BEST MANAGEMENT PRACTICES

B.M.P. NOTE:
EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS SOLID WASTE.

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

SITE CONSTRUCTION NOTE:

DURING CONSTRUCTION, WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, SUMP, OR SEWER DISPOSAL, TEMPORARY WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM. WATER OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY, IN ACCORDANCE WITH CGBC 4.106.3.

COMPLIANCE WITH CRC R328.1.1 MAKES PROJECT TO COMPLY WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT AND EROSION CONTROL ORDINANCE.

NATURAL DRAINAGE PATTERNS WILL BE ELEVATED AND EROSION CONTROLS IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION AND AFTER OCCUPANCY.

1. PLEASE NOTE THE HOURS OF CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING: 8:00 AM AND 7:00PM MONDAY THROUGH FRIDAY, 9:00AM AND 7:00PM SATURDAY; AND CONSTRUCTION ON SUNDAYS LIMITED TO 10:00AM AND 6:00PM.
2. PLEASE REMEMBER TO PRACTICE 'BUILDING BETTER STORM WATER QUALITY' BY NOT HAVING DOWN CONTAMINATES INTO THE STREET AND CONTAIN WATER AND CONTAMINATES ON SITE AND PROPERLY REMOVE. KEEP STREET CLEAN AND FREE OF DEBRIS AND NO STORAGE OF CONSTRUCTION MATERIAL, EQUIPMENT, TRAILER, TEMPORARY TOILET FACILITIES. FOR MORE INFORMATION, PLEASE CONTACT ENGINEERING DIVISION AT 3RD.
3. PLEASE CONTACT COMMUNITY SERVICES REGARDING CONSTRUCTION & DEMOLITION MATERIALS REGARDING DISPOSAL OF CONSTRUCTION MATERIALS AND DEBRIS.
4. PLEASE REFERENCE TO KEEP CLEAN CONSTRUCTION SITE AND STORE EQUIPMENT, MATERIALS AND DEBRIS IN THE SITE AND NOT ON THE PUBLIC WAY OR ADJACENT PROPERTY.
5. PLEASE REMIND TO BE CONSIDERATE OF NEIGHBORS BY OBSERVING REQUIRED HOURS OF CONSTRUCTION, CLEAN CONSTRUCTION SITES, MAINTAINING LANDSCAPING AND BY COMPLETING THE PROJECT IN A TIMELY MANNER.

SWPPP/STORMWATER POLLUTION CONTROL MEASURES FOR DEVELOPMENT PLANNING AND PLANNING AND CONSTRUCTION ACTIVITIES

- EXISTING SINGLE-FAMILY DWELLING AND ACCESSORY STRUCTURES ARE EXEMPT FROM THE NPDES/SUSMP REQUIREMENTS UNLESS SUCH PROJECTS CREATE, ADD, OR REPLACE 2,500 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE AREA, OR INVOLVE TWO THOUSAND FIVE HUNDRED SQUARE FEET OR MORE IS DISTURBED AREA WHERE ANY PORTION OF THE DISTURBED AREA INCLUDES THE ADDITION OF AN EXISTING IMPERVIOUS SURFACE THAT IS EQUAL TO OR GREATER THAN TWENTY-FIVE PERCENT, WHEN CALCULATED IN ACCORDANCE WITH THE METHODS PRESCRIBED BY THE CURRENT ZONING CODE.

SITE CONSTRUCTION NOTE:

DURING CONSTRUCTION, MAINTAIN THE ATTRACTIVE APPEARANCE OF THE CITY IS EVIDENT FOR. PLEASE BE SURE TO PROVIDE PROPERTY MAINTENANCE INCLUDING BUT NOT LIMITED TO TRIMMING, MOWING OF TURF AREAS, REMOVING WEEDS, CLEANING SIDEWALK AND DRIVEWAY AREAS AND MAINTAINING ALL LANDSCAPE AND HARDSCAPE IMPROVEMENTS IN ACCORDANCE WITH THE APPLICATION PROCESS. FAILURE TO COMPLY WITH ALL CITY REQUIREMENTS SHALL RESULT IN THE INITIATION OF CODE ENFORCEMENT ACTIONS TO GAIN COMPLIANCE.

GENERAL REQUIRMENTS

a. AN APPROVED BERRY GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE BY THE GAS METER. THE VALVE SHALL BE LOCATED IN THE FUEL GAS LINE AS CLOSE AS PRACTICAL TO AND DOWNSTREAM OF STRUCTURE CONVEYING THE FUEL GAS PIPING. OTHER ORDINANCES MAY REQUIRE ADDITIONAL PLUMBING PERMIT IS REQUIRED.

b. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (SWMC).

c. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER HEATING SYSTEM.

d. ENVIRONMENTAL AIR DUCTS SHALL BE KEPT CLOSED DURING CONSTRUCTION. THE OPENINGS SHALL BE PROTECTED WITH A NONBIODEGRADABLE MATERIAL, EACH OPENING SHALL BE COVERED AT THE END OF EACH WORK DAY.

e. PROVIDE 12 INCHES CLEAR WITH CLEARANCE FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS THAT ARE ADAPTED FOR LOW WATER CONSUMPTION.

f. UNIT EQUIPMENTS SHALL BE LABELED BY A CA CITY APPROVED LABELING AGENCY, SUCH LABEL SHALL STATE THE APPLIANCES ARE IN COMPLIANCE WITH ENERGY GUIDE, PRODUCT DESCRIPTION AND PERFORMANCE GRADE RATING. (TEMPERATURE REPORT NOT REQUIRED, THOUGH)

g. WATER HEATERS MUST BE STRAPPED TO WALL (SEC. 507.3, UPC)

h. FOR EXISTING POOL OR SPA, PROVIDE AN ALARM PER CODES TO THE DWELLING THAT WHEN A DOOR OR WINDOW PROVIDING DIRECT ACCESS FROM THE DWELLING UNIT TO THE POOL OR SPA IS OPENED. THE ALARM SHALL BE LISTED AND LABELED AS COMPLYING WITH UL 2017 AND SHALL BE EQUIPPED WITH A REMOTE RECEIVER. THE ALARM SHALL SOUND WITHIN 7 SECONDS AFTER THE DOOR OR WINDOW OPENING. THE ALARM SHALL BE AT LEAST 85 DECIBELS AT 10 FEET. THE ALARM SHALL BE AUDIBLE WITH ANY INTERVENING DOORS OR WINDOWS CLOSED. THE ALARM SHALL HAVE A MANUAL DEACTIVATION SWITCH LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR OR WINDOW. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (SWMC 8.16.060)

i. FOR EXISTING POOL OR SPA, PROVIDE ANTI-ENTRAPMENT DEVICE TESTING THE CURRENT ABILITY OF LATCH AND THE DISTANCE BETWEEN THE TOP OF THE SWIMMING POOL, TERRACE, PATIO, AND SPA AND SHALL BE FOR ALL DWELLINGS FOR ASSEMBLY (U.O.) (HEALTH, PARKS, FINANCE)

j. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

k. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. BEFORE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, (NWMC)

l. BEFORE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS SHALL BE EQUIPPED WITH SMOKE DETECTORS. REPAIRS OR ADDITIONS, EXISTING DWELLINGS SHALL BE EQUIPPED WITH SMOKE DETECTORS INSTALLED IN ACCORDANCE WITH SECTION R314. SMOKE DETECTORS SHALL BE HARD WIRED, WITH BATTERY BACKUP. THE EXISTING DWELLING UNIT OR SLEEPING UNIT FOR WHICH A PERMIT WAS OBTAINED. (NWMC)

m. EVERY SPACE STORED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303. SHALL BE PROVIDED NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS IN ACCORDANCE WITH SECTION R303. EXCEPTION: WHERE APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED. (NWMC)

n. THE ENTIRE DWELLING AND GARAGE IS TO HAVE AN AUTOMATIC SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH 2019 CRC R313 OR NFPA 13D

o. FIRE SPRINKLERS SHALL BE UNDER A SEPARATE PERMIT AND PLANS WILL BE SUBMITTED WITHIN 30 DAYS OF PLAN CHECK APPROVAL

p. NO TREES WILL BE REMOVED OR AFFECTED AS PART OF THIS PROJECT

q. THE NEW FOUNDATION FOR THE PROPOSED GARAGE WILL BE MINDFUL OF THE EXISTING 27" OAK TREE AND AVOID THE EXISTING ROOT STRUCTURE OF THE TREE. THE FOUNDATION AREA CAN BE HAND DUG AND SLEEVED IF NECESSARY.

ZONING & AGENCY INFO

CITY/COUNTY: SAN MARINO
ZONING: R-1 - AREA DISTRICT VI
OCCUPANCY GROUP: R-3 / U
CONSTRUCTION TYPE: V-B
FIRE SPRINKLER: NO
FIRE ALARM: NO

CONSULTANTS

CODE INFORMATION

APPLICABLE CODES:

THE PROJECT MUST COMPLY WITH THE FOLLOWING CODES:

SAN MARINO LOCAL AMENDMENTS
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA BUILDING CODE
STRUCTURAL DESIGN OF THIS PROJECT SHALL

CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (ENGINEERING) CITY OF SAN MARINO ADOPTED MUNICIPAL CODE ORDINANCE NO. O-19-1357 SECTIONS 29.12.10 (CBC/CRC 903.2.8.1) FOR FIRE SPRINKLERS AND 29. 12.15 (CBC/CRC 907a) FOR FIRE ALARMS.

BASIC PROJECT INFO

PROJECT TITLE: 2ND STORY ADDITION & REMODEL TO FIRST FLOOR
PROJECT ADDRESS: 2735 DORESTA RD
SAN MARINO, CA 91108
A.P.N.: 5826-009-011
LEGAL: TRACT # 9000 LOT 51
CLIENT: DENNIS & ELAINE JUNG
ARCHITECT: PATRICK SZURPICKI LICENSE: C-36758
335 MANCHESTER AVE
ALHAMBRA, CALIFORNIA 91801
(626) 975-2928

PROPERTY INFORMATION

YEAR BUILT: 1955
ELECT. PANEL SIZE: MAIN: (N) 200 AMP ON (E) GARAGE
SEWER TYPE: PUBLIC
SETBACKS: SIDES: 5'-0"
REAR: 25'-0"
FRONT: 25'-0"
(N) BUILDING: 1,531 SF (PER ASSESSOR INFO)

STATISTICS:

SECTION, RANGE, AREA:	
STATUTORY PARCEL AREA DIST VII=	7,074 SF
90% OF STATUTORY PARCEL AREA=	6,633 SF
30% OF STATUTORY PARCEL AREA=	2,700 SF
90% OF DIFFERENCE BETWEEN ACTUAL & STATUARY	2,700 SF
MAXIMUM ALLOWABLE LIVABLE AREA=	2,700 SF
EXISTING FIRST FLOOR LIVABLE AREA: (PER ASSESSOR'S INFO	1,531 SF
PROPOSED ADDITION TO FIRST FLOOR	171 SF
PROPOSED 2ND FLOOR ADDITION	481 SF
PROPOSED OPEN TO BELOW CEILING OVER 18'	35 SF
TOTAL PROPOSED LIVABLE AREA=	2,498 SF
2,490 SF / 7,074 SF =	35%
LIVABLE AREA UNDER MAX ALLOWED	2.5%

EXISTING DETACHED GARAGE: 378 SF
(E) LOT COVERAGE (1ST FLOOR W/ UN-PERMITTED ADDITION) 1,671 SF
TOTAL LOT COVERAGE = 2,05 SF
(E) COVERED FRONT PORCH (NOT COUNTED PER EXEMPTION) 100 SF

(E) LOT COVERAGE 2,05 SF
DEMOLISH (E) UN-PERMITTED ADDITION (-) 140 SF
(N) 1ST FLOOR ADDITION 171 SF
(N) COVERED BACK PATIO AREA 66 SF
(N) COVERED SIDE ENTRY 3' OVERHANG 45 SF
(N) TOTAL LOT COVERAGE = 2,177 SF

101 SF CHANGE TO LOT COVERAGE

VICINITY MAP

SCOPE OF WORK

SCOPE OF WORK -

- DEMOLISH (E) NON-CONFORMING UN-PERMITTED ADDITION -140 SF
- REMODEL (E) 1ST FLOOR - 1,530 SF
- GUEST SUITE ADDITION (1ST FLOOR) - 160 SF
- (N) 2ND FLOOR ADDITION 1,080 SF
- ALL (N) PROPOSED WINDOWS WILL BE REPLACED WITH SIERRA PACIFIC COLOR - COLONIAL WHITE VINYL
- (N) STUCCO EXTERIOR FINISHES WILL MATCH THE EXISTING PAINTED SAND FINISH STUCCO
- (E) HOUSE AND ADDITION ROOF WILL BE ALL NEW ROOFING ASPHALT ROOF SHINGLES - ENDRE CORVINE - MOCKTOOK COOL ROOF COLOR MOUNTAINSIDE
- (N) REAR YARD TRELLIS STRUCTURE
- (E) GARAGE STRUCTURE TO REMAIN. (N) EXTERIOR PAINT, (N) ASPHALT ROOF & (N) GARAGE DOOR.
- (N) 2ND FLOOR REAR BALCONY 78 SF

SHEET INDEX

A1.1	TITLE SHEET, (E) & (N) SITE PLAN
A1.2	(E) CONDITIONS SITE PHOTOS
A1.3	MATERIAL BOARD & PROPOSED ARTISTIC RENDERINGS
A1.4	(N) LANDSCAPE PLAN & ADJ NEIGHBOR COMPATIBILITY
A1.5	SIMILAR 2ND FLOOR ADDITIONS ON THE SAME BLOCK
A1.6	PROPOSED BALCONY DIAGRAM/EXISTING PRIVACY HEDGES
A2.1	EXISTING/DEMO PLAN & PERMIT HISTORY
A3.1	PROPOSED FIRST FLOOR PLAN
A3.2	(N) & PROPOSED ROOF PLAN & OVERHANG DETAILS
A4.1	(N) & PROPOSED EAST ELEVATION - (N) DRIVEWAY GATE
A4.2	EXISTING AND PROPOSED NORTH ELEVATION
A4.3	EXISTING AND PROPOSED WEST ELEVATION
A4.3	EXISTING AND PROPOSED WEST ELEVATION
A4.4	PROPOSED BUILDING SECTIONS
A5.1	WINDOW & DOOR SCHEDULE
A5.2	WINDOW & OVERHANG DETAILS

LICENSED ARCHITECT
PATRICK SZURPICKI
C-36758
RENEWAL DATE
STATE OF CALIFORNIA

CITY OF SAN MARINO
RESIDENTIAL PLAN INFORMATION SHEET

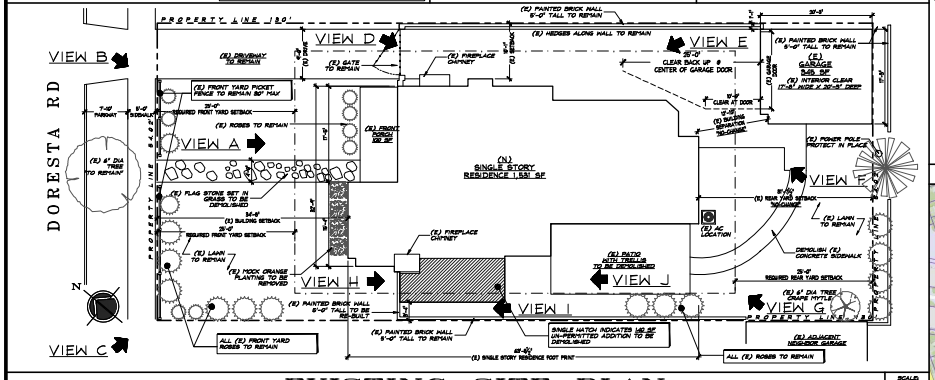
Property Address: 2735 DORESTA RD , San Marino, CA 91108
Assessor's Parcel Number (APN): 5826-009-011 Area District: VII
Number of Existing Bedrooms: THREE Number of Proposed Bedrooms: FOUR Proposed Building Height: 25' ft.

Area Calculations

1	Actual Parcel Area	Per L.A. County Assessor	=	7,074 sq. ft.
2	Statutory Parcel Area	See Exhibit A	=	9,000 sq. ft.
3	40 % of Actual Parcel Area	See Exhibit B (% of Line 1)	=	2,830 sq. ft.
4	30 % of Statutory Parcel Area	See Exhibit B (% of Line 2)	=	2,700 sq. ft.
5	Smaller of Lines 3 or 4		=	2,700 sq. ft.
6	If the Actual Parcel Area (Line 1) is larger than the Statutory Parcel Area (Line 2), enter 10% of the difference.	(Line 1 - Line 2) x 10%	=	n/a sq. ft.
7	Maximum Livable Area and Lot Coverage	(Line 5 + Line 6)	=	2,700 sq. ft.
8	For residences in Area Districts V, VI, VII only: If the property is a corner lot, enter 90% of the amount of Line 7.	(Line 7 x 90%)	=	n/a sq. ft.
9	Existing Lot Coverage (Not including 140 sf un-permitted addition that will be demolished)	See definition of Lot Coverage	=	1,870 sq. ft.
10	Proposed Additional Lot Coverage		=	301 sq. ft.
11	Total Proposed Lot Coverage	(Line 9 + Line 10)	=	2,177 sq. ft.
12	Existing Livable Area	See definition of Livable Area	=	1,531 sq. ft.
13	Proposed Additional Livable Area		=	1,132 sq. ft.
14	Area (sq ft.) of rooms, including stairways, with a ceiling height of 15' or more		=	35 sq. ft.
15	Total Proposed Livable Area	(Line 12 + Line 13 + Line 14)	=	2,698 sq. ft.
16	Total Garage Size: 20'-3" ft. x 17'-3" ft.		=	345 sq. ft.
17	Proposed Setbacks: From: 25' ft. Side: 5'-1" ft. Side: 10'-1" ft. Rear: 31'-7" ft.			
18	Required Setbacks as Indicated by Yard Map, if applicable: Front Yard: ____ ft. Side Yard: ____ ft. Street-Facing Side Yard (corner lots only): ____ ft.			

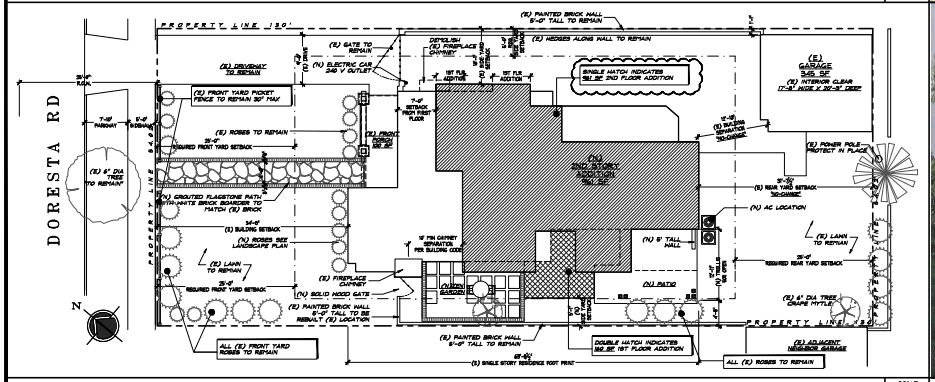
I certify that the foregoing information is true and correct. I understand that any falsification of this application will be sufficient cause to revoke any permits or approvals that are granted based on this information.

Property Owner and/or Authorized Agent



EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

STREET VIEW - ARTISTIC RENDERING

STUDIO BUILD CALIFORNIA

Copyright notice: This design is the property of the Architect and may not be used in any way without the Architect's written permission. All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of the Architect and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of the Architect.

Revisions	Date
RE-SUBMITTAL	08/09/24
FINAL SUBMITTAL	11/08/24
CITY/ DRC	1/08/25
FINAL SUBMITTAL	
CITY/ DRC REVISED SUBMITTAL	

Sheet Title: (E) & (N) SITE/PLOT PLAN, PROJECT INFO

Project Title: REMODEL & ADDITION
2735 DORESTA RD.
SAN MARINO, CA 91108

Print Date: 3/25/2024
File Name:

Drawn By: PJS
Sheet: A1.1

C:\Studiobuild_work\Addition_Jung\DRC\JUNG_ A1.1.dwg
3/6/2025 10:28 PM

NORTH - FRONT ELEVATION - VIEW A

EAST ELEVATION - VIEW D

SOUTH WEST - REAR & WEST ELEVATION - VIEW G

FRONT ELEVATION WEST NEIGHBOR - VIEW B

SOUTH EAST - REAR & EAST ELEVATION - VIEW E

UN-PERMITTED BLDG - VIEW H

FRONT ELEVATION EAST NEIGHBOR - VIEW C

SOUTH - REAR ELEVATION & GARAGE - VIEW F

UN-PERMITTED BLDG - VIEW I

UN-PERMITTED BLDG - VIEW J

(E) CONDITION PHOTOS

JUNG REMODEL & ADDITION

5700 DOHERTY RD
SAN MARINO, CA 91108

Sheet No.	A1.2

Revisions	Date	Remarks
1	08/09/24	RE-SUBMITTAL
2	1/06/25	CITY DEC FINAL SUBMITTAL
3	3/05/25	CITY DEC REVISED SUBMITTAL

STUDIO BUILD
CALIFORNIA

Copyright Notice
These drawings and specifications are the property of the Architect and are not to be used in any manner without the written consent of the Architect. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

C:\Studiobuild_work\Addition_Jung\DRC_JUNG_ A1.1&2.dwg

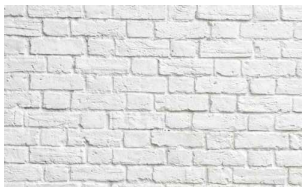
3/5/2025 10:28 PM

ALUMINUM CLAD CASEMENT WINDOWS - SIERRA PACIFIC

ALUMINUM CLAD/WOOD DOUBLE HUNG WINDOWS - SIERRA PACIFIC

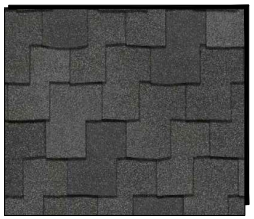
ALUMINUM CLAD/WOOD SWINGING DOORS - SIERRA PACIFIC

ALUMINUM/WOOD CLAD WINDOW & DOORS



BRICK VENEER

MATCH SIZE OF (E) FRONT CHIMNEY BRICK WORK AS CLOSE AS POSSIBLE. MASONRY SUB-CONTRACTOR TO PROVIDE SAMPLES FOR ARCHITECT'S APPROVAL. PAINT TO MATCH (E) STUCCO COLOR



(N) CLASS 'A' FIRE RESISTANT ASPHALT GLASS FIBER MAT SHINGLES ROOF OVER WHOLE ROOF.

COOL ROOF COLOR - MOUNTAINSIDE (CRRC Product ID 0840-0027)

OWENS CORNING -WOODMOOR
I.C.C. ICC-ES AC438
UL 790 FIRE RESISTANT

(N) ROOFING WHOLE RESIDENCE

SOREN – HUDSON VALLEY LIGHTING

BR05-TBK

This timeless silhouette, which is made from an exclusive EPA material and is part of the Troy Elements collection, can withstand a multitude of outdoor elements, including UV and salt exposure for years to come in style. The Soren family offers a sleek yet familiar silhouette in wall sconce, lantern, and post configurations.

*SKUs BR05-TBK, BR06-TBK, BR07-TBK, and BR08-TBK are Dark Sky Compliant and feature integrated LED

FINISHES

TEXTURE BLACK (TBK)
Coastal Suitable Finish (EPM): Yes

DIMENSIONS

Height: 14"
Width/Diameter: 7.5"
Product Weight: 3.62lb
Extension: 8.5"
Top to Center: 3.25"
Canopy/Backplate Shape: Rectangle
Sloped Ceiling Compatible: No
Living Finish: No
Uplight Only: Yes

Shade

Shade 1: Glass
Shade 1 Finish: Clear

ELECTRICAL

Bulb 1
Bulb Included: N/A
Socket: Integrated LED
Max Wattage: 6
Bulb Quantity: 1
Bulb Included: No
Wire Length: 7'
Dimmer Type: TRIAC
Gas Box Required (2"x3"): No
Dart Sky: Yes

TEXTURE BLACK DARK SKY, DUSK TO DAWN, OUTDOOR WALL LANTERN SCONCE WITH BEADED TEMPERED GLASS- NO -EXPOSED LIGHT BULBS

PROPOSED LIGHT FIXTURE

EAVE & FASCIA COLOR

KABBISH HC-449 - BENJAMIN MOORE SATIN FINISH

PAINTED SHUTTER COLOR

JAMESTOWN BLUE HC-148 - BENJAMIN MOORE LOW LUSTER FINISH

WINDOW SASH COLOR

CLAD COLOR-
SIERRA PACIFIC - COLOR COLONIAL WHITE 025

PAINTED STUCCO COLOR

LINEN WHITE OC-146 - BENJAMIN MOORE LOW LUSTER FINISH
SAND STUCCO FINISH TO MATCH HOUSE

PROPOSED STREET VIEW – 1

PROPOSED STREET VIEW – 2

STUDIO BUILD CALIFORNIA

Revisions
Date
△ 09/09/24 RE-SUBMITTAL
△ 1/09/25 CITY DRC FINAL SUBMITTAL
△ 4/4/25 CITY DRC REVISED SUBMITTAL

Sheet Title: NEW MATERIAL BOARD

Project Title: REMODEL & ADDITION
2100 HUNTINGTON DR.
SAN MARINO, CA 91108

Print Date: 3/26/2025
File Name:

Job #: PJS
Sheet: A1.3

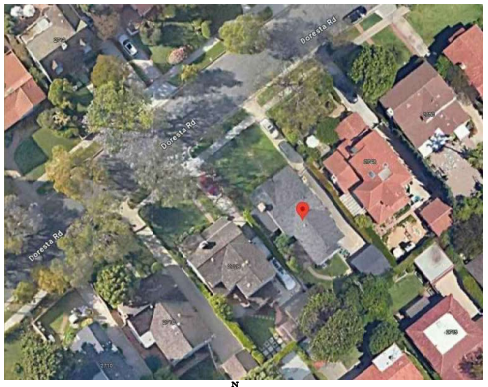
Copyright Notice
All the ordered plans, sketches, & designs are the property of Studio Build and may not be used in whole or part without the written permission of Studio Build. This set of plans & specifications shall not be changed or revised without the written permission of Studio Build. Any violation of these restrictions will be subject to legal prosecution.

3/26/2025 10:28 PM
C:\Studiobuild_work\Addition_Long\DRC\Long_A41, A42, A43, A44, A45REV1BED-DRC1-REND 5.dwg

PROPOSED ADDITION MASSING WITH ADJACENT NEIGHBORS - ARTISTIC RENDERING

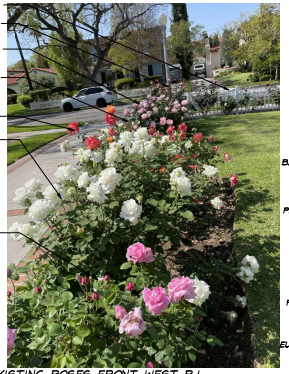
(N) SOLID GROUT FLAGSTONE PATH WITH WHITE BRICK BORDER

NICKEL BAY FLAGSTONE - SUPPLIER: COUGAR STONE, PLACENTIA CA



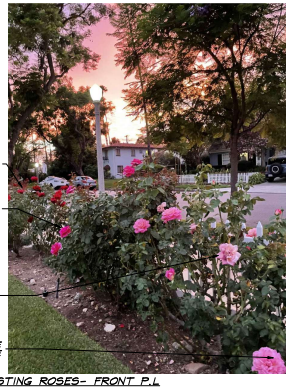
NEIGHBOR INDEX KEY MAP

ST PATRICK ROSE
MOONSTONE ROSE
GEMINI ROSE (RARE)
SOUVENIR DE LA MAMAISON ROSE
POP ART ROSE
POPE JOHN PAUL II ROSE
MARY ROSE



EXISTING ROSES FRONT WEST P.L.

BLACK MAGIC ROSE
PARADE DAY
CHICAGO PEACE ROSE
EUSTACIA VYE ROSE

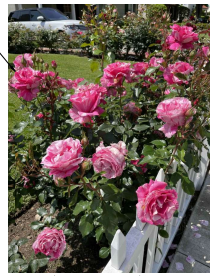


EXISTING ROSES- FRONT P.L

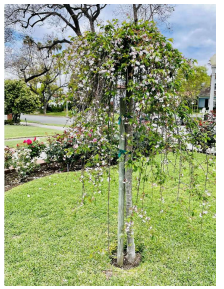
LIST OF ROSES ON PROPERTY TO REMAIN

Lovesong	Mon Cheri
Souvenir de la Mamaison	St. John Paul II
Tiganiu	Pope art
Ancient Mariner	Black Magic
Heritage	Moonstone
Paul Neyron	Kiss Me Kate
Eustacia Vye	Claude Monet
Heavenly	Mon Cheri
Unfolding Love	Peach Swirl
James Austin	St. Patrick's Day
Munstead Woods	Scentsuous
My First Love	Reign of Fire

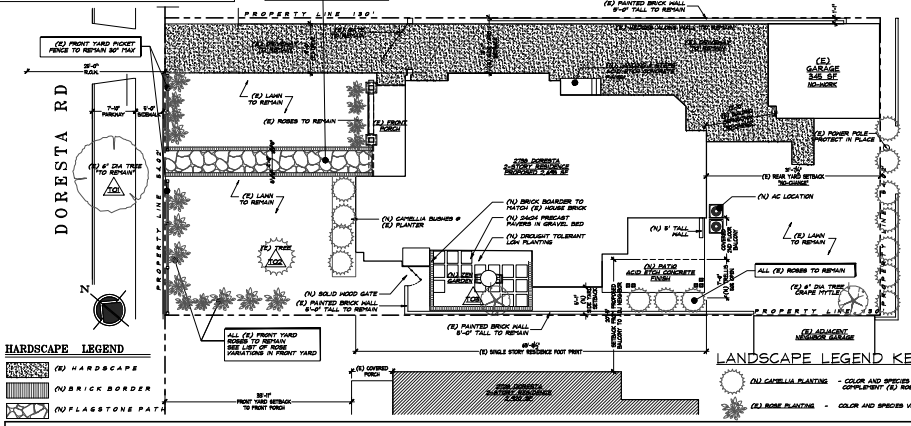
PARADE DAY



EXISTING ROSES FONT P.L.



EXISTING WEEPING CHERRY TREE FRONT YARD - TG2



HARDSCAPE LEGEND

(E) HARDSCAPE
(N) BRICK BORDER
(N) FLAGSTONE PAT

LANDSCAPE LEGEND KEY

(N) CAMELLIA PLANTING - COLOR AND SPECIES VARIES TO COMPLEMENT (E) ROSES
(E) ROSE PLANTING - COLOR AND SPECIES VARIES

PROPOSED LANDSCAPE SITE PLAN

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

STUDIO BUILD CALIFORNIA

Revisions	Date
RE-SUBMITTAL	08/09/24
FINAL SUBMITTAL	1/08/25
CITY DRC	
PLAN	
CITY DRC REVISED SUBMITTAL	

(N) LANDSCAPE PLAN & ADJ. NEIGHBOR COMPATIBILITY

REMODEL & ADDITION

3760 DORESTA RD
SAN MARINO, CA 91108

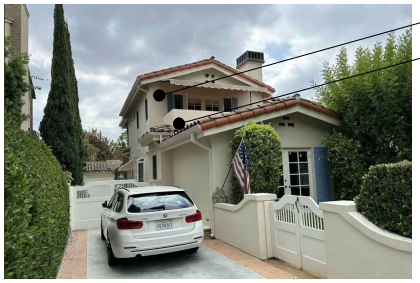
Print Date: 3/16/2024

Drawn By: FIS

Sheet: A1.4

C:\Studiobuild_work\Addition_Jing\DRC\JING_ A1.M.2.dwg

3/16/2025 10:28 PM



WALL SETBACK 54'
FROM FRONT PL

BALCONY WALL SETBACK 49'
FROM FRONT PL

2ND STORY ADDITIONS ON SAME BLOCK

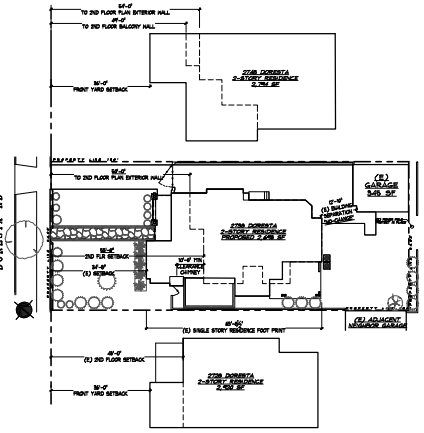
2743 DORESTA
2767 DORESTA
2748 DORESTA

2728 DORESTA - ADJACENT WEST NEIGHBOR

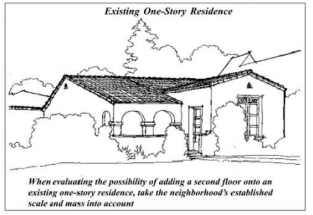
2748 DORESTA - ADJACENT EAST NEIGHBOR

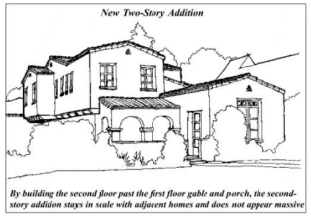
2738 DORESTA - PROJECT SITE

2728 DORESTA



SETBACK INDEX KEY PLAN





CITY RESIDENTIAL GUIDELINES
EXAMPLE OF SUCCESSFUL
2ND STORY ADDITION

STUDIO BUILD CALIFORNIA

No.	Date	Remarks
1	09/09/24	RE-SUBMITTAL
2	1/06/25	CITY DRC FINAL SUBMITTAL
3	4/07/25	CITY DRC REVISED SUBMITTAL

SIMILAR 2ND FLOOR ADDITIONS ON THE SAME BLOCK

NEW REMODEL & ADDITION
2728 DORESTA RD
SAN MARINO, CA 91108

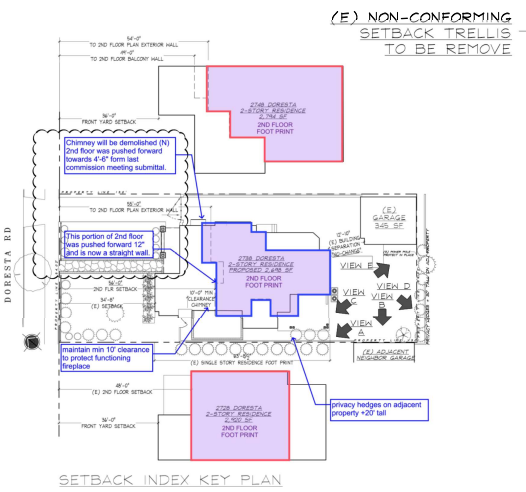
Print Date: 3/05/2025
File Name:

Sheet No. A1.5

3/5/2025 10:28 PM

C:\Studiobuild_work\Addition_Jing\DRC\JING_ A1.M.2.dwg

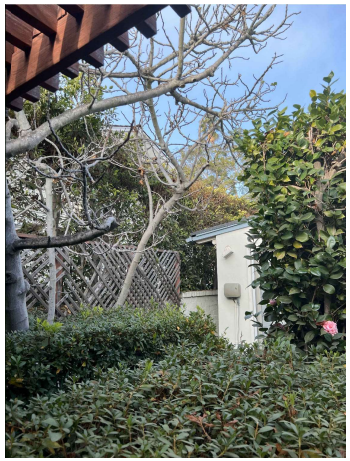
VIEW E - SOUTH PROPERTY LINE HEDGES - 30' TALL



SETBACK INDEX KEY PLAN

VIEW A - 20' TALL PRIVACY HEDGE

VIEW D - SOUTH PROPERTY LINE HEDGES - 30' TALL



VIEW C - WEST PROPERTY LINE HEDGES

VIEW B - WEST PROPERTY LINE WALL

STUDIO BUILD CALIFORNIA

Revisions	Date	Remarks
1	08/09/24	RE-SUBMITTAL
2	1/06/25	CITY DRC FINAL SUBMITTAL
3	4/07/25	CITY DRC REVISED SUBMITTAL

Copyright notice: these plans are protected by the federal law of copyright. Any reproduction, publication, or public use of these plans without the express written permission of STUDIO BUILD is prohibited. Title to these plans shall remain with STUDIO BUILD unless and until paid in full, and then only subject to the limited rights granted to the owner.

Sheet Title: 2ND FLOOR BALCONY - EXISTING PRIVACY HDEGES

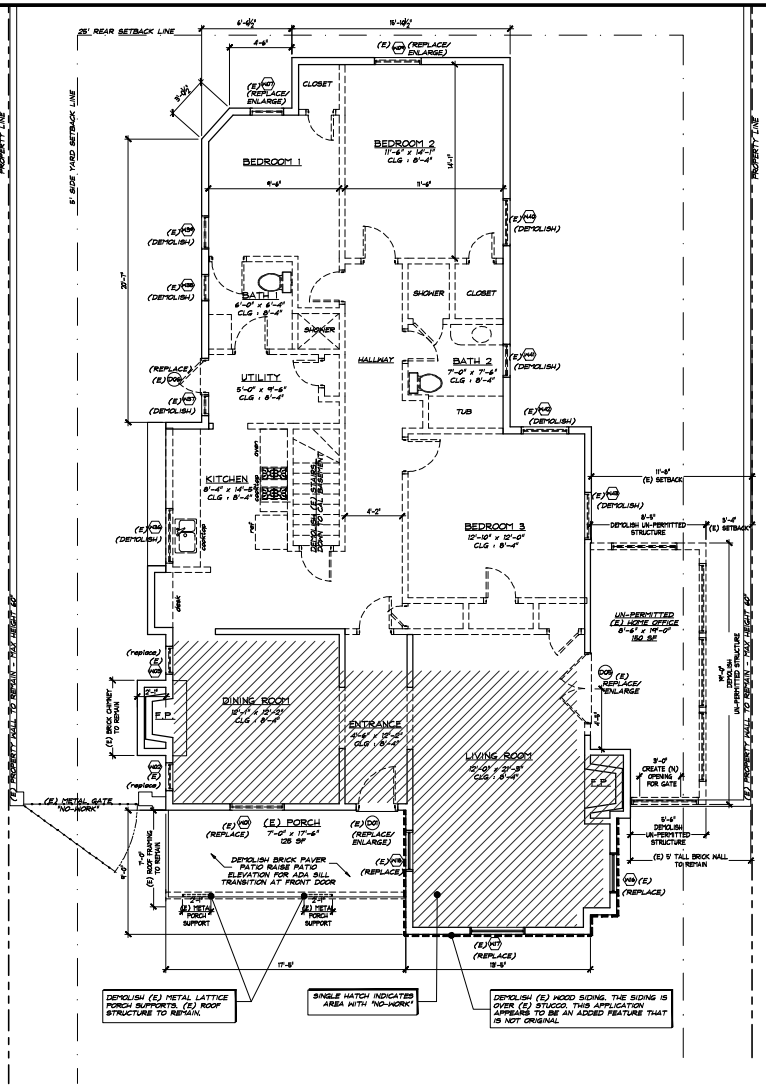
Project: 2ND FLOOR REMODEL & ADDITION
2700 DORESTA RD
SAN MARINO, CA 91108

Print Date: 3/05/2025
File Name:

Job No: PIS
Sheet: A1.6

3/04/2025 10:28 PM

C:\Studiobuild_work\Addition_long\DRC\LONG_ A1.M1.2.dwg



WALL LEGEND

DEMO WALL

WALLS TO REMAIN

N

EXISTING/DEMOLITION FLOOR PLANS

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

LICENSED ARCHITECT PATRICK SZURPICKI C-38758 RENEWAL DATE STATE OF CALIFORNIA

STUDIO BUILD CALIFORNIA

Copyright notice: These plans are, regardless of their publication status, unpublished & not released for use without prior written consent of Studio Build. All ideas, designs, arrangements & plans indicated or represented by these plans are proprietary. They are the property of Studio Build & were created, evolved & developed for use on & in connection with the specified project. None of such ideas, designs, arrangements or plans may be used by any person, firm or corporation for any purpose whatsoever on any other project without the written agreement & permission of Studio Build.

Revisions	Date	Remarks
1	08/09/24	RE-SUBMITTAL
2	1/09/25	CITY/ DRC FINAL SUBMITTAL
3	4/4/25	CITY/ DRC REVISED SUBMITTAL

Sheet Title: EXISTING/DEMOLITION PLAN

Project Title: ADDING REMODEL & ADDITION
2100 BONITA DR.
SAN MARINO, CA 91108

Print Date: 3/26/2026

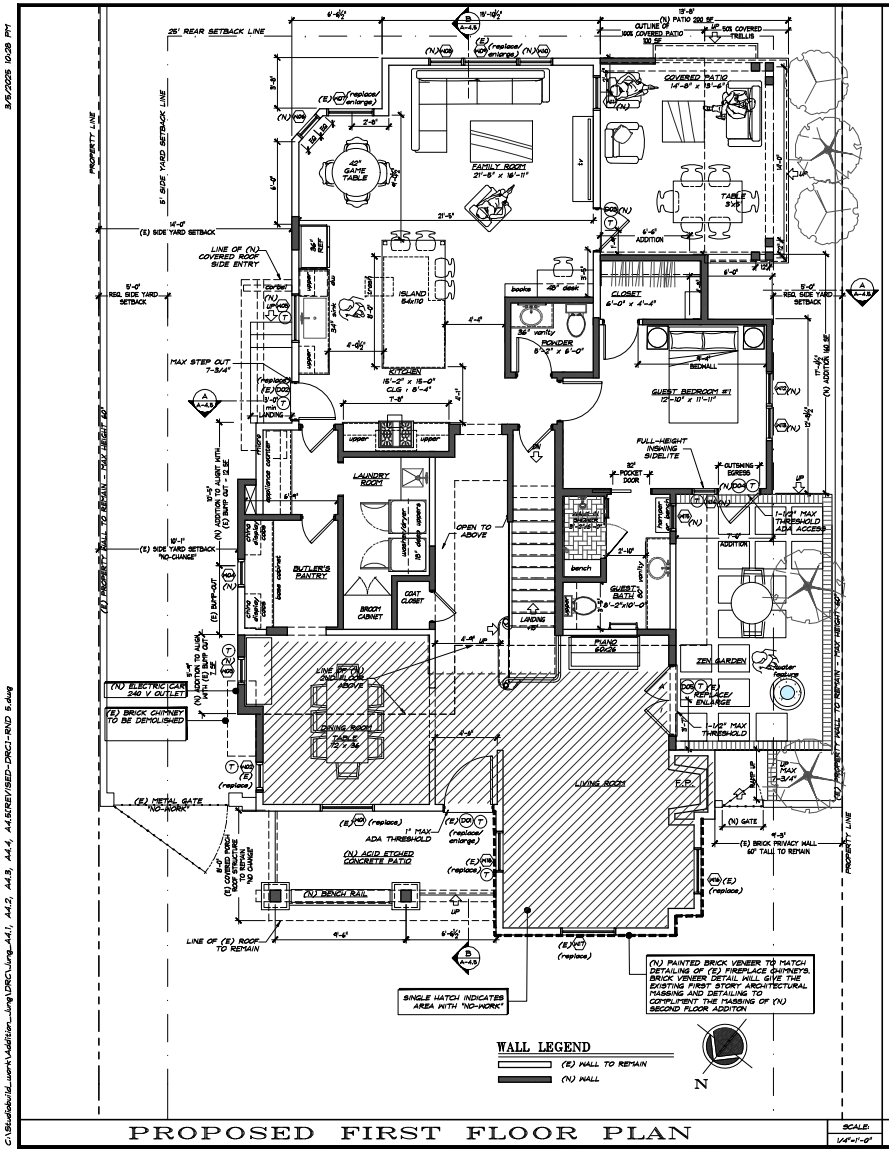
File Name:

Job #: 25

Sheet: A2.1

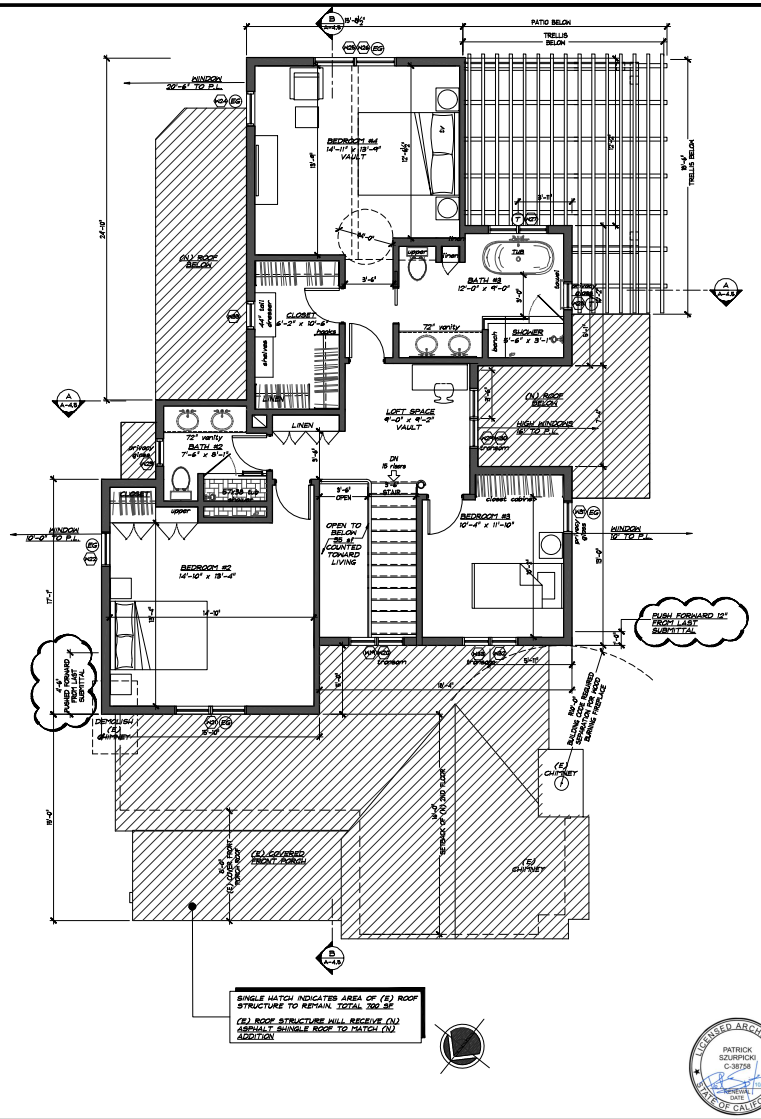
C:\Studiobuild_work\Addition_Jing\DRC\Jing_A4.1, A4.2, A4.3, A4.4, A4.5(REV)BED-DRC1-RVD 5.dwg

3/6/2026 10:28 PM



PROPOSED FIRST FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN

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

STUDIO BUILD CALIFORNIA

Revisions	Date
△1 RE-SUBMITTAL	08/09/24
△2 CITY/ HRC FINAL SUBMITTAL	1/09/25
△3 CITY/ HRC REVISED SUBMITTAL	

Project Title: NEW FLOOR PLANS
REMODEL & ADDITION
1100 MARINA WAY
SAN MARINO, CA 91108

Print Date: 3/05/2024

Drawn By: FJS

Sheet: A3.1

Copyright notice: This design is the property of Studio Build and is not to be used in whole or part for any other project without written authorization from Studio Build. This design is not to be changed or copied in any form or manner whatsoever nor is it to be assigned to any third party without first obtaining the written permission and consent of Studio Build.

LICENSED ARCHITECT PATRICK SZURPICKI C-38758 RENEWAL DATE STATE OF CALIFORNIA

3/5/2025 10:28 PM

C:\Studiobuild_work\Addition_Jing\DRC\Jing_A4.1, A4.2, A4.3, A4.4, A4.5REV1BED-DRC1-RND 5.dwg

ROOF & VENTILATION NOTES

1. (N) CLASS 'A' ASPHALT ROOFING
2. ROOFING ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE TO THE PROVISIONS OF CHAPTER 9 OF THE RESIDENTIAL CODE AND SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790.
3. PROVIDE 26 GA. GALVANIZED STEEL FLASHING AT ALL ROOF TO WALL CONDITIONS.
4. PROVIDE GALVANIZED FLASHING AROUND PIPES, VENTS, FLUES, AND CHIMNEYS AS REQUIRED.

ROOF VENTING NOT REQUIRED (SINGLE HATCHED AREA):
PER COMPLIANCE WITH ALL 5 REQUIREMENTS CODE SECTION R806.5

CATHEDRAL ROOF VENTING NOT RECOMMENDED - PER INSULATION MANUFACTURER'S SPECIFICATIONS: PRODUCT IS 1" OF SPRAY ON CLOSED-CELL POLYURETHANE FOAM, MANUFACTURER: SUPERGREEN FOAM R-7/IN. + DENIM BATT INSULATION TO MAKE UP R-30

FOAM-LOK 2000 QUALIFIES AS A VAPOR RETARDER AS DEFINED BY THE INTERNATIONAL CODE COUNCIL AND ASURAE (CLASS II) AT A MINIMUM THICKNESS OF 1 1/2 INCHES.

CLOSED CELL R-VALUE 6.9 PER INCH .
DENIM BATT INSULATION TO MAKE UP
THE REMAINING R-30

ATTIC & CRAWL SPACE VENTILATION NOTES:
VENT OPENINGS FOR UNDERFLOOR VENTS SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENT OPENINGS.
UNDERFLOOR VENTILATION OPENING SIZE AND LOCATIONS EQUAL TO 1 SF FOR EACH 150 SF UNDERFLOOR AREA. OPENINGS SHALL BE AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT NON-COMBUSTIABLE WIRE MESH WITH 1/16" MIN 1/8" MAX OPENINGS.

UNVENTED ATTIC CODE SECTION:

R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.
UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4-INCH (6.4 mm) VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
4. IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:
5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
5.1.1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
5.1.2. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.
5.1.3. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
5.1.4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45°F (7°C). FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68°F (20°C) IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.
5.2. WHERE PREPORTED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER

INSULATION NOTE:
2X8 RAFTERS WITH 1" CLOSED CELL FOAM ON UNDERSIDE OF ROOF DECK, R-30 DENIM BATT INSULATION IN REST OF CAVITY.

1" SPRAY CLOSED CELL FOAM INSULATION (TYP.), CREATE AIR BARRIER, PER MANUFACTURE ATTIC VENTING NOT REQUIRED (SEE ADDITIONAL UN-VENTED ATTIC NOTES)

(N) CLASS 'A' FIRE RESISTANT ASPHALT GLASS FIBER MAT SHINGLES ROOF OVER WHOLE ROOF.

COOL ROOF- MOUNTAINSIDE
(CRRC Product ID 0340-0021)

OWENS CORNING -HOODRIDGE
I.C.C. ICC-ES AC438
UL 790 FIRE RESISTANT

(N) CLASS 'A' ASPHALT SHINGLE ROOF

LINE OF BUILDING

(N) LGN PROFILE SLANT BACK ROOF VENT
72 SQIN (N.V.A.) PER UNIT
(N) ADDED TOTAL 190.0 SF VENTED AREA
ADDED TO (N) 730 SF ATTIC AREA

(E) BRICK CHIMNEY TO BE DEMOLISHED

SINGLE HATCH INDICATES AREA OF (E) ROOF STRUCTURE TO REMAIN, TOTAL 730 SF

(E) ROOF STRUCTURE WILL RECEIVE (N) ASPHALT SHINGLE ROOF TO MATCH (N) ADDITION

EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

(N) ROOF PLAN / (E) ROOF PLAN

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

LICENSED ARCHITECT
PATRICK SZURPICKI
C-38758
RENEWAL DATE
STATE OF CALIFORNIA

STUDIO BUILD CALIFORNIA

Copyright Notice: These plans & specifications are the exclusive property of Studio Build and may not be used for any purpose other than the construction of the project for which they were prepared. They may not be loaned, copied or reproduced without the written consent of Studio Build. Visual contact with these plans shall constitute prima facie evidence of acceptance of these restrictions.

Revisions	Date
△1 RE-SUBMITTAL	08/09/24
△2 FINAL SUBMITTAL	11/08/24
△3 CITY/ HRC SUB	1/7/25
△4 CITY/ HRC REVISED SUBMITTAL	2/5/25

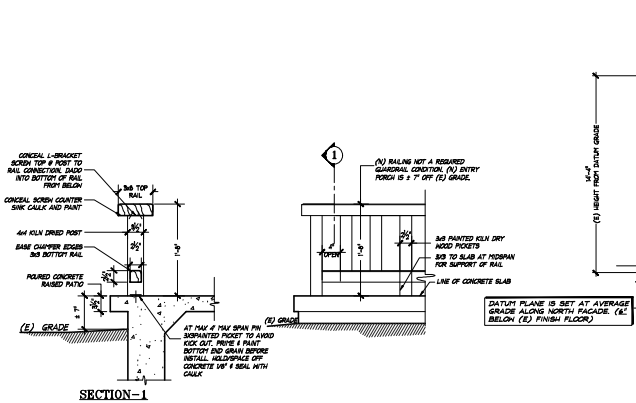
Project Title:
EXISTING & PROPOSED ROOF PLANS

Project Address:
REMODEL & ADDITION
1100 MONTECITO RD.
SAN MARINO, CA 91108

Project Status:
Print Date: 3/26/2025
File Name:

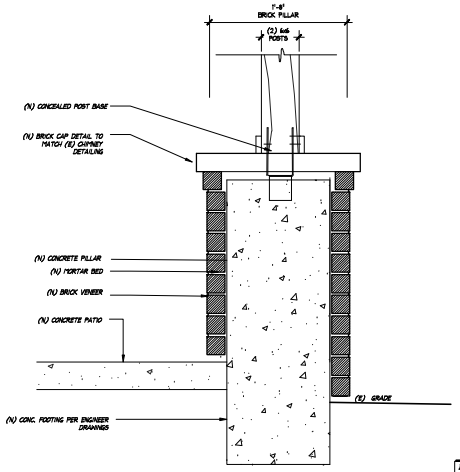
Job #: 23-15
Sheet: A3.2

C:\Studiobuild_work\Addition_Long\DRC\Long_ A3.2.dwg
3/6/2025 10:28 PM



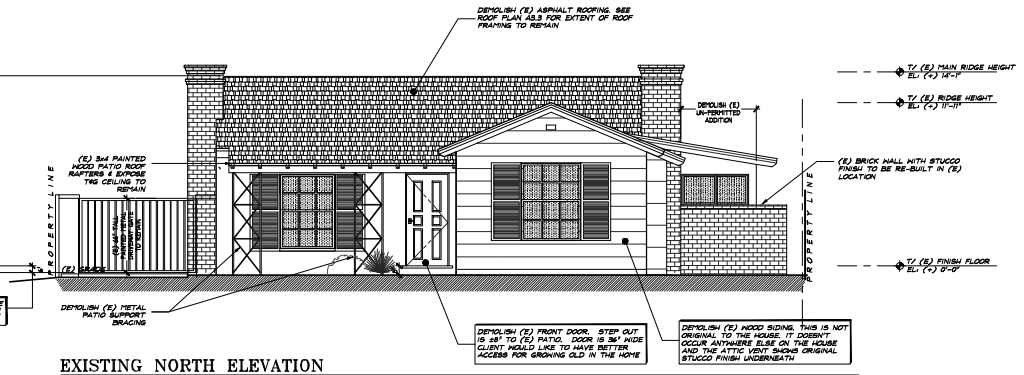
(N) FRONT ENTRY BENCH RAILING

SCALE: 1"=1'-0"



BRICK PILLAR DETAIL

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



EXISTING NORTH ELEVATION

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

(N) EXTERIOR TREATMENTS:

- (N) FRONT DOOR STAINED WHITE OAK
- (N) SAND FINISH PAINTED STUCCO COLOR- LINEN WHITE OC-146
- WINDOWS SIERRA PACIFIC WINDOWS & DOORS_CLAD COLOR- COLONIAL WHITE 005
- TRIM, TRELLIS, EAVES & DOWNSPOUT PAINT COLOR -KASBAH AF-640 - BENJAMIN MOORE SATIN FINISH
- (N) SHUTTER COLOR - JAMESTOWN BLUE HC-148 - BENJAMIN MOORE LOW LUSTER FINISH
- (E) IRON WORK GATE - BENJAMIN MOORE "WROUGHT IRON" - 2124-10
- (N) ROOF MASTER HOUSE & GARAGE - OWENS CORNING WOODTOUR COLOR: MOUNTAINSIDE
- PAINTED WHITE BRICK VENEER TO MATCH (E) CHIMNEY DETAIL

LOWERED 16" FROM LAST SUBMITTAL

MODIFICATION SINCE LAST SUBMITTAL:
2ND FLOOR WALL WAS MOVED FORWARD 1'-0". THE CURRENT PROPOSAL WILL ALLOW FOR A BUILDING CODE COMPLIANCE OF 10' SEPARATION TO THE (E) WOOD BURNING FIREPLACE. THE WALL HAS BEEN MODIFIED TO BE ONE STRAIGHT PLANE & (4) WINDOWS ARE NOW EQUALLY SIZED.

(N) CLASS "A" FIRE RESISTANT ASPHALT GLASS FIBER MAT SHINGLES ROOF OVER WHOLE ROOF.
COOL ROOF- MOUNTAINSIDE
(TORRC Product ID 0890-0027)
OWENS CORNING -WOODTOUR
I.C.C. ICC-ES AC388
UL "A" FIRE RESISTANT

(N) DECORATIVE ATTIC LOUVER VENT WITH BRICK SILL

(E) ROOF STRUCTURE TO REMAIN. (N) CLASS "A" ASPHALT SHINGLE ROOFING

T/ (N) RIDGE "A" HEIGHT EL: (+) 21'-8"

(N) 3x6 PAINTED WOOD RAFTER TAILS (TYP)

T/ (N) PLATE HEIGHT EL: (+) 16'-8"

(N) PAINTED STUCCO SAND FINISH TO MATCH (E) RESIDENCE

T/ (N) PLATE HEIGHT EL: (+) 18'-8"

(E) BRICK CHIMNEY TO REMAIN

T/ (E) MAIN RIDGE HEIGHT EL: (+) 14'-1"

T/ (N) SECOND FLOOR EL: (+) 9'-2"

(N) BUILDING SETBACK

T/ (E) SECOND FLOOR EL: (+) 8'-2"

T/ (E) PLATE HEIGHT EL: (+) 8'-2"

LINE OF (E) BRICK/STUCCO FINISH WALL IN FOREGROUND TO REMAIN IN

(E) BRICK CHIMNEY TO REMAIN

(N) 2ND FLOOR ADDITION WOOD FRAME WALL

(E) HEIGHT REFERENCE HEIGHT

MAX HEIGHT FROM DATUM PLANE

DATUM PLANE EL: (-) 0'-0"

(E) GRADE

T/ (E) FINISH FLOOR EL: (+) 0'-0"

(N) COLUMNS WOOD COLUMNS

(N) WOOD SHUTTERS TO MATCH ORIGINAL

WOOD BENCH RAIL

LIGHT FIXTURE WALL SCONCE TYP. SEE DETAIL A ON SHEET A4.1

(N) 42" FRONT DOOR. PROVIDE MINIMAL STEP OUT 1-1/2" FOR ADA ENTRY

(N) BRICK VENEER OVER (E) STRUCTURE TO MATCH (E) BRICK CABINET DETAILS

(N) BRICK BAND DETAIL & BRICK VENEER

(N) SOLID WOOD GATE PAINTED

(N) SHUTTERS TO MATCH (E) SHUTTER DESIGN

ENCROACHMENT PLANE IS SET AT GRADE AT ADJACENT (&' BELOW (E) FINISH FLOOR)

DATUM PLANE IS SET AT AVERAGE GRADE ALONG NORTH FACADE. (&' BELOW (E) FINISH FLOOR)

PROPOSED NORTH ELEVATION

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

(E) & (N) EXTERIOR ELEVATIONS

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

STUDIO BUILD CALIFORNIA

Revisions	Date
△1 RE-SUBMITTAL	08/09/24
△2 FINAL SUBMITTAL	1/08/25
△3 CITY INC REVISED SUBMITTAL	2/6/25

EXISTING & NEW EXTERIOR ELEVATIONS

EXISTING & REMODEL & ADDITION
3100 DIVISION ST.
SAN MARINO, CA 91108

Print Date: 3/05/2025

Drawn By: PJS

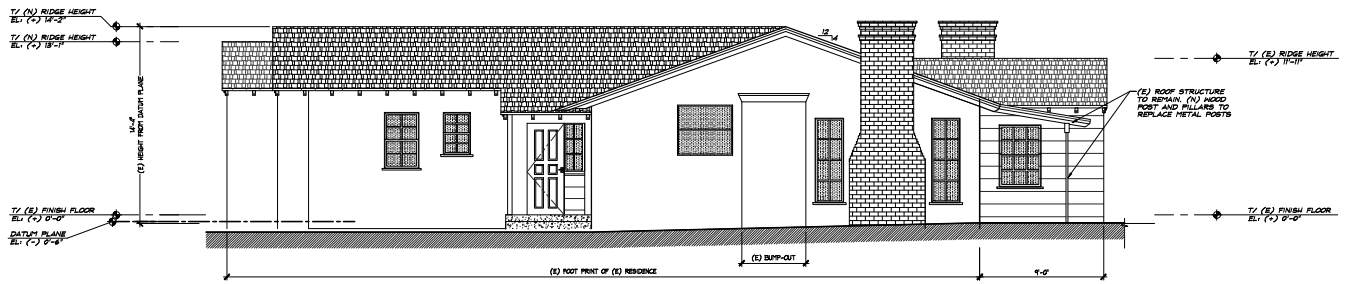
Sheet: A4.1

Copyright Notice: These plans & specifications are & shall remain the property of the designer whether the project for which they are prepared is executed or not. They are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission & consent of the designer.

LICENSED ARCHITECT PATRICK SZURPICKI C-38758 RENEWAL DATE STATE OF CALIFORNIA

C:\Studiobuild_work\Addition_Jung\DRC\Jung_A4.1, A4.2, A4.3, A4.4, A4.5REVISED_DRC1-RVD 5.dwg

3/5/2025 10:28 PM

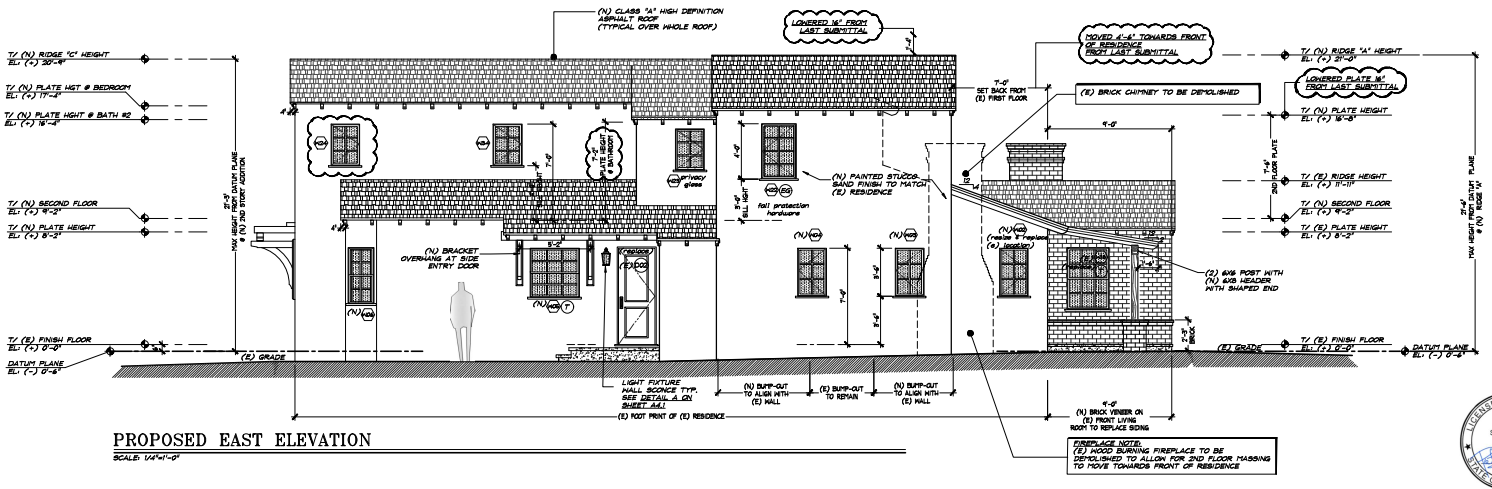


EXISTING EAST ELEVATION

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

(N) EXTERIOR TREATMENTS:

- (N) FRONT DOOR STAINED WHITE OAK
- (N) SAND FINISH PAINTED STUCCO COLOR- LINEN WHITE OC-145
- WINDOWS SIERRA PACIFIC WINDOWS & DOORS CLAD COLOR- COLONIAL WHITE 003
- TRIM, TRELLIS, EAVES & DOWNSPOUT PAINT COLOR -KASBAH AF-640 - BENJAMIN MOORE SATIN FINISH
- (N) SHUTTER COLOR - JAMESTOWN BLUE HC-148 - BENJAMIN MOORE LOW LUSTER FINISH
- (E) IRON WORK GATE - BENJAMIN MOORE "WROUGHT IRON" - 2124-10
- (N) ROOF WHOLE HOUSE & GARAGE - GAENIS CORNING WOODRIDGE COLOR MOUNTAINSIDE
- PAINTED WHITE BRICK VENEER TO MATCH (E) CHIMNEY DETAIL



PROPOSED EAST ELEVATION

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

LICENSED ARCHITECT
PATRICK SZUMPICKI
C-38758
RENEWAL DATE
STATE OF CALIFORNIA

(E) & PROPOSED EXTERIOR ELEVATIONS

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

STUDIO BUILD CALIFORNIA

Copyright notice: This design is the property of Studio Build and is not to be used in any way without the written permission of Studio Build. All plans, ideas, designs and arrangements indicated or represented by these drawings are owned by and the property of Studio Build and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Studio Build.

Revisions	Date
△1 RE-SUBMITTAL	08/09/24
△2 FINAL SUBMITTAL	11/08/24
△3 CITY/ HRC	1/08/25
△4 CITY/ HRC REVISED SUBMITTAL	2/10/25

Project Title: EXISTING & NEW EXTERIOR ELEVATIONS

Project Address: EXISTING REMODEL & ADDITION
1510 VIRGINIA RD
SAN MARINO, CA 91108

Print Date: 3/26/2025

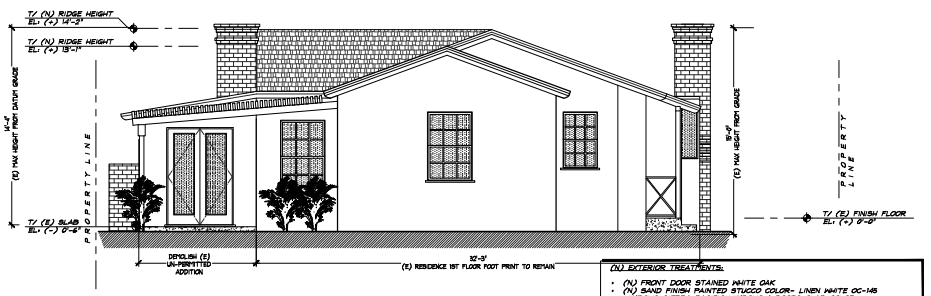
File Name:

Job #: PJS

Sheet: A4.2

C:\Studiobuild_work\Addition_Jing\DRC\Jing_A4.1, A4.2, A4.3, A4.4, A4.5(REVISED-DRC)-RVD 5.dwg
3/6/2025 10:28 PM

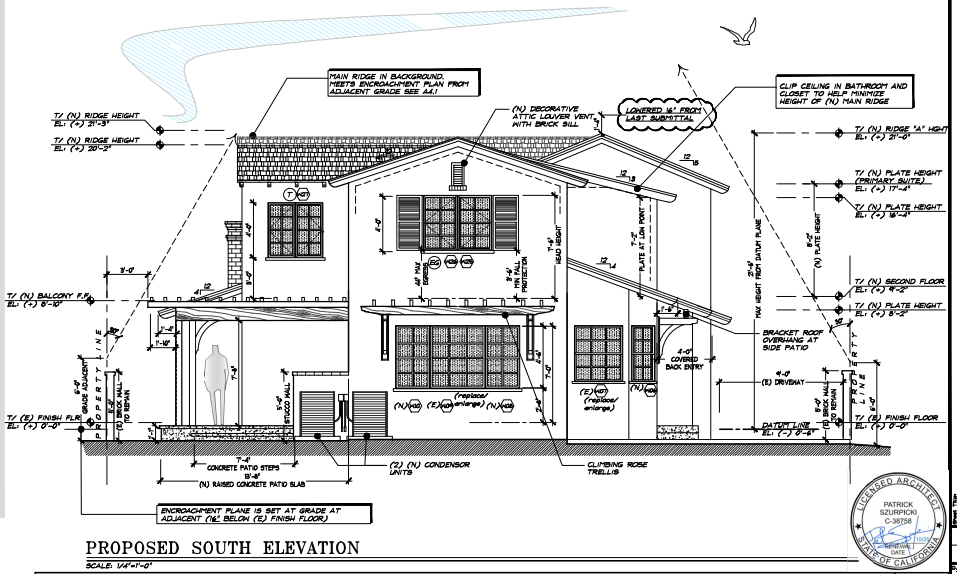
PROPOSED SOUTH ELEVATION LOOKING EAST – ARTISTIC RENDERING



EXISTING SOUTH ELEVATION

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

PROPOSED SOUTH ELEVATION – ARTISTIC RENDERING



PROPOSED SOUTH ELEVATION

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

(E) & PROPOSED EXTERIOR ELEVATIONS

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

STUDIO BUILD CALIFORNIA

Revisions	Date	Remarks
1	08/09/24	RE-SUBMITTAL
2	1/08/25	CITY/ HRC FINAL SUBMITTAL
3	1/08/25	CITY/ HRC REVISED SUBMITTAL

EXISTING & NEW EXTERIOR ELEVATIONS

EXISTING REMODEL & ADDITION
1100 BONITA, LOT 1
SAN MARINO, CA 91108

Print Date: 3/05/2025

P.D. PJS

Sheet: A4.3

LICENSED ARCHITECT PATRICK SZURPICKI C-38758 RENEWAL DATE STATE OF CALIFORNIA

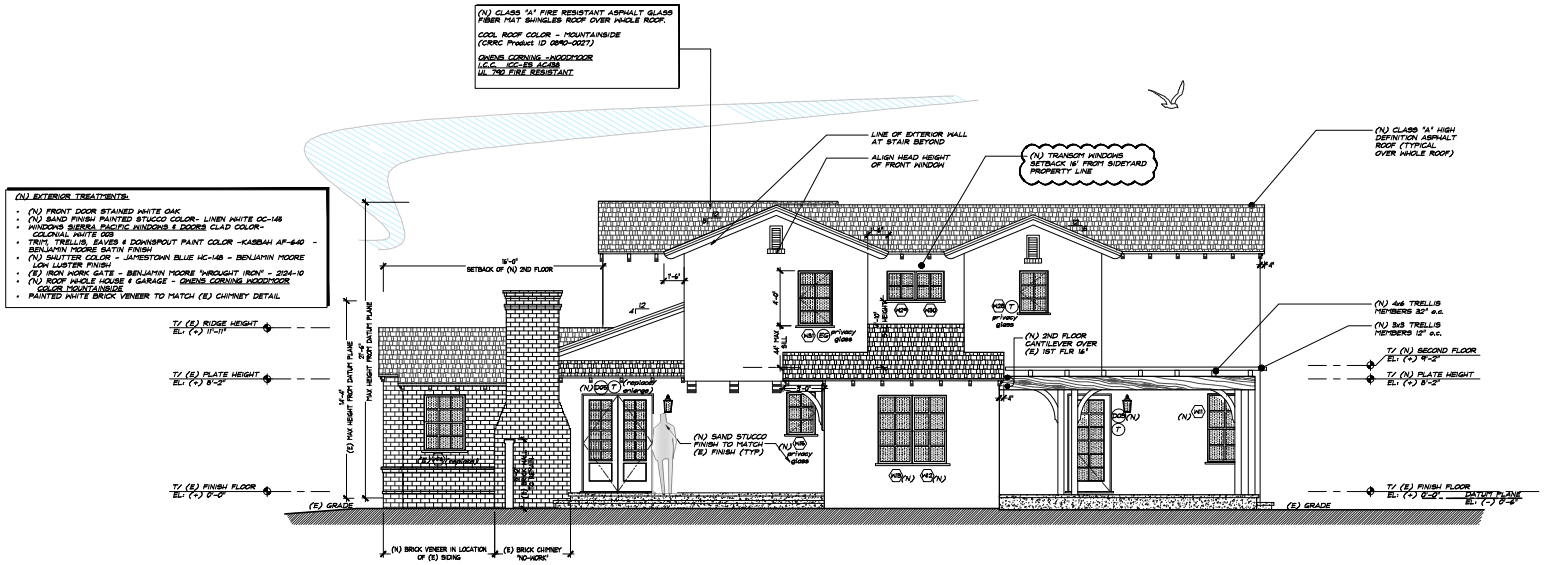
Copyright notice: This design is the property of Studio Build and is not to be used in any way without the written permission of Studio Build. All plans, ideas, designs and arrangements indicated or represented by these drawings are owned by and the property of Studio Build and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Studio Build.

3/5/2025 10:28 PM

C:\Studiobuild_work\Addition_Img\DRC\Img_A4.1, A4.2, A4.3, A4.4, A4.5REV1BED-DRC1-RND 5.dwg

EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

(E) & PROPOSED EXTERIOR ELEVATIONS

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

LICENSED ARCHITECT
PATRICK SZURPICKI
C-38758
RENEWAL DATE
STATE OF CALIFORNIA

STUDIO BUILD CALIFORNIA

Copyright notice: This design is restricted to be used only in connection with the project for which it was prepared, and shall not be used in any other way without the written permission of the architect. This includes all rights under copyright or other property rights. Ownership of the design and plans, as an instrument of service, is and shall remain the property of the architect. The visual contact with these plans shall constitute acceptance of these restrictions.

Revisions	Date
△1 CITY/ DRC RE-SUBMITTAL	08/09/24
△2 CITY/ DRC FINAL SUBMITTAL	11/08/24
△3 CITY/ DRC REVISED SUBMITTAL	1/08/25

EXISTING & NEW EXTERIOR ELEVATIONS

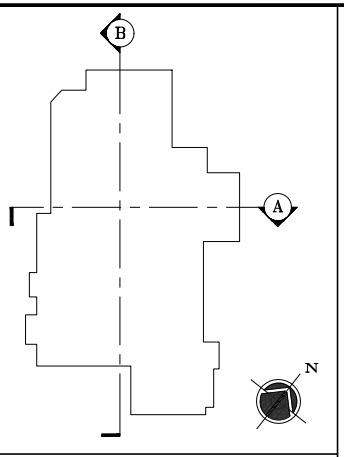
EXISTING REMODEL & ADDITION
1100 LINDA VISTA, RD
SAN MARINO, CA 91108

Print Date: 3/16/2024

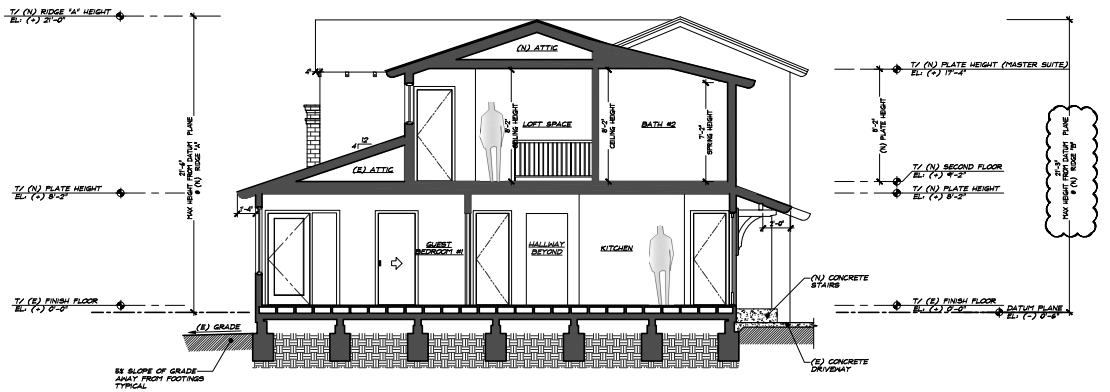
P.I.S. No.: PIS

Sheet: A4.4

3/6/2025 10:28 PM
C:\Studiobuild_work\Addition_Jing\DRC\Jing_A4.1, A4.2, A4.3, A4.4, A4.5(REV1)SED_DRC1-REVD 5.dwg

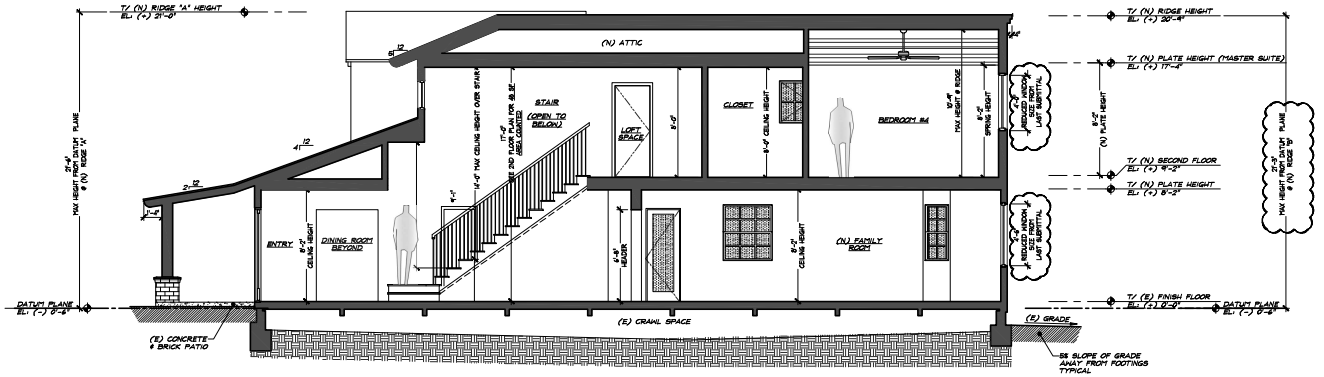


FLOOR PLAN INDEX



PROPOSED BUILDING - SECTION A

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



PROPOSED BUILDING - SECTION B

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

PROPOSED BUILDING SECTIONS

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

LICENSED ARCHITECT
PATRICK SZURPICKI
C-38758
RENEWAL DATE
STATE OF CALIFORNIA

STUDIO BUILD CALIFORNIA

Revisions	Date
△ CITY, DRC RE-SUBMITTAL	08/09/24
△ CITY, DRC FINAL SUBMITTAL	11/08/24
△ CITY, DRC	1/08/25
△ CITY, DRC REVISED SUBMITTAL	1/31/25

Project Title: NEW BUILDING SECTIONS
NEW BUILDING & REMODEL & ADDITION
1100 BONITA, RD
SAN MARINO, CA 91108

Print Date: 3/26/2025

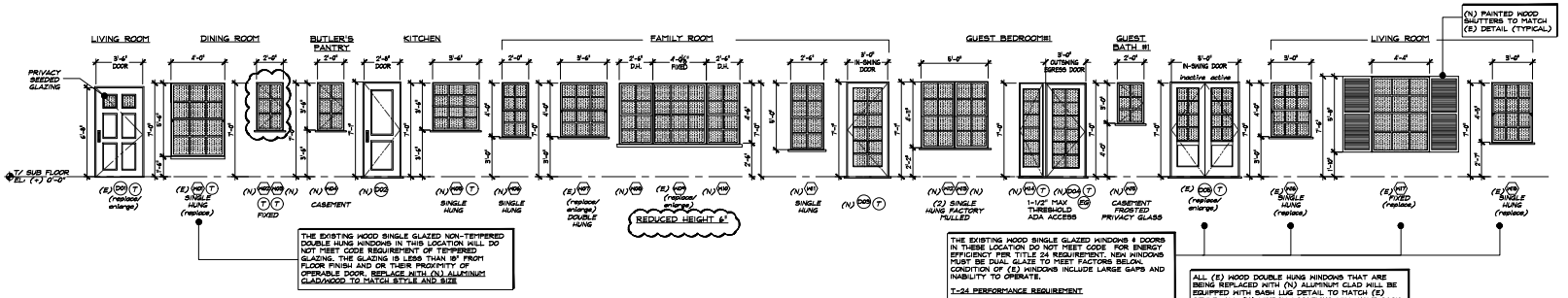
Job #: PJS

Sheet: A4.5

Copyright Notice: These plans, as instruments of service, are and shall remain the property of the architect whether the project for which they are made is executed or not. The reproduction, publication or use of these plans without the written permission of the architect is prohibited. Visual contact with these plans shall constitute prima facie evidence of acceptance of these restrictions.

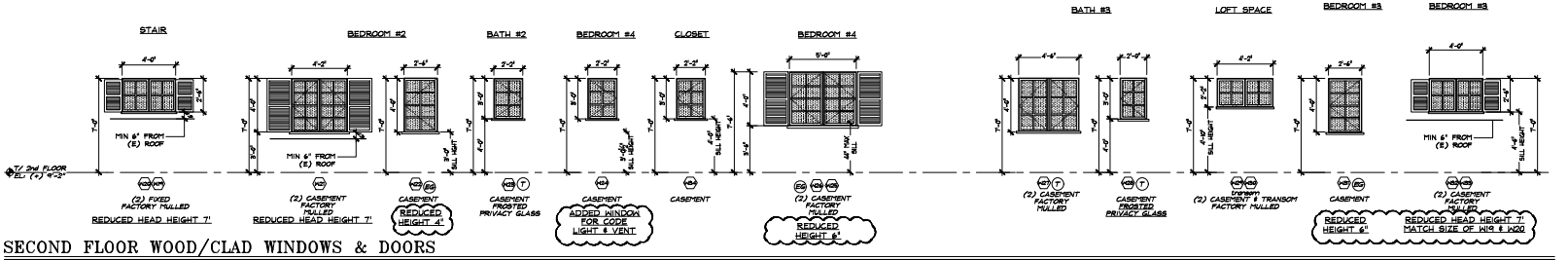
3/26/2025 10:28 PM

C:\Studiobuild_work\Addition_Jing\DRC\Jing_A4.1, A4.2, A4.3, A4.4, A4.5(REV)SED-DRC1-RND 5.dwg



FIRST FLOOR WOOD/CLAD WINDOWS & DOORS

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



SECOND FLOOR WOOD/CLAD WINDOWS & DOORS

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

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4).
a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEARBEST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET,
ii. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR,
iii. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR,
iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
d. GLAZING IN GUARDS AND RAILINGS.
e. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
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 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
g. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
h. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING (R308.4.2).

EGRESS NOTE:
ALL EGRESS WINDOWS IN SLEEPING ROOMS MIN. 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MIN AREA (5.0 SF @ GROUND FLOOR) & 44" MAX SILL HEIGHT (R310.2.1)
(SEE PLAN FOR LOCATION) DESIGNATED WITH EG

NOTE:
EG INDICATES EGRESS
T INDICATES TEMPERED
ALL GLAZING TO CONFORM TO THE FOLLOWING SPECIFICATIONS U.N.O.
WINDOW
U-FACTOR .30
SHGC .21
DOOR
U-FACTOR .30
SHGC .21
THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON UNIT UNTIL FINAL INSPECTION.
ALL DIMENSIONS NOTED ON SCHEDULE ARE NET FRAME SIZE PROVIDE ½" ROUGH ON ALL SIDES.

ALL 2ND FLOOR OPERABLE WINDOWS WITH SILL HEIGHT LESS THAN 40" OFF FINISH FLOOR WILL HAVE FALL PROTECTION RESTRICTING OPENING HARDWARE

WINDOW SCHEDULE - EXISTING WINDOWS TO BE DEMOLISHED

SYM.	CONDITION	LOCATION	SIZE (W x H)	HDR HT	TYPE	OPERATION	MFR	MODEL	MATERIAL	GLASS	REMARKS
W36	EXISTING	(E) KITCHEN	48 x 48	84	SINGLE HUNG		ORIGINAL	-	WOOD	SINGLE GLAZE	ORIGINAL LOCATION
W37	EXISTING	(E) UTILITY ROOM	18 x 42	81	CASEMENT		ORIGINAL	-	WOOD	SINGLE GLAZE	ORIGINAL LOCATION
W38	EXISTING	(E) BATH #1	24 x 36	81	SINGLE HUNG		ORIGINAL	-	WOOD	SINGLE GLAZE	ORIGINAL LOCATION
W39	EXISTING	(E) BEDROOM #1	30 x 48	81	SINGLE HUNG		ORIGINAL	-	WOOD	SINGLE GLAZE	ORIGINAL LOCATION
W40	EXISTING	(E) BEDROOM #2	36 x 64	81	SINGLE HUNG		ORIGINAL	-	WOOD	SINGLE GLAZE	ORIGINAL LOCATION
W41	EXISTING	(E) BATH #2	28 x 42	81	SINGLE HUNG		ORIGINAL	-	WOOD	SINGLE GLAZE	ORIGINAL LOCATION
W42	EXISTING	(E) BEDROOM #3	36 x 64	81	SINGLE HUNG		ORIGINAL	-	WOOD	SINGLE GLAZE	ORIGINAL LOCATION
W43	EXISTING	(E) BEDROOM #3	36 x 64	81	SINGLE HUNG		ORIGINAL	-	WOOD	SINGLE GLAZE	ORIGINAL LOCATION

STUDIO BUILD CALIFORNIA

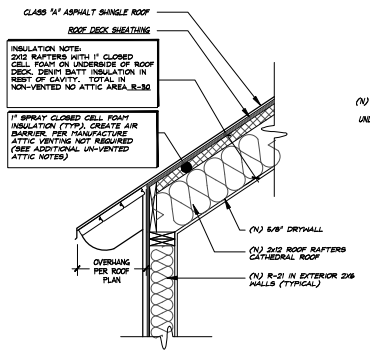
Copyright notice: these plans & specifications are the property of studio build & shall not be used for any purpose other than the specific project for which they are prepared. they are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party, without first obtaining the written permission of studio build & the architect. visual contact with these plans shall constitute prima facie evidence of acceptance of these restrictions.

Revisions	Date
△ 1 CITY, DRC	08/09/24 RE-SUBMITTAL
△ 2 CITY, DRC	1/08/25 FINAL SUBMITTAL
△ 3 CITY, DRC	3/05/25 REVISED SUBMITTAL

Project Title: (N) WINDOW SCHEDULE & DETAILS
Project Name: LIVING REMODEL & ADDITION
Project Address: 3100 DOLORES WAY, SAN MARINO, CA 91108
Print Dates: 3/05/2024
File Names:
Job No. PJS
Sheet No. A6.1

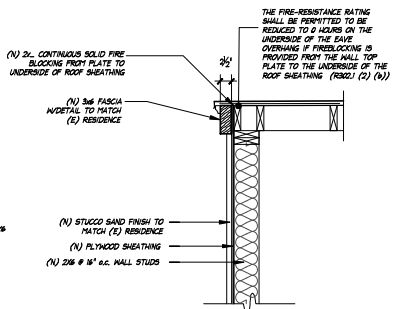
SCHEDULES & DETAILS

C:\Studiobuild_work\Addition_Living\DRC\Living A6.1.dwg
3/5/2025 10:28 PM



CATHEDRAL ROOF – INSULATION (C)

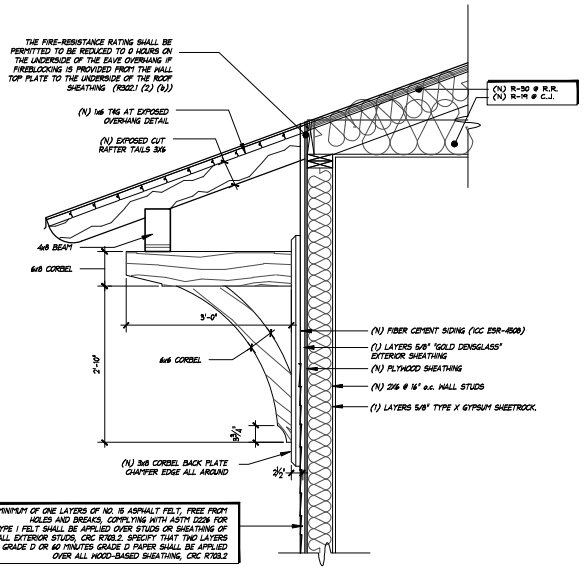
SCALE: 1"=1'-0" NO EAVE VENTING



OVERHANG DETAIL @ RAKE WALL (B)

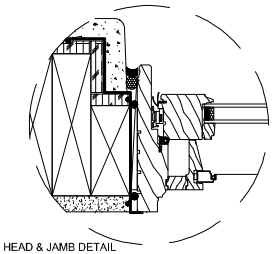
SCALE: 1"=1'-0" NO EAVE VENTING

DUAL GLAZE UNIT GRID DETAIL

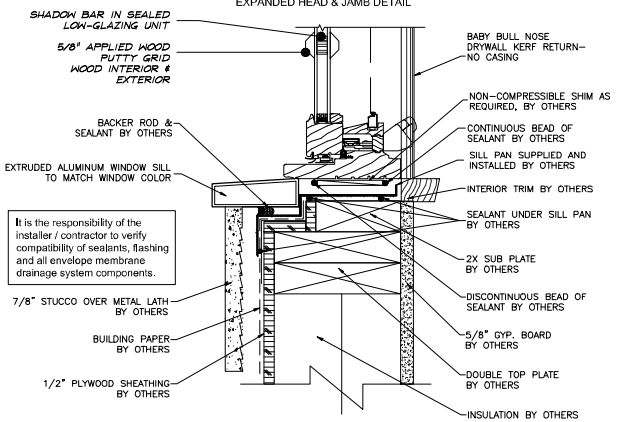


OVERHANG RAFTER DETAIL (A)

SCALE: 1"=1'-0"



EXPANDED HEAD & JAMB DETAIL



CLAD/WOOD CASEMENT – SECTION– ROLL BACK STUCCO TO MATCH (E) DETAILS

SCALE: NOT TO SCALE

WINDOW & OVERHANG DETAILS

STUDIO BUILD CALIFORNIA

Copyright Notice: These plans are, regardless of the method used, and shall remain the property of STUDIO BUILD and may not be used in whole or part for any other project without the written authorization of STUDIO BUILD. Visual contact with these plans shall constitute prima facie evidence of acceptance of these restrictions.

No.	Revisions	Date
1	RE-SUBMITTAL	08/09/24
2	CITY/ DRC	11/08/24
3	FINAL SUBMITTAL	1/08/25
4	CITY/ DRC	2/05/25
5	REVISED SUBMITTAL	CITY/ DRC

Sheet Title: (N) WINDOW SCHEDULE & DETAILS

Project Title: REMODEL & ADDITION
2100 RANCHO ARROYO RD.
SAN MARINO, CA 91108

Print Date: 3/05/2025

File Name:

Dr. By: PJS

Sheet: A6.2

3/5/2025 10:28 PM
C:\Studiobuild_work\Addition_1orig\DRC\1orig A6.1.dwg