



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

**AGENDA
REGULAR MEETING
THURSDAY, MARCH 21, 2024 AT 6:30 P.M.**

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

South Pasadena Cultural Heritage Commission Statement of Civility

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

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

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

The Meeting will be available:

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

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

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:
<https://us02web.zoom.us/j/82268359053>

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

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

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

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

Option 1:

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

Option 2:

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

Option 3:

Email public comment(s) to PlanningComments@southpasadenaca.gov.

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

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

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

PUBLIC COMMENT**1. Public Comment – General (Non-Agenda Items)****BUSINESS ITEMS****2. Commissioner Introduction****CONSENT CALENDAR ITEMS****3. Minutes from the Regular Meeting of January 18, 2024****4. Minutes from the Regular Meeting of February 15, 2024****PUBLIC HEARING**

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

Recommendation

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

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

Recommendation

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

ADMINISTRATION

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

ADJOURNMENT

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

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

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

ACCOMMODATIONS

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

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

3/14/2024

Date

A handwritten signature in black ink, appearing to read 'Sandra Robles', written over a horizontal line.

Sandra Robles, Associate Planner



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

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

CALL TO ORDER:

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

ROLL CALL:

PRESENT

Vice-Chair	Conrado Lopez
Commissioner	William Cross
Commissioner	Kristin Morrish

ABSENT

Commissioner	Jeremy Ding
--------------	-------------

CITY STAFF PRESENT

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

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with business.

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

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

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

PUBLIC COMMENT

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

None.

CONSENT CALENDAR ITEMS

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

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

Commission Motion and Action:

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

AYES: Cross, Morrish, Lopez

NOES:

ABSENT: Ding

ABSTAINED:

Motion Carried: 3-0

PUBLIC HEARING

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

Recommendation:

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

Staff Presentation:

Assistant Planner Goldberg presented the staff report.

Questions for Staff:

None.

Applicant Presentation:

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

Questions for Applicant:

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

Public Comment:

None.

Commission Discussion:

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

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

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

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

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

Commission Motion and Action:

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

AYES: Cross, Morrish, Lopez

NOES:

ABSENT: Ding

ABSTAINED:

Motion Carried: 3-0

ADMINISTRATION

4. Comments from City Council Liaison:

None.

5. Comments from Commissioners:

None.

6. Comments from Subcommittees:

None.

7. Comments from Staff:

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

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

ADJOURNMENT

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

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

APPROVED,

Conrado Lopez, Vice-Chair
Cultural Heritage Commission

Date



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

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

CALL TO ORDER:

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

ROLL CALL:

PRESENT

Vice-Chair	Conrado Lopez
Commissioner	William Cross
Commissioner	Kristin Morrish
Commissioner	Jeremy Ding

COUNCIL LIAISON

Mayor Pro Tem	Jack Donovan
---------------	--------------

ABSENT

Commissioner	Scott Severson
--------------	----------------

CITY STAFF PRESENT

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

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with business.

Approved as submitted, 4-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

None.

PUBLIC COMMENT

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

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

BUSINESS ITEMS

2. Cultural Heritage Commission Reorganization

Recommendation

Select Chair and Vice-Chair.

Commission Motion and Action:

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

AYES: Cross, Morrish, Lopez, Ding

NOES:

ABSENT: Severson

ABSTAINED:

Motion Carried: 4-0

Commission Motion and Action:

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

AYES: Cross, Morrish, Lopez, Ding

NOES:

ABSENT: Severson

ABSTAINED:

Motion Carried: 4-0

CONSENT CALENDAR ITEMS

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

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

Chair Lopez asked for a motion to approve the minutes.

Commission Motion and Action:

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

AYES: Cross, Morrish, Lopez, Ding

NOES:

ABSENT: Severson

ABSTAINED:

Motion Carried: 4-0

DISCUSSION

5. Certified Local Government (CLG) Annual Report

Staff Presentation:

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

Questions for Staff:

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

ADMINISTRATION

6. Comments from City Council Liaison:

None.

7. Comments from Commissioners:

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

8. Comments from Subcommittees:

None.

9. Comments from Staff:

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

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

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

ADJOURNMENT

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

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

APPROVED,

Conrado Lopez, Chair
Cultural Heritage Commission

Date



Cultural Heritage Commission Agenda Report

ITEM NO. 5

DATE: March 21, 2024

FROM: Angelica Frausto-Lupo, Community Development Director
Robert (Dean) Flores, Senior Planner

PREPARED BY: Braulio M. Madrid, Associate Planner

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

Recommendation

Staff recommends that the Cultural Heritage Commission:

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

Background

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

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

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

Image 1: Street View of the Property



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

PROJECT DESCRIPTION

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

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

PROJECT ANALYSIS

General Plan Consistency

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

Development Standards

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

(RE) Residential Estate Development Standards Compliance

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

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

Certificate of Appropriateness (COA)

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

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

DESIGN REVIEW

Project Design Elements

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

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

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

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

City of South Pasadena Design Guidelines for Historic Properties

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

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

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

Findings

Required Certificate of Appropriateness Findings

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

Mandatory Findings

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

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

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

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

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

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

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

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

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 located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street.” (p. 36)
3. “New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building.” (p.37)
4. “Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent.” (p. 39)
5. “Window mullion widths, window trim, and surrounds should be consistent with the existing windows.” (p. 42)

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

Consistency with Secretary of the Interior Standards	
Standard	Staff’s Recommended Consistency Determination
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 Mediterranean Revival 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.

Consistency with Secretary of the Interior Standards	
Standard	Staff's Recommended Consistency Determination
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.

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

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

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

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

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

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

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

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

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

Environmental Analysis

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

Staff Recommendation

Staff recommends that the Cultural Heritage Commission:

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

Alternatives to Consider

The Cultural Heritage Commission has the following options available:

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

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

Public Noticing

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

Next Steps

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

Attachments

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

ATTACHMENT 1

Conditions of Approval

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

DEVELOPMENT
REQUIREMENTS

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

PLANNING DIVISION:

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

Certificate of Appropriateness for a

- a. a 254 square-foot first floor addition, a new 499 square-foot covered porch, and a new 254 square-foot pergola to an existing 3,465 square-foot single-family dwelling located at 1303 Milan Avenue.

P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.

P3. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any permitted or unpermitted building/structure on the property involved with the Certificate of Appropriateness.

P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.

P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.

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

Notes on Construction Plans

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

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

BUILDING DIVISION:

- B1. The second sheet of building plans shall list all conditions of approval and to include a copy of the Letter of Determination from Planning. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current building code in effect shall be submitted to Building Division for review prior permit issuance.
- B3. Park Impact Fee to be paid at the time of permit issuance.
- B4. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B5. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B6. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B7. A geotechnical and soils investigation report is required , the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a. Observation of cleared areas and benches prepared to receive fill;
 - b. Observation of the removal of all unsuitable soils and other materials;
 - c. The approval of soils to be used as fill material;
 - d. Inspection of compaction and placement of fill;
 - e. The testing of compacted fills; and
 - f. The inspection of review of drainage devices.
- B8. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- B9. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B10. Preliminary MS4 Project Application (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link; <https://www.dropbox.com/scl/fi/chxsvdnb9u6uuxb25ua76/SP-MS4-1-LID-Determination-Form.pdf?rlkey=d7q43dh29lurp3ma1q4acbote&dl=0>

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

PUBLIC WORKS DEPARTMENT:

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

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

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

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

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

FIRE DEPARTMENT:

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

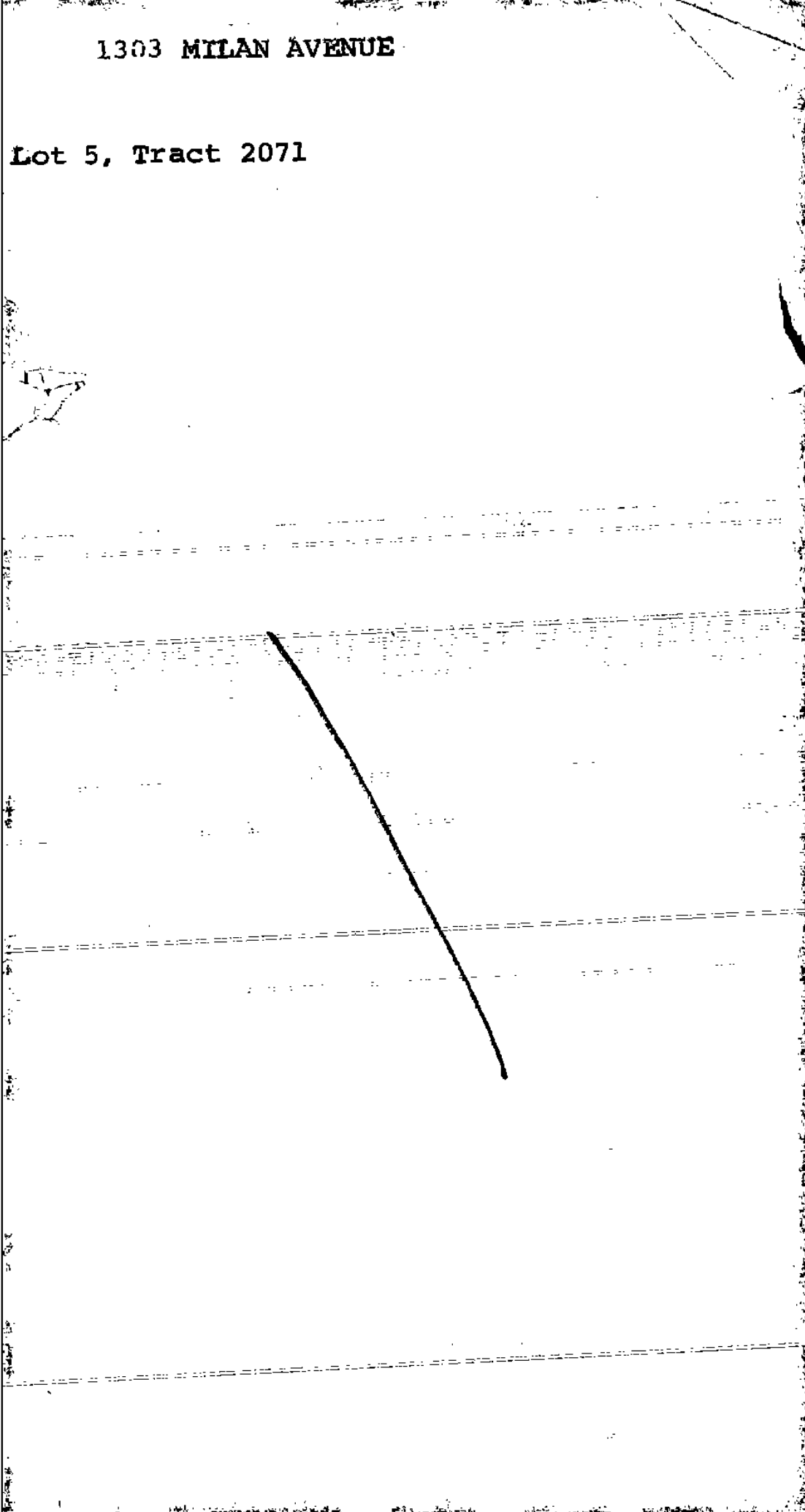
- FD 4. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Address numbers shall be maintain.
- FD 5. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD 6. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- a. On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
 - b. In each room used for sleeping purposes.
 - c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FD 7. Interconnection. Where more than one smoke alarm is require to be install within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- FD 8. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:
- a. At each stairway on all floor levels where combustibles materials have accumulated.
 - b. In every storage and construction shed.
 - c. Where special hazards exist included but not limited to, storage and use of combustible and flammable liquids.
- FD 9. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

ATTACHMENT 2

Building Permit History

1303 MILAN AVENUE

Lot 5, Tract 2071



CITY OF SOUTH PASADENA

JOB CASE

ADDRESS 1303 Milan Ave.

DATE 2/10/66

OWNER H. Mc Colgan

CONTRACTOR Morrow & Holman

PERMIT NUMBER 59915

VALUE

FEES \$7.00

JOB 1 wash mach.; 1 gas pipe;

ROUTED INSPECTION *met test OK 2-10-66 N.E.L.*
Mc gauge test req on gas. N.E.L.

Final inspection 2-11-66

Inspector *J.H. Smith*

J O B C A R D

Address: 1303 Milan

Date: Oct. 17, 1958

Owner: Mrs. E. Worth

Contractor: Lytle Corp.

Permit Number: 40487

Value: 387.00

Fee: 3.00

Job: re-roof

Rough Inspection

Final Inspection 12-9-58

Inspector

 Inspector

J O B C A R D

Address: 1303 Milan

Date: May 31, 1956

Owner: Mrs. Wirth

Contractor: N.B. Hubbard Elect

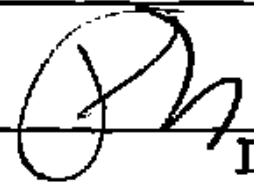
Permit Number: 35410 Value:

Fee: 2⁷⁵-

Job: 3-1 Rp. meters

Rough Inspection: Chas C/in Burt
6-1-56

Final Inspection: 6-1-56



Inspector

Inspector

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

LOCATION 1303 Milson Avenue

LOT 5 BLOCK _____ TRACT 2071

OWNER Edgar Wash

DESCRIPTION Alter existing Bath Room, Change Bath Tub & install shower stall \$900.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
		PLAN CHECKING		
<u>3-14-57</u>	<u>37049</u>	BUILDING	<u>George W Bertch</u>	<u>600</u>
		TEMP POWER		
<u>3-14-57</u>	<u>37040</u>	ELEC. WIRING	<u>El Dorado Electric</u>	<u>155</u>
		EXCAVATION		
<u>3-13-57</u>	<u>37037</u>	PLUMBING	<u>San Marino Pl</u>	<u>340</u>
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

LOCATION 1303 Nelson
 BUILDING Alter Existing Bath - Remove tub + install SUBS IN Edgar Worth
 GENERAL CONTRACTOR George W Berlich PERMIT NO. 37049 3/14/57
 ELECTRICAL " Ed Harers Electric " 37040 3/13/57
 PLUMBING " Don Marino Pl Co " 37037 3/12/57

ITEM	DATE CALLED	TIME	DATE INSPECT		DATE CLEARED	INSPECTOR
			(1) MADE	(2)		
TRENCHES		A.M. P.M.				
SEWER CONNECTION		A.M. P.M.				
FRAME (INCLUDING VENTS & FURN.)	<u>3/14/57 PA</u>	A.M. P.M.			<u>3/20/57</u>	<u>PH</u>
ROUGH ELECT.	<u>3/19/57</u>	<u>3:30</u> A.M. P.M.	<u>N.H.</u>		<u>3/20/57</u>	<u>PH</u>
ROUGH PLUMBING		A.M. P.M.			<u>3/20/57</u>	<u>PH</u>
LATH INSIDE OUTSIDE	<u>3/21/57</u>	<u>11:00</u> A.M. P.M.	<u>OVER</u>		<u>3/29/57</u>	<u>PH</u>
FINAL PLUMB.	<u>4/15/57</u>	A.M. P.M.			<u>4/15/57</u>	<u>KB</u>
FINAL ELECT.		A.M. P.M.				
FINAL BUILD.		A.M. P.M.				
CLEAN UP		A.M. P.M.				

CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

LOCATION

1303 Milan

LEGAL DESCRIPTION: LOT

5

BLOCK

TRACT

2071

OWNER

C. R. Bird

Hercules Gasoline Co.

30th & Santa Fe.

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	FEE
9-4-25	5090	BUILDING	A. E. Finley	15,500 ⁰⁰	15 ⁹⁶
7-17-25	8033	ELECT. WIRING	John Foster		5 ⁷⁶
12-18-25	8199	ELECT. FIXTURES	John Foster		4 ⁷⁶
9-11-25	6980	PLUMBING	H. Witte	900	4 ⁵²
		SEWER			



City of South Pasadena

1414 Mission Street
South Pasadena, CA 91030

Office Hrs: 7:30 am to 5:00 pm, M-F
Phone Number (626) 403-7220
Insp. Request (626) 403-7220

8823

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: Tom Wright Date: 2-9-99

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: Tom Wright Date: 2-9-99

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: Tom Wright

Signature: Tom Wright Date: 2-9-99

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 _____		
TYPE OF STRUCTURE		
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> NONRESIDENTIAL	
AREA	CODE IN EFFECT	
5 SQUARES / SQ. FT.		
\$ 1200 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	\$ 44.85	
ISSUANCE FEE	\$ 23.50	
	\$ _____	
	\$ _____	
	\$ _____	
	\$ _____	
	\$ _____	
	\$ _____	
101-5200-004	TOTAL \$ 68.35	
PERMIT NUMBER	INITIALS	DATE
002680	<u>TR</u>	2-10-99
DATE OF FINAL	FINAL BY	
2-16-99	<u>CK</u>	

SITE ADDRESS		
1303 Milan Avenue		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME		
Hugh Mc Colgan		
STREET ADDRESS		
1303 MILAN		
CITY	STATE	ZIP CODE
South Pasadena	CA	91030
PHONE NUMBER		
PRINCIPAL DESIGNER'S NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE
South Pasadena	CA	91030
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME		
BASIC Roof		
STREET ADDRESS		
1149 Huntington DR		
CITY	STATE	ZIP CODE
South Pasadena	CA	91030
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
C-39	444704	8-31-99
PHONE NUMBER		
213 254-5949		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
State Fund		
WORKER'S COMP INSURANCE POLICY NUMBER	EXPIRATION DATE	
285-99 Unit 0000787	01-01-00	

FINAL
BUILDING AND SAFETY

BAS 406

PAID

NO	INSPECTION	DATE	INSPECTOR
REQUIRED BUILDING INSPECTIONS AND APPROVALS			
R1	Preroof, Tear Off, or Sheathing	2-11-99	<i>[Signature]</i>
R2	Final Roof Inspection	2-16-99	<i>[Signature]</i>

INSPECTION NOTES

FINAL
BUILDING AND SAFETY

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).
 Lender's Name: _____
 Lender's Address: _____

REROOF COVERING REQUIREMENTS

1. A PREROOF-COVERING INSPECTION IS REQUIRED.

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

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

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

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

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

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

3. A FINAL INSPECTION IS REQUIRED.

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

CHECK ONE OF THE FOLLOWING:

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

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

Tom Wright
Name

Tom Wright
Signature

10/28/98
Date

1303 Milan Ave.

SMOKE DETECTORS REQUIRED CITY OF SOUTH PASADENA

BUILDING PERMIT

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

Building Address 1303 MILAN			U.B.C. Edition 85	Type Const.	Occ. Load	Occ. Group R-3	
Lot No.	Tract	Tract	USE ZONE	Variance Required			Appr.
Owner McCordian			Lot Size				
Mailing Address same			EARTH QUAKE DAMAGE				
City S. PASS	Zip 91030	Tel. 7950235					
Contractor GREG SYLUS			VALUATION: \$ 1900⁰⁰				
Address 1129 WINDSOR PL			BUILDING FEE	40 00			
City S. PASS	Zip 91030	Tel. 7992407	S.M.I. FEE	50			
State Lic. & Classif. 443627 B1	City Lic. No. 27942		PLAN CHECKING FEE				
Arch., Engr., Designer			Energy Compl. Fee				
Address	Tel.		Penalty				
City	Zip	State Lic. No.	SPECIAL INSPECTION	FINAL			
Proposed Construction REBUILD EARTH QUAKE DAMAGED			PERMIT NO.: 7464		WORKERS COMP. EXP. 2-1-89	PROCESSED BY: A.H. Date: 11-23-88	
changing USE ("CITY STANDARD" DETAIL "A1")			BUILDING & SAFETY				
Sq. Ft. Size	No. Stories 2	No. Units					
New <input type="checkbox"/> Add. <input type="checkbox"/> Alter. <input type="checkbox"/> Repairs <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>			BY: [Signature] DATE: 11/8/88				
<p style="text-align: center;">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. 0722227-88 Company STATE FUND</p>			LICENSED CONTRACTOR'S DECLARATION				
<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: [Signature] Date _____</p> <p>Mailing Address _____</p> <p>City, State, Zip _____</p>			OWNER-BUILDER DECLARATION				
<p>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 style="text-align: right;">••• 12 ••• 40,50</p> <p>Date _____ Owner 3090A00 ••• 40,50</p>							

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

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 90 days.

INSPECTOR COPY

INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.	VERT STEEL ANCHOR STRAPS 11/21/88	<i>Bentley</i>	INSPECTION NOTES CHIMNEY REPAIR ABOVE CEILING JOISTS
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.			
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	12/3/88	<i>Bentley</i>	

SWIMMING POOL/SPA

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

SETBACKS:

FRONT SIDE SIDE FRONT

PLOT PLAN

MISCELLANEOUS

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

STREET

PLEASE PLAN A 1" SQ. SCALE

NUMBER
&
STREET

1303 Milan

JOB ADDRESS

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

CONTRACTOR Howard L. Randol Co., Inc.	STATE LIC. NO. 186086
MAIL ADDRESS 529 E. Valley Blvd. San Gab.	PHONE 288-4040
OWNER Hugh McColgan	(CITY BUS. LIC.) D12478
MAIL ADDRESS 1303 Milan So. Pasadena, Ca.	OWNER PHONE 799-2477

DESCRIPTION OF WORK

NEW BLDG.	ALTER	ADD'N	REPAIR XXX
PRESENT USE		PROPOSED USE	

ROOFING DETAILS

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

TYPE OF ROOFING Flat	NO. OF SQUARES 14
--------------------------------	-----------------------------

DESCRIPTION Partial re-roof - upper 2 story flat
--

VALUATION (INCLUDE ALL LABOR AND MATERIAL) \$ **957.00** FEES \$ **10.00**

LATHING & PLASTERING DETAILS

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

COMBINED LATHING & PLASTERING VALUATION \$ _____

PERMIT FEE \$ _____

TOTAL FEE \$ **10.00**

INFORMATION PROVIDED BY BUILDING DEPT.

USE ZONE _____	FIRE ZONE _____	OCCUPANCY _____	CHECKER'S APPROVAL _____
----------------	-----------------	-----------------	--------------------------

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

1 770 W-8

010.00A - 1

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

H.L. Randol

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

1 W.Camp cert on file

NUMBER
&
STREET

1303 MILAN

APPLICATION FOR A
BUILDING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • 692-2175

CONTRACTOR

CHUCK HEWITT CON. CO.

ST. LIC. NO.

232575

MAIL ADDRESS

15571 Adelhart, Hae. Hgts

PHONE

3306154

ARCHITECT ENGINEER

ST. LIC. NO.

MAIL ADDRESS

PHONE

7997891

OWNER

MC COLGAN

PHONE

MAIL ADDRESS

1303 MILAN So. PASH

DESCRIPTION OF WORK

NEW <input checked="" type="checkbox"/>	ADDITION	ALTERATION	REPAIR	DEMOLISH
--	----------	------------	--------	----------

FLOOR AREA
(SQ. FT.)

NO. OF
STORIES

NO. OF
DWELLING
UNITS

PRESENT
BLDG. USE

PROPOSED
BLDG. USE

DESCRIBE WORK
TO BE DONE

GARDEN WALL

24 lin ft. - 6' High.

NOTE: PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL

ROOFING MATERIAL

BLOCK

LOT WIDTH

LOT DEPTH

LOT AREA

VALUATION: NOTE! INCLUDE ALL LABOR, MAT.,
WIRING, PLMG., HEAT, ETC. \$

7200

PLAN CHECK FEE & VALIDATION

BUILDING DEPARTMENT USE, ONLY

LOT	BLOCK	TRACT		
USE ZONE	FIRE ZONE	OCC.	TYPE BUILD.	
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR
ENG. DEPT. APPROVAL		ZONING APPROVAL		
PERMIT FEE		200		
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL		
		JRW.		

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

3129211 N -2.00 80

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.

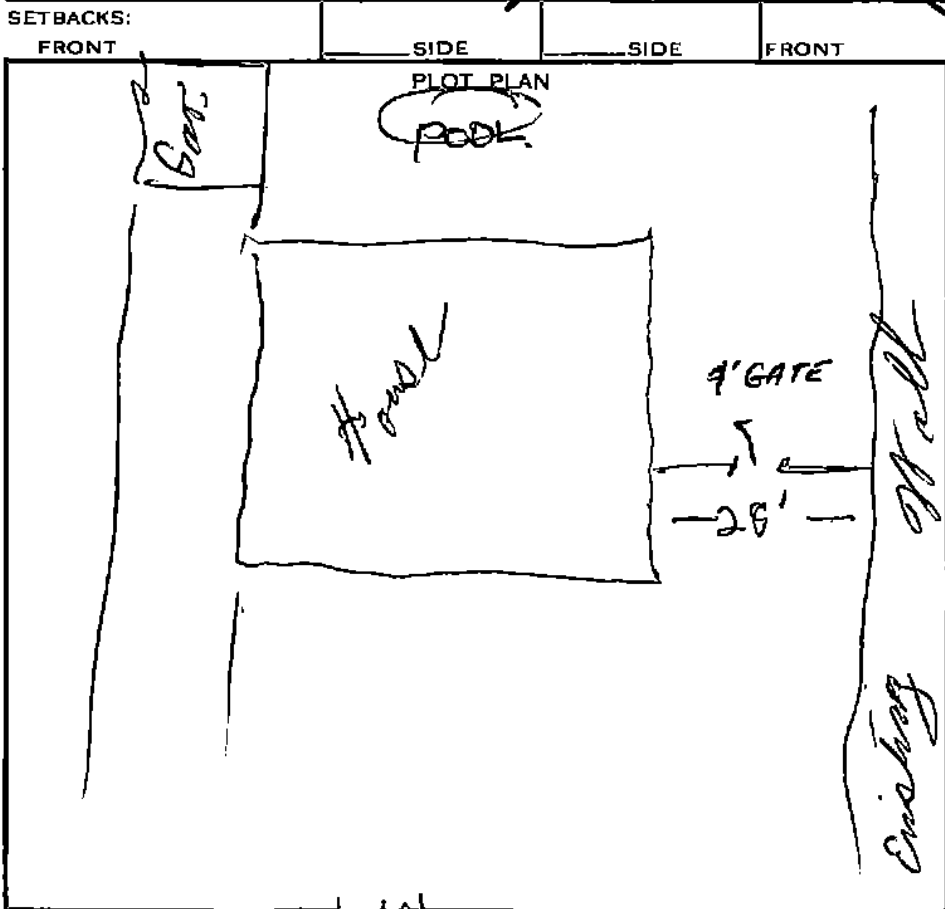
Chuck Hewitt

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
TEMP POWER		
FORMS, FOOTING & SETBACKS	8-14-67	<i>Smith</i>
REINFORCING & CELLS	8-16-67	<i>Smith</i>
SUBFRAME		
ROOFING		
FIREPLACE		
FRAME		
VENEER		
EXT. LATH.		
INT. LATH.		
PARKING REQ S		
ZONING REQ S		
FIRE DEPT.		
PARTIAL OR MISC. INSPECTIONS		
FINAL BUILDING	9-6-67	<i>Smith</i>



PLAN CHECK PROGRESS

Address 1303 Wilan.
 Rec'd. Date 7/25/67

Department	IN	OUT
BLDG. & ZONE	7/25	7/25
WATER		
FIRE		
ENG.	7/25	7/28
READY FOR CORRECTIONS		
READY FOR PERMIT	7/28 ANN	7/31

7/28
 notified
 ANN

NUMBER
&
STREET

1303 Milan Avenue

MISCELLANEOUS FEE RECEIPT

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

RECEIVED FROM

Anthony Pools, Inc.

MAIL ADDRESS

5871 E. Firestone Blvd.

South Gate

FOR:

* PLAN CHECK FEE FOR VALUE OF \$ 4200.00

FILING FEE FOR PLANNING COMMISSION OR ZONING.

REMARKS

AMOUNT DUE \$ 9.00

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

2966-25 N - 9.00 SWDE

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

PERMANENT

NUMBER & STREET **1303 Milan Avenue**

APPLICATION FOR A
SWIMMING POOL PERMIT
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
 TELEPHONE 799-9101 • 882-2175

CONTRACTOR Anthony Pools, Inc.	STATE LIC. NO. 190179-C53
MAIL ADDRESS 5871 E. Firestone Blvd.	CITY BUS. LIC. A-9991
S. Gate	PHONE SP 3-2210
ENGINEER C. Adams	STATE LIC. NO. 16061
MAIL ADDRESS 5871 E. Firestone Blvd.	PHONE SP 3-2210
OWNER Hugh McColgan	PHONE ---
MAIL ADDRESS 1303 Milan Ave., S. Pas.	

NOTE: PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

POOL SIZE **20' X 12'**

EST. CAPACITY **36,000** GALS. PRIVATE SEMI-PRIVATE

TYPE FILTER **Diat. Earth** BACKWASH INTO **Separation Tank**

VALUATION (NOTE: INCLUDE LABOR, MATERIAL, ELECTRICAL, HEATING, PLUMBING) \$ **4200.00**

PLAN CHECK FEE & VALIDATION **2966=25 !! -9.00 TL**

INFORMATION PROVIDED BY BUILDING DEPARTMENT				
LOT NO.	BLOCK NO.	TRACT		
		SECTIONAL SHEET		
REQUIRED SETBACKS	FRONT	SIDE	SIDE	REAR
APPROVALS				
ENGINEERING DEPT.	ZONING			
JB	JRN.			
CHECKER'S APPROVAL	P. C. FEE	\$ ---		
JRN.	PERMIT FEE	\$ 18.00		

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

3002=31 !! 18.00 SW

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.

Anthony Pools, Inc. BY: *[Signature]*
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

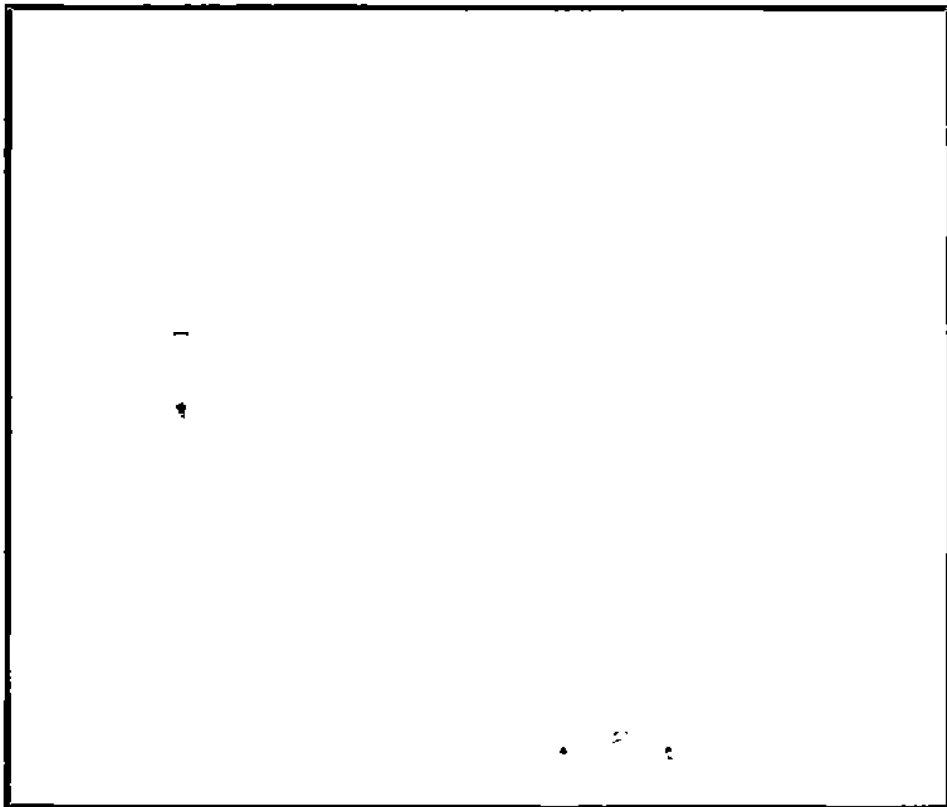
INSPECTION RECORD

EXCAVATION 8-10-67 *Smith*
REINFORCING 8-10-67 *Smith*
BONDING 8-10-67 *Smith*
SWIMMING POOL FILL LINE 8-10-67 *Smith*
PARTIAL OR MISC. INSPECTIONS

FINAL 10-19-67 *Smith*

PLOT PLAN

NOTE: LOCATE ALL STRUCTURES ON LOT.



STREET

NUMBER

STREET

1303 Milan Avenue

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

CONTRACTOR: Anthony Pools, Inc. ST. LIC. NO.: 190179-C53
MAIL ADDRESS: 5871 E. Firestone Blvd. S. Gate CITY LIC. NO.: A-9991
OWNER: Hugh McColgan PHONE: SP 3-2210
MAIL ADDRESS: 1303 Milan Avenue PHONE: 799-7891

Table with columns: PROPOSED USE, USE ZONE, NO. EACH FIXTURE. Rows include: BATHTUBS, STALL SHOWERS, LAVATORYS, WATER CLOSETS, URINALS, KITCHEN SINKS, ACC. SINKS, FLOOR SINKS AND DRAINS, GARBAGE DISPOSALS, DISHWASHERS, LAUNDRY TRAYS, WASHING MACHINES, WATER HEATERS, VENTS, WATER PIPE, SPRINKLER SYSTEM, DRINKING FOUNTAINS.

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

TOTAL FEE \$ 12.50
WHEN PROPERLY VALIDATED, HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON. 3003-31 N 12.50 PM

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.

Anthony Pools, Inc. BY: [Signature]
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
GROUND WORK	8-10-67	<i>[Signature]</i>
WATER LINES	8-10-67	<i>[Signature]</i>
ROUGH PLUMBING		
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	10-19-67	<i>[Signature]</i>

NUMBER
 STREET **1303 MILAN AVENUE**

APPLICATION FOR A
PLUMBING PERMIT
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
 TELEPHONE 799-9101 • 882-2175

CONTRACTOR **Hydronics Service Co. 203283** ST. LIC. NO.

MAIL ADDRESS **113 S. Manzanita, Covina** CITY LIC. NO. **B579**

PHONE

OWNER **McColgan** PHONE **797-7891**

MAIL ADDRESS **on lot**

PROPOSED USE		USE ZONE
BATHTUBS	ACC. SINKS	WASHING MACHINES
STALL SHOWERS	FLOOR SINKS AND DRAINS	1 Pool WATER HEATERS
LAVATORYS	"F" TRAPS	VENTS
WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
URINALS	DISHWASHERS	SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	@2.00 ea.	\$ <u>2.00</u>
SAND OR GREASE TRAPS	@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS	2.50	\$ <u>2.50</u>
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ <u>2.50</u>
	TOTAL FEE \$	<u>7.00</u>

WHEN PROPERLY VALIDATED, HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON. **30823 7 M -7.00 PM**

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

E. E. Wells

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
PERMANENT

INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING	8-10-67	<i>Smith</i>
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	10-19-67	<i>Smith</i>

NUMBER & STREET

1303 Milan Ave

APPLICATION FOR AN ELECTRICAL PERMIT

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

CONTRACTOR COBINE ELECTRIC CO., INC	STATE LIC. NO. 229847
MAIL ADDRESS 1607 Chestnut Street	PHONE 282-0315
OWNER Mc Colgan	CITY LIC. NO.
MAIL ADDRESS same	OWNER PHONE

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO SERV. CHARGE	RECONNECT OR RESEAL
--------------	-------------------	-----------------	---------------------

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 25c ea. Ea. Additional @ 15c ea.	
1	1	1		\$.75
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea.	\$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W	Ceiling Heaters Up to 1650 W			
WASHING MACHINES			@ 1.00 ea.	\$
220 VOLT OUTLETS			@ .25c ea.	\$
SIGN FIXTURES			@ 2.00 ea.	\$
AIR HEATERS OVER 1650 W			@ 2.50 ea.	\$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE)	\$
NEW SERVICE UP TO 100 AMPS			2.00	\$
" " 200 AMPS			2.50	\$
" " 400 AMPS			3.00	\$
" OVER 400 AMPS			3.50	\$
1 Motors under 2 hp @ 1.50 ea.	\$ 1.50		Motors 50-100 hp @ 5.00 ea.	\$ 2.25
Motors 2-8 hp @ 2.00 ea.	\$		Motors 100-500 hp @ 10.00 ea.	\$
Motors 8-15 hp @ 2.50 ea.	\$		Motors 500-1000 hp @ 15.00 ea.	\$
Motors 15-50 hp @ 3.00 ea.	\$		Motors over 1000 hp @ 20.00 ea.	\$
COLUMN TOTAL →				\$
INVESTIGATION FEE				\$
OTHER				\$
BLANKET PERMIT			3.00	\$
ELECTRICAL PERMIT			2.50	\$ 2.50
TOTAL				\$ 4.75

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

3141214 0 -4.75 EL

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

R. R. Cobine

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
PERMANENT

INSPECTION RECORD

DATE

APPROVED

T. P. P.

GROUND WORK

ROUGH WIRING

FINISH

FIXTURES

EDISON NOTIFIED

PARTIAL OR MISC. INSPECTIONS

FINAL ELECTRICAL INSPECTION

9-6-67

Smith

NUMBER
&
STREET

1303 Milan Ave

APPLICATION FOR AN
ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 798-9101 • 682-2175

CONTRACTOR Cobine Electric Co. Inc	STATE LIC. NO. 229847
MAIL ADDRESS 1607 Chestnut St., Alhambra	PHONE 2820315
OWNER McColgan	CITY LIC. NO.
MAIL ADDRESS 1303 Milan, So. Pasadena	OWNER PHONE

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO SERV CHANGE	RECONNECT OR RESEAL
--------------	-------------------	----------------	---------------------

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.	\$
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea.	\$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W	Ceiling Heaters Up to 1650 W			
WASHING MACHINES			@ 1.00 ea.	\$
220 VOLT OUTLETS			@ .25¢ ea.	\$
SIGN FIXTURES			@ 2.00 ea.	\$
AIR HEATERS OVER 1650 W			@ 2.50 ea.	\$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE)	\$
NEW SERVICE UP TO 100 AMPS			2.00	\$
" " 200 AMPS	175amp		2.50	\$ 2.50
" " 400 AMPS			3.00	\$
" OVER 400 AMPS			3.50	\$
Motors under 2 hp @ 1.50 ea.	\$		Motors 50-100 hp @ 5.00 ea.	\$
Motors 2-8 hp @ 2.00 ea.	\$		Motors 100-500 hp @ 10.00 ea.	\$
Motors 8-15 hp @ 2.50 ea.	\$		Motors 500-1000 hp @ 15.00 ea.	\$
Motors 15-50 hp @ 3.00 ea.	\$		Motors over 1000 hp @ 20.00 ea.	\$
COLUMN TOTAL →				\$
INVESTIGATION FEE				\$
OTHER				\$
BLANKET PERMIT			3.00	\$
ELECTRICAL PERMIT			2.50	\$ 2.50
TOTAL				\$ 5.00

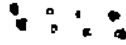
WHEN PROPERLY VALIDATED
HERE, THIS FORM CONSTITUTES
A PERMIT FOR THE WORK
DESCRIBED HEREON.

3307^W 7 K -5.00 EL

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

R. Cobine
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
PERMANENT

INSPECTION RECORD



T. P. P.	DATE	APPROVED
GROUND WORK		
ROUGH WIRING	9-8-67	<i>Smith</i>
FINISH		
FIXTURES		
EDISON NOTIFIED	9-8-67	<i>Smith</i>
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	10-19-67	<i>Smith</i>

NUMBER

&
STREET 1303 Milan Ave.

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

CONTRACTOR Morrow & Holman	ST. LIC. NO. 119486
MAIL ADDRESS 1500 El Centro St.	CITY LIC. NO. 10219
South Pasadena, Calif.	PHONE 799-3115
OWNER H. McColgan	PHONE 799-7891
MAIL ADDRESS 1303 Milan Ave. So. Pas.	

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

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

TOTAL FEE \$ 4.50

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

3244228 E -4.50 PM

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.

P. Cecil

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING		
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	8-29-07	<i>Smith</i>

NUMBER & STREET **1303 MILAN AVE**

LENDER'S NAME & ADDRESS:

APPLICATION FOR A
BUILDING PERMIT
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
 TELEPHONE 799-9101 • 692-2175

CONTRACTOR OWNER	ST. LIC. NO.
MAIL ADDRESS	PHONE
ARCHITECT ENGINEER	ST. LIC. NO.
MAIL ADDRESS	PHONE

OWNER HUGH E McCOLGAN	PHONE 799 7891
MAIL ADDRESS 1303 MILAN AVE SO PAS	

DESCRIPTION OF WORK				
NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH
		X		
FLOOR AREA (SQ. FT.) 200	NO. OF STORIES 2	NO. OF DWELLING UNITS 1		
PRESENT BLDG. USE RESIDENCE	PROPOSED BLDG. USE —			
DESCRIBE WORK TO BE DONE REMODEL KITCHEN & BATH				
NEW CABINETS & FIXTURES ONLY				

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL BRICK &	ROOFING MATERIAL TILE	
LOT WIDTH 85	LOT DEPTH 180	LOT AREA
VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. \$ 3000⁰⁰ X		
PLAN CHECK FEE & VALIDATION		

BUILDING DEPARTMENT USE, ONLY				
LOT	BLOCK	TRACT		
USE ZONE	FIRE ZONE	OCC.	TYPE BUILD.	
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR
ENG. DEPT. APPROVAL		ZONING APPROVAL		
PERMIT FEE 2300				
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL		

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

8041 1/2 E 23.00 BC

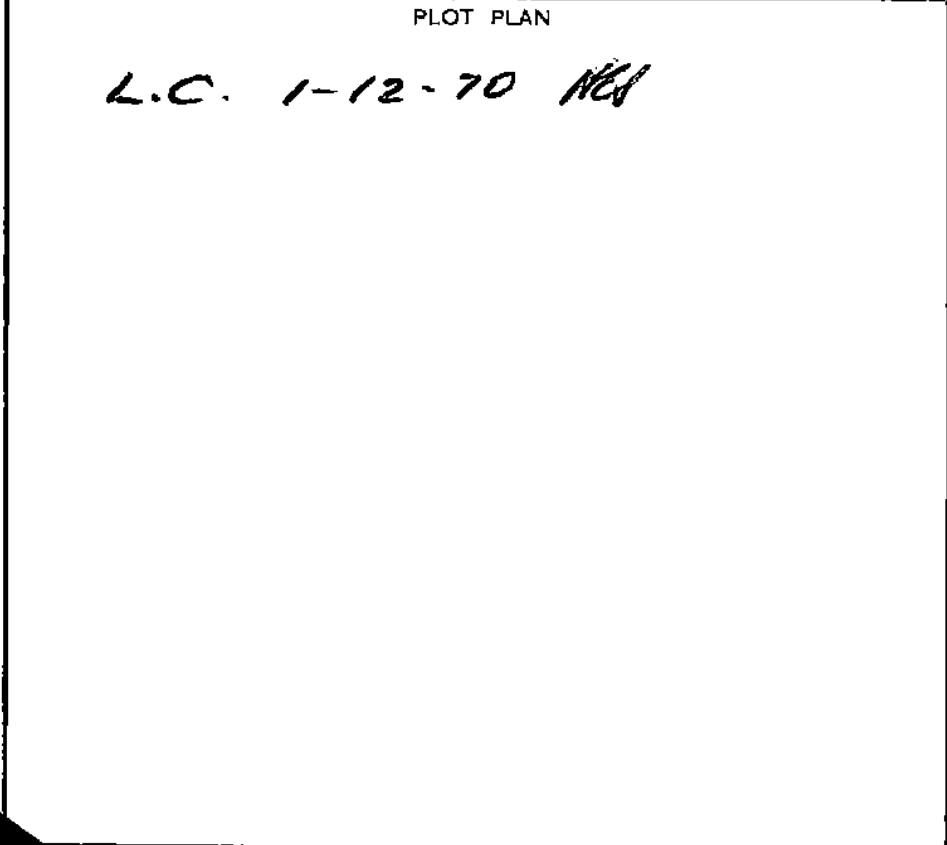
I have carefully read and examined the above application and find the same to be true and correct. All provisions of the laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of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

Hugh E McColgan
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
 PERMANENT

INSPECTION RECORD

	DATE	APPROVED
TEMP POWER		
FORMS, FOOTING & SETBACKS		
REINFORCING & CELLS		
SUBFRAME		
ROOFING		
FIREPLACE		
FRAME	10-1-69	<i>[Signature]</i>
VENEER		
EXT. LATH.		
INT. LATH.	10-1-69	<i>[Signature]</i>
PARKING REQ'S		
ZONING REQ'S		
FIRE DEPT.		
PARTIAL OR MISC. INSPECTIONS		
FINAL BUILDING	4-20-70	<i>[Signature]</i>

SETBACKS:	SIDE	SIDE	FRONT
-----------	------	------	-------



NUMBER & STREET 1303 MILAN AVE

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

CONTRACTOR OWNER	ST. LIC. NO.
MAIL ADDRESS	CITY LIC. NO.
	PHONE

OWNER HUGH E MCCOLGAN	PHONE 799-7891
MAIL ADDRESS 1303 MILAN AVE S PAS	

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

TOTAL FOR ABOVE FIXTURES	@2.00 ea.	\$ 2.00 12.00
SAND OR GREASE TRAPS	@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS	2.50	\$ _____
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ 2.50

TOTAL FEE \$ **14.50**

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

8042 ¹² E 14.50 PM

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.

Hugh E McColgan
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
 PERMANENT

INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING		
SHOWER PAN	10-2-69	<i>Smith</i>
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
	4-20-70	<i>Smith</i>
FINAL PLUMBING INSPECTION		

NUMBER & STREET **1303 MILAN**

APPLICATION FOR AN ELECTRICAL PERMIT

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

CONTRACTOR	OWNER	STATE LIC. NO.
MAIL ADDRESS		PHONE
OWNER	HUGH E MCGOLGAN	CITY LIC. NO.
MAIL ADDRESS	1303 MILAN AVE	OWNER PHONE 799-7891

DESCRIPTION OF WORK

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

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 25c ea. Ea. Additional @ 15c ea.	\$ 280
8	2	2		
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea.	\$ 750
1	1	1		
WATER HTR.	FAN OUTLET	DISH WSHR.		
	Wall Heaters Up to 1650 W	Ceiling Heaters Up to 1650 W		
WASHING MACHINES			@ 1.00 ea.	\$
220 VOLT OUTLETS			@ .25c ea.	\$
SIGN FIXTURES			@ 2.00 ea.	\$
AIR HEATERS OVER 1650 W			@ 2.50 ea.	\$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE)	\$
NEW SERVICE UP TO 100 AMPS			2.00	\$
" " 200 AMPS			2.50	\$
" " 400 AMPS			3.00	\$
" OVER 400 AMPS			3.50	\$
Motors under 2 hp @ 1.50 ea.	\$		Motors 50-100 hp @ 5.00 ea.	\$
Motors 2-8 hp @ 2.00 ea.	\$		Motors 100-500 hp @ 10.00 ea.	\$
Motors 8-15 hp @ 2.50 ea.	\$		Motors 500-1000 hp @ 15.00 ea.	\$
Motors 15-50 hp @ 3.00 ea.	\$		Motors over 1000 hp @ 20.00 ea.	\$
COLUMN TOTAL				\$
INVESTIGATION FEE				\$
OTHER				\$
BLANKET PERMIT			3.00	\$
ELECTRICAL PERMIT			2.50	\$ 250
TOTAL				\$ 280

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

8043812 E 12.80 EL

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

Hugh E McGolgan
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
PERMANENT

INSPECTION RECORD

T. P. P.	DATE	APPROVED
GROUND WORK		
ROUGH WIRING	9-15-69	<i>[Signature]</i>
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	4-20-70	<i>[Signature]</i>

NUMBER

&
STREET

1303 Milan Ave.

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

CONTRACTOR Morrow & Holman	ST. LIC. NO. 119485
MAIL ADDRESS 1500 El Centro St.	CITY LIC. NO. B 6049
So. Pasadena, Calif.	PHONE 799-3116
OWNER H. McColgan	PHONE 799-7891
MAIL ADDRESS 1303 Milan Ave. So. Pasadena	

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

TOTAL FOR ABOVE FIXTURES	@2.00 ea.	\$ <u>4.00</u>
SAND OR GREASE TRAPS	@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS	2.50	\$ _____
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ <u>3.00</u>
PLUMBING PERMIT	2.50	\$ _____
	TOTAL FEE \$	<u>7.00</u>

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

81838 1 D -7.00 PM

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.

P. Cecil

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING	10-1-69	<i>[Signature]</i>
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	4-20-70	<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 1303 MILAN AVENUE		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME: HUGH E. Mc COLGAN		
STREET ADDRESS 1303 MILAN AVENUE		
CITY SOUTH PASADENA	STATE CA.	ZIP CODE 91030
PHONE NUMBER 626-799-2477		
PRINCIPAL	LICENSE NO.	
FINAL		
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
BUILDING AND SAFETY		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER		
WORKER'S COMPENSATION INSURANCE COMPANY NAME STATE FARM		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE 9/10	

REROOF APPLICATION

OWNER-BUILDER DECLARATION

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

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: *Hugh E. Mc Colgan* Date: 12/1/09

LICENSED CONTRACTOR'S DECLARATION

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

Signature: _____ Date: _____

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature: *Hugh E. Mc Colgan* Date: 12/1/09

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name: *HUGH E. Mc COLGAN*

Signature: *Hugh E. Mc Colgan* Date: 12/1/09

1303 MILAN

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 _____	_____	
① RE FASTENING EXISTING TILE		
② Reroof Front Porch / Handly Enclosure.		
TYPE OF STRUCTURE		
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> NONRESIDENTIAL	
AREA 120	SQUARES+SQ FT	CODE IN EFFECT
\$ 2700.00		\$ _____
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	\$	<u>93.30.</u>
ISSUANCE FEE	\$	<u>26.10.</u>
_____	\$	_____
_____	\$	_____
_____	\$	_____
# 083929		TOTAL \$ 193.40.
PERMIT NUMBER 025260	INITIALS MM	DATE 12/1/09
DATE OF FINAL 12/31/09	FINAL BY <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

BUILDING PERMIT APPLICATION

OWNER-BUILDER DECLARATION

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

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

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

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

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7008) of Division 3 of the Business and Professions Code, and my license is in full force and effect

Signature: [Signature] Date: 2/22/23

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: 2/22/23

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

FINAL
BUILDING AND SAFETY
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: Yordin Hernandez
Signature: [Signature] Date: 2/22/23

DESCRIPTION OF WORK <u>Voluntary Seismic Retrofit per LADBS Standard Plan Detail #7 and #4 and is in Accordance with Chapter A3</u>		
OCCUPANCY GROUP <u>R3</u>	TYPE OF CONSTRUCTION <u>VB</u>	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES <u>2</u>	FIRE SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	COD. IN EFFECT
STATISTICAL CLASSIFICATION NO UNITS		PLANNING FILE NO
\$ <u>3,500</u> INITIAL VALUATION		\$ _____ REVISED VALUATION
PLAN CHECK FEE <u>BL-2023-0246</u> <u>862872495</u>		\$ <u>285.60</u>
ADDITIONAL PLAN CHECK FEE		\$ _____
FIRE DEPT PLAN CHECK FEE		\$ _____
PLAN CHECK NUMBER <u>54318</u>	INITIALS <u>CM</u>	DATE <u>3/1/2023</u>
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT APPROVAL	<input type="checkbox"/> OSIA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$ <u>152.40</u>	
ISSUANCE FEE	\$ <u>36.00</u>	
SNIP FEE	\$ <u>0.52</u>	
GENERAL PLAN FEE	\$ <u>22.86</u>	
PIF (PARK IMPACT FEE)	\$ _____	
GROWTH FEE <u>BL-2023-0294</u> <u>953042442/954056796</u>	\$ <u>211.78</u>	
TOTAL	\$ <u>211.78</u>	
PERMIT NUMBER <u>54396</u>	INITIALS <u>CM</u>	DATE <u>3/9/2023</u>
DATE OF FINAL <u>5/25/24</u>	FINAL BY <u>[Signature]</u>	

SITE ADDRESS <u>1303 Milan Ave</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION LEGAL DESCRIPTION		
OWNER'S NAME <u>Federico Roth</u>		
STREET ADDRESS <u>1303 Milan Ave</u>		
CITY <u>South Pasadena</u>	STATE <u>CA</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>626-487-9603</u>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <u>Yordin Hernandez</u>		
PHONE NUMBER <u>818-351-3558</u>		
CONTRACTOR'S NAME <u>Golden Retrofit</u>		
STREET ADDRESS <u>16116 Leadwell St.</u>		
CITY <u>Van Nuys</u>	STATE <u>CA</u>	ZIP CODE <u>91406</u>
LICENSE CLASS <u>B</u>	LICENSE NUMBER <u>1036102</u>	EXPIRATION DATE <u>02/2024</u>
PHONE NUMBER <u>818-351-3558</u>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <u>State Compensation</u>		
WORKER'S COMP INSURANCE POLICY NUMBER <u>9274733</u>		EXPIRATION DATE <u>04/2024</u>



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

SITE ADDRESS 1303 Milan ave		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Federico Roth		
STREET ADDRESS 1303 Milan ave		
CITY South pasadena	STATE ca	ZIP CODE 91040
PHONE NUMBER 626-487-9603		
PRINCIPAL DESIGNER'S NAME		LICENSE NO
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME Btp electric		
STREET ADDRESS 10250 quill ave		
CITY sunland	STATE ca	ZIP CODE 91040
LICENSE CLASS c10	LICENSE NUMBER 1081351	EXPIRATION DATE 9/30/2023
PHONE NUMBER 818-522-5486		
WORKERS' COMPENSATION INSURANCE COMPANY NAME Berkshire hathaway		
WORKERS' COMP INSURANCE POLICY NUMBER BRWC357833		EXPIRATION DATE 4/22/2023

ELECTRICAL PERMIT APPLICATION

OWNER-BUILDER DECLARATION

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

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

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

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

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature: _____ Date: _____

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: _____

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name: _____

Signature: _____ Date: _____

QTY.	ITEM	FEE
	New residential construction	
Less than 3 units.	_____ sq ft	\$ _____
3 or more units.	_____ sq ft	\$ _____
	Outlet Boxes(s) for receptacles, switches, lights & similar	
	First 20	\$ _____
	21 or more	\$ _____
	Lighting Fixture(s)	
	First 20	\$ _____
	21 or more	\$ _____
	Branch circuit(s) (in lieu of Outlet Box fees above)	
	First 10 branch circuits	\$ _____
	11 to 40 branch circuits	\$ _____
	Residential appliances	\$ _____
	Nonresidential appliances	\$ _____
	Power apparatus (size in HP, KW, or kVA)	
	Over 1 but not over 10	\$ _____
	Over 10 but not over 50	\$ _____
	Over 50 but not over 100	\$ _____
	Signs, outline lighting, and marquees	
	Supplied from one branch circuit	\$ _____
	Additional circuits within the same sign	\$ _____
	Service New <input checked="" type="checkbox"/> Change <input type="checkbox"/> Size 200	\$ _____
1	Switchboards, subpanels, motor control centers	50.80
	0 to 399A	\$ _____
	400A to 1,000A	\$ _____
	Over 1,000A	\$ _____
	Misc. apparatus, conduit, and conductors	\$ _____
	Temporary power pole(s)	\$ _____
	Temporary distribution system	\$ _____
	Subtotal	\$ 50.80
	Plan Checking Fee	\$ _____
	Additional Plan Checking Fee	\$ _____
	Plan Maintenance Fee	\$ _____
	Permit Issuance Fee BL-2022-1425	\$ 36.00
	Total Permit Fee 1495128608	\$ 86.80

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER	INITIALS	DATE
53389	CM	11/01/2022
DATE OF FINAL	FINAL BY	
12/5/22	MF	

ATTACHMENT 3

Development Plans and Material Board



SUSAN MASTERMAN
ARCHITECTS
INTERIORS - GARDENS

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

* ROTH RESIDENCE *

SOUTH PASADENA, CALIFORNIA

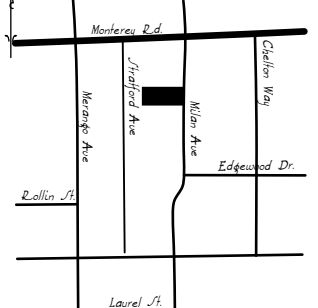
SYMBOL LEGEND

- PROPERTY LINE
- - - REQUIRED SETBACK LINE
- WALLS DASHED BELOW
- NEW ROOF
- NEW ADDITION
- AREA OF INTERIOR REMODEL
- EX'G WALLS TO BE DEMO
- EX'G WALLS TO REMAIN
- NEW WALLS
- DR./WINDWS USE SCHEDULED
- DETAIL REFERENCE
- INTERIOR ELEVATION REFERENCE
- EXTERIOR ELEVATION REFERENCE
- FINISH FLOOR
- ROOF PITCH
- CENTER LINE
- PROPERTY CORNERS
- FLOW DIRECTION
- DRAINAGE FLOW LINE
- WATER CLOSET
- DOOR
- WINDOW
- TREE

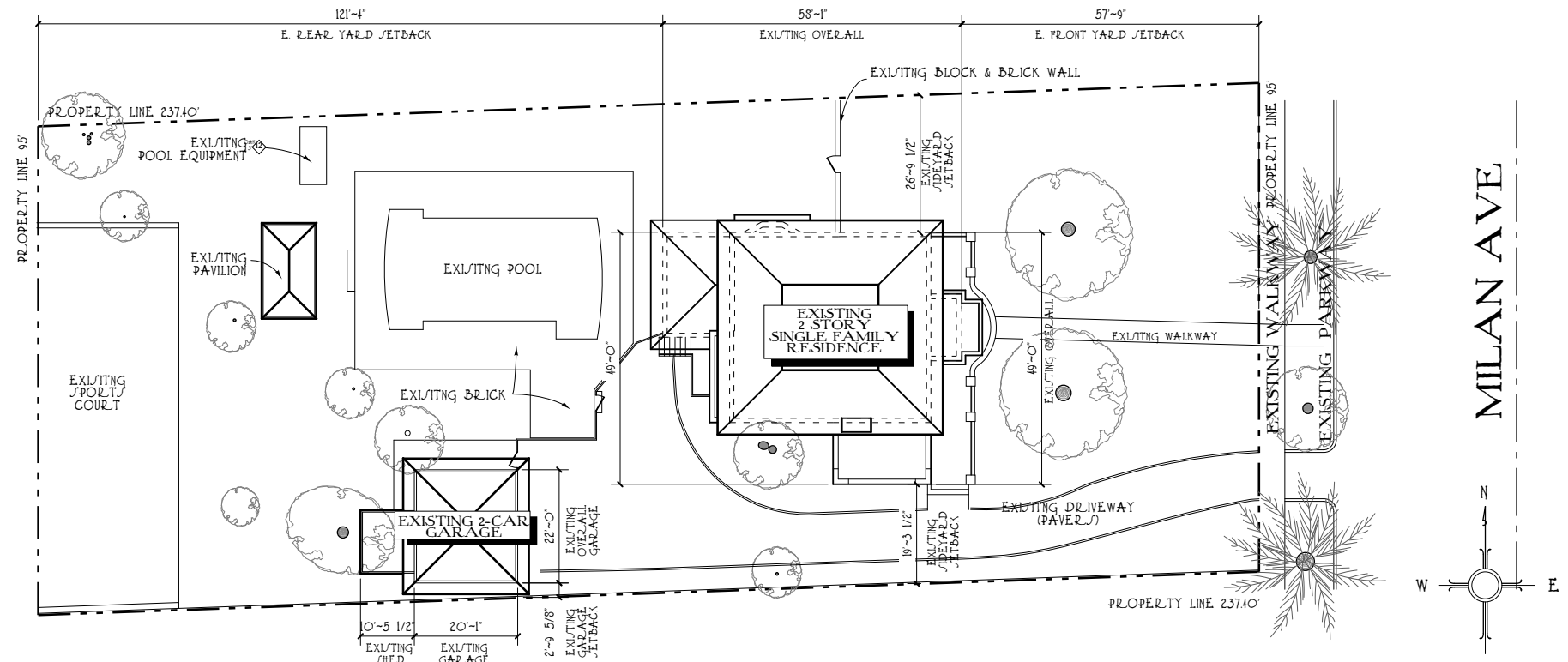
BUILDING CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- AND CITY OF PASADENA MUNICIPAL CODE

VICINITY MAP



GENERAL NOTES



* EXISTING SITE PLAN *
SCALE 1/16" = 1'-0"

PROJECT DIRECTORY

OWNER: FEDERICO ROTH
1303 MILAN AVENUE
SOUTH PASADENA, CA 91030

ARCHITECT: SUSAN MASTERMAN ARCHITECTS
1030 MISSION STREET
SOUTH PASADENA, CA 91030
[T] 626.441.4805
[E] SUSAN@SUSANMASTERMAN.COM
[P] SUSAN MASTERMAN
LIC # C26870 EXP 4/30/25

AREA CALCULATIONS

LOT AREA PER CITY	22,656 /F
LOT AREA PER SURVEY	22,544 /F
EXISTING FLOOR AREA	
MAX ALLOWABLE FAR (35%)	7,880.25 /F
EXISTING 1 ST FLOOR AREA	2,082 /F
EXISTING 2 ND FLOOR AREA	1,368 /F
TOTAL EXISTING FLOOR AREA	3,450 /F (15%)

PROPOSED FLOOR AREA	
EXISTING 1 ST FLOOR AREA	2,082 /F
NEW BREAKFAST ROOM	29.38 /F
NEW MIDDLE LOOM LAUNDRY	224 /F
EXISTING 2 ND FLOOR AREA	1,368 /F
TOTAL NEW FLOOR AREA	3,718.78 /F (16.4%)

EXISTING LOT COVERAGE	
MAX LOT COVERAGE (40% OF LOT AREA)	9,017.6 /F
EXISTING HOUSE	2,082 /F
EXISTING FRONT PORCH	44.6 /F
EXISTING GARAGE	448 /F
EXISTING STORAGE	188.6 /F
EXISTING PAVILION	188 /F
TOTAL EXISTING LOT COVERAGE	2,910 /F (12.9%)

PROPOSED LOT COVERAGE	
EXISTING LOT COVERAGE	2,910 /F
NEW BREAKFAST ROOM	29.38 /F
NEW MIDDLE LOOM	224 /F
NEW COVERED PORCH	499 /F
NEW PERGOLAS (>50% OPEN)	254 /F
TOTAL NEW LOT COVERAGE	3,916.78 /F (17.3%)

PROJECT DESCRIPTION

NEW 253.78 /F 1ST STORY ADDITION
NEW 499 /F COVERED PORCH AND
1106.8 /F INTERIOR REMODEL TO
EXISTING 2ND STORY SINGLE FAMILY RESIDENCE

PROJECT INFORMATION

YEAR BUILT 1925

ASSESSOR PARCEL 5320-026-005

ZONING R.E.

LOT AREA (PER ASSESSOR) 22,515 /F

BUILDING /F (PER ASSESSOR) 3,448 /F

SHEET INDEX

- A 10 COVER PAGE, PROJECT INFO, NOTES, SITE PLAN
- A 11 PROPOSED SITE PLAN
- A 12 NEIGHBORHOOD SITE PLAN
- A 13 DOOR SCHEDULES
- A 14 WINDOW SCHEDULES
- A 20 EXISTING FLOOR PLAN
- A 21 EXISTING SECOND FLOOR PLAN
- A 22 EXISTING ROOF PLAN
- A 30 PROPOSED FIRST FLOOR PLAN
- A 31 PROPOSED SECOND FLOOR PLAN
- A 32 PROPOSED ROOF PLAN
- A 40 EXTERIOR ELEVATION
- A 41 EXTERIOR ELEVATION
- A 42 EXTERIOR ELEVATION
- A 43 EXTERIOR ELEVATION
- A 44 POOL PAVILION PERGOLA
- A 60 DETAILS

(Copyright)
All drawings, specifications, plans, elevations, arrangements and designs represented or referred to are the property of and owned by Susan Masterman Architects. Whether the project for which they are made is executed or not. They were created, modified, developed and produced for the sole use of and in connection with the project and none of them may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever, including any other project, except upon written permission and direction from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.

(Project)

ROTH RESIDENCE

1303 Milan Avenue
South Pasadena, CA 91030

(Revisions)

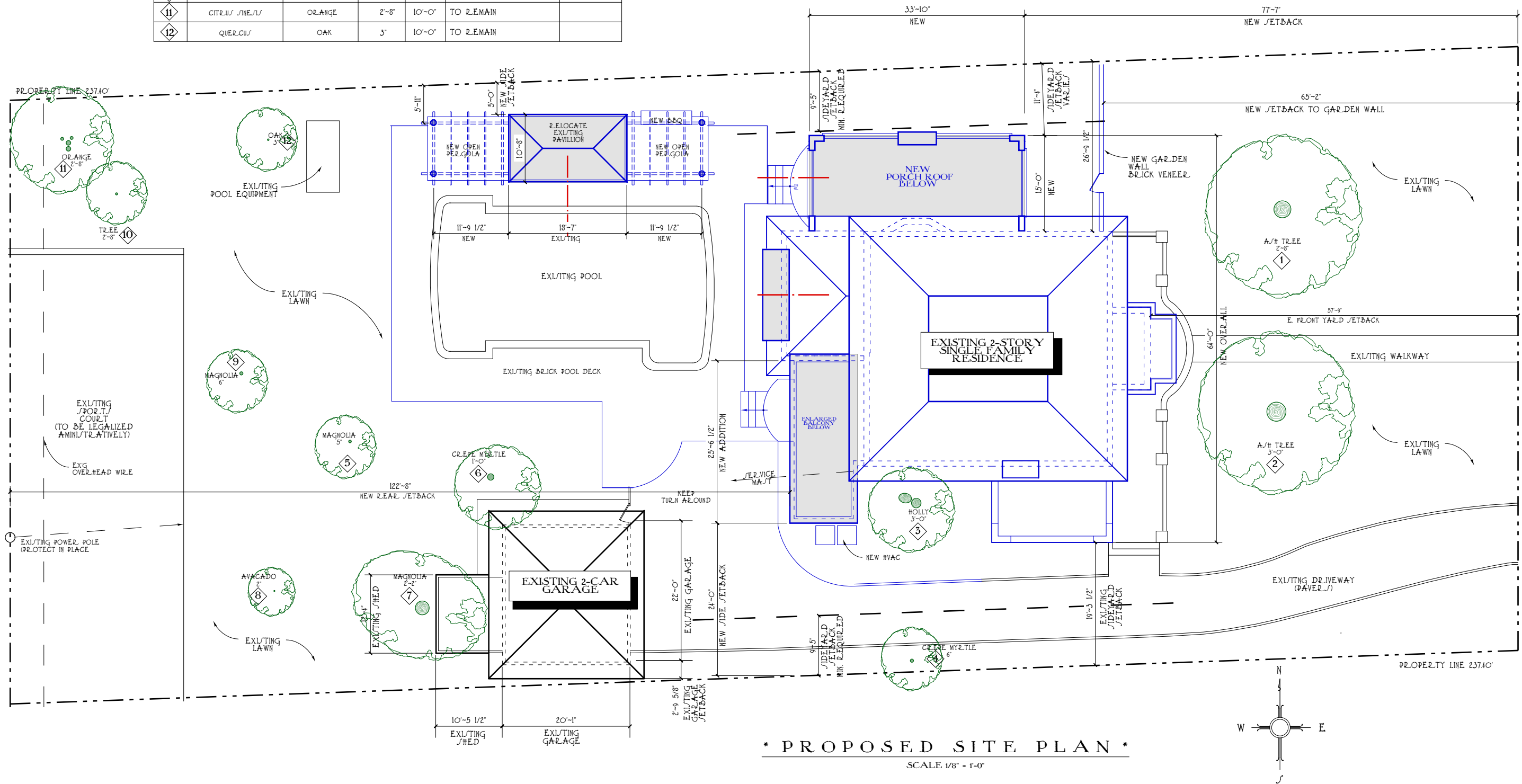
(Stamp)

January 31, 2024 (Date)
A.S. NOTED (Scale)
E.B. (Drawn)
22303 (Job)
(Sheet)

EXISTING SITE PLAN
A10

*** TREE INVENTORY ***

TREE SCHEDULE						
NUMBER	BOTANIC NAME	COMMON NAME	CALIPER DIAMETER D.B.H.	HEIGHT 7/2	PROPOSED STATUS	STREET OR PUBLIC TREE
1	FRAXINUS EXCEL/10R.	A./#	2'-8"	30'-0"	TO REMAIN	
2	FRAXINUS EXCEL/10R.	A./#	3'-0"	30'-0"	TO REMAIN	
3	ILEX AQUIFOLIUM	ENGLI/H HOLLY	3'-0"	8'-0"	TO REMAIN	
4	LAGERSTRÖEMIA	CREPE MYRTLE	6"	10'-0"	TO REMAIN	
5	MAGNOLIA GRANDIFLORA	MAGNOLIA	5"	15'-0"	TO REMAIN	
6	LAGERSTRÖEMIA	CREPE MYRTLE	1'-0"	15'-0"	TO REMAIN	
7	MAGNOLIA GRANDIFLORA	MAGNOLIA	2'-2"	10'-0"	TO REMAIN	
8	PERSEA AMERICANA	AVACADO	2"	10'-0"	TO REMAIN	
9	MAGNOLIA GRANDIFLORA	MAGNOLIA	2'-2"	10'-0"	TO REMAIN	
10	MAGNOLIA GRANDIFLORA	TREE	2'-8"	10'-0"	TO REMAIN	
11	CITRUS SINENSIS	ORANGE	2'-8"	10'-0"	TO REMAIN	
12	QUERCUS	OAK	3"	10'-0"	TO REMAIN	



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

M
SUSAN MASTERMAN
ARCHITECTS
INTERIORS - GARDENS
1030 Mission Street
South Pasadena, CA 91030
626.441.4805
susanmasterman.com

(Copyright)
All drawings, specifications, plans, elevations, arrangements and designs represented or referred to are the property of and owned by Susan Masterman Architects whether the project for which they are made is executed or not. They were created, modified, developed and produced for the sole use of and in connection with the project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.
(Project)

ROTH RESIDENCE
1303 Milan Avenue
South Pasadena, CA 91030

(Revisions)
(Stamp)

(Date) January 31, 2024
(Scale) A./ NOTED
(Drawn) E.B.
(Job) 22303
(Sheet) (Stamp)
PROPOSED SITE PLAN
A11

(Revision)

(Stamp)

(Date)
January 31, 2024
(Scale)
AS NOTED
(Drawn)
E.B.
(Job)
22303
(Sheet)
WINDOWS SCHEDULE

A1.4

EXISTING WINDOW SCHEDULE

MARK	TYPE	OPER	SIZE	MATERIAL	LOCATION	GLASS	FINISH	LITES	MUNTIN	REMARKS
A EW	2	CAJ	1'-0" X 6'-8"	WD/GLASS	EXG ENTRY	SINGLE GLAZED	PAINT	1 LITE		DEMO
B EW	2	CAJ	1'-0" X 6'-8"	WD/GLASS	EXG ENTRY	SINGLE GLAZED	PAINT	1 LITE		
C EW	1	CAJ	PAIR 4'-0" X 6'-8"	WD/GLASS	EXG LIVING ROOM	SINGLE GLAZED	PAINT	1 LITE		
D EW	6	CAJ	3'-0" X 5'-1" W/ 1'-6" X 5'-1" JDELITE	WD/GLASS	EXG SUNROOM	SINGLE GLAZED	PAINT	4 LITE		
E EW	6	CAJ	3'-0" X 5'-1" W/ 1'-6" X 5'-1" JDELITE	WD/GLASS	EXG SUNROOM	SINGLE GLAZED	PAINT	4 LITE		
F EW	1	CAJ	PAIR 4'-0" X 5'-1"	WD/GLASS	EXG SUNROOM	SINGLE GLAZED	PAINT	1 LITE		
G EW	1	CAJ	PAIR 4'-0" X 6'-8"	WD/GLASS	EXG LIVING ROOM	SINGLE GLAZED	PAINT	1 LITE		
H EW	3	FIXED	4'-0" X 2'-6"	WD/GLASS	EXG LIBRARY	SINGLE GLAZED	PAINT	1 LITE		
I EW	5	CAJ	(2) PAIR 2'-0" X 3'-0"	WD/GLASS	EXG LAUNDRY	SINGLE GLAZED	PAINT	2 LITE		DEMO
J EW	5	CAJ	(2) PAIR 2'-7" X 3'-0"	WD/GLASS	EXG LAUNDRY	SINGLE GLAZED	PAINT	2 LITE		DEMO
K EW	4	DOUBLE HUNG	1'-11" X 3'-5"	WD/GLASS	EXG POWDER	SINGLE GLAZED	PAINT	1/1 LITE		DEMO
L EW	4	DOUBLE HUNG	1'-11" X 3'-5"	WD/GLASS	EXG BATHROOM	SINGLE GLAZED	PAINT	1/1 LITE		DEMO
M EW	1	CAJ	PAIR 4'-0" X 4'-6"	WD/GLASS	EXG BEDROOM	SINGLE GLAZED	PAINT	1 LITE		DEMO
N EW	3	CAJ	2'-0" X 4'-0"	WD/GLASS	EXG BREAKFAST ROOM	SINGLE GLAZED	PAINT	1 LITE		DEMO
O EW	3	PICT	3'-5" X 4'-0"	WD/GLASS	EXG BREAKFAST ROOM	SINGLE GLAZED	PAINT	1 LITE		DEMO
P EW	3	CAJ	2'-0" X 4'-0"	WD/GLASS	EXG BREAKFAST ROOM	SINGLE GLAZED	PAINT	1 LITE		DEMO
Q EW	2	CAJ	1'-6" X 3'-5"	WD/GLASS	EXG KITCHEN	SINGLE GLAZED	PAINT	1 LITE		DEMO
R EW	5	CAJ	5'-0" X 3'-5"	AL/GLASS	EXG KITCHEN	SINGLE GLAZED		1 LITE		DEMO GREENHOUSE WINDOW
S EW	2	CAJ	1'-6" X 3'-5"	WD/GLASS	EXG KITCHEN	SINGLE GLAZED	PAINT	1 LITE		DEMO
T EW	6	PICT	5'-0" X 7'-5"	WD/GLASS	EXG DINING ROOM	SINGLE GLAZED	-	16 LITE	1/4" LEAD MUNTIN	
U EW	1	CAJ	PAIR 4'-0" X 5'-1"	WD/GLASS	EXG MAIN BEDROOM	SINGLE GLAZED	PAINT	1 LITE		
V EW	1	CAJ	PAIR 3'-0" X 4'-0"	WD/GLASS	EXG MAIN CLOSET	SINGLE GLAZED	PAINT	1 LITE		
W EW	1	CAJ	PAIR 4'-0" X 5'-1"	WD/GLASS	EXG BEDROOM #1	SINGLE GLAZED	PAINT	1 LITE		
X EW	1	CAJ	PAIR 4'-0" X 5'-1"	WD/GLASS	EXG BEDROOM #1	SINGLE GLAZED	PAINT	1 LITE		
Y EW	4	DOUBLE HUNG	1'-11" X 2'-11"	WD/GLASS	EXG BEDROOM #1	SINGLE GLAZED	PAINT	1/1 LITE		
Z EW	4	DOUBLE HUNG	2'-11" X 4'-5"	WD/GLASS	EXG BEDROOM #2	SINGLE GLAZED	PAINT	1/1 LITE		
AA EW	4	DOUBLE HUNG	2'-11" X 4'-5"	WD/GLASS	EXG BEDROOM #2	SINGLE GLAZED	PAINT	1/1 LITE		
BB EW	4	DOUBLE HUNG	2'-11" X 3'-10"	WD/GLASS	EXG HALL BATHROOM	SINGLE GLAZED	PAINT	1/1 LITE		
CC EW	4	DOUBLE HUNG	1'-11" X 2'-5"	WD/GLASS	EXG HALL BATHROOM	SINGLE GLAZED	PAINT	1/1 LITE		
DD EW	4	DOUBLE HUNG	3'-0" X 2'-0"	WD/GLASS	EXG BEDROOM #3	SINGLE GLAZED	PAINT	1/1 LITE		
EE EW	4	DOUBLE HUNG	3'-0" X 3'-11"	WD/GLASS	EXG BEDROOM #3	SINGLE GLAZED	PAINT	1/1 LITE		
FF EW	4	DOUBLE HUNG	(2) 3'-0" X 3'-11"	WD/GLASS	EXG BEDROOM #3	SINGLE GLAZED	PAINT	1/1 LITE		
GG EW	4	DOUBLE HUNG	2'-6" X 3'-11"	WD/GLASS	EXG MAIN BATHROOM	SINGLE GLAZED	PAINT	1/1 LITE		
HH EW	4	DOUBLE HUNG	2'-6" X 3'-11"	WD/GLASS	EXG MAIN BEDROOM	SINGLE GLAZED	PAINT	1/1 LITE		
II EW	4	CAJ	PAIR 4'-0" X 5'-1"	WD/GLASS	EXG MAIN BEDROOM	SINGLE GLAZED	PAINT	1/1 LITE		
JJ EW	3	AWNING	(2) 2'-6" X 1'-6"	WD/GLASS	EXG BASEMENT	SINGLE GLAZED	PAINT	1 LITE		
KK EW	3	AWNING	2'-6" X 1'-4"	WD/GLASS	EXG BASEMENT	SINGLE GLAZED	PAINT	1 LITE		

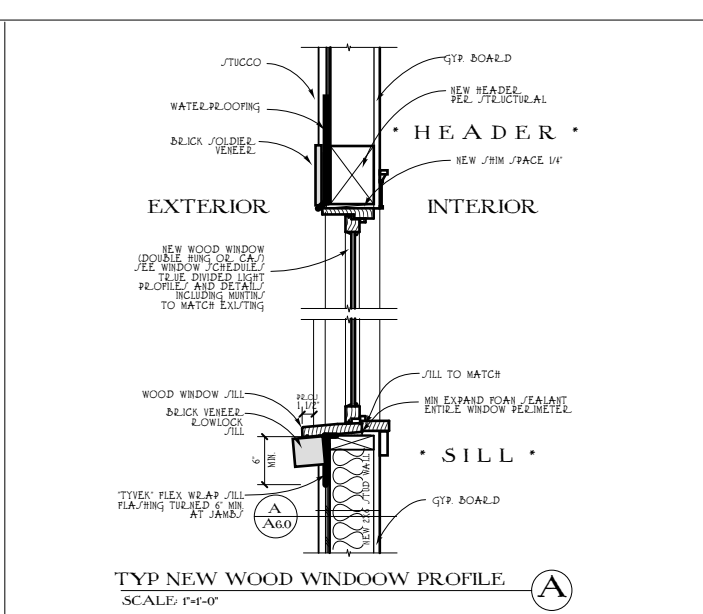
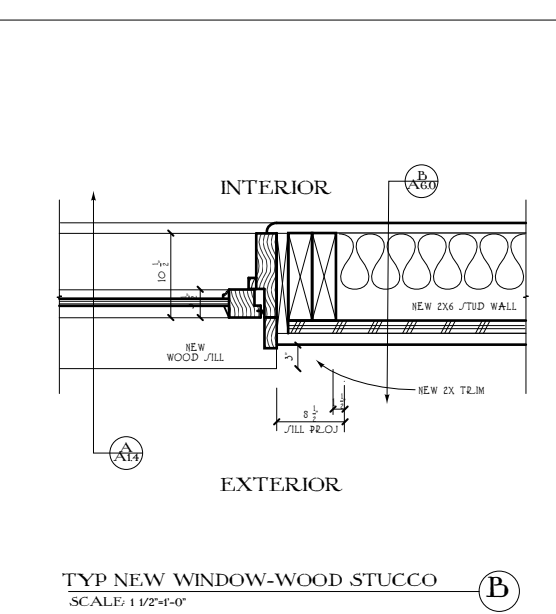
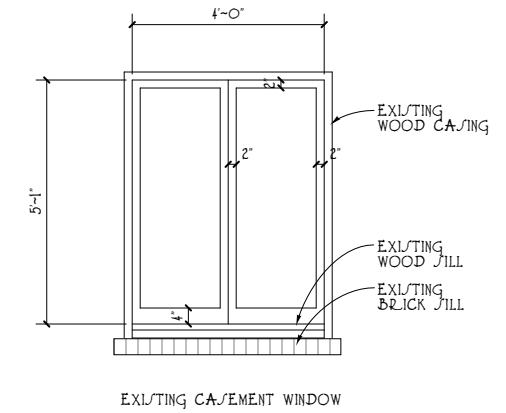
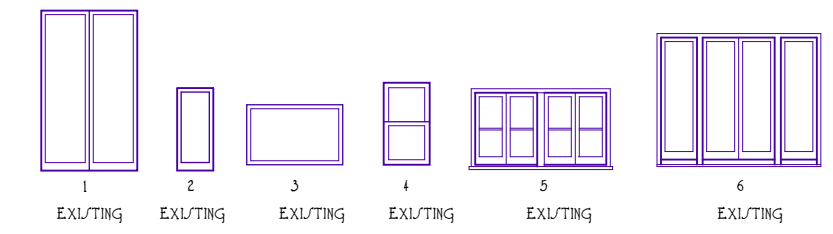
WINDOW SCHEDULE - NEW WINDOWS ONLY. SEE EXG PLANS FOR EXG WINDOWS SIZES

MARK	TYPE	OPER	SIZE	MATERIAL	LOCATION	GLASS	FINISH	LITES	MUNTIN	REMARKS
A NW	1	FIXED	3'-6" x 6'-0"	WD/GLASS	NEW HALL	TEMP/DUAL GLAZED	PAINT	8 LITE	3/4"	
B NW	1	FIXED	3'-6" x 6'-0"	WD/GLASS	NEW HALL	TEMP/DUAL GLAZED	PAINT	8 LITE	3/4"	
C NW	2	CAJ/FIXED/CAJ	8'-0" X 5'-0" WITH (3) 2'-4" X 5'-0"	WD/GLASS	NEW BREAKFAST	TEMP/DUAL GLAZED	PAINT	24 LITE	3/4"	
D NW	3	CAJ	2'-0" x 3'-0"	WD/GLASS	NEW LAUNDRY	TEMP/DUAL GLAZED	PAINT	16 LITE	3/4"	
E NW	1	CAJ	2'-6" x 3'-0"	WD/GLASS	NEW LAUNDRY	TEMP/DUAL GLAZED	PAINT	8 LITE	3/4"	
F NW	1	CAJ	2'-6" x 3'-0"	WD/GLASS	NEW KITCHEN	TEMP/DUAL GLAZED	PAINT	8 LITE	3/4"	
G NW	1	CAJ	2'-6" x 3'-0"	WD/GLASS	NEW KITCHEN	TEMP/DUAL GLAZED	PAINT	8 LITE	3/4"	WITH WOOD PANEL BELOW TO MATCH EXG DOOR. 2. REMOVED

WINDOWS NOTES

- ALL WINDOWS TRUE WOOD, PAINTED, CUSTOM-BUILT BY VENT-VU OR EQUAL DUAL GLAZED TEMP. WITH TRUE DIVIDES, MUNTINS TO MATCH EXISTING.
- WINDOW TRIM AT BOTH NEW AND EXISTING OPENINGS CONTRACTOR TO VERIFY.
- WINDOWS DUAL GLAZED WITH TRUE DIVIDES MUNTINS.
-
- NEW SECOND FLOOR WINDOWS TO HAVE WOOD CASING WOOD SILL TO MATCH EXISTING PAINT GRADE.
- EGRESS WINDOW AT BEDROOMS, PROVIDE ONE OPENABLE WINDOW OR DOOR MEETING ALL THE FOLLOWING: AN OPENABLE AREA OF NO LESS THAN 5.7 SF (5 SF AT GRADE LEVEL), A MIN CLEAR 2' HEIGHT AND 20" WIDTH, AND A SILL HEIGHT NOT OVER 4" ABOVE THE FLOOR. (C.R.C. 310.1)
- ALL WINDOWS SHALL BE DUAL GLAZING LOW E, U-FACTOR: 0.34 AND SHGC: 0.33

WINDOWS LEGEND





SUSAN MASTERMAN
ARCHITECTS
INTERIORS · GARDENS

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

(Copyright)
All drawings, specifications, plans, elevations, and designs represented or referred to are the property of and owned by Susan Masterman Architects. Whether the project for which they are made is executed or not. They were created, modified, developed and produced for the sole use of and in connection with the project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission and disclosure from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.

[Project]

ROTH RESIDENCE

1303 Milan Avenue
South Pasadena, CA 91030

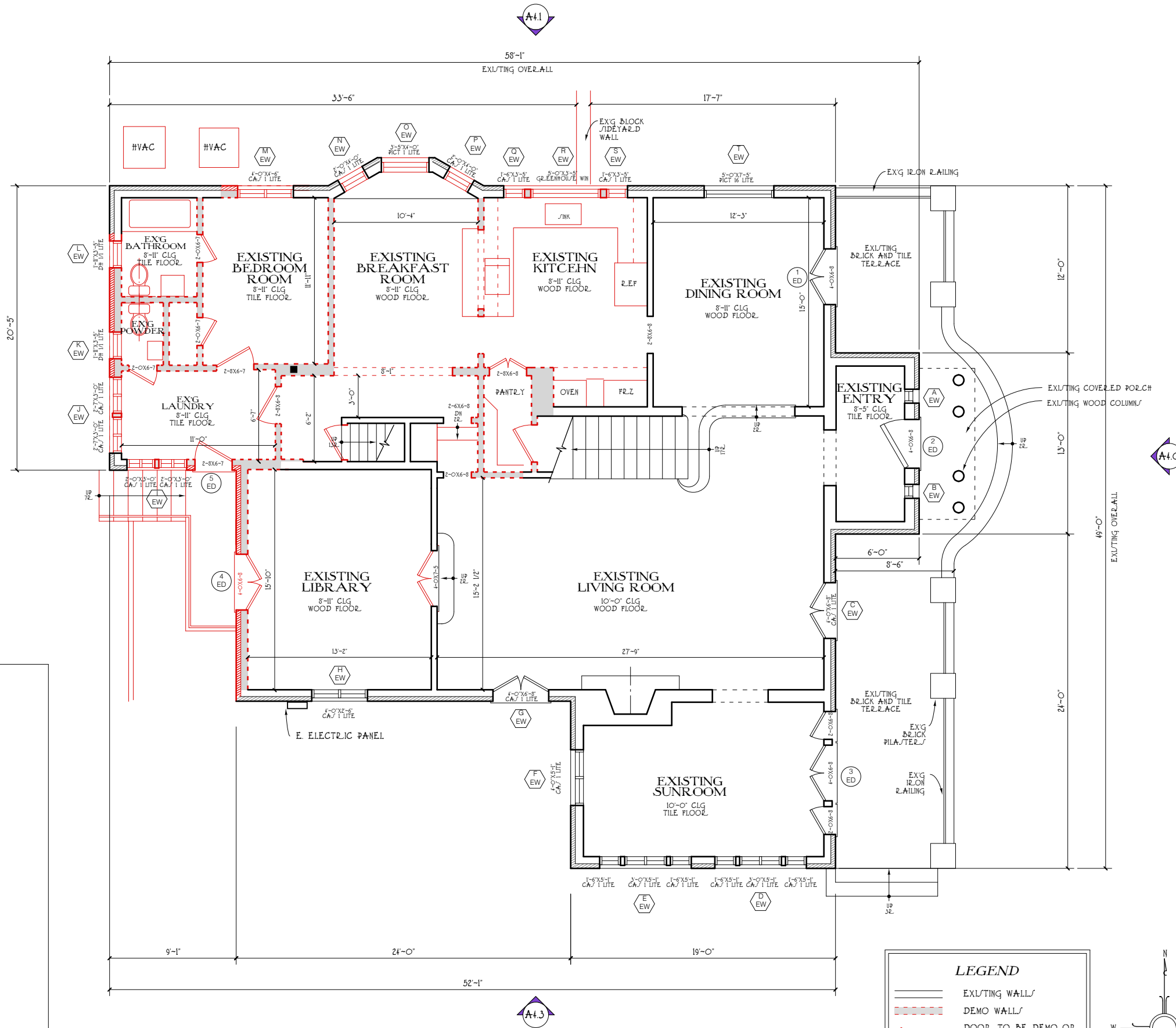
[Revisions]

[Stamp]

January 31, 2024 (Date)
A./ NOTED (Scale)
E.B (Drawn)
22303 (Job)
(Sheet)

EXISTING FLOOR PLAN

A2.0

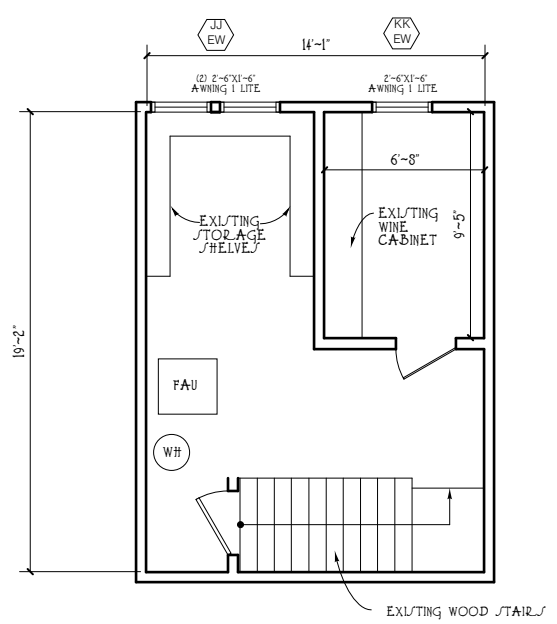
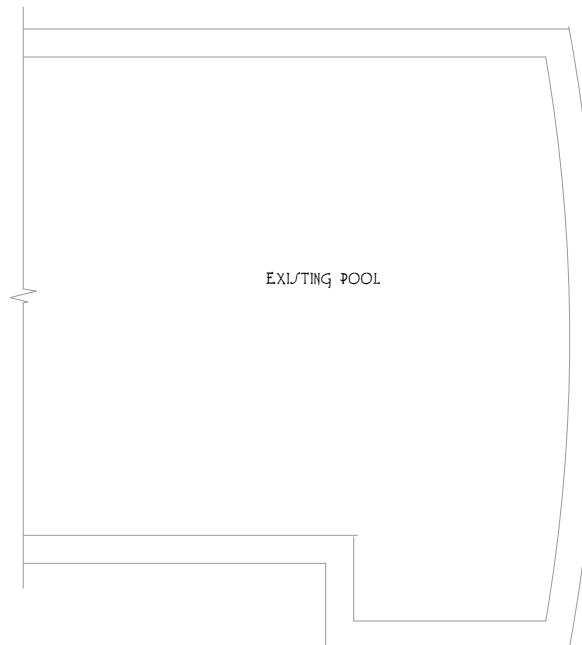
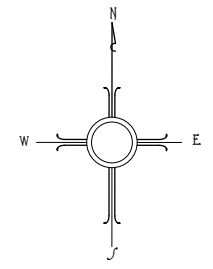


* EXISTING FIRST FLOOR PLAN *

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

LEGEND

- EXISTING WALLS
- DEMO WALLS
- DOOR TO BE DEMO OR REMOVED AND SALVAGE
- WINDOW TO BE DEMO OR REMOVED AND SALVAGE
- MISC. DASHED ABOVE



* EXISTING BASEMENT PLAN *

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



SUSAN MASTERMAN
ARCHITECTS
INTERIORS - GARDENS

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

(Copyright)
All drawings, specifications, plans, elevations, and designs represented or referred to are the property of and owned by Susan Masterman Architects. Whether the project for which they are made is executed or not. They were created, modified, developed and produced for the sole use of and in connection with the project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.

[Project]

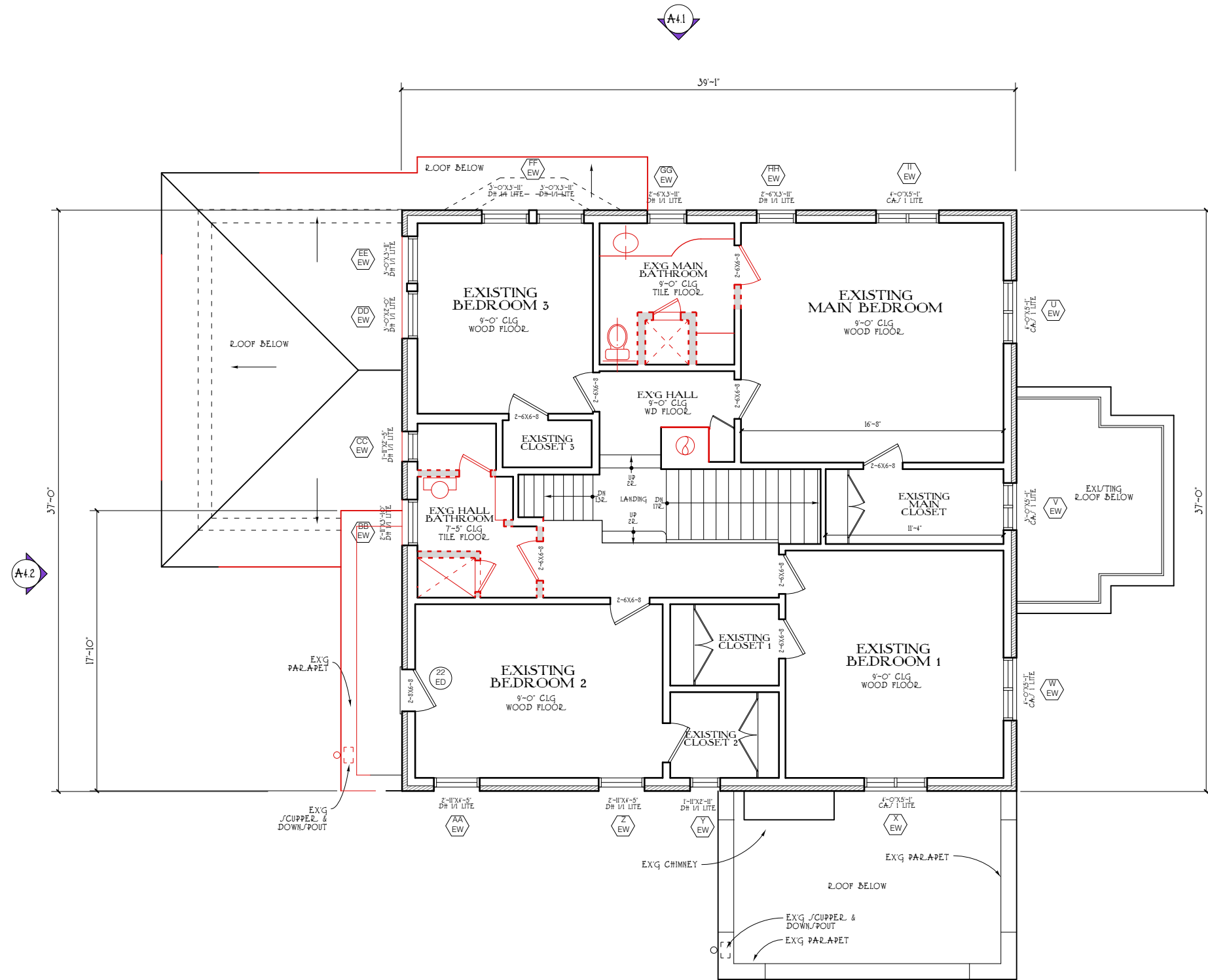
ROTH RESIDENCE

1303 Milan Avenue
South Pasadena, CA 91030

[Revisions]

[Stamp]

January 31, 2024 (Date)
A/J NOTED (Scale)
E.B (Drawn)
22303 (Job)
EXISTING 2ND FLOOR PLAN (Sheet)
A21

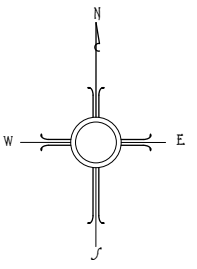


LEGEND

- EXISTING WALLS
- DEMO WALLS
- DOOR TO BE DEMO OR REMOVED AND SALVAGE
- WINDOW TO BE DEMO OR REMOVED AND SALVAGE
- M/C. DASHED ABOVE

* EXISTING SECOND FLOOR PLAN *

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





SUSAN MASTERMAN
ARCHITECTS
INTERIORS - GARDENS

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

[Copyright]
All drawings, specifications, plans, elevations, renderings and designs represented or referred to are the property of and owned by Susan Masterman Architects whether the project for which they are made is executed or not. They were created, modified, developed and produced for the sole use of and in connection with the project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.

[Project]

ROTH RESIDENCE

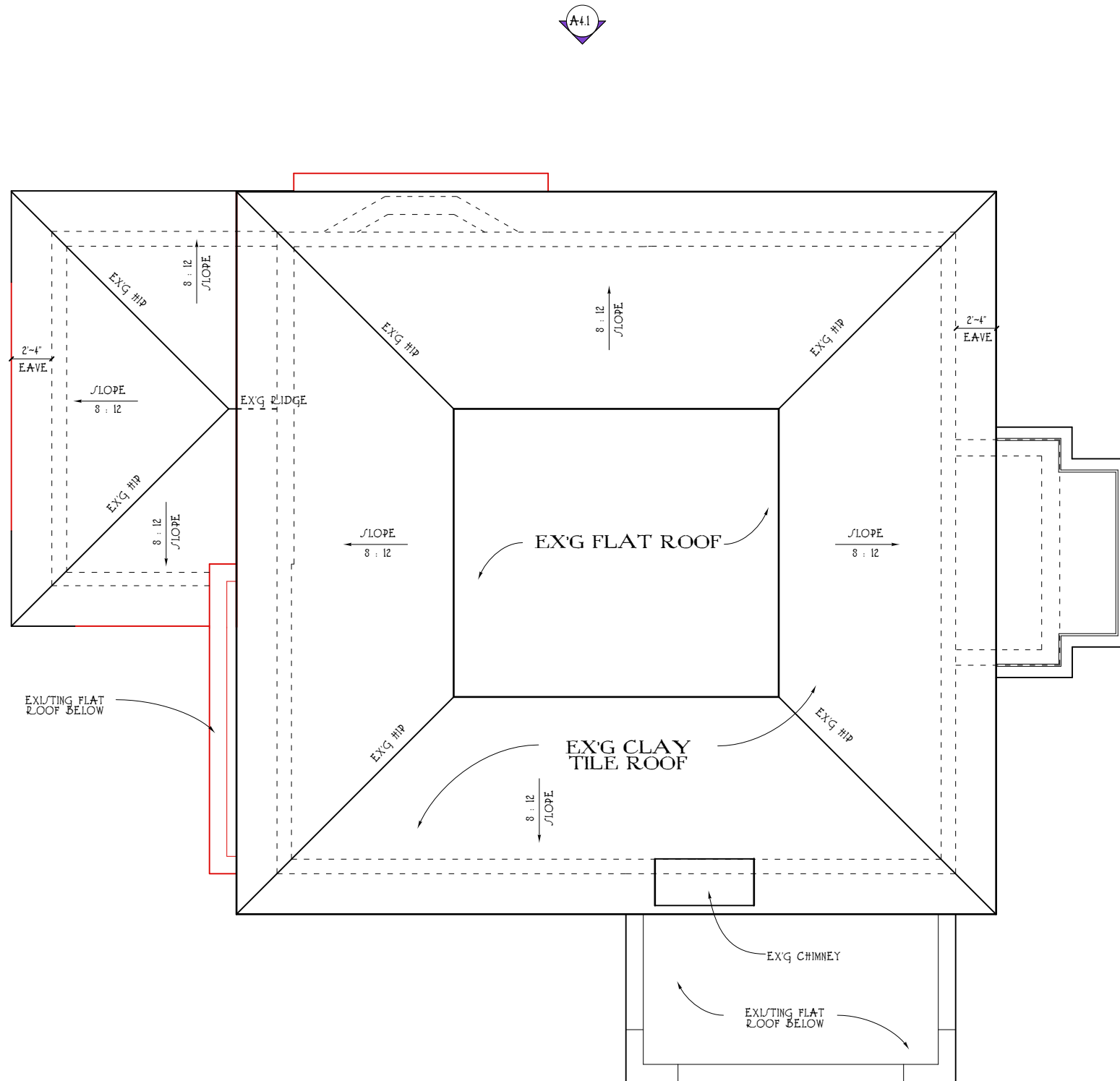
1303 Milan Avenue
South Pasadena, CA 91030

[Revisions]

[Stamp]

January 31, 2024 [Date]
A/N NOTED [Scale]
E.B [Drawn]
22303 [Job]
EXISTING ROOF PLAN [Sheet]

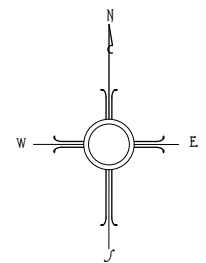
A22



* EXISTING ROOF PLAN *

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

LEGEND
 - - - - - WALLS BELOW
 - - - - - TO BE DEMO



A4.2

A4.1

A4.3

A4.0



SUSAN MASTERMAN
ARCHITECTS
INTERIORS - GARDENS

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

(Copyright)
All drawings, specifications, plans, elevations, and designs represented or referred to are the property and used by Susan Masterman Architects whether the project for which they are made is executed or not. They were created, modified, developed and produced for the sole use of and in connection with the project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other design project, except upon written permission and disclosure from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.

[Project]

ROTH RESIDENCE

1303 Milan Avenue
South Pasadena, CA 91030

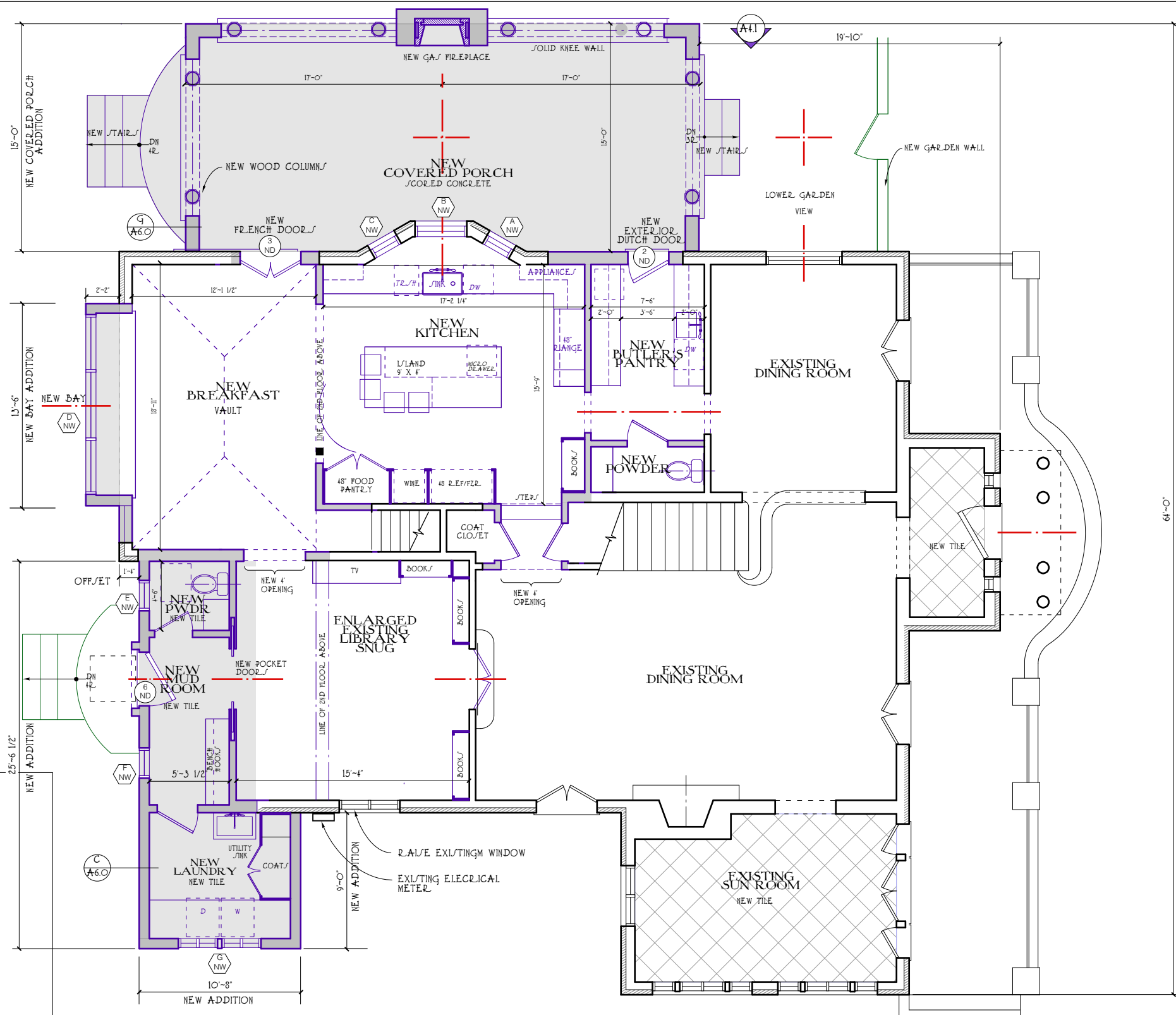
[Revisions]

[Stamp]

January 31, 2024 (Date)
A/S NOTED (Scale)
E.B (Drawn)
22303 (Job)
(Sheet)

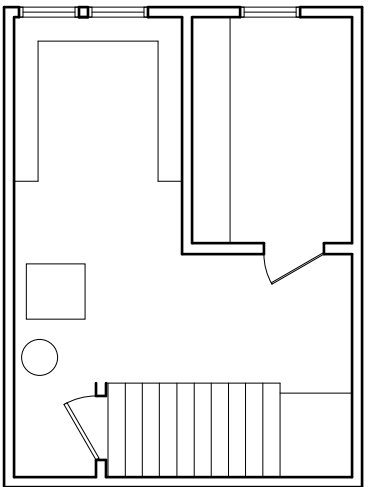
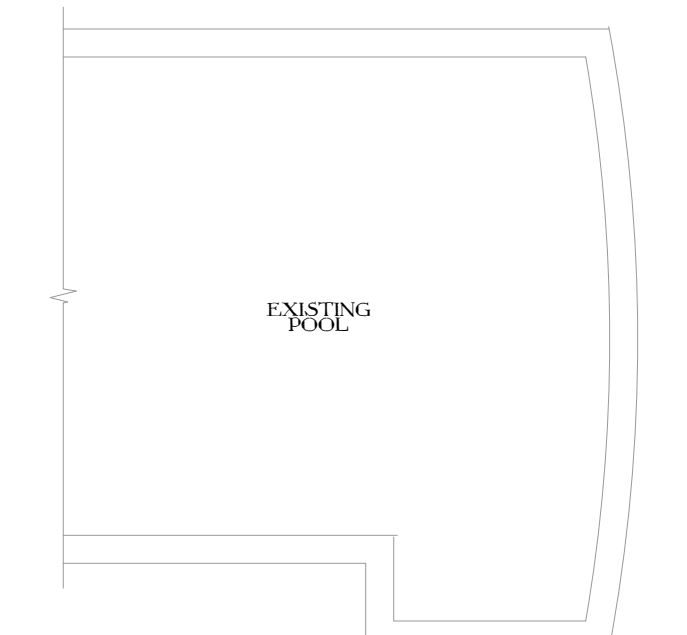
PROPOSED FLOOR PLAN

A3.0



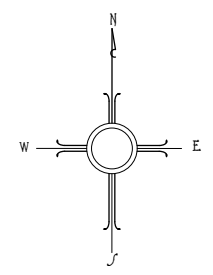
LEGEND

- EXISTING TO REMAIN
- NEW WALLS, OR PATCH WALLS
- MISC. DASHED ABOVE
- SEE DR./WINDWS SCHEDULE
- NEW FLOOR AREA
- AREA TO BE REMODEL
- 24X30 MIN CLEAR IN FRONT OF W.C.



NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED
PROPOSED BASEMENT
 SCALE: 1/4"=1'-0"

NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED
PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"





SUSAN MASTERMAN
ARCHITECTS
INTERIORS • GARDENS

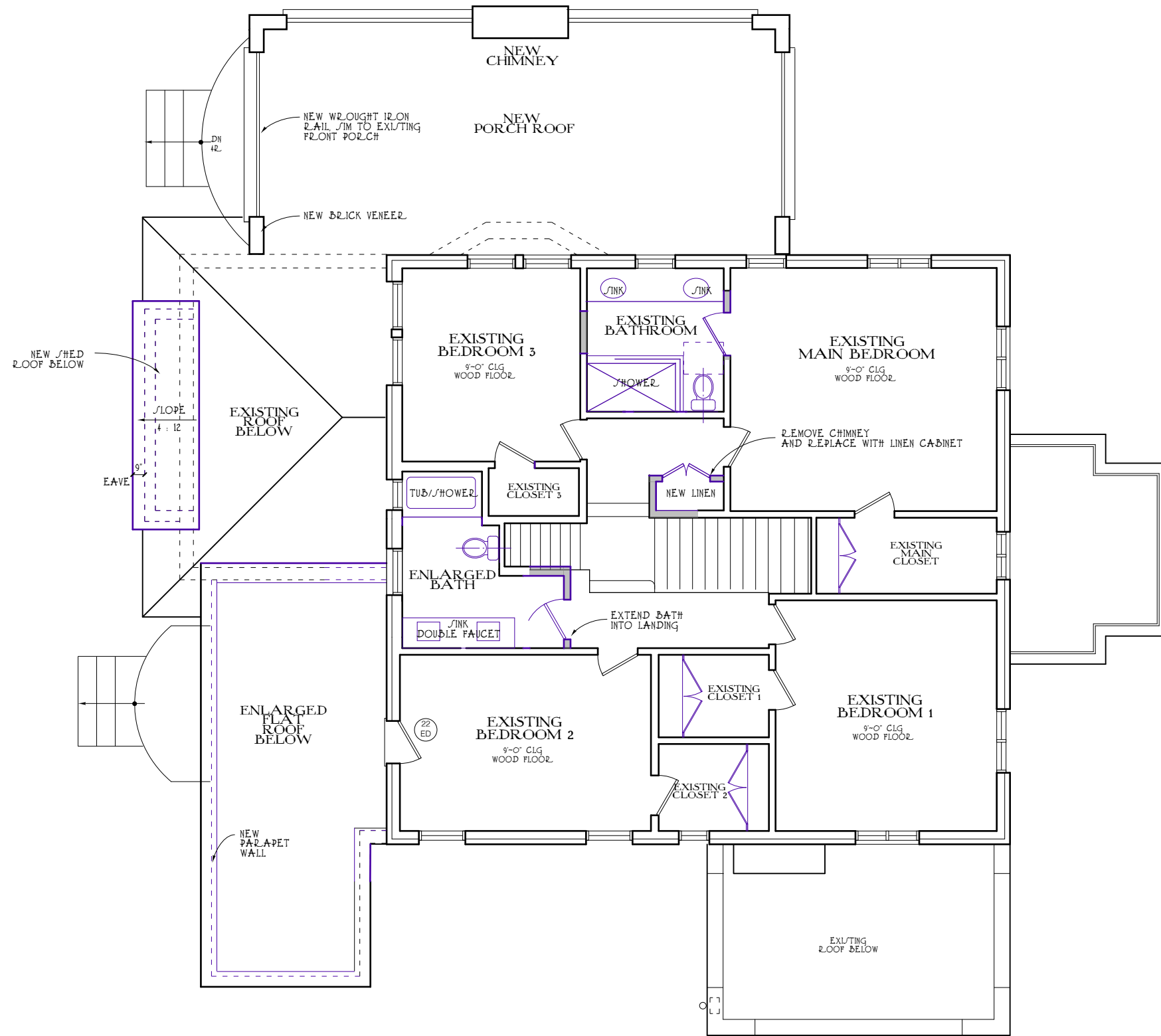
1030 Mission Street
South Pasadena, CA 91030
626.441.4805
susanmasterman.com

[Copyright]
All drawings, specifications, plans, elevations, renderings and designs represented or referred to are the property of and owned by Susan Masterman Architects whether the project for which they are made is executed or not. They were created, modified, developed and produced for the sole use of and in connection with the project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other than the project, except upon written permission and direction from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.

[Project]

ROTH RESIDENCE

1303 Milan Avenue
South Pasadena, CA 91030



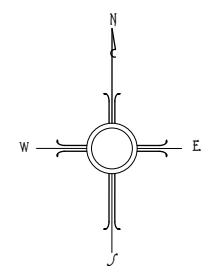
LEGEND

	EXISTING TO REMAIN
	NEW WALLS, OR PATCH WALLS
	MISC. DASHED ABOVE
	SEE DR./WINDWS SCHEDULE
	NEW FLOOR AREA
	AREA TO BE REMODEL
	24X30 MIN CLEAR IN FRONT OF W.C.

NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED

PROPOSED SECOND FLOOR PLAN *

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



[Revisions]

[Stamp]

January 31, 2024	[Date]
A/S NOTED	[Scale]
E.B	[Drawn]
22303	[Job]
	[State]

PROPOSED
2nd FLOOR
PLAN
A31



SUSAN MASTERMAN
ARCHITECTS
INTERIORS - GARDENS

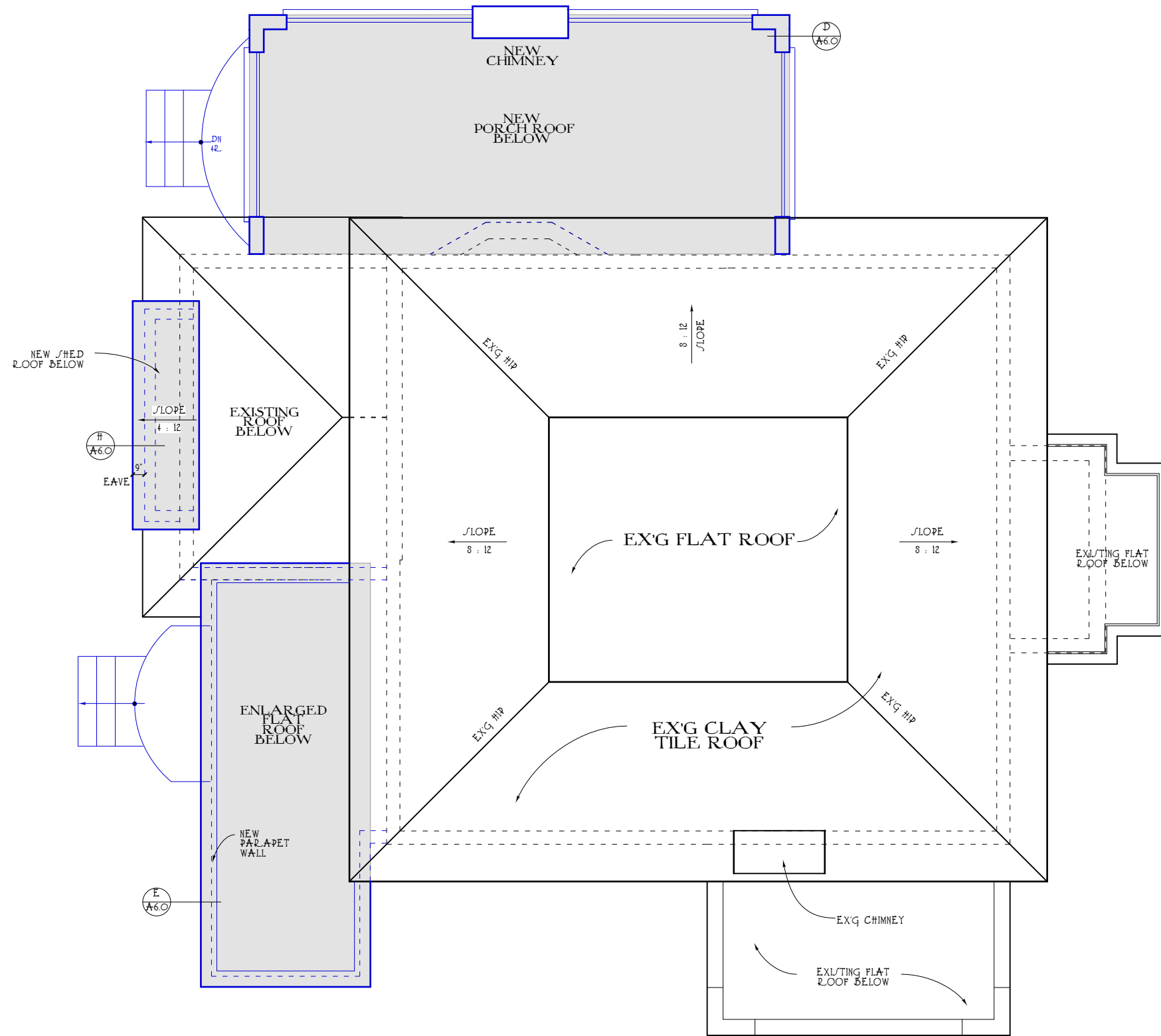
1030 Mission Street
South Pasadena, CA 91030
626.441.4805
susanmasterman.com

(Copyright)
All drawings, specifications, plans, elevations, and designs represented or referred to are the property of and owned by Susan Masterman Architects whether the project for which they are made is executed or not. They were created, modified, developed and produced for the sole use of and in connection with the project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.

[Project]

ROTH RESIDENCE

1303 Milan Avenue
South Pasadena, CA 91030

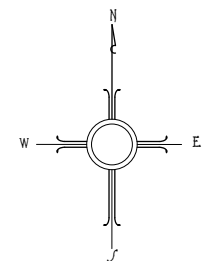


NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED

PROPOSED ROOF PLAN *

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

LEGEND	
	WALLS BELOW
	DEMO LINE
	NEW ROOF
	AREA OF NEW ADDITION
	NEW ATTIC VENT (SEE 13/A1.0)
	NEW EAVE VENT (SEE 13/A1.0)



[Revisions]

[Stamp]

January 31, 2024 (Date)
A/ NOTED (Scale)
E.B (Drawn)
22303 (Job)
NEW ROOF PLAN (Sheet)

A3.2



SUSAN MASTERMAN
ARCHITECTS
INTERIORS - GARDENS

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

(Copyright)
All drawings, specifications, plans, elevations, and designs represented or referred to are the property of and owned by Susan Masterman Architects. Whether the project for which they are made is executed or not. They were created, modified, developed and produced for the sole use of and in connection with the project and none of them may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.

(Project)

ROTH RESIDENCE

1303 Milan Avenue
South Pasadena, CA 91030

(Revisions)

(Stamp)

January 31, 2024 (Date)

A/S NOTED (Scale)

E.B. (Drawn)

22303 (Job)

(Sheet)

EAST ELEVATION

A4.0



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



LEGEND	
	AREA OF NEW WORK
	SEE DOOR/WINDOW SCHEDULE

NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED

* PROPOSED FRONT EAST ELEVATION *
SCALE 1/4"=1'-0"



SUSAN MASTERMAN ARCHITECTS INTERIORS - GARDENS

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

[Copyright] All drawings, specifications, plans, elevations, and designs represented or referred to are the property of and owned by Susan Masterman Architects. Whether the project for which they are made is executed or not. They were created, modified, developed and produced for the sole use of and in connection with the project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction from Susan Masterman Architects. All copies of the drawings are to be returned to the architect. [Project]

ROTH RESIDENCE
1303 Milan Avenue
South Pasadena, CA 91030

[Revisions]
[Stamp]

January 31, 2024 [Date]
A.J. NOTED [Scale]
E.B. [Drawn]
22303 [Job]
[Sheet]

NORTH ELEVATION
A4.1



* EXISTING NORTH ELEVATION *

SCALE 1/4"=1'-0"



* PROPOSED NORTH ELEVATION *

SCALE 1/4"=1'-0"

NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED

LEGEND

SEE DR./WINDWS SCHEDULE

AREA OF NEW WORK



SUSAN MASTERMAN
ARCHITECTS
INTERIORS - GARDENS

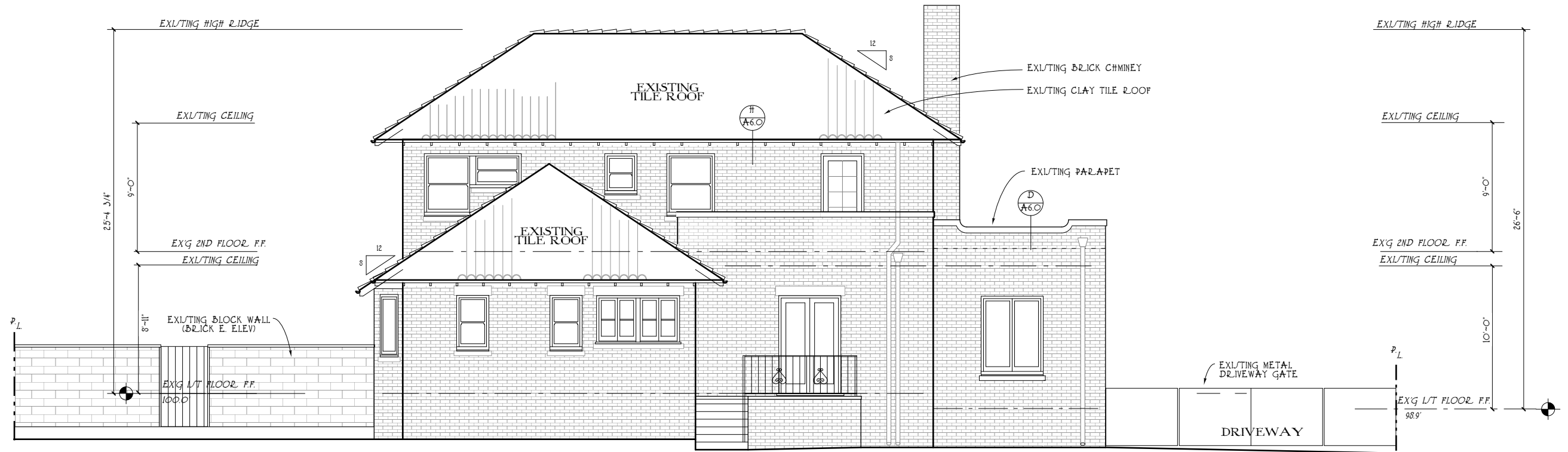
1030 Mission Street
South Pasadena, CA 91030
626.441.4805
susanmasterman.com

(Copyright)
All drawings, specifications, plans, elevations, and designs represented or referred to are the property of and owned by Susan Masterman Architects. Whether the project for which they are made is executed or not. They were created, developed and produced for the sole use of and in connection with the project and none of them may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other than the project, except upon written permission and direction from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.

[Project]

ROTH RESIDENCE

1303 Milan Avenue
South Pasadena, CA 91030



* EXISTING REAR WEST ELEVATION *

SCALE 1/4"=1'-0"



* PROPOSED REAR WEST ELEVATION *

SCALE 1/4"=1'-0"

NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED

LEGEND

SEE DR./WINDW. SCHEDULE

AREA OF NEW WORK

January 31, 2024	(Date)
A/S NOTED	(Scale)
E.B	(Drawn)
22303	(Job)
	(Sheet)

WEST ELEVATION

A4.2



SUSAN MASTERMAN
ARCHITECTS
INTERIORS - GARDENS

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

(Copyright)
All drawings, specifications, plans, elevations, and designs represented or referred to are the property of and owned by Susan Masterman Architects, whether the project for which they are made is executed or not. They were created, modified, developed and prepared for the sole use of and in connection with the project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction from Susan Masterman Architects.
All copies of the drawings are to be returned to the architect.

[Project]

ROTH RESIDENCE

1303 Milan Avenue
South Pasadena, CA 91030

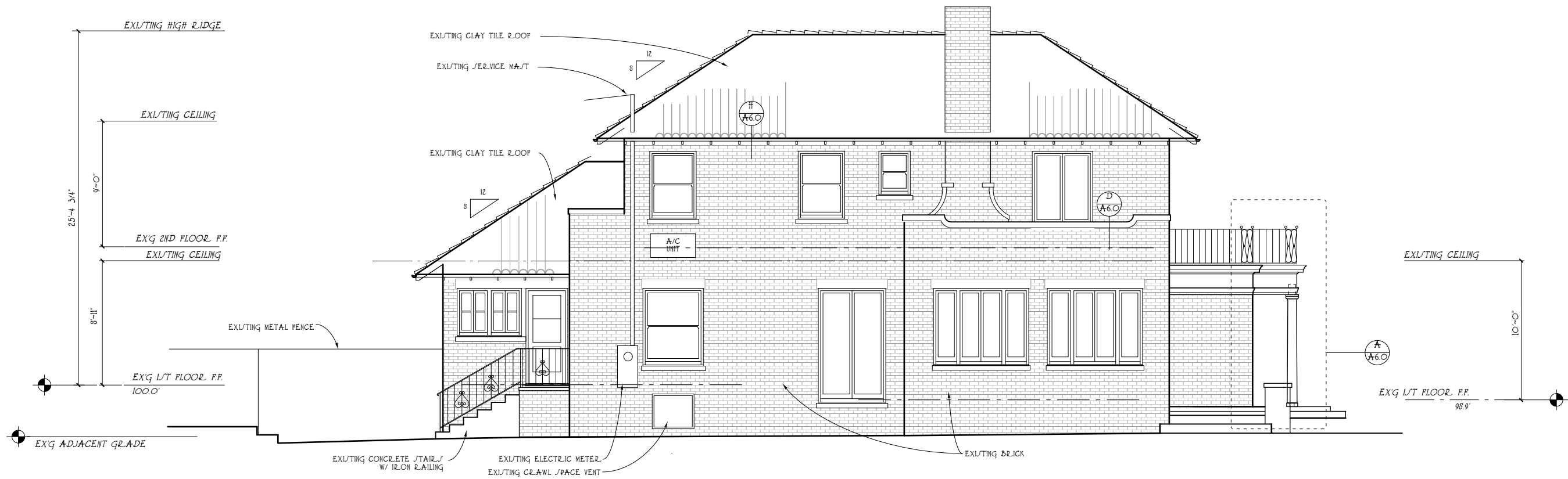
[Revisions]

[Stamp]

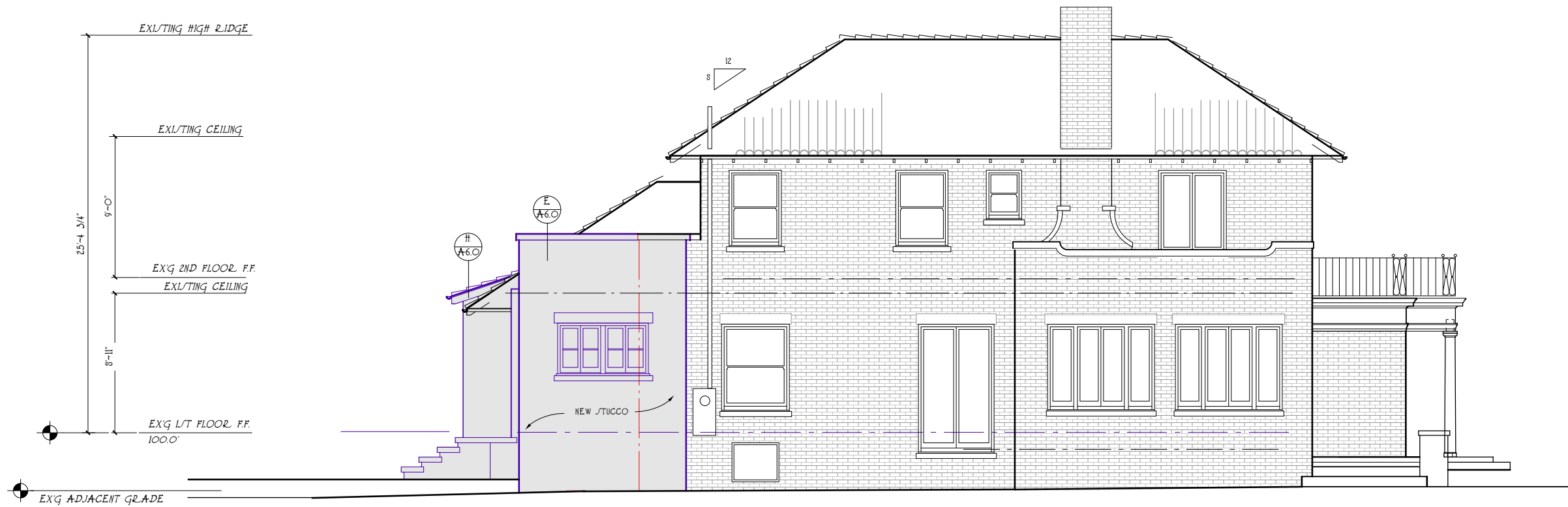
January 31, 2024 (Date)
A/S NOTED (Scale)
E.B (Drawn)
22303 (Job)
(Sheet)

SOUTH ELEVATION

A4.3



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



NEW 1-STORY ADDITION

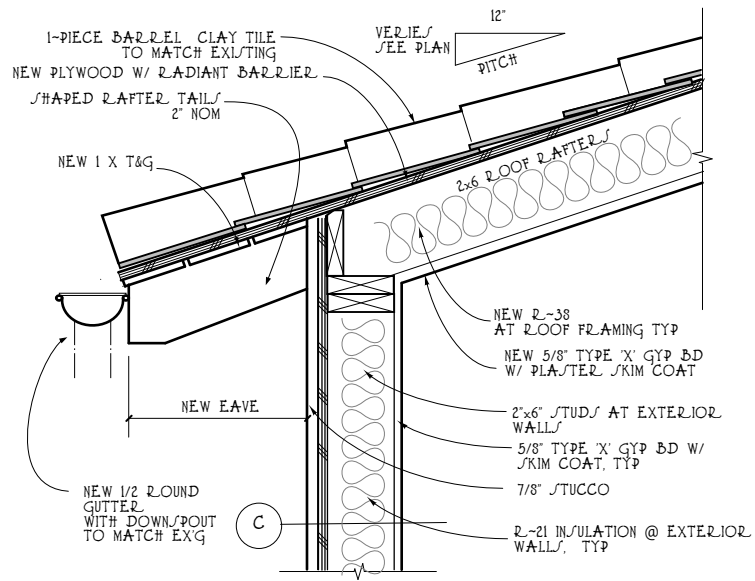
NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED

* PROPOSED SOUTH ELEVATION *
SCALE 1/4"=1'-0"

LEGEND

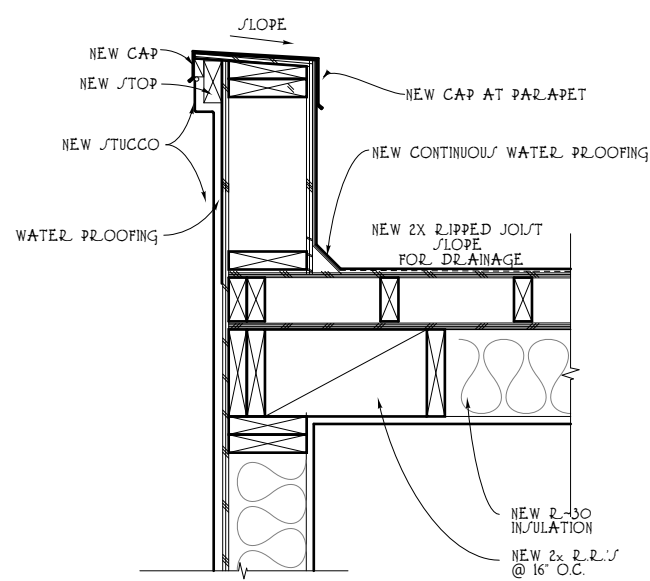
(C) (W) (S) (ND) SEE DR./WINDWS SCHEDULE

AREA OF NEW WORK



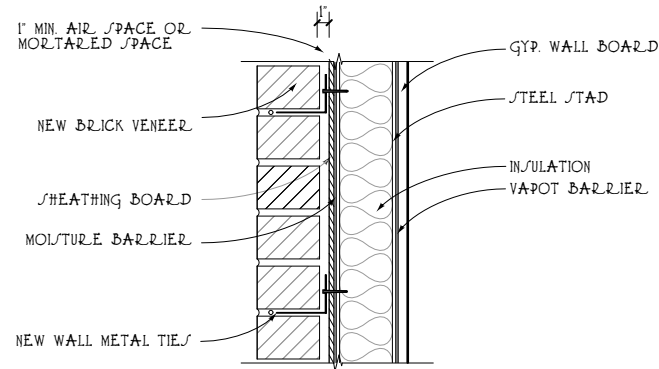
NEW EXTERIOR WALL
SCALE: 1/2"=1'-0"

(H)



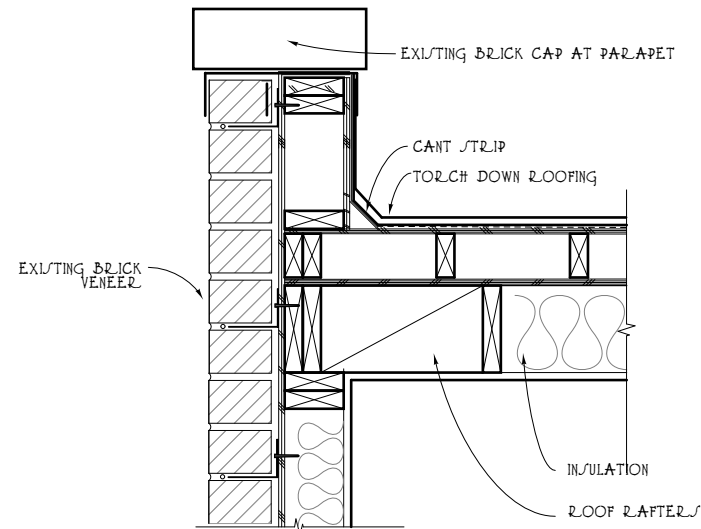
NEW PARAPET DETAIL - STUCCO
SCALE: 1/2"=1'-0"

(E)



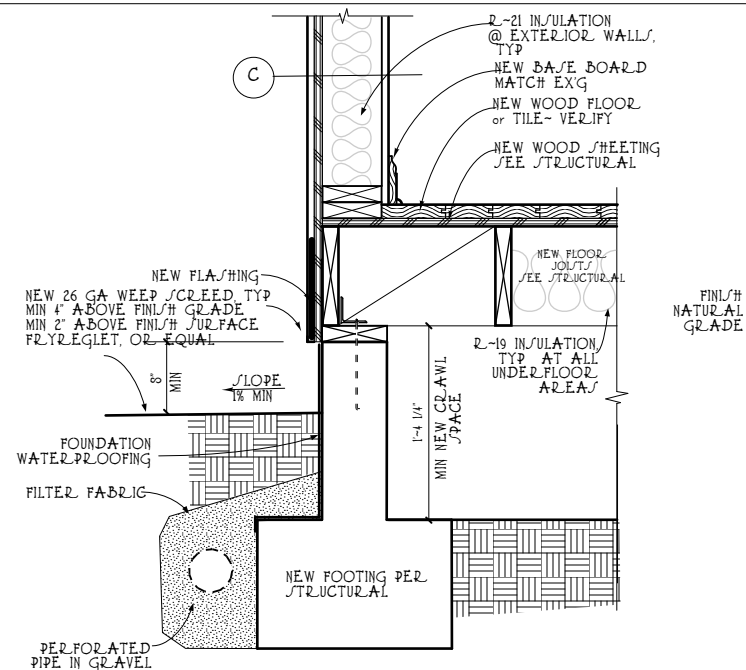
TYP BRICK VENEER WALL
SCALE: 1/2"=1'-0"

(G)



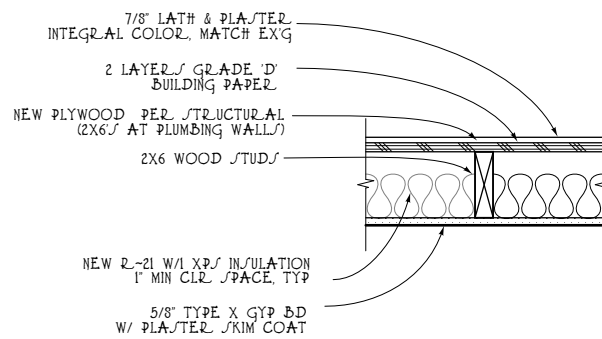
TYP BRICK PARAPET DETAIL
SCALE: 1/2"=1'-0"

(D)



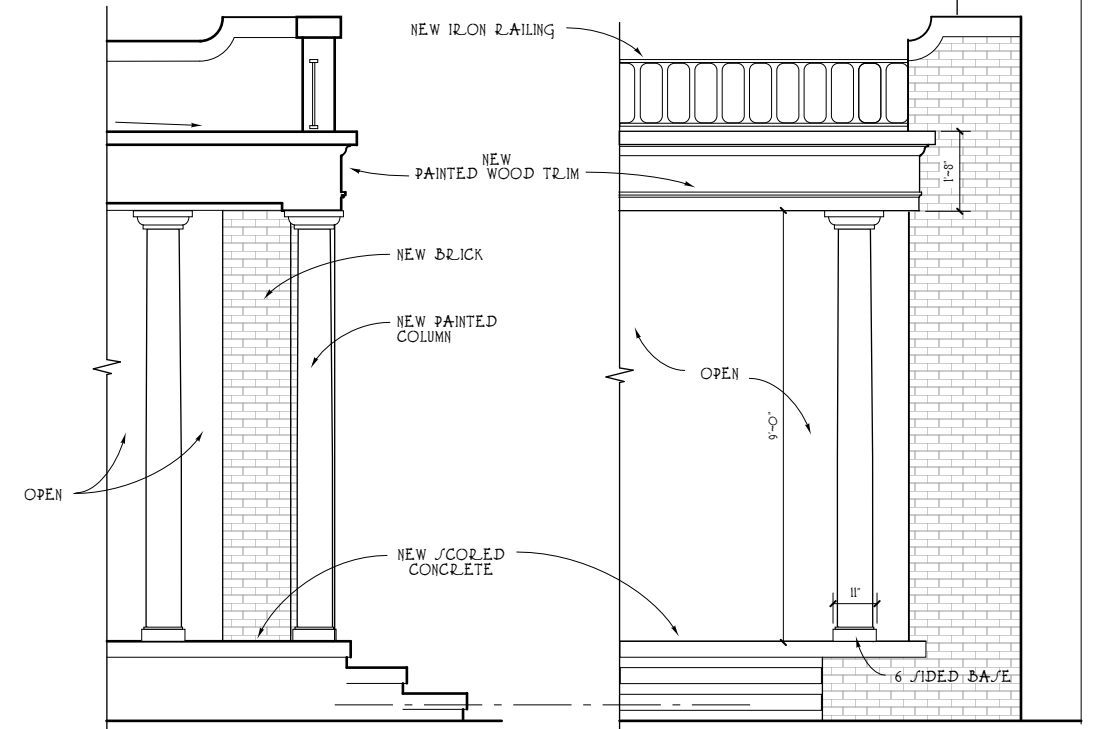
TYP NEW FOOTING DETAIL
SCALE: 1/2"=1'-0"

(F)



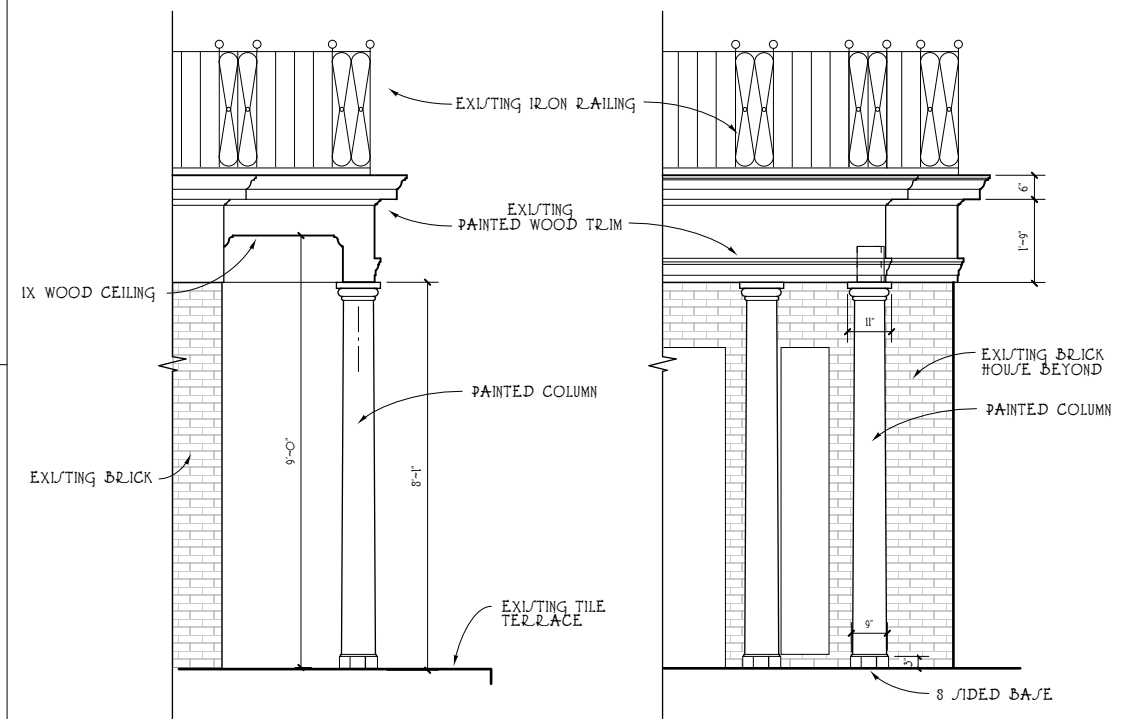
TYP NEW EXTERIOR WALL
SCALE: 1/2"=1'-0"

(C)



NEW COVERED PORCH
SCALE: 1/2"=1'-0"

(B)



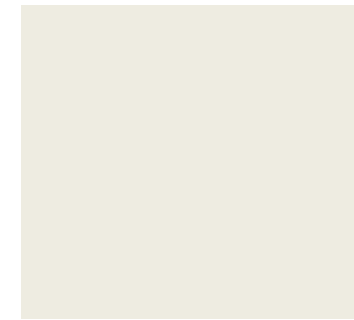
EXISTING FRONT PORTICO
SCALE: 1/2"=1'-0"

(A)



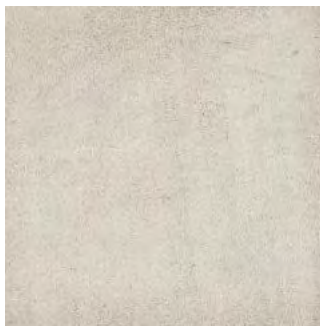
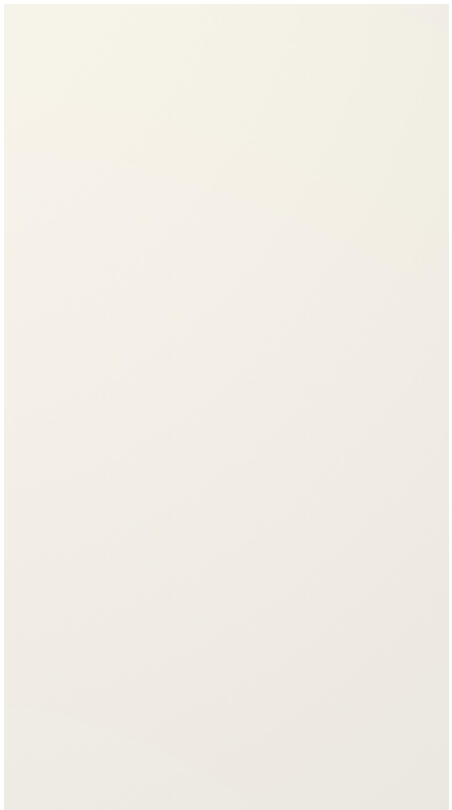
ROOF

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



WINDOWS

CUSTOM WOOD BY B&B OR EQUAL
"SWISS COFFEE" No. OC-45
BENJAMIN MOORE OR EQUAL



**STUCCO
FINISH**

SMOOTH TROWEL
FINISH

**STUCCO
COLOR**

"WINDBOURNE"
FARROW & BALL
NO° 239 OR EQUAL



**SHUTTERS,
GARAGE DOOR**

"RAILINGS" No. 31
FARROW & BALL OR EQUAL



FRONT DOOR

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



**BRICK
FINISH**

PAINTED

"WINDBOURNE"
FARROW & BALL
NO° 239 OR EQUAL

MATERIALS & DESIGN ELEMENTS

for the

*** ROTH RESIDENCE ***

*1303 MILAN AVENUE
South Pasadena, CA 91030*



SUSAN MASTERMAN
ARCHITECTS
INTERIORS · GARDENS

ATTACHMENT 4

Color Illustrations





ATTACHMENT 5

Door and Window Brochures

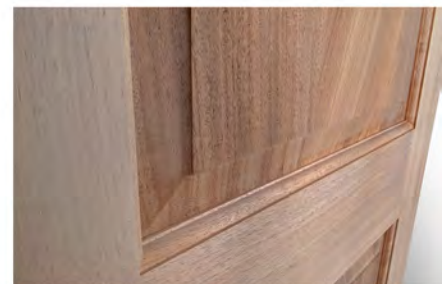
PANEL DOORS



Our CNC machine at work

B&B utilizes **35** years of combined manufacturing experience. With careful planning and research, our Prehung Panel and Entry Doors are manufactured with superior craftsmanship allowing for limitless customization with uncompromising quality. From Classic to Country, Modern to Rustic. Our CNC machine guides both our standard and custom cuts. Our orders are only bound by your creativity.

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



PROUDLY MADE IN THE USA
San Fernando CA 91340
for a distributor nearest you call,
P (818) 837-8480 F (818) 837-8484
www.BANDBDOORS.COM

WOOD SPECIES

PREMIUM CHOICES

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

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

Pick your fancy.

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

ACCOYA

GENUINE MAHOAGANY

AFRICAN MAHOAGANY

HARD MAPLE

AFROMOSIA MAHOAGANY

KNOTTY ALDER

ALDER

RED MERANTE MAHOAGANY

RED OAK QUARTER SAWN

WESTERN RED CEDAR

RED OAK

RIFT CUT WHITE OAK

CHERRY

VERTICAL GRAIN DOUGLAS FIR

SIPO MAHOAGANY

SPANISH CEDAR MAHOAGANY

TEAK

WALNUT

WHITE OAK

WHITE OAK QUARTER SAWN

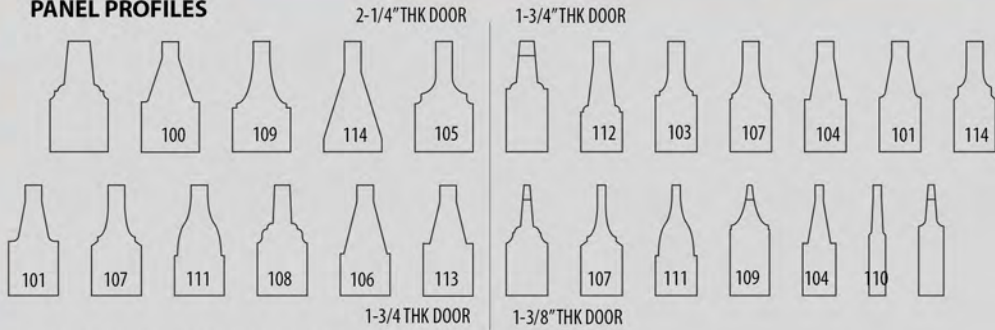
PANEL DOORS



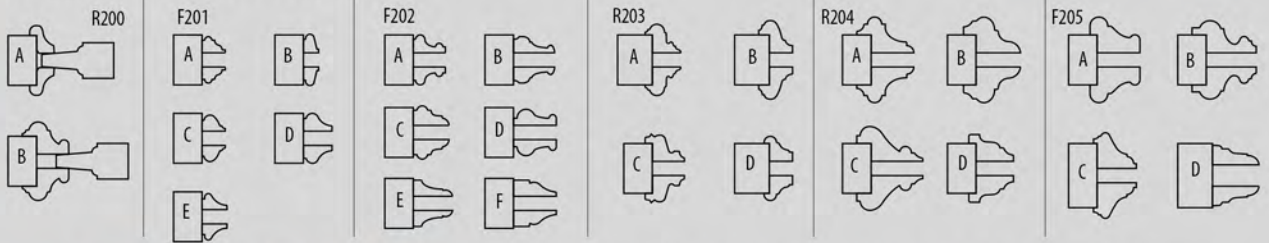
STYLE OPTIONS:
 Full Surround
 Traditional Classic
 Contemporary Classic
 Craftsman
 Country
 Rustic
 Speakeasy
 Modern

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

PANEL PROFILES



RAISED PANEL MOULDING OPTIONS



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

FRENCH DOORS

LITE OPTIONS:

- One lite
- True divided
- Craftsman lite
- Marginal lites
- Simulated divided lite

SIDE LITES:

- Custom

SIDE LITE SCREENS:

- Aluminum Frame for active sidelites.
- Brown
- White

From the classics to the country, contemporary to daring modern, this door group spans a wide spectrum as it fits one's taste and design. Design your own and B&B will put it together for you.



- TOPS:**
- Round top
 - Circle top
 - Segmented top
 - Peaked top

BASE UNIT

Solid wood vertical grain Douglas fir door with flat grain Douglas fir jamb
Hand sanded solid wood
4 5/8" standard jamb with options for wider jamb widths
1 3/4" thick door, 4" face stiles, 4" face top rail, and 9" face bottom rail or built to your order.
Sidelite stiles are 2" face.
Full wrap door shoes on bottom of active doors
choice of white or bronze finish
Wood "T" astragal with matching sticking profiles
Frames are screwed and caulked together
Choose from Square to Circle, segmented, or elliptical tops
Standard ovalo French detail or,

Detail Sticking Options:

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

SIDELITE SCREENS

Aluminum framed screens for active sidelites
Optional matching wood cladding

HARDWARE

Door hinges:
4"X4" #79 series for swing in doors with choice of finishes
4"X4" #91 series for swing out doors
with 1 N.R.P. hinge per door
Brass 3/4"x 6" flush bolts
for doors up to 84" tall doors.
Doors over 88" tall will include extended flush bolts
Sidelites include 2 large casement locks per sidelite.
Stainless Steel hinges also available.

WEATHERPROOFING

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

GLASS OPTIONS

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

LITE OPTIONS

True divided One lite Craftsman lite
Marginal lites Simulated divided lite

JAMB, EXT. MOULDING AND SILL OPTIONS

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

Moulding Options

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



EXTERIOR PANEL DOORS

FACTORY FINISHING OPTIONS

Primer:

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

Wood preservative:

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

HARDWARE OPTIONS

Hinges:

Ball bearing
Ball or steeple tips
Olive knuckle
Concealed

Lock prep:

Single or double bore
Mortise lock prep optional

Locks:

Made by FPL, AMESBURY and others
Single point solid brass double throw mortised lock
3 point solid brass mortised lock

Double door option:

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

DOOR OPTIONS

Custom shapes bar configurations
Endless panel options / mouldings



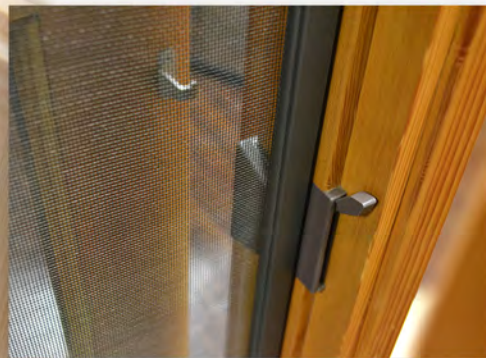
got teeth?

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



PROUDLY MADE IN THE USA
San Fernando CA 91340
for a distributor nearest you call,
P (818) 837-8480 F (818) 837-8484
www.BANDBDOORS.COM





ROTARY CRANK WINDOW

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

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



San Fernando CA 91340
for a distributor nearest you call,
P (818) 837-8480 F (818) 837-8484
www.BANDBDOORS.COM

WOOD SPECIES

PREMIUM CHOICES

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

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

Pick your fancy.

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

ACCOYA

GENUINE MAHOGANY

AFRICAN MAHOGANY

HARD MAPLE

AFROMOSIA MAHOGANY

KNOTTY ALDER

ALDER

RED MERANTE MAHOGANY

RED OAK QUARTER SAWN

WESTERN RED CEDAR

RED OAK

RIFT CUT WHITE OAK

CHERRY

VERTICAL GRAIN DOUGLAS FIR

SIPO MAHOGANY

SPANISH CEDAR MAHOGANY

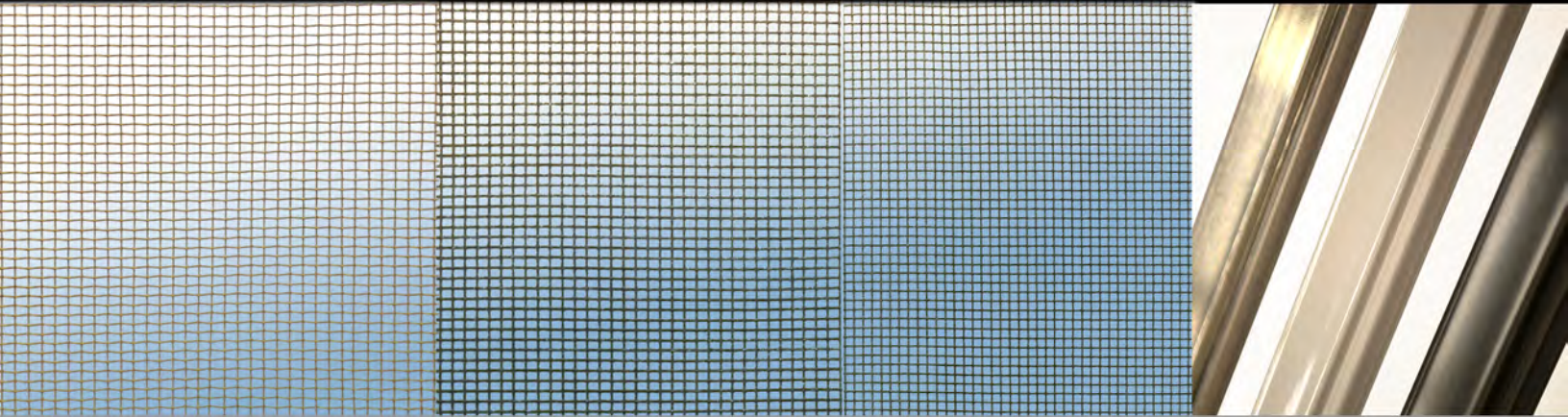
TEAK

WALNUT

WHITE OAK

WHITE OAK QUARTER SAWN

CUSTOM SCREEN OPTIONS



BRONZE METAL MESH
(Brass finish)

STANDARD CHARCOAL
FIBERGLASS MESH

UPGRADE
Clearview MESH

SCREEN FRAME
FINISHES
mill, white, brown.



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

CASEMENT WINDOW
with brown aluminum
frame screen

CASEMENT WINDOW
with matching wood
cladded aluminum
frame screen

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



4000 series WHITE ROLL UP SCREEN

2000 series BRONZE ROLL UP SCREEN

MATCHING WOOD DRAW BAR
ROLL UP SCREEN

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

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

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

SASH

Vertical grain Douglas Fir sash
with flat grain Douglas Fir jamb
1 3/4" thick sash
Standard ovalo french detail

OPTIONS

Square Sticking
Ogee Sticking
Circle, segment, or elliptical tops

FRAME

Basic jamb width up to 4 5/8"
Fullbound with applied subsill
Redwood stucco moulding

OPTIONS

Sloped cedar sill
Eastern brick moulding
Flat stucco moulding
Western brick moulding
Kerf frame for bullnose

WEATHERPROOFING

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

HARDWARE

Truth entry guard

Standard color in white or brown

OPTIONS

Color upgrade in oil rubbed bronze, satin
nickel, or faux bronze
Tandem lock for taller windows

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



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



ROTARY CRANK WINDOW

GLASS OPTIONS

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

LITE OPTIONS

True divided
One lite
Marginal lites
Simulated divided lite

FACTORY FINISH OPTIONS

Primer

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

Wood preservative

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

SCREEN OPTIONS

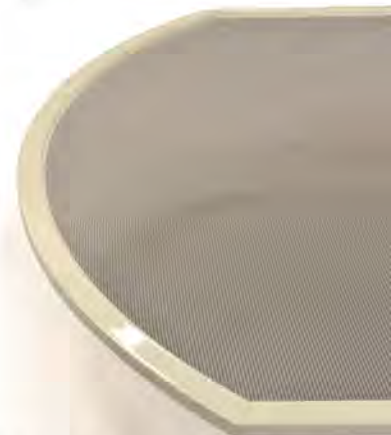
Aluminum frame

Standard color white or brown
Square or circle top
Matching Wood cladded
Charcoal fiberglass screen mesh

Solid wood

Concealed Roll down
Clearview Mesh
Brass Metal Mesh

Matching Wood Cladded
Aluminum Screen



Circle top Aluminum Screen



PROUDLY MADE IIN USA
San Fernando CA 91340
for a distributor nearest you call,
P (818) 837-8480 F (818) 837-8484
www.BANDBDOORS.COM

ATTACHMENT 6

Site & Neighborhood Pictures



1303 Milan Avenue - photos

Street Elevation (East)













④



①



②



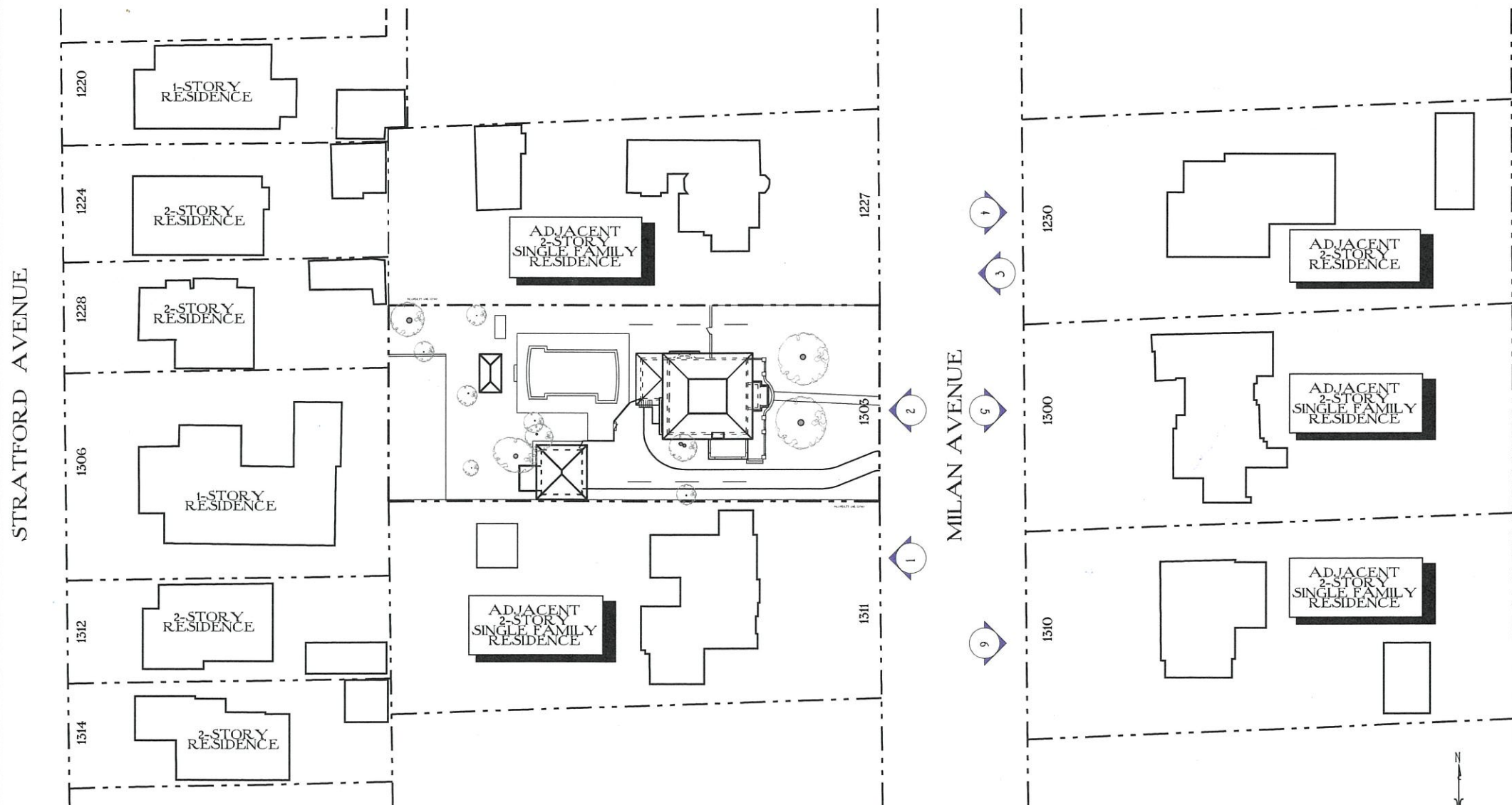
③



⑤

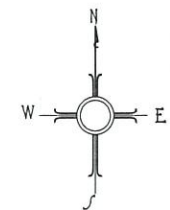
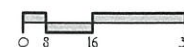


⑥



* EXISTING NEIGHBOR SITE PLAN *

SCALE 1/32"=1'-0"



(Copyright)
 All drawings, specifications, plans, elevations, and designs represented or referred to in the program of and issued by Susan Masterman Architects, whether the project has been completed, modified, developed and provided for use as an illustration with this project and none of the above may be disclosed or given in any way to any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction from Susan Masterman Architects.
 All copies of this drawing are to be returned to the architect.

ROTH RESIDENCE
 1303 Milan Avenue
 South Pasadena, CA 91030

(Revised)
 (Stamp)



Cultural Heritage Commission Agenda Report

ITEM NO. 6

DATE: March 21, 2024

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Robert (Dean) Flores, Senior Planner

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

RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

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

BACKGROUND

Project Timeline

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

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

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

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

PROJECT DESCRIPTION

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

DISCUSSION/ANALYSIS

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

Table 1: Project Timeline

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

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

proposal has remained unchanged, and the applicant has provided the approved plans as Attachment 3.

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL ANALYSIS

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

STAFF RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

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

ALTERNATIVES TO CONSIDER

The Cultural Heritage Commission has the following options available;

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

PUBLIC NOTICING

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

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

ATTACHMENTS

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

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

PLANNING DIVISION:

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

2_L Studio LLC

1128 Garfield Avenue, South Pasadena, CA 91030

phone: 626-278-0699

e-mail: twoLstudio@aol.com

web: www.2Lstudio.com

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

17 January, 2024

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

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

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

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

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



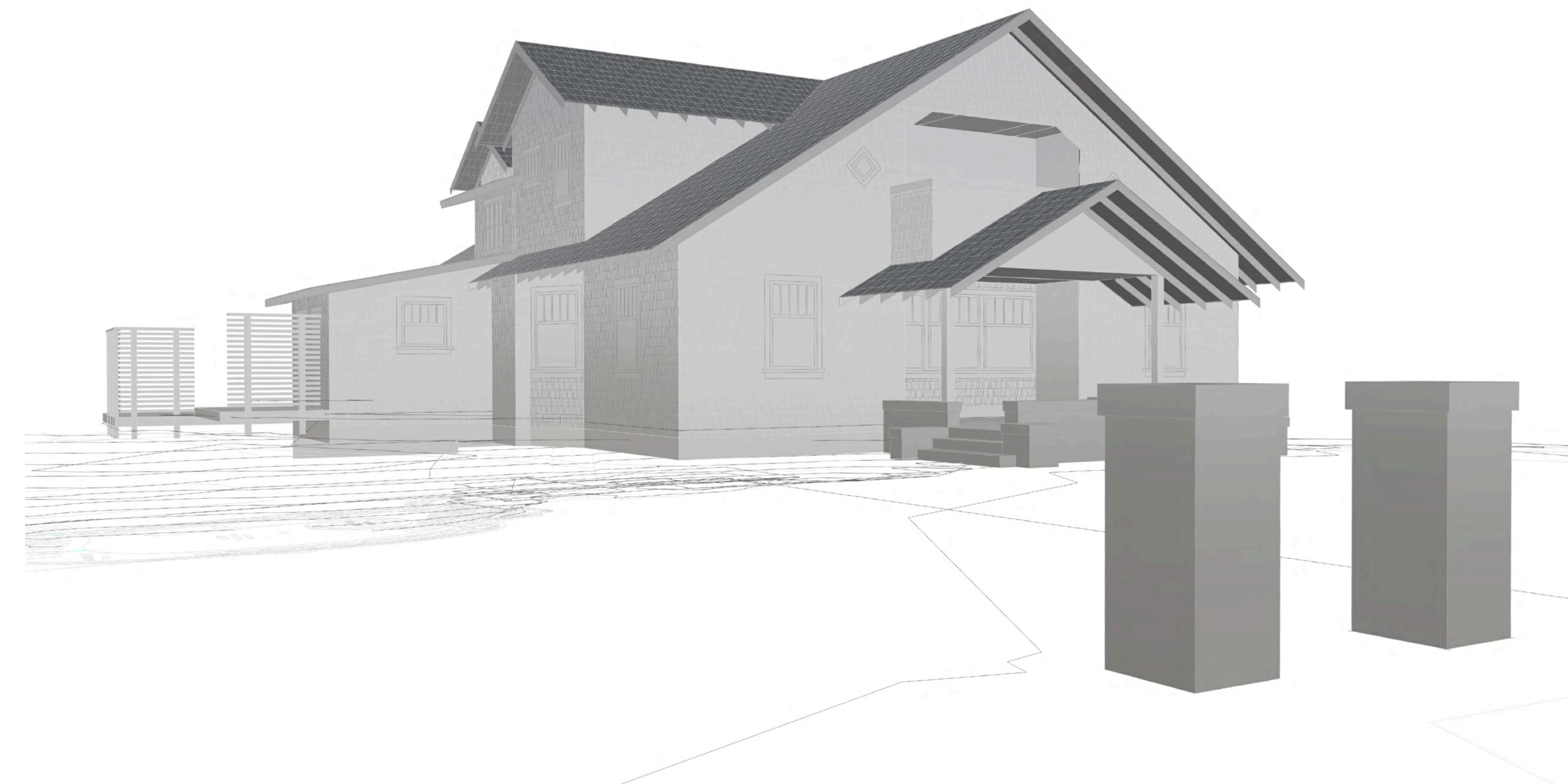
ENGINEER OF RECORD / STRUCTURAL ENGINEER
JEFFREY C. VAN DAM ENGINEERING
P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769
(909) 931-5070 JEFF@VANDAMENGINEERING.COM



01/03/2024

Garfiled House Main Bath Addition

1128 Garfield Avenue, South Pasadena, CA



FOR CONSTRUCTION
BUILDING + SAFETY RESUBMITTAL

EMERGENCY CONTACT INFORMATION

- 1 OWNER - CONTRADO + KELLE LOPEZ
CELL # 608-278-1099
- 2 POWER - SOUTHERN CALIFORNIA EDISON
1-800-611-1911
- 3 GAS - SOCIAL GAS
1-800-427-2200
- 4 WATER - SOUTH PASADENA WATER DEPARTMENT
1-626-403-7370
- 5 POLICE - SOUTH PASADENA POLICE DEPARTMENT
1-626-403-7297

AHJ STAMP APPROVAL

LIST OF DRAWINGS

COVER

- 1 LIST OF DRAWINGS
- A0.01A PROJECT INFORMATION
- A0.01B SEWER AS BUILTS
- A0.02 CALGREEN
- A0.03 CALGREEN
- T-01 TITLE 24
- T-02 TITLE 24
- T-03 TITLE 24
- T-04 TITLE 24
- T-05 TITLE 24
- A0.09 CONDITIONS OF APPROVAL
- A0.10 EXISTING PHOTOS
- A0.11 EXISTING PHOTOS
- A0.13 REPORTS
- A0.20 RENDERINGS
- A0.21 RENDERINGS

ARCHITECTURAL

- A1.01 SITE PLAN
- A2.00E BASEMENT PLAN
- A2.01E FIRST FLOOR - EXISTING TO REMAIN
- A2.02E SECOND FLOOR - EXISTING + DEMOLITION
- A2.02P SECOND FLOOR - PROPOSED
- A2.03E ROOF FLOOR - EXISTING
- A2.03P ROOF FLOOR - PROPOSED
- A3.01 WEST ELEVATIONS - EXISTING AND PROPOSED
- A3.02 NORTH ELEVATIONS - EXISTING AND PROPOSED
- A3.03 EAST ELEVATIONS - EXISTING AND PROPOSED
- A3.04 SOUTH ELEVATIONS - EXISTING AND PROPOSED
- A3.11 SECTIONS
- A3.12 SECTIONS
- A4.01 INTERIOR ELEVATIONS
- A5.02 REFLECTED CEILING PLAN - SECOND FLOOR
- A8.01 WINDOW DETAILS

STRUCTURAL

- S0.01 STRUCTURAL NOTES
- S0.02 STRUCTURAL NOTES
- S0.03 STRUCTURAL NOTES
- S2.00 FOUNDATION PLAN - BASEMENT LEVEL
- S2.01 FIRST FLOOR FRAMING PLANS
- S2.02 SECOND FLOOR AND ROOF FRAMING PLANS
- S2.03 SECOND FLOOR AND ROOF FRAMING PLANS
- S3.01 STRUCTURAL DETAILS
- S3.02 STRUCTURAL DETAILS

ELECTRICAL

- E2.02 ELECTRICAL PLAN - SECOND LEVEL

15 JANUARY 2024

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

(640202)

Table with 3 columns: Code Section, Description, and Requirement. Includes sections like Building Envelope (Air Leakage, Field Fabricated Exterior Doors, Insulation Certification, Roof Deck, Ceiling and Rafter Insulation, etc.), Ducts and Fans, and Space Conditioning (HVAC, Radiant Heating, Water Heating, etc.).

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

(640202)

Table with 3 columns: Code Section, Description, and Requirement. Includes sections like Pilot Lights, Building Cooling and Heating Loads, Clearances, Liquid Line Drier, Water Piping, Gas or Propane Water Heating Systems, Solar Water-Heating Systems, Ducts and Fans, and Space Conditioning (HVAC, Radiant Heating, etc.).

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

(640202)

Table with 3 columns: Code Section, Description, and Requirement. Includes sections like Space Conditioning System Airflow Rate and Fan Efficacy, Ventilation and Indoor Air Quality, and Pool and Spa Systems and Equipment.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Table with 3 columns: Code Section, Description, and Requirement. Includes sections like Screw-based luminaires, Light Sources in Enclosures or Recessed Luminaires, Light Sources in Drawers, Cabinets, and Lined Closets, Interior Switches and Controls, Accessible Controls, Energy Management Control Systems, Automatic Shutoff Controls, Dimmers, Independent controls, Residential Outdoor Lighting, Internally Illuminated Address Signs, and Residential Garages for Eight or More Vehicles.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Table with 3 columns: Code Section, Description, and Requirement. Includes sections like Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, and Electric Clothes Dryer Ready.

5/6/22



General Notes
R19-04-30011
NR19-04-30020

TITLE 24, PART 6 ENERGY COMPLIANCE DOCUMENTATION

Table with 3 columns: No., Revision/Issue, Date.

Firm Name and Address
BEAR TECHNOLOGIES CONSULTING, INC.
3431 DDN ARDUO DRIVE,
CARLSBAD, CALIFORNIA 92010
(760) 635-2327
wayne@bear-techconsulting.com
http://www.bear-techconsulting.com

Project Name and Address
GARFIELD HOUSE
MAIN BATH ADDITION
1128 GARFIELD AVENUE
SOUTH PASADENA, CALIFORNIA 91030

Table with Project (23Q3017R-1-07), Sheet (T-05), Date (12/09/2023), and Scale.



CITY OF SOUTH PASADENA
COMMUNITY DEVELOPMENT DEPARTMENT
1414 MISSION STREET, SOUTH PASADENA, CA 91030
Tel.: 626.403.7220 • Fax: 626.403.7221
WWW.SOUTHPASADENACA.GOV

NOTICE OF DECISION
Cultural Heritage Commission

September 12, 2022

APPLICANT/OWNER:
Conrado and Kelle Lopez
1128 Garfield Avenue,
South Pasadena, CA 91030

PROJECT #: 2462-COA **PROJECT HEARING DATE:** July 21, 2022

PROJECT LOCATION: 1128 Garfield Avenue, South Pasadena, CA 91030
(APN: 5324-012-039)

To Applicant and Owner:

NOTICE IS HEREBY GIVEN THAT on **July 21, 2022** the City of South Pasadena Cultural Heritage Commission ("CHC") **APPROVED WITH CONDITIONS** your proposal for the following application:

Certificate of Appropriateness ("COA") for a 174-square-foot second-floor addition to an existing 3,490-square-foot single-family residence.

Said permit is subject to the Conditions of Approval in Exhibit "A" attached to this letter and the approved plans shown as Exhibit "B". A Certificate of Appropriateness shall lapse and become void eighteen (18) months from the date of approval, unless a building permit (if required) has been issued and the work authorized by the certificate has commenced prior to such expiration dates and is diligently pursued to completion. The rights granted by this approval may be revoked if the exercise of this approval is contrary to the Conditions of Approval or in violation of the Zoning Code.

Findings:

In its decision the CHC has found that the project complies with the required findings in South Pasadena Municipal Code (SPMC) Section 2.65(e)(10) for a Certificate of Appropriateness.

1128 Garfield Avenue | 2462-COA

DECISION LETTER | 1

Environmental Review:

Based upon the above analysis and proposed scope of work, staff has determined the project to be Categorical Exempt under CEQA Sections:

- 15301, Class 1 – Existing Facilities
- 15331, Class 31 – Historical Resource Restoration/Rehabilitation

Project Appeal:

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

Important Dates:

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

- CHC Hearing: **July 21, 2022**
- The **Effective Date of Approval** is at the end of the 15-day appeal period: **August 5, 2022**
- The **Expiration Date** of this approval is eighteen (18) months from the effective date: **February 5, 2024**

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

Sincerely,

Susana Martinez

Susana Martinez
Associate Planner

cc: Project Applicant

Attachments:

Exhibit "A" – Conditions of Approval

1128 Garfield Avenue | 2462-COA

DECISION LETTER | 2

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

ADDRESS: 1128 Garfield Avenue
South Pasadena, CA 91030

APN: 5324-012-039

PROJECT PROPOSAL: A 174-square-foot addition to the second-floor of an existing 3,490-square-foot two-story single-family residence.

PROJECT TYPE: Certificate of Appropriateness (COA)

CASE NO: 2462-COA

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

CONRADO LOPEZ *Susana Martinez* 4-25-23
Property Owner Name Property Owner Signature Date

KELLE LOPEZ *Susana Martinez* 4-25-23
Property Owner Name Property Owner Signature Date

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

The Effective Date of Approval is at the end of the 15-day appeal period: **August 5, 2022.**

The Expiration Date of this Approval is eighteen (18) months from the Effective Date: **February 5, 2024.**

1128 Garfield Avenue | 2462-COA

DECISION LETTER | 3

2_Ls

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



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



01/03/2024

FOR CONSTRUCTION

AHJ STAMP APPROVAL

Conditions of Approval
1128 Garfield Avenue | 2462-COA

Page 1 of 3

Exhibit A

CONDITIONS OF APPROVAL
Certificate of Appropriateness
PROJECT NO. 2462-COA
1128 Garfield Ave (APN: 5324-012-039)

DEVELOPMENT REQUIREMENTS

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

PLANNING DIVISION:

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

a. **Certificate of Appropriateness** for a 174 square foot addition second floor addition to an existing 3,490 square foot single-family dwelling for a property located at 1128 Garfield Avenue

P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.

P3. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Certificate of Appropriateness.

P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.

P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.

P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Commission concerning this use.

CHC CONDITIONS OF APPROVAL

Conditions of Approval
1128 Garfield Avenue | 2462-COA

Page 2 of 3

Notes on Construction Plans

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

P8. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.

P9. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.

Prior to issuance of a Building Permit

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

DEPARTMENT OF PUBLIC WORKS:

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

BUILDING AND SAFETY DIVISION:

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

FIRE DEPARTMENT:

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

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

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

Building Division

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

Conditions of Approval
1128 Garfield Avenue | 2462-COA

Page 3 of 3

3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time 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.

REVISIONS

2 OCTOBER 2023 PLANCHICK RESUBMITTAL

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

KEY PLAN

CONDITIONS OF APPROVAL

SCALE: N/A
DATE: 2 OCTOBER 2023
FILE: A003_FL-CONDITIONS.DWG
SCRIPT:
BUILDING AND SAFETY RESUBMITTAL
PROJECT NO: 21-09

A0.09



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



SOUTHWEST VIEW



SOUTHWEST DETAIL VIEW



WEST VIEW



NORTHWEST VIEW

FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS	
△	2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

KEY PLAN

EXISTING PHOTOS

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



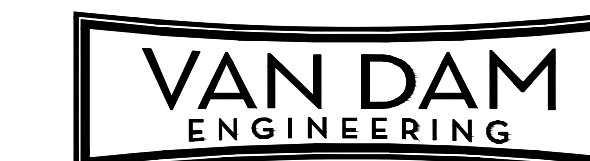
NORTHEAST VIEW



NORTH DETAIL VIEW

2_Ls

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



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



FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS	
△	2 OCTOBER 2023 PLANCHICK RESUBMITTAL

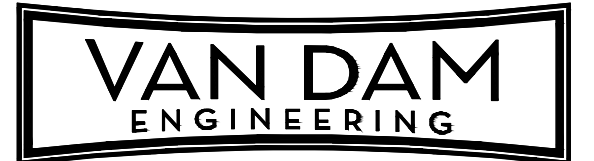
Garfield House Main Bath Addition
1128 Garfield Ave, So Pas CA 91030

KEY PLAN

EXISTING PHOTOS

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

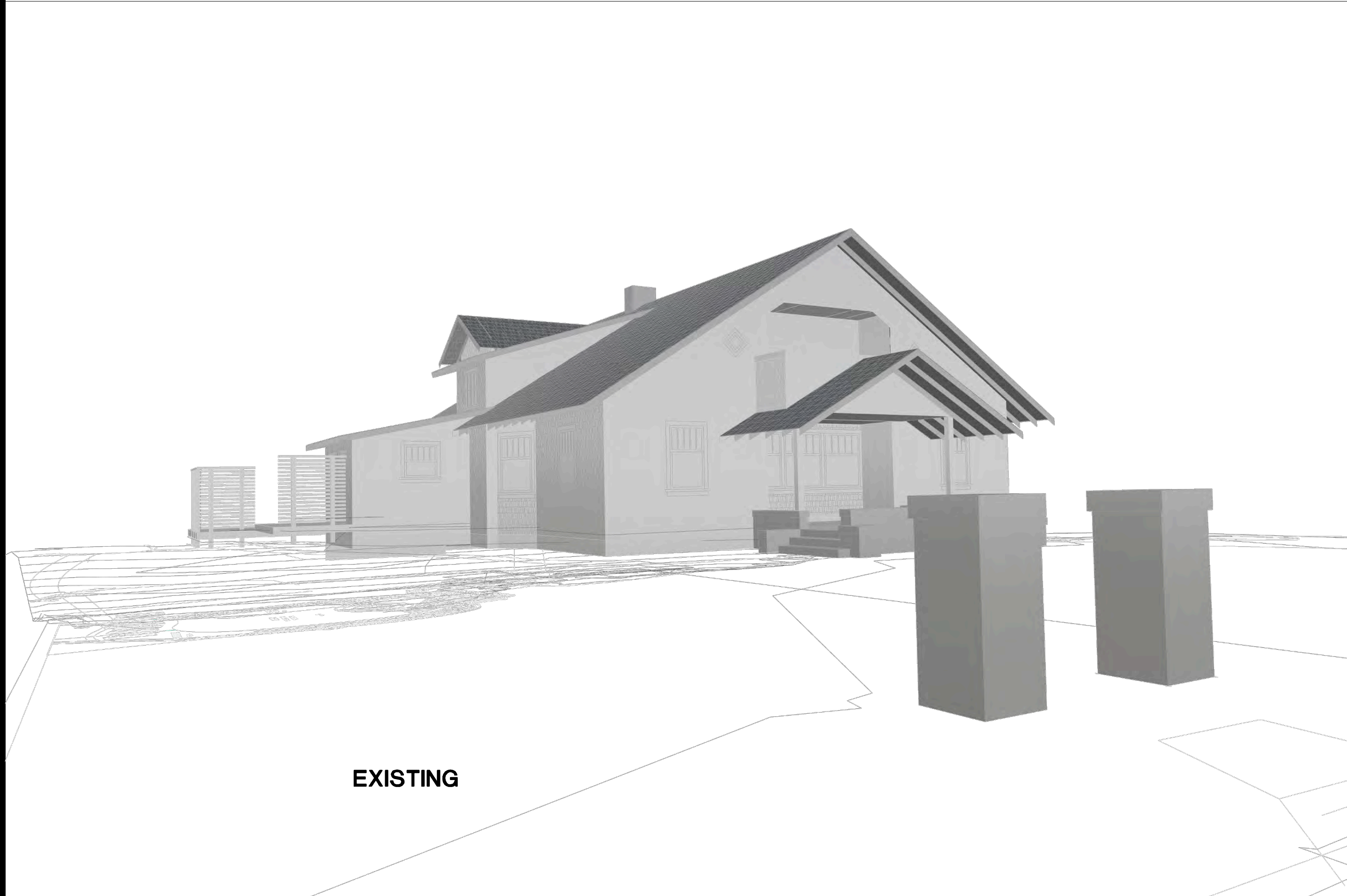
A0.11



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



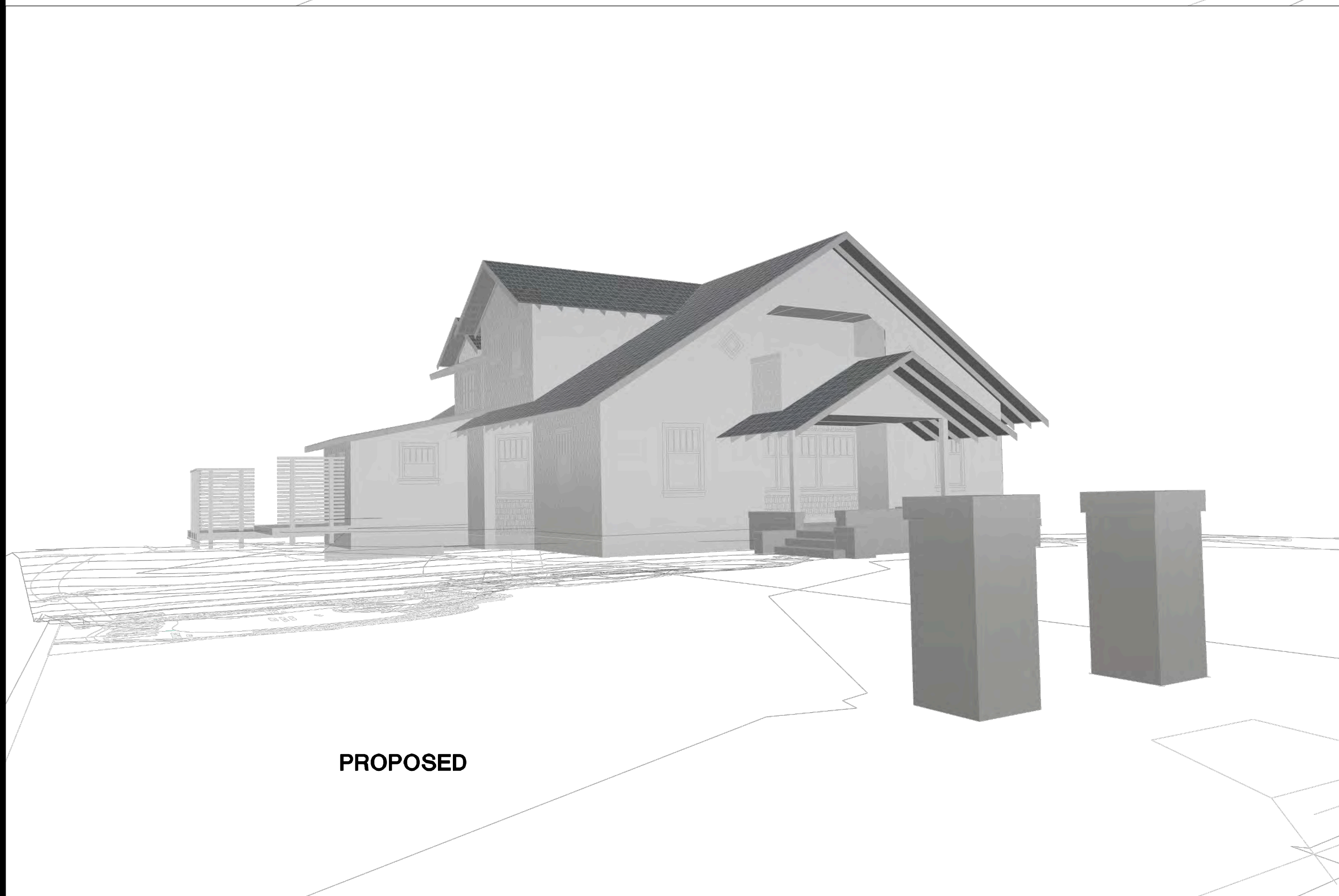
01/03/2024



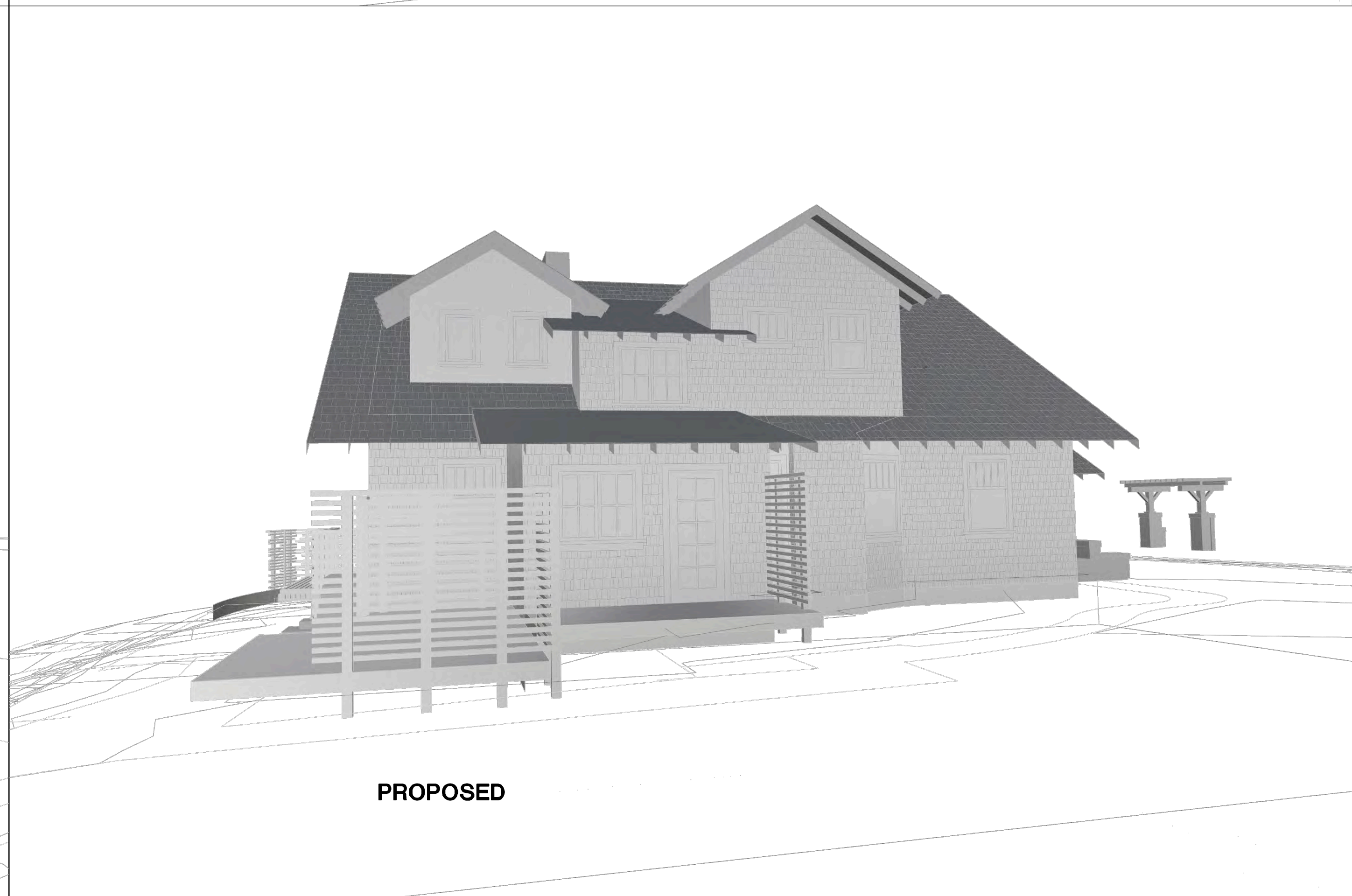
EXISTING



EXISTING



PROPOSED



PROPOSED

3D MODEL - NORTHWEST VIEW

3D MODEL - NORTH VIEW

FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS

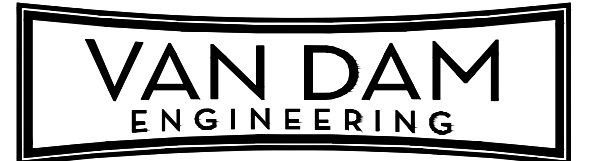
2	OCTOBER 2023	PLANCHECK RESUBMITTAL
---	--------------	-----------------------

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

KEY PLAN

PROPOSED RENDERINGS

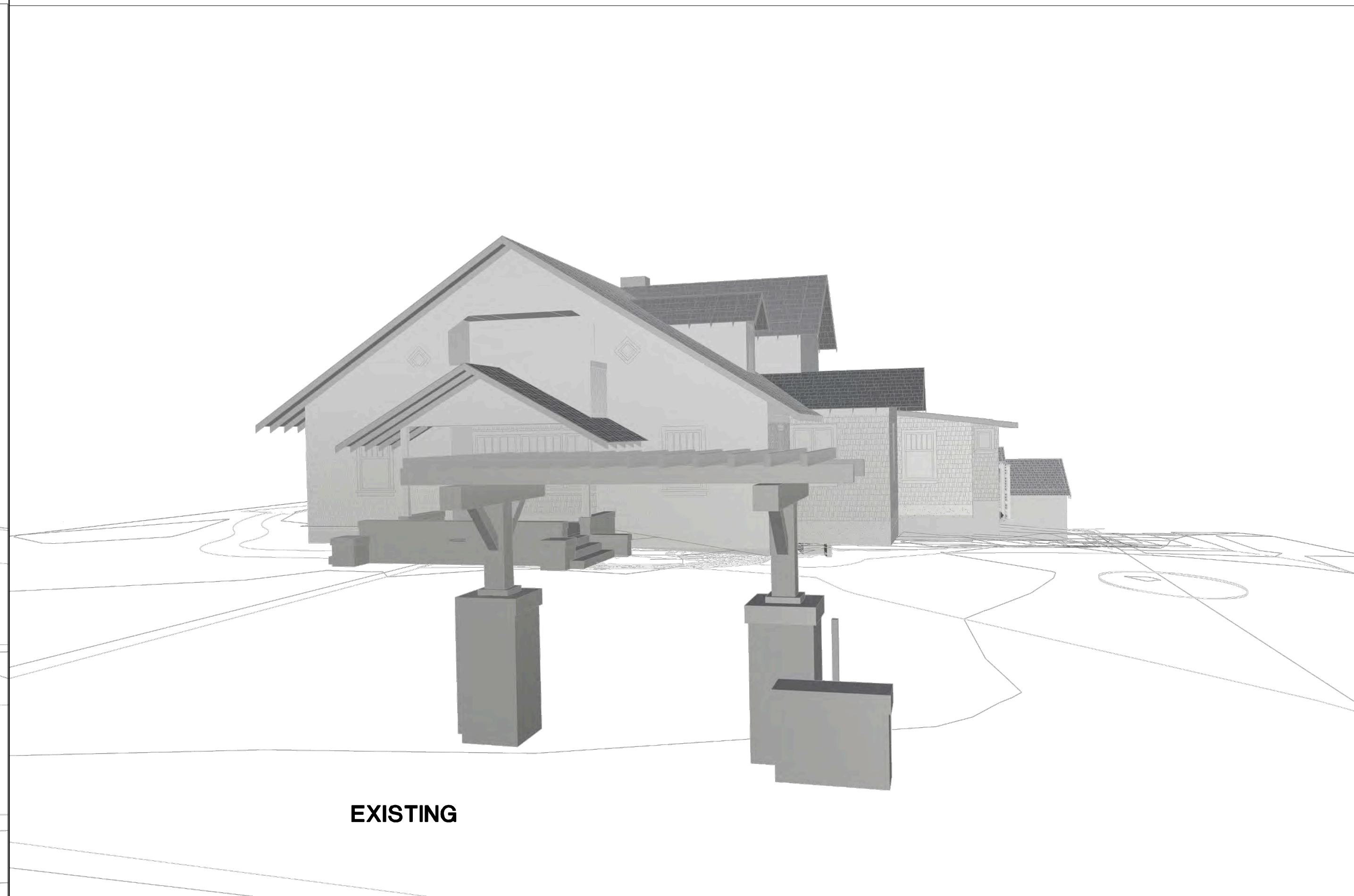
SCALE: N/A
DATE: 2 OCTOBER 2023
FILE: A020_GAMB-RENDERINGS.DWG
SCRIPT:
BUILDING AND SAFETY RESUBMITTAL
PROJECT NO: 21-09



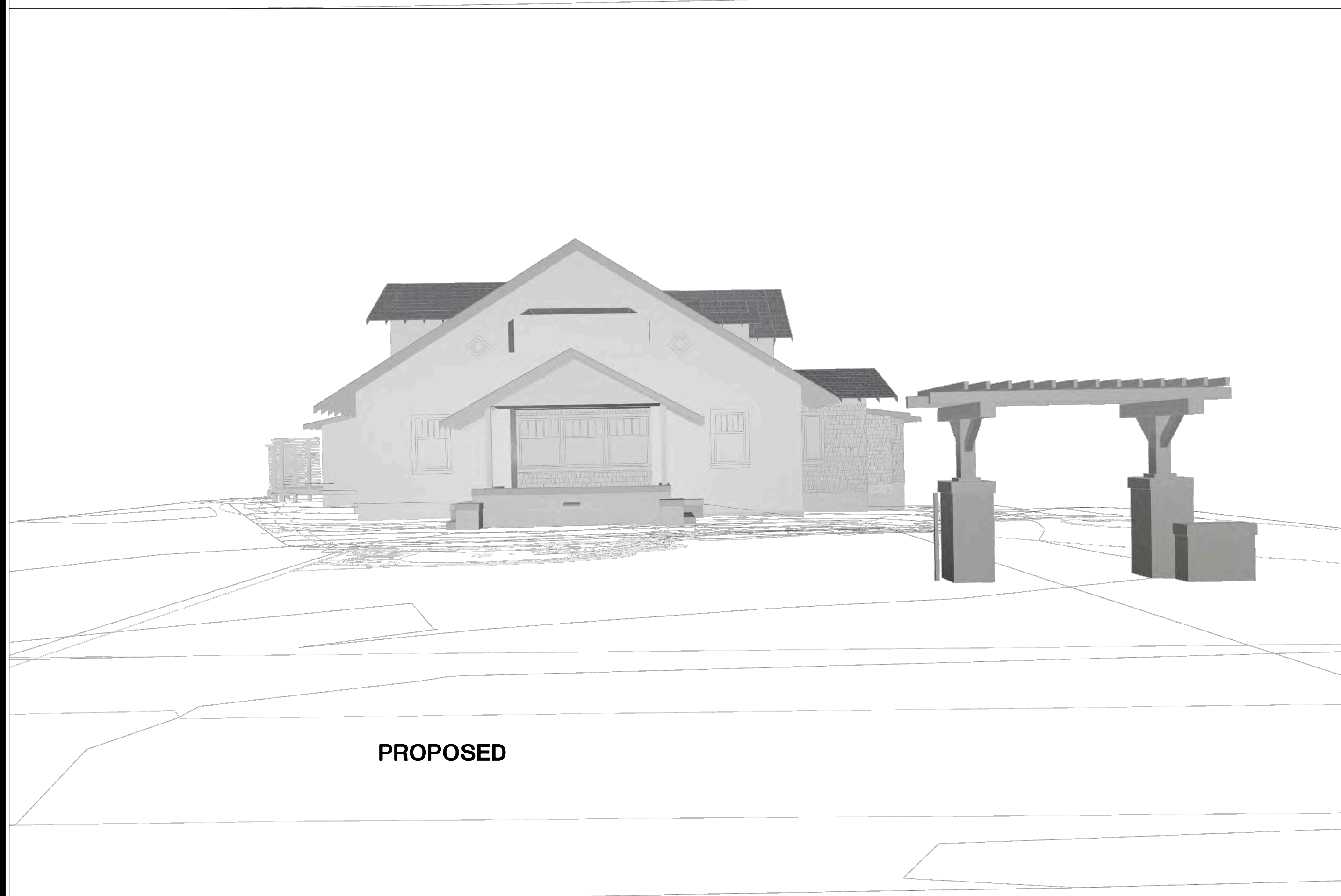
ENGINEER OF RECORD / STRUCTURAL ENGINEER
JEFFREY C. VAN DAM ENGINEERING
P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769
(909) 931-5070 JEFF@VANDAMENGINEERING.COM



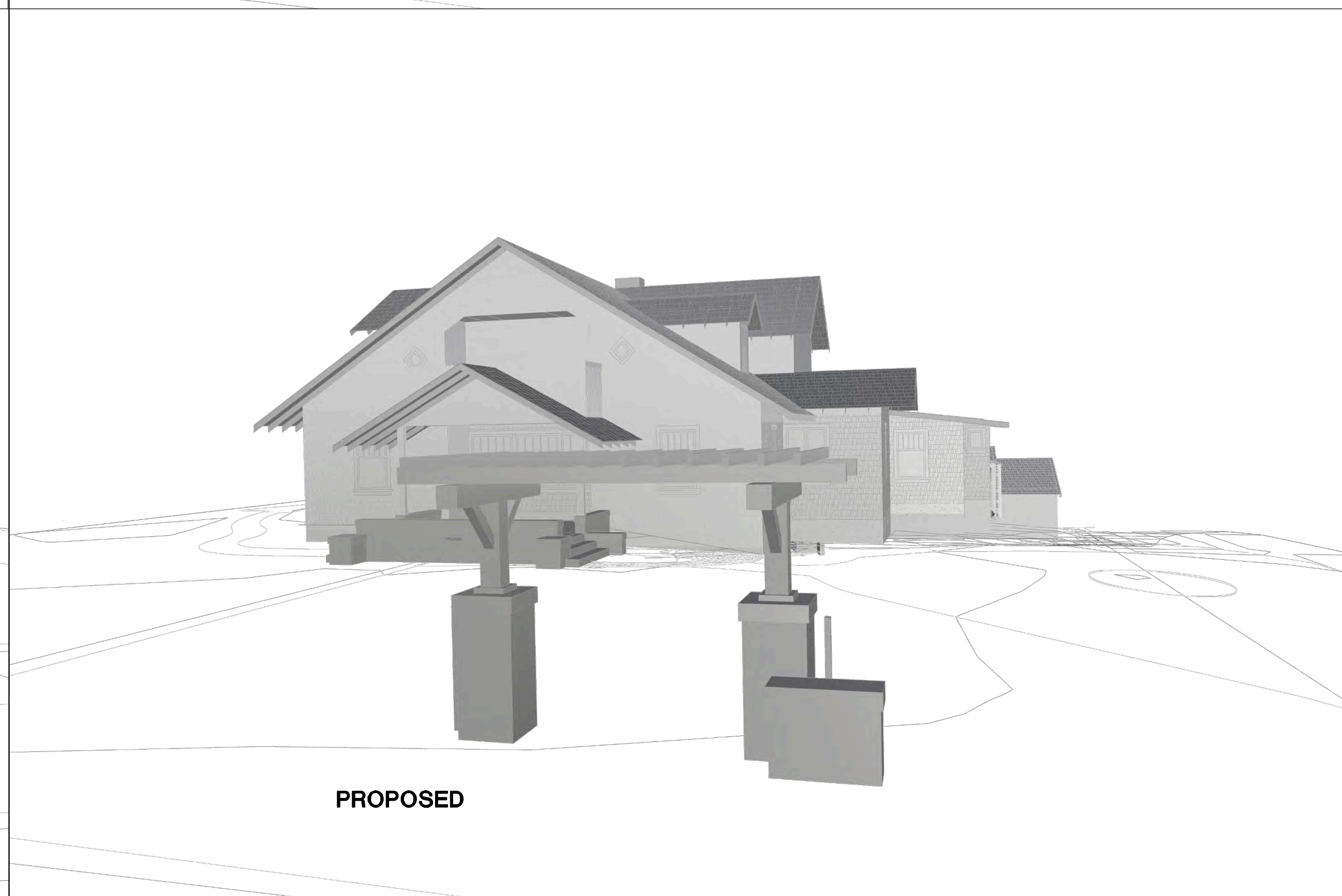
EXISTING



EXISTING



PROPOSED



PROPOSED

3D MODEL - WEST VIEW

3D MODEL - SOUTHWEST VIEW

FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS	
△	2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

KEY PLAN

PROPOSED RENDERINGS

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



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



- SITE PLAN NOTES**
- NO TREES WILL BE REMOVED. ALL EXISTING TREES TO REMAIN. NO CONSTRUCTION CLOSE TO TREE ROOTS.
 - EXISTING WATER HEATER TO REMAIN LOCATED IN EXISTING BASEMENT.
 - EXISTING SITE DRAINAGE TO REMAIN GRADE SHALL FALL A MIN OF 6" WITHIN THE FIRST 10'.
 - CONTRACTOR TO PROVIDE TREE PROTECTION DURING CONSTRUCTION

FOR CONSTRUCTION
AHJ STAMP APPROVAL

REVISIONS	
2	OCTOBER 2023 PLANCHICK RESUBMITTAL

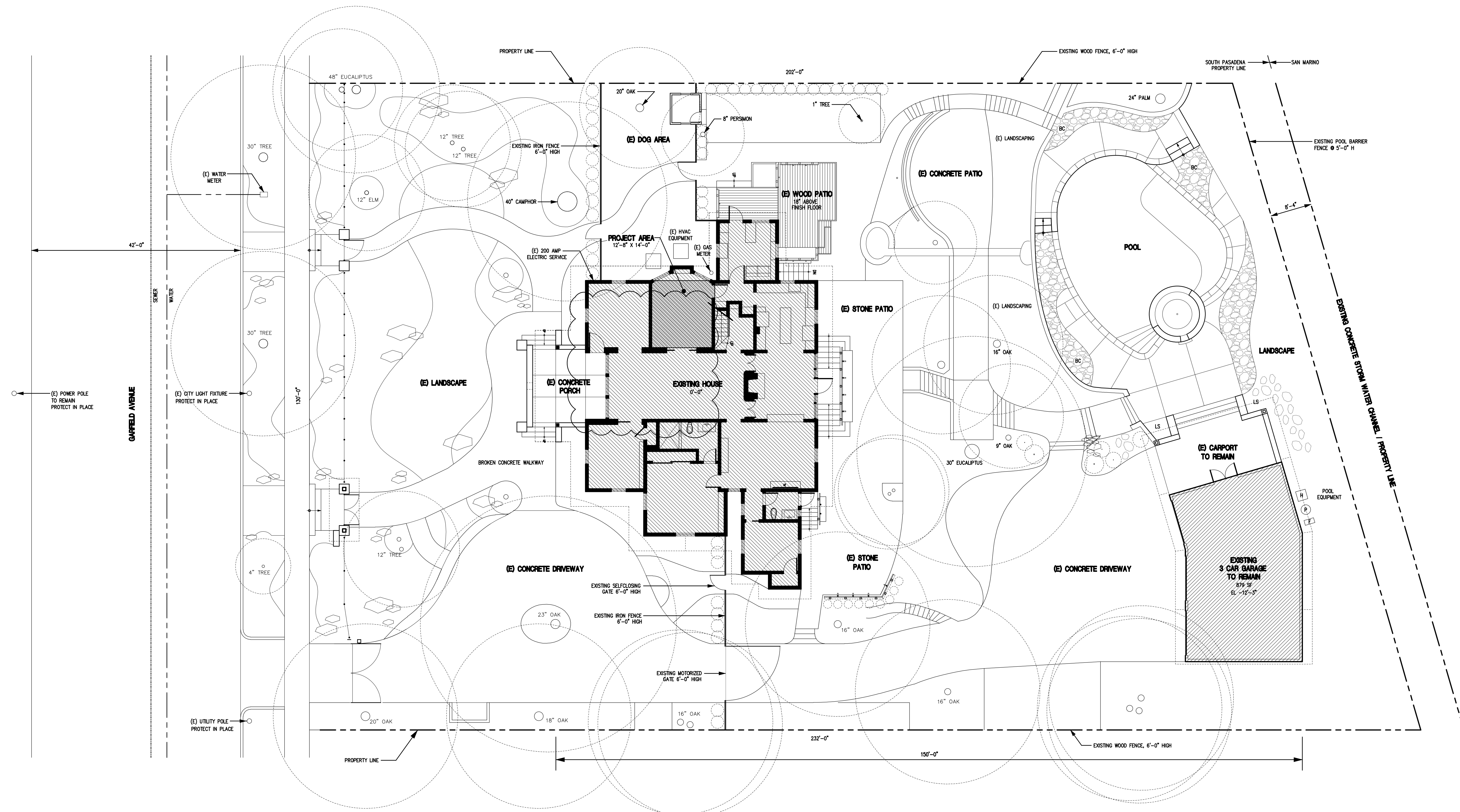
Garfield House Main Bath Addition
1128 Garfield Ave, So Pas CA 91030

KEY PLAN



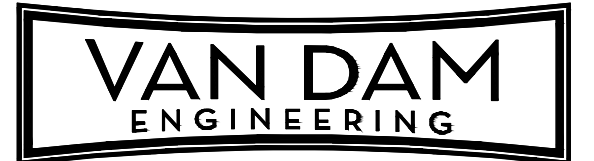
SITE PLAN - EXISTING

SCALE: 1"=0" = 10'-0"
DATE: 2 OCTOBER 2023
FILE: GA-SITE.DWG
SCRIPT:
BUILDING AND SAFETY RESUBMITTAL
PROJECT NO: 21-09

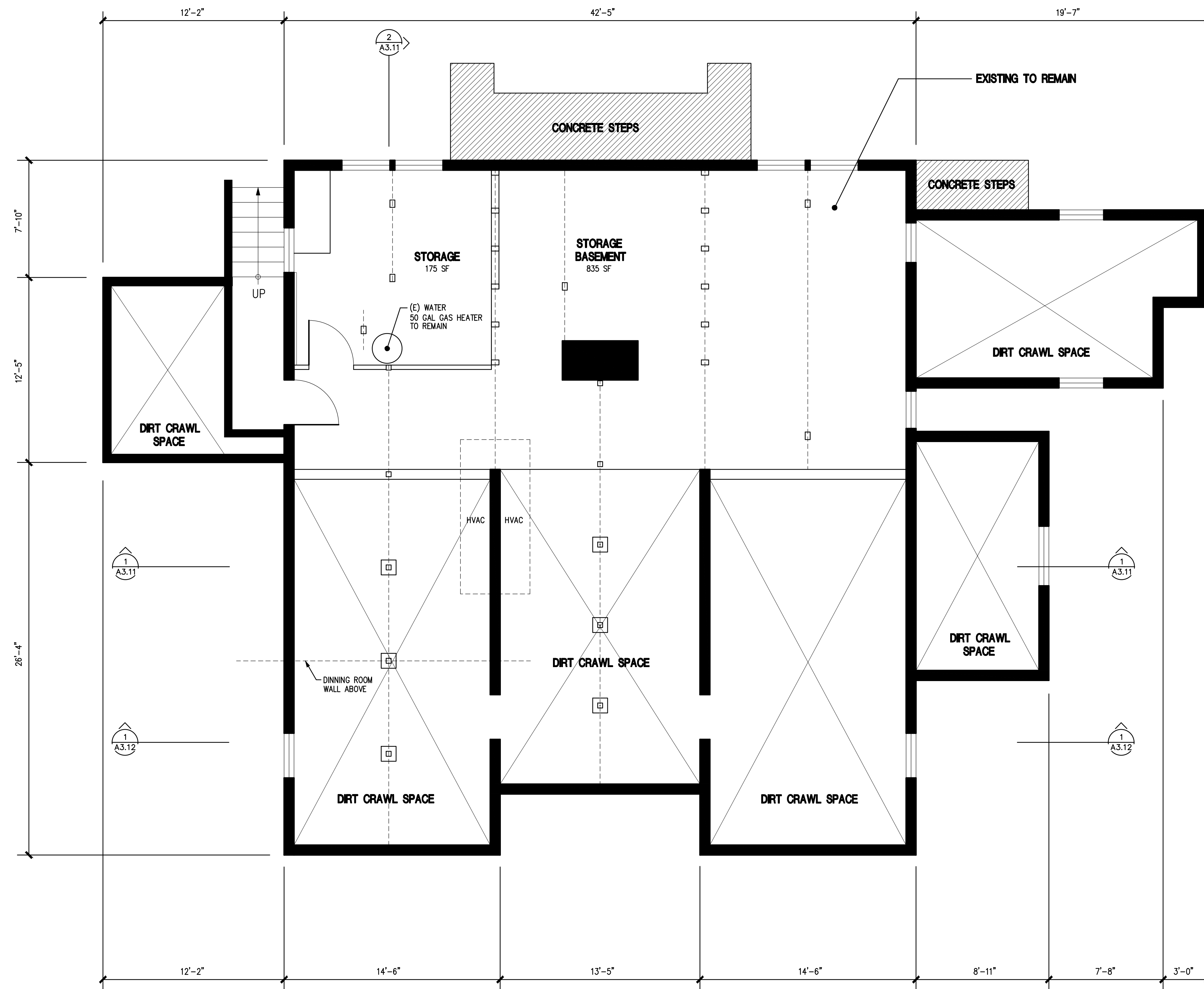


1 SITE PLAN - EXISTING TO REMAIN
1" = 10'-0"

- EXISTING CONDITIONS**
- CURB AND GUTTER - GOOD CONDITION BOTH SIDES OF GARFIELD
 - SIDEWALK - GOOD CONDITION EAST SIDE OF GARFIELD
 - DRIVEWAY - GOOD CONDITION TO 1128 GARFIELD
 - TRAFFIC STRIPPING - NO TRAFFIC STRIPPING ON GARFIELD, IN FRONT OF THE HOUSE.
 - SIGNAGE - GOOD CONDITION ON GARFIELD, IN FRONT OF THE HOUSE.
 - TREES - GOOD CONDITION ON GARFIELD, IN FRONT OF THE HOUSE.
 - UTILITIES - GOOD CONDITION ON GARFIELD, IN FRONT OF THE HOUSE.
 - PAVEMENT - GOOD CONDITION ON GARFIELD, IN FRONT OF THE HOUSE.



ENGINEER OF RECORD / STRUCTURAL ENGINEER
JEFFREY C. VAN DAM ENGINEERING
P.O. BOX 1769, UPLAND CALIFORNIA 91765-1769
(909) 931-5070 JEFF@VANDAMENGINEERING.COM



1 BASEMENT PLAN – EXISTING TO REMAIN
2,462 SF 1/8"=1'-0"

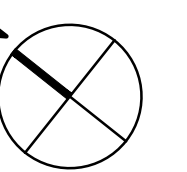
FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS	
2	OCTOBER 2023 PLANCHECK RESUBMITTAL

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

KEY PLAN



BASEMENT PLAN -
EXISTING TO REMAIN

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



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



01/03/2024

FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS

2 OCTOBER 2023 PLANCHICK RESUBMITTAL

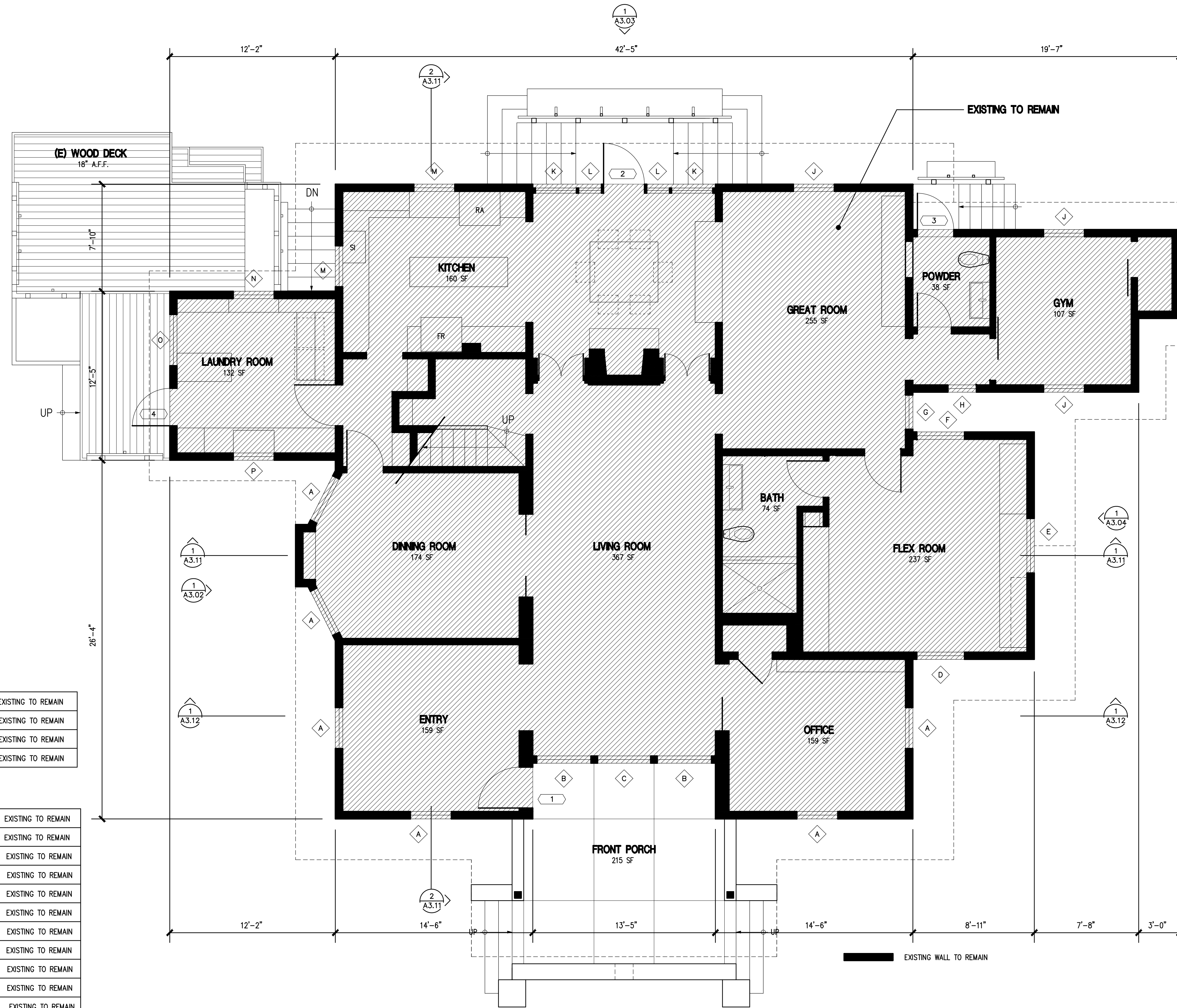
Garfield House Main Bath Addition
1128 Garfield Ave, So Pas CA 91030

KEY PLAN

FIRST FLOOR PLAN -
EXISTING TO REMAIN

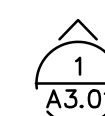
SCALE: 1/4"=1'-0"
DATE: 15 JANUARY 2024
FILE: GA-FPDWG
SCRIPT:
BUILDING AND SAFETY RESUBMITTAL
PROJECT NO: 21-09

A2.01E



1 FIRST FLOOR - EXISTING TO REMAIN
2,462 SF

1/8"=1'-0"



DOOR SCHEDULE - EXISTING

NO.	SIZE	CONSTRUCTION	FINISHES	NOTES
1	3'-0" X 7'-6"	WOOD AND GLASS	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
2	3'-0" X 7'-6"	WOOD AND GLASS	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
3	2'-8" X 7'-8"	WOOD AND GLASS	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
4	2'-8" X 6'-8"	WOOD AND GLASS	PAINTED INSIDE AND OUT	EXISTING TO REMAIN

WINDOW SCHEDULE - EXISTING

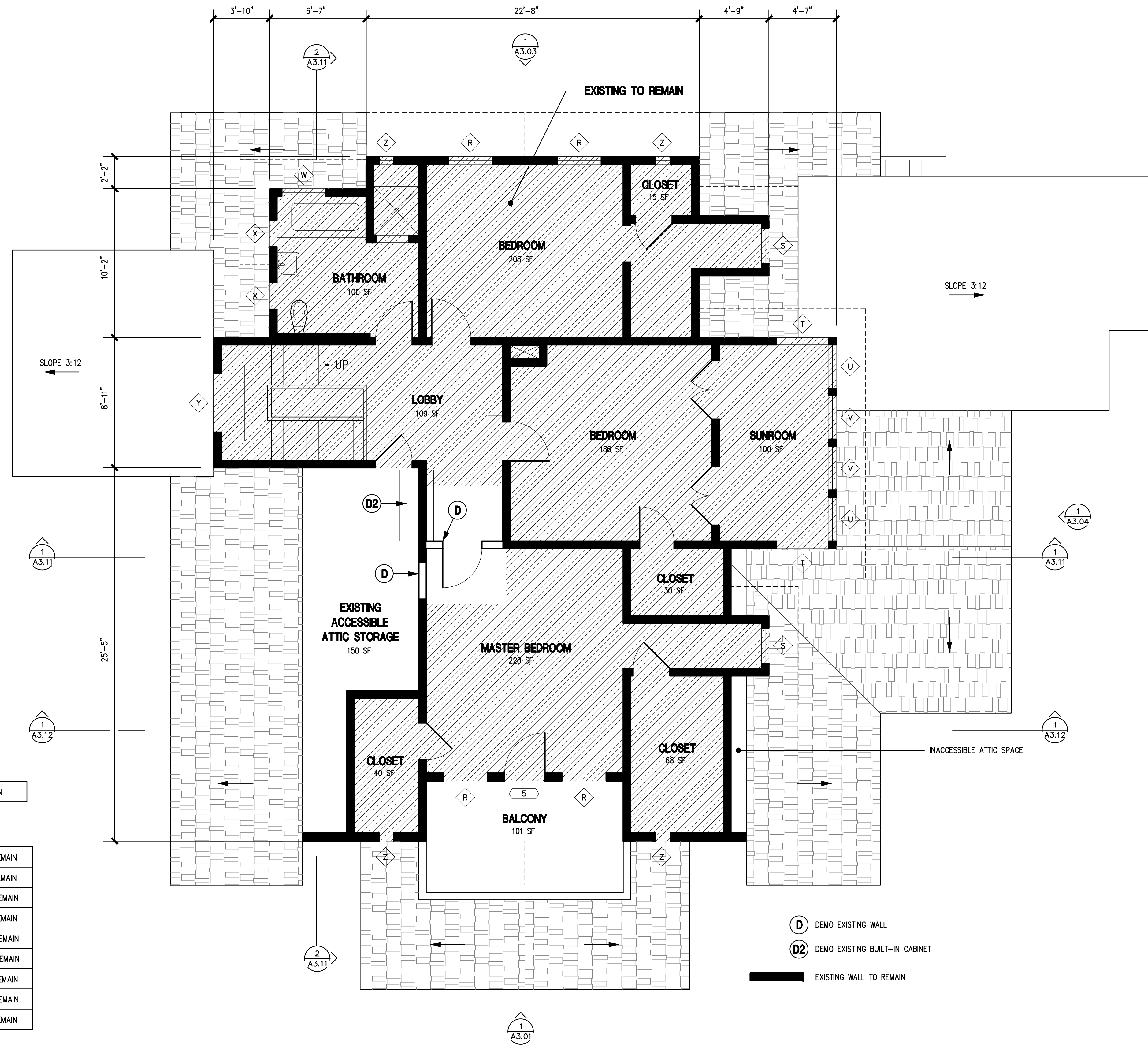
NO.	SIZE	TYPE	CONSTRUCTION	FINISHES	NOTES
A	5'-0" X 3'-6"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
B	5'-0" X 4'-0"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
C	5'-0" X 4'-0"	FIXED	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
D	5'-0" X 3'-8"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
E	5'-0" X 4'-0"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
F	5'-0" X 3'-6"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
G	4'-0" X 2'-6"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
H	3'-6" X 1'-8"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
J	5'-0" X 3'-0"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
K	6'-0" X 3'-0"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
L	6'-0" X 1'-8"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
M	4'-4" X 3'-0"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
N	3'-4" X 1'-8"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
O	3'-6" X 3'-4"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
P	3'-0" X 3'-0"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN

NOTES:

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



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



DOOR SCHEDULE – EXISTING

ID	Size	Material	Finish	Status
S	3'-0" X 6'-8"	WOOD AND GLASS	PAINTED INSIDE AND OUT	EXISTING TO REMAIN

WINDOW SCHEDULE – EXISTING

ID	Size	Type	Material	Finish	Status
R	4'-6" X 3'-0"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
S	4'-6" X 2'-4"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
T	3'-8" X 3'-8"	FIXED	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
U	3'-8" X 3'-6"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
V	3'-8" X 3'-2"	FIXED	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
W	3'-0" X 1'-5"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
X	3'-0" X 1'-10"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
Y	4'-1" X 3'-6"	CASEMENT	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN
Z	1'-0" X 1'-0"	FIXED	WOOD	PAINTED INSIDE AND OUT	EXISTING TO REMAIN

NOTES:

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

2 SECOND FLOOR – EXISTING + DEMOLITION

1,329 SF

1/8"=1'-0"

FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION
1	2 OCTOBER 2023	PLANCHER RESUBMITTAL

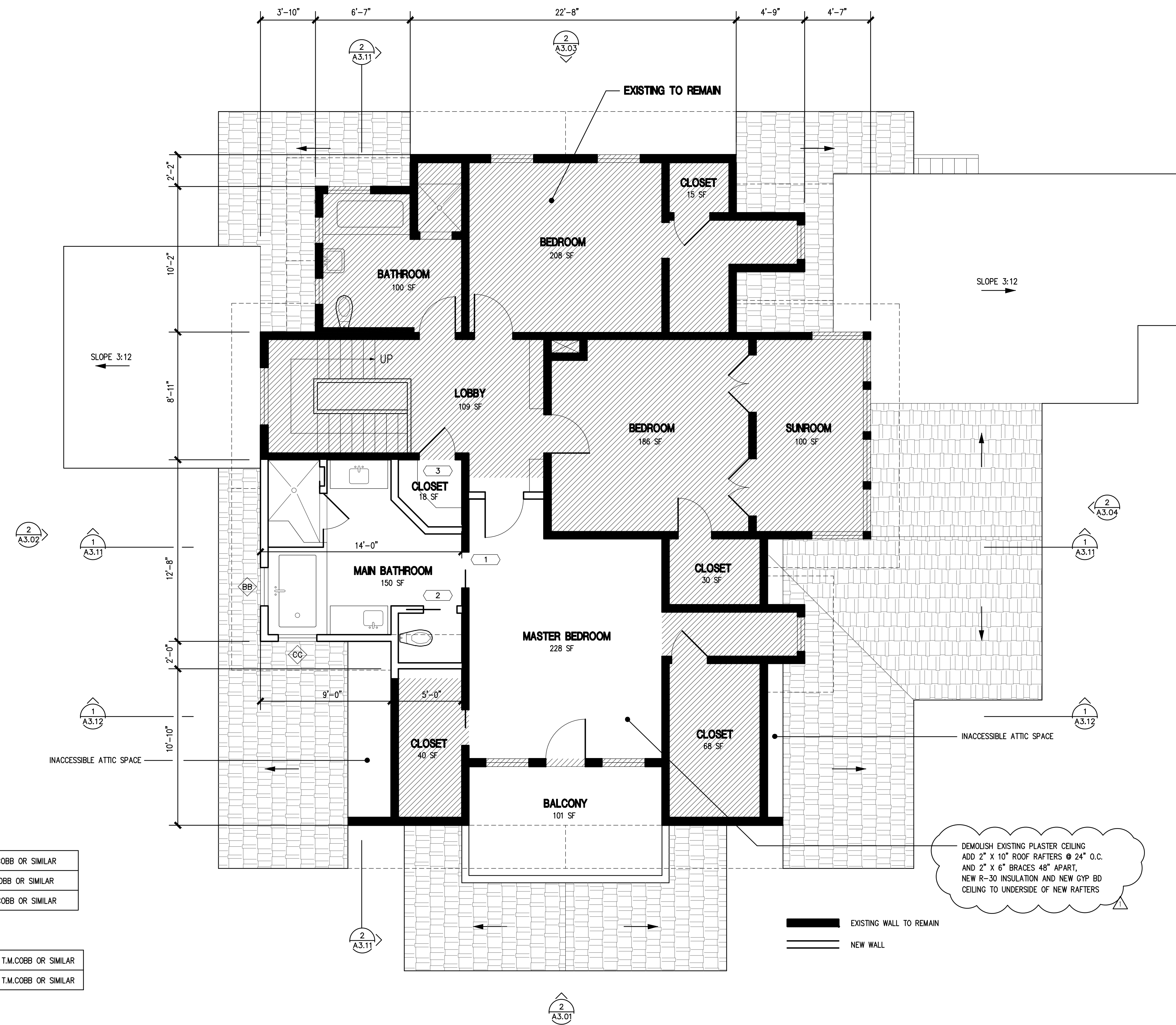
Garfield House Main Bath Addition

1128 Garfield Ave, So Pas CA 91030

KEY PLAN

SECOND FLOOR PLAN - EXISTING

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



DOOR SCHEDULE - NEW

ID	Size	Material	Finish	Notes
1	2'-6" x 6'-8"	WOOD AND GLASS DOUBLE	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
2	2'-6" x 6'-8"	WOOD SINGLE OR DOUBLE	STAINED	T.M.COBB OR SIMILAR
3	3'-0" x 6'-8"	WOOD	STAINED	T.M.COBB OR SIMILAR

WINDOW SCHEDULE - NEW

ID	Size	Type	Material	Finish	Notes
BB	4'-0" x 3'-8"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	T.M.COBB OR SIMILAR
CC	4'-0" x 3'-8"	DOUBLE HUNG	WOOD	PAINTED INSIDE AND OUT	T.M.COBB OR SIMILAR

NOTES:

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

2 SECOND FLOOR - PROPOSED

1,501 SF 1/8"=1'-0"

FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS

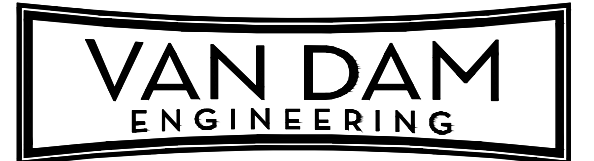
NO.	DATE	DESCRIPTION
1	2 OCTOBER 2023	PLANCHICK RESUBMITTAL

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

KEY PLAN

SECOND FLOOR PLAN - PROPOSED

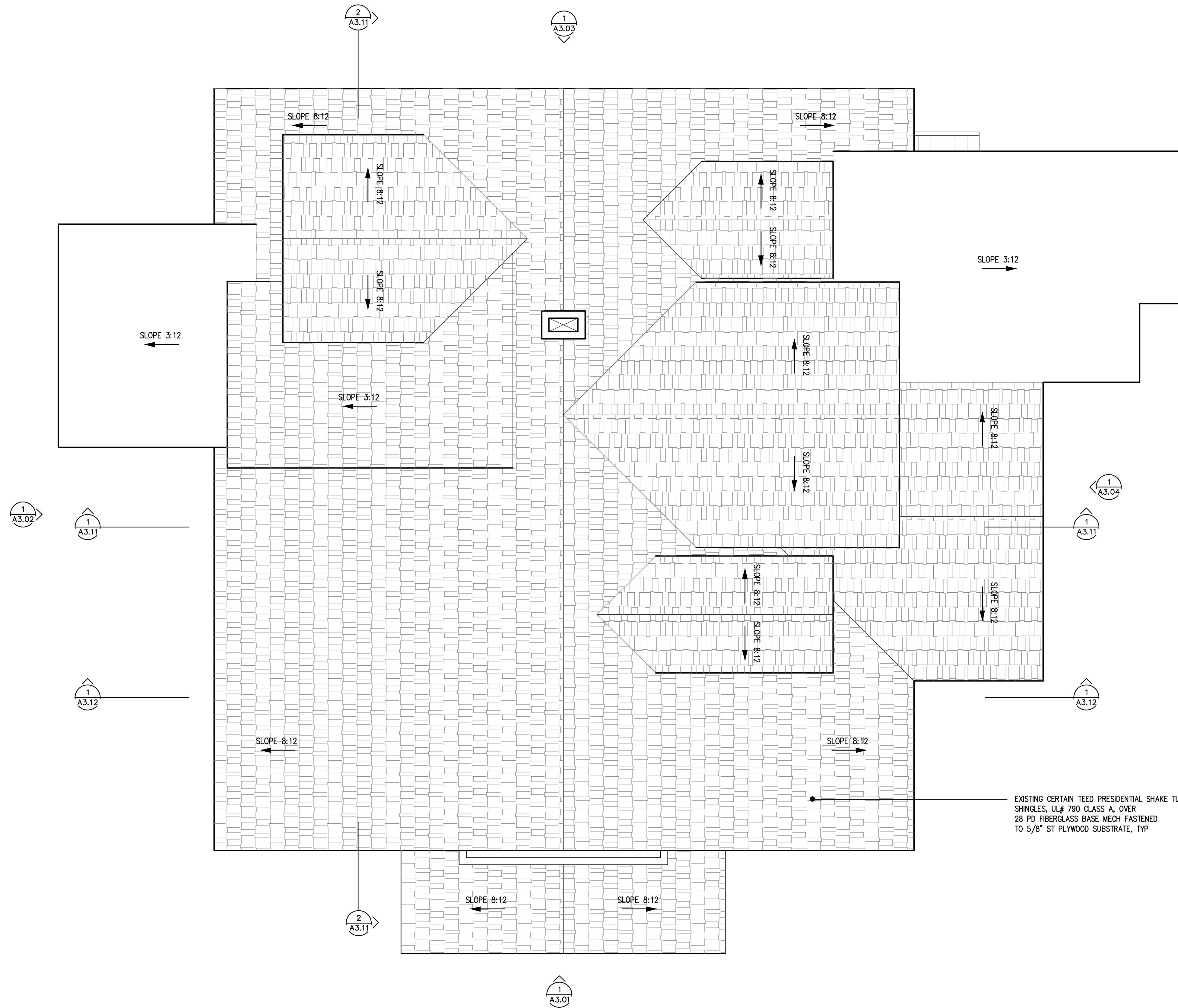
SCALE: 1/4"=1'-0"
DATE: 15 JANUARY 2024
FILE: GA-FP.DWG
SCRIPT:
BUILDING AND SAFETY RESUBMITTAL
PROJECT NO: 21-09



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



01/03/2024



3 ROOF PLAN - EXISTING
1,329 SF | 1/8"=1'-0"

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

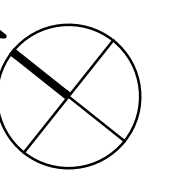
FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS	
2	OCTOBER 2023 PLANCHICK RESUBMITTAL

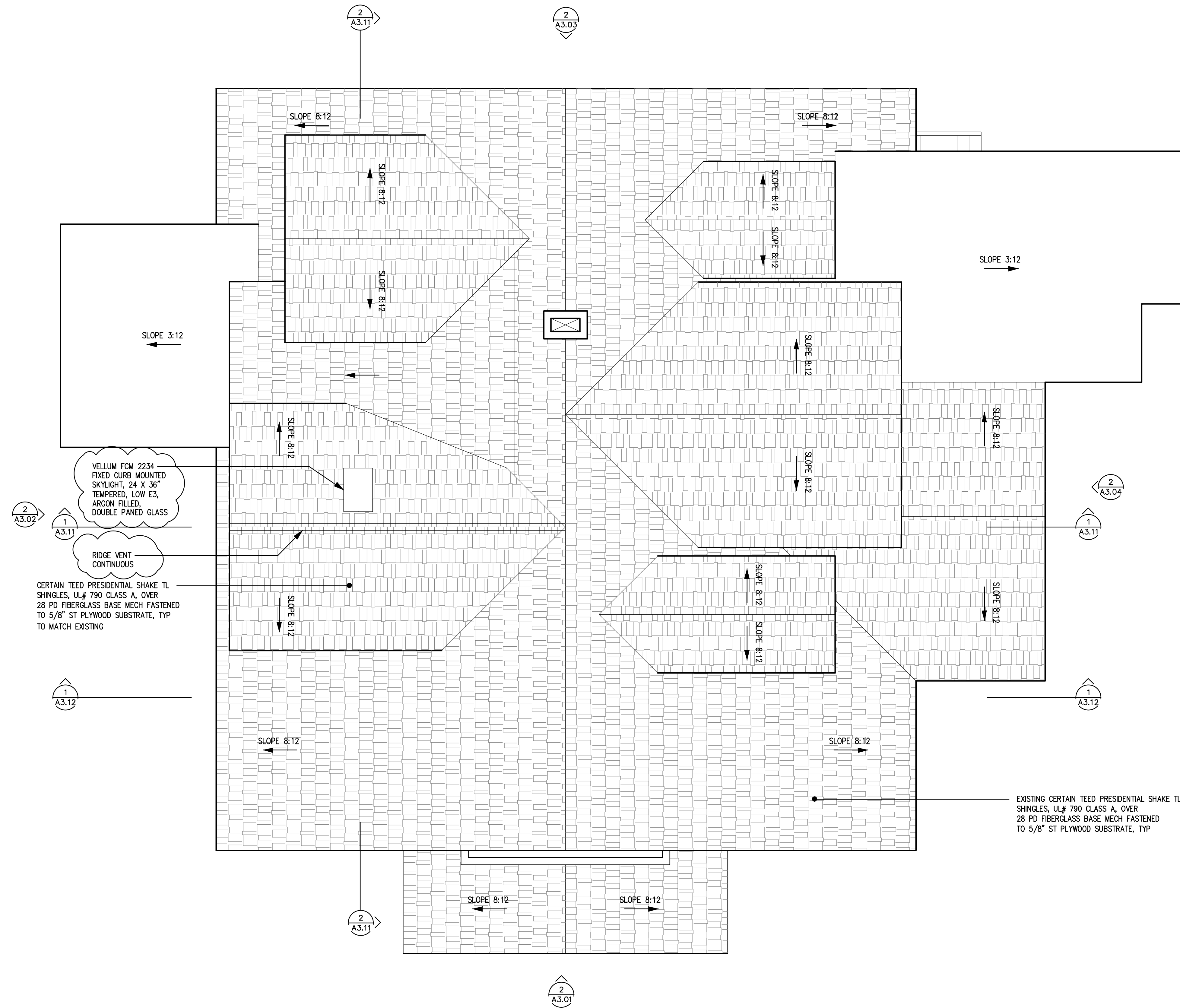
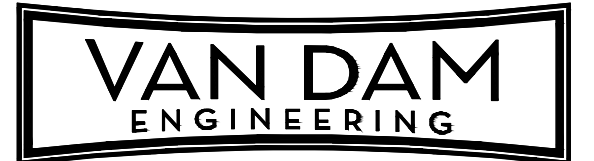
Garfield House Main Bath Addition
1128 Garfield Ave, So Pas CA 91030

KEY PLAN



ROOF PLAN -
EXISTING

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



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

FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS	
2	2 OCTOBER 2023 PLANCHICK RESUBMITTAL

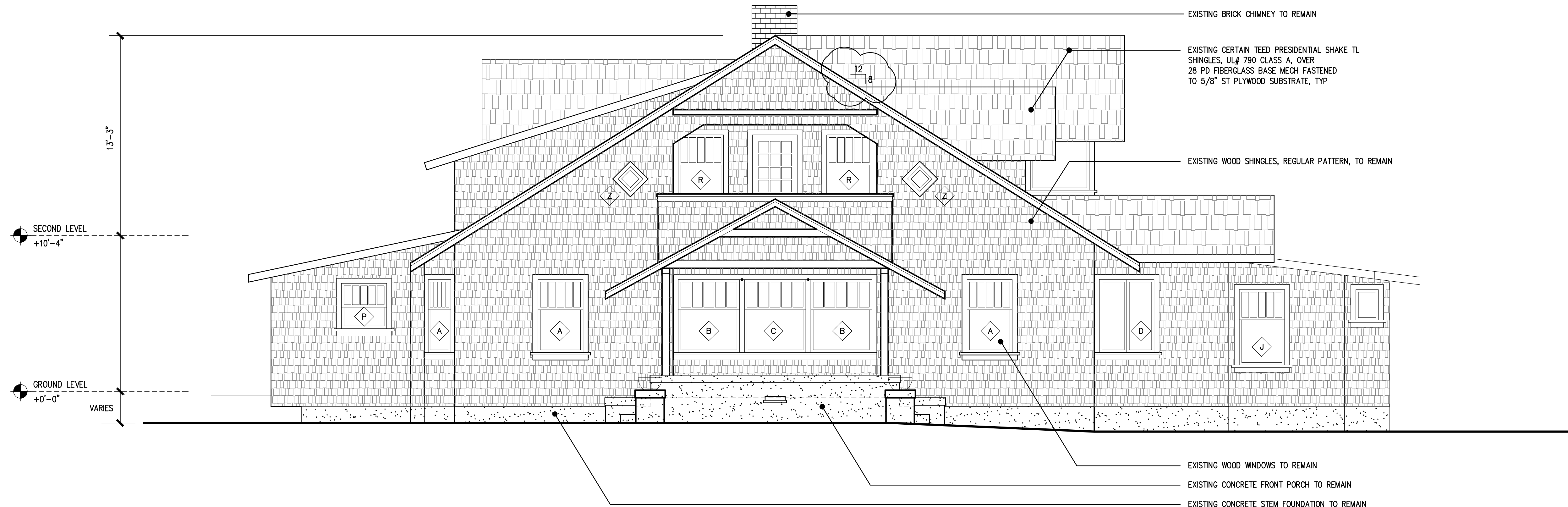
Garfield House Main Bath Addition
1128 Garfield Ave, So Pas CA 91030

KEY PLAN

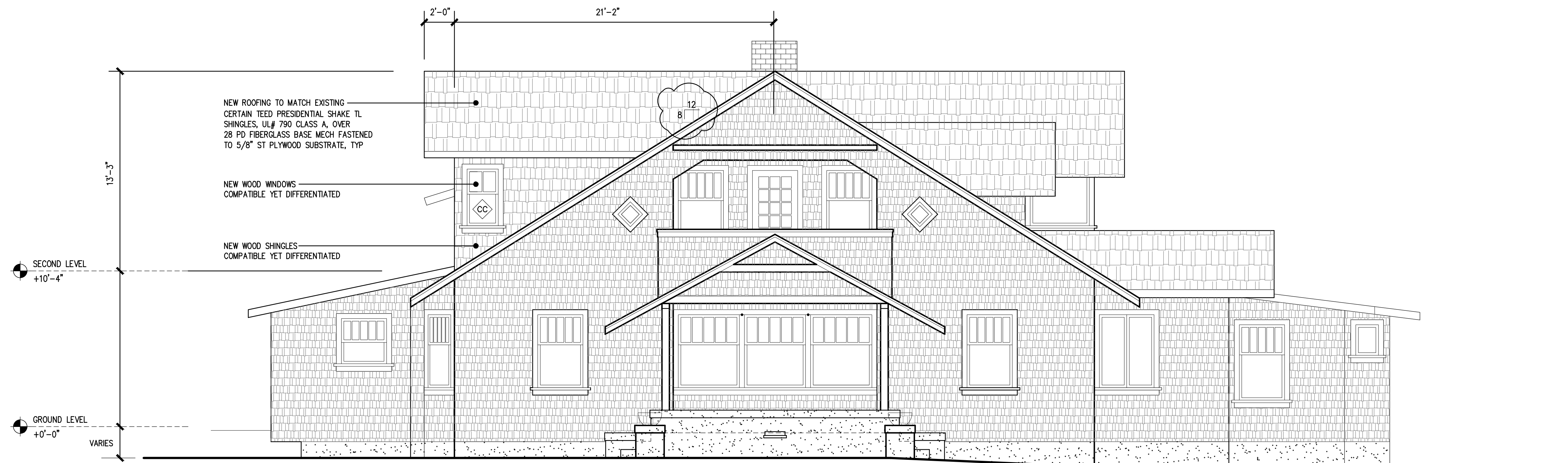
ROOF PLAN -
PROPOSED

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

A2.03P



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



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

FOR CONSTRUCTION
AHJ STAMP APPROVAL

REVISIONS	
2	2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

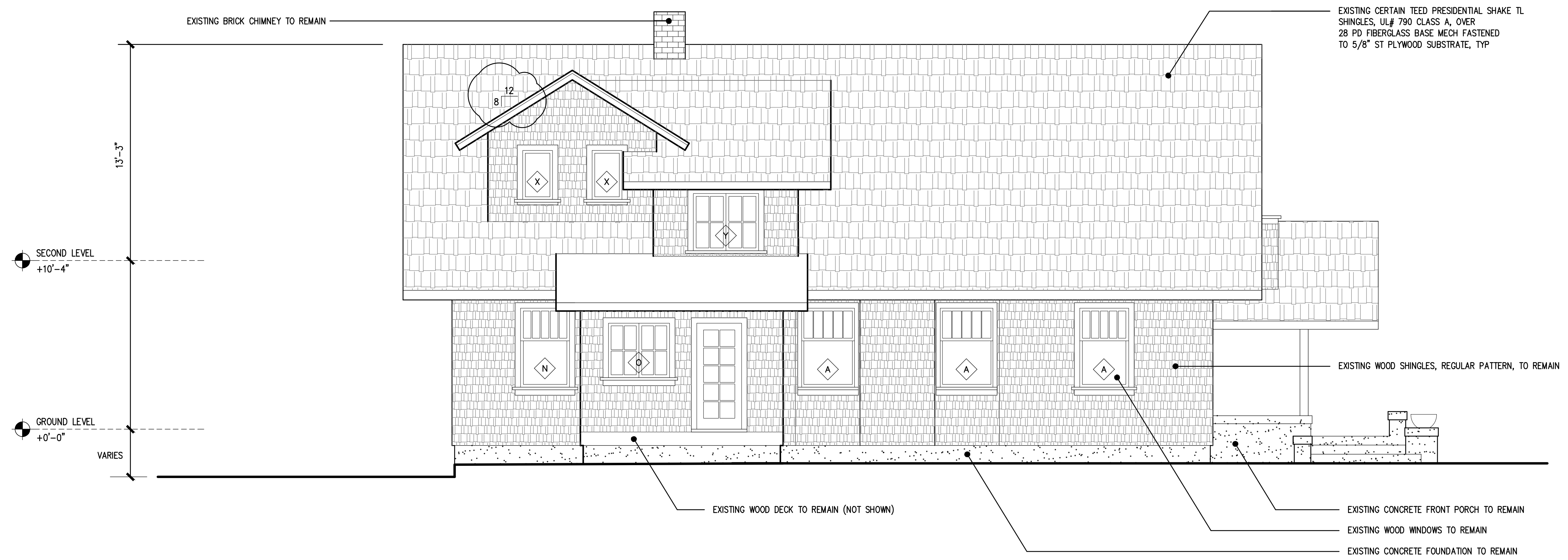
KEY PLAN

WEST ELEVATIONS -
EXISTING + PROPOSED

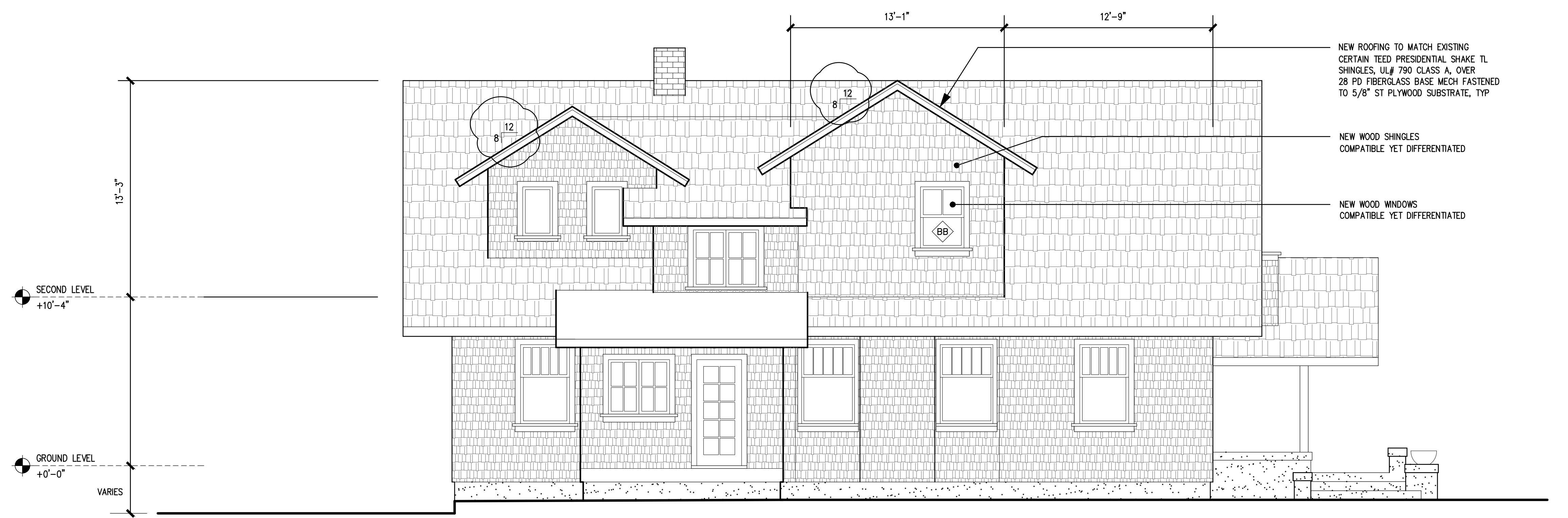
SCALE: 1/4"=1'-0"
DATE: 15 JANUARY 2024
FILE: GA-EL.DWG
SCRIPT:
BUILDING AND SAFETY RESUBMITTAL
PROJECT NO: 21-09



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



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



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

FOR CONSTRUCTION
AHJ STAMP APPROVAL

REVISIONS	
△	2 OCTOBER 2023 PLANCHICK RESUBMITTAL

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

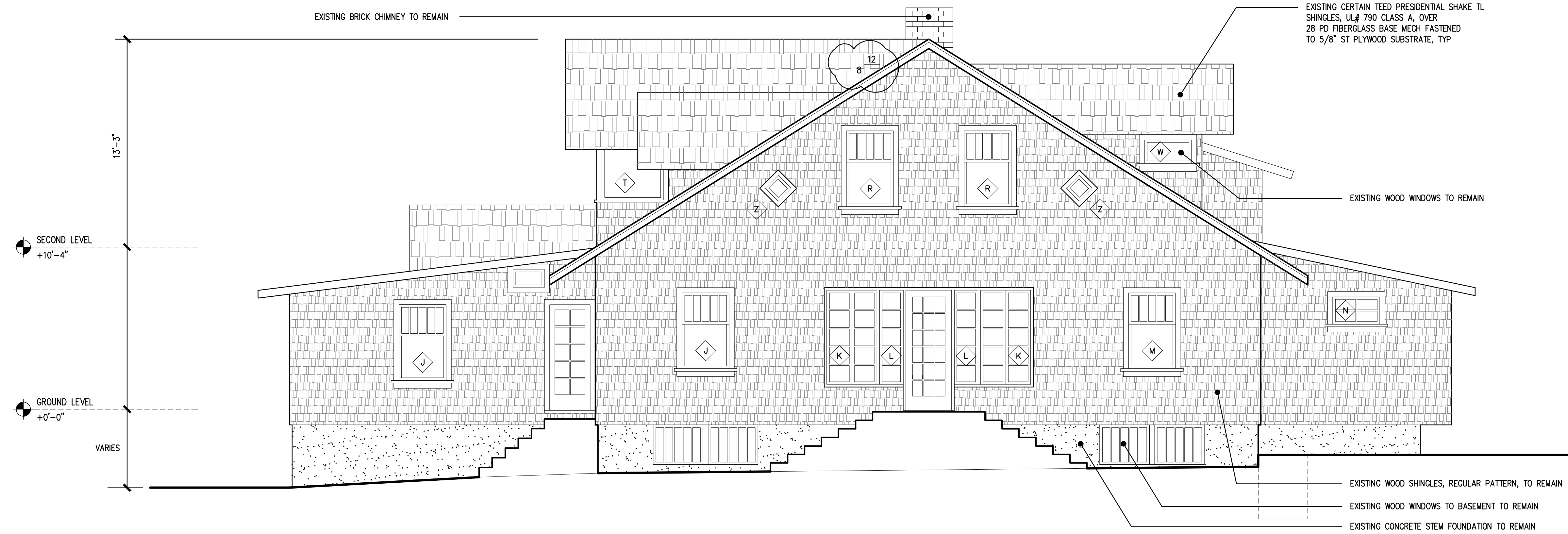
KEY PLAN

NORTH ELEVATIONS
EXISTING + PROPOSED

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



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



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



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

FOR CONSTRUCTION

AHJ STAMP APPROVAL

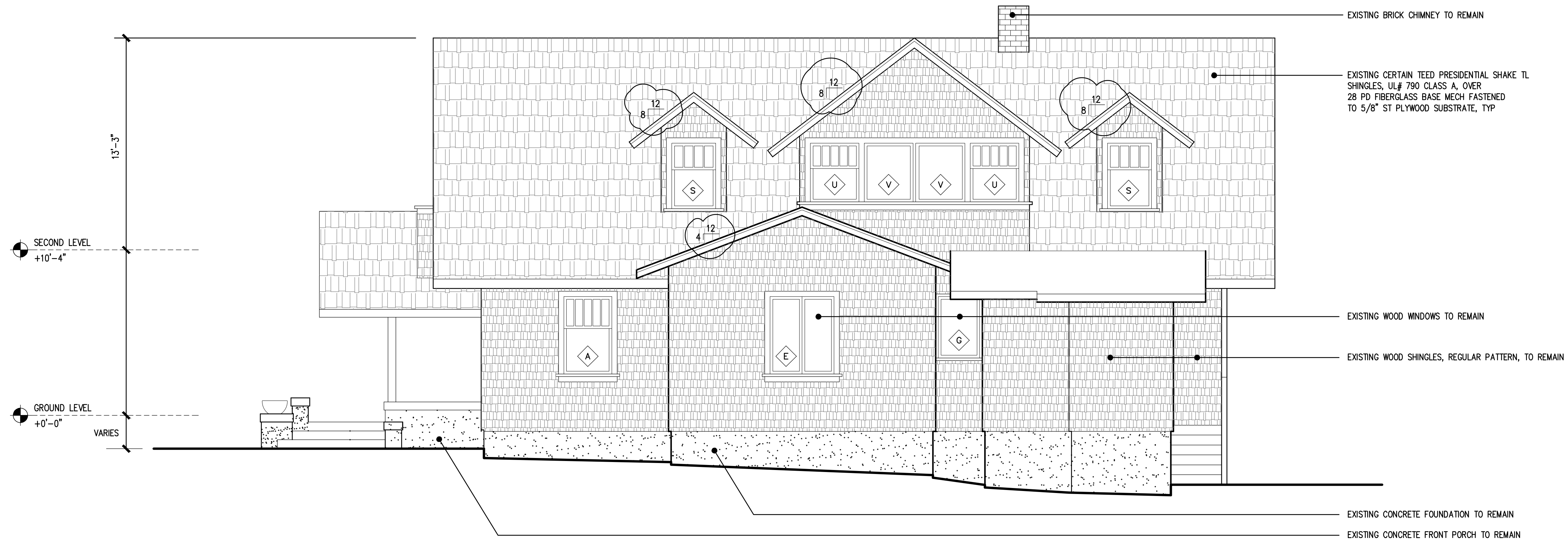
REVISIONS	
△	2 OCTOBER 2023 PLANCHICK RESUBMITTAL

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

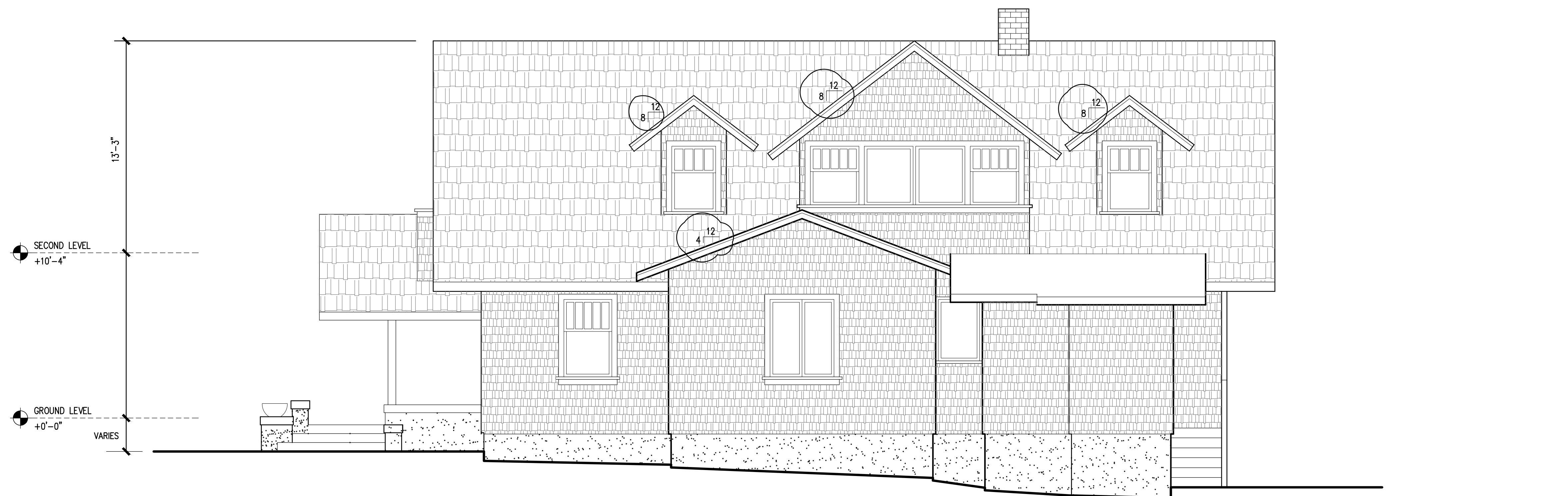
KEY PLAN

EAST ELEVATIONS
EXISTING + PROPOSED

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



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



2 SOUTH ELEVATION – PROPOSED (NO CHANGE)
1/4"=1'-0"

FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS	
△	2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

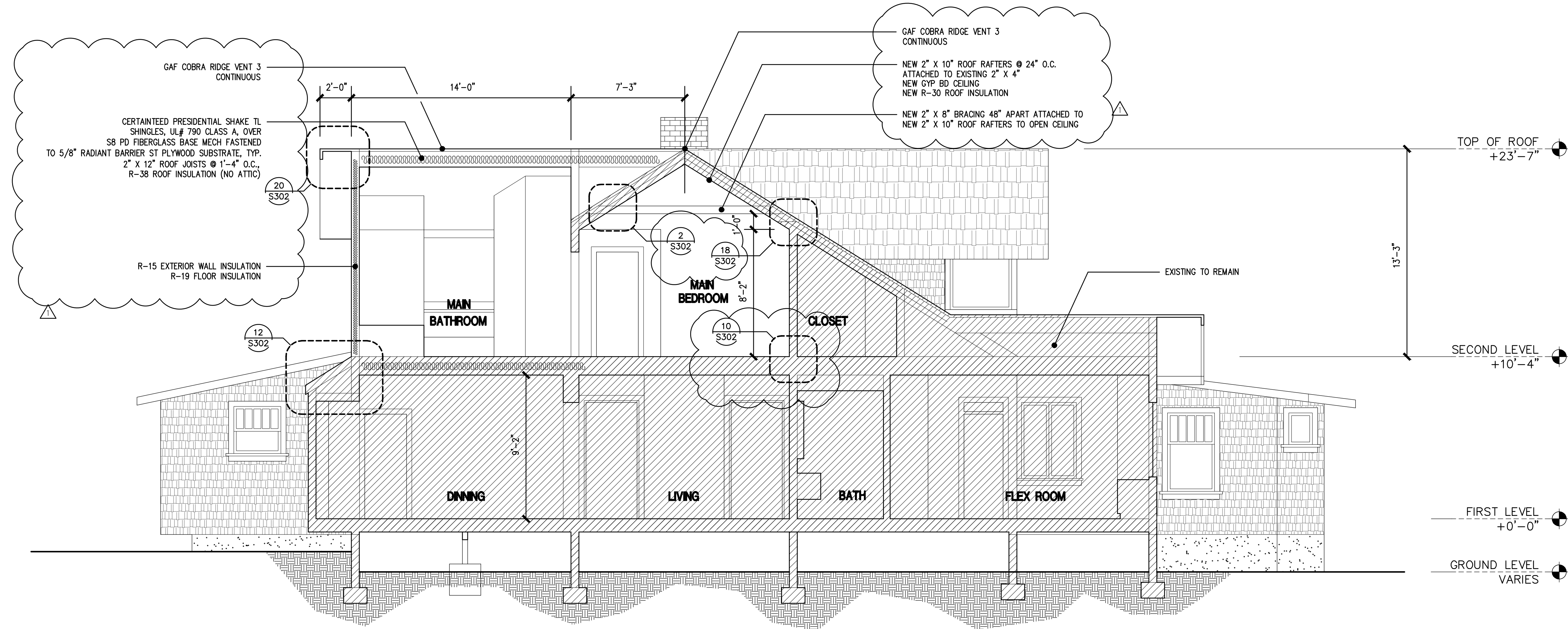
KEY PLAN

SOUTH ELEVATIONS
EXISTING + PROPOSED

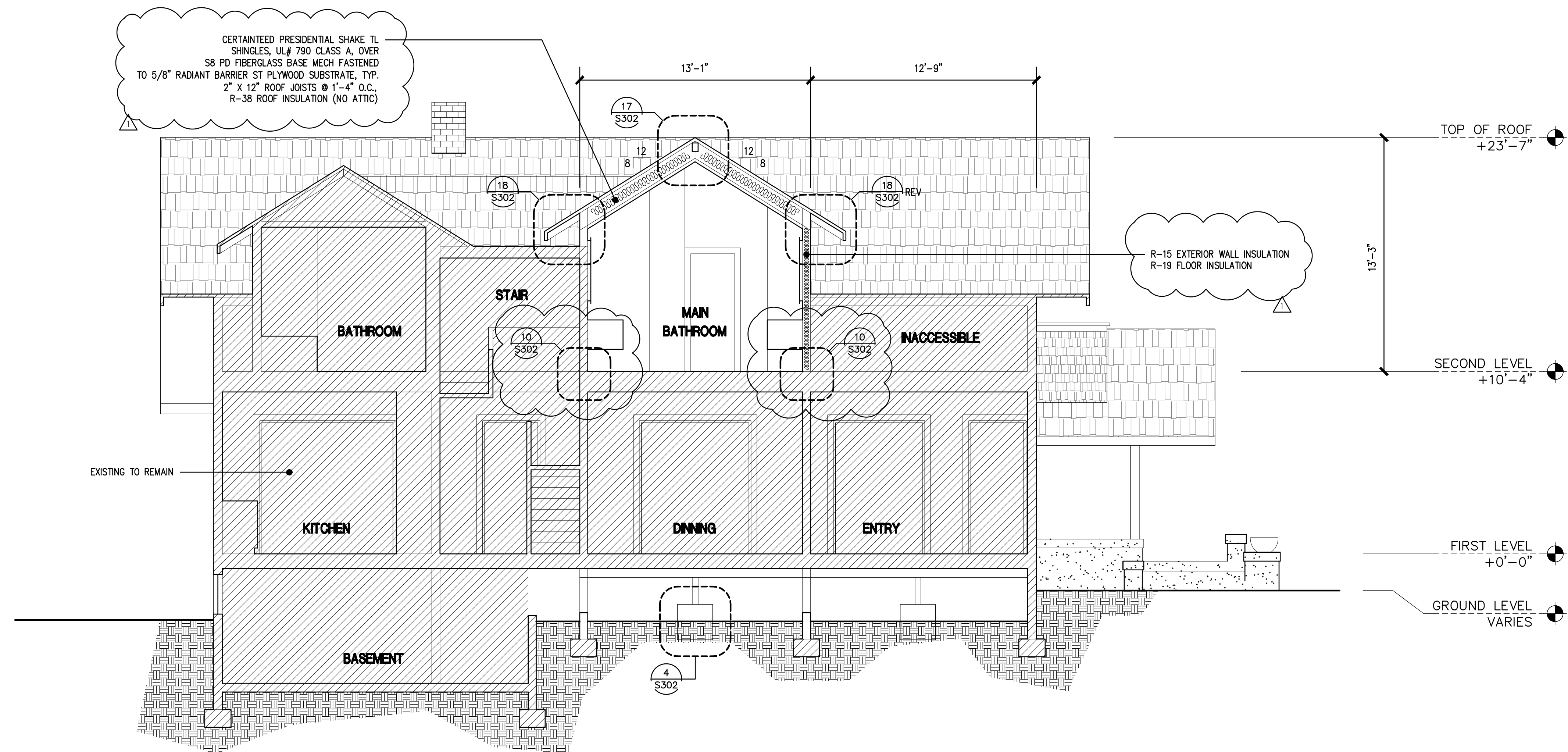
SCALE: 1/4"=1'-0"
DATE: 15 JANUARY 2024
FILE: GA-ELDVG
SCRIPT:
BUILDING AND SAFETY RESUBMITTAL
PROJECT NO: 21-09



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



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



2 CROSS SECTION LOOKING SOUTH – PROPOSED
1/4"=1'-0"

FOR CONSTRUCTION

AHJ STAMP APPROVAL

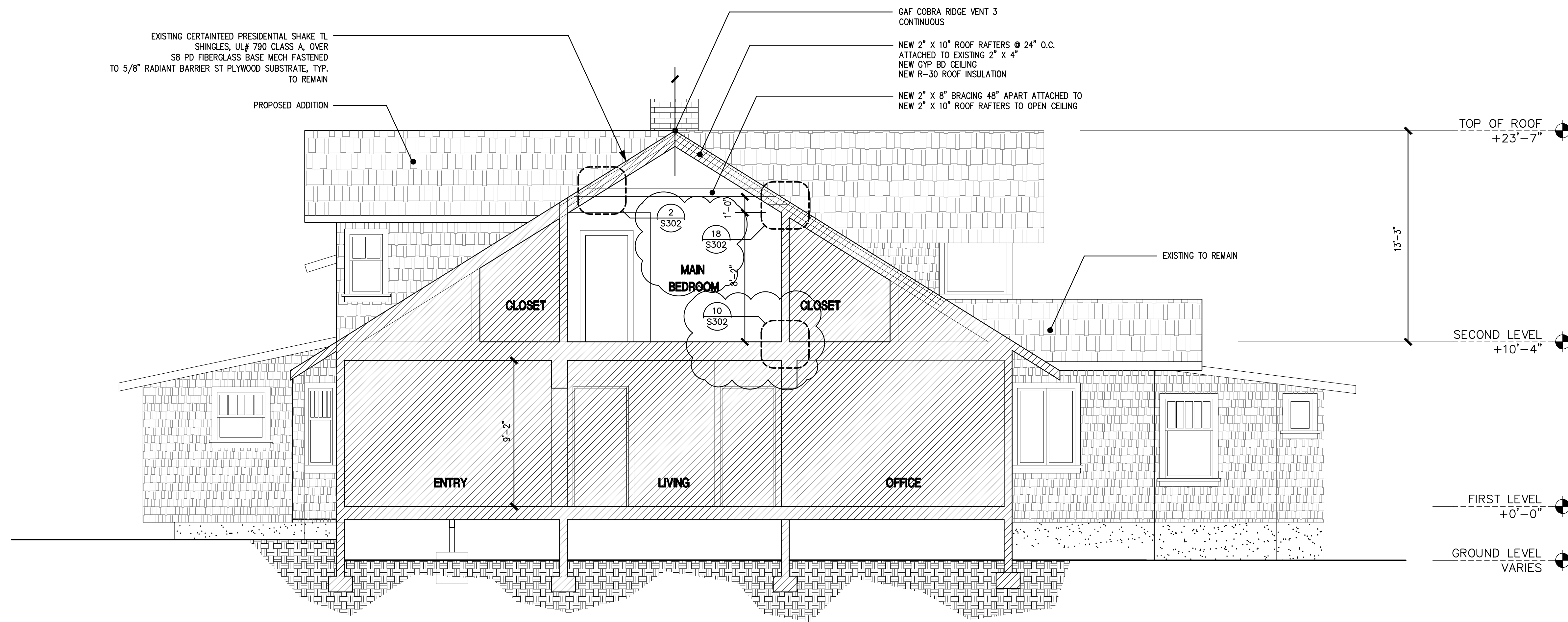
REVISIONS	
2	OCTOBER 2023 PLANCHICK RESUBMITTAL

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

KEY PLAN

SECTIONS

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



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

2_Ls

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



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



FOR CONSTRUCTION
 AHJ STAMP APPROVAL

REVISIONS
2 OCTOBER 2023 PLANCHCK RESUBMITTAL

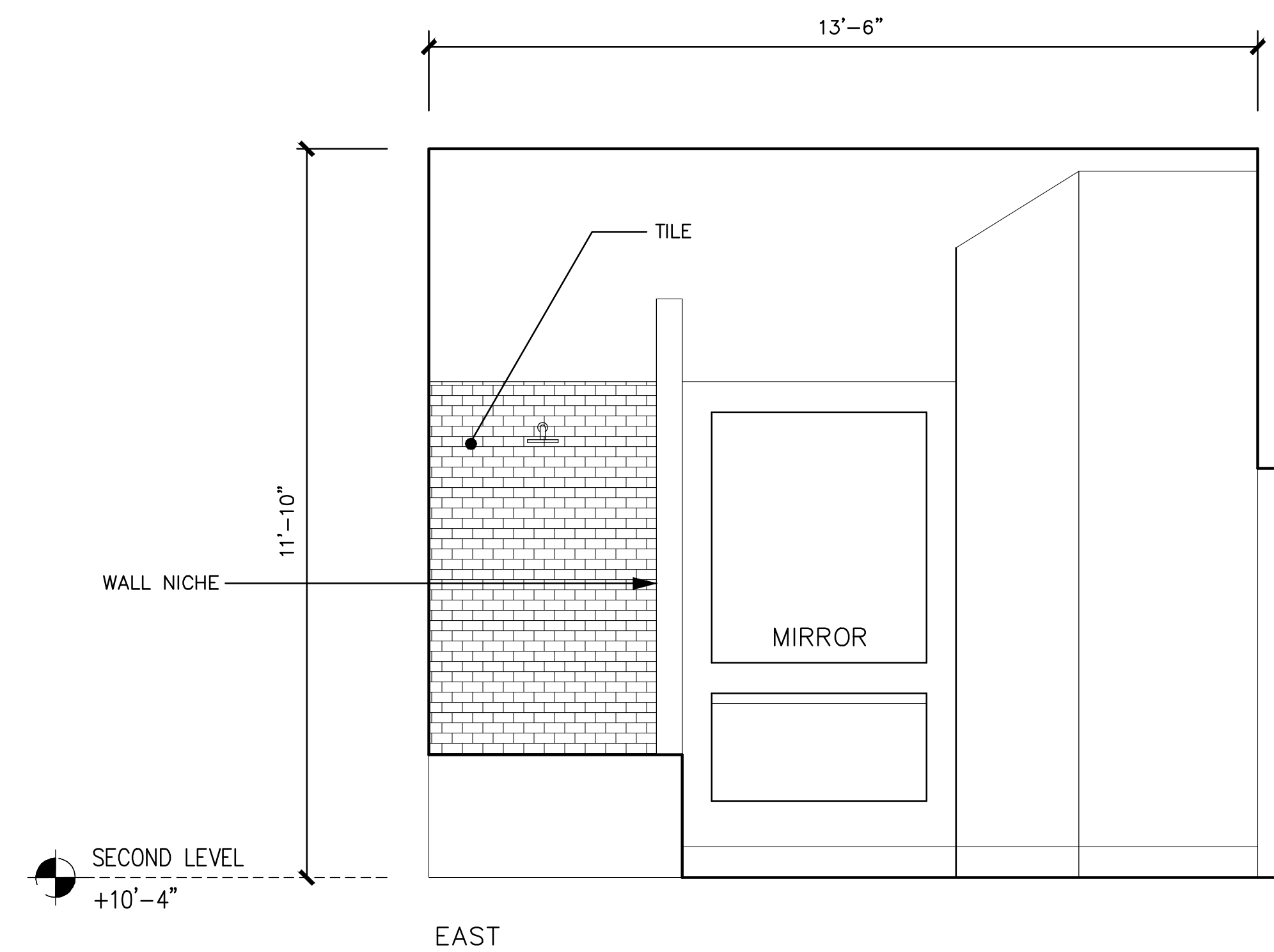
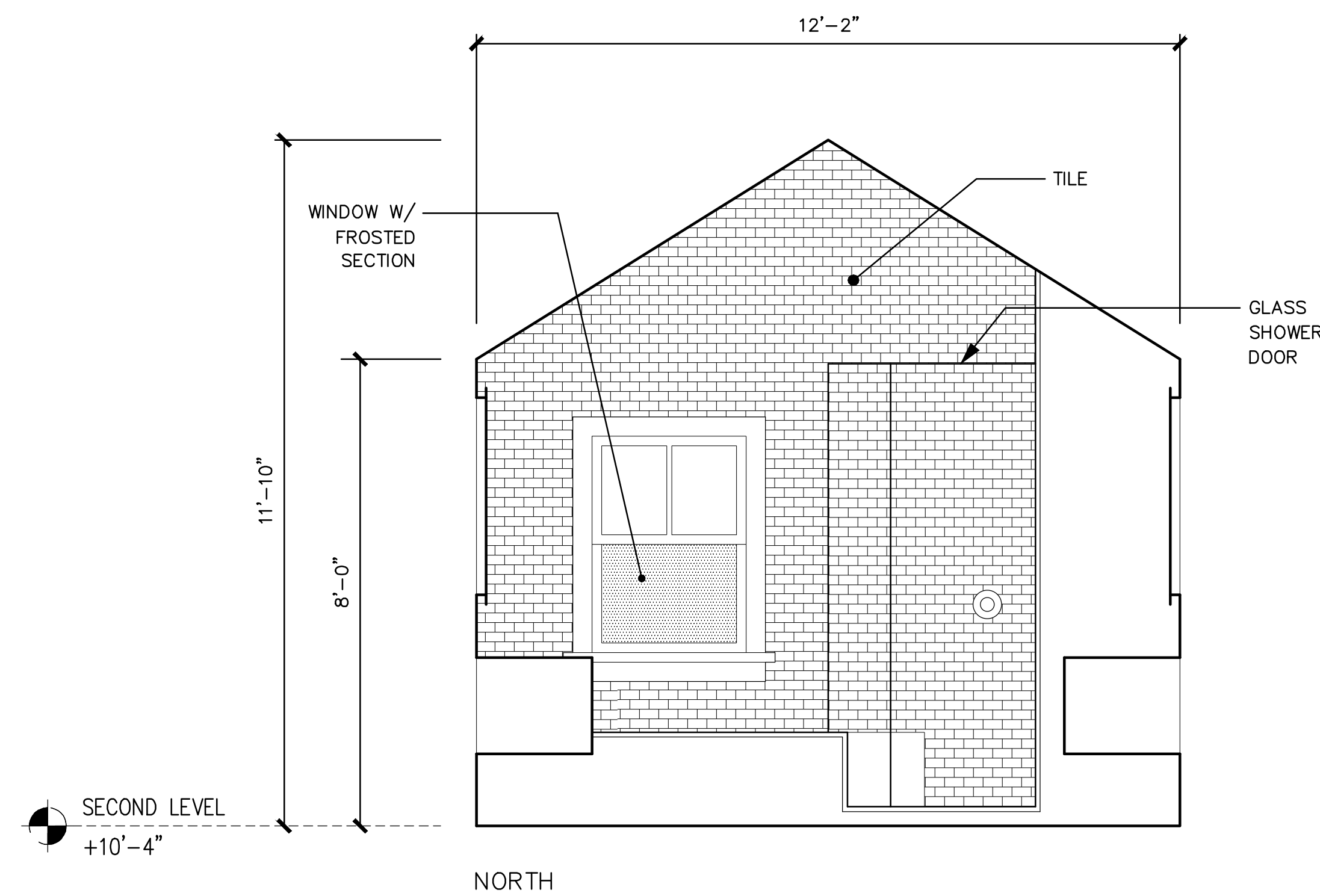
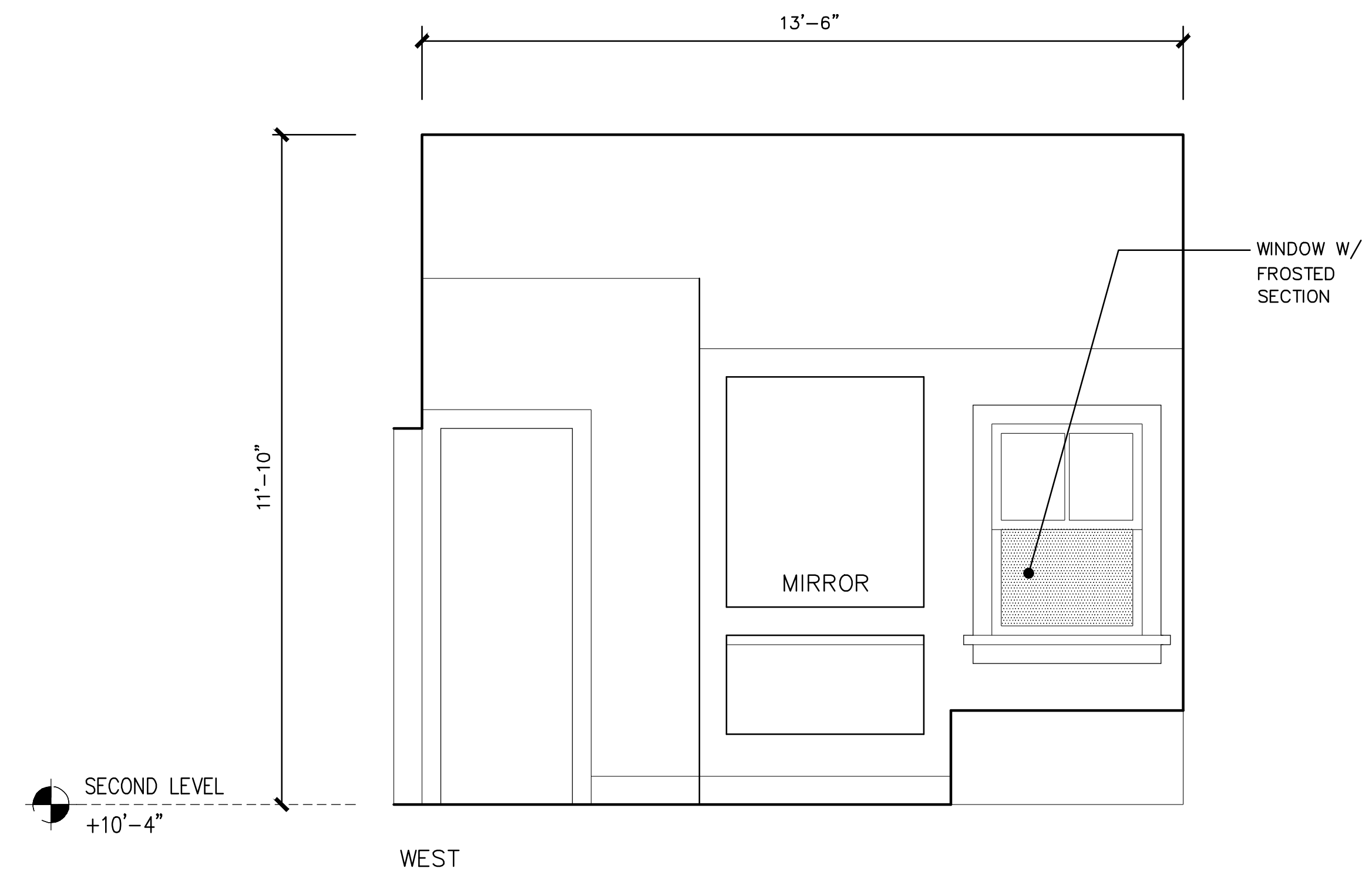
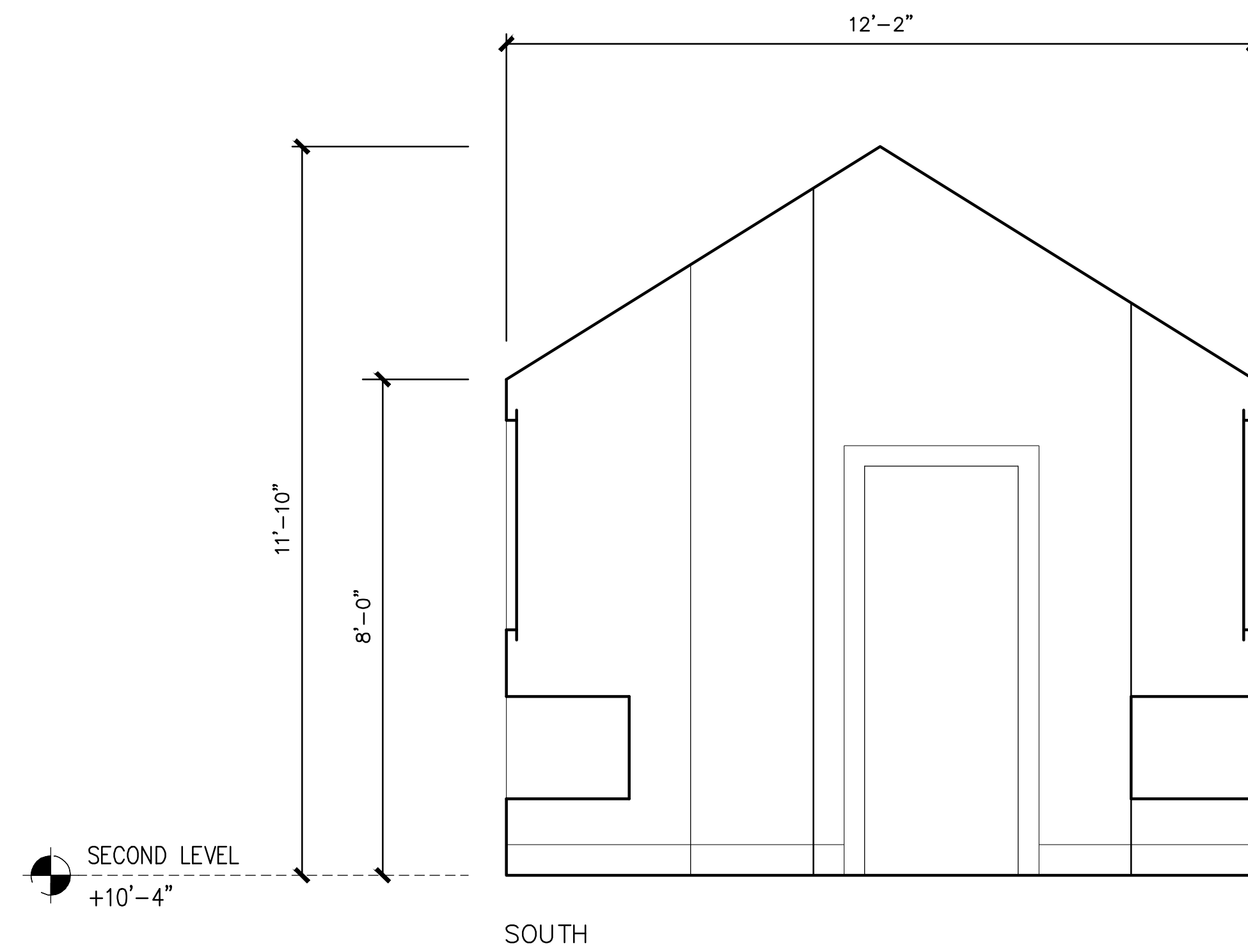
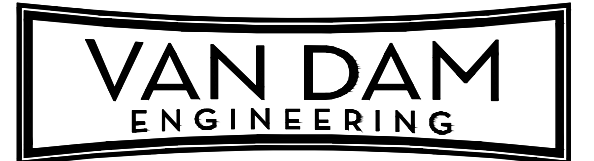
Garfield House Main Bath Addition
 1128 Garfield Ave, So Pas CA 91030

KEY PLAN

SECTIONS

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

A3.12



FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS	
2	OCTOBER 2023 PLANCHICK RESUBMITTAL

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

KEY PLAN

INTERIOR ELEVATIONS
BATHROOM

SCALE: 1/2" = 1'-0"
DATE: 15 JANUARY 2024
FILE: A401_GAMB_JE.DWG
SCRIPT:
BUILDING AND SAFETY RESUBMITTAL
PROJECT NO: 21-09

8 INTERIOR ELEVATIONS - MAIN BATHROOM

1/2"=1'-0"



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



01/03/2024

LEGEND - CEILING PLANS

PAINTED GYPSUM BOARD TYPICAL
CEILING MATERIAL UNLESS OTHERWISE
NOTED.

8'-4" INDICATES CEILING HEIGHT.

FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

KEY PLAN

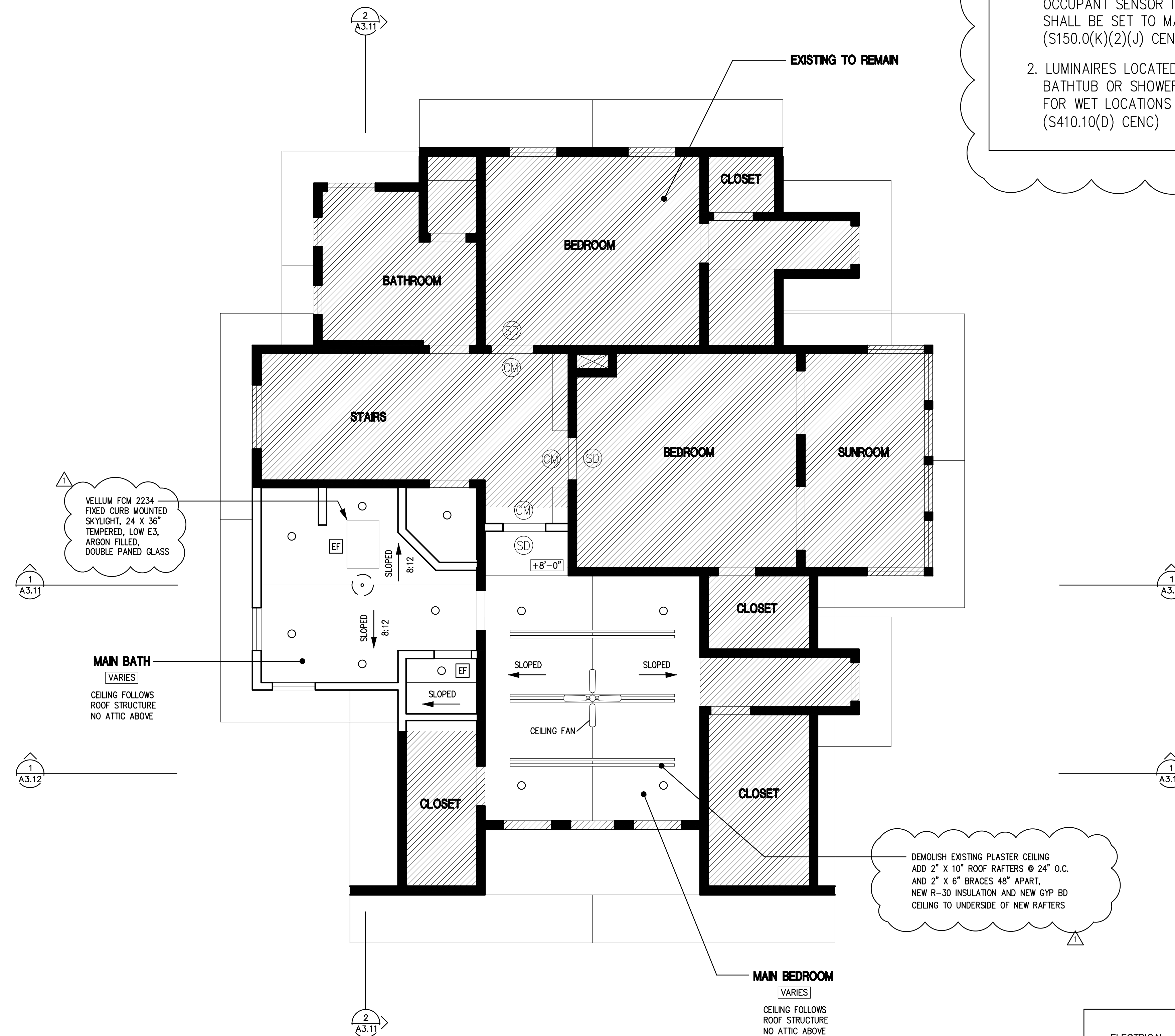
REFLECTED CEILING PLAN -
PROPOSED

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

A5.02

NOTES

1. THE BATHROOM SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR. IF OCCUPANT SENSOR IS INSTALLED, IT SHALL BE SET TO MANUAL-ON. (S150.0(K)(2)(J) CENC)
2. LUMINAIRES LOCATED ABOVE A BATHTUB OR SHOWER SHALL BE LISTED FOR WET LOCATIONS (S410.10(D) CENC)



2 REFLECTED CEILING PLAN - PROPOSED

1/8"=1'-0"

ELECTRICAL

- INTERCONNECTED SMOKE DETECTOR/ALARM HARD-WIRED WITH BATTERY BACK-UP.
- INTERCONNECTED CARBON MONOXIDE DETECTOR/ALARM HARD-WIRED WITH BATTERY BACK-UP.
- 4" RECESSED LED LIGHT FIXTURE W/ DIMMER SWITCH
- PENDANT LIGHT
- EXTRACTOR FAN W/ HUMIDISTAT MINIMUM 50 CFM

REVISIONS	
2	OCTOBER 2023 FLNCHCKX RESUBMITTAL

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

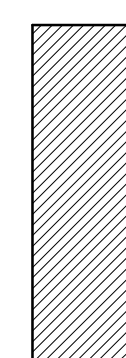
KEY PLAN

DETAILS

SCALE: 1 1/2" = 1'-0"
DATE: 15 JANUARY 2024
FILE: A800_MI-DET
SCRIPT:
BUILDING AND SAFETY RESUBMITTAL
PROJECT NO: 21-09

ATTIC VENTILATION AREA (PER BAY) = 14 SF

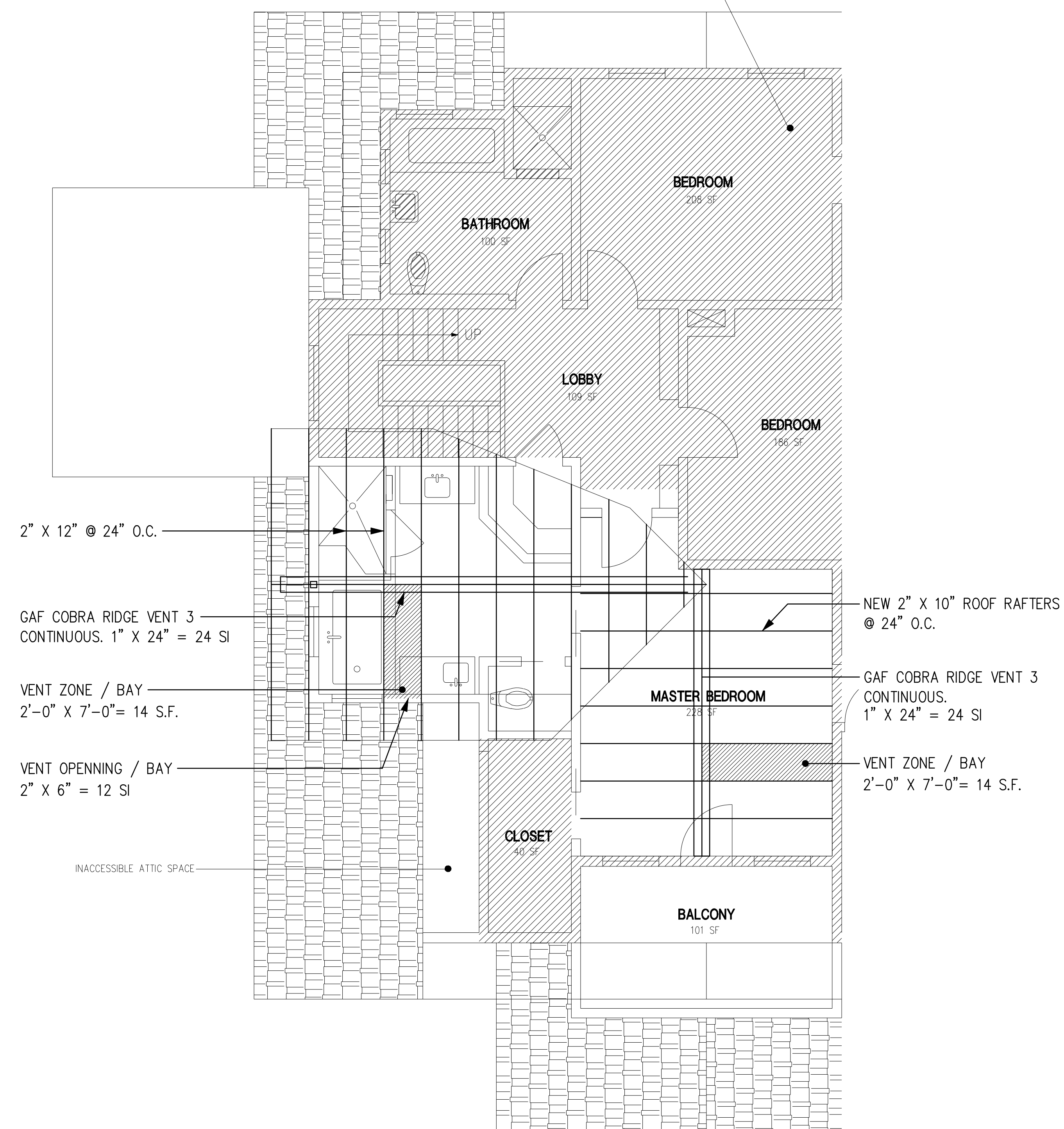
1 SF/150 SF OF SPACE
14 SF/150 SF = .9 SF
.9 X 12 = 11 S.I.
SEE 2/S3.02 FOR DETAILS



1 SF/150 SF OF SPACE
14 SF/150 SF = .9 SF
.9 X 12 = 11 S.I.
SEE 2/S3.02 FOR DETAILS



EXISTING TO REMAIN

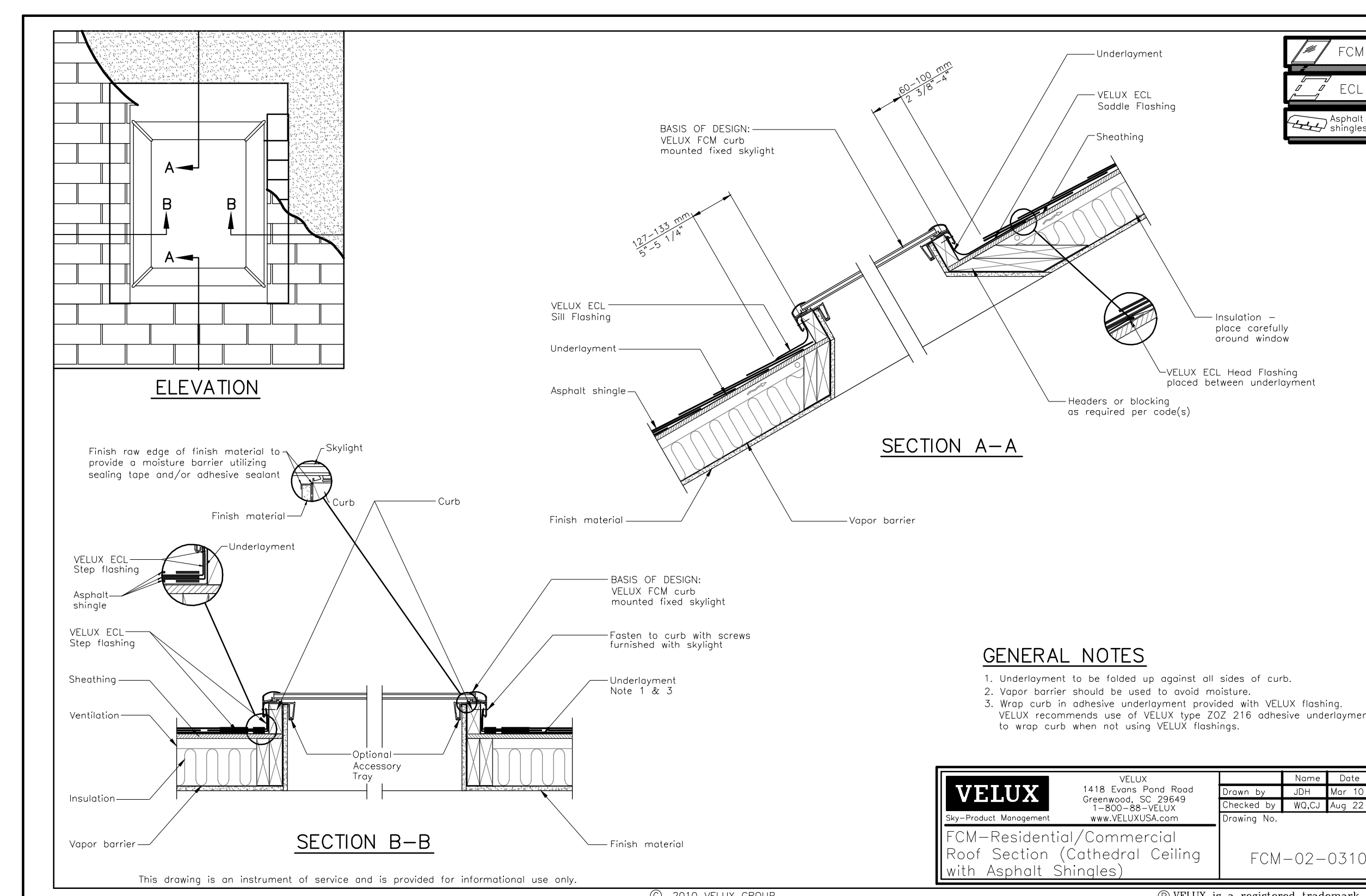


4 ROOF VENTING CALCULATION

1/4" = 1'-0"

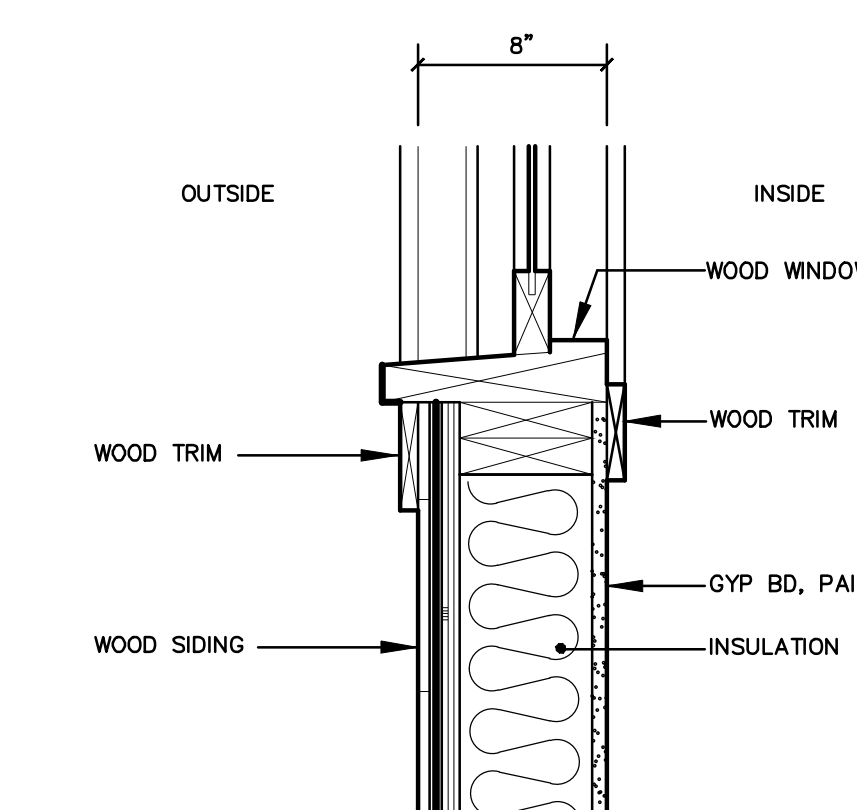
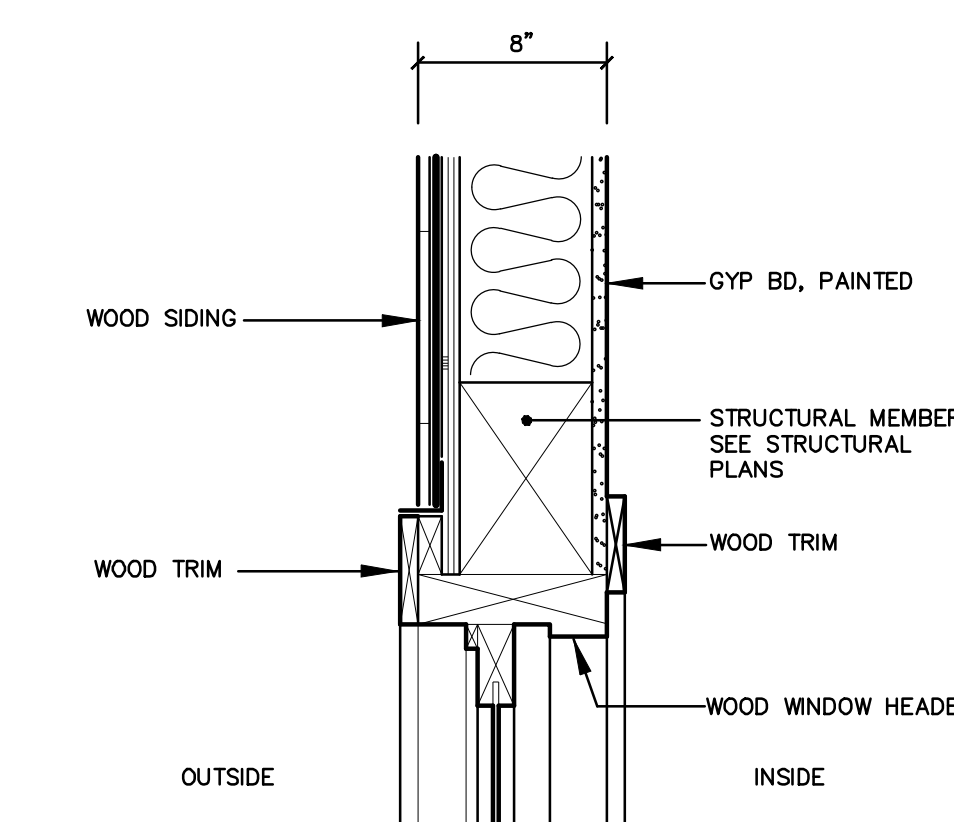
14 SKYLIGHT TYPICAL DETAILS

1" = 1'-0"



23 TYPICAL WINDOW HEADER

1 1/2" = 1'-0"



24 TYPICAL WINDOW SILL

1 1/2" = 1'-0"