



**City of South Pasadena
Planning and Community
Development Department**

Memo

Date: December 17, 2020

To: Chair and Members of the Cultural Heritage Commission

From: Kanika Kith, Planning Manager

Prepared By: Debi Howell-Ardila, Contract Senior Preservation Planner

Re: December 17, 2020 Cultural Heritage Commission Meeting Item No. 1 –
Additional Document for 657 Forest Avenue (Project No. 2342-COA)

The staff report, PowerPoint presentation, and attachments included in the agenda packet contained out-of-date project plans. The PowerPoint presentation has been updated to reflect the most up-to-date architectural drawings.

The updated project plans include the following changes:

1. A step-in of the addition on the north elevation of approximately one foot, four inches; and
2. The retention of the wood trellis feature on the front porch

These changes were staff's requested design modifications and included in the conditions of approval. With these issues addressed in the updated plans, the project complies with all City Design Guidelines and the *Secretary's Standards*.

The updated project plans are included in **Attachment 3**, the Conditions of Approval are in **Attachment 1**, and the updated PowerPoint presentation is in **Attachment 2**.

Attachments:

1. Updated Conditions of Approval
2. Updated PowerPoint Presentation
3. Updated Project Plans

ATTACHMENT 1
Updated Conditions of Approval

CONDITIONS OF APPROVAL
PROJECT NO. 2342 COA
657 Forest Avenue (APN: 5313-003-033)

PLANNING DIVISION:

- P1. The following approvals are granted as described below and as shown on the development plans submitted to and approved by the **Cultural Heritage Commission on December 17, 2020:**
- a. **Certificate of Appropriateness** to allow a 335 square-foot addition and a 130 square-foot concrete slab patio deck at the rear of a 1,188 square-foot single-family residence with an existing 200 square-foot detached garage on a 4,800 square foot lot.
 - b. **Administrative use Permit** to waive a second covered parking space and provide a tandem uncovered space.
- P1. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P2. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Certificate of Appropriateness.
- P3. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P4. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P5. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Cultural Heritage Commission concerning this approval.

Notes on Construction Plans

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

- P6. 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.

- P7. The hours of all construction activities shall be limited to the following: 8:00 am and 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.
- P8. During construction, the clearing, grading, earth moving, excavation operations, or transportation of cut or fill materials that cause fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
- a. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to the maximum extent feasible to prevent fugitive dust; and
 - b. All material excavated or graded shall be sufficiently watered to prevent dust from leaving the construction area and to create a "crust" after each day's activities ceases. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
 - c. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent fugitive dust;
 - d. All area of vehicle movement shall be water appropriately to prevent dust from leaving the construction site;
 - e. Soil stockpiles for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation;
 - f. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads; and
 - g. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P9. The applicant and the applicant's construction manager shall participate in a pre-construction meeting with the City of South Pasadena Planning and Building Divisions, and Public Works Department, to ensure all parties involved understand and implement appropriate construction measures and practices as required by the City, are aware of when construction will occur, what to expect, and to identify potential conflicts to eliminate otherwise unanticipated problems prior to the start of grading.

Prior to issuance of Building Permits

- 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.
- P11. The applicant shall submit a final landscape plan to the Public Works Department. 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.

DEPARTMENT OF PUBLIC WORKS:

- PW1. The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee \$515 for two (2) reviews and an additional fee of \$153 for each additional review) and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW2. Forest Avenue shall be videotaped before the start of construction and after construction for assessing the damage caused to the street by construction related traffic. The applicant will be responsible to restore the road to its original condition before the start of construction. These video tapes shall be submitted to the City before start of the project and immediately upon completion of the project.
- PW3. The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3.
- PW4. Provide a copy of a will-serve letter and receipt for the sewer connection fee from the Los Angeles County Sanitation District (LACSD). A copy of the receipt for any fees to be paid must be submitted before permit issuance.
- PW5. The applicant shall bring the existing parkway on Forest Avenue up to current standards per SPMC Section 31.48.
- PW6. 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.
- PW7. 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.

BUILDING AND SAFETY DIVISION:

General conditions for existing building and proposed additions:

- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Cultural Heritage Commission letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Fees Foundation inspection of the garage will not be made until the excavation 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.
- B3. It is recommended to provide enough space (1 to 2 feet) between the Property Line and the structure for being able to work during the construction.

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.

Public Works Department

- 1) 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 in the need for the project to be redesigned.
- 2) The applicant shall be responsible for all costs incurred by the City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
- 3) 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.
- 4) The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway and repaint all curb markings fronting the property on Forest Avenue to the satisfaction of the City Engineer per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current editions of the Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- 5) No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- 6) 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.
- 7) 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.
- 8) The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

Building Division

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

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

Fire Department:

10. The project shall comply with all current adopted California Building, Fire Codes, NFPA and SPFD standards requirements based on occupancy classification.

ATTACHMENT 2
Updated PowerPoint Presentation



Item 1 – 657 Forest Avenue

Project No. 2342-COA

December 17, 2020



City of South Pasadena | Cultural Heritage Commission





PROJECT DESCRIPTION


- Proposal: **Certificate of Appropriateness** for construction of a 335 square-foot single-story addition and a new 130 square-foot concrete slab patio deck at the rear of the existing single-story, single-family residence and Administrative Use Permit to waive a second covered parking space located at 657 Forest Avenue (APN: 5313-003-033). 
- CEQA: *Categorical Exemption – Section 15301, Class 1 Existing Facilities and Section 15331, and Class 31 Historical Resource Restoration/Rehabilitation.*



Figure 1: Project Location

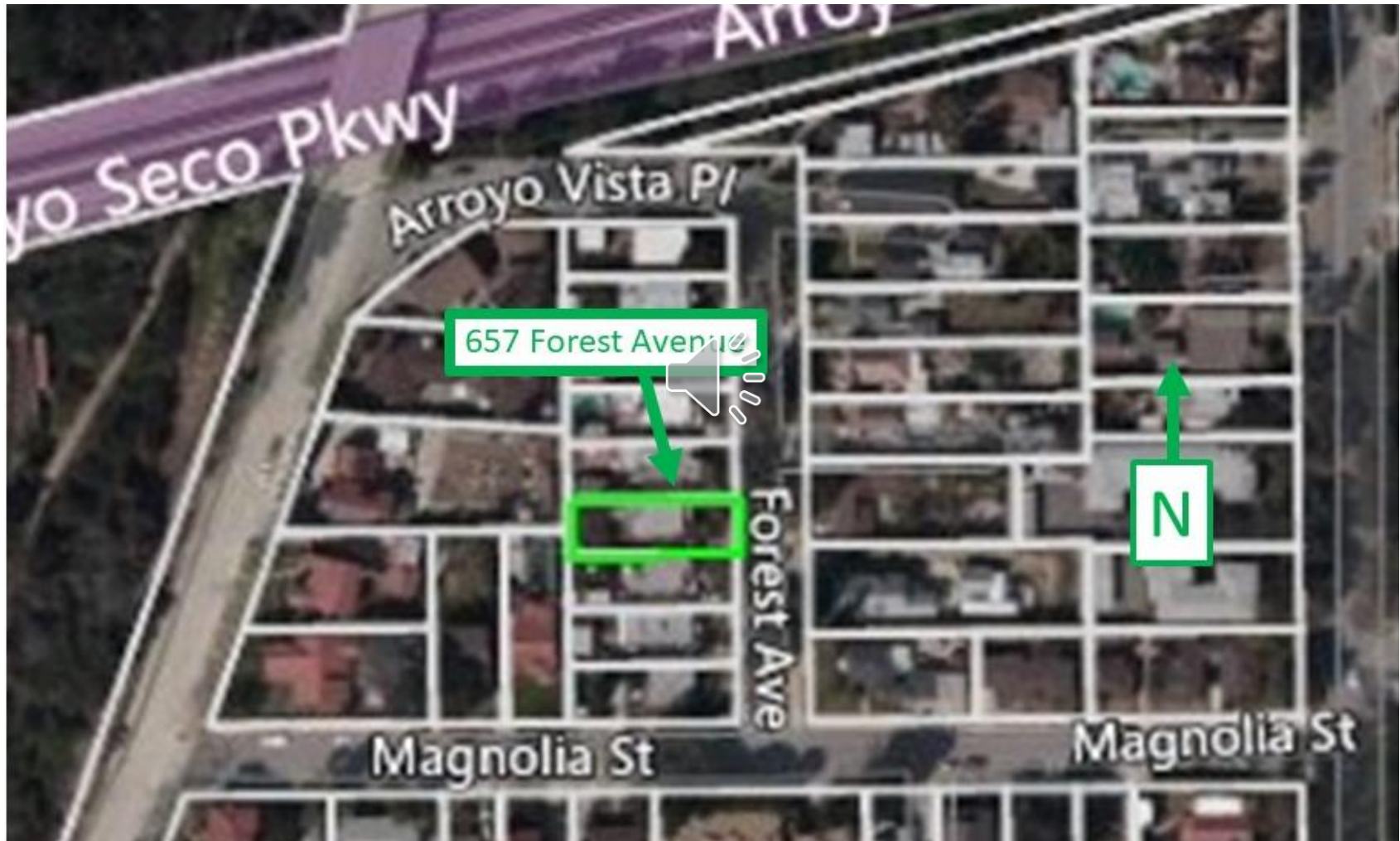




Figure 2: Street Elevation, 657 Forest Avenue





Table 1: Historic Property Information, 657 Forest Avenue

<p>Year Built: 1924 (Single-family residence)</p>	<p>Sanborn Fire Insurance Map</p>
<p>Historic Name: N/A</p>	
<p>Architectural Style: Spanish Colonial Revival style</p>	
<p>District Name: Lower Grant Avenue Neighborhood Historic District</p>	
<p>California Historic Resources Status Code: 5D3 (contributor to historic district eligible at the local level)</p>	



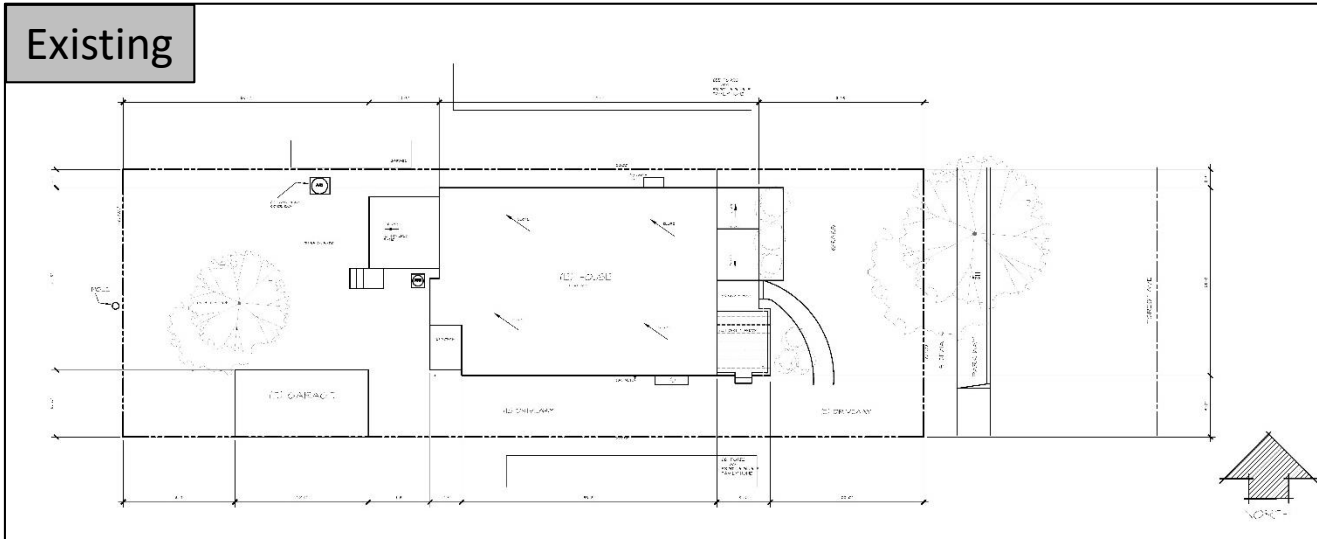
Project Overview:

- Certificate of Appropriateness to demolish existing patio and replace with a 335 square-foot, single-story addition and 130-square-foot patio deck
- Administrative Use Permit to waive a second covered parking space and provide a tandem covered space
- The home and proposed addition are single-story
- The addition is proposed for the rear of the residence
- The addition represents a modest, compatible expansion of the home

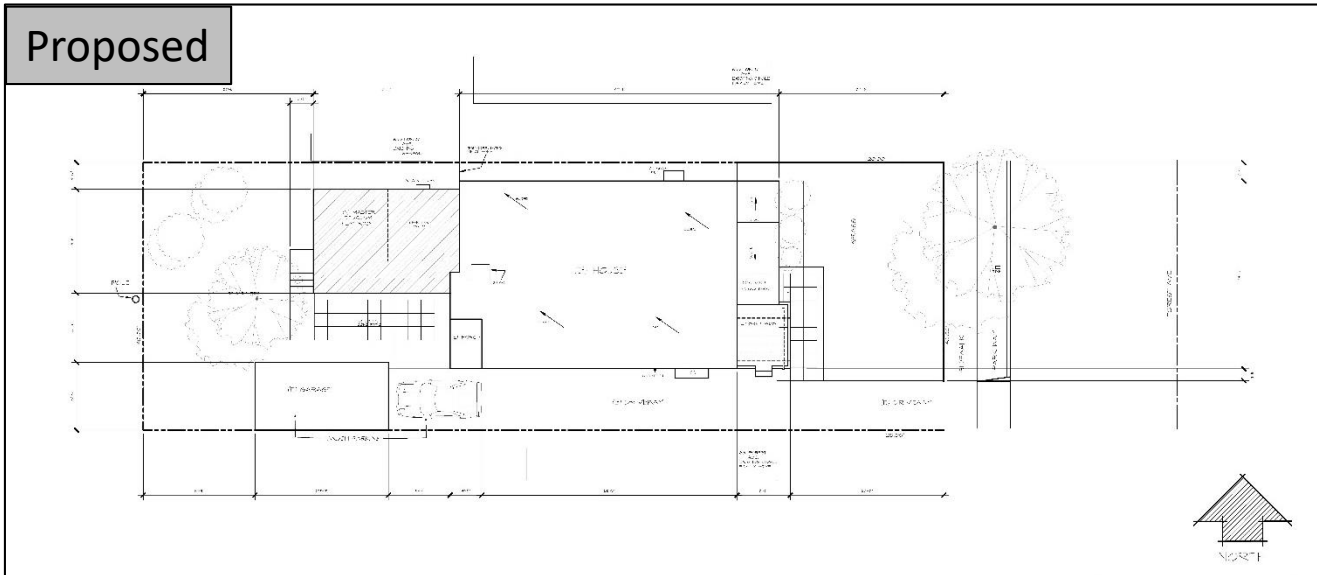


Existing and Proposed Site Plans

Existing



Proposed





Existing and Proposed East (Primary) and South Elevations

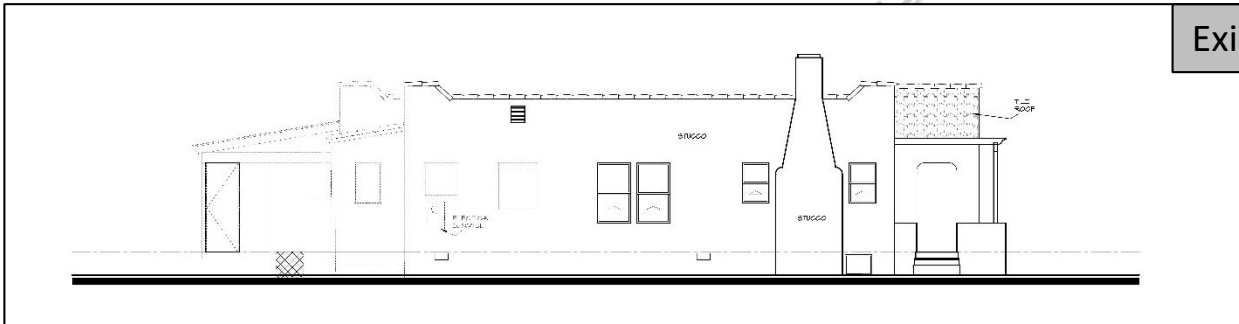
Existing



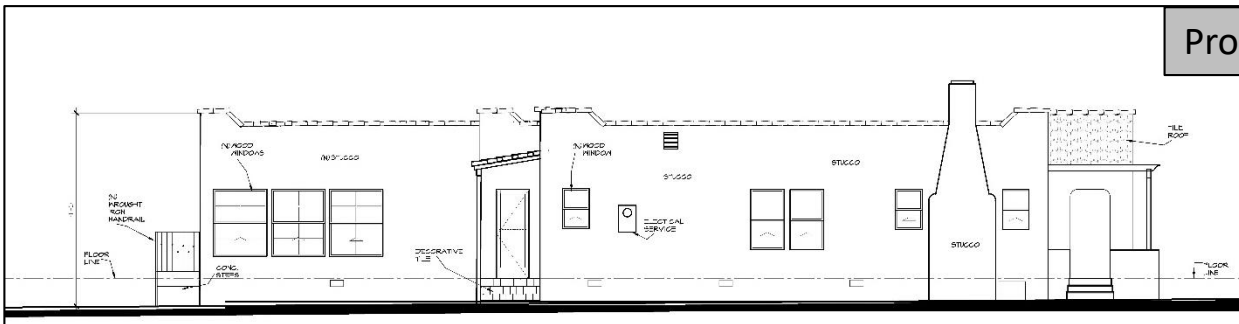
Proposed



Existing

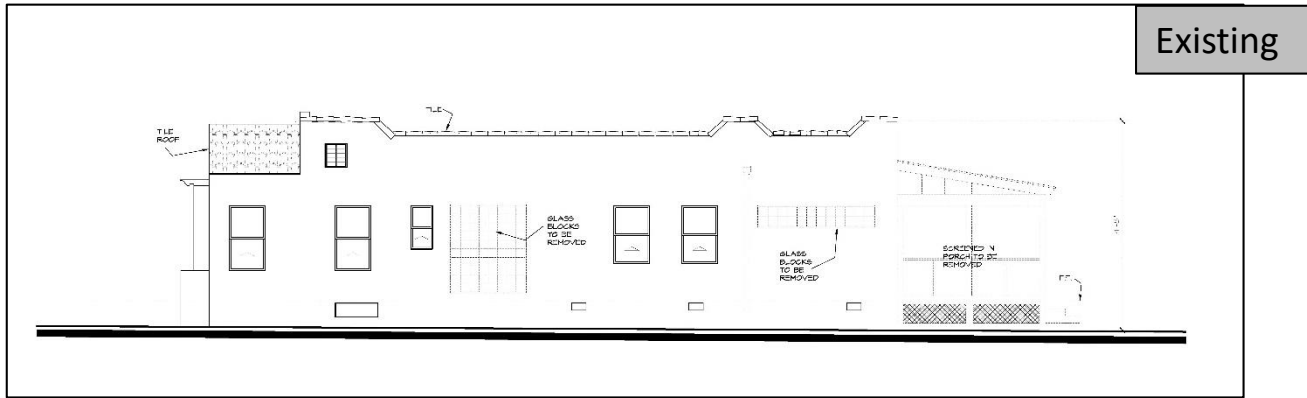


Proposed

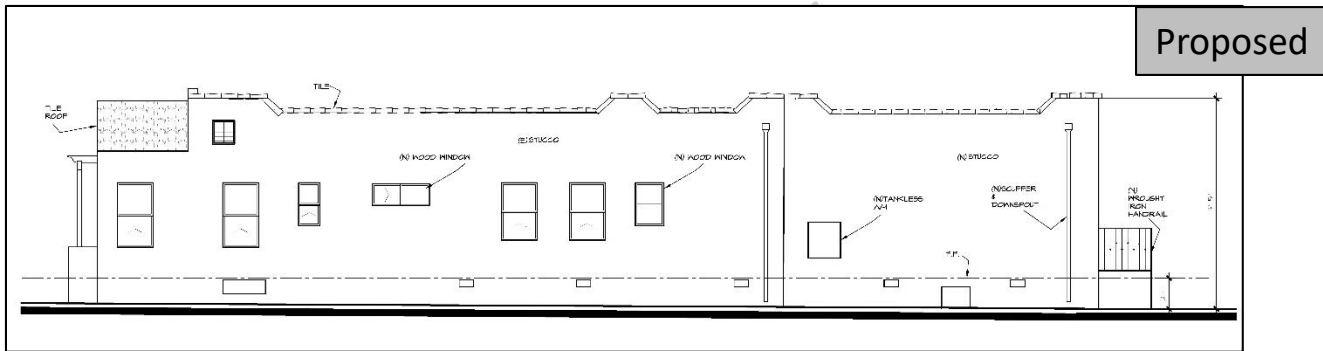




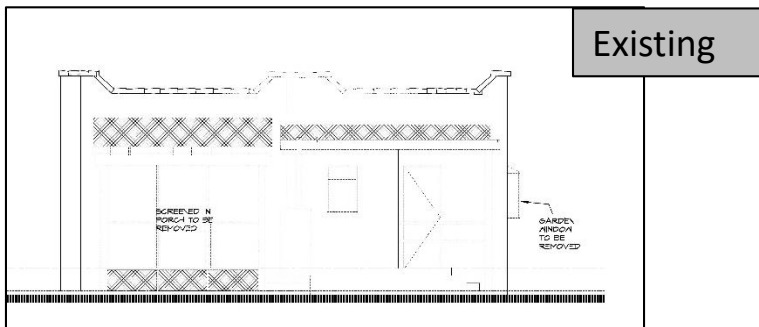
Existing and Proposed North and West Elevations



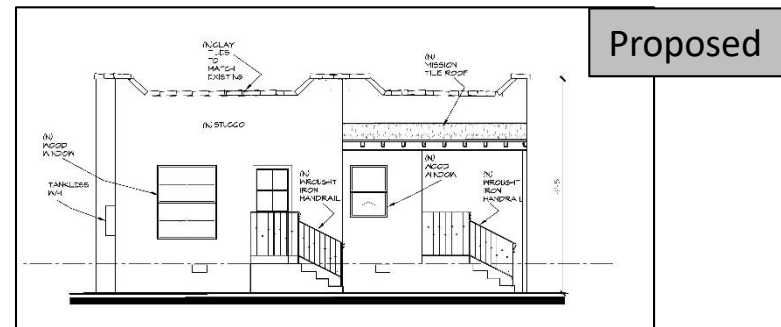
Existing



Proposed




Existing



Proposed



Project Analysis:

- The project complies with the City of South Pasadena's Design Guidelines and *Secretary's Standards*.
- The proposed project is located at the rear elevation of the contributing property, and as such, very little indirect impact will be made to the historic district. 
- The one-story massing and modest footprint of the addition make it compatible with the character of the historic property.
- The architectural style, materials, building placement of the addition are all compatible with and differentiated from the historic house.



STAFF RECOMMENDATION:

Staff recommends that the Cultural Heritage Commission **approve the Certificate of Appropriateness and Administrative Use Permit for 657 Forest Avenue, subject to conditions of approval.**



Cultural Heritage Commission Options:

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

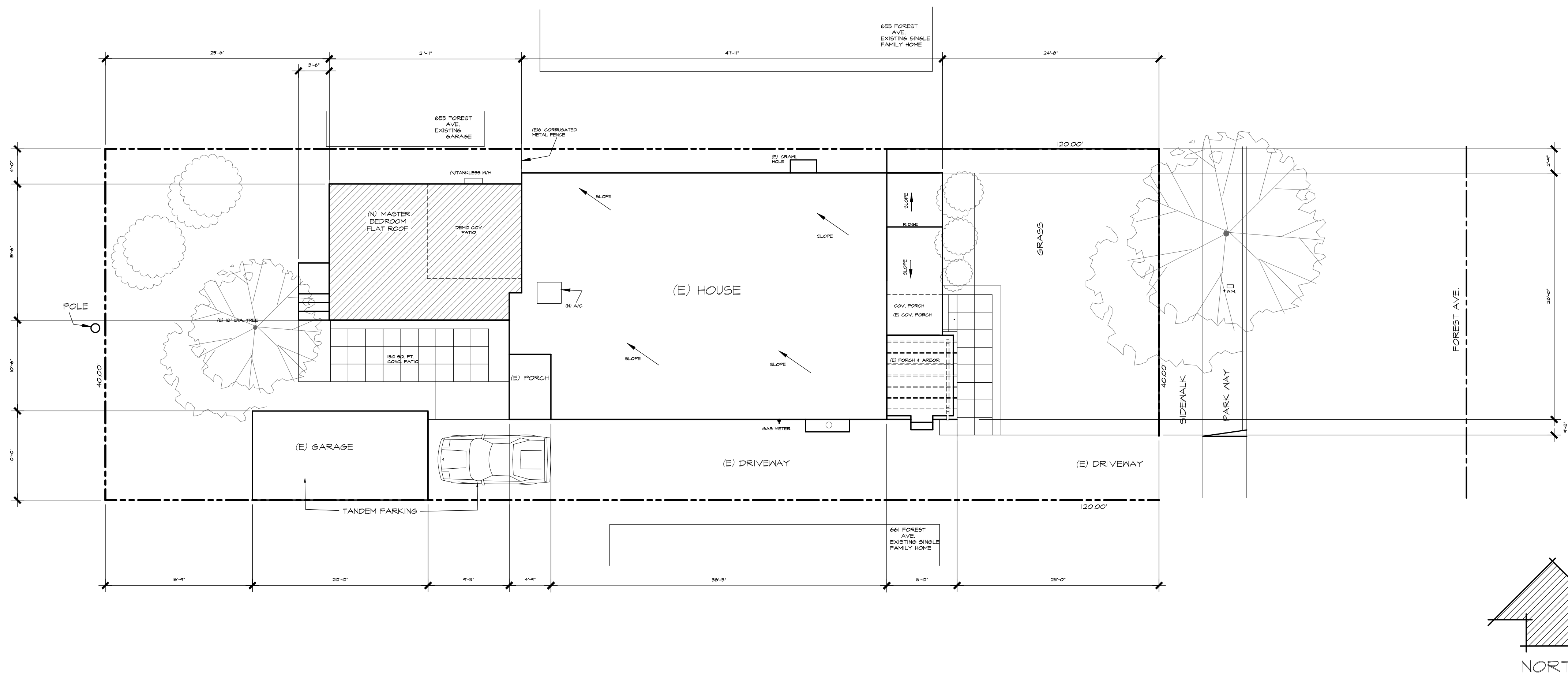
1. The Cultural Heritage Commission can Approve the project as is or with additional condition(s) added; or
2. The Cultural Heritage Commission can continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Cultural Heritage Commission can Deny the project.



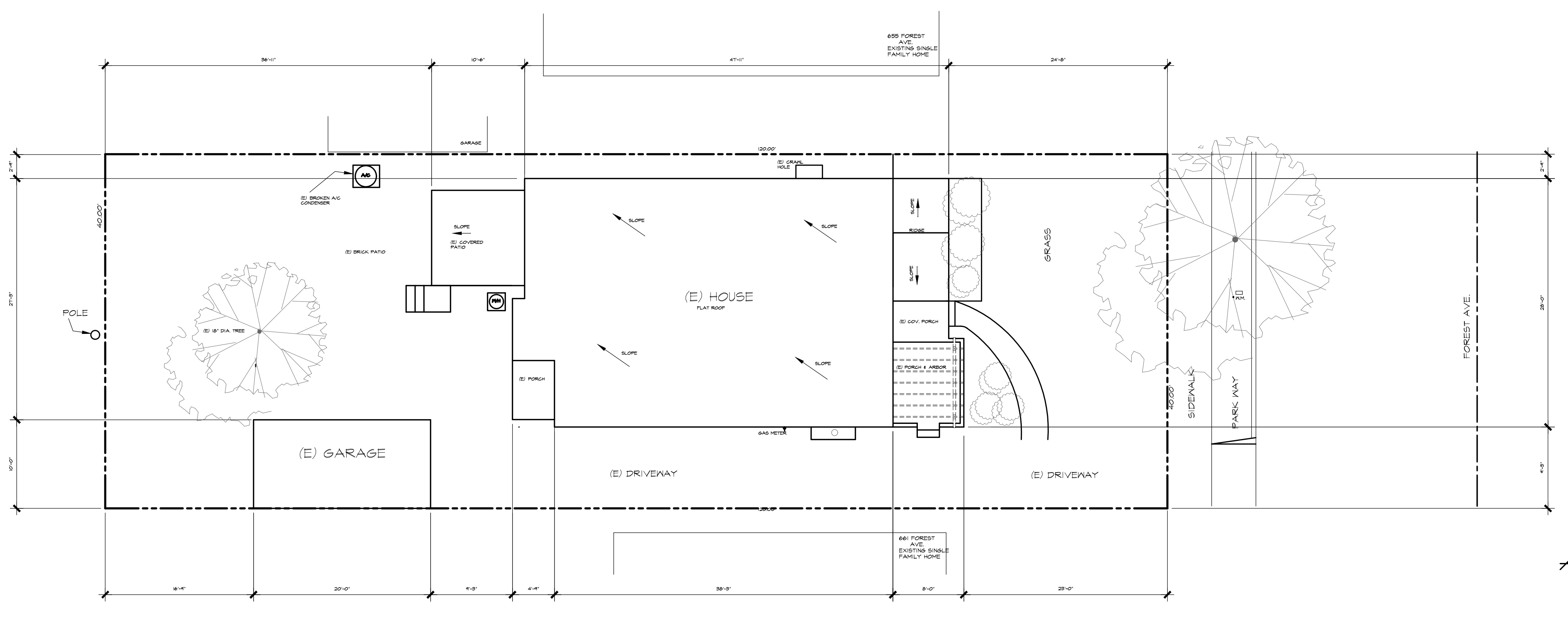
Questions?



ATTACHMENT 3
Updated Architectural Plans



PROPOSED SITE PLAN SCALE 1/8"=1'-0" 2



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

LOT SUMMARY

LOT AREA:	4,800 SQ. FT.
(E) HOUSE:	1,188 S.Q. FT.
(E) GARAGE:	200 SQ. FT.
(E) COV. FRONT PORCH:	23 SQ. FT.
(E) COV. BACK PORCH:	35 SQ. FT.
(E) COV. PATIO:	110 SQ. FT.
(E) PORCH & ARBOR:	63 SQ. FT.

(E) F.A.R.
 $1,188 / 4,800 = 25\% < 35\% \text{ MAX. ALLOWABLE}$

(E) LOT COVERAGE:
 $1,619 / 4,800 = 34\% < 50\% \text{ MAX ALLOWABLE}$

NEW AREA:
 (N) MASTER BED ROOM 335 SQ. FT.

(N) F.A.R.
 HOUSE: 1,188 SQ. FT.
 MASTER BED ROOM: 335 SQ. FT.
 1,523 SQ. FT.

$1,523 \text{ SQ. FT.} / 4,800 = 32\% < 35\%$

(N) LOT COVERAGE
 $1,844 \text{ SQ. FT.} / 4,800 = 38\% < 50\%$

ZONING: RS

GENERAL PLAN LAND USE: LDR (LOW DENSITY RESIDENTIAL)

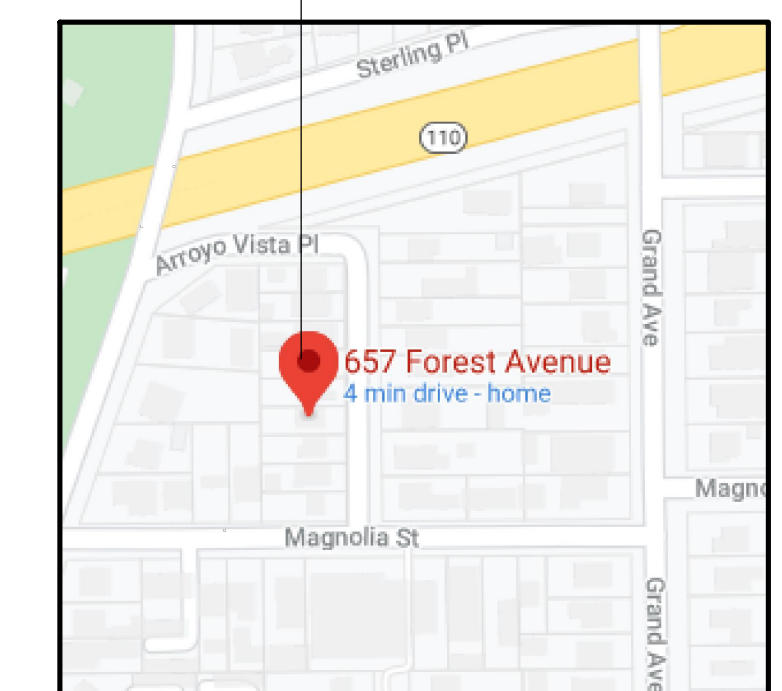
NARRATIVE FOR 657 FOREST AVE.

WE PROPOSE ADDING 335 SQ. FT. TO A 1,188 SQ. FT. HOUSE AT THE BACK OF THE HOUSE. WE ALSO PROPOSE BUILDING A CONCRETE SLAB PATIO DECK AT GRADE LEVEL. NO TREES WILL BE REMOVED.

SHEET INDEX

1. SITE PLAN
2. WINDOW & DOOR SCHEDULE
3. EXISTING FLOOR PLAN
4. PROPOSED FLOOR PLAN
5. EXIST. & PROPOSED ELEVATIONS
6. EXIST. & PROPOSED ELEVATIONS
7. LANDSCAPE PLAN

657 FOREST AVE.
 SOUTH PASADENA,
 CA 91030



VICINITY MAP

DATE: 10/20/2020
 DRAWN BY: G.M.
 REVISIONS: <<<<

CONTRACTOR LICENSE #B748905

NOTT & ASSOCIATES INC.
 1508 MISSION STREET, SOUTH PASADENA, CA 91030
 (626) 403-2146

PROJECT: JOE & LAURA SOLANO
 657 FOREST AVE.
 SOUTH PASADENA, CA 91030

SHEET NO.: 1

OF

DOOR AND FRAME SCHEDULE

WINDOW SCHEDULE

DOOR														WINDOW														
MARK	QUANT.	SIZE			MATL.	GLAZING	STYLE	FRAME			FIRE RATING LABEL	HARDWARE		U-FACTOR	SHGC	NOTES	MARK	QUANT.	SIZE		TYPE	MATERIAL	GLAZING	TEMPERED GLAZING	U-FACTOR	SHGC	NOTES	
		WD.	HGT.	THK.				HEAD	JAMB	SILL		SET NO.	KEYSIDE						WIDTH	HEIGHT								
A	1	3'-0"	6'-8"	-	EXISTING	-	SOLID CORE	WD	-	-	-	-	-	-	-	TO REMAIN	1	1	2'-0"	4'-6"	CSMT	WOOD	SINGLE	NO	--	--	TO REMAIN	
B	1	2'-5"	6'-8"	-	EXISTING	TEMPERED	FRENCH (E)	WD	-	-	-	-	-	-	-	TO REMAIN	2	1	2'-0"	4'-6"	CSMT	WOOD	SINGLE	NO	--	--	TO REMAIN	
C	1	2'-8"	6'-8"	1 3/4"	WOOD	-	LEAF	WD	-	-	-	-	-	-	-	T.M. COBB OR EQUAL	3	1	2'-6"	4'-6"	DOUBLE HUNG	WOOD	SINGLE	NO	--	--	TO REMAIN	
D	1	2'-8"	6'-8"	1 3/4"	WOOD	-	LEAF	WD	-	-	-	-	-	-	-	T.M. COBB OR EQUAL	4	1	2'-6"	4'-6"	DOUBLE HUNG	WOOD	SINGLE	NO	--	--	TO REMAIN	
E	1	2'-8"	6'-8"	1 3/4"	WOOD	-	LEAF	WD	-	-	-	-	-	-	-	T.M. COBB OR EQUAL	5	1	1'-6"	2'-0"	DOUBLE HUNG	WOOD	SINGLE	NO	-	0.25	TO REMAIN	
F	1	2'-6"	6'-8"	1 3/4"	WOOD	-	LEAF	WD	-	-	-	-	-	-	-	T.M. COBB OR APPROVED EQUAL	6	1	4'-0"	1'-6"	SLIDER	WOOD	DOUBLE	NO	--	--	T.M. COBB OR APPROVED EQUAL	
G	1	2'-6"	6'-8"	1 3/4"	WOOD	-	LEAF	WD	-	-	-	-	-	-	-	T.M. COBB OR EQUAL	7	1	2'-8"	4'-0"	EXISTING	WOOD	SINGLE	NO	--	--	TO REMAIN	
H	1	2'-6"	6'-8"	1 3/4"	WOOD	TEMPERED	LEAF	WD	-	-	-	-	-	-	-	T.M. COBB OR EQUAL	8	1	2'-8"	4'-0"	EXISTING	WOOD	SINGLE	NO	--	--	TO REMAIN	
I	2	2'-6"	6'-8"	1 3/4"	WOOD	-	LEAF	WD	-	-	-	-	-	-	-	T.M. COBB OR EQUAL	9	1	2'-0"	3'-0"	DOUBLE HUNG	WOOD	DOUBLE	NO	0.32	0.25	T.M. COBB OR APPROVED EQUAL	
J	1	2'-8"	6'-8"	1 3/4"	EXISTING	-	LEAF	WD	-	-	-	-	-	-	-	TO REMAIN	10	1	4'-0"	5'-0"	DOUBLE HUNG	WOOD	DOUBLE	YES	--	--	T.M. COBB OR APPROVED EQUAL	
K	2	2'-4"	6'-8"	1 3/4"	EXISTING	-	LEAF	WD	-	-	-	-	-	-	-	TO REMAIN	11	1	4'-0"	5'-0"	DOUBLE HUNG	WOOD	DOUBLE	NO	0.32	0.25	T.M. COBB WINDOW OR APPROVED EQUAL	
L	1	2'-6"	6'-8"	1 3/4"	WOOD	-	LEAF	WD	-	-	-	-	-	-	-	T.M. COBB OR EQUAL	12	1	4'-0"	5'-0"	DOUBLE HUNG	WOOD	DOUBLE	NO	0.32	0.25	T.M. COBB WINDOW OR APPROVED EQUAL	
M	1	2'-6"	6'-8"	1 3/4"	WOOD	-	FRENCH	WD	-	-	-	-	-	-	-	T. M. COBB OR EQUAL	13	1	4'-0"	5'-0"	DOUBLE HUNG	WOOD	DOUBLE	NO	0.32	0.25	T.M. COBB WINDOW OR APPROVED EQUAL	
N	2	2'-6"	6'-8"	1 3/4"	WOOD	-	SLIDER	WD	-	-	-	-	-	-	-	T.M. COBB OR EQUAL	14	1	2'-6"	3'-6"	DOUBLE HUNG	WOOD	DOUBLE	NO	--	--	T.M. COBB OR APPROVED EQUAL	
O	1	6'-0"	6'-8"	1 3/4"	WOOD	-	POCKET	WD	-	-	-	-	-	-	-	T.M. COBB OR EQUAL	15	1	2'-6"	3'-6"	DOUBLE HUNG	WOOD	DOUBLE	NO	--	--	T.M. COBB WINDOW OR APPROVED EQUAL	
P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	T.M. COBB OR EQUAL	16	1	2'-6"	3'-0"	EXISTING	WOOD	DOUBLE	NO	--	--	TO REMAIN	
Q	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17	1	2'-6"	3'-0"	EXISTING	WOOD	DOUBLE	NO	-	-	TO REMAIN	
R	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18	1	2'-0"	3'-0"	EXISTING	WOOD	DOUBLE	NO	-	-	TO REMAIN	
S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19	1	2'-0"	3'-0"	EXISTING	WOOD	DOUBLE	NO	-	-	TO REMAIN	
T	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-	-	-	-	-	-	-

DOOR ELEVATIONS



DOOR NOTES

TYPICAL DOOR SCHEDULE NOTES:

- HINGED DOORS OPENING INTO DWELLING UNITS SHALL BE EQUIPPED WITH APPROVED DEAD BOLTS AND LOCK SETS HAVING DEAD-LOCKING LATCHBOLTS OR SIMILAR LOCKSET DEVICE.
- THE LOCK OR LATCH SHALL BE NO MORE THAN 48" FROM THE FLOOR.
- PROVIDE A LANDING, FLOOR OR PORCH, THAT IS AT LEAST 3'-0" SQUARE ON EACH SIDE OF THE EXIT DOOR.
- THE OUTSIDE LANDING OR PORCH MAY BE NO MORE THAN 1 1/2" LOWER THAN THE SIDE FLOOR LEVEL.

- IF THE OUTSIDE FINISH LANDING ELEVATION IS LOWER THAN THE INTERIOR THE DOOR SHALL NOT SWING OUT OVER THE PORCH.
- DOORS AND FRAMES FROM 1 HOUR RATED GARAGE TO HOUSE WALL SHALL BE RATED NOT LESS THAN 20 MINUTES WITH SMOKE CONTROL ASSEMBLY, SELF CLOSING, TIGHT FITTING, SOLID CORE WOOD DOOR OR EQUIVALENT. PER C.B.C. 302.4 (EXCEPTION 3).
- REFER TO THIS SHEET FOR GLAZING NOTES.
- ALL HARDWARE AND FINISHES TO BE APPROVED BY OWNER PRIOR TO PURCHASE AND INSTALLATION.

WINDOW NOTES

SAFETY GLAZING TO BE PROVIDED IN THE FOLLOWING HAZARDOUS LOCATIONS:

- GLAZING IN DOORS.
- GLAZING WITHIN A 24" OF A DOOR EDGE AND LESS THAN 60" ABOVE WALKING SURFACE.
- GLAZING WITHIN 60" OF TUB OR SHOWER FLOOR FLOOR IN A TUB OR WHIRLPOOL ENCLOSURE.
- GLAZING IN WINDOWS OVER 4 SQ. FT. AND WITH THE BOTTOM EDGE LESS THAN 18" AND THE TOP EDGE MORE THAN 36" ABOVE FLOOR.
- GLAZING IN GUARDRAILS.

LIGHT AND VENTILATION:

- EQUIP HABITABLE ROOMS WITH GLAZED WINDOWS FOR NATURAL LIGHT WITH A MINIMUM OF 1/10 OF THE FLOOR AREA OF THE ROOM OR 10 SQ. FT., WHICHEVER IS LARGER.
 - EQUIP HABITABLE ROOMS WITH OPENABLE WINDOWS WITH A MINIMUM AREA OF 1/20 OF THE FLOOR AREA OR 5 SQ. FT., WHICHEVER IS LARGER.
 - EQUIP BATHROOMS WITH OPENABLE WINDOWS WITH A MINIMUM AREA OF 1/20 OF THE FLOOR AREA OR 1 1/2 SQ. FT., WHICHEVER IS LARGER.
- IF OPENABLE WINDOWS ARE NOT PROVIDED THEN THE MECHANICAL VENTILATION MUST BE PROVIDED AS DETAILED IN THE C.B.C.

EMERGENCY EGRESS:

- SLEEPING ROOMS MUST BE PROVIDED WITH A MEANS TO EXIT DIRECTLY TO THE OUTSIDE IN CASE OF FIRE.
- SLEEPING ROOMS MUST HAVE A WINDOW OR DOOR TO EXTERIOR (CLEAR OF OBSTRUCTIONS) THAT IS OPENABLE FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.
- WINDOWS MUST BE LARGE ENOUGH TO LET OCCUPANTS ESCAPE AND FIREMEN TO CLIMB IN.
- WINDOWS MUST HAVE A NET CLEAR OPENING OF AT LEAST 5.7 SQ. FT. WITH A MINIMUM NET CLEAR HEIGHT OF 24" AND MINIMUM NET CLEAR WIDTH OF 20".
- THE FINISHED SILL HEIGHT MAY NOT EXCEED 44".
- BAR, GRILLS, GRATES, ETC. MUST BE OPENABLE FROM THE INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- BUILDING MUST BE EQUIPPED WITH SMOKE DETECTORS, HARD-WIRED WITH BATTERY BACK-UP.



DATE: 10/20/2020

DRAWN BY: G.M.

REVISIONS:



NOTT & ASSOCIATES INC.

1508 MISSION STREET, SOUTH PASADENA, CA 91030

(626) 403-2146

PROJECT: JOE & LAURA SOLANO

657 FOREST AVE. SOUTH PASADENA, CA 91030

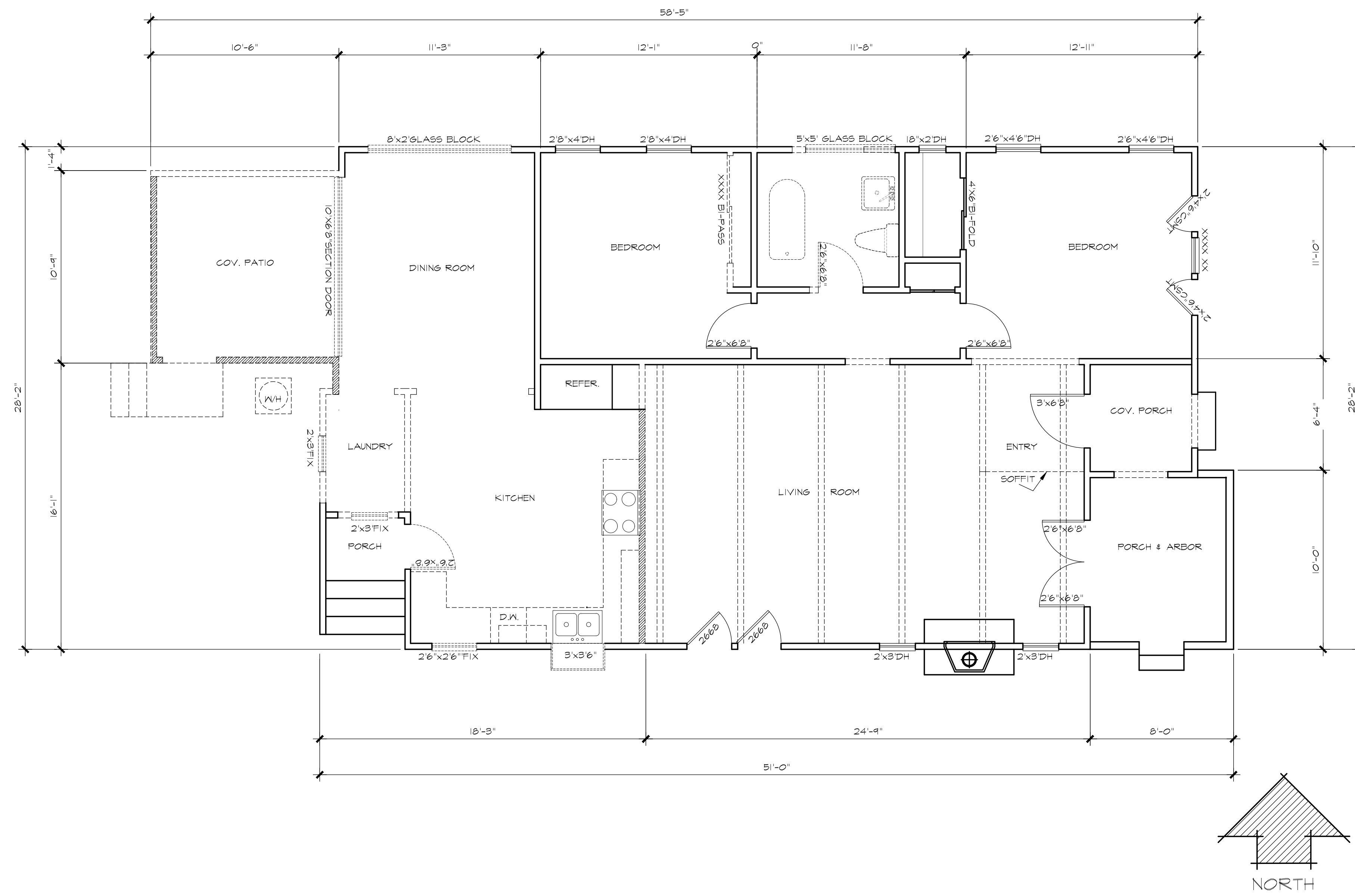
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2

OF



CONTRACTOR LICENSE #6746905



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

PROJECT:
SHEET NO.:

JOE & LAURA SOLANO
657 FOREST AVE.
SOUTH PASADENA, CA 91030

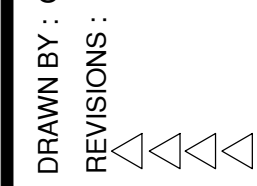
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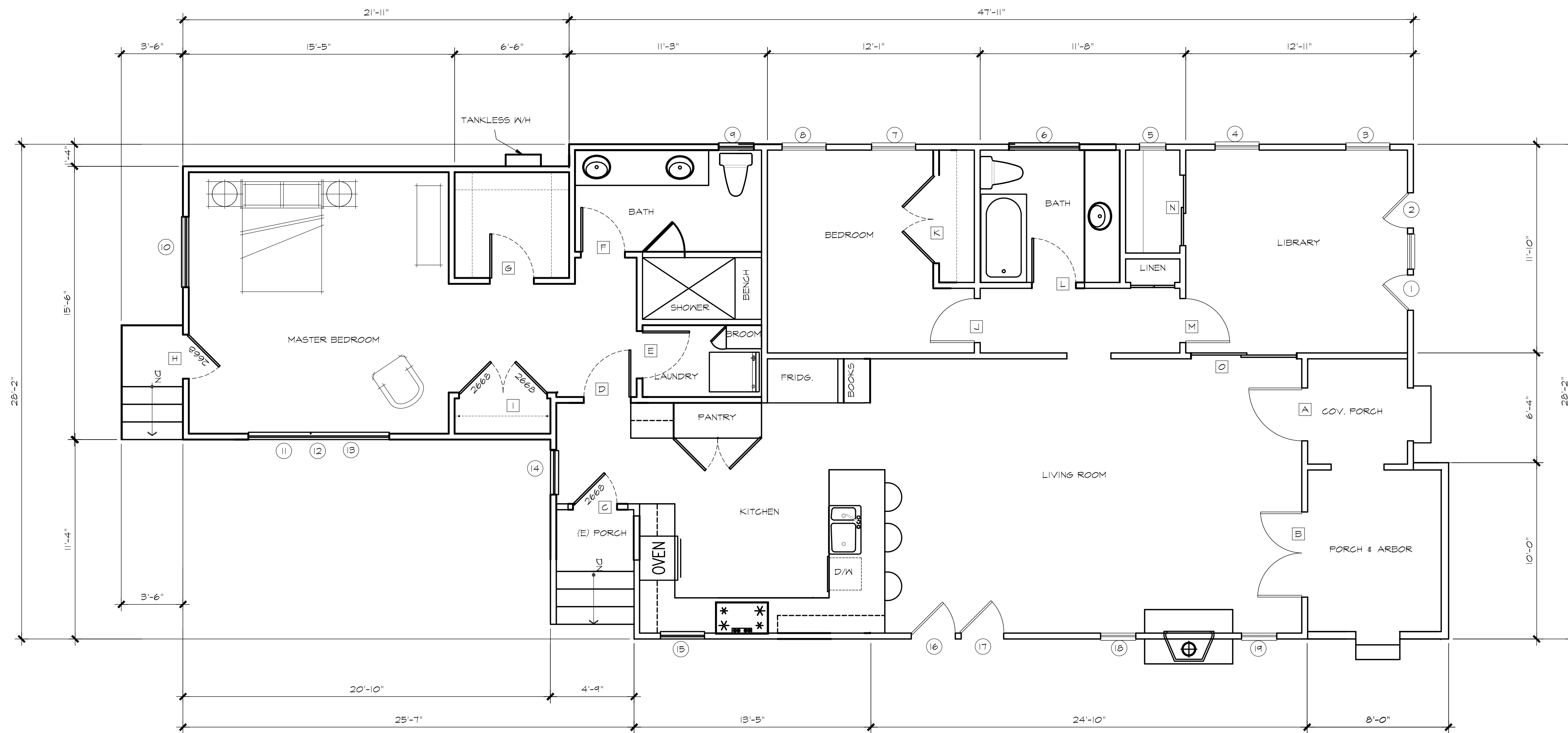
CONTRACTOR LICENSE #6746905

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DRAWN BY: G.M.
REVISIONS:





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

DATE: 12.20.2020
 CONTRACTOR LICENSE #B746905

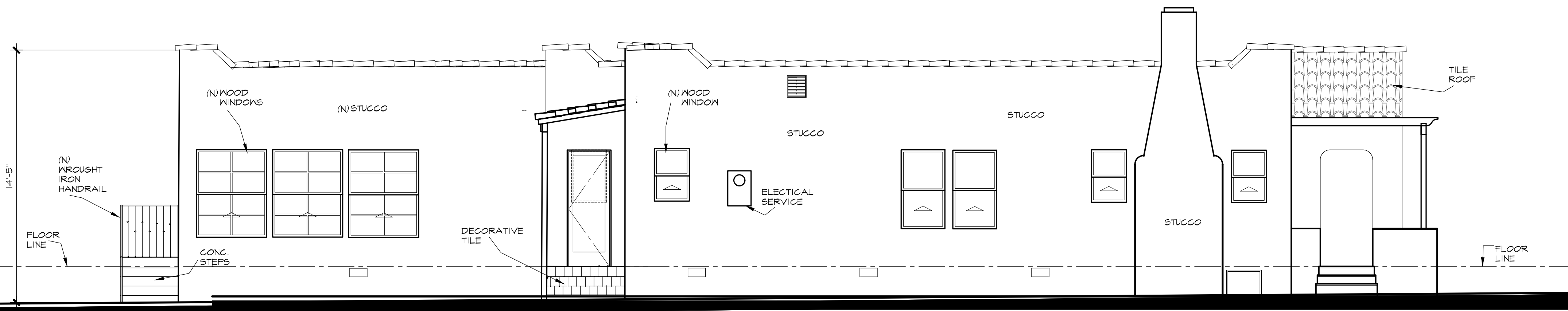
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PROJECT:
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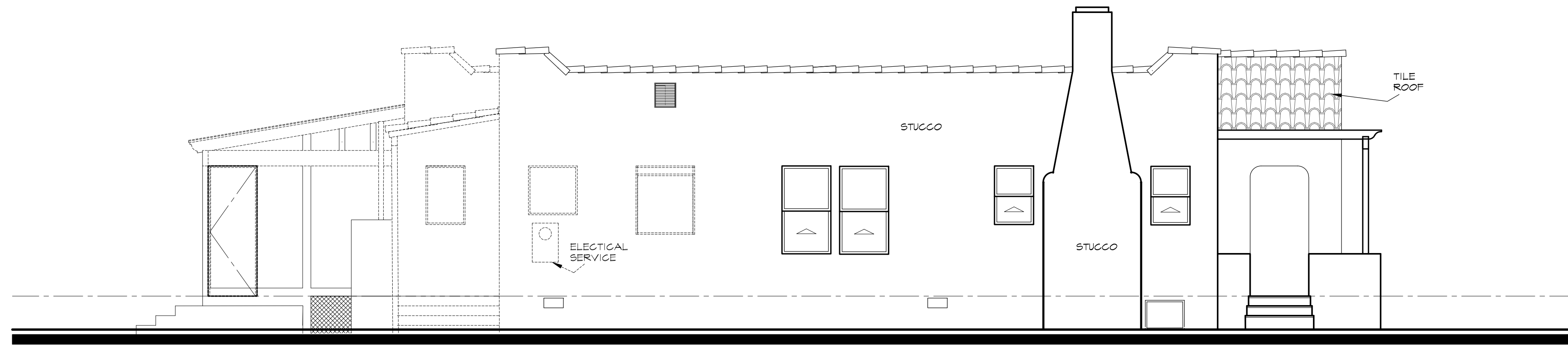
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PROPOSED SOUTH ELEVATION

SCALE 1/4"=1'-0"

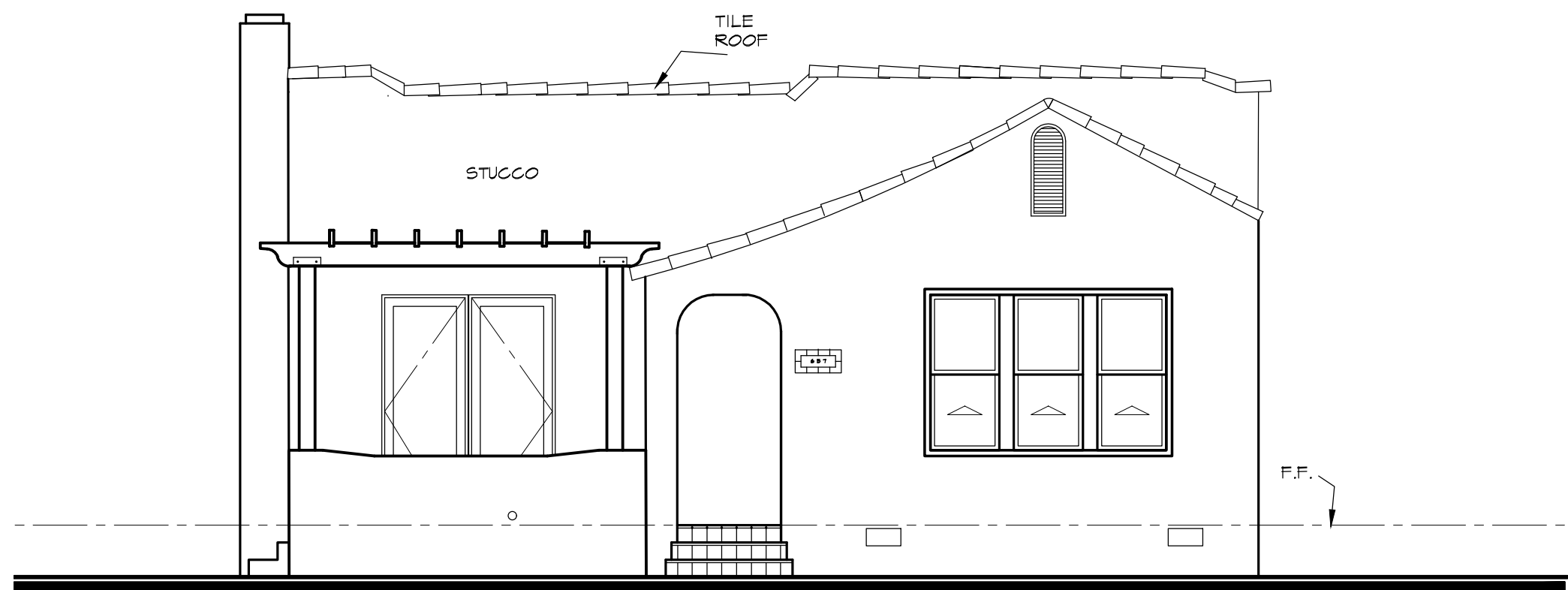
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EXISTING SOUTH ELEVATION

SCALE 1/4"=1'-0"

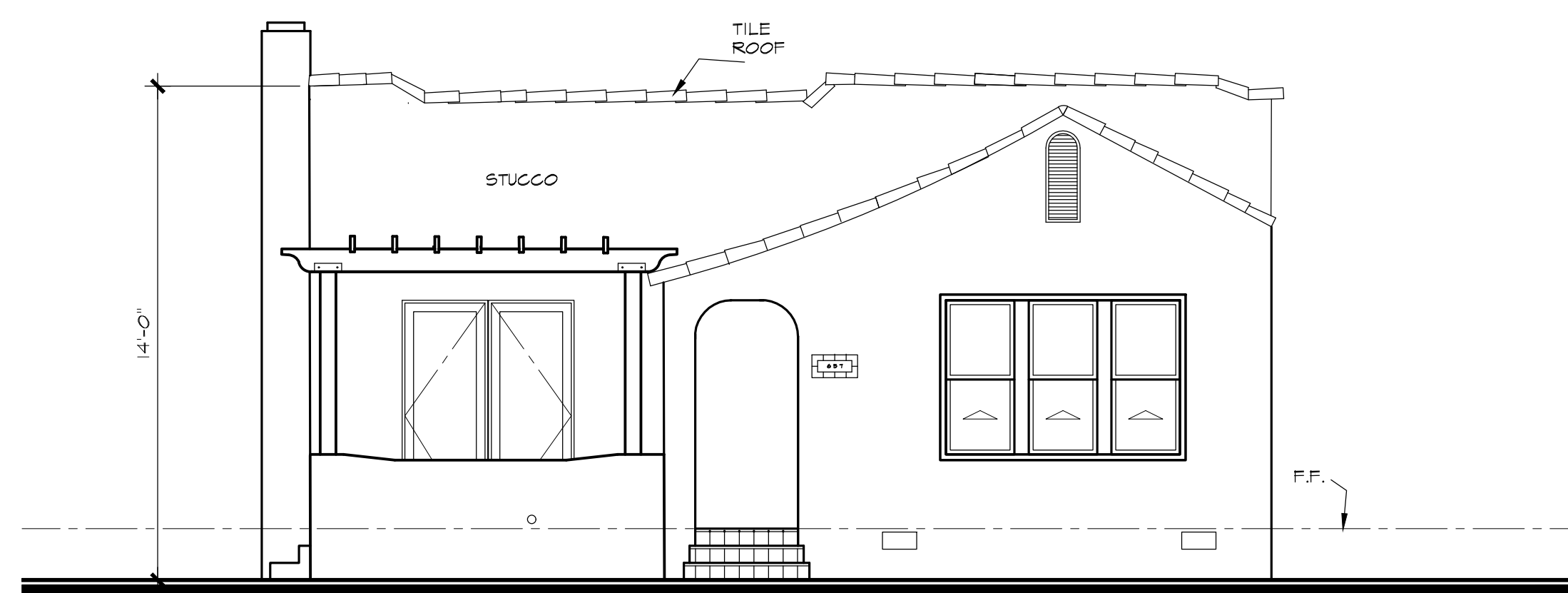
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EXISTING EAST ELEVATION

SCALE 1/4"=1'-0"

4



PROPOSED EAST ELEVATION

SCALE 1/4"=1'-0"

1

[Signature]

DATE: 12.20.2020

DRAWN BY: G.M.

REVISIONS:

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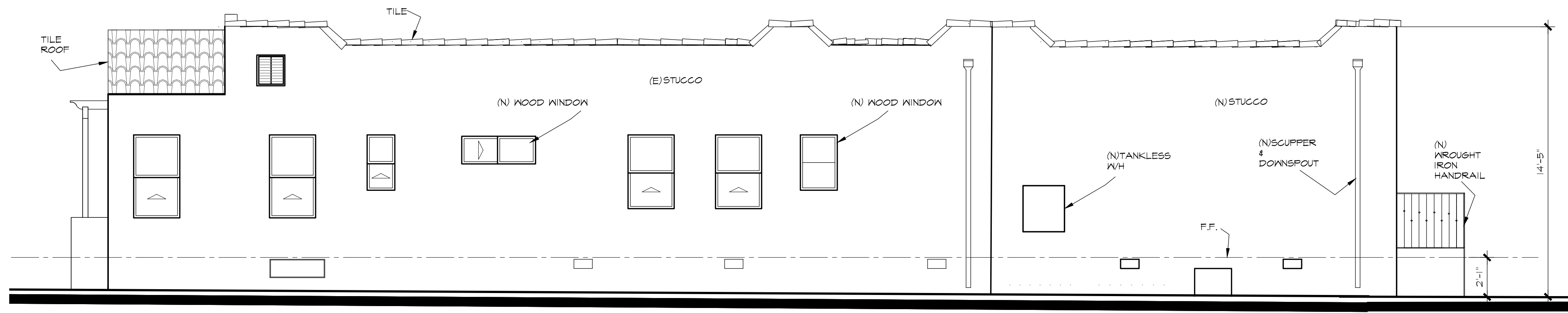
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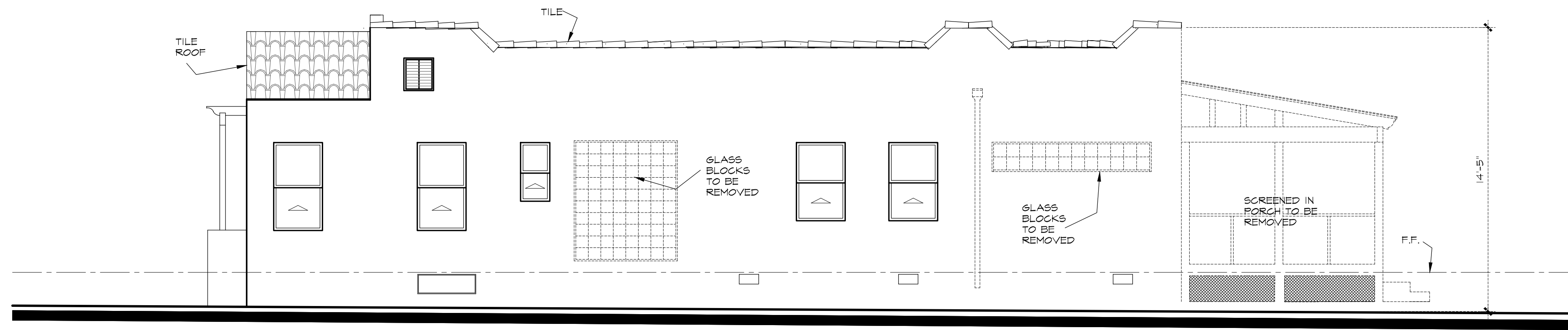
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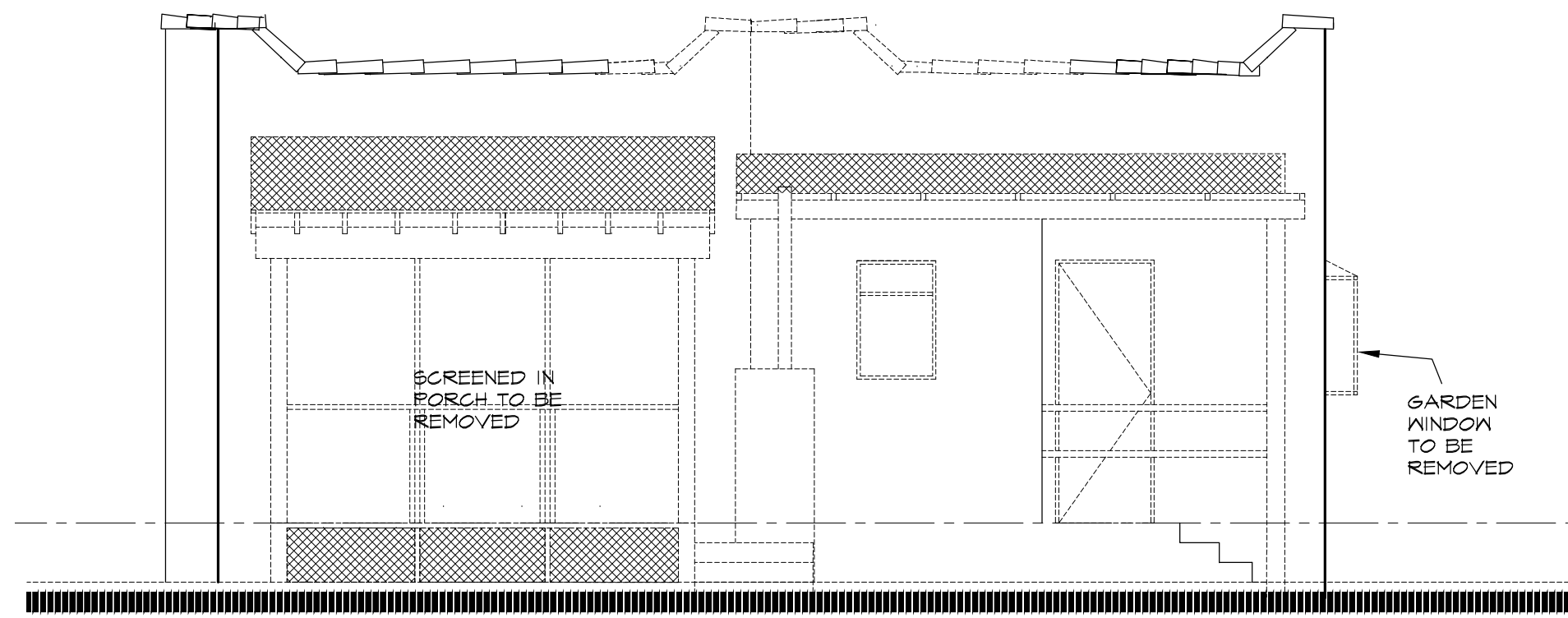
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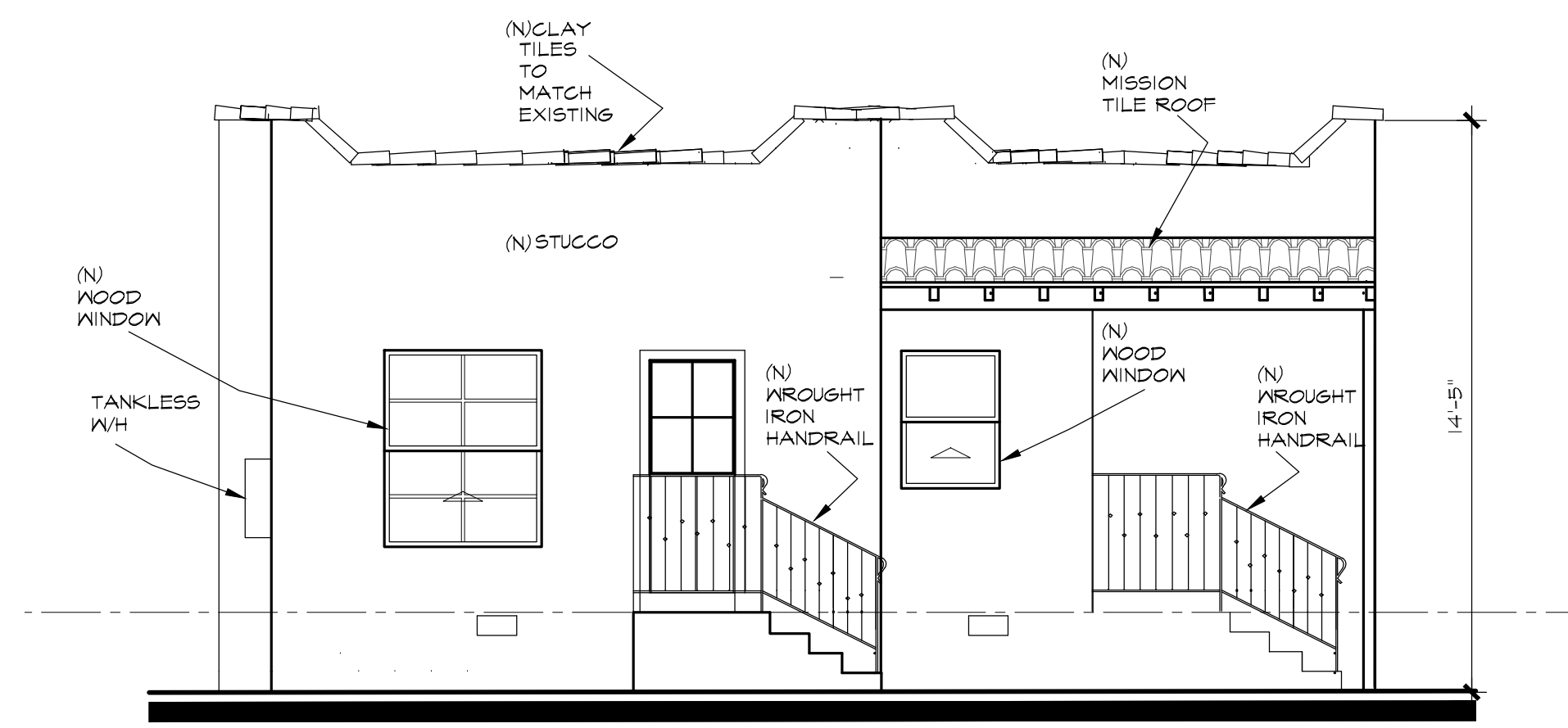
PROPOSED NORTH ELEVATION SCALE 1/4"=1'-0" 3



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



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



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

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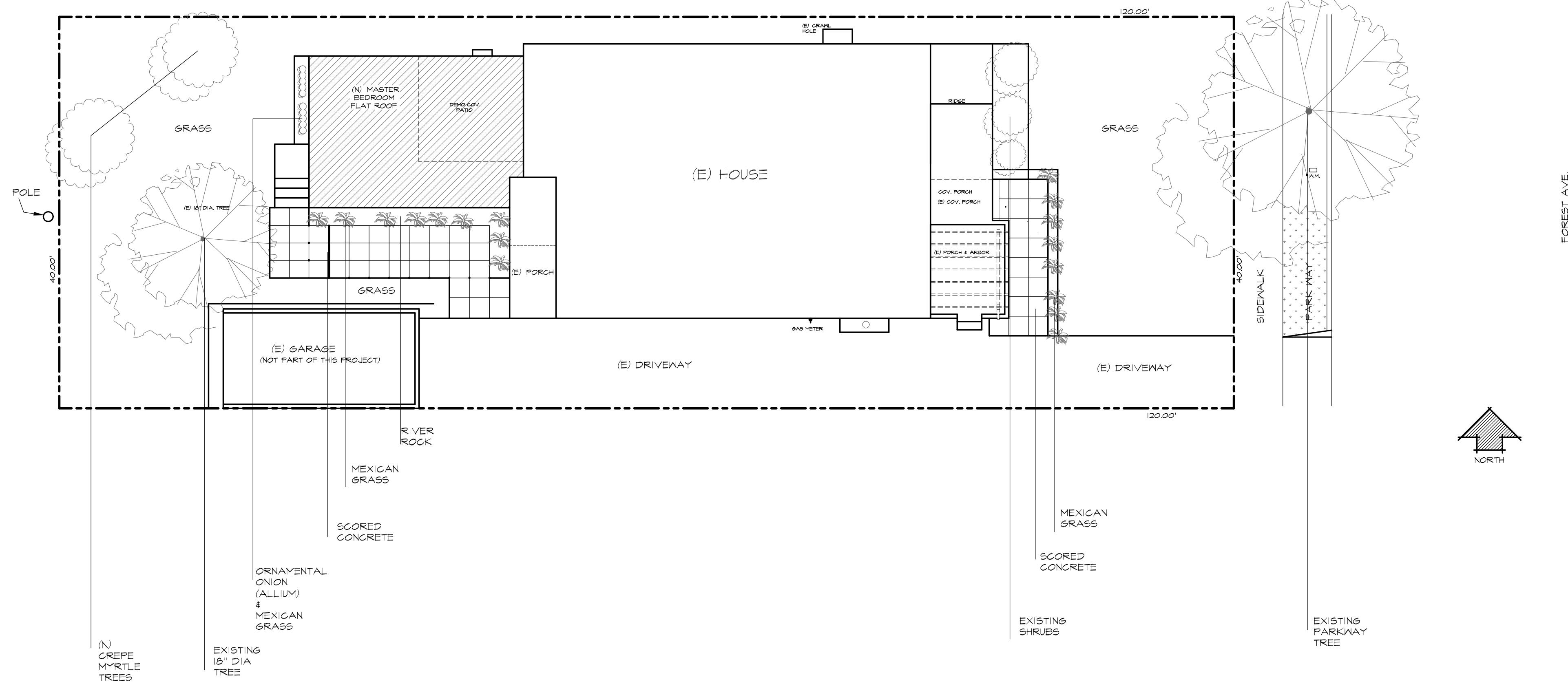
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 DRAWN BY: G.M.
 REVISIONS:

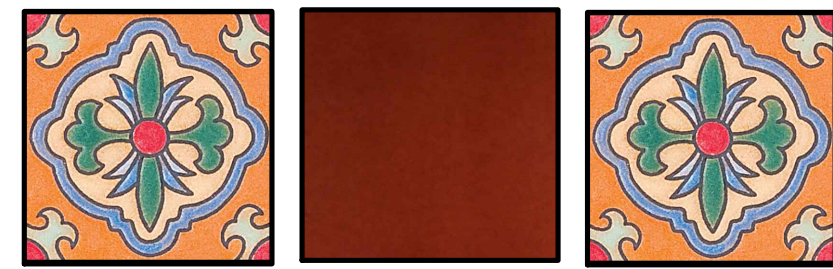
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PROJECT:
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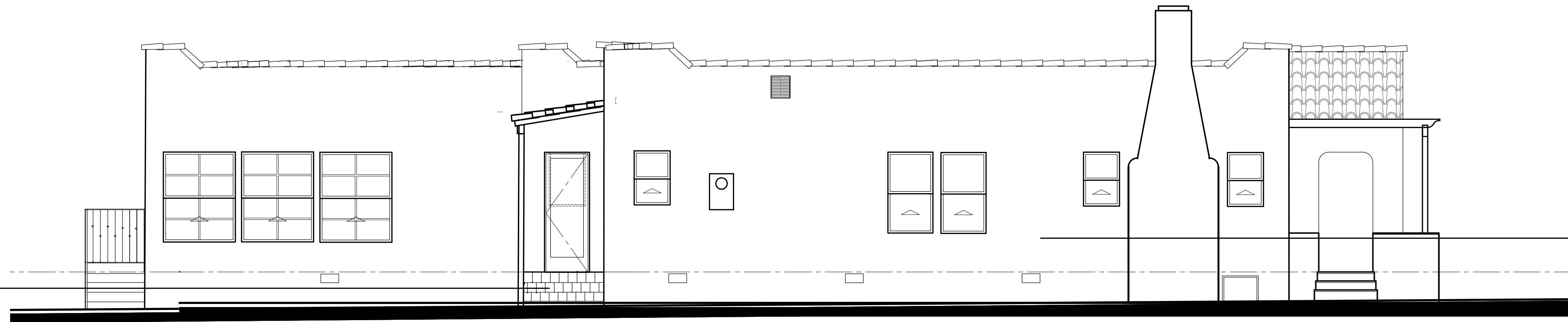
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SPANISH CERAMIC TILE



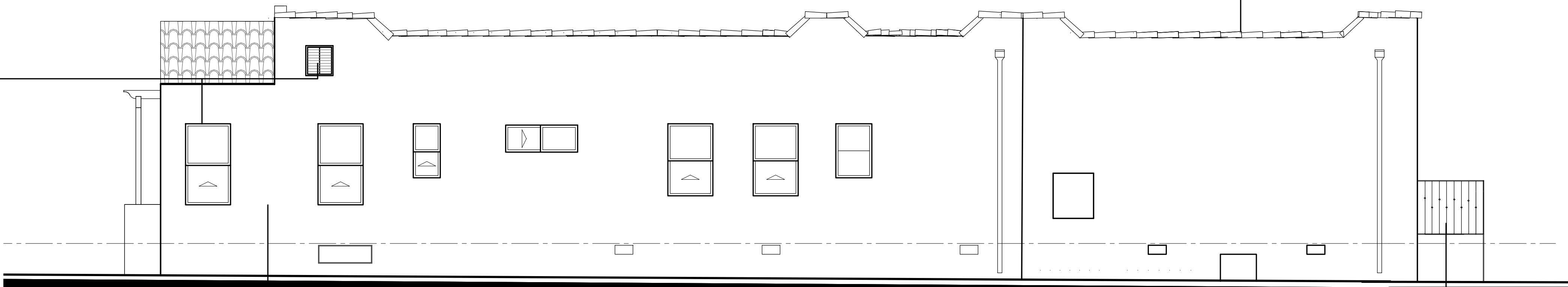
PROPOSED SOUTH ELEVATION



STUCCO SAND FINISH



BENJAMIN MOORE WEBSTER GREEN WINDOW SASH, VENTS & DOORS



PROPOSED NORTH ELEVATION



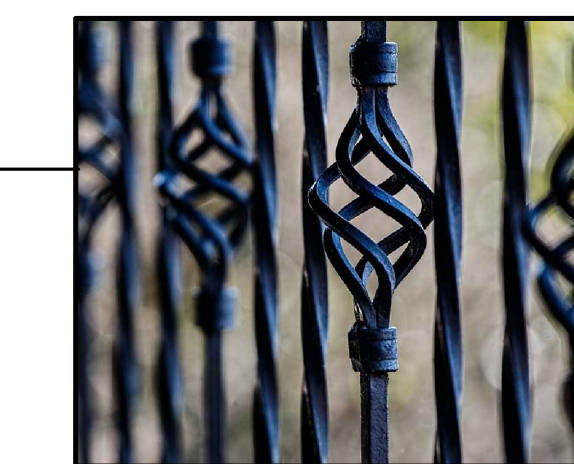
ROOF TILES
GAF STRAIGHT BARREL MISSION TILES
COLOR TO MATCH EXISTING



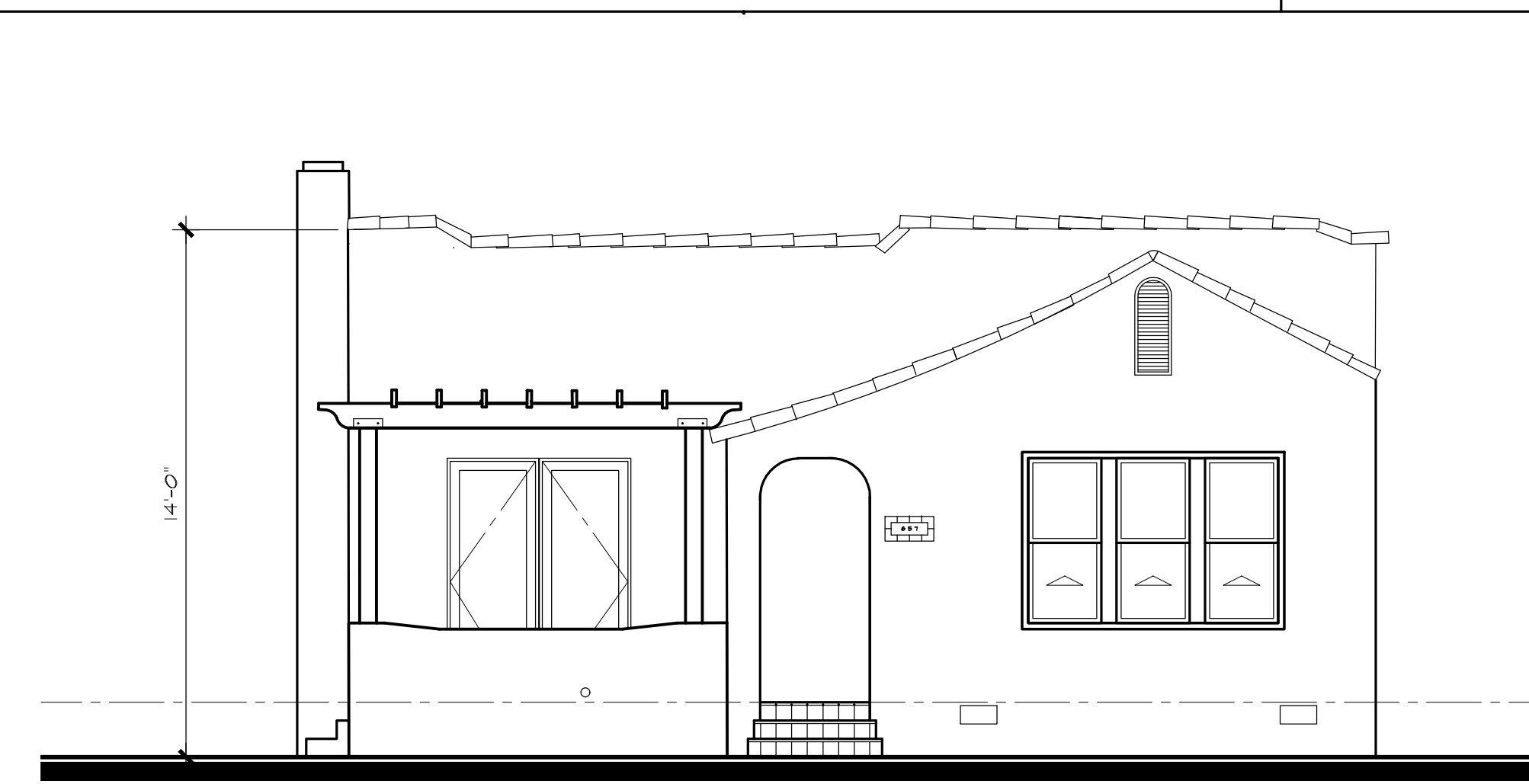
BENJAMIN MOORE SUPER WHITE EXTERIOR STUCCO



PROPOSED WEST ELEVATION



WROUGHT IRON BALUSTERS
PAINTED BLACK



PROPOSED EAST ELEVATION

COLOR & MATERIAL BOARD

SCALE 1/4"=1'-0"

CONTRACTOR LICENSE #B746905

DATE: 12.20.2020

DRAWN BY: G.M.
REVISIONS:

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