ALHAMBRA DESIGN REVIEW BOARD
April 25, 2023
AGENDA
REGULAR MEETING - 7:30 P.M.
City Hall Conference Room A
111 South First Street

CALL MEETING TO ORDER:

ROLL CALL:
ANKIT UDANI, CHAIRMAN
NORA HERNANDEZ, VICE CHAIRMAN
STANLEY TSAI, MEMBER
MICHAEL DANINGER, MEMBER
RICHARD ABE, SECRETARY

CONSENT CALENDAR (Items 1-4):

All items listed under Consent Calendar are considered by the Design Review Board to be routine and will be enacted by one motion unless a citizen or Board Member requests otherwise; in which case, the item will be removed for separate consideration. Items placed under Consent Calendar include smaller scale projects with no or minor design issues and ministerial matters (minutes).

1. MINUTES: April 11, 2023
Recommended Action: Design Review Board review and approve as submitted the minutes of the April 11, 2023 regular meeting of the Design Review Board.

2. 1000 Benito Avenue
This is an application for a roof replacement on an existing single-family residence with metal roof.
Applicant: Yuri Amsellem

Recommended Action: APPROVAL - Recommendation is for approval as submitted.

3. 1100 East Main Street
This is an application for exterior alterations to an existing commercial building.
Applicant: Tae Kim

Recommended Action: APPROVAL - Recommendation is for approval as submitted.
4. 523 Marguerita Avenue
This is an application for a first- and second-story addition to an existing single-family residence
Applicant: Salvador Jimenez, SJ Workshop

Recommended Action: APPROVAL - Recommendation is for approval as submitted.

PUBLIC COMMENTS/ORAL COMMUNICATIONS:
Citizens wishing to address the Alhambra Design Review Board on any matter within the subject matter jurisdiction of the Alhambra Design Review Board not on the Agenda may do so at this time. Please STATE YOUR NAME AND ADDRESS CLEARLY for the record.

Please note that while the Alhambra Design Review Board values your comments, pursuant to January 1, 1987 amendments of the Brown Act, the Board cannot respond nor take any action until such time as the matter may appear as an item on a forthcoming agenda.

ADJOURNMENT:
The next regularly scheduled meeting of the Alhambra Design Review Board will be held on Tuesday, May 9, 2023 at 7:30 p.m., in Alhambra City Hall Conference Room A, 111 South First Street, Alhambra, California.

NOTICE:
AGENDA ITEMS: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are on file in the offices of the Community Development Department in City Hall, 111 South First Street, Alhambra, California, and are available for public inspection during regular office hours, which are 7:00 a.m. to 5:30 p.m. Monday through Thursday. Should any person have a question concerning any of the above agenda items prior to the meeting described herein, he or she may contact the Community Development Director either in person at the Department offices, or by telephone at (626) 570-5034 during regular office hours.

AMERICANS WITH DISABILITIES ACT: If you require special assistance to participate in any City meeting (including assisted listening devices) please contact the Community Development Department at (626) 570-5034. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

APPEALS: Any person wishing to appeal any decision of the Design Review Board to the Planning Commission may do so by filing an appeal in writing along with the appropriate appeal fee to the Community Development Department in City Hall within 10 calendar days of the Design Review Board decision. The appeal period for items on this agenda expires at the close of business on May 8, 2023.
April 11, 2023

A. **CALL MEETING TO ORDER:** 7:30 P.M.

B. **ROLL CALL:**
   - Present: Ankit Udani, Nora Hernandez, Michael Daninger
   - Absent: Stanley Tsai
   - Staff Present: Richard Abe AIA, Vist Yang

C. **CONSENT AGENDA**

   All items on the consent agenda will be addressed under a single motion unless a Design Review Board Member or a member of the public requests that the item be heard under the Discussion Agenda.

**ITEM 1: DRB MINUTES - March 28, 2023**

**MOTION:**

- Hernandez moved to approve the consent agenda.
- The second was by Daninger.
- The motion carried with the following roll call vote:
  - Ayes: Udani, Daninger, Hernandez
  - Noes: None
  - Absent: Tsai

D. **DISCUSSION ITEMS:**

**ITEM 2: 1117 East Main Street**

- Request: Exterior alterations to an existing commercial building.
- Applicant: Yuri Amsellem
- Recommended Action: Recommendation is for approval with the following conditions: 1. Signage (if any) shall be reviewed under a separate application; 2. The revised drawings shall include gate and fence design information; and 3. All revised drawings shall be reviewed and approved prior to plan check submittal.
Discussion:
Hernandez confirmed the scope of the application and use of the proposed site fence. The applicant described the layout of the parking and the security reasons for the fencing. There was a discussion on the necessary design documents for the fence. The applicant stated that he could provide that.

Udani confirmed that the paint color palette. There was discussion on the roofing material and the overall finishes and materials. The applicant stated that maintaining existing materials in good condition is preferred. Discussion ensued regarding color options throughout.

Hernandez stated that the darker color palette direction was acceptable.

MOTION:

- Hernandez moved to approve the application with the conditions: 1. Signage (if any) shall be reviewed under a separate application; 2. The revised drawings shall include gate and fence design information; 3. The existing roof material is acceptable as-is, but if painted, the use of color two is acceptable; 4. Truncated domes color shall be grey if allowed per Code; and 5. All revised drawings shall be reviewed and approved prior to plan check submittal.
- The second was by Daninger.
- The motion carried with the following roll call vote:
  Ayes: Udani, Daninger, Hernandez
  Noes: None
  Absent: Tsai

ITEM 3: 1427 West Valley Boulevard

- Request: A new Uniform Sign Program for an existing commercial building.
- Applicant: Paul Wu
- Recommended Action: Recommendation is for approval with the following conditions: 1. The sign band areas shall be accurately dimensioned and documented; 2. Allowable letter heights shall be reduced by 15-20% based on existing sign band area; 3. Sign A mounting heights shall be consistent at the same level; 4. The specification for Sign B shall be revised to clarify use (i.e. building name or major tenant); and 5. All revised documentation shall be reviewed and approved by DRB staff before permit issuance.

- Discussion:
The applicant proposed a 24-inch max on the second floor but questioned if the first floor needed to be reduced. He stated further that the first-floor sign band area was 36” high.
Discussion ensued regarding the need for dimensions for the sign band areas. Hernandez stated that the documents need to be provided to staff.

Abe stated that the critical documentation was to dimension the sign band areas so that the specifications of the sign heights can be evaluated and documented.

**MOTION:**

- Hernandez moved to approve the application with the following conditions: 1. The sign band areas shall be accurately dimensioned and documented; 2. Allowable letter heights shall be reduced by 15-20% based on existing sign band area; 3. Sign A mounting heights shall be consistent at the same level; 4. The specification for Sign B shall be revised to clarify use (i.e., building name or major tenant); and 5. All revised documentation shall be reviewed and approved by DRB staff before permit issuance.
- The second was by Daninger.
- The motion carried with the following roll call vote:
  - Ayes: Udani, Daninger, Hernandez
  - Noes: None
  - Absent: Tsai

E. **ADJOURNMENT:**

- We will adjourn to the next meeting on February 28, 2023.

**MOTION:**

- Hernandez moved to adjourn the meeting at 8:00 P.M.
- The second was by Daninger
- The motion carried by the following roll call vote:
  - Ayes: Udani, Daninger, Hernandez
  - Noes: None
  - Absent: Tsai

_______________________________
Ankit Udani
Chairman

**ATTEST:**

_______________________
Rick Abe
Secretary
ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
April 25, 2023

ADDRESS: 1000 Benito Avenue
APPLICANT: Yuri Amsellem
PROPERTY OWNER: James Thorp
PROJECT TYPE: This application is for a roof replacement on an existing single-family residence with a metal roof.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes to replace the existing roof of a single-family residence with a new metal roof. The existing house is a small one-story ranch style house with details that include wood siding and window shutters. The proposed roof material is a metal roof that aesthetically replicates the hand-split wood shake in a Charcoal Grey color. Although the material is metal, the color and aesthetic of the material are acceptable. Recommendation is for approval as submitted.

RECOMMENDATION: Recommendation is for approval as submitted.
In this 3D model, facets appear as semi-transparent to reveal overhangs.

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**MEASUREMENTS**

- Total Roof Area = 1,635 sq ft
- Total Roof Facets = 5
- Predominant Pitch = 5/12
- Number of Stories <= 1
- Total Ridges/Hips = 55 ft
- Total Valleys = 0 ft
- Total Rakes = 129 ft
- Total Eaves = 118 ft

**PREPARED FOR**

- **Contact:** Jon Wilson
- **Company:** Roofing Services
- **Address:** 18032 Lemon Dr. # C
  - Yorba Linda, CA 92886
- **Phone:** 714-779-7770

Measurements provided by [www.eagleview.com](http://www.eagleview.com)
The following aerial images show different angles of this structure for your reference.

Top View
North Side

![North Side Image]

South Side

![South Side Image]
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches.
Total Area = 1,635 sq ft, with 5 facets.

Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).
Roof facets are labeled from smallest to largest (A to Z) for easy reference.
**Structure #1**

<table>
<thead>
<tr>
<th>Roof Pitches</th>
<th>Area (sq ft)</th>
<th>% of Roof</th>
<th>Area (sq ft)</th>
<th>% of Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/12</td>
<td>37.8</td>
<td>3.3%</td>
<td>5/12</td>
<td>1106.3</td>
</tr>
</tbody>
</table>

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

**Structure Complexity**

<table>
<thead>
<tr>
<th>Simple</th>
<th>Normal</th>
<th>Complex</th>
</tr>
</thead>
</table>

**Waste Calculation**

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater.

For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

<table>
<thead>
<tr>
<th>Waste %</th>
<th>Area (Sq ft)</th>
<th>Squares *</th>
</tr>
</thead>
<tbody>
<tr>
<td>0%</td>
<td>1107</td>
<td>11.33</td>
</tr>
<tr>
<td>4%</td>
<td>1152</td>
<td>11.66</td>
</tr>
<tr>
<td>7%</td>
<td>1185</td>
<td>12.00</td>
</tr>
<tr>
<td>9%</td>
<td>1207</td>
<td>12.33</td>
</tr>
<tr>
<td>11%</td>
<td>1229</td>
<td>12.33</td>
</tr>
<tr>
<td>14%</td>
<td>1262</td>
<td>12.66</td>
</tr>
<tr>
<td>19%</td>
<td>1318</td>
<td>13.33</td>
</tr>
<tr>
<td>24%</td>
<td>1373</td>
<td>14.00</td>
</tr>
<tr>
<td>29%</td>
<td>1429</td>
<td>14.33</td>
</tr>
</tbody>
</table>

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

**Lengths, Areas and Pitches**

- Ridges = 34 ft (1 Ridges)
- Hips = 0 ft (0 Hips)
- Valleys = 0 ft (0 Valleys)
- Rakes† = 81 ft (8 Rakes)
- Eaves/Starters† = 76 ft (5 Eaves)
- Drip Edge (Eaves + Rakes) = 157 ft (13 Lengths)
- Parapet Walls = 0 (0 Lengths)
- Flashing = 8 ft (1 Lengths)
- Step flashing = 0 ft (0 Lengths)
- Predominant Pitch = 5/12

**Total Roof Facets = 3**

- **Total Area (All Pitches) = 1144 sq ft**

**Notes**

This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.
Structure #2

### Areas per Pitch

<table>
<thead>
<tr>
<th>Roof Pitches</th>
<th>Area (sq ft)</th>
<th>% of Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/12</td>
<td>490.8</td>
<td>100%</td>
</tr>
</tbody>
</table>

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

### Structure Complexity

<table>
<thead>
<tr>
<th>Complexity</th>
<th>Simple</th>
<th>Normal</th>
<th>Complex</th>
</tr>
</thead>
</table>

### Waste Calculation

Note: This waste calculation table is for asphalt shingle roofing applications. All values in the table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the Lengths, Areas, and Pitches section below.

<table>
<thead>
<tr>
<th>Waste %</th>
<th>Area (Sq ft)</th>
<th>Squares *</th>
<th>Measured</th>
</tr>
</thead>
<tbody>
<tr>
<td>0%</td>
<td>491</td>
<td>5.00</td>
<td>5.00</td>
</tr>
<tr>
<td>1%</td>
<td>496</td>
<td>5.00</td>
<td>5.00</td>
</tr>
<tr>
<td>6%</td>
<td>521</td>
<td>5.33</td>
<td>5.33</td>
</tr>
<tr>
<td>11%</td>
<td>546</td>
<td>5.66</td>
<td>5.66</td>
</tr>
<tr>
<td>14%</td>
<td>560</td>
<td>6.00</td>
<td>6.00</td>
</tr>
<tr>
<td>16%</td>
<td>570</td>
<td>6.00</td>
<td>6.00</td>
</tr>
<tr>
<td>18%</td>
<td>580</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21%</td>
<td>595</td>
<td></td>
<td></td>
</tr>
<tr>
<td>26%</td>
<td>619</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

### Lengths, Areas and Pitches

- Ridges = 21 ft (1 Ridges)
- Hips = 0 ft (0 Hips)
- Valleys = 0 ft (0 Valleys)
- Rakes† = 48 ft (4 Rakes)
- Eaves/Start† = 41 ft (2 Eaves)
- Drip Edge (Eaves + Rakes) = 89 ft (6 Lengths)
- Parapet Walls = 0 ft (0 Lengths)
- Flashing = 0 ft (0 Lengths)
- Step flashing = 0 ft (0 Lengths)

Predominant Pitch = 5/12

Total Roof Facets = 2

**Total Area (All Pitches)** = 490 sq ft

### Property Location

- Longitude = -118.1397988
- Latitude = 34.0806482

### Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.
REPORT SUMMARY

All Structures

<table>
<thead>
<tr>
<th>Areas per Pitch</th>
<th>1/12</th>
<th>5/12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Pitches</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area (sq ft)</td>
<td>37.8</td>
<td>1597.1</td>
</tr>
<tr>
<td>% of Roof</td>
<td>2.3%</td>
<td>97.7%</td>
</tr>
</tbody>
</table>

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

All Structures Totals

Lengths, Areas and Pitches
Ridges = 55 ft (2 Ridges)
Hips = 0 ft (0 Hips)
Valleys = 0 ft (0 Valleys)
Rakes = 129 ft (12 Rakes)
Eaves/Starters = 118 ft (7 Eaves)
Drip Edge (Eaves + Rakes) = 247 ft (19 Lengths)
Parapet Walls = 0 (0 Lengths)
Flashings = 9 ft (1 Lengths)
Step Flashing = 0 ft (0 Lengths)
Predominant Pitch = 5/12

Total Roof Facets = 5

Total Area (All Pitches) = 1,635 sq ft

Property Location
Longitude = -118.1397988
Latitude = 34.0806482

Notes
This was ordered as a residential property. There were no changes to the structure in the past four years.

Online Maps
Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=1000+Benito+Ave,Alhambra,CA,91803
Directions from Roofing Services to this property
http://maps.google.com/maps?f=d&source=s_d&saddr=18032+Lemon+Dr.#,+C,Yorba+Linda,CA,92886&daddr=1000+Benito+Ave,Alhambra,CA,91803

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.
Notice and Disclaimer

No Warranty: The Copyrighted Materials are provided to you “as is,” and you agree to use it at your own risk.

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Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.
PINE-CREST Shake
Engineered to replicate hand-split wood shake with the durability of steel.

The printed colors shown in this brochure may vary from actual available tile colors. Always use actual product samples for color selection.

Available Colors:
- COUNTRY BLEND
- IRONWOOD
- BARCLAY
- CHARCOAL
- TIMBERWOOD
- GOLD RIVER

Reroof color: Pine Crest Shake Charcoal
ADDRESS: 1100 East Main Street
APPLICANT: Tae Kim
PROPERTY OWNER: David Lee
PROJECT TYPE: This application is for exterior alterations to an existing commercial building.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations to an existing commercial building. The property is located on the southeast corner of East Main Street and South El Molino Street. The alterations include a new metal cladding system for the store façade and fresh paint. The cladding system will wrap around the front façade of the building and use a metal batten system with a blue color finish. The new paint color for the building will be an off-white "Ash" color. Overall, the new design and color palette are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.
The AL13® batten system provides the traditional look of wood and the benefits of durability and weather protection. Batten are extruded, assembled, or site-assembled and can be installed directly to the substrate for both interior and exterior applications.

Finish
The AL13® system is available in a variety of finishes, including natural, stained, and pre-finished options. Please consult our specification sheets for more information.

Contract
For questions or additional information, please contact:

IN+EX STUDIO
915 MATEO ST. #304
LOS ANGELES, CA 90021
TEL: 213-612-4563 / FAX: 213-612-4473
ADDRESS: 523 Marguerita Avenue  
APPLICANT: Salvador Jimenez, SJ Workshop  
PROPERTY OWNER: Jose Alvarez  
PROJECT TYPE: This application is for a first- and second-story addition to an existing single-family residence  
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a 255 square foot first- and second-story addition to a 1,559 square foot single-family residence. The site is located in the neighborhood west of South Atlantic Boulevard and north of West Mission Road. The addition is situated toward the rear of the house with a significant setback and will not be visible from the street. The alterations are consistent with the existing craftsman-style architecture of the home and include matching materials and colors. Features include a gabled roof, wood siding, and trim; all providing reasonable scale and modulation. Existing conditions already have a mix of sliding and hung vinyl windows.

RECOMMENDATION: Recommendation is for approval as submitted.
EXISTING SINGLE FAMILY RESIDENCE

SOUTHWEST CORNER PHOTO

NORTHEAST CORNER PHOTO

SOUTHEAST CORNER PHOTO

NORTHEAST CORNER PHOTO

EXISTING CONDITIONS PHOTOGRAPHS
GENERAL NOTES

1. NO PROPOSED TERRAIN SLOPES TO BE ALTERED OR MODIFIED ON SITE. ALL EXISTING TERRAIN SLOPES ON SITE TO BE MAINTAINED AS SUCH AND CONSERVED IN THEIR PRESENT NATURAL FORM.

2. NO TREES ON SITE WILL BE REMOVED. ALL TREES ON SITE TO REMAIN IN PLACE.

3. ALL CURBS AND GUTTERS SHALL BE REMOVED AND REPLACED.

EXISTING & DEMO PLOT PLAN

EXISTING & DEMO PLOT PLAN KEYNOTES

- PROPOSED ROOF
- EXISTING ROOF TO BE DEMOLISHED
- CONDENSING UNIT

PROPOSED PLOT PLAN

- EXISTING HARDSCAPE TO REMAIN
- EXISTING LANDSCAPING TO REMAIN
- EXISTING GAS METER TO REMAIN
- EXISTING ELECTRICAL 200 AMP PANEL TO REMAIN

EXISTING 2-STORY SINGLE FAMILY RESIDENCE

EXISTING 1-STORY DETACHED GARAGE

EXISTING 1-STORY DETACHED GARAGE CONSTRUCTION TYPE V-B

EXISTING 2-STORY SINGLE FAMILY RESIDENCE CONSTRUCTION TYPE V-B

APN: 5343-014-001

PROJECT NAME

MARGUERITA AVE

2ND STORY ADDITION

PROJECT NUMBER

21031601

OWNER: JOSE ALVAREZ

PHONE: 562.569.3184

S.J. WORKSHOP

www.sjworkshop.net

SCALE: 1/8"=1'-0"
EXISTING & DEMO FIRST FLOOR PLAN

FLOOR PLAN KEYNOTES

1. WALL STUD SIZES INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR ACTUAL STUD & POST SIZES.

2. CEILING HEIGHTS INDICATED ARE NOMINAL FROM TOP OF SHEATHING TO BOTTOM OF FLOOR FRAMING / TOP OF PLATE ABOVE.

3. PROVIDE CONCEALED 2x BLOCKING WITHIN STUD WALL AS REQUIRED, FOR SUPPORT OF CLOSET SHELF AND POLE.

4. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPES PER C.B.C. SECTION 1029. OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., MINIMUM NET CLEAR HEIGHT OF 24" AND A MINIMUM NET CLEAR WIDTH OF 20".

5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBTENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

6. NET AREA OF SHOWER RECEIVER SHALL BE NOT LESS THAN 1 SQ. FT. IN OF FLOOR AREA, AND DESCRIBED BY DIAMETER CYCLE.

7. SMOKE ALARMS SHALL BE TESTED & MAINTAINED IN ACCORDANCE WITH MANUF. INSTRUCTIONS. SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUF. MARKED ON THE UNIT.

8. CONVENTIONAL, ENERGIZED SMOKE ALARMS THAT ARE SOLELY BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE A SILENCE FEATURE.
EXISTING SECOND FLOOR PLAN

EXISTING WALL TO REMOVAL
EXISTING INTERIOR WALL TO REMOVAL
EXISTING EXTERIOR WALL TO REMOVAL
EXISTING MASTER BED TO BE REMOVED
EXISTING MASTER BATHROOM TO BE REMOVED
EXISTING WALL TO BE DEMOLISHED
EXISTING WINDOW TO REMOVAL
EXISTING SOCKET TO BE REMOVED
EXISTING ROOM TO BE REMOVED
EXISTING EXTERIOR WALL TO BE REMOVED.

WALL LEGEND
1. WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR ACTUAL STUD & POST SIZES.
2. CEILING HEIGHTS INDICATED ARE NOMINAL FROM TOP OF SHEATHING TO BOTTOM OF FLOOR FRAMING / TOP OF PLATE ABOVE.
3. PROVIDE CONCEALED 2x BLOCKING WITHIN STUD WALL AS REQUIRED, FOR SUPPORT OF CLOSET SHELF AND POLE.
4. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPES PER C.B.C. SECTION 1029. OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., MINIMUM NET CLEAR HEIGHT OF 24", AND A MINIMUM NET CLEAR WIDTH OF 20".
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
6. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30" DIAMETER CIRCLE.
7. SMOKE ALARMS SHALL BE TESTED & MAINTAINED IN ACCORDANCE WITH MANUF. INSTRUCTIONS. SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUF. MARKED ON THE UNIT.
8. CONVENTIONAL, ENERGIZED SMOKE ALARMS THAT ARE NOT BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE A SILENCE FEATURE.

EXISTING & DEMO SECOND FLOOR PLAN

FLOOR PLAN KEYNOTES

FLOOR PLAN NOTES
6. Paint all exposed items and surfaces not provided with a factory finish to protect against the elements.

7. Plumbing vent stack terminations to be located a minimum of 10'-0" away from attic vents per CPC Sec. 906.2.

**ROOF NOTES**

- Slope Roof 8:12 - Contractor to verify existing roofing to remain: Composition Shingles
- DOWNSPOUT, SEE DETAIL 15/AD-01.
- Class 'A' Roofing Material: Composition Shingle Tru Definition Series by Owens Corning or approved equal over Mfr's approved underlayment. Color to match (E).

**ROOF SYMBOLS**

- **SLOPE ROOF 8:12**
- **DOWNSPOUT**, SEE DETAIL 15/AD-01.
- **GABLE ROOF 8:12**, Contractor to verify existing roofing to remain: Composition Shingles
- **DOWNSPOUT**, SEE DETAIL 15/AD-01.

**PROPOSED ROOF PLAN**

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

**PROJECT NAME**: MARGUERITA AVE

**PROJECT NUMBER**: 21031601

**OWNER**: JOSE ALVAREZ

**PHONE**: 562.569.3184

**CONTRACTOR**: BUILDING WORKSHOP

**ADDRESS**: 323.358.9024 | sjimenez.sj@gmail.com

**WEBSITE**: www.sjworkshop.net

**PROJECT TYPE**: ACCESSIBILITY DWELLING UNIT

**DRAWING DATES**

<table>
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<tr>
<th>DATE</th>
<th>DESCRIPTION</th>
<th>REV.</th>
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<td>02-09-23</td>
<td>PLANNING DEPT. SET</td>
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**CITY OF ALHAMBRA**

**SUPPLEMENTAL INFORMATION**

**PROPRIETARY INFORMATION**

The Alvarez Family

523 MARGUERITA AVE

ALHAMBRA, CALIFORNIA 91803

LOS ANGELES COUNTY

CLIENT

CONSULTANTS

PROJECT NAME

MARGUERITA AVE

2ND STORY ADDITION

PROJECT NUMBER

21031601

OWNER: JOSE ALVAREZ

PHONE: 562.569.3184
1. Duct termination to occur minimum 2' from window or door casing is required. No exceptions.
2. All dimensions shown are from top of finished floor slab at finishing grade. Dimensions at all other locations will be shown on corresponding plans.
3. All window heads are at 7'-0" (unless noted otherwise). Window design is to follow those shown in the elevations.
4. All horizontal plaster surfaces 3" or more in depth shall receive 2" minimum flashing materials and paper as shown.
5. Foundations and slab projections may be used up to 4" thick. 2x wood framing is required at all exterior corners.
6. Voids in projections may be used up to 1/4". A voided footing is required at all exterior corners.
7. Provide 2 layers of grade D building paper at wood sheathed areas.
8. Horizontal and vertical control joints in exterior cement render are to be formed at all cracks and changes in levels. Horizontal joints shall be at 4 ft or less.
9. Door jambs shall be 1" minimum block at all doors. All other doors shall have a 1" minimum block.
10. Horizontal joints shall be at 18" or less. Vertical joints shall be at 36" or less.

ELEVATION NOTES

1. Joist hangers are not required.
2. Joist hangers are not required. Only required at stairway.
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ELEVATION NOTES

ELEVATION KEYNOTES

1. DUCT TERMINATION TO OCCUR MINIMUM 2’ FROM WINDOW OR DOOR CARRIER INTO COMBINED ATTIC FLOOR OR VC.
2. ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISHED FLOOR SLAB AT FURNACE OR MINIMUM 2’ FROM WINDOW OR DOOR AT OTHER TIMES.
3. ALL WINDOW HEADS ARE 8’-0” A.F.F. UNLESS NOTED OTHERWISE.
4. ALL HORIZONTAL PLASTER SURFACES 8” OR MORE DEEP SHALL RECEIVE TWO LAYERS OF WEATHERBOARD-LAPPED MINIMUM 3” WIDE PRIOR TO APPLICATION OF PLASTER.
5. ALL WINDOW HEADS SHALL WRAP OUTSIDE CORNERS AND RETURN TO EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
6. FLOOD, AT INTERIOR OF RESIDENCE.

1. 7’-0” A.F.F.
2. 5’-2 1/2”
3. 1’-9”
4. 8’-1”
5. 7’-3”

FELT. INSTALL PER MANUFACTURER’S SPECS. ICC-ES REPORT ESR-3253.

ROYAL ROOFING: COMPOSITION CLASS ‘A’ SHINGLE TRU DEFINITION SERIES

EXISTING ROOFING: COMPOSITION ASPHALT SHINGLE TO REMAIN.

FIBER CEMENT SIDING: JAMES HARDIE LAP-SIDING “SMOOTH” PANEL.

FELT. INSTALL PER MANUFACTURER’S SPECS. ICC-ES REPORT ESR-3253.

COLOR TO MATCH EXISTING OR APPROVED EQUAL 2 LAYERS 30#.

RAIN GUTTER AND DOWNSPOUT: PRE-FINISHED 5” OGEE GUTTER, PAINTED TO MATCH WINDOW FRAME “TAN”.

GUTTER AND DOWNSPOUT ENCOUNTERS TRIM ELEMENTS, FACTORY PAINTED TO MATCH ADJACENT SURFACE WITH 3” DIA. PRE-FINISHED DOWNSPOUT. WHEN DOWNSPOUT CONFLICTS, FACTORY PAINTED TO MATCH ADJACENT SURFACE WITH 3” DIA. PRE-FINISHED DOWNSPOUT.

FIBER CEMENT SIDING: JAMES HARDIE LAP-SIDING “SMOOTH” PANEL.

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