



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

AGENDA
REGULAR MEETING
THURSDAY, FEBRUARY 2, 2023
6:30 P.M.

CITY COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030

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

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

The Meeting will be available:

- In Person Hybrid – City Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/89814060953> **Meeting ID: 898 1406 0953**

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

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link: <https://us02web.zoom.us/j/89814060953>

CALL TO ORDER: Chair Samantha Hill

ROLL CALL: Chair Samantha Hill
Vice-Chair Melissa Hon Tsai
Board Member Joe Carlson
Board Member Brian Nichols
Board Member Kay Younger

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:

Participate in-person at the City Council Chambers, 1424 Mission Street, South Pasadena, CA 91030.

Option 2:

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

Option 3:

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

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

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

PUBLIC COMMENT

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

PUBLIC HEARING

- 2. 507 Camino Verde (APN: 5310-005-007), Project No. 2511-DRX:** A request for a Design Review Permit for a 1,265-square-foot addition to the second floor of an existing 2,888-square-foot, two-story, single-family residence. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Continue this item to a future Design Review Board meeting to be determined.

- 3. 626 Garfield Avenue (APN: 5324-019-010), Project No. 2541-DRX/AUP:** A request for a Design Review Permit for a 68-square-foot first floor addition and a new 843-square-foot second floor addition to an existing one-story, 864-square-foot single-family residence. The project also includes a request for an Administrative Use Permit for a tandem parking. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Approve the project, subject to the recommended conditions of approval.

ADMINISTRATION

- 4. Comments from Board Members**
- 5. Comments from Subcommittees**
- 6. Comments from Staff**

ADJOURNMENT

- 7. Adjourn to the Regular Design Review Board meeting scheduled for March 2, 2023 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.

1/26/2023
Date



Sandra Robles, Associate Planner



Community Development
Department

Memo

DATE: February 2, 2023

TO: Design Review Board

FROM: Angelica Frausto-Lupo, Community Development Director
Matt Chang, Planning Manager

PREPARED BY: Braulio M. Madrid, Associate Planner

RE: Project No. 2511-DRX – A request for a 1,265 square-foot addition to the second floor of an existing 2,888-square-foot, two-story, single-family residence located at 507 Camino Verde (Assessor's Parcel Number: 5310-005-007).

This project will be continued to a future Design Review Board meeting date to be determined.



Design Review Board Agenda Report

ITEM NO. 3

DATE: February 2, 2023

FROM: Angelica Frausto-Lupo, Community Development Director
Matt Chang, Planning Manager

PREPARED BY: Mackenzie Goldberg, Assistant Planner

SUBJECT: **Project No. 2541-DRX-AUP – A request for a Design Review Permit for a 68 square foot first floor addition and a new 843 square foot, second story addition to an existing one-story 864 square foot single-family residence at 626 Garfield Avenue (APN: 5324-019-010). The project also includes a request for an Administrative Use Permit for tandem parking.**

RECOMMENDATION

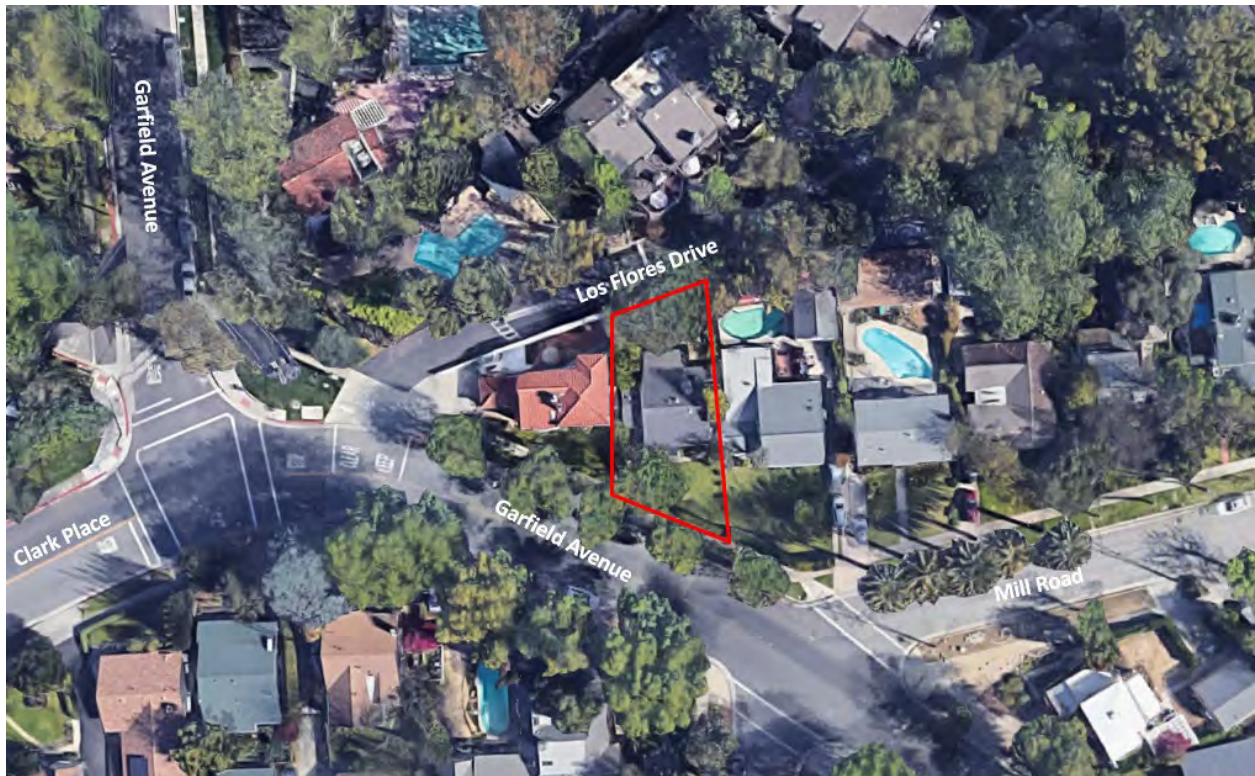
Staff recommends that the Design Review Board (DRB) approve Project No. 2541-DRX-AUP, subject to conditions of approval (**Attachment 1**).

BACKGROUND

The subject site at 626 Garfield Avenue is an irregular-shaped lot measuring approximately 3,867 square feet. The property is located on the northerly side of Garfield Avenue, and is bounded by Los Flores Drive to the north, and Garfield Avenue to the south. It is located within the Residential Medium Density Zoning District, or RM zone, and is surrounded by one-to two-story single-family residences to the east and south, and with multifamily residential uses to the north and west. **Figure 1**, on the following page, is an aerial of the subject property and the surrounding neighborhood, with the project site outlined in red.

The subject site is currently developed with an 864 square foot, one-story single-family residence and a 165 square foot one-car garage. The existing, cottage-style home consists of two bedrooms and one bath. Originally constructed in 1941, the subject property has undergone multiple alterations. In 1954, a permit was issued for the back porch addition. In 1958, a permit was issued for altering the driveway approach. Other permit history identifies minor work such as re-roofs and window replacements, as well as mechanical, electrical, and plumbing work.

Figure 1: Aerial



PROJECT DESCRIPTION

The applicant is requesting the approval of a Design Review Permit (DRX) to remodel an existing single-story residence by adding a 68 square-foot first floor addition and adding an 843 square-foot second story. A new 135.50 square-foot, covered front porch will be added and a new first-story roof line will extend the full width of the house at a depth of 5 feet. The rear of the property will include the removal of the existing, screened back porch, which will be replaced by a 68 square foot rear addition. The new first floor will consist of a living room, family room, den, and kitchen/dining room. A new stair case will be placed within the existing living room area to grant access to the proposed 843-square-foot second story addition. The new second floor allows the applicant to relocate the two bedrooms and create a master bedroom and bathroom. The architectural drawings, plans, and elevations are included as **Attachment 3**.

PROJECT ANALYSIS

General Plan Consistency

The General Plan land use designation of the project side is Medium Density Residential, which allows for a density of 6.1 to 14 units per acre. The proposed project

does not involve the subdivision of the existing lot, only the construction of an addition to a dwelling. Therefore, it is consistent with the General Plan.

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

Neighborhood Protection

Goal 10: To preserve the scale, architectural character, infrastructure and landscape assets of South Pasadena's established residential neighborhoods.

Policy 10.1: Prevent mansionization. Ensure that the remodeling or infill development in established residential neighborhoods is harmonious in scale and building form with its context and that "mansionization" is both avoided and prevented.

The proposed second-story addition is differentiated from the first floor featuring a covered front porch, thereby, minimizing mass and bulk, which are both attributes of mansionization. Additionally, the new second-story is compatible to the existing one- and two-story structures typical of the neighborhood and maintains its intended character. Therefore, the project is consistent with the General Plan.

The site arrangement and improvements will be compatible to the existing and intended character of the neighborhood since the proposed addition is in compliance with the General Plan and Zoning Code. The project site is surrounded by one- and two-story single-family residential structures of varying architectural styles.

Zoning Code Compliance & Development Standards

The subject property is zoned Residential Medium Density (RM), which will allow single-family residences as well as duplexes, triplexes, fourplexes, and other attached dwellings at a density of 6.1 to 14 units per acre. The purpose of Residential Medium Density Zoning District General Development Standards (South Pasadena Municipal Code or SPMC, Section 36.220.040) is to maintain the character of medium density neighborhoods and to encourage maintenance of existing structures. Pursuant to Section 36.220.050 Development of Small Nonconforming Residential Parcels, the subject lot is deemed nonconforming, because it is less than 10,000 square-feet in size. Residential Development Standards from SPMC Sections 36.220.040 and 36.220.050, were applied to the proposed project.

Table 1: RM Zone and Small Nonconforming Parcel Standards

Standard	Requirement	Existing	Proposed
Lot Coverage	50% (1,933.5 SF max allowed)	26.60% 1,029 SF	31% (1,232 SF)
Floor Area Ratio (FAR)	50% (1,933.5 SF max. allowed)	22.3% 864 SF	45.9% (1,774.5 SF)
Building Height	35'	18'-1"	28'-9"
Off-Street Parking	2-Car Garage	1-Car Garage	1-Car Garage and 1 tandem space
Front Setback	20' or 15' for houses with front porch	Approximately 25'-8"	Approximately 20'-10"
Side Setbacks	10% of lot width, 4 ft. minimum	2'-3" 5'-10"	No Change
Rear Setback	20'	Approximately 15'-5"	Approximately 18'-5"

Design Review Permit (DRX)

The Design Review Board is the Review Authority of this project since the property is not subject to the provisions of Chapter 2.65 (Cultural Heritage Ordinance) of the Municipal Code. The property is not a historic resource as it is not listed in the City's Inventory of Cultural Resources. Pursuant to SPMC, Section 36.410.040, a Design Review Permit is required as the proposed project is for an addition that is more than 25% of the square footage of the existing residence.

The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City's adopted design standards and guidelines. The Design Guidelines for *Enhancing Existing Non-Historic Residences* list various guidelines that a project should consider when proposing enhancement to older properties.

The applicant is proposing a design that is compatible with the surrounding structures by incorporating a gabled roof and new front porch that are appropriate for both the cottage-style home and the neighborhood. The second-story addition has a similar mass to the adjacent properties and will blend in with the existing one- and two-story single-family residential structures of varying architectural styles that are typical of the neighborhood.

Project Analysis: Administrative Use Permit (AUP)

Pursuant to the SPMC, Section 36.410.060, Administrative Use Permits (AUP) are intended to allow for activities whose effect on a site and its surroundings can only be determined after the review of the configuration, design, location, and potential impacts of the proposed use to the site. A request to allow tandem parking to count toward the requirement for covered spaces may be granted with the approval of an Administrative Use Permit. An AUP for a project that requires Commission review and discretionary approval requiring a public hearing shall be considered by the Commission concurrently with the discretionary approval.

Pursuant to SPMC, Section 36.310.080(D)(1)(b), a tandem parking space may count toward the requirement for covered spaces where the property is developed with a single-family home, where current parking requirements are not met, and there is no space available for the required standard size garage (20' x 20'). The project site meets the required conditions. First, the total lot size is 3,867 square feet, which is less than 10,000 square feet, and the property is substandard in size. Second, the total lot width is 45 feet, which is less than 50 feet, and the property is substandard in width. Lastly, the property contains physical features that would make it impractical or unfeasible to provide the standard size garage.

Pursuant to SPMC, Section 36.310.080(D)(1)(b)(2), providing a standard size garage is to be considered impractical or unfeasible if such required parking will result in an inefficient site plan, a development pattern that is inconsistent with surrounding development, or the loss of the property's only available private outdoor living area. The current configuration of the existing structure and attached one-car garage on the small lot make it infeasible to meet the required 20' x 20' garage parking without encroaching into the adjacent property.

FINDINGS

Required Design Review Permit (DRX) Findings

In order to approve a Design Review application, the Design Review Board shall first find that the design and layout of the proposed development:

- 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 Medium Density Residential, which allows for the development of duplexes, triplexes, fourplexes, and other attached dwellings at a density of 6.1 to 14 units per acre. The proposed addition to the existing single-family residence is consistent with the General Plan, specifically, with Policy 10.7 of the Land Use Element of the

General Plan by maintaining neighborhood character and encouraging the retention of existing structures. The proposed project will continue as a single-family dwelling, and the new second-story addition has a similar mass to the adjacent properties. Additionally, the architectural design, materials, finished and color scheme will blend with the overall character and color palette of the existing home and is also compatible with surrounding properties.

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

The project involves a 68-square-foot addition to the existing one-story residence a new 843-square-foot second-story addition. The residence will continue to be utilized as a single-family dwelling and is designed to accommodate the functions and activities related to typical single-family residential properties. Therefore, the use and density are consistent with the surrounding neighborhood and would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards.

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

The site arrangement and improvements will be compatible to the existing and intended character of the neighborhood since the proposed addition is in compliance with the General Plan and Zoning Code. The project site is surrounded by one- and two-story single-family residential structures of varying architectural styles. The proposed addition will incorporate architectural elements that are compatible and match the exiting architectural design. All building materials, colors and finishes will match the existing house, as conditioned.

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

The proposed project has been designed with the consideration to its residents of the home and provides adequate indoor and outdoor space. The proposed project uses materials and colors to enhance the architecture style and will remain appealing with a reasonable level of maintenance.

Required Administrative Use Permit (AUP) Findings

In order to approve an Administrative Use Permit application, the DRB shall first find that the design and layout of the proposed project complies with SPMC Section 36.410.060(F):

- 1. The proposed use is allowed with Administrative Use Permit approval within the applicable zoning district and complies with all applicable provisions of the Zoning Code.**

Pursuant to SPMC, Section 36.310.080(D)(1)(b), a tandem parking space may count toward the requirement for covered spaces, provided the property is developed with a single-family home, current parking requirements are not met, and there is no space for the required standard size garage (20' x 20'). The property is substandard in both size and width to accommodating a two-car standard size garage. Thus, the proposed request will comply with all applicable provisions of the Zoning Code.

- 2. The proposed use is consistent with the General Plan and any applicable specific plan.**

The General Plan land use designation of the project is Medium Density Residential, which allows for the development of duplexes, triplexes, fourplexes, and other attached dwellings at a density of 6.1 to 14 units per acre. The proposed project does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan. The project is not part of a specific plan.

- 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.**

The proposed tandem parking space to accommodate the requirement of covered spaces would not be detrimental to the health, safety, or general welfare of persons residing or working the neighborhood because it helps maintain existing conditions and is in keeping with the character of the residential neighborhood.

- 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.**

The proposed tandem parking space to accommodate the requirement of covered spaces would not be detrimental or injurious to property and

improvements in the neighborhood or to the general welfare of the City because it is in keeping with the character of the neighborhood

- 5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use.**

The proposed tandem parking space to accommodate the requirement of covered spaces would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards. The proposed request is not expected to generate additional traffic.

- 6. 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 or aesthetics, character, scale, impacts on neighboring properties.**

The proposed tandem parking space to accommodate the requirement of covered spaces is located to the rear of the existing garage and is compatible in design, location, characteristics, and size of the existing property and surrounding uses.

ENVIRONMENTAL ANALYSIS

This item is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines 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 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

ALTERNATIVES TO CONSIDER

If the Design Review Board does not agree with Staff's recommendation, the following options are available:

1. The Design Review Board may Approve the project with modified/added conditions; or
2. The Design Review Board may Continue the project to address comments discussed; or
3. The Design Review Board may Deny the project if it finds that the project does not meet the City's requirements.

PUBLIC NOTICING

A Public Hearing Notice was published on January 20, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on January 19, 2023. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

NEXT STEPS

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

ATTACHMENTS

1. Conditions of Approval
2. Site and Neighborhood Images
3. Project Plans

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL Design Review

**PROJECT NO. 2541 – DRX – AUP
626 Garfield Avenue (APN: 5324-019-010)**

The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Design Review Board on February 2, 2023:

Design Review for the construction of a 68 square-foot first floor addition and a new 843 square-foot second floor addition to an existing 864 square-foot, single-family dwelling within the Residential Medium Density (RM) zone located at 626 Garfield Avenue.

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

PLANNING DIVISION:

- P1. 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 the Design Review.
- P2. 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.
- P3. 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.
- P4. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Commission/Board concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P5. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. 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.
- P6. The hours of construction shall be limited to the following: 8:00 am and 7:00 pm Monday

through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.

- P7. A construction sign with contact information for the contractor shall be posted on-site during construction.

BUILDING DIVISION:

- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Design Review Board Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior to permit issuance.
- B3. School Development Fees shall be paid to the School District prior to the issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. 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.
- B7. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B8. Structural calculations prepared under the direction of an architect, civil engineer, or structural engineer shall be provided.
- B9. Project shall comply with the CalGreen Residential mandatory requirements.

PUBLIC WORKS DEPARTMENT:

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

FIRE DEPARTMENT:

- F1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA standards.
- F2. Fire Sprinklers are required. Submit plans to City for approval.
- F3. 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.

- F4. (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.
- F5. (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.
- F6. (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.
- F7. 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.
- F8. 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:
- 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.
- An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and/or valuation of the existing structure and where the scope of the work exposes building framing and facilities sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
- F9. Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building can not be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.
- F10. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.

- F11. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
 - 2) In each room used for sleeping purposes.
 - 3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- F12. Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- F13. Buildings under construction shall meet the condition of 'Chapter 33 Fire Safety During Construction and Demolition' of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:
- 1) At each stairway on all floor levels where combustible materials have accumulated.
 - 2) In every storage and construction shed.
 - 3) Where special hazards exist included but not limited to, storage and use of combustible and flammable liquids.
- F14. A set of plans must remain on the job site at all time. Appointments for inspectors should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.
- F15. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

ATTACHMENT 2

Neighborhood Images

Attachment 2:
Neighborhood Images



622 Garfield Avenue



1900 Mill Road



1904 Mill Road



700 Garfield Avenue



604 Milan Avenue



601 Milan Avenue

ATTACHMENT 3

Development Plans

1. 2020 LA COUNTY BUILDING CODE
2. 2020 LA COUNTY RESIDENTIAL CODE
3. 2020 LA COUNTY FIRE CODE
4. 2020 LA COUNTY ELECTRICAL CODE
5. 2020 LA COUNTY MECHANICAL CODE
6. 2020 LA COUNTY PLUMBING CODE
1. 2019 CALIFORNIA BUILDING CODE
2. 2019 CALIFORNIA RESIDENTIAL CODE
3. 2019 CALIFORNIA FIRE CODE
4. 2019 CALIFORNIA ELECTRICAL CODE
5. 2019 CALIFORNIA MECHANICAL CODE
6. 2019 CALIFORNIA PLUMBING CODE
7. 2019 CALIFORNIA ENERGY CODE
8. 2019 CALIFORNIA GREEN CODE

PROPERTY OWNER

NGOC-THU AND BRIAN WILLIAMS
626 GARFIELD AVE. S. PASADENA, CA 91030

PROJECT DISCRPTION

ZONE RM

LEGAL DESCRIPTION:

ASSESSOR'S ID # 5150-019-002

TYPE OF CONSTRUCTION V-B (NO SPRINKLER)

OCCUPANCY GROUP R3

LOT COVERAGE:

LOT SIZE IRREGULAR LOT =	3867.00 SF.
EXISTING ONE STORY HOUSE	864.00 SF.
EXISTING 1 CAR GARAGE	165.00 SF.
TOTAL EXISTING LOT COVERAGE	1029.00 SF.
NEW FIRST FLOOR ADDITION	67.50 SF.
NEW FRONT PORCH	135.50 SF.
SECOND FLOOR ADDITION	843.00 SF.
EXISTING FIRST FLOOR	864.00 SF.
NEW FIRST FLOOR ADDITION	67.50 SF.
SECOND FLOOR ADDITION	843.00 SF.
TOTAL FIRST AND SECOND FLOOR AREA	1,774.50 SF.

NEW LOT COVERAGE:

EXISTING ONE STORY HOUSE	864.00 SF.
EXISTING 1 CAR GARAGE	165.00 SF.
NEW FIRST FLOOR ADDITION	67.50 SF.
NEW FRONT PORCH	135.50 SF.
TOTAL LOT COVERAGE	1,232.00 SF.

EXISTING LOT COVERAGE 1029 / 3867 = 26.60 %

NEW LOT COVERAGE 1232 / 3867 = 31 %

ALLOWED FAR 50% OF 3867 = 1933.50

PROVIDED NEW FAR 3867 / 1,774.50 = 45.98 %

SCOPE OF WORK:

REMODELING OF EXISTING HOUSE, FIRST FLOOR AND SECOND FLOOR ADDITION

EXISTING TREE LIST

- ① EXISTING 24" DIA CHINESE ELM TREE
- ② EXISTING 24" MULBERRY TREE
- ③ EXISTING 8" LEMON TREE

SAFETY IS REQUIRED AT THE FOLLOWING LOCATIONS:

GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTED ELECTRICAL RECEPTACLES SHALL BE PROVIDED AT:

- A) ALL RECEPTACLES INSTALLED IN A BATHROOM
- B) ALL RECEPTACLES INSTALLED IN A GARAGE
- C) ALL OUTDOOR RECEPTACLES WHERE THERE IS DIRECT GRADE LEVEL ACCESS
- D) AT LEAST ON RECEPTACLE IN A BASEMENT
- E) KITCHEN, WHERE THE RECEPTACLES ARE INSTALLED TO SERVE KITCHEN COUNTERS. (a) (b)

ELECTRICAL RECEPTACLES INSTALLED OUTDOORS WHERE EXPOSED TO WEATHER OR IN OTHER WET LOCATIONS SHALL BE IN A WEATHERPROOF ENCLOSURE. ARTICLE 410-57(B) AN ELECTRICAL RECEPTACLE SHALL BE INSTALLED WITHIN 25 FEET OF HEATING AND COOLING EQUIPMENT. ARTICLE 210-63, NEC.

- A) OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN WALLS, CEILINGS, AND FLOORS;
- B) OPENINGS IN THE ATTIC, SUCH AS THE POINT WHERE CEILING MEET MASONRY FIREPLACES.
- C) EXHAUST FANS SHALL BE PROVIDED WITH BACK DRAFT BUMPERS OR AUTOMATIC DAMPERS.
- D) DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED ACCORDING TO CHAPTER 10 OF THE GLENDORA AND STATE MECHANICAL CODE.
- E) INSULATE PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS WITH MINIMUM R-4 INSULATION FOR A DISTANCE OF 5 FEET FROM THE WATER HEATER.

F) GENERAL LIGHTING IN BATHROOMS SHALL HAVE AN EFFICIENCY OF AT LEAST 40 LUMENS PER WATT. ALL NEW BATHROOMS LIGHTING FIXTURES COMPLYING WITH THIS REQUIREMENT ON THE PLANS.

NOTE:-

1. APPROVED METALLIC WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES, ROBBER AND PLASTICS ARE NOT PERMITTED.
3. SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
(C) ALL SMOKE DETECTOR SHALL BE HARD WIRED SMOKE DETECTORS.
4. ENERGY LIGHTING:
ALL LIGHTS TO BE HIGH EFFICACY FLUORESCENT INSIDE OR OUT SIDE TYPICAL.
5. MECHANICAL UNIT FILTERS MUST BE MERV-6 OR BETTER.
6. CONSTRUCTION WASTE SHALL BE REDUCED TO 50% DOCUMENT ON PLAN HOW CONSTRUCTION WASTE WILL BE HANDLED.
A. CITY OF GLENDORA CERTIFIED HAULER
B. SOURCE SEPARATED WASTE WILL BE HANDLED.

T. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKING AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITED LISTED IN TABLE 4504.1- 4504.3

- A. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY BUILDING INSPECTOR.
- B. BATHROOM EXHAUST FANS, SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUT SIDE OF THE BUILDING.
- C. PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF 50 CFM PER CMG TABLE 403.7, AND HUMIDITY CONTROL PER CMG 402.5 (MUST MAINTAIN HUMIDITY BETWEEN 50 % AND 80 %
- D. THE SIZE AND LAYOUT OF THE HEATING AND AIR CONDITION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL J, ACCA 29-D AND ACCA 36-S ASHRAE HANDBOOKS.
- E. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170159) SEPARATE PLUMBING PERMIT REQUIRED.
- F. PLUMBING FIXTURE ARE TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- G. SMOKE DETECTOR SHALL BE PROVIDED FOR ALL OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1000)
- H. WHERE IS PERMIT IS REQUIRED FOR ALTERATIONS REPAIRS OR ADDITION EXCEEDING ONE THOUSAND DOLLARS (\$1000) EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGE OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARM SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.

8. PROVIDE A DEDICATED 20-AMPERE CIRCUIT FOR THE BATHROOM RECEPTACLE OUTLET(S) PER CEC 210.11 (C) (3)

9. TEMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED AS PER SPECIFIC IN CEC 406.12

10. WATER CLOSETS (TOILET) WITH USE NO MORE THAN 128 GALLONS PER FLUSH.
A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 128 GALLONS PER FLUSH. TANK-TYPE WATER CLOSET SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE TOILET. THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILET IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME TO REDUCED FLUSHES AND ONE FULL FLUSH.

B. SHOWERHEADS SHALL HAVE A MINIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEAD SHALL BE CERTIFIED TO THE U.S. EPA WATER-SENSE SPECIFICATION FOR SHOWERHEADS.

C. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

11. RECESSED DOWNLIGHTS SHALL BE ICAT. BALLAST/DRIVE ACCESSIBLE FROM BELOW, SHALL NOT CONTAIN SCREW BASE SOCKETS, AND SHALL CONTAIN LIGHT SOURCES THAT ARE MARKED "JAS-2016-E" (S1500 (K) 10)

12. SCREW BASED LUMINAIRES CAN NOT BE RECESSED LIGHT AND MUST BE MARKED "JAS-2016-E S 1500 (K) 10

13. IN BATHROOM, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS AT LEAST ONE LUMINAIRES SHALL BE CONTROLLED BY A VACANCY SENSOR S 1500 (K) 2J.

14. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAS (EXCEPT CLOSETS LESS THAN 10 SQUARE FEET AND HALLWAYS (S1500 (K) 2K.

15. NEW FINISH MATERIAL SHALL COMPLY WITH POLLUTANT CONTROL

16. NEW LUMBER SHALL COMPLY WITH MOISTURE CONTENT LIMIT.

CONSTRUCTION MANAGEMENT NOTES:

- 1.) ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON THE SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- 2.) STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIAL MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER
- 3.) FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY BE WASHED IN TO THE DRAINAGE SYSTEM.
- 4.) EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 5.) TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- 6.) SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION THE CONSTRUCTION ENTRANCE ROADWAY MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITIONS INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP IMMEDIATELY UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER OTHER MEANS.
- 7.) ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
8. CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLE, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ECT) OR TO THE LOCATION OF THE HOOK-UP . THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAY AND/OR ADDITIONAL EXPENSES.

9. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUB WITH A SHOWER HEAD AND SHOWER COMPARTMENT SHALL BE FINISH WITH A NONABSORBENT SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR WITH TILES

10. PROVIDE ULTRA LOW FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION

11. PROVIDE 10 INCH NON ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHUTTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

12. WATER HEATER MUST BE STRAPPED TO WALL.

13. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNIT AND SLEEPING UNITS WITH IN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNIT THAT HAVE ATTACHED GARAGES . CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

14. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING AT (PER ORDINANCE 170159 AND 180610) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$ 10,000) SEPARATE PLUMBING PERMIT REQUIRED

15. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEAD AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

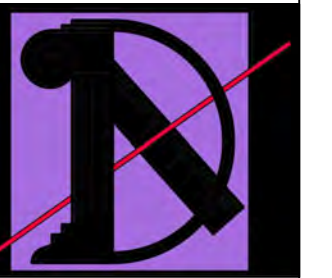
NOTE

1. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
2. STREET ADDRESS MUST BE PROVIDED ON THE FRONT OF THE BUILDING. NUMBERS MUST BE VISIBLE FROM THE STREET MUST BE OF A COLOR WHICH CONTRASTS WITH THEIR BACK GROUND AND MUST BE AT LEAST 6 INCHES IN HEIGHT AND 1/2 INCH IN WIDTH. EXISTING NUMBERS WHICH DO NOT COMPLY MUST BE REPLACED)
3. SMOKE DETECTORS MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SEC. 310.9.13 REQUIREMENT FOR A BATTERY BACKUP.(CBC 2001)
4. MECHANICAL VENTILATION SYSTEM IN A BATH ROOM SHALL PROVIDE FIVE AIR CHANGES PER HOUR AND SHALL BE CONNECTED DIRECTLY TO THE EXTERIOR.
5. GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTED ELECTRICAL RECEPTACLES SHALL BE PROVIDED AT A. ALL RECEPTACLES INSTALLED IN A BATHROOM
6. ELECTRICAL RECEPTACLES INSTALLED OUTDOORS WHERE EXPOSED TO WEATHER OR IN OTHER WET LOCATIONS
A. ALL RECEPTACLES INSTALLED IN A GARAGE SHALL BE IN A WEATHER PROOF ENCLOSURE.
B. ALL OUT DOOR RECEPTACLES WHERE THERE IS DIRECT GRADE LEVEL ACCESS.
C. ALL BEDROOM RECEPTACLES SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT-INTERRUPTERS.
7. EXISTING ELECTRIC METER NO CHANGES OR UP GRADE.
8. ANY CONSTRUCTION OR OCCUPATION WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRED A SEPARATE PERMIT FROM PUBLIC WORKS.

REV DATE

△PC-

DAHL ARCHITECTS INC.
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S. PASADENA, CA 91030
PHONE (626) 564-0011 FAX (626) 564-1591



WILLIAMS RESIDENCE
626 GARFIELD AVE.
SOUTH PASADENA, CA 91030

NOTES

Date 6-21-22

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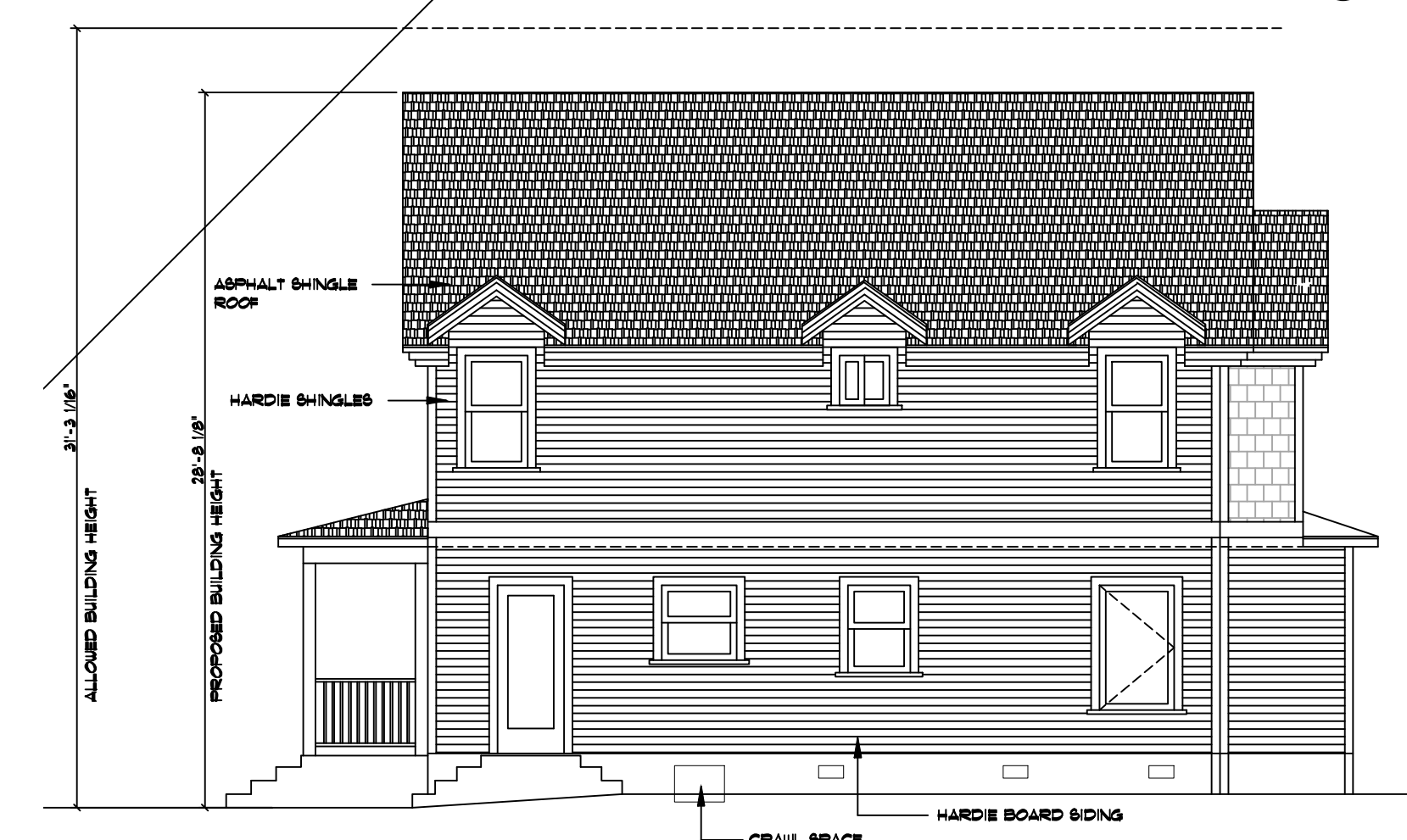
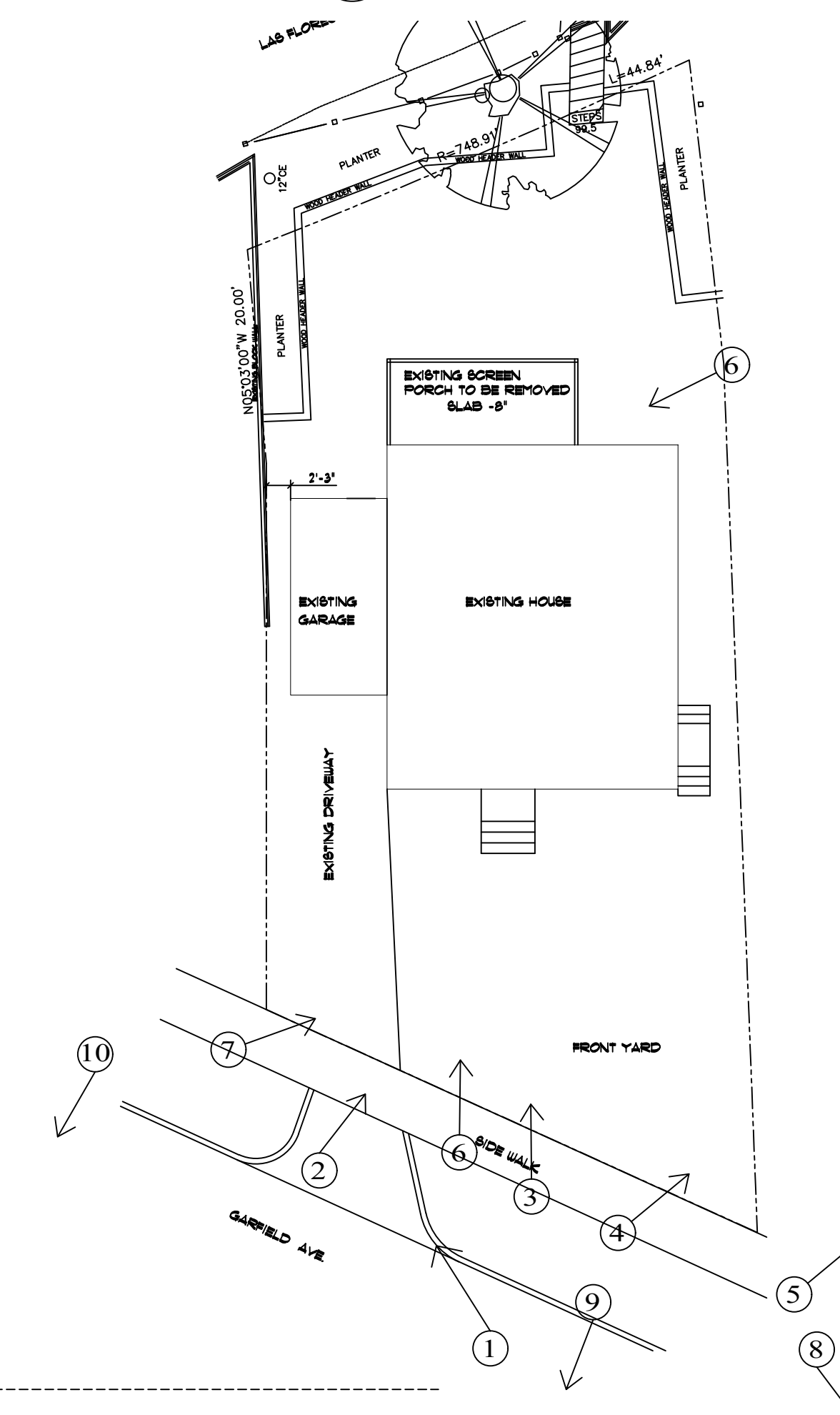
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HARDIE SIDING AND SHINGLES

WINDOW SECTION

WINDOW SAMPLE
STYLE LINE V300

ROOF SAMPLE
ELK PRESTQUE
30 YEARS

REV DATE
PC
DAHL ARCHITECTS INC.
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S. PASADENA, CA 91030
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PROPERTY PHOTOS
ROOF AND WINDOW
SAMPLE PHOTOS

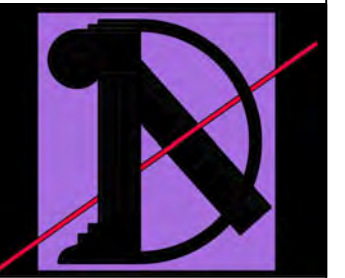
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REV DATE

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RENDERING

Date 6-21-22

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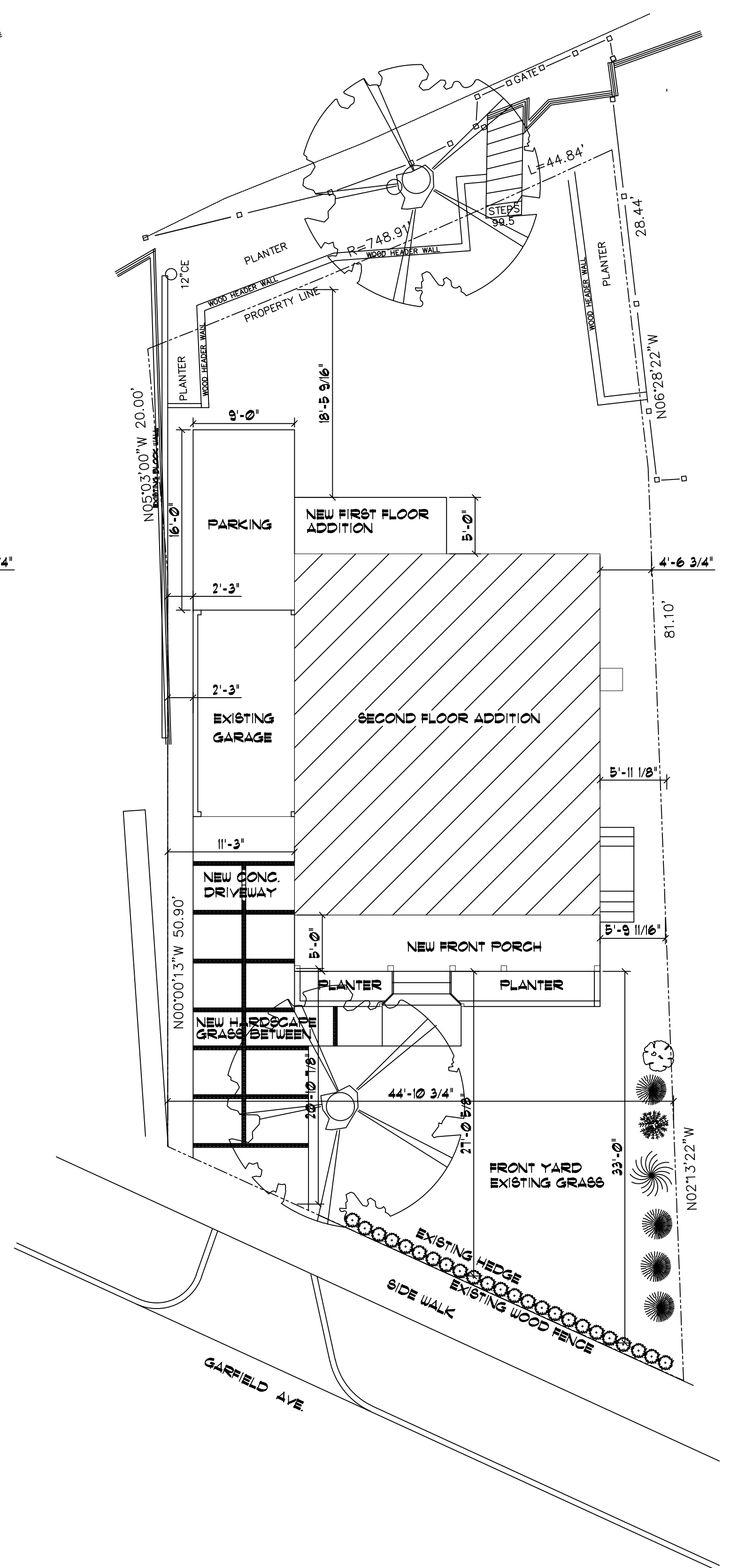
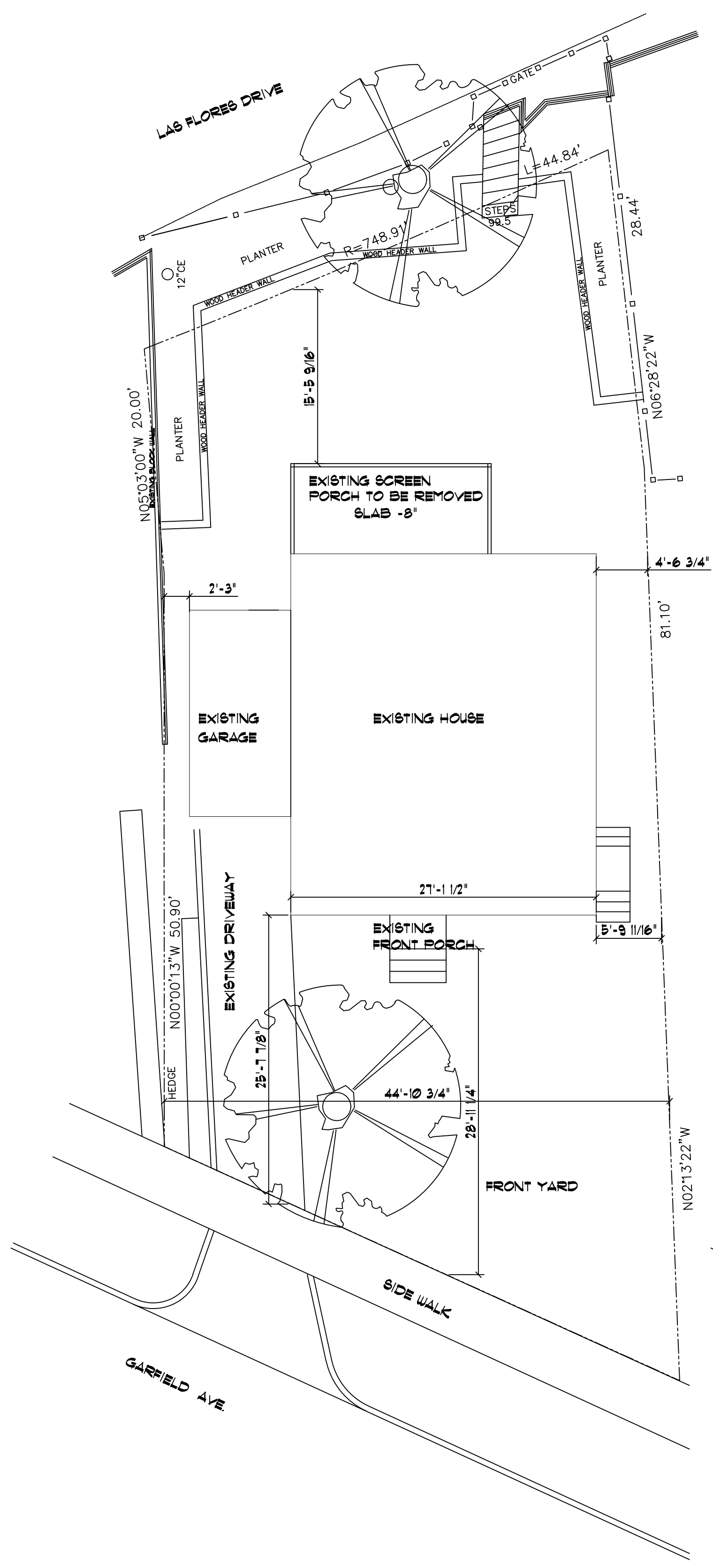
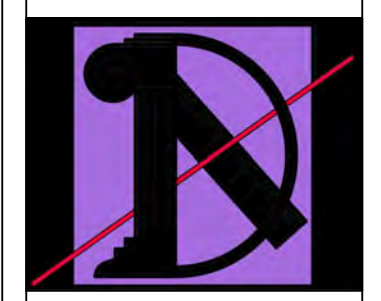
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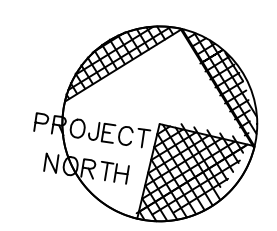
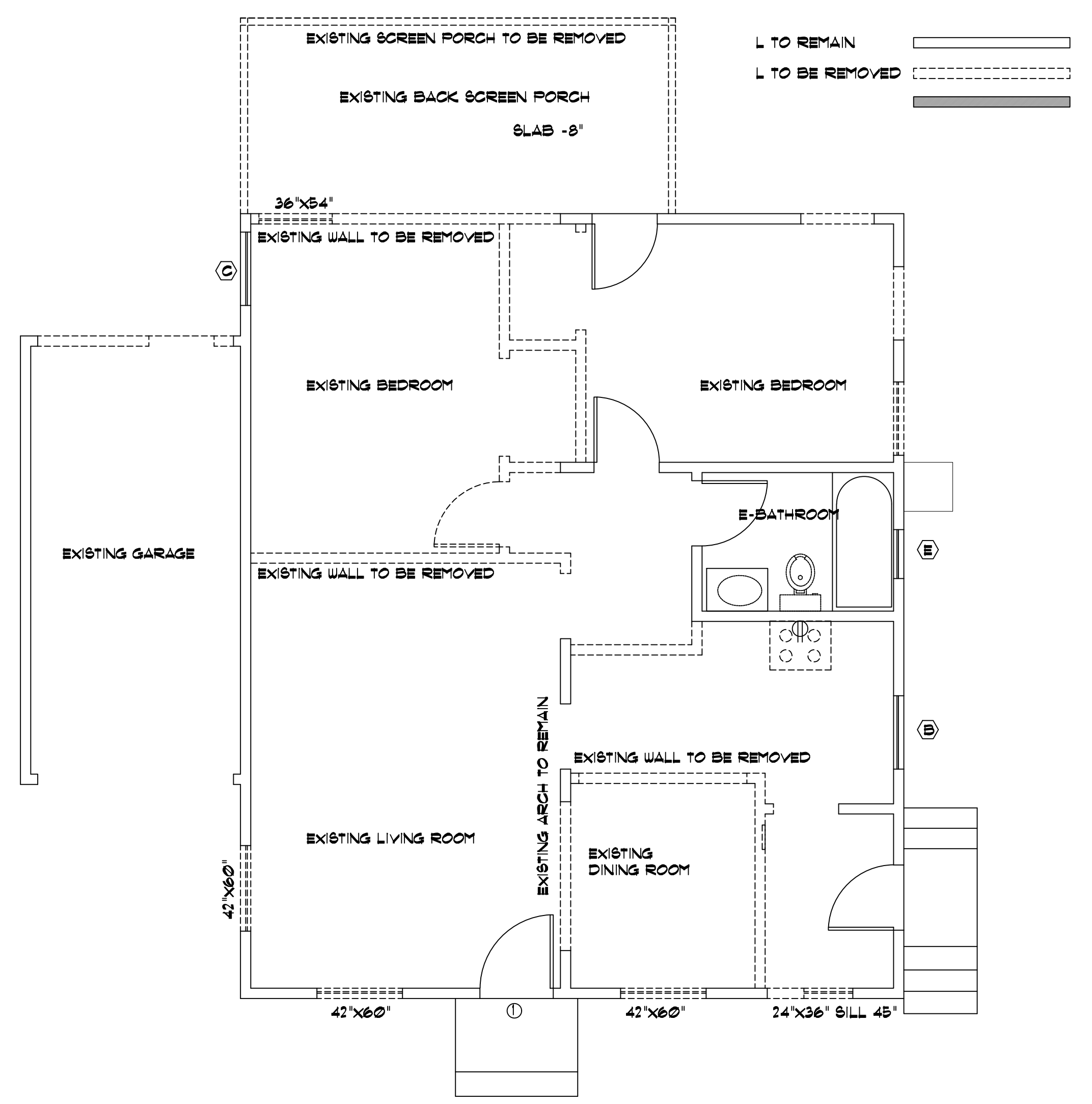
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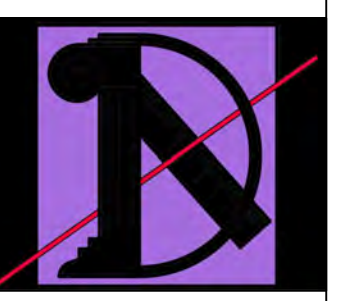
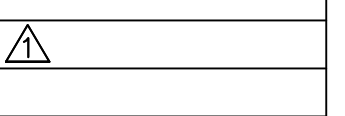
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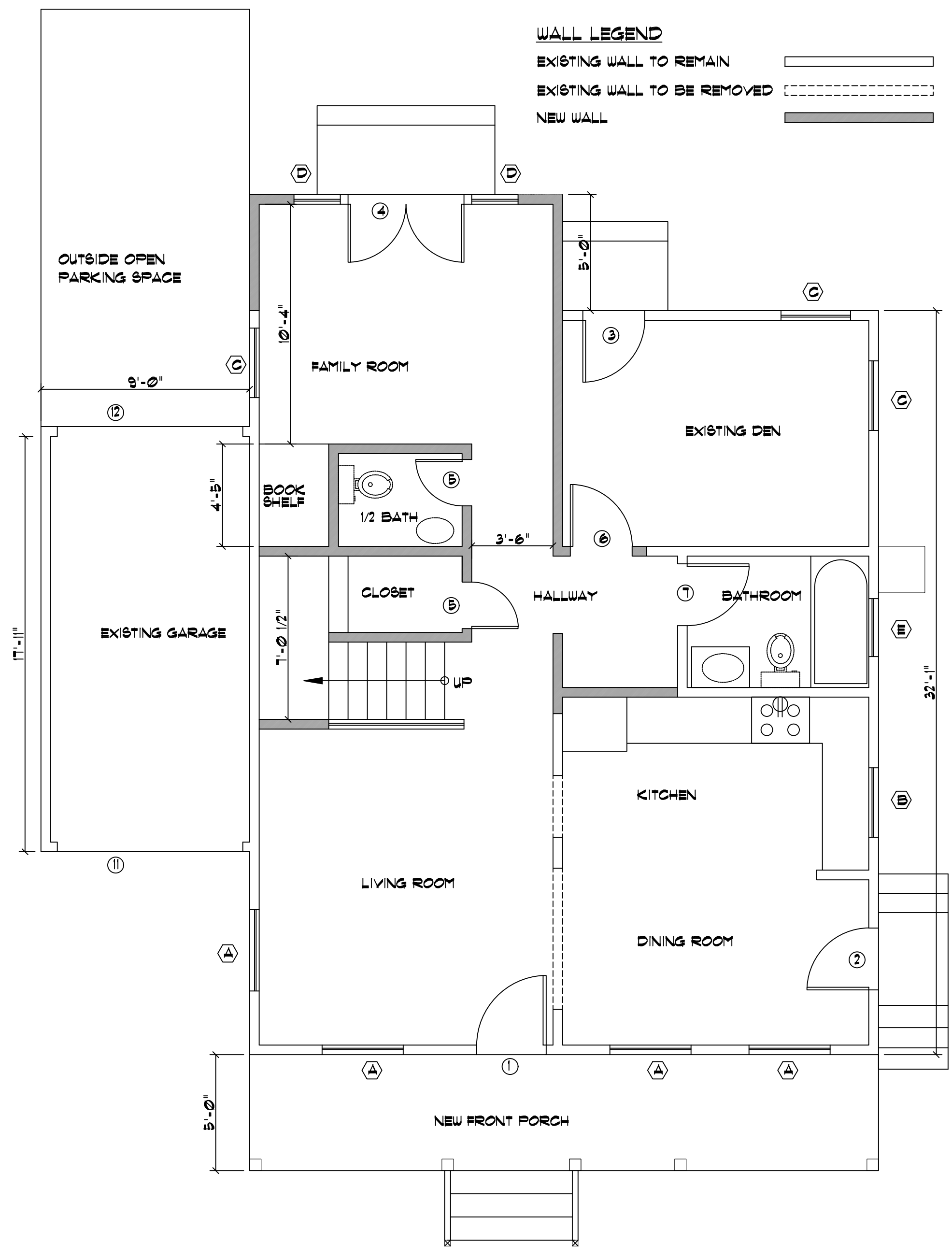


EXISTING HOUSE REAR VIEW

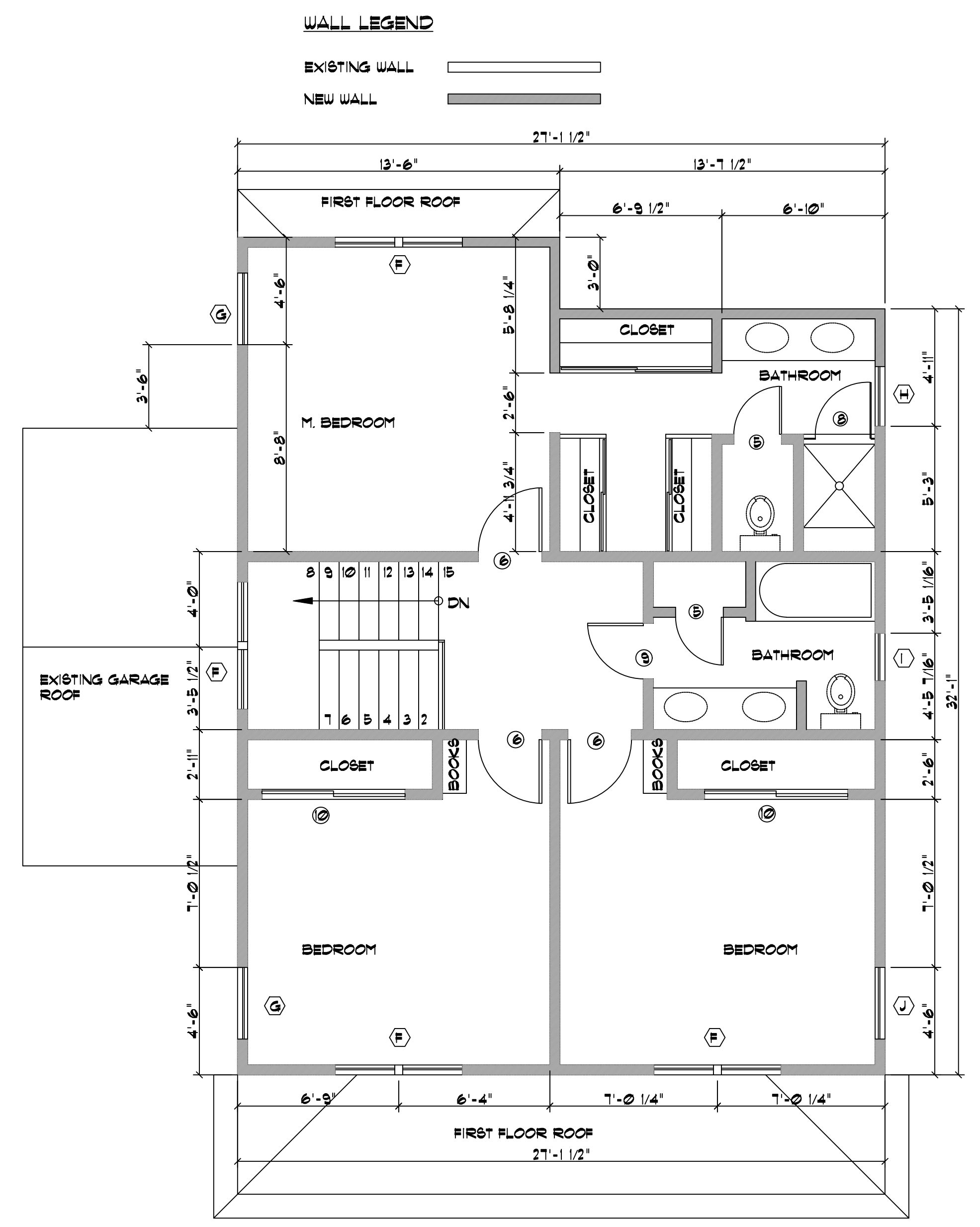




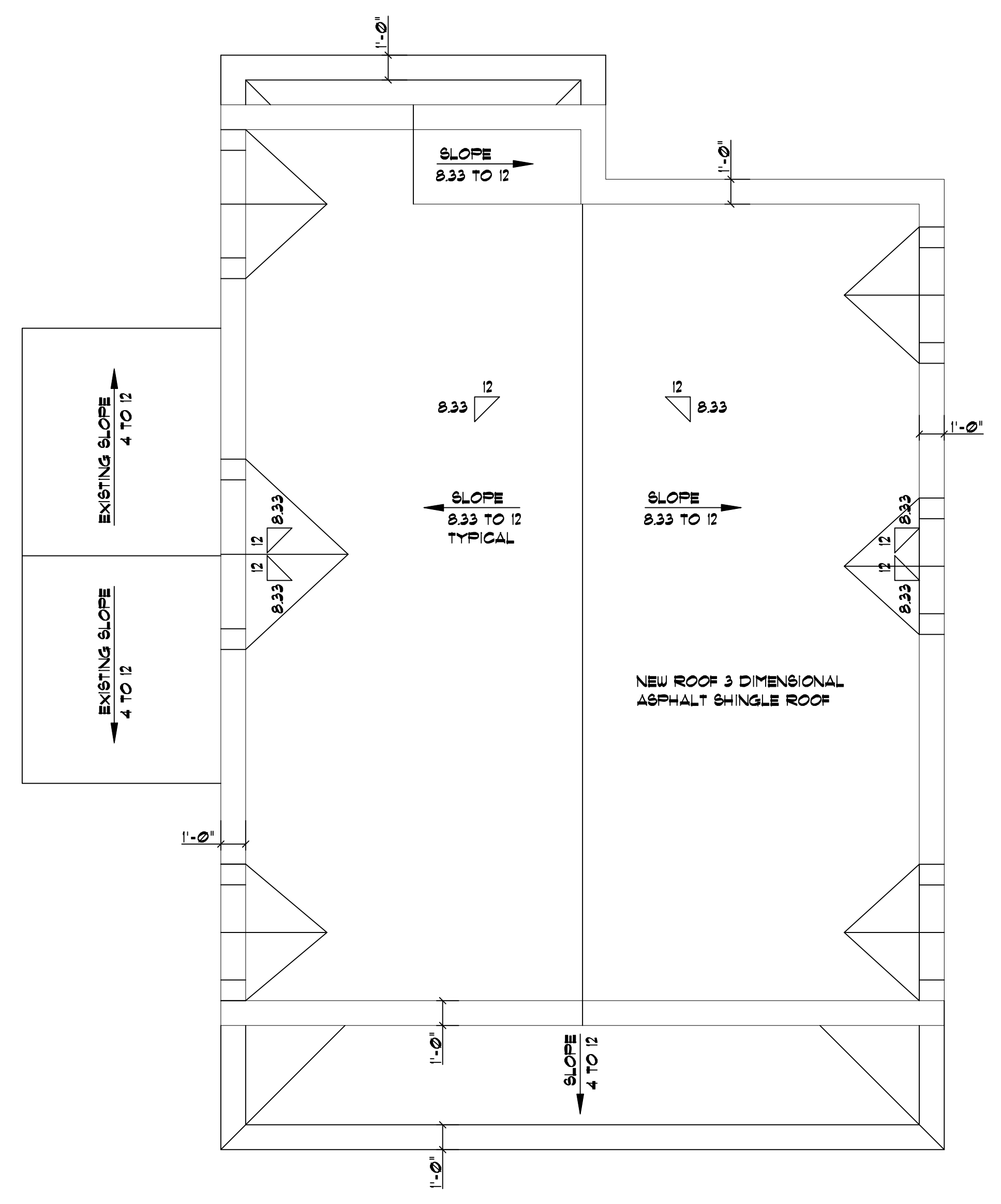
NEW FIRST AND SECOND FLOOR PLAN



1 NEW FIRST FLOOR PLAN
 A-2 1/4" = 1'-0"



2 NEW SECOND FLOOR PLAN
 A-2 1/4" = 1'-0"

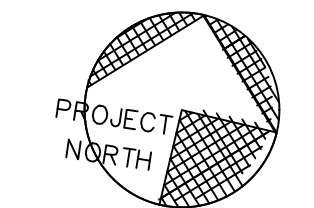


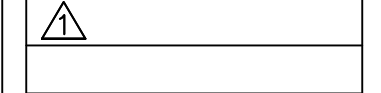
3 NEW ROOF PLAN
 A-2 1/4" = 1'-0"

DOOR SCHEDULE							
NO.	DOOR SIZE	THICKNESS	DOOR FACE	MATERIAL	TYPE	DOOR FINISH	REMARKS
①	3'-0" X 6'-8"	1 3/4"	PANEL	WOOD	SWING	PAINTED	EXISTING DOOR
②	2'-8" X 6'-8"	1 3/4"	FRENCH	VINYL/TEMP. GLASS	SWING	PRE FINISHED	EXISTING DOOR
③	2'-8" X 6'-8"	1 3/4"	PANEL	WOOD	SWING	PRE FINISHED	NEW DOOR
④	2'-2"-6" X 6'-8"	1 3/4"	FRENCH	VINYL/TEMP. GLASS	SWING	PAINTED	NEW DOOR
⑤	2'-0" X 6'-8"	1 3/8"	H/C	WOOD	SWING	PAINTED	NEW DOOR
⑥	2'-8"-0" X 6'-8"	1 3/4"	S/C	WOOD	SWING	PAINTED	NEW DOOR
⑦	2'-6" X 6'-8"	1 3/8"	S/C	WOOD	SWING	PAINTED	EXISTING DOOR
⑧	2'-0" X 6'-0"			GLASS	SWING		TEMP. GLASS
⑨	2'-4" X 6'-8"	1 3/8"	S/C	WOOD		PAINTED	NEW DOOR
⑩	6'-0" X 6'-8"						NEW CLOSET DOOR
⑪	8'-0" X 7'-0"					PAINTED	EXISTING GARAGE DOOR
⑫	8'-0" X 7'-0"					PAINTED	NEW GARAGE DOOR

WINDOW SCHEDULE						
NO.	WINDOW SIZE	GLAZING	MATERIAL	TYPE	FINISH	REMARKS
A	3'-6" X 5'-0"	DOUBLE	VINYL	S/H	PRE FINISHED	EXISTING VINYL WINDOW TO BE REPLACED WITH NEW NEW WINDOW
B	3'-0" X 3'-0"	DOUBLE	VINYL	S/H	PRE FINISHED	EXISTING VINYL WINDOW TO BE REPLACED WITH NEW NEW WINDOW
C	3'-0" X 4'-6"	DOUBLE	VINYL	CASEMENT	PRE FINISHED	EXISTING WINDOW TO REMAIN
D	2'-0" X 6'-8"	DOUBLE	VINYL	CASEMENT	PRE FINISHED	NEW WINDOW TEMP. GLASS
E	2'-6" X 3'-0"	DOUBLE	VINYL	S/H	PRE FINISHED	EXISTING WINDOW TO REMAIN
F	5'-4" X 4'-6"	DOUBLE	VINYL	S/H	PRE FINISHED	NEW WINDOW
G	3'-0" X 4'-6"	DOUBLE	VINYL	S/H	PRE FINISHED	NEW WINDOW TEMP. GLASS
H	2'-6" X 4'-6"	DOUBLE	VINYL	S/H	PRE FINISHED	NEW WINDOW TEMP. GLASS
I	2'-0" X 2'-0"	DOUBLE	VINYL	SLIDING	PRE FINISHED	NEW WINDOW TEMP. GLASS
J	2'-6" X 4'-6"	DOUBLE	VINYL	S/H	PRE FINISHED	NEW WINDOW

ALL NEW WINDOWS TO MATCH EXISTING VINYL WINDOWS



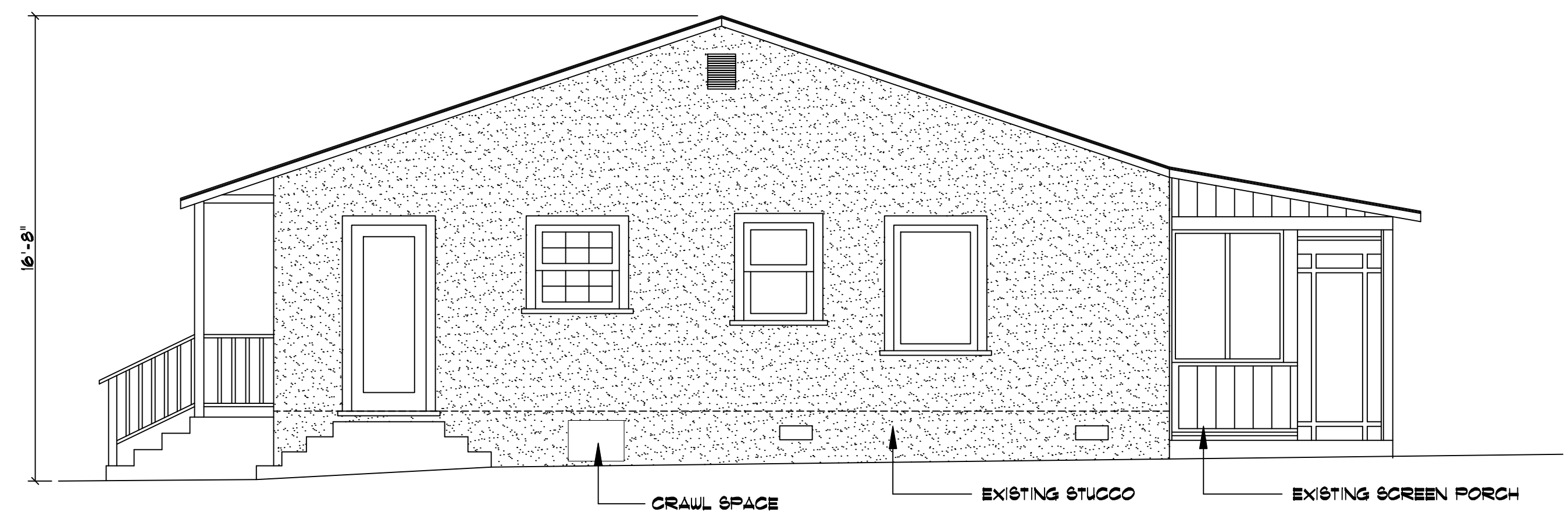


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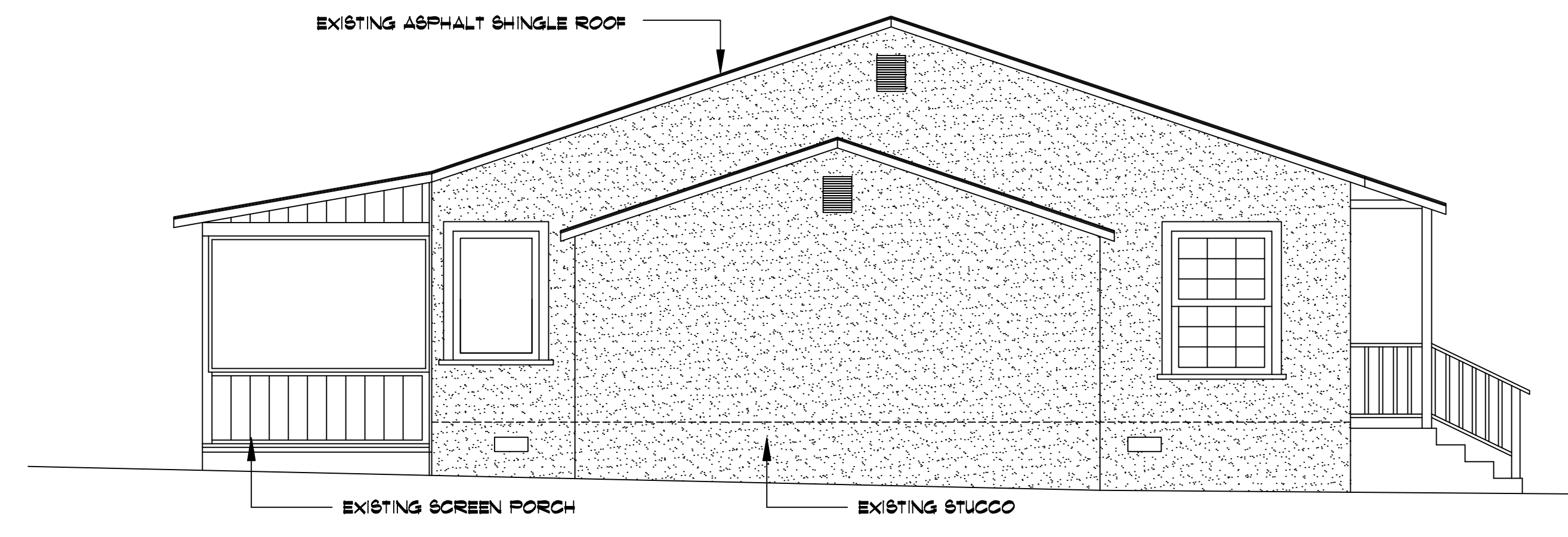


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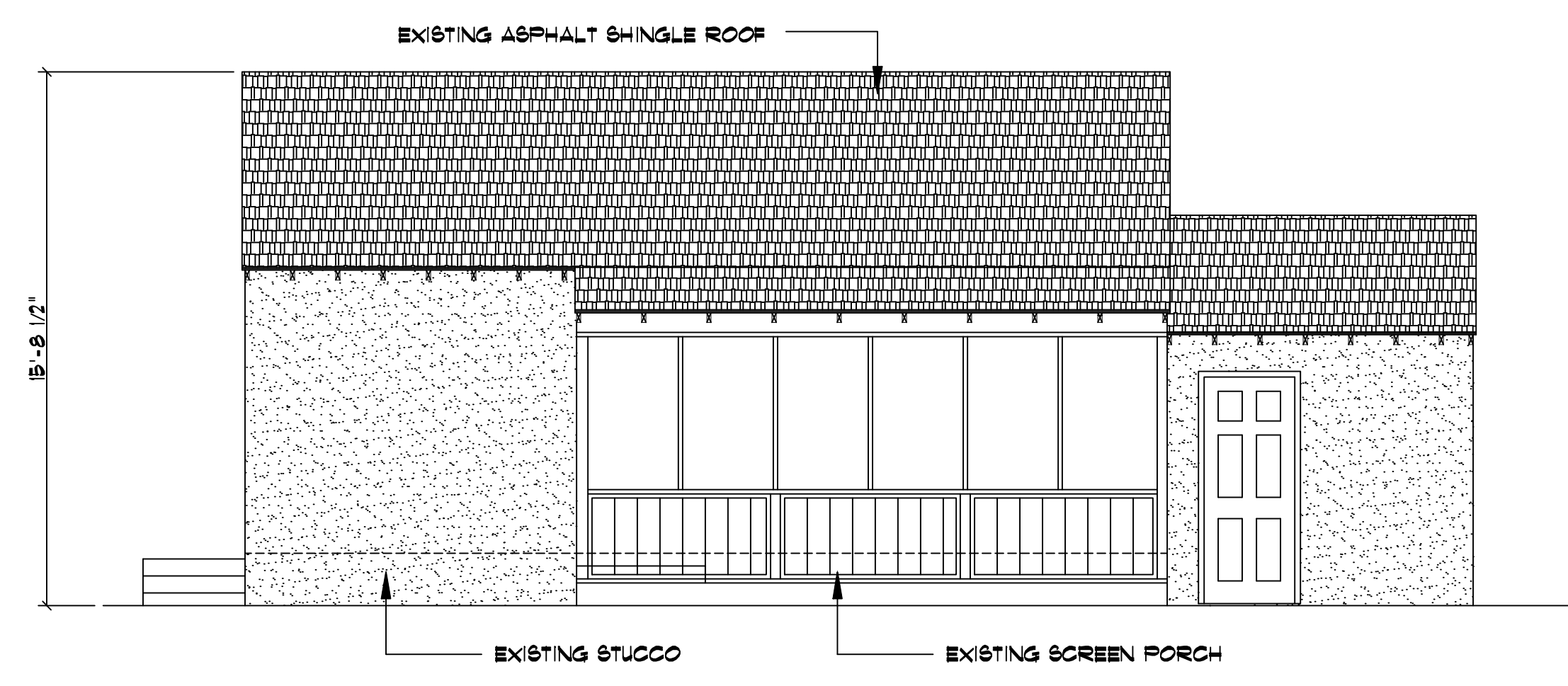
EXISTING EXTERIOR
 ELEVATIONS



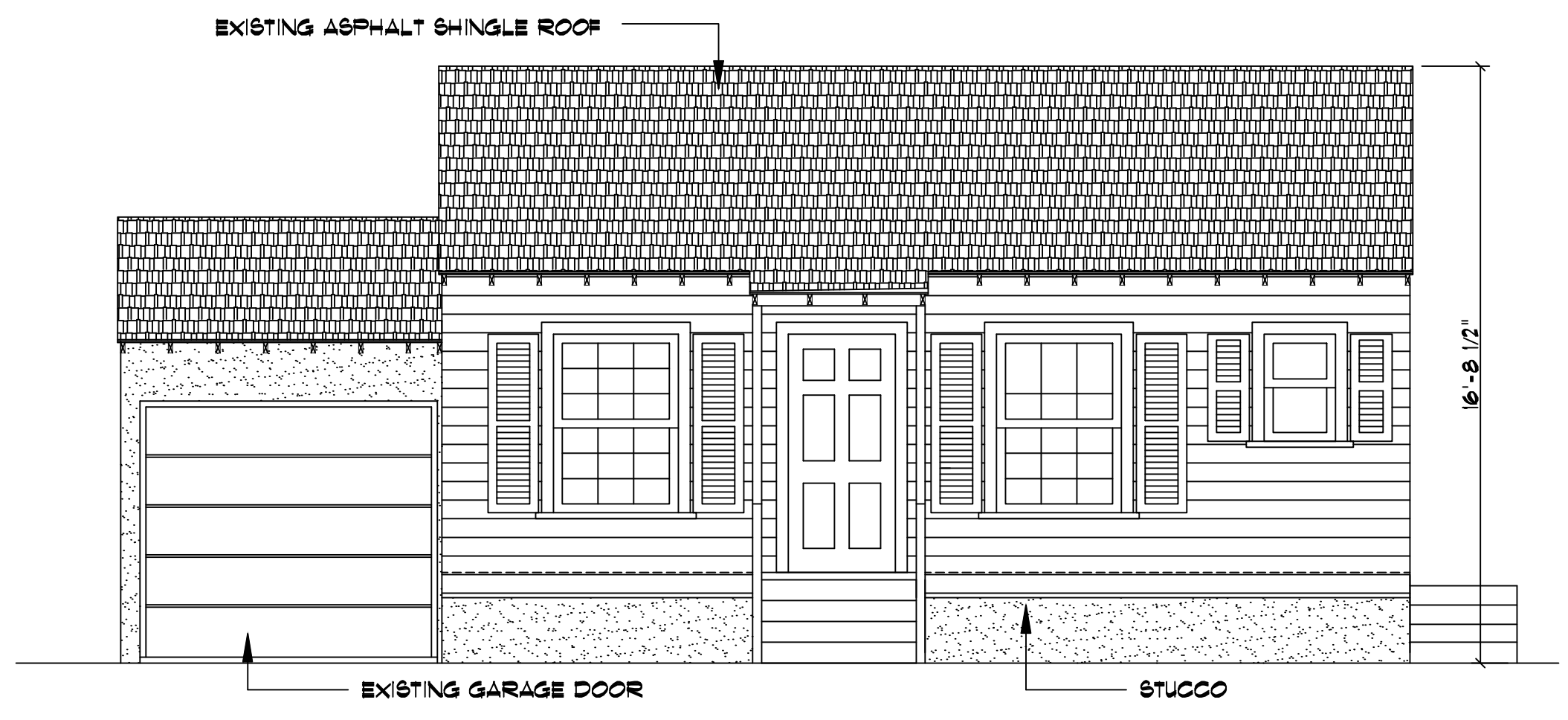
1 EXISTING EAST ELEVATION
 A-3 1/4" = 1'-0"



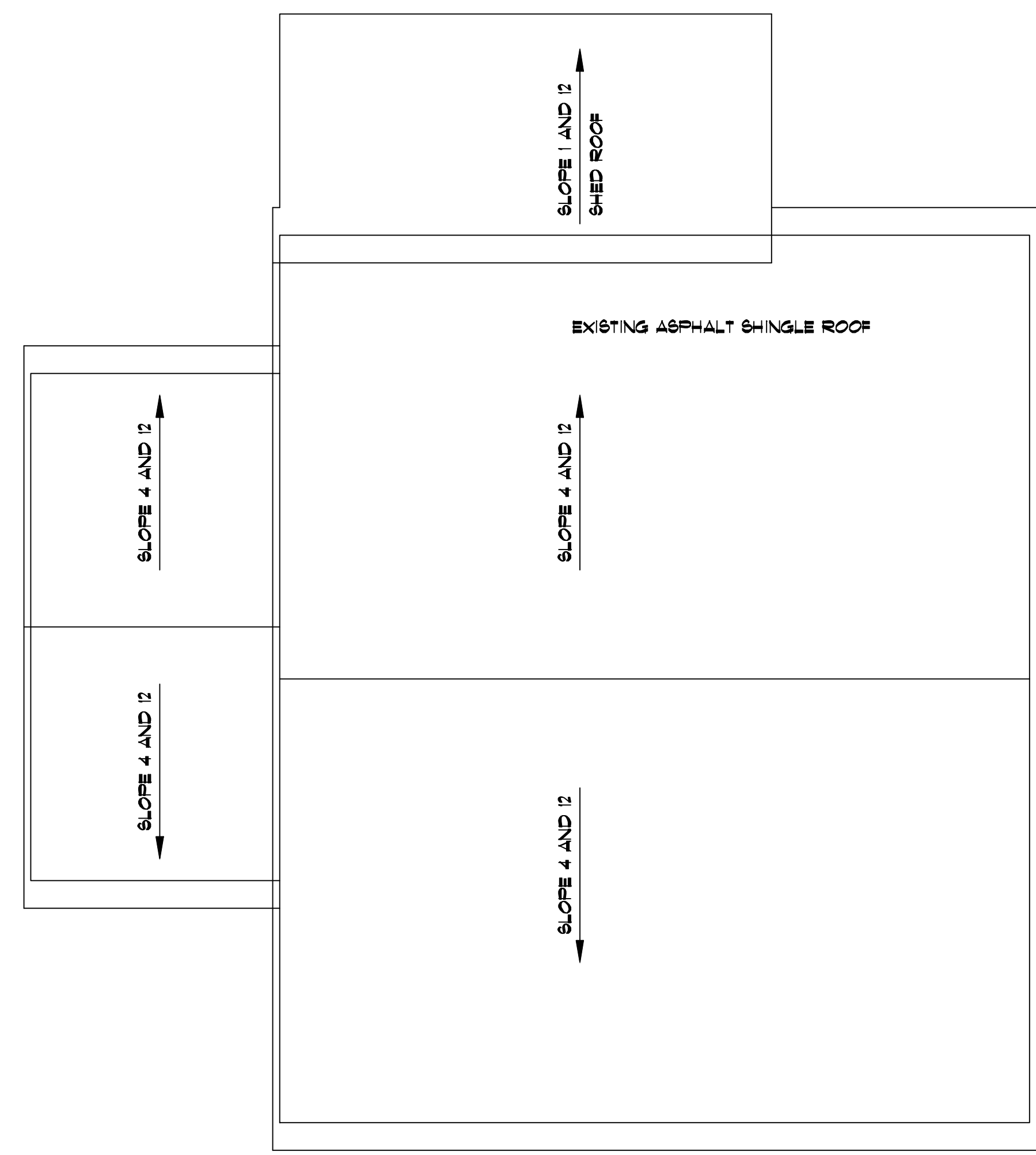
2 EXISTING WEST ELEVATION
 A-3 1/4" = 1'-0"



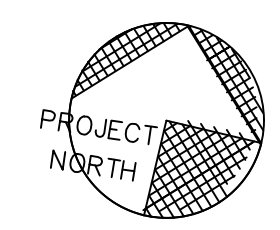
3 EXISTING NORTH ELEVATION
 A-3 1/4" = 1'-0"

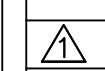


4 EXISTING SOUTH ELEVATION
 A-3 1/4" = 1'-0"



5 EXISTING ROOF PLAN
 A-3 1/4" = 1'-0"





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S. PASADENA, CA 91030
PHONE (626) 564-0011 FAX (626) 564-1591

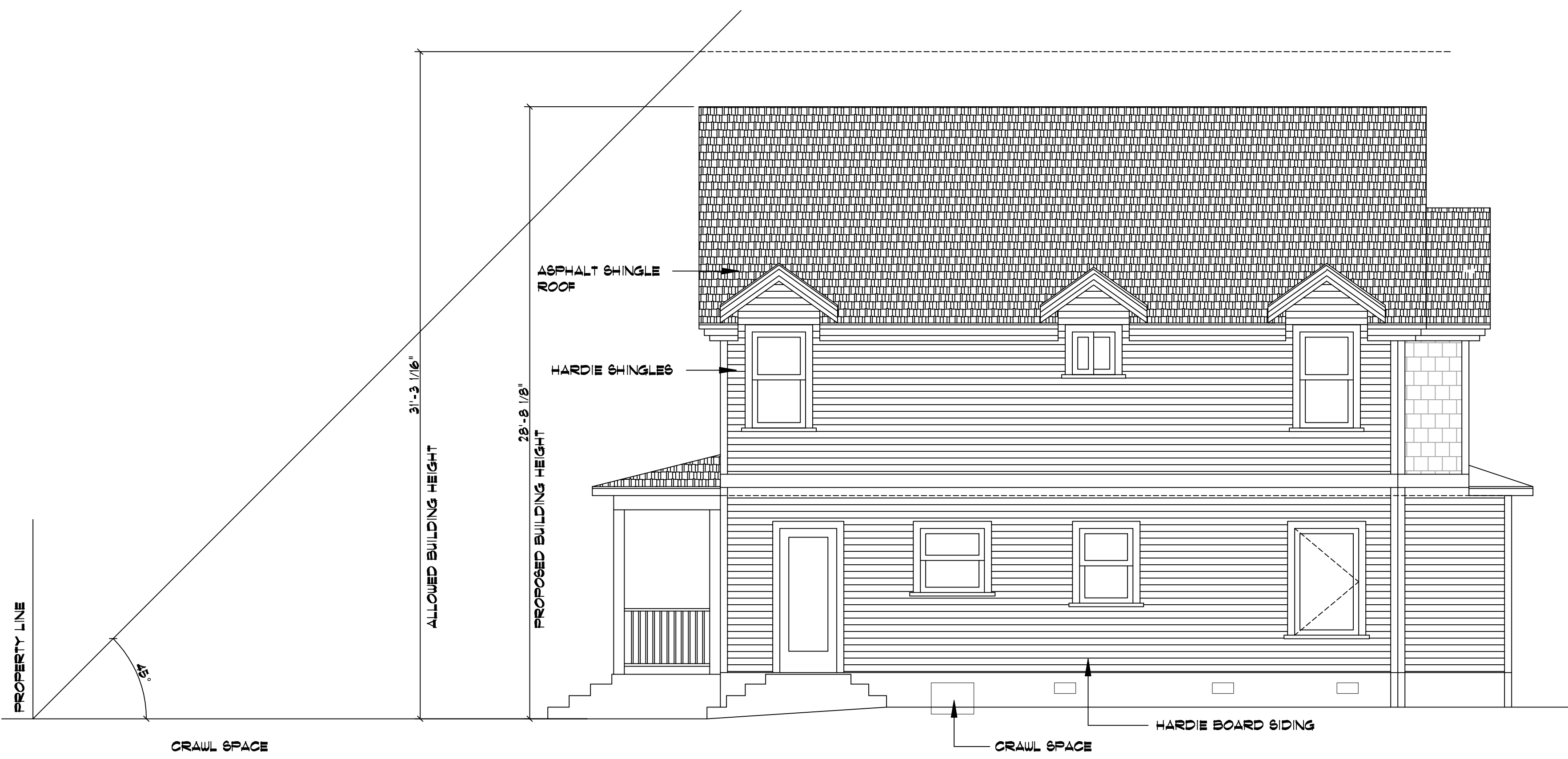


WILLIAMS RESIDENCE
626 GARFIELD AVE.
SOUTH PASADENA, CA 91030

NEW EXTERIOR
ELEVATIONS

Date 6-21-22
Scale AS NOTED
Drawn
Job
sheet

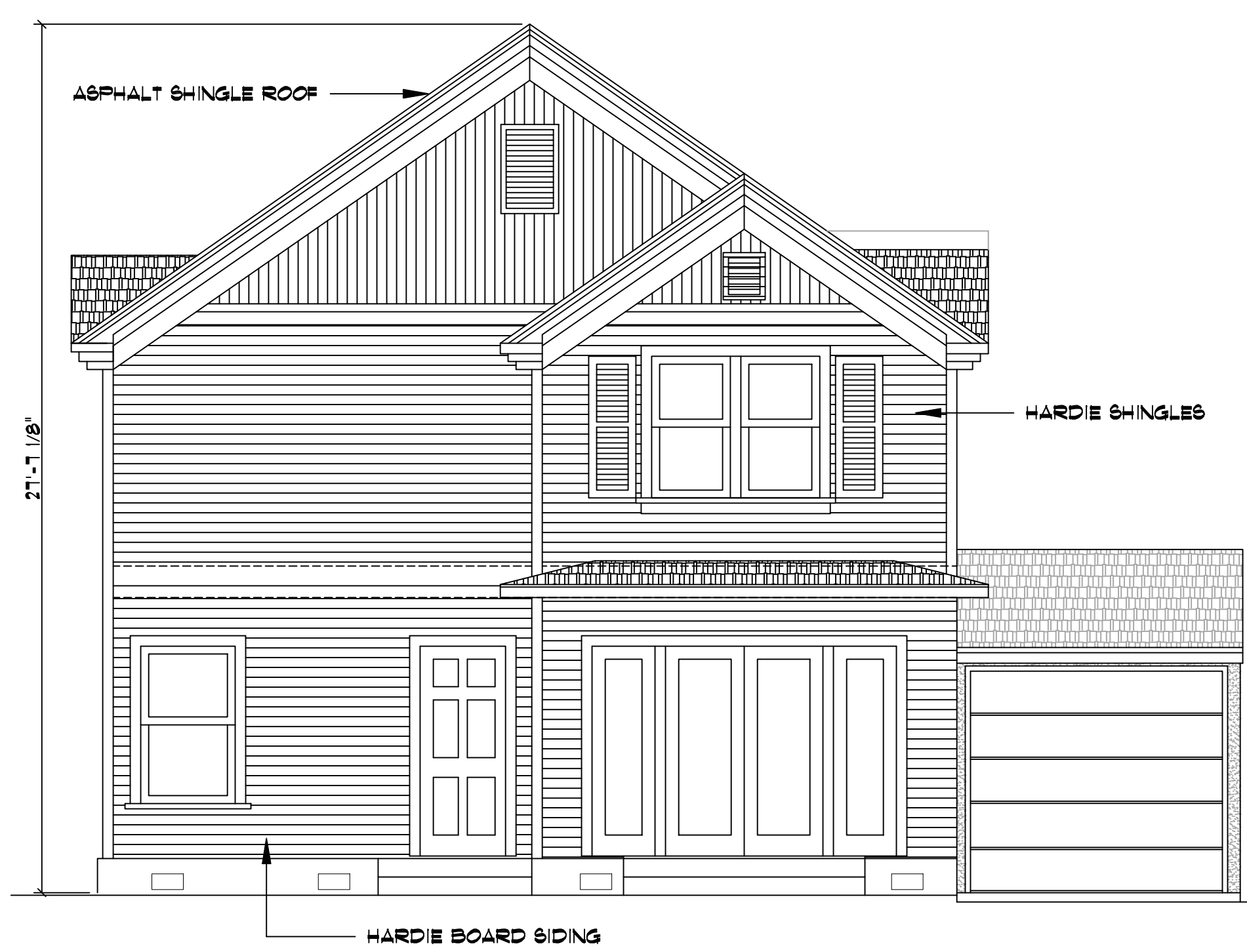
A-4
of sheets



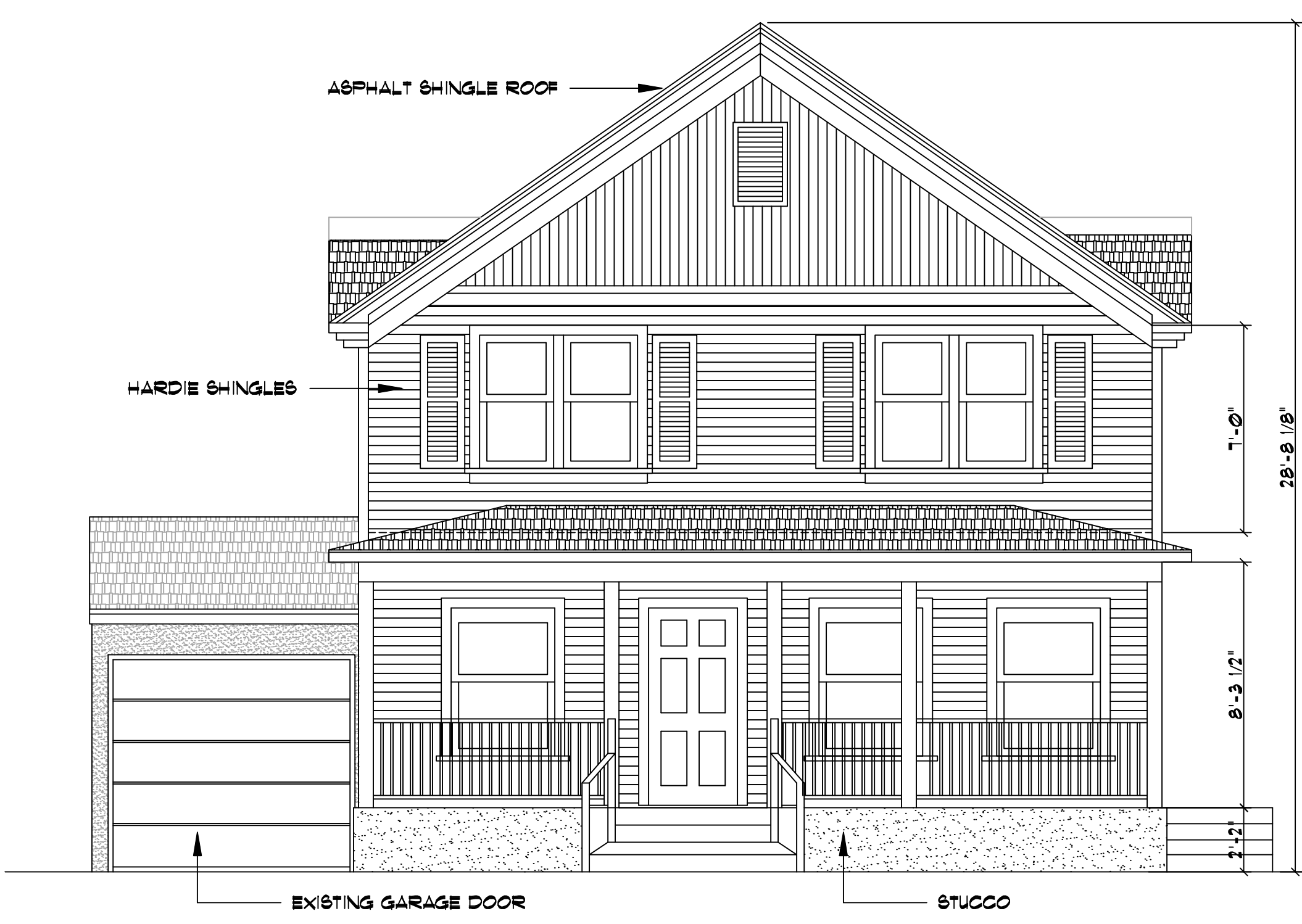
1 NEW EAST ELEVATION
A-4 1/4" = 1'-0"



2 NEW WEST ELEVATION
A-4 1/4" = 1'-0"



3 NEW NORTH ELEVATION
A-4 1/4" = 1'-0"



4 NEW SOUTH ELEVATION
A-4 1/4" = 1'-0"