

# CITY OF SOUTH PASADENA PLANNING COMMISSION

# <u>AGENDA</u> REGULAR MEETING TUESDAY, SEPTEMBER 12, 2023 AT 6:30 P.M.

# AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS 1424 MISSION STREET, SOUTH PASADENA, CA 91030

South Pasadena Planning Commission 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 Planning Commission 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 Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <u>https://us02web.zoom.us/j/83530439651</u> Meeting ID: 8353 043 9651

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

- Go to the Zoom website, <a href="https://Zoom.us/join">https://Zoom.us/join</a> and enter the Zoom meeting information; or
- Click on the following unique Zoom meeting link: https://us02web.zoom.us/j/83530439651

CALL TO ORDER:	Chair	Laura Dahl
ROLL CALL:	Chair Vice-Chair Commissioner Commissioner Commissioner	Laura Dahl Lisa Padilla Amitabh Barthakur John Lesak Arnold Swanborn
COUNCIL LIAISON:	Mayor	Jon Primuth

## APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

# DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

## PUBLIC COMMENT GUIDELINES (Public Comments are limited to 3 minutes)

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

Option 1:

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

#### 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 <u>PlanningComments@southpasadenaca.gov</u>. 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 Planning Commission meeting.

NOTE: Pursuant to State law, the Planning Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Planning Commission 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)

## CONSENT CALENDAR ITEMS

- 2. <u>Minutes from the Regular Meeting of September 8, 2020</u>
- 3. Minutes from the Regular Meeting of October 13, 2020
- 4. Minutes from the Special Meeting of November 17, 2020
- 5. Minutes from the Regular Meeting of January 12, 2021
- 6. Minutes from the Special Meeting of January 26, 2021
- 7. Minutes from the Regular Meeting of February 9, 2021
- 8. Minutes from the Regular Meeting of March 9, 2021

# PUBLIC HEARING

Project No. 2563-CUP – A request for a Conditional Use Permit for the on-site sale and consumption of beer and wine (Type 41 ABC license) for an existing bona fide restaurant (Silverlake Ramen) located at 1105 Fair Oaks Avenue (APN: 5315-004-066). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

#### Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following actions:

- Finding the project exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities.
- 2. Approve Project No. 2563-CUP, subject to the recommended conditions of approval.
- 10. <u>Project No. 2435-HDP/DRX/VAR</u> A request for a Hillside Development Permit (HDP) and Design Review Permit (DRX) to add a 343-square-foot, first-story addition and a 585-square-foot, second-story addition to an existing 1,134-square-foot, one-story single-family dwelling, with an existing 350-square-foot basement located at 1808 Hanscom Drive (APN: 5308-018-025). The project also includes two Variance (VAR) requests: 1) To allow for a retaining wall that will exceed six (6) feet in height with the highest portion of the retaining wall being twelve (12) feet in height; and, 2) To allow for a deck that will exceed six (6) feet in height (8) feet and two (2) inches in height, as measured from grade to the top of the landing. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

## Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following actions:

- Finding the project exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities.
- 2. Approve Project No. 2435-HDP/DRX/VAR, subject to the recommended conditions of approval.

# ADMINISTRATION

11. Comments from City Council Liaison

# 12. Comments from Planning Commissioners

13. Comments from Staff

# ADJOURNMENT

## 14. <u>Adjourn to the Regular Planning Commission meeting scheduled for</u> <u>October 10, 2023.</u>

# PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Planning Commission meeting agenda packets are available online at the City website: <u>https://www.southpasadenaca.gov/government/boards-commissions/planning-commission-agendas-minutes-copy</u>

## 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.

9/7/2023

Matt Chang

Date

Matt Chang, Planning Manager



# City of South Pasadena Planning Commission Meeting Minutes Tuesday, September 8, 2020, 6:30 PM Via Zoom Teleconference

## CALL TO ORDER

A regular meeting of the South Pasadena Planning Commission was called to order by Chair Janet Braun on Tuesday, September 8, 2020, at 6:32 pm. This meeting was held via Zoom teleconference, in accordance with AB 361.

## **ROLL CALL**

Present:	Chair:	Janet Braun	
	Vice-Chair:	John Lesak	
	Commissioners:	Laura Dahl, Richard Tom and Lisa Padilla	
City Staff			
Present:	Joanna Hankamer, Planning and Community Development Director		
	Teresa L. Highsmith, City Attorney		
	Kanika Kith, Planning Manager		
	Margaret Lin, Manager of Long-Range Planning & Economic Development		
	Malinda Lim, Associate Planner		
Council			
Present:	Council Liaison	Diana Mahmud, Mayor Pro Tem	

# APPROVAL OF AGENDA

#### Motion carried, 5-0.

## DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Chair Braun, Vice-Chair Lesak and Commissioner Padilla visited 804 Valley View Road, Item 1 on tonight's agenda. Chair Braun also visited 901 Fair Oaks Avenue, the Chipotle site, Item 2.

## PUBLIC COMMENTS AND SUGGESTIONS

Planning Manager Kith reported that one verbal comment was received from Sally Kilby, which was posted on the website and played at the meeting.

#### **PUBLIC HEARING**

#### 1. <u>804 Valley View Road, Project No. 2298-DRX/HDP/TRP – A Design Review and Hillside</u> <u>Development Permit for a new single-family residence on a hillside lot and Tree Removal</u> Permit located at 804 Valley View Road (APN 5310-020-029) (continued).

#### **Recommendation:**

- 1. Adopt an addendum to a Negative Declaration for the proposed project, Project No. 2298-DRX/HDP/TRP, Design Review and Hillside Development Permit; and
- 2. Approve Project No. 2298-DRX/HDP/TRP, Design Review and Hillside Development Permit for the construction of a new 3,125 square-foot tri-level single-family residence and Tree Removal Permit located at 804 Valley View Road, subject to conditions of approval.

#### **Staff Presentation:**

Planning Manager Kith introduced the PowerPoint presentation.

#### **Questions for Staff:**

The Commissioners had a robust discussion regarding the previous 2017 approved plans on this site, including consideration of requesting an updated historic resources report and an updated arborist report to identify if there are any historic trees on the property before approval of the new plans.

City Attorney Highsmith recommended that the Commissioners gather the information before proceeding because they must approve the Negative Declaration first before they could take action on the project and because of CEQA reasons.

Commissioner Padilla asked for a process clarification from staff. Planning Manager Kith explained that because this project is a new hillside development project and is for new home construction, it does not go before the Design Review Board. Because this project deals with vacant land where the applicant wants to put up a new home, it is under the Planning Commission.

#### Public Comments:

Staff received six (6) written comments and three (3) public comments submitted by phone regarding this item. The voicemail messages were played for the Commissioners.

#### **Applicant's Presentation:**

Staff introduced the PowerPoint presentation from the Applicant, DKY Architects.

#### Applicant's Rebuttal:

Principal Architect David Streshinsky of DKY Architects addressed the public comments.

#### **Questions for Applicant:**

Commissioner Dahl asked if the architect was still involved with the neighboring site and requested any updated status. The architect confirmed his firm was still involved and reported that the project had a new owner. The plans were approved in 2017 and are currently in plan check.

#### **Discussion**:

The Commissioners had a robust discussion regarding the previous 2017 approved plans and documentation, including the CEQA historic resource analysis and prior arborist report. They agreed the Applicant's presentation was very helpful. The Commissioners thought it is prudent that new reports be provided before a decision was made because of the potential CEQA impact, the concern from residents in the area, and taking into consideration the City Attorney's comments.

#### **Decision**:

Commissioner Tom motioned, seconded by Commissioner Padilla, to continue this item to the next monthly hearing of the Planning Commission or until such time as the cultural resource and tree survey or vegetation survey recommended by staff are completed. If the studies are not completed, this item would continue until such time as those studies are completed.

Aye
Aye
Aye
Aye
Aye

## Motion passed, 5-0.

Amendment to the above motion includes instructions to address the cultural resource question; trees questions; the wall between 808 and 804 Valley View; the layout of the design, including a site plan relative to other properties; the historical Sanborn map; and the issue of traffic plan. With regard to design, the Commissioners requested clarification and additional justification of the form, scale and massing – to explain how those are compatible with the surrounding neighborhood - to help the Commissioners make the required finding.

Roll call:	
Vice-Chair Lesak	Aye
Commissioner Dahl	Aye
Commissioner Tom	Aye
Commissioner Padilla	Aye
Chair Braun	Aye

Motion passed, 5-0.

2. <u>901 Fair Oaks Avenue, Project No. 2290-CUP-A Conditional Use Permit for sales of beer</u> and wine for on-site consumption (Type 41 License) as an ancillary use to the main restaurant operation at 901 Fair Oaks Suite B and the adjacent patio and shared patio areas. (APN 5315-003-058).

#### **Recommendation:**

Approve as submitted by staff, subject to the conditions of approval.

#### **Staff Presentation:**

Associate Planner Lim presented the PowerPoint presentation. She also presented a proposed Amendment requested by the Applicant to expand the area where alcohol consumption can be. The original proposal was for the Chipotle patio. The request is to expand it to all the patio area, which is along Mission Street and Fair Oaks Avenue.

#### **Questions for Staff:**

Vice-Chair Lesak inquired about the ramifications of exceeding the Department of Alcohol Beverage Control (ABC) limits set per the census tract.

Commissioner Padilla asked if there have been other instances where an applicant has asked for an exterior zone for consumption of alcoholic beverages beyond the storefront area and if there was a precedent for that.

Commissioner Tom asked if staff had knowledge if other occupants were going to also seek to have a license for beer and alcohol.

The Commissioners, staff and City Attorney Highsmith discussed that the CUP license is not specific to a user. The license runs with the land. Further, if the license is approved for the tenants to sell alcohol in all the patio areas, ABC would also be reviewing it and putting in restrictions or regulations for compliance, including identifying the boundary of the alcohol sale area or serving area and putting up proper signage.

Commissioner Braun asked if Chipotle was going to sell beer and wine – if that patio is truly shared among the tenants.

City Attorney Highsmith commented that that would be their burden. She mentioned that in the agenda packet, staff included an internal document from Chipotle explaining all of the staff rules for enforcement of the conditions of an ABC permit.

#### Public Comment:

One (1) written comment in support of this project was received and provided to the Commissioners as an additional document.

### **Applicant Presentation:**

None. Brett Engstrom, representing the Applicant, thanked the Commissioners. He clarified when a letter of public convenience or necessity (PCN letter) in the case of a Type 41 License or a Type 47 License might be required by the ABC. He also addressed the question about outside areas beyond the vision of the restaurant tenant.

Commissioner Dahl asked about Chipotle's reference to its alcohol as beer and margarita – and if the reference is to some kind of a wine or beer margarita, not a tequila margarita. Mr. Engstrom explained that for this particular application, it is a beer and wine only license being applied for, a Type 41 License, and so it will be for beer and wine only – no margaritas.

#### **Commissioner Discussion:**

The Commissioners voiced support for the project and its Amendment.

#### Decision:

Vice-Chair Lesak motioned, seconded by Commissioner Tom, to approve the CUP for the sale of beer and wine for on-site consumption, a Type 41 License, at 901 Fair Oaks Avenue, Suite B, and with the Amendment that the exterior area be extended to all the patio areas available for 901 Fair Oaks. Additionally, that they adopt the findings as included in Section 2 of the Draft Resolution.

Roll call:	
Vice-Chair Lesak	Aye
Commissioner Dahl	Aye
Commissioner Tom	Aye
Commissioner Padilla	Aye
Chair Braun	Aye

Motion passed, 5-0.

## DISCUSSION

#### 3. <u>Regional Housing Needs Assessment Appeal.</u>

#### **Recommendation:**

- a. Review and provide comments regarding the City's Regional Housing Needs Assessment (RHNA) allocation appeal efforts;
- b. Appoint two members of the Planning Commission to participate in the temporary RHNA Appeal Ad Hoc Committee to work with staff on matters related to the City's RHNA allocation appeal.

#### **Staff Presentation:**

Manager Lin presented a PowerPoint presentation.

#### **Questions for Staff:**

Vice-Chair Lesak inquired about the transportation study delay and if the subcommittee would hold any public working sessions.

Director Hankamer responded that the subcommittee had 45 days to compile, research and put together the best appeal they could. There was no time within that period to have a public working session. They anticipate reporting the status of their work at regularly scheduled meetings.

Commissioner Tom asked who exactly in SCAG (Sothern California Association of Governments) considers the appeal. Manager Lin responded that initially SCAG staff would review the appeals and provide a recommendation to the subcommittee. The RHNA subcommittee is comprised of elected officials that participate within the SCAG Board.

Commissioner Tom asked if there had been discussion or effort amongst the jurisdictions to do things together or is everybody in this for themselves. Director Hankamer responded that they had not reached out to other cities to join in their efforts to put together an appeal.

Council Liaison Mahmud shared that the 45-day time period was established by statute, not by SCAG.

Chair Braun remarked that there were many residents that have been very focused on this issue. The City will have a better effort with the collective input of staff and residents. In addition, the City Council has made this an official ad hoc committee which will be more powerful to SCAG – the concerted effort among City Council, the Planning Department and the residents.

#### Public Comment:

Three (3) written comments and one (1) voicemail comment from Josh Albrektson, which was played for the Commission, were received.

Chair Braun, Commissioner Tom and Commissioner Dahl volunteered to be on the Ad Hoc Committee. Vice-Chair Lesak also volunteered after discussion of the schedule and time expectations.

#### **Decision**:

Commissioner Tom motioned, seconded by Commissioner Padilla, that Chair Braun and Vice-Chair Lesak serve as members of the Committee to work on the RHNA appeal.

Aye
Aye
Aye
Aye
Aye

#### Motion passed, 5-0.

#### 4. Accessory Dwelling Unit Policies and Programs:

#### **Recommendation**:

Provide direction regarding additional Accessory Dwelling Unit (ADU) policies and programs for consideration:

- a. To update the ADU Ordinance this fall, and
- b. For future ADU policies and programs for consideration in the 2021 Housing Element Update to meet the City's Regional Housing Needs Assessment (RHNA) allocations.

#### **Staff Presentation:**

Manager Lin presented a PowerPoint presentation.

#### **Questions for Staff:**

Vice-Chair Lesak asked if staff planned to have the design standards as part of the updated ordinance or would that come later. Director Hankamer replied that they would bring forward some initial design standards for inclusion in the ordinance and welcomed feedback.

Commissioner Dahl asked about the number of projected ADU units. Director Hankamer explained the methodologies and calculations used by HCD. PlaceWorks Senior Associate Amy Sinsheimer also spoke on this topic.

Commissioner Tom asked about the process and the timing with regard to the Housing Element.

Commissioner Padilla asked about the ADU policy mentioned in the presentation that would allow two ADUs or a duplex on a lot. Director Hankamer responded that there was a lot more interest from residents in JADUs and in ADUs.

Commissioner Padilla also asked for clarification of the phrase *without Code Enforcement action* mentioned in the proposed Amnesty Program. Director Hankamer answered that it referred to without penalty or being barred from applying for any permits, planning approvals or permits for five years. She mentioned that in the Amnesty Program they could extend the Amnesty Program beyond the five years that State law has provided for and they can streamline the process by which they work with a property owner to actually lower the life safety standard.

Chair Braun spoke about the need at some point to address the parking issues, some of which are not necessarily created by ADUs.

The Commissioners had a robust discussion regarding staff's presentation and offered several suggestions to augment staff's recommendations.

#### ADMINISTRATION

#### 5. <u>Comments from City Council Liaison</u>:

Mayor Pro Tem Mahmud reported that SCAG does not anticipate issuing final RHNA numbers until February of 2021. The RHNA Appeals Committee has the same composition as the original committee that developed the RNHA numbers. She thanked the RHNA Ad Hoc Committee volunteers. On behalf of the entirety of the City Council, she thanked the Commissioners for their service and remarked that it is a very experienced and dedicated Planning Commission and our community can only benefit from it.

#### 6. <u>Comments from Planning Commissioners</u>:

All of the Commissioners expressed concern about the number of pages in this month's agenda packet and the challenge to manage the information on their computers. They recommended inserting digital tabs or having each staff report be a separate pdf to make it easier to review the information.

Chair Braun thanked everyone, including residents, City Council and Commissioners.

#### 7. <u>Comments from Staff</u>:

Director Hankamer announced that there would be two community meetings on the Housing Element – September 23<sup>rd</sup> at 6:30 pm and September 26<sup>th</sup> at 10:00 am. These workshops will be more participatory for people in consideration of being a Zoom meeting and the difficulty of the public being able to participate.

Planning Manager Kith announced that Chipotle is opening next month as well as the Habit Burgers. She also reported that City Council approved alfresco dining to allow restaurants to have outdoor dining in parking lots and now also on the parking lanes.

Director Hankamer added that with regard to alfresco dining, there will be concrete barriers going up on Mission Street soon. Staff is very grateful for the help from the Chamber of Commerce and their work with businesses.

## ADJOURNMENT

Chair Braun adjourned the Planning Commission meeting at 9:45 pm to the next regularly scheduled Planning Commission meeting on October 13, 2020 at 6:30 pm.

Janet Braun, Chair



## CITY OF SOUTH PASADENA Planning Commission Meeting Minutes Tuesday, October 13, 2020, 6:30 PM Via Zoom Teleconference

# CALL TO ORDER

A scheduled meeting of the South Pasadena Planning Commission was called to order by Chair Braun on Tuesday, October 13, 2020 at 6:31 p.m. The meeting was held Via Zoom.

# **ROLL CALL**

Present:	Chair:	Janet Braun
	Vice-Chair:	John Lesak
	Commissioners:	Richard Tom, Lisa Padilla Laura Dahl

# City Staff

Present:Teresa L. Highsmith, City Attorney<br/>Joanna Hankamer, Planning & Community Dev. Director<br/>Kanika Kith, Planning Manager<br/>Margaret Lin, Manager of Long-Range Planning & Economic Development<br/>Malinda Lim, Associate Planner<br/>Nick Pergakes, Contract Planner

Council

Present: Council Liaison: Diana Mahmud, Mayor Pro Tem

# APPROVAL OF AGENDA

Commissioner Tom made a motion to adopt the agenda as submitted by staff Vice Chair Lesak seconded the motion

## Motion carried, 5-0

# DISCLOSURE OF SITE VISTS AND EX-PARTE CONTACTS

Commissioners Dahl, Tom, and Padilla drove by the sites. Vice Chair Lesak received an email against the Meridian project and two emails in support of item 3. Chair Braun drove by both sites and was added on emails sent to the Planning

Department.

## PUBLIC COMMENT:

None.

#### **PUBLIC HEARING:**

## 1. <u>804 Valley View Road, Project No. 2298-DRX/HDP/TRP - A Design Review</u> <u>and Hillside Development Permit for a New Single-Family Residence on a</u> <u>Hillside Lot and Tree Removal Permit Located at 804 Valley View Road</u> (APN 5310-020-029) (Continued).

#### Staff Presentation:

Contract Planner Pergakes presented the project. Staff found that the project will not create any potentially significant environmental impacts.

#### Recommendation:

Approve the Hillside Development Permit and Tree removal Permit for the project and approve the addendum to the 2017 Negative Declaration.

#### Questions for Staff:

Chair Braun clarified that 8 trees would be kept.

Commissioner Dahl asked what the preferred traffic route would be. Staff received public comments asking to avoid Meridian and whether project is accessible from the Valley View. Commissioner Dahl asked if this was a superior route. Staff clarified that Public Works Dept. staff found this route would have the least impact on traffic.

Commissioner Padilla asked if the drawings were the last updated version. Staff clarified that everything was the same except the tree report, but none of the design changed.

#### Public Comment:

Commenter was concerned about the possible ramifications for her property due to new developments that could shift the hillside. Additional concern was for the noise of construction while residents were working from home. Final concern was regarding the legality of the sale history for the property.

#### Applicants Presentation:

Applicant David provided a prerecorded presentation and made himself available for rebuttal.

Applicant responded to the public comment on geology and stated that the site had been examined by a geological engineer in 2016 and received a positive report and the soil engineer found no evidence of landslides and the hill was stable, in fact the development would reinforce the hillside.

Applicant responded to comments about trees, stating that it was not historically significant.

#### Questions for Applicant:

No questions

#### Commissioner Discussion:

Vice Chair Lesak commented that the changes to the previously approved application better fit the neighborhood characters and was comfortable with the project.

Commissioner Dahl thanked the staff and applicant for their urgency in responding to public and commissioner concerns.

Commissioner Tom had some concerns about the historical significance of the trees but given the additional research feels comfortable about the project.

Commissioner Padilla thanked the applicant for being responsive and appreciated the background presentation and was excited about the rainwater retention system.

Chair Braun commented this was an example of how the community could help and appreciated the professionalism of all parties involved.

Vice Chair Lesak made a correction to condition P11. Staff clarified that the city uses the state standard and only needs a qualified architect and have worked with architectural historians before to assess items. Staff will move P11 as a condition to receive a building permit and P12 as a condition for a final inspection.

#### Motion:

Chair Braun made a motion to adopt an addendum to the Negative Declaration for the proposed project and approve the project as amended.

Vice Chair Lesak seconded.

Chair Braun asked for Roll Call.

Motion carried, 5-0

## 2. <u>1312 Meridian Ave, Project No. 2205-NID/HDP/DRX/VAR, Notice of intent to</u> <u>demolish Design Review, Hillside Development Permit, and Variance for</u> <u>modification and addition to a single-family residence at 1312 Meridian</u> <u>Avenue (APN:5319-029-017)</u>

Commissioner Padilla recused herself as her property is within 1000 ft. of the project.

Staff Presentation:

Associate Planner Lim presented the staff report.

At a previous CHC meeting, the project did not meet the criterion for historical properties.

#### Question for Staff:

Vice Chair Lesak asked for clarification on the height of the north elevation walls. Staff replied that the applicant was asking for a variance on the north, front, and south elevations.

Commissioner Dahl asked if there were any trees that needed to be considered for protection. Staff replied there were not.

#### Public Comment:

Commenter said the demolition and the construction would potentially damage her property and herself. Asked the commission if there were any safeguards.

Commenter Joanne Nuckols said that the property is actually historic and the increased size would not be in the character of the neighborhood. Various comments on new additions straying from the original design.

Commenter Delaine Shane and Susan Sulsky inquired about any plans for managing construction traffic on Meridian. Recommends that the Public Works Dept. collaborate with SPUSD to ensure students are not affected by the work. Finally added that the windows, half timbering should match the original.

Commenter Miluka Matlovsky says that she has protected trees that would be impacted by this project and wishes her written comments would be read.

#### **Applicant Presentation:**

Presented concerns about having no driveway on a busy street, as neighbors have driveways.

Architect Melissa Tsai responded to public comment and would be open to an arborist report if requested.

Chair Braun clarified that written comments are read prior to the meeting.

Architect Melissa Tsai responded to window comments, saying they are actually aluminum and they will be removed and grids will be added to all windows. Garage will have windows to allow for natural light. The massing of the roof was addressed by adding a dormer and splitting up the separate planes, and is sloping back. Asked the commission to consider that the drawings are 2D and multiple planes have been considered.

Architect Melissa Tsai clarified that a soil engineer and civil geologist have no concerns with the project. As stated, Architect reminded that an arborist could come and propose a plan. With regards to the pool, the soil engineer found bedrock very shallow that the pool could be anchored to.

## **Questions for Applicant:**

Vice Chair Lesak asked about the door in relation to the stucco wall. Applicant showed it was to the left of the wall, and there is a sconce above the door. Vice Chair Lesak asked if there was enough landing space for a door to be added. Applicant said there was 3 feet inside. Vice Chair Lesak asked about the side windows. Applicant showed where the cantilever windows would be placed.

Commissioner Dahl asked how the project would be affected if the 15 ft. wall variance was to be denied. Applicant replied that the existing front side was already 15 ft. would be demolished. Dahl asked if the variance was applied only to the front side. Applicant replied no addition would be possible since the ceiling height would not meet code.

Commissioner Tom asked for the reason for the height variance. Applicant replied that due to the sloped property and remain in code with the street level garage, more massing was required.

Chair Braun asked if the roofline could come down a few feet. Applicant responded that the windows on the stucco wall were facing the living space, windows on the brick wall were the master bathroom and could not.

#### Commissioner Discussion:

Vice Chair Lesak stated his main issue was the height of the upper ridge, since he felt it could be brought down due to varying roof pitches. Added that with gables, the corner should come to the ground, but the walls seemed very high. Continued that the stairs felt awkward, as did the reorienting of the timbering.

Commissioner Dahl was concerned about the height of the south elevation with windows as it would reduce the privacy of the neighbors, and was unconvinced about the necessity of the height variance. Added it would be helpful if the findings for variances were separated instead of clumped in the report.

Commissioner Tom felt that the design could be thought through a bit more

Chair Braun agreed with Commissioner Tom and also felt that an arborist report was needed. Asked if it was allowed to send the project to the DRB. Staff replied that the commission could asked the DRB for a recommendation.

Vice Chair Lesak volunteered to lead a subcommittee.

Commissioner Tom thought moving it to DRB was more appropriate.

Commissioner Dahl also thought moving it to DRB was best, but if Vice Chair Lesak wanted to lead the subcommittee she would support him.

Chair Braun asked what the purpose of the DRB review would be. Staff answered that it would be mainly to assess the roof forms and bring the height down. Staff also felt the fastest way to get the project approved was to give direction to the architect so they present a revised plan to the DRB.

## Motion:

Commissioner Tom motions to have the applicant work with the Vice Chair to redesign and present to the DRB and come back to the planning commission with an arborist report.

Commissioner Dahl seconds

# Motions carries, 4-0

## **DISCUSSION:**

## 3. <u>Tenant Protection – Impacts of State Law relating to Tenant Protection Act</u> of 2019 (AB 1482) on local tenant protection opportunity

1. Lisa Alexander expressed support.

2. Elizabeth Bagasao expressed support, especially as City Council has not

passed previous meaningful renters protection.

3. Martine Turnan expressed support.

4. Diana Sussman expressed support.

5. James Lucero expressed support.

6. Robin Adelku expressed support, as her landlord has been defying COVID moratoriums and has illegally intimidated tenants.

7. Jan Marshall expressed support.

8. Brandon Young expressed support, said that a local landlord was able to serve 50 day notices to tenants using a renovation loophole.

9. Ella Hushagen disagreed with the legal analysis by staff on the relation between state and local ordinances.

10. Alan Ehrlich disagreed with the legal analysis by staff, claiming the commission is being misled.

- 11. Evelyn Zneimer expressed support.
- 12. Todd Edwards expressed support.
- 13. Katrina Bleckley expressed support.
- 14. Jacinta Linka expressed support

Staff recommends to table issue and revisit on a later date.

Councilmember Mahmud asked the City Attorney whether or not the California Department of Housing and Community Development has set outlines on significant renovations. Additionally, is there anything stopping the City Council from outlining their own definition of significant renovations.

City Attorney Highsmith clarified that there were clear outlines on significant renovation available and was unclear on what additional protections were desired.

Chair Braun reminded that the commissioners still have to decide to table the proposition or not.

Vice Chair Lesak asked about community outreach. Director Hankhamer clarified it would be brought back to Planning Commission.

Commissioner Dahl stated that renters protection lead to a stable community.

Commissioner Tom asked staff if there was any deadline to take action. Director Hankhamer clarified there is no time limit besides preventing more potential evictions from happening.

Commissioner Tom thought it would be useful to inform tenants faced with eviction what their courses of action would be. Additional public outreach as he did not pay much attention to rent control over the past few years.

Commissioner Padilla underscored the importance of the issue and would like to have a roadmap laid out for implementation.

Chair Braun feels that community input is needed to make an informed decision.

Chair Braun asked everyone for suggestions on how to move forward.

Commissioner Tom suggested that City staff participate in an outreach program to be able to properly address the issue and to understand how the city will engage with landlords in the future. Commissioner Tom asked staff if it could be done by November of this year. Director Hankamer felt November was too soon.

Commissioner Padilla asked if it would help if City Council took a look at the issue while staff worked on the ordinance Chair Braun suggested the commission make a recommendation to the City Council. Director Hankamer suggested 6-month time frame with regular updates. Commissioner Padilla noted that the previous materials were still available on the city website. Director Hankamer thought that additional outreach was still necessary.

Chair Braun motions to continue this item to a date uncertain and in the meantime ask staff to organize community outreach with a status report in November.

Commissioner Tom seconds

Motion carries, 5-0

# **ADMINISTRATION**

4. Comments from City Council Liaison

Council Liaison Mahmud thanked the commission.

## 5. Comments from Planning Commissioners

Commissioner Dahl thanked Chair Braun and asked if the order could be switched up occasionally.

# 6. Comments from Staff

Director Hankamer provided an update on the RHNA appeals process. The City Council has ratified an additional 3 members to the committee. Director Hankamer listed a number of concerns the committee is looking at concerning water, public transportation, school capacity, and preservation of historic resources. A draft of the report will be submitted to City Council at the end of the week that will be submitted in a letter to SCAG.

## **ADJOURNMENT**

7. Adjournment to the Special Planning Commission meeting scheduled on November 17, 2020.

There being no further matters, Chair Braun adjourned the meeting at 9:39 p.m.

Janet Braun, Chair



## CITY OF SOUTH PASADENA Planning Commission Meeting Minutes Tuesday, November 17, 2020, 6:30 PM Via Zoom Teleconference

# CALL TO ORDER

A scheduled meeting of the South Pasadena Planning Commission was called to order by Chair Braun on Tuesday, November 17, 2020 at 6:31 p.m. The meeting was held Via Zoom.

## **ROLL CALL**

Present:	Chair: Vice-Chair:	Janet Braun John Lesak
	Commissioners:	Richard Tom, Lisa Padilla, Laura Dahl
City Staff		
Present:	Teresa L. Highsmith, City Attorney	
	Joanna Hankamer, Planning & Community Dev. Director	
	Kanika Kith, Planr	ning Manager
	Margaret Lin, Man	ager of Long-Range Planning & Economic Development
	Malinda Lim, Asso	ociate Planner
Council		
Present:	Council Liaison:	Diana Mahmud, Mayor Pro Tem

# **APPROVAL OF AGENDA**

Commissioner Tom made a motion to adopt the agenda as submitted by staff Vice Chair Lesak seconded the motion

## Motion carried, 5-0

# DISCLOSURE OF SITE VISTS AND EX-PARTE CONTACTS

Commissioner Dahl visited the 7 patios site. Commissioner Padilla visited the 7 patios site. Commissioner Tom visited the 7 patios site. Vice Chair Lesak visited the 7 patios site. Chair Braun visited the 7 patios site.

### PUBLIC COMMENT:

None.

### **PUBLIC HEARING:**

#### 1. <u>1312 Meridian Ave, Project No. 2205-NID/HDP/DRX/VAR, Notice of intent to</u> <u>demolish Design Review, Hillside Development Permit, and Variance for</u> <u>modification and addition to a single-family residence</u>

Commissioner Padilla recused herself due to the proximity of the project to her residence

Staff Presentation:

None

Recommendation:

Move this item to the December meeting

Questions for Staff:

None

Public Comment:

None

Motion:

Commissioner Tom motioned to move the item to the December meeting. Commissioner Dahl seconded.

Chair Braun asked for Roll Call.

Motion carried,4-0

## 2. <u>Project No. 2171-CUP/DRX/TTM/TRP–Seven Patios Mixed-Use Residential</u> and Commercial Project at 845/899 El Centro Street

Staff Presentation:

Planning Manager Kith presented the project. Project requires a Conditional Use Permit for mixed-use in the Mission Street Specific Plan (MSSP) zone, Design Review, Tentative Tract Map, Tree Removal Permit for 20 trees, and Mitigated Negative Declaration (MND).

### Staff Recommendation:

Adopt a resolution adopting the MND and approving the applications for the 7 Patios project subject to conditions of approval.

Recommend to MTIC (Mobility Transportation Infrastructure Commission): evaluate traffic and parking issues, expand the Mission-Meridian parking district.

Within one year of the final inspection, a traffic study will be provided.

## Question for Staff:

None

## Public Comment:

Commenter brought up the fact that Orange Grove was not paved and was unsuitable for large development, and the surrounding streets are too narrow for parking. Additionally concerned about the noise levels as previous projects were extremely loud.

Ella Hushagen was concerned that the project provides no affordable housing, even though the project is next to the metro stop which many middle-income residents rely on.

Joshua Albrekston expressed support for the project due to its proximity to the metro station.

Lilia Morton asked that the project be scaled down by 1/3 due to concerns about traffic and parking. Additionally, she expressed concern that traffic studies were conducted during COVID which is not an accurate description of normal traffic conditions.

Mario Hernandez was disappointed in what he called the "overbuilding" of South Pasadena.

Commenter requested that the developers set aside parking for the homes on Orange Grove that do not have a garage or driveway as increased traffic would block homeowners on Orange Grove from parking next to their house. Tina Chang was concerned about the increased traffic of the project.

## Applicant Presentation:

Architect Stefanos Polyzoides presented graphics outlining the project from multiple angles. Believes the project will bring more vibrancy to the city.

Applicant's Representative Burke Farrar stated they were doing everything they could to avoid having residents park on Orange Grove, and provided adequate parking for all residents. Additionally were providing as many EV chargers as the city requested.

Applicant's attorney Richard replied to a few public comments. Stated that mandating a traffic study after the final inspection is illegal under CEQA. Attorney reminded the Commission of the RHNA mandate to build more housing of all types and the intense pressure to build housing around the metro stations. The Housing Accountability Act (HAA) prevents downscaling the project.

## **Questions for Applicant:**

Commissioner Dahl asked about the applicant's plan for overhanging the sidewalk. Applicant's representative Farrar said they would get a permit from the Public Works Dept. Commissioner Dahl also asked about changing the brick to a rustic style. Architect Stefanos Polyzoides said they would prefer to make it out of a single brick.

Commissioner Tom asked if there was a way to walk through the townhouses to the apartment complex. Applicant's representative Farrar clarified that the townhouses were accessible for the townhouses but the complex could only be accessed from El Centro.

Commissioner Padilla asked what the envisioned price is for each of the units. Applicant's representative Farrar responded that the units won't go on sale for 3 years and they can't provide an accurate estimate. Commissioner Padilla followed up by asking why there were no affordable housing units. Applicant's representative Farrar responded that the neighbors already have a problem with the current density, 35% more would cause an uproar. Commissioner Padilla asked what would prevent a bungalow resident for using the hammerhead for parking. Applicant's representative Farrar responded it was a public safety issue that created the hammerhead and they would mark it was a fire lane. Vice Chair Lesak asked about the east elevation. The applicant clarified that the massing of the building on the plans were incorrect and the plans were changed accordingly.

Chair Braun asked the applicant if they are willing to build EV charging ports at every parking place. Applicant's representative Farrar said that was correct. Commissioner Padilla asked if they could build an outlet next to every parking space which would allow EV drivers to slow charge overnight. Applicant's representative Farrar said they would provide the electricity to give the resident the option to EV charge but to track and charge for electricity would require individual wiring to each unit which is impractical.

#### Commissioner Discussion:

Commissioner Tom appreciated the effort the developer took to reach out to the community but was worried about further unanticipated concerns of the community.

Commissioner Dahl was concerned about the lack of a demolition plan due to the large impact on the neighborhood. Specifically wanted no trucks or workers to go through Orange Grove Place. Planning Manager Kith replied they could add the truck route as a condition of approval.

CEQA consultants stated that construction traffic would be dispersed over multiple roadways and the construction would be short-term only. All factors are added in and have been addressed.

Chair Braun asked if the designated restaurant space had to be a restaurant. Planning Manager Kith replied that a minimum percentage of the site had to be a restaurant.

Commissioner Dahl asked if the building conditions on EV was consistent with the plans. Additionally noted it was a poor look to have no affordable housing on a project of this scale.

Commissioner Padilla raised concerns about bike and pedestrian safety on El Centro and requested bike warning signs. Commissioner Padilla agreed with the MTIC take a look at the traffic impact and was concerned that Orange Grove Place didn't have parking restrictions. She thought it was important to not have fire exiting routes count as open space in the general plan. Commissioner Padilla wanted a chair review on the east elevation.

Vice Chair Lesak thought that the project was well designed and a good project for South Pasadena, though the project could provide affordable units but

understandable the points made by the applicant. Additionally, it would be open to creating more open space. Finally thought the EV plan was adequate.

Chair Braun echoes the lack of affordable housing units and wanted the infrastructure for a charging station on every space. She understood the concern regarding bike lanes but was unclear on how that would be approached. Mentioned that the biggest concern was parking and traffic. Asked staff how the parking entrance worked. Planning Manager Kith clarified that the garage doors were open 5 am to midnight and would swing open into the garage. Chair Braun requested Orange Grove Place be resident only parking. Planning Manager Kith clarified that the commission could provide a recommendation to MTIC and though the traffic report did not raise traffic concerns residents brought up parking concerns.

Commissioner Dahl asked if there would be another traffic study done after the final inspection. Planning Manager Kith clarified that was the case to check for any unexpected problems that may arise.

Commissioner Tom asked if the traffic study was focused on traffic patterns at nearby intersections or on specific driveways. Planning Manager Kith clarified the past study focused on Mission Bell, but the new traffic study would be along Fairview and Mission.

Chair Braun asked if anyone had a list of open items. Planning Manager Kith summarized that the commission would like to add a condition about parking and construction routes on Orange Grove Place, a condition to specific the restaurant to a boutique restaurant, and strike the option to move the building back 18 inches, revise the condition on the bike lanes, and to allow the brick design. Chair Braun asked if it was infrastructure for all parking or the 11 chargers. Planning Manager Kith replied that was the case and added that of the 65 spaces, 36 were public.

Planning Manager Kith brought up that no consensus was reached on the traffic study. Chair Braun asked how much a traffic study costs. Traffic Consultant Carlo estimated it would be anywhere between \$5,000 and \$10,000. Commissioner Padilla requested that additional intersections be included in the study. Chair Braun supported that. Commissioner Dahl wanted the study to be conducted after the units began being occupied. Planning Manager Kith specified that was the intention of the one year post final inspection.

Commissioner Dahl requested at least two bike warning signs be added.

### Motion:

Vice Chair Lesak motions to approve the Conditional Use Permit, Design Review Permit, Tentative Tract Map, Tree Removal Permit, and adopt the Mitigated Negative Declaration for the proposed project at 845-899 El Centro with the modified conditions as previously discussed. In addition, formally recommend that the MTIC study the effects of extending the Mission Meridian parking district to the Orange Grove Place and Orange Grove Avenue, and the EV charging stations.

Commissioner Padilla seconded.

Commissioner Dahl requested a double-check of all the conditions.

Motions carried, 5-0

## **DISCUSSION:**

## 3. <u>Tenant Protection – Impacts of State Law relating to Tenant Protection Act</u> of 2019 (AB 1482) on local tenant protection opportunity

Manager Lin advised commissioners it might be best to return to this topic after the City Council meeting on the 18<sup>th</sup>. Commission agreed to move the meeting to the scheduled meeting on November 19, 2020.

Motion:

Commissioner Tom motioned to move this item to the November 19, 2020 meeting.

Vice Chair Lesak seconded.

Motion carried, 5-0

## 4. Regional Housing Needs Assessment Allocation Appeal Update

Manager Lin provided an update on the RHNA appeal and thanked the ad hoc committee for their work. Out of the 191 cities, 47 have appealed. South Pasadena's appeal is centered on faulty calculations for determining housing units and distribution, as well as insufficient water, sewer and school resources. No comments have been made on South Pasadena's appeal.

## 5. Accessory Dwelling Units Ordinance Update

The City has received an invitation from Arup to work with them to look at South Pasadena's ADU program. Director Hankamer added that they would provide a scope of work, but would delay the ADU update by about 6 weeks.

Public Comment:

Josh Albrektson expressed that the proposed ADU number in the Housing Element is unrealistic.

# 6. Inclusionary Ordinance

Motion:

Chair Braun moved to continue this item at the December 2020 meeting. Vice Chair Lesak seconded.

Motion carried 5-0.

# **ADMINISTRATION**

# 7. Comments from City Council Liaison

Council Liaison Mahmud thanked the commission.

# 8. Comments from Commissioners

Commissioner Padilla thanked Chair and Vice Chair for their work, as well as everyone on the RHNA ad hoc committee.

# 9. Comments from Staff

None

# ADJOURNMENT

# 10. Adjournment to the Special Planning Commission meeting scheduled on November 19, 2020.

There being no further matters, Chair Braun adjourned the meeting at 10:19 p.m.

Janet Braun, Chair



## CITY OF SOUTH PASADENA Planning Commission Meeting Minutes Tuesday, January 12, 2021, 6:30 PM Via Zoom Teleconference

# CALL TO ORDER

A scheduled meeting of the South Pasadena Planning Commission was called to order by Chair Braun on Tuesday, January 12, 2021 at 6:30 p.m. The meeting was held Via Zoom.

# ROLL CALL

# Present:

Chair: Janet Braun Vice-Chair: John Lesak Commissioners: Richard Tom, Lisa Padilla, Laura Dahl

# City Staff

## **Present:**

Teresa L. Highsmith, City Attorney Joanna Hankamer, Planning & Community Dev. Director Kanika Kith, Planning Manager Malinda Lim, Associate Planner Liz Bar-El, Planner

# Council

Present: Council Liaison: Diana Mahmud, Mayor

# **APPROVAL OF AGENDA**

Commissioner Tom made a motion to adopt the agenda as submitted by staff Vice Chair Lesak seconded the motion

Motion carried, 5-0

# DISCLOSURE OF SITE VISTS AND EX-PARTE CONTACTS

None

## PUBLIC COMMENT:

None.

# PUBLIC HEARING:

## 1. <u>807 Rollin St., Project No. 2341-HDP/DRX/VAR/TRP – Hillside Development</u> <u>Permit, Design Review, Variance and Tree Permit to allow the construction</u> <u>of a 3,411 square foot, multi-level home with an attached 538 square-foot</u> <u>garage on an undeveloped site (Continued)</u>

Commissioner Padilla recused herself due to the proximity of the project to her residence

Commissioner Dahl recused herself due to her spouse being the architect on the project.

Staff Presentation:

Staff provided a prerecorded slideshow.

Recommendation:

Approve the Hill Development Permit, Design Review Variance and Tree Removal Permit.

**Applicants Presentation:** 

Applicant provided a prerecorded slideshow

**Questions for Applicant:** 

No questions

Commissioner Discussion:

Commissioner Tom thought the project was very well planned out.

Vice Chair Lesak agreed that the project was well designed, but requested that the applicant show the house in relation with the surrounding houses.

Chair Braun liked the roofline, breaking of the massing and thought it was creative.

Motion:

Commissioner Tom moved to accept the project as submitted with staff condition P12.

Vice Chair Lesak seconded.

Motion carried 3-0.

## 2. <u>Tenant Protection – Impacts of State Law relating to Tenant Protection Act</u> of 2019 (AB 1482) on local tenant protection opportunity

Staff presented a brief history of the movement of the ordinance.

#### Questions for Staff:

Commissioner Padilla asked if permits had to be provided to the tenant as proof of a renovation. Director Hankamer clarified that it is the case, in addition to a write up of why the renovation is being done, and why the renovation cannot occur in an occupied unit.

Commissioner Padilla asked if it was appropriate to comment on rent relocation assistance. Director Hankamer replied that the comments would be appreciated.

Commissioners asked if housing meant public, institutional, or multifamily housing. City Attorney Highsmith replied that it was the state law. The City wants the landlord to provide the tenant with the permits, scope of work, and timeline of renovation upon serving an eviction notice.

Vice Chair Lesak asked if the difference in a building permit being ready to issue and approved had been considered when drafting the language of the ordinance. Director Hankamer replied that they had not considered that, but in the discussions only one landlord brought up the permitting steps.

Chair Braun asked if this would be a new section of the municipal code. Director Hankamer affirmed that. Chair Braun asked if it necessary to restate the entire state law since the state law might change and there would be a discrepancy between the municipal code and the state law. City Attorney Highsmith clarified that only a part of AB114 had been cut out, and the city moratoriums would not expire when the state was planning to look at the code. Director Hankamer added that the state was looked at AB34, and the reason for including the state law was so residents did not have to look between pieces of law, they could see it in one place.

Vice Chair Lesak wanted to consider the entire permit process in the language of the ordinance.

Chair Braun asked how often substantial remodels of apartment buildings occur. Director Hankamer replied that nobody tracks those activities but unpermitted construction happens often. Chair Braun asked how long it takes between a permit application to being issued a permit. Director Hankamer replied it can be anywhere between 2 weeks to 6 months. Vice Chair Lesak added it was important that all parties have an idea of what was expected in terms of documentation.

Motion:

Commissioner Tom motioned to recommend to City Council to adopt the Tenant Protection Ordinance as submitted.

Vice Chair Lesak seconded.

Motion carried 5-0.

## **DISCUSSION**

## 3. Inclusionary Housing Ordinance Update

#### Staff Presentation:

Planner Bar-El mentioned the Commission that the staff report was in their packets, and would be ready with a recommendation on the 26<sup>th</sup>. Director Hankamer added that the goal would be to give HCD a preview of the Housing Element, and ask any questions about ADUs.

#### Questions for Staff:

Vice Chair Lesak asked if it would be possible to get the sites in advance to visit. Director Hankamer had 5 potential sites, the ostrich farm, Ralphs site, and Shakers site. Vice Chair Lesak asked what the target was. Director Hankamer replied that the immediate goal was to meet RHNA requirements, sites being chosen on size and transportation. Planner Bar-El added that the aforementioned sites were special sites, and many more sites would be presented to HCD. Chair Dahl asked if there was any meeting before the ordinance is presented to council. Director Hankamer replied there would be a housing meeting.

Commissioner Tom felt that South Pasadena needs to and should grow, and the current plan balances a need for more housing with a desire to maintain the small town atmosphere.

Commissioner Padilla thought the subcommittee recommendation was helpful, but including developers might introduce bias into the equation. Planner Bar-El and Director Hankamer agreed, but thought it was good to introduce all potential views.

Commissioner Dahl asked if there was any way to let housing developers know of recent updates. Planner Bar-El updated the commission of an email list that developers could be added to.

#### Motion:

Commission recommends staff meet with HCD regarding RHNA to combine the inclusionary/density bonus to develop the sites inventory.

## **ADMINISTRATION**

## 4. Comments from City Council Liaison

Mayor Mahmud thanked the RHNA ad-hoc committee and reminded the commission that along with all other cities, South Pasadena's appeal was rejected but the city representative on the committee. Mayor Mahmud recognized Commissioner Tom's work in the city, with the commission, and with the clean power alliance. Updated council that she will again be the liaison for Planning Commission.

## 5. Comments from Commissioners

Commissioner Dahl thanked Commissioner Tom.

Commissioner Padilla thanked Commissioner Tom.

Vice Chair Lesak applauded the clean power in the SGV, and thanked Commissioner Tom.

Vice Chair Lesak thanked Commissioner Tom.

Commissioner Tom thanked the entire commission for their hard work, and hoped they will continue to improve South Pasadena.

Chair Braun thanked Director Hankamer and the rest of the ad hoc committee.

## 6. Comments from Staff

The RHNA appeal took place January 11<sup>th</sup> along with all the other SGV cities and all lost, but noted that challenging the states unit allocation is resonating across the SCAG Region. Director Hankamer thanked the rest of the ad hoc committee, Mayor Mahmud, Commissioner Tom, and staff.

## **ADJOURNMENT**

# 7. Adjournment to the Planning Commission meeting scheduled on January 26, 2021.

There being no further matters, Chair Braun adjourned the meeting at 8:32 p.m.

Janet Braun, Chair


#### CITY OF SOUTH PASADENA Planning Commission Meeting Minutes Tuesday, January 26, 2021, 6:30 PM Via Zoom Teleconference

#### CALL TO ORDER

A special meeting of the South Pasadena Planning Commission was called to order by Chair Braun on Tuesday, January 26, 2021 at 6:30 p.m. The meeting was held Via Zoom.

#### **ROLL CALL**

Chair: Janet Braun Vice-Chair: John Lesak Commissioners: Amitabh Barthakur, Lisa Padilla, Laura Dahl

#### STAFF PRESENT

Teresa L. Highsmith, City Attorney Joanna Hankamer, Planning & Community Dev. Director Kanika Kith, Planning Manager Malinda Lim, Associate Planner Elizabeth Bar-El, AICP, Interim Manager of Long Range Planning

#### COUNCIL

Council Liaison: Diana Mahmud, Mayor

#### **APPROVAL OF AGENDA**

Chair Braun made a motion to approve the agenda as submitted by staff. Vice-Chair Lesak seconded the motion.

Motion carried, 5-0

#### DISCLOSURE OF SITE VISTS AND EX-PARTE CONTACTS

None

#### PUBLIC COMMENT:

None

#### BUSINESS ITEMS:

#### 1. Planning Commission Reorganization

Chair Braun nominated Vice-Chair Lesak for the new Chair.

Vice-Chair Lesak seconded.

#### Motion carries, 5-0

Chair Lesak nominated Commissioner Padilla for Vice Chair and Commissioner Dahl for Secretary.

Commissioner Braun seconded.

Motion carries, 5-0

#### 2. 2019 Annual Report of 2020 Work Plan (Continue)

Grammatical/wording mistakes were brought up and corrected.

Vice-Chair Padilla motioned to approve the 2020 Planning Commission Work Plan.

Commissioner Braun seconded.

Motions carries, 5-0

#### **PUBLIC HEARING:**

#### 3. Inclusionary Housing Ordinance

#### Staff Presentation:

Manager Bar-El presented the proposed Inclusionary Housing Ordinance.

Regional Housing Trust Administrator Acevedo presented the SGV Regional Housing Trust.

#### Recommendation

Staff recommends to hold a public hearing to discuss the draft and propose revisions. Staff also recommends to adopt a resolution recommending the City

Council approve the proposed amendment to the South Pasadena Municipal Code.

#### Questions for Staff:

Vice-Chair Padilla asked if the graphs could be more legible for the Planning Commission and City Council.

Vice-Chair Padilla asked if the in-lieu fee projects would count towards the South Pasadena RHNA requirement. Manager Bar-El replied that if the units were built outside the city, it could not be counted toward RHNA. Director Hankamer added that the in-lieu trust was to be shared for all SGV cities who need additional funding on a specific project.

Vice-Chair Padilla asked if there was a way to ensure that projects approved with a development agreement have an affordable component. Manager Bar-El replied that the agreement allows the city to negotiate more with the developer and are adopted by ordinance, which often allows more affordable housing to be built in exchange for incentives.

Commissioner Dahl asked if all the opportunity sites are covered under the ordinances. Manager Bar-El confirmed that. Commissioner Dahl asked if one incentive was to allow for a slightly smaller unit size. Manager Bar-El confirmed that, as long as it was comparable with market size.

Commissioner Barthakur asked if South Pasadena projects had utilized the state density bonus before. Director Hankamer confirmed a project that was approved last year. Director Hankamer later clarified it was a senior project and they were all rented and age-restricted. Planning Manager Kith clarified there were no active state density bonus projects. Commissioner Barthakur asked if the SGV trust fund considered incentives to be put in place to have cities be included as beneficiaries of projects created elsewhere.

Commissioner Braun asked if staff had looked at the LA County inclusionary housing ordinance for SGV in preparing the city's ordinance. Manager Bar-El replied they had not.

Chair Lesak asked if the in-lieu fee would be adjusted yearly. Manager Bar-El replied that the fee would be set by the City Council and adjusted as appropriate. Chair Lesak asked if there were any minimums or maximums. Manager Bar-El clarified there were not.

#### Public Comment:

Mr. Albrektson felt that the ordinance did not reflect the community input that was given on the inclusionary housing ordinance last year and created numbers that were too harsh and would discourage any new housing.

#### Commissioner Discussion:

Commissioner Braun brought up the specific income levels to illustrate how it might not be financially viable for developers. Also brought up that LA County exempted anything under 5 units and had different requirements for rental and ownership units.

Commissioner Barthakur commented that calibrations should be based on financial feasibility. Additionally, he added that staff should take a look at Alhambra and Pasadena's housing market and IHO's to see what the market responds to.

Commissioner Dahl added that from her experience cities have to amend their IHO multiple times, primarily because developers exploit loopholes.

Vice-Chair Padilla commented that there will never be a perfect ordinance. The developers might take up valuable sites that could be affordable and that developers want to do work in South Pasadena which gives the city leverage over the IHO.

Chair Lesak asked how fast this would get to City Council. Director Hankamer replied that it could be as soon as next month. Director Hankamer also added that when Pasadena changed their IHO to 20% there was no effect on the housing numbers built.

Commissioner Barthakur asked if more clarity was needed on the difference between rental and ownership properties.

Commissioner Braun agreed that there should be a difference. Also added that South Pasadena's specific needs should be taken into account.

Chair Lesak further agreed, stating a 15 unit development in LA is nothing while it is a major project in South Pasadena.

Mayor Mahmud was concerned with the ambiguity in the charts shown and reminded the commission that City Council does not have related experience needed to tackle the IHO. Mayor Mahmud asked that more time be spent on revising the IHO.

Commissioner Dahl asked if anyone else wanted to comment on the 3-4 unit development exemptions proposed by Commissioner Braun.

Commissioner Barthakur asked how the rounding would work. Manager Bar-El replied three units are exempt, four units are not. Manager Bar-El then asked if the commission wanted higher rates for condos or apartments. Commissioner Barthakur thought requirements should be higher for condos and emphasized there should be a clear path for developers to comply.

Director Hankamer reminded the Commission that a significant amount of housing has to be built for the RHNA mandate. Chair Lesak brought up that the city needs to be more flexible in the specific plan areas. Director Hankamer reminded the Commission that the sites identified on the map are not cleared for projects, they are just anticipated sites for future building.

#### Motion:

Chair Lesak motioned to continue this item to the March 9<sup>th</sup> Planning Commission meeting.

Commissioner Braun seconded.

#### Motion carries, 5-0

#### ADMINISTRATION

#### 4. Comments from City Council Liaison

Mayor Mahmud brought up a concern about having affordable condos for sale due to her observations with struggles Caltrans is having with selling the homes it purchased, mainly due to low-income families unable to find proper financing for the home. Mayor Mahmud thanked the Commission.

#### 5. Comments from Planning Commissioners

Commissioner Barthakur thanked the Commission for updating him on what has happened regarding the IHO.

Commissioner Dahl welcomed Commissioner Barthakur and confirmed with staff that there would be two meetings in February. Director Hankamer confirmed that.

Vice-Chair Padilla thanked Commissioner Braun for serving as Chair the last year.

Chair Lesak thanked staff and the subcommittee and the rest of the Commission and staff.

#### 6. Comments from Staff

Director Hankamer thanked the Commission and welcomed Commissioner Barthakur.

#### ADJOURNMENT

7. Adjournment to the Planning Commission meeting scheduled on February 9, 2021.

There being no further matters, Chair Lesak adjourned the meeting at 9:13 p.m.

John Lesak, Chair



#### CITY OF SOUTH PASADENA Planning Commission Meeting Minutes Tuesday, February 9, 2021, 6:30 PM Via Zoom Teleconference

#### CALL TO ORDER

A regular meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Tuesday, February 9, 2021 at 6:30 p.m. The meeting was held Via Zoom.

#### **ROLL CALL**

Chair: John Lesak Vice-Chair: Lisa Padilla Commissioners: Amitabh Barthakur, Janet Braun, Laura Dahl

#### STAFF PRESENT

Teresa L. Highsmith, City Attorney Joanna Hankamer, Planning & Community Dev. Director Kanika Kith, Planning Manager Malinda Lim, Associate Planner Elizabeth Bar-El, AICP, Interim Long Range Planning & Economic Development Manager

#### COUNCIL

Council Liaison: Diana Mahmud, Mayor

#### APPROVAL OF AGENDA

Chair Lesak made a motion to approve the agenda as submitted by staff. Commissioner Braun seconded the motion.

#### Motion carried, 5-0

#### DISCLOSURE OF SITE VISTS AND EX-PARTE CONTACTS

None

#### PUBLIC COMMENT

None

#### PUBLIC HEARING:

#### 1. <u>725 Fair Oaks Avenue, Project No. 2380-CUP/AUP –Conditional Use Permit</u> and Administrative Use Permit to allow the operation of a 3,329 square-foot martial arts studio (APN: 5315-002-049)

Staff Presentation:

Contract Planner Jennifer Williams presented the project.

Recommendation

Approve the Conditional Use Permit and Administrative Use Permit, subject to conditions of approval.

Questions for Staff:

None

Public Comment:

None

Commissioner Discussion:

All commissioners expressed approval.

Commissioner Braun asked if the applicant planned to do something other than martial arts between 9 am and 3 pm. Planning Manager Kith clarified the applicant could only teach martial arts.

#### Motion:

Commissioner Braun motioned to approve the Conditional Use and Administrative Use Permits for 725 Fair Oaks Avenue, subject to the attached conditions of approval.

Vice-Chair Padilla seconded.

Motion carried, 5-0

#### ADMINISTRATION

#### 2. Comments from City Council Liaison

Mayor Mahmud thanked the commissioners in advance for all the upcoming regular and special meetings in 2021.

#### 3. Comments from Planning Commissioners

None.

#### 4. Comments from Staff

Director Hankamer thanked Vice-Chair Padilla and Commissioner Dahl on the IHO Ordinance. She also mentioned the upcoming ADU community meeting and future plans before presenting the proposed ADU Ordinance to the Planning Commission for consideration.

#### ADJOURNMENT

## 5. Adjournment to the Special Planning Commission meeting scheduled on February 23, 2021.

There being no further matters, Chair Lesak adjourned the meeting at 6:55 p.m.

John Lesak, Chair



#### CITY OF SOUTH PASADENA Planning Commission Meeting Minutes Tuesday, March 9, 2021, 6:30 PM Via Zoom Teleconference

#### CALL TO ORDER

A regular meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Tuesday, March 9, 2021 at 6:30 p.m. The meeting was held Via Zoom.

#### ROLL CALL

Chair: John Lesak Vice-Chair: Lisa Padilla Commissioners: Amitabh Barthakur, Janet Braun, Laura Dahl

#### STAFF PRESENT

Teresa L. Highsmith, City Attorney Joanna Hankamer, Planning & Community Dev. Director Kanika Kith, Planning Manager Malinda Lim, Associate Planner Elizabeth Bar-El, AICP, Interim Manager of Long-Range Planning

#### COUNCIL

Council Liaison: Diana Mahmud, Mayor

#### **APPROVAL OF AGENDA**

Commission Braun made a motion to approve the agenda as submitted by staff. Chair Lesak seconded the motion.

Motion carried, 5-0

#### DISCLOSURE OF SITE VISTS AND EX-PARTE CONTACTS

Commissioner Braun received a text message asking for how to view PC meetings.

#### PUBLIC COMMENT:

Josh Albrektson made comments regarding the legality of the City's Housing Plan as well as the Inclusionary Housing Ordinance.

#### PUBLIC HEARING:

#### 1. <u>Recommendation to Adopt an Inclusionary Housing Ordinance (Continued</u> <u>from January 26, 2021)</u>

Staff Presentation:

Manager Bar-El presented the proposed Inclusionary Housing Ordinance.

#### Recommendation

Staff recommends to adopt a Resolution recommending that the City Council approve the proposed amendments outlined in the presentation as well as incorporate the proposed changes to the South Pasadena Municipal Code.

#### Questions for Staff:

Commissioner Braun asked if the required affordable unit for condos would be moderate income. Manager Bar-El affirmed that but if the units were for-rent then it would have to be at the affordable level of other projects. Commissioner Braun asked if an ownership project would be eligible for the in-lieu fee. Manager Bar-El affirmed that, and clarified the in-lieu fee is determined by the City with the intention to charge the developer the amount that it would cost to build the affordable unit. Commissioner Braun then asked for specific costs. Manager Bar-El used Santa Monica as an example with each unit costing \$500,000. Commissioner Braun asked what projects the ordinance would apply to. Manager Bar-El clarified it will apply to all new projects that require affordable housing.

Commissioner Barthakur asked if the 20% applied to base units would be the norm as Pasadena had switched to it and then away from it. Manager Bar-El thought that Pasadena switched back due to general confusion about calculations. Commissioner Barthakur asked about the mechanism of the in-lieu fee. Manager Bar-El replied that any project had to provide staff with financial details and the City would then decide what the in-lieu fee would be after a third party source assessed the financials of the project.

Commissioner Dahl mentioned that an in-lieu fee calculated on a case by case basis is not optimal and asked for a timeline of decision. Director Hankamer replied that it was being introduced to City Council soon.

Vice-Chair Padilla asked if the SGV Housing Trust was already in place for the inlieu fee option. Director Hankamer confirmed it was but City Council would decide whether to send funds to the trust or keep it for other more local purposes.

#### Public Comment:

Josh Albrektson brought up concerns that the IHO set unrealistic goals that were not matched by any other city in California and did not reflect what the community wanted.

Gail Maltun brought up concerns that the IHO was far higher than neighboring communities and any developer would skip over South Pasadena in favor of nearby cities.

#### Commissioner Discussion:

Commissioner Dahl approved of the IHO as submitted.

Vice-Chair Padilla had some concerns on the 20% on base but was comfortable with the rest of the IHO since that part could be revisited later.

Commissioner Barthakur thought that the IHO was well calibrated but could be adjusted later.

Commissioner Braun felt that 20% would chase developers away and discourage more housing and would prefer 15%.

Chair Lesak felt that the zoning codes and laws should be dynamic, not static, fine tuning the numbers every few years or so.

Vice-Chair Padilla feels like the IHO is making up for lost opportunities. Vice-Chair Padilla also mentioned that if the percentage is calculated on the base, the number is closer to 15% not 20%.

Commissioner Barthakur agreed with Commissioner Braun's points. Commissioner Barthakur thought that the success of Pasadena's ordinance should be a sign that the proposed IHO would be successful, but recognizes the higher density of development in Pasadena.

Vice-Chair Padilla mentioned that the populations of each category are different than before COVID and emphasis should be placed on the lower levels.

Chair Lesak asked staff that the marketing plan would focus on local low-income residents. Manager Bar-El confirmed that.

#### Motion:

Chair Lesak motioned to recommend the City Council adopt the amended ordinance adding Division 36.375 inclusionary housing to Chapter 36 of the South Pasadena Municipal Code as presented within the resolution.

Commissioner Dahl seconded.

Motion carries, 4-1 (Commissioner Braun noes)

#### **ADMINISTRATION**

#### 2. Comments from City Council Liaison

Mayor Mahmud thanked the Commission for their work.

#### 3. Comments from Planning Commissioners

Commissioner Dahl thanked staff for meeting with her and Vice-Chair Padilla and thanked staff for giving the commission public comments well in advance.

Commissioner Barthakur mentioned that building new affordable housing is the most expensive way to create affordable housing and suggested converting units to be affordable. Additionally thought that the city should keep the in-lieu fees for that goal rather than give it to the SGV trust.

Commissioner Braun thanked everyone.

Vice-Chair Padilla thanked everyone.

Chair Lesak thanked everyone.

#### 4. Comments from Staff

Director Hankamer thanked everyone and reminded the commission that on March 17<sup>th</sup>, the ordinance would go to City Council. Director Hankamer gave an update on the SCAG RHNA allocations that are now final and an update on the appeals. South Pasadena now has an allocation of 2,067 units.

Planning Manager Kith reminded commission that Commissioner Braun will be giving a Planning Commission recap of the last year at the next City Council meeting.

#### **ADJOURNMENT**

5. Adjournment to the Planning Commission meeting scheduled on April 13, 2021.

There being no further matters, Chair Lesak adjourned the meeting at 9:13 p.m.

John Lesak, Chair



### **Planning Commission Agenda Report**

DATE:	September 12, 2023
FROM:	Angelica Frausto-Lupo, Community Development Director Matt Chang, Planning Manager
PREPARED BY:	Mackenzie Goldberg, Assistant Planner
SUBJECT:	Project No. 2563-CUP – Request for a Conditional Use Permit for the on-site sale and consumption of beer and wine (Type-41 ABC license) for an existing bona fide restaurant (Silverlake Ramen) located at 1105 Fair Oaks Avenue (APN 5315-004-066) and finding that the project is exempt pursuant to California Environmental Quality Act Guidelines Section 15301.

#### RECOMMENDATION

It is recommended that the Planning Commission adopt a Resolution:

- 1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301.
- 2. Approving Project No. 2563-CUP (Conditional Use Permit) for on-site sale and consumption of beer and wine (Type 41 License) for an existing restaurant with an outdoor dining area located at 1105 Fair Oaks Avenue.

#### BACKGROUND

On May 2, 2022, the Planning Division provided planning approval for tenant improvements for the restaurant tenant (Silverlake Ramen) at 1105 Fair Oaks Avenue.

On April 17, 2023, the applicant, PSB Pasadena Inc., submitted an application for a Conditional Use Permit for the sale of beer and wine (Type 41 License) for on-site consumption within the suite and adjacent patio areas.

#### **PROJECT DESCRIPTION**

The applicant, PSB Pasadena Inc., is requesting approval of a Conditional Use Permit (CUP) to allow the sale of beer and wine for on-site consumption (Type 41 License) for an existing restaurant in a multi-tenant commercial building. PSB Pasadena Inc. is requesting the alcohol CUP be for the interior dining area and adjacent outdoor patio dining. The restaurant tenant, Silverlake Ramen, occupies an approximately 1,787 square foot tenant space, having 44 interior PC Agenda September 12, 2023

seats, and an adjacent patio area of approximately 314 square feet, having 18 outdoor seats. Hours of operation are from 10:00 a.m. to 11:00 p.m. daily. No alterations are proposed to the exterior or interior of the building.

The project site is located within the Vons shopping center, which extends from Monterey Road north to Oxley Street, and from Fair Oaks Avenue west to Mound Avenue. The specific location is at the north end of the the commercial building abutting Oxley Street. Other uses in the same building include two restaurants (Jamba Juice and a forthcoming Ono Hawaiian BBQ) and an optometrist. Adjacent uses within the Vons center include the Vons supermarket, restaurants, retail, and other commercial uses. Located across Oxley Street are two residences, an office building, and the Rialto Theater. All of the surrounding properties are zoned Commercial General.

#### Surrounding Land Use Characteristics

Direction	General Plan	Zoning	Existing Land Use
North	General Commercial	CG	Rialto Theater
South	General Commercial	CG	Parking Lot
East	General Commercial	CG	Restaurant
West	General Commercial	CG	Multi-tenant

An aerial image showing the location of the project site outline in red is provided in **Figure 1** and **Figure 2** shows the tenant space and patio area within the multi-tenant building.

#### Figure 1: Aerial View of Project Site





#### Figure 2: Tenant Space & Existing Patio Area within Multi-Tenant Building Site

#### PROJECT ANALYSIS

#### <u>General Plan Consistency</u>

The General Plan land use designation of the site is General Commercial, which per the General Plan, provides for a variety of retail, service, office, automotive establishments, entertainment facilities, convenience goods and services to residents in the immediate neighborhood. In addition, this category includes "convenience" commercial uses that provide retail goods and services to residents in the immediate neighborhood. According to the General Plan, the project site sits within subarea A, the "Central District," of Focus Area 3, "The Fair Oaks Corridor."

The proposed project conforms to the following goals and policies of the General Plan:

2.5B Economic Development/Commercial Revitalization

Goal 2: To maintain the character of South Pasadena's "main street" commercial areas, support the proprietary businesses of the city, avoid deterioration of commercial areas and the business tax base, and promote those forms of economic development that will provide additional jobs, services and opportunities to the city and its residents.

Policy 2.2: Strengthen retail. Encourage retail and sales tax producing businesses to remain in, expand in, or come to South Pasadena to promote healthy retail areas.

## *Policy 3.10: Encourage convenience business. Encourage the appropriate "convenience" commercial to serve residents within walking distance of homes.*

The proposed project supports the goals and policies of the General Plan by allowing a business to sell and dispense beer and wine at an existing restaurant, which would allow for the growth of local economic activity. The addition of alcohol will not substantially change the nature of the business, but will however, provide a new amenity to the surrounding community. Therefore, the request is consistent with the General Plan.

#### Zoning Code Compliance

The zoning for the site is Commercial General (CG), which is intended for a wide range of commercial retail and service land uses. The existing restaurant conforms to the allowable uses within the CG zone and is consistent with the General Commercial land use designation in the General Plan.

The operation of Silverlake Ramen with outdoor dining is a permitted use under a separate Conditional Use Permit, which was approved by the Planning Commission on March 22<sup>nd</sup>, 2010, Project No. 1358-CUP-AUP-DRX. While carried out by the previous tenant (Penguin's Frozen Yogurt), Silverlake Ramen is permitted to continue operating under the previous approval pursuant to SPMC Section 36.420.060.

The sale of alcohol is also permitted in the CG zone with approval of a Conditional Use Permit. Conditional Use Permits are intended to allow for activities whose effect on a site and its surroundings can only be determined after the review of the configuration, design, location, and potential impacts of the proposed use and the suitability of the use to the site.

A Conditional Use Permit is required to authorize proposed activity identified by SPMC Section 36.230.030 as being allowable in the applicable commercial zoning district subject to the approval of a Conditional Use Permit.

#### Conditional Use Permit

Pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060(D), the Planning Commission may grant a Conditional Use Permit (CUP) for any use listed in Article 2 of Chapter 36 (Zoning) as requiring a CUP. Alcoholic beverages for "on-site sale and consumption of beer and wine" (Type 41 license) are subject to a CUP pursuant to SPMC Section 36.350.040 and, therefore, would require an approval from the Planning Commission.

The applicant proposes the sales of beer and wine for on-site consumption as an ancillary use to the main restaurant operation. The applicant proposes the sales of beer and wine for on-site consumption to be limited to the tenant space at 1105 Fair Oaks Avenue, and the adjacent patio area of approximately 314 square feet. In **Figure 3**, it shows the floor plan with the interior dining area outlined in green to indicate where alcohol will be served and consumed.



#### Figure 3: Silverlake Ramen Floor Plan

The South Pasadena Police Department and Fire Department also reviewed the proposed alcohol CUP and had no objections to the proposal.

The Department of Alcoholic Beverage Control (ABC) puts a limit on the number of on-site and off-site licenses it uses, based on the population of people within a given census tract. Silverlake Ramen is located within census tract 4805, as illustrated in **Figure 4**. According to ABC



#### Figure 4: Census Tract 4805 Boundary

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Licensing Reports, Census Tract 4805 currently holds three (3) active on-site licenses and zero off-site licenses; however, based on the number of active on-sale retail licenses for the zip code, staff believes there are additional active licenses within the census tract. **Table 1** lists businesses with an active alcohol license, derived from the ABC Licensing Report for the Zipcode 91030.

Туре	Business Name	Address	
47 – On-Sale General Eating	Shiro Restaurant	1505-1507 Mission Street	
Place			
47 – On-Sale General Eating	Ai Japanese Restaurant	1013 Fair Oaks Avenue	
Place			
47 – On-Sale General Eating	Huntington Catering Company	1929 Huntington Drive	
Place			
58 – Caterer's Permit	Huntington Catering Company	1929 Huntington Drive	
41 – On-Sale Beer & Wine -	Round Table Pizza	1127 Fair Oaks Avenue	
Eating Place			
41 – On-Sale Beer & Wine -	Blaze Pizza	1100 Fair Oaks Avenue, STE 1	
Eating Place			
41 – On-Sale Beer & Wine -	Chipotle Mexican Grill	901 Fair Oaks Avenue	
Eating Place			
41 – On-Sale Beer & Wine -	Golden China	1115 Fair Oaks Avenue	
Eating Place			
TOTAL:	Eight (8) On-Sale License Types		

#### Table 1: Active Alcohol Licenses in Census Tract 4805

The approval of this CUP for on-site sales and consumption of beer and wine are typical in this type of business and would be consistent with the surrounding uses. It is staff's analysis that allowing the sale of alcohol at this location would be an additional item(s) to the menu that Silverlake Ramen offers. As such, staff recommends approval of the proposed CUP for the on-site sale and consumption of beer and wine (Type 41 License).

Based on the discussion above, staff recommends that the Planning Commission make the findings for approval as described in more detail in the Resolution, included as Attachment 1, pursuant to South Pasadena Municipal Code Section 36.410.060.

#### **Conditional Use Permit Findings**

In order to approve a CUP, the Planning Commission must make certain findings listed in SPMC section 36.410.060. The required findings are listed below.

## 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;

The project site is zoned Commercial General (CG) which is intended for the development of a wide range of commercial retail and service land uses. The sale of alcohol at a restaurant is permitted in the CG zone with approval of a Conditional

Use Permit. The proposed Conditional Use Permit for sale of beer and wine for onsite consumption (Type 41 License) as an ancillary use to the main restaurant operation and the project meets all the standards in the underline zoning district.

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

The General Plan land use designation of the site is General Commercial which provides for a variety of retail, service, office, automotive establishments, entertainment facilities, convenience goods and services to residents in the immediate neighborhood, and parking facilities. The proposed CUP is within the Central District of the Fair Oaks Corridor focus area which is intended to be a revitalization, adaptive re-use, and new development capitalizing on the historic fabric of commercial shops and storefronts fronting both Mission Street and Fair Oaks Avenue.

The proposed project is consistent with the goals and policies of Chapter IV (Economic Development & Revitalization) or the General Plan by allowing a business to sell and dispense beer and wine at an existing restaurant, which would allow the growth of local economic activity. The availability of alcoholic beverages in conjunction with food service is an increasingly expected amenity within restaurants. Approval of the request will enable the tenant to maintain viability. Further, a variety of commercial uses, including restaurants, are an intrinsic part of the mix of uses necessary for the success of a vibrant commercial area. As such, authorizing the use would meet the needs of the focus area and improve the economic vitality of the neighborhood.

# 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

The proposed sale of beer and wine for on-site consumption is an ancillary use to the restaurant operation, and is reasonable given the restaurant's location in a competitive commercially zoned area. As conditioned, the sale of beer and wine will be limited to hours of operation and all alcohol orders will be in conjunction with food orders. The restaurant's hours of operation are from 10:00 A.M. to 11:00 P.M., seven days a week. Nevertheless, conditions are also imposed to ensure the proposed use is not detrimental to the health, safety, or general welfare of the general public.

## 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Approval of the Conditional Use Permit, as conditioned, would not be detrimental or injurious to the property and improvements in the neighborhood or to the general

welfare of the City. Conditions are included requiring no loitering on the property, and required training for employees who will serve alcohol to ensure that the sales of alcohol would not be detrimental to the community.

The proposal meets all the conditions of approval as described in the SPMC. Therefore, the proposed use would not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

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

Silverlake Ramen is an existing, bona fide restaurant at 1105 Fair Oaks Avenue with additional operating locations all across California. The proposed request for on-site beer and wine sales (Type 41 license) does not involve any expansion to the size of the existing commercial building or any roadway modifications. Therefore, the project site is adequate in size and has sufficient access to existing streets in order to continue accommodating the existing restaurant use.

## 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.

The proposed Conditional Use Permit is compatible with existing commercial land uses within the vicinity, including similar restaurant uses in the area. No alterations are proposed to the exterior or interior of the building as a part of this Conditional Use Permit. Therefore, the design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land use in the vicinity in terms of aesthetics, character, scale, and views protection.

#### **Environmental Analysis**

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities. A Class 1 Categorical Exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of existing use. The project does not involve any expansion or alteration to the size of the commercial building. As such, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate.

#### Staff Recommendation

Based on the above analysis, staff recommends that the Planning Commission adopt a Resolution:

- 1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301.
- 2. Approving Project No. 2563-CUP (Conditional Use Permit) for on-site sale and consumption of beer and wine (Type 41 License) for an existing restaurant with an outdoor dining area located at 1105 Fair Oaks Avenue.

#### Alternatives to Consider

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

- 1. The Planning Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or
- 2. The Planning Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
- 3. The Planning Commission can Deny the project if it finds that the project does not meet the City's CUP requirements.

#### Public Notification of Agenda Item

A Public Hearing Notice was published on September 1, 2023, in the *South Pasadena Review*. Hearing notices were sent to all properties within a 300-foot radius on August 31, 2023. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, and the posting of the same agenda and reports on the City's website.

#### Attachments

- 1. P.C. Resolution with Exhibit "A" Conditions of Approval
- 2. Project Narrative
- 3. Site and Floor Plan

### **ATTACHMENT 1**

Resolution with Recommended Conditions of Approval

#### P.C. RESOLUTION NO. 23-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA CONDITIONALLY APPROVING PROJECT NO. 2563-CUP CONSISTING OF A CONDITIONAL USE PERMIT FOR ON-SITE SALE AND CONSUMPTION OF BEER AND WINE (TYPE 41 LICENSE) AT 1105 FAIR OAKS AVENUE (APN: 5315-004-066), AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, on April 17, 2023, a representative of PSB Pasadena Inc., (applicant) on behalf of the tenant (Silverlake Ramen), submitted an application for a Conditional Use Permit for the sale of beer and wine (Type 41 License) for on-site consumption at the existing restaurant, Silverlake Ramen, located at 1105 Fair Oaks Avenue (Assessor's Parcel Number: 5315-004-066); and

**WHEREAS,** the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 15301, Class 1 – Existing Facilities; and

**WHEREAS,** the Planning Division evaluated the project for consistency with the City's General Plan, South Pasadena Municipal Code, and all other applicable state and local regulations; and

**WHEREAS,** on August 31, 2023, the public hearing notice was mailed to each property owner within a 300-foot radius of the project site in accordance with the requirements of South Pasadena Municipal Code declaring the project review by the Planning Commission for the hearing on September 12, 2023; and

**WHEREAS,** on September 1, 2023, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. 2563-CUP; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on September 12, 2023, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2563-CUP and considered the proposed Conditional Use Permit for the on-site sale and consumption of beer and wine (Type 41 License) for an existing bona fide restaurant at 1105 Fair Oaks Avenue.

#### NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

#### **SECTION 1: ACKNOWLEDGEMENTS**

The foregoing recitals are true and correct and are incorporated and made an operative part of this resolution.

#### SECTION 2: ENVIRONMENTAL REVIEW FINDING

The Planning Commission has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15301, Class 1 – Existing Facilities of the California Guidelines for Implementation of CEQA. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of existing use. The project does not involve any expansion or alteration to the size of the commercial building. As such, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate.

#### SECTION 3: CONDITIONAL USE PERMIT FINDINGS

Based upon the entire record made available at the September 12, 2023 public hearing, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of a Conditional Use Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060, as follows:

## 1. The proposed use is allowed with Conditional Use Permit or Administrative Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;

The project site is zoned Commercial General (CG) which is intended for the development of a wide range of commercial retail and service land uses. The sale of alcohol at a restaurant is permitted in the CG zone with approval of a Conditional Use Permit. The proposed Conditional Use Permit for sale of beer and wine for onsite consumption (Type 41 License) as an ancillary use to the main restaurant operation and the project meets all the standards in the underline zoning district.

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

The General Plan land use designation of the site is General Commercial which provides for a variety of retail, service, office, automotive establishments, entertainment facilities, convenience goods and services to residents in the immediate neighborhood, and parking facilities. The proposed CUP is within the Central District of the Fair Oaks Corridor focus area which is intended to be a revitalization, adaptive re-use, and new development capitalizing on the historic fabric of commercial shops and storefronts fronting both Mission Street and Fair Oaks Avenue.

The proposed project is consistent with the goals and policies of Chapter IV (Economic Development & Revitalization) or the General Plan by allowing a business to sell and dispense beer and wine at an existing restaurant, which would allow the growth of local economic activity. The availability of alcoholic beverages in conjunction with food service is an increasingly expected amenity within restaurants. Approval of the request will enable the tenant to maintain viability. Further, a variety of commercial uses, including restaurants, are an intrinsic part of the mix of uses necessary for the success of a vibrant commercial area. As such, authorizing the use would meet the needs of the focus area and improve the economic vitality of the neighborhood.

# 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

The proposed sale of beer and wine for on-site consumption is an ancillary use to the restaurant operation, and is reasonable given the restaurant's location in a competitive commercially zoned area. As conditioned, the sale of beer and wine will be limited to hours of operation and all alcohol orders will be in conjunction with food orders. The restaurant's hours of operation are from 10:00 A.M. to 11:00 P.M., seven days a week. Nevertheless, conditions are also imposed to ensure the proposed use is not detrimental to the health, safety, or general welfare of the general public.

## 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Approval of the Conditional Use Permit, as conditioned, would not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City. Conditions are included requiring no loitering on the property, and required training for employees who will serve alcohol to ensure that the sales of alcohol would not be detrimental to the community.

The proposal meets all the conditions of approval as described in the SPMC. Therefore, the proposed use would not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

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

Silverlake Ramen is an existing, bona fide restaurant at 1105 Fair Oaks Avenue with additional operating locations all across California. The proposed request for on-site beer and wine sales (Type 41 license) does not involve any expansion to the size of the existing commercial building or any roadway modifications. Therefore, the project site is adequate in size and has sufficient access to existing streets in order to continue accommodating the existing restaurant use.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.

The proposed Conditional Use Permit is compatible with existing commercial land uses within the vicinity, including similar restaurant uses in the area. No alterations are proposed to the exterior or interior of the building as a part of this Conditional Use Permit. Therefore, the design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land use in the vicinity in terms of aesthetics, character, scale, and views protection.

#### SECTION 4: RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

#### SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 2 through 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby conditionally approves Project No. 2563-CUP consisting of a Conditional Use Permit for the on-site sale and consumption of beer and wine (Type 41 License) for an existing bona fide restaurant at 1105 Fair Oaks Avenue, subject to the Conditions of Approval attached hereto as Exhibit "A."

#### **SECTION 6:** APPEALS

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than (15) days, following the date of the Planning Commission's final action.

#### SECTION 7: CERTIFICATION OF THE RESOLUTION

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 12<sup>th</sup> day of September 2023.

**PASSED, APPROVED, AND ADOPTED** this 12<sup>th</sup> day of September 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Laura Dahl, Planning Commission Chair

ATTEST:

Amitabh Barthakur, Secretary to the Planning Commission

#### EXHIBIT "A" CONDITIONS OF APPROVAL PROJECT NO. 2563-CUP 1105 Fair Oaks Avenue (APN: 5315-004-066)

#### PLANNING DIVISION:

- P-1. The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on September 12, 2023:
  - A. **Conditional Use Permit** for the sale of beer and wine for on-site consumption at an existing restaurant (Type 41 License).
- P-2. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval by the Planning Commission unless otherwise conditioned and/or unless the use is established or action is taken. The on-sale beer and wine license (Type 41) shall be acquired by the California Department of Alcoholic Beverage Control (ABC) prior to the termination period.
- P-3. Approval by the Planning Commission does not constitute a building permit. No structural modifications were proposed as part of this CUP request.
- P-4. 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.
- P-5. Compliance with and execution of all appropriate conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P-6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Planning Commission concerning this 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.
- P-7. The sales of beer and wine shall be limited to the hours of operation of the restaurant, 10 a.m. to 11 p.m. daily.
- P-8. No sale or consumption of beer and wine shall be permitted until the customer/s have been seated.
- P-9. The sale of beer and wine for on-site consumption shall only be incidental to the operation of the restaurant. Sale of alcohol for off-site consumption within the restaurant shall be prohibited.
- P-10. Quarterly gross sales of alcohol shall not exceed quarterly gross sales of food within the restaurant. Quarterly records shall be maintained to separately reflect gross sales of food and gross sales of beer and wine and shall be made available to the City of South Pasadena upon request.
- P-11. The restaurant premises shall be continuously maintained as a bona fide eating establishment, and shall provide a menu containing an assortment of foods typically offered in restaurants.
- P-12. No advertising for alcoholic beverages may be displayed in store windows or outside of the store.
- P-13. All alcohol sales cases/displays shall be located in such a manner to prevent "grab-and-run" thefts of alcohol. The sales cases/displays shall be located in sight of the sales counter at all times, if possible.
- P-14. The employees who will be engaged in the sale of alcohol must complete the State Alcoholic Beverage Control's mandated training, as well as the store's internal training on the sale of alcohol.

Conditions of Approval 1105 Fair Oaks Avenue | 2563-CUP Reso. 23-09 Page 2 of 2

P-15. The consumption of beer and wine shall be permitted only within the restaurant and in the adjacent patio area as outlined in green in **Figure 1**.



#### Figure 1: Silverlake Ramen Floor Plan

- P-16. Any individuals discovered loitering on the property shall immediately be informed to leave the premises, by the owner. Should the owner fail to abate the problems, the South Pasadena Police Department and/or other enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol licenses may be subject to revocation.
- P-17. The store management shall regulate the arrival and departure of all employees and restrict the "late hour" use of the exit for trash removal and unnecessary opening. Adequate security measures shall be instituted to eliminate any unauthorized access.

### **ATTACHMENT 2**

Project Narrative

#### Silverlake Ramen 1105 FAIR OAKS AVE, SOUTH PASADENA, CA 91030

Silverlake Ramen is a popular ramen franchise that has garnered loyal fans since opening its first location in Silverlake in 2012.

We're very excited to open our new location in South Pasadena and it's been well received since opening in early 2023.

We are requesting to modify condition no. 14 to allow the sale and dispensing of beer & wine for on-site consumption in conjunction with food orders. We are operating from 10AM to 11PM daily and will be serving beer & wine during operational hours.

### **ATTACHMENT 3**

Site & Floor Plan
## **PROJECT SUMMARY**

## **PROJECT ADDRESS:**

1105 FAIR OAKS AVENUE, SOUTH PASADENA, CA 91030

## **PROJECT DESCRIPTION:**

INTERIOR TENANT IMPROVEMENT OF AN EXISTING RESTAURANT SPACE "PENGUINS" FOR A NEW "SILVERLAKE RAMEN" RESTAURANT.

## SCOPE OF WORK:

WORK TO INCLUDE CONSTRUCTION OF NEW INTERIOR WALLS FOR CONFIGURATION OF KITCHEN, DINING AND RESTROOM AREAS, RESTAURANT KITCHEN EQUIPMENT, INTERIOR FINISHES, CEILING SOFFIT, & LIGHTING WORK THROUGHOUT.

## CODE ANALYSIS:

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA FIRE CODE 2019 GREEN BUILDINGS STANDARDS CODE 2019 CALIFORNIA ENERGY CODE CALIFORNIA RETAIL FOOD CODE

## ARCHITECT / MEP:

GWA ARCHITECTURE 1000 CORPORATE CENTER DR., SUITE 550 MONTEREY PARK, CA 91754 PH: (626) 288-6898

## **TENANT**:

PSB PASADENA, INC. dba Silverlake Ramen 1105 Fair Oaks Avenue, South Pasadena, CA 91030 ATTN: JIMMY & JIN HEO PH: (213) 500 4201 / (213) 925 9840 EMAIL: \_jinsu77com@gmail.com / Heojin76@gmail.com

NO. OF EXITS PROVIDED:

## LANDLORD :

RICHARD WAGNER

CONSTRUCTION TYPE:	V-N / NON-SPRINKLERED	OCCUPANT LOAD:		OCC.	LOAD
ZONE:	CG (COMMERCIAL GENERAL)	PICK UP/DINING AREA SERVICE AREA	660 SQ.FT. / 15 125 SQ.FT. / 100	= =	44 1
OCCUPANCY GROUP: NUMBER OF STORIES:	B 1	PREP/KITCHEN AREA STORAGE AREA	203 SQ.FT. / 200 87 SQ.FT. / 300	=	1
TOTAL AREA: (INTERIOR USABLE SPACE)	1,786 SQ. FT.	TOTAL OG INDOOR	CCUPANT LOAD: DINING: 44 SEATS		47 OCC
DEFERRED SUBMITTALS	:	OUTDOOF	R PATIO DINING: 18 SEAT	ΓS	
– EXTERIOR SIGNAGE, U	INDER SEPARATE	NO. OF E	XITS REQUIRED (<50 OC	C.):	1

PERMIT BY THE G.C.

## SITE PLAN (FOR REFERENCE ONLY)

NOT TO SCALE

1









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(105)	STORAGE/PREP_AREA WALK–IN_COOLER		•		•	•		•		•		•			•		•					•	•		•	•		•	
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3. G.C. TO PROVIDE AND INSTALL CUSTOM STAINLESS STEEL WALL CAPS.																													
4. ALL MILLWORK, BANQUET SEATING, TABLES, BEVERAGE COUNTER, SERVICE COUNTER, AND TRASH COUNTER TO BE DONE BY G.C. OR SEPARATE MILLWORK VENDOR.																													
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Planning Commission Agenda Report

- DATE: September 12, 2023
- **FROM:** Angelica Frausto-Lupo, Community Development Director Matt Chang, Planning Manager
- PREPARED BY: Sandra Robles, Associate Planner
- Project No. 2435-HDP/DRX/VAR A request for a Hillside SUBJECT: Development Permit and Design Review Permit to add a 343square-foot, first-story addition; a 585-square-foot, secondstory addition; and a 372-square-foot deck to an existing 1,134square-foot, one-story, single-family dwelling, with an existing 350-square-foot basement, located at 1808 Hanscom Drive (APN: 5308-018-025); two Variance requests: 1) To allow for a retaining wall that will exceed six (6) feet in height with the highest portion of the retaining wall being twelve (12) feet in height; and, 2) To allow for a 178-square-foot deck that will exceed six (6) feet in height, the proposed deck is eight (8) feet and two (2) inches in height, as measured from grade to the top of the landing; and finding that the project is exempt pursuant to California Environmental Quality Act Guidelines Section 15301.

## Recommendation

Staff recommends that the Planning Commission adopt a Resolution (**Attachment 1**) taking the following actions:

- 1. Find the project exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities).
- 2. Approve Project No. 2435-HDP/DRX/VAR, subject to the recommended Conditions of Approval (**Attachment 1**).

## Background

The subject site is an 18,541-square-foot, irregularly shaped lot located within the Southwest Monterey Hills area and zoned Residential Single-Family (RS). The subject property is surrounded by single-family residential uses to the north, south, and west; the parcel adjacent to the eastern part of the property is zoned Open Space (see **Figure 1**,

Planning Commission Agenda Report September 12, 2023 Page 2 of 19

to view the Aerial). The surrounding neighborhood includes an eclectic mix of architectural styles including 20<sup>th</sup> Century Modern, Minimal Traditional, and Ranch-style, amongst others (see **Attachment 2** and **8** for Site and Neighborhood Images).

## Figure 1: Aerial



The subject site is currently developed with a 1,134-square-foot, one-story single-family residence consisting of two bedrooms and one bathroom at the main level; a 350-square-foot basement, inaccessible from the interior, with a second bathroom and a laundry area; and, a 170-square-foot subterranean, one-car garage. Originally constructed in 1927, the Spanish Colonial Revival home has undergone the following exterior modifications:

- 1949: Addition to rear of property; approximately 126 square feet.
- 1964: New windows and doors; the northwest deck was noted as unpermitted construction that would require a variance.
- 1980: Reroof.
- 2006: Reroof.
- 2013: Remodel of basement laundry into laundry room with full bath.
- 2018: Repair 6'-6" high retaining wall.

The subject site has an average slope of 26.1 percent; slopping upward from the front property line and leveling off into a building pad towards the center, where the addition is proposed. Towards the rear of the lot, the terrain slopes downward toward the Open Space area (see **Figure 2**, on the following page, to view of cross-section of the subject property).

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## Figure 2: Site Cross-Section



## **Project Description**

The applicant is requesting approval to add a 343-square-foot first-story addition and a 585-square-foot second-story addition (928 total square feet) to an existing 1,134-square-foot, one-story, single-family dwelling. The project also includes a 372-square-foot deck located along the north elevation.

## Entitlements:

The applicant is requesting the following entitlement applications for the proposed project:

- 1. Hillside Development Permit (HDP) for the proposed 928-square-foot addition, 372-square-foot deck, and proposed retaining wall on a site with an average slope of 20 percent or greater;
- 2. Design Review Permit (DRX) for the review of the design aspects of the proposed development; and,
- 3. Two Variances (VAR) to deviate from development standards to allow the project to provide the following:
  - a. An increase in the height of a retaining wall, which will be 12 feet in height along the front of the property to accommodate guest parking. Per South Pasadena Municipal Code (SPMC), Section 36.340.040(I) retaining walls are limited to 6 feet in height and shall avoid a uniform plane; and,
  - b. To permit an unpermitted 178-square-foot deck and to allow for it to maintain at 8'-2" in height as measured from grade to the top of the landing. Per SPMC, Section 36.340.050(D), no portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade.

The architectural drawings, plans, and are included as **Attachment 8**.

## **Project Analysis**

### General Plan Consistency

The General Plan land use designation of the site is Low Density Residential, which allows for detached single-family units at a density of 3.51 to 6 units per acre. The proposed project does not involve the addition of another dwelling unit; therefore, the project is consistent with the General Plan.

## Zoning Code Compliance & Development Standards

The subject property is zoned Residential Single-Family (RS) which is intended for the development of detached, single-family homes. A two-story residence is a use anticipated in this zoning district. 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 design standards and guidelines.

The proposed project meets the requirements of the City's adopted Design Guidelines for alterations to single-family residences on hillside sites. The applicable development standards for this project are listed in SPMC Sections 36.340.050 (Hillside Project Development Standards) and 36.220.040 (Residential Zoning District General Development Standards for the RS Zone). **Table 1** provides a breakdown of the existing conditions of the proposed project and its compliance with SPMC Section 36.220.040 regulating residential land uses.

Standard	Requirement	Existing	Proposed
Lot Coverage	40%	7.4%	9.2%
	(7,416 SF max. allowed)	(1,364 SF)	(1,707 SF)
Floor Area	35%	6%	11.2%
Ratio (FAR)	(6,489 SF max. allowed)	(1,134 SF)	(2,072 SF)
Rear Setback	25'	118'	99'

## **Table 1: Residential District General Development Standards**

## Hillside Development Permit

Pursuant to SPMC Section 36.340.020, any development on a site with an average slope of 20 percent or greater requires a Hillside Development Permit, as further detailed in Division 36.340 of the SPMC and discussed below. The proposed project requires a Hillside Development Permit because the subject site has an average slope of 26.1 percent. The purpose of the Hillside Development Permit is to ensure that developments are designed to preserve the City's scenic resources, encourage appropriate grading practices, and encourage appropriate design to maintain the hillside in a natural, open character.

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**Table 2** provides a summary of the Hillside Project Development Standards (SPMC Section 36.340.050), existing conditions at the subject site, and proposed changes for the project.

Standard	Requirement	Existing	Proposed
Front Setback	10 ft.	25'-5"	25'-5"
Side Setback			Complies
	10% of lot width, min. of 4 ft., max. of 10 ft. Lot Width=100' Side Setback Requirement=10'	North: 52' South: 3'-6" (existing)	North: 52' South: 4' (existing, legal nonconforming)
Building Height	Maximum height for structures with a roof pitch of 3:12 or greater is 28 ft. If a roof pitch is less than 3:12, the maximum height is 24 ft.	19'-4"	Complies: 23'-8"
Siting Restrictions	Structures shall not be placed so that they appear silhouetted against the sky when viewed from a public street	Complies	Complies
Placement Below Ridgeline	50 ft. between top of the structure and the top of the ridge or knoll	Complies	Complies
Height of Lowest Floor Level	Vertical distance between the lowest point where foundation meets grade and the lowest floor line of the structure shall not exceed 6 ft.	Complies	Complies
Downhill Building Walls	No single building wall on the downhill side of a house shall exceed 15 ft. in height above grade.	Complies	Complies
Decks	No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. Decks should be integrated into the architecture of the house, not appearing as an "add-on" to the primary building mass	8'-2" (unpermitted)	Variance Requested
Driveways	Driveway shall not have a grade steeper than 5% within 10 ft. of the garage or carport entry. Finished grade of driveways shall not exceed an average of 15%	N/A	N/A
Natural State	A minimum of 25% of the lot area plus the percentage figure of the average slope must be remediated to its natural state in terms of slope and vegetation.	N/A	N/A
Height of New Retaining Walls	3 ft. max in front setback, otherwise 6 ft.	-	Variance Requested

## Table 2: Hillside Project Development Standards

## Grading

The addition is situated on a relatively flat building pad, as such, the grading for the residence will be minimal, as would normally be expected for structures constructed on building pads. However, the location of the proposed retaining wall exceeds a slope of 30 percent. The applicant is proposing a retaining wall to accommodate a guest parking space, as is required in the Southwest Monterey Hills area. SPMC Section 36.340.050(H) provides, in relevant part:

## Southwest Monterey Hills Guest Parking Space

An application for a new house, or addition to an existing house that lacks the required off-street parking, shall provide details on the location and dimensions or required guest parking space(s), which shall be located perpendicular (or as close as possible to 90 degrees) to the right-of-way, and within or partially within the required front setback. If physical constraints preclude this location, the applicant shall provide written documentation of these constraints and provide the required off-street guest parking parallel to the street and at least 10 feet wide by 24 feet deep.

Originally constructed in 1927, the existing residence does not conform to current hillside regulations—adopted by the South Pasadena City Council in 2002—specifically relating to parking standards. The existing home was approved with a one-car garage—the existing development standards requires that new homes built within the Southwest Monterey Hills, include two covered parking spaces and one uncovered off-street guest parking space. The applicant is permitted to add to their existing nonconforming residence without having to update the covered parking requirements, so long as they do not increase the density; however, the section referenced above requires that an applicant shall provide the required off-street parking space when adding to an existing home. As such, the area in which the applicant is proposing to construct a retaining wall to accommodate the off-street guest parking is located within the front setback (see **Figure 3**, on the following page, with the proposed guest parking space highlighted in yellow and **Figure 4** to view a cross-section of the proposed cut).





## Figure 4: Cross-Section of Proposed Cut



The topography of the lot is unique in that it slopes upward from the street, levels off into a building pad towards the center of the property, and then drops dramatically towards the rear. At the front of the property, the slope is significant and in order for there to be minimal impact to the slope, the applicant is adding the guest parking space parallel to the street, as opposed to the preferred perpendicular parking. The slope at the proposed Planning Commission Agenda Report September 12, 2023 Page 8 of 19

guest parking location is currently held by a low, concrete masonry unit (CMU) wall, and does not appear to be engineered as a retaining wall, due to noticeable gaps and tilting (see **Figure 5** below).



## Figure 5: Image of Existing Retaining Wall

The proposed retaining wall will result in 108 cubic yards of cut. No imported fill is proposed. SPMC 36.340.050(G) states "Grading plans shall be prepared in compliance with the Municipal Code and the General Plan. Grading on slopes over 30 percent shall be permitted when sufficient technical information has been provided to support the determination that such development would have no negative impacts on the subject property, adjacent properties, or on the safety and welfare of the public. Grading shall utilize landform grading techniques." As conditioned, the project will comply with the Goals and Policies of the General Plan as follows:

Goal 19: "To ensure that new development within hillside areas of South Pasadena does not adversely impact the character of the City."

Policy 19.7: "Discourage Hillside Grading which damages the integrity of hillside areas in order to create views."

The retaining wall was designed parallel to the street to reduce grading. The documents reviewed by the City include a topographic map, slope analysis, and preliminary grading plan prepared by a Registered Professional Engineer. The applicant will provide a final grading plan prepared by Registered Professional Engineer. As required and conditioned, the final grading plan will be approved by the Public Works Department and the Building Division prior to grading permit issuance. As such, the grading for the retaining wall would

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not impact the safety of the site, adjacent properties, or the general safety and welfare of the public. The applicant is required to submit a draft Construction Management Plan to be reviewed and approved by the Public Works Department to reduce potential construction impacts on nearby residents (see **Attachment 1** for Conditions of Approval).

## Variance 1: Increased Retaining Wall Height

The average slope of the subject site is 26.1 percent and at the front of the property, the slope is more significant, as such, retaining walls are needed to properly secure the hillside in order to accommodate the required off-street guest parking space. This variance request is to permit the height of retaining walls to exceed the 6-foot standard is common for Hillside Development Permit projects. SPMC Section 36.340.040(I) provides, in relevant part:

Large retaining walls in a uniform plane shall be avoided. Retaining walls shall be divided into terraces with variations in plane and include landscaping to break up the length of the walls and to screen them from view. No retaining wall shall be higher than six feet, and should incorporate a three-foot recessed off-set feature every 30 feet, or other methods of articulation. Retaining walls more than three feet high that are visible from off the site should be screened with landscaping.

The retaining wall is proposed at 12 feet in height and is located at the front of the property, parallel to the street. The property currently has three mature trees (two Pines and one Toyon) that stabilize the front hillside at the northern portion of the lot (see **Attachment 5** to view the Arborist Report). In order to comply with the terracing requirement, due to the steepness of the slope, the grading cut would be increased further into the property, resulting in the removal of the trees. The applicant is requesting a variance to deviate from the retaining wall height limitation to save the trees and maintain the stability of the hillside (see **Figure 6** to view a cross-section of the proposed retaining wall in relation to the existing trees).



Figure 6: Cross-section of Retaining Wall and Tree Location

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To comply with the landscaping requirement and to minimize the visual impact of the wall, the applicant is proposing to add a planter at the end of the guest parking space, which will be planted with Santa Barbara Sage, a bush that grows up to three feet in height, and Cleveland Sage, a perennial shrub that is native to Southern California and can grow to four feet in height. Additionally, the applicant is proposing to cover the wall with the wall-climbing vine, Star Jasmine (see **Figure 7** for an elevation of the proposed landscaping along the proposed retaining wall).

There are special circumstances applicable to the subject property which consists of an average slope of 26 percent and towards the front of the property, where the retaining wall is proposed, the slope is significant. As such, the added height for the retaining wall is needed to properly secure the hillside to accommodate a guest parking space, as is required in the Southwest Monterey Hills area, and to save the mature trees.



Figure 7: Proposed Landscaping for Retaining Wall

Variance 2: Increased Deck Height

The subject property currently has three decks—the front deck, allowing access to the dwelling, a 178-square-foot deck located at the northwest corner of the dwelling, and a free-standing deck located on the northwest corner of the subject lot. The front deck is the only permitted deck, as such, the applicant will be removing the free-standing deck and is requesting to keep the unpermitted deck located to the northwest corner of the dwelling and is proposing a new 372-square-foot deck to the northwest corner (see **Figure 8**, on the following page, to view both decks requested as part of this project). This

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variance request is to permit the height of the deck to exceed the 6 feet in height, as required by SPMC, Section SPMC 36.340.050(D):

No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. Decks should be integrated into the architecture of the house, no appearing as an "add-on" to the primary building mass.

Figure 8: Proposed Decks – Deck 1 is unpermitted and 178 square feet; Deck 2 is proposed at 372 square feet



The unpermitted 178-square-foot deck was first observed by the City in 1964, when the previous owner pulled permits for window and door change-outs. The Building Inspector at the time, noted that the deck was unpermitted and would require a variance. As such, the applicant is requesting a variance to permit the deck, which at the lowest grade is 8 feet 2 inches in height from grade to the top of the landing. The deck is painted with a color scheme matching the existing home and is utilized to access the basement, which can only be accessed from the exterior. The deck is situated along the front façade of the property, which is uphill from the street view and setback 25 feet from the front property line, as such, it does not create a visual impact to the property (see **Figure 9** to view the North Elevation with the deck and **Figure 10** to view an image of the deck as it looks today).

There are special circumstances applicable to the subject property which consists of an average slope of 26 percent and the front of the property is steeper. The deck is set back 25 feet from the front property line, but where the grade meets the residential building,

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there is a decline of the grade making it necessary to increase the height of the deck for easy access the basement. The deck is currently existing and has not constituted a danger to the surrounding property. With the proper permitting process, the applicant will be required to undergo inspections by the Building Division that will ensure the continued safety of the existing residents and the surrounding neighborhood.



Figure 9: North Elevation with Deck

Figure 10: Street View Image of the Deck



## **Design Review**

## Hillside Design Guidelines

The Hillside Development Design Guidelines in Section 36.340.040 of the SPMC and the City's residential design guidelines for hillside lots apply to the proposed project. To approve the project, the Planning Commission must find that the proposed project is consistent with City's design requirements and must make the findings for approval for Design Review. These guidelines and findings require projects to be compatible within the neighborhood context and surrounding architectural characteristics so as not to adversely impact the character of the City. The City's adopted *Design Guidelines for Residential Single-Family Buildings on Hillside Lots*, state the following:

1. Neighborhood Compatibility and Character: Alterations to existing hillside homes should be designed with consideration for the character and scale of the existing development in the vicinity. Compatibility should be developed in the design of residence following a review of exiting site conditions, visibility of the site, and the size, scale, and character of existing development within 500 feet of the site.

The proposed addition is situated to the rear of the property and is set back 35 feet from the front wall plane, which will result in a minimal visual impact from the front street view. The character of the existing neighborhood is a mix of architectural styles and sizes, consisting of a variety of one- and two-story homes, as such, the rear addition will complement the scale of the existing neighborhood.

2. View Protection: Preservation of views from adjoining hillside lots should be carefully considered in the design of a new home or addition to an existing home on a hillside lot.

The views from the properties located west from the subject property (across the street), will not be visually impacted from the addition, as the subject property is located uphill and the western homes to not have a view from the east. The property to the north will not be affected, as the side yard setback is approximately 52 feet from the northern property line and is downhill from the subject property. The property to the south is situated slightly uphill from the subject property and will have minimal view impacts, as the proposed project was designed with a flat roof and the height will not reach that of the adjacent property to the south, which is currently developed with a three-story, 3,929-square-foot single-family dwelling. Additionally, the primary views for the property to the south are from the west and from the east—the proposed addition is located to the north of the adjacent property.

3. Scale and Massing: Vertical building walls should not exceed 15 feet in height above grade. Any vertical walls above 15 feet should be stepped back from

adjacent lower walls by a minimum distance of ten feet. Flat building walls over one story in height and over 25 feet in horizontal dimension are discouraged to minimize unarticulated wall mass.

The downhill building wall requirement would not apply to this addition, as the addition will be situated on a building pad, which does not allow for a stepped design. Although there are walls over 15 feet in height, the total height of the addition is less than 25 feet, as such, the proposed project is in compliance.

The surrounding neighborhood includes a mix of large, multi-story homes and small, onestory homes and a variety of architectural styles. The proposed addition will be to the rear of the property and will have minimal view impacts from hilltop homes. The proposed addition is designed with consideration of the character and scale of the existing multistory residential developments in the vicinity.

## Design Review

The existing building consist of two bedrooms and one bathroom at the main level with a basement, inaccessible from the interior, consisting of a full bathroom and laundry room. The applicant is proposing to demolish an existing 126-square-foot addition, permitted in 1949 and located to the rear of the property, which served as an extension to a bedroom. The first floor will be reconfigured to accommodate one downstairs bedroom with a walk-in closet, a small laundry room, and a hallway with a desk area. The hallway will lead into the new family room, with a half bathroom, and the outdoor eating area will consist of a 372-square-foot deck with a maximum height of 4 feet, 4 inches from grade to the top of the landing. The second floor will include two new bedrooms and a full bathroom.

The proposed addition boasts a modern architectural style with large windows, a sleek deck, and a flat roof. The architectural features include large aluminum clad wood casement and awning windows manufactured by Sierra Pacific Windows. The exterior walls will be cladded with Merlex Stucco in Alabaster color and the stucco texture will be a float finish. The applicant is also proposing to add shiplap to the outdoor eating area and aluminum folding doors to create an indoor/outdoor feel (see **Figure 11** for proposed materials).

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## 1808 Hanscom Drive Project No. 2435-HDP/DRX/VAR



## **Figure 11: Proposed Materials**

As shown in the photo rendering and front elevations (**Figures 12, 13** and **Attachment 8**), the mass and scale of the proposed project, would be well-proportioned and harmonious with the established neighborhood. The applicant is proposing large windows from all elevations, but to address privacy concerns, the applicant has reduced the number of windows and size of windows to the south elevation (see Figures 13-16 to view elevations and **Attachment 8**). The overall design of the project would result in an attractive and orderly development as intended by the General Plan and design guidelines. As required and conditioned, the final design, materials, and construction documents would be reviewed and approved by the Planning Division and Building Division prior to permit issuance.

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Figure 12: Photo Rendering of the Second-Story Addition

## Figure 13: Front (West) Elevation with Retaining Wall



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## Figure 14: Proposed East Elevation

Figure 15: Proposed South Elevation



T PROPOSED ELEVATION SOUTH

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## Figure 16: Proposed North Elevation

## Findings

In order to approve the project, the Planning Commission shall find that the design and the proposed layout comply with the findings for a Hillside Development Permit, Design Review, and a Variance as stipulated in the South Pasadena Municipal Code. All findings for the proposed project may found within the resolution (**Attachment 1**).

## **Environmental Analysis**

This item is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

#### Alternatives to Consider

Planning Commission may also consider the following alternatives to this recommendation:

- 1. The Planning Commission may <u>approve</u> the project with modified/added conditions;
- 2. The Planning Commission may <u>continue</u> the project to address comments discussed; or
- 3. The Planning Commission may <u>deny</u> the project.

## **Public Notification**

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Hearing notices were sent to all properties within a 300-foot radius of the property and to all properties located within the Southwest Monterey Hills Notification Area on August 31, 2023. A Public Hearing Notice was published on September 1, 2023 in the South Pasadena Review. 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.

## Public Comments

At the time of writing this report, staff received eight (8) public comments regarding the proposed project. The letters are in support of the project and are included as **Attachment 7**.

## **Next Steps**

If the Planning Commission 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 City Council. 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. Resolution & Conditions of Approval
- 2. Neighborhood Images
- 3. Project Narrative
- 4. Materials Brochures
- 5. Arborist Report & Tree Photos
- 6. Link to Soils & Engineering Report
- 7. Public Comments
- 8. Architectural Plans

## ATTACHMENT 1

Resolution & Conditions of Approval

#### P.C. RESOLUTION NO. 23 - 10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. 2435-HDP/DRX/VAR FOR A HILLSIDE DEVELOPMENT PERMIT AND DESIGN REVIEW PERMIT FOR A 343-SQUARE-FOOT, FIRST-STORY ADDITION, A 585-SQUARE-FOOT SECOND-STORY ADDITION, AND A 372-SQUARE-FOOT DECK AND TWO VARIANCES FOR A RETAINING WALL AND A DECK EXCEEDING SIX FEET IN HEIGHT AT AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 1808 HANSCOM DRIVE (APN: 5308-018-025); AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, on July, 2021, Eda Katharine Tinto and Brendan Vitt (the "applicant") submitted applications for a Hillside Development Permit (HDP) and Design Review Permit (DRX) to add a 343-square-foot first-story addition and a 585-square-foot second-story addition to an existing 1,134-square-foot, one-story, single-family dwelling, with an existing 350-square-foot basement, located at 1808 Hanscom Drive (APN: 5308-018-025). The project also includes requests for the addition of a 400-square-foot deck and the following two variances (VAR) : 1) retaining wall that will exceed six feet in height with the highest portion of the retaining wall being twelve feet in height; and, 2) deck that will exceed six feet in height as the proposed deck is eight feet and two inches in height, as measured from grade to the top of the landing (the above-referenced applications and requests are referred to herein as the "project" or "proposed project"); and

**WHEREAS**, the subject property is zoned Residential Single-Family (RS) and has a General Plan land use designation of Low Density Residential; and

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301, Class 1 - Existing Facilities. The project will not have a significant effect on the environment because the project falls under a Class 1 - Existing Facilities exemption as an addition to an existing structure that will not result in an increase of more than 10,000 square feet; the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and is not located in an environmentally sensitive area; and

**WHEREAS,** the Community Development Department evaluated the project for consistency with the City's General Plan, South Pasadena Municipal Code, the City's Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, on September 1, 2023, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review,* a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. 2435-HDP/DRX/VAR. On August 31, 2023 said public hearing notices were also mailed to each property owner within a 300-foot radius of the project site and within the Southwest Monterey Hills Notification Area in accordance with

the requirements of South Pasadena Municipal Code declaring the project review by the Planning Commission; and

**WHEREAS**, the South Pasadena Planning Commission held a duly noticed public hearing on September 12, 2023, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2435-HDP/DRX/VAR.

## NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

## **SECTION 1:** ACKNOWLEDGEMENTS

The foregoing recitals are true and correct and are incorporated and made an operative part of this resolution.

## **SECTION 2: ENVIRONMENTAL REVIEW FINDINGS**

The Planning Commission has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15301, Class 1 - Existing Facilities. Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. The project will not have a significant effect on the environment because the project falls under a Class 1 - Existing Facilities exemption as an addition to an existing structure that will not result in an increase of more than 10,000 square feet; the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and is not located in an environmentally sensitive area.

## **SECTION 3:** HILLSIDE DEVELOPMENT PERMIT FINDINGS

Based upon the entire record made available at the September 12, 2023 public hearing, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of a Hillside Development Permit pursuant to the South Pasadena Municipal Code (SPMC), Section 36.410.065(F), as follows:

## 1. The proposed use complies with requirements of Division 36.340 (Hillside Protection) and all other applicable provisions of this Zoning Code.

The project uses thoughtful site design which conforms to the hillside development standards and design guidelines. The project is considerate of the character and

scale of the existing single-family developments in the vicinity. With the exception of the two variances being requested: 1) to exceed the 6-foot height limitation of the retaining wall, proposed at 12 feet in height, and 2) to allow a previously unpermitted deck, which exceeds the allowable 6-foot height to 8 feet, 2 inches, the project as designed and conditioned, will comply with the Hillside Protection Ordinance and the RS standards in the SPMC.

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

The General Plan land use designation of the site is Low Density Residential, which allows for detached single-family units at a density of 3.51 to 6 units per acre. The proposed project does not involve the addition of another dwelling unit; therefore, the project is consistent with the General Plan. The project is not located within a specific plan.

# 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of the persons residing or working in the neighborhood of the proposed use;

The neighborhood is developed with a mix of hillside homes in both architectural style and scale; as required and conditioned, all construction documents, including grading plans and calculations, would be prepared by professional architects or engineers and must be formally reviewed and approved by the appropriate City departments prior to issuing permits. The proposed use of a single-family residential home will remain unchanged and as designed and conditioned, would not be detrimental to the health and safety or general welfare of persons residing or working in the neighborhood.

## 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and,

Prior to commencing construction, the project is required to comply with and obtain all applicable building permits, including those necessary for grading, utilities, public works, and fire prevention. Additionally, the applicant shall provide a construction management plan, as required in the Southwest Monterey Hills Construction Plan area, prior to the issuance of building permits.

## 5. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, and view protection.

The proposed use of single-family residential will remain unchanged and the addition is consistent with the established residential neighborhood. The proposed addition is set back 35 feet from the front wall plane, which will result in a minimal visual impact from the front street view. The scale of the project is appropriate in size, when compared to the surrounding neighborhood and the topography of the land and the configuration of neighboring properties minimizes view impacts. With the exception of the variances requested, the proposed design complies with the City's Hillside Design Guidelines, the Hillside Protection Ordinance, and the SPMC, including but not limited to building mass, scale, respect of the topography, and lot coverage

## **SECTION 4: DESIGN REVIEW FINDINGS**

Based upon the entire record made available at the September 12, 2023 public hearing, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of a Design Review Permit pursuant to the South Pasadena Municipal Code (SPMC), Section 36.410.040(I), as follows:

## 1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic district or other special districts, plan developments, or specific plans);

The General Plan designation for the subject property is Low Density Residential and the project complies with the density of one dwelling and use. With the exception of the two variances being requested by the Applicant, the proposed project complies with the City of South Pasadena's Design Guidelines for Hillside Homes as to architecture, scale, building mass, building height, lot coverage, and compatibility with the neighborhood. The surrounding neighborhood includes a mix of large, multistory homes and small, one-story homes and a variety of architectural styles. The proposed addition will be to the rear of the property and will have minimal view impacts from hilltop homes.

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

The project involves construction of an addition to an existing single-family home. The addition will provide additional space for residential living, with indoor and outdoor areas incorporated into the design. The ground level addition will include a family room and a half bathroom and the second-story addition will accommodate two additional bedrooms and one full bathroom. With the variance for the retaining wall height, the property will be in compliance with the Southwest Monterey Hills guest parking requirement. The proposed addition is consistent with the design standards. Based upon the height and mass of the proposed addition and its location to the rear of the property, the addition will not interfere with the use and enjoyment of neighboring, existing, or future developments. 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. A construction management plan will be reviewed and approved by staff during the Building and Public Works permitting process.

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 SPMC Section 36.410.040 and the General Plan; and

The project site is surrounded by multi-story residential buildings of different architectural styles and sizes. Except for the two variances sought, the project complies with all the development standards for zoning and hillside lots. The proposed addition is compatible with the neighborhood and with a 35-foot step back from the front wall plane, it will have minimal street view impacts. The building height, size, and form fits the size of the lot. As proposed, the project complies with requirements contemplated by SPMC Section 36.410.040 and the General Plan.

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

The proposed project has been designed with consideration to its future occupants and neighbors. The proposed project uses appropriate materials that complement the existing architecture with stucco wall cladding. The home features large clean straight lines; glass railing systems at the lower level; large windows at the north, east, and west elevation; minimal windows at the south elevation for added privacy with the adjacent property; shiplap, and a flat roof. The proposed project incorporates a composition of high-quality materials that further assists in allowing for the preservation of a desirable and aesthetically appealing presentation with reasonable maintenance.

## <u>SECTION 5:</u> VARIANCE FINDINGS FOR INCREASE IN RETAINING WALL HEIGHT AND INCREASE IN DECK HEIGHT

Based upon the entire record made available at the September 12, 2023 public hearing, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings to grant a Variance for: A) increased retaining wall height, and B) increased deck height, pursuant to the South Pasadena Municipal Code (SPMC), Section 36.410.080, as follows:

1. There are special circumstances applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district, or creates an unnecessary and involuntarily created hardship, or

## unreasonable regulation which makes it impractical to require compliance with the development standards;

## Retaining Wall

There are special circumstances applicable to the subject property which consists of an average slope of 26 percent and towards the front of the property, where the retaining wall is proposed, the slope is significant. As such, a retaining wall is needed to properly secure the hillside to accommodate a guest parking space, as is required in the Southwest Monterey Hills area, in accordance with SPMC, Section 36.340.050(H).

Addtionally, the property currently has three mature trees (two Pines and one Toyon) that help stabilize the front hillside at the northern portion of the lot. In order to comply with the terracing requirement, due to the steepness of the slope, the grading cut would be increased further into the property, resulting in the removal of the trees. To comply with the landscaping requirement and to minimize the visual impact of the wall, the applicant is proposing to add a planter at the end of the guest parking space, which will be planted with Santa Barbara Sage, a bush that grows up to three feet in height, and Cleveland Sage, a perennial shrub that is native to Southern California and can grow to four feet in height. Additionally, the applicant is proposing to cover the wall with the wall-climbing vine, Star Jasmine.

This variance request to permit the height of retaining walls to exceed the 6-foot standard in SPMC 36.340.040(I) is common for Hillside Development Permit projects. In order for there to be minimal impact to the slope and to save the three mature trees, the applicant is adding the guest parking space parallel to the street, as opposed to the preferred perpendicular parking. The retaining wall is proposed to be 12 feet in height to safely facilitate the use of this residentially zoned site.

#### Deck

There are special circumstances applicable to the subject property which consists of an average slope of 26 percent and the front of the property is steeper. The deck is set back 25 feet from the front property line, but where the grade meets the residential building, there is a decline of the grade; as such, the applicant is requesting a variance to permit the deck, which at the lowest grade is 8 feet 2 inches in height from grade to the top of the landing. The deck is painted with the color scheme matching the existing home and is utilized to access the basement, which can only be accessed from the exterior and would create a hardship if the applicant did not have direct access to the basement.

## 2. Granting the Variance would:

a. Be necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the subject property owner;

## Retaining Wall

The subject site is surrounded by existing single-family residences of varying architectural styles and sizes. The existing home was built before the City Council's adoption of the current hillside regulations, adopted in 2002, as such does not conform to parking standards. The applicant is proposing an addition to the existing home, but shall first comply with the off-street guest parking requirement of the Southwest Monterey Hills area. As such, the applicant is proposing a 12-foot retaining wall to accommodate the required parking. The parking space will be parallel to the street to reduce the impacts of the wall on the surrounding residential neighborhood and excavation of the hillside. The wall, positioned parallel to the street, also has minimal impact to the three mature trees.

#### Deck

The residential dwelling, originally constructed in 1927, was built with a small basement that is not accessible from the interior. As such, the deck is necessary to provide access to the basement.

## b. Be consistent with the General Plan and any applicable specific plan, and the limitations established by the 1983 initiative;

The proposed retaining wall and deck are consistent with the General Plan, the City's adopted Design Guidelines for additions to single-family residences on hillsides, and the height limit established by the 1983 initiative. The proposed addition is designed with consideration of the character and scale of the existing single-family developments in the vicinity.

As conditioned, the project will comply with the Goals and Policies of the General Plan as follows:

Goal 19: "To ensure that new development within hillside areas of South Pasadena does not adversely impact the character of the City."

Policy 19.7: "Discourage Hillside Grading which damages the integrity of hillside areas in order to create views."

The retaining wall was designed parallel to the street to reduce grading. The documents reviewed by the City include a topographic map, slope analysis, and preliminary grading plan prepared by a Registered Professional Engineer. The applicant will provide a final grading plan prepared by Registered Professional Engineer. As required and conditioned, the final grading plan will be approved by the Public Works Department and the Building Division prior to grading permit issuance. As such, the grading for the retaining wall would not

impact the safety of the site, adjacent properties, or the general safety and welfare of the public.

## c. Not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district; and

The granting of the Variances for the retaining wall and deck would not constitute a grant of special privileges that are inconsistent with the limitations on other properties in the vicinity and in the same zoning district. The subject site consists of a steep uphill slope and sits within the middle of developed parcels in a densely developed residential neighborhood consisting of single-family homes on substandard hillside lots and narrow streets. The subject site has a steep terrain and the increased retaining wall height will save the three mature trees and will also accommodate the additional guest parking requirement, as required in the Southwest Monterey Hills area.

## d. Not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

## Retaining Wall

The excavation into the hillside has been minimized as much as possible, as it is situated parallel to the street, and 12-foot high retaining wall is proposed to help maintain the hillside.

## Deck

The deck is currently existing and has not constituted a danger to the surrounding property. With the proper permitting process, the applicant will be required to undergo inspections by the Building Division that will ensure the continued safety of the existing residents and the surrounding neighborhood.

## 3. The proposed project would be compatible with the existing aesthetics, character, and scale of the surrounding neighborhood, and considers impacts on neighboring properties.

The architectural style of the neighborhood surrounding the project site is mixed with various architectural styles. Retaining walls and raised decks are commonly found in the area. The requested retaining wall and deck are consistent with the surrounding neighborhood.

## **SECTION 6:** RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

## SECTION 7: DETERMINATION

Based upon the findings outlined in Sections 2-5 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. 2435-HDP/DRX/VAR and the applications for a Hillside Development Permit, Design Review Permit, and two Variances for the addition to an existing single-family dwelling located at 1808 Hanscom Drive, subject to the Conditions of Approval that are attached hereto as "Attachment 1".

## **SECTION 8:** APPEAL

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must befiled with the City, in writing, and with appropriate appeal fee, no later than fifteen (15) days, following the date of the Planning Commission's final action.

## **SECTION 9:** CERTIFICATION OF THE RESOLUTION

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 12<sup>th</sup> day of September, 2023.

**PASSED, APPROVED, AND ADOPTED** this 12<sup>th</sup> day of September, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Laura Dahl, Chair

ATTEST:

Amitabh Barthakur, Secretary to the Planning Commission

## EXHIBIT "A" CONDITIONS OF APPROVAL PROJECT NO. 2435-HDP/DRX/VAR 1808 Hanscom Drive (APN: 5308-018-025)

The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on September 12, 2023:

- 1. **Hillside Development Permit (HDP)** for a proposed 343-square-foot, first story addition and a 585-square-foot, second-story addition (928 total square feet) to an existing 1,134-squre-foot, one-story, single-family dwelling, with a 350-square-foot basement and a 170-square-foot one-car garage. The project also includes a proposed 400-square-foot deck;
- 2. **Design Review Permit (DRX)** for the review of the design aspects of the proposed development; and,
- 3. **Two Variances (VAR)** to deviate from development standards to allow the project to provide the following:
  - An increase in the height of a retaining wall, which will be 12 feet in height along the front of the property to accommodate guest parking. Per South Pasadena Municipal Code (SPMC), Section 36.340.040(I) retaining walls are limited to 6 feet in height and shall avoid a uniform plane; and,
  - b. To permit an unpermitted 178-square-foot deck and to allow for it to maintain at 8'-2" in height as measured from grade to the top of the landing. Per SPMC, Section 36.340.050(D), no portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade.

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 Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the project.
- P2. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P3. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P4. Any changes to the proposed project shall be submitted for review and approval to the Planning

Division.

- P5. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Planning Commission 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.
- P6. 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.
- P7. The applicant shall sign the Southwest Monterey Hills Construction Regulations Affidavit prior to submitting a Building Permit Application with the Building Division.
- 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.
- P12. The applicant shall submit a proposal to the Planning Division to legalize any unpermitted structures and fences on site, prior to final building permit issuance. Structures and fence shall comply with the regulations stipulated in the South Pasadena Municipal Code (SPMC) and California Building Code. If the structures or fences cannot comply, the applicant shall obtain a demolition permit to remove the unpermitted structures or fences.

#### **BUILDING DIVISION:**

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior to permit issuance.
- B3. Prior to the application of a building or grading permit, a preliminary Geotechnical report that specifically identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity shall be approved by the Building Official or his/her designee. The applicant shall reimburse the City for all costs incurred to have the project soils report evaluated by an independent, third-party, peer-level soils and /or geological engineer. Approval letter of the geotechnical report review shall be copied and pasted on the first sheet of building and grading plans.
- B4. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B5. Park Impact Fee to be paid at the time of permit issuance.
- B6. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B7. Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Each sheet of the plans and the cover sheet of the calculations is to be stamped and signed by the person preparing the plans. 5353 and 6730 of the State Business and Professions Code
- B8. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B9. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- B10. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
  - a) Observation of cleared areas and benches prepared to receive fill;
  - b) Observation of the removal of all unsuitable soils and other materials;
  - c) The approval of soils to be used as fill material;
  - d) Inspection of compaction and placement of fill;
  - e) The testing of compacted fills; and
  - f) The inspection of review of drainage devices.
- B11. The geotechnical and soils engineer shall review and approve the project grading and foundation plans to show compliance that their recommendations have been properly implemented.
- B12. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B13. Stormwater Planning Program LID Plan Checklist (MS4-1 Form) completed by Engineer of Record shall be copied on the first sheet of Grading Plans. The form can be found at the following link

https://www.dropbox.com/s/5p4yf08beipzyot/SP%20MS4-1%20LID%20Determination%20Form.pdf?dl=0

- B14. Existing single-family dwelling and accessory structures shall comply with redevelopment requirements per City's Low Impact Development (LID) Ordinance when such projects create, add, or replace ten thousand square feet of impervious surface area, or involve two thousand five hundred square feet or more in disturbed area where any portion of the disturbed area includes either or both an existing earth (native or otherwise) surface or a man-made surface (whether impervious or not) with an existing slope that is equal to or greater than twenty-five percent when calculated in accordance with the methods prescribed by the current Zoning Code.
- B15. Foundation inspection will not be made until setback on the south side of the addition has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B16. Project shall comply with the CalGreen Residential mandatory requirements.
- B17. Separate plan review and permit is required for each detached retaining wall.
- B18. When required by Fire Department, all fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit. A separate permit is required for Fire Sprinklers.

#### PUBLIC WORKS DEPARTMENT:

PW1. The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. This includes all costs incurred by the City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.

- PW2. The applicant shall provide a deposit of \$12,000 for a Deputy Inspector for hillside construction. Whenever the balance drops below \$6,000, the applicant shall be required to make an additional deposit of \$6,000. Any unused funds will be refunded to the applicant at the completion of the project.
- PW3. The applicant shall obtain City approval for any modifications or revisions to the approval of this project.
- PW4. All sheets shall be stamped, if necessary, and signed by the appropriate persons in responsible control of plans, specifications, and instruments of service per Business and Professions Code Section 5536.2.
- PW5. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW6. If applicable, the applicant shall provide a covenant for unconditional and indefinite maintenance of any private improvements within the public right-of-way. This covenant shall be reviewed and approved by the Public Works Department and the City Attorney and a fully executed covenant, in recordable form, shall be provided to the City prior to obtaining a permit.
- PW7. Hanscom Drive 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/traffic. 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 start of the project and immediately upon completion of the project.
- PW8. The applicant shall provide a Construction Management Plan to the Public Works Department for review and approval prior to issuance of permits. The Construction Management Plan shall include, but not be limited to, types of proposed construction activities, an on-site staging plan, haul route, construction schedule, and shall indicate a contractor parking location. All vehicles including workers' vehicles shall not be parked on the streets or public right-of-way. An offsite parking with a shuttle service should be provided if necessary.
- PW9. The applicant shall provide a construction schedule for each stage of any major activities (i.e. demolition, grading, material delivery, etc.) and the timing of special access if necessary, as it relates to site staging, traffic, and access. If there are any changes to the construction schedule, the applicant shall submit a revised schedule to the Public Works Department.
- PW10. Any construction activity that may require roadway closures will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. At least 48 hours advance notice shall be given to all impacted businesses and residents for street and lane closures. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed within the time limits specified in SPMC Chapter 19A. Approved street closures require

Portable Changeable Message Signs (PCMS) to be placed in advance of the project site.

- PW11. 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.
- PW12. If applicable, the applicant shall provide a traffic control plan prepared by a CA licensed civil or traffic engineer or C-31 licensed contractor for the duration of the construction and include the City's standard notes for traffic control.
- PW13. Prior to issuance of a grading permit, the applicant shall provide an erosion control plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, use of appropriate BMPs, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.
- PW14. The applicant shall provide a detailed drainage plan signed and stamped by a CA licensed civil engineer. Cross lot drainage is not permitted. Provide a copy of the approved plan from the Building & Safety Department.
- PW15. 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 a dumpster permit from the Public Works Department.
- PW16. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW17. The applicant shall show all existing and proposed trees, including size and species, and indicate their disposition. If any trees are to be removed, the applicant shall 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 the site, the applicant shall note on the plans "no trees to be removed" and provide methods of protecting existing trees during construction.
- PW18. The applicant shall show the existing grade, location, and dimensions of all existing and proposed conditions within the public-right-of-way including, but not limited to: curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features.
- PW19. If applicable, the applicant shall construct a retaining wall along the perimeter of the property for slope protection and to prevent sloughing of dirt onto the sidewalk.
- PW20. The applicant shall provide a 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this

project on the title sheet of the plans.

- PW21. If applicable, the applicant shall provide clearance letters from utility companies for any proposed relocation of utility lines that encroach on the properties prior to obtaining permits for the project.
- PW22. The applicant shall show all utility poles adjacent to the properties and note to protect-inplace.
- PW23. The applicant shall show the location of all existing utilities (i.e. sewer lateral and water utility service lines) on adjacent street(s), as well as location and size of all existing or proposed utility service lines serving the property. Show all utility points of connection (POC).
- PW24. The applicant shall show the location and area of trench sections for any proposed sewer and water line connection within the public right-of-way. The applicant shall provide a trench restoration detail per City standards if any new utility connections are proposed.

#### FIRE DEPARTMENT:

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA standards.
- FD2. Fire Sprinklers are required. Submit a separate plan to City for approval.
- FD3. (CFC 903.1) General. Automatic Sprinkler systems shall comply with this section.
- FD4. (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.
- FD5. 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.
- FD6. (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.
- FD7. (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.
- FD8. (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.
- FD9. 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.

- FD10. 903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
  - 1) An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code;
  - 2) Any addition to an existing building which has fire sprinklers installed;
  - 3) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire are large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;
  - 4) 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;
  - 5) 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.
- FD11. 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.
- FD12. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- 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:
  - 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of

bedrooms;

- 2) In each room used for sleeping purposes.
- 3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FD14. Where more than one smoke alarm is require to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).
- FD15. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.
- FD16. Carbon monoxide alarms combined with smoke alarms shall comply with all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.
- FD17. 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 /ft<sup>2</sup> (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.
- FD18. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:
  - 1) At each stairway on all floor levels where combustibles materials have accumulated.
  - 2) In every storage and construction shed.
  - 3) Where special hazards exist included but not limited to, the storage and use of combustible and flammable liquids.
- FD19. For any questions regarding water meter, please contact Public Works at 626-403 7240.
- FD20. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

# **ATTACHMENT 2**

Neighborhood Images



1807 Hanscom Drive

1803 Hanscom Drive

Directly across the street from 1808



1815 Hanscom Drive

1811 Hanscom Drive

Edge of 1807 Hanscom Drive

# ATTACHMENT 3

Project Narrative

#### **Project Narrative for Proposed Addition to 1808 Hanscom Drive**

This project proposes to add a 2-story addition off the back of the existing single-family home. The existing home is currently a 1-story, 2 bedroom, 1 bath home of approximately 1069 square feet. The project will add approximately 818 square feet, resulting in a 3 bedroom, 2.5 bath home with a family room.

The existing house is set on top of a ridgeline and is accessible from a stairway up to the house from the street below. The proposed addition is off the back off the house, into the existing large yard area. Because the addition will be off the back of the existing house, only the upper portion of the second floor of the addition will be visible from the street below.

The existing house has a one-car garage. Due to the large, mature trees on the front of the property, the project seeks to add one uncovered parallel parking spot as the required guest parking spot. The project requests a variance related to this new parking spot. **Variance 1:** Given the slope of the hillside at the front of the property and the location of the trees, we are requesting permission to use a retaining wall over 6 feet high to construct this new parking spot.

There is currently an unpermitted deck on the existing home which has a height over six feet. The deck is an extension of the living/dining room of the existing house. This deck was part of the home when we purchased the home for our family in 2017. Variance 2: We are requesting a variance to allow us to retain the deck at its current height and obtain the proper permit.

The existing home is a Spanish-style home. The proposed addition will use fine sand stucco for exterior walls and will maintain the same existing style of a flat roof and windows with wooden trim. The existing home currently has a rough stucco exterior with hand-drawn lines made in the stucco. As part of this project, we plan to change the stucco texture and paint colors of the existing house, returning to a more traditional Spanish-style look with an off-white fine sand stucco finish, black window frames, and a complimentary paint color for the window wood trim. The family room (the room on the first floor of the addition) will have an exterior door that slides open to the yard and new deck. Please see the 4 included brochures from Merlex Stucco, True Exterior Siding and Trim, Sierra Pacific Windows, and Panoramic Doors.

We currently have a front garden of native and drought-tolerant plants. As documented in our landscape plan, we plan to continue to use native and drought-tolerant plants in the area above the new parking space, and to create natural terraces that will allow for further plantings. We also plan to design the area of the parking spot and the new retaining walls to allow for plantings.

# **ATTACHMENT 4**

Materials Brochures



DECADES OF COLOR Merlex Stucco KEEPING IT RREMIUM SINCE 1963 Phone: 714-637-1700 service@merlex.com

# **COLOR CHART**

# **STANDARD COLORS**

Please order a stucco sample prior to placing your order.



P-1210 MOROCCAN SAND (B Base)



COLOR P-174 DESERT BEIGE (B Base)



P-810 IRONSTONE (B Base)



P-852 LAGUNA (A Base)



P-505 AGATE (B Base)



P-706 COTTONSEED (A Base)



P-192 CARAMELO (B Base)



P-1658 MINT CHIP (B Base)



P-1963 SWEET PEA (B Base)



P-1527 IRON MOUNTAIN (B Base)



P-872 MYSTIC PINE (B Base)



P-6 EL DORADO (A Base)



P-450 CAFÉ MOCHA (B Base)



P-124 IVORY POWDER (A Base)



P-171 FLINTRIDGE (B Base)

# **PREMIUM COLORS**

There is a nominal extra charge for our premium colors.



P-1714 GINGERSNAP (B Base)



P-2535 BROWNSTONE (B Base)



P-8128 CAMBRIDGE (B Base)



P-278 SIERRA SUNRISE (A Base)



P-2397 CILANTRO (B Base)



P-2086 MOONSHADOW (B Base)



P-8080 CORN CAKE (B Base)



P-146 BORDEAUX (B Base)



P-873 PUMPKIN SEED (B Base)



TERRACOTA (B Base)

# TEXTURES

### **FINISH**

Colors available in all Color Coat and MX Acrylic Finishes.



Santa Barbara Finish





16/20 Float Finish

You are more than welcome to contact us if you need help choosing a color or texture.

Merlex (main plant) 2911 Orange-Olive Road Orange, CA 92865 Phone: 714-637-1700 Fax: 714-637-4865 service@merlex.com



# Outdoor Lighting to match existing outdoor lighting on

existing house

☆ / Outdoor Lighting / Security / 10 in. high or less / Black / Style # 86X26



Product Details

📣 Dark Sky

Lusk to Dawn

Complete with a dawn-to-dusk photocell, this barn-style outdoor wall light illuminates a dark outdoor space.

#### Additional Info:

A careful balance of rusticity and elegance, this outdoor wall light is the perfect addition to your patio or balcony. In a classic urban barn style with a curving neck, it invokes a charmingly old-fashioned feel. A smooth black finish gives this fixture a clean, almost contemporary touch. It requires vertical installation and is equipped with a built-in dawn to dusk photocell that provides lighting you don't have to worry about.

FRANKLIN IRON WORKS

Bulbs for Style #86X26

- 12 1/4" wide x 10 1/2" high. Extends 14 3/4" from the wall. Backplate is 7 1/2" wide x 1" deep. Shade is 12 1/4" wide x 4" high. Weighs 2.9 lbs.
- Uses one maximum 100 watt standardmedium base Type-A bulb (not included).
- Barn-style outdoor wall light with gooseneck arm. Inspired by industrial and barn lighting. From the Franklin Iron Works<sup>™</sup> brand.
- Dusk-to-dawn photocell built-in. Turns the light automatically on at night, off at sunrise. Black finish dome, arm, and wallplate. Aluminum construction.
- Vertical installation only with light pointed down as shown. Distance from mounting point to top of fixtur Chat 1/2".

#### Specifications

#### **Product Attributes**

Finish	Black
Style	Farmhouse
Brand	Franklin Iron Works
Dark Sky	Yes
Dusk to Dawn	Yes

#### **Technical Specifications**

_		
	Height	10.50 inches
	Width	12.25 inches
	Weight	2.90 pounds
	Max Wattage	100 watts

#### More You May Like | View All



Franklin Iron Works Arnett 10 1/2" High Black Outdoor Wall Light

\$79.95 Sale



Gough 12 1/2" High Bronze Motion Sensor Outdoor Wall Barn Light **\$99.<sup>95</sup> Sale** 



Danbury 5" High Black Dark Sky LED Outdoor Barn Wall Lights Set of 2 \$129.99



>

Possini Euro Ratner 5 1/2" Modern LED Outdoor Wall **\$129.99** 

>

#### **Related Items**



Franklin Iron Works Arnett 10 1/2" High Black Outdoor Wall Light

\$79<sup>.95</sup> Sale



Arnett 10 1/2" High Black Dusk-to-Dawn Outdoor Wall Lights Set of 2 \$199.95 Sale



Arnett 10 1/2" High Black Outdoor Barn Light Wall Lights Set of 2 \$229.99



Franklin Iron Outdoor Wall **\$79**.95 Sale



# PANORAMIC DOORS

MILLING

# **PRODUCT BROCHURE**

O

www.panoramicdoors.com



#### **ALUMINUM FOLDING DOORS**

Energy Efficient Aluminum Doors In Any Color

The Signature Series aluminum door system incorporates an integrated thermal break to maximize thermal efficiency. Unlimited widths up to 10' tall. Over 200 colors.

#### **KEY FEATURES** -

- + High-quality extruded aluminum for strength and performance
- Ideal for hot and cold climates
- Main swing door on every system
- Unlimited width system
- Inswing or outswing
- + Up to 10' tall
- Panel width of 20-40"
- Interlocking tongue and groove for superior seal and security
- Concealed multi-point locking system for ease of operation and security
- Robust panels suitable for all environments
- Thermal core for reduced thermal transfer
- White, bronze, and black textured
- Over 200 RAL colors
- Custom colors available
- + Add a screen system for year-round comfort and protection

#### **OPTIONS**

Unlimited Colors Standard Colors: Black, Bronze, and White Premium Color: Clear Anodized Architectural Colors: 23 Modern Design Colors AL. 2001 RAL Colors Custom Colors Matching services available



Black Textured Statuary Bronze Apollo White Textured



#### **Real Wood Interior**

Enjoy the luxurious feeling of a real wood interior.

Standard







Mahogany

**Black Walnut** Cherry



The Signature Series aluminum door offers ultimate versatility and options. This energy-efficient, thermally broken door utilizes our eeCore (Energy Efficient Core) Technology for optimal thermal performance, durability and beauty while enjoying maximum comfort with energy savings. The Signature Series door is our most versatile option allowing for extra wide systems, postless corner systems, and flag door (door + window) configurations. Available in unlimited system widths up to 10' high with panel widths of 20-40".





The **Absolute Series** vinyl door is an aluminum-reinforced vinyl door built in a stile and rail design. While most vinyl doors are constructed with fusion-welded corners, our design incorporates mechanically fastened corners giving it clean sightlines and a refined appearance perfect for any home or office. The **Absolute Series** door is our most affordable system available in sizes up to 19'6" wide and up to 8' tall with panel widths up to 38".

# energy-Efficient Doors

Our eeCore energy-efficient doors combine our unique design with high-quality materials to ensure your home or business is protected yearround from the elements. With eeCore technology, your home will not only look great, but it will also feel great!

Aluminum .32 U-value | SHGC .18\* Vinyl .29 U-value | SHGC .18\* When using dual pane Low-e3 and argon\*

# AWARD WINNING

The Panoramic Door has received multiple awards for our "Innovative Design and Technology". With the Panoramic Door you are getting a state-of-the-art door with unique features unlike any other.



GLASS MAGAZINE AWARDS MOST INNOVATIVE HARDWARE WindowDoor

Window & Door Crystal Achievement Award MOST INNOVATIVE DOOR COMPONENT

WindowDoor

Window & Door Crystal Achievement Award MOST INNOVATIVE DOOR

#### **INSPIRED DESIGN BEAUTIFULLY CRAFTED**



Builder: PureHaven Homes Architect: Habitations Design Group Interior Designer: PureHaven Homes Photographer: Miles Minn

MATERIALS

#### FIVE BEAUTIFUL CHOICES, One Exacting Standard.

Sierra Pacific windows and doors are crafted in four unique manufacturing styles. Each delivers its own design and performance advar This is the no bad choices, only good ones.



#### TANDARD. our unique manufacturing styles. This is the materials of the windows

#### ALUMINUM CLAD WOOD

The best of both worlds, combining beautiful wood inside with low maintenance aluminum cladding outside. Wood is select pine, or upgrade to one of eight other species, all protected by CoreGuard Plus® wood preservative. Double thick cladding is finished with a powder coating process that leads

the industry in durability and environmental safety.

#### All-Wood

For a classic, distinctive look, our all-wood windows and patio doors offer timeless elegance with exceptional thermal performance. As with all our wood products, long-term durability is ensured by CoreGuard Plus<sup>®</sup>, a leading wood treatment against rot and insects.





#### H3®

Inventive Fusion Technology™ integrates three components (extruded aluminum, vinyl and wood) into one perfect window with greater energy efficiency and performance. Double thick aluminum exteriors are protected by our industry-leading powder coated finishes, while

the wood interior is preserved with CoreGuard Plus®.

#### FeelSafe™

Our hurricane-resistant windows and patio doors feature high-strength, laminated glass, plus highly reinforced engineering and construction. They're built to withstand heavy storm impact as well as determined burglars.



All the benefits of vinyl windows and patio doors with Sterra Pacific DNA, our vinyl new construction and replacement products offer many of the same features and design options as our premium wood products. Choose from a

complete lineup of operating styles, sizes and shapes.



#### INSPIRED BY NATURE. DESIGNED TO LAST.

The exteriors of our clad windows and doors are fully encased in low maintenance, heavy-duty, extruded aluminum that's at least twice as thick as roll-form cladding

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 75 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.





15

UNI TABIE

See your local representative for actual cladding samples. Printing limits our ability to show colors precisely.

WOOD SPECIES/TRIM

#### Rich, Luxurious, The Natural Beauty Of Wood.

The hand-crafted appeal of real wood gives window interiors and trim a finishing touch that adds warmth and authenticity to any room. Yet every room is different, so we offer nine beautiful species of wood to match or complement any design consideration.

Don't see the perfect wood here? No worries. As long as it's workable, we'll make your interiors out of almost any wood in the world.



177.177. Shown: H3 Casement with 2" Brickmould Accessory Frame



#### Open A World Of Possibilities.

Top-to-bottom unobstructed views, clean lines and wide-open ventilation make our Sierra facific casement windows a favorite across the country. Smooth operation is ensured by our Encore 1 andle. It folds out when you need it, then folds back to stay out of the way of window treatments. The e windows also swing open a full 90 degrees for easy cleaning.

Choose the charm of our all-wood exteriors or the low-maintenance convenience of our aluminum cladding, and combine them with other fixed or operable Sierra Pacific windows to create the perfect look.

#### Standard casement windows where marked

Encore Handle BEAUTIFUL FINISHES \*special order. Extended lead-time. Available in 11 decorator finishes, it folds out for easy use, then folds back out of the way. Chestnut Bronze Champaone Satin Black Nickel Forever Bronze Chrome Chrome\* Brass\* Brass\* Bronze Sec. 4. TOP IT OFF For added charm or to complete EXTERIOR TRIM a look, add a radius top or consider Group A on page 17 French style casements. Shown: 2" Brickmould

French

Arched

Full Radius

---- STANDARD AWNING ----

#### A BREATH OF FRESH AIR.

A great choice when you want the fresh air of an open window even when it's raining, o awning windows are custom made, by hand, to your exact specifications. You'll notice the difference in how they look and how they operate.

Use them alone or combine them with other window configurations. They work especia y well underneath a large picture window to provide ventilation.

As with our other windows, you'll find them available in a large selection of clad or all-wood styles.



Functional And Flexible

No matter what windows you pair them with, our awning window designs can be customized with many grille pattern choices.





EXTERIOR TRIM Group A on page 17



Amoulu



#### **REVERSIBLE SHIPLAP-NICKEL GAP**

TruExterior Siding & Trim's Reversible Shiplap/Nickel Gap siding panels offer two authentic, on-trend looks in one for increased versatility and convenience. The profile comes in two formats: one features smooth Nickel Gap on one side and woodgrain Shiplap on the other; the second combines woodgrain Nickel Gap with smooth Shiplap on the flip side. A rabbeted edge ensures panels install with authentic spacing depending on which side is installed—the tight joint appearance of Shiplap or the nickel-sized space of Nickel Gap. Four widths are available for 16 total profile combinations.

#### **Finish Options:**

- Smooth Nickel Gap with Woodgrain Shiplap
- Woodgrain Nickel Gap with Smooth Shiplap





#### SHIPLAP GAP SIDE

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 4	11/16"	3-1/2"	3-3/32"
1 x 6	11/16"	5-1/2"	5-3/32"
1 x 8	11/16"	7-1/4"	6-13/16"
1 x 10	11/16"	9-1/4"	8-13/16"







#### **NICKEL GAP SIDE**

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)
1 x 4	11/16"	3-1/2"	3-3/32"	5/64"
1 x 6	11/16"	5-1/2"	5-3/32"	5/64"
1 x 8	11/16"	7-1/4"	6-13/16"	5/64"
1 x 10	11/16"	9-1/4"	8-13/16"	5/64"



TruExterior Siding comes pre-primed and does require paint.

# ATTACHMENT 5

Arborist Report & Tree Photos



June 7, 2021

#### Prepared for:

Eda Katie Tinto & Brendan Vitt Homeowners of 1808 Hanscom Drive, South Pasadena, CA 91030

#### Arborist Report

On May 5, 2021, we inspected various trees at the residential property at 1808 Hanscom Drive in the city of South Pasadena. A follow up visit was done on June 3, 2021 to collect additional information.

#### **Objective**

The purpose of this report is to document several trees on the property, as a result of proposed construction.

#### **Background**

The homeowners said they were in the process of constructing an addition on the property. They explained the City of South Pasadena is requiring additional parking space due to the increased building footprint. This report was requested by the City of South Pasadena as part of a parking variance request. Documentation from the homeowners states:

36.340.050 Hillside Project Development Standards subsection H... The formal application shall include details for the selected location and variance from the two-covered parking stall requirement. If mature trees are one of the reasons, the submittal should include a site plan showing the location and drip line of all trees, accompanied by an arborist report detailing the size and health of each tree that physically limits the potential for additional parking.

We were also provided with architectural renderings that plot several trees and a proposed parallel parking space along Hanscom Drive. The homeowners stated that if a garage were constructed (not just a parking space), it would be located along the undeveloped hillside on Hanscom Drive.

#### **Limitations**

This report is based on a visual, ground level inspection. The trees were not climbed. No soil disturbance was conducted as part of this inspection. Property lines are presumed based on boundary fencing.

All trees present some level of risk. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

#### **Observations**

The lot at 1808 Hanscom Drive is located on a hillside. The inspected trees were located in the southwest area of the property, immediately uphill from Hanscom Drive. These established trees



stand together in a cluster, creating a small forest. They are a mix of pines, native toyon, sapote, and cotoneaster.

One of the pines (#1 below) appeared to be on the neighbor's property. It is included in this report due to its proximity to the proposed parking space.

The trees all appeared to be in good health, with full canopies and healthy leaf/needle color, except one small toyon. These tree species are common in Los Angeles and typically do well in this area. Toyon are native to southern California. The area around the trees had been kept natural. The "forest" floor was covered in pine needles.

Each tree was given a Tree Condition Rating (A-F), with "A" being optimum and "F" meaning dead, not salvageable, or extremely hazardous. An "A" rating is defined as excellent condition with no immediate action recommended. A "C" rating is defined as Fair with routine maintenance needed.

	Tree	Trunk Diameter (Inches)	Tree Height (Estimated-Feet)	Canopy Spread (Estimated-Feet)	Condition
1	Aleppo pine (Pinus halepensis)	31	65	55	A- Excellent
2	Toyon (Heteromeles arbutifolia)	6, 1, 1, 2 (multiple trunks)	6	15	F-Dead/Not Salvageable
3	Toyon (Heteromeles arbutifolia)	9, 10, 18 (multiple trunks)	25	45	A- Excellent
4	Aleppo pine (Pinus halepensis)	31	65	51	A- Excellent
5	White sapote (Casimiroa edulis)	10	30	25	B-Good
6	Toyon (Heteromeles arbutifolia)	4,3,3,3,3,3,2,1,1,1,1,1 (multiple trunks)	15	15	A- Excellent
7	Canary Island pine (Pinus canariensis)	27	50	47	C - Fair
8	Cotoneaster (Cotoneaster spp.)	50-100 individual trunks	15	15	A- Excellent

The eight (8) observed trees are listed below:

One of the toyon was given an "F" rating because the main trunk had large cracks and appeared dead, though some live growth was visible on other remaining limbs.

The Canary Island pine was given a "C-Fair" rating. Some large dead branches were observed in the canopy. The trunk was co-dominant, meaning that it split into multiple trunks in a way that makes it more likely to fail. Pruning to remove dead limbs and cabling to reduce risk from the codominant stems would increase the rating to A or B.



The enclosed site plan (see Photo 3) shows the locations of the trees in proximity to the proposed parking space.

#### **Discussion**

A parking space parallel to Hanscom Drive would likely only have minimal impact to the existing trees. However, the construction of a covered garage anywhere along Hanscom Drive would likely require the removal of the large toyon (#3) and one of the Aleppo pines (#4).

This cluster of trees accounts for the majority of the trees on the property. They are also some of the largest trees on the street. They provide many benefits to the property and the neighborhood, including:

- Shade
- Hillside erosion control
- Beauty
- Privacy screening between neighbors
- Noise buffering from the road

**Recommendations** 

- 1. Proceed with the construction of a single, uncovered parking space oriented in line with the direction of the street to minimize construction stress to adjacent trees.
- 2. Get the input of an ISA Certified Arborist during construction to provide oversight. If roots larger than 3 inches in diameter are discovered during the excavation process that would need to be cut, an arborist should be consulted.

Should you have any questions regarding this report, please contact me at (323) 384-7770 or nick@treecarela.com.

Sincerely,

bekola for Angel"

Nick Araya Owner, TreeCareLA ISA Board Certified Master Arborist #WE-7751B ISA Tree Risk Assessment Qualified office: 323-327-1611 cell: 323-384-7770 www.treecarela.com





Photo 1: Aerial view of property with residence to the south and trees to the northwest. Photo source: Google Maps.



Photo 2: View from Hanscom Drive looking northeast towards cluster of trees.





Photo 3: Site plan with trees plotted by approximate location and dripline.





Photo 4: Two large Aleppo pines visible in background. The neighbor's pine (#1) is to the left. The Aleppo pine (#4) located on the client's property is to the right.





Photo 5: Trunk of neighbor's Aleppo pine (#1) seen over property line fence.





Photo 6: Small declining toyon (#2) highlighted in red.



Photo 7: Small declining toyon (#2) with visible cracks along main branches, a sign of brittle and dead wood underneath.




Photo 8: Duplicate of Photo 4, this time highlighting the trees in the foreground from left to right: toyon (#3), sapote (#5), and toyon (#6).





Photo 9: Canary Island pine (#7) just barely visible in the background behind the toyon.





Photo 10: Large, multi-trunked cotoneaster (#10) visible near patio/deck area.





ReniGrigorova\Dropbox\20-043 1808 Hanscom Drive\20-043.1 1808 Hanscom Drive Architectural\Drawings\sheets\A-0.50 Site plan.dwg

# PECK

# ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

# 1808 HANSCOM DR.

# ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

**REV DATEDESCRIPTION**20/11/19PRELIMINARY

**DRN CHK** RG CMP



1808 HANSCOM DRIVE

PROJECT NAME PROJECT NUMBER SHEET DESCRIPTION

SITE PLAN

20-043

**SCALE** 1" = 10'





# PECK

# ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

# 1808 HANSCOM DR.

# ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

**REV DATEDESCRIPTION**20/11/19PRELIMINARY

**DRN CHK** RG CMP



1808 HANSCOM DRIVE

PROJECT NAME PROJECT NUMBER SHEET DESCRIPTION

SITE PLAN

20-043

**SCALE** 1" = 10'





# PECK

# ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

# 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

REV DATE DESCRIPTION 20/11/19 PRELIMINARY

DRN CHK RG CMP



1808 HANSCOM DRIVE

PROJECT NAME PROJECT NUMBER SHEET DESCRIPTION

SITE PLAN

20-043

**SCALE** 1" = 10'











B SITE SECTION A-0.51 SCALE: 1" = 10'-0"

PECK

© 2020 CMPECK, INC.



Photo No.1 - TOYON VIEW FROM STREET



# Photo No.2 - TOYON VIEW OF BRANCHES FROM YARD

And A BANK

THE /

![](_page_153_Picture_0.jpeg)

# Photo No.3 - VIEW OF STREET FROM EXISTING GARAGE

![](_page_154_Picture_0.jpeg)

No Contraction

# Photo No.4 - VIEW OF TREE ON OTHER PROPERTY EDGE

80.0

![](_page_155_Picture_0.jpeg)

No.

States and the second

A CONTRACT

Photo No.5 - VIEW OF TREES FROM FRONT PATH

Ander Alter

![](_page_156_Picture_0.jpeg)

# Photo No.6 - VIEW OF TREES FROM STREET

-9

![](_page_157_Picture_0.jpeg)

# Photo No.7 - VIEW OF TREES FROM YARD

#### **ATTACHMENT 6**

Link to Soils & Engineering Report

<u>Click Here</u> for Link to Soils Report <u>Click Here</u> for Link to Soils Report Addendum <u>Click Here</u> for Link to Engineering Report

#### ATTACHMENT 7

**Public Comments** 

![](_page_160_Picture_0.jpeg)

CITY OF SOUTH PASADENA PLANNING AND BUILDING DEPT. Terence Chan/Teri Lee 1905 Hanscom Drive South Pasadena, Ca 91030

To: City of South Pasadena Planning Department 1414 Mission St South Pasadena

**RE: 1808 Hanscom Drive house addition** 

To Whom It May Concern:

I support Brendan & Katie with their house addition of 818 square foot to their main house.

I also agreed for the change of the color/paint to the house considered they already have a very existing color.

**Regards to the addition of the uncovered parking; it's good to have extra parking to their addition.** 

Katie & Brendan recently moved into the neighborhood and they are very friendly couples with 2 beautiful kids & their cute dog. We are very fortunate to have this family; they transforming their home into a very beautiful and comfortable place to live and raise their family.

We are exited and can't wait to see when the addition to the house is done!

Sincerely,

Mm 11 2023

![](_page_161_Picture_0.jpeg)

SEP U / 2023

#### CITY OF SOUTH PASADENA PLANNING AND DUILDING DEPT.

Paul Yrisarri 1817 Hanscom Drive

-

August 30, 2023

To the South Pasadena Planning Commission,

My name is Paul Yrisarri and I live at 1817 Hanscom Drive. I am writing to let you know my support for the building project of the Vitt family.

The Vitt family are wonderful neighbors and I fully support their proposed addition.

Thank you for your consideration of their project.

Sincerely,

Paul Cymore Paul Yrisarril

![](_page_162_Picture_0.jpeg)

August 31, 2023

#### SEP 0 / 2023

#### CITY OF ABUTH PASADENA PLANNING AND BUILDING DEPT.

To the South Pasadena Planning Commission,

I live across the street from Brendan Vitt, Katie, and their two daughters. I have gotten to know them over the years and have enjoyed watching their girls grow up. They are wonderful neighbors and an important part of the life on our street here on Hanscom Drive. I give my full support to their proposed addition to their home.

Thanks,

Joel Correa

1807 Hanscom Drive

![](_page_163_Picture_0.jpeg)

Jenny Sauk and Andreas Mauer 1812 Hanscom Drive South Pasadena, CA 91020

L

### SEP 0 7 2023

#### CITY OF SOUTH PASADENA PLANNING AND BUILDING DEPT.

August 31st, 2023

To whom it may concern,

We are writing this letter in support of the Katie Tinto and Brendan Vitt, who have graciously reviewed with us their plan for an 818 square foot, two story addition to their home. As their immediate neighbors, our property will be most impacted by this addition. We are fully supportive of their efforts to enhance and develop their property and have no objections to the nature or scope of the proposed work. Please feel free to reach out to us directly if in any way helpful.

Best regards,

Andreas Mauer and Jenny Sauk

![](_page_164_Picture_0.jpeg)

#### CITY OF SOUTH PASABENA PLANNING AND BUILDING DEPT.

Gail Wetmore 1840 Hanscom Drive South Pasadena, CA 91030

September 1, 2023

To the South Pasadena Planning Commission,

I am a long time resident of Hanscom Drive and I have gotten to know the Vitt family over the years through walking our dogs together in our neighborhood.

I am fully supportive of their plans to add an addition to their home. I want to make sure the City supports families like the Vitt family so they can stay in our community to raise their children.

Sincerely,

Gail Wetmore

September 1, 2023

![](_page_165_Picture_1.jpeg)

RE: Proposed addition at 1808 Hanscom Drive

To the South Pasadena Planning Commission,

#### CITY OF SOUTH PASADENA PLANNING AND BUILDING DEPT.

I am in full support of the proposed addition to the 818 square foot addition to the existing home at 1808 Hanscom Drive. The addition will have no impact on those who live across the street and will not be seen from the street. The addition of a parking space is also not an issue.

Unlike many other projects Hanscom Drive, the owners, Katie Tinto and Brendan Vitt, are very respectful of keeping the architecture and landscaping consistent with the original Spanish design of this house and in keeping with the character of the neighborhood. They did a great job replacing the retaining wall in front of the house a few years ago.

It is important to save our existing older homes while at the same time making them work for the modern family. This project does both!

Thank you.

Betty Emirhanian 1815 Hanscom Drive South Pasadena

September 5, 2023

![](_page_166_Picture_1.jpeg)

SEP U / 2023

#### CITY OF SOUTH PASADENA PLANNING AND BUILDING DEPT.

To whom this may concern,

I am writing this letter in support of Katie Tinto and Brendan Vitt's plan to expand their the existing residence (1808 Hanscom Drive) by 818 square foot off the back of their existing house. Katie and Brenden have been exceptional neighbors and are extremely supportive of our neighborhood. I am confident their expansion/construction plans will have a positive impact on our neighborhood and its residents.

If you have any questions, please feel free to contact me.

Dr. Kevin Chu

1825 Hanscom Drive, South Pasadena CA 91030

#### September 6, 2023

To the South Pasadena Planning Commission,

# RECEIVED

SEP 0 7 2023

#### CITY OF SOUTH PASADENA PLANNING AND BUILDING DEPT.

I am a resident of South Pasadena for the past 5 years and I've had the pleasure of getting to know the Vitt family during this time. I pass by their house and street every day as part of my commute and have appreciated the improvements they have made since purchasing it and have been consistently impressed by their character, dedication and commitment to maintaining our neighborhood's harmony and aesthetics. From day one, they were kind enough to invite me to their home as I had asked them for carpenter referrals. As they started improving their front yard, Brendan and his daughters were donating some of their plants to the neighborhood so I was able to get some and still own to this day. In our minds, the Vitt family has been a great addition to this community. Seeing them walk around our neighborhood with their kids and family dog is a sight for sore eyes as they are positive, warm and friendly. Their approachability and willingness to collaborate have undoubtedly strengthened our sense of unity within this community.

Some of the homes in Monterey Hills are neglected so we appreciate a family that has pride in their home and that takes care of it. They have shown exceptional care for their property, consistently keeping it well-maintained. This dedication reflects their sincere desire to contribute positively to our community's appearance and value. I have no doubt that this same level of commitment will extend to their proposed home addition. With that in mind, we are fully supportive of their plans to add an addition to their home so they can continue to raise their kids in their home and this city.

Thank you for considering my input, and I trust you will make a decision that benefits our community as a whole.

Sincerely, Fernando & Maia Durant . 1921 Illinois Dr

#### **ATTACHMENT 8**

Architectural Plans

ABBREVIATIONS	LT LVL LVB	LIGHT LAMINATED VENEER LUMBER LOUVER			
AB ANCHOR BOLT ABV ABOVE	LW		SLOPE DENSITY	ANALYSIS (site	highlighted in yel
AC ASPHALTIC CONCRETE A/C AIR CONDITIONING ACR ACRYLIC PLASTIC	MAX MB MECH	MAXIMUM MACHINE BOLT MECHANICAL	contour line ID	elevation	length
AD AREA DRAIN ADD ADDENDUM ADJ ADJACENT, ADJUSTABLE	MED MET MFR	MEDIUM METAL MANUFACTUBE(B)		ft	ft
AFF ABOVE FINISH FLOOR AGG AGGREGATE ALT ALTERNATE	MH MIN MISC	MANHOLE MINIMUM MISCELLANEOUS	1	820	9.10
ALUM ALUMINUM ANOD ANODIZED AP ACCESS PANEL	MM MO MTI	MILLIMETER MASONRY OPENING MATERIAL	2	822	22.47
APPROX APPROXIMATELY ARCH ARCHITECT(URAL) ACT ACOUSTIC TILE	MULL MWK	MULLION MILLWORK	3	824	37.12
AUTO AUTOMATIC BD BOARD	N (N)	NORTH NEW	4	826	69.87
BIT BITUMINOUS BLDG BUILDING BLK BLOCK	NAT N.G. NIC	NATURAL NATURAL GRADE NOT IN CONTRACT	5	828	71.77
BLKG BLOCKING BM BEAM B BENCHMABK	NO NOM NRC	NOMBER NOMINAL NOISE REDUCTION	6	830	82.02
BRX BRONZE BSMT BASEMENT BTWN BETWEEN	NTS	NOT TO SCALE	7	832	89.47
BUR BUILT-UP ROOFING	0/C OD 0.D.	ON CENTER OVERFLOW DRAIN OUTSIDE DIAMETER	8	834	65.22
CF CUBIC FOOT CHAM CHAMFER	OH OMS OWD	OVERHEAD OVAL HEAD MACHINE SCREW OVAL HEAD WOOD SCREW	9	836	201 96
CIR CIRCUMFERENCE CJ CEILING JOIST	OPG OPP	OPENING OPPOSITE	10	838	261.30
CH CEILING HEIGHT CLG CEILING	PART PCC PCF	PARTITION PRECAST CONCRETE POUNDS PER CUBIC FOOT	11	010	200.14
CLR CLEAR(ANCE) CM CENTIMETERS CMT CERAMIC MOSAIC TILE	PED PER PERF	PEDESTRIAN PERIMETER PERFORATE(D)	11	840	223.00
CMU CONCRETE MASONRY UNIT COL COLUMN COMB COMBINATION	PFL PL PL AM	POUNDS PER LINEAR FOOT PROPERTY LINE PLASTIC LAMINATE	12	842	144.16
COMP COMPRESS(ED), (ION), (IBLI CONC CONCRETE CONN CONNECTION	E) PLGL PLWD	PLATE GLASS PLYWOOD PAIR	13	844	95.35
CONST CONSTRUCTION CONT CONTINUOUS OR CONTINU CORR CORRUGATED	E PSF PSI	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH	14	846	53.59
CPT CARPET(ED) CS COUNTERSINK CSMT CASEMENT	PSL PT P-T	POINT POINT POST TENSION	15	848	6.95
CSP COMBINATION STANDPIPE CT CERAMIC TILE CT CERAMIC TILE	PTD PVC PVMT	PAINTED POLYVINYL CHLORIDE PAVEMENT	16	808	78.56
CTSK COUNTERSUNK CYD CUBIC YARD	QT	QUARRY TILE	17	810	90.51
DEMO DEMOLISH, DEMOLITION DEP DEPRESSED	R R/A RAD	RISER RETURN AIR RADIUS	18	812	101.54
DF DRINKING FOUNTAIN DIAG DIAGONAL DIA DIAMETER	RB RBT BCP	RUBBER BASE RUBBER TLE BEINFORCED CONCRETE PIPE	19	814	102.65
DIM DIMENSION DIV DIVISION DN DOWN	RD RES BET	ROOF DRAIN RESILIENT TILE	20	816	102.33
E EAST (E) EXISTING	REV	REVISED, REVISION ROOFING	20	010	102.55
EA EACH EB EXPANSION BOLT EE EACH EACE	RFH RFL RH	ROOF HATCH REFLECT(ED), (IVE), (OR) RIGHT HAND	21	010	102.15
EJ EXPANSION JOINT EL ELEVATION	RM RO ROW	Room Rough opening Right of Way	22	820	101.90
ELEC ELECTRIC(AL) ELEV ELEVATOR EMER EMERGENCY	S SC	SOUTH SOLID CORE	23	822	101.83
ENC ENCLOSURE EP ELECTRICAL PANEL EQ EQUAL, EQUIVALENT	SCH SD SEAI	SCHEDULE STORM DRAIN SEALANT	24	824	101.80
EQPT EQUIPMENT EST ESTIMATE(D) EWC ELECTRIC WATER COOLER	SECT SF SHT	SECTION SQUARE FT.	25	826	101.66
EXH EXHAUST EXP EXPANSION EXT EXTERIOB	SIM SKL	SINELT SIMILAR SKYLIGHT	26	828	5.38
FA FRESH AIR, FIRE ALARM	SPEC SPEC SPK	SPACEN SPECIFICATION(S) SPEAKER			
F.B. FACE BRICK, FLAT BAR FBO FURNISHED BY OTHERS	SQ SS SST	SQUARE SERVICE SINK STAINLESS STEEL	L =		2423.16
FDC FIRE DEPARTMENT CONNECTION	STD STG STL	STANDARD SEATING STEEL	A =	1857	1.3 sf
FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINI	STO STRUC ET SUSP	STORAGE T STRUCTURAL SUSPENDED	l =		2 ft
FF FINISH FLOOR FFE FINISH FLOOR ELEVATION FFL FINISH FLOOR LINE	SYM T	SYMMETRY, SYMMETRICAL TREAD	<b>S</b> =	26	10 %
FHC FIRE HOSE CABINET FHS FIRE HOSE STATION FHMS FLATHEAD MACHINE SCREV	TB TELE N TEB	TACK BOARD TELEPHONE TEBBAZZO	5 -	20.	10 /0
FHWS FLATHEAD WOOD SCREW FIN FINISH(ED) FJT FLUSH JOINT	T&G TH THK	TONGUE AND GROOVE THRESHOLD			
FL FLOW LINE FLCO FLOOR CLEAN OUT FLG FLASHING	T.O.G. TOL	TOP OF GRATE TOLERANCE	$S = (I \times L \times 100)$	/Α	
FLR FLOOR(ING) FLUR FLUORESCENT	T.O.S. T.O.SL T.O.W.	TOP OF STEEL TOP OF SLAB TOP OF WALL	where		
FOF FACE OF CONCRETE FOF FACE OF FINISH FOM FINISH MASONRY	T.PART TS TV	TOILET PARTITION TUBE STEEL TELEVISION	S	average slope	e of ground in per
FOS FACE OF STUDS FP FIREPROOF FS FLOOR SINK, FULL SIZE	TYP UC	TYPICAL UNDERCUT	Ι	contour inter	vals in feet
FT FOOT OR FEET FTG FOOTING FUR FURRED, FURRING	UNF U.O.N. UR	UNFINISHED UNLESS OTHERWISE NOTED URINAL	L	combined ler	ngth in feet of all
FUT FUTURE GA GAUGE, GAGE	VAR			tours on parc	el
GALV GALVANIZED GB GYPSUM BOARD GC GENEBAL CONTBACT(OB)	VCT VD	VINYL COMPOSITION TILE VOICE / DATA	А	area of prope	erty in square fee
GCMU GLAZED CONCRETE MASONRY UNIT	VENT VF VG	VERTICAL VINYL FABRIC VERTICAL GRAIN		men er brebe	
GI GLASS CLAZING	W	WIDTH, WIDE WEST			
GLB GLASS, GLAZING GLB GLASS BLOCK GLF GLASS FIBER	W/ WB WC	WITH WOOD BASE WATER CLOSET			
GPL GYPSUM LATH GR GRADE	WD WF WG	WOOD WIDE FLANGE (STEEL) WIRED GLASS			0
HB HOSE BIBB HC HOLLOW CORE HD HEAVY DUTY	WI WIN WM	WROUGHT IRON WINDOW WIBE MESH	NOTE; FOR C	OMPLETE SLOP	I.U DE RAND ANAI VSI
HDCP HANDICAPPED HDR HEADER HDW HARDWARE	W/O WP W P	WITHOUT WATERPROOF(ING) WOBKING POINT	AVERA	GE SLOPE 26.1	0%
HM HOLLOW METAL (DOOR) HSS HOLLOW STRUCTURAL SECTION (STEEL)	WSCT WWF	WAINSCOT WELDED WIRE FABRIC			
HWH HOT WATER HEATER HVAC HEATING/VENTILATING/AIR					
INGL INCLUDE(D), (ING) INS INSULATION INT INTERIOR					
INTM INTERMEDIATE JAN JANITOR					
JC JANITOR'S CLOSET JT JOINT					
L LENGTH LAM LAMINATED LAV LAVATORY					
LL LIVE LOAD LP LOW POINT	=p				
	-11				

### llow)

SLOPE DENSITY	ANALYSIS (area h	nighlighted in yellow)
contour line ID	elevation	length
	ft	ft
1	820	6.05
2	822	18.41
3	824	32.38
4	826	46.54
5	828	54.04
6	830	18.33
7	832	6.83
L =		182.58
A =	457.	.5 sf
=		2 ft
S =	79.8	2 %
$S = (I \times L \times 100)$	/ A	
where		
S	average slope	of ground in percent
Ι	contour interv	als in feet
L	combined leng	th in feet of all con-

SHEET NO.	SHEET TITLE
	ARCHITECTURAL
A0.00	COVER PAGE
A0.01	GENERAL NOTES
A0.10	SURVEY
A0.20	TITLE 24
A0.21	TITLE 24
A0.22	TITLE 24
A0.30	FLOOR AREAS
A0.31	FLOOR AREAS
A0.40	SITE PHOTO STREET VIEW
A0.41	SITE PHOTOS
A0.42	NEIGHBORHOOD PHOTOS
A0.50	SITE PLAN EXISTING
A0.51	SITE PLAN PROPOSED
L-1	PROPOSED LANDSCAPE
A0.52	SITE SECTIONS
A0.53	SITE SECTIONS

SHEET INDEX

A2.00	DEMO FLOOR PLANS	
A2.01	PROPOSED FLOOR PLANS AND ROOF PLAN	
A4.00	EXTERIOR ELEVATIONS	
A4.01	EXTERIOR ELEVATIONS	
A4.02	EXTERIOR ELEVATIONS	
A5.00	BUILDING SECTIONS	
A6.00	ENLARGED STAIR PLANS AND SECTIONS	
A7.00	DOOR AND WINDOW SCHEDULES	
	STRUCTURAL	
S1.1	COVER SHEET	
S1.2	SHEAR WALL & HOLD DOWN SCHEDULES	
S1.3	TYPICAL FRAMING DETAILS	
S2.1	FOUNDATION PLAN	
S2.2	SECOND FLOOR FRAMING PLAN	
S2.3	ROOF FRAMING PLAN	
S3.1	DETAILS	
S3.2	DETAILS	
S3.3	DETAILS	
CIVIL		
C-1.0	SLOPE DENSITY ANAYLSIS	
C-1.1	SLOPE DENSITY ANALYSIS	
C-2.0	GRADING PLAN	
	RW	
RW-1	COVER SHEET	
RW-2	RETAINING WALL PLAN	

RW-3 RETAINING WALL SECTIONS

OWNER:

BLOCK LOT

### **PROJECT DESCRIPTION**

ZONE: RS FRONT YARD SETBACK: 35' (25 % OF LOT DEPTH, MIN 25', MAX 35') SIDE YARD SETBACK: 10' (10% OF LOT WIDTH) EXISTING SIDE YARD SETBACK: 3.66' REAR YARD SETBACK: 25' HEIGHT LIMIT: 35' MAX FAR (FLOOR AREA RATIO) 0.35 MAX LOT COVERAGE 40%

### PROJECT DATA

OCCUPANCY GROUP BUILDING HEIGHT: LOT AREA: BUILDING AREA:

#### BASE FIRS SECO

TOTA (BASE

NOTES: ALL WORK SHALL CONFORM TO THE ABOVE CODES, THE STATE OF CALIFORNIA CODE OF REGULATIONS TITLE 19 AND 24 REQUIREMENTS (ENERGY AND DISABLED ACCESS), OSHA, AND ANY OTHER REGULATORY AGENCIES THAT HAVE AUTHORITY AND JURISDICTION OVER ANY PORTION OF THIS WORK.

# area of property in square feet Α NOTE; SEE SHEET C-1.1 FOR COMPLETE SLOPE BAND ANALYSIS

tours on parcel

AVERAGE SLOPE 79.82%

ercent

l con-

SIS

### VICINITY MAP

![](_page_169_Picture_29.jpeg)

### PROJECT DIRECTORY

KATIE TINTO AND BRENDAN VITT 1808 HANSCOM DRIVE, SOUTH PASADENA, CA 91030

ARCHITECT OF RECORD, STRUCTURAL AND CIVIL ENGINEER: C.M. PECK, INC. 25 S. EL MOLINO AVE., PASADENA, CA 91101

#### LEGAL DESCRIPTION

ASSESSOR PARCEL NO. (APN) TRACT NO MAP REFERENCE

M B 27-29-30 4 20, 21, 22

TR 2672

5308-018-025

NEW TWO-STORY ADDITION/RENOVATION TO EXISTING SINGLE FAMILY HOUSE WITH 2 BEDROOMS AND 1 BATHROOM ACCESSIBLE AND 1 BATHROOM IN THE BASEMENT THE ADDITION HOUSES A FAMILY ROOM AND 1/2 BATH ON THE FIRST FLOOR AND 2 BEDROOMS AND FULL BATH ON THE SECOND FLOOR.

### ZONING

R3 & U (GARAGE) V-B, (NON SPRINKLERED) CONSTRUCTION TYPE: NUMBER OF STORIES: 2 20' - 10" 18571.2 SF

	EXISTING	ADDITION	PROPOSED
EMENT FLOOR AREA:	349.4 SF	0 SF	349.4 SF
T FLOOR AREA:	1146.0 SF	342.7 SF	1488.7 SF
OND FLOOR AREA:	0 SF	584.2 SF	584.2 SF
AL AREA FOR FAR CALCULATION: EMENT EXEMPT)	1146.0 SF	926.9 SF	2072.9 SF

FAR (FLOOR AREA RATIO):	6.2%	11.2%
LOT COVERAGE:	7.4%	11.3%

#### APPLICABLE CODES

A. BUILDING:	2020 LOS ANGELES RESIDENTIAL CODE
B. PLUMBING:	2020 LOS ANGELES PLUMBING CODE
C. MECHANICAL:	2020 LOS ANGELES MECHANICAL CODE
D. ELECTRICAL:	2020 LOS ANGELES ELECTRICAL CODE
E. FIRE:	2020 LOS ANGELES FIRE CODE
F. TITLE 24:	2020 LOS ANGELES ENERGY CODE
G. ZONING:	2020 SOUTH PASADENA CITY CODE
H. GREEN BLDG:	2020 LA CITY GREEN BUILDING CODE

# PECK

# ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

### ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

- PROJECT SITE

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

REV DATE	DESCRIPTION	DRN	СНК
20/11/19	PRELIMINARY	RG	CMP
21/06/21	PC SUBMITTAL	RG	CMP
22/02/12	PC RESUBMITTAL	RG	CMP
22/05/08	SITE REV./PC	CLF	CMP
22/08/22	SITE REV./PC	CLF	CMP
22/10/05	PC RESUBMITTAL	CLF	CMP
23/01/22	PC RESUBMITTAL	CLF	CMP
23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

![](_page_169_Picture_54.jpeg)

DESCRIPTION SCALE AS NOTED

![](_page_169_Picture_57.jpeg)

#### **GENERAL NOTES & REQUIREMENTS**

1. ALL PHASES OF CONSTRUCTION SHALL BE REGULATED BY CURRENT VERSIONS OF THE CALIFORNIA BUILDING CODE (CBC), THE LOS ANGELES CITY BUILDING CODE, THE CALIFORNIA PLUMBING, ELECTRICAL AND MECHANICAL CODES AND ANY APPLICABLE LOCAL REGULATIONS. 2. STUD WALLS SHALL BE FIRE BLOCKED AT FLOOR, CEILING (INCLUDING FURRED AREAS), AND MID-HEIGHT OF STUD

SPACES MORE THAN 8'-0" HIGH. 3. FLASH EXTERIOR OPENINGS WITH SISALKRAFT OR EQUAL. WINDOW HEAD FLASHING TO LAP OVER JAMB FLASHING AND JAMB FLASHING TO LAP OVER SILL FLASHING.

4. PROVIDE 26 GA. COPPER SADDLE FLASHING AND COUNTER FLASHING. PROVIDE 26 GA. COPPER OR S.S. DIVERTERS AT ALL DOOR HEADS AND WINDOWS. PROVIDE 26 GA. COPPER

SILL PAN AT ALL DOOR SILLS. 5. 26 GA. COPPER CRICKET FLASHING SHALL BE USED AT ALL CONNECTIONS TO THE ROOF. APPLY OVER PLYWOOD

FRAMES. 6. EXTERIOR STUCCO WIRE SHALL BE NAILED TO TOP AND

BOTTOM PLATES W/8d @ 8" O.C. 7. THE LONG DIMENSION OF GYPSUM WALL BOARD SHALL SPAN PERPENDICULAR TO THE SUPPORTS

8. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)

9. ALL FRAMING SHALL BE INSTALLED MEETING THE REQUIREMENTS OF BOTH THE STRUCTURAL AND LIGHTING DESIGN. THE CONTRACTOR SHALL SURPASS THE SPECIFIED STRUCTURAL AND ADD ADDITIONAL FRAMING WHERE NECESSARY TO ACCOMODATE THE LOCATION OF THE ELECTRICAL AND LIGHTING FIXTURES AS LOCATED IN THE PLANS.

10. UPON COMPLETION OF THE INSULATION WORK, BOTH BUILDER AND INSULATION INSTALLER SHALL COMPLETE AND CONSPICUOUSLY LOCATE A CARD CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN ACCORDANCE WITH ACT 5, CHAPTER 1, TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE

11. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4) 12. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)

13. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. 14. PROVIDE 70-IN. HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)

15. WATER HEATER MUST BE STRAPPED TO WALL. (SEC 507.3, I APC) 16. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL

DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)

17. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT

WAS OBTAINED. (R315.2) 8.EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1) 19. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS

OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE. 20. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY & BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY, SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING & SHALL BE EQUIPPED WITH BATTER BACK UP & LOW BATTERY SIGNAL. (R314) 21. AN APPROVED CARBON MONOXIDE ALARM SHALL BE

INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) & ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315) 22. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.6)

23. SPIRAL STAIRS SHALL COMPLY WITH SECTION R311.7.3. 24.PLASTIC SKYLIGHTS TO COMPLY WITH 91.2603.7.1 25. DAMP-PROOF ALL WALLS AND FOUNDATIONS BELOW GRADE

26.DAMP-PROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1. 27. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER & BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) SEPARATE PLUMBING PERMIT REQUIRED.

28.PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING & SPACE CONDITIONING EQUIPMENT, SHOWER HEADS & FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING & ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION. 29. GENERAL CONTRACTOR TO ENSURE THAT EXCAVATIONS ARE KEPT FREE OF STANDING WATER.

**30.ALL INSULATION SHALL BE CERTIFIED BY THE** 

MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOOR & WINDOWS BETWEEN CONDITIONED & UNCONDITIONED SPACE SHALL BE FULLY WEATHER-STRIPPED

31. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF

THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL **EXPENSES** 

32. WHERE CASEWORK REPLACES EXISTING CASEWORK,

FACES OF CASEWORK SHALL ALIGN WITH FACES OF CASEWORK TO BE REMOVED. ALL CASEWORK DIMENSIONS

SHALL BE VERIFIED IN FIELD. 33.BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE. (R303.3) FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. 34. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM

ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.8) 35.PROVIDE RAIN GUTTERS AND DOWNSPOUTS TO DRAIN

ROOF WATER AND CARRY IT VIA NON-EROSIVE MEANS TO THE STREET. GUTTERS SHALL BE SECURED AT LEAST EVERY 36" WITH MALLEABLE METAL HANGERS. 36.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. (R319) 37.PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

38.DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2). 39. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND

WIRES AT CEILING AND FLOOR LEVEL. WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

40.ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)

41. WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)

42. ALL GUARDRAILS TO BE 42" HIGH WITH MAXIMUM SPACING OPENING BETWEEN RAILS 4" CLR. 43.FOR ROOF SLOPES < 2:12 SRI VALUES OF AT LEAST 75 OR BOTH A 3 YEAR SOLAR REFLECTANCE OF AT LEAST 0.75 44.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 SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)

45. ALL WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF THE PUBLIC AUTHORITIES GOVERNING THE WORK. 46.OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND FINAL SIGN-OFFS REQUIRED BY THE PUBLIC AUTHORITIES GOVERNING THE WORK.

47. THE DRAWINGS AND PROJECT MANUAL ARE COMPLEMENTARY AND THEIR INTENT IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THE ORGANIZATION OF THE DRAWINGS AND PROJECT MANUAL SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING WORK AMONG THE SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK PERFORMED BY ANY TRADE

48.REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. THE CONTRACTOR SHALL REPORT ANY CONFLICTS AND/OR OMISSIONS TO THE ARCHITECT PRIOR TO PERFORMING ANY WORK IN QUESTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO COMPLETE THE WORK STATED IN ON THE CONTRACT DOCUMENTS BASED UPON THE OPTIMAL ESTABLISHED QUALITY STANDARD. 49. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS AND/OR CHANGES TO THE ARCHITECT, IN WRITING, FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION. 50. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES AND USE OF ELEVATORS AS TO MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS. 51.0WNER WILL PROVIDE WORK NOTED AS "BY OTHERS" OR "NIC" UNDER SEPERATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

52.MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS FOR DURATION OF WORK IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.

53.PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE FOR DURATION OF WORK. ALL DAMAGE DUE TO IMPROPER PROTECTION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

54.MAINTAIN WORK AREAS SECURE AND LOCKABLE FOR THE DURATION OF WORK AND COORDINATE WITH OWNER/ LANDLORD TO ENSURE SECURITY.

55. PROVIDE A DULY AUTHORIZED FULL-TIME REPRESENTATIVE ON THE JOB SITE AT ALL TIMES FOR SUPERVISION OF CONSTRUCTION AS OUTLINED IN THE PROJECT MANUAL. 56. SUBMIT SAMPLES, DATA SHEETS AND SHOP DRAWINGS AS OUTLINED IN THE PROJECT MANUAL

57.MAINTAIN THE CONSTRUCTION PREMISES IN A NEAT AND ORDERLY CONDITION AS OUTLINED IN THE PROJECT MANUAL 58.DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION OR INFORMATION TO THE ARCHITECT. TELEPHONE INQUIRIES WILL NOT BE PERMITTED.

59. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D)) 60. THE SPRINKLER SYSTEM SHALL BE APPROVED BY

PLUMBING DIVISION PRIOR TO INSTALLATION. 61.PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SHOW DETAILS ON PLANS. MINIMUM - 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R310.2.1)

#### **REVIEW BY CONTRACTOR**

1. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS WITH EACH OTHER AND WITH OTHER PERTINENT INFORMATION FURNISHED BY THE OWNER AND SHALL AT ONCE REPORT TO CM PECK ARCHITECTURE + ENGINEERING ERRORS. INCONSISTANCIES OR OMISSIONS DISCOVERED. 2. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND

VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONSTUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTANCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO CM PECK ARCHITECTURE + ENGINEERING AT ONCE. 3. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE VERIFIED FOR SQUARE IN LAYOUT AND PLUMB IN VERTICAL CONSTRUCTION. ALL EXISTING ROOF CONSTRUCTION TO REMAIN SHALL BE VERIFIED AS TO ITS PITCH AND CONSTRUCTION. ALL EQUIPMENT REQUIRING COORDINATION WITH FOUNDATION AND FRAMING IN TERMS OF CLEARANCES, MOUNTING PLATFORMS, SPECIAL CONSTUCTION, ETC. SHALL BE SPECIFIED PRIOR TO COMMENCING WITH CONSTRUCTION OF THE PROJECT. ALL CLEARANCES, ATTACHMENT TECHNIQUES, SPECIAL CONSTRUCTION, ETC. SHALL BE VERIFIED PRIOR TO COMMENCING WITH CONSTRUCTION. ERRORS, INCONSISTANCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO CM PECK ARCHITECTURE + ENGINEERING AT ONCE. IN NO CASE SHALL THE CONTRACTOR SCALE THE DRAWINGS IN ORDER TO DETERMINE ACTUAL DIMENSIONS FOR CONSTRUCTION 4. ANY DEMOLITION DRAWINGS AND NOTES ARE PROVIDED FOR CONVENIENCE AND INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT THE COMPREHENSIVE STATE OF THE BUILDING(S). VERIFY THE EXISTING STATE OF THE BUILDING(S) FINISHES AND BUILDING SYSTEMS. 5. CONTRACTOR TO COORDINATE AND VERIFY ALL

DEMOLITION WITH ALL ALTERATION PLANS. 6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SHORING, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. 7. THE WORKING DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED PROJECT AND DO NOT INDICATE THE METHODS OF CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF CM PECK ARCHITECTURE + ENGINEERING SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY CM PECK ARCHITECTURE + ENGINEERING DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY CM PECK ARCHITECTURE + ENGINEERING, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING GENERAL CONFORMITY WITH THE CONSTRUCTION DOCUMENTS, BUT DO NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

8. IF A PORTION OF THE WORK IS COVERED CONTRARY TO THE REQUEST OF CM PECK, INC., OR TO REQUIREMENTS SPECIFICALLY EXPRESSED IN THE CONSTRUCTION DOCUMENTS, IT MUST, IF REQUIRED IN WRITING BY CM PECK, INC., BE UNCOVERED FOR THE OBSERVATION OF CM PECK, INC

9. THE CONTRACTOR SHALL MAINTAIN AT THE SITE ON RECORD A COPY OF THE DRAWINGS, SPECIFICATION, ADDENDA, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED CURRENT TO RECORD CHANGES AND SELECTIONS MADE DURING CONSTRUCTION, AND IN ADDITION APPROVED SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR REQUIRED MATERIALS. 10. THE CONTRACTOR SHALL BE RESPONSILBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. RESPONSIBILITY FOR SPECIFIC SECTIONS OF THE WORK, INCLUDING BUT NOT LIMITED TO FOUNDATION, FRAMING, MECHANICAL, PLUMBING, AND ELECTRICAL, MAY BE DELEGATED TO EACH APPLICABLE SUBCONTRACTOR, BUT IN NO CASE SHALL EXTRA COMPENSATION BE AWARDED FOR ADDITIONAL WORK OR CHANGES DUE TO CODE REQUIREMENTS NOT SPECIFICALLY NOTED IN THE CONSTRUCTION DOCUMENTS.

11. THE CONTRACTOR SHALL PROMPTLY CORRECT WORK THE FIELD) 9. REPAIR AND/OR RESTORE ALL EXISTING FIREPROOFING REJECTED BY CM PECK, INC. OR FAILING TO CONFORM TO THE DAMAGED DUE TO DEMOLITION AND NEW WORK. REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. WHETHER OBSERVED BEFORE OR AFTER SUBSTANTIAL FIRE PROTECTION RATING. COMPLETION AND WHETHER OR NOT FABRICATED, INSTALLED 10. PATCH AND REPAIR ALL EXISTING AND/OR NEW OR COMPLETED. THE CONTRACTOR SHALL BEAR COSTS OF CORRECTING SUCH REJECTED WORK, INCLUDING ADDITIONAL PENETRATIONS THROUGH EXISTING FIRE RATED SLABS AND PARTITIONS, AS REQUIRED, TO MAINTAIN EXISTING FIRE TESTING AND INSPECTIONS AND COMPENSATION FOR THE SERVICES AND EXPENSES OF CM PECK, INC. MADE PROTECTION RATING. NECESSARY THEREBY. 11. PATCH AND REPAIR ALL EXISTING WALLS, COLUMNS AND

12. THE CONTRACTOR SHALL ENFORCE STRICT DICIPLINE AND GOOD ORDER AMONG THE CONTRACTOR'S EMPLOYEES AND OTHER PERSONS CARRYING OUT THE CONTRACT. THE CONTRACTOR SHALL NOT PERMIT EMPLOYMENT OF UNFIT PERSONS OR PERSONS NOT SKILLED IN TASKS ASSIGNED TO THEM.

13. CONTRACTOR SHALL PREPARE AND SUBMIT TO CM PECK, INC. OR TO THE OWNER SHOP DRAWINGS, PRODUCT DATA, 1. PROVIDE A CLASS 'A' FIRE-RETARDANT ROOF COVERING SAMPLES AND SIMILAR SUBMITTALS REQUIRED BY THE PER SECTION R902.1 CONSTRUCTION DOCUMENTS WITH REASONABLE 2. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY PROMPTNESS AND IN SUCH SEQUENCE AND TO CAUSE NO GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR SECTION R308.3 (SEE EXCEPTIONS)(R308.4) OF SEPARATE CONTRACTORS. CM PECK, INC. WILL REVIEW a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND AND APPROVE THE SUBMITTED DOCUMENTS WITHIN 10 **BI-FOLD DOOR ASSEMBLIES.** WORKING DAYS. b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE

14. WHEN PROFESSIONAL CERTIFICATION OF PERFORMANCE CRITERIA OF MATERIALS, SYSTEMS OR EQUIPMENT IS REQUIRED BY THE CONSTRUCTION DOCUMENTS, CM PECK, INC. SHALL BE ENTITLED TO RELY UPON THE ACCURACY AND COMPLETENESS OF SUCH CALCULATIONS AND CERTIFICATIONS

15. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONSTRUCTION DOCUMENTS AND SHALL NOT UNREASONABLE ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT.

ONE OR MORE WALKING SURFACE WITHIN 36 INCHES **16. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY** HORIZONTALLY OF THE GLAZING. FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS d. GLAZING IN GUARDS AND RAILINGS. DIRECTED BY CITY REGULATIONS. e. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, TUBS, WHIRLPOOLS, SAUNAS, STREAM ROOMS, BATHTUBS FITTING OR PATCHING REQUIRED TO COMPLETE THE WORK AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY 18. THE CONTRACTOR SHALL KEEP THE PREMISES AND STANDING OR WALKING SURFACE SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE f. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR MATERIALS OR RUBBISH CAUSED BY OPERATIONS UNDER THE AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS CONTRACT. AT COMPLETION OF THE WORK THE WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 CONTRACTOR SHALL REMOVE FROM AND ABOUT THE INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, PROJECT WASTE MATERIALS, RUBBISH THE CONTRACTOR'S MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND WATER'S EDGE.

SURPLUS MATERIALS.

19. THE CONTRACTOR SHALL PROVIDE THE OWNER AND CM PECK, INC, ACCESS TO THE WORK IN PREPARATION AND PROCESS WHEREVER LOCATED

20.UNLESS OTHERWISE PROVIDED IN THE CONSTRUCTION DOCUMENTS, WHEN THE OWNER PERFORMS CONSTRUCTION OR OPERATIONS RELATED TO THE PROJECT WITH THE OWNER'S OWN FORCES, THE OWNER SHALL BE DEEMED TO BE SUBJECT TO THE SAME OBLIGATIONS AND TO HAVE THE SAME RIGHTS WHICH APPLY TO THE CONTRACTOR UNDER THE

CONDITIONS OF THE CONTRACT.

### PROTECTION AND PRESERVATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING. MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT.

2. THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS FOR SAFETY OF AND SHALL PROVIDE

REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO: A. EMPLOYEES OF THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY; B. THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN. C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO. SUCH AS TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION, OR REPLACEMENT ON THE COURSE OF CONSTRUCTION.

3. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

4. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PERFORMANCE UNDER THE CONTRACT, REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNING AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT SITES AND UTILITIES

5. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL REQUIRED BY EXISTING CONDITIONS AND PERFORMANCE UNDER THE CONTRACT, REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNING AGAINST HAZARDS,

PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT SITES AND UTILITIES. 6. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

7. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF ANY PORTION OF THE BUILDING AFFECTED BY THE WORK. 8. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH APPLICABLE LAWS ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON SAFETY OF PERSONS OR PROPERTY OR THEIR PROTECTION

FROM DAMAGE, INJURY, OR LOSS 9. CONTRACTOR SHALL TAKE SPECIAL CARE TO PRESERVE THOSE ELEMENTS THAT ARE TO REMAIN. ANY ITEMS THAT ARE TO BE RE-USED MUST BE STORED AND PROTECTED AS REQUIRED FOR RE-USE.

### INTERIOR CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD." ALLOW FOR

THICKNESS OF FINISHES. 2. COORDINATE AND PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

3. UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.

4. ALL INTERIOR GLAZING TO BE SAFETY GLAZING IN ACCORDANCE WITH APPLICABLE CODES.

5. MARK THE LOCATION OF ALL PARTITIONS ON THE SLAB FOR REVIEW BY THE ARCHITECT PRIOR TO INSTALLATION. REVIEW SHALL BE FOR DESIGN INTENT. CONTRACTOR TO VERY ALL CONDITIONS IN ORDER TO ENSURE PROPER FIT.

ALL PARTITIONS SHALL BE PERPENDICULAR OR PARALLEL TO BUILDING CORE WALLS, UNLESS OTHERWISE NOTED. 7. HINGE FACE OF ALL DOOR OPENINGS SHALL BE LOCATED 6" FROM ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.

8. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION. (REVIEW WITH ARCHITECT IN

FIREPROOFING SHALL BE AS REQUIRED TO MAINTAIN EXISTING

SURFACES SCHEDULED TO REMAIN AS REQUIRED TO LEAVE THEM SMOOTH AND EVEN TO RECEIVE NEW SCHEDULED FINISHES. REFER TO FINISH PLAN FOR ADDITIONAL INFORMATION.

#### **BUILDING ENVELOPE**

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. c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL

THAT MEETS ALL OF THE FOLLOWING CONDITIONS: I. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET; II. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR; III. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR; IV.

g. 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.

h. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING (R304.2).

3. 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. (R319.1)

4. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

#### FURNITURE NOTES

1. FURNITURE IS INDICATED FOR INFORMATIONAL PURPOSES ONLY.

2. CONTRACTOR TO COORDINATE LAYOUT OF FURNITURE WITH FURNITURE MANAGER/ SUPPLIER PRIOR TO INSTALLATION OF WALL & FLOOR MOUNTED DEVICES.

#### **REFLECTED CEILING NOTES**

1. ARCHITECTURAL DRAWINGS ONLY INDICATE LOCATIONS OF ELECTRICAL, MECHANICAL, FIRE PROTECTION, AUDIO-VISUAL AND SECURITY DEVICES. FOR SPECIFICATIONS AND DESIGN OF THESE SYSTEMS REFER TO THE ENGINEERING AND/OR CONSULTANT DRAWINGS. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, FOR COMPLYING WITH ALL APPLICABLE CODES, FOR PROPER SIZING AND CIRCUITING OF WORK AND FOR PROVIDING **RECORD "AS-BUILT" DRAWINGS** 

2. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, DUCTWORK, STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS. ARRANGE AND MODIFY NON-VISIBLE ITEMS TO INSURE ADEQUATE CLEARANCES FOR CEILING MOUNTED DEVICES AND FOR CEILING LAYOUT AS INDICATED. 3. MOUNT STANDARD SWITCHES AS INDICATED ON THE STANDARD MOUNTING HEIGHT ELEVATIONS, UNLESS OTHERWISE NOTED.

4. INDICATED DIMENSIONS ARE TO THE CENTERLINE OF A SINGLE SWITCH OR TO THE CENTERLINE OF A CLUSTER OF SWITCHES, UNLESS OTHERWISE NOTED.

5. INSTALL SWITCHES ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES, UNLESS OTHERWISE NOTED. DO NOT INSTALL BACK-TO-BACK.

6. PROVIDE MATCHING "LEVITON DECORA SERIES" TYPE COVER PLATES, SWITCHES AND RELATED ITEMS, COLOR: WHITE, UNLESS OTHERWISE NOTED. PROVIDE ALL DEVICES UNDER A COMMON FACEPLATE, UNLESS OTHERWISE NOTED. 7. ALL STROBE, SPEAKER/STROBE AND VISUAL ALARM DEVICE LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR DESIGN INTENT. SUBMIT "SHOP DRAWING" TO ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO START OF WORK

8. LOCATE HVAC DIFFUSERS/REGISTERS AND LIGHTING FIXTURES WITHIN GRID LINES, UNLESS OTHERWISE NOTED. LOCATE SPRINKLER HEADS, SPEAKERS, RECESSED LIGHT FIXTURES AND OTHER CEILING DEVICES IN THE CENTER OF ACOUSTICAL CEILING UNITS, UNLESS OTHERWISE NOTED. 9. FINISH OF HVAC DIFFUSERS/REGISTERS, LIGHT FIXTURE TRIM, DRAPERY POCKETS, SPEAKER GRILLES AND OTHER CEILING MOUNTED DEVICES TO MATCH CEILING GRID FINISH, UNLESS OTHERWISE NOTED.

#### POWER AND COMMUNICATION

COORDINATE INSTALLATION OF TELECOMMUNICATIONS. DATA, AUDIO-VISUAL AND SECURITY SYSTEMS. 2. VERIFY EQUIPMENT SPECIFICATIONS, POWER AND STALLATION REQUIREMENTS WITH MANUFACTURER TO

ENSURE PROPER FIT AND FUNCTION. 3. MOUNT STANDARD WALL OUTLETS, STROBES, THERMOSTATS AND OTHER DEVICES AS INDICATED ON THE STANDARD MOUNTING HEIGHT ELEVATIONS, UNLESS

OTHERWISE NOTED. ALL LOCATIONS TO BE CONFIRMED BY THE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. 4. INDICATED DIMENSIONS ARE TO THE CENTERLINE OF AN INDIVIDUAL OUTLET OR TO THE CENTERLINE OF A CLUSTER OF OUTLETS, UNLESS OTHERWISE NOTED 5. INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES, UNLESS OTHERWISE NOTED. DO

NOT INSTALL BACK-TO-BACK. 6. PROVIDE MATCHING "LEVITON DECORA SERIES" TYPE COVER PLATES, RECEPTACLES AND RELATED ITEMS, COLOR WHITE, UNLESS OTHERWISE NOTED. PROVIDE ALL DEVICES UNDER A COMMON FACEPLATE, UNLESS OTHERWISE NOTED. 7. ARCHITECTURAL DRAWINGS ONLY INDICATE DEVICE LOCATIONS FOR ELECTRICAL, TELECOMMUNICATION, AUDIO-VISUAL AND SECURITY DEVICES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL

EXISTING CONDITIONS, FOR COMPLYING WITH ALL APPLICABLE CODES, FOR PROPER SIZING AND CIRCUITING OF WORK AND FOR PROVIDING RECORD "AS-BUILT" DRAWINGS. 8. FOR ALL LOCATIONS OF CORE DRILLS, OUTLET DEVICES ARE TO BE FLUSH WITH FINISHED FLOOR, UNLESS OTHERWISE NOTED. PRIOR TO CORING OF SLAB, COORDINATE LAYOUT OF ALL FURNITURE ITEMS AND PARTITIONS ON THE SLAB. REVIEW ALL LOCATIONS WITH ARCHITECT AND COORDINATE

LOCATIONS WITH OWNER/CLIENT. 9. FOR ALL LOCATIONS REQUIRING CHASING OF THE EXISTING FLOOR SLAB, OUTLET DEVICES ARE TO BE FLUSH WITH FINISHED FLOOR, UNLESS OTHERWISE NOTED. DEVICES SHALL BE FED THROUGH CONDUIT WITHIN THE SLAB AND FED FROM THE NEAREST ADJACENT PARTITION. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. 10. FURNITURE IS INDICATED FOR GENERAL REFERENCE ONLY. 11. ALL ELECTRIC LOCKSETS, ELECTRIC STRIKES AND/OR MAGNETIC LOCKS, IN THE PATH OF EGRESS, SHALL BE TIED TO THE BUILDING FIRE ALARM SYSTEM. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

#### SECURITY REQUIREMENTS

1. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)

2. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

3. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 6715.1

4. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.

5. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS,

GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (91.6715.4) 6. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (91.6716) 7. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4) 8. UNIT SKYLIGHTS SHALL BE LABELED BY AN LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED.) (R308..6.9) SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6 9. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707) **10. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT** HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708)

#### ELECTRICAL AND LIGHTING

SEC. 150(k)2: PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH-EFFICACY LUMINAIRES. UP TO 50 PERCENT OF THE WATTAGE, AS DETERMINED IN SEC. 130(c) OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH-EFFICACY LUMINAIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH-EFFICACY LUMINAIRES.

2. BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES, OR BE CONTROLLED BY AN OCCUPANT SENSOR(S CERTIFIED TO COMPLY WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN "ALWAYS ON" OPTION. 3. SEC. 150(k)4: PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES (EXCEPT CLOSETS LESS THAN 70 SQUARE FEET), OR BE CONTROLLED BY A DIMMER SWITCH, OR BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN "ALWAYS ON" OPTION. 4. THERE MUST BE GROUND-FAULT CIRCUIT INTERRUPTER (GFI) PROTECTION FOR ALL 125-VOLT, SINGLE PHASE, 15- & 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, BASEMENTS AND COUNTER-TOPS WITHIN SIX FEET (6') OF A KITCHEN SINK/WET

#### DEMOLITION

NOTED

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION. 2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT WORKERS AND OCCUPANTS OF THE BUILDING.

3. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT THE SPREAD OF DUST, FUMES, SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. UPON COMPLETION OF WORK, REMOVE PARTITIONS AND REPAIR SURFACES DAMAGED TO MATCH ADJACENT SURFACES. 4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO ADDITIONAL COST TO THE OWNER.

5. REMOVE FROM THE SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FORM DEMOLITION OPERATIONS. 6. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.

7. REMOVE ABANDONED HVAC EQUIPMENT INCLUDING DUCTWORK.

8. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES. INCLUDING THE CONTENTS OF FLOOR CELL RACEWAY SYSTEMS, UNLESS OTHERWISE NOTED. 9. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOOR FINISHES, UNLESS OTHERWISE NOTED. 10. REMOVE EXISTING CEILINGS, DUCTWORK, LIGHTING AND OTHER CEILING MOUNTED DEVICES, UNLESS OTHERWISE

11. REMOVE EXISTING PLUMBING FIXTURES AS INDICATED INCLUDING PLUMBING LINES BACK TO BUILDING RISERS. 12. REFER TO MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND STRUCTURAL DRAWING FOR ADDITIONAL DEMOLITION INFORMATION FOR THOSE TRADES. 13. FOR ALL ITEMS SCHEDULED FOR REMOVAL AND REINSTALLATION, CONTRACTOR SHALL VERIFY AND DOCUMENT, IN WRITING, THE CONDITION AND FUNCTIONALITY OF THE ITEM(S) PRIOR TO REMOVAL. ANY DAMAGE TO ITEM(S) NOT DOCUMENTED SHALL BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.

### TYPICAL MOUNTING HEIGHTS

![](_page_170_Figure_129.jpeg)

TYPICAL SWITCHES, THERMOSTATS, AND POWER LOCATIONS (UNLESS NOTED OTHERWISE)

# PECK

# ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

# 1808 HANSCOM DR.

### ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & **CIVIL ENGINEER** 

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

REV DATE	DESCRIPTION	DRN	СНК
20/11/19	PRELIMINARY	RG	CMP
21/06/21	PC SUBMITTAL	RG	CMP
22/02/12	PC RESUBMITTAL	RG	CMP
22/05/08	SITE REV./PC	CLF	CMP
22/08/22	SITE REV./PC	CLF	CMP
22/10/05	PC RESUBMITTAL	CLF	CMP
23/01/22	PC RESUBMITTAL	CLF	CMP
23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

![](_page_170_Picture_140.jpeg)

PROJECT NAME	1808 HANSCOM DRIVE
PROJECT NUMBER	20-043
SHEET DESCRIPTION	GENERAL NOTES AND DETA
SCALE	

![](_page_170_Picture_142.jpeg)

![](_page_171_Figure_0.jpeg)

LEGAL DESCRIPTION:	LOTS 21 AND 22 AND THE SOUTHERLY HALF OF LOT 20 IN BLOCK 4 OF TRACT NO. 2672, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27 PAGES 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF FISHER STREET, 80 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 25588, RECORDED IN BOOK 713 PAGES 51 THROUGH 77, INCLUSIVE, OF MAPS; IN SAID OFFICE OF THE COUNTY RECORDER VACATED BY RESOLUTION NO. 5013 OF SAID CITY, A COPY OF WHICH WAS RECORDED AUGUST 18, 1971 AS INSTRUMENT NO. 2435, OFFICIAL RECORDS, TITLE TO WHICH WOULD PASS LEGAL CONVEYANCE OF SAID LOTS 21, 22 AND THE SOUTHERLY HALF OF LOT 20.
APN:	5308-018-025
SITE ADDRESS:	1808 HANSCOM DRIVE, SOUTH PASADENA
AREA:	18,571 SQUARE FEET, 0.43 ACRES
BOUNDARY:	THE PROPERTY LINES SHOWN HEREON ARE RECORD PER THE LEGAL DESCRIPTION AND RELATED DOCUMENTS, UNLESS OTHERWISE NOTED. THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER FOUND CITY CENTERLINE AND/OR SURVEY MONUMENTS.
BASIS OF BEARINGS:	THE BEARING OF NORTH 4° 43'00"WEST WAS USED ON THE CENTERLINE OF HANSCOM DRIVE PER TRACT NO. 2672 MAP BOOK 27 PAGES 29 & 30, AS SHOWN HEREON.
BENCH MARK:	THE ELEVATION OF 635.317, MWD DISC STMPD PLS 6891 PVF 104 1997 1.0 FT S OF S CURB HILL DR, 15.5 FT W OF BCR W OF COLLIS AVE.; E END CB. NGS BM AH3346 BENCHMARK NO. 11-05731 ON FILE IN THE CITY OF LOS ANGELES WAS USED AS DATUM FOR THIS SURVEY.
TITLE REPORT:	EASEMENTS SHOWN HEREON WERE PLOTTED FROM DOCUMENTS REFERRED TO IN THE TITLE REPORT DATED DECEMBER 17, 2017 BY LAWERS TITLE COMPANY, ORDER NO. 117082644.
EASEMENTS:	
ITEM #2	FOR POLE LINES, PUBLIC UTILITIES AND CONDUITS, RECORDED IN BOOK 6058, PAGE 300, OF OFFICIAL RECORDS. (NOT PLOTTABLE)
ITEM #4	FOR POLE LINES AND PIPE LINES, RECORDED IN BOOK 9292, PAGE 255, OF OFFICIAL RECORDS. (NOT PLOTTABLE)
ITEM #8	FOR UTILITIES, RECORDED AS INSTRUMENT NO 2435 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
DATE OF	

![](_page_171_Figure_3.jpeg)

![](_page_171_Picture_4.jpeg)

 $\mathcal{N}$ 

FL = Flowline
BW = Bottom of Wall
TW = Top of Wall
TC = Top of Curb
TS = Top of Step
BS = Bottom of Step
Conc = Concrete
GR = Ground
Cls = Tree Cluster
A/C = Air Conditioner
Ret = Retaining
WI = Wrought Iron
-

Note: Hatch Patterns and Tree Drip Lines Are Not to Scale

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ARCHITECT OF RECORD STRUCTURAL & **CIVIL ENGINEER** 

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

Plan Prepared For: Brendan Vítt 1808 Hanscom Dríve South Pasadena, CA 91030

Plan Prepared By: M & M & Co. 26074 Avenue Hall, Suíte 12 Santa Claríta, CA 91355 (818) 891-9100 Gregory M. Amoroso, L.S. 8771

![](_page_171_Picture_17.jpeg)

REV DATE	DESCRIPTION	DRN	СНК
20/11/19	PRELIMINARY	RG	CMP
21/06/21	PC SUBMITTAL	RG	CMP
22/02/12	PC RESUBMITTAL	RG	CMP
22/05/08	SITE REV./PC	CLF	CMP
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23/01/22	PC RESUBMITTAL	CLF	CMP
23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

PROJECT NAME	1808 HANSCOM DRIVE
PROJECT NUMBER	20-043
SHEET DESCRIPTION	SURVEY
SCALE	1" = 10'

![](_page_171_Picture_20.jpeg)

CERTIFICAT	TE OF COMPLIANCE						CF1R-PRF-01	
Project Na	ime: SFD		Calcu	lation Date	<b>e/Time:</b> 2021-05-19T15:	31:06-07:00	(Page 1 of 9	
Calculatior	n Description: Title 24 Analysi	is	Input	: File Name	e: 1808 Hanscom Dr.ribd	19x		
GENERAL IN	NFORMATION							
01	Projec	t Name SFD						
02	R	un Title Title 24 Analysis						
03	Project L	ocation 1808 HANSCOM DR						
04		City SOUTH PASADENA	05		Standards	Version 2019		
06	2	lip code 91030	07		Software	Version EnergyPro 8.2		
08	Clima	te Zone 9	09 Front Orientation (deg/ Cardinal) 270		ardinal) 270	) 270		
10	Buildi	ng Type Single family	11		Number of Dwellir	ng Units 1	1	
12	Projec	t Scope AdditionOnly	AdditionOnly		Number of Bedrooms 3			
14	Addition Cond. Floor A	rea (ft <sup>2</sup> ) 672.3	15		Number of Stories 2			
16	Existing Cond. Floor A	rea (ft <sup>2</sup> ) <sup>1069.5</sup>	17		Fenestration Average U-factor 0.27		0.27	
18	Total Cond. Floor A	rea (ft <sup>2</sup> ) 1741.8	19		Glazing Percent	age (%) 49.06%		
20	ADU Bedroon	<b>n Count</b> n/a	21		ADU Conditioned Flo	or Area n/a		
22	Is Natural Gas Av	ailable? Yes						
Addition Al	lone Project Analysis Parameters	, ja						
	01	02	03		04	05	06	
Existing A	Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2	2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms	
	1069.5	672.3	1741.8		1	2	3	
COMPLIANC	CE RESULTS							
01	Building Complies with Co	mnuter Performance						

03 This building incorporates one or more Special Features shown below

Registration Number: 421-P010072697A-000-000-0000000-0000	Registration Date/Time: 05/19/2021 15:27	HERS Provider: CHEERS
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CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.300	Report Generated: 2021-05-19 15:31:28
	Schema Version: rev 20200901	

CERTIFICATE OF COMPLIANCE

Project Name: SFD

Calculation Description: Title 24 Analysis

ZONE INFORMATION								
01	02	03	03 04 05		06	07		
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2		
1st Floor	Conditioned	FAU/AC1	225.2	8.5	DHW Sys 1	N/A		
2nd Floor	Conditioned	FAU/AC1	447.1	9.75	DHW Sys 1	N/A		

Calculation Date/Time: 2021-05-19T15:31:06-07:00

Input File Name: 1808 Hanscom Dr.ribd19x

OPAQUE SURFACES	;								
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft <sup>2</sup> )	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
Exterior Wall	1st Floor	R-21 Wall	90	Back	198.9	47.46	90	none	New
Exterior Wall 2	1st Floor	R-21 Wall	270	Front	66.6	21.28	90	none	New
Exterior Wall 3	1st Floor	R-21 Wall	0	Left	225	129.2	90	none	New
Exterior Wall 4	1st Floor	R-21 Wall	180	Right	225	0	90	none	New
Exterior Wall 5	2nd Floor	R-21 Wall	0	Left	255	49	90	none	New
Exterior Wall 6	2nd Floor	R-21 Wall	270	Front	255	0	90	none	New
Exterior Wall 7	2nd Floor	R-21 Wall	90	Back	173.4	36.42	90	none	New
Exterior Wall 8	2nd Floor	R-21 Wall	270	Front	173.4	46.5	90	none	New
Raised Floor	1st Floor	R-22 Floor Crawlspace	n/a	n/a	225.2	n/a	n/a		New
Raised Floor 2	2nd Floor	R-19 Floor No Crawlspace	n/a	n/a	225.2	n/a	n/a		New

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft <sup>2</sup> )	Skylight Area (ft <sup>2</sup> )	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	2nd Floor	R-38 Roof No Attic	0	Left	447.1	0	0	0.1	0.85	No

Registration Number: 421-P010072697A-000-000-000000-0000Registration Date/Time: 05/19/2021 15:27HERS Provider: CHEERSNOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not<br/>responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.Report Version: 2019.1.300Report Generated: 2021-05-1915:31:28 Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE
---------------------------

Project Name: SFD		Calculation Date/Time: 2021-05-19T15:31:06-07:00				
	ENERGY	USE SUMMARY				
Energy Use (kTDV/ft <sup>2</sup> -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvemer		
Space Heating	51.84	57.07	-5.23	-10.1		
Space Cooling	63.82	62.06	1.76	2.8		
IAQ Ventilation	18.04	18.04	0	0		
Water Heating	29.5	25.62	3.88	13.2		
Self Utilization/Flexibility Credit	n/a	0	0	n/a		
Compliance Energy Total	163.2	162.79	0.41	0.3		
EQUIRED SPECIAL FEATURES		2				
he following are features that must be installed as cond	ition for meeting the modeled energy	performance for this computer analys	sis.			
Floor has high level of insulation Non-standard duct location (any location other that	an attic)					
IERS FEATURE SUMMARY	and the second					
Quality insulation installation (QII) Cooling System Verifications: Minimum Airflow Verified EER Verified SEER Verified Refrigerant Charge Fan Efficacy Watts/CFM Heating System Verifications: None HVAC Distribution System Verifications: Duct leakage testing Ducts located entirely in conditioned space confirm Comestic Hot Water System Verifications: None	ned by duct leakage testing					
Registration Number: 421-P010072697A-000-000-0000 OTICE: This document has been generated by ConSol Home Energy esponsible for, and cannot guarantee, the accuracy or completeness CA Building Energy Efficiency Standards - 2019 Residenti	000-0000 Regis Efficiency Rating System Services, Inc. (CHE of the information contained in this documen al Compliance Repo Sche	stration Date/Time: 05/19/2021 15:27 ERS) using information uploaded by third part t. rt Version: 2019.1.300 ma Version: rev 20200901	HERS Provider: 0 ties not affiliated with or related to CHEE Report Generate	CHEERS RS. Therefore, CHEERS is not d: 2021-05-19 15:31:28		

**CERTIFICATE OF COMPLIANCE** Project Name: SFD

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2021-05-19T15:31:06-07:00 Input File Name: 1808 Hanscom Dr.ribd19x

CF1R-PRF-01E (Page 4 of 9)

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FENESTRATION / GLAZING 
 05
 06
 07
 08
 09
 10
 11
 12
 13
 14
 02 01 03 04 Width Height (ft) Mult. Area (ft<sup>2</sup>) U-factor Source SHGC Source e Shading Azimuth (ft) (ft) Surface Name Туре Orientation 
 1
 47.46
 0.27
 NFRC
 0.18
 NFRC
 Bug Screen

 1
 21.28
 0.27
 NFRC
 0.18
 NFRC
 Bug Screen
 90 Window #108,109A,109B Window Back Exterior Wall Window #109 Window Exterior Wall 2 Front 270 
 1
 43
 0.27
 NFRC
 0.18
 NFRC
 Bug Screen

 1
 86.2
 0.27
 NFRC
 0.16
 NFRC
 Bug Screen

 1
 49
 0.27
 NFRC
 0.18
 NFRC
 Bug Screen
 Window #104,104A Window Exterior Wall 3 Left 0 Left 0 Exterior Wall 3 Sliding Door #109 Window Window #203,203A,204B,204 Window Exterior Wall 5 Left 0 
 36.42
 0.27
 NFRC
 0.18
 NFRC
 Bug Screen

 46.5
 0.27
 NFRC
 0.18
 NFRC
 Bug Screen
 Back 90 Window #201,203B,203C Window Exterior Wall 7 Front 270 Window #200,204,204A Window Exterior Wall 8

OPAQUE SURFACE CONSTR	RUCTIONS						
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-38	None / None	0.031	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x10 Inside Finish: Gypsum Board
R-22 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-22	None / None	0.042	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-22 / 2x10

Registration Number: 421-P010072697A-000-000-0000000-0000	Registration Date/Time: 05/19/2021 15:27	HERS Provider: CHEERS
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CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.300 Schema Version: rev 20200901	Report Generated: 2021-05-19 15:31:28

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# ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

# 1808 HANSCOM DR.

### ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

REV DATE	DESCRIPTION	DRN	СНК
20/11/19	PRELIMINARY	RG	CMP
21/06/21	PC SUBMITTAL	RG	CMP
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23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

![](_page_172_Picture_30.jpeg)

PROJECT

PROJECT

NUMBER

SCALE

NAME

1808 HANSCOM DRIVE

20-043

SHEET DESCRIPTION

TITLE 24

![](_page_172_Picture_37.jpeg)

CERTIFICATI	E OF COMPL	ANCE												С	F1R-PRF-01E
Project Nan	ne: SFD						Ca	Iculation Da	te/Tir	<b>ne:</b> 202	1-05-19T15	5:31:0	6-07:00		(Page 5 of 9
Calculation	Description:	Title 24 Analysis	;				In	put File Nam	<b>e:</b> 180	08 Hans	com Dr.ribo	d19x			
OPAQUE SUF	RFACE CONSTR	UCTIONS													
0	1	02			03		04	05			06	0	7	08	
Construct	ion Name	Surface Type		Consti	ruction Type	F	raming	Total C R-val	avity ue	Interio Con R-	r / Exterior tinuous value	U-fa	ctor As	sembly Laye	rs
R-19 Fl Crawl	oor No space	Interior Floor	s	Wood	Framed Floor	2x10 @	9 16 in. O. C.	R-2.	2	None	e / None	0.0	Floor Flo 41 Siding/ Cavity/ Ceiling Belor	Surface: Carp or Deck: Woo 'sheathing/de Frame: R-22 w Finish: Gyp	eted od ecking / 2x10 sum Board
								· · · · · · · · · · · · · · · · · · ·							
						2				03				04	
Quality		stallation (OII)		High R-value Spray Foam Insulation		Building	Building Envelope Air Leakage		CFM50						
Quant	Require	ed			Not Re	quired			Not R	Required	LeanaBe			n/a	
WATER HEAT	ING SYSTEMS														
0:	1	02			03		04				05		06		07
Nar	ne	System Type		Dis	tribution Type		Vater Heater N	Name (#)	S s	iolar Hea	ting System	c	ompact Distribution	HERS V	erification
DHW	Sys 1	Domestic Hot W (DHW)	ater	Stand	lard Distributi System	on	DHW Heater	r 1 (1)		I	n/a		None		n/a
WATER HEAT	ERS														
01	02	03	04	05	06	07	08	09		10	11		12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1s Rat Flov	st Hr. ting or w Rate	NEEA Hea Brand or	t Pum Mode	p or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.96-UEF	<= 200 kBtu/hr	0	n/a		n/a	n/a	1	n/a	New	n/a

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Calculation Date/Time: 2021-05-19T15:31:06-07:00

Input File Name: 1808 Hanscom Dr.ribd19x

CERTIFICATE OF COMPLIANCE

Project Name: SFD

Calculation Description: Title 24 Analysis

HVAC COOLING - HERS VERIFICATION 04 06 02 03 05 01 Verified Airflow Airflow Target Verified EER Verified SEER Verified Refrigerant Charge Name **Cooling Component** 350 Required Required Required Required 1-hers-cool HVAC - DISTRIBUTION SYSTEMS 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 Duct Ins. R-value Duct Location Surface Area 
 Supply
 Return
 Supply
 Return
 Bypass
 Duct
 HERS

 Supply
 Return
 Supply
 Return
 Bupass
 Duct
 HERS
 Verified Existing New Ducts Design Existing Distribution Name Туре Status Туре 40 ft Condition system Air Air Sealed and Tested Condit 🛛 Condit 📗 No Distributi Distributi Conditioned Non-R-8 R-8 ioned ioned n/a n/a Bypass Zone Zone Duct n/a n/a on System n/a New Verified space-entirely on 1-hers-System 1 dist HVAC DISTRIBUTION - HERS VERIFICATION 01 03 04 05 06 07 08 09 02 Low Leakage Duct Leakage Duct Leakage Verified Duct Verified Duct Deeply Buried Low-leakage Air **Ducts Entirely in Buried Ducts** Name Verification Target (%) Location Design Ducts Handler Conditioned Space Air Distribution 5.0 Not Required Not Required Credit not taken Not Required Yes Required No System 1-hers-dist HVAC - FAN SYSTEMS 01 02 03 04 Name Туре Fan Power (Watts/CFM) Name HVAC Fan 1 HVAC Fan 0.45 HVAC Fan 1-hers-fan

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### **CERTIFICATE OF COMPLIANCE**

Project Name: SFD

Calculation Descriptio	n: Title 24 Analysis				Input File	Name: 1808	3 Hanscom Dr.rib	d19x				
WATER HEATING - HERS	VERIFICATION											
01 02		03		04	05		06		07		08	
Name	Pipe Insulation	Parallel I	Piping	Compact Distribution	on Compact I	Distribution /pe	Recirculation Co	ntrol	Central DHW Distribution		Shower Drain Wat Heat Recovery	
DHW Sys 1 - 1/1	Not Required	Not Req	uired	Not Required	N	one	Not Required		Not Require	d	Not	Required
SPACE CONDITIONING S	YSTEMS											
01	02		03	04	05	06	07	08	09	10	)	11
Name	System <sup>-</sup>	Гуре	Heating U Name	nit Cooling Unit	Fan Name	Distribution Name	n Required Thermostat Type	Status	Verified Existing Condition	Heat Equipr Cou	ing ment Int	Cooling Equipment Count
FAU/AC1	Heating and coo othe	oling system r	Heating Compone 1	nt Cooling Component 1	HVAC Fan 1	Air Distributior System 1	n Setback	New	NA	1		1
	NDEC				and the second s							
HVAC - HEATING UNIT T	YPES			~								
0	1		02				3			04		
Nai	me		System	Туре		Number	of Units		He	eating Eff	ficiency	
Heating Component 1			Central gas furnace			1			AFUE-96			
HVAC - COOLING UNIT I	TPES 02	00		04			00					
10	02	03		04		J5	06		07	. +		08
Name	System Type	Number o	of Units	Efficiency EER/CEE	R Efficier	ncy SEER	Zonally Control	led	Compresso	r	HERS	Verification
Cooling Component 1	Central split AC	1		14	2	2.5	Not Zonal		Single Speed	d	Cooling 1-ł	g Component ners-cool

Calculation Date/Time: 2021-05-19T15:31:06-07:00

Registration Number: 421-P010072697A-000-0000000-0000 Registration Date/Time: 05/19/2021 15:27 HERS Provider: CHEERS NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document. CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300 Report Generated: 2021-05-19 15:31:28 Schema Version: rev 20200901

**CERTIFICATE OF COMPLIANCE** Calculation Date/Time: 2021-05-19T15:31:06-07:00 Project Name: SFD Calculation Description: Title 24 Analysis Input File Name: 1808 Hanscom Dr.ribd19x

HVAC FAN SYSTEMS - HERS VERIFICATION 02 01 03 Name Verified Fan Watt Draw Required Fan Efficacy (Watts/CFM) 0.45 HVAC Fan 1-hers-fan Required IAQ (INDOOR AIR QUALITY) FANS 02 03 01 04 05 06 IAQ Recovery Effectiveness -IAQ CFM IAQ Watts/CFM IAQ Fan Type IAQ Recovery Effectiveness (%) SREIAQ Recovery Effectiveness Dwelling Unit - SRE SFam IAQVentRpt 1-1 160 0.1625 Default 0 n/a SFam IAQVentRpt 2-1 160 0.1625 Default 0 n/a

![](_page_173_Picture_14.jpeg)

Registration Number: 421-P010072697A-000-00000000-0000 Registration Date/Time: 05/19/2021 15:27 HERS Provider: CHEERS NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

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Report Version: 2019.1.300 Schema Version: rev 20200901

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Report Generated: 2021-05-19 15:31:28

# PECK

# ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

# 1808 HANSCOM DR.

### ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

REV DATE	DESCRIPTION	DRN	СНК
20/11/19	PRELIMINARY	RG	CMP
21/06/21	PC SUBMITTAL	RG	CMP
22/02/12	PC RESUBMITTAL	RG	CMP
22/05/08	SITE REV./PC	CLF	CMP
22/08/22	SITE REV./PC	CLF	CMP
22/10/05	PC RESUBMITTAL	CLF	CMP
23/01/22	PC RESUBMITTAL	CLF	CMP
23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

![](_page_173_Picture_31.jpeg)

1808 HANSCOM DRIVE

PROJECT NAME

PROJECT

NUMBER

20-043

SHEET DESCRIPTION

TITLE 24

SCALE

![](_page_173_Picture_38.jpeg)

CERTIFICATE OF COMPLIANCE	CF1R-PRF-01
Project Name: SFD	Calculation Date/Time: 2021-05-19T15:31:06-07:00 (Page 9 of 9
Calculation Description: Title 24 Analysis	Input File Name: 1808 Hanscom Dr.ribd19x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	Documentation Author Signature:
Simik Simonian	Símík Símonían
Company:	Signature Date:
ProMech Engineering Inc.	05/19/2021
Address:	CEA/ HERS Certification Identification (If applicable):
325 Parkwood Drive	
City/State/Zip:	Phone:
Glendale, CA 91202	818-281-7654
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for t	he building design identified on this Certificate of Compliance.
<ol> <li>I certify that the energy features and performance specifications identified on this Certificate of</li> <li>The building design features or system design features identified on this Certificate of Complian</li> </ol>	compliance conform to the requirements of litle 24, Part 1 and Part 6 of the California Code of Regulations.
calculations, plans and specifications submitted to the enforcement agency for approval with th	is building permit application.
Responsible Designer Name:	Responsible Designer Signature:
Simik Simonian	Símík Símonían
Company:	Date Signed:
ProMech Engineering Inc.	05/19/2021
Address:	License:
325 Parkwood Drive	Mechanical Engineer
City/State/Zip:	Phone:
Glendale CA 91202	818-281-7654

Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 421-P010072697A-000-000-0000000-0000 NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Services, is responsible for and cannot guarantee, the accuracy or completeness of the information contained in this	Registration Date/Time: 05/19/2021 15:27 inc. (CHEERS) using information uploaded by third parties not affiliated document	HERS Provider: CHEERS with or related to CHEERS. Therefore, CHEERS is not
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.300 Schema Version: rev 20200901	Report Generated: 2021-05-19 15:31:28

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i,	

# PECK

# ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

# 1808 HANSCOM DR.

### ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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23/01/22	PC RESUBMITTAL	CLF	CMP
23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

![](_page_174_Picture_15.jpeg)

PROJECT NAME

1808 HANSCOM DRIVE

PROJECT NUMBER 20-043

SHEET DESCRIPTION

SCALE

TITLE 24

A0.22 © 2020 CMPECK, INC.

![](_page_175_Figure_0.jpeg)

![](_page_175_Picture_1.jpeg)

5 PROPOSED SECOND FLOOR GROSS AREA A-0.30 SCALE: 1/8" = 1'-0"

![](_page_175_Figure_3.jpeg)

![](_page_175_Picture_5.jpeg)

![](_page_175_Figure_6.jpeg)

![](_page_175_Figure_7.jpeg)

![](_page_175_Figure_8.jpeg)

![](_page_175_Figure_10.jpeg)

![](_page_175_Picture_11.jpeg)

![](_page_175_Figure_12.jpeg)

![](_page_175_Picture_13.jpeg)

1 EXISTING BASEMENT GROSS FLOOR AREA A-0.30 SCALE: 1/8" = 1'-0"

FLOOR GROSS AREAS					
DESCRIPTION	EXISTING AREA (SF)	PROPOSED AREA (SF)			
BASEMENT	349.4	349.4			
FIRST FLOOR	1146.0	1488.7			
SECOND FLOOR		584.2			
DECK+ENTRY PORCH	218.1	585.4			
TOTAL AREA	1713.5	3007.7			

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# ARCHITECTURE STRUCTURAL CIVIL

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# 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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PRELIMINARY	RG	CMP
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PC RESUBMITTAL	RG	CMP
SITE REV./PC	CLF	CMP
SITE REV./PC	CLF	CMP
PC RESUBMITTAL	CLF	CMP
	DESCRIPTION PRELIMINARY PC SUBMITTAL PC RESUBMITTAL SITE REV./PC SITE REV./PC PC RESUBMITTAL PC RESUBMITTAL PC RESUBMITTAL PC RESUBMITTAL PC RESUBMITTAL	DESCRIPTIONDRNPRELIMINARYRGPC SUBMITTALRGPC RESUBMITTALRGSITE REV./PCCLFSITE REV./PCCLFPC RESUBMITTALCLFPC RESUBMITTALCLFPC RESUBMITTALCLFPC RESUBMITTALCLFPC RESUBMITTALCLFPC RESUBMITTALCLFPC RESUBMITTALCLFPC RESUBMITTALCLF

![](_page_175_Picture_25.jpeg)

![](_page_175_Picture_26.jpeg)

![](_page_176_Figure_0.jpeg)

5 PROPOSED SECOND FLOOR AREA A-0.31 SCALE: 1/8" = 1'-0"

![](_page_176_Figure_3.jpeg)

![](_page_176_Figure_4.jpeg)

![](_page_176_Figure_5.jpeg)

![](_page_176_Picture_6.jpeg)

2 EXISTING FIRST FLOOR AREA A-0.31 SCALE: 1/8" = 1'-0"

![](_page_176_Figure_8.jpeg)

![](_page_176_Picture_9.jpeg)

![](_page_176_Figure_10.jpeg)

![](_page_176_Picture_11.jpeg)

# 1 EXISTING BASEMENT FLOOR AREA A-0.31 SCALE: 1/8" = 1'-0"

FLOOR NET AREAS						
DESCRIPTION	EXISTING AREA (SF)	PROPOSED AREA (SF)				
BASEMENT	326.9	326.9				
FIRST FLOOR	1069.5	1294.7				
SECOND FLOOR		447.1				
DECK+ENTRY PORCH	218.1	585.4				

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# ARCHITECTURE STRUCTURAL CIVIL

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# 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

![](_page_176_Picture_23.jpeg)

![](_page_176_Picture_24.jpeg)

![](_page_177_Picture_0.jpeg)

![](_page_177_Figure_2.jpeg)

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# ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

# 1808 HANSCOM DR.

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ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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22/02/12	PC RESUBMITTAL	RG	CMP
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23/01/22	PC RESUBMITTAL	CLF	CMP
23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

![](_page_177_Picture_14.jpeg)

1808 HANSCOM DRIVE

PROJECT NAME

PROJECT NUMBER

20-043

SHEET DESCRIPTION PROPOSED FRONT + SITE PHOTO

SCALE AS NOTED

![](_page_177_Picture_19.jpeg)

![](_page_178_Picture_0.jpeg)

![](_page_178_Picture_1.jpeg)

![](_page_178_Picture_2.jpeg)

![](_page_178_Picture_3.jpeg)

![](_page_178_Picture_4.jpeg)

![](_page_178_Picture_5.jpeg)

![](_page_178_Picture_6.jpeg)

![](_page_178_Picture_7.jpeg)

![](_page_178_Picture_8.jpeg)

![](_page_178_Picture_11.jpeg)

![](_page_178_Picture_12.jpeg)

5A-B

1 EXISTING SITE - 1808 HANSCOM DRIVE A-0.41 SCALE: 1/16" = 1'-0"

![](_page_178_Picture_15.jpeg)

8A-C

![](_page_178_Picture_17.jpeg)

![](_page_178_Picture_18.jpeg)

![](_page_178_Picture_19.jpeg)

![](_page_178_Picture_20.jpeg)

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# ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

# 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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22/10/05	PC RESUBMITTAL	CLF	CMP
23/01/22	PC RESUBMITTAL	CLF	CMP
23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

![](_page_178_Picture_30.jpeg)

PROJECT NAME
PROJECT NUMBER
SHEET DESCRIPTIO

 SITE PHOTO

20-043

SCALE AS NOTED

![](_page_178_Picture_34.jpeg)

![](_page_179_Picture_0.jpeg)

7 1746 HANSCOM DRIVE - PHOTO A-0.40 SCALE: NO SCALE

6 1750 HANSCOM DRIVE - PHOTO A-0.40 SCALE: NO SCALE

ROOF PARAPET 19.67' SECOND FLOOR 9.50' FIRST FLOOR 0.00' (121.64') 1 1808 HANSCOM DRIVE - PROPOSED STREET ELEVATION A-0.10 SCALE: 1/8" = 1'-0"

5 1754 HANSCOM DRIVE - PHOTO A-0.40 SCALE: NO SCALE

4 1760 HANSCOM DRIVE - PHOTO A-0.40 SCALE: NO SCALE

3 1808 HANSCOM DRIVE - PHOTO A-0.40 SCALE: NO SCALE

2 1812 HANSCOM DRIVE - PHOTO A-0.40 SCALE: NO SCALE

![](_page_179_Figure_10.jpeg)

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ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

# 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

REV DATE DESCRIPTION 20/11/19 21/06/21 22/02/12

PRELIMINARY PC SUBMITTAL PC RESUBMITTAL RG CMP 22/05/08 SITE REV./PC CLF CMP

DRN CHK RG CMP RG CMP

1808 HANSCOM DRIVE

PROJECT NAME PROJECT NUMBER SHEET DESCRIPTION

SITE PHOTOS

20-043

SCALE AS NOTED

![](_page_179_Picture_28.jpeg)


## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & **CIVIL ENGINEER** 

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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22/10/05	PC RESUBMITTAL	CLF	CMP
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23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP



PROJECT NAME

PROJECT NUMBER

20-043

SHEET DESCRIPTION EXISTING SITE PLAN

1808 HANSCOM DRIVE

**SCALE** 1" = 10'





$$\square$$



## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

	* HIS C 27316 06/30/21 RENEWAL DATE
PROJECT NAME	1808 HANSCOM DRIVE
PROJECT NUMBER	20-043
SHEET DESCRIPTION	PROPOSED SITE PLAN
SCALE	1" = 10'







CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP



PROJECT NAME

PROJECT

NUMBER

SHEET

20-043

PROPOSED LANDSCAPE DESCRIPTION

1808 HANSCOM DRIVE

**SCALE** 1" = 10'







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ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP

PROJECT NAME	1808 HANSCOM DRIVE
PROJECT NUMBER	20-043
SHEET DESCRIPTION	SITE SECTIONS
SCALE	1/8" = 1'-0"



sers/ChristianFoster/CM PECK INC/20-043 1808 Hanscom Drive - Documents/20-043.1 Architectural/Drawings/sheets/A-0.52 to A-0.53 Site Section's.dwg



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## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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PC SUBMITTAL	RG	CMP
PC RESUBMITTAL	RG	CMP
SITE REV./PC	CLF	CMP
SITE REV./PC	CLF	CMP
PC RESUBMITTAL	CLF	CMP
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PROJECT NAME	1808 HANSCOM DRIVI
PROJECT NUMBER	20-043
SHEET DESCRIPTION	SITE SECTIONS
SCALE	1/8" = 1'-0"







### LEGEND

_	_	_

EXISTING WALL TO REMAIN

EXISTING TO BE DEMOLISHED

# PECK

## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

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23/09/04	PC RESUBMITTAL	CLF	CMP	



PROJECT NAME

PROJECT NUMBER

SCALE

1808 HANSCOM DRIVE

20-043

SHEET DESCRIPTION DEMO FLOOR PLANS

1/4" = 1'-0"



1 BASEMENT DEMO PLAN A-2.00 SCALE: 1/4" = 1'-0"





## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & **CIVIL ENGINEER** 

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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23/07/18	PC RESUBMITTAL	CLF	CMP	
23/09/04	PC RESUBMITTAL	CLF	CMP	



1808 HANSCOM DRIVE

PROJECT NAME

PROJECT

NUMBER

SHEET

20-043

PROPOSED FLOOR PLANS AND **DESCRIPTION** ROOF PLAN **SCALE** 1/4" = 1'-0"





	1	
	2	]
	3	]
Γ	4	1

TORCH DOWN ROOF TO MATCH EXISTING

# PECK

## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

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23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP









1 PROPOSED ELEVATION SOUTH A-4.01 SCALE: 1/4" = 1'-0"

### **KEYNOTES**

2 HARDIE BOARD FIBER CEMENT, NICKEL GAP SIDING

3 TORCH DOWN ROOF TO MATCH EXISTING

4 WOOD RAILING TO MATCH EXISTING

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22/10/05	PC RESUBMITTAL	CLF	CMP
23/01/22	PC RESUBMITTAL	CLF	CMP
23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP



PROJECT NAME

PROJECT NUMBER

20-043

SHEET DESCRIPTION EXTERIOR ELEVATIONS

1808 HANSCOM DRIVE

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



202		10'-2"	19.67' (869.31') Y
	φ		9.50' (859.14')
	22'		
		9'-6"	
		-'-2"	0.00' (849.64')
		1ST F	
			-1.17' 🗸









1 EXISTING ELEVATION NORTH A-4.00 SCALE: 1/4" = 1'-0"

### **KEYNOTES**

1 STUCCO EXTERIOR

2 HARDIE BOARD FIBER CEMENT, NICKEL GAP SIDING

3 TORCH DOWN ROOF TO MATCH EXISTING

4 WOOD RAILING TO MATCH EXISTING

# PECK

## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & CIVIL ENGINEER

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

REV DATE	DESCRIPTION	DRN	СНК
20/11/19	PRELIMINARY	RG	CMP
21/06/21	PC SUBMITTAL	RG	CMP
22/02/12	PC RESUBMITTAL	RG	CMP
22/05/08	SITE REV./PC	CLF	CMP
22/08/22	SITE REV./PC	CLF	CMP
22/10/05	PC RESUBMITTAL	CLF	CMP
23/01/22	PC RESUBMITTAL	CLF	CMP
23/05/30	PC RESUBMITTAL	CLF	CMP
23/07/18	PC RESUBMITTAL	CLF	CMP
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23/07/18	PC RESUBMITTAL	CLF	CMP
23/09/04	PC RESUBMITTAL	CLF	CMP



A5.00

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

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ers\ChristianFoster\CM PECK INC\20-043 1808 Hanscom Drive - Documents\20-043.1 Architectural\Drawings\sheets\A-6.00 Enlarged stair plans and sections.dwg



	WINDOW SCHEDULES							
	SIZE							
MARK	LOCATION	OPERATION	WIDTH	HEIGHT	HEADER	INT./ EXT.		NOTES
W104	HALL	1 FIXED GLASS PANEL	2' - 11"	8' - 5 1/4"	8' - 5 1/4"	EXT.		
W104A	HALL	1 CASEMENT + 1 FIXED GLASS PANEL	2' - 6"	7' - 1"	7' - 1"	EXT.		
W108	(N) WC	1 CASEMENT GLASS PANEL	2' - 0"	4' - 6"	8' - 0"	EXT.		
W109	(N) FAMILY ROOM	1 FIXED GLASS PANEL + AWNING	2' - 8"	8' - 0"	8' - 0"	EXT.		
W109A	(N) FAMILY ROOM	1 FIXED GLASS PANEL + AWNING	2' - 8"	8' - 0"	8' - 0"	EXT.		
W109B	(N) FAMILY ROOM	1 FIXED GLASS PANEL + AWNING	2' - 8"	8' - 0"	8' - 0"	EXT.		
W200	HALL2	2 FIXED GLASS PANELS	2' - 6"	6' - 2"	7' - 6"	EXT.	ABOVE STAIR LANE	DING, HEADER GIVEN FROM SECOND FLR LEVEL
W201	(N) BATH	1 AWNING GLASS PANELS	2' - 4"	2' - 4"	6' - 8"	EXT.		
W202	(N) BATH	1 AWNING GLASS PANELS	2' - 4"	2' - 4"	6' - 8"	EXT.		
W203	(N) BEDROOM 2	1 AWNING GLASS PANELS	3' - 0"	3' - 0"	6' - 8"	EXT.		
W203A	(N) BEDROOM 2	1 CASEMENT + 1 FIXED GLASS PANEL	2' - 6"	6' - 2"	7' - 6"	EXT.		
W203B	(N) BEDROOM 2	1 CASEMENT + 1 FIXED GLASS PANEL	2' - 6"	6' - 2"	7' - 6"	EXT.		
W203C	(N) BEDROOM 2	1 CASEMENT + 1 FIXED GLASS PANEL	2' - 6"	6' - 2"	7' - 6"	EXT.		
W204	(N) BEDROOM 3	1 CASEMENT + 1 FIXED GLASS PANEL	2' - 6"	6' - 2"	7' - 6"	EXT.		
W204A	(N) BEDROOM 3	1 CASEMENT + 1 FIXED GLASS PANEL	2' - 6"	6' - 2"	7' - 6"	EXT.		
W204B	(N) BEDROOM 3	1 CASEMENT + 1 FIXED GLASS PANEL	2' - 6"	6' - 2"	7' - 6"	EXT.		
W204C	(N) BEDROOM 3	1 AWNING GLASS PANEL	3' - 0"	3' - 0"	6' - 8"	EXT.		
		1		DOOR	SCHED	ULES		
					SIZ	E		
MARK	LOCATION	OPERATION		WID	TH HEIC	GHT HEAL	DER INT./ EXT.	NOTES
D101	BEDROOM 1	SOLID HINGED DOOR		2' - 8"	6' - 8"	6' - 8"	IN I.	WOOD
D108		SOLID SLIDING POCKET DOOR		2' - 8"	6' - 8"	6' - 8"	IN I.	WOOD
D109	(N) FAMILY ROOM	3 PANELS - PANORAMA DOOR		10' - 8"	8' - 0"	8' - 0"	EXI.	ALUMINUM
D109A	(N) FAMILY ROOM	2 PANELS SOLID SLIDING POCKET DOOR		4' - 0"	8' - 0"	8' - 0"	IN I.	WOOD
D201		SOLID HINGED DOOR		2' -8"	6' - 8"	6' - 8"		WOOD
D202	(N) BEDROOM 2	SOLID HINGED DOOR		2' -8"	6' - 8"	6' - 8"	IN I.	WOOD
D203		SOLID HINGED DOOR		2' -4"	6' - 8"	6' - 8"	IN I.	WOOD
D204	(N) BEDROOM 3	SOLID HINGED DOOR		2' -8"	6' - 8"	6' - 8"	IN I.	WOOD
D205	(N) CLOSET 2	SOLID HINGED DOOR		2' -4"	6' - 8"	6' - 8"	INT.	WOOD
D206	(N) HALL CLOSET	SOLID HINGED DOOR		2' -4"	6' - 8"	6' - 8"	INT.	WOOD





\_\_\_\_

W204C













## **NOTE: WINDOWS ALUMINUM CLAD EXTERIOR AND WOOD INTERIOR**

## WINDOWS ELEVATION



## **EXTERIOR DOORS ELEVATION**

W104A



W104

### WINDOW GENERAL NOTES

- 1. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/FT OF WINDOW AREA, 0.3 CMF/FT OF RESIDENTIAL DOOR AREA. 0.3 CFM/FT OF NONRESIDENTIAL SINGLE DOOR AREA. AND 1.0 CFM/FT OF NONRESIDENTIAL DOUBLE DOOR AREA. TITLE 24, PART 6, CHAPTER 2 SECTION 116.
- 2. FENESTRATION PRODUCTS, OTHER THAN PRODUCTS WHICH ARE REMOVED AND REINSTALLED, SHALL BE CERTIFIED FOR OVERALL U-VALUES AND OVERALL SHGC, AND SHALL HAVE A TEMPORARY LABEL WHICH LISTS THE CERTIFIED U-VALUE AND SHGC AND CERTIFIES THE APPLICABLE AIR INFILTRATION REQUIREMENTS ARE MET, TITLE 24, PART 6, CHAPTER 2, SECTION 118.
- 3. FOR TYPICAL WINDOW JAMB AND HEAD DETAILS, REFER TO 2/A2.2 AND 3/A2.2

## WINDOW SECURITY NOTES

- 1. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)
- 2. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
- MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 6715.1
- ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.
- LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (91.6715.4)
- 6. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (91.6716)

## **DOOR GENERAL NOTES**

- 1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)
- WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. (6709.4)
- SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (91.6709.5, 6709.7)
- 4. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2) 5. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG
- DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
- 6. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NONREMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES
- LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (91.6709.1 ITEM 2)
- SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)
- 9. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1
- SHACKLE AND BOLTED. HARDENED STEEL HASPS. METAL SLIDE BOARD. BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)
- 11. 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)

## **GLAZING NOTES**

- 1. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)
- 2. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTABLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTABLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (704A3.2.3)
- 3. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING .3 CFM/FT OF WINDOW AREA, 0.3 CFM/FT OF RESIDENTIAL DOOR AREA, 0.3 CFM/FT OF NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/FT OF NONRESIDENTIAL DOUBLE DOOR AREA. TITLE 24, PART 6, CHAPTER 2, SECTION 116.
- 4. FIELD MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS DOORS AND FIRE DOORS, SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED. TITLE 24, PART 6, CHAPTER 2, SECTION 116.
- 5. IN B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)

3. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE

4. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND

5. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE

OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF

3. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE

CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN

WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES

10. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL

BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF

# PECK

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23/09/04	PC RESUBMITTAL	CLF	CMP



1808 HANSCOM DRIVE

PROJECT NAME

PROJECT

NUMBER

SHEET

20-04

DOOR AND WINDOW SCHEDULES

SCALE

DESCRIPTION

AS NOTED



THE	E FOLL
1.	PLYW
2.	PLYW
3.	JOIS
4.	HEAD
5.	POST
6.	PARA
	TRUS
7.	GLUE
8.	ALL F
	(NAIL
	GALV
9.	ALL L
	FOR
10	

LISTED BELOW:

CODE
OF WC
A. ALL
LICENS
B. ALL
C. ALL
D. HIG
E. SPR
F. ENG
G. HIG
I. SPEC
J. EPO
K. HIGI
L. SEIS

- ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT PROJECT SITE BEFORE EXECUTING ANY WORK. HE SHALL NOTIFY THE OWNER AND/ OR THE AUTHORIZED AGENT OF THE OWNER OF ANY & ALL DISCREPANCIES BEFORE PROCEEDING. IT IS EXPECTED THAT CERTAIN CONDITIONS SHOWN AS EXISTING ON THE PLANS WILL DEVIATE FROM THE ACTUAL DETAILS OF EXISTING CONSTRUCTION UNCOVERED DURING DEMOLITION. THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD WHEN SUCH SITUATIONS ARISE. EACH CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY LEGAL AUTHORITIES BEFORE PRECEDING WITH THEIR PROSPECTIVE INSTALLATION. HE SHALL ALSO ARRANGE & PAY FOR ALL INSPECTIONS & EXAMINATIONS REQUIRED BY THOSE AUTHORITIES (UNLESS AGREEMENT WITH OWNER STATES OTHERWISE.) ALL WORK AND MATERIAL ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY & STATE CODES, LOCAL REGULATIONS, AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS, REGULATIONS, AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN. THE STRUCTURAL PLANS SHALL BE USED IN CONJUNCTION WITH ALL OTHER RELEVANT PLANS FOR THE PROJECT. WRITTEN DIMENSIONS (NOT SCALED DIMENSIONS) SHALL BE USED. DO NOT SCALE DRAWINGS. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THEREFORE, THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE STABILITY OF ANY ALL PARTS OF THE BUILDING DURING CONSTRUCTION. THE DESIGN DOES NOT INTEND TO SHORE, LIMIT, OR RESTORE ANY CONDITIONS RESULTING FROM PREVIOUS SETTLEMENT OR EARTHQUAKE ACTIVITY. IF THE DESIGN HAS BEEN DONE WITHOUT OBTAINING A SOIL REPORT, AND A SOIL REPORT IS DONE IN THE FUTURE, CONTACT CM PECK INC. TO DETERMINE IF STRUCTURAL MODIFICATIONS TO THESE DRAWINGS ARE RECOMMENDED. . A WET WEATHER EROSION CONTROL PLAN (WWECP), UTILIZING SEDIMENT AND EROSION CONTROL BMPs, FOR PROJECTS THAT WILL LEAVE DISTURBED SOIL DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15) IS REQUIRED. THE WWECP MUST BE PREPARED FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNING OF EACH RAINY SEASON DURING WHICH SOIL WILL BE DISTURBED, AND IMPLEMENTED THROUGHOUT THE ENTIRE RAINY SEASON. A COPY OF THE WWECP SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES BEGINNING 30 DAYS PRIOR TO THE START OF THE RAINY SEASON THROUGH THE END OF THE RAINY SEASON. FOR ALL PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON, THE WWECP MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL. THE WWECP IS NOT A REQUIREMENT FOR THE ISSUANCE OF A BUILDING OR GRADING PERMIT. . EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS. . REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS. ACCOUNT FOR SHIM SPACE, FINISH THICKNESS, LEVELING REQUIREMENTS, ETC. COORDINATE ALL DIMENSIONS SHOWN IN STRUCTURAL PLANS WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES. DO NOT SCALE ANY DIMENSIONS FROM PLANS OR DETAILS. 13. UNLESS SHOWN OR NOTED OTHERWISE, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE. 14. UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS, CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR SAME 5. COPIES OF ALL INSPECTION REPORTS, TEST RESULTS, ETC. SHALL BE SENT TO THE STRUCTURAL ENGINEER. 16. ANY CONFLICT BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS MUST BE VERIFIED WITH ENGINEER BEFORE CONSTRUCTION CAN PROCEED CONSTRUCTION LOADS IMPOSED ON COMPLETED STRUCTURE SHALL NOT EXCEED THE TYPICAL DESIGN LIVE LOADS AS GIVEN BELOW. WHERE THE STRUCTURE HAS NOT REACHED ITS FULL DESIGN STRENGTH OR WHERE CONSTRUCTION LOADS EXCEED DESIGN LIVE LOADS AS GIVEN BELOW, THE CONTRACTOR SHALL PROVIDE SHORING, BRACING, AND/OR OTHER PROTECTION AS NEEDED TO ENSURE SAFETY. TYPICAL DESIGN LIVE LOADS: ROOF 20 PSF 40 PSF FLOOR: BALCONY: 60 PSF CORRIDORS, WALKWAYS AND EXISTS: 100 PSF STORAGE: 125PSF THE ABOVE LIVE LOADS MAY BE REDUCED AS ALLOWED PER CODE. CONTACT ENGINEER FOR DESIGN LIVE LOAD OF ANY SINGLE MEMBER. SUPPORTING ROOF AREA OF 200 SQUARE FEET OR MORE AND/OR FLOOR AREA OF 400 SQUARE FEET OR MORE. 18. ANY MODIFICATIONS TO STRUCTURAL DESIGN REQUESTED BY CONTRACTOR MAY REQUIRE AN ADDITIONAL SERVICES AGREEMENT WITH THE OWNER AND ARE SUBJECT TO OWNER'S APPROVAL. CONCRETE UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM STRENGTHS AT 28 DAYS: FOOTINGS AND SLABS -ON-GRADE = 2,500 PSI STRUCTURAL SLABS = 3,000 PSI STEM WALLS AND FOUNDATION WALLS = 2,500 PSI GRADE BEAMS & CONCRETE BEAMS = 3,000 PSI PILES = 3.000 PSI PORTLAND CEMENT SHALL BE TYPE II, LOW ALKALI, CONFORMING TO ASTM C-150. TYPE V CEMENT SHALL BE USED WHERE HIGH SULFATE RESISTANCE IS REQUIRED (REFER TO SOIL REPORT). AGGREGATE FOR HARD ROCK CONCRETE SHALL CONFORM TO ASTM C 33. SIZE LIMITATION SHALL BE AS FOLLOWS: A. 1/5 NARROWEST DIMENSION BETWEEN SIDES OF FORM B. 1/3 THE DEPTH OF SLAB C. 3/4 THE MINIMUM CLEAR SPACING BETWEEN REBARS CORING OF CONCRETE IS NOT PERMITTED EXCEPT AS NOTED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN IN THE STRUCTURAL DRAWINGS BEFORE CONCRETE IS PLACED. CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CONDUITS, CURBS, ETC., RELATING TO WORK ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. BAR SPLICES IN CONCRETE SHALL BE LAPPED 40 BAR DIAMETERS MINIMUM UNLESS NOTED OTHERWISE, AND MAY BE WIRED TOGETHER, UNLESS OTHERWISE NOTED ON PLANS. WHEN WATER OVER 3 INCHES IN DEPTH IS PRESENT IN DRILLED PILE HOLES, A CONCRETE MIX WITH A STRENGTH OF 1000 psi OVER THE DESIGN psi SHALL BE TREMIED FROM THE BOTTOM UP; AN ADMIXTURE THAT REDUCES THE PROBLEM OF SEGREGATION OF PASTE/AGGREGATES AND DILUTION OF PASTE SHALL BE INCLUDED. LOCATION OF ALL CONSTRUCTION JOINTS MUST BE APPROVED BY THE ARCHITECT IF NOT SHOWN ON THE DRAWINGS. 10. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED, SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVE LOCATIONS. 11. ALL MISCELLANEOUS IRON APPURTENANCES, ANCHOR BOLTS, INSERTS, ETC. SHALL BE SECURELY WIRED OR OTHERWISE ANCHORED IN PLACE PRIOR TO POURING. SEE ARCHITECTURAL SHEETS FOR NOTCHES, GROOVES, CHAMFERS, ETC. EXPOSED CONCRETE TO HAVE ¼" CHAMFER AT CORNERS U.N.O. ON ARCHITECTURAL DRAWINGS. 13. ONLY ONE GRADE OF CONCRETE IS TO BE ON THE SITE AT ANY ONE TIME. 14. SUBMIT A MIX DESIGN FOR REVIEW/APPROVAL BY ENGINEER PRIOR TO POUR FOR ALL CONCRETE OVER 2500 PSI USED. REINFORCING STEEL ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST), AND THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION (LATEST EDITION) BY THE C.R.S.I. REINFORCING BARS SHALL CONFORM TO THE ASTM A 615 GRADE 60. WELDABLE BARS SHALL CONFORM TO ASTM A706. WELDING OF REINFORCEMENT SHALL BE WITH E70XX LOW HYDROGEN ELECTRODES IN CONFORMANCE WITH THE "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL" ETC., AMERICAN WELDING SOCIETY, AWS D1.4 (LATEST EDITION). FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED. ALL REINFORCING BARS SHALL BE BENT COLD. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD-BENT EXCEPT AS SHOWN ON DRAWINGS OR PERMITTED BY THE BUILDING OFFICIAL. SPLICES IN CONCRETE OR MASONRY: MINIMUM OF 40 BAR DIAMETERS OR 24 INCHES, WHICHEVER IS GREATER CONCRETE PROTECTION FOR REINFORCEMENT: REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVERAGE (EXCEPT AS NOTED ON STRUCTURAL DRAWINGS): A) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3" B) CONCRETE EXPOSED TO EARTH OR WEATHER: #6 THROUGH #18 BARS = 2" #5 AND SMALLER = 1-1/2" C) CONCRETE NOT EXPOSED TO WEATHER AND NOT IN CONTACT WITH GROUND SLABS, WALLS, JOISTS = 3/4" BEAMS, COLUMNS: PRIMARY REINFORCEMENT = 1-1/2" TIES, STIRRUPS, SPIRALS = 1" ALL BARS SHALL BE CLEAR OF DUST, GREASE, OR OTHER MATERIALS THAT MIGHT AFFECT ITS BOND TO CONCRETE. STRUCTURAL STEEL ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADE REQUIREMENTS: W SECTIONS - ASTM A992 (MIN.) (Fy = 50 ksi) PLATES - ASTM A36 (U.N.O.) PIPES - ASTM A53 GRADE B (Fy = 35 ksi) SQUARE & RECT. TUBES - ASTM A500 GRADE B (Fy = 46 ksi) ROUND TUBES - ASTM A500 GRADE B (Fy = 42 ksi) CHANNELS & ANGLES - ASTM A36 (U.N.O.) THREADED RODS - ASTM A307 (U.N.O.) FABRICATION AND SHOP WELDING SHALL BE PERFORMED IN A SHOP APPROVED BY THE CITY OF LA DEPARTMENT OF BUILDING & SAFETY. CONTINUOUS DEPUTY INSPECTION OF LICENSED WELDERS REQUIRED FOR WELDING OF STRUCTURAL STEEL PERFORMED ON THE JOB SITE. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LABDS FOR STRUCTURAL STEEL WELDING SHALL BE DONE BY THE SHIELDED ELECTRIC ARC PROCESS BY QUALIFIED AND APPROVED WELDERS. USE E-70 SERIES ELECTRODES. WELDS SHALL BE UNIFORM IN SIZE AND APPEARANCE AND FREE OF PINHOLES, POROSITY, AND OTHER DEFECTS ALL WELDING IS TO BE PERFORMED UNDER THE PROCEDURES AND SPECIFICATIONS OF THE CURRENT A.W.S. STRUCTURAL WELDING CODE. NO CHANGES SHALL BE MADE TO THE STRUCTURAL WELDING DETAILS WITHOUT SUBMITTAL OF SHOP DRAWINGS FOR APPROVAL OR REDESIGN BY THE ENGINEER OF RECORD. BOLTED CONNECTIONS SHALL CONFORM TO AISC SPECIFICATIONS, USING BOLTS CONFORMING TO ASTM A-307 AND CONNECTING MATERIAL CONFORMING TO ASTM A-36. SUBMIT SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION. ALL WELDING IS TO BE PERFORMED UNDER THE PROCEDURES AND SPECIFICATIONS OF THE CURRENT A.W.S. STRUCTURAL WELDING CODE.
- NO CHANGES SHALL BE MADE TO THE STRUCTURAL WELDING DETAILS WITHOUT SUBMITTAL OF SHOP DRAWINGS FOR APPROVAL OR REDESIGN BY THE ENGINEER OF RECORD. 0. FOR NON-STRUCTURAL CONNECTIONS OF WOOD INFILL FRAMING TO STEEL POSTS OR BEAMS, USE 5/8" STUD BOLTS OR 5/8" THR. RODS
- WELDED @ 24" O/C. PROVIDE 5/8" STUD BOLTS AS REQUIRED FOR GENERAL FRAMING WHERE STEEL ABUTS WOOD. FOR NAILERS USED AS HOLD DOWNS. USE
- STUD BOLT SPACING TO MATCH SHEAR WALL SILL BOLTING SCHEDULED SPACING 24" O/C MIN.

### OWING MINIMUM LUMBER GRADES SHALL BE USED

NOOD AT SHEAR WALLS - DOUG. FIR/LARCH STRUCT 1 WITH EXT. GLUE. PRODUCT PS: 1-95.

NOOD AT HORIZONTAL DIAPHRAGMS - DOUG. FIR/LARCH CDX WITH EXT. GLUE. PRODUCT PS: 1-95. TS AND RAFTERS - DOUGLAS FIR/LARCH #2 OR BETTER UNLESS NOTED OTHERWISE

DERS AND BEAMS - DOUGLAS FIR/LARCH #1 OR BETTER UNLESS NOTED OTHERWISE.

TS - DOUGLAS FIR/LARCH #1 OR BETTER UNLESS NOTED OTHERWISE.

ALLAM BEAMS - PARALLAM PSL 2.0E UNLESS NOTED OTHERWISE. PARALLAM OR MICROLAM POSTS AND BEAMS SHALL BE FABRICATED BY SS-JOIST MACMILLAN OR APPROVED EQUAL. E-LAM BEAMS SHALL BE MANUFACTURED TO SPECS SHOWN ON PLANS BY A LICENSED FABRICATOR.

FOUNDATION SILL PLATES AND ALL OTHER LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE-TREATED. FASTENERS LS AND ANCHOR BOLTS) IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED

VANIZED STEEL OR STAINLESS STEEL. LAG SCREWS TO BE PROVIDED WITH LEAD HOLE 40% TO 70% OF THREADED SHANK DIAMETER FOR THREADED PORTION AND FULL DIAMETER SMOOTH SHANK PORTION.

10. PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITIONS.

11. MAXIMUM NOTCH IN BEARING STUDS = 25% OF WIDTH OF STUD. 12. MAXIMUM BORED HOLE DIAMETER IN BEARING STUDS = 40% OF STUD WIDTH.

13. ALL WOOD FRAMING MEMBERS MUST BE GRADE MARKED.

14. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED

15. FOR CONVENTIONAL LIGHT-FRAME CONSTRUCTION THE MINIMUM SIZE ANCHOR BOLT IS 5/8" WITH 7" EMBEDMENT, 7 BOLT DIAMETER END DISTANCE, 30" SPACING, AND PLATE WASHERS PER SCHEDULE. 16. ALL LUMBER USED TO BE SEASONED TO A MOISTURE CONTENT OF 19% OR LESS.

17. PLYWOOD ROOF PANELS SHALL BE BONDED WITH INTERMEDIATE OR EXTERIOR GLUE AND SHALL BE BONDED WITH EXTERIOR GLUE WHERE

EXPOSED TO THE WEATHER. 18. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2306.5 OF THE L.A. BUILDING CODE. <sup>1</sup>/<sub>2</sub>" DIA. - <sup>3</sup>/<sub>16</sub>" x 2" SQ.

<sup>5</sup>/<sub>8</sub>" DIA.- <sup>1</sup>/<sub>4</sub>" x 2<sup>1</sup>/<sub>2</sub>" SQ.

<sup>3</sup>/<sub>4</sub>" DIA. - <sup>5</sup>/<sub>16</sub>" x 2<sup>3</sup>/<sub>4</sub>" SQ. <sup>7</sup>/<sub>8</sub>" DIA. - <sup>3</sup>/<sub>8</sub>" x 3" SQ.

1" DIA. - <sup>3</sup>/<sub>8</sub>" x 3<sup>1</sup>/<sub>2</sub>" SQ.

SEE PLATE WASHER SCHEDULE ON S-1.2 FOR PLATE WASHERS UNDER SEISMIC LOADING.

19. ALL STEEL CONNECTORS TO BE MANUFACTURED BY SIMPSON, OR USP OR APPROVED EQUAL, UNLESS NOTED OTHERWISE, PRODUCT CALLOUT ON PLANS REFERS TO SIMPSON "STRONG-TIE" MODEL NUMBERS. APPROVED EQUALS MAY ONLY BE USED WITH PRIOR APPROVAL FROM THE BUILDING DEPARTMENT AND THE STRUCTURAL ENGINEER. CONTACT SIMPSON "STRONG-TIE" FOR TECHNICAL INFORMATION REGARDING THE SPECIFIED PRODUCTS AND AVAILABILITY.

SIMPSON "STRONG-TIE"

www.strongtie.com (800)-999-5099

20. SOME HARDWARE PRODUCTS CALLED OUT ON DRAWINGS MAY NOT BE READILY AVAILABLE & REQUIRE ADVANCED ORDERING.

ALL FRAMING NOTES AS "TJI", "PSL", "LSL", OR "LVL" IS TO BE MANUFACTURED BY i-LEVEL WEYERHAEUSER COMPANY OR APPROVED ALTERNATE. ALTERNATES MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO IMPLEMENTATION. 2. ALL PRODUCTS SHALL BE DESIGNED & MANUFACTURED TO THE STANDARDS SET FORTH IN THE INTERNATIONAL CODE COUNCIL (ICC) REPORTS

SILENT FLOOR TJI ICC ESR-1153, LARR# 25538 PARALLAM PSL ICC ESR-1387, LARR# 25202

TIMBERSTRAND LSL ICC ESR-1387, LARR# 25202

MICROLAM LVL ICC ESR-1387, LARR# 25202 ALL MEMBERS SHALL BE MANUFACTURED BY A LICENSED FABRICATOR, IN AN APPROVED BY L.A. CITY DEPARTMENT OF BUILDING & SAFETY

PLANT AND UNDER SUPERVISION OF AN INDEPENDENT INSPECTION AGENCY. 4. ALL MEMBERS SHALL BE IDENTIFIED BY A STAMP INDICATING THE TRUSS TYPE OR PRODUCT TYPE AND GRADE AS APPLIES, PER REPORT

NUMBER, MANUFACTURER'S NAME, PLANT NUMBER, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO.

SPECIAL INSPECTIONS AND DEPUTY INSPECTIONS

1. DEPUTY INSPECTIONS AND SUBSEQUENT REPORTS SHALL BE PREPARED IN CONFORMANCE WITH SECTION 1704 OF THE CALIFORNIA BUILDING AND THE PROJECT SPECIFICATIONS. ALL DEPUTY INSPECTIONS SHALL BE MADE BY AN INSPECTOR CERTIFIED FOR THE FOLLOWING TYPES RK, WHERE APPLICABLE:

SHOP WELDING OF STRUCTURAL STEEL AND REINFORCEMENT, UNLESS THE FABRICATION SHOP POSSESS A TYPE 1 FABRICATORS SE. SUBMIT EVIDENCE OF SUCH TO STRUCTURAL ENGINEER PRIOR TO FABRICATION: FIELD WELDING;

CONCRETE WORK WHEN I'C EXCEEDS 2500 PSI @ 28 DAYS;

H STRENGTH BOLTING; AYED ON FIREPROOFING;

GINEERED MASONRY WHEN USING FULL STRESSES;

6H-LIFT GROUTING; H. PRESTRESSED CONCRETE;

CIAL MOMENT-RESISTING CONCRETE FRAMES; XY ANCHORS AND POST-INSTALLEDED BOLTS IN CONCRETE;

H LOAD DIAPHRAGMS;

MIC RESISTING SYSTEMS:

2. WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL INCLUDE A "STATEMENT OF SPECIAL INSPECTIONS" ON THE PLANS (1705).

a) SPECIAL/DEPUTY INSPECTIONS ARE REQUIRED FOR MATERIALS, SYSTEMS, COMPONENTS, RESEARCH REPORTS AS LISTED IN THE NOTES

ABOVE AND AS SHOWN ON PLANS AND DETAILS. b) THE TYPE AND EXTENT OF EACH INSPECTION SHALL BE AS SET FORTH IN SECTION 1704 INCLUDING TABLE 1704.3.

c) THE TYPE AND EXTENT OF EACH TEST SHALL BE AS SET FORTH IN SECTION 1704 INCLUDING TABLE 1704.3.

d) ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION OR TESTING FOR SEISMIC OR WIND RESISTANCE AS SPECIFIED IN SECTIONS 1705.3. 1705.4, 1707 AND 1708. e) FOR EACH TYPE OF INSPECTION REFER TO CHAPTER 1704 AND NOTES ON THESE PLANS TO DETERMINE IF INSPECTIONS ARE TO BE PERIODIC

3. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS LESS THAN 4 INCHES ON CENTER (1707.3). 4. 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 LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1704.4.

### LOS ANGELES RESEARCH REPORT & ICC REPORT NUMBERS FOR PRODUCTS USED

RODUCT		LARR #	ICC OR IAPMO #	
35 CLIPS, LTP4 (	CLIPS	25814	ER-0112	
MPSON "HDU" H	HOLD DOWNS	25720	ER-2330	
MPSON "HD" HO	DLD DOWNS	25828	ER-143	
6, CMST, & MST	STRAPS	25713	ESR-2105	
MPSON PDPWL-300MG		25469	ESR-2138	
MPSON STRONG WALLS		25427	ESR-1267	
MPSON SET-XP EPOXY		25744	ESR-2508	
PSON SET-XP EPOXY FOR CMU & URM		25741	ESR-2713	
SON "TITEN HD CRACKED & UN	" SCREW ANCHOR ICRACKED CONC.	25741	ESR-2713	
SIMPSON "TITEN HD" SCREW ANCHOR FOR CMU		25560	ESR-1056	
EVEL YERHAEUSER	TJI	25538	ESR-1153	
MPANY	PSL, LVL, LSL	25202	ESR-1387	

A COPY OF THE EVALUATION REPORT AND/OR

CONDITIONS OF LISTING SHALL BE MADE

AVAILABLE AT THE JOB SITE.

STRUCTURAL DESIGN NOTES:

ROOF LOAD DL = 15 psf LL = 20 psf STUCCO EXTERIOR WALLS DL = 16 psf WOOD PANEL EXTERIOR WALL DL = 10 psf INTERIOR WALLS DL = 10 psf

BASIC WIND SPEED (3-SECOND GUST) = 110 mph WIND IMPORTANCE FACTOR (Iw) = 1 RISK CATEGORY = II WIND EXPOSURE = B

SEISMIC IMPORTANCE FACTOR (Ie) RISK CATEGORY = II MAPPED SPECTRAL RESPONSE ACCELERATIONS: Ss = 2.108, S1 = 0.724 SEISMIC SITE CLASS = D SPECTRAL RESPONSE COEFFICIENTS: Sds =1.686, Sd1 = 0.724 SEISMIC DESIGN CATEGORY =D BASIC SEISMIC FORCE RESISTING SYSTEM(S) = SHEAR WALLS DESIGN BASE SHEAR = 10,239 lbs. TOTAL BUILDING WEIGHT = 646,396 lbs. SEISMIC RESPONSE COEFFICIENT(S), Cs = 0.182 RESPONSE MODIFICATION FACTOR(S), R = 6.5ANAYLSIS PROCEDURE USED = EQ. FORCE PROCEDURE REDUNDANCY FACTOR = 1.0

STRUC	STRUCTURAL OBSERVATION/ SIGNIFICANT CONSTRUCTION STAGES (Only Checked items are required)				
Architect or Engineer of Record for the project to be responsible for the "Structural Observation":         Name: CHRIS PECK          □ Licensed Architect         ○ Registered Engineer         California Registration Number: C58162					
Construction Stage	Construction Type	Elements/Connections to be observed			
Foundation	<ul> <li>Footing, Stem Walls, Piers</li> <li>Mat Foundation</li> <li>Caisson, Pile, Grade beams</li> <li>Stepping/Retaining</li> <li>Foundation, Hillside Special</li> <li>Anchors</li> <li>Others:</li> </ul>	REINFORCING			
Wall	□ Concrete □ Masonry ⊠ Wood □ Others: simpson strong wall	FRAMING, SHEATHING, NAILING, SILL ANCHORAGE			
Frame	<ul> <li>☐ Steel Moment Frame</li> <li>☐ Steel Braced Frame</li> <li>☐ Concrete Moment Frame</li> <li>☐ Others:</li> </ul>				
Diaphragm	□ Concrete □ Steel Deck ⊠ Wood □ Others:	FRAMING, SHEATHING, NAILING			
Others					

### **DECLARATION BY OWNER OR OWNER'S REPRESENTATIVE**

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

### Signature Of Structural Observer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities Page 8 of 8

GENERAL NOTES FOR STRUCTURAL OBSERVATION

(Rev. 06/19/17)

- 1. STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM IN ACCORDANCE WITH THE INFORMATION BULLETIN NO. P/BC 2017-024. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES, AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR.
- THE STRUCTURAL OBSERVATION. THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY (LADBS) REQUIRES THE USE OF THE ENGINEER OR ARCHITECT, OR HIS/HER DESIGNEE RESPONSIBLE FOR THE STRUCTURAL DESIGN WHO ARE INDEPENDENT OF THE CONTRACTOR. FROM THE OWNER, THE OWNER'S REPRESENTATIVE, OR A COPY OF THE AGREEMENT FOR SERVICES SHALL BE SENT TO THE BUILDING
- 2. THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT TO PERFORM 3. THE STRUCTURAL OBSERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER OR THE OWNER'S REPRESENTATIVE. A LETTER
- INSPECTOR BEFORE THE FIRST SITE VISIT. 4. THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR. 5. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION
- OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM. THE LISTED SIGNIFICANT CONSTRUCTION STAGES ON EITHER THE "STRUCTURAL OBSERVATION/SIGNIFICANT CONSTRUCTION STAGES" FORM OR THE "STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER" FORM IN/FORM.08 (PART 2) REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.
- 6. THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE "STRUCTURAL OBSERVATION REPORT FORM" IN/FORM.08 (PART 1) FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE STRUCTURAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER OR THEIR DESIGNEE. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR. ANY DEFICIENCY NOTED ON THE OBSERVATION REPORT WILL BECOME THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OR ARCHITECT OF RECORD TO VERIFY ITS COMPLETION BY THE STRUCTURAL OBSERVER. SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY (LADBS) WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THE FINAL OBSERVATION REPORT AND THE CORRECTION OF SPECIFIC
- 7. A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.
- 8. THE STRUCTURAL OBSERVER SHALL PROVIDE THE ORIGINAL STAMPED AND SIGNED "STRUCTURAL OBSERVATION REPORT FORM" TO THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING INSPECTOR. 9. WHEN THERE IS A NEED TO REPLACE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:
- b. CALL AN ADDITIONAL PRECONSTRUCTION MEETING, AND
- c. FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATION REPORTS. d. THE NEW STRUCTURAL OBSERVER MUST BE DESIGNATED BY THE ENGINEER OR ARCHITECT OF RECORD. THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY PLAN CHECK SUPERVISION. THE POLICY OF THE DEPARTMENT SHALL BE TO CORRECT ANY PROPERLY NOTED DEFICIENCIES WITHOUT
- CONSIDERATION OF THEIR SOURCE. 10. THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS. 11. CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER 36-48 HOURS IN ADVANCE FOR STRUCTURAL OBSERVATION.
- THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- 1. THE DESIGN INFORMATION LISTED IN THE ATTACHED REPORT AND TABLES ARE VALID FOR THE FASTENERS ONLY. CONNECTED MEMBERS SHALL BE CHECKED FOR THEIR CAPACITY (WHICH MAY GOVERN). 2. THE ANCHORS SHALL BE IDENTIFIED BY LABELS ON THE PACKAGING INDICATING THE MANUFACTURER'S NAME AND PRODUCT DESIGNATION.
- 3. DESIGN INFORMATION, EDGE DISTANCE, SPACING AND MINIMUM EMBEDMENT REQUIREMENTS SHALL BE PER TABLES IN ICC-ES REPORT NO. ESR-2508. 4. SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1704.4 OF THE 2020 LOS ANGELES CITY BUILDING CODE SHALL BE PROVIDED FOR
- ANCHOR INSTALLATIONS. 5. THE ANCHORS SHALL BE INSTALLED AS PER THE ATTACHED MANUFACTURER'S INSTRUCTIONS EXCEPT AS OTHERWISE STATED IN THIS
- REPORT. COPIES OF THE INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE AT EACH JOB SITE. 6. THE ADHESIVE ANCHORS SHALL NOT BE USED TO SUPPORT FIRE-RESISTIVE CONSTRUCTION, EXCEPT MEET THE CONDITIONS SET IN SEC.5.11
- OF ICC-ES REPORT NO. ESR-2508.
- 8. THE ANCHORS ARE NOT APPROVED FOR UNREINFORCED MASONRY WALLS.

### P/BC 2017-024

Date

a. NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION BY SUBMITTING COMPLETED STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER" FORM IN/FORM.08 (PART 2).

### SIMPSON SET-XP EPOXY CONDITIONS OF APPROVAL (LARR # 25744)

7. MINIMUM CONCRETE COVER PER CHAPTER 7 OF THE ACI 318-14 SHALL BE FOLLOWED WHENEVER APPLICABLE.

# $\mathsf{P}\mathsf{F}\mathsf{C}$

## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## HANSCOM RESIDENCE

1808 HANSCOM DRIVE, SOUTH PASADENA, CA 91030

**REV DATE DESCRIPTION** 21-05-10 PLAN CHECK CL JB

PROJECT NAME	HANSCOM RESIDENCE
PROJECT NUMBER	20-043

COVER SHEET SHEET DESCRIPTION SCALE AS NOTED



POST-INSTALLED SILL ANCHORAGE SCHEDULE

FIELD VERIFY EXISTING ANCHOR BOLTS SPACING AND ADD SIMPSON "TITEN HD" SCREW ANCHORS OR THREADED ROD IN SIMPSON "SET-XP" EPOXY FILLED HOLES WHERE REQUIRED. THE SPACING BETWEEN THE ADDED ANCHOR AND EXISTING ANCHOR SHALL NOT EXCEED THE ANCHORAGE SPACING SPECIFIED IN THE

EDGE DISTANCE SIMPSON TITEN "HD" SCREW ANCHOR OR THREADED ROD IN SIMPSON "SET-XP" EPOXY FILLED HOLES. DIAMETER, SPACING & EMBEDMENT PER SCHEDULE

	SIMPSON "TITEN" HD (ICC ESR-2713, LA RR 25741)			SIMPSON "SET-3G" (ICC ESR-2508, LA RR 25744)			
WALL TYPE	≥1¾" EDGE DISTANCE	≥2 ¾" EDGE DISTANCE	≥4" EDGE DISTANCE	≥1¾" EDGE DISTANCE	≥2¾" EDGE DISTANCE	≥4" EDGE DISTANCE	T N
NON-SHEAR WALL	½"Ø TITEN "HD" @ 24" O.C., 4" EMBED	½"Ø TITEN "HD" @ 36" O.C., 4" EMBED	½"Ø TITEN "HD" @ 42" O.C., 4" EMBED	<sup>5</sup> %"Ø THREADED ROD @ 30" O.C., 5" EMBED	<sup>5</sup> %"Ø THREADED ROD @ 36" O.C., 5" EMBED	<sup>5</sup> %"Ø THREADED ROD @ 42" O.C., 5" EMBED	NON- W
$\langle 1 \rangle$	½"Ø TITEN "HD" @ 16" O.C., 4" EMBED	½"Ø TITEN "HD" @ 36" O.C., 4" EMBED	½"Ø TITEN "HD" @ 36" O.C., 4" EMBED	<sup>5</sup> / <sub>8</sub> "Ø THREADED ROD @ 24" O.C., 5" EMBED	<sup>5</sup> %"Ø THREADED ROD @ 36" O.C., 5" EMBED	<sup>5</sup> %"Ø THREADED ROD @ 36" O.C., 5" EMBED	<
<b>2</b>	½"Ø TITEN "HD" @ 12" O.C., 4" EMBED	½"Ø TITEN "HD" @ 24" O.C., 4" EMBED	½"Ø TITEN "HD" @ 30" O.C., 4" EMBED	%"Ø THREADED ROD @ 12" O.C., 5" EMBED	<sup>5</sup> %"Ø THREADED ROD @ 30" O.C., 5" EMBED	<sup>5</sup> %"Ø THREADED ROD @ 36" O.C., 5" EMBED	
$\langle 3 \rangle$	½"Ø TITEN "HD" @ 10" O.C., 4" EMBED	½"Ø TITEN "HD" @ 16" O.C., 4" EMBED	½"Ø TITEN "HD" @ 24" O.C., 4" EMBED	<sup>5</sup> / <sub>8</sub> "Ø THREADED ROD @ 10" O.C., 5" EMBED	<sup>5</sup> / <sub>8</sub> "Ø THREADED ROD @ 16" O.C., 5" EMBED	<sup>5</sup> / <sub>8</sub> "Ø THREADED ROD @ 30" O.C., 5" EMBED	
$\langle 4 \rangle$	½"Ø TITEN "HD" @ 6" O.C., 4" EMBED	½"Ø TITEN "HD" @ 12" O.C., 4" EMBED	½"Ø TITEN "HD" @ 16" O.C., 4" EMBED	5%"Ø THREADED ROD @ 8" O.C., 5" EMBED	<sup>5</sup> / <sub>8</sub> "Ø THREADED ROD @ 16" O.C., 5" EMBED	<sup>5</sup> %"Ø THREADED ROD @ 24" O.C., 5" EMBED	
<b>(5)</b>	-	½"Ø TITEN "HD" @ 8" O.C., 4" EMBED	½"Ø TITEN "HD" @ 12" O.C., 4" EMBED	5%"Ø THREADED ROD @ 6" O.C., 5" EMBED	<sup>5</sup> / <sub>8</sub> "Ø THREADED ROD @ 12" O.C., 5" EMBED	<sup>5</sup> %"Ø THREADED ROD @ 16" O.C., 5" EMBED	
<b>(6)</b>	-	-	½"Ø TITEN "HD" @ 8" O.C., 4" EMBED	-	<sup>5</sup> / <sub>8</sub> "Ø THREADED ROD @ 8" O.C., 5" EMBED	<sup>5</sup> %"Ø THREADED ROD @ 12" O.C., 5" EMBED	
$\langle 7 \rangle$	-	-	½"Ø TITEN "HD" @ 6" O.C., 4" EMBED	-	<sup>5</sup> / <sub>8</sub> "Ø THREADED ROD @ 6" O.C., 6" EMBED	<sup>5</sup> / <sub>8</sub> "Ø THREADED ROD @ 18" O.C., 5" EMBED	<

POST-INSTALLED SILL ANCHORAGE SCHEDULE

20)ANCHOR BOLTS @ CONCRETE FLOOR SHALL HAVE 8" EMBEDMENT INTO STRUCTURAL SLAB. (1) SHEAR WALL SCHEDULE

18)NAILS AT ALL PANEL EDGES SHALL BE STAGGERED WHERE PANEL EDGE NAILING IS SPECIFIED @ 3" O.C. OR LESS. 19)CONTRACTORS SHALL EXERCISE ALL CARE NECESSARY WHEN USING PNEUMATIC NAILING EQUIPMENT TO INSURE THAT THE FACE PLY OF PARTICLE BOARD AND PLYWOOD SHEATHING IS NOT BROKEN BY NAIL HEAD PENETRATION. CONTRACTORS SHALL REPLACE ALL SHEATHING WITH MORE THAN 10% OF THE NAIL HEADS IN ANY ONE PARTICLE BOARD OR PLYWOOD PANEL PENETRATING THE FACE PLY. PARTICLE BOARD AND PLYWOOD PANELS MAY BE RE-NAILED AS AN ALTERNATE ONLY WHEN APPROVED IN WRITING BY THE PROJECT ENGINEER.

17) 10d NAILS TO BE 3" x 0.148" COMMON, OR 3" x 0.1218" GALVANIZED BOX. 8d NAILS TO BE 2 1/2" x 0.131" COMMON, OR 2 1/2" x 0.113" GALVANIZED BOX. \* USE 3x SILL IF PANEL JOINT OCCURS AT SILL

4) NAIL PENETRATIONS SHOULD SLIGHTLY DIMPLE SURFACE OF PLYWOOD, NOT PUNCTURE IT.

5) TIGHTEN NUTS OF ANCHORS JUST PRIOR TO COVERING FRAMING.

OF THE SHEATHING IS LESS THAN 4 INCHES ON CENTER (1707.3). 16) ALL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING

15) PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER

13) ALL HORIZONTAL JOINTS OCCURRING IN SHEAR PANELS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE REQUIRED FRAMING AT ADJOINING PANEL EDGES. 14) ALL NAILS TO BE COMMON NAILS. BOX NAILS ARE NOT PERMITTED.

10) NAILS ARE TO BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AND NOT LESS THAN 1/4" FROM THE EDGE OF WOOD FRAMING FOR PANELS 1 AND 2. 11) AT ALL TWO SIDED SHEAR WALLS STAGGER PANEL EDGES SO THAT INTERIOR FRAMING MEMBERS DO NOT RECEIVE EDGE NAILING FROM BOTH SIDES. 12) SEE PLATE WASHER SCHEDULE FOR SILL BOLT WASHER SIZE.

PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. 9) NAILS ARE TO BE PLACED NOT LESS THAN 1/2" FROM PANEL EDGES AND NOT LESS THAN 3/8" FROM THE EDGE OF WOOD FRAMING FOR PANELS 3 THROUGH 7.

8) USE PLATE WASHERS AT ALL SILL BOLTS. A MINIMUM OF 0.229 INCH BY 3 INCHES BY 3 INCHES IN SIZE, BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1<sup>3</sup>/<sub>4</sub>",

6) SEE POST-INSTALLED SILL ANCHORAGE SCHEDULE FOR ALTERNATE (RETROFIT) SILL BOLTS. 7) EDGE DISTANCE IS DEFINED AS DISTANCE FROM EDGE OF STEM WALL TO CENTER OF ROD.

SHTG - 2 SIDES | COMMON NAILS W/ PL. WASHER @ 4 1/2" O/C SHEAR WALL NOTES: 1) NAIL PLYWOOD TO INTERMEDIATE STUDS (NOT AT PANEL EDGES) AT 12" MAXIMUM SPACING, STUDS TO BE MIN. 2" NOMINAL WIDTH WITH MAX. SPACING OF 16" O/C. 2) COVER EXTERIOR PLYWOOD WALLS WITH MIN. 2 LAYERS 15 Ib. FELT UNDERLAYMENT PRIOR TO PLACING FINISH MATERIAL. 3) NO UNBLOCKED PANELS LESS THAN 12" WIDE SHALL BE USED

SHEAF	R WALL SCHE	DULE								
MARK	PLYWOOD	NAILING AT PANEL EDGES (E.N.)	FRAMING AT ADJOINING	MIN. FRAMII	NG AT SILLS	SHEAR VALUE PER ANSI/AF&PA	SILL BOLTS (MIN. 2 PER WALL) CAST IN PLACE	SILL NAILING TO BLOCKING OR	RIM OR BLOCKING	CL AND
	G	F	PANEL EDGES (E.N.)	AT CONC. FLOOR	AT WOOD FLOOR *	(plf) ASD	J.	K K		
	15/32" STRUCT I SHTG - 1 SIDE	8d @ 6" O/C COMMON NAILS	2x MIN.	2x	2x	280	5/8" x 12" A.B. @ 32" O/C W/ PL. WASHER	SDS25600 @ 8" O/C	1 1/2" MIN.	A3
2	15/32" STRUCT I SHTG - 1 SIDE	10d @ 6" O/C COMMON NAILS	2x MIN.	2x	2x	340	5/8" x 12" A.B. @ 30" O/C W/ PL. WASHER	SDS25600 @ 6" O/C	1 1/2" MIN.	A3
3	15/32" STRUCT I SHTG - 1 SIDE	10d @ 4" O/C COMMON NAILS	3x MIN.	Зx	2x	510	5/8" x 12" A.B. @ 24" O/C W/ PL. WASHER	SDS25600 @ 4" O/C	1 1/2" MIN.	A3
4	15/32" STRUCT I SHTG - 1 SIDE	10d @ 3" O/C COMMON NAILS	3x MIN.	Зx	2x	665	5/8" x 12" A.B. @ 18" O/C W/ PL. WASHER	3/8" x 6" LAG SCREWS @ 7" O/C	1 1/2" MIN.	A3
5	15/32" STRUCT I SHTG - 1 SIDE	10d @ 2" O/C COMMON NAILS	3x MIN.	Зx	2x	870	5/8" x 12" A.B. @ 14" O/C W/ PL. WASHER	3/8" x 6" LAG SCREWS @ 5" O/C	1 1/2" MIN.	A3
6	15/32" STRUCT I SHTG - 2 SIDES	10d @ 3" O/C COMMON NAILS	3x MIN.	3x	2x	1330	5/8" x 12" A.B. @ 10" O/C W/ PL. WASHER	1/2" x 6" LAG SCREWS @ 6" O/C	2 1/2" MIN.	A35 ( SIDE & @ OF
$\langle 7 \rangle$	15/32" STRUCT I	10d @ 2" O/C	3x MIN.	3x	2x	1740	5/8" x 12" A.B. @ 7" O/C	1/2" x 6" LAG SCREWS	2 1/2" MIN.	A35 ( SIDE 8

SCHEDULE.



	HOLD DOWN SEE DIAGRAMS BELOW	HOLD DOWN LARR#	MIN. END POST B	FASTENERS @ POST	ALLOV LOAE CITY REDU(
٨R	SIMPSON HDU2	# 25720	(2) 2x4	(6) SDS 1/4" X 2.5"	2,3
	SIMPSON HDU4	# 25720	(2) 2x4	(10) SDS 1/4" X 2.5"	3,4
	SIMPSON HDU5	# 25720	(2) 2x4	(14) SDS 1/4" X 2.5"	4,2
	SIMPSON HDU8	# 25720	4x4	(20) SDS 1/4" X 2.5"	5,2

SCHEDULE: PLATE WASH
UNDER SEISMIC LOADING

BOLT SIZE				
1/2"	1/4" x 3" x 3"			
5/8"	1/4" x 3" x 3"			
3/4"	5/16" x 3" x 3"			
7/8"	5/16" x 3" x 3"			
1"	3/8" x 3 1/2" x 3 1/2"			
1 1/8"	3/8" x 3 1/2" x 3 1/2"			
1 1/4"	3/8" x 3 1/2" x 3 1/2"			



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### STEM WALL FOOTING SCHEDULE

STORIES	Footing Width	STEM WALL WIDTH t1	FOOTING THICKNESS t2	DEPTH O FOOTING d*		
1	18"	6"	6"	24"		
2	18"	8"	6"	24"		
MINIMUM DEPTH OF FOOTING SHOWN INTO APPROVED						

MARK	SIZE		BOTT REINE	TIES	
	W x D	TOT REINT.	BOTT. REINT.		
GB1	16" x 18"	2 - #6	2 - #6	#4 @ 10" O/C	
GB2	16" x 24"	3 - #8	3 - #8	#4 @ 10" O/C	

MARK	DIMENSIONS W x L x T	REINFORCING
F1	18" x 18" x 12"	3 - #5 EA. DIR.
F2	24" x 24" x 12"	3 - #6 EA. DIR.
F3	30" x 30" x 12"	3 - #6 EA. DIR.
F4	36" x 36" x 12"	3 - #7 EA. DIR.
F5	42" x 42" x 16"	4 - #6 EA. DIR.
F6	36" x 36" x 24"	3 - #7 EA. DIR.
F7	36" x 36" x 36"	3 - #7 EA. DIR.
F8	42" x 42" x 36"	4 - #6 EA. DIR.
F9	48" x 48" x 36"	4 - #8 EA. DIR.
F10	54" x 54" x 42"	5 - #8 EA. DIR.
F11	54" x 54" x 54"	5 - #8 EA. DIR.
F12	60" x 60" x 54"	5 - #8 EA. DIR.

ALL PAD FOOTINGS TO BE EMBEDDED 24" MIN. INTO APPROVED COMPETENT BEDROCK. SOIL BEARING VALUE = 3,000 psf (FOR APPROVED COMPETENT BEDROCK). BEARING MATERIAL TO BE APPROVED BY SOIL CONSULTANT IN THE

 $(\mathsf{A})$ 

-(A.4)

 $(\mathsf{B})$ 

D

TP4 BEDROCK= 3'



FOUNDATION NOTES:

- 1. WALLS SHOWN OCCUR ABOVE THIS FRAMING LEVEL.
- 2. TIGHTEN HOLD DOWNS JUST PRIOR TO COVERING FRAMING.
- 3. HOLD -DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- 4. DESIGN FOR ANCHOR BOLTS INCLUDES REDUCED EDGE DISTANCE. DEPUTY INSPECTION IS REQUIRED.
- 5. PROVIDE 5/8" STUD BOLTS OR 5/8" THROUGH BOLTS @ 16" O/C STAGGERED @ STEEL COLUMNS OR BEAMS WHERE NAILER CONNECTIONS OCCUR.
- 9. EXTERIOR WALL FRAMING TO BE 2x6 STUDS @ 16" O/C (U.N.O.). MAX. HEIGHT BETWEEN LATERAL SUPPORTS TO BE 10'-0". INTERIOR WALLS TO BE FRAMED WITH 2x4 @ 16" O/C (U.N.O).
- 10. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT ENGINEERING GEOLOGIST AND ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL. SOIL ENGINEER'S REPORT SHALL BE SUBMITTED TO THE BUILDING INSPECTOR AT TIME OF INSPECTION. SOIL REPORT BY MTC ENGINEERING DATED JULY 20, 2020 AND ADDENDUM DATED AUGUST 6, 2020 TO BE A PART OF THESE PLANS.

PECK

ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## HANSCOM RESIDENCE

1808 HANSCOM DRIVE, SOUTH PASADENA, CA 91030

REV DATE DESCRIPTION DRN CHK 21-05-10 PLAN CHECK CL JB

NAME

**PROJECT** HANSCOM RESIDENCE

20-043

SHEET DESCRIPTION

SCALE

PROJECT

NUMBER

FOUNDATION PLAN

AS NOTED









FLOOR FRAMING NOTES:

- 1. WALLS SHOWN OCCUR BELOW THIS FRAMING LEVEL.
- 2. NEW FLOOR DIAPHRAGM TO BE 3/4" CDX. SPAN RATING IS 48/24. 10d NAILING AT 6" O/C AT DIAPHRAGM BOUNDARIES AND PLYWOOD PANEL EDGES. 10d NAILING AT 12" O/C AT INTERIOR OF PLYWOOD PANEL. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO WOOD JOISTS. STAGGER ENDS 4'-0" (TYPICAL). FLOOR PANELS SHALL HAVE TONGUE & GROOVE OR 3x BLOCKED PANEL EDGES. SEE DETAIL 16/S-1.3.
- 3. FLOOR DIAPHRAGM TO BE INSPECTED BEFORE COVERING.
- 4. TIGHTEN HOLD DOWNS JUST PRIOR TO COVERING FRAMING.
- 5. PROVIDE FURRING WALLS AT PLUMBING VENTS & WASTE LINES. NOTCHING AND DRILLING IN 2x4 OR 3x4 SILL PLATES IS NOT PERMITTED IN SHEAR WALLS FOR LARGER PIPES. SEE 12/S-1.3 FOR LIMITATIONS.
- 6. PROVIDE 5/8" STUD BOLTS OR 5/8" THROUGH BOLTS @ 16" O/C STAGGERED @ STEEL COLUMNS OR BEAMS WHERE NAILER CONNECTIONS OCCUR.
- 7. PROVIDE 1/2" PLYWOOD AT ALL STUD WALLS AS REQ'D. TO MAINTAIN FLUSH FINISHED SURFACE ADJACENT TO WOOD SHEAR WALLS.
- 8. FOR HEADERS NOT SHOWN SEE HEADER SCHEDULE ON S-1.3.
- 9. EXTERIOR WALL FRAMING TO BE 2x6 STUDS @ 16" O/C (U.N.O.). MAX. HEIGHT BETWEEN LATERAL SUPPORTS TO BE 10'-0". INTERIOR WALLS TO BE FRAMED WITH 2x4 @ 16" O/C (U.N.O).
- 10. FOR WOOD BEAM TO POST CONNECTION SEE DETAIL 5/S-1.3 U.N.O. ON PLAN.

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## HANSCOM RESIDENCE

1808 HANSCOM DRIVE, SOUTH PASADENA, CA 91030

REV DATE DESCRIPTION DRN CHK 21-05-10 PLAN CHECK CL JB

### **PROJECT** HANSCOM RESIDENCE NAME

PROJECT

NUMBER

SHEET

SCALE

20-043

SECOND FLOOR FRAMING DESCRIPTION PLAN

AS NOTED





 $(\mathsf{A})$ 

-(A.4)





ARCHITECTURE STRUCTURAL CIVIL

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## HANSCOM RESIDENCE

1808 HANSCOM DRIVE, SOUTH PASADENA, CA 91030

ROOF FRAMING NOTES:

- 1. WALLS SHOWN OCCUR BELOW THIS FRAMING LEVEL.
- 2. EXTERIOR WALLS ABOVE 2ND FLOOR TO BE FRAMED WITH 2x6 @ 16" O/C. INTERIOR WALLS TO BE FRAMED WITH 2x4 @ 16" O/C (U.N.O).
- 3. TIGHTEN HOLD DOWNS JUST PRIOR TO COVERING FRAMING.
- 4. PROVIDE FURRING WALLS AT PLUMBING VENTS & WASTE LINES. NOTCHING AND DRILLING IN 2x4 OR 3x4 SILL PLATES IS NOT PERMITTED IN SHEAR WALLS FOR LARGER PIPES.
- 5. PROVIDE 5/8" STUD BOLTS OR 5/8" THROUGH BOLTS @ 16" O/C STAGGERED @ STEEL COLUMNS OR BEAMS WHERE NAILER CONNECTIONS OCCUR.
- NEW ROOF DIAPHRAGM TO BE 5/8" CDX (5 PLY MIN.). SPAN RATING IS 40/20. 10d COMMON NAILS AT 6" O/C AT BOUNDARIES AND EDGES. 10d COMMON NAILS AT 12" O/C AT INTERIOR. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO WOOD JOISTS. STAGGER ENDS 4'-0" (TYPICAL). SEE DETAIL 16/S-1.3
- 7. ROOF DIAPHRAGM TO BE INSPECTED BEFORE COVERING. SEE WOOD & WOOD PRODUCTS NOTES ON S-1.2 FOR ADDITIONAL REQUIREMENTS.
- 8. SEE ARCHITECTURAL SECTIONS AND REFLECTED CEILING PLANS FOR CEILING FRAMING. USE L.A. CITY TYPE 5 SHEET FOR SIZING.
- 9. FOR HEADERS NOT SHOWN SEE HEADER SCHEDULE ON 2/S-1.3.
- 10. FOR WOOD BEAM TO POST CONNECTION SEE DETAIL 5/S-1.3 U.N.O. ON PLAN.

### REV DATE DESCRIPTION DRN CHK 21-05-10 PLAN CHECK CL JB

NAME

PROJECT HANSCOM RESIDENCE

PROJECT 20-043

SHEET DESCRIPTION

NUMBER

ROOF FRAMING PLAN



SCALE AS NOTED



 $\mathbf{D}$ 

 $(\mathbf{A})$ 



Т	ENSION LAP SPL	ICES (CLASS B SI	PLICE)			
HER BARS		HORIZONTAL TOP BARS PLACED OVER MORE THAN 12" OF FRESH CONCRETE		LAP SPLICE		HOOK DEVELOPMENT
0 PSI	fc=4000 PSI	fc=3000 PSI	f'c=4000 PSI	fc=2500 PSI	f'c=3000 PSI f'c=4000 PSI	
I	19"	-	-	12"	12"	9"
I	25"	-	-	20"	15"	11"
ı	31"	46"	40"	25"	19"	14"
1	37"	56"	48"	30"	23"	17"
I	53"	81"	70"	35"	26"	19"
ı	61"	93"	79"	40"	30"	22"
ı	69"	105"	90"	45"	34"	25"
I	78"	118"	101"	51"	38"	19"
1"	86"	131"	112"	56"	42"	22"
1"	103"	157"	134"	68"	51"	25"
1"	138"	210"	179"	90"	68"	25"



## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## HANSCOM RESIDENCE

1808 HANSCOM DRIVE, SOUTH PASADENA, CA 91030

REV DATE DESCRIPTION DRN CHK 21-05-10 PLAN CHECK

CL JB

HANSCOM RESIDENCE PROJECT NAME PROJECT 20-043 NUMBER SHEET DETAILS DESCRIPTION SCALE AS NOTED





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HD POST



# PECK

## ARCHITECTURE STRUCTURAL CIVIL

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## HANSCOM RESIDENCE

1808 HANSCOM DRIVE, SOUTH PASADENA, CA 91030

REV DATE DESCRIPTION 21-05-10 PLAN CHECK CL JB

DRN CHK



PROJECT HANSCOM RESIDENCE NAME PROJECT 20-043 NUMBER SHEET DETAILS DESCRIPTION SCALE AS NOTED





contour line ID	elevation	length	
	ft	ft	
1	820	9.10	
2	822	22.47	
3	824	37.12	
4	826	69.87	
5	828	71.77	
6	830	82.02	
7	832	89.47	
8	834	65.22	
9	836	201.96	
10	838	260.14	
11	840	223.66	
12	842	144.16	
13	844	95.35	
14	846	53.59	
15	848	6.95	
16	808	78.56	
17	810	90.51	
18	812	101.54	
19	814	102.65	
20	816	102.33	
21	818	102.15	
22	820	101.90	
23	822	101.83	
24	824	101.80	
25	826	101.66	
26	828	5.38	
L =		2423.16	
A =	18571.3	sf	
=	2	ft	
S =	26.10	%	
S = (I x L x 100)	/ A		
where			
S	average slope of ground in percent		
I	contour intervals in feet		
L	combined length in feet of all con-		
	iours on parcer	· · ·	



## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & **CIVIL ENGINEER** 

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

REV DATE	DESCRIPTION	DRN	СНК
07/28/22	PC # 1	RG	CMP



SLOPE DENSITY ANALYSIS

PROJECT

NAME

1808 HANSCOM DRIVE

20-043

SHEET DESCRIPTION

PROJECT

NUMBER

**SCALE** 1" = 10'





contour line ID	elevation	length	
	ft	ft	
1	820	6.05	
2	822	18.41	
3	824	32.38	
4	826	46.54	
5	828	54.04	
6	830	18.33	
7	832	6.83	
L =		182.58	
A =	457.5	sf	
=	2	ft	
S =	79.82	%	
S = (I x L x 100)	/ A		
where			
S	average slope of ground in percent		
I	contour intervals in feet		
L	combined length in feet of all con-		
	tours on parcel		
A	area of property in square feet		

## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & **CIVIL ENGINEER** 

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

REV DATE	DESCRIPTION	DRN	СНК
07/28/22	PC # 1	RG	CMP
01/25/23	PC # 2	AZ	CMP
05/03/23	PC # 3	AZ	CMP



PROJECT

NAME

1808 HANSCOM DRIVE

SLOPE DENSITY ANALYSIS

20-043

SHEET DESCRIPTION

PROJECT

NUMBER

**SCALE** 1" = 10'





## SLOPE

- (E) GRADE

1 SECTION C - 2.0 SCALE: 1"=10'

# PECK

ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## 1808 HANSCOM DR.

## ARCHITECTURE

1808 Hanscom Dr, South Pasadena, CA

ARCHITECT OF RECORD STRUCTURAL & **CIVIL ENGINEER** 

PECK ARCHITECTURE STRUCTURAL & CIVIL 25 S EL MOLINO AVE PASADENA, CA 91101

DRN CHK REV DATE DESCRIPTION 07/28/22 PC # 1 RG CMP



PROJECT

NAME

1808 HANSCOM DRIVE

GRADING PLAN

PROJECT 20-043

SHEET DESCRIPTION SCALE 1" = 10'

NUMBER



Architect or Engineer of Record for the project to be responsible for the "Structural Observation": Name: CHRIS PECK I Licensed Architect Registered Engineer Phone: (626)683-0708 California Registration Number: C58162			
Construction Stage	Construction Type	Elements/Connections to be observed	
Foundation	<ul> <li>Footing, Stem Walls, Piers</li> <li>Mat Foundation</li> <li>Caisson, Pile, Grade beams</li> <li>Stepping/Retaining</li> <li>Foundation, Hillside Special</li> <li>Anchors</li> <li>Others:</li> </ul>	REINFORCING         REINFORCING	
Wall	⊠ Concrete □ Masonry □ Wood □ Others:	REINFORCING	
Frame	□ Steel Moment Frame □ Steel Braced Frame □ Concrete Moment Frame □ Others:		
Diaphragm	□ Concrete □ Steel Deck □ Wood □ Others:		
Others			
Signature ev. 06/19/17) a covered entity under Title II o commodation to ensure equal	f the Americans with Disabilities Act, the City of Los Angeles do access to its programs, services and activities. Page 8 of R STRUCTURAL OBSERVATION	bes not discriminate on the basis of disability and, upon request, will provide reasonable ${ m f}~8$	
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### GENERAL REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT PROJECT SITE BEFORE EXECUTING ANY WORK. HE SHALL NOTIFY THE OWNER AND/ OR THE AUTHORIZED AGENT OF THE OWNER OF ANY & ALL DISCREPANCIES BEFORE PROCEEDING. IT IS EXPECTED THAT CERTAIN CONDITIONS SHOWN AS EXISTING ON THE PLANS WILL DEVIATE FROM THE ACTUAL DETAILS OF EXISTING CONSTRUCTION UNCOVERED DURING DEMOLITION. THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD WHEN SUCH SITUATIONS ARISE.

3. EACH CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY LEGAL AUTHORITIES BEFORE PRECEDING WITH THEIR PROSPECTIVE INSTALLATION. HE SHALL ALSO ARRANGE & PAY FOR ALL INSPECTIONS & EXAMINATIONS REQUIRED BY THOSE AUTHORITIES (UNLESS AGREEMENT WITH OWNER STATES OTHERWISE.)

4. ALL WORK AND MATERIAL ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY & STATE CODES, LOCAL REGULATIONS, AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS, REGULATIONS, AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN. THE STRUCTURAL PLANS SHALL BE USED IN CONJUNCTION WITH ALL OTHER RELEVANT PLANS FOR THE PROJECT.

WRITTEN DIMENSIONS (NOT SCALED DIMENSIONS) SHALL BE USED. DO NOT SCALE DRAWINGS.

THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THEREFORE, THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE STABILITY OF ANY ALL PARTS OF THE BUILDING DURING CONSTRUCTION. 8. THE DESIGN DOES NOT INTEND TO SHORE, LIMIT, OR RESTORE ANY CONDITIONS RESULTING FROM PREVIOUS SETTLEMENT OR EARTHQUAKE ACTIVITY

9. IF THE DESIGN HAS BEEN DONE WITHOUT OBTAINING A SOIL REPORT, AND A SOIL REPORT IS DONE IN THE FUTURE, CONTACT CM PECK INC. TO DETERMINE IF STRUCTURAL MODIFICATIONS TO THESE DRAWINGS ARE RECOMMENDED.

10. A WET WEATHER EROSION CONTROL PLAN (WWECP), UTILIZING SEDIMENT AND EROSION CONTROL BMPs, FOR PROJECTS THAT WILL LEAVE DISTURBED SOIL DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15) IS REQUIRED. THE WWECP MUST BE PREPARED FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNING OF EACH RAINY SEASON DURING WHICH SOIL WILL BE DISTURBED, AND IMPLEMENTED THROUGHOUT THE ENTIRE RAINY SEASON. A COPY OF THE WWECP SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES BEGINNING 30 DAYS PRIOR TO THE START OF THE RAINY SEASON THROUGH THE END OF THE RAINY SEASON. FOR ALL PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON, THE WWECP MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL. THE WWECP IS NOT A REQUIREMENT FOR THE ISSUANCE OF A BUILDING OR GRADING PERMIT. 11. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.

12. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS. ACCOUNT FOR SHIM SPACE, FINISH THICKNESS, LEVELING REQUIREMENTS, ETC. COORDINATE ALL DIMENSIONS SHOWN IN STRUCTURAL PLANS WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES. DO NOT SCALE ANY DIMENSIONS FROM PLANS OR DETAILS.

13. UNLESS SHOWN OR NOTED OTHERWISE, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE. 14. UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS, CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR SAME.

15. COPIES OF ALL INSPECTION REPORTS, TEST RESULTS, ETC. SHALL BE SENT TO THE STRUCTURAL ENGINEER. 16. ANY CONFLICT BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS MUST BE VERIFIED WITH ENGINEER BEFORE CONSTRUCTION CAN

PROCEED 17. CONSTRUCTION LOADS IMPOSED ON COMPLETED STRUCTURE SHALL NOT EXCEED THE TYPICAL DESIGN LIVE LOADS AS GIVEN BELOW. WHERE THE STRUCTURE HAS NOT REACHED ITS FULL DESIGN STRENGTH OR WHERE CONSTRUCTION LOADS EXCEED DESIGN LIVE LOADS AS GIVEN BELOW, THE CONTRACTOR SHALL PROVIDE SHORING, BRACING, AND/OR OTHER PROTECTION AS NEEDED TO ENSURE SAFETY. TYPICAL DESIGN LIVE LOADS:

ROOF	20 PSF
FLOOR:	40 PSF
BALCONY:	60 PSF

CORRIDORS, WALKWAYS AND EXISTS: 100 PSF STORAGE: 125PSF

THE ABOVE LIVE LOADS MAY BE REDUCED AS ALLOWED PER CODE. CONTACT ENGINEER FOR DESIGN LIVE LOAD OF ANY SINGLE MEMBER SUPPORTING ROOF AREA OF 200 SQUARE FEET OR MORE AND/OR FLOOR AREA OF 400 SQUARE FEET OR MORE. 18. ANY MODIFICATIONS TO STRUCTURAL DESIGN REQUESTED BY CONTRACTOR MAY REQUIRE AN ADDITIONAL SERVICES AGREEMENT WITH THE OWNER AND ARE SUBJECT TO OWNER'S APPROVAL.

FOUNDATION:

1. FOUNDATION DESIGN IS BASED ON SOIL INVESTIGATION REPORT PREPARED BY MTC ENGIGNEERING INC., DATED MARCH

30, 2022. 2. FOOTINGS TO BE FOUNDED IN BEDROCK.

6. THE SOIL REPORT IS A PART OF THESE PLANS.

3. MINIMUM DEPTH INTO BEARING MATERIAL SHALL BE 24" INTO BEDROCK.

4. FOOTINGS ARE DESIGNED FOR BEARING CAPACITY OF 3,000 PSF IN BEDROCK.

5. THE BEARING VALUE MAY BE INCREASED BY 500 PSF FOR EACH ADDITIONAL FOOT OF FOOTING WIDTH AND 500 PSF FOR EACH ADDITIONAL FOOT OF DEPTH TO A MAXIMUM ALLOWABLE CAPACITY OF 5,000 PSF IN BEDROCK.

CONCRETE

1. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM STRENGTHS AT 28 DAYS: FOOTINGS AND SLABS -ON-GRADE = 2,500 PSI

STRUCTURAL SLABS = 3 000 PSL

STEM WALLS AND FOUNDATION WALLS = 2,500 PSI GRADE BEAMS & CONCRETE BEAMS = 3,000 PSI

PILES = 4,000 PSI

2. PORTLAND CEMENT SHALL BE TYPE II, LOW ALKALI, CONFORMING TO ASTM C-150. TYPE V CEMENT SHALL BE USED WHERE HIGH SULFATE

RESISTANCE IS REQUIRED (REFER TO SOIL REPORT). 3. AGGREGATE FOR HARD ROCK CONCRETE SHALL CONFORM TO ASTM C 33. SIZE LIMITATION SHALL BE AS FOLLOWS:

A. 1/5 NARROWEST DIMENSION BETWEEN SIDES OF FORM B. 1/3 THE DEPTH OF SLAB

C. 3/4 THE MINIMUM CLEAR SPACING BETWEEN REBARS

4. CORING OF CONCRETE IS NOT PERMITTED EXCEPT AS NOTED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN IN THE STRUCTURAL DRAWINGS 5. BEFORE CONCRETE IS PLACED. CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CONDUITS, CURBS, ETC., RELATING TO WORK

6. ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

7. BAR SPLICES IN CONCRETE SHALL BE LAPPED 40 BAR DIAMETERS MINIMUM UNLESS NOTED OTHERWISE, AND MAY BE WIRED TOGETHER, UNLESS OTHERWISE NOTED ON PLANS. 8. WHEN WATER OVER 3 INCHES IN DEPTH IS PRESENT IN DRILLED PILE HOLES, A CONCRETE MIX WITH A STRENGTH OF 1000 psi OVER THE DESIGN psi SHALL BE TREMIED FROM THE BOTTOM UP; AN ADMIXTURE THAT REDUCES THE PROBLEM OF SEGREGATION OF PASTE/AGGREGATES AND DILUTION OF PASTE SHALL BE INCLUDED.

9. LOCATION OF ALL CONSTRUCTION JOINTS MUST BE APPROVED BY THE ARCHITECT IF NOT SHOWN ON THE DRAWINGS. 10. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED, SEE MECHANICAL AND ELECTRICAL

DRAWINGS FOR SLEEVE LOCATIONS 11. ALL MISCELLANEOUS IRON APPURTENANCES, ANCHOR BOLTS, INSERTS, ETC. SHALL BE SECURELY WIRED OR OTHERWISE ANCHORED IN PLACE PRIOR TO POURING. SEE ARCHITECTURAL SHEETS FOR NOTCHES, GROOVES, CHAMFERS, ETC.

12. EXPOSED CONCRETE TO HAVE 3/4" CHAMFER AT CORNERS U.N.O. ON ARCHITECTURAL DRAWINGS. 13. ONLY ONE GRADE OF CONCRETE IS TO BE ON THE SITE AT ANY ONE TIME.

14. SUBMIT A MIX DESIGN FOR REVIEW/APPROVAL BY ENGINEER PRIOR TO POUR FOR ALL CONCRETE OVER 2500 PSI USED.

### REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST), AND THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION (LATEST EDITION) BY THE C.R.S.I. 2. REINFORCING BARS SHALL CONFORM TO THE ASTM A 615 GRADE 60. WELDABLE BARS SHALL CONFORM TO ASTM A706.

3. WELDING OF REINFORCEMENT SHALL BE WITH E70XX LOW HYDROGEN ELECTRODES IN CONFORMANCE WITH THE "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL" ETC., AMERICAN WELDING SOCIETY, AWS D1.4 (LATEST EDITION). FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED. 4. ALL REINFORCING BARS SHALL BE BENT COLD. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD-BENT EXCEPT AS

SHOWN ON DRAWINGS OR PERMITTED BY THE BUILDING OFFICIAL. SPLICES IN CONCRETE OR MASONRY: MINIMUM OF 40 BAR DIAMETERS OR 24 INCHES, WHICHEVER IS GREATER. 6. CONCRETE PROTECTION FOR REINFORCEMENT: REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVERAGE (EXCEPT AS NOTED

ON STRUCTURAL DRAWINGS): A) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"

B) CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 THROUGH #18 BARS = 2"

#5 AND SMALLER = 1-1/2" C) CONCRETE NOT EXPOSED TO WEATHER AND NOT IN CONTACT WITH GROUND

SLABS, WALLS, JOISTS = 3/4"

BEAMS, COLUMNS:

PRIMARY REINFORCEMENT = 1-1/2" TIES, STIRRUPS, SPIRALS = 1"

7. ALL BARS SHALL BE CLEAR OF DUST, GREASE, OR OTHER MATERIALS THAT MIGHT AFFECT ITS BOND TO CONCRETE.



WET MIX SHOTCRETE

- A. SCOPE: (LABC). **B. DEFINITIONS:**
- PLACING EQUIPMENT.
- C. LIMITATIONS: 1. GENERAL
- STRUCTURE, THIS METHOD SHALL NOT BE USED. 2. REINFORCEMENT REINFORCING BARS SHALL NOT EXCEED SIZE #8.
- 3. COLUMNS D. CODES:
- WHENEVER THE WORD "SHOULD" OCCURS IN ACI 506R-05. PLACED WET MIXED MORTAR AND MAXIMUM TIME-IN MIXERS) SHALL APPLY.
- E. INSPECTION 1. SHOTCRETE REQUIRES CONTINUOUS INSPECTION BY A REGISTERED DEPUTY INSPECTOR. ASSEMBLY, SHOOTING, TESTING, AND DISASSEMBLY OF TEST PANELS. F. PRECONSTRUCTION TESTS:
- G. CONDITIONS:
- ADDED.

BUILD-UP OUT OF THE WORK. PIPF

JOB SITE AND ONE DEPUTY SHALL BE ASSIGNED TO EACH NOZZLE. SHALL BE USED WHERE A VOID IN THE EMBANKMENT IS TO BE BRIDGED. CONTAMINATED SHOTCRETE IS REMOVED.

USED EXCEPTION: PROVIDED THAT THE DETAIL OF THE JOINT IS SLOPED SO THAT THE CLOSURE OF THE COLD JOINT MADE WITH STRUCTURAL WET MIX SHOTCRETE DOES NOT SAG AWAY FROM THE UPPER SURFACE AND PROVIDED THAT BOTH SIDES OF THE COLD JOINT HAVE TAKEN THEIR INITIAL SET, THE JOINT CLOSURE MAY BE MADE WITH STRUCTURAL WET MIX SHOTCRETE. 11. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE IN A MANNER THAT PREVENTS ANY MOVEMENT DURING THE WET MIX SHOTCRETING.

- H. QUALIFICATIONS:
- TEAM (PARTICULARLY THE NOZZLEMAN) SO AS TO INSURE THE CONFORMANCE WITH THE ABOVE.
- SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE FOLLOWING: SUBCONTRACTING COMPANY, THE SUPERINTENDENT, AND HELPER.

SLURRY

1. CEMENT SHALL BE ASTM C-150 TYPE II/V 3. SAND SHALL CONFORM TO ASTM C-33.

SOLDIER PILE SURVEYING

- INSTALLED.
- 2. CONTROL POINTS, INITIAL SOLDIER BEAM OFFSETS AND WEEKLY MONITORING SHALL BE PERFORMED BY A CALIFORNIA STATE LICENSE SURVEYOR

- ENGINEER AND GEOTECHNICAL ENGINEER. OBTAINED WHEN REQUESTED
- THE MONITORING READINGS.
- EXCAVATION CONTINUES.

### VICINITY MAP

THE USE OF STRUCTURAL WET MIX SHOTCRETE IS ALLOWED BY THE CODE WHEN THE OWNER, ENGINEER, CONTRACTOR, AND CONCRETE SUPPLIER COMPLY WITH THESE PROCEDURES, IN ADDITION TO REQUIREMENTS OF SECTION 1913 OF THE 2011 LOS ANGELES BUILDING CODE

WET MIX SHOTCRETE IS SHOTCRETE IN WHICH ALL OF THE INGREDIENTS (INCLUDING WATER) ARE MIXED BEFORE BEING PLACED INTO THE

STRUCTURAL WET MIX SHOTCRETE SHALL NOT BE PLACED WHERE THE STREAM FROM THE NOZZLE CANNOT DIRECTLY IMPINGE ONTO THE SURFACE WHERE THE CONCRETE IS TO BE PLACED. WHERE THE CONDITION PRECLUDES THE POSSIBILITY OF OBTAINING CORES FROM THE

SHOTCRETE MAY ONLY BE APPLIED TO TIED COLUMNS WHERE THE SPACING OF THE REINFORCING STEEL IS THE SAME AS FOR WALLS.

1. ALL APPLICABLE PARTS OF ACI 506R-05 SHALL BE FOLLOWED. STRUCTURAL WET MIX SHOTCRETE APPLICATORS SHALL HAVE A COPY OF THE ACI 506R-05 ON EACH WORK SITE DURING THE TIME THAT THE SHOTCRETE IS BEING APPLICATED. THE WORD "SHALL" MUST BE SUBSTITUTED 2. THE CONCRETE MIX SHALL COMPLY WITH LABC SECTION 1905 AND SHALL NOT BE BATCHED VOLUMETRICALLY.

3. ALL OTHER APPLICABLE REQUIREMENTS OF THE CODE (INCLUDING ALL REQUIREMENTS FOR PNEUMATICALLY

2. CONTINUOUS INSPECTIONS SHALL BE PROVIDED FOR THE PLACEMENT OF ALL REINFORCING, THE PLACEMENT OF SHOTCRETE, AND THE

THE TEST PANEL SHALL BE A SQUARE WITH A MINIMUM OF 4 FEET ON EACH SIDE.

1. THE MINIMUM SLUMP SHALL BE 1<sup>1</sup>/<sub>2</sub> " AND THE MAXIMUM SLUMP SHALL BE 2<sup>1</sup>/<sub>2</sub> ". SLUMP SHALL BE MEASURED AT THE POINT OF DISCHARGE FROM THE MIXER, EXCEPT WHEN THE BUILDING INSPECTOR MAY REQUIRE SLUMP TESTS AT THE DISCHARGE POINT WHERE WATER MAY HAVE BEEN

2. A CAPABLE NOZZLEMAN'S HELPER WITH AN AIR BLOW PIPE SHALL BE PROVIDED TO ASSIST THE NOZZLEMAN IN KEEPING ALL REBOUND

3. ADDITIONAL WORKERS MAY BE REQUIRED TO TAKE THE REBOUND FROM THE WORK IF THE REBOUND CANNOT BE REMOVED BY THE AIR BLOW 4. NO KEYWAYS OR EMBEDMENTS SHALL BE PLACED IN THE FRONT FACE THAT WILL INTERFERE WITH THE STREAM FROM THE NOZZLE.

5. THE CONTRACTOR AGREES TO PROVIDE A DESIGNATED LIAISON BETWEEN HIS CREW, THE DEPUTY INSPECTOR, AND THE BUILDING INSPECTOR. 6. THE DEPUTY INSPECTOR SHALL BE INTERVIEWED AND APPROVED BY DEPARTMENT REPRESENTATIVES PRIOR TO INSPECTING THE WORK AT THE 7. RIGID OR OTHER APPROVED BACKING SHALL BE PLACED AGAINST THE EARTH WHERE THERE IS ANY LIKELIHOOD OF SOIL BEING DISLODGED IN

SUFFICIENT QUANTITY TO DAMAGE THE CONCRETE DURING THE APPLICATION OF WET MIX SHOTCRETE. RIGID OR OTHER APPROVED BACKING 8. IN THE EVENT THAT A PREVIOUSLY PRESUMED SOLID EMBANKMENT SHOULD SLOUGH OR SHED DIRT IN SUFFICIENT QUANTITY TO DAMAGE THE

CONCRETE, THE WET MIX SHOTCRETE PLACEMENT WORK IN THAT AREA SHALL CEASE UNTIL A RIGID BACKING IS INSTALLED AND ANY

9. THE HEIGHT OF A LAYER SHALL BE LIMITED TO NOT MORE THAN 3' AND SUCCEEDING LAYERS SHALL NOT BE PLACED IN LESS THAN THREE HOURS. NO SLOUGHING OR SAGGING SHALL BE PERMITTED. WHEN SPECIFICALLY DESIGNED BY THE ENGINEER OF RECORD FOR A SUCCEEDING LAYER TO BE PLACED IN LESS THAN THREE HOURS, THE LESSER TIME MUST BE APPROVED BY THE PLAN CHECK DIVISION. 10. DETAILS OF COLD JOINTS, INCLUDING THE SLOPE OF THE JOINTS, SHALL BE SHOWN ON THE APPROVED PLANS. WHEN SHOOTING UP TO THE UNDERSIDE OF EXISTING CONCRETE, THE LAST 2" SHALL BE DRY PACKED OR AN APPROVED METHOD OF DRY PNEUMATIC CONCRETE SHALL BE

THE ENGINEER OF RECORD SHALL PROVIDE SHOTCRETE SPECIFICATIONS WHICH SHALL BE PART OF THE PLANS. THIS SPECIFICATION SHALL INCLUDE BUT NOT BE LIMITED TO THE MATERIALS AND CONDITIONS (IN CONFORMANCE WITH THIS DOCUMENT) REQUIRED TO ACHIEVE THE REQUIRED STRUCTURAL PERFORMANCE, AND SHALL STATE THE MINIMUM TYPE AND DURATION OF EXPERIENCE REQUIRED FOR THE PLACEMENT

THE SHOTCRETE SUBCONTRACTOR SHALL PRESENT, UPON THE REQUEST OF A DEPARTMENT OF BUILDING AND SAFETY INSPECTOR, A "STATEMENT OF QUALIFICATIONS" SIGNED BY AN OFFICER OF THE SUBCONTRACTOR CORPORATION. BOTH THE SPECIFICATION AND STATEMENT

1. THE DURATION AND TYPE OF STRUCTURAL SHOTCRETE EXPERIENCE (NOT INCLUDING SWIMMING POOLS) OF THE NOZZLEMAN, THE

2. THE SUBCONTRACTOR'S LISTED EXPERIENCE SHALL REFERENCE SPECIFIC PROJECTS APPROVED IN THE CITY OF LOS ANGELES

### 2. SLURRY SHALL CONTAIN 1 1/2 -SACKS (141 LBS) OF CEMENT PER CUBIC YARD OF SAND.

1. SOLDIER BEAM SURVEY MONITORING SHALL BE CONDUCTED ON A WEEKLY BASIS UNTIL THE PERMANENT RETAINING WALL IS COMPLETELY

3. A PHOTOGRAPHIC/VIDEO SURVEY OF THE ADJACENT STRUCTURES (IF APPLIES) SHOULD BE PERFORMED TO ESTABLISH THE PRE-EXCAVATION BSE-LINE CONDITIONS. PRIOR TO ANY EXCAVATION, SURVEY MONITORING CONTROL POINTS AND INITIAL SOLDIER BEAM OFF SETS SHALL BE ESTABLISHED TO MONITOR THE HORIZONTAL AND VERTICAL MOVEMENT OF THE SOLDIER BEAMS. 4. INITIAL AND PERIODIC READINGS SHALL BE SUBMITTED TO DEPARTMENT OF BUILDING & SAFETY, RETAINING WALL CONTRACTOR, DESIGN

5. MONITORING READINGS SHALL BE SUBMITTED WITHIN 3 WORKING DAYS AFTER THEY ARE CONDUCTED. ADDITIONAL READINGS SHALL BE

6. CONTROL POINTS SHALL BE ESTABLISHED OUTSIDE THE AREA OF INFLUENCE OF THE RETENTION WALL SYSTEM TO ENSURE THE ACCURACY OF

7. IF ANY HORIZONTAL OR VERTICAL MOVEMENT OF THE SOLIDER BEAMS REACHES ONE INCH, THE GEOTECHNICAL ENGINEER, AND DESIGN ENGINEER SHALL EVALUATE SUCH MOVEMENTS AND RECOMMEND CORRECTIVE MEASURES, IF NECESSARY, BEFORE EXCAVATION CONTINUES. 8. IF THE MAGNITUDE OF ANY HORIZONTAL OR VERTICAL MOVEMENT OF SOLDIER BEAMS REACHES TWO INCHES SUPPLEMENTAL SHORING SHALL BE DEVISED TO ELIMINATE ALL FURTHER MOVEMENT AND CITY OF LOS ANGELES SHALL APPROVE THE SUPPLEMENTAL SHORING BEFORE

# PFCK

## ARCHITECTURE STRUCTURAL CIVIL

25 S EL MOLINO AVE PASADENA CA 91101 626 683 0708 cmpeck.com

## HANSCOM DR. **RETAINING WALL**

1808 HANSCOM DRIVE SOUTH PASADENA, CA 91030

REV DATE DESCRIPTION 22-09-28 PRELIMINARY DRN CHK AB

PROJECT NAME	HANSCOM DRIVE RETAINING WALL
PROJECT NUMBER	20-043
SHEET DESCRIPTION	COVER SHEET
SCALE	AS NOTED

SCALE









820 —

815 —

810 —

(N) RET WALL

 1
 RETAINING WALL SECTION

 RW-3
 SCALE: 1" = 10'-0"





SCALE

20-043

RETAINING WALL SECTION

AS NOTED

