** Revised **

CITY OF GLENDORA
PLANNING COMMISSION

AGENDA

Tuesday, June 3, 2025

7:00 PM
CITY HALL COUNCIL CHAMBER, 116 E. FOOTHILL BOULEVARD, GLENDORA

As a courtesy to others attending this meeting, please turn off or place in silent mode all cell phones and other communication devices while in the Council Chamber. Thank you.

CHAIR
Brian Faber

VICE-CHAIR
Timothy Cremins

COMMISSIONERS
Mark Davis
Paulette Koss
Kurt Norwood

GUIDE TO PUBLIC MEETINGS

PARTICIPATING IN PUBLIC MEETING

MEETING MATERIALS

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REORDERING OF AND ADDITIONS TO THE AGENDA

PUBLIC COMMENT

Three (3) Minute speaking time limit, speaking once, unless upon motion, such time is extended by the Governing Board.
Any person may request to address a legislative body during a public meeting by submitting to the City Clerk a Speakers Request form and stating the topic to be addressed.

Speakers are limited to three (3) minutes, speaking once, on both on- and off- agenda items, unless, upon motion, such time is extended by the legislative body. Such statements shall only be allowed during the Public Comment portion of the agenda. If there are any public hearings scheduled, individuals will be given an additional opportunity to comment under said items. Speakers are not permitted to yield their time to another speaker. Public comment is limited to 30 minutes at each meeting, with the ability to extend if the legislative body so chooses by majority vote.

To ensure that the public is able to participate, the City may provide a variety of ways in which the public can submit their comment: in person, email, phone call, mail and any other method which may become available. Methods of participation may be subject to change during other such times when a State of Emergency, Health Order or State Executive Order limits in-person participation.

1. **Public Comments received**

MEMBER STATEMENTS/REPORTS

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS

PUBLIC HEARINGS

Public hearings shall conform to the protocol established to conduct of public meetings, proceedings, and business in the City of Glendora. Following presentation of the staff report, the applicant/appellant will be allowed ten (10) minutes in which to make a presentation. Following the presentation of the applicant/appellant public testimony share be called, each speaker is limited to three (3) minutes, speaking once. The Presiding Officer may permit a five (5) minute rebuttal/summation by a representative of applicant/appellant. The public hearing will then be closed, and no member of the public shall be allowed to speak further unless, upon motion, and the public hearing is reopened by the governing body. Any person desiring to provide testimony during a Public Hearing item shall make his/her presence known to the Presiding officer. Speakers are entitled to submit written or other graphic evidence. All such evidence presented shall be retained by the City Clerk as part of the Clerk's record.

PLEASE NOTE: If you challenge any of the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

2. Conditional Use Permit (CUP) for a new 2,800 square-foot classroom building at an existing church and school facility at 1041 E. Foothill Boulevard (Project File No. PLN24-0034)

Recommended Action for the Planning Commission:

Open and conduct public hearing, accept evidence and testimony presented and in the absence of substantial evidence to the contrary, consider the following:

— 1. Adopt a Categorical Exemption pursuant to 15303 of the California Environmental Quality Act Guidelines (CEQA); and

— 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR DEVELOPMENT OF A NEW 2,800 SQUARE-FOOT CLASSROOM BUILDING AT AN EXISTING CHURCH AND SCHOOL FACILITY LOCATED AT 1041 E. FOOTHILL BLVD. (PROJEC FILE NO. PLN24-0034)."

3. Consideration of a Resolution of the Planning Commission of the City of Glendora, California Approving a Certificate of Appropriateness to Allow Alternations to a Contributing Resource Within the Historic Preservation Overlay Zone and a Development Plan Review to Allow the Construction of Three, Two-Story, Multifamily Apartments on Certain Property Located at 131 E. Foothill Blvd (Project No. PLN25-0011) (Applicant: Dan Casciato Design and Construction; Property Owner: 131 Foothill LLC)

Recommended Action for the Planning Commission:

Open and conduct public hearing, accept evidence and testimony presented and in the absence of substantial evidence to the contrary, consider the following:

— 1. Adopt a Categorical Exemption for the project pursuant to §15303 of the California Environmental Quality Act Guidelines; and

— 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN REVIEW TO ALLOW THE CONSTRUCTION OF THREE, TWO-STORY, MULTI-FAMILY RESIDENTIAL APARTMENT UNIT BUILDINGS AND APPROVING A CERTIFICATE OF APPROPRIATENESS TO ALLOW CONSTRUCTION OF A CONTRIBUTING RESOURCE PARCEL LOCATED WITHIN THE HISTORIC PRESERVATION OVERLAY ZONE, FOR A PROPERTY LOCATED AT 131 E. FOOTHILL BOULEVARD (PROJECT FILE NO. PLN25-001) (APPLLICANT: DAN CASCIATO DESIGN AND CONSTRUCTION; PROPERTY OWNER: 131 FOOTHILL LLC).

CONSENT CALENDAR

Items on the Consent Calendar will be enacted by one motion without individual discussion. There will be no separate discussion of these items unless a member of the governing body requests specific item(s) be removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be considered after the regular items. Anyone wishing to address a Consent Calendar item should do so during the Public Comment Period.

4. Affirm minutes of the May 6, 2025 Planning Commission meeting

Recommended Action for the Planning Commission:

— 1. Affirm minutes as presented.

5. Review of Proposed Fiscal Year 2025/26 Capital Improvement Projects (CIP) Program for Consistency with City of Glendora General Plan, Community Plan 2025

Recommended Action for the Planning Commission:

— 1. Determine that the Planning Commission's review of the CIP Program is not subject to the California Environmental Quality Act Guidelines; and,

— 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA FINDING THAT THE FISCAL YEAR 2025/26 CAPITAL IMPROVEMENT PROJECTS PROGRAM IN CONSISTENT WITH THE CITY'S GENERAL PLAN (COMMUNITY PLAN 2025)."

6. Consider revisions to Planning Commission Resolution PC 2025-09 and the previously approved Conditional Use Permit to allow alcohol sales (On-Sale General) for on-site consumption in conjunction with a restaurant (Mama Canela) at 147 N. Glendora Avenue (File No. PLN24-0047)

Recommended Action for the Planning Commission:

— 1. Approve outlined revised to Planning Commission Resolution No. PC 2025-09 (Attachment B): and,

— 2. Adopt the "Revised" Planning Commission Resolution PC 2025-09 entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW ALCOHOL SALES (ON-SALE GENERAL) FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT (MAMA CANELA) LOCATED AT 147 NORTH GLENDORA AVENUE (PROJECT FILE NO. PLN24-0047)."

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

Date Posted: May 28, 2025

STAFF REPORT

TO:	**Chair and Commissioners**	**DATE:**	**June 3, 2025**
FROM:	**Community Development**	**DISTRICT(S):**	**4**

SUBJECT: **Conditional Use Permit (CUP) for a new 2,800 square-foot classroom building at an existing church and school facility at 1041 E. Foothill Boulevard (Project File No. PLN24-0034)**

RECOMMENDATION

That the Planning Commission:

Open and conduct public hearing, accept evidence and testimony presented and in the absence of substantial evidence to the contrary, consider the following:

1. Adopt a Categorical Exemption pursuant to §15303 of the California Environmental Quality Act Guidelines (CEQA); and

2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR DEVELOPMENT OF A NEW 2,800 SQUARE-FOOT CLASSROOM BUILDING AT AN EXISTING CHURCH AND SCHOOL FACILITY LOCATED AT 1041 E. FOOTHILL BLVD. (PROJECT FILE NO. PLN24-0034)".

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

This applicant is requesting approval of a Conditional Use Permit (CUP) for the construction of a new 2,800 square-foot classroom building at an existing church and school facility (Hope Lutheran) located at 1041 E. Foothill Boulevard. The new building will replace an existing “temporary” modular classroom. The subject parcel is situated within the *Single-Family Estate (E-4)* zoning district. A Conditional Use Permit (CUP) and approval from the Planning Commission are required for the proposed development.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

On July 12, 1994, the Planning Commission approved Resolution PC94-34, a Development Plan Review (DPR94-17) to allow temporary modular classrooms at the subject site.

On August 16, 1994, the Planning Commission approved conditional use permits CUP94-12 and CUP94-13 to permit the operation of a school and preschool and extended day care in conjunction with a church (Hope Lutheran) at the subject site.

DISCUSSION

The applicant, Eric Rodriguez, submitted a CUP application for a new 2,800 square-foot classroom building at the proposed location. The scope of work includes the demolition of an existing 2,150 square-foot modular classroom and the construction of a new 2,800 square-foot classroom building.

Project Location

The subject property is located at 1041 E. Foothill Blvd., which is a large corner lot located at the northwest corner of East Foothill Boulevard and North Loraine Avenue. The parcel is bordered on the west, north, and east by single-family dwellings, and to the south by a multi-family residential development. Access to the site is provided via a public road from E. Foothill Blvd. to the south and from N. Loraine Ave to the east.

General Plan and Zoning Designation

The subject property is designated under the General Plan land use designation as *Low/Medium Density Residential* and is zoned as *Single-Family Estate (E-4).* Both churches and educational schools are uses permitted in zone subject to CUP.

Application/Project Request

On October 3, 2024, the Planning Division received a CUP application to construct a new 2,800 square-foot classroom building at an existing church and school. This application is being processed in accordance with the findings, standard conditions, and provisions outlined in GMC §21.02.020, of the Glendora Municipal Code.

Summary of Recommendation:

Staff recommends approval of the project application which is consistent with applicable development standards for the zone and the City's General Plan.

Public Hearing Notice:

For the subject request, on May 22, 2025, a Public Notice of Hearing was published in the *San Gabriel Valley Examiner* and all property owners within 300 feet of the subject property were mailed a public notice. As of the writing of this report, staff has not received any inquiries regarding the project.

FISCAL IMPACT

The project is anticipated to have a minimal financial impact on the City. The applicant has covered all application-related fees.

ENVIRONMENTAL DETERMINATION

A Notice of Exemption (NOE) – Categorical Exemption has been prepared (Attachment B) for this project pursuant to California Environmental Quality Act (CEQA) Guidelines §15302 (Replacement or reconstruction – Class 2).

Prepared By	Krystin Gates, Planning Technician Donovan Colon, Associate (Contract) Planner
Concurs With	Yalini Siva, Senior Planner Mark Carnahan, City Planner
Reviewed By	Jeff Kugel, Community Development Director
Approved By	Moises Lopez, Assistant City Manager
Legal Review	Judy Baladi, Assistant City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Draft Resolution
B. NOE – CEQA Categorical Exemption
C. Project Analysis Memo
D. Proposed Plans
E. Public Hearing Notice
F. City Presentation Slides

Attachments

A. Draft Resolution.pdf
B. NOE - CEQA Categorical Exemption.pdf
C. Project Analysis Memo.pdf
D. Proposed Plans.pdf
E. Public Hearing Notice.pdf
F. City Presentation Slides.pdf

RESOLUTION PC 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR DEVELOPMENT OF A NEW 2,800 SQUARE-FOOT CLASSROOM BUILDING AT AN EXISTING CHURCH AND SCHOOL FACILITY LOCATED AT 1041 E. FOOTHILL BLVD (PROJECT FILE NO. PLN24-0034)

THE PLANNING COMMISSION
City of Glendora, California

WHEREAS, on October 3, 2024, Eric Rodriguez, (Applicant), submitted a Conditional Use Permit (CUP) application requesting approval to construct a 2,800 square feet classroom building at an existing church and school facility at 1041 E. Foothill Blvd., Glendora, California (Project); and

WHEREAS, the subject property has a Glendora General Plan (Community Plan 2025) land use designation of *Low/Medium Density Residential* and a zoning district designation of *Single Family Estate (E-4),* and currently contains an institutional use; and

WHEREAS, Glendora Municipal Code (GMC) Section 21.04.010(C) outlines the criteria for the purpose of regulating the use of an E-4 residential zone as a church, pursuant to the GMC, as subject to a CUP permit to allow the development or improvement of the lot; and

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora (City) on June 3, 2025, following the proper notice as required by law, during which both oral and documentary evidence were presented.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated by reference.

SECTION 2. The Planning Commission finds, in light of the whole record that the Project will not have a significant effect on the environment, and a Categorical Exemption, pursuant to California Environment Quality Act (CEQA) §15303 (New Construction or Conversion of Small Structures – Class 3) be adopted; and directs City Staff to file a Notice of Exemption (NOE).

SECTION 3. The Planning Commission hereby makes the following Findings of Facts, which are hereby incorporated in full:

FINDINGS OF FACT FOR DEVELOPMENT PLAN REVIEW

1. The use is authorized by the Development Plan Review pursuant to this title.

FACT: According to GMC §21.04.010(C), the replacement or expansion of an existing classroom structure at an existing church and school in the *E-4* zone is allowed with the approval of a Conditional Use Permit.

2. The use is consistent with the General Plan and other applicable plans.

FACT: The General Plan Land Use designation for the subject property is *Low/Medium Density Residential*. The existing church and school has been operating since 1958 and is compatible with the *Low/Medium Density Residential* use.

3. The site can accommodate the development standards of this title or as is otherwise required.

FACT: The Project consists of replacing an existing 2,150 square-foot modular classroom with a new 2,800 square-foot, single story, classroom structure at an existing church and school facility. The proposed new classroom is 650 square-feet larger than the modular classroom it is replacing. The subject property has a net area of 200,600 square feet (4.60 acres) and is sufficient in size to accommodate the proposed project as it is well below the maximum floor area ratio (FAR) of the designated zone.

4. The site is adequately served by streets, utilities, and other services, facilities, and improvements.

FACT: The subject property has street frontage on East Foothill Blvd and North Lorraine Avenue. The site is served by services and utilities provided by Athens Waste Management, Glendora Police Department, Los Angeles County Fire Department, Southern California Edison, and City of Glendora Water Division. The existing church has been operating since 1958, and the school facility has been operating since 1960.

5. The use will not adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety, and welfare of the public.

FACT: The size, height, and location of the Project are consistent with the existing church and school facility, which is also compatible with the surrounding residential area. The utility and value of the neighboring properties would not be adversely affected and may be enhanced by the proposed addition, as the proposed addition is compatible with the surrounding residences. The proposed addition will have no effect on the public health, safety, or welfare. The Project will not cause any serious health, safety, or welfare problems in that its design and related construction will be performed per the requirements of all applicable codes, including zoning and building.

SECTION 4. The Planning Commission hereby adopts the foregoing findings and directs the filing of a NOE by City staff for CEQA compliance.

SECTION 5. The Planning Commission hereby approves the CUP (Project File No. PLN24-0034) for development of a new single story 2,800 square-foot classroom structure at an existing church and school facility, located at 1041 E. Foothill Blvd, as described and depicted on the Project plans and after determining that the Project meets the requirements of GMC §21.04.010(C) (Conditional Use Permits), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

1. The Owner/Applicant shall sign and submit to the Planning Division a statement indicating agreement with and acceptance of the adopted Conditions of Approval (COA) prior to the issuance of building permits.

2. To ensure consistency and quality, Owner/Applicant shall submit additional product information for the proposed windows, doors, and the selected fixtures. City Staff shall review and approve these selections prior to the submitting for Building Plan Check.

3. The subject property shall be developed in substantial conformance with the Project plans attached to the Planning Commission Agenda Report for PLN24-0034, as modified by these Conditions of Approval.

4. The City shall have the right of entry to inspect the premises to verify compliance with the Conditions of Approval and the GMC.

5. The City shall retain the right and the jurisdiction to review the CUP (No. PLN24-0034) in the event the approved Project is modified, changed in scope, or the Owner/Applicant or operator seeks to expand, alter, reconfigure, or change the use. This reservation of the right of review is in addition to, and not in lieu of, the right of the City to review and revoke the CUP (PLN24-0034) or to modify the permit for any violation of these Conditions of Approval.

6. The Owner/Applicant agrees as a condition of issuance of this entitlement to indemnify, protect, defend, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively, "Claims") arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City related to this entitlement, and/or any Claims arising from or related to the Project based on CEQA.

7. The delivery of materials and equipment and the outdoor use of equipment, hammers, and power tools shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, with no work allowed on Saturdays, Sundays, or Federal holidays except for interior work. Outdoor yard work is permitted if it does not involve heavy equipment or noise producing equipment.

Planning Division

8. Landscape and irrigation plans shall be submitted to the Planning Division for review and approval prior to the issuance of building permits. Plans must be in compliance with the California State Model Water Efficient Landscaping Ordinance (AB 1881) and drafted and stamped by a state licensed landscape architect. Landscape and irrigation plans must be reviewed and approved by Planning, Water, and Parks Divisions prior to the issuance of permits. Approved landscaping and irrigation shall be installed prior to Project final.

9. The submitted landscape plans shall consist of drought-tolerant plant selections and satisfy the minimum tree replacement requirements as outlined in the City's Urban Forestry Manual as well as all other landscape requirements listed in the GMC.

10. All land not covered by structures, walkways, driveways and parking shall be landscaped and irrigated with an automatic irrigation system installed in accordance with the Uniform Plumbing Code. The plant material shall be of drought tolerant species and permanently maintained.

Building Division

11. The Project construction documents shall show detailed compliance with the current California Building Standards Code, including, but not limited to, the following codes:

    2022 California Building Code (CBC)
    2022 California Electrical Code (CEC)
    2022 California Mechanical Code (CMC)
    2022 California Plumbing Code (CPC)
    2022 California Energy Code (CEnC)
    2022 California Fire Code (CFC) including LA County amendments.
    2022 California Green Building Standards Code (CalGreen)

12. Approval from the Los Angeles County Fire Department (LACoFD) is required.

13. Geotechnical Investigation Report is required.

14. A manual and automatic fire alarm system is required.

15. An engineered design provided by a State of California Registered Design Professional is required.

16. All lines, hatching, symbols, etc., shall be clearly identified as to their meaning.

17. All easements on the subject property shall be shown, labeled, and dimensioned on the plan.

18. A demolition permit is required for the demolition of existing structure(s). This requires a separate permit application and plan submittal. This demolition permit must be issued prior to the building permit.

19. An asbestos survey and abatement report is required.

20. Accessibility shall comply with Chapter 11B of the California Building Code.

21. Additional submittal requirements can be found on the Residential Submittal Checklist available online on the City of Glendora's Building and Safety Website. Permit Application and Plan Review | City of Glendora

Land Development Division
Site Development:

22. The Project's civil engineering and architectural site drawings shall clearly show and identify the existing easements and existing/proposed utilities. Owner/Applicant shall coordinate the work shown on Project engineering plans, architectural drawings, and the architectural site plan. Owner/Applicant shall clearly indicate work shown on other plans and details.

*Public Easements and Street Improvements***:**

23. The Owner/Applicant shall be responsible for the repair of all damage to public improvements in public rights of way or City easements resulting from construction-related activities including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and from the Project site. Damaged or non-standard improvements and facilities must be reconstructed per City Standards. The Standards can be found on the City's website under Public Works Department pages. Public Works | City of Glendora

24. Any and all street improvements, utility, and trench work require a permit from the City of Glendora Public Works Department. Protect all existing utilities or provide details regarding removal/replacement. Driveway approaches must comply with City Standard 1.14. Water meters shall not be in the driveway approach. All work shall be done according to the City of Glendora Standards.

Waste Management:

25. All construction, demolition, and renovation projects within the city with a total valuation cost for the new or remodeled construction as determined by the City Building Official which are, or projected to be, greater than or equal to one hundred thousand dollars shall submit a Waste Management Plan to the Public Works Department for review and approval prior to issuance of any permits in compliance with the City's Construction and Demolition Ordinance No. 1811. The approved Waste Management Plan shall be implemented upon start of demolition, grading, and construction and maintained throughout the project until issuance of a certificate of occupancy. The City may review and amend the plan as needed. Guidelines are available from the recycling coordinator (GMC 6.09).

Los Angeles County Fire Department

26. The Approval of this permit shall be contingent on approval by the Los Angeles County Fire Department (LACFD). LACFD approval shall be obtained prior to City issuing permits for the Project. Any changes resulting from requirements of the Los Angeles County Fire Department shall be submitted to the Planning Division for review and approval prior to the commencement of construction.

Air Quality

27. The best available control measures to minimize fugitive dust emissions shall be utilized, including but not limited to watering soils as necessary to minimize dust generation. (SCAQMD Rule 403)

Term

28. The approved use and/or construction work shall commence within twenty-four (24) months after the effective date of the Planning Commission's approval of the Project, or such other period specified as a condition of approval and shall be carried on diligently to completion. If the use or construction work has not started within the required time and carried on diligently to completion, the permit shall be void; however, the reviewing body or Community Development Director may extend the time limit in the case of unavoidable delay. The Owner/Applicant must submit a written request to the Community Development Director for a time extension at least thirty (30) days

before the original time limit expires. Consideration of a time extension does not require a public hearing even if a hearing was required for the original permit. (GMC §21.04.030.)

Enforcement

29. The Owner/Applicant shall be responsible for payment of the costs of any code enforcement activities, including attorney's fees, resulting from the violation of any conditions of approval or any provision of the GMC (GMC §1.18).

30. Any violation of the Zoning Ordinance or any entitlement granted is considered a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000.00) and/or by imprisonment in the County jail for a period not to exceed six (6) months. Each day or portion of a day during which any violation of the Zoning Ordinance occurs or continues constitutes a separate offense and shall be punishable as provided. (GMC §21.01.030 H.)

SECTION 6. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

SECTION 7. The Chair of the Planning Commission shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption of this Resolution, and the same shall thereupon take effect on June 18, 2025, subject to a 15 calendar-day appeal and be enforced in accordance with the terms and conditions thereof.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Glendora this ____ day of _____, 2025.

BY: _____
BRIAN FABER
Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
JUDY BALADI
Assistant City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Glendora at a regular meeting held on the _____ day of _____, 2025, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

Dated:

LORENA CORDOVA
City Clerk Specialist

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: PLN24-0034

Project Location: 1041 E. Foothill Boulevard, Glendora, California (Hope Lutheran Church)

Project Sponsor: Eric Rodriguez, Aday Architects
Mailing Address: 437 S. Cataract Ave, Suite 6, San Dimas, CA 91773

General Plan Land Use Designation: *Low/Medium Density Residential*
Zoning Designation: *Single-Family Estate (E-4)*

Project Description: Conditional Use Permit for the construction of a new 2,800 square-foot classroom building (replacing exiting modular classrooms) at an existing church and school facility at 1041 E. Foothill Blvd. (Project No. PLN24-0034).

Surrounding Land Uses and Setting: The subject property is located at the northwest intersection of Foothill Boulevard and Loraine Avenue, within the. It currently contains an existing institutional use (Church and school). The parcel is bordered on the north, east and west by single-family dwellings, and multi-family the south. Access to the site is provided via a public road from Foothill Boulevard to the south and from Loraine Avenue to the east.

The Planning Commission recommends the following exempt status / findings:

- ☐ Ministerial (Sec. 15073)
- ☐ Declared Emergency (Sec. 15071(a)) Emergency Project (Sec. 15071(b) and (c))
- ☒ Categorical Exemption
  Type: Replacement or Reconstruction.
  Section: 15302 – Class 2
- ☐ Statutory Exemption. Code Number: _____

Reasons why project is exempt: This project is for the construction of a new 2,800 square-foot classroom building at an existing church and school facility at 1041 E. Foothill Boulevard, Glendora, California. The new small building will replace existing "temporary" modular classroom that is substantially the same size, purpose, and capacity. Accordingly, this project qualifies for a Categorical Exemption under CEQA Guidelines Section 15302, which applies to the replacement of existing structures and facilities.

_____ Date: _____
Jeff Kugel, Director of Community Development

The above recommended exempt status and findings were adopted by the following body:

_____ on _____

_____ Date: _____
Mark Carnahan, City Planner (626) 914-8253

PROJECT NO. PLN24-0034 — PROJECT ANALYSIS MEMORANDUM

PROJECT SUMMARY:

Application: Entitlements are needed in order to accomplish the proposed development; the following approvals are required:

1. *Conditional Use Permit (CUP)* for approval of the project's development plans for a new 2,800 square-foot, classroom structure at an existing church and school facility.
2. *Notice of Exemption* pursuant (NOE) to §15303 of the California Environmental Quality Act Guidelines (CEQA).

Date of Application: October 10, 2024

Applicant/Architect: Eric Rodriguez, Aday Architects
437 S. Cataract Ave., Suite 6
San Dimas, CA 91773

Property Owner: Hope Lutheran Church
1041 E. Foothill Blvd.
Glendora, CA 91741

Property Address: 1041 E. Foothill Blvd., Glendora, CA 91741

L.A. County Accessor Parcel/Identification No.: 8649-014-043

Description of Property: The subject property is an institutional lot located at 1041 E. Foothill Blvd. and is 200,600 square feet (4.60 acres) in size. The project site is located northwest of the intersection on N. Loraine Ave. and E. Foothill Blvd., between E Foothill Blvd and E Dalton Ave.

General Plan Designation: The project site has a General Plan (*Community Plan 2025*) land use designation of *Low/Medium Density Residential*, which is intended for: *"… the most intensive designation for single-family residences and encompasses the majority of the non-hillside areas." Low/Medium Density Residential "allows for the development of the smallest detached single family residential on lots. Typical lots range in size from 7,500 to 8,500 square feet."*

The City's General Plan has several goals and policies that should be considered with the proposal. Staff found the following excerpts from the General Plan Housing and Land Use Elements to be relevant:

- Goal LU-10 *Quality infill development.*
- Policy LU-10.1 *Ensure the design and development of infill projects compliments existing development in terms of scale, character, and pedestrian quality.*
- Goal LU-18 *Compatibility of adjacent land uses.*
- Policy LU-18.1 *Ensure the preservation of a scale and character of development is sensitive to adjoining uses.*

- Goal LU-20: *Appropriate scale and character of development.*
- Policy LU-20.1 *Ensure development is designed with a compatible scale.*
- Policy SAF-2.4 *Require proposed developments to comply with access requirements of the Los Angeles County Fire Department and Glendora Police Department.*

- Housing Element Goal 1 *Assure the quality, safety, and habitability of existing housing and the continued high quality of residential neighborhoods.*
- Housing Element Policy 1.5 *Preserve the unique environmental aspects of the community, including hillsides, canyons, and other environmental amenities.*

Zoning: The project site has a zoning designation of *Single-Family Estate (E-4)*, which the Glendora Municipal Code (GMC) states, *"…is to protect and promote the unique single-family nature of the city by limiting the uses in such zones to residential and residentially compatible uses and by requiring standards for the use, maintenance and development of single-family residential zoned properties."*

Surrounding Uses: The site is surrounded by existing single-family residential to the north, west, and east. A multiple-family residential apartment complex, is located south of the site. The zoning designation of the site is consistent with the surrounding properties. *Table A* below further describes the land uses for the surrounding properties:

Table A	***Project Surroundings***		
	Existing Uses	**General Plan**	**Zoning**
North	Single-family Residential	*Low/Medium Density Residential*	*E-4*
South	Multi-family Residential	*Medium/High Density Residential*	*GA*
East	Single-family Residential	*Low/Medium Density Residential*	*E-4*
West	Single-family Residential	*Low/Medium Density Residential*	*E-4*

PROJECT ANALYSIS:

The subject property is located at 1041 E. Foothill Blvd. The property is zoned *E-4* and is 200,600 square feet (4.60 acres) in size. The proposed development consists of a new 2,800 square-foot classroom building at an existing church and school facility. The proposed new classroom building will replace an existing 2,150 square-foot modular classroom and increase the classroom area by 650 square feet.

Request:

Conditional Use Permit (CUP) – The applicant has requested a CUP related to the project's development plans. Pursuant to the GMC, *"Uses Permitted Subject to a Conditional Use Permit.1.*

Churches; 2. Educational Schools." Because the project involves the replacement of an existing modular classroom structure with a permanent classroom structure at an existing church and school facility, a CUP is required.

Pursuant to the GMC, the purpose of the CUP is to, "*provide for the proper location of all types of land uses. To accomplish this objective, certain types of land uses are classified as being permitted as a matter of right in one or more of the various zones established in this title. However certain other types of land uses require special consideration in a particular zone or in the city as a whole because of the size of area needed for development of such uses; the traffic, noise, vibration, toxic materials, emissions and other factors incidental to their operation; special locational requirements; or the effect they may have on public health, safety and welfare/ Such use, together with the conditions that are imposed through the permit process, are designated as conditional uses and shall be regulated by the provisions of this section."*

Development Standards: *Table B* below illustrates that the project complies with all applicable development standards including setbacks, lot width, maximum allowable second story floor area, and lot coverage.

Table B	**Development Standards for the E-4 Zone**		
Standard	**Requirement for Lot**	**Proposed Project**	**Analysis**
Lot Width (minimum)	100 feet	340 feet	Conforming
Lot Depth (minimum)	100 feet	590 feet	Conforming
Lot Area (minimum)	20,000	200,600 square feet	Conforming
Floor Area Ratio (max 35%)	70,210 square feet	21,117 square feet (11%)	Conforming
Front Setback (minimum)*	25'	Approximately 52 feet	Conforming
Rear Yard Setback (minimum)	4' (1st story) 35' (2nd story)	Approximately 67 feet	Conforming
Side Yard Setback (minimum)*	4' (1st story) 7' (2nd story)	Approximately 70' (west) Approximately 27' (east)	Conforming
Building Height (maximum)	25 feet	16 feet 9 inches	Conforming
Parking (minimum)	95 parking stalls	105 parking stalls	Conforming

Landscaping: While the project plans include a preliminary/conceptual landscape planting plan, the applicant will be required to submit a fully detailed landscaping plan to the Planning Division for review and approval by the Planning Division and Public Works Department, which demonstrates compliance with the State Water Conservation in Landscaping Act, prior to the issuance of building permits.

Architectural Design / Aesthetics: The project proposes a Modern design style with proposed brick veneering, smooth stucco, and asphalt shingles all to match the existing, adjacent buildings; colored glass windows; and a white painted stucco to accent the exterior red brick elements.

Recommendation: Approval of the project involving discretionary permits (Conditional Use Permit) associated with construction of a new 2,800 square-foot, classroom structure at an existing church and school facility. The proposed project is consistent with the General Plan and zoning designation. The project design and site plan are of high quality and will be compatible with the existing school facility and will also be harmonious with the existing setting of surrounding area.

PROJECT TEAM / ADDRESS: ADAY ARCHITECTS / 437 S. CATARACT AVE, STE. 6. SAN DIMAS, CA 91773

OWNERS NAME / ADDRESS: HOPE LUTHERAN CHURCH AND SCHOOL / 1041 EAST FOOTHILL BLVD. GLENDORA CA, 91741

LEGAL DESCRIPTION: LOT COM AT NE COR OF LOT 1 TR NO 20363 TH E ON S LINE OF MOUNTAIN VIEW AVE AND S ON W LINE OF LORAINE AVE AND W ON N LINE OF FOOTHILL BLVD TO E LINE ... SEE MAPBOOK FOR MISSING PORTION ... SEC 29 T 1N R 9W. ASSESSOR'S PARCEL NUMBERS: 8649-014-043

SHEET INDEX:

PAGE 1- DEVELOPMENT SUMMARY
PAGE 2 - OVERALL SITE PLAN
PAGE 3- DEMOLITION SITE PLAN
PAGE 4- REMODEL SITE PLAN
PAGE 5- FLOOR PLAN
PAGE 6- EXTERIOR ELEVATIONS

TYPE OF CONST. & OCCUPANCY: TYPE VB CONST. / E OCCUPANCY

ZONING: E-4 SINGLE FAMILY ESTATE

GROSS SITE AREA & FAR:

EXISTING DEMO BUILDING AREA:	2,150 S.F.
REPLACEMENT BUILDING AREA:	2,800 S.F.
TOTAL BUILDING AREA:	21,117 S.F.
PROPERTY AREA:	199,381 S.F.
PROPOSED FAR:	21,117/199,381 = 11%
MAX. FAR:	35%

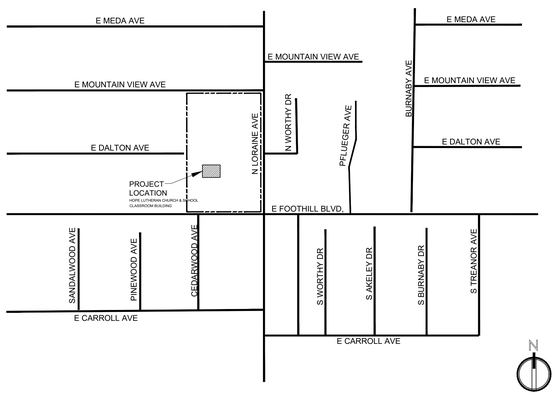
EXIST. & PROPOSED USES: CHURCH / SCHOOL

PARKING:

REQUIRED
CHURCH: 344 / 4 = 86 (SAT. -SUN.)
SCHOOL: 173 / 20 = 9 (M-F 7AM TO 6PM)
STAFF: 27
TOTAL CHURCH: 86
TOTAL SCHOOL: 36

EXISTING
TOTAL: 105

VICINITY MAP:



ADAY | ARCHITECTS
437 S. CATARACT AVE, STE. 6
SAN DIMAS, CA 91773 PH. 626-963-4044

HOPE LUTHERAN CHURCH & SCHOOL
CLASS ROOM BUILDING
1041 E. FOOTHILL BLVD, GLENDORA, CA 91741

EAST FOOTHILL BLVD.

PROPERTY LINE

EXISTING LANDSCAPE TO REMAIN

EXISTING LANDSCAPE TO REMAIN

EXISTING CMU WALL

EXISTING MODULAR CLASSROOM TO BE REMOVED

EXISTING CLASSROOM / ADMIN. BUILDING
NOT IN SCOPE

EXISTING MODULAR
CLASSROOM
2,150 SQ FT

EXISTING CLASSROOM BUILDING
NOT IN SCOPE

EXISTING HARDSCAPE TO REMAIN

EXISTING LANDSCAPE TO REMAIN

EXISTING CHURCH BUILDING
NOT IN SCOPE

EXISTING LANDSCAPE TO REMAIN

EXISTING HARDSCAPE TO REMAIN

EXISTING LANDSCAPE TO REMAIN

NO PARKING

NO PARKING

NORTH LORAINE AVE.

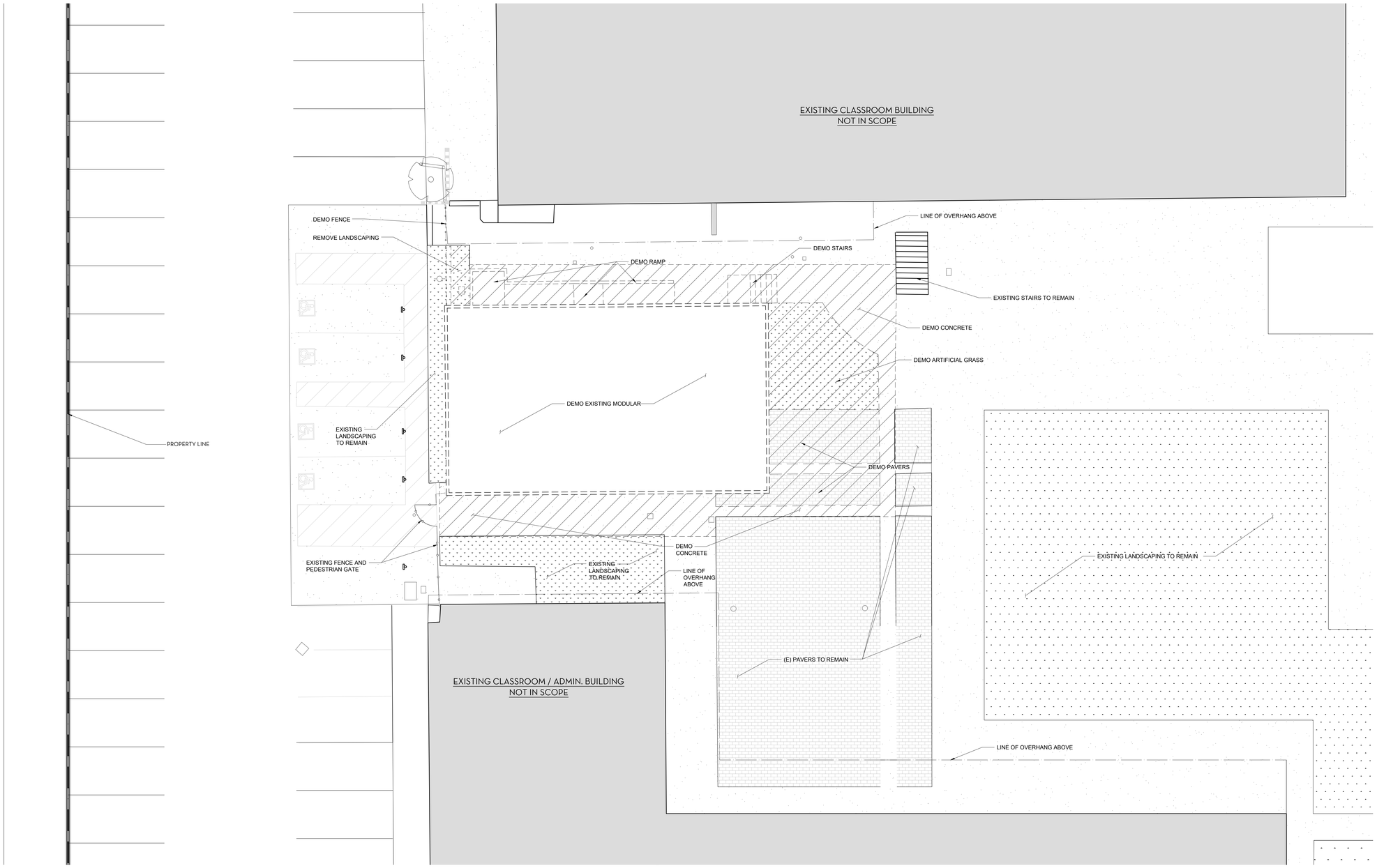
N

PROPOSED OVERALL SITE PLAN
SCALE: 1/16" = 1' - 0"

ADAY | ARCHITECTS
437 S. CATARACT AVE, STE. 6
SAN DIMAS, CA 91773 PH. 626-963-4044

HOPE LUTHERAN CHURCH & SCHOOL
CLASS ROOM BUILDING
1041 E. FOOTHILL BLVD, GLENDORA, CA 91741

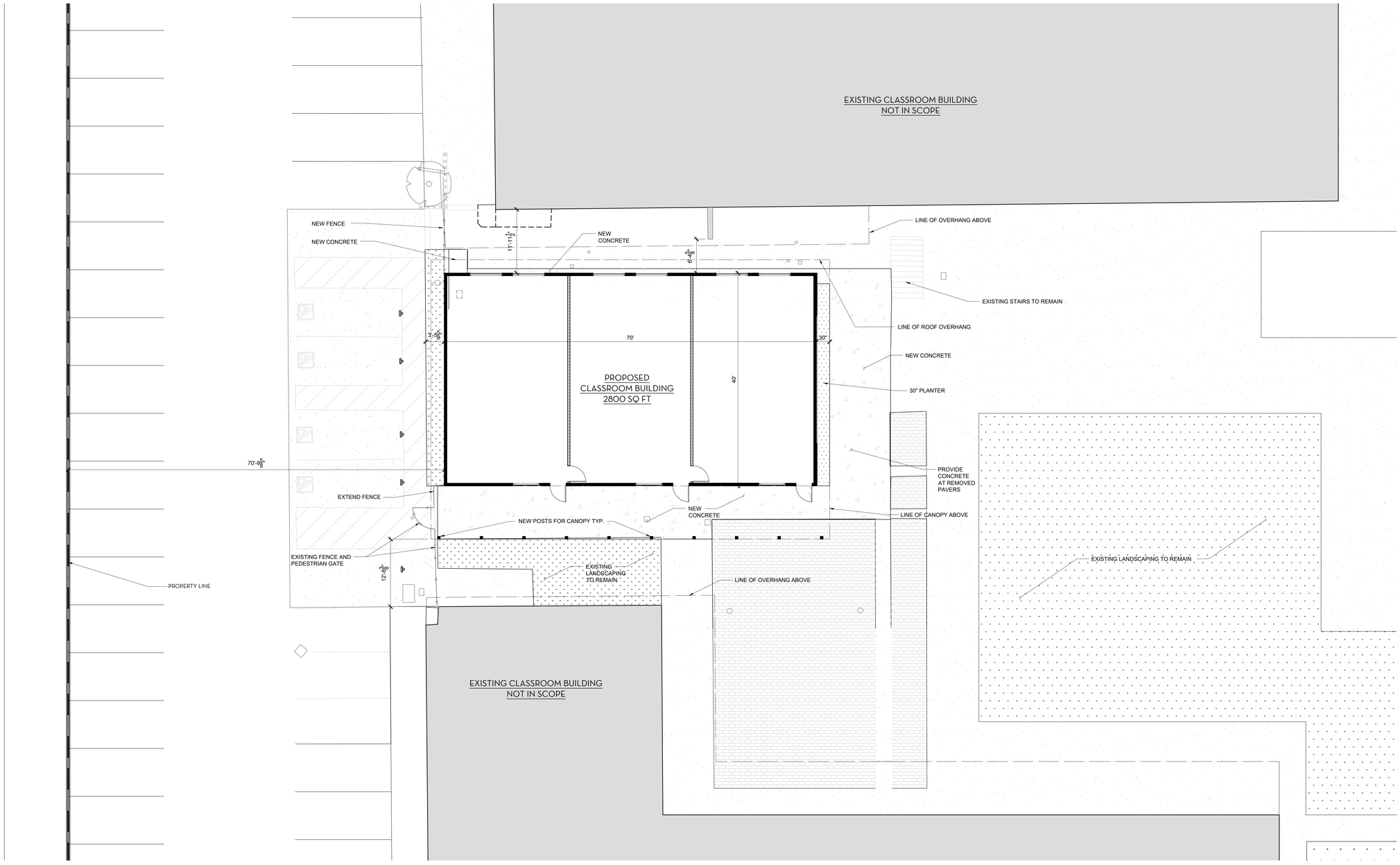
OVERALL SITE PLAN
SHEET 2 OF 6
8/30/24



DEMOLITION SITE PLAN
SCALE: 1/8" = 1' - 0"

ADAY | ARCHITECTS
437 S. CATARACT AVE, STE. 6
SAN DIMAS, CA 91773 PH. 626-963-4044

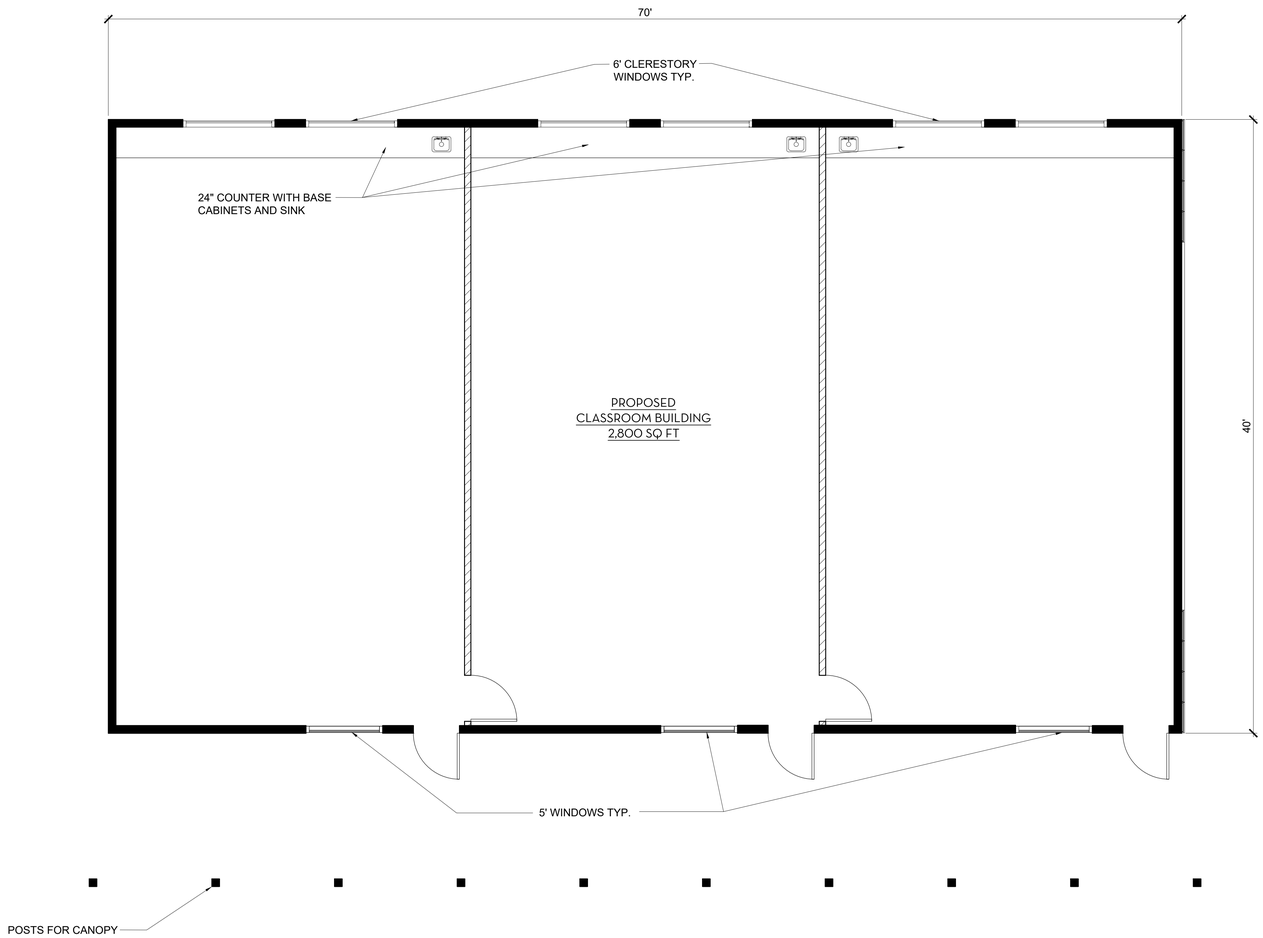
HOPE LUTHERAN CHURCH & SCHOOL
CLASS ROOM BUILDING
1041 E. FOOTHILL BLVD, GLENDORA, CA 91741



REMODEL SITE PLAN
SCALE: 1/8" = 1' - 0"

ADAY | ARCHITECTS
437 S. CATARACT AVE, STE. 6
SAN DIMAS, CA 91773 PH. 626-963-4044

HOPE LUTHERAN CHURCH & SCHOOL
CLASS ROOM BUILDING
1041 E. FOOTHILL BLVD, GLENDORA, CA 91741

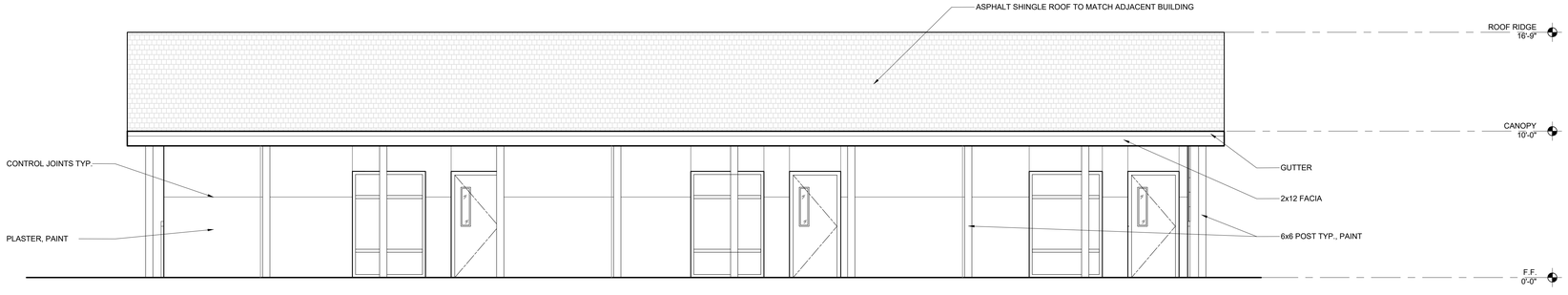


FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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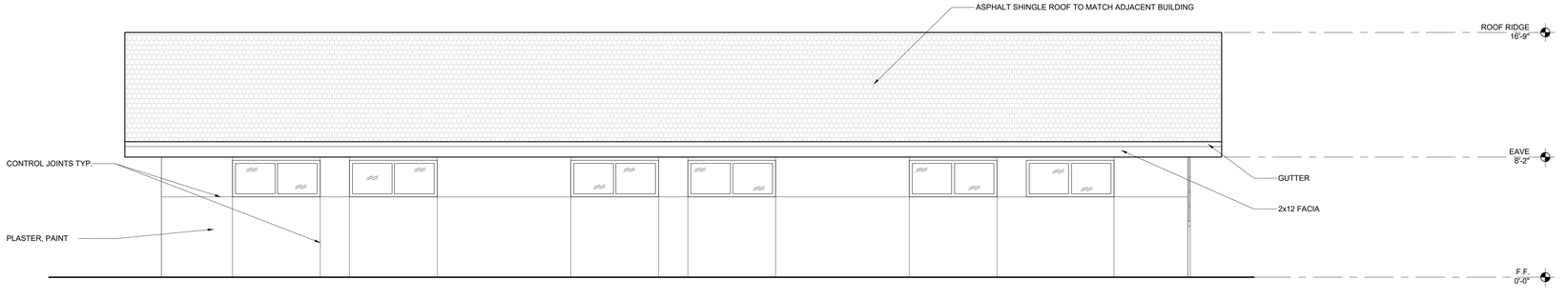
ADAY | ARCHITECTS
437 S. CATARACT AVE, STE. 6
SAN DIMAS, CA 91773 PH. 626-963-4044

HOPE LUTHERAN CHURCH & SCHOOL
CLASS ROOM BUILDING
1041 E. FOOTHILL BLVD, GLENDORA, CA 91741



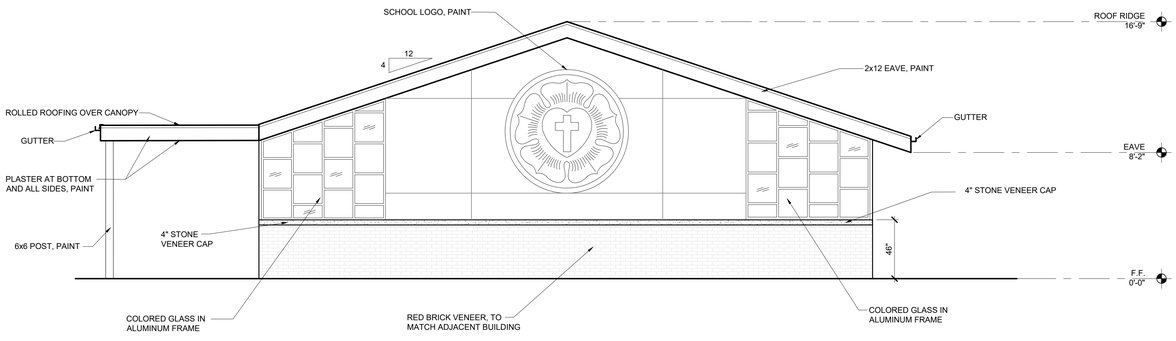
SOUTH ELEVATION

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



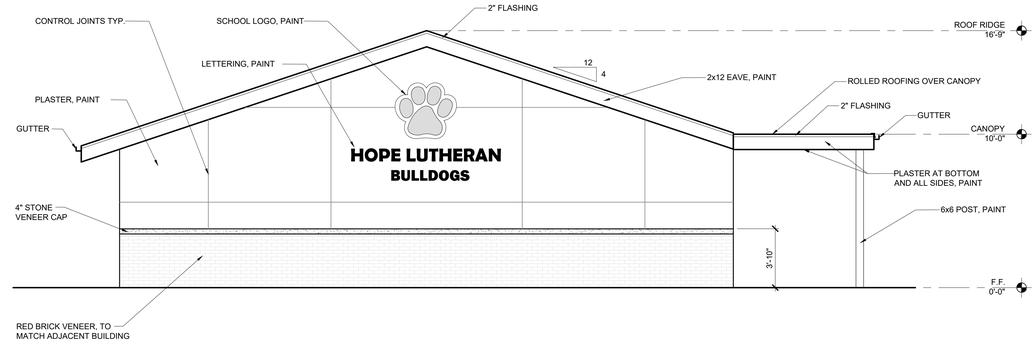
NORTH ELEVATION

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



EAST ELEVATION

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



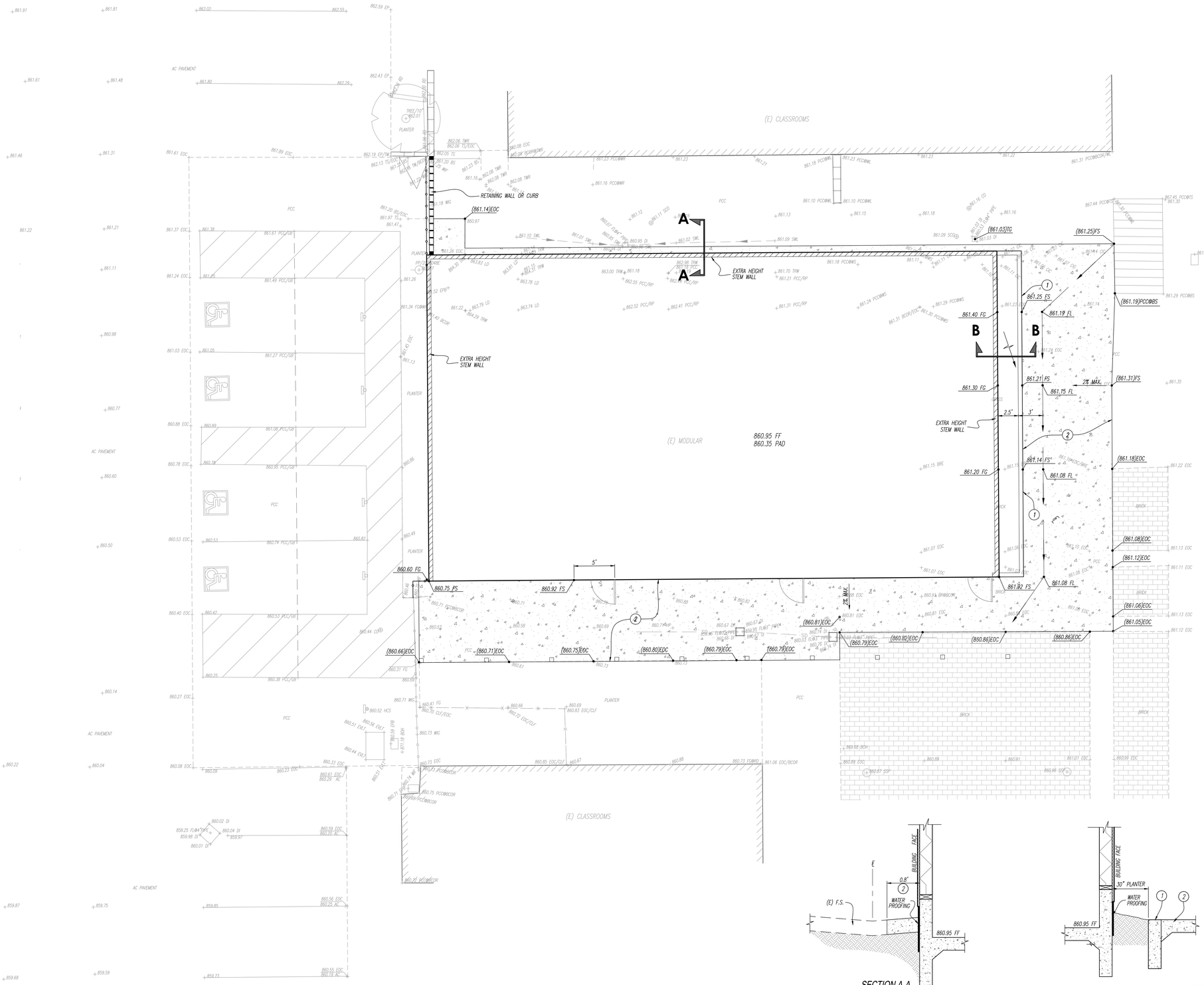
WEST ELEVATION

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

ADAY | ARCHITECTS
437 S. CATARACT AVE, STE. 6
SAN DIMAS, CA 91773 PH. 626-963-4044

HOPE LUTHERAN CHURCH & SCHOOL
CLASS ROOM BUILDING
1041 E. FOOTHILL BLVD, GLENDORA, CA 91741

ELEVATIONS
SHEET 6 OF 6
8/30/24



CONSTRUCTION NOTES

1. CONSTRUCT P.C.C. CURB – 0" C.F. PER ARCHITECT PLAN
2. CONSTRUCT P.C.C. SIDEWALK PER ARCHITECT PLAN

SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

DIGALERT
AT LEAST TWO DAYS BEFORE YOU DIG
811
Know what's below. Call 811 before you dig.

PREPARED BY:
ANDREASEN ENGINEERING, INC.
CIVIL ENGINEERING ● LAND SURVEYING ● MUNICIPAL ENGINEERING
195 NORTH EUCLID AVENUE, SUITE 101, UPLAND, CA 91786
(909)623-1595 ● www.aeicivil.com
Under The Supervision Of :

REGISTERED PROFESSIONAL ENGINEER
STEPHEN VENTURA
RCE 32437
Exp. 12-31-24
CIVIL
STATE OF CALIFORNIA

STEPHEN VENTURA R.C.E. 32437 DATE

NO DESIGN OR DRAFTING MODIFICATIONS SHALL BE MADE TO THIS PLAN (PAPER AND/OR ELECTRONIC) WITHOUT EXPRESS WRITTEN PERMISSION IN WRITING BY THE UNDERSIGNED CIVIL ENGINEER. IF DESIGN OR DRAFTING CHANGES ARE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN PERMISSION IT WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERS ACT (BUSINESS AND PROFESSIONS CODE 6700-6799), AND SAID VIOLATION MAY BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

ADAY ARCHITECTS
437 S. CATARACT AVE. STE.6
SAN DIMAS, CA 91773
PH: 626.963.4044

CONSULTANTS

PROJECT

HOPE LUTHERAN SCHOOL GLENDORA
CLASSROOM BUILDING
1041 E FOOTHILL BLVD,
GLENDORA, CA 91741

APPROVAL STAMP

NO.	REVISION/ISSUE	DATE
△	-	-

CONSULTANT SEAL

ARCHITECT SEAL

LICENSED ARCHITECT
ERIC E. RODRIGUEZ
C-36458
REN. 07-31-25
STATE OF CALIFORNIA

PROJECT NO.	DESIGNED
24-012	G.P.A.
DRAWN	DATED
D.G.	08/27/2024

DRAWING TITLE
PRELIMINARY GRADING PLAN

DRAWING NO.
C1.0

JN3749A

NOTICE OF PUBLIC HEARING
Planning Commission

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Glendora will hold a public hearing pursuant to §21.01.030(E) and §21.02.020 of the Glendora Municipal Code in the City Council Chamber of City Hall, 116 E. Foothill Boulevard, Glendora, California, to receive and consider all evidence and reports relating to the following application/project:

Hearing Date:	**Tuesday, June 3, 2025, at 7:00 p.m.**
File Number:	PLN24-0034
Subject Property:	1041 E. Foothill Blvd, Glendora, California
Request:	Conditional Use Permit (CUP) to construct a 2,800 square-foot classroom building at an existing church and school facility.
Applicant:	Eric Rodriguez / Architect Hope Lutheran Church / Owner
General Plan Land Use / Zoning:	*Low Density Residential /* *Single-Family Estate(E-7)*
Environmental:	To comply with the California Environmental Quality Act (CEQA) a Categorical Exemption is being recommended for this project pursuant to §15303 of CEQA guidelines.
Contact Person:	Krystin Gates, Planning Technician (626) 914-8276 or *kgates@cityofglendora.gov*

All interested parties are invited to attend said hearing and express their views on this matter. Should you be unable to attend the public hearing, your testimony must be made in writing and delivered prior to the scheduled hearing date as follows: City Clerk Department, 116 E. Foothill Blvd, Glendora, CA, 91741, city_clerk@cityofglendora.gov.

Further information on this item will be posted to the City's website at *CityofGlendora.gov/citymeetings* and will be on file for public inspection and copying for the cost of duplication, at the office of the City Clerk, 116 E. Foothill Blvd, Glendora, CA, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays, within those hours for agenda posting and public inspection as required by the Ralph M. Brown Act, California Government Code §54950 et seq. as applicable to this meeting.

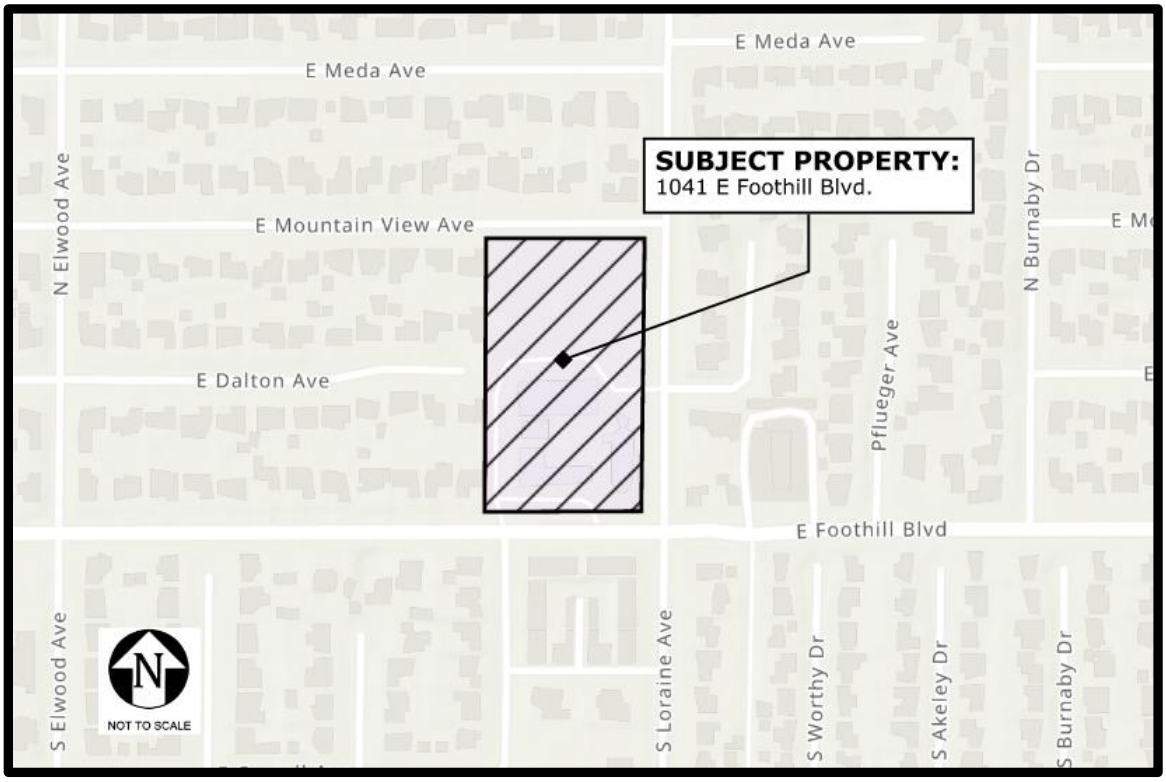
Further information on the above application may be obtained or viewed at the Community Development

Department, located at 116 E. Foothill Blvd, Glendora, CA, 91741 or by telephone at (626) 914-8214.

If you challenge this action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Mailed: May 22, 2025
Published: May 22, 2025 (*San Gabriel Valley Examiner*)



CONDITIONAL USE PERMIT
1041 E. FOOTHILL BLVD.

COMMUNITY DEVELOPMENT

PLANNING COMMISSION

JUNE 3, 2025

KRYSTIN GATES, PLANNING TECHNICIAN

RECOMMENDATIONS

1. Adopt a Categorical Exemption pursuant to §15303 of the California Environmental Quality Act Guidelines; and

2. Adopt a Planning Commission Resolution entitled: "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR DEVELOPMENT OF A NEW 2,800 SQUARE-FOOT CLASSROOM BUILDING AT AN EXISTING CHURCH AND SCHOOL FACILITY LOCATED AT 1041 E. FOOTHILL BLVD. (PROJECT FILE NO. PLN24-0034)".

PROJECT LOCATION



USE DESCRIPTION



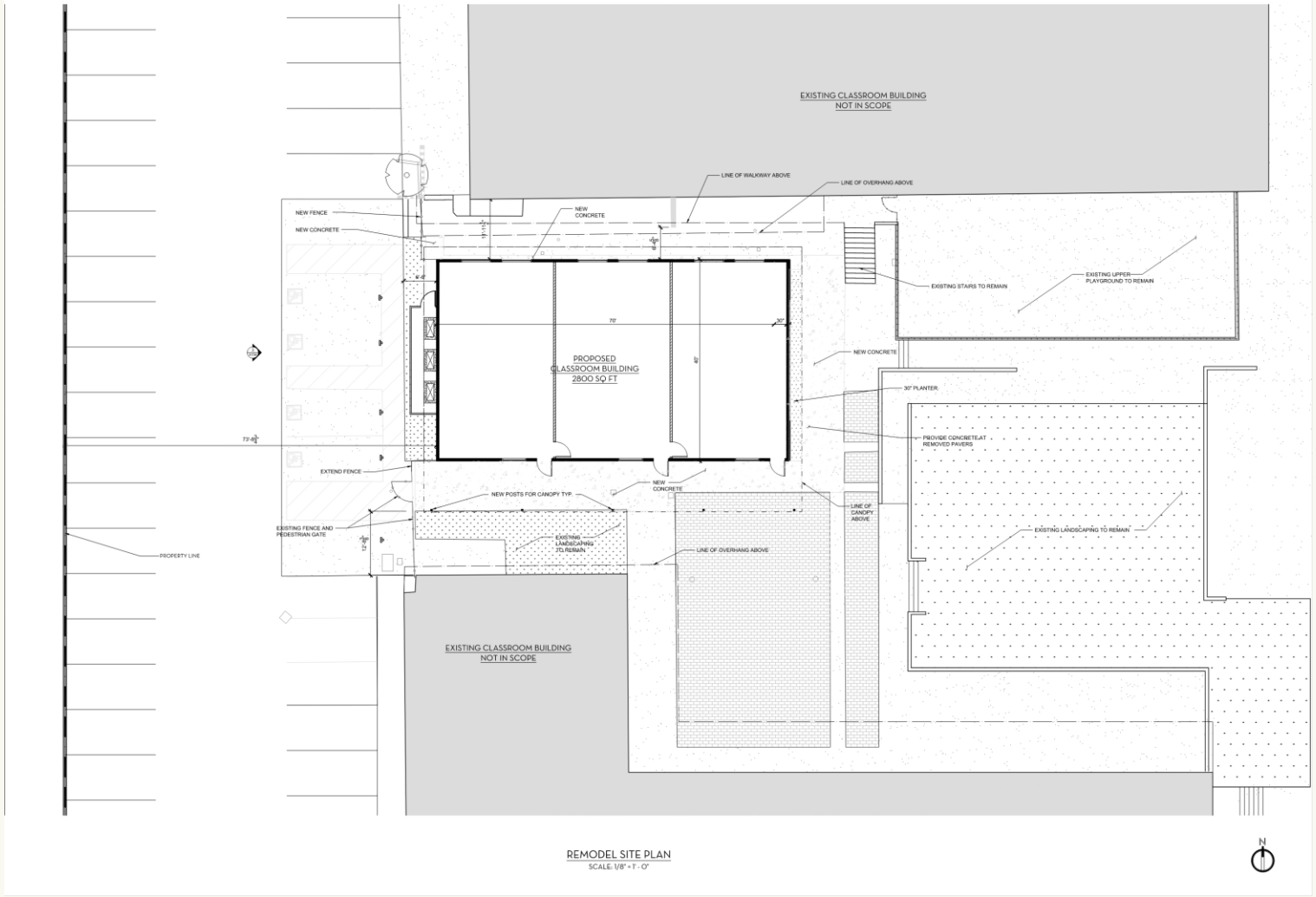
Existing modular classroom to be replaced

- Hope Lutheran Church and School
  - Church operating since 1958
  - School operating since 1960
- Church services every Sunday from 7:45am – 11:30am
- School in session Monday – Friday from 7:30am – 4:00pm


Hope Lutheran Church and School


Proposed new classroom

SITE PLAN


EXISTING CLASSROOM BUILDING
NOT IN SCOPE
LINE OF WALKWAY ABOVE
LINE OF OVERHANG ABOVE
NEW FENCE
NEW CONCRETE
NEW CONCRETE
EXISTING STAIRS TO REMAIN
EXISTING UPPER PLAYGROUND TO REMAIN
70'
30'
PROPOSED CLASSROOM BUILDING 2800 SQ FT
40'
NEW CONCRETE
30" PLANTER
PROVIDE CONCRETE AT REMOVED PAVERS
73'-8"
EXTEND FENCE
NEW POSTS FOR CANOPY TYP.
NEW CONCRETE
LINE OF CANOPY ABOVE
EXISTING FENCE AND PEDESTRIAN GATE
EXISTING LANDSCAPING TO REMAIN
EXISTING LANDSCAPING TO REMAIN
LINE OF OVERHANG ABOVE
PROPERTY LINE
EXISTING CLASSROOM BUILDING
NOT IN SCOPE
REMODEL SITE PLAN
SCALE: 1/8" = 1'-0"
N

REQUEST

- The applicant has requested a CUP to construct a new 2,800 square-foot classroom building at an existing church and school, which is required for church and school uses in a residential zone, pursuant to GMC §21.04.010(C).

PUBLIC NOTICE

- A Notice of Public Hearing was published in the *San Gabriel Valley Examiner* and mailed to all property owners within 300 feet of the subject property on May 22, 2024.

RECOMMENDATIONS

That the Planning Commission:

1. Adopt a Categorical Exemption pursuant to §15303 of the California Environmental Quality Act Guidelines; and

2. Adopt a Planning Commission Resolution entitled: "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR DEVELOPMENT OF A NEW 2,800 SQUARE-FOOT CLASSROOM BUILDING AT AN EXISTING CHURCH AND SCHOOL FACILITY LOCATED AT 1041 E. FOOTHILL BLVD. (PROJECT FILE NO. PLN24-0034)".

STAFF REPORT

TO:	**Chair and Commissioners**	**DATE:**	**June 3, 2025**
FROM:	**Community Development**	**DISTRICT(S):**	**3**

SUBJECT: **Consideration of a Resolution of the Planning Commission of the City of Glendora, California Approving a Certificate of Appropriateness to Allow Alternations to a Contributing Resource Within the Historic Preservation Overlay Zone and a Development Plan Review to Allow the Construction of Three, Two-Story, Multifamily Apartments on Certain Property Located at 131 E. Foothill Blvd (Project No. PLN25-0011) (Applicant: Dan Casciato Design and Construction; Property Owner: 131 Foothill LLC)**

RECOMMENDATION

That the Planning Commission:

Open and conduct public hearing, accept evidence and testimony presented and in the absence of substantial evidence to the contrary, consider the following:

1. Adopt a Categorical Exemption for the project pursuant to §15303 of the California Environmental Quality Act Guidelines; and

2. Adopt a Planning Commission Resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN REVIEW TO ALLOW THE CONSTRUCTION OF THREE, TWO-STORY, MULTI-FAMILY RESIDENTIAL APARTMENT UNIT BUILDINGS AND APPROVING A CERTIFICATE OF APPROPRIATENESS TO ALLOW CONSTRUCTION ON A CONTRIBUTING RESOURCE PARCEL LOCATED WITHIN THE HISTORIC PRESERVATION OVERLAY ZONE, FOR A PROPERTY LOCATED AT 131 E FOOTHILL BOULEVARD (PROJECT FILE NO. PLN25-0011) (APPLICANT: DAN CASCIATO DESIGN AND CONSTRUCTION; PROPERTY OWNER: 131 FOOTHILL LLC).”

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

The applicant is requesting a Development Plan Review (DPR) approval to construct three, two-story multifamily apartments located at 131 E. Foothill Blvd. (AIN: 8638-014-035). The proposal requires a Certificate of Appropriateness due to the subject property’s designation as a Contributing Resource to the City’s Historic Preservation Overlay Zone (HPOZ).

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

No previous actions or legislative history directly associated with the subject property were noted.

DISCUSSION

The applicant, (Dan Casciato Design and Construction), submitted an application for a DPR and Certificate of Appropriateness to allow the construction of three, two-story, multi-family residential apartments on a contributing resource parcel within the Historic Preservation Overlay Zone, at 131 E. Foothill Boulevard.

Project Location

The subject property is located at 131 East Foothill Boulevard, which is a large corner lot located at the northwest corner of E. Foothill Boulevard and N. Vista Bonita Avenue (AIN: 8638-014-035). The parcel is bordered on the east by single-family dwellings, west and north by the Glendora Village, and to the south by the Glendora Civic Center. Access to the site is provided via a public street from E. Foothill Boulevard to the south and from N. Vista Bonita Avenue to the east.

General Plan and Zoning Designation

The subject property is designated under the City of Glendora General Plan land use designation as *Village Mixed Use* and is zoned as *Civic Center Area Plan – Village Core (CCAP-T-5).*

Application/Project Request

The project involves approval for the following discretionary permits:

1. Development Plan Review for the construction of three, two-story apartment units, each unit is 1,015 square feet in area; and

2. Certificate of Appropriateness to allow alterations to a contributing resource within the HPOZ.

Summary of Recommendation:

Staff recommends approval of the project as modified by the Conditions of Approval. The project new residential buildings are appropriately designed with relation to the site's historic structure, consistent with the development standards of the CCAP-T-5 zone and the City's General Plan.

Public Hearing Notice:
For the subject request, on May 22, 2025, a Public Notice of Hearing was published in the *San Gabriel Valley Examiner* and all property owners within 300 feet of the subject property were mailed a public notice. As of the writing of this report, staff has not received any inquiries regarding the project.

FISCAL IMPACT
The applicant paid all application related fees and costs associated with the project. If approved, the project would provide one-time revenue to the City in the form of building and development fees. In the long-term the project would generate an increase in property tax. Finally, the project would create employment opportunities related to its construction.

ENVIRONMENTAL DETERMINATION
A Notice of Exemption (NOE) – Categorical Exemption has been prepared (Attachment B) for this project pursuant to California Environmental Quality Act (CEQA) Guidelines §15303 (New Construction or Conversion of Small Structures – Class 3).

Prepared By	Krystin Gates, Planning Technician Donovan Colon, Associate (Contract) Planner
Concurs With	Yalini Siva, Senior Planner Mark Carnahan, City Planner
Reviewed By	Jeff Kugel, Community Development Director
Certificate to Availability of Funds	Not Applicable
Approved by	Moises Lopez, Assistant City Manager
Legal Review	Judy Baladi, Assistant City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Draft Resolution

B. CEQA Notice of Exemption (NOE)
C. Project Analysis Memo
D. Proposed Plans
E. Public Hearing Notice
F. Staff PowerPoint Presentation

Attachments

A. Draft Resolution.pdf
B. CEQA Notice of Exemption (NOE).pdf
C. Project Analysis Memo.pdf
D. Proposed Plans.pdf
E. Public Hearing Notice.pdf
F. Staff PowerPoint Presentation.pdf

RESOLUTION PC 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN REVIEW TO ALLOW THE CONSTRUCTION OF A CONTRIBUTING RESOURCE PARCEL LOCATED WITHIN THE HISTORIC PERSERVATION OVERLAY ZONE, FOR A PROPERTY LOCATED AT 131 E. FOOTHILL BOULEVARD (PROJECT FILE NO. PLN25-0011) (APPLICANT: DAN CASCIATO DESIGN AND CONSTRUCTION; PROPERTY OWNER: 131 FOOTHILL, LLC)

THE PLANNING COMMISSION
City of Glendora, California

WHEREAS, Section 21.07.060 of the GMC establishes procedures for renovation and rehabilitation on properties designated as Historic Landmarks through the granting of a Certificate of Appropriateness based on criteria adopted by the City OF Glendora (City) in its "Historic Preservation Development Handbook" which were derived from the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;" and

WHEREAS, the property at 131 E. Foothill Boulevard, Glendora, California, is designated as a Contributing Resource to the City's Historic Preservation Overlay Zone (HPOZ) and is subject to the Certificate of Appropriateness requirements including compliance with the City's "Historic Preservation Development Handbook;" and

WHEREAS, the property at 131 E. Foothill Boulevard is zoned *CCAP-T-5 Village Core* and, pursuant to Glendora Municipal Code section 21.02.040(B), a Development Plan Review is required for any development within the Civic Center Area Plan; and

WHEREAS, the applicant, Dan Casciato Design and Construction (Applicant), on behalf of the property owner 131 Foothill LLC (Owner), filed an application requesting approval of a Development Plan Review to allow the construction of three, two-story, multi-family residential apartments and a Certificate of Appropriateness to allow construction on a contributing resource parcel within the historic preservation overlay zone on a property located at 131 E Foothill Boulevard (Project); and

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora on June 3, 2025, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Division staff of the City of Glendora.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GLENDORA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated by reference.

SECTION 2. The Planning Commission finds in light of the whole record that the Project will not have a significant effect on the environment and has adopted a Categorical Exemption, for

this project pursuant to the California Environmental Quality Act (CEQA) Section 15303 (Class 3) be adopted; and directs City Staff to file a Notice of Exemption (NOE).

SECTION 3. The Planning Commission hereby makes the following Findings of Fact, which are hereby incorporated in full.

FINDINGS OF FACT FOR CERTIFICATE OF APPROPRIATENESS

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

FACT: The subject property is currently developed with a business office for in-home nursing services and was built in 1919. The office use shall be maintained, in conjunction with the proposed multi-family units.

2. **The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.**

FACT: The proposed Project shall not alter the existing historical structure. The proposed multifamily units shall be constructed to be compatible with the existing historical structure.

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.**

FACT: The proposed Project reflects appropriate elements of the Prairie theme and is intended to match the existing structure. The design does not include conjectural features or elements borrowed from unrelated buildings, and therefore does not create a false sense of historical development.

4. **Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.**

FACT: The proposed Project shall not alter the existing historical structure and therefore, its significance shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a historic property shall be preserved.

FACT: The proposed Project shall not alter the existing historical structure. The proposed multifamily units shall be constructed to be compatible with the existing historical structure, including strong geometry, overhanding eaves, low pitched roofs, generous windows, and shingle siding.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible,

materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed Project shall not alter the existing historical structure. No repairs are required at this time, as no deteriorated historic elements have been identified.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

FACT: The proposed Project shall not alter the existing historical structure and no such chemical or physical treatments shall be used.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

FACT: The existing business office was constructed as a residence in 1919 during the period of significance for the Prairie style. No known archeological resources are known to exist on the subject property. Krystin Gates, Planning Technician

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FACT: The proposed Project shall not alter the existing historical structure or destroy historic materials that characterize the subject property. As such, the proposed multifamily units shall be constructed to be compatible with the existing structure and differentiated by use of shed roofs and brown colored doors, patio guards, and window details.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FACT: The proposed Project, if removed in the future, would not impair the essential form and integrity of the historic subject property and its environment.

FINDINGS FOR DEVELOPMENT PLAN REVIEW

1. The use is authorized pursuant to this title.

FACT: Pursuant to the Glendora Municipal Code (GMC) Table 21.A.C, multifamily residences are a permitted use within the subject *CCAP-T-5 Village Core* zone with the approval of a Development Plan Review.

2. The use is consistent with the General Plan and other applicable plans.

FACT: The General Plan Land Use designation for the subject property is *Village Mixed Use* which has a residential density of 15-30 dwelling units per acre. This land use designation allows for multi-family housing. The Project proposes the construction of three two-story multi-family residential units. Although below the minimum required minimum dwelling units per acre, the proposed development and the existing historic structure on the subject parcel would still allow for additional development in the future. The proposed Project maintains the intent of the minimum density standard by utilizing the site efficiently within its physical and regulatory limitations of the zoning code and General Plan.

Additionally, the proposed multi-family development is consistent with and furthers the following General Plan goals and policies:

Goal	**LU-4**	***Integrated commercial and residential development.***
Policy	LU-4.2	*Provide for expanded infill residential opportunities in appropriately designated areas in the City.*
Goal	**LU-5**	***Expanded residential development opportunities.***
Policy	LU-5.2	*Provide for expanded infill residential opportunities in appropriately designated areas in the City.*
Goal	**LU-10**	***Quality infill development.***
Policy	LU-10.1	*Ensure the design and development of infill projects compliments existing development in terms of scale, character, and pedestrian quality.*
Goal	**LU-15**	***A distinctive Village character****.*
Policy	LU-15.2	*Promote the use of quality building materials and design elements to compliment the character of the Village.*
Goal	**LU-23**	***Distinctive neighborhood identities.***
Policy	LU-23.2	*Encourage the development of distinctive features that further define Glendora's residential neighborhoods.*
Goal	**LU-18**	***Compatibility of adjacent land uses.***
Policy	LU-18.1	*Ensure the preservation of a scale and character of development is sensitive to adjoining uses.*
Policy	LU-18.3	*Encourage land uses that are complimentary in form and function with existing development.*
Housing Element Goal	**3**	***Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.***
Housing Element Policy	3.1	*Implement land use policies that allow for a range of residential densities and products, including low density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use development.*
Housing Element Policy	3.4	*Maintain development standards, regulations and design features which encourage a variety of housing types appropriate for the neighborhoods in which theyare located.*

3. The site can accommodate the development standards of this title or as is otherwise required.

FACT: The subject site is 14,863 square feet, 120 feet in width, 125 feet in depth, and zoned *CCAP-T-5*. Pursuant to GMC §21.06.070(F), the *CCAP-T-5* zone has a minimum lot size requirement of 10,000 square feet and a minimum lot width requirement of 75 feet. The proposed Project conforms to lot standards and is consistent with all relevant development standards of the *CCAP-T-5* zone.

4. The lot will be adequately served by streets, utilities, and other services, facilities, and improvements.

FACT: The subject property has street frontage on E. Foothill Boulevard. The site is served by services and utilities provided by Athens Waste Disposal, Los Angeles County Sanitation District, City of Glendora Water Division, Glendora Police Department, Los Angeles County Fire Department, Southern California Edison, Los Angeles County Flood Control District, and all other public and private services that accommodate the operation of a multiple-family residential development.

5. The development or improvement of the lot will not adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety and welfare of the public.

FACT: Since the subject property is located within the *HPOZ*, new construction will be differentiated from older structures in the area but is compatible with the massing, size, scale, and architectural features of other structures in the *HPOZ*. The proposed development will be of quality design and architecturally compatible with the existing area. As such, the improvement of the lot will not adversely affect the character and integrity of the area, or the utility and value of properties in the area. Lastly, the Project will be designed and built to meet all applicable building and other construction-related codes for safety purposes.

6. Approval of the development or improvement of the lot will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and under identical zoning classification.

FACT: The approval and construction of the proposed multifamily development will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and under identical zoning classification as the development is consistent with development standards of the zone.

SECTION 4. The Planning Commission hereby adopts the foregoing findings and approves the filing of a NOE by City Staff for CEQA compliance.

SECTION 5. The Planning Commission hereby approves the Certificate of Appropriateness and DPR (Project File No. PLN25-0011) to allow the construction of three two-

story, multifamily residential units on certain property located at 131 E. Foothill Boulevard, Glendora, California, after determining that the Project meets the requirements of GMC sections 21.02.040 (Development Plan Review) and 21.02.060 (Historic Resources and Landmarks), subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL

1. The Applicant shall submit a signed statement to the Planning Division indicating agreement with and acceptance of the adopted Conditions of Approval prior to issuance of permits and/or commencement of use.

2. The subject property shall be developed in substantial conformance with the Project's plans dated June 3, 2025 (Project No. PLN25-0011), as modified by these Conditions of Approval.

3. The City shall have the right of entry to inspect the premises to verify compliance with the Conditions of Approval and the Glendora Municipal Code (GMC).

4. The City shall retain the right and the jurisdiction to review the Development Plan Review and Certificate of Appropriateness (PLN25-0011) in the event the use conducted herein is modified, changed in scope, or the owner or operator seeks to expand, alter, reconfigure, or change the use. This reservation of the right of review is in addition to, and not in lieu of, the right of the City to review and revoke the Development Plan Review and Certificate of Appropriateness (PLN25-0011) or to modify the Project approval for any violation of the Conditions imposed.

5. The Applicant agrees as a condition of issuance of this entitlement to indemnify, protect, defend, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City related to this entitlement or the environmental review conducted under the California Environmental Quality Act (CEQA), Public Resources Code §21000 *et seq.*, for this entitlement and related actions.

Planning

6. The Applicant shall revise unit address naming on plans per direction from the Building Official.

7. The Applicant shall revise the floor area ratio calculation to reflect the noted Total Building Area on the Project's plans.

8. The architecture of the proposed Project shall be differentiated from the existing historic structure and shall be compatible with the massing, size, scale, and features to protect the

historic integrity of the subject property and its environment. In the event of any changes in materials, colors, or exterior features, the proposed Project shall comply with the above requirement for historic development.

9. All wires, conductors, cables, raceways and conduits for electrical, telephone, CATV and similar services that provide direct service to any property being developed shall, within the boundary lines of such subject property, be installed underground. Associated equipment and appurtenances such as surface-mounted transformers, pedestal-mounted terminal boxes, meters and service cabinets may be placed aboveground when screened and located behind the front setback line.

10. The delivery of materials and equipment and the outdoor use of equipment, hammers, and power tools shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, with no work allowed on Saturdays, Sundays, or Federal holidays with the exception of interior work. Outdoor yard work is permitted as long as it does not involve heavy equipment or noise producing equipment.

11. The Applicant shall submit to both the Planning and Engineering Divisions a map detailing the route to be followed by vehicles making construction related deliveries of equipment, materials, and soils to and from the site for review and approval prior to the issuance of grading permits.

12. Landscape and irrigation plans shall be submitted to the Planning Division for review and approval prior to the issuance of building permits. Plans must be in compliance with the California State Model Water Efficient Landscaping Ordinance (AB 1881) and drafted and stamped by a state licensed landscape architect. Landscape and irrigation plans must be reviewed and approved by Planning, Water, and Parks Divisions prior to the issuance of permits. Approved landscaping and irrigation shall be installed prior to Project final.

13. The submitted landscape plans shall consist of drought-tolerant plant selections and satisfy the minimum tree replacement requirements as outlined in the City's Urban Forestry Manual as well as all other landscape requirements listed in the GMC. Final landscape plans submitted for review shall include the addition of tall columnar type trees (quantity 2-3 trees) within the onsite landscape.

14. All land not covered by structures, walkways, driveways and parking shall be landscaped and irrigated with an automatic irrigation system installed in accordance with the Uniform Plumbing Code. The plant material shall be of drought tolerant species and permanently maintained.

Building and Safety Division

15. All easements on the subject property shall be shown, labeled, and dimensioned on the plan. The plan states: "FOR ANY EASEMENTS SEE SITE PLAN PREPARED BY GILBERT ENGINEERING.". Please provide this document for reference.

16. The construction documents, when submitted for building permits, must show detailed compliance with the current California Building Standards Code, including, but not limited to, the following codes:
    2022 California Building Code (CBC)
    2022 California Residential Code (CRC)
    2022 California Electrical Code (CEC)
    2022 California Mechanical Code (CMC)
    2022 California Plumbing Code (CPC)
    2022 California Energy Code (CEC)
    2022 California Fire Code (CFC) including LA County amendments.
    2022 California Green Building Standards Code (CalGreen)
    Glendora Municipal Code

17. Approval from the Los Angeles County Fire Department (LACoFD) is required. Provide a plan approved by LACoFD confirming compliance with applicable fire safety requirements, such as emergency vehicle access, fire apparatus turnaround, and water supply.

18. Submittals to LACoFD are made online at epicla.lacounty.gov. For questions, contact LACoFD directly.

19. Park Development Fees for new development shall be applied.

20. A Certificate of Compliance from the Glendora Unified School District is required.

21. A Geotechnical Investigation Report is required.

22. An engineered design provided by a State of California Registered Design Professional is required.

23. Retaining walls, if any, shall be a separate submittal to the Building Division, with the walls accurately shown on a grading plan approved by the City of Glendora Engineering Division.

24. Additional submittal requirements can be found on the Residential Submittal Checklist available online on the City of Glendora's Building and Safety Website. Permit Application and Plan Review | City of Glendora

Land Development Engineering

25. Provide a current title report (issued within the last 6 months) for the subject property including reference documents, the grant deed, and existing easement documents. Provide a copy of the most recent tax bill for the project.

26. Provide verification that the existing lots were legally merged through the lot line or lot merger process and provide copies of the Certificate(s) of Compliance and deed documents

for same. If none exists, then a lot line adjustment or lot merger is required, and a Certificate of Compliance must be issued prior to issuance of Grading or Building permits.

27. The following engineering maps, drawings, and reports are required for this project: grading and drainage plan; erosion control/local storm water Plan; LID plan; geotechnical report; and drainage studies (including hydrology, hydraulics, and low impact development). These maps, drawings, and reports shall be prepared by California Registered Professional Engineers and Licensed Professional Land Surveyors. Additional information on these items is included in this review report. The California Building Code (latest adopted edition), the Glendora Municipal Code, the LA County Low Impact Development Standards Manual, City of Glendora Engineering Standards and Specifications, the California Fire Code with LA County Amendments, and the U.S. Postal Service Handbook PO-632 apply to this project. Engineering will also review drawings related to the building plan checks and planning reviews including landscaping plans and plumbing plans.

28. Provide a Grading and Drainage Plan and Erosion Control / Local Storm Water Plan prepared by a registered civil engineer following the City of Glendora codes, grading guidelines, and requirements. Construction notes, details, and cross-sections shall be included. The plan shall be submitted to the City for Engineering plan check.

29. The Civil and Geotechnical Engineers of Record will be required to provide inspection services during grading operations. The owner shall be responsible for arranging for said services and all costs associated with grading inspection during grading as determined by the City. A grading permit is required for this project.

30. This project must comply with Federal, State, and City Stormwater regulations including National Pollutant Discharge Elimination System Requirements and Municipal Separate Storm Sewer System (MS4) Permit requirements. Projects subject to the MS4 are to implement post-construction low impact development (LID) storm water runoff water quality control measures to reduce downstream runoff. For preliminary and final design, follow Section 21.03.090 of the Glendora Municipal Code to determine Applicability and Performance Criteria. An LID Report and plans for the construction of LID improvements will be required for the project. Follow LA County LID Standards Manual for design and format of LID Report. This project is required to provide a Local Storm Water and Erosion Control Plan at time of first plan check. Detailed plans for erosion control and Best Management Practices (BMPs) must be included with the grading plan.

31. Provide a Drainage/Low Impact Development (LID) study prepared by a registered civil engineer following the City of Glendora codes, grading guidelines, and requirements. The study shall be submitted to the City for Engineering plan check/review.

32. GMC 20.28.010 requires underground utilities in new developments. A composite utility plan will be required. Coordinate with utility agencies, as necessary.

33. Emergency vehicle access, driveway widths and radii will be reviewed and approved by L.A. County Fire Department (LACFD) for accessibility. For LACFD requirements, please contact the Fire Prevention Division at (323) 890-4132. Submittals are made electronically through the EPICLA system (https://Fire.LACounty.gov/FirePrevention). Fire flow tests of existing fire hydrants serving the site will be required and can be applied for by calling the City Public Works counter at (626) 914-8246.

34. Water is served by the City of Glendora. Water fees may apply to this project. Developers may be required to replace or upgrade all the existing water lines serving the Project and upsize existing water lines as necessary to meet requirements for City of Glendora water service and Los Angeles County Fire Department fire protection. Water studies may be required to determine water service requirements. Installation of public and/or private water mains on-site may be required to serve the proposed development.

35. If water easements or any other easements are required and not shown on the final tract map, follow the Engineering guidelines for preparing legal descriptions and plats. The City uses an outside land surveying firm to perform the review of any documents stamped by a land surveyor which the developer is required to pay.

36. The City of Glendora owns the sewer collection system, but it is operated and maintained for the City as part of the County's Consolidated Sewer Maintenance District (CSMD). The plan check process for any sewer improvement plans will go through both the City of Glendora and Los Angeles County Public Works following County guidelines and requirements.

37. The treatment system for Glendora's sewer is owned and operated by the Los Angeles County Sanitation District No. 22. Contact the District to obtain a treatment will serve letter as well as pay the appropriate fees. For further information, please contact District Staff at (562) 908-4288, extension 2717.

38. On-site sewer will be private with cleanouts and a lateral connection to the existing City of Glendora sewer in the street. Show sewer on the Grading and Drainage Plan. Developer will be responsible for and Plan Check or permit fees for the City and the County. Sewer acreage and frontage charges may be applicable.

39. A street improvement plan is not required. Any street Improvements may be shown on the Grading and Drainage Plan for the project. Damaged or non-standard improvements and facilities must be reconstructed per City Standards.

40. All street improvements, utility, and trench work require a permit from the City of Glendora. All City Standards are available online on the City website (*cityofglendora.gov*).

41. Landscape/Irrigation Plan will be processed through both the Planning Department (for landscape) and the Water Division (for irrigation). All the irrigation and landscape plans shall be Water Efficient.

42. All construction, demolition, and renovation projects within the city with a total valuation cost for the new or remodeled construction as determined by the City Building Official which are, or projected to be, greater than or equal to one hundred thousand dollars shall submit a Waste Management Plan to the Planning Department for review and approval prior to issuance of any permits in compliance with the City's Construction and Demolition Ordinance No. 1811. The approved Waste Management Plan shall be implemented upon start of demolition, grading, and construction and maintained throughout the project until issuance of a certificate of occupancy. The City may review and amend the plan as needed. Guidelines are available from the recycling coordinator (GMC 6.09).

Water Division

43. A completed LACoFD fire flow test must be approved prior to building permit issuance. This shall be performed to determine water availability and fire sprinkler design. It's recommended this is completed before further submittals.

44. A Water Service Plan (WSP) is required for this project. This plan shall reference applicable City construction standards, including specifications for materials (e.g., copper, PVC), dimensions and installation methods. The WSP must include detail on all proposed services, meters, backflow assemblies, booster pumps, storage tank including their respective sizes, types, and installation standards. The plan must contain sufficient information to demonstrate compliance with City standards for plan check approval.

45. Individual water service lines must be appropriately sized based on the total water demand. The owner is responsible for considering available water pressure, plumbing fixture counts, and any elevation changes when determining these sizes. Please provide expected fixture count and detailed water demand calculations during the plan check phases.

46. Developer shall be responsible for all fees associated with water service installation, permitting, and plan check review. This letter does not absolve the owner from any other applicable fees or requirements imposed by the City or the Los Angeles County Fire Department (LACoFD) related to this development.

Waste Management

47. All construction, demolition, and renovation projects within the city with a total valuation cost for the new or remodeled construction as determined by the City Building Official which are, or projected to be, greater than or equal to one hundred thousand dollars shall submit a Waste Management Plan to the Planning Department for review and approval prior to issuance of any permits in compliance with the City's Construction and Demolition Ordinance No. 1811. The approved Waste Management Plan shall be implemented upon start of demolition, grading, and construction and maintained throughout the project until issuance of a certificate of occupancy. The City may review and amend the plan as needed. Guidelines are available from the recycling coordinator (GMC 6.09)

Los Angeles County Fire Department

48. The approval of this permit shall be contingent on approval by the Los Angeles County Fire Department (LACFD). LACFD approval shall be obtained prior to City issuing permits for the project. Any changes resulting from requirements of the Los Angeles County Fire Department shall be submitted to the Planning Division for review and approval prior to the commencement of construction.

Term

49. The approved use and/or construction work shall commence within twenty-four (24) months after the effective date of the Planning Commission's approval of the Project, or such other period specified as a Condition of Approval and shall be carried on diligently to completion. If the use or construction work is not started within the required time and carried on diligently to completion, the permit shall become void; however, the reviewing body may extend the time limit in the case of unavoidable delay. The Applicant must submit a written request to the Community Development Director or reviewing body for a time extension at least thirty days before the original time limit expires. Consideration of a time extension does not require a public hearing even if a hearing was required for the original permit. (GMC §21.02.010(E)

Enforcement

50. The Applicant or property owner shall be responsible for payment of the costs of any code enforcement activities, including attorney's fees, resulting from the violation of any conditions of approval or any provision of the Glendora Municipal Code. (GMC §1.18)

51. Any violation of the Zoning Ordinance or any entitlement granted is considered a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000.00) and/or by imprisonment in the County jail for a period not to exceed six (6) months. Each day or portion of a day during which any violation of the Zoning Ordinance occurs or continues constitutes a separate offense and shall be punishable as provided. (GMC §21.01.030 H.)

Air Quality

52. The best available control measures to minimize fugitive dust emissions shall be utilized, including but not limited to watering soils as necessary to minimize dust generation. (SCAQMD Rule 403)

SECTION 6. The Chair of the Planning Commission shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption of this Resolution, and the same shall thereupon take effect on the date of the hearing, June 3, 2025, subject to a fifteen (15) calendar-day appeal and be enforced in accordance with the terms and conditions thereof.

PASSED, APPROVED and **ADOPTED** by the Planning Commission of the City of Glendora this 3rd of June, 2025

BY: _____
BRIAN FABER
Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
JUDY BALADI
Assistant City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Glendora at a regular meeting held on the _____ of _____, 2025, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMEBRS:

Dated:

_____
LORENA CORDOVA
City Clerk Specialist

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

Project Title: PLN25-0011

Project Location: 131 E. Foothill Blvd, Glendora CA 91741

Project Sponsor: Dan Casciato (Applicant)

Mailing Address: 444 N. Vista Bonita Ave, Glendora CA 91741

General Plan Land Use Designation: Village Mixed Use

Zoning Designation: CCAP-T-5, Civic Center Area Plan – Village Core

Project Description: A Conditional Use Permit to allow the construction of three, two-story multiple-family residential units.

Surrounding Land Uses and Setting: Properties to the north, south, and west are similarly zoned CCAP-T-5 with a General Plan Land Use Designation of Village Core and comprised of mixed uses. Properties to the east are zoned CCAP-T-4 with a General Plan Land Use Designation of Village Edge and comprised of residential uses. Lastly, properties to the north, south, and east are located within the Historic Preservation Overlay Zone.

The Director of Community Development recommends the following exempt status/findings:

- ☐ Ministerial (Sec. 15073)
- ☐ Declared Emergency (Sec. 15071(a))
- ☐ Emergency Project (Sec. 15071(b) and (c))
- ☒ Categorical Exemption
  Sections/Types:
  15303 – New Construction or Conversion of Small Structures (Class 3)
- ☐ Statutory Exemption. Code Number: _____

Reasons why project is exempt: The project is exempt pursuant to CEQA §15303 (Class 3) as it involves the construction of three multi-family residential units which are compliant with the development standards of the zone and as the project consists of less than four dwelling units.

_____ Date: _____
Jeff Kugel, Director of Community Development

The above recommended exempt status and findings were adopted by the following body:

_____ on _____

_____ Date: _____
Mark Carnahan, City Planner (626) 914-8253

rvp7/3/97

PROJECT NO. PLN25-0011 - PROJECT ANALYSIS MEMORANDUM

PROJECT SUMMARY:

Application(s): A Development Plan Review request for a project that includes construction of three, two story multi-family residential units. In order to accomplish the proposed development, the following approvals are required:

1. *Development Plan Review* for the approval of the project's development plans.
2. *Certificate of Appropriateness* to allow alterations to a contributing resource within the Historic Preservation Overlay Zone.
3. *Notice of Exemption* pursuant (NOE) to §15303 of the California Environmental Quality Act Guidelines (CEQA).

Date of application: April 15, 2025

Applicant / Architect: Dan Casciato Design and Construction
444 N. Vista Bonita Ave
Glendora, CA 91709

Property Owner: 131 Foothill LLC
780 N Glendora Ave
Glendora, CA 91741

Property address: 131 E. Foothill Blvd, Glendora, CA 91741

L.A. County Accessor Parcel/Identification No.: 8638-014-035

Description of property: The subject property, known as 131 E. Foothill Blvd, is 14,875 square feet in size and is located on the northwest corner of the intersection of Vista Bonita Avenue and Foothill Blvd. The existing site is currently occupied by a 2,516 square-foot building that was built in 1919 as a house but which now serves as the office for *Visiting Angels Senior Home Care*.

General Plan designation: The project site has a General Plan (*Community Plan 2025*) land use designation of *Village Mixed Use,* (which is, "*intended to preserve and enhance the unique character of the Village area and to encourage a mix of complimentary development. Encouraged development includes professional offices, public/quasi-public facilities, retail businesses, small-lot single family and multiple family residential developments."* The proposal includes three, multiple family residences and is consistent with the intent of the *Village Mixed Use* designation.

The City's General Plan has several goals and polices are considered with the proposal. Staff found the following excerpts from the General Plan Housing and Land Use Elements to be relevant:

Planning Consideration: *The City of Glendora's relatively built-out nature requires a comprehensive strategy for the utilization of limited vacant and underutilized parcels. Redevelopment and reuse of these sites should consider such factors as the compatibility with adjacent uses, design quality, density/intensity and rehabilitation.*

Goal	**LU-4**	***Integrated commercial and residential development.***
Policy	LU-4.2	*Provide for expanded infill residential opportunities in appropriately designated areas in the City.*
Goal	**LU-10**	***Quality infill development.***
Policy	LU-10.1	*Ensure the design and development of infill projects compliments existing development in terms of scale, character, and pedestrian quality.*
Goal	**LU-15**	***A distinctive Village character***.
Policy	LU-15.2	*Promote the use of quality building materials and design elements to compliment the character of the Village.*
Goal	**LU-23**	***Distinctive neighborhood identities.***
Policy	LU-23.2	*Encourage the development of distinctive features that further define Glendora's residential neighborhoods.*
Goal	**LU-18**	***Compatibility of adjacent land uses.***
Policy	LU-18.1	*Ensure the preservation of a scale and character of development is sensitive to adjoining uses.*
Policy	LU-18.3	*Encourage land uses that are complimentary in form and function with existing development.*
Housing Element Goal 3		***Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.***
Housing Element Policy 3.1		*Implement land use policies that allow for a range of residential densities and products, including low density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use development.*
Housing Element Policy 3.4		*Maintain development standards, regulations and design features which encourage a variety of housing types appropriate for the neighborhoods in which they are located.*

The *Village Mixed Use* land use designation permits residential densities between 15 to 30 dwelling units per acre and supports multi-family housing. The proposed development consists of three two-story multi-family residential units. While the development falls below the minimum density threshold, it retains the existing historic building currently used as an office, preserving the mixed-use character consistent with the land use designation. Additionally, the project

maintains the potential for future residential development on the western portion of the parcel, which is currently used as parking and has been identified as a potential expansion area. This proposed project aligns with the intent of the General Plan's minimum density standard by utilizing the site efficiently, considering the physical constraints of the historic structure and applicable zoning regulations.

Zoning: The project site has a zoning designation of *CCAP-T-5 Village Core*, which the Glendora Municipal Code (GMC) states is to provide, "*pedestrian-scale village street with one- to three-story buildings that reflect the predominant period of development in the area.*"

The subject property is also within *the Historic Preservation Overlay Zone (HPOZ)* which pursuant to GMC §21.07.060 is to, "*promote the general welfare, cultural enrichment, and economic prosperity of the people by providing for the identification, protection, preservation, and enhancement of areas of the city having historic, architectural, or cultural significance."*

The property was once developed as a "Prairie style" house, which was identified as a contributing resource to the *HPOZ* and has since been converted into an office space. As the property is located within the *HPOZ*, the new construction project is required to follow the applicable Secretary of the Interior Standards for Treatment of Historic Properties, which include the following: "*The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*" Staff has reviewed this project's consistency with the surrounding areas and have determined that the proposed design is a modern take on the "Prairie" architectural style development, compatible with other structures in the *HPOZ*.

Surrounding Uses: The project site is located within the downtown village area surrounded by commercial, residential, and parking lot uses. North of the project is a three-unit multi-family development, west is the Glendora Village, south is the Glendora Civic Center, and to the east are single family homes, many of which are contributing resources to the *HPOZ*.

Table A below further describes the land uses for the surrounding properties:

Table A -	***Project Surroundings***		
	Existing Uses	**General Plan**	**Zoning**
North	Multi-family residential	*Village Mixed Use*	*CCAP-T-5 Village Core*
South	City Civic Center	*Village Mixed Use*	*CCAP-T-5 Village Core*
East	Single-family homes	*Village Mixed Use*	*CCAP-T-4 Village Edge*
West	Commercial	*Village Mixed Use*	*CCAP-T-5 Village Core*

PROJECT ANALYSIS:

The project proposes three, one-bedroom, two story, multi-family units with private patios. The proposed units are 1,015 square feet in size and contain a kitchen, bedroom, bathroom, laundry,

and living room on the ground floor level. The second floor of each unit contains a media room that is accessed via a spiral staircase and a deck.

The subject property is 14,863 square feet in size, approximately 120 feet in width and 125 feet in depth. Pursuant to GMC §21.06.070(F), the *CCAP-T-5* zone has a minimum lot size requirement of 10,000 square feet and a minimum lot width requirement of 75 feet. Therefore, the subject property is conforming with regards to lot size and width. The proposed project complies with all relevant development standards of the zone and no deviations from the code are being requested as part of this DPR application.

Development Standards: *Table B* below illustrates that the project complies with all applicable development standards.

Table B -	***Applicable Development Standards Compared to Project***		
Development Feature	**Requirement**	**Proposed Project**	**Analysis**
Lot Area (minimum)	10,000 square feet	14,863 square feet	Conforming
Lot Width (minimum)	75 feet	120 feet	Conforming
Front Setback (minimum)	5 feet	31 feet, 6 inches	Conforming
Side Setback (minimum)	0 feet	10 feet (east side) 5 feet (west side)	Conforming
Rear Setback (minimum)	0 feet	5 feet	Conforming
Building Height (maximum)	3 stories; not to exceed 45 feet	2 stories; 21 feet	Conforming

Parking: The subject property is located within the Village Parking Exemption District, which, pursuant to the Glendora Municipal Code (GMC), exempts commercial developments within this district from the requirement to provide on-site parking. This exemption is based on the availability of nearby public parking, including city-operated lots, private lots, and on-street spaces.

For multifamily residential uses located within the Village Parking Exemption District and the Parking Reduction District, the GMC requires parking at a rate of one (1) space per bedroom. However, California State Law AB 2097 supersedes these local requirements for developments located within one-half mile of a major transit stop, such as the Metro Glendora Station. Under AB 2097, qualifying projects are not subject to any minimum vehicle parking requirements, regardless of local zoning standards.

Although the proposed project qualifies for a full parking exemption under AB 2097, the applicant has elected to provide on-site parking to support the needs of future residents and visitors. The project includes a total of eight (8) on-site parking spaces, consisting of:

- Three (3) dedicated residential tenant spaces (one per unit), and
- Five (5) general use spaces, including one (1) ADA-compliant van-accessible stall to ensure accessibility.

This voluntary parking provision reflects the applicant's commitment to thoughtfully accommodating anticipated demand while maintaining consistency with applicable state and local policy frameworks.

Access, Circulation, and Garage Storage: Vehicular access for the proposed development is directly off E. Foothill Blvd, west of the intersection of N. Vista Bonita Avenue and E. Foothill Blvd. The proposed units will have assigned parking spaces accessible from the existing driveway along E. Foothill Blvd.

Ingress and egress for the lot is in the form of a single, 25-foot-wide two-way driveway which meets the minimum width requirements for multifamily developments that are less than sixteen units. The driveway will provide access to each unit's designated parking space, additional stalls, and one ADA van parking space, shared with the existing office on-site. A pedestrian walkway is provided which extends from the parking lot area and connects the public right-of-way to each unit entrance and sidewalk.

In addition, the GMC states that "*For each dwelling unit, there shall be storage area provided in the required garage of 150 cubic feet plus an additional 50 cubic feet of storage for each additional bedroom over two bedrooms per unit. The storage area shall be designated for each unit*". Accordingly, the project's second floor plans demonstrate that each media room would more than satisfy this requirement and provide over the required 150 cubic feet of storage for each one-bedroom unit.

Open Space: The GMC does not include specific open space requirements for the subject *CCAP-T-5* zone. Regardless, the project is proposing 224 square foot, private patios and approximately 96 square-foot, 2nd story decks for each unit.

Architectural Design / Aesthetics: The project consists of an architectural style which could be described as, "Neo-Prairie." The design features a shed roof form, generous windows, and shingle siding. Exterior materials consist of fiber cement shingle siding which will be finished in a green color to match existing structure, deck guard *TREX* horizontal boards finished in *Havana Gold, H.S.S.* newels finished in *Carbon Dating* by *Dunn-Edwards Paints*, fiber cement trim finished in *Historic White* by *Dunn-Edwards Paints*, fiber cement fascia or barge finished in *Historic White* by *Dunn-Edwards Paints*, vinyl frame window in *black*, aluminum rain gutter system in *white*, counter flashing system in *white*, exterior light fixtures in *black,* etc. The project elevation plans are included in Attachment D.

While "Prairie" is not an allowed architectural style within the *T-5* subdistrict, staff believes that the proposed "Neo-Prairie" style is appropriate as the site was once developed with a historic prairie style house. Since the site is in the *HPOZ* and contains a historic house, the proposed design is a modern take on a traditional style so it will be compatible with but not a duplicate of historical on and offsite structures and it is keeping with required Secretary of Interior Standards.

History: The subject site was bought by the Underhill family in 1918, and the current historical structure was built in 1919 after an existing structure was demolished. The house was left to the YWCA in Colonel E.F. Underhill's will where they maintained operations until closing in 1983. After the YWCA closed, the site housed Foothill Presbyterian's Low Vision Center, then Foothill Community Education Center, followed by the Glendora Chamber of Commerce in 1994. Prior to the Glendora Chamber of Commerce occupying the building, extensive remodeling took place to repair, restore and bring the building into compliance with current codes. In 2013, the site became home to Visiting Angels Senior Home Care, which is still its current use.

Landscaping and Storm Water Compliance: The existing project site has no existing on-site trees.

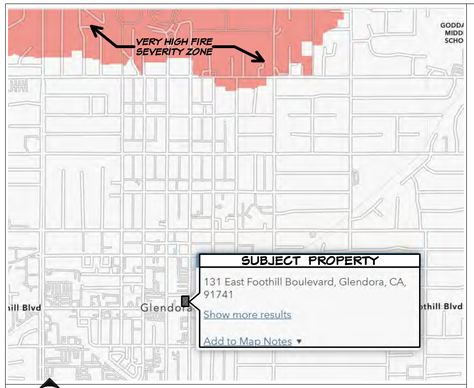
As no on-site trees are being removed, there is no tree replacement requirement per the *City of Glendora Urban Forestry Manual*. The project plans provide a conceptual landscape plan which proposes various plants/shrubs to be planted on-site. A condition of approval has been added in the draft resolution requiring that landscape and irrigation plans be prepared by a licensed landscape architect and submitted to the Planning Division for review and approval by City staff prior to the issuance of building permits. Staff will ensure comprehensive compliance with all applicable landscape/tree planting requirements as listed in the. The final landscaping plan shall also demonstrate that the project complies with the California State Model Water Efficiency Landscape Ordinance (MWELO) and reviewed by City's Water Division.

Impacts on Public Facilities and Utilities: The site is served by services and utilities provided by Athens Waste Disposal, Los Angeles County Sanitation District, City of Glendora Water Division, Glendora Police Department, Los Angeles County Fire Department, Southern California Edison and all other public and private services that would accommodate the operation of a 3-unit development. The proposed project would be required to comply with the California Building Energy Efficiency Standards and California Green Building Standards Code (CALGreen).

The project would not result in any unique or more extensive crime or public safety problems that could not be handled with the existing level of police resources. The project would not place any substantial additional demands on, or require the construction of additional facilities for, the library, City administration, or other public services and facilities.

Los Angeles County Fire Department: The plans have not been submitted to the Los Angeles County Fire Department for review. A condition of approval has been added to ensure that the project construction plans are reviewed and approved by the Fire Department prior to the issuance of building permits.

Recommendation: Staff requests consideration of items raised within this analysis memorandum of the subject Certificate of Appropriateness and Development Plan Review (DPR) to allow construction of a three-unit two-story multifamily residential development. Staff further recommends approval of the proposed project as it is consistent with the General Plan and zoning designation and will add desirable new housing units for the City.



VICINITY & FIRE ZONE MAP

CONSULTANTS

STRUCTURAL ENGINEERING :
BASSO ENGINEERING
151 S. EL MOLINO AVE. #151
PASADENA, CA 91101
818-293-5371

GEOTECHNICAL ENGINEERING :
DUCO ENGINEERING, INC.
14175 TELEPHONE AVE. STE.-K
CHINO, CA 91710
909-594-7414

TITLE 24 ENERGY CALCS :
ALI NEHME, PE
22914 DRY CREEK RD.
DIAMOND BAR, CA 91765
909-299-9018

CIVIL ENGINEERING :
GILBERT ENGINEERING, INC.
2028 E. ROUTE 66, SUITE 203
GLENDORA, CA 91740
626-852-1601

LANDSCAPE AND IRRIGATION :

MECHANICAL & PLUMBING ENGINEERING :
TERRY ENGINEERING
360 E. 1st ST. #882
TUSTIN, CA 92780
714-838-1124

SPECIAL INSPECTION & TESTING NOTES :
- REQUIRED SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INSPECTOR WHO IS REGISTERED WITH THE CITY OF GLENDORA. REGISTRATION FORM IS AVAILABLE AT THE CITY'S WEBSITE : www.city of glendora.org/departments-permits/plan-review-services-handous
- A CALIFORNIA LICENSED GEOTECHNICAL ENGINEER OR CIVIL ENGINEER PRACTICING GEOTECHNICAL ENGINEERING, SHALL PROVIDE SPECIAL INSPECTION AT THE TIME OF FOOTING EXCAVATION TO DETERMINE THAT THE FOUNDATION WILL BE ADEQUATELY EMBEDDED INTO UNDISTURBED AND NONEXPANSIVE GROUND, AND THAT EXISTING SOILS CONDITIONS ARE SUITABLE FOR THE PROPOSED STRUCTURE.
- ALSO SEE STRUCTURAL PLANS AND NOTES FOR ADDITIONAL INFORMATION.

DEFERRED SUBMITTALS NOTES :

SOLAR PANELS :
- PLAN REVIEW AND PERMITS FOR SOLAR (P.V.) PANELS SHALL BE A DEFERRED SUBMITTAL.
- ALSO SEE ROOF PLAN ON SHEET A7.
- ALSO SEE TITLE 24 CALCULATIONS .

FIRE SPRINKLER SYSTEM :
A. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED PER CRC R313.2 OR NFPA 13D AND LA COUNTY FIRE DEPT. STANDARDS.
B. THE PLAN REVIEW & PERMITS FOR THE FIRE SPRINKLERS SHALL BE A DEFERRED SUBMITTAL.

DEFERRED SUBMITTALS & SPECIAL INSPECTIONS

1. A SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPT. PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
2. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
3. ALL WORK SHALL CONFORM TO REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
4. 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 OF AS A SOLID WASTE.
5. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIF. STATE LAW PRIOR TO THE START OF ANY DEMOLITION ADDITION AND/OR REMODEL WORK. THE SCAQMD OFFICE IS IN DIAMOND BAR LOCATED AT 21865 COPLEY DR. IN DIAMOND BAR PHONE # (909)396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD TO START OF WORK.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT 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.
   A. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM SITE BY WIND OR WATER.
   B. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
   C. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS 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.
7. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATIONS OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
8. CONTRACTOR TO CONDUCT ASBESTOS EXPOSURE ASSESSMENT AS REQUIRED BY C.C.R., TITLE 8(H)(3)(A), AND IF WORK IS REQUIRED, COMPLY WITH SCAQMD RULE 1403.
9. THIS PROJECT REQUIRES A "WASTE MANAGEMENT PLAN" TO BE REVIEWED PRIOR TO PERMIT ISSUANCE. THE PROJECT VALUATION, AS DETERMINED BY THE BUILDING DEPT. IS OVER $100,000. USING "ATHENS SERVICES" TO HAUL C. & D. WASTE OFF SITE REQUIRES AN $80 ADMIN FEE PAID TO THE CITY. ELECTING TO HAUL C. & D. WASTE TO A DIVERSION FACILITY REQUIRES A $160 ADMIN FEE. ALSO, A PERFORMANCE DEPOSIT TOTALING THE LESSER OF 3% OF PROJECT VALUATION OR $10,000 SHALL APPLY. THE DEPOSIT WILL BE RETURNED IF 65% OF TOTAL WASTE IS DIVERTED FROM THE PROJECT. FOR MORE INFO GO TO: environmentalservices@cityofglendora.org

GENERAL NOTES



COMPOSITE PERSPECTIVE VIEW FROM SOUTH-WEST



COMPOSITE PERSPECTIVE VIEW FROM SOUTH-EAST

COMPOSITE PERSPECTIVE VIEW FROM EAST

CalGreen BUILDING NOTES :

1. ANNULAR SPACES AROUND PIPES, ELEC. CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING OFF SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
2. A MIN. OF 65% OF THE NON-HAZARDOUS WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO BE RECYCLED OR SALVAGED.THIS IS ACHIEVED BY SUBMITTING A "WASTE MANAGEMENT PLAN" FOR APPROVAL BY THE BUILDING DEPT. PRIOR TO CONSTRUCTION OR DEMOLITION PERMIT ISSUANCE AND PROVIDING DOCUMENTATION TO DEMONSTRATE COMPLIANCE WITH THE "WASTE MANAGEMENT PLAN" AFTER COMPLETION OF CONSTRUCTION OR DEMOLITION AND/OR PRIOR TO FINAL INSPECTION.
3. AN "OPERATION AND MAINTENANCE MANUEL" SHALL BE AVAILABLE IN THE BUILDING AT THE TIME OF FINAL PERMIT INSPECTION.
4. ANY INSTALLED FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY PELLET STOVE SHALL COMPLY WITH U.S. EPA "NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH LOW VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
8. AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT LIMITED "MIR LIMITS" AND OTHER TOXIC COMPOUNDS.
9. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
10. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
11. 90% OF FLOOR AREA RECEIVING RESILIENT TILE FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA.
12. PARTICLE BOARD, MDF AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL WITH LOW FORMALDEHYDE EMISSION STANDARDS.
13. VAPR BARRIER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
14. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL FRAMING IS CHECKED PRIOR TO ENCLOSURE.
15. HUMIDITY CONTROLLED EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM UNLESS OTHERWISE A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
16. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
17. THE CalGreen INSPECTOR FOR THIS PROJECT IS QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY INSPECT AND VERIFY.
18. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.
19. ALSO SEE "CalGreen CHECKLIST" ON SHEET A4.

CalGreen BUILDING NOTES

Part 1	2022 California Administrative Code (CAC)
Part 2	2022 California Building Code (CBC)
Part 2.5	2022 California Residential Code (CRC)
Part 3	2022 California Electrical Code (CEC)
Part 4	2022 California Mechanical Code (CMC)
Part 5	2022 California Plumbing Code (CPC)
Part 6	2022 California Energy Code (CEEC)
Part 7	(Currently Vacant)
Part 8	2022 California Historical Building Code (CHBC)
Part 9	2022 California Fire Code (CFC)
Part 10	2022 California Existing Building Code (CEBC)
Part 11	2022 California Green Building Standards Code (CALGreen)
Part 12	2022 California Reference Standards Code
CITY O F	GLENDORA MUNICIPAL CODE

OCCUPANCY GROUPS = R3

CONSTRUCTION TYPE = VB FIRE SPRINKLERED

TWO STORY BUILDING HEIGHT

CODE CYCLES

PROJECT SUMMARY :

A.P.N.	8638-014-035
ZONING	CCAP T-5
LOT AREA	14,863 SQ. FT.

BUILDING AREA

(E)OFFICE BUILDING	2,616 SQ. FT.
NEW DWELLING UNIT - A	1,015 SQ. FT. (1-BEDROOM)
NEW DWELLING UNIT - B	1,015 SQ. FT. (1-BEDROOM)
NEW DWELLING UNIT - C	1,015 SQ. FT. (1-BEDROOM)
TOTAL BUILDING AREA	5,661 SQ. FT.

F.A.R. CALCULATION :
5,643 / 14,863 = 38.1 %

PARKING

TOTAL PARKING PROVIDED :	STANDARD	= 7
	ADA VAN	= 1
	TOTAL	= 8

PROJECT SUMMARY

SCOPE OF WORK :

NEW DETACHED APARTMENT #B = 1,015 S.F.

SCOPE OF WORK

A1 - TITLE SHEET
A2 - SITE PLAN
A3 - FLOOR PLANS
A4 - NOTES & SCHEDULES
A5 - ELEVATIONS
A6 - CROSS SECTIONS
A7 - ROOF PLAN
A8 - DETAILS OF CONSTRUCTION
A9 - INTERIOR ELEVATIONS
A10 - STAIR & DECK DETAILS
A11 - SPIRAL STAIR SHOP DRAWING
A12 - DECK WATER PROOFING DETAILS
A13 - UTILITY FLOOR PLANS
A14 - UTILITY NOTES
A15 - ADA PARKING PLAN
A16 - TITLE-24
A17 - TITLE-24

S1.1 - STRUCTURAL GENERAL NOTES
S1.2 - TYPICAL STRUCTURAL NOTES
S1.3 - TYPICAL STRUCTURAL NOTES
S1.4 - TYPICAL STRUCTURAL NOTES
S2.1 - FOUNDATION and FRAMING PLANS
S3.1 - FOUNDATION DETAILS
S4.1 - FRAMING DETAILS
S4.2 - FRAMING DETAILS
S4.3 - FRAMING DETAILS
HFX1 - MITEK-HARDY FRAME DETAILS
HFX2 - MITEK-HARDY FRAME DETAILS
HFX3 - MITEK-HARDY FRAME DETAILS

M1 - MECHANICAL NOTES
M2 - MECHANICAL FLOOR PLANS
P1 - PLUMBING NOTES
P2 - PLUMBING SITE PLAN
P3 - PLUMBING FLOOR PLANS
P4 - PLUMBING FLOOR PLANS
P5 - PLUMBING ISOMETRICS

L1 - LANDSCAPE PLAN
L2 - IRRIGATION PLANS

SHEET INDEX

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741
UNIT #B

DATE 4/1/2025

SCALE

SHEET A1

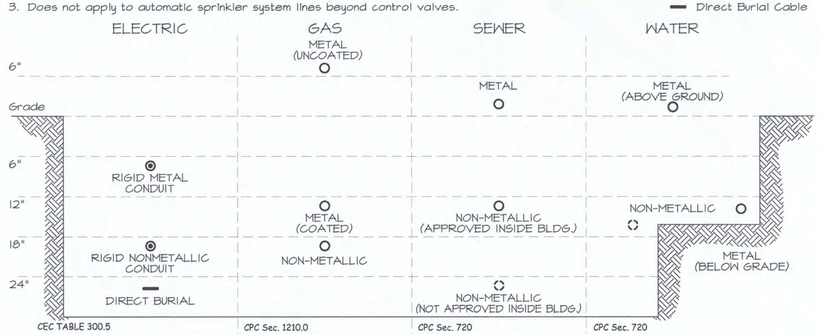
BURIAL DEPTHS FOR YARD PIPING AND ELECTRICAL LINES

NOTES

These burial depths apply outside of buildings within private property subject to the following provisions:

1. Not applicable to utility companies gas and electric lines.
2. May be laid in the same trench without horizontal separation except as noted for sewer and water lines.
3. Does not apply to automatic sprinkler system lines beyond control valves.

SYMBOLS:
- Conduit
- Pipe
- Alternate Location
- Direct Burial Cable



CEC TABLE 300.5

Metal - Rigid conduit (coated) 6" minimum.
Nonmetallic - Rigid conduit 18" minimum.
Exception - Direct burial cable 24" minimum, (NEC Art. 300-5 Exceptions apply: i.e., 6" less depth for 2" concrete pad over cable. Residential branch circuits rated 120 Volts or less with GFCI protection and maximum overcurrent protection of 20 amperes may be at 12".

CPC Sec. 1210.0

Metal -
(a) 6" above ground (uncoated and wrapped).
(b) 12" below ground (factory coated or machine wrapped).
Nonmetallic - (PVC or PE) - 18" min.
NOTE: Require approved plastic to metal transition fittings to rise above ground. Also, 18 GA. copper tracer wire required for non-metallic pipe.

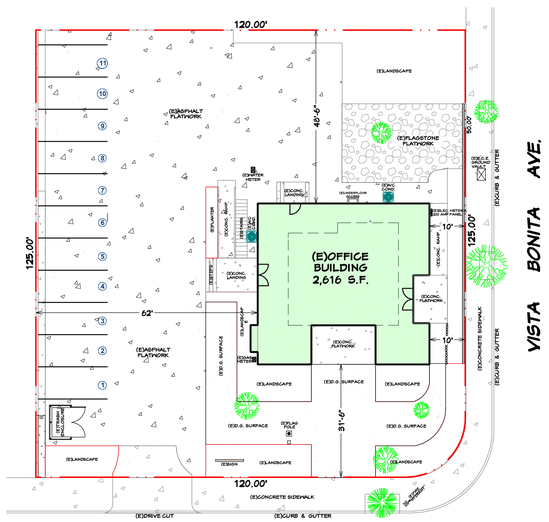
CPC Sec. 720

Metal -
No burial requirement (recommended 12" to protect from mechanical damage and freezing).
Nonmetallic -
(a) Pipe approved inside building - 12" minimum.
(b) Pipe approved inside building - sewer to be 12" below water line with water pipe 12" to one side on a solid shelf - total depth 24", and 12" apart horizontally minimum.

CPC Sec. 720

Metal -
At or above grade, or 12" minimum below grade.
Nonmetallic -
12" minimum (plastic).

UNDERGROUND UTILITY BURIAL DEPTHS



N

EXISTING SITE PLAN 1" = 20'

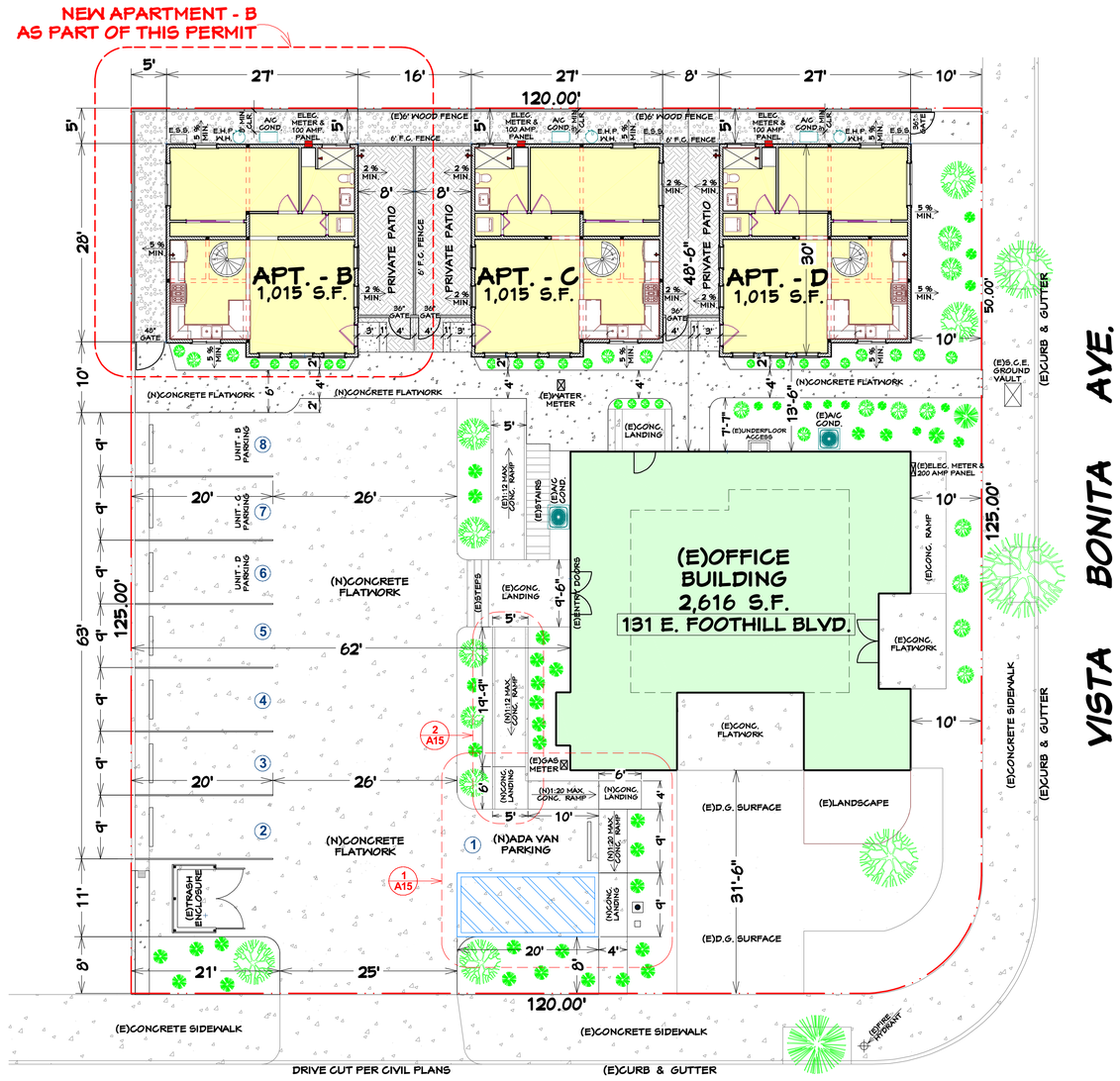
SITE PLAN NOTES :

1. FOR ANY EASEMENTS SEE SITE PLAN PREPARED BY GILBERT ENGINEERING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE W/ THE N.P.D.E.S. REQUIREMENTS.
3. NO STOCKPILES, MATERIAL STORAGE ON THE PUBLIC RIGHT OF WAY ANYTIME DURING THE CONSTRUCTION UNLESS ALLOWED UNDER A TEMPORARY ENCROACHMENT PERMIT OBTAINED THROUGH THE PUBLIC WORKS DEPT.
4. IF ANY EQUIPMENT/TRUCK/VEHICLE IS PARKED ON THE STREET OCCUPYING HALF OR MORE WIDTH OF THE LANE AND/OR DISRUPTING THE NORMAL TRAFFIC FLOW, THE CONTRACTOR SHALL SUBMIT A TRAFFIC PLAN AND GET IT APPROVED PRIOR TO START OF WORK.
5. CONTRACTOR TO FOLLOW "DRAINAGE AND S.W.P.P.P." PREPARED BY GILBERT ENGINEERING.
6. LANDSCAPED FINISH SURFACES SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS A MIN. OF 6" WITHIN THE FIRST 10 FEET (5% SLOPE).
7. IMPERVIOUS FINISH SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS A MIN. OF A 2% SLOPE.
8. BACKFILL AND COMPACT ALL TRENCHES TO A MIN OF 85%.
9. NO TEMPORARY STOCKPILES, EQUIPMENT WASH DOWNS OR CONSTRUCTION RELATED RUN-OFF PERMITTED ON STREET.
10. THE APPROVED SWPPP PLAN SHALL BE IMPLEMENTED AT ALL TIMES DURING CONSTRUCTION.
11. CONSTRUCTION EQUIPMENT MUST BE EQUIPPED WITH FULLY OPERATIONAL MUFFLER / SPARK ARRESTERS.
12. TRUCKS HAULING DIRT , SAND SOIL OR OTHER DEBRIS SHALL BE WASHED PRIOR TO LEAVING SITE.
13. GRADING ACTIVITIES SHALL CEASE WHEN WINDS EXCEED 25 MPH AND DURING 1st AND 2nd STAGE OZONE EPISODES.
14. OBTAIN PERMIT FROM THE PUBLIC WORKS DEPT. FOR DRIVEWAY CUT AND OTHER OFF-SITE CONSTRUCTION. ALL WORK TO BE PER CITY STANDARDS.
15. IT IS THE OWNERS/CONTRACTORS RESPONSIBILITY TO CALL FOR UNDERGROUND SERVICE.
16. CALL 811 TO HAVE UNDERGROUND UTILITIES MARKED 48 HOURS PRIOR TO START OF WORK.
17. CONTRACTOR TO REVIEW LIMITED GEOTECHNICAL REPORT BY" DUCO ENGINEERING, JOB NO. 24-XXX AND DATED XXXXX, 2024.
18. Backflow device from LA County List of Approved Backflow Devices will be required. City of Glendora Standard 2.30 and please show location of backflow on plans. Backflow device should be located within 10' of water meter.
19. CONTACT THE "PUBLIC WORKS INSPECTOR" 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND WORK IN THE VICINITY OF THE CITY'S WATER SYSTEM AT 626-914-8246.
20. ANY WORK WITHIN THE CITY "RIGHT OF WAY" WILL REQUIRE A PUBLIC WORKS PERMIT. PERMIT CAN BE APPLIED FOR ONLINE ONLY.
21. ADDRESS NUMBERS PER C.R.C. R314.1 NUMBERS SHALL CONTRAST W/ BACKGROUND AND BE ARABIC OR ALPHABETICAL LETTERS AND BE A MIN. 4" HIGH AND MIN. OF 1/2" STROKE WIDTH. NUMBERS SHALL NOT BE SPELLED OUT

SITE PLAN LEGEND :

- (N)BUILDING FOOTPRINT
- (E)BUILDING FOOTPRINT
- CONCRETE FLATWORK AREAS. ALSO SEE CIVIL PLANS PREPARED BY GILBERT ENGINEERING.
- GRAVEL FLATWORK AREAS. ALSO SEE CIVIL PLANS PREPARED BY GILBERT ENGINEERING.
- PAVER FLATWORK AREAS. ALSO SEE CIVIL PLANS PREPARED BY GILBERT ENGINEERING.
- SURFACE DRAINAGE FLOW DIRECTION - SURFACE DRAINAGE SHALL BE AWAY FROM THE FOUNDATION A MIN. 6" WITHIN THE FIRST 10'. ALSO SEE CIVIL PLANS PREPARED BY GILBERT ENGINEERING.

ALSO SEE CIVIL ENGINEERING PLANS PREPARED BY "GILBERT ENGINEERING.



N

SITE PLAN 1" = 10'

PERMIT #

DANIEL J. CASCIATO 4/1/2025

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

UNIT #B

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025
SCALE
SHEET A2

WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	FRAME	GLASS	TYPE	NOTES	U-FACTOR	S.H.G.C.
A	4-0	3-0	VINYL	DUAL	SLIDING		0.30	0.23
B	3-0	5-0	VINYL	DUAL	S.H.		0.30	0.23
C	3-0	5-0	VINYL	DUAL	S.H.		0.30	0.23
D	3-0	5-0	VINYL	DUAL	S.H.	TEMPERED SAFETY GLASS	0.30	0.23
E	3-0	5-0	VINYL	DUAL	S.H.		0.30	0.23
F	3-0	5-0	VINYL	DUAL	S.H.		0.30	0.23
G	4-0	1-6	VINYL	DUAL	SLIDING	TEMPERED & OBSCURE SAFETY GLASS	0.30	0.23
H	3-0	5-0	VINYL	DUAL	S.H.		0.30	0.23
I	6-0	2-0	VINYL	DUAL	SLIDING		0.30	0.23
J	3-0	2-0	VINYL	DUAL	FIXED		0.30	0.23
K	3-0	2-0	VINYL	DUAL	FIXED		0.30	0.23
L	3-0	2-0	VINYL	DUAL	FIXED		0.30	0.23
M	3-0	2-0	VINYL	DUAL	FIXED		0.30	0.23
N	3-0	2-0	VINYL	DUAL	FIXED		0.30	0.23
O	3-0	2-0	VINYL	DUAL	FIXED		0.30	0.23
P	3-0	1-0	VINYL	DUAL	FIXED		0.30	0.23
Q	3-0	1-0	VINYL	DUAL	FIXED		0.30	0.23
R	3-0	1-0	VINYL	DUAL	FIXED		0.30	0.23
S	3-0	4-0	VINYL	DUAL	S.H.		0.30	0.23
T	3-0	4-0	VINYL	DUAL	S.H.		0.30	0.23
U	3-0	4-0	VINYL	DUAL	S.H.		0.30	0.23
V	3-0	4-0	VINYL	DUAL	S.H.		0.30	0.23
W	3-0	4-0	VINYL	DUAL	S.H.	TEMPERED SAFETY GLASS	0.30	0.23

WINDOW NOTES : ALL NEW WINDOWS NEW WINDOWS TO BE BY "MILGARD" STYLE LINE SERIES.

DOOR SCHEDULE

SYM.	WIDTH	HEIGHT	CORE	NOTES
1	3-0	6-8	S.C.	FIBERGLASS SKIN WITH ENTRY DOOR HARDWARE
2	2-10	6-8	S.C.	BI-FOLD W/ LOUVERED SLAT PANELS FULL HEIGHT.
3	2-10	6-8	S.C.	PRIVACY LOCK.
4	2-10	6-8	S.C.	
5	8-0	6-8	S.C.	WARDROBE SLIDING DOORS.
6	3-0	6-8	N/A	DUAL PANE & TEMPERED GLASS W/ deadbolt

FLOOR PLAN LEGEND

(E) = EXISTING.
(N) = NEW.

2 x 4 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE-SEE STRUCTURAL PLANS).
2 x 4 SOLID BLOCK @ MID-HEIGHT.
5/8" DRYWALL.
R15 INSULATION PER TITLE 24 ENERGY REPORT.

42" HIGH PONY WALL.
2 x 4 STUDS @ 16" O.C.
5/8" DRYWALL.
ALSO SEE STRUCTURAL PLANS.

2 x 6 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE-SEE STRUCTURAL PLANS).
2 x 6 SOLID BLOCK @ MID-HEIGHT.
5/8" TYPE-X DRYWALL.
R19 INSULATION PER TITLE 24 ENERGY REPORT.

■ POST PER STRUCTURAL PLANS .

NEW BUILDING AREA

FLOOR PLAN NOTES

1 KITCHEN NOTES:
*SEE "KITCHEN NOTES" ON SHEET A4 & A13.
*SEE "ENERGY STORAGE SYSTEM NOTES" ON SHEET A4.

2 RANGE HOOD EXHAUST VENTILATION :
*PROVIDE POWER TO EXHAUST FAN AND LIGHTS PER MANUFACTURER'S SPECS.
*RECIRCULATING EXHAUST HOODS ARE PROHIBITED.
*DUCT TO BE TERMINATED TO THE EXTERIOR.
*DUCT TO BE MIN 26 GA. STAINLESS STEEL SHEET METAL WITH SMOOTH WALLS.
*COORDINATE ALL APPLIANCE COOKING CLEARANCES TO COMBUSTIBLE MATERIALS.
*EXHAUST FAN TO A MIN. 100 CFM EXHAUST RATE. ALSO SEE SPECS BY MFGR.
*SEE "KITCHEN NOTES" ON SHEET A4 & A13..

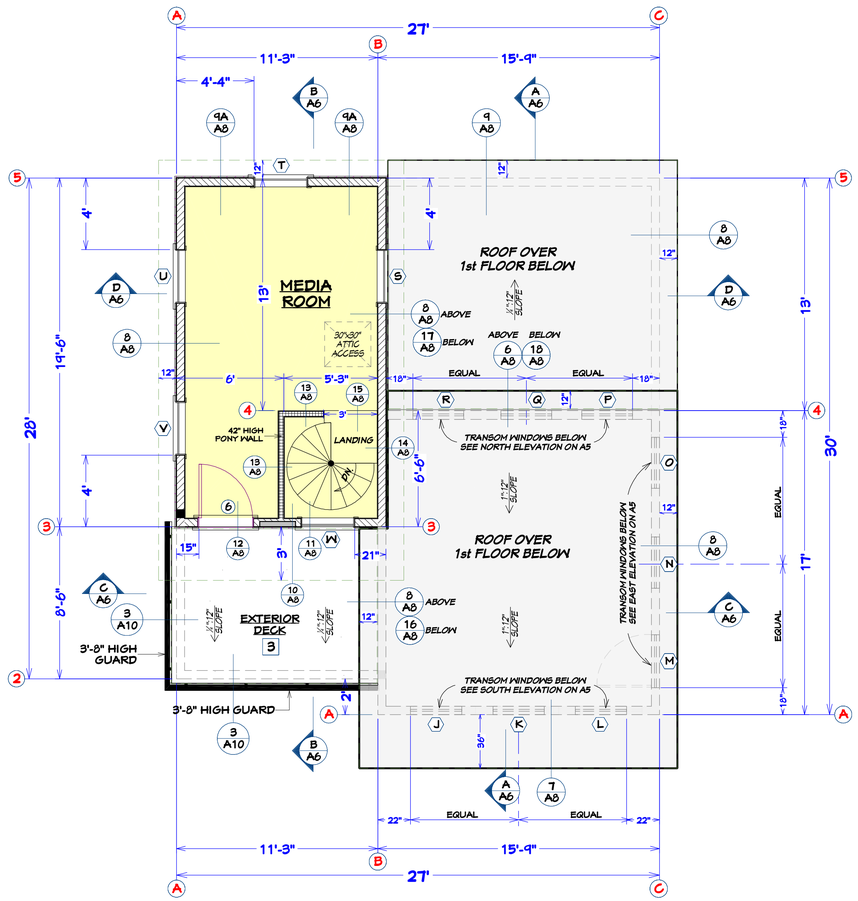
3 LAUNDRY APPLIANCES :
*DRYER TO BE ELECTRIC HEATING TYPE.
*SEE SHEET A4 "ENERGY STORAGE SYSTEM NOTES".
•DRYER TO BE VENTED TO EXTERIOR WITH A 4" DIA. METAL DUCT. EXTERIOR TERMINATION HAVE A BACK DRAFT DAMPER (NO SCREEN). DO NOT USE SCREWS OR ANY OTHER FASTENERS THAT OBSTRUCT INSIDE DUCT FLOW.
*LENGTH OF DRYER DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL RUN OF 14 FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO.
* LENGTH OF DRYER DUCT MAY BE EXTENDED PER DRYER MFGR. SPECS. ACCORDING TO THEIR TESTING AND INSTALLATION INSTRUCTIONS.
•CEILING MOUNTED EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER HOUR AND DUCTED TO EXTERIOR..
•MIN. ONE 20 AMP DEDICATED CIRCUIT.
•LAUNDRY SINK FAUCET TO HAVE A MAX. FLOW RATE OF 1.2 GPM
•MAKE-UP AIR REQUIREMENTS:
1.-PROVIDE MIN. 100 SQ. INCHES OF MAKEUP AIR INTO LAUNDRY ROOM
2.-DOOR TO HAVE A 12" x 12" VENT GRILLE (SEE "DOOR SCHEDULE").
*PROVIDE A RECESSED VALVE BOX FOR HOT & COLD WATER SHUT-OFFS.
*CLOTHES DRYER APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE CLOTHES DRYER AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".

4 BATHROOM NOTES:
*SEE "BATHROOM NOTES" ON SHEET A4 & A13.
*SEE "AGING-IN-PLACE NOTES" ON A4.

5 SHOWER:
•WALLS TO BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A MIN. OF 72" ABOVE DRAIN INLET.
•MIN. FAN AREA 1,024 SQ. IN.
•PAN AREA TO BE SLOPED MIN.1/4" PER FT. AND MIN. 30" DIAMETER FROM FINISHED WALL TO CENTER OF THRESHOLD.
*NON SLIP CERAMIC TILE FINISH.
•HOT MOP ENTIRE FAN AREA WITH FLASHING UP WALLS MIN. 12"
•CURB AT THRESHOLD TO BE 1/2" HIGH MAX. AND HOT MOPPED AT ALL EXPOSED SURFACES.
•SHOWER FAUCET TO BE PROVIDED WITH INDIVIDUAL CONTROLS OF PRESSURE BALANCE TYPE OR THE THERMOSTATIC MIXING VALVE TYPE. MOUNT CONTROLS AT +42" ABOVE FINISH FLOOR.
*SHOWER HEADS TO HAVE A MAX. FLOW OF 1.8 GPM .
*RECESS SOAP DISH INTO WALL AT +40" ABOVE FINISH FLOOR. 2x8 BACKING IN WALL FOR MOUNTING SCREWS (STAINLESS STEEL).
•GLASS DOORS TO BE MIN. 22" WIDE AND TEMP. SAFETY GLASS.
•GLASS ENCLOSURE WALLS TO BE TEMP. SAFETY GLASS.
*SEE "BATHROOM NOTES" ON SHEET A4 & A13.
*SEE "AGING-IN-PLACE NOTES" ON A4.

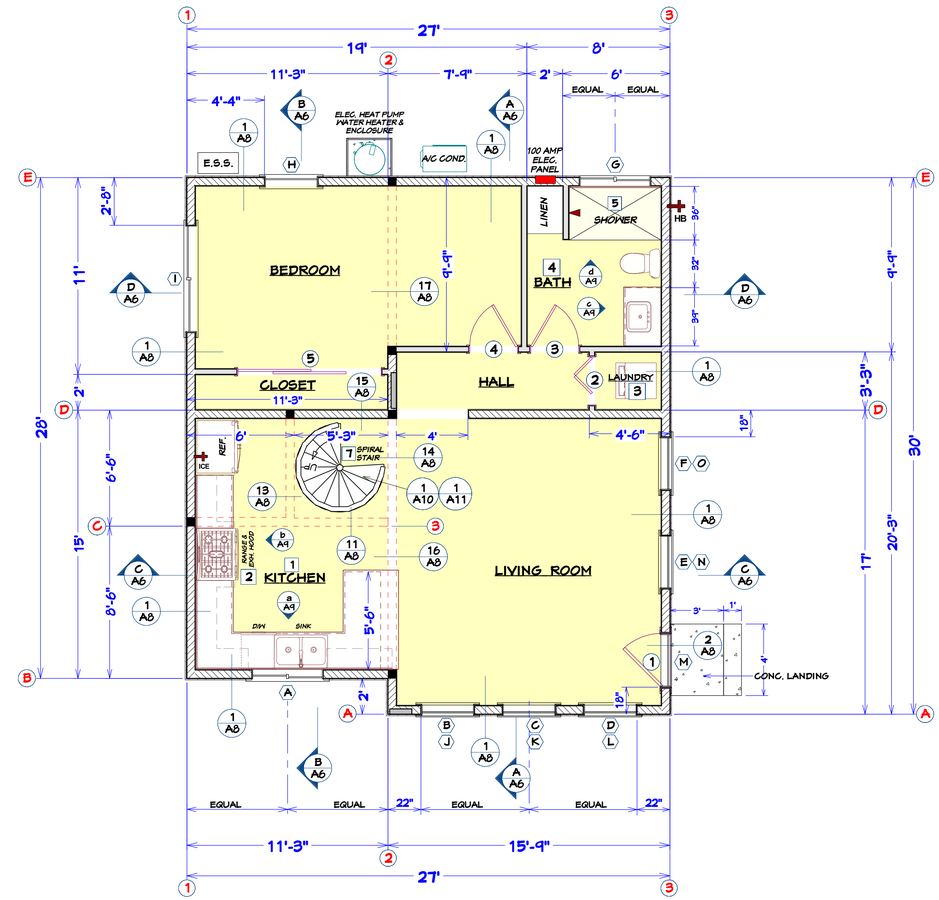
6 EXTERIOR FLOOR DECK AREAS TO BE CLASS-A RATED. APPLY WATERPROOF MEMBRANE WITH A MIN. 1/4" : 12" SLOPE. BY WESTCOAT "ALX STANDARD" COLOR = CAPE COD GRAY ICC ER-587 (OR EQUAL).

7 METAL SPIRAL STAIR BY "The Iron Shop".
- MODEL NO.: "Standard #111".
- 5'-0" x 5'-0" .FINISHED DIAMETER .
- ALSO SEE SHEETS A10 and A11.



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

PLANS PREPARED BY :
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

DANIEL J. CASCIATO 4/1/2025

PERMIT #

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

UNIT #B

DATE 4/1/2025
SCALE
SHEET A3

2022 CalGreen Checklist

This checklist applies to newly constructed buildings, and additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (201.1.1)

Parenthetical references are to the noted section of the *2022 California Green Building Code*, unless stated otherwise.

Feature or Measure	Sheet reference
RESIDENTIAL MANDATORY MEASURES	
Site Development (4.106)	
Projects less than one acre: Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction.	SWPPP prepared by Gilbert Engineering
Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.	DRAINAGE PLAN prepared by Gilbert Engineering
Electric vehicle (EV) charging for new construction. New construction shall comply with sec. 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with *California Electrical Code* (CEC), Article 625.	N/A
New one- and two-family dwellings and Townhouses with private garages. Each dwelling unit shall be installed with listed raceways capable of supporting EVSE.	N/A
New multifamily dwellings, hotels, and motels. **EV Capable.** 10% of the total parking spaces on a building site shall be EV spaces capable of supporting future Level II EVSE.	N/A
EV Ready. 25% of the total parking spaces shall be equipped with low power Level 2 EV charging receptacles.	N/A
20 or more units. 5% of the total parking spaces shall be equipped with Level 2 EVSE.	N/A
ENERGY EFFICIENCY (4.201)	
For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.	A13 = CF1R A14 = MF1R
WATER EFFICIENCY AND CONSERVATION	
Indoor Water Use (4.303)	
All noncompliant plumbing fixtures in any single-family and multi-family residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to final inspection. (See also California Civil Code sec. 1101.4 and 1101.5)	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Water closets. The effective flush volume of all water closets shall not exceed 1.28 gpf. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. **Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gpf, and other urinals shall not exceed 0.5 gpf.	N/A
Single showerheads. Showerheads shall have a max. flow rate of not more than 1.8 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.	A= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gpm at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.	A= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gpm at 20 psi.	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Lavatory faucets in common and public use areas. The max. flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi.	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.	
Kitchen faucets. The max. flow rate of kitchen faucets shall not exceed 1.8 gpm at 60 psi.	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Outdoor Water Use (4.304)	
Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.	N/A
Water Reuse Systems (4.305)	
(RESERVED)	
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	
Enhanced Durability and reduced Maintenance (4.406)	
Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency.	A4= CalGreen Notes #1
Construction Waste Reduction, Disposal and Recycling (4.408)	
Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either sec. 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.	A4= CalGreen Notes #2
Building Maintenance and Operation (4.410)	
O&M Manual. An operation and maintenance manual shall be available in the building at the time of final inspection.	A4= CalGreen Notes #3
Recycling by Occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.	N/A
ENVIRONMENTAL QUALITY	
Fireplaces (4.503)	
Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits.	N/A
Pollutant Control (4.504)	
Cover vent openings. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered.	A4= CalGreen Notes #5,
Finish material pollutant control. Adhesives, sealants, and caulks shall be compliant with VOC limits as shown in Table 4.504.1 or 4.504.2, as applicable.	A4= CalGreen Notes #6
Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds (no more than 1 pound in weight no more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements.	A4= CalGreen Notes #6
Paints and coatings. Paints, stains, and other coatings shall be compliant with VOC limits as shown in Table 4.504.3.	A4= CalGreen Notes #7
Aerosol Paints and Coatings. Shall meet the Product-Weighted MIR limits for ROC and comply with the BAAQMD percent VOC by weight of product limits of Regulation 8, Rule 49.	A4= CalGreen Notes #8
Carpet. All carpet and carpet cushion shall meet the requirements of the CDPH "Standard Method for the Testing of Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers".	A4=CalGreen Notes #10
Carpet adhesive. Shall meet the requirements of Table 4.504.1.	
Resilient flooring systems. At least 80% of floor area receiving resilient flooring shall meet the requirements of CDPH "Standard Method for the Testing of Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers".	A4=CalGreen Notes #11
Composite wood products. Hardwood plywood, particleboard, and medium density fiberboard (MDF) used on interior or exterior of the building shall comply with formaldehyde emission limits per Table 4.504.5.	A4=CalGreen Notes #12
Documentation. Verification of compliance hall be provided to the City building inspector.	
Interior Moisture Control (4.505)	
Concrete Slab Foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code or the California Residential Code shall have a capillary break installed in compliance with section 4.505.2.1.	A4=CalGreen Notes #13
Moisture content of building materials. Building materials with visible signs of water damage shall not be installed.	A4=CalGreen Notes #14
Wall and floor framing shall not to exceed 19% moisture content at time of enclosure. Moisture content shall be verified in compliance with section 4.505.3.	A4=CalGreen Notes #14
Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure.	A4=CalGreen Notes #14
Indoor Air Quality and Exhaust (4.506)	
Bathroom exhaust fans. Each bathroom shall be mechanically ventilated, and exhaust fans shall be ENERGY STAR rated and ducted to terminate outside.	A4=CalGreen Notes #15
Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control adjustable between a relative humidity range of ≤50% to max. 80%.	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Environmental Comfort (4.507)	
Heating and air-conditioning systems. Shall be sized, designed, and have their equipment selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design methods. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems) or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or other equivalent design methods.	A13 = CF1R A14 = MF1R
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS	
Qualifications (702)	
Installer training. HVAC system installers are trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program.	A4=CalGreen Notes #16
Special inspection. Special inspectors employed by the owner or owner's agent shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection to be performed and shall have a certification or qualifications acceptable to the enforcing agency. **Note:** Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with CALGreen.	A4=CalGreen Notes #17
Verifications (703)	
Documentation. Documentation used to show compliance with CALGreen shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency, which demonstrate substantial conformance.	A4=CalGreen Notes #18

ENERGY STORAGE SYSTEM (E.S.S.) NOTES

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   - ENERGY STORAGE SYSTEM (ESS) READY THAT IS INTERCONNECTED WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MIN. OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   - A DEDICATED RACEWAY FROM THE MAIN SERVICE PANEL TO A SUBPANEL THAT SUPPLIES THE BRANCH CIRCUITS IN SECT. 150.0(s)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NO LESS THAN 1". THE SUBPANEL THAT THE BRANCH CIRCUITS MUST BE LABELED: "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS".
2. A MIN. OF 4 BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANEL BOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MIN. BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW FOR THE CONNECTION OF A BACK-UP POWER SOURCE.
5. COOKTOP APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
   - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
   - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE ELECTRICAL COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".
6. CLOTHES DRYER APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
   - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE CLOTHES DRYER AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
   - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".
7. ESS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL-9540.
8. ESS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THEIR LISTING.
10. ESS SHALL NOT BE INSTALLED IN SLEEPING ROOMS, OR CLOSETS OR SPACES OPENING DIRECTLY INTO SLEEPING ROOMS OR IN HABITABLE SPACES OF DWELLING UNITS.
11. ESS SHALL BE INSTALLED ONLY IN THE FOLLOWING LOCATIONS:
    - DETACHED GARAGES AND ACCESSORY STRUCTURES.
    - ATTACHED GARAGES SEPARATED FROM THE DWELLING UNIT LIVING SPACE IN ACCORDANCE W/ SECTION R302.6 .
    - OUTDOORS OR ON THE EXTERIOR SIDE WALLS LOCATED NOT LESS THAN 3' FROM DOORS & WINDOWS DIRECTLY OPENING ENTERING THE DWELLING UNIT.
    - ENCLOSED UTILITY CLOSETS, BASEMENTS , STORAGE OR UTILITY SPACES WITHIN DWELLING UNITS WITH FINISHED OR NONCOMBUSTIBLE WALLS AND CEILINGS. WALLS AND CEILINGS OF UNFINISHED WOOD-FRAMED CONSTRUCTION SHALL BE PROVIDED WITH NOT LESS THAN 5/8" TYPE-X DRYWALL.

AGING-IN-PLACE NOTES

DOOR BELL BUTTONS :

1. DOOR BELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FINISH FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOOR BELL ASSEMBLY.
2. WHERE DOORBELL BUTTONS ARE INTEGRATED WITH OTHER FEATURES AND REQUIRED TO BE INSTALLED OVER 48" ABOVE EXTERIOR FINISH SURFACE , A STANDARD DOORBELL BUTTON SHALL BE PROVIDED NOT EXCEEDING 48" MEASURED FORM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

BATHROOMS :

1. SHOWER COMPARTMENTS SHALL NOT BE LESS THAN1,025 SQ. IN.AND SHALL HAVE A MIN. CEILING HEIGHT OF 6'-8" AND ALSO BE CAPABLE OF ENCOMPASSING A 30" DIA. CIRCLE AT THE SHOWER HEAD.
2. SHOWER CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.
3. SHOWER SHALL BE PROVIDED WITH A MIXING VALVE THAT WILL PROVIDE SCALD AND THERMAL SHOCK PROTECTION IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18/CSA B125.1 .
4. SHOWER THRESHOLD SHALL BE NO LESS THAN 2" ABOVE THE SHOWER DRAIN. THE FINISH FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN NOT LESS THEN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.
5. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH CRC R327.1 .
6. REINFORCEMENT SHALL NOT BE LESS THAN 2x8 LUMBER OR OTHER MATERIAL OF EQUAL LOAD CAPACITY.
7. REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39½" ABOVE FINISH FLOOR FLUSH WITH FRAMING.
8. WATER CLOSER REINFORCEMENT SHALL BE INSTALLED ON BOTH WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
9. SHOWER WALL REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
10. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH SIDE OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED W/ A BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE TUB RIM.
11. EXCEPTIONS:
    - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR. THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY, OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
    - REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
    - SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF GROUND FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
    - BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE TUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
    - REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.
12. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE "OPERATION AND MAINTENANCE MANUAL" IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4 .
13. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING)INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM TOP OF THE OUTLET BOX AND NO LESS THAN 15" MEASURED FROM THE BOTTOM OF THE BOX ABOVE THE FINISH FLOOR.
    EXCEPTIONS :
    - DEDICATED RECEPTACLE OUTLETS, FLOOR RECEPTACLE OUTLETS, CONTROLS MOUNTED ON CEILING FANS AND CONTROLS LOCATED ON APPLIANCES.
    - RECEPTACLE OUTLETS REQUIRED BY THE CALIF. ELEC. CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISH FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR (SUCH AS A WINDOW) IS LESS THAN 15".

CalGreen BUILDING NOTES :

1. ANNULAR SPACES AROUND PIPES, ELEC. CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING OFF SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
2. A MIN. OF 65% OF THE NON-HAZARDOUS WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO BE RECYCLED OR SALVAGED. THIS IS ACHIEVED BY SUBMITTING A "WASTE MANAGEMENT PLAN" FOR APPROVAL BY THE BUILDING DEPT. PRIOR TO CONSTRUCTION OR DEMOLITION PERMIT ISSUANCE AND PROVIDING DOCUMENTATION TO DEMONSTRATE COMPLIANCE WITH THE "WASTE MANAGEMENT PLAN" AFTER COMPLETION OF CONSTRUCTION OR DEMOLITION AND/OR PRIOR TO FINAL INSPECTION.
3. AN "OPERATION AND MAINTENANCE MANUEL" SHALL BE AVAILABLE IN THE BUILDING AT THE TIME OF FINAL PERMIT INSPECTION.
4. ANY INSTALLED FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY PELLET STOVE SHALL COMPLY WITH U.S. EPA "NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH LOW VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
8. AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT LIMITED "MIR LIMITS" AND OTHER TOXIC COMPOUNDS.
9. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
10. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
11. 80% OF FLOOR AREA RECEIVING RESILIENT TILE FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA.
12. PARTICLE BOARD, MDF AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL WITH LOW FORMALDEHYDE EMISSION STANDARDS.
13. VAPR BARRIER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
14. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL FRAMING IS CHECKED PRIOR TO ENCLOSURE.
15. HUMIDITY CONTROLLED EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM UNLESS OTHERWISE A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
16. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
17. THE CalGreen INSPECTOR FOR THIS PROJECT IS QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY INSPECT AND VERIFY.
18. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.
19. ALSO SEE "CalGreen CHECKLIST" ON SHEET A4.

BATHROOM NOTES:

ELECTRICAL

a) Provide a 20 AMP GFCI protected electrical outlet within 36" of the outside edge of each bathroom sink basin. Outlet shall be located on a wall or partition that is adjacent to the basin or installed on the side or face of the basin cabinet not more than 12" below the countertop.
b) Receptacles shall be listed and labeled as **tamper-resistant**.
c) A minimum of (1) receptacle outlet shall be installed in bathrooms within 3' of each basin.

d) No pendant light fixtures in zone 3' away and 8' above the bathtub or shower.
e) Luminaries located within the actual outside dimensions of the tub or shower, up to 8 feet vertically from the top of the bathtub rim or shower threshold, shall be marked as suitable for damp locations, provided with a solid lens and be GFCI protected.
f) Bathroom lighting shall be high efficacy luminaries (40 lumens per watt) or controlled by a vacancy (occupancy) sensor certified to comply with sec 119(d) CEES. This is a manual on, auto off device.

g) Automatic on or devices with an override switch position are not approved. High efficacy, incandescent lighting or fans are required to be switched separately.
h) Recessed luminaries installed in an insulated ceiling shall be IC rated (zero clearance) and AT rated (airtight) and shall be sealed and/or gasket between ceiling and housing.
i) For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units.
j) Bathroom renovations (projects over $1,000) will require that smoke and carbon monoxide alarms for the dwelling are installed to meet the current code. CRC sections **R314** and **R315**
k) Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.
l) Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.
m) When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
n) In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
o) Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections **R314** and **R315** and be listed by the office of the state fire marshal.
p) All installed lighting to be high efficiency.

MECHANICAL

a) Each bathroom shall be mechanically ventilated in accordance with division 4 of the California Green Building Standards
b) A minimum rate of 50 CFM is required. Fan shall meet ASHRA standard 62.2. A maximum of 3 zone rating is required

PLUMBING

a) Provide tempered glass at tub/shower doors and at windows less than 60" from tub/shower drain
b) Shower and Tub/shower control valves shall be pressure balancing / thermostatic per
c) Fixtures shall meet the following maximum flow rates:
d) Water Closets = 1.28 GPM, - Shower Heads = **1.8 GPM** , - Sink Faucets = min.0.8 max.**1.2 GPM**.
e) Minimum shower size is 1024 square inches (32" x 32" finished interior size minimum)
f) Site built shower stalls shall comply with **CPC**.
g) Stall shower door to open out a minimum of 22" clear wide opening.
h) Toilet and/or Bidet require a total minimum 30" clear space, 15" from the center of the fixture to the wall, and a minimum of 24" clear space in front of the fixture.
i) When additional water closets (toilets) are installed, a maximum of 3 water closets are allowed on a 3"waste line.
j) The hot water valve shall be installed on the left side.
k) A minimum 12" x 12" access panel is required when a slip joint p-trap waste & overflow is provided.

KITCHEN NOTES:

ELECTRICAL:

a) All kitchen countertop outlets shall be GFCI protected.
b) Receptacles shall be listed and labeled as tamper-resistant.
c) 12" or wider countertops require an outlet.
d) Outlets are required within 24" of any location along the countertop.
e) Kitchen outlets positioned a maximum 20" above counter top.
f) Appliance garage outlets are not counted as a required countertop outlets.
g) Appliances and sinks break up the countertop run, requiring each side to comply individually. **CEC**

h) The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars.
i) A large window across the back of a sink or lack of a back splash does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone type receptacle.
j) 2 small appliance outlet circuits, 20 amps each are required for kitchens. Circuits shall be balanced and have no other outlets.
k) Individual dedicated circuits are required for all major appliances.
l) Garbage disposal cord and plug connected 18" to 36" long.
m) Dishwasher cord 36" to 48" long. NM cable installed with a plug is not an approved flexible cord. **CEC**

n) Minimum 15 amp circuit for the dishwasher and a 15 amp circuit for the disposal.
o) If using a split outlet (2 circuits on the same yolk) for dishwasher/disposal, provide a listed handle tie at the 2 circuit breakers at the panel.
p) Residential Kitchen Lighting is required to meet the energy efficiency standards. This requires 50% of kitchen lighting wattage to be high efficacy luminaries. Provide a lighting schedule to verify compliance. California Residential Compliance Manual
q) IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling.
r) For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units.
s) Fluorescent recessed lighting when used to comply with the lighting requirements must be of a pin base type design. Incandescent screw type base are not approved.
t) Incandescent and fluorescent lighting must be on separate switches.
u) Kitchen renovations (projects over $1,000) will require the smoke and carbon monoxide alarms for the dwelling to meet the current code.
v) Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.
w) Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.
x) When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
y) In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
z) Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections R314 and R315 and be listed by the office of the state fire marshal.

MECHANICAL:

a) A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. ***Aluminum flex duct not approved***. Provide back draft damper.

b) Minimum 30" vertical clearance to combustibles from cook top surface.
c) Kitchen local exhaust ventilation requires a minimum rate of 100cfm meeting the requirements of ASHRA 62.2. This includes a maximum sound rating of 3 sone @ 100 CFM.
d) The size and length of the ducting must be detailed on the plan.

PLUMBING:

a) A gas test is required on piping modifications (10 PSI for 15 minutes). A maximum 15 PSI gauge is required for the gas test. A lower gas pressure test may be performs when using a recording test gauge. As provided for in **1213.3**
b) Gas lines that run under a slab shall run through an approved, vented, gas tight conduit.
c) An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance.
d) Provide maximum 6' long listed gas flexible connector and shut off to free standing range.
e) A listed air gap is required for the dishwasher drain.
f) The maximum flow rate standard for the sink faucets is 1.8 GPM.
g) **Seismic Gas Shut off Valve** required and installed at gas meter location **(LACFD)**

4/1/2025 DANIEL J. CASCIATO

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1904

UNIT #B

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A4

FINISH AND MATERIAL LEGEND

SYM.	MATERIAL	COLOR
1	LOW SLOPE ROOF AREAS TO BE CLASS-A RATED. APPLY A T.P.O. SYSTEM WITH A MIN. 1/4" : 12" SLOPE. BY CARLISLE SYNTEC. "SURE WELD TPO". COLOR=COOL WHITE ICC-ES ESR-1463 (OR EQUAL).	COOL WHITE
2	EXTERIOR FLOOR DECK AREAS TO BE CLASS-A RATED. APPLY WATERPROOF MEMBRANE WITH A MIN. 1/4" : 12" SLOPE. BY WESTCOAT "ALX STANDARD" COLOR = CAPE COD GRAY ICC ER-597 (OR EQUAL).	CAPE COD GRAY
3	5/16" THICKNESS FIBER CEMENT SHINGLE SIDING W/ A 4" EXPOSURE OVER 15# PAPER UNDERLAYMENT OR "TYVEK" TYPE HOUSE WRAP OR APPROVED EQUIVALENT UNDERLAYMENT. HARDIEPANEL BLDG. PRODUCTS ESR-1844.	MATCH (E)BUILDING
4	5/16" THICKNESS FIBER CEMENT SHIP LAP SIDING W/ A 7" EXPOSURE OVER 15# PAPER UNDERLAYMENT OR "TYVEK" TYPE HOUSE WRAP OR APPROVED EQUIVALENT UNDERLAYMENT. HARDIEPANEL BLDG. PRODUCTS ESR-1844.	MATCH HAVANA GOLD
5	1x6 HORIZONTAL BOARDS BY "TREX". ESR-3168.	HAVANA GOLD
6	1½" x 2½" H.S.S. NEWEL PER DETAILS.	DUNN-EDWARDS PAINTS "CARBON DATING"
7	1x4 FIBER CEMENT TRIM.	DUNN-EDWARDS PAINTS "HISTORIC WHITE"
8	2x FIBER CEMENT FASCIA OR BARGE.	DUNN-EDWARDS PAINTS "HISTORIC WHITE"
9	VINYL FRAME WINDOW TO MATCH (E)WINDOWS (MILGARD OR EQUAL).	BLACK
10	ALUMINUM RAIN GUTTER SYSTEM W/ LEAF GUARDS.	WHITE
11	COUNTER FLASHING SYSTEM TO BE 26 GAUGE GALV. METAL @ ALL ROOF-TO-WALL CONDITIONS.	WHITE
12	EXTERIOR LIGHT FIXTURE PER ELECTRICAL PLANS.	BLACK

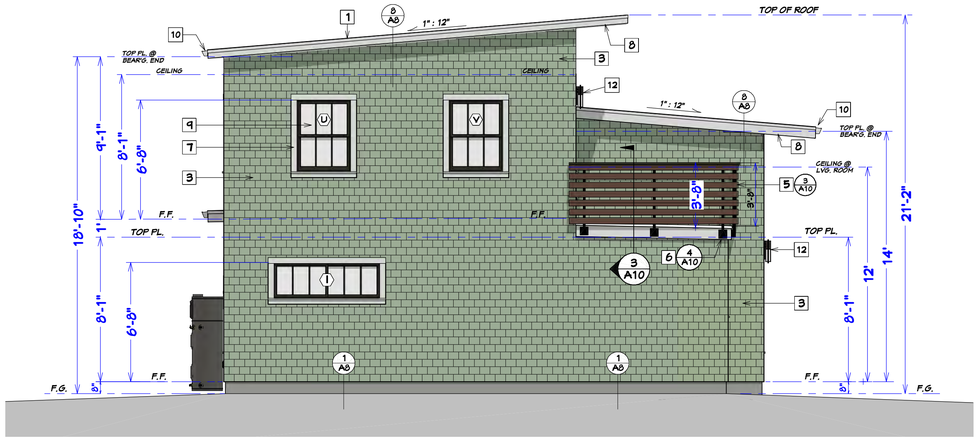


DANIEL J. CASCIATO 4/1/2025

FINISH & MATERIAL LEGEND

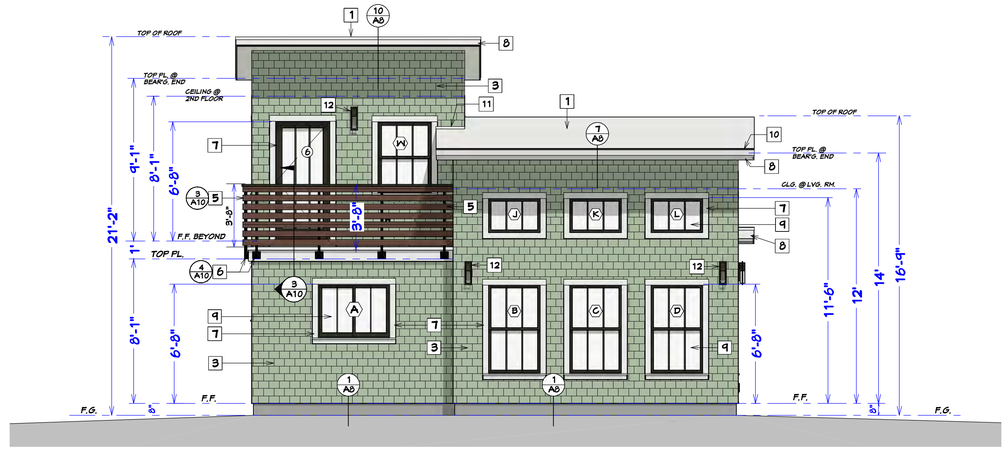
COMPOSITE SOUTH ELEVATION

3/16" = 1'-0"



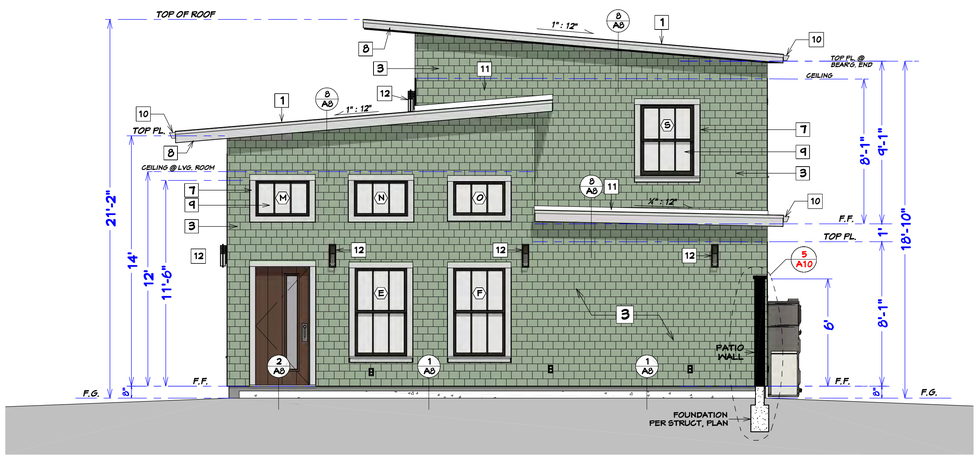
WEST ELEVATION APT. - B

1/4" = 1'-0"



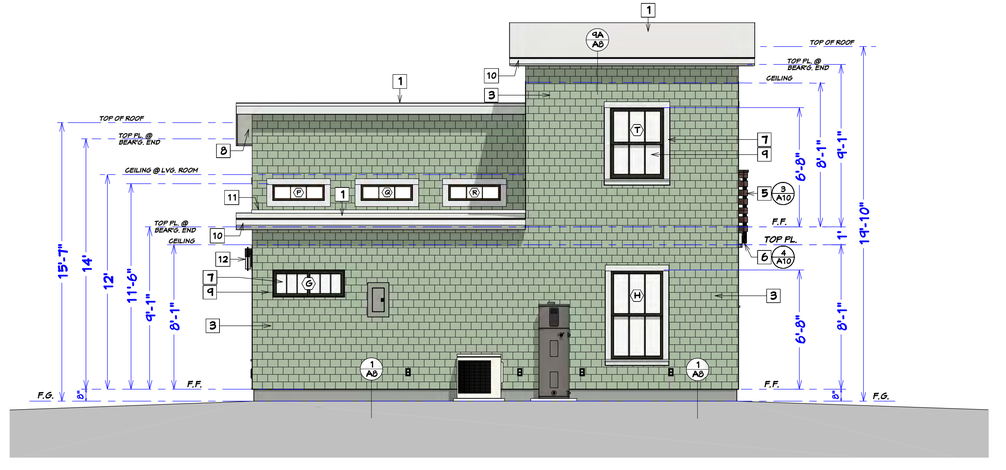
SOUTH ELEVATION APT. - B

1/4" = 1'-0"



EAST ELEVATION APT. - B

1/4" = 1'-0"



NORTH ELEVATION APT. - B

1/4" = 1'-0"

PERMIT #

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DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
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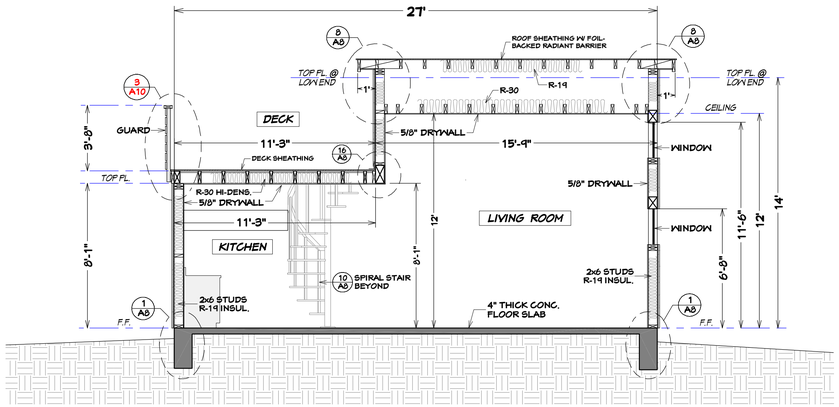
NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

UNIT #B

DATE 4/1/2025

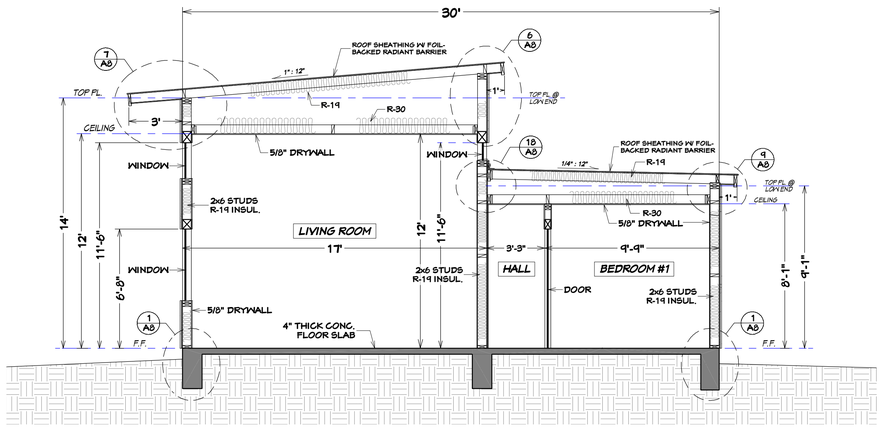
SCALE

SHEET A5

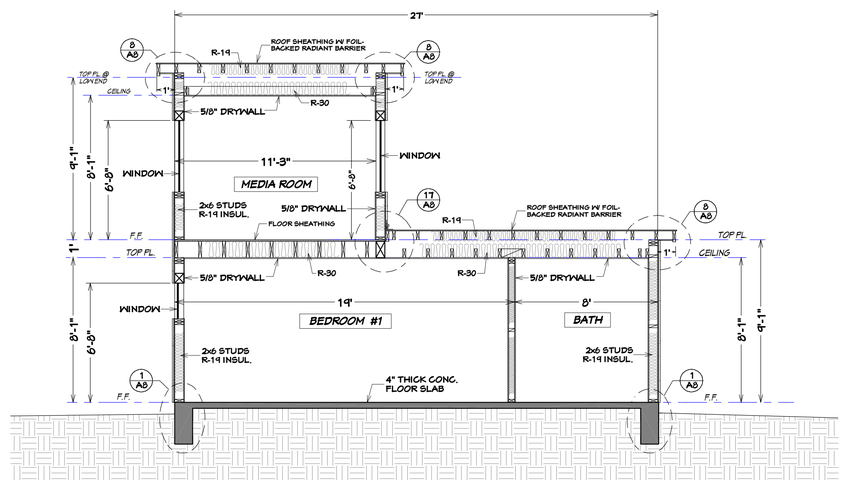


SECTION - C

1/4" = 1'-0"

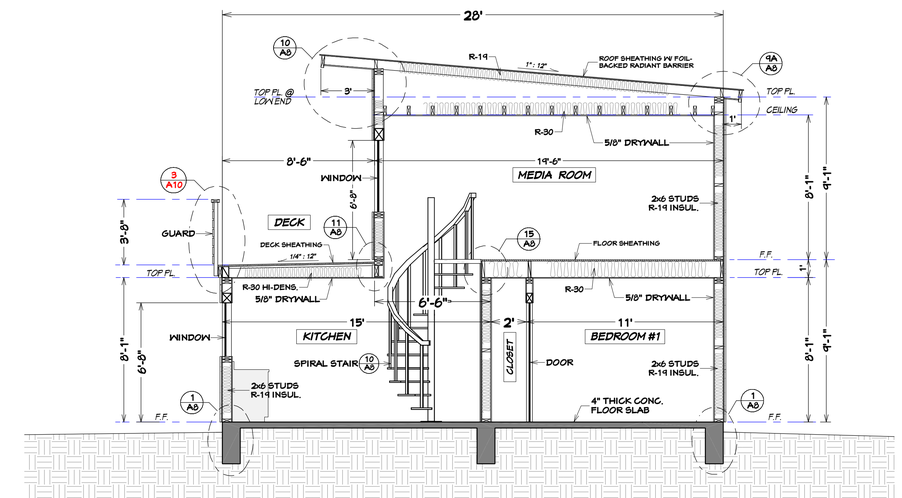


SECTION - A



SECTION - D

1/4" = 1'-0"



SECTION - B

1/4" = 1'-0"

DANIEL J. CASCIATO 4/1/2025

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DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
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GLENDORA, CA 91741
626-233-1404

UNIT #B

NEW APARTMENT - A FOR:
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131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE
4/1/2025

SCALE

SHEET
A6

ATTIC VENTILATION CALCS :

ROOF OVER TWO-STORY AREA :

FLOOR AREA = 315 SQ. FT.
315 SQ. FT. = 45,360 SQ. IN. / 150 = 302 SQ. IN. REQUIRED.
VENTS PROVIDED:

1½" WIDE SOFFIT STRIP VENT (1 F.A.M. EACH) x 78.5 LF	= 550 SQ. IN.
TOTAL FREE AIR MOVEMENT PROVIDED	= 550 SQ. IN.

550 SQ. IN. EXCEEDS 302 SQ. IN.

ROOF OVER ONE-STORY AREA W/ 8' CLG. HT. :

FLOOR AREA = 205 SQ. FT.
205 SQ. FT. = 29,520 SQ. IN. / 150 = 197 SQ. IN. REQUIRED.
VENTS PROVIDED:

1½" WIDE SOFFIT STRIP VENT (1 F.A.M. EACH) x 29 LF	= 203 SQ. IN.
TOTAL FREE AIR MOVEMENT PROVIDED	= 203 SQ. IN.

203 SQ. IN. EXCEEDS 197 SQ. IN.

ROOF OVER ONE-STORY AREA W/ 12' CLG. HT. :

FLOOR AREA = 268 SQ. FT.
268 SQ. FT. = 38,592 SQ. IN. / 150 = 257 SQ. IN. REQUIRED.
VENTS PROVIDED:

1½" WIDE SOFFIT STRIP VENT (1 F.A.M. EACH) x 58 LF	= 406 SQ. IN.
TOTAL FREE AIR MOVEMENT PROVIDED	= 406 SQ. IN.

406 SQ. IN. EXCEEDS 257 SQ. IN.

ROOF PLAN NOTES :

1. ATTIC VENTS TO HAVE MAX. 1/8" MESH BUG SCREEN.
2. SEAMLESS ALUMINUM RAIN GUTTER SYSTEM TO HAVE LEAF GUARDS.
3. COUNTER FLASH ALL ROOF-TO-WALL CONDITIONS W/ 26 GA. GALV METAL.
4. DRIP EDGE FLASHING TO BE 2" GALV. METAL PRE-FINISHED TO MATCH ROOF O.H. COLOR.
5. ROOF COVERINGS @ OVERHANGS TO BE NAILED W/ RING SHANK NAILS WHEN PENETRATION IS LESS THAN 1/4" INTO STARTER BOARD DECK.
6. FUTURE P.V. SOLAR PANELS BY SEPARATE SUBMITTAL & PERMIT.

ROOF PLAN LEGEND :

LOW SLOPE ROOF AREAS TO BE CLASS-A RATED.
APPLY A T.P.O. SYSTEM WITH A MIN. 1/4" : 12" SLOPE.
BY CARLISLE SYNTEC "SURE WELD TPO". COLOR=COOL WHITE
ICC-ES ESR-1463 (OR EQUAL).

EXTERIOR FLOOR DECK AREAS TO BE CLASS-A RATED.
APPLY WATERPROOF MEMBRANE WITH A MIN. 1/4" : 12" SLOPE.
BY WESTCOAT "ALX STANDARD" COLOR = CAPE COD GRAY
ICC ER-587 (OR EQUAL). SEE SHEET A12.

FUTURE P.V. SOLAR PANELS BY SEPARATE SUBMITTAL & PERMIT.

4" SEAMLESS RECTANGULAR RAIN GUTTER W/ LEAF GUARDS, TYP.

SOLAR PV ELECTRIC GENERATION REQUIREMENTS PER TITLE 24 CF1R REPORT

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	17.03	16.04	0.99	5.81
Net EUI[2]	7.15	3.52	3.63	50.77

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

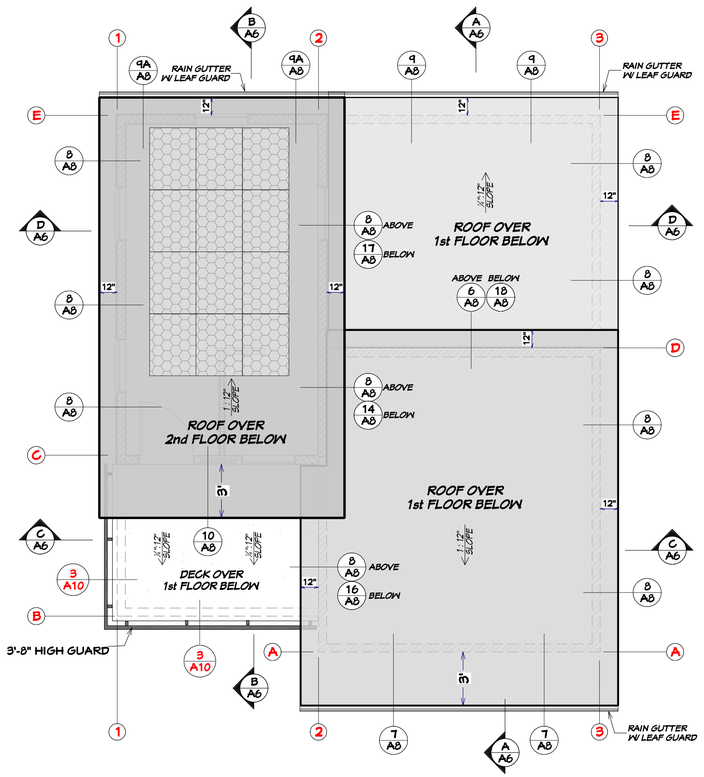
REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.18	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 2.18 kWdc
- Insulation below roof deck
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed



N

ROOF PLAN

1/4" = 1'-0"

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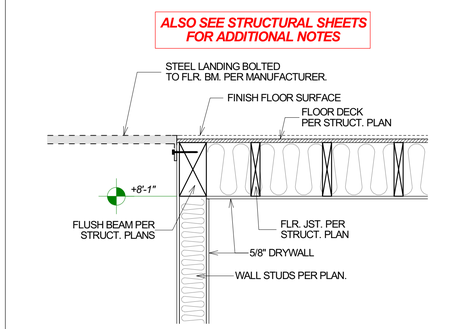
PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

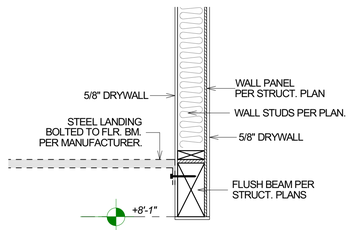
UNIT #B

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

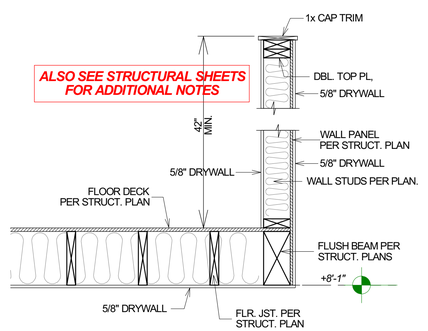
DATE 4/1/2025
SCALE
SHEET A7



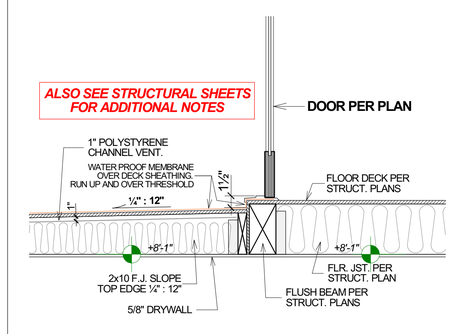
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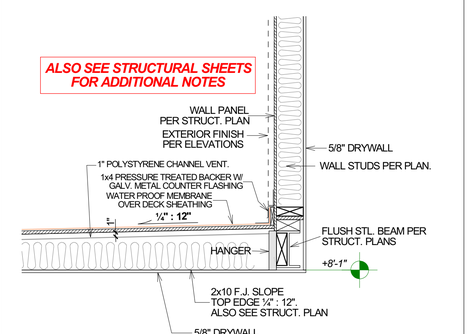
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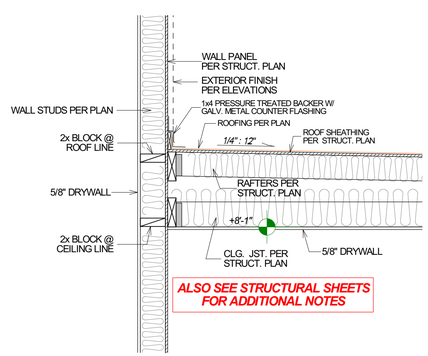
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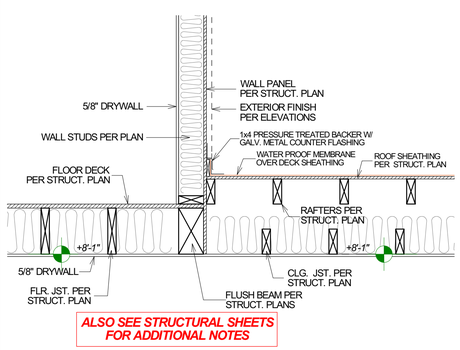
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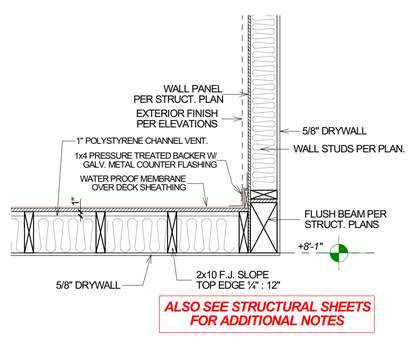
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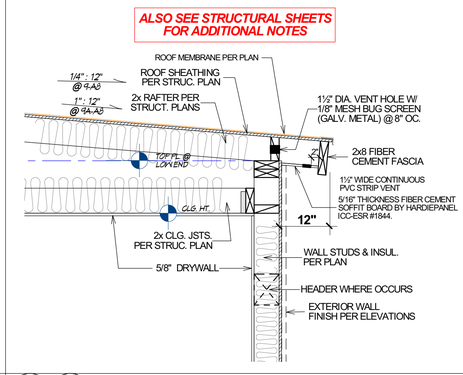


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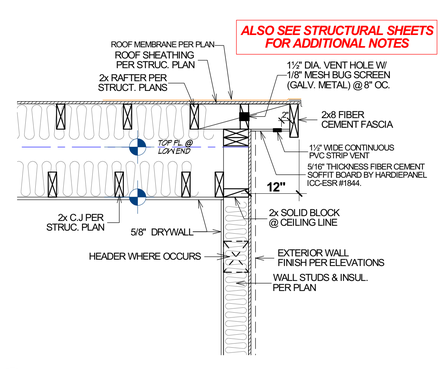


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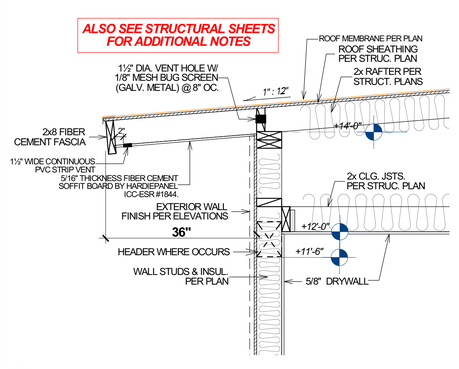
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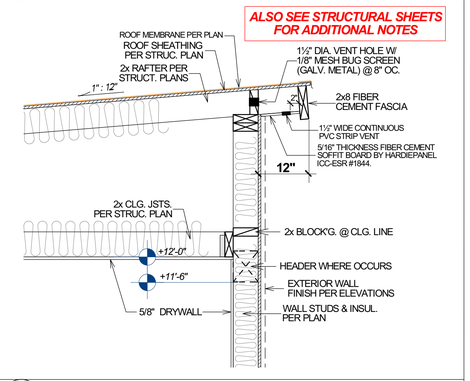
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8 A8

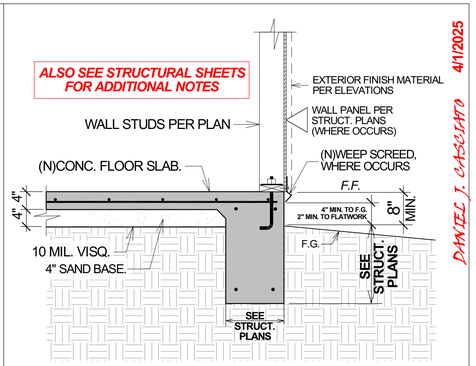


7 A8



6 A8

2 A8



1 A8

4/1/2025
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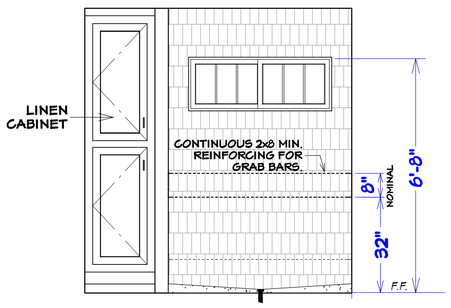
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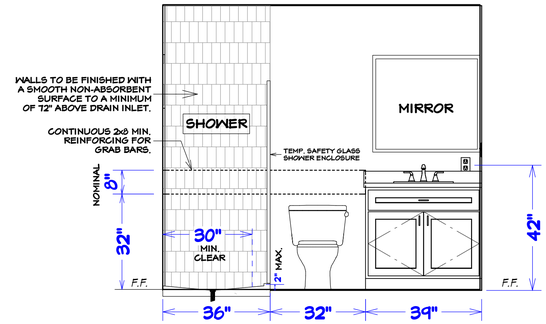
DATE
4/1/2025

SCALE

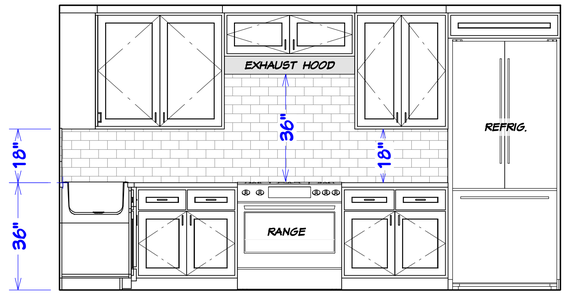
SHEET
A8



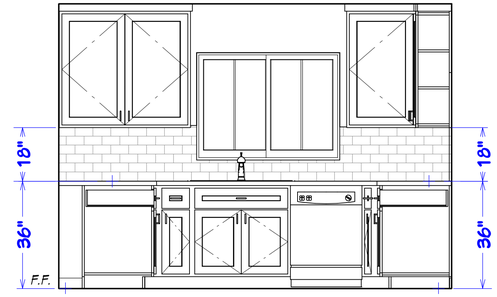
d / A9 BATHROOM - NORTH WALL



c / A9 BATHROOM - EAST WALL

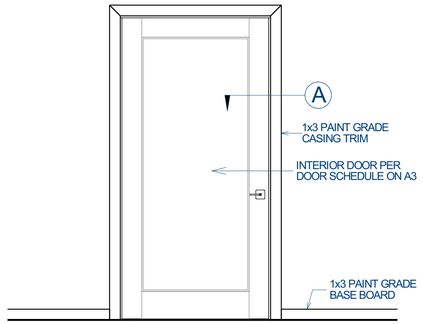


b / A9 KITCHEN - WEST WALL

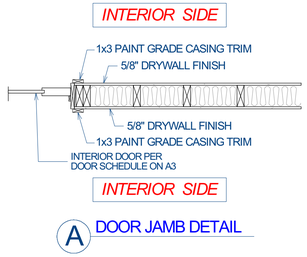


a / A9 KITCHEN - SOUTH WALL

1/2" = 1'-0"

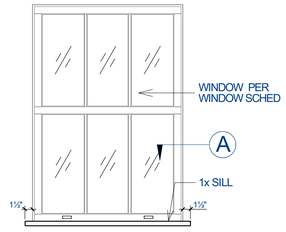


INTERIOR ELEVATION OF DOOR

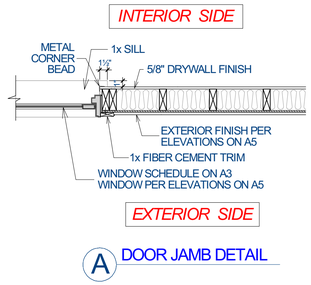


A DOOR JAMB DETAIL

3 / A9 DOOR INTERIOR ELEVATION & JAMB DETAIL

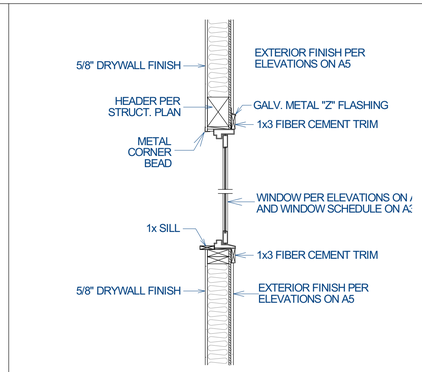


INTERIOR ELEVATION OF WINDOW



A DOOR JAMB DETAIL

2 / A9 WINDOW INTERIOR ELEVATION & JAMB DETAIL



1 / A9 WINDOW HEAD & SILL DETAIL

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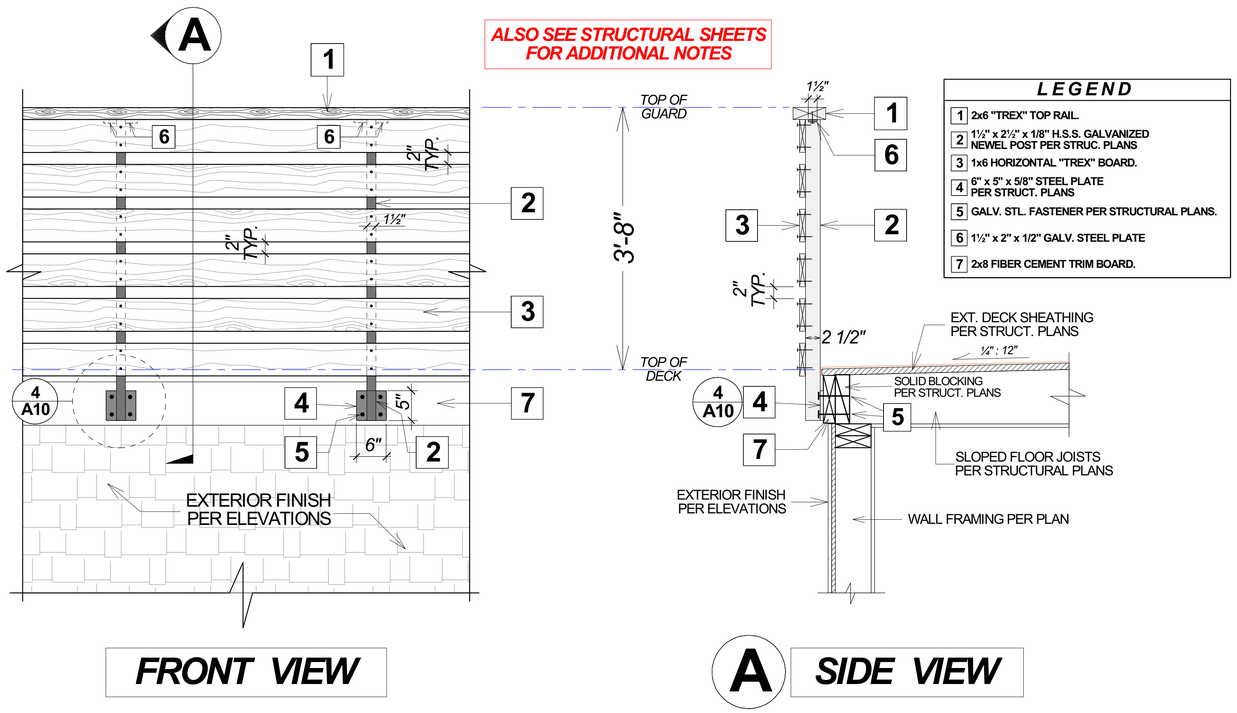
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GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A9



ALSO SEE STRUCTURAL SHEETS FOR ADDITIONAL NOTES

LEGEND

1. 2x6 "TREX" TOP RAIL.
2. 1½" x 2½" x 1/8" H.S.S. GALVANIZED NEWEL POST PER STRUC. PLANS
3. 1x6 HORIZONTAL "TREX" BOARD.
4. 6" x 5" x 5/8" STEEL PLATE PER STRUCT. PLANS
5. GALV. STL. FASTENER PER STRUCTURAL PLANS.
6. 1½" x 2" x 1/2" GALV. STEEL PLATE
7. 2x8 FIBER CEMENT TRIM BOARD.

FRONT VIEW

A SIDE VIEW

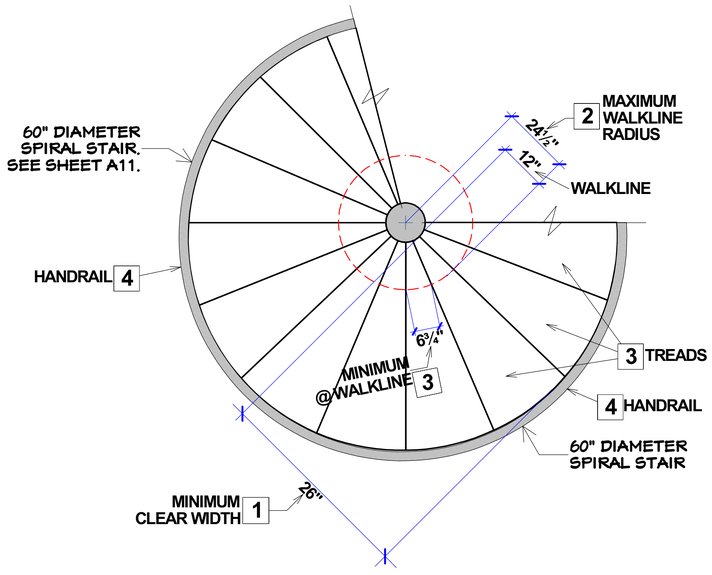
SPIRAL STAIR NOTES :

- SPIRAL STAIRWAYS SHALL MEET ALL REQUIREMENTS OF 2022 CRC SECTION R311.7 EXCEPT AS SPECIFIED IN SECTION R311.7.10.1 .

1. THE CLEAR WIDTH AT AND BELOW THE HANDRAILS AT SPIRAL STAIRWAYS SHALL NOT BE LESS THAN 26".
2. THE WALKLINE RADIUS SHALL NOT BE GREATER THAN 24½".
3. EACH TREAD SHALL HAVE A DEPTH OF NOT LESS THAN 6¾" AT THE WALKLINE.
4. EACH TREAD SHALL BE IDENTICAL, AND RISE SHALL BE NO MORE THAN 9½".
5. HANDRAIL/GUARDRAIL AT STAIRWAY:
   - -HEIGHT ABOVE TREAD NOSING = 34" - 38".
   - -HANDGRIP PORTION OF HANDRAIL SHALL BE 1 ¼" - 2" IN CROSS SECTIONAL AREA AND CONTINUE FOR FULL LENGTH OF STAIRS. ENDS TO TERMINATE IN NEWELL POST OR WALL. HANDGRIP TO HAVE SMOOTH SURFACES WITH NO SHARP CORNERS.
   - -OPEN AREA BELOW HANDRAIL TO HAVE INTERMEDIATE RAILS OR PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

- HEADROOM SHALL NOT BE LESS THAN 6'-6".

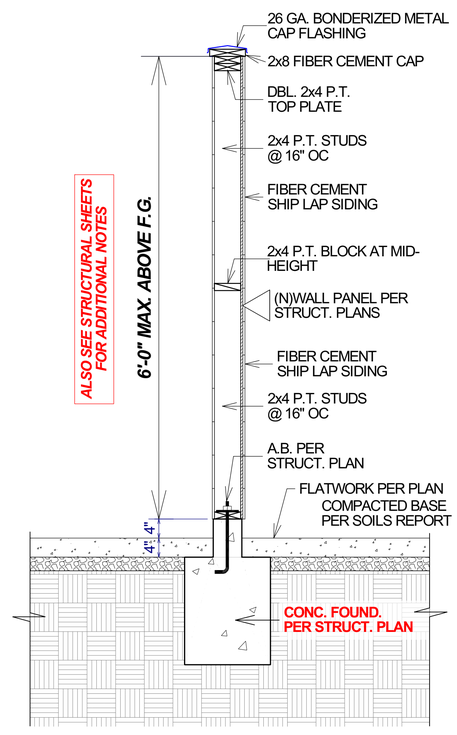
ALSO SEE SHEET A11 FOR SPIRAL STAIR SHOP DRAWING



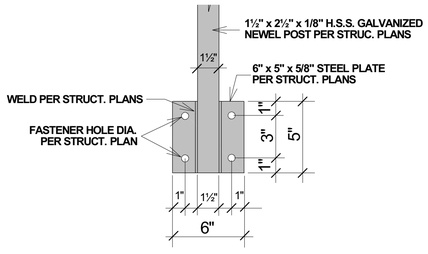
ALSO SEE SHEET A11 FOR SPIRAL STAIR SHOP DRAWING

1/A10 SPIRAL STAIR PLAN

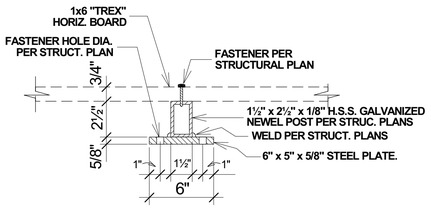
3/A10 GUARD DETAIL AT DECK



5/A10 PATIO WALL DETAIL

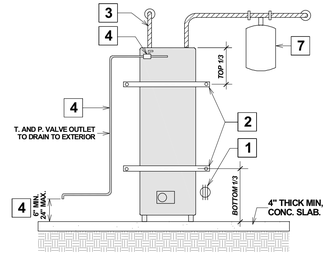


FRONT VIEW OF GUARD BRACKET



TOP VIEW OF GUARD BRACKET

4/A10 STEEL PLATE DETAIL @ DECK NEWELS



WATER HEATER NOTES

1. 240 V. ELECTRIC HEAT PUMP WATER HEATER. 40 GALLON CAPACITY. VERIFY MANUFACTURER SPECIFICATIONS. GALV. METAL ENCLOSURE.
2. SEISMIC STRAPS TO BE LOCATED AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF the TANK BODY. STRAPPING TO BE MIN. 1" WIDE AND 18 GAUGE GALV. STEEL. ENDS OF STRAPS TO BE SECURED INTO 2X STUD WALL FRAME WITH A MIN. of 1/4" X 3" GALV. LAG BOLT.
3. INSULATE THE FIRST 5' OF BOTH HOT & COLD WATER LINES. WATER SUPPLY LINES TO HAVE SHUT-OFF VALVES ACCESSIBLE AT THE WATER HEATER.
4. TEMP. AND PREESURE RELIEF VALVE AND DRAIN LINE TO BE EXTENDED TO THE EXTERIOR OF THE BUILDING AND MIN. SIZE 3/4' COPPER OR GALV. PIPE. THE END OF PIPE SHALL TERMINATE NOT LESS THAN 6" ABOVE THE GROUND AND POINT DOWNWARD & NO THREADS ALLOWED AT END TERMINATION.
5. NON COMBUSTIBLE METAL COLLAR SHALL BE PLACED AGAINST THE CEILING TO SEAL THE GAP BETWEEN CEILING FINISH AND VENT.
6. GALV. METAL ROOF JACK FLASHING COLLAR.
7. THERMAL EXPANSION TANK AS REQUIRED. SIZING OF TANK CAPACITY PER MFGR. REQ.

2/A10 WATER HEATER BRACING DETAIL

DANIEL J. CASCIATO 4/1/2025

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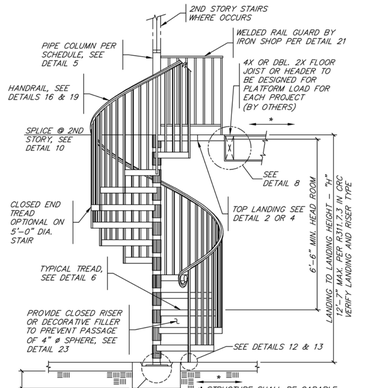
NEW APARTMENT - A FOR:
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GLENDORA, CA 91741

UNIT #B

DATE 4/1/2025

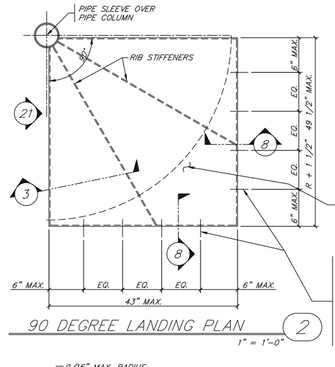
SCALE

SHEET A10



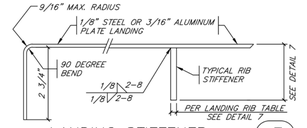
TYPICAL ELEVATION 1

1/2" = 1'-0"



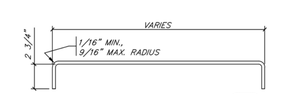
90 DEGREE LANDING PLAN 2

1" = 1'-0"



LANDING STIFFENER 3

N.T.S.

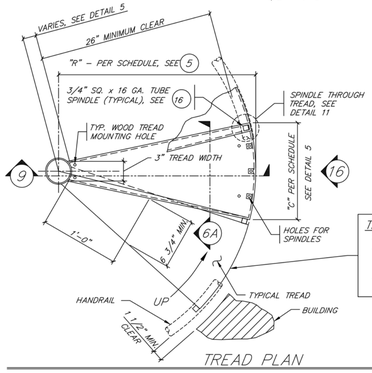


TREAD SECTION 6A

N.T.S.

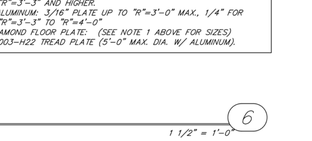
TREAD ALTERNATIVES

1.a. STEEL: 12 GA PLATE UP TO "R"=3'-0" MAX., OR 3/16" FOR "R"=3'-3" AND HIGHER.
b. ALUMINUM: 3/16" PLATE UP TO "R"=3'-0" MAX., 1/4" FOR "R"=3'-3" TO "R"=4'-0"
2. DIAMOND FLOOR PLATE: (SEE NOTE 1 ABOVE FOR SIZES) 3003-H22 TREAD PLATE (5'-0" MAX. DIA. W/ ALUMINUM).



TREAD PLAN 6

1 1/2" = 1'-0"



60 DEGREE LANDING PLAN 4

1" = 1'-0"

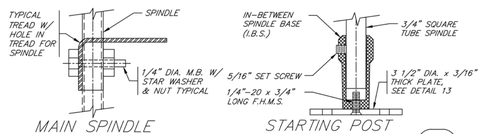
LANDING RIB STIFFENER

STAIR DIAMETER "C"	STIFFENER SIZE STEEL	ALUMINUM
5'-0"	3/16" x 2 1/2"	3/16" x 2 1/2"
5'-6"	3/16" x 2 1/2"	3/16" x 2 1/2"
6'-0"	3/16" x 2 1/2"	3/16" x 2 1/2"
6'-6"	3/16" x 2 1/2"	1/4" x 2 1/2"
7'-0"	3/16" x 2 1/2"	1/4" x 2 1/2"
7'-6"	3/16" x 2 1/2"	1/4" x 2 1/2"
8'-0"	3/16" x 2 1/2"	1/4" x 2 1/2"

LANDING RIB TABLE 7

CONNECTION AT LANDING 8

1 1/2" = 1'-0"

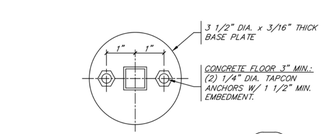


MAIN SPINDLE ATTACHMENT DETAIL 11

1/2" = 1"

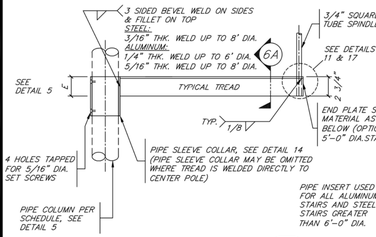
STARTING POST ATTACHMENT DETAIL 12

1/2" = 1"



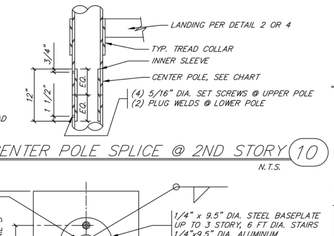
STARTING POST PLAN 13

1/2" = 1"



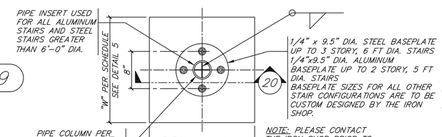
TYPICAL TREAD SECTION 9

1 1/2" = 1'-0"



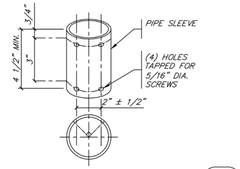
CENTER POLE SPLICE @ 2ND STORY 10

N.T.S.



CENTER POLE BASE PLAN 15

N.T.S.



TYPICAL SLEEVE COLLAR 14

N.T.S.

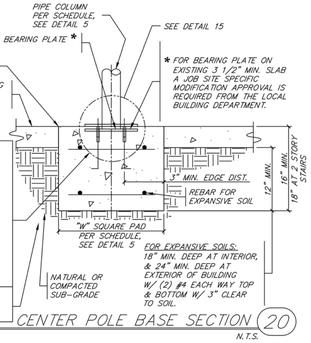
SOILS NOTE: IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

BEARING PLATE ANCHORAGE:

(4) 1/4"DIA. TAPCON ANCHORS W/ MIN. EMBEDMENT OF 1.5". I.C.C. E.S.R.-2202 & E.S.R.-2202 CBC SUPPLEMENT. (INSTALL ANCHORS AFTER CONCRETE HAS CURED, 28 DAYS)

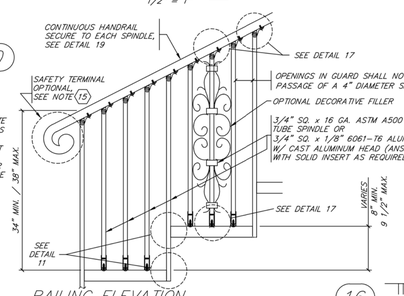
FOR WOOD CONNECTIONS: USE (4) 3/8" DIA. x 4" LONG LAG BOLTS INTO 2X MIN. BLOCKING OR JOISTS (BY OTHERS).

NOTE: CONCRETE FLOOR OR WOOD FLOOR FRAMING (EXISTING OR NEW) SHALL BE DESIGNED BY OTHERS FOR THE SPECIFIC COLUMN LOAD FOR EACH INSTALLATION.



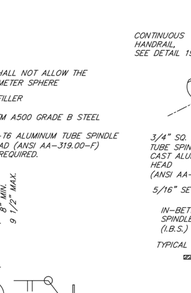
CENTER POLE BASE SECTION 20

N.T.S.



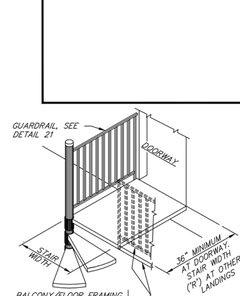
RAILING ELEVATION 16

1" = 1'-0"



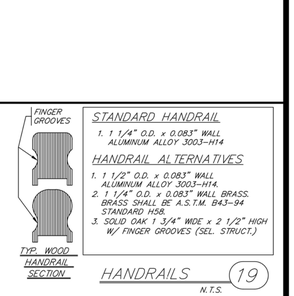
SPINDLE 17

1/2" = 1"



LANDING DETAIL 18

(SEE NOTE 16) N.T.S.



STANDARD HANDRAIL

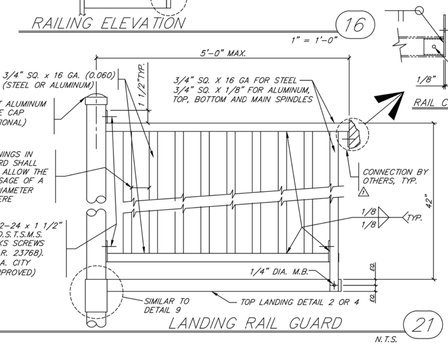
1. 1 1/4" O.D. x 0.083" WALL ALUMINUM ALLOY 3003-H14

HANDRAIL ALTERNATIVES

1. 1 1/2" O.D. x 0.083" WALL ALUMINUM ALLOY 3003-H14.
2. 1 1/4" O.D. x 0.083" WALL BRASS. BRASS SHALL BE A.S.T.M. B43-94 STANDARD H58.
3. SOLID OAK 1 3/4" WIDE x 2 1/2" HIGH W/ FINGER GROOVES (SEL. STRUCT.)

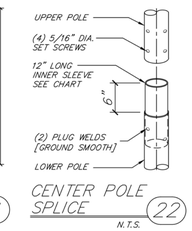
HANDRAILS 19

N.T.S.



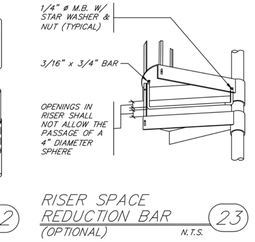
LANDING RAIL GUARD 21

N.T.S.



CENTER POLE SPLICE 22

N.T.S.



RISER SPACE REDUCTION BAR (OPTIONAL) 23

N.T.S.

TYPICAL RISERS

LANDING TO LANDING HT. – "H"

RISER HEIGHT	12 RISERS	13 RISERS	14 RISERS	15 RISERS	16 RISERS	17 RISERS	18 RISERS
8"	------	8'-8"	9'-4"	10'-0"	10'-8"	11'-4"	12'-0"
8 1/2"	8'-6"	9'-2 1/2"	9'-11"	10'-7 1/2"	11'-4"	------	------
9"	9'-0"	9'-9"	10'-6"	11'-3"	12'-0"	------	------
9 1/2"	9'-6"	10'-3 1/2"	11'-1"	11'-10 1/2"	------	------	------

MINIMUM FINISH FRAMED OPENING FOR STAIRS

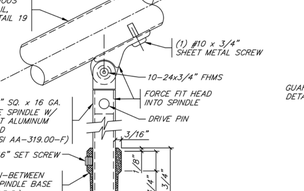
STAIR DIA. "D"	FINISHED OPENING
5'-0"	5'-3" x 5'-3"
5'-6"	5'-9" x 5'-9"
6'-0"	6'-3" x 6'-3"
6'-6"	6'-9" x 6'-9"
7'-0"	7'-3" x 7'-3"
7'-6"	7'-9" x 7'-9"
8'-0"	8'-3" x 8'-3"

FRAME ROUGH OPENING LARGER TO ALLOW FOR FINISH MATERIAL SUCH AS GYP. BD., TRIM, ETC.

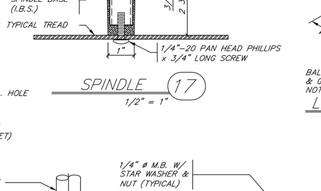
RIGHT HAND UP

NOTE: 13 RISER LAYOUTS SHOWN (12 TREADS & 1 LANDING)

INDICATES DIRECTION TO ENTER STAIR (DOWN)



LEFT HAND UP



1. LANDING IS REVERSIBLE; 60 OR 90 DEGREE EDGE OF LANDING MAY BE USED FOR TOP STEP.
2. 8.625" MINIMUM RISER HEIGHT REQUIRED FOR HEADROOM BELOW 90 DEGREE LANDING.
3. IF DOORWAY OCCURS AT LANDING, A LARGER LANDING MAY BE REQUIRED. SEE NOTE (16) & DETAIL 18.

TREAD & FOOTING SCHEDULE

STAIR DIAMETER "D"	TREAD "R" (1)	TREAD "C" (1)	TREAD "E"(2)	FOOTING MAX. LOAD (LB)	FOOTING CONC. PAD "W" (3)(4)
5'-0"	2'-6" 15/16"	2.75"	2.75"	1227	12"
5'-6"	2'-9" 17/16"	2.75"	2.75"	1485	14"
6'-0"	3'-0" 18 15/16"	2.75"	2.75"	1767	14"
6'-6"	3'-3" 16 3/16"	2.75"	2.75"	2074	16"
7'-0"	3'-6" 17 3/8"	2.75"	2.75"	2405	16"
7'-6"	3'-9" 18 1/4"	2.75"	2.75"	2761	18"
8'-0"	4'-0" 19 11/16"	2.75"	2.75"	3142	20"
6'-0" MAX. (5)	SEE 6'-0" ABOVE			5301	26"
8'-0" MAX. (5)	SEE 8'-0" ABOVE			9425	34"

(1) SEE DETAILS 6 & 8
(2) SEE DETAIL 9
(3) SEE DETAILS 15 & 20
(4) SOIL BEARING IS ASSUMED TO BE 1500 P.S.F. IF SOIL BEARING VALUE IS GREATER THAN 1500 P.S.F., USE "W" FOR 1500 P.S.F. EXISTING OR NEW CONCRETE FLOOR OR WOOD FLOOR FRAMING SHALL BE DESIGNED BY OTHERS FOR THE SPECIFIC COLUMN LOAD FOR EACH INSTALLATION.
(5) 3-STORY STAIRS (36'-0" MAX. HT. WITH LANDING AT EACH 12'-0".
(6) FOR 6'-6" TO 8'-0" DIA. STAIRS THAT ARE 2 OR 3 STORIES, CONCRETE PAD DEPTH OF 14" IS REQUIRED AS OPPOSED TO TYPICAL 12" PAD DEPTH.

CENTER COLUMN SCHEDULE

	STAIR DIAMETER "D"	PIPE SIZE & TYPE STEEL	ALUMINUM
1 STORY (16 FT MAX)	3'-6" TO 5'-0"	3.0 SCH. 10	3.0 SCH. 40
	5'-6" TO 6'-0"	3.0 SCH. 10	3.0 SCH. 40
	6'-6" TO 7'-0"	3.0 SCH. 40	3.0 SCH. 80
	7'-6" TO 8'-0"	3.0 SCH. 40	3.0 SCH. 80
2 STORY	3'-6" TO 5'-0"	3.0 SCH. 10	3.0 SCH. 40
	5'-6" TO 6'-0"	3.0 SCH. 10	3.0 SCH. 40
	6'-6" TO 7'-0"	3.5 SCH. 40	3.5 SCH. 40
	7'-6" TO 8'-0"	3.5 SCH. 80	3.5 SCH. 80
3 STORY	3'-6" TO 5'-0"	3.0 SCH. 40	3.0 SCH. 40
	5'-6" TO 6'-0"	3.5 SCH. 40	3.5 SCH. 40
	6'-6" TO 7'-0"	3.5 SCH. 80	3.5 SCH. 80
	7'-6" TO 8'-0"	CUSTOM	CUSTOM

STAIR SCHEDULE 5

MARK	STAIR DIAMETER "D"	RISER "R"	TREAD "C"	TREAD "E"	NO. OF RISERS	NO. OF TREADS	TOTAL RISE	TOTAL RUN
1	5'-0"	2'-6" 15/16"	2.75"	2.75"	13	12	32'-6"	30'-0"
2	5'-6"	2'-9" 17/16"	2.75"	2.75"	13	12	32'-6"	33'-0"
3	6'-0"	3'-0" 18 15/16"	2.75"	2.75"	13	12	32'-6"	36'-0"
4	6'-6"	3'-3" 16 3/16"	2.75"	2.75"	13	12	32'-6"	39'-0"
5	7'-0"	3'-6" 17 3/8"	2.75"	2.75"	13	12	32'-6"	42'-0"
6	7'-6"	3'-9" 18 1/4"	2.75"	2.75"	13	12	32'-6"	45'-0"
7	8'-0"	4'-0" 19 11/16"	2.75"	2.75"	13	12	32'-6"	48'-0"

GENERAL NOTES

5A

(THESE NOTES SHALL APPLY UNLESS OTHERWISE NOTED)

NOTE: WHERE CODE IS SPECIFIED, IT SHALL BE THE CITY OF SAN DIEGO MUNICIPAL CODE, 2022 CALIFORNIA BUILDING CODE WITH SAN DIEGO AMENDMENTS, 2021 INTERNATIONAL BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE AND 2021 INTERNATIONAL RESIDENTIAL CODE.

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE.
2. SOIL BEARING MINIMUM = 1,500 P.S.F. PER TABLE 1806.2 FOR CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT PER GRADING PRE-INSPECTION OR SOILS REPORT.
3. CONCRETE FOR NEW FOOTINGS SHALL BE STANDARD MIX, 2,500 P.S.I. AT 28 DAYS. DEPUTY INSPECTOR NOT REQUIRED.
4. STRUCTURAL STEEL PLATES AND BARS SHALL BE A.S.T.M. A-36 (OR HIGHER) YIELD STRENGTH. ALUMINUM PLATE FOR TREADS SHALL BE 5052-H32. ALL OTHER PLATE SHALL BE 6061-T6.
5. STEEL PIPE COLUMNS AND SLEEVES SHALL BE A.S.T.M. A-53 GRADE B OR ROUND H.S.S., A.S.T.M. A500 GRADE B. ALUMINUM PIPE COLUMNS AND ROUND TUBE COLUMNS SHALL BE 6061-T6.
6. STEEL TUBES SHALL BE A.S.T.M. A500 GRADE B. (Fy = 42 K.S.I. MIN.). ALUMINUM TUBES SHALL BE 6061-T6.
7. BOLTS SHALL BE A.S.T.M. A-307. SET SCREWS SHALL BE A.S.T.M. F912. BOLTS IN ALUMINUM SHALL BE STAINLESS STEEL.
8. FASTENERS FOR EXTERIOR EXPOSURE SHALL BE STAINLESS STEEL FOR STEEL STAIRWAY AND STAINLESS STEEL FOR ALUMINUM STAIRWAY.
9. STEEL WELDING SHALL BE PER CODE USING SHIELDED METAL ARC PROCESS WITH E70XX ELECTRODES OR EQUAL IN AN APPROVED FABRICATOR'S SHOP. ALUMINUM WELDING SHALL BE PER CODE WITH 5356 WELD FILLER.
10. ALL FABRICATION SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR OF THE CITY OF LOS ANGELES OR EQUAL.
11. STAIRWAY SHALL BE USED FOR ONE AND TWO FAMILY DWELLING ONLY.
12. SPIRAL STAIRWAYS ARE PERMITTED TO BE USED AS A COMPONENT IN THE MEANS OF EGRESS ONLY WITHIN DWELLING UNITS OR FROM A SPACE NOT MORE THAN 250 SQUARE FEET IN AREA AND SERVING NOT MORE THAN FIVE OCCUPANTS AS PER SECTION 1011.10 OF 2022 CBC.
13. PROVIDE: MINIMUM OF 26" WIDE WALKING AREA FROM OUTER EDGE OF SUPPORT COLUMN TO HANDRAIL AT AND BELOW HANDRAIL. 7 1/2" MINIMUM TREAD AT A POINT 12" FROM WHERE THE TREAD IS NARROWEST. MINIMUM 6'-6" HEAD ROOM, AND RISE NOT TO EXCEED 9 1/2". STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" (0.375 INCH) IN ANY FLIGHT OF STAIRS.
14. THE TOP OF GUARDRAILS (GUARDS) SHALL BE 42" MINIMUM IN HEIGHT. OPEN GUARDRAILS (GUARDS) WHICH HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
15. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. FOR PRIVATE STAIRWAYS, HANDRAILS ARE NOT REQUIRED TO EXTEND BEYOND THE TOP OR BOTTOM RISER PER CODE SECTION 1014.6.
16. LANDINGS AND LANDINGS AT DOORS SHALL COMPLY WITH CODE SECTIONS 1010.1.6 AND 1011.6.
17. REDUCED PLANS OR POOR QUALITY PRINTS (TOO DARK OR TOO LIGHT) WILL NOT BE ACCEPTABLE FOR OBTAINING A BUILDING PERMIT.
18. A PLOT PLAN AND/OR FLOOR PLAN IS REQUIRED FOR OBTAINING A BUILDING PERMIT USING THIS PRODUCT.
19. REPRESENTATIONS OF PATTERNS AND VIEWS SHOWN ON THIS PLAN MAY NOT MATCH CURRENT PRODUCTION.
20. ALL WORK MUST COMPLY WITH SAN DIEGO MUNICIPAL CODE AND LOCAL PLANNING AND ZONING CODES WHERE APPLICABLE.
21. STRUCTURAL OBSERVATION IS NOT REQUIRED PER I.C.C.-C.B.C./A.B.C. SECTION 1704.2.5
22. DESIGN LOADS:
    - A. LIVE LOADS: 40 P.S.F. OR 300 LB. ON AREA 2 IN. BY 2 IN. ON TREADS & 40 P.S.F. ON LANDING.
    - B. SPECIAL LOADS: HANDRAIL AND GUARDRAIL (GUARD): 200 LB. IN ANY DIRECTION; INTERMEDIATE RAILS: 50 LB. ON ONE SQ.FT.
    - C. SNOW LOADS: P_g = 40 P.S.F. GROUND SNOW LOAD; $P_f = 0.7\ C_e\ C_t\ I\ P_g = 0.7(1.2)(1.2)(1.0)40 = 40$ P.S.F.; C_e = 1.2 SHELTERED (MOST SEVERE FACTOR); C_t = 1.2 UNHEATED (MOST SEVERE FACTOR); I = 1.0 (RISK CATEGORY I OR II)
    - D. WIND DESIGN DATA: BASIC WIND SPEED: Vult = 125 M.P.H. (3-SECOND GUST, RISK CATEGORY I OR II) AT 33' ABOVE GRADE; I_w = 1.0; EXPOSURE: "C"; INTERNAL PRESSURE COEFFICIENT: N/A; COMPONENTS AND CLADDING: N/A NOTE: WHEN STAIRWAY IS USED ON EXTERIOR OF BUILDING, IT SHALL NOT BE LOCATED NEAR HILLS, RIDGES, OR ESCARPMENTS.
    - E. EARTHQUAKE DESIGN DATA: I_e = 1.0 (RISK CATEGORY I OR II); S_S = 3.75g; S_1 = 1.39g; SITE CLASS: D; $S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3}(1.00g) S_M = 1.39g$; SEISMIC DESIGN CATEGORY: E; SEISMIC FORCE RESISTING SYSTEM: ORDINARY MOMENT FRAME; ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE; NOTE – SEISMIC DRIFT OF SUPPORTING FLOOR AT TOP OF COLUMN MUST BE LIMITED TO 1.75" MAX. IF ALLOWABLE ELASTIC DRIFT IS TO BE GREATER THAN 1.75", CONTACT THE ENGINEERING DEPT. AT THE IRON SHOP FOR FURTHER EVALUATION.
23. ADDITIONAL REQUIREMENTS:
    - A. RISER MAY HAVE SPACE REDUCTION BAR PER DETAIL 23, OR EQUAL IF REQ'D.
    - B. OUTDOOR STAIRWAYS SHALL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. 2% MAXIMUM SLOPE. STAIRWAY SHALL NOT PROJECT INTO ZONE CODE SETBACK.
    - C. WALKING SURFACES SHALL BE SOLID SURFACES. EXCEPT OPENINGS PERMITTED THAT WILL NOT PASS A 1/2" DIAMETER SPHERE. ELONGATED OPENINGS SHALL BE PERPENDICULAR TO TRAVEL.
    - D. USEABLE SPACE UNDER STAIRS SHALL NOT BE ENCLOSED.
    - E. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
    - F. THE STAIRWAY CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES–WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
24. GREEN BUILDING CODE REQUIREMENTS
    - A. ABSORBABLE MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
    - B. ONLY A CITY CERTIFIED HAULER WILL BE USED FOR THE HAULING OF CONSTRUCTION WASTE.
    - C. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLE 4.504.1–4.504.3.
    - D. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
    - E. NEW HARDWOOD, PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5.
    - F. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
    - G. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED.

REVISIONS	BY
1 SD UPDATES	JJB

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

UNIT #B

CONTRACTOR:
THE IRON SHOP
400 REED ROAD;
BROOMALL, PA 19008
PHONE: (800) 382-4766 OR (909) 605-1000
TELEPHONE: (800) 382-IRON
FAX: (909) 605-8899
WWW.THEIRONSHOP.COM

SPIRAL STAIRWAY
MODEL NO.: STANDARD #111

P.E. SEAL:

REGISTERED PROFESSIONAL ENGINEER JAMES S MANFRALI C73417 EXP. 06/30/2026 CIVIL STATE OF CALIFORNIA

07/30/24

DRAWN	
CHECKED	
DATE	08/08/2023
SCALE	AS SHOWN
JOB NO.	20-65
SHEET	1 OF 1 SHEETS

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025
SCALE
SHEET A11

westcoat® SPECIALTY COATING SYSTEMS — SYSTEM SPECIFICATION

WP WATERPROOF RELIABLE MOISTURE BARRIERS

ALX Standard

Description
Westcoat ALX Standard is a waterproof walking deck system. It is reinforced with metal lath and is installed with a series of three separate polymer-modified cementitious applications, and sealed with Westcoat's SC-10 Acrylic Topcoat. The finished product weighs approximately 2½ lbs per square foot. This system gives plywood the look and feel of concrete with a decorative appeal.

Uses
ALX is designed for use on plywood. It is recommended for the discriminating architect, contractor or building owner that demands the finest in design, strength and durability. ALX is ideal for areas with heavy traffic or in cases where elimination of the appearance of plywood seams is essential. ALX has been designed for balconies, corridors, stairs and landings. It is regularly specified for hotels, condominiums, apartments and office buildings. ALX can be stapled through most old deck systems to provide an excellent method for the rehabilitation of problem surfaces.

Advantages
- ICC Evaluated ESR-2201
- Meets Class A Fire Test #E108
- Unmatched Strength and Durability
- Fast Access After Installation
- Available Manufacturer's Warranty
- Excellent Sound Reduction Qualities
- Tough Final Coat is UV Resistant
- Covers Rough Plywood and Seams
- Safe Skid Resistant Textured Finish
- Decorative Finishes Available
- Cost-effective

Packaging
WP-26 Flashing
WP-10 Staples
WP-25 Metal Lath (2½ ft. x 8 ft. each, hot dipped galvanized metal lath 2.5 lbs per sq yard)
WP-40 Sheet Membrane (6"x75', 12"x75', 36"x75')
WP-51 Polyurethane Sealant (10.3 oz. tubes)
WP-81 Cement Modifier (1 and 5 gallon pails)
SC-10 Acrylic Topcoat (1 and 5 gallon pails)
TC-1 Basecoat Cement (50 lb. bags)
TC-3 Medium Texture Cement (50 lb. bags)

INSPECTION / PREPARATION

Inspection
For installation of the ALX system, plywood must be minimum ⅜ inch (¼ inch preferred) CDX or exterior grade. Slope must be a minimum of ¼ inch per lineal foot and shall provide for proper drainage. Decks should meet local building codes. The deck shall be tongue and groove, properly blocked and nailed (glued and screwed is best). Plywood shall have a maximum joist span of 16 inches. Deflection should be less than L/360. OSB is not a suitable substrate for this material.

Preparation
Be sure the surface is clean, dry and free of grease, paint, oil, dust or any foreign material that may prevent proper adhesion. Do not apply to wet plywood.

APPLICATION

Sheet Membrane
Westcoat requires the installation of 6 inch WP-40 Sheet Membrane to all plywood seams for reinforcement. WP-40 may also be installed behind or on top of the flashing as a backup waterproofing measure. WP-40 can be installed to the entire deck when maximum protection is required. WP-40 may not be left exposed to the sun for more than 7 days. See Sheet Membrane Product Specification Sheet.

Flashing
Westcoat requires a minimum of 26-gauge bonderized sheet metal. Use 4 x 4 inch 'L' flashing at the junction of the wall and deck. Use 2 x 4 inch drip edge flashing for fascia edge. Overlap all ends at least four inches. Apply two beads of WP-51 Polyurethane Sealant to all seams. Nail flashing every 4-6 inches. (Note: If the flashing is not bonderized, it must be etched in order for the coating to adhere properly).

Metal Lath
Place the WP-25 Metal Lath on the plywood and cut it to fit the area making sure the edge of the lath is offset two inches from any parallel plywood seams. The lath should run across the grain of the plywood (across the long seams) when possible. The lath has a grain and it should be placed so that it curves down at the edge of the deck. The lath should be held back ½ inch from all deck edges. This will allow the coating material to be feathered with a brush. With the lath in place, start in the center working your way out, stapling the lath using 16-20 staples per square foot (minimum 1 inch crown x ⅞ inch long, 16-gauge non-corrosive Senco P10). Overlap the lath 1-2 inches and staple every 1-2 inches along the seam. With a hammer, pound down any seams or staples that are higher than the lath.

Base Coat
Combine one bag of TC-1 Basecoat Cement into 1¼ gallons of WP-81 Cement Modifier and add up to one quart of water. Mix until uniform with a mechanical mixer at a low rpm. Pour the mixture (4 ½ gallons total) onto the lath and with trowel on edge smooth to the top of the lath at the rate of 40 square feet per batch. Use a paintbrush to spread the base coat on the flashing making sure to get the mixture into and corners. Using a brush wet with water, feather all outside edges. Tap the deck with a hammer to help in smoothing out trowel ridges. As soon as it is dry, usually 1 to 2 hours at 70 degrees, scrape off any high spots or ridges that may prevent a smooth slurry coat.

Slurry Coat
Combine the slurry coat by combining one bag of TC-1 Basecoat Cement with one gallon of WP-81 Cement Modifier and up to ½ gallon of water. Mix until uniform with a mechanical mixer at a low rpm. Trowel the slurry mix over the surface to achieve a smooth finish. Coverage of the slurry coat is between 100-150 square feet per batch. Using a brush, wet with water, feather all outside edges. After surface is dry (usually 30 minutes to 2 hour at 70°F), scrape or grind off any ridges or trowel marks.

Texture Coat
Combine one bag of TC-3 Medium Texture Cement with one gallon of WP-81 Cement Modifier and mix thoroughly with a mechanical mixer at a low rpm. Add up to ½ gallon of water to achieve the desired consistency. Using an acoustical hopper gun, spray the texture onto the deck with a circular motion to achieve approximately 70% coverage at a rate of about 150 to 200 square feet per batch. Spray continuously, do not stop in the middle of the deck. After a few moments depending on the temperature, the texture must be "knocked down". Use a rounded pool trowel for best results. Wipe the trowel clean with a wet rag as needed. For an Orange Peel Texture, increase the air pressure and reduce the hole size on the hopper gun. Spray texture evenly at an 80% to 90% coverage rate. If you are unsatisfied with the results, immediately scrape off and re-spray. After the texture has dried (30 minutes to 1 hour at 70°F) lightly scrape any trowel marks and sweep or blow the surface prior to sealing.

Topcoat
Mix all containers of SC-10 Acrylic Topcoat to ensure a consistent color. The material may be thinned by adding up to a maximum of one quart of water per gallon to avoid streaks, (especially in hot weather). Roll two thin applications of SC-10 using a ¾ inch roller at a rate of 200-300 square feet per gallon. Roll the material in two directions to achieve a uniform finish. Coverage will vary according to texture. For small areas or in locations with cool temperatures, one coat of SC-10 may be applied at 125 square feet per gallon.

For best results, allow SC-10 4-6 hours drying time at 70°F before permitting light pedestrian traffic or additional coats are applied. Allow 24 hours to cure before heavy traffic is permitted. Allow 48 hours before heavy objects are placed on the surface.

Clean Up
Uncured material can be removed with soap and warm water. If cured, material can be removed mechanically or with an environmentally-safe solvent.

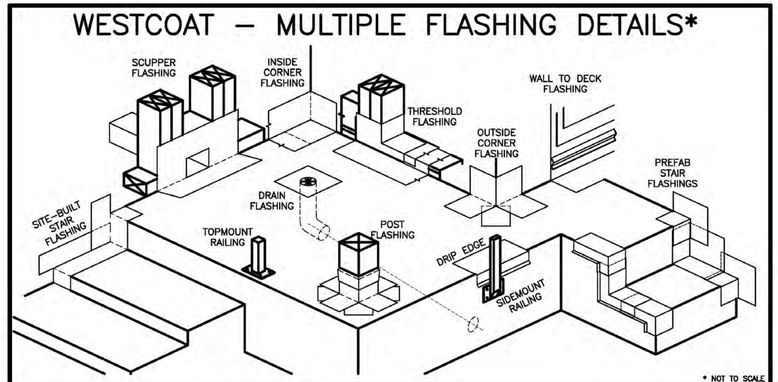
MAINTENANCE

Exterior surfaces can be swept daily with water and a broom. For tougher dirt or grease use Westcoat CA-24 Degreaser diluted with water 20:1 and a soft bristle brush or broom, be sure to rinse well. To remove calcium or lime build up, brush 100 grain vinegar onto the surface; be sure to rinse any residue.

The ALX System should be inspected for wear every 2 to 4 years. The system should be resealed with the appropriate Westcoat clear sealer every 3 to 5 years depending upon traffic and UV exposure. Contact the original installer of Westcoat for complete recoating instructions.

HEALTH PRECAUTIONS

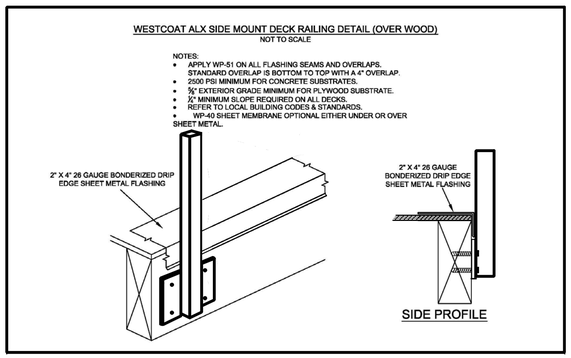
Inhalation of vapor or mist can cause headache, nausea, irritation of nose, throat, and lungs. Prolonged or repeated skin contact can cause slight skin irritation. Cements contain silicas; dust mask or respirator should be used when mixing, sanding or grinding.



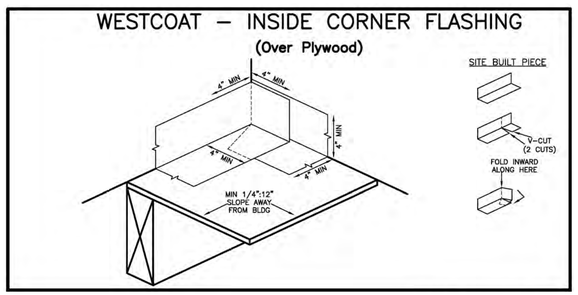
westcoat™
WESTCOAT SPECIALTY COATINGS
4007 LOCKRIDGE STREET
SAN DIEGO, CA 92102
800-250-4519
www.WestCoat.com

EVALUATION REPORT #587

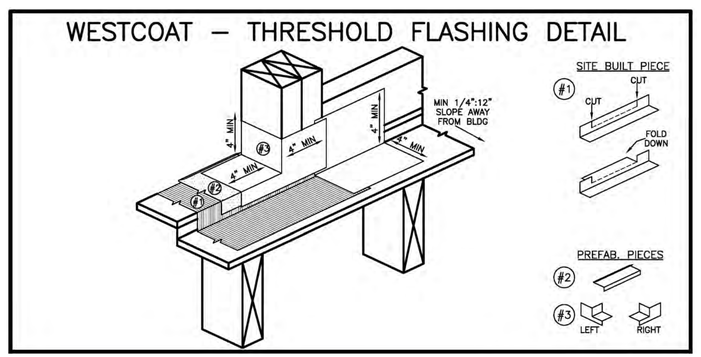
DECK WATERPROOFING MEMBRANE SPECIFICATIONS



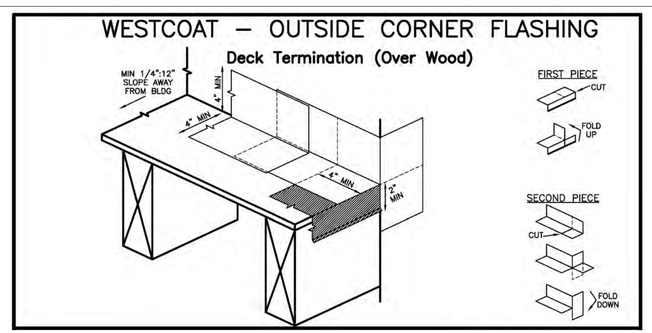
SIDE MOUNT NEWEL FLASHING



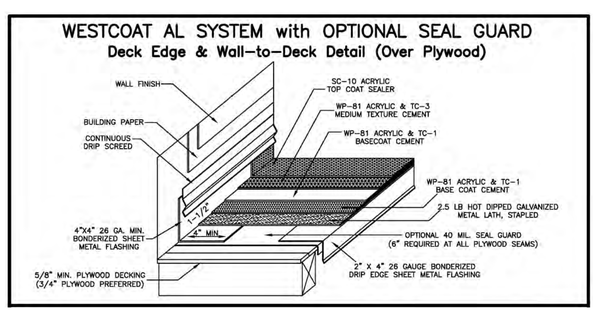
INSIDE CORNER FLASHING



DOOR THRESHOLD FLASHING



OUTSIDE CORNER FLASHING



WALL FLASHING

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

UNIT #B

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025
SCALE
SHEET A12

KITCHEN NOTES:

ELECTRICAL:

a) All kitchen countertop outlets shall be GFCI protected.
b) Receptacles shall be listed and labeled as tamper-resistant.
c) 12" or wider countertops require an outlet.
d) Outlets are required within 24" of any location along the countertop.
e) Kitchen outlets positioned a maximum 20" above counter top.
f) Appliance garage outlets are not counted as a required countertop outlets.
g) Appliances and sinks break up the countertop run, requiring each side to comply individually. **CEC**

h) The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars.
i) A large window across the back of a sink or lack of a back splash does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone type receptacle.
j) 2 small appliance outlet circuits, 20 amps each are required for kitchens. Circuits shall be balanced and have no other outlets.
k) Individual dedicated circuits are required for all major appliances.
l) Garbage disposal cord and plug connected 18" to 36" long.
m)Dishwasher cord 36" to 48" long. NM cable installed with a plug is not an approved flexible cord. **CEC**

n) Minimum 15 amp circuit for the dishwasher and a 15 amp circuit for the disposal.
o) If using a split outlet (2 circuits on the same yolk) for dishwasher/disposal, provide a listed handle tie at the 2 circuit breakers at the panel.
p) Residential Kitchen Lighting is required to meet the energy efficiency standards. This requires 50% of kitchen lighting wattage to be high efficacy luminaries. Provide a lighting schedule to verify compliance. California Residential Compliance Manual
q) IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling.
r) For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units.
s) Fluorescent recessed lighting when used to comply with the lighting requirements must be of a pin base type design. Incandescent screw type base are not approved.
t) Incandescent and fluorescent lighting must be on separate switches.
u) Kitchen renovations (projects over $1,000) will require that smoke and carbon monoxide alarms for the dwelling to meet the current code.
v) Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.
w) Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.
x) When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
y) In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
z) Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections R314 and R315 and be listed by the office of the state fire marshal.

MECHANICAL:

a) A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. ***Aluminum flex duct not approved***. Provide back draft damper.

b) Minimum 30" vertical clearance to combustibles from cook top surface.
c) Kitchen local exhaust ventilation requires a minimum rate of 100cfm meeting the requirements of ASHRA 62.2. This includes a maximum sound rating of 3 sone @ 100 CFM.
d) The size and length of the ducting must be detailed on the plan.

PLUMBING:

a) A gas test is required on piping modifications (10 PSI for 15 minutes). A maximum 15 PSI gauge is required for the gas test. A lower gas pressure test may be performs when using a recording test gauge. As provided for in **1213.3**
b) Gas lines that run under a slab shall run through an approved, vented, gas tight conduit.
c) An accessible shutoff valve shall be installed outside each apoliance and ahead of the union connected thereto and in addition to any valve on the appliance.
d) Provide maximum 6' long listed gas flexible connector and shut off to free standing range.
e) A listed air gap is required for the dishwasher drain.
f) The maximum flow rate standard for the sink faucets is 1.8 GPM.
g) **Seismic Gas Shut off Valve** required and installed at gas meter location **(LACFD)**

BATHROOM NOTES:

ELECTRICAL

a) Provide a 20 AMP GFCI protected electrical outlet within 36" of the outside edge of each bathroom sink basin. Outlet shall be located on a wall or partition that is adjacent to the basin or installed on the side or face of the basin cabinet not more than 12" below the countertop.
b) Receptacles shall be listed and labeled as **tamper-resistant**.
c) A minimum of (1) receptacle outlet shall be installed in bathrooms within 3' of each basin.

d) No pendant light fixtures in zone 3' away and 8' above the bathtub or shower.
e) Luminaries located within the actual outside dimensions of the tub or shower, up to 8 feet vertically from the top of the bathtub rim or shower threshold, shall be marked as suitable for damp locations, provided with a solid lens and be GFCI protected.
f) Bathroom lighting shall be high efficacy luminaries (40 lumens per watt) or controlled by a vacancy (occupancy) sensor certified to comply with sec 119(d) CEES. This is a manual on, auto off device.

g) Automatic on or devices with an override switch position are not approved. High efficacy, incandescent lighting or fans are required to be switched separately.
h) Recessed luminaries installed in an insulated ceiling shall be IC rated (zero clearance) and AT rated (airtight) and shall be sealed and/or gasket between ceiling and housing.
i) For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units.
j) Bathroom renovations (projects over $1,000) will require that smoke and carbon monoxide alarms for the dwelling are installed to meet the current code. CRC sections **R314** and **R315**.
k) Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.
l) Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.
m) When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
n) In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
o) Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections **R314** and **R315** and be listed by the office of the state fire marshal.
p) All installed lighting to be high efficiency.

MECHANICAL

a) Each bathroom shall be mechanically ventilated in accordance with division 4 of the California Green Building Standards
b) A minimum rate of 50 CFM is required. Fan shall meet ASHRA standard 62.2. A maximum of 3 zone rating is required

PLUMBING

a) Provide tempered glass at tub/shower doors and at windows less than 60" from tub/shower drain
b) Shower and Tub/shower control valves shall be pressure balancing / thermostatic per
c) Fixtures shall meet the following maximum flow rates:
d) Water Closets = 1.28 GPM, - Shower Heads = **1.8 GPM** , - Sink Faucets = min.0.8 max.**1.2 GPM**
e) Minimum shower size is 1024 square inches (32" x 32" finished interior size minimum)
f) Site built shower stalls shall comply with **CPC**
g) Stall shower door to open out a minimum of 22" clear wide opening.
h) Toilet and/or Bidet require a total minimum 30" clear space, 15" from the center of the fixture to the wall, and a minimum of 24" clear space in front of the fixture.
i) When additional water closets (toilets) are installed, a maximum of 3 water closets are allowed on a 3"waste line.
j) The hot water valve shall be installed on the left side.
k) A minimum 12" x 12" access panel is required when a slip joint p-trap waste & overflow is provided.

WHOLE BUILDING VENTILATION CALCS :

WHOLE BUILDING VENTILATION EXHAUST :

°CONTINUOUS BUILDING FLOW RATE PER CURRENT ENERGY STANDARDS.
°EXHAUST FAN SHALL BE OPERATED CONTINUOUSLY.
°FAN SHALL BE CONTROLLED BY A STANDARD ON/OFF SWITCH.
°FAN SWITCH TO BE LABELED TO INFORM OCCUPANT THAT THE EXHAUST FAN IS THE "WHOLE BUILDING VENTILATION EXHAUST FAN" AND IS INTENDED TO RUN CONTINUOUSLY.
°FAN SWITCH LABEL TO CONTAIN AT LEAST ONE OF THE FOLLOWING :
- "VENTILATION CONTROL"
- "KEEP ON EXCEPT WHEN GONE OVER 7 DAYS"
- "FAN IS TO BE LEFT ON TO ENSURE INDOOR AIR QUALITY"
°FAN EXHAUST TO BE DUCTED TO THE OUTSIDE.
°ONE SONE MAX. SOUND RATING.
°EXHAUST FAN SIZING CALC. :
- 1,015 S.F. WITH 1 BEDROOM
- Qfan = 0.03 x 1,015 = 30.5 + 7.5(1+1) = 45.5 CFM REQUIRED.
°USE 6" DIA. SMOOTH WALL DUCT (TABLE 7.1).
°FAN MODEL TO BE "BROAN" #QTXE080FLT (OR EQUAL) .

LOCAL KITCHEN VENTILATION EXHAUST :

°FAN EXHAUST TO BE DUCTED TO THE OUTSIDE.
°RECIRCULATING RANGE HOODS PROHIBITED.
°FAN MAY OPERATE CONTINUOUSLY OR INTERMITTENTLY TO ENABLE HOME OCCUPANT TO REGULATE AIR QUALITY WHEN NEEDED.
°100 C.F.M. MIN.
°THREE SONE MAX. SOUND RATING.
°DUCTING SHALL BE SIZED ACCORDING TO ASHARE STD. 62.2 TABLE 7.1

LOCAL BATH VENTILATION EXHAUST :

°FAN EXHAUST TO BE DUCTED TO THE OUTSIDE.
°50 C.F.M. MIN.
°THREE SONE MAX. SOUND RATING.
°DUCTING SHALL BE SIZED ACCORDING TO ASHARE STD. 62.2 TABLE 7.1

PLUMBING LEGEND :

SHOWER HEAD LOCATION :
PROVIDE INDIVIDUAL CONTROLS OF PRESSURE BALANCE TYPE OR THERMOSTATIC MIXING VALVE TYPE.
1.8 gpm MAX. FLOW RATE.

ICE — 1/4" WATER LINE FOR ICE MAKER. RECESSED BOX W/ SHUT-OFF VALVE.

HB — HOSE BIB WITH VACUUM BREAKER.

G — FUEL GAS WITH SHUT-OFF VALVE.

FLOOR PLAN NOTES

1 KITCHEN NOTES:
°SEE "KITCHEN NOTES" ON SHEET A4 & A13.
°SEE "ENERGY STORAGE SYSTEM NOTES" ON SHEET A4.

2 RANGE HOOD EXHAUST VENTILATION :
°PROVIDE POWER TO EXHAUST FAN AND LIGHTS PER MANUFACTURER'S SPECS.
°RECIRCULATING EXHAUST HOODS ARE PROHIBITED.
°DUCT TO BE TERMINATED TO THE EXTERIOR.
°DUCT TO BE MIN 26 GA. STAINLESS STEEL SHEET METAL WITH SMOOTH WALLS.
°COORDINATE ALL APPLIANCE COOKING CLEARANCES TO COMBUSTIBLE MATERIALS.
°EXHAUST FAN TO A MIN. 100 CFM EXHAUST RATE. ALSO SEE SPECS BY MFGR.
°SEE "KITCHEN NOTES" ON SHEET A4 & A13..

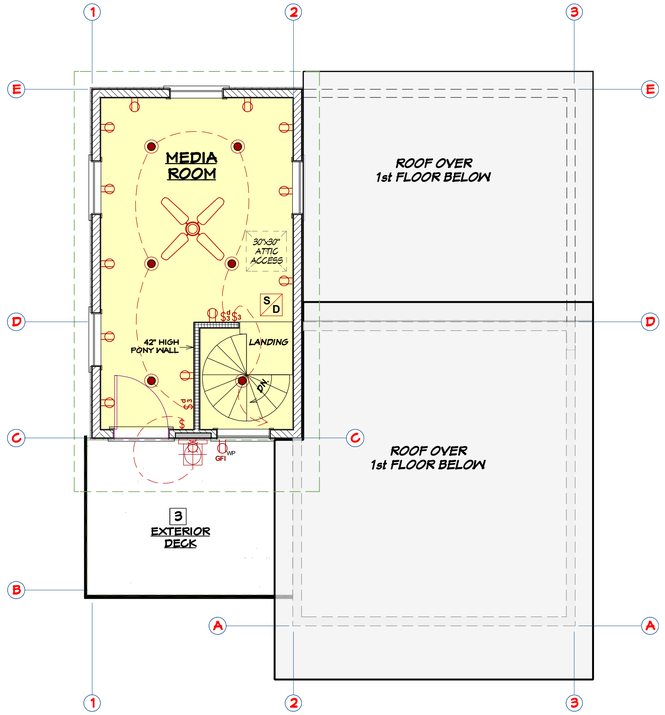
3 LAUNDRY APPLIANCES :
°DRYER TO BE ELECTRIC HEATING TYPE.
°SEE SHEET A4 "ENERGY STORAGE SYSTEM NOTES".
•DRYER TO BE VENTED TO EXTERIOR WITH A 4" DIA. METAL DUCT. EXTERIOR TERMINATION HAVE A BACK DRAFT DAMPER (NO SCREEN). DO NOT USE SCREWS OR ANY OTHER FASTENERS THAT OBSTRUCT INSIDE DUCT FLOW .
°LENGTH OF DRYER DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL RUN OF 14 FEET, INCLUDING TWO 90-DEGREE ELBOWS, TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO.
° LENGTH OF DRYER DUCT MAY BE EXTENDED PER DRYER MFGR. SPECS. ACCORDING TO THEIR TESTING AND INSTALLATION INSTRUCTIONS.
•CEILING MOUNTED EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER HOUR AND DUCTED TO EXTERIOR.,
•MIN. ONE 20 AMP DEDICATED CIRCUIT.
•LAUNDRY SINK FAUCET TO HAVE A MAX. FLOW RATE OF 1.2 GPM
•MAKE-UP AIR REQUIREMENTS:
1.-PROVIDE MIN. 100 SQ. INCHES OF MAKEUP AIR INTO LAUNDRY ROOM
2.-DOOR TO HAVE A 12" x 12" VENT GRILLE (SEE "DOOR SCHEDULE").
°PROVIDE A RECESSED VALVE BOX FOR HOT & COLD WATER SHUT-OFFS.
°CLOTHES DRYER APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE CLOTHES DRYER AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".

4 BATHROOM NOTES:
°SEE "BATHROOM NOTES" ON SHEET A4 & A13.
°SEE "AGING-IN-PLACE NOTES" ON A4.

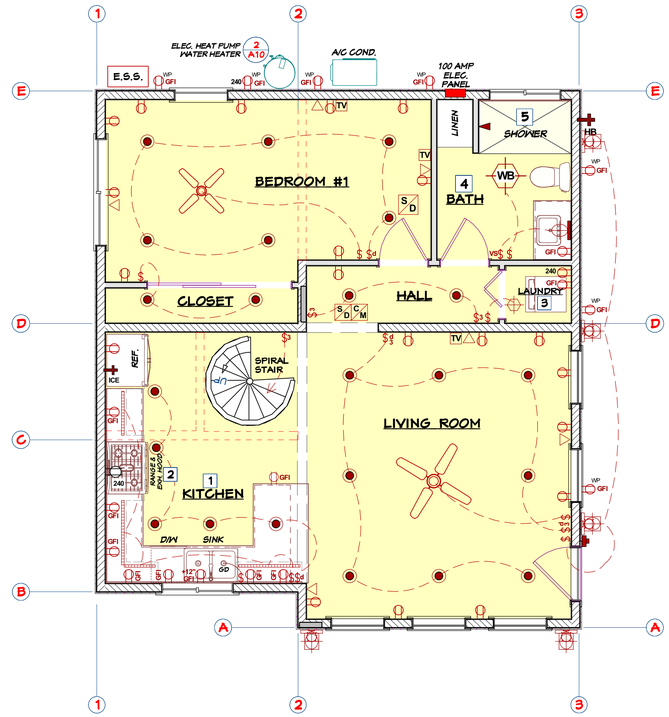
5 SHOWER:
•WALLS TO BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A MIN. OF 72" ABOVE DRAIN INLET.
•MIN. PAN AREA 1,024 SQ. IN.
•PAN AREA TO BE SLOPED MIN.1/4" PER FT. AND MIN. 30" DIAMETER FROM FINISHED WALL TO CENTER OF THRESHOLD.
°NON SLIP CERAMIC TILE FINISH.
•HOT MOP ENTIRE PAN AREA WITH FLASHING UP WALLS MIN. 12"
•CURB AT THRESHOLD TO BE 1/2" HIGH MAX. AND HOT MOPPED AT ALL EXPOSED SURFACES.
•SHOWER FAUCET TO BE PROVIDED WITH INDIVIDUAL CONTROLS OF PRESSURE BALANCE TYPE OR THE THERMOSTATIC MIXING VALVE TYPE. MOUNT CONTROLS AT +42" ABOVE FINISH FLOOR.
°SHOWER HEADS TO HAVE A MAX. FLOW OF 1.8 GPM .
°RECESS SOAP DISH INTO WALL AT +40" ABOVE FINISH FLOOR. 2x8 BACKING IN WALL FOR MOUNTING SCREWS (STAINLESS STEEL).
•GLASS DOORS TO BE MIN. 22" WIDE AND TEMP. SAFETY GLASS.
•GLASS ENCLOSURE WALLS TO BE TEMP. SAFETY GLASS.
°SEE "BATHROOM NOTES" ON SHEET A4 & A13.
°SEE "AGING-IN-PLACE NOTES" ON A4.

6 EXTERIOR FLOOR DECK AREAS TO BE CLASS-A RATED. APPLY WATERPROOF MEMBRANE WITH A MIN. 1/4" : 12" SLOPE. BY WESTCOAT "ALX STANDARD" COLOR = CAPE COD GRAY ICC ER-587 (OR EQUAL).

7 METAL SPIRAL STAIR BY "The Iron Shop".
- MODEL NO.: "Standard #111".
- 5'-0" x 5'-0" FINISHED DIAMETER .
- ALSO SEE SHEETS A10 and A11.



SECOND FLOOR UTILITY PLAN 1/4" = 1'-0"



FIRST FLOOR UTILITY PLAN 1/4" = 1'-0"

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY :
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

UNIT #B

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025
SCALE
SHEET A13

ENERGY STORAGE SYSTEM (E.S.S.) NOTES

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   - ENERGY STORAGE SYSTEM (ESS) READY THAT IS INTERCONNECTED WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MIN. OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   - A DEDICATED RACEWAY FROM THE MAIN SERVICE PANEL TO A SUBPANEL THAT SUPPLIES THE BRANCH CIRCUITS IN SECT. 150.0(s)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NO LESS THAN 1". THE SUBPANEL THAT THE BRANCH CIRCUITS MUST BE LABELED: "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS".
2. A MIN. OF 4 BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANEL BOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MIN. BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW FOR THE CONNECTION OF A BACK-UP POWER SOURCE.
5. COOKTOP APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
   - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
   - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE ELECTRICAL COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".
6. CLOTHES DRYER APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
   - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE CLOTHES DRYER AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
   - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".
7. ESS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL-9540.
9. ESS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THEIR LISTING.
10. ESS SHALL NOT BE INSTALLED IN SLEEPING ROOMS, OR CLOSETS OR SPACES OPENING DIRECTLY INTO SLEEPING ROOMS OR IN HABITABLE SPACES OF DWELLING UNITS.
11. ESS SHALL BE INSTALLED ONLY IN THE FOLLOWING LOCATIONS:
   - DETACHED GARAGES AND ACCESSORY STRUCTURES.
   - ATTACHED GARAGES SEPARATED FROM THE DWELLING UNIT LIVING SPACE IN ACCORDANCE W/ SECTION R302.6 .
   - OUTDOORS OR ON THE EXTERIOR SIDE WALLS LOCATED NOT LESS THAN 3' FROM DOORS & WINDOWS DIRECTLY OPENING ENTERING THE DWELLING UNIT.
   - ENCLOSED UTILITY CLOSETS, BASEMENTS , STORAGE OR UTILITY SPACES WITHIN DWELLING UNITS WITH FINISHED OR NONCOMBUSTIBLE WALLS AND CEILINGS. WALLS AND CEILINGS OF UNFINISHED WOOD-FRAMED CONSTRUCTION SHALL BE PROVIDED WITH NOT LESS THAN 5/8" TYPE-X DRYWALL.

AGING-IN-PLACE NOTES

DOOR BELL BUTTONS :

1. DOOR BELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FINISH FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOOR BELL ASSEMBLY.
2. WHERE DOORBELL BUTTONS ARE INTEGRATED WITH OTHER FEATURES AND REQUIRED TO BE INSTALLED OVER 48" ABOVE EXTERIOR FINISH SURFACE , A STANDARD DOORBELL BUTTON SHALL BE PROVIDED NOT EXCEEDING 48" MEASURED FORM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

BATHROOMS :

1. SHOWER COMPARTMENTS SHALL NOT BE LESS THAN1,025 SQ. IN.AND SHALL HAVE A MIN. CEILING HEIGHT OF 6'-8" AND ALSO BE CAPABLE OF ENCOMPASSING A 30" DIA. CIRCLE AT THE SHOWER HEAD.
2. SHOWER CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.
3. SHOWER SHALL BE PROVIDED WITH A MIXING VALVE THAT WILL PROVIDE SCALD AND THERMAL SHOCK PROTECTION IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18/CSA B125.1 .
4. SHOWER THRESHOLD SHALL BE NO LESS THAN 2" ABOVE THE SHOWER DRAIN. THE FINISH FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN NOT LESS THEN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.
5. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH CRC R327.1 .
6. REINFORCEMENT SHALL NOT BE LESS THAN 2x8 LUMBER OR OTHER MATERIAL OF EQUAL LOAD CAPACITY.
7. REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39¼" ABOVE FINISH FLOOR FLUSH WITH FRAMING.
8. WATER CLOSER REINFORCEMENT SHALL BE INSTALLED ON BOTH WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
9. SHOWER WALL REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
10. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH SIDE OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED W/ A BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE TUB RIM.
11. EXCEPTIONS:
   - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY, OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
   - REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
   - SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF GROUND FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
   - BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE TUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
   - REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.
12. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE "OPERATION AND MAINTENANCE MANUAL" IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4 .
13. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING)INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM TOP OF THE OUTLET BOX AND NO LESS THAN 15" MEASURED FROM THE BOTTOM OF THE BOX ABOVE THE FINISH FLOOR.
   EXCEPTIONS :
   - DEDICATED RECEPTACLE OUTLETS, FLOOR RECEPTACLE OUTLETS, CONTROLS MOUNTED ON CEILING FANS AND CONTROLS LOCATED ON APPLIANCES.
   - RECEPTACLE OUTLETS REQUIRED BY THE CALIF. ELEC. CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISH FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR (SUCH AS A WINDOW) IS LESS THAN 15".

ELECTRICAL LOAD CALCS

INDIVIDUAL APARTMENT (ONE OF THREE) 1,015 SQ. FT. EACH

Step #1
General Electrical Load Requirements
Ref: NEC Article 220.82(B)(1)

	Quantity	Load
Indoor Sq. Ft. Area of the Home	1015	3045
Small Appliance Circuits	2	1500VA Ea.
Laundry Circuit	0	1500VA Ea.
Sec. #1 Sub-Total =		6045

Step #2
Appliance & Motor Loads VA
Ref: NEC Article 220.82(B)(2)

Dryer(s)	5000
Oven(s)	0
Cook top Stove or Range	8000
Cooking Unit / Microwave Oven	1580
Water Heater	4500
Hydro Massage Tub Motor	0
Dishwasher	600
Disposal	550
Garage Door Opener	0
Additional Appliance(s), Including EV Chargers	0
Sec. #2 Sub-Total =	20230
Sec. #1 Sub-Total =	6045
Sec. #1 and Sec. #2 Total =	26275
First 10Kva @ 100% =	10000
The Remaining 40% =	16275
Adjustment 40% of Remainder =	6510
Sec. #1 and Sec. #2 Adjusted Total =	16510

Step #3
Heating & Air Conditioning VA
Ref: NEC Articles 220.82(B)(3) &(4), 220.82(C)

	Heating and Air Conditioning Unit	3000
OR	Heat Pump without Supplemental Heat	0

Heating Unit with Supplemental Heat Source

	Supplemental Heating for Heat Pump	0
OR	Heat Heat Pump	0
OR	*Separately Controlled* - Space Heaters VA Each	0
	How Many Space Heaters	0
OR	Continuous Electric Thermal Storage	0
	Sec. #3 - Factors on the Highest Calculated Load :	3000

Step #4
Perform the Calculations
Ref: NEC Article 220.82(A)

Calculated Total VA Load = 19510

Calculated Total Amps Load = 82 AMPS

82 AMPS<100 AMP PANEL = OK

ELECTRICAL LEGEND

- PROVIDE A.F.C.I. PROTECTIONS FOR ALL 120-V, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING NEW OUTLETS OR DEVICES IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, DENS, PARLORS, LIBRARIES, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS.
  "TAMPER RESISTANT" TYPE RECEPTACLE OUTLETS ARE REQUIRED AT ALL LOCATIONS.
- 240 — 240 VOLT DEDICATED CIRCUIT.
- G.F.I. — GROUND FAULT CIRCUIT INTERRUPTER.
- W.P. — WATERPROOF COVER TO BE A PERMANENT PLUG-IN TYPE WITH A "BUBBLE COVER".
- DOOR BELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FINISH FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOOR BELL ASSEMBLY. WHERE DOORBELL BUTTONS ARE INTEGRATED WITH OTHER FEATURES AND REQUIRED TO BE INSTALLED OVER 48" ABOVE EXTERIOR FINISH SURFACE , A STANDARD DOORBELL BUTTON SHALL BE PROVIDED NOT EXCEEDING 48" MEASURED FORM THE TOP OF THE DOORBELL BUTTON OR CONTROL.
- S — SWITCH.
- S3 — THREE-WAY SWITCH.
- SVS — VACANCY SENSOR.
- Sd — DIMMER SWITCH.
- TV — TELEPHONE JACK.
- TELEVISION JACK.
- WALL MOUNTED LIGHT FIXTURE W/ L.E.D. BULB.
- WALL MOUNTED AND EXTERIOR RATED LIGHT FIXTURE W/ L.E.D. BULB CONTROLLED BY A MOTION SENSOR & PHOTOCONTROL.
- CEILING MOUNTED LIGHT FIXTURE WITH L.E.D. BULB.
- RECESSED DOWNLIGHT WITH L.E.D. BULB AND I.C. RATED AND AIR TIGHT. L.E.D. FIXTURES MUST BE CERTIFIED BY THE MANUFACTURER AND LISTED AS A "HIGH EFFICACY" LIGHT SOURCE BY THE ENERGY COMMISSION. SOCKETS CAPABLE OF OPERATING INCADESCENT LAMPS OF ANY TYPE ARE NOT ACCEPTABLE.
- W — RECESSED DOWN LIGHT w/ L.E.D. LAMP TO BE WATER RESISTANT AND RATED FOR USE IN WET LOCATION. I.C RATED AND AIR TIGHT.
- CEILING MOUNTED AND EXTERIOR RATED LIGHT FIXTURE W/ L.E.D. BULB CONTROLLED BY MOTION SENSOR & PHOTOCONTROL.
- STRIP L.E.D. LIGHT FIXTURE .
- EXHAUST FAN TO BE "ENERGY STAR" COMPLIANT WITH DUCT TO TERMINATE OUTSIDE THE BUILDING WITH L.E.D. BULB . FAN TO BE CAPABLE OF 50 C.F.M. MINIMUM FOR INTERMITTENT FANS AND 20 C.F.M. FOR CONTINUOUS FANS WHEN USED. UNLESS FUNCTIONING AS A COMPONENTOF THE WHOLE HOUSE VENTILATION SYSTEM, THE FAN MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES BETWEEN 50 TO 80 %.
- WB — WHOLE BUILDING FAN PER CALCS ON SHEET A4 LOCATED IN "POWDER BATH" PROVIDE PLACARD AT THE SWITCH THAT STATES: "This fan to remain on during all hours the house is occupied"
- CEILING FAN MOUNTED WITH AN APPROVED CEILING FAN BOX
- S/D — SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED W/ A BATTERY BACKUP (CRC Section R314). ALL SMOKE ALARMS TO BE LOCATED IN BEDROOMS AND IN ALL AREAS GIVING ACCESS TO THOSE ROOMS AND ON EACH FLOOR OF DWELLINGS THAT HAVE MORE THAN ONE LEVEL. ATTACHED GARAGE SMOKE ALARM TO BE INTERCONNECTED WITH OTHER SMOKE DETECTORS AS TO PROVIDE AN AUDIBLE ALARM IN ALL SLEEPING AREA WHEN THE ALARM IN THE GARAGE IS ACTIVATED. SMOKE ALARMS OLDER THAN 10 YEARS FROM DATE OF MANUFACTURE (OR WHEN AGE CANNOT BE DETERMINED) MUST BE REPLACED.
- C/M — CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED W/ A BATTERY BACKUP (CRC Section 315).

ELECTRICAL NOTES :

* ALL RECEPTACLE OUTLETS TO BE OF "TAMPER RESISTANT" TYPE.
* COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTERS (AFCI) SHALL BE INSTALLED IN ALL LOCATIONS EXCEPT FOR BATHROOMS, GARAGES, EXTERIOR LOCATIONS, AND LAUNDRY ROOMS.
* THE SPACING OF GENERAL RECEPTACLE OUTLETS MUST BE LOCATED SO THAT NO POINT ON ANY WALL, FIXED GLASS PANEL, OR CABINETS IS OVER 6' FROM AN OUTLET.
* ISLAND AND PENINSULAR COUNTER TOPS SHALL HAVE A MIN. OF ONE RECEPTACLE OUTLET.
* BATHROOMS TO HAVE A MIN. ONE 20 AMP. DEDICATED CIRCUIT.
* LAUNDRY ROOMS TO HAVE A MIN. ONE 20 AMP DEDICATED CIRCUIT.
* KITCHENS TO HAVE A MIN. TWO 20 AMP DEDICATED SMALL APPLIANCE CIRCUITS SERVING THE COUNTER TOPS.
* KITCHEN COUNTER TOPS 12" OR WIDER SHALL HAVE A MIN. ONE RECEPTACLE OUTLET.
* KITCHEN COUNTER TOPS MUST HAVE RECEPTACLE OUTLETS SO THAT NO POINT ALONG THE COUNTER WALLS IS MORE THAN 24" FROM A RECEPTACLE.
* SUBPANELS ARE NOT ALLOWED TO BE LOCATED IN BATHROOMS OR CLOTHES CLOSETS.
* HARDWIRE FURNACE IN ATTIC W/ A SWITCH DISCONNECT.
* SWITCH BOXES CONTROLLING LIGHTS TO BE SET 6" FROM ROUGH 2x DOOR FRAMING.
* SEE "FLOOR PLAN NOTES" FOR ADDITIONAL NOTES.
* FIXTURE, SWITCH AND OUTLET LOCATIONS ARE CONCEPTUAL AS SHOWN ON PLAN.
* ALSO SEE SHEET A3 FOR ADDITIONAL KITCHEN AND BATHROOM ELECTRICAL NOTES.
* ELECTRICAL BOXES SHALL HAVE DRYWALL, PLASTER OR PLASTERBOARD SURFACES FINISHED SO THERE WILL BE NO GAPS OR OPEN SPACES GREATER THAN 1/8" AT THE EDGE OF THE BOX PER ARTICLE 314.21 (CEC). IN WALLS OR CEILINGS BOXES SHALL BE INSTALLED SO THAT THE FRONT EDGE OF THE BOX OR PLASTER RING SHALL NOT BE RECESSED MORE THAN 1/4" FROM NON-COMBUSTIBLE FINISH SURFACE AND SHALL BE A COMBUSTIBLE SURFACE PER ARTICLE 314.20 (CEC).

*SEE "BATHROOM NOTES" ON SHEET A4 and A13.
*SEE "KITCHEN NOTES" ON SHEET A4 and A13.
*SEE "CalGreen BUILDING NOTES" ON SHEET A1 and A4.
*SEE "ENERGY STORAGE SYSTEMS NOTES" ON SHEET A4 and A14.
*SEE "AGING-IN-PLACE NOTES" ON SHEET A4 and A14.

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

UNIT #B

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A14

A.D.A. PARKING NOTES

Vehicle spaces. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle co
Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

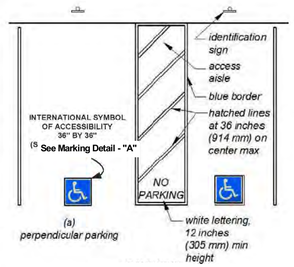
Floor or ground surfaces. Parking spaces and access aisles serving them shall comply wi ccess aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

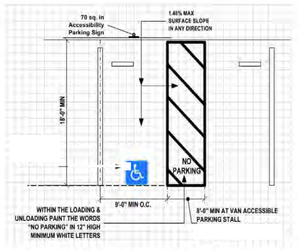
Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Exception: In existing multistory parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign.
Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground surface measured to the bottom of the sign.

Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine $250."





VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM.

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE



A Marking Detail

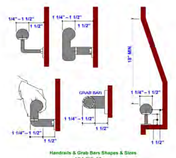
HANDICAP PARKING DETAIL

1 A15

5 Handrails
Handrails are required on ramps that provide access if the slope exceeds one unit vertical in 20 units horizontal (5-percent slope), except that at exterior doors landings, handrails are not required on ramps less than 6 inches rise or 72 inches in length. Handrails are not required on curb ramps or at ramps immediately adjacent to fixed seating in assembly areas. Handrails shall comply with Section 11338.5.5 and shall have the following features:

- Handrails shall be placed on each sides of each ramp, shall be continuous the full length of the ramp, shall be 34 to 38 inches above the ramp surface to the top of the handrails.
- Handrails shall extend a minimum of 1 foot beyond the top and bottom of the ramp and shall be parallel with the floor or ground surface. The inside handrail on switchback or dogleg ramps shall always be continuous.
- Handrails projecting from a wall shall have a space of 1-1/2 inches between the wall and the handrail.
- The ends of handrails shall be either rounded or returned smoothly to floor, wall or posts. The grip portion shall not be less than 1-1/4 inches, nor more than 1-1/2 inches in cross-sectional nominal dimension, or the shape shall provide equivalent gripping surface, and all surfaces shall be smooth with no sharp corners.
- Handrails shall not rotate within their fittings.
- Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements.

Note: The requirements for stair and ramp handrails in this guideline are for adults. When children are principal users in a building or facility, a second set of handrails at an appropriate height can assist them and aid in preventing accidents.



Handrails & Grab Bars Shapes & Sizes
ADA FIG.-39
CA FIG. 11B-5C & 11B-38

6 Cross Slope and Surfaces
The cross slope of ramp surfaces shall be no greater than 1 unit vertical in 50 units horizontal (2-percent slope). Ramp surfaces shall comply with 4.5.

7 Wheel Guides
Where the ramps surface is not bounded by a wall, and has a vertical drop exceeding 4 inches, a guide curb a minimum of 2 inches in height shall be provided at each side or the ramp or a wheel guide rail 2 to 4 inches shall be provided, centered 3 inches plus or minus 1 inch, above the surface of each side of the ramp.

8 Outdoor Ramps
Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

1 General
Any part of an accessible route with a slope greater than 1 unit vertical in 20 units horizontal (5-percent slope), shall be considered a ramp and shall comply with 2016 California Building Code Section 11338.5.

Note: Ramps are essential for wheelchair users if elevators or lifts are not available to connect different levels. However, some people who use walking aids have difficulty with ramps and prefer stairs.

2 Slope and Rise
The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1 unit vertical in 12 units horizontal (8.33-percent slope). The maximum rise for any run shall be 30 inches.

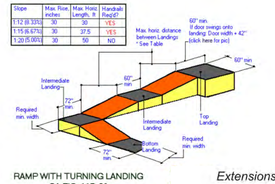
Note: Ramp slopes between 1 unit vertical in 16 units horizontal and 1 unit vertical in 20 units horizontal are preferred. The ability to manage an incline is related to both its slope and its length. Wheelchair users with disabilities affecting their arms or with low stamina have serious difficulty using inclines. Most ambulatory people and most people who use wheelchairs can manage a slope of 1 unit vertical in 16 units horizontal. Many people cannot manage a slope of 1 unit vertical in 12 units horizontal for 30 ft.

3 Width
Ramps shall have a minimum clear width of **48 inches.** Ramps serving entrance to buildings where the ramp is the only exit discharge path and serves an occupant load of 300 or more shall have a minimum clear width of 60 inches. Ramps serving residential occupancies may be **36 inches** clear width when the occupant load is 50 or less.

4 Landings
Ramps shall have level landings at bottom and top of each ramp and each ramp run. Landings shall have the following features:

- Level ramp landing shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30 inches of vertical rise and at each change of direction.
- The top landing shall be not less than 60 inches wide and shall have a length of not less than 60 inches in the direction of ramp run. Landings at the bottom ramps shall have a dimension in the direction of ramp run not less than 72 inches. The bottom and intermediate landing width shall be at least the same as required for the ramps
- Intermediate and bottom landings at a change of direction in excess of 30 degrees shall have a dimension in the direction of ramp run of not less than 72 inches to accommodate the handrail extension.
- Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than 3 inches when fully open.
- The width of the landing shall extend 24 inches past the strike edge of any door or grate for exterior ramps and 18 inches past the strike edge for interior ramps.

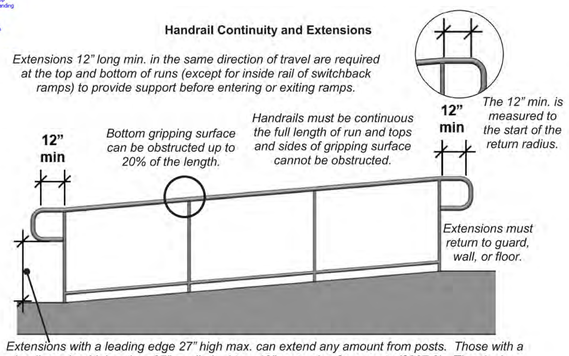
Slope	Max. Rise, inches	Max. Horiz. Length., ft	Handrail Req'd?
1:12 (8.33%)	30	30	YES
1:15 (6.67%)	30	37.5	YES
1:20 (5.00%)	30	50	NO



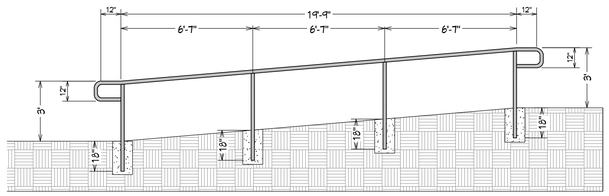
RAMP WITH TURNING LANDING
CA FIG. 11B-38

Handrail Continuity and Extensions

Extensions 12" long min. in the same direction of travel are required at the top and bottom of runs (except for inside rail of switchback ramps) to provide support before entering or exiting ramps.

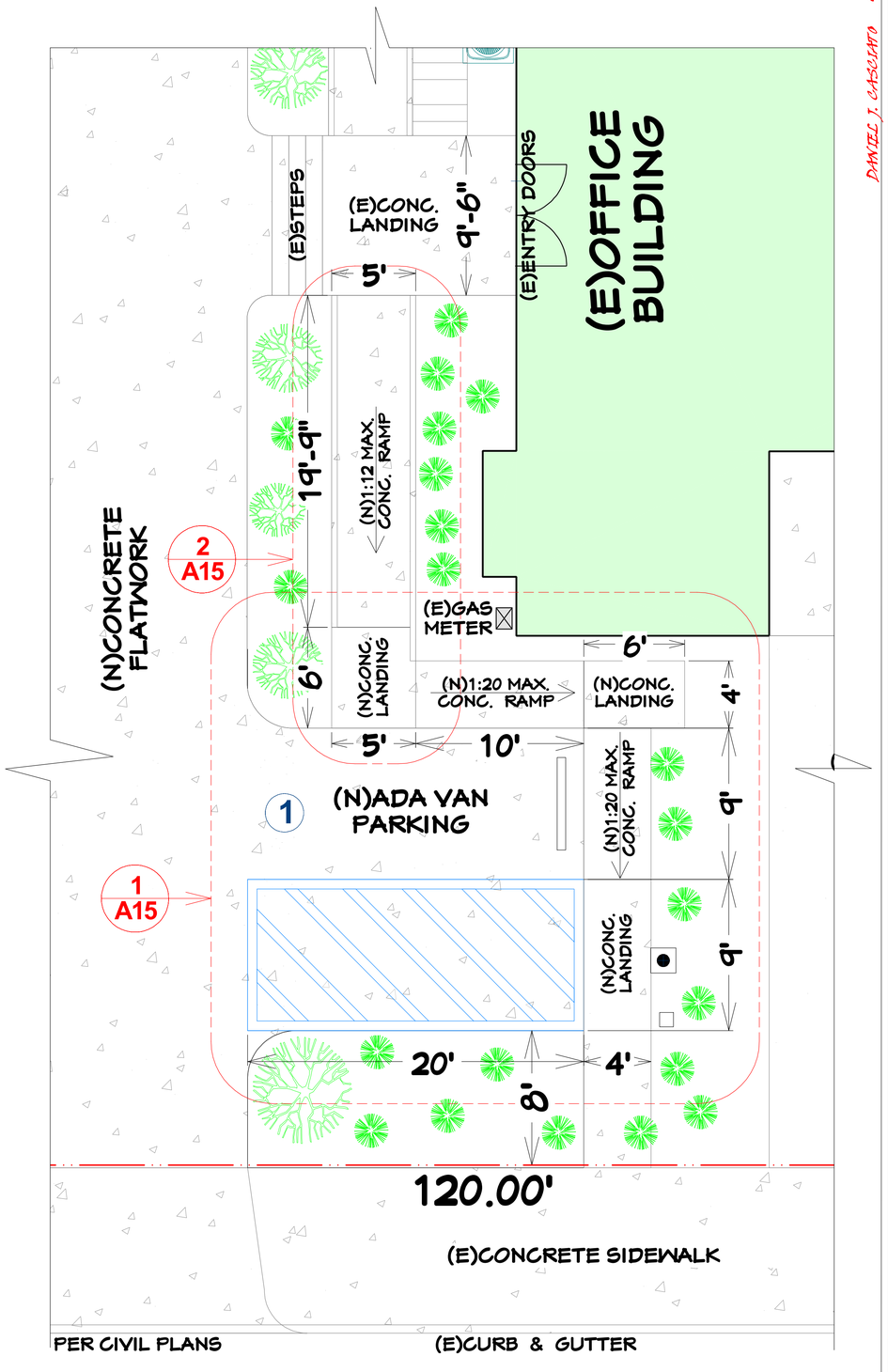


Extensions with a leading edge 27" high max. can extend any amount from posts. Those with a leading edge higher than 27" are limited to a 12" protrusion from posts (§307.3). The sloping portion of handrails are not required to comply with requirements for protruding objects.



HANDICAP RAMP DETAIL

2 A15



ADA PARKING SITE PLAN

1/4" = 1'-0"

4/1/2025
DANIEL J. CASCIATO

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

UNIT #B

DATE 4/1/2025
SCALE
SHEET A15

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: DETACHED-APT A **Calculation Date/Time:** 2024-11-20T14:09:01-08:00 **(Page 1 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** REHFIELD-UNIT A.ribd22

GENERAL INFORMATION					
01	Project Name	DETACHED-APT A			
02	Run Title	Title 24 Analysis			
03	Project Location	131 E. FOOTHILL BLVD			
04	City	GLENDORA , CA	05	Standards Version	2022
06	Zip code	91741	07	Software Version	CBECC-Res 2022.3.1
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	90
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	1015	19	Glazing Percentage (%)	23.25%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: DETACHED-APT A **Calculation Date/Time:** 2024-11-20T14:09:01-08:00 **(Page 2 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** REHFIELD-UNIT A.ribd22

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	33.6	34.7	26.5			
Proposed Design	30.1	33.6	20.7	3.5	1.1	5.8

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 1.72 kWdc
- PV System resized to 2.18 kWdc (a factor of 2.185) to achieve 'Maximum PV for Compliance Credit' PV scaling

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: DETACHED-APT A **Calculation Date/Time:** 2024-11-20T14:09:01-08:00 **(Page 3 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** REHFIELD-UNIT A.ribd22

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.18	5.39	0.79	5.59	0.39	-0.2
Space Cooling	0.83	22.89	0.74	23.2	0.09	-0.31
IAQ Ventilation	0.34	3.58	0.34	3.58	0	0
Water Heating	1.74	17.95	1.54	15.87	0.2	2.08
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**4.09**	**49.81**	**3.41**	**48.24**	**0.68**	**1.57**
Photovoltaics	-1.92	-55.9	-2.43	-69.8		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.85	8.06	0.85	8.06		
Appl. & Cooking	4.66	30.52	4.66	30.49		
Plug Loads	3.56	36.18	3.56	36.18		
Outdoor Lighting	0.2	1.75	0.2	1.75		
TOTAL COMPLIANCE	**11.44**	**70.42**	**10.25**	**54.92**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: DETACHED-APT A **Calculation Date/Time:** 2024-11-20T14:09:01-08:00 **(Page 4 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** REHFIELD-UNIT A.ribd22

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	17.03	16.04	0.99	5.81
Net EUI[2]	7.15	3.52	3.63	50.77

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.18	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 2.18 kWdc
- Insulation below roof deck
- Non-standard duct location (any location other than attic)
- *Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed*

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: DETACHED-APT A **Calculation Date/Time:** 2024-11-20T14:09:01-08:00 **(Page 5 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** REHFIELD-UNIT A.ribd22

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Low-leakage Air Handling Unit

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
DETACHED-APT A	1015	1	1	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
UNIT A	Conditioned	HVAC System	765	8	DHW System ADU	New
LIVING ROOM	Conditioned	HVAC System	250	12	DHW System ADU	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
FRONT	UNIT A	R19 Wall-R0	90	Front	260	12	90
BACK	UNIT A	R19 Wall-R0	270	Back	380	36	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: DETACHED-APT A **Calculation Date/Time:** 2024-11-20T14:09:01-08:00 **(Page 6 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** REHFIELD-UNIT A.ribd22

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
RIGHT	UNIT A	R19 Wall-R0	0	Right	306	33	90
LEFT	UNIT A	R19 Wall-R0	180	Left	180	44	90
FRONT-2	LIVING ROOM	R19 Wall-R0	90	Front	204	68	90
BACK-2	LIVING ROOM	R19 Wall-R0	270	Back	24	0	90
LEFT-2	LIVING ROOM	R19 Wall-R0	180	Left	189	63	90
Interior Wall 1	LIVING ROOM	Interior R0 Wall	n/a	n/a	100	0	n/a
Ceiling (below attic)	UNIT A	R30--Ceiling below attic	n/a	n/a	765	n/a	n/a
Ceiling (below attic) -2	LIVING ROOM	R30--Ceiling below attic	n/a	n/a	250	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic	TPO Roof	Ventilated	1	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
S	Window	FRONT	Front	90	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
L	Window	BACK	Back	270	6	2	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
U	Window	BACK	Back	270	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
V	Window	BACK	Back	270	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
G	Window	RIGHT	Right	0	4	1.5	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
T	Window	RIGHT	Right	0	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
H	Window	RIGHT	Right	0	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
W	Window	LEFT	Left	180	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
A	Window	LEFT	Left	180	4	3	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
F	Window	FRONT-2	Front	90	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
O	Window	FRONT-2	Front	90	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
E	Window	FRONT-2	Front	90	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
M	Window	FRONT-2	Front	90	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
N	Window	FRONT-2	Front	90	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
B	Window	LEFT-2	Left	180	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
J	Window	LEFT-2	Left	180	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
C	Window	LEFT-2	Left	180	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
K	Window	LEFT-2	Left	180	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
D	Window	LEFT-2	Left	180	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
L	Window	LEFT-2	Left	180	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
DR6	Window	LEFT	Left	180			1	20	0.3	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: DETACHED-APT A **Calculation Date/Time:** 2024-11-20T14:09:01-08:00 **(Page 8 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** REHFIELD-UNIT A.ribd22

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
InputDoor 1	FRONT-2	20	0.2

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab On Grade 1	UNIT A	765	77	none	0	80%	No
Slab On Grade 2	LIVING ROOM	250	23	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R19 Wall-R0	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.072	Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x6 Exterior Finish: All Other Siding
Interior R0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
TPO Roof	Attic Roofs	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-19	None / None	0.058	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6
R30--Ceiling below attic	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-15.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: DETACHED-APT A **Calculation Date/Time:** 2024-11-20T14:09:01-08:00 **(Page 9 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** REHFIELD-UNIT A.ribd22

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW System ADU	Domestic Hot Water (DHW)	Standard	WH	1	n/a	None	n/a	WH (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
WH	1	40	Rheem	Rheem HPLD40-1RH	Outside	Outside	Outside

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW System ADU - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

PERMIT #

DANIEL J. CASCIATO 4/1/2025

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

UNIT #B

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A16

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E** — **(Page 10 of 12)**

Project Name: DETACHED-APT A — **Calculation Date/Time:** 2024-11-20T14:09:01-08:00

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	HVAC Fan	DUCTS	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/IHS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER 2/CCER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 2	Central split HP	1	HSPF2	8	30000	15000	EER2SEER2	15	12.37	Non Zonal	Single Speed	Heat Pump System 2-hers-hspump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 2-hers-hspump	Required	350	Not Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
DUCTS	Ducts located in multiple places	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	DUCTS -hers-dist

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HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan	HVAC Fan	0.35	HVAC Fan -hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan -hers-fan	Required	0.35

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRpt	45	0.35	Exhaust	No	n/a / n/a	No	Yes	

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Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT A.ribd22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Ali Nehme	Documentation Author Signature: Ali Nehme
Company: Ali Nehme P.E.	Signature Date: 11/20/2024
Address: 22914 Dry Creek Road	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Diamond Bar, CA 91765	Phone: 909-293-9018

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Ali Nehme	Responsible Designer Signature: Ali Nehme
Company: Ali Nehme P.E.	Date Signed: 11/20/2024
Address: 22914 Dry Creek Road	License:
City/State/Zip: Diamond Bar, CA 91765	Phone: 909-293-9018

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). The digital signature is provided in order to secure the content of this submitted document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures; regardless of the compliance approach used. Review the respective section for more information.

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.2:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2E:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(j)1c:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 7 ft3 suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a duct is concealed within a building, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed and constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)9:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)10:	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)11:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)12:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a kit for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply-side ducts. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units; occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-4i.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonrecirculating kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii;enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Gii-A. Airflow must be measured by the installer per §150.0(o)1Giv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1Hiii:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3.iu confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch; mounted outside of the heater without requiring the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other respirable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)2A:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens. and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2B:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2C:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2D:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independently Controlled.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control,or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally Illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§ 110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s):	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)1; at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-393-1404

DANIEL J. CASCIATO 4/1/2025

UNIT #B

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A17



E



D



C



B



A



G



F



I



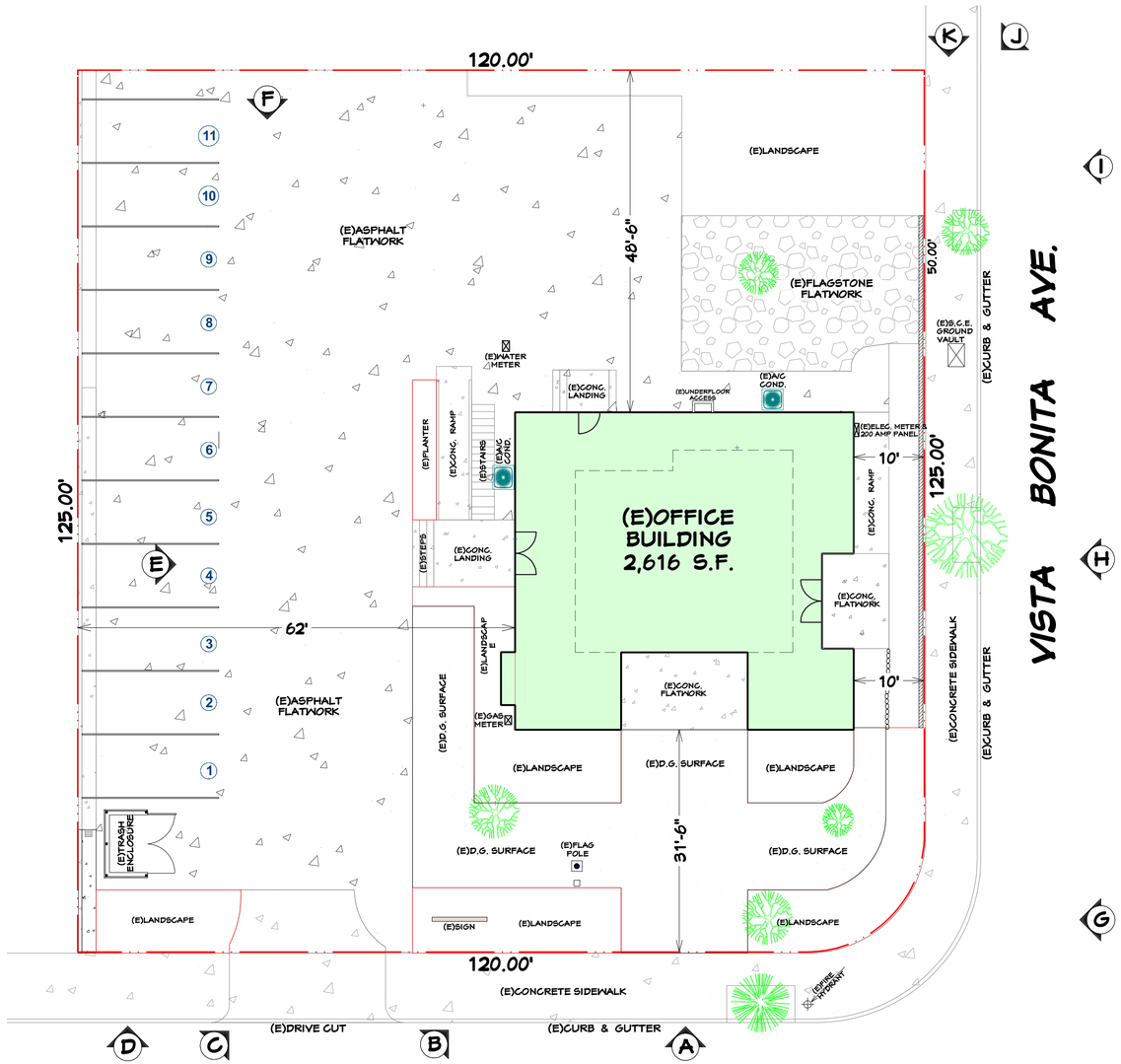
H



K



J



N

SITE PICTURES LOCATION MAP

1" = 10'

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

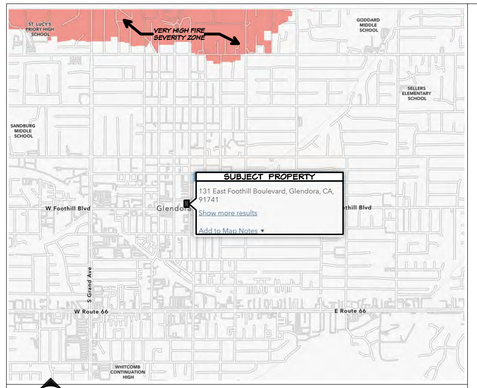
UNIT #B

NEW APARTMENT - A FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A18



VICINITY & FIRE ZONE MAP

CONSULTANTS

STRUCTURAL ENGINEERING :
BASSO ENGINEERING
151 S. EL MOLINO AVE. #151
PASADENA, CA 91101
818-293-5371

GEOTECHNICAL ENGINEERING :
DUCO ENGINEERING, INC.
14175 TELEPHONE AVE. STE.-K
CHINO, CA 91710
909-594-7414

TITLE 24 ENERGY CALCS :
ALI NEHME, PE
22914 DRY CREEK RD.
DIAMOND BAR, CA 91765
909-299-9018

CIVIL ENGINEERING :
GILBERT ENGINEERING, INC.
2028 E. ROUTE 66, SUITE 203
GLENDORA, CA 91740
626-852-1601

LANDSCAPE AND IRRIGATION :

MECHANICAL & PLUMBING ENGINEERING :
TERRY ENGINEERING
360 E. 1st ST. #882
TUSTIN, CA 92780
714-838-1124

SPECIAL INSPECTION & TESTING NOTES :

- REQUIRED SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INSPECTOR WHO IS REGISTERED WITH THE CITY OF GLENDORA. REGISTRATION FORM IS AVAILABLE AT THE CITY'S WEBSITE : www.ci.ty of glendora.org/departments-permits/plan-review-services-handous
- A CALIFORNIA LICENSED GEOTECHNICAL ENGINEER OR CIVIL ENGINEER PRACTICING GEOTECHNICAL ENGINEERING, SHALL PROVIDE SPECIAL INSPECTION AT THE TIME OF FOOTING EXCAVATION TO DETERMINE THAT THE FOUNDATION WILL BE ADEQUATELY EMBEDDED INTO UNDISTURBED AND NONEXPANSIVE GROUND, AND THAT EXISTING SOILS CONDITIONS ARE SUITABLE FOR THE PROPOSED STRUCTURE.
- ALSO SEE STRUCTURAL PLANS AND NOTES FOR ADDITIONAL INFORMATION.

DEFERRED SUBMITTALS NOTES :

SOLAR PANELS :
- PLAN REVIEW AND PERMITS FOR SOLAR (P.V.) PANELS SHALL BE A DEFERRED SUBMITTAL.
- ALSO SEE ROOF PLAN ON SHEET A7.
- ALSO SEE TITLE 24 CALCULATIONS .

FIRE SPRINKLER SYSTEM :
A. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED PER CRC R313.2 OR NFPA 13D AND LA COUNTY FIRE DEPT. STANDARDS.
B. THE PLAN REVIEW & PERMITS FOR THE FIRE SPRINKLERS SHALL BE A DEFERRED SUBMITTAL.

DEFERRED SUBMITTALS & SPECIAL INSPECTIONS

GENERAL NOTES

1. A SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPT. PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
2. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
3. ALL WORK SHALL CONFORM TO REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
4. 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 OF AS A SOLID WASTE.
5. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIF. STATE LAW PRIOR TO THE START OF ANY DEMOLITION ADDITION AND/OR REMODEL WORK. THE SCAQMD OFFICE IS IN DIAMOND BAR LOCATED AT 21865 COPLEY DR. IN DIAMOND BAR PHONE # (909)396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD TO START OF WORK.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT 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.
   A. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM SITE BY WIND OR WATER.
   B. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
   C. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS 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.
7. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATIONS OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
8. CONTRACTOR TO CONDUCT ASBESTOS EXPOSURE ASSESSMENT AS REQUIRED BY C.C.R., TITLE 8(8)(2)(A), AND IF WORK IS REQUIRED, COMPLY WITH SCAQMD RULE 1403.
9. THIS PROJECT REQUIRES A "WASTE MANAGEMENT PLAN" TO BE REVIEWED PRIOR TO PERMIT ISSUANCE. THE PROJECT VALUATION, AS DETERMINED BY THE BUILDING DEPT. IS OVER $100,000. USING "ATHENS SERVICES" TO HAUL C. & D. WASTE OFF SITE REQUIRES AN $80 ADMIN FEE PAID TO THE CITY. ELECTING TO SELF-HAUL C. & D. WASTE TO A DIVERSION FACILITY REQUIRES A $160 ADMIN FEE. ALSO, A PERFORMANCE DEPOSIT TOTALING THE LESSER OF 3% OF PROJECT VALUATION OR $10,000 SHALL APPLY. THE DEPOSIT WILL BE RETURNED IF 65% OF TOTAL WASTE IS DIVERTED FROM THE PROJECT. FOR MORE INFO GO TO: environmentalservices@cityofglendora.org

CalGreen BUILDING NOTES

CalGreen BUILDING NOTES :

1. ANNULAR SPACES AROUND PIPES, ELEC. CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING OFF SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
2. A MIN. OF 65% OF THE NON-HAZARDOUS WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO BE RECYCLED OR SALVAGED,THIS IS ACHIEVED BY SUBMITTING A "WASTE MANAGEMENT PLAN" FOR APPROVAL BY THE BUILDING DEPT. PRIOR TO CONSTRUCTION OR DEMOLITION PERMIT ISSUANCE AND PROVIDING DOCUMENTATION TO DEMONSTRATE COMPLIANCE WITH THE "WASTE MANAGEMENT PLAN" AFTER COMPLETION OF CONSTRUCTION OR DEMOLITION AND/OR PRIOR TO FINAL INSPECTION.
3. AN "OPERATION AND MAINTENANCE MANUEL" SHALL BE AVAILABLE IN THE BUILDING AT THE TIME OF FINAL PERMIT INSPECTION.
4. ANY INSTALLED FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY PELLET STOVE SHALL COMPLY WITH U.S. EPA "NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH LOW VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
8. AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT LIMITED "HIR LIMITS" AND OTHER TOXIC COMPOUNDS.
4. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
10. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
11. 80% OF FLOOR AREA RECEIVING RESILIENT TILE FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA.
12. PARTICLE BOARD, MDF AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL WITH LOW FORMALDEHYDE EMISSION STANDARDS.
13. VAPR BARRIER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
14. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL FRAMING IS CHECKED PRIOR TO ENCLOSURE.
15. HUMIDITY CONTROLLED EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM UNLESS OTHERWISE A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
16. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
17. THE CalGreen INSPECTOR FOR THIS PROJECT IS QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY INSPECT AND VERIFY.
18. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.
19. ALSO SEE "CalGreen CHECKLIST" ON SHEET A4.

CODE CYCLES

Part 1	2022 California Administrative Code (CAC)
Part 2	2022 California Building Code (CBC)
Part 2.5	2022 California Residential Code (CRC)
Part 3	2022 California Electrical Code (CEC)
Part 4	2022 California Mechanical Code (CMC)
Part 5	2022 California Plumbing Code (CPC)
Part 6	2022 California Energy Code (CEEC)
Part 7	(Currently Vacant)
Part 8	2022 California Historical Building Code (CHBC)
Part 9	2022 California Fire Code (CFC)
Part 10	2022 California Existing Building Code (CEBC)
Part 11	2022 California Green Building Standards Code (CALGreen)
Part 12	2022 California Reference Standards Code

CITY O F GLENDORA MUNICIPAL CODE

OCCUPANCY GROUPS = R3

CONSTRUCTION TYPE = VB , FIRE SPRINKLERED

TWO STORY BUILDING HEIGHT

PROJECT SUMMARY

A.P.N.	8638-014-035
ZONING	CCAP T-5
LOT AREA	14,863 SQ. FT.

BUILDING AREA

(E)OFFICE BUILDING	2,616 SQ. FT.
NEW DWELLING UNIT - A	1,015 SQ. FT. (1-BEDROOM)
NEW DWELLING UNIT - B	1,015 SQ. FT. (1-BEDROOM)
NEW DWELLING UNIT - C	1,015 SQ. FT. (1-BEDROOM)
TOTAL BUILDING AREA	5,661 SQ. FT.

F.A.R CALCULATION :

5,643 / 14,863 = 38.1 %

PARKING

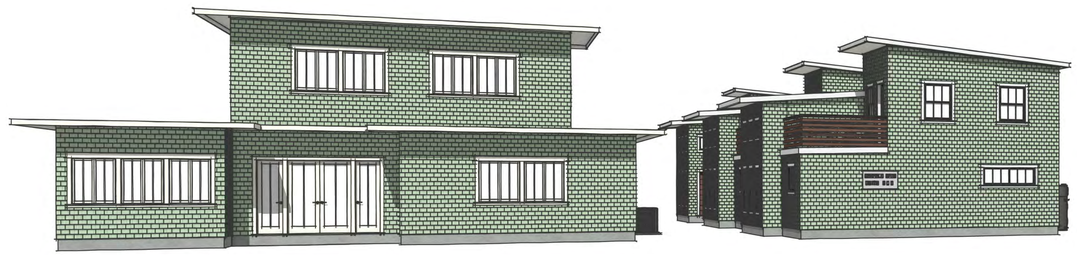
TOTAL PARKING PROVIDED :	STANDARD	= 7
	ADA VAN	= 1
	TOTAL	= 8



COMPOSITE PERSPECTIVE VIEW FROM SOUTH-WEST



COMPOSITE PERSPECTIVE VIEW FROM SOUTH-EAST



COMPOSITE PERSPECTIVE VIEW FROM EAST

SCOPE OF WORK :

NEW DETACHED APARTMENT #C = 1,015 S.F.
NEW DETACHED APARTMENT #D = 1,015 S.F.

SCOPE OF WORK

SHEET INDEX

A1 - TITLE SHEET
A2 - SITE PLAN
A3 - FLOOR PLANS
A4 - NOTES & SCHEDULES
A5 - ELEVATIONS
A6 - CROSS SECTIONS
A7 - ROOF PLAN
A8 - DETAILS OF CONSTRUCTION
A9 - INTERIOR ELEVATIONS
A10 - STAIR & DECK DETAILS
A11 - SPIRAL STAIR SHOP DRAWING
A12 - DECK WATER PROOFING DETAILS
A13 - UTILITY FLOOR PLANS
A14 - UTILITY NOTES
A15 - ADA PARKING PLAN
A16 - TITLE-24
A17 - TITLE-24
A18 - TITLE-24
A19 - TITLE-24

S1.1 - STRUCTURAL GENERAL NOTES
S1.2 - TYPICAL STRUCTURAL NOTES
S1.3 - TYPICAL STRUCTURAL NOTES
S1.4 - TYPICAL STRUCTURAL NOTES
S2.1 - FOUNDATION and FRAMING PLANS
S3.1 - FOUNDATION DETAILS
S4.1 - FRAMING DETAILS
S4.2 - FRAMING DETAILS
S4.3 - FRAMING DETAILS
HFX1 - MITEK-HARDY FRAME DETAILS
HFX2 - MITEK-HARDY FRAME DETAILS
HFX3 - MITEK-HARDY FRAME DETAILS

M1 - MECHANICAL NOTES
M2 - MECHANICAL FLOOR PLANS
P1 - PLUMBING NOTES
P2 - PLUMBING SITE PLAN
P3 - PLUMBING FLOOR PLANS
P4 - PLUMBING FLOOR PLANS
P5 - PLUMBING ISOMETRICS

L1 - LANDSCAPE PLAN
L2 - IRRIGATION PLAN

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

APARTMENTS FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741
UNITS #C & D

DATE 4/1/2025

SCALE

SHEET A1

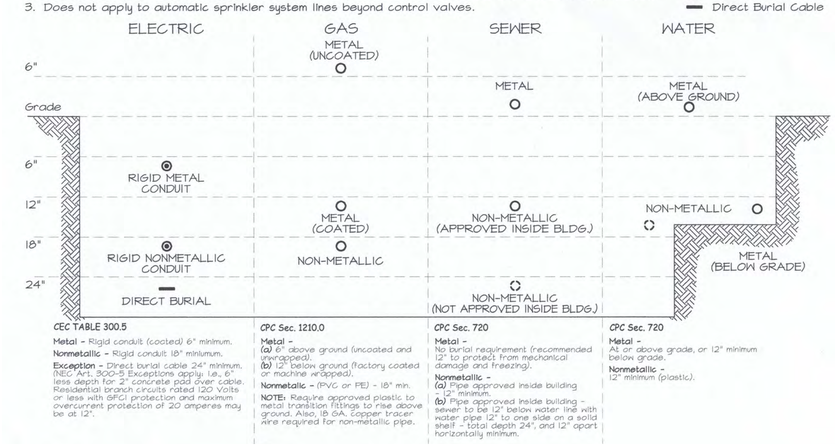
BURIAL DEPTHS FOR YARD PIPING AND ELECTRICAL LINES

NOTES

These burial depths apply outside of buildings within private property subject to the following provisions:

1. Not applicable to utility companies gas and electric lines.
2. May be laid in the same trench without horizontal separation except as noted for sewer and water lines.
3. Does not apply to automatic sprinkler system lines beyond control valves.

SYMBOLS:
- Conduit
- Pipe
- Alternate Location
- Direct Burial Cable



CEC TABLE 300.5

Metal - Rigid conduit (coated) 6" minimum.

Nonmetallic - Rigid conduit 18" minimum.

Exception - Direct burial cable 24" minimum. (NEC Art. 300-5 Exceptions apply: i.e., 6" less depth for 2" concrete pad over cable. Residential branch circuits rated 120 Volts or less with GFCI protection and maximum overcurrent protection of 20 amperes may be at 12".

CPC Sec. 1210.0

Metal -
(a) 6" above ground (uncoated and unwrapped).
(b) 12" below ground (factory coated or machine wrapped).

Nonmetallic - (PVC or PE) - 18" min.

NOTE: Require approved plastic to metal transition fittings to rise above ground. Also, 18 GA. copper tracer wire required for non-metallic pipe.

CPC Sec. 720

Metal -
No burial requirement (recommended 12" to protect from mechanical damage and freezing).

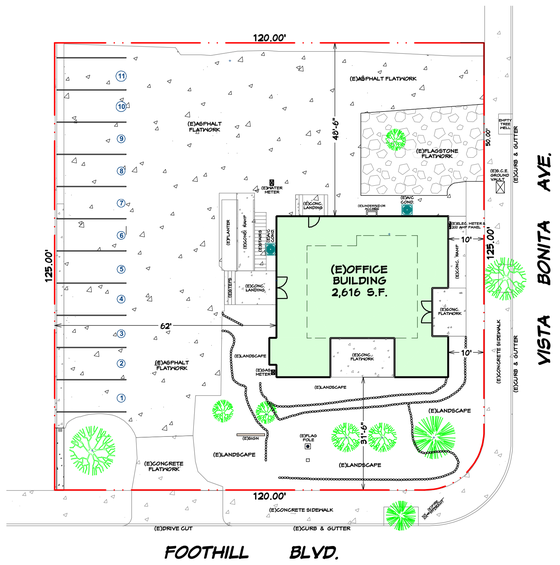
Nonmetallic -
(a) Pipe approved inside building - 12" minimum.
(b) Pipe approved inside building - sewer to be 12" below water line with water pipe 12" to one side on a solid shelf - total depth 24", and 12" apart horizontally minimum.

CPC Sec. 720

Metal -
At or above grade, or 12" minimum below grade.

Nonmetallic -
12" minimum (plastic).

UNDERGROUND UTILITY BURIAL DEPTHS



N

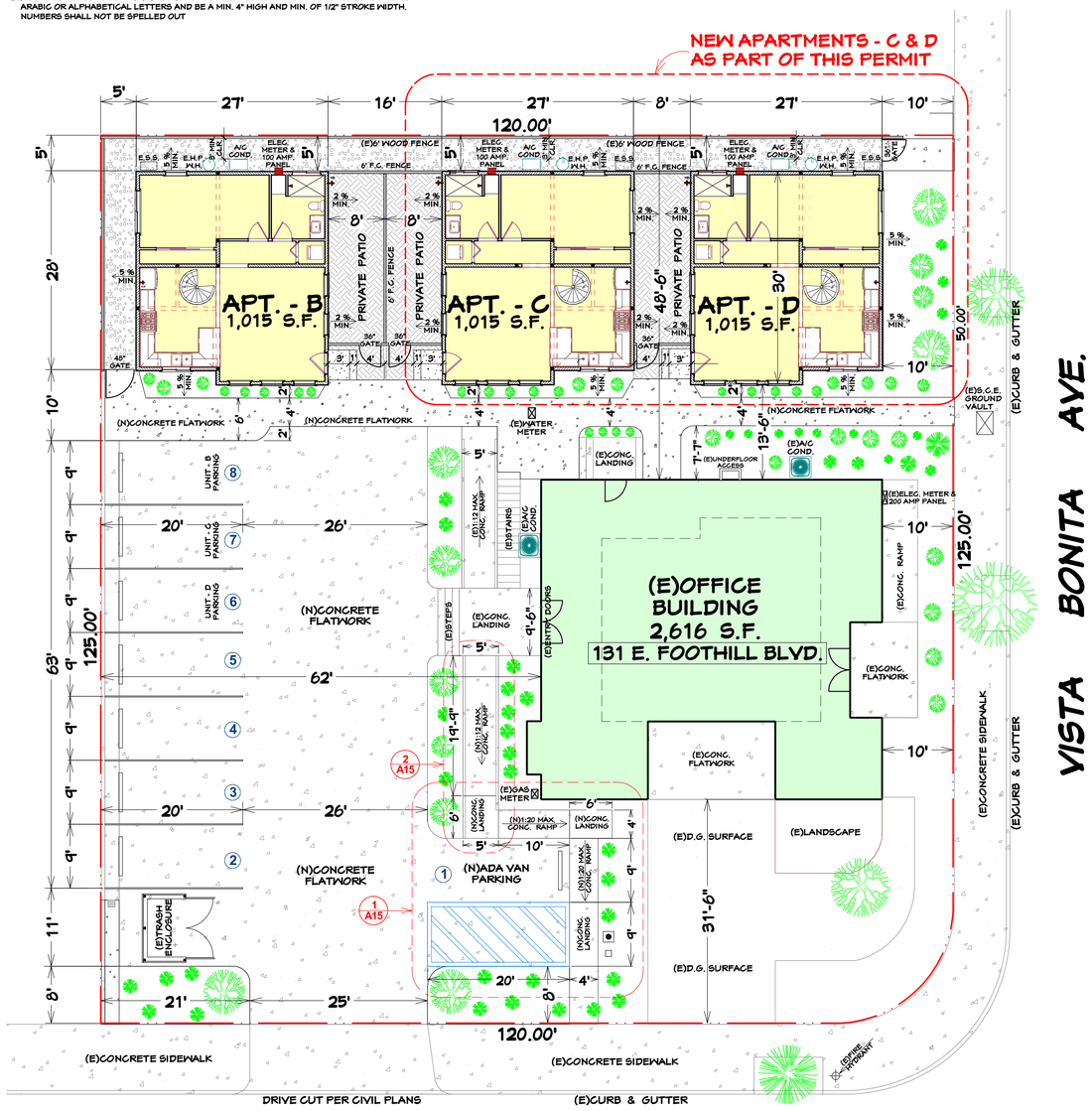
EXISTING SITE PLAN 1" = 20'

SITE PLAN NOTES :

1. FOR ANY EASEMENTS SEE SITE PLAN PREPARED BY GILBERT ENGINEERING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE W/ THE N.P.D.E.S. REQUIREMENTS.
3. NO STOCKPILES, MATERIAL STORAGE ON THE PUBLIC RIGHT OF WAY ANYTIME DURING THE CONSTRUCTION UNLESS ALLOWED UNDER A TEMPORARY ENCROACHMENT PERMIT OBTAINED THROUGH THE PUBLIC WORKS DEPT.
4. IF ANY EQUIPMENT/TRUCK/VEHICLE IS PARKED ON THE STREET OCCUPYING HALF OR MORE WIDTH OF THE LANE AND/OR DISRUPTING THE NORMAL TRAFFIC FLOW, THE CONTRACTOR SHALL SUBMIT A TRAFFIC PLAN AND GET IT APPROVED PRIOR TO START OF WORK.
5. CONTRACTOR TO FOLLOW "DRAINAGE AND S.W.P.P.P." PREPARED BY GILBERT ENGINEERING.
6. LANDSCAPED FINISH SURFACES SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS A MIN. OF 5" WITHIN THE FIRST 10 FEET (5% SLOPE).
7. IMPERVIOUS FINISH SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS A MIN. OF A 2% SLOPE.
8. BACKFILL AND COMPACT ALL TRENCHES TO A MIN OF 95%.
9. NO TEMPORARY STOCKPILES, EQUIPMENT WASH DOWNS OR CONSTRUCTION RELATED RUN-OFF PERMITTED ON STREET.
10. THE APPROVED SWPPP PLAN SHALL BE IMPLEMENTED AT ALL TIMES DURING CONSTRUCTION.
11. CONSTRUCTION EQUIPMENT MUST BE EQUIPPED WITH FULLY OPERATIONAL MUFFLER / SPARK ARRESTERS.
12. TRUCKS HAULING DIRT , SAND SOIL OR OTHER DEBRIS SHALL BE WASHED PRIOR TO LEAVING SITE.
13. GRADING ACTIVITIES SHALL CEASE WHEN WINDS EXCEED 25 MPH AND DURING 1st AND 2nd STAGE OZONE EPISODES.
14. OBTAIN PERMIT FROM THE PUBLIC WORKS DEPT. FOR DRIVEWAY CUT AND OTHER OFF-SITE CONSTRUCTION. ALL WORK TO BE PER CITY STANDARDS.
15. IT IS THE OWNERS/CONTRACTORS RESPONSIBILITY TO CALL FOR UNDERGROUND SERVICE.
16. CALL 811 TO HAVE UNDERGROUND UTILITIES MARKED 48 HOURS PRIOR TO START OF WORK.
17. CONTRACTOR TO REVIEW LIMITED GEOTECHNICAL REPORT BY "DUCO ENGINEERING, JOB NO.:24-XXX AND DATED XXX, 2024.
18. Backflow device from LA County List of Approved Backflow Devices will be required. City of Glendora Standard 2.30 and please show location of backflow on plans. Backflow device should be located within 10' of water meter.
19. CONTACT THE "PUBLIC WORKS INSPECTOR" 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND WORK IN THE VICINITY OF THE CITY'S WATER SYSTEM AT 626-914-8246.
20. ANY WORK WITHIN THE CITY "RIGHT OF WAY" WILL REQUIRE A PUBLIC WORKS PERMIT. PERMIT CAN BE APPLIED FOR ONLINE ONLY.
21. ADDRESS NUMBERS PER C.R.C. R319.1 NUMBERS SHALL CONTRAST W/ BACKGROUND AND BE ARABIC OR ALPHABETICAL LETTERS AND BE A MIN. 4" HIGH AND MIN. OF 1/2" STROKE WIDTH. NUMBERS SHALL NOT BE SPELLED OUT

SITE PLAN LEGEND :

- (N)BUILDING FOOTPRINT
- (E)BUILDING FOOTPRINT
- CONCRETE FLATWORK AREAS. ALSO SEE CIVIL PLANS PREPARED BY GILBERT ENGINEERING.
- GRAVEL FLATWORK AREAS. ALSO SEE CIVIL PLANS PREPARED BY GILBERT ENGINEERING.
- PAVER FLATWORK AREAS. ALSO SEE CIVIL PLANS PREPARED BY GILBERT ENGINEERING.
- SURFACE DRAINAGE FLOW DIRECTION - SURFACE DRAINAGE SHALL BE AWAY FROM THE FOUNDATION A MIN. 6" WITHIN THE FIRST 10'. ALSO SEE CIVIL PLANS PREPARED BY GILBERT ENGINEERING.



N

SITE PLAN 1" = 10'

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

UNITS #C & D

APARTMENTS FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025
SCALE
SHEET A2

WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	FRAME	GLASS	TYPE	NOTES	U-FACTOR	S.H.G.C.
A	4-0	3-0	VINYL	DUAL	SLIDING		0,30	0,23
B	3-0	5-0	VINYL	DUAL	S.H.		0,30	0,23
C	3-0	5-0	VINYL	DUAL	S.H.		0,30	0,23
D	3-0	5-0	VINYL	DUAL	S.H.	TEMPERED SAFETY GLASS	0,30	0,23
E	3-0	5-0	VINYL	DUAL	S.H.		0,30	0,23
F	3-0	5-0	VINYL	DUAL	S.H.		0,30	0,23
G	4-0	1-6	VINYL	DUAL	SLIDING	TEMPERED & OBSCURE SAFETY GLASS	0,30	0,23
H	3-0	5-0	VINYL	DUAL	S.H.		0,30	0,23
I	6-0	2-0	VINYL	DUAL	SLIDING		0,30	0,23
J	3-0	2-0	VINYL	DUAL	FIXED		0,30	0,23
K	3-0	2-0	VINYL	DUAL	FIXED		0,30	0,23
L	3-0	2-0	VINYL	DUAL	FIXED		0,30	0,23
M	3-0	2-0	VINYL	DUAL	FIXED		0,30	0,23
N	3-0	2-0	VINYL	DUAL	FIXED		0,30	0,23
O	3-0	2-0	VINYL	DUAL	FIXED		0,30	0,23
P	3-0	1-0	VINYL	DUAL	FIXED		0,30	0,23
Q	3-0	1-0	VINYL	DUAL	FIXED		0,30	0,23
R	3-0	1-0	VINYL	DUAL	FIXED		0,30	0,23
S	3-0	4-0	VINYL	DUAL	S.H.		0,30	0,23
T	3-0	4-0	VINYL	DUAL	S.H.		0,30	0,23
U	3-0	4-0	VINYL	DUAL	S.H.		0,30	0,23
V	3-0	4-0	VINYL	DUAL	S.H.		0,30	0,23
W	3-0	4-0	VINYL	DUAL	S.H.	TEMPERED SAFETY GLASS	0,30	0,23

* **WINDOW NOTES :** ALL NEW WINDOWS NEW WINDOWS TO BE BY "MILGARD" STYLE LINE SERIES.

DOOR SCHEDULE

SYM.	WIDTH	HEIGHT	CORE	NOTES
1	3-0	6-8	S.C.	FIBERGLASS SKIN WITH ENTRY DOOR HARDWARE
2	2-10	6-8	S.C.	BI-FOLD W/ LOUVERED SLAT PANELS FULL HEIGHT.
3	2-10	6-8	S.C.	PRIVACY LOCK.
4	2-10	6-8	S.C.	
5	8-0	6-8	S.C.	WARDROBE SLIDING DOORS.
6	3-0	6-8	N/A	DUAL PANE & TEMPERED GLASS W/ deadbolt

FLOOR PLAN LEGEND

(E) = EXISTING.
(N) = NEW.

2 x 4 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE-SEE STRUCTURAL PLANS).
2 x 4 SOLID BLOCK @ MID-HEIGHT.
5/8" DRYWALL.
R15 INSULATION PER TITLE 24 ENERGY REPORT.

42" HIGH PONY WALL.
2 x 4 STUDS @ 16" O.C.
5/8" DRYWALL.
ALSO SEE STRUCTURAL PLANS.

2 x 6 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE-SEE STRUCTURAL PLANS).
2 x 6 SOLID BLOCK @ MID-HEIGHT.
5/8" TYPE-X DRYWALL.
R19 INSULATION PER TITLE 24 ENERGY REPORT.

POST PER STRUCTURAL PLANS .

NEW BUILDING AREA

FLOOR PLAN NOTES

1 KITCHEN NOTES:
*SEE "KITCHEN NOTES" ON SHEET A4 & A13.
*SEE "ENERGY STORAGE SYSTEM NOTES" ON SHEET A4.

2 RANGE HOOD EXHAUST VENTILATION :
*PROVIDE POWER TO EXHAUST FAN AND LIGHTS PER MANUFACTURER'S SPECS.
*RECIRCULATING EXHAUST HOODS ARE PROHIBITED.
*DUCT TO BE TERMINATED TO THE EXTERIOR.
*DUCT TO BE MIN 26 GA. STAINLESS STEEL SHEET METAL WITH SMOOTH WALLS.
*COORDINATE ALL APPLIANCE COOKING CLEARANCES TO COMBUSTIBLE MATERIALS.
*EXHAUST FAN TO A MIN. 100 CFM EXHAUST RATE. ALSO SEE SPECS BY MFGR.
*SEE "KITCHEN NOTES" ON SHEET A4 & A13..

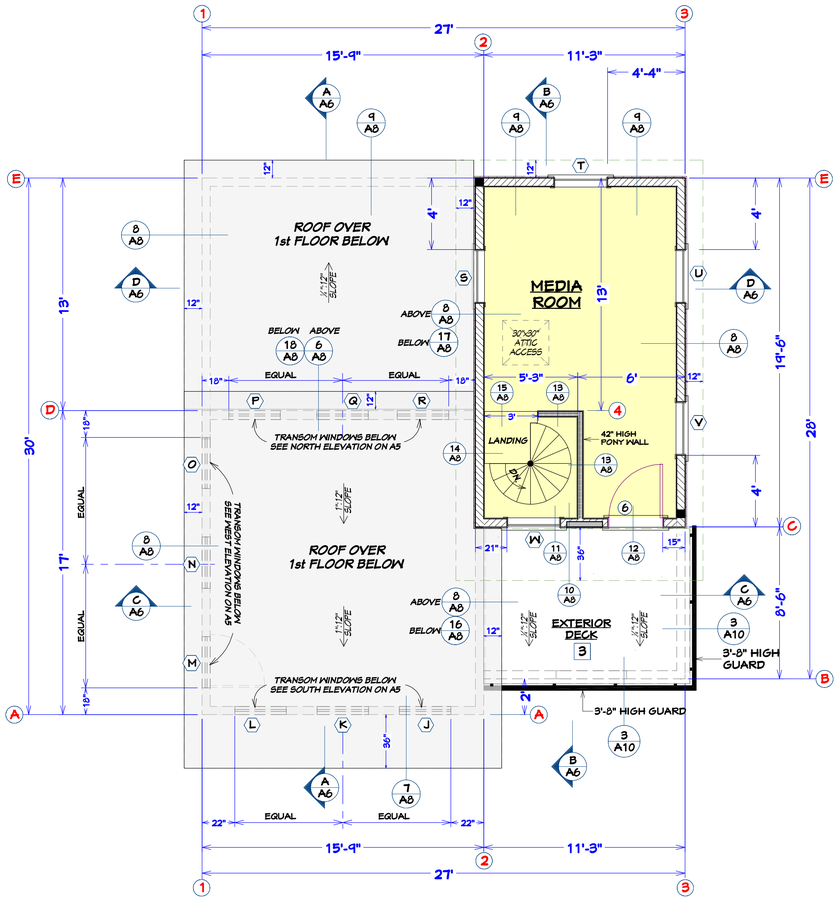
3 LAUNDRY APPLIANCES :
*DRYER TO BE ELECTRIC HEATING TYPE.
*SEE SHEET A4 "ENERGY STORAGE SYSTEM NOTES".
•DRYER TO BE VENTED TO EXTERIOR WITH A 4" DIA. METAL DUCT. EXTERIOR TERMINATION HAVE A BACK DRAFT DAMPER (NO SCREEN). DO NOT USE SCREWS OR ANY OTHER FASTENERS THAT OBSTRUCT INSIDE DUCT FLOW.
*LENGTH OF DRYER DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL RUN OF 14 FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO.
* LENGTH OF DRYER DUCT MAY BE EXTENDED PER DRYER MFGR. SPECS. ACCORDING TO THEIR TESTING AND INSTALLATION INSTRUCTIONS.
•CEILING MOUNTED EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER HOUR AND DUCTED TO EXTERIOR..
•MIN. ONE 20 AMP DEDICATED CIRCUIT.
•LAUNDRY SINK FAUCET TO HAVE A MAX. FLOW RATE OF 1.2 GPM
•MAKE-UP AIR REQUIREMENTS:
1-.PROVIDE MIN. 100 SQ. INCHES OF MAKEUP AIR INTO LAUNDRY ROOM
2.-DOOR TO HAVE A 12" x 12" VENT GRILLE (SEE "DOOR SCHEDULE").
*PROVIDE A RECESSED VALVE BOX FOR HOT & COLD WATER SHUT-OFFS.
*CLOTHES DRYER APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE CLOTHES DRYER AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".

4 BATHROOM NOTES:
*SEE "BATHROOM NOTES" ON SHEET A4 & A13.
*SEE "AGING-IN-PLACE NOTES" ON A4.

5 SHOWER:
•WALLS TO BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A MIN. OF 72" ABOVE DRAIN INLET.
•MIN. PAN AREA 1,024 SQ. IN.
•PAN AREA TO BE SLOPED MIN.1/4" PER FT. AND MIN. 30" DIAMETER FROM FINISHED WALL TO CENTER OF THRESHOLD.
*NON SLIP CERAMIC TILE FINISH.
•HOT MOP ENTIRE PAN AREA WITH FLASHING UP WALLS MIN. 12"
•CURB AT THRESHOLD TO BE 1/2" HIGH MAX. AND HOT MOPPED AT ALL EXPOSED SURFACES.
•SHOWER FAUCET TO BE PROVIDED WITH INDIVIDUAL CONTROLS OF PRESSURE BALANCE TYPE OR THE THERMOSTATIC MIXING VALVE TYPE. MOUNT CONTROLS AT +42" ABOVE FINISH FLOOR.
*SHOWER HEADS TO HAVE A MAX. FLOW OF 1.8 GPM .
*RECESS SOAP DISH INTO WALL AT +40" ABOVE FINISH FLOOR.
2x8 BACKING IN WALL FOR MOUNTING SCREWS (STAINLESS STEEL).
•GLASS DOORS TO BE MIN. 22" WIDE AND TEMP. SAFETY GLASS.
•GLASS ENCLOSURE WALLS TO BE TEMP. SAFETY GLASS.
*SEE "BATHROOM NOTES" ON SHEET A4 & A13.
*SEE "AGING-IN-PLACE NOTES" ON A4.

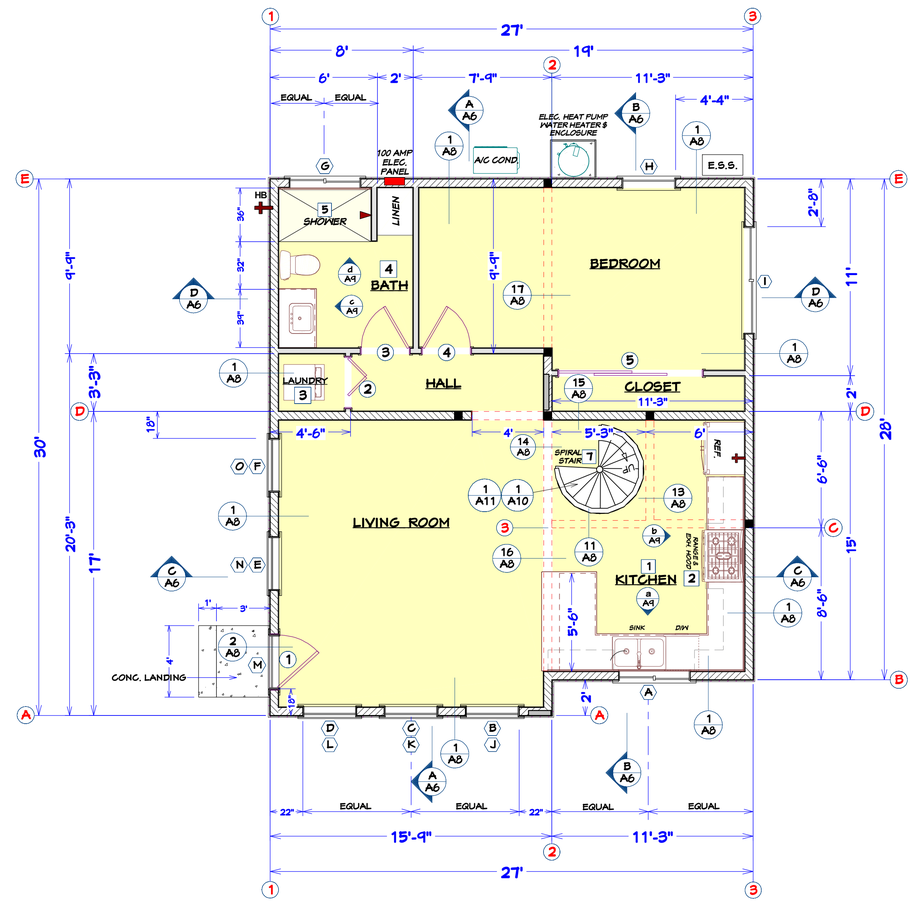
6 EXTERIOR FLOOR DECK AREAS TO BE CLASS-A RATED.
APPLY WATERPROOF MEMBRANE WITH A MIN. 1/4" : 12" SLOPE.
BY WESTCOAT "ALX STANDARD" COLOR = CAPE COD GRAY
ICC ER-587 (OR EQUAL).

7 METAL SPIRAL STAIR BY "The Iron Shop".
- MODEL NO : "Standard #111".
- 5'-0" x 5'-0" FINISHED DIAMETER .
- ALSO SEE SHEETS A10 and A11.



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

DANIEL J. CASCIATO 4/1/2025

APARTMENTS FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

UNITS #C & D

DATE 4/1/2025
SCALE
SHEET A3

2022 CalGreen Checklist

This checklist applies to newly constructed buildings, and additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (301.1.1)

Parenthetical references are to the noted section of the *2022 California Green Building Code*, unless stated otherwise.

Feature or Measure	Sheet reference
RESIDENTIAL MANDATORY MEASURES	
Site Development (4.106)	
Projects less than one acre: Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction.	SWPPP prepared by Gilbert Engineering
Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.	DRAINAGE PLAN prepared by Gilbert Engineering
Electric vehicle (EV) charging for new construction. New construction shall comply with sec. 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with *California Electrical Code* (CEC), Article 625.	N/A
New one- and two-family dwellings and Townhouses with private garages. Each dwelling unit shall be installed with listed raceways capable of supporting EVSE.	N/A
New multifamily dwellings, hotels, and motels. **EV Capable.** 10% of the total parking spaces on a building site shall be EV spaces capable of supporting future Level II EVSE.	N/A
EV Ready. 25% of the total parking spaces shall be equipped with low power Level 2 EV charging receptacles.	N/A
20 or more units. 5% of the total parking spaces shall be equipped with Level 2 EVSE.	N/A
ENERGY EFFICIENCY (4.201)	
For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.	A13 = CF1R A14 = MF1R
WATER EFFICIENCY AND CONSERVATION	
Indoor Water Use (4.303)	
All noncompliant plumbing fixtures in any single-family and multi-family residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to final inspection. (See also California Civil Code sec. 1101.4 and 1101.5)	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Water closets. The effective flush volume of all water closets shall not exceed 1.28 gpf. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. **Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gpf, and other urinals shall not exceed 0.5 gpf.	N/A
Single showerheads. Showerheads shall have a max. flow rate of not more than 1.8 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.	A= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gpm at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.	A= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gpm at 20 psi.	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Lavatory faucets in common and public use areas. The max. flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi.	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.	
Kitchen faucets. The max. flow rate of kitchen faucets shall not exceed 1.8 gpm at 60 psi.	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Outdoor Water Use (4.304)	
Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.	N/A
Water Reuse Systems (4.305)	
(RESERVED)	
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	
Enhanced Durability and reduced Maintenance (4.406)	
Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency.	A4= CalGreen Notes #1
Construction Waste Reduction, Disposal and Recycling (4.408)	
Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either sec. 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.	A4= CalGreen Notes #2
Building Maintenance and Operation (4.410)	
O&M Manual. An operation and maintenance manual shall be available in the building at the time of final inspection.	A4= CalGreen Notes #3
Recycling by Occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.	N/A
ENVIRONMENTAL QUALITY	
Fireplaces (4.503)	
Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits.	N/A
Pollutant Control (4.504)	
Cover vent openings. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered.	A4= CalGreen Notes #5,
Finish material pollutant control. Adhesives, sealants, and caulks shall be compliant with VOC limits as shown in Table 4.504.1 or 4.504.2, as applicable.	A4= CalGreen Notes #6
Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds (no more than 1 pound in weight no more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements.	A4= CalGreen Notes #6
Paints and coatings. Paints, stains, and other coatings shall be compliant with VOC limits as shown in Table 4.504.3.	A4= CalGreen Notes #7
Aerosol Paints and Coatings. Shall meet the Product-Weighted MIR limits for ROC and comply with the BAAQMD percent VOC by weight of product limits of Regulation 8, Rule 49.	A4= CalGreen Notes #8
Carpet. All carpet and carpet cushion shall meet the requirements of the CDPH "Standard Method for the Testing of Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers".	A4=CalGreen Notes #10
Carpet adhesive. Shall meet the requirements of Table 4.504.1.	
Resilient flooring systems. At least 80% of floor area receiving resilient flooring shall meet the requirements of CDPH "Standard Method for the Testing of Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers".	A4=CalGreen Notes #11
Composite wood products. Hardwood plywood, particleboard, and medium density fiberboard (MDF) used on interior or exterior of the building shall comply with formaldehyde emission limits per Table 4.504.5.	A4=CalGreen Notes #12
Documentation. Verification of compliance hall be provided to the City building inspector.	
Interior Moisture Control (4.505)	
Concrete Slab Foundations. Concrete slab foundations required to have a vaper retarder by the California Building Code or the California Residential Code shall have a capillary break installed in compliance with section 4.505.2.1.	A4=CalGreen Notes #13
Moisture content of building materials. Building materials with visible signs of water damage shall not be installed.	A4=CalGreen Notes #14
Wall and floor framing shall not to exceed 19% moisture content at time of enclosure. Moisture content shall be verified in compliance with section 4.505.3.	A4=CalGreen Notes #14
Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure.	A4=CalGreen Notes #14
Indoor Air Quality and Exhaust (4.506)	
Bathroom exhaust fans. Each bathroom shall be mechanically ventilated, and exhaust fans shall be ENERGY STAR rated and ducted to terminate outside.	A4=CalGreen Notes #15
Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control adjustable between a relative humidity range of ≤50% to max. 80%.	A3= Floor Plan Notes, A4= Bathroom Notes & Plumbing Notes
Environmental Comfort (4.507)	
Heating and air-conditioning systems. Shall be sized, designed, and have their equipment selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design methods. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems) or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or other equivalent design methods.	A13 = CF1R A14 = MF1R
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS	
Qualifications (702)	
Installer training. HVAC system installers are trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program.	A4=CalGreen Notes #16
Special inspection. Special inspectors employed by the owner or owner's agent shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection to be performed and shall have a certification or qualifications acceptable to the enforcing agency. **Note:** Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with CALGreen.	A4=CalGreen Notes #17
Verifications (703)	
Documentation. Documentation used to show compliance with CALGreen shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency, which demonstrate substantial conformance.	A4=CalGreen Notes #18

ENERGY STORAGE SYSTEM (E.S.S.) NOTES

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   - ENERGY STORAGE SYSTEM (ESS) READY THAT IS INTERCONNECTED WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MIN. OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   - A DEDICATED RACEWAY FROM THE MAIN SERVICE PANEL TO A SUBPANEL THAT SUPPLIES THE BRANCH CIRCUITS IN SECT. 150.0(s)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NO LESS THAN 1".THE SUBPANEL THAT THE BRANCH CIRCUITS MUST BE LABELED: "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS".
2. A MIN. OF 4 BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANEL BOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MIN. BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW FOR THE CONNECTION OF A BACK-UP POWER SOURCE.
5. COOKTOP APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
   - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
   - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE ELECTRICAL COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".
6. CLOTHES DRYER APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
   - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE CLOTHES DRYER AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
   - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".
7. ESS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL-9540.
9. ESS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THEIR LISTING.
10. ESS SHALL NOT BE INSTALLED IN SLEEPING ROOMS, OR CLOSETS OR SPACES OPENING DIRECTLY INTO SLEEPING ROOMS OR IN HABITABLE SPACES OF DWELLING UNITS.
11. ESS SHALL BE INSTALLED ONLY IN THE FOLLOWING LOCATIONS:
   - DETACHED GARAGES AND ACCESSORY STRUCTURES.
   - ATTACHED GARAGES SEPARATED FROM THE DWELLING UNIT LIVING SPACE IN ACCORDANCE W/ SECTION R302.6 .
   - OUTDOORS OR ON THE EXTERIOR SIDE WALLS LOCATED NOT LESS THAN 3' FROM DOORS & WINDOWS DIRECTLY OPENING ENTERING THE DWELLING UNIT.
   - ENCLOSED UTILITY CLOSETS, BASEMENTS , STORAGE OR UTILITY SPACES WITHIN DWELLING UNITS WITH FINISHED OR NONCOMBUSTIBLE WALLS AND CEILINGS. WALLS AND CEILINGS OF UNFINISHED WOOD-FRAMED CONSTRUCTION SHALL BE PROVIDED WITH NOT LESS THAN 5/8" TYPE-X DRYWALL.

AGING-IN-PLACE NOTES

DOOR BELL BUTTONS :

1. DOOR BELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FINISH FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOOR BELL ASSEMBLY.
2. WHERE DOORBELL BUTTONS ARE INTEGRATED WITH OTHER FEATURES AND REQUIRED TO BE INSTALLED OVER 48" ABOVE EXTERIOR FINISH SURFACE , A STANDARD DOORBELL BUTTON SHALL BE PROVIDED NOT EXCEEDING 48" MEASURED FORM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

BATHROOMS :

1. SHOWER COMPARTMENTS SHALL NOT BE LESS THAN1,025 SQ. IN.AND SHALL HAVE A MIN. CEILING HEIGHT OF 6'-8" AND ALSO BE CAPABLE OF ENCOMPASSING A 30" DIA. CIRCLE AT THE SHOWER HEAD.
2. SHOWER CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.
3. SHOWER SHALL BE PROVIDED WITH A MIXING VALVE THAT WILL PROVIDE SCALD AND THERMAL SHOCK PROTECTION IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18/CSA B125.1 .
4. SHOWER THRESHOLD SHALL BE NO LESS THAN 2" ABOVE THE SHOWER DRAIN. THE FINISH FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN NOT LESS THEN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.
5. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH CRC R327.1 .
6. REINFORCEMENT SHALL NOT BE LESS THAN 2x8 LUMBER OR OTHER MATERIAL OF EQUAL LOAD CAPACITY.
7. REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39¼" ABOVE FINISH FLOOR FLUSH WITH FRAMING.
8. WATER CLOSER REINFORCEMENT SHALL BE INSTALLED ON BOTH WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
9. SHOWER WALL REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
10. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH SIDE OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED W/ A BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE TUB RIM.
11. EXCEPTIONS:
   - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY, OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
   - REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
   - SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF GROUND FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
   - BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE TUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
   - REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.
12. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE "OPERATION AND MAINTENANCE MANUAL" IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4 .
13. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING)INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM TOP OF THE OUTLET BOX AND NO LESS THAN 15" MEASURED FROM THE BOTTOM OF THE BOX ABOVE THE FINISH FLOOR.
    EXCEPTIONS :
   - DEDICATED RECEPTACLE OUTLETS, FLOOR RECEPTACLE OUTLETS, CONTROLS MOUNTED ON CEILING FANS AND CONTROLS LOCATED ON APPLIANCES.
   - RECEPTACLE OUTLETS REQUIRED BY THE CALIF. ELEC. CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISH FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR (SUCH AS A WINDOW) IS LESS THAN 15".

CalGreen BUILDING NOTES :

1. ANNULAR SPACES AROUND PIPES, ELEC. CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING OFF SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
2. A MIN. OF 65% OF THE NON-HAZARDOUS WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO BE RECYCLED OR SALVAGED.THIS IS ACHIEVED BY SUBMITTING A "WASTE MANAGEMENT PLAN" FOR APPROVAL BY THE BUILDING DEPT. PRIOR TO CONSTRUCTION OR DEMOLITION PERMIT ISSUANCE AND PROVIDING DOCUMENTATION TO DEMONSTRATE COMPLIANCE WITH THE "WASTE MANAGEMENT PLAN" AFTER COMPLETION OF CONSTRUCTION OR DEMOLITION AND/OR PRIOR TO FINAL INSPECTION.
3. AN "OPERATION AND MAINTENANCE MANUEL" SHALL BE AVAILABLE IN THE BUILDING AT THE TIME OF FINAL PERMIT INSPECTION.
4. ANY INSTALLED FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY PELLET STOVE SHALL COMPLY WITH U.S. EPA "NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH LOW VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
8. AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT LIMITED "MIR LIMITS" AND OTHER TOXIC COMPOUNDS.
9. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
10. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
11. 80% OF FLOOR AREA RECEIVING RESILIENT TILE FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA.
12. PARTICLE BOARD, MDF AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL WITH LOW FORMALDEHYDE EMISSION STANDARDS.
13. VAPR BARRIER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
14. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL FRAMING IS CHECKED PRIOR TO ENCLOSURE.
15. HUMIDITY CONTROLLED EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM UNLESS OTHERWISE A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
16. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
17. THE CalGreen INSPECTOR FOR THIS PROJECT IS QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY INSPECT AND VERIFY.
18. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.
19. ALSO SEE "CalGreen CHECKLIST" ON SHEET A4.

BATHROOM NOTES:

ELECTRICAL

a) Provide a 20 AMP GFCI protected electrical outlet within 36" of the outside edge of each bathroom sink basin. Outlet shall be located on a wall or partition that is adjacent to the basin or installed on the side or face of the basin cabinet not more than 12" below the countertop.
b) Receptacles shall be listed and labeled as **tamper-resistant**.
c) A minimum of (1) receptacle outlet shall be installed in bathrooms within 3' of each basin.

d) No pendant light fixtures in zone 3' away and 8' above the bathtub or shower.
e) Luminaries located within the actual outside dimensions of the tub or shower, up to 8 feet vertically from the top of the bathtub rim or shower threshold, shall be marked as suitable for damp locations, provided with a solid lens and be GFCI protected.
f) Bathroom lighting shall be high efficacy luminaries (40 lumens per watt) or controlled by a vacancy (occupancy) sensor certified to comply with sec 119(d) CEES. This is a manual on, auto off device.

g) Automatic on or devices with an override switch position are not approved. High efficacy, incandescent lighting or fans are required to be switched separately.
h) Recessed luminaries installed in an insulated ceiling shall be IC rated (zero clearance) and AT rated (airtight) and shall be sealed and/or gasket between ceiling and housing.
i) For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units.
j) Bathroom renovations (projects over $1,000) will require that smoke and carbon monoxide alarms for the dwelling are installed to meet the current code. CRC sections **R314** and **R315**
k) Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.
l) Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.
m) When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
n) In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
o) Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections **R314** and **R315** and be listed by the office of the state fire marshal.
p) All installed lighting to be high efficiency.

MECHANICAL

a) Each bathroom shall be mechanically ventilated in accordance with division 4 of the California Green Building Standards
b) A minimum rate of 50 CFM is required. Fan shall meet ASHRA standard 62.2. A maximum of 3 zone rating is required

PLUMBING

a) Provide tempered glass at tub/shower doors and at windows less than 60" from tub/shower drain
b) Shower and Tub/shower control valves shall be pressure balancing / thermostatic per
c) Fixtures shall meet the following maximum flow rates:
d) Water Closets = 1.28 GPM, - Shower Heads = **1.8 GPM** , - Sink Faucets = min.0.8 max.**1.2 GPM**.
e) Minimum shower size is 1024 square inches (32" x 32" finished interior size minimum)
f) Site built shower stalls shall comply with **CPC**
g) Stall shower door to open out a minimum of 22" clear wide opening.
h) Toilet and/or Bidet require a total minimum 30" clear space, 15" from the center of the fixture to the wall, and a minimum of 24" clear space in front of the fixture.
i) When additional water closets (toilets) are installed, a maximum of 3 water closets are allowed on a 3"waste line.
j) The hot water valve shall be installed on the left side. ᵢ
k) A minimum 12" x 12" access panel is required when a slip joint p-trap waste & overflow is provided.

KITCHEN NOTES:

ELECTRICAL:

a) All kitchen countertop outlets shall be GFCI protected.
b) Receptacles shall be listed and labeled as tamper-resistant.
c) 12" or wider countertops require an outlet.
d) Outlets are required within 24" of any location along the countertop.
e) Kitchen outlets positioned a maximum 20" above counter top.
f) Appliance garage outlets are not counted as a required countertop outlets.
g) Appliances and sinks break up the countertop run, requiring each side to comply individually. **CEC**

h) The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars.
i) A large window across the back of a sink or lack of a back splash does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone type receptacle.
j) 2 small appliance outlet circuits, 20 amps each are required for kitchens. Circuits shall be balanced and have no other outlets.
k) Individual dedicated circuits are required for all major appliances.
l) Garbage disposal cord and plug connected 18" to 36" long.
m) Dishwasher cord 36" to 48" long. NM cable installed with a plug is not an approved flexible cord. **CEC**

n) Minimum 15 amp circuit for the dishwasher and a 15 amp circuit for the disposal.
o) If using a split outlet (2 circuits on the same yolk) for dishwasher/disposal, provide a listed handle tie at the 2 circuit breakers at the panel.
p) Residential Kitchen Lighting is required to meet the energy efficiency standards. This requires 50% of kitchen lighting wattage to be high efficacy luminaries. Provide a lighting schedule to verify compliance. California Residential Compliance Manual
q) IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling.
r) For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units.
s) Fluorescent recessed lighting when used to comply with the lighting requirements must be of a pin base type design. Incandescent screw type base are not approved.
t) Incandescent and fluorescent lighting must be on separate switches.
u) Kitchen renovations (projects over $1,000) will require the smoke and carbon monoxide alarms for the dwelling to meet the current code.
v) Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.
w) Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.
x) When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
y) In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
z) Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections R314 and R315 and be listed by the office of the state fire marshal.

MECHANICAL:

a) A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. ***Aluminum flex duct not approved***. Provide back draft damper.

b) Minimum 30" vertical clearance to combustibles from cook top surface.
c) Kitchen local exhaust ventilation requires a minimum rate of 100cfm meeting the requirements of ASHRA 62.2. This includes a maximum sound rating of 3 sone @ 100 CFM.
d) The size and length of the ducting must be detailed on the plan.

PLUMBING:

a) A gas test is required on piping modifications (10 PSI for 15 minutes). A maximum 15 PSI gauge is required for the gas test. A lower gas pressure test may be performs when using a recording test gauge. As provided for in **1213.3**
b) Gas lines that run under a slab shall run through an approved, vented, gas tight conduit.
c) An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance.
d) Provide maximum 6' long listed gas flexible connector and shut off to free standing range.
e) A listed air gap is required for the dishwasher drain.
f) The maximum flow rate standard for the sink faucets is 1.8 GPM.
g) **Seismic Gas Shut off Valve** required and installed at gas meter location **(LACFD)**

4/1/2025 DANIEL J. CASCIATO

PERMIT #

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DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

APARTMENTS FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

UNITS #C & D

DATE 4/1/2025

SCALE

SHEET A4

FINISH AND MATERIAL LEGEND

SYM.	MATERIAL	COLOR
1	LOW SLOPE ROOF AREAS TO BE CLASS-A RATED. APPLY A T.P.O. SYSTEM WITH A MIN. 1/4" : 12" SLOPE. BY CARLISLE SYNTEC. "SURE WELD TPO". COLOR=COOL WHITE ICC-ES ESR-1463 (OR EQUAL).	COOL WHITE
2	EXTERIOR FLOOR DECK AREAS TO BE CLASS-A RATED. APPLY WATERPROOF MEMBRANE WITH A MIN. 1/4" : 12" SLOPE. BY WESTCOAT "ALX STANDARD" COLOR = CAPE COD GRAY ICC ER-587 (OR EQUAL).	CAPE COD GRAY
3	5/16" THICKNESS FIBER CEMENT SHINGLE SIDING W/ A 4" EXPOSURE OVER 15# PAPER UNDERLAYMENT OR "TYVEK" TYPE HOUSE WRAP OR APPROVED EQUIVALENT UNDERLAYMENT. HARDIEPANEL BLDG. PRODUCTS ESR-1844.	MATCH (E)BUILDING
4	5/16" THICKNESS FIBER CEMENT SHIP LAP SIDING W/ A 7" EXPOSURE OVER 15# PAPER UNDERLAYMENT OR "TYVEK" TYPE HOUSE WRAP OR APPROVED EQUIVALENT UNDERLAYMENT. HARDIEPANEL BLDG. PRODUCTS ESR-1844.	MATCH HAVANA GOLD
5	1x6 HORIZONTAL BOARDS BY "TREX". ESR-3160.	HAVANA GOLD
6	1½" x 2½" H.S.S. NEWEL PER DETAILS.	DUNN-EDWARDS PAINTS "GARDEN DATING"
7	1x4 FIBER CEMENT TRIM.	DUNN-EDWARDS PAINTS "HISTORIC WHITE"
8	2x FIBER CEMENT FASCIA OR BARGE.	DUNN-EDWARDS PAINTS "HISTORIC WHITE"
9	VINYL FRAME WINDOW TO MATCH (E)WINDOWS (MILGARD OR EQUAL).	BLACK
10	ALUMINUM RAIN GUTTER SYSTEM W/ LEAF GUARDS.	WHITE
11	COUNTER FLASHING SYSTEM TO BE 26 GAUGE GALV. METAL @ ALL ROOF-TO-WALL CONDITIONS.	WHITE
12	EXTERIOR LIGHT FIXTURE PER ELECTRICAL PLANS.	BLACK

FINISH & MATERIAL LEGEND



COMPOSITE SOUTH ELEVATION

3/16" = 1'-0"



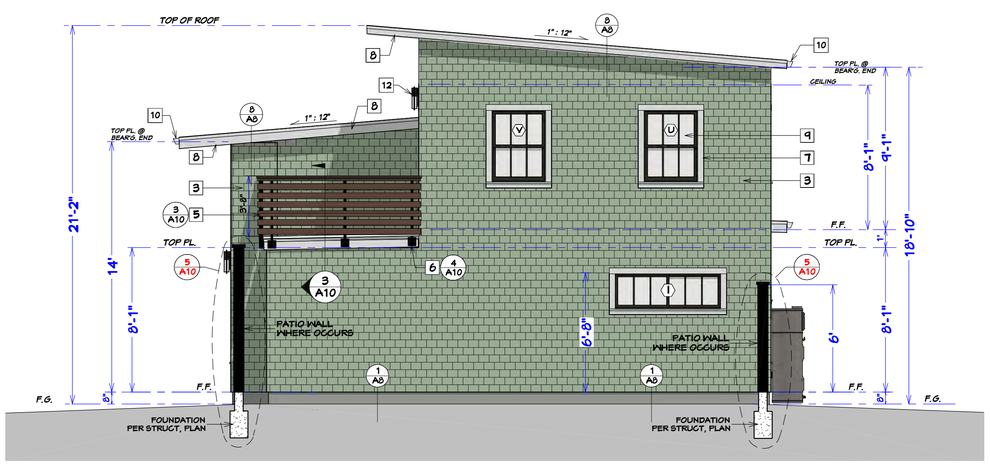
WEST ELEVATION APT. - C & D

1/4" = 1'-0"



SOUTH ELEVATION APT. - C & D

1/4" = 1'-0"



EAST ELEVATION APT. - C & D

1/4" = 1'-0"



NORTH ELEVATION APT. - C & D

1/4" = 1'-0"

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DESIGN & CONSTRUCTION
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GLENDORA, CA 91741
626-233-1404

DANIEL J. CASCIATO 4/1/2025

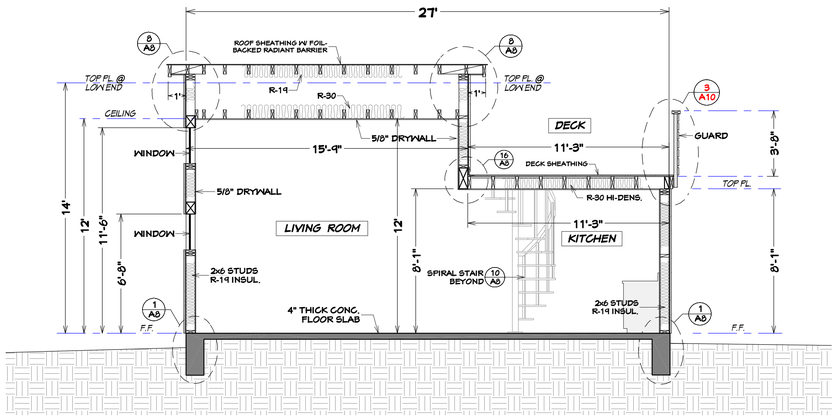
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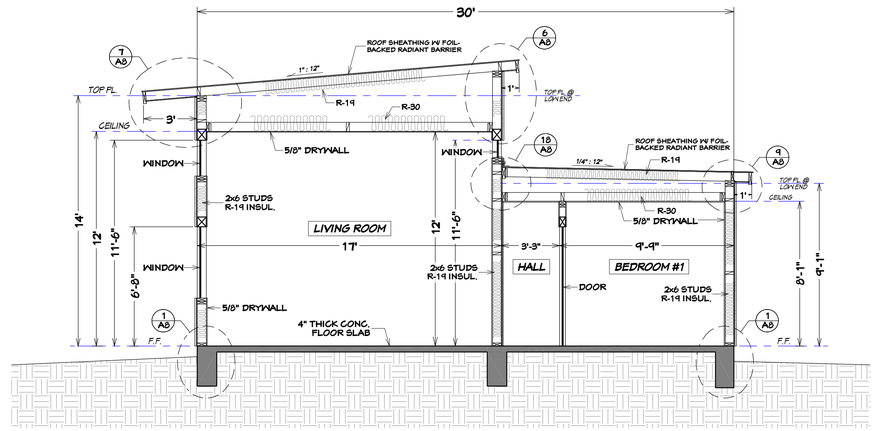
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SHEET A5

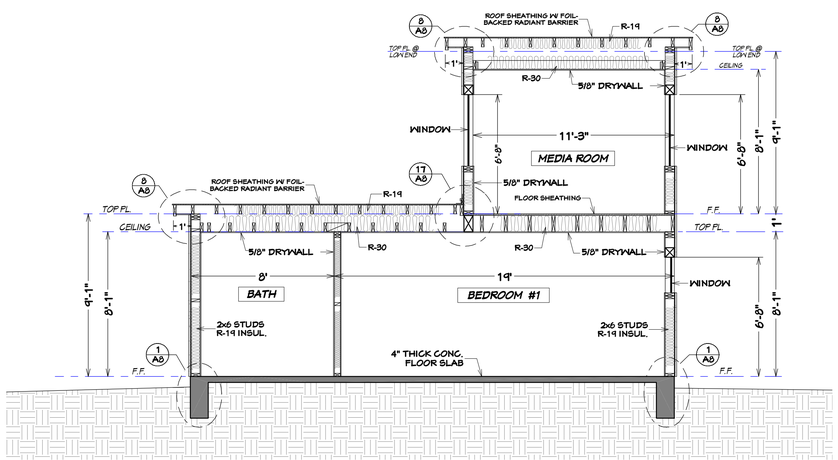


SECTION - C

1/4" = 1'-0"

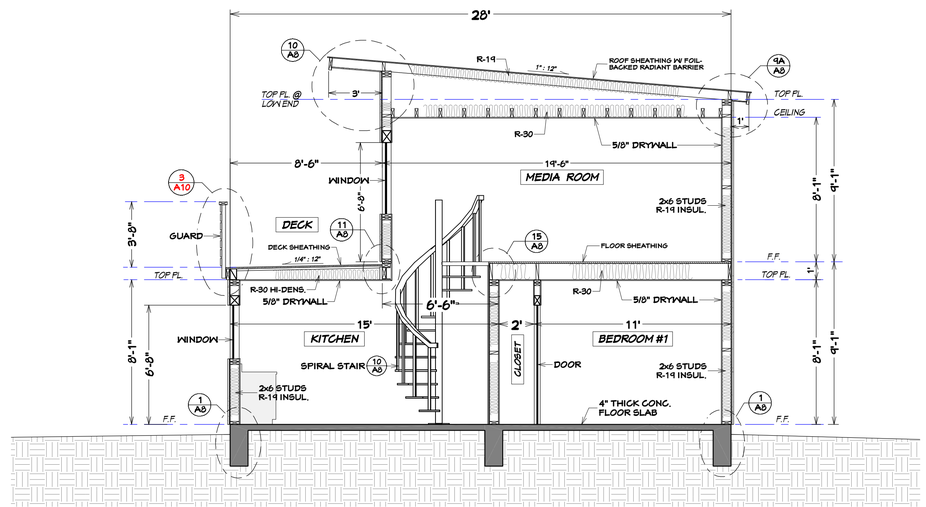


SECTION - A



SECTION - D

1/4" = 1'-0"



SECTION - B

1/4" = 1'-0"

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SHEET A6

VENTILATION CALCS :

ROOF OVER TWO-STORY AREA :

FLOOR AREA = 315 SQ. FT.
315 SQ. FT. = 45,360 SQ. IN. / 150 = 302 SQ. IN. REQUIRED.
VENTS PROVIDED:

1½" WIDE SOFFIT STRIP VENT (7 F.A.M. EACH) x 78.5 LF	= 550 SQ. IN.
TOTAL FREE AIR MOVEMENT PROVIDED	= 550 SQ. IN.

550 SQ. IN. EXCEEDS 302 SQ. IN.

ROOF OVER ONE-STORY AREA W/ 8' CLG. HT. :

FLOOR AREA = 205 SQ. FT.
205 SQ. FT. = 29,520 SQ. IN. / 150 = 197 SQ. IN. REQUIRED.
VENTS PROVIDED:

1½" WIDE SOFFIT STRIP VENT (7 F.A.M. EACH) x 29 LF	= 203 SQ. IN.
TOTAL FREE AIR MOVEMENT PROVIDED	= 203 SQ. IN.

203 SQ. IN. EXCEEDS 197 SQ. IN.

ROOF OVER ONE-STORY AREA W/ 12' CLG. HT. :

FLOOR AREA = 268 SQ. FT.
268 SQ. FT. = 38,592 SQ. IN. / 150 = 257 SQ. IN. REQUIRED.
VENTS PROVIDED:

1½" WIDE SOFFIT STRIP VENT (7 F.A.M. EACH) x 58 LF	= 406 SQ. IN.
TOTAL FREE AIR MOVEMENT PROVIDED	= 406 SQ. IN.

406 SQ. IN. EXCEEDS 257 SQ. IN.

ROOF PLAN NOTES :

1. ATTIC VENTS TO HAVE MAX. 1/8" MESH BUG SCREEN.
2. SEAMLESS ALUMINUM RAIN GUTTER SYSTEM TO HAVE LEAF GUARDS.
3. COUNTER FLASH ALL ROOF-TO-WALL CONDITIONS W/ 26 GA. GALV METAL.
4. DRIP EDGE FLASHING TO BE 2" GALV. METAL PRE-FINISHED TO MATCH ROOF O.H. COLOR.
5. ROOF COVERINGS @ OVERHANGS TO BE NAILED W/ RING SHANK NAILS WHEN PENETRATION IS LESS THAN 1/4" INTO STARTER BOARD DECK.
6. FUTURE P.V. SOLAR PANELS BY SEPARATE SUBMITTAL & PERMIT.

ROOF PLAN LEGEND :

LOW SLOPE ROOF AREAS TO BE CLASS-A RATED.
APPLY A T.P.O. SYSTEM WITH A MIN. 1/4" : 12" SLOPE.
BY CARLISLE SYNTEC "SURE WELD TPO". COLOR=COOL WHITE
ICC-ES ESR-1463 (OR EQUAL).

EXTERIOR FLOOR DECK AREAS TO BE CLASS-A RATED.
APPLY WATERPROOF MEMBRANE WITH A MIN. 1/4" : 12" SLOPE.
BY WESTCOAT "ALX STANDARD" COLOR = CAPE COD GRAY
ICC ER-587 (OR EQUAL). SEE SHEET A12.

FUTURE P.V. SOLAR PANELS BY SEPARATE SUBMITTAL & PERMIT.

4" SEAMLESS RECTANGULAR RAIN GUTTER W/ LEAF GUARDS, TYP.

SOLAR PV ELECTRIC GENERATION REQUIREMENTS PER TITLE 24 CF1R REPORT

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	17.03	16.04	0.99	5.81
Net EUI[2]	7.15	3.52	3.63	50.77

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

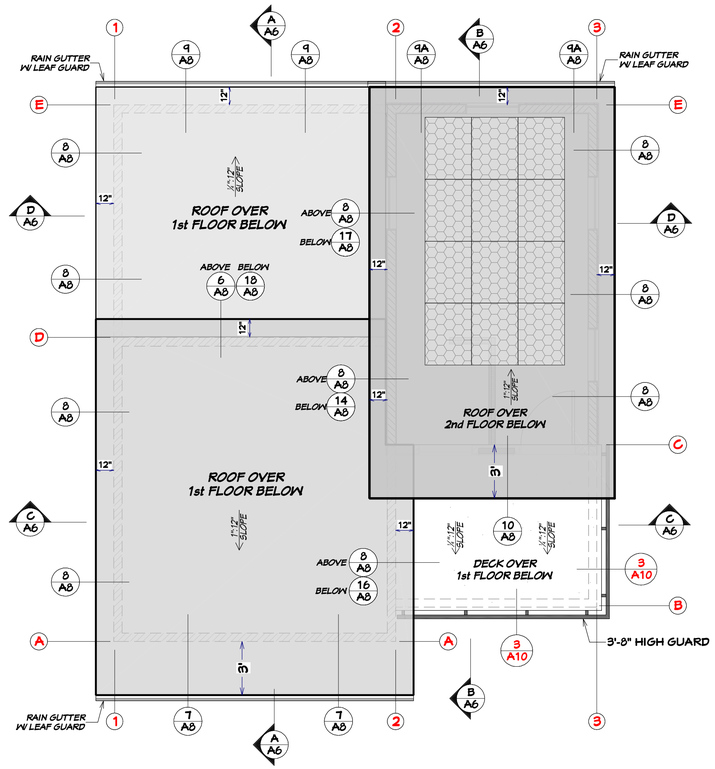
REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.18	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 2.18 kWdc
- Insulation below roof deck
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed



N

ROOF PLAN

1/4" = 1'-0"

DANIEL J. CASCIATO 4/1/2025

PERMIT #

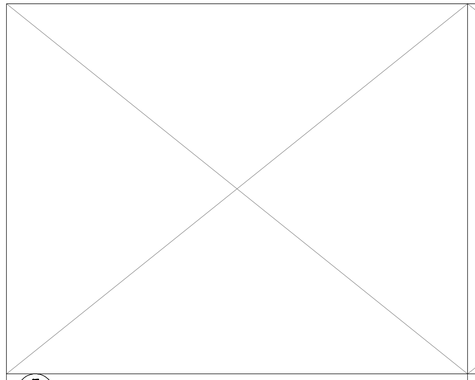
PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1904

APARTMENTS FOR:
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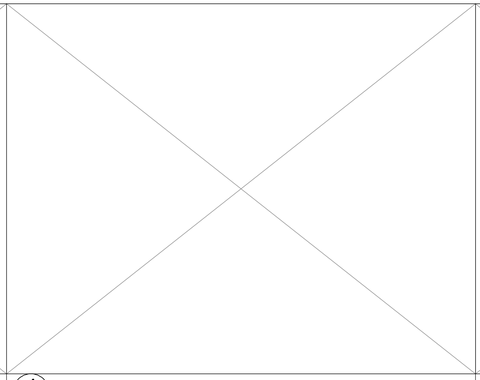
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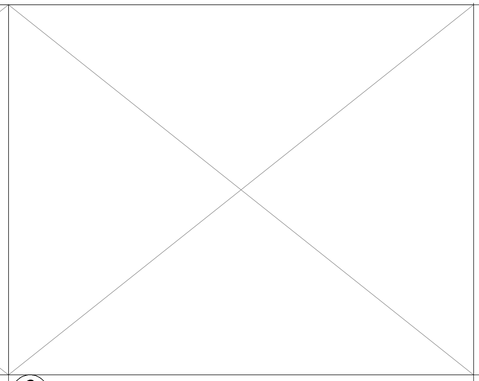
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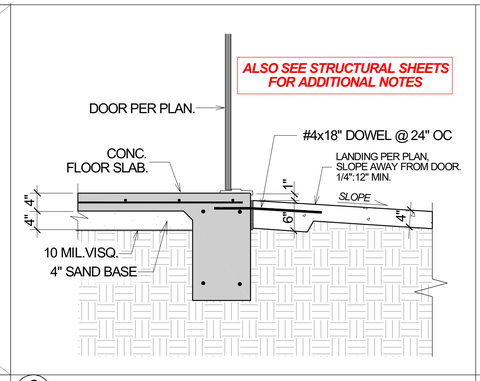
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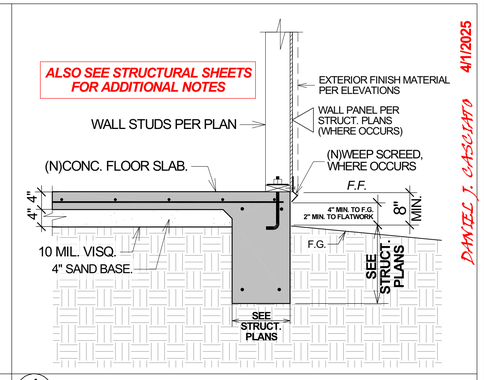
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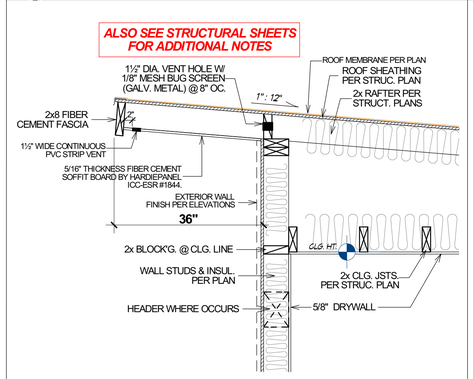
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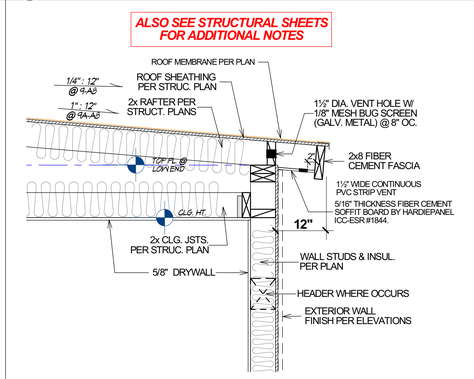
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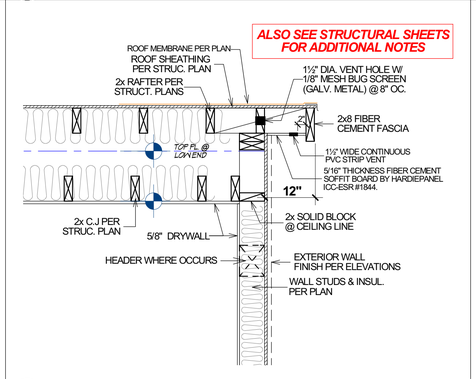


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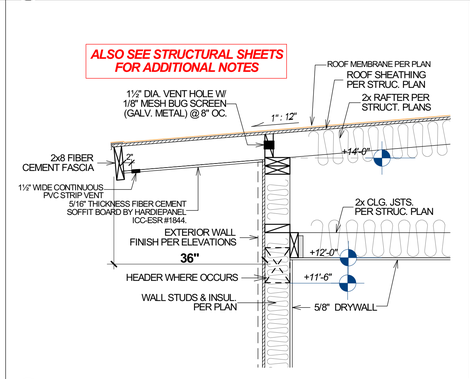


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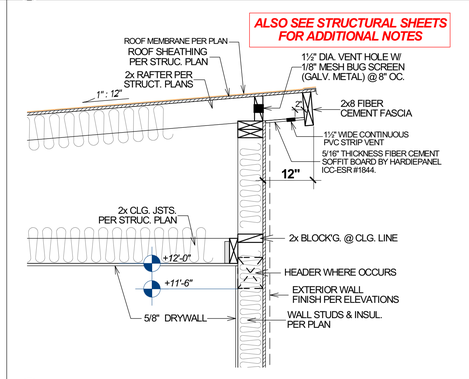
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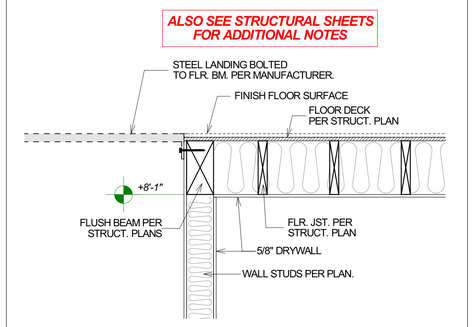
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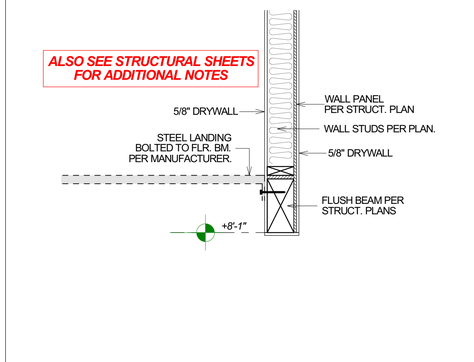
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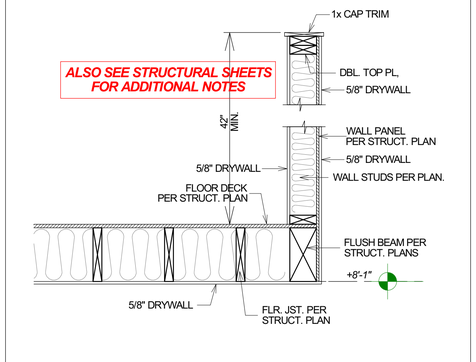
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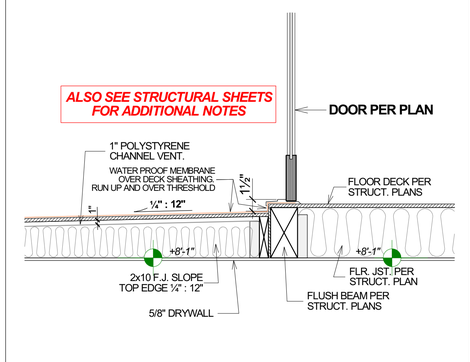
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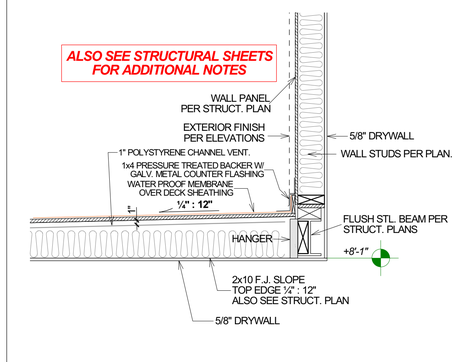
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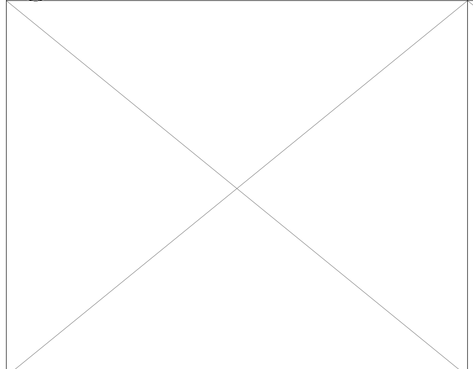
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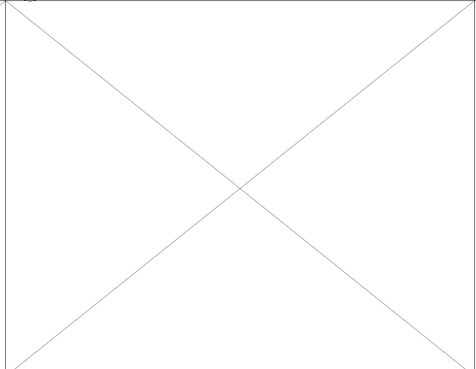
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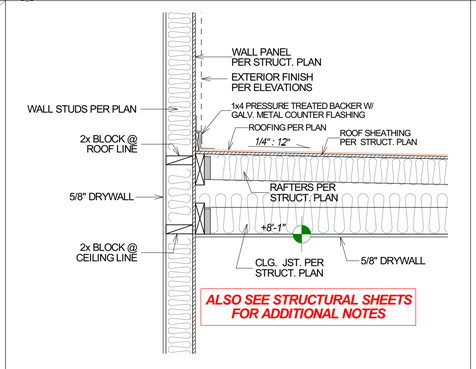
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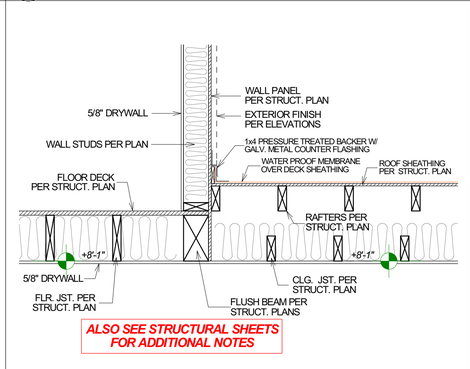
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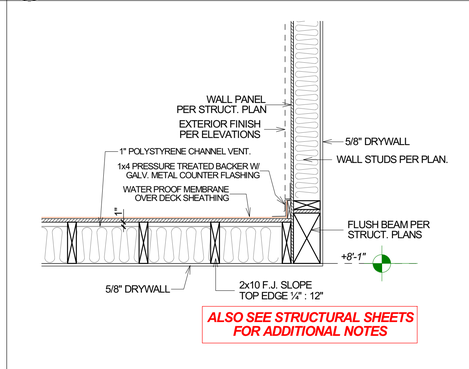
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DANIEL J. CASCIATO 4/1/2025

PERMIT #

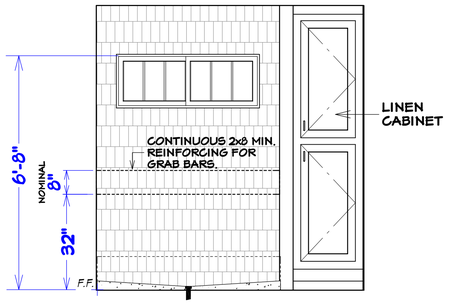
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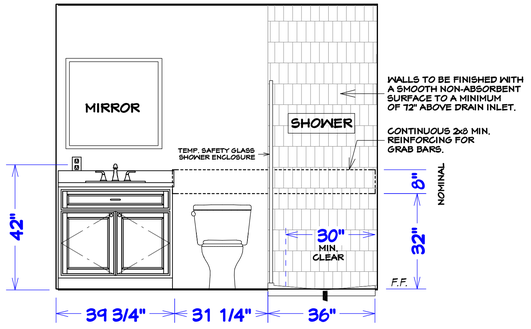
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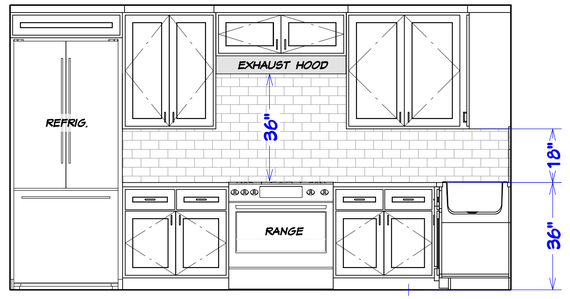
DATE 4/1/2025

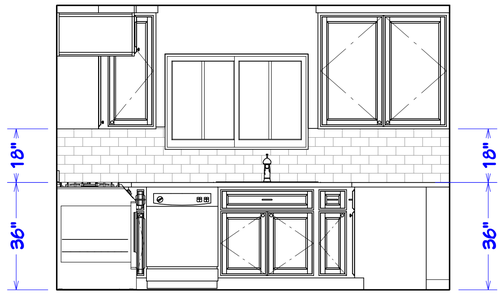
SCALE

SHEET A8









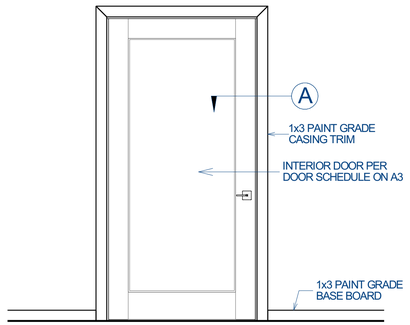
d A9 **BATHROOM - NORTH WALL**

c A9 **BATHROOM - WEST WALL**

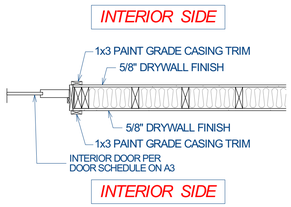
b A9 **KITCHEN - EAST WALL**

a A9 **KITCHEN - SOUTH WALL**

1/2" = 1'-0"

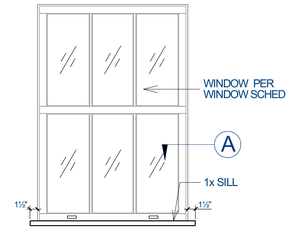


INTERIOR ELEVATION OF DOOR

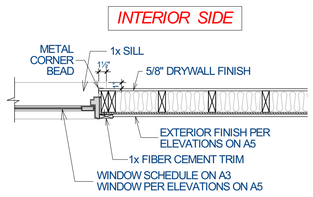


A DOOR JAMB DETAIL

3 A9 **DOOR INTERIOR ELEVATION & JAMB DETAIL**

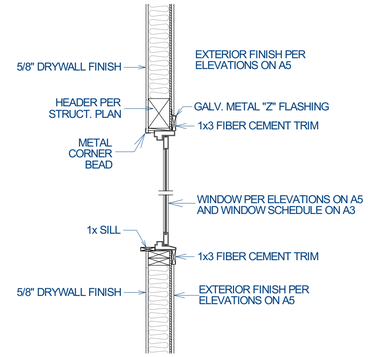


INTERIOR ELEVATION OF WINDOW



A DOOR JAMB DETAIL

2 A9 **WINDOW INTERIOR ELEVATION & JAMB DETAIL**



1 A9 **WINDOW HEAD & SILL DETAIL**

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

UNITS #C & D

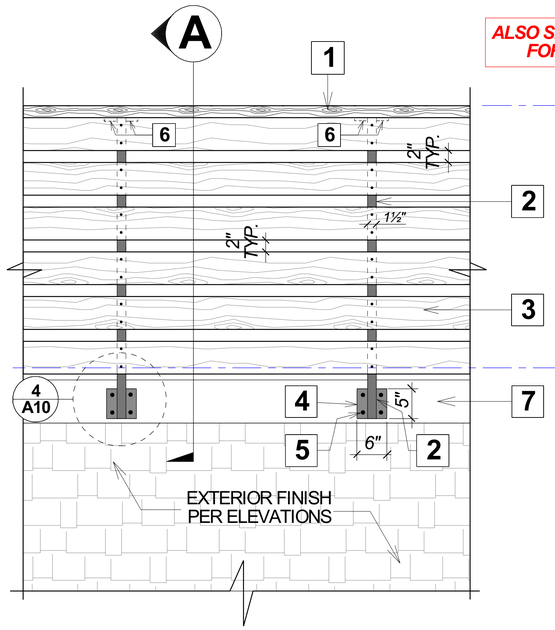
APARTMENTS FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

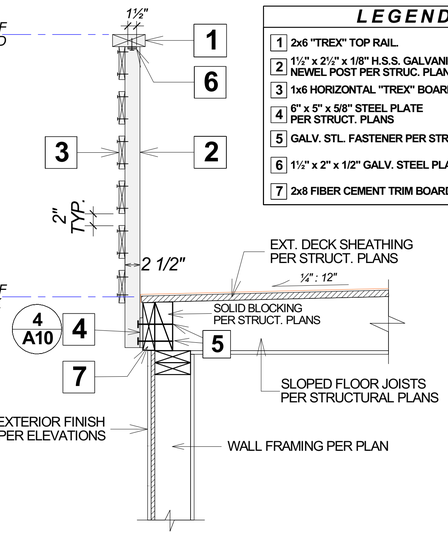
SCALE

SHEET A9

ALSO SEE STRUCTURAL SHEETS FOR ADDITIONAL NOTES



FRONT VIEW



A SIDE VIEW

LEGEND

1. 2x6 "TREX" TOP RAIL.
2. 1½" x 2½" x 1/8" H.S.S. GALVANIZED NEWEL POST PER STRUC. PLANS
3. 1x6 HORIZONTAL "TREX" BOARD.
4. 6" x 5" x 5/8" STEEL PLATE PER STRUCT. PLANS
5. GALV. STL. FASTENER PER STRUCTURAL PLANS.
6. 1½" x 2" x 1/2" GALV. STEEL PLATE
7. 2x8 FIBER CEMENT TRIM BOARD.

3/A10 GUARD DETAIL AT DECK

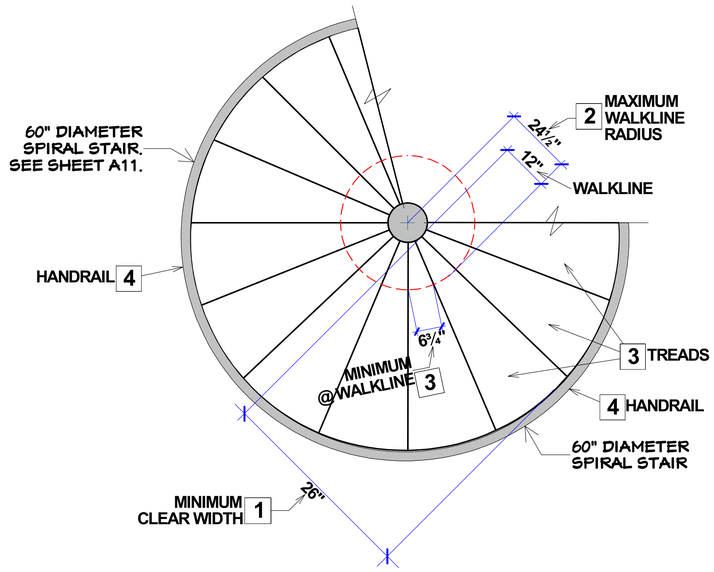
SPIRAL STAIR NOTES :

- SPIRAL STAIRWAYS SHALL MEET ALL REQUIREMENTS OF 2022 CRC SECTION R311.7 EXCEPT AS SPECIFIED IN SECTION R311.7.10.1 .

1. THE CLEAR WIDTH AT AND BELOW THE HANDRAILS AT SPIRAL STAIRWAYS SHALL NOT BE LESS THAN 26".
2. THE WALKLINE RADIUS SHALL NOT BE GREATER THAN 24½".
3. EACH TREAD SHALL HAVE A DEPTH OF NOT LESS THAN 6¾" AT THE WALKLINE.
4. EACH TREAD SHALL BE IDENTICAL, AND RISE SHALL BE NO MORE THAN 9½".
5. °HANDRAIL/GUARDRAIL AT STAIRWAY:
   - -HEIGHT ABOVE TREAD NOSING = 34" - 38".
   - -HANDGRIP PORTION OF HANDRAIL SHALL BE 1 ¼" - 2" IN CROSS SECTIONAL AREA AND CONTINUE FOR FULL LENGTH OF STAIRS. ENDS TO TERMINATE IN NEWELL POST OR WALL. HANDGRIP TO HAVE SMOOTH SURFACES WITH NO SHARP CORNERS.
   - -OPEN AREA BELOW HANDRAIL TO HAVE INTERMEDIATE RAILS OR PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

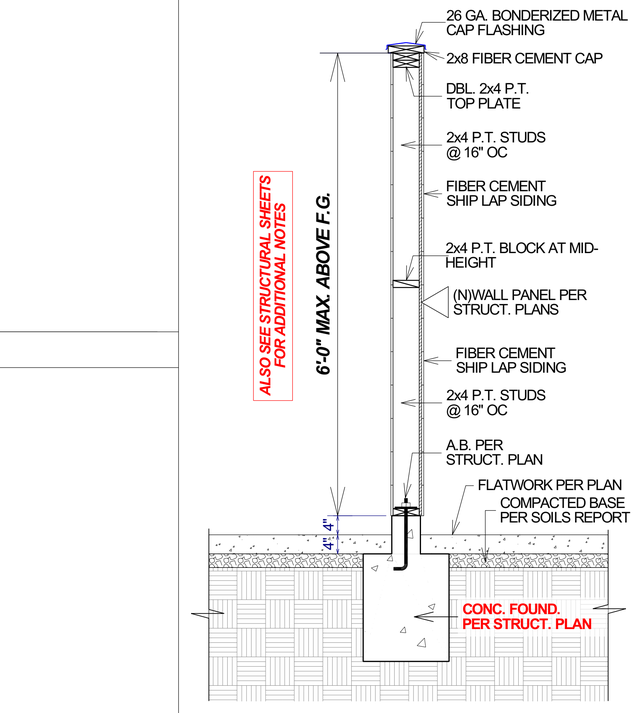
- HEADROOM SHALL NOT BE LESS THAN 6'-6".

ALSO SEE SHEET A11 FOR SPIRAL STAIR SHOP DRAWING

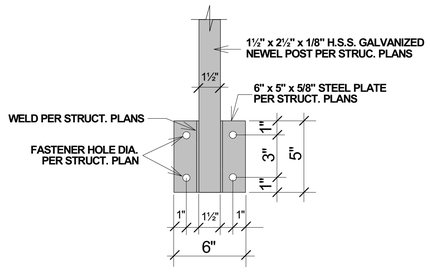


ALSO SEE SHEET A11 FOR SPIRAL STAIR SHOP DRAWING

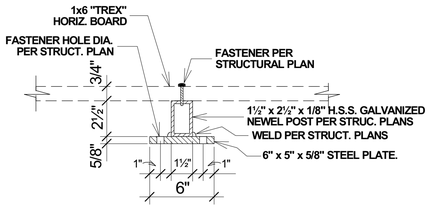
1/A10 SPIRAL STAIR PLAN



5/A10 PATIO WALL DETAIL

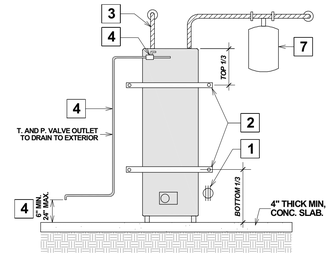


FRONT VIEW OF GUARD BRACKET



4/A10 STEEL PLATE DETAIL @ DECK NEWELS

WATER HEATER NOTES



1. 240 V. ELECTRIC WATER HEATER. 40 GALLON CAPACITY. VERIFY MANUFACTURER SPECIFICATIONS. GALV. METAL ENCLOSURE.
2. SEISMIC STRAPS TO BE LOCATED AT POINTS WITHIN THE UPPER 0NE-THIRD AND LOWER ONE-THIRD of the TANK BODY. STRAPPING TO BE MIN. 1" WIDE AND 18 GAUGE GALV. STEEL. ENDS OF STRAPS TO BE SECURED INTO 2X STUD WALL FRAME WITH A MIN. of 1/4" X 3" GALV. LAG BOLT.
3. INSULATE THE FIRST 5' OF BOTH HOT & COLD WATER LINES. WATER SUPPLY LINES TO HAVE SHUT-OFF VALVES ACCESSIBLE AT THE WATER HEATER.
4. TEMP. AND PREESURE RELIEF VALVE AND DRAIN LINE TO BE EXTENDED TO THE EXTERIOR OF THE BUILDING AND MIN. SIZE 3/4" COPPER OR GALV. PIPE. THE END OF PIPE SHALL TERMINATE NOT LESS THAN 6" ABOVE THE GROUND AND POINT DOWNWARD & NO THREADS ALLOWED AT END TERMINATION.
5. NON COMBUSTIBLE METAL COLLAR SHALL BE PLACED AGAINST THE CEILING TO SEAL THE GAP BETWEEN CEILING FINISH AND VENT.
6. GALV. METAL ROOF JACK FLASHING COLLAR.
7. THERMAL EXPANSION TANK. SIZING OF TANK CAPACITY PER MFGR. REQ.

2/A10 WATER HEATER BRACING DETAIL

DANIEL J. CASCIATO 4/1/2025

PERMIT #

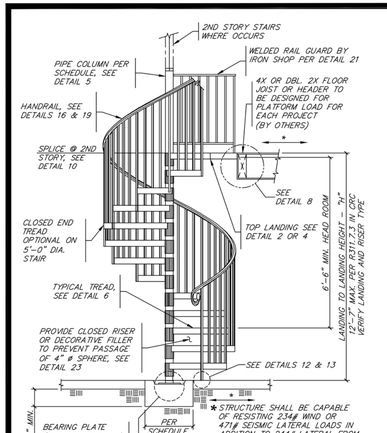
PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
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APARTMENTS FOR:
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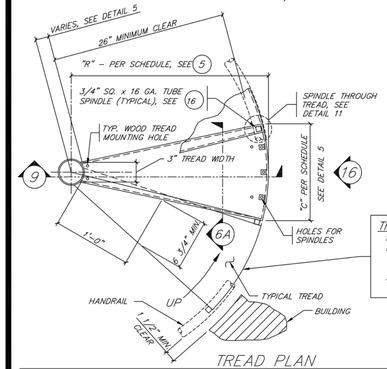
SCALE

SHEET A10



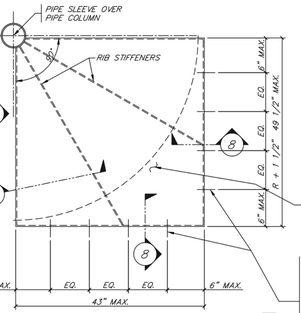
TYPICAL ELEVATION 1

1/2" = 1'-0"



TREAD PLAN 6

1 1/2" = 1'-0"

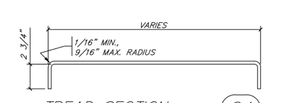


90 DEGREE LANDING PLAN 2

1" = 1'-0"

LANDING STIFFENER 3

N.T.S.



TREAD SECTION 6A

N.T.S.

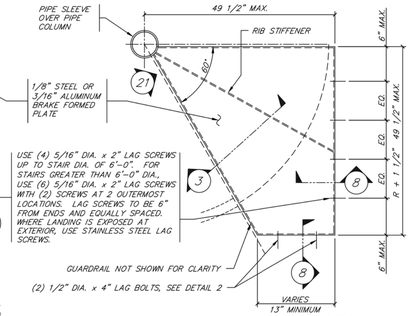
TREAD ALTERNATIVES

1.a. STEEL: 12 GA PLATE UP TO "R"=3'-0" MAX., OR 3/16" FOR "R"=3'-1" AND HIGHER.
b. ALUMINUM: 3/16" PLATE UP TO "R"=3'-0" MAX., 1/4" FOR "R"=3'-3" TO "R"=4'-0"
2. DIAMOND FLOOR PLATE: (SEE NOTE 1 ABOVE FOR SIZES) 3003-H22 TREAD PLATE (5'-0" MAX. DIA. W/ ALUMINUM).

TYPICAL RISERS

LANDING TO LANDING HT. – "H"

RISER HEIGHT	12 RISERS	13 RISERS	14 RISERS	15 RISERS	16 RISERS	17 RISERS	18 RISERS
8"	------	8'-8"	9'-4"	10'-0"	10'-8"	11'-4"	12'-0"
8 1/2"	8'-6"	9'-2 1/2"	9'-11"	10'-7 1/2"	11'-4"	------	------
9"	9'-0"	9'-9"	10'-6"	11'-3"	12'-0"	------	------
9 1/2"	9'-6"	10'-3 1/2"	11'-1"	11'-10 1/2"	------	------	------

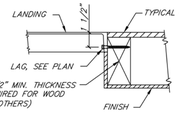


60 DEGREE LANDING PLAN 4

1" = 1'-0"

LANDING RIB STIFFENER

STAIR DIAMETER "C"	STIFFENER SIZE STEEL	ALUMINUM
5'-0"	3/16" x 2 1/2"	3/16" x 2 1/2"
5'-6"	3/16" x 2 1/2"	3/16" x 2 1/2"
6'-0"	3/16" x 2 1/2"	3/16" x 2 1/2"
6'-6"	3/16" x 2 1/2"	1/4" x 2 1/2"
7'-0"	3/16" x 2 1/2"	1/4" x 2 1/2"
7'-6"	3/16" x 2 1/2"	1/4" x 2 1/2"
8'-0"	3/16" x 2 1/2"	1/4" x 2 1/2"



LANDING RIB TABLE 7

(1) SEE DETAILS 6 & 8
(2) SEE DETAIL 9
(3) SEE DETAILS 15 & 20
(4) SOIL BEARING IS ASSUMED TO BE 1500 P.S.F. IF SOIL BEARING VALUE IS GREATER THAN 1500 P.S.F., USE "W" FOR 1500 P.S.F. EXISTING OR NEW CONCRETE FLOOR OR WOOD FLOOR FRAMING SHALL BE DESIGNED BY OTHERS FOR THE SPECIFIC COLUMN LOAD FOR EACH INSTALLATION.
(5) 3–STORY STAIRS (36"–0" MAX. HT. WITH LANDING AT EACH 12'–0".
(6) FOR 6'–6" TO 8'–0" DIA. STAIRS THAT ARE 2 OR 3 STORIES, CONCRETE PAD DEPTH OF 14" IS REQUIRED AS OPPOSED TO TYPICAL 12" PAD DEPTH.

TREAD & FOOTING SCHEDULE

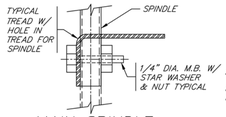
STAIR DIAMETER "D"	TREAD "R" (1)	TREAD "C" (1)	TREAD "E" (2)	FOOTING MAX. LOAD (LB)	FOOTING CONC. PAD "W" (3)(4)
5'-0"	2'-6"	15 15/16"	2.75"	1227	12"
5'-6"	2'-9"	17 7/16"	2.75"	1485	14"
6'-0"	3'-0"	18 15/16"	2.75"	1767	14"
6'-6"	3'-3"	16 3/16"	2.75"	2074	16"
7'-0"	3'-6"	17 3/8"	2.75"	2405	16"
7'-6"	3'-9"	18 1/2"	2.75"	2761	18"
8'-0"	4'-0"	19 11/16"	2.75"	3142	20"
6'-0" MAX. (5)	SEE 6'-0" ABOVE			5301	26"
8'-0" MAX. (5)	SEE 8'-0" ABOVE			9425	34"

CENTER COLUMN SCHEDULE

	STAIR DIAMETER "D"	PIPE SIZE & TYPE STEEL	ALUMINUM
1 STORY (16 FT MAX)	5'-0" TO 5'-0"	3.0 SCH. 10	3.0 SCH. 40
	5'-6" TO 6'-0"	3.0 SCH. 10	3.0 SCH. 40
	6'-6" TO 7'-0"	3.0 SCH. 40	3.0 SCH. 40
	7'-6" TO 8'-0"	3.0 SCH. 40	3.0 SCH. 80
2 STORY	5'-0" TO 5'-0"	3.0 SCH. 10	3.0 SCH. 40
	5'-6" TO 6'-0"	3.0 SCH. 40	3.0 SCH. 40
	6'-6" TO 7'-0"	3.5 SCH. 40	3.5 SCH. 40
	7'-6" TO 8'-0"	3.5 SCH. 80	3.5 SCH. 80
3 STORY	5'-0" TO 5'-0"	3.0 SCH. 40	3.0 SCH. 40
	5'-6" TO 6'-0"	3.5 SCH. 40	3.5 SCH. 40
	6'-6" TO 7'-0"	3.5 SCH. 80	3.5 SCH. 80
	7'-6" TO 8'-0"	CUSTOM	CUSTOM

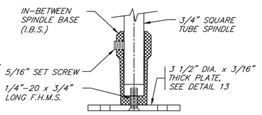
CONNECTION AT LANDING 8

1 1/2" = 1'-0"



MAIN SPINDLE ATTACHMENT DETAIL 11

1/2" = 1"



STARTING POST ATTACHMENT DETAIL 12

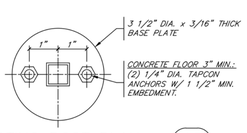
1/2" = 1"

MINIMUM FINISH FRAMED OPENING FOR STAIRS

STAIR DIA. "D"	FINISHED OPENING
5'-0"	5'-3" x 5'-3"
5'-6"	5'-9" x 5'-9"
6'-0"	6'-3" x 6'-3"
6'-6"	6'-9" x 6'-9"
7'-0"	7'-3" x 7'-3"
7'-6"	7'-9" x 7'-9"
8'-0"	8'-3" x 8'-3"

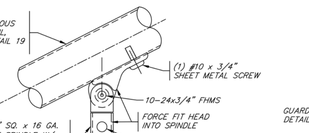
FRAME ROUGH OPENING LARGER TO ALLOW FOR FINISH MATERIAL SUCH AS GYP. BD., TRIM, ETC.

STAIR SCHEDULE 5

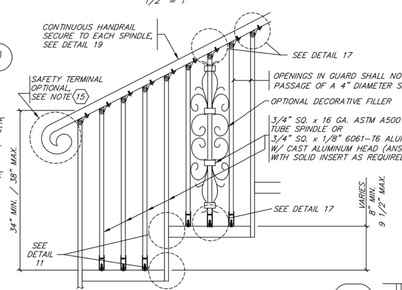


STARTING POST PLAN 13

1/2" = 1"

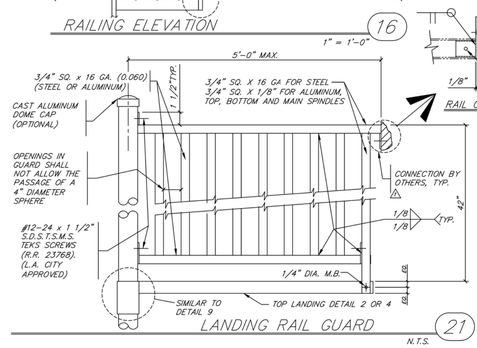


1. LANDING IS REVERSIBLE; 60 OR 90 DEGREE EDGE OF LANDING MAY BE USED FOR TOP STEP.
2. Ø.625" MINIMUM RISER HEIGHT REQUIRED FOR HEADROOM BELOW 90 DEGREE LANDING.
3. IF DOORWAY OCCURS AT LANDING, A LARGER LANDING MAY BE REQUIRED. SEE NOTE (16) & DETAIL 18.



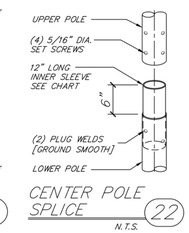
RAILING ELEVATION 16

1" = 1'-0"



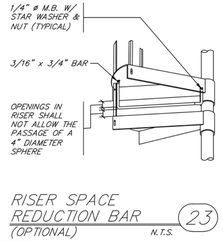
LANDING RAIL GUARD 21

N.T.S.



CENTER POLE SPLICE 22

N.T.S.



RISER SPACE REDUCTION BAR (OPTIONAL) 23

N.T.S.

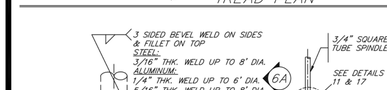
TYPICAL TREAD SECTION 9

1 1/2" = 1'-0"



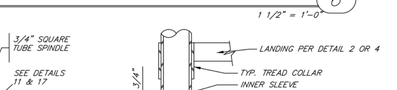
CENTER POLE SPLICE @ 2ND STORY 10

N.T.S.



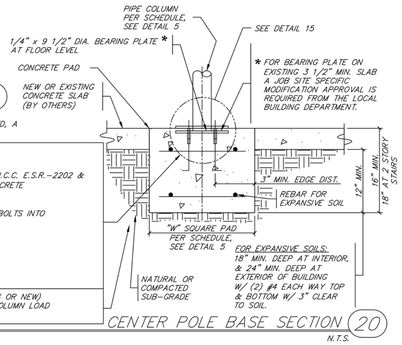
TYPICAL SLEEVE COLLAR 14

N.T.S.



CENTER POLE BASE PLAN 15

N.T.S.



CENTER POLE BASE SECTION 20

N.T.S.

SOILS NOTE: IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

BEARING PLATE ANCHORAGE:

(4) 1/4"DIA. TAPCON ANCHORS W/ MIN. EMBEDMENT OF 1.5". I.C.C. E.S.R.–2202 & E.S.R.–2202 CBC SUPPLEMENT. (INSTALL ANCHORS AFTER CONCRETE HAS CURED, 28 DAYS)

FOR WOOD CONNECTIONS: USE (4) 3/8" DIA. x 4" LONG LAG BOLTS INTO 2X MIN. BLOCKING OR JOISTS (BY OTHERS).

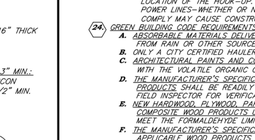
NOTE: CONCRETE FLOOR OR WOOD FLOOR FRAMING (EXISTING OR NEW) SHALL BE DESIGNED BY OTHERS FOR THE SPECIFIC COLUMN LOAD FOR EACH INSTALLATION.

GENERAL NOTES 5A

(THESE NOTES SHALL APPLY UNLESS OTHERWISE NOTED)

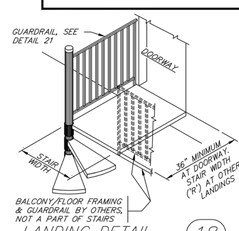
NOTE: WHERE CODE IS SPECIFIED, IT SHALL BE THE CITY OF SAN DIEGO MUNICIPAL CODE, 2022 CALIFORNIA BUILDING CODE WITH SAN DIEGO AMENDMENTS; 2021 INTERNATIONAL BUILDING CODE; 2022 CALIFORNIA RESIDENTIAL CODE; AND 2021 INTERNATIONAL RESIDENTIAL CODE.

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE.
2. SOIL BEARING MINIMUM = 1,500 P.S.F. PER TABLE 1806.2 FOR CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT PER GRADING PRE–INSPECTION OR SOILS REPORT.
3. CONCRETE FOR NEW FOOTINGS SHALL BE STANDARD MIX, 2,500 P.S.I. AT 28 DAYS. DEPUTY INSPECTOR NOT REQUIRED.
4. STRUCTURAL STEEL PLATES AND BARS SHALL BE A.S.T.M. A–36 (OR HIGHER) YIELD STRENGTH. ALUMINUM PLATE FOR TREADS SHALL BE 5052–H32. ALL OTHER PLATE SHALL BE 6061–T6.
5. STEEL PIPE COLUMNS AND SLEEVES SHALL BE A.S.T.M. A–53 GRADE B OR ROUND H.S.S., A.S.T.M. A500 GRADE B. ALUMINUM PIPE COLUMNS AND ROUND TUBE COLUMNS SHALL BE 6061–T6.
6. STEEL TUBES SHALL BE A.S.T.M. A500 GRADE B. (Fy = 42 K.S.I. MIN.). ALUMINUM TUBES SHALL BE 6061–T6.
7. BOLTS SHALL BE A.S.T.M. A–307. SET SCREWS SHALL BE A.S.T.M. F912. BOLTS IN ALUMINUM SHALL BE STAINLESS STEEL.
8. FASTENERS FOR EXTERIOR EXPOSURE SHALL BE STAINLESS STEEL FOR STEEL STAIRWAY AND STAINLESS STEEL FOR ALUMINUM STAIRWAY.
9. STEEL WELDING SHALL BE PER CODE USING SHIELDED METAL ARC PROCESS WITH E70XX ELECTRODES OR EQUAL IN AN APPROVED FABRICATOR'S SHOP. ALUMINUM WELDING SHALL BE PER CODE WITH 5356 WELD FILLER.
10. ALL FABRICATION SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR OF THE CITY OF LOS ANGELES OR EQUAL.
11. STAIRWAY SHALL BE USED FOR ONE AND TWO FAMILY DWELLING ONLY.
12. SPIRAL STAIRWAYS ARE PERMITTED TO BE USED AS A COMPONENT IN THE MEANS OF EGRESS ONLY WITHIN DWELLING UNITS OR FROM A SPACE NOT MORE THAN 250 SQUARE FEET IN AREA AND SERVING NOT MORE THAN FIVE OCCUPANTS AS PER SECTION 1011.10 OF 2022 CBC.
13. PROVIDE MINIMUM OF 26" WIDE WALKING AREA FROM OUTER EDGE OF SUPPORT COLUMN TO INNER EDGE AT AND BELOW HANDRAIL, 7 1/2" MINIMUM TREAD AT A POINT 12" FROM WHERE THE TREAD IS NARROWEST. MINIMUM 6'–6" HEAD ROOM, AND RISE NOT TO EXCEED 9 1/2". STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" (0.375 INCH) IN ANY FLIGHT OF STAIRS.
14. THE TOP OF GUARDRAILS (GUARDS) SHALL BE 42" MINIMUM IN HEIGHT. OPEN GUARDRAILS (GUARDS) SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
15. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. FOR PRIVATE STAIRWAYS, HANDRAILS ARE NOT REQUIRED TO EXTEND BEYOND THE TOP OR BOTTOM RISER PER CODE SECTION 1014.6.
16. LANDINGS AND LANDINGS AT DOORS SHALL COMPLY WITH CODE SECTIONS 1010.1.6 AND 1011.6.
17. REDUCED PLANS OR POOR QUALITY PRINTS (TOO DARK OR TOO LIGHT) WILL NOT BE ACCEPTABLE FOR OBTAINING A BUILDING PERMIT.
18. A PLOT PLAN AND/OR FLOOR PLAN IS REQUIRED FOR OBTAINING A BUILDING PERMIT USING THIS PRODUCT.
19. REPRESENTATIONS OF PATTERNS AND VIEWS SHOWN ON THIS PLAN MAY NOT MATCH CURRENT PRODUCTION.
20. ALL WORK MUST COMPLY WITH SAN DIEGO MUNICIPAL CODE AND LOCAL PLANNING AND ZONING CODES WHERE APPLICABLE.
21. STRUCTURAL OBSERVATION IS NOT REQUIRED PER I.C.C.–C.B.C./I.B.C. SECTION 1704.2.5
22. DESIGN LOADS:
    - A. LIVE LOADS: 40 P.S.F. OR 300 LB. ON AREA 2 IN. BY 2 IN. ON TREADS & 40 P.S.F. ON LANDING.
    - B. SPECIAL LOADS: HANDRAIL AND GUARDRAIL (GUARD): 200 LB. IN ANY DIRECTION; INTERMEDIATE RAILS: 50 LB. ON ONE SQ.FT.
    - C. SNOW LOADS: P_g = 40 P.S.F. GROUND SNOW LOAD; $P_f = 0.7\ C_e\ C_t\ I\ P_g = 0.7(1.2)(1.0)(40) = 40$ P.S.F.; C_e = 1.2 SHELTERED (MOST SEVERE FACTOR); C_t = 1.2 UNHEATED (MOST SEVERE FACTOR); I = 1.0 (RISK CATEGORY I OR II)
    - D. WIND DESIGN DATA: BASIC WIND SPEED: Vult = 125 M.P.H. (3–SECOND GUST, RISK CATEGORY I OR II) AT 33' ABOVE GRADE; I_w = 1.0; EXPOSURE 'C'; INTERNAL PRESSURE COEFFICIENT: N/A; COMPONENTS AND CLADDING: N/A NOTE: WHEN STAIRWAY IS USED ON EXTERIOR OF BUILDING, IT SHALL NOT BE LOCATED NEAR HILLS, RIDGES, OR ESCARPMENTS.
    - E. EARTHQUAKE DESIGN DATA: I_E = 1.0 (RISK CATEGORY I OR II); S_S = 3.73g; S_1 = 1.39g; SITE CLASS: D; S_{DS} = 1.00g; S_{D1} = 1.39g; SEISMIC DESIGN CATEGORY: E; SEISMIC FORCE RESISTING SYSTEM: ORDINARY MOMENT FRAME; ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE. NOTE – SEISMIC DRIFT OF SUPPORTING FLOOR AT TOP OF COLUMN MUST BE LIMITED TO 1.75" MAX. IF ALLOWABLE ELASTIC DRIFT IS TO BE GREATER THAN 1.75", CONTACT THE ENGINEERING DEPT. AT THE IRON SHOP FOR FURTHER EVALUATION.
23. ADDITIONAL REQUIREMENTS:
    - A. RISER MAY HAVE SPACE REDUCTION BAR PER DETAIL 23, OR EQUAL IF REQ'D.
    - B. OUTDOOR STAIRWAYS SHALL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. 2% MAXIMUM SLOPE. STAIRWAY SHALL NOT PROJECT INTO ZONE CODE SETBACK.
    - C. WALKING SURFACES SHALL BE SOLID SURFACES. EXCEPT OPENINGS PERMITTED THAT WILL NOT PASS A 1/2" DIAMETER SPHERE. ELONGATED OPENINGS SHALL BE PERPENDICULAR TO TRAVEL.
    - D. USEABLE SPACE UNDER STAIRS SHALL NOT BE ENCLOSED.
    - E. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
    - F. THE STAIRWAY CONSTRUCTION SHALL NOT RESTRICT A FIVE–FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL–BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK–UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES–WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
24. GREEN BUILDING CODE REQUIREMENTS
    - A. ABSORBABLE MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
    - B. ONLY A CITY CERTIFIED HAULER WILL BE USED FOR THE HAULING OF CONSTRUCTION WASTE.
    - C. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLE 4.504.1–4.504.3.
    - D. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
    - E. NEW HARDWOOD, PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5.
    - F. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
    - G. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED.



SPINDLE 17

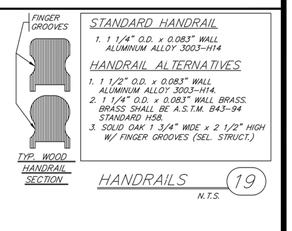
1/2" = 1"



LANDING DETAIL 18

(SEE NOTE 16)

N.T.S.



STANDARD HANDRAIL

1. 1 1/4" O.D. x 0.083" WALL ALUMINUM ALLOY 3003–H14

HANDRAIL ALTERNATIVES

1. 1 1/2" O.D. x 0.083" WALL ALUMINUM ALLOY 3003–H14.
2. 1 1/4" O.D. x 0.083" WALL BRASS. BRASS SHALL BE A.S.T.M. B43–94 STANDARD H58.
3. SOLID OAK 1 3/4" WIDE x 2 1/2" HIGH W/ FINGER GROOVES (SEL. STRUCT.)

HANDRAILS 19

N.T.S.

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

REVISIONS	BY
1 SD UPDATES	JJB

DANIEL J. CASCIATO 4/1/2025

CONTRACTOR:
THE IRON SHOP
400 REED ROAD, BROOMALL, PA 19008
TELEPHONE: (800) 382–IRON
FAX: (909) 605–8899
PHONE: (800) 382–4766 OR (909) 605–1000
WWW.THEIRONSHOP.COM

SPIRAL STAIRWAY

MODEL NO.: STANDARD #111

P.E. SEAL:

REGISTERED PROFESSIONAL ENGINEER JOHAN S MANERALI G72421 CIVIL EXP 06/30/2026 STATE OF CALIFORNIA

07/30/24

DRAWN	
CHECKED	
DATE	08/08/2023
SCALE	AS SHOWN
JOB NO.	20–65
SHEET	1 OF 1 SHEETS

PERMIT #

APARTMENTS FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

UNITS #C & D

DATE	4/1/2025
SCALE	
SHEET	A11

westcoat® SPECIALTY COATING SYSTEMS — SYSTEM SPECIFICATION

WP WATERPROOF RELIABLE MOISTURE BARRIERS

ALX Standard

Description
Westcoat ALX Standard is a waterproof walking deck system. It is reinforced with metal lath and is installed with a series of three separate polymer-modified cementitious applications, and sealed with Westcoat's SC-10 Acrylic Topcoat. The finished product weighs approximately 2½ lbs per square foot. This system gives plywood the look and feel of concrete with a decorative appeal.

Uses
ALX is designed for use on plywood. It is recommended for the discriminating architect, contractor or building owner that demands the finest in design, strength and durability. ALX is ideal for areas with heavy traffic or in cases where elimination of the appearance of plywood seams is essential. ALX has been designed for balconies, corridors, stairs and landings. It is regularly specified for hotels, condominiums, apartments and office buildings. ALX can be stapled through most old deck systems to provide an excellent method for the rehabilitation of problem surfaces.

Advantages
- ICC Evaluated ESR-2201
- Meets Class A Fire Test #E108
- Unmatched Strength and Durability
- Fast Access After Installation
- Available Manufacturer's Warranty
- Excellent Sound Reduction Qualities
- Tough Final Coat is UV Resistant
- Covers Rough Plywood and Seams
- Safe Skid Resistant Textured Finish
- Decorative Finishes Available
- Cost-effective

Packaging
WP-26 Flashing
WP-10 Staples
WP-25 Metal Lath (2½ ft. x 8 ft. each, hot dipped galvanized metal lath 2.5 lbs per sq yard)
WP-40 Sheet Membrane (6"x75', 12"x75', 36"x75')
WP-51 Polyurethane Sealant (10.3 oz. tubes)
WP-81 Cement Modifier (1 and 5 gallon pails)
SC-10 Acrylic Topcoat (1 and 5 gallon pails)
TC-1 Basecoat Cement (50 lb. bags)
TC-3 Medium Texture Cement (50 lb. bags)

INSPECTION / PREPARATION

Inspection
For installation of the ALX system, plywood must be minimum ⅜ inch (¾ inch preferred) CDX or exterior grade. Slope must be a minimum of ¼ inch per lineal foot and shall provide for proper drainage. Decks should meet local building codes. The deck shall be tongue and groove, properly blocked and nailed (glued and screwed is best). Plywood shall have a maximum joist span of 16 inches. Deflection should be less than L/360. OSB is not a suitable substrate for this material.

Preparation
Be sure the surface is clean, dry and free of grease, paint, oil, dust or any foreign material that may prevent proper adhesion. Do not apply to wet plywood.

APPLICATION

Sheet Membrane
Westcoat requires the installation of 6 inch WP-40 Sheet Membrane to all plywood seams for reinforcement. WP-40 may also be installed behind or on top of the flashing as a backup waterproofing measure. WP-40 can be installed to the entire deck when maximum protection is required. WP-40 may not be left exposed to the sun for more than 7 days. See Sheet Membrane Product Specification Sheet.

Flashing
Westcoat requires a minimum of 26-gauge bonderized sheet metal. Use 4 x 4 inch 'L' flashing at the junction of the wall and deck. Use 2 x 4 inch drip edge flashing for fascia edge. Overlap all ends at least four inches. Apply two beads of WP-51 Polyurethane Sealant to all seams. Nail flashing every 4-6 inches. (Note: If the flashing is not bonderized, it must be etched in order for the coating to adhere properly).

Metal Lath
Place the WP-25 Metal Lath on the plywood and cut it to fit the area making sure the edge of the lath is offset two inches from any parallel plywood seams. The lath should run across the grain of the plywood (across the long seams) when possible. The lath has a grain and it should be placed so that it curves down at the edge of the deck. The lath should be held back ½ inch from all deck edges. This will allow the coating material to be feathered with a brush. With the lath in place, start in the center working your way out, stapling the lath using 16-20 staples per square foot (minimum 1 inch crown x ⅞ inch long, 16-gauge non-corrosive Senco P10). Overlap the lath 1-2 inches and staple every 1-2 inches along the seam. With a hammer, pound down any seams or staples that are higher than the lath.

Base Coat
Combine one bag of TC-1 Basecoat Cement into 1¼ gallons of WP-81 Cement Modifier and add up to one quart of water. Mix until uniform with a mechanical mixer at a low rpm. Pour the mixture (4 ½ gallons total) onto the lath and with trowel on edge smooth to the top of the lath at the rate of 40 square feet per batch. Use a paintbrush to spread the base coat on the flashing making sure to get the mixture into and corners. Using a brush wet with water, feather all outside edges. Tap the deck with a hammer to help in smoothing out trowel ridges. As soon as it is dry, usually 1 to 2 hours at 70 degrees, scrape off any high spots or ridges that may prevent a smooth slurry coat.

Slurry Coat
Combine the slurry coat by combining one bag of TC-1 Basecoat Cement with one gallon of WP-81 Cement Modifier and up to ½ gallon of water. Mix until uniform with a mechanical mixer at a low rpm. Trowel the slurry mix over the surface to achieve a smooth finish. Coverage of the slurry coat is between 100-150 square feet per batch. Using a brush, wet with water, feather all outside edges. After surface is dry (usually 30 minutes to 2 hour at 70°F), scrape or grind off any ridges or trowel marks.

Texture Coat
Combine one bag of TC-3 Medium Texture Cement with one gallon of WP-81 Cement Modifier and mix thoroughly with a mechanical mixer at a low rpm. Add up to ½ gallon of water to achieve the desired consistency. Using an acoustical hopper gun, spray the texture onto the deck with a circular motion to achieve approximately 70% coverage at a rate of about 150 to 200 square feet per batch. Spray continuously, do not stop in the middle of the deck. After a few moments depending on the temperature, the texture must be "knocked down". Use a rounded pool trowel for best results. Wipe the trowel clean with a wet rag as needed. For an Orange Peel Texture, increase the air pressure and reduce the hole size on the hopper gun. Spray texture evenly at an 80% to 90% coverage rate. If you are unsatisfied with the results, immediately scrape off and re-spray. After the texture has dried (30 minutes to 1 hour at 70°F) lightly scrape any trowel marks and sweep or blow the surface prior to sealing.

Topcoat
Mix all containers of SC-10 Acrylic Topcoat to ensure a consistent color. The material may be thinned by adding up to a maximum of one quart of water per gallon to avoid streaks, (especially in hot weather). Roll two thin applications of SC-10 using a ¼ inch roller at a rate of 200-300 square feet per gallon. Roll the material in two directions to achieve a uniform finish. Coverage will vary according to texture. For small areas or in locations with cool temperatures, one coat of SC-10 may be applied at 125 square feet per gallon.

For best results, allow SC-10 4-6 hours drying time at 70°F before permitting light pedestrian traffic or additional coats are applied. Allow 24 hours to cure before heavy traffic is permitted. Allow 48 hours before heavy objects are placed on the surface.

Clean Up
Uncured material can be removed with soap and warm water. If cured, material can be removed mechanically or with an environmentally-safe solvent.

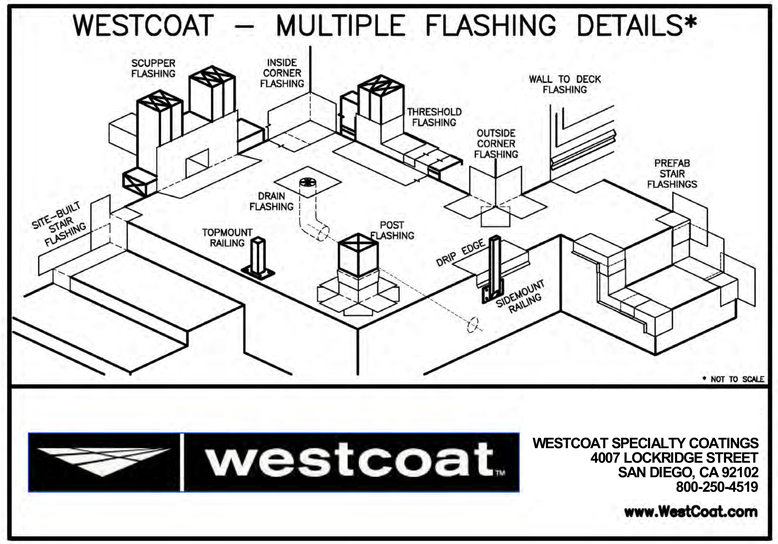
MAINTENANCE

Exterior surfaces can be swept daily with water and a broom. For tougher dirt or grease use Westcoat CA-24 Degreaser diluted with water 20:1 and a soft bristle brush or broom, be sure to rinse well. To remove calcium or lime build up, brush 100 grain vinegar onto the surface; be sure to rinse any residue.

The ALX System should be inspected for wear every 2 to 4 years. The system should be resealed with the appropriate Westcoat clear sealer every 3 to 5 years depending upon traffic and UV exposure. Contact the original installer of Westcoat for complete recoating instructions.

HEALTH PRECAUTIONS

Inhalation of vapor or mist can cause headache, nausea, irritation of nose, throat, and lungs. Prolonged or repeated skin contact can cause slight skin irritation. Cements contain silicas; dust mask or respirator should be used when mixing, sanding or grinding.

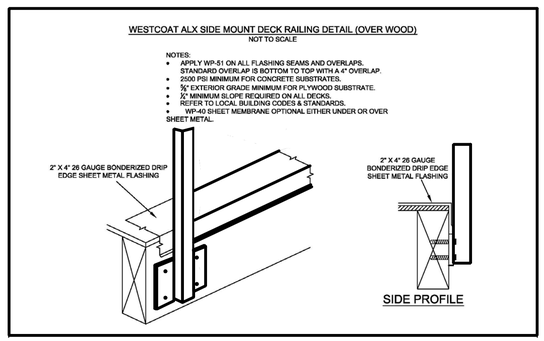


westcoat™

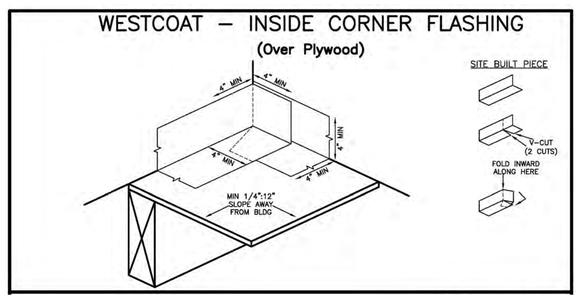
WESTCOAT SPECIALTY COATINGS
4007 LOCKRIDGE STREET
SAN DIEGO, CA 92102
800-250-4519
www.WestCoat.com

EVALUATION REPORT #587

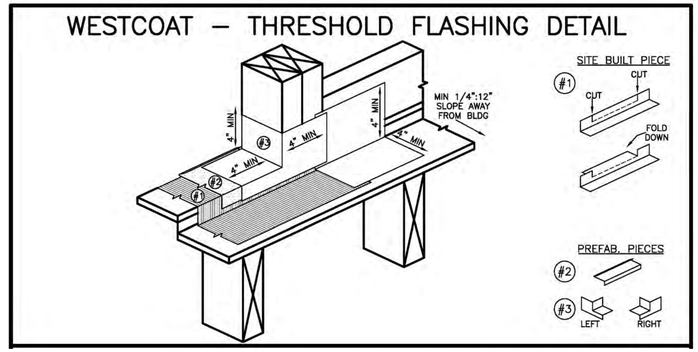
DECK WATERPROOFING MEMBRANE SPECIFICATIONS



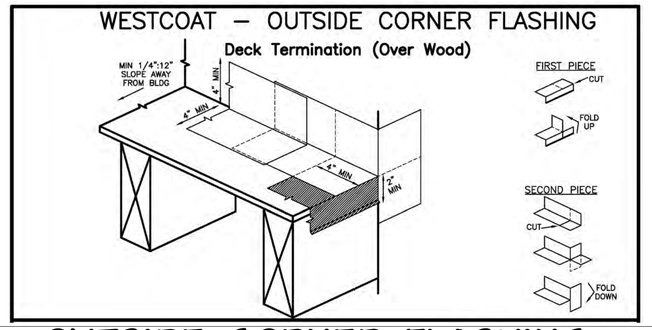
SIDE MOUNT NEWEL FLASHING



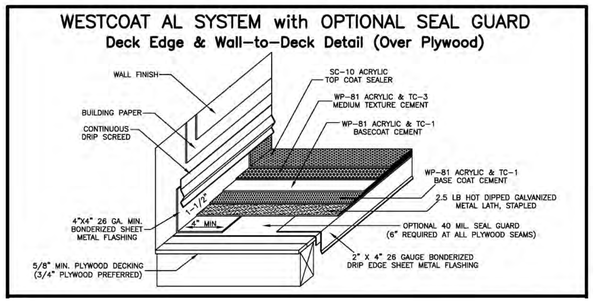
INSIDE CORNER FLASHING



DOOR THRESHOLD FLASHING



OUTSIDE CORNER FLASHING



WALL FLASHING

PERMIT #

DANIEL J. CASCIATO 4/1/2025

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

APARTMENTS FOR:
REHFELD APARTMENTS UNITS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A12

KITCHEN NOTES:

ELECTRICAL:

a) All kitchen countertop outlets shall be GFCI protected.
b) Receptacles shall be listed and labeled as tamper-resistant.
c) 12" or wider countertops require an outlet.
d) Outlets are required within 24" of any location along the countertop.
e) Kitchen outlets positioned a maximum 20" above counter top.
f) Appliance garage outlets are not counted as a required countertop outlets.
g) Appliances and sinks break up the countertop run, requiring each side to comply individually. **CEC**

h) The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars.
i) A large window across the back of a sink or lack of a back splash does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone type receptacle.
j) 2 small appliance outlet circuits, 20 amps each are required for kitchens. Circuits shall be balanced and have no other outlets.
k) Individual dedicated circuits are required for all major appliances.
l) Garbage disposal cord and plug connected 18" to 36" long.
m) Dishwasher cord 36" to 48" long. NM cable installed with a plug is not an approved flexible cord. **CEC**

n) Minimum 15 amp circuit for the dishwasher and a 15 amp circuit for the disposal.
o) If using a split outlet (2 circuits on the same yolk) for dishwasher/disposal, provide a listed handle tie at the 2 circuit breakers at the panel.
p) Residential Kitchen Lighting is required to meet the energy efficiency standards. This requires 50% of kitchen lighting wattage to be high efficacy luminaries. Provide a lighting schedule to verify compliance. California Residential Compliance Manual
q) IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling.
r) For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units.
s) Fluorescent recessed lighting when used to comply with the lighting requirements must be of a pin base type design. Incandescent screw type base are not approved.
t) Incandescent and fluorescent lighting must be on separate switches.
u) Kitchen renovations (projects over $1,000) will require the smoke and carbon monoxide alarms for the dwelling to meet the current code.
v) Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.
w) Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.
x) When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
y) In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
z) Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections R314 and R315 and be listed by the office of the state fire marshal.

MECHANICAL:

a) A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. ***Aluminum flex duct not approved***. Provide back draft damper.

b) Minimum 30" vertical clearance to combustibles from cook top surface.
c) Kitchen local exhaust ventilation requires a minimum rate of 100cfm meeting the requirements of ASHRA 62.2. This includes a maximum sound rating of 3 sone @ 100 CFM.
d) The size and length of the ducting must be detailed on the plan.

PLUMBING:

a) A gas test is required on piping modifications (10 PSI for 15 minutes). A maximum 15 PSI gauge is required for the gas test. A lower gas pressure test may be performs when using a recording test gauge. As provided for in **1213.3**
b) Gas lines that run under a slab shall run through an approved, vented, gas tight conduit.
c) An accessible shutoff valve shall be installed outside each aoolliance and ahead of the union connected thereto and in addition to any valve on the appliance.
d) Provide maximum 6' long listed gas flexible connector and shut off to free standing range.
e) A listed air gap is required for the dishwasher drain.
f) The maximum flow rate standard for the sink faucets is 1.8 GPM.
g) **Seismic Gas Shut off Valve** required and installed at gas meter location **(LACFD)**

BATHROOM NOTES:

ELECTRICAL

a) Provide a 20 AMP GFCI protected electrical outlet within 36" of the outside edge of each bathroom sink basin. Outlet shall be located on a wall or partition that is adjacent to the basin or installed on the side or face of the basin cabinet not more than 12" below the countertop.
b) Receptacles shall be listed and labeled as **tamper-resistant**.
c) A minimum of (1) receptacle outlet shall be installed in bathrooms within 3' of each basin.

d) No pendant light fixtures in zone 3' away and 8' above the bathtub or shower.
e) Luminaries located within the actual outside dimensions of the tub or shower, up to 8 feet vertically from the top of the bathtub rim or shower threshold, shall be marked as suitable for damp locations, provided with a solid lens and be GFCI protected.
f) Bathroom lighting shall be high efficacy luminaries (40 lumens per watt) or controlled by a vacancy (occupancy) sensor certified to comply with sec 119(d) CEES. This is a manual on, auto off device.

g) Automatic on or devices with an override switch position are not approved. High efficacy, incandescent lighting or fans are required to be switched separately.
h) Recessed luminaries installed in an insulated ceiling shall be IC rated (zero clearance) and AT rated (airtight) and shall be sealed and/or gasket between ceiling and housing.
i) For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units.
j) Bathroom renovations (projects over $1,000) will require that smoke and carbon monoxide alarms for the dwelling are installed to meet the current code. CRC sections **R314** and **R315**
k) Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.
l) Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.
m) When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
n) In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
o) Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections **R314** and **R315** and be listed by the office of the state fire marshal.
p) All installed lighting to be high efficiency.

MECHANICAL

a) Each bathroom shall be mechanically ventilated in accordance with division 4 of the California Green Building Standards
b) A minimum rate of 50 CFM is required. Fan shall meet ASHRA standard 62.2. A maximum of 3 zone rating is required

PLUMBING

a) Provide tempered glass at tub/shower doors and at windows less than 60" from tub/shower drain
b) Shower and Tub/shower control valves shall be pressure balancing / thermostatic per
c) Fixtures shall meet the following maximum flow rates:
d) Water Closets = 1.28 GPM , - Shower Heads = **1.8 GPM** , - Sink Faucets = min.0.8 max.**1.2 GPM**.
e) Minimum shower size is 1024 square inches (32" x 32" finished interior size minimum)
f) Site built shower stalls shall comply with **CPC**
g) Stall shower door to open out a minimum of 22" clear wide opening.
h) Toilet and/or Bidet require a total minimum 30" clear space, 15" from the center of the fixture to the wall, and a minimum of 24" clear space in front of the fixture.
i) When additional water closets (toilets) are installed, a maximum of 3 water closets are allowed on a 3"waste line.
j) The hot water valve shall be installed on the left side.
k) A minimum 12" x 12" access panel is required when a slip joint p-trap waste & overflow is provided.

WHOLE BUILDING VENTILATION CALCS :

WHOLE BUILDING VENTILATION EXHAUST :

°CONTINUOUS BUILDING FLOW RATE PER CURRENT ENERGY STANDARDS.
°EXHAUST FAN SHALL BE OPERATED CONTINUOUSLY.
°FAN SHALL BE CONTROLLED BY A STANDARD ON/OFF SWITCH.
°FAN SWITCH TO BE LABELED TO INFORM OCCUPANT THAT THE EXHAUST FAN IS THE "WHOLE BUILDING VENTILATION EXHAUST FAN" AND IS INTENDED TO RUN CONTINUOUSLY.
°FAN SWITCH LABEL TO CONTAIN AT LEAST ONE OF THE FOLLOWING :
- "VENTILATION CONTROL"
- "KEEP ON EXCEPT WHEN GONE OVER 7 DAYS"
- "FAN IS TO BE LEFT ON TO ENSURE INDOOR AIR QUALITY"
°FAN EXHAUST TO BE DUCTED TO THE OUTSIDE.
°ONE SONE MAX. SOUND RATING.
°EXHAUST FAN SIZING CALC :
- 1,015 S.F. WITH 1 BEDROOM
- Qfan = 0.03 x 1,015 = 30.5 + 7.5(1+1) = 45.5 CFM REQUIRED.
°USE 6" DIA. SMOOTH WALL DUCT (TABLE 7.1).
°FAN MODEL TO BE "BROAN" #QTXE080FLT (OR EQUAL) .

LOCAL KITCHEN VENTILATION EXHAUST :

°FAN EXHAUST TO BE DUCTED TO THE OUTSIDE.
°RECIRCULATING RANGE HOODS PROHIBITED.
°FAN MAY OPERATE CONTINUOUSLY OR INTERMITTENTLY TO ENABLE HOME OCCUPANT TO REGULATE AIR QUALITY WHEN NEEDED.
°100 C.F.M. MIN.
°THREE SONE MAX. SOUND RATING.
°DUCTING SHALL BE SIZED ACCORDING TO ASHARE STD. 62.2 TABLE 7.1

LOCAL BATH VENTILATION EXHAUST :

°FAN EXHAUST TO BE DUCTED TO THE OUTSIDE.
°50 C.F.M. MIN.
°THREE SONE MAX. SOUND RATING.
°DUCTING SHALL BE SIZED ACCORDING TO ASHARE STD. 62.2 TABLE 7.1

PLUMBING LEGEND :

SHOWER HEAD LOCATION :
PROVIDE INDIVIDUAL CONTROLS OF PRESSURE BALANCE TYPE OR THERMOSTATIC MIXING VALVE TYPE.
1.8 gpm MAX. FLOW RATE.

ICE — 1/4" WATER LINE FOR ICE MAKER. RECESSED BOX W/ SHUT-OFF VALVE.

HB — HOSE BIB WITH VACUUM BREAKER.

G — FUEL GAS WITH SHUT-OFF VALVE.

FLOOR PLAN NOTES

1 KITCHEN NOTES:
°SEE "KITCHEN NOTES" ON SHEET A4 & A13.
°SEE "ENERGY STORAGE SYSTEM NOTES" ON SHEET A4.

2 RANGE HOOD EXHAUST VENTILATION :
°PROVIDE POWER TO EXHAUST FAN AND LIGHTS PER MANUFACTURER'S SPECS.
°RECIRCULATING EXHAUST HOODS ARE PROHIBITED.
°DUCT TO BE TERMINATED TO THE EXTERIOR.
°DUCT TO BE MIN 26 GA. STAINLESS STEEL SHEET METAL WITH SMOOTH WALLS.
°COORDINATE ALL APPLIANCE COOKING CLEARANCES TO COMBUSTIBLE MATERIALS.
°EXHAUST FAN TO A MIN. 100 CFM EXHAUST RATE. ALSO SEE SPECS BY MFGR.
°SEE "KITCHEN NOTES" ON SHEET A4 & A13..

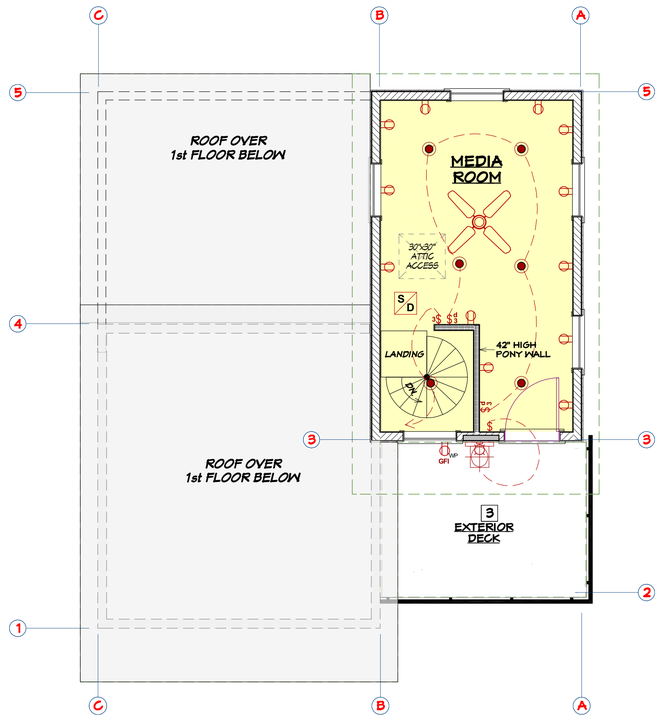
3 LAUNDRY APPLIANCES :
°DRYER TO BE ELECTRIC HEATING TYPE.
°SEE SHEET A4 "ENERGY STORAGE SYSTEM NOTES".
•DRYER TO BE VENTED TO EXTERIOR WITH A 4" DIA. METAL DUCT. EXTERIOR TERMINATION HAVE A BACK DRAFT DAMPER (NO SCREEN). DO NOT USE SCREWS OR ANY OTHER FASTENERS THAT OBSTRUCT INSIDE DUCT FLOW .
°LENGTH OF DRYER DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL RUN OF 14 FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO.
° LENGTH OF DRYER DUCT MAY BE EXTENDED PER DRYER MFGR. SPECS. ACCORDING TO THEIR TESTING AND INSTALLATION INSTRUCTIONS.
•CEILING MOUNTED EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER HOUR AND DUCTED TO EXTERIOR..
•MIN. ONE 20 AMP DEDICATED CIRCUIT.
•LAUNDRY SINK FAUCET TO HAVE A MAX. FLOW RATE OF 1.2 GPM
•MAKE-UP AIR REQUIREMENTS:
1.- PROVIDE MIN. 100 SQ. INCHES OF MAKEUP AIR INTO LAUNDRY ROOM
2.-DOOR TO HAVE A 12" x 12" VENT GRILLE (SEE "DOOR SCHEDULE").
°PROVIDE A RECESSED VALVE BOX FOR HOT & COLD WATER SHUT-OFFS.
°CLOTHES DRYER APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE CLOTHES DRYER AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".

4 BATHROOM NOTES:
°SEE "BATHROOM NOTES" ON SHEET A4 & A13.
°SEE "AGING-IN-PLACE NOTES" ON A4.

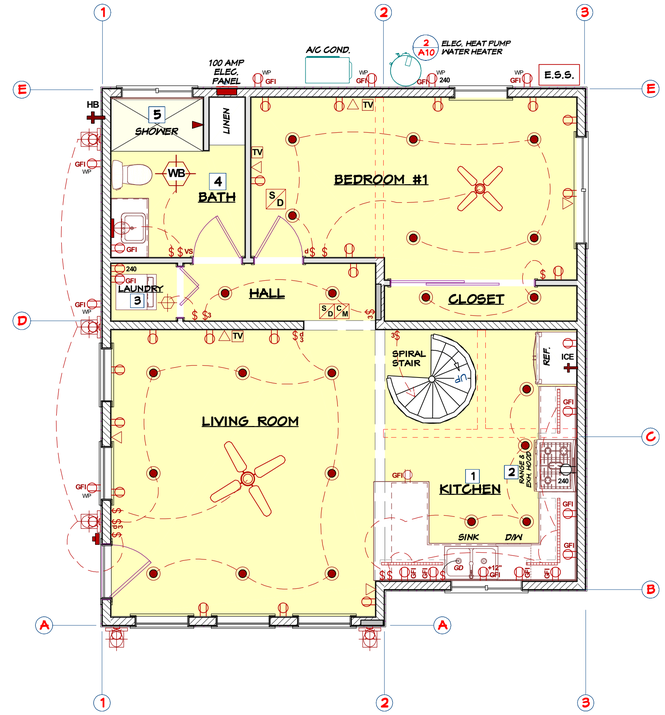
5 SHOWER:
•WALLS TO BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A MIN. OF 72" ABOVE DRAIN INLET.
•MIN. PAN AREA 1,024 SQ. IN.
•PAN AREA TO BE SLOPED MIN.1/4" PER FT. AND MIN. 30" DIAMETER FROM FINISHED WALL TO CENTER OF THRESHOLD.
°NON SLIP CERAMIC TILE FINISH.
•HOT MOP ENTIRE PAN AREA WITH FLASHING UP WALLS MIN. 12"
•CURB AT THRESHOLD TO BE 1/2" HIGH MAX. AND HOT MOPPED AT ALL EXPOSED SURFACES.
•SHOWER FAUCET TO BE PROVIDED WITH INDIVIDUAL CONTROLS OF PRESSURE BALANCE TYPE OR THE THERMOSTATIC MIXING VALVE TYPE. MOUNT CONTROLS AT +42" ABOVE FINISH FLOOR.
°SHOWER HEADS TO HAVE A MAX. FLOW OF 1.8 GPM .
°RECESS SOAP DISH INTO WALL AT +40" ABOVE FINISH FLOOR.
2x8 BACKING IN WALL FOR MOUNTING SCREWS (STAINLESS STEEL).
•GLASS DOORS TO BE MIN. 22" WIDE AND TEMP. SAFETY GLASS.
•GLASS ENCLOSURE WALLS TO BE TEMP. SAFETY GLASS.
°SEE "BATHROOM NOTES" ON SHEET A4 & A13.
°SEE "AGING-IN-PLACE NOTES" ON A4.

6 EXTERIOR FLOOR DECK AREAS TO BE CLASS-A RATED.
APPLY WATERPROOF MEMBRANE WITH A MIN. 1/4" : 12" SLOPE.
BY WESTCOAT "ALX STANDARD" COLOR = CAPE COD GRAY
ICC ER-587 (OR EQUAL).

7 METAL SPIRAL STAIR BY "The Iron Shop".
- MODEL NO.: "Standard #111".
- 5'-0" x 5'-0" FINISHED DIAMETER .
- ALSO SEE SHEETS A10 and A11.



SECOND FLOOR UTILITY PLAN 1/4" = 1'-0"



FIRST FLOOR UTILITY PLAN 1/4" = 1'-0"

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

APARTMENTS FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741
UNITS #C & D

DATE 4/1/2025
SCALE
SHEET A13

ENERGY STORAGE SYSTEM (E.S.S.) NOTES

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   - ENERGY STORAGE SYSTEM (ESS) READY THAT IS INTERCONNECTED WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MIN. OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   - A DEDICATED RACEWAY FROM THE MAIN SERVICE PANEL TO A SUBPANEL THAT SUPPLIES THE BRANCH CIRCUITS IN SECT. 150.0(s)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NO LESS THAN 1". THE SUBPANEL THAT THE BRANCH CIRCUITS MUST BE LABELED: "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS".
2. A MIN. OF 4 BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANEL BOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MIN. BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW FOR THE CONNECTION OF A BACK-UP POWER SOURCE.
5. COOKTOP APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
   - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
   - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE ELECTRICAL COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".
6. CLOTHES DRYER APPLIANCES USING GAS OR PROPANE FUEL SHALL INCLUDE THE FOLLOWING :
   - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE CLOTHES DRYER AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIF. ELEC. CODE.
   - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE BREAKER FOR A FUTURE CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE IDENTIFIED AS "FOR FUTURE 240v USE".
7. ESS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL-9540.
9. ESS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THEIR LISTING.
10. ESS SHALL NOT BE INSTALLED IN SLEEPING ROOMS, OR CLOSETS OR SPACES OPENING DIRECTLY INTO SLEEPING ROOMS OR IN HABITABLE SPACES OF DWELLING UNITS.
11. ESS SHALL BE INSTALLED ONLY IN THE FOLLOWING LOCATIONS:
    - DETACHED GARAGES AND ACCESSORY STRUCTURES.
    - ATTACHED GARAGES SEPARATED FROM THE DWELLING UNIT LIVING SPACE IN ACCORDANCE W/ SECTION R302.6 .
    - OUTDOORS OR ON THE EXTERIOR SIDE WALLS LOCATED NOT LESS THAN 3' FROM DOORS & WINDOWS DIRECTLY OPENING ENTERING THE DWELLING UNIT.
    - ENCLOSED UTILITY CLOSETS, BASEMENTS , STORAGE OR UTILITY SPACES WITHIN DWELLING UNITS WITH FINISHED OR NONCOMBUSTIBLE WALLS AND CEILINGS. WALLS AND CEILINGS OF UNFINISHED WOOD-FRAMED CONSTRUCTION SHALL BE PROVIDED WITH NOT LESS THAN 5/8" TYPE-X DRYWALL.

AGING-IN-PLACE NOTES

DOOR BELL BUTTONS :

1. DOOR BELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FINISH FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOOR BELL ASSEMBLY.
2. WHERE DOORBELL BUTTONS ARE INTEGRATED WITH OTHER FEATURES AND REQUIRED TO BE INSTALLED OVER 48" ABOVE EXTERIOR FINISH SURFACE , A STANDARD DOORBELL BUTTON SHALL BE PROVIDED NOT EXCEEDING 48" MEASURED FORM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

BATHROOMS :

1. SHOWER COMPARTMENTS SHALL NOT BE LESS THAN1,025 SQ. IN.AND SHALL HAVE A MIN. CEILING HEIGHT OF 6'-8" AND ALSO BE CAPABLE OF ENCOMPASSING A 30" DIA. CIRCLE AT THE SHOWER HEAD.
2. SHOWER CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.
3. SHOWER SHALL BE PROVIDED WITH A MIXING VALVE THAT WILL PROVIDE SCALD AND THERMAL SHOCK PROTECTION IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18/CSA B125.1 .
4. SHOWER THRESHOLD SHALL BE NO LESS THAN 2" ABOVE THE SHOWER DRAIN. THE FINISH FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN NOT LESS THEN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.
5. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH CRC R327.1 .
6. REINFORCEMENT SHALL NOT BE LESS THAN 2x8 LUMBER OR OTHER MATERIAL OF EQUAL LOAD CAPACITY.
7. REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39½" ABOVE FINISH FLOOR FLUSH WITH FRAMING.
8. WATER CLOSER REINFORCEMENT SHALL BE INSTALLED ON BOTH WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
9. SHOWER WALL REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
10. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH SIDE OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED W/ A BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE TUB RIM.
11. EXCEPTIONS:
    - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY, OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
    - REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
    - SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF GROUND FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
    - BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE TUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
    - REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.
12. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE "OPERATION AND MAINTENANCE MANUAL" IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4 .
13. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING)INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM TOP OF THE OUTLET BOX AND NO LESS THAN 15" MEASURED FROM THE BOTTOM OF THE BOX ABOVE THE FINISH FLOOR.
    EXCEPTIONS :
    - DEDICATED RECEPTACLE OUTLETS, FLOOR RECEPTACLE OUTLETS, CONTROLS MOUNTED ON CEILING FANS AND CONTROLS LOCATED ON APPLIANCES.
    - RECEPTACLE OUTLETS REQUIRED BY THE CALIF. ELEC. CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISH FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR (SUCH AS A WINDOW) IS LESS THAN 15".

ELECTRICAL LOAD CALCS

INDIVIDUAL APARTMENT (ONE OF THREE)
1,015 SQ. FT. EACH

Step #1
General Electrical Load Requirements
Ref: NEC Article 220.82(B)(1)

	Quantity	Load
Indoor Sq. Ft. Area of the Home	1015	3045 ?
Small Appliance Circuits	2	1500VA Ea.
Laundry Circuit	0	1500VA Ea.
Sec. #1 Sub-Total =		6045

Step #2
Appliance & Motor Loads VA
Ref: NEC Article 220.82(B)(2)

Dryer(s)	5000
Oven(s)	0
Cook top Stove or Range	8000
Cooking Unit / Microwave Oven	1580
Water Heater	4500
Hydro Massage Tub Motor	0
Dishwasher	600
Disposal	550
Garage Door Opener	0
Additional Appliance(s), Including EV Chargers	0
Sec. #2 Sub-Total =	20230
Sec. #1 Sub-Total =	6045
Sec. #1 and Sec. #2 Total =	26275
First 10Kva @ 100% =	10000
The Remaining 40% =	16275
Adjustment 40% of Remainder =	6510
Sec. #1 and Sec. #2 Adjusted Total =	16510

Step #3
Heating & Air Conditioning VA
Ref: NEC Articles 220.82(B)(3) &(4), 220.82(C)

	Heating and Air Conditioning Unit	3000
OR	Heat Pump without Supplemental Heat	0
	Heating Unit with Supplemental Heat Source	
	Supplemental Heating for Heat Pump	0
OR	Heat Heat Pump	0
OR	*Separately Controlled* - Space Heaters VA Each	0
	How Many Space Heaters	0
OR	Continuous Electric Thermal Storage	0
	Sec. #3 - Factors on the Highest Calculated Load :	3000

Step #4
Perform the Calculations
Ref: NEC Article 220.82(A)

Calculated Total VA Load =	19510
Calculated Total Amps Load =	82 AMPS

82 AMPS<100 AMP PANEL = OK

ELECTRICAL LEGEND

	PROVIDE A.F.C.I. PROTECTIONS FOR ALL 120-V, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING NEW OUTLETS OR DEVICES IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, DENS, PARLORS, LIBRARIES, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS. "TAMPER RESISTANT" TYPE RECEPTACLE OUTLETS ARE REQUIRED AT ALL LOCATIONS.
240	240 VOLT DEDICATED CIRCUIT.
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER.
W.P.	WATERPROOF COVER TO BE A PERMANENT PLUG-IN TYPE WITH A "BUBBLE COVER".
	DOOR BELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FINISH FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOOR BELL ASSEMBLY. WHERE DOORBELL BUTTONS ARE INTEGRATED WITH OTHER FEATURES AND REQUIRED TO BE INSTALLED OVER 48" ABOVE EXTERIOR FINISH SURFACE , A STANDARD DOORBELL BUTTON SHALL BE PROVIDED NOT EXCEEDING 48" MEASURED FORM THE TOP OF THE DOORBELL BUTTON OR CONTROL.
S	SWITCH.
S_3	THREE-WAY SWITCH.
S_{VS}	VACANCY SENSOR.
S_d	DIMMER SWITCH.
TV	TELEPHONE JACK.
	TELEVISION JACK.
	WALL MOUNTED LIGHT FIXTURE W/ L.E.D. BULB.
	WALL MOUNTED AND EXTERIOR RATED LIGHT FIXTURE W/ L.E.D. BULB CONTROLLED BY A MOTION SENSOR & PHOTOCONTROL.
	CEILING MOUNTED LIGHT FIXTURE WITH L.E.D. BULB.
	RECESSED DOWNLIGHT WITH L.E.D. BULB AND I.C. RATED AND AIR TIGHT. L.E.D. FIXTURES MUST BE CERTIFIED BY THE MANUFACTURER AND LISTED AS A "HIGH EFFICACY" LIGHT SOURCE BY THE ENERGY COMMISSION. SOCKETS CAPABLE OF OPERATING INCADESCENT LAMPS OF ANY TYPE ARE NOT ACCEPTABLE.
W	RECESSED DOWN LIGHT w/ L.E.D. LAMP TO BE WATER RESISTANT AND RATED FOR USE IN WET LOCATION. I.C RATED AND AIR TIGHT.
	CEILING MOUNTED AND EXTERIOR RATED LIGHT FIXTURE W/ L.E.D. BULB CONTROLLED BY MOTION SENSOR & PHOTOCONTROL.
	STRIP L.E.D. LIGHT FIXTURE .
	EXHAUST FAN TO BE "ENERGY STAR" COMPLIANT WITH DUCT TO TERMINATE OUTSIDE THE BUILDING WITH L.E.D. BULB . FAN TO BE CAPABLE OF 50 C.F.M. MINIMUM FOR INTERMITTENT FANS AND 20 C.F.M. FOR CONTINUOUS FANS WHEN USED. UNLESS FUNCTIONING AS A COMPONENTOF THE WHOLE HOUSE VENTILATION SYSTEM, THE FAN MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES BETWEEN 50 TO 80 %.
WB	WHOLE BUILDING FAN PER CALCS ON SHEET A4 LOCATED IN "POWDER BATH" PROVIDE PLACARD AT THE SWITCH THAT STATES: "This fan to remain on during all hours the house is occupied"
	CEILING FAN MOUNTED WITH AN APPROVED CEILING FAN BOX
S D	SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED W/ A BATTERY BACKUP (CRC Section R314). ALL SMOKE ALARMS TO BE LOCATED IN BEDROOMS AND IN ALL AREAS GIVING ACCESS TO THOSE ROOMS AND ON EACH FLOOR OF DWELLINGS THAT HAVE MORE THAN ONE LEVEL. ATTACHED GARAGE SMOKE ALARM TO BE INTERCONNECTED WITH OTHER SMOKE DETECTORS AS TO PROVIDE AN AUDIBLE ALARM IN ALL SLEEPING AREA WHEN THE ALARM IN THE GARAGE IS ACTIVATED. SMOKE ALARMS OLDER THAN 10 YEARS FROM DATE OF MANUFACTURE (OR WHEN AGE CANNOT BE DETERMINED) MUST BE REPLACED.
C M	CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED W/ A BATTERY BACKUP (CRC Section 315).

ELECTRICAL NOTES :

* ALL RECEPTACLE OUTLETS TO BE OF "TAMPER RESISTANT" TYPE.
* COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTERS (AFCI) SHALL BE INSTALLED IN ALL LOCATIONS EXCEPT FOR BATHROOMS, GARAGES, EXTERIOR LOCATIONS, AND LAUNDRY ROOMS.
* THE SPACING OF GENERAL RECEPTACLE OUTLETS MUST BE LOCATED SO THAT NO POINT ON ANY WALL, FIXED GLASS PANEL, OR CABINETS IS OVER 6' FROM AN OUTLET.
* HALLWAYS 10' OR MORE IN LENGTH MUST HAVE AT LEAST ONE RECEPTACLE OUTLET.
* BATHROOMS TO HAVE A MIN. ONE 20 AMP. DEDICATED CIRCUIT.
* LAUNDRY ROOMS TO HAVE A MIN. ONE 20 AMP DEDICATED CIRCUIT.
* KITCHENS TO HAVE A MIN. TWO 20 AMP DEDICATED SMALL APPLIANCE CIRCUITS SERVING THE COUNTER TOPS.
* KITCHEN COUNTER TOPS 12" OR WIDER SHALL HAVE A MIN. ONE RECEPTACLE OUTLET.
* KITCHEN COUNTER TOPS MUST HAVE RECEPTACLE OUTLETS SO THAT NO POINT ALONG THE COUNTER WALLS IS MORE THAN 24" FROM A RECEPTACLE.
* ISLAND AND PENINSULAR COUNTER TOPS SHALL HAVE A MIN. OF ONE RECEPTACLE OUTLET.
* SUBPANELS ARE NOT ALLOWED TO BE LOCATED IN BATHROOMS OR CLOTHES CLOSETS.
* HARDWIRE FURNACE IN ATTIC W/ A SWITCH DISCONNECT.
* SWITCH BOXES CONTROLLING LIGHTS TO BE SET 6" FROM ROUGH 2x DOOR FRAMING.
* SEE "FLOOR PLAN NOTES" FOR ADDITIONAL NOTES.
* FIXTURE, SWITCH AND OUTLET LOCATIONS ARE CONCEPTUAL AS SHOWN ON PLAN.
* ALSO SEE SHEET A3 FOR ADDITIONAL KITCHEN AND BATHROOM ELECTRICAL NOTES.
* ELECTRICAL BOXES SHALL HAVE DRYWALL, PLASTER OR PLASTERBOARD SURFACES FINISHED SO THERE WILL BE NO GAPS OR OPEN SPACES GREATER THAN 1/8" AT THE EDGE OF THE BOX PER ARTICLE 314.21 (CEC). IN WALLS OR CEILINGS BOXES SHALL BE INSTALLED SO THAT THE FRONT EDGE OF THE BOX OR PLASTER RING SHALL NOT BE RECESSED MORE THAN 1/4" FROM NON-COMBUSTIBLE FINISH SURFACE AND SHALL BE A COMBUSTIBLE SURFACE PER ARTICLE 314.20 (CEC).

*SEE "BATHROOM NOTES" ON SHEET A4 and A13.
*SEE "KITCHEN NOTES" ON SHEET A4 and A13.
*SEE "CalGreen BUILDING NOTES" ON SHEET A1 and A4.
*SEE "ENERGY STORAGE SYSTEMS NOTES" ON SHEET A4 and A14.
*SEE "AGING-IN-PLACE NOTES" ON SHEET A4 and A14.

DANIEL J. CASCIATO 4/1/2025

PERMIT #

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

APARTMENTS FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

UNITS #C & D

DATE 4/1/2025

SCALE

SHEET A14

A.D.A. PARKING NOTES

Vehicle spaces. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle co
Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

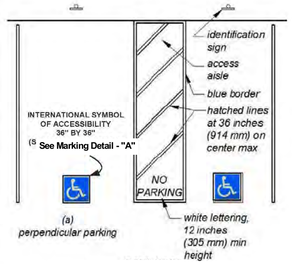
Floor or ground surfaces. Parking spaces and access aisles serving them shall comply wi ccess aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

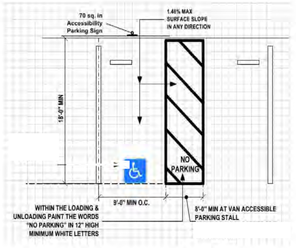
Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Exception: In existing multistory parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign.
Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground surface measured to the bottom of the sign.

Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine $250."





VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM.

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE





A Marking Detail

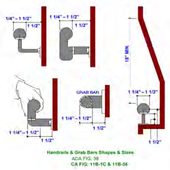
HANDICAP PARKING DETAIL

1 / A15

5 Handrails
Handrails are required on ramps that provide access if the slope exceeds one unit vertical in 20 units horizontal (5-percent slope), except that at exterior doors landings, handrails are not required on ramps less than 6 inches rise or 72 inches in length. Handrails are not required on curb ramps or at ramps immediately adjacent to fixed seating in assembly areas. Handrails shall comply with Section 11338.5.5 and shall have the following features:

- Handrails shall be placed on each sides of each ramp, shall be continuous the full length of the ramp, shall be 34 to 38 inches above the ramp surface to the top of the handrails.
- Handrails shall extend a minimum of 1 foot beyond the top and bottom of the ramp and shall be parallel with the floor or ground surface. The inside handrail on switchback or dogleg ramps shall always be continuous.
- Handrails projecting from a wall shall have a space of 1-1/2 inches between the wall and the handrail.
- The ends of handrails shall be either rounded or returned smoothly to floor, wall or posts. The grip portion shall not be less than 1-1/4 inches, nor more than 1-1/2 inches in cross-sectional nominal dimension, or the shape shall provide equivalent griping surface, and all surfaces shall be smooth with no sharp corners.
- Handrails shall not rotate within their fittings.
- Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements.

Note: The requirements for stair and ramp handrails in this guideline are for adults. When children are principal users in a building or facility, a second set of handrails at an appropriate height can assist them and aid in preventing accidents.



6 Cross Slope and Surfaces
The cross slope of ramp surfaces shall be no greater than 1 unit vertical in 50 units horizontal (2-percent slope). Ramp surfaces shall comply with 4.5.

7 Wheel Guides
Where the ramps surface is not bounded by a wall, and has a vertical drop exceeding 4 inches, a guide curb a minimum of 2 inches in height shall be provided at each side or the ramp or a wheel guide rail 2 to 4 inches shall be provided, centered 3 inches plus or minus 1 inch, above the surface of each side of the ramp.

8 Outdoor Ramps
Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

1 General
Any part of an accessible route with a slope greater than 1 unit vertical in 20 units horizontal (5-percent slope), shall be considered a ramp and shall comply with 2016 California Building Code Section 1133B.5.

Note: Ramps are essential for wheelchair users if elevators or lifts are not available to connect different levels. However, some people who use walking aids have difficulty with ramps and prefer stairs.

2 Slope and Rise
The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1 unit vertical in 12 units horizontal (8.33-percent slope). The maximum rise for any run shall be 30 inches.

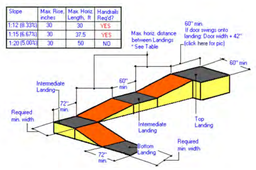
Note: Ramp slopes between 1 unit vertical in 16 units horizontal and 1 unit vertical in 20 units horizontal are preferred. The ability to manage an incline is related to both its slope and its length. Wheelchair users with disabilities affecting their arms or with low stamina have serious difficulty using inclines. Most ambulatory people and most people who use wheelchairs can manage a slope of 1 unit vertical in 16 units horizontal. Many people cannot manage a slope of 1 unit vertical in 12 units horizontal for 30 ft.

3 Width
Ramps shall have a minimum clear width of **48 inches.** Ramps serving entrance to buildings where the ramp is the only exit discharge path and serves an occupant load of 300 or more shall have a minimum clear width of 60 inches. Ramps serving residential occupancies may be **36 inches** clear width when the occupant load is 50 or less.

4 Landings
Ramps shall have level landings at bottom and top of each ramp and each ramp run. Landings shall have the following features:

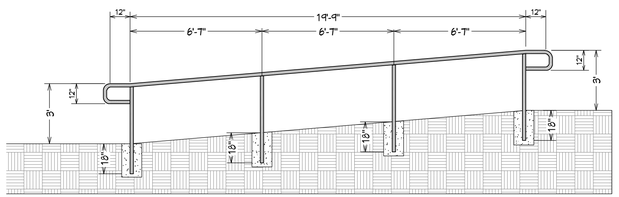
- Level ramp landing shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30 inches of vertical rise and at each change of direction.
- The top landing shall be not less than 60 inches wide and shall have a length of not less than 60 inches in the direction of ramp run. Landings at the bottom ramps shall have a dimension in the direction of ramp run not less then 72 inches. The bottom and intermediate landing width shall be at least the same as required for the ramps
- Intermediate and bottom landings at a change of direction in excess of 30 degrees shall have a dimension in the direction of ramp run of not less than 72 inches to accommodate the handrail extension.
- Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than 3 inches when fully open.
- The width of the landing shall extend 24 inches past the strike edge of any door or grate for exterior ramps and 18 inches past the strike edge for interior ramps.

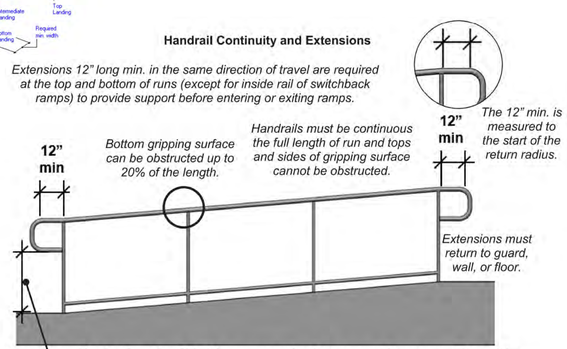
Slope	Max. Rise inches	Max. Horiz. Length, ft	Handrails Req'd?
1:12 (8.33%)	30	30	YES
1:15 (6.67%)	30	37.5	YES
1:20 (5.00%)	30	50	NO



Handrail Continuity and Extensions

Extensions 12" long min. in the same direction of travel are required at the top and bottom of runs (except for inside rail of switchback ramps) to provide support before entering or exiting ramps.

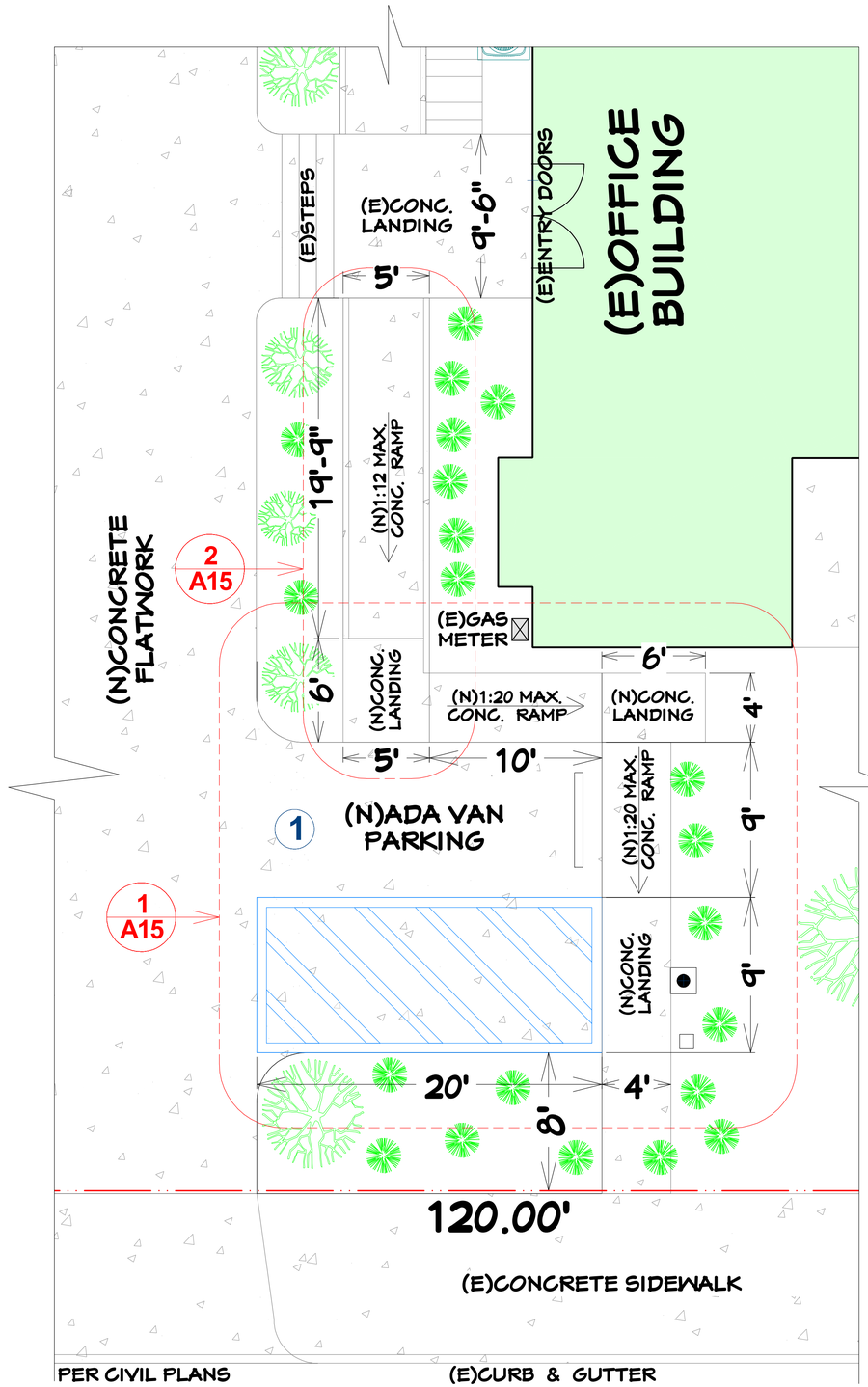




Extensions with a leading edge 27" high max. can extend any amount from posts. Those with a leading edge higher than 27" are limited to a 12" protrusion from posts (§307.3). The sloping portion of handrails are not required to comply with requirements for protruding objects.

2 / A15

HANDICAP RAMP DETAIL



N

ADA PARKING SITE PLAN

1/4" = 1'-0"

PERMIT #

DANIEL J. CASCIATO 4/1/2025

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

APARTMENTS FOR:
REHFELD APARTMENTS UNITS #C & D
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A15

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 1 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT B.ribd22

GENERAL INFORMATION					
01	Project Name	DETACHED-APT B			
02	Run Title	Title 24 Analysis			
03	Project Location	131 E. FOOTHILL BLVD			
04	City	GLENDORA , CA	05	Standards Version	2022
06	Zip code	91741	07	Software Version	CBECC-Res 2022.3.1
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	270
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	1015	19	Glazing Percentage (%)	23.25%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 2 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT B.ribd22

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	33.6	34.7	26.5			
Proposed Design	30.3	34.4	21.2	3.3	0.3	5.3
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 1.72 kWdc
- PV System resized to 2.18 kWdc (a factor of 2.184) to achieve 'Maximum PV for Compliance Credit' PV scaling

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 3 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT B.ribd22

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.18	5.39	0.8	5.62	0.38	-0.23
Space Cooling	0.83	22.89	0.78	24.37	0.05	-1.48
IAQ Ventilation	0.34	3.58	0.34	3.58	0	0
Water Heating	1.74	17.95	1.54	15.87	0.2	2.08
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**4.09**	**49.81**	**3.46**	**49.44**	**0.63**	**0.37**
Photovoltaics	-1.92	-55.9	-2.43	-69.68		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.85	8.06	0.85	8.06		
Appl. & Cooking	4.66	30.52	4.66	30.5		
Plug Loads	3.56	36.18	3.56	36.18		
Outdoor Lighting	0.2	1.75	0.2	1.75		
TOTAL COMPLIANCE	**11.44**	**70.42**	**10.3**	**56.25**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 4 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT B.ribd22

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	17.03	16.04	0.99	5.81
Net EUI[2]	7.15	3.52	3.63	50.77

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.18	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 2.18 kWdc
- Insulation below roof deck
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 5 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT B.ribd22

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Low-leakage Air Handling Unit

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
DETACHED-APT B	1015	1	1	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
UNIT B	Conditioned	HVAC System	765	8	DHW System ADU	New
LIVING ROOM	Conditioned	HVAC System	250	12	DHW System ADU	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
FRONT	UNIT B	R19 Wall-R0	270	Front	260	12	90
BACK	UNIT B	R19 Wall-R0	90	Back	380	36	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 6 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT B.ribd22

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
LEFT.	UNIT B	R19 Wall-R0	0	Left	306	33	90
RIGHT	UNIT B	R19 Wall-R0	180	Right	180	44	90
FRONT-2	LIVING ROOM	R19 Wall-R0	270	Front	204	68	90
BACK-2	LIVING ROOM	R19 Wall-R0	90	Back	24	0	90
RIGHT-2.	LIVING ROOM	R19 Wall-R0	180	Right	189	63	90
Interior Wall 1	LIVING ROOM	Interior R0 Wall	n/a	n/a	100	0	n/a
Ceiling (below attic)	UNIT B	R30--Ceiling below attic	n/a	n/a	765	n/a	n/a
Ceiling (below attic) -2	LIVING ROOM	R30--Ceiling below attic	n/a	n/a	250	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic	TPO Roof	Ventilated	1	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
S	Window	FRONT	Front	270	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
I.	Window	BACK	Back	90	6	2	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
U	Window	BACK	Back	90	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
V	Window	BACK	Back	90	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
G	Window	LEFT.	Left	0	4	1.5	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
T	Window	LEFT.	Left	0	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 7 of 12)**

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
H	Window	LEFT.	Left	0	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
W	Window	RIGHT	Right	180	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
A	Window	RIGHT	Right	180	4	3	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
DR6	Window	RIGHT	Right	180			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
F.	Window	FRONT-2	Front	270	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
O	Window	FRONT-2	Front	270	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
E	Window	FRONT-2	Front	270	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
M	Window	FRONT-2	Front	270	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
N	Window	FRONT-2	Front	270	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
B	Window	RIGHT-2.	Right	180	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
J	Window	RIGHT-2.	Right	180	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
C	Window	RIGHT-2.	Right	180	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
K	Window	RIGHT-2.	Right	180	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
D	Window	RIGHT-2.	Right	180	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
L	Window	RIGHT-2.	Right	180	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 8 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT B.ribd22

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
InputDoor 1	FRONT-2	20	0.2

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab On Grade 1	UNIT B	765	77	none	0	80%	No
Slab On Grade 2	LIVING ROOM	250	23	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R19 Wall-R0	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.072	Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x6 Exterior Finish: All Other Siding
Interior R0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
TPO Roof	Attic Roofs	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-19	None / None	0.058	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6
R30--Ceiling below attic	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-15.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 9 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT B.ribd22

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW System ADU	Domestic Hot Water (DHW)	Standard	WH	1	n/a	None	n/a	WH (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
WH	1	40	Rheem	Rheem HPLD40-1RH	Outside	Outside	Outside

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW System ADU - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

PERMIT #

DANIEL J. CASCIATO 4/1/2025

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

CF1R UNIT - B

APARTMENTS FOR:
REHFELD APARTMENTS
UNITS #C & D
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A16

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 10 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFELD-UNIT B.ribd22

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	HVAC Fan	DUCTS	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating			Cooling						
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/IHS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER 2/CER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 2	Central split HP	1	HSPF2	8	30000	15000	EER2SEER2	15	12.37	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 2-hers-htpump	Required	350	Not Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
DUCTS	Ducts located in multiple places	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	DUCTS -hers-dist

Registration Number: 424-P010289823A-000-000-0000000-0000 — Registration Date/Time: 11/20/2024 14:34 — HERS Provider: CHEERS

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Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 11 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFELD-UNIT B.ribd22

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan	HVAC Fan	0.35	HVAC Fan -hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan -hers-fan	Required	0.35

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentMpt	45	0.35	Exhaust	No	n/a / n/a	No	tes	

Registration Number: 424-P010289823A-000-000-0000000-0000 — Registration Date/Time: 11/20/2024 14:34 — HERS Provider: CHEERS

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Project Name: DETACHED-APT B — **Calculation Date/Time:** 2024-11-20T14:32:11-08:00 — **(Page 12 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFELD-UNIT B.ribd22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Ali Nehme	Documentation Author Signature: Ali Nehme
Company: Ali Nehme P.E.	Signature Date: 11/20/2024
Address: 22914 Dry Creek Road	CEA / HERS Certification Identification (If applicable):
City/State/Zip: Diamond Bar, CA 91765	Phone: 909-293-9018

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Ali Nehme	Responsible Designer Signature: Ali Nehme
Company: Ali Nehme P.E.	Date Signed: 11/20/2024
Address: 22914 Dry Creek Road	License:
City/State/Zip: Diamond Bar, CA 91765	Phone: 909-293-9018

Registration Number: 424-P010289823A-000-000-0000000-0000 — Registration Date/Time: 11/20/2024 14:34 — HERS Provider: CHEERS

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs. Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a *cool roof* is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed U-043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration *, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x6 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102 Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch, be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation; or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume; and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required as specified by the manufacturer's instructions.
§ 150.0(j):	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 7 ' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements. based on the distance between this designated space and the water heater location. and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8); do not require insulation. Connections of metal ducts and inner cores of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms. and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** insulation must be protected from damage due toisunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space. the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ± 2bc CFM on the rated cooling capacity, and an air-handling unit fan efficacy of 0.42.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B.	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per § 150.0(o)1BIIIAlc. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1G-iii.
§ 150.0(o)1G	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1GIiLocal enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1GIiiv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated to sound per §150.0(o)1Gvi. *
§ 150.0(o)1HiI:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminalsIgnities per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow. vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other swappable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other swappable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with JA8 or Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor. or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages. laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with doors or hinged doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§ 110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sleep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, excluding but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone. the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a compliance document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s):	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS-supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s), at least four branch circuits must be identified and have their source colocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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PERMIT #

DANIEL J. CASCIATO 4/1/2025

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-293-1404

CF1R UNIT - B

UNITS #C & D

APARTMENTS FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A17

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT C — **Calculation Date/Time:** 2024-11-20T15:00:27-08:00 — **(Page 1 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT C.ribd22

GENERAL INFORMATION

01	**Project Name**	DETACHED-APT C			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	131 E. FOOTHILL BLVD			
04	**City**	GLENDORA , CA	05	**Standards Version**	2022
06	**Zip code**	91741	07	**Software Version**	CBECC-Res 2022.3.1
08	**Climate Zone**	9	09	**Front Orientation (deg/ Cardinal)**	270
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	1
14	**Addition Cond. Floor Area (ft^2)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft^2)**	n/a	17	**Fenestration Average U-factor**	0.3
18	**Total Cond. Floor Area (ft^2)**	1015	19	**Glazing Percentage (%)**	23.25%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	Natural gas	23	**No Dwelling Unit:**	No

COMPLIANCE RESULTS

01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

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ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	33.6	34.7	26.5			
Proposed Design	30.3	34.4	21.2	3.3	0.3	5.3
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 1.72 kWdc
- PV System resized to 2.18 kWdc (a factor of 2.184) to achieve 'Maximum PV for Compliance Credit' PV scaling

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.18	5.39	0.8	5.62	0.38	-0.23
Space Cooling	0.83	22.89	0.78	24.37	0.05	-1.48
IAQ Ventilation	0.34	3.58	0.34	3.58	0	0
Water Heating	1.74	17.95	1.54	15.87	0.2	2.08
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**4.09**	**49.81**	**3.46**	**49.44**	**0.63**	**0.37**
Photovoltaics	-1.92	-55.9	-2.43	-69.68		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.85	8.06	0.85	8.06		
Appl. & Cooking	4.66	30.52	4.66	30.5		
Plug Loads	3.56	36.18	3.56	36.18		
Outdoor Lighting	0.2	1.75	0.2	1.75		
TOTAL COMPLIANCE	**11.44**	**70.42**	**10.3**	**56.25**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	17.03	16.04	0.99	5.81
Net EUI[2]	7.15	3.52	3.63	50.77

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	**Exception**	**Module Type**	**Array Type**	**Power Electronics**	**CFI**	**Azimuth (deg)**	**Tilt Input**	**Array Angle (deg)**	**Tilt: (x in 12)**	**Inverter Eff. (%)**	**Annual Solar Access (%)**
2.18	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 2.18 kWdc
- Insulation below roof deck
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

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HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Low-leakage Air Handling Unit

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft^2)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
DETACHED-APT C	1015	1	1	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft^2)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
UNIT C	Conditioned	HVAC System	765	8	DHW System ADU	New
LIVING ROOM	Conditioned	HVAC System	250	12	DHW System ADU	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**
FRONT	UNIT C	R19 Wall-R0	270	Front	260	12	90
BACK	UNIT C	R19 Wall-R0	90	Back	380	36	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

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OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**
LEFT.	UNIT C	R19 Wall-R0	0	Left	306	33	90
RIGHT	UNIT C	R19 Wall-R0	180	Right	180	44	90
FRONT-2	LIVING ROOM	R19 Wall-R0	270	Front	204	68	90
BACK-2	LIVING ROOM	R19 Wall-R0	90	Back	24	0	90
RIGHT-2.	LIVING ROOM	R19 Wall-R0	180	Right	189	63	90
Interior Wall 1	LIVING ROOM	Interior R0 Wall	n/a	n/a	100	0	n/a
Ceiling (below attic)	UNIT C	R30--Ceiling below attic	n/a	n/a	765	n/a	n/a
Ceiling (below attic) -2	LIVING ROOM	R30--Ceiling below attic	n/a	n/a	250	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**
Attic	TPO Roof	Ventilated	1	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft^2)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
S	Window	FRONT	Front	270	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
L	Window	BACK	Back	90	6	2	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
U	Window	BACK	Back	90	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
V	Window	BACK	Back	90	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
G	Window	LEFT.	Left	0	4	1.5	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
T	Window	LEFT.	Left	0	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft^2)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
H	Window	LEFT.	Left	0	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
W	Window	RIGHT	Right	180	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
A	Window	RIGHT	Right	180	4	3	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
DR6	Window	RIGHT	Right	180			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
F.	Window	FRONT-2	Front	270	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
O	Window	FRONT-2	Front	270	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
E	Window	FRONT-2	Front	270	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
M	Window	FRONT-2	Front	270	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
N	Window	FRONT-2.	Front	270	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
B	Window	RIGHT-2.	Right	180	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
J	Window	RIGHT-2.	Right	180	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
C	Window	RIGHT-2.	Right	180	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
K	Window	RIGHT-2.	Right	180	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen
D	Window	RIGHT-2.	Right	180	3	5	1	15	0.3	NFRC	0.23	NFRC	Bug Screen
L	Window	RIGHT-2.	Right	180	3	2	1	6	0.3	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

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OPAQUE DOORS

01	02	03	04
Name	**Side of Building**	**Area (ft^2)**	**U-factor**
InputDoor 1	FRONT-2	20	0.2

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	**Zone**	**Area (ft^2)**	**Perimeter (ft)**	**Edge Insul. R-value and Depth**	**Edge Insul. R-value and Depth**	**Carpeted Fraction**	**Heated**
Slab On Grade 1	UNIT C	765	77	none	0	80%	No
Slab On Grade 2	LIVING ROOM	250	23	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R19 Wall-R0	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.072	Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x6 Exterior Finish: All Other Siding
Interior R0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
TPO Roof	Attic Roofs	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-19	None / None	0.058	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6
R30--Ceiling below attic	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-15.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT C — **Calculation Date/Time:** 2024-11-20T15:00:27-08:00 — **(Page 9 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT C.ribd22

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**	**CFM50**
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**	**Water Heater Name (#)**
DHW System ADU	Domestic Hot Water (DHW)	Standard	WH	1	n/a	None	n/a	WH (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	**# of Units**	**Tank Vol. (gal)**	**NEEA Heat Pump Brand**	**NEEA Heat Pump Model**	**Tank Location**	**Duct Inlet Air Source**	**Duct Outlet Air Source**
WH	1	40	Rheem	Rheem HPLD40-1RH	Outside	Outside	Outside

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Shower Drain Water Heat Recovery**
DHW System ADU - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

PERMIT #

4/1/2025 DANIEL J. CASCIATO

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404

CF1R UNIT - C

APARTMENTS FOR:
REHFELD APARTMENTS UNITS #C & D
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A18

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: DETACHED-APT C — **Calculation Date/Time:** 2024-11-20T15:00:27-08:00 — **(Page 10 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT C.ribd22

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	HVAC Fan	DUCTS	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
				Heating			Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PF2/CDP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 2	Central split HP	1	HSPF2	8	90000	15000	EER2SEER2	15	12.37	Not Zonal	Single Speed	Heat Pump System 2-hers-hspump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17	
Heat Pump System 2-hers-hspump	Required	350	Not Required	Required	Yes	Yes	Yes	Yes	

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
DUCTS	Ducts located in multiple places	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	DUCTS -hers-dist

Registration Number: 424-P01628970ZA-000-000-0000000-0000 — Registration Date/Time: 11/20/2024 15:08 — HERS Provider: CHEERS

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Project Name: DETACHED-APT C — **Calculation Date/Time:** 2024-11-20T15:00:27-08:00 — **(Page 11 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT C.ribd22

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan	HVAC Fan	0.35	HVAC Fan -hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan -hers-fan	Required	0.35

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
5Fam IAQVentRpt	45	0.35	Exhaust	No	n/a / n/a	No	Yes	

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Project Name: DETACHED-APT C — **Calculation Date/Time:** 2024-11-20T15:00:27-08:00 — **(Page 12 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** REHFIELD-UNIT C.ribd22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Ali Nehme — Documentation Author Signature: *Ali Nehme*

Company: Ali Nehme P.E. — Signature Date: 11/20/2024

Address: 22914 Dry Creek Road — CEA/ HERS Certification Identification (If applicable):

City/State/Zip: Diamond Bar, CA 91765 — Phone: 909-293-9018

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Ali Nehme — Responsible Designer Signature: *Ali Nehme*

Company: Ali Nehme P.E. — Date Signed: 11/20/2024

Address: 22914 Dry Creek Road — License:

City/State/Zip: Diamond Bar, CA 91765 — Phone: 909-293-9018

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this regulated document, and in no way relieves Registration Provider responsibility for the accuracy of the information.

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(MAN2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area weighted average U-factor must not exceed 0.043. Rafter roof alternatives minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance rating, for the insulation material alone without facings, no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(a):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air inside, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
§ 150.0(b)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook - Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(i)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(i)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(n)2:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the installation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for; pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water resistant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested. as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.(o)1Bi&ii. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for whole-dwelling unit ventilation airflow required per §150.(o)1C.
§ 150.(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses** . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.(o)1C=iii.
§ 150.(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.(o)1Gvi;enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.(o)1Gii-v. Airflow rate must be measured by the installer per §150.(o)1Gvi, and must be rated for sound per §150.(o)1Gv. *
§ 150.(o)1Hii&i:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals(airflow per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2.2 at no less than the minimum airflow rate required by §150.(o)1C.
§ 150.(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound ratings, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDBS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal in drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2C:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(d).
§ 110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(a)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(a)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

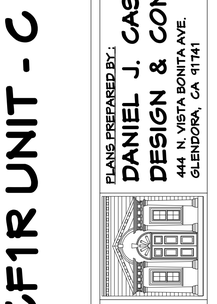
§ 150.0(s):	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or; a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source colocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator. one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

PERMIT #

DANIEL J. CASCIATO 4/1/2025

PLANS PREPARED BY:
DANIEL J. CASCIATO
DESIGN & CONSTRUCTION
444 N. VISTA BONITA AVE.
GLENDORA, CA 91741
626-233-1404



CF1R UNIT - C

UNITS #C&D

APARTMENTS FOR:
REHFELD APARTMENTS
131 E. FOOTHILL BLVD.
GLENDORA, CA 91741

DATE 4/1/2025

SCALE

SHEET A19

NOTICE OF PUBLIC HEARING
Planning Commission

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Glendora will hold a public hearing pursuant to §21.01.030 and §21.02.040 of the Glendora Municipal Code in the City Council Chamber of City Hall, 116 E. Foothill Boulevard, Glendora, California, to receive and consider all evidence and reports relating to the following application/project:

Hearing Date:	**Tuesday, June 3, 2025, at 7:00 p.m.**
File Number:	PLN25-0011
Subject Property:	131 E. Foothill Blvd, Glendora, California
Request:	Development Plan Review (DPR) and Certificate of Appropriateness to construct three new two-story apartments at 131 E. Foothill Blvd, based on criteria adopted by the City in its "Historic Preservation Development Handbook."
Applicant:	Dan Casciato / Applicant Dean Rehfeld and Lindsey Rehfeld / Property Owners
General Plan Land Use / Zoning:	*Village Mixed Use - Commercial /* *Civic Center Area Plan - Village Core (CCAP-T-4)*
Environmental:	A Categorical Exemption is being recommended for this project pursuant to §15303 of the California Environmental Quality Act guidelines.
Contact Person:	Krystin Gates, Planning Technician (626) 914-8276 or kgates@cityofglendora.gov

All interested parties are invited to attend said hearing and express their views on this matter. Should you be unable to attend the public hearing, your testimony must be made in writing and delivered prior to the scheduled hearing date as follows: City Clerk Department, 116 E. Foothill Blvd, Glendora, CA, 91741, city_clerk@cityofglendora.gov.

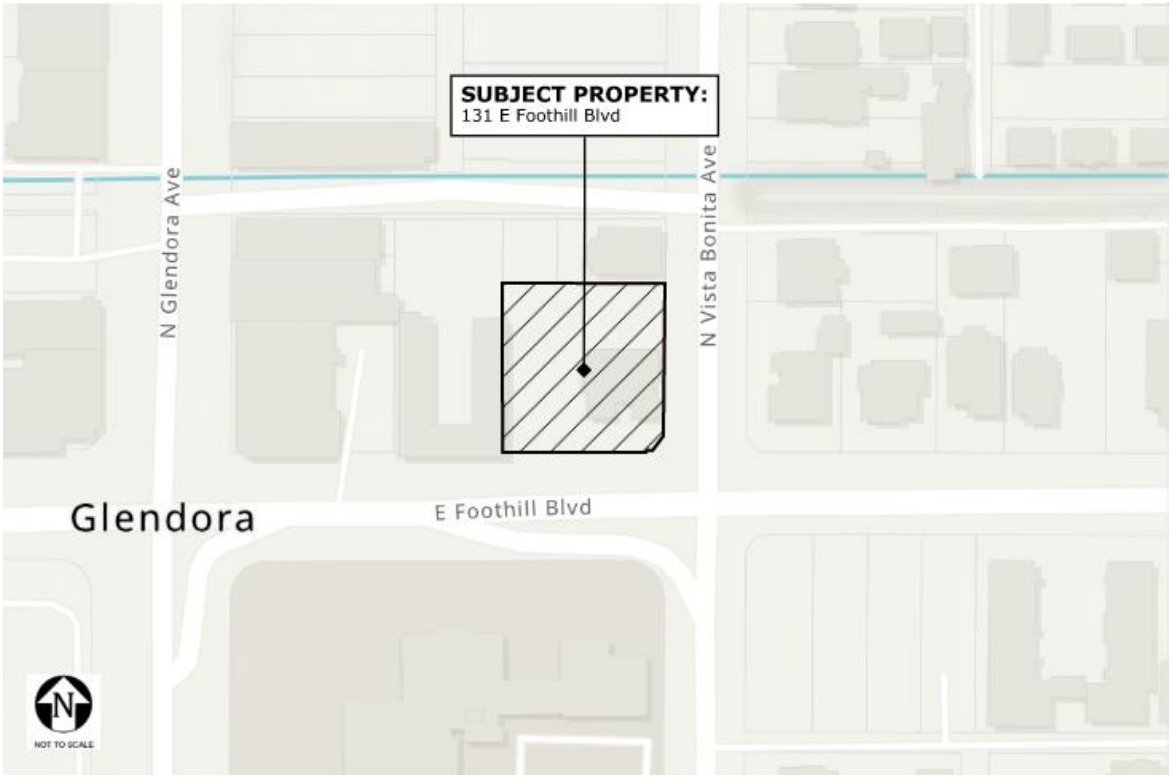
Further information on this item will be posted to the city's website at CityofGlendora.gov/citymeetings and will be on file for public inspection and copying for the cost of duplication, at the office of the City Clerk, 116 E. Foothill Blvd, Glendora, CA, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays, within those hours for agenda posting and public inspection as required by the Ralph M. Brown Act, California Government Code §54950 et seq. as applicable to this meeting.

Further information on the above application may be obtained or viewed at the Community Development Department, located at 116 E. Foothill Blvd, Glendora, CA, 91741 or by telephone at (626) 914-8214.

If you challenge this action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Mailed: May 22, 2025
Published: May 22, 2025 (*San Gabriel Valley Examiner*)



CERTIFICATE OF APPROPRIATENESS AND DEVELOPMENT PLAN REVIEW
131 E. FOOTHILL BLVD

COMMUNITY DEVELOPMENT

PLANNING COMMISSION

JUNE 3, 2025

KRYSTIN GATES, PLANNING TECHNICIAN

REQUEST

- Development Plan Review for the construction of three new, two-story apartment units, each unit is 1,015 square feet in area.

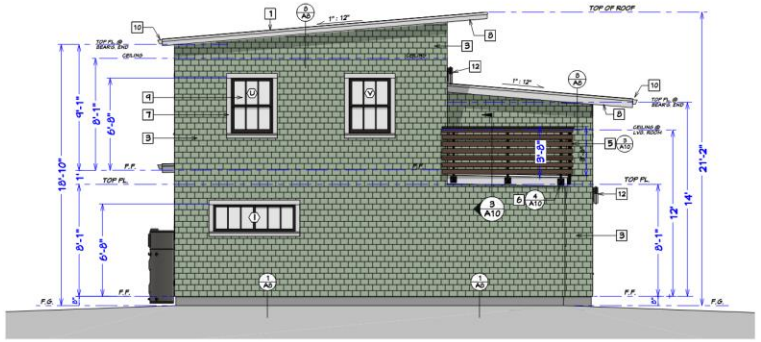
- Certificate of Appropriateness to allow alterations to a contributing resource within the Historic Preservation Overlay Zone.

PROJECT LOCATION



ELEVATIONS

APARTMENT A



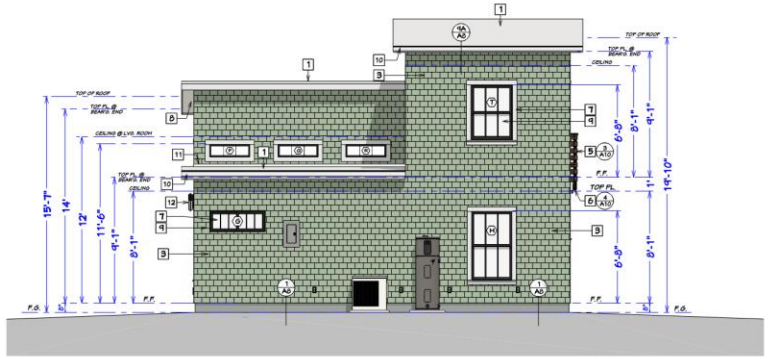
WEST ELEVATION APT. - B 1/4" = 1'-0"



SOUTH ELEVATION APT. - B 1/4" = 1'-0"



EAST ELEVATION APT. - B 1/4" = 1'-0"



NORTH ELEVATION APT. - B 1/4" = 1'-0"

ELEVATIONS

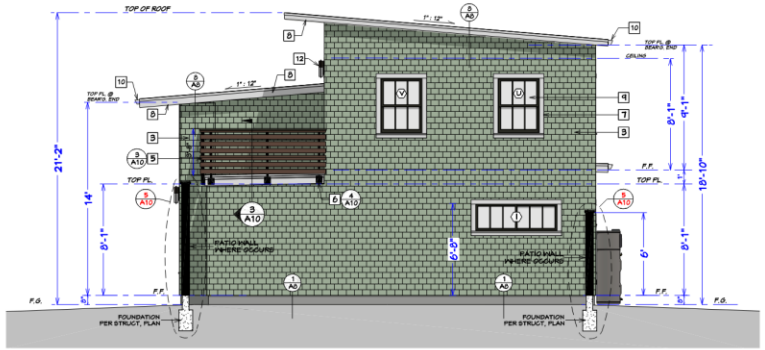
APARTMENTS B & C



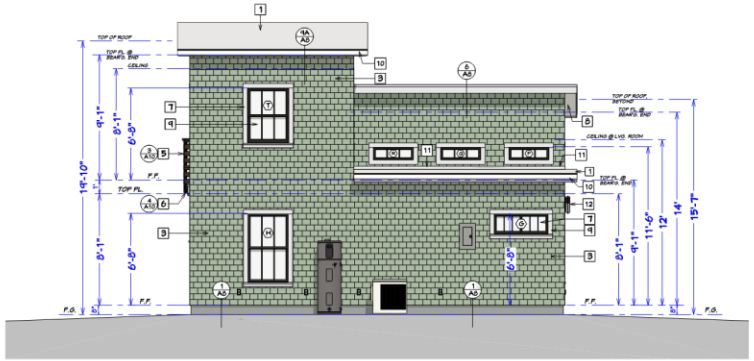
WEST ELEVATION APT. - C & D 1/4" = 1'-0"



SOUTH ELEVATION APT. - C & D 1/4" = 1'-0"



EAST ELEVATION APT. - C & D 1/4" = 1'-0"



NORTH ELEVATION APT. - C & D 1/4" = 1'-0"

COMPOSITE PERSPECTIVES

VIEW FROM SOUTH-WEST



COMPOSITE PERSPECTIVES

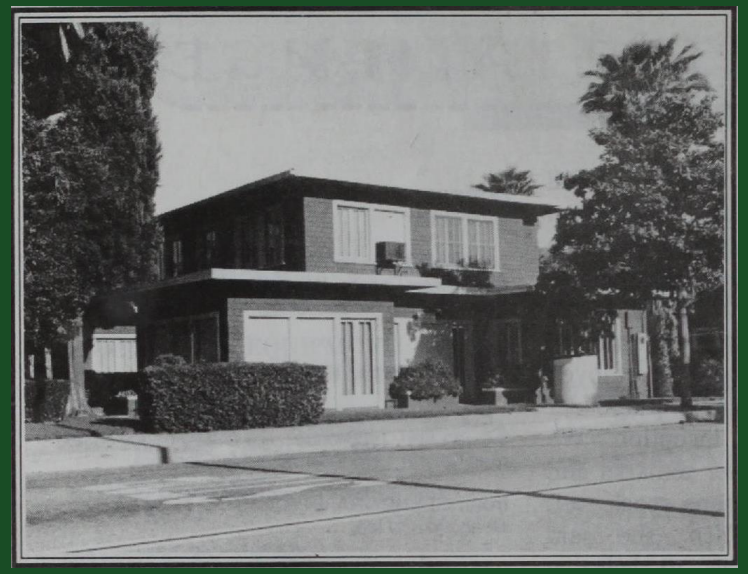
VIEW FROM SOUTH-EAST



PUBLIC NOTICE

- A Notice of Public Hearing was published in the *San Gabriel Valley Examiner* and mailed to all property owners within 300 feet of the subject property on May 22, 2024.

SITE HISTORY









RECOMMENDATIONS

That the Planning Commission:

1. Adopt a Categorical Exemption for the project pursuant to §15303 of the California Environmental Quality Act Guidelines; and,

2. Adopt a Planning Commission Resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A DEVELOPMENT PLAN REVIEW TO ALLOW THE CONSTRUCTION OF THREE, TWO-STORY, MULTI-FAMILY RESIDENTIAL APARTMENTS AND A CERTIFICATE OF APPROPRIATENESS TO ALLOW CONSTRUCTION ON A CONTRIBUTING RESOURCE PARCEL WITHIN THE HISTORIC PRESERVATION OVERLAY ZONE ON A PROPERTY LOCATED AT 131 E FOOTHILL BLVD (PROJECT NO. PLN25-0011). (APPLICANT: DAN CASCIATO; PROPERTY OWNER: 131 FOOTHILL LLC).”

STAFF REPORT

TO: Chair and Commissioners **DATE:** June 3, 2025

FROM: City Clerk **DISTRICT(S):** Not Applicable

SUBJECT: Affirm minutes of the May 6, 2025 Planning Commission meeting

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RECOMMENDATION

That the Planning Commission:

1. Affirm minutes as presented.

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

This staff report requests affirmation of the minutes from previous meetings. The minutes have been prepared and reviewed in accordance with city procedures and transparency requirements. Affirming these minutes ensures the accuracy and integrity of the official record. Staff recommends approval to maintain proper documentation and compliance with meeting protocol.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Not Applicable

DISCUSSION

Pursuant to the City's standard practices and the Brown Act, meeting action minutes are viewed and affirmed by the legislative body to ensure transparency and accuracy in government proceedings. The action minutes for the May 6, 2025, meeting were compiled based on staff notes and official records. No requests for revisions or amendments have been received to date.

By affirming minutes, legislative bodies acknowledge their accuracy and preserve them as an official record of the meeting. If any corrections or amendments are desired, they can be addressed before final affirmation.

FISCAL IMPACT

There is no fiscal impact associated with this action.

ENVIRONMENTAL DETERMINATION

There are no environmental impacts associated with this action.

Prepared By	Lorena Cordova, City Clerk Specialist
Concurs With	Not Applicable
Reviewed By	Roxanne Breceda, Deputy City Clerk/Records Manager Mark Carnahan, City Planner
Certified to Availability of Funds	Not Applicable

Approved By	Not Applicable
Legal Review	Not Applicable
CEQA Review	Not Applicable

ATTACHMENTS:

A. May 6, 2025 Meeting Minutes

Attachments

A. May 6, 2025 - Meeting Minutes.pdf

City of Glendora Minutes
Regular Meeting

Tuesday, May 6, 2025
City Hall Council Chamber
116 E. Foothill Boulevard
Virtually via Zoom ID# 9329247224

CALL TO ORDER
The Planning Commission meeting was called to order at 7:00 PM.

ROLL CALL
Members Present: Mark Davis, Paulette Koss, Kurt Norwood, Vice-Chair Timothy Cremins, Chair Brian Faber

Members Absent: None

Staff Present: Community Development Director Jeff Kugel, Assistant City Attorney Judy Baladi, City Planner Mark Carnahan, Senior Planner Yalini Siva, Planning Technician Earvin Adolfo, Digital Media Specialist Craig Gill, Senior Digital Media Specialist Greg Morton, City Clerk Specialist Lorena Cordova

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Commissioner Norwood.

REORDERING OF AND ADDITIONS TO THE AGENDA
There were no requests received.

PUBLIC COMMENT
1. Public Comments received
   There was no one wishing to provide comment.

MEMBER STATEMENT/REPORTS
There were no statements or reports given.

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS
Community Development Director Kugel provided an update of the Goldline Station and upcoming June and July Planning Commission items.

PUBLIC HEARINGS
2. A recommendation to the City Council on a Tentative Tract Map and Development Plan Review for 46 townhomes at 631-657 E. Arrow Highway (Project File No. PLN24-0032); Applicant: Melia Homes, Inc.; Property owner: Vincenza Rago Family Trust

Item title was read into the record, and the Public Hearing was declared open. Applicant Vice Present of Planning and Development Chat Brown of Melia Homes, Inc provided a report. Public Testimony was received from Los Angeles Ventura County Chapter of the Building Industry Association of Southern California (BIA) Senior Vice President Scott Wilk. Public Hearing was declared closed.

A motion was made by Commissioner Koss, seconded by Vice-Chair Cremins, that the Planning Commission recommend the City Council consider the following related to project File No. PLN24-0032: 1. Adopt a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) for the project; and 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA APPROVING TENTIATIVE TRACT MAP NO. 84607 FOR SUBDIVISION OF LAND TO CREATE 46 RESIDENTIAL CONDOMINIUM UNITS AND DEVELOPMENT PLAN REVIEW FOR THE CONSTRUCTION OF THE TOWNHOMES ON CERTAIN PROPERTY LOCATED AT 631-657 EAST ARROW HIGHWAY, GLENDORA, CALIFORNIA (PROJECT FILE NO. 631-657 EAST ARROW HIGHWAY, GLENDORA, CALIFORNIA (PROJECT FILE NO. PLN24-0032; APPLICANT: MELIA HOMES, INC.; PROPERTY OWNER: VINCENZA RAGO FAMILY TRUST)." Motion carried 5 - 0 as follows: AYES: Davis, Koss, Norwood, Cremins, Faber; NOES: None; ABSENT: None; ABSTAIN: None.

3. Conditional Use Permit to allow alcohol sales (On-Sale General) for on-site consumption, in conjunction with a restaurant (Mama Canela Restaurant), located at 147 North Glendora Avenue (Project No. PLN24-0047)

Item title was read into the record; the Public Hearing was declared open. Applicant Agent Wil Nieves of Mama Canela Restaurant provided a report. There was no one wishing to provide testimony. Public Hearing was declared closed.

A motion was made by Commissioner Davis, seconded by Commissioner Koss, that the Planning Commission 1. Adopt a Categorical Exemption for the project pursuant to §15301 of the California Environmental Quality Act (CEQA) Guidelines; and 2. Adopt **Planning Commission Resolution PC 2025-09** entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW ALCOHOL SALES (ON-SALE GENERAL) FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURNT (MAMA CANELA RESTAURANT) (PROJECT FILE NO. PLN24-0047)." Motion carried 5 - 0 as follows: AYES: Davis, Koss, Norwood, Cremins, Faber; NOES: None; ABSENT: None; ABSTAIN: None.

CONSENT CALENDAR

A motion was made by Commissioner Davis, seconded by Commissioner Koss, to approve Consent Calendar Item #4 as presented, noting Commissioner Norwood's abstention as he was not present at the meeting. Motion carried 4 - 0 as follows: AYES: Davis, Koss, Cremins, Faber; NOES: None; ABSENT: None; ABSTAIN: Norwood.

4. Affirm minutes from the April 1, 2025 Planning Commission meeting

The Planning Commission affirmed the minutes as presented.

MEMBER/STAFF CLOSING COMMENTS

Commissioner Davis wished everyone Happy Mother's Day.

City Planner Carnahan confirmed a June 2025 Planning Commission meeting will be necessary.

ADJOURNMENT

The meeting adjourned at 7:30 PM.

Lorena Cordova
City Clerk Specialist

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were affirmed on _____.

STAFF REPORT

TO:	**Chair and Commissioners**	**DATE:**	**June 3, 2025**
FROM:	**Community Development**	**DISTRICT(S):**	**Citywide**

SUBJECT: **Review of Proposed Fiscal Year 2025/26 Capital Improvement Projects (CIP) Program for Consistency with City of Glendora General Plan, Community Plan 2025**

RECOMMENDATION

That the Planning Commission:

1. Determine that the Planning Commission's review of the Capital Improvement Projects (CIP) Program is not subject to the California Environmental Quality Act Guidelines; and

2. Adopt a Planning Commission Resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA FINDING THAT THE FISCAL YEAR 2025/26 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE CITY’S GENERAL PLAN (COMMUNITY PLAN 2025)."

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

The Capital Improvement Project (CIP) Program is a governmental budget that programs public facilities projects and is updated annually as part of the City’s budget process.

State law requires every city in California to maintain a General Plan; furthermore, it requires the city’s CIP to be reviewed by their planning agency [Planning Commission] as to its conformity with the adopted general plan, thereby linking Planning to the annual budget process.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

In 2007, the City of Glendora completed a comprehensive update to the General Plan, known as “Community Plan 2025”. The update was a community-driven process that identified strategic goals and priorities pertaining to new development and the quality of life in Glendora. The General Plan includes seven mandatory elements, or chapters, as required by State law: Land Use, Housing, Circulation, Open Space and Recreation, Safety, Conservation, and Noise. It also includes two optional elements: Air Quality and Historic Preservation. Due to the General Plan’s document size, it was not made an attachment to this report, however, it is available on the City’s Planning Division webpage
(link: *https://www.cityofglendora.org/departments/community-development/general-plan-specific-plans*).

The FY 2025/26 budget is anticipated to be considered by the City Council in June 2025.

DISCUSSION

The CIP is a governmental budget that programs public facilities projects. CIPs are usually projected five years in advance and updated annually. While the CIP serves as a Planning document outlining possible projects over the next fiscal year, the FY 2023/24 and 2024/25 was fully funded as part of the budget process discussed for the 2-year budget document; thus, this CIP review focuses only on projects anticipated during the initial year of the upcoming two-year budget.

The CIP Program budget is for expenditures over $5,000 on the construction of capital projects such as street rehabilitation, park facilities, water/sewer system improvements, facility upgrades, and traffic signal/signage enhancements. CIP projects may include land and right-of-way acquisition; design, planning, and engineering services for capital projects: construction or rehabilitation of public buildings or facilities; utility and transportation infrastructure construction; and park construction.

Most of the CIPs are funded with non-discretionary funds (i.e., Gas Tax, transportation, and water funds). These funds are restricted in the way they can be used.

Staff proposes regular projects based on input from a variety of sources including citizen complaints, water leak history or water mains, Water Master Plan, the pavement management system (PCI rating for streets), various assessment tools and available funding sources. Maintenance projects are budgeted and included in the CIP each fiscal year. Projects are designed to consider the cost benefit of keeping operating costs to a minimum. Increases in operating costs are balanced with the overall need to provide improvement.

Glendora Municipal Code §2.18.20(a) states: *"(1) A planning commission is necessary to insure and enforce the city's general plan, zoning code, development guidelines, and other laws, as well as goals and policies for directing and managing future growth and development of real properties located within the city"* and *"(2) The planning commission, and its members, shall have all rights, privileges, powers and duties as specified in the Planning and Zoning Law (Title 7 California Governmental Code)…".*

Pursuant to California Government Code §65401, the CIP *"shall be submitted to the county or city planning agency for review…as to conformity with the adopted general plan…"* The Glendora Planning Commission, therefore, fulfills the role of "planning agency" for this purpose thereby linking Planning to the annual budget process.

After the Planning Commission's review for consistency with the General Plan, the CIP will be considered with the City's operating budget for adoption by the City Council at a public hearing to be conducted in June.

Staff is requesting the Planning Commission review the CIP Program for FY 2025/26 and report as to whether the projects conform to the City's General Plan. Exhibit 1 to the attached Resolution is a listing of CIPs contemplated for approval for FY2025/26. There are a total of 18 CIPs proposed for the next FY with a total estimated cost of $14,900,500 for FY 2025/26.

While some CIP total costs have been provided, it is important to recognize the role of the Planning Commission, per State law, is to report on project consistency with the General Plan. The Commission's finding that a proposed CIP item conforms to the General Plan does not necessarily mean that the Planning Commission endorses the project or plan in any form. Individual Public Works projects and most other CIP projects still must undergo environmental review and receive City Council approval before being carried out. The City Council has full discretion in deciding CIP items. Staff evaluated the CIP for FY 2025/26 and found it to be consistent with the General Plan and recommends that the Planning Commission review and adopt a resolution (Attachment A) and its Exhibit 1, which is a table describing each CIP project and their corresponding General Plan goals and/or policies. Generally, these projects are related to maintenance, improving existing facilities so that they increase capacity or enhance the services provided to residents, or create a safer environment for vehicles and/or pedestrians.

FISCAL IMPACT

The proposed FY 2025/26 CIP budget includes funding in the amount of $14,900,500 for citywide CIP projects. This funding is proposed to come from several special revenue funds (including grant funding), the capital projects fund, and enterprise funds. The City Council is the reviewing body responsible for all financial decisions regarding budgets and projects. Staff resources were required to prepare the CIP General Plan consistency, which is required by State law. There are no other costs associated with the report.

ENVIRONMENTAL DETERMINATION

The Planning Commission finds that the proposed CIP Program is consistent with the General Plan is an organizational activity of the government, which involves financial activities, but does not commit to any specific project; as such this item is not a California Environmental Quality Act (CEQA) project. Specifically, this review is not subject to the CEQA under Guidelines §15061(b)(3) because the consistency determination is not a "project", per §15378, and because a determination of consistency has no potential to result in a direct or indirect physical change in the environment. Also, under CEQA Guidelines §15378(b)(5), continued administrative and organizational activities that will not result in a direct or indirect physical environmental change are not CEQA projects. Moreover, under CEQA Guidelines §15378(b)(4) government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment are not CEQA projects. Therefore, no environmental review is needed for the Planning Commission's findings.

Prepared By	Yalini Siva, Senior Planner
Concurs With	Mark Carnahan, City Planner
Reviewed By	Jeff Kugel, Community Development Director
Certified to Availability of Funds	Not Applicable
Approved By	Moises Lopez, Assistant City Manager
Legal Review	Judy Baladi, Assistant City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Draft Resolution
B. Capital Improvement Projects Funding Table
C. Exhibit A: Capital Improvement Projects and Applicable General Plan Goals and Policies

Attachments

A. Resolution.pdf

B. Capital Improvement Projects Funding Table.pdf

C. Exhibit A - CIP and Applicable General Plan Goals and Policies.pdf

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA FINDING THAT THE FISCAL YEAR 2025/26 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE CITY'S GENERAL PLAN (COMMUNITY PLAN 2025)

THE PLANNING COMMISSION
City of Glendora, California

WHEREAS, Glendora Municipal Code §2.18.20(a) states: "*(1) A planning commission is necessary to insure and enforce the city's general plan, zoning code, development guidelines, and other laws, as well as goals and policies for directing and managing future growth and development of real properties located within the city*" and "*(2) The planning commission, and its members, shall have all rights, privileges, powers and duties as specified in the Planning and Zoning Law (Title 7 California Governmental Code)…";* and

WHEREAS, pursuant to California Government Code ("Govt. Code") §65401, the City of Glendora (City) is required to prepare a list and coordinated program of the proposed public works projects recommended for planning, initiation, or construction during the ensuing fiscal year (the "Capital Improvement Program" or "CIP"); and

WHEREAS, Govt. Code §65401 also requires that the Capital Improvement Program "*shall be submitted to the county or city planning agency for review…as to conformity with the adopted general plan…*". The Glendora Planning Commission ("Planning Commission") therefore fulfills the role of a "planning agency" for this purpose; and

WHEREAS, the City has prepared a Capital Improvement Program for the Fiscal Year 2024-2025 budget and has submitted the same to the Planning Commission for review; and

WHEREAS, on June 3, 2025, the Planning Commission reviewed said request and considered all factors related to the General Plan consistency of the Fiscal Year 2025-2026 Capital Improvement Program.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GLENDORA AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that all of the facts set forth in the recitals above of this Resolution are true and correct and are incorporated herein.

SECTION 2. The Planning Commission finds that the proposed CIP is consistent with the General Plan of the City of Glendora (*Community Plan 2025*) (the "General Plan") and renders its report thereon to the City Council of the City. Furthermore, this review is an organizational activity of the government, which involves financial activities, but does not commit to any specific project; and as such this item is not a project as defined under the California Environmental Quality Act ("CEQA"). Specifically, this review is not subject to CEQA under the CEQA Guidelines §15061(b)(3) because the consistency determination is not a "project", per §15378 of the CEQA Guidelines, and because a determination of consistency has no potential to result in a direct or indirect physical change in the environment. Also, under CEQA Guidelines §15378(b)(5), continued administrative activities and organizational activities that will not result in a direct or

indirect physical change in the environment are not considered a project under CEQA. Moreover, under CEQA Guidelines §15378(b)(4) government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment are not considered a project under CEQA. Therefore, no environmental review pursuant to CEQA is required for the Planning Commission's findings under this Resolution.

SECTION 3. Specifically, the proposed Capital Improvement Program is consistent with the General Plan because the projects under the Fiscal Year 2025-2026 CIP and as listed in the table provided as *Exhibit A (2025-2026 Capital Improvement Program General Plan Consistency)*, are consistent with one or more of the following General Plan goals and policies:

AQ-1:	*Coordination with Regional, State and Federal Agencies.*
AQ-2:	*Reduction of vehicular trips.*
AQ-2.3:	*Encourage "walkable" neighborhoods with pedestrian walkways and bicycle paths in residential and other types of developments to encourage pedestrian rather than vehicular travel.*
AQ-2.4:	*Promote and encourage ride-sharing activities throughout the community.*
AQ-5:	*Promotion of alternative transportation modes.*
AQ-5.1:	*Promote and encourage the use of public transit, such as the Metrolink and local bus lines.*
CIR-1:	*Safety for motorists and pedestrians on local roadways.*
CIR-1.1:	*Determine appropriate design of local roadway system considering all potential users including automobile, bicycle, and pedestrian users.*
CIR-1.2:	*Based on traffic counts, add audible and "countdown" signals to enhance pedestrian safety.*
CIR-1.4	*Improve public directional and safety signage.*
CIR-1.6:	*Employ traffic calming measures where appropriate to deter speeding.*
CIR-1.7:	*Explore opportunities to fund sidewalk safety enhancements through the Safe Routes to School program.*
CIR-2:	*Coordinated transportation and land use planning.*
CIR-2.1:	*Ensure transportation planning is fully evaluated in the context of future land use planning decisions.*
CIR-2.12:	*Ensure future development along existing railroad rights-of-way includes appropriate public dedications or public easements to include opportunities for additional open space, and/or pedestrian and bicycle pathways*
CIR-2.2:	*Ensure that the evaluation of potential transportation impacts is an integral component of all land use decisions.*
CIR-2.6:	*Enhance business and directional signage.*
CIR-2.9:	*Incorporate the Gold Line Extension into the local planning program..*
CIR-4:	*Reduced transportation impacts in local neighborhoods.*
CIR-4.3:	*Provide alternative options for local travel.*
CIR-5:	*Appropriate coordination of transportation planning with adjacent jurisdictions.*

CIR-5.3: *Coordinate signals on inter-city thoroughfares such as Grand Avenue, Lone Hill, and Route 66.*

CIR-6: *Acceptable level of service on local roadways.*

CIR-6.1: *Improve the function of the circulation system through transportation system management strategies.*

CON-1: *Protection and conservation of Glendora's water resources.*

CON-3: *Effective and well-maintained water infrastructure system.*

CON-3.1: *Ensure the City's Water Master Plan provides an accurate projection of future water demand and conveyance.*

CON-3.2: *Ensure existing water infrastructure systems are properly maintained.*

CON-5: *Reduced demand for energy resources through the use of conservation techniques.*

CON-5.2: *Encourage the incorporation of energy conservation features in the design of all new construction and substantial rehabilitation projects and encourage the installation of conservation devices in existing developments.*

CON-5.3: *Encourage private energy conservation programs that minimize high energy\demand and that use alternative energy sources.*

CON-8: *Proper conveyance and treatment of storm water and implementation of techniques to reduce pollutants consistent with Federal, State, and regional regulations and standards.*

CON-8.1: *Ensure existing drainage facilities are properly maintained.*

CON-8.2: *Ensure all new development and redevelopment projects comply with Federal, State, regional and City regulations and ordinances related to storm water.*

CON-8.3: *Incorporate project-level storm water mitigation measures to reduce potential impacts to water quality and ensure mitigation measures are adequately monitored.*

LU-13.6: *Evaluate the appropriateness of physical improvement that would increase the level of pedestrian amenities in neighborhoods.*

LU-20.4: *Encourage the expansion of street trees to improve the pedestrian scale and character of future development.*

LU-20.5: *Encourage the development of pedestrian-friendly development through properly scaled design and amenities.*

OSR-5: *Improved community access to recreation facilities.*

OSR-5.4: *Ensure that park and recreation facilities meet American with Disabilities Act (ADA) standards.*

SECTION 4. The Chair of the Planning Commission shall sign this Resolution and the Secretary of the Planning Commission shall attest and certify to the passage and adoption of this Resolution, and the same shall thereupon take effect on the date of June 3, 2025, subject to a fifteen (15) calendar-day appeal, and the terms and provisions of this Resolution shall be enforced in accordance with the terms and conditions thereof.

PASSED, APPROVED and **ADOPTED** by the Planning Commission of the City of Glendora this ___ day of_____, 2025.

BY:

_____
BRIAN FABER
Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
JUDY BALADI
Assistant City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the _____ day of _____, 2025, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

Dated:

_____
LORENA CORDOVA
City Clerk Specialist

Capital Improvement Projects
(By Fund)

Fund/Category/Project	Prior Years	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total
211-Park & Rec Development							
Parks							
South Hills Bike Park	$ -	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000
Parks Total	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**
211-Park & Rec Development Total	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**
232-Prop C Transit							
Streets							
Lone Hill Avenue Street Rehabilitation - Phase 1	$ 475,000	$ -	$ -	$ -	$ -	$ -	$ 475,000
People Movement Project	$ -	$ -	$ 93,935	$ 10,060	$ -	$ -	$ 103,995
Streets Total	**$ 475,000**	**$ -**	**$ 93,935**	**$ 10,060**	**$ -**	**$ -**	$ 578,995
Streets and Water							
Cypress Water and Street Improvement Project	$ -	$ -	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000
Glendora Avenue Water and Street Improvements	$ -	$ -	$ -	$ 200,000	$ -	$ -	$ 200,000
Milton Water and Street Improvement	$ -		$ -	$ -	$ 19,420	$ 259,025	$ 278,445
Streets and Water Total	**$ -**	**$ -**	**$ 1,000,000**	**$ 200,000**	**$ 19,420**	**$ 259,025**	**$ 1,478,445**
232-Prop C Transit Total	**$ 475,000**	**$ -**	**$ 1,093,935**	**$ 210,060**	**$ 19,420**	**$ 259,025**	**$ 2,057,440**
233-Measure R Transpt. 2009							
Streets							
People Movement Project	$ -	$ 194,467	$ 133,318	$ -	$ -	$ -	$ 327,785
Traffic Signal Upgrade - Annual Program	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 2,400,000
Traffic Signal Upgrade - Arrow Hwy at Sunflower Ave	$ -	$ 310,000	$ -	$ -	$ -	$ -	$ 310,000
Streets Total	**$ 400,000**	**$ 904,467**	**$ 533,318**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 3,037,785**
233-Measure R Transpt. 2009 Total	**$ 400,000**	**$ 904,467**	**$ 533,318**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 3,037,785**
234-Measure M							
Streets							
People Movement Project	$ -	$ -	$ 20,000	$ 43,782	$ -	$ -	$ 63,782
Streets Total	**$ -**	**$ -**	**$ 20,000**	**$ 43,782**	**$ -**	**$ -**	**$ 63,782**
Streets and Water							
Colorado Water and Street Improvement Project	$ 59,000	$ 1,620,150	$ -	$ -	$ -	$ -	$ 1,679,150
Cypress Water and Street Improvement Project	$ 60,666	$ -	$ 650,125	$ -	$ -	$ -	$ 710,791
Foothill Water and Street Improvement	$ -	$ -	$ -	$ 21,870	$ 259,620	$ -	$ 281,490
Fushia Water & Street Improvement	$ -	$ -	$ -	$ -	$ -	$ 18,750	$ 18,750
Glendora Avenue Water and Street Improvements	$ 241,852	$ -	$ -	$ 1,400,000	$ -	$ -	$ 1,641,852
Milton Water and Street Improvement	$ -		$ -	$ -	$ 19,415	$ 259,025	$ 278,440
Verdugo Water and Street Improvement	$ -	$ -	$ -	$ -	$ 32,880	$ 457,200	$ 490,080
Streets and Water Total	**$ 361,518**	**$ 1,620,150**	**$ 650,125**	**$ 1,421,870**	**$ 311,915**	**$ 734,975**	**$ 5,100,553**
234-Measure M Total	**$ 361,518**	**$ 1,620,150**	**$ 670,125**	**$ 1,465,652**	**$ 311,915**	**$ 734,975**	**$ 5,164,335**
240 Measure A-Parks							
Parks							
South Hills Bike Park	$ -	$ 700,000	$ -	$ -	$ -	$ -	$ 700,000
Parks Total	**$ -**	**$ 700,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 700,000**
240 Measure A-Parks Total	**$ -**	**$ 700,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 700,000**
250-Measure W							
Stormwater							
Finkbiner Park Stormwater Capture Project	$ 564,162	$ -	$ 17,017,018	$ 4,500,000	$ -	$ -	$ 22,081,180
Storm Drain Inlet Insertion Installation	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ -	$ 1,000,000
Stormwater Master Plan	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ 250,000
Stormwater Total	**$ 1,014,162**	**$ 200,000**	**$ 17,217,018**	**$ 4,700,000**	**$ 200,000**	**$ -**	**$ 23,331,180**
250-Measure W Total	**$ 1,014,162**	**$ 200,000**	**$ 17,217,018**	**$ 4,700,000**	**$ 200,000**	**$ -**	**$ 23,331,180**
251-Stormwater Investment							
Stormwater							
Finkbiner Park Stormwater Capture Project	$ 1,674,512	$ -	$ -	$ -	$ -	$ -	$ 1,674,512
Stormwater Total	**$ 1,674,512**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,674,512**
251-Stormwater Investment Total	**$ 1,674,512**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,674,512**

Capital Improvement Projects
(By Fund)

256-Road Maintenance Repair							
Streets							
Citywide Grind, Overlay and Slurry Seal Program	$ 500,000	$ 555,500	$ 555,500	$ 555,500	$ 555,500	$ 555,500	$ 3,277,500
Citywide Sidewalk Improvements Annual Program	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 900,000
Lone Hill Bridge at San Dimas Wash Improvements	$ 26,462	$ 16,433	$ -	$ -	$ -	$ -	$ 42,895
Streets Total	**$ 676,462**	**$ 721,933**	**$ 705,500**	**$ 705,500**	**$ 705,500**	**$ 705,500**	**$ 4,220,395**
Streets and Water							
Glendora Avenue Water and Street Improvements	$ -	$ -	$ -	$ 3,440,150	$ -	$ -	$ 3,440,150
Live Oak Water and Street Improvement	$ -	$ -	$ -	$ 46,620	$ 558,420	$ -	$ 605,040
Streets and Water Total	**$ -**	**$ -**	**$ -**	**$ 3,486,770**	**$ 558,420**	**$ -**	**$ 4,045,190**
							$ -
256-Road Maintenance Repair Total	**$ 676,462**	**$ 721,933**	**$ 705,500**	**$ 4,192,270**	**$ 1,263,920**	**$ 705,500**	**$ 8,265,585**
257-Surface Trans. Prog-Stlp							
Streets							
Lone Hill Avenue Street Rehabilitation - Phase 1	$ 1,403,103	$ -	$ -	$ -	$ -	$ -	$ 1,403,103
Streets Total	**$ 1,403,103**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,403,103**
257-Surface Trans. Prog-Stlp Total	**$ 1,403,103**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,403,103**
280-Grants							
Parks							
Gladstone Park Pickleball Courts			$ 560,250				$ 560,250
South Hills Bike Park	$ -	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000
Parks Total	**$ -**	**$ 1,000,000**	**$ 560,250**	**$ -**	**$ -**	**$ -**	**$ 1,560,250**
Streets							
People Movement Project	$ -	$ 2,497,506	$ 2,602,494	$ 1,750,000	$ -	$ -	$ 6,850,000
Streets Total	**$ -**	**$ 2,497,506**	**$ 2,602,494**	**$ 1,750,000**	**$ -**	**$ -**	**$ 6,850,000**
280-Grants Total	**$ -**	**$ 3,497,506**	**$ 3,162,744**	**$ 1,750,000**	**$ -**	**$ -**	**$ 8,410,250**
285-Community Dev Block Grant							
Streets							
FY 2025/2026 CDBG Curb Improvement Project	$ -	$ 381,800	$ -	$ -	$ -	$ -	$ 381,800
Streets Total	**$ -**	**$ 381,800**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 381,800**
285-Community Dev Block Grant Total	**$ -**	**$ 381,800**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 381,800**
291-Highwy Safety Improv Grnt							
Streets							
HSIP Cycle 11 Traffic Signal Modifications	$ 1,733,580	$ -	$ -	$ -	$ -	$ -	$ 1,733,580
Streets Total	**$ 1,733,580**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,733,580**
291-Highwy Safety Improv Grnt Total	**$ 1,733,580**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,733,580**
292-Highway Bridge Repl Prog							
Streets							
Lone Hill Bridge at San Dimas Wash Improvements	$ 236,669	$ -	$ -	$ -	$ -	$ -	$ 236,669
Streets Total	**$ 236,669**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	$ 236,669
292-Highway Bridge Repl Prog Total	**$ 236,669**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 236,669**

Capital Improvement Projects
(By Fund)

301-Capital Projects						
Facilities						
ADA Transition Plan	$ 275,000	$ -	$ -	$ -	$ -	$ -	$ 275,000
American Legion Building Restroom Remodel	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000
City Yard Improvement Project	$ 725,581	$ -	$ -	$ -	$ -	$ -	$ 725,581
Downtown Parking Lot Annual Rehabilitation	$ 250,000	$ -	$ 250,000	$ 250,000	$ -	$ -	$ 750,000
La Fetra Center Improvements	$ 286,000	$ 98,265	$ -	$ -	$ -	$ -	$ 384,265
Police Department Front Lobby	$ 66,000	$ 314,475	$ -	$ -	$ -	$ -	$ 380,475
Police Department Restroom and Shower Upgrades	$ 171,268	$ -	$ -	$ -	$ -	$ -	$ 171,268
Scout Hut Improvements	$ -	$ 96,500	$ -	$ -	$ -	$ -	$ 96,500
Timothy Crowther Teen & Family Center Roof Replacement	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000
Youth Center ADA Bathroom Remodel	$ -	$ -	$ -	$ 860,475	$ -	$ -	$ 860,475
Facilities Total	**$ 1,773,849**	**$ 659,240**	**$ 250,000**	**$ 1,110,475**	**$ -**	**$ -**	**$ 3,793,564**
Parks						
Gladstone Park Pickleball Courts	$ -	$ -	$ 560,250	$ -	$ -	$ -	$ 560,250
Gladstone Park Shade Structure and Picnic Site Installation	$ -	$ 274,250	$ -	$ -	$ -	$ -	$ 274,250
Parks and Trails Master Plan	$ 275,000	$ -	$ -	$ -	$ -	$ -	$ 275,000
Skate Park Resurface/Refill Cracks	$ -	$ 309,150	$ -	$ -	$ -	$ -	$ 309,150
South Hills Bike Park	$ 500,000	$ 225,500	$ -	$ -	$ -	$ -	$ 725,500
Parks Total	**$ 775,000**	**$ 808,900**	**$ 560,250**	**$ -**	**$ -**	**$ -**	**$ 2,144,150**
Streets						
Antique Street Lights	$ 2,152,612	$ 265,648	$ -	$ -	$ -	$ -	$ 2,418,260
People Movement Project	$ -	$ 1,060,506	$ -	$ -	$ -	$ -	$ 1,060,506
Street Name, Gateway and Wayfinding Signs.	$ 250,000	$ -	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,250,000
Streets Total	**$ 2,402,612**	**$ 1,326,154**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 4,728,766**
301-Capital Projects Total	**$ 4,951,461**	**$ 2,794,294**	**$ 1,060,250**	**$ 1,360,475**	**$ 250,000**	**$ 250,000**	**$ 10,666,480**
502-Water Capital Projects						
Facilities						
ADA Transition Plan	$ 54,825	$ -	$ -	$ -	$ -	$ -	$ 54,825
Facilities Total	**$ 54,825**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 54,825**
Streets and Water						
Colorado Water and Street Improvement Project	$ 137,000	$ 3,780,350	$ -	$ -	$ -	$ -	$ 3,917,350
Cypress Water and Street Improvement Project	$ 178,000	$ -	$ 4,950,375	$ -	$ -	$ -	$ 5,128,375
Foothill Water and Street Improvement	$ -	$ -	$ -	$ 51,030	$ 605,780	$ -	$ 656,810
Fushia Water & Street Improvement	$ -	$ -	$ -	$ -	$ -	$ 43,750	$ 43,750
Glendora Avenue Water and Street Improvements	$ 564,320	$ -	$ -	$ 11,760,350	$ -	$ -	$ 12,324,670
Live Oak Water and Street Improvement	$ -	$ -	$ -	$ 108,780	$ 1,302,980	$ -	$ 1,411,760
Milton Water and Street Improvement	$ -		$ -	$ -	$ 90,615	$ 1,208,790	$ 1,299,405
Verdugo Water and Street Improvement	$ -	$ -	$ -	$ -	$ 76,720	$ 1,066,800	$ 1,143,520
Streets and Water Total	**$ 879,320**	**$ 3,780,350**	**$ 4,950,375**	**$ 11,920,160**	**$ 2,076,095**	**$ 2,319,340**	**$ 25,925,640**
Water						
Electrical Panel Upgrades - Well/Pump Stations	$ -		$ -	$ -	$ 557,400	$ -	$ 557,400
Emergency Generator Study	$ -	$ -	$ -	$ -	$ 285,000	$ -	$ 285,000
Hidden Springs Reservoir Improvements	$ -	$ -	$ -	$ -	$ 195,500	$ 630,115	$ 825,615
North Glendora Reservoir Replacement	$ 8,408,334	$ -	$ -	$ -	$ -	$ -	$ 8,408,334
Sierra Madre - Goddard Reservoirs	$ -	$ -	$ -	$ 110,000	$ 1,320,500	$ -	$ 1,430,500
South Hills West Reservoir	$ -	$ -	$ -	$ 87,500	$ 1,050,500	$ -	$ 1,138,000
Upper Gordon Reservoir - Interior/Exterior Coating	$ -	$ -	$ -	$ -	$ 180,000	$ 2,160,500	$ 2,340,500
Water Total	**$ 8,408,334**	**$ -**	**$ -**	**$ 197,500**	**$ 3,588,900**	**$ 2,790,615**	**$ 14,985,349**
502-Water Capital Projects Total	**$ 9,342,479**	**$ 3,780,350**	**$ 4,950,375**	**$ 12,117,660**	**$ 5,664,995**	**$ 5,109,955**	**$ 40,965,814**
Grand Total	**$ 22,268,946**	**$ 14,900,500**	**$ 29,393,265**	**$ 26,196,117**	**$ 8,110,250**	**$ 7,459,455**	**$108,328,533**

Capital Improvement Projects with Applicable General Plan Goals and Policies

South Hills Bike Park, Measure A (Parks), Gladstone Park Pickleball Courts, People Movement Project, Surface Transportation Program (STP)

Applicable General Plan Goals/Policies:
LU-17 *- Coordinated planning for civic facilities.*
LU-17.2 *- Evaluate the potential for improving existing civic facilities to accommodate community activities.*
CIR-1.1 *- Determine appropriate design of local roadway system considering all potential users including automobile, bicycle, and pedestrian users..*
CIR-2.12 *- Ensure future development along existing railroad rights-of-way includes appropriate public dedications or public easements to include opportunities for additional open space, and/or pedestrian and bicycle pathways.*
OSR-5 *- Improve community access to recreation facilities.*
OSR-5.4 *-Ensure that park and recreation facilities meet American with Disabilities Act (ADA) standards.*

Water and Street Improvements (Prop C Transit)

Applicable General Plan Goals/Policies:
CIR-2 *- Coordinated transportation and land use planning.*
CIR-2.9 *- Incorporate the Gold Line Extension into the local planning program.*
CIR-2.12 *- Ensure future development along existing railroad rights-of-way includes appropriate public dedications or public easements to include opportunities for additional open space, and/or pedestrian and bicycle pathways.*
CIR-4.3 *- Provide alternative options for local travel.*
AQ-2 *- Reduction of vehicular trips.*
AQ-2.4 *- Promote and encourage ride-sharing activities throughout the community.*
AQ-5 *- Promotion of alternative transportation modes.*
AQ-5.1 *- Promote and encourage the use of public transit, such as the Metrolink and local bus lines.*

Water and Street Improvements (Measure R Transportation 2009) and (Measure M)

Applicable General Plan Goals/Policies:
CIR-1.1 - Determine appropriate design of local roadway system considering all potential users including automobile, bicycle, and pedestrian users.
CIR-1.2 - Based on traffic counts, add audible and “countdown” signals to enhance pedestrian safety.
CIR-1.4 *- Improve public directional and safety signage.*
CIR-1.6 *- Employ traffic calming measures where appropriate to deter speeding.*
CIR-2 *- Coordinated transportation and land use planning.*
CIR-2.9 *- Incorporate the Gold Line Extension into the local planning program.*
CIR-4 *- Reduced transportation impacts in local neighborhoods.*
CIR-4.3 *- Provide alternative options for local travel.*

AQ-1 *- Coordination with Regional, State and Federal Agencies.*
AQ-2 *- Reduction of vehicular trips.*
AQ-2.3 *- Encourage "walkable" neighborhoods with pedestrian walkways and bicycle paths in residential and other types of developments to encourage pedestrian rather than vehicular travel.*
AQ-2.4 *- Promote and encourage ride-sharing activities throughout the community.*
AQ-5 *- Promotion of alternative transportation modes.*
AQ-5.1 *- Promote and encourage the use of public transit, such as the Metrolink and local bus lines.*

Stormwater (Measure W)

Applicable General Plan Goals/Policies:
CON-4 *- Adequate conveyance and disposal of wastewater.*
CON-4.1 *- Ensure the wastewater infrastructure system within the City is effective and adequately maintained.*
CON-4.2 *- Ensure new development and redevelopment projects adequately analyze* potential impacts to the existing wastewater infrastructure system.
CON-4.3 - Incorporate project-level stormwater mitigation measures to reduce potential impacts to water quality and ensure mitigation measures are adequately monitored.
CON-8 *- Proper conveyance and treatment of stormwater and implementation of techniques to reduce pollutants consistent with Federal, State and regional regulations and standards.*
CON-8.1 *- Ensure existing drainage facilities are properly maintained.*
CON-8.2 *- Ensure all new development and redevelopment projects comply with Federal, State, regional and City regulations and ordinances related to stormwater.*
CON-8.3 *- Incorporate project-level stormwater mitigation measures to reduce potential impacts to water quality and ensure mitigation measures are adequately monitored.*

Road Maintenance Repair

Applicable General Plan Goals/Policies:
CIR-1 *- Safety for motorists and pedestrians on local roadways.*
CIR-1.4 *- Improve public directional and safety signage.*
CIR-1.6 *- Employ traffic calming measures where appropriate to deter speeding*

Community Development Block Grant Curb Improvement Program

Applicable General Plan Goals/Policies:
LU-20.4 *- Encourage the expansion of street trees to improve the pedestrian scale and character of future development.*
LU-20.5 *- Encourage the development of pedestrian-friendly development through properly scaled design and amenities.*
CIR-1 *- Safety for motorists and pedestrians on local roadways.*
CIR-3 *- Infrastructure improvements coordinated with local growth.*
CIR-5 *- Appropriate coordination of transportation planning with adjacent jurisdictions.*

Highway Safety Improvement Grant and Highway Bridge Replacement Program

Applicable General Plan Goals/Policies:
CIR-1.2 *- Based on traffic counts, add audible and "countdown" signals to enhance pedestrian safety.*
CIR-5 *- Appropriate coordination of transportation planning with adjacent jurisdictions.*
AQ-1 *- Coordination with Regional, State and Federal Agencies.*
AQ-2 *- Reduction of vehicular trips.*
AQ-2.4 *- Promote and encourage ride-sharing activities throughout the community.*
AQ-5 *- Promotion of alternative transportation modes.*
AQ-5.1 *- Promote and encourage the use of public transit, such as the Metrolink and local bus lines.*

Water Capital Projects

Applicable General Plan Goals/Policies:
CON-1 *- Protection and conservation of Glendora's water resources.*
CON-3 *- Effective and well-maintained water infrastructure system.*

STORMWATER

Storm Drain Inlet Insert Installation

Purchase and install storm drain inlets throughout the City. This is a Structural Source Control Treatment BMP that mitigates trash and other pollutants from entering storm drains and other waterways. This project will provide compliance for the Trash Amendment adopted by the State Water Board in April 2015.

Applicable General Plan Goals/Policies:
CON-8 *- Proper conveyance and treatment of stormwater and implementation of techniques to reduce pollutants consistent with Federal, State and regional regulations and standards.*
CON-8.1 *- Ensure existing drainage facilities are properly maintained.*
CON-8.2 *- Ensure all new development and redevelopment projects comply with Federal, State, regional and City regulations and ordinances related to stormwater.*
CON-8.3 *- Incorporate project-level stormwater mitigation measures to reduce potential impacts to water quality and ensure mitigation measures are adequately monitored.*

STREETS

CDBG Funded ADA Curb Ramps and Sidewalks

The main purpose of the ADA Ramps Citywide project is to develop policies and practices for implementing physical pedestrian improvements within the public right of way and as otherwise necessary to provide access to the City's infrastructure. The goal of the ADA Ramps Citywide Project will be to set forth the steps necessary to complete structural

changes to the City's infrastructure as necessary to create infrastructure accessible to and useable by individuals with disabilities.

Applicable General Plan Goals/Policies:
LU-20.4 *- Encourage the expansion of street trees to improve the pedestrian scale and character of future development.*
LU-20.5 *- Encourage the development of pedestrian-friendly development through properly scaled design and amenities.*

Citywide Sidewalk Improvements Annual Program

This project consists of public street sidewalk replacement to eliminate tripping hazards caused by various reasons. Sidewalk repair priorities are critical and there is a great need to set aside yearly ongoing funds to address deteriorated sidewalks citywide.

Applicable General Plan Goals/Policies:
AQ-2.3 *- Encourage "walkable" neighborhoods with pedestrian walkways and bicycle paths in residential and other types of developments to encourage pedestrian rather than vehicular travel.*
CIR-1.7 *- Explore opportunities to fund sidewalk safety enhancements through the Safe Routes to School program.*
LU-13.6 *- Evaluate the appropriateness of physical improvement that would increase the level of pedestrian amenities in neighborhoods.*
SAF-6 *- Coordinated public safety and community planning.*

Downtown Parking Lot Rehabilitation Program

The City owns several parking lots in downtown Village. The pavement is settling, drainage issues and worn out. Parking lot rehabilitation is vital to attract visitors to the Downtown Village. The parking lots will be repaved as yearly program spread over various years.

Applicable General Plan Goals/Policies:
CIR-1 *- Safety for motorists and pedestrians on local roadways.*

Highway Safety Improvement Program (HSIP) Cycle 11 Traffic Signal Modification and High Visibility Crosswalk Project

Upgrade various intersections in the city. The project includes upgrading traffic signals and providing high-visibility crosswalks, including signage and striping.

Applicable General Plan Goals/Policies:
CIR-1 *- Safety for motorists and pedestrians on local roadways.*
CIR-2.1 *- Ensure transportation planning is fully evaluated in the context of future land use planning decisions.*
CIR-2.2 *- Ensure that the evaluation of potential transportation impacts is an integral component of all land use decisions.*
CIR-4 *- Reduced transportation impacts in local neighborhoods.*

CIR-5.3 *- Coordinate signals on inter-city thoroughfares such as Grand Avenue, Lone Hill, and Route 66.*

Traffic Signal Upgrade

Upgrade traffic signal controllers and equipment throughout the city. Exact locations are to be identified in the traffic master plan. The City's traffic signal and traffic control devices are aging and require upgrading, which will be identified in a future 5-year capital improvement plan. Estimated date of construction to start in June 2023 to be finished by December 2023.

Applicable General Plan Goals/Policies:
CIR-2.1 *- Ensure transportation planning is fully evaluated in the context of future land use planning decisions.*
CIR-2.2 *- Ensure that the evaluation of potential transportation impacts is an integral component of all land use decisions.*
CIR-4 *- Reduced transportation impacts in local neighborhoods.*
CIR-5.3 *- Coordinate signals on inter-city thoroughfares such as Grand Avenue, Lone Hill, and Route 66.*

Citywide Slurry Seal

The project involves the slurry seal of different City streets as part of ongoing capital improvement maintenance. The slurry seal will extend the life of the pavement by approximately 5 years.

Applicable General Plan Goals/Policies:
CIR-1 *- Safety for motorists and pedestrians on local roadways.*
CIR-6 *- Acceptable level of service on local roadways.*
CIR-6.1 *- Improve the function of the circulation system through transportation system management strategies.*

WATER

North Glendora Reservoir Replacement

The North Glendora Reservoir was originally constructed in 1998 and has since severely deteriorated, leading to excessive leakage. This project consists of the construction of two 323,000-gallon welded steel reservoirs (50 feet in diameter and 28 feet in height) to replace the existing reservoir. This also involves the demolition of the existing reservoir.

Applicable General Plan Goals/Policies:
CON-1 *- Protection and conservation of Glendora's water resources*
CON-3 *- Effective and well-maintained water infrastructure system.*
CON-3.1 *- Ensure the City's Water Master Plan provides an accurate projection of future water demand and conveyance.*
CON-3.2 *- Ensure existing water infrastructure systems are properly maintained.*

Water Projects

There are numerous water projects proposed next year that include prioritizing safety measures and upgrades to reservoirs, such as adding railing and ladder cages and hatches to existing reservoirs. Additional water projects include access road improvements to South Hills West, valve assessments, and the replacement of street waterlines.

Applicable General Plan Goals/Policies:
CON-1 *- Protection and conservation of Glendora's water resources*
CON-3 *- Effective and well-maintained water infrastructure system.*
CON-3.1 *- Ensure the City's Water Master Plan provides an accurate projection of future water demand and conveyance.*
CON-3.2 *- Ensure existing water infrastructure systems are properly maintained.*

STAFF REPORT

TO:	**Chair and Commissioners**	**DATE:**	**June 3, 2025**
FROM:	**Community Development**	**DISTRICT(S):**	**3**

SUBJECT: **Consider revisions to Planning Commission Resolution PC 2025-09 and the previously approved Conditional Use Permit to allow alcohol sales (On-Sale General) for on-site consumption in conjunction with a restaurant (Mama Canela) at 147 N. Glendora Avenue (File No. PLN24-0047)**

RECOMMENDATION

That the Planning Commission:

1. Approve outlined revisions to Planning Commission Resolution No. PC 2025-09 (Attachment B); and,
2. Adopt the "Revised" Planning Commission Resolution PC 2025-09 entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW ALCOHOL SALES **(ON-SALE GENERAL)** FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT (MAMA CANELA) LOCATED AT 147 NORTH GLENDORA AVENUE (PROJECT FILE NO. PLN24-0047)".

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

On May 6, 2025, the Planning Commission unanimously approved a Conditional Use Permit (CUP) for Wil Nieves of Mama Canela LLC. The CUP which included approval of alcohol sales and service in conjunction with a restaurant. Following the public hearing, it was discovered that the adopted Planning Commission Resolution PC 2025-09 contained typographical errors. Specifically, the resolution incorrectly referenced the approval of "beer and wine only," whereas the applicant had requested - and the Commission had considered and approved - an "on-sale general" alcohol license.

To correct this error, the applicant, in coordination with City staff, is requesting that the Planning Commission formally reconsider the previously approved Resolution and CUP. The requested changes are outlined in Attachment B and accurately reflects the requested "on-sale general" alcohol license type.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

No prior legislative actions related to this request aside from May 6, 2025, approval of Resolution PC 2025-09 and CUP.

DISCUSSION

To correctly reflect the applicant's request for a Conditional Use Permit (CUP) allowing on-sale general alcohol sales, in conjunction with a restaurant, and the Planning Commission's approval, the revised resolution needs to be considered by the Planning Commission. This revised resolution (Attachment A) omits the incorrect references to "beer and wine only" alcohol sales and accurately reflects the approved "on-sale general" alcohol license type.

FISCAL IMPACT

Not Applicable

ENVIRONMENTAL DETERMINATION

Not Applicable

Prepared By	Earvin Adolfo, Planning Technician
Concurs With	Yalini Siva, Senior Planner Mark Carnahan, City Planner
Reviewed By	Jeff Kugel, Community Development Director
Approved By	Moises Lopez, Assistant City Manager
Legal Review	Judy Baladi, Assistant City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Proposed Revised Planning Commission Resolution PC 2025-09
B. Resolution PC 2025-09 with proposed changes (Redline)

Attachments

A. Proposed Revised Planning Commission Resolution PC 2025-09.pdf

B. Resolution PC 2025-09 with proposed changes (Redline).pdf

"REVISED"
RESOLUTION PC 2025-09

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW ALCOHOL SALES (ON-SALE GENERAL) FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT (MAMA CANELA) LOCATED AT 147 NORTH GLENDORA AVENUE (PROJECT FILE NO. PLN24-0047)

THE PLANNING COMMISSION
City of Glendora, California

WHEREAS, Annette McCormick (Property Owner and Applicant) on behalf of Wil Nieves (Mama Canela), filed an application requesting approval of a Conditional Use Permit (CUP) for onsite alcohol sales in conjunction with a restaurant located at 147 N. Glendora Avenue, Glendora California (Proposed Application); and

WHEREAS, the subject site is located within the *Civic Center Area Plan – Village Core (CCAP-T-5)* zoning designation. Pursuant to the Glendora Municipal Code (GMC) §21.06.070 Appendix 21.A.C Table C – Permitted and Conditionally Permitted Uses states that a CUP is required for "*Restaurants, dining with entertainment and/or sales of alcoholic beverages*"; and

WHEREAS, the Applicant and City have entered an agreement to acquire and install a new outdoor seating area (Parklet) in the public right-of-way (existing street parking) adjacent to the storefront for use by the new restaurant. Onsite alcohol sales in conjunction with the restaurant's outdoor seating are subject to this resolution as well as city regulations for outdoor dining within the CCAP (standards and use agreement); and

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora (City), on May 6, 2025, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Division staff of the City. The hearing concluded with unanimous approval of the Conditional Use Permit; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated by reference.

SECTION 2. The Planning Commission finds, in light of the whole record, that the proposed application will not have a significant effect on the environment and pursuant to the California Environmental Quality Act (CEQA), a Categorical Exemption be adopted pursuant to CEQA Guidelines §15301 which pertains to existing facilities; and City staff is directed to file a Notice of Exemption (NOE).

SECTION 3. The Planning Commission hereby makes the following Findings of Facts, which are hereby incorporated in full:

FINDINGS OF FACT FOR A CONDITIONAL USE PERMIT

1. The use is authorized by a Conditional use permit pursuant to this title.

FACT: Pursuant to GMC §21.06.070, Appendix 21.A.C Table C – Permitted and Conditionally Permitted Uses state that a CUP is required for "*Restaurants, dining with entertainment and/or sales of alcoholic beverages*" within the *CCAP-T-5* zone.

2. The use is consistent with the general plan and other applicable plans.

FACT: The subject property maintains a General Plan Land Designation of *Civic Center Area Plan* and has an implementing zoning district designation of Village Core *CCAP-T-5*. The proposed on-site liquor sales (on-sale general) and entertainment ancillary uses in conjunction with a new restaurant will further several General Plan Land Use Element goals and policies, including:

- LU-8 – *Expansion of employment-generating land uses.*
- LU-14.5 – *Encourage the adaptive reuse of existing structures for a variety of commercial and retail uses that respect the existing Village character.*
- LU-15 – *A distinctive Village character.*
- LU-15.4 – *Encourage the development of uses and facilities that promote a distinctive Village character such as artist lofts, restaurants, small-scale retail, and housing.*
- LU-18.3 – *Encourage land uses that are complimentary in form and function with existing development.*

3. The site can accommodate the development standards of this title or as is otherwise required.

FACT: The proposed location is within an existing 4,443 square feet commercial parcel of land. The property is improved with an existing 4,631 square foot, two-story building and the subject tenant lease space consists of 2,200 square feet on the ground floor. Currently this space is undergoing a change of use from retail commercial to a restaurant use, with an extensive aesthetic renovation. All appropriate permits and construction shall be reviewed separately by the Building and Safety Division.

4. The site is adequately served by streets, utilities, and other services, facilities, and improvements.

FACT: The subject property fronts Glendora Avenue to the west with the capacity to accommodate all parking demands and traffic generated from the project. The subject property is adequately served with all necessary utilities including electric (Southern California Edison), gas (Southern California Gas Company), telephone (Verizon and others), sewer facilities (City and L.A. County Sanitation Districts), storm drain facilities (City and L.A. County Flood Control District), and waste disposal (Athens Waste Disposal). Public safety services are provided by the Glendora Police Department and Los Angeles County Fire Department.

5. The use will not adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety, and welfare of the public.

FACT: The Applicant is requesting approval of a CUP to permit on-site alcohol sales in conjunction with a restaurant. The Applicant's proposal is compatible with the property's zoning and will not adversely affect the character and integrity of the area (*Civic Center Area Plan*); and the health, safety, and welfare of the public as the use is compatible with surrounding uses. With the recommended Conditions of Approval, the ancillary uses will not result in any adverse impacts to the area.

SECTION 4. The Planning Commission hereby adopts the foregoing findings and approves the filing of a NOE by City staff for CEQA compliance.

SECTION 5. The Planning Commission hereby approves the CUP (File No. PLN24-0047) to allow the onsite sale of alcohol (on-sale general) in conjunction with a restaurant (Mama Canela), as described and depicted on the proposed application plans and description attached to the Planning Commission Agenda Report, and after determining that the Project meets the requirements of GMC §21.06.070, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

1. The Applicant shall sign and submit to the Planning Division a statement indicating agreement with and acceptance of the adopted Conditions of Approval.

2. The subject property shall be developed and used in substantial conformance with the proposed application plans attached to the Planning Commission Agenda Report for PLN24-0047, as modified by these Conditions of Approval.

3. The City shall have the right of entry to inspect the premises to verify compliance with the Conditions of Approval and the GMC.

4. The City shall retain the right and the jurisdiction to review the CUP (No. PLN24-0047) in the event the approved Project is modified, changed in scope, or the Property Owner or operator seeks to expand, alter, reconfigure, or change the use. This reservation of the right of review is in addition to, and not in lieu of, the right of the City to review and revoke the CUP (No. PLN24-0047) or to modify the permit for any violation of these Conditions of Approval.

5. The Applicant agrees as a condition of issuance of this entitlement to indemnify, protect, defend, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively, "Claims") arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City related to this entitlement, and/or any Claims arising or related to the Project based on CEQA.

Term

6. The approved use and/or construction work shall commence within 24 months after the effective date of the approval, or such other period specified as a condition of approval and shall be carried on diligently to completion. If the use or construction work does not begin within the required time and carried on diligently to completion, the permit shall become void; however, the reviewing body or Community Development Director may extend the time limit

in the case of unavoidable delay. The Applicant must submit a written request to the reviewing body for a time before the original time limit expires. Consideration of a time extension does not require a public hearing even if a hearing was required for the original permit.

Planning Division

7. Alcohol sales (on-sale general) shall be limited for on-site consumption in conjunction with a restaurant establishment; as well as the associated parklet.

8. Onsite alcohol sales in conjunction with the restaurant's outdoors areas are subject to city standards (GMC § 21.06.070) for outdoor dining within the CCAP zone (which includes approval of an outdoor dining use agreement) and compliance with building/safety code (applicable permits maybe necessary).

9. Alcohol sales for on-site consumption is not permitted without a license approved and issued by the State of California Department of Alcoholic Beverage Control (ABC).

10. Any violation of ABC regulations, Conditions of Approval, or City of Glendora Ordinances shall result in the revocation of this permit as provided in GMC § 21.02.020(J).

11. The restaurant's dining menu shall be available for service during all hours that alcohol is served.

12. Alcohol sales hours for on-site consumption shall be from 6 a.m. to 10 p.m. Sunday through Thursday and until 11 p.m. on Friday and Saturday. An intervening period of one hour prior to closing shall be maintained at all times. No alcohol sales shall be sold within one hour of the business's closure time.

13. All rules and regulations of the ABC shall be observed in the sale and dispensing of alcoholic beverages on the premises. This includes qualifications for "Bona Fide Public Eating Place" and "Meals".

14. All employees shall complete the ABC License Education on Alcohol and Drugs Program (LEAD), as directed by the ABC.

15. The Applicant shall submit the conditions of approval of the CUP to the ABC for incorporation with the conditions of approval of the alcoholic beverage license.

16. The Applicant is permitted to apply for an ABC license "Type 47 (on-sale general – eating place)" allowing Liquor Sales (On-Site Consumption Only) – Restaurant, subject to the approval and issuance by the State of California Department of Alcohol Beverage Control (ABC), without returning to the Planning Commission for an additional use permit.

Building

17. CUP approval is limited to alcohol service (in conjunction with a restaurant) only, unless otherwise approved.

18. Approval for a fenced outdoor dining area requires a separate submittal to the Building Division, including permit application, plan submittal, and review.

Enforcement

19. The subject restaurant shall have an alarm system with a hold-up alarm component and applicable City alarm permits.

20. Shades, drapes, signs, or any other treatment that blocks the view into the business interior shall not cover more than 25% of windows.

21. The restaurant shall comply with the intervening period, which means, the sale and consumption of alcohol shall be halted one hour before the closure of the business.

22. The property owner shall pay the costs of any code enforcement activities, including attorney's fees, resulting from the violation of any conditions of approval or any provision of the GMC (see Chapter 1.18).

23. Any violation of the Zoning Ordinance or any entitlement granted is considered a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000.00) and/or by imprisonment in the County jail for a period not exceeding six months. Each day or portion of a day during which any violation of the Zoning Ordinance occurs or continues constitutes a separate offense and shall be punishable as provided by GMC §21.01.030 (H).

SECTION 6. The City Clerk shall certify the passage and adoption of this "REVISED" Resolution PC 2025-09 and shall enter the same in the Book of Original Resolutions.

SECTION 7. The Chair of the Planning Commission shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption of this Resolution, and the same shall thereupon take effect on May 6, 2025, subject to a 15 calendar-day appeal and be enforced in accordance with the terms and conditions thereof.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Glendora this __ day of _____, 2025.

BY: _____
BRIAN FABER
Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
JUDY BALADI
Assistant City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Glendora at a regular meeting held on the ____ day of _____, 2025, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

Dated:

LORENA CORDOVA
City Clerk Specialist

RESOLUTION PC 2025-09

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW ALCOHOL SALES (ON-SALE GENERAL) ~~(BEER AND WINE ONLY)~~ FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT (MAMA CANELA) LOCATED AT 147 NORTH GLENDORA AVENUE (PROJECT FILE NO. PLN24-0047)

THE PLANNING COMMISSION
City of Glendora, California

WHEREAS, Annette McCormick (Property Owner and Applicant) on behalf of Wil Nieves (Mama Canela), filed an application requesting approval of a Conditional Use Permit (CUP) for onsite alcohol sales in conjunction with a restaurant located at 147 N. Glendora Avenue, Glendora California (Proposed Application); and

WHEREAS, the subject site is located within the *Civic Center Area Plan – Village Core (CCAP-T-5)* zoning designation. Pursuant to the Glendora Municipal Code (GMC) §21.06.070 Appendix 21.A.C Table C – Permitted and Conditionally Permitted Uses states that a CUP is required for "*Restaurants, dining with entertainment and/or sales of alcoholic beverages*"; and

WHEREAS, the Applicant and City have entered an agreement to acquire and install a new outdoor seating area (Parklet) in the public right-of-way (existing street parking) adjacent to the storefront for use by the new restaurant. Onsite alcohol sales in conjunction with the restaurant's outdoor seating are subject to this resolution as well as city regulations for outdoor dining within the CCAP (standards and use agreement); and

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora (City), on May 6, 2025, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Division staff of the City. The hearing concluded with unanimous approval of the Conditional Use Permit; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated by reference.

SECTION 2. The Planning Commission finds, in light of the whole record, that the proposed application will not have a significant effect on the environment and pursuant to the California Environmental Quality Act (CEQA), a Categorical Exemption be adopted pursuant to CEQA Guidelines §15301 which pertains to existing facilities; and City staff is directed to file a Notice of Exemption (NOE).

SECTION 3. The Planning Commission hereby makes the following Findings of Facts, which are hereby incorporated in full:

FINDINGS OF FACT FOR A CONDITIONAL USE PERMIT

1. The use is authorized by a Conditional use permit pursuant to this title.

FACT: Pursuant to GMC §21.06.070, Appendix 21.A.C Table C – Permitted and Conditionally Permitted Uses state that a CUP is required for "*Restaurants, dining with entertainment and/or sales of alcoholic beverages*" within the *CCAP-T-5* zone.

2. The use is consistent with the general plan and other applicable plans.

FACT: The subject property maintains a General Plan Land Designation of *Civic Center Area Plan* and has an implementing zoning district designation of Village Core *CCAP-T-5*. The proposed on-site liquor sales (on-sale general) and entertainment ancillary uses in conjunction with a new restaurant will further several General Plan Land Use Element goals and policies, including:

- LU-8 – *Expansion of employment-generating land uses.*
- LU-14.5 – *Encourage the adaptive reuse of existing structures for a variety of commercial and retail uses that respect the existing Village character.*
- LU-15 – *A distinctive Village character.*
- LU-15.4 – *Encourage the development of uses and facilities that promote a distinctive Village character such as artist lofts, restaurants, small-scale retail, and housing.*
- LU-18.3 – *Encourage land uses that are complimentary in form and function with existing development.*

3. The site can accommodate the development standards of this title or as is otherwise required.

FACT: The proposed location is within an existing 4,443 square feet commercial parcel of land. The property is improved with an existing 4,631 square foot, two-story building and the subject tenant lease space consists of 2,200 square feet on the ground floor. Currently this space is undergoing a change of use from retail commercial to a restaurant use, with an extensive aesthetic renovation. All appropriate permits and construction shall be reviewed separately by the Building and Safety Division.

4. The site is adequately served by streets, utilities, and other services, facilities, and improvements.

FACT: The subject property fronts Glendora Avenue to the west with the capacity to accommodate all parking demands and traffic generated from the project. The subject property is adequately served with all necessary utilities including electric (Southern California Edison), gas (Southern California Gas Company), telephone (Verizon and others), sewer facilities (City and L.A. County Sanitation Districts), storm drain facilities (City and L.A. County Flood Control District), and waste disposal (Athens Waste Disposal). Public safety services are provided by the Glendora Police Department and Los Angeles County Fire Department.

5. The use will not adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety, and welfare of the public.

FACT: The Applicant is requesting approval of a CUP to permit on-site alcohol sales in conjunction with a restaurant. The Applicant's proposal is compatible with the property's zoning and will not adversely affect the character and integrity of the area (*Civic Center Area Plan*); and the health, safety, and welfare of the public as the use is compatible with surrounding uses. With the recommended Conditions of Approval, the ancillary uses will not result in any adverse impacts to the area.

SECTION 4. The Planning Commission hereby adopts the foregoing findings and approves the filing of a NOE by City staff for CEQA compliance.

SECTION 5. The Planning Commission hereby approves the CUP (File No. PLN24-0047) to allow the onsite sale of alcohol (on-sale general) in conjunction with a restaurant (Mama Canela), as described and depicted on the proposed application plans and description attached to the Planning Commission Agenda Report, and after determining that the Project meets the requirements of GMC §21.06.070, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

1. The Applicant shall sign and submit to the Planning Division a statement indicating agreement with and acceptance of the adopted Conditions of Approval.

2. The subject property shall be developed and used in substantial conformance with the proposed application plans attached to the Planning Commission Agenda Report for PLN24-0047, as modified by these Conditions of Approval.

3. The City shall have the right of entry to inspect the premises to verify compliance with the Conditions of Approval and the GMC.

4. The City shall retain the right and the jurisdiction to review the CUP (No. PLN24-0047) in the event the approved Project is modified, changed in scope, or the Property Owner or operator seeks to expand, alter, reconfigure, or change the use. This reservation of the right of review is in addition to, and not in lieu of, the right of the City to review and revoke the CUP (No. PLN24-0047) or to modify the permit for any violation of these Conditions of Approval.

5. The Applicant agrees as a condition of issuance of this entitlement to indemnify, protect, defend, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively, "Claims") arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City related to this entitlement, and/or any Claims arising or related to the Project based on CEQA.

Term

6. The approved use and/or construction work shall commence within 24 months after the effective date of the approval, or such other period specified as a condition of approval and shall be carried on diligently to completion. If the use or construction work does not begin within the required time and carried on diligently to completion, the permit shall become void;

however, the reviewing body or Community Development Director may extend the time limit in the case of unavoidable delay. The Applicant must submit a written request to the reviewing body for a time before the original time limit expires. Consideration of a time extension does not require a public hearing even if a hearing was required for the original permit.

Planning Division

7. Alcohol sales (on-sale general) shall be limited for on-site consumption in conjunction with a restaurant establishment; as well as the associated parklet.

8. Onsite alcohol sales in conjunction with the restaurant's outdoors areas are subject to city standards (GMC § 21.06.070) for outdoor dining within the CCAP zone (which includes approval of an outdoor dining use agreement) and compliance with building/safety code (applicable permits maybe necessary).

9. Alcohol sales for on-site consumption is not permitted without a license approved and issued by the State of California Department of Alcoholic Beverage Control (ABC).

10. Any violation of ABC regulations, Conditions of Approval, or City of Glendora Ordinances shall result in the revocation of this permit as provided in GMC § 21.02.020(J).

11. The restaurant's dining menu shall be available for service during all hours that alcohol is served.

12. Alcohol sales hours for on-site consumption shall be from 6 a.m. to 10 p.m. Sunday through Thursday and until 11 p.m. on Friday and Saturday. An intervening period of one hour prior to closing shall be maintained at all times. No alcohol sales shall be sold within one hour of the business's closure time.

13. All rules and regulations of the ABC shall be observed in the sale and dispensing of alcoholic beverages on the premises. This includes qualifications for "Bona Fide Public Eating Place" and "Meals".

14. All employees shall complete the ABC License Education on Alcohol and Drugs Program (LEAD), as directed by the ABC.

15. The Applicant shall submit the conditions of approval of the CUP to the ABC for incorporation with the conditions of approval of the alcoholic beverage license.

16. The Applicant is permitted to apply for an ABC license "Type 47 (on-sale general – eating place)" allowing Liquor Sales (On-Site Consumption Only) – Restaurant, subject to the approval and issuance by the State of California Department of Alcohol Beverage Control (ABC), without returning to the Planning Commission for an additional use permit.

Building

17. CUP approval is limited to alcohol service (in conjunction with a restaurant) only, unless otherwise approved.

18. Approval for a fenced outdoor dining area requires a separate submittal to the Building Division, including permit application, plan submittal, and review.

Enforcement

19. The subject restaurant shall have an alarm system with a hold-up alarm component and applicable City alarm permits.

20. Shades, drapes, signs, or any other treatment that blocks the view into the business interior shall not cover more than 25% of windows.

21. The restaurant shall comply with the intervening period, which means, the sale and consumption of alcohol shall be halted one hour before the closure of the business.

22. The property owner shall pay the costs of any code enforcement activities, including attorney's fees, resulting from the violation of any conditions of approval or any provision of the GMC (see Chapter 1.18).

23. Any violation of the Zoning Ordinance or any entitlement granted is considered a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000.00) and/or by imprisonment in the County jail for a period not exceeding six months. Each day or portion of a day during which any violation of the Zoning Ordinance occurs or continues constitutes a separate offense and shall be punishable as provided by GMC §21.01.030 (H).

SECTION 6. The City Clerk shall certify the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

SECTION 7. The Chair of the Planning Commission shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption of this Resolution, and the same shall thereupon take effect on May 6, 2025, subject to a 15 calendar-day appeal and be enforced in accordance with the terms and conditions thereof.

PASSED, APPROVED and **ADOPTED** this 6th day of May, 2025.

Planning Commission of Glendora, California

BY: _____
BRIAN FABER, Chair

APPROVED AS TO FORM:

Aleshire & Wynder, LLP

_____
JUDY BALADI, Assistant City Attorney

CERTIFICATION

I, Lorena Cordova, City Clerk Specialist of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Glendora at a regular meeting held on the 6th day of May, 2025, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Dated: May 6, 2025

_____
LORENA CORDOVA, City Clerk Specialist