



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2017-08

AGENDA ITEM: AR-1

PREPARED BY: Barbara Lynch
Senior Planner

MEETING DATE: October 25, 2017

TITLE: Certificate of Appropriateness CA2017-08; HL-107/MA-101
311 East Lemon Avenue

APPLICANTS: Matthew and Cheng Nan Newman
311 East Lemon Avenue
Monrovia, CA 91016

REQUEST: Review the exterior renovations on a single-family Craftsman residence which includes new wood shingles and clapboard siding, replacement of window and door surrounds, repair of overhanging eaves, rafter tails and gabled front porch roof. Review the exterior remodel of the rear (north) building elevation. The subject property is located in the RM3500 (Residential Medium Density) zone.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: At the January 25, 2017 Historic Preservation Commission meeting, a Certificate of Appropriateness (CA2017-01) was approved to complete "in-kind" repair and replacement of exterior clapboard and shingle siding on a one and one-half story Craftsman residence located at 311 East Lemon Avenue. The Commission did not approve other components of the request and recommended that additional information be provided on the building plans and appointed a subcommittee to assist the applicant in formulating the remainder of the proposal. Commissioners Houston and Ryan were appointed to the subcommittee.

The Commission specified that once the plans were completed the applicant would need to file for another Certificate of Appropriateness to address the remainder of the work that CA2017-01 did not encompass. Also, at the April 24th Historic Preservation Commission meeting an update was given advising the Commission that approximately two months after the January Historic Preservation Commission meeting the front porch roof and support posts had been removed without an approval or permit. A stop work order had been issued and is still in effect.

DISCUSSION: The owners have secured the required building permits to complete the "in-kind" repair work under the CA2017-01 approval. The subcommittee has met several times (on the property and at City Hall) with the property owners, architect and staff to review and discuss every change that has taken place or is proposed to take place on the residence. The scope of work includes "in-kind" construction and exterior remodel and restoration on all building elevations. The subcommittee made recommendations that are reflected on the

revised plans. The owners are now requesting approval of a Certificate of Appropriateness for the remaining work that CA2017-01 did not include, as well as for the reconstruction of the front porch. The following is an outline of items included in the current request:

- Replacement of the window surrounds on all elevations and the trim detail around the front door;
- Remodel of the rear (north) elevation (the rear screened porch was incorporated into the kitchen footprint);
- Removal and reconfiguration of the fascia on the east elevation;
- Restoration and repair of exposed roof rafter tails;
- “In-kind” replacement of the clapboard siding that remains to be replaced; and
- Reconstruction of the front porch roof and support beams.

The revised architectural plans, attached as Exhibit “A,” clarify where construction has already taken place and where new alterations are being proposed. The building elevations on page A-4 have been labeled to clearly describe what areas on the residence will need to be reconstructed and the legend (Elevation Keynotes) clarifies what is existing and what is proposed. The reference to “proposed” includes the work that was previously done without permit.

Front Porch

The reconstruction of the front porch (south elevation) will replicate what was demolished with the exception of raising the height of the beadboard ceiling from 7'-4" to 8'-1". The subcommittee reviewed this revision and believed it was still in keeping with the Craftsman design and would not be apparent from street view. The river rock porch base is intact and will not be altered. The structural details depicting support post size, porch roof design, and materials are shown on pages S-1 and S-2 of the plans.



Rear Porch

The owner enlarged the kitchen by incorporating the rear porch into the floor plan, and in doing this revised the exterior building elevations. These alterations were reviewed by the Commission at the January 25th meeting. The Commission did not include the rear porch alterations under the CA2017-01 approval, and recommended that the design be revisited. The subcommittee met at the property and recommended that the fixed triangular windows under the eaves and the side lights on both sides of the French doors be removed on the north elevation. It was also recommended that the vinyl window on the west elevation be changed out to wood and that the recently added roof overhang on the east elevation be removed and the fascia be realigned. Although the proposed alterations do not return the rear porch to its



original exterior, the recommended revisions by the subcommittee removes the modern elements and simplifies the design which is in keeping with the Craftsman style.

Certificate of Appropriateness Findings

The Historic Preservation Ordinance requires that exterior changes or additions to all historic properties be approved by the Historic Preservation Commission through a Certificate of Appropriateness. The Commission can issue a Certificate of Appropriateness if it is determined that the construction is consistent with the following:

- It does not adversely affect any significant feature of the landmark; *in that the “in-kind” repair and replacement work that has taken place on this landmarked structure has not changed any architectural features. The proposed construction (with the exception of the rear porch) to restore the home, will not change any design features and will only add to the preservation of the residence;*
- It is consistent with the architectural period of the house, *in that the rear porch alteration will be modified to remove modern design elements so that it is complementary to the Craftsman architectural style and consistent with the architectural period of the house;* and
- The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period *in that the majority of the scope of work consists of “in-kind” replacement and repair. Although the rear porch building façade will be altered, modern design elements will be removed and the original size and height of the rear porch will remain unchanged.*

RECOMMENDATION: Staff believes that the proposal meets the findings for a Certificate of Appropriateness and recommends approval. If the Historic Preservation Commission concurs then, the appropriate action would be a motion to:

Approve Certificate of Appropriateness CA2017-08 for Historic Landmark HL-107/MA-101 at 311 East Lemon Avenue.

14. GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED. VERIFY QUANTITY AND LOCATION WITH LOCAL OFFICIALS AND COORDINATE LOCATION OF SAME WITH BOTH ARCHITECT AND CITY OFFICIAL HAVING JURISDICTION OVER THE PROJECT.
15. GENERAL CONTRACTOR TO PROVIDE FULL FLOOR PREPARATION AS REQUIRED TO RECEIVE NEW FINISHES.
16. ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF LIGHTING.
17. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL LIGHT FIXTURES AND SUPPORTS AS REQUIRED.
18. WEATHER PROTECTION
- FLASHING SHALL BE INSTALLED IN A MANNER TO PREVENT MOISTURE ENTERING THE WALL AND ROOF.
 - WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.018 INCH (NO. 26 GALVANIZED SHEET).
19. PERFORMANCE REQUIREMENTS
- CLASS A, B, OR C ROOF COVERINGS SHALL BE LISTED (UL 790 OR ASTM E 108) AND IDENTIFIED AND VERIFIED IN THE FIELD PRIOR TO INSTALLATION.
20. ALL ROOF MATERIALS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
21. ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.
- ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.
 - DECK SLOPE SHALL BE TWO IN 12 INCHES OR GREATER.
 - ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE.
22. WOOD CONSTRUCTION SHALL BE PROTECTED FROM TERMITES BY:
- PRESSURE-PRESERVATIVE-TREATED WOOD WITH A QUALITY MARK OF AN APPROVED TESTING AGENCY. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES SHALL BE RETREATED.
 - NATURALLY DURABLE TERMITE-RESISTANT WOOD.

HISTORIC PRESERVATION NOTES

1. (DUTY TO MAINTAIN) THE OWNER, OCCUPANT, OR OTHER PERSON IN ACTUAL CHARGE OF AN HISTORIC LANDMARK OR AN IMPROVEMENT, BUILDING, OR STRUCTURAL IN AN HISTORIC DISTRICT SHALL KEEP IN GOOD REPAIR ALL OF THE EXTERIOR PORTIONS OF SUCH IMPROVEMENT, BUILDING, OR STRUCTURE. ALL OF THE INTERIOR PORTIONS THEREOF WHEN SUBJECT TO CONTROL, AS SPECIFIED IN THE DESIGNATION STATEMENT, AND ALL INTERIOR PORTIONS THEREOF WHOSE MAINTENANCE IS NECESSARY TO PREVENT DETERIORATION AND DECAY OF ANY EXTERIOR ARCHITECTURAL FEATURE.
2. (ORDINARY MAINTENANCE AND REPAIR) NOTHING IN THIS CHAPTER SHALL BE CONSTRUED TO PREVENT THE ORDINARY MAINTENANCE OR REPAIR OF ANY EXTERIOR ARCHITECTURAL FEATURE IN OR ON ANY HISTORIC LANDMARK OR DOES THIS CHAPTER PREVENT THE CONSTRUCTION, RECONSTRUCTION, ALTERATION, RESTORATION, DEMOLITION, OR REMOVAL OF ANY SUCH ACTION IS REQUIRED FOR THE PUBLIC SAFETY DUE TO AN UNSAFE OR DANGEROUS CONDITION WHICH CANNOT BE RECTIFIED THROUGH THE USE OF THE CALIFORNIA STATE HISTORIC BUILDING CODE.

22. IN EXISTING DWELLINGS WHERE A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEED \$1000 SMOKE ALARMS SHALL BE INSTALLED, MAINTAINED AND CONNECTED IN THE FOLLOWING LOCATIONS/ MANNER
- THE DWELLING SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW CONSTRUCTION & SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED WHERE NO CONSTRUCTION IS TAKING PLACE.
 - CARBON MONOXIDE (CO) ALARMS
23. FOR NEW DWELLING UNIT CONSTRUCTION HAVING AN ATTACHED GARAGE OR FUEL-BURNING APPLIANCES, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED, MAINTAINED AND CONNECTED IN THE FOLLOWING LOCATIONS/ MANNER
- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
 - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 - WHERE MORE THAN ONE CO ALARM IS INSTALLED, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS.
24. IN EXISTING DWELLINGS WHERE A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEED \$1000 CO ALARMS SHALL BE INSTALLED, MAINTAINED AND CONNECTED IN THE FOLLOWING LOCATIONS/ MANNER
- THE DWELLING SHALL BE EQUIPPED WITH CO ALARMS LOCATED AS REQUIRED FOR NEW CONSTRUCTION & CO ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED WHERE NO CONSTRUCTION IS TAKING PLACE.
 - PROTECTION OF WOOD AGAINST DECAY
25. PROTECTION AGAINST DECAY SHALL BE PROVIDED BY THE USE OF NATURALLY DURABLE OR PRESERVATION TREATED WOOD FOR:
- WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WITHOUT JOISTS ARE CLOSER THAN 18 INCHES WOOD MEMBERS CLOSER THAN 12 INCHES TO THE EXPOSED GROUND.
 - WOOD FRAMING MEMBERS INCLUDING WOOD SHEATHING THAT REST ONE EXTERIOR FOUNDATION WALLS AND FE LESS THAN 8 INCHES FROM EXPOSED EARTH.
 - STILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH EARTH.
 - THE ENDS OF WOOD MEMBERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL BE PROVIDED WITH A 1/2 INCH AIR SPACE.
26. CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 8 INCHES.
27. FASTENERS AND CONNECTORS IN CONTACT WITH A PRESERVATIVE TREATED AND FIRE-RATARDANT-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- PROTECTION AGAINST TERMITES
28. WOOD CONSTRUCTION SHALL BE PROTECTED FROM TERMITES BY:
- PRESSURE-PRESERVATIVE-TREATED WOOD WITH A QUALITY MARK OF AN APPROVED TESTING AGENCY. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES SHALL BE RETREATED.
 - NATURALLY DURABLE TERMITE-RESISTANT WOOD.

FOUNDATIONS

- UNDER FLOOR VENTILATION AND ACCESS
43. THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS.
44. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FOOT FOR EACH 150 SQ. FEET OF CRAWL-SPACE AREA.
45. VENTILATION OPENINGS SHALL BE COVERED WITH PERFORATIONS NOT EXCEEDING 1/4 INCH.
46. ACCESS TO UNDER-FLOOR SPACES
- ACCESS SHALL BE PROVIDED WITH A MINIMUM OF ONE ACCESS OPENING NOT LESS THAN 18 INCHES BY 24 INCHES THROUGH THE FLOOR OR 18 INCHES BY 24 INCHES IF LOCATED IN A WALL.

ROOF ASSEMBLIES

1. WEATHER PROTECTION
- FLASHING SHALL BE INSTALLED IN A MANNER TO PREVENT MOISTURE ENTERING THE WALL AND ROOF.
 - WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.018 INCH (NO. 26 GALVANIZED SHEET).
2. PERFORMANCE REQUIREMENTS
- CLASS A, B, OR C ROOF COVERINGS SHALL BE LISTED (UL 790 OR ASTM E 108) AND IDENTIFIED AND VERIFIED IN THE FIELD PRIOR TO INSTALLATION.
- REQUIREMENTS FOR ROOF COVERINGS
3. ALL ROOF MATERIALS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.
- ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.
 - DECK SLOPE SHALL BE TWO IN 12 INCHES OR GREATER.
 - ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE.

GENERAL NOTES

- CONSTRUCTION SHALL CONFORM WITH LOCAL CURRENT BUILDING CODE(S), WITH AMENDMENTS BY THE GOVERNING ENFORCEMENT BODIES (HEREINAFTER REFERRED TO AS THE CODE). ALL APPLICABLE ORDINANCES AND REGULATIONS, THE SPECIFICATIONS AND THE DRAWINGS.
- DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THIS WORK. THIS SET SHALL BE TURNED OVER TO PROJECT ARCHITECT WHEN THE PROJECT IS COMPLETE.
- IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR ON THESE DRAWING SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY PROJECT ARCHITECT IMMEDIATELY.
- THE GENERAL CONTRACTOR SHALL DELIVER TO FILE A COPY OF THE CERTIFICATE OF OCCUPANCY, LIEN WAIVER, WARRANTIES, GUARANTEES AND EQUIPMENT OPERATION MANUALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP OF ALL TRADES.
- THESE DRAWING ARE NOT TO BE ALTERED IN ANY WAY WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT OR OWNER.
- GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION TIME AND NOISE CONTROL REQUIREMENTS WITH THE CITY.
- UPON COMPLETION OF CONSTRUCTION IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CLEAN ALL FINISH SURFACES AS PER MANUFACTURER'S INSTRUCTIONS.
- WHERE REQUIRED THE GENERAL CONTRACTOR PROVIDE PROTECTIVE COVERING FOR EQUIPMENT, MERCHANDISE, CARPET, AND ETC. DURING THE STORAGE AND CONSTRUCTION PERIOD UNTIL THE BUILDING AND SITE ARE OCCUPIED.
- GENERAL CONTRACTOR TO PROVIDE AND COORDINATE INSTALLATION OF TEMPORARY BARRICADES AND DUST PROTECTION AS REQUIRED BY THE GOVERNING AGENCIES.
- ALL CONSTRUCTION TO CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL DIMENSIONS ARE TO EITHER THE CENTERLINE OR TO THE FACE OF STUD, UNLESS NOTED OTHERWISE WHEN NOTED "CLEAR", THE DIMENSION IS FROM FACE OF FINISH TO FACE OF FINISH.

GENERAL NOTES

SCALE - -

RESIDENTIAL NOTES

- INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS
- STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR 0.58 SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.
 - UNFURRED HOT WATER TANKS, AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL THERMAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE.
 - PIPING, WHETHER BURIED OR UNBURIED, FOR RE-CIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INFEED-PIPED DOMESTIC WATER-HEATING SYSTEM AND THE FIRST FIVE FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RE-CIRCULATING SYSTEMS AND COOLING SYSTEMS SHALL BE THERMALLY INSULATED AS SPECIFIED IN SUBSECTION A + B.
 - SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION.

CORING

- HIGH EFFICACY LUMINAIRES. HIGH EFFICACY LUMINAIRES FOR RESIDENTIAL LIGHTING SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET (E24/E25). A HIGH EFFICACY LAMP HAS A LAMP EFFICACY THAT IS NO LOWER THAN THE EFFICACY CONTAINED IN TABLE 150-C. BALLASTS FOR LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz. EXCEPTION TO SECTION 150 (C) 1 HIGH INTENSITY DISCHARGE LUMINAIRES CONTAINING HANDHELD ELECTROMAGNETIC BALLASTS IN MEDIUM SCREW BASE SOCKETS SHALL BE CONSIDERED HIGH EFFICACY LUMINAIRES FOR THE PURPOSES OF MEETING SECTION 150 (C) 1, PROVIDED THEY MEET THE EFFICACY CONTAINED IN TABLE 150-C. NOTE TO DETERMINE THE MINIMUM LAMP EFFICACY CATEGORY ONLY THE WATTS OF THE LAMP (NOT THE BALLAST) ARE TO BE CONSIDERED.
- LIGHTING IN KITCHEN. PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. EXCEPTION TO SECTION 150 (C) 2 UP TO 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES. THE WATTAGE OF HIGH EFFICACY LUMINAIRES SHALL BE THE TOTAL NOMINAL RATED WATTAGE OF THE INSTALLED HIGH EFFICACY LAMP(S). THE WATTAGE OF LUMINAIRES SHALL BE DETERMINED AS SPECIFIED BY SECTION 150 (C) 1.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS. PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. EXCEPTION TO SECTION 150 (C) 3 PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 19 (C). SUCH MOTION SENSORS SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRES TO BE ALWAYS ON.
- LIGHTING OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS. PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. EXCEPTION 1 TO SECTION 150 (C) 4 PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES. 2 TO SECTION 150 (C) 4 PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 19 (C). SUCH MOTION SENSORS SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRES TO BE ALWAYS ON. EXCEPTION 3 TO SECTION 150 (C) 4 PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES SHALL BE ALLOWED IN CLOSETS LESS THAN 70 SQUARE FEET.
- NOTE LIGHTING IN AREAS ADJACENT TO THE KITCHEN INCLUDING BUT NOT LIMITED TO DINING AND HOOK AREA, ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING. RECESSED LUMINAIRES IN INSULATED CEILING LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE APPROVED FROM ZERO CLEARANCE INSULATION COVER (ZC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) OR SIMILAR DESIGNATION TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS (OR 1.57 LB/SQ-FOOT) WHEN TESTED IN ACCORDANCE WITH ASTM E283, AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.

BUILDING NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE PROXIMITY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
- KITCHEN SINK, LAVATORIES, BATHTUBS, SHOWERS, SINKS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- BATHTUBS AND SHOWER FLOORS, WALL ABOVE BATHTUBS WITH SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANCE MATERIALS FOR SHOWER ENCLOSURE.
- WATER HEATER MUST BE STRAPPED TO WALL.
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1000).
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION 19B1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GAZED OPENINGS IN ACCORDANCE WITH SECTION 10031 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- SMOKE ALARMS IN NEW CONSTRUCTION SHALL BE INSTALLED, MAINTAINED AND CONNECTED IN THE FOLLOWING LOCATIONS/ MANNER

 - IN A SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT AND SPLIT LEVELS.
 - WHEN MORE THAN ONE SMOKE ALARM IS INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.
 - SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

Newman Residence
311 EAST LEMON AVENUE
MONROVIA, CA. 91016



VICINITY MAP SCALE NTS. **3**

ARCHITECTURAL	
T-1	PROJECT SUMMARY AND BUILDING NOTES
A-1	SITE AND ROOF PLAN
A-2	FLOOR AND POWER / LIGHT PLAN
A-3	SECTIONS AND DETAILS
A-4	ELEVATIONS
STRUCTURAL	
S-1	PLANS AND NOTES
S-2	DETAILS

SHEET INDEX SCALE **2**

HISTORIC PRESERVATION COMMISSION CERTIFICATION OF APPROPRIATENESS	CA2017-01 - HL-107/MA-01
LANDMARK NUMBER	107
MILLS ACT NUMBER	101
ZONING	RM3500
TYPE OF CONSTRUCTION	V-8
APN	818-09-09
LEGAL DESCRIPTION	W 50 FT OF LOT 4 WILLIAM SMITH H9 SUB OF LOT 8 IN BLK 8 MONROVIA TRACT AND 8 1/2 FT. OF E. 38 FT. OF LOT 17 AND 8 1/2 FT. OF W. 12 FT. OF LOT 18 GRAND VIEW SUB NO. 2
DESCRIPTION OF WORK:	RECONSTRUCTION OF FRONT PORCH ROOF STRUCTURE AS WELL AS COMPLETION OF PARTIALLY FINISHED REPAIR OF EXTERIOR WALLS, DOORS AND WINDOWS, OVERHAUL AND REPAIRS WORK TO BE AS PER MONROVIA HISTORIC PRESERVATION COMMISSION JANUARY 25, 2017 MEETING AND CERTIFICATION LETTER JANUARY 27, 2017. WORK INCLUDES NEW KITCHEN ROOF FRAMING AS WELL AS ENTRY PORCH CEILING.

THIS PROJECT MUST COMPLY WITH THE FOLLOWING CODES:
2015 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS

Received
OCT 17 2017
Community Development Dept

PROJECT SUMMARY SCALE **1**

ISSUES / REVISIONS

Building Submittal	Oct 16, 2017

McClellan Badiyi & Associates
ARCHITECTS

TEL. NO. 626-448-7326
E-MAIL: MCCLELLAN@ARCHITECTS.COM

38 LUCIUS AVE
PASADENA, CA 91107

PROJECT SUMMARY
AND BUILDING NOTES

- RESIDENTIAL PRESERVATION AT :
NEWMAN RESIDENCE
311 EAST LEMON AVE.
MONROVIA, CA.

DATE
SHEET NUMBER

T-1

EXHIBIT A

McClellan Badiyi & Associates
ARCHITECTS

TEL. NO. 626.449.7336
E-MAIL: MCCLELLANBADIYI@YAHOO.COM

38 LOTUS AVE.
PASADENA, CA 91107

EXISTING 1ST FLOOR AND
1ST FLOOR LIGHTING PLAN

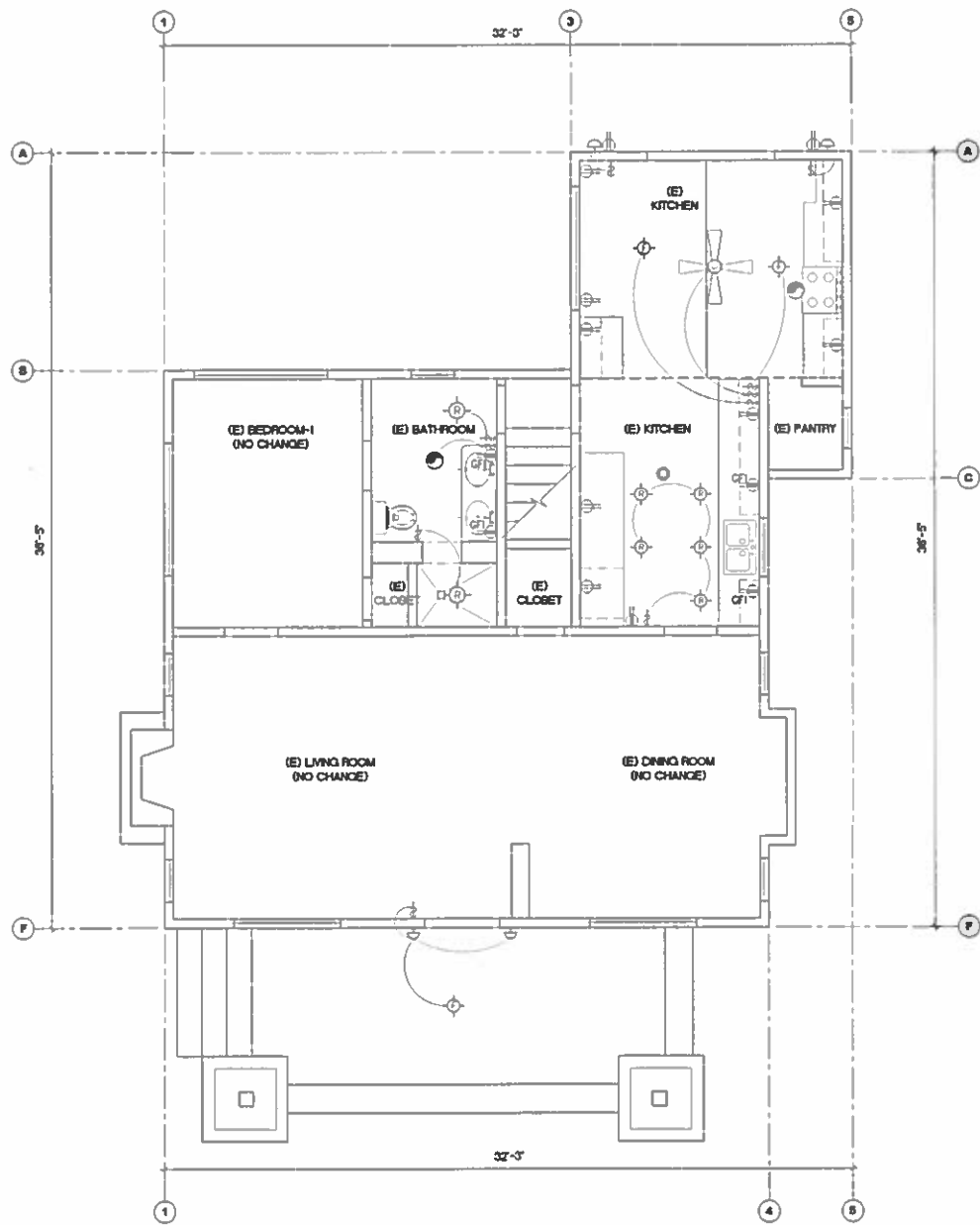
- RESIDENTIAL PRESERVATION AT :

NEWMAN RESIDENCE
311 EAST LEMON AVE.
MONROVIA, CA.

DATE:

SHEET NUMBER:

A-2



ELECTRICAL LEGEND:
NOT A PART OF THIS PERMIT

- ELECTRICAL OUTLET
- ELECTRICAL OUTLET ABOVE COUNTER
- WALL MOUNTED ELECTRICAL OUTLET

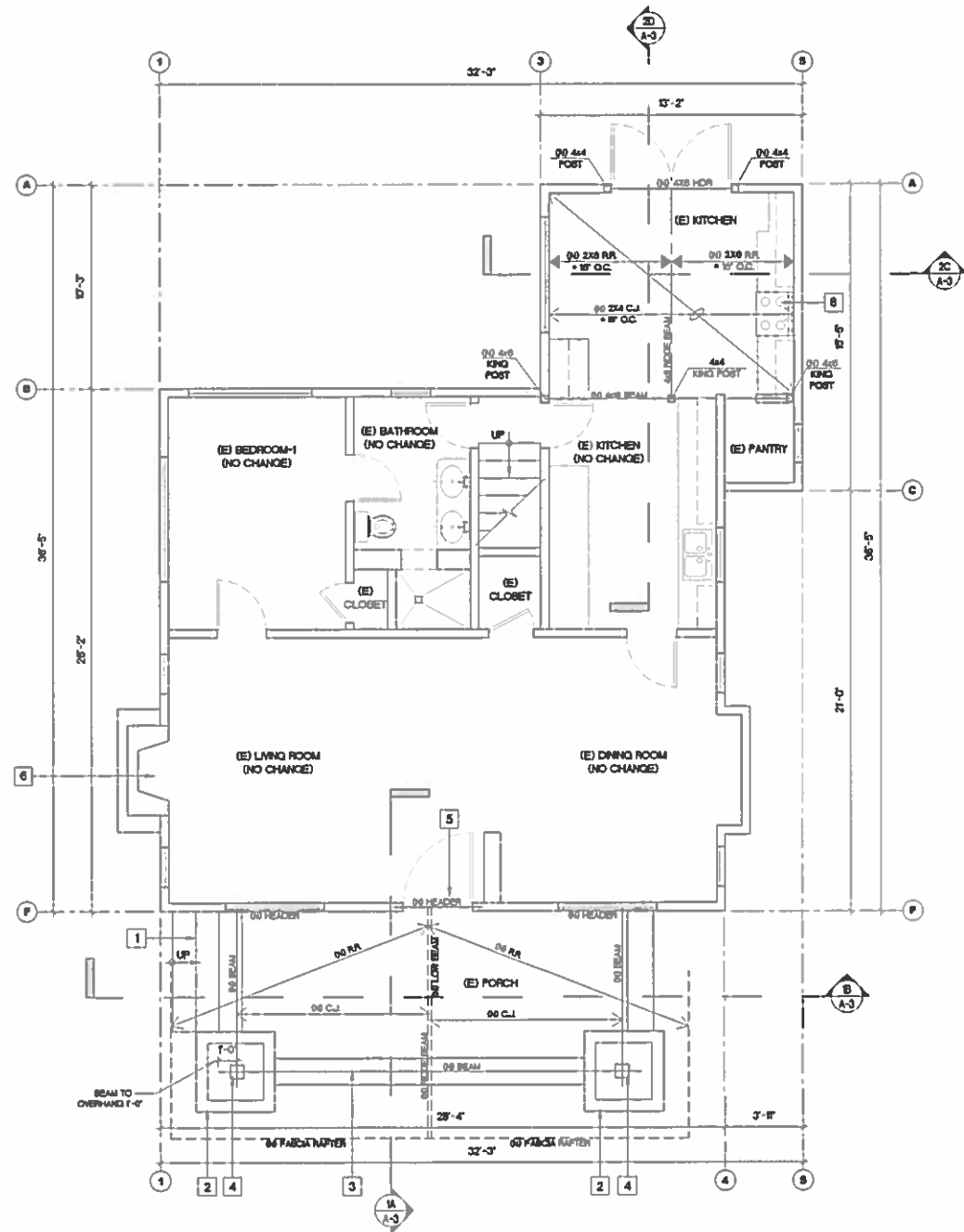
LIGHTING LEGEND:
NOT A PART OF THIS PERMIT

- SWITCH
- RECESSED LIGHT FIXTURE
- LIGHT FIXTURE (FLUORESCENT LIGHTING)
- AC SUPPLY VENT
- WALL MOUNTED LIGHT FIXTURE
- (E) FAN AND LIGHT



NEW LIGHTING PLAN OF KITCHEN & BATH AREAS

SCALE: 1/4" = 1'-0" **2**



WALL LEGEND

- EXISTING DOOR TO REMAIN
- EXISTING WALLS TO REMAIN
- EXISTING WINDOW TO REMAIN

FLOOR PLAN KEYNOTES:

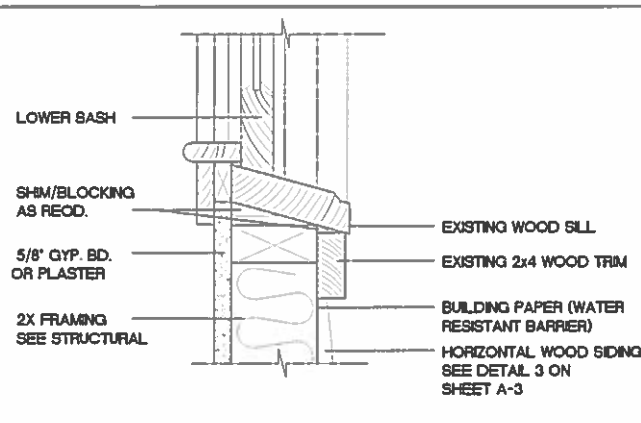
- 1** (E) CONCRETE STEPS
- 2** (E) ROCK FINISH PLASTER
- 3** (E) ROCK FINISH LOW WALL
- 4** (N) WOOD COLUMNS
- 5** (E) MAIN ENTRANCE DOOR
- 6** (E) CHIMNEY

SEE STRUCTURAL PLANS FOR BEAM AND RAFTERS SIZES

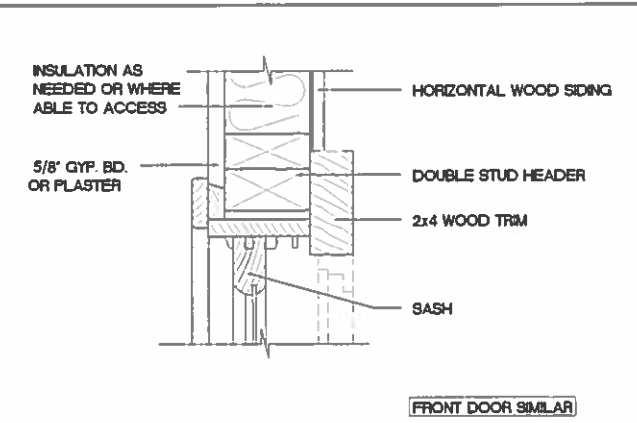


**EXISTING FIRST PLAN WITH PROPOSED PORCH, KITCHEN FRAMING AND NORTH KITCHEN WALL
(SECOND FLOOR NO WORK DONE)**

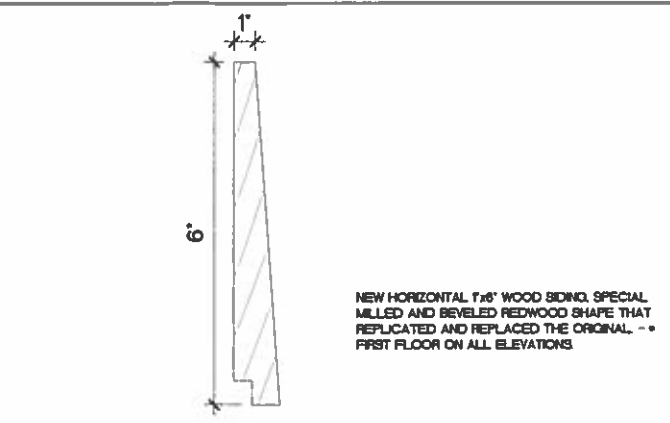
SCALE: 1/4" = 1'-0" **1**



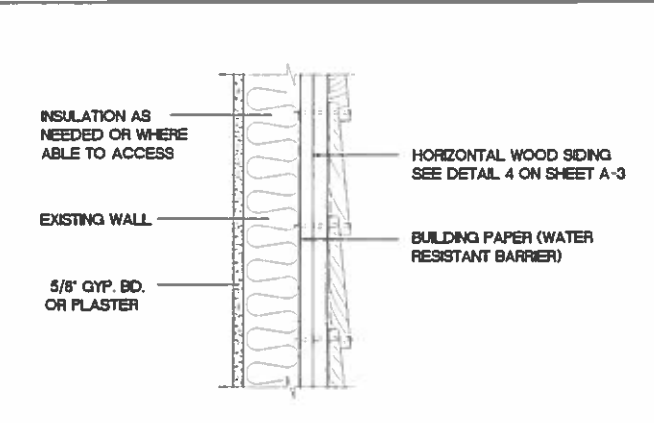
Typ. (E) Exterior Window Sill Detail SCALE 3/4" = 1'-0" 6



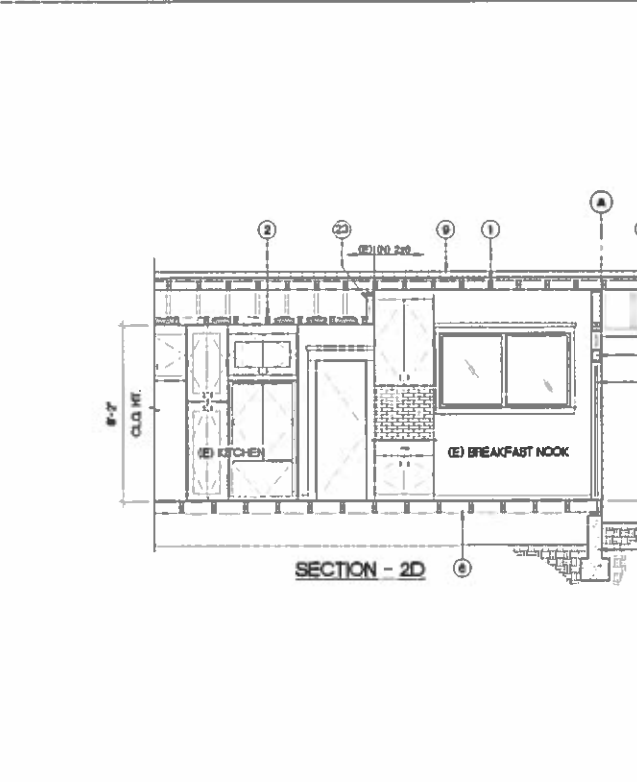
Typ. (E) Ext. Window Head-Jam Detail SCALE 3/4" = 1'-0" 5



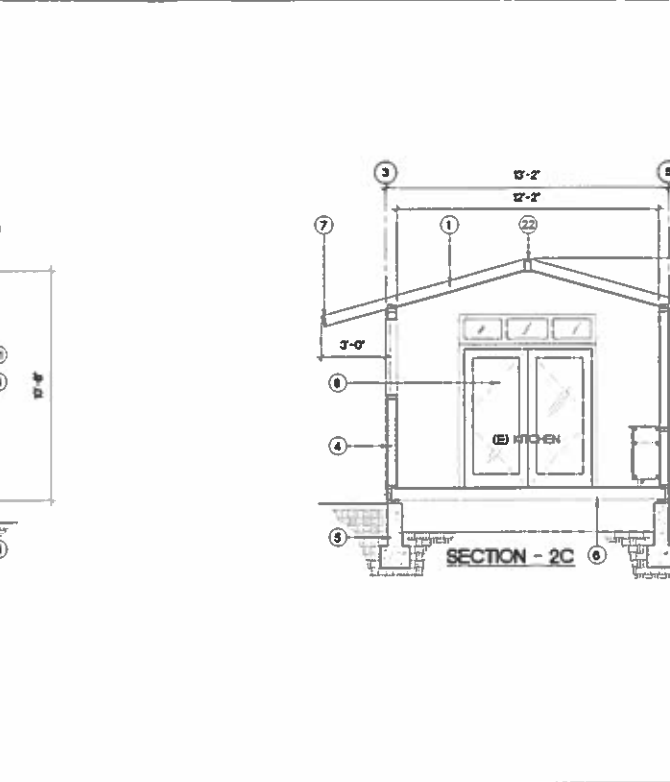
(E) Siding Detail SCALE N.T.S. 4



HORIZONTAL WOOD SIDING DETAIL SCALE 3/4" = 1'-0" 3



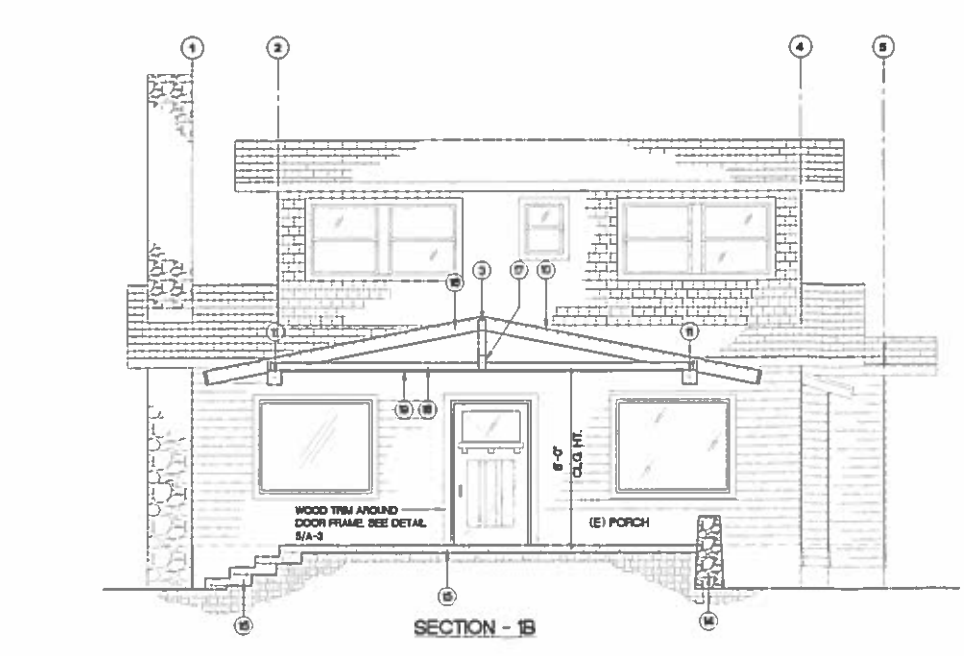
SECTION - 2D SCALE 1/4" = 1'-0" 2



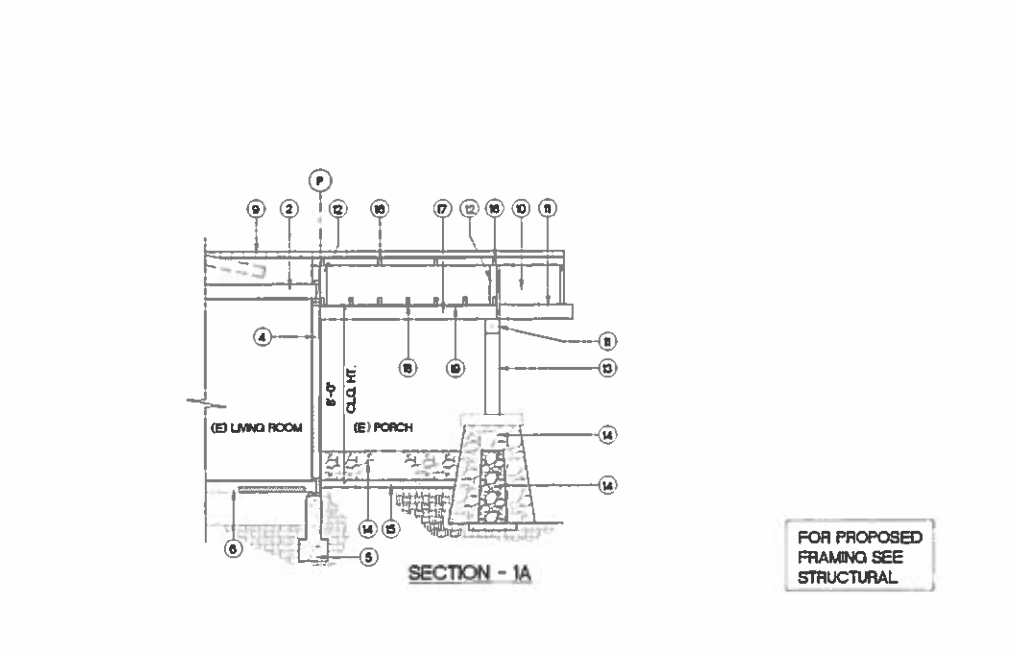
SECTION - 2C SCALE 1/4" = 1'-0" 2

- SECTION KEYNOTES**
- 1 PROPOSED 2x ROOF RAFTERS.
 - 2 EXISTING 2x CEILING JOIST.
 - 3 PROPOSED RIDGE BEAM. SEE STRUCTURAL
 - 4 PROPOSED 2x STUD WALLS, WITH R-13 INSULATION
 - 5 (E) FOUNDATION
 - 6 (E) 2x FLOOR JOISTS
 - 7 PROPOSED 2x REDWOOD FASCIA BOARD
 - 8 PROPOSED CLASS DOOR AND TRANSOM WINDOW
 - 9 PROPOSED ROOF SHINGLES
 - 10 PROPOSED 1x WOOD ROOF SHEATHING
 - 11 PROPOSED REDWOOD WOOD BEAMS, SEE STRUCTURAL
 - 12 PROPOSED KING POST SEE STRUCTURAL
 - 13 PROPOSED POST SEE STRUCTURAL
 - 14 (E) NATIVE ROCK COLUMN BASE AND PORCH RAILING
 - 15 (E) EXISTING CONCRETE STEPS AND PORCH FLOOR
 - 16 PROPOSED ROOF RAFTERS SEE STRUCTURAL
 - 17 PROPOSED BEAM SEE STRUCTURAL
 - 18 PROPOSED CEILING JOIST SEE STRUCTURAL
 - 19 PROPOSED BEAD BOARD CEILING
 - 20 NOT USED
 - 21 PROPOSED 4x8 WOOD HEADER
 - 22 PROPOSED 4x8 WOOD RIDGE
 - 23 PROPOSED 4x16 CROSS BEAM

KITCHEN AREA SECTION SCALE 1/4" = 1'-0" 2



SECTION - 1B SCALE 1/4" = 1'-0" 1



SECTION - 1A SCALE 1/4" = 1'-0" 1

FOR PROPOSED FRAMING SEE STRUCTURAL

ISSUES / REVISIONS
 Building Submittal Oct 18, 2017

McClellan Badiyi & Associates
 ARCHITECTS

TEL. NO. 626.449.7336
 E-MAIL: MCCLELLANBADIYI@YAHOO.COM
 38 LOTUS AVE.
 PASADENA, CA 91107

BUILDING SECTIONS AND
 DETAILS

- RESIDENTIAL PRESERVATION AT :
NEWMAN RESIDENCE
 311 EAST LEMON AVE.
 MONROVIA, CA.

DATE
 SHEET NUMBER

A-3

McClellan Badiyi & Associates
ARCHITECTS

TEL. NO. 626.469.7396
E-MAIL: MCCLELLANBADIYIARCHITECTS.COM

38 LOTUS AVE.
PASADENA, CA 91107

EXISTING ELEVATIONS
AND PROPOSED
MODIFICATIONS

RESIDENTIAL PRESERVATION AT :

NEWMAN RESIDENCE
311 EAST LEMON AVE.
MONROVIA, CA.

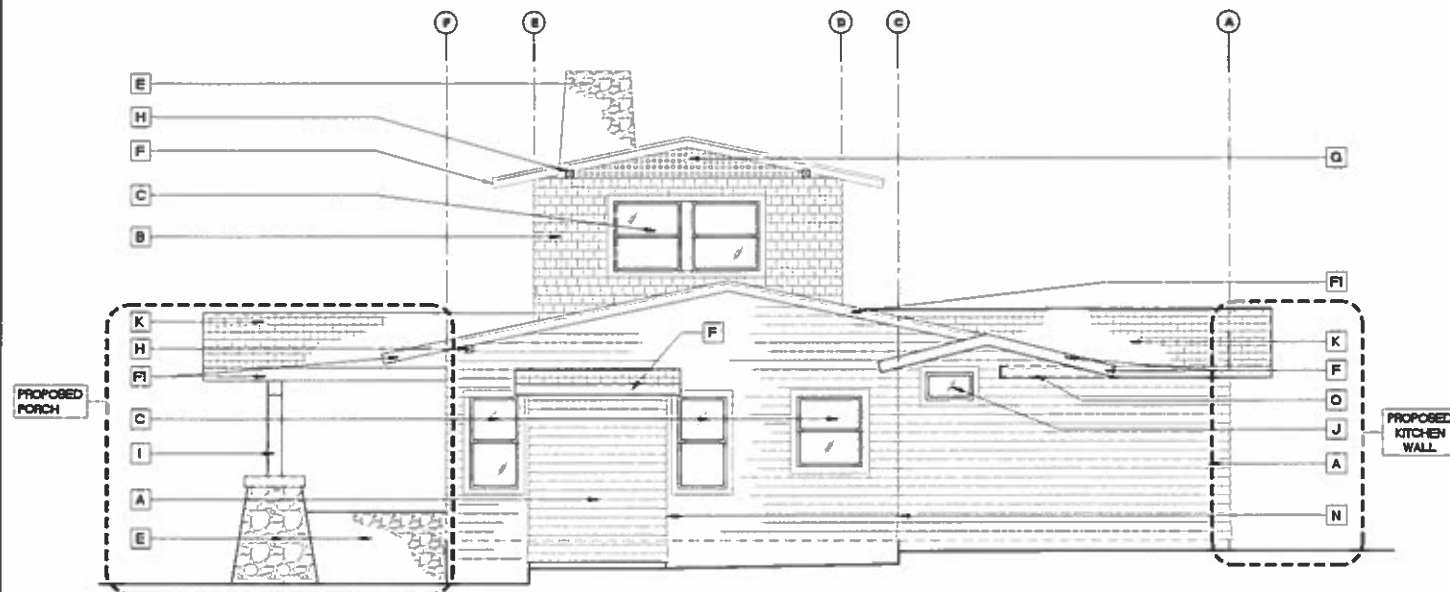
DATE

SHEET NUMBER

A-4

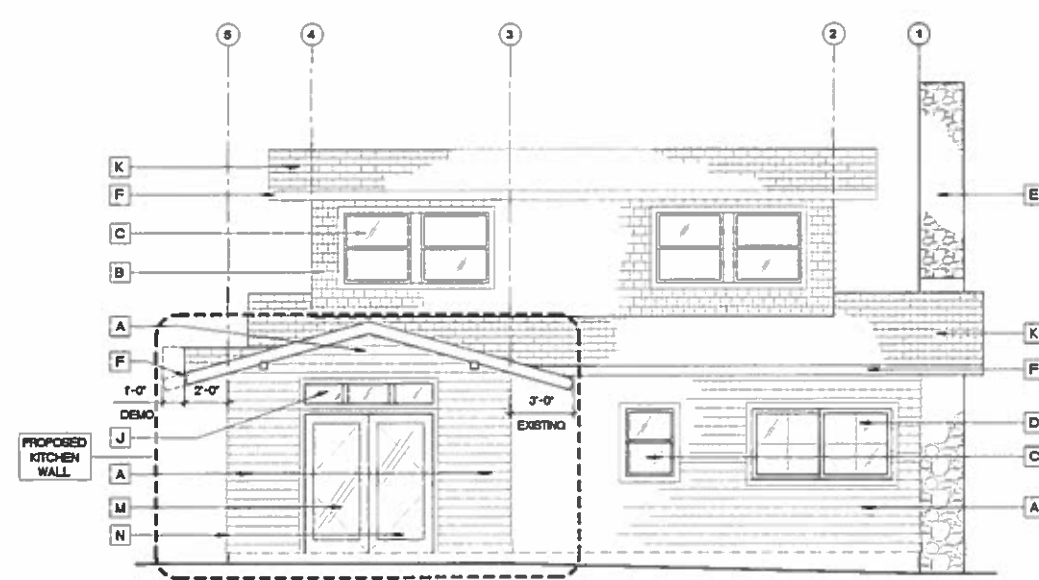
ELEVATION KEYNOTES:

- A** NEW HORIZONTAL 1x6" WOOD SIDING, SPECIAL MILLED AND BEVELED REDWOOD SHAPE THAT REPLICATED AND REPLACED THE ORIGINAL - - FIRST FLOOR ON ALL ELEVATIONS.
- B** NEW ROUGH CUT WOOD SHINGLES, SPECIAL MILLED AND SIZED REDWOOD SHAPE THAT REPLICATED AND REPLACED THE ORIGINAL - - SECOND FLOOR ON ALL ELEVATIONS.
- C** EXISTING DOUBLE HUNG WOOD WINDOWS. NEW WOOD EXTERIOR FRAME AND SILLS HAVE BEEN REPLACED IN KIND AND IN APPEARANCE. REPLACED FRAME PIECES SLIGHTLY THICKER FOR BETTER CONSTRUCTION.
- D** EXISTING SLIDING WOOD CASEMENT WINDOWS
- E** EXISTING NATIVE ROCK COLUMNS, PORCH RAILING AND CHIMNEY
- F** NEW REDWOOD FASCIA, TO BE REPLACED WHERE NECESSARY, SHAPE AND SIZE TO BE REPLICATED WITH EXCEPTION OF CURRENT NOMINAL LUMBER DIMENSIONS
- FI** EXISTING REDWOOD FASCIA
- G** NEW WOOD LATTICE AT GABLE ENDS. ALL ENCLOSED FROM BACKSIDE WITH METAL MESH
- H** ENDS OF WOOD BEAM, FASCIAS AND OUTRIGGERS TO BE WEATHERPROOFED
- I** NEW COLUMNS AND BEAMS TO BE PAINTED
- J** PROPOSED FIXED TRANSOM WINDOW
- K** EXISTING SHINGLE ROOFING TO BE REPLACED IN KIND AND IN APPEARANCE - ALL ROOF AREAS
- L** EXISTING CONCRETE STEPS AND PORCH FLOOR
- M** PROPOSED GLASS FRENCH DOORS
- N** NEW HORIZONTAL 1x6" WOOD SIDING RAINSKIRT MADE OF HORIZONTAL REDWOOD SIDING, LOCATION AND SHAPE REPLICATES THE ORIGINAL - SEE LETTER "A" ABOVE FOR SIZING OF REDWOOD
- O** REMOVE RECENTLY ADDED OVERHANG AND CORRECT FACIA
- P** EXISTING FIXED GLASS
- Q** EXPOSED RAFTER TAILS TO BE REPLACED IN KIND



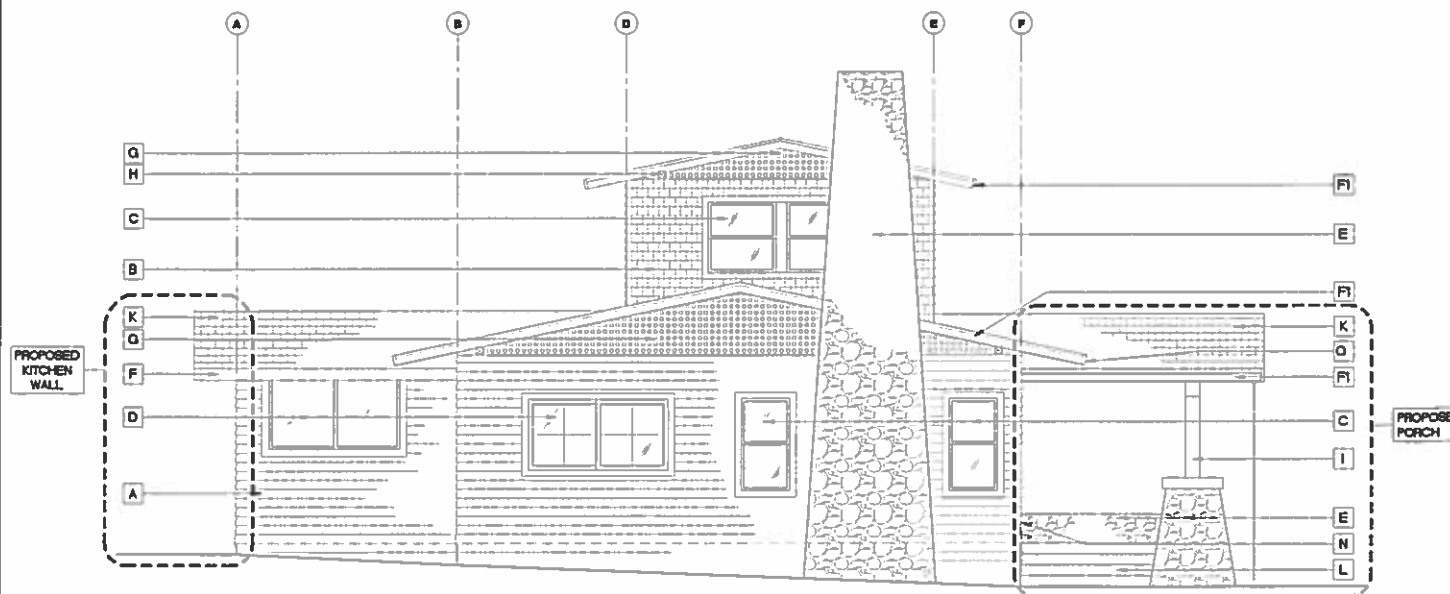
(EAST ELEVATION) - PROPOSED PORCH, ROOF AND JOINING FACIAS AND KITCHEN WALL TO BE REPLICATED IN KIND. NO CHANGES TO THE REST OF THE HOUSE PER THIS ELEVATION

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



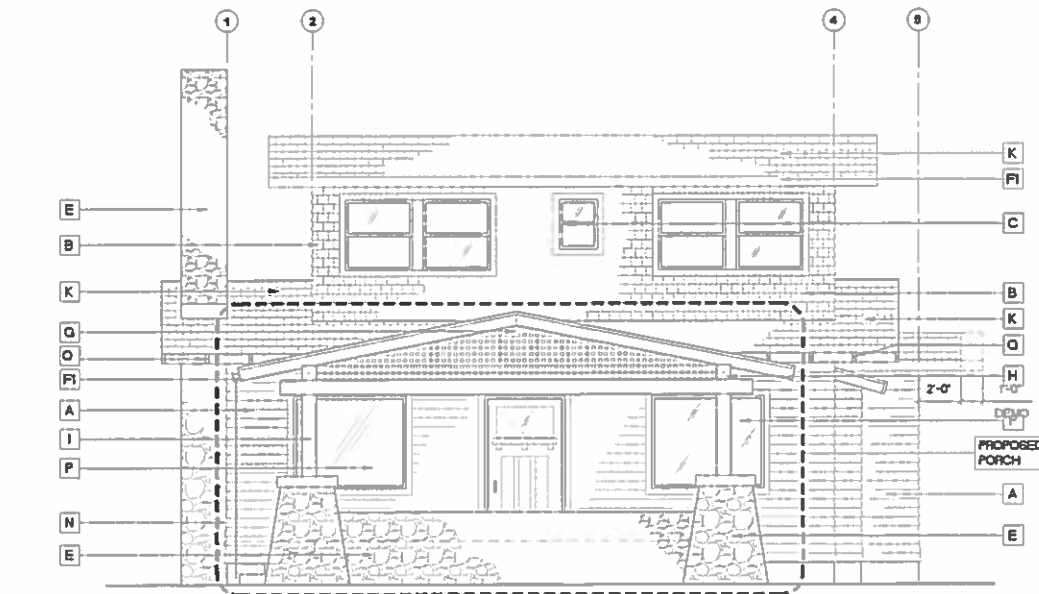
(NORTH ELEVATION) - PROPOSED NORTH KITCHEN WALL TO BE REPLICATED IN KIND. NO CHANGES TO THE REST OF THE HOUSE PER THIS ELEVATION

SCALE 1/4" = 1'-0" 2



(WEST ELEVATION) - PROPOSED PORCH, ROOF AND JOINING FACIAS AND KITCHEN WALL TO BE REPLICATED IN KIND. NO CHANGES TO THE REST OF THE HOUSE PER THIS ELEVATION

SCALE 1/4" = 1'-0" 3



(SOUTH ELEVATION) - NEW FRONT PORCH TO BE REPLICATED IN KIND. NO CHANGES TO THE REST OF THE HOUSE PER THIS ELEVATION

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



CONSULTANTS

FRONT PORCH ROOF/NORTH KITCHEN WALL REBUILD
 NEWMAN RESIDENCE
 3111 EAST LEMON AVE.
 MONROVIA, CA.

PLANS & NOTES

SHEET TITLE

JKL ASSOCIATES

(626) 337-5225
 FAX (626) 337-6674

100 W. LIME AVENUE
 MONROVIA, CA. 91016

DATE: 7-20-17
 SCALE: AS SHOWN
 DRAWN: SR
 JOB NO.: 17090

SHEET NUMBER
S-1
 1 OF 2

GENERAL NOTES

1. MATERIALS AND WORKMANSHIP TO CONFORM TO THE 2016 EDITION OF THE CBC WITH AMENDMENTS AS ADOPTED BY THE CITY OF MONROVIA.
2. CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, SHORING, BRACING, ETC., NEEDED TO COMPLETE THE WORK SAFELY AND SHALL BE FULLY RESPONSIBLE FOR THE SAFETY OF ALL PERSONS WHO COME IN CONTACT WITH THE WORK.
3. DETAILS ON THE DRAWINGS ARE MEANT TO SHOW TYPICAL CONDITIONS AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOBSITE. CONFLICTS BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION SO THAT REMEDIAL WORK CAN BE PROVIDED.

STRUCTURAL STEEL

1. WIDE FLANGE SHAPES TO BE ASTM GRADE A992. PLATES, CHANNELS, ANGLES TO BE ASTM GRADE A36. ANCHOR BOLTS TO BE GRADE A307. MACHINE BOLTS TO BE GRADE A325. STEEL TUBES SHALL CONFORM TO ASTM A-500 GRADE B. STEEL PIPES SHALL CONFORM TO ASTM A-53 GRADE B.
2. STEEL FABRICATION TO BE PERFORMED IN THE SHOP OF AISC CERTIFIED FABRICATORS APPROVED BY THE GOVERNING AGENCY HAVING JURISDICTION AND SHALL CONFORM TO AISC SPECIFICATIONS. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
3. WELDING TO BE PERFORMED PER AWS SPECIFICATIONS USING 70 KSI ELECTRODES. FIELD WELDING TO BE INSPECTED BY A DEPUTY REGISTERED WITH THE GOVERNING AGENCY HAVING JURISDICTION.
4. ALL STEEL NOT EMBEDDED IN CONCRETE OR MASONRY IS TO RECEIVE SHOP COAT OF PRIMER. ALL STEEL PERMANENTLY EXPOSED TO WEATHER IS TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION.

WOOD FRAMING

1. ALL STRUCTURAL FRAMING SHALL BE GRADE-MARKED DOUGLAS FIR (MOISTURE 19 % MAX) AS FOLLOWS UNLESS NOTED OTHERWISE:
 6x, 8x BEAMS AND POSTS:.....DOUGLAS FIR SELECT STRUCT
 4x BEAMS AND POSTS:.....DOUGLAS FIR No. 1
 2x, 3x BEAMS, JOISTS, RAFTERS, STUDS, BRACES, DF#2 & BETTER
 SILL PLATES:.....PRESSURE TREATED STANDARD GRADE D.F.
2. PLYWOOD SHEATHING AT ROOF, FLOORS, AND SHEAR WALLS SHALL BE INTERIOR GRADE PLYWOOD WITH EXTERIOR GLUE, STRUCTURAL I, CONFORMING TO PS 1-07.
3. FOR NAILING NOT CALLED OUT ON PLANS, SEE TABLE 2304-10.1 OF THE CBC.
4. CUTTING, NOTCHING, & BORING OF WOOD SHALL CONFORM TO UBC REQUIREMENTS, MAXIMUM DEPTH OF NOTCHING AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER SHALL NOT EXCEED ONE-SIXTH THE DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
5. PROVIDE WASHERS WHEREVER BOLT HEADS OR NUTS BEAR ON WOOD. HOLES FOR BOLTS SHALL BE 1/32" LARGER THAN THE NOMINAL BOLT DIAMETER. MAINTAIN 7 BOLT DIAMETERS BETWEEN HOLES AND THE ENDS OF WOOD MEMBERS AND 4 DIAMETERS AT THE EDGES OF WOOD MEMBERS.

EPOXY-SET ANCHORS

1. EPOXY USED IS TO BE SIMPSON STRONG-TIE "SET-XP" EPOXY-TIE ADHESIVE, ICC-ER-2508. FOLLOW ALL REQUIREMENTS OF THE REPORT AND MANUFACTURER'S RECOMMENDATIONS.
2. INSTALLATION OF EPOXY-SET ANCHORS TO BE INSPECTED BY A DEPUTY INSPECTOR REGISTERED WITH THE GOVERNING AGENCY HAVING JURISDICTION. INSPECTOR TO CHECK HOLES FOR PROPER SIZE, DEPTH, OBSERVE CLEANING BY BLOWING AND BRUSHING OF HOLES, AND OBSERVE INSTALLATION OF ANCHORS. DEPUTY TO SUBMIT REPORT TO THE OWNER UPON COMPLETION OF ANCHOR INSTALLATION.

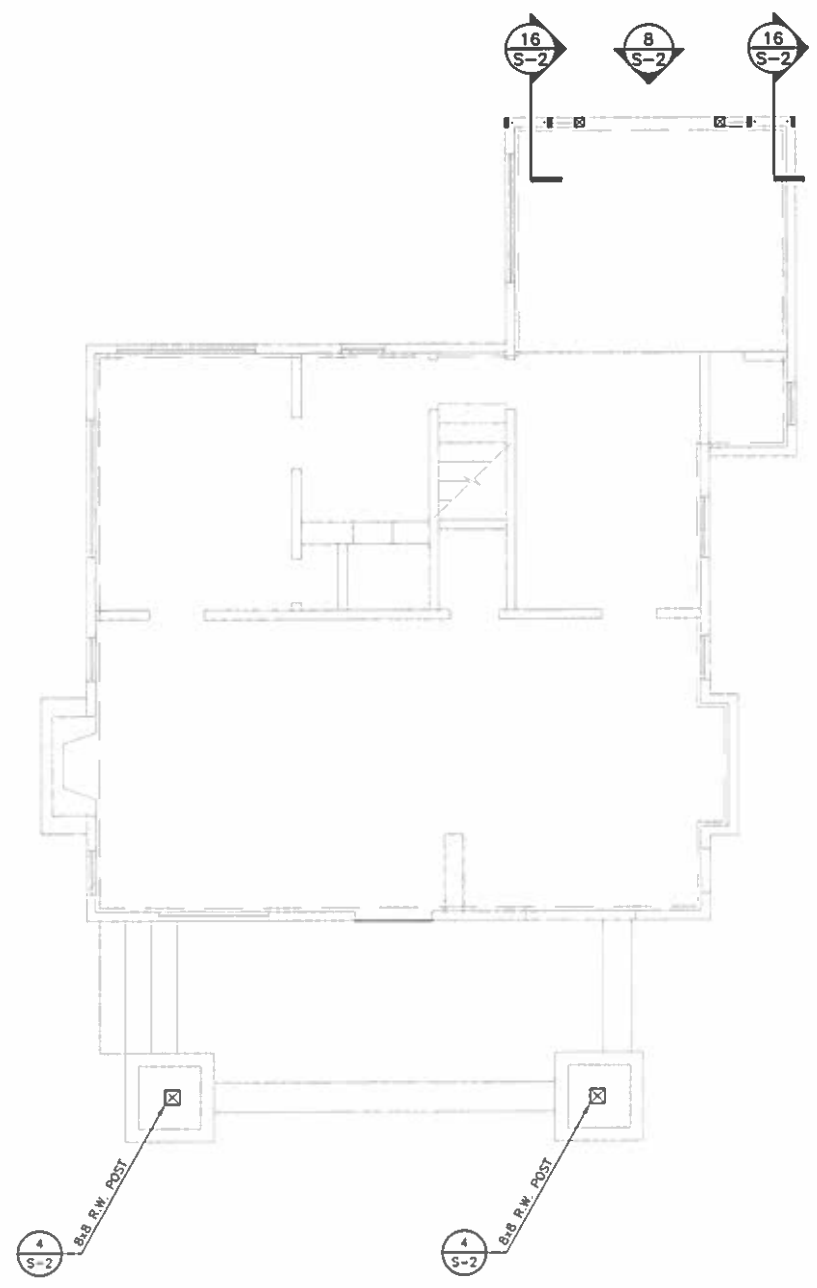
STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION BY THE ENGINEER-OF-RECORD IS REQUIRED AT THE FOLLOWING TIMES:

1. AFTER FRAMING COMPLETED BUT PRIOR TO WRAPPING OR COVERING WITH INSULATION, DRYWALL, ROOFING, OR OTHER MATERIAL.
 2. WHENEVER THE BUILDING INSPECTOR REQUESTS.
- CONTRACTOR TO GIVE 72 HOURS NOTICE TO THE ENGINEER-OF-RECORD FOR STRUCTURAL OBSERVATIONS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE INSPECTIONS REQUIRED BY SECTIONS 103, 1701, OR OTHER SECTIONS OF THE CODE. THE STRUCTURAL ENGINEER OF RECORD OR THE ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN SHALL SUBMIT A WRITTEN STATEMENT TO THE BUILDING DEPARTMENT STATING THAT THE SITE VISITS HAVE BEEN MADE AND CORRECTED TO CONFORM WITH APPROVED PLANS & SPECIFICATIONS.

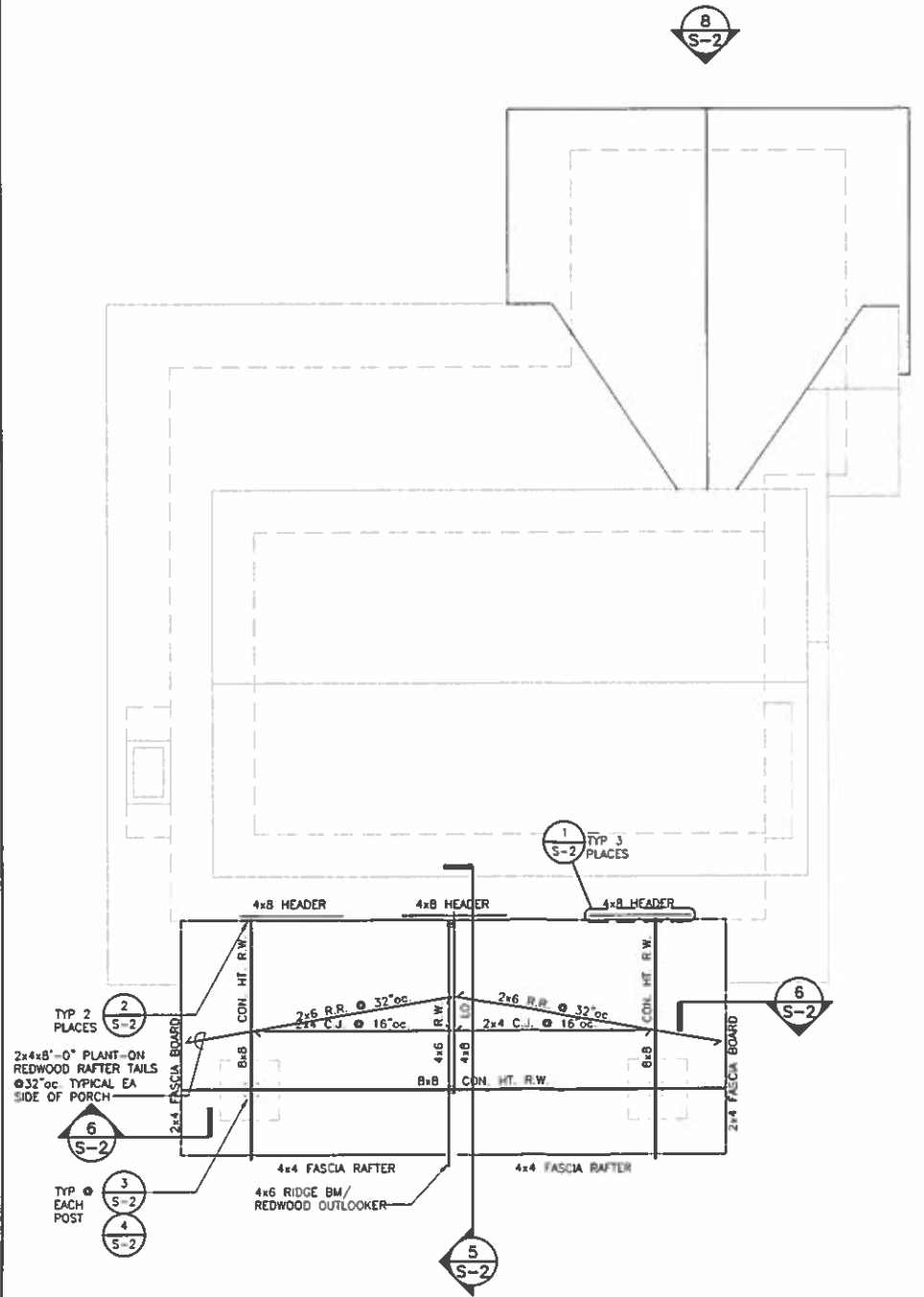
DESIGN CRITERIA

ROOF DESIGN LOADS:	
LIVE LOAD:	20 PSF (REDUCIBLE)
DEAD LOAD:	10 PSF
WIND DESIGN DATA:	
BASIC WIND SPEED	110 MPH (EXPOSURE CATEGORY C)
IMPORTANCE FACTOR	I = 1.0 (OCCUPANCY CATEGORY II)
EARTHQUAKE DESIGN DATA: (DESIGN CATEGORY D)	
LAT =	34.15, LON = -118.00
DESIGN SPECTRAL RESPONSE VALUES:	
SD:	0.2 SEC = 1.628 (SITE CLASS D)
SD1:	1.0 SEC = .993 (SITE CLASS D)
RESPONSE MODIFICATION FACTOR (R):	2 (ORDINARY SHEATHED WALLS)
IMPORTANCE FACTOR	I = 1.0 (OCCUPANCY CATEGORY II)
REDUNDANCY FACTOR, RHO	= 1.0
SEISMIC COEFFICIENT, (C _s)	= .814



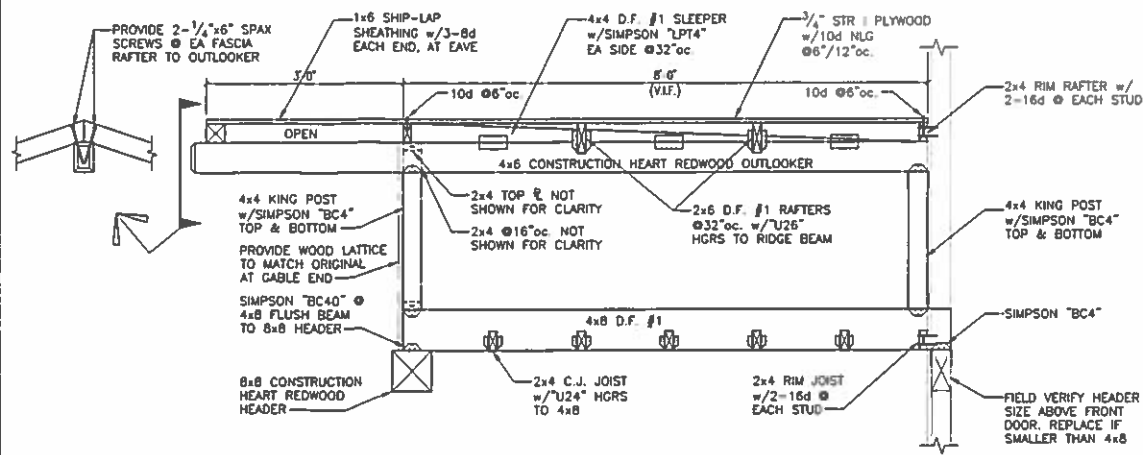
FOUNDATION PLAN

SCALE
 1/4" = 1'-0"



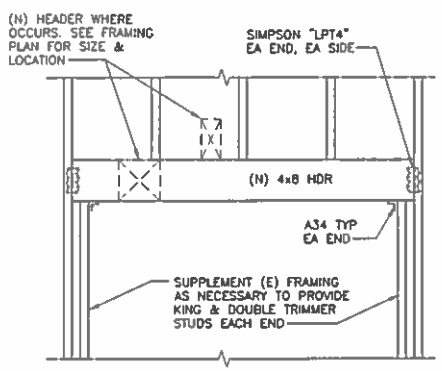
ROOF FRAMING PLAN

SCALE
 1/4" = 1'-0"



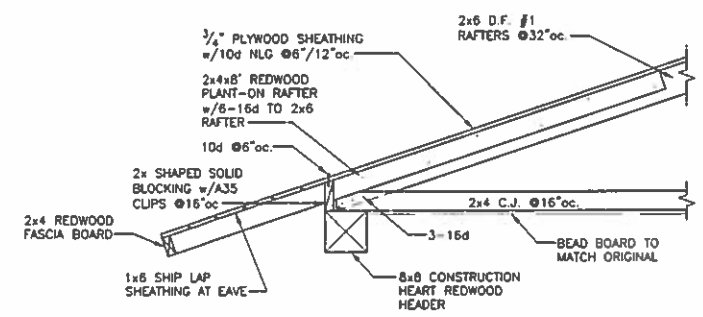
NORTH / SOUTH SECTION AT PORCH ROOF

5



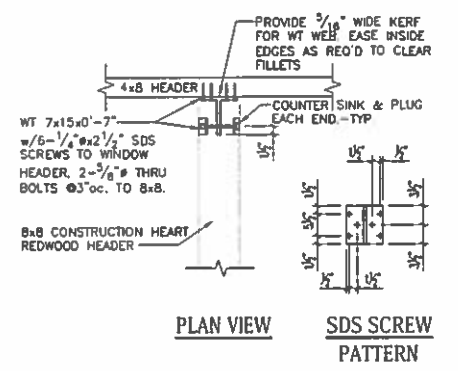
WINDOW HEADER FRAMING

1



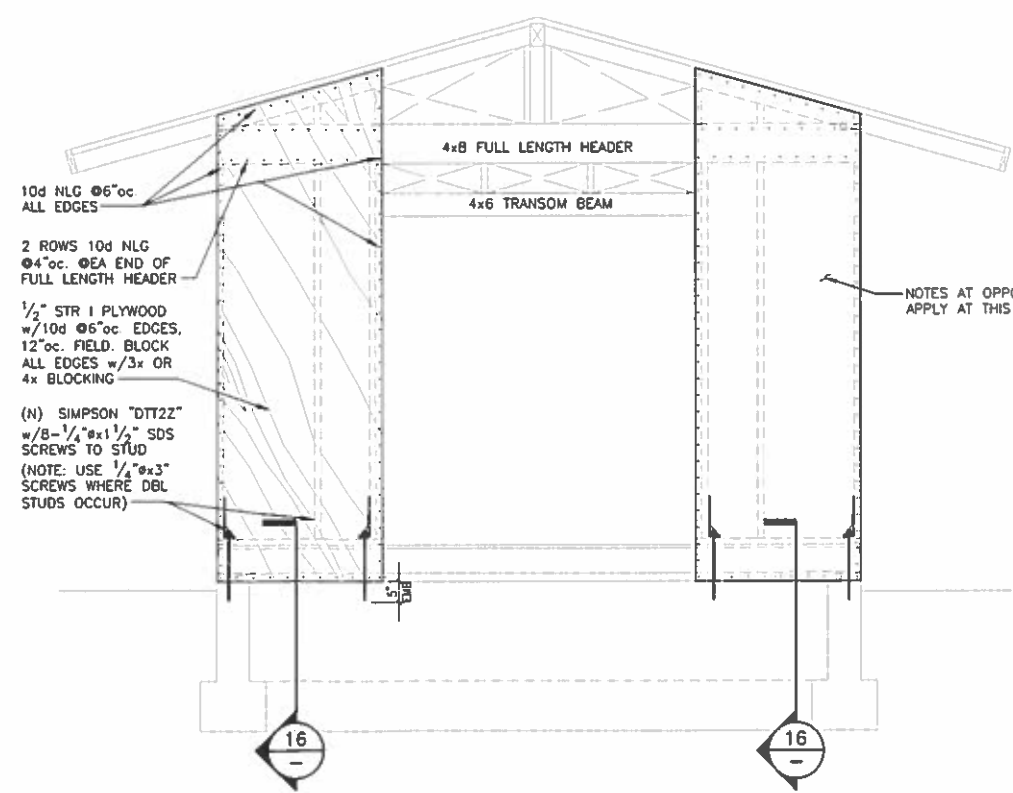
SIDE SECTION AT PORCH ROOF

6



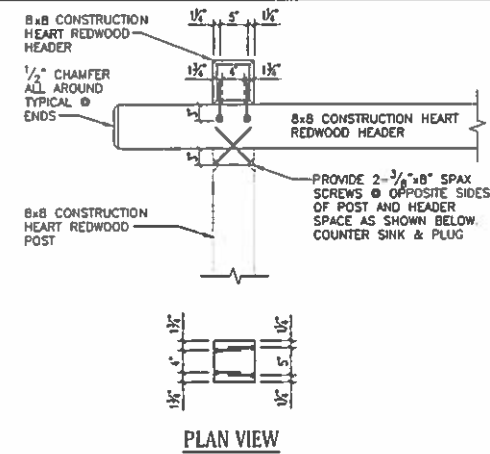
PORCH HEADER TO WINDOW HEADER

2



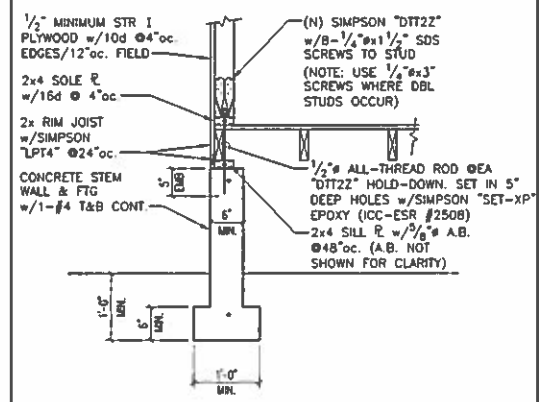
KITCHEN REAR WALL FRAMING ELEVATION (LOOKING SOUTH)

8



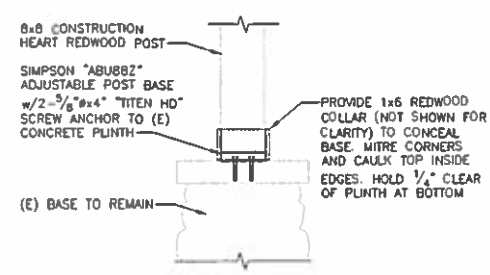
8x8 HEADERS TO 8x8 POST

3



HOLD-DOWN TO FOUNDATION

16



8x8 POST BASE CONNECTION

4

FRONT PORCH ROOF/NORTH KITCHEN WALL REBUILD
NEWMAN RESIDENCE
311 EAST LEMON AVE.
MONROVIA, CA.

DETAILS

SHEET TITLE

JKL ASSOCIATES

(626) 357-5225
FAX (626) 357-8874

100 W. LIME AVENUE
MONROVIA, CA 91015

S-2