LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	October 16, 2025
HEARING DATE:	October 28, 2025 AGENDA ITEM: 8
PROJECT NUMBER:	PRJ2025-003766
PERMIT NUMBER:	Community Standards District ("CSD") Modification No. RPPL2025003347
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	Assessor Parcel Numbers: 5863-030-055, -063, -072, -073, -074, -075, -076, -077, -080, -081, -082, -083, -084, -085, -086, -087, -088, and -089; accessible via Old Toll Road north of the intersection of Lincoln and Millard Canyon Road in the unincorporated community of Altadena.
OWNER:	La Vina Venture, LP
APPLICANT:	Bill Holman
CASE PLANNER:	Michelle Lynch, Principal Planner mlynch@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Los Angeles County ("County") Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2025-003766, CSD Modification No. RPPL2025003347, based on the Findings (Exhibit C – Draft Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D –Draft Conditions of Approval).

Staff recommends the following motion:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND HAVING CONSIDERED THE ADDENDUM, HEREBY APPROVE THE ADDENDUM TO THE CERTIFIED FINAL EIR.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE COMMUNITY STANDARDS DISTRICT MODIFICATION NUMBER RPPL2025003347, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

The applicant, La Vina Venture LP, requests a modification to the maximum gross structural area ("GSA") and lot coverage requirements of the Altadena Community Standards District ("CSD") associated with the development of single-family residences ("SFRs"), pursuant to County Code Section 22.306.090.D (CSD – Modifications of Development Standards).

B. Project

The CSD Modification is a request to authorize a modification from the CSD requirements for GSA and maximum lot coverage for 18 lots within the La Vina development. As listed below, in bold are nine lots where the units exceed these limits, including Lot Nos. 10 through 18 of Tract Map No. 069504 ("TR069504"). The GSA and maximum lot coverage limit is based on the formula, which allows 25 percent of the net area, plus + 1,000 square feet. GSA includes the total floor area of all enclosed areas but excludes garages. Lot coverage includes enclosed areas on only the first floor and garages. While only nine lots exceed this limit, all 18 lots request this modification ("Project").

All measurements in square feet.

Lot No.	Lot Area	Max GSA and Lot Coverage	Proposed GSA	Proposed Lot Coverage
1	18,645	5661.25	3,142	3,804
2	13,733	4433.25	4,089	2,501
3	12,406	4101.50	3,734	2,858
4	12,447	4111.75	3,734	2,858
5	12,863	4215.75	4,089	2,501
6	13,195	4298.75	3,734	2,858
7	21,993	6498.25	3,734	2,858
8	14,548	4637.00	3,142	3,804
9	14,312	4578.00	3,142	3,804
10	8,490	**3122.50**	**3,734**	2,858
11	7,042	**2760.50**	**4,089**	2,501
12	8,195	**3048.75**	**3,142**	**3,804**
13	9,328	**3,332.00**	3,142	**3,804**
14	6,701	**2675.25**	**3,734**	**2,858**
15	6,545	**2636.25**	**3,734**	**2,858**
16	6,802	**2700.50**	**4,089**	2,501
17	6, 128	**2532.00**	**4,089**	2,501
18	6,488	**2622.00**	**3,734**	**2,858**

C. Background

In 1986 the Altadena Community Plan was adopted as a local planning document implementing the County General Plan. In 1989, the La Vina Specific Plan ("SP") was adopted to establish more specific densities and development standards for the La Vina community within Altadena.

In 1992, the County Board of Supervisors ("Board") approved the La Vina development for 272 lots and a private school lot ("1992 Project"). The development included Vesting Tentative Tract Map ("VTTM") No. 45546, Conditional Use Permit ("CUP") No. 87-044, and Oak Tree Permit ("OTP") No. 87-044; a second CUP No. 91-073 was filed and approved with the 1992 Project. The OTP authorized the removal of 157 oak trees, and the CUP approved development within a Hillside Management Area ("HMA"). CUP No. 91-073 was approved to establish a private school, which was never developed. The 1992 Project was subject to the La Vina SP.

In 1998, the Altadena CSD was adopted with regulations including GSA and maximum lot coverage.

In 2019, the Board approved the subdivision of the former school site to create 18 residential lots and one recreational lot (Plan Amendment No. 2007-00005, VTTM No. 069504, and CUP No. 2007-00114) ("2019 Project"). The Plan Amendment amended the Specific Plan land use designations for the residential project, and the CUP authorized grading and other development within a Hillside Management Area. The Plan Amendment also amended language within the La Vina SP regarding density and parking, and eliminated language related to the private school.

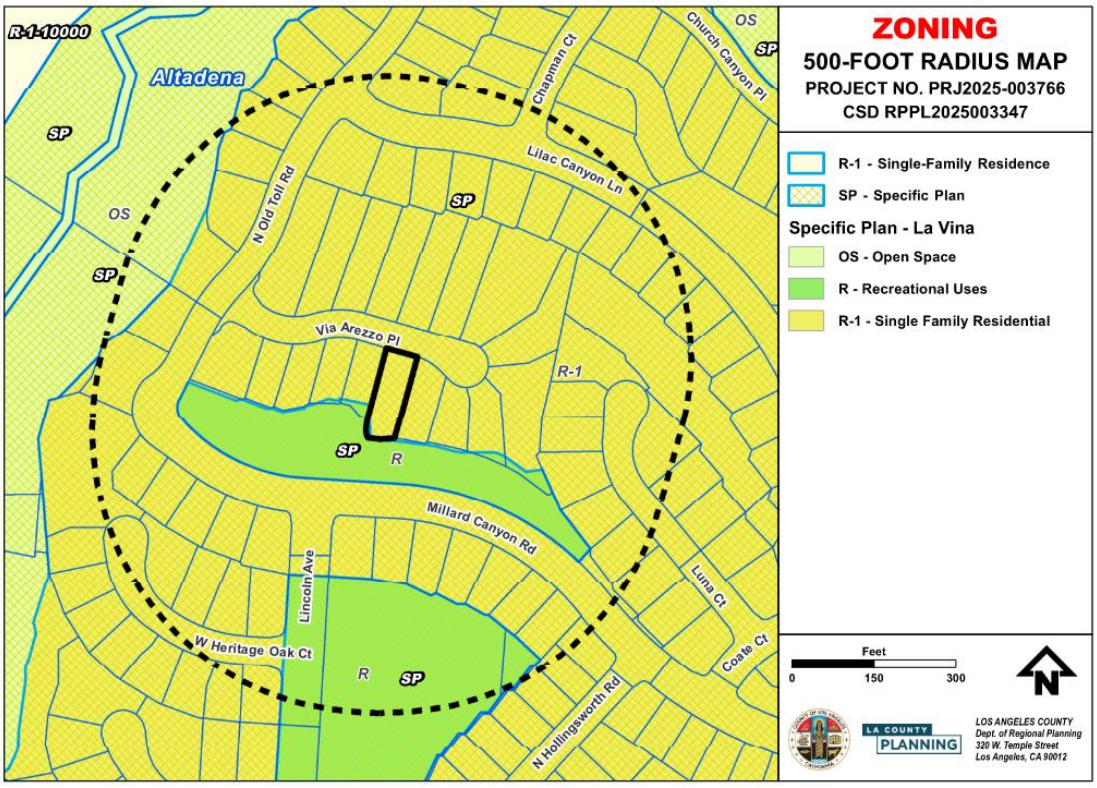
The 1992 Project was subject to the La Vina SP; the Altadena CSD however, was not yet in effect. The 2019 Project was subject to both the La Vina SP and the Altadena CSD; the La Vina SP takes precedence for development standards but where explicitly not regulated by the SP, the SP defers to the CSD. The La Vina SP has some standards, including setbacks, height, and parking, but did not have standards for maximum lot coverage and GSA. Therefore, the 2019 Project is subject to the CSD's standards for maximum lot coverage and GSA.

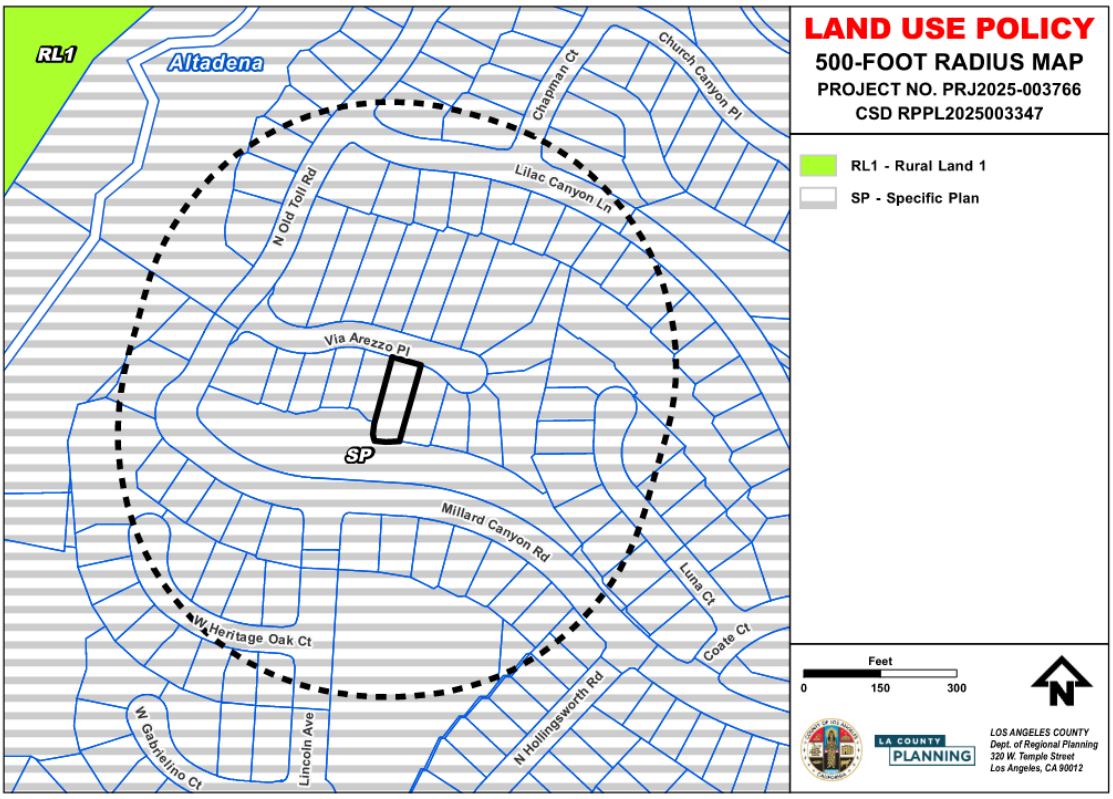
This Project, therefore, is a CSD modification request for the 2019 Project's 18 lots under TR069504, to exceed the maximum lot coverage and GSA pursuant to Altadena CSD. This CSD Modification would retroactively apply to a previously approved Revised Exhibit "A" ("REA") RPPL2023006502 and pending REA RPPL2025000300.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	LA VINA SP LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	Residential	SP(R-1 Single Family Residential)	Vacant, Single-Family Residences (“SFRs”)
NORTH	Residential	SP	SFRs
EAST	Residential	SP	SFRs
SOUTH	Residential	SP, R (Recreational Uses)	SFRs, Park
WEST	Residential	SP, OS (Open Space)	SFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
Ordinance No. 859	Altadena Residence District	April 23, 1923
Ordinance No. 1494	Zone 1 Single-Family Residence	September 6, 1927
Ordinance No. 5541	R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area)	May 9, 1950
Ordinance No. 890168z	La Vina SP	December 26, 1989

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Tract Map No. 45546, CUP No. 91-073-(5), CUP 87-044-(5) and Oak Tree Permit 87-044-(5)	For 272 residential units and school site	August 5, 1992

Tract Map No. 069504, CUP No. 2007-00114-(5), and Plan Amendment No. 2007-00005-(5).	For 18 residential units and a private park	April 16, 2019
RPPL2023000560	CUP Modification Request	September 26, 2023
RPPL2023006502	Batch One: Nine Dwellings (Lot Nos. 1 through 4, and 14 through 18)	January 11, 2024
RPPL2025000300	Batch Two: Nine Dwellings (Lot Nos. 5 through 13)	Pending

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
NONE	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The modification to the maximum lot coverage and GSA requirement set forth by the CSD would not fundamentally change the existing and proposed land use of the property, which is an SFR. The dwelling units would comply with the CSD except where the La Vina SP supersedes the CSD, including for setbacks, height, and all other development standards per the La Vina SP and COA per TR069504.

B. Neighborhood Impact (Need/Convenience Assessment)

The subject property is surrounded by SFR uses in all directions, and it would continue to be maintained as an SFR neighborhood. The request would have a negligible impact on the neighborhood. The allowed increase in GSA and lot coverage would result in similar development to existing residences in the La Vina community. The existing and proposed 18 residences are still subject to the required setbacks and height of the La Vina SP, and the proposed structures comply with these requirements.

C. Design Compatibility

The Project proposes similar architectural features and design to the surrounding neighborhood, which include options for a Spanish or Monterey-style facade, one to two stories, with three to five bedrooms, and attached three-car garage units that range from 4,212 square feet to no more than 5,100 square feet. Since the setbacks and elevations would not differ or deviate from the established development standards of the La Vina SP and COA per TR069504, the proposed units would not differ from the existing La Vina development and would be compatible with the surrounding community, while still complying with the development standards of the La Vina SP and COA per TR069504. Consistency with all other CSD-applicable and La Vina SP standards will be separately reviewed and approved under the related REAs.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the La Vina SP, a component of the General Plan. While the West San Gabriel Valley Area Plan ("WSGVAP") states that the La Vina SP is part of the WSGVAP Planning Area, the Project Site is entirely within the La Vina SP. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

STATEMENT OF FINDINGS

The applicant is required to substantiate all facts identified by Section 22.320.090.F (Altadena CSD – Modifications of Development Standards - Findings for Approval) of the County Code. The Statement of Findings with the applicant's responses is attached (Exhibit E – Applicant's Statement of Findings). Staff is of the opinion that the applicant has met the Statement of Findings.

ENVIRONMENTAL ANALYSIS

An Addendum to the certified Final Environmental Impact Report ("EIR") for the original Tract Map No. 45546, TR069504, and associated permits was prepared in compliance with the California Environmental Quality Act ("CEQA") and the County environmental guidelines to address the condition modifications. The Addendum concluded that the proposed modifications for the modification from the maximum lot coverage and gross structural area requirements have no significant effects and are limited in nature. The previous addenda to the EIR were analyzed with impacts from buildout without the CSD GSA and lot coverage at the time, so modifying these standards for these 18 lots wouldn't create any additional impacts not already analyzed. The Project will not result in a substantial alteration or material deviation from the terms and conditions of the previous approvals. As such, the Project would not significantly change the already approved physical improvements and would not result in any increased or additional environmental impacts beyond those which were analyzed in the Final EIR, and therefore concluded that a supplemental environmental analysis was not required. A copy of the Addendum is attached (Exhibit E – Environmental Determination).

COMMENTS RECEIVED

A. County Department Comments and Recommendations

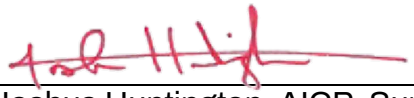
Staff has not received any comments as consultation of the Project to other County Departments was not necessary.

B. Other Agency Comments and Recommendations

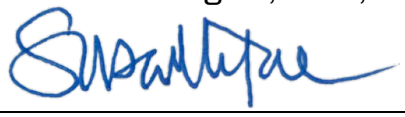
Staff has not received any comments as consultation of the Project to other agencies was not necessary.

C. Public Comments

Staff has received one letter in support of the Project by the La Vina Homeowners Association on October 13, 2025.

Report Reviewed By: 

Joshua Huntington, AICP, Supervising Planner

Report Approved By: 

Susan Tae, AICP, Assistant Administrator

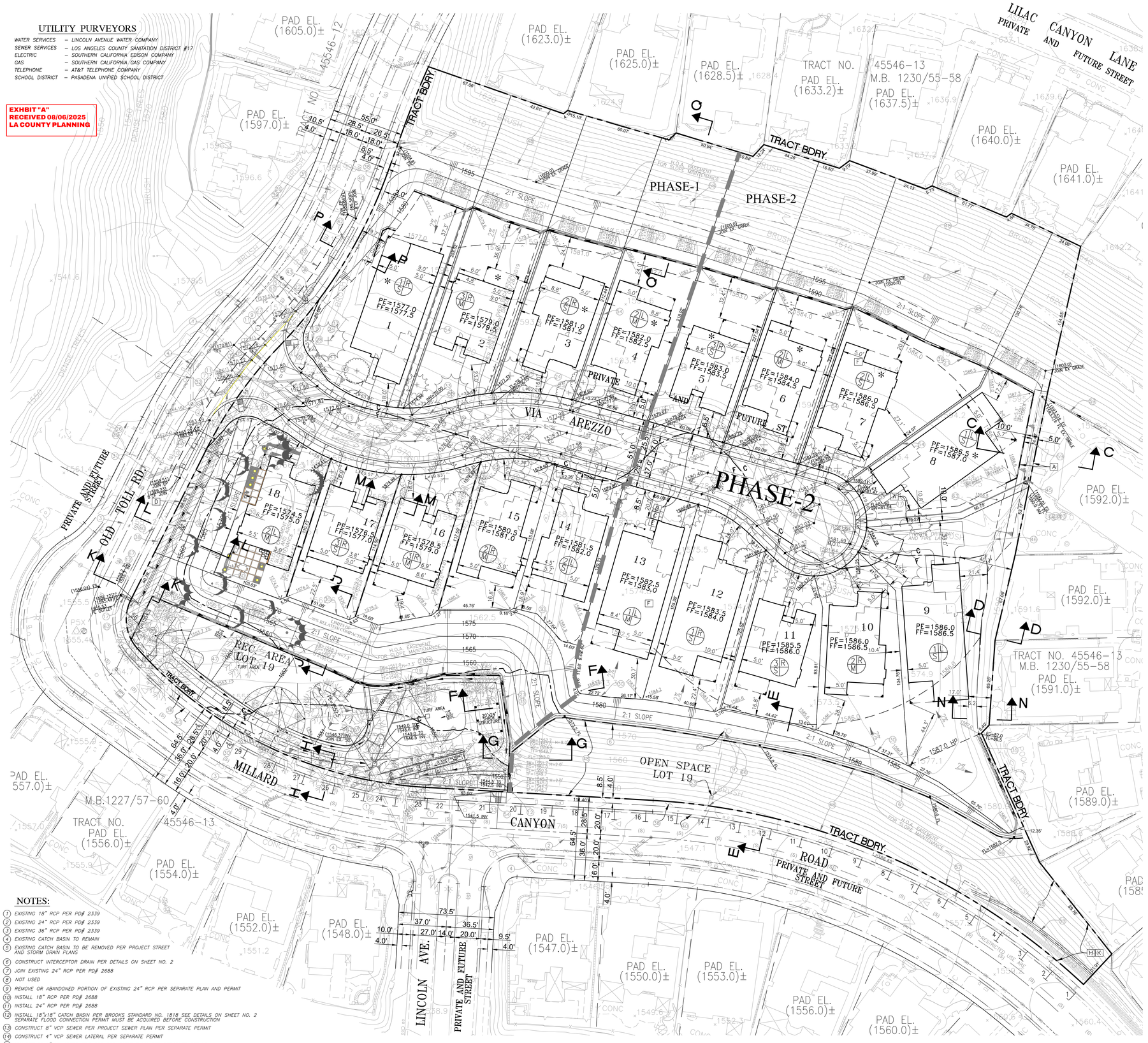
LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Public Comments

EXHIBIT A

UTILITY PURVEYORS

WATER SERVICES	– LINCOLN AVENUE WATER COMPANY
SEWER SERVICES	– LOS ANGELES COUNTY SANITATION DISTRICT #17
ELECTRIC	– SOUTHERN CALIFORNIA EDISON COMPANY
GAS	– SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	– AT&T TELEPHONE COMPANY
SCHOOL DISTRICT	– PASADENA UNIFIED SCHOOL DISTRICT

EXHIBIT "A"
RECEIVED 08/06/2025
LA COUNTY PLANNING



NOTES:

1. EXISTING 18" RCP PER PD# 2339
2. EXISTING 24" RCP PER PD# 2339
3. EXISTING 36" RCP PER PD# 2339
4. EXISTING CATCH BASIN TO REMAIN
5. EXISTING CATCH BASIN TO BE REMOVED PER PROJECT STREET AND STORM DRAIN PLANS
6. CONSTRUCT INTERCEPTOR DRAIN PER DETAILS ON SHEET NO. 2
7. JOIN EXISTING 24" RCP PER PD# 2688
8. NOT USED
9. REMOVE OR ABANDONED PORTION OF EXISTING 24" RCP PER SEPARATE PLAN AND PERMIT
10. INSTALL 18" RCP PER PD# 2688
11. INSTALL 24" RCP PER PD# 2688
12. INSTALL 18"x18" CATCH BASIN PER BROOKS STANDARD NO. 181B SEE DETAILS ON SHEET NO. 2 SEPARATE FLOOD CONNECTION PERMIT MUST BE ACQUIRED BEFORE CONSTRUCTION
13. CONSTRUCT 8" VCP SEWER PER PROJECT SEWER PLAN PER SEPARATE PERMIT
14. CONSTRUCT 4" VCP SEWER LATERAL PER SEPARATE PERMIT
15. CONSTRUCT 8" AC WATER PER PROJECT WATER PLAN PER SEPARATE PERMIT
16. CONSTRUCT " WATER LATERAL PER PROJECT WATER PLAN PER SEPARATE PERMIT
17. CONSTRUCT PARKWAY DRAIN OUTLET PER S.P.P.W.C. STD PLAN 151–2 INLET TYPE 1, S=36" TO BE PRIVATELY MAINTAINED. PER STREET PLAN
18. NOT USED
19. CONSTRUCT WALL DRAIN WITH PIPE DOME PER S.P.P.W.C. STD PLAN 617–3
20. CONSTRUCT CURB RAMP PER S.P.P.W.C. STD PLAN 111–4, TYPE I PER STREET PLAN
21. RETAINING WALL TO BE CONSTRUCTED UNDER SEPARATE PLAN AND PERMIT.
22. INSTALLING FIRE HYDRANT TO REMAIN AND BE PROTECTED IN PLACE PER SEPARATE PERMIT
23. CONST. 3" AC. PVMT. OVER 6" AB. PER PROJECT STREET PLANS PER SEPARATE PERMIT
24. CONSTRUCT 4" PCC SIDEWALK PER PROJECT STREET PLANS PER SEPARATE PERMIT
25. CONSTRUCT PCC CURB AND GUTTER PER S.P.P.W.C. STD PLAN 120–2 TYPE A2–200, W=24" PER SEPARATE PERMIT
26. CONSTRUCT PCC CURB AND GUTTER PER S.P.P.W.C. STD PLAN 120–2 TYPE A2–200, W=24" PER SEPARATE PERMIT
27. CONSTRUCT CURB TRANSITION FROM 6" CF TO 8" CF PER PROJECT STREET PLAN PER SEPARATE PERMIT
28. INSTALL STREET NAME SIGN PER PROJECT STREET PLANS PER SEPARATE PERMIT
29. JOIN EXISTING TOE DRAIN (GRADES TO BE VERIFIED) PER SEPARATE PERMIT
30. CONSTRUCT EARTH BERM PER DETAIL ON SHEET NO. 2
31. EXISTING TRAFFIC SPEED BUMP TO REMAIN PER STREET PLAN
32. SAWCUT AND JOIN EXISTING PAVEMENT PER STREET PLAN
33. JOIN EXISTING CATCH BASIN
34. NOT USED
35. CONSTRUCT 18" PAVED DRAIN PER DETAIL ON SHEET NO. 2
36. CONSTRUCT 24" PAVED DRAIN PER DETAIL ON SHEET NO. 2
37. EXISTING SIDEWALK TO BE REMOVED PER STREET PLAN
38. EXISTING SIDEWALK TO REMAIN
39. EXISTING CURB AND GUTTER TO BE REMOVED PER STREET PLAN
40. EXISTING CURB AND GUTTER TO REMAIN
41. SIDE OPENING CATCH BASIN PER APPROVED STREET PLAN
42. SIDE OPENING CATCH BASIN PER APPROVED STREET PLAN
43. SIDE OPENING CATCH BASIN PER APPROVED STREET PLAN
44. SIDE OPENING CATCH BASIN PER APPROVED STREET PLAN
45. CONSTRUCT SPLASH WALL PER DETAIL ON SHEET NO. 2
46. EXISTING PAVED DRAIN TO BE REMOVED
47. REC. AREA IMPROVEMENTS PER SEPARATE PLANS AND PERMITS
48. EXISTING GRADED SLOPE TO REMAIN
49. SIDE OPENING CATCH BASIN PER APPROVED STREET PLAN
50. SIDE OPENING CATCH BASIN PER APPROVED STREET PLAN
51. CONSTRUCT 3" AC PAVEMENT CONSISTING OF A 1 1/2" MIN. BASE COURSE (B–AR–4000) AND 1" MIN FINISH COURSE (C2–AR–2000) ON C.A.B. OR TO MATCH EXISTING IMPR. PER STREET PLAN
52. EXISTING CATCH BASIN/INLET TO BE REMOVED AR ABANDONED PER SEPARATE PLAN AND PERMIT
53. EXISTING 24" RCP TO BE PLUGGED (SEE DET. ON SHT NO. 2) PER SEPARATE PLAN AND PERMIT
54. INSTALL 6" PVC DRAIN
55. REMOVE EXISTING PAVEMENT & BASE PER PROJECT STREET PLANS
56. REMOVE EXISTING CATCH BASIN & JOIN TO EXISTING 18" RCP PER SEPARATE PLANS AND PERMIT
57. EXISTING PARKWAY DRAIN TO REMAIN
58. EXISTING TERRACE DRAIN TO REMAIN
59. EXISTING PAVED DRAIN TO REMAIN
60. NOT USED
61. NOT USED
62. CONSTRUCT 12" WIDE WALL DRAIN PER DETAIL ON SHEET NO. 2
63. INSTALL 10" PVC DRAIN
64. CONSTRUCT CURB DRAIN PER S.P.P.W.C. STD PLAN 150–3 INLET TYPE 1, N=2 PER STREET PLAN
65. CONSTRUCT PARKWAY DRAIN OUTLET PER S.P.P.W.C. STD PLAN 151–2 INLET TYPE 1, S=42" TO BE PRIVATELY MAINTAINED. PER SEPARATE STREET PLAN
66. PRIVATE STORM DRAIN PER TR 45546 GRADING PLAN & PD# 2339 NOT TO BE MAINTAINED BY L.A.C.F.C.D.
67. INSTALL FLOGARD CATCH BASIN INSERT FILTER
68. CANVAS SAIL SHADE STRUCTURE

BENCH MARK

DY 5077

C.S. MON. IN WELL 1 FT. E. CL LINCOLN AVENUE & 8 FT. S. CL LOMA ALTA DRIVE MKD. (TRA. STA. MOUNT LOWE E. 12 RE 2177 1940)

ELEV = 1304.124 BASELINE 1990

EASEMENT NOTES:

- A — 10' WIDE EASEMENT FOR DRAINAGE, MAINTENANCE AND INGRESS AND EGRESS PURPOSES TO BE GRANTED TO THE H.O.A. BY SEPARATE INSTRUMENT.
- B — RECIPROCAL EASEMENT FOR DRAINAGE, INGRESS AND EGRESS, WATER, UTILITIES, RIGHT TO GRADE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF LOTS 1 TO 18 TO BE RESERVED BY SEPARATE DOCUMENT AS GRANTED BY TRACT MAP 69504
- C — 51 FOOT AND VARIABLE EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER INGRESS AND EGRESS PURPOSES AS GRANTED BY TRACT MAP 69504
- D — VARIABLE WITH AIRSPACE EASEMENT DEDICATED TO THE COUNTY OF LOS ANGELES AS GRANTED BY TRACT MAP 69504
- E — EASEMENT TO THE COUNTY OF LOS ANGELES FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES AS GRANTED BY TRACT MAP 69504
- F — EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 3261, PAGE 31 OF DEEDS. (SAID EASEMENT IS BLANKET IN NATURE) (TO BE ABANDONED)
- 4 G — EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 16006, PAGE 106, OF OFFICIAL RECORDS.
- 2 H — EASEMENT OF LINCOLN AVENUE WATER COMPANY FOR PIPELINES, TUNNELS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1312, PAGE 234, OF DEEDS (NOT PLOTTABLE–TO BE ABANDONED) AND AUGUST 10, 1962 AS INSTRUMENT NO. 1723 OF OFFICIAL RECORDS.
- 3 J — EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 15120, PAGE 47, OF OFFICIAL RECORDS.
- 2 K — THE TERMS AND PROVISIONS SET OUT IN THAT CERTAIN DOCUMENT ENTITLED "WATER SERVICE AND EASEMENT CONTRACT", RECORDED AUGUST 10, 1962 AS INSTRUMENT NO. 1723 OFFICIAL RECORDS.
- 1 L — 10 FOOT EASEMENT OF LINCOLN AVENUE WATER COMPANY FOR WATER PIPELINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 24, 1979 AS INSTRUMENT NO. 79–812481 OF OFFICIAL RECORDS.

1. QUITCLAIMED PER INSTRUMENT NO. 20230000279 DATED 01/03/2023
2. QUITCLAIMED PER INSTRUMENT NO. 20230000279 DATED 01/03/2023
3. QUITCLAIMED PER INSTRUMENT NO. 20220930348 DATED 09/23/2022
4. QUITCLAIMED PER INSTRUMENT NO. 20220930350 DATED 09/23/2022

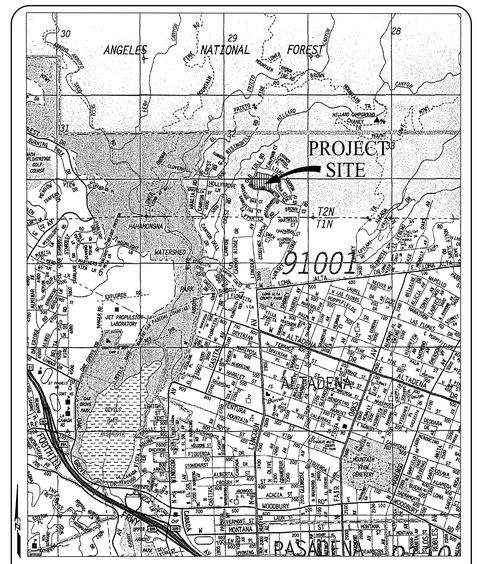
LOT SCHEDULE

LOT #	LOT GROSS AREA (SQ FT)	LOT NET AREA (SQ FT)	PAD AREA PROPOSED (SQ FT)	PAD AREA PREVIOUSLY APPR. (SQ FT)
1	19,415	18,645	9,620	9,197
2	14,333	13,733	8,217	8,107
3	13,006	12,406	7,448	7,172
4	13,064	12,447	7,385	7,079
5	13,553	12,863	7,430	7,072
6	13,885	13,195	6,958	7,368
7	23,433	21,993	9,905	7,514
8	14,858	14,548	9,672	8,607
9	17,802	14,312	16,450	10,460
10	8,490	6,657	8,490	7,829
11	7,042	5,240	7,042	7,234
12	8,705	7,115	8,195	9,039
13	9,328	9,328	9,328	9,075
14	6,735	6,735	6,701	5,659
15	6,545	6,545	6,545	6,405
16	6,903	6,903	6,802	7,076
17	6,204	6,204	6,128	6,395
18	11,568	10,329	6,488	7,105
19	70,069	44,393	18,382	19,453
20	27,840	STREET	STREET	STREET
TOTAL LOT:	312,778 SQ. FT.	7.18 AC.		

STREET TREE LEGEND

- 8 GEIJERA PARVIFLORA / AUSTRALIAN WILLOW 24"BOX
- 10 OLEA EUROPAEA "FRUITLESS" / FRUITLESS OLIVE 24"BOX
- 15 PYRUS CALLERYANA "CHANTICLEER" / CHANTICLEER CALLERY PEAR 24"BOX
- 18 QUERCUS AGRIFOLIA / COAST LIVE OAK 24"BOX

30 15 0 30 60 90
1 inch = 30 ft.



VICINITY MAP
N.T.S.
Source: Thomas Guide
Page 535, Grid G 2, G 3
GRADING PLAN TR 69504

LDC

GENERAL NOTES

1. AREA ..... 7.18 AC. GROSS, 5.75 AC. NET
2. ZONING ..... SP2–SF/R–1 (SINGLE FAMILY) AND R (RECREATIONAL)
3. EXISTING SITE USE ..... VACANT (GRADED SITE)
4. DEVELOPMENT TYPE ..... SINGLE FAMILY RESIDENTIAL/RECREATIONAL
5. TOTAL NUMBER OF LOTS 20
6. TOTAL NUMBER OF RESIDENTIAL LOTS 18
7. STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES ..... MIN. 0.5%, MAX. 10%
8. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS 1 AND 10 FEET.
9. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
10. EXISTING COUNTY–WIDE GENERAL PLAN ..... SPECIFIC PLAN 2(SP–2)
11. DENSITY ..... 2.50 DU/AC GROSS, 3.13 DU/AC NET
12. NO OAK TREES ONSITE
13. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
14. TOTAL CUT: 44,550 C.Y.; TOTAL FILL: 44,550 C.Y. (BALANCED ON–SITE)
15. PROVIDE PROPERTY LINE RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, AND 27 FEET AT THE INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS (THOSE ON THE COUNTY HIGHWAY PLAN) AND WHERE ALL PLANNED INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GUIDLINES OF THE AMERICAN WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
16. PROPERTY IS LOCATED WITHIN THE AREA DESCRIBED BY THE FIRE DEPARTMENT AS "VERY HIGH FIRE HAZARD SEVERITY ZONE"
17. A.P.N. 5863–030–055, 5863–030–063, 5863–030–072 TO 5863–030–078, 5863–030–080 TO 5863–030–090
18. COMPLY WITH ALL REQUIREMENTS OF APPROVED SEWER AREA STUDY PC 12051 AS DATED 8/11/2011 TO THE SATISFACTION OF DEPARTMENT OF PUBLIC WORKS
19. COMPLY WITH ALL REQUIREMENTS OF APPROVED HYDROLOGY / DRAINAGE CONCEPT / SUSMP DATED 5/6/2008 TO THE SATISFACTION OF DEPARTMENT OF PUBLIC WORKS

TYPICAL BUILDING ELEVATIONS

Not To Scale
(BUILDINGS ARE CONCEPTUAL ONLY)

PLAN 1 PLAN 2 PLAN 3

PLOT PLAN PHASING

PHASE-1 - LOTS: 1-4 AND 14-18 (9 LOTS) REC LOT-19
PHASE-2 - LOTS: 5-13 (9 LOTS)

NOTE:
✻ DEED RESTRICTION LOTS: 1–8

EARTHWORK QUANTITIES:

	CUT (C.Y.)	FILL (C.Y.)
MASS EXCAVATION 7,140 CY @ 7.5% SHR. = 6,605 CY * 28,297 CY @ 7.5% SHR. = 27,590 CY * TOTAL = 35,437 CY (RAW)	34,195	33,650 = 34,195 CY
OVEREXCAVATION 10,900 CY @ 5% SHR. = 10,355 CY*	10,355	10,900
TOTAL	44,550	44,550

* PER LGC VALLEY, INC., REPORTS DATED: AUGUST 26, 2019

WDID NO. 4 19C389386
CUP MODIFICATION NO. RPPL2023000560
GPC NO. EIMP201900231 CUP NO. 2007–00114–(5)

REVISED C.U.P. EXHIBIT "A"

DEVELOPER:
GDC/PLC LA VINA VENTURE, LP
A DELAWARE LIMITED PARTNERSHIP
888 SAN CLEMENTE DRIVE, SUITE 200
NEWPORT BEACH, CA 92660
Ph.: (949) 721–8200

LEGAL DESCRIPTION:

LOT 1 OF TRACT 45546-14, IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1230, PAGES 39 TO 61 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5863-030-055, 5863-030-057 & 5863-030-056

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
069504

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

DRAWN BY			
MS			
CHECKED BY			
SH			
DESIGNED BY			
MS			
	DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 21649 EXP. 9–30–25 CIVIL STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Monrovia, CA 91106
Ph.: (626) 539–7000 Fax: (626) 539–7373

ROBERT R. SIMS R.C.E. No. 21649 — 8/05/2025 DATE

LDC

22004-001

SHEET 1 OF 2

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La VINA

Altadena, California

SQUARE FOOTAGES

PLAN 1 SQUARE FOOTAGE

FLOOR PLAN	3,142
GARAGE	662
OUTDOOR LIVING	268
PORCH	19
ENTRY COURTYARD	213
PORCH - ELEV. 'B'	176

PLAN 2 SQUARE FOOTAGE

FIRST FLOOR	2,174
SECOND FLOOR	1,560
TOTAL	3,734
GARAGE	684
PORCH	47
PORTICO	55
OUTDOOR LIVING	280
BALCONY ELEV. 'B'	56

PLAN 3 SQUARE FOOTAGE

FIRST FLOOR	1,903
SECOND FLOOR	2,186
TOTAL	4,089
GARAGE	598
PORCH	57
OUTDOOR LIVING	300
BALCONY ELEV. 'B'	56

DIRECTORY

OWNER : PLC COMMUNITIES
23 CORPORATE PLAZA #246
NEWPORT BEACH, CA 92660
CONTACT : X
E-MAIL : X
PH 949-721-8200

ARCHITECT : BASSENIAN LAGONI ARCHITECTS
2031 ORCHARD DR, SUITE 100
NEWPORT BEACH, CA 92660
CONTACT : THANG NGO
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STRUCTURAL ENG. X
X
X
X
CONTACT : X
E-MAIL : X
PH 000-000-0000
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TITLE 24 CONSULTANT: X
X
X
X
CONTACT : X
E-MAIL : X
PH 000-000-0000
FAX 000-000-0000

CIVIL ENGINEER : X
X
X
X
CONTACT : X
E-MAIL : X
PH 000-000-0000
FAX 000-000-0000

POST TENSION ENGINEER : X
X
X
X
CONTACT : X
E-MAIL : X
PH 000-000-0000
FAX 000-000-0000

MECHANICAL: X
X
X
X
CONTACT : X
E-MAIL : X
PH 000-000-0000
FAX 000-000-0000

ELECTRICAL: X
X
X
X
CONTACT : X
E-MAIL : X
PH 000-000-0000
FAX 000-000-0000

PROJECT DATA

OWNER : X
PROJECT ADDRESS : X
ASSESSOR PARCEL NO. : X
PROPERTY TRACT NO. : X
BUILDING CLASSIFICATION: SINGLE FAMILY DETACHED R3/U
FIRE SPRINKLERS PER CRC R313.3
TYPE OF CONSTRUCTION : TYPE V-B
FIRE ZONE :
CODES : 2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

GOVERNING BODY : X

SEQUENCE OF DRAWINGS

SHEET		DESCRIPTION	SHEET		DESCRIPTION
COVER		COVER SHEET	D.1	ARCH. DETAILS	ARCHITECTURAL DETAILS
G.1		GENERAL NOTES	D.1-1		ARCHITECTURAL DETAILS
G.2		GENERAL NOTES	D.2		ARCHITECTURAL DETAILS
G.3		C.R.C. R337 EXTERIOR WILDFIRE NOTES	D.3		ARCHITECTURAL DETAILS
G.4		ES REPORT ESR-1194	D.4		ARCHITECTURAL DETAILS
G.5		ES REPORT ESR-1647	D.4-1		ARCHITECTURAL DETAILS
GC.1		CAL GREEN BUILDING STANDARDS	D.5		ARCHITECTURAL DETAILS
GC.2		CAL GREEN RESIDENTIAL VOLUNTARY MEASURES			
1.1	PLAN 1	SLAB INTERFACE PLAN & SLAB INTERFACE ADDENDA 'B'			
1.2		FLOOR PLAN			
1.3		FLOOR UTILITY PLAN			
1.4		INTERIOR ELEVATIONS			
1.5		SECTIONS			
1.6		ELEVATION 'A' FRONT & REAR ELEV. & ROOF PLAN			
1.6-1		ELEVATION 'A' RIGHT & LEFT			
1.7		FLOOR PLAN ADDENDUM 'B'			
1.8		ELEVATION 'B' FRONT & REAR ELEV. & ROOF PLAN			
1.8-1		ELEVATION 'B' RIGHT & LEFT			
2.1	PLAN 2	SLAB INTERFACE PLAN & SLAB INTERFACE ADDENDA 'B'			
2.2		FIRST & SECOND FLOOR PLANS			
2.3		FIRST & SECOND FLOOR UTILITY PLANS			
2.4		INTERIOR ELEVATIONS			
2.5		SECTIONS			
2.6		ELEVATION 'A' & ROOF PLAN			
2.7		FIRST & SECOND FLOOR PLAN ADDENDA 'B'			
2.8		ELEVATION 'B' FRONT & REAR ELEV. & ROOF PLAN			
3.1	PLAN 3	SLAB INTERFACE PLAN & SLAB INTERFACE ADDENDA 'B'			
3.2		FIRST & SECOND FLOOR PLANS			
3.3		FIRST & SECOND FLOOR UTILITY PLANS			
3.4		INTERIOR ELEVATIONS			
3.5		SECTIONS A & B			
3.5-1		SECTIONS C, D & B			
3.6		ELEVATION 'A' & ROOF PLAN			
3.7		FIRST & SECOND FLOOR PLAN ADDENDA 'B'			
3.8		ELEVATION 'B' FRONT & REAR ELEV. & ROOF PLAN			

AGENCY REQUIREMENTS

PLOT DATE: 11-14-23

FILE NAME: 2161COVER

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PROGRESS SET

Date: 11-15-2023

REVISIONS

DRAWINGS ISSUED FOR BID PRIOR TO AGENCY APPROVAL MAY INCLUDE REVISIONS DUE TO ENGINEERING AND ARCHITECTURAL BACK CHECK AND / OR AGENCY REVIEW AND APPROVAL

PLC COMMUNITIES
23 CORPORATE PLAZA DRIVE, SUITE 246
NEWPORT BEACH, CA 92660
PH: (949) 721-9777 FAX: (949) 729-1914

LA VINA
Altadena, CA

Cover

JOB NUMBER: 987-22161

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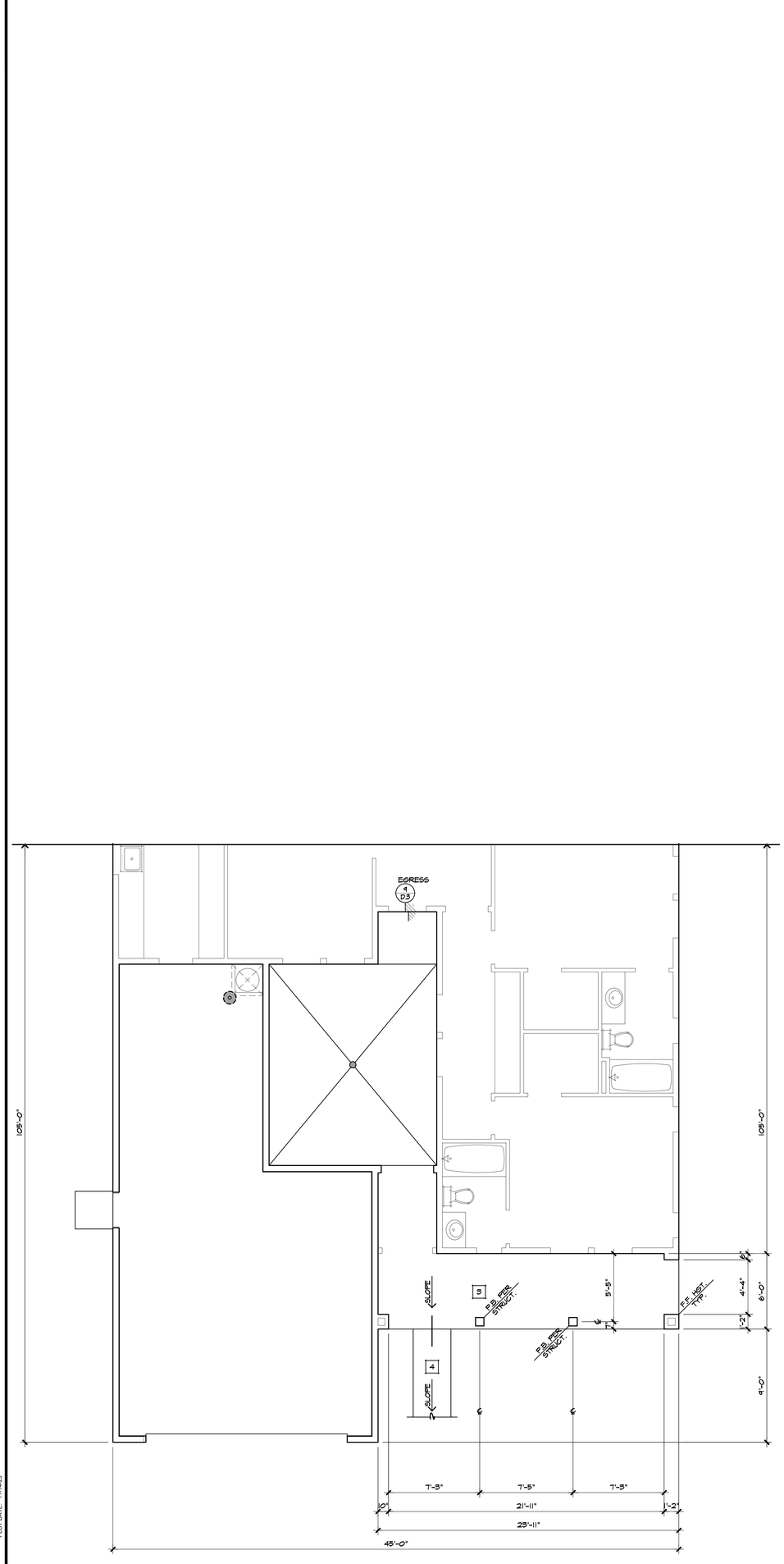
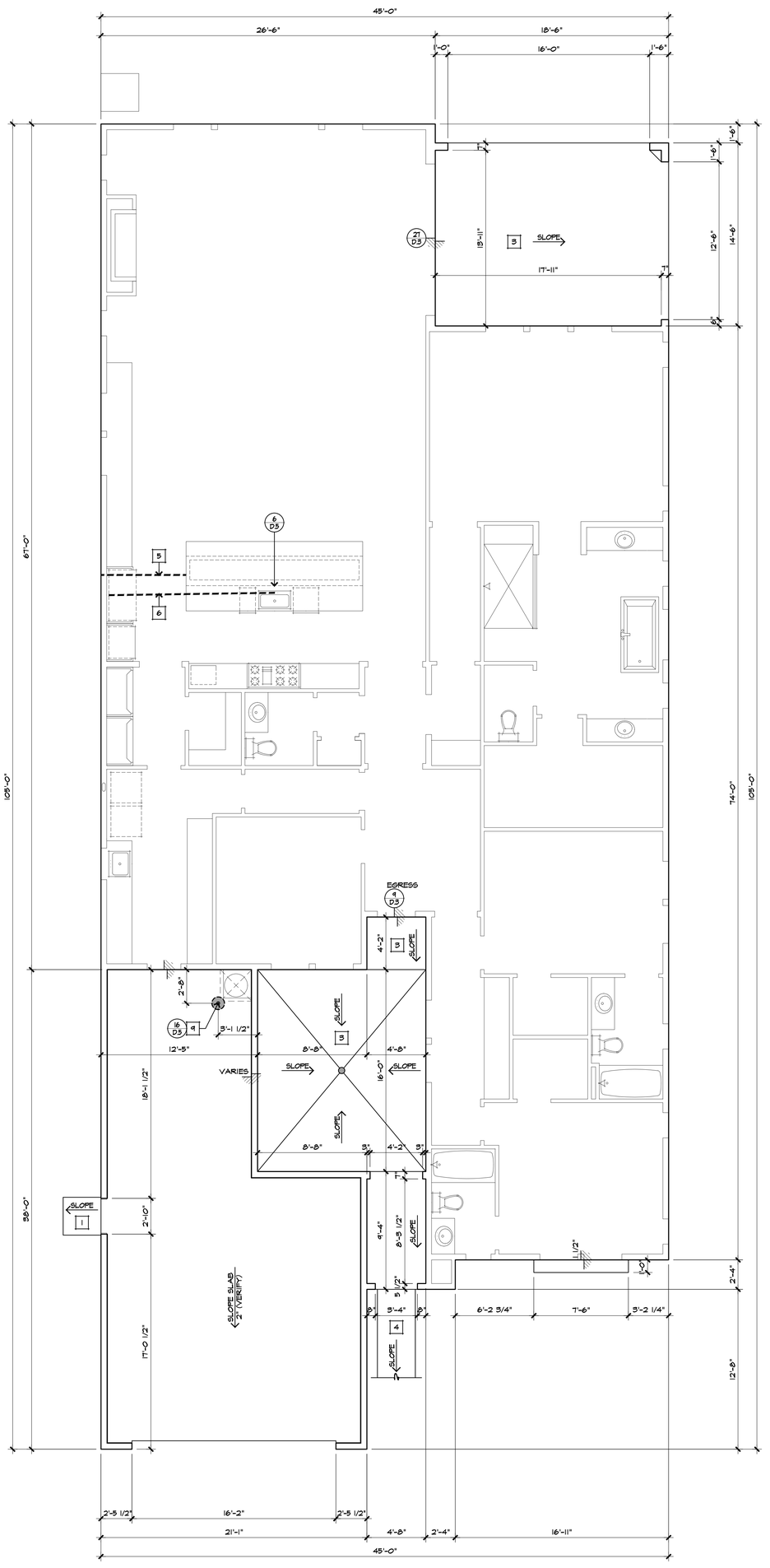


SLAB INTERFACE PLAN B

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

REFER TO BASIC PLAN FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE.



SLAB INTERFACE PLAN A

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

SEE ADDENDA FOR PLAN CHANGE PER ELEVATION.

COURTYARD DRAINAGE NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING TO COURTYARD DRAINS.
2. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS.
3. COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER. SEE PRECISE GRADING PLANS FOR LOCATIONS.

SLAB INTERFACE NOTES

01.01.25

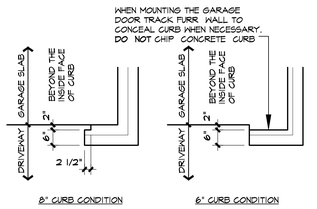
1. 36" SQUARE CONCRETE STOOP. (SLOPE 1/4" PER FOOT).
2. CONCRETE STOOP, SEE PLAN FOR SIZE AND LOCATION. (SLOPE 1/4" PER FOOT)
3. CONCRETE PORCH / PATIO. (SLOPE 1/4" PER FOOT).
4. 36" WIDE CONCRETE WALK.
5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL.
6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. FOR ICE MAKER
7. PROVIDE TOE FTG. FOR MASONRY VENEER TYP.
8. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT.
9. 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.

GENERAL SLAB NOTES

01.01.25

INDICATES DROP IN SLAB (SEE DETAIL)

A. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT.
B. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.
C. FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.
D. COURTYARDS. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS.
E. COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER. SEE PRECISE GRADING PLANS FOR LOCATIONS.
F. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS.



GENERAL INFORMATION AT GARAGE DOOR

SCALE: N.T.S.

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PROGRESS SET

Date: 11-15-2023

REVISIONS

DRAWINGS ISSUED FOR BID PRIOR TO AGENCY APPROVAL MAY INCLUDE REVISIONS DUE TO ENGINEERING AND ARCHITECTURAL BACK CHECK AND / OR AGENCY REVIEW AND APPROVAL

PLC COMMUNITIES
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Altadena, CA

PLAN 1
SLAB INTERFACE PLAN & ADDENDA

1.1

JOB NUMBER: 987-22161

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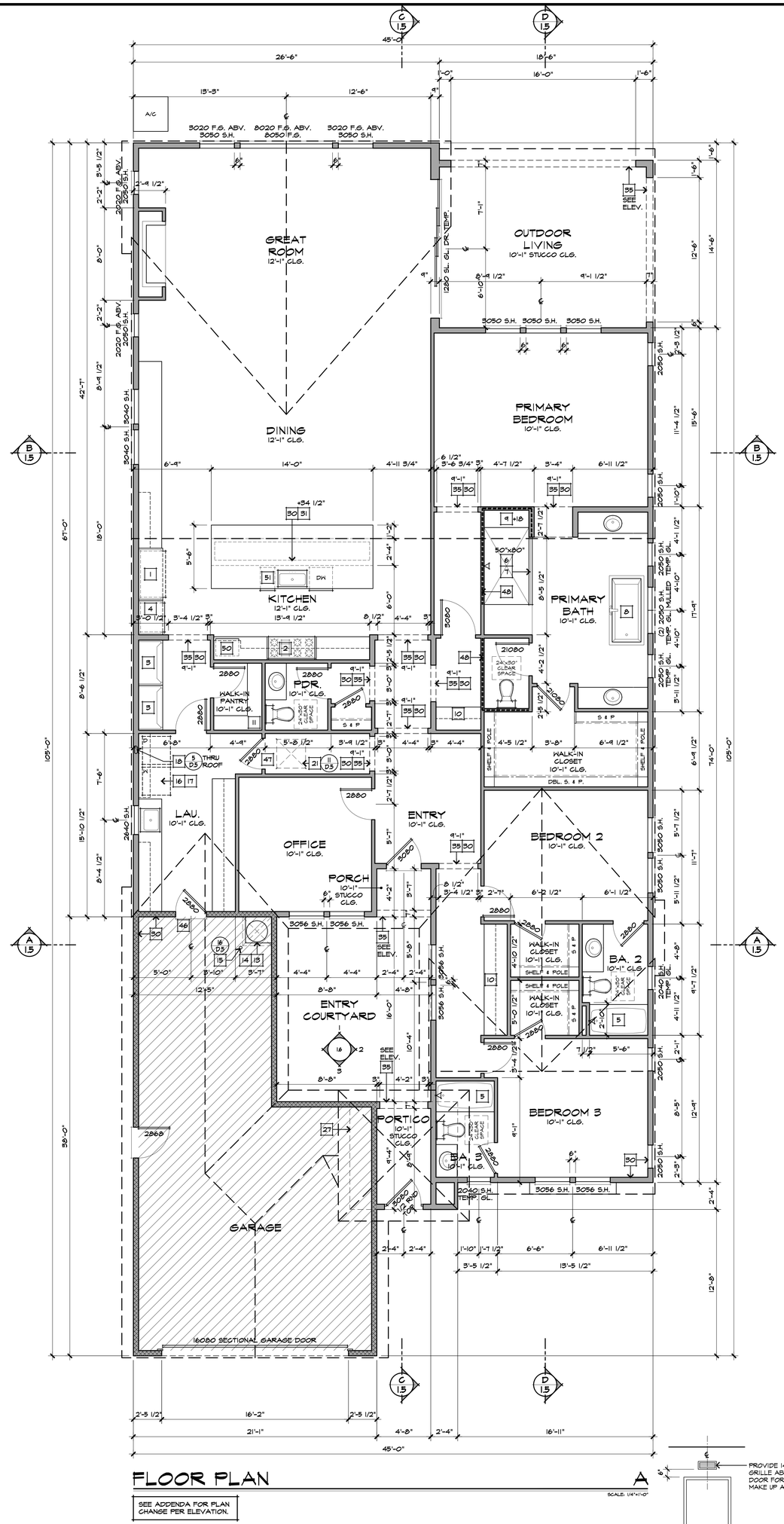
PLOT DATE: 11-14-23

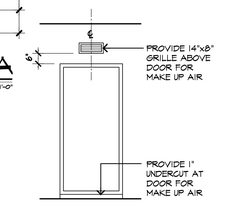
FILE NAME: 2101SLAB1



FLOOR PLAN

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

SEE ADDENDA FOR PLAN CHANGE PER ELEVATION.



A "MAKE UP AIR" AT LAUNDRY ROOM

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

FLOOR PLAN NOTES

01/01/25

1. 45" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
2. 48" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 110 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
3. PANTRY. SEE INTERIOR ELEVATIONS.
4. 30" BUILT-IN OVEN.
5. 5'-0" PRE-FAB FIBERGLASS TUB/SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O.
6. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
7. TEMPERED GLASS SHOWER ENCLOSURE PER C.R.C R308.4.5. SHOWER DOOR TO BE A MIN. 22" CLEAR.
8. 36" X 72" FREESTANDING TUB. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
9. SHOWER SEAT. SEE PLAN FOR HEIGHT.
10. LINEN CABINET. SEE INTERIOR ELEVATIONS.
11. BUILT-IN SHELVES BY OTHERS.
12. TANKLESS HEAT-PUMP WATER HEATER (HPWH). INSTALL AND PROVIDE DUCTING AND CONDENSATE DRAIN PER MANUFACTURER. SEE DETAIL FOR STRAPPING REQUIREMENTS.
13. WATER HEATER 'B' VENT TO OUTSIDE AIR.
14. TEMPERATURE AND PRESSURE RELIEF VALVE.
15. 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.
16. PROVIDE WATER AND WASTE FOR WASHER.
17. PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
18. DRYER VENT (MAX. 14 FEET LENGTH INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.4.
19. 14"x6" GARAGE EXHAUST VENT. SCREENED AND LOUVERED.
20. PLUMBING WASTE DROP FROM ABOVE.
21. F.A.U. IN ATTIC. PROVIDE 30" X 30" CLEAR, ATTIC ACCESS PANEL (OR PER C.M.C. 504.4) PROVIDE FUEL GAS, LIGHT AND SWITCH.
22. 22"x30" ROUGH FRAMED ATTIC ACCESS OPENING. WHERE LOCATED IN A WALL, THE OPENING SHALL NOT BE LESS THAN 22" WIDE x 30" HIGH. C.R.C. R307.1.
25. LINE OF DECORATIVE PORCH RAILING. SEE ELEVATIONS.
24. LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER C.R.C. R312.1.
25. DUCT CHASE - VERIFY WITH H.V.A.C. DRAWINGS.
26. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
27. LINE OF CRIPPLE WALL ABOVE.
28. LOCATION OF WATER CLOSET AT FLOOR ABOVE.
29. DIRECT-VENT SEALED COMBUSTION TYPE EXTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
30. 2x6 STUD WALL.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. DIRECT-VENT SEALED COMBUSTION TYPE INTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
33. ELECTRICAL SERVICE PANEL. (SEE UTILITY PLAN). SEE GENERAL NOTES FOR GROUNDING INFORMATION.
34. NEWEL POST.
35. FLAT SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
36. ARCHED SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
37. LINE OF FLOOR ABOVE.
38. SHELF. SEE PLAN FOR HEIGHT.
39. ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSED SIDE PER C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R312.1.
41. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. LINE OF ADHERED SYNTHETIC STONE VENEER. SEE ELEVATION.
43. LINE OF ANCHORED MASONRY VENEER SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR LENGTH OF RETURN.
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. DOOR OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE. C.R.C. R302.5.1.
47. PROVIDE MIN. 100 SQ. IN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 504.4.1.
48. PROVIDE MIN. 2x8 REINFORCEMENT IN WALLS, AND FLOOR AS REQUIRED, FOR FUTURE GRAB BAR INSTALLATION PER C.R.C. R327. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 34 1/4 INCHES ABOVE THE FINISHED FLOOR AND FLUSH WITH WALLS. ADDITIONALLY, TUB BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
49. PROVIDE A MIN. 2.5' X 2.5' X 7' TALL DESIGNATED SPACE SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH). PROVIDE CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE. SEE UTILITY PLANS FOR ELECTRICAL REQUIREMENTS. C.ENG 150.0 (n)
50. BUILT-IN MICROWAVE.
51. RECYCLE BIN.

LEGEND

01/01/25

- INDICATES WALLS REQUIRING 1/2" MINIMUM GYPSUM WALL BOARD ON GARAGE SIDE OF WALL FOR OCCUPANCY SEPARATION PER C.R.C. TABLE R302.6.
- INDICATES (1) LAYER MIN. 1/2" GYPSUM BOARD AT CEILING WHEN ATTIC OCCURS ABOVE GARAGE. INDICATES (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD AT CEILING WHEN HABITABLE ROOMS OCCUR ABOVE GARAGE. C.R.C. TABLE R302.6.
- INDICATES EXTENT OF COFFERED CEILING. SEE PLAN FOR HEIGHT(S).
- INDICATES 1-HOUR FIRE RESISTIVE WALL ASSEMBLY AT WALLS LESS THAN 5'-0" FROM PROPERTY LINE PER C.R.C. TABLE R302.1 (2). SEE DETAIL(S). (X DX) (X DX)

GENERAL PLAN NOTES

01/01/25

A. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK U.N.O., (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
B. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
C. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
D. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR FOR SIZE). AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
E. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" MEASURED FROM THE FLOOR (C.R.C. R310.2). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
F. WHERE THE BOTTOM OF THE CLEAR OPENING OF OPERABLE WINDOWS IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. (C.R.C. R312.2.1.)

PLAN 1 SQUARE FOOTAGE

FLOOR PLAN	3,142
GARAGE	662
OUTDOOR LIVING	268
PORCH	19
ENTRY COURTYARD	213
PORCH - ELEV. 'B'	176

NOTE: FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

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PROGRESS SET

Date: 11-15-2023

REVISIONS

DRAWINGS ISSUED FOR BID PRIOR TO AGENCY APPROVAL MAY INCLUDE REVISIONS DUE TO ENGINEERING AND ARCHITECTURAL BACK CHECK AND / OR AGENCY REVIEW AND APPROVAL

PLC COMMUNITIES
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NEWPORT BEACH, CA 92660
PH: (949) 721-9777 FAX: (949) 729-1914

LA VINA
Altadena, CA

PLAN 1
FIRST FLOOR PLAN

1.2

JOB NUMBER: 987-22161

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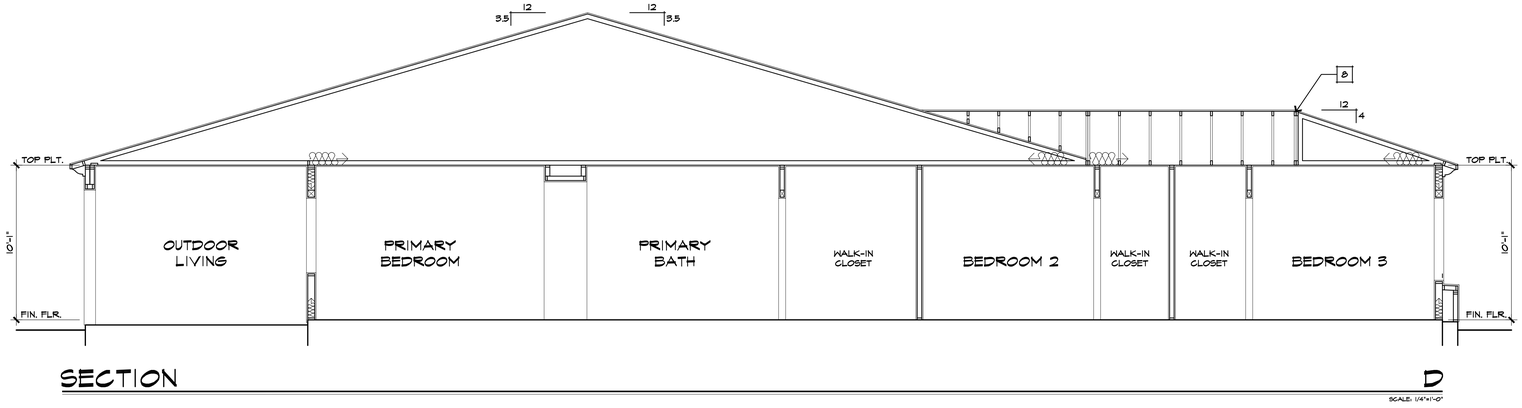
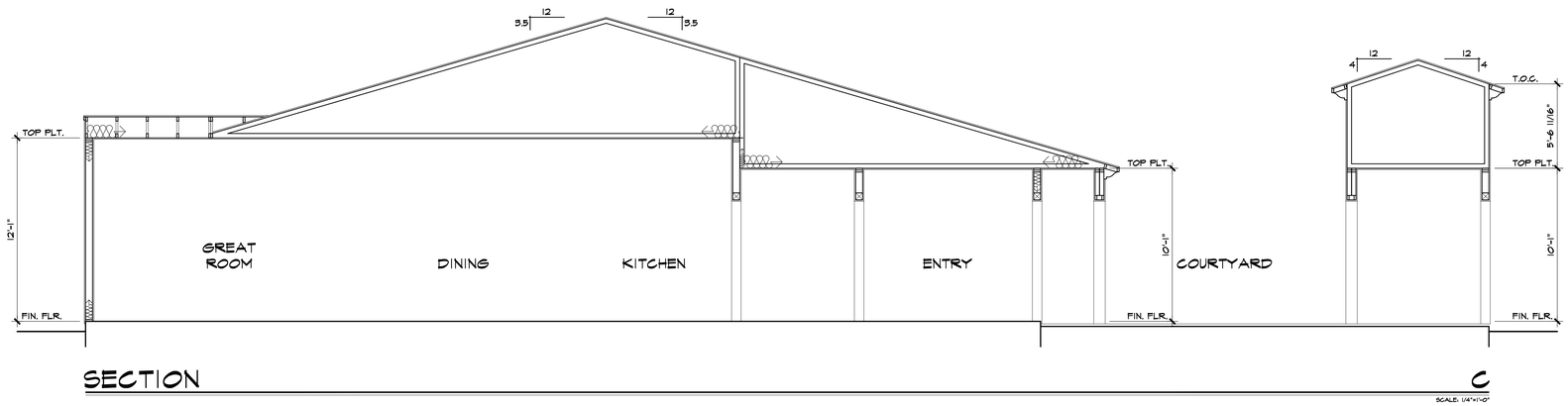
BASSENIAN LAGONI ARCHITECTS

PLOT DATE: 11-14-23
FILE NAME: 2101FLR1A



SECTION D

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



SECTION C

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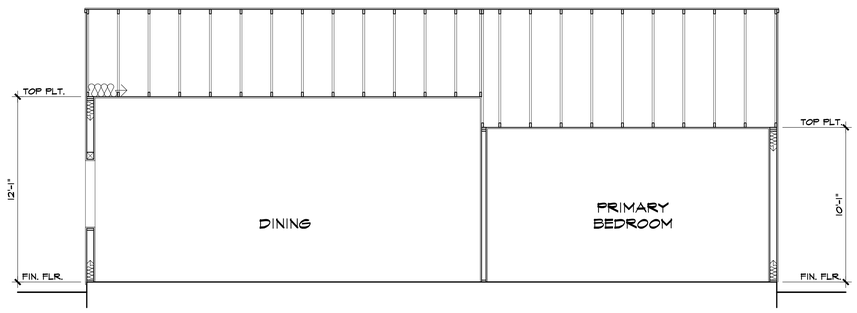
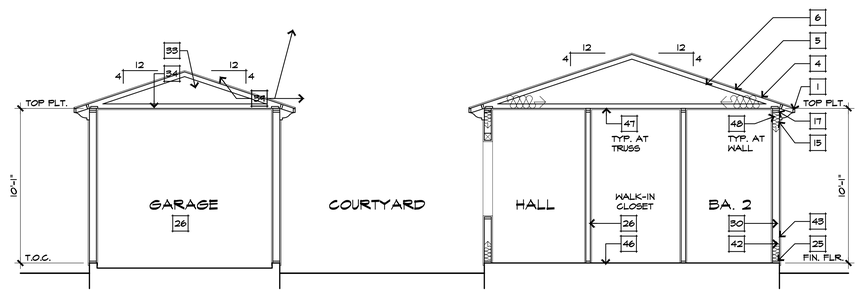


SECTION B

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

RISE = 7 9/16" (7 3/4" MAX.)
RUN = 10" MIN.

REFER TO TYPICAL STAIR STRINGER DETAILS:
3/D5 AT HEADER
2/D5 AT LANDING
1/D5 AT FLOOR



SECTION A

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

SECTION NOTES

01.01.25

1. FASCIA BOARD. (SEE ELEVATION.)
2. BARGE BOARD. (SEE ELEVATION.)
3. EXPOSED RAFTER TAILS. (SEE ELEVATION.)
4. ROOFING MATERIAL. REFER TO ROOF PLAN NOTES.
5. ROOF SHEATHING.
6. DESIGNED WOOD ROOF TRUSSES.
7. HEEL STAND TRUSSES.
8. GIRDER TRUSS.
9. 2X ROOF RAFTERS.
10. 2X ROOF JOISTS.
11. 2X CEILING JOISTS.
12. RIDGE BEAM.
13. FLUSH BEAM.
14. DROPPED BEAM.
15. HEADER.
16. 1X OVER 2X TOP PLATE AT NON-BEARING WALL.
17. DOUBLE 2X TOP PLATE AT EXTERIOR AND BEARING WALLS.
18. 2X FLOOR JOISTS.
19. DESIGNED FLOOR JOISTS.
20. FLOOR SHEATHING.
21. G.I. FLASHING AT ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. EXPOSED BEAM.
24. 2X SOLE PLATE.
25. 2X P.T.D.F. SILL PLATE.
26. 2X4 STUDS.
27. 2X4 CRIPPLES.
28. 2X CEILING FURRING.
29. 2X BLOCKING.
30. 2X6 STUDS.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS, STRUCTURAL CALCULATIONS AND GENERAL NOTES.
33. 2X STAIR STRINGERS AT 16" ON CENTER.
34. PLYWOOD TREADS AND RISERS.
35. WINDER STAIR FRAMING W/ PLYWOOD TREADS.
36. RIP 2X DECK JOISTS FOR 1/4" PER FOOT SLOPE.
37. ELASTOMERIC DECKING OVER PLYWOOD SUBFLOOR. INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
38. 2X NAIL SPACED" DECKING.
39. ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSED SIDE PER C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R312.1.
41. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. FIBERBATT INSULATION-SEE ENERGY COMPLIANCE SHEET.
43. EXTERIOR FINISH, REFER TO ELEVATIONS.
44. EXTERIOR CEILING / SOFFIT (SEE PLAN / ELEVATION).
45. SHELF. 1/2" GYP. BOARD OVER 3/8" PLYWOOD.
46. CONCRETE FLOOR SLAB.
47. 5/8" GYPSUM WALL BOARD.
48. 1/2" GYPSUM WALL BOARD
49. REFER TO FLOOR PLAN FOR OCCUPANCY SEPARATION PER C.R.C. R302.6.

ATTIC F.A.U. NOTES

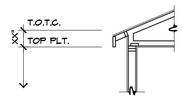
01.01.25

A. FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN A FURRED SPACE.
B. FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING.
C. ATTIC OPENING AND PASSAGEWAY SHALL BE LARGE ENOUGH FOR REMOVAL OF FURNACE AND NOT LESS THAN 22"x30". C.M.C. 304.4.
D. PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY. C.M.C. 304.4.2.
E. WHERE HEIGHT OF PASSAGEWAY IS LESS THAN 6 FEET, DISTANCE FROM ATTIC ACCESS OPENING TO FURNACE SHALL BE NOT MORE THAN 20 FT. MEASURED ALONG CENTERLINE OF PASSAGEWAY. C.M.C. 304.4.1.
F. PROVIDE UNOBSTRUCTED LEVEL WORK SPACE OF 30"x30" MINIMUM IN FRONT OF EQUIPMENT. C.M.C. 304.4.3.
G. VENT THROUGH ROOF A MIN. OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES.
H. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES.
I. RAISE PLATFORM AND PASSAGEWAY FLOOR SUFFICIENTLY SO INSULATION BENEATH WILL NOT BE COMPRESSED.

GENERAL SECTION NOTES

01.01.25

A. REFER TO STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND NOTES FOR INFORMATION NOT SHOWN HERE.
B. REFER TO TRUSS DRAWINGS FOR INFORMATION NOT SHOWN HERE.
C. SECTIONS REFLECT THE 'A' ELEVATION (UNLESS NOTED OTHERWISE).
D. ROOF SLOPE(S) AND OVERHANG(S) MAY VARY PER ELEVATION. REFER TO THE ROOF NOTES AND ROOF PLANS AT EACH ELEVATION FOR MORE INFORMATION.
E. TYPICAL DIMENSIONS FOR A HEEL TRUSS. (DIMENSION FROM TOP PLATE TO THE TOP OF TOP CHORD) .



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PROGRESS SET

Date: 11-15-2023

REVISIONS

DRAWINGS ISSUED FOR BID PRIOR TO AGENCY APPROVAL MAY INCLUDE REVISIONS DUE TO ENGINEERING AND ARCHITECTURAL BACK CHECK AND / OR AGENCY REVIEW AND APPROVAL

PLC COMMUNITIES
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LA VINA
Altadena, CA

PLAN 1
SECTIONS
A, B, C & D

1.5

JOB NUMBER: 987-22161

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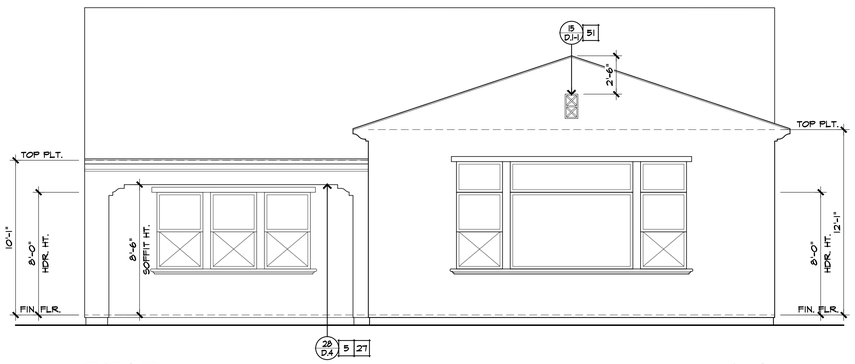
BASSENIAN LAGONI ARCHITECTS

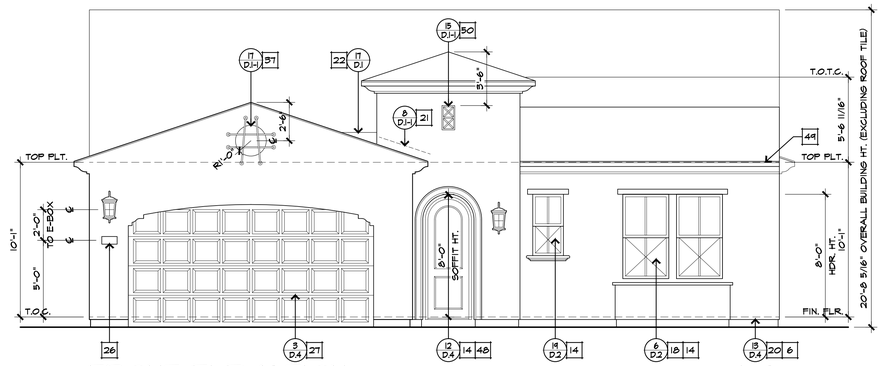
PLOT DATE: 11-14-23

FILE NAME: 2101SEC71



REAR 1-A

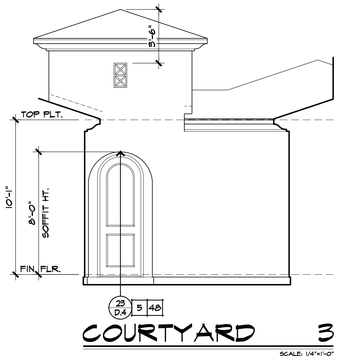
SCALE: 1/4"=1'-0"



FRONT ELEVATION 1-A

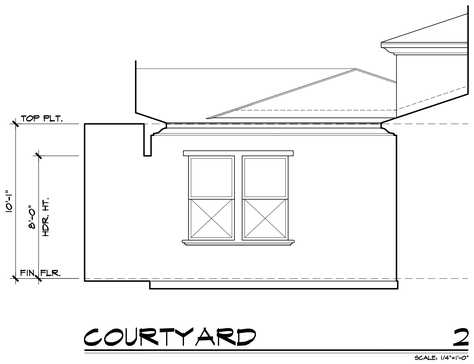
SPANISH

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



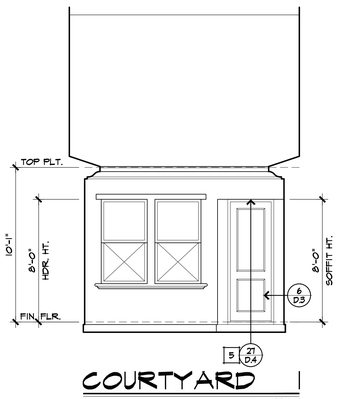
COURTYARD 3

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



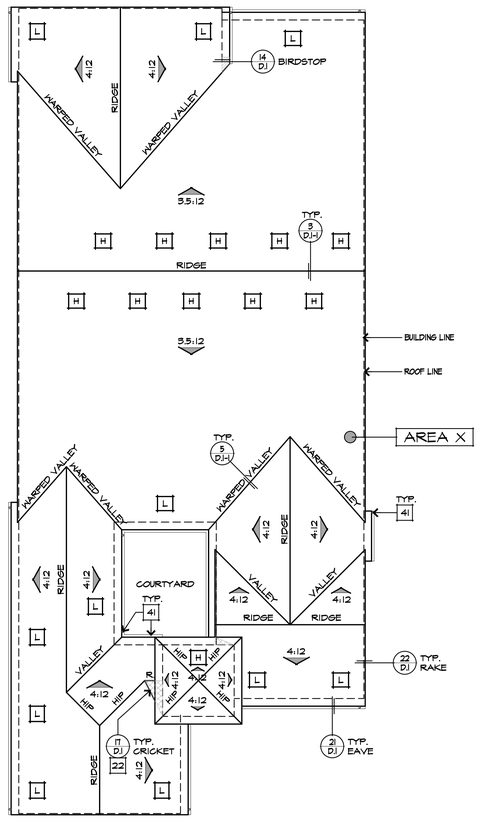
COURTYARD 2

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



COURTYARD 1

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



ROOF PLAN 1-A

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

ATTIC VENTILATION CALCULATIONS

(REFER TO 'REQUIRED ATTIC VENTILATION' NOTES FOR ADDITIONAL INFORMATION)

PLAN "1 A"	A ATTIC AREA (SQ. FT.)	B REQ'D VENTING (SQ. IN.)		C GABLE END VENTS (SQ. IN.)	D OHAGIN ROOF VENTS (SQ. IN.)		E EAVE VENTS (SQ. IN.)	F TOTAL VENTING PROVIDED (SQ. IN.)	
AREA 1	434	695 695	HIGH LOW	N/A	1044*1.045 1044*1.045	HIGH LOW	N/A	1045 1045	HIGH LOW

TYPICAL ROOF DETAILS

(REFER TO THE FOLLOWING FOR STANDARD CONDITIONS NOT REFERENCED ON ROOF PLAN)

2 D1-H ROOF MATERIAL

6 D1 / 12 D1 ROOF DECK PENETRATIONS

NOTE:
FRAMER/TRUSS MFR. SHALL ADJUST TRUSS HEEL DEPTH TO ALIGN EAVE OF STEEPER PITCHED ROOFS WITH EAVE OF ADJACENT LOWER PITCH ROOFS.

ELEVATION / ROOF NOTES

01.01.23

1. 2x6 FASCIA. SEE DETAIL.
2. 2x6 BARGE. SEE DETAIL.
3. EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL. ALL RAFTER TAILS TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. 1-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT.
10. SPACED 4" VERTICAL WOOD TRIM AT 6" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED WOOD CORNER TRIM. SEE EXTERIOR FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. SIMULATED PRECAST FOAM TRIM. SEE ELEVATION FOR ACTUAL SIZE.
14. FOAM TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
15. EXPOSED WOOD TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. ADHERED MASONRY VENEER, INSTALL PER MFR.
26. LIGHTED ADDRESS SIGN.
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL. SEE DETAIL.
29. WOOD POST(S). SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN.
32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL.
33. DECORATIVE FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL. SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.
38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
42. ADHERED SYNTHETIC STONE VENEER.
43. ANCHORED MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. G.I. REGLET FOR COLOR COAT CHANGE.
47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.
48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49. FOAM CORBLE FASCIA, SEE DETAIL.
50. DECORATIVE FOAM INSERT, SEE DETAIL.
51. EXTERIOR PLASTER RECESS W/ WROUGHT IRON, SEE DETAIL.

EXTERIOR FINISHES

01.01.23

A. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE .
B. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE 'RESAWN' AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION/ASSEMBLY.
C. ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED 'ORNAMENTAL' CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH.
D. EXTERIOR PLASTER FINISH:
E. TYPICAL SIDING TO BE :
EXPOSURE :
FINISH :
SEE TYPICAL DETAILS : X DX X DX X DX

ROOF PLAN NOTES

01.01.23

INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.

A. TYPICAL ROOFING TO BE CONCRETE 'S' TILE (ELEV "A")

B. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE 0" UNLESS NOTED OTHERWISE ON ROOF PLAN.
C. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

01.01.23

ATTIC VENTILATION CALCULATIONS PER C.R.C. R806.2 AS FOLLOWS:
A. ATTIC AREA (SQUARE FEET)

B. DIVIDE A BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES. AT LEAST 40% AND NO MORE THAN 50% OF THE REQUIRED VENTING AREA SHALL BE PROVIDED BY HIGH VENTS LOCATED NO MORE THAN 3 FEET VERTICAL BELOW THE RIDGE OR HIGHEST POINT OF ROOF WITH BALANCE OF VENTING PROVIDED IN BOTTOM 1/3 OF ATTIC (AND IN CLIMATE ZONES 14 AND 16, A CLASS 1 OR II VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF CEILING.)
* DIVIDE A BY 150 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES.

C. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
=GABLE END VENT
D. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
H =HIGH VENT L =LOW VENT X =AREA / 150 VENT
E. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)
=VENT BLOCK AT TRUSS BAY =VENT BLOCK AT RAFTER BAY
F. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED.

PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

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2031 ORCHARD DRIVE | NEWPORT BEACH, CA 92660 T 949.553.9100 F 949.553.0548

PROGRESS SET

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PLC COMMUNITIES
23 CORPORATE PLAZA DRIVE, SUITE 246
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LA VINA
Altadena, CA

PLAN 1
ELEVATION "A" & ROOF PLAN

1.6

JOB NUMBER: 987-22161

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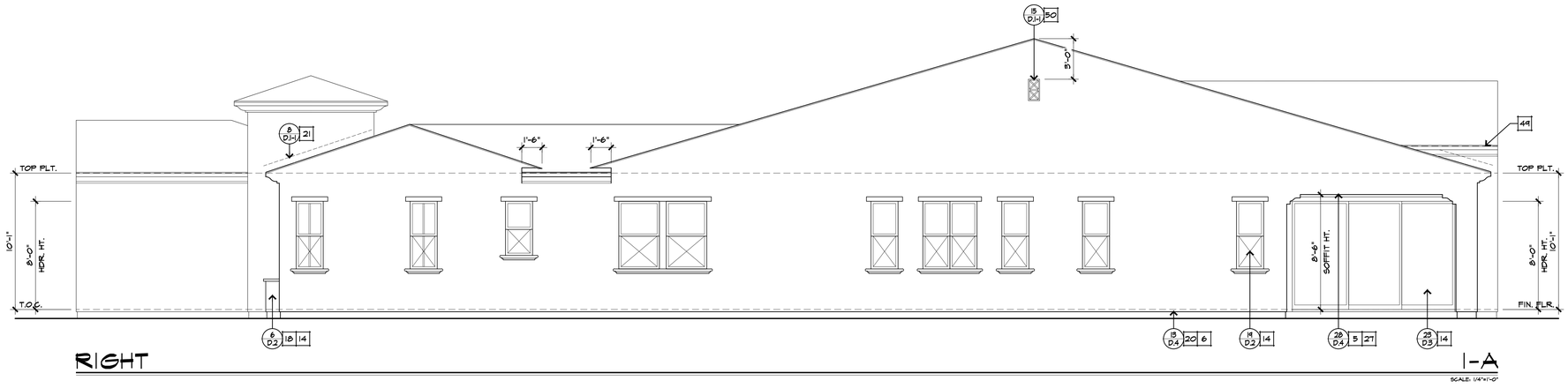
PLOT DATE: 11-14-23

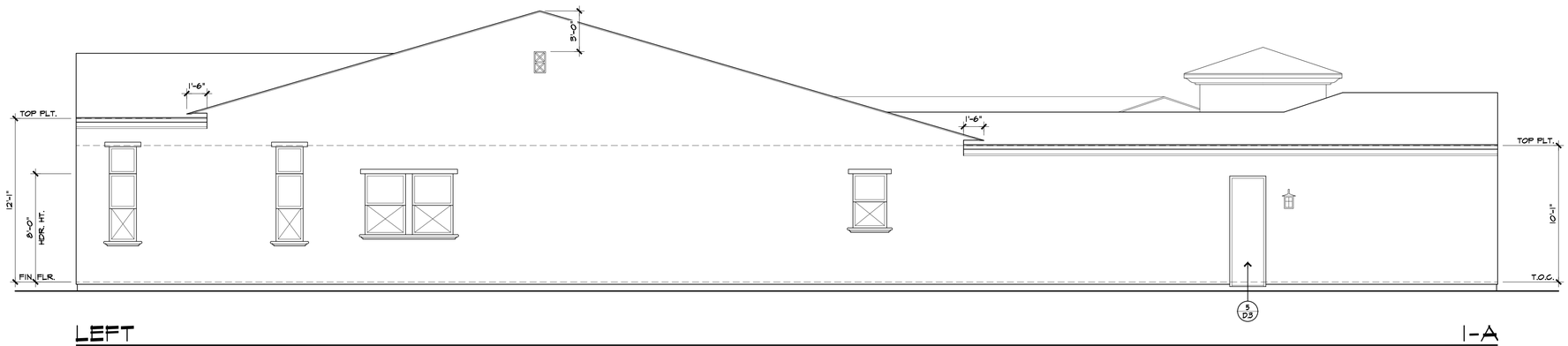
FILE NAME: 2161ELV1



RIGHT

I-A

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



LEFT

I-A

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

ELEVATION / ROOF NOTES

01.01.23

1. 2x6 FASCIA. SEE DETAIL.
2. 2x6 BARGE. SEE DETAIL.
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4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. I-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT.
10. SPACED X " VERTICAL WOOD TRIM AT 6" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED WOOD CORNER TRIM. SEE EXTERIOR FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. SIMULATED PRECAST FOAM TRIM, SEE ELEVATION FOR ACTUAL SIZE.
14. FOAM TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
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16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
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20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
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23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. ADHERED MASONRY VENEER, INSTALL PER MFR.
26. LIGHTED ADDRESS SIGN.
27. SHAPED FOAM CORBEL, SEE DETAIL.
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44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
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49. FOAM CORBLE FASCIA, SEE DETAIL.
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01.01.23

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B. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE 'RESAWN' AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION/ASSEMBLY.
C. ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED 'ORNAMENTAL' CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH.
D. EXTERIOR PLASTER FINISH;
E. TYPICAL SIDING TO BE ;
EXPOSURE ;
FINISH ;
SEE TYPICAL DETAILS ; (X/DX) (X/DX) (X/DX)

ROOF PLAN NOTES

01.01.23

INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.

A. TYPICAL ROOFING TO BE CONCRETE 'S' TILE (ELEV "A")

B. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE 0" UNLESS NOTED OTHERWISE ON ROOF PLAN.
C. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

01.01.23

ATTIC VENTILATION CALCULATIONS PER C.R.C. R806.2 AS FOLLOWS:
A. ATTIC AREA (SQUARE FEET)

B. DIVIDE A BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES. AT LEAST 40% AND NO MORE THAN 50% OF THE REQUIRED VENTING AREA SHALL BE PROVIDED BY HIGH VENTS LOCATED NO MORE THAN 3 FEET VERTICAL BELOW THE RIDGE OR HIGHEST POINT OF ROOF WITH BALANCE OF VENTING PROVIDED IN BOTTOM 1/3 OF ATTIC (AND IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF CEILING.)
* DIVIDE A BY 150 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES.

C. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
=GABLE END VENT
D. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
H =HIGH VENT L =LOW VENT X =AREA / 150 VENT
E. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)
=VENT BLOCK AT TRUSS BAY =VENT BLOCK AT RAFTER BAY
F. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED.

PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

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PROGRESS SET

Date: 11-15-2023

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LA VINA
Altadena, CA

PLAN 1
ELEVATION "A"
RIGHT & LEFT

1.6-1

JOB NUMBER: 987-22161

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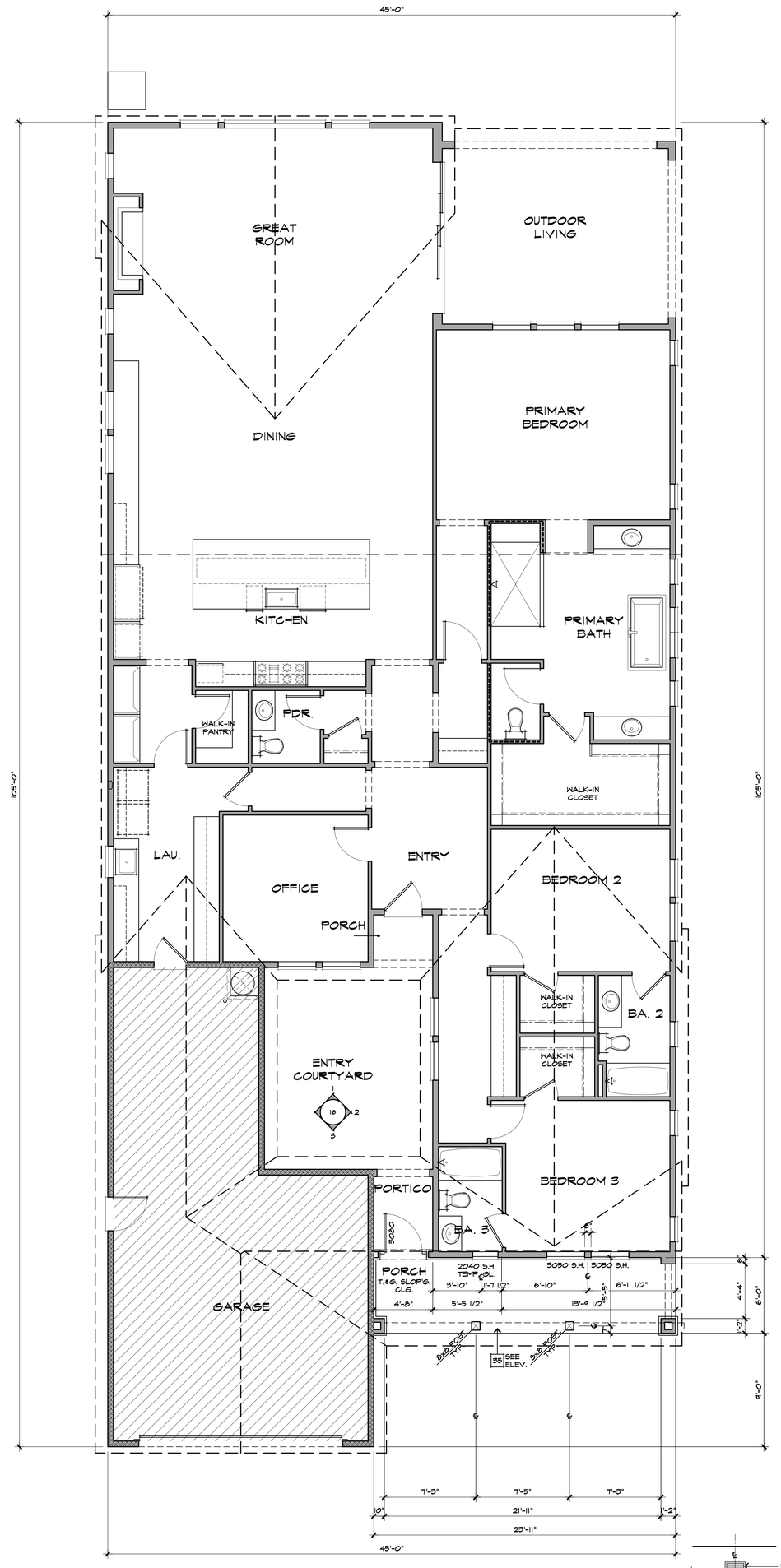
PLOT DATE: 11-14-23

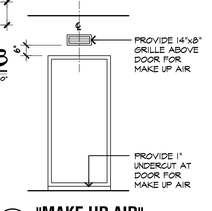
FILE NAME: 2161ELV1



FIRST FLOOR ADDENDUM B

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

REFER TO BASIC PLAN FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE.



A "MAKE UP AIR" AT LAUNDRY ROOM

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

FLOOR PLAN NOTES

01/01/25

1. 45" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
2. 48" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 110 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
3. PANTRY. SEE INTERIOR ELEVATIONS.
4. 30" BUILT-IN OVEN.
5. 5'-0" PRE-FAB FIBERGLASS TUB/SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O.
6. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
7. TEMPERED GLASS SHOWER ENCLOSURE PER C.R.C R308.4.5. SHOWER DOOR TO BE A MIN. 22" CLEAR.
8. 36" X 72" FREESTANDING TUB. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
9. SHOWER SEAT. SEE PLAN FOR HEIGHT.
10. LINEN CABINET. SEE INTERIOR ELEVATIONS.
11. BUILT-IN SHELVES BY OTHERS.
12. TANKLESS HEAT-PUMP WATER HEATER (HPWH). INSTALL AND PROVIDE DUCTING AND CONDENSATE DRAIN PER MANUFACTURER. SEE DETAIL FOR STRAPPING REQUIREMENTS.
13. WATER HEATER 'B' VENT TO OUTSIDE AIR.
14. TEMPERATURE AND PRESSURE RELIEF VALVE.
15. 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.
16. PROVIDE WATER AND WASTE FOR WASHER.
17. PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
18. DRYER VENT (MAX. 14 FEET LENGTH INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.4.
19. 14"x6" GARAGE EXHAUST VENT. SCREENED AND LOUVERED.
20. PLUMBING WASTE DROP FROM ABOVE.
21. F.A.U. IN ATTIC. PROVIDE 30" X 30" CLEAR, ATTIC ACCESS PANEL (OR PER C.M.C. 504.4) PROVIDE FUEL GAS, LIGHT AND SWITCH.
22. 22"x30" ROUGH FRAMED ATTIC ACCESS OPENING. WHERE LOCATED IN A WALL, THE OPENING SHALL NOT BE LESS THAN 22" WIDE x 30" HIGH. C.R.C. R807.1.
23. LINE OF DECORATIVE PORCH RAILING. SEE ELEVATIONS.
24. LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER C.R.C. R312.1.
25. DUCT CHASE - VERIFY WITH H.V.A.C. DRAWINGS.
26. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
27. LINE OF CRIPPLE WALL ABOVE.
28. LOCATION OF WATER CLOSET AT FLOOR ABOVE.
29. DIRECT-VENT SEALED COMBUSTION TYPE EXTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
30. 2x6 STUD WALL.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. DIRECT-VENT SEALED COMBUSTION TYPE INTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
33. ELECTRICAL SERVICE PANEL. (SEE UTILITY PLAN). SEE GENERAL NOTES FOR GROUNDING INFORMATION.
34. NEWEL POST.
35. FLAT SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
36. ARCHED SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
37. LINE OF FLOOR ABOVE.
38. SHELF. SEE PLAN FOR HEIGHT.
39. ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSED SIDE PER C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R312.1.
41. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. LINE OF ADHERED SYNTHETIC STONE VENEER. SEE ELEVATION.
43. LINE OF ANCHORED MASONRY VENEER SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR LENGTH OF RETURN.
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. DOOR OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE. C.R.C. R302.5.1.
47. PROVIDE MIN. 100 SQ. IN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 504.4.1.
48. PROVIDE MIN. 2x8 REINFORCEMENT IN WALLS, AND FLOOR AS REQUIRED, FOR FUTURE GRAB BAR INSTALLATION PER C.R.C. R327. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 34 1/4 INCHES ABOVE THE FINISHED FLOOR AND FLUSH WITH WALLS. ADDITIONALLY, TUB BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
49. PROVIDE A MIN. 2.5' X 2.5' X 7' TALL DESIGNATED SPACE SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH). PROVIDE CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE. SEE UTILITY PLANS FOR ELECTRICAL REQUIREMENTS. C.ENG 150.0 (n)
50. BUILT-IN MICROWAVE.
51. RECYCLE BIN.

LEGEND

01/01/25

- INDICATES WALLS REQUIRING 1/2" MINIMUM GYPSUM WALL BOARD ON GARAGE SIDE OF WALL FOR OCCUPANCY SEPARATION PER C.R.C. TABLE R302.6.
- INDICATES (1) LAYER MIN. 1/2" GYPSUM BOARD AT CEILING WHEN ATTIC OCCURS ABOVE GARAGE. INDICATES (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD AT CEILING WHEN HABITABLE ROOMS OCCUR ABOVE GARAGE. C.R.C. TABLE R302.6.
- INDICATES EXTENT OF COFFERED CEILING. SEE PLAN FOR HEIGHT(S).
- INDICATES 1-HOUR FIRE RESISTIVE WALL ASSEMBLY AT WALLS LESS THAN 3'-0" FROM PROPERTY LINE PER C.R.C. TABLE R302.1 (2). SEE DETAIL(S): X (DX) X (DX)

GENERAL PLAN NOTES

01/01/25

A. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK U.N.O. (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.

B. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).

C. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.

D. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR FOR SIZE). AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.

E. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" MEASURED FROM THE FLOOR (C.R.C. R310.2). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

F. WHERE THE BOTTOM OF THE CLEAR OPENING OF OPERABLE WINDOWS IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. (C.R.C. R312.2.1.)

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LA VINA
Altadena, CA

PLAN 1
FIRST FLOOR ADDENDUM "B"

1.7

JOB NUMBER: 987-22161

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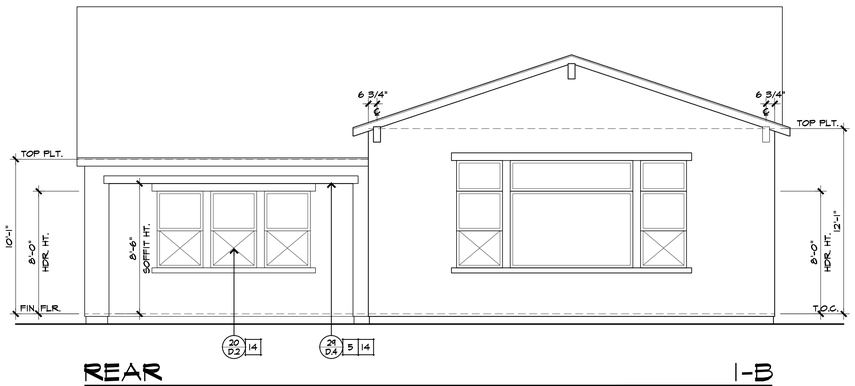
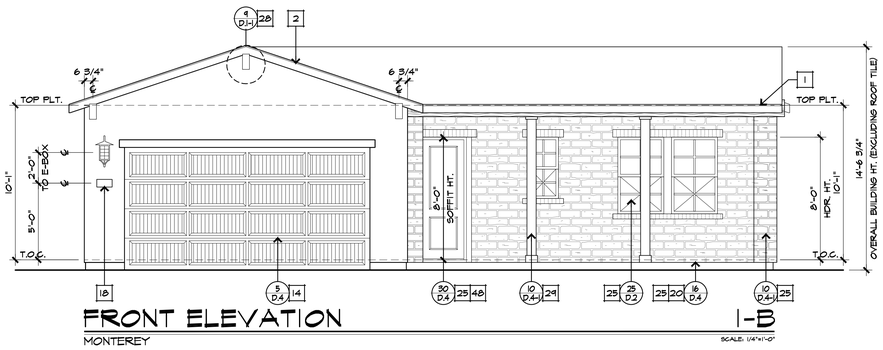
PLOT DATE: 11-14-23
FILE NAME: 216FLR1B



REAR 1-B

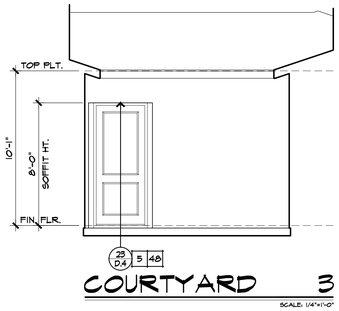
SCALE: 1/4"=1'-0"



FRONT ELEVATION 1-B

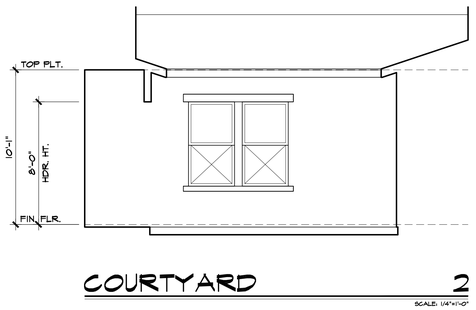
MONTEREY

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



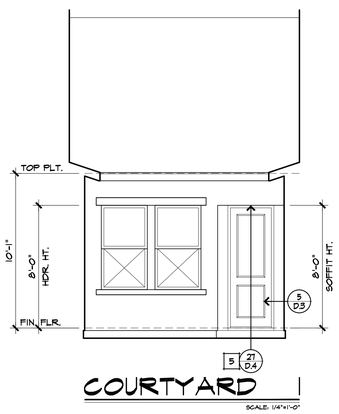
COURTYARD 3

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



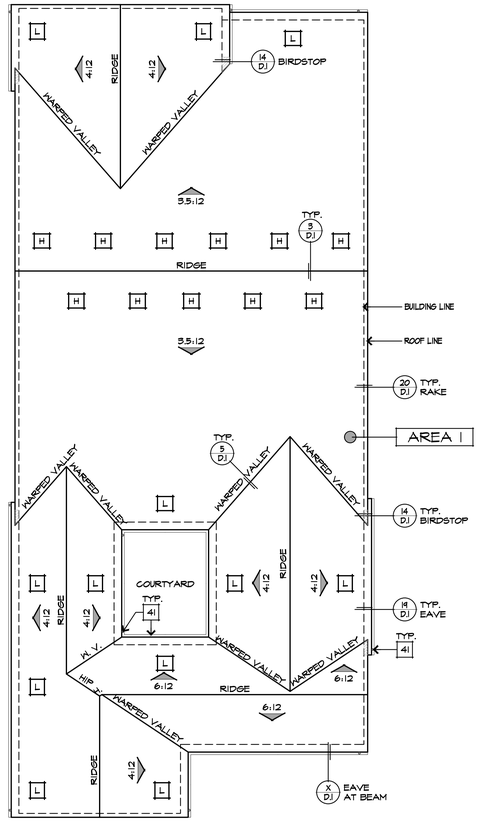
COURTYARD 2

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



COURTYARD 1

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



ROOF PLAN 1-B

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

ATTIC VENTILATION CALCULATIONS

(REFER TO 'REQUIRED ATTIC VENTILATION' NOTES FOR ADDITIONAL INFORMATION)

PLAN "1-B"	A ATTIC AREA (SQ. FT.)	B REQ'D VENTING (SQ. IN.)	C GABLE END VENTS (SQ. IN.)	D O'HANG ROOF VENTS (SQ. IN.)	E EAVE VENTS (SQ. IN.)	F TOTAL VENTING PROVIDED (SQ. IN.)
AREA 1	4261	1/300 HIGH 1/300 LOW	N/A	1104/1/048 HIGH 1104/1/048 LOW	N/A	1048 HIGH 1048 LOW

TYPICAL ROOF DETAILS

(REFER TO THE FOLLOWING FOR STANDARD CONDITIONS NOT REFERENCED ON ROOF PLAN)

2 D1 ROOF MATERIAL

6 D1 12 D1 ROOF DECK PENETRATIONS

NOTE:
FRAMER/TRUSS MFR. SHALL ADJUST TRUSS HEEL DEPTH TO ALIGN EAVE OF STEEPER PITCHED ROOFS WITH EAVE OF ADJACENT LOWER PITCH ROOFS.

ELEVATION / ROOF NOTES

01/01/23

1. 2x6 FASCIA. SEE DETAIL.
2. 2x6 BARGE. SEE DETAIL.
3. EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL. ALL RAFTER TAILS TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. 1-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT.
10. SPACED x " VERTICAL HOOD TRIM AT 6" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED HOOD CORNER TRIM. SEE EXTERIOR FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. SIMULATED PRECAST FOAM TRIM, SEE ELEVATION FOR ACTUAL SIZE.
14. FOAM TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
15. EXPOSED HOOD TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED HOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. ADHERED MASONRY VENEER, INSTALL PER MFR.
26. LIGHTED ADDRESS SIGN.
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL. SEE DETAIL.
29. WOOD POST(S). SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN.
32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL.
33. DECORATIVE FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL. SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.
38. G.I. SCREENED AND LOUVERED GABLE END VENT; SEE ELEVATION FOR VENT SIZE AND LOCATION. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
42. ADHERED SYNTHETIC STONE VENEER.
43. ANCHORED MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. G.I. REGLET FOR COLOR COAT CHANGE.
47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.
48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49. FOAM CORBLE FASCIA, SEE DETAIL.
50. DECORATIVE FOAM INSERT, SEE DETAIL.
51. EXTERIOR PLASTER RECESS W/ WROUGHT IRON, SEE DETAIL.

EXTERIOR FINISHES

01/01/23

A. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE .
B. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE 'RESAWN' AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION/ASSEMBLY.
C. ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED 'ORNAMENTAL' CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH.
D. EXTERIOR PLASTER FINISH;
E. TYPICAL SIDING TO BE ;
EXPOSURE ;
FINISH ;
SEE TYPICAL DETAILS ; X D X X D X X D X

ROOF PLAN NOTES

01/01/23

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▨ =GABLE END VENT

D. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
H =HIGH VENT L =LOW VENT ✳ =AREA / 150 VENT

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=VENT BLOCK AT TRUSS BAY =VENT BLOCK AT RAFTER BAY

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LA VINA
Altadena, CA

PLAN 1
ELEVATION "B" & ROOF PLAN

1.8

JOB NUMBER: 987-22161

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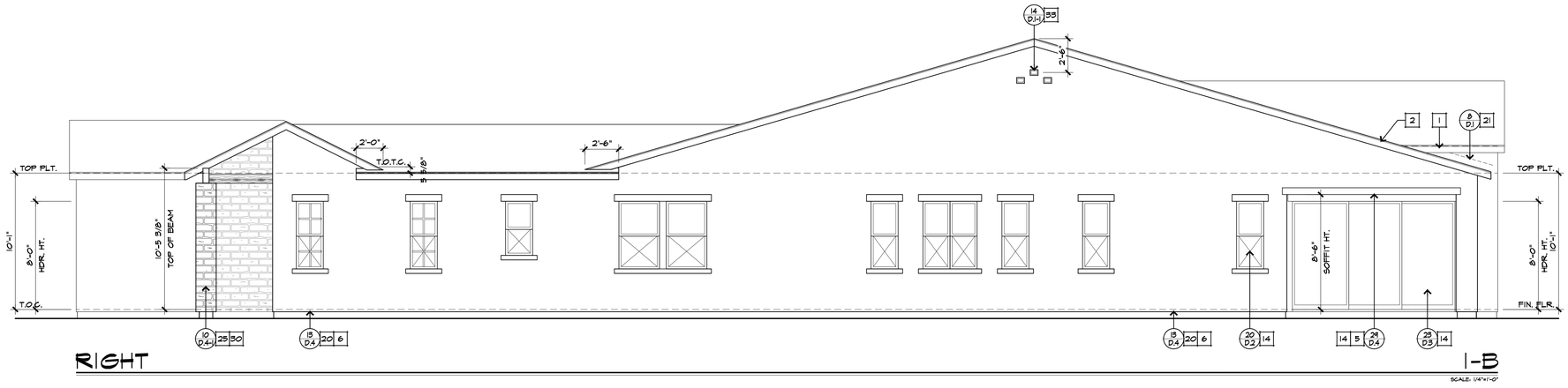
PLOT DATE: 11-14-23

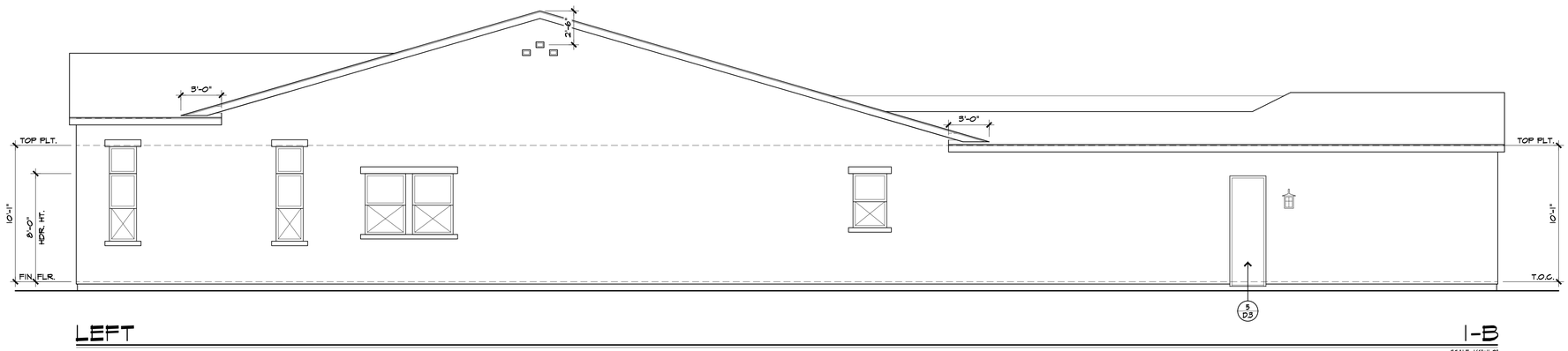
FILE NAME: 2161ELV1



RIGHT

I-B

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



LEFT

I-B

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

ELEVATION / ROOF NOTES

01/01/25

1. 2x6 FASCIA. SEE DETAIL.
2. 2x6 BARGE. SEE DETAIL.
3. EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL. ALL RAFTER TAILS TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. 1-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT.
10. SPACED x " VERTICAL HOOD TRIM AT 6" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED HOOD CORNER TRIM. SEE EXTERIOR FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. SIMULATED PRECAST FOAM TRIM, SEE ELEVATION FOR ACTUAL SIZE.
14. FOAM TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
15. EXPOSED HOOD TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED HOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. ADHERED MASONRY VENEER, INSTALL PER MFR.
26. LIGHTED ADDRESS SIGN.
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL. SEE DETAIL.
29. WOOD POST(S). SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN.
32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL.
33. DECORATIVE FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL. SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.
38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
42. ADHERED SYNTHETIC STONE VENEER.
43. ANCHORED MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. G.I. REGLET FOR COLOR COAT CHANGE.
47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.
48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49. FOAM CORBLE FASCIA, SEE DETAIL.
50. DECORATIVE FOAM INSERT, SEE DETAIL.
51. EXTERIOR PLASTER RECESS W/ WROUGHT IRON. SEE DETAIL.

EXTERIOR FINISHES

01/01/25

A. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE .
B. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE 'RESAWN' AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION/ASSEMBLY.
C. ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED 'ORNAMENTAL' CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH.
D. EXTERIOR PLASTER FINISH;
E. TYPICAL SIDING TO BE ;
EXPOSURE ;
FINISH ;
SEE TYPICAL DETAILS ; X/DX X/DX X/DX

ROOF PLAN NOTES

01/01/25

INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.

A. TYPICAL ROOFING TO BE CONCRETE FLAT TILE (ELEV "B")

B. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE 6" UNLESS NOTED OTHERWISE ON ROOF PLAN.
C. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

01/01/25

ATTIC VENTILATION CALCULATIONS PER C.R.C. R806.2 AS FOLLOWS:
A. ATTIC AREA (SQUARE FEET)

B. DIVIDE A BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES. AT LEAST 40% AND NO MORE THAN 50% OF THE REQUIRED VENTING AREA SHALL BE PROVIDED BY HIGH VENTS LOCATED NO MORE THAN 3 FEET VERTICAL BELOW THE RIDGE OR HIGHEST POINT OF ROOF WITH BALANCE OF VENTING PROVIDED IN BOTTOM 1/3 OF ATTIC (AND IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF CEILING.)
* DIVIDE A BY 150 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES.

C. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
=GABLE END VENT
D. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
H =HIGH VENT L =LOW VENT X =AREA / 150 VENT
E. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)
=VENT BLOCK AT TRUSS BAY =VENT BLOCK AT RAFTER BAY
F. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED.

PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

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PROGRESS SET

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LA VINA
Altadena, CA

PLAN 1
ELEVATION "B"
RIGHT & LEFT

1.8-1

JOB NUMBER: 987-22161

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PLOT DATE: 11-14-23

FILE NAME: 216ELV1

SLAB INTERFACE NOTES

01/01/23

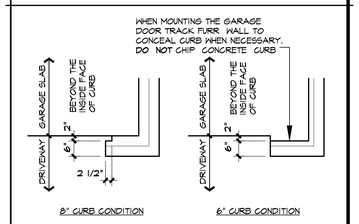
1. 36" SQUARE CONCRETE STOOP. (SLOPE 1/4" PER FOOT).
2. CONCRETE STOOP, SEE PLAN FOR SIZE AND LOCATION. (SLOPE 1/4" PER FOOT)
3. CONCRETE PORCH / PATIO. (SLOPE 1/4" PER FOOT).
4. 36" WIDE CONCRETE WALK.
5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL.
6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. FOR ICE MAKER
7. PROVIDE TOE FTG. FOR MASONRY VENEER TYP.
8. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT.
9. 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.

GENERAL SLAB NOTES

01/01/23

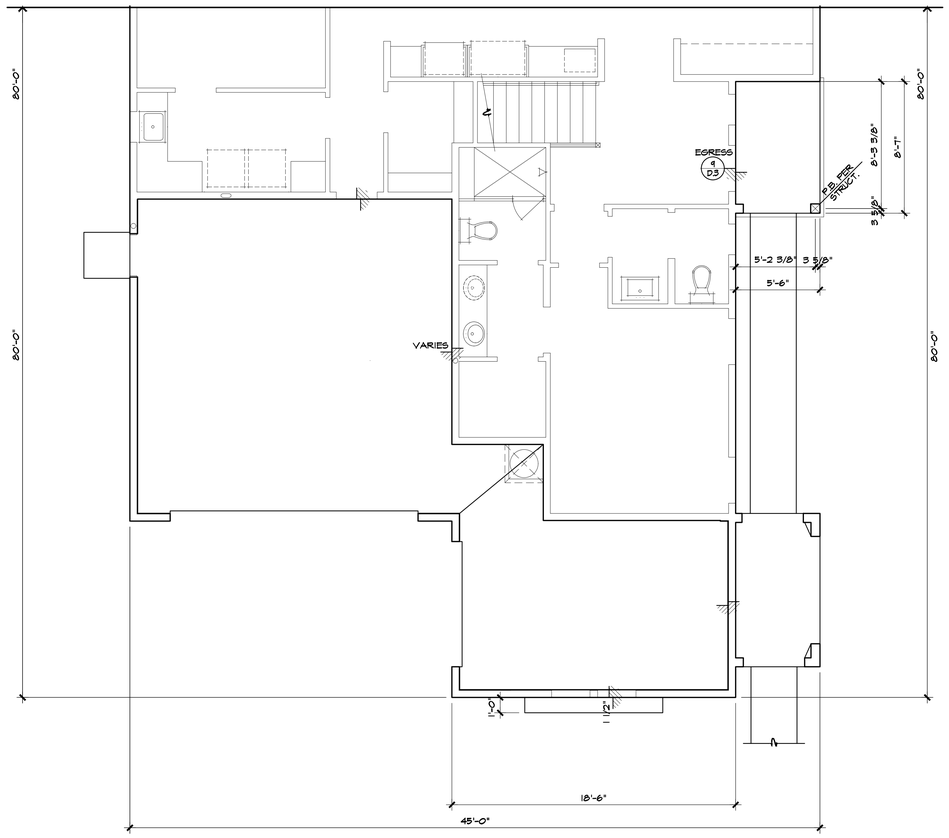
INDICATES DROP IN SLAB (SEE DETAIL)

A. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT.
B. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.
C. FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.
D. COURTYARDS. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS.
E. COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER. SEE PRECISE GRADING PLANS FOR LOCATIONS.
F. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS.



GENERAL INFORMATION AT GARAGE DOOR

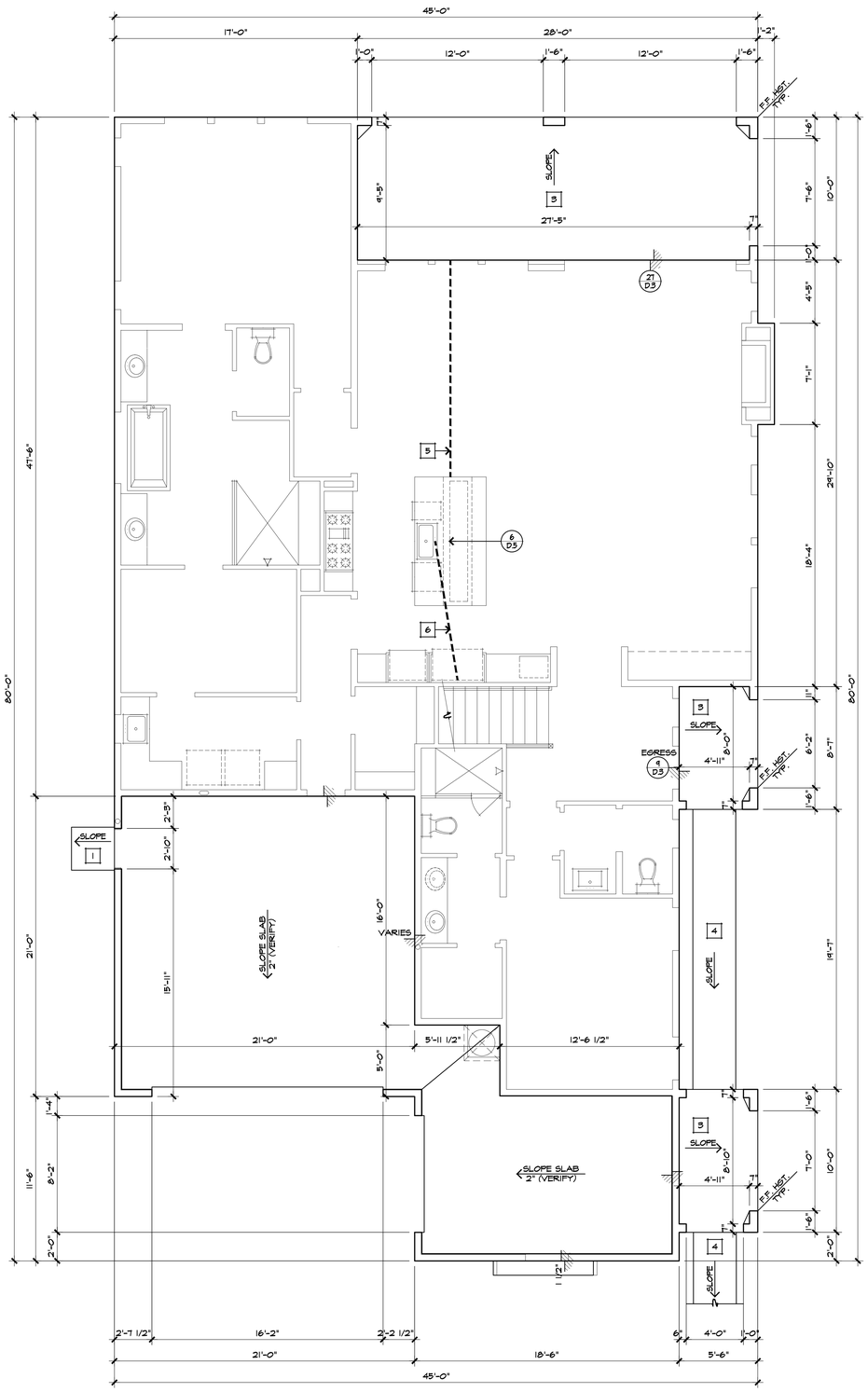
SCALE: N.T.S.



SLAB INTERFACE PLAN B

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

REFER TO BASIC PLAN FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE.



SLAB INTERFACE PLAN A

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

SEE ADDENDA FOR PLAN CHANGE PER ELEVATION.

PLOT DATE: 11-14-23

FILE NAME: 2161SLAB2

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PLAN 2
SLAB INTERFACE PLAN & ADDENDA

2.1

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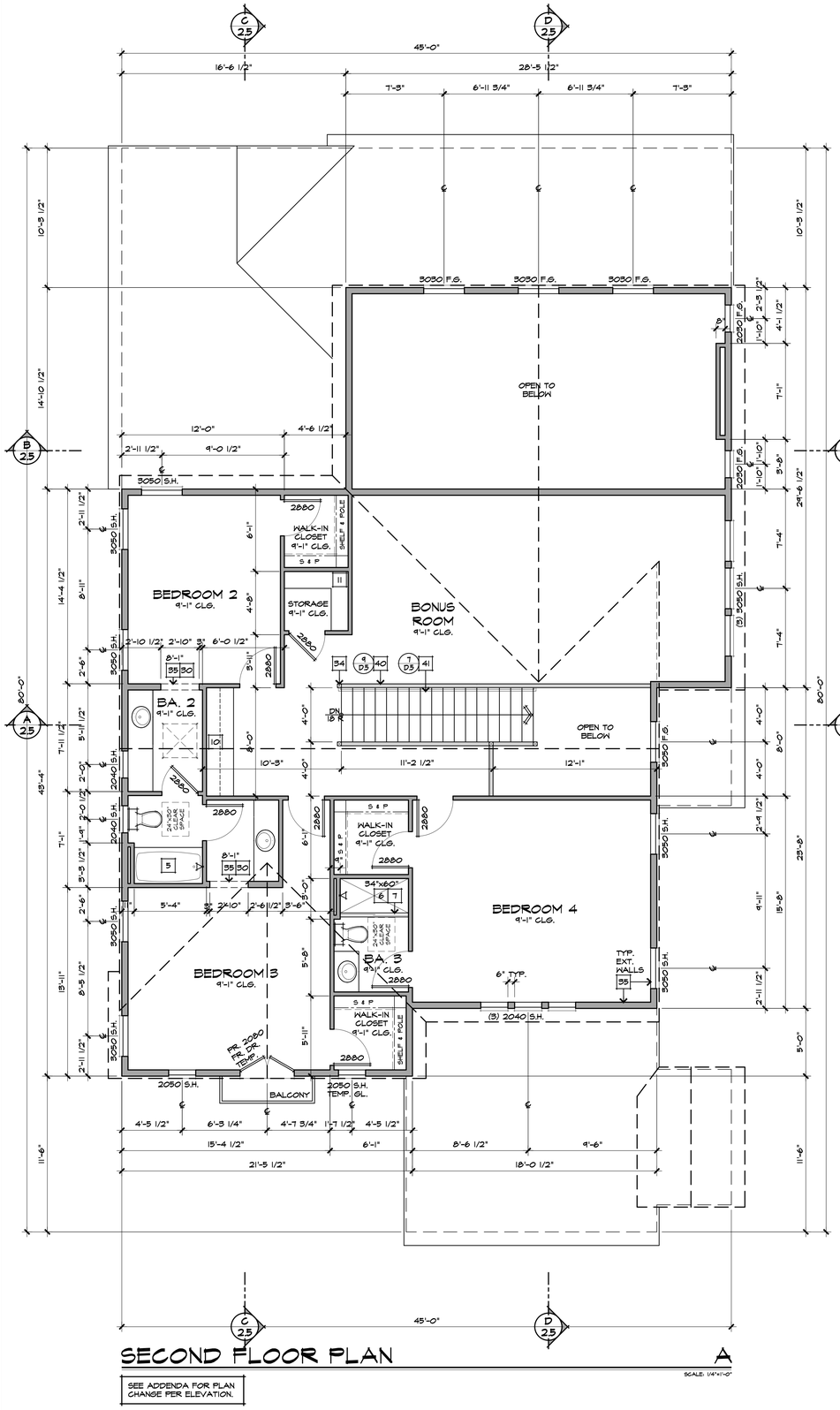
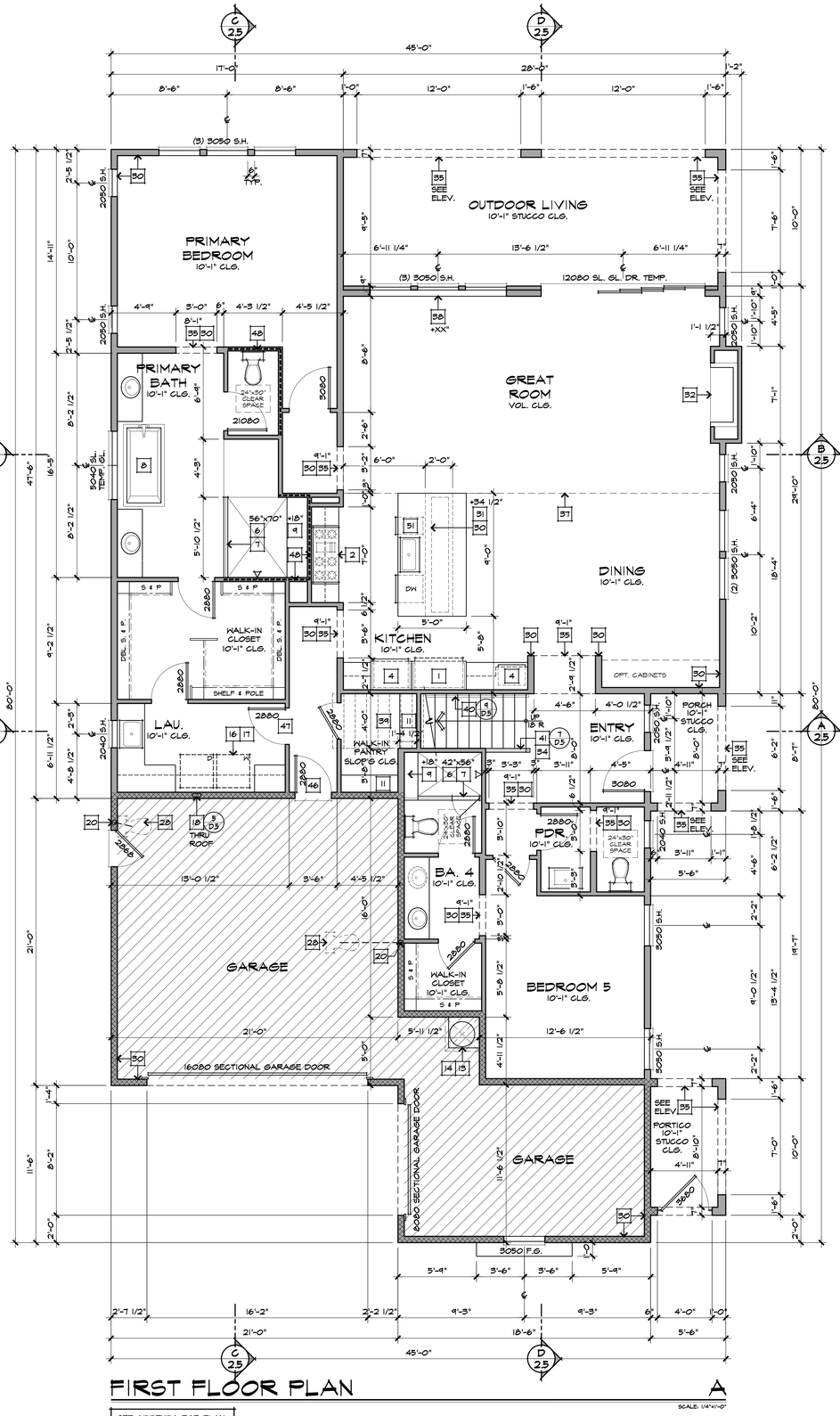


SECOND FLOOR PLAN

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

SEE ADDENDA FOR PLAN CHANGE PER ELEVATION.



FIRST FLOOR PLAN

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

SEE ADDENDA FOR PLAN CHANGE PER ELEVATION.

FLOOR PLAN NOTES

01.01.23

1. 45" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
2. 48" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 110 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
3. PANTRY. SEE INTERIOR ELEVATIONS.
4. 30" BUILT-IN OVEN.
5. 5'-0" PRE-FAB FIBERGLASS TUB/SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O.
6. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
7. TEMPERED GLASS SHOWER ENCLOSURE PER C.R.C R308.4.5. SHOWER DOOR TO BE A MIN. 22" CLEAR.
8. 36" X 72" FREESTANDING TUB. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
9. SHOWER SEAT. SEE PLAN FOR HEIGHT.
10. LINEN CABINET. SEE INTERIOR ELEVATIONS.
11. BUILT-IN SHELVES BY OTHERS.
12. TANKLESS HEAT-PUMP WATER HEATER (HPWH). INSTALL AND PROVIDE DUCTING AND CONDENSATE DRAIN PER MANUFACTURER. SEE DETAIL FOR STRAPPING REQUIREMENTS.
13. WATER HEATER 'B' VENT TO OUTSIDE AIR.
14. TEMPERATURE AND PRESSURE RELIEF VALVE.
15. 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.
16. PROVIDE WATER AND WASTE FOR WASHER.
17. PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
18. DRYER VENT (MAX. 14 FEET LENGTH INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.4.
19. 14"x6" GARAGE EXHAUST VENT. SCREENED AND LOUVERED.
20. PLUMBING WASTE DROP FROM ABOVE.
21. F.A.U. IN ATTIC. PROVIDE 30" X 30" CLEAR, ATTIC ACCESS PANEL (OR PER C.M.C. 504.4) PROVIDE FUEL GAS, LIGHT AND SWITCH.
22. 22"x30" ROUGH FRAMED ATTIC ACCESS OPENING. WHERE LOCATED IN A WALL, THE OPENING SHALL NOT BE LESS THAN 22" WIDE X 30" HIGH. C.R.C. R807.1.
23. LINE OF DECORATIVE PORCH RAILING. SEE ELEVATIONS.
24. LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER C.R.C. R312.1.
25. DUCT CHASE - VERIFY WITH H.V.A.C. DRAWINGS.
26. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
27. LINE OF CRIPPLE WALL ABOVE.
28. LOCATION OF WATER CLOSET AT FLOOR ABOVE.
29. DIRECT-VENT SEALED COMBUSTION TYPE EXTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
30. 2x6 STUD WALL.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. DIRECT-VENT SEALED COMBUSTION TYPE INTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
33. ELECTRICAL SERVICE PANEL. (SEE UTILITY PLAN). SEE GENERAL NOTES FOR GROUNDING INFORMATION.
34. NEWEL POST.
35. FLAT SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
36. ARCHED SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
37. LINE OF FLOOR ABOVE.
38. SHELF. SEE PLAN FOR HEIGHT.
39. ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSED SIDE PER C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R312.1.
41. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. LINE OF ADHERED SYNTHETIC STONE VENEER. SEE ELEVATION.
43. LINE OF ANCHORED MASONRY VENEER SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR LENGTH OF RETURN.
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT TURNING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. DOOR OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE. C.R.C. R302.5.1.
47. PROVIDE MIN. 100 SQ. IN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 504.4.1.
48. PROVIDE MIN. 2X8 REINFORCEMENT IN WALLS, AND FLOOR AS REQUIRED, FOR FUTURE GRAB BAR INSTALLATION PER C.R.C. R327. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 34 1/4 INCHES ABOVE THE FINISHED FLOOR AND FLUSH WITH WALLS. ADDITIONALLY, TUB BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
49. PROVIDE A MIN. 2.5' X 2.5' X 1' TALL DESIGNATED SPACE SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH). PROVIDE CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE. SEE UTILITY PLANS FOR ELECTRICAL REQUIREMENTS. C.ENG 150.0 (n)
50. BUILT-IN MICROWAVE.
51. RECYCLE BIN.

LEGEND

01.01.23

- INDICATES WALLS REQUIRING 1/2" MINIMUM GYPSUM WALL BOARD ON GARAGE SIDE OF WALL FOR OCCUPANCY SEPARATION PER C.R.C. TABLE R302.6.
- INDICATES (1) LAYER MIN. 1/2" GYPSUM BOARD AT CEILING WHEN ATTIC OCCURS ABOVE GARAGE. INDICATES (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD AT CEILING WHEN HABITABLE ROOMS OCCUR ABOVE GARAGE. C.R.C. TABLE R302.6.
- INDICATES EXTENT OF COFFERED CEILING. SEE PLAN FOR HEIGHT(S).
- INDICATES 1-HOUR FIRE RESISTIVE WALL ASSEMBLY AT WALLS LESS THAN 3'-0" FROM PROPERTY LINE PER C.R.C. TABLE R302.1 (2). SEE DETAIL(S): (X/DX) (X/DX)

GENERAL PLAN NOTES

01.01.23

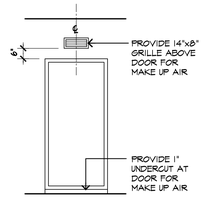
A. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK U.N.O., (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
B. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
C. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
D. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR FOR SIZE). AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
E. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" MEASURED FROM THE FLOOR (C.R.C. R310.2). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
F. WHERE THE BOTTOM OF THE CLEAR OPENING OF OPERABLE WINDOWS IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. (C.R.C. R312.2.1.)

PLAN 2 SQUARE FOOTAGE

FIRST FLOOR	2,174
SECOND FLOOR	1,560
TOTAL	3,734
GARAGE	684
PORCH	47
PORTICO	55
OUTDOOR LIVING	280
BALCONY ELEV. 'B'	56

NOTE: FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.



A "MAKE UP AIR" AT LAUNDRY ROOM

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PLAN 2
FIRST & SECOND FLOOR PLANS

2.2

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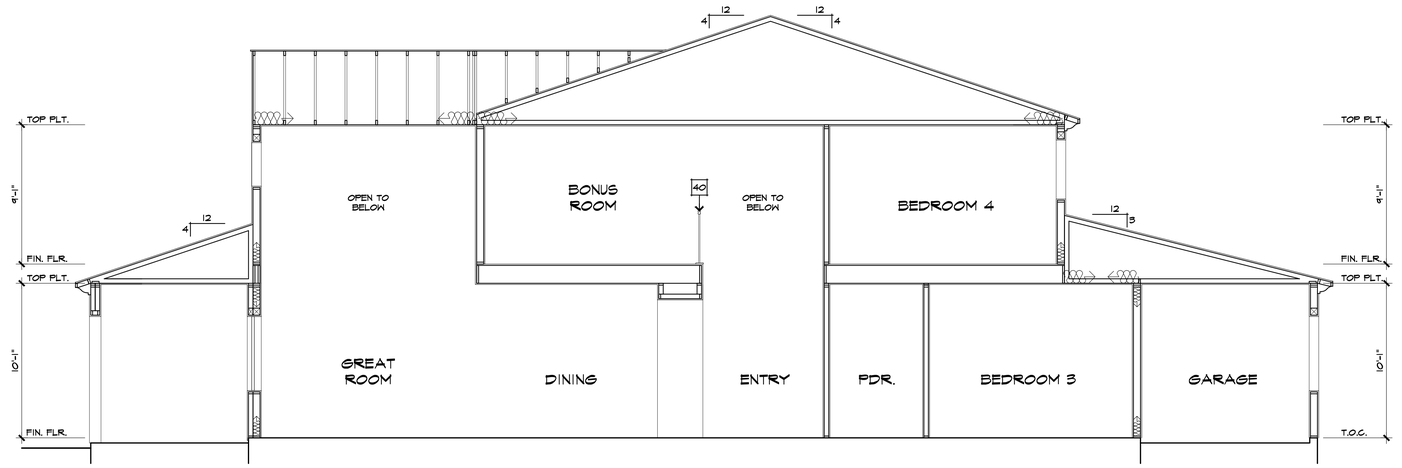
PLOT DATE: 11-14-23
FILE NAME: 2161FLR2A



SECTION D

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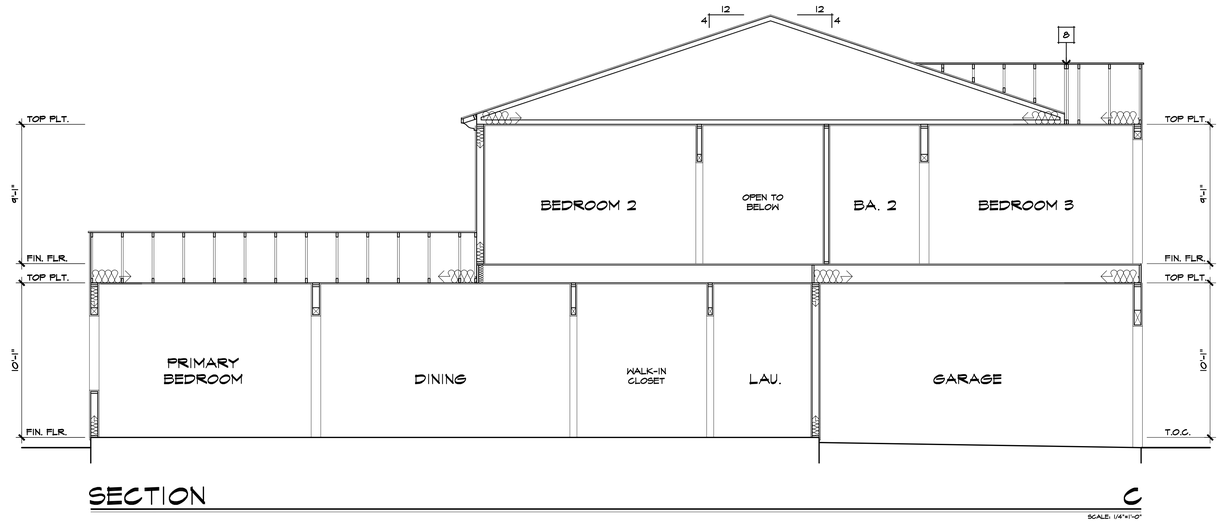
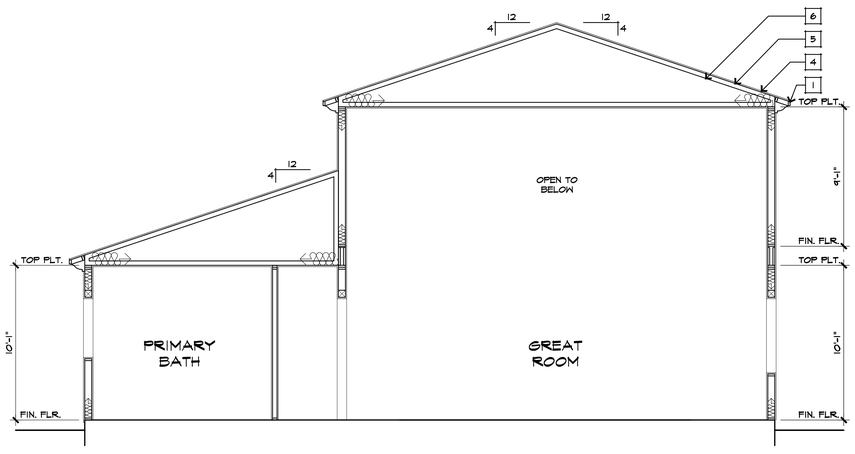


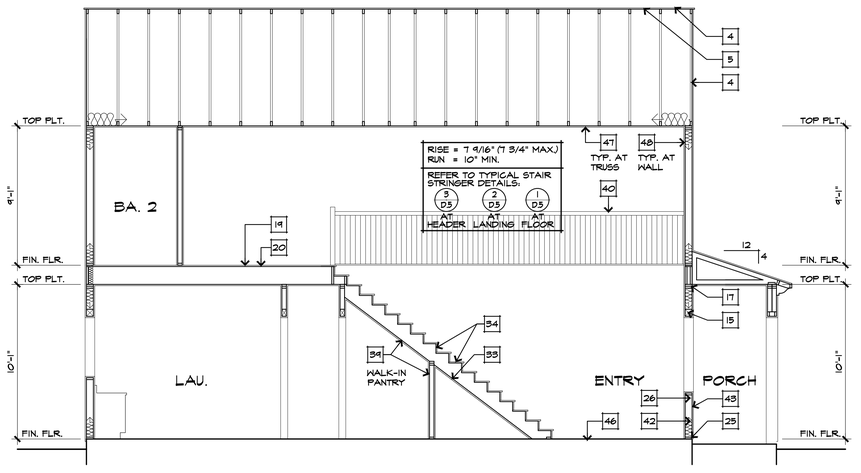
SECTION C

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



SECTION B

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



SECTION A

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

SECTION NOTES

01.01.25

1. FASCIA BOARD. (SEE ELEVATION.)
2. BARGE BOARD. (SEE ELEVATION.)
3. EXPOSED RAFTER TAILS. (SEE ELEVATION.)
4. ROOFING MATERIAL. REFER TO ROOF PLAN NOTES.
5. ROOF SHEATHING.
6. DESIGNED WOOD ROOF TRUSSES.
7. HEEL STAND TRUSSES.
8. GIRDER TRUSS.
9. 2X ROOF RAFTERS.
10. 2X ROOF JOISTS.
11. 2X CEILING JOISTS.
12. RIDGE BEAM.
13. FLUSH BEAM.
14. DROPPED BEAM.
15. HEADER.
16. 1X OVER 2X TOP PLATE AT NON-BEARING WALL.
17. DOUBLE 2X TOP PLATE AT EXTERIOR AND BEARING WALLS.
18. 2X FLOOR JOISTS.
19. DESIGNED FLOOR JOISTS.
20. FLOOR SHEATHING.
21. G.I. FLASHING AT ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. EXPOSED BEAM.
24. 2X SOLE PLATE.
25. 2X P.T.D.F. SILL PLATE.
26. 2X4 STUDS.
27. 2X4 CRIPPLES.
28. 2X CEILING FURRING.
29. 2X BLOCKING.
30. 2x6 STUDS.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS, STRUCTURAL CALCULATIONS AND GENERAL NOTES.
33. 2X STAIR STRINGERS AT 16" ON CENTER.
34. PLYWOOD TREADS AND RISERS.
35. WINDER STAIR FRAMING W/ PLYWOOD TREADS.
36. RIP 2X DECK JOISTS FOR 1/4" PER FOOT SLOPE.
37. ELASTOMERIC DECKING OVER PLYWOOD SUBFLOOR. INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
38. 2X NAIL SPACED" DECKING.
39. ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSED SIDE PER C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R312.1.
41. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. FIBERBATT INSULATION-SEE ENERGY COMPLIANCE SHEET.
43. EXTERIOR FINISH, REFER TO ELEVATIONS.
44. EXTERIOR CEILING / SOFFIT (SEE PLAN / ELEVATION).
45. SHELF. 1/2" GYP. BOARD OVER 3/8" PLYWOOD.
46. CONCRETE FLOOR SLAB.
47. 5/8" GYPSUM WALL BOARD.
48. 1/2" GYPSUM WALL BOARD
49. REFER TO FLOOR PLAN FOR OCCUPANCY SEPARATION PER C.R.C. R302.6.

ATTIC F.A.U. NOTES

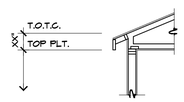
01.01.25

A. FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN A FURRED SPACE.
B. FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING.
C. ATTIC OPENING AND PASSAGEWAY SHALL BE LARGE ENOUGH FOR REMOVAL OF FURNACE AND NOT LESS THAN 22"x30". C.M.C. 304.4.
D. PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY. C.M.C. 304.4.2.
E. WHERE HEIGHT OF PASSAGEWAY IS LESS THAN 6 FEET, DISTANCE FROM ATTIC ACCESS OPENING TO FURNACE SHALL BE NOT MORE THAN 20 FT. MEASURED ALONG CENTERLINE OF PASSAGEWAY. C.M.C. 304.4.1.
F. PROVIDE UNOBSTRUCTED LEVEL WORK SPACE OF 30"x30" MINIMUM IN FRONT OF EQUIPMENT. C.M.C. 304.4.3.
G. VENT THROUGH ROOF A MIN. OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES.
H. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES.
I. RAISE PLATFORM AND PASSAGEWAY FLOOR SUFFICIENTLY SO INSULATION BENEATH WILL NOT BE COMPRESSED.

GENERAL SECTION NOTES

01.01.25

A. REFER TO STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND NOTES FOR INFORMATION NOT SHOWN HERE.
B. REFER TO TRUSS DRAWINGS FOR INFORMATION NOT SHOWN HERE.
C. SECTIONS REFLECT THE 'A' ELEVATION (UNLESS NOTED OTHERWISE).
D. ROOF SLOPE(S) AND OVERHANG(S) MAY VARY PER ELEVATION. REFER TO THE ROOF NOTES AND ROOF PLANS AT EACH ELEVATION FOR MORE INFORMATION.
E. TYPICAL DIMENSIONS FOR A HEEL TRUSS. (DIMENSION FROM TOP PLATE TO THE TOP OF TOP CHORD) .



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PLAN 2
SECTIONS
A, B, C & D

2.5

JOB NUMBER: 987-22161

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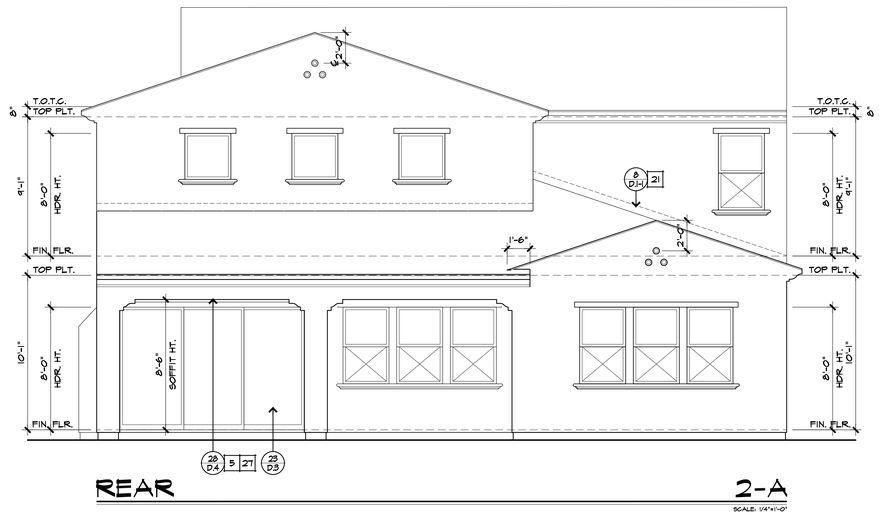
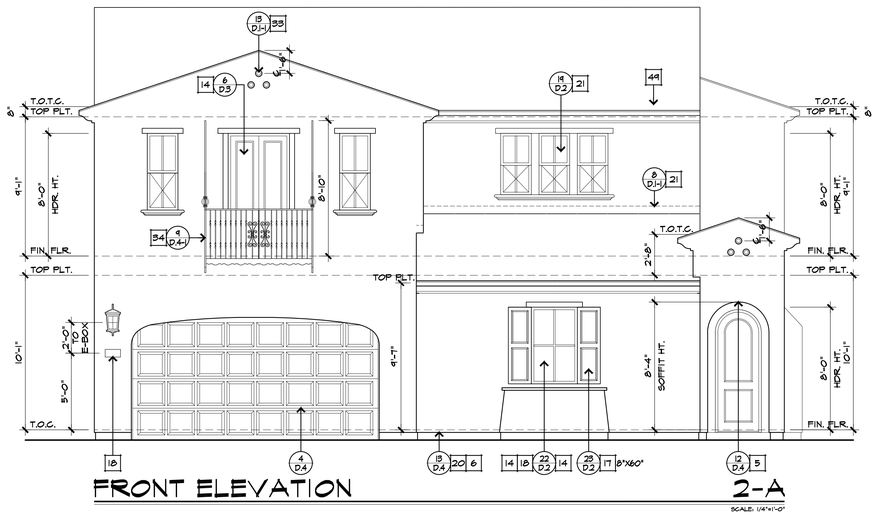
PLOT DATE: 11-14-23

FILE NAME: 216\SECT2



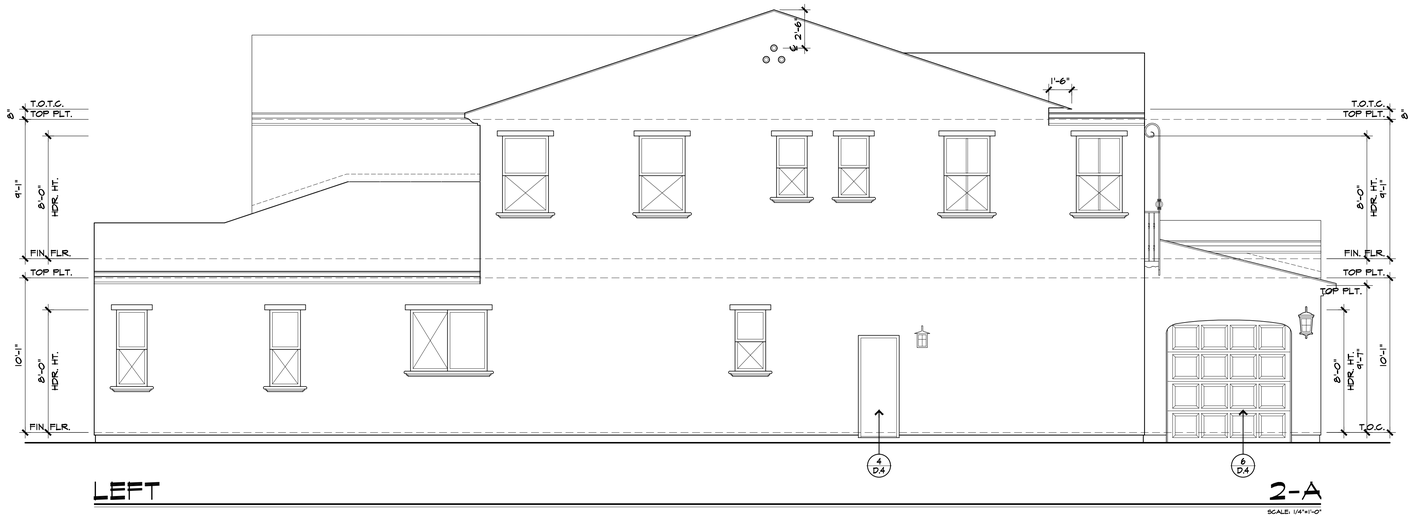
REAR 2-A

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



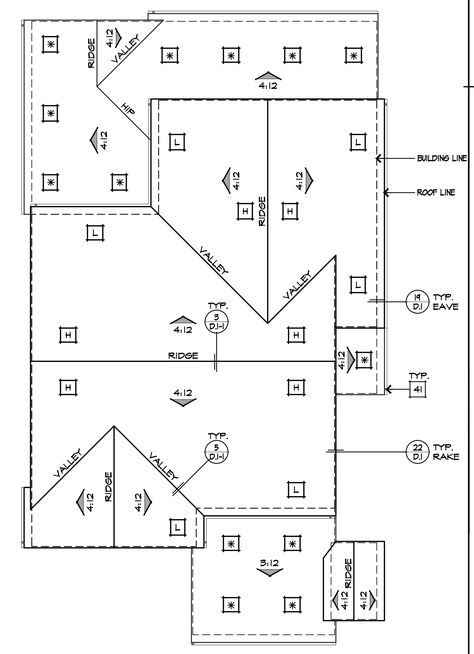
FRONT ELEVATION 2-A

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



LEFT 2-A

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



ROOF PLAN 2-A

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

RIGHT 2-A

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

ELEVATION / ROOF NOTES

01/01/25

1. 2x6 FASCIA. SEE DETAIL.
2. 2x6 BARGE. SEE DETAIL.
3. EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL. ALL RAFTER TAILS TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. 1-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT.
10. SPACED x x VERTICAL HOOD TRIM AT 6" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED HOOD CORNER TRIM. SEE EXTERIOR FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. SIMULATED PRECAST FOAM TRIM. SEE ELEVATION FOR ACTUAL SIZE.
14. FOAM TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
15. EXPOSED HOOD TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED HOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. ADHERED MASONRY VENEER, INSTALL PER MFR.
26. LIGHTED ADDRESS SIGN.
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL. SEE DETAIL.
29. WOOD POST(S). SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN.
32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL.
33. DECORATIVE FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL. SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.
38. G.I. SCREENED AND LOUVERED 'GABLE END VENT'; SEE ELEVATION FOR VENT SIZE AND LOCATION. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
42. ADHERED SYNTHETIC STONE VENEER.
45. ANCHORED MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. G.I. REGLET FOR COLOR COAT CHANGE.
47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.
48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49. FOAM CORBLE FASCIA. SEE DETAIL.
50. DECORATIVE FOAM INSERT. SEE DETAIL.
51. EXTERIOR PLASTER RECESS W/ WROUGHT IRON. SEE DETAIL.

EXTERIOR FINISHES

01/01/25

A. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE .
B. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE 'RESAWN' AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION/ASSEMBLY.
C. ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED 'ORNAMENTAL' CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH.
D. EXTERIOR PLASTER FINISH;
E. TYPICAL SIDING TO BE ;
EXPOSURE ;
FINISH ;
SEE TYPICAL DETAILS ; (X/DX) (X/DX) (X/DX)

ROOF PLAN NOTES

01/01/25

INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.

A. TYPICAL ROOFING TO BE CONCRETE 'S' TILE (ELEV "A")

B. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE 0" UNLESS NOTED OTHERWISE ON ROOF PLAN.
C. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

01/01/25

ATTIC VENTILATION CALCULATIONS PER C.R.C. R806.2 AS FOLLOWS:
A. ATTIC AREA (SQUARE FEET)

B. DIVIDE A BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES. AT LEAST 40% AND NO MORE THAN 50% OF THE REQUIRED VENTING AREA SHALL BE PROVIDED BY HIGH VENTS LOCATED NO MORE THAN 3 FEET VERTICAL BELOW THE RIDGE OR HIGHEST POINT OF ROOF WITH BALANCE OF VENTING PROVIDED IN BOTTOM 1/3 OF ATTIC (AND IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF CEILING.)
✱ DIVIDE A BY 150 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES.

C. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
=GABLE END VENT
D. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
H =HIGH VENT L =LOW VENT ✱ =AREA / 150 VENT
E. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)
=VENT BLOCK AT TRUSS BAY =VENT BLOCK AT RAFTER BAY
F. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED.

PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

ATTIC VENTILATION CALCULATIONS

(REFER TO 'REQUIRED ATTIC VENTILATION' NOTES FOR ADDITIONAL INFORMATION)

PLAN "2-A"	A ATTIC AREA (SQ. FT.)	B REQ'D VENTING (SQ. IN.)	C GABLE END VENTS (SQ. IN.)	D DYNAGIN ROOF VENTS (SQ. IN.)	E EAVE VENTS (SQ. IN.)	F TOTAL VENTING PROVIDED (SQ. IN.)
AREA 1	2139	51 HIGH / 51 LOW	N/A	(L)45=570 HIGH / (L)45=570 LOW	N/A	570 HIGH / 570 LOW
AREA 2 ✱	104	681	N/A	(L)45=360	N/A	360
AREA 3 ✱	356	544	N/A	(4)45=360	N/A	360
AREA 4 ✱	48	47	N/A	(4)45=45	N/A	45

TYPICAL ROOF DETAILS

(REFER TO THE FOLLOWING FOR STANDARD CONDITIONS NOT REFERENCED ON ROOF PLAN)

(2/D1-H) ROOF MATERIAL
(6/D1) (12/D1) ROOF DECK PENETRATIONS

NOTE:
FRAMER/TRUSS MFR. SHALL ADJUST TRUSS HEEL DEPTH TO ALIGN EAVE OF STEEPER PITCHED ROOFS WITH EAVE OF ADJACENT LOWER PITCH ROOFS.

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PLAN 2
ELEVATION "A" & ROOF PLAN

2.6

JOB NUMBER: 987-22161

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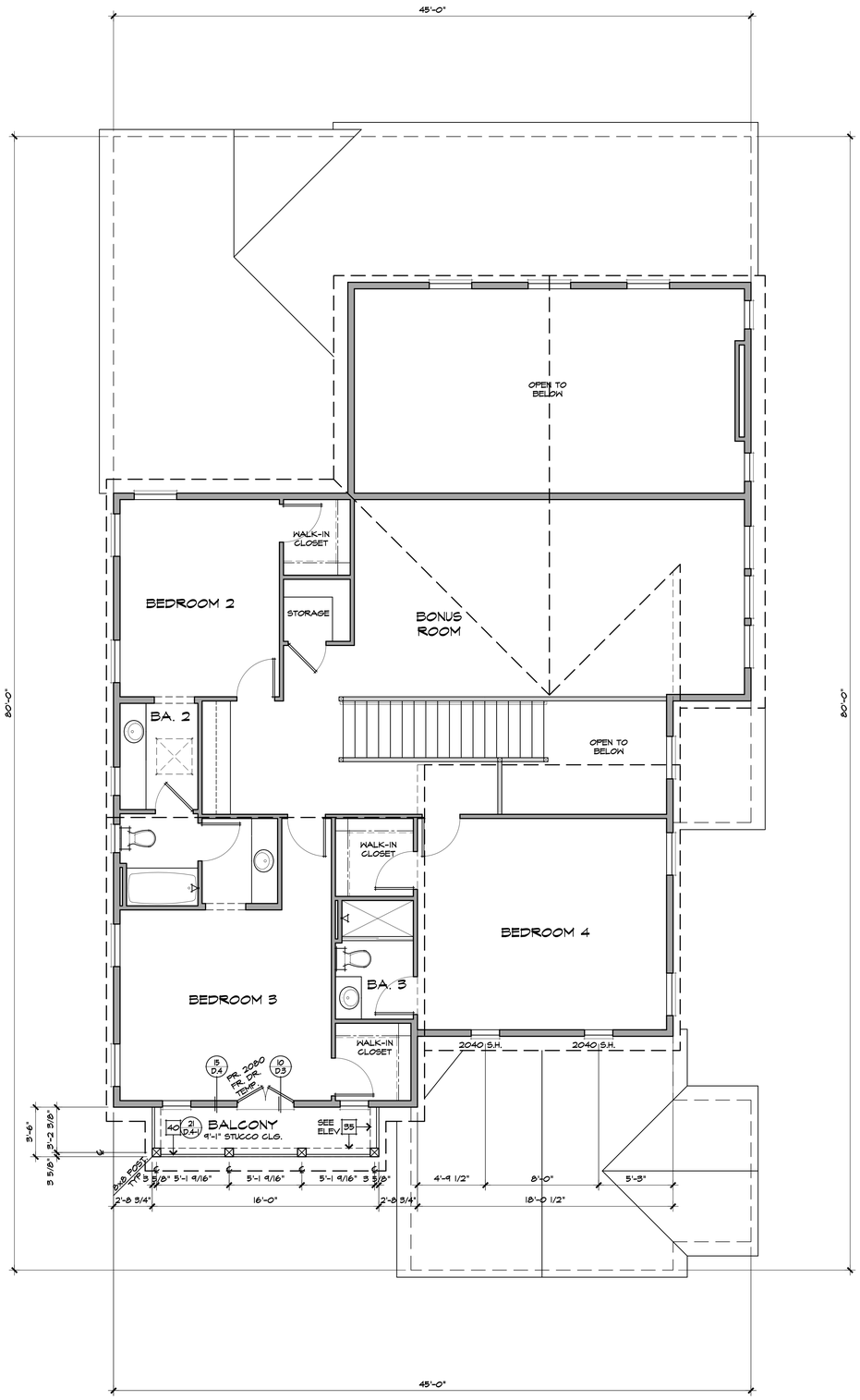
PLOT DATE: 11-14-23

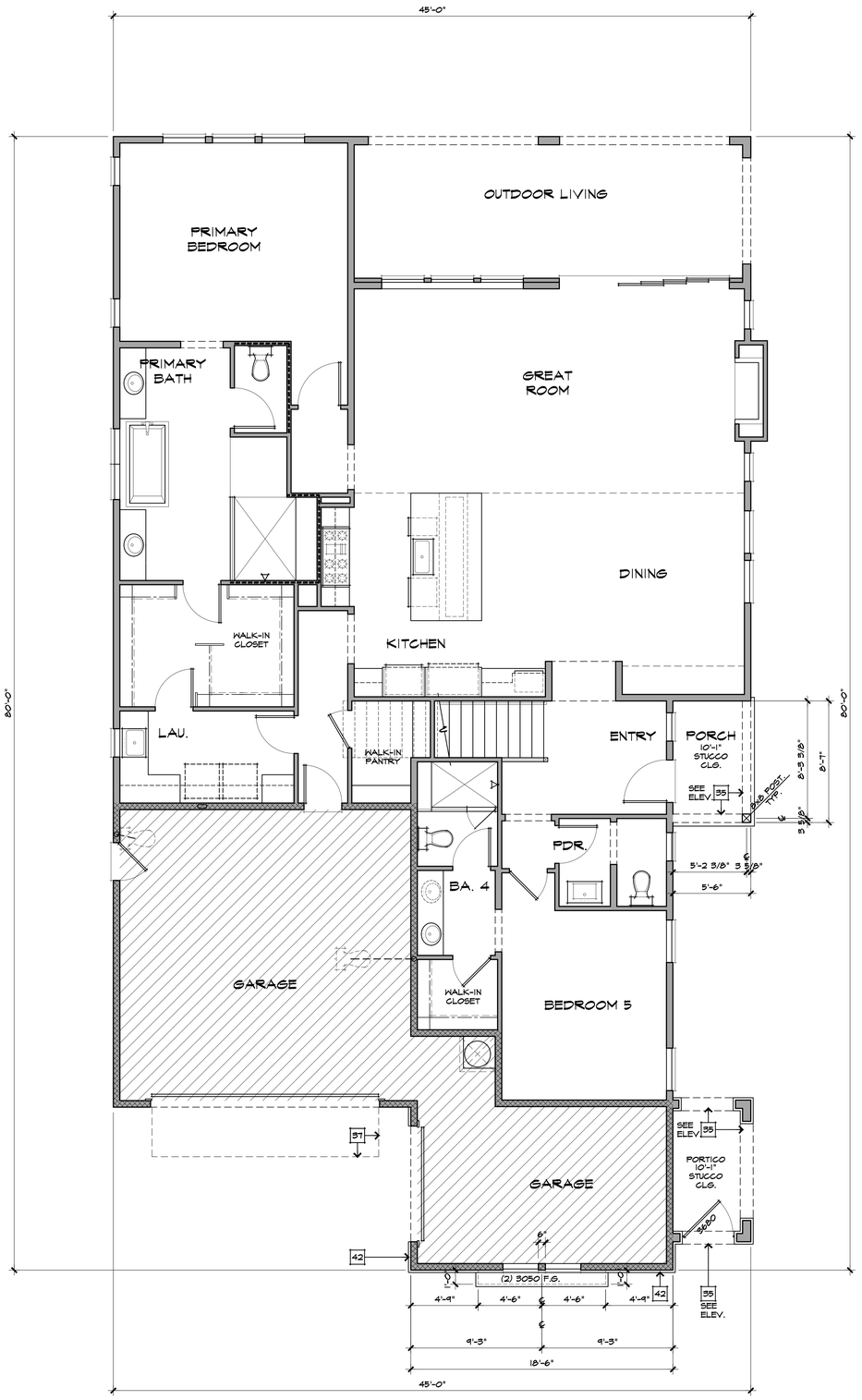
FILE NAME: 216ELV2



SECOND FLOOR PLAN B

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

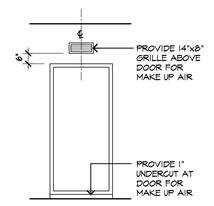
REFER TO BASIC PLAN FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE.



FIRST FLOOR PLAN B

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

REFER TO BASIC PLAN FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE.



A "MAKE UP AIR" AT LAUNDRY ROOM

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

FLOOR PLAN NOTES

01.01.23

1. 45" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
2. 48" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 110 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
3. PANTRY. SEE INTERIOR ELEVATIONS.
4. 30" BUILT-IN OVEN.
5. 5'-0" PRE-FAB FIBERGLASS TUB/SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O.
6. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
7. TEMPERED GLASS SHOWER ENCLOSURE PER C.R.C R308.4.5. SHOWER DOOR TO BE A MIN. 22" CLEAR.
8. 36" X 72" FREESTANDING TUB. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
9. SHOWER SEAT. SEE PLAN FOR HEIGHT.
10. LINEN CABINET. SEE INTERIOR ELEVATIONS.
11. BUILT-IN SHELVES BY OTHERS.
12. TANKLESS HEAT-PUMP WATER HEATER (HPWH). INSTALL AND PROVIDE DUCTING AND CONDENSATE DRAIN PER MANUFACTURER. SEE DETAIL FOR STRAPPING REQUIREMENTS.
13. WATER HEATER 'D' VENT TO OUTSIDE AIR.
14. TEMPERATURE AND PRESSURE RELIEF VALVE.
15. 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.
16. PROVIDE WATER AND WASTE FOR WASHER.
17. PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
18. DRYER VENT (MAX. 14 FEET LENGTH INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.4.
19. 14"x6" GARAGE EXHAUST VENT. SCREENED AND LOUVERED.
20. PLUMBING WASTE DROP FROM ABOVE.
21. F.A.U. IN ATTIC. PROVIDE 30" X 30" CLEAR, ATTIC ACCESS PANEL (OR PER C.M.C. 504.4) PROVIDE FUEL GAS, LIGHT AND SWITCH.
22. 22"x30" ROUGH FRAMED ATTIC ACCESS OPENING. WHERE LOCATED IN A WALL, THE OPENING SHALL NOT BE LESS THAN 22" WIDE x 30" HIGH. C.R.C. R807.1.
23. LINE OF DECORATIVE PORCH RAILING. SEE ELEVATIONS.
24. LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER C.R.C. R312.1.
25. DUCT CHASE . VERIFY WITH H.V.A.C. DRAWINGS.
26. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
27. LINE OF CRIPPLE WALL ABOVE.
28. LOCATION OF WATER CLOSET AT FLOOR ABOVE.
29. DIRECT-VENT SEALED COMBUSTION TYPE EXTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
30. 2x6 STUD WALL.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. DIRECT-VENT SEALED COMBUSTION TYPE INTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
33. ELECTRICAL SERVICE PANEL. (SEE UTILITY PLAN). SEE GENERAL NOTES FOR GROUNDING INFORMATION.
34. NEWEL POST.
35. FLAT SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
36. ARCHED SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
37. LINE OF FLOOR ABOVE.
38. SHELF. SEE PLAN FOR HEIGHT.
39. ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSED SIDE PER C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R312.1.
41. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. LINE OF ADHERED SYNTHETIC STONE VENEER. SEE ELEVATION.
43. LINE OF ANCHORED MASONRY VENEER SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR LENGTH OF RETURN.
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. DOOR OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE. C.R.C. R302.5.1.
47. PROVIDE MIN. 100 SQ. IN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 504.4.1.
48. PROVIDE MIN. 2x8 REINFORCEMENT IN WALLS, AND FLOOR AS REQUIRED, FOR FUTURE GRAB BAR INSTALLATION PER C.R.C. R327. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 34 1/4 INCHES ABOVE TE FINISHED FLOOR AND FLUSH WITH WALLS. ADDITIONALLY, TUB BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
49. PROVIDE A MIN. 2.5' X 2.5' X 7' TALL DESIGNATED SPACE SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH). PROVIDE CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE. SEE UTILITY PLANS FOR ELECTRICAL REQUIREMENTS. C.ENG 150.0 (n)
50. BUILT-IN MICROWAVE.
51. RECYCLE BIN.

LEGEND

01.01.23

- INDICATES WALLS REQUIRING 1/2" MINIMUM GYPSUM WALL BOARD ON GARAGE SIDE OF WALL FOR OCCUPANCY SEPARATION PER C.R.C. TABLE R302.6.
- INDICATES (1) LAYER MIN. 1/2" GYPSUM BOARD AT CEILING WHEN ATTIC OCCURS ABOVE GARAGE. INDICATES (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD AT CEILING WHEN HABITABLE ROOMS OCCUR ABOVE GARAGE. C.R.C. TABLE R302.6.
- INDICATES EXTENT OF COFFERED CEILING. SEE PLAN FOR HEIGHT(S).
- INDICATES 1-HOUR FIRE RESISTIVE WALL ASSEMBLY AT WALLS LESS THAN 3'-0" FROM PROPERTY LINE PER C.R.C. TABLE R302.1 (2). SEE DETAIL(S). X/DX X/DX

GENERAL PLAN NOTES

01.01.23

A. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK U.N.O., (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
B. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
C. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
D. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR FOR SIZE). AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
E. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" MEASURED FROM THE FLOOR. (C.R.C. R310.2). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
F. WHERE THE BOTTOM OF THE CLEAR OPENING OF OPERABLE WINDOWS IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. (C.R.C. R312.2.1.)

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PLAN 2
FIRST FLOOR
ADDENDUM "B"

2.7

JOB NUMBER: 987-22161

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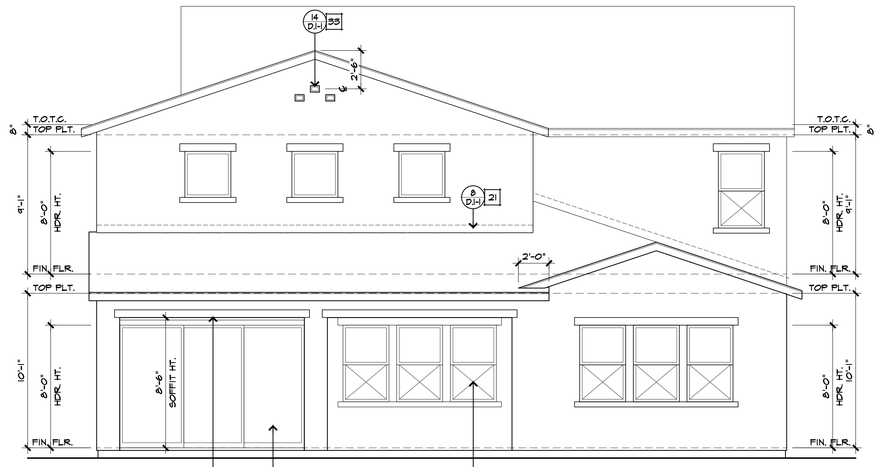
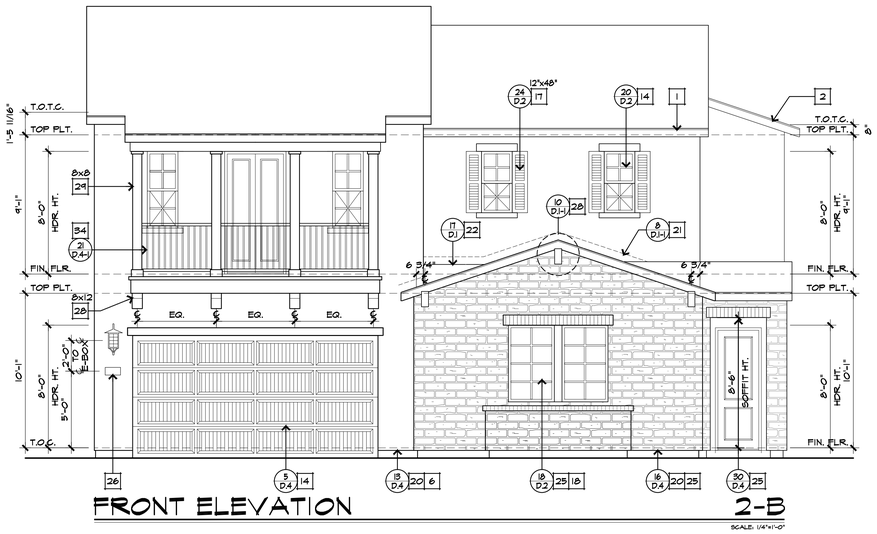
PLOT DATE: 11-14-23

FILE NAME: 216FLR2B



REAR 2-B

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



FRONT ELEVATION 2-B

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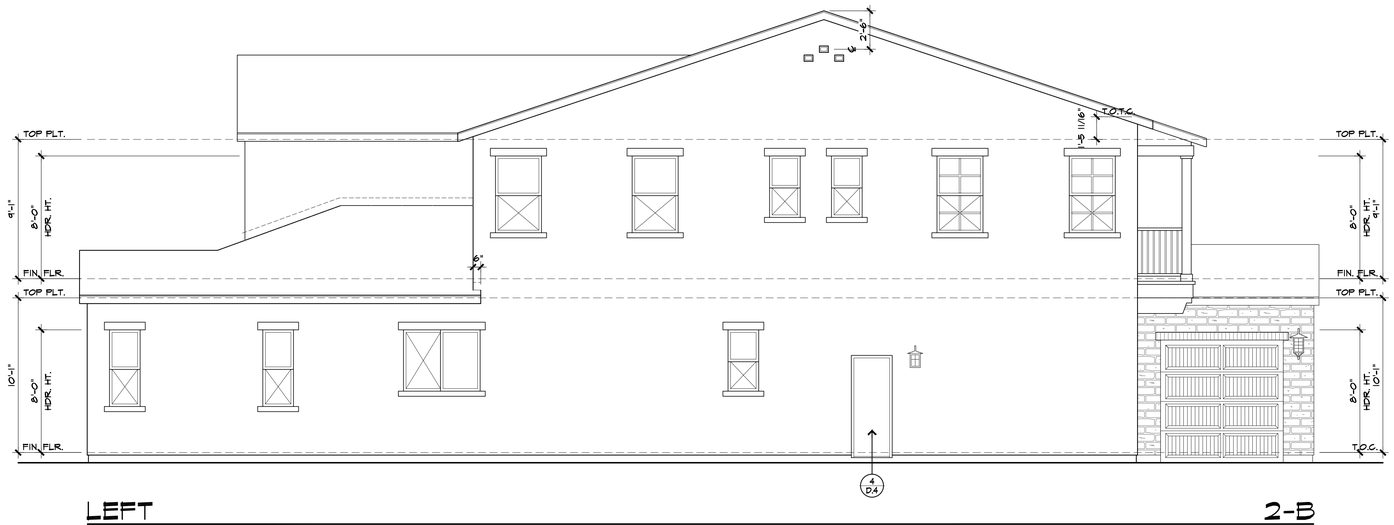
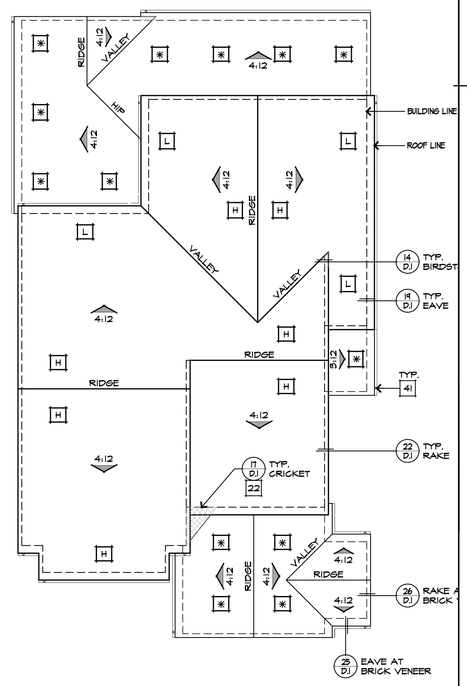


LEFT 2-B

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

RIGHT 2-B

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



ROOF PLAN 2-B

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

ATTIC VENTILATION CALCULATIONS

(REFER TO 'REQUIRED ATTIC VENTILATION' NOTES FOR ADDITIONAL INFORMATION)

PLAN "2-A"	A ATTIC AREA (SQ. FT.)	B REQ'D VENTING (SQ. IN.)	C GABLE END VENTS (SQ. IN.)	D DRAGON ROOF VENTS (SQ. IN.)	E EAVE VENTS (SQ. IN.)	F TOTAL VENTING PROVIDED (SQ. IN.)
AREA 1	2.81	524 HIGH / 524 LOW	N/A	(8)VS-570 HIGH / (8)VS-570 LOW	N/A	570 HIGH / 570 LOW
AREA 2 ✱	104	681	N/A	(8)VS-180	N/A	780
AREA 3 ✱	358	544	N/A	(4)VS-380	N/A	380
AREA 4 ✱	45	47	N/A	(1)VS-45	N/A	45

TYPICAL ROOF DETAILS

(REFER TO THE FOLLOWING FOR STANDARD CONDITIONS NOT REFERENCED ON ROOF PLAN)

2 D1-H ROOF MATERIAL

6 D1 / 12 D1 ROOF DECK PENETRATIONS

NOTE:
FRAMER/TRUSS MFR. SHALL ADJUST TRUSS HEEL DEPTH TO ALIGN EAVE OF STEEPER PITCHED ROOFS WITH EAVE OF ADJACENT LOWER PITCH ROOFS.

ELEVATION / ROOF NOTES

01/01/25

1. 2x6 FASCIA. SEE DETAIL.
2. 2x6 BARGE. SEE DETAIL.
3. EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL. ALL RAFTER TAILS TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. 1-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT.
10. SPACED x VERTICAL WOOD TRIM AT 6" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED WOOD CORNER TRIM. SEE EXTERIOR FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. SIMULATED PRECAST FOAM TRIM. SEE ELEVATION FOR ACTUAL SIZE.
14. FOAM TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
15. EXPOSED WOOD TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. ADHERED MASONRY VENEER, INSTALL PER MFR.
26. LIGHTED ADDRESS SIGN.
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL. SEE DETAIL.
29. WOOD POST(S). SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN.
32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL.
33. DECORATIVE FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL. SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.
38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
42. ADHERED SYNTHETIC STONE VENEER.
43. ANCHORED MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. G.I. REGLET FOR COLOR COAT CHANGE.
47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.
48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49. FOAM CORBLE FASCIA, SEE DETAIL.
50. DECORATIVE FOAM INSERT, SEE DETAIL.
51. EXTERIOR PLASTER RECESS W/ WROUGHT IRON, SEE DETAIL.

EXTERIOR FINISHES

01/01/25

A. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE .
B. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE 'RESAWN' AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION/ASSEMBLY.
C. ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED 'ORNAMENTAL' CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH.
D. EXTERIOR PLASTER FINISH;
E. TYPICAL SIDING TO BE ;
EXPOSURE ;
FINISH ;
SEE TYPICAL DETAILS ; X DX X DX X DX

ROOF PLAN NOTES

01/01/25

INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.

A. TYPICAL ROOFING TO BE CONCRETE FLAT TILE (ELEV 'B')
B. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE 6" UNLESS NOTED OTHERWISE ON ROOF PLAN.
C. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

01/01/25

ATTIC VENTILATION CALCULATIONS PER C.R.C. R806.2 AS FOLLOWS:

A. ATTIC AREA (SQUARE FEET)
B. DIVIDE A BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES. AT LEAST 40% AND NO MORE THAN 50% OF THE REQUIRED VENTING AREA SHALL BE PROVIDED BY HIGH VENTS LOCATED NO MORE THAN 3 FEET VERTICAL BELOW THE RIDGE OR HIGHEST POINT OF ROOF WITH BALANCE OF VENTING PROVIDED IN BOTTOM 1/3 OF ATTIC (AND IN CLIMATE ZONES 14 AND 16, A CLASS 1 OR II VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF CEILING.)
✱ DIVIDE A BY 150 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES.
C. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
▨ =GABLE END VENT
D. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
H =HIGH VENT L =LOW VENT ✱ =AREA / 150 VENT
E. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)
▨ =VENT BLOCK AT TRUSS BAY ▨ =VENT BLOCK AT RAFTER BAY
F. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED.

PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

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PLAN 2
ELEVATION "B"
& ROOF PLAN

2.8

JOB NUMBER: 987-22161

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PLOT DATE: 11-14-23

FILE NAME: 216ELV2

SLAB INTERFACE NOTES

01/01/25

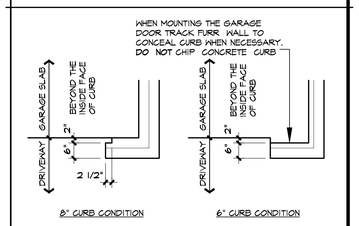
1. 36" SQUARE CONCRETE STOOP. (SLOPE 1/4" PER FOOT).
2. CONCRETE STOOP, SEE PLAN FOR SIZE AND LOCATION. (SLOPE 1/4" PER FOOT)
3. CONCRETE PORCH / PATIO. (SLOPE 1/4" PER FOOT).
4. 36" WIDE CONCRETE WALK.
5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL.
6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. FOR ICE MAKER
7. PROVIDE TOE FTG. FOR MASONRY VENEER TYP.
8. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT.
9. 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.

GENERAL SLAB NOTES

01/01/25

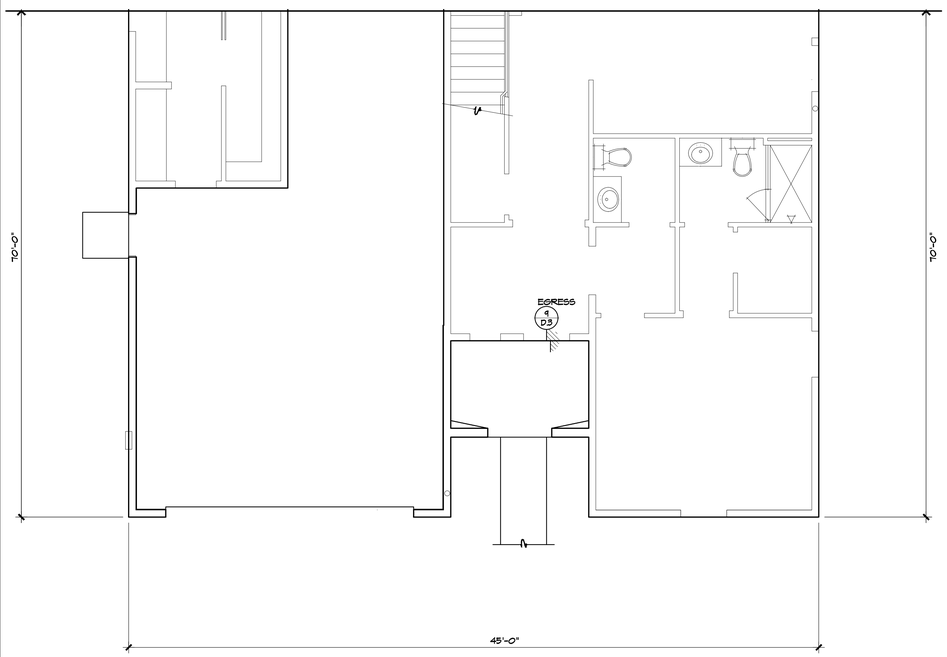
INDICATES DROP IN SLAB (SEE DETAIL)

A. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT.
B. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.
C. FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.
D. COURTYARDS. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS.
E. COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER. SEE PRECISE GRADING PLANS FOR LOCATIONS.
F. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS.



GENERAL INFORMATION AT GARAGE DOOR

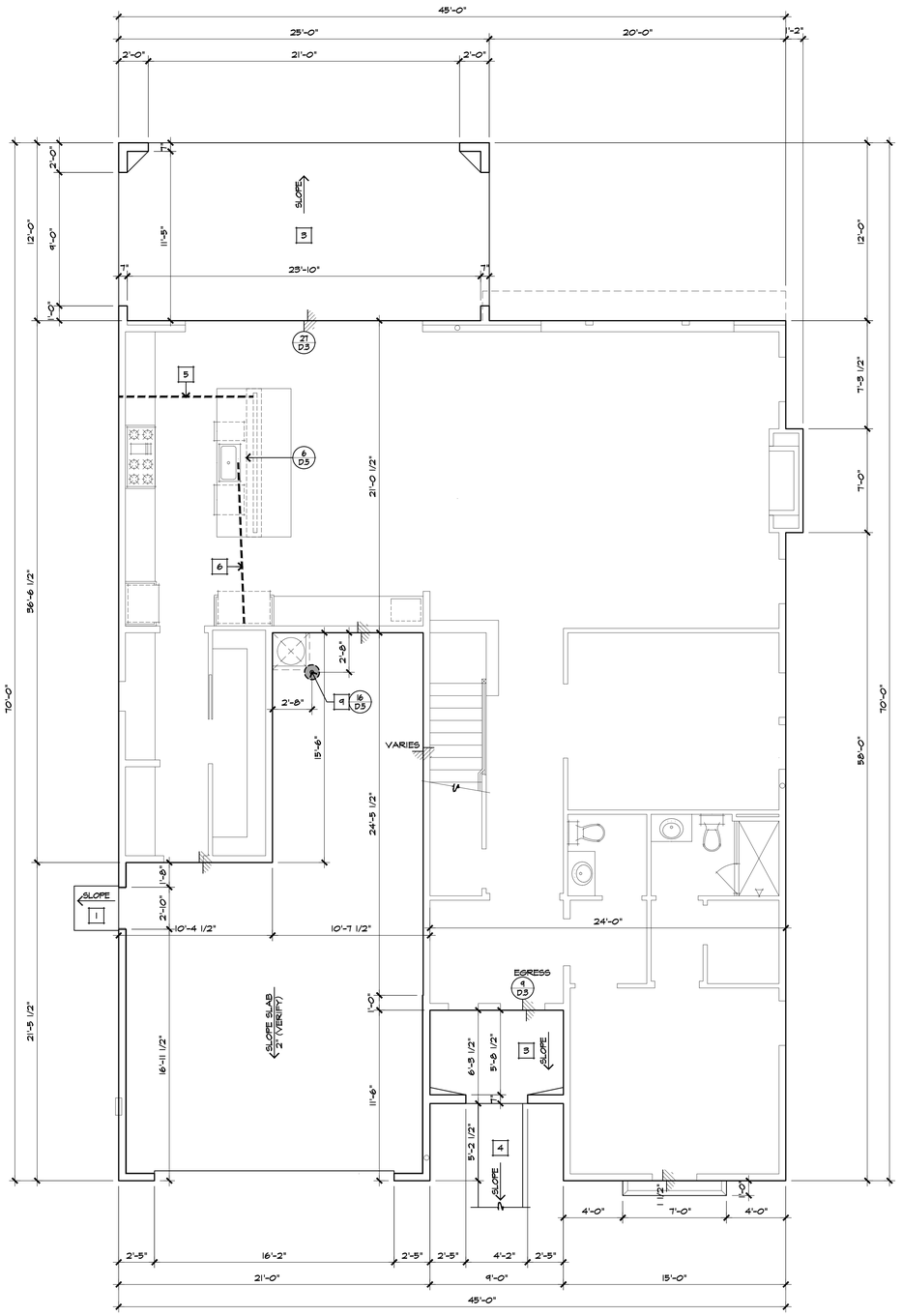
SCALE: N.T.S.



SLAB INTERFACE PLAN B

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

REFER TO BASIC PLAN FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE.



SLAB INTERFACE PLAN A

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

SEE ADDENDA FOR PLAN CHANGE PER ELEVATION.

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PLAN 3
SLAB INTERFACE PLAN & ADDENDA

3.1

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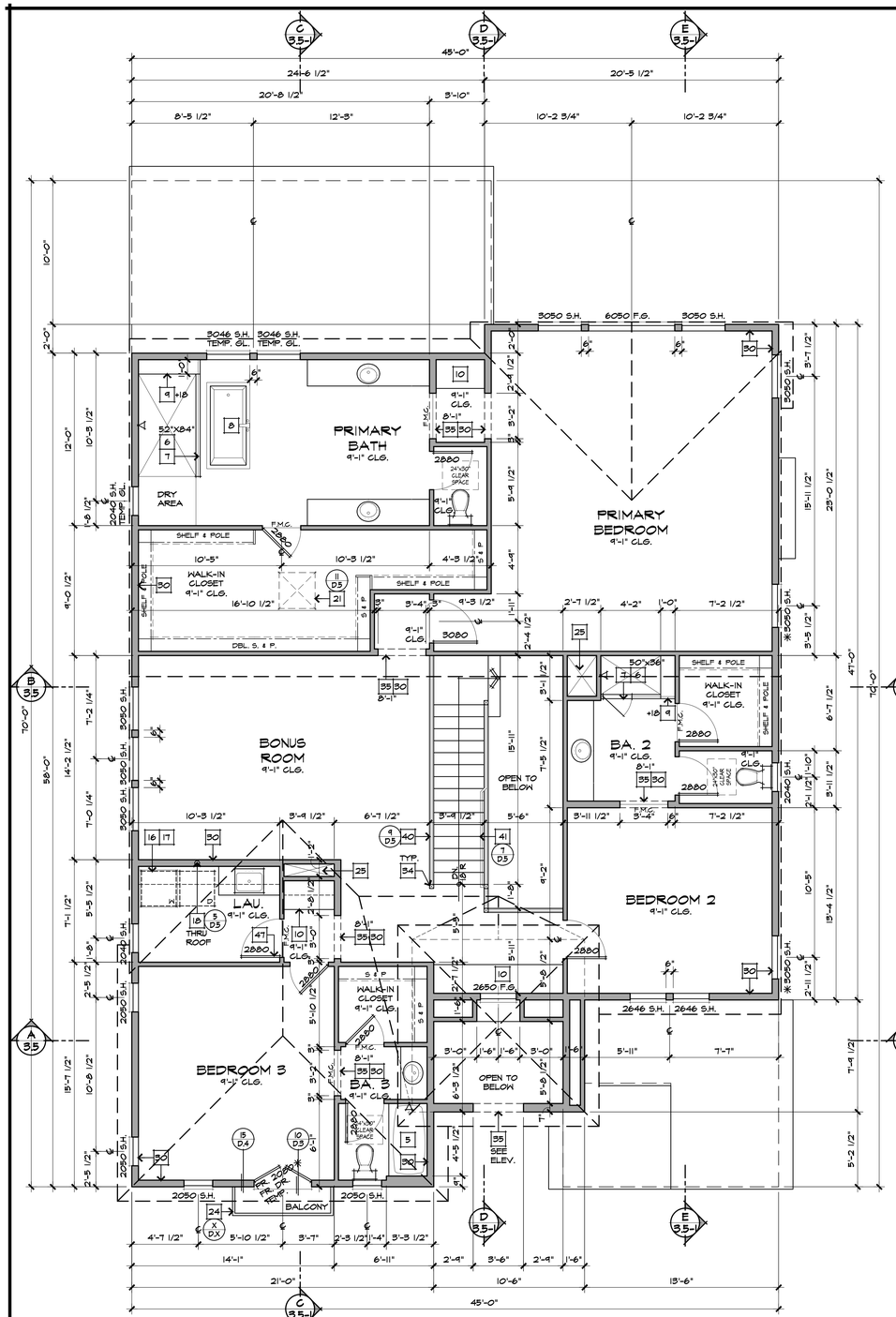
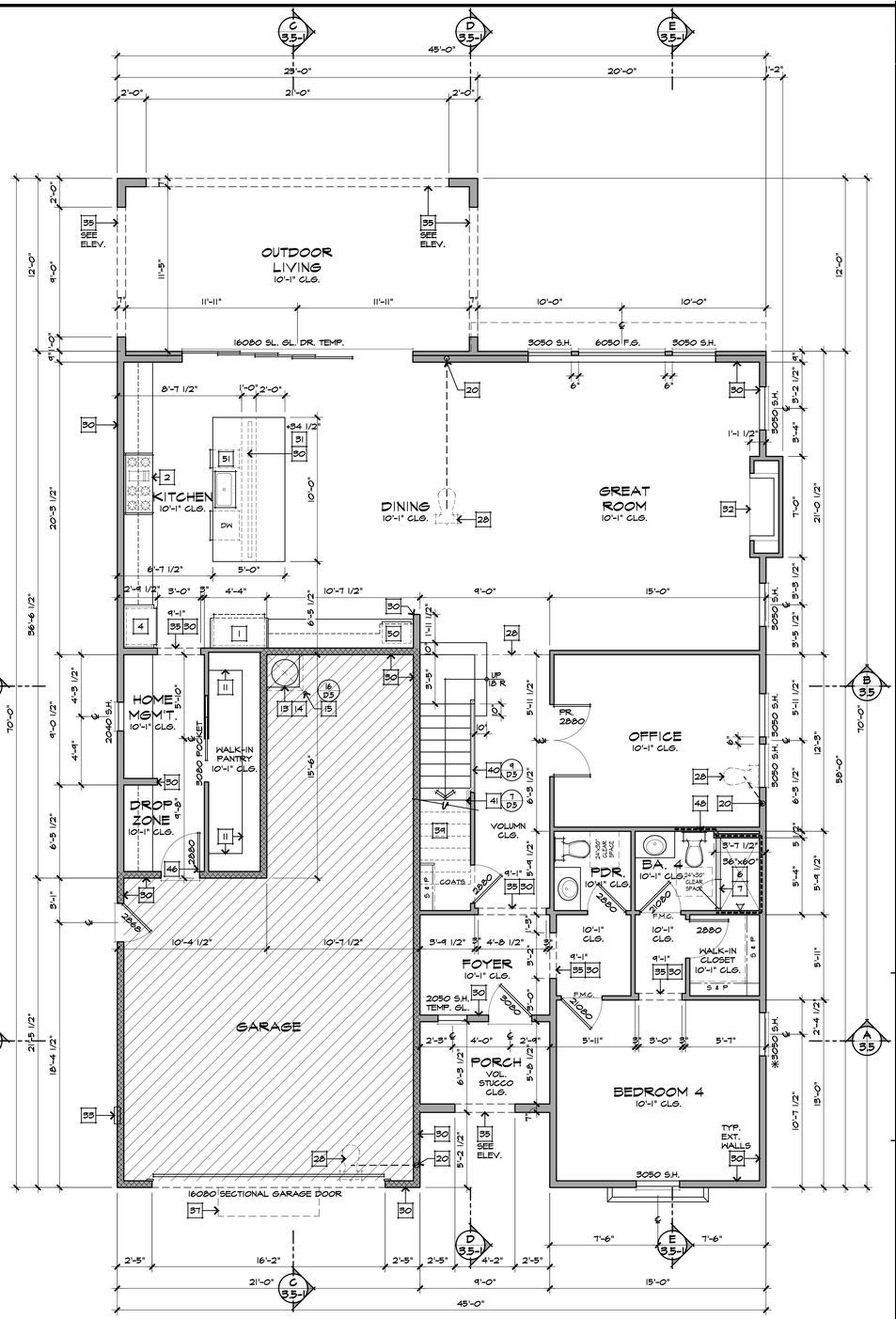
PLOT DATE: 11-14-23

FILE NAME: 2161SLAB3



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

FLOOR PLAN NOTES

01.01.25

1. 45" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
2. 48" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 110 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
3. PANTRY. SEE INTERIOR ELEVATIONS.
4. 30" BUILT-IN OVEN.
5. 5'-0" PRE-FAB FIBERGLASS TUB/SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O.
6. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
7. TEMPERED GLASS SHOWER ENCLOSURE PER C.R.C R308.4.5. SHOWER DOOR TO BE A MIN. 22" CLEAR.
8. 36" X 72" FREESTANDING TUB. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
9. SHOWER SEAT. SEE PLAN FOR HEIGHT.
10. LINEN CABINET. SEE INTERIOR ELEVATIONS.
11. BUILT-IN SHELVES BY OTHERS.
12. TANKLESS HEAT-PUMP WATER HEATER (HPWH). INSTALL AND PROVIDE DUCTING AND CONDENSATE DRAIN PER MANUFACTURER. SEE DETAIL FOR STRAPPING REQUIREMENTS.
13. WATER HEATER 'B' VENT TO OUTSIDE AIR.
14. TEMPERATURE AND PRESSURE RELIEF VALVE.
15. 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.
16. PROVIDE WATER AND WASTE FOR WASHER.
17. PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
18. DRYER VENT (MAX. 14 FEET LENGTH INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.4.
19. 14"x6" GARAGE EXHAUST VENT. SCREENED AND LOUVERED.
20. PLUMBING WASTE DROP FROM ABOVE.
21. F.A.U. IN ATTIC. PROVIDE 30" X 30" CLEAR, ATTIC ACCESS PANEL OR PER C.M.C. 504.4) PROVIDE FUEL GAS, LIGHT AND SWITCH.
22. 22"x30" ROUGH FRAMED ATTIC ACCESS OPENING. WHERE LOCATED IN A WALL, THE OPENING SHALL NOT BE LESS THAN 22" WIDE X 30" HIGH. C.R.C. R807.1.
23. LINE OF DECORATIVE PORCH RAILING. SEE ELEVATIONS.
24. LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER C.R.C. R312.1.
25. DUCT CHASE - VERIFY WITH H.V.A.C. DRAWINGS.
26. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
27. LINE OF CRIPPLE WALL ABOVE.
28. LOCATION OF WATER CLOSET AT FLOOR ABOVE.
29. DIRECT-VENT SEALED COMBUSTION TYPE EXTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
30. 2x6 STUD WALL.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. DIRECT-VENT SEALED COMBUSTION TYPE INTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
33. ELECTRICAL SERVICE PANEL. (SEE UTILITY PLAN). SEE GENERAL NOTES FOR GROUNDING INFORMATION.
34. NEWEL POST.
35. FLAT SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
36. ARCHED SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
37. LINE OF FLOOR ABOVE.
38. SHELF. SEE PLAN FOR HEIGHT.
39. ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSED SIDE PER C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R312.1.
41. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. LINE OF ADHERED SYNTHETIC STONE VENEER. SEE ELEVATION.
43. LINE OF ANCHORED MASONRY VENEER SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR LENGTH OF RETURN.
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. DOOR OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE. C.R.C. R302.5.1.
47. PROVIDE MIN. 100 SQ. IN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 504.4.1.
48. PROVIDE MIN. 2X6 REINFORCEMENT IN WALLS, AND FLOOR AS REQUIRED, FOR FUTURE GRAB BAR INSTALLATION PER C.R.C. R327. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 34 1/4 INCHES ABOVE THE FINISHED FLOOR AND FLUSH WITH WALLS. ADDITIONALLY, TUB BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
49. PROVIDE A MIN. 2.5' X 2.5' X 7' TALL DESIGNATED SPACE SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH). PROVIDE CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE. SEE UTILITY PLANS FOR ELECTRICAL REQUIREMENTS. C.ENG 1300 (n)
50. BUILT-IN MICROWAVE.
51. RECYCLE BIN.

LEGEND

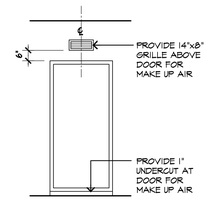
01.01.25

- INDICATES WALLS REQUIRING 1/2" MINIMUM GYPSUM WALL BOARD ON GARAGE SIDE OF WALL FOR OCCUPANCY SEPARATION PER C.R.C. TABLE R302.6.
- INDICATES (1) LAYER MIN. 1/2" GYPSUM BOARD AT CEILING WHEN ATTIC OCCURS ABOVE GARAGE. INDICATES (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD AT CEILING WHEN HABITABLE ROOMS OCCUR ABOVE GARAGE. C.R.C. TABLE R302.6.
- INDICATES EXTENT OF COFFERED CEILING. SEE PLAN FOR HEIGHT(S).
- INDICATES 1-HOUR FIRE RESISTIVE WALL ASSEMBLY AT WALLS LESS THAN 3'-0" FROM PROPERTY LINE PER C.R.C. TABLE R302.1 (2). SEE DETAIL(S). (X DX) (X DX)

GENERAL PLAN NOTES

01.01.25

A. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK U.N.O., (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
B. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
C. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
D. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR FOR SIZE). AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
E. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" MEASURED FROM THE FLOOR (C.R.C. R310.2). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
F. WHERE THE BOTTOM OF THE CLEAR OPENING OF OPERABLE WINDOWS IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. (C.R.C. R312.2.1.)



A "MAKE UP AIR" AT LAUNDRY ROOM

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

PLAN 3 SQUARE FOOTAGE

FIRST FLOOR	1,903
SECOND FLOOR	2,186
TOTAL	4,089
GARAGE	598
PORCH	57
OUTDOOR LIVING	300
BALCONY ELEV. 'B'	56

NOTE: FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

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PROGRESS SET

Date: 11-15-2023

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PLAN 3
FIRST FLOOR PLAN

3.2

JOB NUMBER: 987-22161

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PLOT DATE: 11-14-23

FILE NAME: 219FLPSA

SECTION NOTES

01/01/25

1. FASCIA BOARD. (SEE ELEVATION.)
2. BARGE BOARD. (SEE ELEVATION.)
3. EXPOSED RAFTER TAILS. (SEE ELEVATION.)
4. ROOFING MATERIAL REFER TO ROOF PLAN NOTES.
5. ROOF SHEATHING.
6. DESIGNED WOOD ROOF TRUSSES.
7. HEEL STAND TRUSSES.
8. GIRDER TRUSS.
9. 2X ROOF RAFTERS.
10. 2X ROOF JOISTS.
11. 2X CEILING JOISTS.
12. RIDGE BEAM.
13. FLUSH BEAM.
14. DROPPED BEAM.
15. HEADER.
16. 1X OVER 2X TOP PLATE AT NON-BEARING WALL.
17. DOUBLE 2X TOP PLATE AT EXTERIOR AND BEARING WALLS.
18. 2X FLOOR JOISTS.
19. DESIGNED FLOOR JOISTS.
20. FLOOR SHEATHING.
21. G.I. FLASHING AT ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. EXPOSED BEAM.
24. 2X SOLE PLATE.
25. 2X P.T.D.F. SILL PLATE.
26. 2X4 STUDS.
27. 2X4 CRIPPLES.
28. 2X CEILING FURRING.
29. 2X BLOCKING.
30. 2x6 STUDS.
31. PONY WALL SEE PLAN FOR HEIGHT.
32. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS, STRUCTURAL CALCULATIONS AND GENERAL NOTES.
33. 2X STAIR STRINGERS AT 16" ON CENTER.
34. PLYWOOD TREADS AND RISERS.
35. WINDER STAIR FRAMING W/ PLYWOOD TREADS.
36. RIP 2X DECK JOISTS FOR 1/4" PER FOOT SLOPE.
37. ELASTOMERIC DECKING OVER PLYWOOD SUBFLOOR. INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
38. 2X NAIL SPACED" DECKING.
39. ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSED SIDE PER C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R312.1.
41. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. FIBERBATT INSULATION-SEE ENERGY COMPLIANCE SHEET.
43. EXTERIOR FINISH, REFER TO ELEVATIONS.
44. EXTERIOR CEILING / SOFFIT (SEE PLAN / ELEVATION).
45. SHELF. 1/2" GYP. BOARD OVER 3/8" PLYWOOD.
46. CONCRETE FLOOR SLAB.
47. 5/8" GYPSUM WALL BOARD.
48. 1/2" GYPSUM WALL BOARD
49. REFER TO FLOOR PLAN FOR OCCUPANCY SEPARATION PER C.R.C. R302.6.

ATTIC F.A.U. NOTES

01/01/25

A. FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN A FURRED SPACE.
B. FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING.
C. ATTIC OPENING AND PASSAGEWAY SHALL BE LARGE ENOUGH FOR REMOVAL OF FURNACE AND NOT LESS THAN 22"x30". C.M.C. 304.4.
D. PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY. C.M.C. 304.4.2.
E. WHERE HEIGHT OF PASSAGEWAY IS LESS THAN 6 FEET, DISTANCE FROM ATTIC ACCESS OPENING TO FURNACE SHALL BE NOT MORE THAN 20 FT. MEASURED ALONG CENTERLINE OF PASSAGEWAY. C.M.C. 304.4.1.
F. PROVIDE UNOBSTRUCTED LEVEL WORK SPACE OF 30"x30" MINIMUM IN FRONT OF EQUIPMENT. C.M.C. 304.4.3.
G. VENT THROUGH ROOF A MIN. OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES.
H. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES.
I. RAISE PLATFORM AND PASSAGEWAY FLOOR SUFFICIENTLY SO INSULATION BENEATH WILL NOT BE COMPRESSED.

GENERAL SECTION NOTES

01/01/25

A. REFER TO STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND NOTES FOR INFORMATION NOT SHOWN HERE.
B. REFER TO TRUSS DRAWINGS FOR INFORMATION NOT SHOWN HERE.
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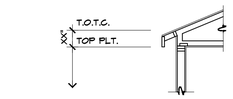
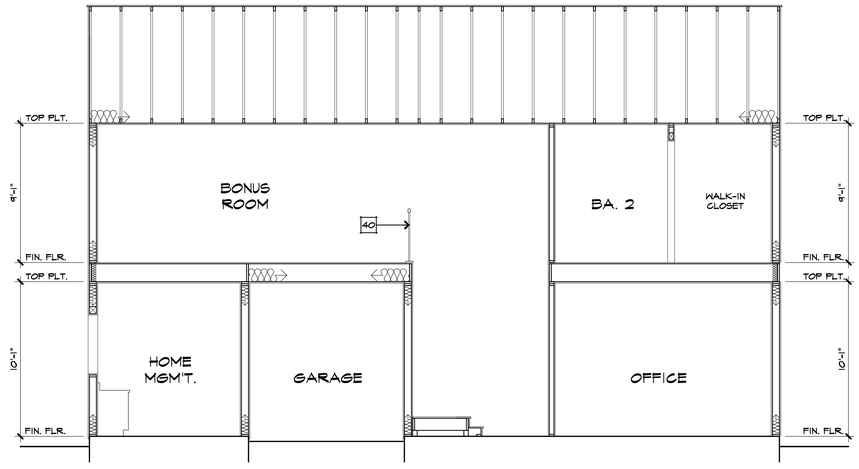
D. ROOF SLOPE(S) AND OVERHANG(S) MAY VARY PER ELEVATION. REFER TO THE ROOF NOTES AND ROOF PLANS AT EACH ELEVATION FOR MORE INFORMATION.
E. TYPICAL DIMENSIONS FOR A HEEL TRUSS. (DIMENSION FROM TOP PLATE TO THE TOP OF TOP CHORD) .





SECTION B

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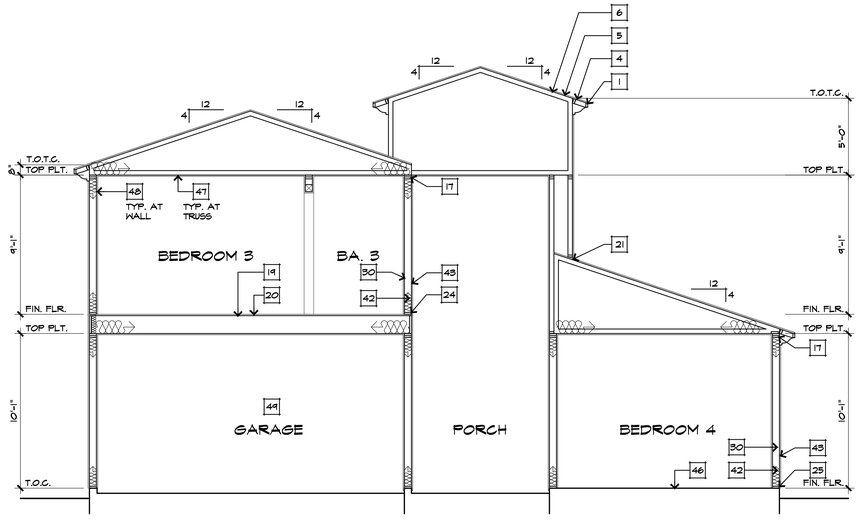

SECTION A

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

PLOT DATE: 11-14-23

FILE NAME: 2161SECT3

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Altadena, CA

PLAN 3
SECTIONS A & B

3.5

JOB NUMBER: 987-22161

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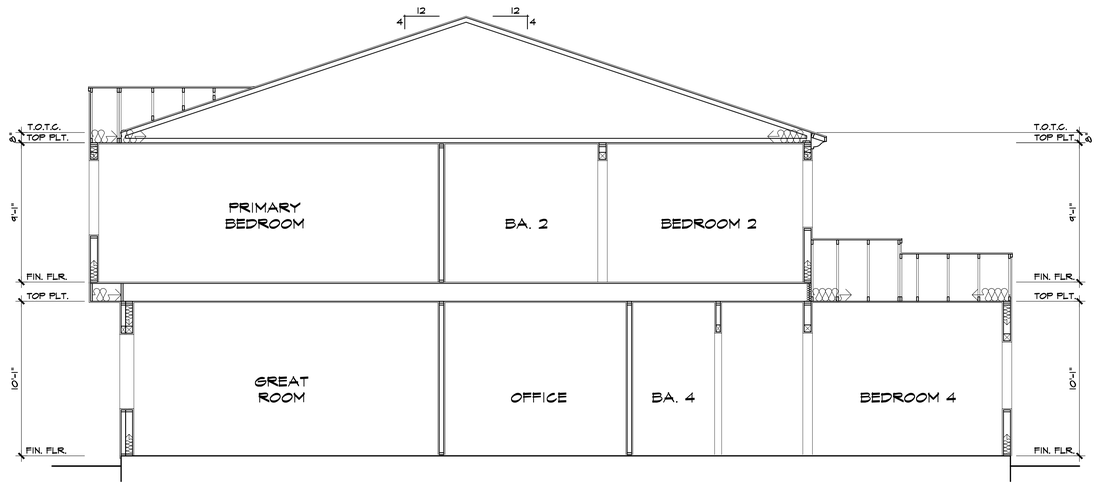

SECTION E

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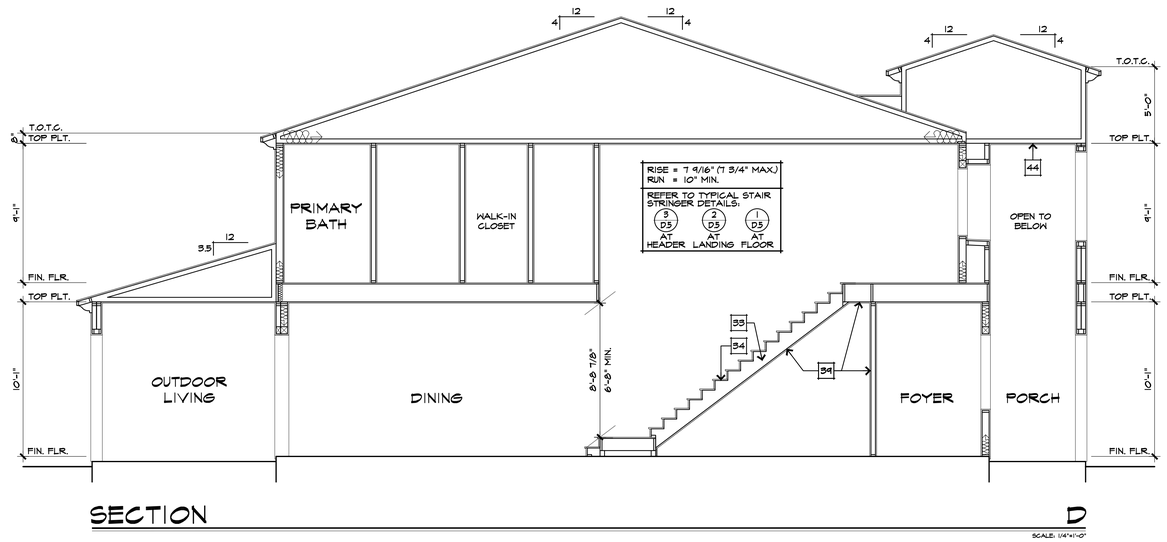
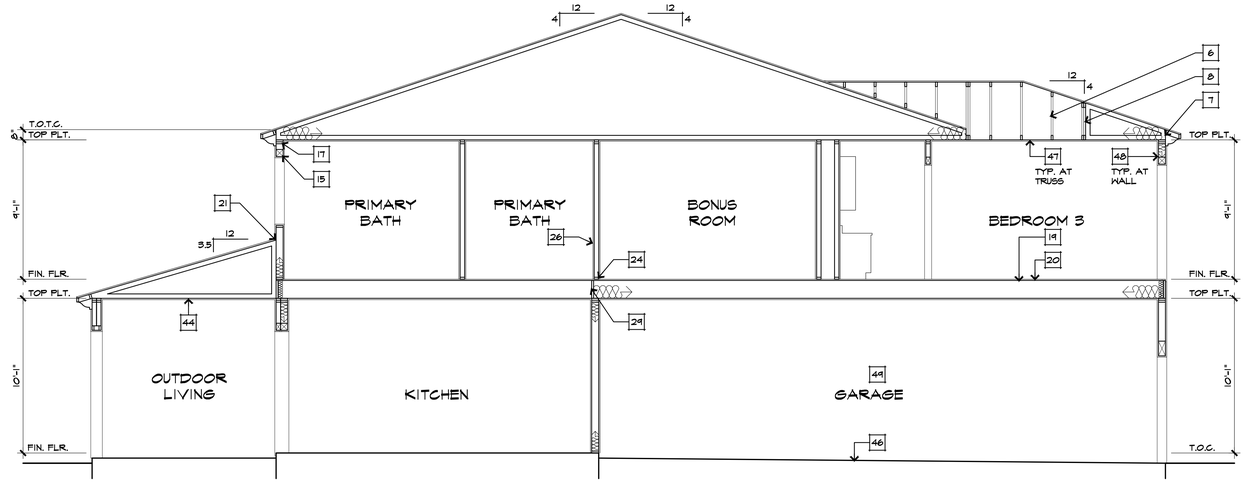


SECTION D

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



SECTION C

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

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2. BARGE BOARD. (SEE ELEVATION.)
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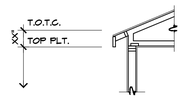

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PLAN 3
SECTIONS
C, D, &E

3.5-1

JOB NUMBER: 987-22161

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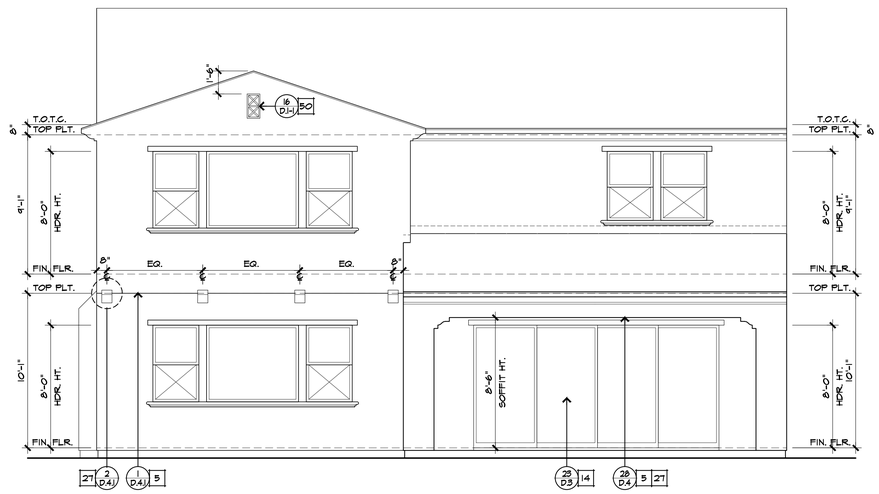
PLOT DATE: 11-14-23

FILE NAME: 21015ECT3



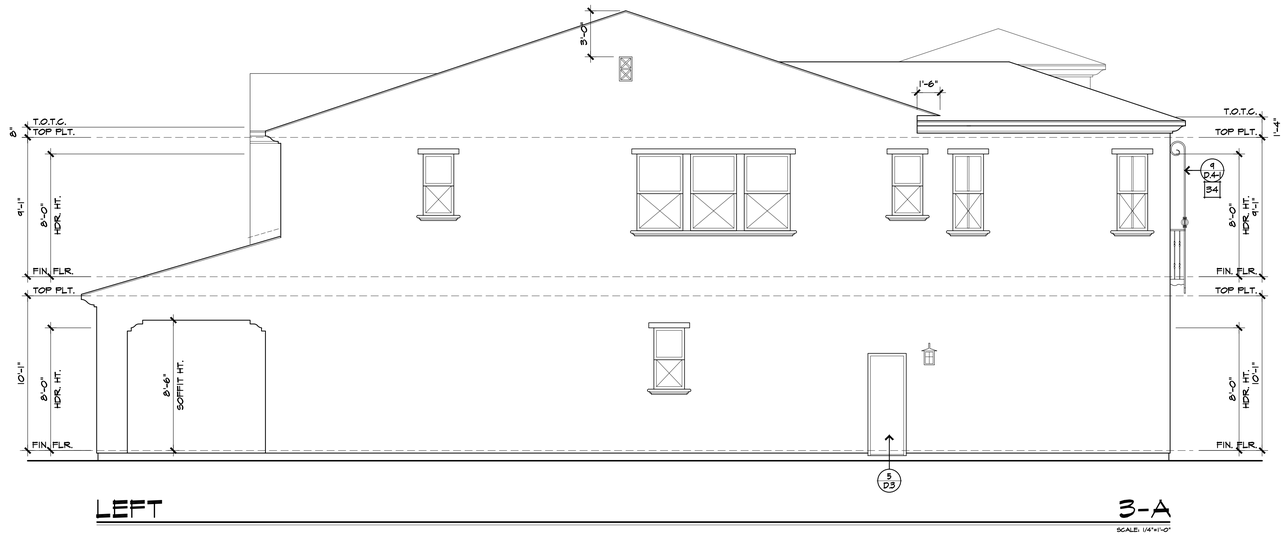
REAR 3-A

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

FRONT ELEVATION 3-A

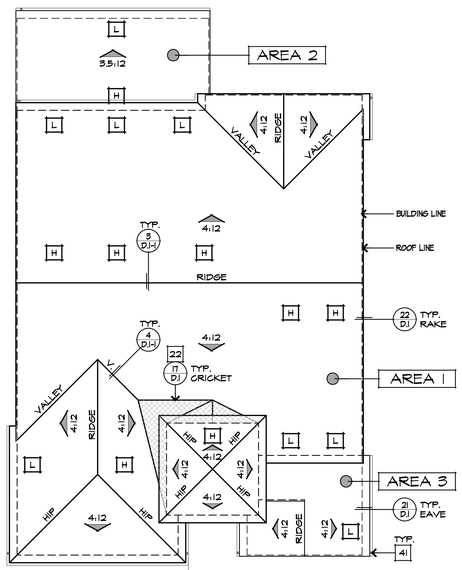
SPANISH

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



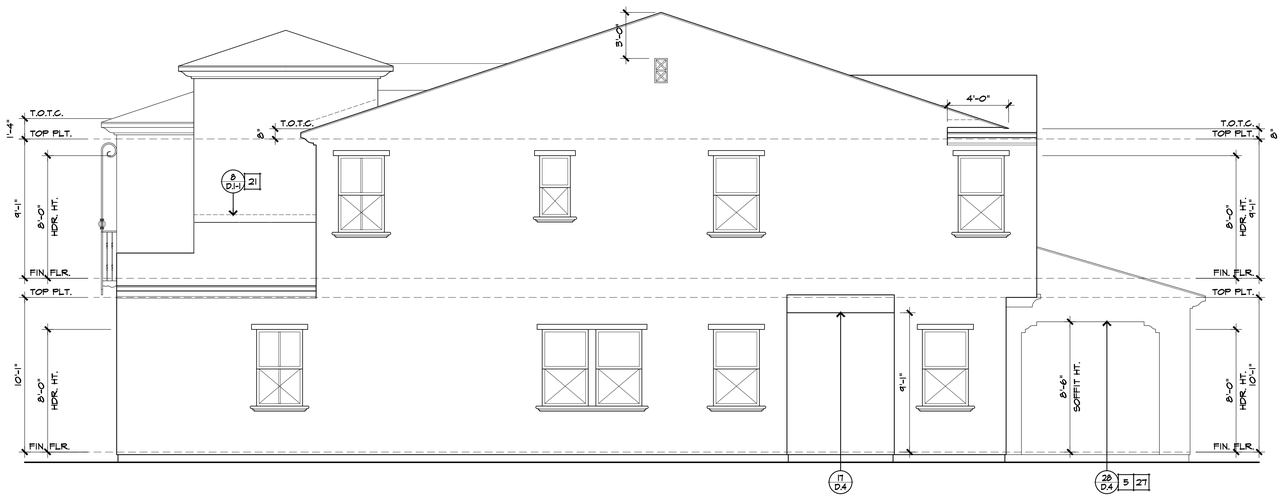
LEFT 3-A

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



ROOF PLAN 3-A

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



RIGHT 3-A

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

ATTIC VENTILATION CALCULATIONS

(REFER TO "REQUIRED ATTIC VENTILATION" NOTES FOR ADDITIONAL INFORMATION)

PLAN "3-A"	A ATTIC AREA (SQ. FT.)	B REQ'D VENTING (SQ. IN.)		C GABLE END VENTS (SQ. IN.)	D GYMSIN ROOF VENTS (SQ. IN.)		E EAVE VENTS (SQ. IN.)	F TOTAL VENTING PROVIDED (SQ. IN.)	
AREA-1	2,420	581	HIGH	N/A	17x9=665	HIGH	N/A	665	HIGH
		581	LOW		17x9=665	LOW		665	LOW
AREA-2	244	12	HIGH	N/A	1.1x9=9.9	HIGH	N/A	9.9	HIGH
		12	LOW		1.1x9=9.9	LOW		9.9	LOW
AREA-3	185	44	HIGH	N/A	1.1x9=9.9	HIGH	N/A	9.9	HIGH
		44	LOW		1.1x9=9.9	LOW		9.9	LOW

TYPICAL ROOF DETAILS

(REFER TO THE FOLLOWING FOR STANDARD CONDITIONS NOT REFERENCED ON ROOF PLAN)

2 D1-H ROOF MATERIAL

6 D1 12 D1 ROOF DECK PENETRATIONS

NOTE:
FRAMER/TRUSS MFR. SHALL ADJUST TRUSS HEEL DEPTH TO ALIGN EAVE OF STEEPER PITCHED ROOFS WITH EAVE OF ADJACENT LOWER PITCH ROOFS.

ELEVATION / ROOF NOTES

01/01/25

1. 2x6 FASCIA. SEE DETAIL.
2. 2x6 BARGE. SEE DETAIL.
3. EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL. ALL RAFTER TAILS TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. 1-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT.
10. SPACED 4" VERTICAL WOOD TRIM AT 6" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED WOOD CORNER TRIM. SEE EXTERIOR FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. SIMULATED PRECAST FOAM TRIM, SEE ELEVATION FOR ACTUAL SIZE.
14. FOAM TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
15. EXPOSED WOOD TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. ADHERED MASONRY VENEER, INSTALL PER MFR.
26. LIGHTED ADDRESS SIGN.
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL, SEE DETAIL.
29. WOOD POST(S). SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN.
32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL.
33. DECORATIVE FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL. SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.
38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
42. ADHERED SYNTHETIC STONE VENEER.
43. ANCHORED MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. G.I. REGLET FOR COLOR COAT CHANGE.
47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.
48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49. FOAM CORBLE FASCIA, SEE DETAIL.
50. DECORATIVE FOAM INSERT, SEE DETAIL.
51. EXTERIOR PLASTER RECESS W/ WROUGHT IRON, SEE DETAIL.

EXTERIOR FINISHES

01/01/25

A. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE .
B. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE 'RESAWN' AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION/ASSEMBLY.
C. ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED 'ORNAMENTAL' CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH.
D. EXTERIOR PLASTER FINISH;
E. TYPICAL SIDING TO BE ;
EXPOSURE ;
FINISH ;
SEE TYPICAL DETAILS ; X DX X DX X DX

ROOF PLAN NOTES

01/01/25

INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.

A. TYPICAL ROOFING TO BE CONCRETE 'S' TILE (ELEV "A")

B. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE 0" UNLESS NOTED OTHERWISE ON ROOF PLAN.
C. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

01/01/25

ATTIC VENTILATION CALCULATIONS PER C.R.C. R806.2 AS FOLLOWS:
A. ATTIC AREA (SQUARE FEET)

B. DIVIDE A BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES. AT LEAST 40% AND NO MORE THAN 50% OF THE REQUIRED VENTING AREA SHALL BE PROVIDED BY HIGH VENTS LOCATED NO MORE THAN 3 FEET VERTICAL BELOW THE RIDGE OR HIGHEST POINT OF ROOF WITH BALANCE OF VENTING PROVIDED IN BOTTOM 1/3 OF ATTIC (AND IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF CEILING.)
※ DIVIDE A BY 150 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES.

C. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
=GABLE END VENT
D. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
H =HIGH VENT L =LOW VENT X =AREA / 150 VENT
E. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)
=VENT BLOCK AT TRUSS BAY =VENT BLOCK AT RAFTER BAY
F. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED.

PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

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PROGRESS SET

Date: 11-15-2023

REVISIONS

DRAWINGS ISSUED FOR BID PRIOR TO AGENCY APPROVAL MAY INCLUDE REVISIONS DUE TO ENGINEERING AND ARCHITECTURAL BACK CHECK AND / OR AGENCY REVIEW AND APPROVAL

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LA VINA
Altadena, CA

PLAN 3
ELEVATION "A" & ROOF PLAN

3.6

JOB NUMBER: 987-22161

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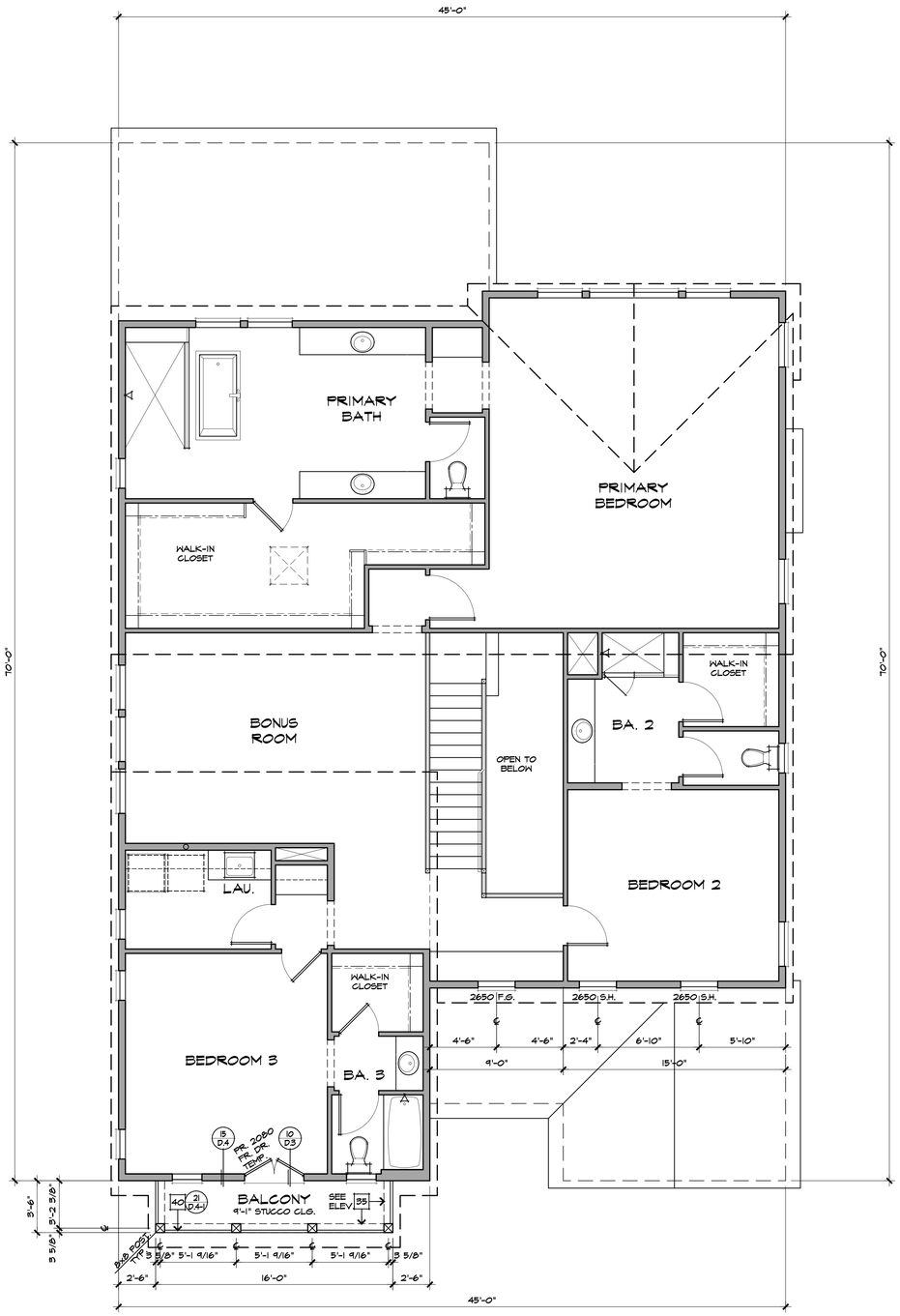
PLOT DATE: 11-14-23

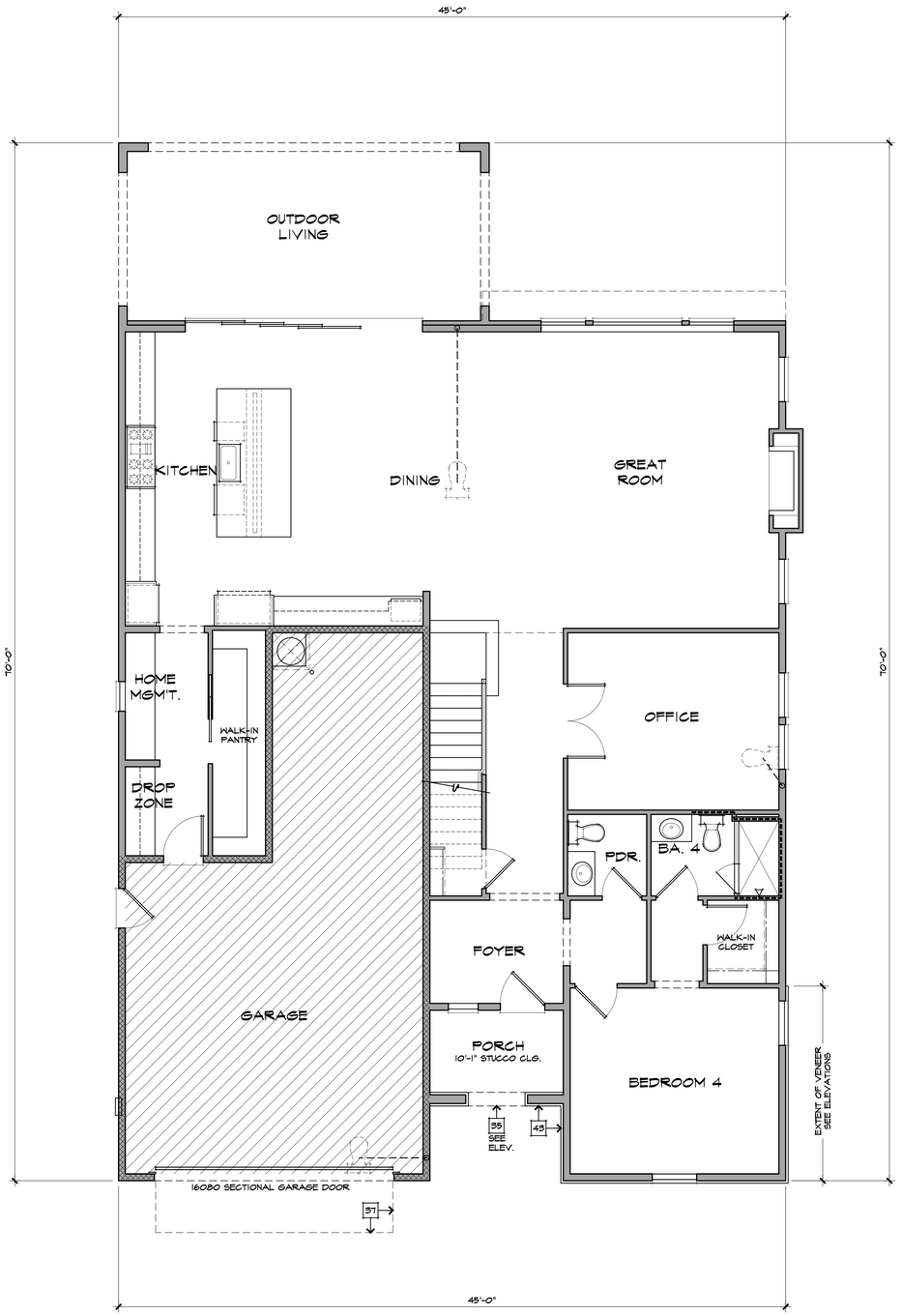
FILE NAME: 216ELV3



SECOND FLOOR ADDENDUM B

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

REFER TO BASIC PLAN FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE.



FIRST FLOOR ADDENDUM B

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

REFER TO BASIC PLAN FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE.

FLOOR PLAN NOTES

01/01/23

1. 45" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
2. 48" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 110 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
3. PANTRY. SEE INTERIOR ELEVATIONS.
4. 30" BUILT-IN OVEN.
5. 5'-0" PRE-FAB FIBERGLASS TUB/SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O.
6. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
7. TEMPERED GLASS SHOWER ENCLOSURE PER C.R.C. R308.4.5. SHOWER DOOR TO BE A MIN. 22" CLEAR.
8. 36" X 72" FREESTANDING TUB. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
9. SHOWER SEAT. SEE PLAN FOR HEIGHT.
10. LINEN CABINET. SEE INTERIOR ELEVATIONS.
11. BUILT-IN SHELVES BY OTHERS.
12. TANKLESS HEAT-PUMP WATER HEATER (HPWH). INSTALL AND PROVIDE DUCTING AND CONDENSATE DRAIN PER MANUFACTURER. SEE DETAIL FOR STRAPPING REQUIREMENTS.
13. WATER HEATER 'B' VENT TO OUTSIDE AIR.
14. TEMPERATURE AND PRESSURE RELIEF VALVE.
15. 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.
16. PROVIDE WATER AND WASTE FOR WASHER.
17. PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
18. DRYER VENT (MAX. 14 FEET LENGTH INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.4.
19. 14"x6" GARAGE EXHAUST VENT. SCREENED AND LOUVERED.
20. PLUMBING WASTE DROP FROM ABOVE.
21. F.A.U. IN ATTIC. PROVIDE 30" X 30" CLEAR, ATTIC ACCESS PANEL (OR PER C.M.C. 504.4) PROVIDE FUEL GAS, LIGHT AND SWITCH.
22. 22"x30" ROUGH FRAMED ATTIC ACCESS OPENING. WHERE LOCATED IN A WALL, THE OPENING SHALL NOT BE LESS THAN 22" WIDE x 30" HIGH. C.R.C. R807.1.
23. LINE OF DECORATIVE PORCH RAILING. SEE ELEVATIONS.
24. LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER C.R.C. R312.1.
25. DUCT CHASE - VERIFY WITH H.V.A.C. DRAWINGS.
26. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
27. LINE OF CRIPPLE WALL ABOVE.
28. LOCATION OF WATER CLOSET AT FLOOR ABOVE.
29. DIRECT-VENT SEALED COMBUSTION TYPE EXTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G., IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
30. 2x6 STUD WALL.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. DIRECT-VENT SEALED COMBUSTION TYPE INTERIOR FIREPLACE. SEE PLAN FOR FIREPLACE BOX SIZE. PROVIDE F.G., IGNITOR SWITCH. DIRECT-VENT TERMINATION PER MFR. SEE MFR. SPECS. FOR RAISED HEARTH REQUIREMENTS. (HEATILATOR-UL-MH1551H OR EQUAL)
33. ELECTRICAL SERVICE PANEL. (SEE UTILITY PLAN). SEE GENERAL NOTES FOR GROUNDING INFORMATION.
34. NEWEL POST.
35. FLAT SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
36. ARCHED SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
37. LINE OF FLOOR ABOVE.
38. SHELF, SEE PLAN FOR HEIGHT.
39. ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSED SIDE PER C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R312.1.
41. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. LINE OF ADHERED SYNTHETIC STONE VENEER. SEE ELEVATION.
43. LINE OF ANCHORED MASONRY VENEER SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR LENGTH OF RETURN.
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. DOOR OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE. C.R.C. R302.5.1.
47. PROVIDE MIN. 100 SQ. IN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 504.4.1.
48. PROVIDE MIN. 2x8 REINFORCEMENT IN WALLS, AND FLOOR AS REQUIRED, FOR FUTURE GRAB BAR INSTALLATION PER C.R.C. R327. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 34 1/4 INCHES ABOVE THE FINISHED FLOOR AND FLUSH WITH WALLS. ADDITIONALLY, TUB BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
49. PROVIDE A MIN. 2.5' X 2.5' X 1' TALL DESIGNATED SPACE SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH). PROVIDE CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE. SEE UTILITY PLANS FOR ELECTRICAL REQUIREMENTS. C.ENG 150.0 (n)
50. BUILT-IN MICROWAVE.
51. RECYCLE BIN.

LEGEND

01/01/23

- INDICATES WALLS REQUIRING 1/2" MINIMUM GYPSUM WALL BOARD ON GARAGE SIDE OF WALL FOR OCCUPANCY SEPARATION PER C.R.C. TABLE R302.6.
- INDICATES (1) LAYER MIN. 1/2" GYPSUM BOARD AT CEILING WHEN ATTIC OCCURS ABOVE GARAGE. INDICATES (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD AT CEILING WHEN HABITABLE ROOMS OCCUR ABOVE GARAGE. C.R.C. TABLE R302.6.
- INDICATES EXTENT OF COFFERED CEILING. SEE PLAN FOR HEIGHT(S).
- INDICATES 1-HOUR FIRE RESISTIVE WALL ASSEMBLY AT WALLS LESS THAN 3'-0" FROM PROPERTY LINE PER C.R.C. TABLE R302.1 (2). SEE DETAIL(S): A DX, A DX

GENERAL PLAN NOTES

01/01/23

A. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK U.N.O. (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.

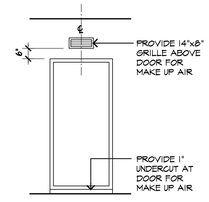
B. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).

C. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.

D. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR FOR SIZE). AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.

E. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" MEASURED FROM THE FLOOR (C.R.C. R310.2). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

F. WHERE THE BOTTOM OF THE CLEAR OPENING OF OPERABLE WINDOWS IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. (C.R.C. R312.2.1.)



A "MAKE UP AIR" AT LAUNDRY ROOM

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

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PROGRESS SET

Date: 11-15-2023

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PH: (949) 721-9777 FAX: (949) 729-1914

LA VINA
Altadena, CA

PLAN 3
FIRST FLOOR ADDENDUM "B"

3.7

JOB NUMBER: 987-22161

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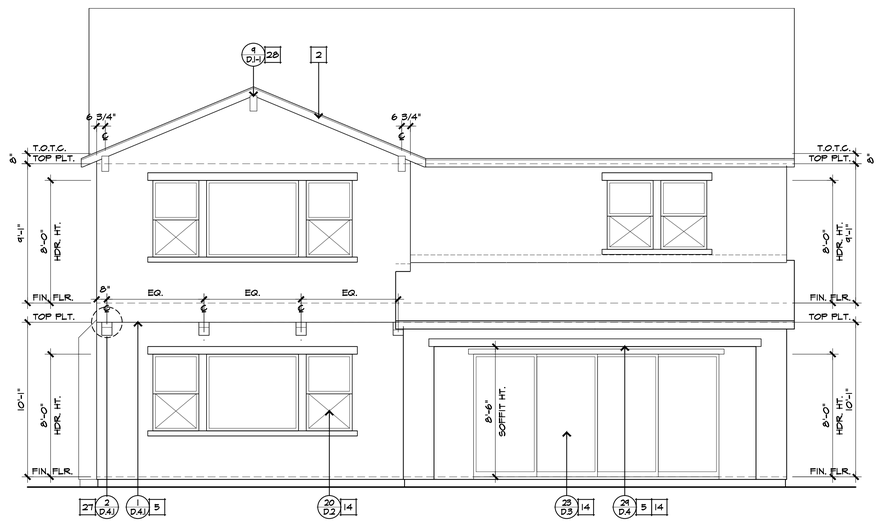
PLOT DATE: 11-14-23

FILE NAME: 2161FLR3B



REAR 3-B

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

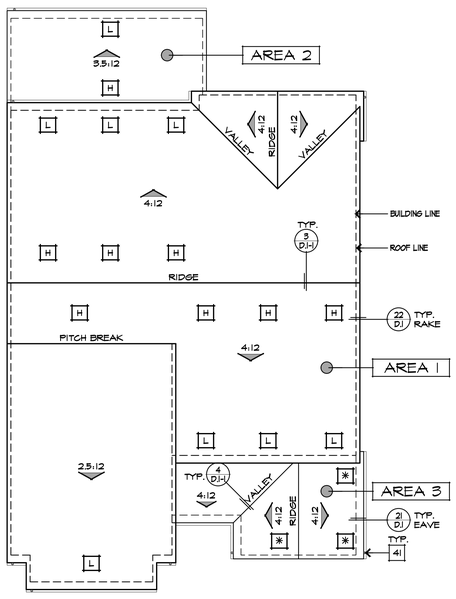
FRONT ELEVATION 3-B

MONTEREY

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

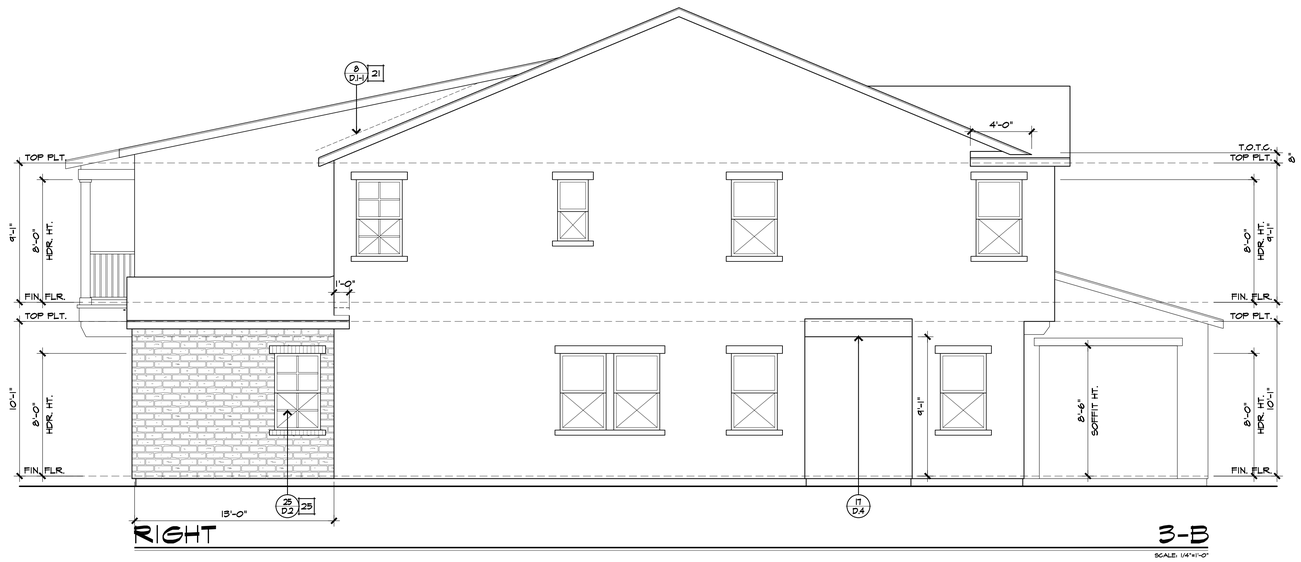
LEFT 3-B

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



ROOF PLAN 3-B

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



RIGHT 3-B

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

ELEVATION / ROOF NOTES

01.01.25

1. 2x6 FASCIA. SEE DETAIL.
2. 2x6 BARGE. SEE DETAIL.
3. EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL. ALL RAFTER TAILS TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. I-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT.
10. SPACED x x VERTICAL WOOD TRIM AT 6" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED WOOD CORNER TRIM. SEE EXTERIOR FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. SIMULATED PRECAST FOAM TRIM. SEE ELEVATION FOR ACTUAL SIZE.
14. FOAM TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
15. EXPOSED WOOD TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. ADHERED MASONRY VENEER, INSTALL PER MFR.
26. LIGHTED ADDRESS SIGN.
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL. SEE DETAIL.
29. WOOD POST(S). SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN.
32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL.
33. DECORATIVE FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL. SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.
38. G.I. SCREENED AND LOUVERED GABLE END VENT; SEE ELEVATION FOR VENT SIZE AND LOCATION. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
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41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
42. ADHERED SYNTHETIC STONE VENEER.
43. ANCHORED MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. G.I. REGLET FOR COLOR COAT CHANGE.
47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.
48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49. FOAM CORBLE FASCIA, SEE DETAIL.
50. DECORATIVE FOAM INSERT, SEE DETAIL.
51. EXTERIOR PLASTER RECESS W/ WROUGHT IRON, SEE DETAIL.

EXTERIOR FINISHES

01.01.25

A. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE .
B. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE 'RESAWN' AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION/ASSEMBLY.
C. ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED 'ORNAMENTAL' CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH.
D. EXTERIOR PLASTER FINISH:
E. TYPICAL SIDING TO BE :
EXPOSURE :
FINISH :
SEE TYPICAL DETAILS : (X/DX) (X/DX) (X/DX)

ROOF PLAN NOTES

01.01.25

INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.

A. TYPICAL ROOFING TO BE CONCRETE FLAT TILE (ELEV "B")

B. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE 6" UNLESS NOTED OTHERWISE ON ROOF PLAN.
C. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

01.01.25

ATTIC VENTILATION CALCULATIONS PER C.R.C. R806.2 AS FOLLOWS:
A. ATTIC AREA (SQUARE FEET)

B. DIVIDE A BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES. AT LEAST 40% AND NO MORE THAN 50% OF THE REQUIRED VENTING AREA SHALL BE PROVIDED BY HIGH VENTS LOCATED NO MORE THAN 3 FEET VERTICAL BELOW THE RIDGE OR HIGHEST POINT OF ROOF WITH BALANCE OF VENTING PROVIDED IN BOTTOM 1/3 OF ATTIC (AND IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF CEILING.)
* DIVIDE A BY 150 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MIN. NET FREE VENTING AREA IN SQUARE INCHES.

C. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
=GABLE END VENT
D. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS. (SEE ATTIC VENT CHART FOR FREE AREA)
H =HIGH VENT L =LOW VENT * =AREA I 150 VENT
E. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)
=VENT BLOCK AT TRUSS BAY =VENT BLOCK AT RAFTER BAY
F. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED.

PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

THIS PROJECT SHALL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER C.R.C. SECTION R337. SEE SHEET G.3 FOR ADDITIONAL REQUIREMENTS.

ATTIC VENTILATION CALCULATIONS
(REFER TO 'REQUIRED ATTIC VENTILATION' NOTES FOR ADDITIONAL INFORMATION)

PLAN "3-B"	A ATTIC AREA (SQ. FT.)	B REQ'D VENTING (SQ. IN.)		C GABLE END VENTS (SQ. IN.)	D GYMSIN ROOF VENTS (SQ. IN.)		E EAVE VENTS (SQ. IN.)	F TOTAL VENTING PROVIDED (SQ. IN.)	
AREA-1	2364	378	HIGH	N/A	70x9=665	HIGH	N/A	665	HIGH
		378	LOW		70x9=665	LOW		665	LOW
AREA-2	298	12	HIGH	N/A	10x9=90	HIGH	N/A	90	HIGH
		12	LOW		10x9=90	LOW		90	LOW
AREA-3 *	385	295		N/A	33x9=285		N/A	285	

TYPICAL ROOF DETAILS
(REFER TO THE FOLLOWING FOR STANDARD CONDITIONS NOT REFERENCED ON ROOF PLAN)

(2/D1-1) ROOF MATERIAL
(6/D1) (12/D1) ROOF DECK PENETRATIONS

NOTE:
FRAMER/TRUSS MFR. SHALL ADJUST TRUSS HEEL DEPTH TO ALIGN EAVE OF STEEPER PITCHED ROOFS WITH EAVE OF ADJACENT LOWER PITCH ROOFS.

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 ORCHARD DRIVE | NEWPORT BEACH, CA 92660 T 949.553.9100 F 949.553.0548

PROGRESS SET

Date: 11-15-2023

REVISIONS

DRAWINGS ISSUED FOR BID PRIOR TO AGENCY APPROVAL MAY INCLUDE REVISIONS DUE TO ENGINEERING AND ARCHITECTURAL BACK CHECK AND / OR AGENCY REVIEW AND APPROVAL

PLC COMMUNITIES
23 CORPORATE PLAZA DRIVE, SUITE 246
NEWPORT BEACH, CA 92660
PH: (949) 721-9777 FAX: (949) 720-1014

LA VINA
Altadena, CA

PLAN 3
ELEVATION "B"
& ROOF PLAN

3.8

JOB NUMBER: 987-22161

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BASSENIAN LAGONI ARCHITECTS

PLOT DATE: 11-14-23

FILE NAME: 2161ELV3

EXHIBIT B

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2025-003766

HEARING DATE
October 28, 2025

REQUESTED ENTITLEMENT
Community Standards District ("CSD") Modification No. RPPL2025003347

PROJECT SUMMARY

OWNER / APPLICANT
La Vina Venture LP/Bill Holman

MAP/EXHIBIT DATE
August 6, 2025

PROJECT OVERVIEW
Request for a CSD Modification for a modification from the maximum gross structural area and lot coverage requirements of the Altadena CSD. This modification would apply to 18 lots approved under recorded Tract Map No. 069504 ("TR069504"). TR069504 was an 18-lot subdivision of a former school site that was originally approved under Tract Map No. 45546 within the La Vina development.

LOCATION
Parcels at the intersection of Lincoln Avenue and Millard Canyon Road

ACCESS
Old Toll Road, Millard Canyon Road

ASSESSORS PARCEL NUMBER
See Attached List

SITE AREA
4.9 gross acres (4.6 net acres)

GENERAL PLAN / LOCAL PLAN
La Vina Specific Plan ("SP")

ZONED DISTRICT
Altadena

PLANNING AREA
West San Gabriel Valley

LAND USE DESIGNATION
SP (Specific Plan)

ZONE
La Vina SP (R-1 Single Family Residential)

PROPOSED UNITS	MAX DENSITY/UNITS	CSD/PLANNING AREA STANDARDS DISTRICT
N/A	N/A	Altadena

ENVIRONMENTAL DETERMINATION (CEQA)
Addendum to the Final Environmental Impact Report

KEY ISSUES

- Consistency with the La Vina SP
- Satisfaction of the following portions of Title 22 of the County Code:
  - Section 22.320.090.F (Modification of Development Standards)
  - Chapter 22.402 (La Vina Specific Plan)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Michelle Lynch	(213) 893 - 7005	mlynch@planning.lacounty.gov

Assessor Parcel Numbers for Recorded Tract Map No. 069504

5863-030-063
5863-030-055
5863-030-072
5863-030-073
5863-030-074
5863-030-075
5863-030-076
5863-030-077
5863-030-080
5863-030-081
5863-030-082
5863-030-083
5863-030-084
5863-030-085
5863-030-086
5863-030-087
5863-030-088
5863-030-089

EXHIBIT C

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-003766
COMMUNITY STANDARDS DISTRICT ("CSD") MODIFICATION NO. RPPL2025003347

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Community Standards District Modification ("CSD Modification") No. **RPPL2025003347** on October 28, 2025.

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENT REQUESTED.** The Permittees, La Vina Ventures LP and Bill Holman ("Permittee"), request to authorize a modification to modify the required gross structural area ("GSA") and lot coverage standards of the Altadena CSD ("Project") on 18 residential properties north of the intersection of Lincoln Avenue and Millard Canyon Road in the unincorporated community of Altadena ("Project Site") in the SP (La Vina Specific Plan: R-1 Single-Family Residential) Zone pursuant to County Code Section 22.320.090.F (Modification of Development Standards).

4. **RELATED ENTITLEMENTS**. Revised Exhibit "A" ("REA") Nos. RPPL2023006502 (approved on January 11, 2024 for nine lots) and pending RPPL2025000300 ("related REAs") are the related requests for the construction of 18 proposed dwelling units,.

5. **PREVIOUS ENTITLEMENTS.** The original La Vina development for 272 dwelling units and one school site was approved under Vesting Tentative Tract Map No. 45546 ("TR45546"), Conditional Use Permit ("CUP") No. 91-073-(5), CUP 87-044-(5), and Oak Tree Permit 87-044-(5) by the County Board of Supervisors on August 5, 1992. The creation of the subject 18 lots (former school site) was approved under Vesting Tentative Tract Map No. 069504 ("TR069504"), CUP No. 2007-00114, and Plan Amendment No. 2007-00005 by the County Regional Planning Commission ("Commission") on April 16, 2019. CUP Modification RPPL2023000560 of CUP No. 2007-00114 allowed two condition changes related to fees and improvements on the recreational lot and was approved on September 26, 2023.

6. **LOCATION.** The Project includes 18 lots, Assessor Parcel Numbers: 5863-030-063, 5863-030-055, 5863-030-072, 5863-030-073, 5863-030-074, 5863-030-075, 5863-030-076, 5863-030-077, , 5863-030-080, 5863-030-081, 5863-030-082, 5863-030-083, 5863-030-084, 5863-030-085, 5863-030-086, 5863-030-087, and 5863-030-088 and 5863-030-089, which is accessible via Old Toll Road north of the intersection of Lincoln and Millard Canyon Road in the unincorporated community of Altadena, within the Altadena Zoned District.

7. **LAND USE DESIGNATION.** The Project Site is located within the Residential land use category of the La Vina Specific Plan ("SP"), a component of the General Plan. The La Vina SP is adopted and in effect for the Project Site.

8. **ZONING.** The Project Site is located in the Altadena Zoned District and is currently zoned SP (R-1 Single-Family Residential). Pursuant to County Code Section 22.320.090.F (Modification of Development Standards), a CSD Modification is required for modifications in maximum GSA and lot coverage within the Altadena CSD.

9. **SURROUNDING LAND USES AND ZONING**

LOCATION	SPECIFIC PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	Residential	SP	SFRs
EAST	Residential	SP	SFRs
SOUTH	Residential	SP, R (Recreational Uses)	SFRs, Park
WEST	Residential	SP, OS (Open Space)	SFRs

10. **PROJECT AND SITE PLAN DESCRIPTION.**
    A. Existing Site Conditions
    The Project Site is 4.6 net acres in size and consists of 18 legal lots. Nine lots are currently vacant; nine lots are developed with SFRs. The existing project will be developed with a total of 18 SFRs in accordance with the approvals for TR069504.

    B. Site Access
    The Project Site is accessible via Old Toll Road, a 55-foot-wide private and future street to the east, which continues from Millard Canyon Road, a 64.5-foot wide private and future street to the south, and intersects Lincoln Avenue, an existing 73-foot-wide street. All single-family lots are accessed on Via Arezzo Road, a 51-foot-wide private and future street.

    C. Exhibit "A"
    The Exhibit "A" depicts the entire Project Site with the 18 lots, nine of which are developed with SFRs, one recreational, one open space lot, and one private and future street lot. All single-family lots are accessed on Via Arezzo Road. The recreational lot is accessible via Millard Canyon Road. Lot No. 19 depicts the open space and recreation area with shade structures, pedestrian walkways, and turf areas. The Exhibit "A" also depicts proposed landscaping, walkways, floor plans, and elevations of the different plan types.

11. **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DETERMINATION.**
    An Addendum to the certified Final Environmental Impact Report ("EIR") for the original TR45546, TR069504, and associated permits was prepared in compliance with CEQA and the County environmental guidelines to address the condition modifications. The Addendum concluded that proposed modifications for the

modification from the maximum lot coverage and GSA requirements have no significant effects and are limited in nature. The Project was analyzed with impacts from buildout without the Altadena CSD GSA and lot coverage at the time, so modifying these standards for these 18 lots wouldn't create any additional impacts not already analyzed. The Project will not result in a substantial alteration or material deviation from the terms and conditions of the previous approvals. As such, the Project would not significantly change the already approved physical improvements and would not result in any increased or additional environmental impacts beyond those which were analyzed in the Final EIR, and therefore concluded that a supplemental environmental analysis was not required.

12. **PUBLIC COMMENTS.** Staff received a letter of support for the Project by the La Vina Homeowners Association on October 13, 2025.

13. **AGENCY RECOMMENDATIONS.** Consultation with other agencies was not necessary for the Project.

14. **LEGAL NOTIFICATION.** Pursuant to Section 22.228.040 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail and newspaper (*Pasadena Star News*). Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On September 9, 2025, a total of 172 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, including those on the courtesy mailing list for the Altadena Zoned District, and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the La Vina SP because the SP (R-1) zoning is intended for SFRs, a category into which this Project falls. The overall Project remains for the development of 18 SFRs, and the proposed modifications to the CSD GSA and lot coverage do not change the existing uses or land use designation.

16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the La Vina SP, a component of the General Plan. While the West San Gabriel Valley Area Plan ("WSGVAP") states that the La Vina SP is part of the WSGVAP Planning area, the Project Site is entirely within the La Vina SP. The Project is consistent with the applicable Elements and Policies of the General Plan, the Altadena Community Plan, and the La Viña Specific Plan, insofar as the Project maintains the character of the existing low density residential neighborhood; preserves the existing residential neighborhood and environmental amenities; and is designed to emphasize high quality residential uses with rural character and preservation of significant open space. The modification request does not change the goals and policies of the La Vina SP.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that while the Project is for a modification of the Altadena CSD required GSA and lot coverage standards, the proposed SFRs are consistent with the SP (R-1) zoning classification, as SFRs are permitted in such zone with a ministerial Site Plan Review ("SPR"). The equivalent ministerial review for the Project with an associated CUP is an REA pursuant to County Code Chapter 22.402 (La Vina SP).

18. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the La Vina SP does not specify GSA or lot coverage requirements; therefore the Altadena CSD requirements for these standards apply. The Project is only subject to the GSA and maximum coverage requirements pursuant to Section 22.320.090.D.1 (Altadena CSD - Zone Specific Development Standards for the R-1 Zone), as the La Vina SP establishes all other applicable development standards (yards, setbacks, fences/walls, location, parking, and nonconforming uses), and the Altadena CSD does not supersede the SP's development standards. The Hearing Officer finds that the Project complies with the required yard, height, and parking requirements of the La Vina SP as specified below and subject to future review and separate approval.

19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.402 (La Vina SP), which state the following:

    - Premises in the R-1 Zone shall be subject to the yard requirements provided herein;
        - Front Yards. Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way. But in no case shall the distance between the inside of the sidewalk (or face of curb if no sidewalk) and the garage door be less than 18 feet.
        - Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:
            - Ten feet on a reversed corner lot; or
            - Five feet on other corner lots
        - Interior side yards. Each lot or parcel of land shall have interior side yards of not less than five feet or a minimum of ten feet between buildings.
        - Rear yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

20. **HEIGHT.** The Hearing Officer finds that while the Project is for an modification of the GSA and lot coverage, the proposed SFRs would be consistent with the standard identified in County Code Chapter 22.402 La Vina SP Height Limits, which state that every residence and every other building in the SP's R-1 zone shall have a height not to exceed two stories or 35 feet including the basement, but excluding the cellar; except that if the hillside or other similar topographical conditions create practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this sections the director finds, the director may modify this height limit to the extent necessary to eliminate such practical difficulties or unnecessary hardships. In addition, per the conditions of approval under TR069504, lots 8 and 9 will not exceed one story

and 21 feet in height. The other 16 lots comply with the La Vina SP requirements and do not exceed two stories or 35 feet.

21. **PARKING.** The Hearing Officer finds that while the Project is for a CSD modification of the GSA and lot coverage, the resulting SFRs are consistent with the standards identified in County Code Section 22.402 La Vina SP, which states that SFRs maintain two covered standard automobile parking spaces. The proposed SFRs will provide either two or three covered parking spaces. The Altadena CSD parking requirements indicate Chapter 22.112 (Parking), including required on-site parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable.

FINDINGS

22. **The Hearing Officer finds that the application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.** The Project is a request for a modification of the maximum lot coverage and GSA, and is located within the La Vina SP, where the existing 272 dwelling units were not subject to the maximum lot coverage and GSA requirements of the Altadena CSD. Therefore, the Permittees would like to propose SFRs similar to the existing SFRs that predate the Altadena CSD standards to maintain neighborhood character and design.

23. **The Hearing Officer finds that there are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the Altadena CSD.** As the proposed SFR structures are proposed within the parameters of the La Vina SP development standards for the SP R-1 Zone except as modified for lot coverage and GSA, therefore they would have similar topographic features and conditions similar to the existing neighborhoods.

24. **The Hearing Officer finds that the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of the Altadena CSD or La Vina Specific Plan.** The modifications requested by the Project will not be detrimental to properties or improvements in the area or contrary to the purpose of the Altadena CSD or La Vina SP. Not all of the Altadena CSD requirements are applicable, and the Project will be consistent with the La Vina SP requirements for the development of SFRs.

ENVIRONMENTAL FINDINGS

25. The Hearing Officer finds that an Addendum to the certified Final Environmental Impact Report ("EIR") for the original Tract Map No. 45546, TR069504 and associated permits was prepared in compliance with the CEQA and the County environmental guidelines to address the condition modifications. The Addendum concluded that proposed modifications for the modification from the maximum lot coverage and gross structural area requirements have no significant effects and are limited in nature. The previous addenda to the EIR were analyzed with impacts from buildout without the Altadena CSD required GSA and lot coverage at the time, so modifying these standards for these

18 lots wouldn't create any additional impacts not already analyzed. The Project will not result in a substantial alteration or material deviation from the terms and conditions of the previous approvals. As such, the Project would not significantly change the already approved physical improvements and would not result in any increased or additional environmental impacts beyond those which were analyzed in the Final EIR, and therefore concluded that a supplemental environmental analysis was not required.

ADMINISTRATIVE FINDINGS

26. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.

B. There are topographic features, subdivision plans, other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the Altadena CSD.

C. The modification requested would not be materially detrimental to properties or improvements in the area or contrary to the purpose of the Altadena CSD or the La Vina Specific Plan.

THEREFORE, THE HEARING OFFICER:

1. Approves the Addendum to the EIR and certifies that it has been completed in compliance with CEQA, State, County, and CEQA Guidelines.

2. Approves **MODIFICATION NO. RPPL2025003347**, subject to the attached conditions.

ACTION DATE: October 28, 2025

JH:EGA:ML

October 16, 2025

c: Zoning Enforcement, Building and Safety

EXHIBIT D

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-003766
COMMUNITY STANDARDS DISTRICT ("CSD") MODIFICATION NO.
RPPL2025003347

PROJECT DESCRIPTION

The project is a request for a Community Standards District ("CSD") Modification to authorize a modification from the Altadena CSD required gross structural area ("GSA") and maximum lot coverage on 18 lots located on the following parcels; 5863-030-063, 5863-030-055, 5863-030-072, 5863-030-073, 5863-030-074, 5863-030-075, 5863-030-076, 5863-030-077, 5863-030-080, 5863-030-081, 5863-030-082, 5863-030-083, 5863-030-084, 5863-030-085, 5863-030-086, 5863-030-087, and 5863-030-088 and 5863-030-089, which is accessible via Old Toll Road north of the intersection of Lincoln and Millard Canyon Road in the unincorporated community of Altadena, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee**. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).

4. **Indemnification**. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

   If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

6. **Invalidation**. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. **Recordation**. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **Grant Term. This grant shall terminate at such time as the proposed single-family residence structures are demolished**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new application with LA County Planning or shall otherwise comply with the applicable requirements at that time. The required fee shall accompany such application. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. **Expiration**. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. **Inspections**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure

of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **$456.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one** inspection.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to County Code Chapter 22.264 (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.

12. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.

13. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").

14. **County Public Works Requirements**. All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

15. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

16. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

17. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PROJECT SITE-SPECIFIC CONDITIONS

18. **Scope of Approval.** This grant shall authorize the 18 lots to exceed the maximum lot coverage and gross structural area requirements of the Altadena CSD.

19. **Setbacks.** The proposed residences shall maintain all other required setbacks per the La Vina Specific Plan.

20. **Conformance with Applicable Standards.** The proposed residences shall conform to all other applicable Specific Plan (SP, R-1) Zone standards within Title 22 of the County Code, including the La Vina SP, and Altadena CSD when applicable.

21. **Conformance with Existing Entitlements** This modification does not modify any previous entitlements' conditions of approval.

EXHIBIT E

LA COUNTY PLANNING

ALTADENA COMMUNITY STANDARDS DISTRICT MODIFICATION STATEMENT OF FINDINGS

Pursuant to County Code Section 22.306.090.B. and C., the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

1. That the application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;
See attached pages
2. That there are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the CSD; and
See attached pages
3. That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of the CSD or the Altadena Community Plan.
See attached pages

ALTADENA COMMUNITY STANDARDS DISTRICT MODIFICATION
PROJECT DESCRIPTION AND STATEMENT OF FINDINGS
JULY 24, 2025

PROJECT DESCRIPTION

Applicant GDC/PLC La Vina Venture, L.P. is the owner and developer of 18 single family homes within Tract No. 69504 (Encore project) located within the La Vina Planned Community of Altadena. Applicant is requesting a modification to the Altadena Community Standards District to exempt Tract No. 69504 from the Gross Structural Area limitations contained in the CSD.

STATEMENT OF FINDINGS

1. That the application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.

Applicant seeks relief from the imposition of the Gross Structural Area limitations of the ACSD for the 18 lots and homes within approved Vesting TTM and Final Tract 69504 (the Encore Project). The site plan, building plans and building permits for the Encore Project were reviewed and approved by the La Vina Homeowners Association and its Architectural Review Committee and by all County departments in accordance with the requirements of the La Vina Specific Plan. The first phase of nine homes have been completed and are ready for occupancy.

Imposition of the GSA limitations at this time on the nine homes in Phase 2 of the active project would result in significant financial damages to the developer and would result in the construction of homes that would be much smaller than and not consistent with the existing homes in the La Vina Community. Approval of the requested modification would be limited to this infill site and would allow the project to proceed and be completed as originally planned and approved.

2. **That there are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the CSD.**

The La Vina Planned Community of 290 homes is governed by the La Vina Specific Plan, which includes detailed design guidelines and development standards for lot size, building setbacks, height, etc. Ninety-seven percent of the existing homes within the La Vina Community were constructed without the imposition of the ACSD GSA limitations, and the majority of homes and properties would be declared as non-conforming if the GSA were imposed on the community at this time.

An analysis of the 52 existing La Vina homes destroyed in the Eaton Fire compared to the 18 lots in Tract 69504 reveals the following comparison:

Lot Sample	Average Lot Size	Average Home Size	GSA maximum average per ACSD formula	GSA comply with ACSD?
52 Burn Lots	9,047 sq. ft.	3,632 sq. ft.	3,262 sq. ft.	No
Tract 69504 18 Lots	11,937 sq. ft.	3,668 sq. ft.	3,984 sq. ft.	Yes

In general, the homes in the Encore Project comply more closely with the ACSD GSA limitations than the balance of the La Vina Community It should also be noted that per the County's Disaster Recovery Ordinance, existing homes destroyed by the fire can legally be replaced with homes that can be up to ten percent larger in size without having to comply with the GSA requirements.

3. **That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of the CSD or the Altadena Community Plan.**

The requested modification will allow homes of compatible design, size and scale to be constructed within the established La Vina Community. These homes have been reviewed and approved by the Homeowners Association and its Architectural Review Committee, and are mandated to be constructed in accordance with approved conceptual building plans per the terms of an agreement between the previous landowner and the HOA. The requested modification to the CSD applies only to the 18 lots within infill Tract 69504 and will have no impact on other areas of the Altadena CSD outside of the La Vina Community.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	September 24, 2025
PROJECT NUMBER:	PRJ2025-003766
PERMIT NUMBER:	Community Standards District ("CSD") Modification No. RPPL2025003347
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	Assessor Parcel Numbers: 5863-030-063, 5863-030-055, 5863-030-072, 5863-030-073, 5863-030-074, 5863-030-075, 5863-030-076, 5863-030-077, 5863-030-078, 5863-030-080, 5863-030-081, 5863-030-082, 5863-030-083, 5863-030-084, 5863-030-085, 5863-030-086, 5863-030-087, 5863-030-088, 5863-030-089, and 5863-030-090 which is accessed via Old Toll Road north of the intersection of Lincoln and Millard Canyon Road in the unincorporated community of Altadena
OWNER:	La Vina Venture LP
APPLICANT:	Bill Holman
CASE PLANNER:	Michelle Lynch, Principal Planner mlynch@planning.lacounty.gov

Los Angeles County ("County") Staff recommends that this project qualify as an Addendum to the certified Final Environmental Impact Report ("EIR"). The project is a request for the modification of the lot coverage and gross structural area ("GSA") requirements of the Altadena CSD. The project is located within the community of Altadena, at the foothills of the San Gabriel Mountains, in the Altadena Zoned District.

The project site was originally developed and approved by the Board of Supervisors ("BOS") in 1992, authorizing development of 272 single-family detached residential homes, a 10.2-acre school site, recreation area, and 108.3 acres of natural open space. The project had been built out, except for the school and recreation site, which was graded and remained vacant.

In 2014 an entitlement request to a Specific Plan Amendment to modify the land use category of the project site from R (Recreation) and S (School) to R (Recreation) and R-1 (Single-Family Residential) to amend language within the Specific Plan regarding maximum permitted density from 272 to 290 and required parking for the La Vina Community and to eliminate discussions and regulations applicable to the private school. A Vesting Tentative

Tract Map No. 069504 ("TR069504") was requested to create 18 single-family residential, one private recreation lot, and a private & future street lot on 7.18 acres within the La Vina community. A Conditional Use Permit ("CUP") to authorize development in a hillside management area and a Plan Amendment to allow the change from an R (Recreation) land use designation to an R-1 (Single Family Residential) were approved by the BOS on April 16, 2019. The Tentative Map was recorded on December 22, 2022.

Existing Entitlements

A. In December 1989, the BOS approved the La Vina Specific Plan, including amendments to the General Plan and Altadena Community Plan, a zone change to Specific Plan No. 2 and certified a Final Environmental Impact Report (EIR) (SCH 87042218). The certified Final EIR includes:

- Draft EIR: Analysis of 360 dwelling units. (October 1987)
- Addendum No. 1 and Response to Agency Comments: Additional environmental analysis prepared to evaluate a revised project description adding 6 acres to the site, and an option for a private school or 24 lots. (March 1988)
- Addendum No. 2 and Response to Public Comments: Additional environmental analysis prepared to evaluate a revised project description of 272 detached units and no private school on 220 acres. (March 1989)
- Addendum No. 3 and Certified Final EIR: Additional environmental analysis. (December 1989)

B. In January 1993, the BOS approved Vesting Tentative Tract Map No. 45546, CUP Nos. 87-044 and 91-073 to establish the school site and Oak Tree Permit No. 87-044 to implement the Specific Plan approval with 272 single-family residences, a 10.2-acre school/recreation area, and 108.3 acres of natural open space and certified a Final Supplemental EIR (SCH 91031099). The certified Final Supplemental EIR includes:

- Draft Supplemental EIR: Analysis of 272 units and a private school. (May 1991)
- Addendum: Additional environmental analysis of 229 lots and private school to support case revisions submitted for staff review. (January 1992)
- Final Supplemental EIR: Analysis of 229 lots and a private school. (July 1992)
- Addendum: Additional environmental analysis of 272-unit project

evaluated in the May 1991 Supplemental EIR (November 1992)

- Addendum/Response to Comments: Additional environmental analysis of a 272-unit project, including response to comments. (December 1992)

C. Subsequently, the Department of Regional Planning's Hearing Officer approved two tentative tract map amendments dealing with changes involving trails, circulation improvements, easements, and other miscellaneous items. No further environmental analysis was required for the tentative map amendments.

D. The BOS on April 16, 2019, approved specific plan amendment no. 2007-00005-(5) to change the land use category designation on the Altadena community plan land use category from recreation/ school to recreation/ single-family residential, as part TR069504 for 18 residential lots, one private recreation lot & one private and future street lot on 7.18 acres; and CUP no. 2007-00114-(5) that authorized modifications to condition language regarding the permitted uses of the project site exceeding the low-density threshold in a hillside management area and authorized grading within a hillside management area; An Addendum to the certified final supplemental environmental impact report ("FSEIR").

California Environmental Quality Act ("CEQA") Addendum Findings Pertaining to Project Modifications

The project's requested modification to the Altadena Community Standards District is for a modification to the maximum lot coverage and GSA, which are minor in nature and make no impact on the previously approved projects. The proposed changes do not raise important new issues about the significant effects on the environment. As a result, no significant environmental effects that cannot be avoided have been identified for the project, and impacts remain largely the same or no impact compared to the certified Final EIR and Final Supplemental EIR.

CEQA Guidelines section 15164 authorizes a Lead Agency to prepare an addendum to a previously certified EIR if changes or additions to the document are necessary, but none of the conditions described in section 15162 are present, as described below:

- No substantial changes are proposed in the project, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require any revisions of the previous EIR due to the involvement of new potentially significant environmental effects or

substantial increase in the severity of previously identified potentially significant effects.

- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete, shows any of the following:
  - The project will not have one or more significant effects not discussed in the previous EIR;
  - Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR.

Project-related impacts and mitigation measures are quantified throughout Section 2.2 and Section 2.5 of the Final Supplemental EIR certified by the Board of Supervisors. Recommended mitigation measures reduce project-related impacts with regard to geotechnical hazards, hydrology, traffic and circulation, biological resources, cultural resources, air quality, noise, water supply, wastewater, education, public services and utilities, aesthetics, and solid waste to less than significant.

The following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the FEIR:

DESCRIPTION OF POTENTIAL IMPACTS	APPROVED PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description	18 single-family residential lots, one private recreation lot & one private and future street lot	18 single-family residential lots	Modification from Maximum Lot Coverage and GSA for 18 lots.

The project proposes implementing the same mitigation measures as the previous project. Where mitigation measures are specifically related to the number of units, the modified project will implement the same mitigation measures.

As shown above, this project modification will result in substantially the same potential impacts or no impacts as identified in the original Final EIR and Final Supplemental EIR.

ADDENDUM TO ENVIRONMENTAL IMPACT REPORT
FOR
VESTING TENTATIVE TRACT MAP NO. 069504
PLAN AMENDMENT NO. 200700005
CONDITIONAL USE PERMIT NO. 200700114
ENVIRONMENTAL ASSESMENT NO. 200700098
PROJECT NO. TR069504-(5)

1. Existing Entitlements

a. 1989 – The County of Los Angeles Board of Supervisors ("Board") approved legislation for the development of the La Viña community, including amendments to the General Plan and Altadena Community Plan, a zone change and the adoption of the La Viña Specific Plan.

b. 1993 – The Board approved implementing entitlements for the Specific Plan, including Vesting Tentative Tract Map No. 45546, Conditional Use Permits No. 87-044 and 91-073 and Oak Tree Permit No. 87-044, authorizing the creation of 272 single-family residence lots, private recreation, open space and a 500-student private school.

c. The Hearing Officer subsequently approved two vesting tract map amendments authorizing, among other things, trails adjustments, circulation improvements and easement disposition changes.

d. Mitigation measures identified in the certified Final SEIR and MMRP, and imposed on the project as a condition of approval, include the following categories: traffic and circulation, geotechnical hazards, fire protection, biological resources and visual quality.

2. Proposed Entitlement Modifications

The proposed project changes require the following amendments to, or additional entitlements: a vesting tentative tract, Specific Plan amendment, a conditional use permit, and an Addendum to the certified final SEIR.

3. Proposed Vesting Tentative Tract Map No. 069504

Project No. TR069504-(5), including Vesting Tentative Tract Map No. 069504 Plan Amendment 200700005 and Conditional Use Permit 200700114, proposes the following:

a. To create 18 single-family residence lots, one recreation lot proposed to be developed with a club house, community pool and open space, and a private and future street lot on 7.18 gross acres,

b. To amend the La Viña Specific Plan to modify the land use category of the Project site from R (Recreation) and S (School) to R and R-1 (Single-Family Residence),

c. To amend La Viña Plan language regarding maximum permitted density (from 272 to 290) for the La Viña Community and eliminate discussions and regulations applicable to the private school use,

d. To authorize hillside management area development, and

e. To modify condition of approval language regrading permitted uses within the Project Site.

4. CEQA Addendum Findings Pertaining to Project Modifications

CEQA Section 15164 authorizes a Lead Agency to prepare an Addendum to a previously certified EIR if changes or additions to the document are necessary, but none of the conditions described in Section 15162 are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects;

- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete, shows any of the following:

- The project will not have one or more significant effects not discussed in the previous EIR:

    - Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR:

    - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted; and

    - No new mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted.

The final SEIR certified by the Board of Supervisors in January, 1993, analyzed the potential project impacts. The Board found that the conditions of approval and mitigation measures discussed in the report are the only mitigation measures feasible and determined that the project would have no significant adverse effects on the environment which could not be mitigated to an acceptable level and adopted the conditions of approval and mitigation measures and monitoring program.

The Project proposes to implement the same mitigation measures as the previous project where the measures are not related to the changes.

As shown in the below chart, proposed changes will result in the reduction of each potential impact identified in the original EIR, and, therefore, will not cross the thresholds identified in Section 15162 of the California Environmental Quality Act ("CEQA") that would require a subsequent EIR.

Therefore, the Project qualifies for an Addendum to the previously certified final SEIR, as authorized under CEQA Section 15164.

Following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the FEIR:

COMPARISON OF IMPACTS

DESCRIPTION OF POTENTIAL IMPACTS	APPROVED PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description	500 student school	18 residential units	Replacement of 500 student school with 18 residential units.
Aesthetics	108.3 acres of natural open space; development within a gated residential community	108.3 acres of natural open space; development within a gated residential community	Replacement of a school on a graded lot within a gated residential community with 18 single-family homes complementing the existing community. The proposed homes will comply with the design guidelines for the La Vina Specific Plan. Planning Area 6 is proposed for development under both the approved project and the proposed modified project. Impacts to aesthetics would be substantially similar to the approved project and would be less than significant.
Air Quality	Vehicle emissions generated by a 500 student school	Vehicle emissions generated by 18 single family homes	Grading and construction impacts would be substantially the same as the approved project. Operational impacts would be reduced due to reduction in vehicle trips for 18 homes as

			compared to 500-student school. Impacts would remain less than significant.
Biological Resources	Graded site would be improved with a private school	Graded site would be improved with 18 homes	Planning Area 6 is graded, proposed for development under both the approved project and the proposed modified project, and does not contain sensitive biological resources. Impacts to biological resources would be the same as the approved project and would be less than significant.
Cultural Resources	Graded site would be improved with a private school	Graded site would be improved with 18 homes	Planning Area 6 is graded and proposed for development under both the approved project and the proposed modified project. Impacts to cultural resources would be the same as the approved project and would be less than significant.
Geotechnical hazards	Graded site would be improved with a private school	Graded site would be improved with 18 homes	Impacts to geotechnical hazards would be substantially similar to the approved project and would be less than significant.
Global Climate Change	Greenhouse gas emissions associated with 500-student private school	Greenhouse gas emissions associated with 18 homes	Global climate change is not significant new information requiring preparation of a supplement or

			subsequent EIR. Impacts to global climate change would be less under the modified project as compared to the approved project due to the reduction in vehicle trips associated with 18 homes as compared to a 500-student private school.
Hydrology	Graded site would be improved with a private school	Graded site would be improved with 18 homes	Impacts to hydrology would be substantially similar to the approved project and would be less than significant.
Noise	Noise associated with vehicle trips and operation of a 500-student private school, including evening events	Noise associated with 18 homes	Noise impacts would be reduced due to reduction in vehicle trip associated with the modified project and elimination of the private school. Noise impacts would remain less than significant.
Water Supply	Water use associated with a 500-student private school	Water use associated with 18 homes	Impacts to water supply would be substantially similar to the approved project and would be less than significant.
Wastewater	Development of a 500-student private school on a graded site	Development of 18 homes on a graded site	Impacts to wastewater would be substantially similar to the approved project and would be less than significant.
Traffic and Circulation	Vehicle trips associated with a 500-	Vehicle trips associated with 18	Impacts to traffic and circulation would be

	student private school	homes	reduced due to reduction in vehicle trips associate with 18 homes as compared to a 500-student private school, and would remain less than significant.
Education	A 500-student private school would be provided	Demand for educational services associated with 18 homes. Payment of school fees.	The modified project would eliminate a 500-student private school and would generate new demand for educational services associated with 18 homes. The modified project would result in payment of school fees in accordance with state law. Impacts to education would remain less than significant.
Fire Protections Services	Demand for fire protective services associated with a 500-student school	Demand for fire protective services associated with 18 homes	Impacts to fire protective services would be substantially the same as the approved project and would remain less than significant.
Police Protection Services	Demand for police protective services associated with a 500-student school	Demand for police protective services associated with 18 homes	Impacts to police protective services would be substantially the same as the approved project and would remain less than significant.
Libraries	Demand for libraries associated with a 500-student school	Demand for libraries associated with 18 homes. Payment of new library fees.	Impacts to libraries would be substantially the same as the approved project and would remain less

			than significant.
Electricity and Gas	Demand for electricity and gas associated with a 500-student school	Demand for electricity and gas associated with 18 homes	Impacts to electricity and gas would be substantially the same as the approved project and would remain less than significant.
Solid Waste	Demand for solid waste associated with a 500-student school	Demand for solid waste associated with 18 homes	Impacts to solid waste would be substantially the same as the approved project and would remain less than significant.

By: _____

Date: 2018 JUN 28

FINAL

SUPPLEMENTAL

EIR

LA VINA

SCH. NO. 91031099

JULY, 1992

FINAL SUPPLEMENTAL EIR

(State Clearinghouse No. 91031099)

LA VINA

Vesting Tentative Tract No. 45546

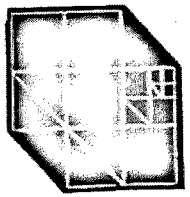
Conditional Use Permit No. 91-073

Conditional Use Permit No. 87-044

Oak Tree Permit No. 87-044

LOS ANGELES COUNTY

DEPARTMENT OF REGIONAL PLANNING



JULY, 1992

APPENDICES

A GEOLOGY REPORT

B TRAFFIC REPORT

C DRAINAGE CONCEPT PLAN

D CULTURAL RESOURCES REPORT/PEER REVIEW

E SPRING SURVEY

F REGULATORY COMPLIANCE DOCUMENTATION

G PUBLIC INVOLVEMENT CHRONOLOGY

H FUEL MODIFICATION PROGRAM

I KNOX MELLON AND ASSOCIATES QUALIFICATIONS

J LOS ANGELES COUNTY DEPARTMENT COMMENT LETTERS

K HISTORICAL ARCHITECTURE REPORT/ADAPTIVE REUSE STUDY

L NATIONAL FOREST POLICY CONFORMANCE REPORT

D CULTURAL RESOURCES REPORT/PEER REVIEW

Supplement to:
Cultural Resources Assessment
of the La Vina Property
Altadena, Los Angeles County, California

PREPARED FOR:

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19200 Von Karmen, Suite 400
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PREPARED BY:

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AUTHOR:

Ronald M. Bissell

26 February 1992
Original Report Dated 21 May 1987

INTRODUCTION

The original reconnaissance of the La Vina property was completed in 1987. Since that date a small parcel known as the Brown property has been added to the project. The Brown property is located to the east of Lincoln Avenue; the other three boundaries are defined by the original La Vina property. The relationship of the Brown property to the original project area is shown on the Index Map on the following page.

Additional exploration of the La Vina property was completed in 1990. The reports discussing the additional work are listed in the References Cited section, as is the report discussing the original reconnaissance (Bissell 1989, Bissell 1990a, Bissell 1990b).

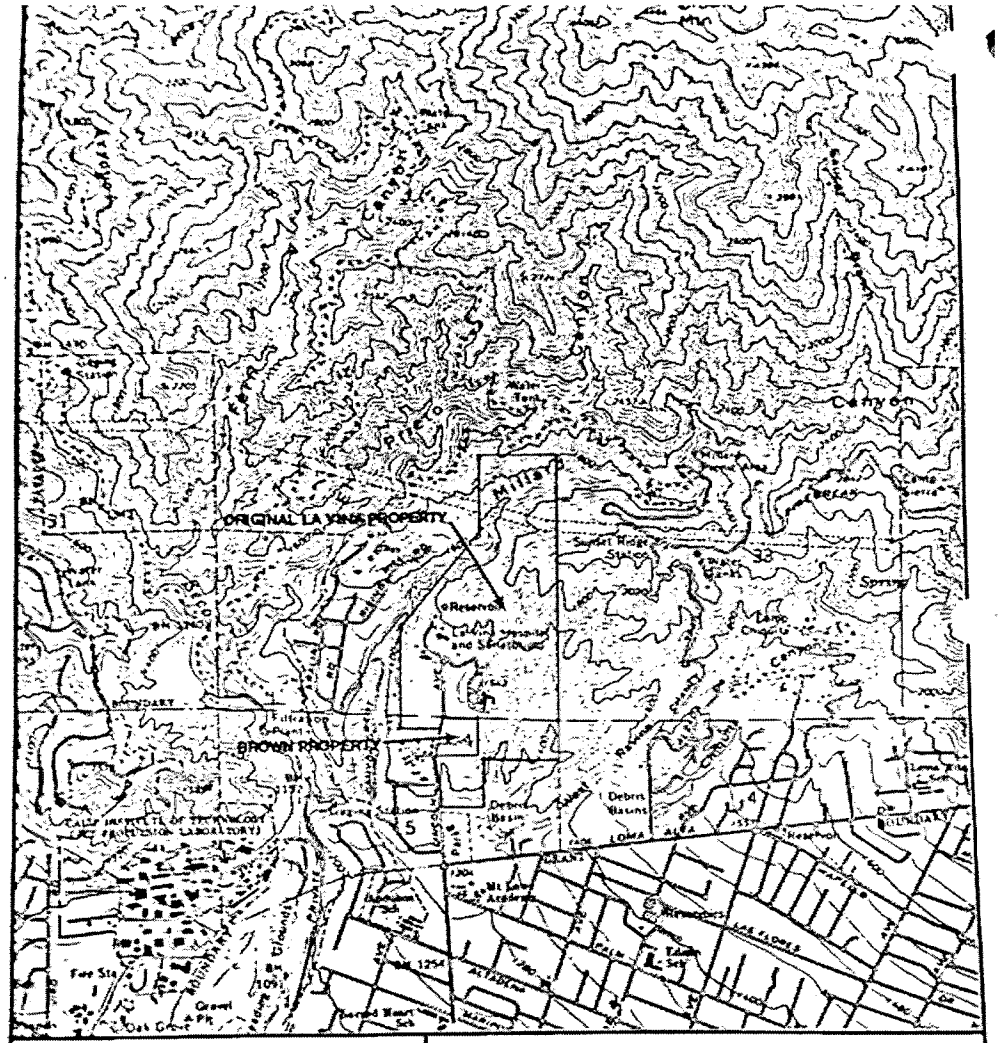
On 24 February 1992 the author completed an examination of the surface of the Brown property. The purpose of this report is to describe the results of the inspection.

PHYSICAL SETTING

The Brown property consists of three rather broad and level terraces running in a north and south direction. The lowest terrace is adjacent to Lincoln Avenue in the western part of the property. Two gates along Lincoln Avenue provide access to the property. Narrow asphalt roads run from the gates to three residential structures along the highest terrace near the eastern property boundary. The only construction in the lower terrace area are the roads, fences and a sewer the crosses the northwestern part of the parcel.

The middle terrace contains a garage near the southern property boundary. An abandoned arbor is also found on the middle terrace near the southern end of the property.

The upper terrace contains the three residential structures,


ORIGINAL LA VINA PROPERTY
BROWN PROPERTY
Reservoir
Debris Basins
Debris Basin
Mills
Sunset Ridge School
Spring
Canyon
Fire Sta
Grand Pk
Oak Grove
Mt. Angeles
Mt. 1254
Edison Sub
Kerckhoff Marine Lab
Caltech Institute of Technology Jet Propulsion Laboratory
BOUNDARY
LOMA ALTA
CLARA
ACACIA
ARROYO
Paleontology
Archeology
History
RMW
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BASE MAP: USGS Pasadena, California
7.5 Minute Quadrangle, 1966,
Photorevised 1972
N

support buildings, garden areas and orchards. The terrain drops steeply into an arroyo immediately to the east of the upper terrace.

The bulk of the surface of the Brown property has been extensively modified. The upper terrace was graded to provide level building pads and it appears that the central terrace has also been extensively modified by grading. The lower terrace is not extensively modified except where the sewer was constructed. In actuality, the lower terrace is a continuation of a drainage originating to the north in the original La Vina property.

The vegetation on the Brown property consists almost entirely of exotic species (exotic in the sense that they are not native to the region). Introduced grasses, decorative shrubs, orchard trees and shade trees form the bulk of the vegetation. Native species are represented primarily by a few scattered oak trees. Other than the oaks, no species common to the sage scrub ecological community are apparent on the property.

METHODS AND CONDITIONS

The Brown property was examined by walking along parallel transects spaced approximately 10 meters apart. The lower terrace was covered with a dense growth of grass in most areas. Visibility was quite poor. The middle terrace was more open and most of the surface could be properly examined. The upper terrace is mostly garden and lawn area. Visibility varied from excellent to poor. However, the poor visibility was in those areas most disturbed by past grading. It is estimated that about 50% of the total property surface was sufficiently open to permit adequate examination.

PREHISTORIC FINDINGS

No prehistoric remains of any kind were found on the property. Given the degree of disturbance the property has undergone, it is unlikely that important prehistoric deposits

exist on the property.

HISTORIC FINDINGS

The residence nearest the northern end of the property is a single story, wood frame, stucco covered structure. The roof is of low pitch and is covered with tarpaper. Extending to the east is a long breezeway forming a carport and connecting with a garage. The windows are aluminum. The structure, built in 1946, is the earliest erected on the property and has since undergone two major additions (Brown 1992).

The next residence to the south is also single story and wood framed. However, the exterior is currently covered with sheet rock shingles. The roof is low pitched and covered with asphalt shingles. A breezeway connects the house to a garage. The windows are aluminum. The exact date of construction is unknown, but the house was built after 1946 (Brown 1992).

The house near the southern end of the property is single story, wood framed and stucco covered. The windows are aluminum. The roof is low pitched and is covered with tarpaper and gravel. A garage, constructed similarly to the house, is located to the west of the house on the middle terrace. The exact date of construction is unknown, but the house was built after 1946 (Brown 1992).

The architecture of all of the buildings on the Brown property is quite common for residential structures built in the late 1940s and early 1950s. No unique or unusual features have been incorporated into any of the buildings. No important historical associations are known. Certainly, the current owners are descendents of early settlers in the area, but the structures are not associated with either the settlers or the settlement era. Accordingly, the structures are not interpreted as important resources.

CONCLUSIONS

1. No prehistoric resources are visible on the surface of the

property.

2. It is unlikely that prehistoric resources exist on the property.
3. The buildings on the property are not important from a historic perspective.
4. The existing buildings represent the first episode of construction on the property, making it most unlikely that older historic remains exist in the subsurface of the property.

RECOMMENDATION

No further cultural resources research effort should be expended on the Brown property.

Ronald M. Bissell
Archaeologist

REFERENCES CITED

Bissell, Ronald M.
1987 Cultural Resources Assessment of the La Vina Property, Altadena, Los Angeles County, California. On file at Southwest Diversified, RMW Paleo Associates and the Archaeological Information Center, University of California, Los Angeles.

Bissell, Ronald M.
1990a Archaeological Research on the La Vina Property, Vesting Tentative Tract 45546, Altadena, Los Angeles County, California. On file at Southwest Diversified, RMW Paleo Associates and the Archaeological Information Center, University of California, Los Angeles.

Bissell, Ronald M.
1990b Historic Archaeology Concerns Related to the La Vina Property, Vesting Tentative Tract 45546, Altadena, Los Angeles County, California. On file at Southwest Diversified, RMW Paleo Associates and the Archaeological Information Center, University of California, Los Angeles.

Brown, Ruth
1992 Personal Communication. Ms. Brown and her husband have resided on the Brown property since 1946.

PEER REVIEW

OF PREVIOUS ARCHAEOLOGICAL STUDIES

CONDUCTED ON THE LA VINA PROPERTY

ALTADENA, LOS ANGELES COUNTY, CALIFORNIA

by:

Philip de Barros, Ph.D., S.O.P.A.

Prepared for:

SOUTHWEST DIVERSIFIED, INC.
3900 North Lincoln Ave.
Altadena, California 91001

FEBRUARY 1992

I KNOX MELLON AND ASSOCIATES QUALIFICATIONS

Vita

KNOX MELLON, JR., Ph.D.

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Education:

B.A., Pomona College
M.A., Claremont Graduate School
Ph.D., Claremont Graduate School. History.

Administrative Experience: Private Sector

1984-present — President, Mellon & Associates, a consulting firm in historic preservation, historical research, land-use planning, and oral history projects. Contracts to date have included:

* The Los Angeles Redevelopment Agency: Downtown Central Library Rehabilitation.
* Mid-Peninsula Open Space District, San Mateo County, CA.
* Patterson Properties, Fremont, CA.
* Greenacres (The Old Harold Lloyd Estate) Beverly Hills, CA.
* The E.P. Fay Building, Los Angeles, CA.
* U.S. Postal Service, San Bruno Regional Office.
* Picchetti Winery, Cupertino.
* Santa Barbara County Landmarks Advisory Committee.
* 20th Century Fox.
* Santa Cruz County Cultural Resource Survey.
* Gilroy Cultural Resource Survey.
* South San Francisco Cultural Resource Survey.
* Beverly Hills Cultural Resource Survey.
* Regional Oral History Office, U.C. Berkeley. The G.W. Patterson Family and Ranch: Southern Alameda County in Transition. An Oral History
* Trefethen Vineyards - Napa
* Landmark Land Company, Oak Valley Project, Moreno Valley
* John C. Pegler House, Sierra Madre
* Old Oakland Project, Storek & Storek
* Livermore Cultural Resource Survey
* Highland/Camrose Hollywood Bungalow Project
* The Dona Corporation, Beverly Hills

* Park Plaza Project, Environmental Science Associates, San Diego
* Griffin Related Properties, Johnny's Coffee Shop, Los Angeles
* George E. Brown, Jr. Oral History Project, University of California, Riverside
* Santa Cruz Island Foundation, Santa Barbara
* ARBA Company, Studio City Car Wash, Los Angeles
* Paramount Studios, Western Costume Company, Los Angeles
* Omar Barker Oral History Project, Banning
* Southwest Diversified, La Vina Project, Altadena
* Los Angeles Coliseum Rehabilitation Project, Spectacor
* Irvine Ranch Agricultural Headquarter's National Register District Project, Irvine Co.
* Ocean Promenade Tower Project - Long Beach
* Rancho Cucamonga Oral History Project
* Sam Maloof Historic Site Project
* UCLA - Kerckhoff Hall - Historic Survey
* UCLA - Historic Preservation Consultant-Historic Building Program
* Union Station Project, Los Angeles, Catellus Company
* Beverly Hills Hotel Renovation Project
* UCLA - Men's Gym, Dance Building, Clark Library Historic Surveys
* UCLA - Royce Hall, Kinsey Hall, Historic Surveys

1986-present Executive Director, Mission Inn Foundation.

Administrative Experience: State Government

1975-1983 Director: California State Office of Historic Preservation

1975-1983 Executive Secretary to the California State Historical Resources Commission

1977-1983 State Historic Preservation Officer

Administrative Experience: Academic

1967-1969 Chairperson, Department of History and Government, Immaculate Heart College.

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1966-1974	Director: Oral History Research Office. Immaculate Heart College

Teaching Experience: Full-time

1955-1960	Instructor in History, Mt. San Antonio College.
1960-1961	Instructor in History, Immaculate Heart College.
1961-1962	Assistant Professor of History, Immaculate Heart College.
1962-1972	Associate Professor of History, Immaculate Heart College.
1972-1975	Professor of History, Immaculate Heart College
1987-date	Adjunct Professor of History, University of California, Riverside. Teaches classes in the Training and Techniques of Oral History.

Professional Experience: Elected and Appointed Positions

1965-1974	Danforth Foundation Associate. 1967-1968 Western Regional Selection Committee. 1968-1971 Chairperson, Western Regional Selection Committee. 1971-1974 National Selection Committee.
1967-1974	Liaison Representative, Immaculate Heart College Campus, Danforth Fellowship Program.
1967-1975	Treasurer and Member of the Executive Council, National Oral History Association.
1973-1975	Executive Secretary, Southern California Labor History Society.
1975-1983	Member, Board of Trustees, California Historical Society.
1977-1983	Chairman, Historical Resources Committee
1977-1983	Chairman, Awards and Honors Committee

June, 1992

1982-1984	Member, Board of Trustees, California Preservation Foundation.
1977-1979	Regional Chairman, Awards Committee, American Association for State and Local History.
1979-1982	Member, Board of Directors, National Conference of State Historic Preservation Officers.
1979-1986	Chairman, National Advisory Committee, Mission Inn Foundation, Riverside, CA.
1984-1986	Member, Board of Directors, California Preservation Foundation.
1987-1990	Member, Board of Directors , California Council on Public History.
1988-1990	Member, Board of Directors, Riverside Arts Foundation.
1989-date	Member, Board of Directors, Rancho Los Alamitos Foundation.
1989-date	Member, Board of Trustees, "The Power of Place", UCLA.
1990-date	Member, Riverside Cultural Heritage Commission

Professional: Published Books

1961	Mellon and Carroll. Development of Civilization. 2 vols. Chicago: Scott-Foresman.
1963	Mellon and Carroll. Development of Modern European Civilization. Chicago: Scott-Foresman & Company.
1969	Mellon and Carroll. Development of Civilization. 2 vols. Rev. ed. Chicago: Scott-Foresman & Company.
1972	Mellon and Chrisman. Like It Was, Like It Is: People and Issues in the Western World. Chicago: Scott-Foresman & Company.

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Professional: Published Articles

1958-1959	"James Greenalch and the American Civil War" in Claremont Quarterly. Summer-Fall 1958, Spring 1959, Winter 1959.
1960	"Christian Priber and the Jesuit Myth" in South Carolina Historical Quarterly. April.
	"The Civil War Letters of James Greenalch" in Michigan History. June.
1964	"Priber, Christian Gottlieb." Americana Encyclopedia Vol. 22.
1967	"Burnett, Peter." Catholic Encyclopedia. Vol. 2.
	"Walsh, Frank." Catholic Encyclopedia. Vol. 1
1968	"A Florida Soldier in the Army of Northern Virginia" in The Florida Historical Quarterly. January.
1973	"Christian Priber's Cherokee Kingdom of Paradise" in the Georgia Historical Quarterly. Fall.
1981	"Priber, Christian Gottlieb." Dictionary of Georgia Biography.
1981	"Oral History, Public History, and Historic Preservation: California Birds of a Feather." The Oral History Review.
1983	"Historian's Perspectives on Depression-Time California," The Pacific Historian.
1985	"Job Harriman and Llano del Rio," Communal Societies
1991	"Priber, Christian Gottlieb," American National Biography

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Professional: Scholarly Book Reviews

1961	Daniel Aaron's Men of Good Hope, A Study of American Progressives. Reviewed for the Catholic Historical Review.
1963	Joseph L. Blau and Salo W. Baron, editors. The Jews of the United States, 1790-1840, A Documentary History. Reviewed for the Catholic Historical Review.
1966	W. David Lewis' From Newgate to Dannemora: The Rise of the Penitentiary in New York, 1796-1848. Reviewed for the Catholic Historical Review.
1967	P.A.M. Taylor's Expectations Westward: The and the Emigration of their British Converts in the Nineteenth Century. Reviewed for the Catholic Historical Review.
1971	Francis T. Weber's Catholic Footprints in California Reviewed for the Southern California Quarterly.
1985	D.R. Wallace and Morley Baur, The Wilder Shore. Reviewed for the Pacific Historian.
1988	James S. Gordon, The Golden Guru: The Strange Journey of Bhagwan Shree Rajneesh Reviewed for the Oral History Review.
1989	H. Roger Grant, Spirit Fruit, A Gentle Utopia. Reviewed for Journal of the West.
1989	Benjamin Capps, The Brothers of Uterica Reviewed for Journal of the West

Professional: Memberships in Organizations

1949-present	Royal Hellenic Society.
1953-present	American Historical Association.
1958-present	Organization of American Historians.
1966-present	Oral History Association.

1975-present	California Historical Society.
1975-1983	National Conference of Historic Preservation Officers.
1976-present	San Diego Historical Society.
1982-1985	San Francisco Maritime Museum.

Professional: Awards, Grants, and Honors

1963-64	Danforth Teacher Study Grant.
1973	Sourisseau Academy Grant for California State and Local History
1974	E. Merton Coulter Award for Excellence in the Writing of Georgia History, Georgia Historical Society.
1975	Award of Merit for Ten Years of Service as Treasurer (1966-1975), Oral History Association.
1981	Aubrey Neasham Historic Preservation Award, California Historical Society.
1983	Historic Preservation Award from the City of Claremont.
1984	Third Annual Historic Preservation Award, California Preservation Foundation.
1990	Historic Preservation Award, California Council for the Promotion of History.

Professional: Biographical Listings

1974	Directory of American Scholars. Volume I: History. 6th edition. New York: R.R. Bowker Co. Edited by Jacques Cattel.
1982	Directory of American Scholars. Volume I: History. 8th edition. New York: R.R. Bowker Co. Edited by Jacques Cattel.
1991	Who's Who in the West, 23rd edition, Wilmette, Illinois.

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Community Involvement: Public Affairs and Politics

1959-1960	Member, Los Angeles County Democratic Central Committee.
1962	Democratic Nominee, United States House of Representatives, 24th Congressional District, California.
1962-1963	Member, California State Democratic Central Committee.
1963	President, Claremont Democratic Club.
1965-1967	Director, California Democratic Council.
1968-present	Member, Valley Hunt Club, Pasadena.
1972	Chairman, Return George E. Brown, Jr. to Congress Campaign.
1974	Director of Organization, Edmund G. Brown, Jr. for Governor Campaign.
1975-1984	Member, Sutter Lawn Tennis Club, Sacramento.
1978-1982	Sponsor, Sacramento Symphony Association.
1978-1982	Member of support group for the Catholic Worker House, Sacramento.
1981-1983	Member, California Legislature's Heritage Task Force
1982-present	Member of Oakland Heritage Alliance.
1982-1985	Member, Cameron-Stanford House Association.
1982-present	Member, Berkeley Architectural Heritage Association.
1984-1986	Member, Sequoya Country Club.
1986-present	Member, Victoria Club, Riverside CA.
1987-1988	Member, Riverside Year 2000, Land Use Committee.

K HISTORICAL ARCHITECTURE REPORT/ ADAPTIVE REUSE STUDY

Historic Preservation

4641 Ladera Lane
Riverside, CA 92501
714 788 4084

Dr. Knox Mellon
President

December 7, 1990

Andrew Oliver
Southwest Diversified
3900 North Lincoln Avenue
Altadena, CA 91001

Dear Andrew:

As per your request, the following information is submitted regarding the professional qualifications of the team that put together the Architecture and Historical sections of the La Vina Project EIR.

1. Knox Mellon, Ph.D. Historian
2. Diane Hlava, M.A. Architectural Historian
3. Jan Muntz, B.A. Architect
4. Bill Cross, B.S. Urban Planning

Dr. Knox Mellon was the former State Historic Preservation Officer for California. He also served as Director of the State Office of Historic Preservation and as Executive Secretary of the State Historical Resources Commission. He has a Ph.D. in history from the Claremont Graduate School and has published extensively in scholarly and historical journals.

Diane Hlava is an Associate Planner and private historic preservation consultant. She has an M.A. in Architectural history from UCLA and is a member of the City of Pasadena Cultural Heritage Board.

Jan Muntz is a practicing Architect with particular expertise on Myron Hunt. She has published extensively on Hunt and directed a very successful exhibition at Cal Tech on Hunt and his Associates.

Bill Cross is a Planner in the Pasadena area with considerable experience in Pasadena history. He formerly served on staff to the Pasadena Cultural Heritage Commission, Planning Commission and Design Commission. He is currently on the Board of Pasadena Heritage.

All of the above individuals have submitted full vitas which are available on request to Southwest Diversified.

Very sincerely,

Knox Mellon

La Vina Sanatorium
Historical Report

INTRODUCTION

Southwest Diversified Inc. and Cantwell Anderson Inc. of California are proposing to design and develop La Vina as a planned housing community.

Among the objectives for this development are the implementation of a program which recognizes, and whenever possible, protects the environmental and historic assets of the community.

In order to locate officially registered historic sites in the Project area, a records check was performed using the National Register of Historic Places (1979, et seq.), California Inventory of Historic Resources (California Department of Parks & Recreation 1979), California Place Names, (Gudde 1969), and other additional sources. No registered or identified historic sites were found, although the Los Angeles County Historical and Records Commission has begun procedures to designate the La Vina site as a local point of interest. Telephone and oral interviews were conducted with individuals knowledgeable about the history and architecture of the site. A series of walking surveys of the project area were conducted by professional consultants with expertise in history and architecture. A thorough examination of the appropriate historical written documentation was also carried out (a bibliography is attached).

SUMMARY

The La Vina property has occupied a significant role in Altadena's history, both in terms of historical personalities and the emergence of professional tubercular health care.

In 1909 the La Vina Sanatorium was established on the property by Drs. Henry B. Stehman and Norman Bridge. Following the destruction by brush fire of all but a few cottages in 1935, Hunt and Chambers, a noted Pasadena architectural firm, was retained to design a new sanatorium complex. La Vina was rebuilt in 1937 and the facility continued to operate as a tuberculosis hospital. Beginning in the 1950's the hospital expanded its scope to include care for a variety of respiratory ailments and continued this role until 1984 when La Vina was purchased by Pasadena's Huntington Memorial Hospital. In 1984 the site was closed permanently.

ENVIRONMENTAL SETTING

History of Site

The earliest inhabitants of the La Vina area were the Gabrielino Indians (aka Hahamog-na). While little evidence of the Gabrielinos remains today, it is known they lived throughout the Los Angeles Basin. Settlements were located in Pasadena and Altadena and additional remains have been identified along the Arroyo Seco and into Millard Canyon.

In 1862 Millard Canyon and the La Vina property were homesteaded by Henry W. Millard who raised bees and harvested wood. He moved later after his wife and child died. Both are said to be buried on the La Vina site and a displaced grave marker discovered on the bluff overlooking Millard Canyon supports this claim.

The lands then passed through the ownership of Edwin Baker. In 1878 Levi Giddings acquired the property, built a small home and established a ranch of grape vines and fruit trees. Eugene Giddings, son of Levi, acquired a 100-acre tract just north of his father's on Lincoln Avenue, known as La Vina. Eugene established a toll road that traveled up Millard Canyon from the La Vina site and became a favorite picnic spot for Pasadenans and guests of the Hotel Green. In 1887 he harnessed the waters of Millard Canyon and established the Millard Canyon Water Company.

Prior to the 20th century tuberculosis was one of the most common and feared diseases. Apprehension about consumption continued until discovery in the 1950's of effective antibiotics. Prior to this time, sanatorium care was the traditional treatment as it provided segregation and offered bed rest and clean air for those afflicted with the disease.

As early as 1872 Southern California was recognized as a key location for persons affected by respiratory problems. The widely distributed Charles Nordhoff book California: For Health, Pleasure and Residence (1872, 1st ed.) devotes an entire chapter to this subject which is entitled "Southern California for Invalids." This book identifies San Bernardino, Santa Barbara, Montecito, Stockton, Visalia, Sacramento, Sonora, inland San Diego, Los Angeles and San Gabriel as good locations for invalids.

A Southern California Paradise, (in the suburbs of Los Angeles) appeared 11 years later. This promotional type of book discussed the virtues of Pasadena, San Gabriel, Sierra Madre and La Canada as a mecca for health seekers. John M. Radebaugh, M.D. contributed a chapter entitled "Pasadena as a Health Resort." In it he wrote "The possibility of invalids being out of doors three hundred and forty, and perhaps more, days of the year, during part of the twenty-four hours, and that no mean portion of the daylight, is the great advantage which Pasadena offers."

The chapter following, "Disease and Weather" by I.S.P. Lord, M.D. establishes that the San Gabriel Valley had become a health resort by 1883. Lord wrote "Consumption [tuberculosis] is a very common complaint here, but all imported". "More than half of the adults came here on account of ill health, and yet there is comparatively little sickness, and as far as the weather is concerned there ought to be but little."

At the time the La Vina Sanatorium opened in 1909, a number of other health facilities were in existence in the Pasadena/Altadena area, presumably treating tuberculosis. They included:

Chaney Sanatorium, 1900-1911

El Dorado Sanatorium, ca. 1883
Esperanza Sanatorium, ca. 1905
Hygeia 1911-ca. 1942
Las Encinas Sanatorium, 1904-
Las Casitas Sanatorium 1902 - 1911

John Baur, in his book the Health Seekers of Southern California, wrote "[u]ntil the eighties [i.e. 1880's], most health seekers lived in their own homes or in boarding houses and hotels, but the population was growing too fast to be housed in such manner. Private "sanitariums" were mushrooming on the outskirts [of Pasadena]; they were haphazard in plan and in treatments offered and sometimes little more than tents or wooden shacks raised by self-styled doctors."

It is understandable why sanatoriums were located in the outskirts of town. Francis Marion Pottenger, M.D. records the following experience in his autobiography The Fight Against Tuberculosis: "Word that I intended to build a sanatorium [in Monrovia] produced an epidemic fear of tuberculosis. Monrovians whom I had counted as my friends now looked upon me as an enemy. They considered such an institution as I proposed a personal menace, a community danger that would utterly ruin the city. Who would want to establish a home or business in a "town of TB's.?" Pottenger did establish his sanatorium and became the first physician on the west coast to devote his entire attention to tuberculosis.

La Vina Sanatorium was built at the top of Lincoln Avenue in the Foothills of the San Gabriel Mountains. It was sufficiently removed from Pasadena but still accessible.

The lands of La Vina had belonged to Eugene Giddings, member of an important early Pasadena family. After brief ownership by the Pasadena Presbyterian Church, the property was sold to the La Vina Sanatorium, a non-profit organization. Sanatorium Founders Drs. Stehman and Bridge both suffered from tuberculosis and found the climate of Pasadena beneficial to their health. Together, they convinced Associated Charities in Pasadena to close its tuberculosis cottages in the Linda Vista area of Pasadena and help fund a sanatorium on La Vina lands.

La Vina Sanatorium was established with several cottages and a 36-bed infirmary. Financial short falls were made up by civic-minded patrons.

Tragedy struck in 1935 when a brush fire took all but a few of the wooden structures. Hunt and Chambers, a well respected architectural firm located in Pasadena, was called in to rebuild La Vina. Construction must have begun almost immediately as the first new buildings were dedicated in June 1937.

Based on the layout, variety, and maturity of trees on the site, it may be the grounds were professionally landscaped after the fire of 1935. In an oral history interview, Martin Shipley, a former maintenance staff member of the Hastings Foundation, reported, "that most of the plants found at La Vina were either natural volunteers from seed or pine trees given to La

Vina and the Hastings Foundation by the Forestry Service. He indicated the palms lining the roadways existed in 1957 and may have been placed there to line the roadway.

La Vina Sanatorium operated principally as a tuberculosis hospital from its opening into the 1950's when it expanded its scope of services to include treatment of a variety of respiratory ailments to fill beds caused by the discovery of effective antibiotics.

In 1928 the Lincoln Avenue Open Air School for boys and girls was transferred to and became a part of the La Vina Health School. Following the fire of 1935, a new school building, also designed by Hunt and Chambers, was constructed and dedicated in 1939 as the Mary Hawes Glover Unit of the Girls Preventorium. It would later be known as the Foothill Preventorium for Girls. Boys were no longer enrolled. During World War II the school was discontinued and the facility let to another organization. After the war, the building was occupied by the Hastings Foundation for tubercular research until 1963. It was commonly known as the Charles Cook Hastings Home and offered care to tuberculosis patients. La Vina Sanatorium took possession of the building thereafter and used it as a respiratory disease unit for patients with emphysema, bronchitis and asthma.

La Vina Sanitorium
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Chapin, Lon F. Thirty Years in Pasadena, Los Angeles: Southwest Publishing Company, 1929.

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Farnsworth, R.W.C., ed. A Southern California Paradise. Pasadena: Farnsworth, 1883.

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McCroarty, John Steven, Los Angeles From the Mountains to the Sea. Chicago: The American Historical Society, 1921.

Nordhoff, Charles. California: For Health, Pleasure and Residence, A Book for Travellers and Settlers. New York: Harper and Brothers, 1875.

Page, Henry Markham. Pasadena: Its Early Years. Los Angeles: Lorrin L. Morrison, 1964.

Pottenger, Francis Marion. The Fight Against Tuberculosis. New York: Henry Schuman, Inc. 1952.

Reid, Hiram A. History of Pasadena. Pasadena; Pasadena History Company, 1895.

Shoof, C.F. ed. Pasadena Community Book. Pasadena; A.H. Cawston, 1951.

Wilson, Carol Green. California Yankee. Claremont: The Saunders Press, 1946.

Wiley, John L. History of Monrovia. Pasadena: Star-News, 1927.

Winter, Robert W. The California Bungalow. Hennessey and Ingalls, 1980.

Wood, J.W. Pasadena, California. Historical and Personal. J.KW. Wood, 1917.

PAMPHLETS, NEWSPAPERS, BULLETINS AND ORAL INTERVIEWS

Altadena "The Beautiful" "The Paradise of the Foothills". Altadena: Altadena Chamber of Commerce, 1926.

Altadena, Yesterday and Today, Dorothy K. Hassler (1969), Altadena Historical Society Files, Altadena Public Library.

Summary of La Vina History for the New Board of Directors, La Vina Sanatorium and Hospital (3-20-1965), "Altadena Historical Society Files." Altadena Public Library.

"La Vina Sanitorium, La Vina, California", Architectural Record, July 1937.

"Sanatorium Designed for Hill Slope in Earthquake Country", Architectural Record, December 1938.

Martin Shipley. Mr. Shipley was employed in the maintenance department of the Hastings Foundation (1957-1963), La Vina Sanatorium (1963-1984), and the Huntington Memorial Hospital (1984-present). He was contacted initially to locate plans of the La Vina buildings. Although the plans have been lost, Mr. Shipley was able to provide information not found in written sources. A copy of his interview is available for review at the offices of the environmental consultant.

LA VINA SANATORIUM

ARCHITECTURAL REPORT

INTRODUCTION

Southwest Diversified, Inc. and Cantwell Anderson, Inc. of California are proposing to design and develop the 220 acre La Vina site as a planned housing community. The California Environmental Quality Act indicates that it is in the interest of counties to prevent destruction of irreplaceable historic and architecturally significant resources. As such, research for the La Vina Sanatorium site was undertaken to asses the architectural significance of the property. See history section for reference to point of interest application by the Los Angeles County Historical and Records Commission.

SUMMARY

At the present time there are seventeen extant structures on the site. Of these, two of the circa 1937 International Style buildings are significant both historically and architecturally.

The architects were Myron Hunt, F.A.I.A. and Harold C. Chambers, F.A.I.A. Hunt was a contemporary and colleague of Frank Lloyd Wright in Chicago at Steinway Hall, founding member of both the Los Angeles American Institute of Architects and Allied Architects, and architect of major public and private buildings, many of which are extant today and still functioning beautifully. Chambers worked as a draftsman in Hunt's office and ten years later (1920) became a partner in the firm. Hunt retired in 1947, with Chambers continuing the practice. Hunt served as consultant until he became crippled at the age of 83.

In addition to the general historic nature of the site in relationship to the history and development of Altadena, the older La Vina buildings are also unique in that the structural system was developed by Fritz Ruppel, an innovative Pasadena contractor who worked for many of the major architects of the day. This was the first use of a system later utilized by the well known modernist, Raphael Soriano, who proclaimed himself to be the preeminent avant-garde technologist of the time.

The execution of the building program for the development of the site is unique, particularly for that period of history. This was due in part to Myron Hunt's personal experience with tuberculosis, the cause of his first wife's death. They came to Southern California in 1903 because of Mrs. Hunt's illness, the same reason so many other talented people arrived in the San Gabriel Valley in that period. Hunt was educated at MIT and had spent two years in Europe after graduation. All of these influences come together in the buildings at La Vina.

In the post depression era, construction of anything was difficult and the list of built architecture is limited for all the major architects. Hunt

responded to the challenge of building a sanatorium and preventorium by creating remarkably simple structures which embraced a difficult, yet ruggedly handsome site. He built a warm, humane place for people with a then hopeless disease. It is architecturally significant because the architect used the site, structure, and program to create a building with style, function and humanity. This project was one of the last works by Hunt to receive national attention.

Although there was obviously not a large budget, Hunt managed to move at the age of sixty-eight into the twentieth century with the building system, hospital design and design vocabulary for La Vina. The buildings are deceptively simple but represent a major jump from Traditionalism to the International Style for the architect, innovative building systems and creative and humane hospital programming.

PHYSICAL DESCRIPTION

The La Vina Complex is located in Altadena at the northern terminus of Lincoln Avenue in the foothills of the San Gabriel mountains, flanked by arroyos and overlooking the San Gabriel Valley.

The circa 1937 buildings are constructed of Latisteel frame, invented and produced by Frederick (Fritz) H. Ruppel, with a cement plaster exterior finish. These buildings created national attention when they were published in Architectural Record in December 1938. The structural system was a dramatic departure from studs and stucco, creating a low cost solution for commercial buildings without the complexities and expense of concrete or heavy steel. Ruppel built a local factory to produce this system for mass construction. Latisteel also had the advantage of being adaptable and expandable. It was easy to insulate between structure and finished wall or ceiling by leaving wide air gaps. This space could also be used as a plenum or interstitial space for conduit. Hunt expanded the use of the structure by extending the same material used for joists as framing for the loggia around the patient's rooms on the east side of the building.

The structural system also lends itself easily to diagonal reinforcement and the separation and stepping down of the building for seismic and esthetic reasons. Since these buildings were built five years after the Long Beach Earthquake, much attention was paid to the structural problems associated with earthquakes. The site is located near one and in between two other active faults. Hunt separated each leg of the Main Building from the other sections by a 3" flexible gap. As stated in Architectural Record, "Each unit will rock independently of the others, like one of a string of barges in a heavy sea."

The Latisteel system is lightweight, relatively inexpensive and termite proof. Due to the open web design, thermal and acoustic insulation is simplified. It is also very easy to run the electrical and plumbing. The system is composed of webbed steel studs diagonally braced with steel strip lattice, hence the name 'Latisteel'. The system is similar to studs and stucco with the wood studs being replaced by open web metal studs. The flat roof is laid on Latisteel rafters, covered with insulation and a

lightweight 3" concrete slab. The dead air spaces created by the open web provide good sound and heat insulation.

G. La Vina Sanatorium, 1937

In the Main Building, a 51 bed tubercular hospital, Hunt's attention to the needs of the patients, 85% of whom were completely bedridden could only have come from the personal experience of dealing on a daily basis with a loved one stricken with TB. The rooms are primarily designed to be occupied by one patient. Each room has a window with a clear view due to the siting and design of the building. The service side of the building is always placed on the western exposure to minimize heat gain and give the patients the benefit of the early morning sun. It is interesting to note in the plan that the location of patient's rooms responds directly to the view and light, service areas occupying the less desirable locations. The sill of the window is lower than normal so that the view can be seen by a patient lying in bed. The doors are a full four feet wide and have a flush threshold so that a nurse can easily roll the bed through the door onto the loggia without assistance. The wings are staggered to provide better views and natural ventilation, with the kitchen and administrative offices placed so that their impact is minimal but access is maximum. Nurses stations are strategically placed so that a small staff can effectively manage the patient load.

Hospitals in the thirties were very institutionalized and Hunt's work here and at Huntington Memorial Hospital is extremely unusual. In the obituary written by his partner, Harold Chambers, he notes that Hunt made an extensive study of hospital design, visiting most of the important hospitals in the country, making voluminous notes. This research is reflected in the meticulous attention to patients and staff at La Vina.

The loggia is very reminiscent of Hunt's first work in southern California at the Maryland Hotel in Pasadena. The same feeling of the pergola at the hotel, directly derived from his sketches of Amalfi, Italy is repeated at La Vina in the Main Building. Hunt wrote in "Pencil Points" in 1932:

> It is absurd to call to mind any successful architecture of any time that has been conceived in the strict terms of structure and function alone. Even in the most satisfactory modern design - the design of machines - there would be found elements that are not essential to the machine and its prime use. The outward mould of a fine motor car follows the line of chassis, engine, transmission, hardly more closely than, say, the stone work of the Metropolitan Club its steel fame. The grinning skulls of humanity are, to be sure, not denied in the countenances of our friends, but by the kindly provision of nature they are not entirely evidenced.

Hunt's design for La Vina certainly support this thesis. He additionally considered the privacy of the patients and the need for quiet. The formal design and landscaping of the central courtyard surrounding the patients' rooms, with a fountain and statue gives no hint of the opposite, very functional side of the building and the remainder of the site. All the

buildings relate to one another, but the major effort at transforming the setting was evidenced in the main building.

Hunt cleverly had the building step down the slope with the natural grade. This connected the building to the landscape and corrected the optical illusion that the building would be tilted back due to the proximity of the mountains with the sloping site. Hunt was very good at manipulating geometry to create an architectural effect, he used a similar technique in the design of the Rose Bowl by creating an ellipse in plan and section.

Alson Clark, curator of the architectural drawing collection at the Huntington Library, recalls in his essay in Myron Hunt - 1868-1952 that he had the good fortune to be personally conducted through La Vina in 1937 and still remembers Hunt's enthusiasm for the structural. He ended the essay with the following paragraph:

> Myron Hunt had his roots in New England. His work displays a reticence and honesty that are supposed to be characteristic of that region. His professional career suggests that to him architecture was one aspect of a life who aim was service to community. All of this makes him appear as a kind of puritan in the architectural Babylon of southern California. He was brought up at a time when precedent was considered important. In his California work he used history as a starting point and went on to develop houses and schools which were simple, original, logical expressions of indoor-outdoor living. He was in the forefront in the development of a regional style which matured in the 1920's. During that era he displayed a concern for structure as well as form. He was an architectural fundamentalist who moved easily into the new age. As he was not obsessed with fulfilling a particular personal vision, he survived. His California work was an important expression of a regional culture in the making.

This is a fitting description of the early buildings of La Vina and describes why they are important as structure, architecture and an example of the work of one of Los Angeles' most notable architects of the period.

E. LA VINA SANATORIUM ADMINISTRATION BUILDING, 1937 (1960)

The Administration Building has been altered and is not as significant architecturally. It is constructed in the same Latisteel and stucco system.

A. MARY HAWES GLOVER UNIT OF THE GIRLS PREVENTORIUM, 1938
(Foothill Preventorium for Girls)

The Preventorium by Hunt and Chambers continues the same construction and style of the Sanatorium Building. It is also a significant example of the architect's work, primarily for the structure and elevations.

N. CARPORT, circa 1911-38

This wood and tin building is historically significant due to its age, but architecturally insignificant.

P. LA VINA SANATORIUM ASSEMBLY BUILDING AND APARTMENT, 1958
S. INTENSIVE CARE UNIT ADDITION TO GIRL'S PREVENTORIUM, 1969

The addition to the Girls' Preventorium and the Assembly Building are neither old nor architecturally significant enough to be considered historic, nor were they designed by a notable architect.

I. FOOTHILL PREVENTORIUM FOR GIRLS, NURSES' RESIDENCE. Latisteel and plaster, circa 1938

D. LA VINA NURSES' RESIDENCE. Latisteel and plaster, circa 1946 (1953)

B. CHARLES COOK HASTINGS HOME NURSES' RESIDENCE. Concrete block, 1946

H. CHARLES COOK HASTINGS HOME DOCTORS' RESIDENCE. Wood and plaster with latisteel trellis. 1946 (1965)

C. LA VINA DOCTORS' RESIDENCE. Wood and plaster circa 1947 (1954)

These buildings are not old enough or outstanding to be considered historic, and are not architecturally significant.

M. TWO CAR STEEL CARPORT, circa 1945

K. ANIMAL RESEARCH BUILDING. Latisteel and plaster, circa 1938

L. TWO CAR WOOD AND PLASTER GARAGE, 1946

J. PUMP HOUSE BUILDING. Latisteel and plaster, circa 1938

T. EIGHT CAR WOOD AND METAL CARPORT, circa 1950

R. FRAME AND STUCCO BUILDING circa 1937

These buildings are not old enough or outstanding to be considered historic, or large/complex enough to be architecturally significant.

MITIGATION

1) Photographic recordation of Myron Hunt and Harold Chambers prior to demolition.

2) Measured drawings prepared to HABS specifications of Myron Hunt and Harold Chambers buildings.

3) Retention and adaptive reuse of the main building G (La Vina Sanatorium which is by far the most significant structure).

4) Partial retention and adaptive reuse of buildings A and S.

5) Establishment of a history center/bus stop on-site.

6) Deposit site history, building drawings etc. at Altadena Heritage or another appropriate location.

7) Dedication of 110 acres as open space.

8) Name in honor of Gabrielino Indians 12 acre oak grove.

9) Retention and relocation of significant trees.

10) Contributions to relocation Hawkins house in Altadena.

IMPACTS	Mitigation Measures	Level of Significance After Mitigation
Historic Resources		
Development of the Project site could encounter historic and/or architecturally significant resources. The La Vina site is considered to have historic significance but it has not received any historic landmark designations nor have any of the individual buildings located on the site. The Los Angeles County Historical and Records Commission has recommended a point of Historic Interest designation but the nomination has not been acted on by the State.	If avoidance of historic and/or architectural resources is not possible, a more detailed evaluation program will be implemented to identify mitigation measures specific to the subject resources. La Vina Sanitarium buildings may be restored and reused in the Project, but if this is not possible, a thorough scholarly evaluation and professional documentation/recordation will be conducted prior to demolition. The Report will be prepared by individuals who meet minimum Federal standards for Architecture and History.	With additional investigation and specific mitigation measures implemented, the impacts would be mitigated to an acceptable level.

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LA VINA

POINT OF HISTORICAL INTEREST DESIGNATION

EXHIBIT GUIDE FOR

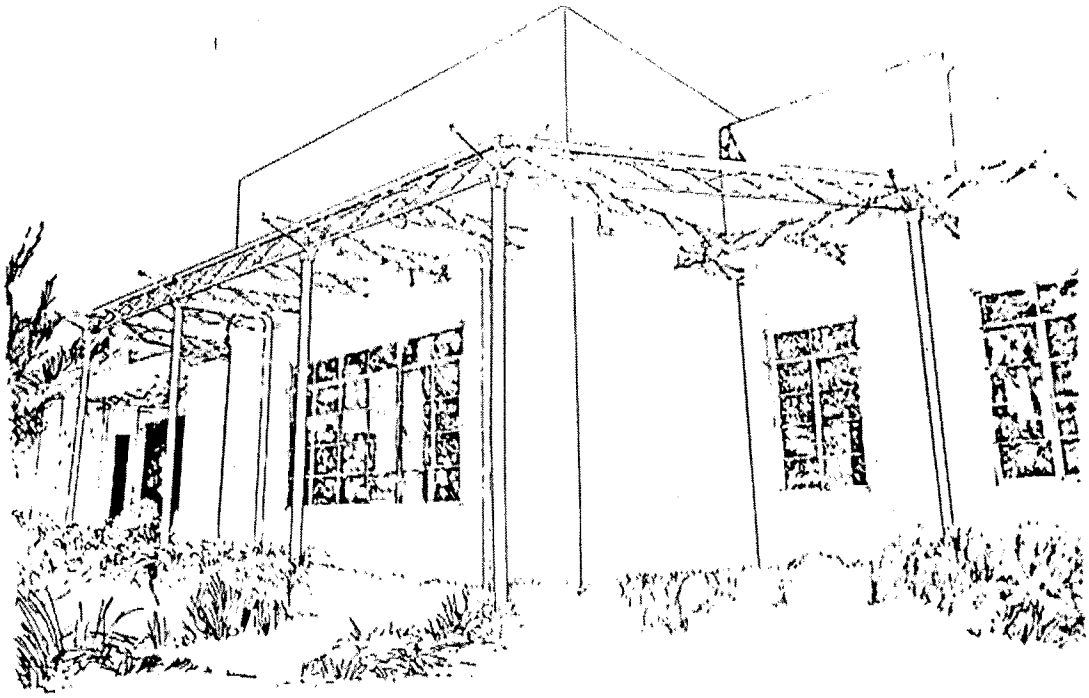
COUNTY OF LOS ANGELES

HISTORICAL LANDMARKS AND RECORDS COMMISSION

PREPARED BY

SOUTHWEST DIVERSIFIED, INC.

MARCH 12, 1991



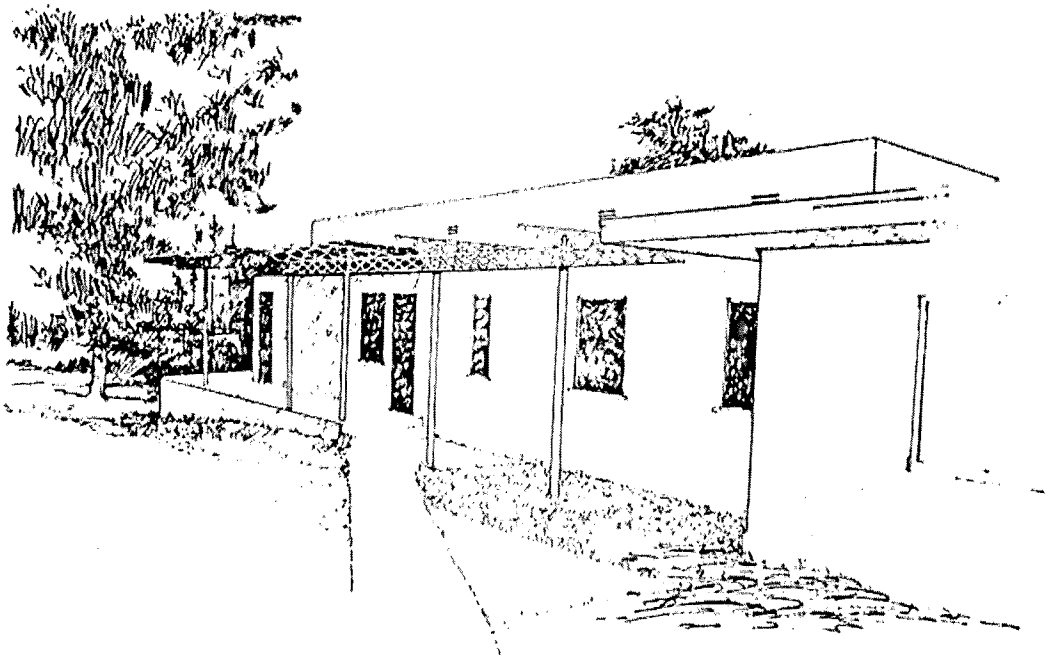
UILDINGS OF HISTORICAL INTEREST

FOOTHILL PREVENTORIUM FOR GIRLS

Attributed to Myron Hunt Architect

Southwest Diversified

CANTWELL ANDERSON



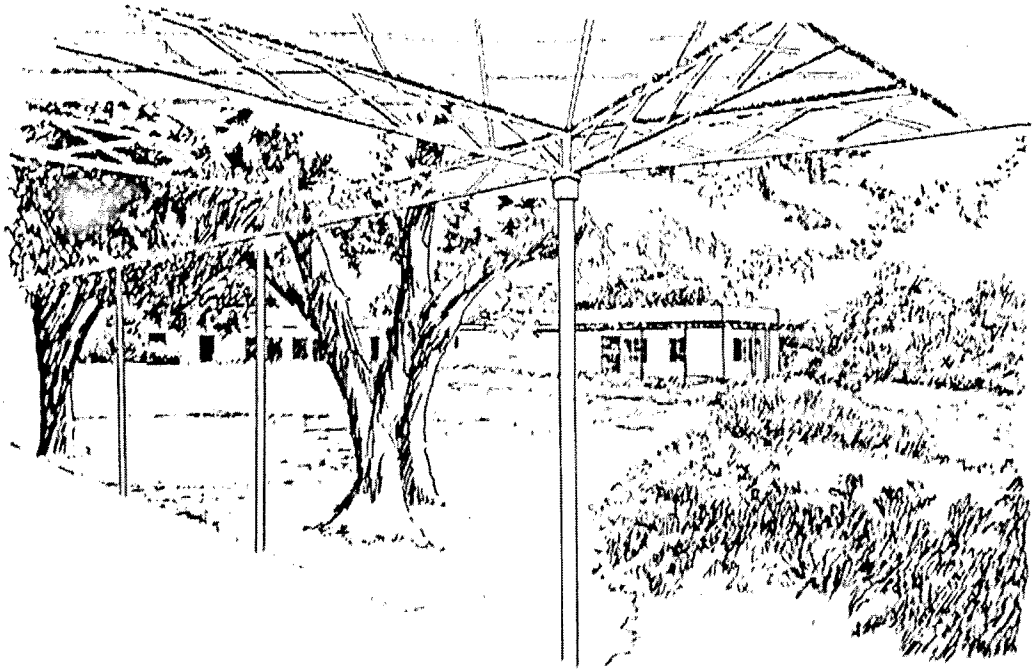
BUILDINGS OF HISTORICAL INTEREST

CHARLES COOK HASTINGS HOME (HOSPITAL)

Attributed to Myron Hunt Architect

Southwest Diversified

CANTWELL ANDERSON

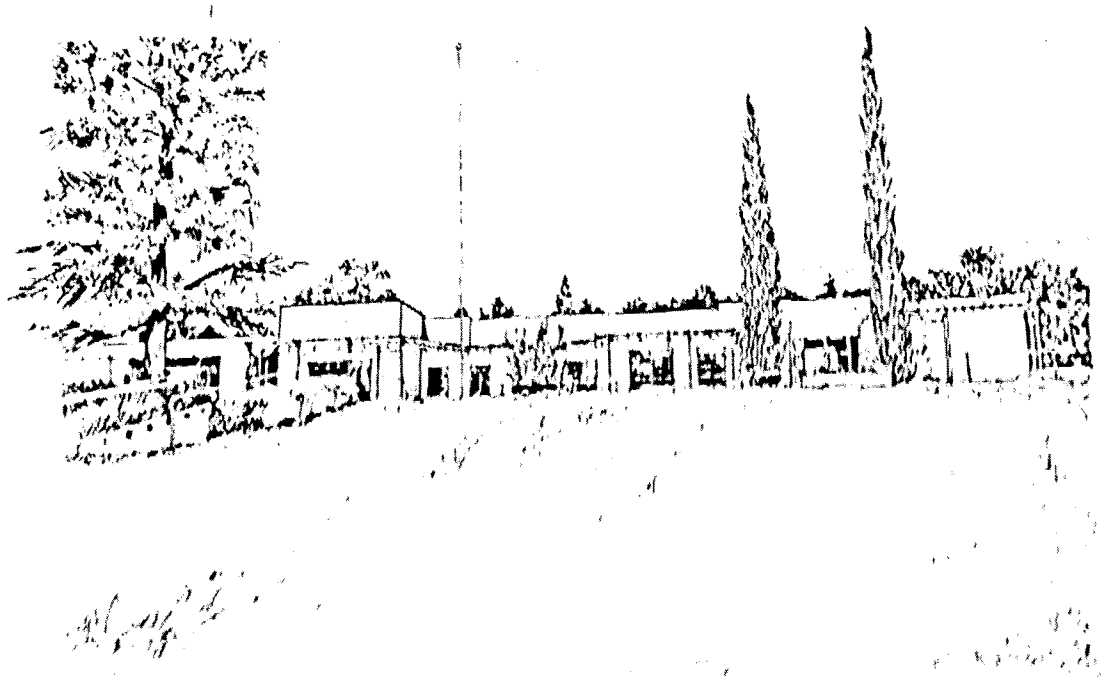


BUILDINGS OF HISTORICAL INTEREST

LA VINA SANATORIUM BUILDING

Southwest Diversified

CASTWELL ANDERSON



FOOTHILL PREVENTORIUM FOR GIRLS

Attributed to Myron Hunt Architect

Southwest Diversified

CANTWELL ANDERSON

ILDINGS OF HISTORICAL INTEREST

LA VINA SANATORIUM

Southwest Diversified

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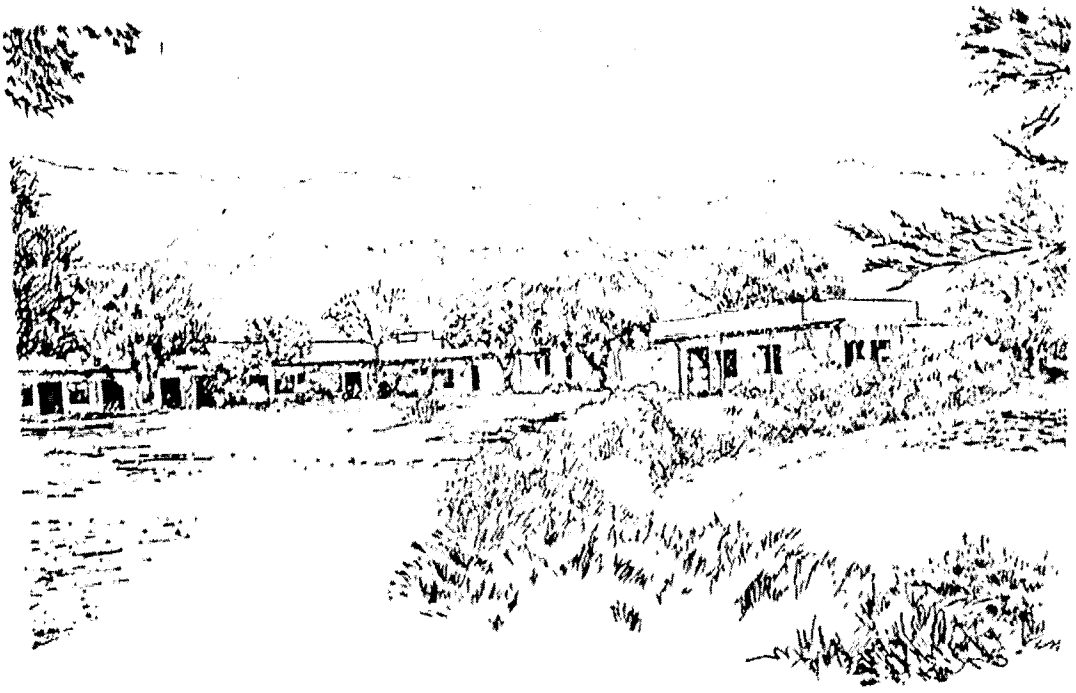

BUILDINGS OF HISTORICAL INTEREST

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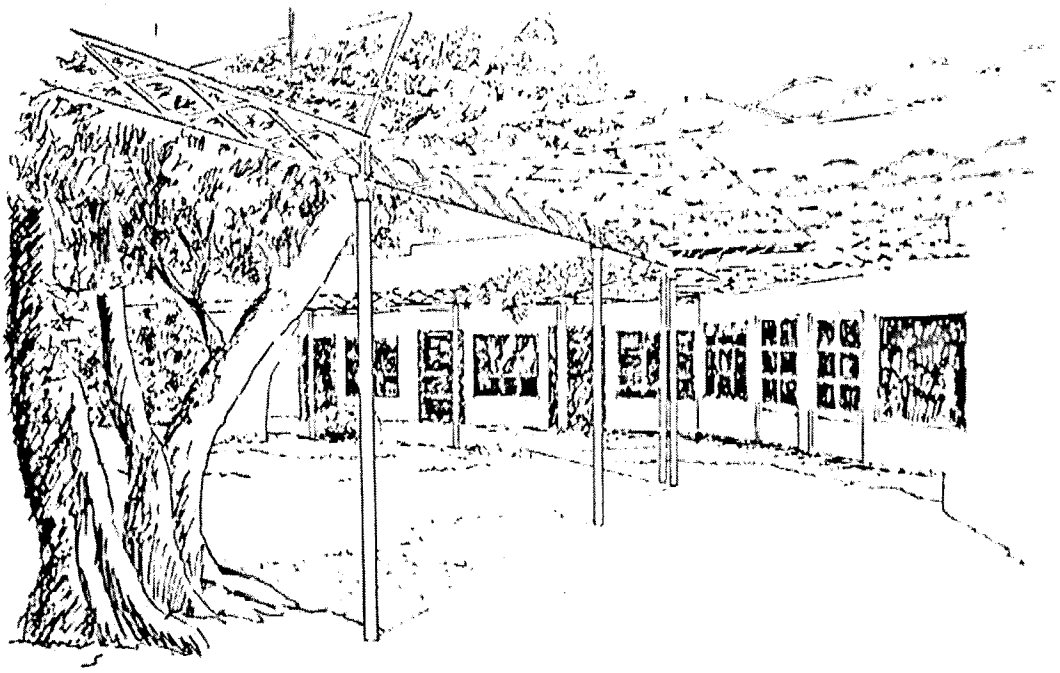

BUILDINGS OF HISTORICAL INTEREST

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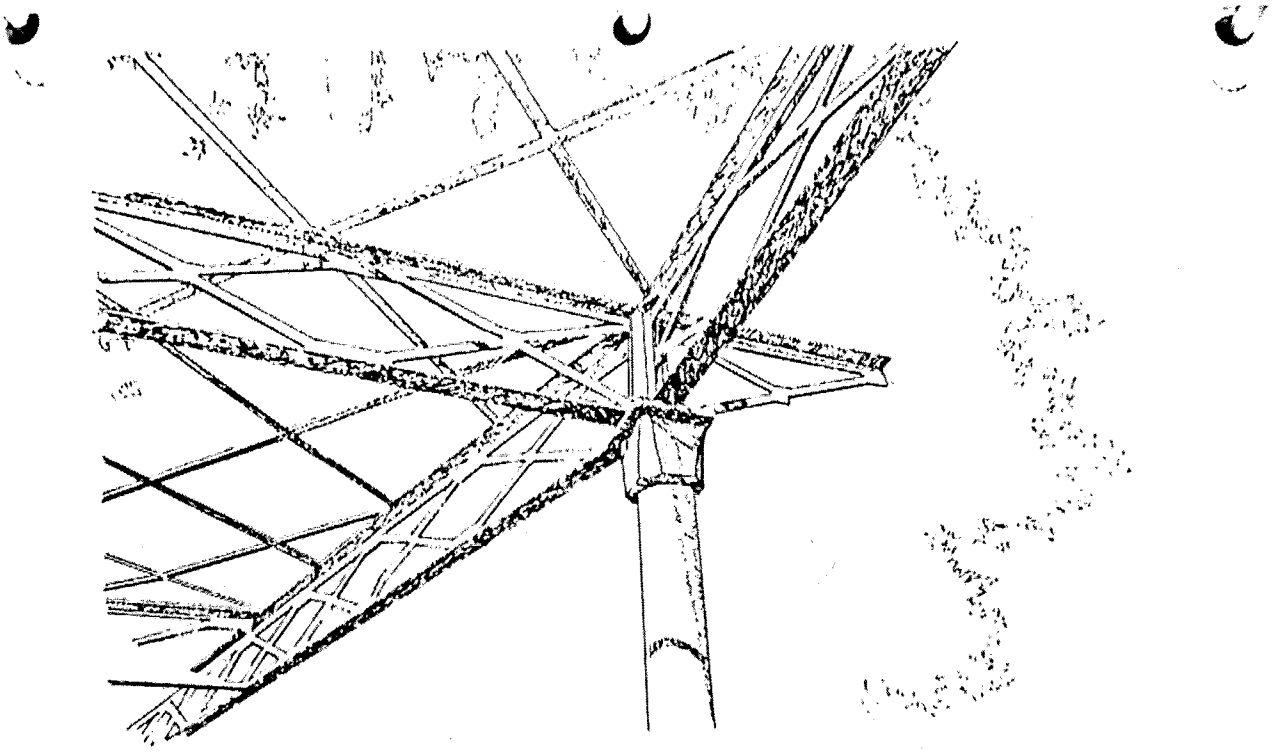

BUILDINGS OF HISTORICAL INTEREST

LA VINA SANATORIUM BUILDING

Myron Hunt Architect

Southwest Diversified

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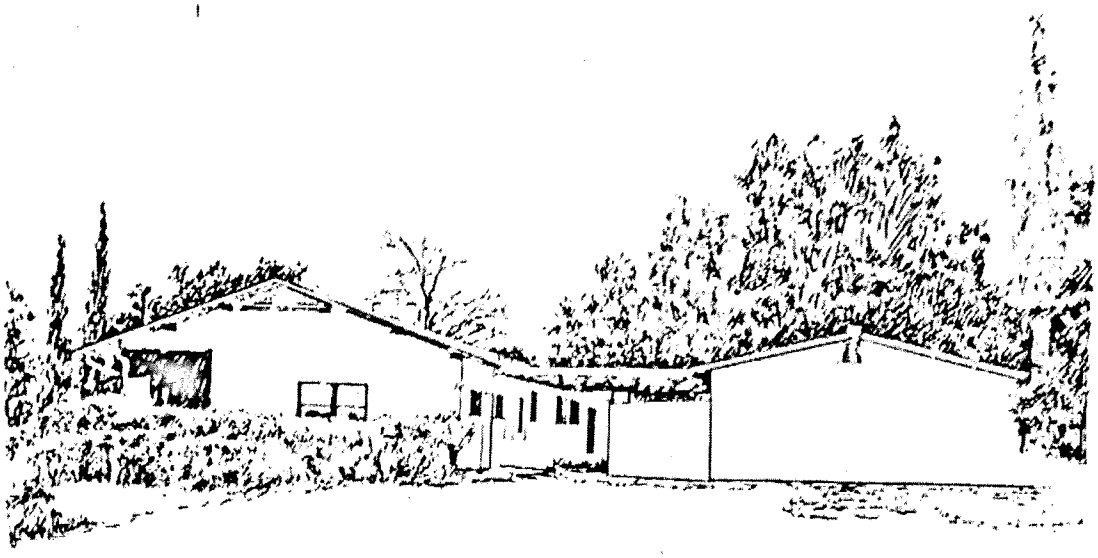


DINGS OF HISTORICAL INTEREST

LA VINA SANATORIUM

Southwest Diversified

CANTWELL ANDERSON

BUILDINGS OF HISTORICAL INTEREST

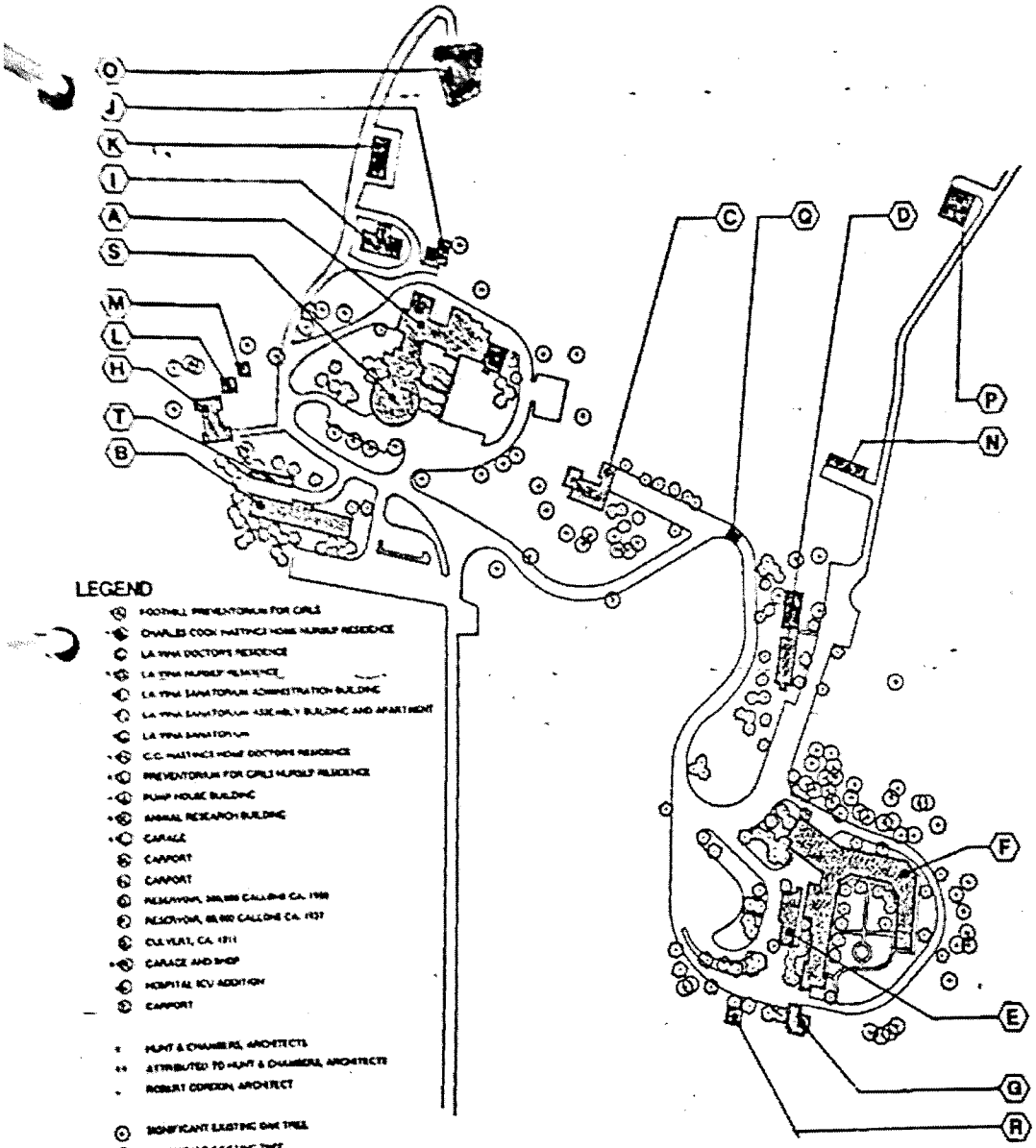
LA VINA SANATORIUM

Attributed to Myron Hunt

Southwest Diversified

CANTWELL ANDERSON

Southwest Diversified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LEGEND
HISTORIC BUILDINGS
LA VINA SANATORIUM AND HOSPITAL
ALTADENA, CALIFORNIA

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tructural Engineers
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Steven F. Curry PE
Masoud Salamat PE

November 28, 1990 90609.10

Mr. Andrew Oliver
Southwest Diversified, Inc.
3900 N. Lincoln Avenue
Altadena, California 91001

Subject: Report of Adaptive Rehabilitation Uses and Requirements for the La Vina Sanatorium Buildings, Altadena, California

Dear Andrew:

The enclosed report represents the findings of our Adaptive Re-Use and Rehabilitation investigation for the La Vina Sanatorium Buildings, Altadena, California. We have appreciated the opportunity to work with you on this project.

Please let us know if you have any questions regarding the findings or alternatives discussed. We will be available at your convenience for any meetings to discuss our report, its conclusions or assumptions.

Yours very truly,

PETER CULLEY & ASSOCIATES

Peter A. Culley, S.E.
C.E.O.

PAC:smw

Enclosure: Report

Report of Adaptive Rehabilitation Uses and Requirements

for the

La Vina Sanatorium Buildings

Altadena, California

General

The purpose of this report is to provide the Southwest Diversified, Inc. Company with both qualitative information in regard to the construction, physical requirements and estimated costs to rehabilitate the La Vina Hospital building for appropriate/possible alternative uses.
The complex was originally constructed for use as a Tubercular Sanatorium in 1937 and was designed by the Architectural firm of Myron Hunt and H. C. Chambers. Mr. Hunt designed many of the existing buildings of historic note in the surrounding communities. This study does not include a comprehensive analytical evaluation of the existing structure but does identify the principal structural elements and construction affecting them in the event of a possible reuse. This work does not include development of complete or detailed construction documents, but does identify and evaluate best estimates of probable cost.

Qualifications

Peter Culley & Associates is a consulting structural engineering firm based in San Francisco providing services throughout California, and the contiguous western states including Alaska and Hawaii. Our firm has over 16 years of continuous experience in earthquake and structural engineering, structural dynamics and particularly structural building rehabilitation/strengthening design.

Our technical capabilities include formulation of seismic criteria, structure and equipment evaluations, design of new structures of all types, design of retrofit modifications for existing structures (over 1700 in the past 10 years) post-earthquake assessment and repair services and construction project management for building projects.

Peter Culley & Associates' engineers have had extensive experience in performing repairs and strengthening after the major earthquakes which have occurred throughout California in the past 15-20 years. This field work has given us first hand experience with the many varied problems earthquakes create and the strengthening, anchoring and bracing methods which have proved successful in either preventing or minimizing catastrophic damage or loss of life. This experience and the detailed knowledge accumulated from these actual occurrences enable us to provide our clients with realistic and practical advice in the protection of their property against earthquake motions upon a wide variety of types of structures.

Scope of Work:

The Scope of Work included the following specific tasks:

1. Conduct visual surveys of the site to observe and evaluate the conditions of the building and note details of its construction.

2. Develop rough as-built drawings of the building layout showing locations and construction of walls and posts and the construction of the floor and roof diaphragms.

3. Develop alternatives for re-use including the area and utilize service requirements and probable Scope of Work.

4. Prepare estimates of probable cost to alter the building for the identified alternatives. The estimated costs will include structural alternatives, seismic strengthening, fire/life safety, handicapped accessibility and energy conservation upgrades. An estimate of site development cost will also be attempted as a separately identified item:

5. Prepare a brief report indicating the findings of our Study, our Conceptual Outlines of building changes necessary for each alternative and the costs for each alternative.

Limitations:

Our professional services have been performed during that degree of care and skill ordinarily envisioned under similar circumstances by reputable engineers practicing in the structural field of expertise in this or similar localities at this time. No other warranty, expressed or implied is made as to the professional advice or opinions expressed in this report. This report has been prepared for the Southwest Diversified, Inc. to be used solely for the evaluation of this property. The report has not been prepared for use by other parties and may not contain sufficient information or details for purposes or other uses of other parties.

Geotechnical and Seismicity

The scope of this investigation has not included an investigation by a Geotechnical Engineer. However, general knowledge of the location and visual observation suggest that the site is located adjacent to and between 3 active earthquake faults. Thus the site will most likely be subject to an earthquake in excess of Richter magnitude of 7.5 or greater (i.e. a very destructive earthquake).

Although the original design and construction of the structure focused on providing a high level of resistance to earthquake induced motions, the technology and expertise of the period did not reach that of current times. The existing building elements while well interconnected appear very vulnerable to movements parallel to the long direction of the wings. This condition is further aggravated by two other factors.

1. Each wing is structurally separated from the other.

2. Potential reuses involve creating large open spaces and removing the central walls of the corridor.

In summary, the building will require significant Seismic Load Resistance strengthening for any proposed reuse.

General Description

Located at the north termination of Lincoln Avenue on one of the foothills of the Sierra Madre mountains, the building at 3900 North Lincoln Avenue formerly housed the La Vina Tubercular Sanatorium near Altadena. The Eugene Giddings Ranch was established on the site in 1878 and was laid out as a vineyard, hence the name La Vina. The Sanatorium took over the property in 1911, the current facilities having been constructed in 1937 following a fire that destroyed the original buildings. Myron Hunt and H. C. Chambers were the Architects. Myron Hunt designed many significant buildings in the Pasadena area, including the central library. The subject building has been vacant for several years.

Building Description

The building has been designed in the form of a modified U, the arms extending southward. The structure is situated on a gentle slope except on the northwest side where the slope is less gradual. The building for the most part is a one-story structure 27 feet wide with a 7 foot central corridor servicing the patient rooms, bathrooms, and other service rooms. The Sanatorium floors are made to follow the slope of the ground: each successive room is 2 inches lower than its neighbor to the north: Corridors drop two inches between each room door. Despite the marked difference in elevation of the wing-ends, however, the building appears level from the outside and within. The entire patient portion of the building has no steps or thresholds to impede the use of wheelchairs. Each patient's room opens onto a trellis - shaded porch with concrete deck. Doorways are 4 feet wide, so that beds may be moved easily to the porch. The pergola is formed by a continuation of the structural steel skeleton of the building. The steel trusses of the pergola supports a reinforced concrete slab roof which shades the rooms and gives protection against the weather. The ceiling height of the rooms and

corridors is 8 feet 10 inches except under the transverse trusses in the corridors where the height is only 7 feet 9 inches.

The U portion of the building is constructed on a concrete-beam and slab foundation system. The U floor plan is actually six separate buildings connected with expansion joints. The reinforced concrete slab roof is supported by a steel truss system supported on pipe columns. The interior and exterior walls are non load bearing and are constructed of open-web steel studs. The interior and exterior walls rest on 5 inch high concrete curbs. The exterior walls are reinforced with a diagonal steel-strip latticing then covered with a 1/2" layer of metal lath and stucco. In this way the wall framing is trussed and made relatively rigid. The interior walls and ceilings are finished in metal lath and plaster. The walls and ceilings are insulated with a 1 inch wood fiber board (Thermax). The roof truss construction creates a space above the ceiling for utilities.

To the northwest, utilizing the slope to create a two story wing, the service functions are housed. This separate building joined by an expansion joint is the location for the central kitchen, dining, therapy, storage and autopsy. This building is constructed of reinforced concrete exterior walls with two reinforced concrete girders is running parallel to the central corridor. The floor joists and roof joists are steel trusses similar to the ones used in the U shaped portion of the building. The ceiling heights on the ground level are 8 feet. The ceiling heights in the upper level vary from 15 feet 4 inches to 7 feet 11 inches. The overall dimensions of this wing are 42 feet by 90 feet with a 7 feet 6 inch central corridor running the length of the building. All the windows throughout the entire building are steel frame and sash.

Two other buildings makeup this complex of buildings; one to the west detached from the main structure and connected by an opensided covered stairway. This building was originally used for reception and offices. It is approximately 82 feet by 28 feet and is constructed similarly to the U shaped wing. The other building is a two-story structure connected to the southwest end of the Sanatorium by a covered walkway. This structure was built in recent years and does not match the architecture of the original building designed by Myron Hunt and H. C. Chambers.

Field Investigation

On November 7th and 8th, 1990 a field investigation was conducted. Please note that the opinions and recommendations made have been based solely upon the visual observations made during these visits. No calculations or analyses have been made to verify the adequacy of any members capability to resist prescribed lateral or vertical loadings. The only drawing available was an as-built floor plan at 1/8 inch equals 1 inch prepared by the U. K. Earl Corporation, dated May 21, 1974. There were no structural drawings available for review.

During the visual inspection areas of interior walls and ceilings were removed to inspect construction details and condition of structural elements. The following typical locations were opened in the U shaped building and inspected:

1. Pipe column support at exterior wall;
2. Header detail at exterior wall;
3. Framing detail at exterior wall;
4. Framing detail at interior partition;
5. Pipe column support at interior wall;
6. Truss girder detail supporting roof trusses at central corridor;
7. Wall section detail at expansion joint located in central corridor.
8. Portions of ceiling and wall plaster was also removed in the two-story wing of the building exposing typical floor joist trusses, reinforced concrete girder system and reinforced concrete barring walls.

No visual inspection was made of either the reception building or the newer two-story building to the southwest presently housing the Yoga school.

Findings

Even though the abandoned Sanatorium has been vacant for several years the structure of the building appears to be in extremely sound shape. Because of the dry weather prevalent in these foothills the steel structural elements of the building show little evidence of deterioration. There is no evidence of cracking in the floor or roof slabs. There is also no cracking in the exterior stucco walls or the interior plaster walls. This lack of cracking indicates no settlement of the building or any failures during past seismic events. The unique latisteel truss and diagonal steel-strip latticing reinforcement system has apparently produced an extremely rigid and long lasting structure. The longitudinal direction of the roof joists and the non-load bearing interior partitions produces some flexibility in expanding the interior spaces into larger clear span areas.

The amenities of the building including all utilities, painting, roofing, plumbing fixtures, lighting fixtures and mechanical systems appear severely deteriorated or very out of date. In particular the centralized locations of bathroom facilities poses a critical limitation upon the reconfiguration or re-use of interior spaces.

Reuse Alternatives

Reuse of the building complex under the constraint of an historic building designation imposes many constraints which have to be respected. It is not the purpose of this present study to define all constraints but to define the principal influential factors affecting a redevelopment.

The prime items of historical interest of this structure include the following:

a) Exterior facades and profiles.

b) Siting and integration of courtyard landscaping - view considerations.

c) The innovative seismic load resistance systems of the structure.

The principal technical components which will have to be addressed will include:

i) Seismic/Structural Safety.

ii) Energy Conservation.

iii) Fire/Life Safety and Handicapped Accessibility Upgrades.

Existing planning and City controlled use requirements while not exhaustively researched suggest three possible reuse alternatives for this complex.

A) Private school for 500 students K - 8 grades.

B) Community activities and services center.

C) Life Care Facility.

The following discussions describe the basic factors and components associated with each alternative.

A) Private School - 500 students, grades K - 8. The existing basic requirements developed for a school will include -- 21 classrooms of approximately 600 square foot area and a total floor area requirement of approximately 37,500 square feet. Also included is a 6000 square foot gymnasium. The renovated space components is approximately 17,040 square feet.

Improvements will include a requirement that the structure meets the strength and safety requirements of Title 24 Article 39160 Private Schools Building Safety Act. The alterations will also include the removal of a significant proportion of the interior partitioning and levelling of floors. All new bathrooms, kitchens and electrical/mechanical systems and replacement of existing windows and frames will also be necessary. Initial planning studies of possible planning solutions indicate that a total of 16 classrooms could be accommodated within the old Patient Room Wings -- area ranging from approximately 600 square feet to 1,000 square feet. The total square footage available in the La Vina facility is approximately 22,370 square feet which will result in an approximately 16,000 square foot shortfall for the current school program requirements. Further, allowing for a lack of efficiency which is encumbent in all redaptive re-use projects the additional space demand may be as great as 20,000 square feet.

B) Community Activities and Service Center.

A facility servicing this area would not require the amount of square footage available in the current facility. Further, it does not seem possible that a gymnasium or auditorium with the requisite ceiling heights and column free spans could be provided without significant alterations to the existing building rooflines and exterior elevations. All the seismic strength issues and mechanical/electrical system requirements are probably less severe than the school option. Parking area projections may also be difficult to satisfy for the large assembly functions.

C) Life Care Facility - approximately 25 units

Existing partitioning would require relocation, current standards and requirements tend to provide facilities which are larger than could be accommodated within existing partitioning layouts. However, the most difficult requirement will probably be providing bathroom facilities throughout the entire structure and not re-using the centrally located facilities which exist.

Cost Estimate

Construction cost estimates for each of the schemes are summarized in the table at the end of this section. The total cost has also been summarized by the building gross square footage to give estimated cost per square foot. A gross square footage of 22,500 was used for this purpose. These estimates include a 15% allowance for job overhead, a 10% allowance for profile and corporate operation overhead and a 20% allowance for

contingency. These costs do not include allowances for design services, permit fees or construction administration which may amount to an additional 10% of construction cost. Further, no allowance has been made for the re-establishment of landscaping or construction of parking areas. Our knowledge of the site plans and standards is not sufficient for us to evaluate their costs.

Conceptual Cost Estimate Summary

		Cost	Cost/Square Foot
A)	Private School 500 K-8 Students	$1,584,000	$ 70.40
B)	Community Center Excludes Gymnasium/Auditorium	$1,256,500	$ 55.84
C)	Life Care	$1,839,000	$ 81.73

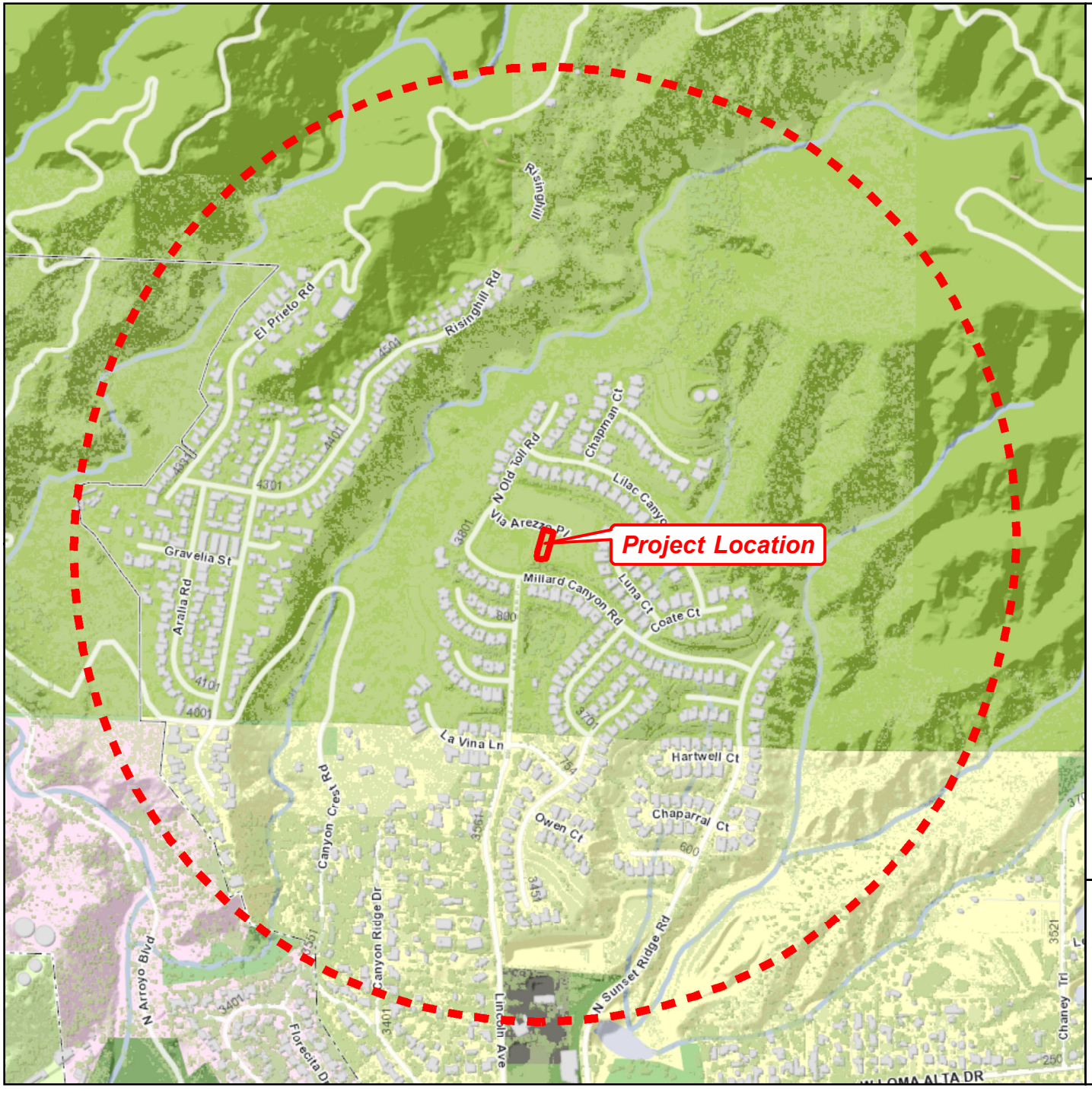
EXHIBIT G

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-003766

CSD RPPL2025003347



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LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-003766
CSD RPPL2025003347

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2024

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LOS ANGELES COUNTY
Dept. of Regional Planning
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EXHIBIT H

ENCORE
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COLLECTION OF
18 LUXURY HOMES
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DO NOT ENTER

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EXHIBIT I

LA VINA HOMEOWNERS ASSOCIATION

October 13, 2025

County of Los Angeles
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

Attn: Michelle Lynch, Principal Planner

Subject: PRJ2025-003766; Modification to Altadena Community Standards District

Dear Ms. Lynch:

On behalf of the Board of Directors of the La Vina Homeowners Association, we urge your approval of the proposed modification to the square footage limitations of the Altadena Community Standards District for the 18 residential lots located within Tract No. 69504 (PLC Communities' "Encore" homes).

As background, the La Vina Homeowners Association worked very closely with PLC Communities' predecessor in interest, CAI Holdings, LLC, in the design and approval of the 18 lots and new homes that will complete the La Vina Planned Community. Both CAI and PLC Communities have been excellent partners with the Association in designing new homes that are compatible both in scale and architectural detail with the existing homes in our community.

The Association has supported all County approvals for this project and would like to see the Encore development completed as previously approved by the County as soon as possible.

Sincerely,

Signed by:
KAMRAN SAMAKAR
146BA545589C4B7...

Kamran Samakar, President
Board of Directors
La Vina Homeowners Association

PCM PROFESSIONAL COMMUNITY MANAGEMENT AN ASSOCIA COMPANY

ORANGE COUNTY REGIONAL CHAPTER community ASSOCIATIONS INSTITUTE