

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 inperson from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: 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. <a href="https://doi.org/10.108/j.cl/doi.or

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-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 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

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

	ural Fieldage Commission Sandary 16, 2024
ADMINISTRATION	
4. Comments from City Council Liaison None.	<u>1</u> :
5. Comments from Commissioners: None.	
6. Comments from Subcommittees: None.	
Commissioners. He announced that the the February meeting, along with the are He thanked the Commissioners in advantage. Vice-Chair Lopez asked about consistent in a nearby city. Planning Management	ed Happy New Year wishes to the new Commissioner will be introduced at annual reorganization for the upcoming year. Cance for serving on the Commission. Sidering adding alternate Commissioners anager Chang stated that the number of South Pasadena Municipal Code. He will
discuss the issue with the City Clerk's of ADJOURNMENT	office and the City Attorney's office.
8. Adjourn to the regular Cultural Herit for Thursday, February 15, 2024, at 6	
There being no further matters, Vice-C Commission meeting at 7:35 p.m.	hair Lopez adjourned the Cultural Heritage
APPROVEI	D,
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. <u>Cultural Heritage Commission Reorganization</u>

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.

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.

APPROVE	D,	
Conrado Lopez, Chair	 Date	
Cultural Heritage Commission		



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.



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

PROJECT DESCRIPTION

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

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

PROJECT ANALYSIS

General Plan Consistency

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

Development Standards

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

(RE) Residential Estate Development Standards Compliance

(NE) Nesidential Estate Development Standards Compilance				
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)			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:

- "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.		

1303 Milan Avenue

Project No. 2603-COA

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

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

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

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

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

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

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

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

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

Environmental Analysis

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

Staff Recommendation

Staff recommends that the Cultural Heritage Commission:

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

Alternatives to Consider

The Cultural Heritage Commission has the following options available:

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

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

Public Noticing

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

Next Steps

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

Attachments

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

ATTACHMENT 1

Conditions of Approval

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

<u>DEVELOPMENT</u> 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:
 - 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;
 - All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
 - d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P11. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.

BUILDING DIVISION:

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

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

PUBLIC WORKS DEPARTMENT:

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

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

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

PW11. The applicant shall include the following information on the plans:

- a. The 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
- b. The location, grade, and dimensions of all existing conditions and proposed improvements within the public right-of-way, including, but not limited to, curb and gutter, sidewalk, driveway, traffic striping, signage, trees, utilities, pavement and other features.
- c. The location of all existing utilities on adjacent street(s), as well as the location and size of all existing or proposed utilities serving the property. Show all utility points of connection (POC).
- d. Show the location and area of trench sections for any proposed sewer and water line connections within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed.
- e. A trench restoration detail per City standards for proposed utility connections.
- f. All utility poles adjacent to the properties and note to "PROTECT-IN-PLACE".

PW12. The applicant shall add the following notes on the plans:

- a. The applicant shall bring the existing parkway on Milan Avenue up to current standards per SPMC Section 31.48.
- b. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk and driveway approaches, and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
 - The applicant shall install new 4" thick sidewalk with maximum cross slope of 2% conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 112-2. Concrete shall be class 520- C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC).
 - ii. The applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110- 2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Community Development Department and the actual limits of concrete removal with the Public Works Department.

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

FIRE DEPARTMENT:

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

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

ATTACHMENT 2

Building Permit History

1303 MILAN AVENUE

Lot 5, Tract 2071

CITY OF TOUTH PASADENA	
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Contractor: Lytle Corp.						
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FORM 753 IM 2-58 MOCK

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CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

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FORM 502 2M 1-54 MOCK

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CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

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City of South Pasadena

1414 Mission Street

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

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NO INSPECTION DATE INSPECTOR INSPECTION NOTES	
REQUIRED BUILDING INSPECTIONS AND APPROVALS	
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R2 Final Roof Inspection 2-16-99 (D)	
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BUILDING ACTO SAFETY	
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Note that the second se	*:
	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:

SITE ADDRESS

City of South Pasadena

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

ASSESSOR PARCEL NUMBER	
BOOK PAGE PARCEL	
ADDITIONAL INFORMATION / LEGAL DESCRIPTION	
Mc Colgan, Hugh E.	
owners out 2	
STREET ADDRESS	
STREET ADDRESS 1303 Mulan Carl CITY STATE ZIP CODE	\dashv
STATE ZIP CODE STATE ZIP CODE PHYNNE NITHBER	,
PHONE NUMBER	
795-0225]
PRINCIPAL DESIGNER'S NAME LICENSE NO	·}
STREET ADDRESS	શ
CITY STATE ZIP CODE	
PHONE NUMBER	
CONTACT PERSON	
CITY STATE ZIP CODE PHONE NUMBER CONTACT PERSON PHONE NUMBER	
CONTRACTORS MANT	
CONTRACTORS MANT	
CONTRACTORS NAME TOM Wright / PAD ic Rom STREET ADDRESS	
CONTRACTORS NAME TOM Wright / BADIC ROM STREET ADDRESS 1149 HUNTING FOR DR	
CONTRACTOR'S NAME TOM Wright /B/D) IC ROM STREET ADDRESS 1149 HUNGING FON DR CITY STATE ZIP CODE S PASADENA CA 91030 LICENSE CLASS LICENSE NUMBER EXPIRATION DATE	/ - -
CONTRACTOR'S NAME TOM Wright /B/D IC ROOF STREET ADDRESS 1149 HUNGING FON DR CITY S PASADENA CA 91030 LICENSE CLASS LICENSE NUMBER EXPIRATION DATE C-39 44704 8/31/99	<i>f</i>
CONTRACTOR'S NAME TOM Wright /B/D IC ROOF STREET ADDRESS 1149 HUNGING FON DR CITY S PASADENA CA 91030 LICENSE CLASS LICENSE NUMBER EXPIRATION DATE C-39 44704 8/31/99	<i>f</i>
CONTRACTOR'S NAME TOM Wright /B/D IC ROOF STREET ADDRESS 1149 HUNGING FON DR CITY STATE ZIP CODE STATE ZIP CODE COMPANY NAME COMPANY NAME	<i>f</i>
CONTRACTORS NAME TOM Wright / PADIC ROM STREET ADDRESS 1149 HUNGING FON DR CITY STATE ZIP CODE STATE ZIP CODE CITY OF STATE ZIP CODE LICENSE CLASS LICENSE NUMBER EXPIRATION DATE C-39 44704 8/31/99	<i>f</i>

DEDOOF ADDITION

REROOF APPLICATION	DESCRIPTION OF WORK
	Reroof Over Existing Tear-Off and Reroof
OWNER-BUILDER DECLARATION	Name Wassered and Band
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):	New Plywood and Roof Metal Roof o/Existing Other Flat log Brishas Stalk
l, 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).	
l, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).	TYPE OF STRUCTURE RESIDENTIAL NONRESIDENTIAL
I am exempt under Section, Business and Professions Code for the following reason:	AREA CODE IN EFFECT SQUARES / SQ. FT
Signature: Date:	S INITIAL VALUATION S REVISED VALUATION
LICENSED CONTRACTOR'S DECLARATION	WHITE VALUATION ACTION
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.	PRE-ROOF INSPECTION IS REQUIRED
Signature: Jow Wyfot Date: 10/28/98	DO NOT COVER THE ROOF UNTIL
WORKERS' COMPENSATION DECLARATION	APPROVAL FROM THE CITY BUILDING
I hereby affirm under penalty of perjury one of the following declarations:	INSPECTOR HAS BEEN OBTAINED
☐ 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.	ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EX-
☐ I certify that in the performance of the work for which this permit is	PENSE OF THE APPLICANT
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: Date:	BUILDING PERMIT FEE \$ 41.80 ISSUANCE FEE \$ 23.50
CONSTRUCTION LENDING AGENCY See the back of this form for required statement	AID:
AUTHORIZATION OF ENTRY	ss
I certify that I have read this application and state that the information given is	101-5200-004 TOTAL , 65.30
correct. I agree to comply with all federal and state laws and city ordinances	<u> </u>
relating to building construction, and I authorize a representative of this City to	PERMIT NUMBER INITIALS DATE
enter upon the property for which I have applied for this permit for the purpose of making inspections.	002217 50 10-28-5
Tomas Unchia	0 70 20 70
Name: John World Date: 10/22/98	DATE OF FINAL 5 98 FINAL BY
	b

NO INSPECTION DATE INSPECTOR	INSPECTION NOTES
REQUIRED BUILDING INSPECTIONS AND APPROVALS	
RI Preroof, Tear Off, or Sheathing 10-29-8	
R2 Final Roof Inspection	
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	CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the
	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).
	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).
	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).

Bayanga Samura nagyungi sakaranganan sakara samura na agyuni samura

REROOF COVERING REQUIREMENTS

1	a preroof-cover	RING INSPECTION IS	S REQUIRED.
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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 finaled unless a final inspection has been made, and all noted deficiencies corrected.

CHE	ECK ONE OF THE FOLLOWING:
	I am the owner doing the roof covering work.
Ø	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 cert requi	tify that I have read and understand the requirements listed above, and agree to comply fully with these irements. I also agree to comply fully with all Federal and State laws, City ordinances, and the currently
adop	ted Los Angeles County Building Code.

1303 Milan ave.

SMOKE DETECTORS REQUIRED

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

BUILDING PERMIT

PLA	NNING & BU	ILDING DIVISION				-1Z1 A II 1	
Building Address 1303 M1	LAN		U.B.C Editi	C. Type on 5 Const.	Occ. Load	Occ. Group	.3
Lot Tract No.	Tract		USE ZON	E	Variance Required	Appr.	
Owner McCdalA	พ		Lot Size		0	<u> </u>	
Mailing Address SAWE				FAR	THOLL	VARE	
	okosp ^{esz}	Tol. 7950225	VALI	UATION: \$\frac{19}{9}	120 %	NAN	14
Contractor /	W15		1	BUILDING FEE		40	00
Address	ubson		1	S.M.I. FEE	•		50
City S. PASS	Zipo 103U	Tel. 799 24 87	F	PLAN CHECKING	FEE		-
State Lic.	·	City 27942	E	Energy	PASADENA		
& Clessif. 443677 Arch., Engr.,	BI	Lic. No. 2777 C	5	Compl. Fac.	NAL		 -
Designer Address		Tel.		SPECIAL INSP	SAFETY		\vdash
City	Zip	State		BUILD	ING & SAFETY	- //0	50
Proposed	<u> </u>	Lic. No.	PERA	AIT NO.:	WORKERS COMP. EXP.	PROCESSED BY:	AU
C'a a la	EARTH QUAR	UE DAMAGRAD	_	7464	2-489/	Date: 1/-23	7. Kg
	No. 7	DETAIL"A1"/		LICENIRE	D CONTRACTOR'S DEC	LABATION	
Sq. Ft. Size	Stories	Units	1	I hereby affirm the (commencing with Se	at I am licensed under partition 7000) of Division 3_0	rovisions of Chapte of the Business and I	r 9 ² ro-
New Add. Alter.	. Repairs	Demolition		tessions Code, and reference in the series of the series o	ny license is in full force/o Signature of Contractor	and effect/	
WORKER'S COMP	ENSATION DEC	CLARATION	6		/NER-BUILDER DECLARA	TION	_
I hereby affirm that I have a certificate of Worker's Computered (Sec. 3800, Lab.C.).	ensation Insuran	ce or a certified copy		Nereby affirm that for the following reas	t I am exempt from the Coson: (Sec. 7031,5, Busines:	ontractor's License L s and Professions Co	des
Policy No. 37 22827-	Company_	STATE FUND		demolish, or repair a	rich requires a permit to co ny structure, prior to its iss rmit to file a signed state	suance also requires ment that he is licen	the sed
CERTIFICATE OF EX COMPENS	ATION INSURAI	NCE	 	commencing with Se	sions of the Contractor's I ction 7000) of Division 3 o	License Law, Chapte of the Business and F	or 9
I certify that in the performal issued, I shall not employ any subject to the Worke's Compe	person in any m	anner so as to become		alleged exemption	nt he is exempt theretrom Any violation of Section 70 The applicant to a civil pe	031.5 by any applic	ant
Date Applica NOTICE TO APPLICANT: V, a	ınt		ŀ	five hundred dollars	(\$500). e property, or my employ on, will do the work, a	vees with wages as t	heir
you should become subject to the Labor Code, you must fart	he Worker's Cor with comply with	npensation provisions of		intended or ottered Code: The Contractor	tor sale (Sec.7044, Bu 's License baw does not ar	isiness and Professi oply to an owner of p	ons oro-
permit shall be deemed revolted	N LENDING A	GENCY		through his own emp.	proves thereon and who do loyees, provided that such or sale. If, however, the b	n improvements are uilding or improvem	not ent
I hereby affirm that there is a formance of the work for which Code.)	construction lend In this permit is in	ling agency for the persued. (Sec. 3097, Civil		is sold within one yed burden of proving the	or of completion, the owner the did not build of imp	er-builder will have rove for the purpose	the ∍ of
Lender's Name			ĺ	I, as owner of the	e property, am exclusively construct the project. (S	contracting with lice	ens-
Leader's Address I certify that I have read this as	oplication and sta	ate that the above infor-		Professions Code: The owner of property who	e Contractor's License Lav builds or improves thereo	v does not apply to n. and who contracts	an for
mation is correct. I agree to column and state laws relating to built	mply with all city ling construction	and county ordinances , and hereby authorize		License Law.)	ontractor(s) licensed purse er Sec		л 8
for inspection purposes Signature of Applicant Mailing Address	ran Sal	Date				• • • 4 0,5 0	
	· · · · · · · · · · · · · · · · · · ·			Date	Owner		_ _\
City, State, Zip					3090A00	••• 4 0,5 0	CLE C

INSPECTION RECORD

FOUNDATION: (Gr. Certif, Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.	NERT STEEL ANGUA STRAPS - 11/24/88	Benfile		INSPECTION	NOTES
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vop. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.	1001/05		CHIMINEY REPAIR	ABOVE CELING	Joists
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.					
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			<u> </u>		
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.	149/88	Bedil			
SWIMMING POO	L/SPA				
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.					
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			SETBACKSI	<u> </u>	
FINAL INSPECTION			FRONT	PLOT PLAT	BIDE FRONT
MISCELLANE	ous				
SPRAY PAINT BOOTH:					
RETAINING WALL					
DUST COLLECTION SYSTEM:					
VENEER					
RE-ROOF:					
SIGN(S),			ļ		
INSPECTION	DATE	INSP. SIGN.			
				STREET	

PLEASE PLAN A 1" SQ. SCALE

1303 Milan

APPLICATION FOR A LATHING/PLASTERING PERMIT

OR ROOFING PERMIT

BOILDING DEPARTMENT - CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-9101 • 682-2175

•						
	CONTRACTOR Howard		dol Co) <u>I</u> !	nc.	STATE LIC. NO. 186086
•	MAIL ADDRES				_	288-4040
•	OWNER					(CITY BUS. LIC.)
H	ugh MCI	<u>Colgan</u>				D12478 OWNER PHONE
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	NEW BLDG.	ALTER		ADD'N		REPAIR XXX
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•	(INCL	UDE WEIGHTS,	ROOFING	DETAIL	S OF SHING	SLES, ETC.)
	TYPE OF F	lat			NO. OF SQUARES	14
	DESCRIPTION	Parti	al re	-roof	- upi	per
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PERMANENT

INSPECTION RECORD-	-LATHING &	PLASTERING
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EXTERIOR SCRATCH COAT		
EXTERIOR BROWN COAT		
EXTERIOR FINISH COAT		
INTERIOR LATHING		•
INTERIOR BROWN COAT	•	
INTERIOR FINISH COAT		
PARTIAL OR MISC. INSPECTIONS	,	
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FINAL		
INSPECTION REC	ORD - ROC	FING
SHEATHING (COMMERCIAL)	DATE	AFFROVED
IN-PROGRESS INSPECTION	<u> </u>	
PARTIAL OR MISC. INSPECTIONS		
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NUMBER & -STREET 1303 MILANI

APPLICATION FOR A BUILDING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA

20-4120-0-0-								
CONTRACTOR	11-	1-1-	10.		D.		1	T. LIC. NO.
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ALUATION: NO	BUIL BLOCK FIRE ZONE	JDE AL	DEPAR	TMENT	USE, C	LOT A	Z	
ALUATION: NO PLAN CHECK FE LOT USE ZONE REQUIRED SET BACKS ENG. DEPT, APPROVAL	BUIL BLOCK FIRE ZONE	DING I	DEPAR	TMENT	USE, C	LOT A	Z.	REAR
APPROVED	BUIL BLOCK FIRE ZONE FRONT	DING I	DEPAR TR.	TMENT ACT C. ZONIN APPRO	USE, C	DNLY TYPE BUILD. SIDE CHECKE APPROV	U.	REAR

3129211 H -2.00 BD

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 compiled with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION		
TEMP POWER	DATE	APPHOVED
FORMS, FOOTING & SETBACKS	8-14-67	Smith
REINFORCING & CELLS	8-14-67	Amix
SUBFRAME	_	
ROOFING		
FIREPLACE		
FRAME		
VENEER		
EXT. LATH.		
INT. LATH.		
PARKING REQ'S		
ZONING REQ'S		
FIRE DEPT.		
PARTIAL OR MISC. INSPECTIONS		e Company
		
FINAL BUILDING	9-6-67	Smith
SETBACKS: FRONT SIDE	SIDE	FRONT
B P. COOL	EN CONTRACTOR OF THE PROPERTY	1
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PLAN CHECK PROGRESS

LAST TRANSPORTED AND LINGUISM ENGINEERING TO AT THESE TO SHARE CHEMICAL PRODUCTION OF THE SELECTION OF THE S

Address /303 Mulan Rec'd. Date 7/25/67		ಈ ೧೯೯೮ ರವನ್ನು
Rec'd. Date /23/6/ Department	in_	OUT
i-1-DG & ZONE	7/25	7/25
WATER		
PIRE		
ENG	7/25	1/28
READY FOR CORPECTIONS	1	
READY FOR DOLLLED ANN	7/28	7/3/

1303 Milan Avenue

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

Anthony Pools, Inc.	
5871 E. Firestone Blvd.	
South Gate	
FOR:	
* PLAN CHECK FEE FOR VALUE OF 5 4200.	00
☐ FILING FEE FOR PLANNING COMMISSION OR Z	ONING.
O <u></u>	
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□	
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REMARKS	
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AMOUNT DUE \$ 9.00	
WHEN PROPERLY VALIDATED, BELOW, THIS IS A	RECEIPT FOR THE AMOUNT

SHOWN ON THE VALIDATION STAMP.

-0.00swde 2966325 |

*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.

APPLICATION FOR A SWIMMING POOL PERMIT

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

CONTRACTOR Anthony Peols.	Inc.		190179-C53					
MAIL ADDRESS	_		CITY BUB. LIC.					
<u> 5871 E. Firest</u>	one Blvd.		A-9991					
S. Gate	_	SP 3-2210						
ENGINEER								
C Adams 16061 MAIL ADDRESS PHONE								
5871 E. Firest	one Blvd.		SP 3-2210					
OWNER	DWNER PHONE							
Hugh McColgan								
1303 Milan Ave	S. Pas.		Ì					
	PLOT PLAN ON BAC	K OF ORIBIN	AL COPY					
POOL SIZE 201 X	<u>]₁21</u>							
26.00	· ·	Γ ορ	┌─┐\$EMI-					
EST, CAPACITY_36,00	OGALS.	PRIVATI	E LIPRIVATE					
TYPE FILTER Diet. H	BACKY	VASH Senor	ration Tank					
		- no hara	- 					
VALUATION (NOTE: INCI	LUDE LABOR, MATERIA	ac.) s 1,200	2.00					
PLAN CHECK FEE & VAL	IDATION							
<u> </u>	2966号	25	-9.00 T					
INFORMAT	ION PROVIDED BY BUI	LDING DEPART	MENT					
LOT	вгоск							
NO.	<u>NO.</u>	TRACT						
		SHEE						
REQUIRED FRONT SETBACKS	SIDE	SIDE	REAR					
	 	<u> </u>						
	APPROVALS	· -						
ENGINEERING DEPT.								
JB	URN).							
CHECKER'S	- -							
APPROVAL	B C 555	•						
	P. C. FEE	₽						
JRN.	PERMIT FEE	\$_	18,00					
`								
WHEN PROPERLY VALID		FORM CONS	TITUTES A PERMIT					
TO DO THE WORK DESCI								

I have carefully read and examined the above application and find the same to be true and carrect. 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 eccupa or allow occupancy of any building authorized by this permit until final inspection has been received.

3002⊰31 ;;

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Anthony Pools, Inc. BY:

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

	INSPECTION RECO	RD 🥗 🔭
EXCAVATION	8-10-67	Anut
REINFORCING	8-10-67 8-10-67	Smith
BONDING	8-10-67	Lewish
SWIMMING POOL FIL	LLINE 8-10-67	And
PARTIAL OR MISC. IN	ISPECTIONS	
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	<u>. L</u>	<u>,</u>
	 	
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FINAL 10-	19-67	Smith
	PLOT PLAN	•
NO	TE: LOCATE ALE STRUCTURES	<u> </u>
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STREET

Milan Avenue

APPLICATION FOR A PLUMBING PERMIT

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

TELEPHONE 7999101 • 002-2175						
Anthony Poels	. Tno.			190179_C53		
MAIL ADDRESS	-410-0			CITY LIC. NO.		
5871 B. Fires	tone Blv	a. 		A-9991		
S. Cate				SP 3-2210		
OWNER				PHONE		
Hugh McColgan			The Ale			
1303 Milan Ave	nue		J. T	9-789/		
PROPOSED USE		USE ZONE				
NO. EACH FIXTURE	NO. EAC	H FIXTURE	NO.	EACH FIXTURE		
BATHTUBS		ACC. SINKS		WASHING MACHINES		
STALL SHOWERS		FLOOR SINKS AND DRAINS		WATER HEATERS		
LAVATORYS		'P' TRAPS		VENTS		
WATER CLOSETS		GARBAGE DISPOSALS		WATER PIPE		
URINALS		DISHWASHERS		SPRINKLER SYSTEM		
KITCHEN SINKS		LAUNDRY TRAYS		DRINKING FOUNTAINS		
TOTAL FOR ABOVE FIXTURES	3	@	2.00 ea.	\$		
SAND OR GREASE TRAPS		@	2.50	\$		
GAS PIPE SYSTEM, 1 - 5 OUTL	ET\$		2.50	\$		
+ EACH ADDITIONAL OUTLE	:ī		.50	\$		
SOIL OR VENT PIPE ALTER OF	REPAIR		2.00	\$		
DILUTING TANK OR WATER S	OFTENER		3.50	\$		
BUILDING DRAIN, ALTER OF	REPAIR		4.00	\$		
SEWERS, CESSPOOLS, SEPTIC	TANKS	@	6.00 ea.	\$		
SWIM POOL		1	0.00	\$_10.00		
ADDITIONAL INSPECTION		<u>@</u> !	5.00 hr.	\$		
INVESTIGATION FEE				\$		
OTHER				\$		
BLANKET PERMIT		;	3.00	\$		
PLUMBING PERMIT		1	2.50	\$ 2.50		
WHEN PROPERLY VALIDA THIS FORM CONSTITUTES FOR THE WORK DESCRIBE	s a permit 了	10 003号31 N	TAL FEE	s 12.50 250 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 compiled with whether specified herein or not. No parson 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:

INSPECTION RECORD						
INSPECTION	N KECOKO					
GROUND WORK	8-10-67	APPROVED (
WATER LINES	8-10-67	Snith				
ROUGH PLUMBING						
SHOWER PAN	• `					
SEWER, SEPTIC TANK						
HEATER VENTS		<u> </u>				
GAS TEST		· 				
GAS CO. NOTIFIED						
PARTIAL OR MISC, INSPECTIONS						
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FINAL PLUMBING INSPECTION	10-19-67	South				

APPLICATION FOR A PLUMBING PERMIT

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

TE	LEPHONE 795	9101 • 682-2	175	
CONTRACTOR	0		202	187, LIC. NO. 3283
Hydronic	cs serv	ice Co.	20.	CITY LIC. NO.
1 <u>13 S.Manzan</u>	-	_		B579
				PHONE
OWNER				PHONE
McColgan MAIL ADDRESS				<u> 797–78</u> 91
on lot				· · · · · · · · · · · · · · · · · · ·
PROPOSED USE		USE ZONE		
NO. EACH FIXTURE	NO. EAC	H FIXTURE	NO. E	ACH FIXTURE
BATHTUBS		ACC. SINKS		WASHING MACHINES
STALL SHOWERS		FLOOR SINKS AND DRAINS	l Poc	1 WATER HEATERS
LAVATORYS		"P" TRAPS	<u> </u>	VENTS
WATER CLOSETS		GARBAGE DISPOSALS		WATER PIPE
URINALS		DISHWASHERS		SPRINKLER SYSTEM
KITCHEN SINKS		LAUNDRY TRAYS		DRINKING FOUNTAINS
TOTAL FOR ABOVE FIXTURES	5	@	2.00 ea. \$,	2.00
SAND OR GREASE TRAPS		@	2.50 \$.	
GAS PIPE SYSTEM, 1 · 5 OUTL	ETS		2.50 \$	2.50
+ EACH ADDITIONAL OUTLE	:ा		.50 \$	
SOIL OR VENT PIPE ALTER OF	REPAIR		2.00 \$.	
DILUTING TANK OR WATER S	OFTENER		3.50 \$.	
BUILDING DRAIN, ALTER OF	REPAIR		4.00 \$.	
SEWERS, CESSPOOLS, SEPTIC	TANKS	@	6.00 ea. \$.	
SWIM POOL		1	0.00 \$.	
ADDITIONAL INSPECTION		@ :	5.00 hr. \$.	
INVESTIGATION FEE			\$_	
OTHER			\$.	
BLANKET PERMIT		Ş	3.00 \$_	
PLUMBING PERMIT		,	2.50 \$_	2.50
WHEN PROPERLY VALIDA	ited, here,	<u> </u>	TAL FEE \$	7.00
THIS FORM CONSTITUTE FOR THE WORK DESCRIB	S A PERMIT 🕞	082≥ 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 compiled 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

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

: '

1303 Milan Ave

APPLICATION FOR AN ELECTRICAL PERMIT

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

11		alul • 002.21/2		
CONTRACTOR COBINE ELECT	22	TE LIC. NO. 29847		
MAIL ADDRESS	NE DO-OZIE			
1607 Chestn	ut Street	<u></u>		32 - 0315
Mc Colgan			[]	LIC, NO.
MAIL ADDRESS	.	.	OW	VER PHONE
same				
	DESCRIPTIO	IN OF WORK		
NEW BULLGING	EAISTING BUILDING	NO SERV CHANGE	·	PECORRECT OR RESEAL
FIXTURES RECEPTA	FEE COMI	OTATION CHES First 10@ 25¢ ea.		
1 TATORES REGERIA	<u> </u>	Ea. Additional @ 15	¢ ea	\$ •75
RANGES	OVENS G	ARB. DISP.		
WATER HTR. FAN C	OUTLET E	ISH WSHR. @1.5	0 ea.	S
Wall Heaters	 	Ceiling Heaters Up to 1650 W		•
WASHING MACHINES		@1.00 ea.		
220 VOLT OUTLETS				\$ \$
SIGN FIXTURES		@2.00 ea.		\$
AIR HEATERS OVER 1	.650 W	@2.50 ea.	·	\$
TEMPORARY POWER	POLE	2.00 (NO AI)D'L FEE)	\$
NEW SERVICE UP TO 100 AM	<u> </u>	2.00		\$
'' ' 200 AM	P\$	2.50		\$
" 40 <u>0 AM</u>	PS	3.00		\$
" OVER 400 AM	PS			\$
1 Motors under @ 1.50 ea.	3 1.50	Motors 50 @ 5.00 ea.	- 100 hp	\$ 2.25
Motors 2 · 8 hp @ 2.00 ea.	\$	Motors 10 @ 10.00 sa	0-500 ltp	\$
Motors 8-15 h @ 2,50 ea.	p s	Motors 50: © 15.00 ea)·1000 hp	\$
Motors 15-50 @ 3.00 ea.	hp S	Motors ove © 20.00 ea		\$
		COLUMN TOTAL	>	\$
INVESTIGATION FEE				\$
OTHER	•••	-	-	\$
BLANKET PERMIT	-	3.00		\$
ELECTRICAL PERMIT		2.50		\$ 2.50
TOTAL		= -93	\$	4.75
MUEN DOUDEDLY ANTINATED				

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

3141214 D -4.75 EL

BIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT PERMANENT

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.

INSPECTION		
T. P. P.	DATE	APPROVED ,
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
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APPLICATION FOR AN **ELECTRICAL PERMIT**

BUILDING DEPARTMENT . CITY OF SOUTH PASADEMA, CALIFORNIA TELEPHONE 789-9101 • 682-2175

FEE COMPUTATION		IELEF	HONE 188	• וטופי	002.2	173				
MAIL ADDRESS 282031 CTY LIC. NO.		Elootsi e	. Co i i					_		5.
1607 Chestnut St., Alehmbra 282031	MAIL ADDRESS	THE CLIC	; •0• <u> </u>	nc		_				_
McColgan	1607_Uh	estnut S	8t., A]	ahmb:	ra.					<u>5</u>
NEW SERVICE UP TO 100 AMPS South Service Substitution Signature Substitution Substit	McColga	n					CITY	/ LI	C. NO.	
DESCRIPTION OF WORK	MAIL ADDRESS		Pasade	ena.			OW	NER	PHON	E
FIXTURES RECEPTACLES SWITCHES First 10@ 25c ea. \$					ORK		•			_
FIXTURES RECEPTACLES SWITCHES First 10@ 25c ea. \$	BOIL NES	.DI KG					/	/	RECONNE DA RESE	
Ea. Additional @ 15c ea. \$										
WATER HTR. FAN OUTLET DISH WSHR.			<u></u>	Ea	a. Additio	25¢ ea. Inal @ 15¢	ea.	\$		
Wall Heaters Up to 1650 W Ceding Heaters Up to 1650 W										
WASHING MACHINES @ 1,00 ea. \$	WATER HTR.	FAN OUT	_ET L	DISH WS	HR.	@1.50	ea.	\$		
220 VOLT OUTLETS	V)	all Heaters p to 1650 W	<u> </u>	Ceding Hea Up to 1650	ters W					
SIGN FIXTURES	WASHING	MACHINES			@:	1,00 ea.		\$		
AIR HEATERS OVER 1650 W	220 VOLT	OUTLETS				.25¢ 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 \$ " 0VER 400 AMPS 3.50 \$ " 0VER 500 E2. \$ " 0VER 400 AMPS 3.50 \$ " 0VER 500 100 hp	SIGN FIXT	JRES	·	_	@	2.00 ea.		\$		
NEW SERVICE UP TO 100 AMPS 2.00 \$	AIR HEATI	ERS OVER 1650 \	<i>N</i>		<u>@</u> ;	2.50 ea.		\$		
" 200 AMPS 175amp 2.50 \$ 2.50 " 400 AMPS 3.00 \$ " OVER 400 AMPS 3.50 \$ " OVER 4100 A	TEMPORA	RY POWER POLE	<u> </u>		2.00	(NO ADI)'L FEE)	\$		
" 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 500-1000 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 @ 2.000 ea. \$ Motors 15.50 hp @ 3.00 ea. \$ COLUMN TOTAL \$ SINVESTIGATION FEE \$ OTHER \$ BLANKET PERMIT 3.00 \$ ELECTRICAL PERMIT 2.50 \$ 2.50 WHEN PROPERLY VALIDATED \$ 5.00 WHEN PROPERLY VA	NEW SERVICE UP	TO 100 AMPS				2.00		\$		
OVER 400 AMPS 3.50 \$	н	" 200 AMPS	175an	ıp	:	2.50		\$	2.50	<u>)</u>
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 30·1000 hp @ 10·00 ea. \$ Motors 30·1000 hp @ 2.50 ea. \$ Motors 50·1000 hp @ 2.50 ea. \$ Motors 0.00 ea. \$		" 400 AMPS				3.00		\$		
@ 1.50 ea.	ואַט עווייט אַ							\$		
© 2.00 ea. \$	'	otors under 2 hp 1.50 ea.	\$				100 hp	\$		
© 2.50 ea. \$	 @	olors 2 · 8 hp 2.00 ea.	\$			otors 100 10.00 ea.	500 hp	\$		
Motors 15.50 hp @ 3.00 ea. \$ @ 20.00 ea. \$	M	otors 8-15 hp 2.50 ea.	<u> </u>		M @	olors 500- 15.00 ea.	1000 hp			
INVESTIGATION FEE OTHER BLANKET PERMIT 5.00 FLECTRICAL PERMIT TOTAL WHEN PROPERLY VALIDATED WHEN PROPERLY VALIDATED	 M @	otors 15·50 hp 3.00 ea.	\$		M @	olors over 20.00 ea.	1000 hp			_
OTHER \$ BLANKET PERMIT 3.00 ELECTRICAL PERMIT 2.50 TOTAL \$ WHEN PROPERLY VALIDATED WHEN PROPERLY VALIDATED			L	C	OLUMN T	OTAL	→	\$		
OTHER \$ BLANKET PERMIT 3.00 ELECTRICAL PERMIT 2.50 TOTAL \$ WHEN PROPERLY VALIDATED WHEN PROPERLY VALIDATED	INVESTIGATION F	EE						\$		_
ELECTRICAL PERMIT 2.50 \$ 2.50 TOTAL \$ 5.00								\$		
TOTAL \$ 5.00	BLANKET PERMIT					3.00		\$		
WHEN PROPERLY VALIDATED	ELECTRICAL PERI	VIT				2.50		\$	2.50)
BEOF TUIC TODIC PONCTITUTES	TOTAL					_	\$		5.00	<u>)</u>
-A PERMIT FOR THE MORK 3307世 7 K 一方。00	HERE THIS FORM C A PERMIT FOR THE	ONSTITUTES Work	3	307ස	7 K		-5.()()	E

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 person that inspection has been received.

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CONTRACTOR OR AUTHORIZED AGENT PERMANENT

INSPECTI	101	N RECORD	
, P. P,	,	DATE	APPROVED
SROUND WORK			0
ROUGH WIRING		9-8-67	Anix
	 -		-/ Smin
FINISH			0
<u>FIXT</u> URES	-	00 -	
EDISON NOTIFIED	•	9-8-67	Duith
PARTIAL OR MISC. INSPECTIONS	<u>.</u>		
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FINAL ELECTRICAL INSPECTION		10-19-67	Heruit

1303 Milan Ave.

APPLICATION FOR A PLUMBING PERMIT

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

TE	LEPHONE 799	H9101 • 682-2	175		
CONTRACTOR				5	ST. LIC. NO.
Morrow & Hol	ust <u>u</u>				19485 STY LIC. NO.
<u> 1500 El Cent</u>	ro St.				10219
South Pasade	na, Cali	f.			799 – 3115
OWNER				I -	HONE
H. McColgan					<u> 799-7891</u>
130 3 Milan	Δ νο_• S	o.Pas.			
PROPOSED Residen	.ce	USE ZONE			
NO. EACH FIXTURE		H FIXTURE	NO.	EACH	FIXTURE
BATHTUBS		ACC. SINKS			WASHING MACHINES
STALL SHOWERS		FLOOR SINKS AND DRAINS			WATER HEATERS
LAVATORY5		"P" TRAPS			VENTS
		GARBAGE	gero	sate)
WATER CLOSETS		DISPOSALS	│ 		SPRINKLER
URINALS.		DISHWASHERS	<u> </u>		SYBTEM
KITCHEN SINKB	_	LAUNDRY TRAYS		_	DRINKING FOUNTAINS
TOTAL FOR ABOVE FIXTURES	S	@	2.00 ea.	\$	2.00
SAND OR GREASE TRAPS		@	2.50	\$	
GAS PIPE SYSTEM, 1 - 5 OUTL	ETS .		2.50	\$	
+ EACH ADDITIONAL OUTLE	:ा		.50	\$	
SOIL OR VENT PIPE ALTER OF	R REPAIR		2.00	\$	
DILUTING TANK OR WATER S	OFTENER		3.50	\$	
BUILDING DRAIN, ALTER OR	REPAIR		4.00	\$	
SEWERS, CESSPOOLS, SEPTIC	TANKS	@	6.00 ea.	\$	
SWIM POOL		1	0.00	\$	
ADDITIONAL INSPECTION		@:	5.00 hr.	\$	
INVESTIGATION FEE				\$	
OTHER				\$	<u>_</u>
Blanket Permit		3	3.00	\$	
<u>Plumbing Permit</u>		;	2.50	\$	2.50
WHEN PROPERLY VALIDA	ITED, HERE,		TAL FEE	\$	4.50
THIS FORM CONSTITUTES FOR THE WORK DESCRIBE	S A PERMIT 3	244328 E	_	-4.	50 PM

I have carefully road and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be compiled 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. Cecel

INSPECTION		
GROUND WORK	DATE	APPROVED
WATER LINES		
ROUGH PLUMBING		
		
SHOWER PAN	•	
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST P P	۵	
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
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FINAL PLUMBING INSPECTION	879-67	Anuth

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NUMBIN TREET	03 N	112	BN	' A	lve	-	T D
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BUILDING	BUI DEPARTMENT • TELEPHON	CITY		H PASADE	ENA, CA	LIFORNIA	ER'S
CONTRACTOR	ow	Ne	12			ST. LIC. NO	. Z
MAIL ADDRESS						PHONE	
ARCHITECT EN	GINEER			•		BT. LIC. NO	्रा द्वि
MAIL ADDRESS					•	PHONE	~~ ~~ ∴
OWNER HAGH MAIL ADDRESS	5 MCC	Oc	613	v		7997	ー E
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SET BACKS		-	ZONING		_		\dashv
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APPROVED	PERM	ANENT	<u>r</u>		CKER'S	·	4
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FOR THE WOR	RLY VALIDATED K DESCRIBED HER	EON.	V, THIS P		SITUI	ES A PERM	 -
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Musk	100			Las	in		_

building authorized by this permit until final inspection has been received.

Signature of contractor or authorized agent

PERMANENT

TEMP POWER FORMS, FOOTING & SETBACKS REINFORCING & CELLS SUBFRAME ROOFING FIREPLACE FRAME VENEER EXT. LATH. INT. LATH. PARKING REQ'S ZONING REQ'S FIRE DEPT. PARTIAL OR MISC. INSPECTIONS		INSPEC	TION R		4,
REINFORCING & CELLS SUBFRAME ROOFING FIREPLACE RAME VENEER EXT. LATH. NT. LATH. NT. LATH. PARKING REQ'S CONING REQ'S FIRE DEPT. PARTIAL OR MISC. INSPECTIONS FINAL BUILDING FINAL BUILDING FINAL BUILDING FINAL SIDE FRONT PLOT PLAN	TEMP POWER			DATE	APPROVED
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FRAME VENEER EXT. LATH. INT. LATH. PARKING REQ'S ZONING REQ'S FIRE DEPT. PARTIAL OR MISC. INSPECTIONS FINAL BUILDING SETBACKS: FRONT PLOT PLAN	ROOFING			_	
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FINAL BUILDING SET BACKS: FRONT PLOT PLAN	ARKING REQ'S				<u> </u>
FINAL BUILDING SETBACKS: FRONT SIDE SIDE FRONT PLOT PLAN	ONING REQ'S				
PARTIAL OR MISC. INSPECTIONS FINAL BUILDING SETBACKS: FRONT PLOT PLAN	TRE DEPT.				
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SETBACKS: FRONT SIDE SIDE FRONT PLOT PLAN	INAL BUILDING		4	-20-70	Same
PLOT PLAN	ETBACKS:				
L.C. 1-12-70 NG	EDONT			SIDE	FRONT
		1-12	- 70	NES	

NUMBE

APPLICATION FOR A

PLUMBING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 700-0101 - COO TITEL

	LEPHONE 799	9-9101 • 682-2	175		_
CONTRACTOR OU	ST. LIC. NO.	•			
MAIL ADDRESS	<u> </u>			CITY LIC. NO	5.
	<u>-</u>	_	 _	PHONE	_
OWNER -	MCC	OLGAN		799-78	<u> </u>
1303 M	ILAI	V BUI	<u> </u>	0/45	_
PROPOSED USE		USE ZONE			_
NO. EACH FIXTURE	NO. EAC	H FIXTURE	NO.	EACH FIXTURE	_
BATHTUBS		ACC. SINKS		WASHING MACHINE	
STALL SHOWERS		FLOOR SINKS AND DRAINS		WATER HEATERS	
LAVATORYS		P" TRAPS	// //	VENTS	_
WATER CLOSETS	1	GARBAGE DISPOSALS		WATER PI	<u>PE</u>
URINALS		DISHWASHERS		SPRINKLE SYSTEM_	iR
KITCHEN SINKS	•	LAUNDRY TRAYS		DRINKING FOUNTAL	
TOTAL FOR ABOVE FIXTURES	5	@	2.00 ea.	S_ Z_	72,99
SAND OR GREASE TRAPS		@	2.50	\$	_
GAS PIPE SYSTEM, 1 - 5 OUTL	ETS		2.50	\$	
+ EACH ADDITIONAL OUTLE	ī		.50	\$	
SOIL OR VENT PIPE ALTER OF	R REPAIR		2.00	\$	
DILUTING TANK OR WATER S	OFTENER		3.50	\$	_
BUILDING DRAIN, ALTER OF	REPAIR		4.00	\$	
SEWERS, CESSPOOLS, SEPTIC	TANKS	@	6.00 ea.	\$	_
SWIM POOL		1	0.00	\$	_
ADDITIONAL INSPECTION		@	5.00 hr.	\$	
INVESTIGATION FEE				\$	_
OTHER				\$	
BLANKET PERMIT			3.00	\$	
PLUMBING PERMIT		1	2.50	s 2.5	<u>\sigma</u>
WHEN PROPERLY VALIDA THIS FORM CONSTITUTE FOR THE WORK DESCRIB	s a permit	то 8042∺12 [TAL FEE	s 1 4,5 1 14.50	<u>•</u> • • • • • • • • • • • • • • • • • • •
TOR THE MORK DESCRIB	LD HENLOIT.			-	

SIGNATURE OF JOHN RACTOR OBLAUTHORY ED AGENT

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be compiled 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.

INSPECTION		4, ,
GROUND WORK	DATE	APPROVED ,
WATER LINES		
ROUGH PLUMBING		<i>)</i>
SHOWER PAN	10-2-69	Smit
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST	- ''	
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
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	1-20-70	
FINAL PLUMBING INSPECTION 7	-0.10	X rent

STREET 1303 MILAN

APPLICATION FOR AN ELECTRICAL PERMIT

BUILDING DEPARTMENT . CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-9101 • 682-2175

CONTRACTOR			<u>ე</u> ("	ハノビ	W_			ST/	ATE LIC. NO	-
MAIL ADDRESS	•				•			PH	ONE	-
OWNER			18	101	<u> </u>			СІТ	Y LIC. NO.	-
MAIL ADDRESS		-	#44	7 – 7	gue	5 B		OW.	NER PHONE	7
1303	5 /	416	DESC	BIPTIO	<u> </u>	RK		17	<u>99 - 78</u>	9
ne#	LO)MG	X	Ŀ	XISTING UILDING			NO SERV. CHANGE		MECORNEC OR BESEA	-
	CUMO			E COMP					C.A.	<u>-</u>
FIXTURES	RECE	PTACLE 2	s	SWIT	CHES Firs	t 10@2 Additio	!5c ea. nal @ 15c	ea.	\$ >80	<u>г</u>
RANGES		/ ov	ENS	9	ARB. DIS	P.)	· -			_
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ץ <u>U</u>	/all Hea lp to 16	ters 50 W		C: U:	eiling Heate p to 1650 W	rs J			13	•
WASHING	MACH	INES				@1	.00 ea.		\$	_
220 VOLT	OUTLE	TS				<u>@</u>	.25¢ ea.		\$	_
SIGN FIXT	URES					@2	2.00 ea.		\$	_
AIR HEAT	ERS O	/ER 1650	W			@2	2.50 ea.		\$	_
<u>TEMPORA</u>	RY PO	<u>wer</u> pol	Ε			2.00	(NO ADD)'L FEE	3 \$	_
<u>NEW SERVICE UP</u>	TO 10	AMPS					2.00		\$	_
ri	" 20 0	AMPS				2	2.50		\$	_
11	" 40) AMPS					3.00		\$	_
		AMPS					3.50		\$	_
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				<u> </u>	GOI	T MMU.	OTAL-	<u></u> >	\$	_
INVESTIGATION F	EE								\$	_
OTHER									\$	_
BLANKET PERMIT	•			<u>.</u>	_		3.00		\$	_
ELECTRICAL PER	MIT						2.50		\$ 750	_
TOTAL				_				\$_/	1200	
WHEN PROPERLY V HERE, THIS FORM (A PERMIT FOR THE DESCRIBED HEREO	ONSTI Wark	EO TUTES		8	043%1	2 E	•	/ 12	80	E

HUL GASIGNATURE OF CONTRACTOR OR AUTHORISED AGENT
PERMANENT

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 compiled 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.

IN	SPECTION		•
Т. Р. Р.		DATE	APPROVED -
SROUND WORK			
ROUGH WIRING		9-15.69)(m
FINISH			
FIXTURES			-
EDISON NOTIFIED			
PARTIAL OR MISC. INSPE	CTIONS		
			
			
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	<u> </u>	4-20-70	
FINAL ELECTRICAL INSPE	ECTION	70.70	Zjemich

APPLICATION FOR A PLUMBING PERMIT BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 700-0101 - 882-2179

TELEPHONE 799-9101 • 682-2175							
CONTRACTOR	ST. LIC. NO.						
Morrow & H	119485 city Lie. No.						
1500 El C⊕	B 6049						
So. Pasade	799-3115						
OWNER 1 45844	PHONE						
H. McColg	an			<u> 799-789</u> 1			
1303 Mila	n Ave.	So. Pasad	lena				
PROPOSED Residen	.ce	USE ZONE					
NO. EACH FIXTURE	NO. EAC	H FIXTURE	NO. E	ACH FIXTURE			
BATHTUBS		ACC. SINKS		WASHING MACHINES			
1 STALL SHOWERS		FLOOR SINKS	WATER HEATERS				
LAVATORYS	:	'P' TRAPS		VENTS			
	_	GARBAGE DISPOSALS		WATER PIPE			
WATER CLOSETS				SPRINKLER			
URINALS		DISHWASHERS		SYSTEM			
KITCHEN SINKS		LAUNDRY TRAYS		DRINKING FOUNTAINS			
TOTAL FOR ABOVE FIXTURES	S	@	2.00 ea. \$.	4.00			
SAND OR GREASE TRAPS		@	2.50 \$.	<u> </u>			
GAS PIPE SYSTEM, 1 - 5 OUTL	.ets '		2.50 \$.				
+ EACH ADDITIONAL OUTLE	ET		.50 \$.				
SOIL OR VENT PIPE ALTER OR REPAIR			2.00 \$.				
DILUTING TANK OR WATER SOFTENER		1	3.50 \$.				
BUILDING DRAIN, ALTER OF	r repair		4.00 \$.				
SEWERS, CESSPOOLS, SEPTIC	TANKS	@1	6.00 ea. \$.				
SWIM POOL		1	0.00 \$.				
ADDITIONAL INSPECTION		@	5.00 hr. \$.				
INVESTIGATION FEE			\$.				
OTHER			\$.				
BLANKET PERMIT		3	3.00 \$.	3,00			
PLUMBING PERMIT		1 7	2.50 \$_				
WHEN PROPERLY VALIDA	ATED, HERE,	T0	TAL FEE \$	7.00			
THIS FORM CONSTITUTE FOR THE WORK DESCRIB	S A PERMIT	81838 1 D	i –	7.00 PM			
- CA THE HOLK DESCRIB							

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 compiled with whether specified herein or not. No parson shall be amployed 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

INSPECTIC	N RECORD	
GROUND WORK	DATE	APPROVED
WATER LINES		
ROUGH PLUMBING	10-1-69	Sport
SHOWER PAN	0	····
SEWER, SEPTIC TANK	·	
HEATER VENTS	_	
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC, INSPECTIONS		_
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		Smith
INAL PLUMBING INSPECTION	4-20-70	Smith

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

1303 MILAM AVENUE		sale (Section 7044 of the Busines
ASSESSOR PARCEL NUMBER		☐ I, as owner of the property, a
BOOK PAGE	PARCEL	contractors to construct the project
ADDITIONAL INFORMATION / LEGAL DESCRIPTIO	N	Professions Code).
	. <u></u>	I am exempt under Section Code for the following reason:
OWNERS NAME HUCH E. MC COLGAN	,	Signature: Signature
STREET ADDRESS	-	LICENSED CONT
1303 MILAN NENUE	•	I hereby affirm that I am licensed
CITY STATE	f _	with Section 7000) of Division 3
SOUTH PASADENA CA	. 91030	my license is in full force and eff
PHONE NUMBER		Signature:
626-799-2477	SS at	Digitature.
PRINCIPAL	LICENSE NO.	WORKERS' COMI
		I hereby affirm under penalty of p
STREET AL SS	ATT	☐ I have and will maintain a ce
		compensation, as provided for by
CITY STATE	XIP CODE	performance of the work for which
		✓ I have and will maintain wor
PHONE NUMBBUILDING AND	SAFFTY	Section 3700 of the Labor Code,
		permit is issued. My workers' cor number are listed in the left colur
CONTACT PERSON	_	I certify that in the performant
		issued, I shall not employ any per
PHONE NUMBER		the workers' compensation laws of
		become subject to the workers' co
CONTRACTOR'S NAME		Labor Code shall forthwith con
		Signature: Off 2. M.
STREET ADDRESS		1 <i>IU</i> -
		CONSTRUCT
CITY	ZIP CODE	See the back of the
()		See the back of the
LICENSE CLASS LICENSE NUMBER	EXPIRATION DATE	AUTHORI
		I certify that I have read this appl
PHONE NUMBER		correct. I agree to comply with al
		relating to building construction,
WORKER'S COMPENSATION INSURANCE COMPAN	IY NAME	enter upon the property for which
Still Fley		of making inspections.
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	Name: HUGH E. M.
	9/10	Signature: Z. Z. Z.
<u> </u>		Signature:

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):

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

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

Code	for	the following	ig reas	7 . —	
Siona	hero	The	2	Tans	94

Business and Professions

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.

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 | shall forthwith comply with those provisions

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	Ĕ.	Mc	COLGAN
	4/	1	D .	11

Date: 12/1/19

1303 Mi	LAN
DESCRIPTION OF WORK	
Reroof Over Existing	Tear-Off and Reroof
New Plywood and Roof	Metal Roof o/Existing
Other	
(1) RE FASTENIAL	EUGTING TILE
Renal Front Brich	/ Hedsy Endedown.
RESIDENTIAL.	NONRESIDENTIAL
AREA /20 SQUARES / SQ FT	CODE IN EFFECT
s 7700 CO	SREVISED VALUATION
PRE-ROOF INSPEC	TION IS REQUIRED
APPROVAL FROM T	THE ROOF UNTIL THE CITY BUILDING BEEN OBTAINED
	HE ROOF WHICH IS
BE ENTIRELY UNCO	OVERED AT THE EX-
PENSE OF TH	E APPLICANT
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BUILDING PERMIT FEE ISSUANCE FEE	, <u>93,30 ·</u> , 26.10 ·
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	\$
	4 ⁵
#-033929	TOTAL #\$/93,40.
025260	MOM Plilo
DATE OF FINAL	FINAL BY

NO	INSPECTION	DATE	INSPECTOR	INSPECTION NOTES	
	REQUIRED BUILDING IN				
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					CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the
					performance of the work for which this permit is issued (Section
	<u>. </u>		·	2000	3097 of the Civil Code).
:			·		Lender's Name:
	· · · · · ·		· · · · · · · · · · · · · · · · · · ·		Lender's Address:
			_		

٠.

SITE ADDRESS

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

1303	Milan	Ave		
ASSESSOR PARCTE NIMB	.R			
ADDITIONAL INFORMATIO	PAGE N. LEGAL IN	CCB IBTION:	PARCEL	
ADDITIONAL INFORMATIO	IN LEGAL D	LSCRIPTION		
OWNER'S NAME				TONE DE
Federic	0	Roth		
STREET ADDRESS	00.1	1		
1303	14/1/0	IN A	ve	
Carry do		STATE	ZIP CODE	
SOUTH 199	aakna	ICA	91030	
PHONE NUMBER	487	-960	3	
PRINCIPAL DESIGNER'S NA	MI.	100	ILICENSE NO	-
STREET ADDRESS		************		
CITY	•	STATE	ZIP CODE	
PHONE NUMBER				
			19	
CONTACT PERSON	44.5	1		
Yordin He	chance	22		
O 10 2 C 1	2558	1		
818-351-	3370)		
Golden Retrofit				
STREET ADDRESS				
16116 Leadwel	I St.			
CITY		STATE	ZIPCODE	
Van Nuys		CA	91406	
LICENSE CLASS	IJCENSE N	L'AIBER	EXPIRATIONDATE	
В	10361	02	02/2024	
PHONE NUMBER	- 1-			
818-351-3558	11.71			
WORKER'S CUMPENSATIO		T COUPANY P	AME	.11
State Compens		77 - 7 - 1		
WORKER'S COMP INSURA	NCT. POLICY	NUMBER	EXPIRATION DATE	
9274733			04/2024	

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	, Husiness 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

my license is in tall force and effect

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 currier 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

nature All

Date 2/22/23

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

BULLATTRORIZATIONOFENTRY

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	1	Yord	in_	H	eme

ignature _____

Harman ...

hate 2 22 23

DESCRIPTION OF WORK				
Voluntary Seis	nic &	etrofit	230	LADBS
Standard Plan	Deta	il # 7a	nd 1	ty and is i
Accordance w				
OCCUPANCY GREAT	TYPE OF CO	2 Chor	ARE	A
OCCUPANCY GROUP	TYPEOPE	UNSTRUCTION	ARE	A
NUMBER OF STORIES	FIRE SPRIN	CEA CEACH	con	A. IN LIFECT
STATISTICAL CLASSIFICATIO		PLANNING	LEN)
NO UNITS				
, 3,500		5		
PLAN CHECK FEE BL-20				50 50
86287249	95	,		
ADDITONAL PLAN CHECK I	EE	5		
FIRE DEPT PLAN CHECK FE	Ŀ	5		
PLAN CHECK NUMB	ER	MILLS		DATE
54318		CM		3/1/2023
ADDITIONAL PLAN CHECK	NUMBER	INITIALS		DATE
		- dr		
SCHOOL FLES PAID		■ SCAQMD		
SANITATION DIST PAID		☐ INDUSTRE	IAL WA	STE APPROVAL
☐ HEALTH DEPT APPROVE	ıL	OSILA PER	7411 O	BTANED
FIRE DEPT APPROVAL		D PUBLIC W	ORKS	FEES PAID
BUILDING PERMIT FEE		3	152	.40
			36	.00
ISSUANCE FEE			0	.52
SMIPFEE		,		.86
GENERAL PLAN FEH		\$		
PIT (PARK IMPACT FEE)		\$		
GROWTH FEE BL-202				
953042442/95	40567	* 1 1	21]	1.78
FLEMIT NUMBER		CM		PME 2/0/2022
54396		CM		3/9/2023
DATE OF FINAL	170	FINAL BY	1	The same
5/25	164	1 70	16	1 1111

SITE ADDRESS

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

	ave	
ASSESSOR PARCEL NUMBER	eeen-ardir-re-kenraminggapanadike	
BOOK PAGE		PARCEL
ADDITIONAL INFORMATION / LEGAL D	ESCIUPTION	normation (gg. combinement) in the definition for combination that the gg going growing growing
OWNER'S NAME Federico Ro	th	
STREET ADDRESS 1303 Mile	an ave	
South pasadena	STATE	21P CODE 91040
HIONE NUMBER 626-487-96	03	
PRINCIPAL DESIGNER'S NAME		LICENSE NO
STREET ADDRESS	A CONTRACTOR OF THE PARTY OF TH	And the state of t
CITY	STATE	ZIPCODE
PHONE NUMBER		
PHONE NUMBER CONTACT PERSON		
CONTACT PERSON PHONE NUMBER CONTRACTOR'S NAME	and of	
CONTACT PERSON PHONE NUMBER	ectric	
CONTACT PERSON PHONE NUMBER CONTRACTOR'S NAME		
CONTACT PERSON PHONE NUMBER CONTRACTOR'S NAME Btp el		ZIP CODE 91040
CONTACT PERSON PHONE NUMBER CONTRACTOR'S NAME Btp el STREET ADDRESS 10250 quill	STATE CA	
CONTACT PERSON PHONE NUMBER CONTRACTOR'S NAME Btp electry and	state ca	91040 EXPIRATION DATE
CONTRACTOR'S NAME Btp elector and and analysis of the contractor's name Btp elector and analysis of the contractor's name CONTRACTOR'S NAME Btp elector and analysis of the contractor's name CONTRACTOR'S NAME Btp elector and analysis of the contractor analysis of the contractor and analysis of the contractor analysis of the contractor and analysis of the contractor analysis of the contractor analysis of the contractor and analysis of the contractor and analysis of the contractor analysis of the cont	ave ca	91040 EXPIRATION DATE 9/30/2023
CONTRACTOR'S NAME Btp electron of the contractor's name and the contractor's name are contractor's name and contractor's name are c	ave STATE CA UMBER 351 86	91040 EXPIRATION DATE 9/30/2023

ELECTRICAL PERMIT APPLICATION

	New residential construction				
OWNER-BUILDER DECLARATION	Less than 3 units. 54 ft	\$			
I hereby affirm under penalty of perjury that I am exempt from the Contractor's	3 or more units.				
License Law for the following reason (Section 7031 5 of the Business and Professions Code:	Outlet Boxes(s) for receptacles, switches, lights &	& similar S			
[] 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).	21 or more Lighting Fixture(s) First 20	s			
1, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code)	21 or more Branch circuit(s) (in theu of Outlet Box fees above First 10 branch circuits	S			
t am exempt under Section Business and Professions Code for the following reason.	11 to 40 branch circuits Residential appliances	\$			
Signature Date	Nearesidential appliances	\$			
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.	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 109 Signs, outline lighting, and marquees	\$ \$ \$			
Signature Date	Supplied from one branch circuit	\$			
DI BENTANO CONTRACTOR	Service New Change Size	5			
WORKERS' COMPENSATION DECLARATION	Switchboards, subpanels, motor control centers				
I hereby affirm under penalty of perjury one of the following declarations:	1 0 to 399A	50.8			
☐ 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.	400 A to 1,000 A Over 1,000 A Misc. apparatus, conduit, and conductors Temporary power pole(s) Temporary distribution system	\$ \$ \$ \$			
☐ I certify that in the performance of the work for which this permit is	Subtotal	3 30			
issued, I shall not employ any person in any manner so as to become subject to	Plan Checking Fee Additional Plan Checking Fee	> *******			
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.	Plan Maintenance Fee Permul Issuance Fee BL-2022-1425	\$			
Signature Date	Total Permit Fee 1495128608	s 86			
CONSTRUCTION LENDING AGENCY	PLAN CHECK NUMBER INITIALS	DA			
See the back of this form for required statement AUTIBORIZATIONOFENTRY 1 certify that I have read this application and state that the information given is	ADDITIONAL PLAN CHECK NUMBER INITIALS	DA			
correct. Lagree 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	PERMIT NUMBER INITIALS 53389 CM	11/01			

ITEM

FEE

36.00 86.80

DATE

DATE

DATE

11/01/2022

FINAL BY

DATE OF FINAL 1215122

ATTACHMENT 3

Development Plans and Material Board

SOUTH PASADENA, CALIFORNIA

GENERAL NOTES

E. P.EAP. YAP.D JETBACK

1030 Mission Street 626.441.4805

AREA CALCULATIONS

7.88O.25JF

PROPOSED FLOOR AREA

EXITING IT FLOOR AREA
NEW BREAKFAST ROOM
NEW MUDROOM LAUNDRY 2,097 JF 29.38 JF 224.4 JF 1,368 JF 3,718.78 JF (16.4%) EXI/TING JECOND FLOOR AREA TOTAL NEW FLOOR AREA (3,718.7/F/ 22,544/F)

2,910 JF (12.9%)

PROPOSED LOT COVERAGE

PROJECT DESCRIPTION

NEW 253.78/F I /TORY ADDITION NEW 499 /F COVERED PORCH AND 11068/F INTERIOR REMODEL TO EXI/TING 2 /TORY /INGLE FAMILY REJIDENCE

PROJECT INFORMATION

YEAR BUILT 1925

ASSESSOR PARCEL 5320~026~005

ZONING RE

BUILDING SF (PER ASSESSOR) 3,448 SF

EXIJTING FLOOR PLAN
EXIJTING JECOND FLOOR PLAN
EXIJTING ROOF PLAN

DETAIL/

ARCHITECT JUSAN MASTERMAN ARCHITECTS JUJAN MAJTERMAN ARCHITECT
1030 MLJJON JTREET
JOUTH PAJADENA, CA 91030
[T] (826HH-1805
JUJANMAJTERMAN COM
JUJAN MAJTERMAN COM
JUJAN MAJTERMAN
LIC # C26870 EXP 4/30/25

PROJECT DIRECTORY OWNERS FEDERICO ROTH
1303 MILAN AVENUE
SOUTH PASADENA, CA 91030

EXITING FLOOR AREA MAX ALLOWABLE FAR (35%)

EXIJTING IJT FLOOR AREA EXIJTING JECOND FLOOR AREA TOTAL EXIJTING FLOOR AREA (3,465/F) 22,544/F) 2.097 JF 1.368 JF 3,465 JF (15%)

EXINTING LOT COVERAGE 22.544 JF 9,017.6 JF MAX LOT COVERAGE (40% OF LOT AREA) TOTAL EXIJTING LOT COVERAGE (2,910JF/ 22,544JF)

NEW COVERED PORCH NEW PERGOLAS (>50% OPEN) TOTAL NEW LOT COVERAGE (3.916.78/ 22.544/F)

LOT AREA (PER ASSESSOR) 22,515 SF

SHEET INDEX A.P.CHITE.CTIIP.A

CTULAL
COYEL PAGE, PROJECT INFO, NOTEJ, JITE PLAN
PROPOJED JITE PLAN
NEIGHBOR-MOOD JITE PLAN
DOOR, JOHEDUIEJ
WINDOW/ JCHEDUIEJ

BUILDING CODES

0

WINDOW

TREE

SYMBOL LEGEND

_---

(B) (3)

A 5.0

A4.I

OO FF

PROPERTY LINE

NEW ROOF NEW ADDITION

REQUIRED JETBACK LINE

WALLS DASHED BELOW

AREA OF INTERIOR REMODEL

EX'G WALLS TO BE DEMO EXG WALLS TO REMAIN NEW WALLS

DRJ/WNDWJ (JEE JCHEDULE)

INTERIOR ELEVATION REFERENCE

EXTERIOR ELEVATION REFERENCE

PROPERTY CORNERS FLOW DIRECTION

DRAINAGE FLOW LINE WATER CLOSET

FINISH FLOOR ROOF PITCH

DETAIL REFERENCE

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFOR NIA FIRE CODE 2019 CALIFORNIA REJIDENTIAL CODE 2019 CALIFORNIA GREEN BUILDING

STANDARDS CODE AND CITY OF PASADENA MUNICIPAL

VICINITY MAP

EXITING BLOCK & BRICK WALL PROPERTY LINE 237.40 EXIJITNG POOL EQUIPMENT EXIJITNG POOL EXISTING 2 STORY SINGLE FAMILY RESIDENCE EXILITING WALKWAY EXIJITNG BRICK PROPERTY LINE 237.40' * EXISTING SITE PLAN *

SCALE 1/16" = 1'-0"

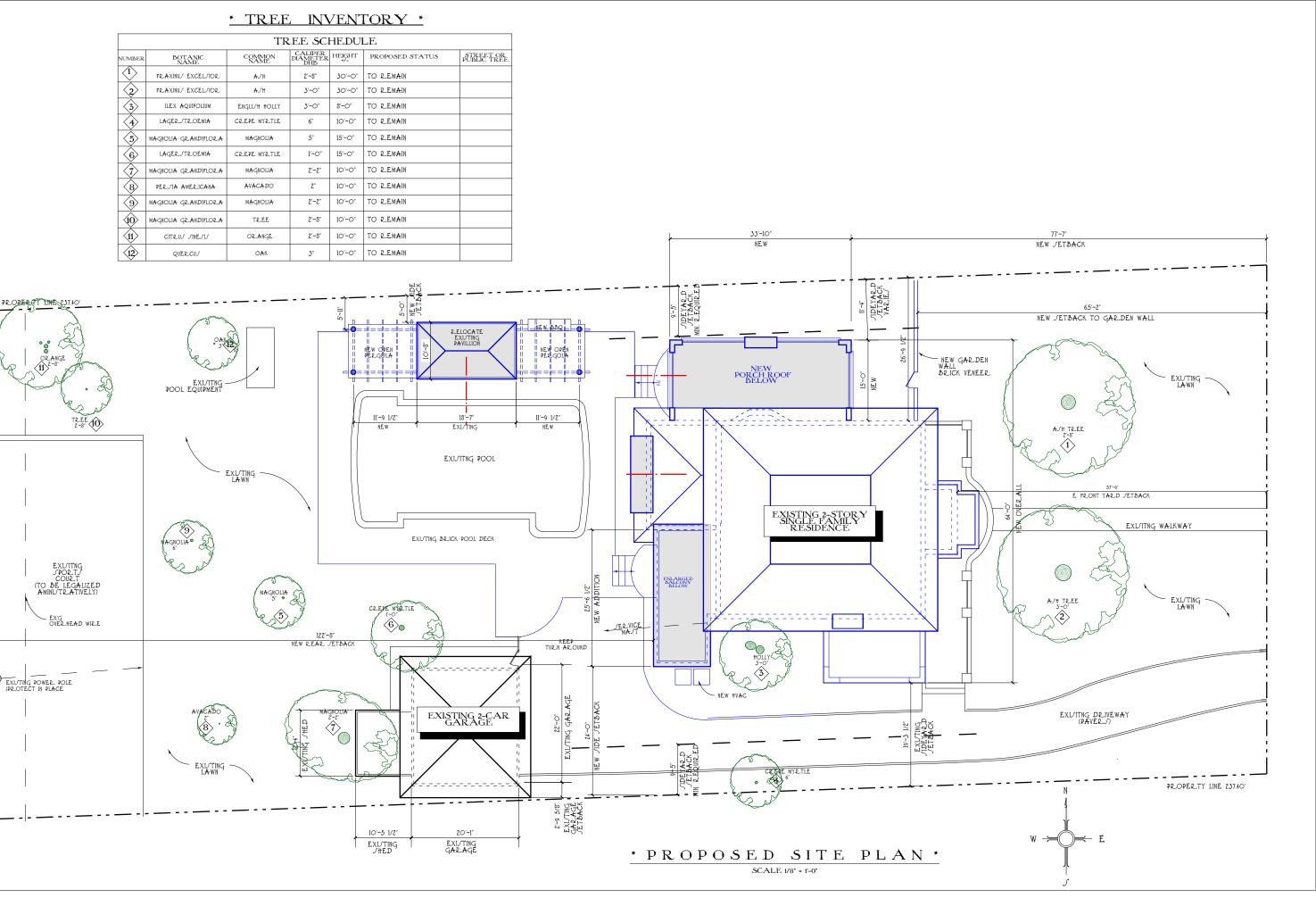
EXILITING OVER .A.I.I.

E. FRONT YARD JETBACK

M

Avenue CA 91030 S

January 31, 2024 AJ NOTED ЕB 22303





AJ NOTED ЕB 22303

PROPOSED SITE PLAN

(ED) EXISTING DOORS SCHEDULE									
	MARK	TYPE	CON	SIZE	THK	LOCATION	GLASS	REMARKS	
	(1 ED	A	WD/GL A SS	PAIR_ 4'~O" X 6'~8"	1 3/4"	EX'G ROOM ROOM		EXTERIOR DOOR	
	(2 ED)	A	WD	₽ A IR_ 3'~6" X 6'~8"	1 3/4"	EX'G ENTRY ROOM		EXTERIOR DOOR	
	(3) ED	I	₩D/GL A SS	PAIR_ 4'~O" X 7'~8" W/ 2'~O"X7'~8" JIDELITEJ	1 3/4"	EX'G JUNROOM		EXTERIOR DOOR	
	(4 ED)	A	WD/GL A ∫∫	PAIR_ 4'~0" X 6'~8"	1 3/4"	EX'G LIBRARY		EXTERIOR DOOR/ DEMO	
OR	5 ED	D	WD/GL A SS	2'~8" X 6'~7"	1 3/4"	EX'G LAUNDRY		EXTERIOR DOOR/ DEMO	
FLOOR									
1ST									
OOR									
2ND FLOOR	(22 ED)	F	WD/GL A SS	2'~8" X 6'~8"	1 3/8"	EX'G BEDROOM 2		EXTERIOR DOOR	
$\frac{2}{N}$									
ENT									
BASEMENT									
BA									
DOORS LEGEND									
	<u> </u>] [

EXIJTING EXIJTING EXIJTING EXIJTING EXIJTING EXIJTING EXIJTING

NEW DOOR SCHEDULE - NEW DOORS ONLY. SEE EXIG PLANS FOR EXIG DOORS SIZES

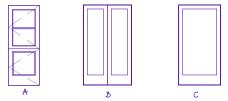
MARK	TYPE	CON	SIZE	THK	LOCATION	GLASS	REMARKS
(ND)							
(2 ND)	A	WD/GL A ∫∫	2'~8" X 6'~8"	1 3/4"	NEW BUTLER'S PANTRY		EXTERIOR DUTCH DOOR
(3 ND)	В	WD/GL A ∫∫	PAIR 4'~0" X 6'~8"	1 3/4"	NEW BREAKFAST ROOM		EXTERIOR DOOR
(4 ND)							
(5 ND)							
(6 ND	С	WD/GL A ∫∫	3'~6" X 6'~8"	1 3/4"	NEW MUD ROOM		EXTERIOR DOOR
7 ND							
8 ND							

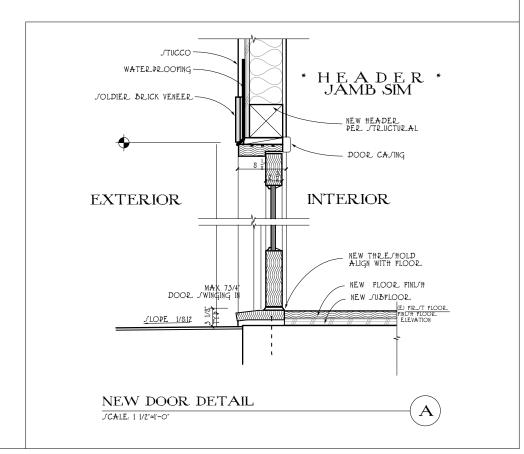
DOOR NOTES

- I CUJTOM WOOD DOORS TO MATCH EXG
 2. ALL DOOR TRUM AT BOTH NEW AND EXISTING OPENINGS. CONTRACTOR TO VERIFY.
 3. ALL DOORS TRUE WOOD, JOID CORE.
 4. ALL INTERIOR DOORS TO BE SOLID WOOD, RECESSED PANELS PAINT GRADE.
- D.

 6. TEMP GLASS AT ALL OPERABLE DOORS.

 7. REPARK ANY BROKEN OR INOPERABLE DOORS, DOOR HARDWARE AND SCREEN DOORS THROUGHOUT. CONTRACTOR TO MAKE N. DESTRUCTION AND THE TEMPERATURE OF A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. 8. ALL GLAZING SHALL BE DUAL GLAZING LOW E. U-FACTOR. 0.34 AND SHIPC. 0.33







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

Y Z Avenue CA 91030 S M

January 31, 2024 AS NOTED ЕB 22303 DOOR J JCHEDULES

	(A EW)	EXIS	TING	WINDOV	V SCHE	DULE					
	MARK	TYPE	OPER	SIZE	MATERIAL	LOCATION	GLASS	FINISH	LITES	MUNTIN	REMARKS
	(A) EW	2	CA√	I'~O" X 6'~8"	WD/GL A ∫∫	EX'G ENTRY	JINGLE GLAZED	₽ÆINT	1 LITE		DEMO
	B	2	CĄ∫	1'~O" X 6'~8"	WD/GL A SS	EX'G ENTRY	JINGLE GLAZED	₽ÆINT	1 LITE		
	CEW	1	CA√	PAIL 4~0" X 6'~8"	WD/GL A SS	EX'G LIVING ROOM	JINGLE GLAZED	₽ÆINT	1 LITE		
	D	6	CA√	3'~○" X 5'~!" W/ !'~6" X 5'~!" ∫IDELITE∫	WD/GL A SS	EX'G JUNROOM	JINGLE GLAZED	₽ÆINT	4 LITE		
	E	6	CA.S	3'~O" X 5'~l" W/ l'~6" X 5'~l" JIDELITEJ	WD/GL A ∫∫	EX'G JUNROOM	JINGLE GLAZED	₽ÆINT	4 LITE		
	F	1	CA√	PAIR_ 4'~O" X 5'~I"	WD/GL A SS	EX'G JUNROOM	JINGLE GLAZED	₽ÆINT	1 LITE		
	GEW	1	CA∫	PAIR 4'~0" X 6'~8"	WD/GL A SS	EX'G LIVING ROOM	JINGLE GLAZED	₽ÆINT	1 LITE		
	H	3	FIXED	4'~O" X 2'~6"	WD/GL A SS	EX'G LIBRARY	JINGLE GLAZED	₽ÆINT	1 LITE		
2	T	5	CA√	(2) ₽ A IR_ 2'~O" X 3'~O"	WD/GL A JJ	EX'G LAUNDRY	JINGLE GLAZED	₽ÆINT	2 LITE		DEMO
FLOOR	J	5	CA∫	(2) PAIR_ 2'~7" X 3'~0"	WD/GL A SS	EX'G LAUNDRY	JINGLE GLAZED	₽ÆINT	2 LITE		DEMO
FL	(K) EW)	4	DOUBLE HUNG	1'~11" X 3'~5"	WD/GL A SS	EX'G POWDER	JINGLE GLAZED	₽ÆINT	1/1 LITE		DEMO
1ST	(EW)	4	DOUBLE HUNG	1'~11" X 3'~5"	WD/GL A ∫∫	EX'G BATHROOM	JINGLE GLAZED	₽ÆINT	1/1 LITE		DEMO
4	(M) EW)	1	C A ∫	PAIR 4'~0" X 4'~6"	WD/GL A ∫∫	EX'G BEDROOM	JINGLE GLAZED	₽ÆINT	1 LITE		DEMO
	N EW	3	CA∫	2'~O" X 4'~O"	WD/GL A ∫∫	EX'G BREAKFAST ROOM	JINGLE GLAZED	₽ÆINT	1 LITE		DEMO
	O	3	PICT	3'~5" X 4'~O"	WD/GL A SS	EX'G BREAKFAST ROOM	JINGLE GLAZED	₽ÆINT	1 LITE		DEMO
	PEW	3	CA√	2'~0" X 4'~0"	WD/GL A ∫∫	EX'G BREAKFAST ROOM	JINGLE GLAZED	₽ÆINT	1 LITE		DEMO
	Q EW	2	CA∫	1'~6" X 3'~5"	WD/GL A ∫∫	EX'G KITCHEN	JINGLE GLAZED	₽ÆINT	1 LITE		DEMO
	R	5	CA√	5'~O" X 3'~5"	AL/GLASS	EX'G KITCHEN	JINGLE GLAZED		1 LITE		DEMO GREENHOUSE WINDOW
	S	2	CA∫	I'~6" X 3'~5"	WD/GL A ∫∫	EX'G KITCHEN	JINGLE GLAZED	₽ÆINT	1 LITE		DEMO
	T	6	PICT	5'~O" X 7'~5"	WD/GL A ∫∫	EX'G DINING ROOM	JINGLE GLAZED	~	16 LITE	1/4" LEAD MUNTIN∫	
	(U) EW)	1	CA∫	PAIR_ 4'~O" X 5'~I"	WD/GL A ∫∫	EX'G MAIN BEDROOM	JINGLE GLAZED	₽ÆINT	1 LITE		
	(EW)	1	CA∫	PAIR 3'~0" X 4'~0"	WD/GL A ∫∫	EX'G MAIN CLOJET	JINGLE GLAZED	₽ÆINT	1 LITE		
	WEW	1	CĄ∫	₽ A IR 4'~0" X 5'~1"	WD/GL A ∫∫	EX'G BEDROOM #1	JINGLE GLAZED	₽ÆINT	1 LITE		
	X EW	1	CA∫	₽ A IR_ 4'~0" X 5'~1"	WD/GL A ∫∫	EX'G BEDROOM #1	JINGLE GLAZED	₽ÆINT	1 LITE		
	Y EW	4	DOUBLE HUNG	l'~ll" X 2'~ll"	WD/GL A ∫∫	EX'G BEDROOM #1	JINGLE GLAZED	₽ÆINT	1/1 LITE		
	Z EW	4	DOUBLE HUNG	2'~11" X 4'~5"	WD/GL A ∫∫	EX'G BEDROOM #2	JINGLE GLAZED	₽ÆINT	1/1 LITE		
2	(AA) EW)	4	DOUBLE HUNG	2'~11" X 4'~5"	WD/GL A SS	EX'G BEDROOM #2	JINGLE GLAZED	₽ÆINT	1/1 LITE		
18	BB	4	DOUBLE HUNG	2'~II" X 3'~IO"	WD/GL A ∫∫	EXG #ALL BATHROOM	JINGLE GLAZED	₽ÆINT	1/1 LITE		
2ND FLOOR	CC EW	4	DOUBLE HUNG	l'~ll" X 2'~5"	WD/GL A SS	EX'G #ALL BATHROOM	JINGLE GLAZED	₽ÆINT	1/1 LITE		
Ð	DD	4	DOUBLE HUNG	3'~0" X 2'~0"	WD/GL A SS	EX'G BEDROOM #3	JINGLE GLAZED	₽ÆINT	1/1 LITE		
{\fi	EE	4	DOUBLE HUNG	3'~O" X 3'~II"	WD/GL A SS	EX'G BEDROOM #3	JINGLE GLAZED	₽ÆINT	1/1 LITE		
	(FF)	4	DOUBLE HUNG	(2) 3'~O" X 3'~II"	WD/GL A SS	EX'G BEDROOM #3	JINGLE GLAZED	₽ÆINT	1/1 LITE		
	GG	4	DOUBLE HUNG	2'~6" X 3'~II"	WD/GL A SS	EX'G MAIN BATHROOM	JINGLE GLAZED	₽ÆINT	1/1 LITE		
	HH	4	DOUBLE HUNG	2'~6" X 3'~II"	WD/GL A JJ	EX'G MAIN BEDROOM	JINGLE GLAZED	₽ÆINT	1/1 LITE		
	(II) EW)	4	CAJ	₽ A IR_ 4'~O" X 5'~I"	WD/GL A ∫∫	EX'G MAIN BEDROOM	JINGLE GLAZED	₽ÆINT	1/1 LITE		
BASEMENT	(JJ EW)	3	AWNING	(2) 2'~6" X I'~6"	WD/GL A SS	EX'G BAJEMENT	JINGLE GLAZED	₽ÆINT	1 LITE		
	(KK) EW)	3	AWNING	2'~6" X I'~4"	WD/GL A √∫	EX'G BAJEMENT	JINGLE GLAZED	₽ÆINT	1 LITE		

$\overline{\text{A}}$ WINDOW SCHEDULE ~ NEW WINDOWS ONLY. SEE EXG PLANS FOR EXG WINDOWS SIZES

MARK	TYPE	OPER	SIZE	MATERIAL	LOCATION	GLASS	FINISH	LITES	MUNTIN	REMARKS
ANW	1	FIXED	3'~6" x 6'~0"	WD/GL A SS	NEW #ALL	TEMP/ DUAL GLAZED	₽ÆINT	8 LITES	3/4"	
(B)	1	FIXED	3'~6" x 6'~0"	WD/GL A ∫∫	NEW #ALL	TEMP./ DUAL GLAZED	₽ÆINT	8 LITES	3/4"	
C NW	2	CAJ/FIXED /CAJ	8'~O" X 5'~O" WIT# (3) 2'~4" X 5'~O"	WD/GL A SS	NEW BREAKFAST	TEMP./ DUAL GLAZED	₽ÆINT	24 LITES	3/4"	
NW	3	CĄ∫	2'~O" × 3'~O"	WD/GL A SS	NEW LAUNDRY	TEMP./ DUAL GLAZED	₽ÆINT	16 LITE∫	3/4"	
(NW)	1	CA√	2'~6" x 3'~0"	WD/GL A SS	NEW LAUNDRY	TEMP./ DUAL GLAZED	₽ÆINT	8 LITES	3/4"	
FNW	1	CA∫	2'~6" x 3'~0"	WD/GL A SS	NEW KITCHEN	TEMP./ DUAL GLAZED	₽ÆINT	8 LITES	3/4"	
GNW	1	C A ∫	2'~6" x 3'~0"	WD/GL A SS	NEW KITCHEN	TEMP/ DUAL GLAZED	₽ÆINT	8 LITES	3/4"	WITH WOOD PANEL BELOW TO MATCH EX'G DOOR REMOVED

WINDOWS NOTES

- L ALL WINDOWS TRUE WOOD, PAINTED, CUSTOM-BUILT BY VENT-VU OR EQUAL DUAL GLAZED TEMP. WITH TRUE DIVIDES, MUNTINS TO MATCH EXISTING. 2. WINDOW TRUM AT BOTH NEW AND EXISTING OPENINGS. CONTRACTOR TO VERIFY.
- 3. WINDOWS DUAL GLAZED WITH TRUE DIVIDES MUNTINS
- 4.

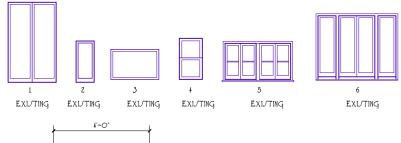
 5. NEW JECOND FLOOR, WINDOWJ TO HAVE WOOD CAJING, WOOD JILL TO MATCH EXIJTING, PAHT GRADE.

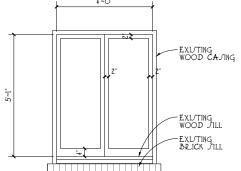
 6. EGREJJ WINDOW, AT BEDROOMJ PROVIDE ONE OPENABLE WINDOW OR DOOR MEETING ALL THE FOLLOWING, AN OPENABLE ARE OF NO LEJJ THAN 57 JF

 (5. JF AT GRADE LEVEL), A MIN CLEAR, 24 HEIGHT AND 20 WIDTH, AND A JILL HEIGHT NOT OVER 44 ABOVE THE FLOOR. (CRC SIO.)

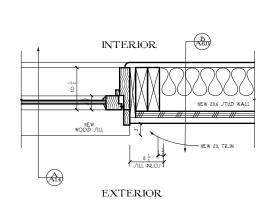
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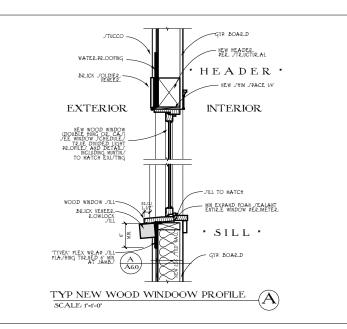




EXISTING CASEMENT WINDOW



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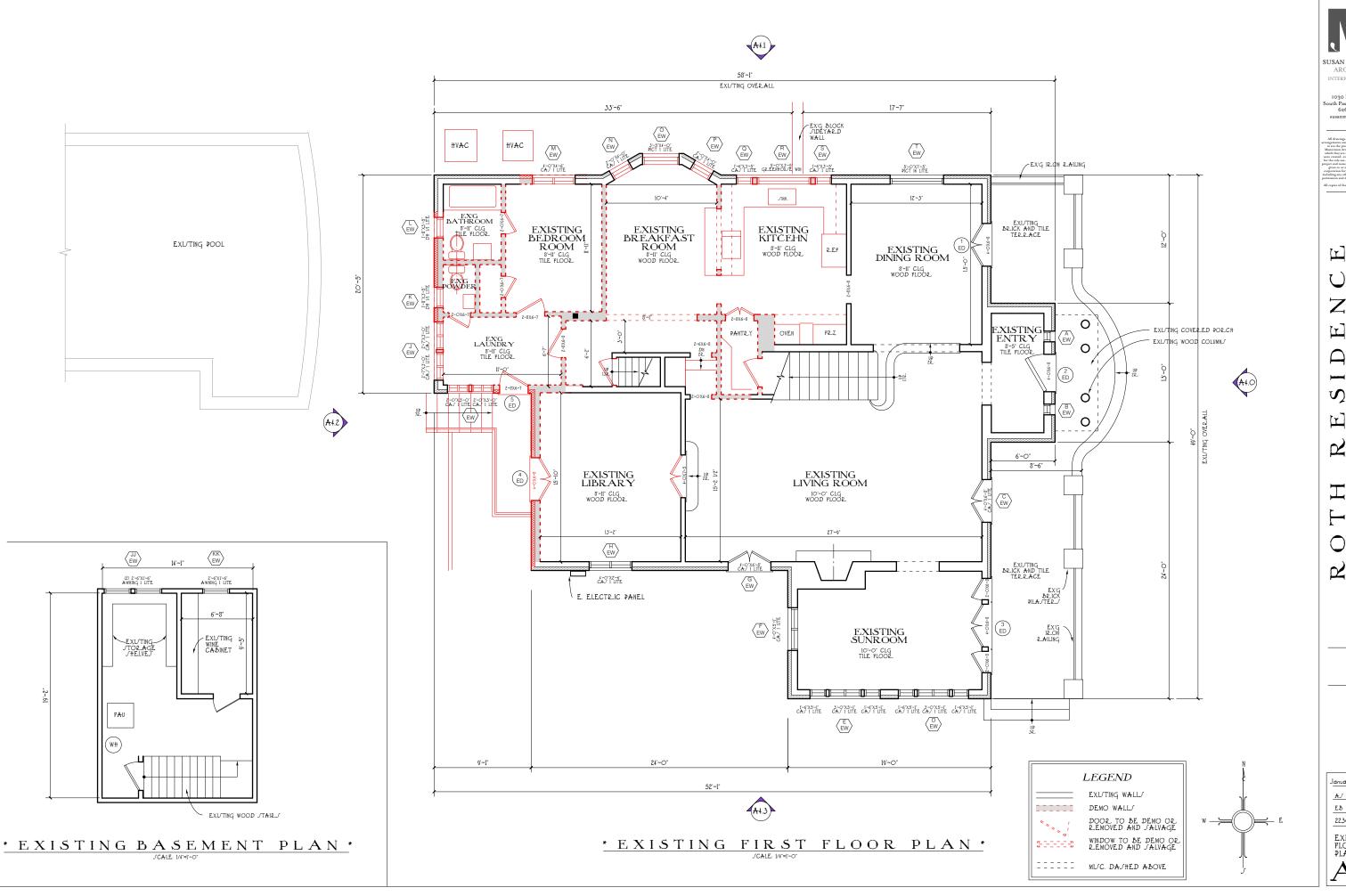


1030 Mission Street South Pasadena, CA 91030 626.441.4805 susanmasterman.com

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January 31, 2024 AS NOTED ЕB 22303 WINDOWS SCHEDULES

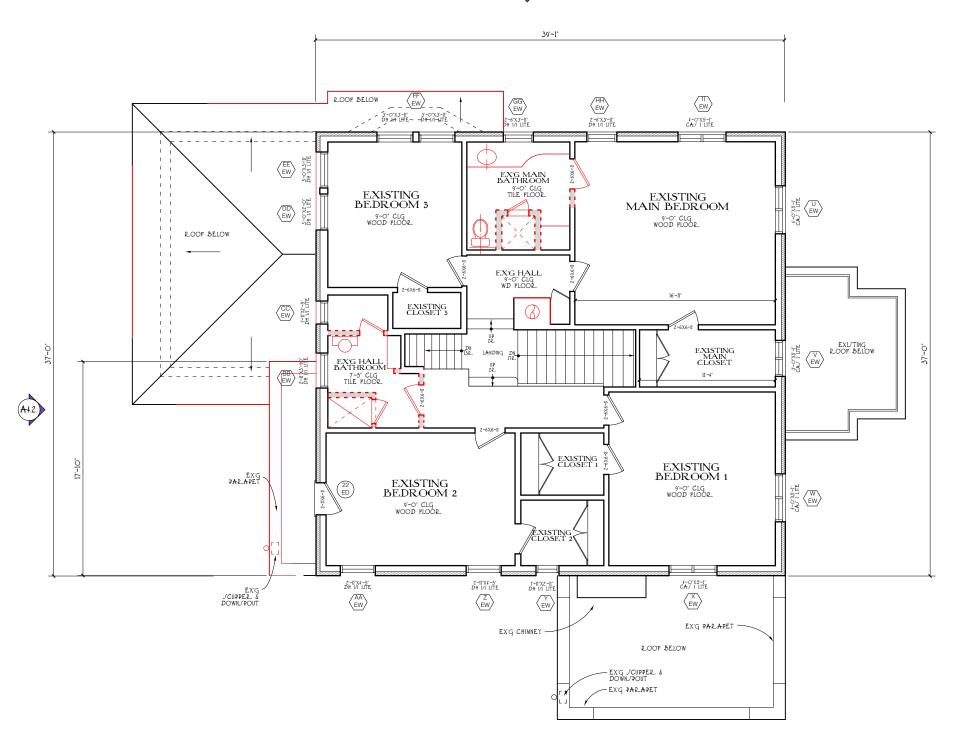


1303 Milan Avenue Jouth Pasadena, CA 91030 SID

January 31, 2024 AJ NOTED

ЕB 22303 EXISTING FLOOR PLAN







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1303 Milan Avenue Jouth Pasadena, CA 91030

January 31, 2024

EXISTING 2ND FLOOR PLAN

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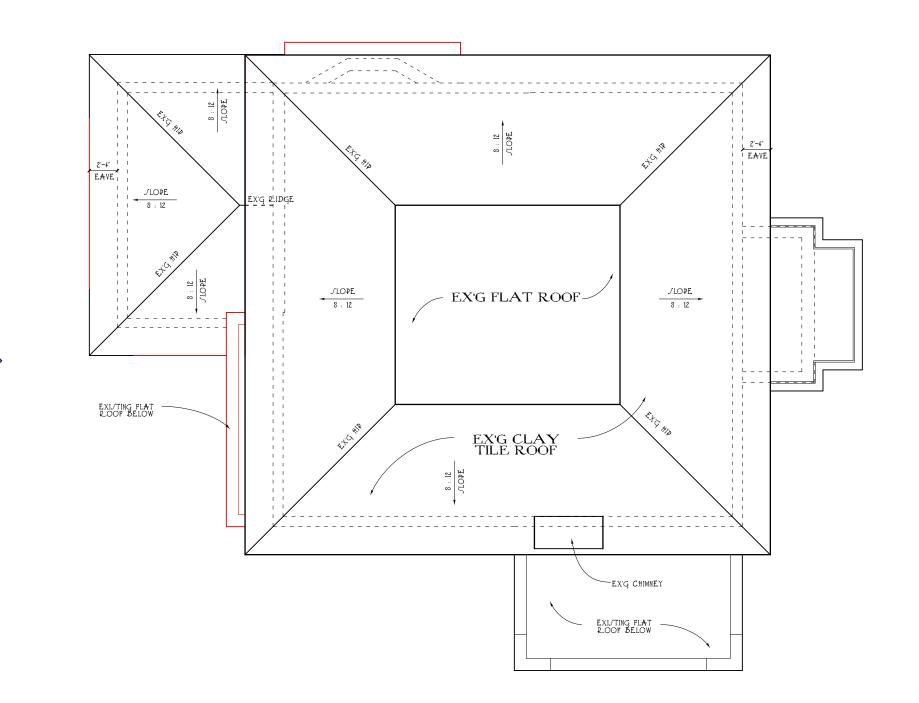
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* EXISTING SECOND FLOOR PLAN *





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1303 Milan Avenue South Pasadena, CA 91030 \mathbf{Z}

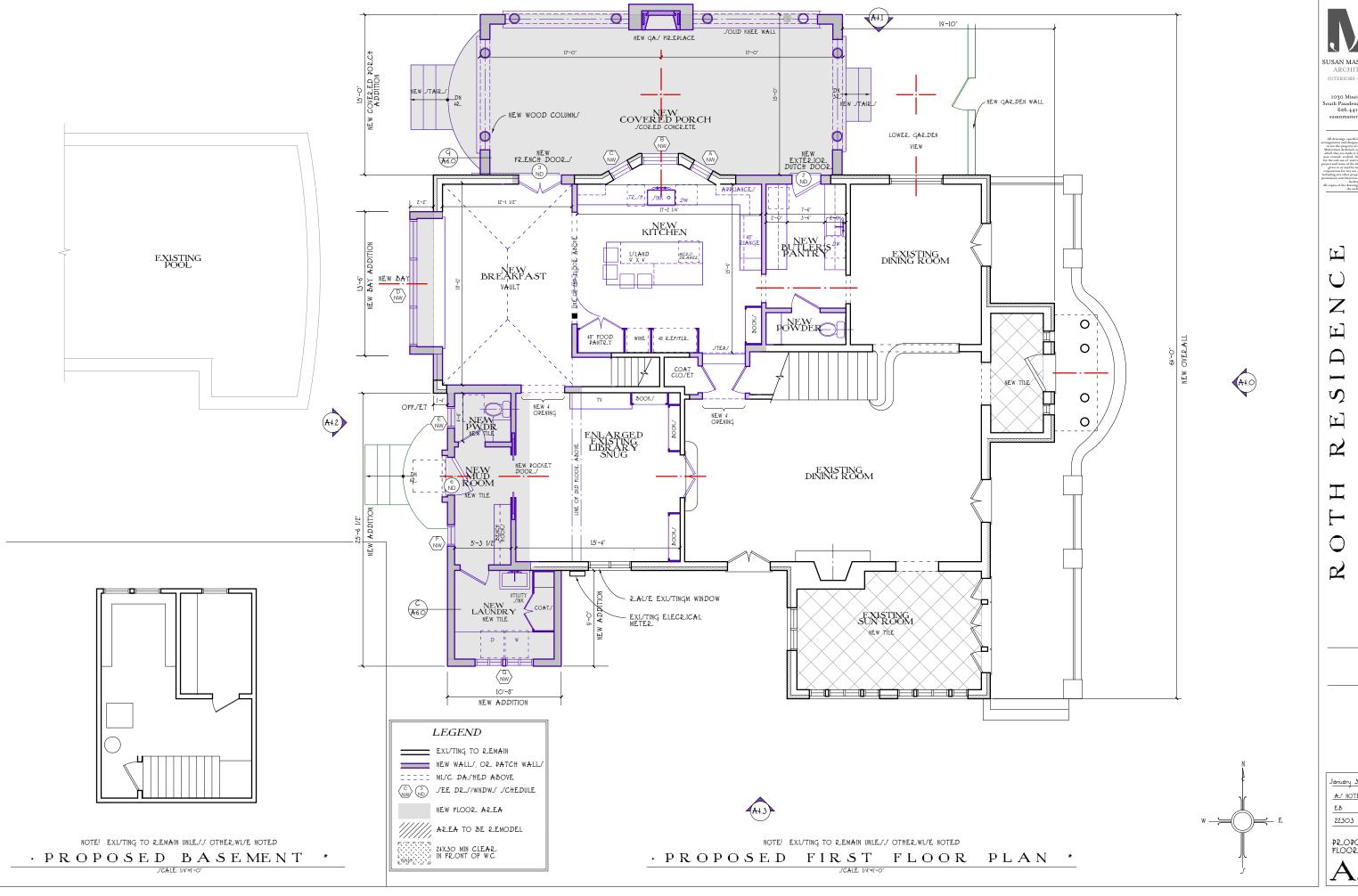
January 31, 2024 AJ NOTED ЕB

EXILITING ROOF PLAN

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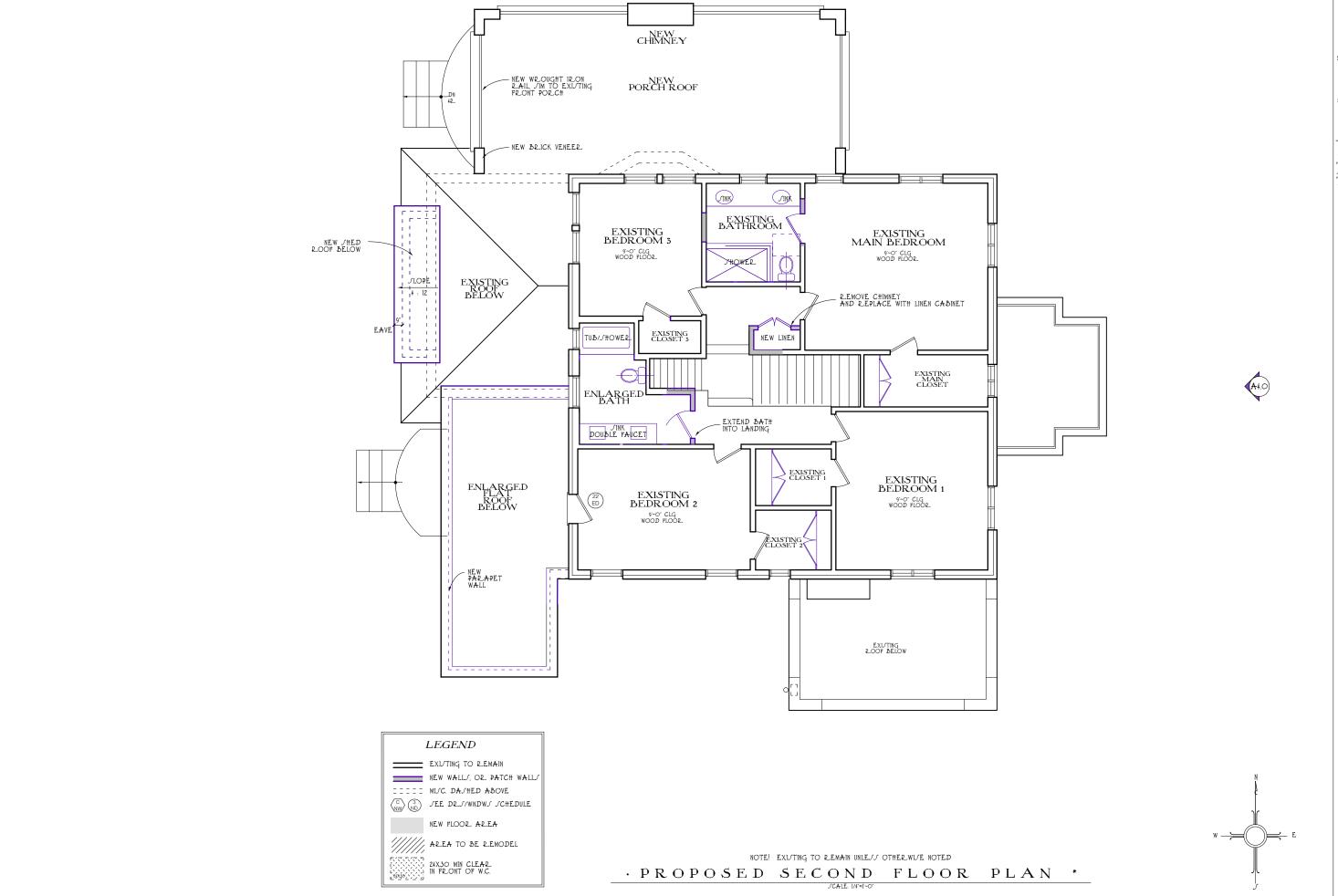
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January 31, 2024 AJ NOTED 22303

PROPOSED FLOOR PLAN



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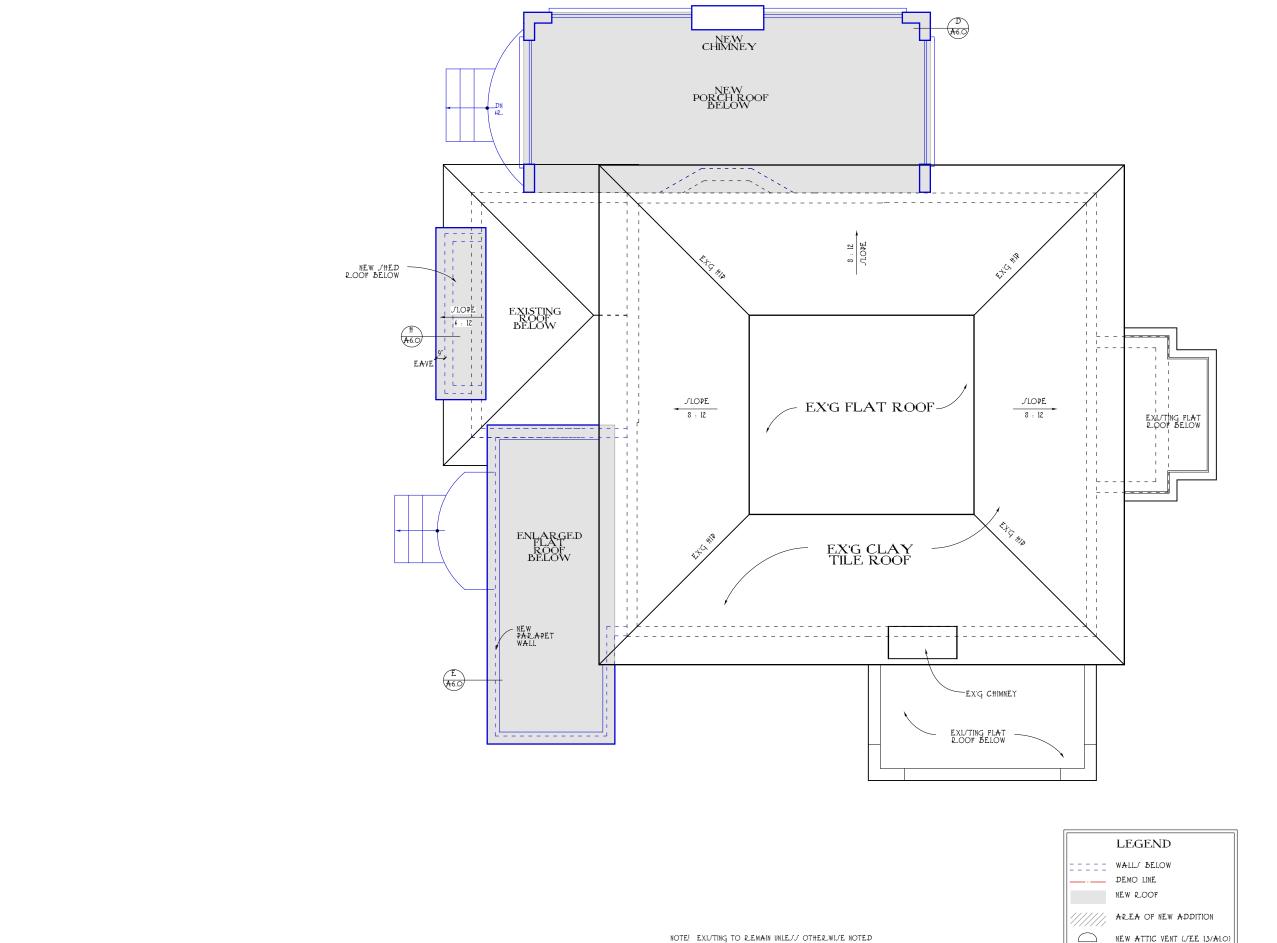
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January 31, 2024 AJ NOTED EB

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January 31, 2024 NEW ROOF

NEW EAVE VENT (JEE 13/A1.0)

NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED · PROPOSED ROOF PLAN *



* EXISTING FRONT EAST ELEVATION *



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

Z Y Q S

January 31, 2024 AJ NOTED ЕB 22303 EAST ELEVATIONS

* EXISTING NORTH ELEVATION *

JCALE 1/4"≈1'~O"



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

Z M SID

2

January 31, 2024 AJ NOTED ЕB 22303 NORTH ELEVATIONS



* EXISTING REAR WEST ELEVATION *

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THRESIDENCE
1303 Milan Avenue

South Passadena, CA 91030

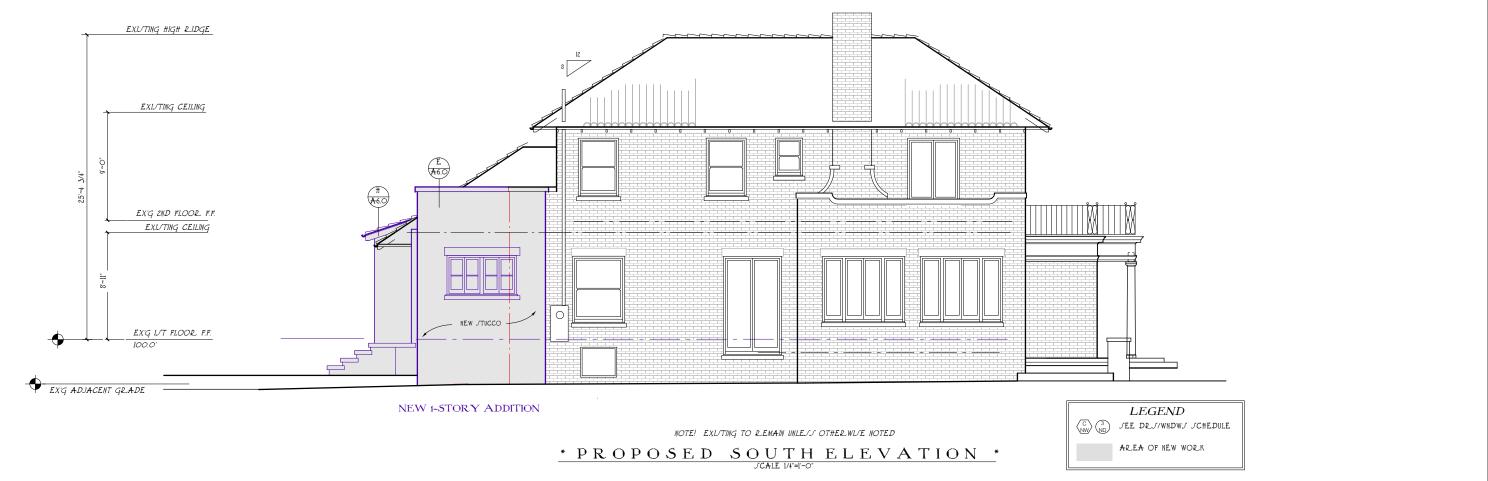
1030 Mission Street outh Pasadena, CA 91030 626.441.4805 susanmasterman.com

Revision

A4.2



* EXISTING SOUTH ELEVATION *

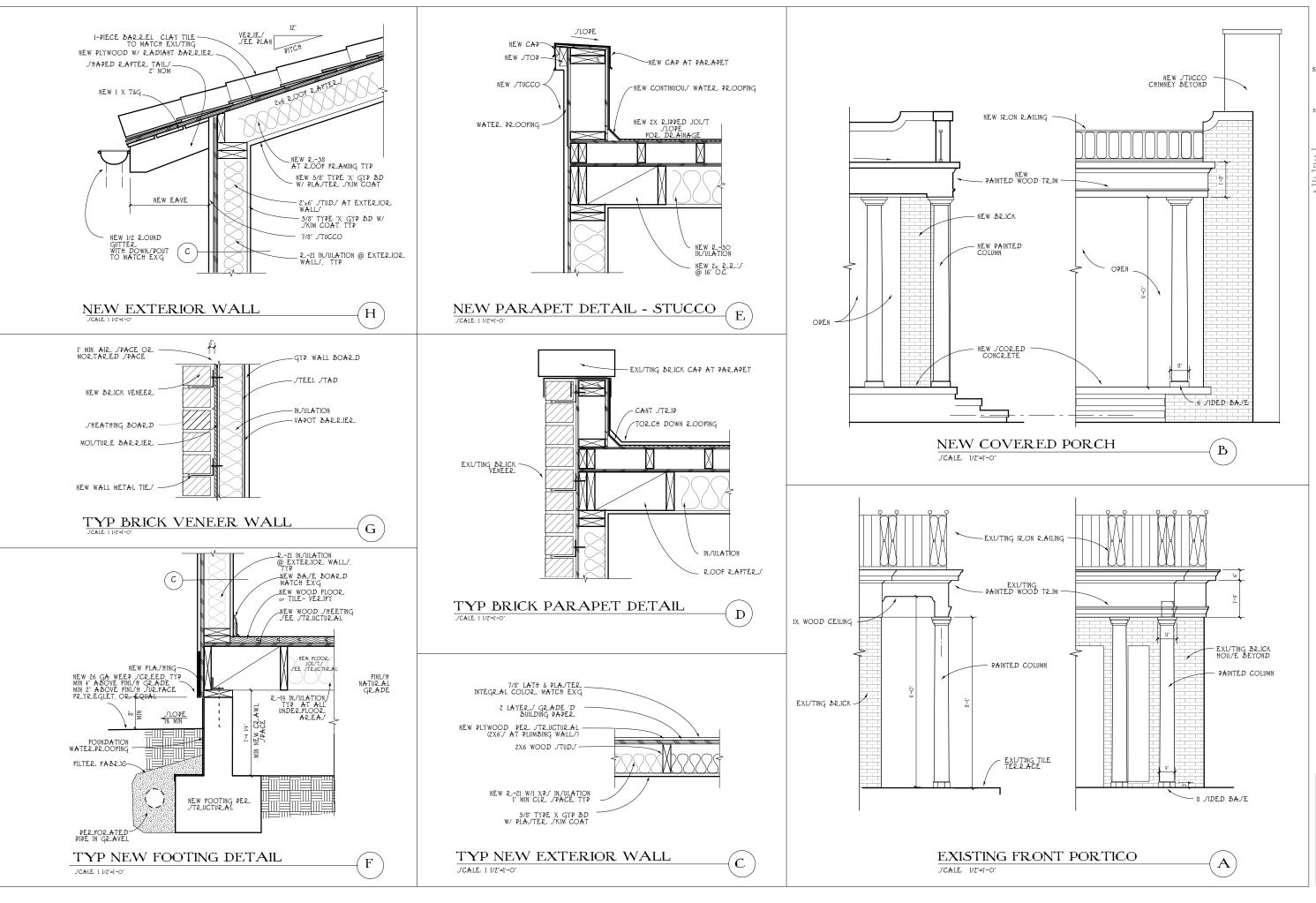


1030 Mission Street South Pasadena, CA 91030 626.441.4805 susanmasterman.com

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AJ NOTED ЕB 22303 SOUTH ELEVATIONS



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January 31, 2024 AJ NOTED ЕB 22303

DETAILS



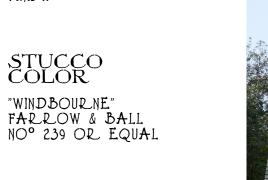
ROOF US TILE BY BORAL 2-PIECE MISSION, RED TO MATCH EXISTING





STUCCO FINISH SMOOTH TROWEL FINISH

STUCCO COLOR





BRICK FINISH PAINTED "WINDBOURNE" FARROW & BALL NO° 239 OR EQUAL



MATERIALS & DESIGNELEMENTS for the

* ROTH RESIDENCE *

1303 MILAN AVENUE South Pasadena, CA 91030 WINDOWS
CUJTOM WOOD BY B&B OR EQUAL
"JWIJJ COFFEE" No. OC~45
BENJAMIN MOORE OR EQUAL



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



FRONT DOOR

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



ATTACHMENT 4

Color Illustrations





ATTACHMENT 5

Door and Window Brochures



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.

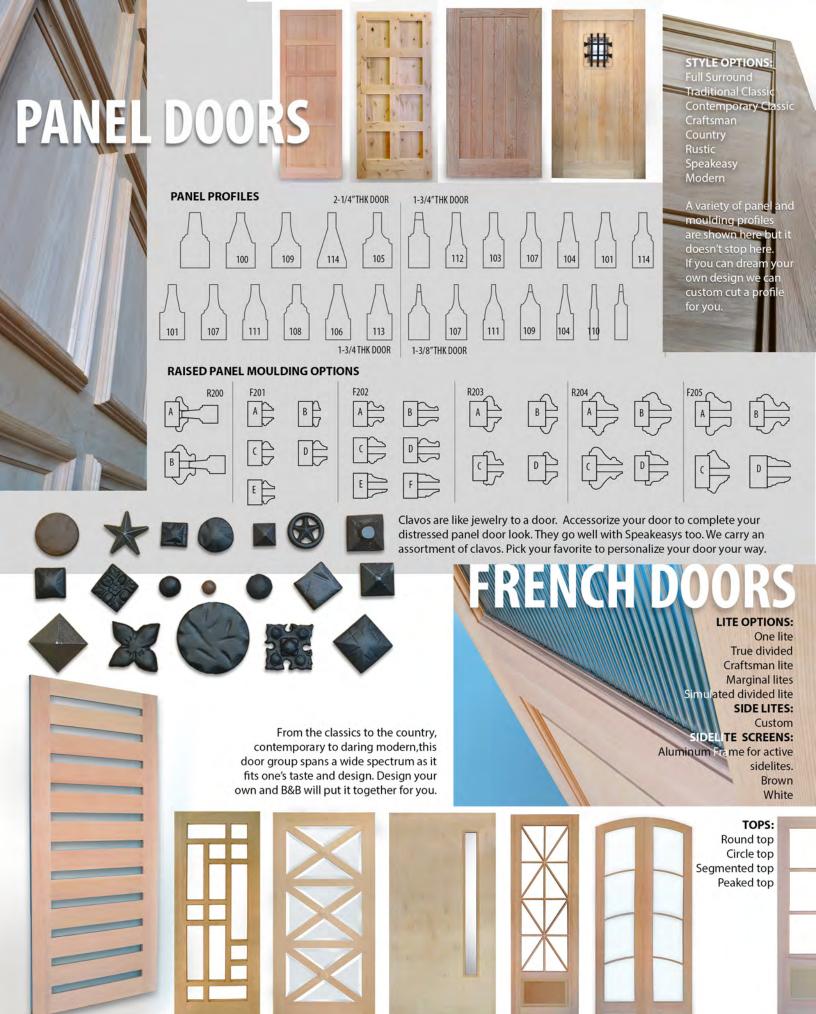






for a distributor nearest you call, P (818) 837-8480 F (818) 837-8484 www.BANDBDOORS.COM





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 ¾" 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



FACTORY FINISHING OPTIONS

Primer:

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

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



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



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





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

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



DOORS AND WINDOWS



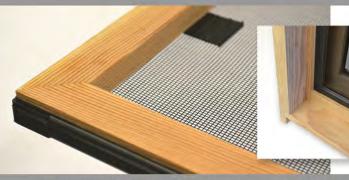
CUSTOM SCREEN OPTIONS



STANDARD CHARCOAL FIBERGLASS MESH

UPGRADE Clearview MESH

SCREEN FRAME FINISHES mill, white, brown.



MATCHING WOOD CLADDED SCREEN

Accepts wood stains or paint to match your window frames Screen Options Standard Charcoal fiberglass mesh









4000 series WHITE ROLL UP SCREEN

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

2000 series BRONZE ROLL UP SCREEN

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



MATCHING WOOD DRAW BAR ROLL UP SCREEN

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

SASH

Vertical grain Douglas Fir sash with flat grain Douglas Fir jamb 1 ¾" 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.



GLASS OPTIONS

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

LITE OPTIONS

True divided One lite Marginal lites Simulated divided lite

FACTORY FINISH OPTIONS

Primer

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

Wood preservative

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

SCREEN OPTIONS

Aluminum frame

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

Solid wood

Concealed Roll down Clearview Mesh Brass Metal Mesh





Circle top Aluminum Screen



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ATTACHMENT 6

Site & Neighborhood Pictures



1303 Milan Avenue - photos

Street Elevation (East)



















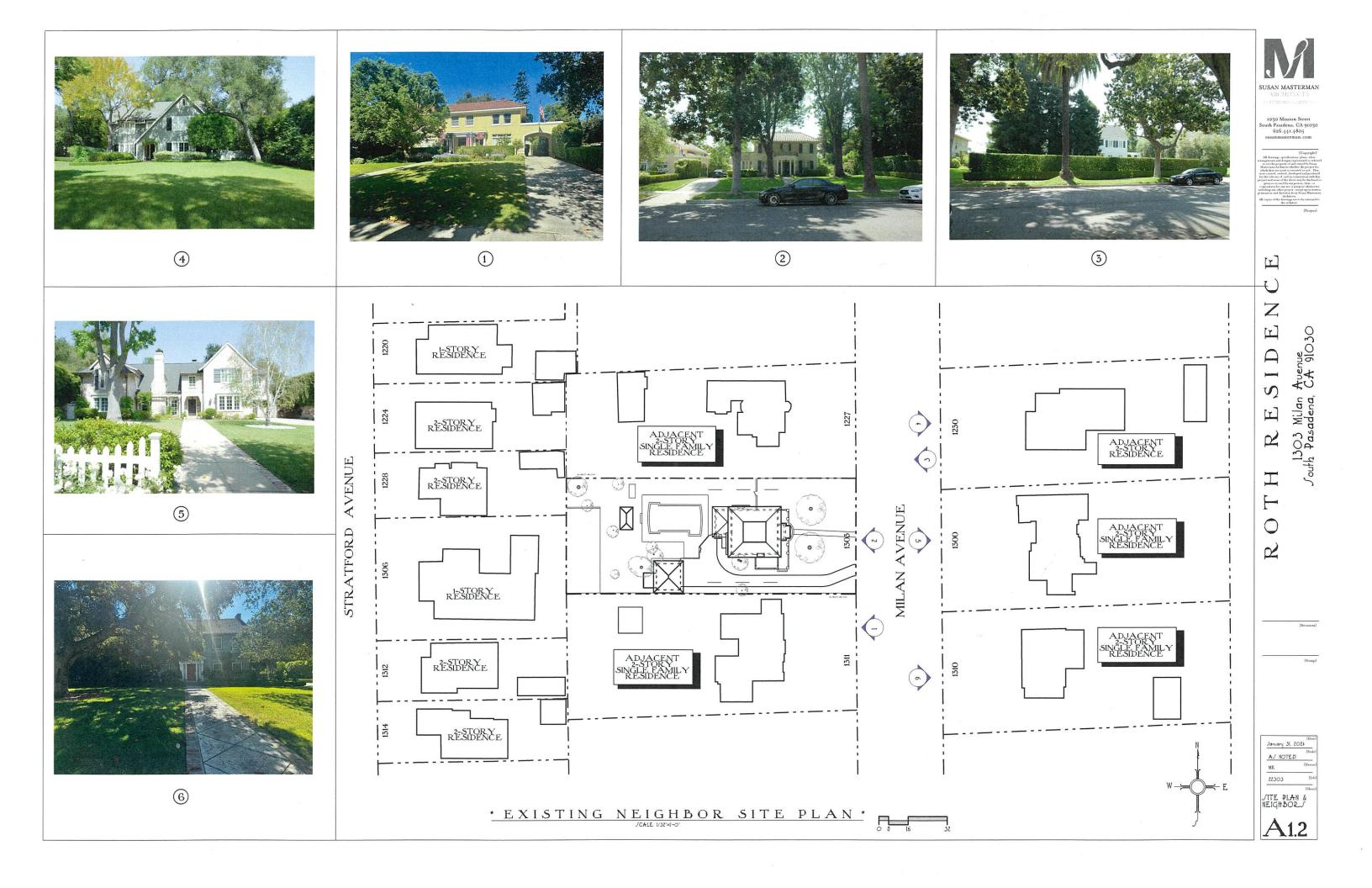














Cultural Heritage Commission Agenda Report

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

1128 Garfield Avenue Project No. TEX24-001

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

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

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

ENVIORNMENTAL ANALYSIS

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

STAFF RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

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

ALTERNATIVES TO CONSIDER

The Cultural Heritage Commission has the following options available;

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

1128 Garfield Avenue Project No. TEX24-001

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

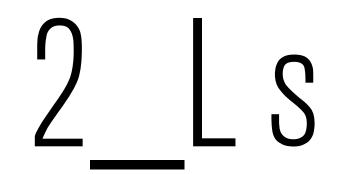
To: South Pasadena CHC

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 exited to present this design to you and are looking forward to many years of happiness at this updated Home.



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

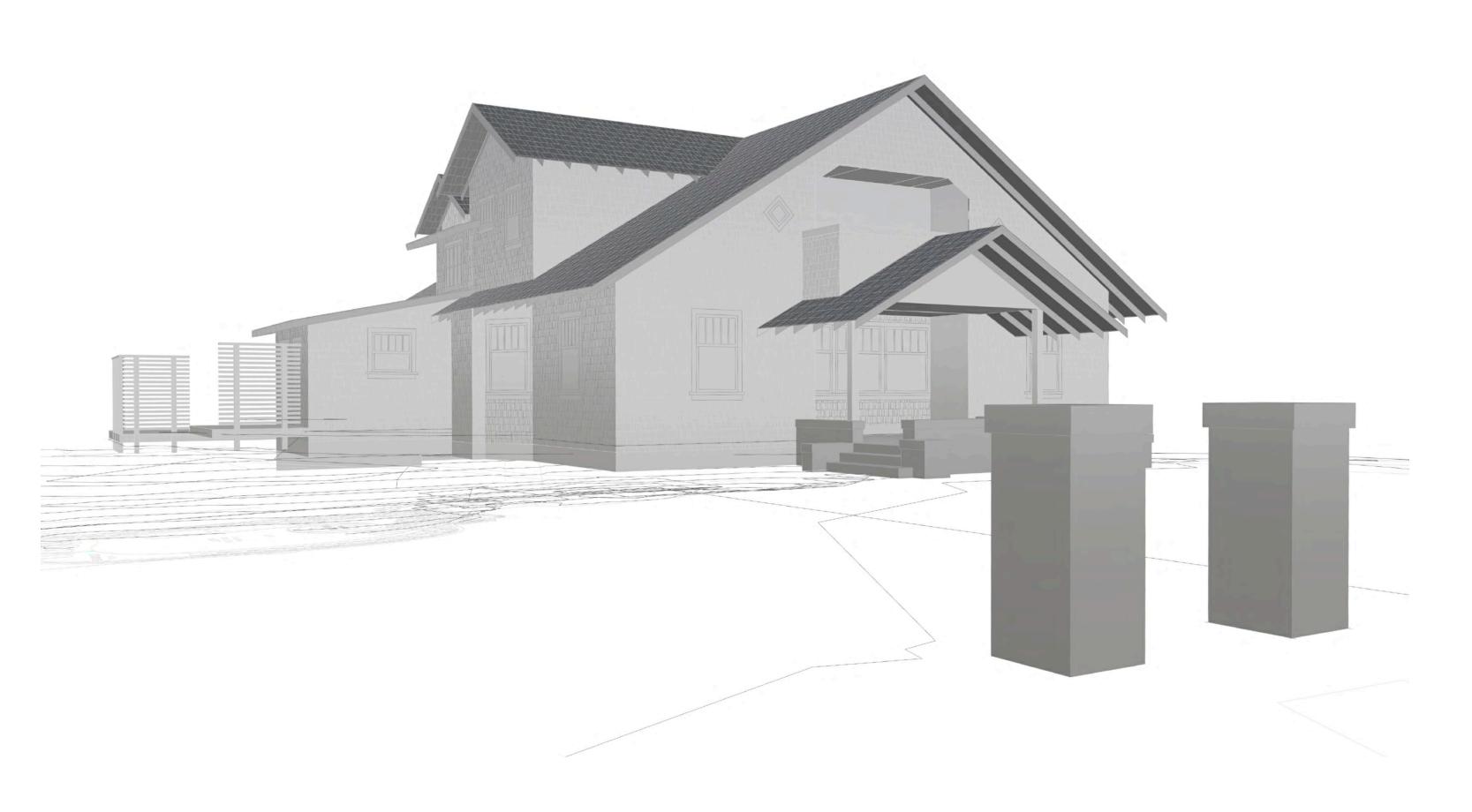


ENGINEER OF RECORD / STRUCTURAL ENGINEER JEFFREY C. VAN DAM ENGINEERING P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769 (909) 931-5070 JEFF@VANDAMENGINEERING.COM



Garfiled House Main Bath Addition

1128 Garfield Avenue, South Pasadena, CA



FOR CONSTRUCTION

BUILDING + SAFETY RESUBMITTAL

EMERGENCY CONTACT INFORMATION

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

AHJ STAMP APPROVAL

LIST OF DRAWINGS

1 LIST OF DRAWINGS A0.01A PROJECT INFORMATION 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 APP 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 A4.01 INTERIOR ELEVATIONS

A5.02 REFLECTED CEILING PLAN - SECOND FLOOR A8.01 WINDOW DETAILS

STRUCTURAL

\$0.01 STRUCTURAL NOTES
\$0.02 STRUCTURAL NOTES
\$0.03 STRUCTURAL NOTES
\$2.00 FOUNDATION PLAN – BASEMENT LEVEL
\$2.01 FIRST FLOOR FRAMING PLANS

SECOND FLOOR AND ROOF FRAMING PLANS SECOND FLOOR AND ROOF FRAMING PLANS

S3.01 STRUCTURAL DETAILS S3.02 STRUCTURAL DETAILS

ELECTRICAL E2.02 ELECTRICAL PLAN - SECOND LEVEL

15 JANUARY 2024

GENERAL NOTES

CITY REQUIREMENTS:

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

STATE REQUIREMENTS:

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

ADMINISTRATIVE REQUIREMENTS:

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

GENERAL CONSTRUCTION:

1) ALL EXISTING UTILITIES TO BE RELOCATED PER OWNER AND LOCAL AGENCY REQUIREMENTS.

2) ALL PERMITS FEES AND APPROVALS OF PLANS ARE BY OWNERS. THESE STRUCTURAL PLANS

- ARE ONLY FOR THE NEW ADDITION.
- 3) ALL ELECTRICAL AND MECHANICAL UNITS TO BE PER OWNERS SPECIFICATIONS AND REQUIREMENTS.
- 4) ALL CONSTRUCTION SHALL CONFORM TO CURRENT CODES AND LOCAL AGENCY REQUIREMENTS.

LUMBER NOTES:

CONFORMING TO PS 1-74.

HORIZONTAL.

- 1) ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE "GRADING AND DRESSING RULES NO. 16 OF THE WEST COAST LUMBERMAN'S ASSOCIATION."
- 2) ALL WOOD BEARING ON CONCRETE MASONRY WITHIN 4'-0" FROM GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR.
- 3) HOLES FOR BOLTS SHALL BE BORED WITH A BIT (1/32" TO 1/16") LARGER THAN THE NOMINAL BOLT DIAMETER.
- 4) STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ECT. UNLESS SPECIFICALLY NOTED OR DETAILED.
- 5) PROVIDE 2X SOLID BLOCKING OR CROSS-BEARING BETWEEN JOISTS OR RAFTER TO ALL SUPPORTS.
- 6) PROVIDE SOLID BLOCKING OR CROSS-BRIDGING AT 8'-0" O.C. MAXIMUM FOR ALL FLOOR
- JOISTS OVER (4") DEEP AND ALL RAFTERS OVER (8") DEEP. 7) ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL I (C-D) GRADE WITH EXTERIOR GLUE
- 8) ALL PLYWOOD SHEETING SHALL BE MINIMUM OF 8 SQ. FT. MINIMUM WIDTH SHALL BE 2 FEET
- ALONG THE 4 FOOT EDGE AND 1 FOOT ALONG THE 8 FOOT EDGE. 9) ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER THE HEAD AND
- NUT, UNLESS NOTED OTHERWISE. 10) PROVIDE 1X6 DIAGONAL LET-IN BRACES AT EVERY (25'-0") IN ALL STUD WALLS NOT PLYWOOD
- SHEETED. BRACING SHALL BE CONTINUOUS FROM TOP TO SILL PLATES.

VERTICAL DIRECTION, PROVIDE 2X FIRE STOPS IN ALL FURRING SPACES, VERTICAL AND

- 11) ALL JOIST HANGERS SHALL BE "SIMPSON" OR APPROVED EQUAL. 12) PROVIDE 2X FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AND/OR STUD PARTITIONS AT FLOOR, CEILING OR ROOF. FIRE STOPS AT A MINIMUM SPACING OR 8'-0" O.C. IN THE
- 13) ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR OF THE FOLLOWING UNLESS NOTED OTHERWISE:
- A) 2 X 4, 2 X 6 STUDS, PLATES, AND BLOCKING DOUGLAS FIR #1 OR BETTER. B) POSTS AND BEAMS - DOUGLAS FIR LARCH #1 OR BETTER PER 1997 U.B.C.

15) PROVIDE EDGE NAILING OVER ALL WALLS, BEAMS, LEDGERS AND AROUND OPENINGS.

- 14) FOR NAILING NOT SHOWN ON DRAWINGS, REFER TO NAILING SCHEDULE OF THE 1997 U.B.C.
- 16) PROVIDE BOUNDARY NAILING AT PERIMETER OF BUILDING AND AT ALL CONTINUOUS PLYWOOD
- PANEL EDGES. 17) STAIRWAYS POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE WITHOUT USING TOE NAILS
- OR NAILS SUBJECT TO WITHDRAWAL. 18) HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

SPECIAL INSPECTIONS:

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

CONCRETE NOTES:

- 1) ALL CONCRETE SHALL WITHSTAND 2500 LBS. PER SQUARE INCH ULTIMATE COMPRESSIVE STRESS AT 28 DAYS.
- 2) ALL REINFORCING BARS SHALL CONFORM TO A.S.T.M. A-615, GRADE 40. LAP A MINIMUM OF 40 DIAMETER AT SPLICES.
- 3) ALL ANCHOR BOLTS SHALL PROJECT FROM THE SAME ELEVATIONS. ALL ANCHOR BOLTS TO CONFORM WITH A.S.T.M. A-307.

4) ALL CONSTRUCTION SHALL COMPLY WITH THE C.B.C. LATEST EDITION AS AMENDED BY THE

- LOCAL AGENCY HAVING JURISDICTIONS.
- 5) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS.
- 7) HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

6) ANCHOR BOLTS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

MECHANICAL/ELECTRICAL/PLUMBING NOTES:

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

TITLE 24 NOTES:

1) KITCHENS: SECTION 150 (K) 2: PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICIENCT LUMINAIRES.

> EXCEPTION: UP TO 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH-EFFICIENCY LUMINAIRES. PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH-EFFICIENCY LUMINAIRES. THE WATTAGE OF HIGH-EFFICIENCY LUMINAIRES SHALL BE THE TOTAL NOMINAL RATED WATTAGE OF THE INSTALLED HIGH-EFFICACY LAMP(S).

2) BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SECTION 150 (K) 3: PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES.

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

3) OTHER SPACES: SECTION 150 (K) 4: PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES.

> EXCEPTION 1: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH-EFFICACY SHALL BE ALLOWED PROVIDED THEY ARE CONTROLLED BY A DIMMER SWITCH.

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

EXCEPTION 3: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH-EFFICACY LUMINAIRES SHALL BE ALLOWED IN CLOSETS LESS THAN 70 SQUARE FEET.

4) PORCHES AND OUTDOOR LIGHTING: SECTION 150 (K) 6: LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH-EFFICACY LUMINAIRES.

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

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

LOT SUMMARY

LOT AREA	119' x 232' = 27,570 S.F.
FLOOR AREA	
ALLOWABLE	27,570 X .35% = 9,650 S.F.

	,	.,
CTUAL		
EXISTING HOUSE - FIRST FLOOR		2,462 S.F.
EXISTING HOUSE - SECOND FLOOR		1,329 S.F.
EXISTING GARAGE (ONLY 643 SF COUNT	TOWARDS FAR)	1,143 S.F.
PROPOSED 2ND FLOOR ADDITION		172 S.F.
TOTAL		4,606 S.F.

ACTUAL FLOOR AREA RATIO

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

BUILDING HEIGHT

LOT COVERAGE

ALLOWABLE PROPOSED

35'-0" 24'-0"

= 16.7%

1. FIRE SPRINKLERS ARE NOT REQUIRED

PUBLIC WORKS

STREET CLOSURE.

FIRE SPRINKLERS

- 1) THE APPLICANT SHALL BRING THE EXISTING PARKWAY ON GARFIELD AVENUE UP TO CURRENT STANDARDS PER SPMC SECTION 31.48.
- 2) THE APPLICANT SHALL REPLACE ALL BROKEN, DAMAGED, OR OUT-OF-GRADE SIDEWALK, AND REPAINT ALL CURB MARKINGS ALONG THE PERIMETER OF THE PROPERTY TO THE SATISFACTION OF THE CITY ENGINEER REGARDLESS OF. WHEN OR HOW SUCH CONDITION ORIGINALLY OCURRED PER SPMC SECTION 31.54. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND STANDARD PLANS FOR PUBLIC WORKS
- 3) THE PROPOSED BUILDING STRUCTURE SHALL NOT BE CONSTRUCTED WITHIN CRITICAL ROOT ZONE AREA OF ANY TREES. FOR NATIVE AND PROTECTED SPECIES, USE THE TREE TRUNKS DIAMETER MEASURED AT BREAST HEIGHT (DBH) (X5) AS THE MINIMUM CRITICAL ROOT MASS. FOR NON NATIVE AND PROTECTED SPECIES, USE THE TREE'S DBH (X3) AS THE CRITICAL ROOT MASS.
- 4) ANY CONSTRUCTION ACTIVITY THAT MAY REQUIRE ROADWAY OR LANE CLOSURES WHERE TWO-WAY TRAFFIC CANNOT BE ACCOMODATED WILL REQUIRE A TRAFFIC CONTROL PLAN PREPARED BY A CA LICENSED CIVIL OR TRAFFIC ENGINEER OR A C-31 LICENSED CONTRACTOR TO BE SUBMITTED FOR REVIEW. SAFE PEDESTRIAN ACCESS, INCLUDING ADA AND BICYCLE, MUST BE MAINTAINED AT ALL TIMES. ALL STREET CLOSURES WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT. STREET CLOSURES ARE ONLY ALLOWED BETWEEN 9:00AM AND 3:00PM. WHENEVER THERE WILL BE A STREET CLOSURE EXCEEDING THIRTY MINUTES IN DURATION, THE APPLICANT SHALL PROVIDE WRITTEN NOTIFICATION ABOUT THE STREET CLOSURE TO ALL IMPACTED BUSINESSES AND RESIDENTS AT LEAST 48 HOURS IN ADVANCE OF THE
- 5) THE APPLICANT SHALL POST TEMPORARY "NO PARKING" SIGNS ALONG THE ENTIRE LENGHT OF THE PROPERTY PRIOR TO THE START OF ANY CONSTRUCTION. THE TEMPORARY "NO PARKING" SIGNS SHALL BE COVERED AT THE END OF EACH WORKING DAY AND UNCOVERED AT THE START OF THE FOLLOWING WORKING DAY PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) THE APPLICANT SHALL BE RESPONSIBLE FOR POSTING A PROJECT SIGN AT THE ENTRANCE TO THE PROJECT SITE DISPLAYING THE CITY'S CONSTRUCTION HOURS PER SPMC SECTION 19A.13. THE PROJECT SIGN SHALL BE 24" X 36" AND MADE OF DURABLE WEATHER-RESISTANT MATERIAL. THE APPLICANT SHALL PROVIDE A 24 HOUR EMERGENCY CONTACT NUMBER FOR THE DESIGNATED CONTACT WHO WILL BE RESPONSIBLE FOR MAINTAINING THE PUBLIC RIGHT-OF-WAY DURING
- THE ALL STAGES OF CONSTRUCTION UNTIL THE PROJECT IS COMPLETE. 7) NO OVERNIGHT STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE PUBLIC
- RIGHT-OF-WAY SHALL BE PERMITTED. 8) TEMPORARY BINS (LOW BOY), IF USED, SHALL BE "ROLL OFF" STYLE TO BE PROVIDED BY ATHENS SERVICES. ATHENS SERVICES HAS AN EXCLUSIVE AGREEMENT WITH THE CITY FOR THE PROVISION OF TRASH REMOVAL SERVICES: ONLY ATHENS DUMPSTERS CAN BE USED. ANY DUMPSTERS PLACED ON THE ROADWAY SHALL REQUIRE A PROTECTIVE BARRIER UNDERNEATH (SUCH AS PLYWOOD) TO PROTECT THE PAVEMENT. THE APPLICANT SHALL OBTAIN DUMPSTER PERMIT FROM THE PUBLIC WORKS DEPARTMENT
- 9) THE APPLICANT SHALL OBTAIN OVERSIZE/OVERLOAD PERMITS FROM THE PUBLIC WORKS DEPARTMENT FOR ANY OVERSIZED EQUIPMENT USED DURING THE STAGES OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO: DEMOLITION CLEARING AND GRUBBING, GRADING, MATERIAL DISPOSAL, DRILLING FOR PILES AND/OR CAISSONS, TRENCHING FOR FOOTINGS, EXCAVATION FOR RETAINING WALLS, CORE SAMPLING OF SOILS, ETC.
- 10) THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR ANY WORK PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

REGULATORY REQUIREMENTS

- 2022 CALIFORNIA BUILDING CODE TITLE 24, PART 2
- 2022 CALIFORNIA RESIDENTIAL CODE TITLE 24, PART 2.5
- 2022 CALIFORNIA ELECTRICAL CODE TITLE 24, PART 3
- 2022 CALIFORNIA MECHANICAL CODE TITLE 24, PART 4
- 2022 CALIFORNIA PLUMBING CODE TITLE 24, PART 5
- 6. 2022 CALIFORNIA ENERGY CODE TITLE 24, PART 6
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE -
- TITLE 24, PART 11 8. 2022 CALIFORNIA FIRE CODE
- 2023 LACO BUILDING CODE
- 2023 LACO RESIDENTIAL CODE
- 2023 LACO ELECTRICAL CODE 2023 LACO MECHANICAL CODE
- 13. 2023 LACO PLUMBING CODE
- CALIFORNIA CODE OF REGULATIONS (CCR) -2022 WITH CURRENT AMENDMENTS.
- a. TITLE 8, INDUSTRIAL REGULATIONS.
- b. TITLE 19, PUBLIC SAFETY. c. TITLE 24, BUILDING STANDARDS.
- 15. CITY OF SOUTH PASADENA MUNICIPAL CODE (SR106.1.1 CRC)
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA): HAZARD COMMUNICATIONS STANDARD.

STORIES

DWELLING UNITS

EXISTING HOUSE

2 STORIES

1 DWELLING UNIT

NO FIRE SPRINKLERS

ARCHITECTURAL SYMBOLS

GENERAL **CEILING PLAN** CEILING MATERIALS EXISTING TO REMAIN 09200 CEMENT PLASTER - COLUMN LINE, NEW EXPOSED CONSTRUCTION COLUMN LINE, EXISTING 9'-0" INDICATES CEILING HEIGHT. TYPICAL IS 9'-0" UON. 20 \ ← DETAIL NUMBER A5.01 → DRAWING NUMBER ELECTRICAL DOTTED LINE INDICATES ITEM RECESSED LINEAR FLLIOR DOT-DASH LINE INDICATES ITEM AV SPEAKER ABOVE OR IN FOREGROUND PAGING SPEAKER **↑⊕**↑ EXIT SIGN TO BE FURNISHED BY OWNER - CENTERLINE SD SMOKE DETECTOR ±=5 WALL MOUNTED FLUOR LIGHT WALL SCONCE

MECHANICAL/PLUMBING

DIFFUSER

RETURN AIR

DIFFUSER

EXHAUST GRILLE

SUPPLY AIR

LINEAR DIFFUSER

ROOM NUMBER DOOR MARK- SEE DOOR SCHEDULE PARTITION TYPE - SEE DRAWING XXX

TYPICAL PARTITION IS TYPE 'A' UON. 나는 나는 다음 이 04220 CONCRETE MASONRY UNIT

ROOM NAME

ACOUSTICAL PARTITION ELEVATION

FLOOR PLAN

OBJECT DRAWN WITH DASHED LINE IS OWNER FURNISHED DASH-DOT LINE INDICATES ELEMENT OVERHEAD OR IN FOREGROUND

HIDDEN OR BELOW

DOTTED LINE INDICATES ELEMENT

BURIED UP-LIGHT

ARCHITECTURAL NOTES

EXISTING

EXPANSION JOINT

EACH

- 1) ALL GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION. CEC 110.6(A)5
- 2) A MINIMUM OF 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY. CEC 150.0(K)3A
- 3) LUMINAIRES INSTALLED IN INSULATED CEILINGS OR CAVITIES SHALL BE LISTED FOR ZERO CLEARANCE, INSULATION CONTACT (IC), BE AIRTIGHT, BE SEALED WITH A GASKET OR CAULKED BETWEEN THE CEILING AND THE HOUSING. CEC 150.0(K)8.
- 4) OUTDOOR LIGHTING ATTACHED TO A RESIDENTIAL BUILDING OR OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY, BE MOTIONED SENSORED AND CONTROLLED BY PHOTO-CONTROL. CEC 150.0(K)9A
- 5) ROOF DRAINS / OVERFLOW SHALL BE INSTALLED AT LOW POINTS OF THE ROOF. CPC 1101.11.1.

ARCHITECTURAL ABBREVIATIONS

&c	AND	EL	ELEVATION	KIT	KITCHEN	REINF	REINFORCED
L	ANGLE	ELEC	ELECTRICAL			REQ'D	REQUIRED
0	AT	ELEV	ELEVATOR	LAB	LABORATORY	RH	ROBE HOOK
Ç	CENTERLINE	EMB	EMBEDMENT	LAM	LAMINATE	RM	ROOM
ø	DIAMETER OR ROUND	EO	EDGE OF	LAV	LAVATORY	RO	ROUGH OPENING
#	POUND OR NUMBER	EOS	EDGE OF SLAB	LKR	LOCKER	RSD	RECESSED SOAP DISH
(E)	EXISTING	EQ	EQUAL	LT	LIGHT		
(-/	2,1,0 1,11,0	EQUIP	EQUIPMENT		2.3.,,	S	SOUTH
AC	ASPHALTIC CONCRETE	ET	ELAPSED TIME	MAINT	MAINTENANCE	SC	SOLID CORE
ACC	ACCESSIBLE	EXP	EXPANSION	MAX	MAXIMUM	SCD	SEAT COVER DISPENSER
ACOUS	ACOUSTICAL	EXT	EXTERIOR	MBH	MOP & BROOM HOLDER	SCHED	SCHEDULE
AD	AREA DRAIN	LXI	LATERIOR	MECH		SD	SOAP DISH
	ADJUSTABLE	FA	FIRE ALARM		MECHANICAL	SECT	SECTION
ADJ				MEMB	MEMBRANE		
AFF	ABOVE FINISH FLOOR	FC	FOOT CONTROL	MFR	MANUFACTURER	SF	SQUARE FEET
AHD	AIR HAND DRYER	FD	FLOOR DRAIN	MH	MAN HOLE	SHT	SHEET
ALUM	ALUMINUM	FE	FIRE EXTINGUISHER	MIN	MINIMUM	SHTG	SHEATHING
A.R.	AS REQUIRED	FEC	FIRE EXTINGUISHER	MISC	MISCELLANEOUS	SIM	SIMILAR
ARCH	ARCHITECTURAL		CABINET	МО	MASONRY OPENING	SL	SLOPE
		FH	FIRE HYDRANT	MTD	MOUNTED	SND	SANITARY NAPKIN DISPENSER
BD	BOARD	FHC	FIRE HOSE CABINET	MTL	METAL	SNR	SANITARY NAPKIN RECEPT
BLDG	BUILDING	FHV	FIRE HOSE VALVE	MUL	MULLION	SPEC	SPECIFICATION
ВМ	BEAM	FIN	FINISH			SQ	SQUARE
вот	ВОТТОМ	FL	FLOOR	N	NORTH	SST	STAINLESS STEEL
B.P.	BACKING PLATE	FLUOR	FLUORESCENT	NIC	NOT IN CONTRACT	STD	STANDARD
BUBR	BUILT UP BITUMINOUS	FO	FACE OF	NO	NUMBER	STL	STEEL
	ROOFING	FOC	FACE OF CONCRETE	NOM	NOMINAL	STOR	STORAGE
		FOF	FACE OF FINISH	NTS	NOT TO SCALE	STRUCT	STRUCTURAL
CAB	CABINET	FOS	FACE OF STUD			SUSP	SUSPENDED
СВ	CATCH BASIN	FOW	FACE OF WALL	ОС	ON CENTER		
CEM	CEMENT	FP	FIREPROOFING	OD	OUTSIDE DIAMETER	Т	TREAD
CG	CORNER GUARD	FS	FLOOR SINK	OF	OVERFLOW DRAIN	TC	TOP OF CURB
CJ	CONTROL JOINT	FSS	FOLDING SHOWER SEAT	OFF	OFFICE	TELE	TELEPHONE
CLG	CEILING	FT	FOOT OR FEET	OFCI	OWNER FURNISHED.	T&G	TONGUE AND GROOVE
CL	CENTERLINE	FTG	FOOTING	0101	CONTRACTOR INSTALLED	THK	THICK
				0501			
CLR	CLEAR	FURR	FURRING	OFOI	OWNER FURNISHED, OWNER INSTALLED	TLT -	TOILET
CMU	CONCRETE MASONRY UNIT					T.O.	TOP OF
COL	COLUMN	GA	GAUGE	О.Н.	OVERHEAD	TOS	TOP OF STEEL
СОММ	COMMUNICATION	GALV	GALVANIZED			TP	TOP OF PAVEMENT
CONC	CONCRETE	GB	GRAB BAR	OPNG	OPENING	TPD	TOILET PAPER DISPENSER
COORD	COORDINATE	GFRG	GLASS FIBER	OPP	OPPOSITE	TS	TUBE STEEL
CONSTR	CONSTRUCTION		REINFORCED GYPSUM			TW	TOP OF WALL
CONT	CONTINUOUS	GL	GLASS	P.A.D.	POWDER ACTUATED DEVICE	TYP	TYPICAL
CTSK	COUNTERSUNK	GYP	GYPSUM	PDP	PERFORATED DRAIN PIPE		
CU	COMBINATION UNIT			P.L.	PROPERTY LINE	UON	UNLESS OTHERWISE NOTED
		НВ	HOSE BIB	PL	PLATE		
DEMO	DEMOLISH	НС	HOSE CONNECTION	P.LAM	PLASTIC LAMINATE	VER	VERIFY
DEPT	DEPARTMENT	HDWD	HARDWOOD	PLAS	PLASTER	VERT	VERTICAL
DET	DETAIL	HDWE	HARDWARE	PLYWD	PLYWOOD	VEST	VESTIBULE
DF	DRINKING FOUNTAIN	HKP	HOUSEKEEPING	PT	POINT	VP.	VISION PANEL
DIA	DIAMETER	HM	HOLLOW METAL	PTD	PAPER TOWEL DISPENSER	**	
DIM	DIMENSION	HORIZ	HORIZONTAL	PTDR	PAPER TOWEL DISPENSER	w	WEST
	DOWN	HR	HOUR	רוטת	AND RECEPTACLE		WITH
DNCD				DTD		W/	
DNSP	DOWNSPOUT	HS	HAND SENSOR	PTR	PAPER TOWEL RECEPTACLE	WC	WATER CLOSET
DRN	DRAIN	НТ	HEIGHT	PTN	PARTITION	WD	WOOD
DWG	DRAWING					WF	WIDE FLANGE
		ID	INSIDE DIAMETER	R	RISER	WP	WATERPROOF(ING)
Е	EAST	INSUL	INSULATION	RAD	RADIUS	WR	WATER RESISTANT

RCP

REFLECTED CEILING PLAN

ROOF DRAIN

REFERENCE

WEIGHT

INTERIOR

JOINT

PROJECT INFORMATION

RE - RESIDENTIAL ESTATE

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

R3 - SINGLE FAMILY RESIDENTIAL OCCUPANCY LISTING YEAR / STYLE 1906 CRAFTSMAN

ASSESSORS 5324-012-039 HISTORIC DESIGNATION RATING

OF STORIES FIRE SPRINKLERS NO

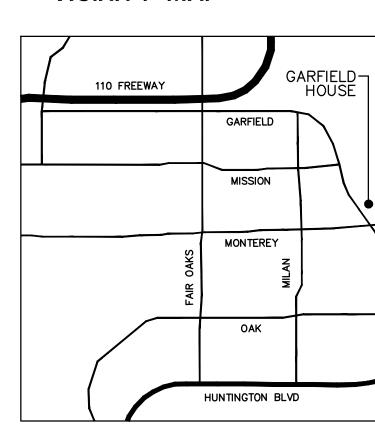
ZONNING

SCOPE OF WORK

1. A 172 SF. SECOND FLOOR ADDITION THAT INCLUDES A MAIN BATHROOM AND HALL CLOSET. THE ADDITION IS LOCATED IN THE NORTH SIDE OF THE HOUSE AND IS MEANT TO BLEND SEAMLESSLY WITH THE EXISTING HOUSE ORIGINAL STYLE. 2. MAIN BEDROOM INTERIOR REMODEL, DEMO EXISTING CEILING

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

VICINITY MAP



'AN DA

2_L Studio LLC _| 1128 Garfield Avenue

l 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

ENGINEERING



FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS

2 OCTOBER 2023

Garfield House Main Bath Addition

1128 Garfield Ave. So Pas CA 9103

PLANCHECK RESUBMITTAL

KEY PLAN

PROJECT INFORMATION

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



2022 Single-Family Residential Mandatory Requirements Summary

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 (04/2022)	e respective section for more information.
Building Envelop	
§ 110.6(a)1	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/LS.2/A440-2011.
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from
	Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. Air Leakage, All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be
§ 110.7:	caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150,0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.064 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value,
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102 Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	
§ 150.0(t):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150,0(g)1;	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150,0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45.
	prative Gas Appliances, and Gas Log:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150 0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control."
pace Condition	ning, Water Heating, and Plumbing System:
§ 110,0-§ 110.3	logation appropries most be service by the manufacturer to the same mis talongy services on
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)3:	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
	· · · · · · · · · · · · · · · · · · ·

Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with

hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.



2022 Single-Family Decidential Mandatory Dequirements Summary

	2022 Single-Family Residential Mandatory Requirements Summary
§ 110.5:	Pilot Lights, Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool a spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (r adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof an non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain in more than 2" higher than the base of the water heater.
§ 150,0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
ucts and Fans:	April - April 10 at California de Libraria de la California de la California de La California de La California
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). I contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher, ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 14°, if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board of flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in
	mention and the second and the second and second and second and second second second and second and second and second and second

these spaces must not be compressed. *

Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction. § 150.0(m)2: connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive

duct tapes unless such tape is used in combination with mastic and draw bands.

Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.

Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic § 150.0(m)7: dampers.

Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

Protection of insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. § 150.0(m)9: Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. § 150,0(m)10: Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.

Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an

§ 150.0(m)11: occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1. Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

5/6/22



Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)11:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. "
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with pague fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall- mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K;	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
olar Readiness:	
§ 110.10(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24. Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be
	located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane."
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110,10(c);	Interconnection Pathways. The construction documents must indicate; a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

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§ 110.10(e)2: Main Electrical Service Panel. The main electrical service panel must have a resolved space to allow to the literature of a future solar electric."

§ 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.

residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole



2022 Single-Family Residential Mandatory Requirements Summary

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

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(a)1.*
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole- dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Bill&iv, ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses, Single-family detached dwelling unand attached dwelling units not sharing cellings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(a)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have dema controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound pe §150.0(o)1Gv.
§ 150.0(a)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's Inlet or outlet terminals/grilles per Refer Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa S	ystems and Equipment:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa healing system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting of the heater without adjusting the thermostat setting, a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2;	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110,4(b)3;	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
C 450 D(-)	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump

§ 150.0(p): sizing, flow rate, piping, filters, and valves. Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable

§ 110.9:	requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts, and lighting internal to drawers, cabinets, and lighting internal to drawers, cabinets, and lighting less with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
§ 150,0(k)1C:	Recessed Downlight Luminaires in Cellings. Luminaires recessed into cellings must not contain screw based sockets, must be airtight and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
20 13 2 4 T. S.	Light Sources in Enclosed or Recessed Luminaires, Lamps and other separable light sources that are not compliant with the JA8

elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor § 150.0(k)1E:

control, low voltage wiring, or fan speed control.

Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).



2022 Single-Family Residential Mandatory Requirements Summary

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§ 150.0(s)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the mail panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	Heat Pump Space Heater Ready, Systems using gas or propane furnaces to serve individual dwelling units must include; A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	Electric Cooktop Ready. Systems using gas or propose cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propone plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

Revision/Issue

General Notes

DOCUMENTA

COMPLIANC

 \bigcap

Firm Name and Address



BEAR TECHNOLOGIES CONSULTING, INC. 3431 DON ARTURO DRIVE, CARLSBAD, CALIFORNIA 92010 (760) 635-2327 wayne@beartechconsulting.com http://www.beartechconsulting.com

Project Name and Address

GARFIELD HOUSE MAIN BATH ADDITHION 1128 GARFIELD AVENUE SOUTH PASADENA, CALIFORNIA 91030

1	Project	Sheet	
	23Q3017R.1-07		
	Date 12/09/2023	T-05	
	Scale	J	



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 #:

PROJECT HEARING DATE: July 21, 2022

DECISION LETTER | 1

Page 1 of 3

PROJECT LOCATION:

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

To Applicant and Owner:

2462-COA

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.

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

Environmental Review:

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

15301, Class 1 – Existing Facilities

15331, Class 31 – Historical Resource Restoration/Rehabilitation

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

Important Dates:

CHC Hearing:

The CHC 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

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

Sincerely,

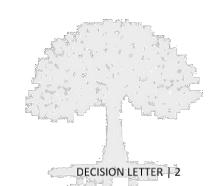
7220.

Susana Martinez Associate Planner

cc: Project Applicant

Attachments:

Exhibit "A" – Conditions of Approval



Page 2 of 3

July 21, 2022

1128 Garfield Avenue | 2462-COA

Certificate of Appropriateness (COA) CASE NO:

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.

PROPERTY OWNER'S ACKNOWLEDGEMENT OF APPROVAL

1128 Garfield Avenue

APN: 5324-012-039

South Pasadena, CA 91030

A 174-square-foot addition to the second-floor of an

existing 3,490-square-foot two-story single-family

(Please sign and return to the Planning Division. Thank you.)

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

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

Conditions of Approval

1128 Garfield Avenue | 2462-COA

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-

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

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.

Conditions of Approval 1128 Garfield Avenue | 2462-COA

Notes on Construction Plans

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

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

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

Prior to issuance of a Building Permit

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

DEPARTMENT OF PUBLIC WORKS:

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

BUILDING AND SAFETY DIVISION:

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

FIRE DEPARTMENT:

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

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION The following items are noted for the applicant's information. These items are generally required for all

projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for South Pasadena and many other agencies, including but not limited to Los Angeles County, and state and federal agencies.

Building Division

1. School Developmental Fees shall be paid to the School District prior to the issuance of the building

2. Park Impact Fee to be paid at the time of permit issuance.

Conditions of Approval

1128 Garfield Avenue | 2462-COA 3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time

4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

5. Structural calculations prepared under the direction of an architect, civil engineer or structural

engineer shall be provided 6. Project shall comply with the CalGreen Residential mandatory requirements.

7. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings without automatic residential fire sprinkler protection shall comply with Table 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.

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



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FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

Garfield House Main Bath Addition

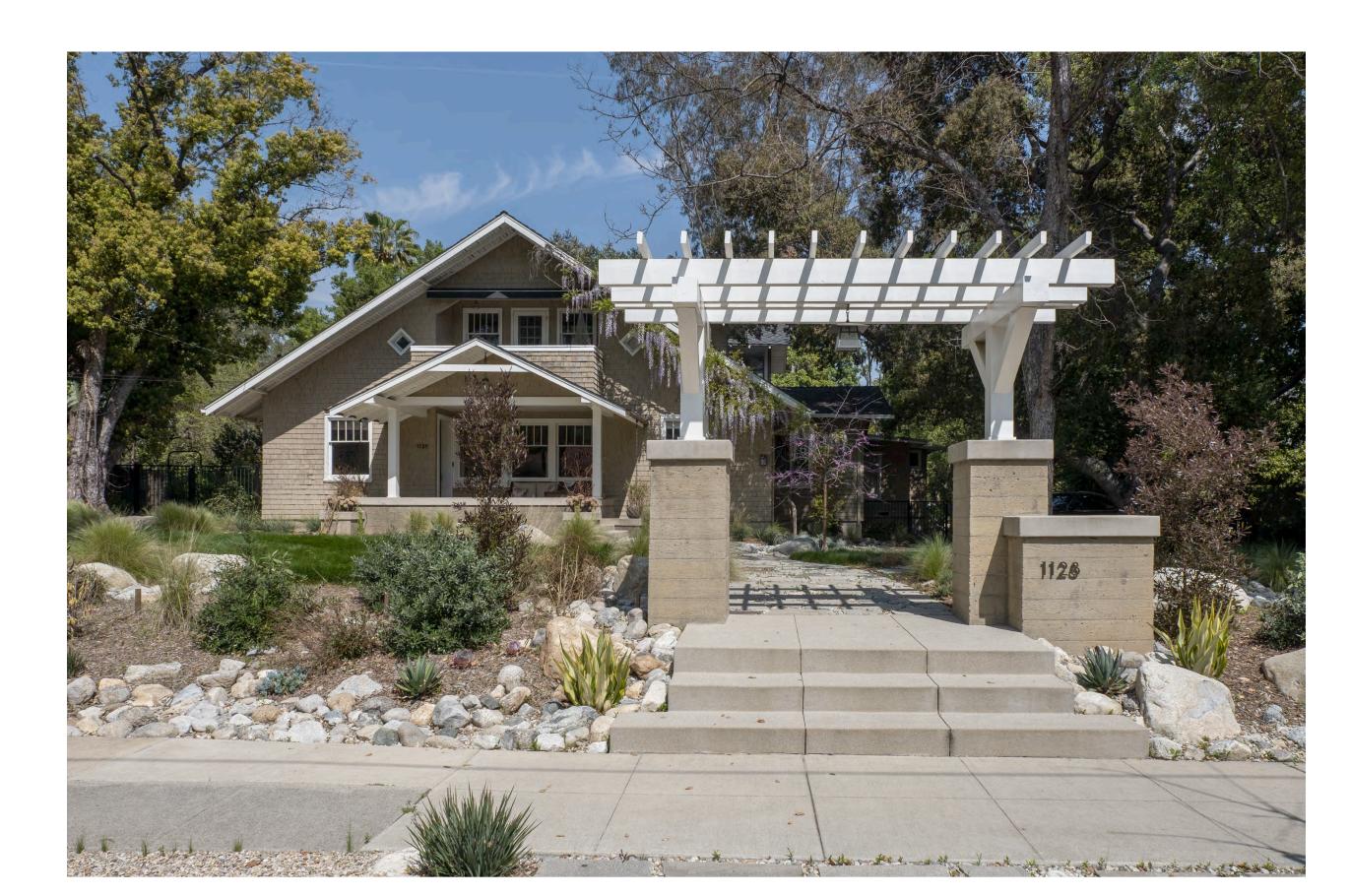
KEY PLAN

CONDITIONS OF APPROVAL

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



SOUTHWEST VIEW



WEST VIEW



SOUTHWEST DETAIL VIEW



NORTHWEST VIEW

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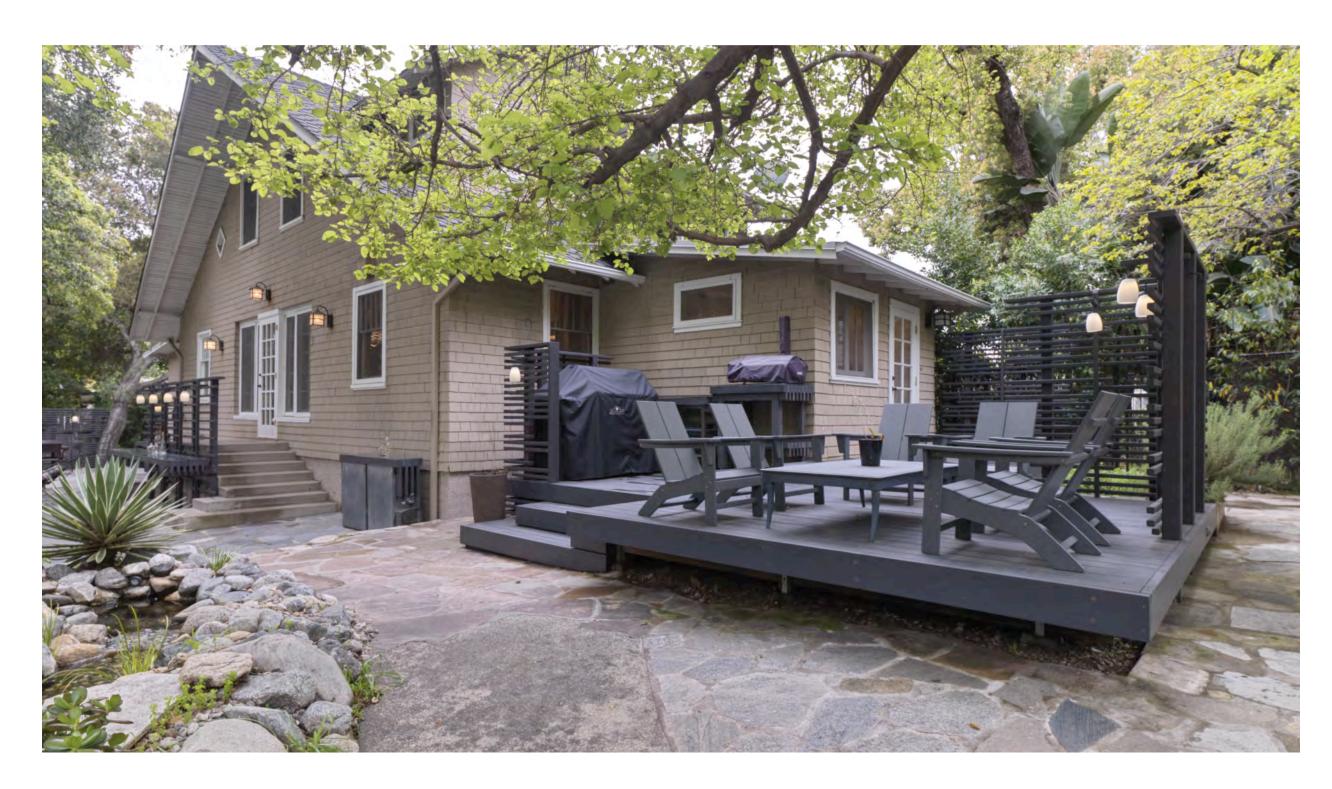
2 OCTOBER 2023 PLANCHECK RESUBMITTAL

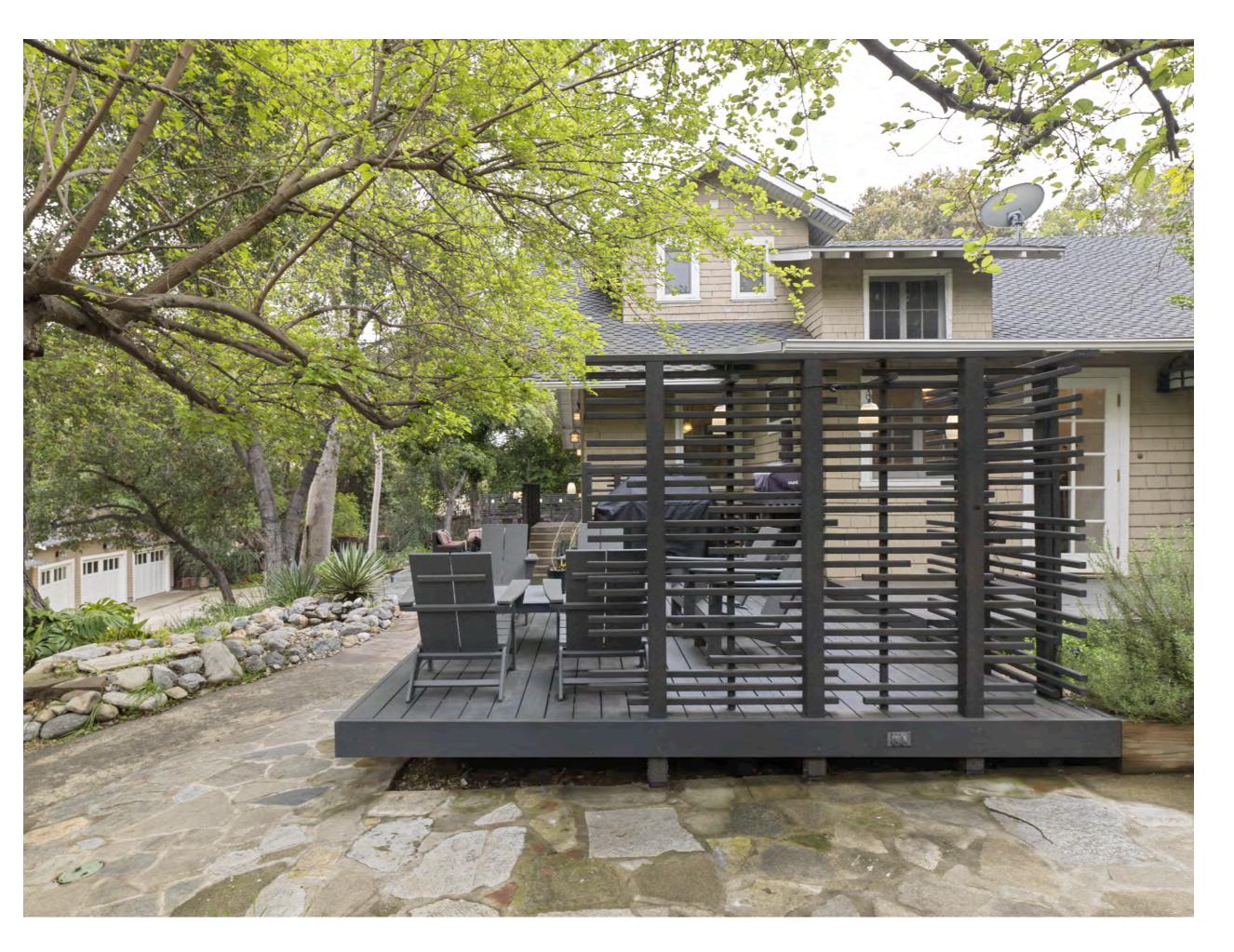
Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

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

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2 OCTOBER 2023 PLANCHECK RESUBMITTAL

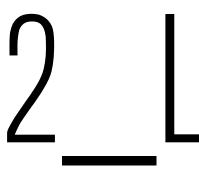
Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

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

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1 2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

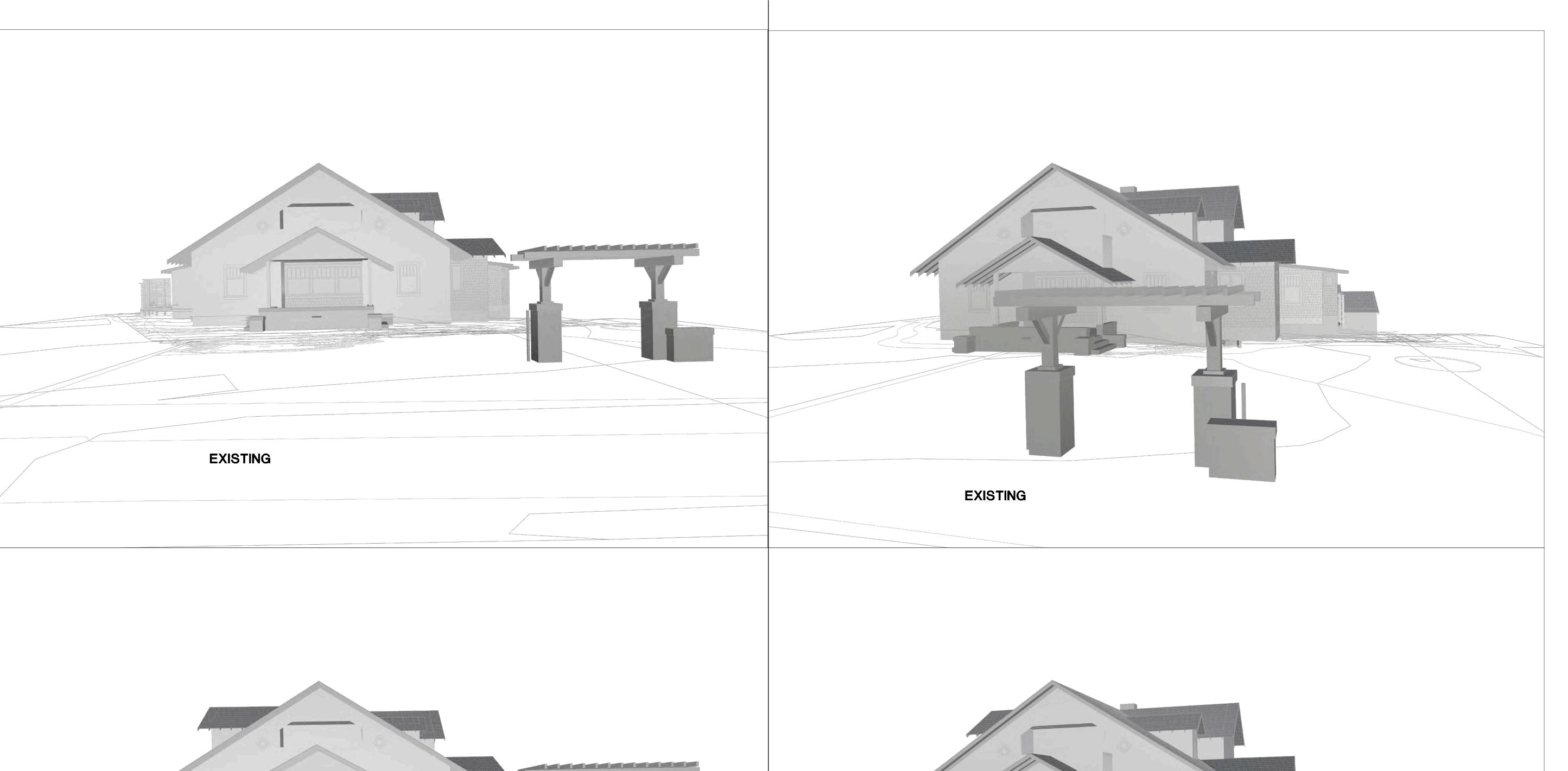
KEY PLAN

PROPOSED RENDERINGS

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

A0.20





PROPOSED

3D MODEL - WEST VIEW

2_Ls

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REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

FOR CONSTRUCTION

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

KEY PLAN

PROPOSED RENDERINGS

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

3D MODEL - SOUTHWEST VIEW

PROPOSED

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SITE PLAN NOTES

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

FOR CONSTRUCTION

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REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

KEY PLAN

SITE PLAN - EXISTING

SCALE: 1'-0" = 10'-0"

DATE: 2 OCTOBER 2023

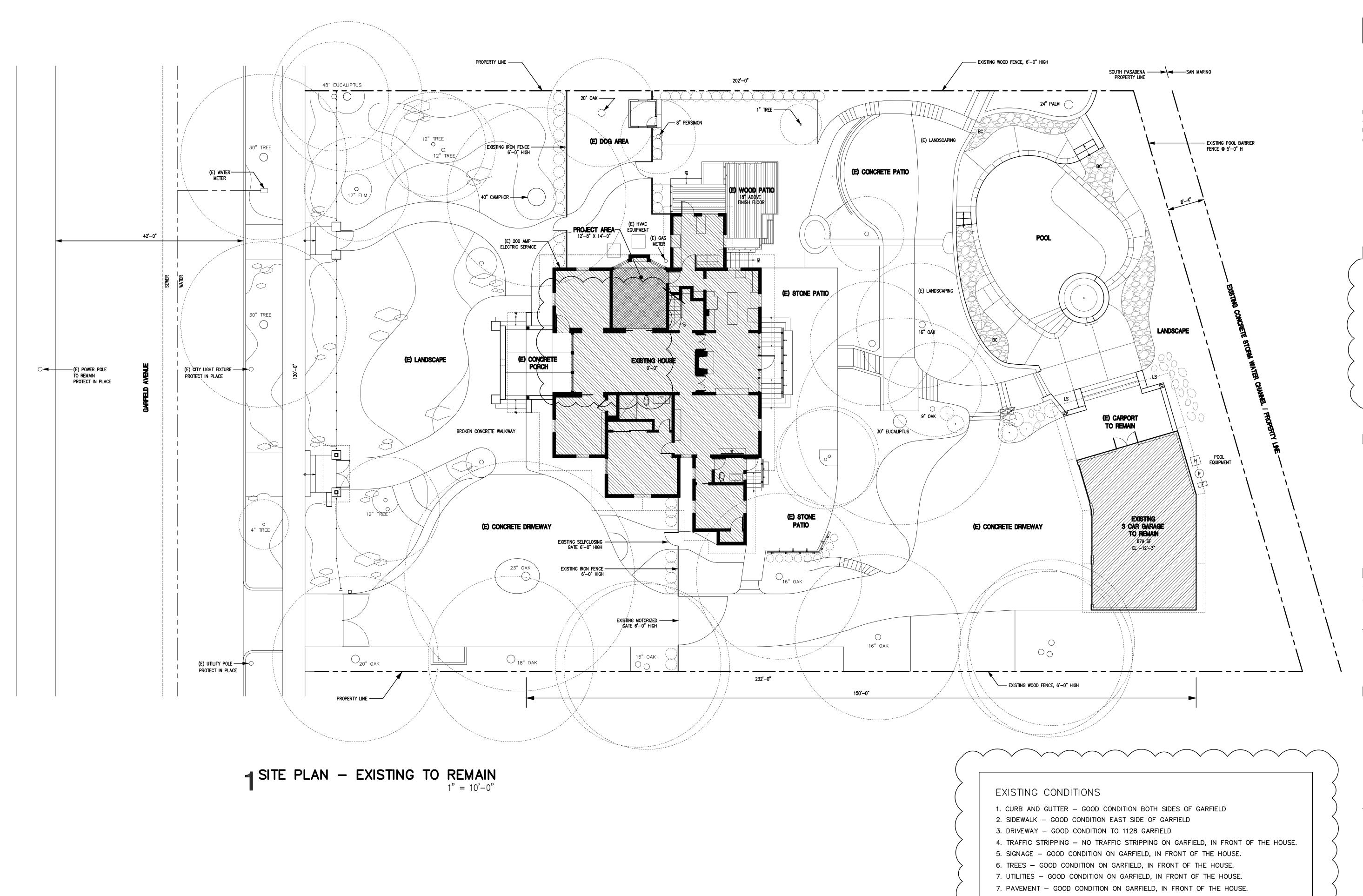
FILE: GA-SITE.DWG

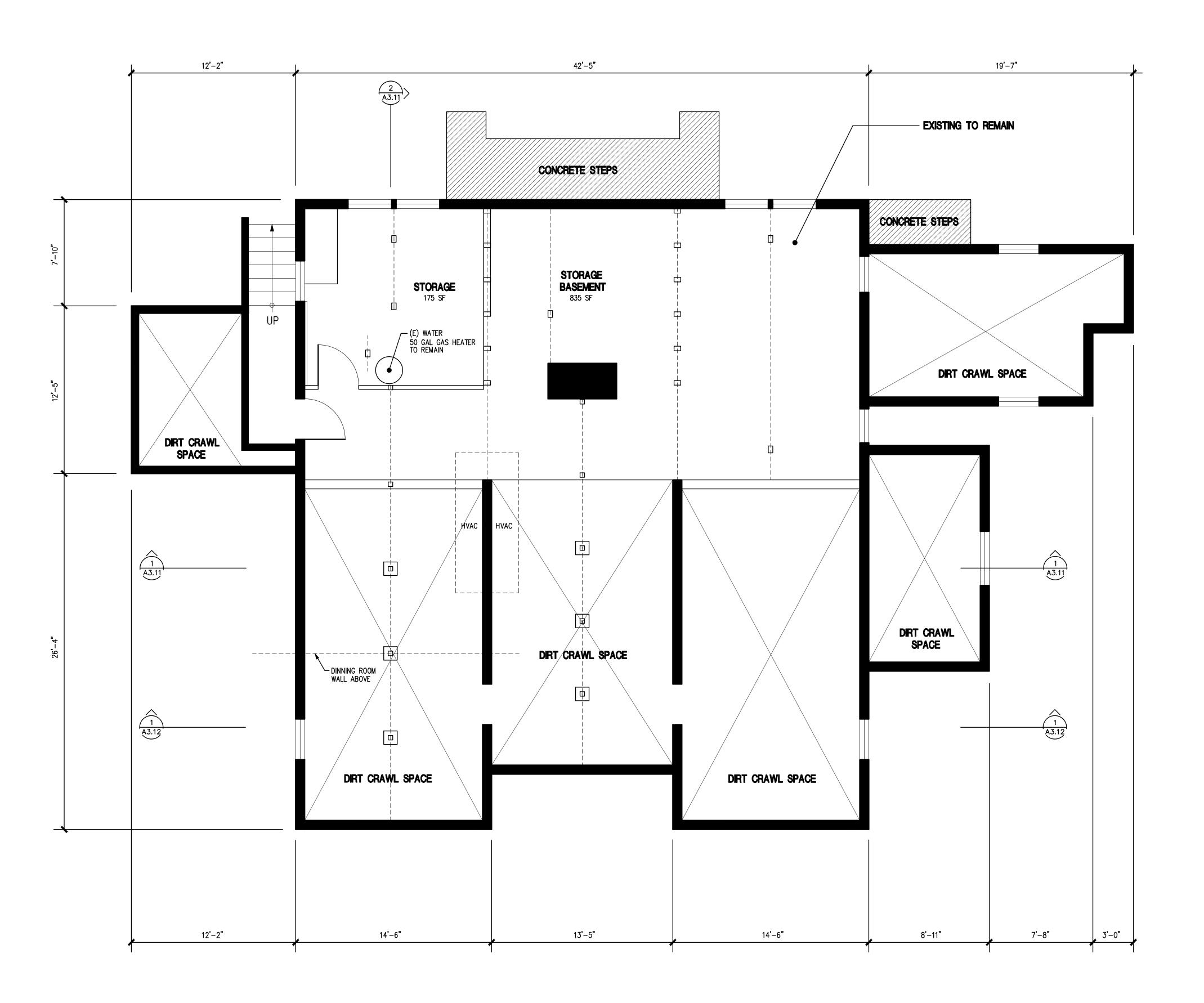
SCRIPT:

BUILDING AND SAFETY RESUBMITTAL

PROJECT NO: 21-09

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

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2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

KEY PLAN



BASEMENT PLAN -EXISTING TO REMAIN

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

DATE: 15 JANUARY 2024

FILE: GA-FP.DWG

SCRIPT:

BUILDING AND SAFETY RESUBMITTAL

PROJECT NO: 21-09

A2.00E

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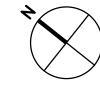
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REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

KEY PLAN



FIRST FLOOR PLAN -EXISTING TO REMAIN

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

NOTES:

DOOR SCHEDULE - EXISTING

3'-0" X 7'-6"

3'-0" X 7'-6"

2'-8" X 7'-8"

2'-8" X 6'-8"

WINDOW SCHEDULE - EXISTING

5'-0" X 4'-0"

5'-0" X 4'-0"

5'-0" X 3'-8"

5'-0" X 4'-0"

5'-0" X 3'-6"

4'-0" X 2'-6"

3'-6" X 1'-8"

5'-0" X 3'-0"

6'-0" X 3'-0"

6'-0" X 1'-8"

4'-4" X 3'-0"

3'-4" X 1'-8"

3'-6" X 3'-4"

5'-0" X 3'-6" DOUBLE HUNG

WOOD AND GLASS

WOOD AND GLASS

WOOD AND GLASS

WOOD AND GLASS

CASEMENT

CASEMENT

CASEMENT

CASEMENT

CASEMENT

CASEMENT

CASEMENT

CASEMENT

CASEMENT

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

DOUBLE HUNG

DOUBLE HUNG

WOOD

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

PAINTED INSIDE AND OUT

EXISTING TO REMAIN

EXISTING TO REMAIN



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FOR CONSTRUCTION AHJ STAMP APPROVAL

REVISIONS 2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

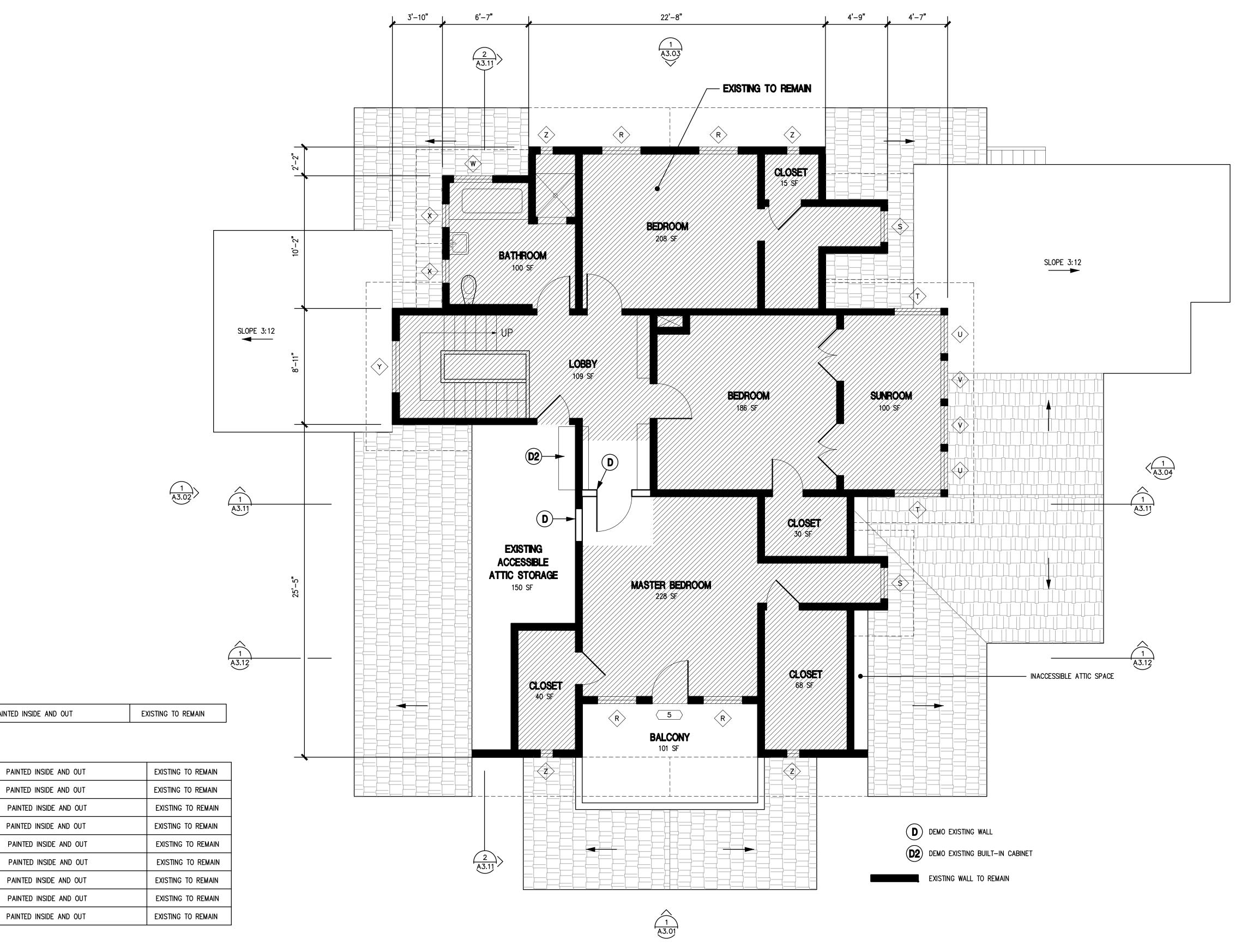
KEY PLAN



SECOND FLOOR PLAN -EXISTING

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

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NOTES:

DOOR SCHEDULE - EXISTING

3'-0" X 6'-8"

WINDOW SCHEDULE - EXISTING

4'-6" X 3'-0"

4'-6" X 2'-4"

3'-8" X 3'-8"

3'-8" X 3'-6"

3'-8" X 3'-2"

3'-0" X 1'-5"

3'-0" X 1'-10"

4'-1" X 3'-6"

1'-0" X 1'-0"

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

WOOD AND GLASS

WOOD

WOOD

WOOD

WOOD

WOOD

WOOD

DOUBLE HUNG

DOUBLE HUNG

DOUBLE HUNG

FIXED

FIXED

CASEMENT

CASEMENT

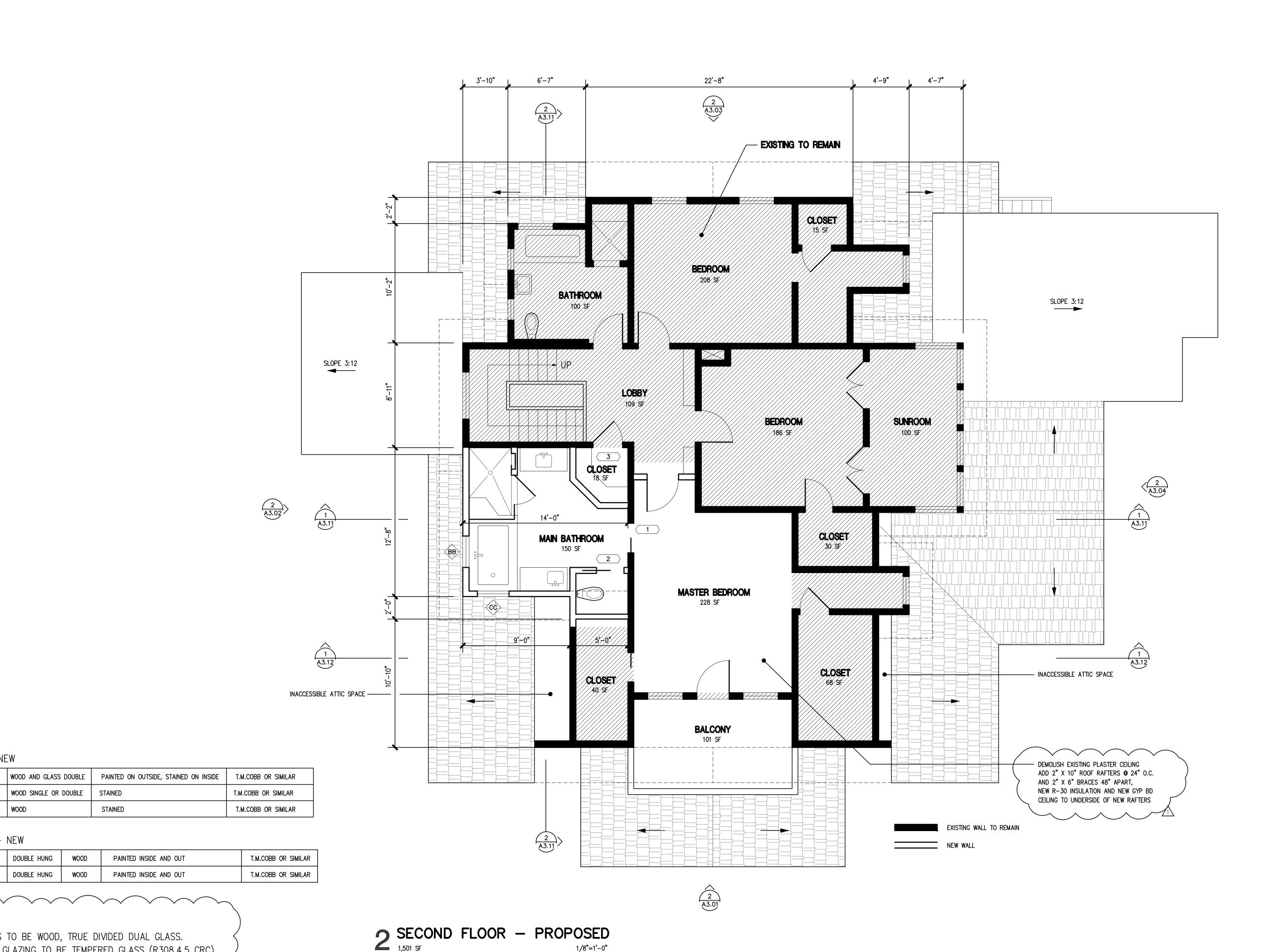
CASEMENT

FIXED

PAINTED INSIDE AND OUT

SECOND FLOOR — EXISTING + DEMOLITION

1,329 SF



DOOR SCHEDULE - NEW

2'-6" X 6'-8"

2'-6" X 6'-8"

WINDOW SCHEDULE - NEW

NOTES:

3'-0" X 6'-8" | WOOD

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

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

WOOD SINGLE OR DOUBLE

1. ALL NEW WINDOWS TO BE WOOD, TRUE DIVIDED DUAL GLASS.

2. ALL NEW WINDOW GLAZING TO BE TEMPERED GLASS (R308.4.5 CRC)

STAINED

WOOD

STAINED

PAINTED INSIDE AND OUT

PAINTED INSIDE AND OUT

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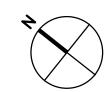
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REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

KEY PLAN



SECOND FLOOR PLAN -PROPOSED

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

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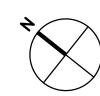
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REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

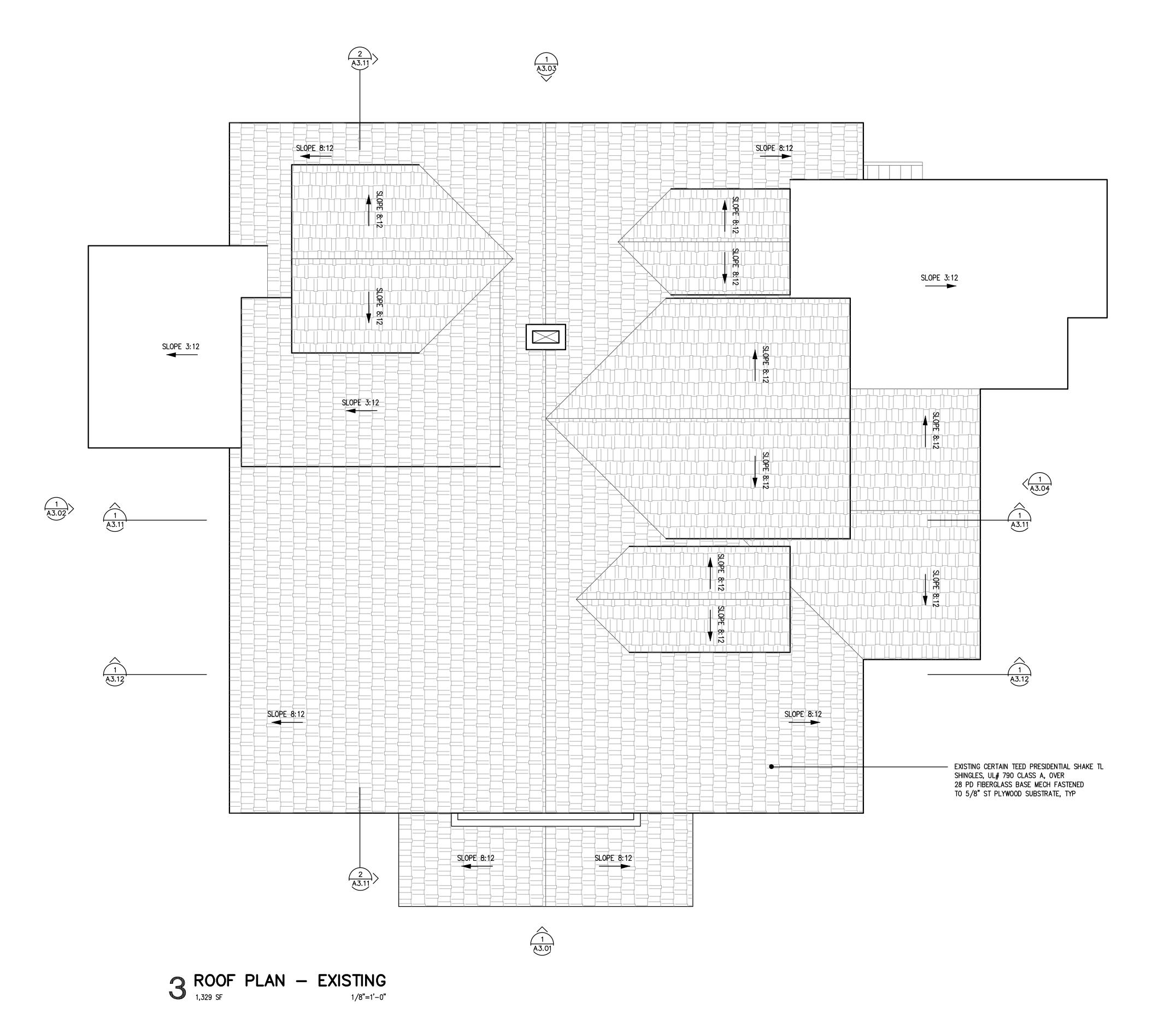
KEY PLAN



ROOF PLAN -EXISTING

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

A2.03E



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FOR CONSTRUCTION

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REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

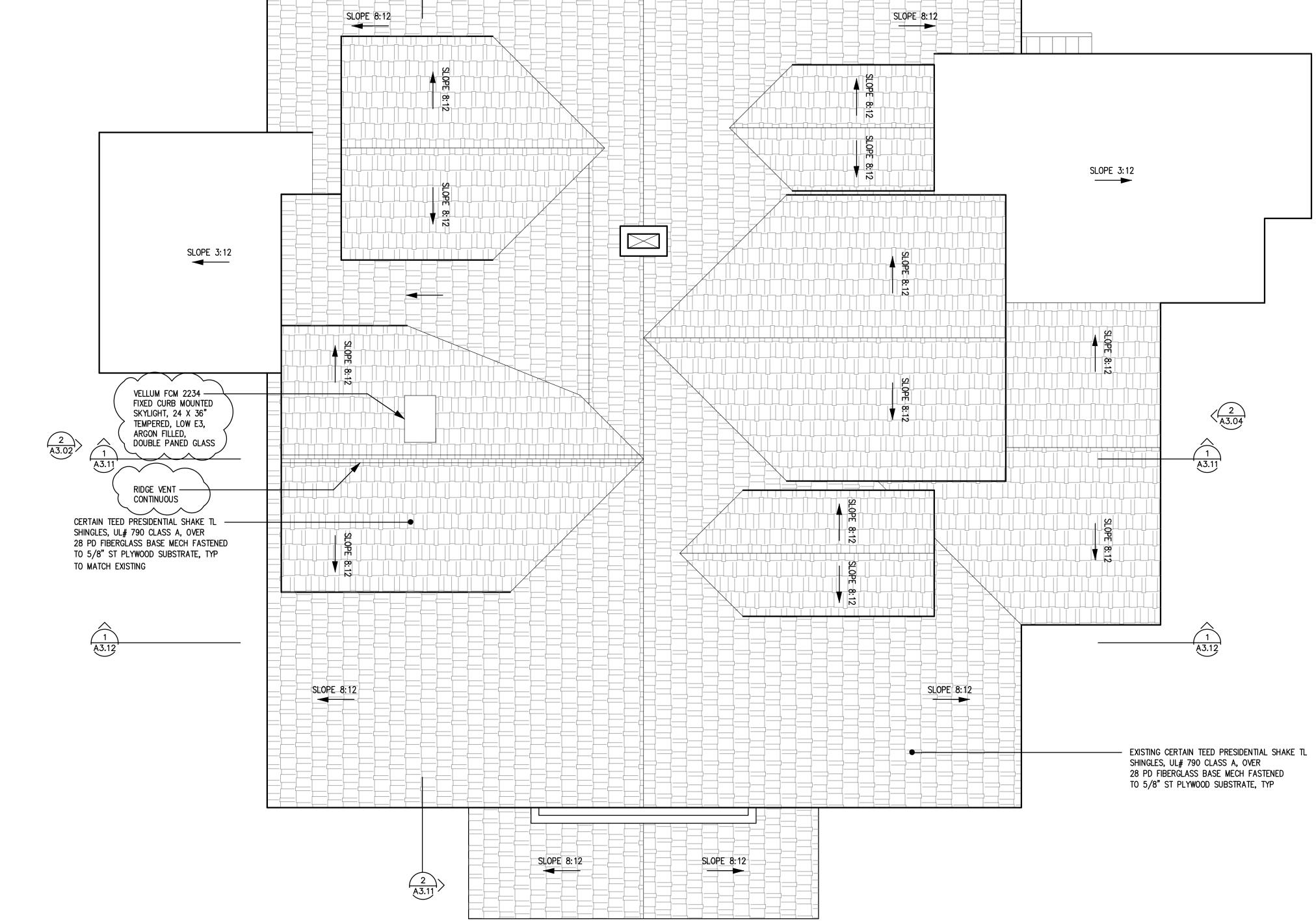
KEY PLAN



ROOF PLAN -PROPOSED

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





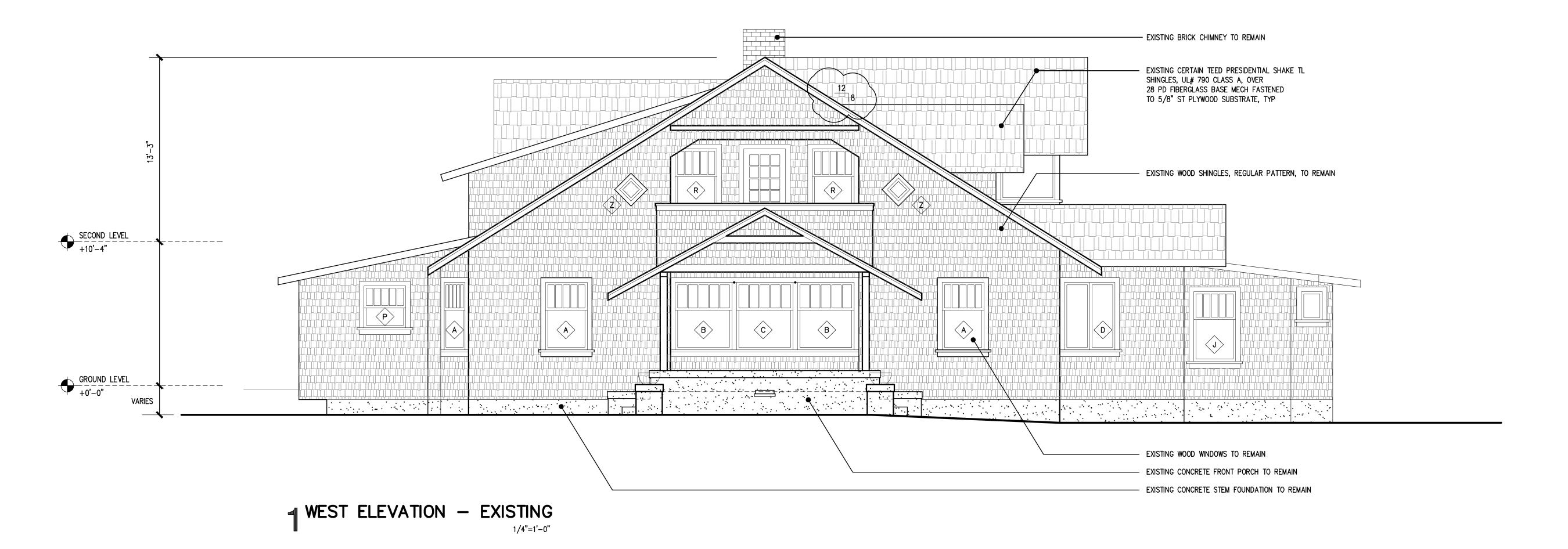
2 A3.01

ROOF PLAN — PROPOSED

1,329 SF

1/8"=1'-0"

A3.03





<u> L</u> S

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2 OCTOBER 2023 PLANCHECK RESUBMITTAL

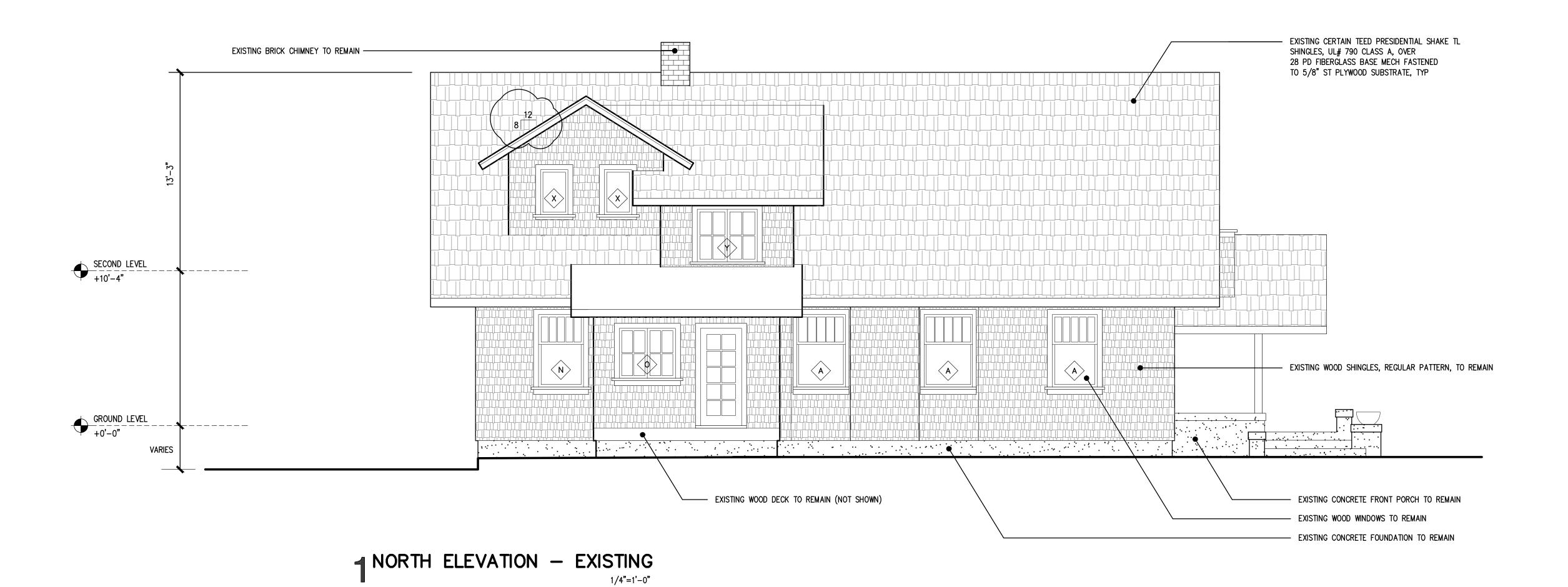
Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

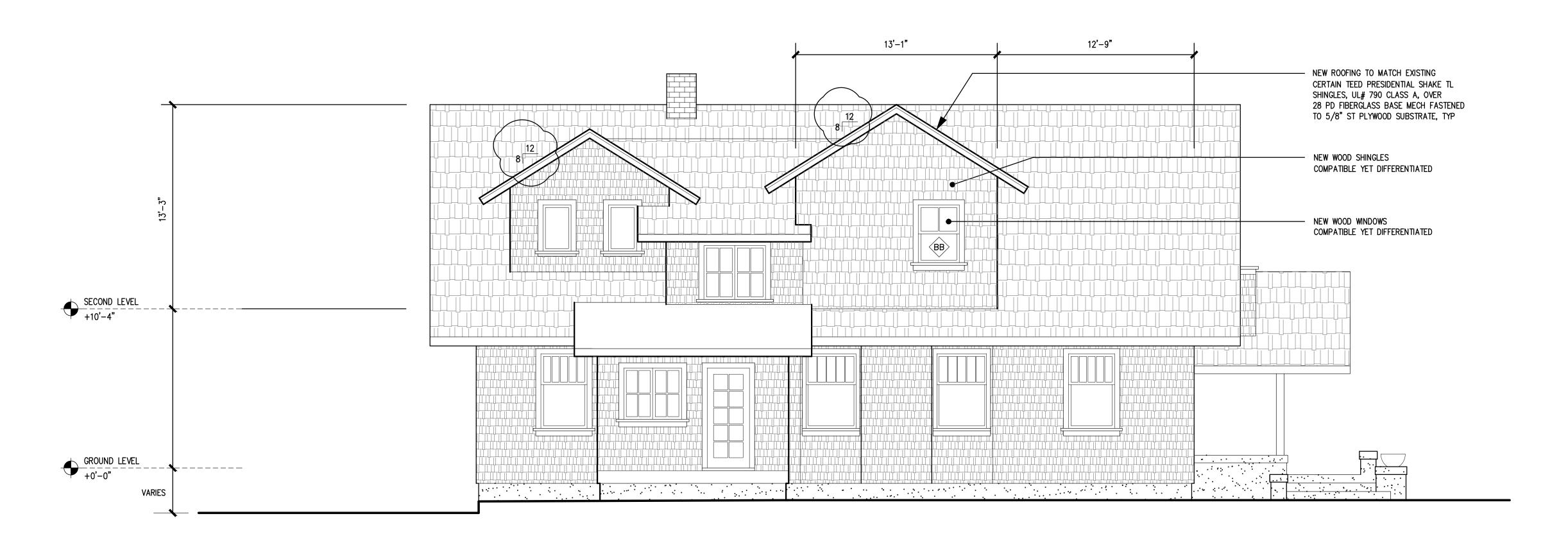
KEY PLAN

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

A3.01





NORTH ELEVATION — PROPOSED

1/4"=1'-0"

2 L S

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P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769
(909) 931-5070 JEFF@VANDAMENGINEERING.COM



FOR CONSTRUCTION

AHJ STAMP APPROVAL

REVISIONS

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

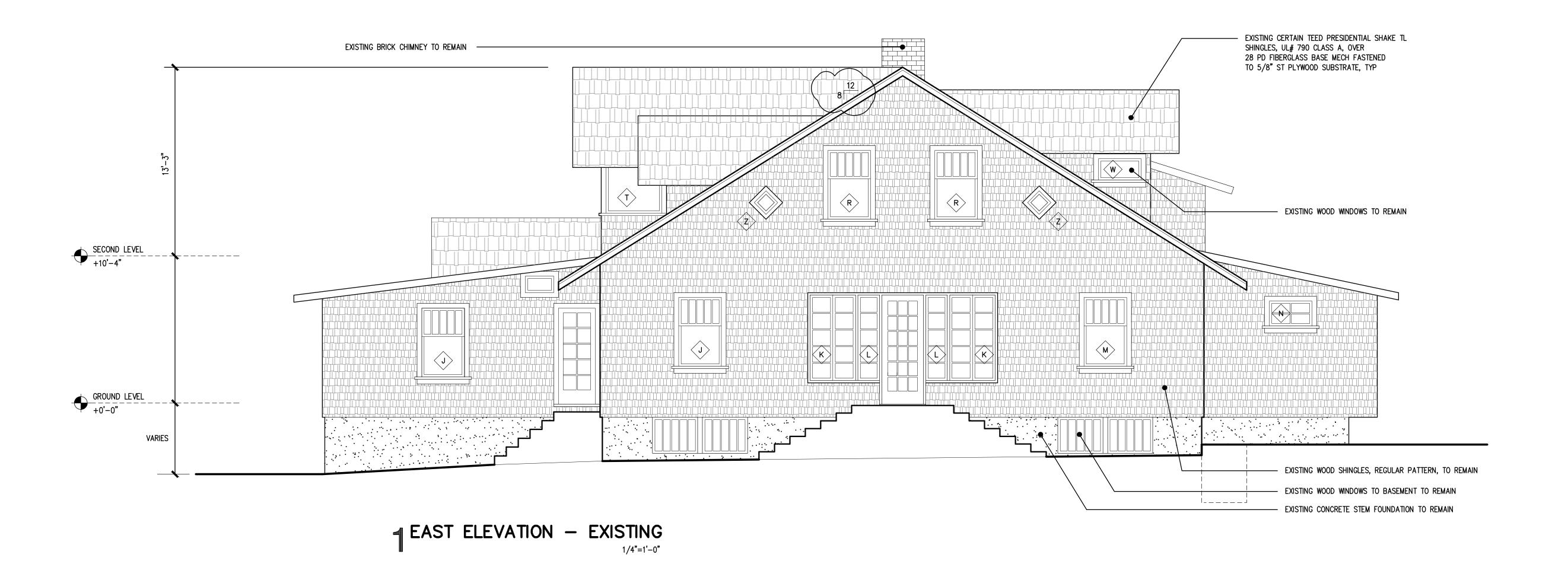
Garfield House Main Bath Addition 1128 Garfield Ave, So Pas CA 91030

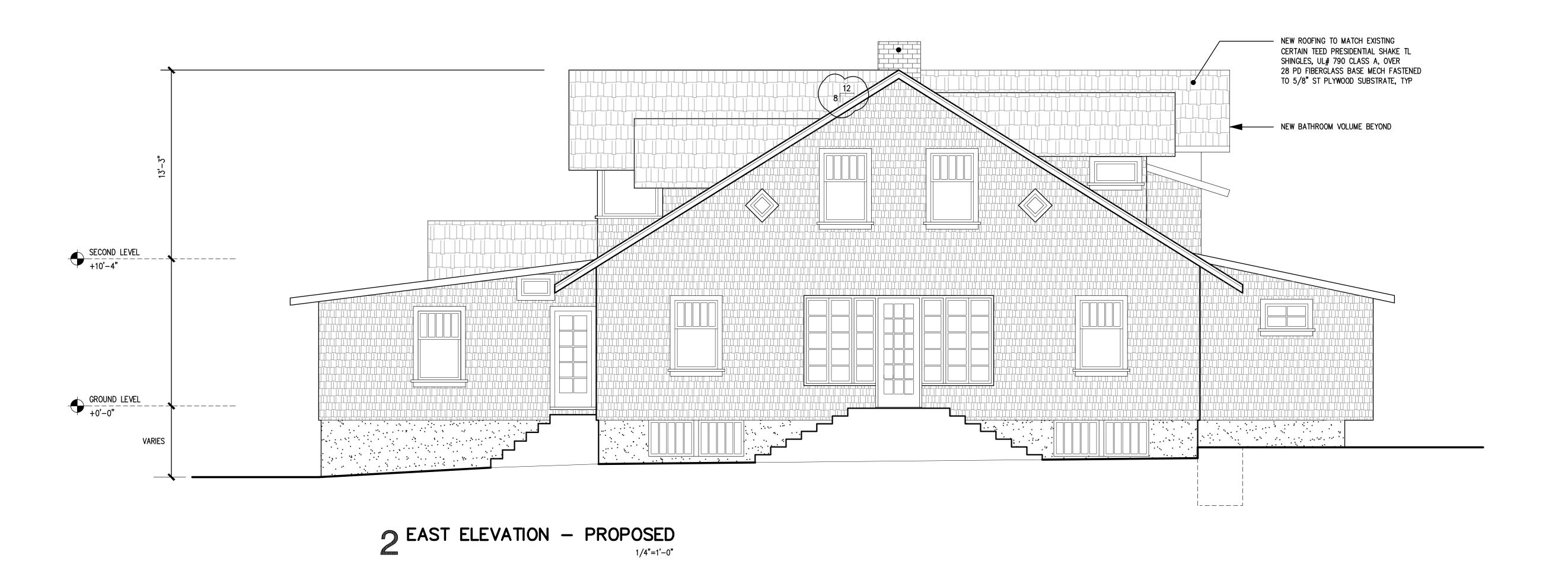
KEY PLAN

NORTH ELEVATIONS EXISTING + PROPOSED

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

A3.02





2 L S

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2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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

KEY PLAN

EAST ELEVATIONS EXISTING + PROPOSED

SCALE: 1/4"=1'-0"
DATE: 15 JANUARY 2024
FILE: GA-EL.DWG
SCRIPT:
BUILDING AND SAFETY RESUBMITTAL

PROJECT NO: 21-09

A3 **N**3



SOUTH ELEVATION - PROPOSED (NO CHANGE)

1/4"=1'-0"

1/4"=1'-0"

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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

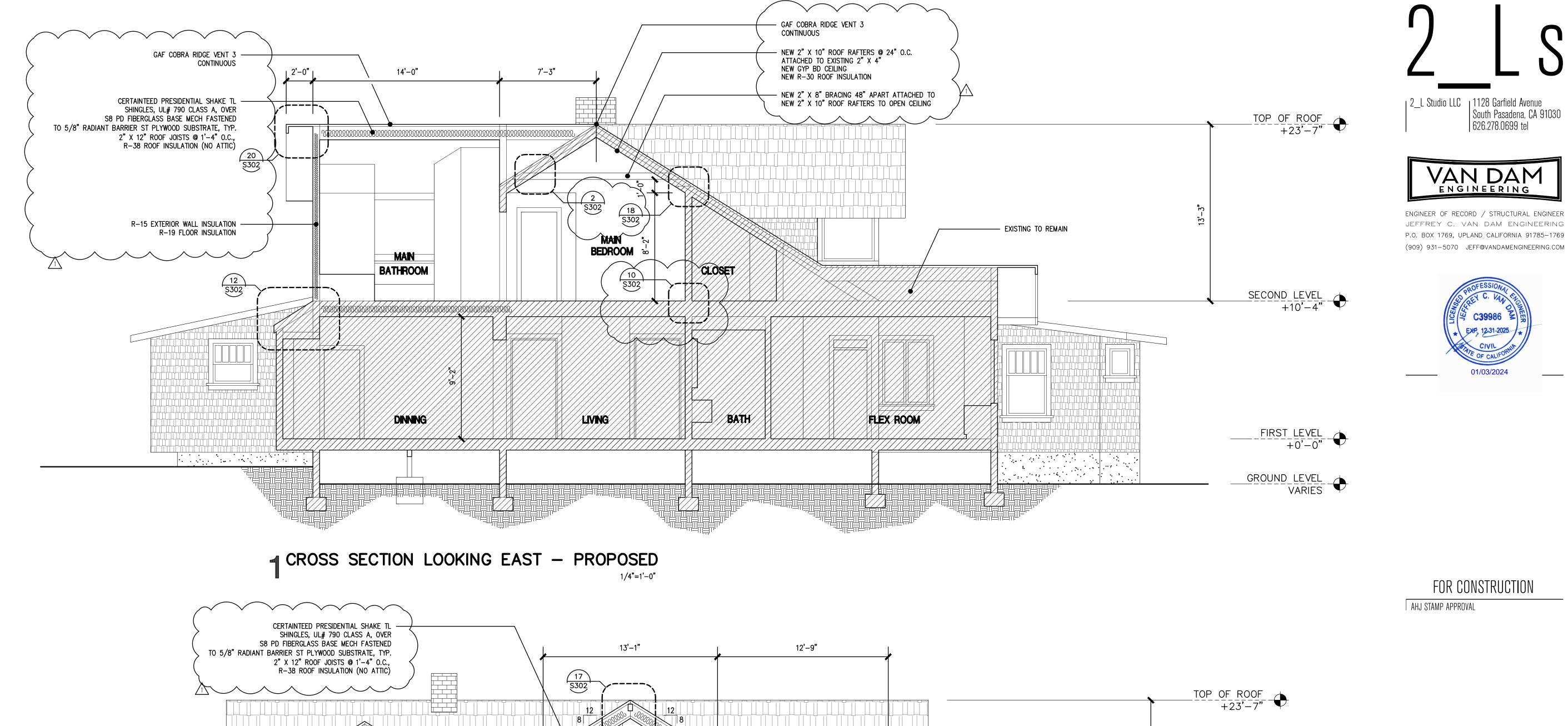
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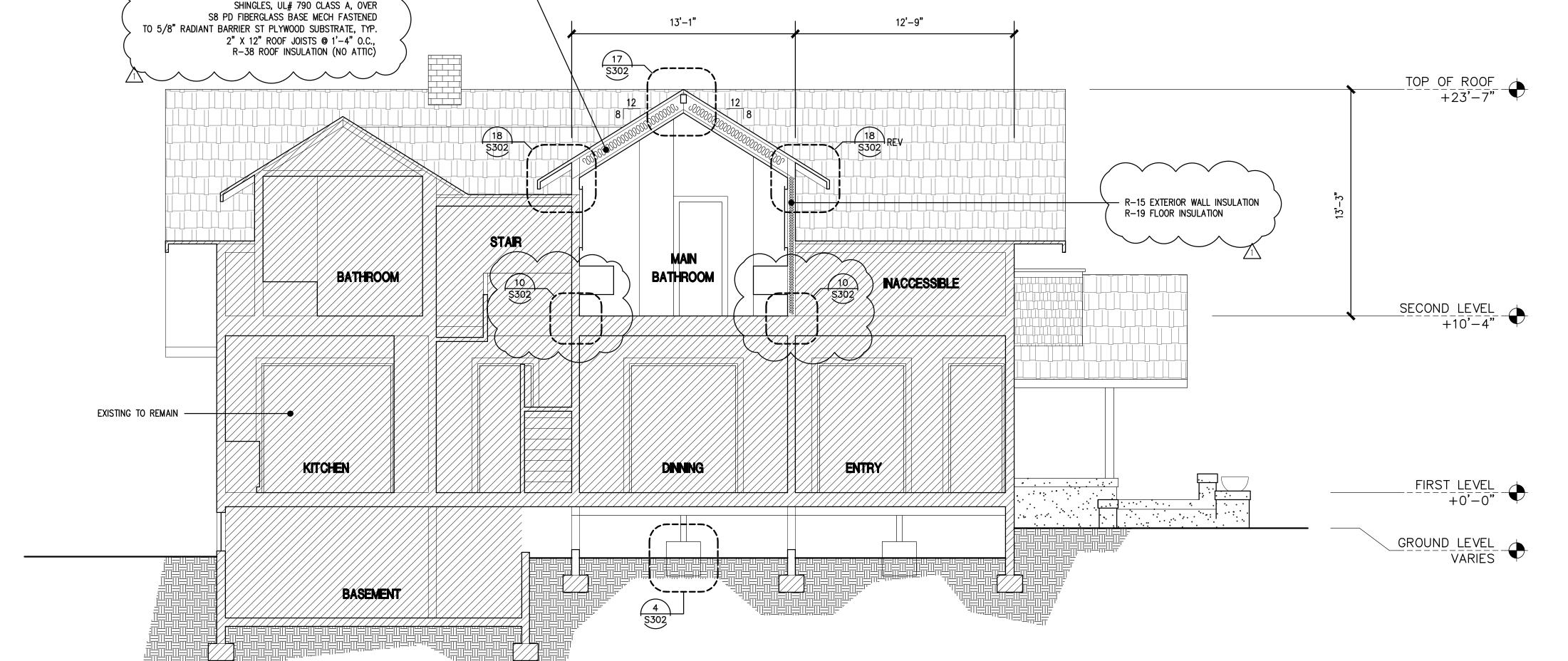
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BUILDING AND SAFETY RESUBMITTAL

PROJECT NO: 21-09

A3.04





1/4"=1'-0"

CROSS SECTION LOOKING SOUTH - PROPOSED

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REVISIONS

KEY PLAN

SECTIONS

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

PROJECT NO: 21-09

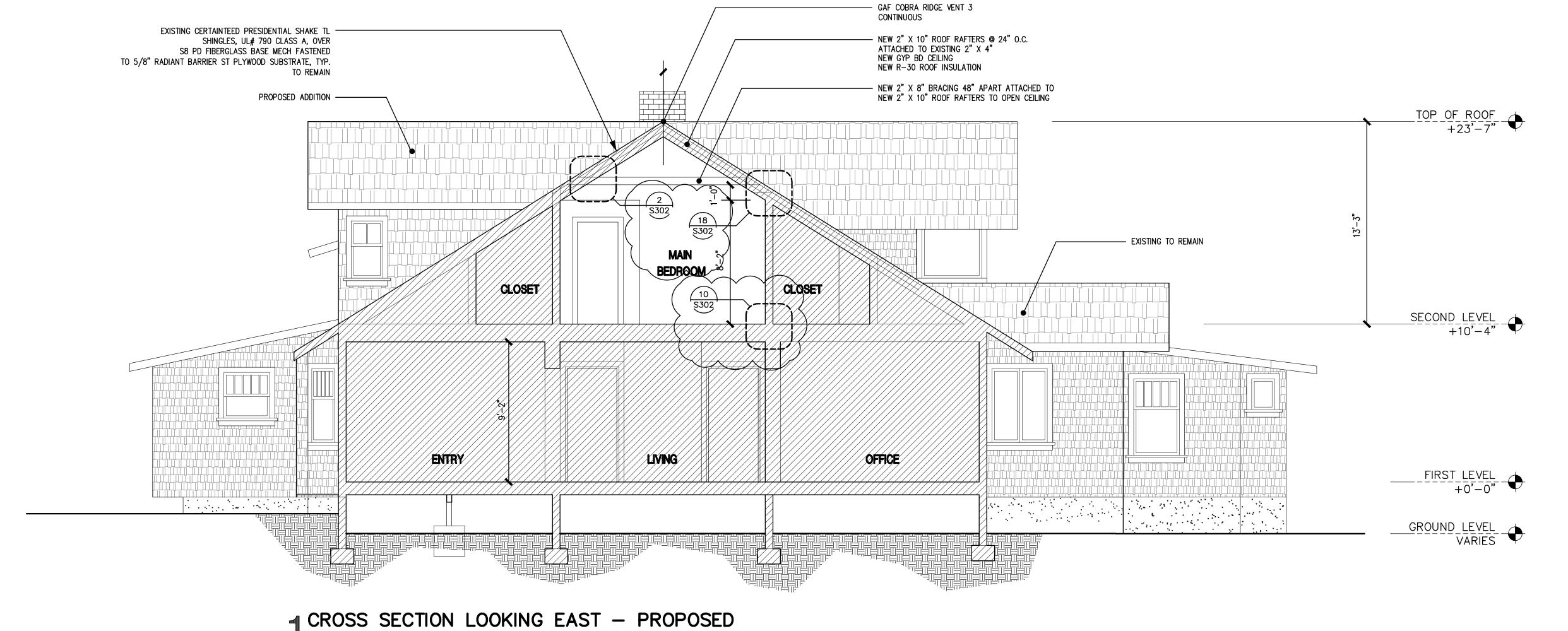
DATE: 15 JANUARY 2024 FILE: GA-EL.DWG

BUILDING AND SAFETY RESUBMITTAL

2 OCTOBER 2023 PLANCHECK RESUBMITTAL

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KEY PLAN

SECTIONS

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

A3.12

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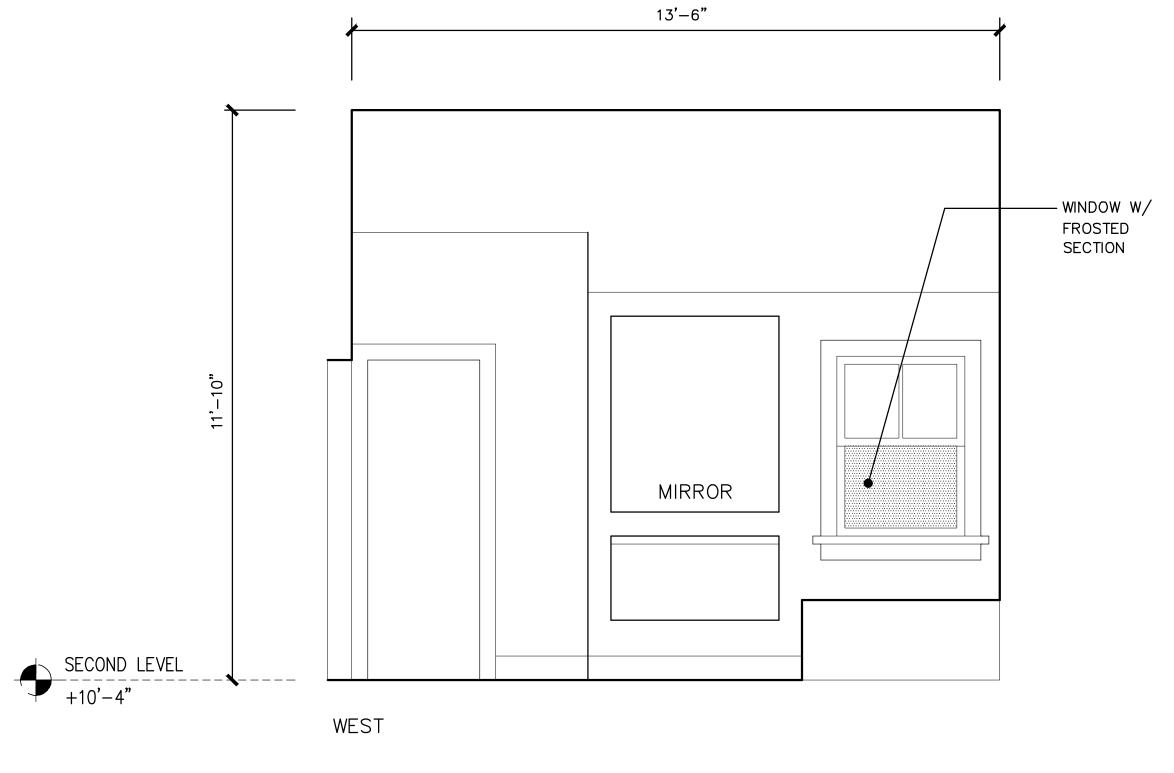
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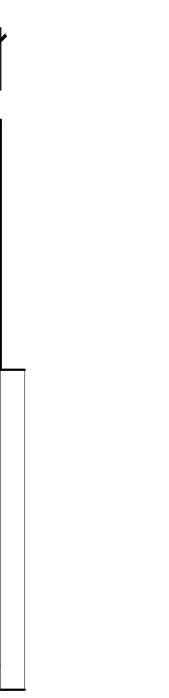
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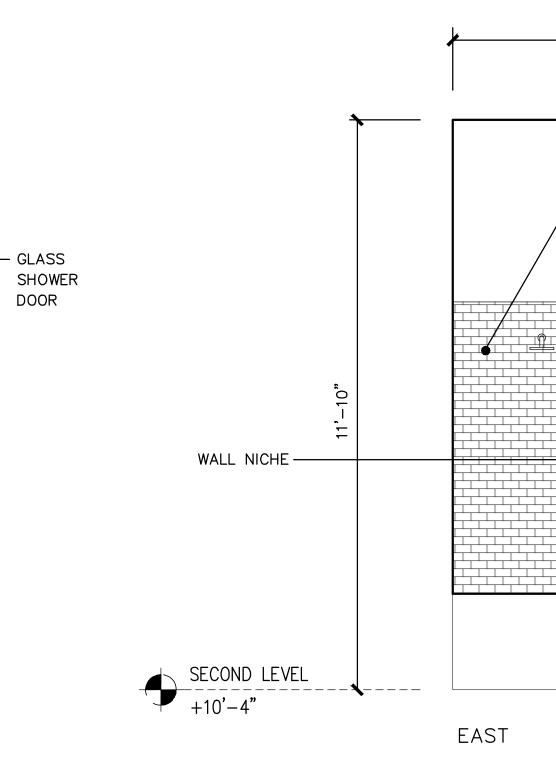
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13'-6"

MIRROR





Garfield House Main Bath Addi

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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_IE.DWG

SCRIPT:

BUILDING AND SAFETY RESUBMITTAL

PROJECT NO: 21-09

8 INTERIOR ELEVATIONS - MAIN BATHROOM

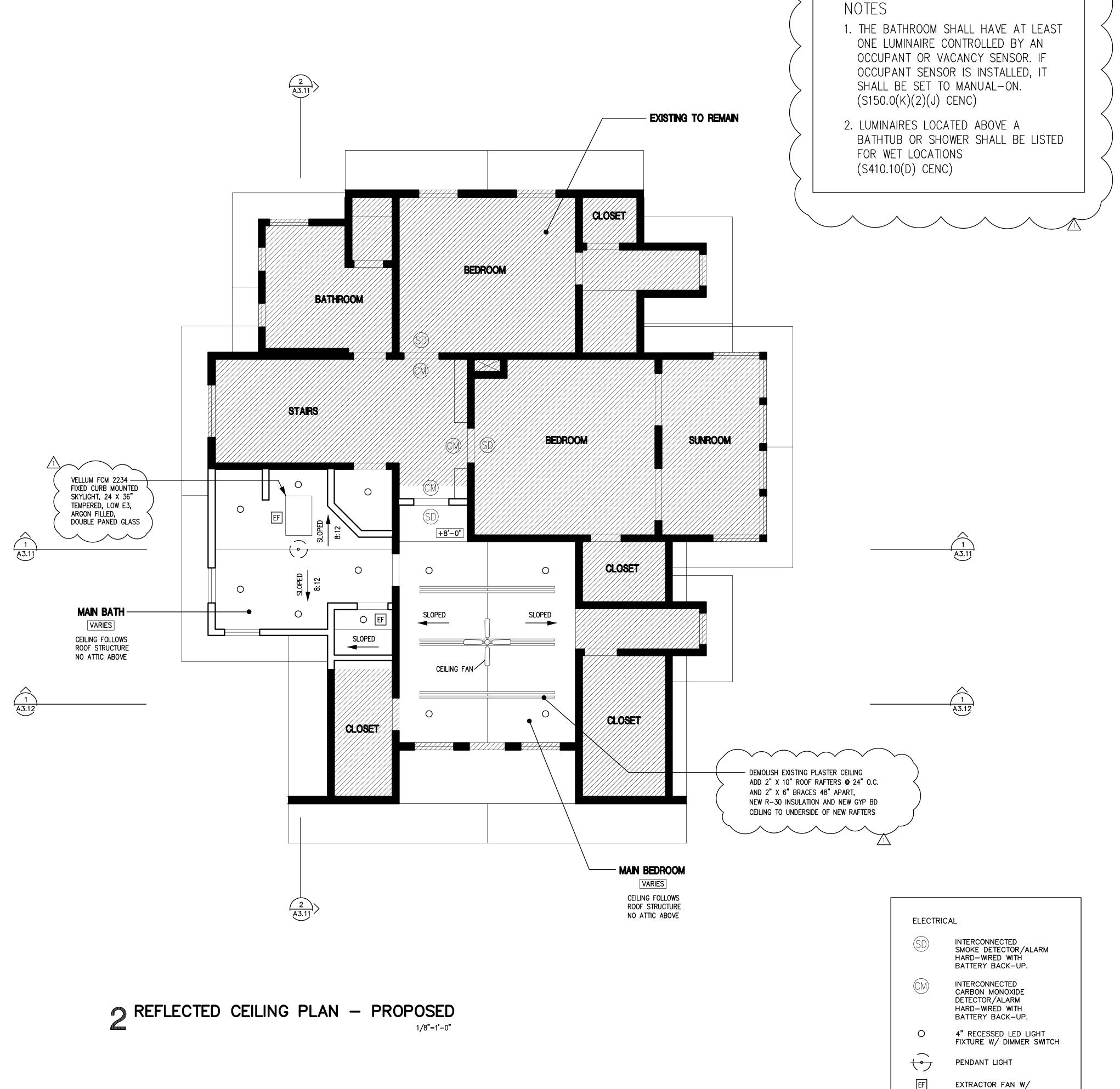
12'-2"

12'-2"

SOUTH

NORTH

WINDOW W/-FROSTED SECTION



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LEGEND - CEILING PLANS

PAINTED GYPSUM BOARD TYPICAL
CEILING MATERIAL UNLESS OTHERWISE

8'-4" INDICATES CEILING HEIGHT.

FOR CONSTRUCTION

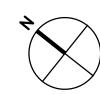
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KEY PLAN



REFLECTED CEILING PLAN -PROPOSED

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

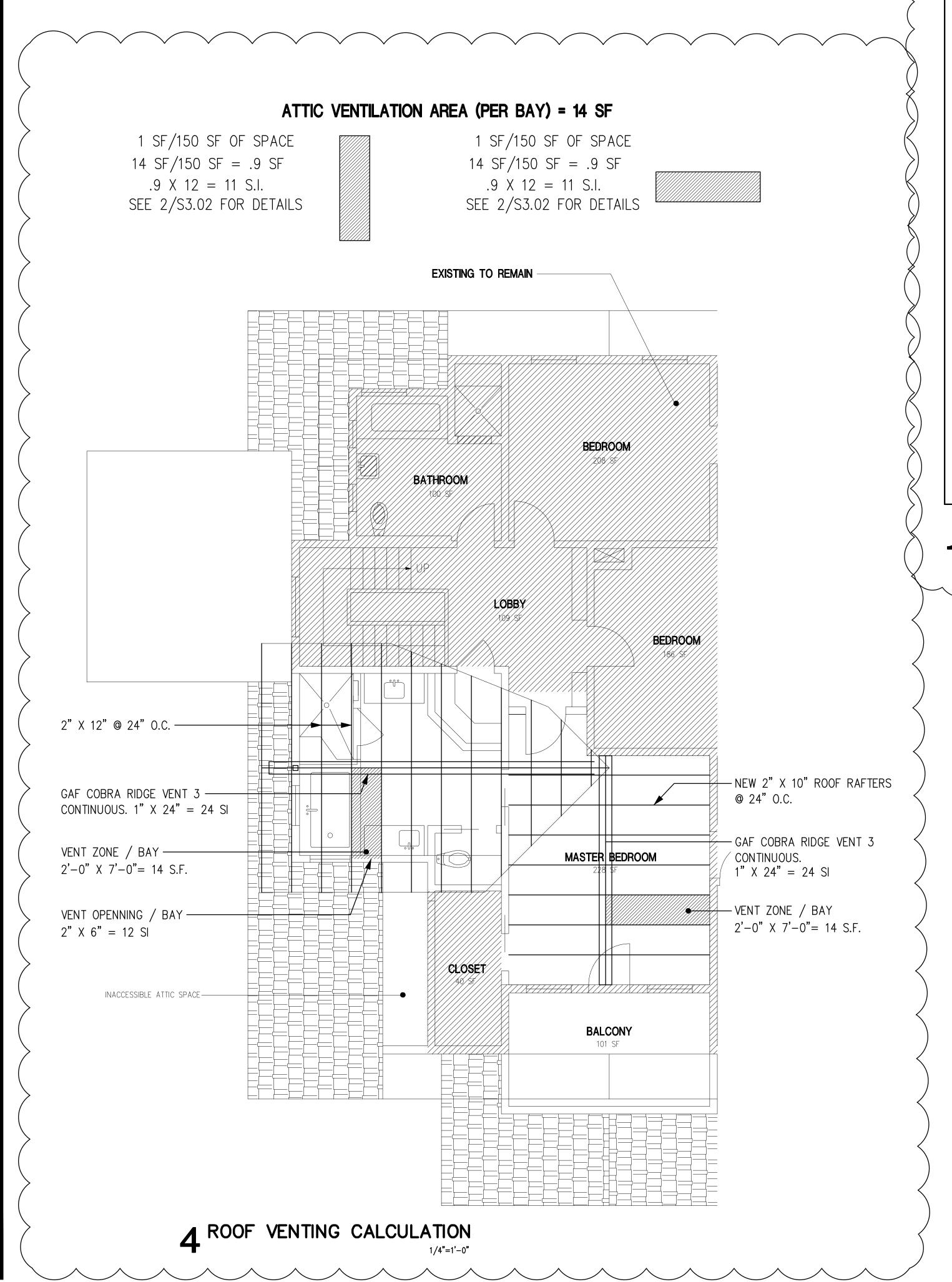
DATE: 15 JANUARY 2024

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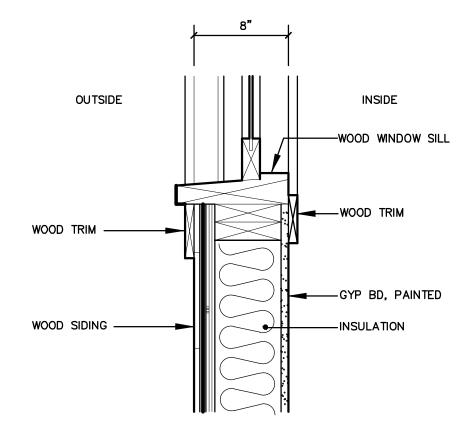
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HUMIDISTAT MINIMUM 50 CFM BUILDING AND SAFETY RESUBMITTAL PROJECT NO: 21-09

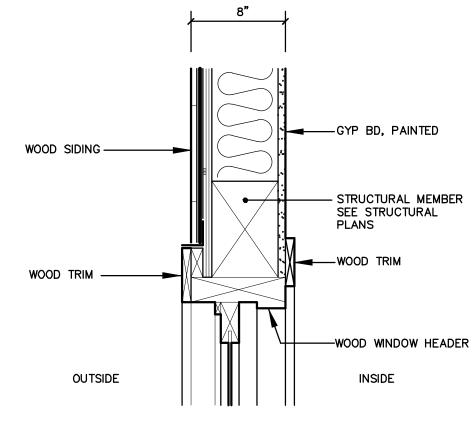
A5.U2

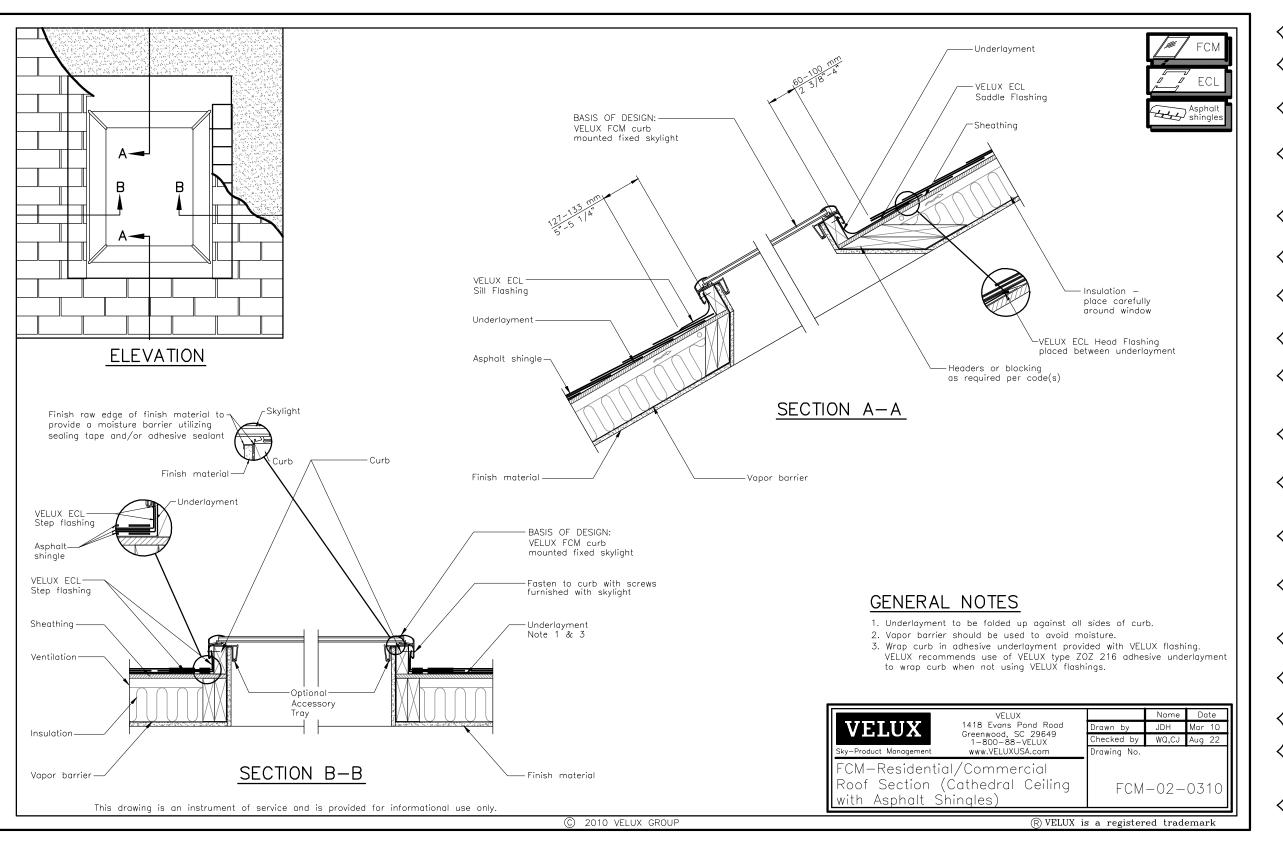


24 TYPICAL WINDOW SILL 1 1/2"= 1'-0"



23 TYPICAL WINDOW HEADER 1 1/2"= 1'-0"





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

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DETAILS