



*Gateway
to the
San Gabriel Valley*

CITY OF ALHAMBRA DESIGN REVIEW BOARD

AGENDA REGULAR MEETING

111 South First Street
City Hall Conference Room A
January 27, 2026
7:00 p.m.

CALL MEETING TO ORDER:

ROLL CALL:

NORA HERNANDEZ, Chairman
ANKIT UDANI, Vice Chairman
MICHAEL DANINGER
STANLEY TSAI
JENNIFER NG
STEVE KUCHENSKI, Secretary

CONSENT AGENDA:

All items listed on the Consent Agenda 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 on the Consent Agenda include smaller scale projects with no or minor design issues and ministerial matters.

1. MINUTES – January 13, 2026

Recommended Action: Design Review Board review and approve as submitted the action minutes of the January 13, 2026, Regular Meeting of the Design Review Board.

DISCUSSION ITEMS:

2. DESIGN REVIEW BOARD DRB-25-167 2415 South Fremont Avenue Applicant: Yunfei Yang

This is an application for exterior alterations to an existing 1-story Colonial-style residence.

Recommended Action: APPROVE - The proposed project is approved without conditions.

**3. DESIGN REVIEW BOARD DRB-25-078
2508 Loma Vista Drive
Applicant: Leo Chuang and Paul Hsu**

This is an application for the construction of a new 1,998 SF 2-story single-family residence with an attached 588 SF two-car garage accessed at street level on a vacant hillside property. The proposed architectural style is Spanish Revival.

Recommended Action: APPROVE - The proposed project is approved without conditions.

ORAL COMMUNICATIONS (TIME LIMIT – 5 MINUTES):

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:

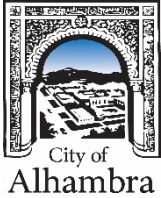
The next regularly scheduled meeting of the Alhambra Design Review Board will be held on February 10, 2026, at 7:00 p.m., in Alhambra City Hall, Conference Room A, 111 South First Street, Alhambra, California.

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 business days of the Design Review Board decision. The appeal period for items on this agenda expires at the close of business on February 12, 2026.



**CITY OF ALHAMBRA DESIGN REVIEW BOARD
ACTION MINUTES**

**Regular Meeting
January 13, 2026**

A. CALL MEETING TO ORDER: 7:00 P.M. in Conference Room A of Alhambra City Hall.

B. ROLL CALL:

Present: Ankit Udani, Vice Chairman; Michael Daninger; Stanley Tsai; Jennifer Ng

Absent: Nora Hernandez, Chairman

Staff Present: Steve Kuchenski, Secretary/City Architect; Eric Martinez, City Architect Representative

C. CONSENT AGENDA:

**AGENDA
ITEM 1:**

MINUTES – December 9, 2025

- **Request:** This is a request for the Design Review Board to approve the Minutes of the December 9, 2025, Regular Meeting of the Design Review Board.
- **Recommended Action:** Design Review Board review and approve as submitted the Minutes of the December 9, 2025, Regular Meeting of the Design Review Board.

MOTION:

- Moved to approve Consent Agenda Item 1.
- Moved by Board Member Daninger, Seconded by Board Member Ng.
- The motion carried by the following roll call vote:

Roll Call Vote: 4-0-0-1

Ayes: Udani, Daninger, Tsai, Ng

Noes: None

Abstain: None

Absent: Hernandez

D. DISCUSSION ITEMS:

**AGENDA
ITEM 2:**

DESIGN REVIEW BOARD DRB-25-156

- **315 North Third Street**
- **Applicant: Jeremy Brydon**
- **Request:** This is an application for the removal and replacement of the roofing system on an existing 2-story multi-family residential building.

- **Recommended Action:** APPROVE. The proposed project is approved without conditions.

MOTION:

- Moved to approve the application without conditions.
- Moved by Board Member Daninger, Seconded by Board Member Ng.
- The motion carried by the following roll call vote:

Roll Call Vote: 3-0-1-1

Ayes: Udani, Daninger, Ng

Noes: None

Recusal: Tsai

Absent: Hernandez

**AGENDA
ITEM 3:**

DESIGN REVIEW BOARD DRB-25-122

- **520 West Commonwealth Avenue**
- **Applicant: Alexander Hieng**
- **Request:** This is an application for the replacement of 20 existing windows and the removal of one (1) existing bathroom window at an existing single-family residence.
- **Recommended Action:** APPROVE. The proposed project is approved without conditions.

MOTION:

- Moved to approve the application without conditions.
- Moved by Board Member Ng, Seconded by Board Member Daninger.
- The motion carried by the following roll call vote:

Roll Call Vote: 4-0-0-1

Ayes: Udani, Daninger, Tsai, Ng

Noes: None

Abstain: None

Absent: Hernandez

**AGENDA
ITEM 4:**

DESIGN REVIEW BOARD DRB-25-145

- **809 North Story Place**
- **Applicant: Stephen Hsiao**
- **Request:** This is an application for the exterior remodel of an existing one-story single-family residence, including changes to the street-facing façade, new driveway and pedestrian side yard gates, new 178 SF rear addition to the rear of the existing residence, demolition of an existing garage and carport at the rear of the property, and the construction of a new 777 SF detached 2-car garage with an attached workshop, and new 324 SF detached 2-car carport.
- **Recommended Action:** APPROVE. The proposed project is approved without conditions.

MOTION:

- Moved to approve the application with the following Conditions of Approval:
 1. The applicant shall correct the drafting error on the elevation markers in plan view.
- Moved by Board Member Ng, Seconded by Board Member Tsai.
- The motion carried by the following roll call vote:

Roll Call Vote: 4-0-0-1

Ayes: Udani, Daninger, Tsai, Ng

Noes: None

Abstain: None

Absent: Hernandez

**AGENDA
ITEM 5:**

DESIGN REVIEW BOARD DRB-25-012

- **100 South Almansor Street**
- **Applicant: Yang Wang**
- **Request:** This is an application for the construction of a new 1,650 SF 2-story single-family residence located at the front portion of the property, along with a detached two-car garage situated at the center of the property, on a residential lot with an existing single-family residence to remain.
- **Recommended Action:** APPROVE. The proposed project is approved without conditions.

MOTION:

- Moved to approve the application with the following Conditions of Approval:
 1. The applicant shall provide additional roof support brackets or beams at the lower ends of the second-floor gables.
 2. The vertical trim located on the second-floor building façade shall be removed, so that the exterior wall cladding can maintain a continuous lap-siding appearance.
 3. The window serving Bedroom #2 along the west façade shall be reduced in size and scale to match the window serving the office.
 4. The locations of all downspouts shall be clearly shown on the building elevations. To the extent feasible, downspouts shall be directed away from the west and east façades.

- Moved by Board Member Tsai, Seconded by Board Member Daninger.
- The motion carried by the following roll call vote:

Roll Call Vote: 3-0-1-1

Ayes: Udani, Daninger, Tsai

Noes: None

Recusal: Ng

Absent: Hernandez

E. ORAL COMMUNICATIONS:

- There were no Oral Communications.

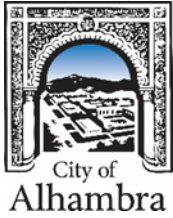
F. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 7:44 P.M. to Tuesday, January 27, 2026, at 7:00 P.M.

Ankit Udani
Vice Chairman

ATTEST:

Steve Kuchenski
Secretary/City Architect



AGENDA REPORT
January 27, 2026
Design Review Board DRB-25-167

TO: City of Alhambra Design Review Board

FROM: Steve Kuchenski, City Architect
By: Eric Martinez, City Architect Representative

SUBJECT: Design Review Board DRB-25-167

APPLICATION SUMMARY:

1. Location:	2415 South Fremont Avenue
2. Applicant:	Yunfei Yang
3. Property Owner:	Zifeng Yuan
4. Designer:	Yang Arch + Interior, Inc.
5. Project Type:	Exterior Alterations to an Existing SFR
6. Zoning:	RL – Residential Low Density
7. Staff Recommendation:	Approval

EXECUTIVE SUMMARY:

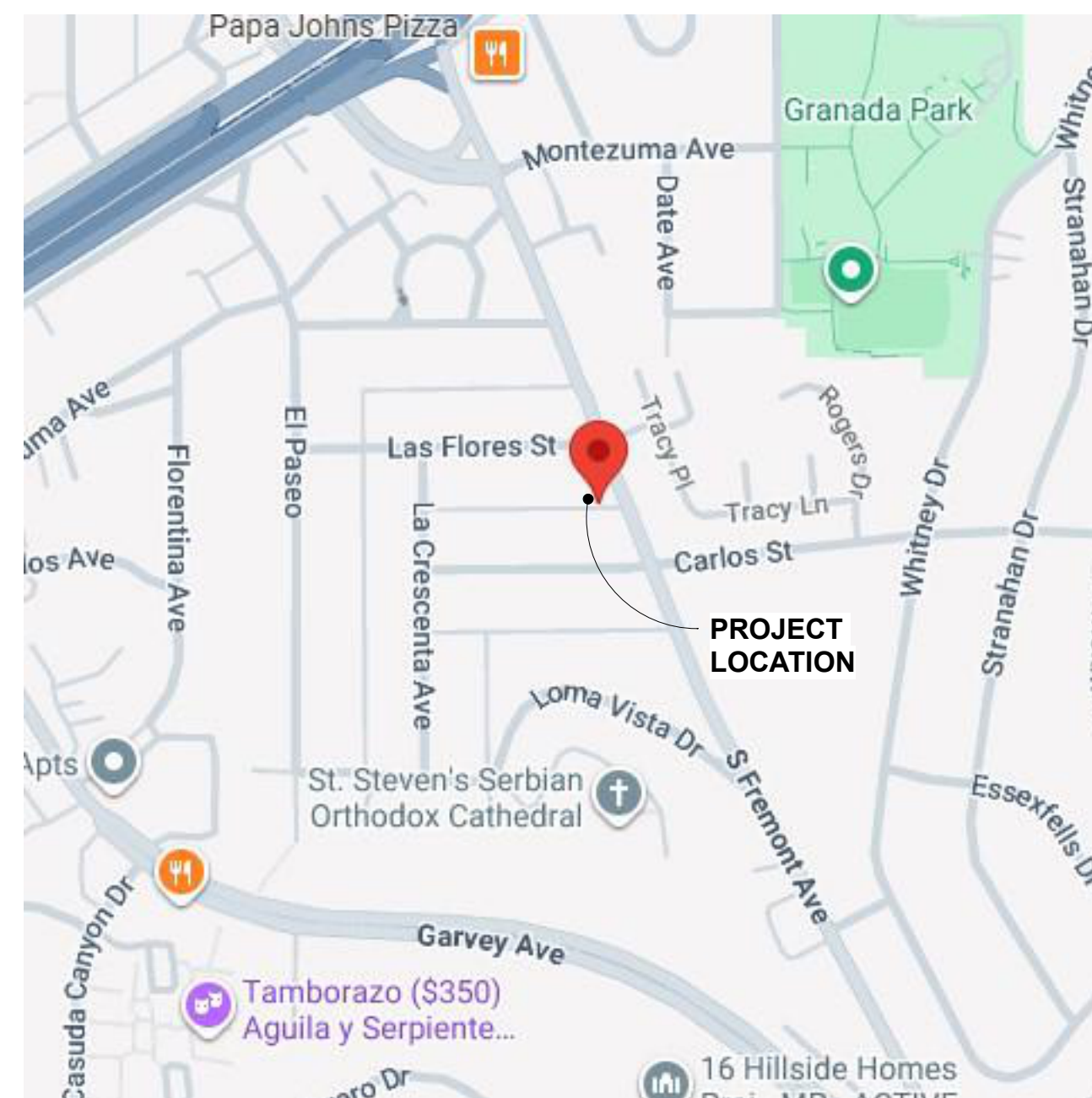
This is an application for exterior alterations to an existing 1-story Colonial-style residence. The project includes a selective removal and replacement of existing doors and windows, as well as shifting door and windows to accommodate updated interior programming. Along the south and east elevations, one door and two windows will be removed and infilled with wall. All infill areas will be finished with lap siding that matches the existing material, profile, and appearance of the adjacent exterior walls. The project also includes the relocation of the primary front entry door slightly to the south and the installation of two new single-hung windows in a manner that maintains a balanced and symmetrical composition consistent with traditional Colonial-style design. Additionally, several existing windows will be replaced with new windows of generally the same size, proportion, and level of detail as the originals. The proposed windows will maintain a similar divided-lite grid pattern on the upper sash, consistent with the established Colonial architectural character of the home.

STAFF RECOMMENDED ACTION:

Staff recommends Design Review Board to:

- **APPROVE.** The proposed project is approved without conditions.

VICINITY MAP



MS4 - 1

City of Alhambra
Preliminary MS4 Project Application

This application will allow the City to determine if a project is subject to Low Impact Development (LID) project performance criteria and/or required to submit a Storm Water Pollution Prevention Plan (SWPPP) and/or Low Impact Development (LID) Plan before issuing building and/or grading permits.

Name of Owner/Developer: ZIFENG YUAN	Project Location: 2415 S Fremont Ave
Contact Person(s): Yunfei Yang (Owner)	Telephone No.:

I. Projects Subject to New Development/Redevelopment Criteria Requirements [please check appropriate box(es)].

NEW DEVELOPMENT PROJECTS	REDEVELOPMENT PROJECTS (Existing Development)
<input type="checkbox"/> All development projects 1-acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area. <input type="checkbox"/> Single-family hillside on any natural slope that is 25% or greater. <input type="checkbox"/> Industrial Park 10,000 SF or more of surface area. <input type="checkbox"/> Commercial Mall 10,000 SF or more of surface area. <input type="checkbox"/> Streets and roads construction of 10,000 square feet or more of impervious surface area shall comply with the Alhambra Green Streets Policy <input type="checkbox"/> Parking lots 5,000 SF or more or with 25 or more parking spaces. <input type="checkbox"/> Automotive service facilities 5,000 SF or more of surface area. <input type="checkbox"/> Retail gasoline outlets with 5,000 SF or more of surface area. <input type="checkbox"/> Restaurants if it creates 5,000 SF or more of surface area <input checked="" type="checkbox"/> None of the above (check applicable box below): <input checked="" type="checkbox"/> Implement stormwater best management practices.	<input type="checkbox"/> Create, add, or replace 5,000 square feet or more of impervious surface area on an already developed site in New Development Project Categories. . <input type="checkbox"/> Existing single-family & accessory structure projects that create, add, or replace 10,000 square feet of impervious surface area. <i>If box(es) above are selected please confirm mitigation below:</i> <input type="checkbox"/> Impact to 50% or more of total impervious surface area Existing development was <u>not</u> subject to post-construction stormwater quality control requirements. <input type="checkbox"/> The entire project site must be mitigated <input type="checkbox"/> Impact to less than 50% of total impervious surface area Existing development was <u>not</u> subject to post-construction stormwater quality control requirements. <input type="checkbox"/> Only the impacted area must be mitigated <input type="checkbox"/> Parking lot - maintaining original line and grade. <input type="checkbox"/> Not subject to stormwater mitigation requirements.
All sites are required to implement construction site Best Management Practices (BMPs).	

II. SWPPP, ESCP, and Other National Pollutant Discharge Elimination System (NPDES) Requirements

A. Please check box for project size to be disturbed due to construction. Projects greater than 1-acre are subject to the Construction General Permit Order 2009-0009-DWQ and any amendment, revision or reissuance thereof.

- 1-acre or more Less than one acre

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Yunfei Yang	10/28/2025
Civil Engineer/License Architect Name	Stamp and Signature
	Date

FOR STAFF USE ONLY.

Attach this executed form (MS4-1) to the 1st or 2nd sheet of the building **AND** grading plans.
 Please complete the City of Alhambra MS4 Questionnaire (Form # MS4-2) to provide additional project information.
 You are required to submit a Low Impact Development (LID) plan that includes LID principles in the design and construction plans for this project prior to receiving a Building Permit and/or Grading Permit.
 You are required to comply with the State Construction General Permit (CGP) and prepare a SWPPP prior to receiving building and/or grading permits. For more information on the CGP, please call (916) 341-5537.
 Please refer to the Los Angeles County Low Impact Development (LID) Manual as guidance for **designated projects**.
 Please refer to the Los Angeles County Low Impact Development (LID) Manual as guidance for **non-designated projects**.

Comments:

Environmental Division Signature _____ Submittal Date _____

**Please submit all required documents to the City Engineer.*

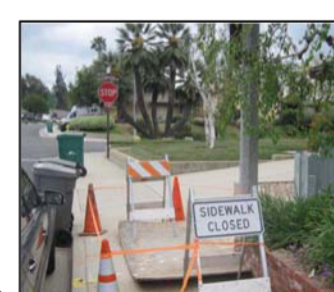
Updated: January 2019 Original - Applicant Copies - Building/Planning & Environmental Compliance

Home Improvement & Small Construction Sites Best Management Practices (BMPs)



DO's

- ✓ Protect stockpiles and materials from wind and rain by storing them under secured plastic sheeting and/or with sandbag barriers.
- ✓ Whenever possible schedule grading and excavation projects for dry weather.
- ✓ Always cover and maintain dumpsters. Check thoroughly and frequently for leaks.
- ✓ Clean up leaks, drips and other spills immediately. This will prevent contaminated soil or residue on paved surfaces from blowing or washing into the storm drains.
- ✓ Identify and protect all storm drains, drainage swales and creeks located near the construction site to prevent pollutants from entering them.
- ✓ Use rip rap, sand bags, rocks, and/or temporary vegetation on slopes to reduce runoff velocity and trap sediments.
- ✓ Dispose of all waste properly.
- ✓ Filter rain-water accumulated onsite to remove dirt, sediments, and other pollutants **BEFORE** discharging.



DON'Ts

- ✗ Do not wash out concrete chutes into the street or storm drains.
- ✗ Do not throw food wrappers on the ground. Use a trash can to dispose of food waste and wrappers.
- ✗ Never clean brushes or rinse paint containers into a storm drain, gutter or street.
- ✗ Never clean a dumpster by hosing it down on-site!
- ✗ Never hose down dirty pavement or surfaces where materials have spilled. Use dry cleanup methods (e.g. absorbent materials such as kitty litter, sawdust, or cornmeal) whenever possible.
- ✗ Never use the street to stockpile dirt, sand and other construction materials that can contribute to stormwater pollution.
- ✗ Do not allow vehicles exiting construction sites to track dirt and mud to the street.
- ✗ Do not discharge **unfiltered** rain-water which may contain sediment, dirt and other pollutants.



June 2018

NOTES

GENERAL NOTES:

- BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24 IN., WIDTH SHALL BE 20 IN. MIN., AND BOTTOM OF THE CLEAR OPENING SHALL BE NO GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
- MINIMUM ONE EGRESS/RESCUE WINDOW REQUIRED PER SLEEPING ROOM. EXCEPT: WINDOWS WITH PERMITS OR WINDOWS ORIGINAL TO THE HOUSE WHEN FIRST BUILT IN SLEEPING ROOMS NOT UNDERGOING ANY WORK (2022 CRC 310)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (1205.1 AND 1205.3)
- ALL CONSTRUCTION TO REMAIN UNLESS OTHERWISE NOTED
- FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULK, PAINTS & COATINGS, CARPET SYSTEMS, ETC. SHALL MEET THE (VOC) EMISSION LIMITS PER LACBSC CHAPTER 4
- NEW GLAZING TO BE DUAL GLAZED
- GC TO PROVIDE ELECTRICITY CONNECTION PER MANUFACTURE'S REQUIREMENT FOR APPLIANCE AND EQUIPMENTS
- AT ALL SLEEPING ROOMS PROVIDE AT LEAST ONE OPENABLE ESCAPE WINDOW OR DOOR MEETING ALL THE FOLLOWING: AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. (5 SQ. FT. AT GRADE LEVEL), A MINIMUM CLEAR 24" HEIGHT OR 20" WIDTH, AND A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR (R310.1)
- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (2406.4):
 - INGRESS AND EGRESS DOORS
 - PANELS IN SLIDING OR SWING DOORS
 - DOORS AND ENCLOSURE FOR HOT TUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5 FEET OF STANDING SURFACE) 1115.B.9.8
 - IF WITHIN 2 FEET OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5 FEET OF STANDING SURFACE

MEP NOTES:

- HARD WIRED SMOKE DETECTORS ARE REQUIRED IN EACH ROOM USED FOR SLEEPING (BATTERY BACKUP) CENTRALLY LOCATED IN THE WALL OR CEILING IN EACH SEPARATE SLEEPING AREA. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT
- HARD WIRED CARBON MONOXIDE (BATTERY BACKUP) SHALL BE CENTRALLY LOCATED IN THE WALL OR CEILING IN CORRIDORS PROVIDING ACCESS TO EACH SEPARATE SLEEPING AREA, IN CLOSE PROXIMITY TO THE STAIRWAY. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER (CEC 210.12)
- ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER, CLOTHES WASHER, DRYER, BUILT-IN HEATER, OR ANY OTHER FIXED APPLIANCE WITH 1/4 H.P. MOTOR OR LARGER, SHALL BE ON A SEPARATE #12 AWG WIRE BRANCH CIRCUIT. EACH DWELLING UNIT SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH A MINIMUM #12 AWG WIRE AND A 15 AMP INDICATING-TYPE SWITCH (CEC 210-23 & 220)
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

BATHROOM NOTES:

- WALL COVERING IN BATHROOMS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE THE DRAIN INLET AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT (CBC 807.1.3 AND 2512)
- PROVIDE 72" HIGH NON-ABSORBENT WALL SURFACE IN BATHTUB AND SHOWER COMPARTMENTS (CRC R307.2)
- BATHROOMS ARE REQUIRED TO BE MECHANICALLY VENTILATED WITH A MIN 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS EXHAUST FAN. ENERGY STAR EQUIPPED WITH READILY ACCESSIBLE HUMIDISTAT
- BATHROOMS SHALL HAVE FLUORESCENT LIGHTING WITH AT LEAST 40 LUMENS PER WATT
- BATHROOM RECEPTACLES SHALL BE SERVED BY DEDICATED 20AMP CIRCUITS- NEC SECTION 210-52(D) (CEC 210-11C3)
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
- CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. MAX TEMPERATURE 120, SEC 410.7 UPC

SHEET INDEX

SHEET NO.	SHEET NAME
A001	COVER SHEET
A002	GREEN NOTES
A003	GREEN NOTES
A004	NOTES
A005	NOTES
A006	PUBLIC WORKS STANDARD DETAILS
A101	FLOOR PLANS
A201	ELEVATIONS AND SCHEDULES
A202	ELEVATIONS AND PHOTOS
SN1	TYPICAL NOTES
SN2	TYPICAL NOTES
ST1	TYPICAL DETAILS
ST2	TYPICAL DETAILS
S1	FOUNDATION PLAN
S2	FLOOR AND ROOF FRAMING PLAN
SD1	FRAMING DETAILS
T001	ENERGY REPORT
T002	ENERGY REPORT
T003	ENERGY REPORT

PROJECT INFORMATION

APN	5353-012-001
ZONE	RL
USE TYPE	RESIDENTIAL
OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	1
EXISTING NUMBER OF UNITS	1
EXISTING HOUSE AREA	672 SQ. FT.
TOTAL LOT SQFT	3,096 SQ. FT.
EASEMENT	NO
ANY SLOPE 3:1 OR STEEPER WITHIN 40FT OF...	NO
POOL	NO
NEW LANDSCAPE 500SF OR LARGER	NO
EXISTING FIRE SPRINKLER	NO
FIRE HAZARD SEVERITY ZONE	NO

DESIGN TEAM

ARCHITECTURE:
 YUNFEI YANG
 1000 S FREMONT AVE, ALHAMBRA, CA 91803
 734-276-3167

STRUCTURE ENGINEER:
 B&W STRUCTURAL ENGINEERING
 INFO@BNWSE.COM
 310-525-0892

ENERGY ENGINEER:
 YONGHUI CHEN
 1217 E LAS TUNAS DR, SAN GABRIEL, CA91775
 626-692-1221

SCOPE OF WORK

- INTERIOR REMODEL INCLUDING ADD A FULL BATHROOM, KITCHEN REMODEL AND BATHROOM REMODEL
- UPGRADE EXISTING ELEC METER TO 200 AMP
- NEW WATER HEATER
- NEW AC SYSTEM

CODE REFERENCE

CITY OF ALHAMBRA MUNICIPAL CODE
 2023 LACO BUILDING CODE
 2023 LACO ELECTRICAL CODE
 2023 LACO MECHANICAL CODE
 2023 LACO PLUMBING CODE
 2023 LACO FIRE CODE
 2022 CALIFORNIA ENERGY CODE

AHJ STAMP APPROVAL

YANG
 ARCH + INTERIOR

PROJECT NAME

RESIDENCE REMODEL

PROJECT ADDRESS

2415 S FREMONT AVE
 ALHAMBRA, CA 91803

OWNER

ZIFENG YUAN
 216-681-6393

DRAWN BY:

YUNFEI YANG
 YANG ARCH + INTERIOR, INC

YANG ARCH + INTERIOR, INC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF YANG ARCH + INTERIOR, INC

NO. DATE DESCRIPTION



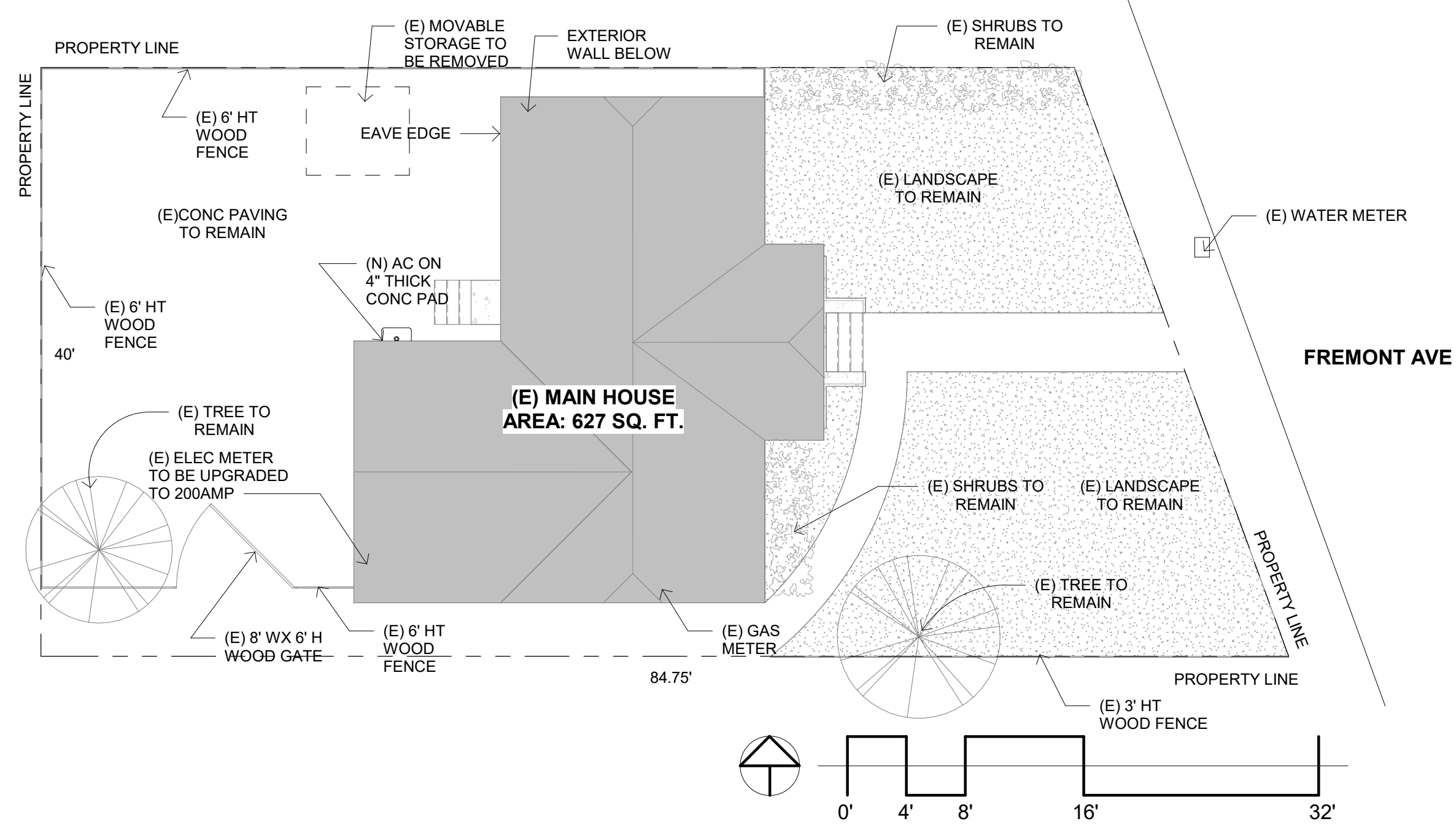
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SHEET NAME

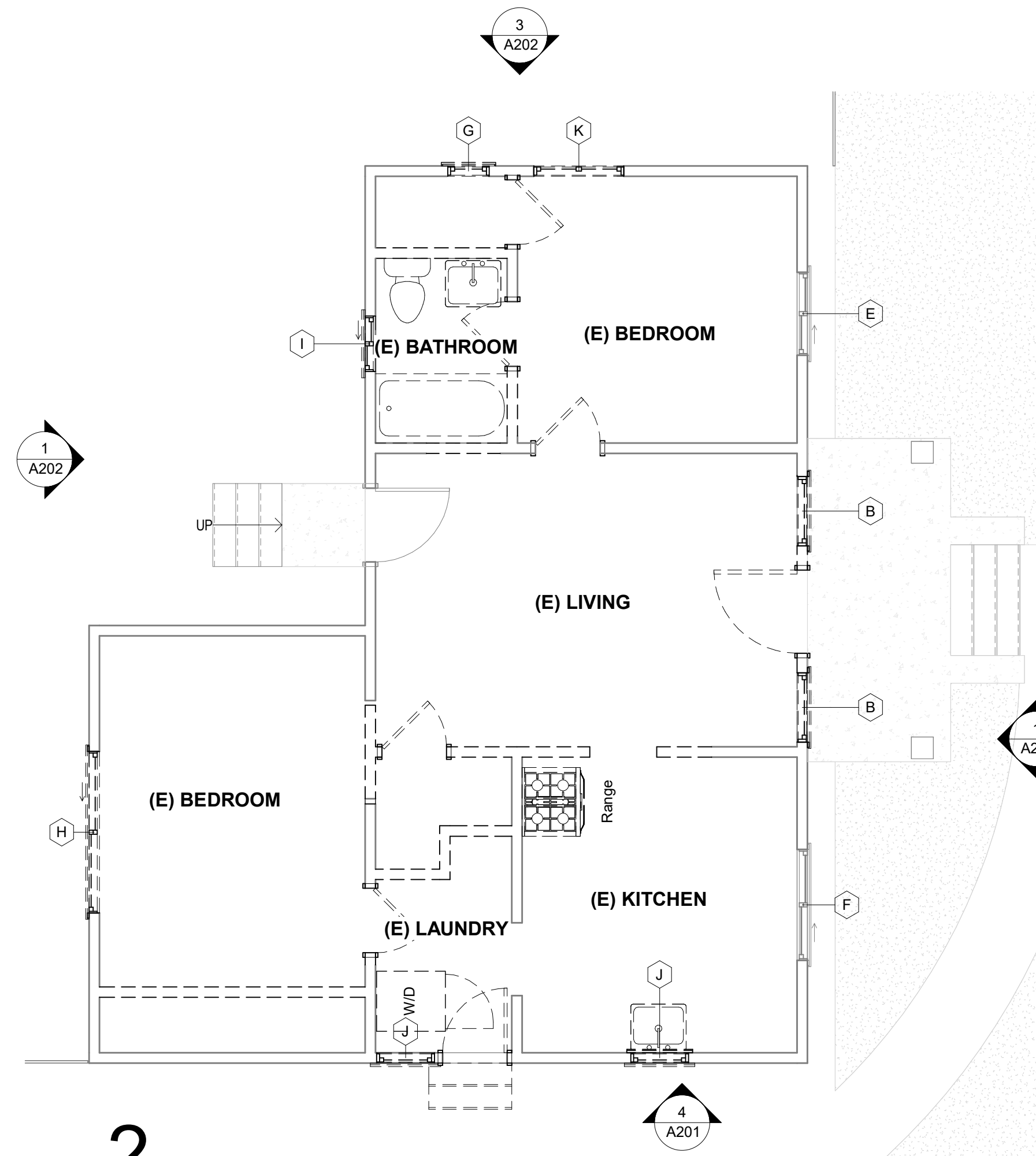
COVER SHEET

SHEET NO.

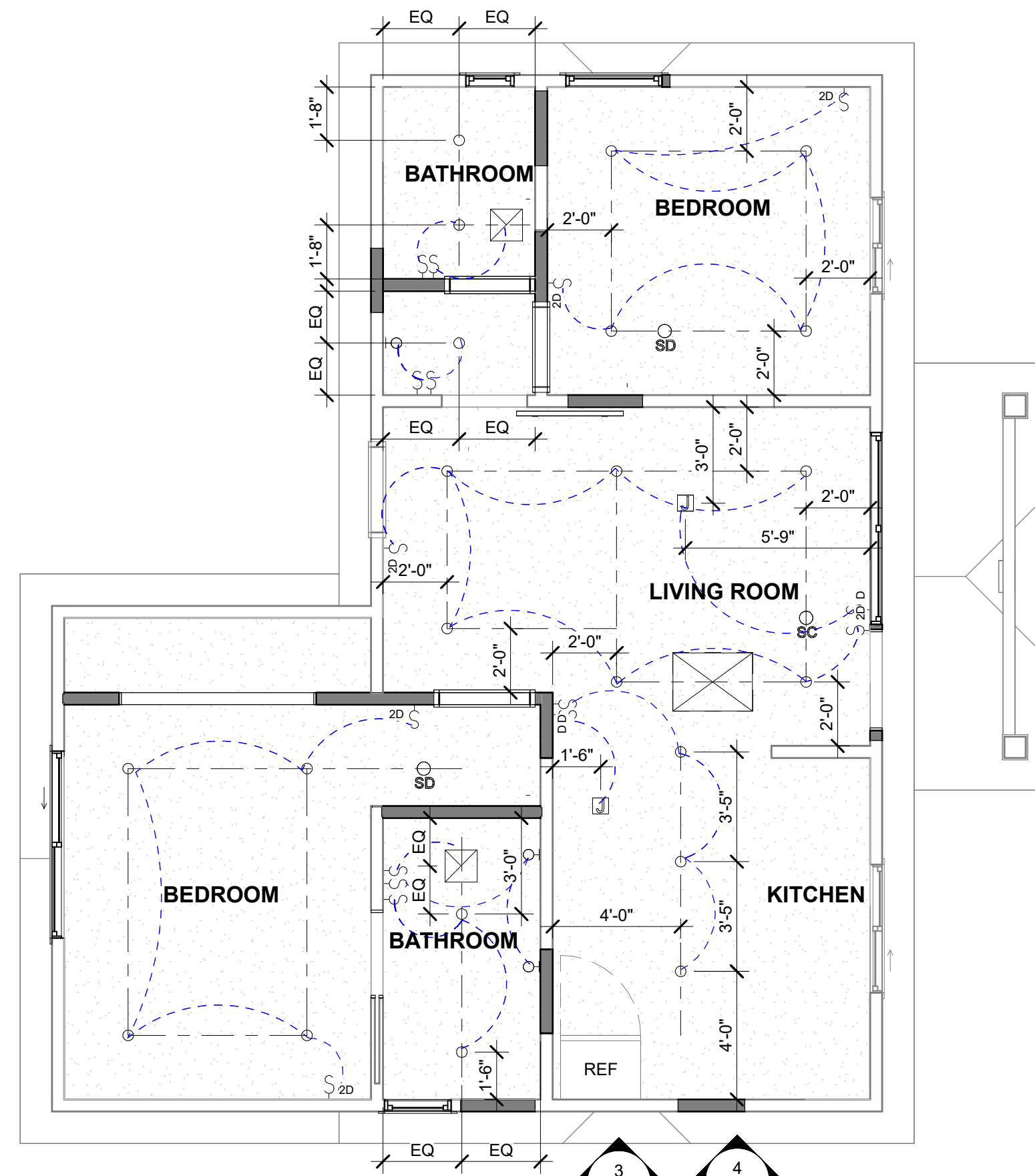
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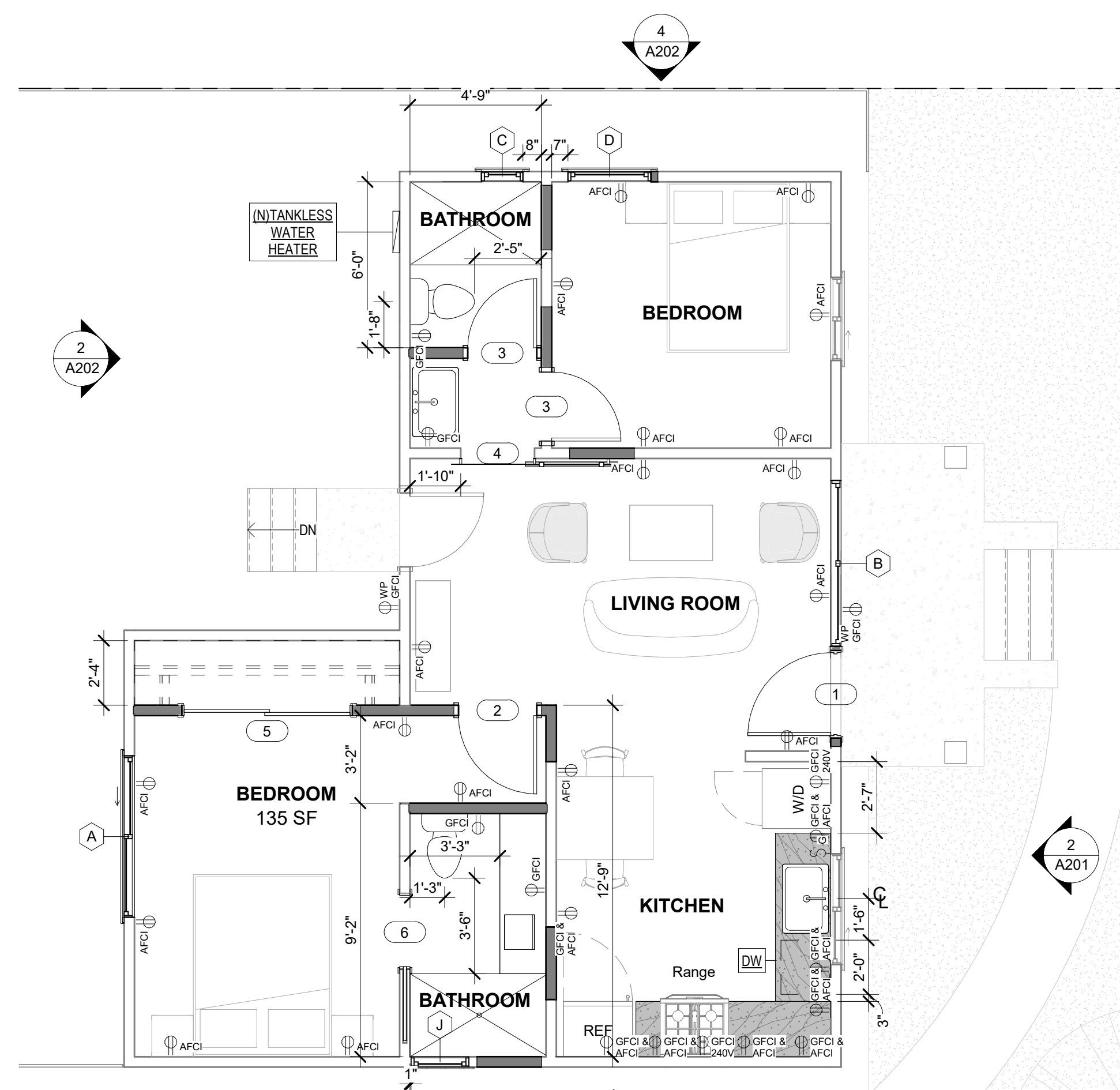
4 PLOT PLAN
1/8" = 1'-0"



2 EXISTING AND DEMO FLOOR PLAN
1/4" = 1'-0"

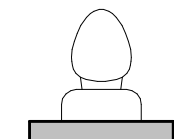
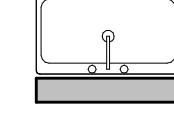
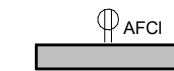
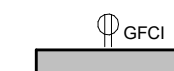
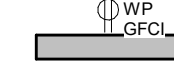
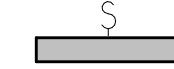
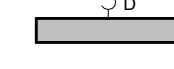



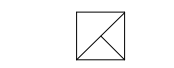

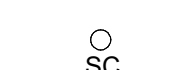
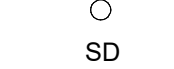

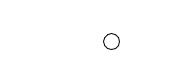

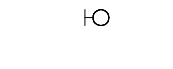


3 PROPOSED RCP
1/4" = 1'-0"

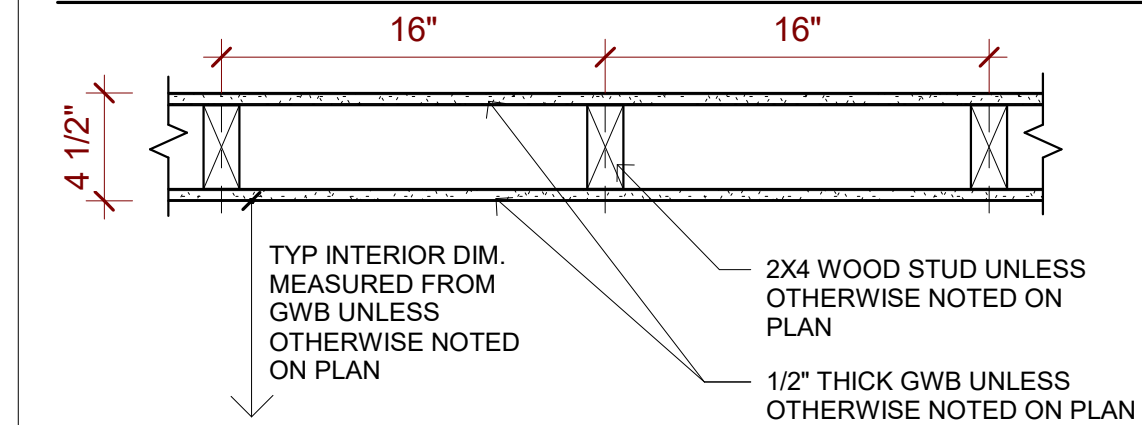


1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

LEGEND

-  WATER CLOSET: 1.28 GPF MAX
-  LAVATORY SINK W FAUCET: 1.2 GPM MAX FOR FAUCET
KITCHEN SINK W FAUCET: 1.8 GPM MAX FOR FAUCET
-  ARC-FAULT PROTECTION WALL MOUNTED DUPLEX
OUTLET @ 12" A.F.F. UNLESS OTHERWISE NOTED
-  WALL MOUNTED GFCI OUTLET @ 42" A.F.F. UNLESS OTHERWISE
NOTED
-  WALL MOUNTED WATERPROOF GFCI OUTLET @
36" A.F.F. UNLESS OTHERWISE NOTED
-  WALL MOUNTED LIGHT SWITCH @ + 48" A.F.F., O.C., U.O.N.
-  WALL MOUNTED LIGHT DIMMER SWITCH @ + 48" A.F.F.,
O.C., U.O.N.
-  SHOWER HEAD: 1.8 GPM MAX
-  EXISTING WALL
-  NEW CONSTRUCTION
-  EXHAUST FAN * ENERGY STAR* : 12" x 12"
MIN 50 CFM INTERMITTENT (DIRECTLY VENTED TO
OUTSIDE) EQUIPPED WITH READILY ACCESSIBLE
HUMIDISTAT 4 INCH ALUM DUCT. MOISTURE EXHAUST
DUCTS SHALL BE OF METAL AND HAVE A SMOOTH
INTERIOR SURFACE. NO SCREWS INTO AIRFLOW. (CMC
504.3.1)
-  ATTIC ACCESS PANEL: 22" x 30" MIN W. 30" CLR HEADROOM
(ATTICE AREA HAVING A VERTICAL HEIGHT OF 30 INCHES OR
GREATER OVER AN AREA OF NOT LESS THAN 30 SQ.FT. SHALL
HAVE AN OPENING O F NOT LESS THAN 22" X 30". THE ACCESS
SHALL BE LOCATED IN A HALLWAY OR OTHER READILY
ACCESSIBLE LOCATION (R807.1 CRC)
-  INTERCONNECTED, HARD-WIRED COMBO DETECTOR OF CARBON
MONOXIDE ALARM AND SMOKE ALARM WITH BATTERY BACK-UP
PER CRC R315. MIN 3FT CLEARANCE REQUIRED FROM HVAC
SUPPLIES, RETURN, BATHROOMS WITH TUBS OR SHOWERS AND
CEILING FANS. MIN 10FT CLEAR FROM STOVES AND RANGES
REQUIRED
-  INTERCONNECTED, HARD-WIRED SMOKE ALARMS WITH
BATTERY BACK-UP PER CRC R314. MIN 3FT CLEARANCE
REQUIRED FROM HVAC SUPPLIES, RETURN, BATHROOMS
WITH TUBS OR SHOWERS AND CEILING FANS. MIN 10FT
CLEAR FROM STOVES AND RANGES REQUIRED
-  WALL MOUNTED EXTERIOR LIGHTING FIXTURE
1) ALL LUMINAIRES SHALL MEET THE MOST RECENTLY
ADOPTED CRITERIA OF THE ILLUMINATING ENGINEERING
SOCIETY OF NORTH AMERICA (IESNA) FOR "CUT OFF" OR
"FULL CUT OFF" LUMINAIRES. 2) ALL LIGHTS SHALL BE
DIRECTED, ORIENTED, AND SHIELDED TO PREVENT LIGHT
TRESPASS OR GLARE ONTO ADJACENT PROPERTIES. THE
LIGHT LEVEL AT PROPERTY LINES SHALL NOT EXCEED 0.3
FOOT-CANDLES.
-  4" DIA RECESSED HIGH-EFFICACY LED
LIGHTING FIXTURE
-  J-BOX FOR PENDANT LIGHT
-  WALL MOUNTED INTERIOR LIGHTING FIXTURE

TYP INTERIOR WALL ASSEMBLY



AHJ STAMP APPROVAL

YANG
ARCH + INTERIOR

PROJECT NAME
**RESIDENCE
REMODEL**

PROJECT ADDRESS
2415 S FREMONT AVE
ALHAMBRA, CA 91803

OWNER
ZIFENG YUAN
216-681-6393

DRAWN BY:
YUNFEI YANG
YANG ARCH + INTERIOR, INC

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CONSENT OF YANG ARCH +
INTERIOR, INC

NO.	DATE	DESCRIPTION



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SHEET NAME
FLOOR PLANS

SHEET NO.

A101

DOOR SCHEDULE					
ITEM #	HEIGT	WIDTH	MATERIAL	TYPE	
1	6' - 8"	3' - 0"	WOOD	SOLID @ EXTERIOR W WEATHER STRIPPING	
2	6' - 8"	2' - 10"	WOOD	SWING	
3	6' - 8"	2' - 6"	WOOD	SWING	
5	6' - 8"	6' - 0"	WOOD	SLIDING	
6	6' - 8"	2' - 8"	WOOD	POCKET DOOR	

EXISTING WINDOW SCHEDULE						
ITEM #	TYPE	WIDTH	HEIGHT	SILL HT (A.F.F.)	MATERIAL	NOTES
B	SINGLE-HUNG	2' - 6"	4' - 0"	2' - 9"	VINYL	
E	SLIDING	3' - 0"	4' - 0"	3' - 0"	VINYL	
F	SLIDING	4' - 0"	4' - 0"	3' - 0"	VINYL	
G	SINGLE-HUNG	1' - 6"	2' - 6"	4' - 9"	VINYL	
H	SLIDING	5' - 10"	2' - 10"	3' - 9"	VINYL	
I	SLIDING	2' - 0"	2' - 6"	4' - 0"	VINYL	
J	SINGLE-HUNG	2' - 1"	2' - 6"	4' - 0"	VINYL	
K		3' - 3"	4' - 0"	3' - 3"		

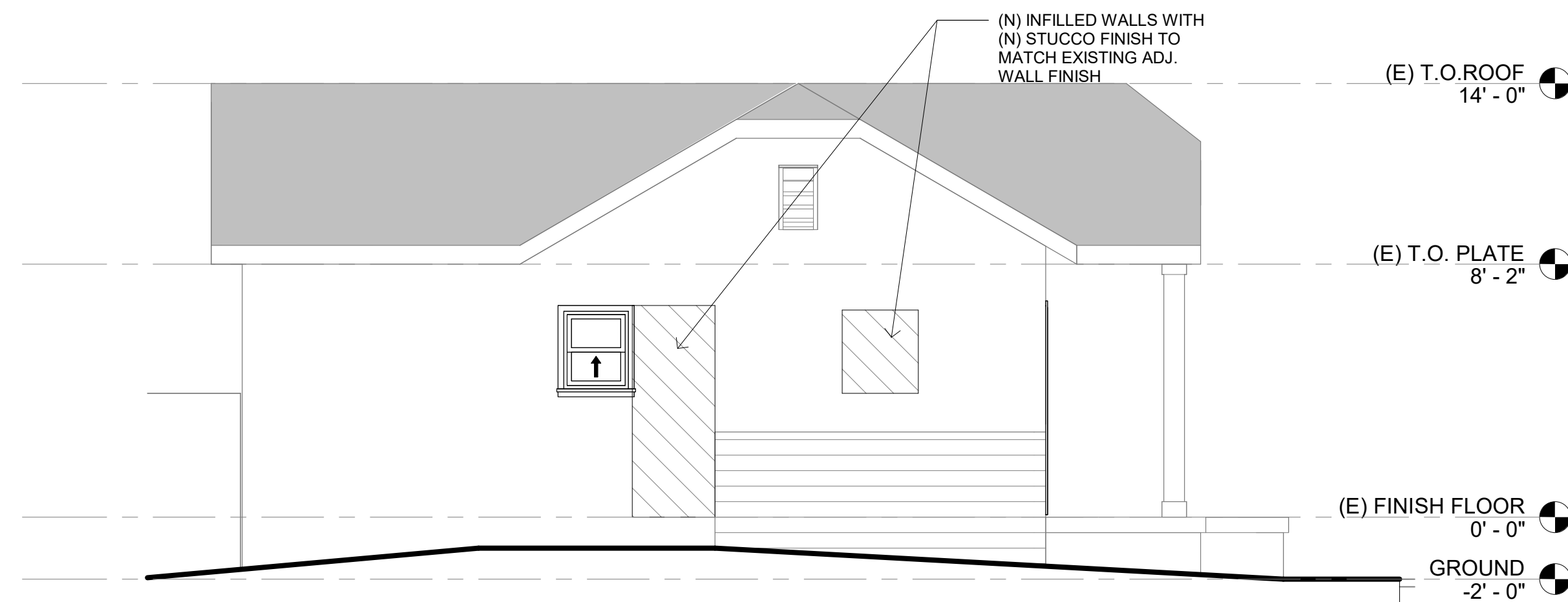
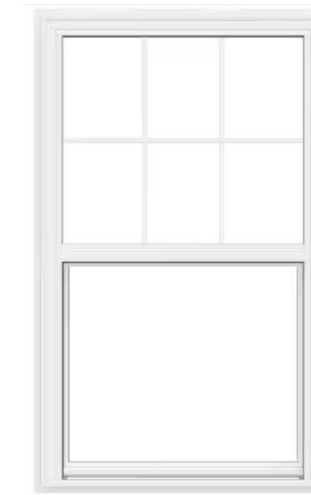
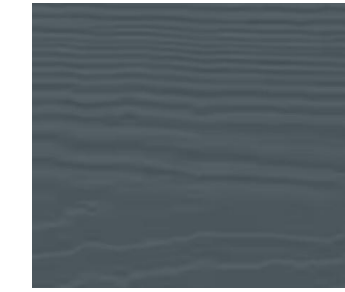
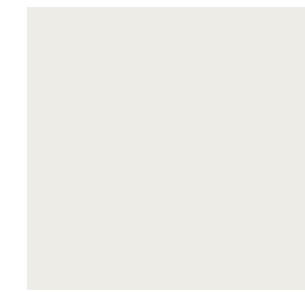
MATERIAL SCHEDULE

STUCCO PTD:
COLOR TO BE GLIDDEN
PREMIUM ANCIENT CLOUD
OR EQ

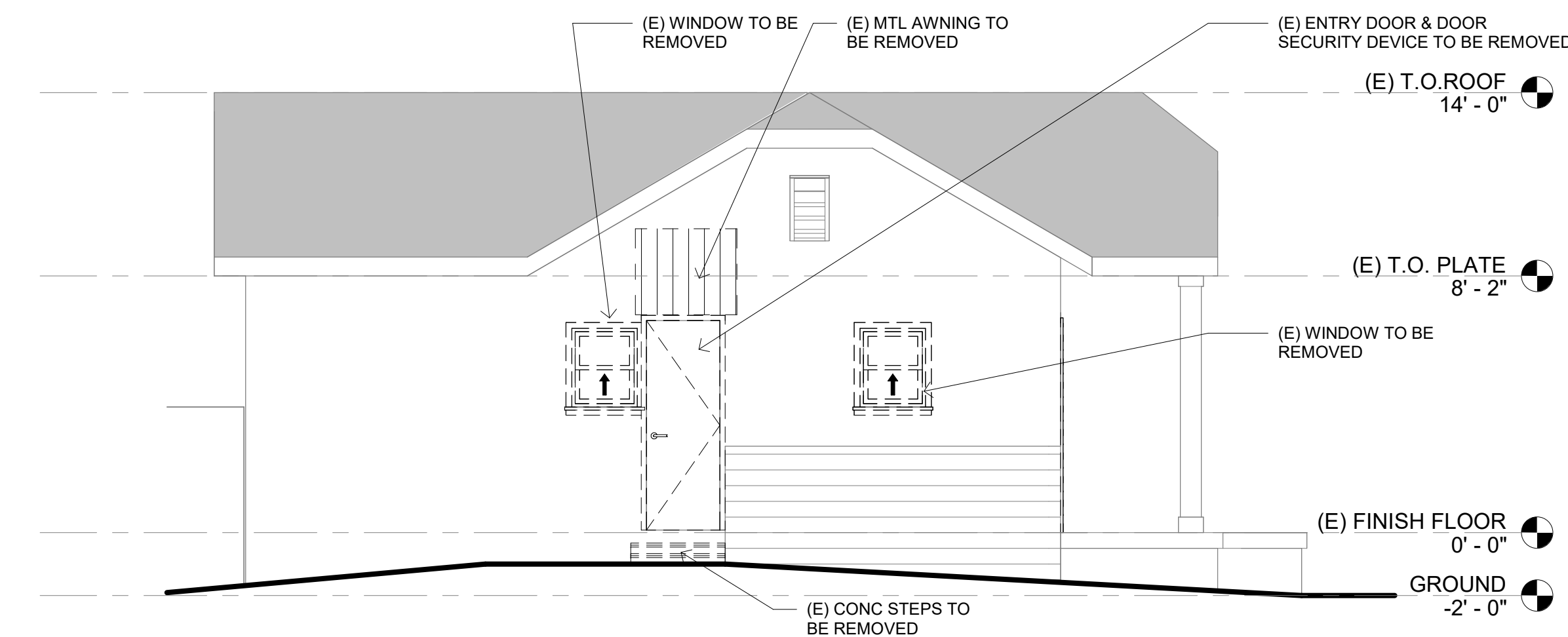
SIDING:
JAMES HARDIE
STATEMENT COLLECTION 6.25
IN X 4 IN. EVENING BLUE FIBER
CEMENT SIDING

WINDOW:
WHITE FRAME VINYL
WINDOW

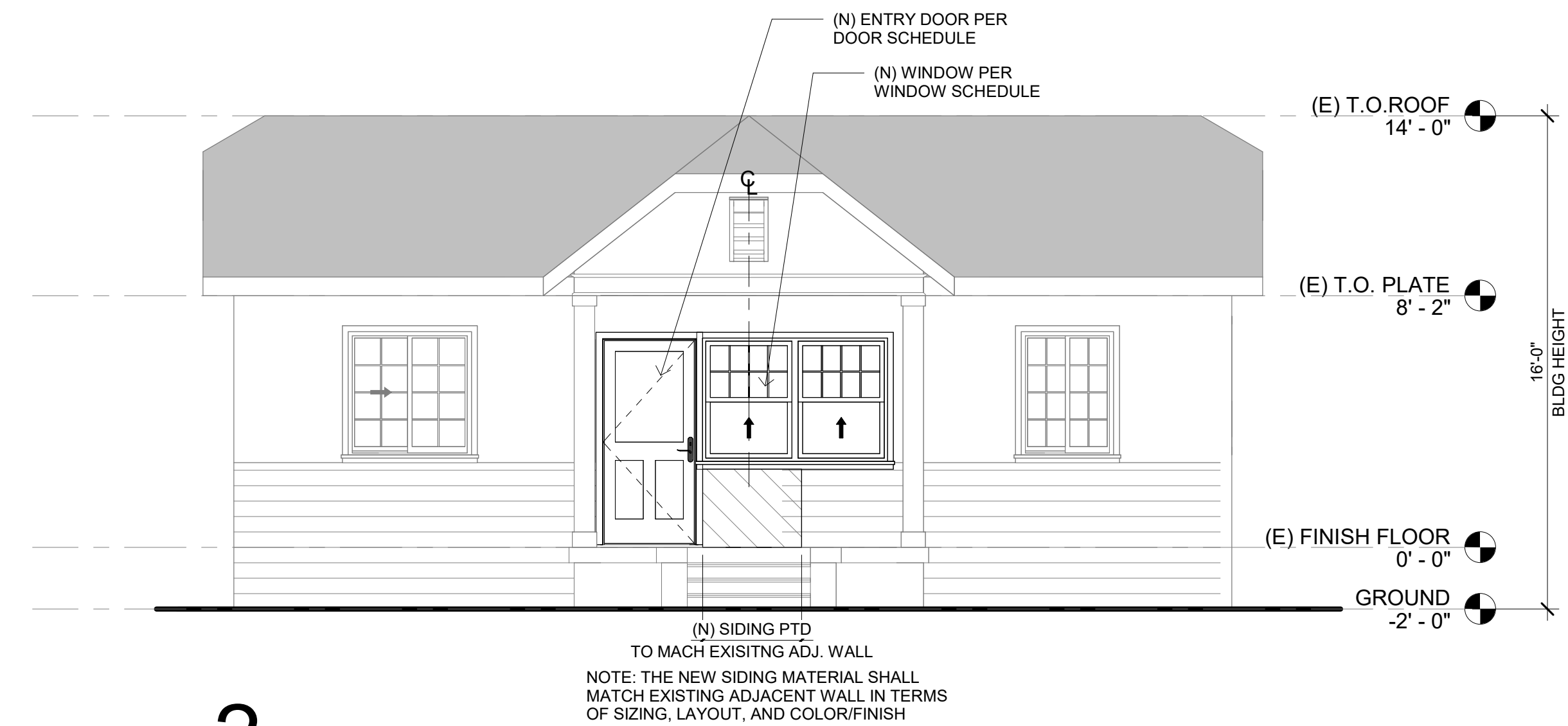
ENTRY DOOR:
WOOD LOOK PAINT: ENGLISH
OAK



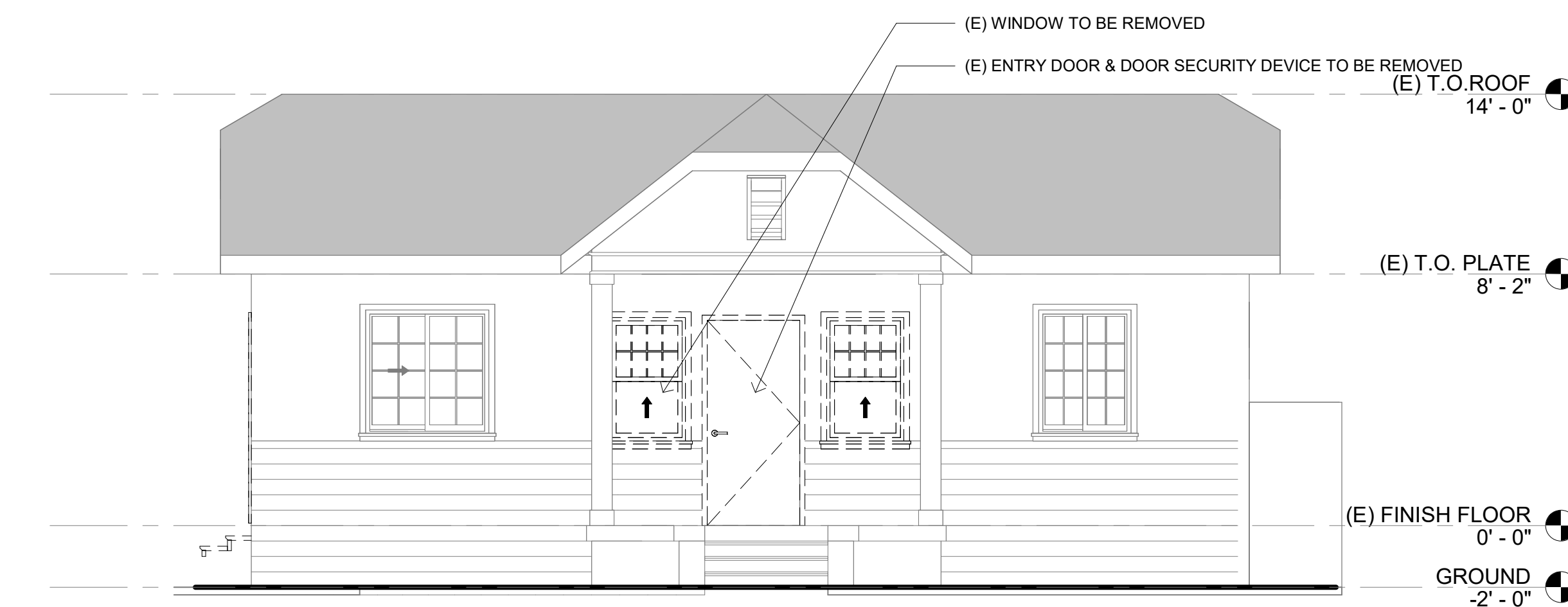
3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

- NOTES:**
- ALL WINDOW GLAZING SHALL BE DUAL GLAZED
 - ALL BATHROOM WINDOWS TO BE WITH FROSTED TEMPER GLASS
 - THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED
 - THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300
 - NEW WINDOW SILL TO MATCH EXISTING IN TERMS OF SIZE, MATERIAL, AND COLOR
 - EXISTING WINDOW TRIM TO REMAIN FOR EXISTING WINDOWS KEPT, NEW WINDOWS TO PROVIDE WINDOW TRIM TO MATCH EXISTING ONES
 - ALL WINDOWS ARE WITH STANDARD MUNTIN PATTERN PER BUILDING ELEVATIONS. MUNTINS SHALL BE PERMANENTLY APPLIED TO THE EXTERIOR OF THE GLASS TO PRESENT A TRUE DIVIDED-LITE APPEARANCE
 - ALL NEW WINDOWS TO HAVE WHITE COLOR TO MATCH EXISTING ONES

AHJ STAMP APPROVAL

YANG
ARCH + INTERIOR

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NO. DATE DESCRIPTION



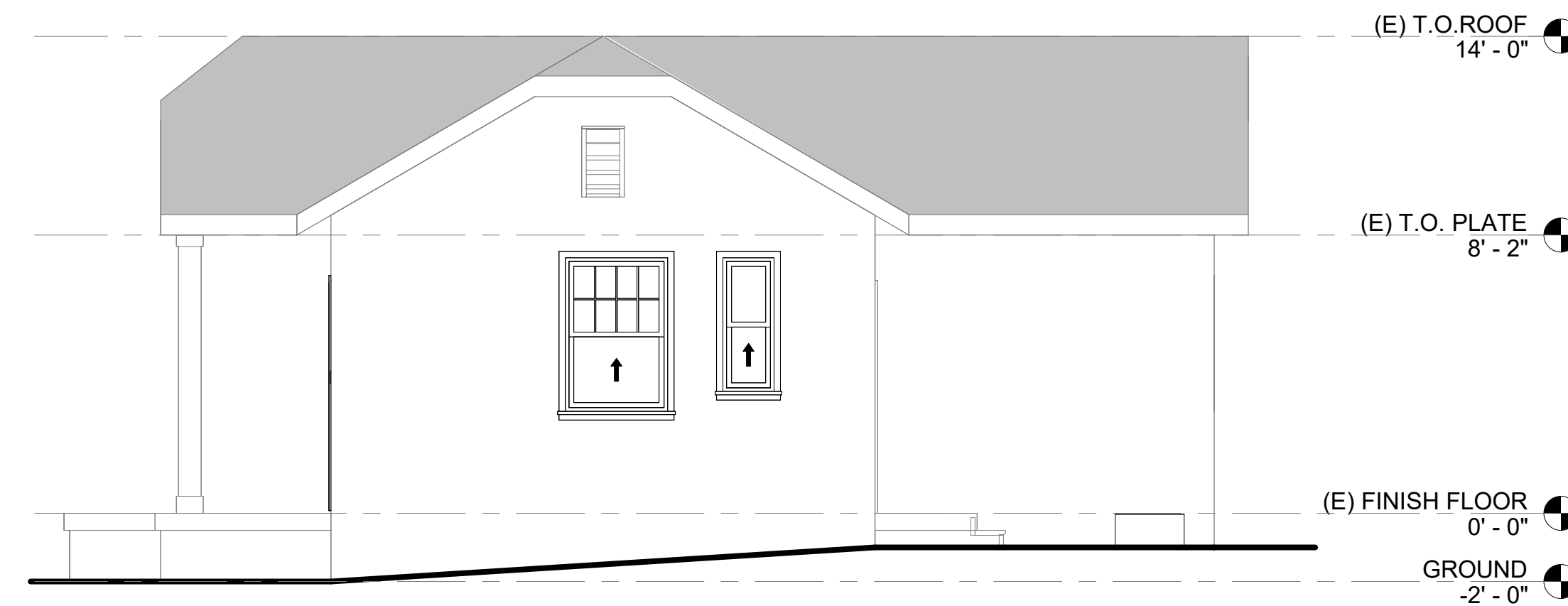
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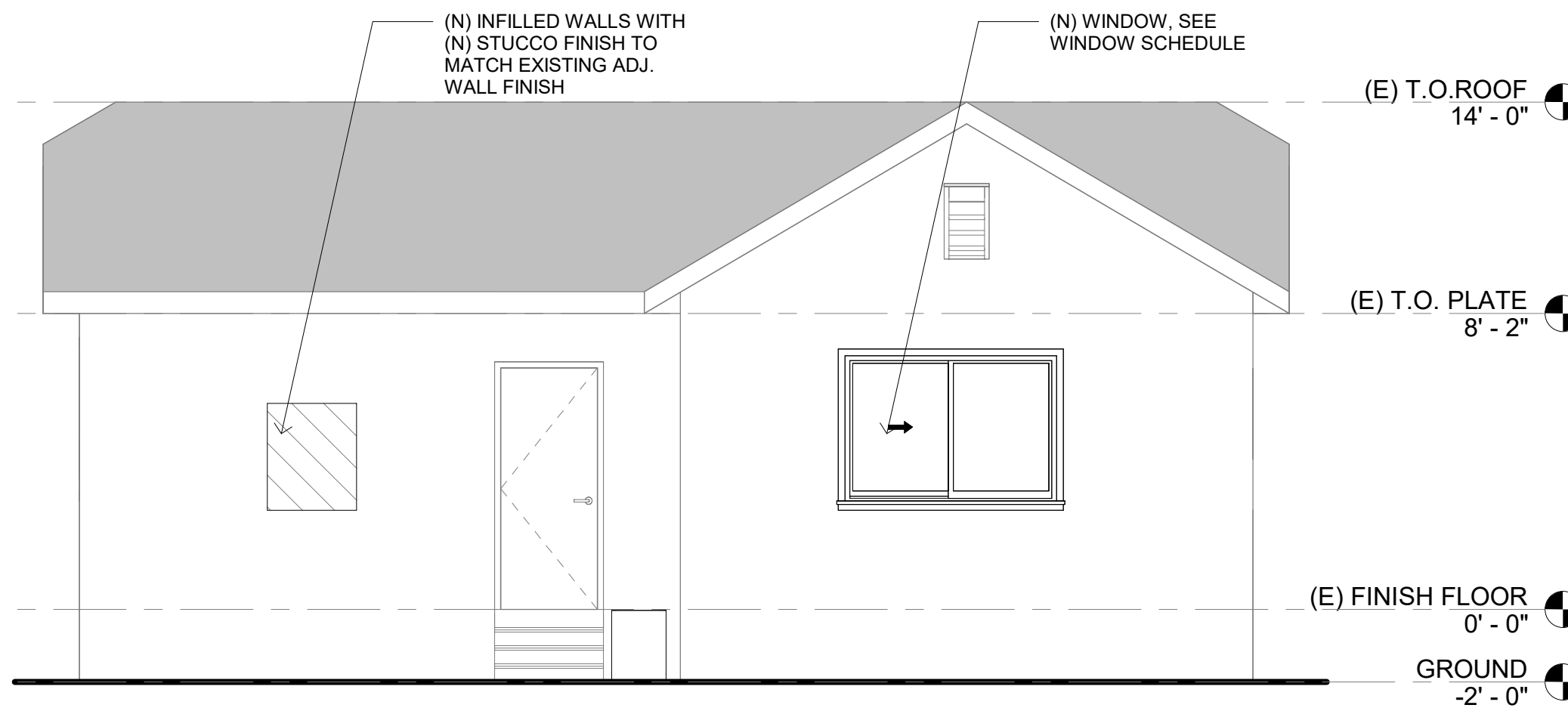
**ELEVATIONS AND
SCHEDULES**

SHEET NO.

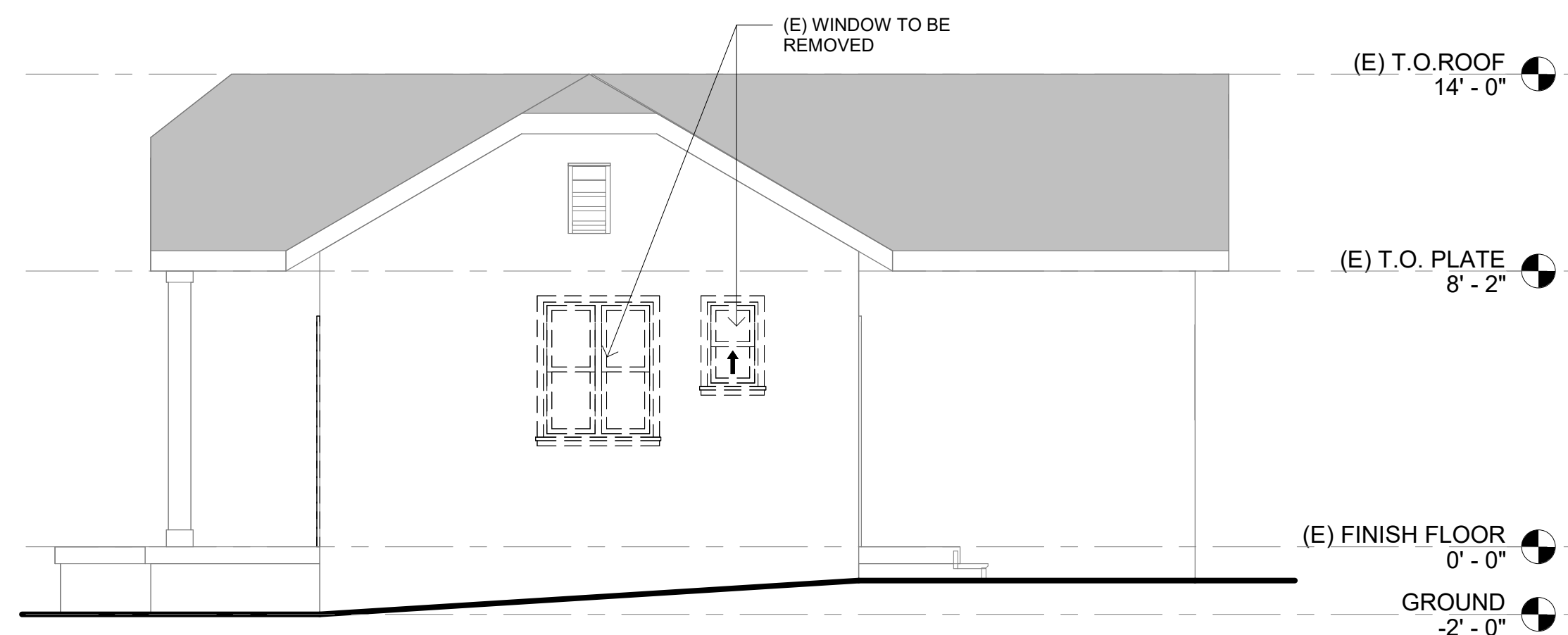
A201



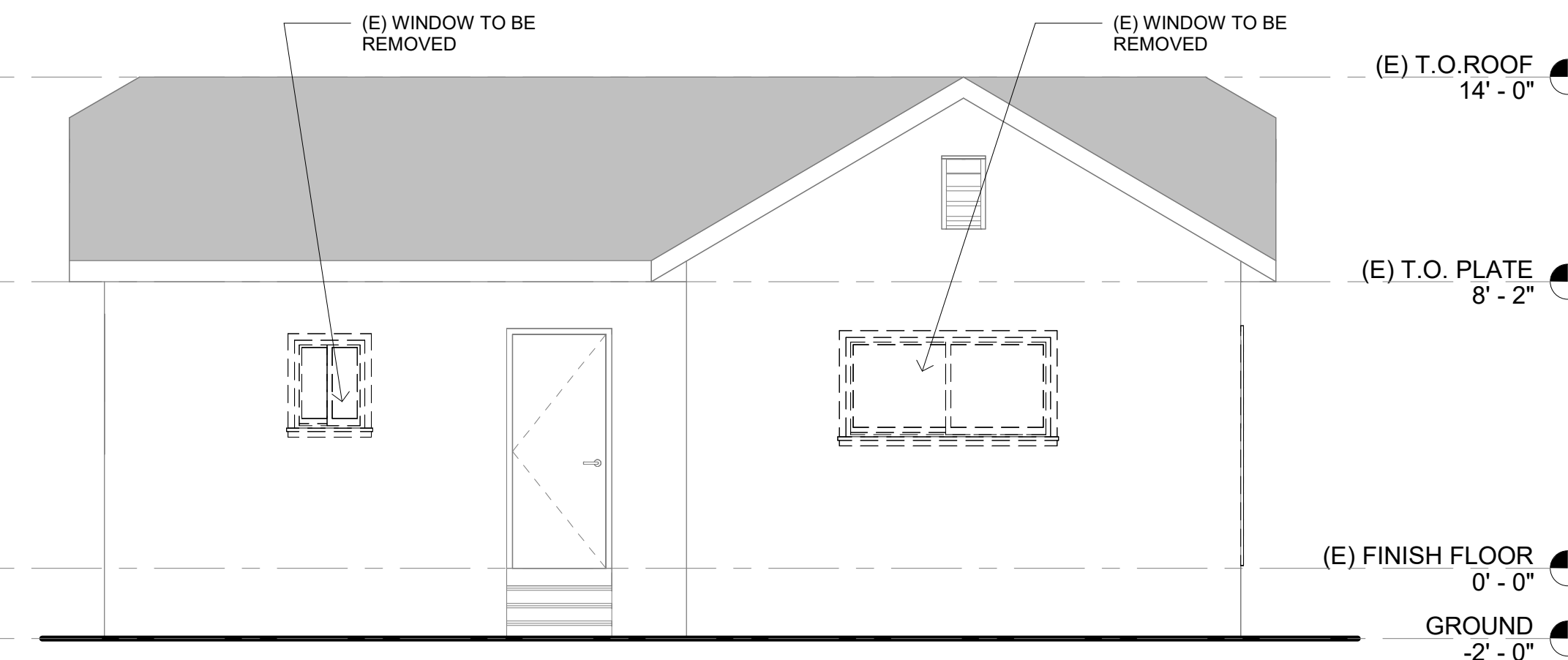
4 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
1/4" = 1'-0"



1 EXISTING WEST ELEVATION
1/4" = 1'-0"

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NO.	DATE	DESCRIPTION

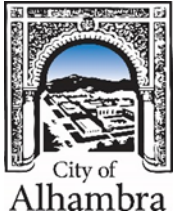


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SHEET NAME
**ELEVATIONS AND
PHOTOS**

SHEET NO.

A202



AGENDA REPORT
January 27, 2026
Design Review Board DRB-25-078

TO: City of Alhambra Design Review Board

FROM: Steve Kuchenski, City Architect
By: Eric Martinez, City Architect Representative

SUBJECT: Design Review Board DRB-25-078

APPLICATION SUMMARY:

1. Location:	2508 Loma Vista Drive
2. Applicant:	Leo Chuang and Paul Hsu
3. Property Owner:	Paul Hsu
4. Designer:	Studio Aioli, Attn : Leo Chuang
5. Project Type:	New Construction of 2-story SFR
6. Zoning:	RL – Residential Low Density
7. Staff Recommendation:	Approval

EXECUTIVE SUMMARY:

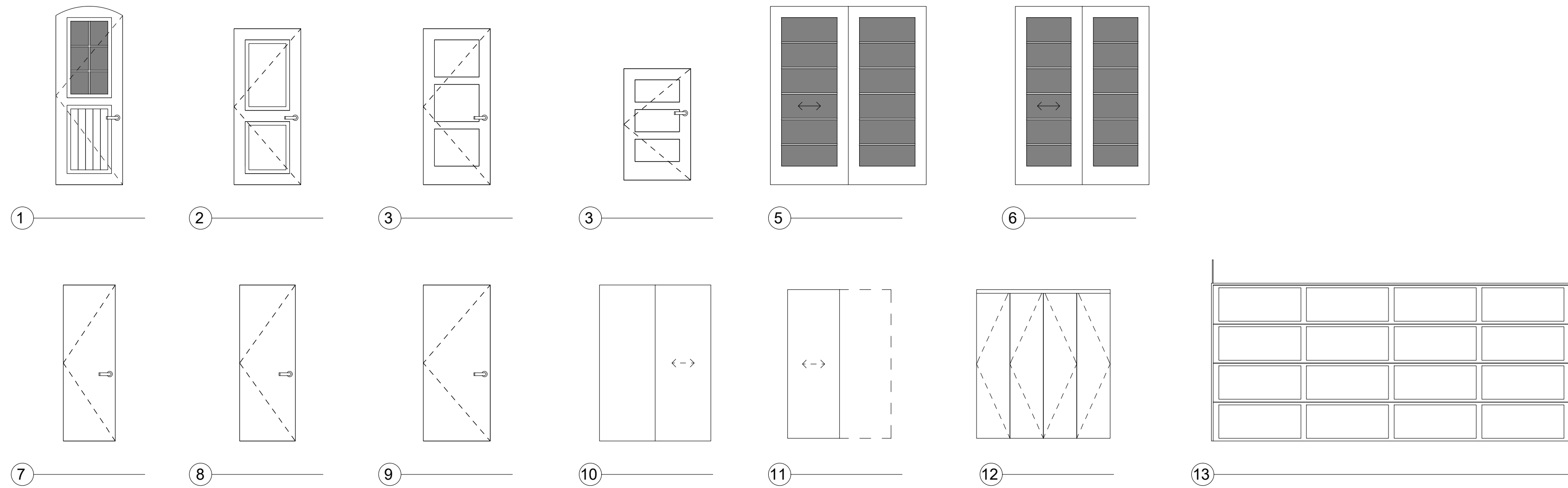
This is an application for the construction of a new 1,998 SF 2-story single-family residence with an attached 588 SF two-car garage accessed at street level on a vacant hillside property. The proposed architectural style is Spanish Revival. The design features include: a low-pitched roof, smooth stucco wall cladding, mission-style roof tiles, three-hole rounded attic vents, wrought iron window grilles, decorative iron railings, exposed wood rafters, decorative exterior lighting, wood window shutters, and prominent arched elements at the front entry. Window assemblies will consist of dark brown vinyl frames with horizontal grille patterns. Wall surfaces extend continuously into the gable roof forms without horizontal breaks, and the overall façade composition is asymmetrical, consistent with traditional Spanish Revival architecture. The design incorporates full-glazed double-doors for patios and balconies with a similar grid pattern as the windows. All door and window frame materials are consistent in color and finish throughout the project. Doors and windows also include a top and/or bottom wood trim. Additionally, the deck located above the garage incorporates low stucco walls with smooth precast caps/tops in combination with decorative black guardrails, further reinforcing the Spanish Revival character of the residence.

STAFF RECOMMENDED ACTION:

Staff recommends Design Review Board to:

- **APPROVE.** The proposed project is approved without conditions.

		REVISIONS	BY			
<p>1. SCOPE OF DOCUMENTS</p> <p>A. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, FRAMING AND FINISH WORK TO MATCH EXISTING WILL BE PROVIDED WHETHER SPECIFICALLY CALLED FOR OR NOT WHERE EQUIPMENT OR ITEMS ARE REMOVED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. WHERE HEREAFTER DESCRIBED, "PROVIDED" MEANS TO PROVIDE AND INSTALL.</p> <p>B. CONSTRUCTION FROM DRAWINGS OF THIS BUILDING STRUCTURE & FOUNDATION SHALL BE BUILT FROM THE STRUCTURAL DRAWINGS. ANY CONFLICTS BETWEEN THE STRUCTURAL & ARCHITECTURAL SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT TWO DAYS PRIOR TO LAYOUT OF ANY PORTION IN CONFLICT.</p> <p>2. INTERPRETATIONS AND MISUNDERSTANDINGS</p> <p>A. WORK NOT CLEARLY DEFINED SHOWN OR SPECIFIED SHALL BE SAME AS SIMILAR PARTS THAT ARE SHOWN OR SPECIFIED. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. SPECIFICATIONS SHALL GOVERN AS TO MATERIALS, WORKMANSHIP, AND INSTALLATION PROCEDURES. IF CONTRACTOR OBSERVES THAT DRAWINGS AND SPECIFICATIONS ARE IN CONFLICT, HE OR SHE SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING.</p> <p>B. WHEN DETAIL OR INFORMATION IS NOT CLEAR, THE CONTRACTOR SHALL ASK FOR CLARIFICATION DURING BIDDING (10 DAYS MIN. PRIOR TO CLOSE OF BIDS) OR CONSTRUCT PER THE ARCHITECT'S CLARIFICATION WHEN MADE DURING CONSTRUCTION.</p> <p>3. CONFLICTS WITHIN CONTRACT DOCUMENTS</p> <p>THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS DURING BIDDING PHASE. SHOULD A DISCREPANCY BE IDENTIFIED IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT IN WRITING AT ONCE FOR INSTRUCTION ON HOW TO IF PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT.</p> <p>4. SUBSTITUTIONS AND ALTERNATE DESIGN CONCEPTS</p> <p>COSTS FOR EVALUATION OR STUDY BY THE ARCHITECT OR ENGINEER OF SUBSTITUTED MATERIALS OR METHODS OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR THE ORIGINATOR OF THE ALTERNATE.</p> <p>5. CHANGES</p> <p>NO CHANGE IS APPROVED BY THE ARCHITECT OR ENGINEER UNLESS DEFINED AND DETAILED IN WRITING AND/OR BY DRAWING CHANGE NOTICE (DCN), ANY VERBAL COMMENTS BY PHONE OR IN PERSON ARE NOT CONSIDERED BINDING. THE CONTRACTOR WILL TAKE ALL RESPONSIBILITY FOR ALL CHANGES NOT APPROVED IN WRITING BY THE ARCHITECT AND/OR THE ENGINEER.</p> <p>6. OWNER AND TENANT CONSIDERATIONS</p> <p>THE FOLLOWING ARE INSTRUCTIONS FOR WORK TO BE PERFORMED IN OR AROUND EXISTING BUILDINGS AND IN SITUATIONS WHERE THE OWNER OCCUPIES THE BUILDING PRIOR TO COMPLETION:</p> <p>A. CONTRACTOR SHALL CONDUCT ALL HIS OPERATIONS IN A MANNER TO AFFORD NO HAZARD TO OWNER'S PERSONNEL OR VISITORS. THE CONTRACTOR WILL BE REQUIRED TO COOPERATE WITH OWNER IN SCHEDULING NEW CONSTRUCTION SO THAT INTERRUPTIONS OR NORMAL USAGE OF EXISTING STRUCTURE WILL BE KEPT TO A MINIMUM.</p> <p>B. CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES AND/OR UTILITIES FOR ANY REASON WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTION IN EACH CASE. CONTRACTOR MUST CONFORM TO OWNER'S REQUIREMENTS AS TO THE EXACT TIME SUCH INTERRUPTIONS CAN BE ALLOWED AND THE LENGTH OF TIME THE UTILITY / SERVICES CAN BE SHUT OFF. OWNER MAY REQUIRE UTILITY SHUT DOWN TIMES AT NIGHT OR WEEKENDS.</p> <p>C. CONTRACTOR WILL BE ALLOWED LIMITED ACCESS TO REQUIRED AREAS IN ORDER TO FIELD MEASURE, DEVELOP SHOP DRAWINGS AND VERIFY EXISTING CONDITIONS IN ORDER TO MAKE FULL USE OF THE BIDDING & CONSTRUCTION PERIOD.</p> <p>7. DIMENSIONS</p> <p>A. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. THE DRAWINGS SHALL NEVER BE SCALED. THE ARCHITECT SHALL BE CONTACTED FOR INCORRECT OR MISSING DIMENSIONS 2 DAYS PRIOR TO LAYOUT WORK.</p> <p>B. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.</p> <p>C. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING.</p> <p>D. ALL DIMENSIONS ON PLANS FOR ANY BUILT-IN SYSTEM (STOREFRONT CABINETS, SEATING, PARTITIONS, ETC.) ARE FOR BIDDING PURPOSES ONLY. EXACT DIMENSIONS SHALL BE TAKEN AT THE SITE WITH WALLS IN PLACE PRIOR TO MANUFACTURING AND INSTALLATION.</p> <p>8. CONSTRUCTION MEANS & METHODS DURING CONSTRUCTION</p> <p>THE ARCHITECT WILL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND NEITHER WILL THE ARCHITECT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.</p> <p>9. EQUIPMENT LOCATIONS</p> <p>A. THE LOCATIONS OF APPARATUS AND EQUIPMENT INDICATED ON THE DRAWINGS ARE SCHEMATIC ONLY, AND SHALL BE MODIFIED TO MEET THE EXISTING ARCHITECTURAL, MECHANICAL AND STRUCTURAL CODES AND CONDITIONS AS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.</p> <p>B. THE CONTRACTOR SHALL INSTALL ALL PIPING AND EQUIPMENT IN A PROPER MANNER AND IN LOCATIONS AVOIDING ALL OBSTRUCTIONS, PRESERVING HEADROOM AND KEEPING OPENINGS AND PASSAGEWAYS CLEAR. THE CONTRACTOR SHALL MAKE CHANGES, WITH OWNER'S APPROVAL, IN LOCATIONS OF EQUIPMENT AND MATERIALS, WHICH MAY BE NECESSARY IN ORDER TO ACCOMPLISH THESE ENDS, WITHOUT ADDITIONAL COST TO THE OWNER.</p> <p>C. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. THE CONTRACTOR SHALL CAREFULLY STUDY THE DRAWINGS, AND THE PREMISES, IN ORDER TO DETERMINE THE BEST METHODS, EXACT LOCATION, ROUTES, BUILDING OBSTRUCTIONS, ETC. THE CONTRACTOR SHALL INCLUDE THE INSTALLATION OF ALL EQUIPMENT IN AVAILABLE LOCATIONS. WHERE CHANGES IN LOCATION ARE SIGNIFICANT, REVISIONS SHALL BE ISSUED AS A CHANGE ORDER. ANY CHANGES MUST BE COORDINATED BY THE GENERAL CONTRACTOR'S SUPERINTENDENT.</p> <p>10. SHOP DRAWINGS / SUBMITTALS</p> <p>CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS FOR EXISTING CONDITIONS ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMIT COPIES TO THE ARCHITECT/ENGINEER OF ALL FABRICATION AND PLACEMENT DRAWINGS, SCHEDULES, AND MATERIALS LIST REQUIRED FOR THE WORK OF VARIOUS TRADES. SUBMITTALS SHALL BE REVIEWED AND STAMPED BY THE CONTRACTOR PRIOR TO DELIVERY TO THE ARCHITECT/ENGINEER. THIS SHALL BE DONE WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN WORK OR IN THAT OF ANY OTHER CONTRACTOR. THE CONTRACTOR SHALL, IN WRITING, CALL TO THE ARCHITECT/ENGINEER'S ATTENTION DEVIATIONS IN THE DRAWINGS AT THE TIME OF SUBMISSION AND SECURE HIS WRITTEN APPROVAL FOR THEM. THE ARCHITECT/ENGINEER SHALL REVIEW SUCH SCHEDULES AND DRAWINGS ONLY FOR CONFORMANCE WITH THE DESIGN INTENT OF THE PROJECT, AND COMPLIANCE WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL MAKE ANY CORRECTIONS REQUIRED BY THE ARCHITECT/ENGINEER, RETAIN FILE COPIES AND FURNISH SUCH OTHER COPIES AS MAY BE NEEDED FOR CONSTRUCTION. THE ARCHITECT/ENGINEER'S ACCEPTANCE OF SUCH DRAWINGS OR SPECIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS IN SHOP DRAWINGS OR SCHEDULES. SUBMITTALS SHALL BE SENT TO THE ARCHITECT/ENGINEER AS FOLLOWS:</p> <ul style="list-style-type: none"> WHEN REQUESTED BY ARCHITECT/ENGINEER. WHEN REQUIRED PER THE CONTRACT DOCUMENTS. FOR APPROVAL OF DEVIATIONS OR CLARIFICATION OF THE SPECIFIED DESIGN. FOR APPROVAL OF "OR EQUALS". 	<p>11. CODES</p> <p>ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE MOST RESTRICTIVE REQUIREMENTS OF APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE 2022 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), PLUMBING (CPC), FIRE (CFC) CODES, ENERGY CODE (ENS) AND GREEN CODE WITH LOCAL AMENDMENTS</p> <p>12. BUILDING LOCATION</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.</p> <p>13. JOB SITE USE AND CLEANUP</p> <p>THE CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCLUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR, ON A DAILY BASIS, SHALL REMOVE ALL TRASH AND DEBRIS RESULTING FROM HIS OPERATION.</p> <p>4. PERMITS</p> <p>THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED BY GENERAL CONTRACTOR AND PAID BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.</p> <p>15. PROTECTION OF WORK</p> <p>ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE. UNTIL FINAL ACCEPTANCE BY THE ARCHITECT OR OWNER AT A SUBSTANTIAL COMPLETION, PRIOR TO THIS ACCEPTANCE, ALL DAMAGED ITEMS TO BE REPAIRED, AT NO COST TO OWNER, BY CONTRACTOR.</p> <p>16. DUCT, PIPING AND CONDUIT ENCLOSURES</p> <p>WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER OR ENCLOSE DUCTS, PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL WALL WIDTH AND LENGTH, FOR A FLUSH AND CONTINUOUS SURFACE, WHERE THE ENCLOSURE OCCURS.</p> <p>17. PAINTING</p> <p>GENERAL INTENT: PAINT ALL INTERIOR AND EXTERIOR EXPOSED SURFACES (INCLUDING EXPOSED STRUCTURE, PIPES AND DUCTS) EXCEPT WHERE SPECIFICALLY NOTED AS NOT TO BE PAINTED. OBVIOUS ITEMS SUCH AS GLASS, CARPET, FLOOR & WALL TILE, SUSPENDED CEILING TILES, AND HARDWARE SHALL NOT BE PAINTED, UNLESS INDICATED. PAINT ALL REQUIRED SURFACES WITH THE MANUFACTURER'S RECOMMENDED NUMBER OF COATS EXCEPT FOR EXCLUDED MATERIALS MENTIONED ABOVE, OR MATERIALS CALLING FOR A PRE-FINISHED MANUFACTURER'S FINISH. THE CONTRACTOR SHALL PROVIDE FOR PROTECTION OF FINISHES NOT TO RECEIVE PAINT. FOR BIDDING PURPOSES "BENJAMIN MOORE - HISTORICAL COLORS" TO BE USED.</p> <p>18. SECURITY REQUIREMENTS</p> <p>A. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)</p> <p>B. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. (6707)</p> <p>C. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBIT TO THE JAMB. (6709.4)</p> <p>D. EVERY DOOR IN A SECURITY OPENING SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT. (6708)</p> <p>E. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROTECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7)</p> <p>F. PROVIDE DEAD BOLTS WITH HARDENED INSERTS, DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). (6709.2)</p> <p>G. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)</p> <p>H. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4" THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2". STILES AND RAILS SHALL BE SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1-3/8" AND 3" IN WIDTH. (6709.1 ITEM 2)</p> <p>I. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. (6710)</p> <p>J. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1</p> <p>K. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)</p> <p>L. GLAZED OPENINGS WITHIN 40° OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)</p> <p>M. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)</p> <p>N. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)</p> <p>O. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)</p> <p>P. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2</p> <p>Q. ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24" FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS 2" IN ANY DIMENSION.</p>	<p>19. FLASHING, SHEET METAL AND MOISTURE PROTECTION</p> <p>A. THE BUILDING SHALL BE FULLY WEATHERTIGHT. ALL BUILDING PENETRATIONS SHALL BE FLASHED AND SEALED. HOLES IN FINISHES OR UNFLASHED CONDITIONS WILL NOT BE ACCEPTED. ALL BUILDING PENETRATIONS SHALL BE FLASHED PER THE STANDARDS OF THE "SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATIONS" (SMACNA) ARCHITECTURAL SHEET METAL MANUAL. THESE STANDARDS SHALL BE APPLIED TO ALL FLASHING: TOP OF WALL COPING, REGLETS AND COUNTER FLASHING AT TERMINATION OF ROOF, COUNTER FLASHING AT ALL ROOF EQUIPMENT, ROOF TO WALL FLASHING, ALL ROOF PENETRATIONS, SCUPPERS AND DOWN SPOUTS, DRIPS AT TOP OF DOORS AND WINDOWS, ETC. WHETHER DETAILED OR NOT, ALL CONDITIONS SHALL BE PROPERLY FLASHED.</p> <p>B. G.I. FLASH AND CAULK ALL WOOD BEAMS, OUTLOOKERS, PROJECTIONS FROM EXTERIOR WALLS OR ROOF SURFACES.</p> <p>C. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOF BUILDING PAPER TO EXTEND AT LEAST 3-1/2" UNDER THE BUILDING PAPER BEHIND THE WALL COVERING.</p> <p>D. ALL FRAMING AND/OR DECORATIVE PLANT-ON AND TRIM EXPOSED TO THE WEATHER AND EXTENDING INTO THE WALL FRAMING SHALL BE FLASHED AND HAVE PROTECTION PRETREATMENT.</p> <p>20. CUTTING, REPAIRING AND PATCHING</p> <p>THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED SHALL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.</p> <p>21. INSULATION</p> <p>INSULATE THE FOLLOWING WHETHER NOTED ON THE DRAWINGS OR NOT: ROOFS, EXTERIOR WALLS, WALLS AND CEILINGS BETWEEN HEATED AND NON-HEATED SPACES, AND FLOORS, STAIRS, ETC. BETWEEN HEATED AND NON-HEATED ACCESSIBLE SPACES. INSULATION SHALL BE R-13 WALLS/R-30 ROOF UNLESS NOTED OTHERWISE ON THE DRAWINGS. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION 2603 OF THE CBC. ALL OTHER INSULATION SHALL COMPLY WITH THE CBC.</p> <p>22. ENGINEERED CONSTRUCTION</p> <p>ANY ENGINEERING DESIGN SUBMITTED FOR REVIEW WHICH IS PROVIDED BY OTHERS AND IS NOT INCLUDED IN THE SCOPE OF WORK BY THE ARCHITECT SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.</p> <p>23. FIRE PROTECTION</p> <p>A. IF SPECIFIED ON A.O. 0, THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. R313.12.21A17(d)</p> <p>B. THE FIRE DEPARTMENT SHALL REVIEW AND APPROVE FIRE SPRINKLER PLANS.</p> <p>C. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)</p> <p>D. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SLEEPING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)</p> <p>24. SPECIFIED MATERIALS</p> <p>A. NO SUBSTITUTION OF MATERIALS WILL BE PERMITTED WITHOUT FIRST SUBMITTING A SUBSTITUTION CERTIFICATE TO THE ARCHITECT FOR APPROVAL. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS APPROVED BY GENERAL CONTRACTOR, THE ARCHITECT AND THE OWNER MUTUALLY.</p> <p>B. ALL NON-SPECIFIED MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KIND, ALL LABOR INSTALLATION SHALL BE PERFORMED IN THE BEST POSSIBLE MANNER BY SKILLED WORKMEN.</p> <p>25. BLOCKING AND VENTILATION</p> <p>A. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT AND ALL OTHER ITEMS REQUIRING SUCH SUPPORT AND CONNECTION.</p> <p>B. PROVIDE FIRE BLOCKING (PER CRC, CH 3, SEC 302) AT ALL CONCEALED SPACES OF STUD WALLS 10' MAX, SOFFITS, DROP CEILINGS, ETC. SPACING SHALL BE AT 10-FOOT INTERVALS BOTH HORIZONTALLY AND VERTICALLY. PROVIDE FIRE BLOCKING BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS.</p> <p>C. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)</p> <p>D. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.</p> <p>E. NO UNTREATED WOOD EXCEPT FOUNDATION REDWOOD SHALL BE NEARER THAN 6" TO ANY EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND CONCRETE.</p> <p>F. ENCLOSED ATTIC SPACES AND ENCLOSED ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. COVER OPENINGS WITH 1/4" G.I. MESH. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/160TH OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300TH PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER HALF OF THE SPACE TO BE VENTILATED, AND AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.</p> <p>G. AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH 1/4" MINIMUM AND 1/2" MAXIMUM-SIZED OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.</p> <p>26. SITE WORK</p> <p>ALL SITE WORK, GRADING, CUTTING, FILLING, COMPACTION, ETC. SHALL CONFORM WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. ANY DEVIATIONS FROM THOSE RECOMMENDATIONS ARE THE SOLE RESPONSIBILITY OF THE BUILDER AND SUBCONTRACTOR. PROVISIONS SHOULD BE MADE FOR SOIL EROSION AND STORM WATER CONTROL PER LOCAL AND STATE AGENCY REQUIREMENTS.</p> <p>27. DOORS, WINDOWS, AND GLASS</p> <p>GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):</p> <p>A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.</p> <p>B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.</p>	<p>C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:</p> <p>a. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.</p> <p>b. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.</p> <p>c. TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.</p> <p>d. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.</p> <p>D. GLAZING IN GUARDS AND RAILINGS.</p> <p>E. AZIMUTHAL FENCIBLES FOR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.</p> <p>F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.</p> <p>G. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.</p> <p>H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING (R304.2).</p> <p>28. CABINETRY</p> <p>REFER TO INTERIOR ELEVATIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.</p> <p>29. ELECTRICAL</p> <p>A. VERIFY LOCATION OF ALL OUTLETS, LIGHT FIXTURES &, SWITCHES WITH ARCHITECT PRIOR TO ROUGH-IN.</p> <p>B. ALL "HANGING OR BRACKET" LIGHT FIXTURES TO BE FURNISHED BY OWNER WITH INSTALLATION BY THE CONTRACTOR.</p> <p>C. ALL WIRING TO BE COPPER INSTALLED IN APPROVED SHIELDED CONDUIT.</p> <p>D. ALL WORK TO COMPLY WITH LOCAL CODES.</p> <p>E. INSTALL APPROVED SMOKE DETECTORS IN ALL BEDROOMS, HALLS, AND STAIRWAY CEILINGS.</p> <p>F. ALL RECEPTACLES SHALL BE GROUNDED TYPE.</p> <p>G. PROVIDE GROUND FAULT INTERRUPTER (GFI) AT EXTERIOR OUTLETS, AND AT OUTLETS LOCATED IN BATHS, KITCHENS, GARAGES, AND AS NOTED ELSEWHERE</p> <p>H. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL HAVE WEATHERPROOF COVERS AND BE PROVIDED WITH A GROUND FAULT INTERRUPTER.</p> <p>I. OUTLETS FOR MICROWAVE OVENS TO BE ON A SEPARATE CIRCUIT.</p> <p>J. GROUND FAULT CIRCUIT INTERRUPTER (GFI) OUTLETS SHALL BE PROVIDED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTSIDE AND AT ALL KITCHEN COUNTERTOPS AND ISLANDS. (CEC 210-8(a))</p> <p>30. MECHANICAL</p> <p>A. ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA MECHANICAL CODE AND ALL OTHER CODES, RULES, AND REGULATIONS OF GOVERNING AGENCIES.</p> <p>B. ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS INSTALLED SHALL BE SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CMC CHAPTER 6 OR SMACNA OR APPROVED EQUAL.</p> <p>C. PROVIDE A PRESSURE TEMPERATURE RELIEF VALVE FOR WATER HEATERS WITH A GRAVITY DRAIN TO THE OUTSIDE TERMINATING 6" ABOVE GRADE POINTING DOWN.</p> <p>D. WATER HEATERS SHALL BE STRAPPED FOR LATERAL SUPPORT.</p> <p>E. THE LENGTH OF HORIZONTAL PLUMBING VENTS SHALL NOT EXCEED 48". PROVIDE RISER OF 1/4" PER FOOT MINIMUM.</p> <p>F. MIN. 26 GA. GALVANIZED DUCTS THROUGH GARAGE AND HOUSE WALLS OR FIRE DAMPERS REQUIRED AT ALL FAU'S.</p> <p>G. PLASTIC PLUMBING WASTE AND VENT PIPES SHALL NOT PENETRATE RATED WALLS.</p> <p>H. TUBS AND SHOWERS SHALL HAVE SOLID CONNECTIONS ON WASTE, OVERFLOW AND TRAP.</p> <p>I. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE. (R303.3)</p> <p>J. PIPING TO BE: - TYPE 'L' COPPER UNDER SLAB - TYPE 'M' COPPER OVER SLAB</p> <p>K. ALL WATER LINES TO BE COPPER.</p> <p>L. INSTALLATION OF ALL HEAT PRODUCING APPLIANCES SHALL COMPLY WITH THE CMC.</p> <p>31. PLUMBING</p> <p>A. ALL SUPPLY LINES TO BE COPPER</p> <p>B. ALL SECOND FLOOR WASTE LINES SHALL BE CAST IRON AND INSULATION WRAPPED FOR SOUND.</p> <p>C. ALL WORK TO COMPLY WITH LOCAL CODES AND TITLE 24.</p> <p>32. FINISHES</p> <p>A. DRYWALL NAILING SHALL BE PER THE CBC AND SHALL BE INSPECTED PRIOR TO TAPING AND SPACKLING.</p> <p>B. INSPECTION IS REQUIRED FOR ALL INTERIOR AND EXTERIOR IN-PLACE LATH AND PLASTER AND WALKING SURFACE BOARD BEFORE ANY PLASTERING IS APPLIED OR ANY JOINTS AND FASTENERS HAVE BEEN TAPED AND FINISHED</p> <p>C. INTERIOR WALL AND CEILING FINISHES IN ALL BUT BATH AND KITCHENS SHALL HAVE A MINIMUM FLAME SPREAD CLASSIFICATION OF III</p> <p>D. ALL STUCCO SHALL CONFORM TO THE UBC, EXTERIOR STUCCO SHALL BE A MINIMUM OF 7/8" THICK, THREE COATS AND SHALL BE KEPT WET 48 HOURS AFTER APPLICATION OF EACH COAT</p> <p>E. APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS DIRECTIONS</p> <p>F. ALL EXTERIOR MATERIALS SHALL CONFORM TO THE CBC AND LOCAL CODES</p> <p>G. UNLESS NOTED OTHERWISE SHOWER AND WALLS OVER BATHTUBS SHALL BE OF AN APPROVED NON-ABSORBENT WATERPROOF MATERIAL TO A HEIGHT OF SIX FEET ABOVE THE FLOOR. WAINSCOTING SHALL ALSO EXTEND A FULL FOUR INCHES BEYOND THE FACE OF THE TUB OR SHOWER PAN. REFER TO PLANS FOR SPECIFIC MATERIALS</p> <p>H. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 (CRC R302.9.1)</p> <p>I. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 (CRC R302.9.2)</p> <p>33. MOISTURE CONTENT OF BUILDING MATERIAL (CALGREEN 4.505.3)</p> <p>BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:</p> <p>A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.</p> <p>B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.</p>	<p>C. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLE WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURER'S DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE</p> <p>34. BUILDING ENVELOPE</p> <p>A. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.</p> <p>B. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6" WITHIN THE FIRST 10 FEET.</p> <p>C. DAMPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.</p> <p>D. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)</p> <p>E. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.</p> <p>F. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPT FOR MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)</p>		
	GENERAL NOTES					
	<p>HSU RESIDENCE 2508 LOMA VISTA DRIVE ALHAMBRA, CA 91803</p>					
	Date	Issue Date				
	Sheet					
	A0.1					

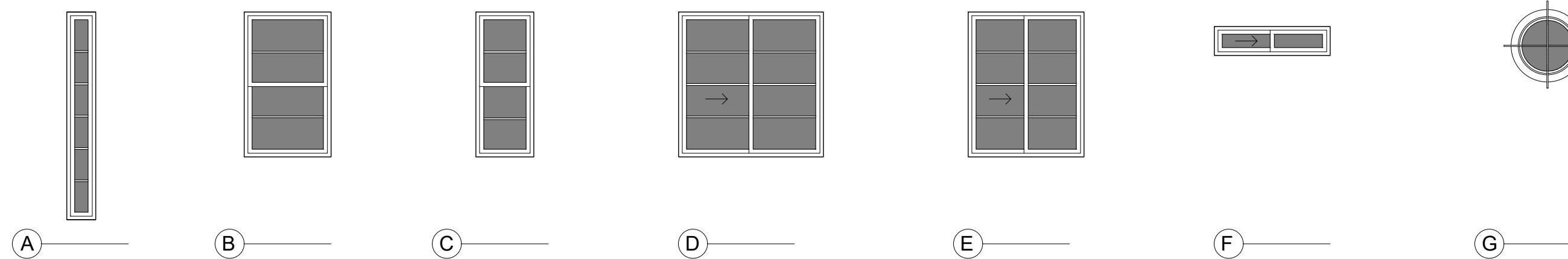


DOOR TYPES

DOOR SCHEDULE:

ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.

DOOR NUMBER	SIZE			STYLE		MATERIAL		FINISH		NOTES + BRANDS
	Width	Height	Thickness	TYPE	LITE	FRAME	GLASS	INTERIOR	EXTERIOR	
1	3' - 0"	8' - 0"	0" - 1 3/4"	SWING	6	WOOD	CLEAR/TEMPERED	PAINTED	PAINTED	EXTERIOR
2	3' - 0"	7' - 0"	0" - 1 3/4"	SWING	0	WOOD	NO	PAINTED	PAINTED	EXTERIOR
3	3' - 0"	7' - 0"	0" - 1 3/4"	SWING	0	WOOD	NO	PAINTED	PAINTED	EXTERIOR
4	3' - 0"	5' - 0"	0" - 1 3/4"	SWING	0	WOOD	NO	PAINTED	PAINTED	EXTERIOR
5	7' - 0"	8' - 0"	0" - 1 3/4"	SLIDING	12	WOOD	CLEAR/TEMPERED	PAINTED	PAINTED	EXTERIOR
6	6' - 0"	8' - 0"	0" - 1 3/4"	SLIDING	12	WOOD	CLEAR/TEMPERED	PAINTED	PAINTED	EXTERIOR
7	2' - 4"	7' - 0"	0" - 1 3/4"	SWING	0	WOOD	NO	PAINTED	PAINTED	INTERIOR
8	2' - 6"	7' - 0"	0" - 1 3/4"	SWING	0	WOOD	NO	PAINTED	PAINTED	INTERIOR
9	3' - 0"	7' - 0"	0" - 1 3/4"	SWING	0	WOOD	NO	PAINTED	PAINTED	INTERIOR
10	5' - 0"	7' - 0"	0" - 1 3/4"	SLIDING	0	WOOD	NO	PAINTED	PAINTED	INTERIOR
11	2' - 4"	6' - 8"	0" - 1 3/4"	POCKET	0	WOOD	NO	PAINTED	PAINTED	INTERIOR
12	6' - 0"	6' - 8"	0" - 1 3/4"	BI-FOLD	0	WOOD	NO	PAINTED	PAINTED	INTERIOR
13	16' - 0"	7' - 0"	0" - 1 1/2"	GARAGE	0	METAL	NO	PAINTED	PAINTED	EXTERIOR



WINDOW TYPES

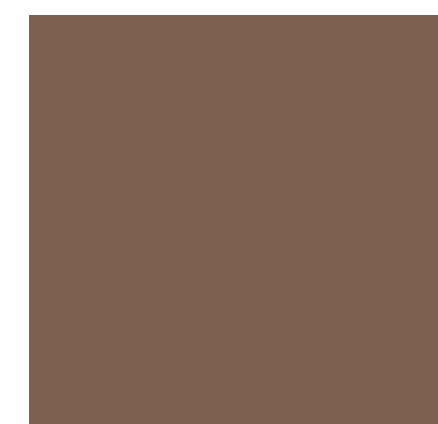
WINDOW SCHEDULE:

- NOTES:
- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.
 - THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300.
 - THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
 - ALL WINDOW GRIDS SHALL BE PERMANENTLY APPLIED TO THE EXTERIOR OF THE GLASS TO PRESENT A TRUE DIVIDED LITE APPEARANCE (SIMULATED DIVIDED LITES)

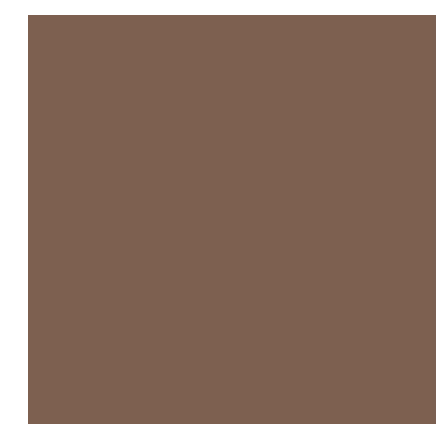
TYPE	SIZE		STYLE OPERATION	SASH	LITE	MATERIALS		FINISH		SCREEN	UFACTOR	SHGC	NOTES + BRAND
	WIDTH	HEIGHT				FRAME	GLASS	INTERIOR	EXTERIOR				
A	1' - 0"	7' - 0"	FIXED	1	6	VINYL	CLEAR/ DUAL PANE/ LOW-E	WHITE	WHITE	NO			
B	3' - 0"	5' - 0"	HUNG	2	4	VINYL	CLEAR/ DUAL PANE/ LOW-E	WHITE	WHITE	YES			
C	2' - 0"	5' - 0"	HUNG	2	4	VINYL	CLEAR/ DUAL PANE/ LOW-E	WHITE	WHITE	YES			
D	5' - 0"	5' - 0"	SLIDING	2	8	VINYL	CLEAR/ DUAL PANE/ LOW-E	WHITE	WHITE	YES			EGRESS WINDOW, OPENING AREA IS 12.5 SQ.FT
E	4' - 0"	5' - 0"	SLIDING	2	8	VINYL	CLEAR/ DUAL PANE/ LOW-E	WHITE	WHITE	YES			EGRESS WINDOW, OPENING AREA IS 10 SQ.FT
F	4' - 0"	1' - 0"	SLIDING	2	2	VINYL	CLEAR/ DUAL PANE/ LOW-E	WHITE	WHITE	YES			
G	2' - 0"	2' - 0"	FIXED	1	1	VINYL	CLEAR/ DUAL PANE/ LOW-E	WHITE	WHITE	YES			



MISSION ROOF TILE
MFR: EAGLE ROOFING
COLOR: TERRACOTTA 3125



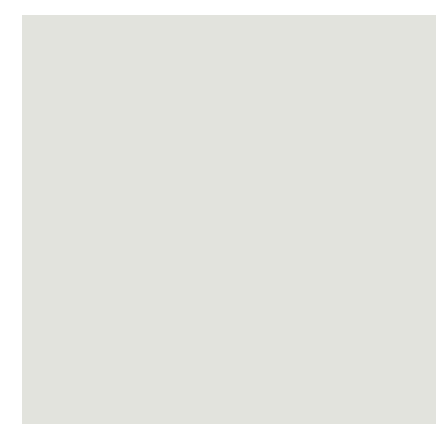
EXTERIOR FASCIA FINISH & GUTTER AND DOWNSPOUT
MFR: BEHR
COLOR: SPANISH CHESTNUT
FINISH: SEMI-GLOSS



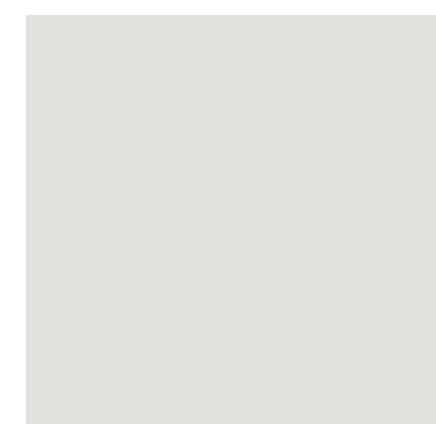
EXTERIOR DECORATIVE WOOD CORBELS & EXPOSED RAFTER TAILS FINISH
MFR: BEHR
COLOR: SPANISH CHESTNUT
FINISH: SEMI-GLOSS



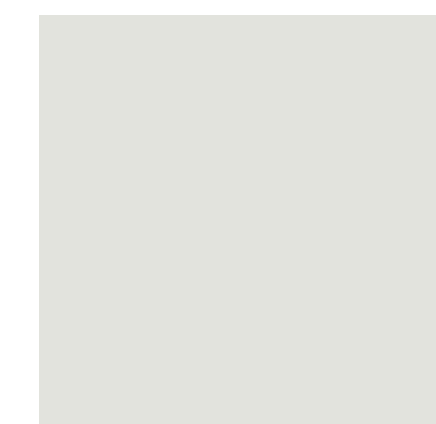
EXTERIOR WINDOW SHUTTER
MATERIAL: CEDAR WOOD, PTD.
MFR: BEHR
COLOR: SPANISH CHESTNUT
FINISH: SEMI-GLOSS



EXTERIOR STUCCO FINISH
MFR: BEHR MARQUEE
COLOR: 'QUIET ON THE SET'
FINISH: SEMI-GLOSS (WHITE)



EXTERIOR WINDOW TRIM
MATERIAL: CEDAR WOOD, PTD.
MFR: BEHR MARQUEE
COLOR: 'QUIET ON THE SET'
FINISH: SEMI-GLOSS (WHITE)



EXTERIOR DOOR TRIM
MATERIAL: CEDAR WOOD, PTD.
MFR: BEHR MARQUEE
COLOR: 'QUIET ON THE SET'
FINISH: SEMI-GLOSS (WHITE)



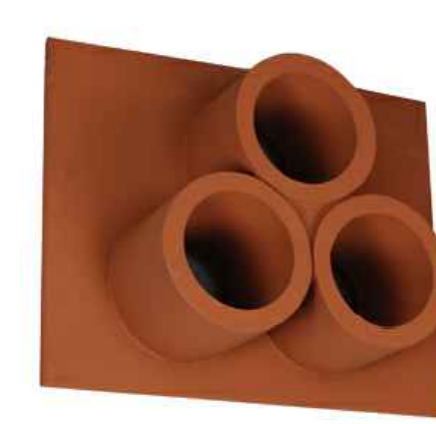
EXTERIOR MAIN ENTRANCE DOOR TRIM
MATERIAL: CEDAR WOOD, PTD.
MFR: BEHR
COLOR: RIO RUST
FINISH: SEMI-GLOSS



EXTERIOR WINDOW FINISH
MFR: BEHR
COLOR: RIO RUST
FINISH: SEMI-GLOSS



EXTERIOR DOOR FINISH
MFR: BEHR
COLOR: RIO RUST
FINISH: SEMI-GLOSS



EXTERIOR ATTIC VENT
MFR: ARIZONA ARCH. PRODUCTS
TYPE: ROUND CLUSTER
TILE VENT (TV-3) 3 HOLE CLUSTER



EXTERIOR LIGHT FIXTURE
MFR: STEVEN HANDELMAN STUDIO
SPEC: WEST CREEK MEDIUM
OUTDOOR LIGHT
FINISH: IRON RUST



EXTERIOR RAILING
WROUGHT IRON
FINISH: BLACK



EXTERIOR WINDOW GRILL
MFR: HOOKS & LATTICE
PRODUCT: CARILLO WINDOW GRILL
MATERIAL: WROUGHT IRON
FINISH: BLACK

