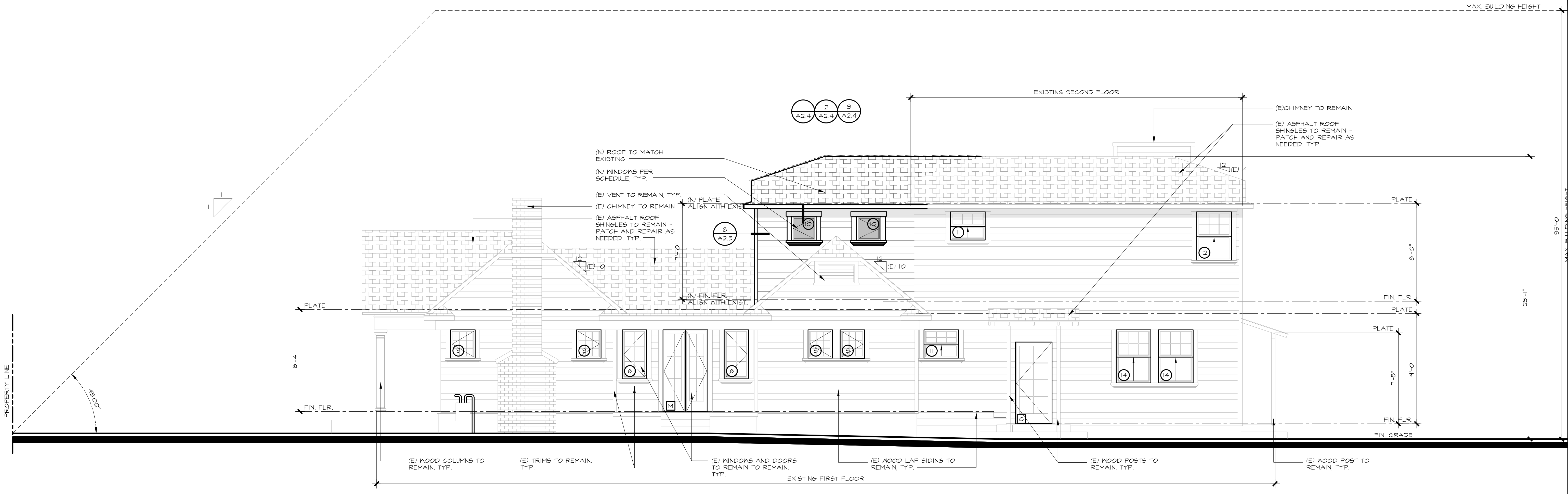
JEFFERY NOTT
CONTRACTOR LICENSE #B746805

DATE: 12.10.2021
REVISIONS:
A CHC INITIAL REVIEW 12.01.21

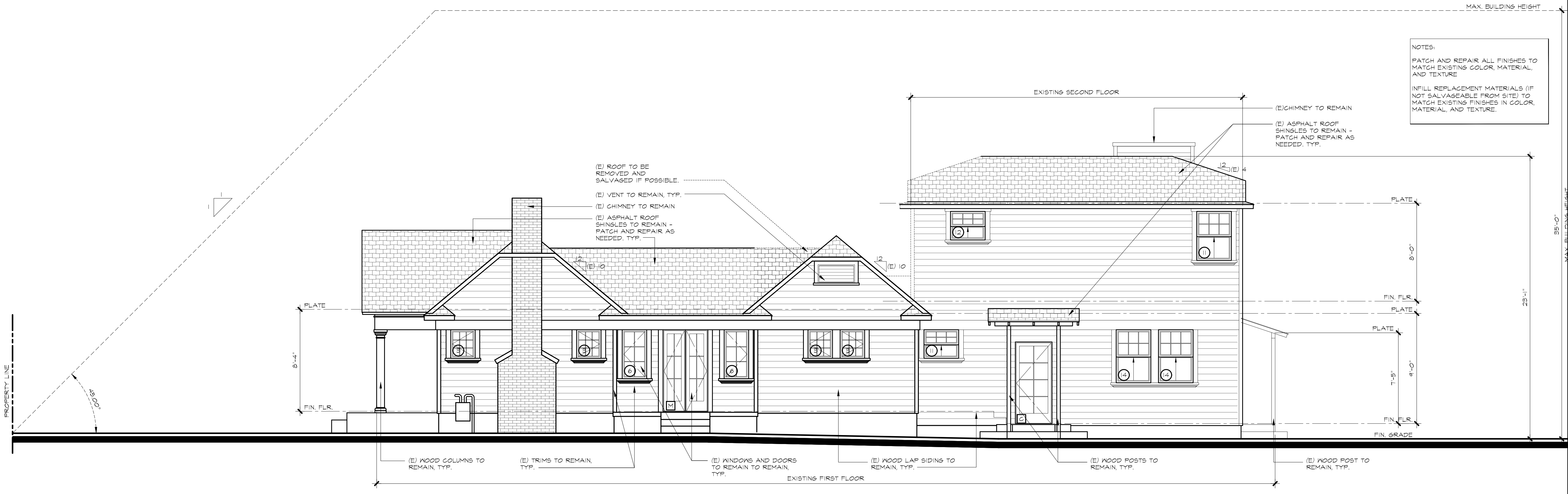
NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

OWNER/PROJECT: SHIN LIU & EVA CHING
SECOND FLOOR ADDITION & A.D.U.
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

A3.1



PROPOSED SOUTH (RIGHT) ELEVATION SCALE: 1/4" = 1'-0" 2



EXISTING SOUTH (RIGHT) ELEVATION SCALE: 1/4" = 1'-0" 1

EXISTING AND PROPOSED MAIN RESIDENCE EXTERIOR ELEVATIONS

NOTES:
 PATCH AND REPAIR ALL FINISHES TO MATCH EXISTING COLOR, MATERIAL, AND TEXTURE.
 INFILL REPLACEMENT MATERIALS (IF NOT SALVAGEABLE FROM SITE) TO MATCH EXISTING FINISHES IN COLOR, MATERIAL, AND TEXTURE.

JEFFERY NOTT
CONTRACTOR LICENSE #B746805

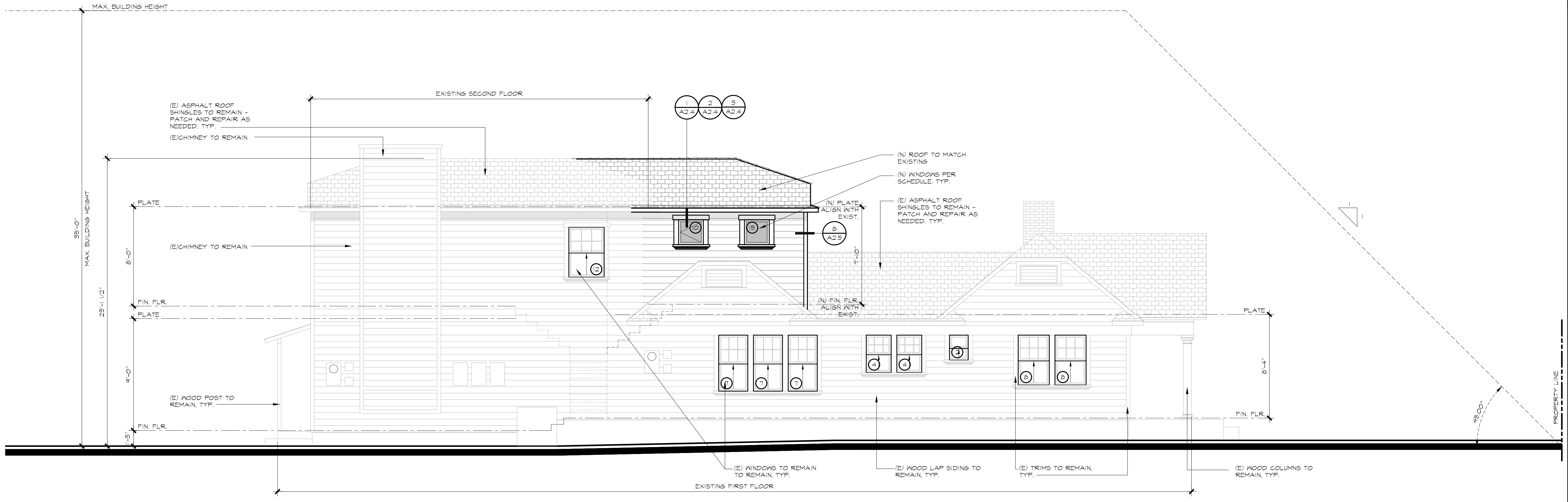
DATE: 12.10.2021
REVISIONS:
A CHC/INITIAL REVIEW 12.01.21

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

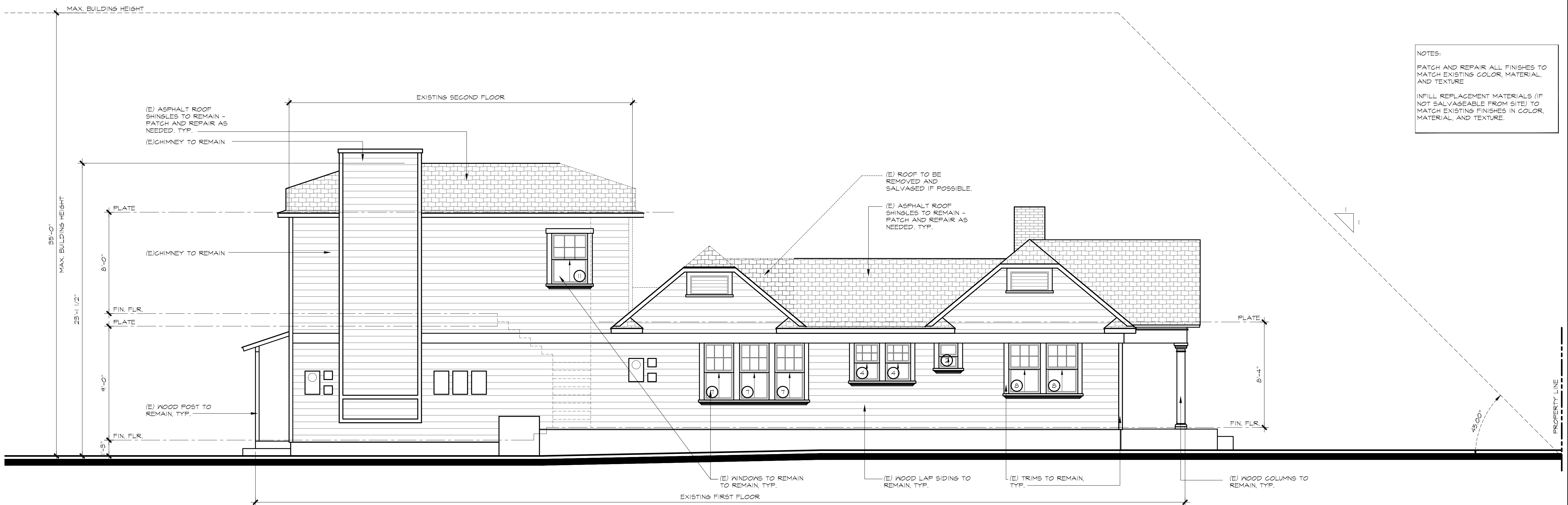
OWNER/PROJECT: SHIN LIU & EVA CHING
SECOND FLOOR ADDITION & A.D.U.
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

A3.2

PRELIMINARY DESIGN FOR A.D.U. CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020



PROPOSED NORTH (LEFT) ELEVATION SCALE: 1/4" = 1'-0" 2



NOTES:
PATCH AND REPAIR ALL FINISHES TO MATCH EXISTING COLOR, MATERIAL, AND TEXTURE
INFILL REPLACEMENT MATERIALS (IF NOT SALVAGEABLE FROM SITE) TO MATCH EXISTING FINISHES IN COLOR, MATERIAL, AND TEXTURE.

EXISTING NORTH (LEFT) ELEVATION SCALE: 1/4" = 1'-0" 1
EXISTING AND PROPOSED MAIN RESIDENCE EXTERIOR ELEVATIONS

JEFFERY NOTT
CONTRACTOR LICENSE #B746805

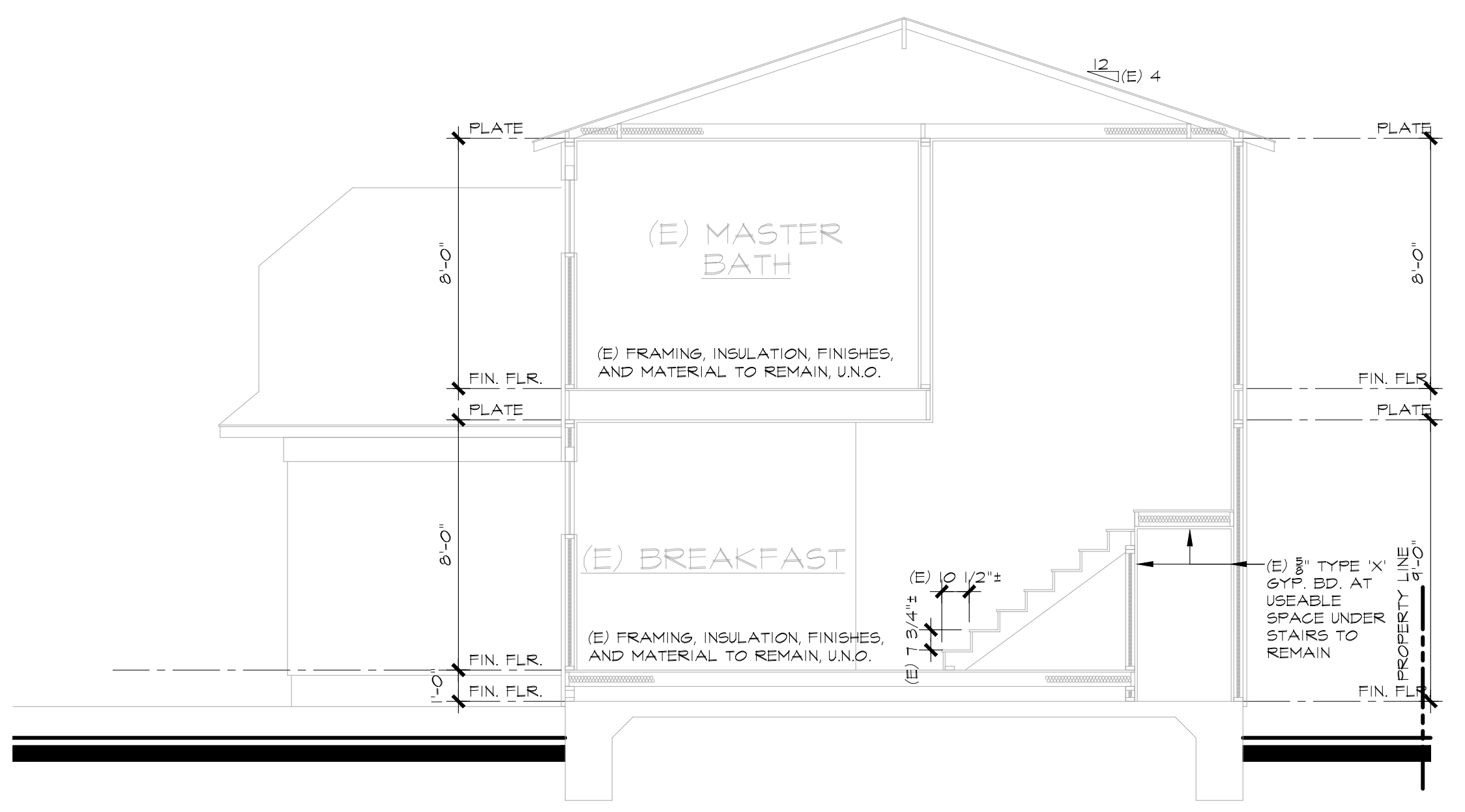
DATE: 12.10.2021
REVISIONS:
A CHC INITIAL REVIEW 12.01.21

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

OWNER/PROJECT:
SHIN LIU & EVA CHING
SECOND FLOOR ADDITION & A.D.U.
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

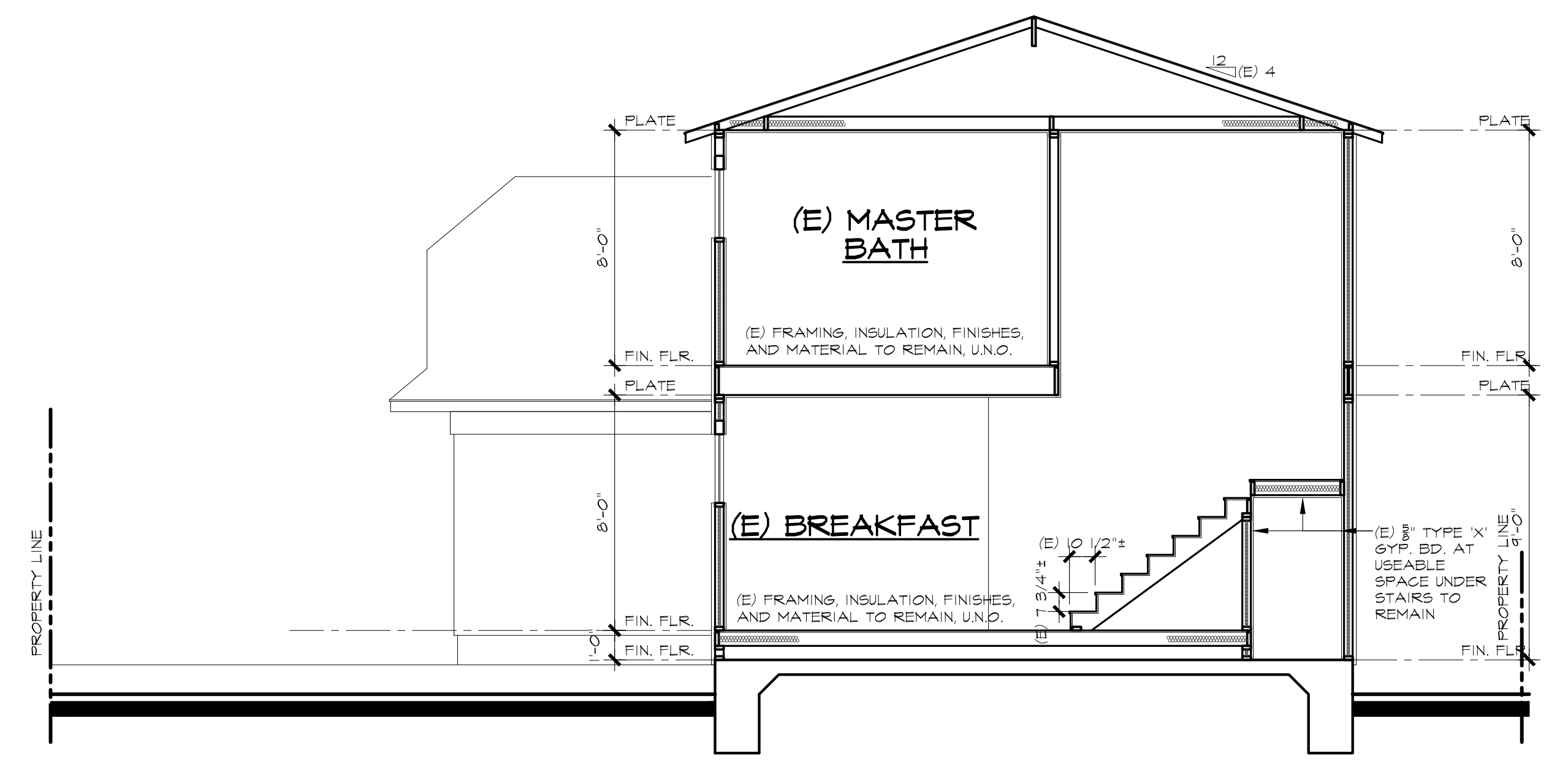
A3.3

-- NT.S 2

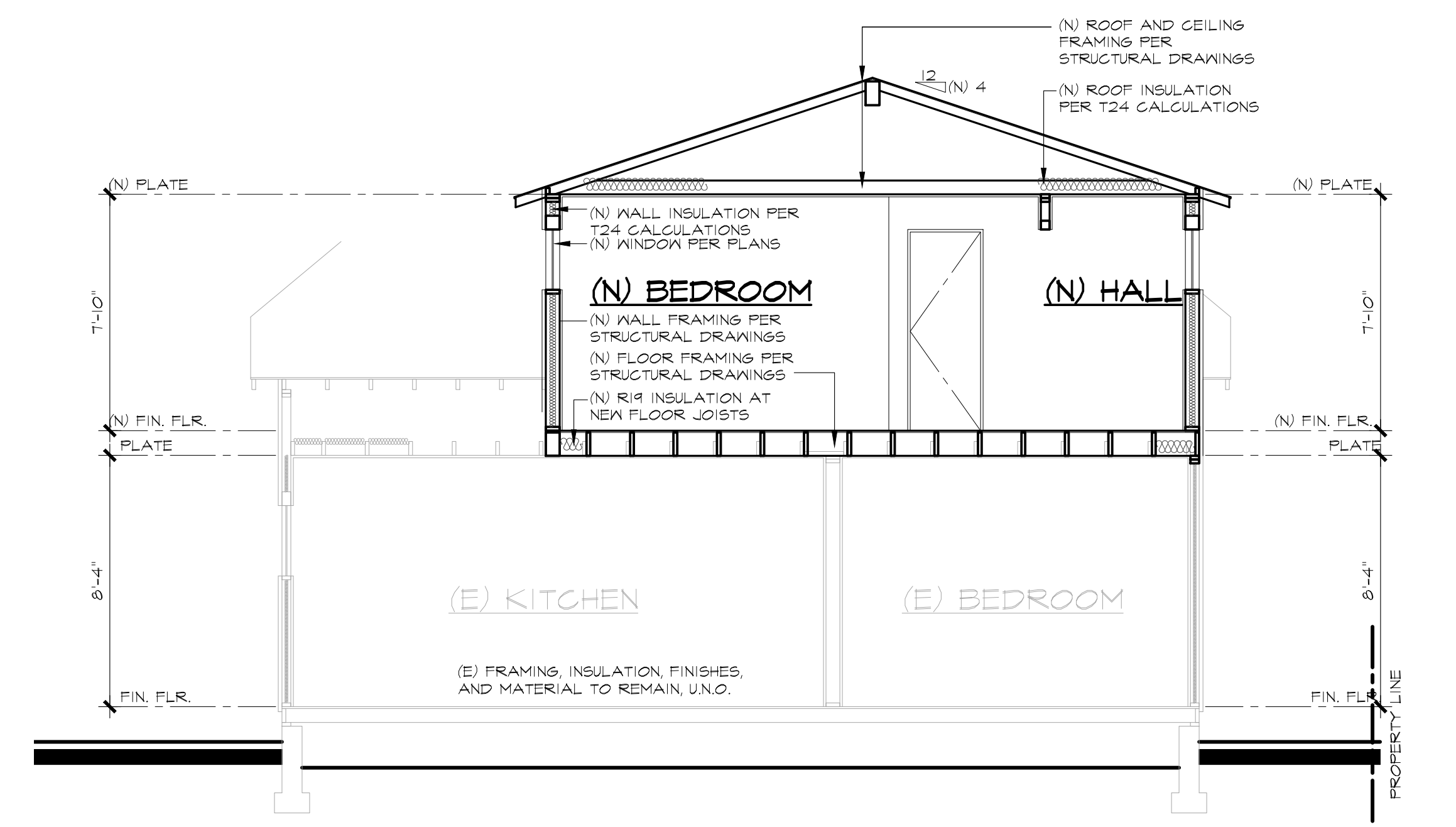


PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0" E

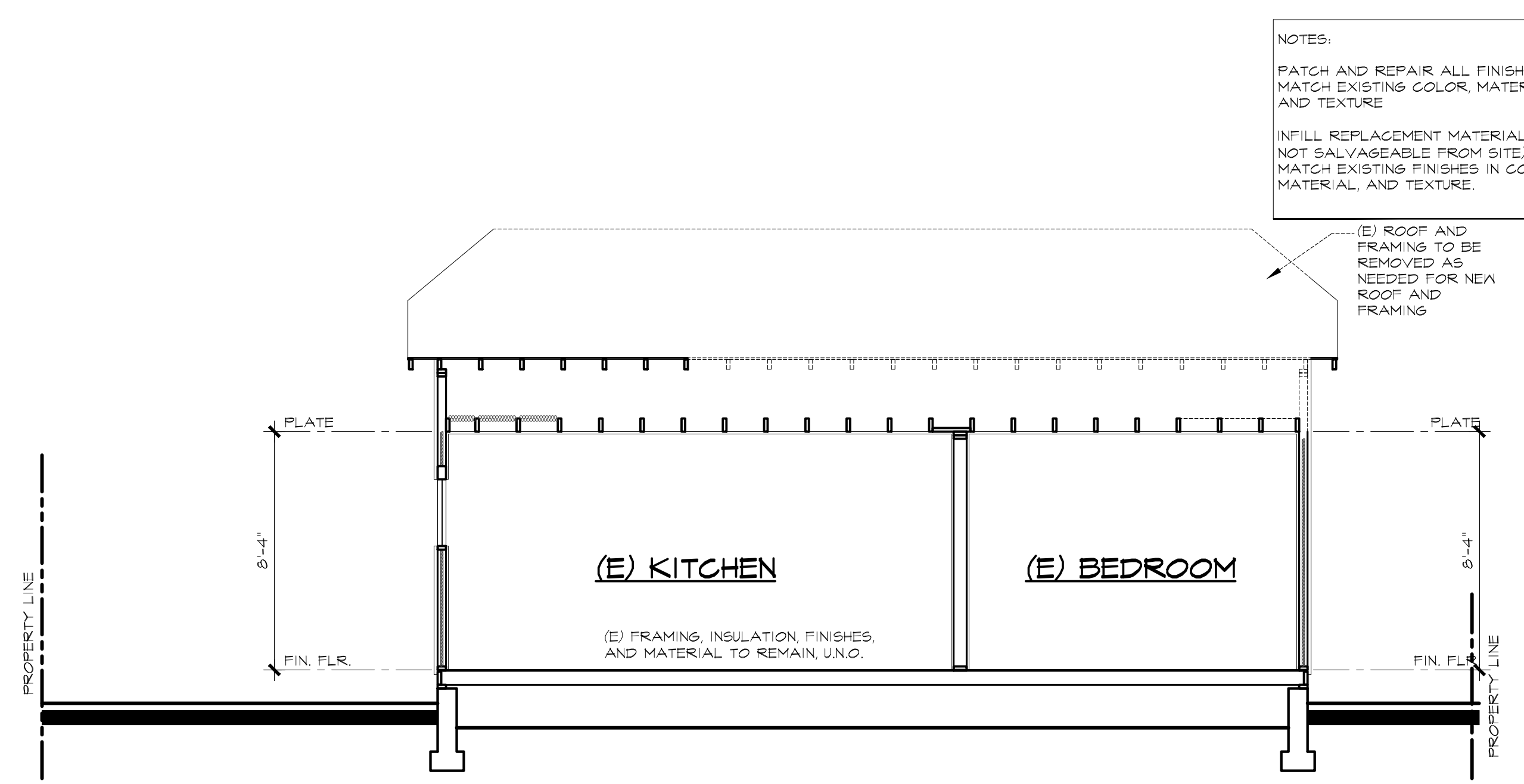
-- NT.S 1



EXISTING BUILDING SECTION SCALE: 1/4" = 1'-0" B



PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0" D



EXISTING BUILDING SECTION SCALE: 1/4" = 1'-0" A

EXISTING AND PROPOSED SECTIONS

PRELIMINARY DESIGN FOR A.D.U. CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

JEFFERY NOTT
CONTRACTOR LICENSE #B746805

DATE: 12.10.2021
12.01.21
REVISIONS:
A CHC/INITIAL REVIEW

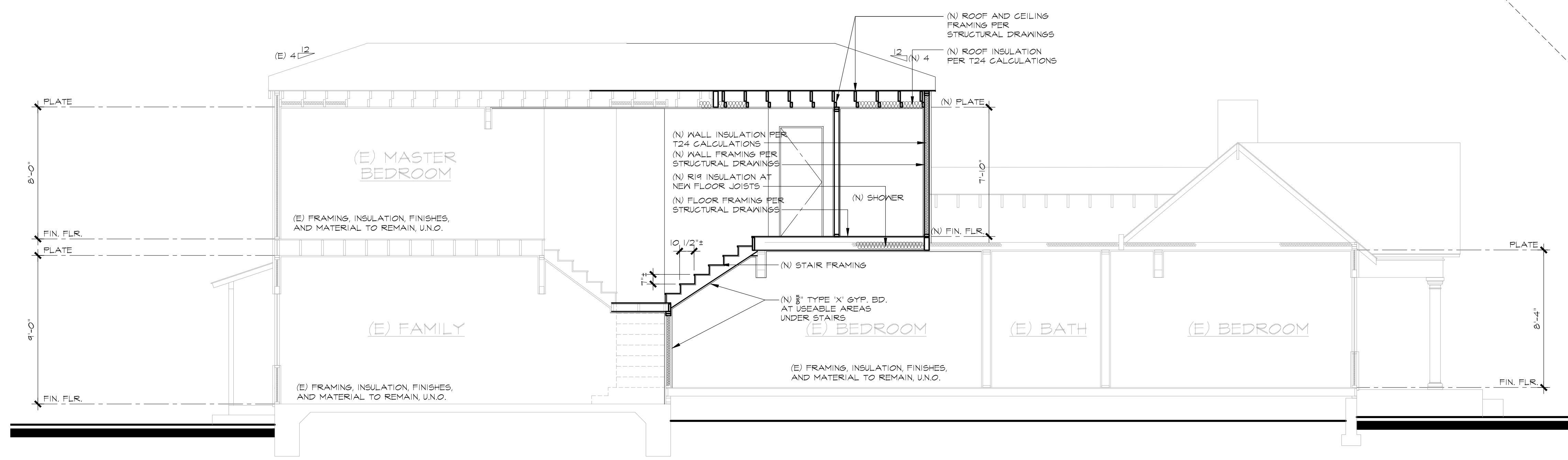
NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

OWNER/PROJECT:
SHIN LIU & EVA CHING
SECOND FLOOR ADDITION & A.D.U.
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

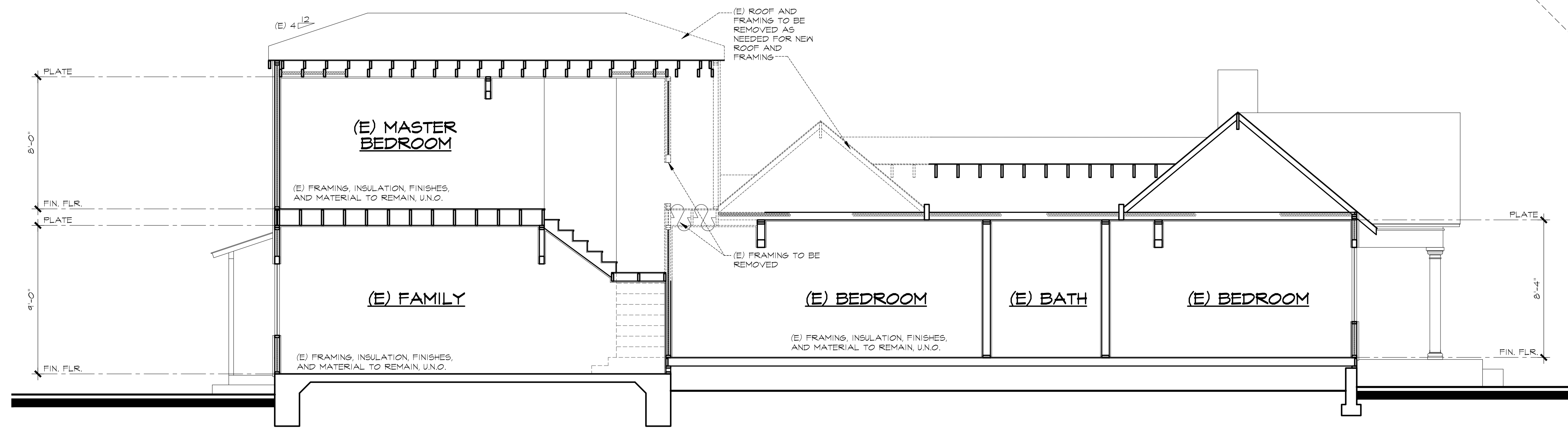
A3.4

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

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



PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0" F



NOTES:
PATCH AND REPAIR ALL FINISHES TO MATCH EXISTING COLOR, MATERIAL, AND TEXTURE
INFILL REPLACEMENT MATERIALS (IF NOT SALVAGEABLE FROM SITE) TO MATCH EXISTING FINISHES IN COLOR, MATERIAL, AND TEXTURE.

EXISTING BUILDING SECTION SCALE: 1/4" = 1'-0" C

EXISTING AND PROPOSED SECTIONS

[Signature]
 JEFFERY NOTT
 CONTRACTOR LICENSE #BT46805

DATE: 09.06.2021
 REVISIONS:

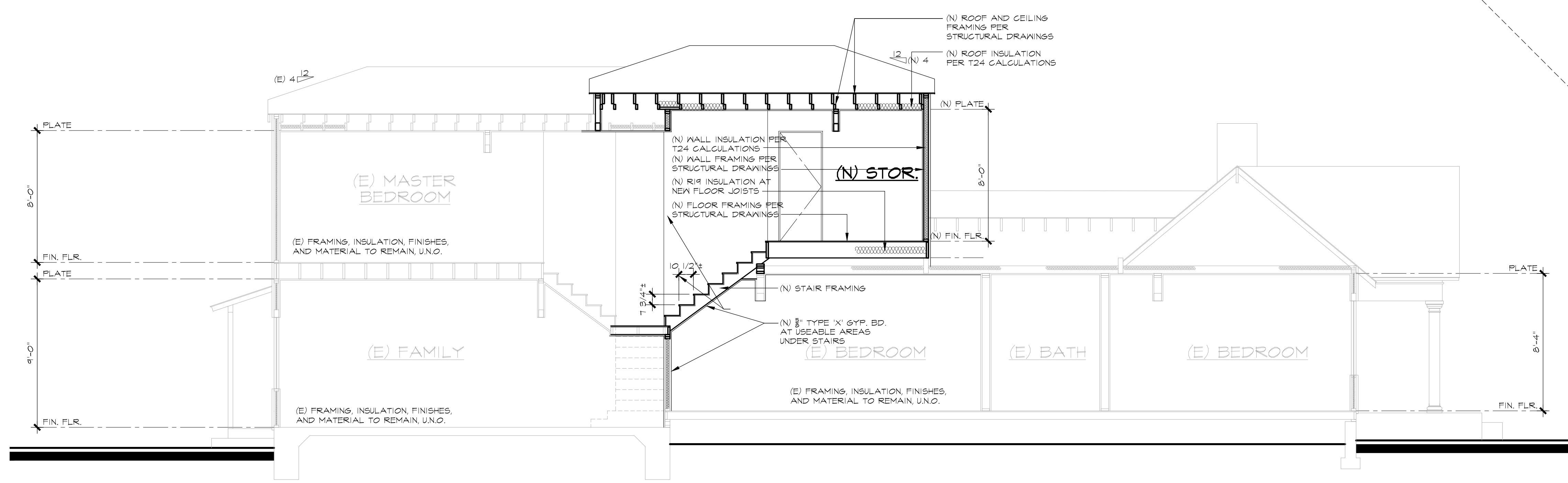
NOTT & ASSOCIATES INC.
 1508 MISSION STREET, SOUTH PASADENA, CA 91030
 (626) 460-6174

OWNER/PROJECT: SHIN LIU & EVA CHING
 SECOND FLOOR ADDITION & A.D.U.
 1806 WAYNE AVENUE
 SOUTH PASADENA, CA 91030

PRELIMINARY DESIGN FOR A D U CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

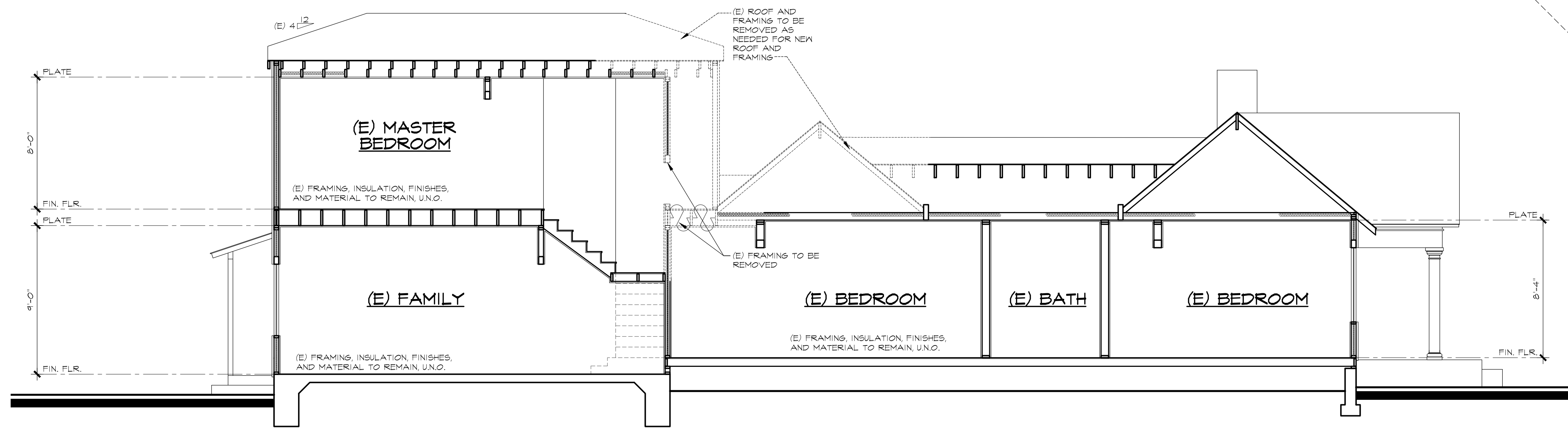
SCALE: 1/4" = 1'-0" 8

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



PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0" E

PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0" F



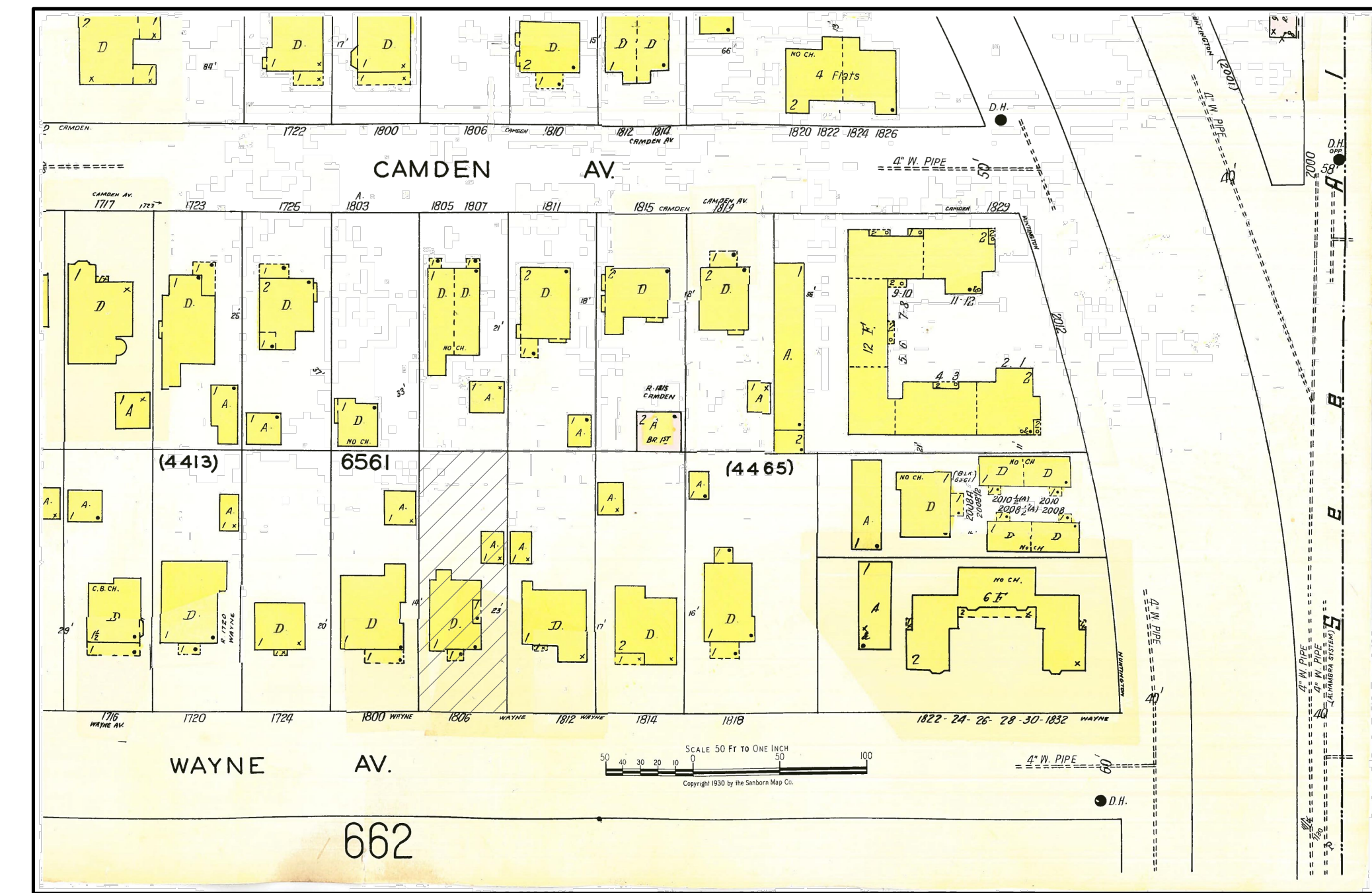
NOTES:
 PATCH AND REPAIR ALL FINISHES TO MATCH EXISTING COLOR, MATERIAL, AND TEXTURE
 INFILL REPLACEMENT MATERIALS (IF NOT SALVAGEABLE FROM SITE) TO MATCH EXISTING FINISHES IN COLOR, MATERIAL, AND TEXTURE

PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0" D

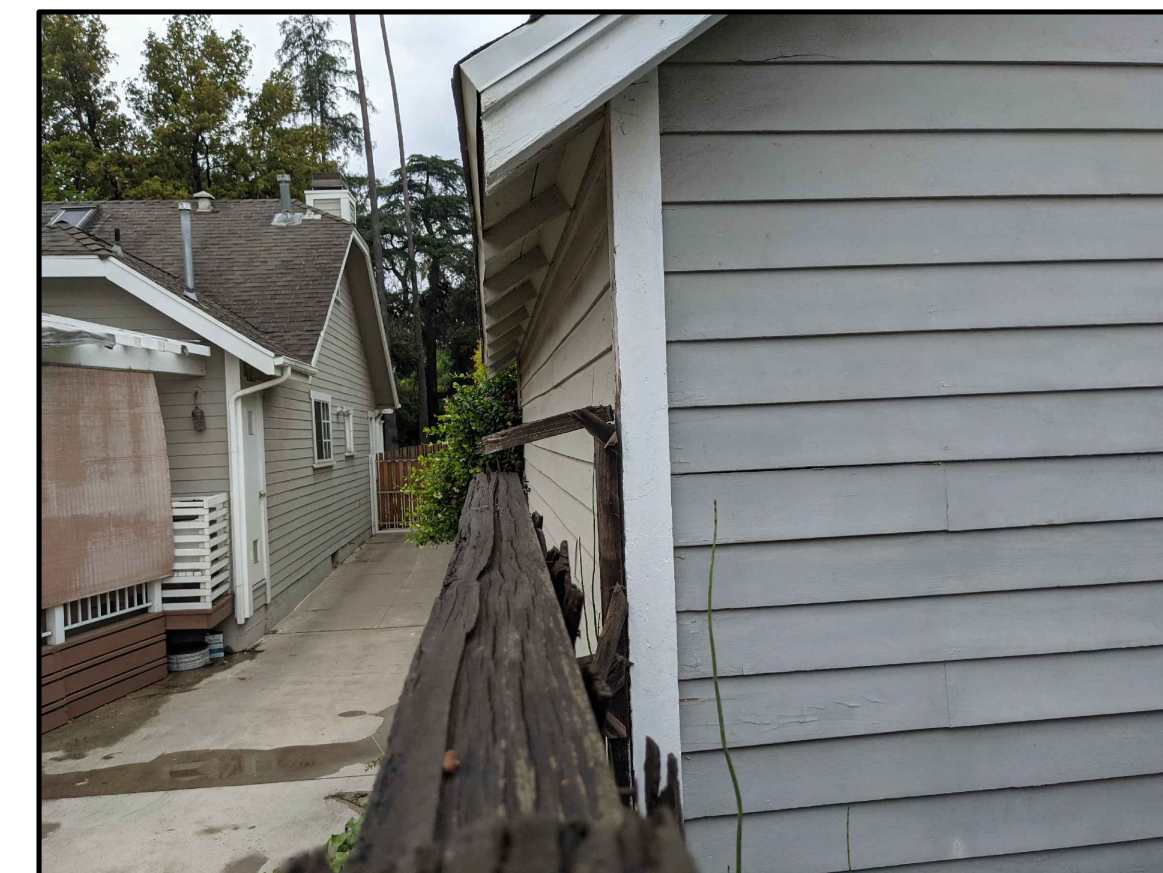
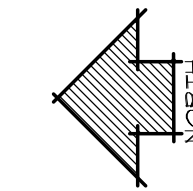
EXISTING BUILDING SECTION SCALE: 1/4" = 1'-0" C

EXISTING AND PROPOSED SECTIONS

A3.4



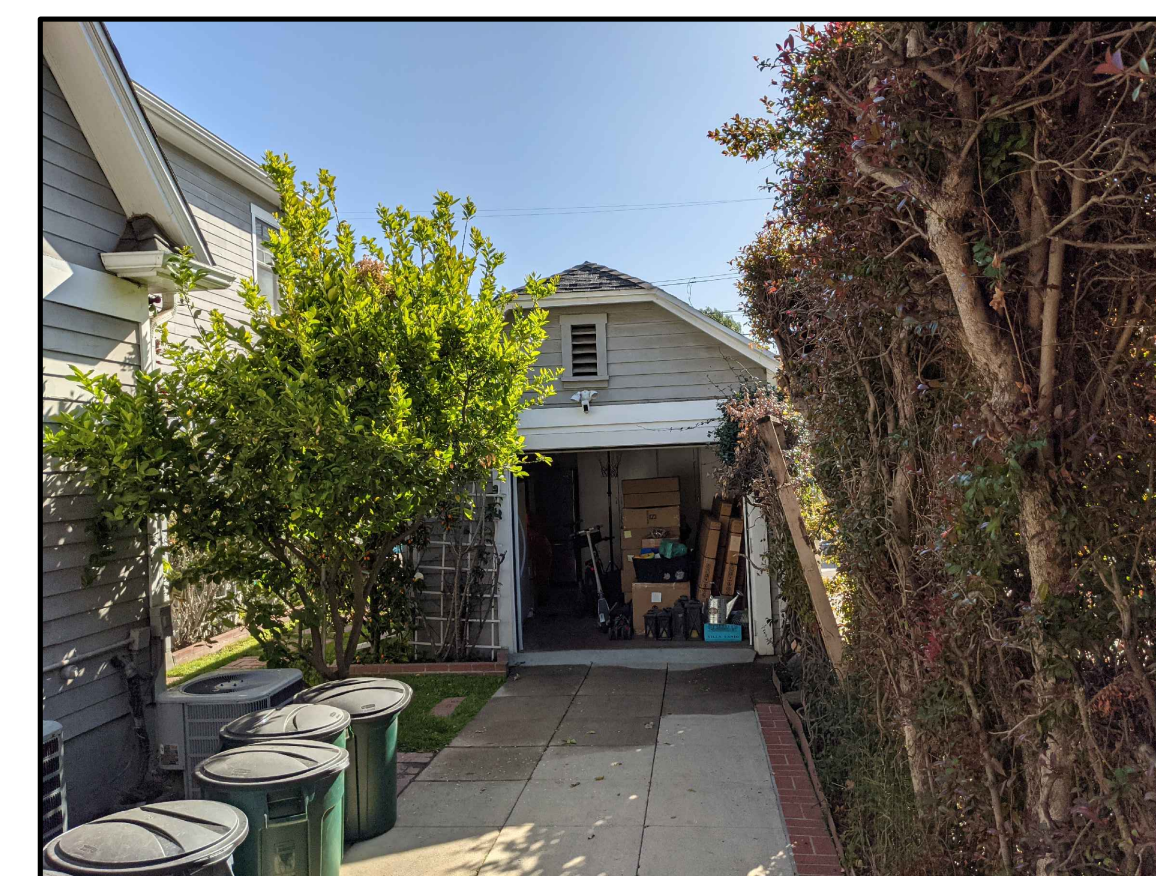
SANBORN MAP



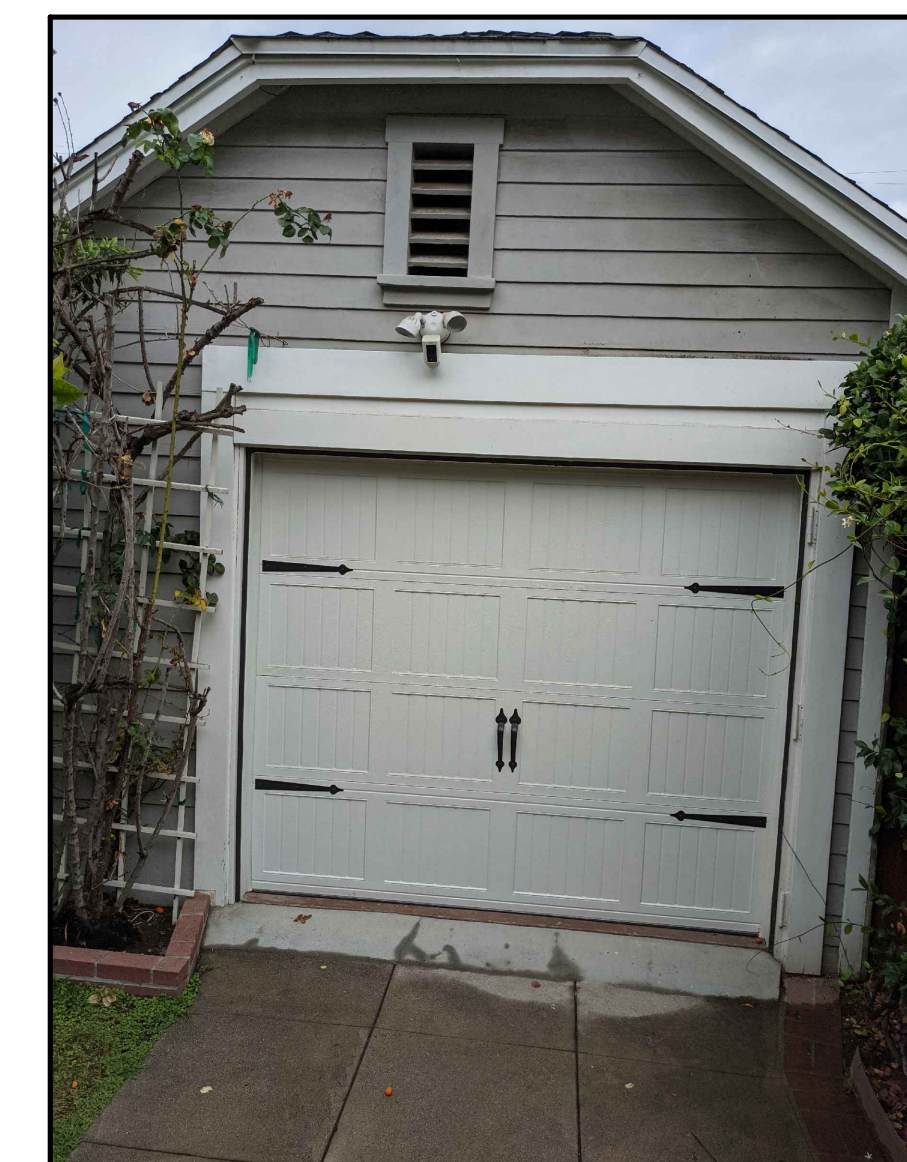
1806 WAYNE AVENUE GARAGE LOOKING NORTHWEST



1806 WAYNE AVENUE GARAGE LOOKING WEST



1806 WAYNE AVENUE GARAGE LOOKING EAST



1806 WAYNE AVENUE GARAGE LOOKING EAST

JEFFERY NOTT
CONTRACTOR LICENSE #6746805

DRAWN BY : B.H.R. DATE: 09.06.2021

REVISIONS :

NOTT & ASSOCIATES INC.

1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

OWNER/PROJECT :
SHIN LIU & EVA CHING
ACCESSORY DWELLING UNIT
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

PRELIMINARY DESIGN FOR A D U I CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

A0.1A

SANBORN MAP AND EXISTING PHOTOS

JEFFERY NOTT
CONTRACTOR LICENSE #B746805

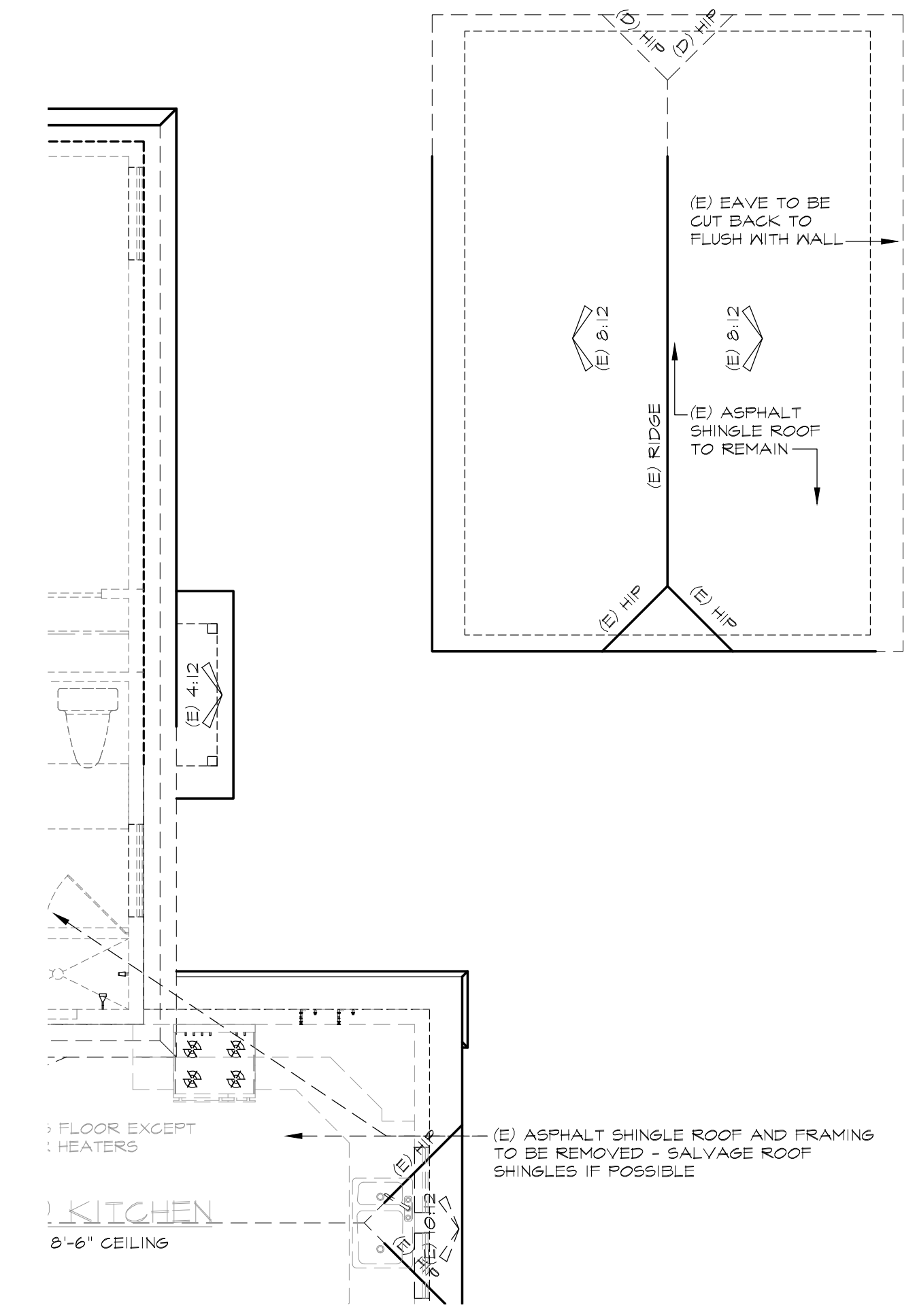
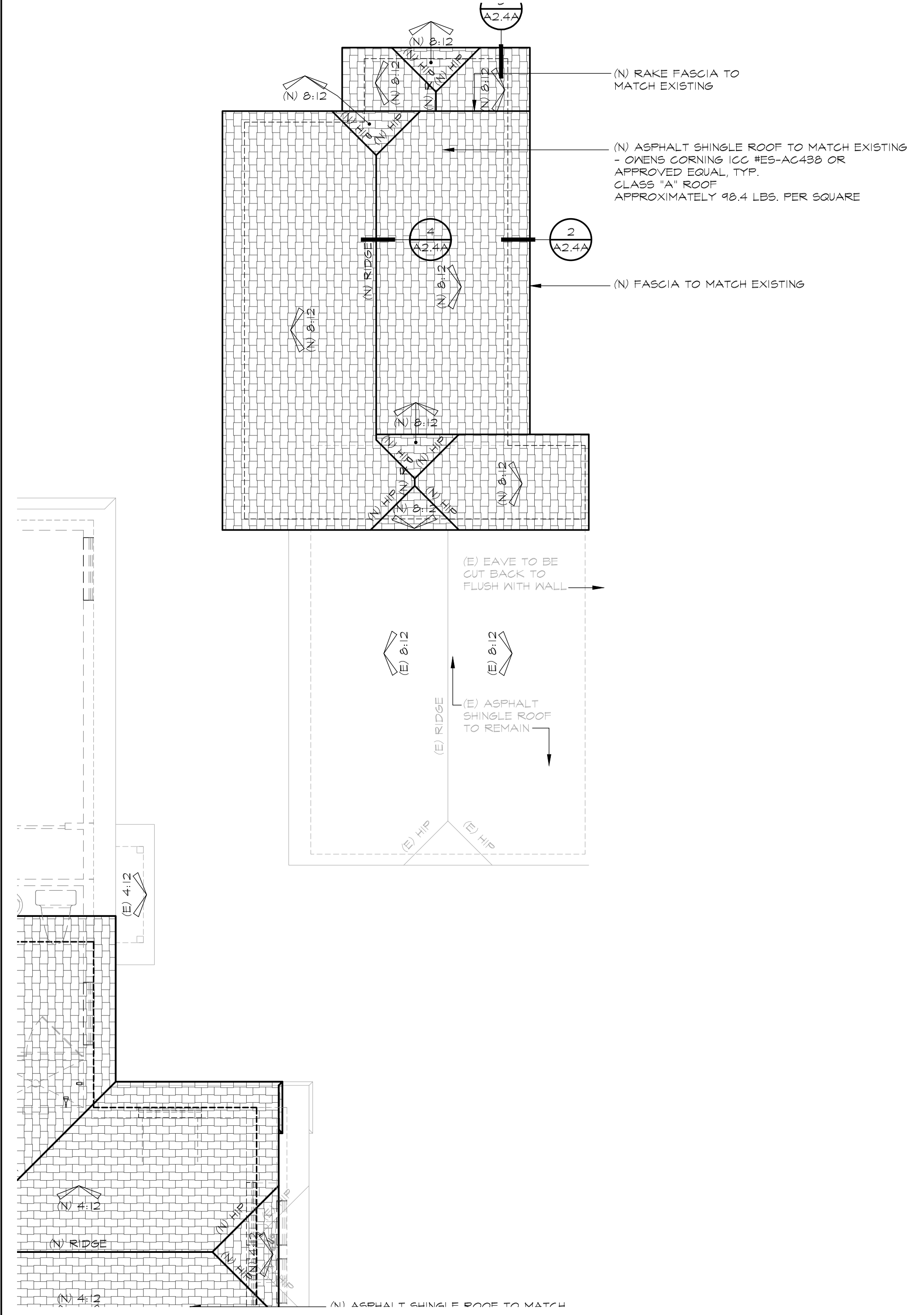
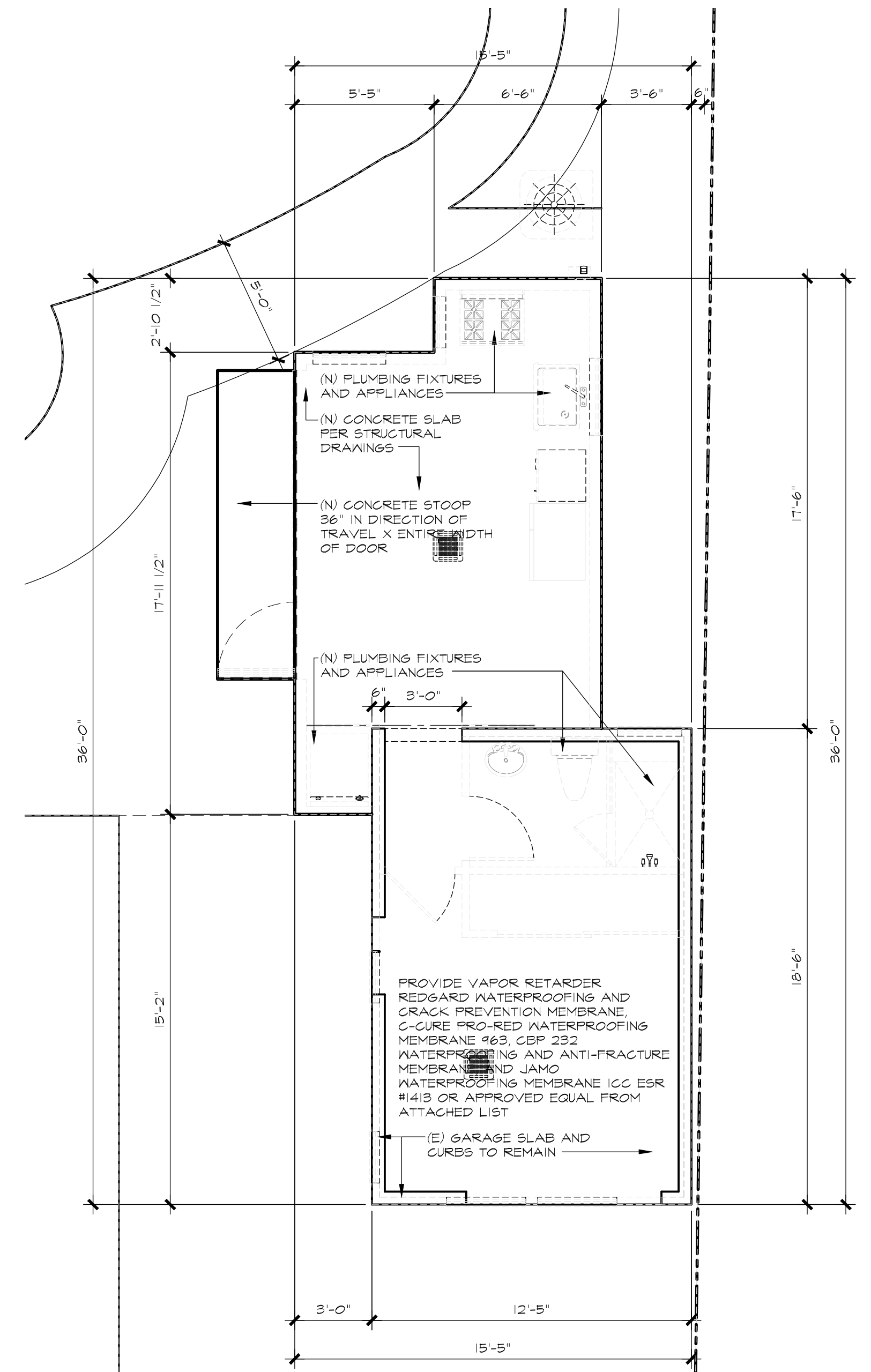
DATE: 09.06.2021
DRAWN BY: B.H.R.
REVISIONS:

NOTT & ASSOCIATES INC.

1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

SHIN LIU & EVA CHING
ACCESSORY DWELLING UNIT
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

PRELIMINARY DESIGN FOR A D U I CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020



PROPOSED SLAB EDGE PLAN SCALE: 1/4" = 1'-0" 3

PROPOSED ROOF PLAN SCALE: 1/4" = 1'-0" 2

EXISTING ROOF PLAN SCALE: 1/4" = 1'-0" 1

EXISTING & PROPOSED ROOF PLANS AND SLAB EDGE PLAN

A2.1A

JEFFERY NOTT
CONTRACTOR LICENSE #6746905

DATE: 09.06.2021
DRAWN BY: B.H.R.
REVISIONS:

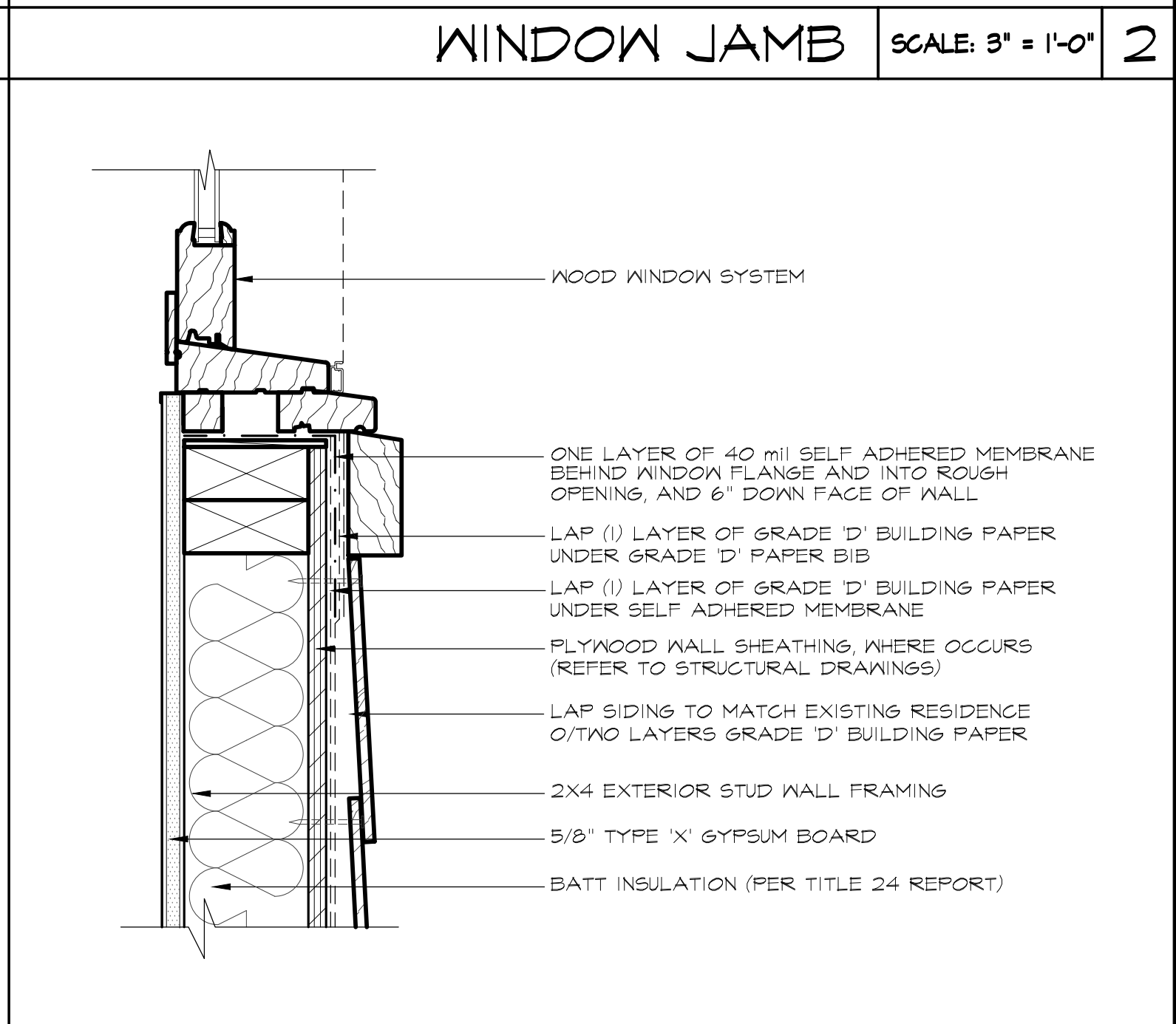
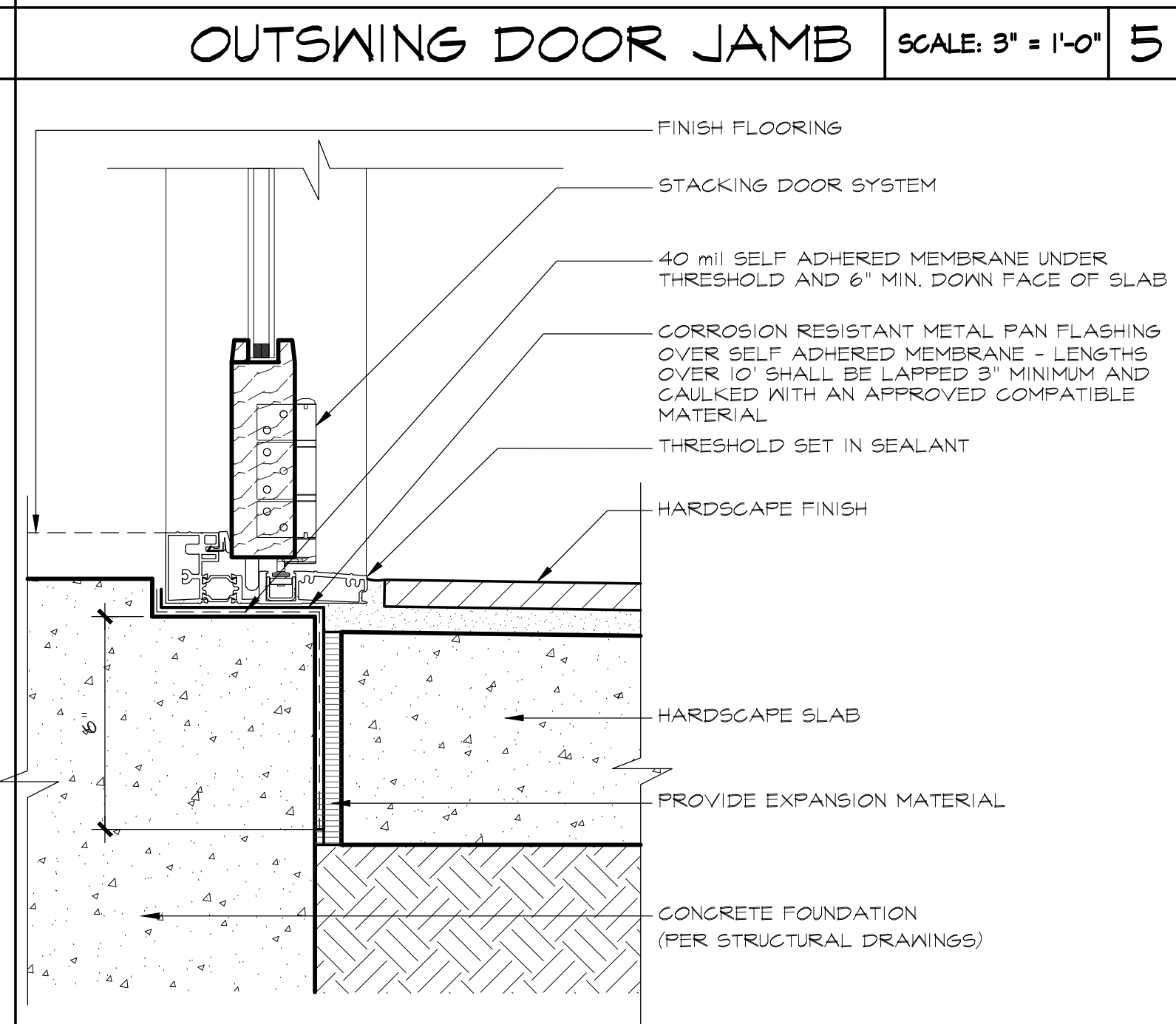
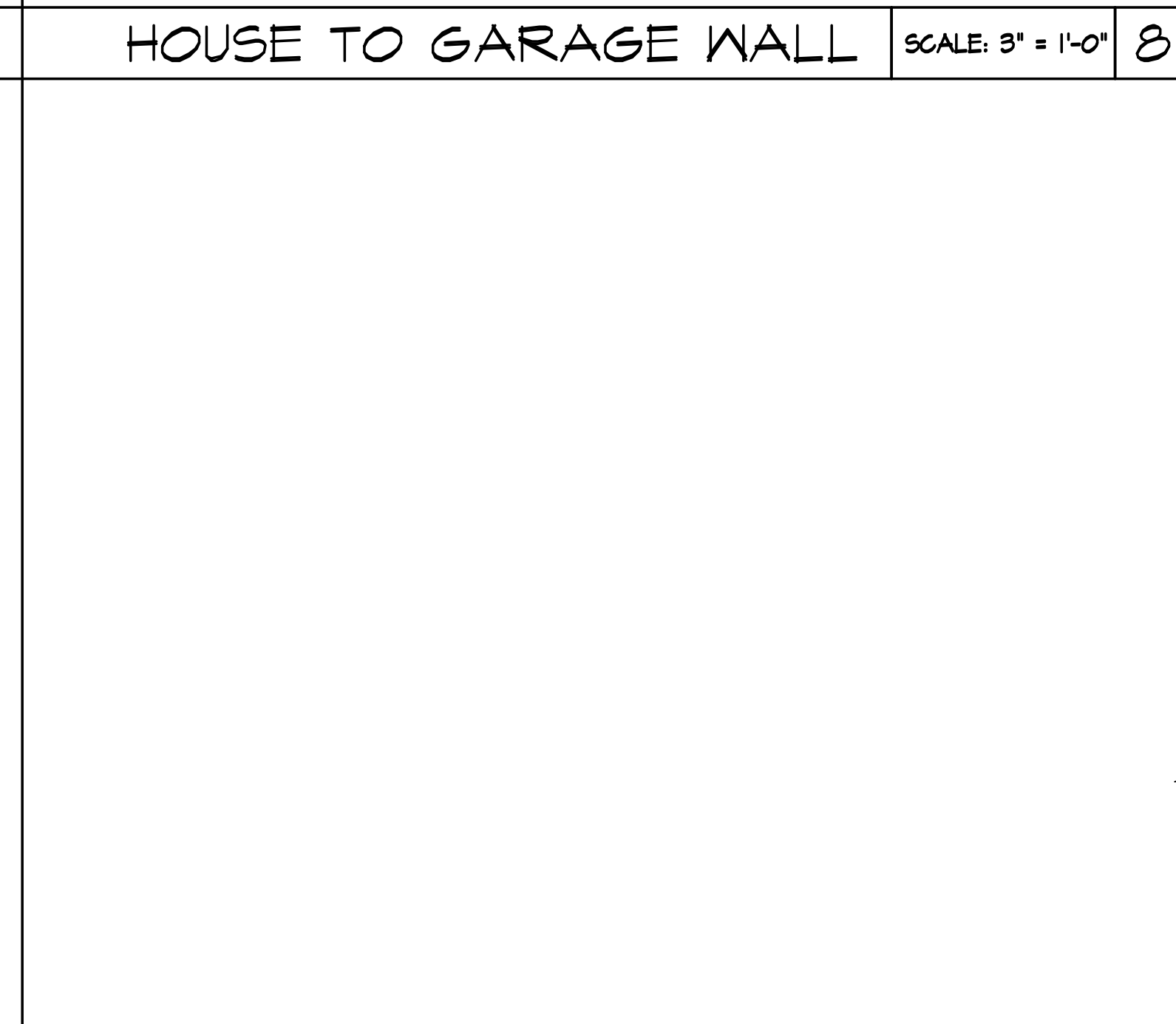
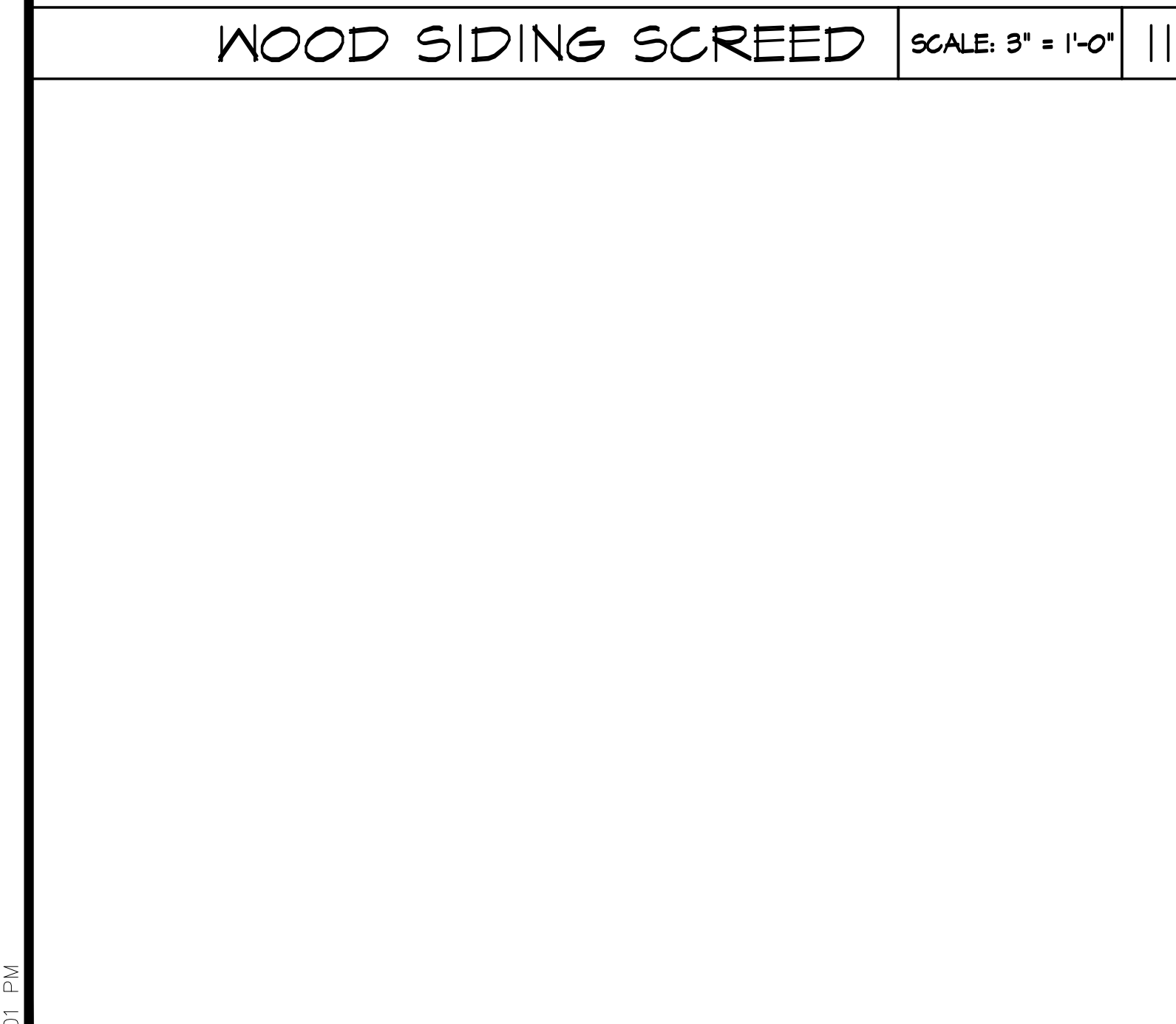
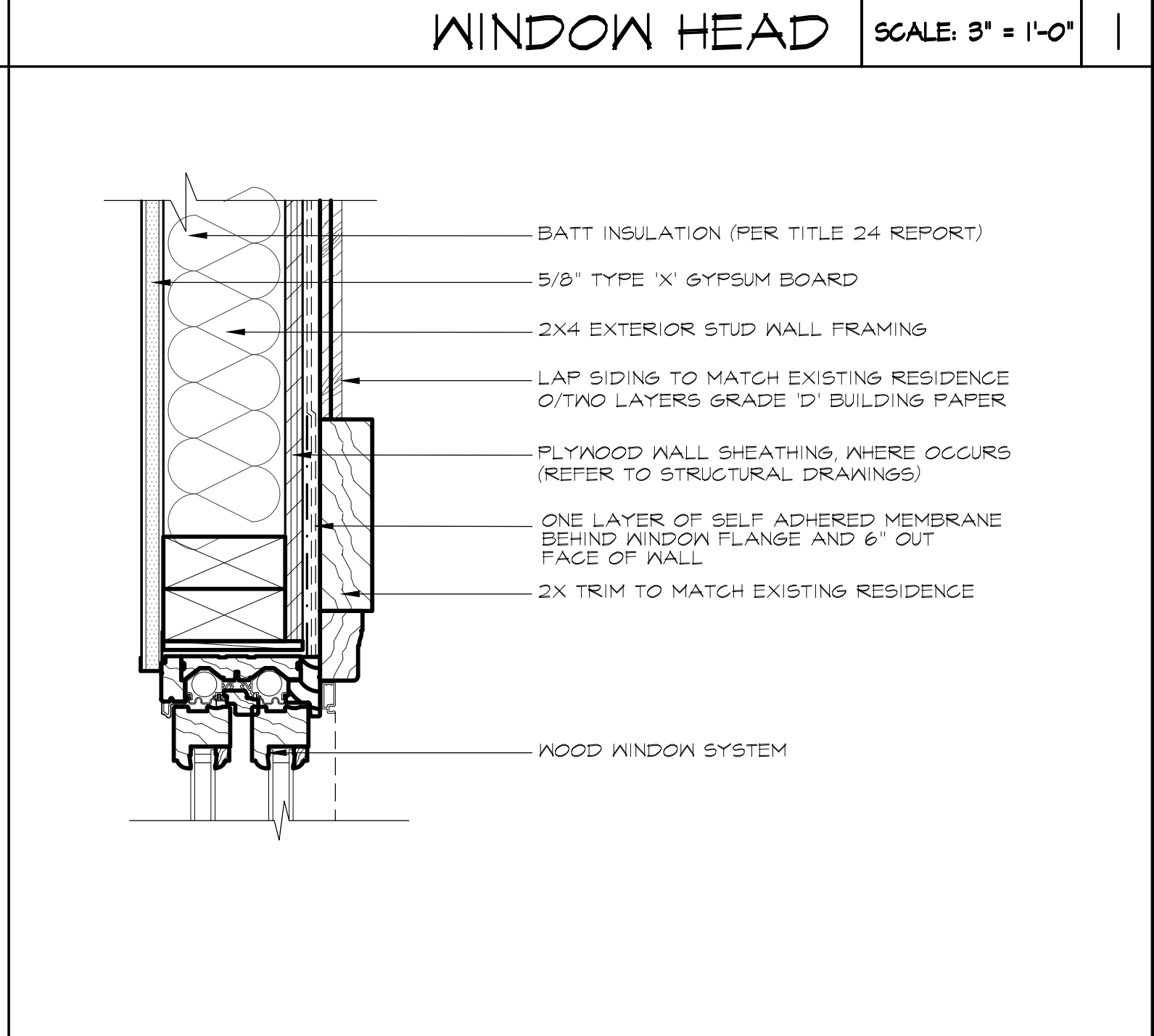
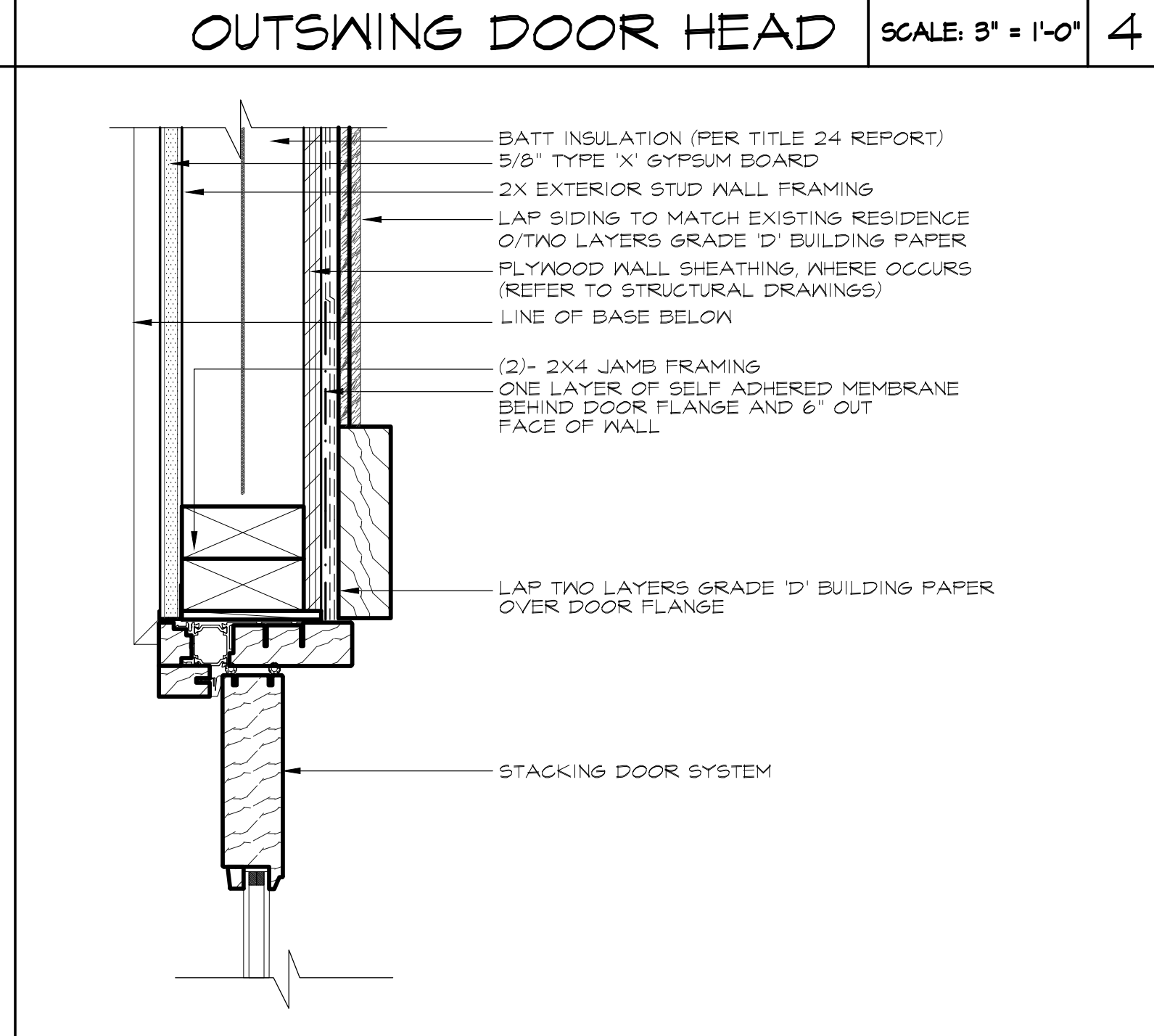
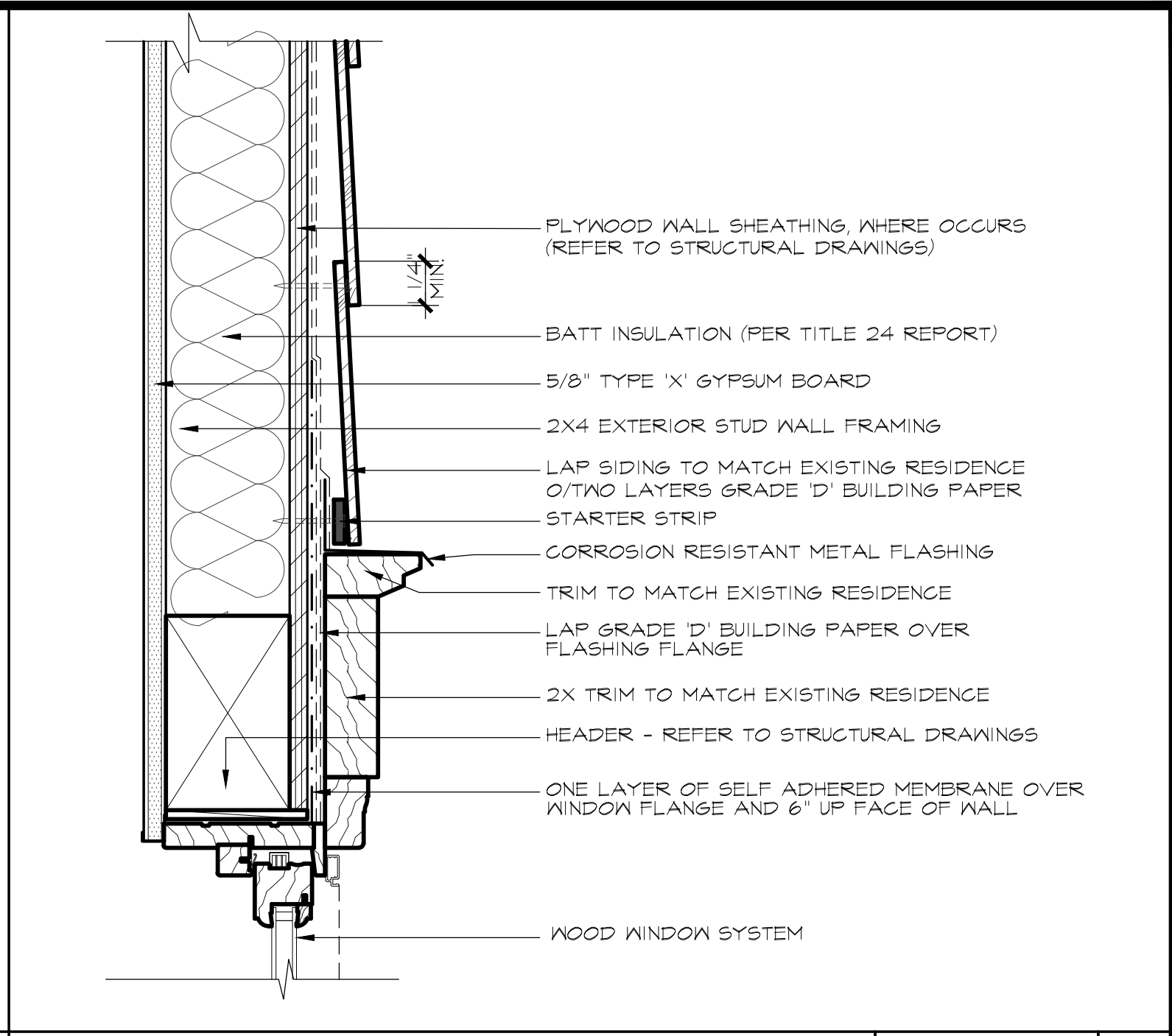
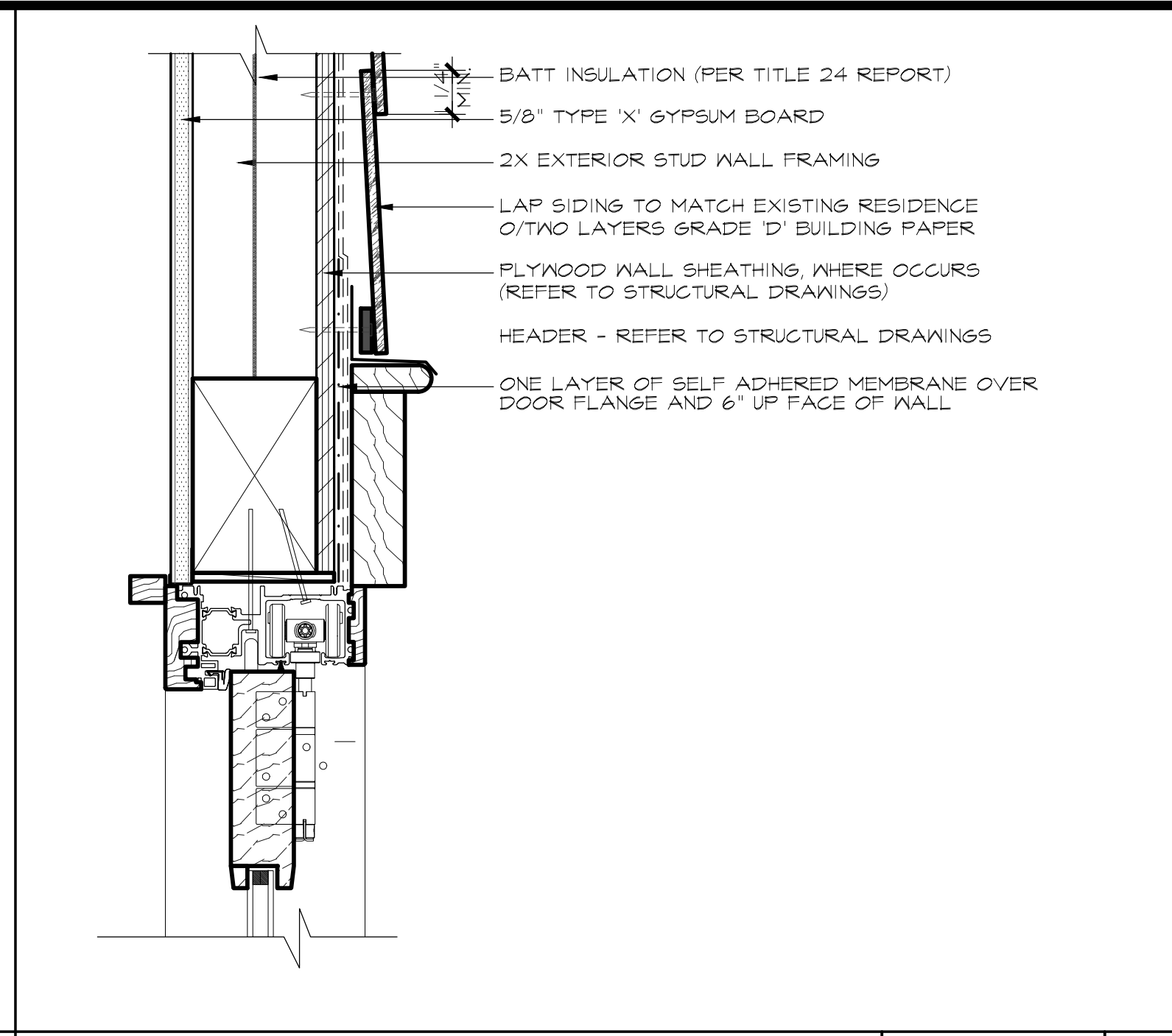
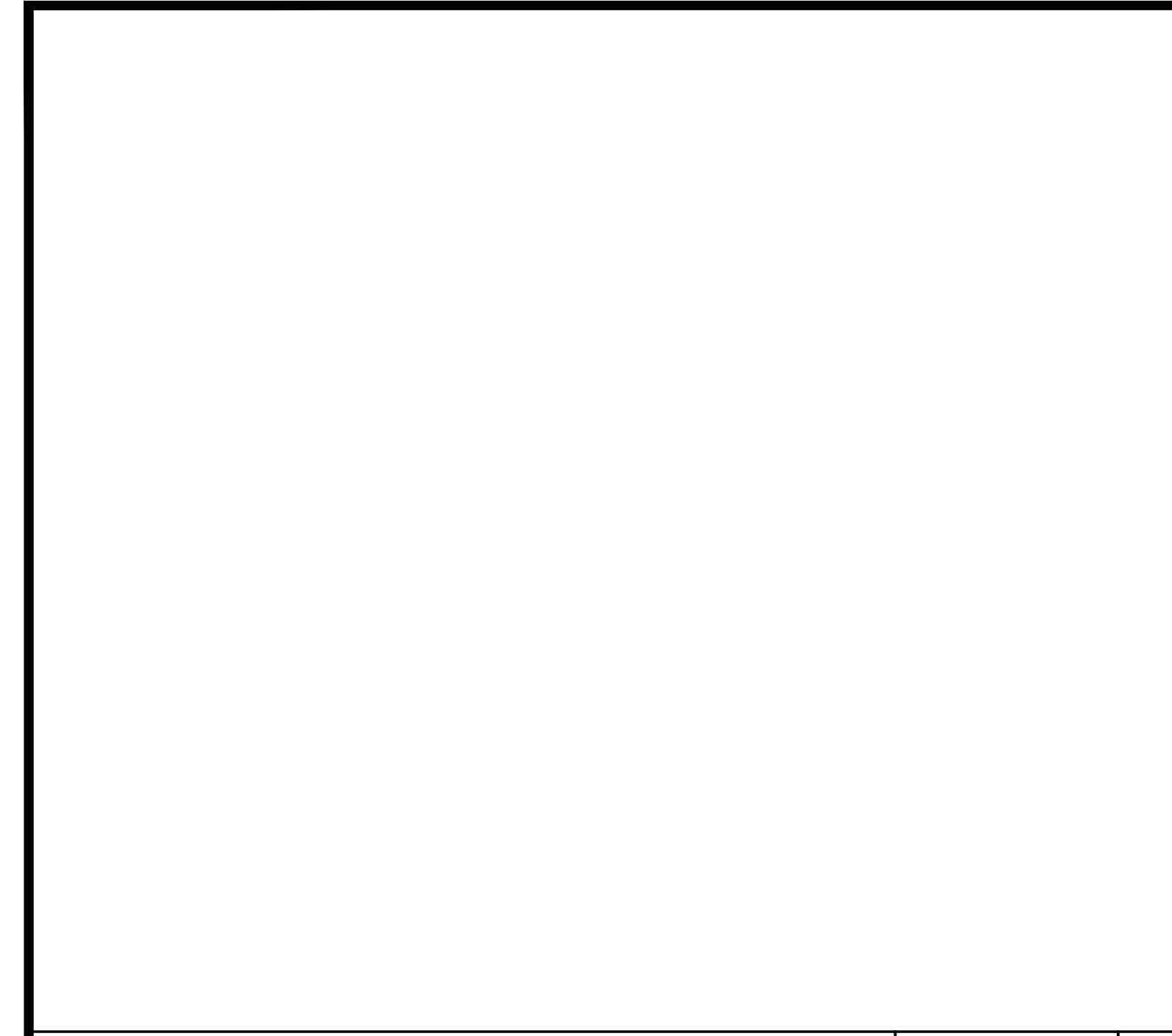
NOTT & ASSOCIATES INC.

1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

SHIN LIU & EVA CHING
ACCESSORY DWELLING UNIT

1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

PRELIMINARY DESIGN FOR A D U I CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020



WOOD SIDING SCREED SCALE: 3" = 1'-0" 10

STUCCO INFILL DETAIL SCALE: 3" = 1'-0" 7

OUTSWING DOOR HEAD SCALE: 3" = 1'-0" 4

WINDOW HEAD SCALE: 3" = 1'-0" 1

WOOD SIDING SCREED SCALE: 3" = 1'-0" 11

HOUSE TO GARAGE WALL SCALE: 3" = 1'-0" 8

OUTSWING DOOR JAMB SCALE: 3" = 1'-0" 5

WINDOW JAMB SCALE: 3" = 1'-0" 2

NEW FLOOR TO EXISTING SCALE: 3" = 1'-0" 12

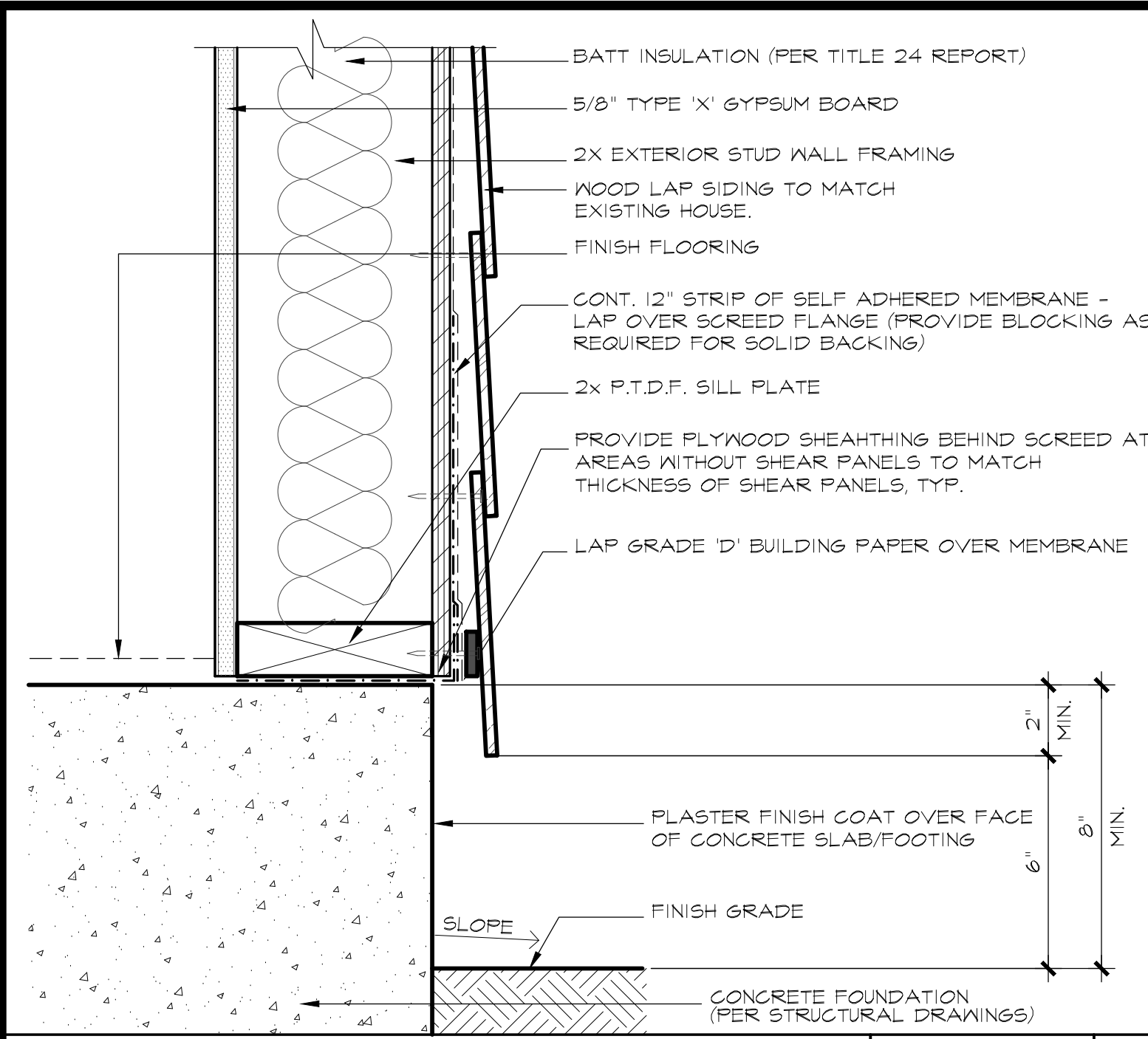
SIDING INFILL DETAIL SCALE: 3" = 1'-0" 9

OUTSWING DOOR THRESHOLD SCALE: 3" = 1'-0" 6

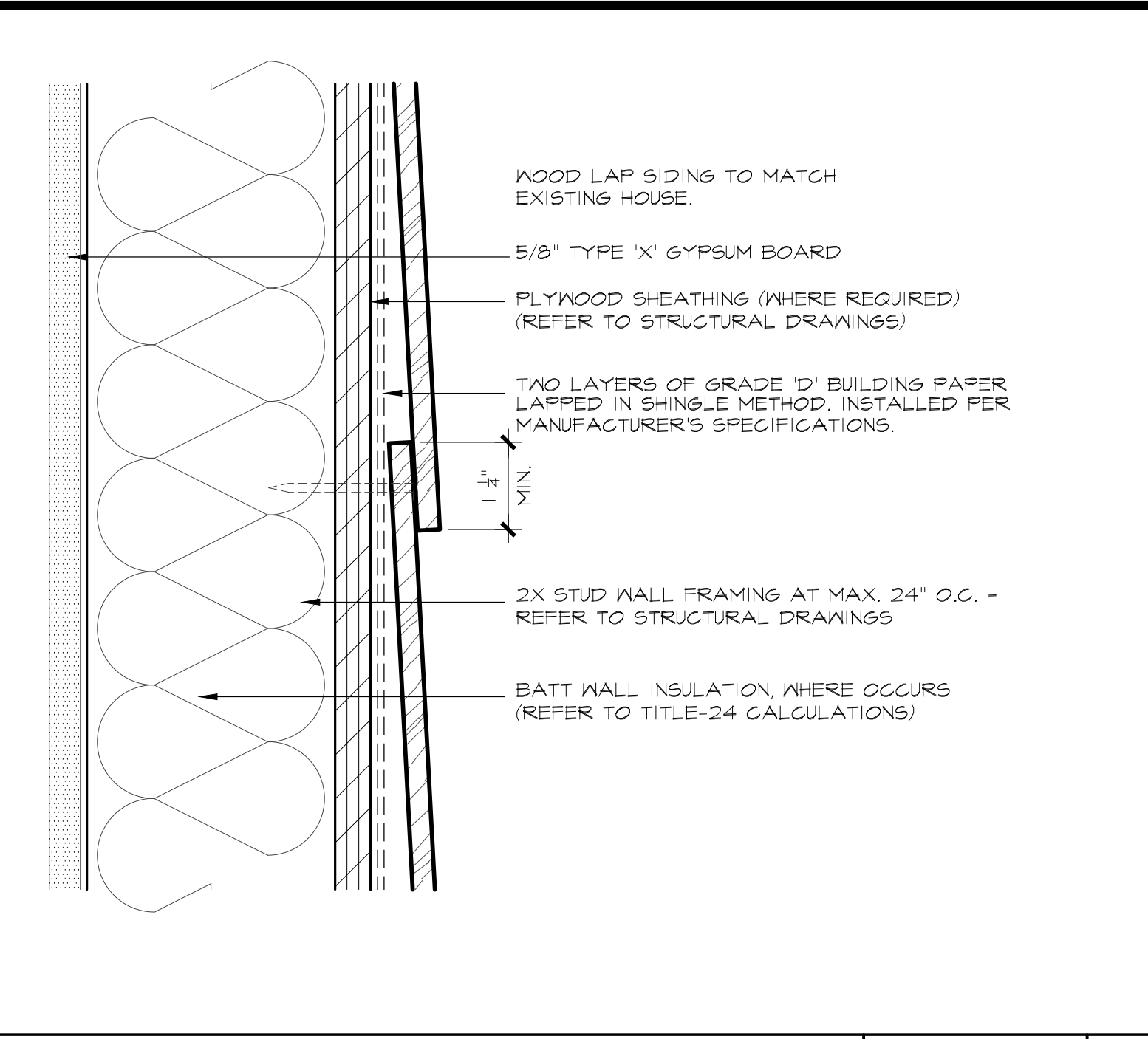
WINDOW SILL SCALE: 3" = 1'-0" 3

DOOR, WINDOWS, AND EXTERIOR DETAILS

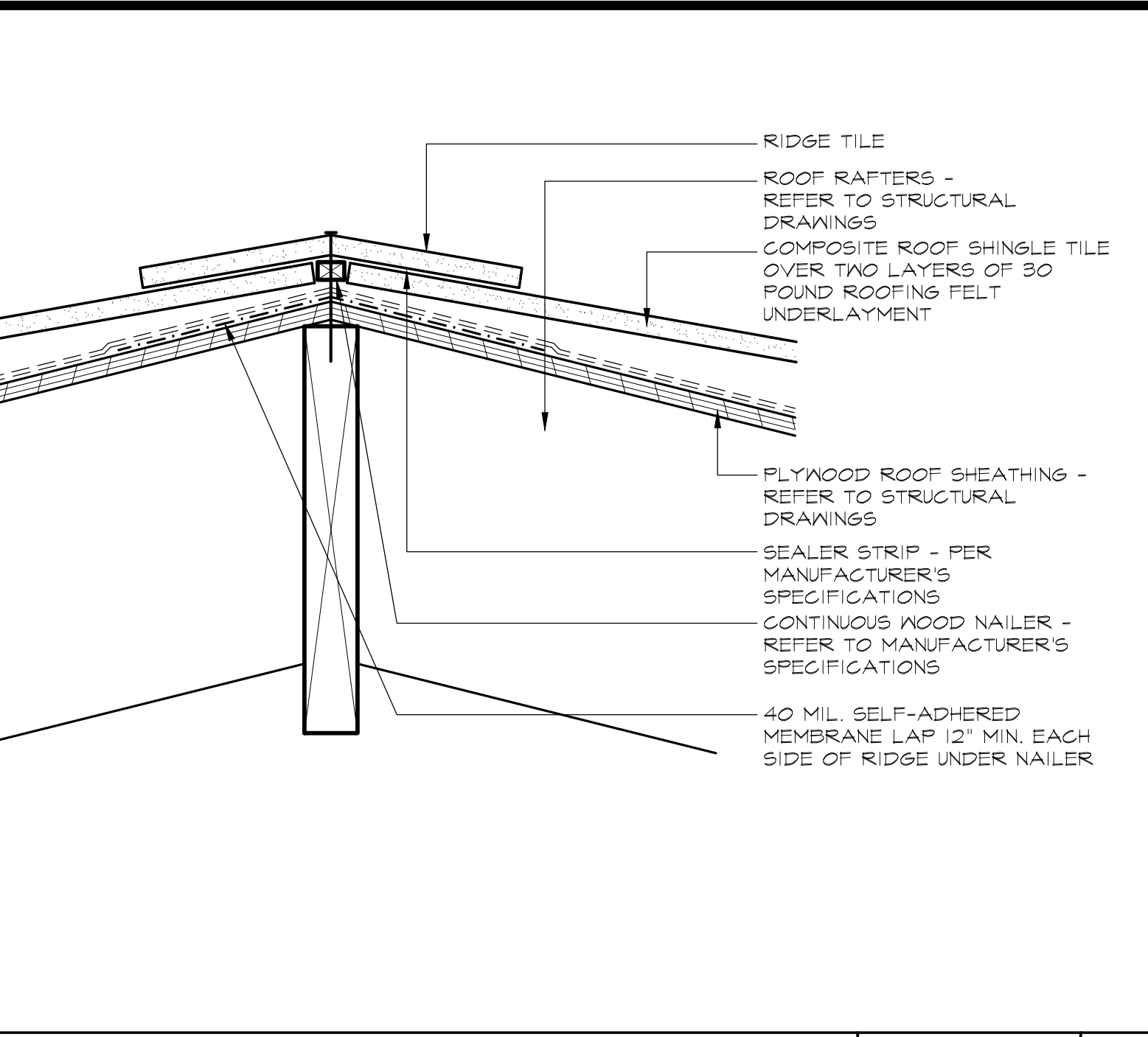
A2.3A



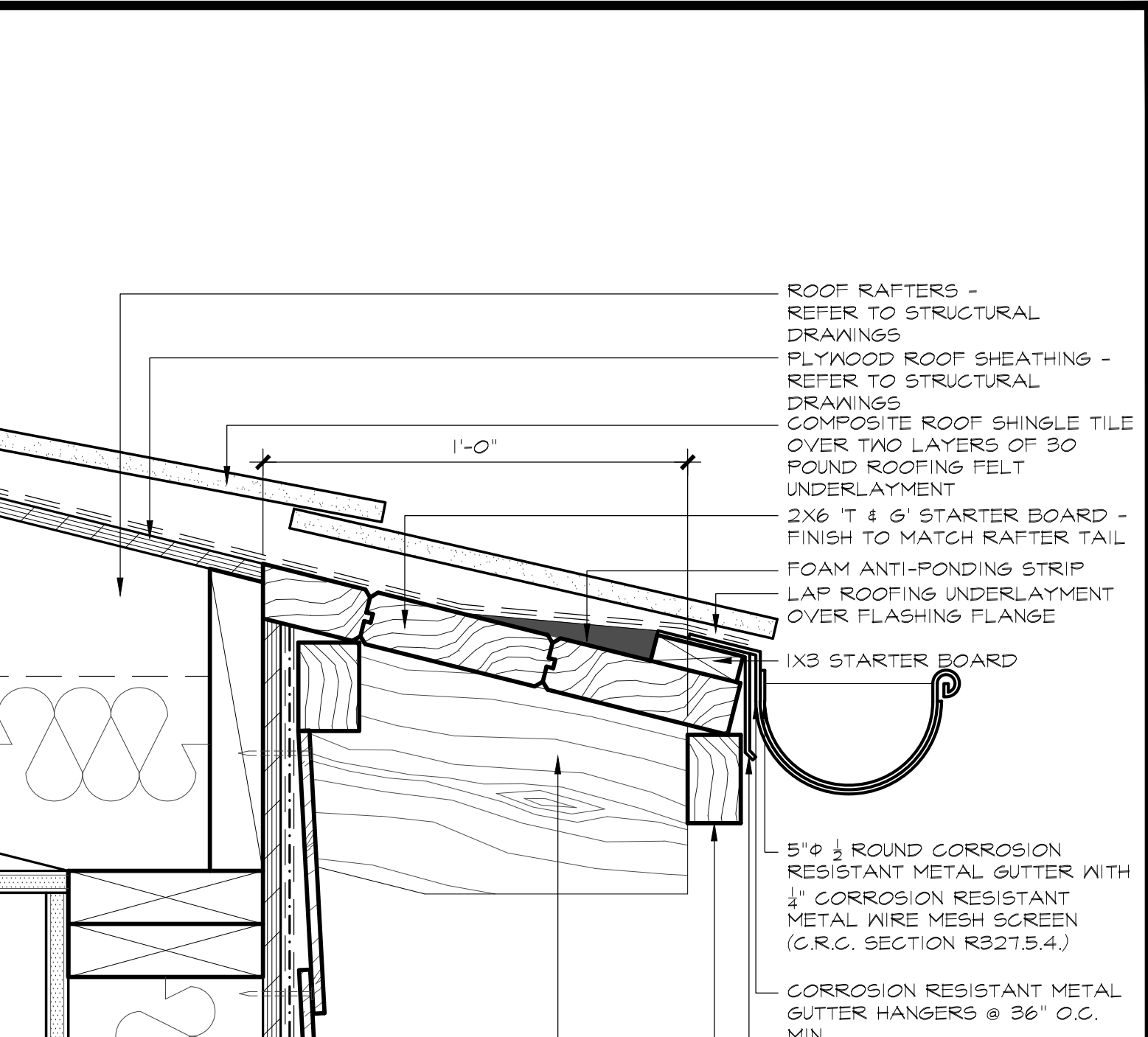
WOOD SIDING SCREED SCALE: 3" = 1'-0" | 10



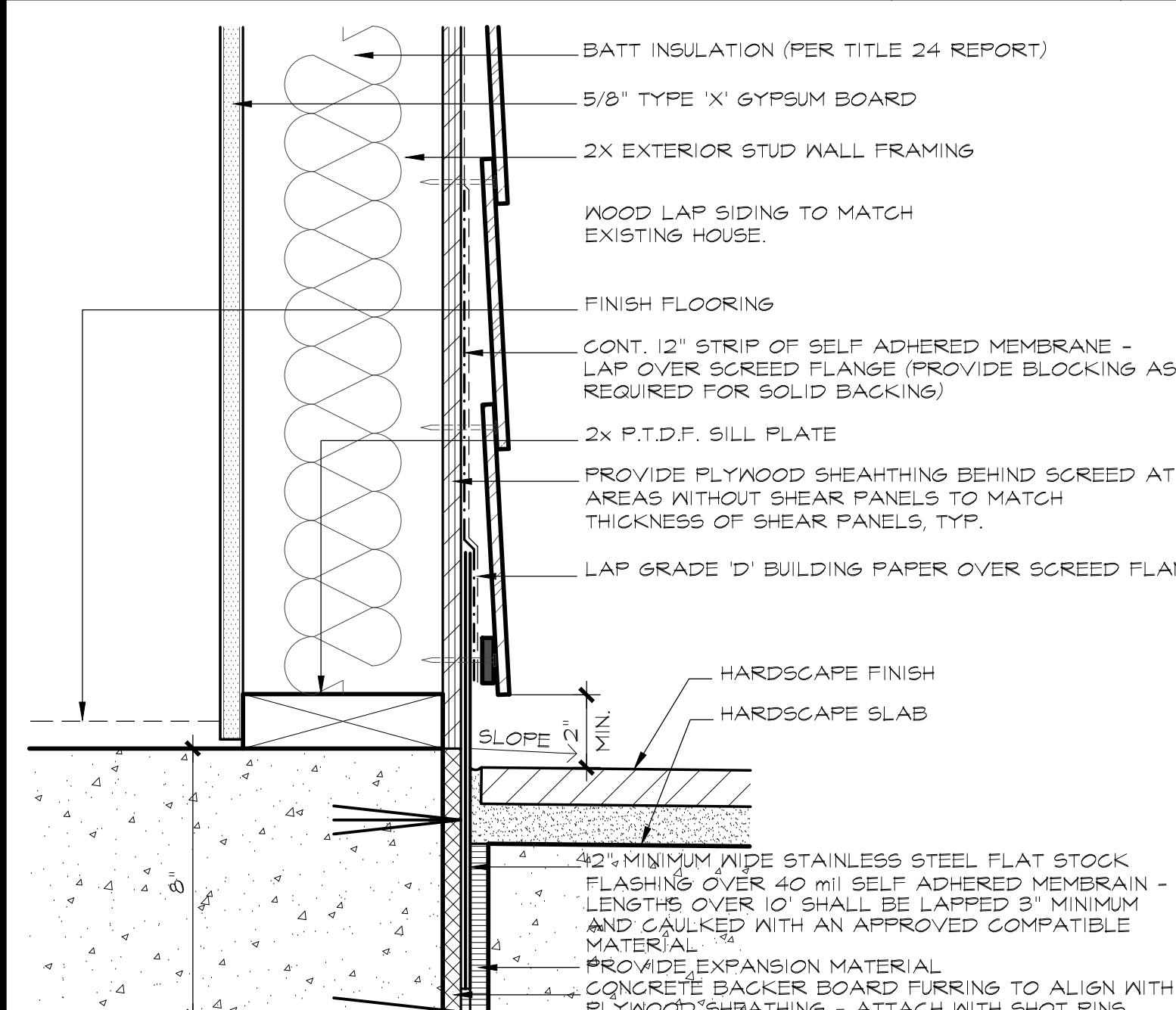
WOOD SIDING SCALE: 6" = 1'-0" | 7



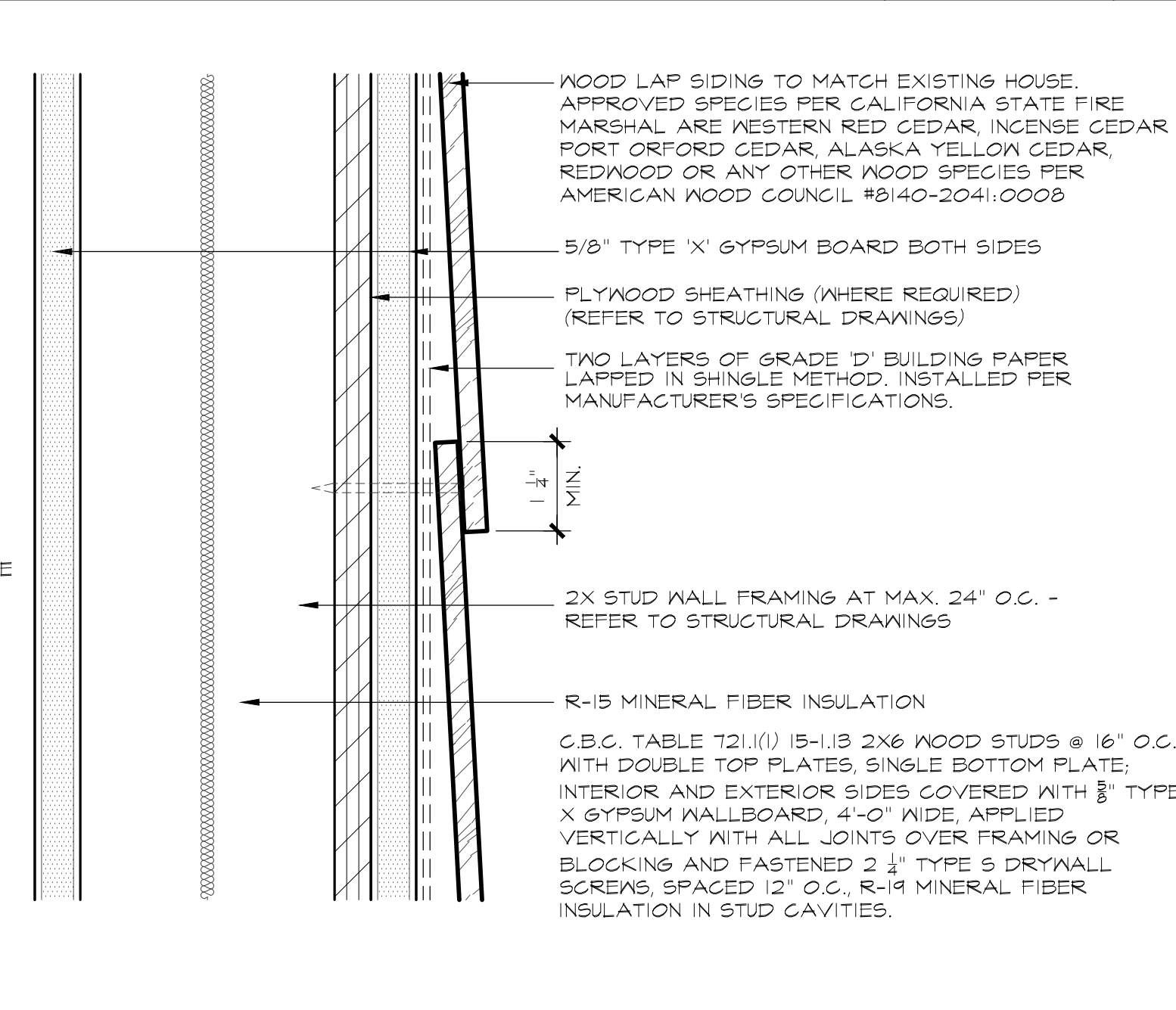
RIDGE DETAIL SCALE: 3" = 1'-0" | 4



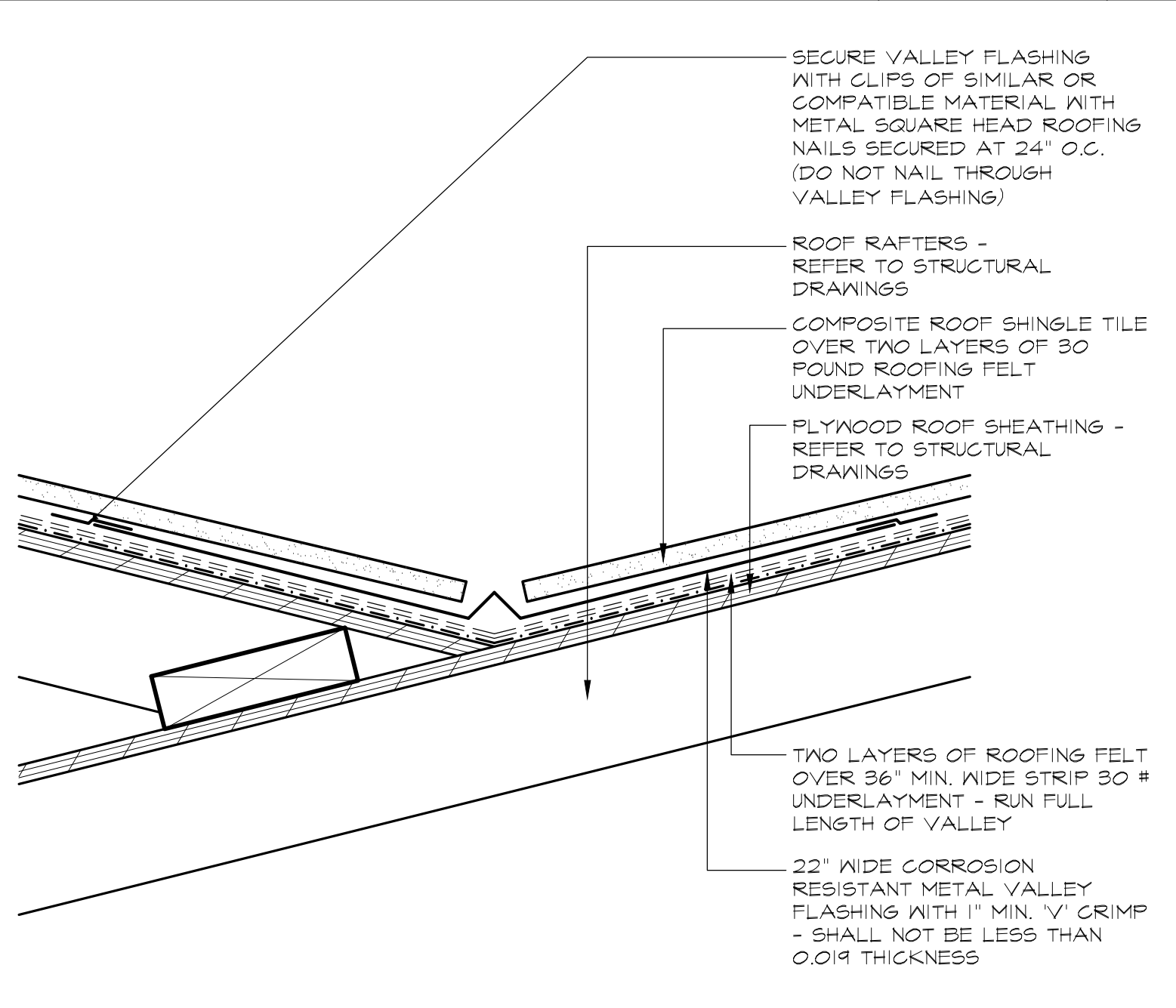
EAVE DETAIL SCALE: 3" = 1'-0" | 2



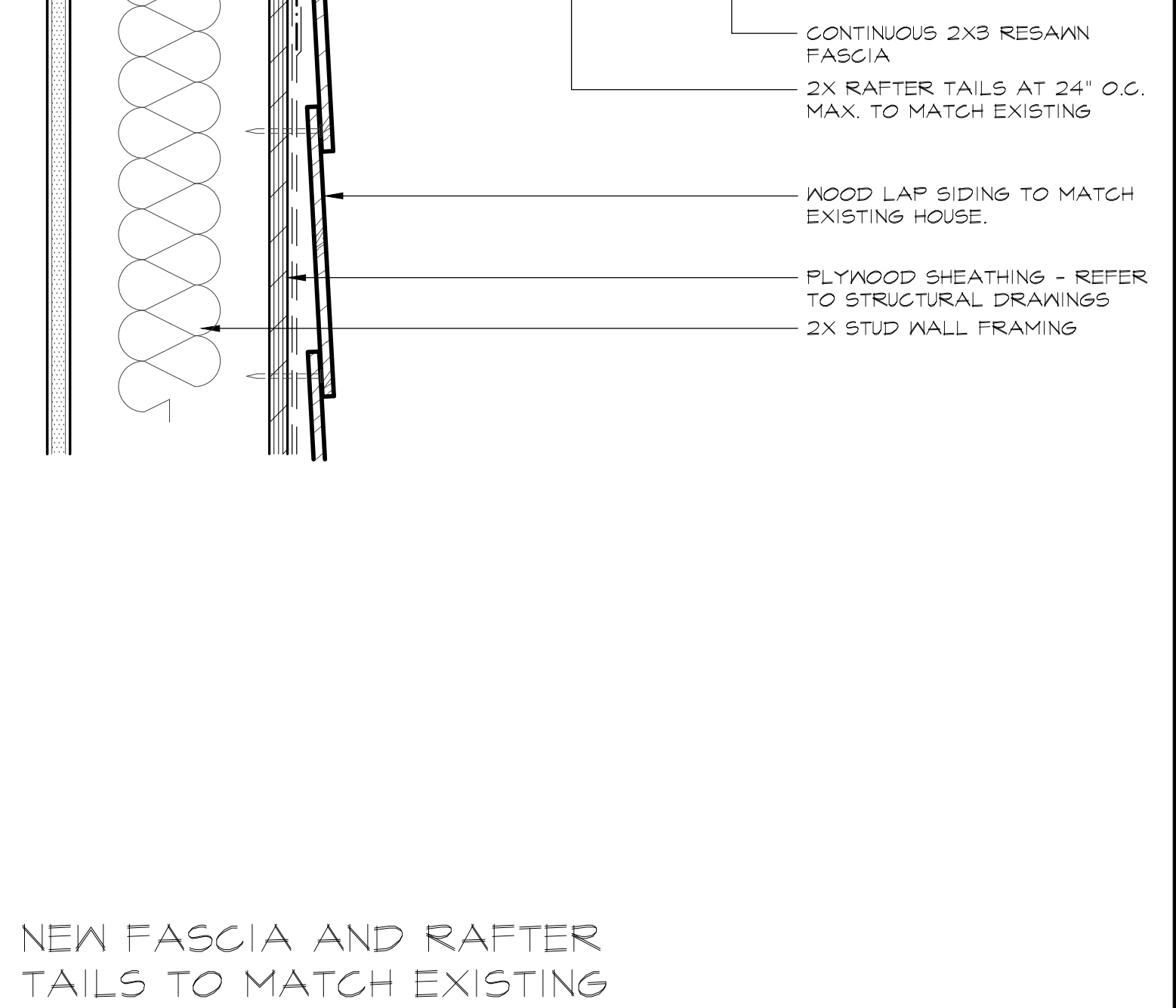
WOOD SIDING SCREED SCALE: 3" = 1'-0" | 11



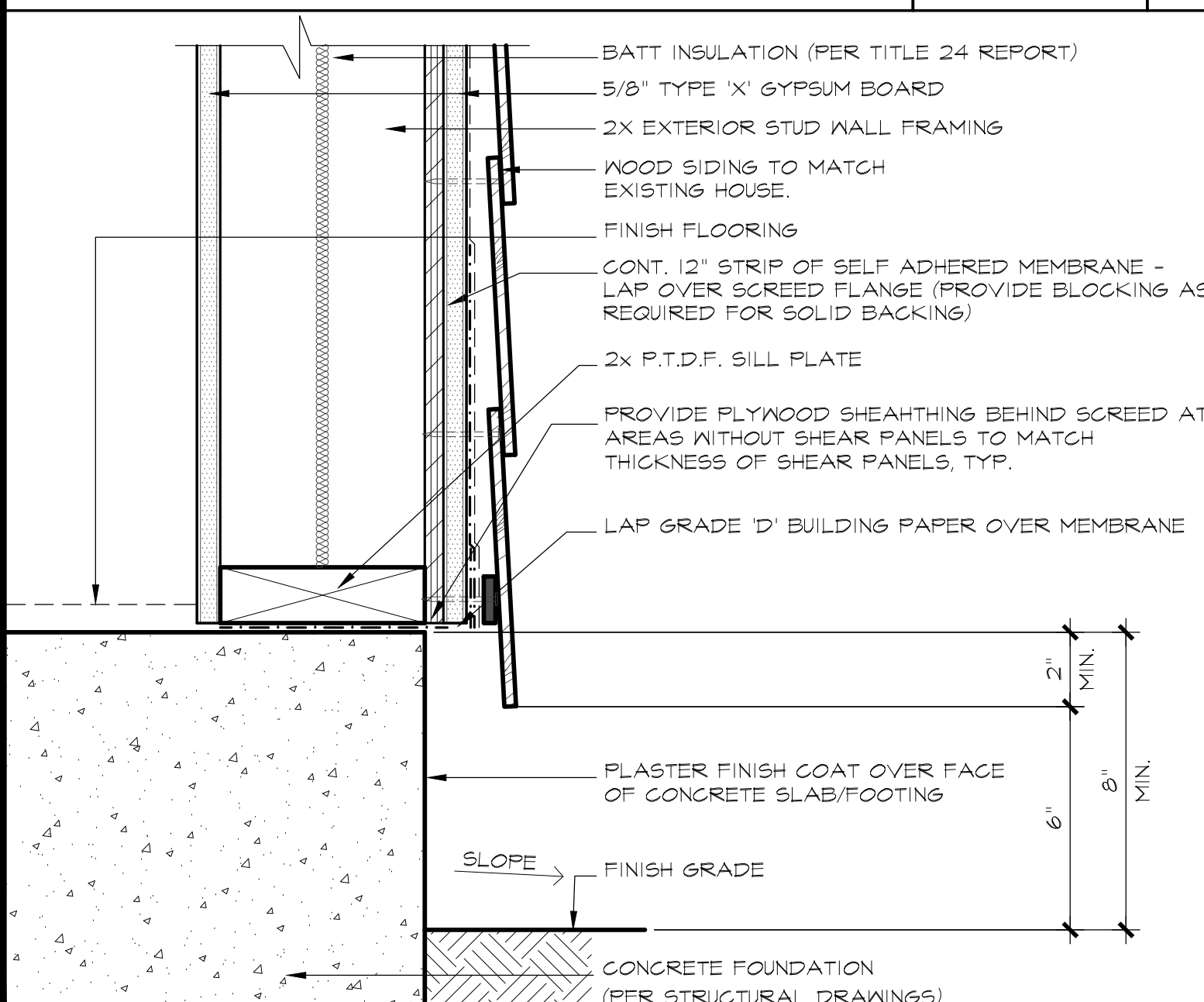
1-HOUR WOOD SIDING SCALE: 6" = 1'-0" | 8



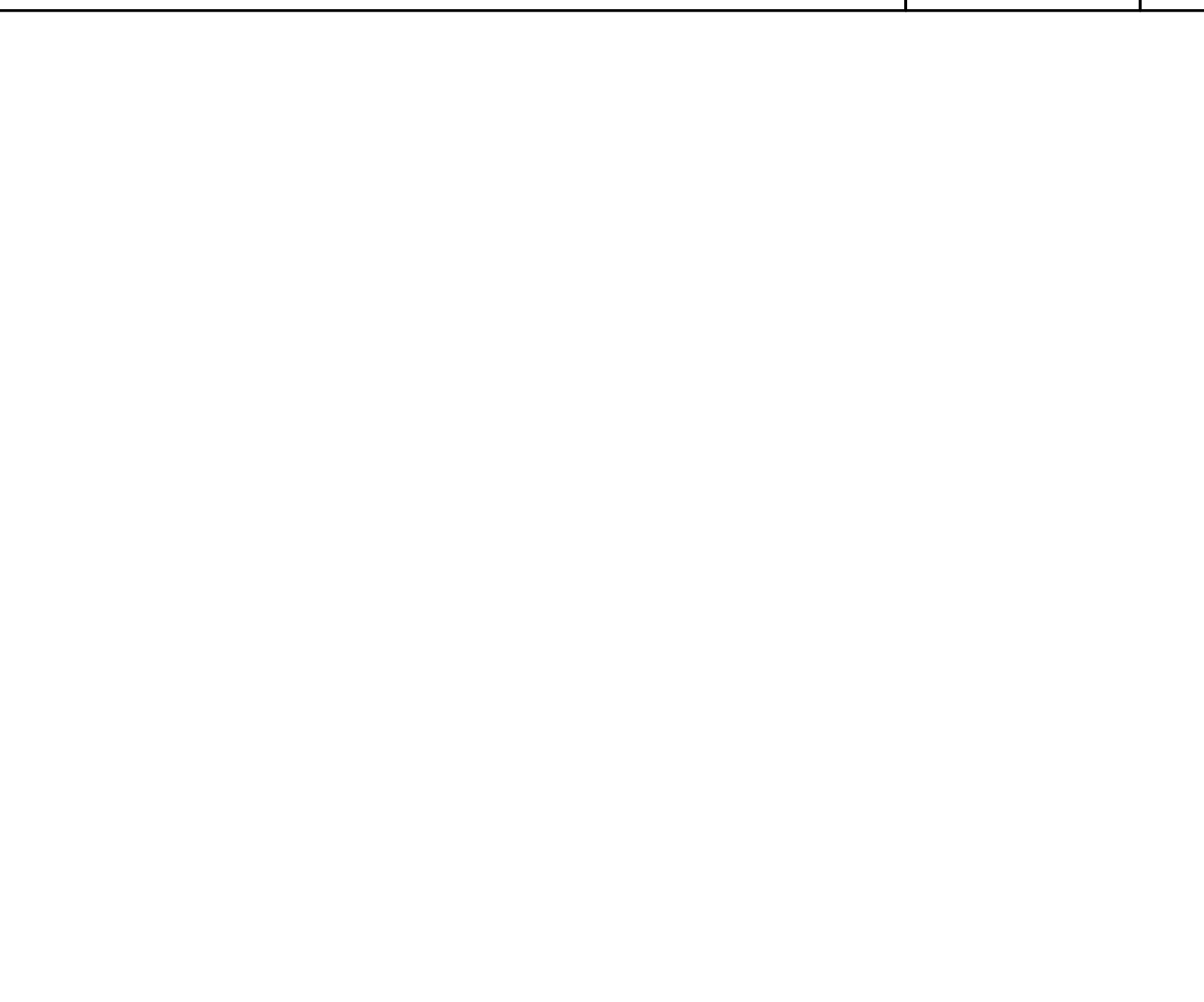
VALLEY DETAIL SCALE: 3" = 1'-0" | 5



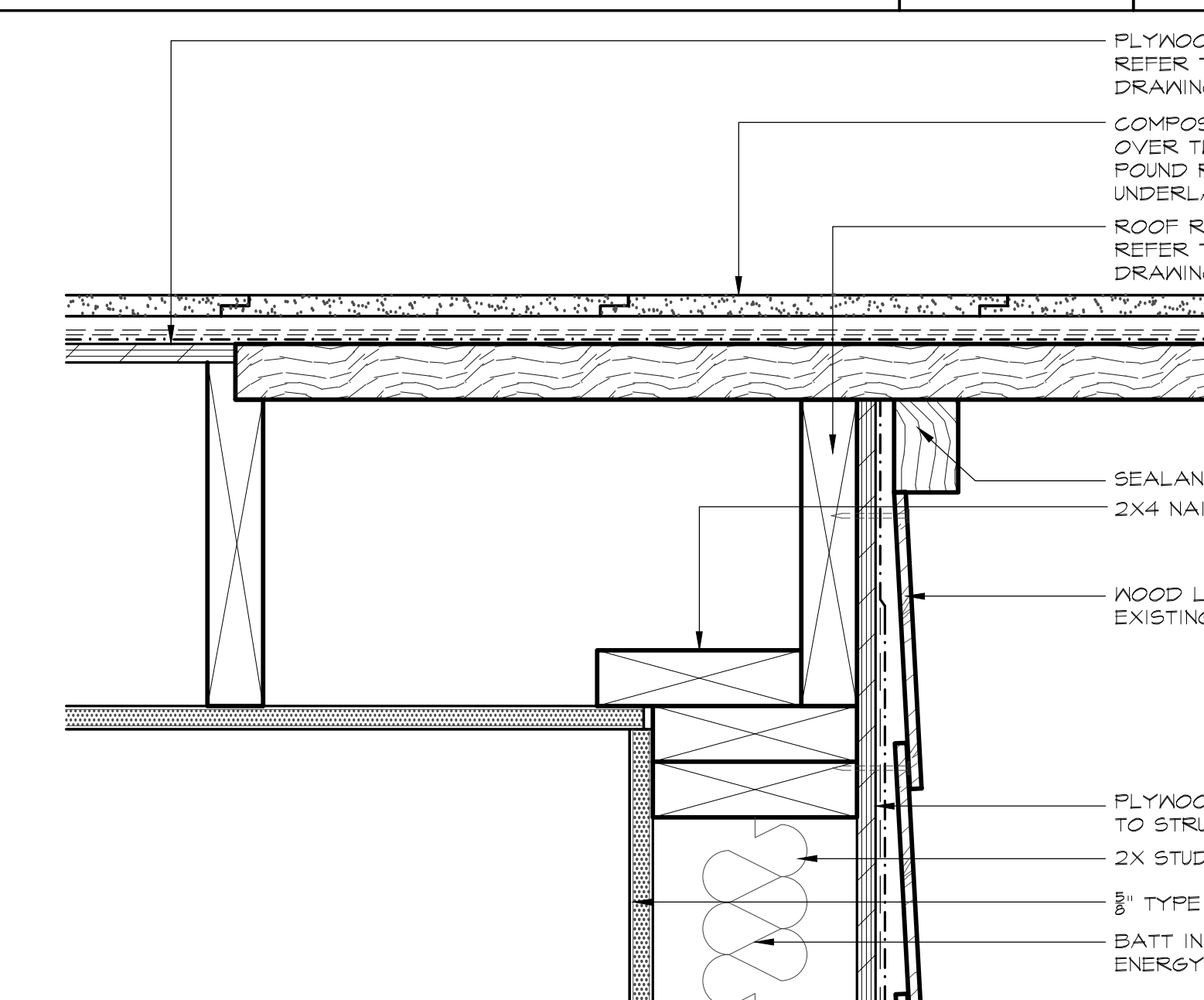
NEW FASCIA AND RAFTER TAILS TO MATCH EXISTING



WOOD SIDING SCREED SCALE: 3" = 1'-0" | 12



NOT USED SCALE: 3" = 1'-0" | 9



RAKE DETAIL SCALE: 3" = 1'-0" | 3

OWNER/PROJECT: SHIN LIU & EVA CHING ACCESSORY DWELLING UNIT 1806 WAYNE AVENUE SOUTH PASADENA, CA 91030

DATE: 09/06/2021

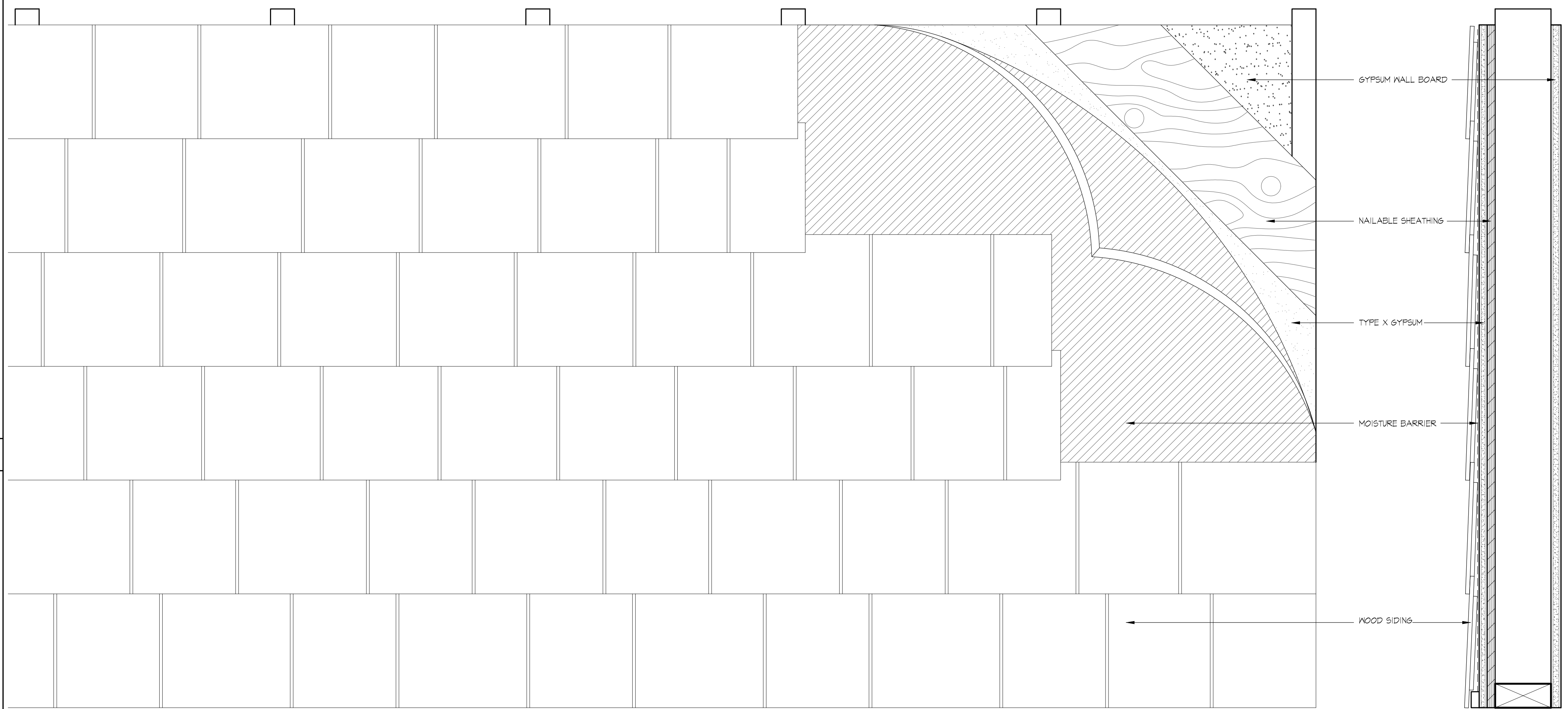
DRAWN BY: B.H.R. REVISIONS:

NOTT & ASSOCIATES INC. 1508 MISSION STREET, SOUTH PASADENA, CA 91030 (626) 460-6174

CONTRACTOR LICENSE #6746805

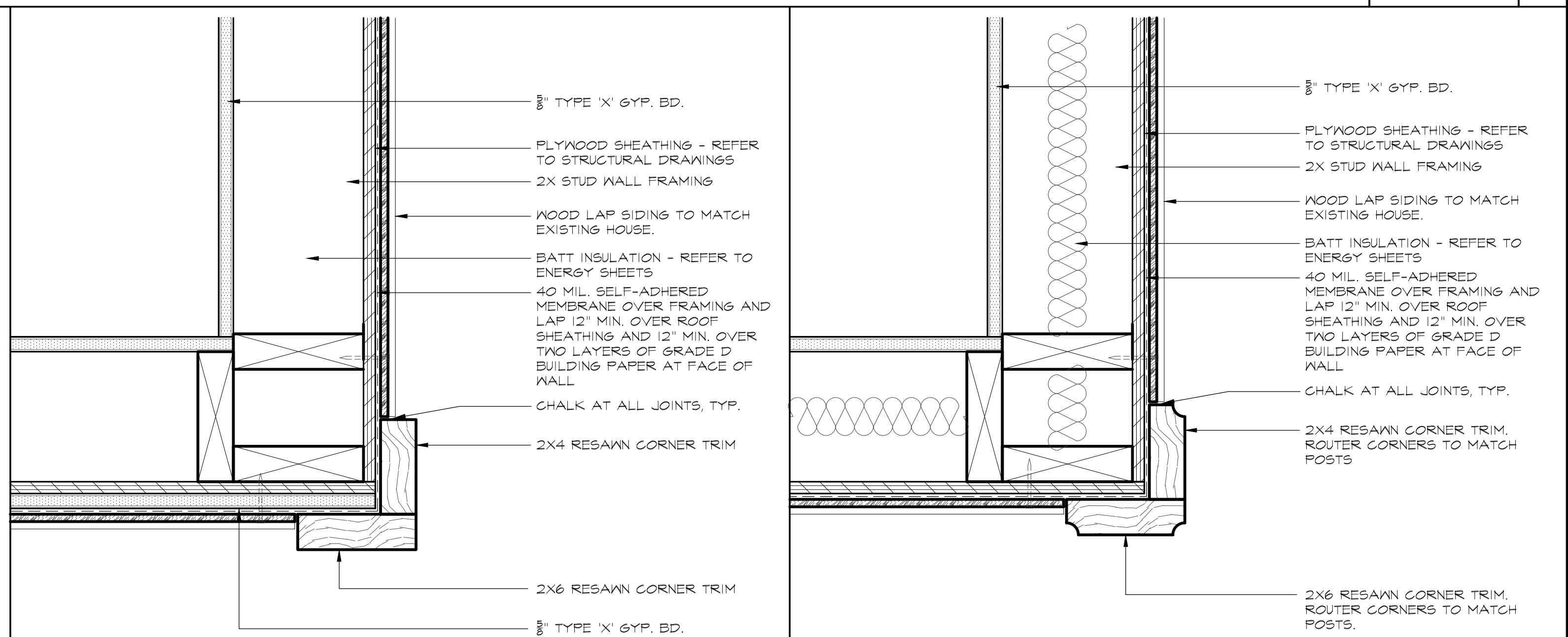
PRELIMINARY DESIGN FOR A D II CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

NOT USED SCALE: 3" = 1'-0" 10



NOT USED SCALE: 3" = 1'-0" 11

1-HOUR SIDING DETAIL SCALE: 3" = 1'-0" 2



NOT USED SCALE: 3" = 1'-0" 12

NOT USED SCALE: 3" = 1'-0" 9

1-HOUR CORNER TRIM SCALE: 3" = 1'-0" 6

CORNER TRIM SCALE: 3" = 1'-0" 3

EXTERIOR DETAILS

DATE: 09.06.2021
 DRAWN BY: B.H.R.
 REVISIONS:

NOTT & ASSOCIATES INC.
 1508 MISSION STREET, SOUTH PASADENA, CA 91030
 (626) 460-6174

OWNER/PROJECT:
SHIN LIU & EVA CHING
 ACCESSORY DWELLING UNIT
 1806 WAYNE AVENUE
 SOUTH PASADENA, CA 91030

PRELIMINARY DESIGN FOR A D II CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

A2.5A

JEFFERY NOTT
CONTRACTOR LICENSE #6746805

DATE: 09.06.2021
DRAWN BY: B.H.R.
REVISIONS:

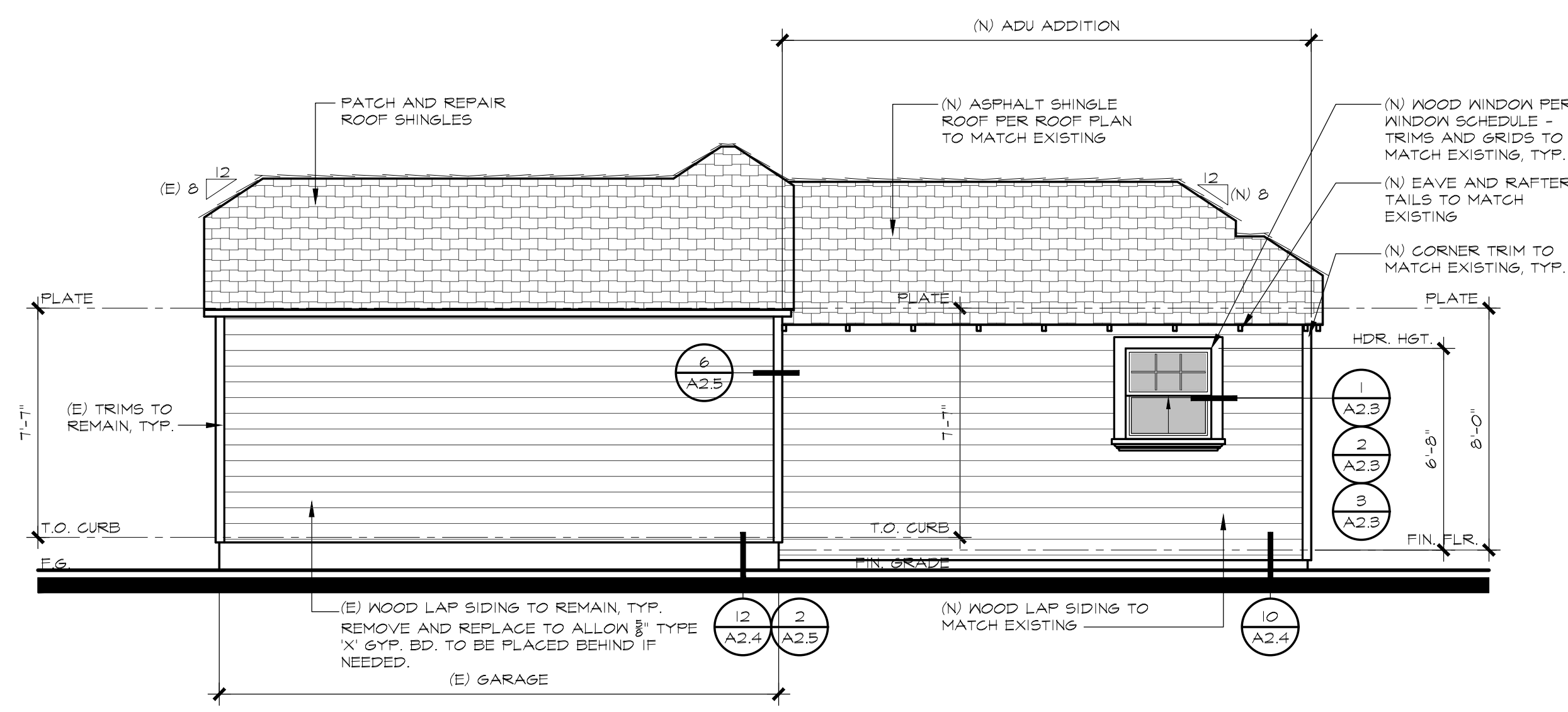
NOTT & ASSOCIATES INC.

1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

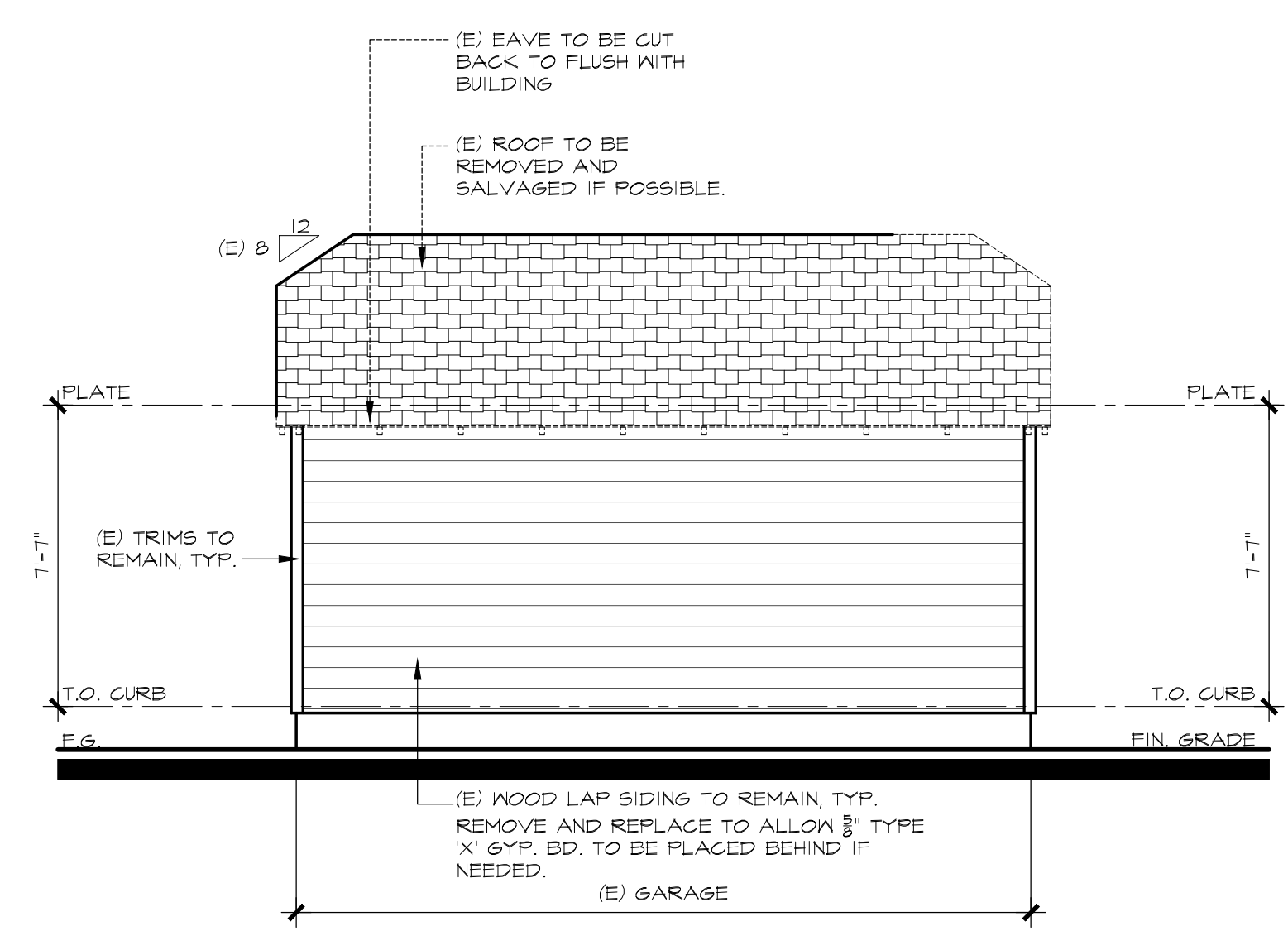
SHIN LIU & EVA CHING
ACCESSORY DWELLING UNIT
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

OWNER/PROJECT:

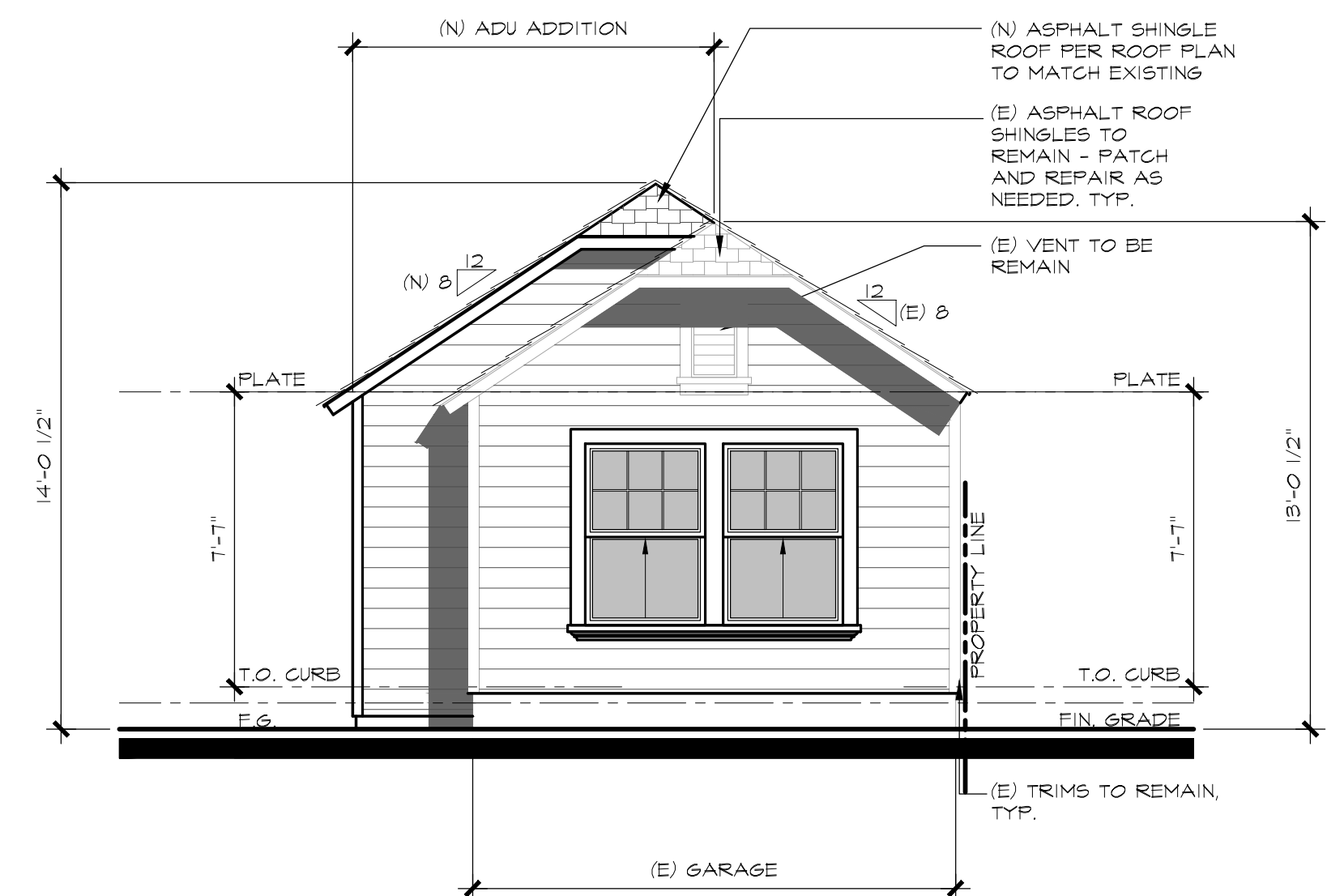
PRELIMINARY DESIGN FOR A D U CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020



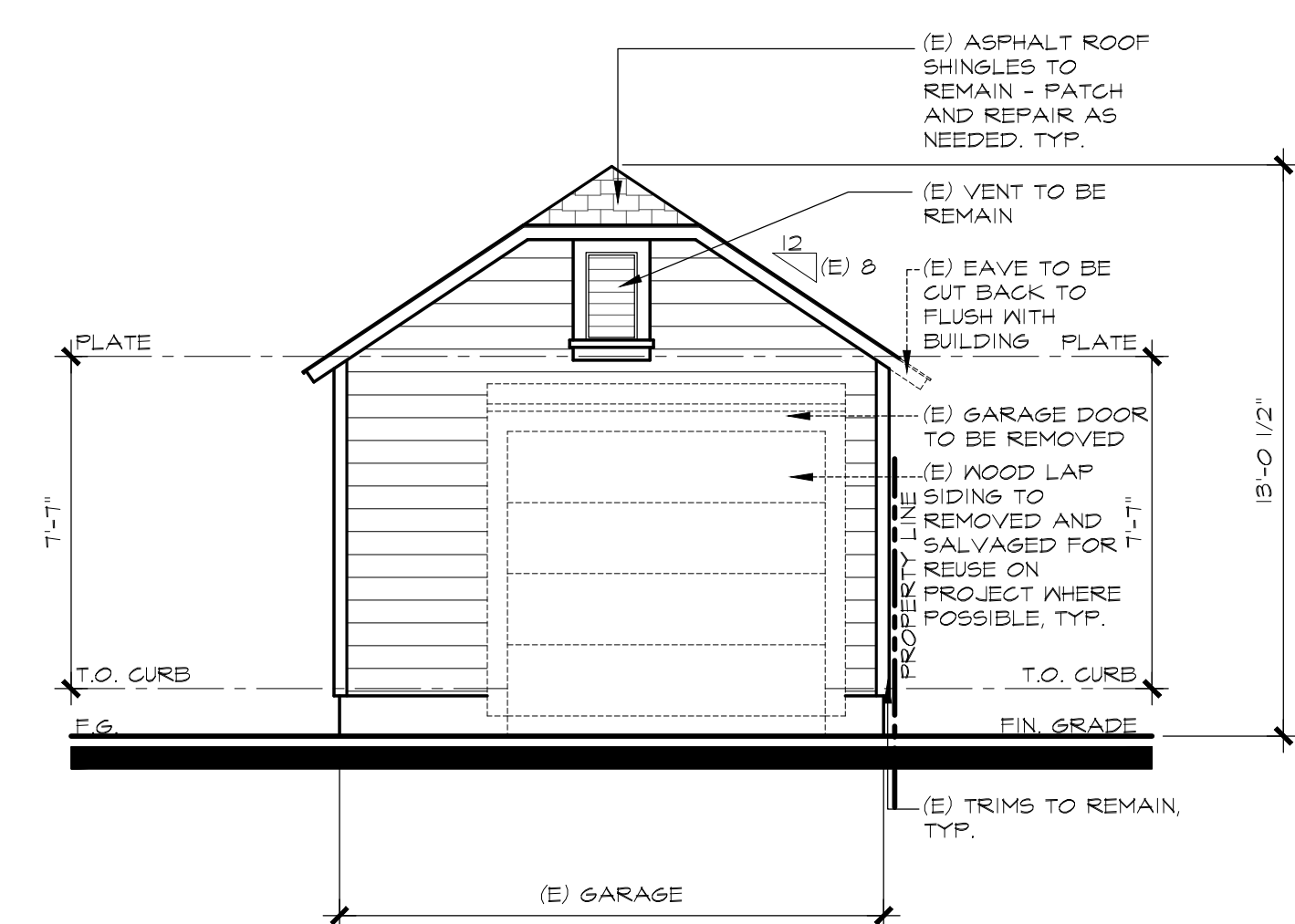
PROPOSED SOUTH (RIGHT) ELEVATION SCALE: 1/4" = 1'-0" 4



EXISTING SOUTH (RIGHT) ELEVATION SCALE: 1/4" = 1'-0" 2



PROPOSED WEST (FRONT) ELEVATION SCALE: 1/4" = 1'-0" 3



EXISTING WEST (FRONT) ELEVATION SCALE: 1/4" = 1'-0" 1

NOTES:
 PATCH AND REPAIR ALL FINISHES TO MATCH EXISTING COLOR, MATERIAL, AND TEXTURE
 INFILL REPLACEMENT MATERIALS (IF NOT SALVAGEABLE FROM SITE) TO MATCH EXISTING FINISHES IN COLOR, MATERIAL, AND TEXTURE

EXISTING AND PROPOSED GARAGE AND A.D.U. EXTERIOR ELEVATIONS

A3.0A

JEFFERY NOTT
CONTRACTOR LICENSE #6746905

DATE: 09.06.2021

DRAWN BY: B.H.R.
REVISIONS:

NOTT & ASSOCIATES INC.

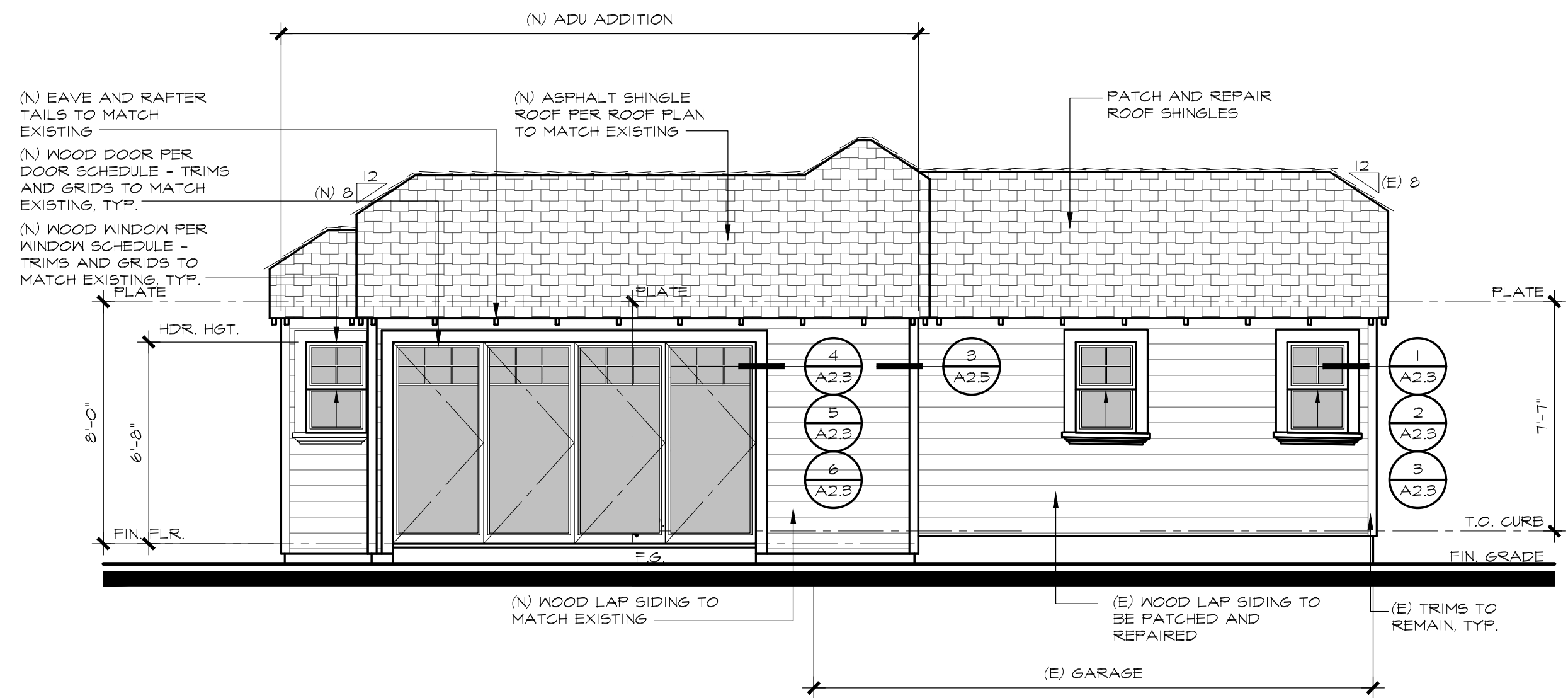
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

OWNER/PROJECT:
SHIN LIU & EVA CHING
ACCESSORY DWELLING UNIT
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

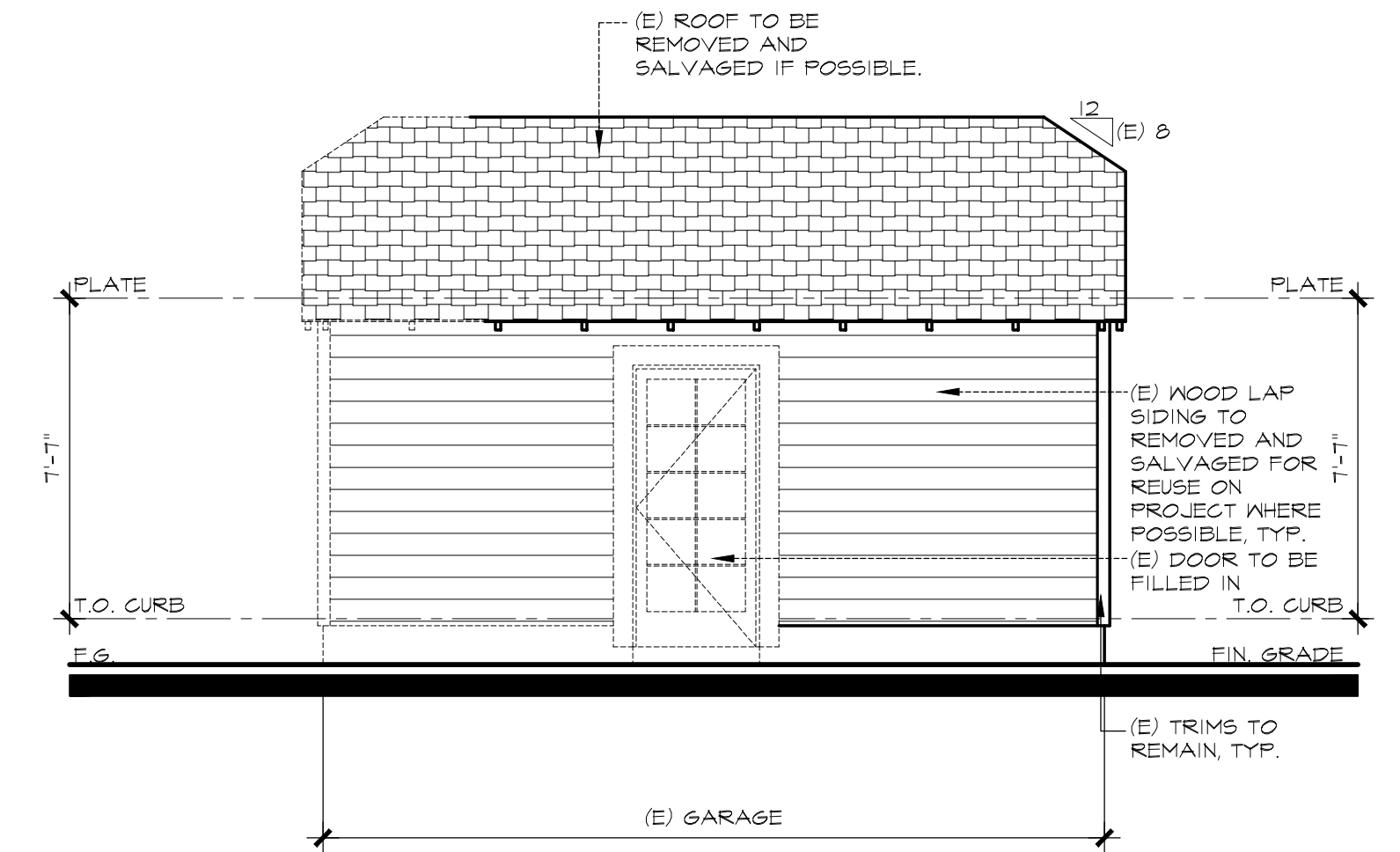
PRELIMINARY DESIGN FOR A D U I I CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

OWNER/PROJECT:

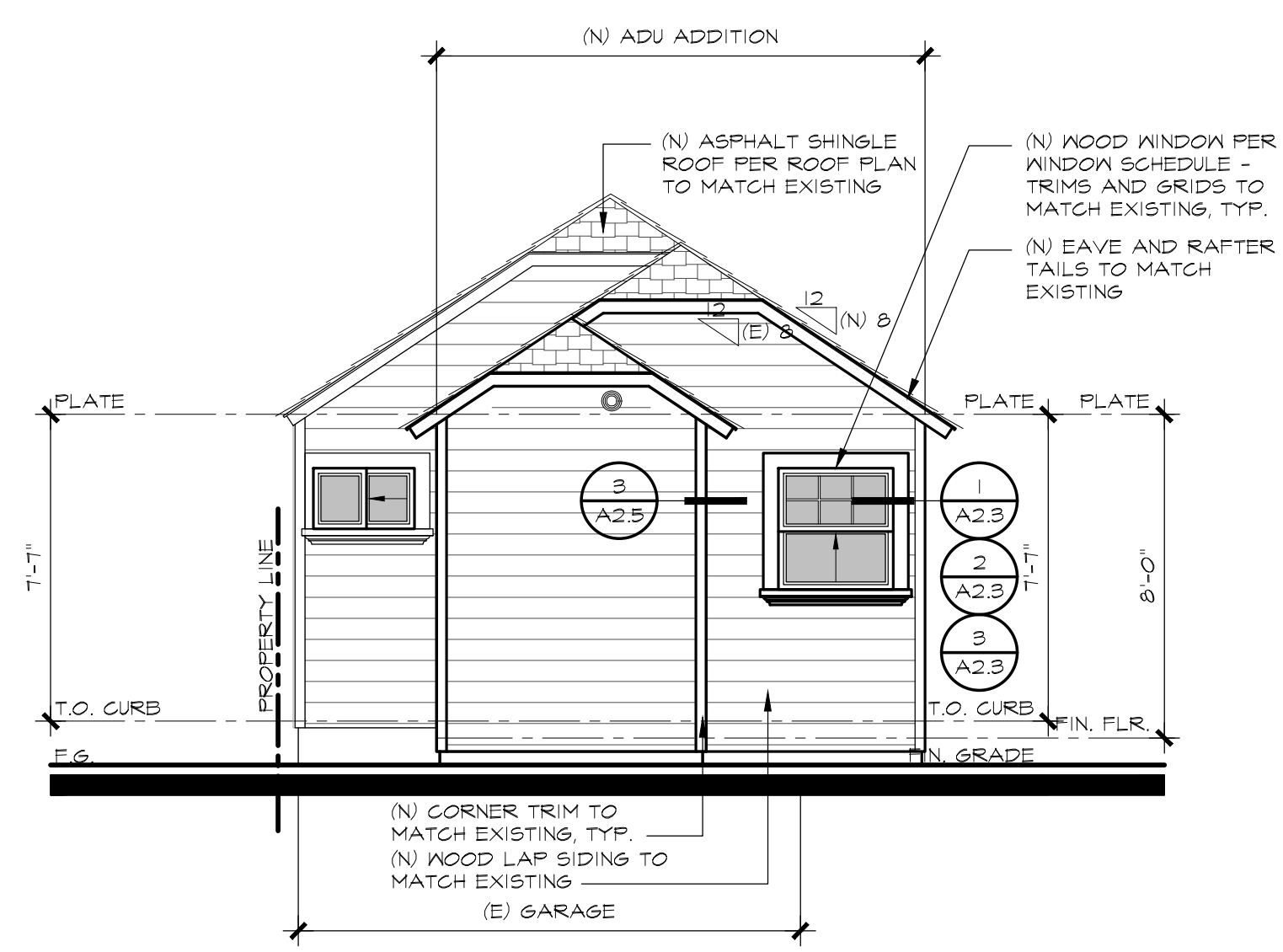
A3.1A



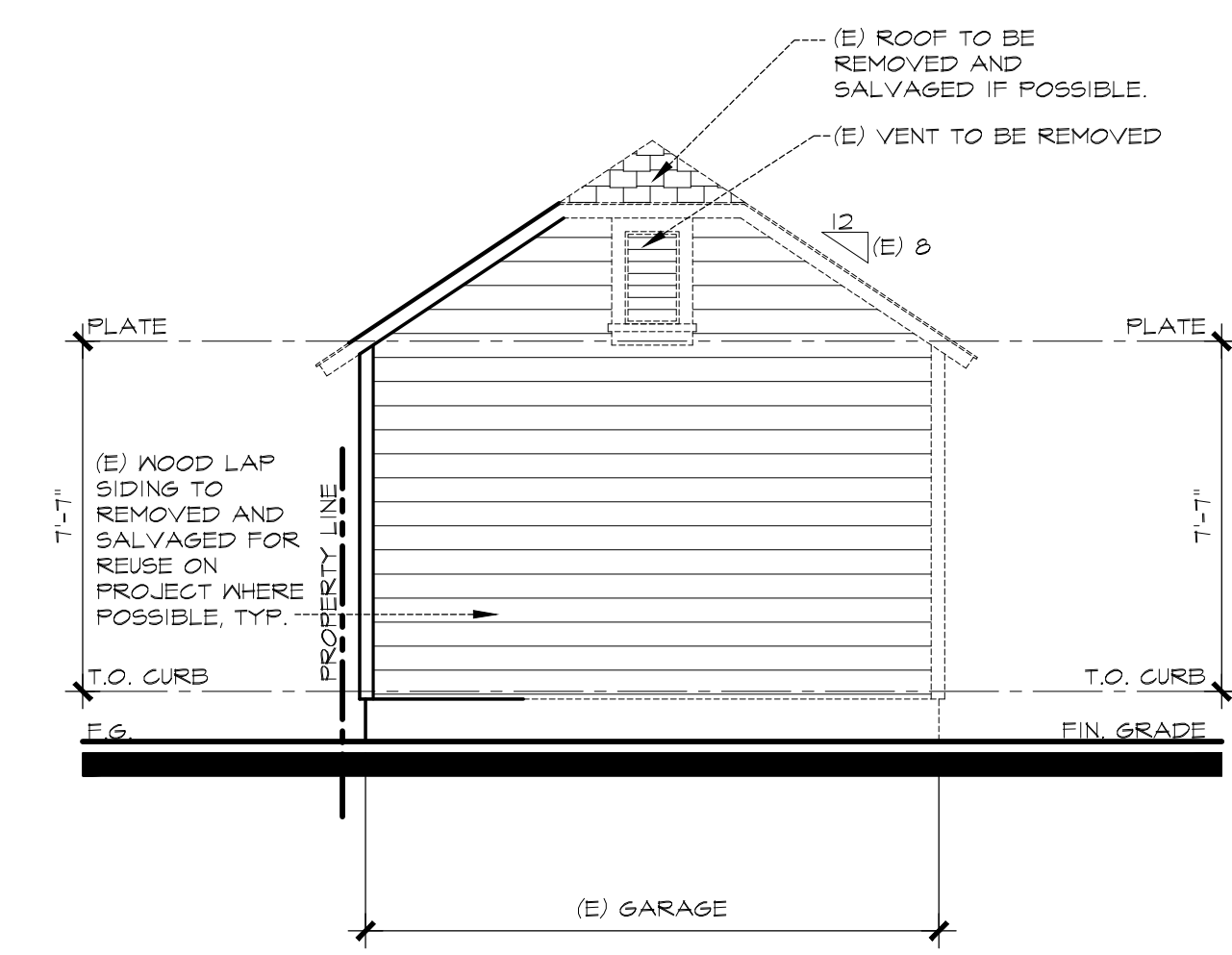
PROPOSED NORTH (LEFT) ELEVATION SCALE: 1/4" = 1'-0" 6



EXISTING NORTH (LEFT) ELEVATION SCALE: 1/4" = 1'-0" 4



PROPOSED EAST (REAR) ELEVATION SCALE: 1/4" = 1'-0" 5



EXISTING EAST (REAR) ELEVATION SCALE: 1/4" = 1'-0" 3

EXISTING AND PROPOSED GARAGE AND A.D.U. EXTERIOR ELEVATIONS

JEFFERY NOTT
CONTRACTOR LICENSE #6746905

DATE: 09.06.2021
DRAWN BY: B.H.R.
REVISIONS:

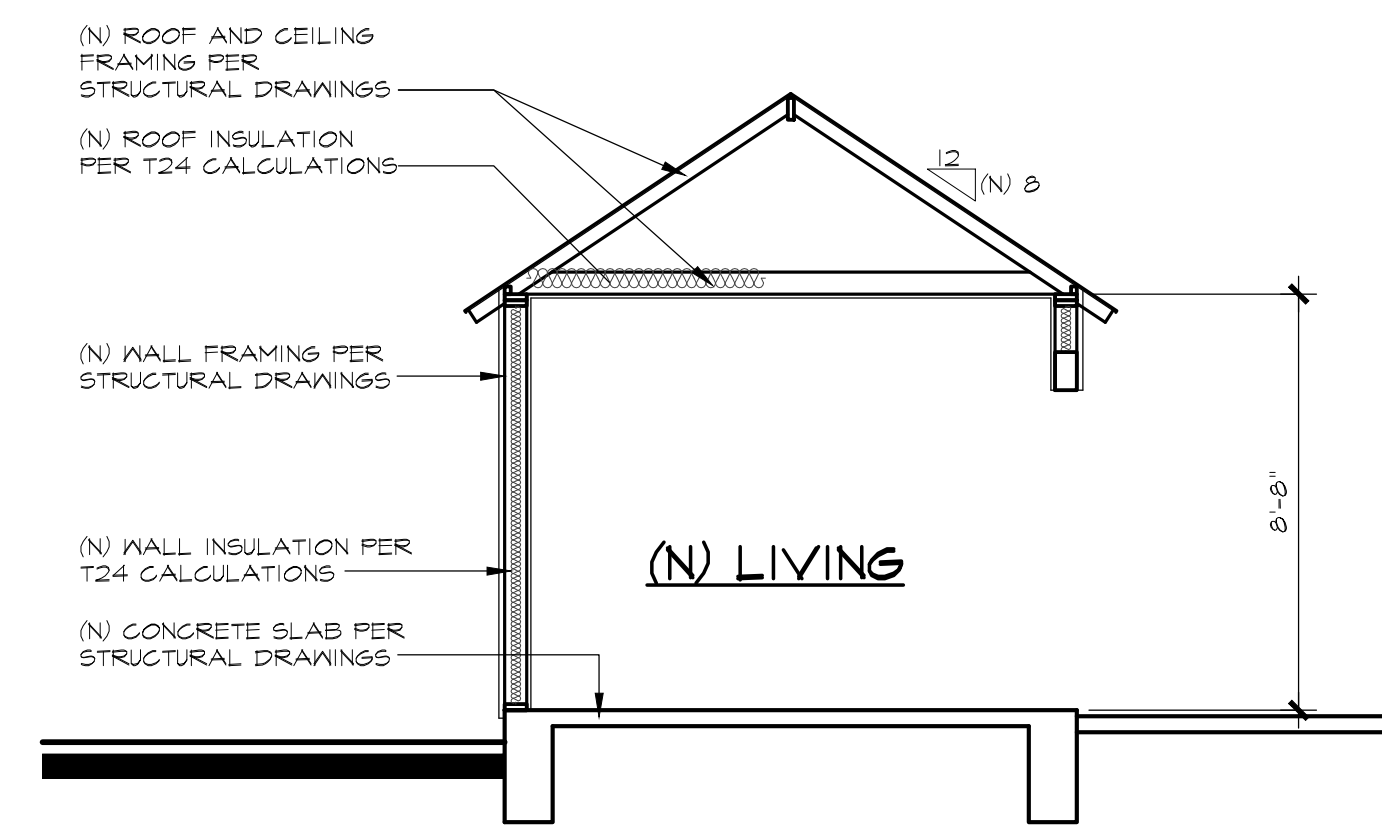
NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

OWNER/PROJECT: SHIN LIU & EVA CHING
ACCESSORY DWELLING UNIT
1806 WAYNE AVENUE
SOUTH PASADENA, CA 91030

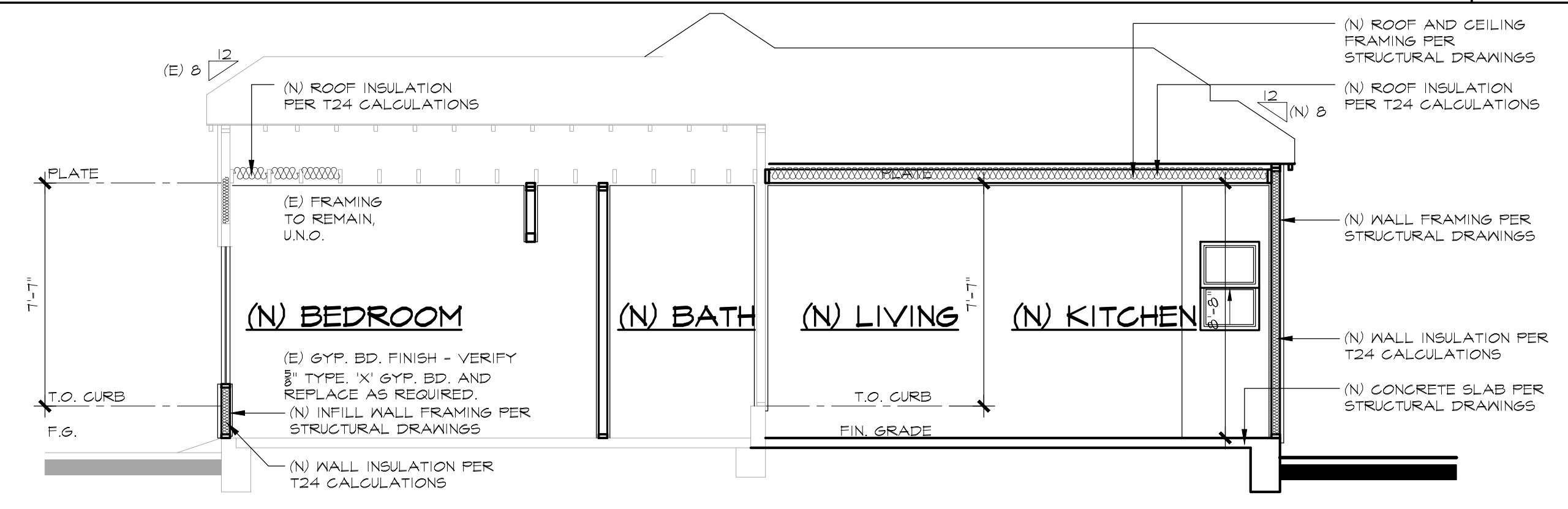
PRELIMINARY DESIGN FOR A D II CONVERSION - "NOT FOR CONSTRUCTION" 11-30-2020

A3.2A

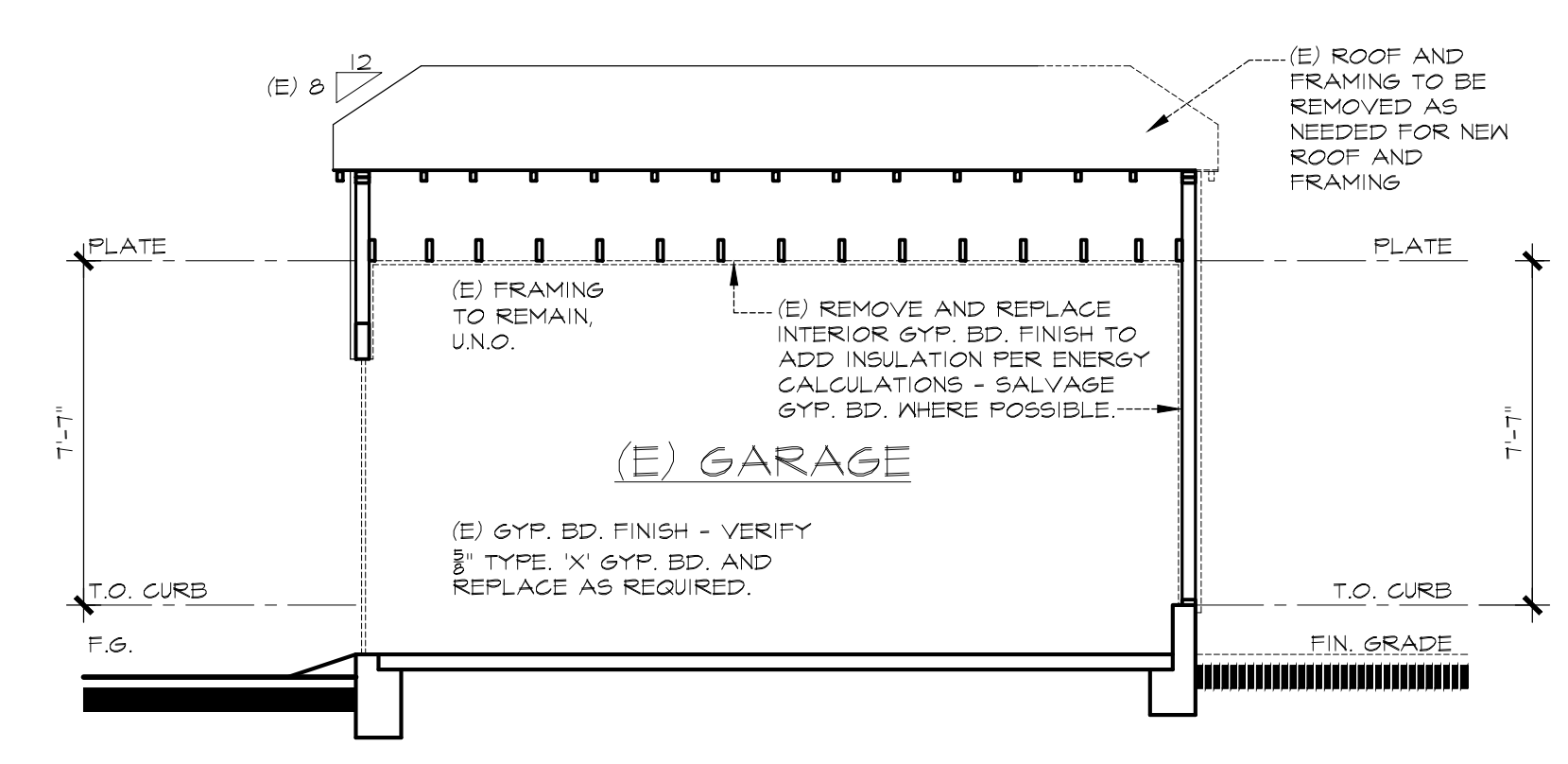
BUILDING SECTION SCALE: 1/4" = 1'-0" D



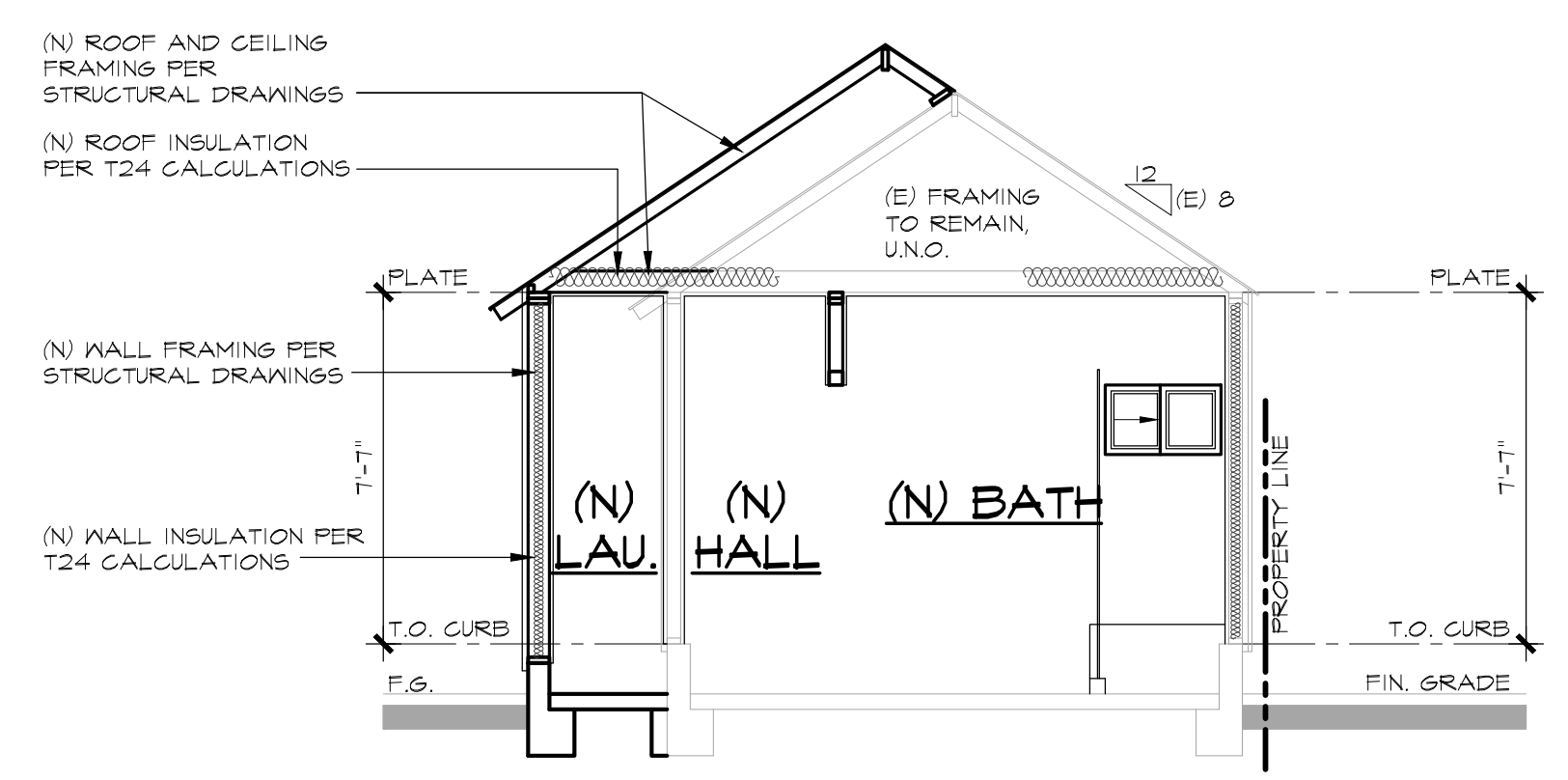
PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0" E



BUILDING SECTION SCALE: 1/4" = 1'-0" C

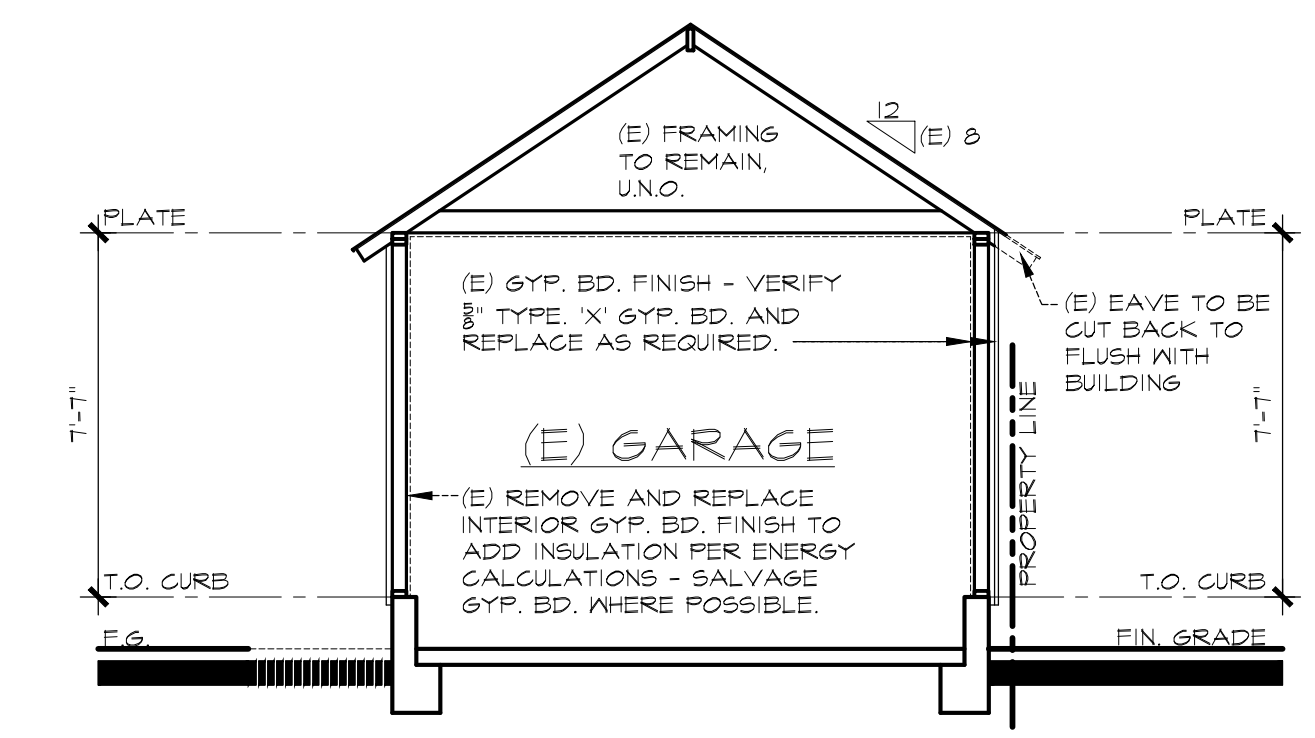


PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0" D



NOTES:
PATCH AND REPAIR ALL FINISHES TO MATCH EXISTING COLOR, MATERIAL, AND TEXTURE
INFILL REPLACEMENT MATERIALS (IF NOT SALVAGEABLE FROM SITE) TO MATCH EXISTING FINISHES IN COLOR, MATERIAL, AND TEXTURE.

EXISTING BUILDING SECTION SCALE: 1/4" = 1'-0" B



PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0" C

EXISTING BUILDING SECTION SCALE: 1/4" = 1'-0" A

EXISTING AND PROPOSED SECTIONS



Cultural Heritage Commission Agenda Report

ITEM NO. 2

DATE: February 7, 2022

TO: Cultural Heritage Commission

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Alexandra Madsen, Preservation Planner

SUBJECT: **Project No. 2444-COA – Certificate of Appropriateness for a 149-square-foot first story and a 713-square-foot second story addition to an existing 2,475-square-foot two-story single-family residence and a 95-square-foot addition to a detached garage located at 2039 Edgewood Drive (Assessor’s Parcel Number: 5321-003-010).**

Recommendation

Staff recommends that the Cultural Heritage Commission form a subcommittee to work with the applicant to refine and relocate the proposed addition to the rear of the property. Staff recommends approval of the project upon relocation of the addition to the rear of the residence, subject to conditions (**Attachment 1**).

Background

Constructed in 1913, the 2,475 square-foot two-story single-family residence is included in the Inventory of Cultural Resources as a contributor to the Edgewood District (see **Figures 1-4**). A key contributor to the district, the house is designed in the Craftsman airplane bungalow style. The building’s second story “pop-up” is original and dates the time of the building’s construction (*South Pasadena Record* 5/9/1913). This “pop-up” second floor “floats” over the larger first story and features a deep setback on the first story’s ridgeline.

The single-family residence retains its key character-defining features. The character-defining features of the property include:

- Asymmetrical composition;
- Two-story mass and scale;
- Second story “pop-up” with deep setback;
- Wood shingle cladding;
- Low/medium-pitched, nested front gabled roof with exposed purlins;
- Gable front entry porch with brick piers;
- Base of original front, tapered brick chimney;
- Wood-framed windows

Over the years, several alterations and improvements have been made to the property. According to building permits, the porch was screened in 1923 (since removed). The second story “pop-up” was insulated and reroofed in 1937. The building was reroofed in 1950, 1970, 1990, and 2015. The garage was

also reroofed in 2015. Additional alterations included regular service and repairs such as, but not limited to, replacement of a garbage disposal and service to the electrical and plumbing systems.

Project Description

The applicant is requesting approval of a Certificate of Appropriateness to add a 149-square-foot addition to the first floor and a 713-square-foot addition to the second floor of the residence. The residence is a 1913 Craftsman airplane bungalow-style home located in the eligible Edgewood District, which is included in the City's Inventory of Cultural Resources as a locally eligible historic district.

The project would expand and remodel the existing kitchen and add a mudroom on the first floor. It would add a master bedroom, master bathroom, and a bedroom to the second floor. The proposed addition is located to the rear (south) elevation on the first floor and on the front (north) and rear (south) elevations on the second floor. The second-floor addition would be prominently located in front of the historic "pop up" second story that characterizes the Craftsman airplane bungalow and would be highly visible from the public right-of-way. The rear additions are situated behind the residence and would not be visible from the public-right of-way.

The exterior walls of the additions will be sheathed in wood shingles that compliment the existing siding but feature a slightly different exposure to be differentiated from the original historic fabric upon close inspection. Wood-framed windows are proposed for all new windows on the addition, which match window types found on the historic home, but will be differentiated by their ratio of lights (two-over-one instead of the historic three-over-one). New entrances will include wood glazed and unglazed/paneled doors that match existing doors at the property.

Additional project details, including a detailed narrative describing the historic residence and proposed modifications are included in this report as **Attachment 2**. The original building permits are included in this report as **Attachment 3**, and architectural drawings and plans are included as **Attachment 4**.

General Plan and Zoning Consistency

General Plan Consistency

The General Plan land use designation of the project site is Low Density Residential, which allows for detached single-family units at a density of 3.51 to 6.0 units per acre. The proposed project does not involve a subdivision of the existing lot and an accessory dwelling is not counted toward the density of the site; therefore, it is consistent with the General Plan.

With implementation of the recommendations noted below and compliance with the conditions of approval, the project will comply with the Goals and Policies of the General Plan as follows:

- Goal 8: "To harmonize physical change to preserve South Pasadena's historic character, scale, and "small town atmosphere".
 - Policy 8.1: "Encourage new development to respect South Pasadena's heritage by requiring that it "respond to context" – distinctiveness of the locality and region as well as the scale and special circumstances of the fabric of the site's immediate surroundings; require that it be compatible with the traditions and character of the City, and minimize adverse impacts on the privacy and access to light and air of its neighbors".

ITEM NO. 2

CHC Agenda
February 7, 2022

2039 Edgewood Drive
Project No. 2444-COA

- Policy 8.4: “Development should be encouraged to reflect concern for the well-being of all citizens – for residents, workers, visitors, neighbors, and passerby – and improve the environment of the public. New development should be accommodating, inspiring, inviting, and enduring and should embody the cultural values of the community”.
- Policy 8.5: “Promote a greater public awareness of the architectural, urban design and cultural heritage of the City”.
- Goal 10: “To preserve the scale, architectural character, infrastructure, and landscape assets of South Pasadena’s established residential neighborhoods by preventing “mansionization” of dwellings in residential neighborhoods.
 - Policy 10.1: To “ensure that remodeling or infill development in established residential neighborhoods is harmonious in scale and building form with its context and that “mansionization” is both avoided and prevented”.

Zoning Code and Design Review Compliance

The subject property is zoned Residential Single Family (RS), which is intended for the development of detached single-family homes and accessory structures. The existing land use and density of the project site complies with the South Pasadena Municipal Code (SPMC) Division 36.220. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City’s design standards and guidelines. Pursuant to Section 36.220.050 Development of Small Nonconforming Residential Parcels, the subject lot is deemed nonconforming, because it is less than 10,000 square-feet in size. Residential Development Standards from SPMC Sections 36.220.040, 36.220.050, and 36.350.200 were applied to the proposed project. The following table lists the project’s conformance with applicable development standards.

Residential Single Family (RS Zone) Development Standards Compliance

Standard	Requirement	Existing	Proposed
Lot Coverage (Section 36.220.050 (F))	50% (-update number sq. ft. max allowed)	28% 2,815 sq. ft.	30% 2,960 sq. ft.
Floor Area Ratio (FAR)	35% (3,465 sq. ft. max. allowed)	25% 2,475 sq. ft.	33% 3,334 sq. ft.
Building Height	35 ft.	22 ft. 5 in.	Unchanged
On Site Parking for Dwellings with a Detached Garage (36.220.050 (G))	For ADU Conversions – No replacement parking required	2 uncovered spaces; 2 covered spaces	Unchanged

ITEM NO. 2

CHC Agenda
February 7, 2022

2039 Edgewood Drive
Project No. 2444-COA

Standard	Requirement	Existing	Proposed
Front Setback (Section 36.220.050 (B))	20 ft. or 15 ft. for houses with a front porch	21 ft. 6.5 in.	Unchanged
Side Setbacks (House)	10% of lot width, with 4 ft. minimum	9 ft. 1 in. on north side and 14 ft. 7 in. on south side	5 ft. 7.5 in. on north side and unchanged on south side
Rear Setback (House)	20 ft.	33 ft. 0 in. (house)	Unchanged
Distance Between Structures (Garage & House)	10 ft. minimum	31 ft. 6 in.	Unchanged
Garage Front Setback	10 ft. from the front of main structure	102 ft. 9 in.	Unchanged
Garage Side & Rear Setbacks	5 ft. minimum from both side and rear property lines	5 ft. east side setback 34 ft. 1 in. west side setback, 8 ft. 6 in. rear setback	38 ft. 7 in. west side setback East and rear setbacks unchanged

Landscaping

In accordance with landscaping standards in Section 36.330.30 (A)(1) and (2) of the SPMC, a landscaping plan is required for new development, or significant expansion or redevelopment of an existing use. Significant expansion is defined in Section 36.330.30 (A)(1) as an increase of 25% or more in the ground floor footprint of a single-family dwelling. Since the ground floor footprint is proposed to increase by 8%, a landscape plan is not required.

Design Review

Project Design Elements

The proposed project includes a 149-square-foot addition to the first floor and a 713-square-foot addition to the second floor of the residence. The proposed addition is located to the rear (south) elevation on the first floor and on the front (north) and rear (south) elevations on the second floor. The second-floor addition would be prominently located in front of the historic “pop up” second story that characterizes the Craftsman airplane bungalow and would be highly visible from the public right-of-way. The rear additions are situated behind the residence and would not be visible from the public-right of-way.

The architectural plans included in **Attachment 4** show that the proposed addition would alter the historic primary façade of the building and affect the character-defining feature that is the “pop-up” second story. The second-story front addition would be visible from the public right-of-way. The design was reviewed in accordance with the City of South Pasadena Design Guidelines for Historic Homes and the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

City of South Pasadena Design Guidelines for Historic Properties

As codified in Municipal Code Section 2.65, the City of South Pasadena *Design Guidelines for Alteration & Additions to Historic Residences* are to be considered in the issuance of all Certificates of Appropriateness. 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*. They are intended to foster the preservation and rehabilitation of the character-defining features. The standard procedure for historic buildings is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these historic features.”¹

The Design Guidelines include sections focused on changes to Craftsman Bungalows and additions to historic properties. The following guidelines are most relevant to the modifications and additions to Craftsman bungalows:

1. “Roofs are the most significant features that define the massing and proportions of historic residences in South Pasadena. Roof forms, pitch, overhangs at eaves, and roofing materials vary widely by architectural style. ...The **original roof form should be preserved**. Any replacement of deteriorated features, or addition of small features should be done in the style of the original building, considering the original roof form and slopes” (p. 26).
2. “Additions should be integrated with the historic exterior so that the **least possible loss of historic materials and character-defining features and materials occurs**” (p. 36).
3. “**Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades**, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street” (p. 36).
4. “Additions should be **placed at the building rear and set back from the front** to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent” (p. 39).

Some elements of the project comply with the City of South Pasadena’s Design Guidelines as noted above. However, staff recommends the formation of a subcommittee to work with the applicant to identify ways to relocate and refine the design for the proposed second-story addition to the rear of the residence so that it complies more closely with the City’s Design Guidelines. The design currently deviates from the City’s Design Guidelines as follows:

1. The second story addition departs from items #1, #2, #3, and #4. Staff recommends the addition be added to the rear of the existing “pop-up” second story so that it retains the original roofline, is set back from the primary façade and is not visible from the public-right-of-way. This will retain the character-defining feature that is the set-back “pop-up” as described in item #3.

¹ City of South Pasadena, Planning and Building Department. January 2009. *Part II: Design Guidelines for Alteration & Additions to Historic Residences*, p 9. Prepared by Architectural Resources Group, Pasadena, California.

Historic District Characteristics and Project Compatibility

The 1913 Craftsman style residence at 2039 Edgewood Drive is a contributor to the eligible Edgewood District. Consisting of 28 contributing properties, with shared planning features, the Edgewood District is composed of modestly sized one- and two-story, single-family residences set on rectangular lots with a common setback. Period Revival and Craftsman style architecture characterize the district. Eddie Park, site of the City Landmark “Eddie House,” is located at the southeast corner of Cheltenham Way and Edgewood Drive.

Secretary’s Standards

The *Secretary of the Interior’s Standards* define rehabilitation as the process of returning a property to a state of utility, through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its history, architectural, and cultural values.

Overall, the project would retain some the building’s historic features and materials, with *Secretary’s Standards*-compliant approaches for repair or, where needed, in-kind replacement. However, the proposed addition does not appear to comply with all relevant *Secretary’s Standards for Rehabilitation*; particularly, the second-story addition does not appear to comply with Standard Nos. 5, 9, and 10.

Standard 5

The property at 2039 Edgewood Drive is a two-story residence located in a historic district with modestly sized residences. One of the property’s main character-defining features is the residence’s “pop-up” second story roof and roofline, typical of the Craftsman airplane bungalow style of architecture. The original primary façade, roof form, and shape of the building are distinctive character-defining features that would be altered with the proposed addition. This is not in compliance with Standard No. 5 below; the proposed second-story addition would be relocated to the rear of the residence to comply with Standards No. 5.

- **Standard 5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be **preserved**.

Standard 9

As stated in Standard No. 9, the addition should not destroy “historic materials, features, or spatial relationships that characterize the property.” The proposed addition is prominently located along the primary façade of the building and alters the spatial relationship of the “pop-up” second story by dramatically extending the second story forward. The proposed addition could be relocated to the rear of the residence to comply with Standard No. 9 below.

- **Standard 9:** New additions, exterior alterations or related new construction **will not destroy historic materials, features and spatial relationships that characterize the property**. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ITEM NO. 2

CHC Agenda
February 7, 2022

2039 Edgewood Drive
Project No. 2444-COA

Standard 10

Additionally, the addition is not reversible – the front face of the original, historic “pop-up” would be demolished and placed behind the new addition. This is not in compliance with Standard No. 10 below. Staff recommends refining the design such that the proposed addition is located in the rear of the residence.

- **Standard 10:** 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.**

Staff Recommendation

In order to facilitate compliance with the *Standards*, staff recommends that the Cultural Heritage Commission form a subcommittee to work with the applicant to refine and relocate the proposed addition to the rear of the property. Staff recommends approval of the project upon relocation of the addition to the rear of the residence, subject to conditions (**Attachment 1**).

Alternatives to Consider

If the Commission does not agree with staff’s recommendation, the following options are available:

1. The Cultural Heritage Commission can Approve the project as is or with additional condition(s) added 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.

Fiscal Impact

Not Applicable.

Public Notification of Agenda Item

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda and posting of the same agenda and reports on the City’s website. A public hearing was published in the *South Pasadena Review* newspaper, and individual property mailings to those within 300 feet of the project site.

Public Comment

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

Attachments

1. Conditions of Approval
2. Project Narrative
3. Building Records
4. Architectural Plans

Figure 1: Project Location



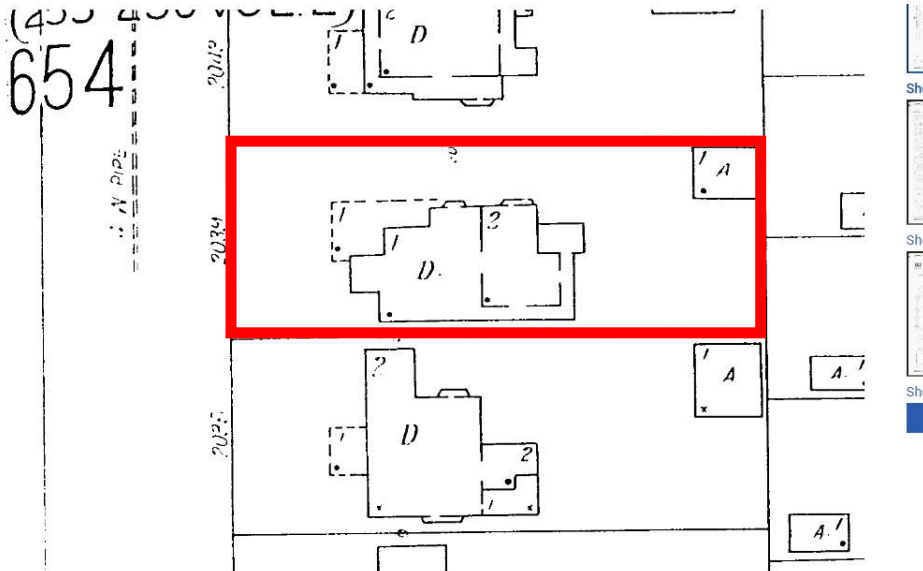
Figure 2: Street View



Figure 3: Rear View



Figure 4: Sanborn Fire Insurance Map, 1910-1930

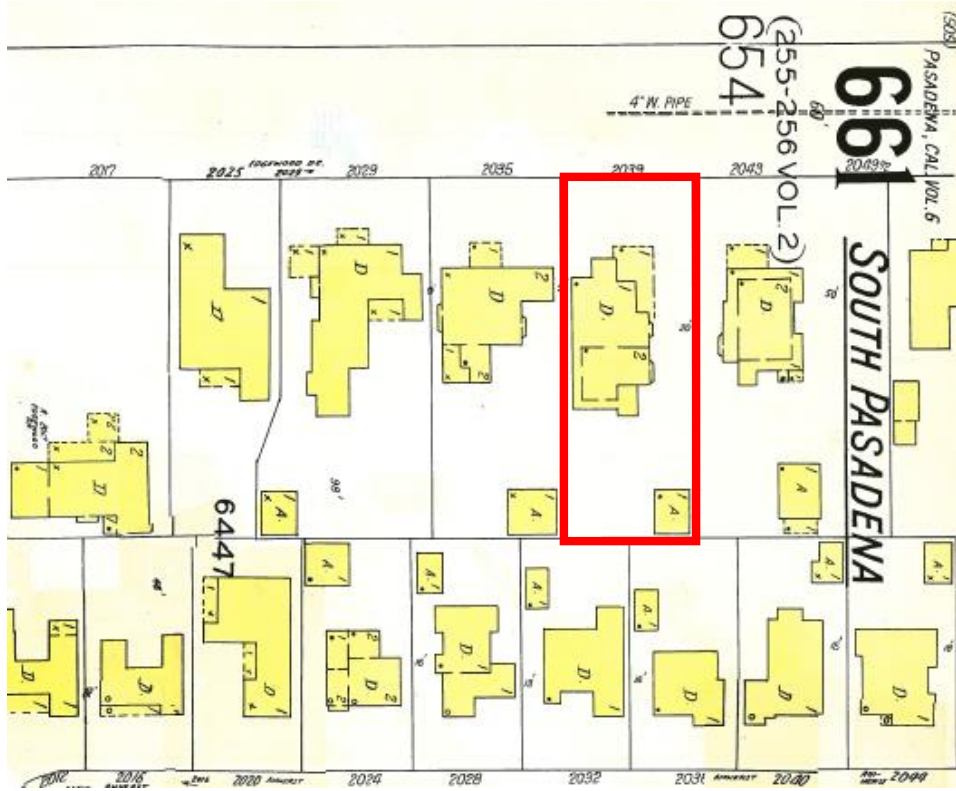


ITEM NO. 2

CHC Agenda
February 7, 2022

2039 Edgewood Drive
Project No. 2444-COA

Figure 5: Sanborn Fire Insurance Map, 1930-1950



ITEM NO. 2

ATTACHMENT 1
Conditions of Approval

CONDITIONS OF APPROVAL
Certificate of Appropriateness
PROJECT NO. 2444-COA
2039 Edgewood Drive (APN: 5321-003-010)

DEVELOPMENT REQUIREMENTS

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

PLANNING DIVISION:

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on February 7, 2022:
 - a. **Certificate of Appropriateness** for a 149-square-foot addition to the first story and a 713-square-foot addition to the second story of an existing 2,475-square-foot two-story single-family home and a 95-square foot addition to a detached garage at 2039 Edgewood Drive, which is included in the Inventory of Cultural resources as a contributor to the Edgewood District (eligible historic district).
- 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 Planning Commission concerning this use.

Notes on Construction Plans

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

- P7. 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.
- P8. The hours of all construction activities shall be limited to the following: 8:00 am and 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.

Prior to issuance of a Building Permit

- P9. 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. None provided.

BUILDING AND SAFETY DIVISION:

B1. None provided.

Fire Department:

F1. None provided.

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

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

Building Division

1. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
2. Park Impact Fee to be paid at the time of permit issuance.
3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided
6. Project shall comply with the CalGreen Residential mandatory requirements.

ITEM NO. 2

Conditions of Approval
2039 Edgewood Drive | 2444-COA

Page 3 of 3

7. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings without automatic residential fire sprinkler protection shall comply with Table R302.1(1&2)
8. No work or construction materials will be permitted to encroach into adjacent property without written approval from the affected property owner.

ITEM NO. 2

ATTACHMENT 2

Project Narrative

Project Narrative

The project at 2039 Edgewood Drive is a small two story single-family residence in the Craftsman style. The project scope includes a 149 square foot addition to the first floor, a 713 square foot addition to the second floor, a 95 square foot addition to the existing garage, and a kitchen and bedroom interior remodel. Material choice and design elements proposed are to maintain and match the existing form and elements of the existing residence. Proposed doors and windows will match existing door and window style, material, and color.

ITEM NO. 2

ATTACHMENT 3

Building Records

2039 EDGEWOOD DRIVE

ITEM NO. 2

Lot 12, Tract 362

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

ITEM NO. 2

LOCATION

2039 EDGEWOOD DRIVE

LOT

12

BLOCK

TRACT

362

OWNER

T. I. GIFFORD

NEW HOUSE

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX.

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED
COST

5-2-13

1025

BUILDING

OWNER

3500⁰⁰

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

ITEM NO. 2

Made in Duplicate

No. 4252

City of South Pasadena

Department of Buildings

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

South Pasadena, Calif. Dec 24 1923

Permission is hereby granted to A. B. Fitch, Owner

Owner's Address: 2039 Reginald

City and State _____ Phones _____

Contractor's Name E. H. Stangor

Contractor's Address: _____

City and State _____ Phones _____

To Screen Porch 11x18

On Lot 12 Block _____

Tract 362

Street and Number 2039 Reginald

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, \$ 400⁰⁰

Fee, \$ 50⁰⁰

Building Inspector.

(Owner must post Inspection Card on job)

NOTICE
4—Frames
5—Rough plumbing is in.
6—Electric wires are in. 9—Final completion.

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

WHEN

2123

ITEM NO. 2

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION

2039 EDGEWOOD DRIVE

LOT

BLOCK

TRACT

OWNER

Alfred B. Fish

Insulate 2nd Story

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED
COST

6-25-37

4552

BUILDING

J.W. Lytle

82⁰⁰

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

21 of 44

ITEM NO. 2

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

LOCATION

2039 Edgewood Drive

LOT

BLOCK

TRACT

OWNER

Alfred Fish

Reroof Skylight

TRENCH	FRAME	WIRING	RGH. PLMB.	SEWER	FIN. PLMB.	FIN. BLDG.	ELEC. FIX
--------	-------	--------	------------	-------	------------	------------	-----------

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
<i>6-28-37</i>	<i>4571</i>	BUILDING	<i>Henry Bertch</i>	<i>125.00</i>
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		

22 of 44

ITEM NO. 2
JOB CARDAddress: 2039 Edgewood Date: 10-17-52Owner: A. B. FishContractor: James HoppePermit Number: 28120 Fee: 1.25Job: Garbage disposal

Rough Inspection

Final Inspection

Inspector

23 of 44

Inspector

CITY OF SOUTH PASADENA

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

ITEM NO. 2 BUILDING PERMIT

Building Address 2039 Edgewood Drive			U.B.C. Edition <u>88</u>	Type Const.	Occ. Load	Occ. Group <u>23</u>
Lot No.	Tract	Tract	USE ZONE <u>R1</u>	Variance Required	Appr. <u>REQUIRED</u>	
Owner Mrs. Warner			Lot Size			
Mailing Address 2039 Edgewood Dr.						
City So. Pasadena	Zip	Tel. 799-7332	VALUATION: \$ 7,490.00			
Contractor Monarch Roofing Co.			F E E S	BUILDING FEE	99	-
Address 2412 E. Walnut, Suite D				S.M.I. FEE		56
City Pasadena	Zip 91107	Tel. 796-6191		PLAN CHECKING FEE		
State Lic. & Classif. 391983	City Lic. No. 33677 ✓			Energy Compl. Fee		
Arch., Engr., Designer				Penalty		
Address		Tel.		SPECIAL INSP.		
City	Zip	State Lic. No.				
Proposed Construction Reroof house and gar using GAA woodline 25 year fiberglass shingles.			PERMIT NO.: <u>010548</u>	WORKERS COMP. EXP. <u>7-1-90</u>	PROCESSED BY: <u>SK</u> Date: <u>9-14-90</u>	
Sq. Ft. Size 4400	No. Stories	No. Units	<p style="text-align: center;">LICENSED CONTRACTOR'S DECLARATION</p> <p>I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.</p> <p>Exp. Date <u>8-31-92</u> Signature of Contractor <u>John Berry</u></p> <p style="text-align: center;">OWNER-BUILDER DECLARATION</p> <p>I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)</p> <p><input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)</p> <p><input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)</p> <p><input type="checkbox"/> I am exempt under Sec. _____, B.&P.C. for this reason _____</p> <p>Date _____ Owner _____</p>			
REeroof						
New <input type="checkbox"/>	Add. <input type="checkbox"/>	Alter. <input type="checkbox"/>	Repairs <input type="checkbox"/>	Demolition <input type="checkbox"/>		
<p>WORKER'S COMPENSATION DECLARATION</p> <p>I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.)</p> <p>Policy No. <u>757144</u> Company <u>State Fund</u></p> <p style="text-align: center;">CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</p> <p>I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.</p> <p>Date _____ Applicant _____</p> <p>NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.</p> <p style="text-align: center;">CONSTRUCTION LENDING AGENCY</p> <p>I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)</p> <p>Lender's Name _____</p> <p>Lender's Address _____</p> <p>I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.</p> <p>Signature of Applicant <u>John Berry</u> Date <u>9-11-90</u></p> <p>Mailing Address <u>2412 E Walnut</u></p> <p>City, State, Zip <u>Pasadena Calif</u></p>						



City of South Pasadena

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

SITE ADDRESS <i>2039 Edgewood Dr</i>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <i>Warner - Trust</i>		
STREET ADDRESS <i>2039 Edgewood Dr</i>		
CITY <i>So Pas</i>	STATE <i>CA</i>	ZIP CODE <i>91030</i>
PHONE NUMBER		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <i>Rob Lanford</i>		
PHONE NUMBER <i>(626) 390-3480</i>		
CONTRACTOR'S NAME <i>Lansford Roofing Inc.</i>		
STREET ADDRESS <i>3535 Landfair Rd</i>		
CITY <i>Pasadena</i>	STATE <i>CA</i>	ZIP CODE <i>91107</i>
LICENSE CLASS <i>C-39</i>	LICENSE NUMBER <i>775436</i>	EXPIRATION DATE <i>5/14/2017</i>
PHONE NUMBER <i>(626) 390-3480</i>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <i>State Farm</i>		
WORKER'S COMP. INSURANCE POLICY NUMBER <i>1805580</i>		EXPIRATION DATE <i>9/13/2015</i>

REROOF APPLICATION

OWNER-BUILDER DECLARATION

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

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

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

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

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature: *[Signature]* Date: *2/9/2015*

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature: *[Signature]* Date: *2/9/2015*

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: *Rob Lanford*
 Signature: *[Signature]* Date: *2/7/2015*

ITEM NO. 2

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	<i>Tearoff detached garage roof. Apply class Comp shingles over existing solid deck</i>	
TYPE OF STRUCTURE		
<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> NONRESIDENTIAL	
AREA	CODE IN EFFECT	
<i>500</i> SQUARES / SQ. FT		
\$ <i>1,200.00</i>	\$	
INITIAL VALUATION	REVISED VALUATION	
PRE-ROOF INSPECTION IS REQUIRED		
DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED		
ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE APPLICANT		
BUILDING PERMIT FEE	\$ <i>84.90</i>	
ISSUANCE FEE	\$ <i>28.00</i>	
<i>RE-ROOF DR</i>	\$	
<i>planning (like for like)</i>	\$	
<i>OB 2-3-15</i>	\$	
	\$	
	\$	
<i>#376052</i>	TOTAL \$ <i>113.50</i>	
PERMIT NUMBER	INITIALS	DATE
<i>34531</i>	<i>[Initials]</i>	<i>2-3-15</i>
DATE OF FINAL	FINAL BY	
<i>2/10/15</i>	<i>[Signature]</i>	



City of South Pasadena

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

SITE ADDRESS <i>2039 Edgewood Dr.</i>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <i>Warner-Truck</i>		
STREET ADDRESS <i>2039 Edgewood Dr.</i>		
CITY <i>So. Pa.</i>	STATE <i>CA</i>	ZIP CODE <i>91030</i>
PHONE NUMBER <i>(213) 999-2864</i>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <i>Rob BUILDING AND SAFETY</i>		
PHONE NUMBER <i>(626) 390-3480</i>		
CONTRACTOR'S NAME <i>Landford Roofing INC.</i>		
STREET ADDRESS <i>3535 Landfair Rd.</i>		
CITY <i>Pasadena</i>	STATE <i>CA</i>	ZIP CODE <i>91027</i>
LICENSE CLASS <i>C-39</i>	LICENSE NUMBER <i>775426</i>	EXPIRATION DATE <i>5/12/2017</i>
PHONE NUMBER <i>(626) 390-3480</i>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <i>State Ind</i>		
WORKER'S COMP. INSURANCE POLICY NUMBER <i>1805580</i>		EXPIRATION DATE <i>9/13/2016</i>

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: *2/3/16*

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: *2/3/16*

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: *Rob Landford*

Signature: _____ Date: *2/3/16*

ITEM NO. 2

DESCRIPTION OF WORK

Reroof Over Existing Tear-Off and Reroof

New Plywood and Roof Metal Roof o/Existing

Other *Tearoff existing comp roof.*
Apply new comp roof over existing
Solid deck

TYPE OF STRUCTURE

RESIDENTIAL NONRESIDENTIAL

AREA CODE IN EFFECT

22 SQUARES / SQ. FT

\$ *4800.00* INITIAL VALUATION \$ *4800.00* REVISED VALUATION

PRE-ROOF INSPECTION IS REQUIRED

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

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

BUILDING PERMIT FEE \$ *137.10*

ISSUANCE FEE \$ *28.60*

re-roof OK

planning (like for like)

OK 2-3-15

TOTAL \$ *165.70*

376052 PERMIT NUMBER INITIALS DATE

34530 *RL* *2-3-15*

DATE OF FINAL FINAL BY

2/10/15 *RL*

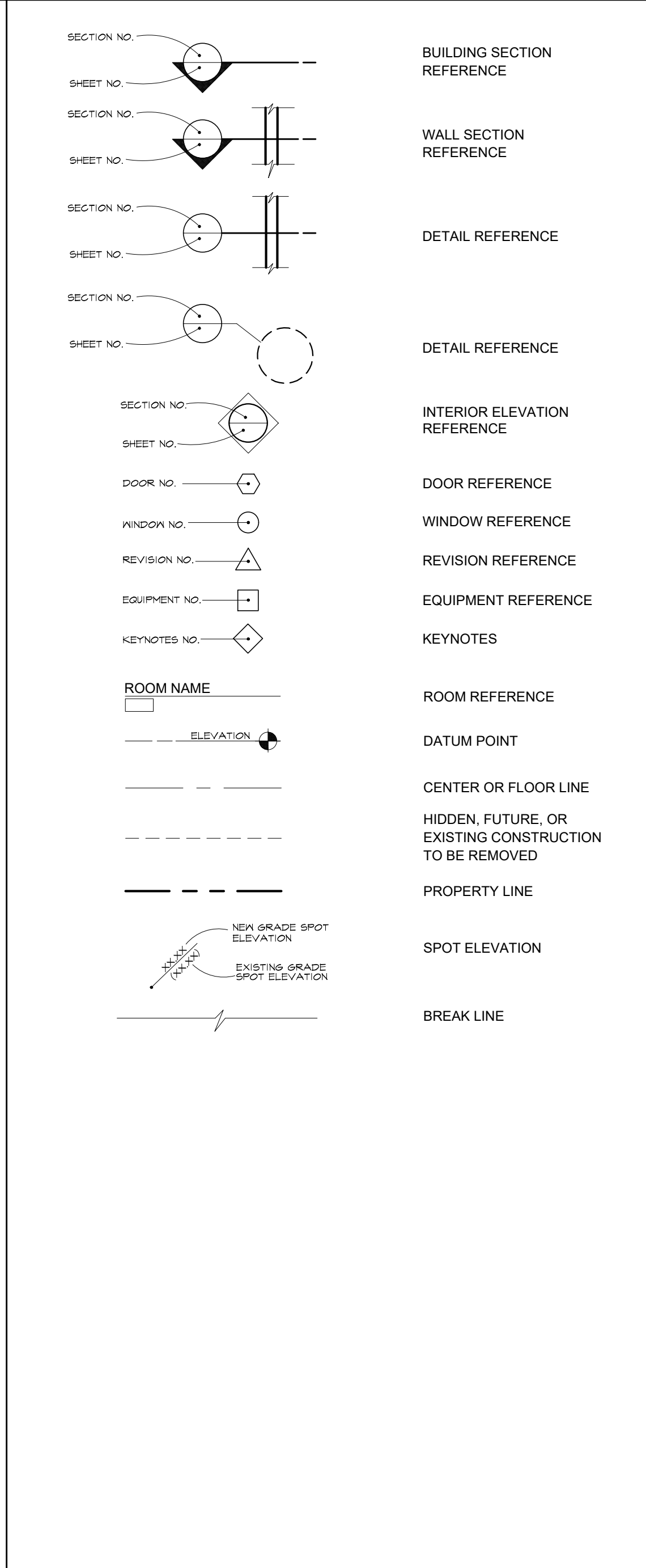
ITEM NO. 2

ATTACHMENT 4
Architectural Plans

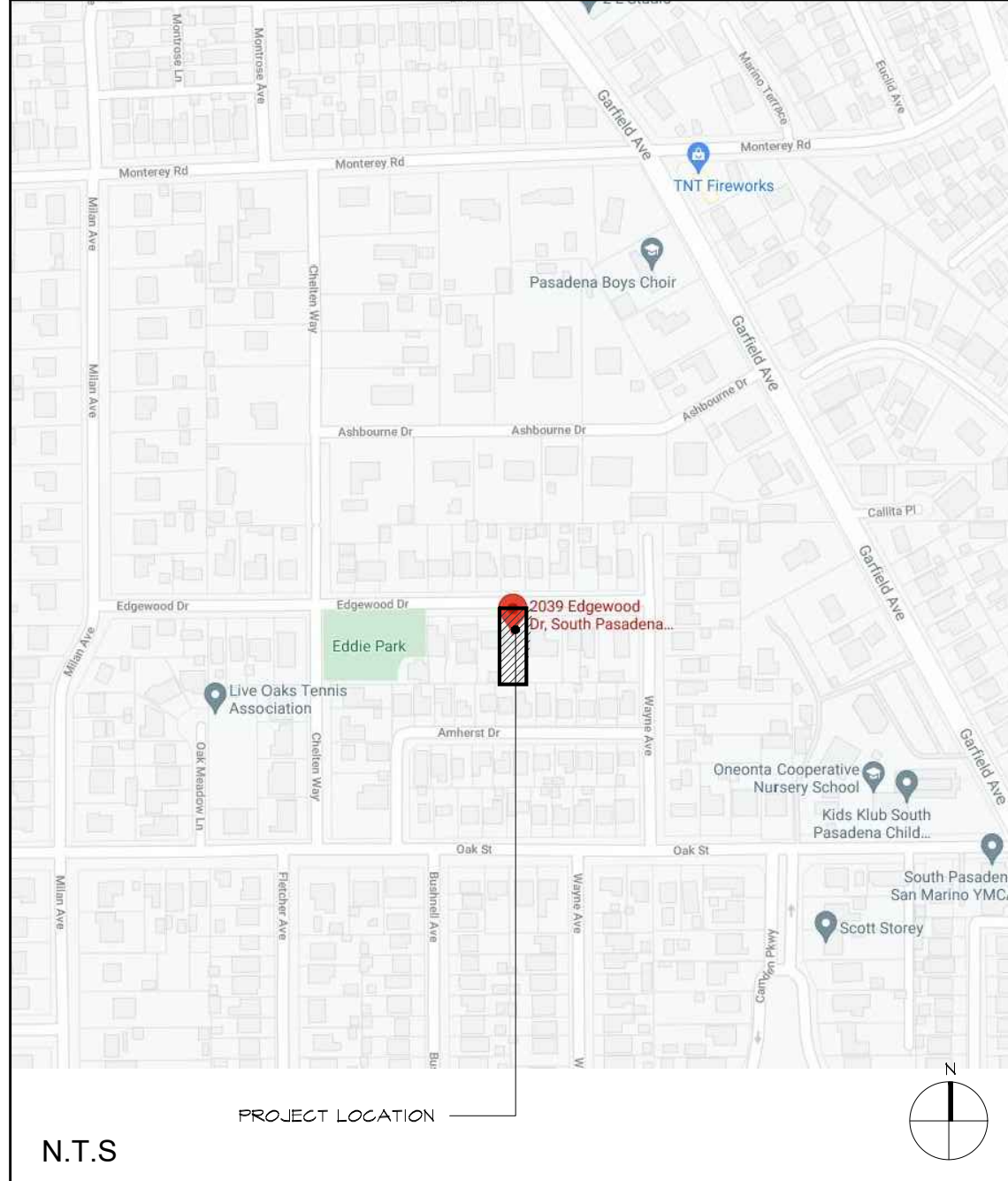
ABBREVIATIONS

Table of abbreviations for construction materials and components, including categories like Anchors, Building Sections, and Materials.

SYMBOLS



VICINITY MAP



ADDITIONAL NOTES

- 1. THE GOVERNING CODES FOR THIS PROJECT ARE THE 2019 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), ENERGY (ENS), MECHANICAL (CMC), PLUMBING (CPC) CODES AND THE 2019 ENERGY CODE (ENS) WITH LOCAL AMENDMENTS.
2. SEPARATE APPLICATIONS AND PERMITS ARE REQUIRED FOR:
a. ELECTRICAL WORK
b. MECHANICAL WORK
c. PLUMBING WORK
d. GRADING
e. RETAINING WALLS
f. AUTOMATIC FIRE SPRINKLER SYSTEM
g. SWIMMING POOLS/SPAS
h. SITE WALLS/FENCES
i. DEMOLITION
j. ALL WORK IN OR ADJACENT TO A PUBLIC RIGHT OF WAY
4. FOUNDATION INSPECTION. ALL SETBACKS AND EASEMENTS MUST BE STAKED OR CLEARLY MARKED.
5. EXISTING MAIN RESIDENCE IS NOT EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.

LOT INFORMATION

Table of lot information including Lot Size (9,900 SF), Maximum Lot Coverage (3,960 SF), Maximum Floor Area Allowed (3,465 SF), Existing Floor Area (2,475 SF), and Existing Detached Garage (340 SF).

CALCULATIONS

Table of calculations for proposed floor area, detached garage, lot coverage, and total lot coverage area.

PROPOSED SINGLE-FAMILY REMODEL AND ADDITION
PRIVATE RESIDENCE
2039 EDGEWOOD DRIVE
SOUTH PASADENA, CA 91030

PROJECT INFORMATION

Table of project information including Project Description, Project Location, Year Built, and Owner details.

SCOPE OF WORK

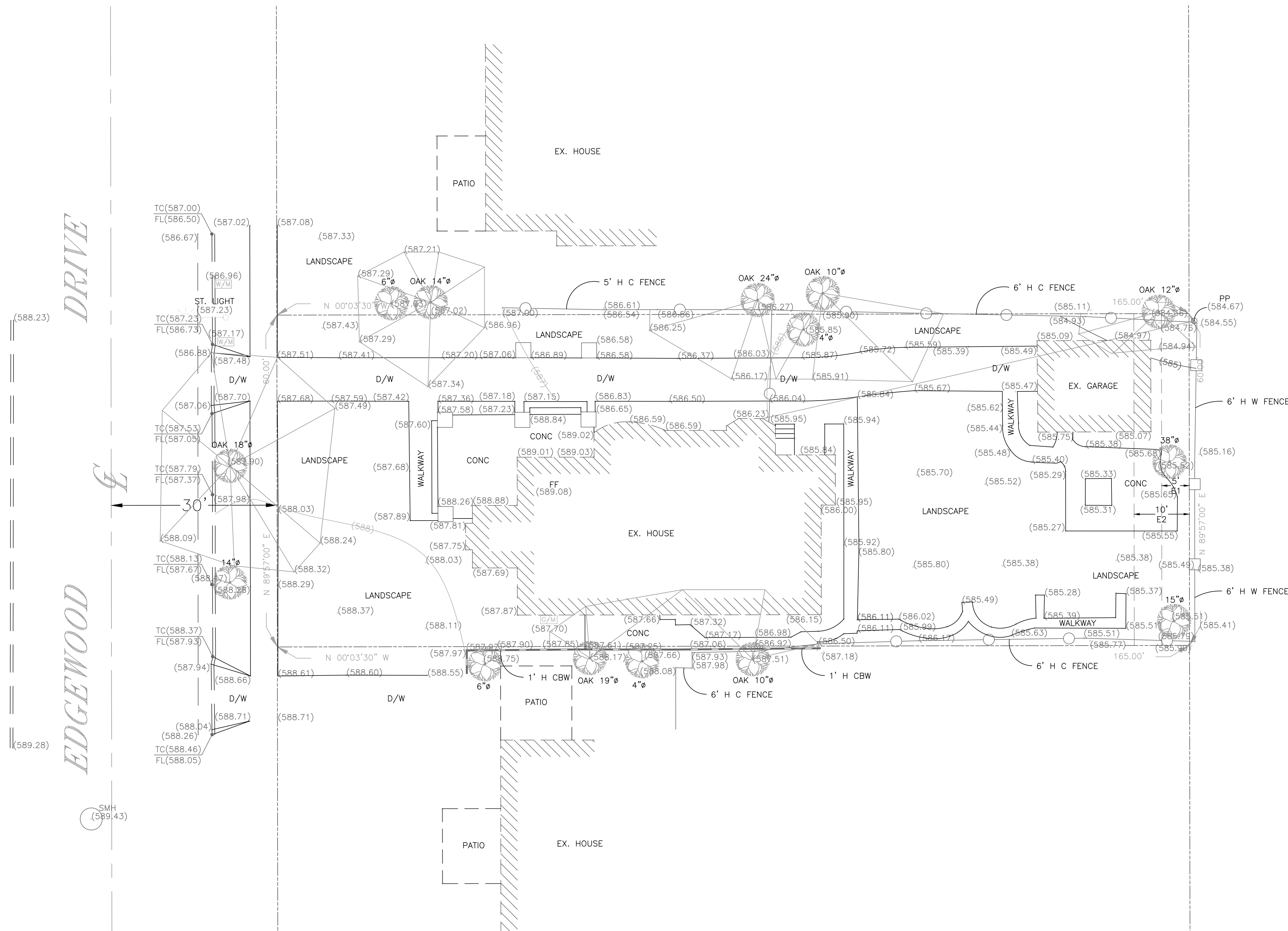
- 149 SF ADDITION TO FIRST FLOOR
• 710 SF ADDITION TO SECOND FLOOR
• 95 SF ADDITION TO EXISTING GARAGE
• INTERIOR KITCHEN AND BEDROOM REMODEL

SHEET INDEX

Table of sheet index listing architectural sheets (T1, T-1, A1.1, A1.2, A2.1, A2.2, A2.3, A4.1, A5.1, A6.1, A6.2, A6.3, A6.4, A6.5, A8.1, A8.2, A10.1) and their titles.

Vertical sidebar containing revision table, project information and abbreviations, and sheet information (Date, Scale, Drawn, Job, Sheet T1).

TOPOGRAPHIC MAP



ABBREVIATIONS/LEGEND:

- CATV : CABLE T.V. PULLBOX
- C/B : CATCH BASIN
- CBW/RW : CONC. BLOCK/RETAINING WALL
- C&G : CURB AND GUTTER
- CF : CHAIN LINK FENCE
- DWY : DRIVEWAY
- D/A : DRIVEWAY APPROACH
- EX : EXISTING
- FF : FINISH FLOOR
- FS : FINISHED SURFACE
- FL : FLOW LINE
- GM : GAS METER
- I/F : IRON FENCE
- HP : HIGH POINT
- PP : POWER POLE
- P/L : PROPERTY LINE
- RW : RETAINING WALL
- S/W : SIDEWALK
- S/D : STORM DRAIN
- TC : TOP OF CURB
- W/M : WATER METER
- WF : WOODEN FENCE
- ⊙ : STORM DRAIN MANHOLE
- ⊖ : SEWER MANHOLE
- ⊕ : WATER VALVE
- ⊗ : FDC / FIRE DEPT. CONNECTION
- ⊡ : FIRE HYDRANT
- : EDISION PULL BOX
- ⊞ : STREET LIGHT PULL BOX
- ⊞ : TRAFFIC SIGNAL PULL BOX
- ⊞ : UTILITY PULL VOX
- ⊞ : TV CABLE PULL BOX
- ⊞ : HIGH VOLTAGE BOX
- ⊞ : TELEPHONE PULL BOX
- ⊞ : SEPTIC TANK
- (532.00) : EXISTING ELEVATION 532.00'
- (532)-- : EXISTING CONTOUR LINE
- W--W-- : WATER LINE
- S--S-- : SEWER LINE
- ⊙ : STREET LIGHT
- ⊞ : WF/ WOOD FENCE OR IF/ IRON FENCE
- ⊞ : CF/ CHAIN LINK FENCE
- ⊙ : EXISTING TREE
- ▬ : CONC. BLOCK WALL/ RETAINING WALL
- ⊗ : WOOD POST
- ⊗ : IRON POST
- ⊗ : DRAIN HOLE
- ⊗ : VENT

SURVEYOR'S NOTES:

- ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
- ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
- THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
- THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
- EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT ORDER NO. 3910121-01144, DATED 01-15-2021.

LEGAL DESCRIPTION:

LOT 12 OF TRACT NO. 362, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 184, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 5321-003-010
 PROPERTY SIZE: 9,900 S.F. (GROSS)
 9,300 S.F. (NET)

EASEMENT NOTES:

- E1 EASEMENT FOR PUBLIC UTILITIES PURPOSES PER BOOK 4400, PAGE 126 OF DEEDS.
- E2 EASEMENT FOR PIPE LINES PURPOSES PER TITLE REPORT, ORDER NO. 3910121-01144, DATED JAN, 15, 2021.

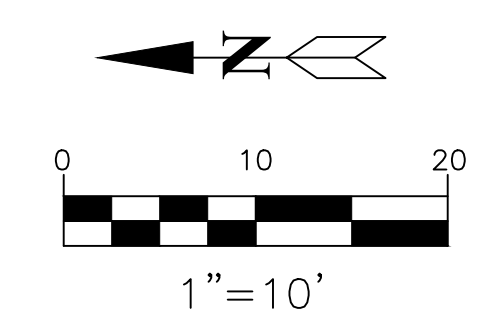
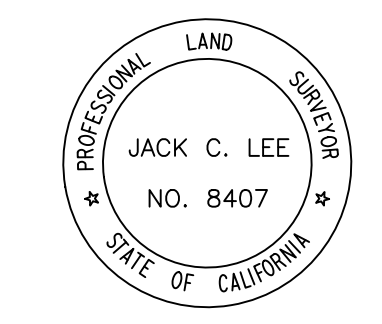
BENCHMARK:

COUNTY BENCHMARK NO. 1G5735
 L&T W. CB 41FT S/O ECR S/W COR C/L
 INT HUNTINGTON DR & SAN GABRIEL BLVD
 ELEVATION: 595.926' (NAVD 1988)

BASIS OF BEARING:

CENTERLINE OF EDGEWOOD DRIVE N 89°57'00" E
 AS PER TRACT NO. 362 M.B. 14-184

Jack C. Lee



CALLAND ENGINEERING, INC.
 dba QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
 2039 Edgewood Drive,
 South Pasadena, CA 91030

DRAWN: JS
CHECKED: Jy
DATE: 6-05-2021
JOB NO.: 21-001-050
SCALE: 1"=10'
FILE NAME: Edgewood_2039_Topo.dwg

T-1
 SHEET 1 OF 1 SHT.

EXISTING TREE INVENTORY

TREE #	CALIPER DIAMETER	COMMON NAME	BOTANIC NAME
1	15"	COAST LIVE OAK	QUERCUS AGRIFOLA
2	38"	ALEPPO PINE	PINUS HALAPENSIS
3	12"	COAST LIVE OAK	QUERCUS AGRIFOLA
4	10"	COAST LIVE OAK	QUERCUS AGRIFOLA
5	4"	VICTORIAN BOX	PITTOSPORUM UNDULATUM
6	24"	COAST LIVE OAK	QUERCUS AGRIFOLA
7	14"	COAST LIVE OAK	QUERCUS AGRIFOLA
8	6"	VICTORIAN BOX	PITTOSPORUM UNDULATUM
9	10"	COAST LIVE OAK	QUERCUS AGRIFOLA
10	4"	VICTORIAN BOX	PITTOSPORUM UNDULATUM
11	19"	COAST LIVE OAK	QUERCUS AGRIFOLA
12	6"	VICTORIAN BOX	PITTOSPORUM UNDULATUM
13	14"	AMERICAN SWEET GUM	LIQUIDAMBAR STYRACIFLUA
14	18"	COAST LIVE OAK	QUERCUS AGRIFOLA

NOTES

PROTECTED TREES SHALL NOT BE REMOVED AND/OR IMPACTED
ALL TREES ON SITE ARE TO REMAIN IN PLACE

EXISTING HARDSCAPE PAVING

TOTAL EXISTING HARDSCAPE: 2,179 SF
PERCENTAGE EXISTING: (2,179 / 9,900) 22%

PROPOSED HARDSCAPE PAVING

EXISTING HARDSCAPE: 2,179 SF
PROPOSED HARDSCAPE: 590 SF
PERCENTAGE PROPOSED: (2,769 / 9,900) 28%

EXISTING LANDSCAPE

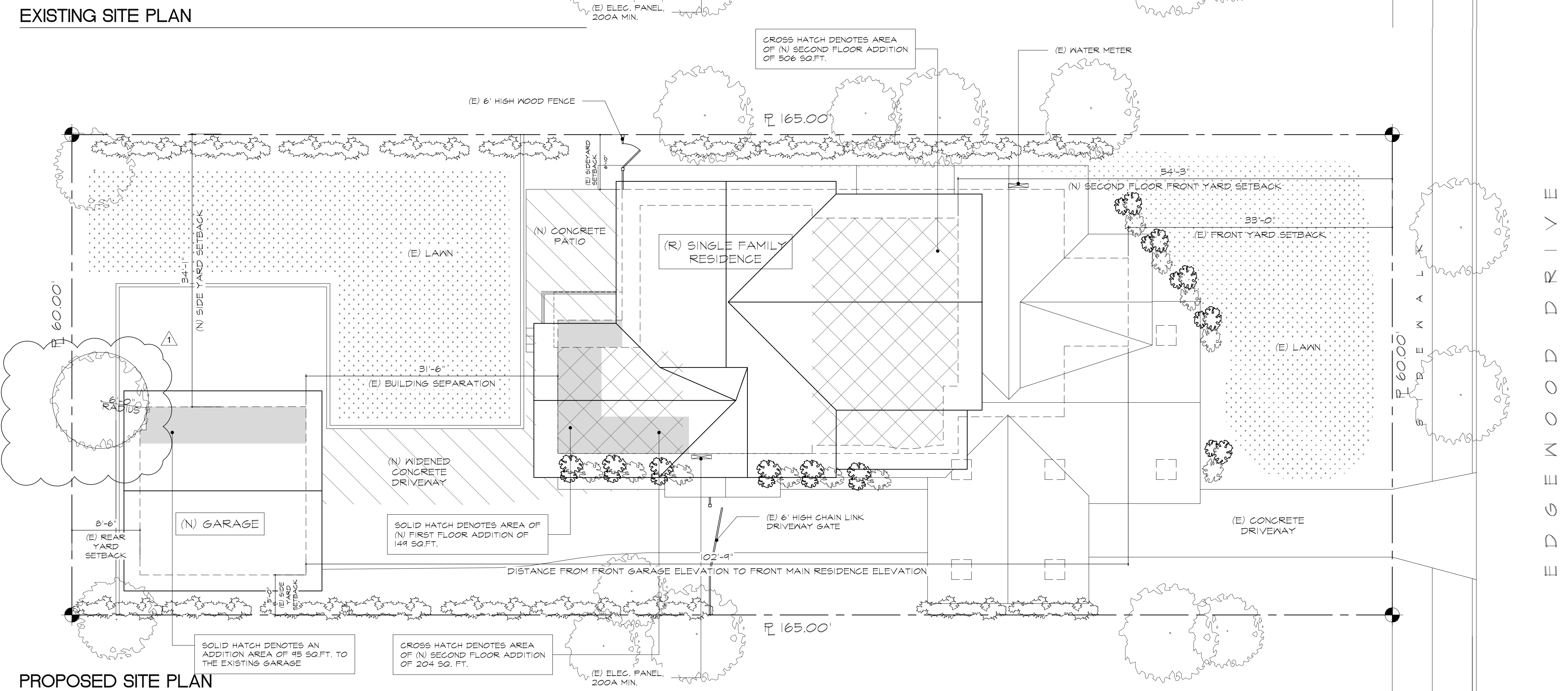
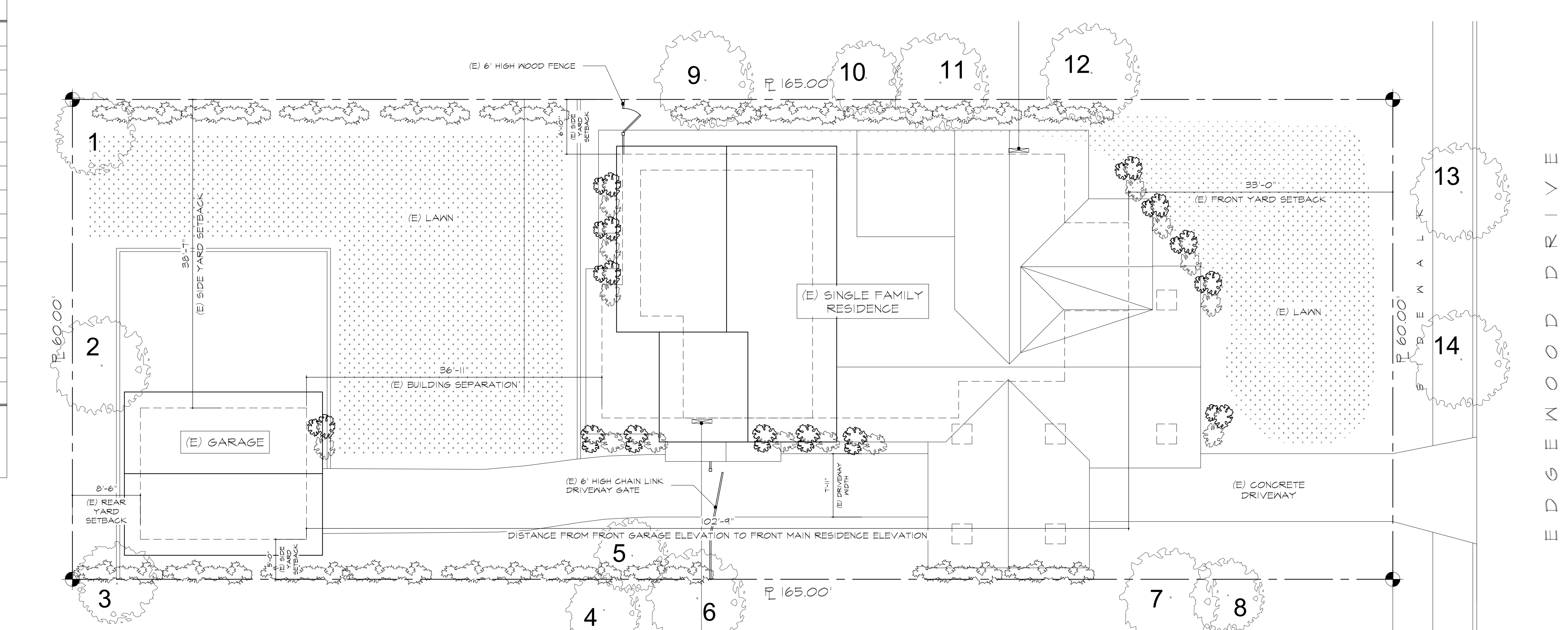
TOTAL EXISTING LANDSCAPE: 4,956 SF
PERCENTAGE EXISTING: (4,956 / 9,900) 50%

PROPOSED HARDSCAPE PAVING

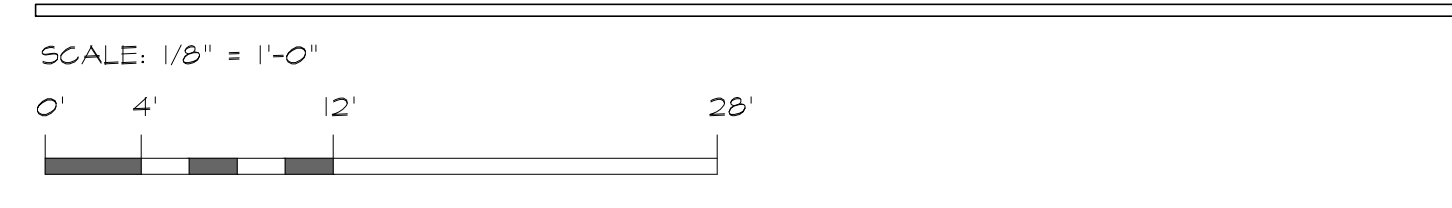
EXISTING LANDSCAPE: 4,956 SF
PROPOSED LANDSCAPE REMOVED: 590 SF
PERCENTAGE PROPOSED: (4,366 / 9,900) 44%

PARKING SPACES

EXISTING COVERED PARKING: 1 SPACE
PROPOSED COVERED PARKING: 2 SPACES



EXISTING AND PROPOSED SITE PLAN



REVISIONS	BY
12/22/21	CB

Architecture Interiors Planning
James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T: 626.584.6922 F: 626.584.6984

EXISTING AND PROPOSED SITE PLAN
PRIVATE RESIDENCE
2039 EDGEWOOD DRIVE
SOUTH PASADENA, CA 91030

Date
Scale 1/8" = 1'-0"
Drawn
Job
Sheet
A1.1
Of Sheets

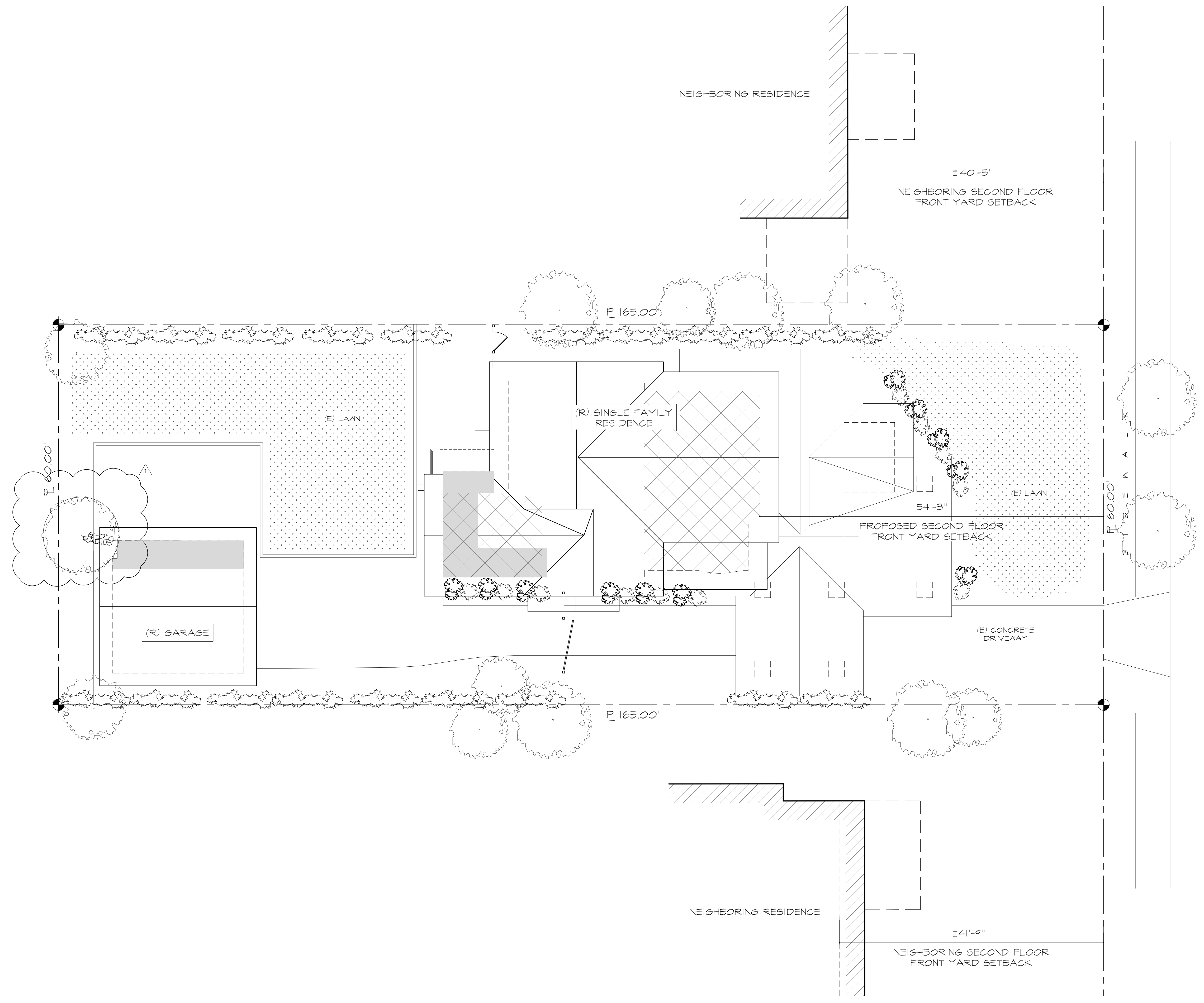
REVISIONS	BY
12/22/21	CB



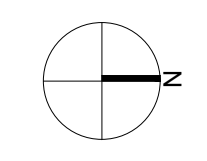
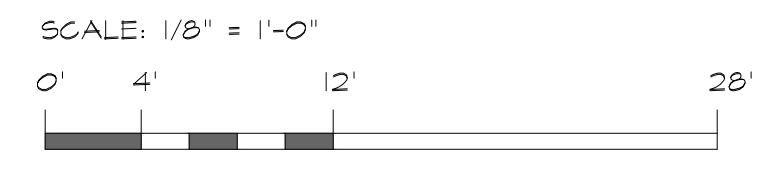
James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T. 626.564.6922 F. 626.564.6984

NEIGHBORING FRONT YARD SETBACK DIAGRAM
PRIVATE RESIDENCE
2039 EDGEWOOD DRIVE
SOUTH PASADENA, CA 91030

Date
Scale 1/8" = 1'-0"
Drawn
Job
Sheet
A1.2
Of Sheets



NEIGHBORING FRONT YARD SETBACK DIAGRAM



LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING WALLS TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	EXISTING DOOR TO BE REMOVED

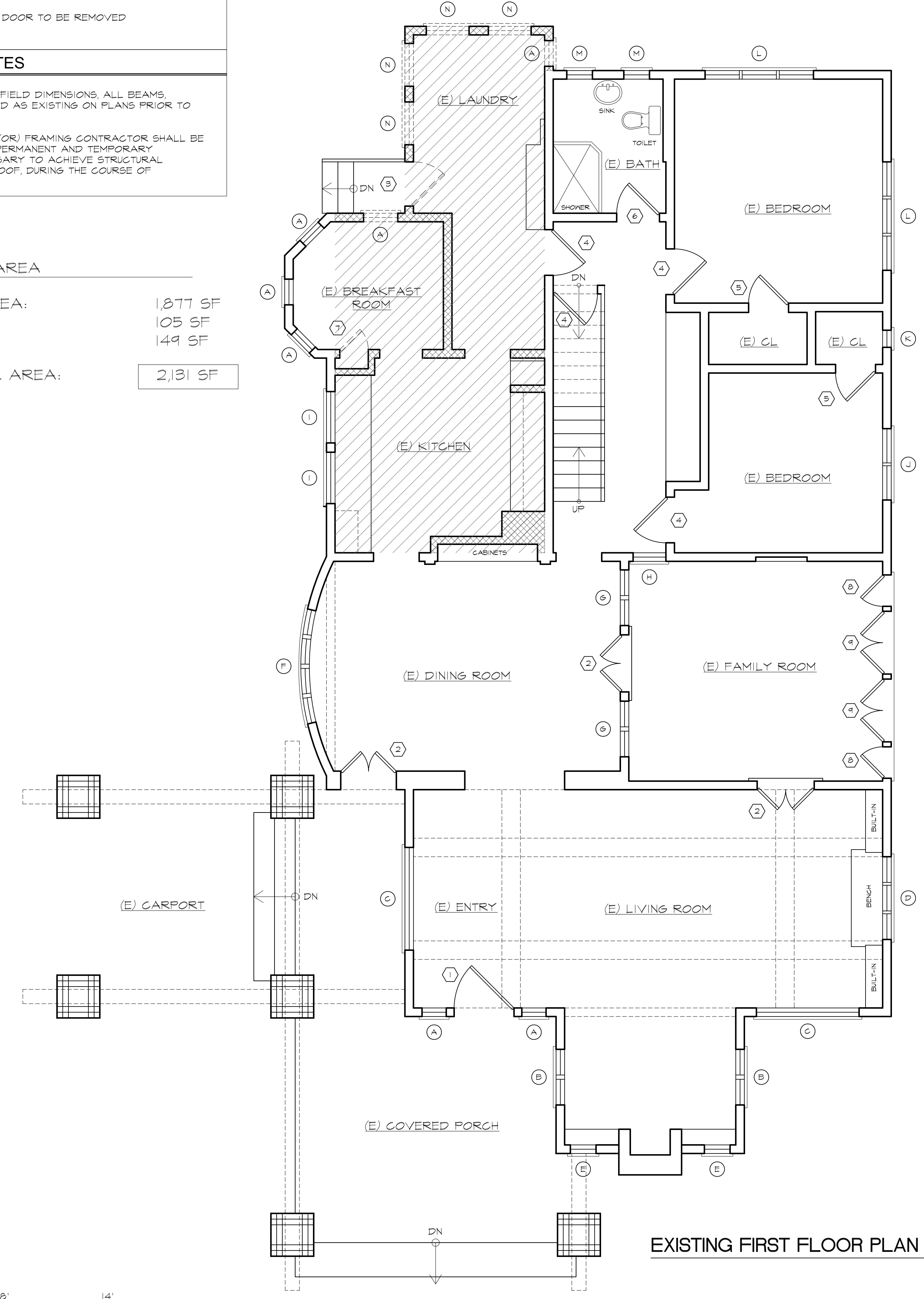
DEMOLITION PLAN NOTES

1) CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS, ALL BEAMS, RAFTERS, JOIST SIZES, ETC. NOTED AS EXISTING ON PLANS PRIOR TO STARTING CONSTRUCTION.

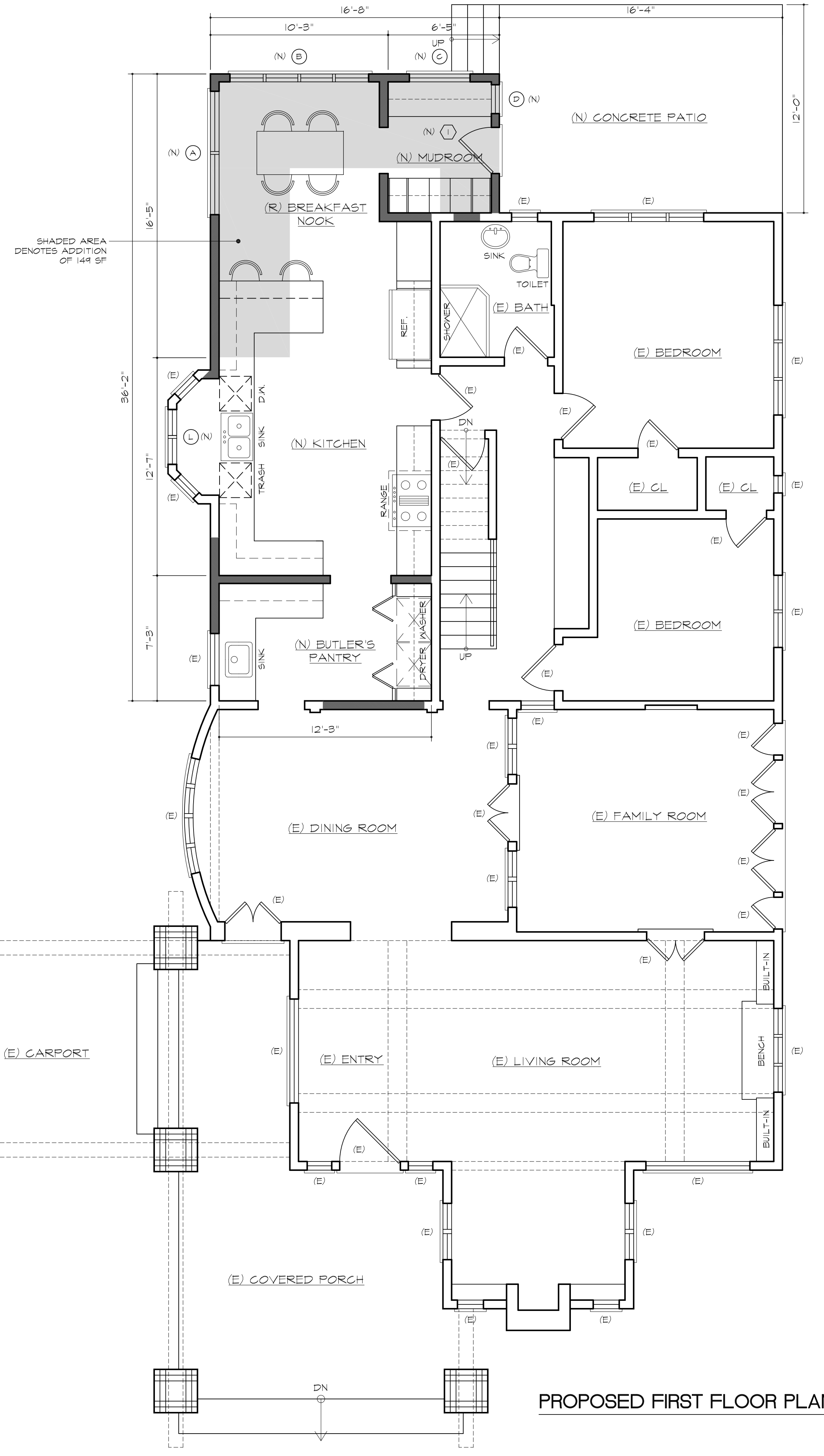
2) GENERAL CONTRACTOR AND (OR) FRAMING CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERMANENT AND TEMPORARY SUPPORTING SYSTEMS AS NECESSARY TO ACHIEVE STRUCTURAL INTEGRITY OF EXISTING WALLS, ROOF, DURING THE COURSE OF CONSTRUCTION.

PROPOSED FLOOR AREA

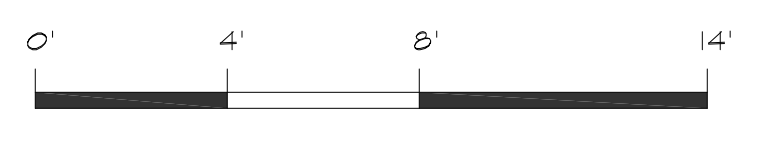
(E) FIRST FLOOR AREA:	1,877 SF
(E) CARPORT:	105 SF
(N) ADDITION:	149 SF
TOTAL FIRST FLOOR AREA:	2,131 SF



EXISTING FIRST FLOOR PLAN

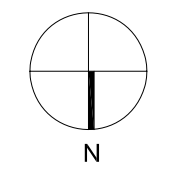


PROPOSED FIRST FLOOR PLAN



EXISTING AND PROPOSED FIRST FLOOR PLAN

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



REVISIONS	BY

James V. Coane & Associates
 Architects
30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T: 626.584.6922 F: 626.584.6984

EXISTING AND PROPOSED FIRST FLOOR PLAN

PRIVATE RESIDENCE
 2039 EDGEWOOD DRIVE
 SOUTH PASADENA, CA 91030

Date: _____
 Scale: 1/4" = 1'-0"
 Drawn: _____
 Job: _____
 Sheet: _____

A2.1
Of Sheets

LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING WALLS TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	EXISTING DOOR TO BE REMOVED

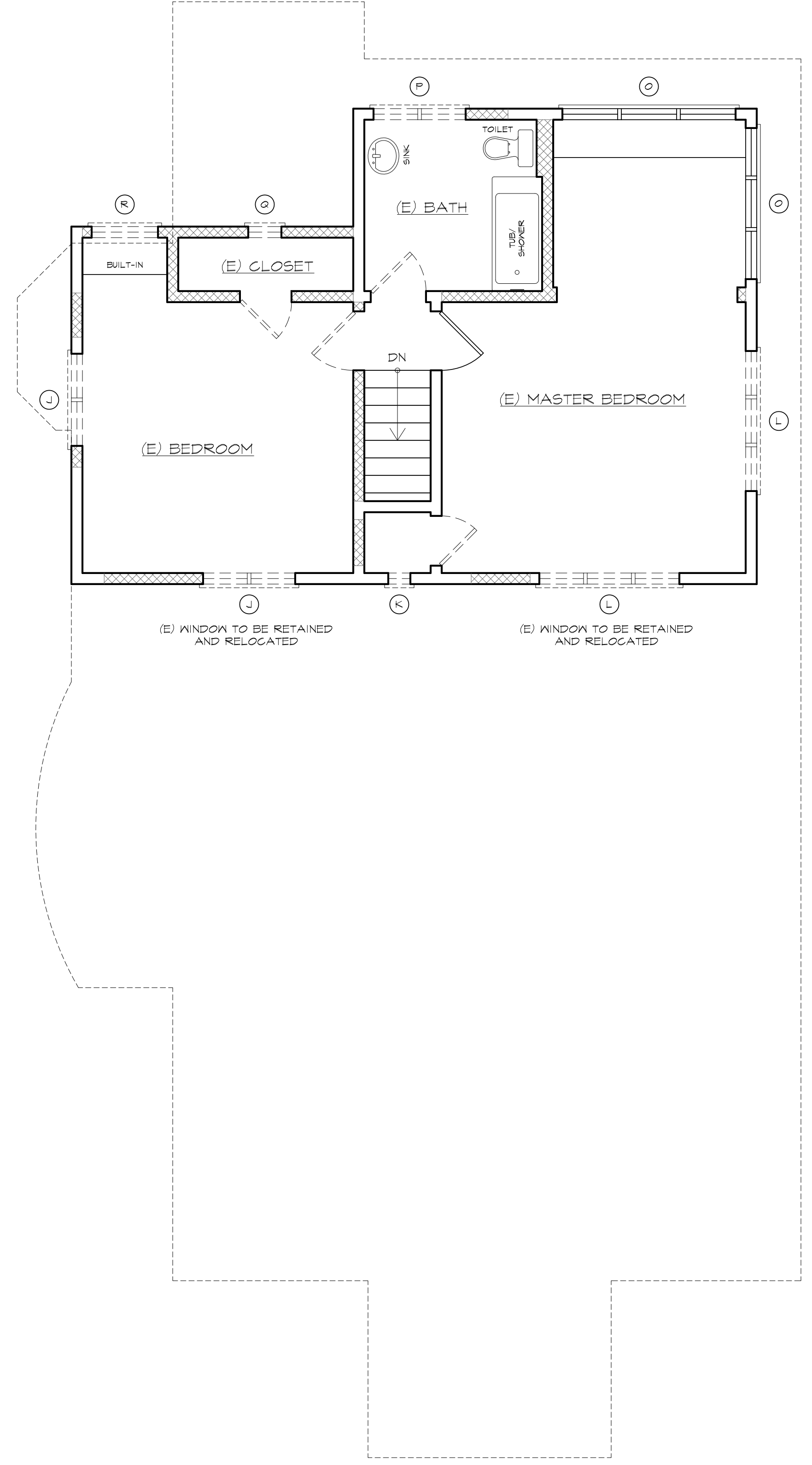
DEMOLITION PLAN NOTES

1) CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS, ALL BEAMS, RAFTERS, JOIST SIZES, ETC. NOTED AS EXISTING ON PLANS PRIOR TO STARTING CONSTRUCTION.

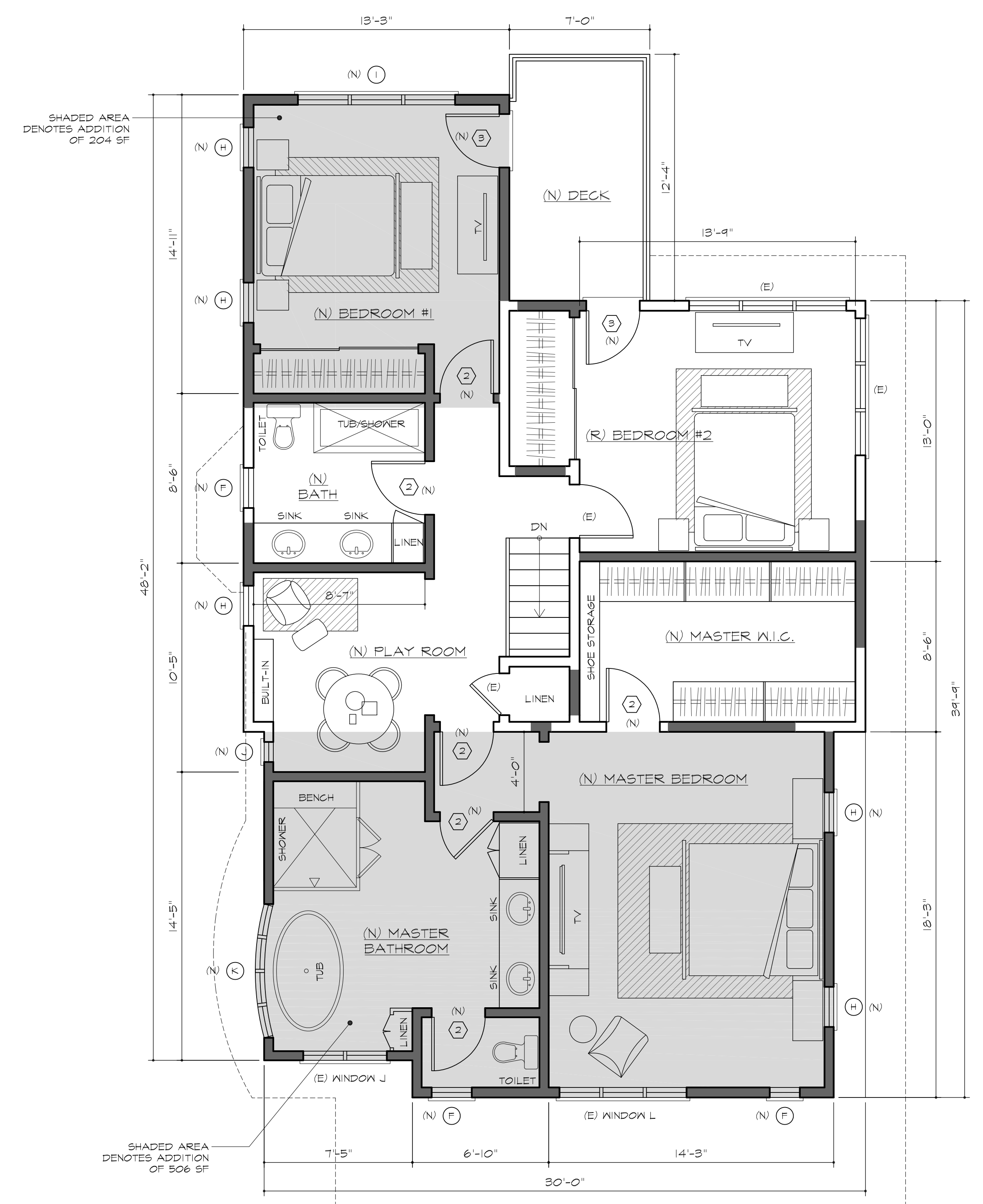
2) GENERAL CONTRACTOR AND (OR) FRAMING CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERMANENT AND TEMPORARY SUPPORTING SYSTEMS AS NECESSARY TO ACHIEVE STRUCTURAL INTEGRITY OF EXISTING WALLS, ROOF, DURING THE COURSE OF CONSTRUCTION.

PROPOSED FLOOR AREA

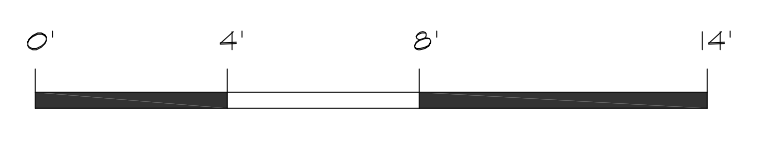
(E) SECOND FLOOR AREA: 598 SF
 (N) ADDITION: 710 SF
TOTAL SECOND FLOOR AREA: 1,308 SF



EXISTING SECOND FLOOR PLAN

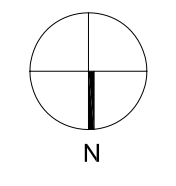


PROPOSED SECOND FLOOR PLAN

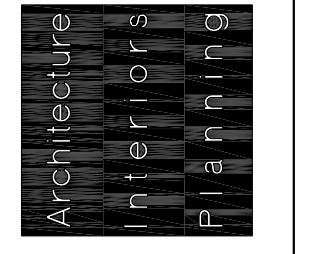


EXISTING AND PROPOSED SECOND FLOOR PLAN

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



REVISIONS	BY



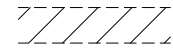
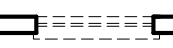



James V. Coane & Associates
 Architects
 30 North Raymond Avenue, Suite 511, Pasadena, California 91103 T: 626.564.6922 F: 626.564.6984

EXISTING AND PROPOSED SECOND FLOOR PLAN
PRIVATE RESIDENCE
 2039 EDGEWOOD DRIVE
 SOUTH PASADENA, CA 91030

Date: _____
 Scale: 1/4" = 1'-0"
 Drawn: _____
 Job: _____
 Sheet: _____

A2.2
 Of Sheets

LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING WALLS TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	EXISTING DOOR TO BE REMOVED

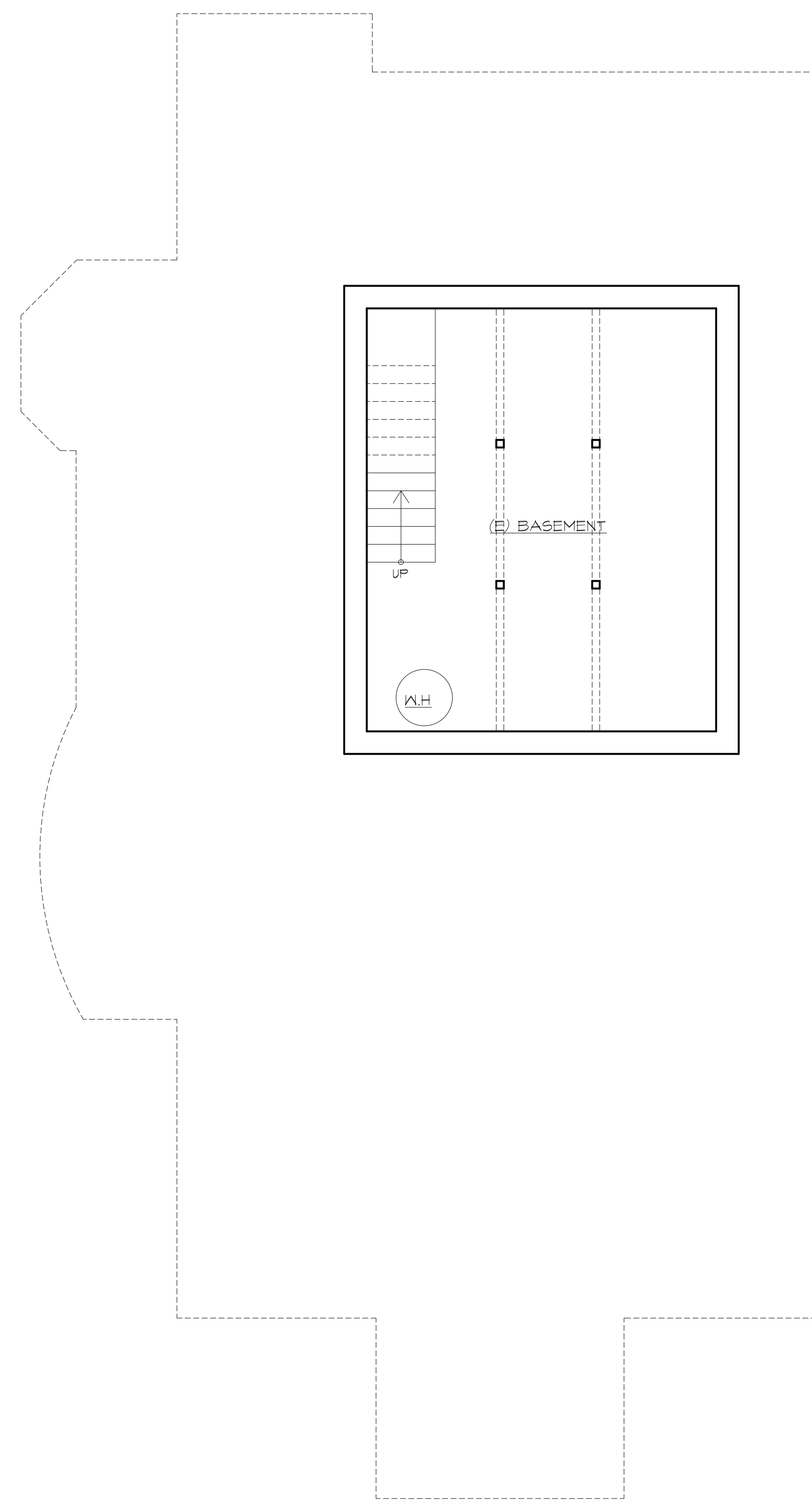
DEMOLITION PLAN NOTES

1) CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS, ALL BEAMS, RAFTERS, JOIST SIZES, ETC. NOTED AS EXISTING ON PLANS PRIOR TO STARTING CONSTRUCTION.

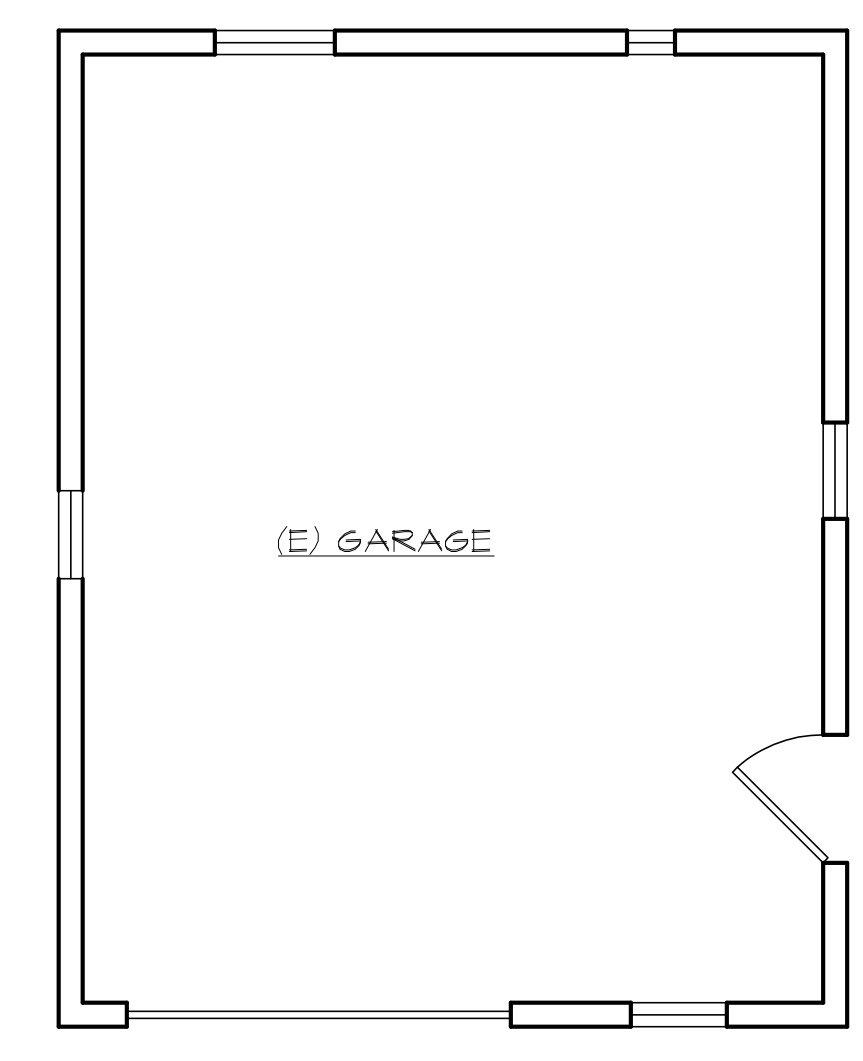
2) GENERAL CONTRACTOR AND (OR) FRAMING CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERMANENT AND TEMPORARY SUPPORTING SYSTEMS AS NECESSARY TO ACHIEVE STRUCTURAL INTEGRITY OF EXISTING WALLS, ROOF, DURING THE COURSE OF CONSTRUCTION.

PROPOSED FLOOR AREA

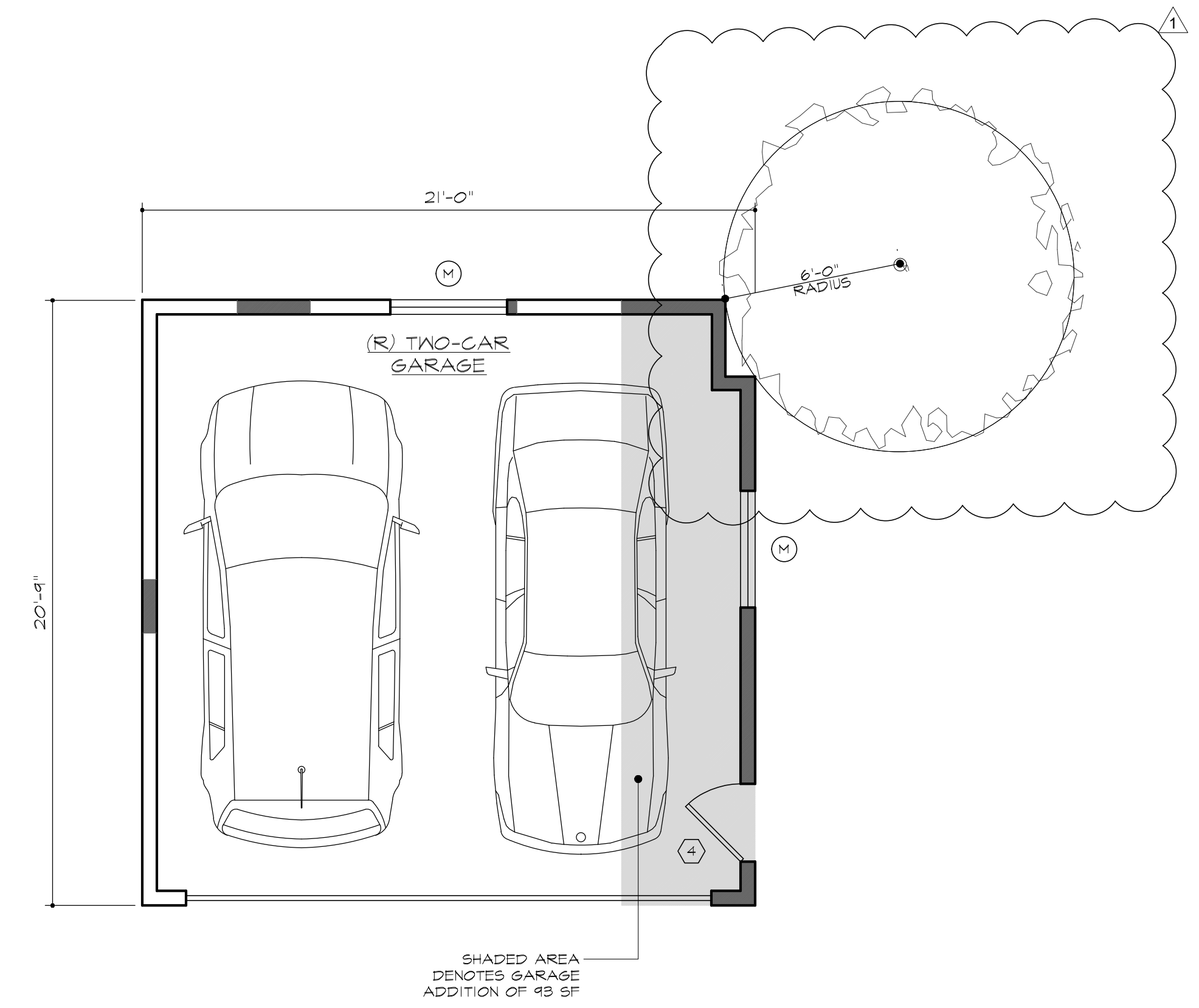
(E) GARAGE:	340 SF
(N) ADDITION:	93 SF
TOTAL GARAGE FLOOR AREA:	433 SF



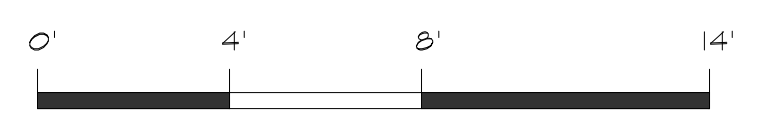
EXISTING BASEMENT PLAN (TO REMAIN AS-IS)



EXISTING GARAGE PLAN

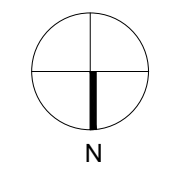


PROPOSED GARAGE PLAN



EXISTING BASEMENT PLAN AND PROPOSED GARAGE PLAN

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



REVISIONS	BY
1	12/22/21 CB



James V. Coane & Associates
Architects

30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

EXISTING BASEMENT PLAN AND PROPOSED GARAGE PLAN

PRIVATE RESIDENCE
2039 EDGEWOOD DRIVE
SOUTH PASADENA, CA 91030

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	A2.3
	Of Sheets

ROOFING MATERIALS:

PITCHED ROOF:
 GAF ROOFING, ASPHALT SHINGLES
 COLOR: BARKWOOD (MATCH EXISTING)
 CRRG Product ID# 0676-0043
 CLASS 'A' ROOF COVERING

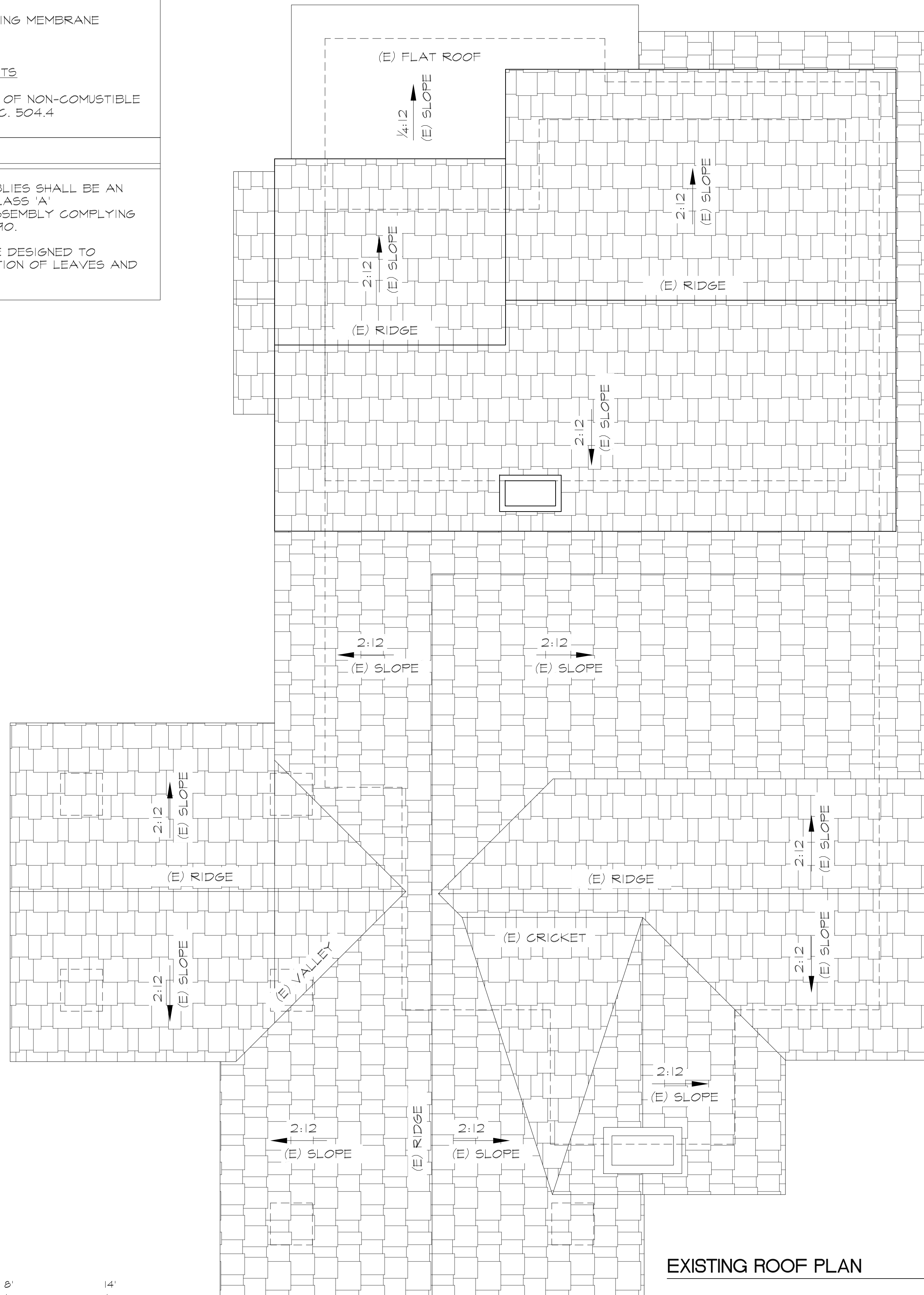
BUILT-UP ROOF:
 TARCO LEAK BARRIER
 EASY STICK PLUS
 MODIFIED BITUMEN ROOFING MEMBRANE
 CLASS A; ICC ESR-3297

GUTTERS AND DOWNSPOUTS
 MATERIAL : ALUMINUM
 SHALL BE CONSTRUCTED OF NON-COMUSTIBLE
 MATERIALS PER UMC SEC. 504.4

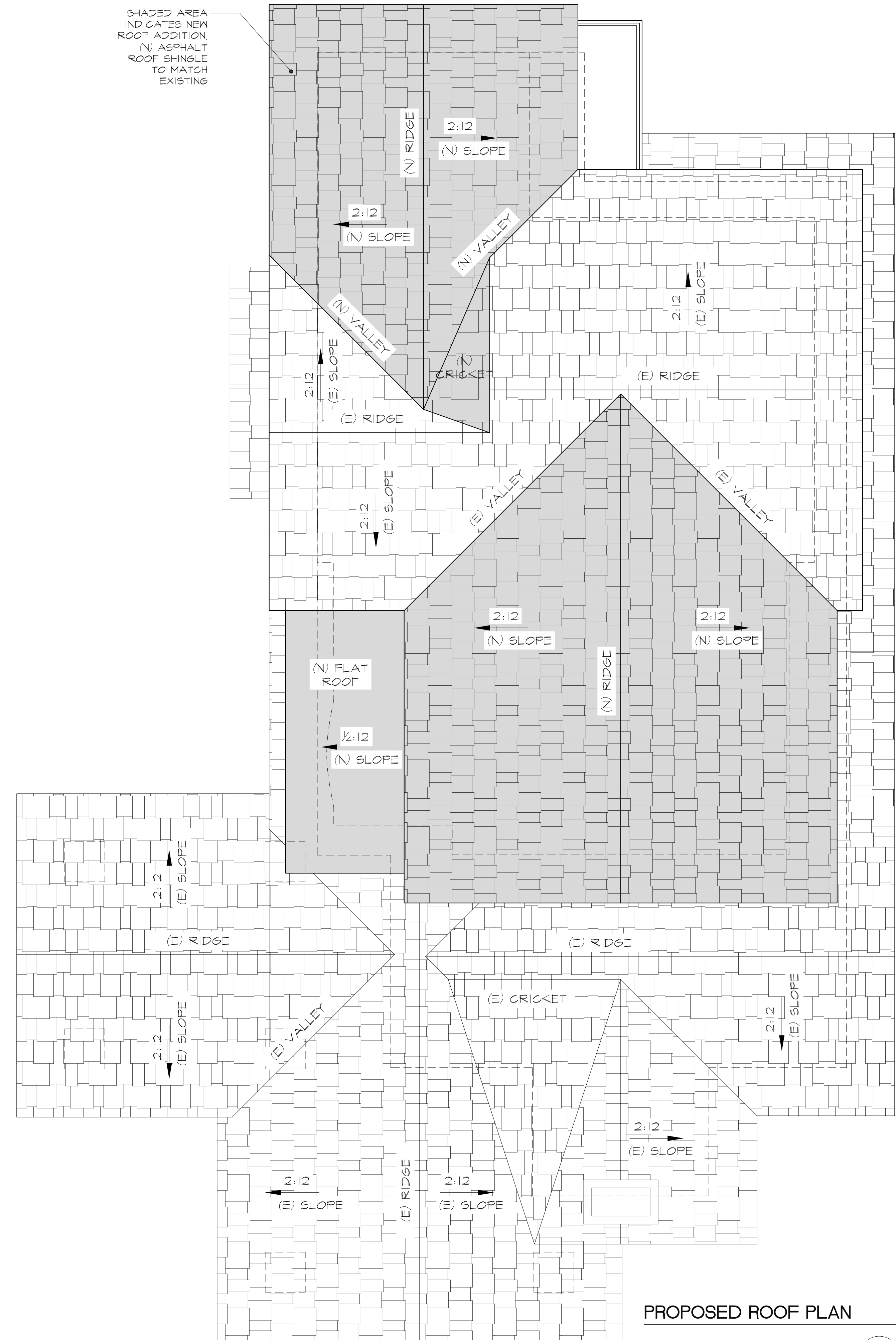
NOTES:

ROOF COVERING ASSEMBLIES SHALL BE AN
 ICC-ES OR UL LISTED CLASS 'A'
 FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING
 WITH ASTM E108 OR UL 790.

ROOF GUTTERS SHALL BE DESIGNED TO
 PREVENT THE ACCUMULATION OF LEAVES AND
 DEBRIS.



EXISTING ROOF PLAN



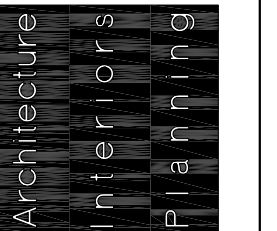
PROPOSED ROOF PLAN



EXISTING AND PROPOSED ROOF PLAN

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

REVISIONS	BY


James V. Coane & Associates
 Architects
30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T: 626.584.6922 F: 626.584.6984

EXISTING AND PROPOSED ROOF PLAN
PRIVATE RESIDENCE
 2039 EDGEWOOD DRIVE
 SOUTH PASADENA, CA 91030

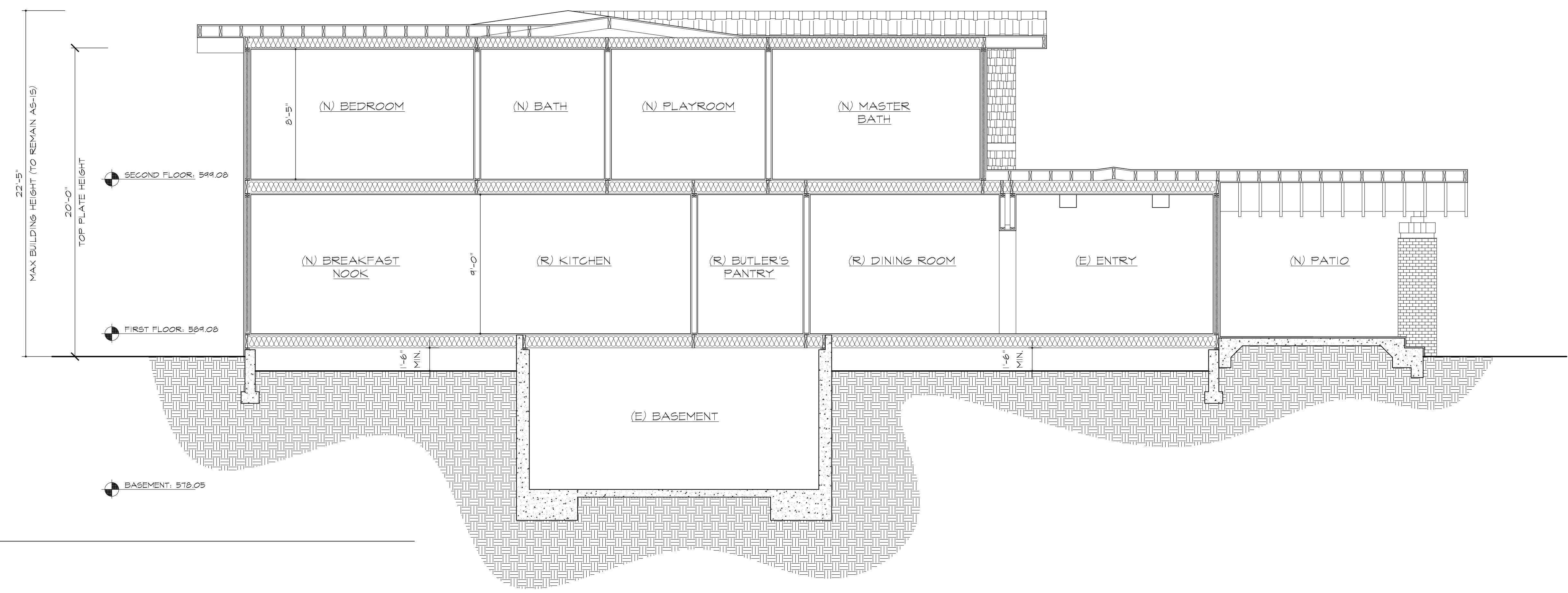
Date: _____
 Scale: 1/4" = 1'-0"
 Drawn: _____
 Job: _____
 Sheet: _____

A4.1
 Of Sheets

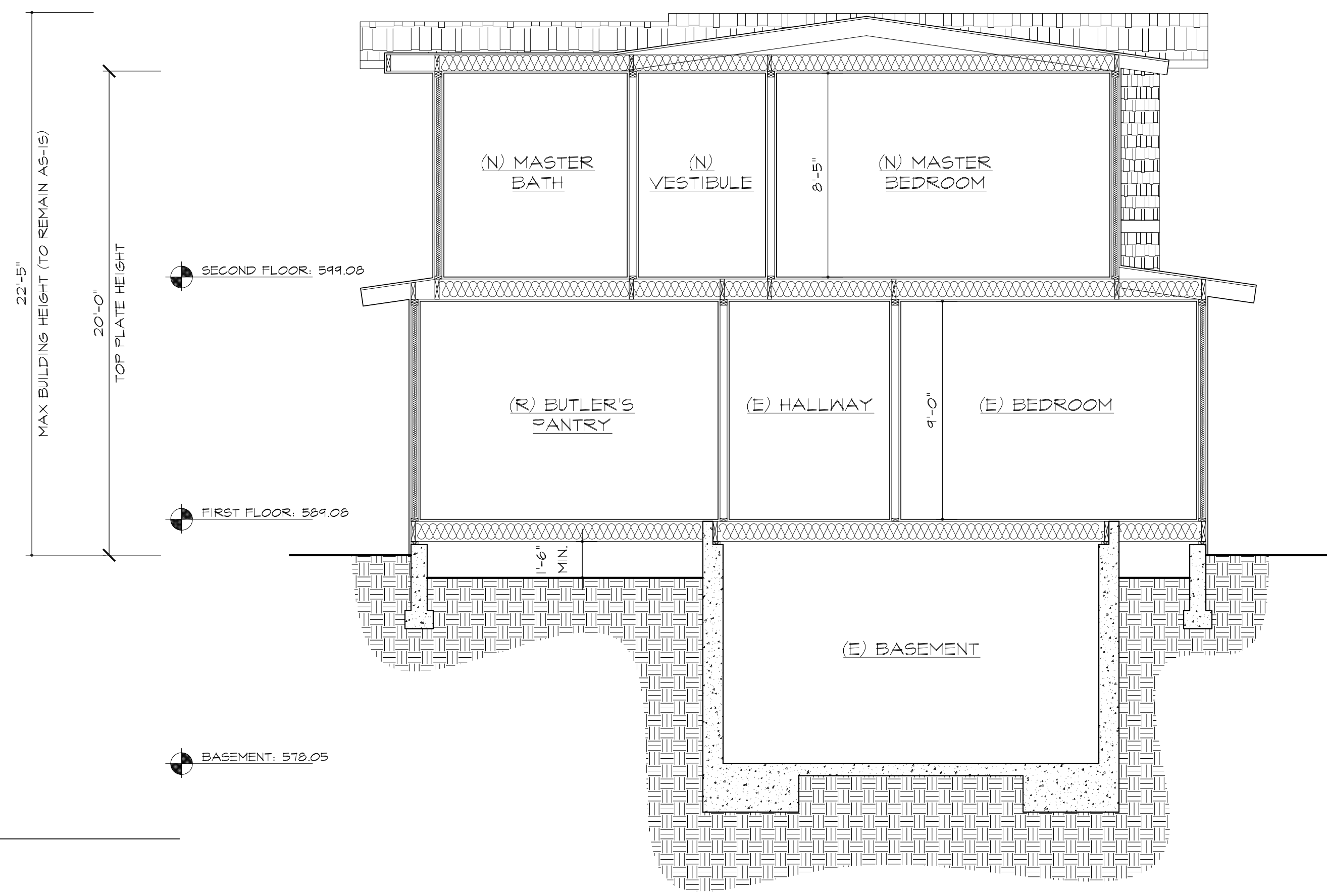
REVISIONS	BY



James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T: 626.584.6822 F: 626.584.6884



SECTION A



SECTION B

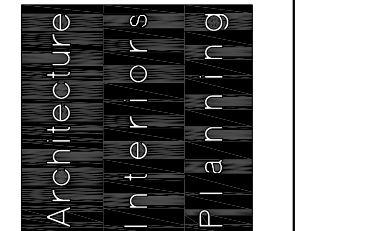
BUILDING SECTIONS



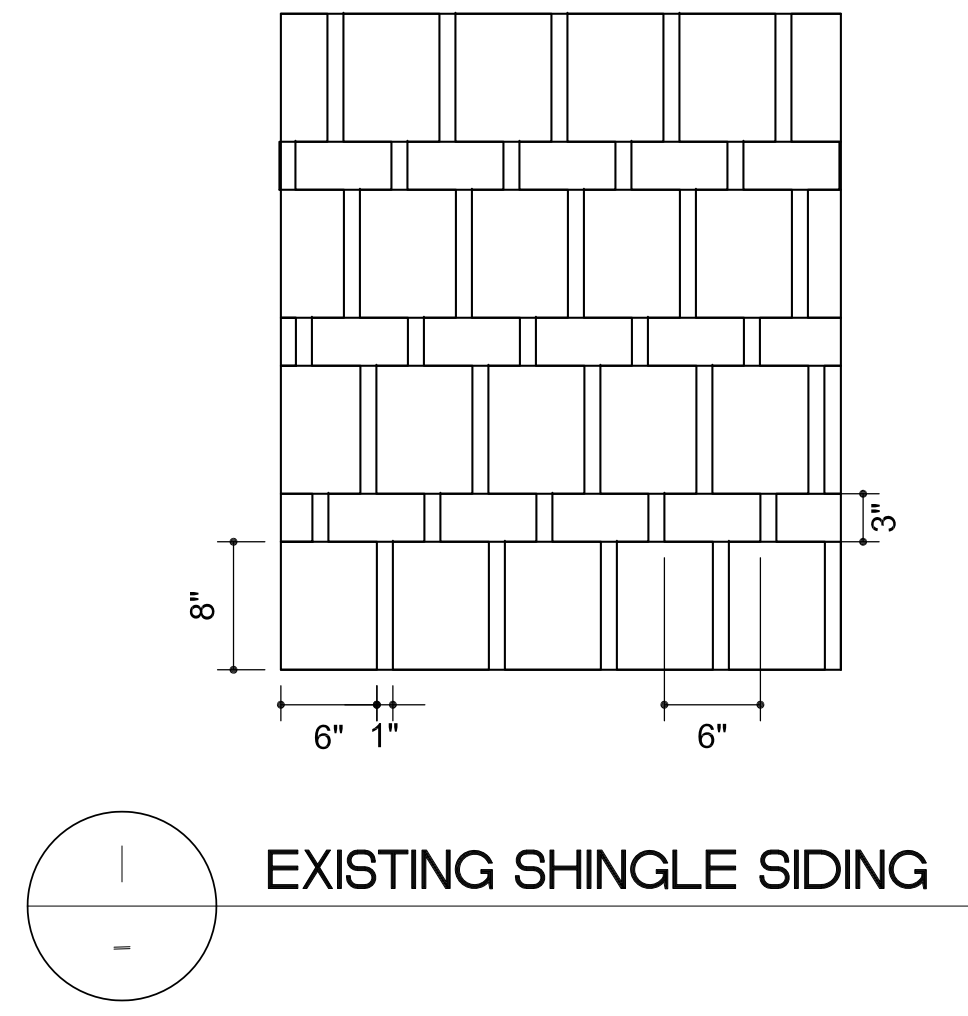
BUILDING SECTIONS
PRIVATE RESIDENCE
2039 EDGEWOOD DRIVE
SOUTH PASADENA, CA 91030

Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet
A5.1
Of Sheets

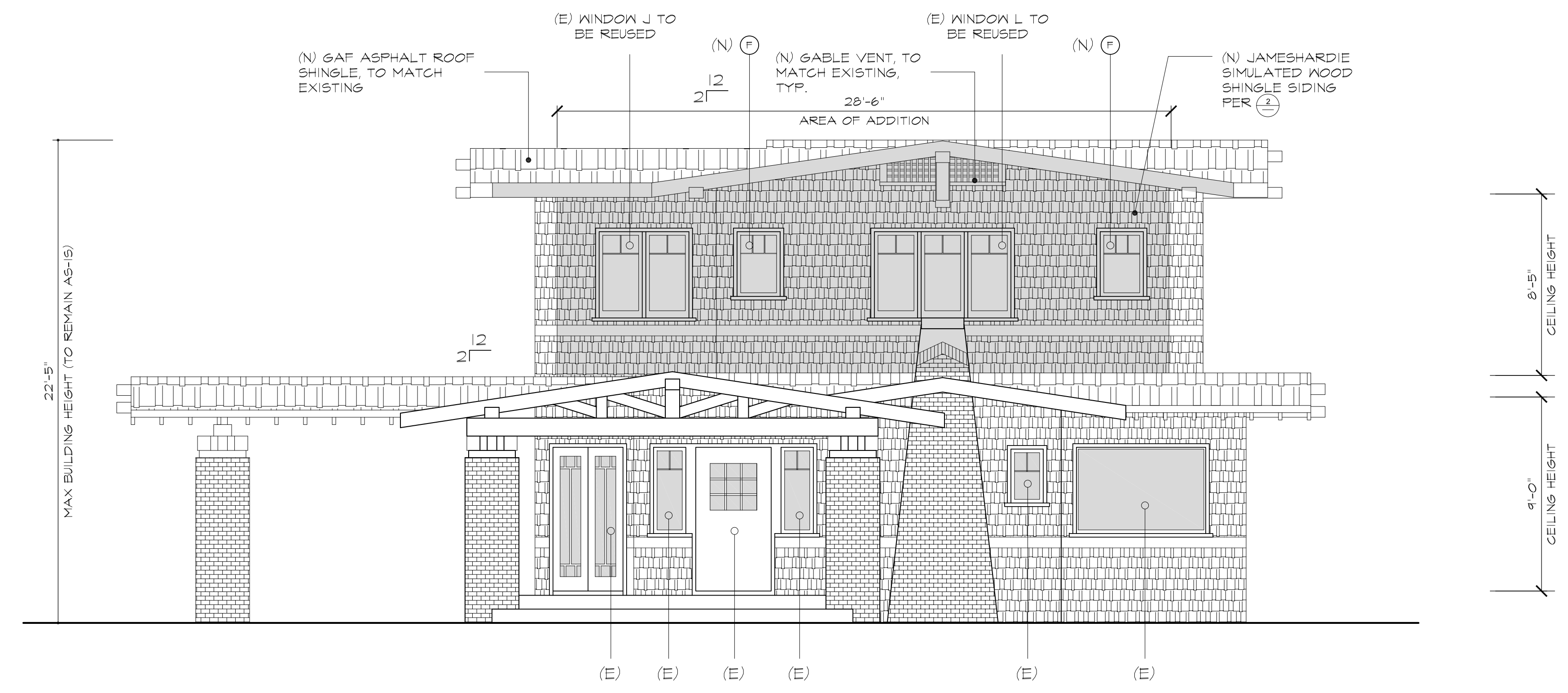
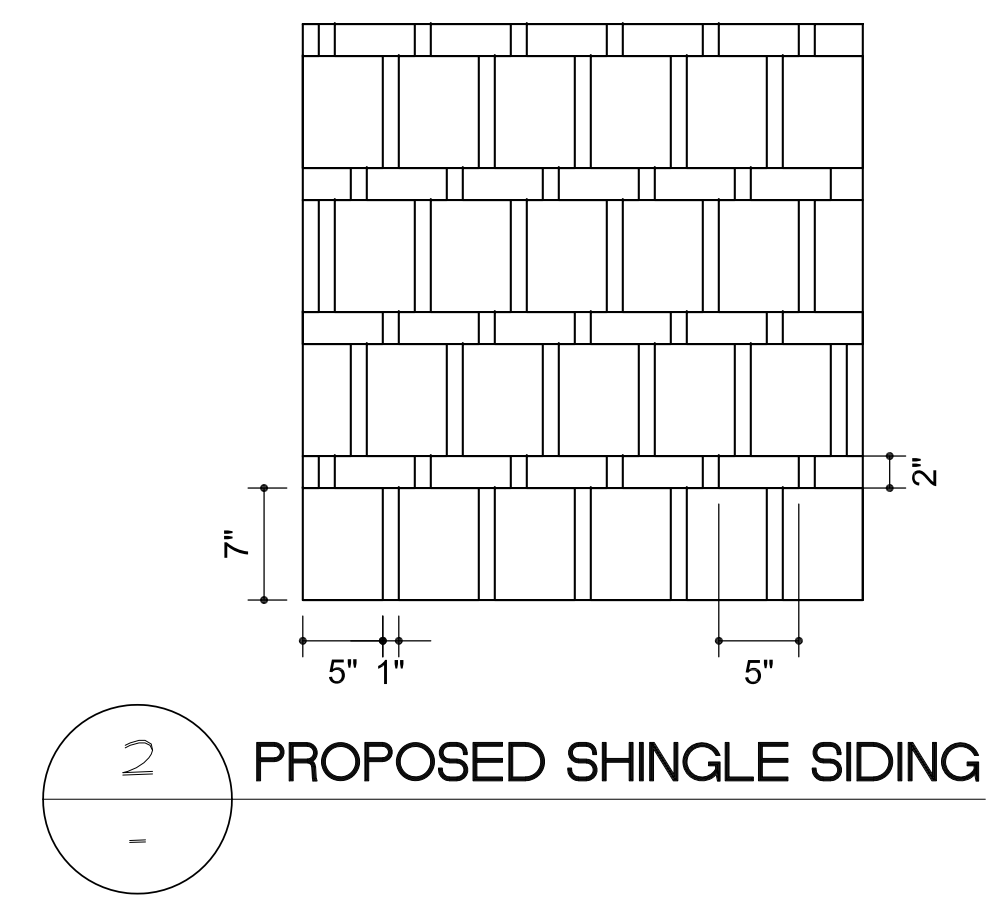
REVISIONS	BY



James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T: 626.584.6922 F: 626.584.6984

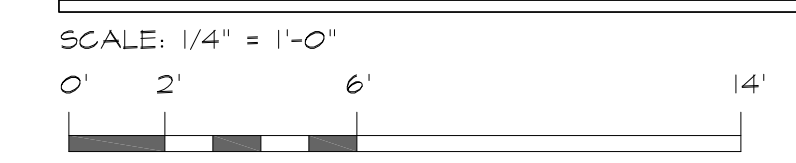


EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

EXISTING AND PROPOSED ELEVATIONS



EXISTING AND PROPOSED ELEVATIONS
PRIVATE RESIDENCE
2039 EDGEWOOD DRIVE
SOUTH PASADENA, CA 91030

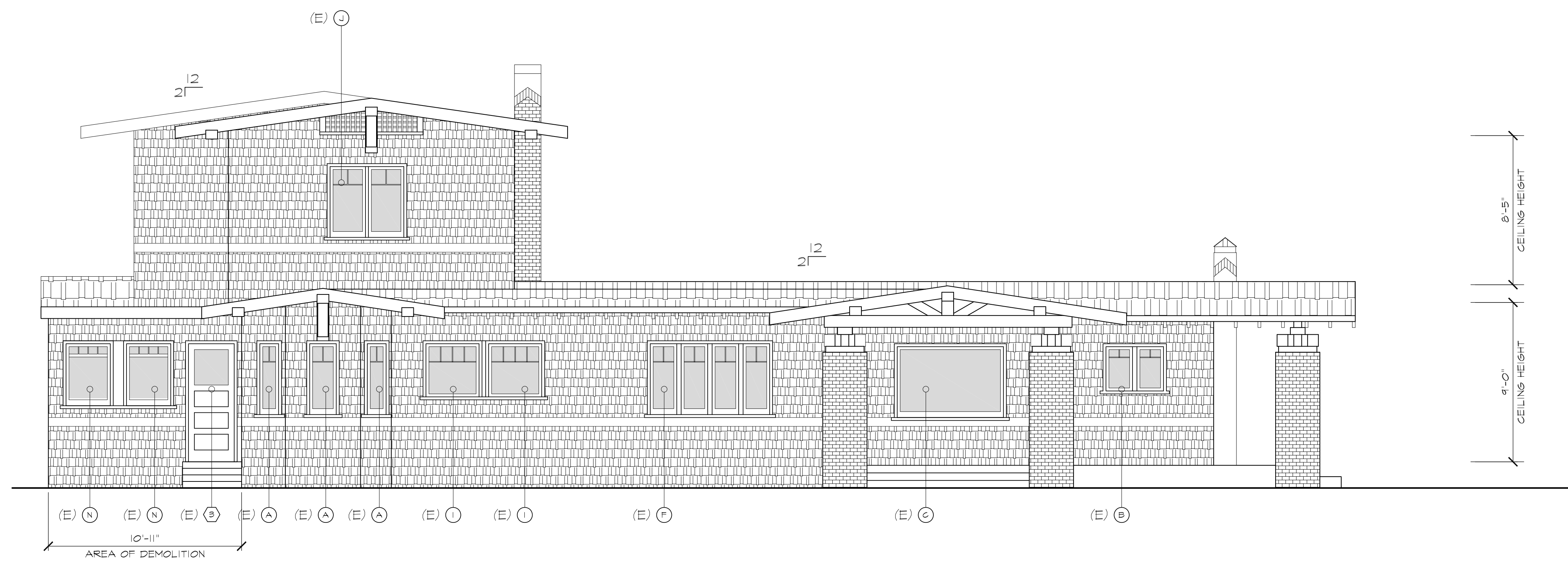
Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	A6.1
Of Sheets	

REVISIONS	BY

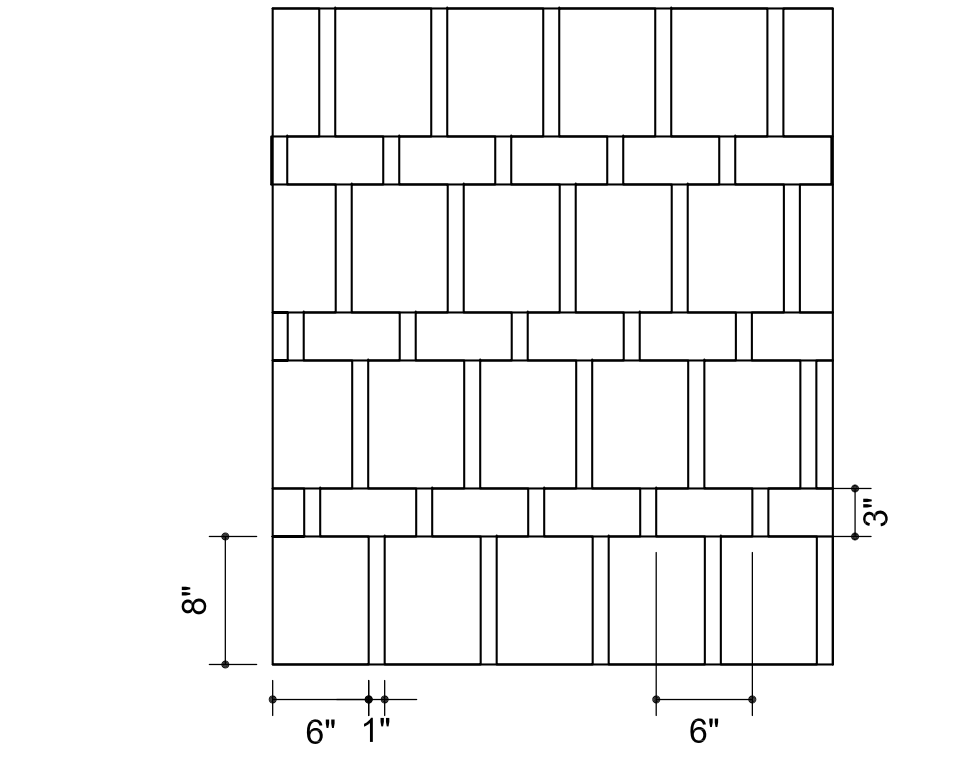
Architecture Interiors Flooring

James V. Coane & Associates
Architects

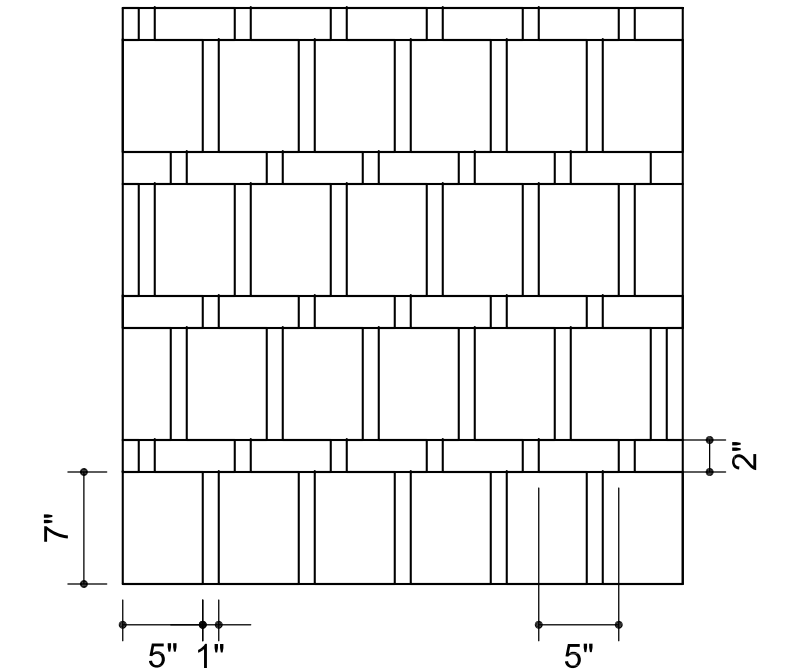
30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T: 626.564.6922 F: 626.564.6984



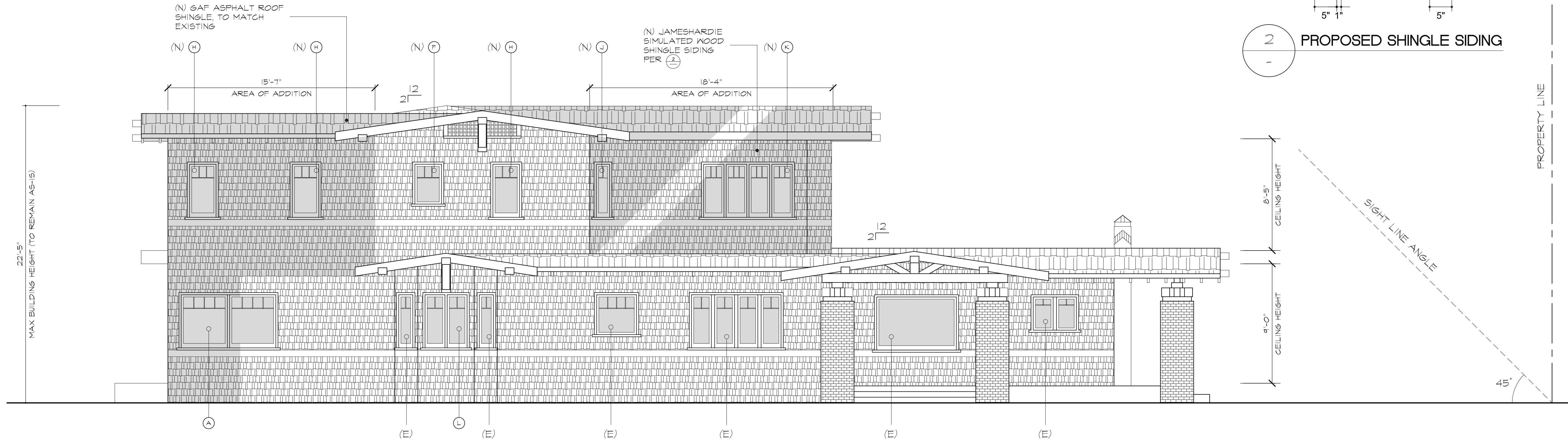
EXISTING EAST ELEVATION



EXISTING SHINGLE SIDING

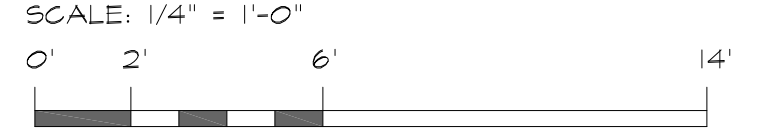


PROPOSED SHINGLE SIDING



PROPOSED EAST ELEVATION

EXISTING AND PROPOSED ELEVATIONS

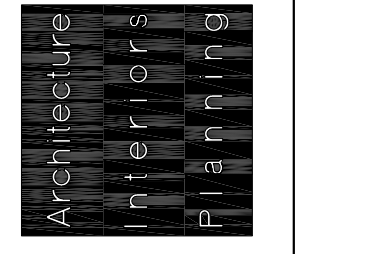


EXISTING AND PROPOSED ELEVATIONS

PRIVATE RESIDENCE
2039 EDGEWOOD DRIVE
SOUTH PASADENA, CA 91030

Date: _____
Scale: 1/4" = 1'-0"
Drawn: _____
Job: _____
Sheet: **A6.2**
Of Sheets

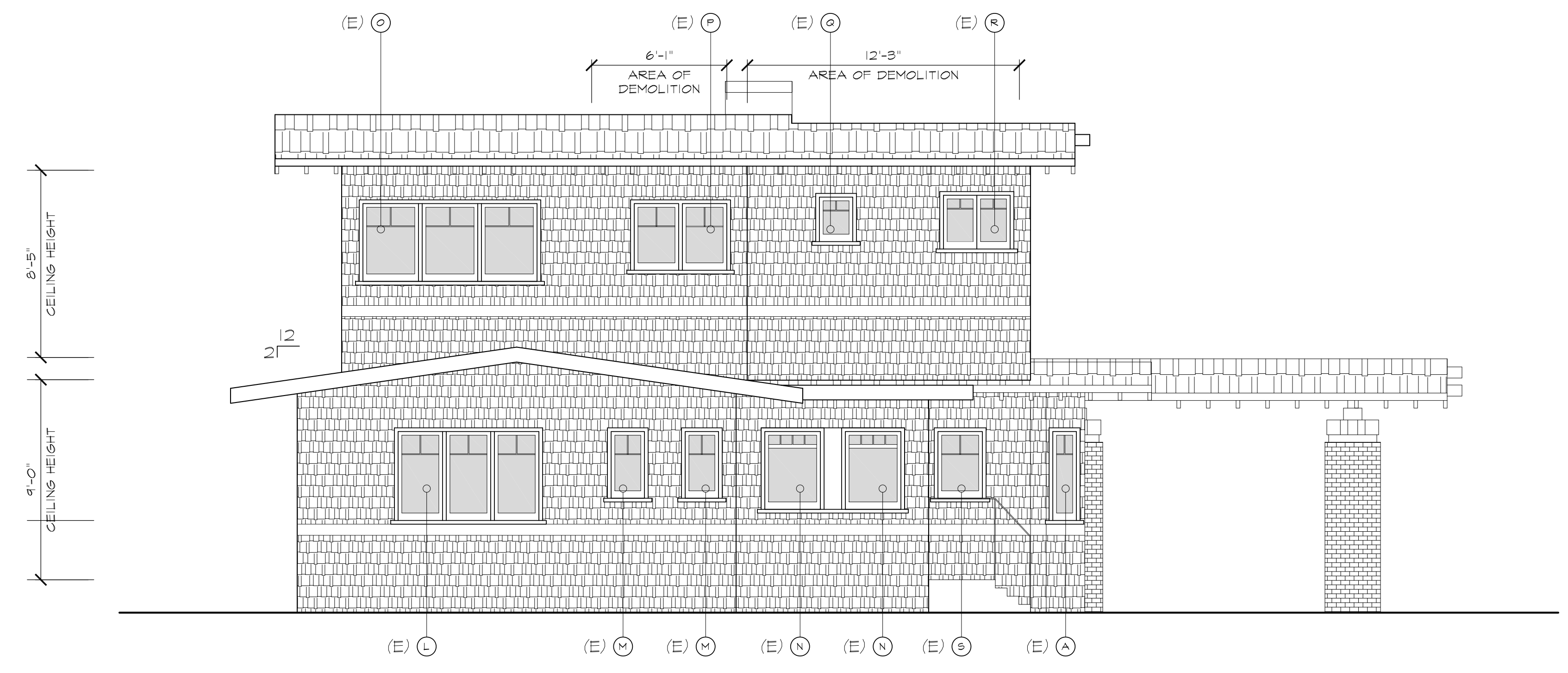
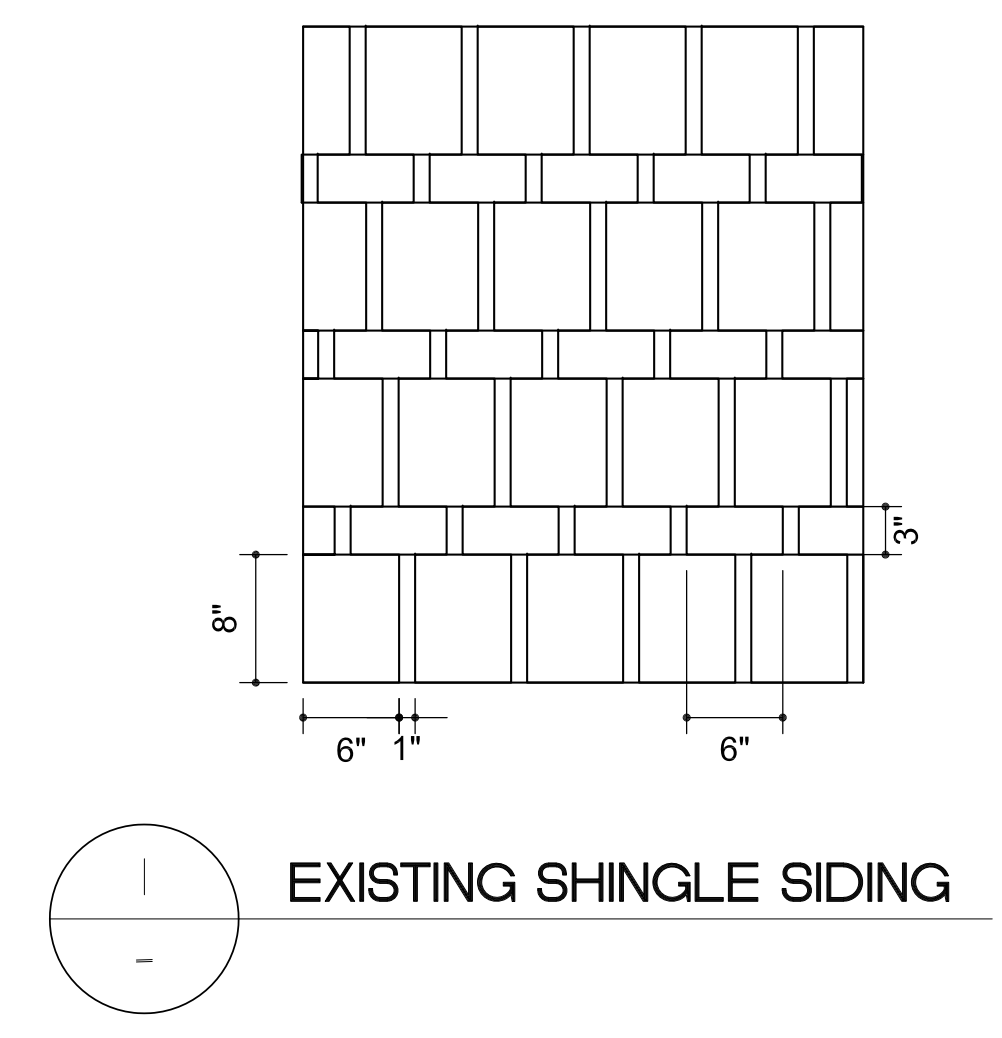
REVISIONS	BY



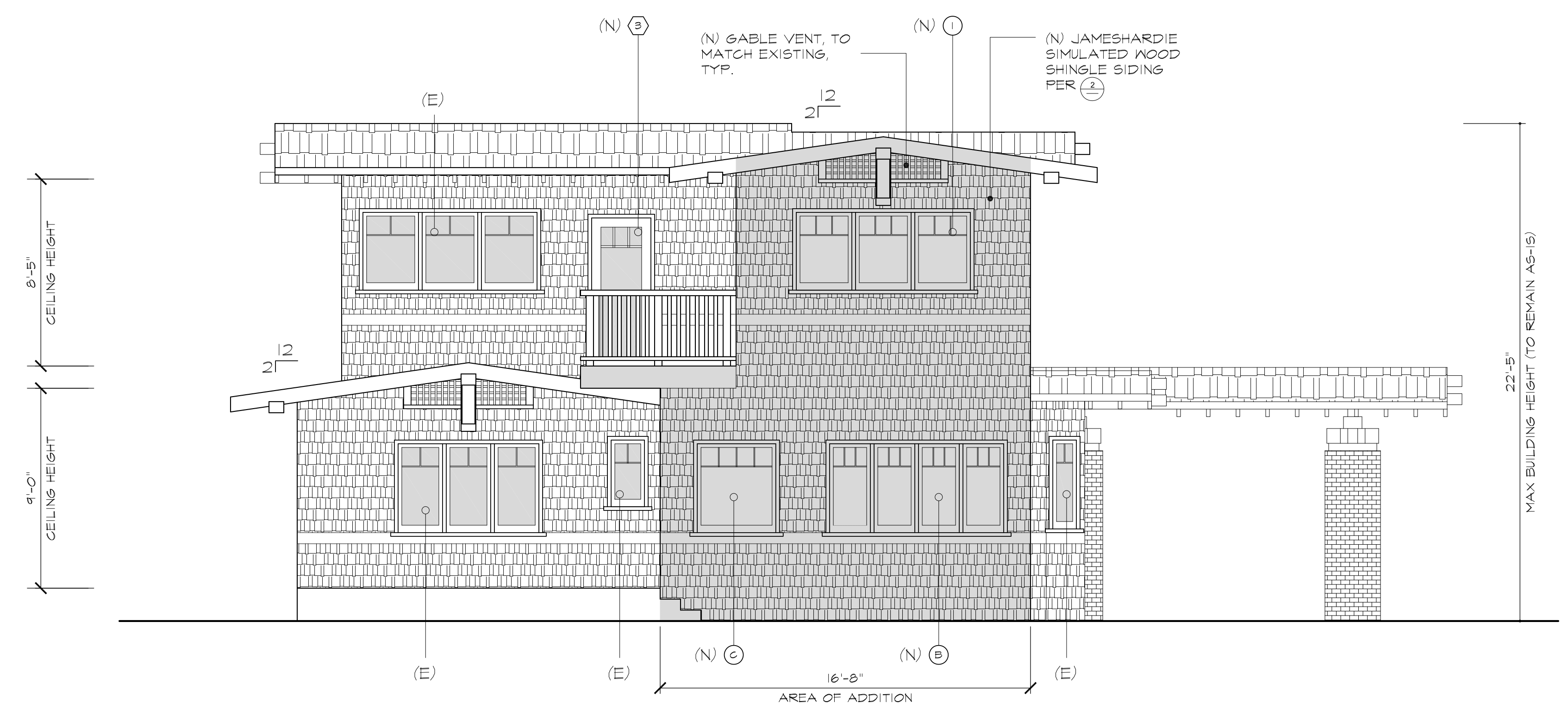
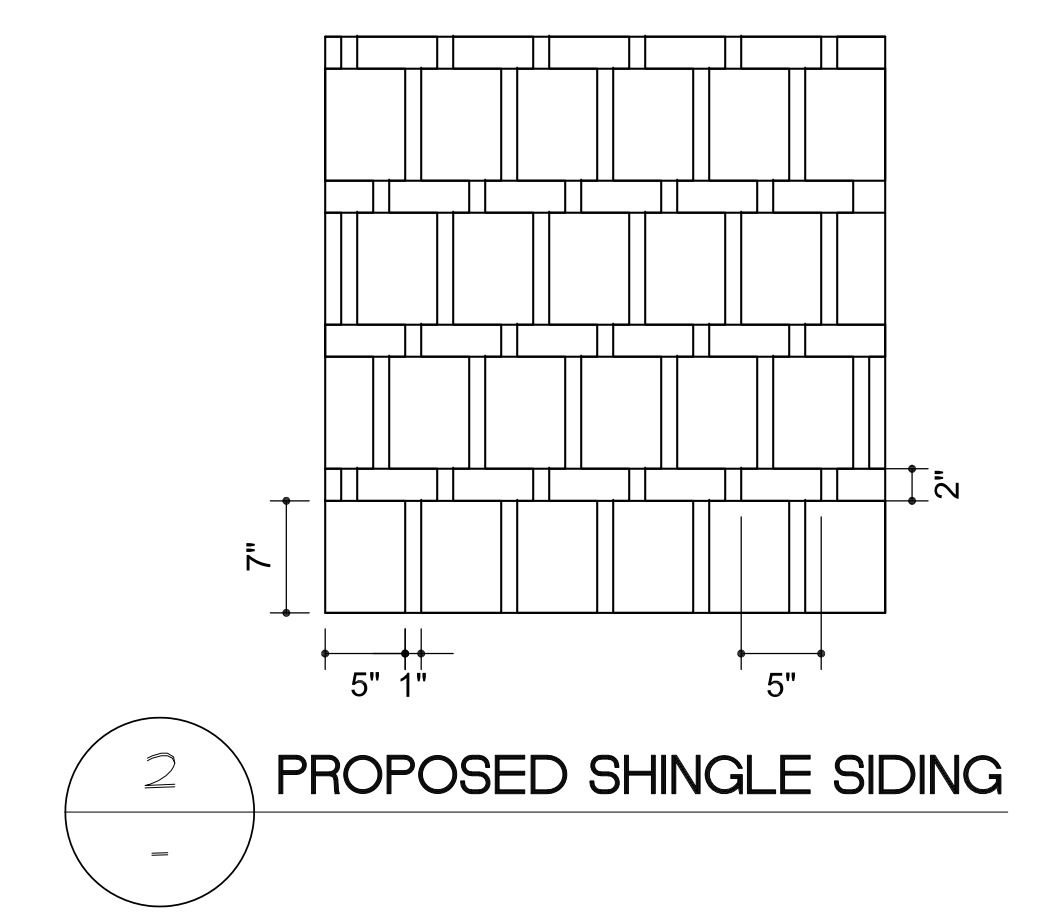
James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T: 626.584.6922 F: 626.584.6984

EXISTING AND PROPOSED ELEVATIONS
PRIVATE RESIDENCE
2039 EDGEWOOD DRIVE
SOUTH PASADENA, CA 91030

Date: _____
Scale: 1/4" = 1'-0"
Drawn: _____
Job: _____
Sheet: **A6.3**
Of Sheets

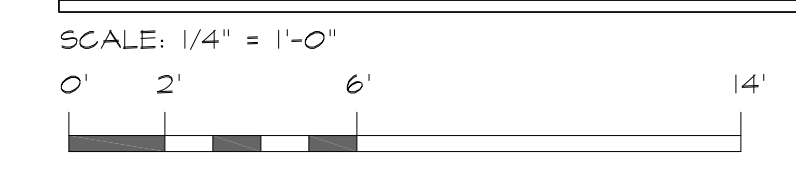


EXISTING SOUTH ELEVATION

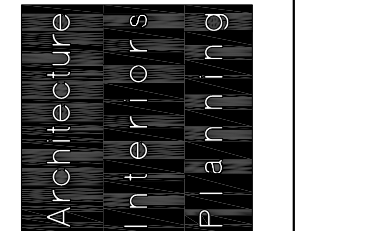


PROPOSED SOUTH ELEVATION

EXISTING AND PROPOSED ELEVATIONS



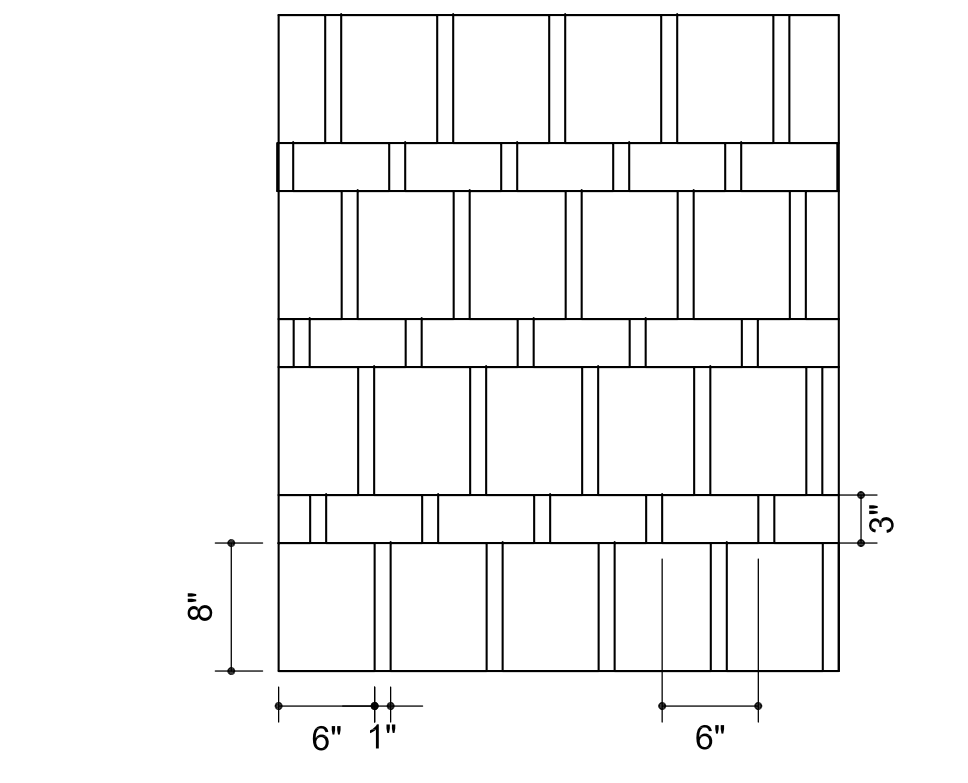
REVISIONS	BY



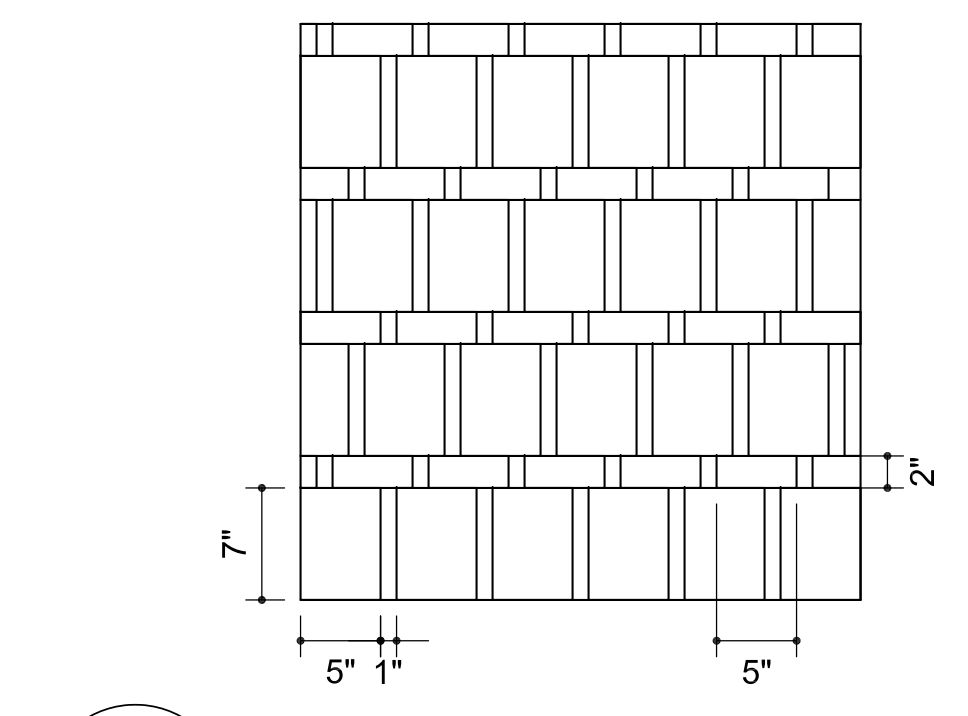
James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T: 626.564.6922 F: 626.564.6984

EXISTING AND PROPOSED ELEVATIONS
PRIVATE RESIDENCE
2039 EDGEWOOD DRIVE
SOUTH PASADENA, CA 91030

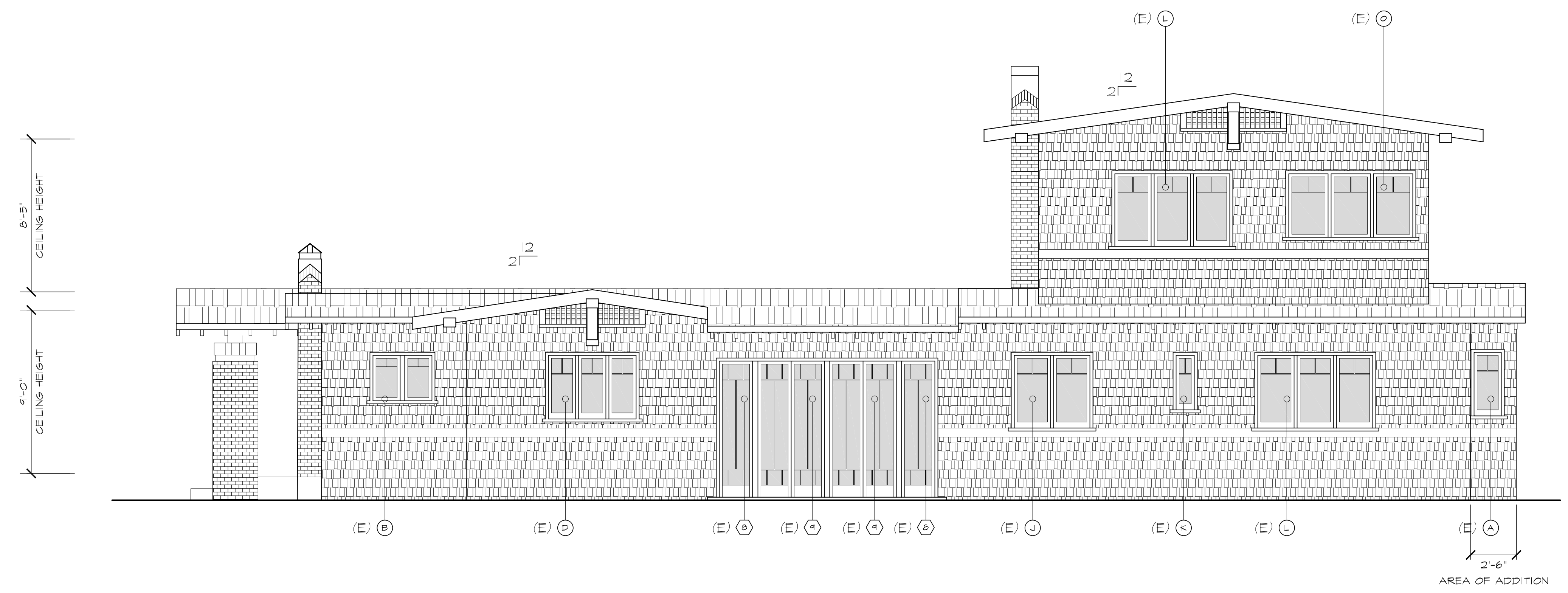
Date: _____
Scale: 1/4" = 1'-0"
Drawn: _____
Job: _____
Sheet: **A6.4**
Of Sheets



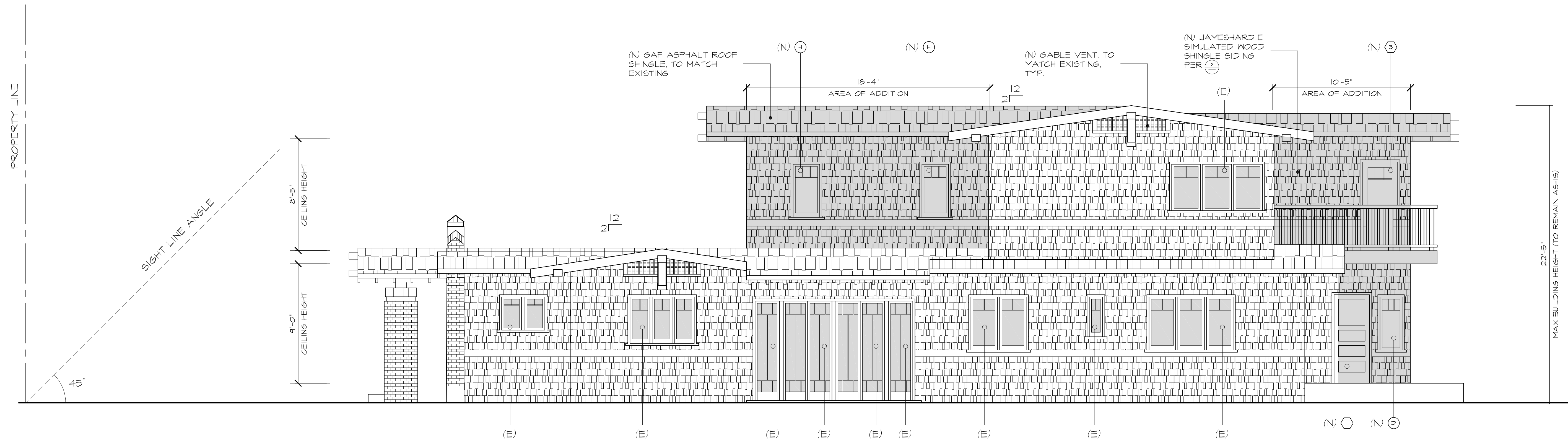
EXISTING SHINGLE SIDING



PROPOSED SHINGLE SIDING

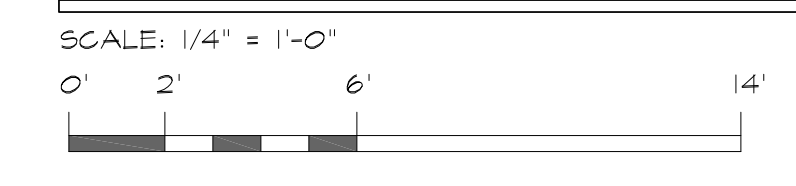


EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

EXISTING AND PROPOSED ELEVATIONS

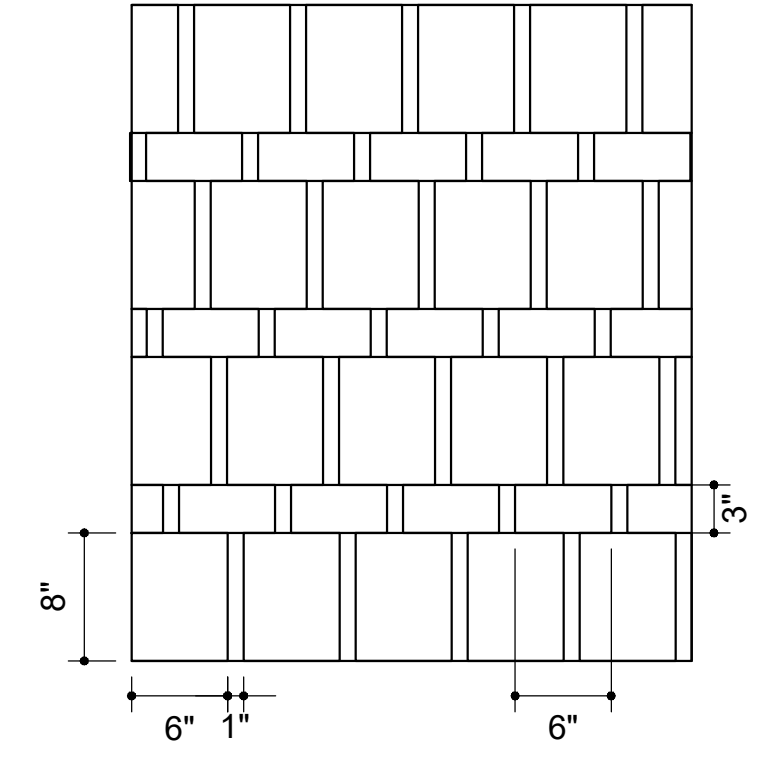


REVISIONS	BY
12/22/21	CB

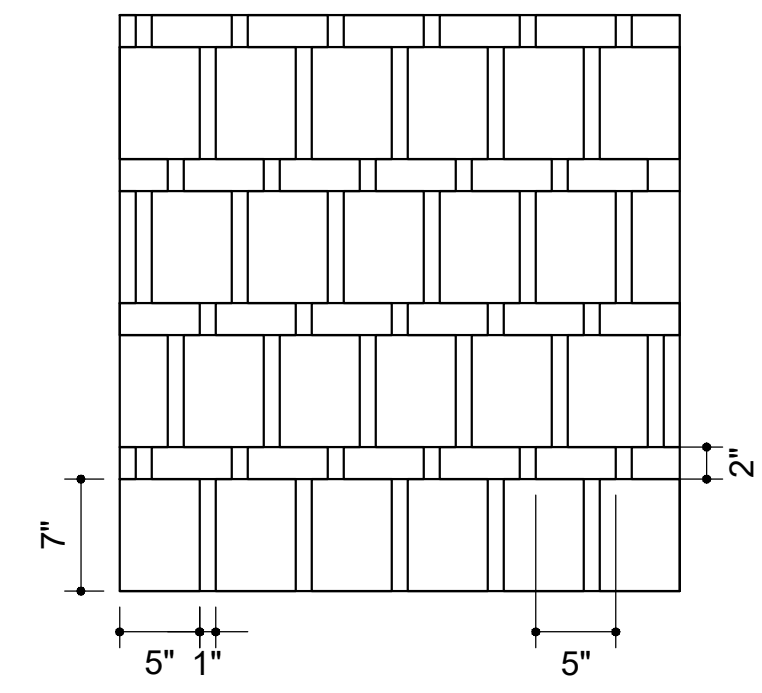
Architecture
Interiors
Planning

James V. Coane & Associates
Architects

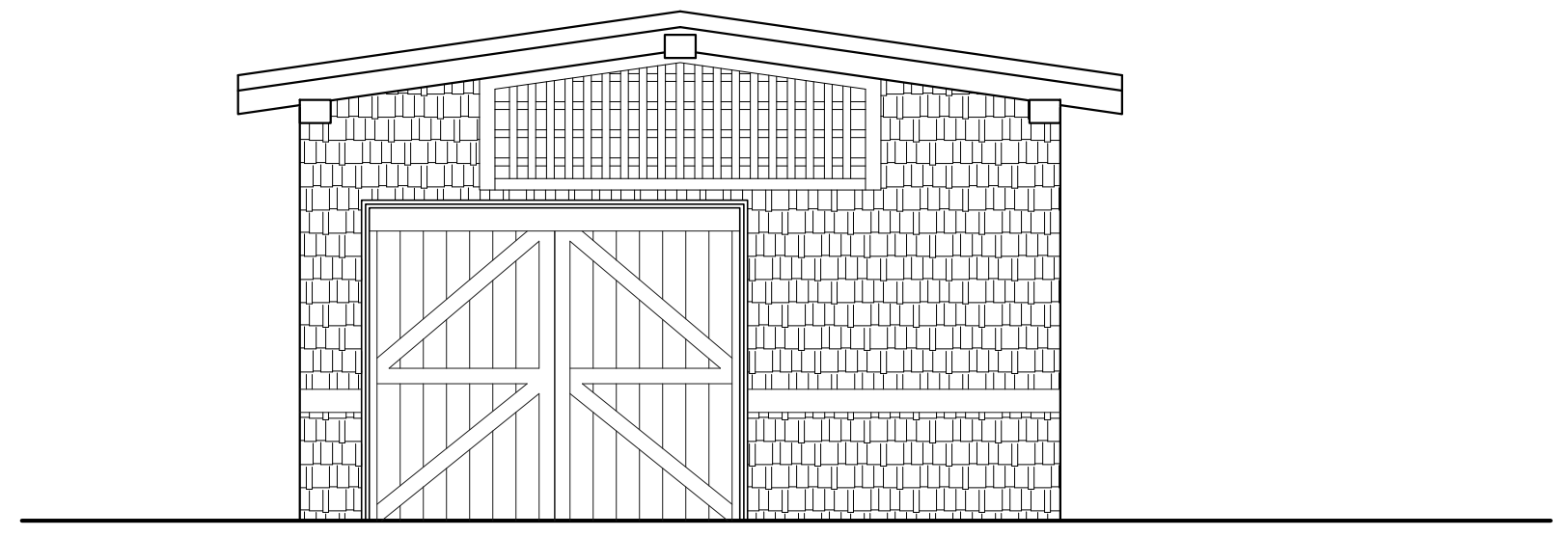
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T: 626.584.6022 F: 626.584.6984



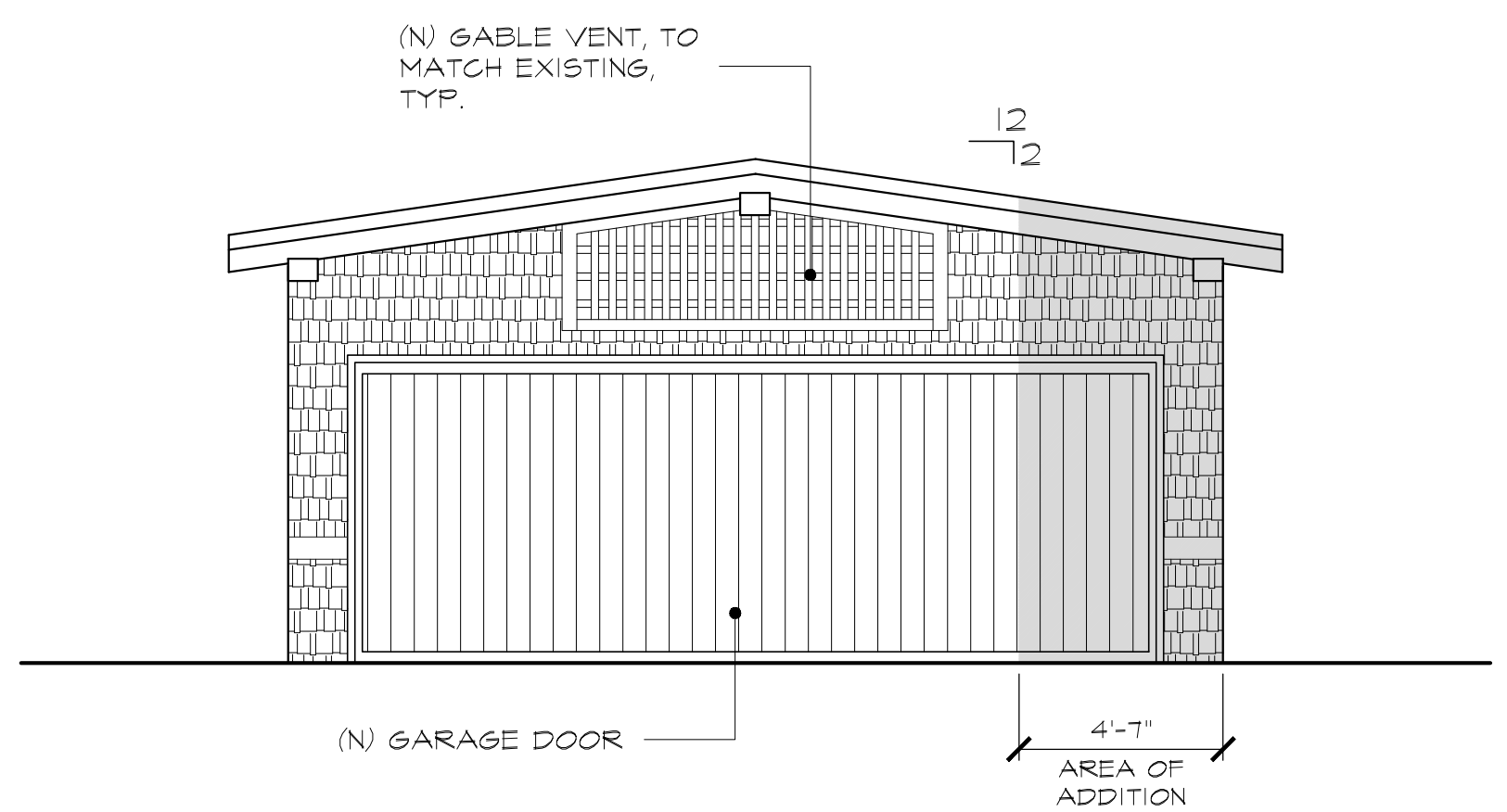
EXISTING SHINGLE SIDING



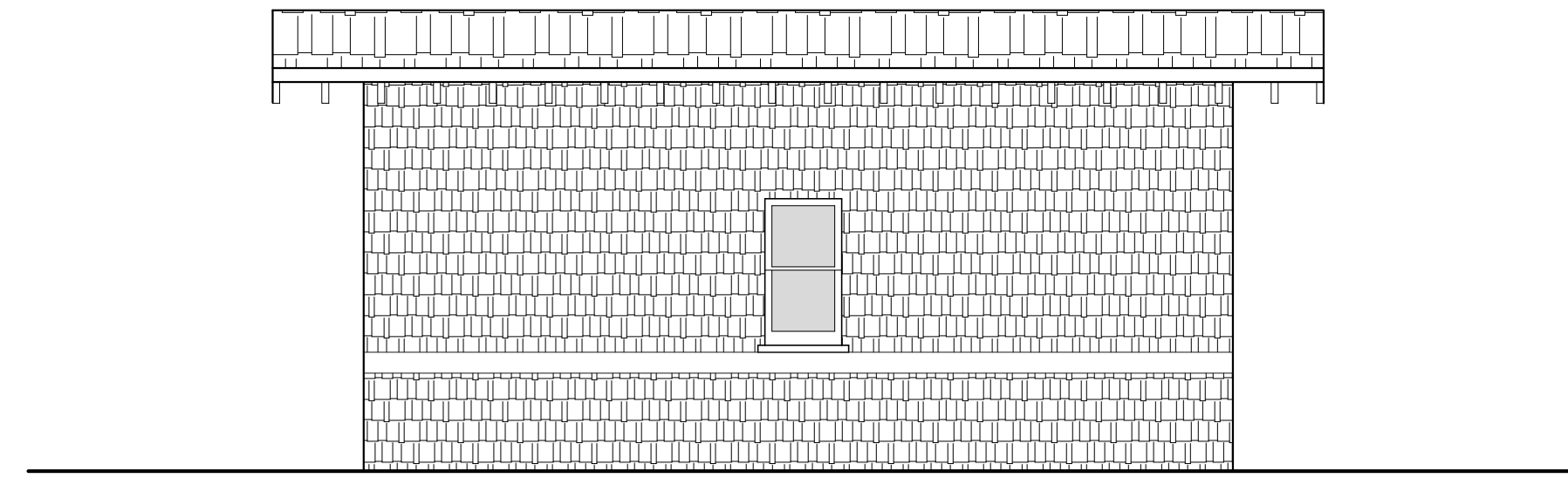
PROPOSED SHINGLE SIDING



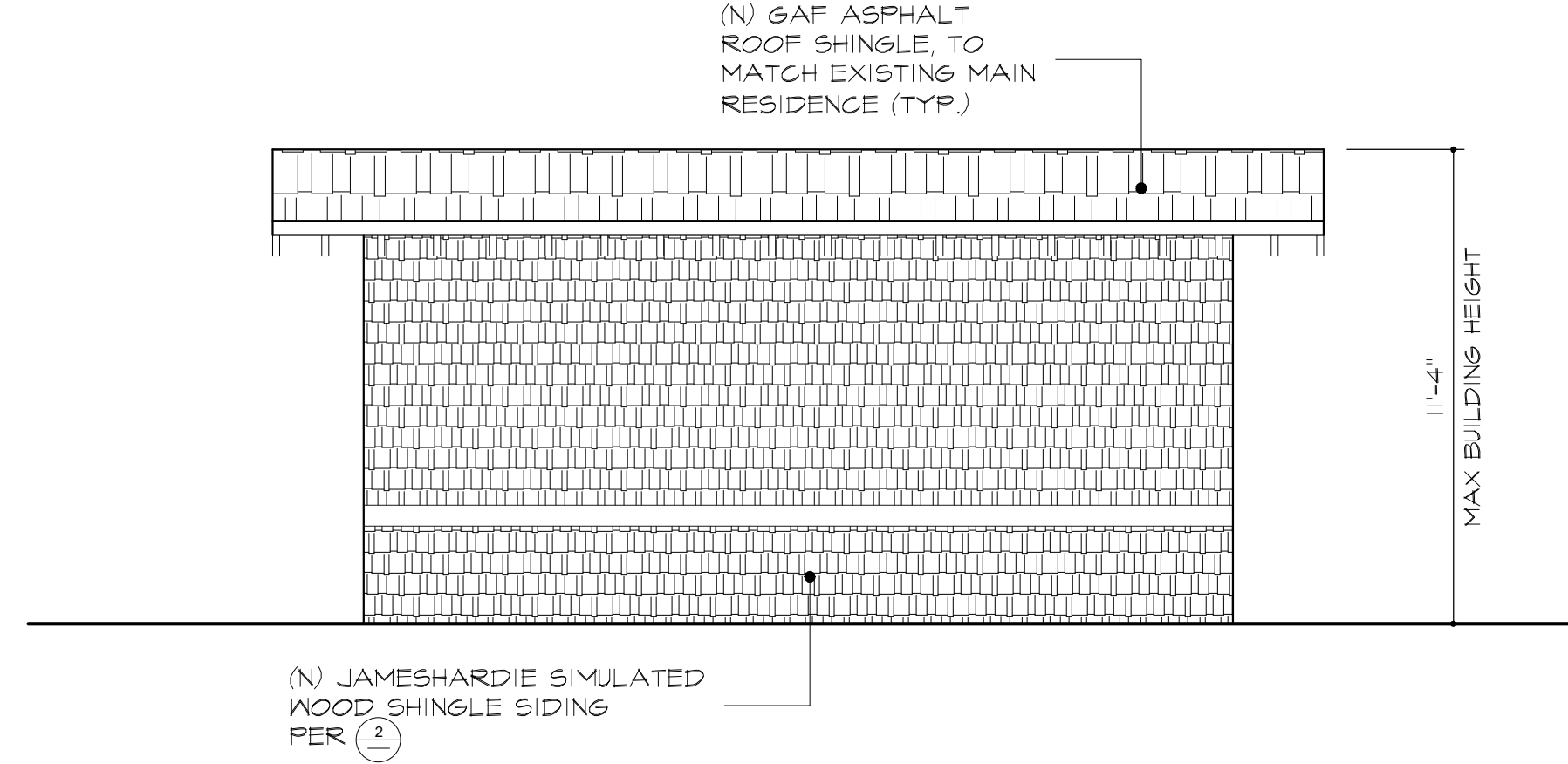
EXISTING NORTH ELEVATION



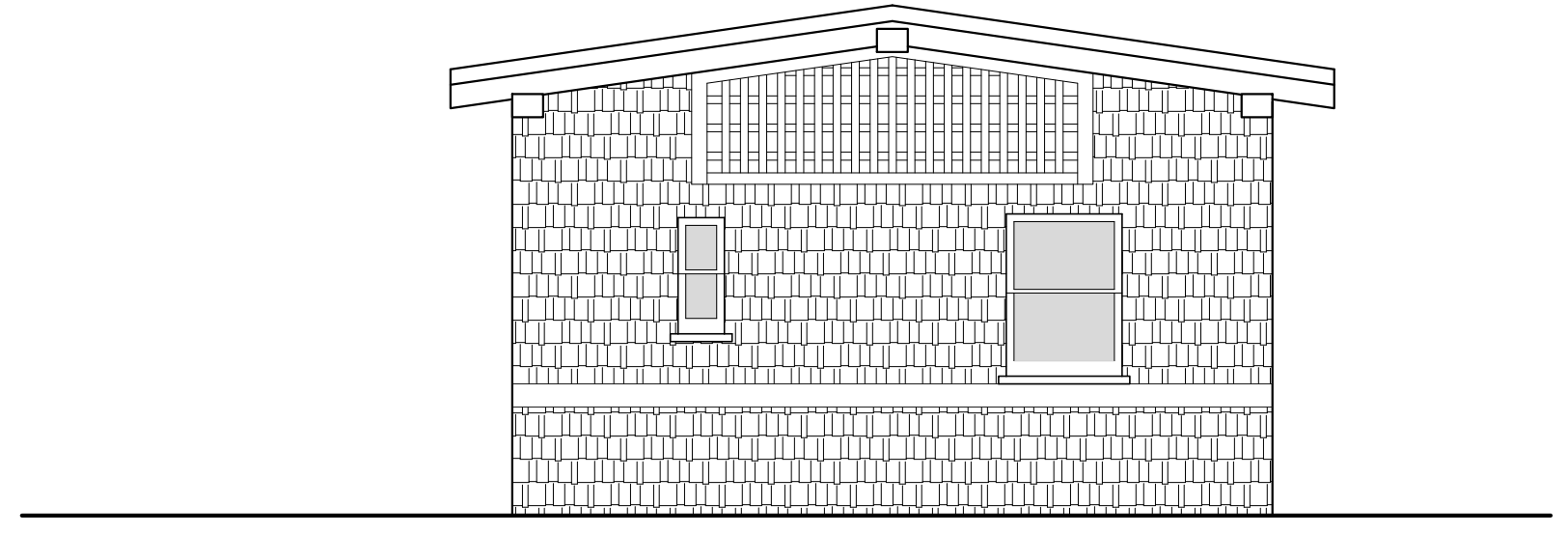
PROPOSED NORTH ELEVATION



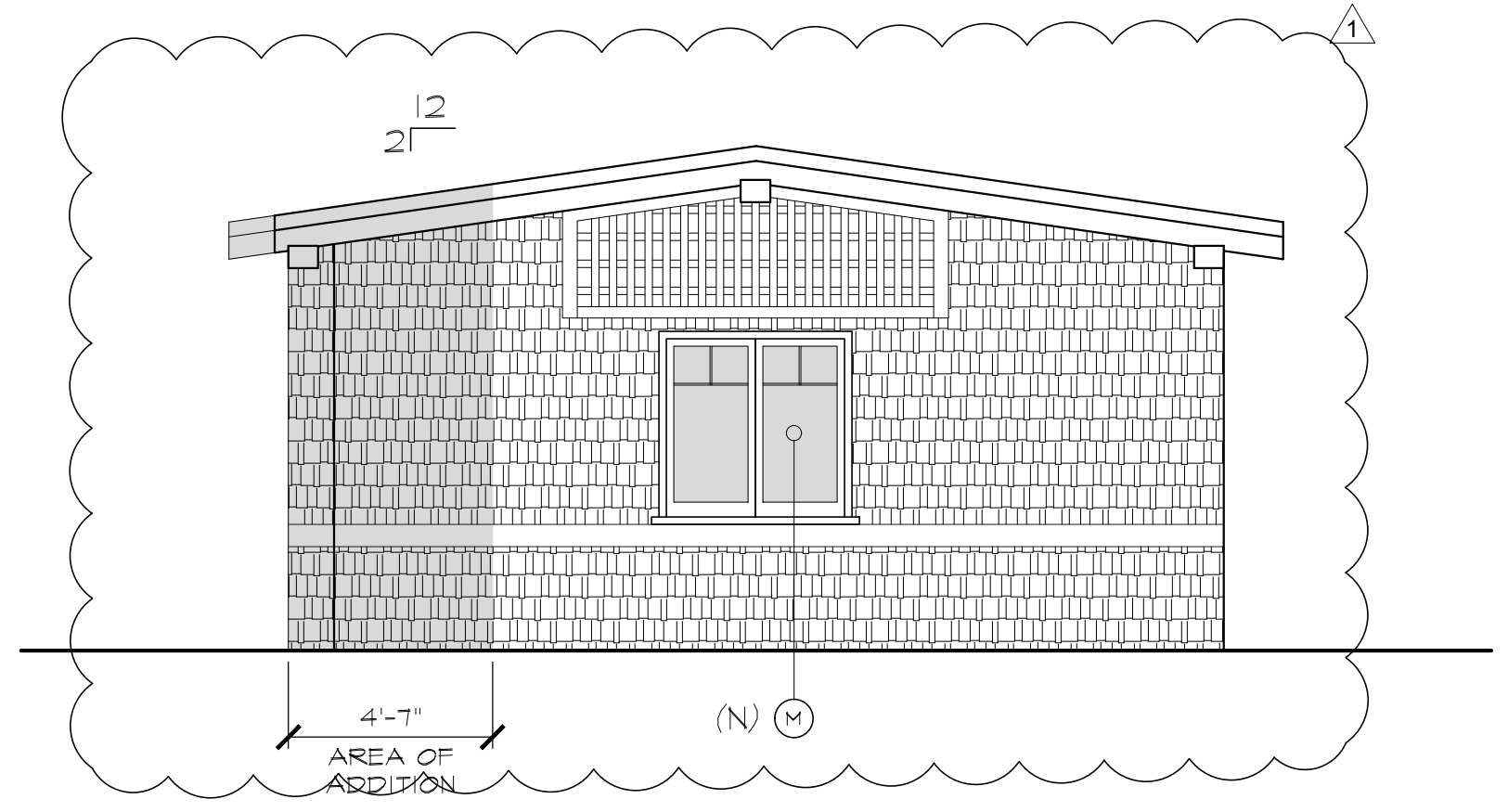
EXISTING EAST ELEVATION



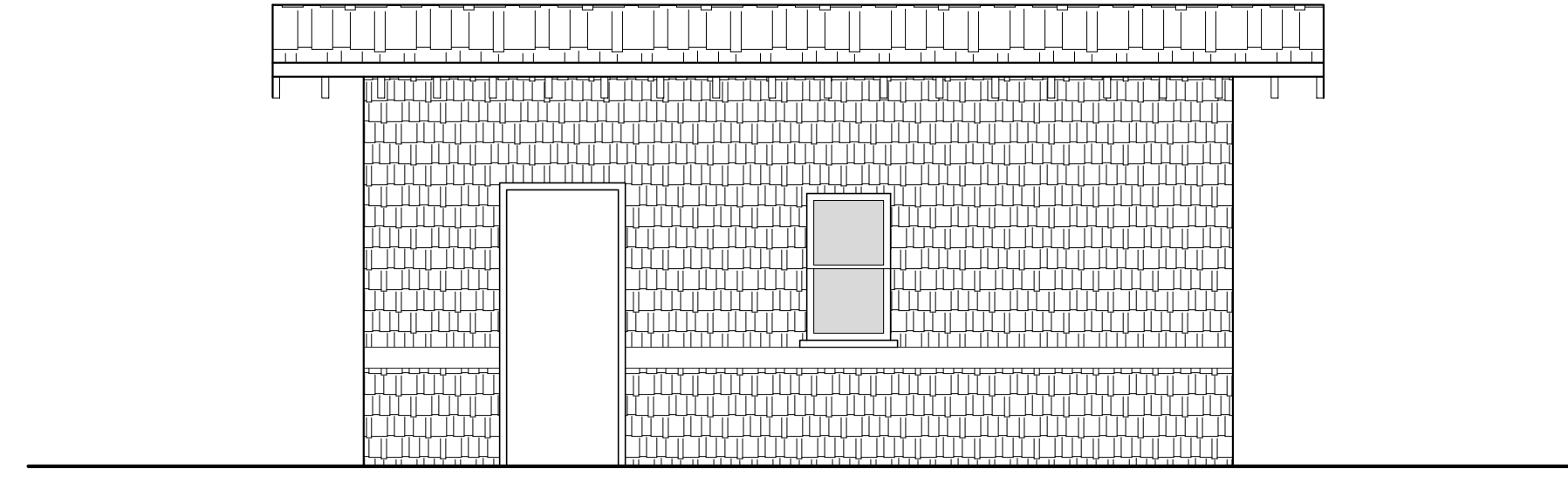
PROPOSED EAST ELEVATION



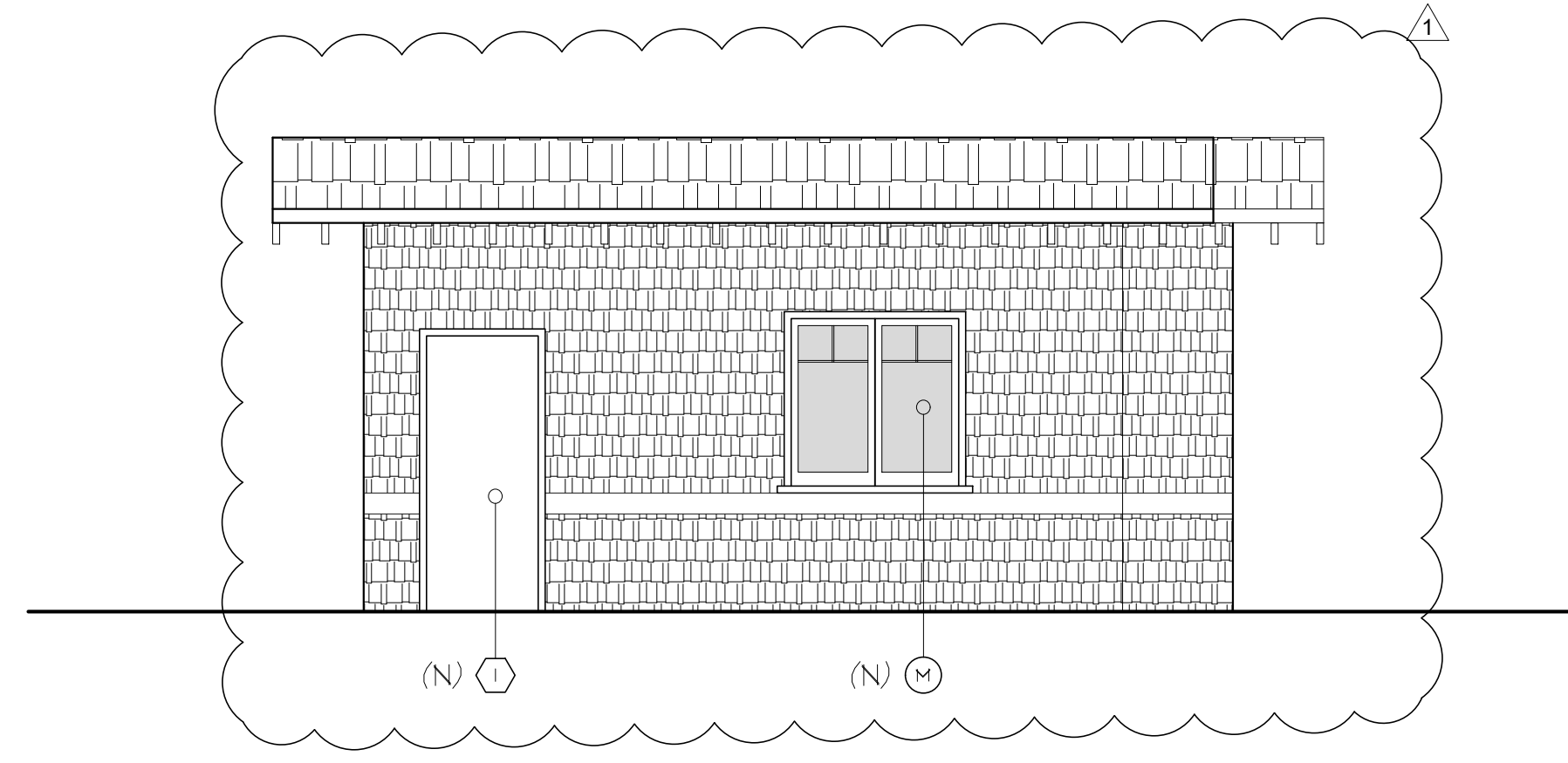
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

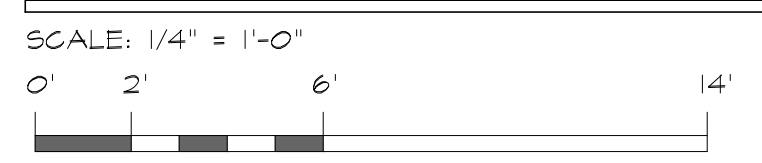


EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

EXISTING AND PROPOSED GARAGE ELEVATIONS



EXISTING AND PROPOSED GARAGE ELEVATIONS

PRIVATE RESIDENCE
2039 EDGEWOOD DRIVE
SOUTH PASADENA, CA 91030

Date

Scale 1/4" = 1'-0"

Drawn

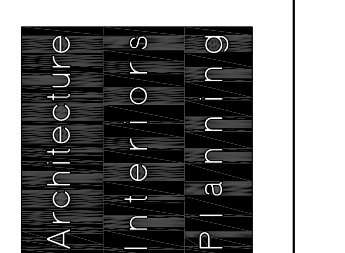
Job

Sheet

A6.5

Of Sheets

REVISIONS	BY



James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T: 626.564.6922 F: 626.564.6944

EXISTING DOOR SCHEDULE												
	SIZE			STYLE				MATERIAL		FINISH		
	WIDTH	HEIGHT	THICKNESS	OPERATION	LITES	EXISTING LITES	SIMULATED LITES	FRAME BODY	GLASS	INTERIOR	EXTERIOR	COLOR
1	3'-6"	6'-8"	1 3/4"	SWINGING	9	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINTED	PAINTED	WHITE
2	3'-4"	6'-8"	1 3/4"	SWINGING	0	N/A	N/A	WOOD	CLEAR	PAINTED	PAINTED	WHITE
3	2'-8"	6'-8"	1 3/4"	SWINGING	0	N/A	N/A	WOOD	CLEAR	PAINTED	PAINTED	WHITE
4	2'-8"	6'-8"	1 3/4"	SWINGING	0	N/A	N/A	WOOD	-	PAINTED	PAINTED	WHITE
5	2'-4"	6'-8"	1 3/4"	SWINGING	0	N/A	N/A	WOOD	-	PAINTED	PAINTED	WHITE
6	2'-6"	6'-8"	1 3/4"	SWINGING	0	N/A	N/A	WOOD	-	PAINTED	PAINTED	WHITE
7	1'-8"	6'-8"	1 3/4"	SWINGING	0	N/A	N/A	WOOD	-	PAINTED	PAINTED	WHITE
8	1'-10"	7'-6"	1 3/4"	SWINGING	10	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINTED	PAINTED	WHITE
9	3'-8"	7'-6"	1 3/4"	SWINGING	20	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINTED	PAINTED	WHITE
10	2'-8"	6'-8"	1 3/8"	SWINGING	0	N/A	N/A	WOOD	-	PAINTED	PAINTED	WHITE

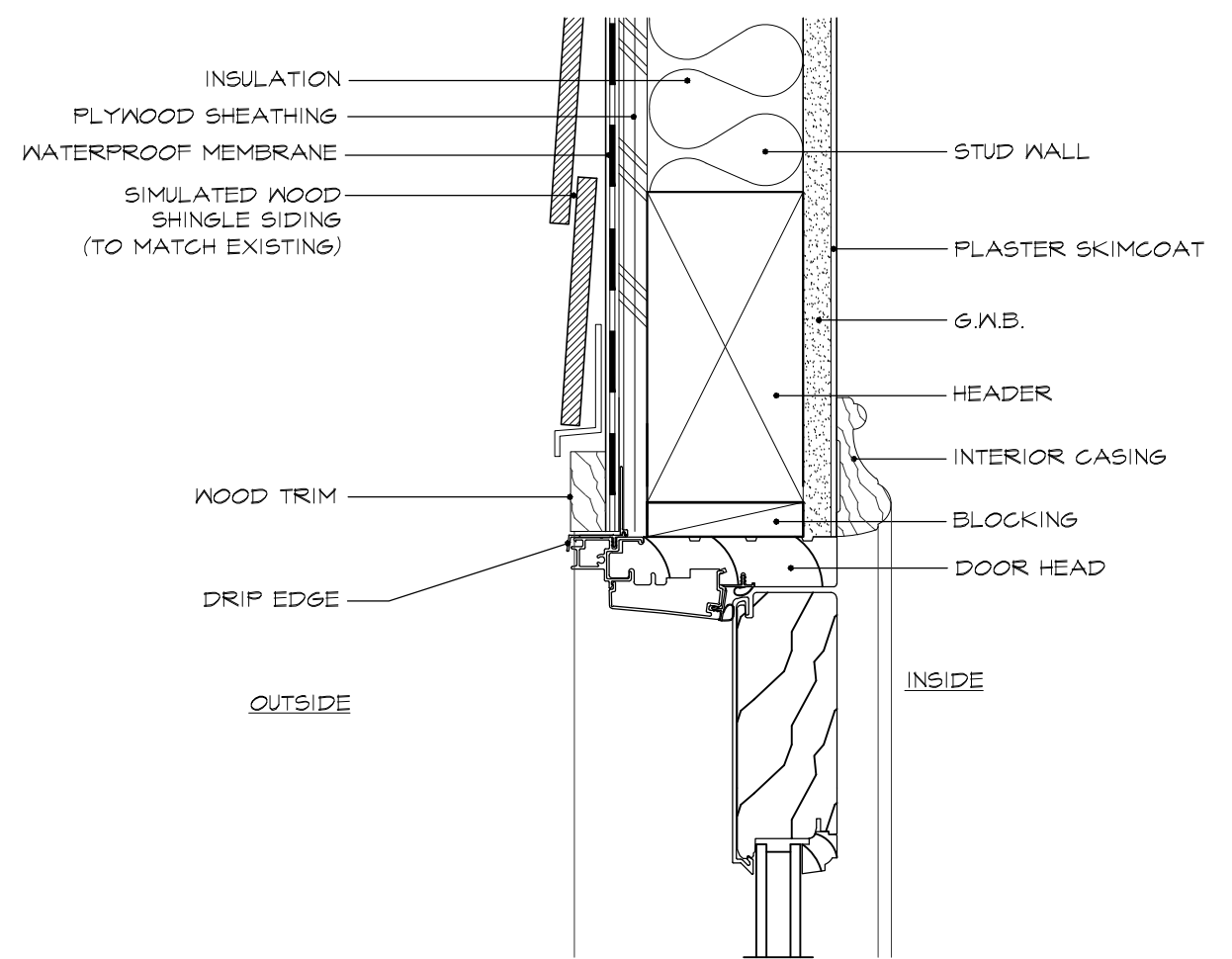
EXISTING WINDOW SCHEDULE												
- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.												
	SIZE		STYLE				MATERIALS			FINISH		
	WIDTH	HEIGHT	OPERATION	SASH	LITES	EXISTING LITES	SIMULATED LITES	FRAMES / SASH	GLASS	INTERIOR	EXTERIOR	COLOR
A	1'-6"	4'-0"	CASEMENT	1	3	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
B	3'-3"	2'-6"	DBL. CASEMENT	2	6	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
C	6'-0"	4'-0"	FIXED	1	-	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
D	4'-10"	3'-6"	3X CASEMENT	3	9	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
E	1'-6"	2'-6"	CASEMENT	1	3	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
F	6'-6"	4'-0"	DBL. CASEMENT	4	12	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
G	3'-3"	3'-0"	DBL. CASEMENT	2	6	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
H	1'-0"	3'-0"	CASEMENT	1	3	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
I	3'-0"	3'-0"	SINGLE HUNG	1	5	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
J	4'-2"	4'-0"	DBL. CASEMENT	2	6	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
K	1'-0"	3'-0"	CASEMENT	1	3	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
L	6'-4"	4'-0"	DBL. CASEMENT	3	9	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
M	1'-6"	3'-0"	CASEMENT	1	3	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
N	2'-6"	3'-6"	SINGLE HUNG	1	5	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
O	6'-4"	4'-0"	3X CASEMENT	3	9	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
P	4'-2"	3'-0"	DBL. CASEMENT	2	6	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
Q	1'-6"	2'-0"	CASEMENT	1	3	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
R	3'-0"	2'-6"	DBL. CASEMENT	2	6	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
S	2'-0"	3'-0"	CASEMENT	1	3	DIVIDED - REAL 7/8" PROFILE	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
T	2'-0"	3'-6"	SINGLE HUNG	1	-	N/A	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
U	2'-6"	3'-6"	SINGLE HUNG	1	-	N/A	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
V	1'-0"	2'-6"	CASEMENT	1	-	N/A	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE
W	2'-0"	3'-6"	SINGLE HUNG	1	-	N/A	N/A	WOOD	CLEAR	PAINT	PAINT	WHITE

NOTES: THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM 1300.

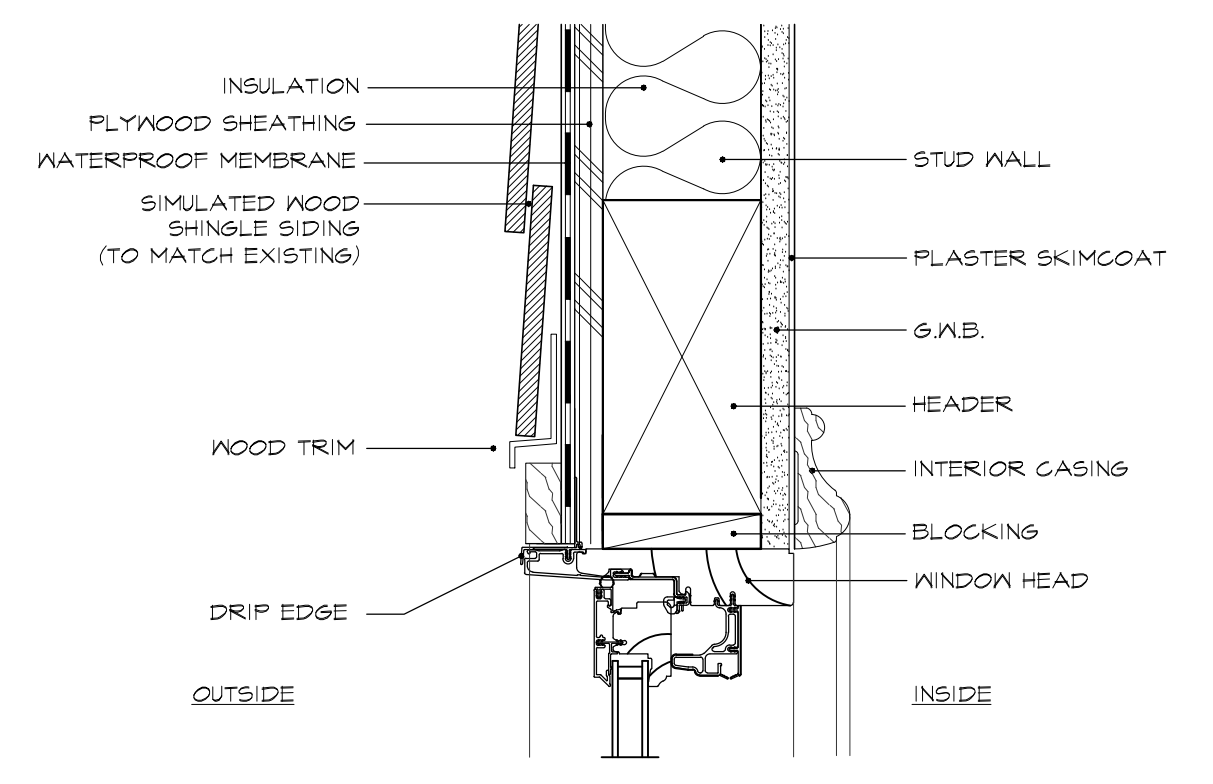
EXISTING DOOR AND WINDOW SCHEDULE

EXISTING DOOR AND WINDOW SCHEDULE
PRIVATE RESIDENCE 2039 EDGEWOOD DRIVE SOUTH PASADENA, CA 91030
Date
Scale
Drawn
Job
Sheet
A8.1
Of Sheets

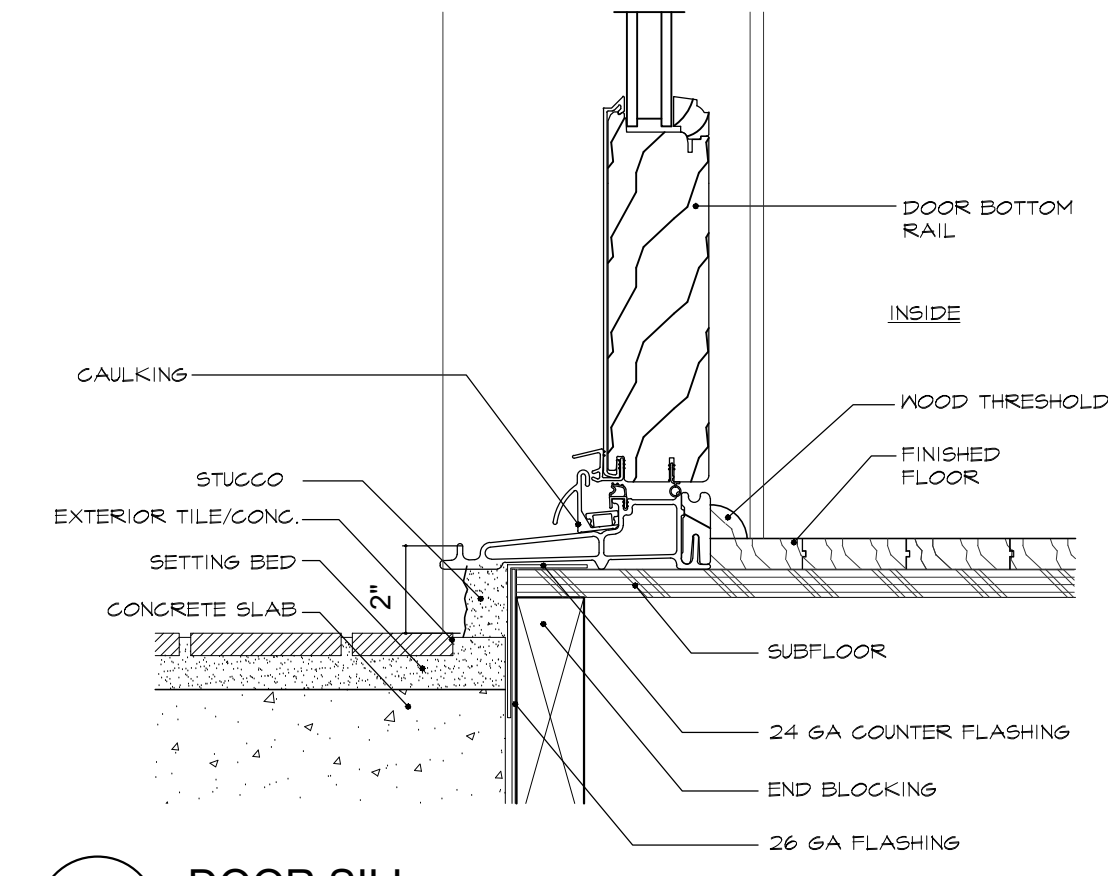
REVISIONS	BY



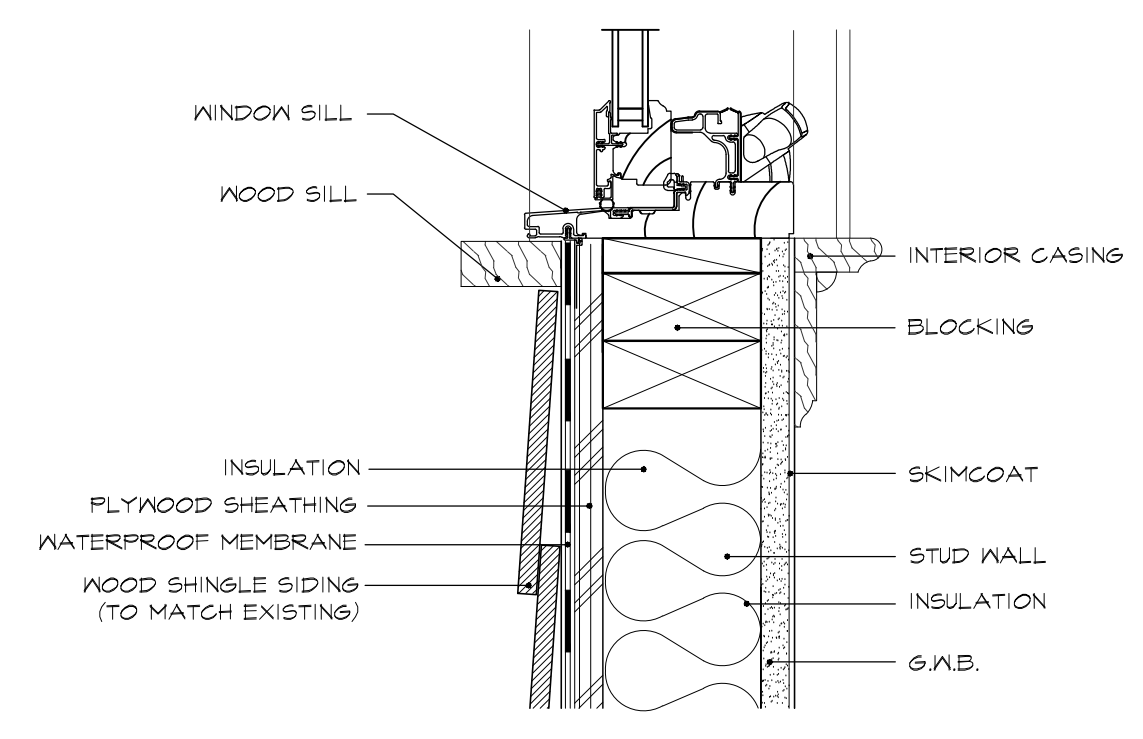
1 - DOOR HEAD



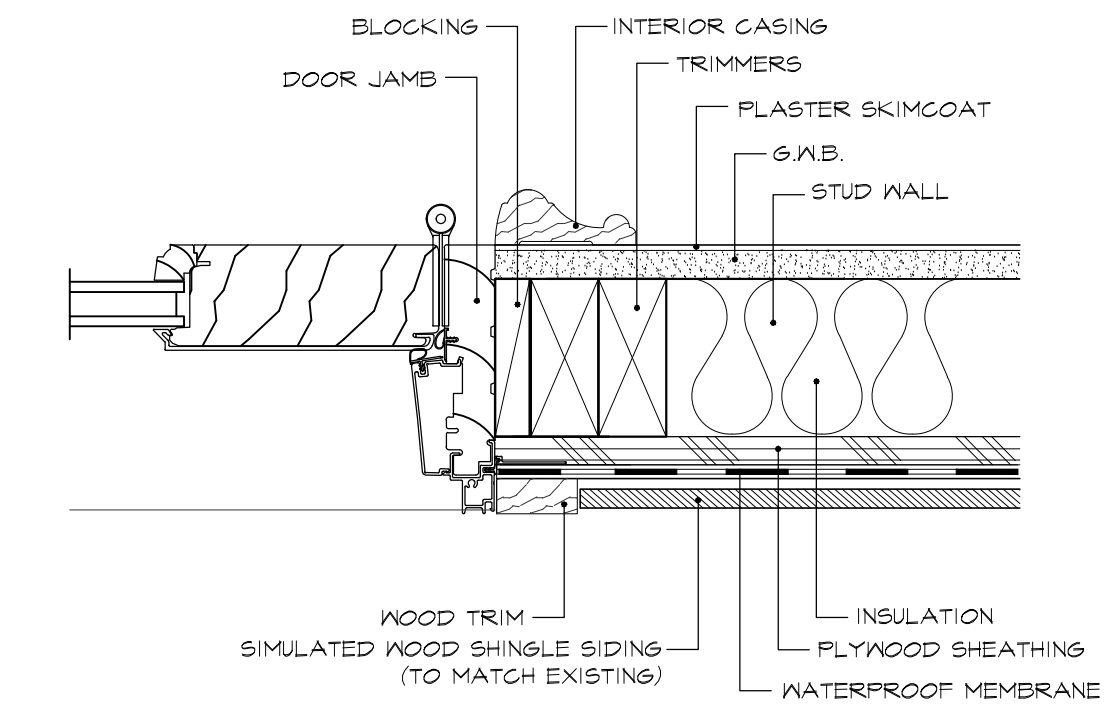
4 - WINDOW HEAD



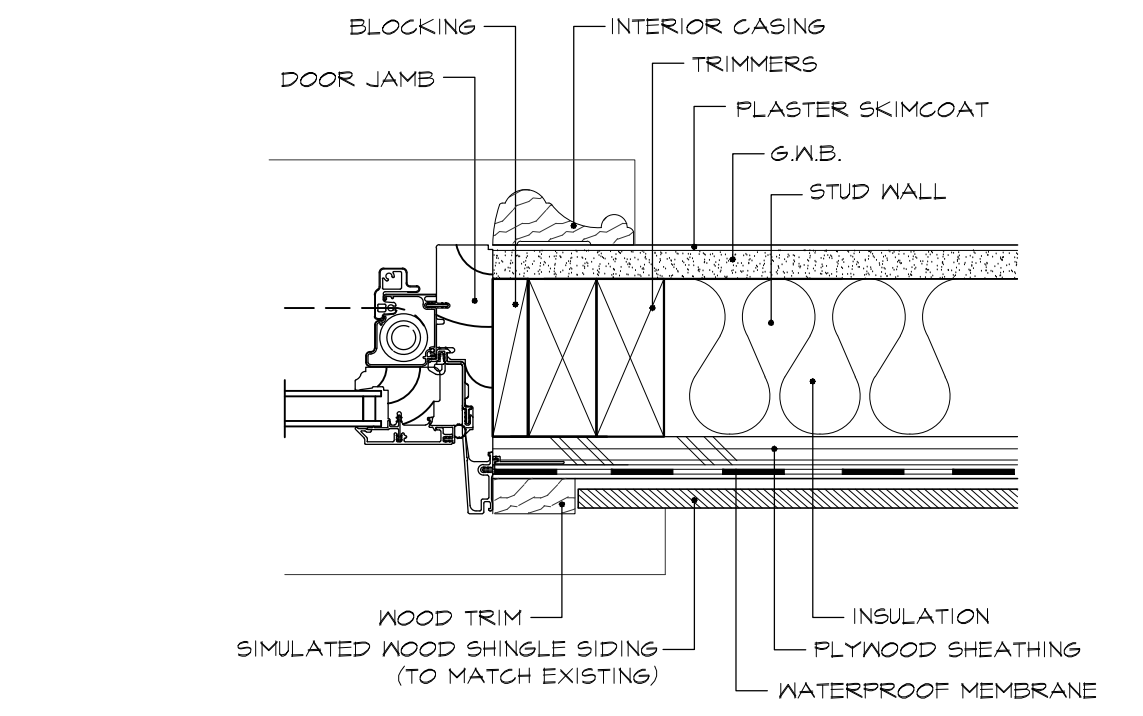
2 - DOOR SILL



4 - WINDOW SILL



3 - DOOR JAMB



6 - WINDOW JAMB

PROPOSED DOOR SCHEDULE

- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.

	SIZE			STYLE		MATERIAL		FINISH			ACCESSORIES			NOTES + BRAND:
	WIDTH	HEIGHT	THICKNESS	TYPE	LITES	FRAME BODY	GLASS	INTERIOR	EXTERIOR	COLOR	SCREEN	KNOBBS	HINGES	BRAND
1	2'-8"	6'-8"	1 3/4"	SWINGING	0	WOOD	CLEAR	PAINTED	PAINTED	WHITE				MARVIN ULTIMATE
2	2'-8"	6'-8"	1 3/4"	SWINGING	0	WOOD	CLEAR	PAINTED	PAINTED	WHITE				MARVIN ULTIMATE
3	2'-8"	6'-8"	1 3/4"	SWINGING	0	WOOD	-	PAINTED	PAINTED	WHITE				
4	2'-8"	6'-8"	1 3/8"	SWINGING	0	WOOD	-	PAINTED	PAINTED	WHITE				

PROPOSED WINDOW SCHEDULE

- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.

	SIZE		STYLE			MATERIALS		FINISH			NOTES + BRAND:
	WIDTH	HEIGHT	OPERATION	SASH	LITES	FRAMES / SASH	GLASS	INTERIOR	EXTERIOR	COLOR	BRAND
A	7'-2"	4'-0"	DBL. CASEMENT	2	10	WOOD	CLEAR	PAINT	PAINT	WHITE	MARVIN ULTIMATE
B	8'-0"	4'-0"	DBL. CASEMENT	3	16	WOOD	CLEAR	PAINT	PAINT	WHITE	MARVIN ULTIMATE
C	3'-6"	4'-0"	FIXED	1	5	WOOD	CLEAR	PAINT	PAINT	WHITE	MARVIN ULTIMATE
D	1'-8"	4'-0"	CASEMENT	1	4	WOOD	CLEAR	PAINT	PAINT	WHITE	MARVIN ULTIMATE
E											
F	2'-0"	3'-0"	CASEMENT	1	4	WOOD	CLEAR / TEMPERED	PAINT	PAINT	WHITE	MARVIN ULTIMATE
G											
H	2'-0"	4'-0"	CASEMENT	1	4	WOOD	CLEAR	PAINT	PAINT	WHITE	MARVIN ULTIMATE
I	7'-10"	3'-6"	DBL. CASEMENT	3	12	WOOD	CLEAR	PAINT	PAINT	WHITE	MARVIN ULTIMATE
J	2'-6"	3'-0"	CASEMENT	1	3	WOOD	CLEAR	PAINT	PAINT	WHITE	MARVIN ULTIMATE
K	3'-6"	4'-0"	DBL. CASEMENT	4	16	WOOD	CLEAR / TEMPERED	PAINT	PAINT	WHITE	MARVIN ULTIMATE
L	3'-8"	3'-10"	DBL. CASEMENT	2	6	WOOD	CLEAR / TEMPERED	PAINT	PAINT	WHITE	MARVIN ULTIMATE
M	4'-0"	4'-0"	DBL. CASEMENT	2	6	WOOD	CLEAR	PAINT	PAINT	WHITE	MARVIN ULTIMATE

NOTES: THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300.

PROPOSED DOOR AND WINDOW SCHEDULE



James V. Coane & Associates Architects
 30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T: 626.584.6922 F: 626.584.6984

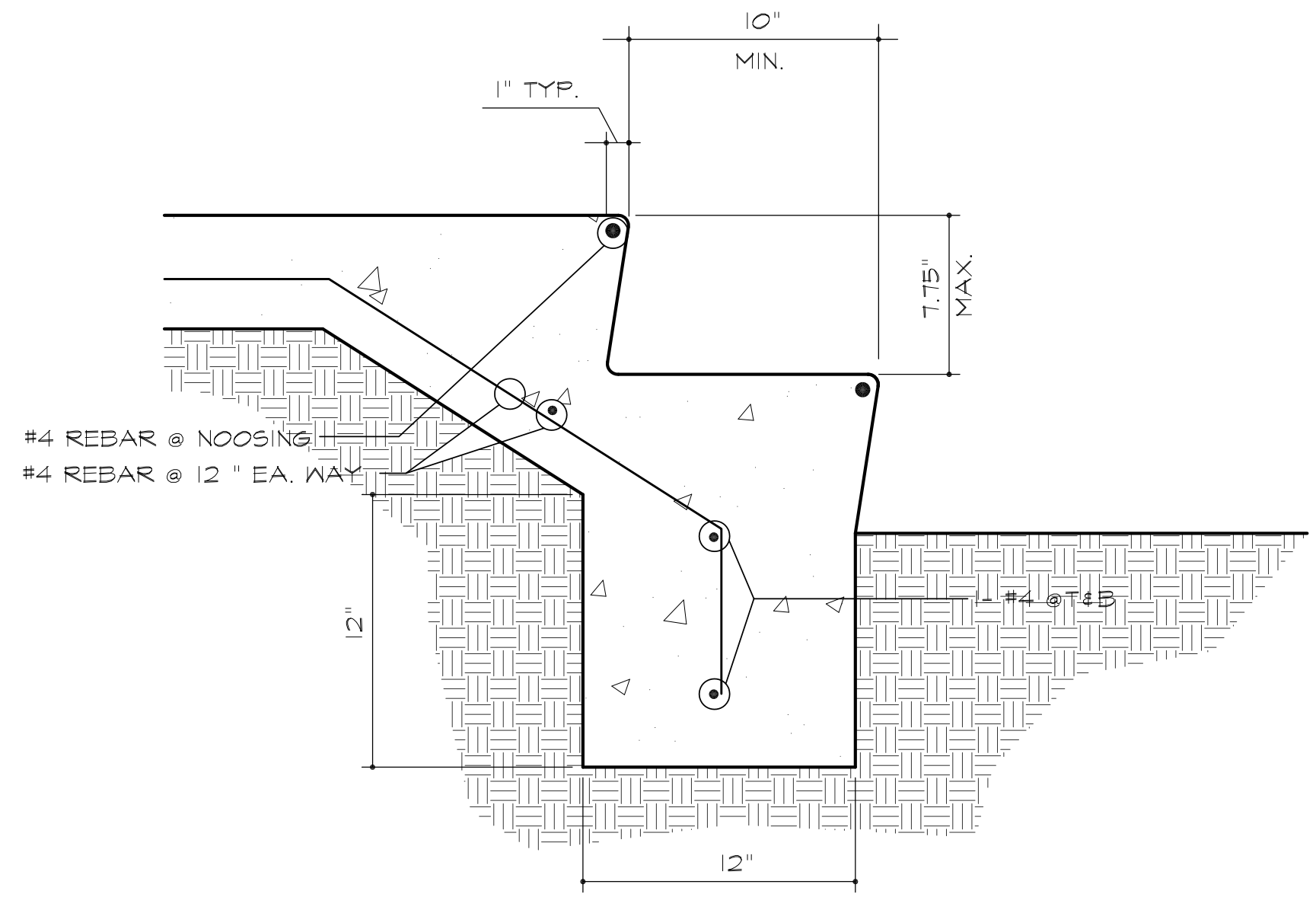
PROPOSED DOOR AND WINDOW SCHEDULE
 PRIVATE RESIDENCE
 2039 EDGEWOOD DRIVE
 SOUTH PASADENA, CA 91030

Date
 Scale
 Drawn
 Job
 Sheet

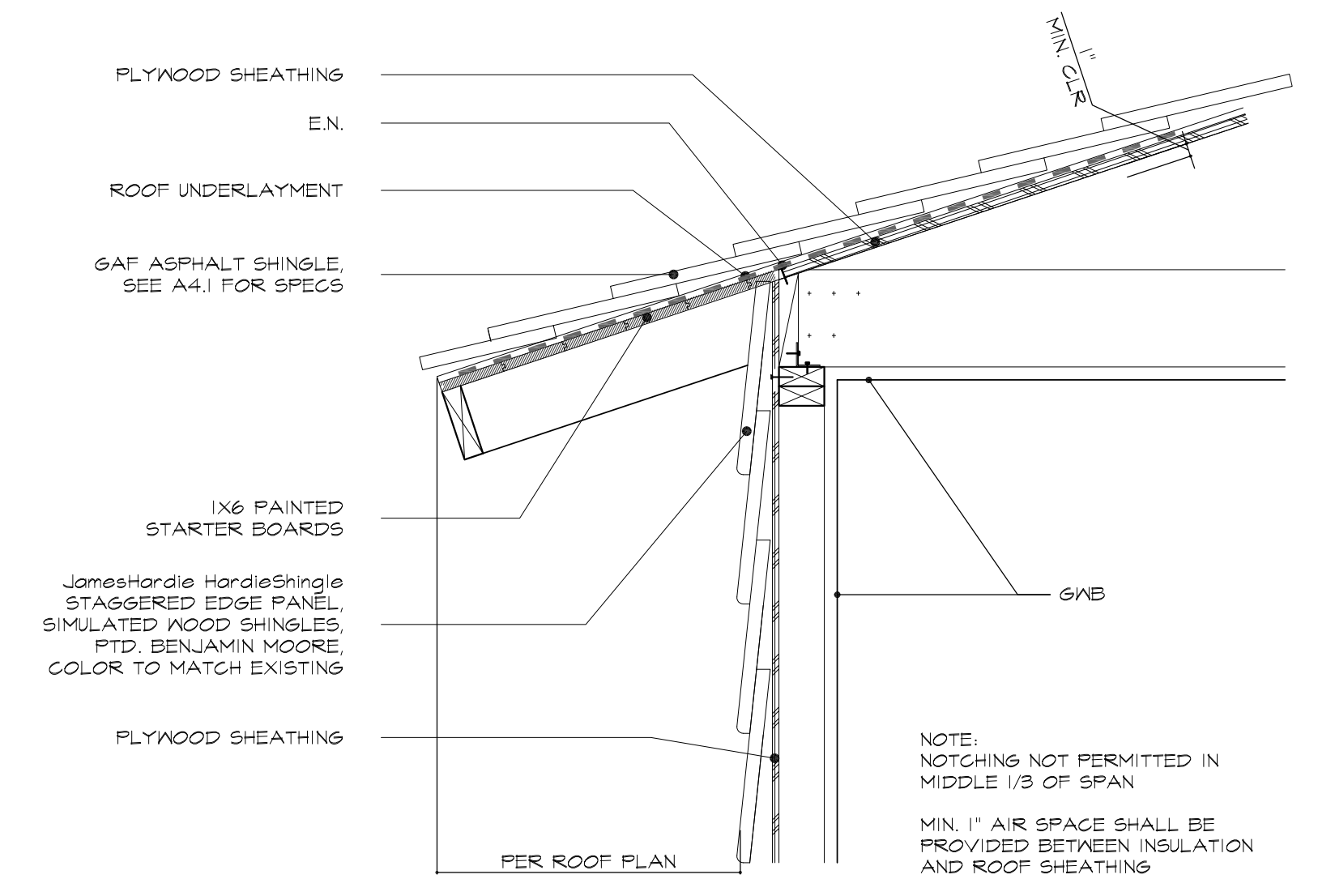
A8.2
 Of Sheets

REVISIONS	BY

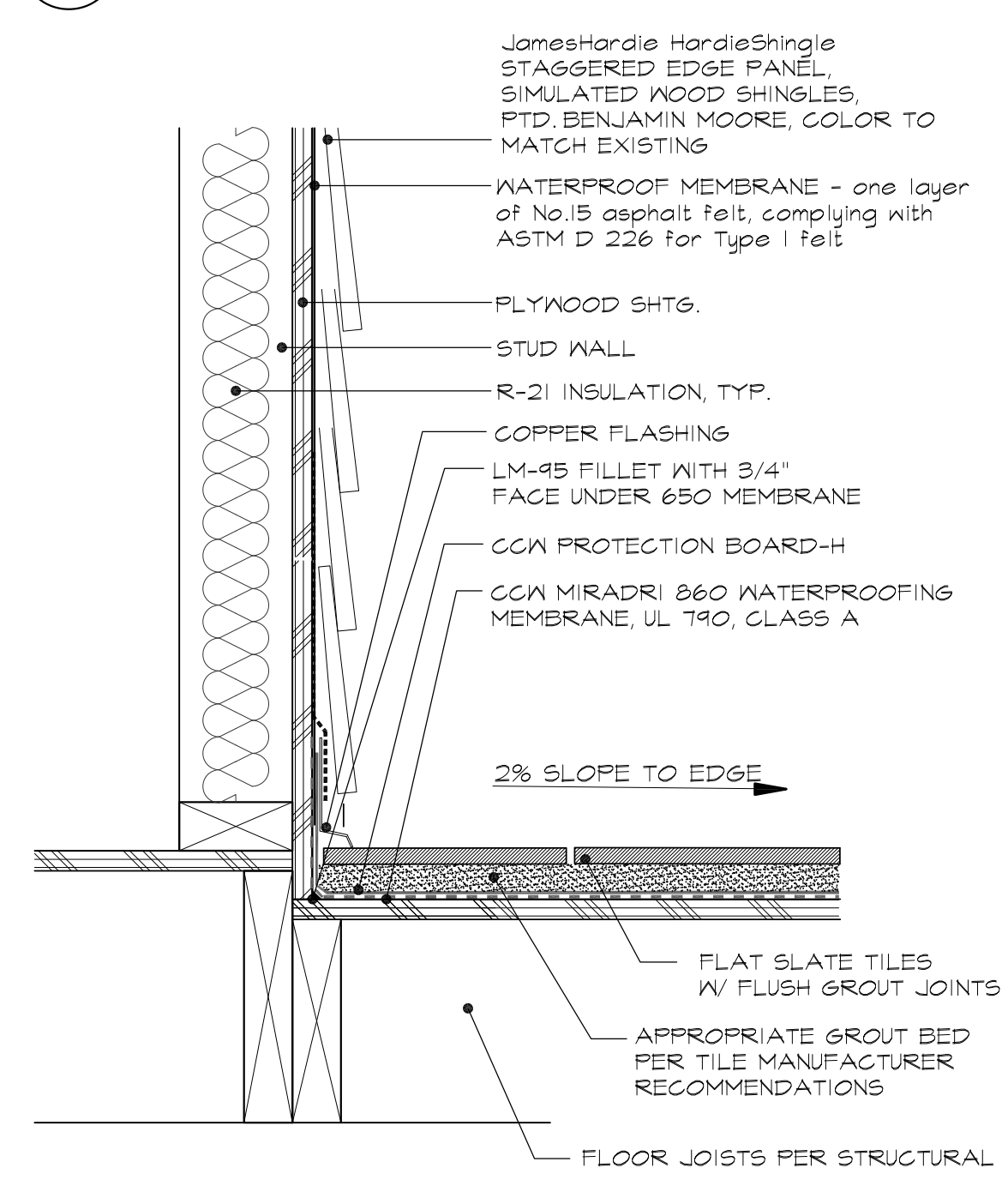
James V. Coane & Associates
 Architects
 30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T: 626.584.6922 F: 626.584.6984



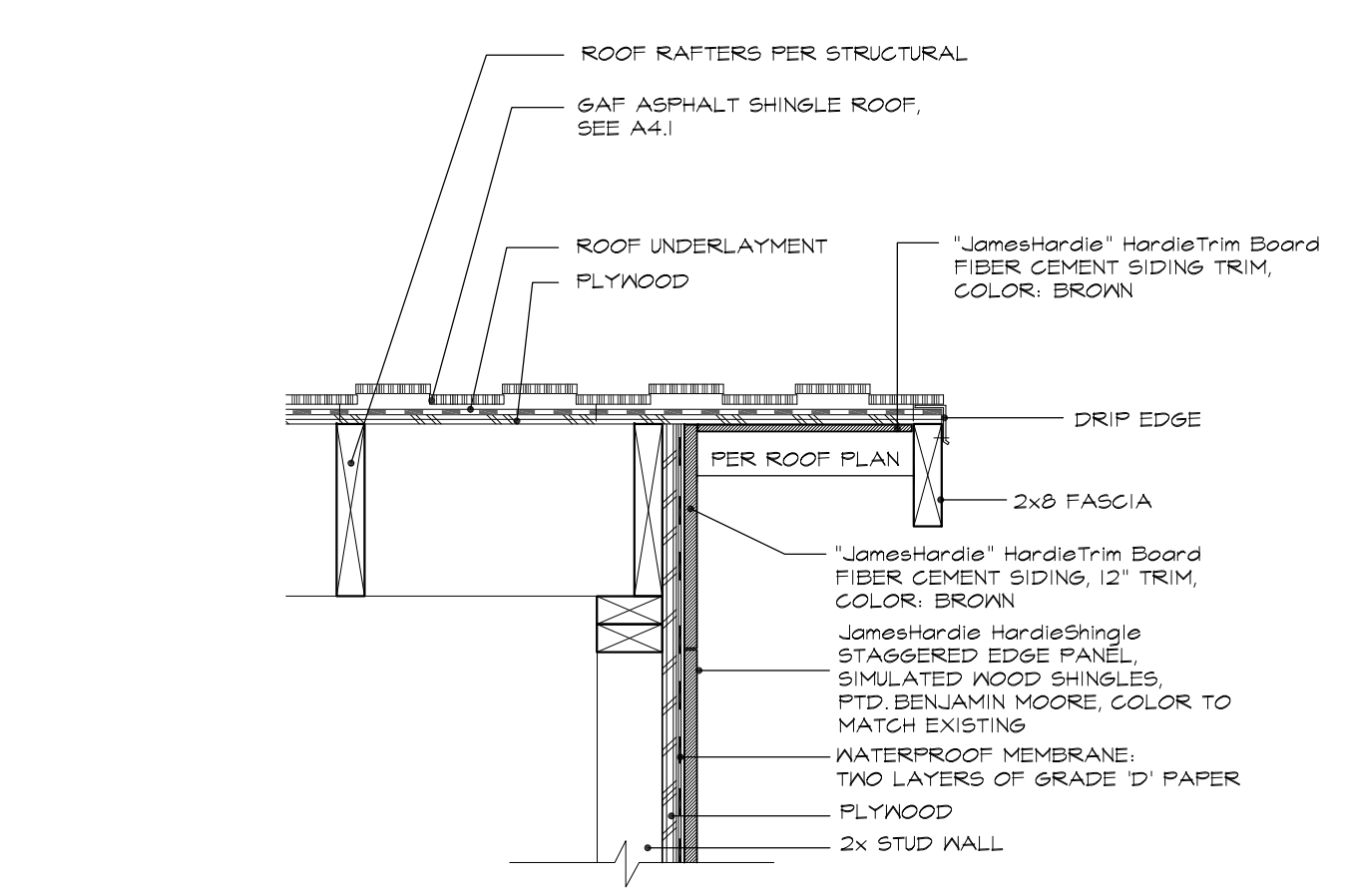
4 CONCRETE STEP DETAIL
A10.1



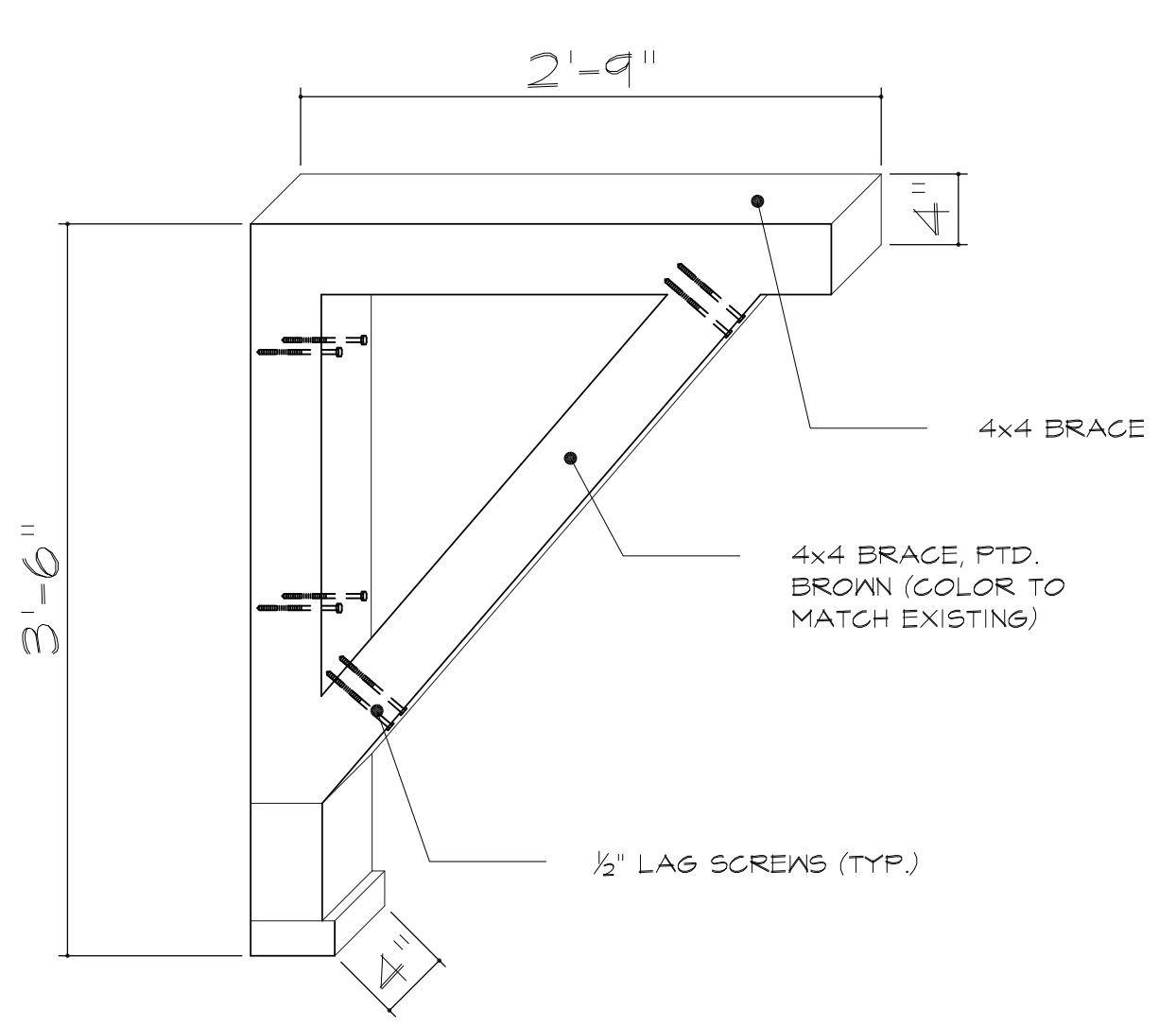
1 ROOF EAVE DETAIL
A10.1



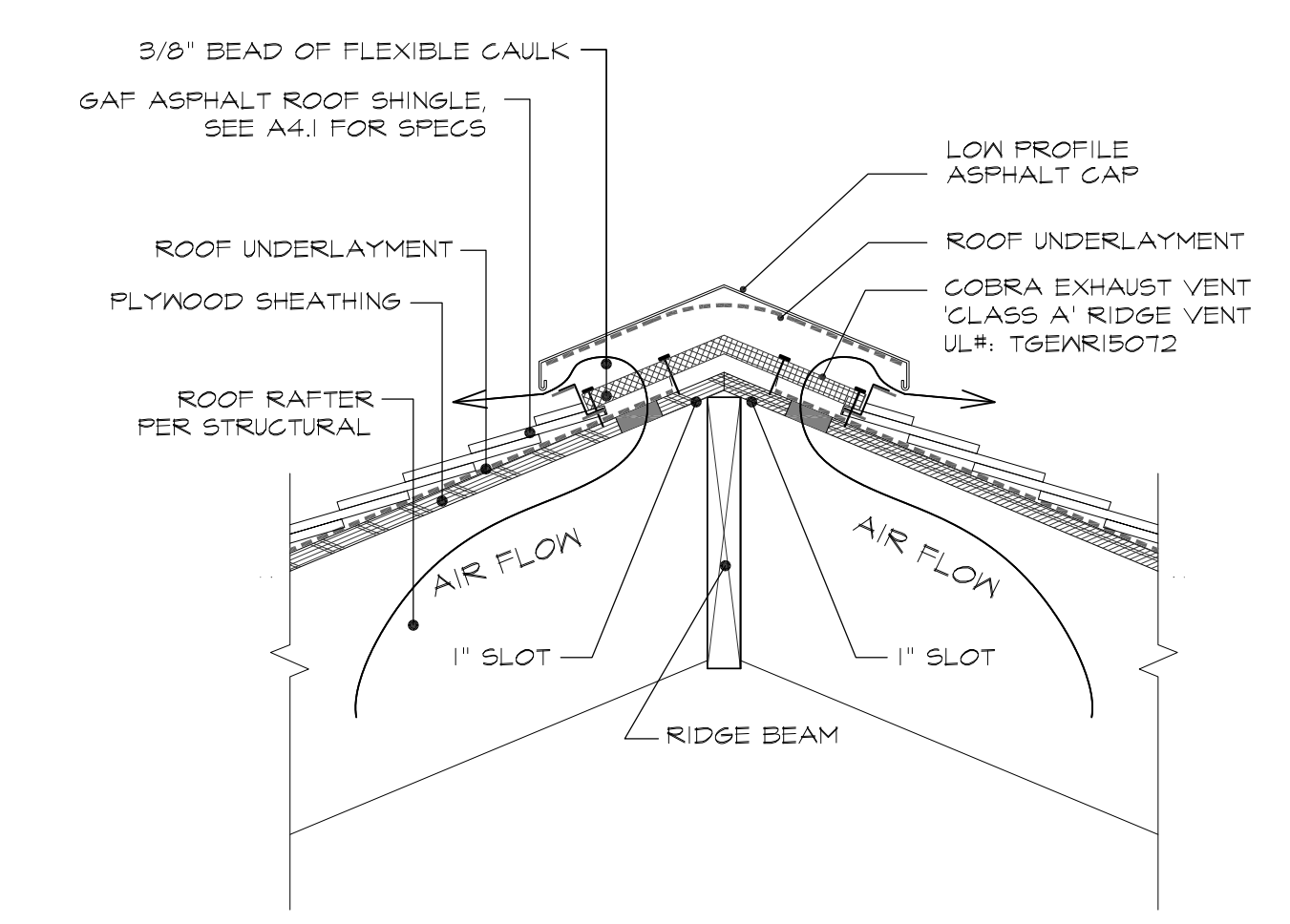
5 WALL @ DECK DETAIL
A10.1



2 RAKE DETAIL
A10.1



6 KICKER DETAIL
A10.1



3 RIDGE VENT DETAIL
A10.1

DETAILS
 PRIVATE RESIDENCE
 2039 EDGEWOOD DRIVE
 SOUTH PASADENA, CA 91030

Date
Scale
Drawn
Job
Sheet

A10.1
Of Sheets