



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

Thursday, November 4, 2021 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

The South Pasadena Design Review Board Meeting for November 4, 2021 will be conducted as an In-Person Hybrid Meeting from the Council Chambers, Amedee O. “Dick” Richards, Jr., located at 1424 Mission Street, South Pasadena and on Zoom. Please be advised that pursuant to the Executive Order(s), and to ensure the health and safety of the public, staff, and the Design Review Board, as the Council Chambers will be open to the public for the meeting and members of the public may attend and/or participate in the in-person meeting; all are kindly reminded to follow Los Angeles County Public Health and CDC regulations and guidelines that are in place and may be posted. The In-Person Hybrid meeting will be conducted live in the Council Chambers and on Zoom.

The Meeting will be available as follows:

- In Person: Council Chambers, 1424 Mission Street.
- See web link: <https://www.southpasadenaca.gov/government/boards-commissions/design-review-board/design-review-board-agendas-and-minutes> and
- Via Zoom: <https://us02web.zoom.us/j/89814060953>

Public Comments and participation may be made as follows:

- Written Comment submitted by no later than meeting day, 12:00 PM, deadline via the website.
- In Person Hybrid Meeting: Council Chambers, 1424 Mission Street.
- 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 three 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, Mayor, Council Liaison

STAFF PRESENT: Jeff Hamilton, 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: Participate in-person at the Council Chambers. Option 2: Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone unmuted 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. 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 PUBLIC HEARING

- 1. **Project No. 2283-DRX – Design Review for the demolition of a 340 square-foot carport, a 394 square-foot addition for a master suite, and a 250 square-foot attic space over the proposed addition of an existing 1,606 square-foot single-family home located at 2059 Empress Avenue (APN: 5319-016-010)**

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 December 2, 2021 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. The meeting will be broadcast live on the City’s website via Zoom, and a recording of the meeting will be available on the website within 48 hours of adjournment.

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.

10/28/21
Date

Elaine Serrano
Elaine Serrano,
Administrative Secretary



Design Review Board Agenda Report

ITEM NO.1

DATE: November 4, 2021

TO: Design Review Board

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Malinda Lim, Associate Planner

SUBJECT: **Project No. 2283-DRX (Continued): Design Review Permit** for the demolition of a 340 square-foot carport and 60 square-foot patio cover, a 394 square-foot addition for a master suite, and a 250 square-foot attic space over the proposed addition of an existing 1,606 square-foot single-family home located at 2059 Empress Avenue (APN: 5319-016-010)

Recommendation

Staff recommends that the Design Review Board approve the Design Review Permit with the creation of a subcommittee to work with the applicant on design changes, subject to conditions of approval.

Background

The project was continued from the October 7, 2021 Design Review Board (DRB) meeting to provide Staff additional time to conduct research.

Project Description

The Applicant’s representative, Janet Suen, submitted an application for a Design Review Permit to make the following changes to an existing single-story home located at 2059 Empress Avenue:

- Demolition of a 340 square-foot carport and 60 square-foot patio cover,
- A 394 square-foot, single-story addition at the back of the house, and
- A 250 square-foot attic space over the proposed addition.

Overall, the project would expand the floor area of the existing single-family residence to a total of 2,000 square feet. The area of the attic space is not calculated into the overall square-footage of the house.

The property is approximately 6,515 square feet and the existing home is approximately 1,606 square feet. No trees are proposed to be removed.

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Project Analysis

General Plan Requirements

General Plan	Existing	Proposed
Land Use Designation	Low Density Residential	Low Density Residential
Density	3.51-6 du/acre	3.51-6 du/acre

Zoning Code Requirements

Zoning Code	Required/Allowed	Existing	Proposed
Zoning		Residential Low Density (RS)	No Change
Minimum Lot Size	10,000 square-feet	6,515 square-feet	No Change
Minimum Lot Width	50 Feet	64.20 Feet	No Change
Setbacks	<ul style="list-style-type: none">• Front: 15 feet• Rear: 15 feet• Sides: 6.4 feet	<ul style="list-style-type: none">• Front: 24'2"• Rear: 29'9"• Sides: 5' (North), 14'2" (South)	<ul style="list-style-type: none">• Front: No Change• Rear: 20'• Sides: No Change Complies
Maximum Lot Coverage	50% or 3,257.50 square feet	38.5% or 2,510 square-feet	44.6% or 2,904 square feet Complies
Maximum Floor Area Ratio (FAR)	0.35 or 2,280.25 square feet	0.25 or 1,606 square feet	0.31 or 2,000 square feet Complies
Off-Street Parking	2 covered parking spaces	2 covered parking spaces	No Change Complies

The design and size of the proposed addition is in compliance with South Pasadena Zoning Code Section 220.040. The existing character of the surrounding neighborhood consists of single-family residential. The proposed addition to the rear on the first floor of the home will not be visible from Empress Avenue but will be visible from the alley. The proposed addition of the attic space above the proposed ground floor addition is small. Both of these additions to the rear do not change the use of a single-family residence for the property.

The proposed project is located with sufficient surrounding clearance to avoid any potential impacts on neighboring properties. The mass and scale of the proposed project is somewhat awkward and there is no step-back at the west elevation of the upper floor from the ground floor. The design does not fully implement the recommended design techniques for existing homes in established residential neighborhoods. The design respects the topography.

Design Review

Proposed Design

The proposed addition uses simple 90-degree angles with vertical walls and a hip roof to match the existing home. The proposed addition highlights its rectangular form in multiple ways through detailing and its building form, and as seen from the elevation drawings, this includes:

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- Unbroken wall planes vertically and horizontally for the length and height of the building (the western elevation has no vertical break in plane between the lower and upper floor; the upper floor has a 2-foot step-back along the northern elevation;) and
- Exterior clad in stucco for two-stories enveloping the residence.

Since the second-story attic addition is mounted on top of the proposed addition, the attic casts a visually prominent profile rising four feet above the roof of the existing structure. If this project is approved as submitted, this design would set the standard for the neighborhood for future design review under Section 36.220.050(A).

Recommended Design Changes

The following recommendations address non-compliance with the Zoning Code and assist in making the findings necessary to approve this Design Review Permit. The recommendations identify design strategies to address visual incompatibility based on objective standards derived from the site's existing developments. These recommendations focus on the second-story attic addition's visual incompatibility with the adjacent structure when viewed from Empress Avenue. The DRB could incorporate the recommendations in the Residential Design Guidelines, Part III for Non-Historic Homes. The recommendations were sent to the applicant for incorporation. The applicant submitted revised renderings of the project on October 26. The new renderings do not represent a change in the design of the project.

- Provide visual interest through the break-up of the building plane or by adding decorative elements.
- Building dimensions should show a proportional relationship of length, width, and height.
- Lower the attic ceiling height to be compatible with the existing structure to avoid the addition as an "added-on" feature. This would lower the profile of second-story attic addition as viewed from the street and from the adjacent properties.

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

<u>Code Requirement</u>	<u>Findings of Fact</u>
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 Low Density Residential. The proposed home as conditioned would be consistent with the General Plan and the City's adopted Design Guidelines for new single-family residences. The project with the conditions of approval that include design changes would address Zoning Code compliance and consistency with the applicable provisions of Residential Design Guidelines, Part III for Non-Historic Homes. The project with the conditions of approval would be consistent in architectural style and prevailing building form found within the neighborhood, where properties are modestly sized, one- and two-story, single-family residences, set on rectangular lots with a common setback.

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Code Requirement	Findings of Fact
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 is an addition to an existing single-family dwelling. As conditioned, the project's mass, scale and bulk 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 conditions of approval include design recommendations to help the project comply with the Zoning Code requirements. The proposed addition will accommodate single-family functions and activities proposed for the site. The remodeled home will be an adequate size and space for residential living. Thus, the proposed project, as conditioned, will not impose adverse pedestrian or traffic hazards, nor will the proposed project interfere with the use and enjoyment of neighboring, existing or future developments.
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 existing character of the surrounding neighborhood consists of single-family residential and includes a mix of one and two-story single-family homes of various architectural styles. The project with the conditions of approval that include design changes, would address Zoning Code compliance and consistency with the applicable provisions of Residential Design Guidelines, Part III for Non-Historic Homes. The project with the conditions of approval would be visually compatible with the form of the adjacent existing residence and prevailing architectural style found in the neighborhood. Two-story additions are not out of character with the existing neighborhood as there are other two-story homes in the block. Through the conditions of approval, the proposed two-story addition would be set further back from Empress Avenue, lowered in profile, and maintain the silhouette of the roofline of the existing structure. As conditioned, the highest portion of the addition would be less visible from Empress Avenue, which minimizes the perceived scale of the addition and minimize the visual impact on the existing structure from the street. Recommendations are also provided to address finish and material of the exterior design elements. Therefore, the overall design of the proposed addition would be harmonious and compatible with surrounding homes and neighborhood.

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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 project, as conditioned, would provide an expanded living space for its residents and desirable environment for the established neighborhood of single-family dwellings. Through the conditions of approval's recommended design changes, the aesthetics of the design carry on the visually compatible forms. The project still retains the one-story bungalow's front-facing façade of porches, while conditions of approval incorporating the Recommended Design Changes ensure an aesthetically appealing project design. The new architectural details used will contribute to the visual continuity of the neighborhood. Thus, the new project would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

Staff recommends that the Design Review Board make the findings for approval for Design Review and Residential Single-Family zone guidelines as described with the creation of a subcommittee to work with the applicant on the recommended design changes listed above and any other changes requested by the DRB, pursuant to South Pasadena Municipal Code Section 36.410.040(I).

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 structures before the addition. The proposed project involves the remodel of a single-family residence within an established residential neighborhood; therefore the project is categorically exempt.

Alternatives to Consider

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

1. Approve the project with modified/added conditions;
2. Continue the project to address comments discussed; or
3. Deny the project.

Next Steps

If the DRB 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.

Fiscal Impact

Processing of this application is covered by the application fees.

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Public Notification

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, publication in the *South Pasadena Review* newspaper, and individual property mailings to those within 300 feet of the project site.

Public Comment

No public comment has been received at the time of this report being prepared.

Attachments

1. Conditions of Approval
2. Development Plans

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ATTACHMENT 1
Conditions of Approval

CONDITIONS OF APPROVAL Design Review

PROJECT NO. 2283 – DRX
2059 Empress Avenue (APN: 5319-016-010)

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 November 4, 2021:

Design Review for the demolition of a 340 square-foot carport and 60 square-foot patio cover, a 394 square-foot addition for a master suite, and a 250 square-foot attic space over the proposed addition of an existing 1,606 square-foot single-family home.

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 Planning Commission concerning this use.
- 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 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.
- P7. During construction, the clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
 - a. All material excavated or graded shall be sufficiently watered to prevent excessive

- amounts of dust. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
- b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
 - d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P8. A construction sign with contact information for the contractor shall be posted on-site during construction.
- P9. The applicant shall submit plans for review and final approval by the Design Review Board Subcommittee that include the following changes:
- A. Lower the height of the attic addition; and/or
 - B. Provide building articulation of the additions; and/or
 - C. Add decorative elements to the additions for visual interest.

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 Design Review Board Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
- B3. School Development Fees shall be paid to the School District prior to the issuance of a 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. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. Foundation inspection will not be made until setback on the north side of the addition has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

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- B9. Project shall comply with the CalGreen Residential mandatory requirements.

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 provide a copy of a current Title Report (within the last 60 days). The applicant shall show all easements per the Title Report to the satisfaction of the Public Works Department. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.
- PW3 The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. The applicant shall provide receipts of all applicable fees paid prior to the issuance of permits.
- PW4 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.
- PW5 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.
- PW6 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.
- PW7 Provide civil plans that show the location of all existing utilities on adjacent street(s), as well as location and size of all existing or proposed services serving the property. Show all utility points of connection (POC).
- PW8 The applicant shall provide civil plans showing 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 Empress Avenue to the satisfaction of the City Engineer per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current editions of the Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- PW10 The applicant shall remove the wild vegetation adjacent to the gate at the rear of the property on Huntington Lane.
- PW11 The proposed building structure shall not be constructed within critical root zone area. For native and protected species, use the tree trunk's diameter measured at breast height (DBH)

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(X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.

- PW12 No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW13 Temporary bins (low boy) will be "roll off" style to be provided by Athens Services. 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.
- PW14 The applicant shall obtain oversize/overload permits from the Public Works Department for equipment used during the stages of construction, including, but not limited to: clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
- PW15 Show all existing and proposed trees (including parkway trees), including size and species, and indicate their disposition. The applicant shall show methods of protecting existing onsite and on the parkway trees during construction on the plans. The applicant shall submit an arborist report for all trees (including parkway trees) at project completion to the City, demonstrating that all protection methods were followed and document the tree disposition after construction.
- PW16 Tree removals associated with development shall only be conditionally approved subject to the applicant receiving their development building permit, paying all fees associated with the tree removal as established by resolution of the city council, and paying a deposit for the replacement trees. Upon the planning review authority's approval of the development application and satisfaction of all conditions of approval, and payment of all required fees, the applicant shall be issued a tree removal permit.
- PW17 Replacement trees shall be planted per SPMC section 34.12-5 (b). The applicant is required to plant replacement trees based on the trees proposed for removal. The South Pasadena Public Works Department shall inspect the replacement trees before being planted.
- PW18 Upon the applicant's proof to the city's satisfaction that the applicant has complied with the approved tree replacement plan, the city shall reimburse the applicant's replacement tree deposit. Should the applicant fail to plant any replacement trees per the approved replacement tree plan, the city shall retain the amount of the replacement tree deposit necessary to cover the cost to plant any required replacement trees in alternative locations within the city (public right-of-way, park, etc.), as permitted by SPMC chapter 34.
- PW19 No trees shall be removed from the site until Tree Removal Permits are issued.

Fire Department

- FD1. Required Code References: 2019 South Pasadena Municipal Code (SPMC); 2019 California Fire Code (CFC); 2019 California Building Code; Title 19; applicable NFPA and related fire standards.
- FD2. **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

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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 cannot 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.

Special Provisions related to Roof Types.

- FD3. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD4. Exception: Any re-roofing shall provide Class A roof material for the entire roof when the aggregated reroofing for the same building during any consecutive twelve months exceeds fifty percent of the existing roof. (14.4 SPMC).

Smoke Alarms.

- FD5. 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.
 - a) Exception: Single- or multiple-station smoke alarms in Group I-1 shall not be required where smoke detectors are provided in the sleeping rooms as part of an automatic smoke detection system (CFC 907.2.11.2).
 - 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.
 - 4) In a Group R-3.1 occupancy, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
- FD6. Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit (CBC 420.4.1.2).
- FD7. Exception. Interconnection is not required in existing dwelling units or within sleeping units where repairs do not result in the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawl space, and no previous method for interconnection existed.
- FD8. Alarm Requirements. Single and multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with this code, the current edition of NFPA 720 "Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment" and the manufacturer's installation instructions. Other carbon monoxide alarm and detection devices are recognized in NFPA 720 are also acceptable. Carbon monoxide alarms required by 420.4.1 and 420.4.2 shall be installed in the following locations:
- 1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
 - 2) On every level of a dwelling unit including basements.
 - 3) For R-1.

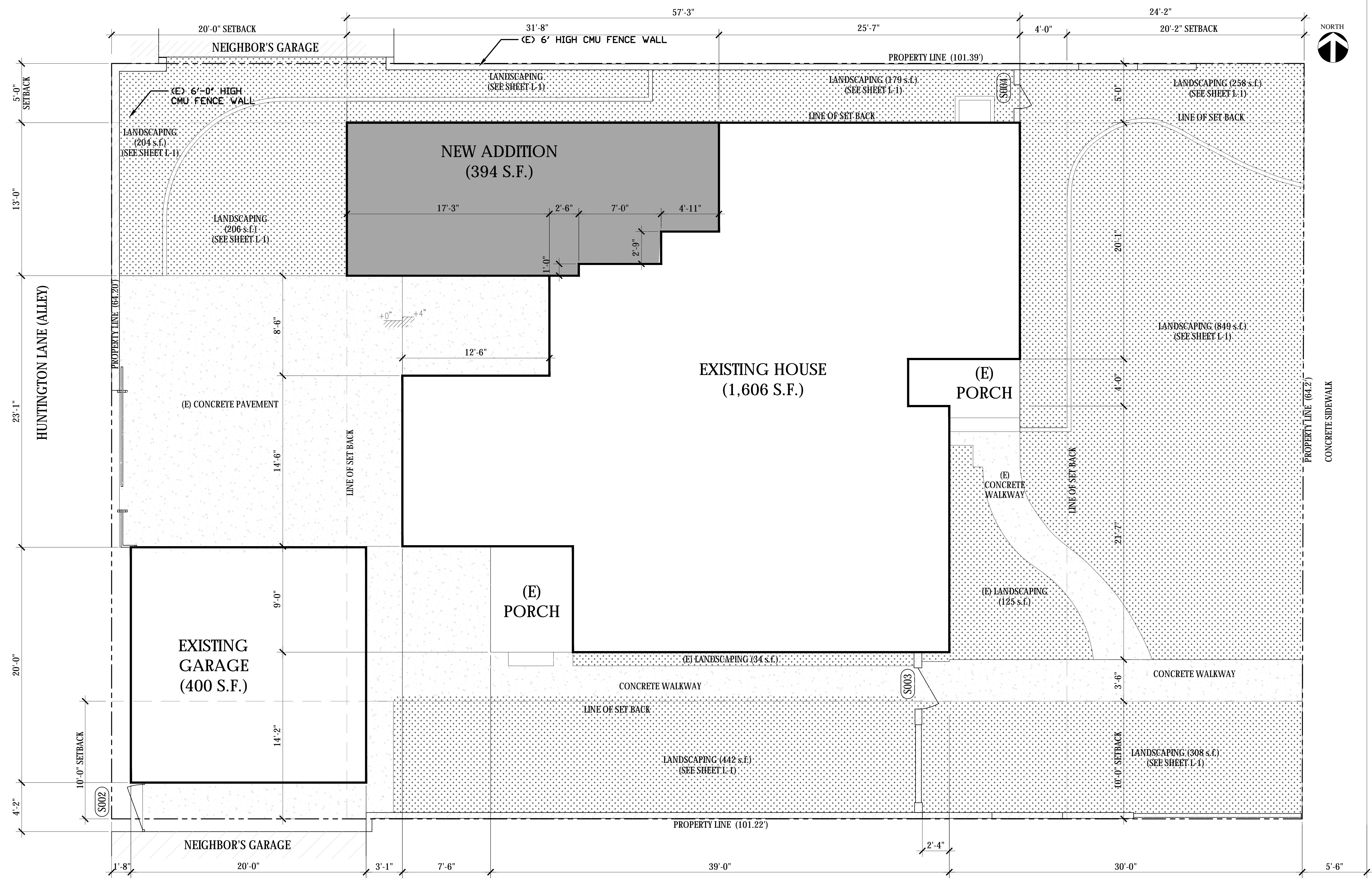
- a) On the ceiling of sleeping units with permanently installed fuel-burning appliances (CBC 420.4.3).



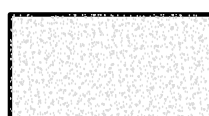
Multiple-Purpose Alarms

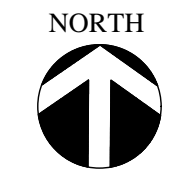
- FD9. Carbon monoxide alarms combined with smoke alarms shall comply with Section 420.4, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms. (CBC 420.4.3.1).
- FD10. (CFC 903.2.18) Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, and automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 /ft² (2.04 mm/min) over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.
- FD11. Buildings under construction shall meet the condition of "Chapter 14" of the South Pasadena Municipal Code and Fire Safety During Construction and Demolition" of the 2019 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 combustibles materials have accumulated.
 - 2) In every storage and construction shed.
 - 3) Where special hazards exist including, but not limited to, the storage and use of combustible and flammable liquids.
- FD12. A set of plans must remain on the job site at all times. Appointments for inspectors should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7302.
- FD13. 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.

ITEM NO. 1

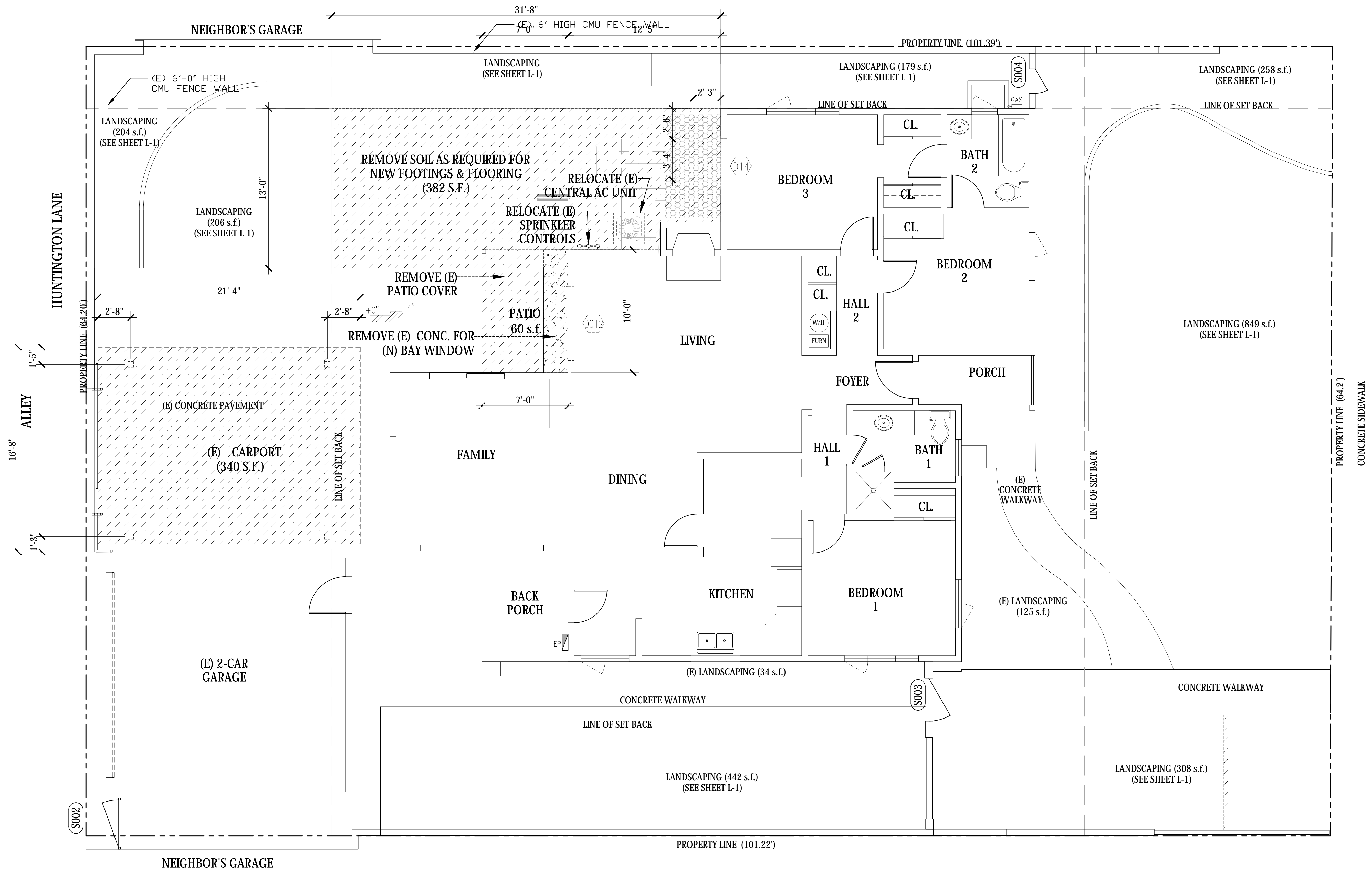
ATTACHMENT 2
Development Plans



-  NEW ADDITION AREA
-  (E) LANDSCAPE AREA
-  (E) CONCRETE PAVEMENT



NOTE:
1. FOR ROOF DEMOLITION, SEE SHEET A3.2.



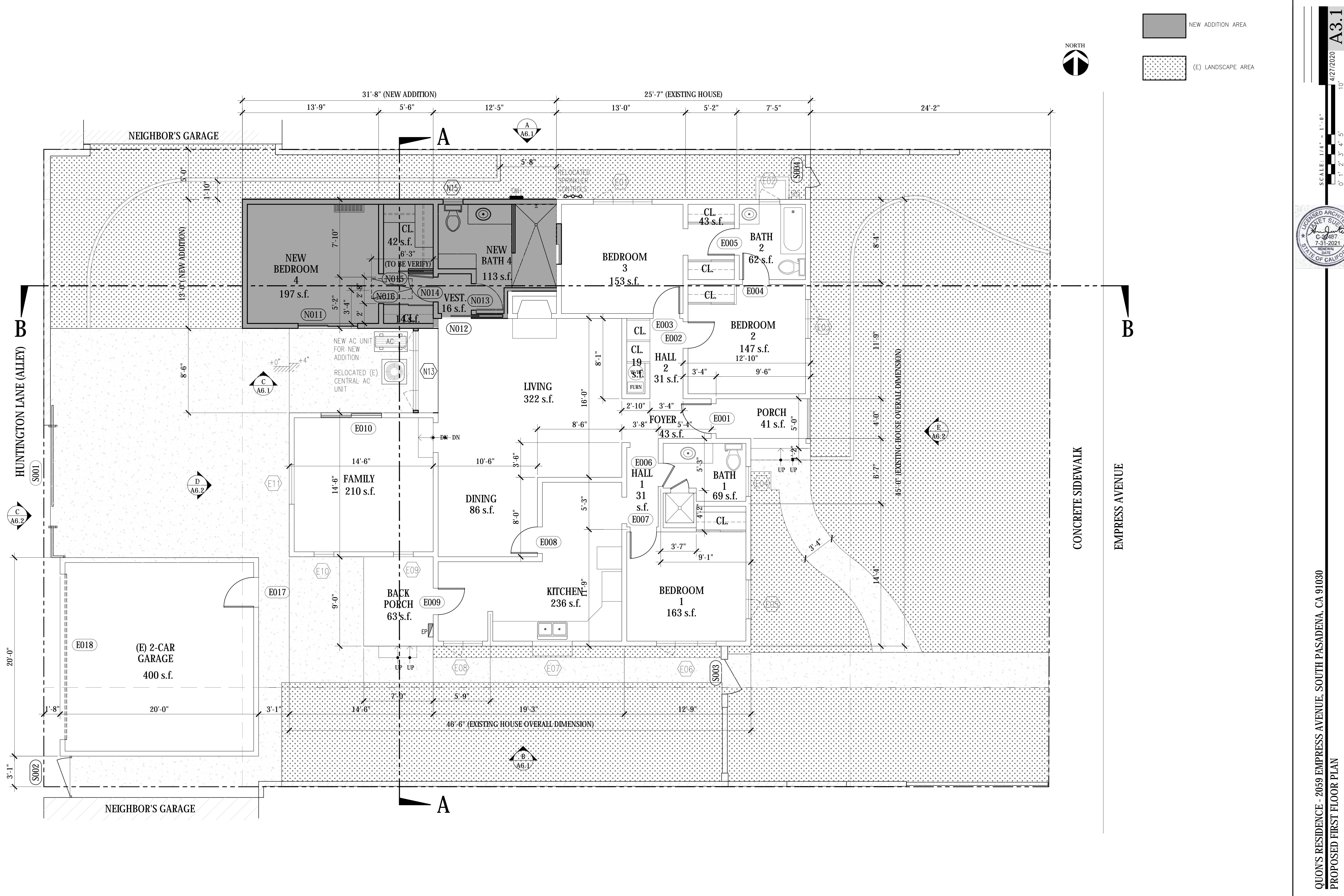
SCALE: 1/4" = 1'-0"
0' 1" 2' 3' 4' 5' 10'

4/27/2021

A2

STATE OF CALIFORNIA
LICENSED ARCHITECT
C-4487
7-31-2021
RENEWAL DATE

QUON'S RESIDENCE - 2059 EMPRESS AVENUE, SOUTH PASADENA, CA 91030
EXISTING AND DEMOLITION PLAN



NEW ADDITION AREA

(E) LANDSCAPE AREA



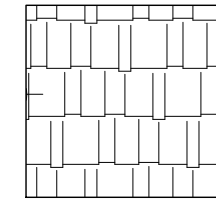
SCALE: 1/4" = 1'-0"
0' 1' 2' 3' 4' 5' 10'



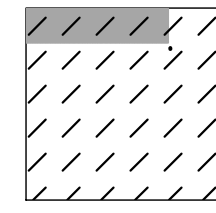
QUON'S RESIDENCE - 2059 EMPRESS AVENUE, SOUTH PASADENA, CA 91030
PROPOSED FIRST FLOOR PLAN

A3.1

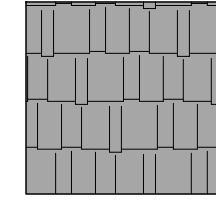
LEGEND



EXISTING ASPHALT SHINGLE ROOFING



EXISTING ROOFING TO BE REMOVED



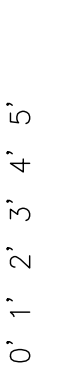
NEW ASPHALT SHINGLE ROOFING TO MATCH EXISTING ROOF



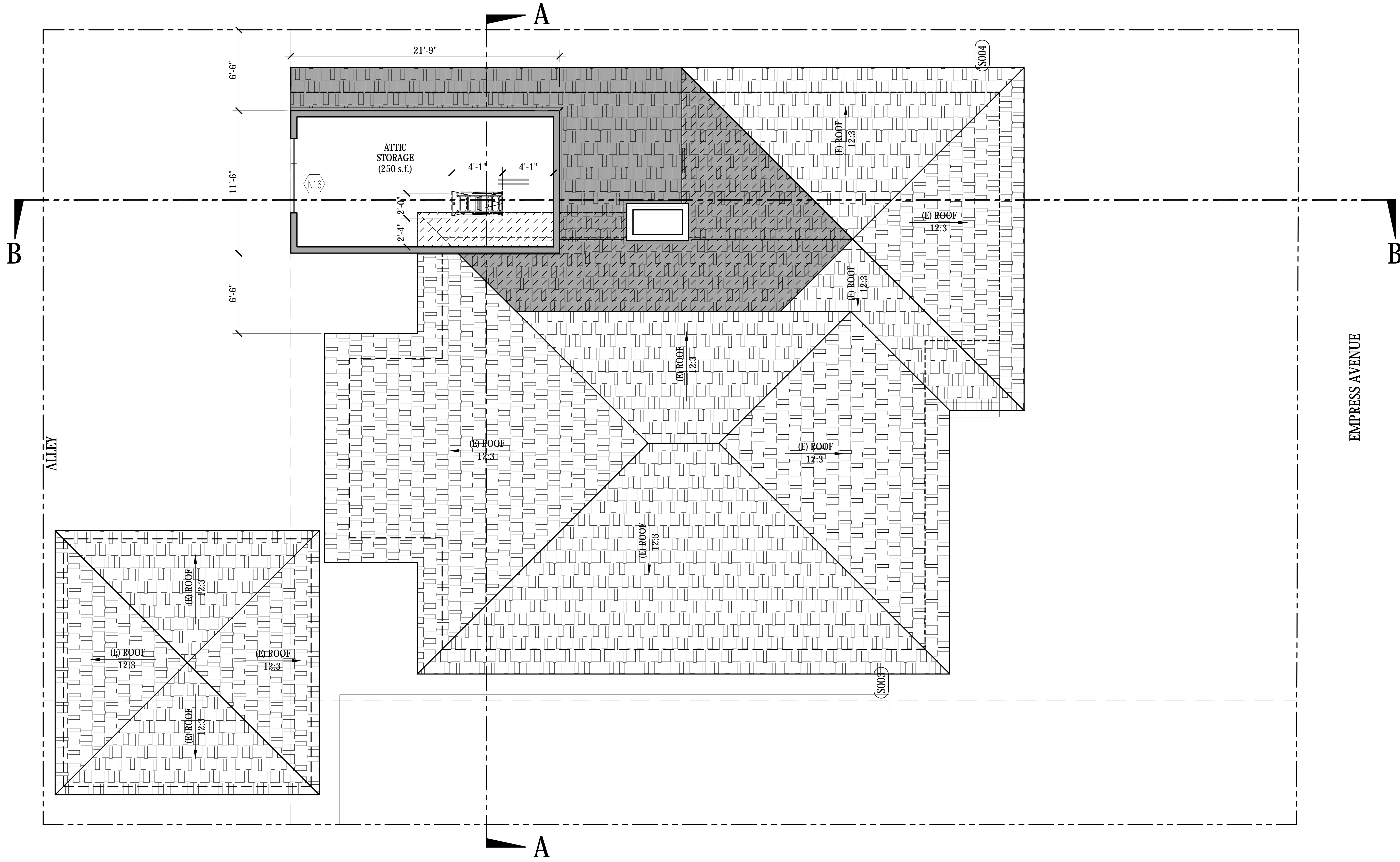
NORTH

A3.2

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



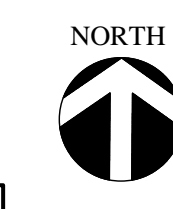
QUON'S RESIDENCE - 2059 EMPRESS AVENUE, SOUTH PASADENA, CA 91030
PROPOSED SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

HUNTINGTON LANE (ALLEY)

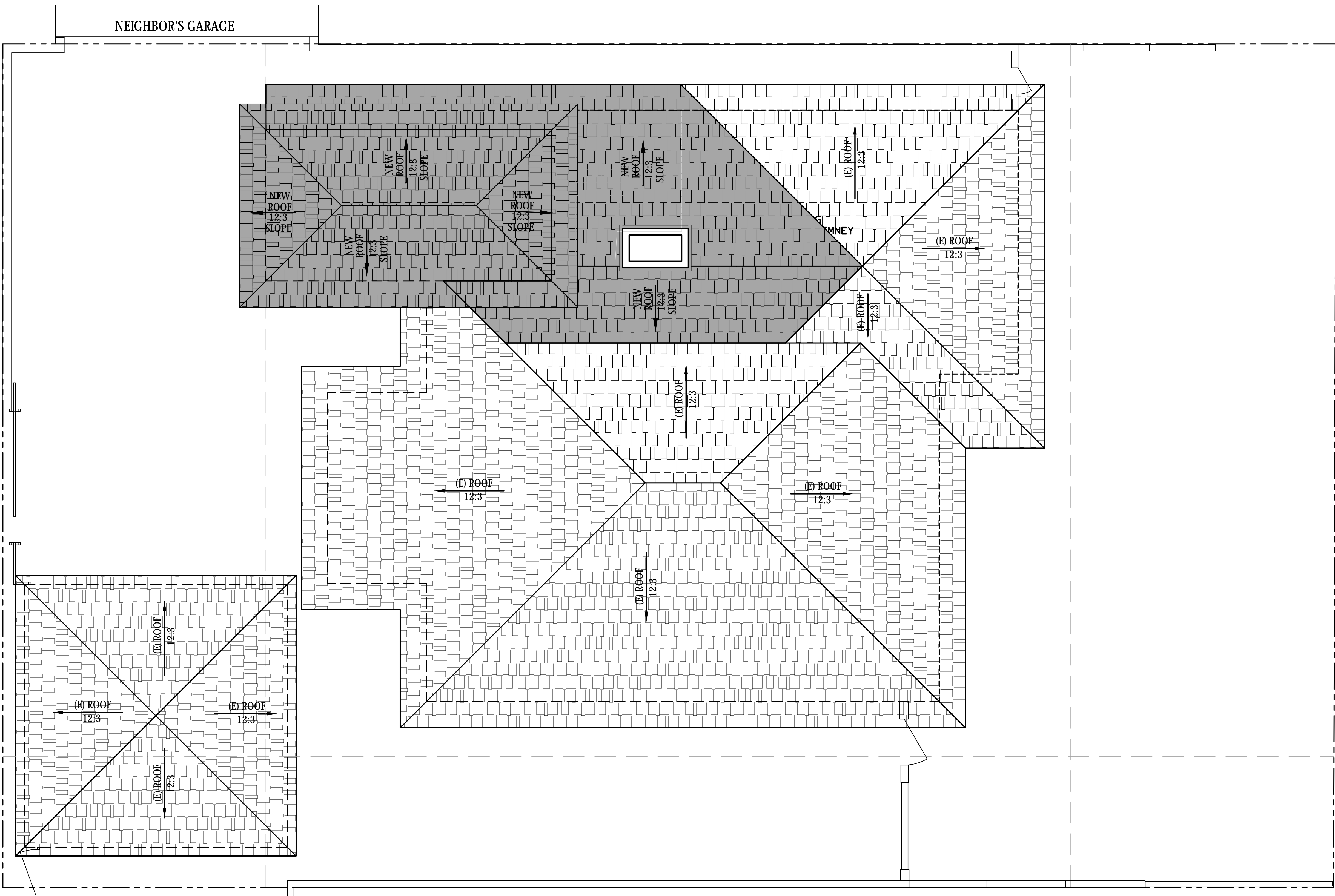
NEIGHBOR'S GARAGE



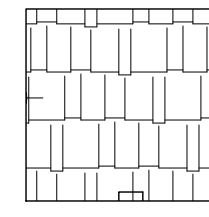
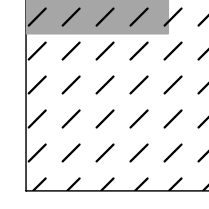
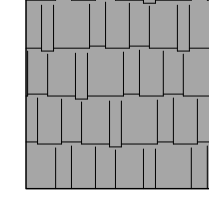
EMPRESS AVENUE

NEIGHBOR'S GARAGE

S002



LEGEND

-  EXISTING ASPHALT SHINGLE ROOFING
-  EXISTING ROOFING TO BE REMOVED
-  NEW ASPHALT SHINGLE ROOFING TO MATCH EXISTING ROOF

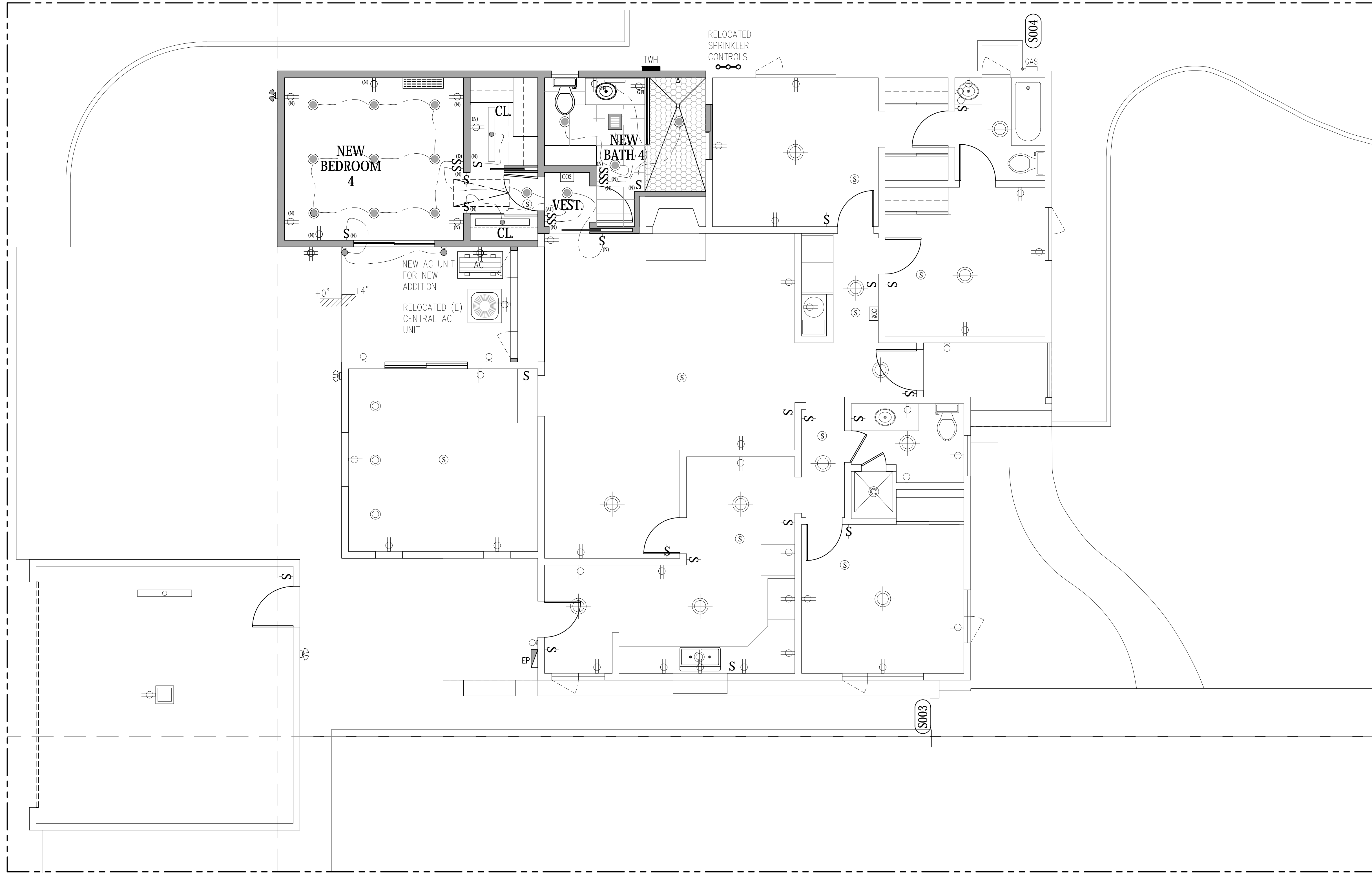


SCALE: 1/4" = 1'-0"
0' 1' 2' 3' 4' 5' 10'

QUON'S RESIDENCE - 2059 EMPRESS AVENUE, SOUTH PASADENA, CA 91030
PROPOSED ROOF PLAN



NEIGHBOR'S GARAGE



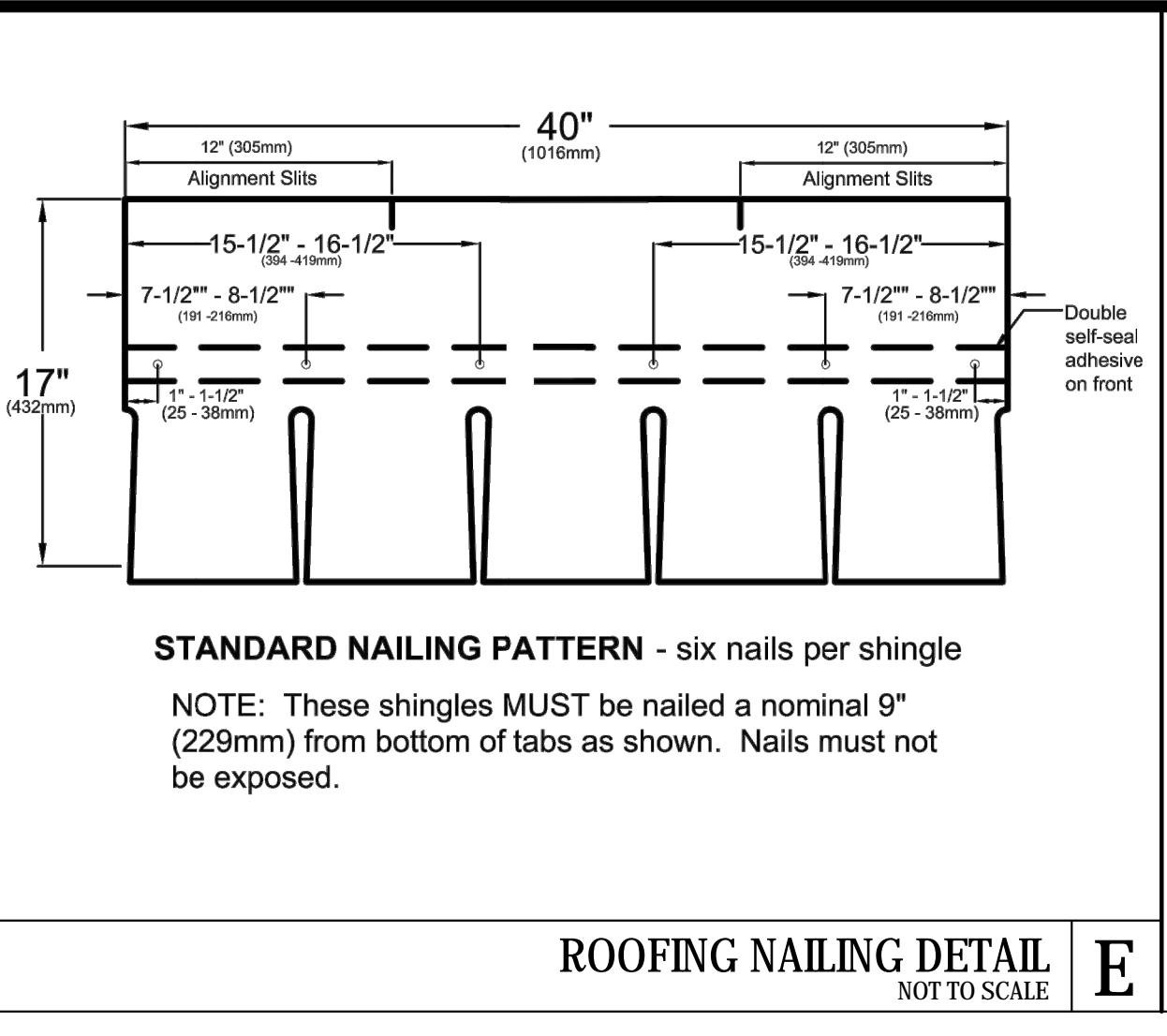
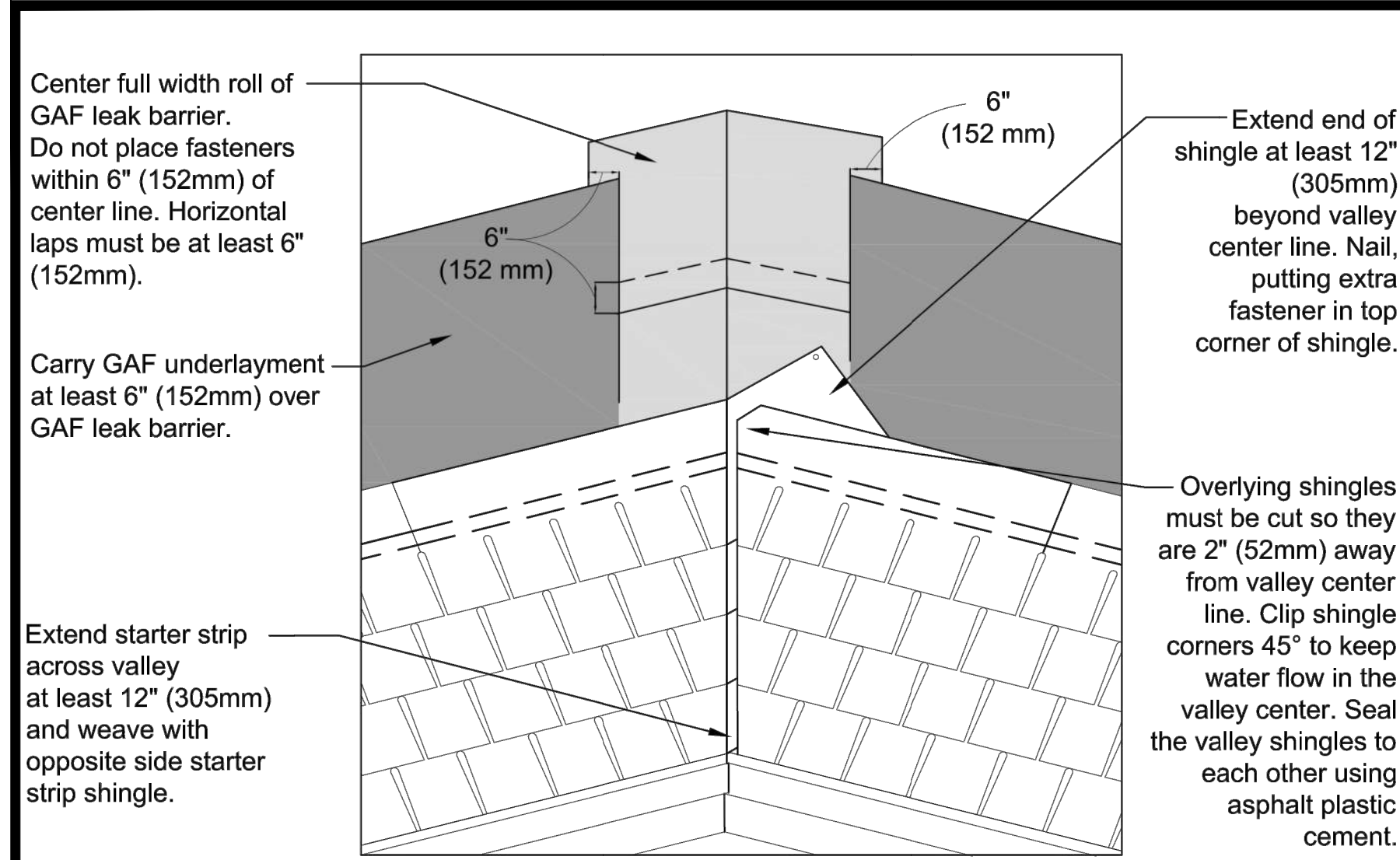
ELECTRICAL LEGEND

- NEW RECESSED LED LIGHT FIXTURES. PROVIDE OCCUPANCY SENSOR SWITCH AT ALL BATH & UTILITY LOCATIONS. PROVIDE DIMMER SWITCH AT ALL HABITATABLE LOCATIONS.
- EXISTING RECESSED LIGHT FIXTURES.
- REPLACE EXISTING WALL MOUNTED LIGHT FIXTURES W/ LED LIGHT FIXTURES
- NEW WALL MOUNTED LED LIGHT FIXTURES
- (E) CEILING MOUNT LIGHT FIXTURES
- NEW FLOURESCENT FIXTURE
- NEW ELECTRICAL OUTLETS. MOUNT AT 16" A.F.F. TYPICAL, UNLESS NOTED OTHERWISE.
- EXISTING ELECTRICAL OUTLET TO REMAIN
- NEW GFI OUTLET PER CEC 210.8(A). MOUNT AT 16" A.F.F. TYPICAL, UNLESS NOTED OTHERWISE.
- NEW GFI / WATERPROOF OUTLET PER CEC 210.8(A). MOUNT AT 16" A.F.F.
- EXISTING SWITCH (RE-WIRE TO ELECTRICAL FIXTURES)
- NEW DIMMER SWITCH (ROCKER TYPE)
- NEW SWITCH (ROCKER TYPE)
- NEW 3-WAY SWITCH FOR ATTIC LIGHTS
- EXISTING ELECTRICAL PANEL TO BE UPGRADED TO 200 AMP
- NEW SOLAR MOTION SENSOR LIGHT
- EXISTING MOTION SENSOR LIGHT
- PROVIDE NEW HARD WIRED SMOKE DETECTORS
- PROVIDE NEW HARD WIRED CARBON MONOXIDE MONITORS
- NEW AC SPLIT SYSTEM OUTDOOR UNIT. MITSUBISHI CONDENSER UNIT (OR EQUAL). CONDUIT AND DUCT MUST BE MINIMAL. EXPOSED COMPONENTS. ALL PENETRATIONS MUST BE SEALED. PROVIDE 4" CONCRETE HOUSING PAD FOR EACH UNIT.
- NEW AC SPLIT SYSTEM INTERIOR UNIT. ALL CONDUIT AND WIRING ARE TO BE IN THE CRAWL SPACE, INSIDE WALLS, AND/OR ABOVE CEILING. EXPOSED COMPONENTS ARE NOT ACCTEABLE. ALL PENETRATION ARE TO BE SEALED.
- NEW EXHAUST FAN/HEATER/LAMP W/ 50 CFM MIN. AND ENERGY STAR CERTIFIED
- NEW TANKLESS WATER HEATER
- MOTORIZED GARAGE DOOR OPENER W/ LIGHT FIXTURE

SCALE: 1/4" = 1'-0"
4/27/2021
A4.1
0' 1' 2' 3' 4' 5' 10'



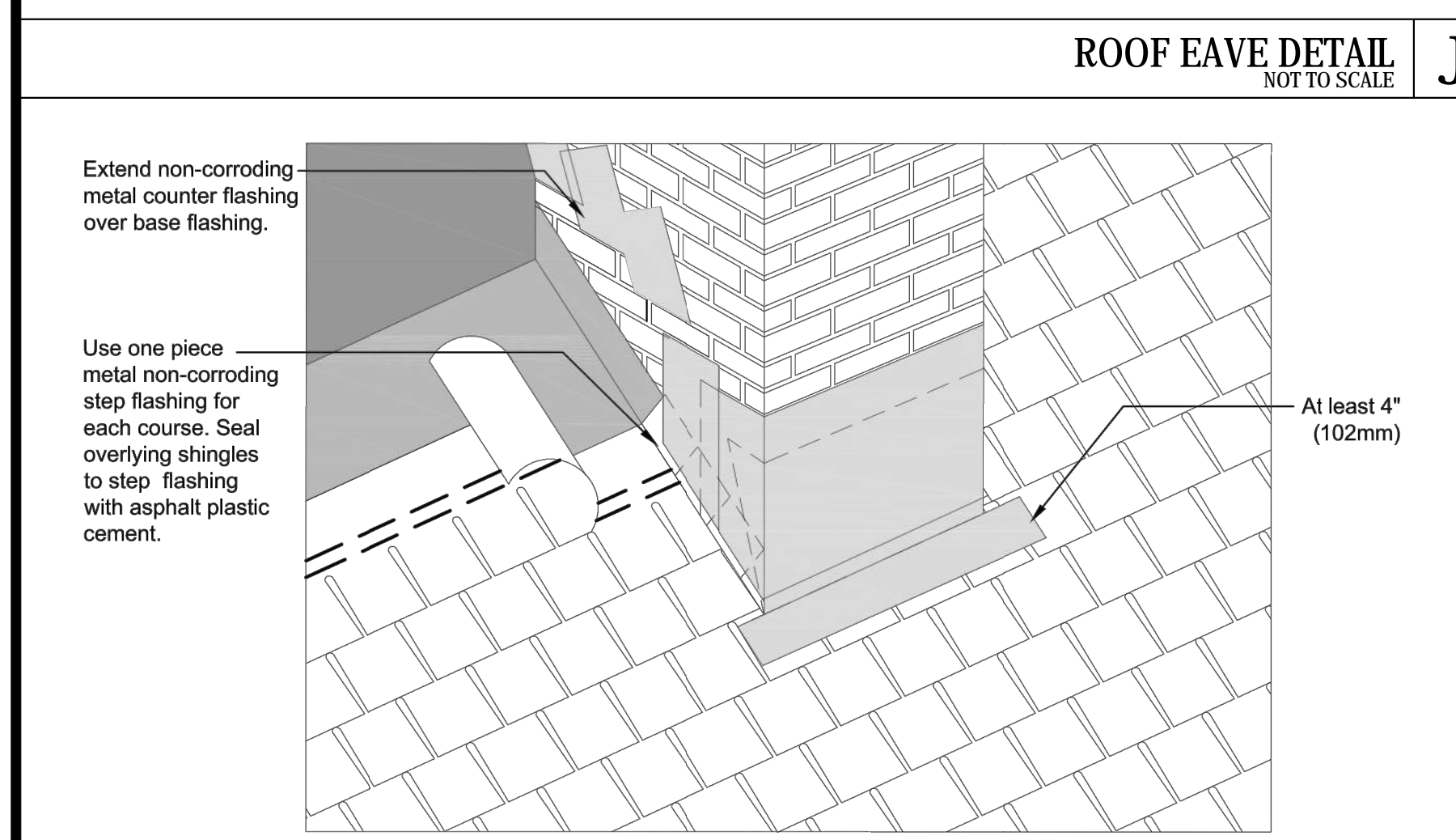
QUON'S RESIDENCE - 2059 EMPRESS AVENUE, SOUTH PASADENA, CA 91030
1ST FLOOR CEILING & ELECTRICAL PLAN



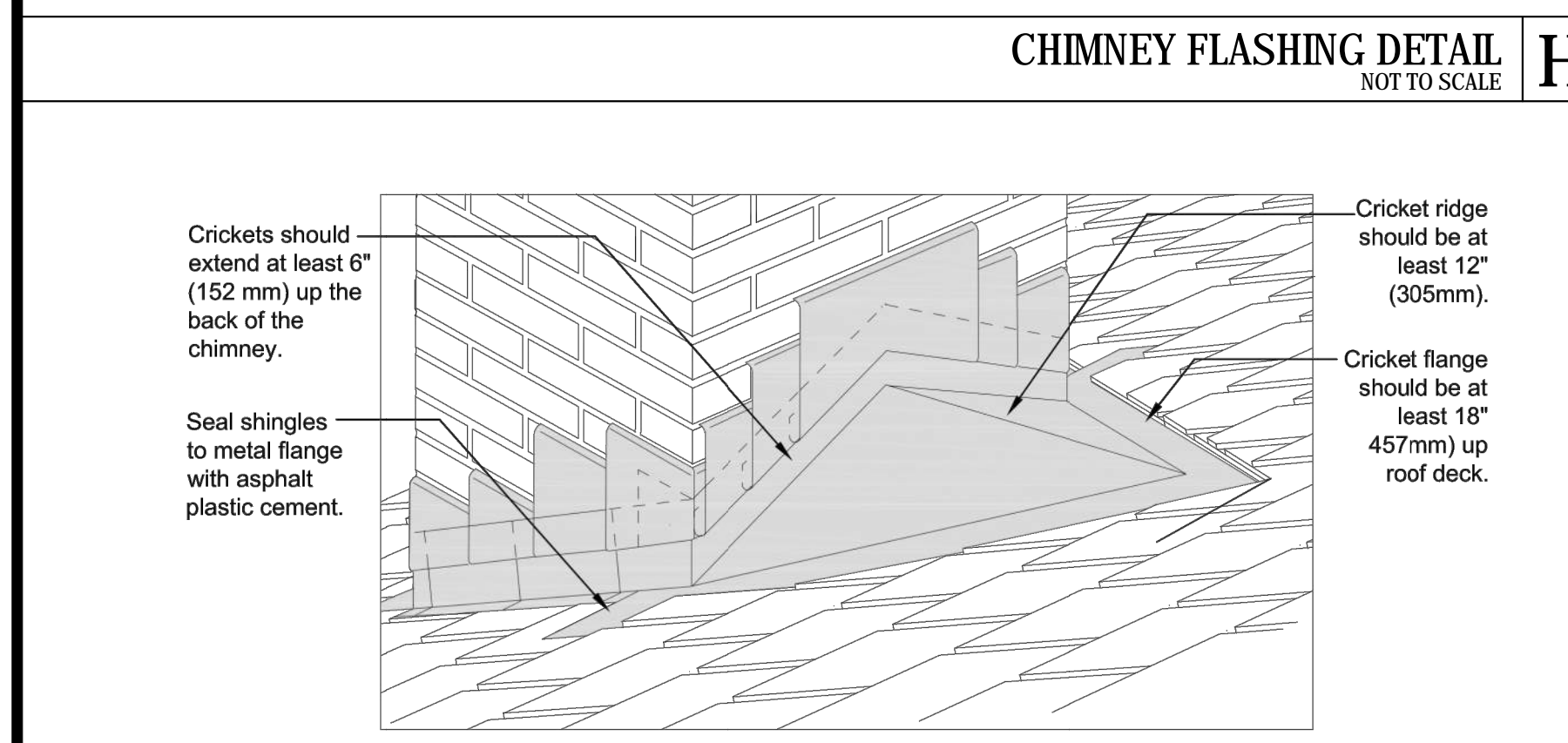
ROOFING NAILING DETAIL
NOT TO SCALE E

ELECTRICAL LEGEND

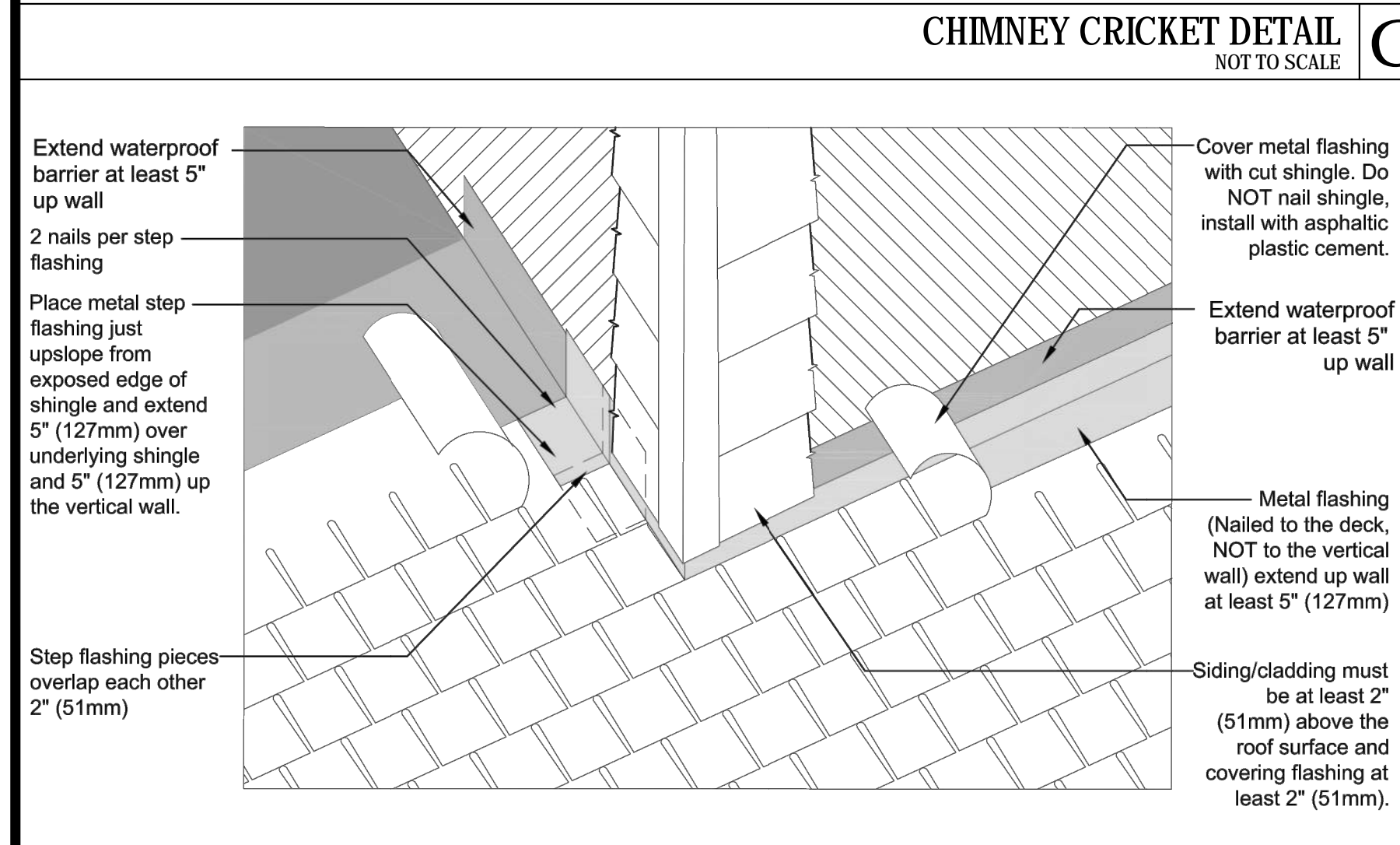
- NEW FLOURESCENT FIXTURE
- (N) ○ NEW ELECTRICAL OUTLETS. MOUNT AT 16" A.F.F. TYPICAL, UNLESS NOTED OTHERWISE.
- GFI ○ NEW GFI OUTLET PER CEC 210.8(A). MOUNT AT 16" A.F.F. TYPICAL, UNLESS NOTED OTHERWISE.
- WP ○ NEW GFI / WATERPROOF OUTLET PER CEC 210.8(A). MOUNT AT 16" A.F.F.
- D\$ NEW DIMMER SWITCH (ROCKER TYPE)
- (N) \$ NEW SWITCH (ROCKER TYPE)
- Ⓢ PROVIDE NEW SMOKE DETECTOR (HOT WIRED)
- ☒ PROVIDE NEW CARBON MONOXIDE MONITOR (HOT WIRED)
- NEW EXHAUST FAN/HEATER/LAMP W/ 50 CFM MIN. AND ENERGY STAR CERTIFIED



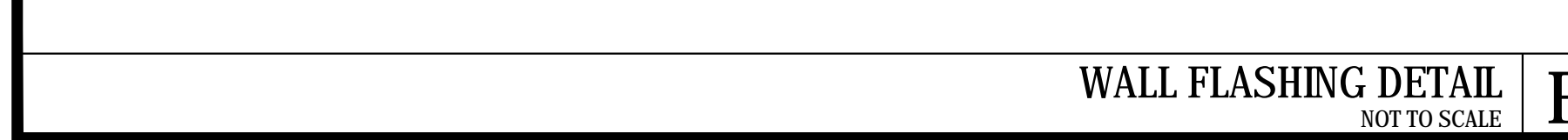
ROOF EAVE DETAIL
NOT TO SCALE J



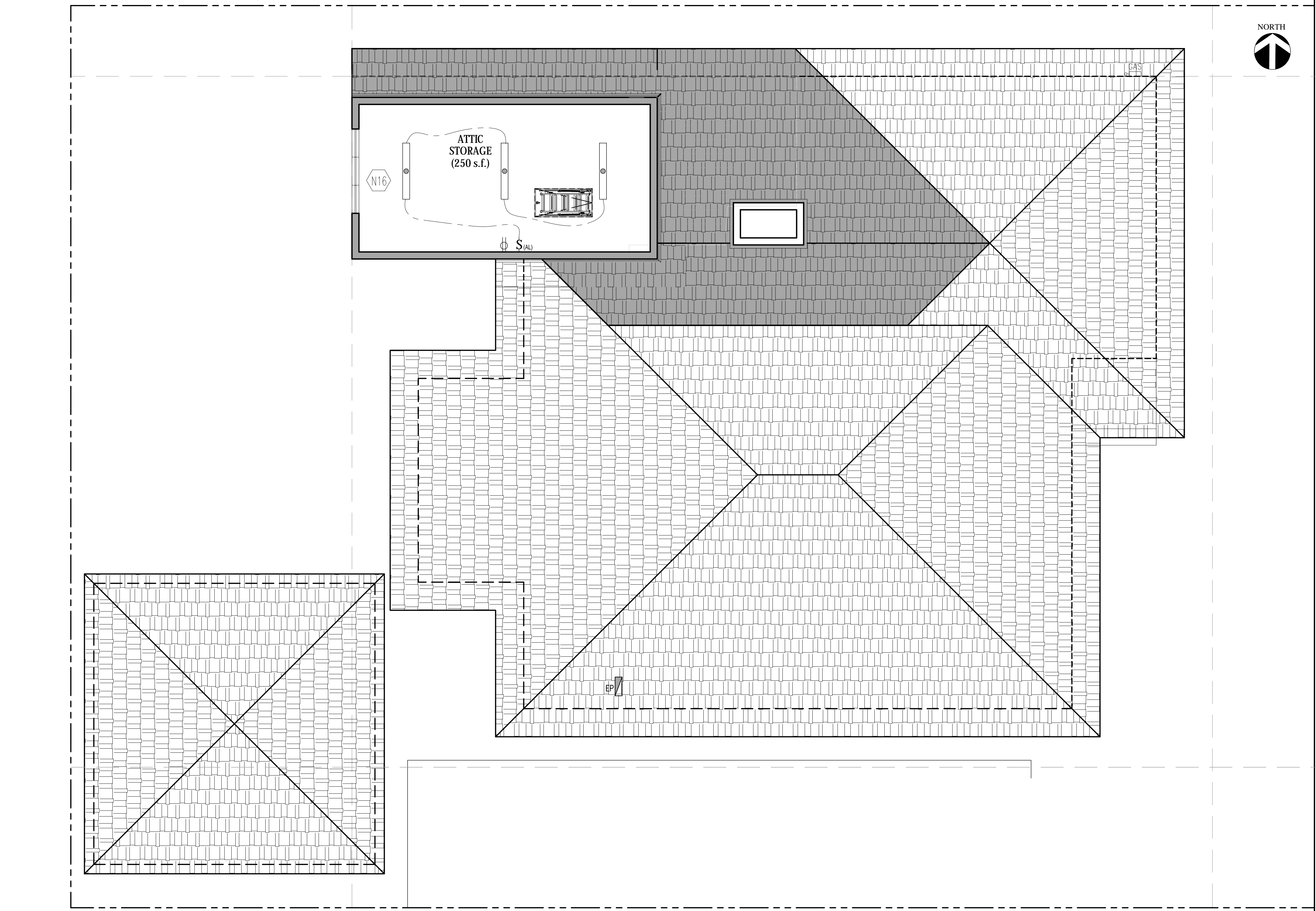
CHIMNEY FLASHING DETAIL
NOT TO SCALE H



CHIMNEY CRICKET DETAIL
NOT TO SCALE G



WALL FLASHING DETAIL
NOT TO SCALE F



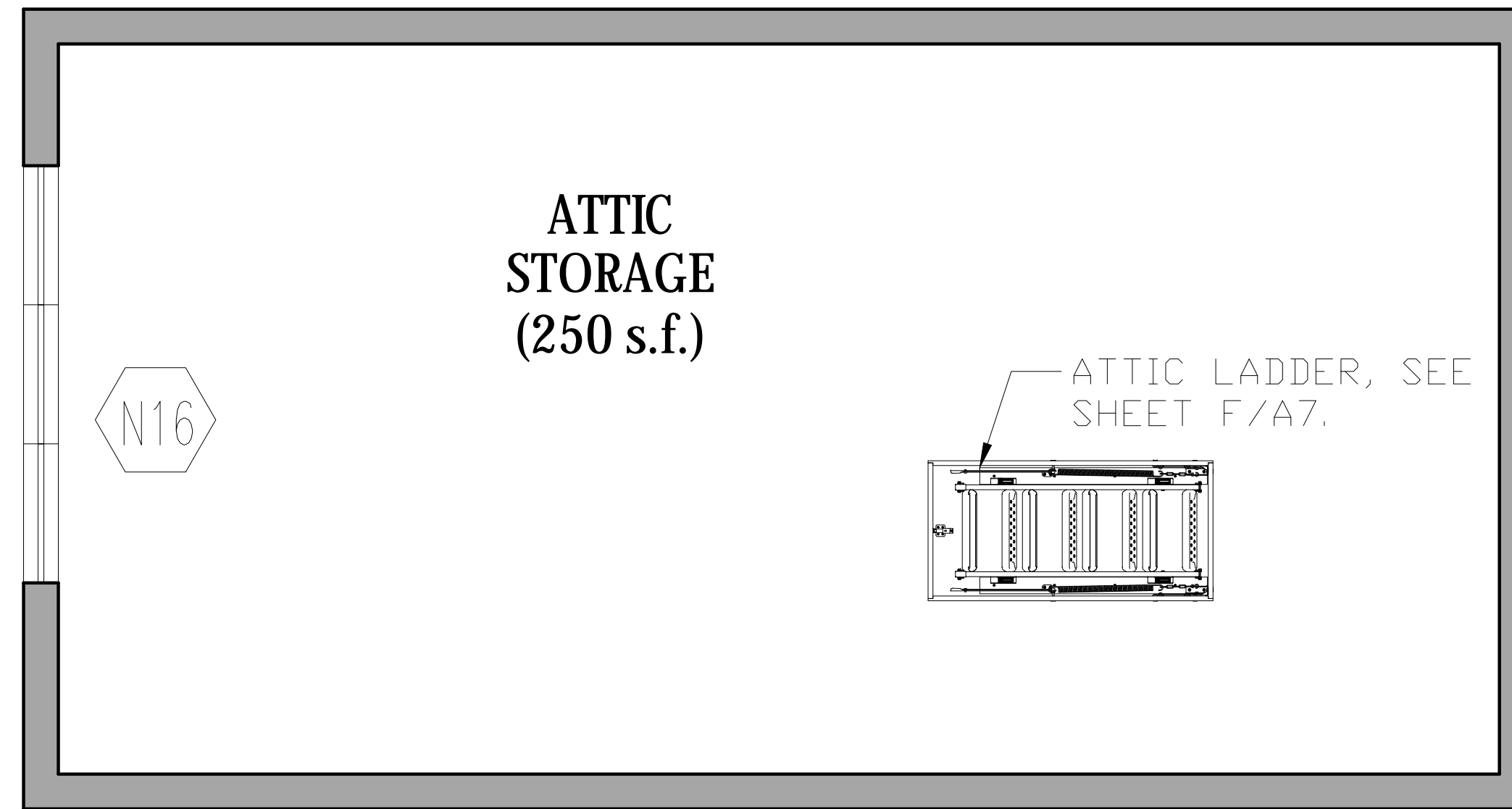
PROPOSED SECOND FLOOR CEILING AND ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" A

SCALE: 1/4" = 1'-0" 4/27/2021 A4.2

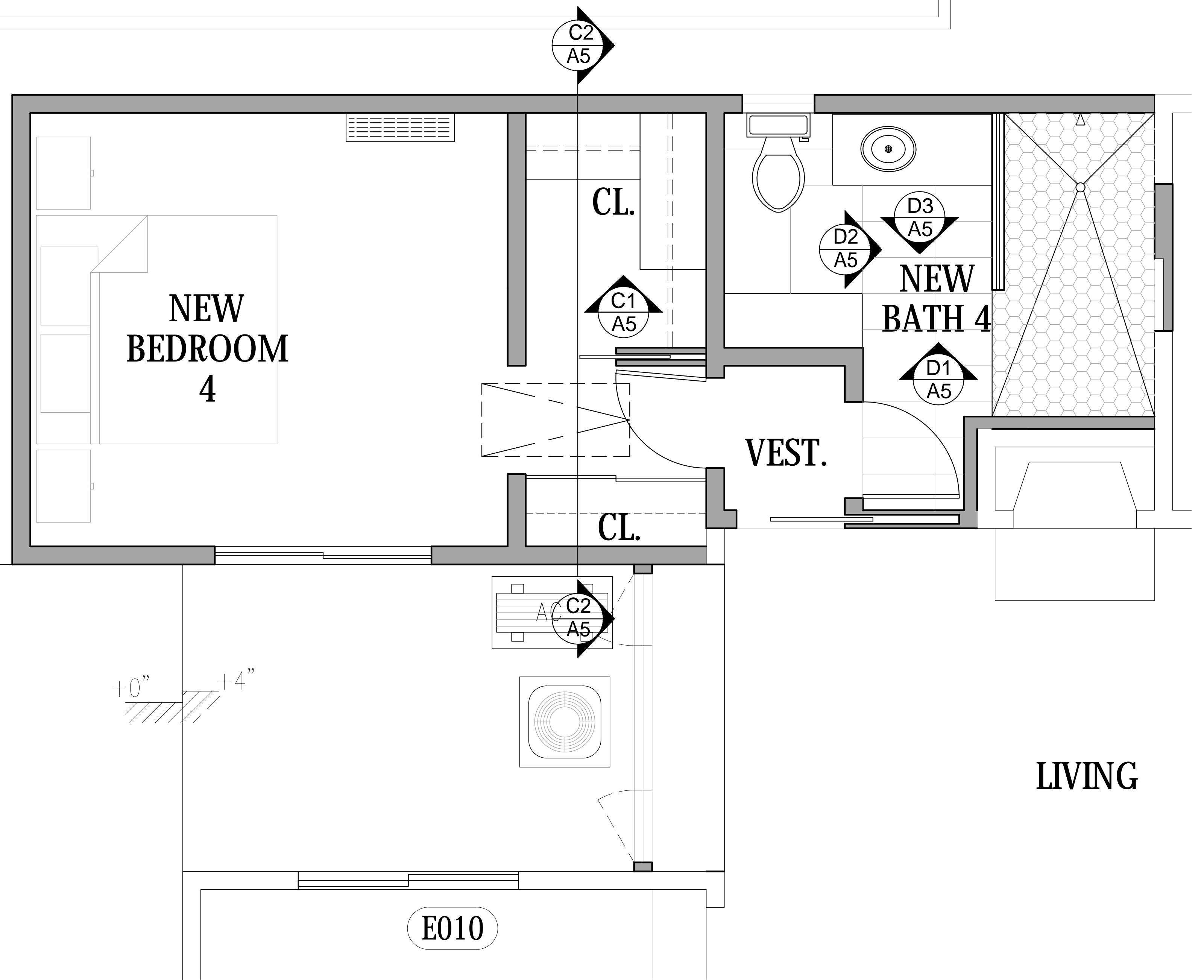
0' 1' 2' 3' 4' 5' 10'

LICENSED ARCHITECT
NET SUED
C-4487
7-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

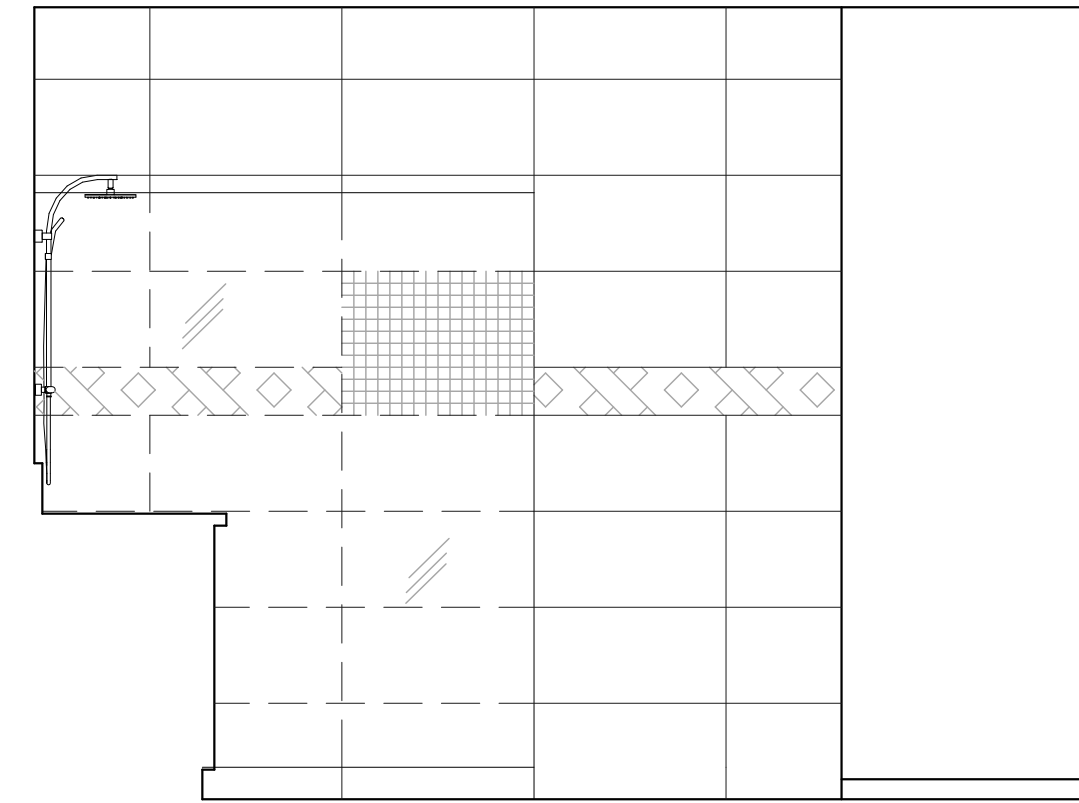
QUON'S RESIDENCE - 2059 EMPRESS AVENUE, SOUTH PASADENA, CA 91030
2ND FLOOR CEILING AND ELECTRICAL PLAN AND DETAILS



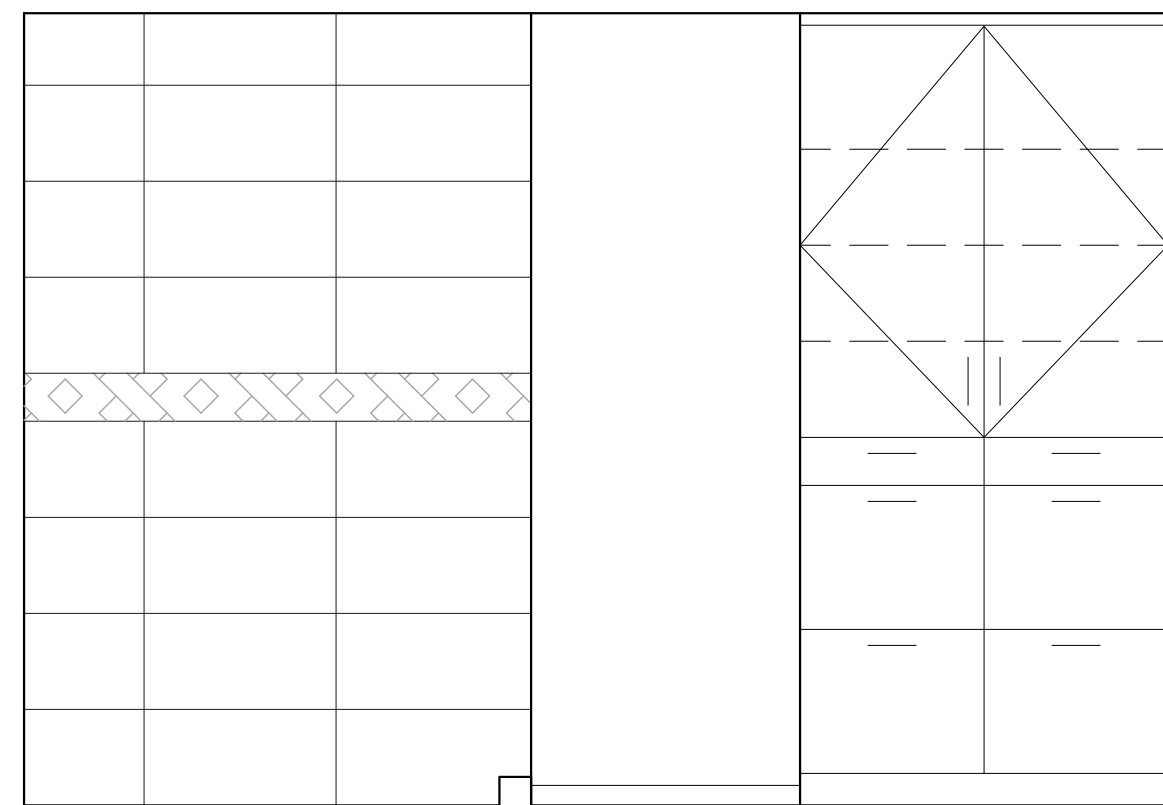
ENLARGED NEW ATTIC STORAGE FLOOR PLAN
SCALE: 1/2" = 1'-0" B



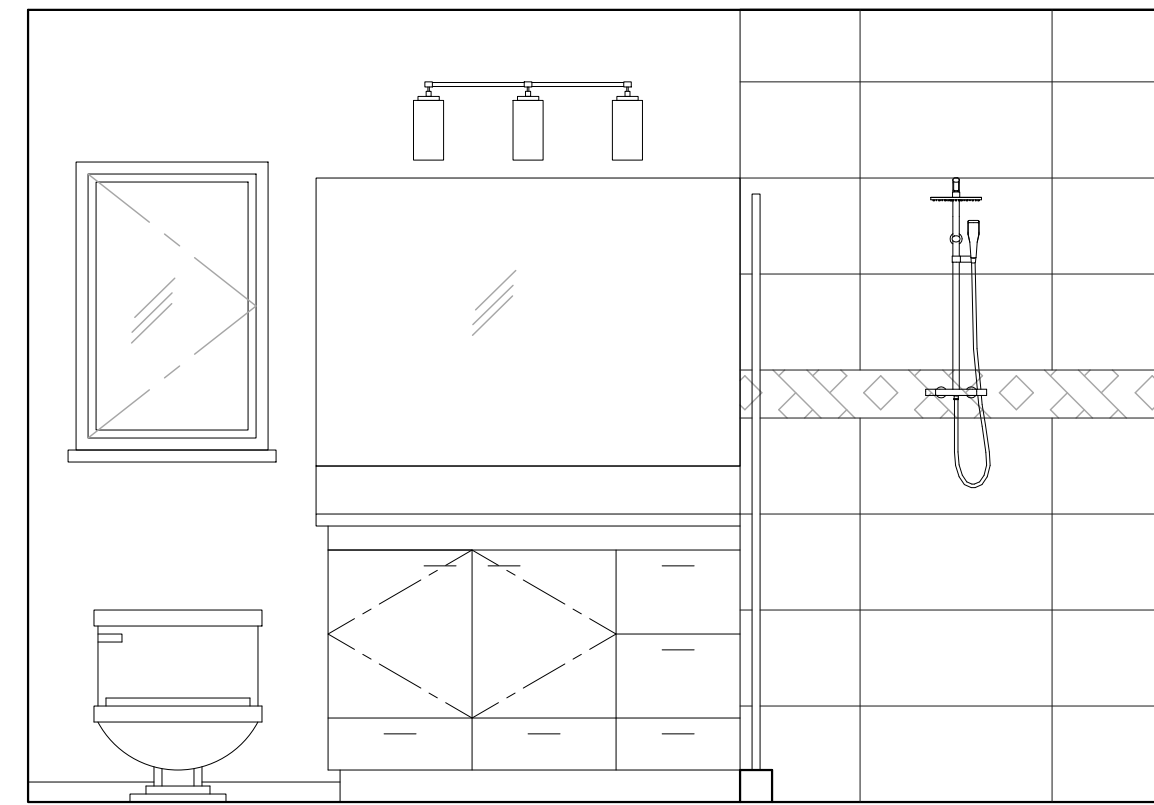
ENLARGED NEW BEDROOM ADDITION FLOOR PLAN
SCALE: 1/2" = 1'-0" A



D2

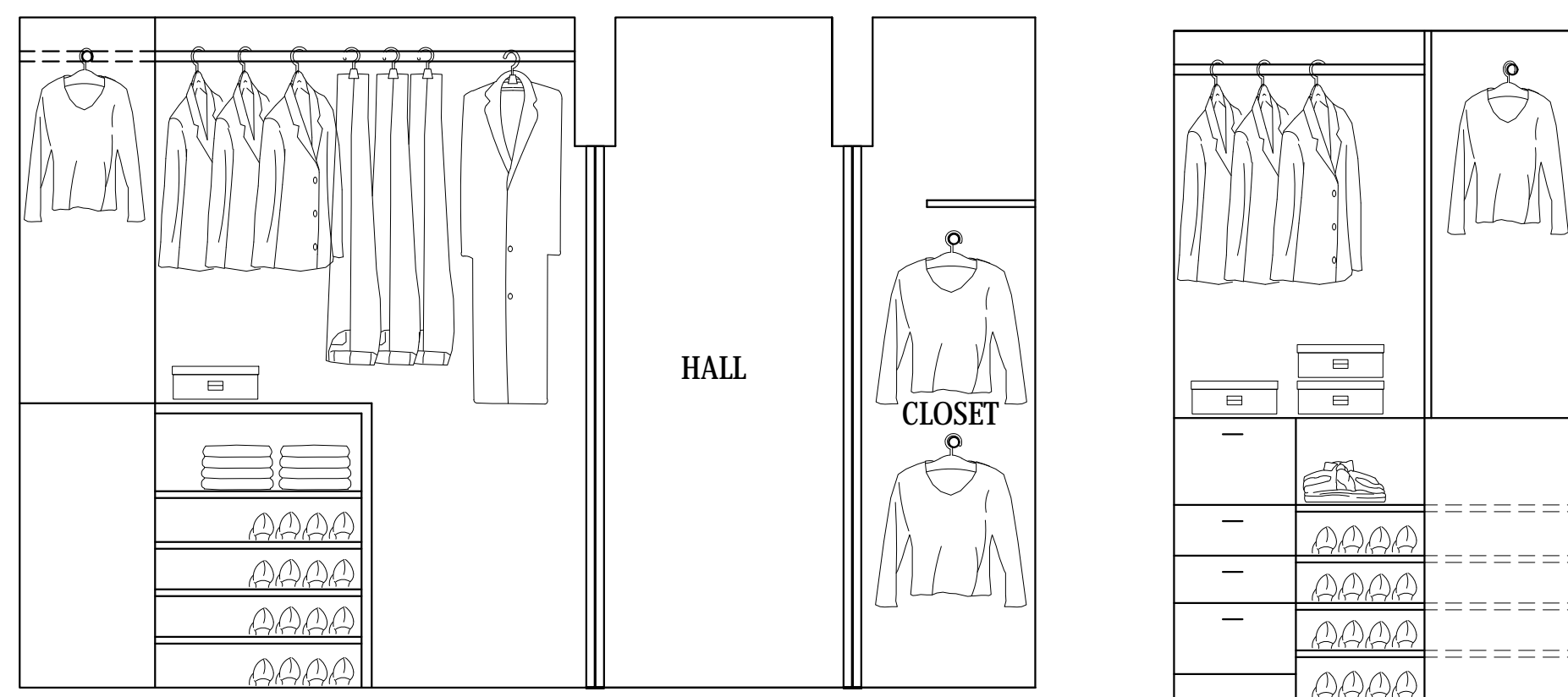


D3



D1

NEW BATH 4 INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0" D



C2

C1

MASTER CLOSET INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0" C

SCALE: AS NOTED
SCALE: 1/2" = 1'-0"
4/27/2021
A5



QUON'S RESIDENCE - 2059 EMPRESS AVENUE, SOUTH PASADENA, CA 91030
ENLARGED FLOOR PLAN AND INTERIOR ELEVATIONS



LEGEND

① NEW ASPHALT COMPOSITE ROOF SHINGLES, CLASS A, DWM CORNING DAKRIDGE ALGAE RESISTANT DESERT TAN LAMINATE ASPHALT SHINGLES, OR EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH MFG'S SPEC. COLOR TO MATCH (E) ROOFING



UL ER2453-01; UL ER2453-02
ICC-ES AC438
FM 4474
CRRC RATED PROGRAM APPROVED
ASTM E108/UL 790 (CLASS A FIRE RESISTANCE)
ASTM D229
ASTM D3018 (TYPE 1)
ASTM D3161 (CLASS F WIND RESISTANCE)
ASTM D3462
ASTM D7158 (CLASS H WIND RESISTANCE)

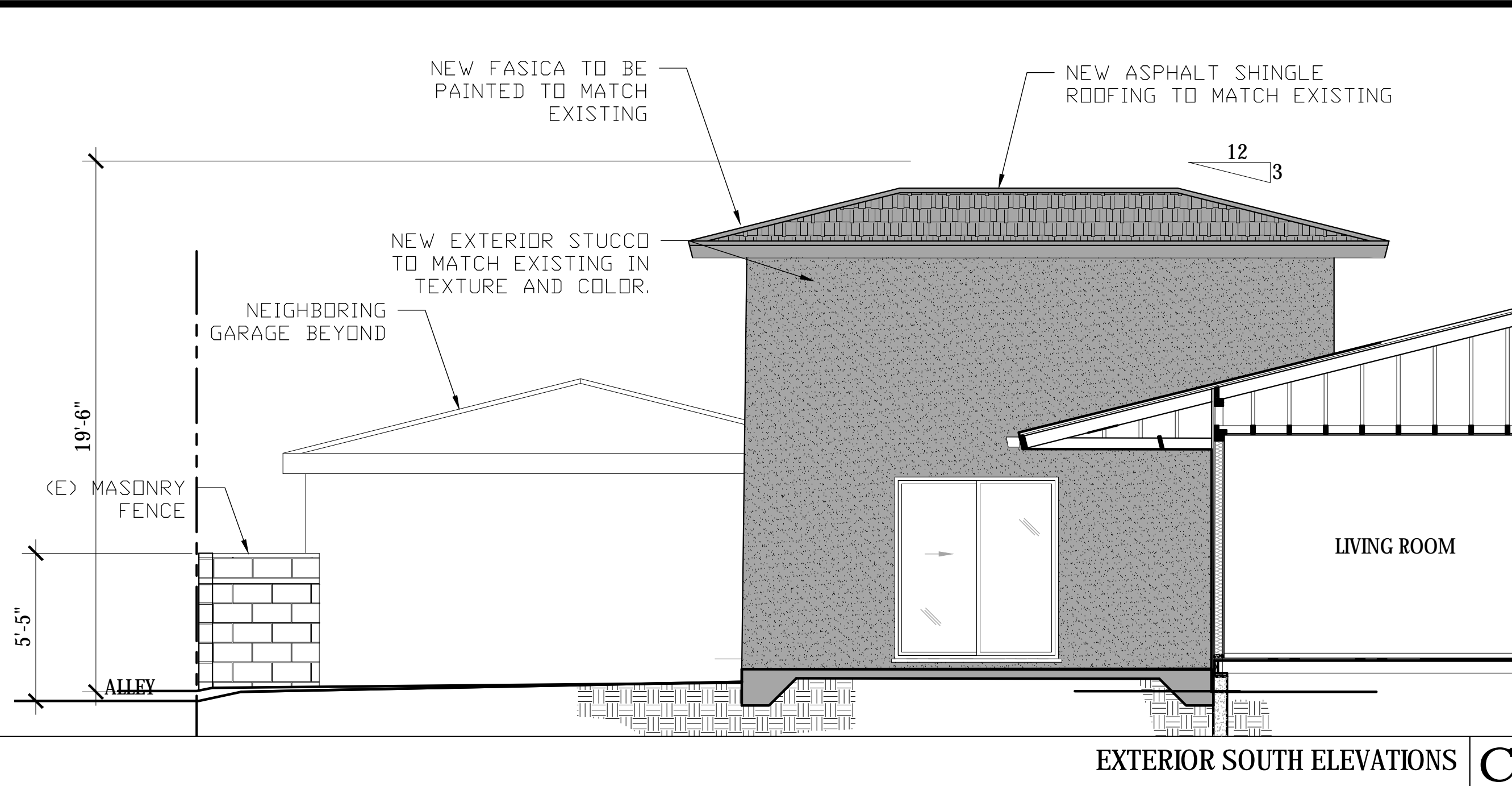
② NEW 1" THICK, 3-LAYERS EXTERIOR STUCCO PAINTED (BEHR; STUCCO WHITE BXC-50) W/ PRIMER, BROWN COAT, SCRATCH COAT, EXPANDED METAL LATH, 2-PLY GRADE D BUILDING PAPER & 5/8" DENSE GLASS SHEATHING. PROVIDE WEEL SCREED 2" MIN. TO PAVEMENT & 4" MIN. TO GROUND, AND CORNER BEADS AT ALL CORNERS & EDGES. COLOR TO MATCH EXISTING

- ⓔ01 EXISTING WINDOWS TO REMAIN
- ⓔ02 REMOVE EXISTING WINDOW AND ALL IT'S FRAMING
- ⓔ03 NEW OPENING SAND VINYL WINDOW. SEE WINDOW SCHEDULE.
- NEW CONSTRUCTION AREA
- ▨ DEMO AREA

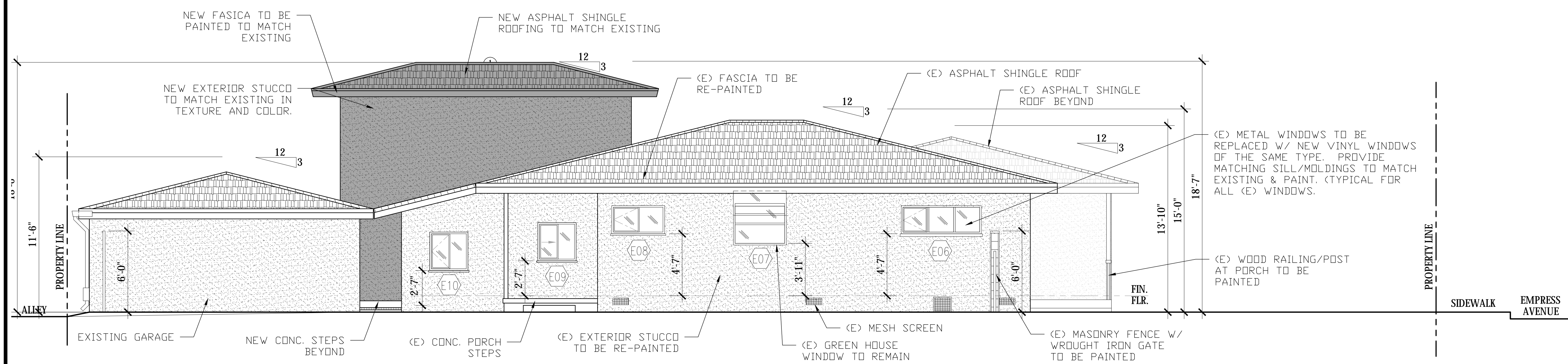
PLUMBING FIXTURE SCHEDULE

CONTRACTOR MUST PROVIDE & INSTALL NEW & REPLACE OLD PLUMBING FIXTURES TO MEET THE SCHEDULE BELOW:

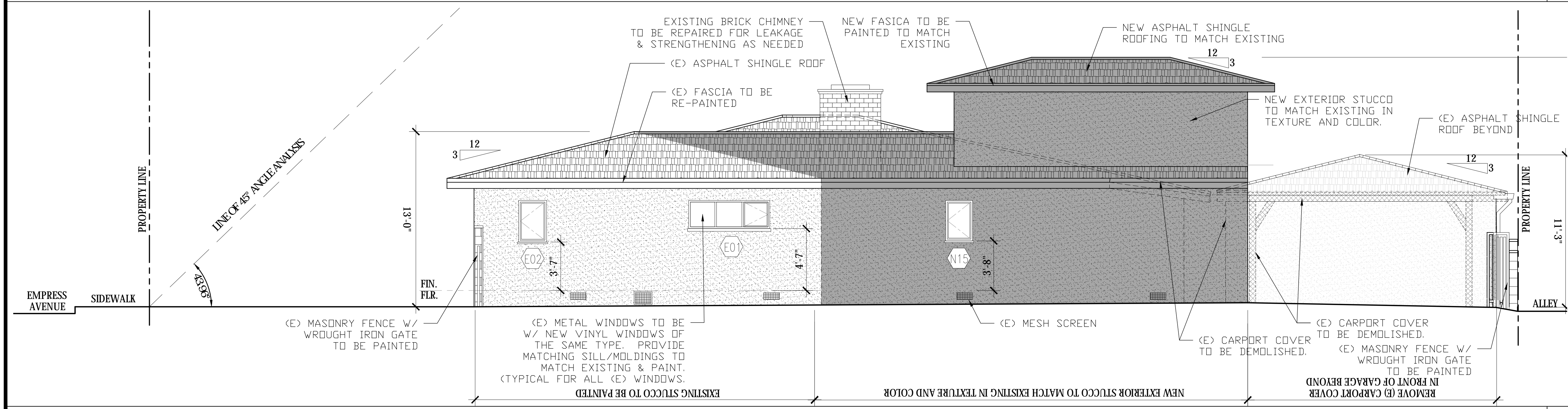
WATER CLOSETS	1.28 GPF
SINGLE SHOWERHEAD	2.0 GPM AT 80 psi
MULTIPLE SHOWERHEADS	2.0 GPM AT 80 psi FOR ALL COMBINED SHOWERHEADSM
LAVATORY FAUCETS	1.5 GPM AT 60 psi
METERING FAUCETS	.25 GALLONS PER CYCLE
KITCHEN FAUCETS	1.8 GPM AT 60 psi



EXTERIOR SOUTH ELEVATIONS C

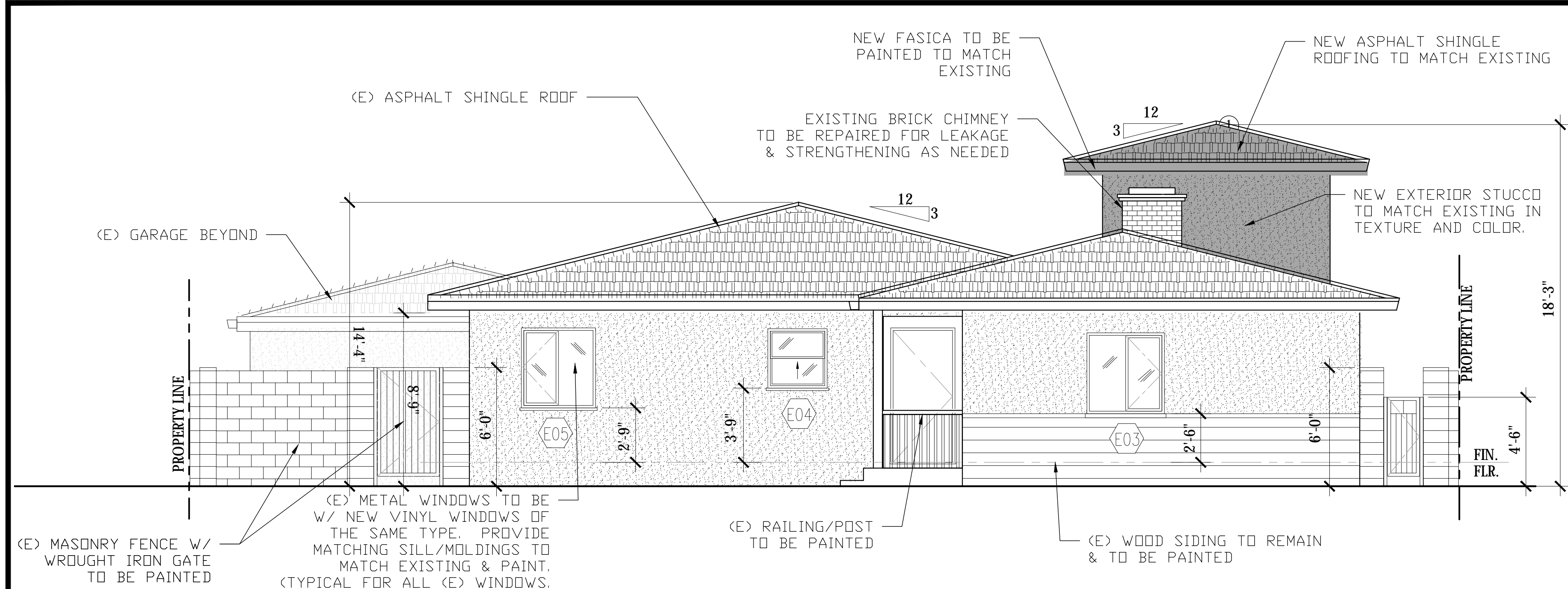


EXTERIOR SOUTH ELEVATIONS B

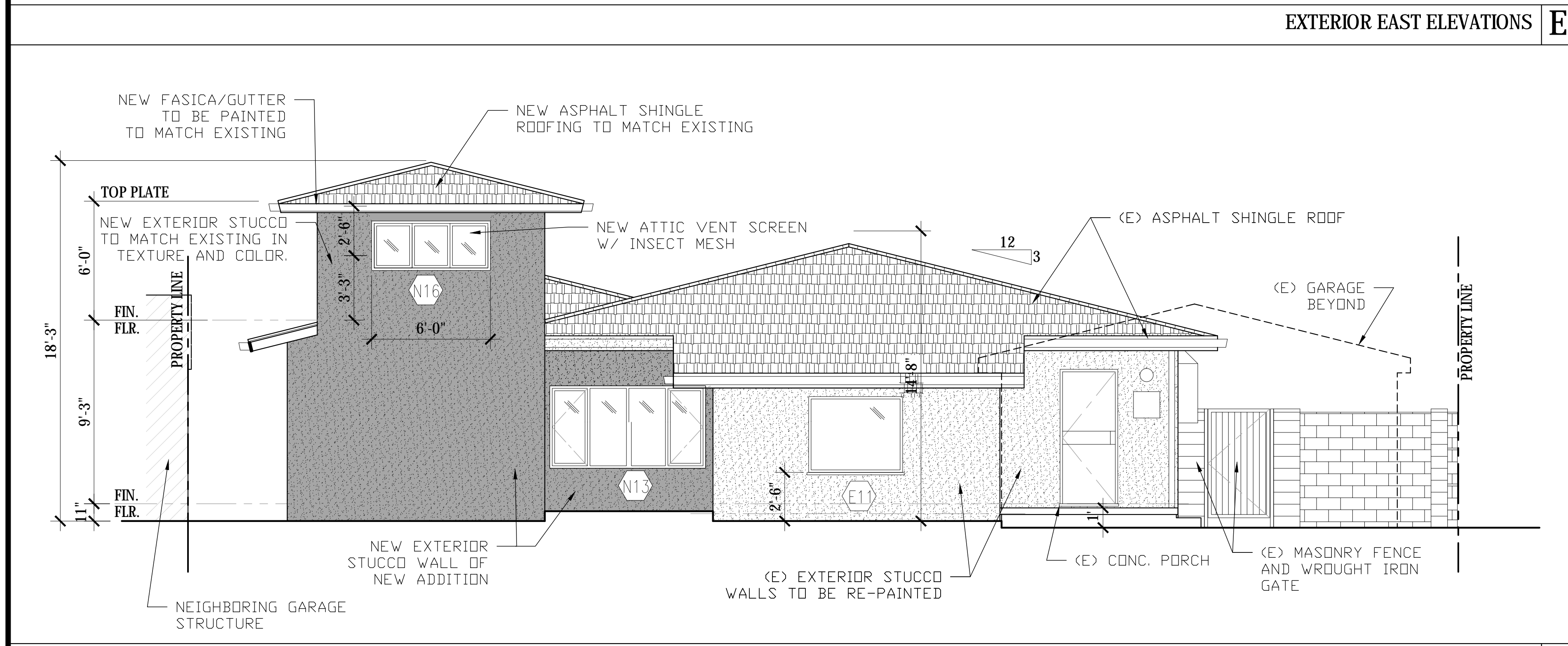


EXTERIOR NORTH ELEVATIONS A

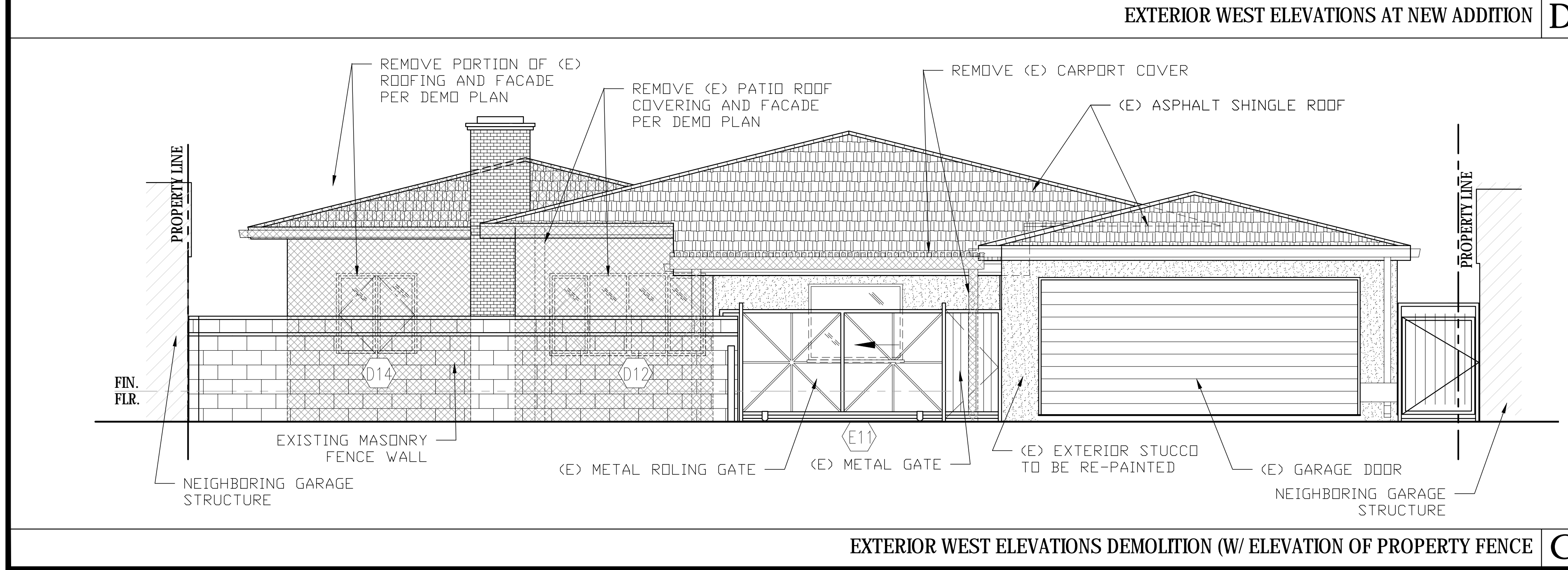
QUON'S RESIDENCE - 2059 EMPRESS AVENUE, SOUTH PASADENA, CA 91030
EXTERIOR ELEVATIONS



EXTERIOR EAST ELEVATIONS E



EXTERIOR WEST ELEVATIONS AT NEW ADDITION D



EXTERIOR WEST ELEVATIONS DEMOLITION (W/ ELEVATION OF PROPERTY FENCE) C

LEGEND

① NEW ASPHALT COMPOSITE ROOF SHINGLES, CLASS A, OWEN CORNING DAKRIDGE ALGAE RESISTANT DESERT TAN LAMINATE ASPHALT SHINGLES, OR EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH MFG'S SPEC. COLOR TO MATCH (E) ROOFING

② NEW 1" THICK, 3-LAYERS EXTERIOR STUCCO PAINTED (BEHR- STUCCO WHITE BXC-50) W/ PRIMER, BROWN COAT, SCRATCH COAT, EXPANDED METAL LATH, 2-PLY GRADE D BUILDING PAPER & 5/8" DENSE GLASS SHEATHING. PROVIDE WHEEL SCREED 2" MIN. TO PAVEMENT & 4" MIN. TO GROUND, AND CORNER BEADS AT ALL CORNERS & EDGES. COLOR TO MATCH EXISTING

⊕ EXISTING WINDOWS TO REMAIN

⊖ REMOVE EXISTING WINDOW AND ALL IT'S FRAMING

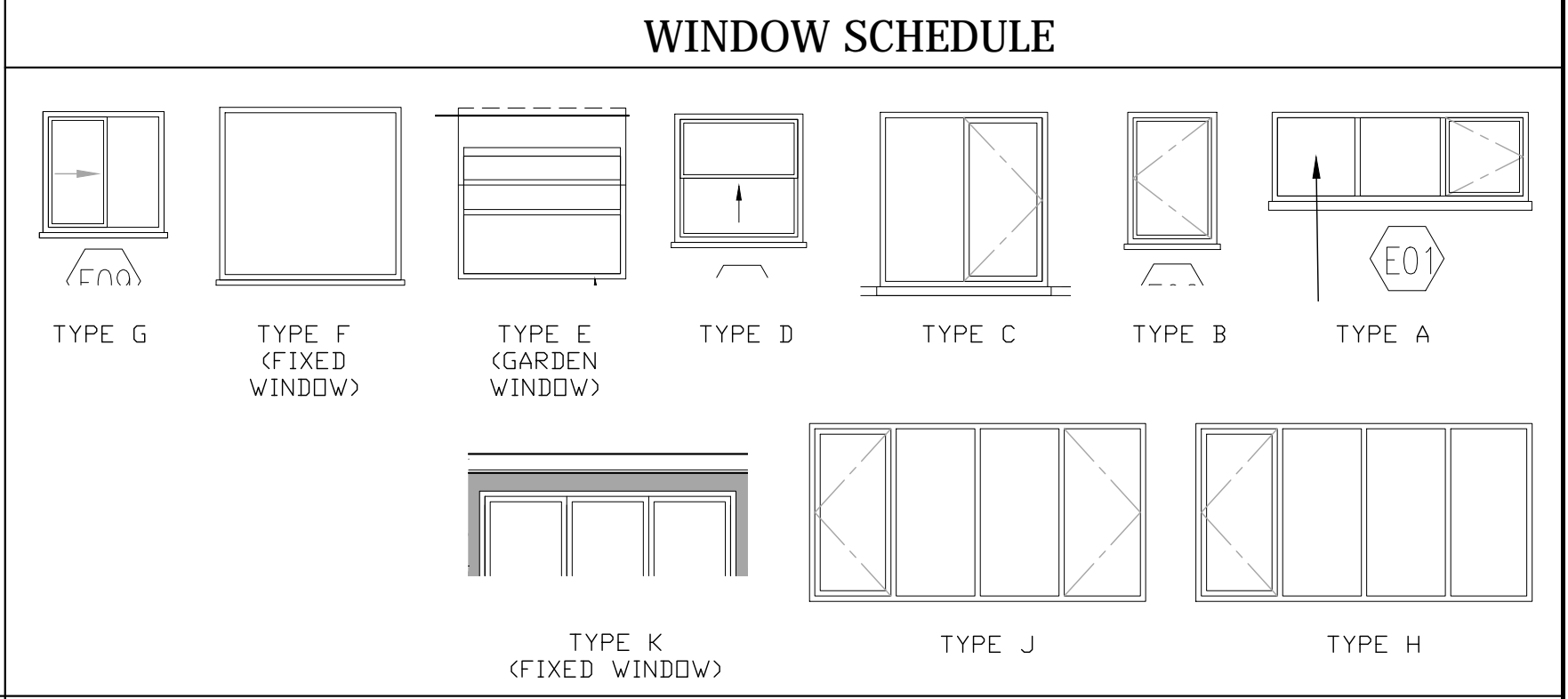
⊕ NEW OPENING SAND VINYL WINDOW. SEE WINDOW SCHEDULE.

■ NEW CONSTRUCTION AREA

▨ DEMO AREA

WINDOW SCHEDULE

ID	SIZE	TYPE	MATERIAL	GLAZING	U-FACTOR	SHGC	CLR. OPNG. AREA	REMARKS
E01	5'-11" x 2'-1"	A	METAL	SINGLE	(E)	(E)	(E)	REPLACING (E) CLEAR GLASS TO SAFETY GLASS
E02	2'-1" x 3'-1"	B	METAL	SINGLE	(E)	(E)	(E)	
E03	3'-11" x 4'-6"	C	METAL	SINGLE	(E)	(E)	(E)	
E04	3'-0" x 3'-0"	D	METAL	SINGLE	(E)	(E)	(E)	
E05	3'-11" x 4'-6"	C	METAL	SINGLE	(E)	(E)	(E)	
E06	5'-11" x 2'-1"	A	METAL	SINGLE	(E)	(E)	(E)	
E07	3'-11" x 3'-0"	E	ALUM.	SINGLE	(E)	(E)	(E)	(E) GARDEN WINDOW
E08	3'-11" x 2'-1"	C	METAL	SINGLE	(E)	(E)	(E)	
E09	2'-10" x 3'-10"	G	ALUM.	SINGLE	(E)	(E)	(E)	
E10	2'-10" x 3'-10"	C	METAL	SINGLE	(E)	(E)	(E)	
E11	4'-9" x 3'-10"	F	ALUM.	SINGLE	(E)	(E)	(E)	
E12	8'-0" x 4'-2"	H	METAL	SINGLE	(E)	(E)	(E)	
E13	8'-0" x 4'-2"	J	VINYL	DBSCURED SAFETY GL.	(E)	(E)	(E)	
E14	3'-11" x 4'-6"	C	METAL	SINGLE	(E)	(E)	(E)	
E15	2'-0" x 3'-0"	B	VINYL	DBSCURED SAFETY GL.	.32	.22	2.1	
E16	3'-2'-0" x 2'-6"	K	VINYL	SINGLE	.32	.22	2.1	



HARDWARE GROUPS

H1 (PATIO BACK DOORS)

- BASE OF DESIGN: MILGARD TUSCANY SERIES (FRENCH DOOR STYLE)
- TOP & BOTTOM TRACKS W/ SELF-LUBRICATING, WEAR RESISTANT, DUAL NYLON ROLLERS WITH STAINLESS STEEL AXLES PROVIDING FLEXIBLE, FREE-WHEELING, SMOOTH AND SILENT OPERATION.
- SILICONE-TREATED WATER REPELLENT POLYPROPYLENE FIN SEAL WEATHERSTRIPPING
- DOOR STOP
- LOCKING ASSEMBLY PROVIDES SECURITY AND FINGER-TIP OPERATION.
- SCULPTURED ALUMINUM GRIDS
- LOCKABLE SCREEN DOOR
- INSIDE AND OUTSIDE PULL TO MATCH DOOR

H2 (POCKET DOOR WITHOUT LOCK)

- HEAVY DUTY SUSPENDED TOP TRACKS
- DOOR STOP
- FINGER PULL (BOTH SIDES)

H3 (BATHROOM AND BEDROOM)

- 3 PAIRS 5 KNUCLE HINGES
- LEVER LATCH
- PRIVACY LOCK

H4 (POCKET DOOR WITH LOCK)

- HEAVY DUTY SUSPENDED TOP TRACKS
- DOOR STOP
- FINGER PULL (HALLWAY SIDE)
- FINGER PULL W/ LOCK (BEDROOM SIDE)

H5 (CLOSET)

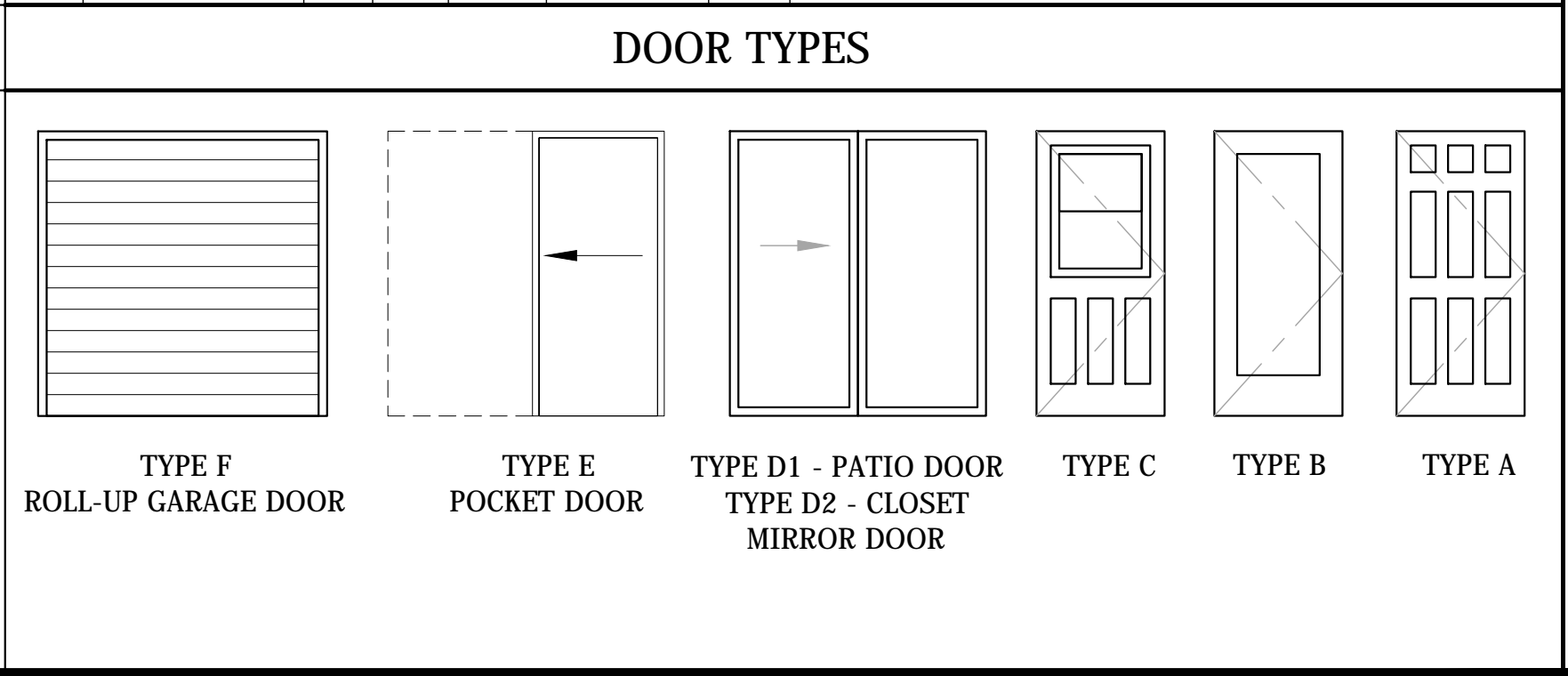
- TOP/BOTTOM HEAVY DUTY SLIDING TRACKS
- FINGER PULL
- DOOR STOP
- FRAMELESS MIRROR WITH MATCHING TOP TRACK COVER

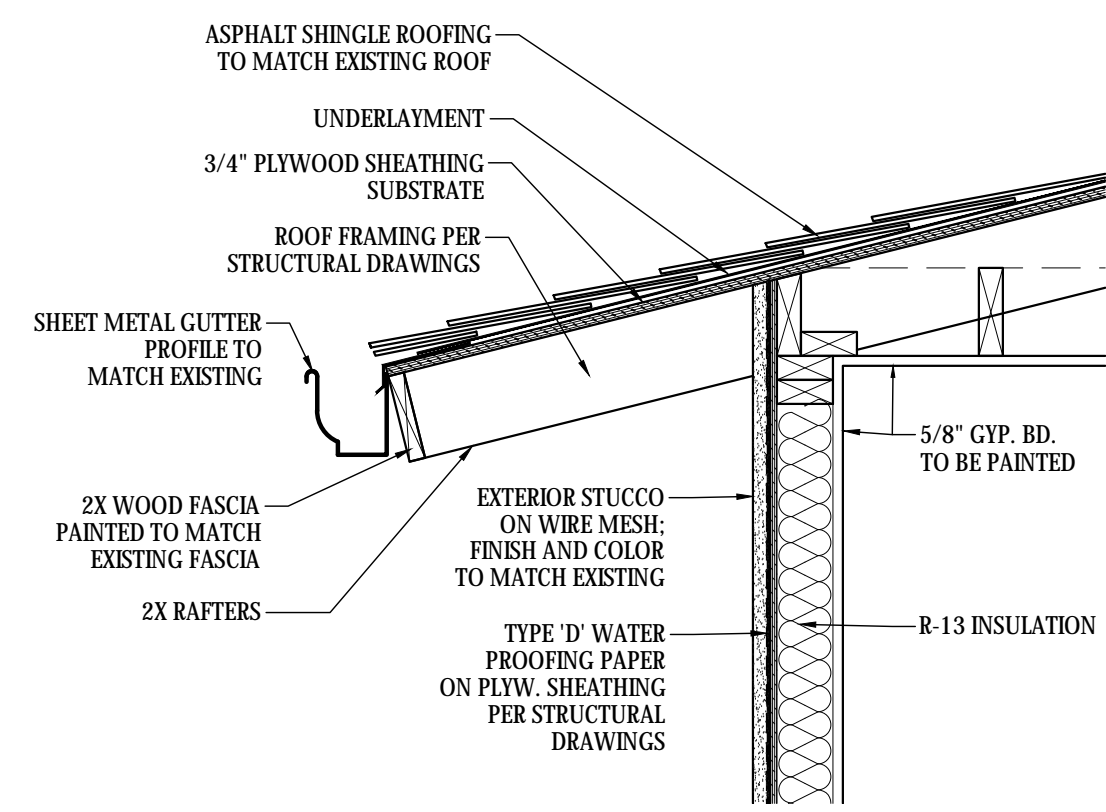
DOOR SCHEDULE

ID	SIZE	THK.	TYPE	MAT.	GLAZING	HDW.	REMARK
E001	3'-0" x 6'-8"	1 1/2"	A	SC	NONE	(E)	WITH (E) METAL SCREEN DOOR
E002	2'-8" x 6'-8"	1 1/2"	B	SC	NONE	(E)	
D003	2'-8" x 6'-8"	1 1/2"	B	SC	NONE	(E)	
D004	2'-8" x 6'-8"	1 1/2"	B	SC	NONE	(E)	
D005	2'-8" x 6'-8"	1 1/2"	B	SC	NONE	(E)	
N006	2'-6" x 6'-8"	1 1/2"	B	SC	NONE	(E)	
N007	2'-8" x 6'-8"	1 1/2"	B	SC	NONE	(E)	
E008	2'-8" x 6'-8"	1 1/2"	B	SC	NONE	(E)	
E009	2'-8" x 6'-8"	1 1/2"	C	SC	NONE	(E)	WITH (E) METAL SCREEN DOOR
E010	PR 6'-0"x6'-8"	--	D1	ALUM	CLEAR TEMPERED	(E)	WITH (E) SLIDING METAL SCREEN DOOR
N011	PR 6'-0"x6'-8"	--	D1	VINYL	LOW-E TEMPERED	H1	PROVIDE LOCKABLE SCREEN DOOR
N012	3'-0" x 6'-8"	1 1/2"	E	SC	NONE	H2	POCKET DOOR
N013	2'-6" x 6'-8"	1 1/2"	B	SC	NONE	H3	PROVIDE 1/2" UNDERCUT
N014	2'-6" x 6'-8"	1 1/2"	B	SC	NONE	H3	
N015	2'-6" x 6'-8"	1 1/2"	E	SC	NONE	H2	POCKET DOOR
N016	PR 5'-0"x6'-8"	--	D2	--	MIRROR	H5	
E017	3'-0" x 6'-8"	1 1/2"	C	SC	NONE	(E)	REPAINT
E018	16'-8" x 6'-8"	--	F	WOOD	NONE	(E)	AUTOMATIC WOOD ROLL-UP GARAGE DOOR; RE-PAINT
S001	10'-0" x 5'-8"	--	C/A6	METAL	NONE	(E)	REPAINT
S002	3'-10" x 6'-0"	--	C/A6	METAL	NONE	(E)	REPAINT
S003	3'-6" x 6'-0"	--	D/A6	METAL	NONE	(E)	REPAINT
S004	2'-0" x 4'-6"	--	D/A6	METAL	NONE	(E)	REPAINT

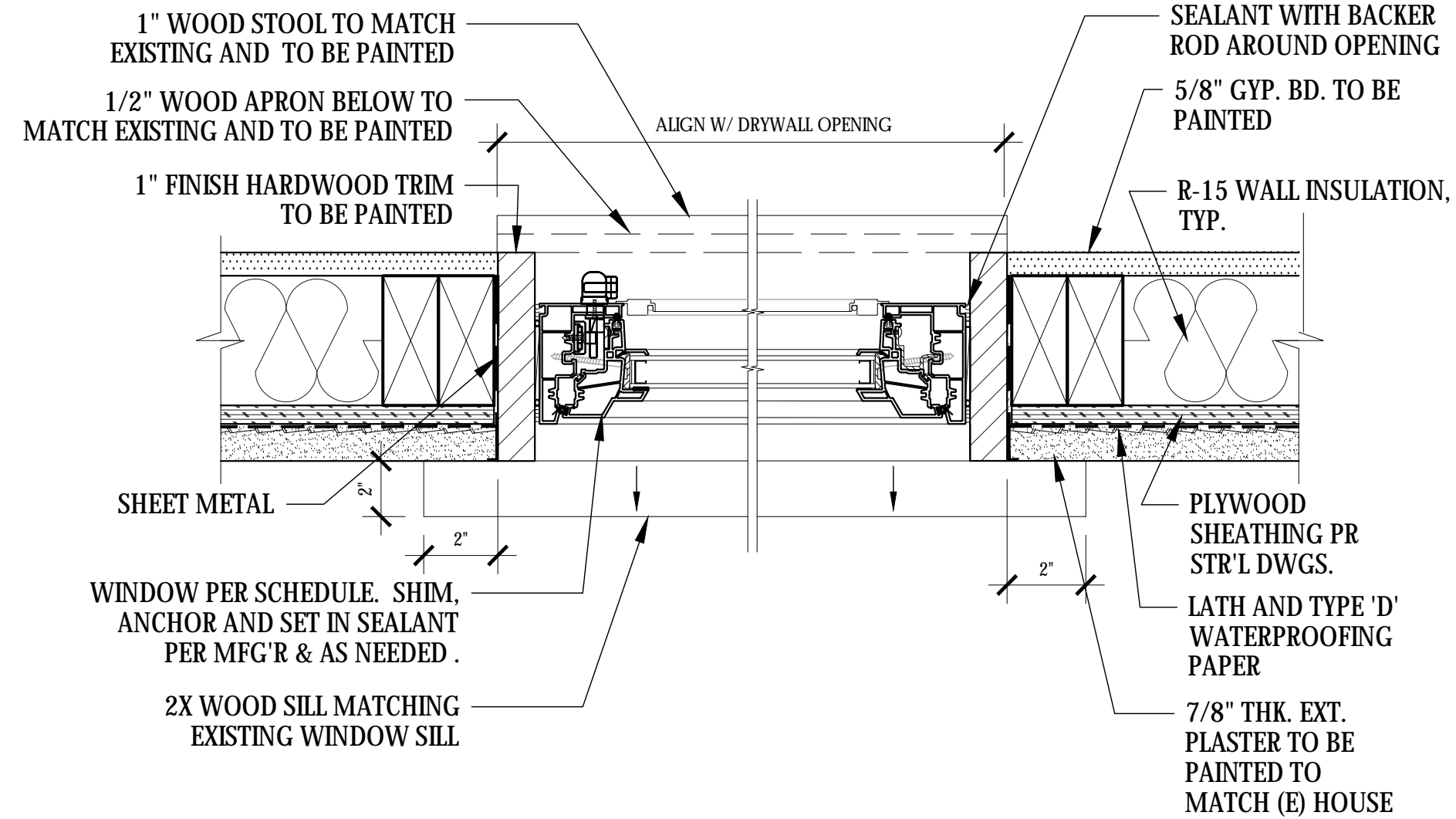
DOOR NOTES

1. PROVIDE MOLDING AROUND ALL DOORS TO MATCH EXISTING DOOR.
2. PAINT ALL WOOD DOORS (EXISTING AND NEW)
3. SEE INTERIOR ELEVATIONS AND PLANS FOR DOOR SWING.
4. PROVIDE NEW HARDWARE TO MATCH EXISTING HARDWARE IN STYLE & FINISH, UNLESS SPECIFIED OTHERWISE.

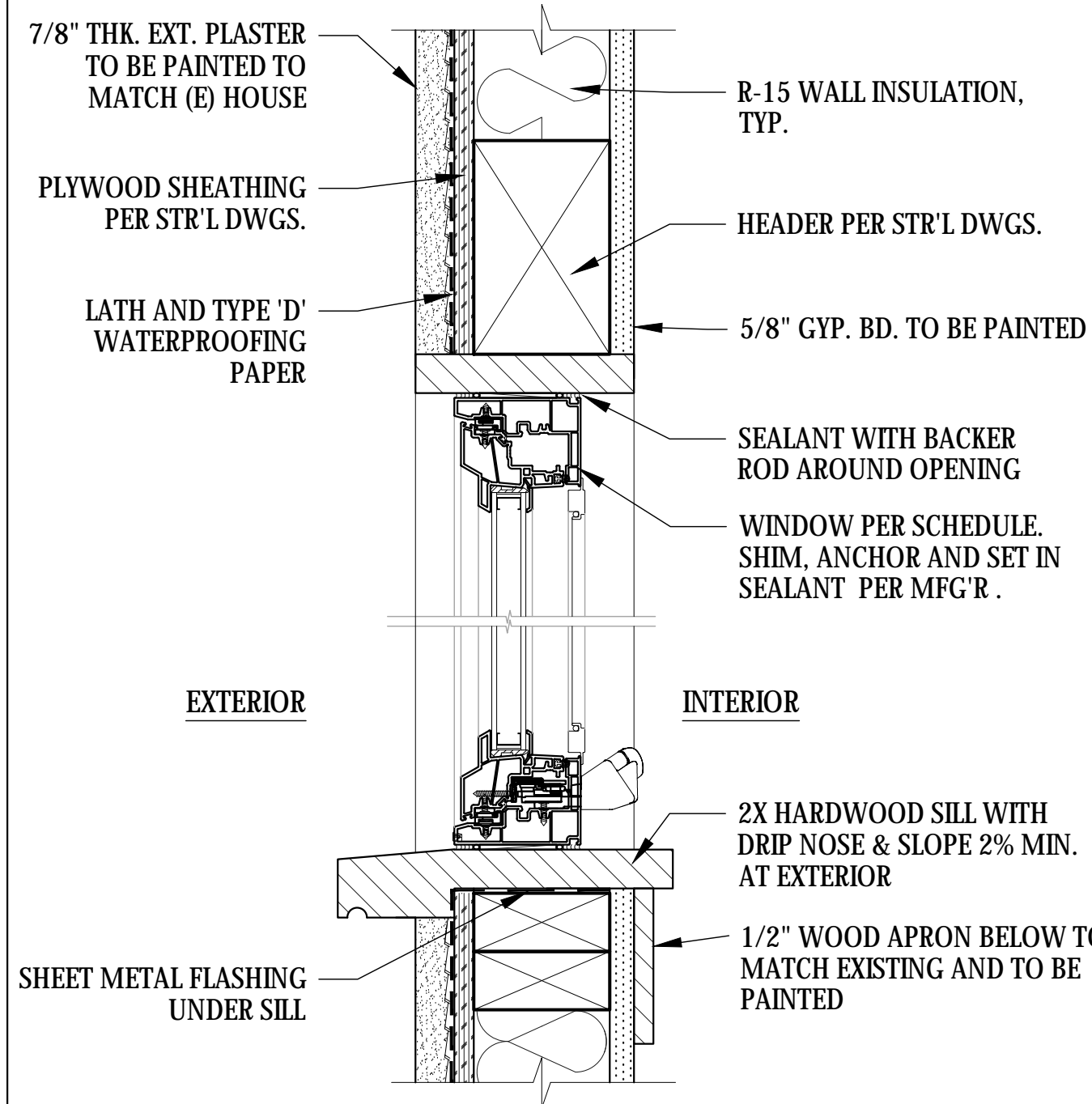




TYPICAL EAVE DETAIL
SCALE: 1" = 1'-0" E



TYPICAL WINDOW JAMB DETAIL
SCALE: 3" = 1'-0" E

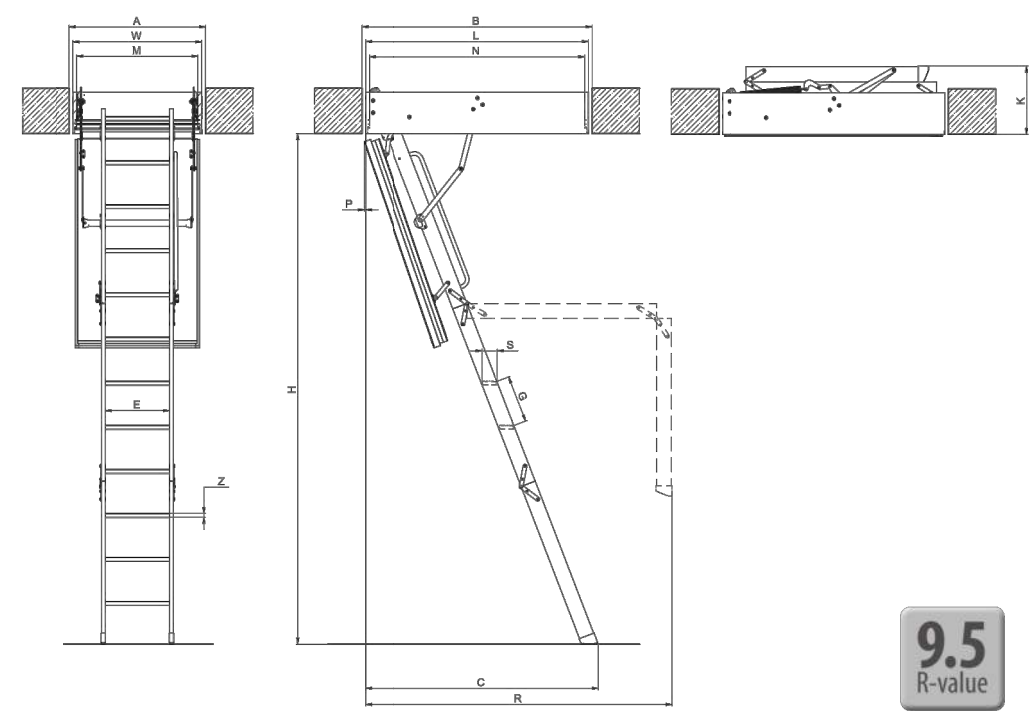


WINDOW HEAD & SILL DETAIL
SCALE: 3" = 1'-0" D

ATTIC LADDER LWF - FIRE RATED

The LWF fire rated ladder provides easy access to an attic while functioning as a blaze block in case of fire. The hatch is manufactured with the use of fireproof materials and is equipped with a gasket that expands under extreme heat. **The LWF ladder is fire rated at 43 minutes** in accordance with ASTM E119 and **30 minutes** in accordance with NFPA 288.

DIAGRAM



9.5 R-value
300 lbs
2 year warranty

- fireproof hatch in white
- plastic ends
- three peripheral seal
- non-slip steps
- handrail
- additional accessories available

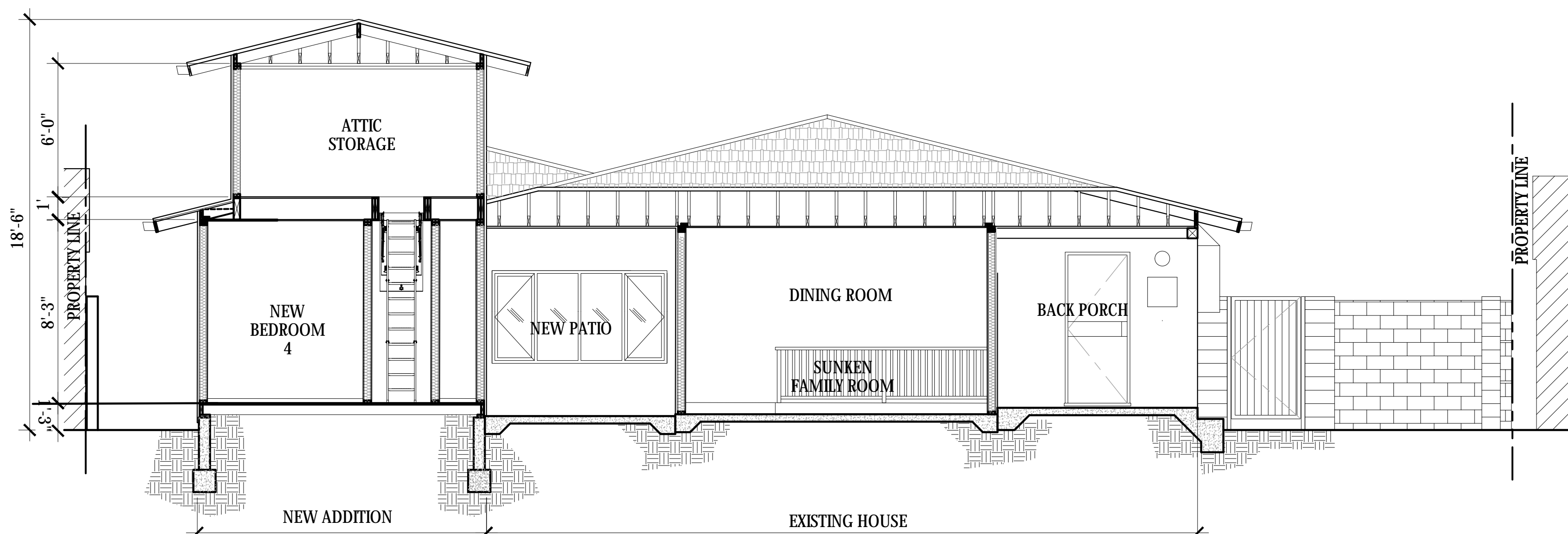
FAKRO

FAKRO AMERICA
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fax: 630 / 543-1011
www.fakrousa.com
e-mail: sales@fakrousa.com

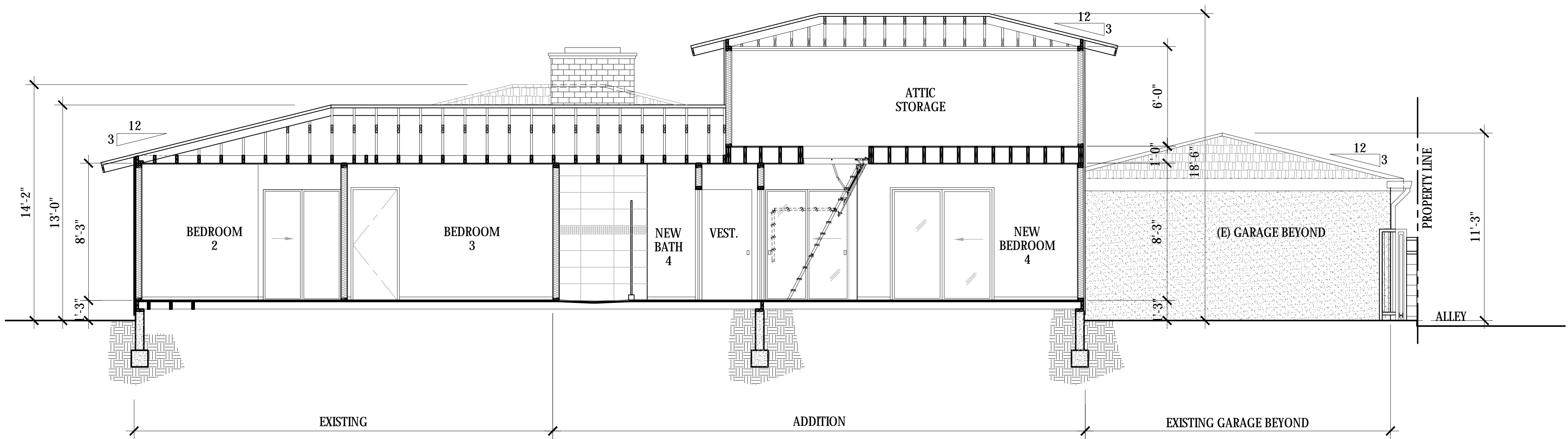
ATTIC LADDER DIMENSIONS

LWF	221x47"	25x47"	221x54"	25x54"	26x54"
Ceiling height	8'	7'-5" - 8'11"	7'11" - 8'11"	7'11" - 8'11"	7'11" - 8'11"
Rough opening	44"	22 1/2" x 47"	25" x 47"	22 1/2" x 54"	25" x 54"
Outside frame dimensions	46"	22" x 46 1/2"	24 1/2" x 46 1/2"	22" x 53 1/2"	24 1/2" x 53 1/2"
Internal dimensions	44 1/2"	20 1/2" x 44 1/2"	23" x 44 1/2"	20 1/2" x 51 1/2"	23" x 51 1/2"
Projection	1"	6"	7 1/2"	1"	2 1/2" x 5 1/2"
Landing space	1"	59"	45 1/2"		
Distance between steps	1"	9 1/2"	11 1/2"		
Step length	1"	11 1/2"	11 1/2"		
Step width	1"	11 1/2"	11 1/2"		
Step thickness	1"	1"	1"		
Folded ladder height	1"	15"	15"		
Frame height	1"	8 1/2"	8 1/2"		
Board movement after opening	1"	1"	1"		
Approx. weight (lbs)	98	104	105	110	123

ATTIC LADDER DETAIL F



SECTION B-B C



SECTION A-A B



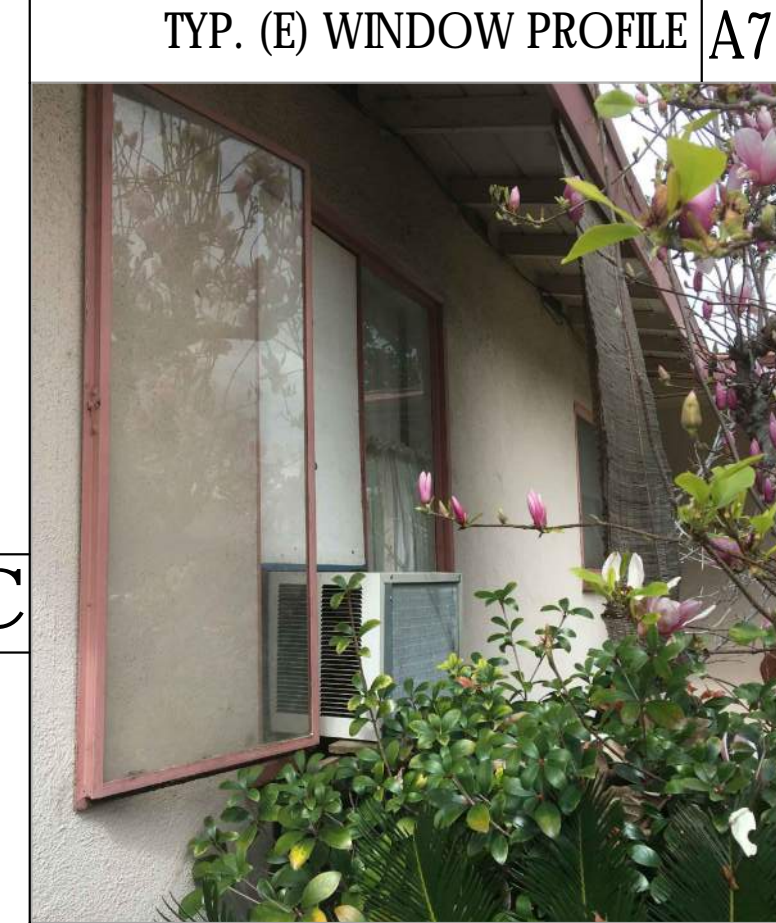
EXISTING CHIMNEY W/ LEAKS A4



TYP. (E) WINDOW PROFILE A7



INTERIOR WINDOW W/ SCREEN A3



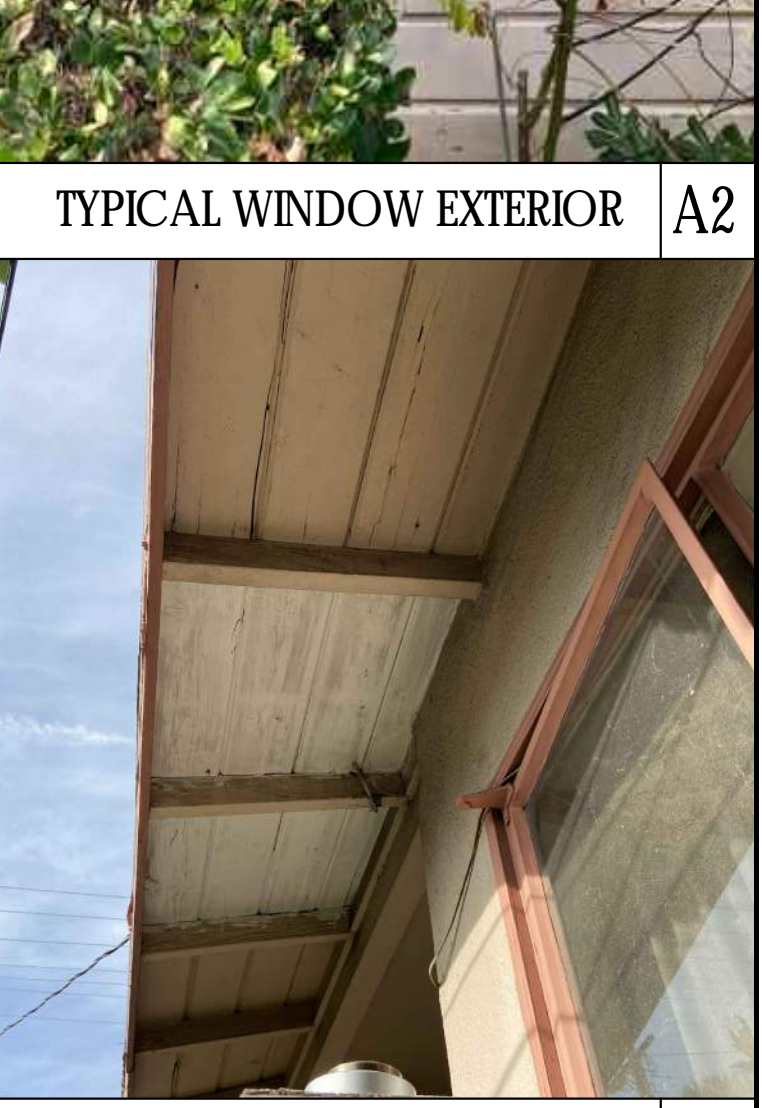
(E) WINDOW AC UNIT A6



TYPICAL WINDOW EXTERIOR A2



TYP. INTERIOR OF WINDOW A5



TYP. EAVE & WINDOW HEAD A1



QUON'S RESIDENCE - 2059 EMPRESS AVENUE, SOUTH PASADENA, CA 91030
 SECTIONS, DETAILS AND (E) FEATURES PHOTOS

SCALE: 1/4" = 1'-0"
 0' 1" 2" 3" 4" 5" 10"

4/27/2021
 A7



CARPORT ENTRANCE GATE FROM ALLEY C4



EXISTING CARPORT COVER TO BE REMOVED C3



WEST ENTRANCE GATE C2



FRONT YARD C1



BETWEEN HOUSE & GARAGE B4



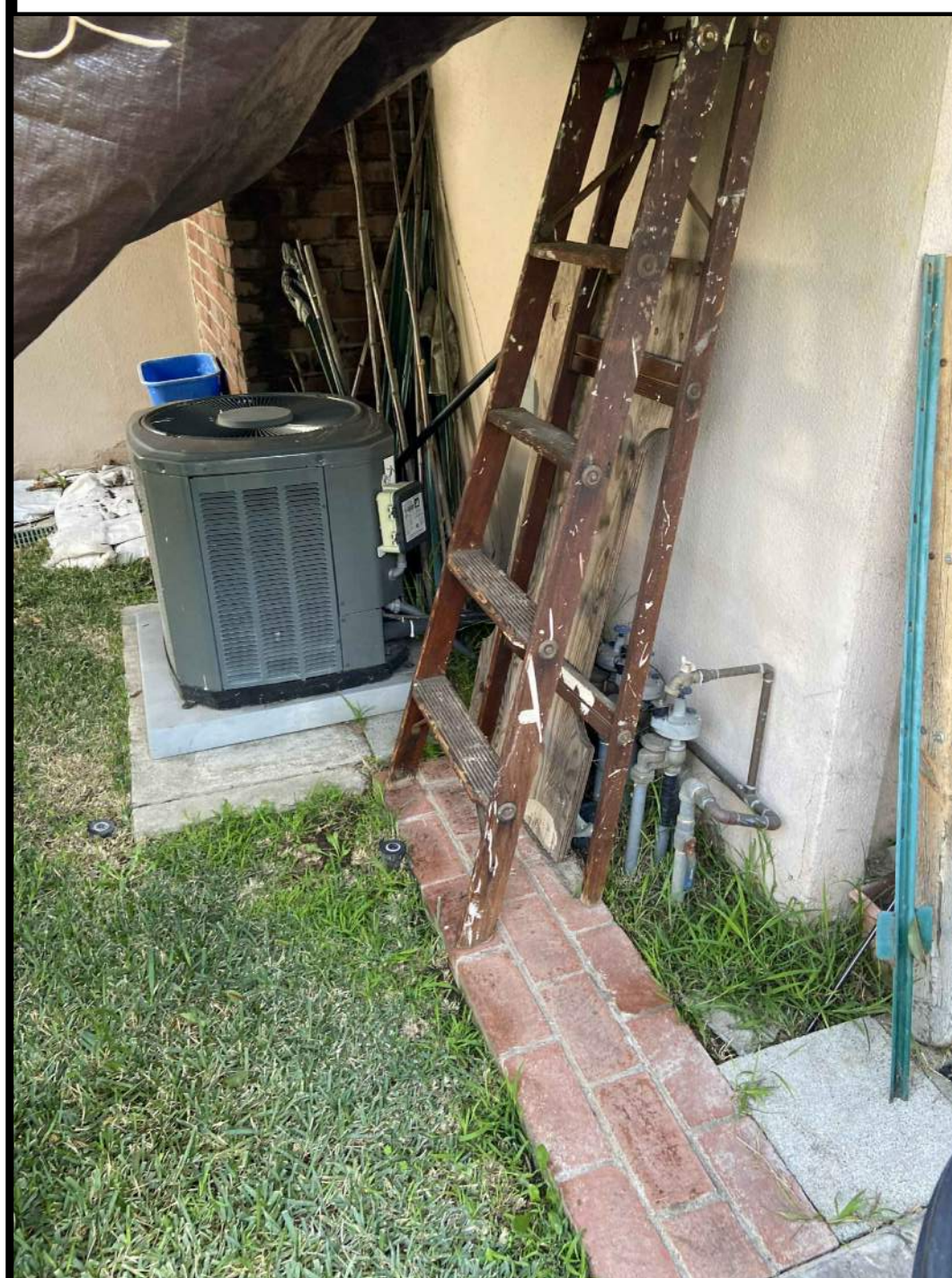
BACK YARD B3



ENTRANCE TO EAST SIDE YARD B2



ENTRANCE TO WEST SIDE YARD B1



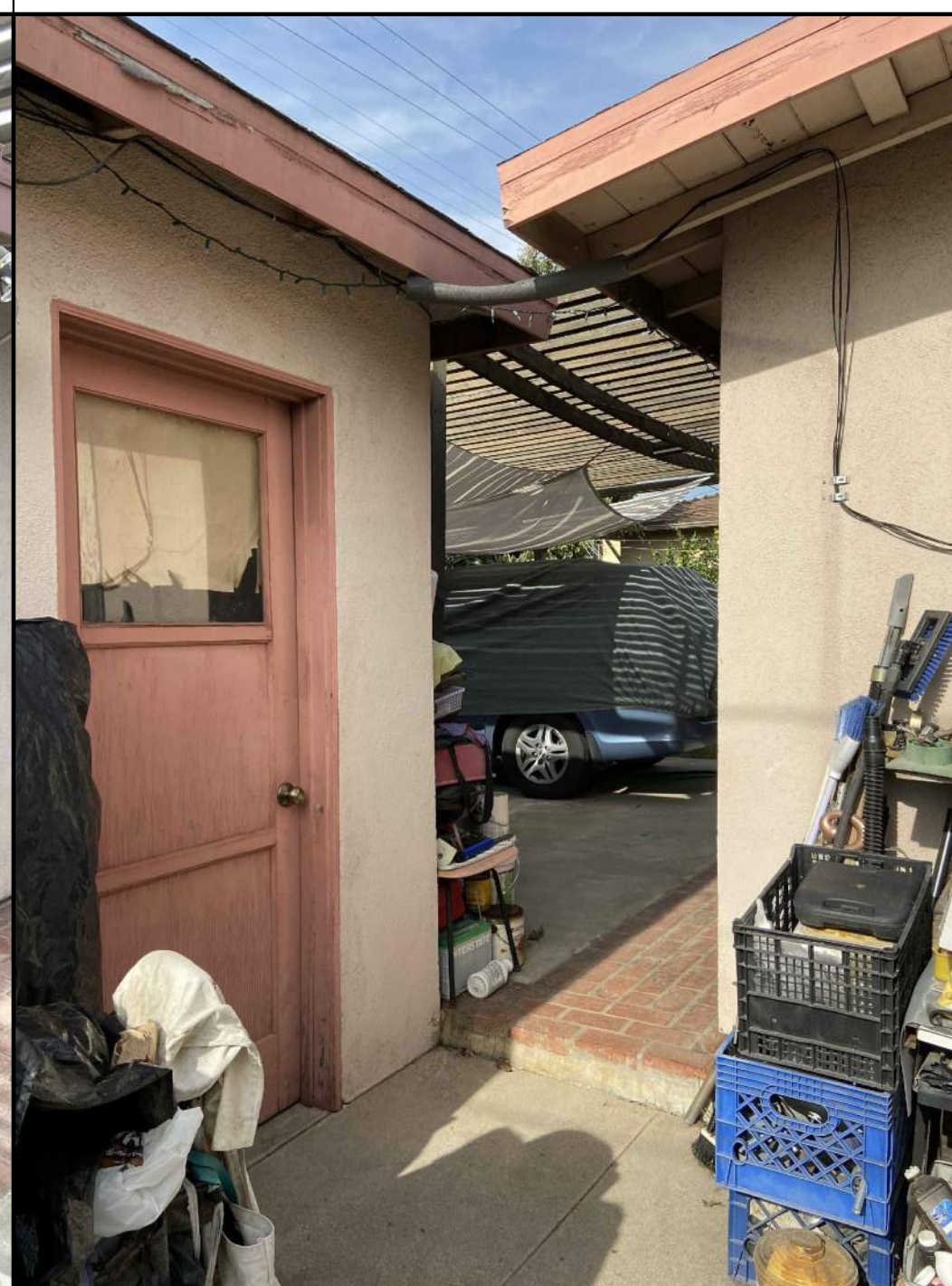
EXISTING AC UNIT A6



SIDE YARD A5



EXISTING PATIO A4



GARAGE SIDE ENTRANCE & BETWEEN BLDG. A3



BACK PORCH A2



FRONT PORCH A1



A8

N O S C A L E 4/27/2021

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EXISTING FEATURES PHOTOS