



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD
REGULAR MEETING AGENDA**

Thursday, February 3, 2022 at 6:30 p.m.

South Pasadena Design Review Board Statement of Civility

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

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

Pursuant to AB 361 Government Code Section 54953, subdivision (e)(3), the Design Review Board may conduct its meetings remotely and may be held via video conference. Until further notice, the Design Review Board may allow public participation to continue via live public comment conducted over ZOOM.

The South Pasadena Design Review Board Meeting for February 3, 2022 will be conducted virtually via Zoom teleconference.

Please be advised that pursuant to government code, and to ensure the health and safety of the public, staff, and the Design Review Board, as the Council Chambers will not be open to the public for the meeting and members of the public may attend and/or participate by the following means:

The Meeting will be available:

- Via Zoom: <https://us02web.zoom.us/j/89814060953>

See web link: <https://www.southpasadenaca.gov/government/boards-commissions/design-review-board/design-review-board-agendas-and-minutes> and

Public Comments and participation may be made as follows:

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

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

1. Go to the Zoom website and join meeting 898 1406 0953; or

2. Click on the following unique Zoom meeting link: <https://us02web.zoom.us/j/89814060953>

CALL TO ORDER: Chair Samantha Hill

ROLL CALL: Joe Carlson, Mark Smeaton, Kay Younger, Melissa Hon Tsai, Vice-Chair, and Samantha Hill, Chair

COUNCIL LIAISON: Diana Mahmud, Council Member

STAFF PRESENT: Angelica Frausto-Lupo, Community Development Director
Matt Chang, Planning Manager
Lisa Krause, Contract Planner

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

PUBLIC COMMENT AND SUGGESTIONS (Public Comments are limited to 3 minutes)

The Design Review Board welcomes public input. If you would like to comment on an agenda item, members of the public may participate by means of one of the following options:

Option 1: Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item; or

Option 2: Email public comment(s) to PlanningComments@southpasadenaca.gov. Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate: 1) Name (optional), and 2) Agenda item you are submitting public comment on. 3) Submit by no later than 12:00 p.m., on the day of the Design Review Board meeting.

NOTE: Pursuant to State law, the Design Review Board may not discuss or take action on issues not on the meeting agenda, except that members of the Design Review Board 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.

CONTINUED HEARING

- 1. 1900 Alpha Street. Project No. 2418-HDP/DRX – Minor Hillside Development Permit and Design Review Permit to remodel an existing single-family home that includes enclosing 89 sq. ft. to the existing first floor and creating a new 939 sq. ft. second-story addition with the proposed total being a 3,548 sq. ft. residence (APN: 5310-010-026).**

Recommendation

Approve as submitted by staff

CONSENT ITEMS

None

DISCUSSION ITEMS

None

ADMINISTRATION

- 2. Comments from City Council Liaison**
- 3. Comments from Board Members**
- 4. Comments from Subcommittees**
- 5. Comments from Staff**

ADJOURNMENT

- 6. Adjourn to the regular Design Review Board meeting scheduled for March 3, 2022 at 6:30 p.m.**

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Design Review Board meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/design-review-board/design-review-board-agendas-and-minutes>

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

AGENDA NOTIFICATION SUBSCRIPTION

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

ACCOMMODATIONS



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

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

01/27/22
Date



Elaine Serrano,
Administrative Secretary



Design Review Board Agenda Report

ITEM NO. 1

DATE: February 3, 2022

TO: Design Review Board

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Lisa Krause, Contract Planner

SUBJECT: Project No. 2418- HDP-DRX—Minor Hillside Development and Design Review Permit for the remodel of an existing single-family home that encloses 89 square feet to the existing first floor and creates a new 939 square-foot second-story addition with the proposed total being a 3,548 square foot residence at 1900 Alpha Street (APN 5310-010-026)

Recommendation

Staff recommends the Design Review Board (Board) approve the proposed addition for 1900 Alpha Street, subject to conditions of approval (**Attachment 1**).

Project Description

The applicant's representative, Chris Salas, requests approval to remodel the existing single-family residence with the following permits:

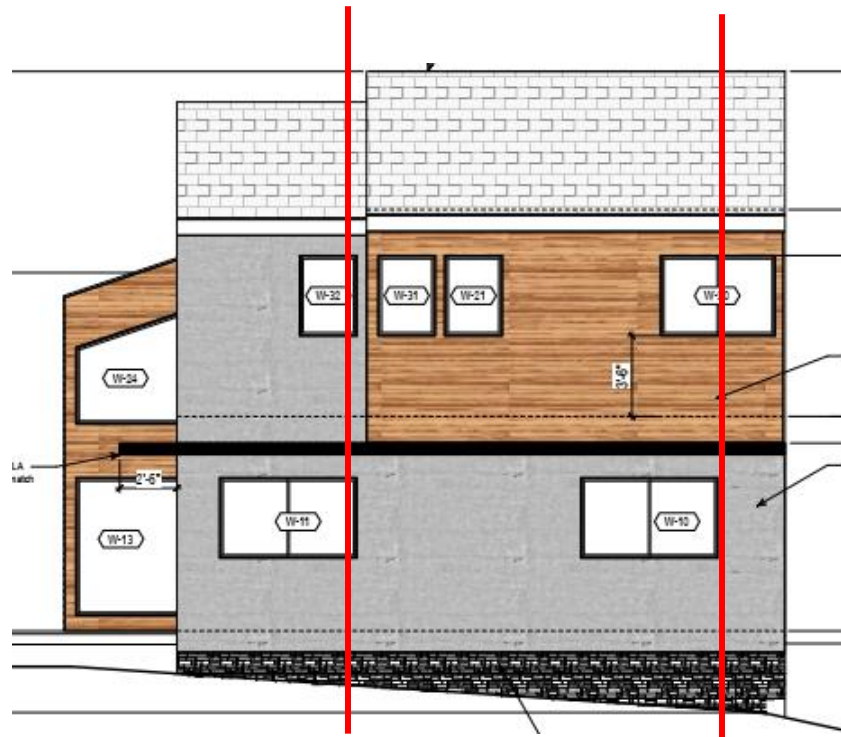
- **Minor Hillside Development Permit** for the remodel of an existing single-family home that encloses 89 square feet to the existing first floor and creates a new 939 square-foot second-story addition.
- **Design Review Permit** for the remodel of the existing single-family home that includes modifying existing cladding: changing the rough stucco to a smooth finish with horizontal fiber cement siding, adding a 6-foot redwood fence and gate between the garage and residence, adding stone veneer along the planter wall and existing walkway, replacing wood pergolas located in the back with aluminum pergolas, changing the concrete tile roofing to asphalt shingle, removing the chimney, and replacing the windows with bronze colored aluminum windows.

Discussion

This project was initially presented to the Board on January 6, 2022 (**Attachment 2**). At the meeting, the Board voted to continue the item to the next hearing for the applicant to work with appointed subcommittee members to refine the plans and consider making the following changes:

1. **Adjust the second-story massing.** The applicant has revised the second story by recessing a section of the closet space thereby providing a break to the flat plane as seen from the front elevation. This change minimally reduces the square footage by eight (8) square feet from previous plans and provides better continuity in the wrapping of the proposed fiber cement siding.
2. **Realign windows and include recess details.** The second-story windows have been revised to better complement the structure's asymmetrical design with vertical alignments between the two floors as demonstrated in **Figure 1**. The subcommittee also recommended the windows be recessed and not flush with the stucco to provide greater exterior appeal and depth. The revised plan details currently illustrate a flush window with the smooth exterior stucco. In accordance with the *Design Guidelines* (p. 85), staff recommends a condition to require a one-inch recess be provided from the exterior stucco prior to issuance of building permits (**Attachment 1, Condition P12**) to help provide further relief and shadow lines to the front facade.

Figure 1: Portion of revised south (front) elevation



3. **Consider extending the eaves.** Initially the plan was void of any roof eaves. The revised plans show extended eaves from the front and along the back elevations (**Figures 4 and 5**). The side elevations remain flush with the roof as preferred by the applicant.

4. **Modify location of fiber cement siding.** The fiber cement material is now continuously wrapped along the projecting section of the second story and applied on other elevations. The existing first-floor is now cladded with smooth stucco and the wings have been removed (see **Figure 3**).
5. **Update pergola details.** The more modern pergola style shown in previous renderings are now included in the color and materials board found in **Attachment 3, Sheet A8**.
6. **Incorporate design details from the back to the front of the house.** For consistency in design, the pergola style used in the rear elevation is brought to the front elevation, adding balance to the asymmetrical design, tying the overall design details together.

Figure 2: Revised South (Front) Elevation

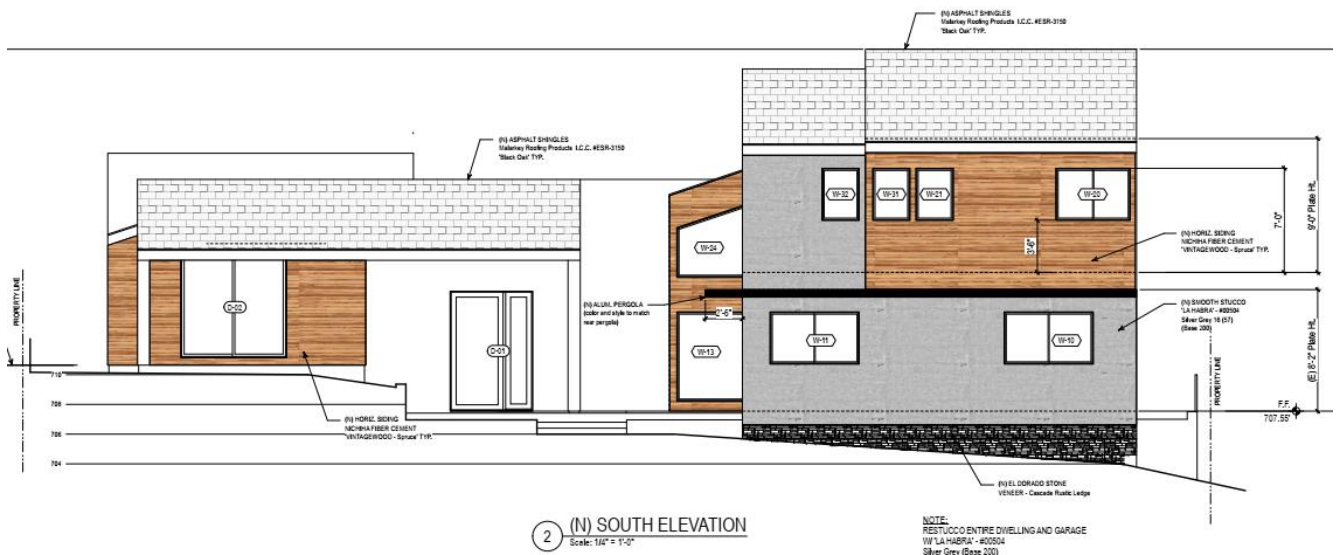


Figure 3: Previous South (Front) Elevation



Figure 4: Revised West (Side) Elevation



Figure 5: Revised East (Side) Elevation



Figure 6: Revised North (Rear) Elevation

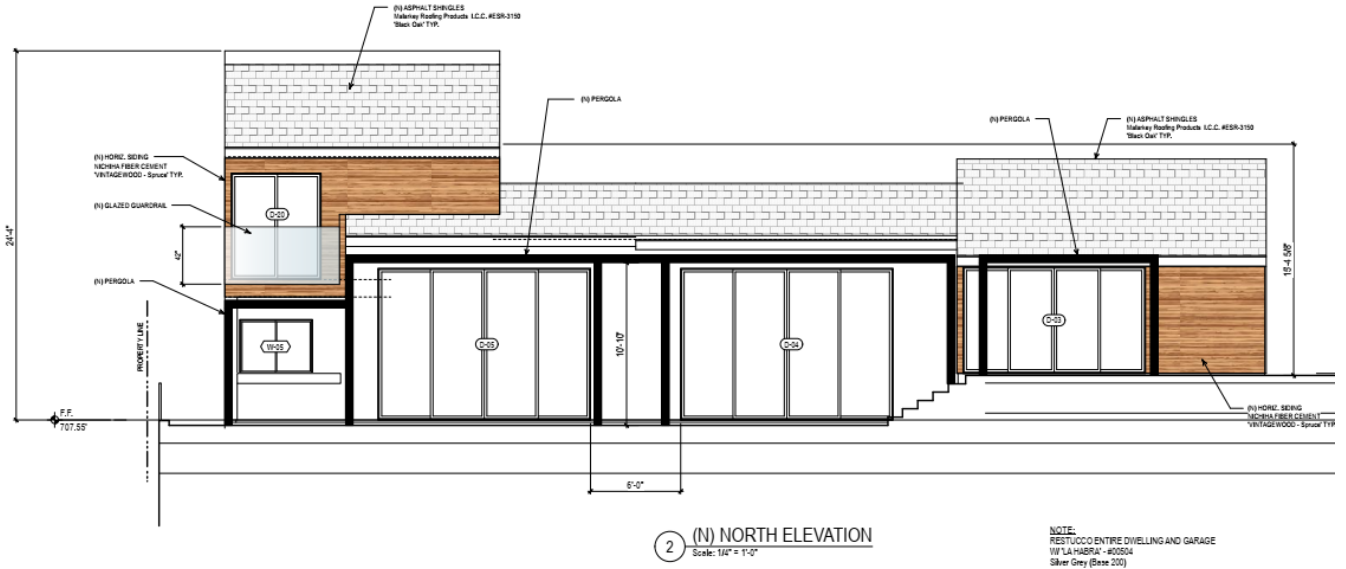
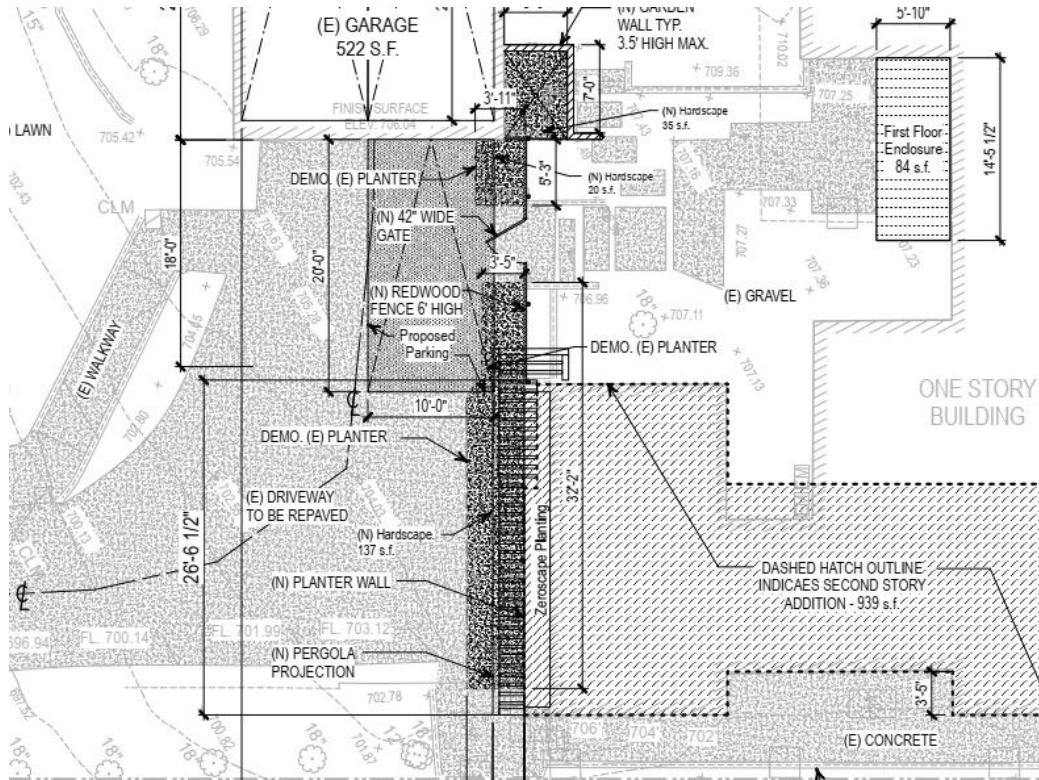


Figure 7: Revised Portion of Site Plan



Project Analysis

Table 1. General Plan Requirements

<u>General Plan</u>	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>
Altos de Monterey Residential (AM)	Detached single-family residential	Single-family residence	Addition to single-family residence

General Plan Consistency

The General Plan land use designation for the site is Altos De Monterey Residential (AM) which allows one single-family unit per lot. The proposed project does not involve the addition of another dwelling unit, and therefore, it is consistent with the General Plan.

With implementation of the conditions of approval, the project support the Goals and Policies of the General Plan as follows:

- Policy 8.1 (Require contextual, compatible, and responsible design); and
- Neighborhood Protection Goal 10: To preserve the scale, architectural character, infrastructure and landscape assets of South Pasadena’s established residential neighborhoods); and
- Goal 10: To preserve the scale, architectural character, infrastructure, and landscape assets of South Pasadena’s established residential neighborhoods by preventing ‘mansionization’ of dwellings in residential neighborhoods.
- Goal 19: To ensure that new development within hillside areas of South Pasadena does not adversely impact the character of the city.

Zoning Code Compliance

The project site is governed by the Altos De Monterey Overlay District (AM) which is intended for the development of single-family homes with specific setbacks for each lot. As conditioned, the proposed project conforms to the development standards of the AM zone such as building height, floor area ratio (FAR), and setbacks.

Pursuant to South Pasadena Municipal Code (SPMC) Division 36.340, the standards from the AM Overlay District Zoning Code Section 36.250.030 apply to the proposed project as does the Declaration of Restrictions for Tract 25588 for Altos de Monterey. **Table 2** includes existing and proposed property and its compliance with Sections 36.250.030.

Table 2: AM Zone Development Standards

	Allowed/Required	Existing	Proposed
Setbacks (Each lot in this zone has its own specific setbacks)	Front: 25 feet Rear: 25 feet Sides: 5 feet	Front: 25 feet (garage) 48 feet (house) Rear: 160 feet Sides: 5 feet+	Front: 25 feet (garage) 45.6 feet(house) Rear: 160 feet Sides: 5 feet+
Maximum Height	25 feet	17.75 feet	24.3 feet
Lot Coverage	40%	20%	23%
Floor Area Ratio	0.35	0.12	0.17
Required Covered Parking	2 spaces	2 spaces in garage	No Change
Required Guest Parking	1 Uncovered	1 uncovered (existing)	No Change

Hillside Development

Pursuant to SPMC Section 36.340.010, any development on a site with an average slope of 20% or greater requires a Hillside Development Permit. The purpose of a Minor Hillside Development Permit is for the review of additions to existing hillside residences and to ensure that developments are designed to preserve the City’s scenic resources, encourage appropriate grading practices, and encourage appropriate design to maintain the hillside in a natural, open character.

Pursuant to SPMC Section 36.410.065(F), the Board shall approve the Hillside Development Permit if it finds the following to be true:

<u>Code Requirement</u>	<u>Findings of Fact</u>
1. The proposed use complies with the requirements of Division 36.340 (Hillside Protection) and all other applicable provisions of this Zoning Code;	The project as designed and with the conditions of approval imposed will comply with the Hillside Protection Ordinance and the AM standards in the zoning code, including the proposed use.

Code Requirement	Findings of Fact
<p>2. The proposed use is consistent with the General Plan and any applicable Specific Plan;</p>	<p>The continued use of single-family residential complies with the General Plan designation of Low Density Residential and supports the goals and policies of the General Plan in the following way:</p> <p><i>Goal 10: To preserve the scale, architectural character, infrastructure, and landscape assets of South Pasadena’s established residential neighborhoods by preventing ‘mansionization’ of dwellings in residential neighborhoods.</i></p> <p>With the revised design, the project is considerate of the character and scale of the existing single-family developments in the vicinity with other two-story structures. As conditioned, the proposed project meets the requirements of the Hillside Protection ordinance, the Development Standards of the AM zone, and the City’s adopted Design Guidelines for single-family residences on hillside sites.</p> <p>The proposed project is contained within the existing graded pad with a minor first-floor addition and second-story addition.</p>
<p>3. The establishment, maintenance or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;</p>	<p>The existing neighborhood is developed with similar hillside residential homes and the proposed use of single-family residential with as designed and with the conditions of approval imposed, would not be detrimental to the health and safety or general welfare of persons residing or working in the neighborhood.</p>
<p>4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and</p>	<p>Before commencing construction, the project is required to comply with and obtain all applicable building permits, including those necessary for utilities, public works, and fire prevention. Additionally, the applicant provided a Geotechnical Report that indicates the site is suitable for the proposed project with adherence to the recommendations contained in the report.</p>

Code Requirement	Findings of Fact
5. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, and views protection.	The proposed use of single-family residential is consistent with the established residential uses in the area. As conditioned, the proposed design complies with the City’s Hillside Design Guidelines, the Hillside Protection Ordinance, and the Zoning Code, including but not limited to building mass, scale, respect of the topography, setbacks, lot coverage, FAR, and parking.

Design Review

The residence is a 1970’s hillside home with asymmetrical walls and Spanish-like details that includes rough stucco and red cement tile roofing. It is the intent of the applicant and owners to keep the 1970’s style but update the materials with the proposed addition. New cladding includes smooth stucco, asphalt shingle roofing, and fiber cement siding to update the existing look and expand the architectural character that is also seen in the project’s vicinity (see **Figure 8**).

Pursuant to SPMC Section 36.410.040(I), the DRB shall approve the application if it finds all the following to be true:

Code Requirement	Findings of Fact
1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);	The project site has a General Plan land use designation of Altos De Monterey Residential. The proposed project does not add additional dwelling units.
2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;	The proposed project will not change the current functions and activities for the site.
3. Is compatible with the existing character of the surrounding neighborhood and all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and	The project site is adjacent to multi-story residential buildings of different architectural styles from the 1960s and 1970s. With the revised design, the proposed addition will fit within the neighboring development section and the General Plan.

Code Requirement	Findings of Fact
4. Provides a desirable environment for its occupants and neighbors, and is aesthetically of good composition, colors, materials, and texture, that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.	The proposed project has been designed with consideration to its occupants and provides adequate indoor and outdoor space with views overlooking the hills. As conditioned, the proposed project uses appropriate materials and colors that complement the architecture of neighboring properties.

Figure 8: Residences with Overhangs on Nearby La Fremontia Street



In addition to making the findings required for Design Review, the Board shall also consider the following guidelines before any application may be approved:

1. The scale of the proposed building, design height and mass in relation to the street frontage, to all setbacks and surrounding existing property;
2. The relation of existing adjoining building heights and their views;
3. The relation of proposed building heights to the existing topography;
4. The impact on surrounding properties; and
5. The obstruction of sunlight to the existing adjoining residences.

Environmental Analysis

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 – Existing Facilities. Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

Alternatives to Consider

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

1. The Design Review Board can approve with condition(s) added; or
2. The Design Review Board can continue the project to address comments discussed; or

3. The Design Review Board can deny the project.

Next Steps

1. If approved, conditionally, or as submitted, the applicant will proceed through the Plan Check process with Building and Safety. If any Conditions of Approval are proposed or added by the Board, they must be met prior to submittal of Plan Check.
2. If the project is denied by the Design Review Board, the applicant can appeal the Board's decision to the Planning Commission.

Fiscal Impact

Processing of this application is covered by the application fees.

Public Notification

The item was continued to a date certain (February 3rd, 2022) from the previously noticed public hearing on January 6, 2022, which included a publicly noticed agenda, posting of the same agenda and reports on the City's website, publication in the *South Pasadena Review* newspaper, and individual property mailings to those within 300 feet of the project site.

Attachments

1. Conditions of Approval
2. DRB Staff Report - January 6, 2022
3. Revised Project Plans and Materials Board

ATTACHMENT 1
Conditions of Approval

EXHIBIT "A"
CONDITIONS OF APPROVAL
PROJECT NO. 2418-HDP-DRX
1900 Alpha Street (APN: 5310-010-026)

DEVELOPMENT REQUIREMENTS

PLANNING DIVISION:

- P1. The following approvals are granted as described below and approved by the Design Review Board on February 3, 2022:
- a. **Minor Hillside Development Permit** for the remodel of an existing single-family home that encloses 89 square feet to the existing first floor and creates a new 939 square-foot second story addition: and
 - b. **Design Review Permit** for the remodel of the existing single-family home that includes modifying existing cladding: changing the rough stucco to a smooth finish with horizontal fiber cement siding, adding a 6-foot redwood fence and gate between the garage and residence, adding stone veneer along the planter wall and existing walkway, replacing wood pergolas located in the back with aluminum pergolas, changing the concrete tile roofing to asphalt shingle, removing the chimney, and replacing the windows with bronze colored aluminum windows. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval by the Design Review Board 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; and
- P2. Approval by the Design Review Board 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 this approval.
- 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 Design Review Board 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, 9:00 am and 7:00 pm Saturday, and construction on Sundays and city recognized holidays are limited to 10:00 am to 6:00 pm.
- 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.

Prior to issuance of Building Permits

- P9. The applicant shall submit a final landscape and irrigation 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.
- P10. The applicant shall submit final landscape and irrigation plans showing compliance with state law and the City's Water Efficient Landscape Ordinance (SPMC Section 35.50), for approval by the Community Development Director. The applicant shall be responsible for consultant cost for reviewing the landscape and irrigation plans.
- P11. The height of the south elevation shall measure no higher than 24 feet 4 inches from the highest point of the foundation of the structure.

P12. Window details shall be revised to provide a one-inch exterior recess.

Prior to Final Inspection

- P13. The applicant shall install all landscaping and irrigation per the approved final landscape plans pursuant to the City's Water Efficient Landscape Ordinance (SPMC Section 35.50). The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:
- a. A Certification of Completion certifying that landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
 - b. A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.

DEPARTMENT OF PUBLIC WORKS:

- 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 in the need for the project to be redesigned.
- PW2. 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.
- PW3. 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.
- PW4. The applicant shall provide a deposit of \$12,000 for a Deputy Inspector for hillside construction. Whenever the balance drops below \$6,000, the applicant shall be required to make an additional deposit of \$6,000. Any unused funds will be refunded to the applicant at the completion of the project.
- PW5. Alpha Street 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.
- PW6. Provide a 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.
- PW7. 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.

- PW8. Show the existing grade, location, and dimensions of all existing and proposed conditions within public right-of-way including, but not limited to: curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features.
- PW9. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway fronting the property on Alpha Street to the satisfaction of the City Engineer. In addition, existing sidewalk and driveway approaches that are below current city standards shall be replaced 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 editions of the Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- 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 provide a construction schedule for each stage of any major activities (i.e. demolition, grading, material delivery, etc.) and the timing of special access if necessary, as it relates to site staging, traffic, and access. If there are any changes to the construction schedule, the applicant shall submit a revised schedule to the Public Works Department.
- PW12. The applicant shall provide a haul route map, on-site staging plan, and indicate a contractor parking location to the Public Works Department for review and approval prior to issuance of permits. All vehicles including workers' vehicles shall not be parked near the construction site. Provide a shuttle service if necessary.
- PW13. Any construction activity that may require roadway closures 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. At least 48 hours advance notice shall be given to residents for street and lane closures. 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.
- PW14. Street closures are only allowed between 8:30 am and 2:00 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 resident at least 48 hours in advance of the street closure.
- PW15. The applicant shall post temporary "No Parking " signs along the entire length 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. If two-way traffic cannot be accommodated, a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor depicting the use of flagmen and/or detouring shall be submitted for review.
- PW16. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW17. 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.

PW18. 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.

PW19. 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 all stages of construction until the project is complete.

PW20. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

BUILDING AND SAFETY DIVISION:

- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Board's Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- 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. Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Each sheet of the plans and the cover sheet of the calculations is to be stamped and signed by the person preparing the plans. 5353 and 6730 of the State Business and Professions Code
- B6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. Project shall comply with the CalGreen Residential mandatory requirements.
- B9. When required by Fire Department, 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 and a separate is required for Fire Sprinklers

FIRE DEPARTMENT:

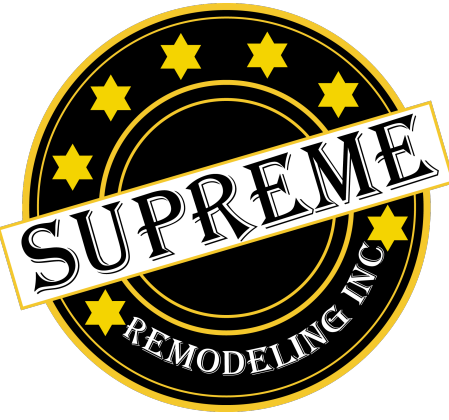
- FD1. Required Code References: 2019 South Pasadena Municipal Code (SPMC); 2019 California Fire Code (CFC); 2019 California Building Code; NFPA standards, Title 19 applicable NFPA and related fire standards.
- FD2. **Fire Sprinklers are required.** Submit a separate plan to City for approval.

Section 903 Automatic Sprinkler Systems

- FD3. (CFC 903.1) General. Automatic Sprinkler systems shall comply with this section.
- FD4. (CFC 903.2) Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.
- FD5. (CFC 903.2.8) Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
- FD6. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD7. (CFC 903.3.5) Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.
- FD8. (CFC 507.1) Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD9. (CFC 507.3) Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- FD10. 507.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
- FD11. 903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
 - 1) **An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code;**
 - 2) Any addition to an existing building which has fire sprinklers installed;
 - 3) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire area large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;

ATTACHMENT 2
DRB Staff Report - January 6, 2022 ([Link](#))

ATTACHMENT 3
Revised Project Plans and Materials Board



Supreme Remodeling, Inc.
 14545 Victory Blvd., Ste. 401
 Van Nuys, California 91411

Project Title

Addition to an existing one-story single family dwelling and interior remodel and remodel exterior of existing detached garage.

Owner

Molavine & Cynthia Widitora
 1900 Alpha Street
 South Pasadena, California 91030

Project Address

1900 Alpha Street
 South Pasadena,
 California 91030

Mark	Date	Description
Issue/Revision		
Project ID	012105	
CAD File Name	1900 Alpha St.	
Drawn By	Chris Salas	
Comm. Date:	Feb. 3, 2021	
Plot Date:	Jan. 17, 2022	
Reviewed by		
Submitted By		

THESE DRAWINGS ARE THE PROPERTY OF SALAS DESIGNS AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH SALAS DESIGNS

Sheet Title

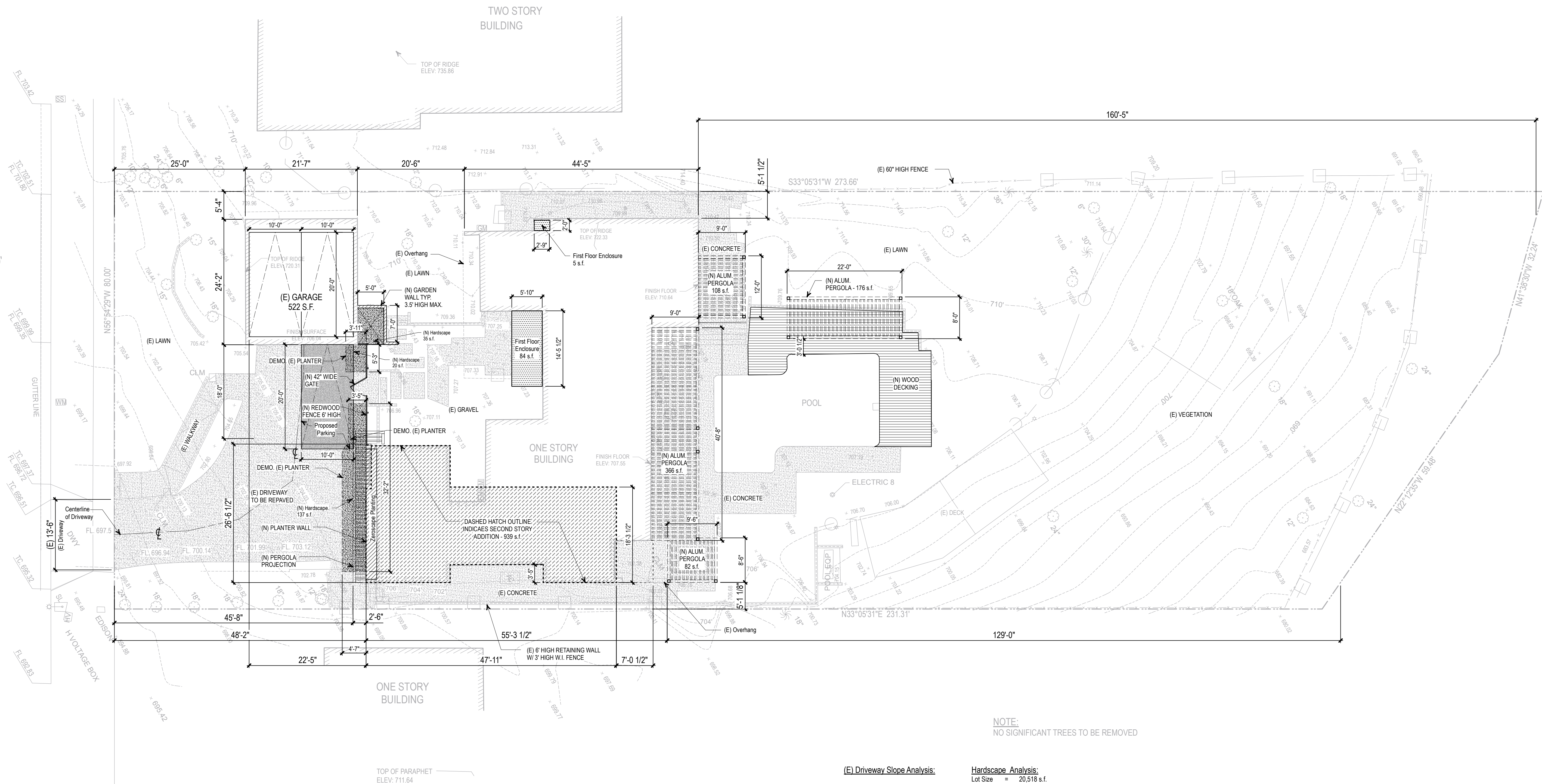
(N) SITE PLAN

Drawing No.

A1.2

of Total Sheets
 1900 Alpha Street

ALPHA STREET



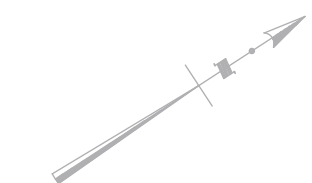
NOTE:
 NO SIGNIFICANT TREES TO BE REMOVED

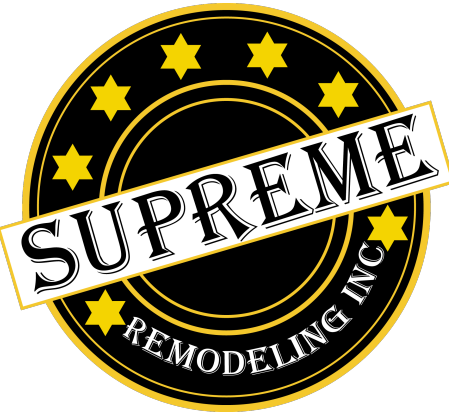
(E) Driveway Slope Analysis:
 108.5' / 755.75' = 14.36% slope

Hardscape Analysis:
 Lot Size = 20,518 s.f.

	Hardscape Area	Percentage
Existing	4,212 s.f.	20.5%
Proposed	4,402 s.f.	21.5%

1 (N) SITE PLAN
 Scale: 1" = 10'-0"





Supreme Remodeling, Inc.
 14545 Victory Blvd., Ste. 401
 Van Nuys, California 91411

Project Title

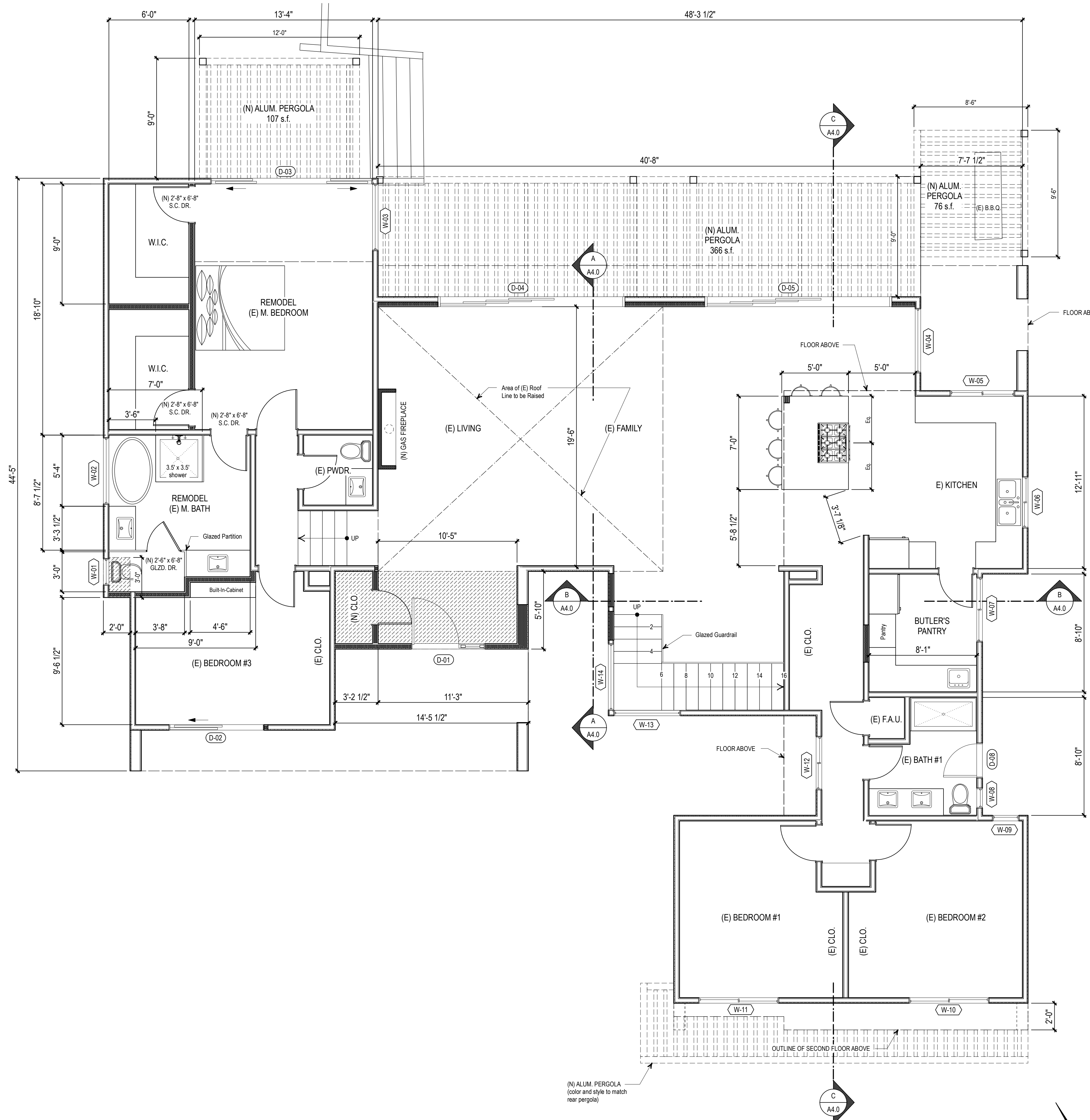
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Project Address

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 South Pasadena,
 California 91030



1 (N) FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"

WALL LEGEND:

- NEW 2 x 4 STUD WALL
- EXISTING WALL

Mark	Date	Description

Issue/Revision	
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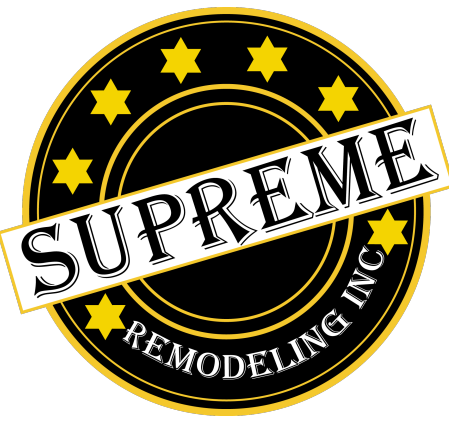
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Sheet Title

(N) FIRST FLOOR PLAN

Drawing No.

A2.2
 of Total Sheets
 1900 Alpha Street



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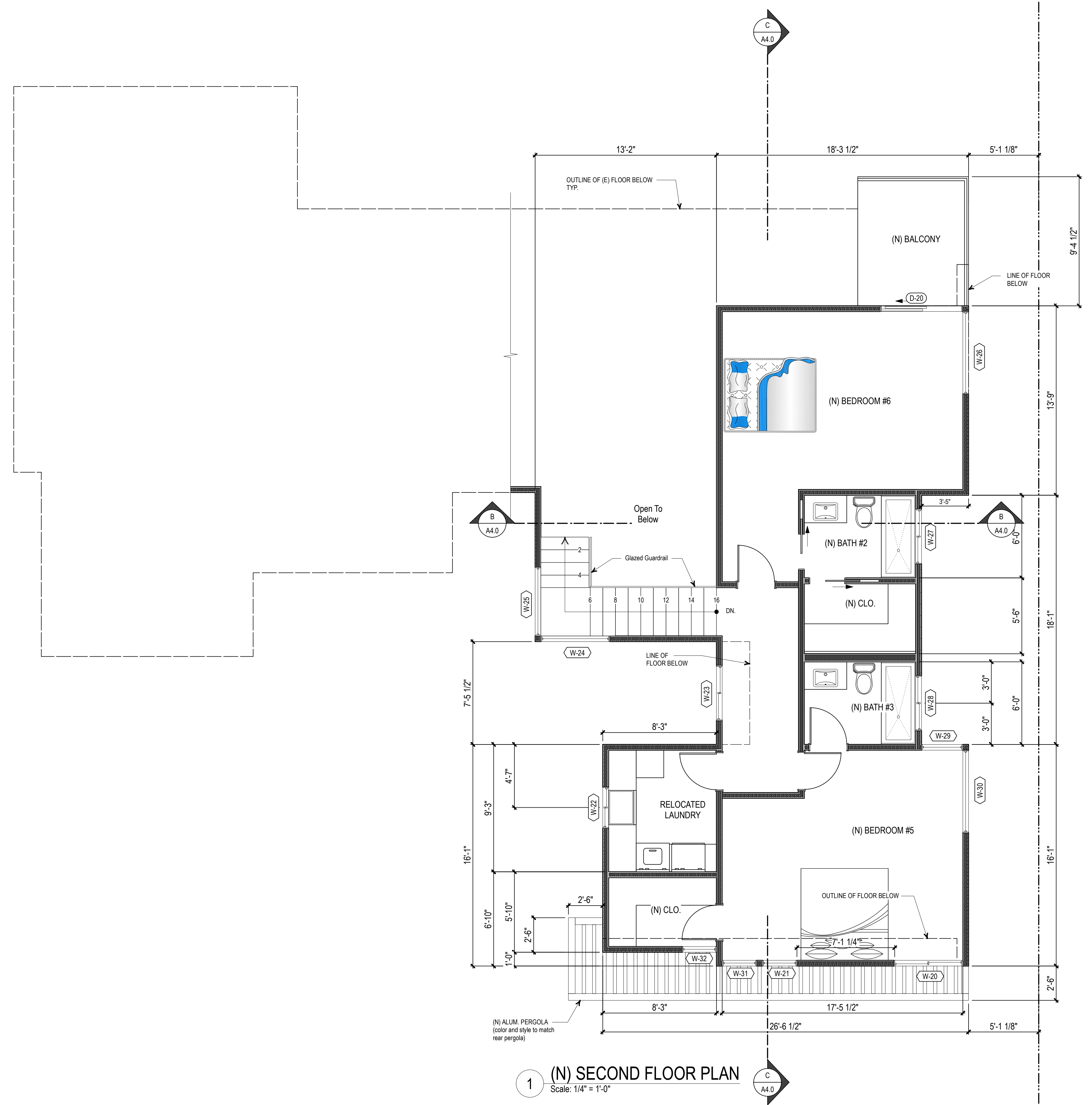
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Sheet Title
 (N) SECOND FLOOR PLAN

Drawing No.
A2.3
 of Total Sheets
 1900 Alpha Street



1 (N) SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"



Supreme Remodeling, Inc.
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Project Title

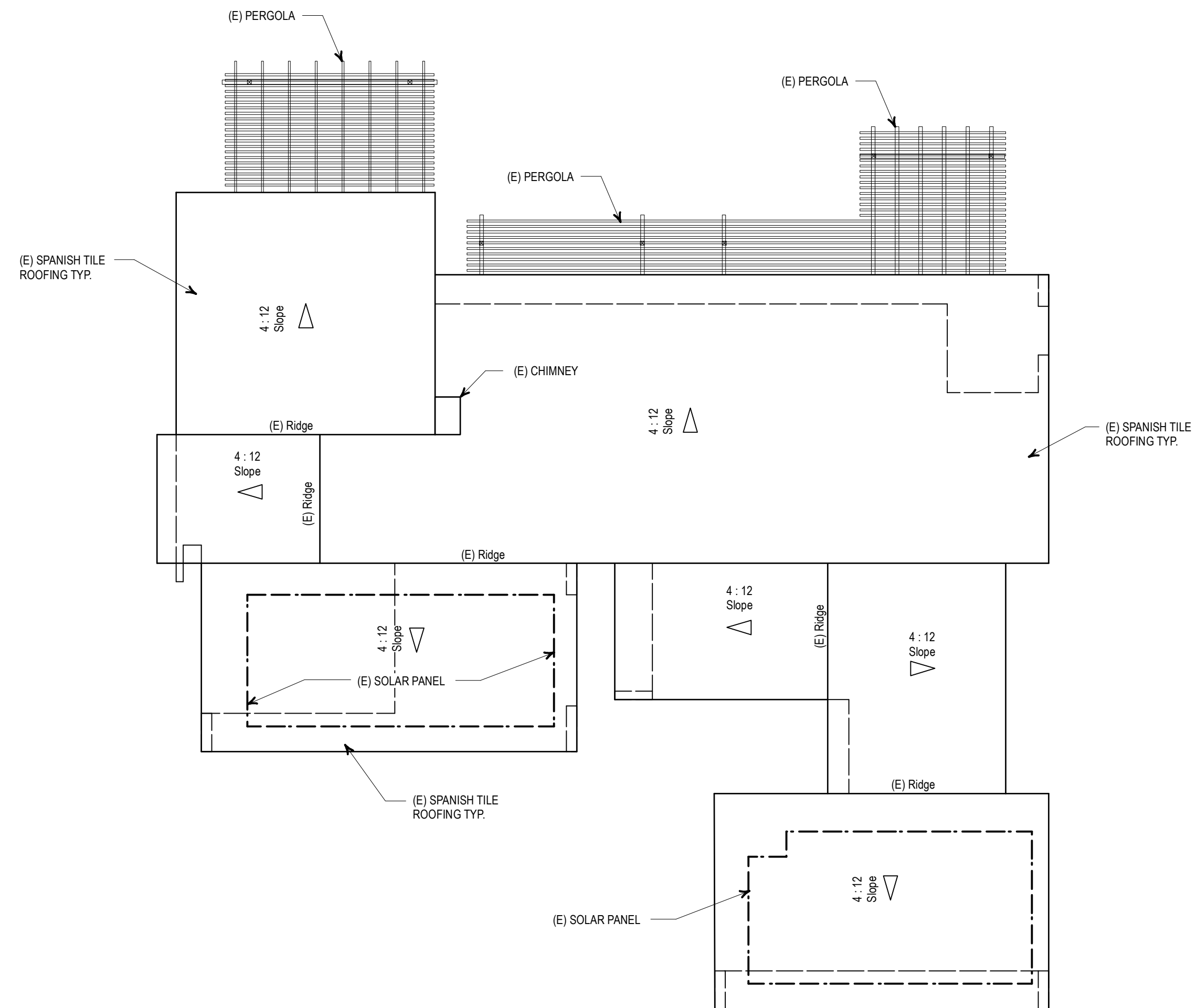
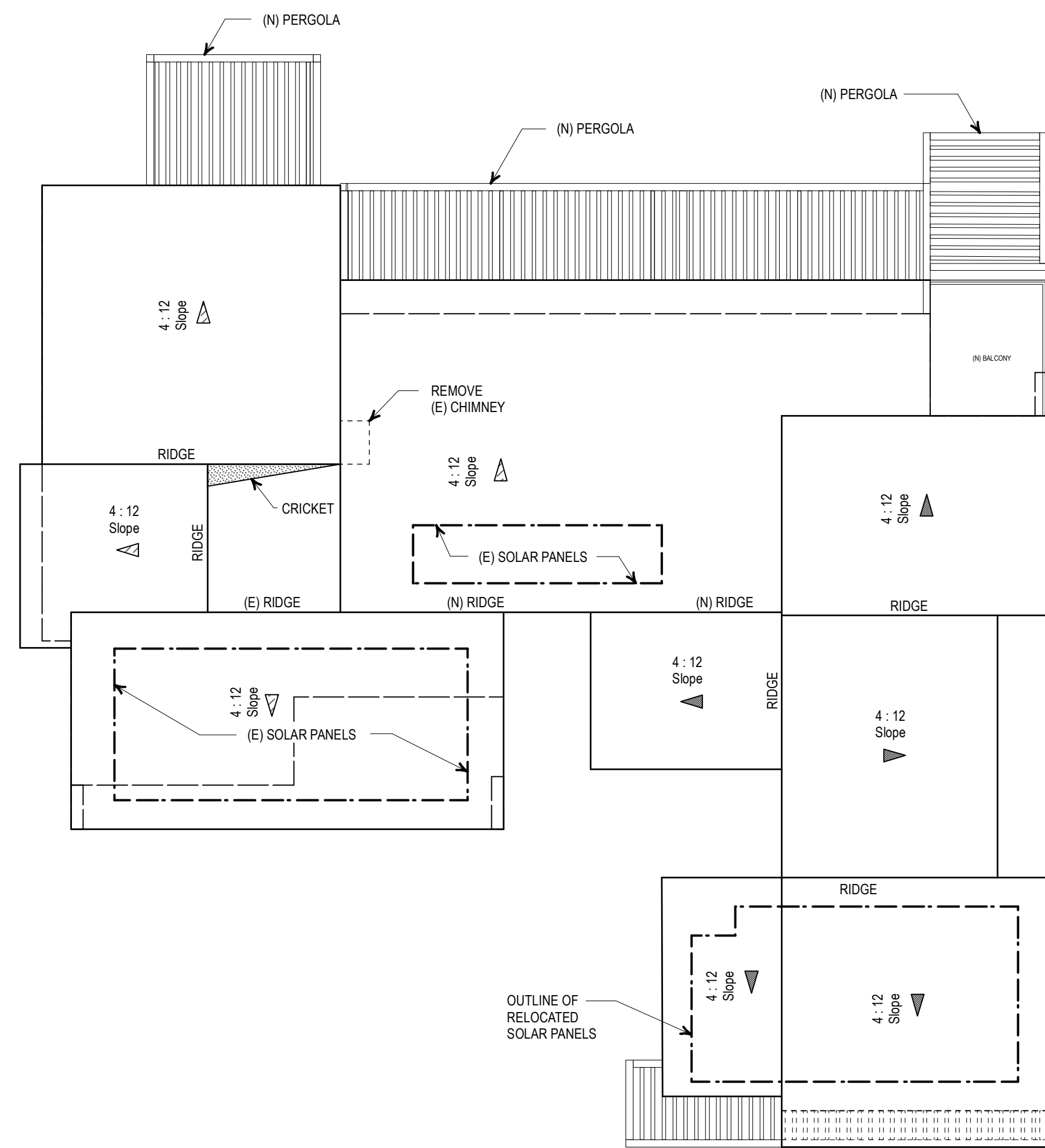
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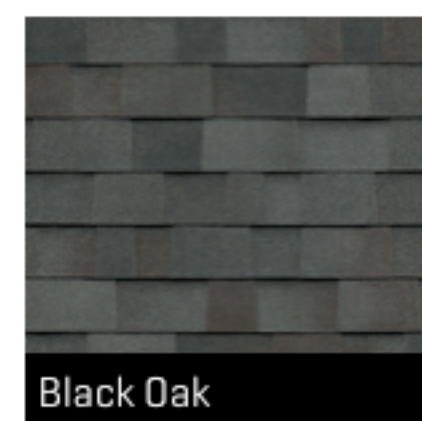


LEGEND:

▭ OUTLINE OF SOLAR PANELS TO BE REINSTALLED

NOTES:

1. ROOF PITCH 4 : 12 U.N.O.
2. PROVIDE 28 GA. G.I. FLASHING AT ALL WALL TO ROOF INTERSECTION.
3. ROOF COVERING TO BE ASPHALT SHINGLES CLASS 'A' MIN. TO MATCH EXISTING. Malarkey Roofing Products I.C.C. #ESR-3150 'Silverwood' OR EQUAL.
4. COOL ROOF: ROOF SLOPES \geq 2:12: 3-year aged SRI value of at least 16 or both a 3-year aged solar reflectance of at least 0.20 and a thermal emittance at least 0.75.



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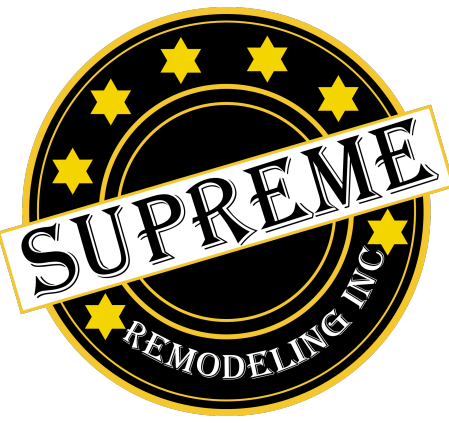
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(E) & (N) ROOF PLANS

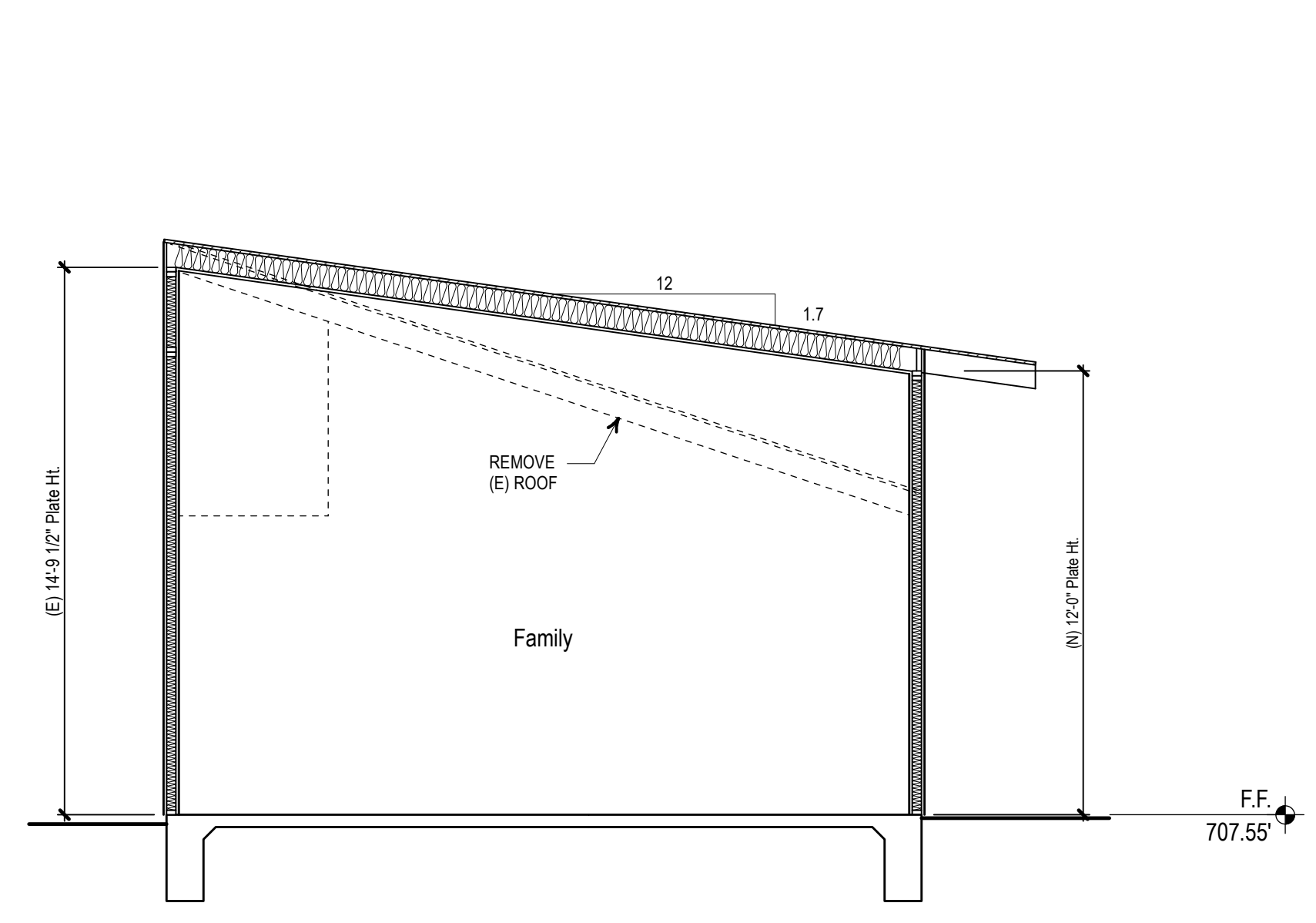
Drawing No.

A3.0

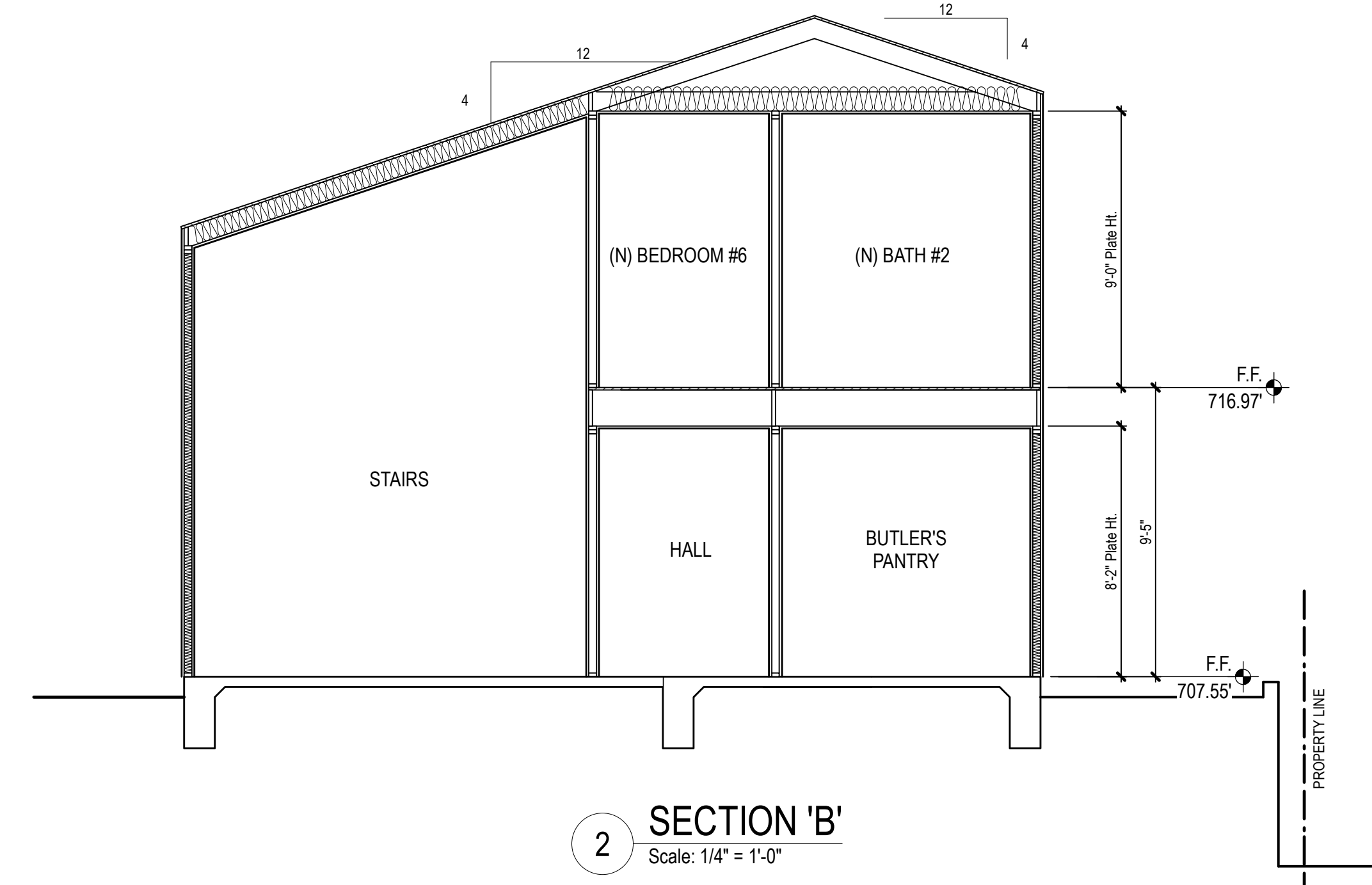
of Total Sheets
 1900 Alpha Street



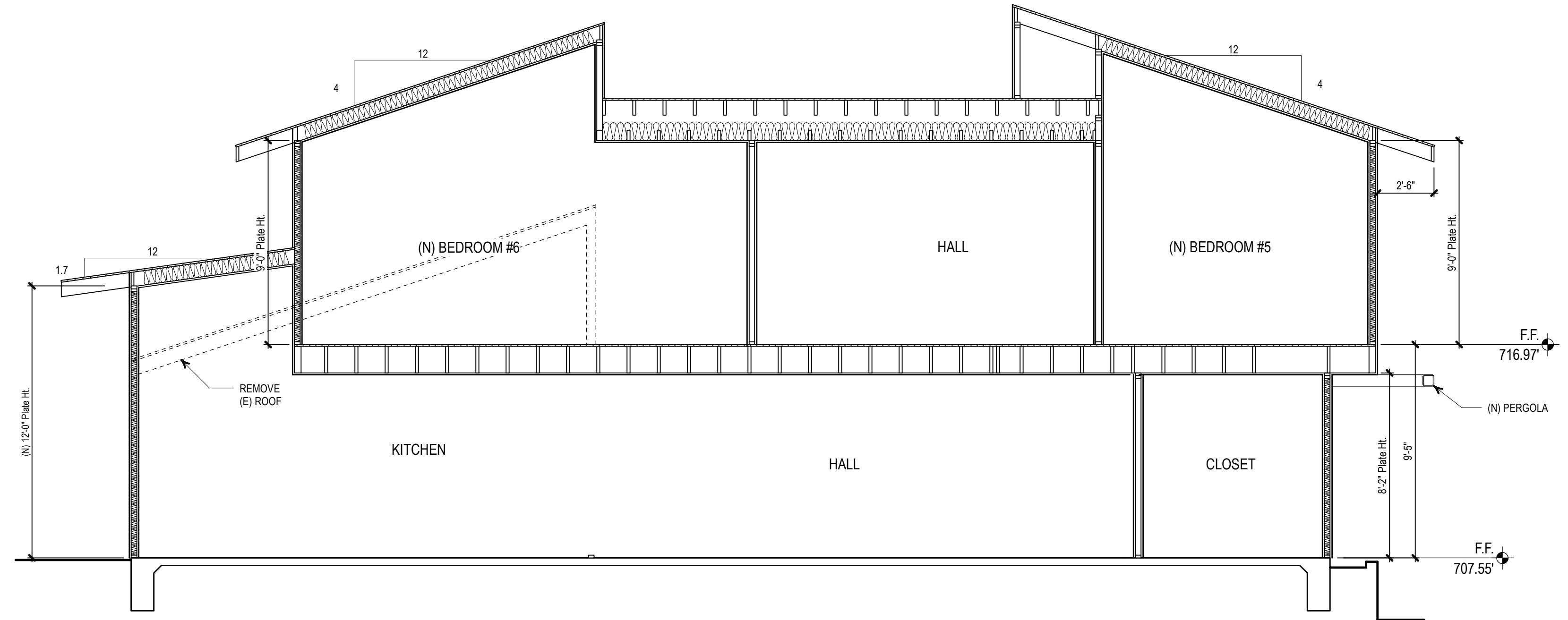
Supreme Remodeling, Inc.
 14545 Victory Blvd., Ste. 401
 Van Nuys, California 91411



1 SECTION 'A'
 Scale: 1/4" = 1'-0"



2 SECTION 'B'
 Scale: 1/4" = 1'-0"



3 SECTION 'C'
 Scale: 1/4" = 1'-0"

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Mark	Date	Description

Issue/Revision	Submitted By
Project ID: 012105	
CAD File Name: 1900 Alpha St.	
Drawn By: Chris Salas	
Comm. Date: Feb. 3, 2021	
Plot Date: Jan. 17, 2022	
Reviewed by	
Submitted By	

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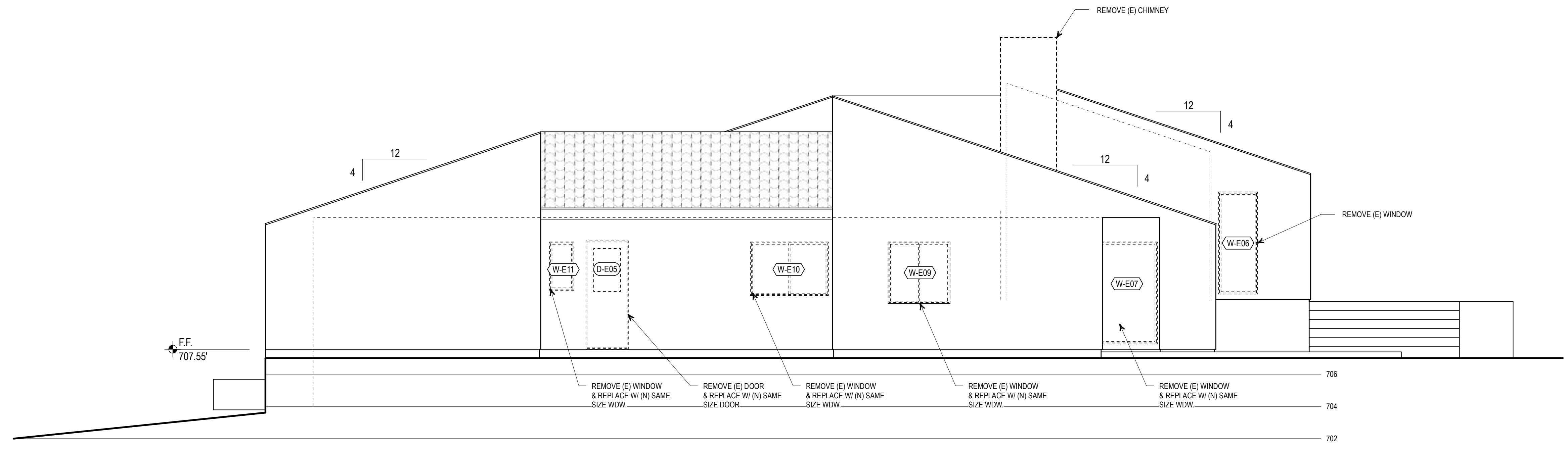
SECTIONS

Drawing No.

A4.0
 of Total Sheets
 1900 Alpha Street

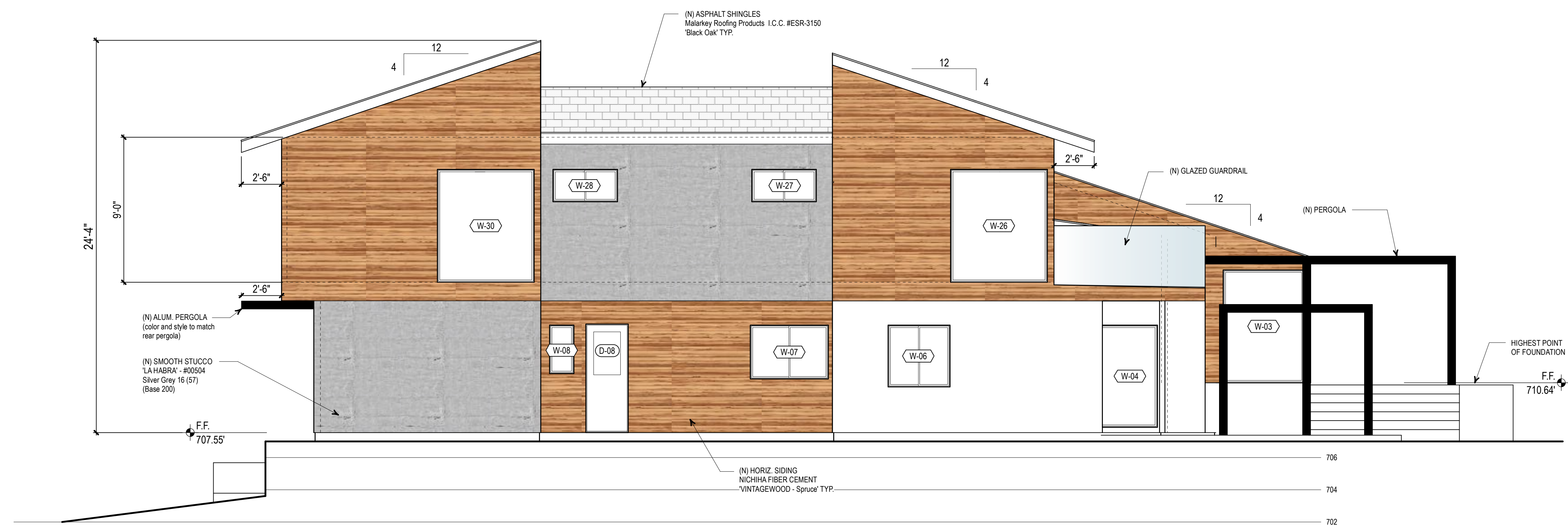


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 Van Nuys, California 91411



1 (E) EAST ELEVATION
 Scale: 1/4" = 1'-0"

NOTE:
 TRELLIS NOT
 SHOWN FOR CLARITY



2 (N) EAST ELEVATION
 Scale: 1/4" = 1'-0"

NOTE:
 RESTUCCO ENTIRE DWELLING AND GARAGE
 W/ 'LA HABRA' - #00504
 Silver Grey (Base 200)

Project Title
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 single family dwelling and interior
 remodel and remodel exterior of
 existing detached garage.

Owner
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 South Pasadena, California
 91030

Project Address
 1900 Alpha Street
 South Pasadena,
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Mark	Date	Description
Issue/Revision		
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Comm. Date:	Feb. 3, 2021	
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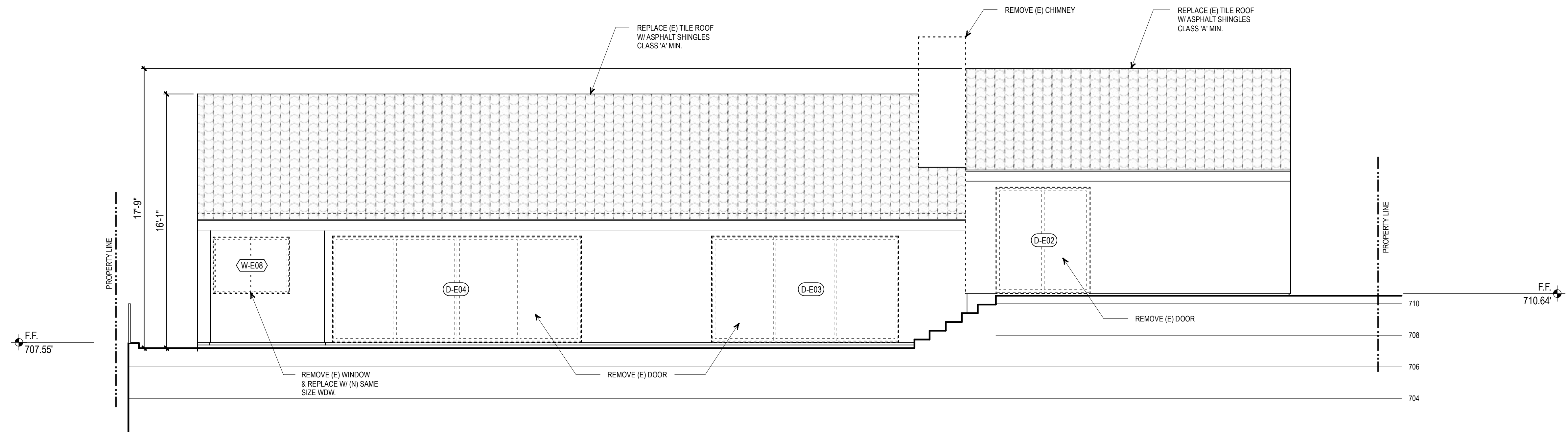
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Sheet Title
 (E) & (N) SOUTH
 ELEVATIONS

Drawing No.
A5.1
 of Total Sheets
 1900 Alpha Street

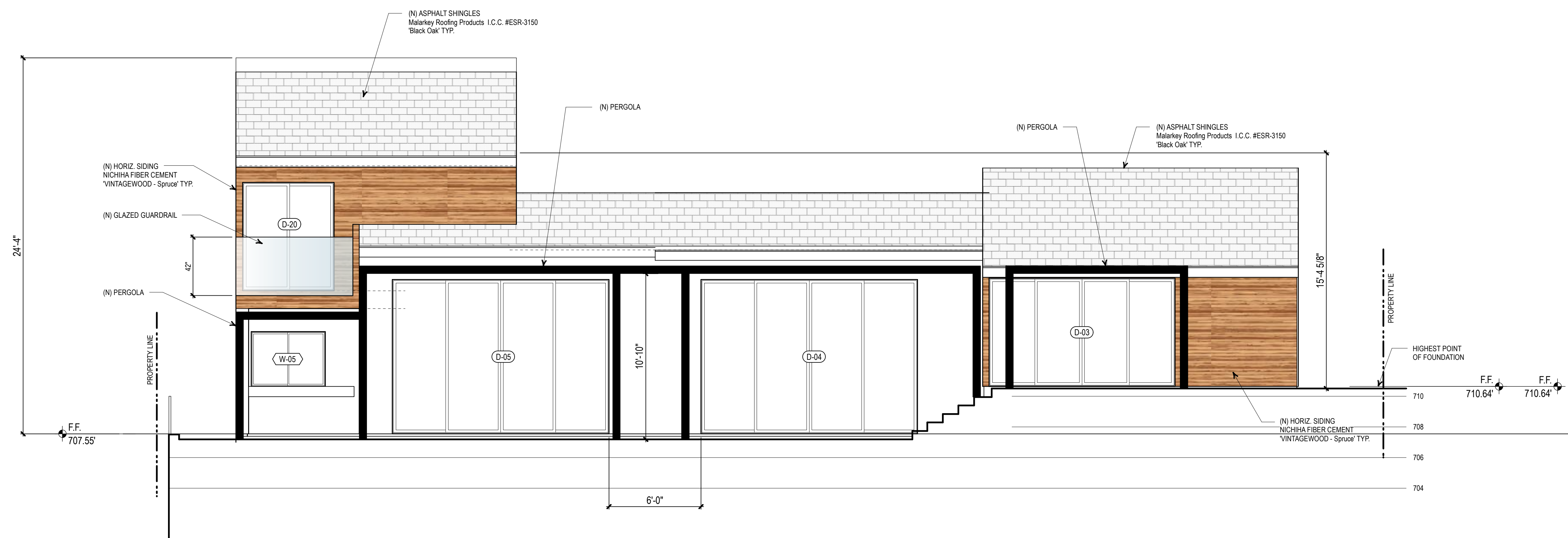


Supreme Remodeling, Inc.
 14545 Victory Blvd., Ste. 401
 Van Nuys, California 91411



1 (E) NORTH ELEVATION
 Scale: 1/4" = 1'-0"

NOTE:
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 SHOWN FOR CLARITY



2 (N) NORTH ELEVATION
 Scale: 1/4" = 1'-0"

NOTE:
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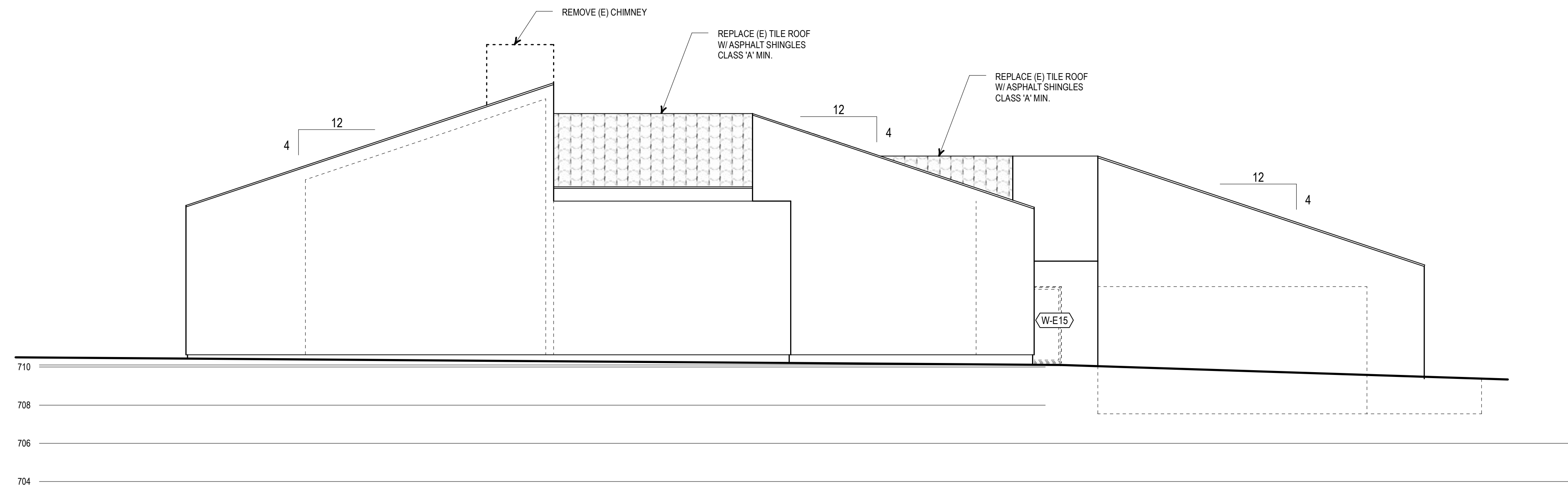
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Sheet Title
 (E) & (N) NORTH
 ELEVATIONS

Drawing No.
A5.2
 of Total Sheets
 1900 Alpha Street

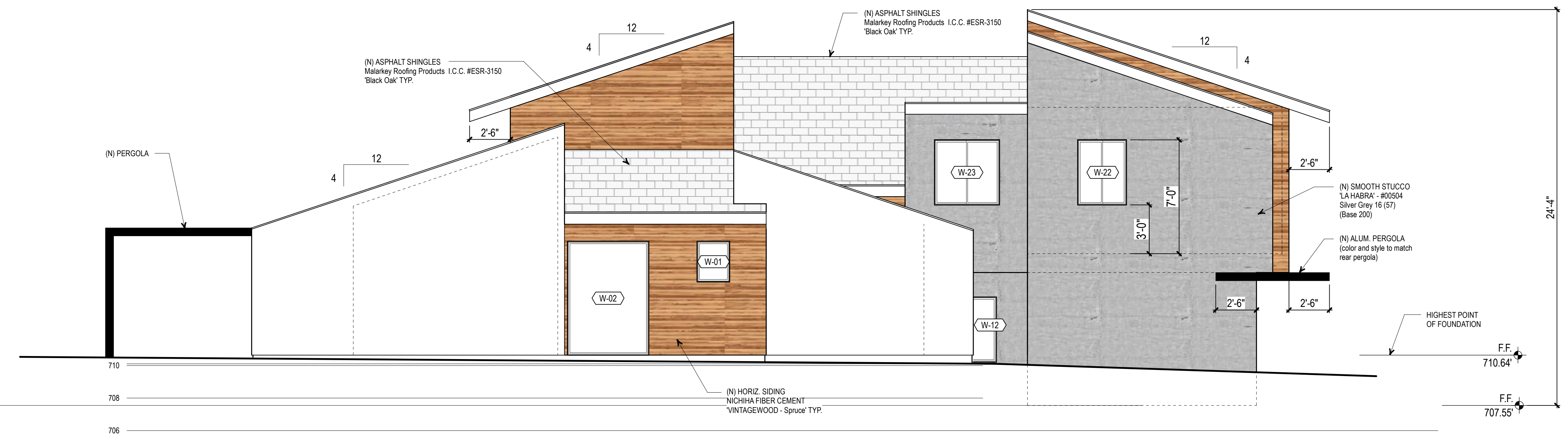


Supreme Remodeling, Inc.
 14545 Victory Blvd., Ste. 401
 Van Nuys, California 91411



1 (E) WEST ELEVATION
 Scale: 1/4" = 1'-0"

NOTE:
 TRELLIS NOT SHOWN FOR CLARITY



2 (N) WEST ELEVATION
 Scale: 1/4" = 1'-0"

NOTE:
 RESTUCCO ENTIRE DWELLING AND GARAGE
 W/ 'LA HABRA' - #00504
 Silver Grey (Base 200)

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Mark	Date	Description

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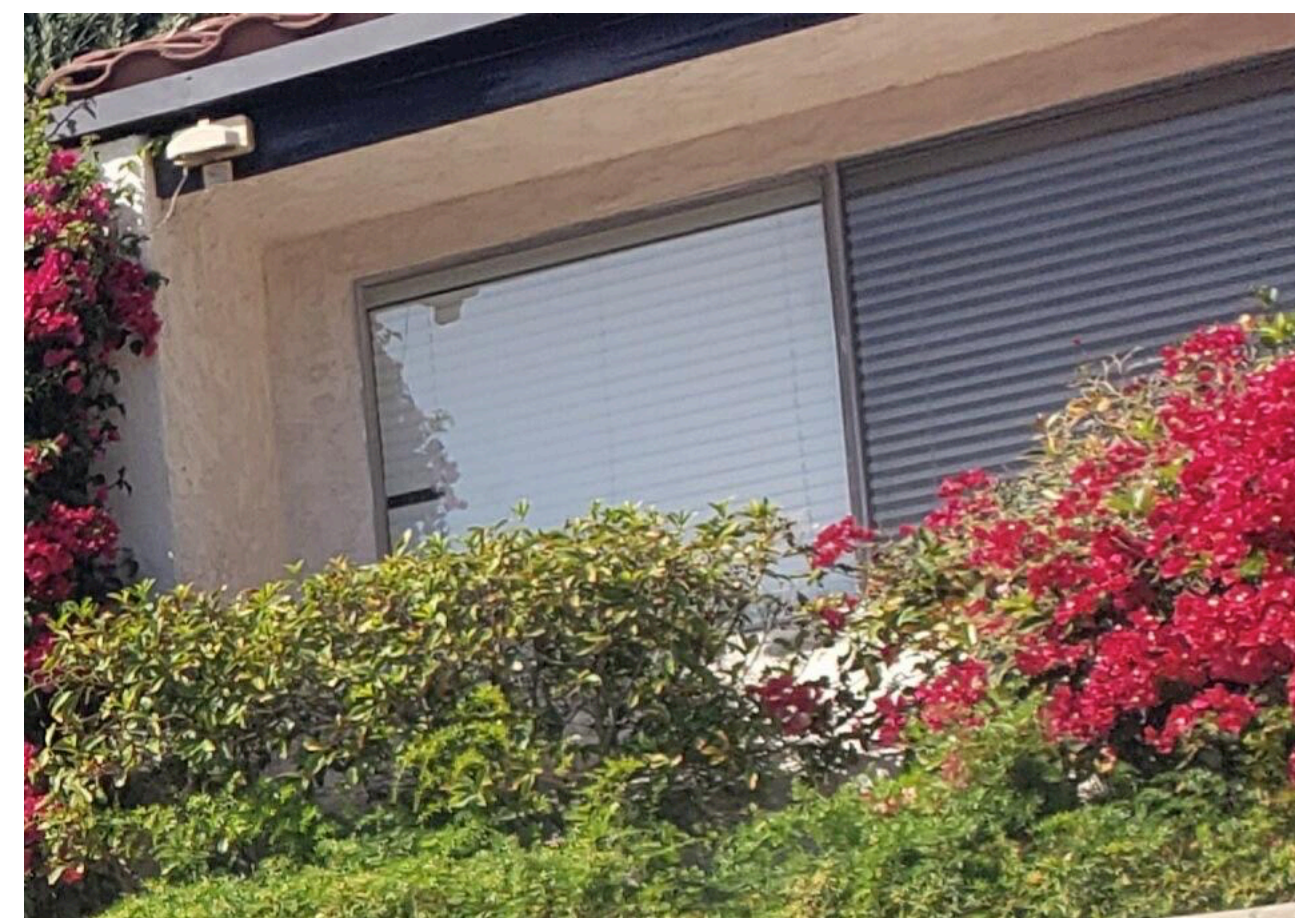
(E) & (N) WEST ELEVATIONS

Drawing No.

A5.3
 of Total Sheets
 1900 Alpha Street

(E) WINDOW SCHEDULE

SYMBOL (W-00)	ROOM	SIZE			Operation Type	(E) Material	Visible From Street?	Frame Type	Pane Type	(E) Lites	Keep (E) Sill & Frame?	Bedroom?	Energy Efficient?	Tempered Glass?	Wdw. With 18" of Flr. or 40" of Door?	Remarks
		Width	Height	AREA S.F.												
FIRST FLOOR																
W-E01	Entry	12"	7'10"	9.1	Fixed	Wood	Yes	Block	Single	No	No	No	No	Yes	Yes	
W-E02	Entry	12"	7'10"	9.1	Fixed	Wood	Yes	Block	Single	No	No	No	No	Yes	Yes	
W-E03	(E) Bedroom #3	2'3"	6'2"	13.9	Jalousie	Metal	No	Block	Single	No	No	Yes	No	No	Yes	
W-E04	(E) Bedroom #3	2'3"	6'2"	13.9	Jalousie	Metal	No	Block	Single	No	No	Yes	No	No	Yes	
W-E05	(E) Bedroom #3	2'3"	6'2"	13.9	Jalousie	Metal	No	Block	Single	No	No	Yes	No	No	Yes	
W-E06	M. Bedroom	24"	6'4"	14.8	Fixed	Metal	No	Block	Single	No	No	Yes	No	Yes	Yes	
W-E07	Family	5'0"	6'4"	31.7	Fixed	Metal	No	Block	Single	No	Yes	No	No	Yes	Yes	
W-E08	Kitchen	5'0"	3'6"	17.5	Slider	Metal	No	Block	Single	No	Yes	No	No	Yes	No	
W-E09	Kitchen	4'0"	4'0"	16.0	Slider	Metal	No	Block	Single	No	Yes	No	No	Yes	No	
W-E10	(E) Laundry	5'0"	3'6"	17.5	Slider	Metal	No	Block	Single	No	Yes	No	No	Yes	No	
W-E11	(E) Bath #1	1'6"	3'0"	4.5	Dbl. Hung	Metal	No	Block	Single	No	Yes	No	No	Yes	Yes	
W-E12	(E) Bedroom #2	2'0"	4'0"	8.0	Dbl. Hung	Metal	No	Block	Single	No	Yes	Yes	No	No	No	
W-E13	(E) Bedroom #2	8'0"	4'0"	32.0	Slider	Metal	Yes	Block	Single	No	Yes	Yes	No	No	No	
W-E14	(E) Bedroom #1	8'0"	4'0"	32.0	Slider	Metal	Yes	Block	Single	No	Yes	Yes	No	No	No	
W-E15	Hall	4'0"	4'0"	16.0	Slider	Metal	No	Block	Single	No	Yes	No	No	No	No	
W-E16	(E) Dining	2'2"	6'2"	13.4	Fixed	Metal	No	Block	Single	No	No	No	No	No	No	
W-E17	(E) Dining	2'2"	6'2"	13.4	Fixed	Metal	No	Block	Single	No	No	No	No	No	No	
W-E18	(E) Dining	2'2"	6'2"	13.4	Fixed	Metal	No	Block	Single	No	No	No	No	No	No	
W-E19	(E) Dining	2'2"	6'2"	13.4	Fixed	Metal	No	Block	Single	No	No	No	No	No	No	
W-E20	(E) Dining	2'2"	6'2"	13.4	Fixed	Metal	No	Block	Single	No	No	No	No	No	No	
W-E21	(E) Dining	2'6"	6'2"	15.4	Jalousie	Metal	No	Block	Single	No	No	No	No	No	No	
TOTAL				332												



(E) WINDOW

(N) WINDOW SCHEDULE

SYMBOL (W-00)	ROOM	SIZE			Operation Type	(E) Material	Visible From Street?	Frame Type	Pane Type	(E) Lites	Keep (E) Sill & Frame?	Bedroom?	Energy Efficient?	Tempered Glass?	Wdw. With 18" of Flr. or 40" of Door?	Remarks
		Width	Height	AREA S.F.												
FIRST FLOOR																
W-01	M. Bath	2'0"	2'6"	5.0	Casement	Alum.	No	Nail-On	Dual	No	N/A	No	Yes	No	No	
W-02	M. Bath	5'0"	7'0"	35.0	Fixed	Alum.	No	Nail-On	Dual	No	N/A	No	Yes	Yes	No	
W-03	M. Bedroom	5'0"	7'0"	35.0	Fixed	Alum.	No	Nail-On	Dual	No	N/A	Yes	Yes	Yes	Yes	
W-04	Family	5'0"	6'4"	31.7	Fixed	Alum.	No	Nail-On	Dual	No	Yes	No	Yes	Yes	Yes	Replace (E) Wdw.
W-05	Kitchen	5'0"	3'6"	17.5	Slider	Alum.	No	Nail-On	Dual	No	Yes	No	Yes	No	No	Replace (E) Wdw.
W-06	Kitchen	4'0"	4'0"	16.0	Slider	Alum.	No	Nail-On	Dual	No	Yes	No	Yes	No	No	Replace (E) Wdw.
W-07	Pantry	5'0"	3'0"	15.0	Slider	Alum.	No	Nail-On	Dual	No	Yes	No	Yes	No	No	Replace (E) Wdw.
W-08	(E) Bath #1	1'6"	3'0"	4.5	Casement	Alum.	No	Nail-On	Dual	No	Yes	No	Yes	Yes	Yes	Replace (E) Wdw.
W-09	(E) Bedroom #2	2'0"	4'0"	8.0	Casement	Alum.	No	Nail-On	Dual	No	Yes	Yes	Yes	No	No	Replace (E) Wdw.
W-10	(E) Bedroom #2	6'0"	3'6"	21.0	Slider	Alum.	Yes	Nail-On	Dual	No	Yes	Yes	Yes	No	No	Replace (E) Wdw.
W-11	(E) Bedroom #1	6'0"	3'6"	21.0	Slider	Alum.	Yes	Nail-On	Dual	No	Yes	Yes	Yes	No	No	Replace (E) Wdw.
W-12	Hall	4'0"	4'0"	16.0	Slider	Alum.	No	Nail-On	Dual	No	Yes	No	Yes	No	No	Replace (E) Wdw.
W-13	Stairs	5'0"	6'0"	30.0	Fixed	Alum.	No	Nail-On	Dual	No	N/A	No	Yes	No	Yes	W/ 5' wide x angled trnsm.
W-14	Stairs	5'0"	6'0"	30.0	Fixed	Alum.	No	Nail-On	Dual	No	N/A	No	Yes	No	Yes	W/ 5' wide x 3'-4" trnsm.
TOTAL				286												
SECOND FLOOR																
W-20	(N) Bedroom #5	5'0"	3'6"	17.5	Slider	Alum.	Yes	Nail-On	Dual	No	N/A	Yes	Yes	No	No	
W-21	(N) Bedroom #5	2'6"	3'6"	8.8	Casement	Alum.	Yes	Nail-On	Dual	No	N/A	Yes	Yes	No	No	
W-22	Laundry	3'0"	4'0"	12.0	Slider	Alum.	No	Nail-On	Dual	No	N/A	No	Yes	No	No	
W-23	Hall	4'0"	4'0"	16.0	Slider	Alum.	No	Nail-On	Dual	No	N/A	No	Yes	No	No	
W-24	Stairs	5'0"	3'4"	16.7	Fixed	Alum.	No	Nail-On	Dual	No	N/A	No	Yes	No	No	Angled Transom over W-13
W-25	Stairs	5'0"	3'4"	16.7	Fixed	Alum.	No	Nail-On	Dual	No	N/A	No	Yes	No	No	Transom over W-14
W-26	(N) Bedroom #6	6'0"	7'0"	42.0	Fixed	Alum.	No	Nail-On	Dual	No	N/A	Yes	Yes	Yes	Yes	
W-27	Bath #2	4'0"	2'0"	8.0	Slider	Alum.	No	Nail-On	Dual	No	N/A	No	Yes	Yes	No	
W-28	Bath #3	4'0"	2'0"	8.0	Slider	Alum.	No	Nail-On	Dual	No	N/A	No	Yes	Yes	No	
W-29	(N) Bedroom #5	3'0"	7'0"	21.0	Fixed	Alum.	No	Nail-On	Dual	No	N/A	Yes	Yes	Yes	No	
W-30	(N) Bedroom #5	6'0"	7'0"	42.0	Fixed	Alum.	No	Nail-On	Dual	No	N/A	Yes	Yes	Yes	No	
W-31	(N) Bedroom #5	2'6"	3'6"	8.8	Casement	Alum.	Yes	Nail-On	Dual	No	N/A	Yes	Yes	No	No	
W-32	(N) Bedroom #5	2'6"	3'6"	8.8	Casement	Alum.	Yes	Nail-On	Dual	No	N/A	Yes	Yes	No	No	
TOTAL				c												

Sliding Glass Doors:
Manufacturer: Value Windows & Doors

Aluminum series windows & patio doors
For Replacement and New Construction Applications

Value Windows & Doors
Aluminum Series of Windows & Patio Doors

Aluminum Series thermally broken windows and doors is a top of line, full featured product family. Manufactured from high grade aluminum, it is incredibly strong and lightweight. The flexibility of the aluminum allows for a greater variety of configurations while still maintaining narrow and even sight lines, for a contemporary and modern look. A highly recyclable material, aluminum windows and doors have a significantly smaller carbon footprint for manufacture and perform brilliantly as a durable and energy efficient frame material in a variety of climates, ranging from cold to warm temperatures.

Aluminum Windows key features

- **Auto-lock** for easy locking and heavy duty hardware on casements
- **Weep hole covers** prevent debris from obstructing the drainage system and provide an aesthetic look
- **Even sight lines** for a balanced look
- **Integral pull rail** on hung and sliding windows for easy operation
- **Premium hardware** for lasting ease of use
- **Hung model features constant force counter weight balance system** for effortless movement of operating sashes
- **3-1/4" frame depth** for structural integrity
- **Thermally broken profile** featuring a polyurethane spacer to create a thermal barrier between the exterior and interior frame
- **1" insulated glass unit** featuring LoE3 glass and Duralite spacer enhances thermal performance of glass components
- **Full weather stripping** helps prevent air infiltration
- **Argon gas filled** for increased energy savings

Aluminum Series sliding window in Bronze Aluminum

Aluminum Series single hung window in Bronze Aluminum

Standard colors*

Bronze AluminumClear Anodized

*Color swatches are intended as a representation only and may vary due to printing limitations.

Color to be used

Available window styles

- Horizontal slider
- Single hung
- Picture windows
- Casements

Frame types

- Nail-on
- Block
- Retrofit



Supreme Remodeling, Inc.
14545 Victory Blvd., Ste. 401
Van Nuys, California 91411

Project Title
Addition to an existing one-story single family dwelling and interior remodel and remodel exterior of existing detached garage.

Owner
Molavine & Cynthia Widitora
1900 Alpha Street
South Pasadena, California 91030

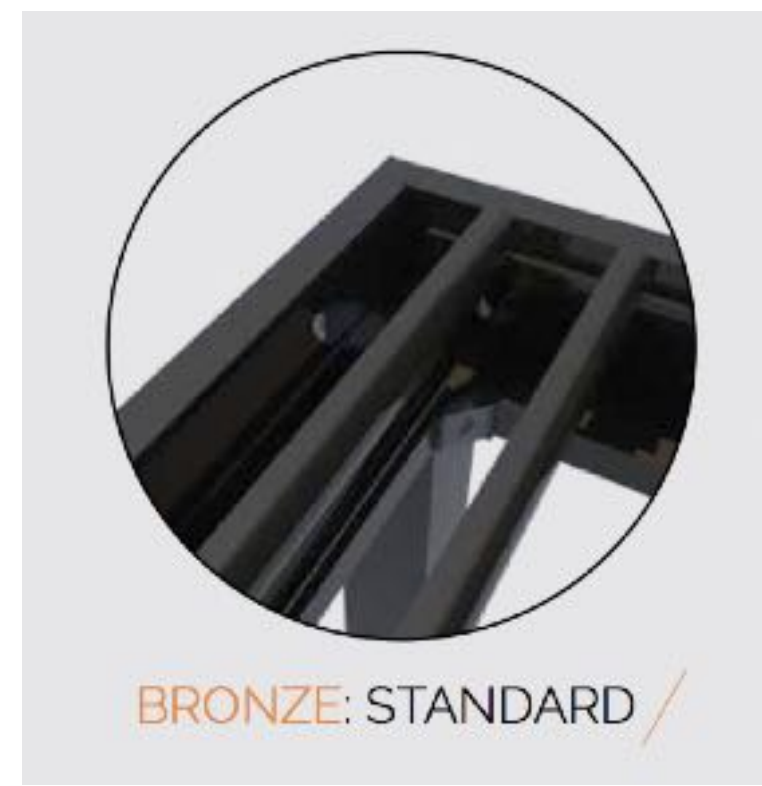
Project Address
1900 Alpha Street
South Pasadena, California 91030

Mark	Date	Description
Issue/Revision		
Project ID	012105	
CAD File Name	1900 Alpha St.	
Drawn By	Chris Salas	
Comm. Date:	Feb. 3, 2021	
Plot Date:	Jan. 17, 2022	
Reviewed by		
Submitted By		

THESE DRAWINGS ARE THE PROPERTY OF SALAS DESIGNS AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH SALAS DESIGNS

Sheet Title
(E) & (N) WINDOW SCHEDULES

Drawing No.
A6.1
of Total Sheets
1900 Alpha Street

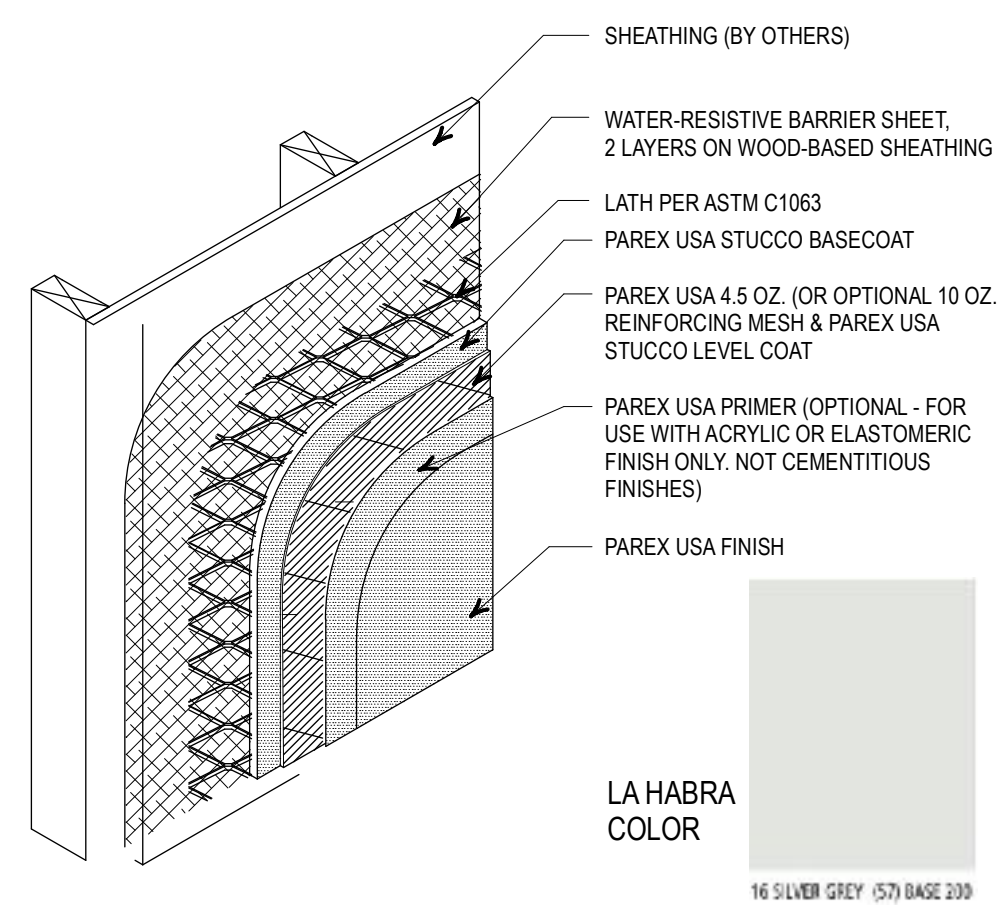


BRONZE: STANDARD



PERGOLA TYP. DETAIL
SCALE: N.T.S.

6



STUCCO ASSEMBLY / WOOD FRAME
SCALE: 3" = 1'-0"

7

BASICS OF THE AWP SYSTEM

There are two sizes of Nichiha panels: AWP 1818 and AWP 3030. There are unique aspects to both sizes. When installing either size, be sure to follow the dedicated instructions specific to them in this guide, distinguished by a color code and page headers/footers. The bulk of this guide is non-coded and applicable to all AWP.

AWP 1818 metric dimensions (in millimeters) are 455 (h) x 1,818 (l) x 16, 18, or 21 (t). Imperial equivalents (in inches) are 17-7/8 (h) x 71-9/16 (l) x 5/8, 3/4 or 7/8 (t).

AWP 1818 edges are shiplapped on all sides and a factory sealant gasket is included on the top and right edges. When the panels fit together, all factory joints are sealed. This enables stacked or staggered panel layouts for AWP 1818. Joint Tab Attachments are required at vertical joints. AWP 1818 must be installed horizontally.

AWP 3030 metric dimensions (in millimeters) are 455 (h) x 3,030 (l) x 16 (t). Imperial equivalents (in inches) are 17-7/8 (h) x 119-5/16 (l) x 5/8 (t).

AWP 1818
71-9/16" (1818mm) W x 17-7/8" (455mm) H



AWP 3030
WIDTH: 119-5/16" (3030mm)



Dimensions are measured from the edges of the panel face, which includes the left (AWP 1818 only) and bottom shiplaps (all panels).

BASIC 7

CONTINUOUS INSULATION

Where exterior/continuous insulation is used, horizontal AWP may be installed directly over up to 1" (25mm) of foam plastic insulation on wood or gypsum sheathing. For such applications, a minimum compressive strength of 25 psi insulation is highly recommended. Thicker insulations require a structural solution to provide attachment points for AWP such as a furring grid or third-party specialized system. Mineral wool c.i. of any thickness requires a furring.

Also refer to the Technical Bulletin: *Continuous Insulation and AWP* as well as the architectural details available at nichia.com/resource-center. Please contact Nichiha Technical Services for further assistance.

AWP OVER C.I. ATTACHMENT REQUIREMENTS

When adding furring* to enable AWP installation over c.i., the following general criteria are applicable:

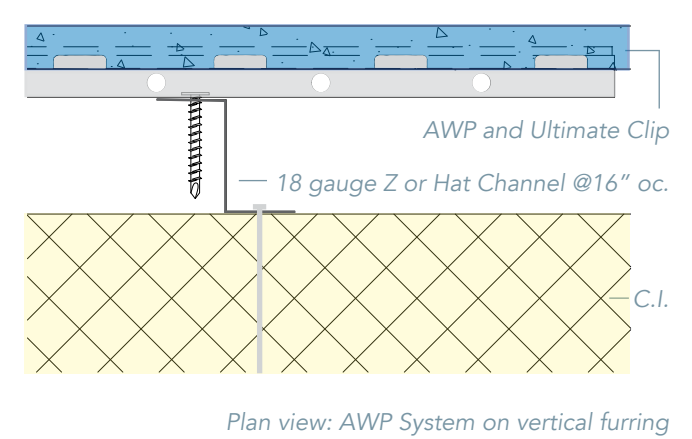
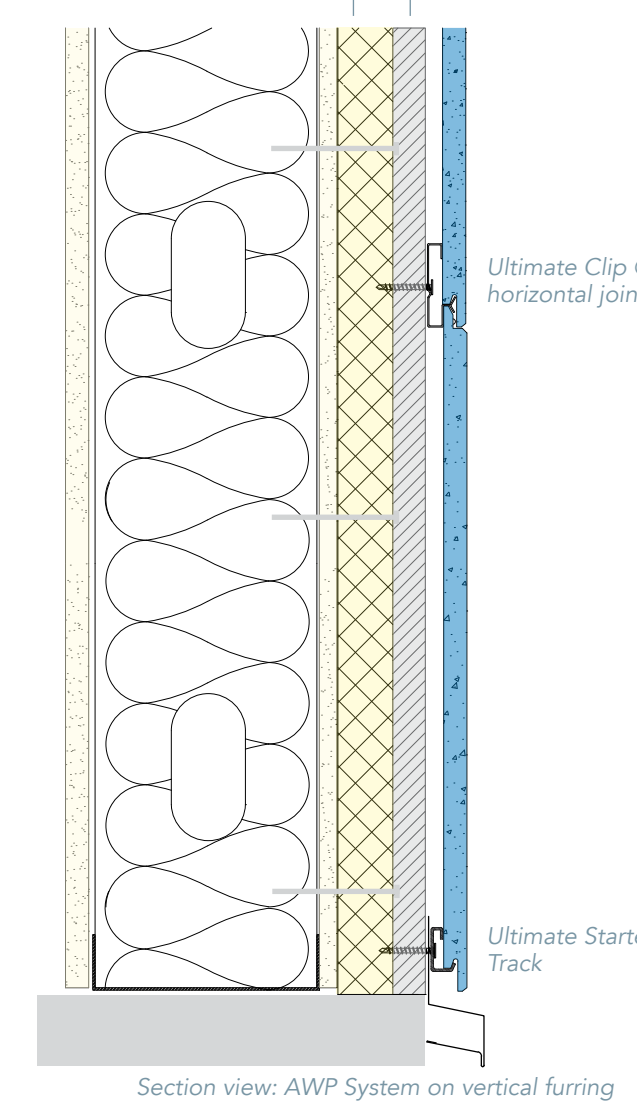
AWP-1818 and AWP-3030 Horizontal Applications

- Shaped metal furrings (Z, hat channel, C, etc.)
 - Minimum 18 gauge
 - Aligned vertically
 - Spaced 16" (406mm) o.c. (max)
- or -
- Pressure treated lumber (Do not use strips of wood sheathing as furring.)
 - Minimum 2x (1.5") thickness
 - Aligned vertically
 - Spaced 16" (406mm) o.c. (max)
- or -
- A combination of horizontal (spaced per engineer's design) with a second, outermost layer of vertical furring (16" (406mm) o.c.)

*Consult a structural engineer to design the furring system to manage the AWP system dead load of minimum 5 psf and also meet the project wind load design criteria. Furring must account for expected building compression. Nichiha does not provide fastener design for anchoring the furring to structure. Refer to IBC 2015 Table 2603.12.2 for more info.

6 CONTINUOUS INSULATION

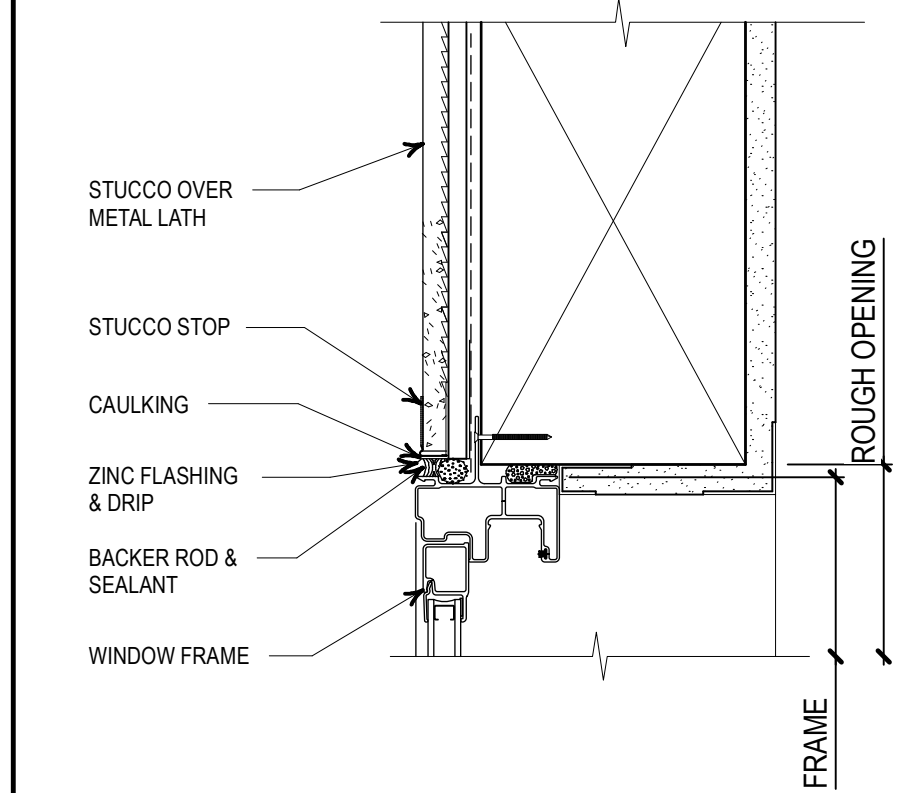
C.I. Furring System



Plan view: AWP System on vertical furring

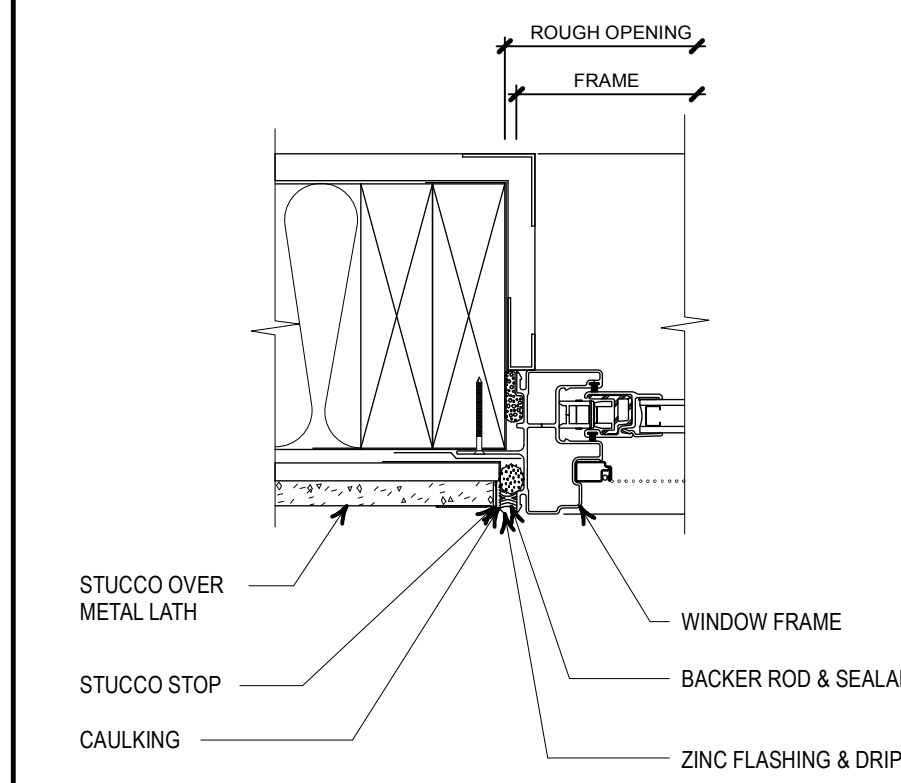
FIBER CEMENT SIDING DETAIL
SCALE: N.T.S.

7



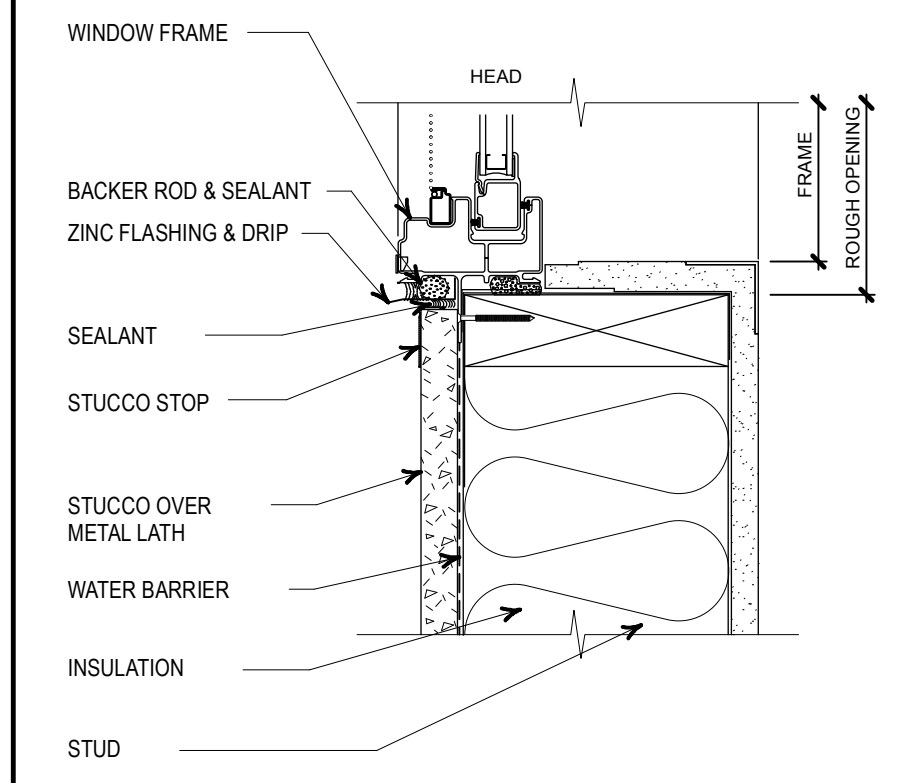
WINDOW HEAD W/ WOOD FRAME DETAIL
SCALE: 3" = 1'-0"

1



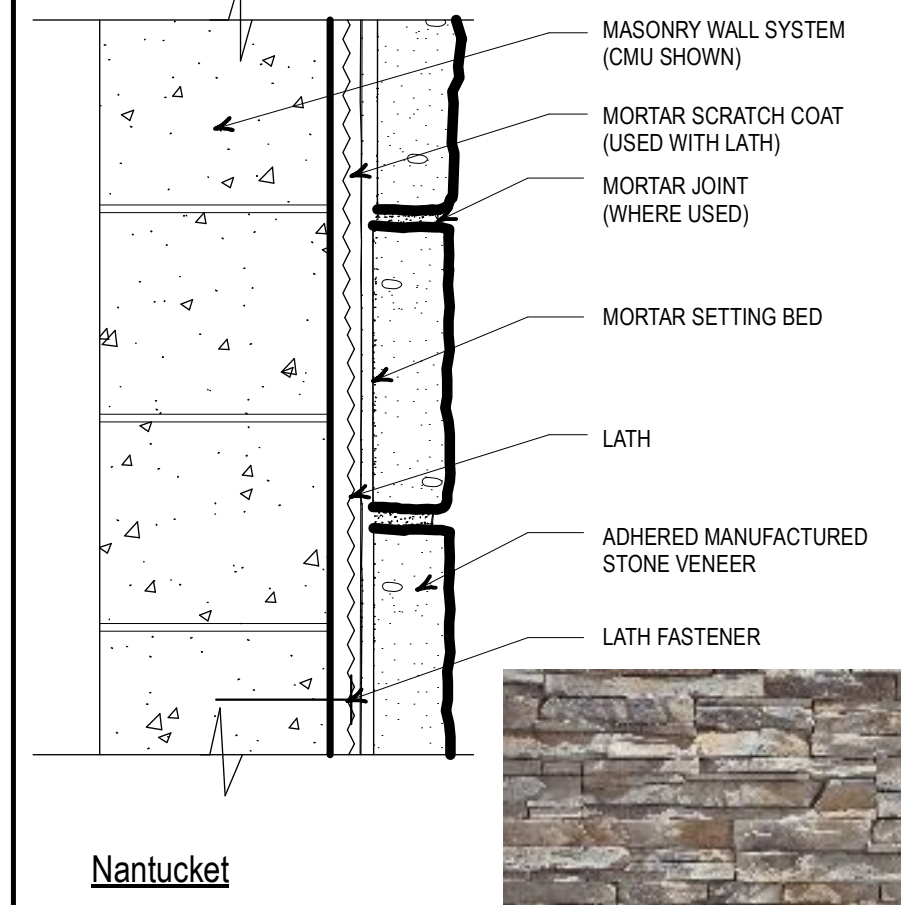
WINDOW JAMB W/ WOOD FRAME DETAIL
SCALE: 3" = 1'-0"

2



WINDOW SILL W/ WOOD APRON DETAIL
SCALE: 3" = 1'-0"

3



STONE VENEER 'EL DORADO'
SCALE: 3" = 1'-0"

4



Supreme Remodeling, Inc.
14545 Victory Blvd., Ste. 401
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Sheet Title

DETAILS

Drawing No.

A8.0
of Total Sheets
1900 Alpha Street

5