



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

**AGENDA
REGULAR MEETING
THURSDAY, FEBRUARY 1, 2024
6:30 P.M.**

**AMEDEE O “DICK” RICHARDS JR. 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 – 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 Brian Nichols

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

COUNCIL LIAISON: Councilmember Janet Braun

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)**

BUSINESS ITEMS

2. **Board Member Introduction**
3. **Design Review Board Reorganization**

Recommendation

Select a Chair and Vice-Chair

CONSENT CALENDAR ITEMS

4. **Minutes from the Regular Meeting of 3/4/21**
5. **Minutes from the Regular Meeting of 10/7/21**
6. **Minutes from the Regular Meeting of 11/4/21**
7. **Minutes from the Regular Meeting of 9/7/23**
8. **Minutes from the Regular Meeting of 10/5/23**

PUBLIC HEARING – CONTINUED ITEM

9. **PROJECT NO. 2507-DRX** – A request for a Design Review Permit (2507-DRX) to add a 416 square-foot first floor addition, a 528 square-foot attached garage and a 1,036 square-foot, second-story addition to an existing 2,332 square-foot one-story single-family dwelling at 1824 Hanscom Drive (APN: 5308-018-031). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Staff recommends that the Design Review Board continue this item to the March 7, 2024 Design Review Board meeting.

PUBLIC HEARING

10. PROJECT NO. 2574-DRX – A request for a Design Review Permit to add a first-floor and second-floor addition totaling 943 sq. ft. to an existing 2,545 sq. ft. two-story single-family dwelling at 624 Camino Cerrado (APN: 5310-001-039). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Finding the project exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities). Approve the project, subject to the recommended conditions of approval.

ADMINISTRATION

11. Comments from City Council Liaison

12. Comments from Board Members

13. Comments from Subcommittees

14. Comments from Staff

ADJOURNMENT

15. Adjourn to the Regular Design Review Board meeting scheduled for March 7, 2024 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.

1/25/2024

Date

A handwritten signature in black ink, appearing to read 'Braulio Madrid', is written over a horizontal line.

Braulio Madrid, Associate Planner



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

REGULAR MEETING MINUTES

THURSDAY, MARCH 4, 2021 AT 6:30 P.M.

VIA ZOOM

CALL TO ORDER:

Chair Hill called the Regular Design Review Board meeting on Thursday, March 4, 2021 at 6:39 p.m. The meeting was conducted remotely by video conference pursuant to the Executive Order N-29-20 issued by Governor Newsom. The Council Chambers, located at 1424 Mission Street, South Pasadena, California, were closed. Members of the public attended the meeting via ZOOM.

**ROLL CALL
PRESENT:**

Joe Carlson, Board Member
Mark Smeaton, Board Member
Kay Younger, Board Member
Melissa Hon Tsai, Vice-Chair
Samantha Hill, Chair

**COUNCIL LIAISON
PRESENT:**

Diana Mahmud, Mayor, Council Liaison

**STAFF
PRESENT:**

Kanika Kith, Planning Manager
Malinda Lim, Associate Planner
Lisa Krause, Contract Planner
Veronica Ortiz-De Anda, Contract Planner

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

There were no changes requested and the Agenda was approved as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

Board Member Younger stated she had driven by the Krispy Kreme building.

Board Member Carlson said he is at Pavilions regularly.

Chair Hill stated she had driven by both sites as well.

PUBLIC COMMENT

Public Comment – General (Non-Agenda Items)

None.

PUBLIC HEARING

1. **Project No. 2343-SGN (Continued) – Sign Permit for an existing grocery store, Pavilions Grocery Store, located at 1213 Fair Oaks Avenue.**

Recommendation:

Approve, subject to conditions of approval.

Presentation:

Board Member Smeaton recused himself.

Contract Planner Krause presented the staff report.

Chair Hill asked staff for clarity regarding the code for signage and the 200 square-foot limit. She specifically wanted to know if it was “per use” and if it depended on what kind of sign, i.e. wall sign, monumental sign, awning sign.

Contract Planner Krause said that they were interpreting “per use” as the actual use of the property.

Public Comments:

None.

Board Member Questions for Applicant:

Applicant Paul Herman and Applicant Representative Cedric Craig were present on the phone.

Mr. Craig stated that the building has a grocery store, pharmacy and Starbucks and so it is a building with multiple uses.

Chair Hill asked for Board Member comments.

Board Member Carlson stated that staff said signs were internally illuminated but they appear black. He stated he was curious what color they were illuminated or if they were backlit.

Mr. Herman stated that the signs had a black perforated face so during the day they appear black and at night, they appear white.

Chair Hill asked the applicant which sign they were asked to remove.

Mr. Herman said it was the “drive-up-and-go” or e-commerce sign. He added that the way it worked was that customers ordered online and then store personnel brought groceries out to the vehicle.

With no further questions for the applicant and architect, Chair Hill closed the public hearing portion of the meeting.

Board Member Discussion:

Vice-Chair Tsai stated she liked the signage package and that it was well-balanced, simple and straightforward.

Chair Hill agreed and added that the building is set so far back that complying with the code limiting signage to 200 square feet, makes it difficult to read from certain distances. In addition, she found the “use” aspect of the code confusing. She stated that the store has a Starbucks inside which is no different from a strip mall with different tenants.

Board Member Younger agreed with Chair Hill, as did Vice-Chair Tsai.

Chair Hill added that signage is important and a “way finder.” She added that Starbucks is a separate tenant and should not be included towards overall use.

Board Member Younger stated that signage is important to visitors. She added that she knows what is inside the Pavilions store but people passing by looking for Starbucks need to see a sign.

Chair Hill asked Mr. Herman if there were plans as to how they would reduce the signage by 47.7 square feet. She asked if the plan was to remove signage or shrink signage. She stated she was trying to understand the impact.

Mr. Herman said that even if they removed the Pavilion’s sign on the north side elevation of the building, you would still have to significantly reduce the signs on the front of the building as well.

Chair Hill was concerned that shrinking down the signs another 47.7 square feet would make them difficult to view. She asked what other Board Members thought.

Board Member Carlson stated he felt that reducing it further from the drawing with the smaller signs would look odd.

Planning Manager Kith stated that Staff had same question and went back to look at how they handled Grocery Outlet and found they did include the monument sign with their total calculation.

Chair Hill stated that, given how they interpreted the code for the Grocery Outlet, they would not be able to remove monument sign from total square feet calculation.

Planning Manager Kith recommended continuing the item so that staff could discuss the use interpretation with the City Attorney.

Chair Hill asked Mr. Herman and Mr. Craig how they wanted to handle this. She stated they could reduce the size of the signage and get a Chair Review or they could continue the item and discuss it with the City Attorney to see if there were other ways to interpret the code or get a variance.

Mr. Herman said he would prefer not to reduce the size of the signage any further so he would prefer to continue the conversation with the City Attorney or Planning Commission.

Chair Hill asked if any Board Members wanted to make a motion.

Board Member Carlson said he would like to make a motion and wondered if it was reasonable to request a rendering of the conforming size sign so they could see how small it would actually be.

Mr. Herman said he would be agreeable to showing what the conforming size would look like. He added he liked the current design and providing the rendering would provide perspective.

Action and Motion:

MOTIONED BY BOARD MEMBER CARLSON, SECONDED BY BOARD MEMBER YOUNGER, CARRIED 4-0, to continue the project and provide requested rendering of signage showing what the reduction of 47.7 square feet would look like.

- 2. Project No. 2326 –DRX/SGN – Design Review for a remodel and new business signs for an existing 1,672 square foot commercial restaurant building located at 710 Fair Oaks Avenue.**

Board Member Smeaton rejoined the meeting.

Recommendation:

Approve, subject to conditions of approval.

Presentation:

Contract Planner Ortiz-De Anda presented the staff report.

Vice-Chair Tsai asked if the applicant was allowed to put signage on the awning in front.

Contract Planner Ortiz-De Anda stated that they did not plan any signage on the awning but they did plan to put it on the front of the building, above the awning.

Planning Manager Kith added that the City does allow signage on canopies and cited Starbucks as an example.

Board Member Smeaton asked for clarification of bike rack placement. He said staff had recommended relocating the bicycle racks to the northwest corner.

Contract Planner Ortiz-De Anda stated Staff was asking the applicant to provide additional bicycle racks for patrons who wanted to enjoy donut and coffee on patio.

Board Member Carlson said he liked the idea of being able to exit the patio with steps or something rather than the current design where patrons need to walk back into the store from the patio in order to exit.

Contract Planner Ortiz-De Anda stated that there was sufficient space next to the patio and that the first option showed bicycle parking next to striped area.

Chair Hill She asked if there were discussions about pedestrian access and vehicular access. She stated she had concerns about the location of the ADA parking stall and customer access since the striping area was adjacent to the entry from Fair Oaks.

Contract Planner Ortiz-De Anda stated that they are not modifying any of the parking so this is how the previous tenant had the ADA parking stalls in the exact same place.

Public Comments:

None.

Board Member Questions for Applicant:

Contract Planner Ortiz-De Anda shared a video presentation from the applicant.

Chair Hill asked if the applicant was online and available for questions.

Contract Planner Ortiz-De Anda stated that Applicants Tammy Davis, Roger Glickman, and Jacob Webster were on the phone.

Ms. Davis from National Restaurant Designers introduced herself.

Chair Hill asked the Board if they had the questions for the applicant.

Vice-Chair Tsai asked if the planters in the front were removable.

Ms. Davis stated yes, they were removable.

Vice-Chair Tsai asked if they considered putting one more planter in the middle since there was a big gap between the two planters.

Ms. Davis said yes, it was possible to add a planter.

Board Member Smeaton thanked Ms. Davis for her presentation and stated they were all looking forward to Krispy Kreme and were glad they were replacing the ugly building with the Krispy Kreme Corporate design. He then asked if the brick veneer is painted brick or if it was an integral color white brick.

Ms. Davis said it was a painted brick.

Board Member Smeaton stated he agreed with Vice-Chair Tsai about the planters and he suggests planters all the way across the front to make a nice soft barrier between the raised patio and sidewalk. He also asked if the planters were irrigated or if they would require hand watering.

Ms. Davis responded that the planters would require periodic hand watering but they would get a plant that does not need watering often. She added that currently there is no irrigation or landscaping on the site.

Chair Hill closed the public hearing portion of the meeting.

Board Member Discussion:

Board Member Smeaton said he felt the Board agreed to extend the planters along the front of the building for a consistent look. He stated he felt torn about the egress from the patio but was leaning towards leaving the design as it was with no access out of the patio to the parking lot since this design makes it secure and safe. He also stated he agreed with Vice-Chair Tsai about too much white space on the front façade.

Vice-Chair Tsai agreed and added that dropping the sign just a little would work—it just needs a little white above the sign.

Board Member Smeaton said he didn't want the applicant to have to change the design and that an engineer would have to look at it but it's a suggestion and then it could be a Chair Review to see if it works and if doesn't work we could pass on it and the Chair could make that decision.

Chair Hill agreed with both Vice-Chair Tsai and Board Member Smeaton that the sign feels like it is too close to the top. She added that another option could be having four supports—two at each end to allow the sign to come down. She then asked Vice Chair Tsai and Board Member Smeaton if they had a sense of how far down do they want to drop the sign—a foot or eight inches.

Board Member Carlson asked for clarification: were they suggesting raising the parapet six inches or increase it dimensionally by six inches.

Planning Manager Kith said that the request was to increase it dimensionally by six inches.

Contract Planner Ortiz-De Anda asked Chair Hill about adding a condition about landscape maintenance. She stated that since the project had planters and the Board is requesting additional planters, perhaps a condition should be that the planters be maintained throughout the life of the project.

Chair Hill concurred that is was a great recommendation to add a condition of landscape maintenance.

Planning Manage Kith addressed Chair Hill and stated that this was a Design Review Board and that landscape management was related to operations and the applicant is not applying for a use permit. She suggested that Staff consult with the City Attorney and that if we do add that condition, it would be worked out with the Chair as to how the craft the condition. She added that if the Board wanted the lighting to stay, then they would have to strike the condition out.

Chair Hill said condition P13D was the condition they would like to omit for safety purposes. She added that the Board would like to add the condition for maintenance of the planters in the front. She asked if someone on the Board would like to make a motion.

Board Member Smeaton began to address the motion and with help from Ms. Kith.

Action and Motion:

MOTIONED BY BOARD MEMBER SMEATON AND SECONDED BY VICE CHAIR YOUNGER, CARRIED 5-0, to approve the design as submitted with the following additional conditions: 1. Add a continuous planter along the front patio; 2. Have a Chair Review about the façade or signage in relation to the building; 3. Keep the ADA parking space that exists and consider adding an additional ADA space behind the Krispy Kreme building; 4. Remove condition P13D.

CONSENT ITEMS

None

PRESENTATIONS

None

DISCUSSION ITEMS**3. Phase 2, Accessory Dwelling Units (ADUs) Ordinance Update: Project Introduction – Facilitating ADUs while implementing historic preservation standards.****Recommendation:**

Receive presentation and provide feedback.

Presentation:

Planning Manager Kith stated that the pre-recorded presentation shown at a Cultural Heritage Commission Workshop Meeting for community outreach. She added that Phase 2 included the development of design standard guidelines and procedures for historic properties in historic districts.

Architectural Historian and Preservation Planner, Evan St. Charles, with the firm ARG, presented the report.

Chair Hill asked if any Board Members had comments regarding ADUs on historic properties.

Board Member Carlson asked if they were referring to creating ADUs in existing structures or putting an ADU on top of an existing garage.

Planning Manager Kith said it was for converting existing structures or building new ADUs at historic properties or districts.

Board Member Smeaton said, as an architect, he had not built any ADUs in town lately and needs to think about it.

Vice-Chair Tsai stated she has been designing ADUs and getting inquiries. She added that in her experience, homeowners with historical homes are very aware of it and want to transfer that aesthetic to the ADU they want to build.

Board Member Younger stated she felt staff's recommendation was fine.

Vice-Chair Tsai stated that there has been precedence where an addition to a historic home is modern. She wanted to know if an applicant could come in and argue for something like that with the City.

Planning Manager Kith stated that she would write down the Board's questions and bring them to the City Consultant to explore.

Chair Hill said the other thing to consider is just because a property is designated as historic, does not mean it is great. She added that it just means they are part of a time period. She added that the whole point of ADUs are that the state legislature is mandating more affordable housing. She added that the more restrictions you put in place, the more the message becomes that we want to limit the amount of housing units that we're providing in the city which is a concern. She added that most of her friends want to build ADUs above garages and that they do not have the space to build on the property. She stated she is in favor of encouraging more ADUs.

Board Member Smeaton said he really thinks we should consider second stories over garages ADUs. He added that as far as modern ADUs built behind historic homes, it is hard to regulate from a guideline and standards and probably not a good road to go down since you cannot put enough guidelines out there to stop it and then we have a problem in town. He suggested that if you do have a nice historic property, the ADU design should tie into it.

Ms. Kith stated she felt she got great input from the Board and they will continue to welcome input via email.

ADMINISTRATION

4. Comments from City Council Liaison

City Council Liaison, Mayor Mahmud, stated she was appreciative of how thorough the Board was in its consideration of projects and in particular, how they focused on safety concerns. She added that she thought the sign ordinance needed revision. Finally, Ms. Mahmud stated that she is sympathetic to the argument regarding separate function for the Pavilions sign and this is a case where the ordinance needs clarification to provide further guidance.

5. Comments from Board Members

Board Member Smeaton stated that the Board is looking at larger projects that require an art component to them and the Design Review Board would dovetail with the Public Art Commission. He added that it might be beneficial to have the Chair of the Public Art Commission come in to discuss the possibilities of art on a property.

Chair Hill stated that both Pavilions and Krispy Kreme have an art element to them but may not designate them as such. She added that the order of the process currently is going to the Design Review Board first and then after approval it gets determined if they need to provide the public art component. She, like Board Member Smeaton, stated she felt this was a missed opportunity

6. Comments from Subcommittees

Chair Hill stated that the only subcommittee at this time was herself and Vice-Chair Tsai on the ADU Subcommittee. She added that they had worked with the Consultant.

7. Comments from Staff

Staff provided ADU guidelines update.

ADJOURNMENT

8. Adjourn to the regular Design Review Board meeting scheduled for April 1, 2021 at 6:30 p.m.

There being no further matters, Chair Hill adjourned the Design Review Board meeting at 9:29 p.m.

APPROVED,

Samantha Hill, Chair – Design Review Board

Date



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

REGULAR MEETING MINUTES

THURSDAY, OCTOBER 7, 2021 AT 6:30 P.M.

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

CALL TO ORDER:

Chair Hill called the Regular Design Review Board meeting on Thursday, October 7, 2021 at 6:30 p.m. The meeting was 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.

**ROLL CALL
PRESENT:**

Joe Carlson, Board Member
Mark Smeaton, Board Member
Kay Younger, Board Member
Melissa Hon Tsai, Vice-Chair
Samantha Hill, Chair

**COUNCIL LIAISON
PRESENT:**

Diana Mahmud, Mayor, Council Liaison

**STAFF
PRESENT:**

Angelica Frausto-Lupo, Community Development
Director
Malinda Lim, Associate Planner

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

There were no changes requested and the Agenda was approved as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

None.

PUBLIC HEARING

1. **Project No. 2400-DRX – Design Review for a façade remodel and 695 square-foot addition to the rear of a single-family home at 2011 Alpha Street (APN: 5310-016-015).**

Recommendation:

Approve, subject to conditions of approval.

Presentation:

Associate Planner Lim presented the staff report.

There were no questions for staff.

Public Comments:

None.

Applicant Presentation:

The Applicant/Architect presented her report.

Board Member Smeaton asked the Applicant why the windows in the front had different break ups than the windows in the back. He also asked why the massing in the back did not have a roof form.

Board Member Carlson asked the Applicant why she made an enclosed alcove instead of a traditional overhang porch in the entryway.

The Applicant stated that they enclosed it because it made the massing more appealing and the client wanted an entryway.

Board Member Carlson asked why there was a change in materials on the side of building.

The Applicant stated the front of the house was white siding and then in the back there was stucco and siding for texture change.

Chair Hill stated that it appeared the second story was hidden from the street and asked if it was also hidden from properties behind the house.

The Applicant stated the addition would not be visible to front or back neighbors.

Chair Hill then asked for clarity about the treatment of the driveway and walkway as it appeared different in different renderings.

The Applicant clarified which rendering was correct and explained they minimized the pavement to be able to add more softscape.

Board Member Smeaton asked if the Applicant would consider one large light over the garage rather than two small ones.

The Applicant stated they could look into modifying the lights over the garage.

With no further questions for the Applicant, Chair Hill closed the Public Hearing and opened the Board Member Discussion.

Board Member Discussion:

Vice-Chair Tsai discussed the variations in windows and suggested adding panes to break up the large front window and make it consistent with the other windows.

Board Member Younger stated she was concerned the house would get too busy with adding details to the front.

Chair Hill stated that, to Board Member Smeaton's point, the back addition is a large massing and it might benefit from a different articulation of the roof.

Chair Hill asked the applicant to return to the podium for a few last questions. Chair Hill noted that, regarding the eaves, some were boxed and others were not.

The Applicant returned to the podium and stated she was rushed when preparing the drawings and that they all of the windows should be boxed.

Board Member Smeaton asked the Applicant if they were planning on staining or painting the wood above the garage.

The Applicant stated the wood would be stained.

Chair Hill summarized a possible motion that the Board could consider which including adding muntins to the front window and swapping two small lights over the garage for one large light.

Action and Motion:

MOTIONED BY BOARD VICE-CHAIR TSAI, SECONDED BY BOARD MEMBER YOUNGER, CARRIED 5-0, to approve the project with condition to add eight divides on each side of the front window on the left, sixteen small squares total, and to change the two wall sconces over the garage to one large light fixture.

- 2. 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:

Continue to the regular Design Review Board meeting on November 4, 2021.

Presentation:

Associate Planner Lim stated that staff would like the Board to continue this item to the next DRB meeting.

Action and Motion:

MOTIONED BY CHAIR HILL, CARRIED 5-0, to continue this agenda item to the next Design Review Board Meeting on November 4, 2021.

CONSENT ITEMS

None

PRESENTATIONS

None

DISCUSSION ITEMS

None

ADMINISTRATION

- 3. Comments from City Council Liaison**

None

- 4. Comments from Board Members**

None

- 5. Comments from Subcommittees**

None

- 6. Comments from Staff**

Associate Planner Lim stated that, at last evening's City Council meeting, the City Council renamed the Planning and Community Department to Community Development. She added that the new Community Development Department Director, Angelica Frausto-Lupo had started this week and was in the audience. Director Frausto-Lupo went to the podium and stated that she looked forward to working closely with the Board.

ADJOURNMENT

- 7. Adjourn to the regular Design Review Board meeting scheduled for November 4, 2021 at 6:30 p.m.**

There being no further matters, Chair Hill adjourned the Design Review Board meeting at 7:15p.m.

APPROVED,

Samantha Hill, Chair – Design Review Board

Date



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

REGULAR MEETING MINUTES

THURSDAY, NOVEMBER 4, 2021 AT 6:30 P.M.

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

CALL TO ORDER:

Chair Hill called the Regular Design Review Board meeting on Thursday, November 4, 2021 at 6:30 p.m. The meeting was 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.

**ROLL CALL
PRESENT:**

Joe Carlson, Board Member
Mark Smeaton, Board Member
Melissa Hon Tsai, Vice-Chair
Samantha Hill, Chair

ABSENT:

Kay Younger, Board Member

**COUNCIL LIAISON
PRESENT:**

Diana Mahmud, Mayor, Council Liaison

**STAFF
PRESENT:**

Angelica Frausto-Lupo, Community Development
Director
Margaret Lin, Deputy Community Development
Director
Jeff Hamilton, Contract Planner
Elaine Serrano, Administrative Secretary

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

There were no changes requested and the Agenda was approved as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

None.

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, subject to conditions of approval.

Presentation:

Contract Planner Hamilton presented the staff report.

Vice-Chair Tsai asked if the front window really was a bay window since it appeared to be a floor-to-ceiling window in the renderings and if it counted towards square footage.

Contract Planner Hamilton stated it was not a bay window, but in fact a series of 4 side-by-side windows. Upon further review of the plans and specifically the new wall line, Mr. Hamilton stated that there appeared to be sixty additional square feet.

Board Member Carlson stated that staff had a recommendation about scale and height and asked if there was a specific target height.

Contract Planner Hamilton stated that there was no specific height recommendation and that staff just felt that the second-story addition was too tall and needed differentiation between floors. He suggested that a subcommittee could work with the applicant to determine the details.

Chair Hill stated that the agenda says that staff recommendation is to “approve as submitted” but that there seemed to be new conditions added.

Mr. Hamilton stated that the Board had all the same renderings as staff and that it was staff’s belief that if the Board was willing to form a subcommittee and work on the project with applicant, that the project would be close to being approved.

Public Comments:

None.

Applicant Presentation:

Applicant/Architect Janet Suen wanted to address questions from the Board. She stated that the second story addition, the attic, was intended to house memorabilia from a deceased parent of the owner. She added that the attic was the only way to provide sufficient storage and that they were only recommending a seven-foot ceiling space. She added they would be happy to work with a subcommittee to add more articulation.

Vice-Chair Tsai stated the drawings state that the attic space is six feet, not seven feet.

Ms. Suen responded that it is because the roof slopes and the average is seven feet and the lowest point is six feet.

Vice-Chair Tsai asked about the lack of windows in the new bedroom and the obscured glass on the window living room. She stated her concern was light.

Ms. Suen stated the bedroom backed up to the alley so not having windows was intentional but the new living room window brought in more light and that it was clear glass and they would fix the plans.

Board Member Smeaton asked the applicant if all of the windows were aluminum.

Ms. Suen stated that they are mostly iron windows but there is a mix of aluminum and vinyl windows as well. She added the owners would like to replace all the windows in time, budget allowing.

Board Member Carlson stated that the addition feels very tall because it is so narrow.

Ms. Suen stated she had been thinking about adding a false roofline to break up the height.

Chair Hill added that she felt the massing seemed out of place and asked the applicant if she considered building a basement instead of an attic.

Ms. Suen stated that they did not consider a basement since it is complicated and costly. She added that because it is an attic, it would not require stairs, and therefore allow for maximum living area.

Chair Hill stated that it is essentially a tower stuck on top of a bedroom and it looks unbalanced.

With no further questions for the Applicant, Chair Hill closed the Public Hearing and opened the Board Member Discussion.

Board Member Discussion:

Board-Member Tsai stated that she was concerned the addition was going to be dark. She stated that adding clerestory windows to the back of the house would add light and articulation.

Chair Hill stated that the tower is not celebrated on the outside.

Vice-Chair Tsai stated that lowering the tower would help the design.

Chair Hill stated that lowering the tower was a good idea, as would changing the structure.

Vice-Chair Tsai then suggested that the applicant consider a flat roof to lower the tower.

Chair Hill suggested changing/extending the roofline and that perhaps, a flat roof would help hide the tower. She added that the Board would probably have to create a subcommittee to work with the applicant and then return the findings to the Board.

There was a robust discussion among Board Members regarding choosing a date to continue the project.

Vice-Chair Tsai suggested that the Board summarize the key elements the applicant should focus on and then she could come back to the subcommittee with new ideas.

Board Member Smeaton suggested that the applicant look at the window fenestration on the new addition, bringing the plate heights down, integrating the existing roof system with the addition.

Chair Hill stated that the applicant should revisit the tower massing, window fenestration, type of windows, the rooflines by the bay window and tower as well as considering lowering or extending the roofline and finally, consider a flat roof.

Ms. Suen asked if they decided to change out all of the windows would vinyl windows be acceptable.

Board Member Smeaton stated that vinyl has come a long way and that he likes block frame vinyl windows.

Action and Motion:

MOTIONED BY BOARD VICE-CHAIR TSAI, SECONDED BY BOARD MEMBER SMEATON, CARRIED 4-0, to form a subcommittee of two members based on staff recommendation and continue this agenda item to the January 6, 2022 Design Review Board Meeting.

The subcommittee would be Board Member Carlson and Vice-Chair Tsai.

CONSENT ITEMS

None

DISCUSSION ITEMS

None

ADMINISTRATION

2. Comments from City Council Liaison

Council Liaison Mayor Mahmud stated that there are no minutes for the prior meeting and staff should work on minutes. She added that the Board should start thinking about who should apply as a replacement for Board Member Smeaton since his term is ending.

3. Comments from Board Members

Board Member Smeaton stated that he encouraged the current Board to think about who in the profession or design world would be a good candidate.

4. Comments from Subcommittees

None

5. Comments from Staff

Director Frausto-Lupo introduced herself and stated that she looks forward to learning more about the process. She added that the City is working quickly to add staff and that current staff is working on large projects including the Housing Element Update, the General Plan, the Downtown Specific Plan, in addition to current projects and the backlog, including completing Board minutes. Director Frausto-Lupo thanked and complimented Ms. Lin for holding down the department for the past month. She added that regarding the Housing Element Update, staff is accepting written comments through December 6, 2021 and there is an opportunity to comment at next Tuesday's Planning Commission Meeting.

ADJOURNMENT

6. Adjourn to the regular Design Review Board meeting scheduled for December 2, 2021 at 6:30 p.m.

There being no further matters, Chair Hill adjourned the Design Review Board meeting at 7:51p.m.

APPROVED,

Samantha Hill, Chair – Design Review Board

Date



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

REGULAR MEETING MINUTES

THURSDAY, SEPTEMBER 7, 2023 AT 6:30 P.M.

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

CALL TO ORDER:

Chair Nichols called the Regular Design Review Board meeting to order on Thursday, September 7, 2023 at 6:30 p.m. The meeting was conducted as an in-person meeting from the Council Chambers located at 1424 Mission Street, South Pasadena, California.

**ROLL CALL
PRESENT:**

Brian Nichols, Chair
Melissa Hon Tsai, Vice-Chair
Samantha Hill, Board Member
Kay Younger, Board Member

ABSENT:

Joe Carlson, Board Member

**STAFF
PRESENT:**

Matt Chang, Planning Manager
Sandra Robles, Associate Planner
Lillian Estrada, Administrative Secretary

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

There were no changes requested and the Agenda was approved as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

Board Member Younger stated she drove by the site at 1990 Winding Lane.

PUBLIC COMMENT

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

None.

CONSENT CALENDAR ITEMS

- 2. Minutes from the Regular Meeting of 1/6/22**
- 3. Minutes from the Regular Meeting of 2/3/22**
- 4. Minutes from the Regular Meeting of 9/1/22**
- 5. Minutes from the Special Meeting of 9/1/22**
- 6. Minutes from the Regular Meeting of 10/6/22**

The Consent Calendar items were approved as submitted.

PUBLIC HEARING

7. 1990 Winding Lane (APN: 5320-018-018), Project No. 2575-DRX:

A request for a Design Review Permit (DRX) to add 157-square-foot, first-floor addition and a 902-square-foot, second-story addition to an existing 1,780-square-foot one-story single-family dwelling at 1990 Winding Lane (APN: 5320-018-018). The project also includes the demolition of a 96-square-foot office; an expansion of the front patio to 142 square feet; and a new rear trellis totaling 564 square feet. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Find the project exempt from CEQA pursuant to Section 15301. Approve the project, subject to the recommended conditions of approval.

Presentation:

Vice-Chair Tsai recused herself, as she is the architect of the subject property.

Associate Planner Robles presented the staff report.

There were no questions for staff.

Applicant Presentation:

Applicant/Architect Melissa Tsai stated she did not have a presentation but wanted to speak about the project. She stated that because the owners have a large family with four children, they needed additional room and the pool gave them no choice but to build up. She added that the ADU would also provide a home office and had to go above the garage, as there was no other place for it.

Board Member Hill asked Ms. Tsai about the planting in the rear and if it was going to change given the concerns from the backyard neighbor for privacy.

Ms. Tsai stated that there was no plan to change the landscaping since they are building on the existing footprint and there are large trees between the two homes. She added that she measured on Google Earth from the neighbor's house to the subject house's property and it is more than 100 feet from the first story and 115 feet from the second story. Ms. Tsai stated that most of the back windows of the subject property are on the staircase with one additional small bathroom window and one bedroom window.

Board Member Younger stated she drove by subject home and the backyard neighbor's property and noticed a huge swath of trees between the two properties.

Chair Nichols asked if the metal roof and composition roof would have matching colors.

Ms. Tsai stated that the roofs would match in color.

Public Comments:

Mr. Steve Tsai, the neighbor immediately to the south of the property, stated there is a window on the south side of the property and he is concerned about privacy. Mr. Tsai asked if the design could be modified.

Chair Nichols asked Ms. Tsai if she would like the opportunity for a three-minute rebuttal.

Ms. Tsai stated that the window that concerns the neighbor is in the kitchen of the proposed ADU. She added that they gave the size of the window a lot of thought and this felt balanced for the façade.

Chair Nichols closed the public comment portion of the meeting and opened up a discussion among the Board Members.

Board Member Discussion:

Board Member Hill stated that the design is balanced and she liked the variation in the roofline. She added that the window on the south side of the property appears to overlook the neighbor's garage. She stated that two of windows of

concern on the east side are on staircases. She said privacy concerns are understandable, however, it is part of living in a community.

Board Member Younger stated that her neighbors have a window that looks onto her balcony and backyard and they put in blinds to help everyone feel comfortable.

Board Member Hill suggested the neighbors plant tall hedges or the applicant add frosted windows as possible solutions to privacy concerns. She added that no one seems to have any design or structural concerns—just privacy concerns.

Board Member Younger stated that she liked the design and rooflines.

Chair Nichols added that the house to the east is a two-story house that sits up higher than this proposed addition and probably has windows looking down into the proposed addition. He stated that the window in the ADU looks out on to the south neighbor's garage. He added that he appreciated that the second story was pushed back.

Chair Nichols asked if there was a grade change between the property and the backyard neighbor.

Ms. Tsai stated there was not much of a grade change between properties.

Chair Nichols stated that the proposed second story was lower than the backyard neighbor's second story so he was even less concerned about privacy.

Board Member Hill stated that the project is straightforward and well done and privacy concerns can be addressed.

Action and Motion:

MOTIONED BY BOARD MEMBER YOUNGER AND SECONDED BY BOARD MEMBER HILL, CARRIED 4-0, to approve the project with conditions of approval.

ADMINISTRATION

8. Comments from Board Members

None.

9. Comments from Subcommittees

None.

10. Comments from Staff

Planning Manager Chang stated that there would be a Joint Planning Commission/Design Review Board Meeting on September 20, 2023 at 6:30pm to discuss objective development standards for multiple family and mixed-use projects. He added there would be two City Council Meetings in September on the 18th and on the 27th to discuss the proposed General Plan and the Downtown

Specific Plan as well as to discuss the zoning code update. Planning Manager Chang thanked the Board for their work and participation.

ADJOURNMENT

11. Adjourn to the regular Design Review Board meeting scheduled for October 5, 2023 at 6:30 p.m.

There being no further matters, Chair Nichols adjourned the Design Review Board meeting at 7:00 p.m.

APPROVED,

Brian Nichols, Chair – Design Review Board

Date



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

REGULAR MEETING MINUTES

THURSDAY, OCTOBER 5, 2023 AT 6:30 P.M.

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

CALL TO ORDER:

Vice-Chair Tsai called the Regular Design Review Board meeting to order on Thursday, October 5, 2023 at 6:30 p.m. The meeting was conducted as an in-person meeting from the Council Chambers located at 1424 Mission Street, South Pasadena, California.

**ROLL CALL
PRESENT:**

Melissa Hon Tsai, Vice-Chair
Samantha Hill, Board Member
Joe Carlson, Board Member

ABSENT:

Brian Nichols, Chair
Kay Younger, Board Member

**COUNCIL LIAISON
PRESENT:**

Janet Braun, Councilmember

**STAFF
PRESENT:**

Matt Chang, Planning Manager
Sandra Robles, Associate Planner
Lillian Estrada, Administrative Secretary

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

There were no changes requested and the Agenda was approved as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

None.

PUBLIC COMMENT

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

None.

CONSENT CALENDAR ITEMS

2. Minutes from the Regular Meeting of 2/4/21

3. Minutes from the Regular Meeting of 4/1/21

4. Minutes from the Regular Meeting of 11/3/22

5. Minutes from the Regular Meeting of 12/1/22

The Consent Calendar items were approved as submitted.

PUBLIC HEARING

6. Project No. 2416-DRX/AUP:

A request for a Design Review Permit (DRX) to add 63-square-foot, first-story addition and a 619-square-foot, second-story addition to an existing 916-square-foot one-story single-family dwelling at 1033 Park Avenue (APN: 5318-015-020). The project also includes a request for an Administrative Use Permit (AUP) to allow for tandem parking to count towards the parking requirement.

Recommendation:

Finding the project exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 (Existing Facilities). Approve the project, subject to the recommended conditions of approval.

Presentation:

Associate Planner Robles presented the staff report.

Vice-Chair Tsai asked if the only addition on the first floor would be on the northeast corner.

Associate Planner Robles stated that the only addition was on the northeast corner.

Applicant Presentation:

Associate Planner Robles stated that the applicant did not have a presentation but was available to answer questions.

Vice-Chair Tsai asked the applicant/architect if the front door was staying where it was.

Architect Janet Suen explained that the door was not moving but the window in the hatch area had shifted since they extended the living room out. She added that this addition was narrow to accommodate a wider landing at the entrance.

Vice-Chair Tsai stated she was referring to the area on the left side of the front.

Ms. Suen stated there was no change in the area size in that corner.

Vice-Chair Tsai asked why they chose to keep the front door to the left and not center it since they made the entry wider.

Ms. Suen stated that this was done so that the person visiting would have more room to the opening side of the door.

Public Comments:

None.

Board Member Discussion:

Board Member Carlson mentioned there was a letter of support for the project from one of the neighbors and proceeded to read the letter.

Board Member Hill stated that the project made sense to her including massing and height. She added however, that the fence materials were inconsistent with wood and masonry in places and just wood in other places. She asked the applicant if the fencing was existing.

Ms. Suen stated that the fencing was existing.

Vice-Chair Tsai stated that she agreed that the fencing should be consistent and added that the tandem parking was a reasonable request since the lot was so small. She added that overall it was a sensible addition and that she liked how they raised the first floor roofline and her only issue was with the front door and porch area looked awkward.

Board Member Hill stated she agreed that the front door looked unbalanced and that the applicant should consider replacing the front door light. She suggested that the applicant bring the portion of the front façade where the door is currently located, closer to the street thereby creating two planes instead of three.

Vice Chair Tsai stated that since they are adding a second story, it would not be hard to move the first floor structural beam to accommodate centering the front door.

Vice-Chair Tsai asked if there was a minimum requirement to setback the porch.

Associate Planner Robles said the code does not specify a minimum requirement to setback the porch.

Board member Hill stated she felt the applicant should revisit the entry design.

Board Member Carlson stated he understood the other Board Members' comments but did not feel as strongly as they did. He added that he agreed that the off-center front door stood out but did not care as much about extending the roofline to make it two planes instead of three.

Vice-Chair Tsai stated that just the porch area needed more work and she would feel comfortable approving the project with a Chair Review after the applicant does some work on the porch element and lighting. She added that the three planes did not bother her too much either.

Board Member Carlson stated that he felt asking the applicant to center the front door sounded reasonable if the house would need to be re-framed anyway.

Board Member Hill stated that after hearing Vice-Chair Tsai's comments, she thinks the front door looks more like a back door. She stated that she was comfortable working on it as a Chair Review.

Vice-Chair Tsai stated that she knows Chair Nichols is not here but she is fine to do the chair review herself since she is here and has a history with the project.

Action and Motion:

MOTIONED BY BOARD MEMBER HILL AND SECONDED BY BOARD MEMBER CARLSON, CARRIED 3-0, to approve the project with a Chair Review looking at centering the front door within the entryway and studying the entryway itself, specifically considering the alcove and the plane of the front entry door as well as the roofline and roof design.

ADMINISTRATION

7. Comments from City Council Liaison

Councilmember Braun thanked the Board for their fine work and time. She stated the City Council recently approved the new General Plan, the Downtown Specific Plan and some Zoning Ordinances.

8. Comments from Board Members

Board Member Hill asked if there was anything she, or Vice-Chair Tsai, needed to do at this point, regarding the recently formed ad-hoc committee to review the Objective Design Standards.

Planning Manager Chang stated that he believed the ad hoc committee was created to give comments to the team regarding the Objective Design Standards before they brought back another draft.

9. Comments from Subcommittees

None.

10. Comments from Staff

Planning Manager Chang stated that Vons Plaza was going to do a façade remodel with signage proposal and Associate Planner Robles will bring the project to the Board in the next couple of months (November or December).

ADJOURNMENT

11. Adjourn to the regular Design Review Board meeting scheduled for November 2, 2023 at 6:30 p.m.

There being no further matters, Vice-Chair Tsai adjourned the Design Review Board meeting at 7:09 p.m.

APPROVED,

Brian Nichols, Chair – Design Review Board

Date



Community Development
Department

Memo

DATE: February 1, 2024

TO: Design Review Board

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

PREPARED BY: Mackenzie Goldberg, Assistant Planner

RE: Item 9. Project No. 2507-DRX – A request for a Design Review Permit to add a 416 sq. ft. first-floor addition, a 528 sq. ft. attached garage, and a 1,036 sq. ft. second-story addition to an existing 2,332 sq. ft. single-family dwelling at 1824 Hanscom Drive (APN: 5308-018-031).

Per applicant's request, the subject project will be continued from the February 1, 2024 Design Review Board scheduled meeting to the next scheduled meeting on March 7, 2024.



Design Review Board Agenda Report

ITEM NO. 10

DATE: February 1, 2024

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

PREPARED BY: Braulio M. Madrid, Associate Planner

SUBJECT: **Project No. 2574-DRX – A request for a first-floor and second-floor addition totaling 943 sq. ft. to an existing 2,545 sq. ft. two-story single-family dwelling at 624 Camino Cerrado (APN: 5310-001-039) located in the Altos de Monterey Residential (AM) zone. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1 (Existing Facilities).**

Recommendation

Staff recommends that the Design Review Board:

1. Finding the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Class 1, Existing Facilities.
2. Approve Project No. 2574-DRX, subject to the recommended conditions of approval. **(Attachment 1 – Conditions of Approval)**

Background

The existing two-story single-family residence was built in 1965 with an attached garage. The home incorporated various elements of non-traditional minimal ranch style architecture, consistent with most of the neighborhood tract. The existing design includes shingle roofing with wood exterior elements, aluminum windows, stucco finish, and a chimney visible from public right-of-way. **(Attachment 2 – Site Pictures)** The property is not on the City's Inventory of Historic Resources, and it is not within a historic district. The property has a zoning and general plan classification of Altos de Monterey (AM).

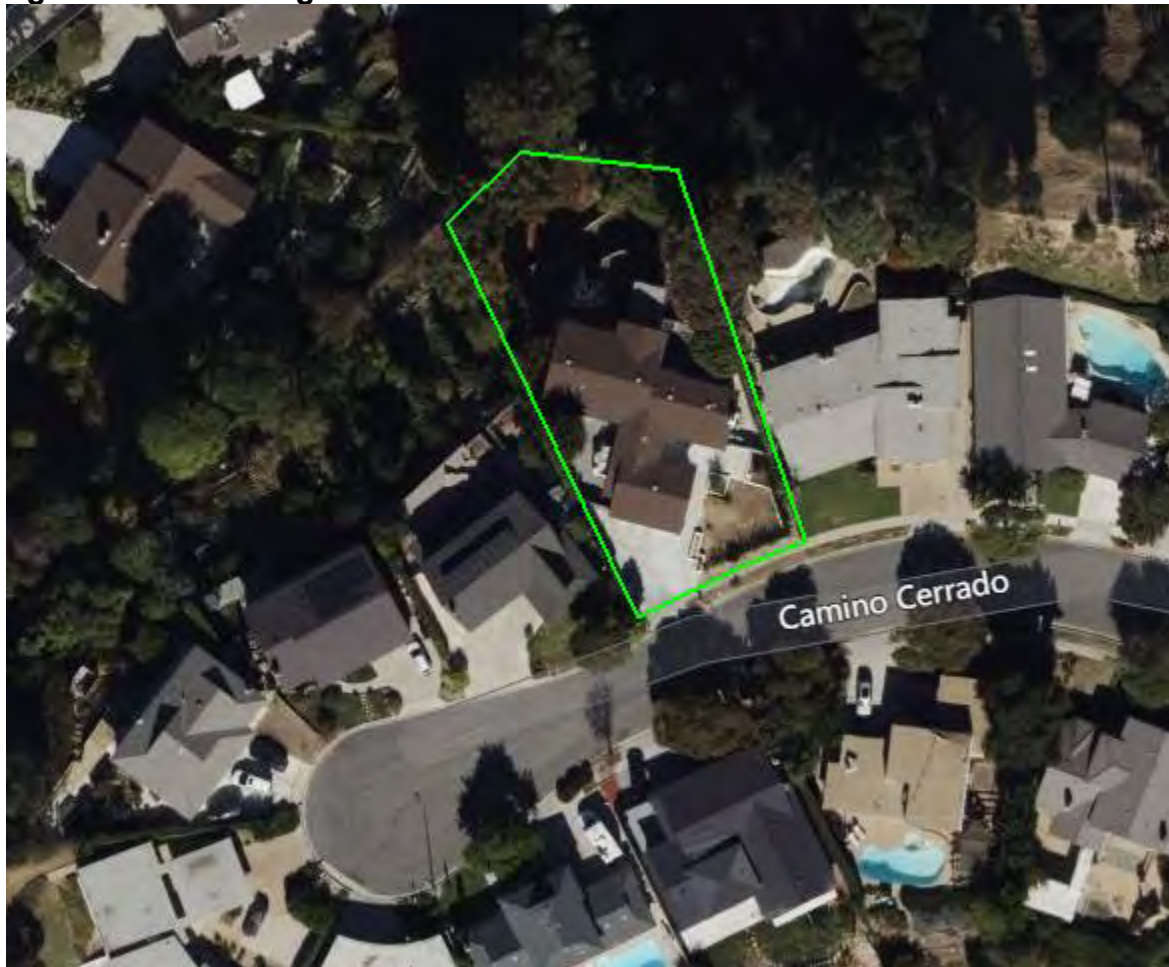
The property measures approximately 15,053 sq. ft. and it is an irregularly shaped lot. The existing residence is a 2,545 sq. ft. two-story single-family dwelling. After its construction, permits were obtained to construct a 192 sq. ft. playhouse, add solar

panels, and other miscellaneous permits for electrical, plumbing, reroof, and mechanical permits were issued.

Project Description

The subject property is located at the north side of Camino Cerrado. It is surrounded by single-family homes with a mix of architectural styles. Figure 1 provides an aerial image of the subject property and the surrounding neighborhood, with the project site outlined in green.

Figure 1: Aerial Image



The applicant is requesting the approval of a Design Review Permit for a proposed first floor and second floor addition to the existing single-family dwelling. The addition totals 943 square feet to construct a new playroom and add two bedrooms with associated bathrooms. The addition is larger than 500 sq. ft., therefore the Design Review process is required pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.040.

Project Analysis

The applicant is proposing a 943 sq. ft. addition to the existing 2,545 sq. ft. dwelling with a new total habitable square footage of 3,488. The second story addition will allow the applicant to add a primary bedroom to the home and a private bathroom. Per project plans, the lower-level addition will convert the existing office into a bedroom and construct a new attached playroom which includes all new windows, doors, and roofing materials to match the existing character of the home (**Attachment 3 – Project Plans**). As a result, the dwelling will have a total of 5 bedrooms with a shared family room, a kitchen, a dining room, a living room, an office, and an attached 2-car garage.

Zoning Code Compliance & Development Standards

The subject property is located within the Altos de Monterey (AM) zoning district overlay, which is intended for areas appropriate for development of detached, single-family homes. The purpose of Residential Zoning District AM Development Standards (SPMC, Section 36.250.030) is to ensure existing architectural character and neighborhood environment are maintained. In addition, a specific set of development standards were established to ensure any long-term residential use of these properties maintains the existing character of the neighborhood. The project complies with all development standards.

The following table lists the project’s conformance with applicable development standards.

Altos de Monterey (AM) Overlay District Development Standards Compliance Table for Lot 552 (624 Camino Cerrado)

Standard	Requirement	Existing	Proposed
Lot Coverage	40% (6,021 SF max. allowed)	18% (2,755 SF)	22% (3,320 SF)
Floor Area Ratio (FAR)	35% (5,269 SF max. allowed)	17% (2,545 SF)	23% (3,488 SF)
Building Height	25' max.	22'-9"	21'-11" (Proposed Addition)
Off-Street Parking	Two-Covered Spaces, one uncovered	Compliant	No Change
Front Setback (First Floor)	15'	24' – 1"	No change
East Side Setback	5' - 5"	5'- 3"	Existing, No change (Legal Non-conforming)

Standard	Requirement	Existing	Proposed
West Side Setback	5' - 5"	7' - 1"	Existing, No change
Rear Setback	25'	65' - 8"	45'-8"

In addition to the finding made for design review criteria, properties in the AM overlay must take into consideration specified guidelines as required by Section 36.250.030 E. of the Altos de Monterey (AM) Overlay District. As required, the proposed addition complies with this section of the Municipal Code as the proposed project has taken into consideration the scale, design height, and mass related to the street frontage. The project also has taken into consideration the relationship between existing adjoining building heights and views, the existing topography, impact on the surrounding properties, and possible obstruction of light to the existing adjoining residences. After careful analysis, the project continues to meet the requirements and guidelines of all applicable zoning codes.

Compatibility with Surrounding Area and Site Constraints

The proposed project would allow the property owner to have a reasonable use of the property similar to other surrounding properties. The proposed square footage of the home and the location of the addition are consistent with many houses in the proximity of the subject property.

The neighborhood is comprised of a variety of single and two-story residences that vary in size. The table below provides a comparison of dwelling sizes, lot size, and floor area ratio of the existing residences within the vicinity of the subject site.

Surrounding Properties and Home Size Comparison

	Address:	Home Size (Sq. Ft.)	Lot Size (Sq. Ft.)	FAR (%)	Number of Stories
	636 Camino Cerrado	2,037	10,842	0.19	1
	630 Camino Cerrado	2,984	12,667	0.34	2
	624 Camino Cerrado (Subject)	3,488	15,053	0.23	2
	618 Camino Cerrado	2,368	12,327	0.19	2
	612 Camino Cerrado	2,256	10,171	0.22	2
	606 Camino Cerrado	2,256	14,192	0.16	2
	600 Camino Cerrado	2,448	25,766	0.1	2
	609 Camino Cerrado	2,176	11,578	0.19	2
	615 Camino Cerrado	2,080	9,792	0.21	2
	621 Camino Cerrado	2,764	10,624	0.26	2
	631 Camino Cerrado	2,196	11,005	0.2	2
	645 Camino Cerrado	3,107	12,737	0.24	2

**Proposed Subject Site*

Design Review

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 additions to existing homes. The applicant is proposing to maintain and enhance the existing minimal ranch architectural style as the front façade will remain existing. The project also complies with the design guidelines for simplistic roof designs, extension, and compatibility to existing architectural features, and compatible windows and doors.

The project took into consideration the existing roof designs, building heights, and fenestration. The building materials and colors will match existing as indicated in the project plans. The project complies with all applicable setbacks and height limitations, and as such, the proposed project complies with the City's adopted design standards and guidelines.

When completed, the materials, color scheme, and building massing of the renovated home will blend with the overall architectural character of the surrounding area, therefore preserving the residential integrity of the existing single-family neighborhood. Additionally, the project will not impose any adverse impacts on adjacent properties as it will be minimally visible from the public right-of-way.

General Plan Consistency

The goal of the entitlement review process is to ensure that the project meets all development standards of the zoning district, and ensures that development complies with all applicable City standards and design guidelines and does not result in an adverse effect of the city's aesthetic, architectural, health, and safety-related qualities of adjoining properties. The process also furthers the General Plan goal to maintain zoning consistency of single-family residential zones such as the AM zone. The proposed project does not involve the subdivision of the existing lot, only the proposed construction for an addition. As proposed, the home will continue to be used as a single-family residence and is thus in compliance with the General Plan. Therefore, the project is consistent with the General Plan.

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 is in accordance with SPMC section 36.410.040 (Design Review):

- 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 Very Low Density Neighborhood. General Plan policies for this land use designation specify this land use category for detached single-family dwelling uses—there are no additional dwelling proposed, as such, it remains consistent with the General Plan. The proposed project meets design guidelines adopted by the City, in that the existing architectural design has been established in the neighborhood.

The proposed addition to the existing single-family residence complies with all applicable requirements of the land use zoning designation Altos de Monterey Residential (AM zone). Compliance with SPMC and design guidelines is met including but not limited to lot coverage, floor area ratio, building height, setbacks, parking, exterior finishes, and building materials. Additionally, the architectural design, materials, finishes and color scheme will blend with the overall character and color palette of the existing home and is also compatible with the 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 is designed to accommodate the functions and activities related to typical single-family residential properties. As conditioned, the project's mass, scale, bulk, and temporary construction activities 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 with the existing and intended character of the neighborhood since the proposed addition complies with the General Plan and the Zoning Code. The project site is surrounded by one- and two-story single-family residential dwellings. All building materials, colors and finishes will match the existing house. Furthermore, the proposed addition will enhance the visual integrity of the property and the existing house.

- 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 of its occupants and provides adequate indoor and outdoor space typically found in a single family residence. The proposed project uses similar materials and colors to enhance the existing architecture and should remain appealing with a reasonable level of maintenance.

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 with modified/ added condition(s); or
2. The Design Review Board may Continue the project to address comments discussed; or
3. The Design Review Board may Deny the project.

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.

Public Noticing

A Public Hearing Notice was published on January 19, 2024 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on January 18, 2024. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

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 Images
3. Neighborhood Images
4. Project Plans

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL
PROJECT NO. 2574-DRX
624 Camino Cerrado (APN: 5310-001-039)

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 1, 2024:

Design Review: for a first and second story addition totaling 943-square foot to the rear of an existing 2,545-square-foot, two-story, single-family residence at 624 Camino Cerrado located in the Altos de Monterey (AM) zoning district.

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 project.
- P2. This approval and all right hereunder shall terminate within 12 months of the effective date of approval by the Design Review Board unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P4. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P5. Any changes to the proposed project shall be submitted for review and approval to the Planning Division.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Design Review 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.
- P7. 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.

- P8. 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.
- P9. 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.
- P10. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.
- P11. 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 permit issuance.
- B3. School Developmental 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. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. Preliminary MS4 Project Application (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form

can be found at the following link
<https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>

- B9. Foundation inspection will not be made until setback 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.
- B10. Project shall comply with the CalGreen Residential mandatory requirements.
- B11. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- B12. Separate permit is required for Fire Sprinklers.

PUBLIC WORKS DEPARTMENT:

- PW 1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.
- PW 2. The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW 3. Camino Cerrado shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.
- PW 4. 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.
- PW 5. The applicant shall replace all broken, damaged, or out-of-grade sidewalk and driveway approaches, and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
 - a) The applicant shall install new 4" thick sidewalk with maximum cross slope of 2% conforming to the current Standard Plans for Public Works Construction (SPPWC) Std

Plan 112-2. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC).

- b) The applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department.

- PW 6. The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associated fee for the installation of a new water meter connection.
- PW 7. Provide an arborist report and clear site plan of what trees are being removed. Submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees.
- PW 8. Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees (12" in diameter or greater and/or native trees) are to be removed, apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on site, the applicant shall note on the plans methods of protecting existing trees during construction.
- PW 9. The applicant shall include the following information on the plans:
 - c) The 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
 - d) The location of all existing utilities on adjacent street(s), as well as the location and size of all existing or proposed utilities serving the property. Show all utility points of connection (POC).
 - e) Show the location and area of trench sections for any proposed sewer and water line connections within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed.
- PW 10. The applicant shall add the following notes on the plans:
 - f) The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.
 - g) Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all

times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.

- h) No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- i) Temporary bins (low boy), if used, shall be “roll off” style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
- j) The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

FIRE DEPARTMENT:

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code; Title 19 and applicable NFPA fire standards.
- FD2. Fire Sprinklers are required. Submit plans to City for approval.
- FD3. (CFC 903.2.8) Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
- FD4. 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.
- FD5. (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.
- FD6. (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.
- FD7. (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.
- FD8. 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.

FD9. 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:

a) 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;

b) Any addition to an existing building which has fire sprinklers installed;

c) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire area large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;

d) Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;

e) 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 facilitates 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.

FD10. 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 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.

- FD11. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class “A” roof material.
- FD12. 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).
- FD13. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- a) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
 - b) In each room used for sleeping purposes.
 - c) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FD14. Where more than one smoke alarm is required to be install within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).
- FD15. 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).
- FD16. (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.
- FD17. Buildings under construction shall meet the condition of “Chapter 33 Fire Safety During Construction and Demolition” of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:
- a) At each stairway on all floor levels where combustibles materials have accumulated.

- b) In every storage and construction shed.
- c) Where special hazards exist included, but not limited to, the storage and use of combustible and flammable liquids.

FD18. 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

Site Images









ATTACHMENT 3

Neighborhood Images

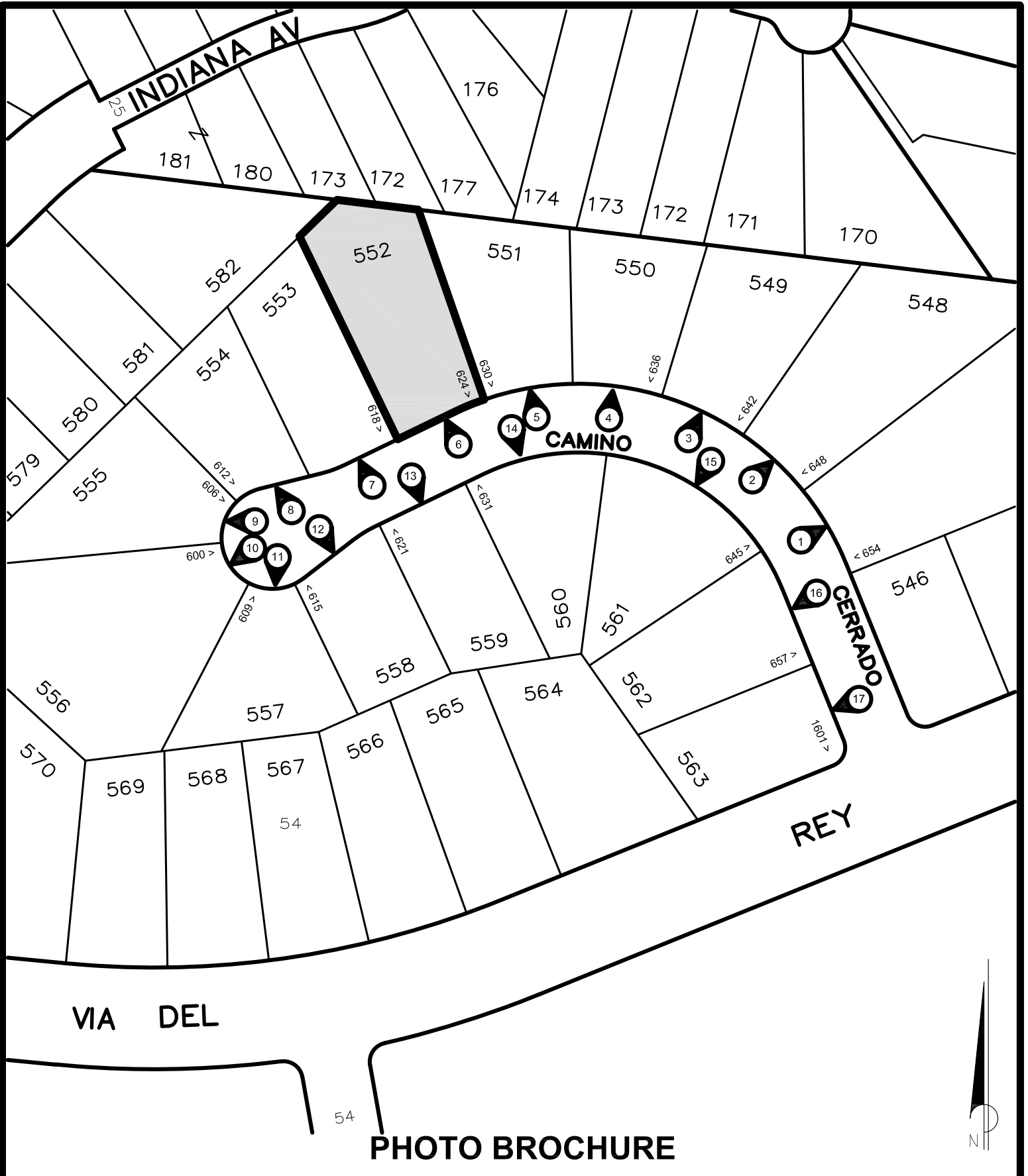


PHOTO BROCHURE

GC MAPPING SERVICE, INC.
 3055 WEST VALLET BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
 gcmapping@radiusmaps.com

SITE:
 624 W. CAMINO CERRADO

CASE NO.
 DATE: 07 - 21 - 2023
 SCALE: 1" = 100'
PHOTO PLAN

1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



13.



14.



15.



16.



17.



ATTACHMENT 4

Project Plans

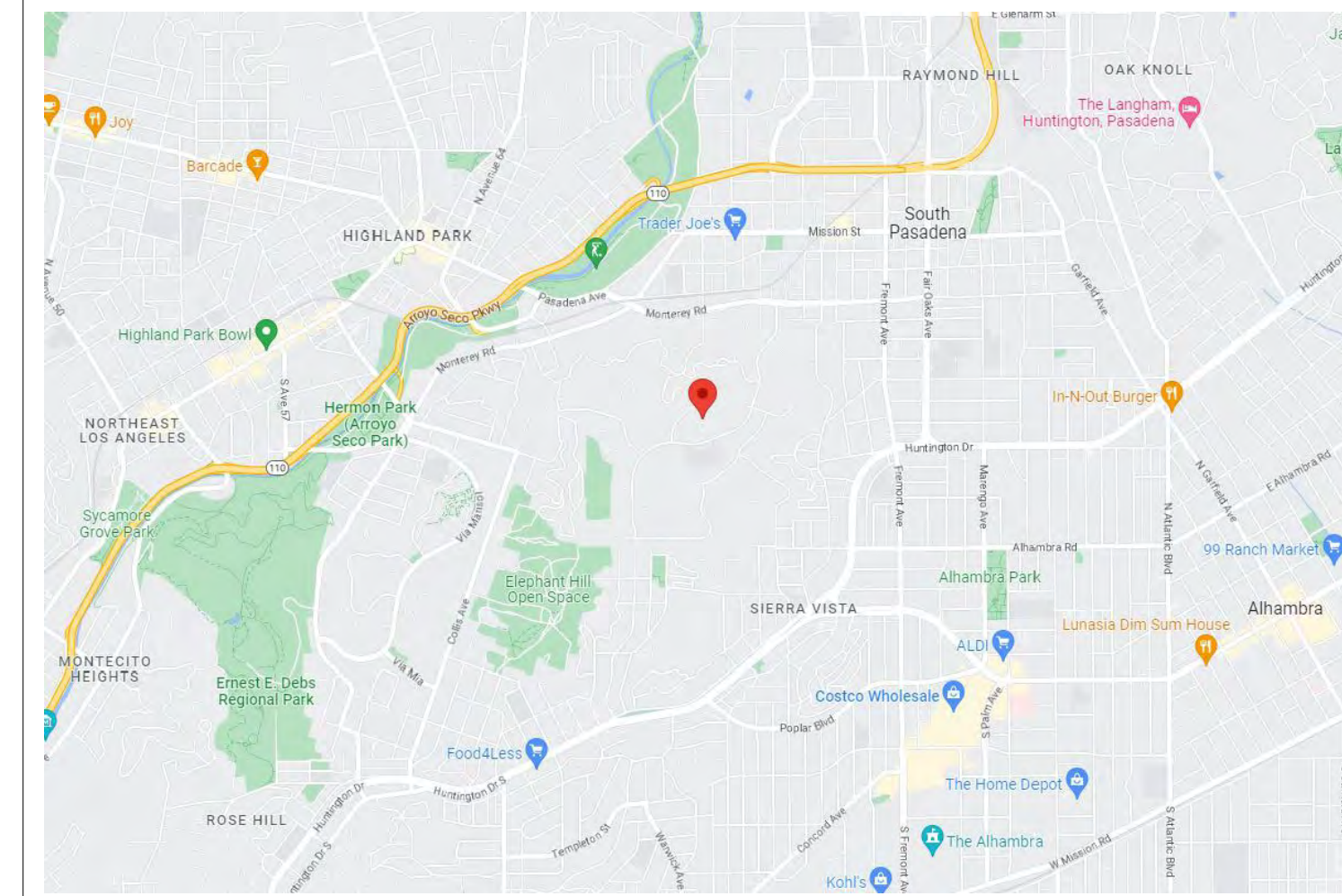
ABBREVIATIONS

AD	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AP	APPLIANCES
B	BEAM
C	CARPET
CL	CENTER LINE
CLG	CEILING
CH	CEILING HEIGHT
CON	CONCRETE
CT	CERAMIC TILE
DIA	DIAMETER
DN	DOWN
DIM	DIMENSIONS
ELEV	ELEVATOR
IN	INCHES
FIN	FINISH
MIN	MINIMUM
MAX	MAXIMUM
W	WIDTH
OC	ON CENTER
PLY	PLYWOOD
GYP. BD.	TYPE X GYPSUM BOARD
WP.	WATERPROOF
TYP.	TYPICAL
TH	THRESHOLD
ALUM	ALUMINUM
WD	WOOD
MI	MIRROR
GL	GLASS
STN	STAIN
PNT	PAINT
HDWR	GARDWARE
MAT	MATERIALS
THK	THICKNESS
ETR	EXISTING TO REMAIN
UNO	UNLESS NOTED OTHERWISE
OS	OWNER SUPPLIED

624 CAMINO CERRADO

SOUTH PASADENA, CA 91030

VICINITY MAP



PROJECT DATA

PROJECT LOCATION

ADDRESS	624 CAMINO CERRADO SOUTH PASADENA, CA 91030
---------	------------------------------------------------

PROJECT INFORMATION

APN	5310-001-039
TRACT	25588
BLOCK	N/A
LOT	552
NO OF STORIES	2
TYPE OF CONSTRUCTION	VB - NON SPRINKLER
LOT SIZE	15,053.25 (PER ASSESSOR RECORDS)
USE ZONE	R-1
CURRENT BUILDING USE	SINGLE FAMILY RESIDENCE
PROPOSED BUILDING USE	NO CHANGE

AREA BREAKDOWN

USE	AREA (SQ FT)	MAX. LOT COVERAGE	ZONING (FAR)
(E) MAIN BUILDING	2,545	-	-
(N) ADDITION	943	-	-
LOT SIZE	15,053.25	-	-
		40%	0.35
		LOT COV. = 3,770	TOTAL (FA) = 3,488

LOT COVERAGE CALCULATIONS:

LOT SIZE: 15,053.25 SQFT.
MAX LOT COVERAGE: 40% OF 15,053.25 SQFT = 6021.3 SQFT
LOT COVERAGE: 3,770 SQFT < 6021.3

FLOOR AREA CALCULATIONS:

LOT SIZE: 15,053.25 SQFT.
FLOOR AREA RATIO (FAR): 0.35
MAX ALLOWABLE FLOOR AREA: 0.35 x 15,053.25 SQFT = 5,268.6 SQFT
FLOOR AREA (FA): 3,488 SQFT < 5,268.6

DRAWING LEGEND

	DECORATIVE COLUMN
	ALIGNMENT
	WINDOW SYMBOL
	DOOR SYMBOL
	WALL TYPE
	DETAIL #
	SHEET #
	ELEVATION #
	SHEET #
	TAG #
	NOTES
	CEILING HEIGHT
	CEILING MATERIAL
	CEILING FINISH

CODE REFERENCES

PROJECT SHALL COMPLY WITH:
2019 LA. AMENDMENT BUILDING CODE
2019 LA. AMENDMENT GREEN BUILDING CODE
2019 LA. AMENDMENT ELECTRICAL CODE
2019 LA. AMENDMENT MECHANICAL CODE
2019 LA. AMENDMENT PLUMBING CODE
2019LA. NFPA 13-D

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- THE CONTRACTOR SHALL VERIFY ALL JOB SITE CONDITIONS AND RELATED DIMENSIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE LATEST EDITION CITY CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.
- CONTRACTOR AND OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.
- COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.
- WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.
- IF THE WORK AUTHORIZED ON THESE PLANS DOES NOT RECEIVE A FINAL INSPECTION APPROVAL WITHIN THREE YEARS FROM THE DATE THE PERMIT WAS ISSUED, THE PERMIT WILL EXPIRE BY TIME LIMITATION AND WILL BECOME NULL AND VOID".

SHEET INDEX

ARCHITECTURAL:

A-0.0	VICINITY MAP, PROJECT DATA, GENERAL NOTES
A-0.1	EXISTING SITE PLAN
A-0.1.1	PROPOSED SITE PLAN
A-0.2	LOWER LEVEL DEMOLITION PLAN
A-0.3	UPPER LEVEL DEMOLITION PLAN
A-0.4	ROOF DEMOLITION PLAN
A-0.5	DOOR & WINDOW SCHEDULE
A-1.0	PROPOSED LOWER LEVEL FLOOR PLAN
A-1.1	PROPOSED UPPER LEVEL FLOOR PLAN
A-1.2	PROPOSED ROOF PLAN
A-2.0	EXISTING ELEVATIONS
A-2.1	EXISTING ELEVATIONS
A-3.0	PROPOSED ELEVATIONS
A-3.1	PROPOSED ELEVATIONS
A-4.0	SECTION
A-5.0	ARCHITECTURAL DETAILS
A-6.0	MATERIALS BOARD

STRUCTURAL:

-

PROJECT DESCRIPTION

ADDITION TO AN EXISTING 2-STORY SINGLE FAMILY RESIDENCE



REVISIONS:	DATE:			
NO:	DESCRIPTION:			
		△	△	△



SHEET TITLE:	COVER SHEET
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030

DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17
SHEET NAME:	A-0.0
SHEET NO.	1 OF 17

THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS



REVISIONS:	NO:	DESCRIPTION:	DATE:
	△		
	△		
	△		



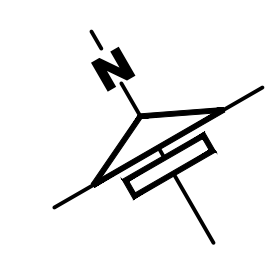
SHEET TITLE:	EXISTING SITE PLAN
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030

DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17
SHEET NAME:	

A-0.1
SHEET NO. 2 OF 17

THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS

- LEGEND:**
- (N) - INDICATES NEW PER PLAN.
 - (E) - INDICATES EXISTING TO REMAIN.
 - (thick solid line) - INDICATES (E) EXTERIOR WALL.
 - (hatched line) - INDICATES (E) CMU WALL.
 - - - (dashed line) - INDICATES (E) PROPERTY LINE.
 - - - (dotted line) - INDICATES (E) STREET CENTER LINE.
 - (gray fill) - INDICATES APPROX. AREA OF (E) DRIVEWAY.
 - (dotted fill) - INDICATES APPROX. AREA OF (E) LANDSCAPE.



SCALE: 1/8" = 1'-0"



REVISIONS:	NO:	DESCRIPTION:	DATE:
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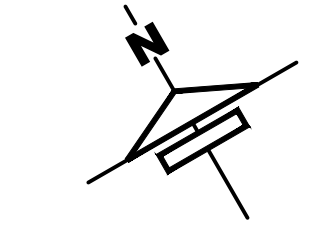
SHEET TITLE:	PROPOSED SITE PLAN
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030

DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17

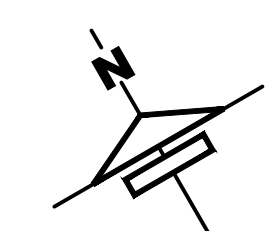
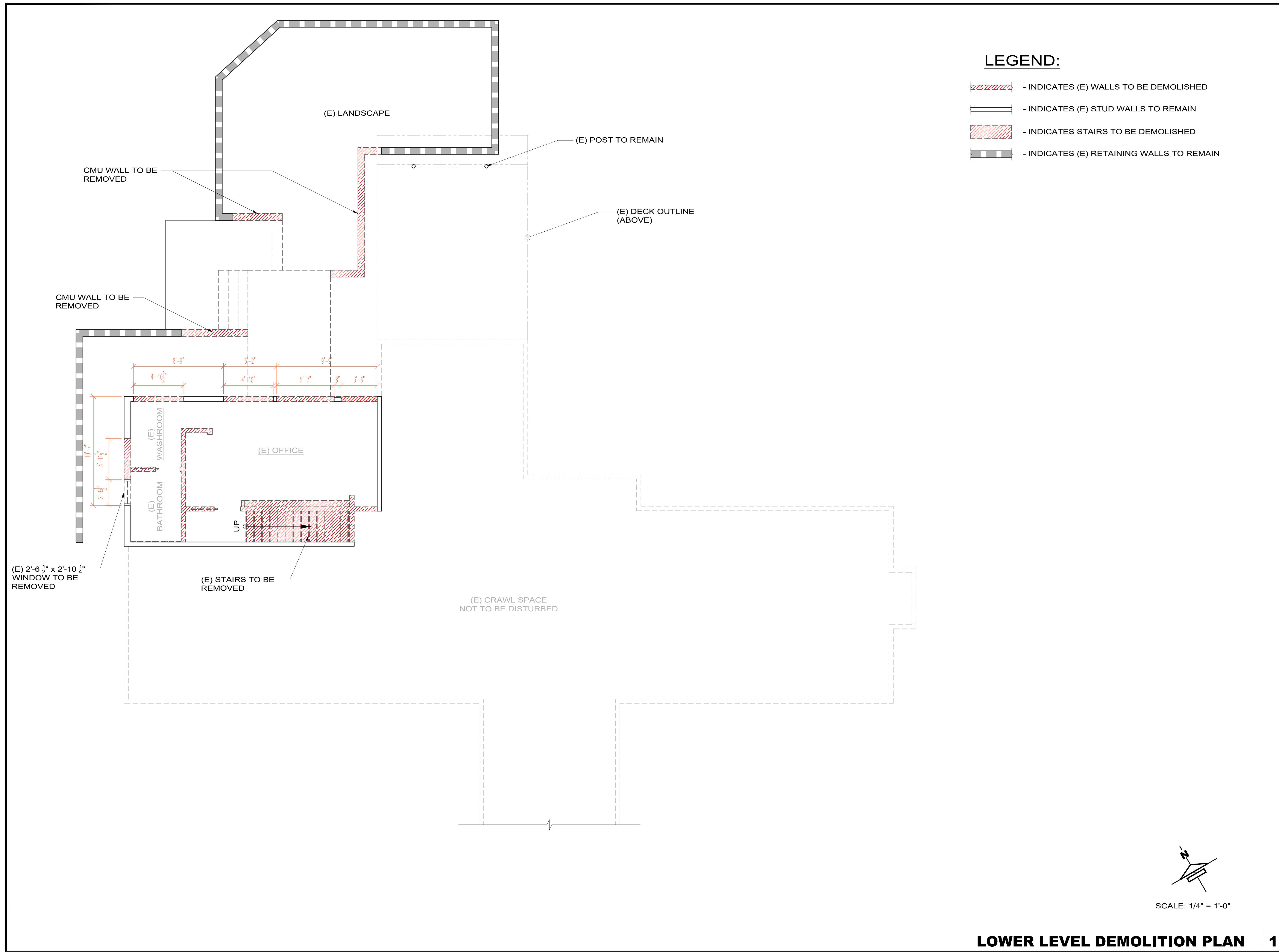
SHEET NAME:
A-0.1.1
SHEET NO. 3 OF 17

LEGEND:

- (N) - INDICATES NEW PER PLAN.
- (E) - INDICATES EXISTING TO REMAIN.
- (thick solid line) - INDICATES (E) EXTERIOR WALL.
- (hatched line) - INDICATES (E) CMU WALL.
- - - (dashed line) - INDICATES (E) PROPERTY LINE.
- - - (dotted line) - INDICATES (E) STREET CENTER LINE.
- (gray) - INDICATES APPROX. AREA OF (E) DRIVEWAY.
- (dotted) - INDICATES APPROX. AREA OF (E) LANDSCAPE.
- (stippled) - INDICATES APPROX. AREA OF (E) HARDSCAPE.
- (red dashed) - INDICATES AREA OF WORK.
- (light blue) - INDICATES AREA OF ADDITION ON LOWER LEVEL.
- (hatched) - INDICATES AREA OF NEW DECK (328 SQ. FT.).
- (dotted) - INDICATES AREA OF EXISTING DECK (281 SQ. FT.).



SCALE: 1/8" = 1'-0"



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



REVISIONS:

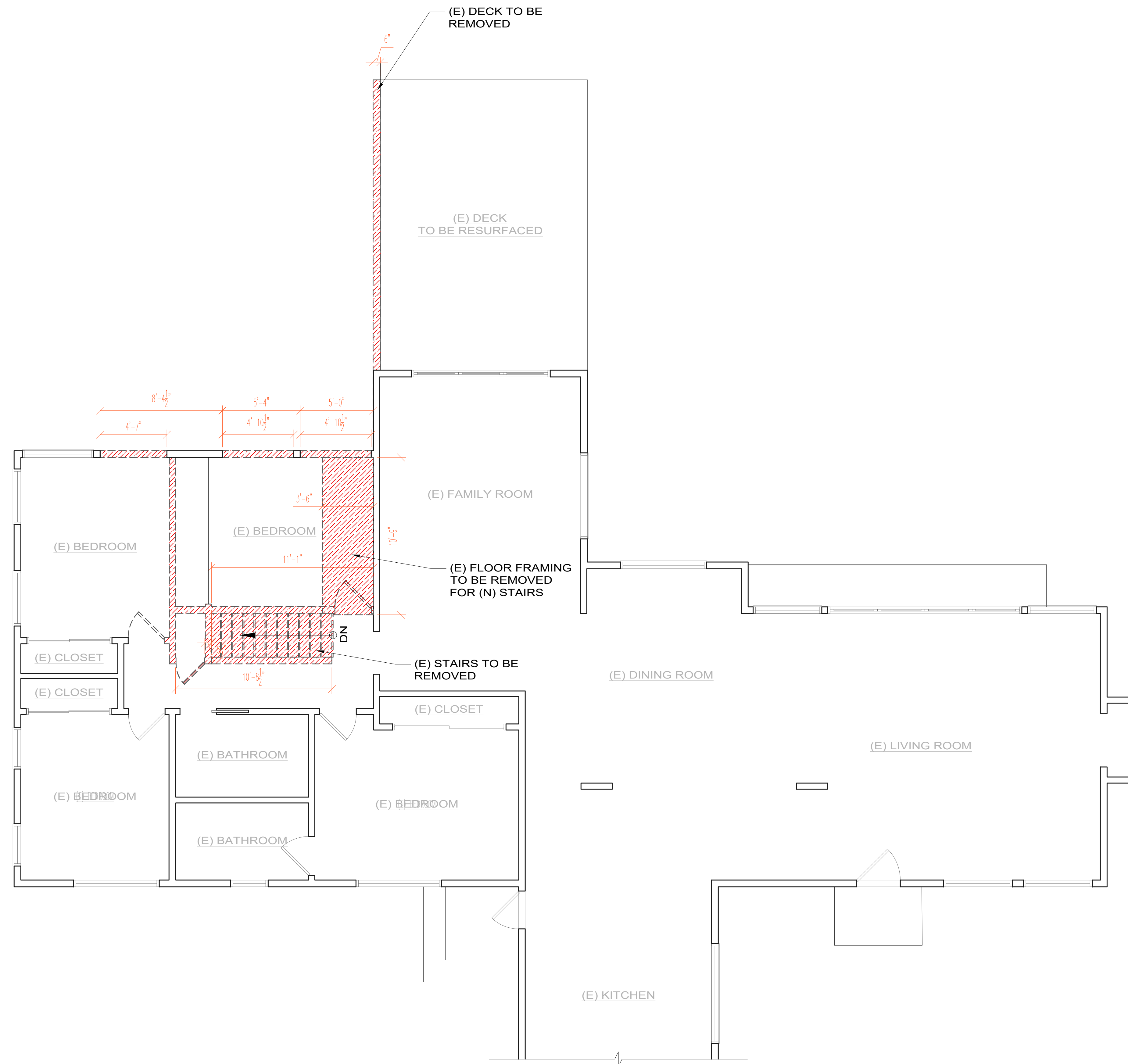
NO.	DESCRIPTION:	DATE:
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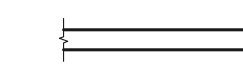

SHEET TITLE:	LOWER LEVEL DEMOLITION PLAN
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030

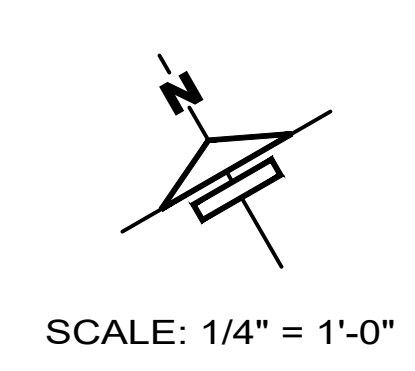
DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17
SHEET NAME:	

A-0.2

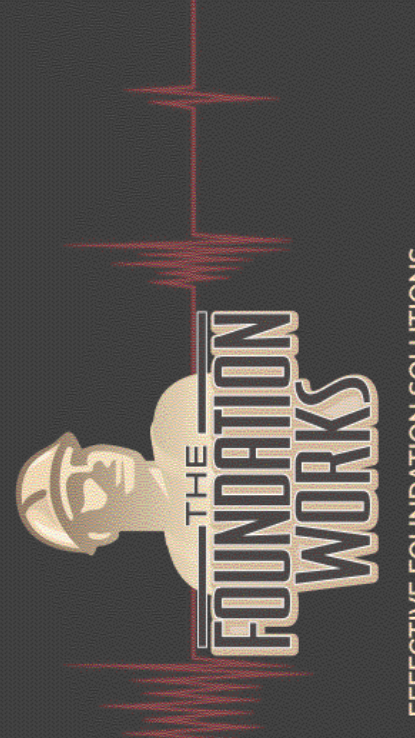


LEGEND:

-  - INDICATES (E) WALLS TO BE DEMOLISHED
-  - INDICATES (E) STUD WALLS TO REMAIN
-  - INDICATES STAIRS TO BE DEMOLISHED




THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS



THE FOUNDATION WORKS
EFFECTIVE FOUNDATION SOLUTIONS

REVISIONS:	NO:	DESCRIPTION:	DATE:
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	△		
	△		
	△		



LICENSED PROFESSIONAL ENGINEER
GEORGE A. GEORGE
C 91528
EXP. 09/30/2024
CIVIL
STATE OF CALIFORNIA

SHEET TITLE: UPPER LEVEL DEMOLITION PLAN	PROJECT: ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS: 624 CAMINO CERRADO SOUTH PASADENA, CA 91030	
DESIGNED BY: DK & DP	
DRAWN BY: DK & DP	
PROJECT DATE: 11/25/2022	
PROJECT NO: EQ-2022-17	
SHEET NAME: A-0.3	
SHEET NO. 5 OF 17	



REVISIONS:	
NO.	DESCRIPTION:
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SHEET TITLE: ROOF DEMOLITION PLAN
 PROJECT: ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
 PROJECT ADDRESS: 624 CAMINO CERRADO SOUTH PASADENA, CA 91030

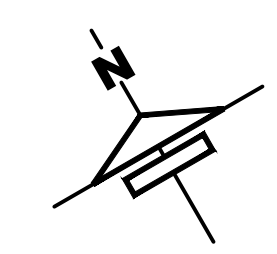
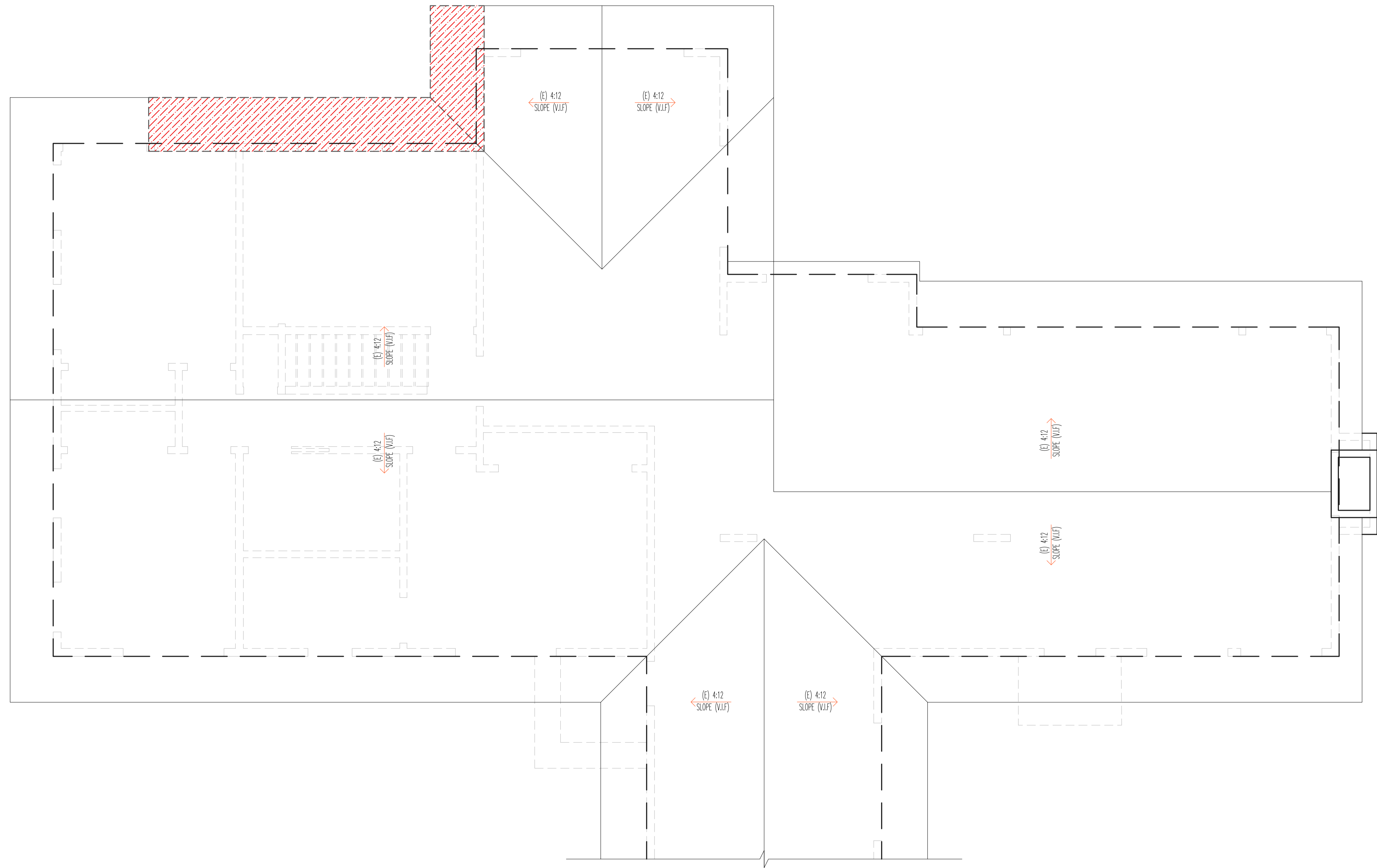
DESIGNED BY: DK & DP
 DRAWN BY: DK & DP
 PROJECT DATE: 11/25/2022
 PROJECT NO: EQ-2022-17

SHEET NAME: A-0.4
 SHEET NO. 6 OF 17

THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS

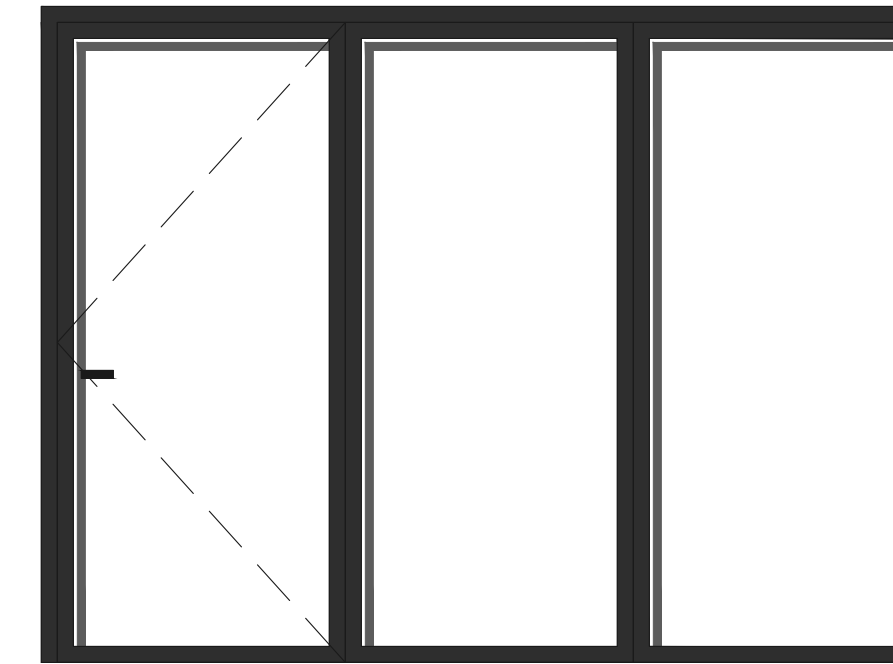
LEGEND:

- - - - - INDICATES (E) INTERIOR WALLS BELOW ROOF
- - - - - INDICATES (E) EXTERIOR WALL OUTLINE BELOW ROOF
- INDICATES ROOF AREA TO BE DEMOLISHED



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

	SYM.	SIZE (W x H)	MATERIAL	STYLE	NO. REQ'D	TYPE	NOTES
UPPER LEVEL	①	3'-0" x 6'-8"	HOLLOW WOOD	SWING	1	C	-
	②	2'-10" x 6'-8"	HOLLOW WOOD	SWING	1	C	-
	③	2'-10" x 6'-8"	HOLLOW WOOD	POCKET	1	D	-
	④	2'-10" x 6'-8"	HOLLOW WOOD	POCKET	1	D	-
LOWER LEVEL	⑤	9'-4" x 6'-10"	THERMALLY BROKEN ALUMINUM	ACCORDING	1	G	2
	⑥	5'-6" x 6'-8"	HOLLOW WOOD	POCKET	1	E	-
	⑦	2'-10" x 6'-8"	HOLLOW WOOD	SWING	1	C	-
	⑧	5'-0" x 6'-8"	HOLLOW WOOD	DOUBLE	1	E	-
	⑨	4'-0" x 6'-8"	HOLLOW WOOD	SLIDING	1	F	-
	⑩	2'-8" x 6'-8"	HOLLOW WOOD	SWING	1	C	-
	⑪	3'-0" x 6'-8"	SOLID WOOD & GLASS	SWNG	1	B	2 & 3
	⑫	9'-0" x 6'-8"	STANDARD ALUMINUM	SLIDING	1	A	2
	⑬	6'-0" x 6'-8"	STANDARD ALUMINUM	SLIDING	1	A	2



TYPE G
THERMALLY BROKEN
ALUMINUM & GLASS
ACCORDING DOOR

DOOR NOTES:

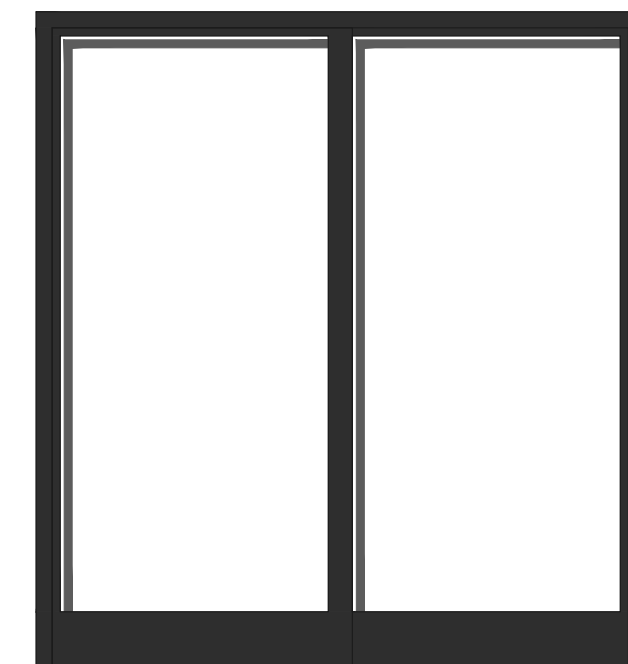
- DOORS: SHALL BE SELF-CLOSING, TIGHT-FITTING 1-3/8" MIN. SOLID CORE DOOR.
- GLAZING: EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS, GLASSBLOCK, OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. EXCEPTION: STAINED-GLASS PANELS MAY BE INSTALLED PROVIDED A BACK PANEL OF TEMPERED GLASS IS INSTALLED BEHIND THE STAINED-GLASS PANEL.
- NONCOMBUSTIBLE EXTERIOR DOORS: SHALL BE 1-3/4 INCH SOLID CORE WOOD, OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE IN ACCORDANCE WITH BMC SECTION 9-1-1-222.2. EXCEPTION: GARAGE DOORS AND VEHICLE ACCESS DOORS.
- DOORS BETWEEN GARAGE AND THE DWELLING UNIT: SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

WINDOW NOTES:

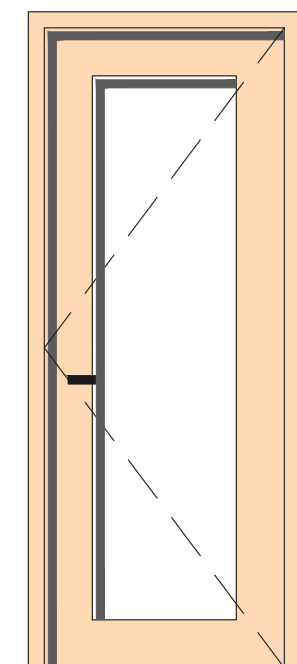
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN 24" CLEAR HT, 20" CLEAR WIDTH, 5.1 SQ. FT. MIN AREA (5.0 SQ. FT. AT GRADE LEVEL) & 44" MIN TO SILL.
EMERGENCY EGRESS:
A. 20" MIN. CLEAR WIDTH.
B. 24" MIN. CLEAR HEIGHT.
C. 5.1 SQ. FT. MIN OPEN ABLE AREA.
D. 44" MAX. FROM BOTTOM OF WINDOW TO FINISH FLOOR.
- GLAZING IN DOORS AND WINDOWS SHALL BE TEMPERED (CRC R308.4):
 - IN OPERABLE PANELS OF DOORS
 - WITHIN 24" OF A DOOR
 - WHEN BOTTOM EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE
 - IN AN INDIVIDUAL PANEL LARGER THAN 9 SQ. FT.
 - WHEN THE BOTTOM EDGE IS WITHIN 18" OF THE FLOOR
 - WINDOW MUST HAVE U-FACTOR OF 0.36 AND SHGC SHOULD BE 0.24
 - ALL WINDOWS TO BE MADE OF NON-GLARE GLASS
- ALL WINDOWS TO MATCH STYLE AND COLORS
- ALL WINDOW FRAMING SHALL BE TYPICAL BLOCKED FRAMING (AS REQUIRED).

GLAZING NOTES

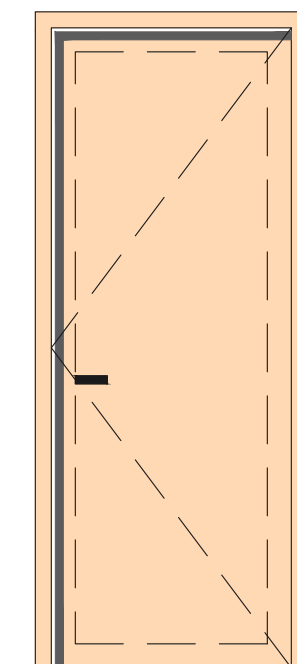
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R30B.3 (SEE EXCEPTIONS) (R30B.4):
- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - GLAZING IN RAILINGS.
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.



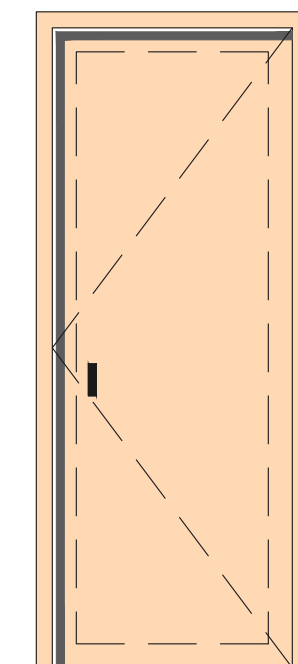
TYPE A
ALUMINIUM & GLASS
SLIDING DOOR



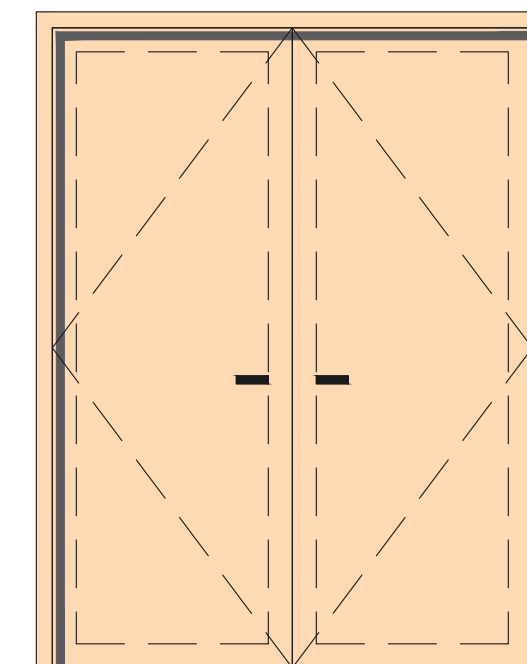
TYPE B
SOLID WOOD & GLASS
SWING DOOR



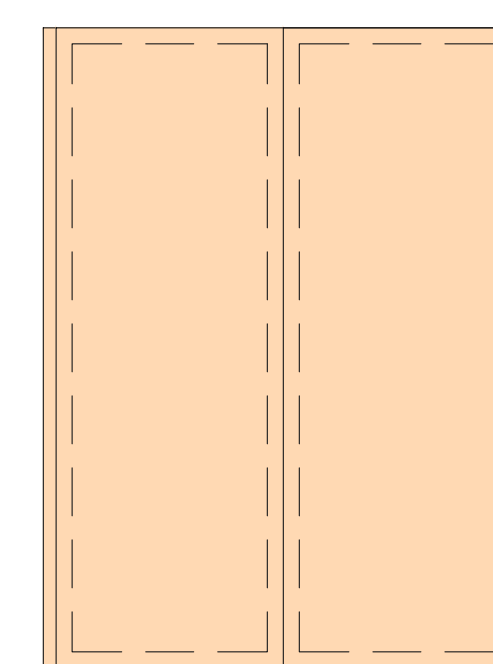
TYPE C
HOLLOW WOOD
SWING DOOR



TYPE D
HOLLOW WOOD
POCKET DOOR



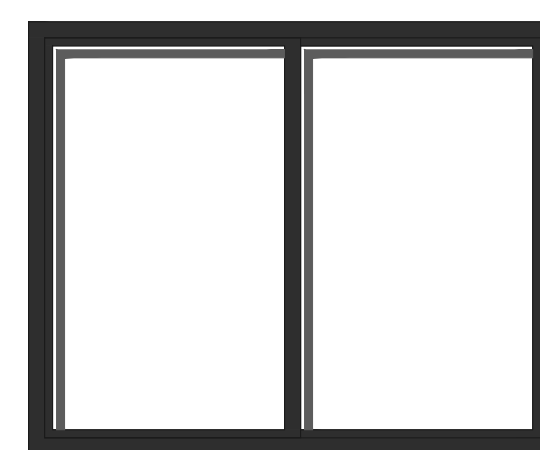
TYPE E
HOLLOW WOOD
DOUBLE POCKET DOOR



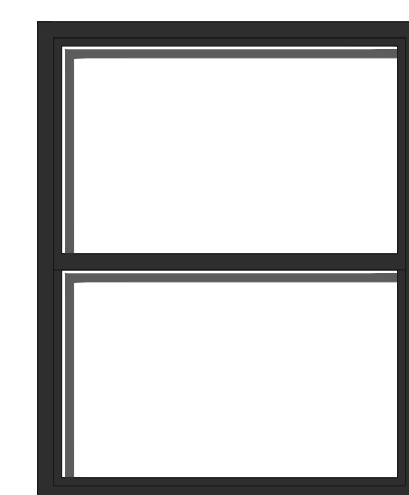
TYPE F
HOLLOW WOOD
SLIDING DOOR

DOOR SCHEDULE 2

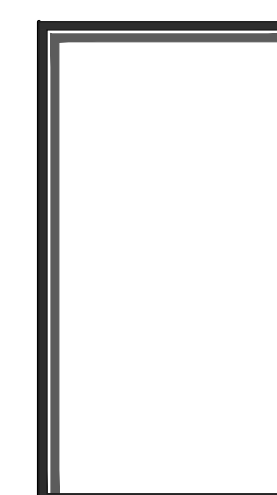
	SYM.	SIZE (W x H)	MATERIAL	STYLE	NO. REQ'D	TYPE	NOTES
UPPER LEVEL	①	3'-6" x 5'-0"	ALUM. & GLASS	S. HUNG	2	B	1,3 & 4
	②	4'-0" x 8'-0"	ALUM. & GLASS	PICTURE	4	C	2,3 & 4
	③	2'-0" x 3'-10"	ALUM. & GLASS	S. HUNG	1	B	3 & 4
	④	4'-0" x 3'-10"	ALUM. & GLASS	SLIDING	1	A	3 & 4
LOWER LEVEL	⑤	4'-0" x 3'-10"	ALUM. & GLASS	SLIDING	1	A	3 & 4
	⑥	6'-6" x 3'-10"	ALUM. & GLASS	SLIDING	1	A	3 & 4
	⑦						



TYPE A
ALUMINIUM & GLASS
SLIDING WINDOW



TYPE B
ALUMINIUM & GLASS
SINGLE HUNG WINDOW



TYPE C
ALUMINIUM & GLASS
PICTURE WINDOW

WINDOW SCHEDULE 3



REVISIONS:	NO.	DESCRIPTION:	DATE:
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	2		
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	4		



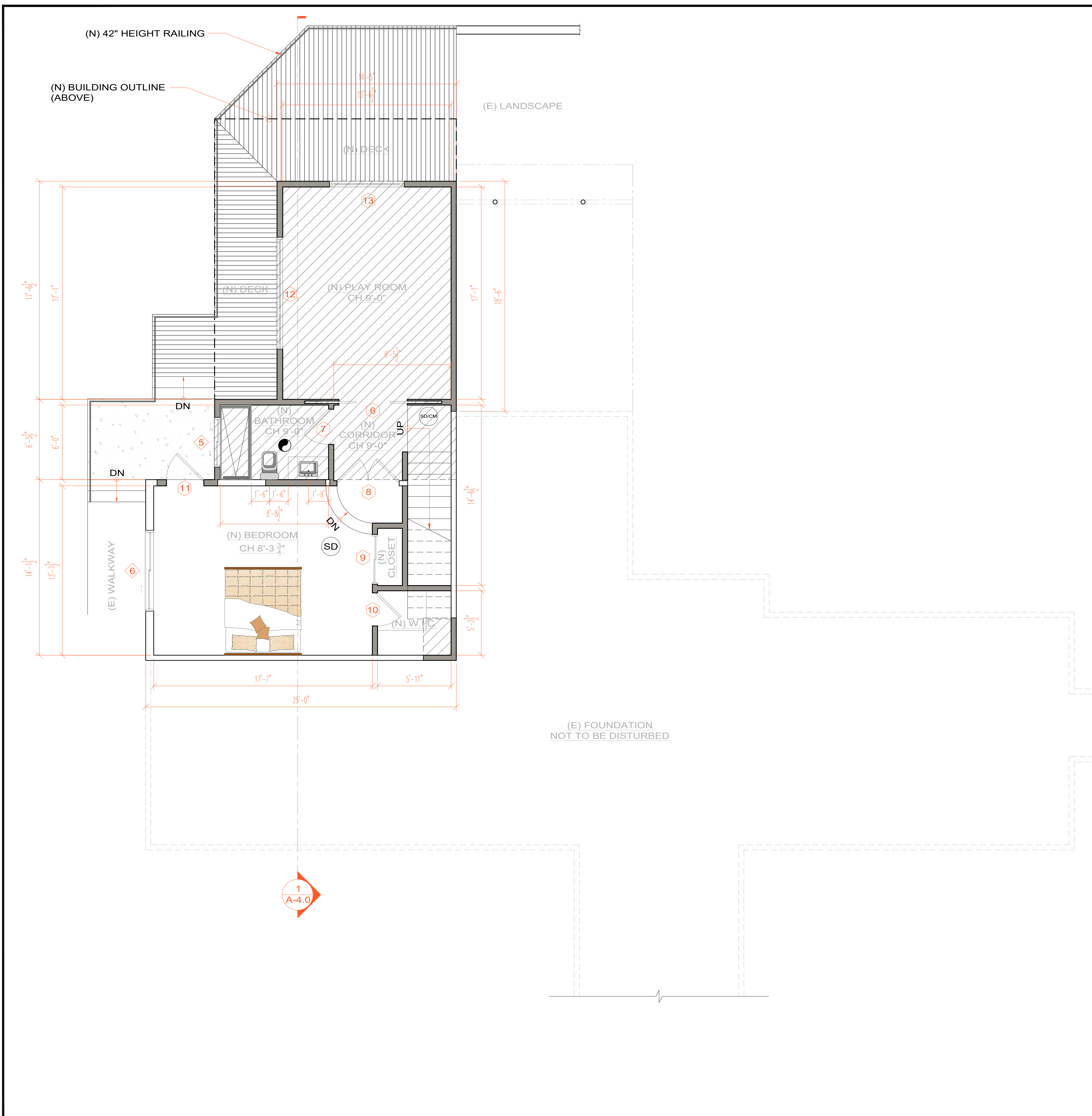
SHEET TITLE:	DOOR & WINDOW SCHEDULE
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030

DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17
SHEET NAME:	

A-0.5

SHEET NO. 7 OF 17

NOTES 1



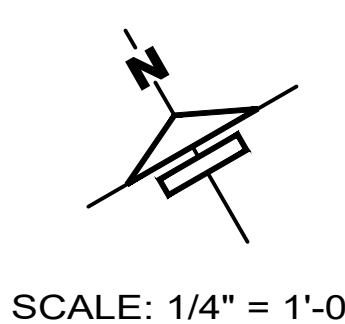
LEGEND:

- INDICATES (N) 2x4 STUD WALLS @ 16" O.C.
- INDICATES (E) STUD WALLS TO REMAIN
- INDICATES (N) 1-HR STUD WALL PER 2/A-5.0
- INDICATES (N) CONCRETE LANDING & STAIRS
- INDICATES AREA OF (N) FLOOR

- 120 V HARD WIRED SMOKE ALARM WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: EACH BEDROOM, ON CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOM, AND ON EACH STORY, INCLUDING BASEMENTS. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT, THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- AN APPROVED CARBON MONOXIDE DETECTOR RECEIVING ITS PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING AND HAVING BATTERY BACK UP SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA OR BEDROOMS AND ONE ON EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS. WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
- APPROVED COMBINED SMOKE / CARBON MONOXIDE DETECTOR
- NEW DOOR TO BE INSTALLED PER MANUFACTURERS SPECS. SEE DOOR SCHEDULE ON 2/A-0.2 FOR MORE INFORMATION
- NEW WINDOW TO BE INSTALLED PER MANUFACTURERS SPECS. SEE DOOR SCHEDULE ON 3/A-0.2 FOR MORE INFORMATION
- INDICATES EXHAUST FAN, BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY A HUMIDISTAT (4.506.1) (MIN 50 CFM)

NOTES:

1. SEE DOOR & WINDOW SCHEDULE ON 2/A-0.2 & 3/A-0.2 FOR MORE INFORMATION
2. CONTRACTOR TO COORDINATE WITH OWNER ON FINAL INTERIOR AND EXTERIOR FINISHES.
3. FOR GREEN BUILDING NOTES SEE SHEET A-6.0
4. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.



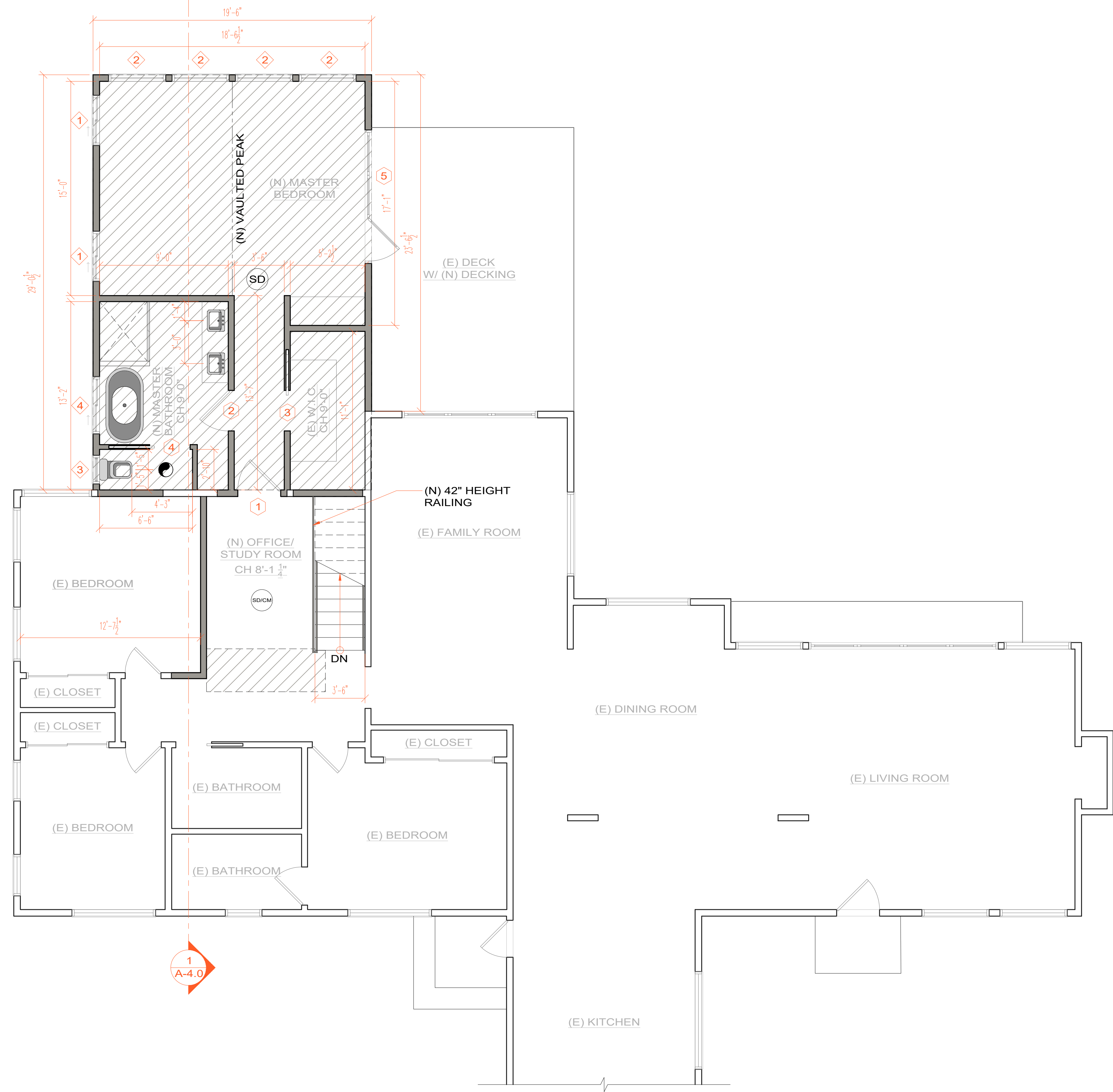
SCALE: 1/4" = 1'-0"

THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS

EFFECTIVE FOUNDATION SOLUTIONS

REVISONS:	NO:	DESCRIPTION:	DATE:
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SHEET TITLE:	LOWER LEVEL PROPOSED FLOOR PLAN
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030
DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17
SHEET NAME:	A-1.0
SHEET NO. 8 OF 17	



LEGEND:

- INDICATES (N) 2x4 STUD WALLS @ 16" O.C.
- INDICATES (E) STUD WALLS TO REMAIN
- INDICATES (N) 1-HR STUD WALL PER 2/A-5.0
- INDICATES AREA OF (N) FLOOR

(SD) - 120 V HARD WIRED SMOKE ALARM WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: EACH BEDROOM, ON CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOM, AND ON EACH STORY, INCLUDING BASEMENTS. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT, THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

(CM) - AN APPROVED CARBON MONOXIDE DETECTOR RECEIVING ITS PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING AND HAVING BATTERY BACK UP SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA OR BEDROOMS AND ONE ON EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS. WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.

(SD/CM) - APPROVED COMBINED SMOKE / CARBON MONOXIDE DETECTOR

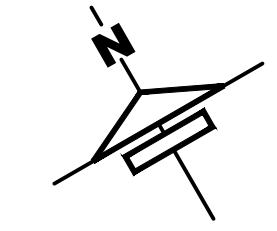
- NEW DOOR TO BE INSTALLED PER MANUFACTURERS SPECS. SEE DOOR SCHEDULE ON 2/A-0.2 FOR MORE INFORMATION

- NEW WINDOW TO BE INSTALLED PER MANUFACTURERS SPECS. SEE DOOR SCHEDULE ON 3/A-0.2 FOR MORE INFORMATION

- INDICATES EXHAUST FAN, BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY A HUMIDISTAT (4.506.1) (MIN 50 CFM)

NOTES:

1. SEE DOOR & WINDOW SCHEDULE ON 2/A-0.2 & 3/A-0.2 FOR MORE INFORMATION
2. CONTRACTOR TO COORDINATE WITH OWNER ON FINAL INTERIOR AND EXTERIOR FINISHES.
3. FOR GREEN BUILDING NOTES SEE SHEET A-6.0
4. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.



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

THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS

EFFECTIVE FOUNDATION SOLUTIONS

REVISONS:	NO:	DESCRIPTION:	DATE:
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	3		

SHEET TITLE:	UPPER LEVEL PROPOSED FLOOR PLAN
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030
DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17
SHEET NAME:	A-1.1
SHEET NO. 9 OF 17	

REVISIONS:	
NO.	DESCRIPTION:



SHEET TITLE:	PROPOSED ROOF PLAN
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030

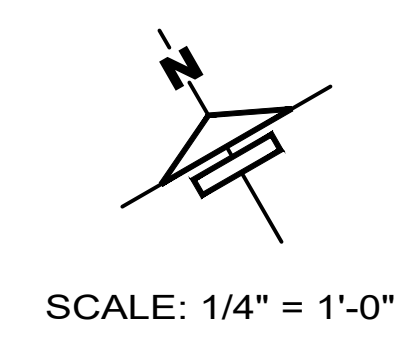
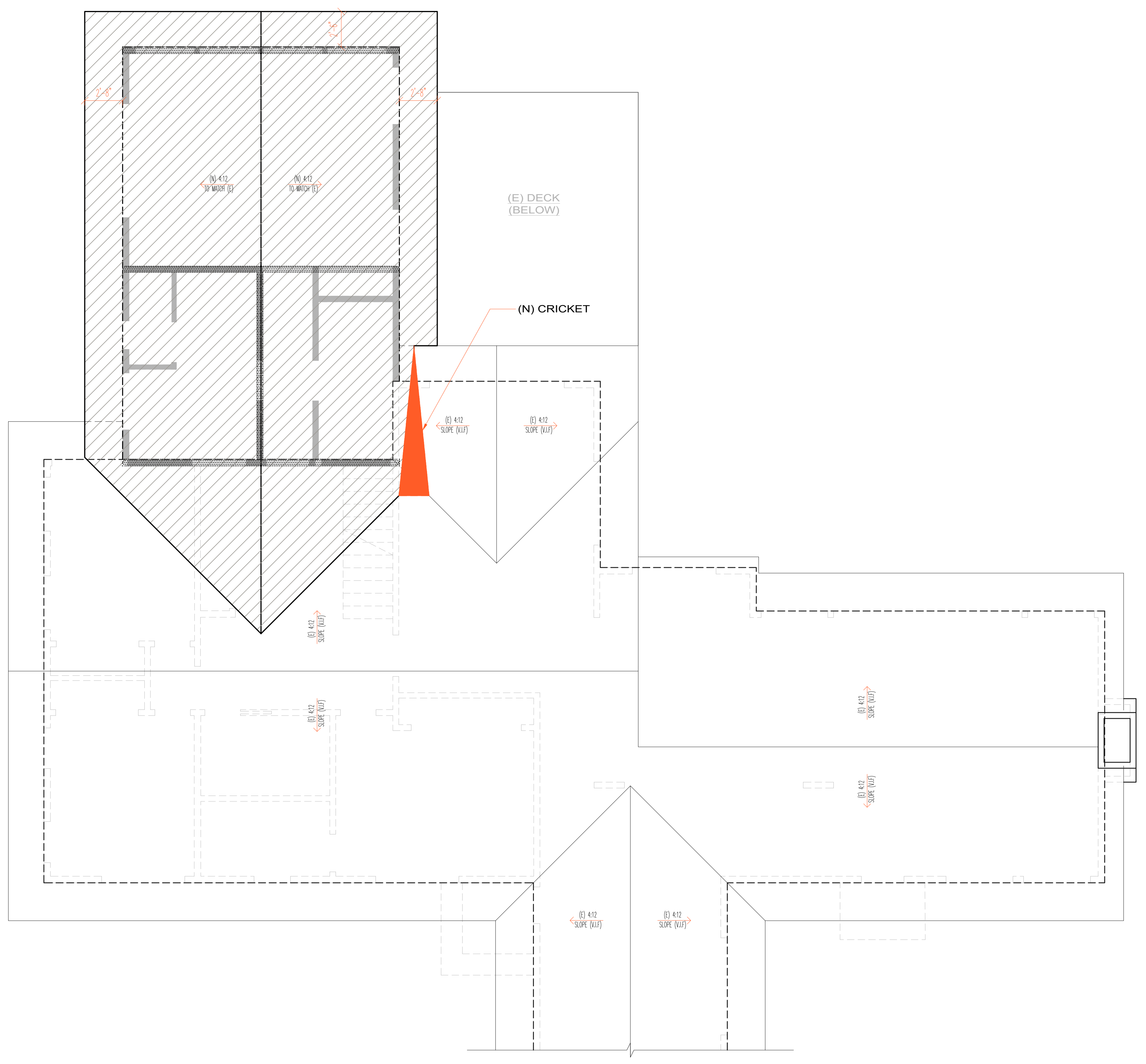
DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17
SHEET NAME:	

LEGEND:

- INDICATES (N) 2x4 STUD WALLS @ 16" O.C.
- INDICATES (N) 2x4 GABLE WALL @ 16" O.C.
- INDICATES (E) STUD WALLS TO REMAIN
- INDICATES (N) EXTERIOR WALL OUTLINE
- INDICATES (E) EXTERIOR WALL OUTLINE TO REMAIN
- INDICATES (N) CLASS "A" ROOFING TO MATCH (E) OVER (N) ROOF FRAMING
- INDICATES (E) CLASS "A" ROOFING TO REMAIN OVER (E) ROOF FRAMING

ROOFING NOTES & SPECS:

- 1 CLASS "A" ROOFING SHINGLES
MANUF: CERTAIN TEED (TO MATCH EXISTING ROOFING)
TYPE: LANDMARK LT (TO MATCH EXISTING ROOFING)
COLOR: (CONTRACTOR TO COORDINATE COLOR WITH OWNER)
ICC-ESR: 1389 AND ESR-3537
- 2 INSTALL ROOFING IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED SPECIFICATIONS AND IN COMPLIANCE WITH THE CHAPTER 15 REQUIREMENTS OF THE LATEST ADOPTED C.B.C. 2021
- 3 FLASH AND COUNTER FLASH ALL ROOF TO WALL AND ROOF TO ROOF INTERSECTIONS. METAL COUNTER FLASHING SHALL BE A MINIMUM 26 GA., GI. SHEET METAL U.N.O. ON DETAILS. LAP ALL JOINTS A MINIMUM OF 3" AND SEAL AND MAKE WATER TIGHT.
- 4 INSTALL (N) GUTTER & DOWNSPOUTS



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

THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS

REVISIONS:	NO:	DESCRIPTION:	DATE:
	△		
	△		
	△		



SHEET TITLE:	EXISTING ELEVATIONS
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030

DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17

SHEET NAME:
A-2.0
SHEET NO. 11 OF 17

THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS

- (E) TOP OF ROOF
+ 22'-9 ³/₈"
- (E) TOP OF DBL TOP PLATE
+ 17'-4 ¹/₂"
- (E) SECOND FLOOR
+ 9'-3 ¹/₄"
- (E) TOP OF DBL TOP PLATE
+ 8'-3 ³/₄"
- (E) FINISH FLOOR
± 0'-0"



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

EXISTING WEST ELEVATION 1

- (E) TOP OF ROOF
+ 22'-9 ³/₈"
- (E) TOP OF DBL TOP PLATE
+ 17'-4 ¹/₂"
- (E) SECOND FLOOR
+ 9'-3 ¹/₄"
- (E) TOP OF DBL TOP PLATE
+ 8'-3 ³/₄"
- (E) FINISH FLOOR
± 0'-0"



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

EXISTING NORTH ELEVATION 2

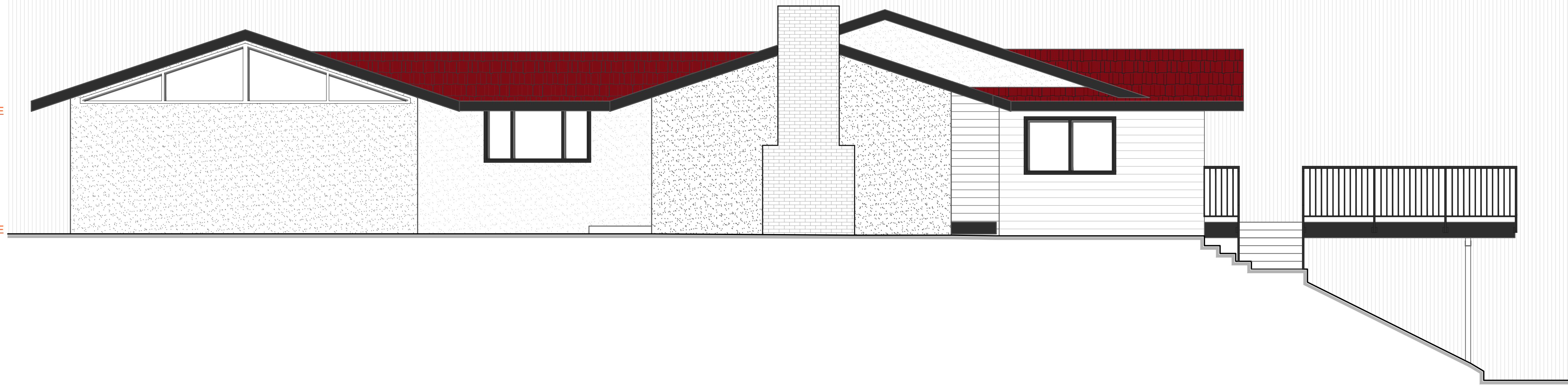
(E) TOP OF ROOF
+ 22'-9 ¹/₈"

(E) TOP OF DBL TOP PLATE
+ 17'-4 ¹/₂"

(E) SECOND FLOOR
+ 9'-3 ¹/₄"

(E) TOP OF DBL TOP PLATE
+ 8'-3 ³/₄"

(E) FINISH FLOOR
± 0'-0"



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

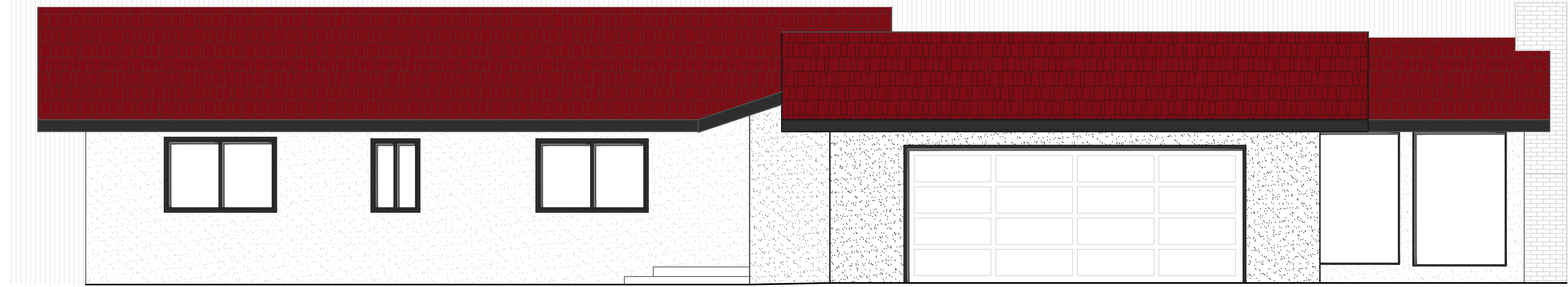
EXISTING EAST ELEVATION

1

(E) TOP OF ROOF
+ 22'-9 ¹/₈"

(E) TOP OF DBL TOP PLATE
+ 17'-4 ¹/₂"

(E) SECOND FLOOR
+ 9'-3 ¹/₄"



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

EXISTING SOUTH ELEVATION

2



REVISIONS:	NO:	DESCRIPTION:	DATE:
	△		
	△		
	△		



SHEET TITLE:	EXISTING ELEVATIONS
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030

DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17

SHEET NAME:
A-2.1
SHEET NO. 12 OF 17

THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS

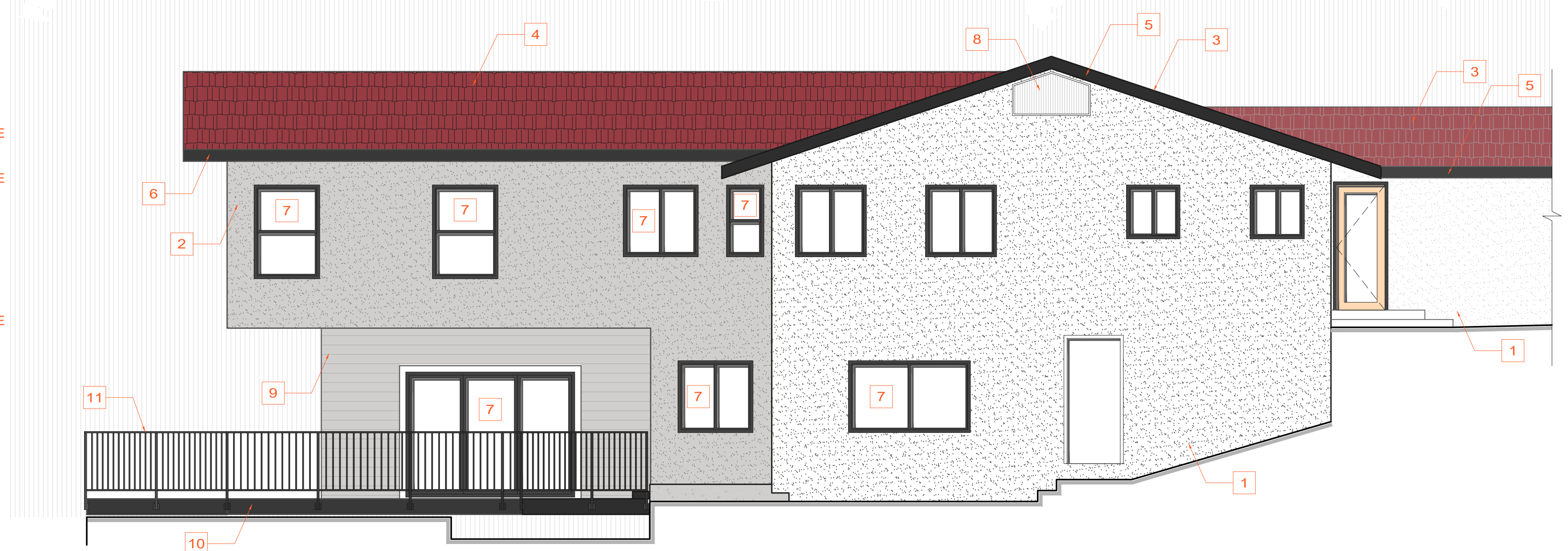
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SHEET TITLE:	PROPOSED ELEVATIONS
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030
DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17
SHEET NAME:	A-3.0
SHEET NO. 13 OF 17	

LEGEND:

- 1 (E) STUCCO TO REMAIN
- 2 (N) STUCCO TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 3 (E) ROOFING TO REMAIN
- 4 (N) ROOFING TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 5 (E) 2X ROOF TRIM BOARD TO REMAIN
- 6 (N) 2X ROOF TRIM BOARD TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 7 (N) WINDOW/ DOOR (SEE DOOR SCHEDULE)
- 8 (E) ROOF VENT TO REMAIN
- 9 (N) SIDING FINISH
- 10 (N) WOOD DECK
- 11 (N) 42" HEIGHT MIN. RAILING



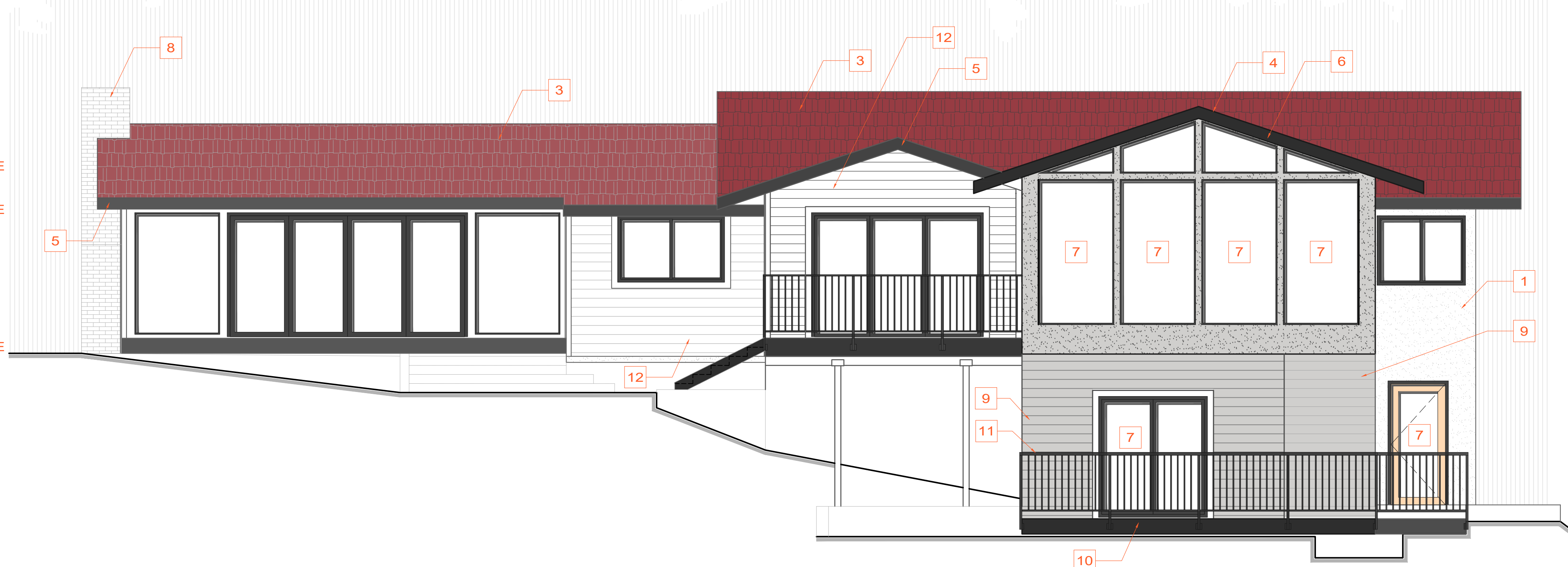
- (E) TOP OF ROOF + 22'-9 3/8"
- (N) TOP OF ROOF + 21'-11 1/2"
- (N) TOP OF DBL TOP PLATE + 18'-3 1/4"
- (E) TOP OF DBL TOP PLATE + 17'-4 1/2"
- (E) SECOND FLOOR + 9'-3 1/4"
- (E) TOP OF DBL TOP PLATE + 8'-3 3/4"
- (E) FINISH FLOOR ± 0'-0"
- (N) FINISH FLOOR - 0'-8 1/4"

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

PROPOSED WEST ELEVATION 1

LEGEND:

- 1 (E) STUCCO TO REMAIN
- 2 (N) STUCCO TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 3 (E) ROOFING TO REMAIN
- 4 (N) ROOFING TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 5 (E) 2X ROOF TRIM BOARD TO REMAIN
- 6 (N) 2X ROOF TRIM BOARD TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 7 (N) WINDOW/ DOOR (SEE DOOR SCHEDULE)
- 8 (E) CHIMNEY TO REMAIN
- 9 (N) SIDING FINISH
- 10 (N) WOOD DECK
- 11 (N) 42" HEIGHT MIN. RAILING
- 12 (E) CEMENT SIDING TO REMAIN



- (E) TOP OF ROOF + 22'-9 3/8"
- (N) TOP OF ROOF + 21'-11 1/2"
- (N) TOP OF DBL TOP PLATE + 18'-3 1/4"
- (E) TOP OF DBL TOP PLATE + 17'-4 1/2"
- (E) SECOND FLOOR + 9'-3 1/4"
- (E) TOP OF DBL TOP PLATE + 8'-3 3/4"
- (E) FINISH FLOOR ± 0'-0"
- (N) FINISH FLOOR - 0'-8 1/4"

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

PROPOSED NORTH ELEVATION 2

REVISIONS:	NO:	DESCRIPTION:	DATE:
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	△		

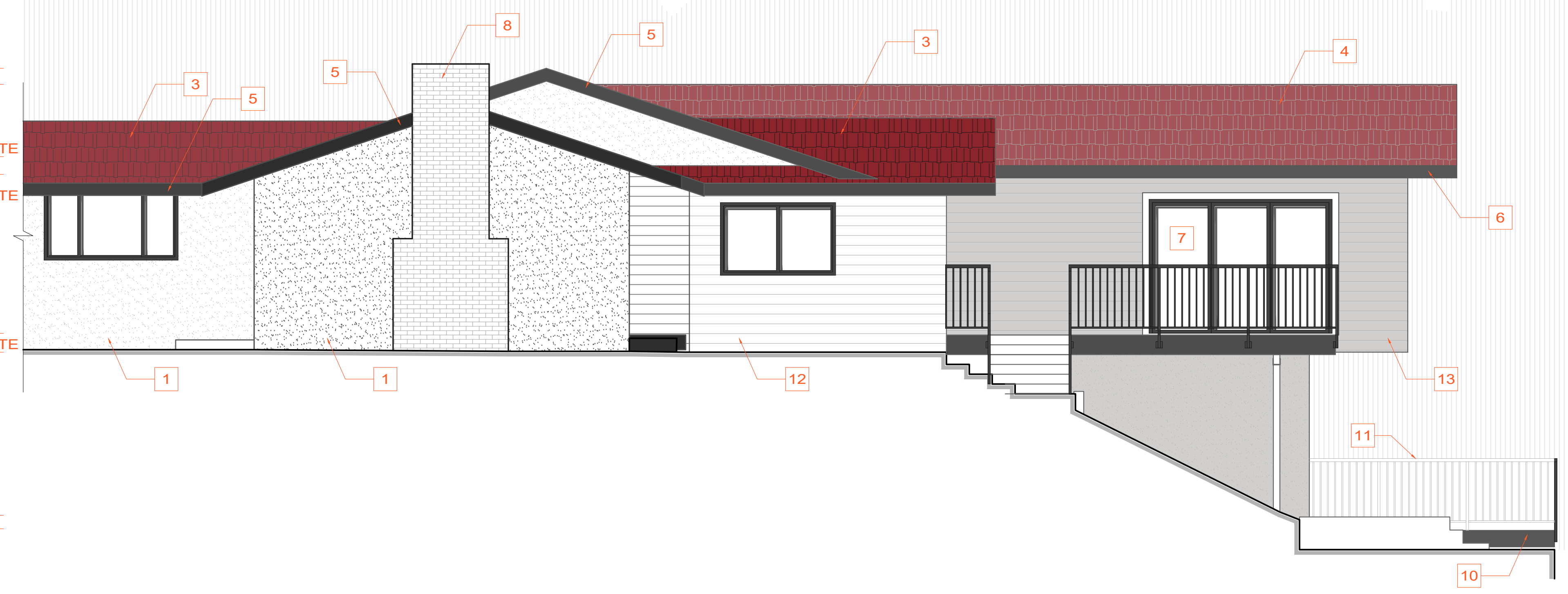


SHEET TITLE:	PROPOSED ELEVATIONS
PROJECT:	ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030
DESIGNED BY:	DK & DP
DRAWN BY:	DK & DP
PROJECT DATE:	11/25/2022
PROJECT NO:	EQ-2022-17
SHEET NAME:	A-3.1
SHEET NO. 14 OF 17	

LEGEND:

- 1 (E) STUCCO TO REMAIN
- 2 (N) STUCCO TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 3 (E) ROOFING TO REMAIN
- 4 (N) ROOFING TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 5 (E) 2X ROOF TRIM BOARD TO REMAIN
- 6 (N) 2X ROOF TRIM BOARD TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 7 (N) WINDOW/ DOOR (SEE DOOR SCHEDULE)
- 8 (E) CHIMNEY TO REMAIN
- 9 (N) SIDING FINISH
- 10 (N) WOOD DECK
- 11 (N) 42" HEIGHT MIN. RAILING
- 12 (E) CEMENT SIDING TO REMAIN
- 13 (N) CEMENT SIDING TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)

- (E) TOP OF ROOF + 22'-9 3/8"
- (N) TOP OF ROOF + 21'-11 1/2"
- (N) TOP OF DBL TOP PLATE + 18'-3 1/4"
- (E) TOP OF DBL TOP PLATE + 17'-4 1/2"
- (E) SECOND FLOOR + 9'-3 1/4"
- (E) TOP OF DBL TOP PLATE + 8'-3 3/4"
- (E) FINISH FLOOR ± 0'-0"
- (N) FINISH FLOOR - 0'-8 1/4"



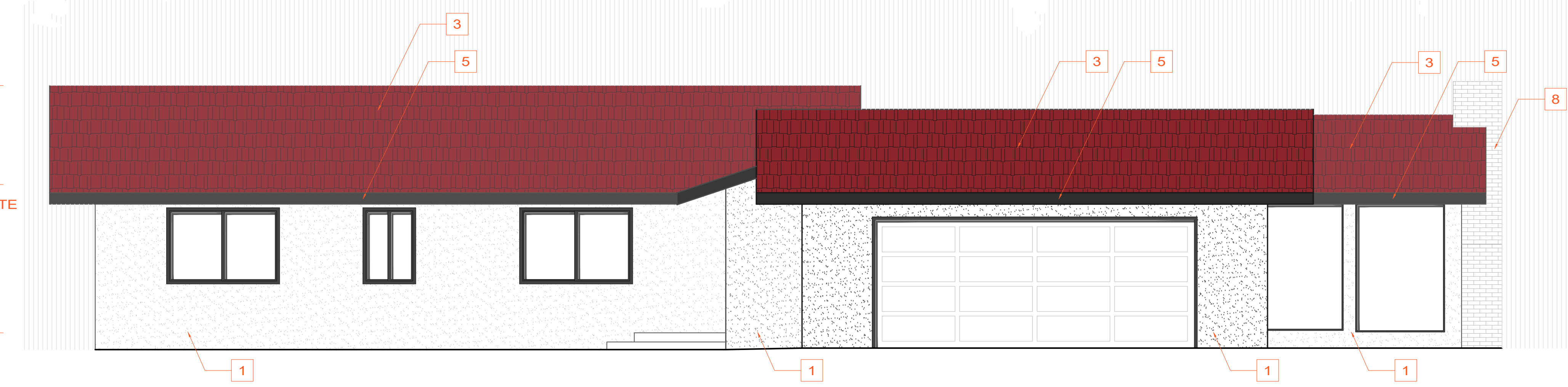
SCALE: 1/4" = 1'-0"

PROPOSED EAST ELEVATION 1

LEGEND:

- 1 (E) STUCCO TO REMAIN
- 2 (N) STUCCO TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 3 (E) ROOFING TO REMAIN
- 4 (N) ROOFING TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 5 (E) 2X ROOF TRIM BOARD TO REMAIN
- 6 (N) 2X ROOF TRIM BOARD TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)
- 7 (N) WINDOW/ DOOR (SEE DOOR SCHEDULE)
- 8 (E) CHIMNEY TO REMAIN
- 9 (N) SIDING FINISH
- 10 (N) WOOD DECK
- 11 (N) 42" HEIGHT MIN. RAILING
- 12 (E) CEMENT SIDING TO REMAIN
- 13 (N) CEMENT SIDING TO MATCH EXISTING (SAME LIKE, KIND AND QUALITY)

- (E) TOP OF ROOF + 22'-9 3/8"
- (E) TOP OF DBL TOP PLATE + 17'-4 1/2"
- (E) SECOND FLOOR + 9'-3 1/4"



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

PROPOSED SOUTH ELEVATION 2

REVISIONS:	NO:	DESCRIPTION:	DATE:
	△		
	△		
	△		



SHEET TITLE:
SECTION

PROJECT:
ADDITION TO AN EXISTING SINGLE FAMILY HOUSE

PROJECT ADDRESS:
624 CAMINO CERRADO
SOUTH PASADENA, CA 91030

DESIGNED BY:
DK & DP

DRAWN BY:
DK & DP

PROJECT DATE:
11/25/2022

PROJECT NO:
EQ-2022-17

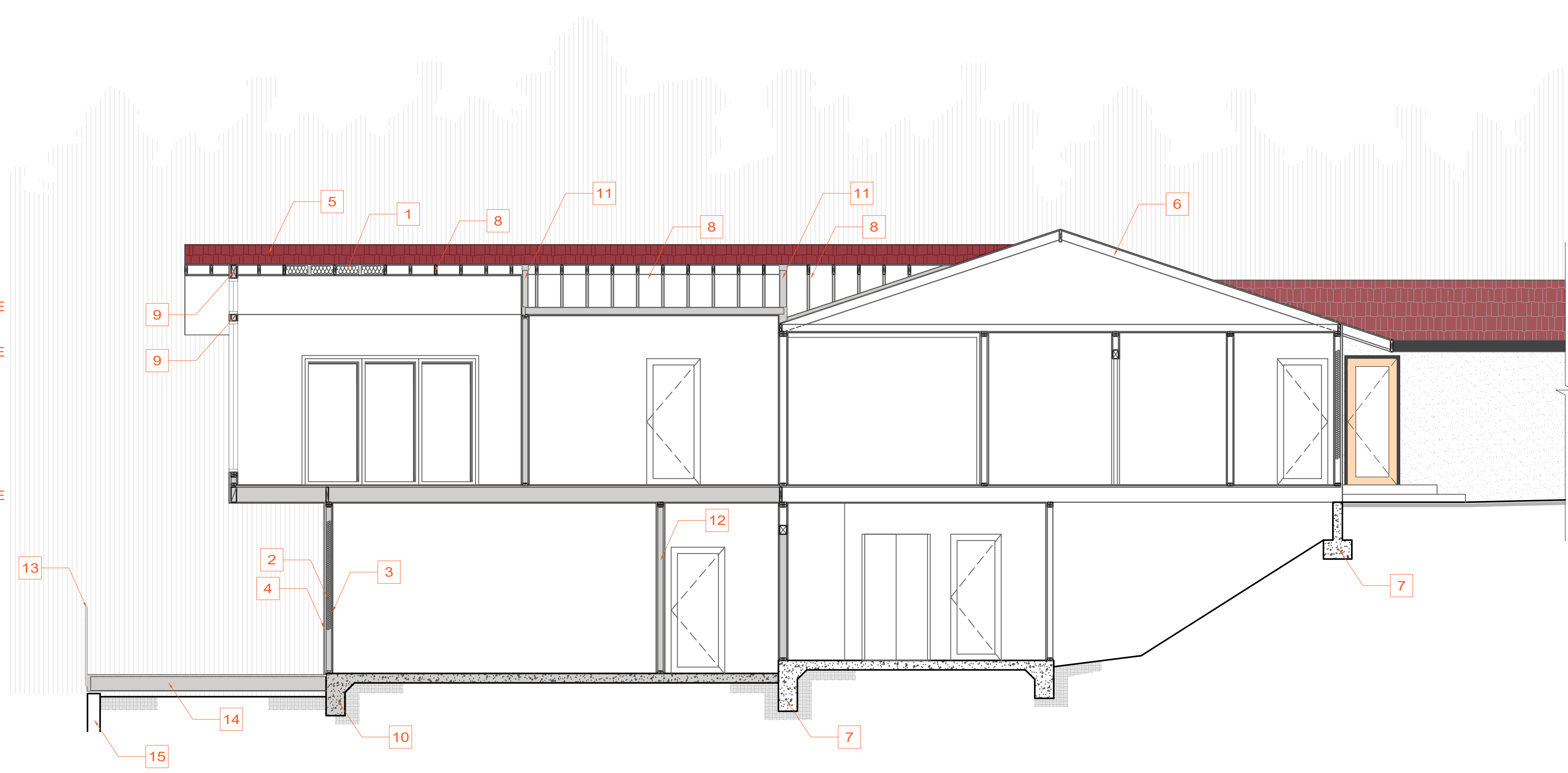
SHEET NAME:
A-4.0

SHEET NO. 15 OF 17

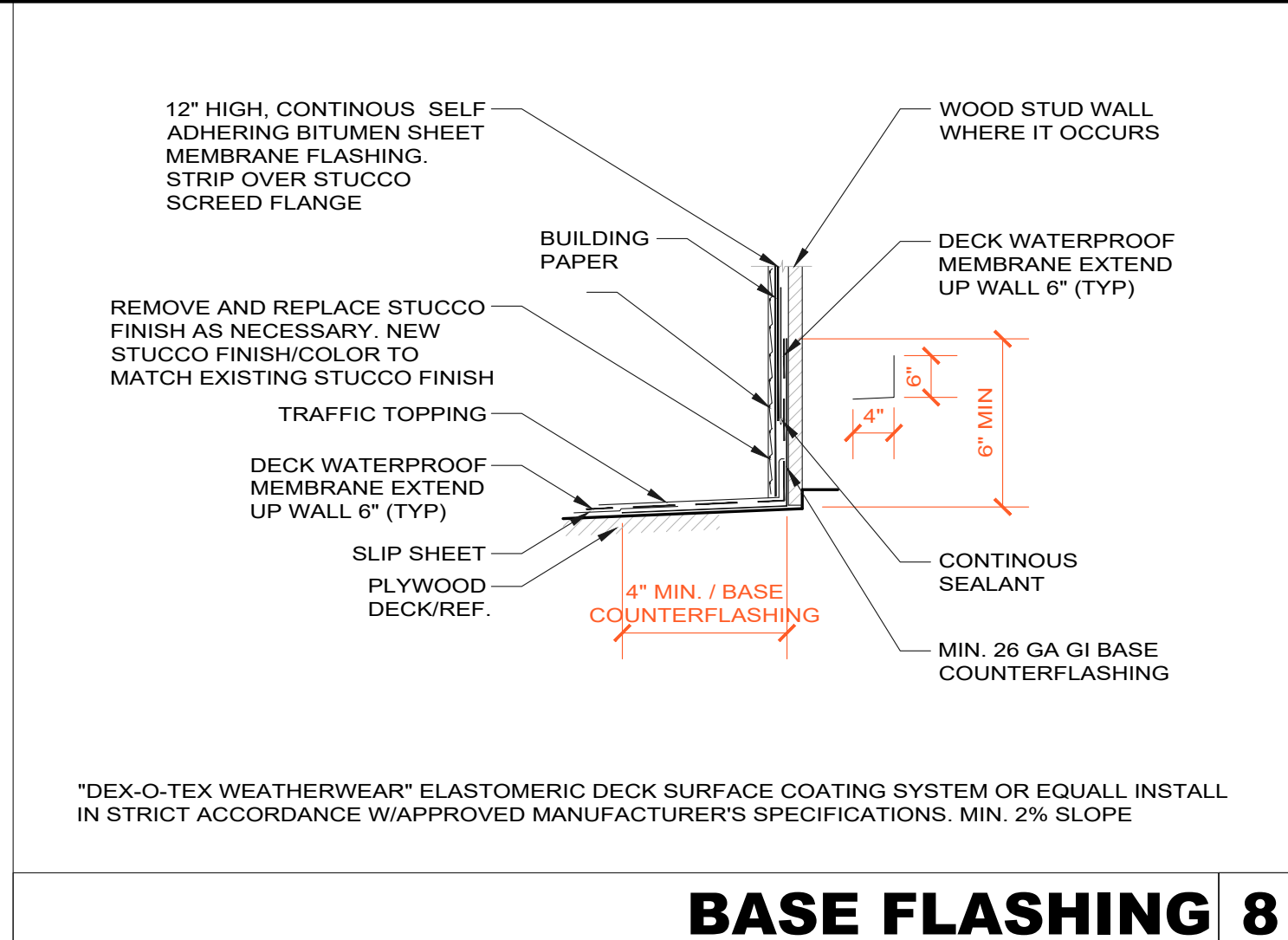
LEGEND:

- 1 (ROOF) R-30 BATT INSULATION
- 2 (WALL) R-13 BATT INSULATION
- 3 1/2" MIN. DRYWALL FINISH
- 4 7/8" SMOOTH STUCCO FINISH
- 5 (N) ROOFING (SEE ROOF PLAN)
- 6 (E) 2X ROOF FRAMING TO REMAIN
- 7 (E) CONC. FOUNDATION TO REMAIN
- 8 (N) 2X ROOF FRAMING (SEE STRUCTURAL)
- 9 (N) HEADER (SEE STRUCTURAL)
- 10 (N) CONC. FOUNDATION (SEE STRUCTURAL)
- 11 (N) 2X GABLE WALL (SEE STRUCTURAL)
- 12 (N) NON BEARING 2x STUD WALLS
- 13 (N) RAILING 42" MIN.
- 14 (N) WOOD DECK
- 15 (E) RETAINING WALL TO REMAIN

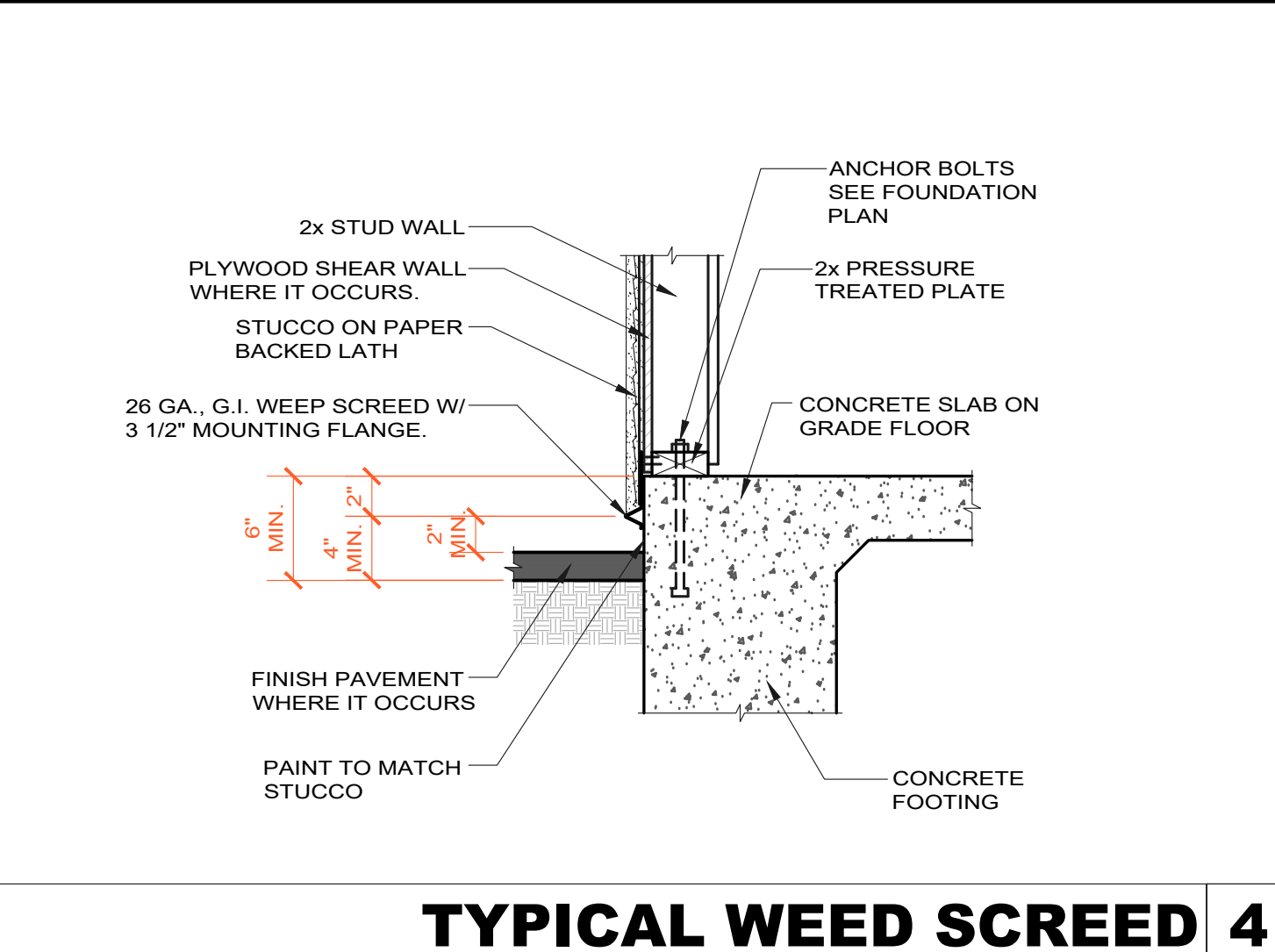
- (E) TOP OF ROOF
+ 22'-9 3/8"
- (N) TOP OF ROOF
+ 21'-11 1/2"
- (N) TOP OF DBL TOP PLATE
+ 18'-3 1/4"
- (E) TOP OF DBL TOP PLATE
+ 17'-4 1/2"
- (E) SECOND FLOOR
+ 9'-3 1/4"
- (E) TOP OF DBL TOP PLATE
+ 8'-3 3/4"
- (E) FINISH FLOOR
± 0'-0"
- (N) FINISH FLOOR
- 0'-8 1/4"



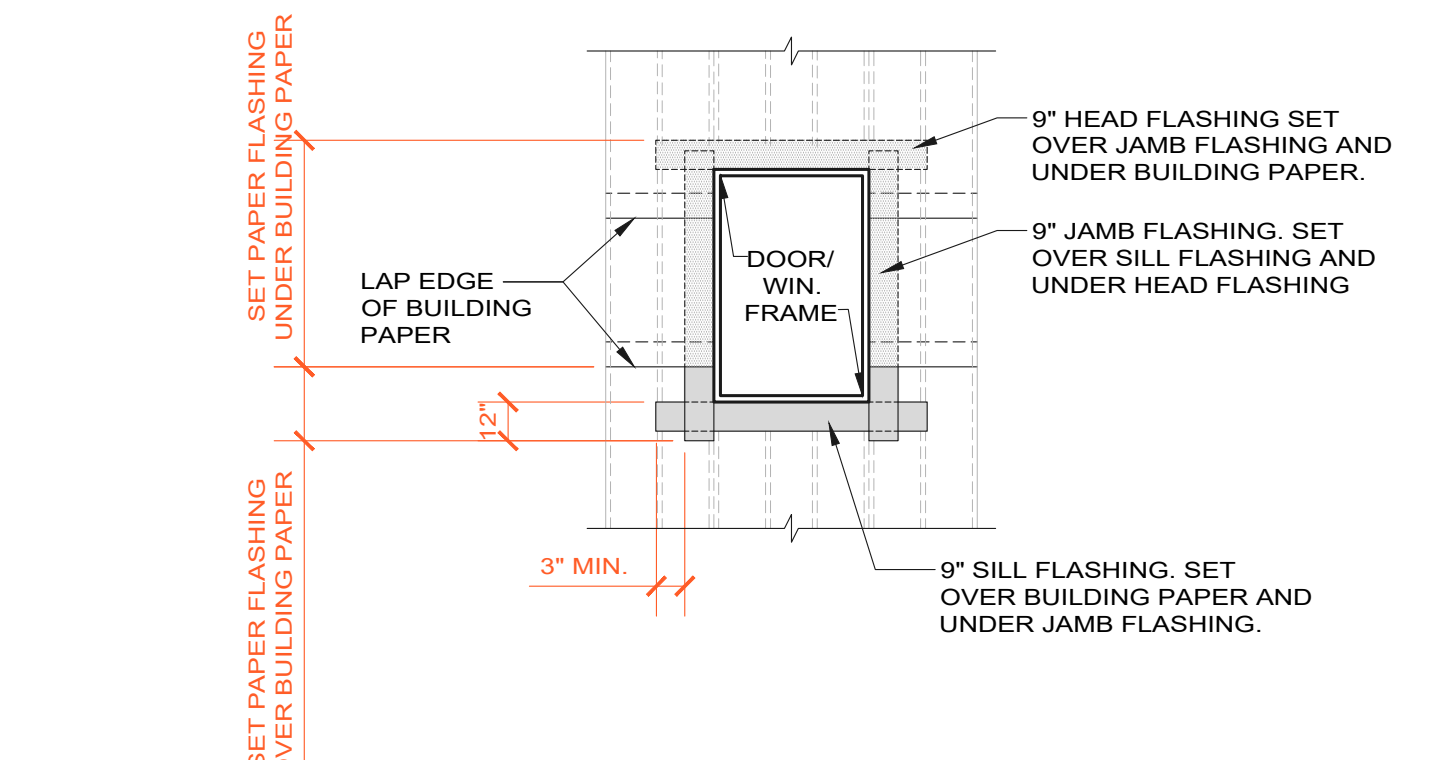
SCALE: 1/4" = 1'-0"



BASE FLASHING 8

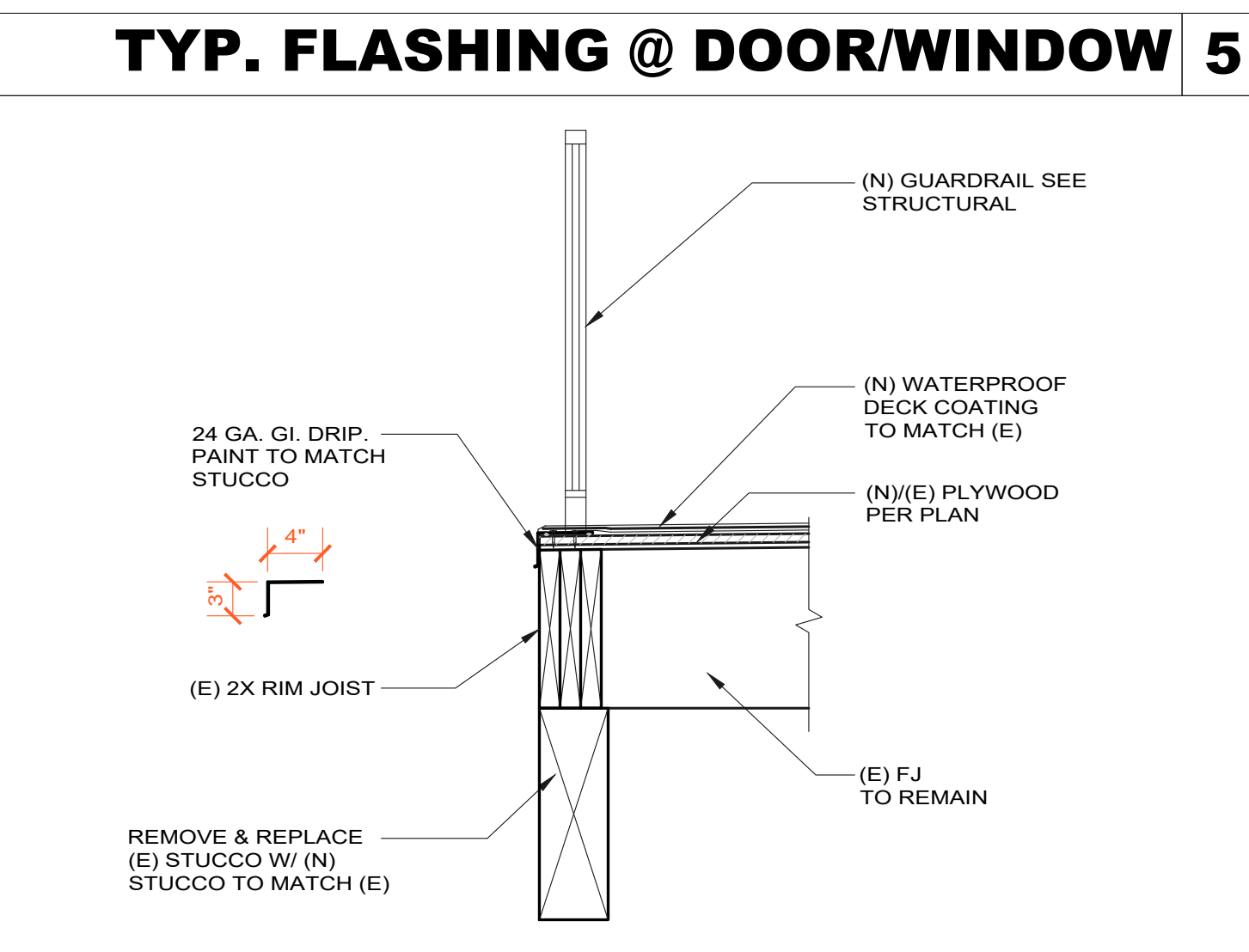


TYPICAL WEED SCREED 4

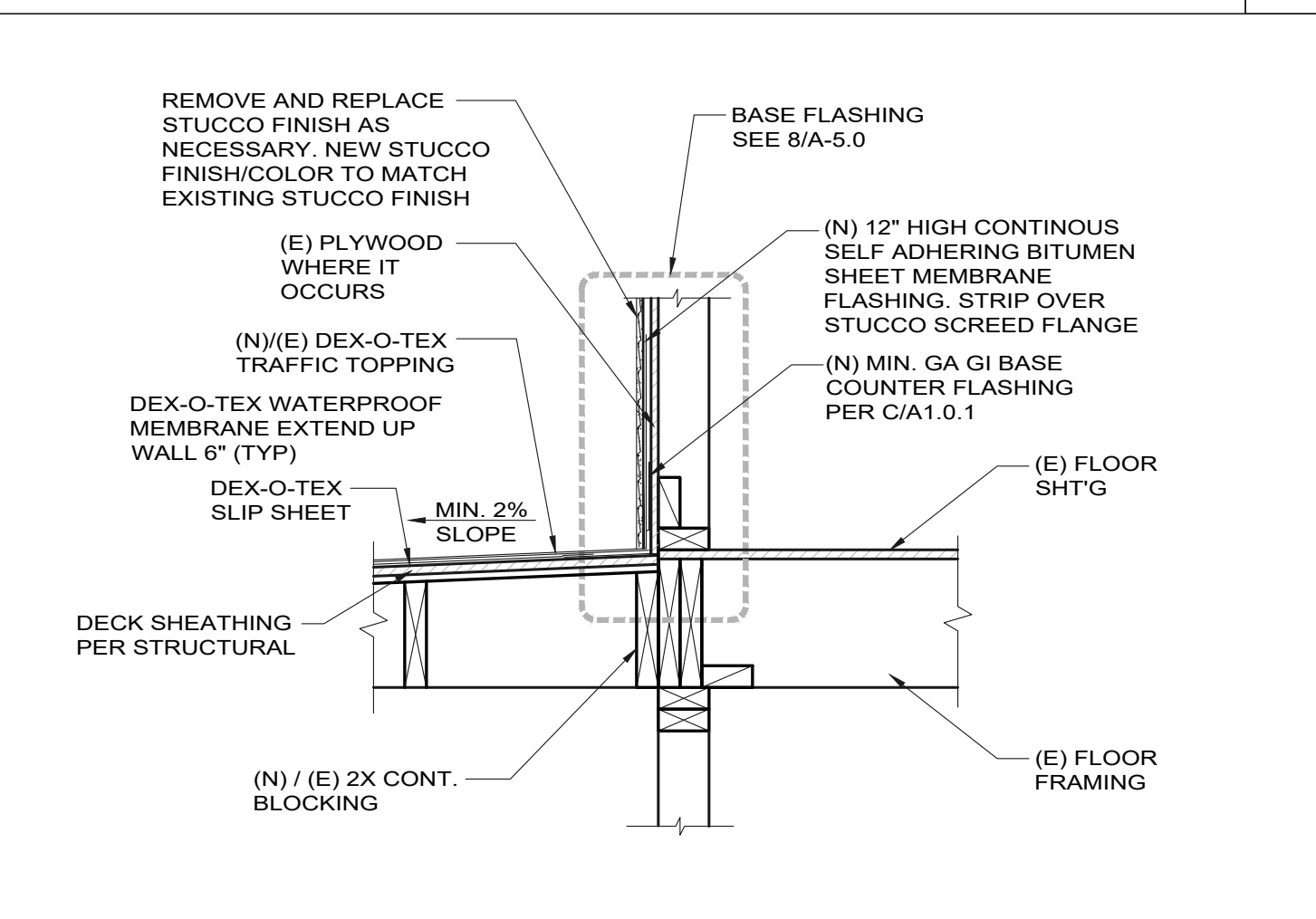


NOTES:

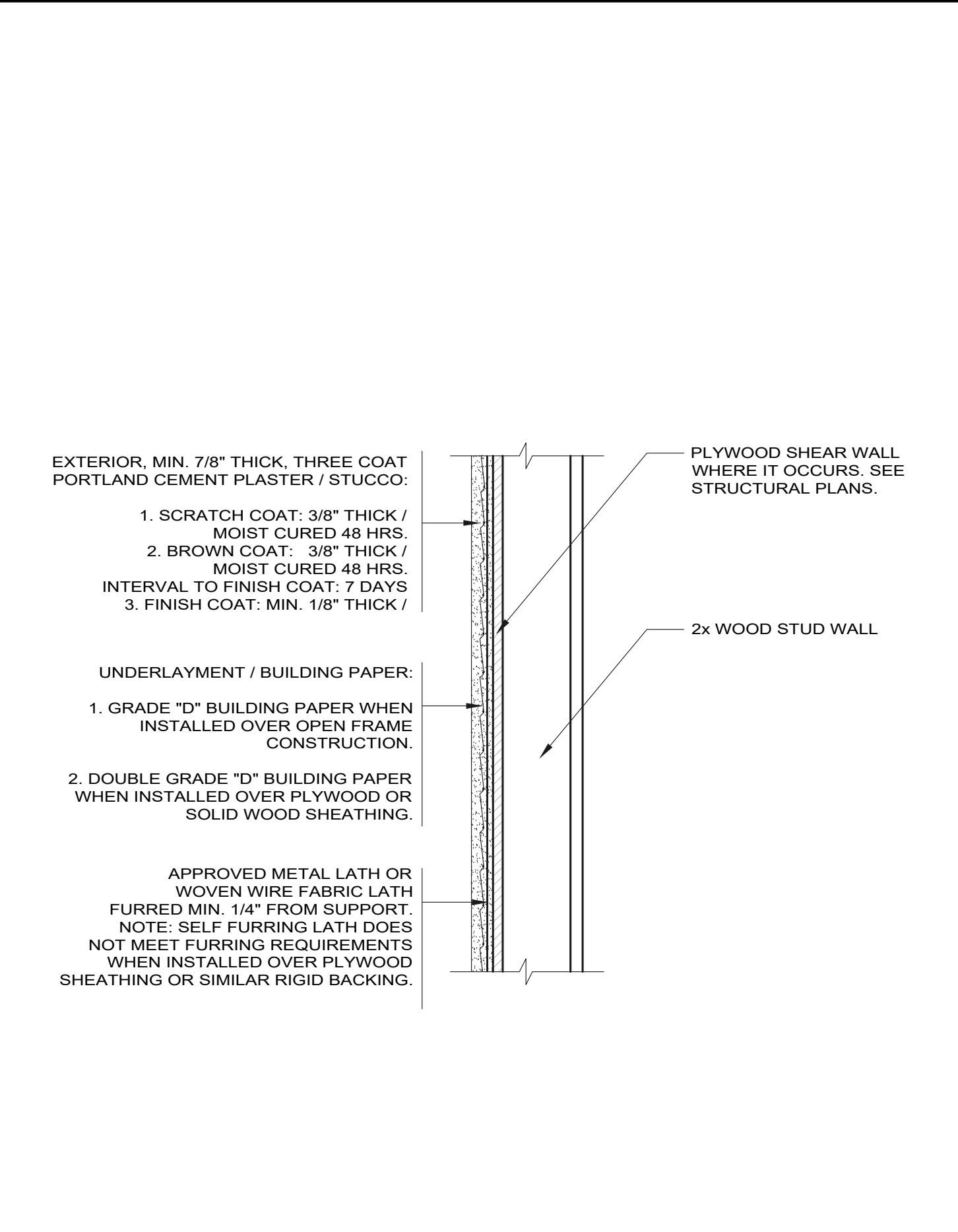
- FLASHING PAPER SHALL BE "FORTIFIBER MOISTOP FLASHING" OR APPROVED EQ. CONFORMING TO FEDERAL SPECIFICATION UU-B-790A, TYPE I, GRADE A.
- FLASHING PAPER SHALL BE FULLY SEALED AROUND THE DOOR/WINDOW FRAME PERIMETER
- THE DOOR/WINDOW FRAME SHALL BE SET INTO A FULL CONTINUOUS BEAD OF SEALANT IN STRICT ACCORDANCE WITH DOOR/WINDOW MANUFACTURER'S INSTALLATION SPECIFICATIONS.



DECK DRIP EDGE 6

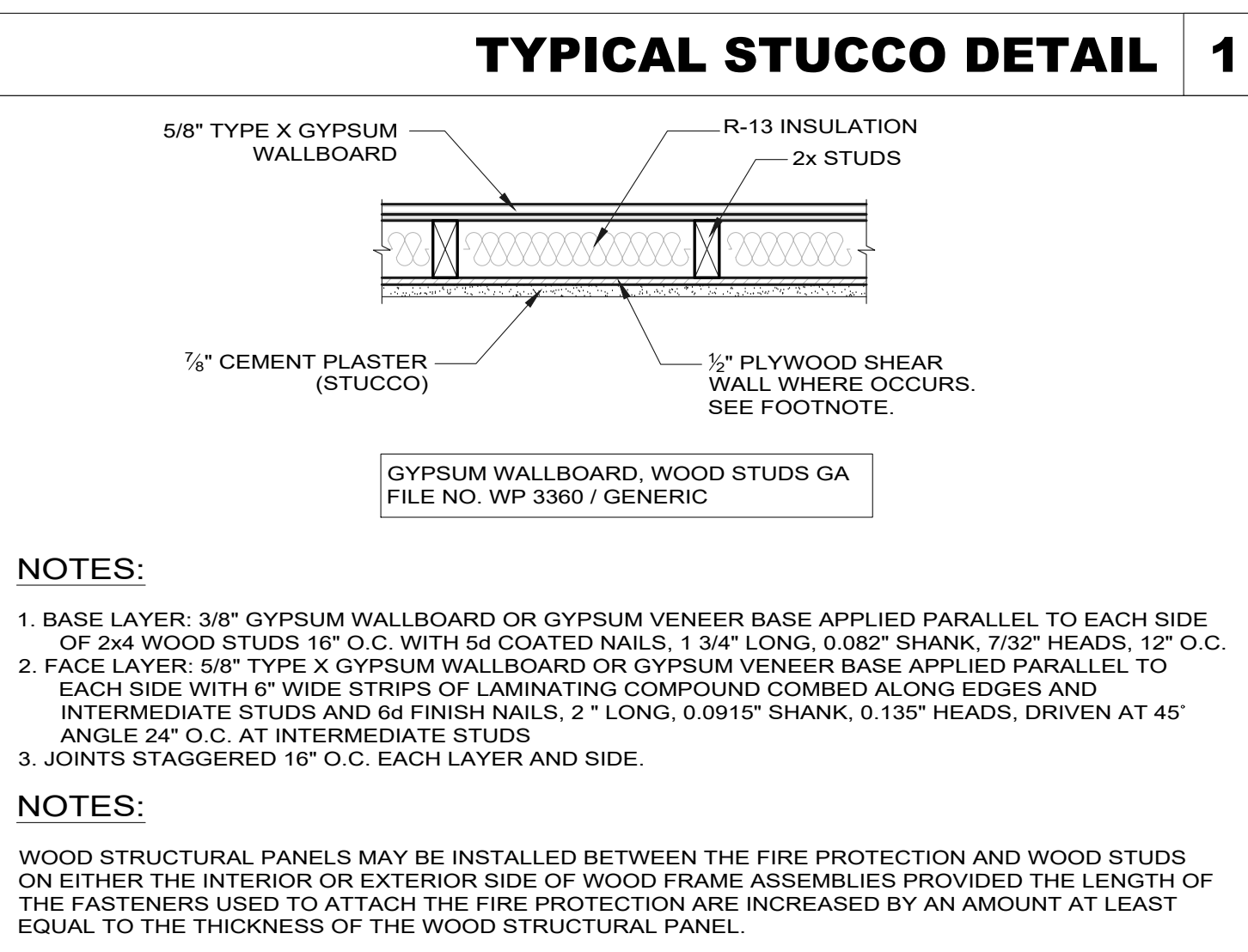


DECK TO WALL FLASHING 7

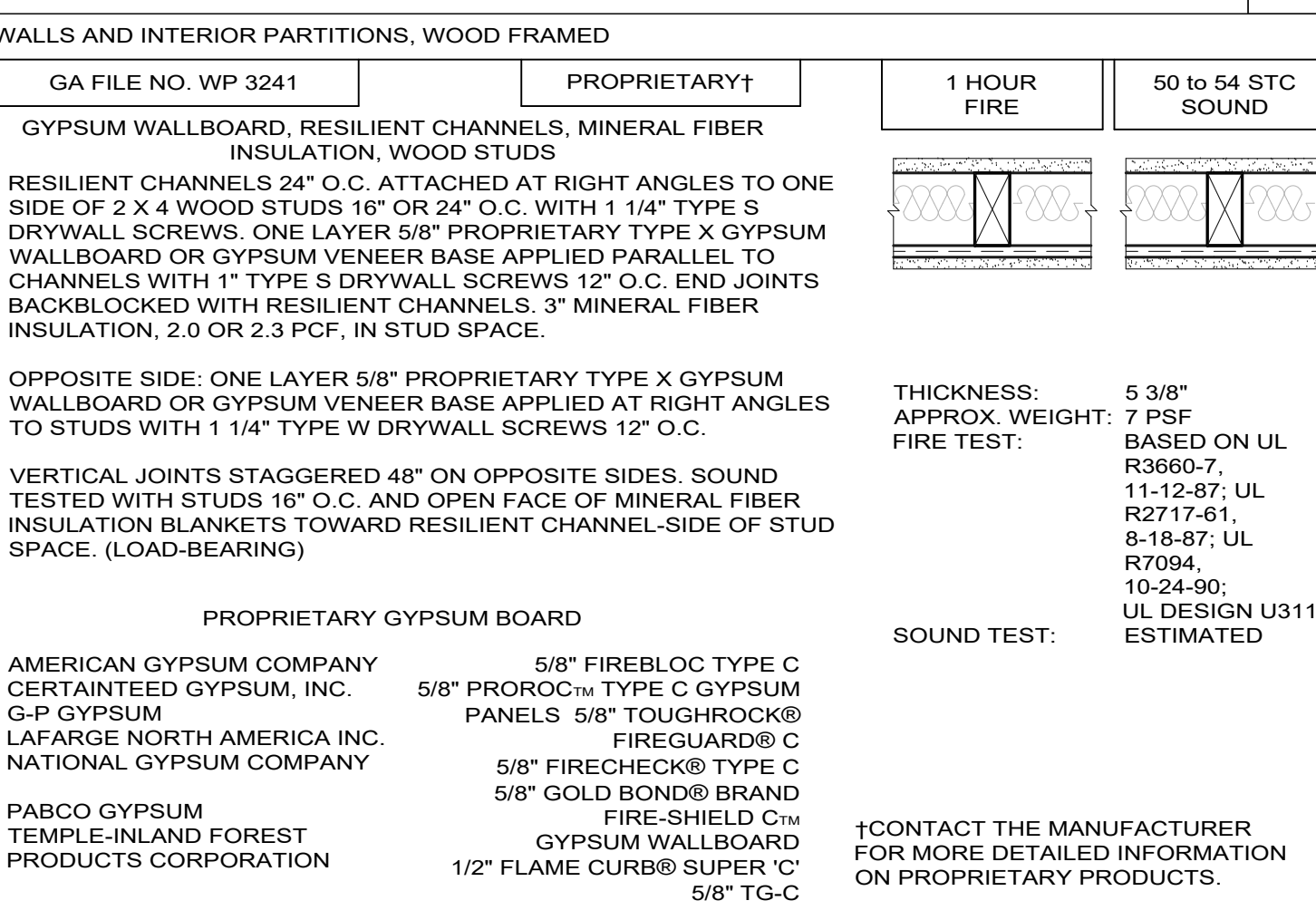


NOTES:

- INSTALL UNDERLAYMENT IN WEATHER BOUND / SHINGLE FASHION; MINIMUM LAP SHALL BE:
 - HORIZONTAL LAPS: 2 INCHES MINIMUM.
 - VERTICAL LAPS: 6 INCHES MINIMUM.
- INSTALL UNDERLAYMENT IN WEATHER BOUND / SHINGLE FASHION OVER AND/OR UNDER EXTERIOR DOOR AND WINDOW FLASHING.



1 HR EXTERIOR STUD WALL 2



1 HR STUD WALL (STC 50) 3



REVISIONS:		DATE:	DESCRIPTION:
NO:	NO.	NO.	NO.
1	1	1	1
2	2	2	2
3	3	3	3



ARCHITECTURAL DETAILS

PROJECT: ADDITION TO AN EXISTING SINGLE FAMILY HOUSE

PROJECT ADDRESS: 624 CAMINO CERRADO SOUTH PASADENA, CA 91030

SHEET TITLE: ARCHITECTURAL DETAILS

DESIGNED BY: DK & DP

DRAWN BY: DK & DP

PROJECT DATE: 11/25/2022

PROJECT NO: EQ-2022-17

SHEET NAME: A-5.0

SHEET NO. 16 OF 17



STUCCO:

MANUFACTURER: LA HABRA
MODEL: 20/30 FLOAT
COLOR: DECORATOR WHITE



DECKING:

MANUFACTURER: TREX
MODEL: Trex Transcend® Composite Decking
COLOR: VINTAGE LANTERN



SIDING:

MANUFACTURER: HARDIE
MODEL: ARTISAN V-GROOVE HZ10
COLOR: DECORATOR WHITE



GUTTERS:

MATERIAL: ALUMINIUM
NOTES: PAINTED
COLOR: DECORATOR WHITE



WINDOW:

MANUFACTURER: MILGARD
MATERIAL: STANDARD ALUMINIUM
COLOR: BRONZE ANODIZED



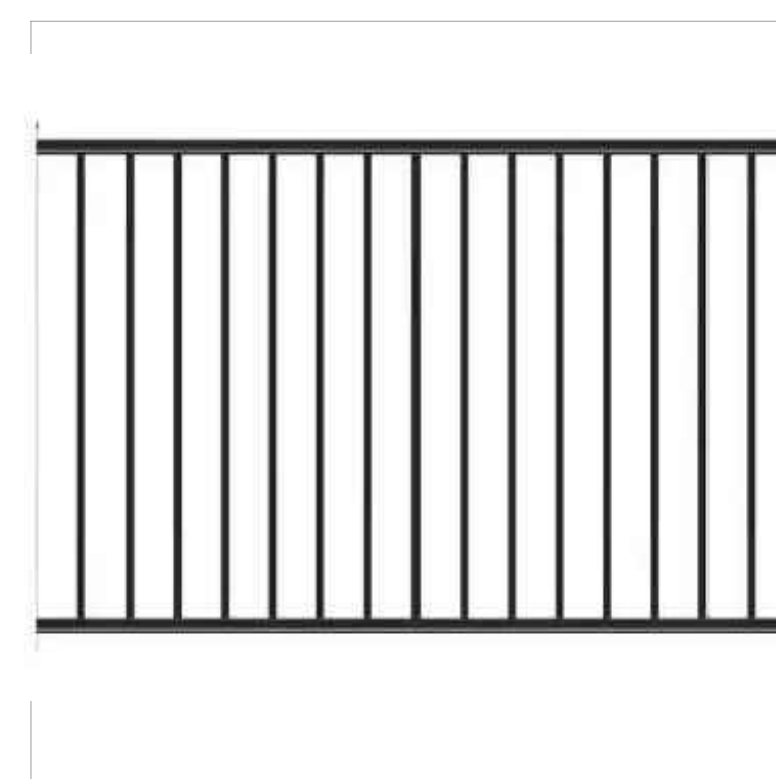
ROOFING:

MANUFACTURER: CERTAIN TEED
PRODUCT: CLASS "A" ASPHALT SHINGLE
MODEL: LANDMARK TL
COLOR: SOLARIS MOIRE BLACK



SLIDING/ ACCORDING DOORS:

MANUFACTURER: MILGARD
MATERIAL: THERMALLY BROKEN ALUMINIUM
COLOR: BRONZE ANODIZED



RAILING:

MANUFACTURER: STANFORD
MATERIAL: ALUMINIUM
COLOR: BLACK



REVISIONS:	NO:	DESCRIPTION:	DATE:
	1		
	2		
	3		
	4		



SHEET TITLE: MATERIALS BOARD
 PROJECT: ADDITION TO AN EXISTING SINGLE FAMILY HOUSE
 PROJECT ADDRESS: 624 CAMINO CERRADO SOUTH PASADENA, CA 91030

DESIGNED BY: DK & DP
 DRAWN BY: DK & DP
 PROJECT DATE: 11/25/2022
 PROJECT NO: EQ-2022-17
 SHEET NAME:

A-6.0

SHEET NO. 17 OF 17

SEISMIC DESIGN	
A SEISMIC IMPORTANCE FACTOR	1.0
B OCCUPANCY CATEGORY	II
C MAPPED SPECTRAL RESPONSE ACCELERATIONS, S _s & S ₁	2.109 & 0.719
D SITE CLASS	D
E SPECTRAL RESPONSE COEFFICIENTS S _{ds} & S _{d1}	1.200 & 0.719
F SEISMIC DESIGN CATEGORY	D
G BASIC SEISMIC FORCE RESISTING SYSTEM(S)	WOOD SHEARWALLS
H DESIGN BASE SHEAR (KIPS)	9.14 K
I SEISMIC RESPONSE COEFFICIENT(S), C _s	0.1846
J RESPONSE MODIFICATION FACTOR(S), R	6.5
K ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE
L REDUNDANCY FACTOR USED	ρ = 1.3
M THE DESIGN LOAD BEARING VALUE OF SOILS	1500 PSF

WIND DESIGN	
BASIC WIND SPEED VASD	110 mph
OCCUPANCY CATEGORY	II
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	B
COMPONENTS AND CLADDING WIND PRESSURE (psf)	16

LARR# TABLE	
MATERIAL	LARR #
SIMPSON HDU	25720
SIMPSON HANGERS	24949
SIMPSON SET XP	25744
SIMPSON MST / ST	25814
SIMPSON CB	25803
SIMPSON CC / ECC	25714
SIMPSON A35	25804
SIMPSON STUD PLATE TIE SPH4	25718
SIMPSON PLATE CONNECTOR SP1 & SP2	25718

NAILING SCHEDULE	
1. CONNECTION	NAILING
1. POST TO PER PAD, TOE NAIL	3-16d or 4-8d
2. ORDER TO POST, TOE NAIL	3-16d or 4-8d
3. JOIST TO SILL OR GREER, TOE NAIL	3-8d
4. BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
5. 1" X6" (25mm X 152mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
6. WIDER THAN 1" X 6" (25mm X 152mm) SUBFLOOR TO EACH JOIST, FACE NAIL	2-16d
7. 2" (51mm) SUBFLOOR TO JOIST OR GREER, BLIND AND FACE NAIL	2-16d
8. SOLE PLATE TO JOIST OR BLOOMING, TYPICAL FACE NAIL	16d @ 16" O.C.
9. SOLE PLATE TO JOIST OR BLOOMING AT BRACED WALL PANELS	3-16d PER 16"
10. TOP PLATE TO STUD, END NAIL	2-16d
11. STUD TO SOLE PLATE	4-8d TOE NAIL OR 2-16d END NAIL
12. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
13. DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d @ 16" O.C.
14. DOUBLE TOP PLATES, LAP SPACE	8-16d
15. BLOOMING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d
16. RM JOIST TO TOP PLATE, TOE NAIL	8d @ 6" O.C.
17. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
18. CONTINUOUS HEADER, TWO PIES SET ON EDGE	16d @ 16" O.C. ALONG EACH SIDE
19. CEILING JOISTS TO PLATE, TOE NAIL	3-8d
20. CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
21. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
22. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	8-16d
23. RAFTER TO PLATE, TOE NAIL	3-8d
24. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
25. WIDER THAN 1" X 2" (25mm X 203mm) SHEATHING TO EACH BEARING, FACE NAIL	3-8d
26. BUILT-UP CORNER STUDS	16d @ 24" O.C.
27. BUILT-UP ORDERS AND BEAMS	20d @ 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPICE
28. 2" (51mm) FLANKS	2-16d AT EACH BEARING

- COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
- NAILS SPACED 16 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORT EXCEPT 6 INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTIONS 2315.3.1 & 2315.4 NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR DEFORMED SHANK.
- COMMON OR DEFORMED SHANK.
- COMMON.
- DEFORMED SHANK.
- CORROSION-RESISTANT SINKING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
- FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16 INCH DIAMETER HEAD AND 1 1/2 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4 INCH LENGTH FOR 25/32 INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
- CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH CROWN AND 1 1/8 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 1/2 INCH LENGTH FOR 25/32 INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
- PANEL SUPPORTS AT 16 INCHES ± STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- PANEL SUPPORTS AT 24 INCHES CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.

ADDITIONAL NOTES:

- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOIL INVESTIGATION MAY BE REQUIRED (1802.2.1)
- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE INSPECTOR AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1706.1
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH $f'_c > 2,500$ psi, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERING MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1704 & CHAPTERS 19, 21 AND 22)
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. (2304.11.2.4)
- FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE CITY BUILDING DEPARTMENT FOR (STRUCTURAL STEEL) (REINFORCING STEEL) (LIGHT GAUGE STEEL). CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
- SHOP WELDS MUST BE PERFORMED IN A CITY BUILDING DEPT. FABRICATOR SHOP.
- CITY BLDG. DEPT. LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES, STRUCTURAL STEEL,
- GLU LAM BEAMS MUST BE FABRICATED IN A CITY BLDG. DEPT. LICENSED SHOP. IDENTIFY GRADE SYMBOLS AND LAMINATION SPECIES PER T 5-A, 2015 NDS SUPP.
- PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION. 2005 NDS.
- PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER. (1707.3)
- CONTROLLED ACTIVITY INSPECTION IS REQUIRED FOR (BUILDINGS OVER 5 STORIES)(BUILDINGS OVER 50,00 sq ft OF GROUND FLOOR AREA)(BUILDINGS OVER 200,00 sq ft OF FLOOR AREA) 1704.19
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING, (2306.5, 12305.3.11)
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING". FACE GRAIN OF THE PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX (T2306.4.1)
- ALL BOLT HOLES SHALL BE DRILLED $\frac{1}{8}$ " TO $\frac{1}{4}$ " OVERSIZED (11.1.2.2, '2015 NDS)
- HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- ALL ANCHOR BOLT ASSEMBLIES TO BE GALVANIZED (PER CBC 2304.9.5).
- CERTIFICATION OF FOUNDATION FORMS REQUIRED PRIOR TO FOUNDATION INSPECTION.

MATERIAL SPECIFICATIONS & INSPECTIONS:

SOIL TYPE AND BEARING VALUE : 1,500 PSF
 CONCRETE $f'_c = 2,500$ PSI FOR ALL CONCRETE EXCEPT GRADE BEAMS, PILES AND PIERS

$f'_c = 3,000$ PSI FOR GRADE BEAMS, PILES AND PIERS

MASONRY $f'_m = 1,500$ PSI

STRUCTURAL STEEL : A-36

STRUCTURAL PIPE / TUBING: A501 FOR TUBING AND A-53 FOR PIPE

REINFORCING BARS : A-615

LUMBER : DFSS FOR POSTS , BEAMS AND HEADERS

DF #2 : ALL OTHERS EXCEPT FLOOR JOIST WHICH SHALL BE D.F. #1

GRADE AND SPECIES OF ALL LUMBER MUST BE GRADE MARKED.

GLUE LAM BEAMS MUST BE FABRICATED IN LA CITY BLDG DEPT.

LICENSED SHOP. IDENTIFY

GRADE SYMBOL AND LAMINATION SPECIES PER T 5-A, '91 NDS SUPP.

FOUNDATIONS AND GRADING:

- PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET ON THE PLAN.
- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED ON THE PLAN.

BUILDING MORE THAN 2 STORIES IN HEIGHT:

- 2X6 OR 3X4 MINIMUM SIZE STUDS AT 16" O.C. REQUIRED FOR FIRST STORY BEARING WALLS.

CONNECTIONS:

- FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

SEISMIC - SHEAR WALLS AND DIAPHRAGMS:

- STUCCO SHEAR WALLS SHALL UTILIZE FURRING, GALVANIZED NAILS (HAVING A MINIMUM 11 GA., 1-1/2" LONG, 7/16" DIAMETER HEAD, AND FURRED OUT A MIN. OF 1/4") TO ATTACH THE LATH TO THE STUDS. STAPLES SHALL NOT BE USED, ON THE PLAN.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.

FOUNDATION NOTES:

- ALL FOOTING SHALL BEAR ON UNDISTURBED, FIRM NATURAL SOIL OR COMPACTED FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE OF 1500 PSF OR MORE.
- ALL FOOTINGS HAVE BEEN DESIGNED BASED UPON AN ASSUMED SOIL BEARING PRESSURE OF 1500 PSF. ALL FOOTINGS SHALL BEAR ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED FILL. ALL FOUNDATIONS EXCAVATIONS SHALL BE EVALUATED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY PRIOR TO PLACING FOUNDATION CONCRETE.
- TOP OF FOOTING ELEVATION SHALL BE AS SHOWN ON THE FOUNDATION PLAN. THESE ELEVATIONS ARE A MAXIMUM AND SHALL BE LOWERED AS REQUIRED TO OBTAIN THE REQUIRED DESIGN BEARING PRESSURE.
- ALL FOUNDATION CONCRETE SHALL OBTAIN A 28 DAYS COMPRESSIVE STRENGTH OF 2500 PSI. U.N.O. OF 2500 PSI. U.N.O. ALL CONCRETE TO BE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 5% (± 1%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM-260.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF ACI 301 SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305 COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM-A-615 GRADE 60.
- UNLESS OTHERWISE SPECIFIED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT.
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH- 3".
 - CONCRETE EXPOSED TO EARTH OR WEATHER: # 6 THROUGH # 18 BARS - 2". #5 BARS, W31, D31 WIRE AND SMALLER - 1 1/2"
- ALL REINFORCING MARKED CONTINUOUS (CONT.) ON THE PLANS AND DETAILS SHALL BE LAPPED 36X BAR DIAMETER AT SPLICES UNLESS OTHERWISE NOTED.
- NO UNBALANCED BACKFILLING SHALL BE DONE AGAINST FOUNDATION WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING EITHER BY TEMPORARY BRACING OR BY PERMANENT CONSTRUCTION.
- PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES, FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES.
- UNLESS OTHERWISE NOTED, THE CENTERLINES OF COLUMN FOUNDATIONS (PILE CAPS) SHALL BE LOCATED ON COLUMN CENTERLINES.
- ALL RETAINING WALLS SHALL HAVE AT LEAST 12" OF FREE-DRAINING GRANULAR BACKFILL FULL HEIGHT OF WALL. PROVIDE CONTROL JOINTS IN RETAINING WALLS AT APPROXIMATELY EQUAL INTERVALS NOT TO EXCEED 25 FEET NOR 3 TIMES THE WALL HEIGHTS. PROVIDE EXPANSION JOINTS AT EVERY FOURTH CONTROL JOINT, UNLESS OTHERWISE INDICATED.

NEW ADDITION TO S.F.D. AT 624 CAMINO CERRADO SOUTH PASADENA, CA 91030

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
S-1	TABLES & STRUCTURAL NOTES.
S-2	FOUNDATION PLAN.
S-3	2ND FLOOR FRAMING PLAN ABOVE FIRST FLOOR LEVEL.
S-4	ROOF FRAMING PLAN.
SD-1	STRUCTURAL DETAILS 1.
SD-2	STRUCTURAL DETAILS 2.

GENERAL:

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - THESE GENERAL NOTES. (SOME NOTES MAY NOT APPLY TO THIS PROJECT.)
 - BUILDING CODE IBC 2018, CBC 2019 & CRC 2019.
 - ALL APPLICABLE LOCAL AND STATE CODES. LATEST EDITION. ORDINANCES AND REGULATIONS.
- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE OVER SCALE. REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ANY PART OF THE DRAWINGS WHICH ARE NOT CLEAR OR AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION AND / OR CLARIFICATION, BEFORE ANY CONSTRUCTION IS COMMENCED.
- THERE SHALL BE NO DEVIATION FROM ARCHITECTURAL OR STRUCTURAL DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER. APPROVAL BY CITY (COUNTY) INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS OR SPECIFICATIONS.
- SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL AND WHEN NECESSARY CORRECTED DRAWINGS SHALL BE REISSUED BY ENGINEER. APPROVAL OF SUCH DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OR HIS SUBCONTRACTORS RESPONSIBILITY FOR ERRORS OF ANY SORT PERTAINING TO THE SHOP DRAWINGS.
- THE STRUCTURAL ENGINEER HAS NOT DESIGNED THE ERECTION SUPPORTS OR SHORING OF ANY PORTION OF THE PROJECT. THE CONTRACTOR OR HIS SUBCONTRACTORS HAVE SOLE RESPONSIBILITY FOR THE SAFETY OF PERFORMANCE OF THE WORK.
- WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF OR FLOOR FRAMING. THEY SHALL BE DISTRIBUTED SO THAT THE LOAD DOES NOT EXCEED DESIGN LIVE LOAD. ADEQUATE SHORING AND / OR BRACING SHALL BE PROVIDED WHERE STRUCTURAL MEMBERS HAVE NOT ATTAINED DESIGN STRENGTH.
- "NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND", OR, OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
- PROVIDE PLANS OF ANY TEMPORARY SHORING FOR EXCAVATION THAT REMOVE THE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING. EXCAVATIONS ADJACENT TO A PUBLIC WAY REQUIRE PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSE WORK MORE THAN 3 STORIES OR 36' IN HEIGHT, REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED 3'-6" ABOVE THE NATURAL GROUND LEVEL IN REQUIRED FRONT YARD.
- A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.
- COPIES OF ALL INSPECTION REPORTS, TEST RESULTS, ETC... SHALL BE SENT TO THE ENGINEER.
- OWNER AND/OR CONTRACTOR SHALL NOT START ANY CONSTRUCTION ACTIVITIES PRIOR TO SECURING A BUILDING PERMIT FROM THE CITY/COUNTY, AND THE PLANS ARE FORMALLY ISSUED FOR CONSTRUCTION BY THE ENGINEER.

HOLDOWN NOTES

- HOLD DOWNS SHALL BE SET PRIOR TO FOUNDATION INSPECTION, AND HOLD DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- BOLT HOLES SHALL BE A MINIMUM OF $\frac{1}{8}$ " TO A MAX. OF $\frac{1}{4}$ " LARGER THAN THE BOLT DIAMETER.
- STANDARD WASHERS ARE REQUIRED BETWEEN THE BASE PLATE AND ANCHOR NUT, AND ON STUD BOLT NUTS AGAINST THE WOOD. THE LOAD TRANSFER PLATE IS AN INTEGRAL PART OF THE HDA HOLD DOWN AND NO WASHER IS REQUIRED.
- USE SSB SIMPSON ANCHOR BOLTS FOR ALL HOLD DOWNS IN NEW FOUNDATION.
- TIGHTEN ANCHOR BOLTS PER MANUF. SPECS.

RAMSET RR#2748
 SIMPSON STRONG TIE RR# 24818

SHEAR WALL NOTES

- USE ONLY COMMON NAILS.
- ALL PANEL EDGES BACKED 2" - NOMINAL OR WIDER FRAMING. PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS 6" - O.C. ALONG INTERMEDIATE FRAMING MEMBERS FOR 3/8" AND 7/16" PLY. PANELS INSTALLED ON STUDS SPACED MAX. 24" O.C. 12" O.C. FOR ALL OTHER CONDITIONS AND PANEL THICKNESSES.
- WHERE PANELS APPLIED ON BOTH SIDES OF THE WALL AND NAIL SPACING IS LESS THAN 6"-O.C ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-IN NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- IN SEISMIC ZONES 3 & 4, WHERE ALLOWABLE SHEAR VALUES EXCEED 350 POUNDS PER FOOT, FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-IN. NOMINAL MEMBERS. IN SHEAR WALLS WHERE TOTAL WALL DESIGN SHEAR DOES NOT EXCEED 600-LBS. PER FOOT -2 IN. NOMINAL SILL PLATES MAY BE USED, PROVIDED ANCHOR BOLTS ARE DESIGNED FOR A CAPACITY OF 50% OR LESS OF THE ALLOWABLE CAPACITY AND BOLTS HAVE A MIN. 2-IN. X 2-IN. X 3/16" THICK PLATE WASHERS, PLYWOOD JOINTS AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- ALL SHEAR WALLS WITH SHEAR VALUE OF 300 PLF. OR MORE SHALL BE INSPECTED AND CERTIFIED BY THE PROJECT ENGINEER.
- ALL SHEAR WALLS TO BE CONTINUOUS FROM FOUNDATION TO FLOOR OR FLOOR ABOVE AND FROM FLOOR TO FLOOR.
- STRAP ALL HEADERS IN PLANE OF SHEAR WALL TO ADJACENT WALL WITH MIN. ST-6224 STEEL STRAP WITH SOLID BLKG. ACROSS TWO STUD SPACES MIN.
- FLOOR SHEATHING MIN. 3/4" PLY. STR. 1. T. & G. W/10D NAILS. (SPACING PER PLAN)
- ROOF SHEATHING MIN. 1/2" PLY. STR. 1. CDX OR OSB W/8D NAILS. (SPACING PER PLAN)
- NOTIFY PROJECT ENGINEER OR THEIR REPRESENTATIVE UPON ANY UNFORSEEN OR UNEXPLAINED CONDITION OR SITUATION PRIOR TO PROCEEDING WITH WORK.
- THE FOLLOWING APPLIES TO ALL SHEAR WALL WITH A SHEAR VALUE GREATER THAN 350 PLF. THESE WALL SHALL BE CLEARLY IDENTIFIED ON THE PLANS AND PROVIDE WITH THE FOLLOWINGS :
 - 3X SILL PLATES.
 - 3X STUDS AND BLOCKS BETWEEN ADJACENT PANELS.
 - 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING.
 - ALL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.
- FOR ANCHOR BOLTS IN SHEAR WALL SILL PLATE, PROVIDE .229" X 3" X 3" PLATE WASHERS WITH SLOTTED CUT HOLE AS PER 2305.3.11 OR AS SPECIFIED ON THE TABLE 2305.3.11 FOR NON-SLOTTED CUT PLATE WASHERS.

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: 624 CAM CERRADO, S. PASADENA, CA 91030 PERMIT APPL.NO.:

Description of work: NEW ADDITION TO EXISTING SINGLE FAMILY DWELLING

Owner: Architect: Engineer:

STRUCTURAL OBSERVATION (only checked items are required)			
Firm or Individual to be responsible for the Structural Observation:		Calif. Registration	
Name:	Phone:		
<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> WALL	<input type="checkbox"/> FRAME	<input type="checkbox"/> DIAPHRAGM
<input checked="" type="checkbox"/> Footing, Stem Walls, Piers	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Moment Frame	<input type="checkbox"/> Concrete
<input type="checkbox"/> Mat Foundation	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel Braced Frame	<input type="checkbox"/> Masonry
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Concrete Moment Frame	<input checked="" type="checkbox"/> Wood
<input type="checkbox"/> Stepp g/Retain'g Foundation, Hillside Special Anchors	<input type="checkbox"/> Others:	<input type="checkbox"/> Masonry Wall Frame	<input type="checkbox"/> Others:
<input type="checkbox"/> Others:		<input checked="" type="checkbox"/> Others:	

DECLARATION BY OWNER:

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature

Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (Required If The Structural Observer Is Different From The Architect Or Engineer Of Record)

I, the Architect or Engineer of record of the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature

License No.

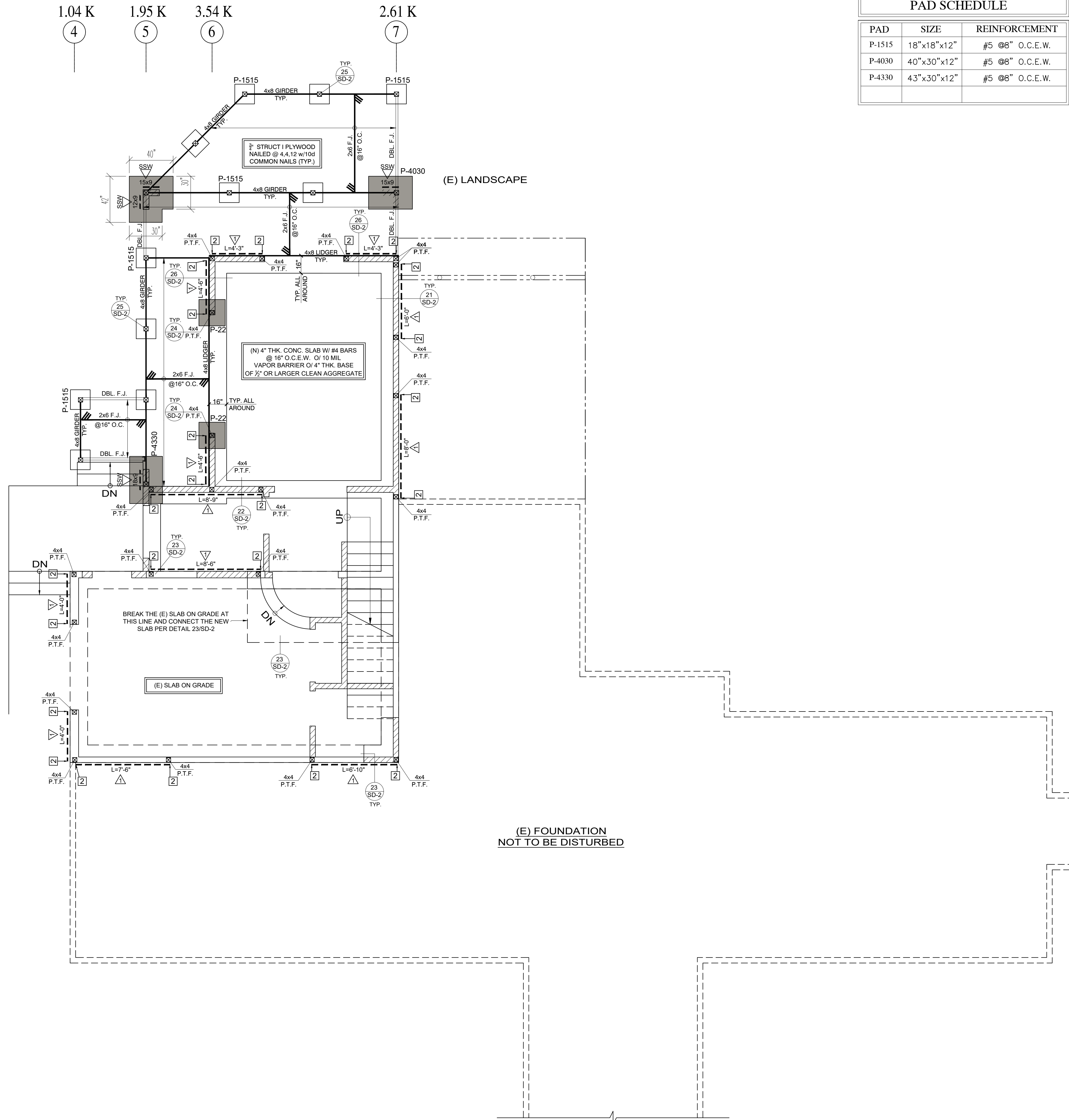
Date

SHEAR WALL SCHEDULE			
NAME	PANEL TYPE, THICKNES & NAILING	ALLOWABLE LOAD (plf)	A.B. SIZE & SPACING
1	15/32" THK. WOOD STRUCT. I SHT'G PANEL GRADE W/ 10D COMMON NAILS @ 6" O.C. AT EDGES & @ 12" FIELD NAILING	340	8' x 12' @ 32"
2	15/32" THK. WOOD STRUCT. I SHT'G PANEL GRADE W/ 10D COMMON NAILS @ 4" O.C. AT EDGES & @ 12" FIELD NAILING	510	8' x 12' @ 24"
3	15/32" THK. WOOD STRUCT. I SHT'G PANEL GRADE W/ 10D COMMON NAILS @ 3" O.C. AT EDGES & @ 12" FIELD NAILING	665	8' x 12' @ 16"
4	15/32" THK. WOOD STRUCT. I SHT'G PANEL GRADE W/ 10D COMMON NAILS @ 2" O.C. AT EDGES & @ 12" FIELD NAILING	870	8' x 12' @ 12"

(HFx - HS) Hardy Frame, Hardy & Brace frames schedule (LARR#25759, ICC ES ESR 2089)									
Model Number	On Foundation	On Wood Sill Plate	On Raised Flr.	On Upper Flr.	Allowable Vert. Load (lbs)	Net Height (ft)	Top/Bot Screws	Anchor Bolt (in)	
12x78	3000/3100	1085/1410	1020/1440	490/925	4000	78	7	1 1/8	
12x8	2145/2620	940/1200	875/1200	420/795	3750	95 1/4	6	1 1/8	
12x9	1680/2320	825/1065	780/1065	375/705	3500	104 1/4	6	1 1/8	
12x10	1350/2080	745/960	705/960	340/640	3000	116 1/4	6	1 1/8	
18x78	4660/4660	2750/3490	2750/3475	1995/2975	8000	78	10	1 1/8	
18x8	4250/4420	2345/2975	2345/2965	1705/2535	7500	92 1/4	10	1 1/8	
18x9	3760/4210	2085/2650	2085/2630	1520/2250	7000	104 1/4	10	1 1/8	
18x10	3370/4070	1880/2385	1880/2375	1370/2025	6000	116 1/4	10	1 1/8	
18x11	2830/2830				6000	128 1/4	10	1 1/8	
18x12	2585/2585				5500	140 1/4	10	1 1/8	
18x13	2250/2380				4500	152 1/4	10	1 1/8	
24x78	6990/8490	6130/7560	6085/7450	5100/6640	8000	78	15	1 1/8	
24x8	5910/7175	5180/6450	5180/6345	4385/5660	7500	92 1/4	14	1 1/8	
24x9	5230/6350	4585/5750	4585/5650	3835/5140	7000	104 1/4	14	1 1/8	
24x10	4688/5695	4100/5185	4110/5090	3440/4635	6000	116 1/4	14	1 1/8	
24x11	3730/5160				6000	128 1/4	14	1 1/8	
24x12	3410/4720				5500	140 1/4	14	1 1/8	
24x13	3140/4350				4500	152 1/4	14	1 1/8	
32x8	4390/4485		2560/4065	2255/3850	7135	92 1/4	14	7/8	
32x9	3885/4855		2150/3600	1865/3265	4710	104 1/4	14	7/8	

1.04 K 1.95 K 3.54 K 2.61 K

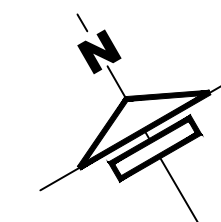
0.54 K
2.40 K
2.52 K
2.18 K
1.50 K



PAD SCHEDULE		
PAD	SIZE	REINFORCEMENT
P-1515	18"x18"x12"	#5 @8" O.C.E.W.
P-4030	40"x30"x12"	#5 @8" O.C.E.W.
P-4330	43"x30"x12"	#5 @8" O.C.E.W.

LEGEND:

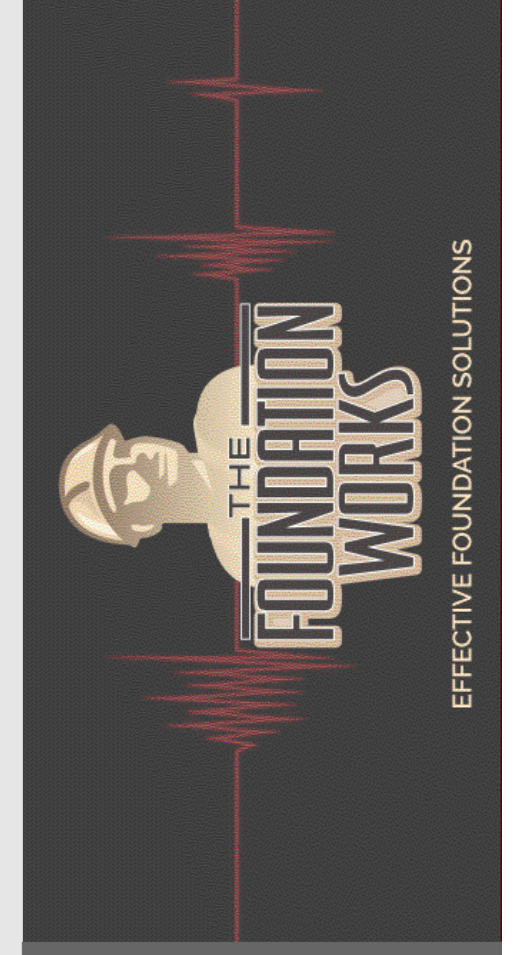
- INDICATES (N) 2x4 STUD WALLS @ 16" O.C.
- INDICATES (E) STUD WALLS TO REMAIN
- INDICATES (N) FOUNDATION CONCRETE PADS



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

PROPOSED FOUNDATION PLAN

1



REVISIONS:

NO.	DESCRIPTION:	DATE:



SHEET TITLE: **PROPOSED FOUNDATION PLAN**

PROJECT: **ADDITION TO (E) SINGLE FAMILY DWELLING**

PROJECT ADDRESS: **624 CAMINO CERRADO
SOUTH PASADENA, CA 91030**

DESIGNED BY:

DRAWN BY:

PROJECT DATE: 03/29/2023

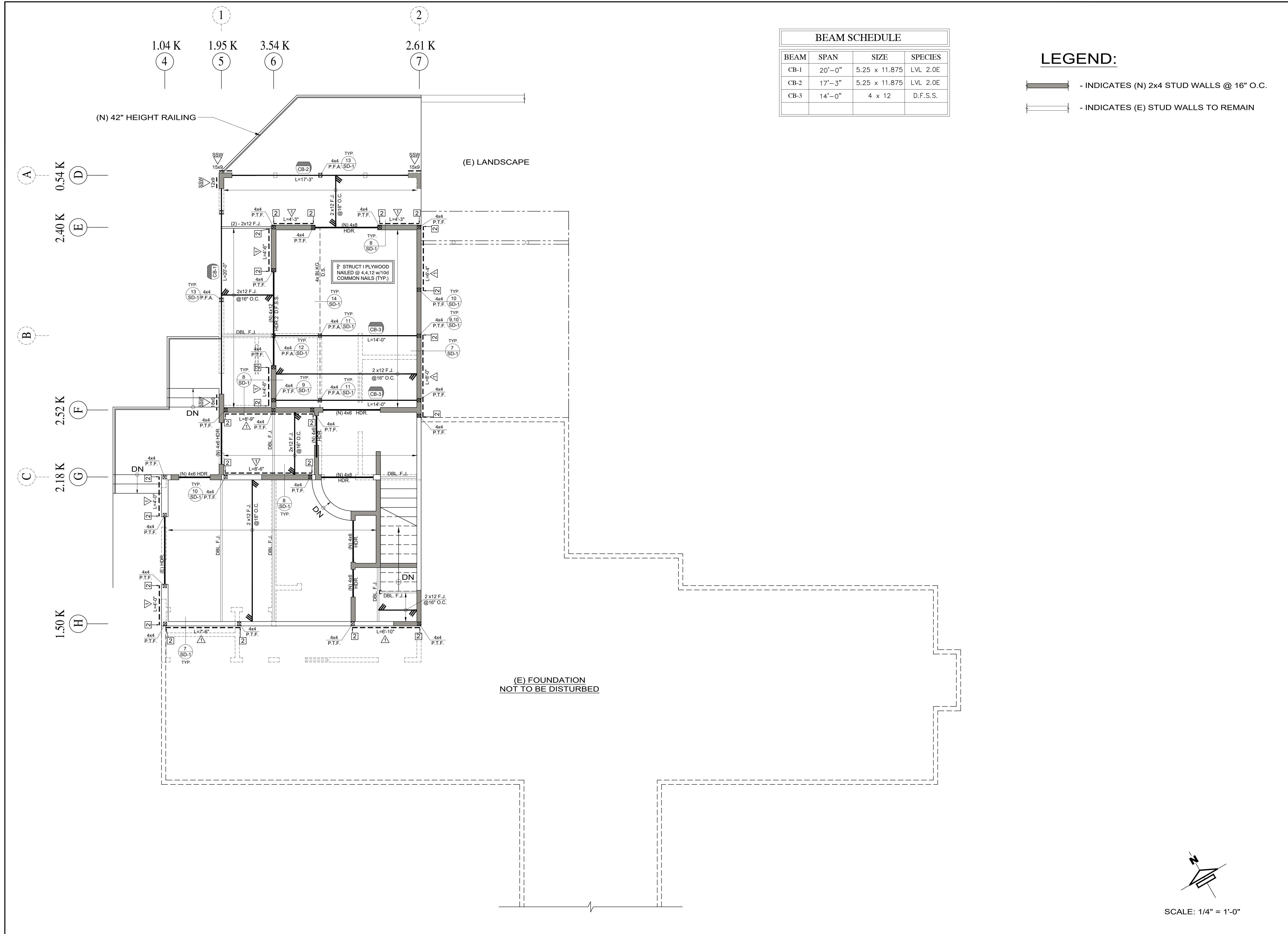
PROJECT NO: EQ-2022-17

SHEET NAME:

S-2

SHEET NO. 19 OF 23

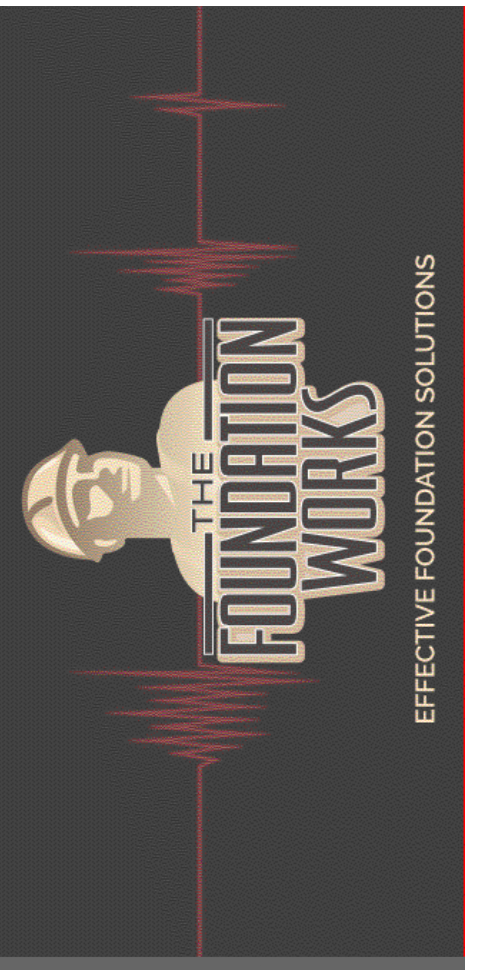
THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS



BEAM SCHEDULE			
BEAM	SPAN	SIZE	SPECIES
CB-1	20'-0"	5.25 x 11.875	LVL 2.0E
CB-2	17'-3"	5.25 x 11.875	LVL 2.0E
CB-3	14'-0"	4 x 12	D.F.S.S.

LEGEND:

- INDICATES (N) 2x4 STUD WALLS @ 16" O.C.
- INDICATES (E) STUD WALLS TO REMAIN



REVISIONS:	
NO.	DESCRIPTION:



SHEET TITLE: **PROPOSED 2nd FLOOR FRAMING PLAN**
 PROJECT: **ADDITION TO (E) SINGLE FAMILY DWELLING**
 PROJECT ADDRESS: **624 CAMINO CERRADO
 SOUTH PASADENA, CA 91030**

DESIGNED BY:
 DRAWN BY:
 PROJECT DATE: 03/29/2023
 PROJECT NO: EQ-2022-17
 SHEET NAME:

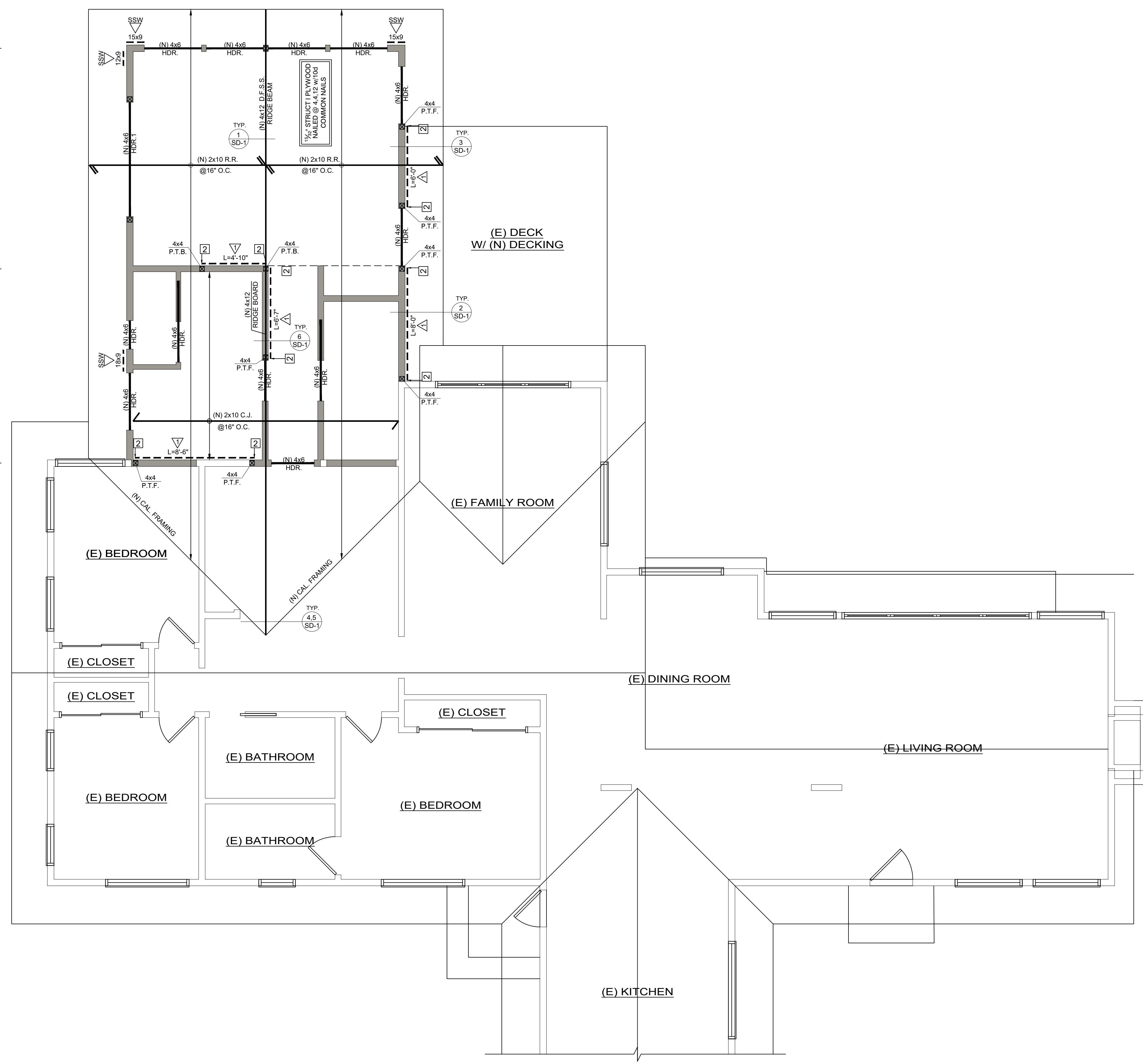
S-3

SHEET NO. 20 OF 23

PROPOSED SECOND FLOOR FRAMING PLAN ABOVE FIRST FLOOR WALLS

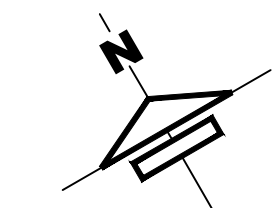
1.40 K 2.80 K 1.40 K
 ① ② ③

1.51 K 2.80 K 1.31 K
 A B C



LEGEND:

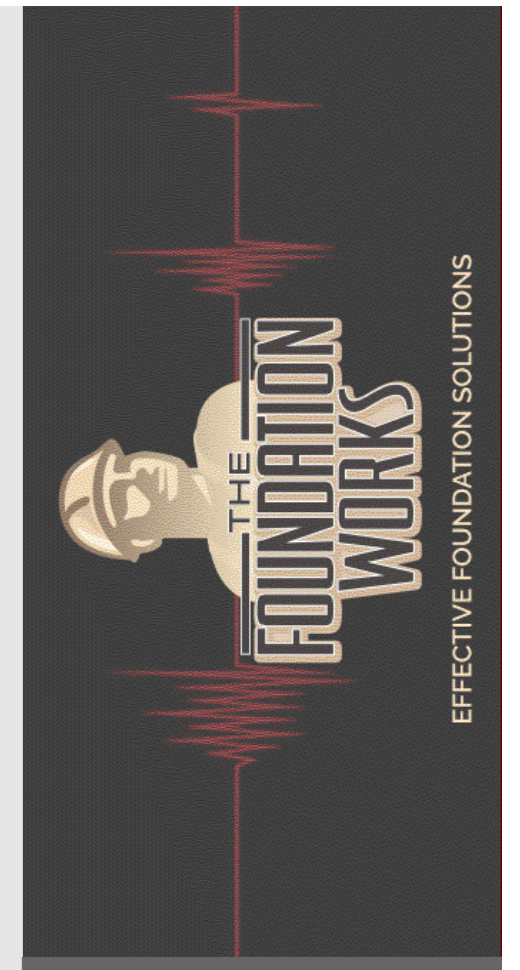
- INDICATES (N) 2x4 STUD WALLS @ 16" O.C.
- INDICATES (E) STUD WALLS TO REMAIN



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

PROPOSED ROOF FRAMING PLAN ABOVE SECOND FLOOR WALLS

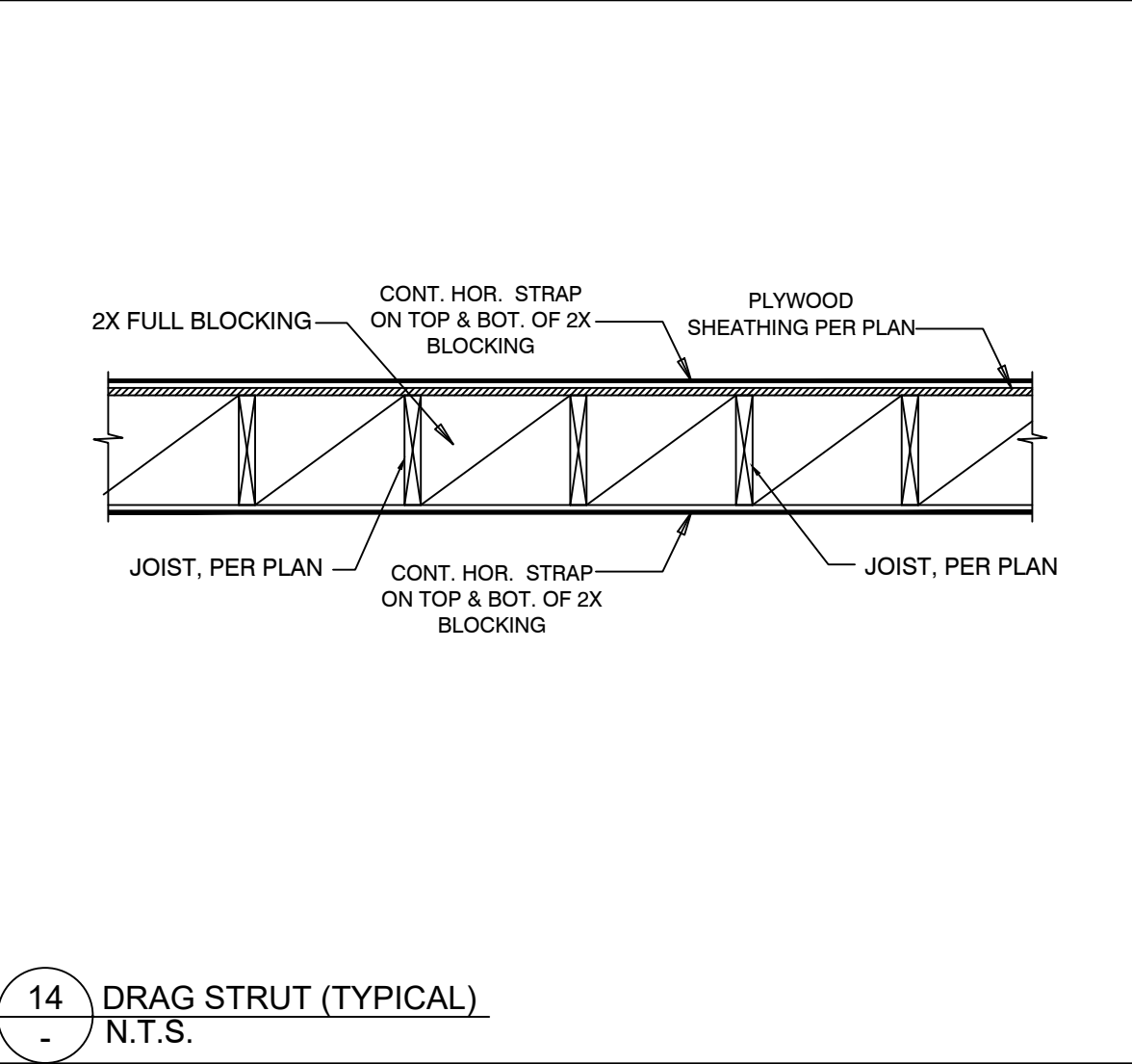
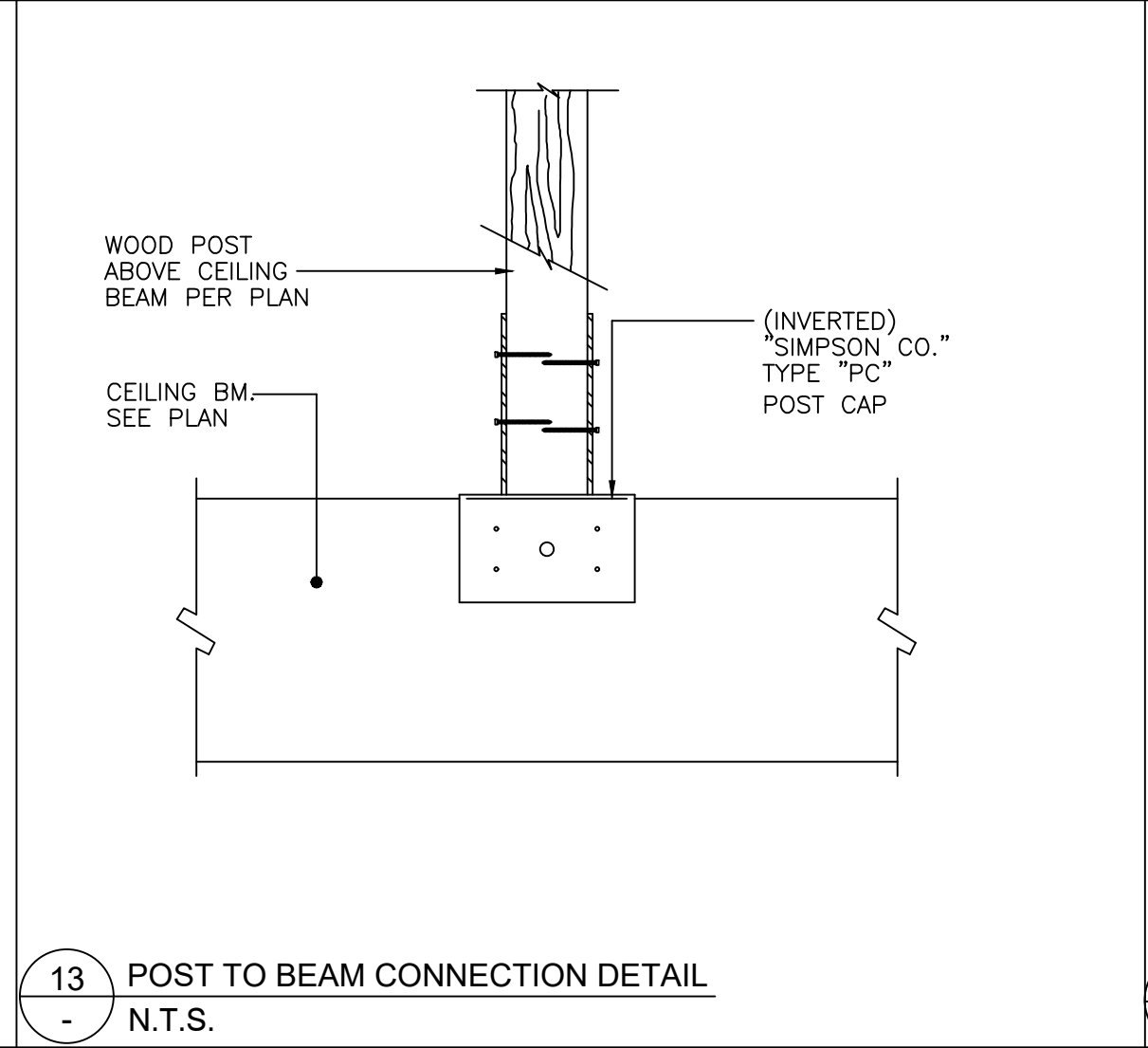
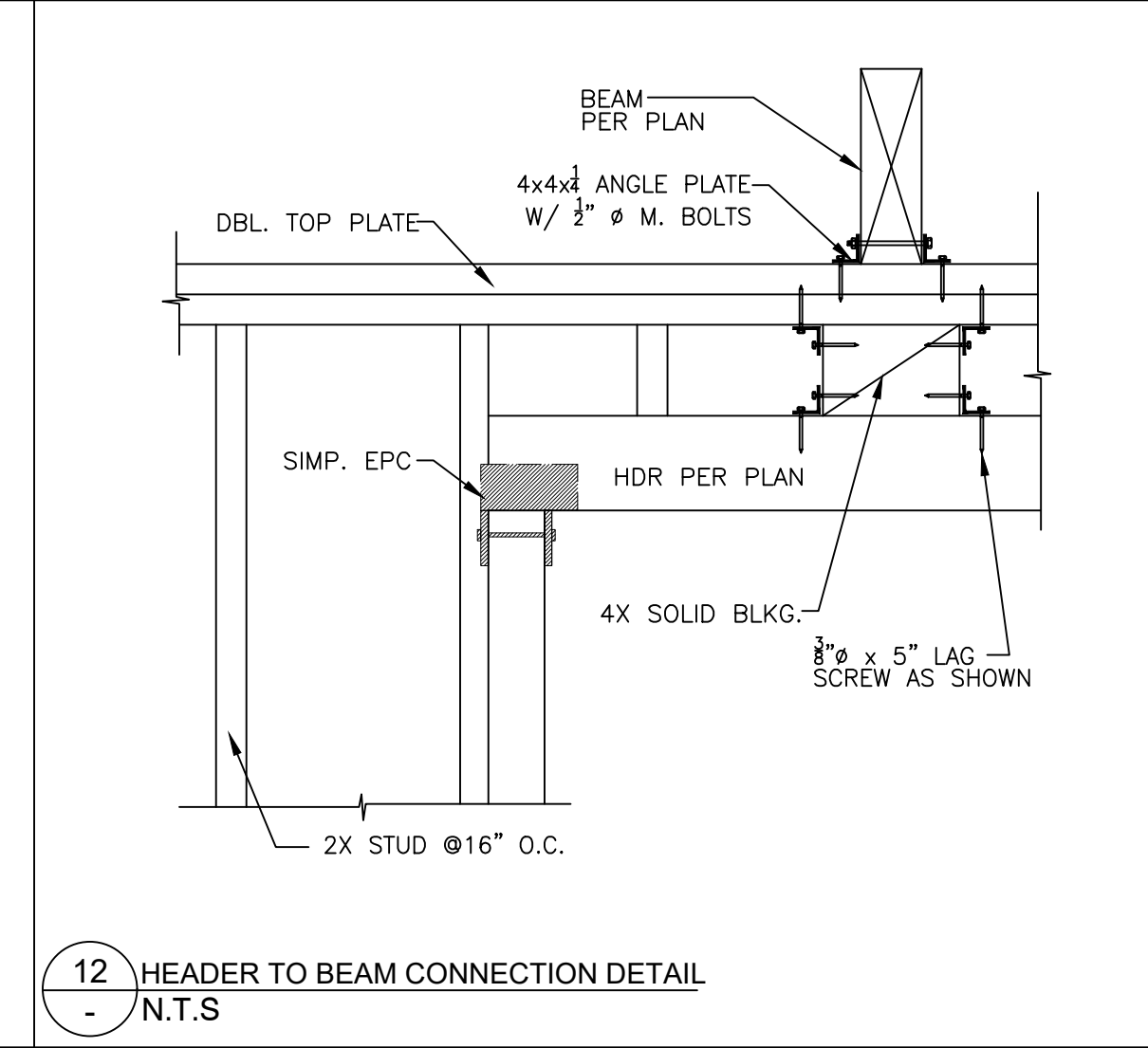
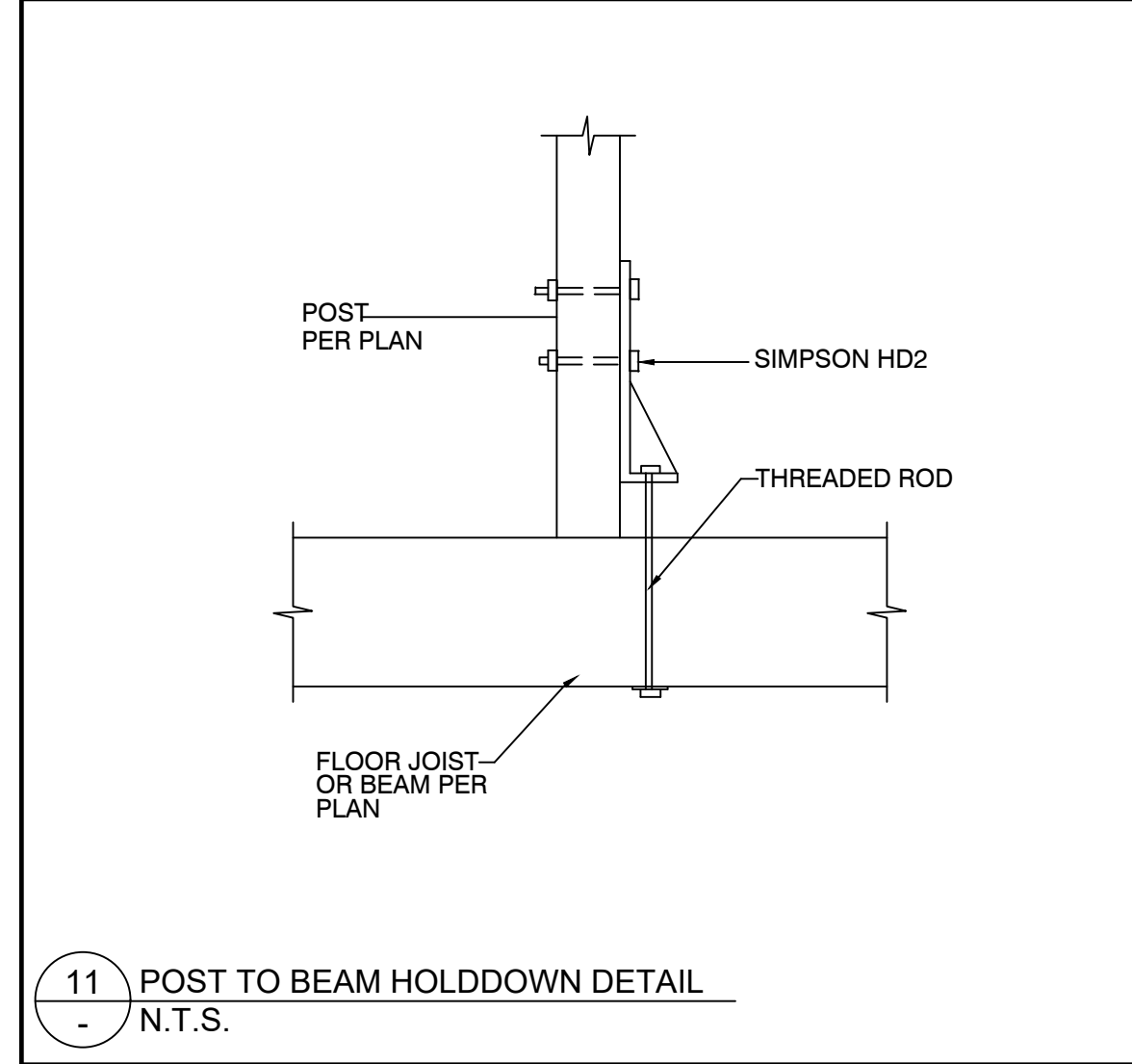
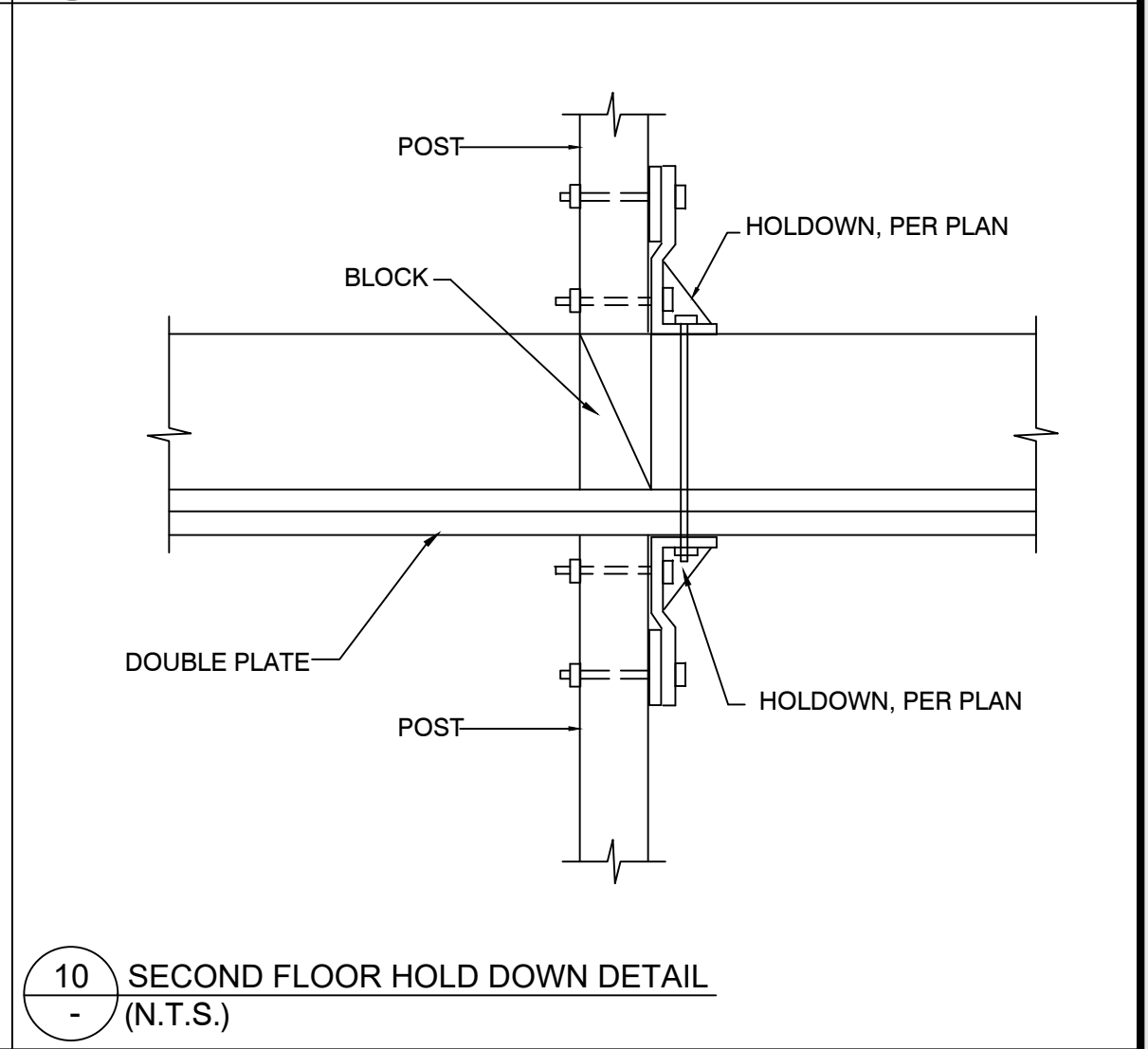
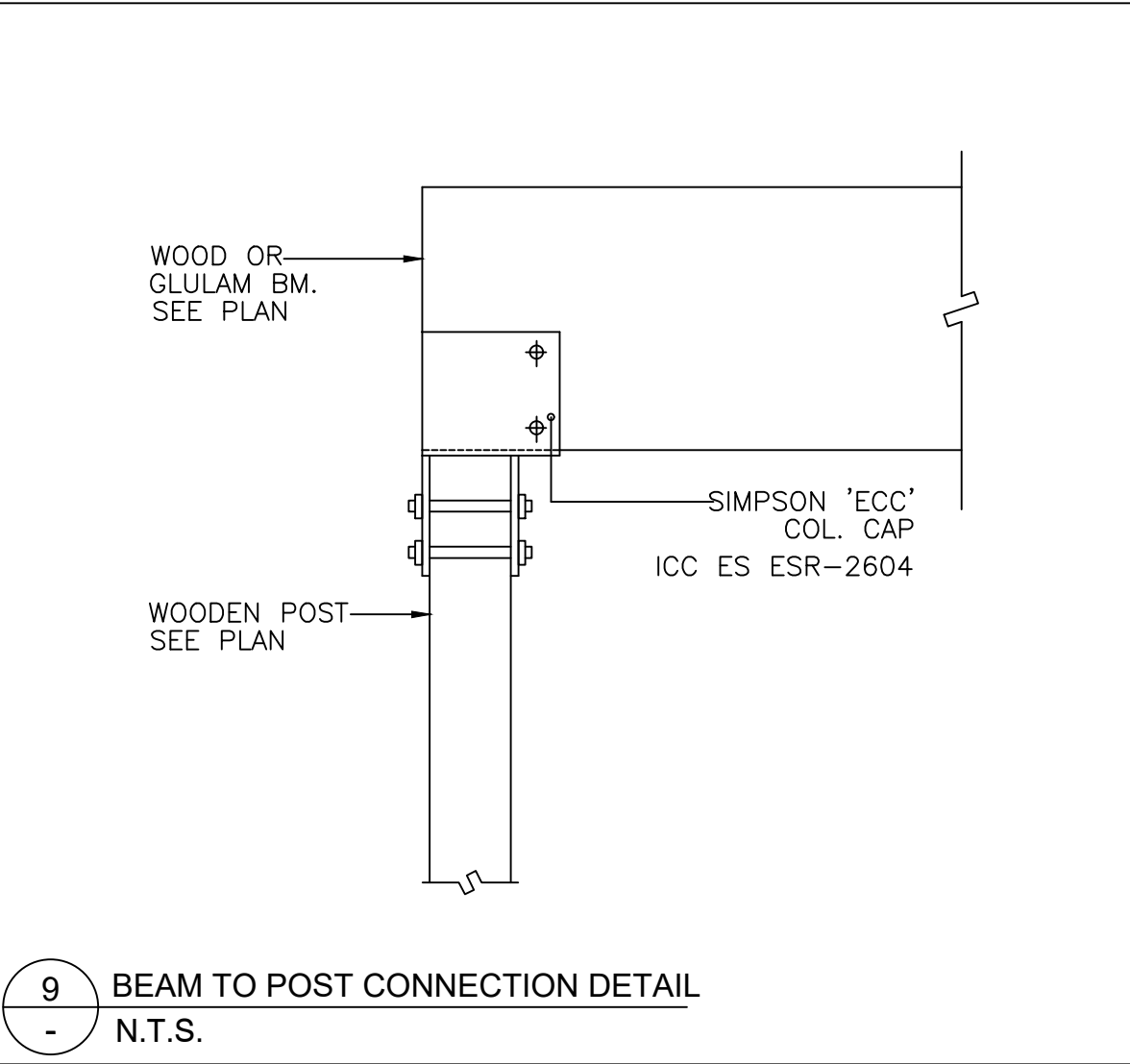
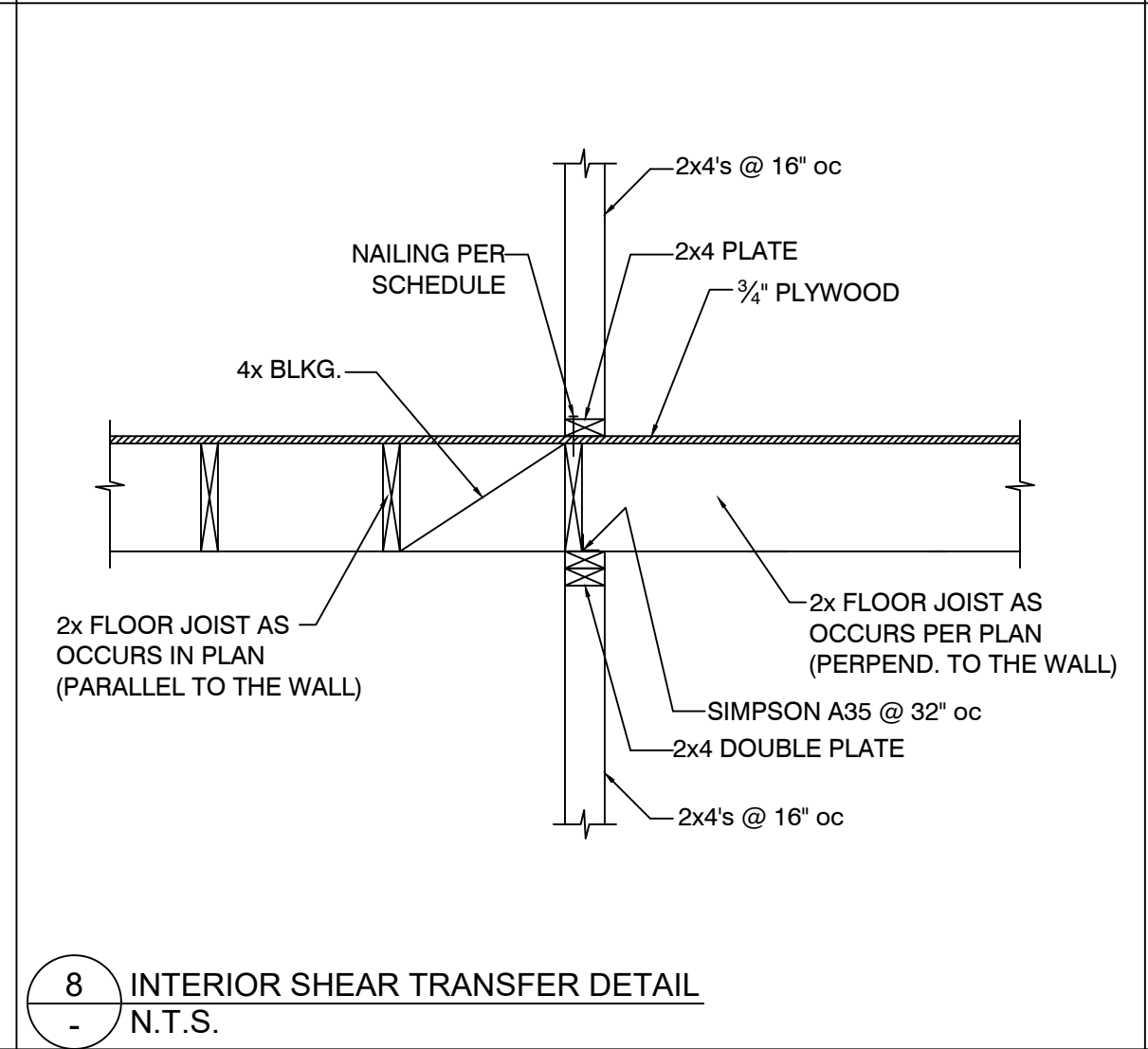
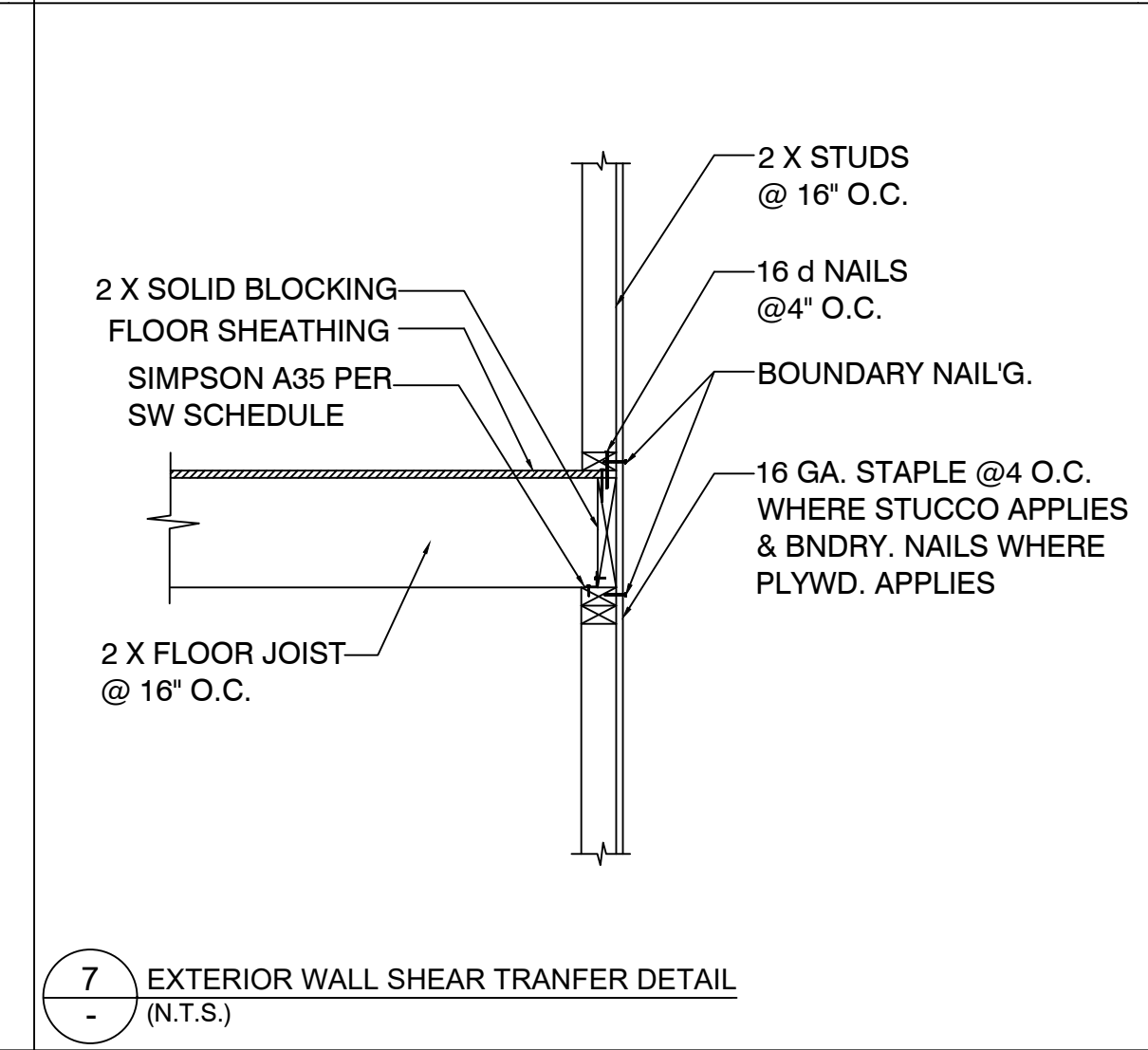
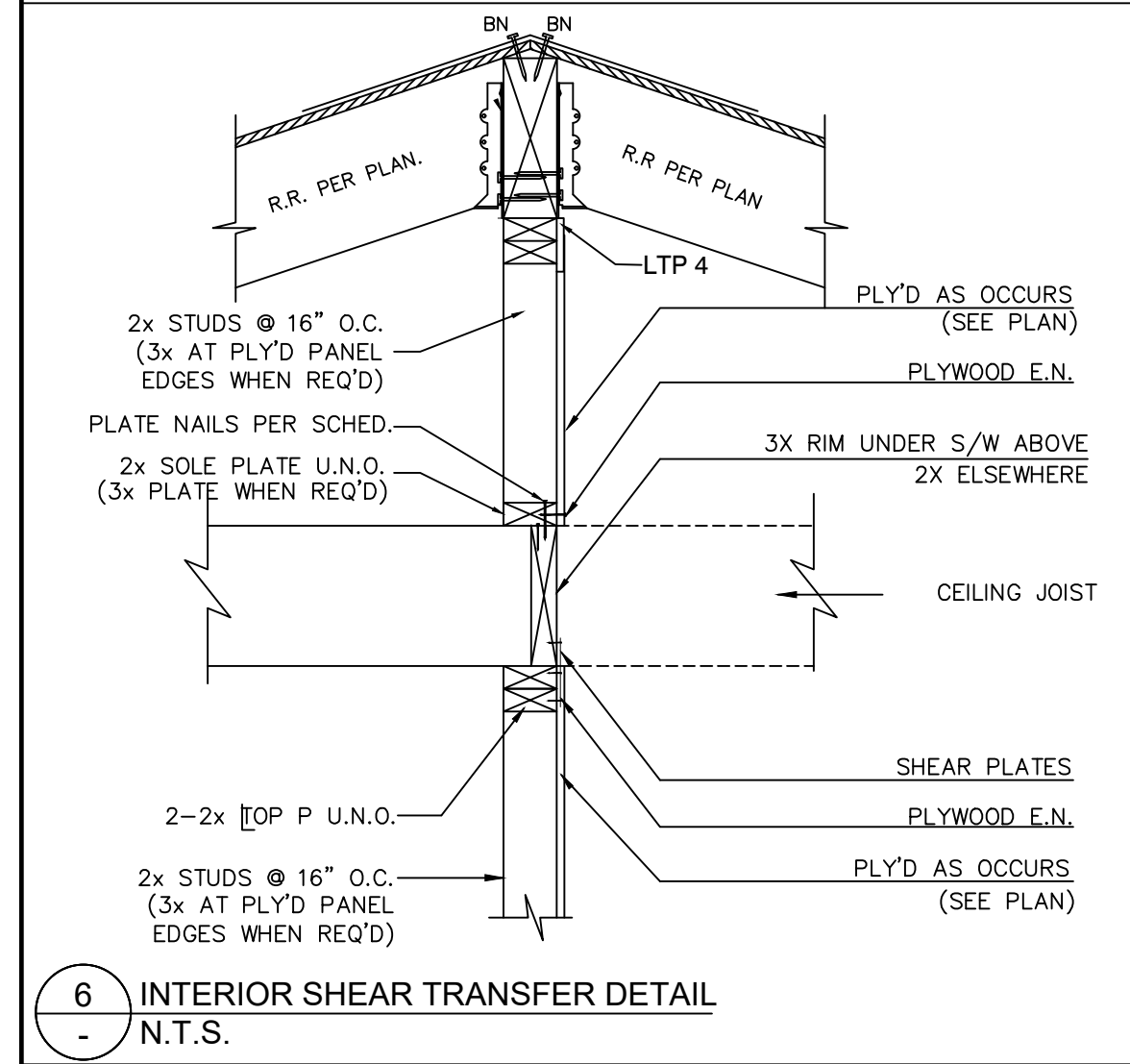
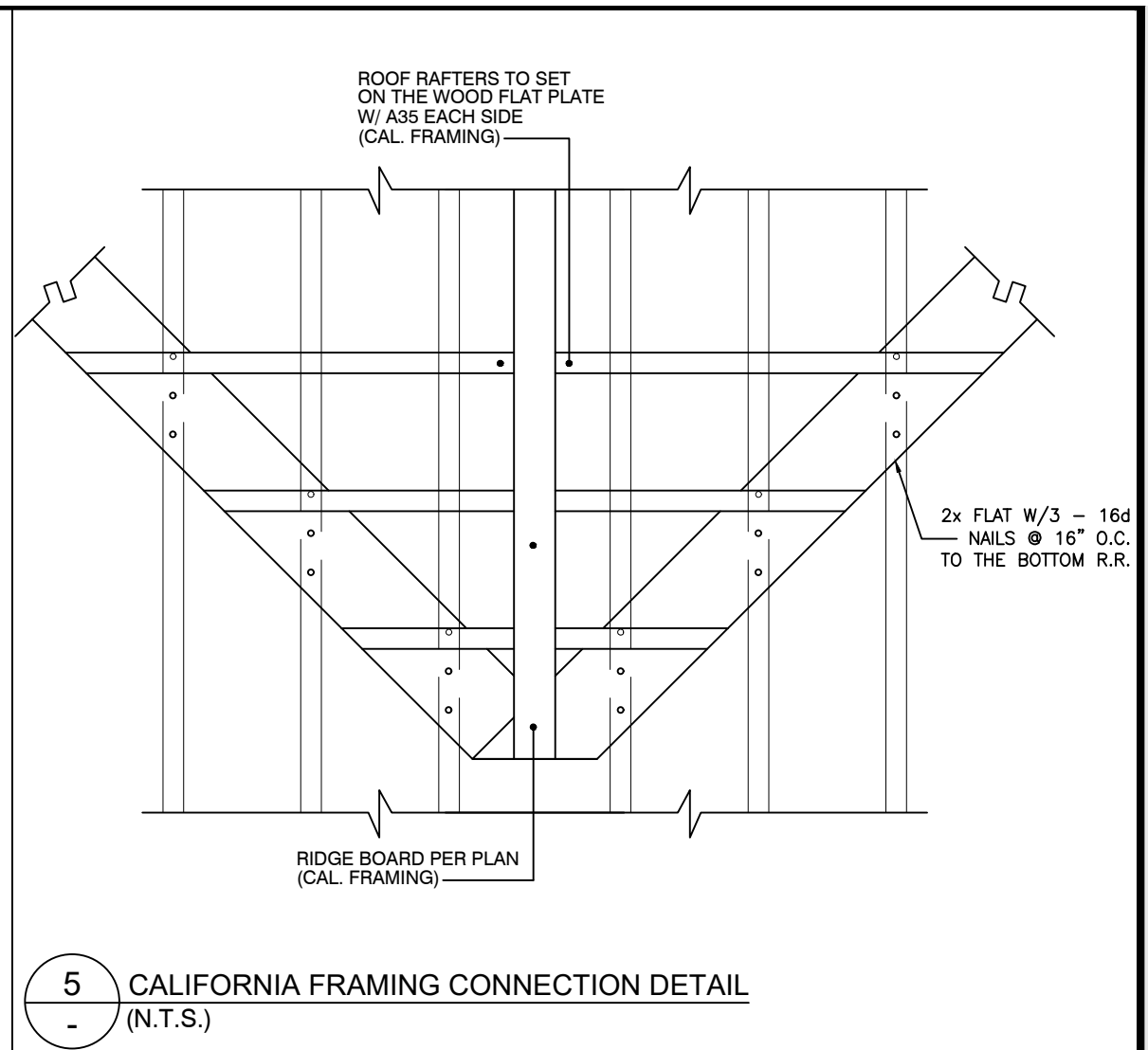
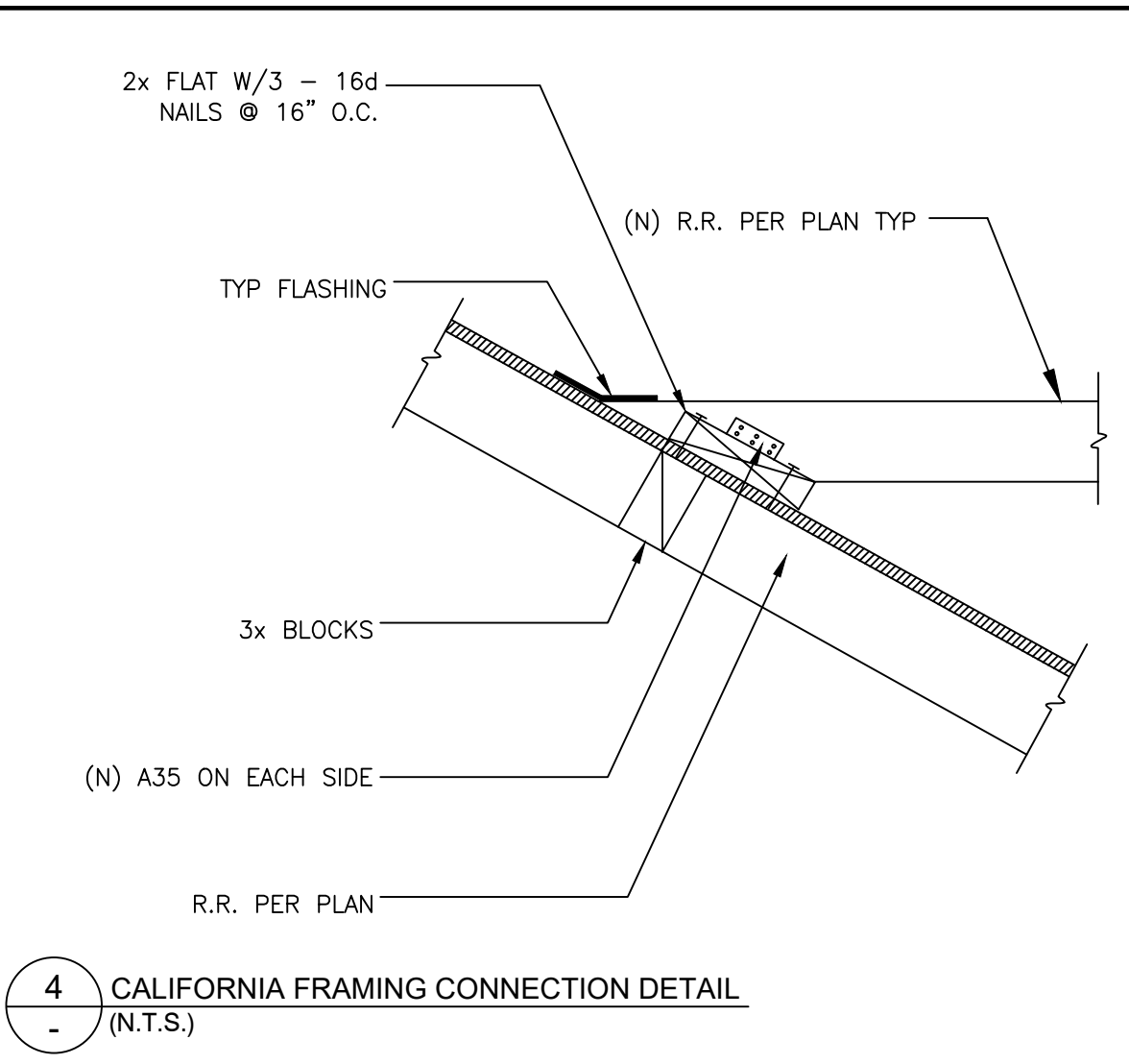
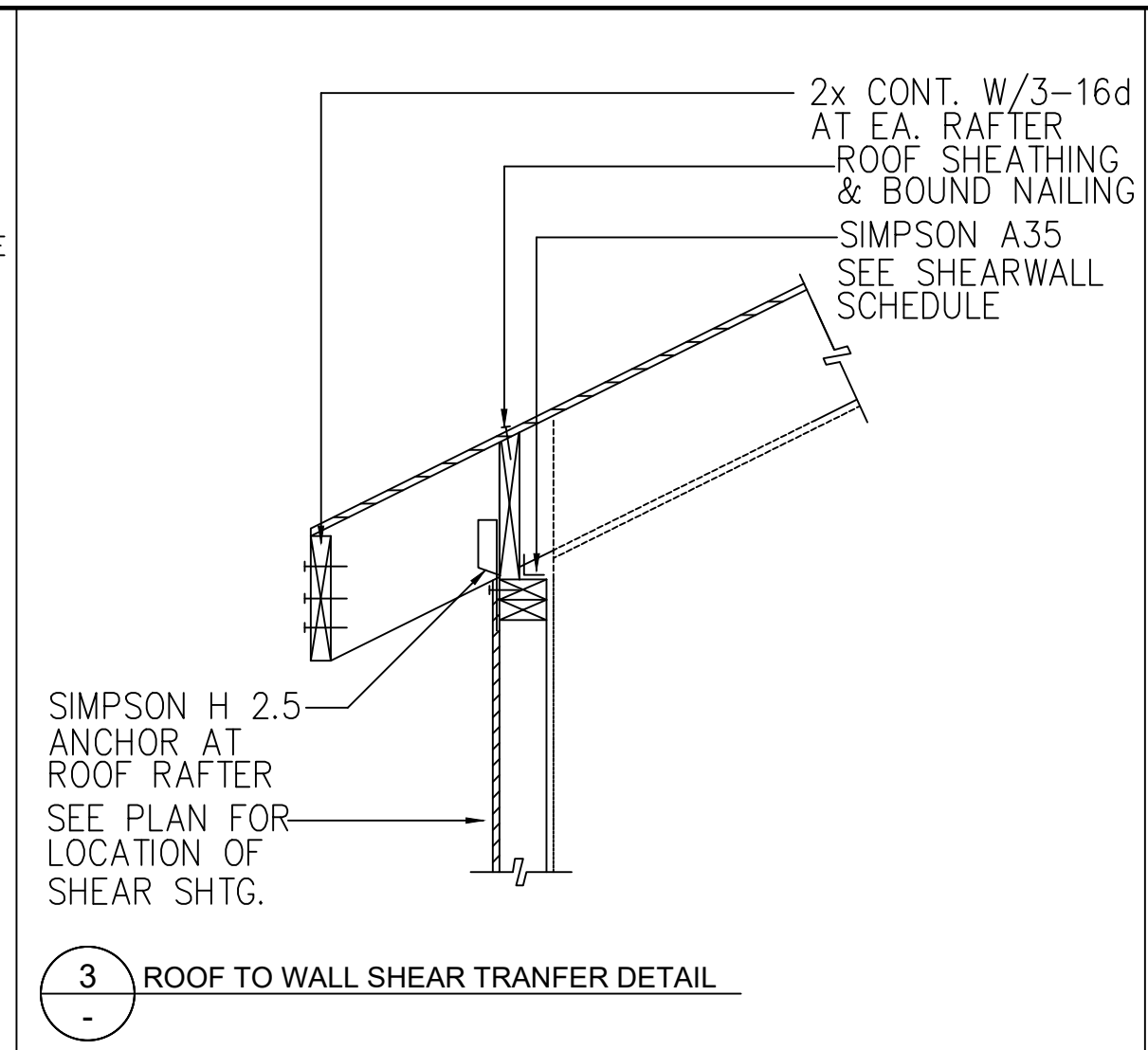
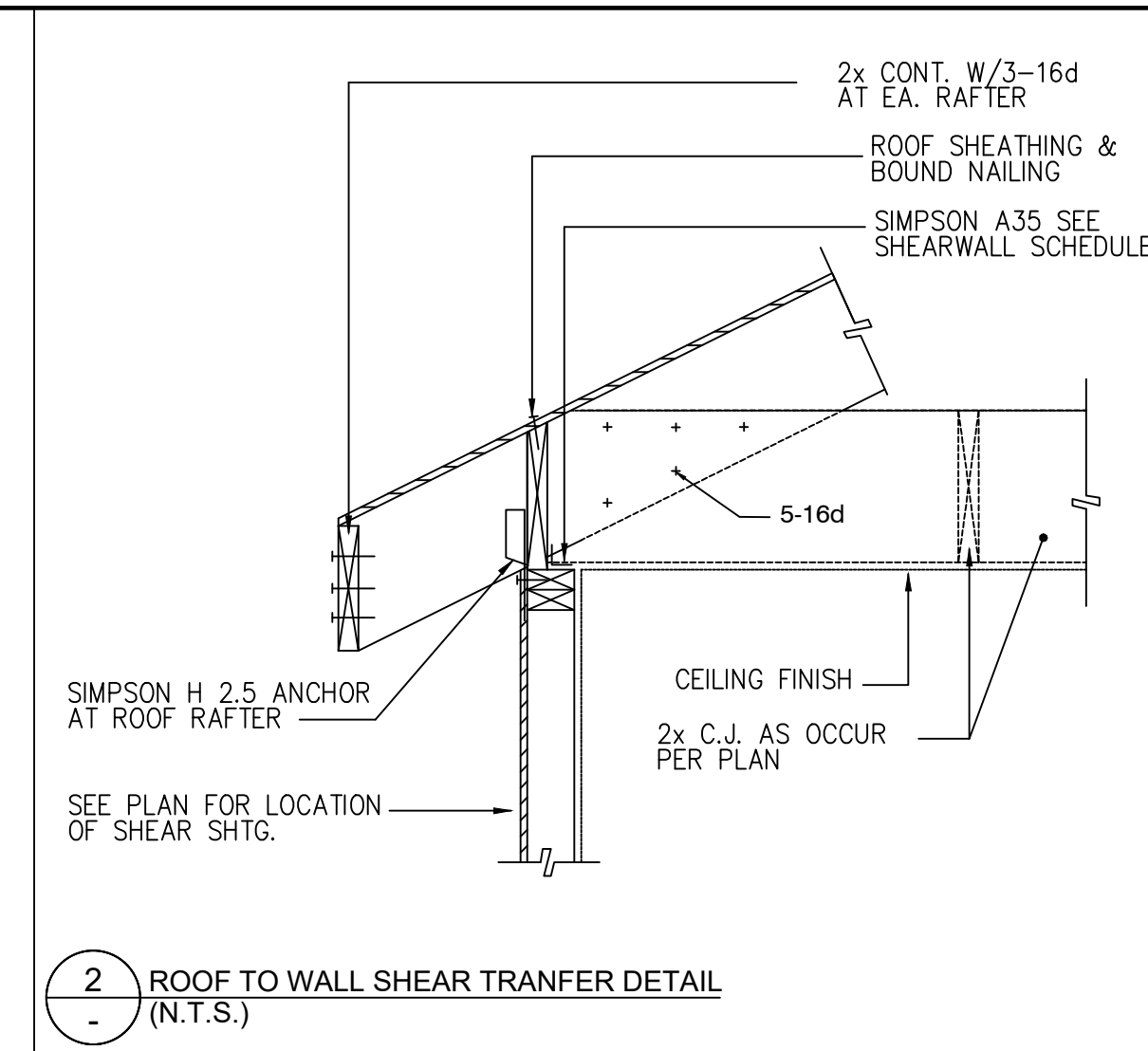
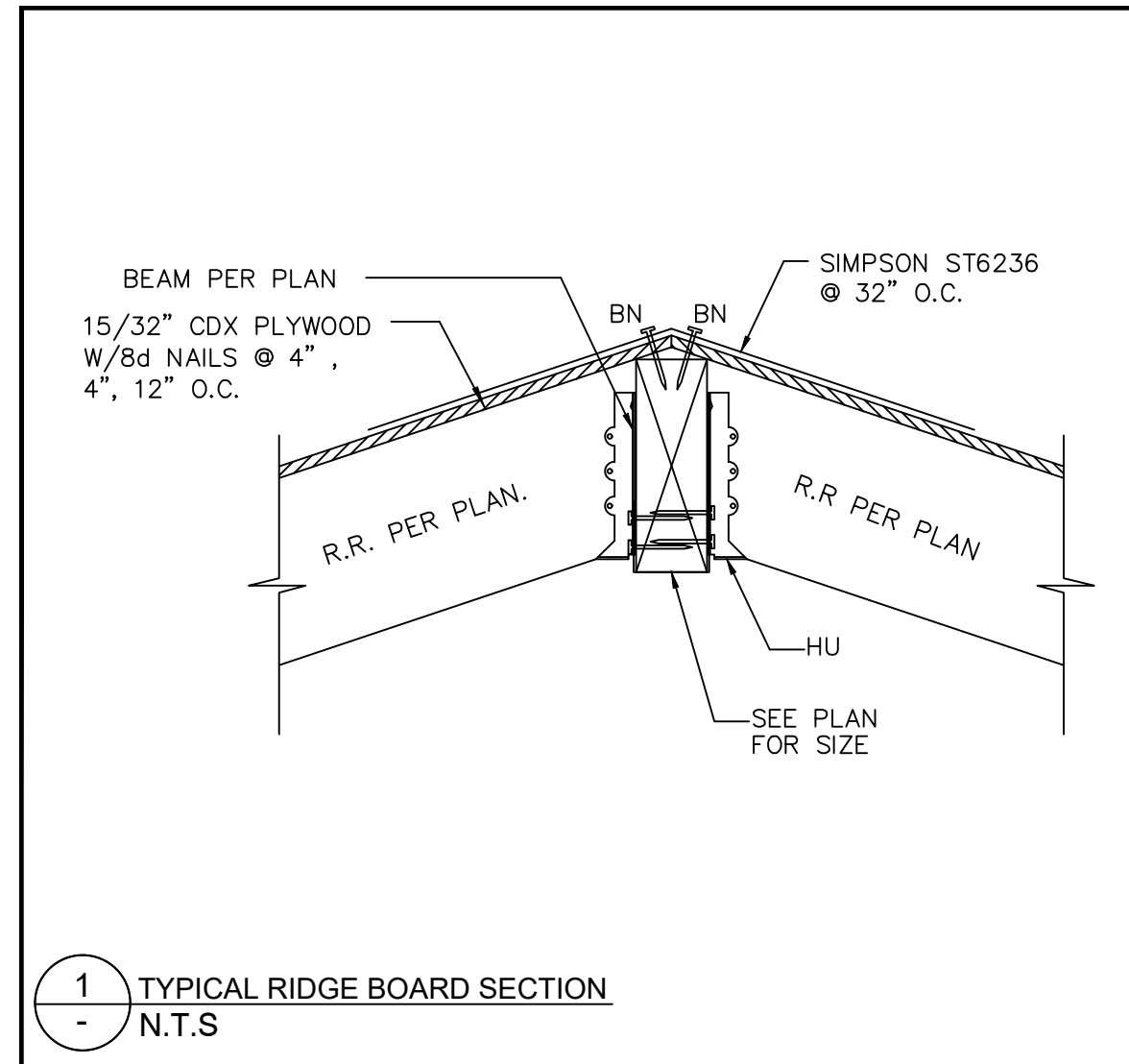
THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS



REVISIONS:	
NO:	DESCRIPTION:



SHEET TITLE:	PROPOSED ROOF FRAMING PLAN
PROJECT:	ADDITION TO (E) SINGLE FAMILY DWELLING
PROJECT ADDRESS:	624 CAMINO CERRADO SOUTH PASADENA, CA 91030
DESIGNED BY:	
DRAWN BY:	
PROJECT DATE:	03/29/2023
PROJECT NO:	EQ-2022-17
SHEET NAME:	S-4
SHEET NO. 21 OF 23	



DESIGNED BY:

DRAWN BY:

PROJECT DATE:

03/29/2023

PROJECT NO:

EQ-2022-17

SHEET NAME:

DESIGNED BY:

DRAWN BY:

PROJECT DATE:

03/29/2023

PROJECT NO:

EQ-2022-17

SHEET NAME:

DESIGNED BY:

DRAWN BY:

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SHEET NAME:

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DRAWN BY:

PROJECT DATE:

03/29/2023

PROJECT NO:

EQ-2022-17

SHEET NAME:

THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS

REVISIONS:

NO.	DESCRIPTION:	DATE:

LICENSED PROFESSIONAL ENGINEER
 GEORGE A. GEORGE, III
 C 91528
 EXP. 09/30/2024
 CIVIL
 STATE OF CALIFORNIA

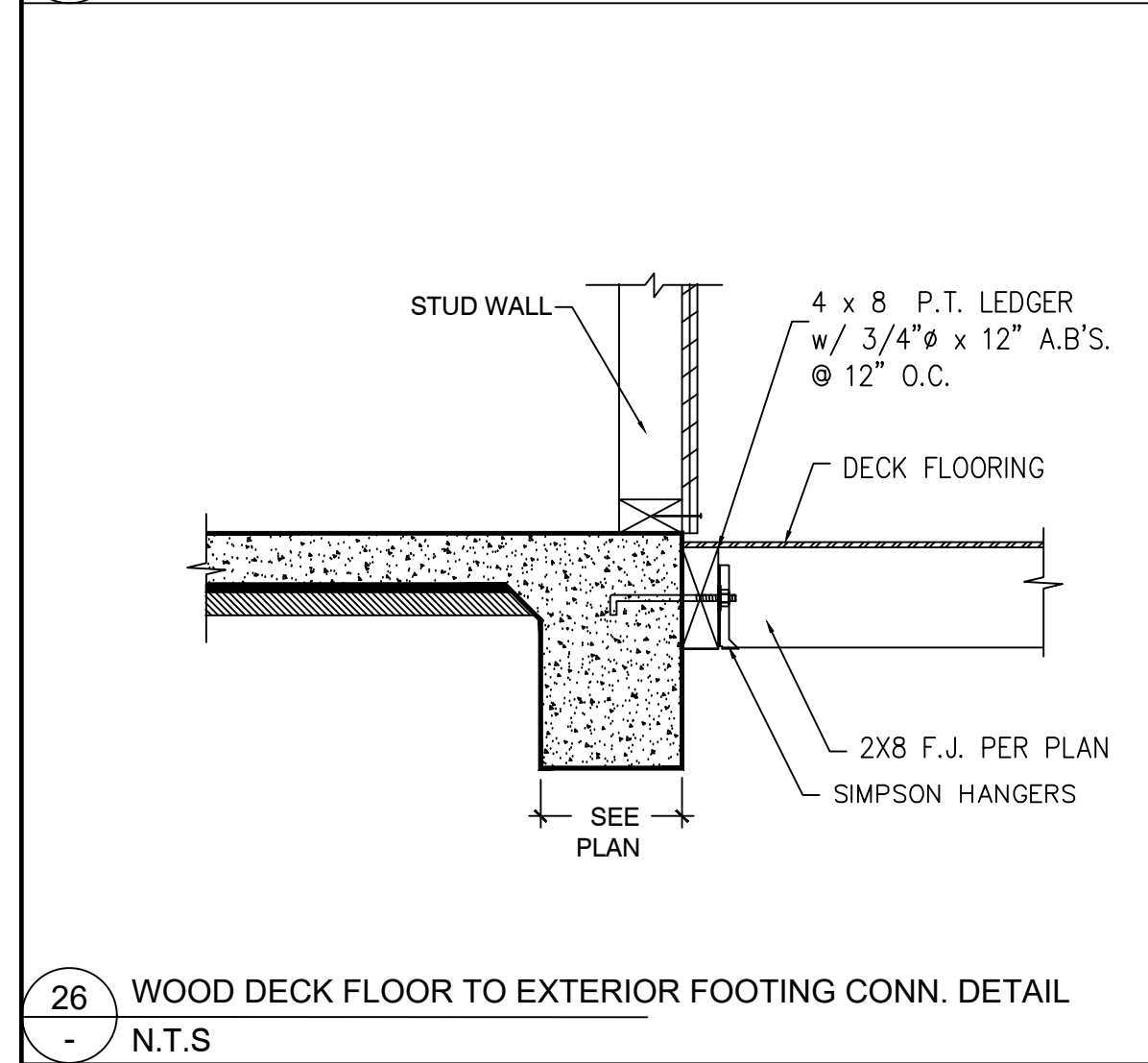
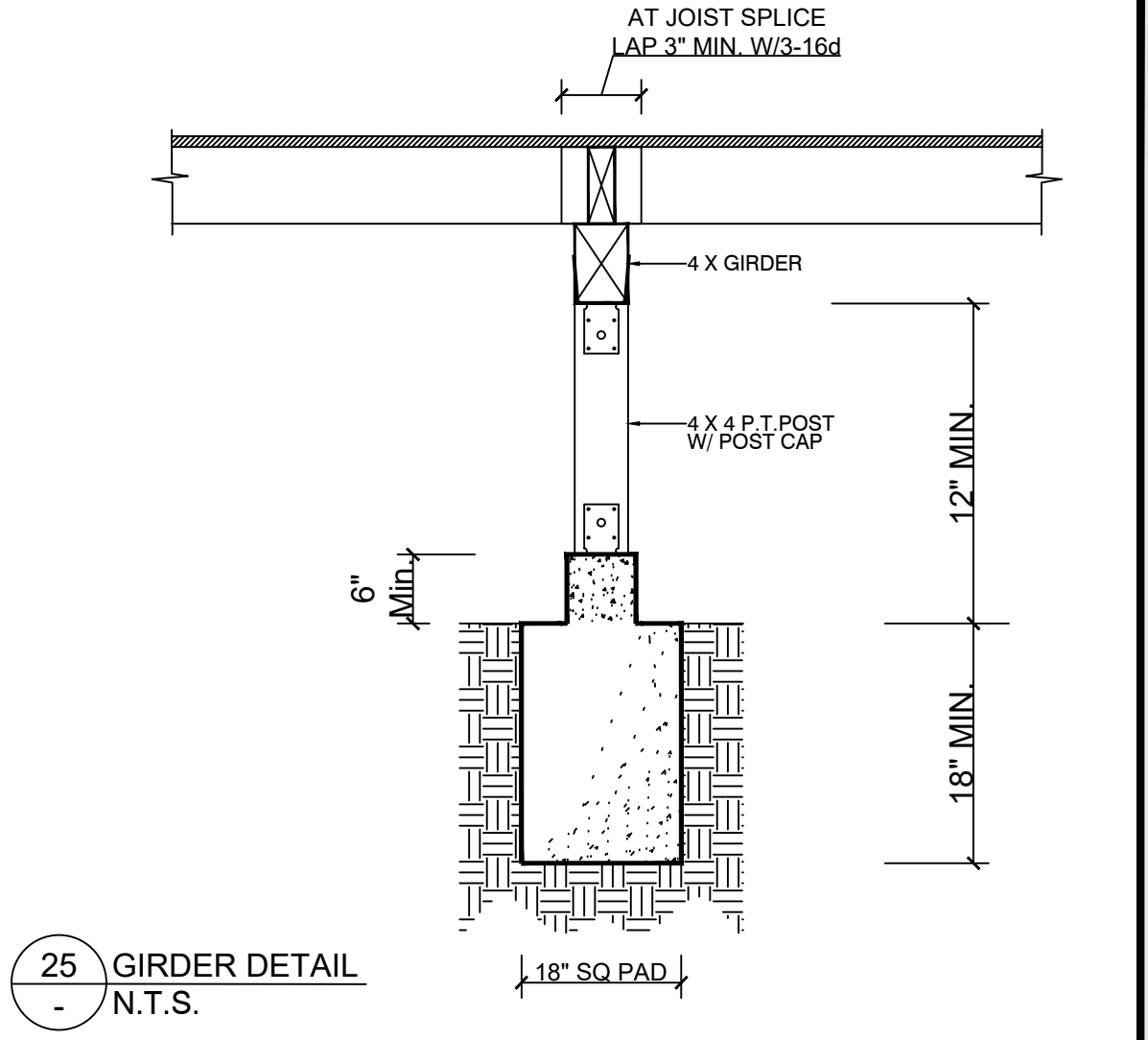
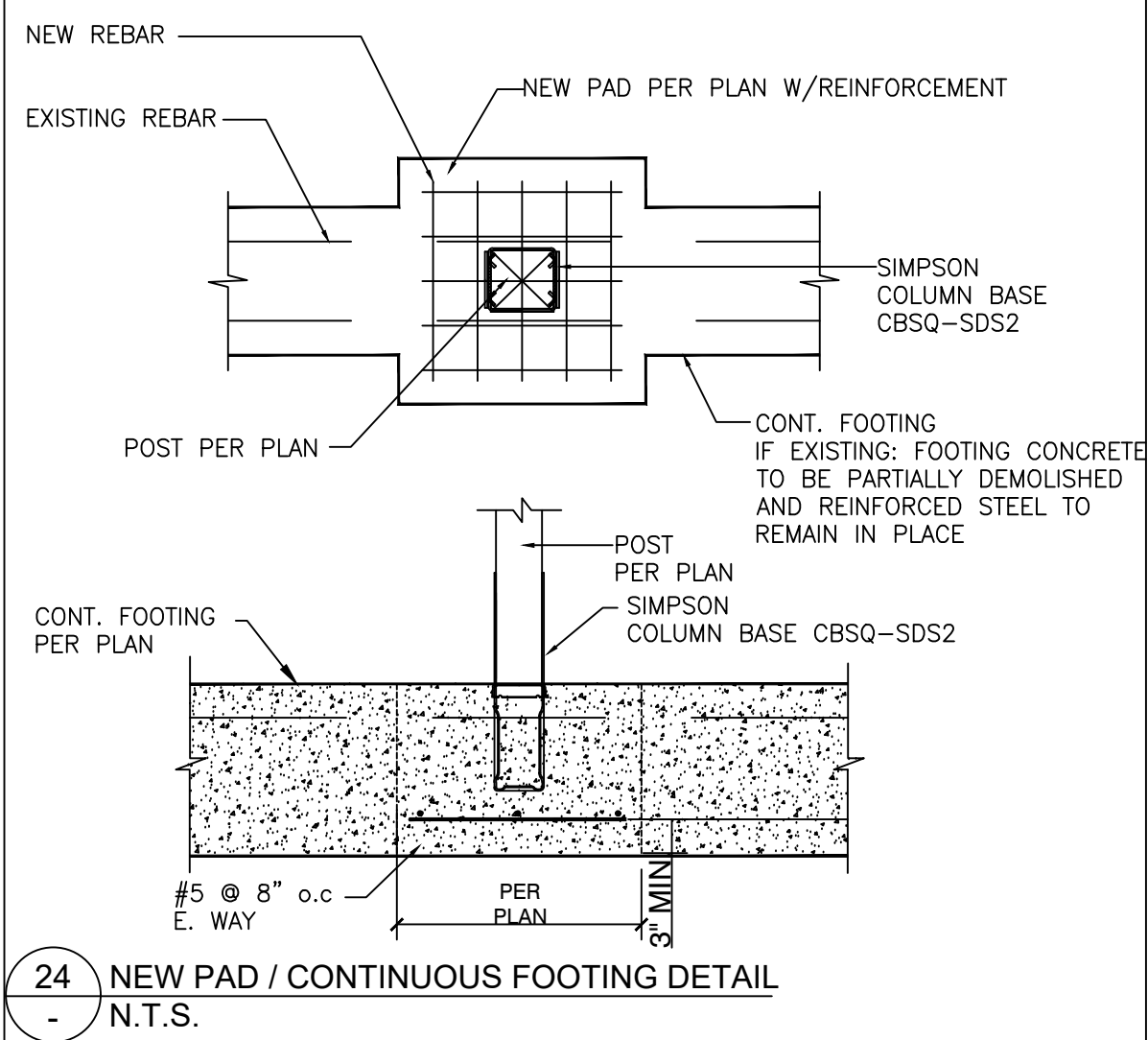
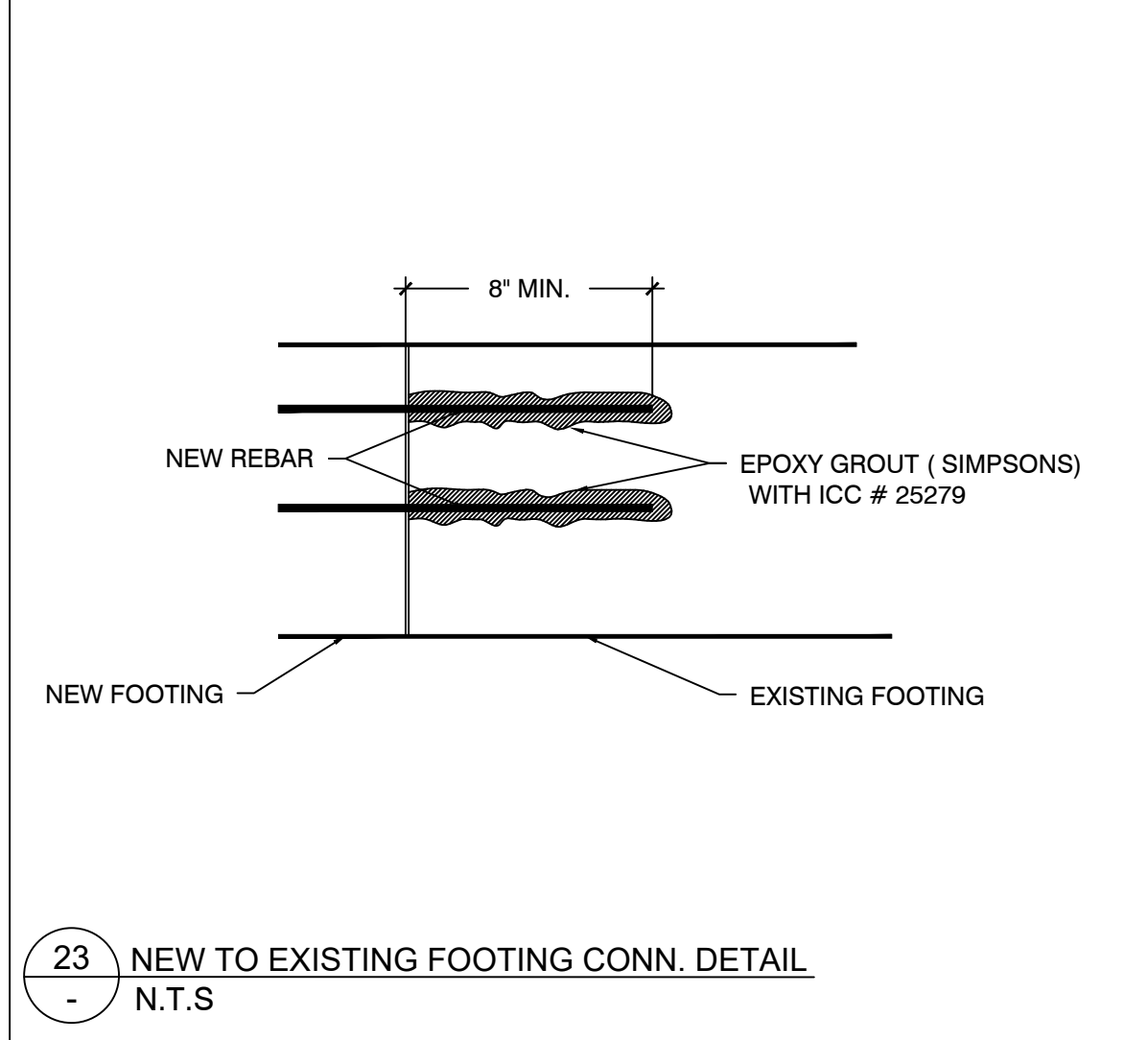
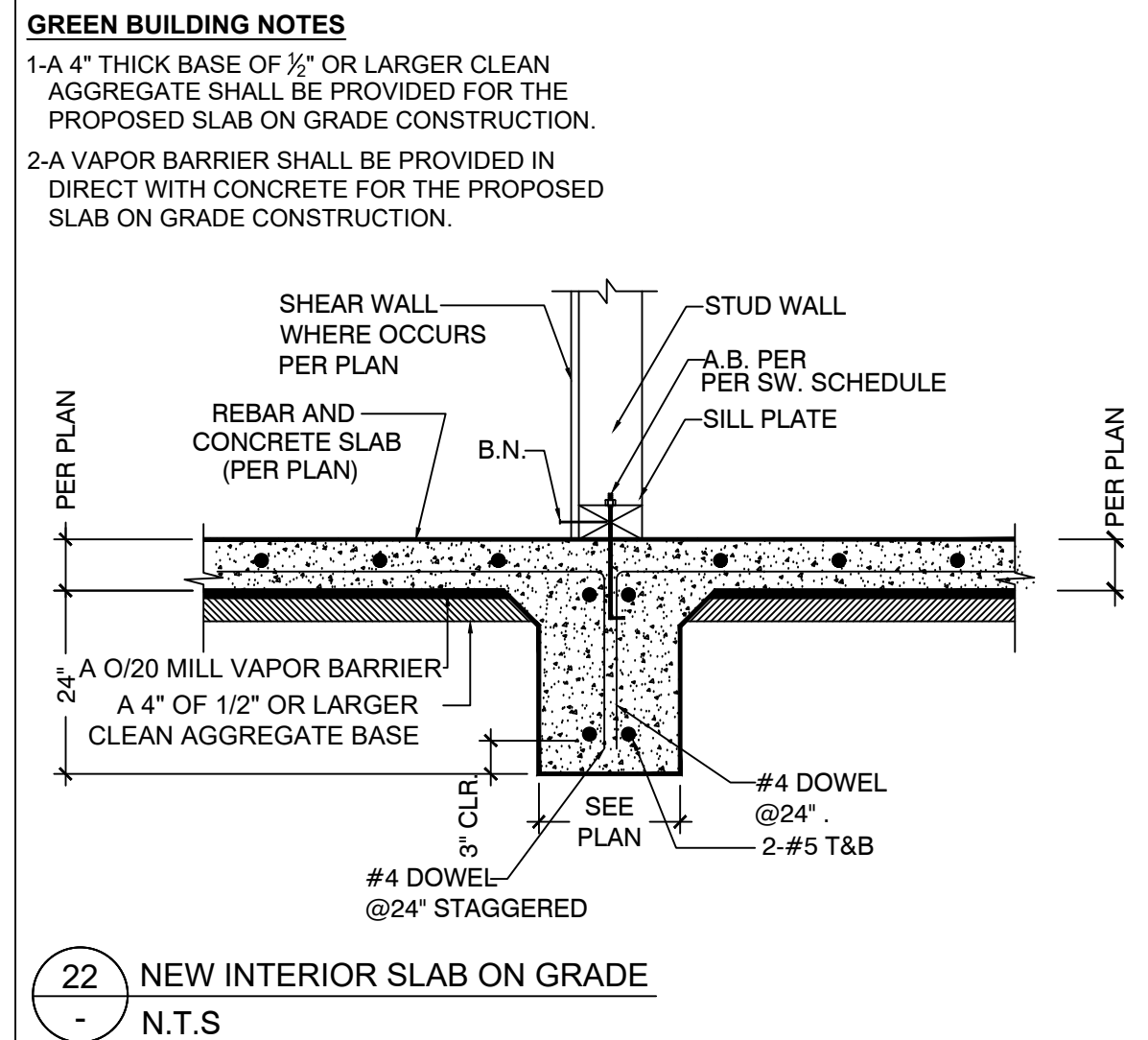
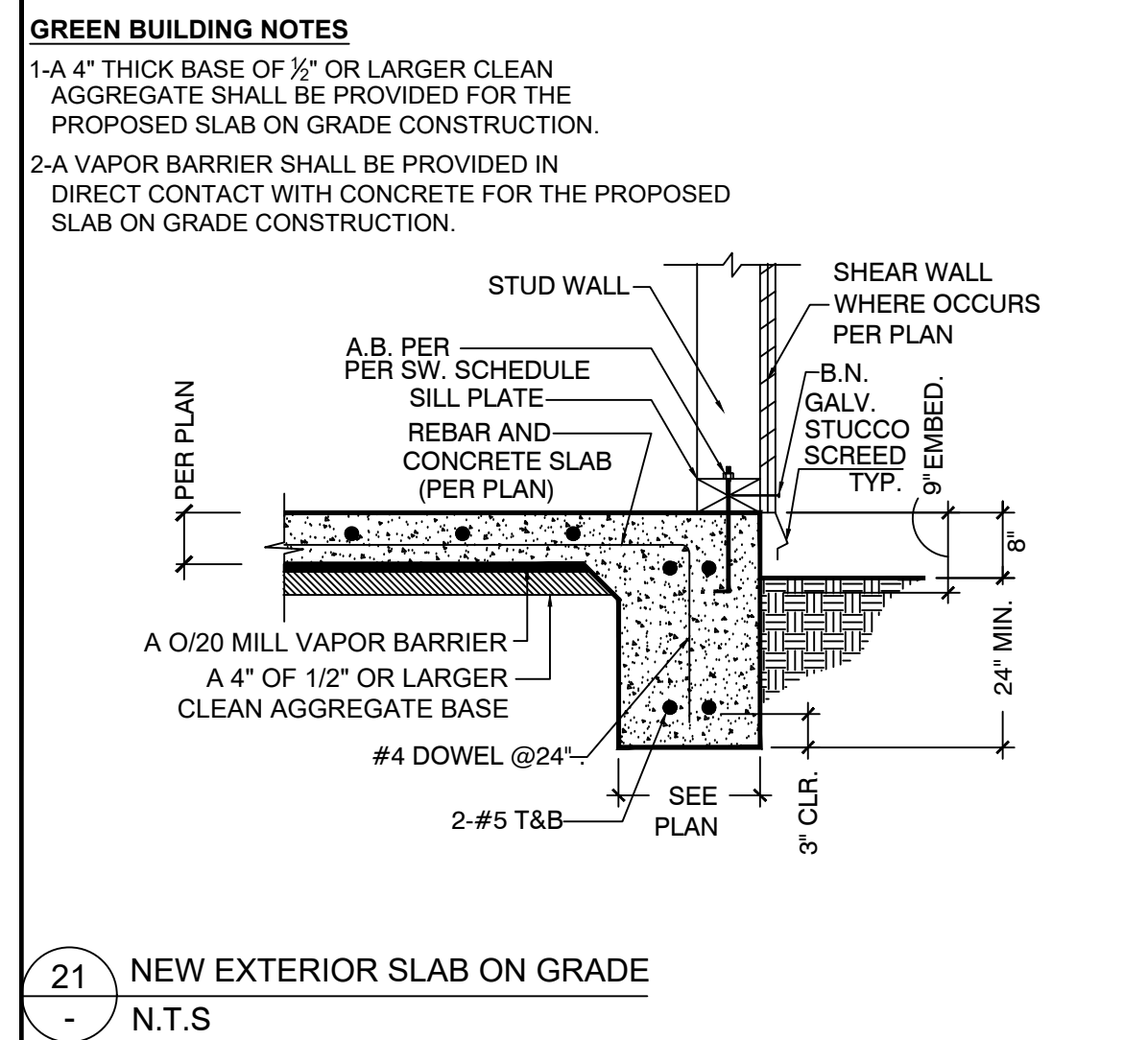
SHEET TITLE: STRUCTURAL DETAILS 1

PROJECT: ADDITION TO (E) SINGLE FAMILY DWELLING

PROJECT ADDRESS: 624 CAMINO CERRADO SOUTH PASADENA, CA 91030

SD-1

SHEET NO. 22 OF 23



REVISIONS:

NO.	DESCRIPTION:	DATE:



SHEET TITLE: STRUCTURAL DETAILS 2
 PROJECT: ADDITION TO (E) SINGLE FAMILY DWELLING
 PROJECT ADDRESS: 624 CAMINO CERRADO SOUTH PASADENA, CA 91030

DESIGNED BY:
 DRAWN BY:
 PROJECT DATE: 03/29/2023
 PROJECT NO: EQ-2022-17
 SHEET NAME: SD-2
 SHEET NO. 23 OF 23

THE FOUNDATION WORKS - EFFECTIVE FOUNDATION SOLUTIONS - THE FOUNDATION WORKS