

**ATTACHMENT J  
PROJECT PLANS**

# 801 South San Rafael Avenue Pasadena, California 91105

This Old House, LLC  
8640 National Boulevard  
Culver City, California 90232



HILLSIDE DEVELOPMENT PERMIT  
Re-Submittal  
September 24, 2020



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Pasadena, California 91106  
This Old House, LLC  
8640 National Boulevard, Culver City, California 90232

Rev Date Issue

Date: .....  
Scale: As Shown  
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Checked By: RR, DR, MR

Architect / Engineer Stamp



Consultants  
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Sheet Title  
Cover / Sheet Index

Sheet Number  
G000

# Architectural Survey

LEGAL DESCRIPTION: PARCEL ONE:  
 LOT 1 AND 2 OF TRACT NO. 7359, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84 PAGE 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 EXCEPTING THAT PORTION OF LOT 2 LYING SOUTHEASTERLY OF A STRAIGHT LINE EXTENDING FROM A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 2, DISTANT SOUTHEASTERLY 18 FEET FROM THE MOST NORTHERLY CORNER OF LOT 2, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 2, DISTANT EASTERLY 15.04 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 2.

PARCEL TWO:  
 A PORTION OF LOT 42 OF SAN RAFAEL HEIGHTS NO. 3, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 128 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 42, THENCE NORTH 48° 12' 00" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 42, 15.00 FEET, THENCE SOUTH 27° 51' 11" WEST 391.94 FEET MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF SAID LOT 42, THENCE NORTH 30° 00' 00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 42, 388.60 FEET TO THE POINT OF BEGINNING.

APN: 5717-021-023

SITE ADDRESS: 801 SOUTH SAN RAFAEL AVENUE, PASADENA

AREA: 34,361 SQUARE FEET, 0.79 ACRES

BOUNDARY: THE PROPERTY LINES SHOWN HEREON ARE RECORD PER THE LEGAL DESCRIPTION AND RELATED DOCUMENTS, UNLESS OTHERWISE NOTED. THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER FOUND CITY CENTERLINE AND/OR SURVEY MONUMENTS, AND OCCUPATION.

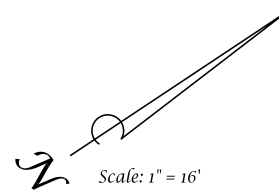
BASIS OF BEARINGS: THE BEARING OF NORTH 48° 12' 00" WEST WAS USED ON THE CENTERLINE OF SAN RAFAEL AVENUE PER SAN RAFAEL HEIGHTS TRACT NO. 5 MAP BOOK 7 PAGE 128, AS SHOWN HEREON.

BENCH MARK: THE ELEVATION OF 776.59 ON A BOLT AS SHOWN ON BENCHMARK BOOK NO. 616 PAGE 24, ON FILE IN THE CITY OF PASADENA WAS USED AS DATUM FOR THIS SURVEY.

DATE OF FIELD SURVEY: JUNE 24, 2019

Plan Prepared For:  
 801 S. San Rafael Avenue  
 Pasadena, CA 91105

Plan Prepared By: M & M & Co.  
 26074 Avenue Hall, Suite 12  
 Santa Clarita, CA 91355  
 (818) 891-9100  
 Gregory M. Amoroso, L.S. 877

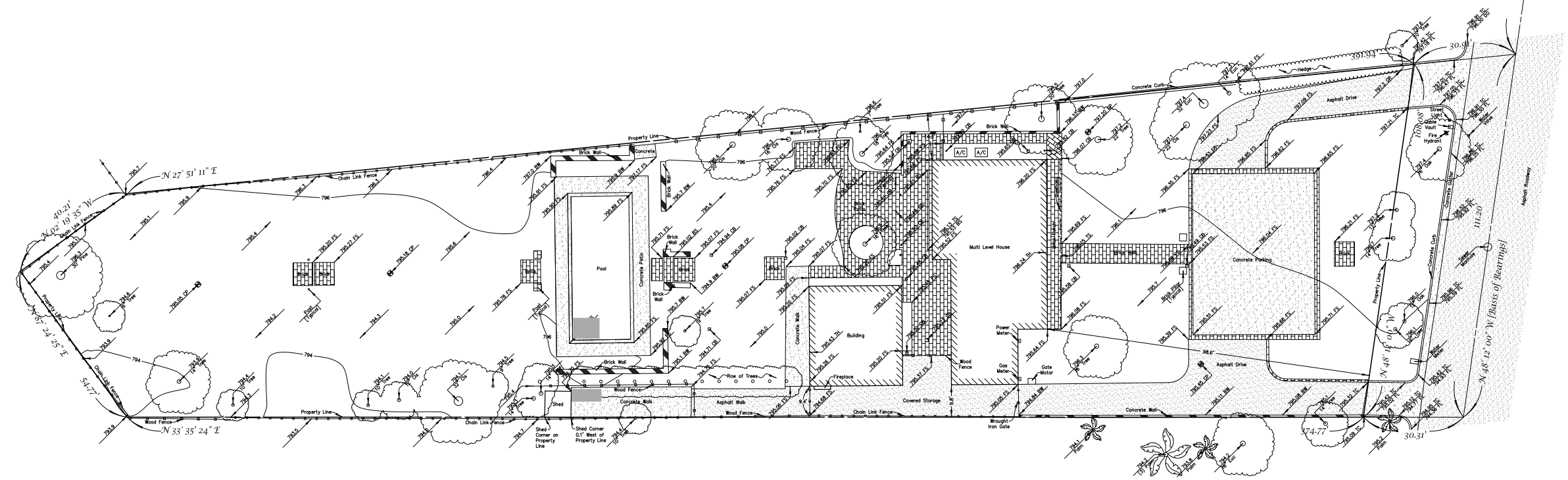
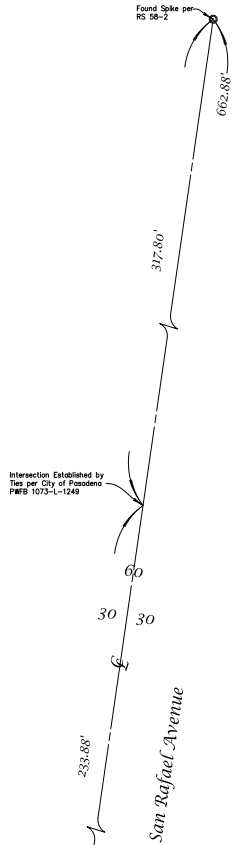


Scale: 1" = 16'

Legend

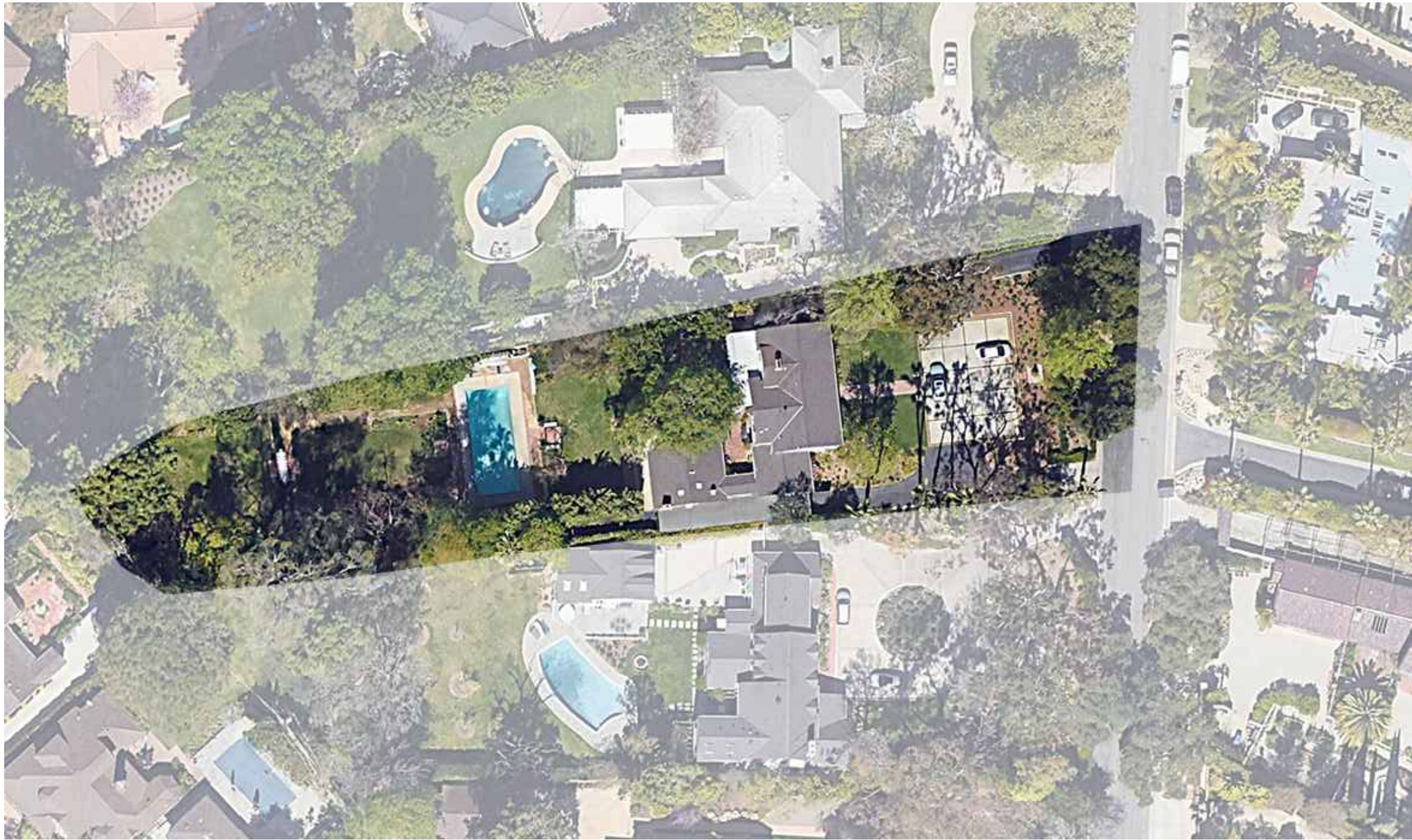
- Ts = Threshold
- Fs = Finished Surface
- Gs = Ground
- Ft = Fretline
- DO = Drain Outlet
- CS = Catch Basin
- BM = Bottom of Wall
- TS = Top of Wall
- TS = Top of Step
- BS = Bottom of Step
- CP = Control Point
- CS = Tree Cluster
- Exc = Excavation
- A/C = Air Conditioner

Note: Hatch Patterns and Tree Drip Lines are Not to Scale





Plot Date: 8/2/2020 11:41:17 AM | User: Save By: susan | Login: Mario Suson | G:\Projects\General\Projects\MS\_Pasadena\MS\_Pasadena\_Drawing\Architectural\Title\Title(PAS)CA100.dwg



1 AERIAL PHOTO



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Sheet Title  
Aerial Photo

Sheet Number  
A100



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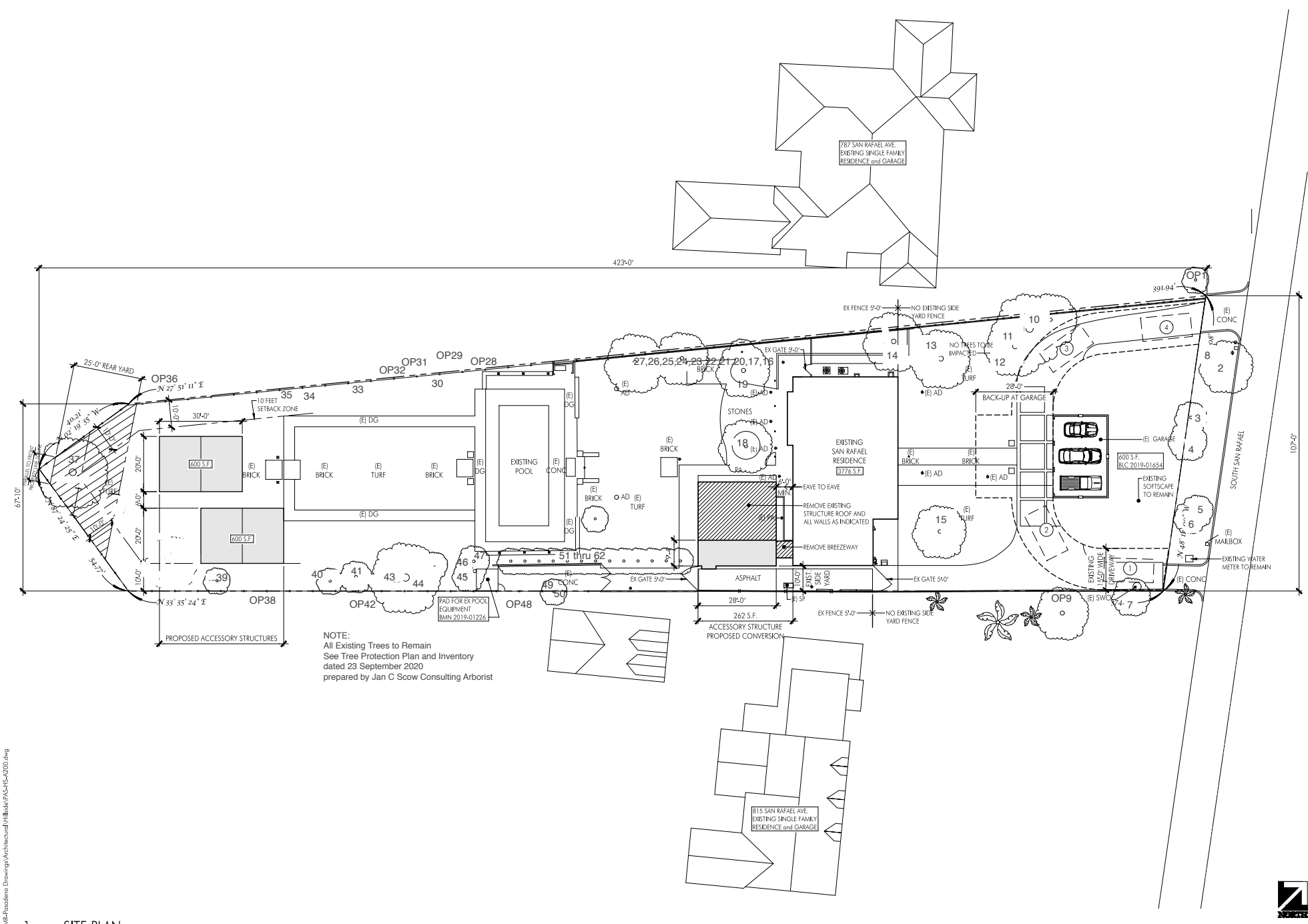
Architect / Engineer Stamp



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Sheet Title  
**Site Plan**

Sheet Number  
**A101**



NOTE:  
 All Existing Trees to Remain  
 See Tree Protection Plan and Inventory  
 dated 23 September 2020  
 prepared by Jan C. Scow Consulting Arborist

Plot Date: 9/21/2020 8:25:40 AM  
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 Login: Metric Surfer  
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1 SITE PLAN

SCALE: 1/16"=1'-0"

**Building Code Analysis**

construction:	type VB
occupancy group:	r3 single family
zoning:	RS-4THD
lot size:	34,332sf / 0.79 acres
front yard setback:	25'
side yard setback:	10'
rear yard setback:	25'
existing residence 1st floor:	(2004+466)(BLD2019-01654) 2,470 sf
existing residence 2nd floor:	1,306 sf
existing balcony 2nd floor:	155 sf
existing playroom & breezeway (agency permit CC12019-01070):	930 sf
total existing floor area w/out accessory:	4,740 sf
total existing garage floor area with accessory (2,470+1,306+930+600):	5,306 sf
maximum allowable floor area: (34,332 x 0.6):	9,083 sf
existing floor area to be demolished:	670 sf
existing detached garage (BLD2019-01654)(accessory structure):	600 sf
proposed accessory structure (600+600+262):	1,460 sf
total existing + proposed accessory structure (600+1,460):	2,060 sf
maximum allowable accessory structure: (34,332 x 0.6):	2,062 sf
existing lot coverage: (2,470+930+155+600) 12%:	4,155 sf / 34,332 sf
proposed lot coverage: (2,470+1,55+2060) 14%:	4,687 sf / 34,332 sf
maximum allowable lot coverage: 35%:	12,026 sf
existing residence building height:	20'-7"
APN:	5717-021-023
sprinkled:	no



VICINITY MAP

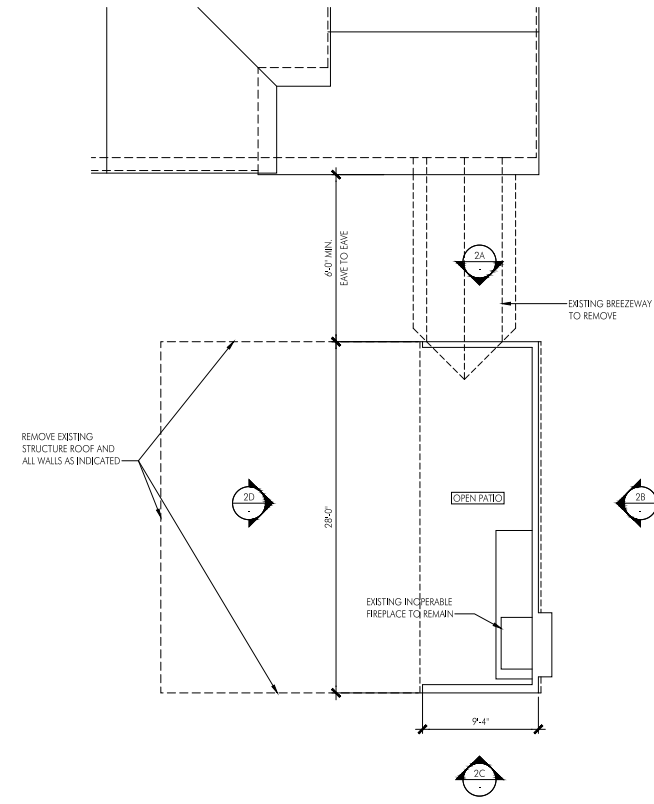




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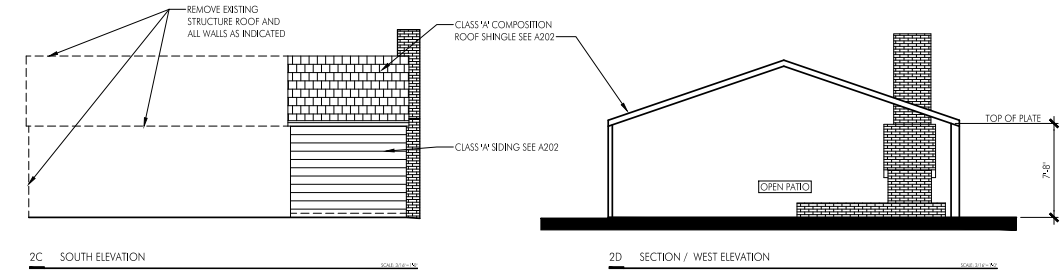
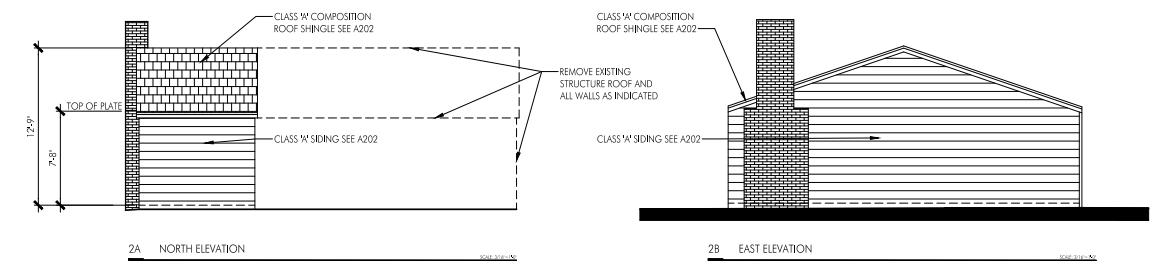


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SCALE: 3/16"=1'-0"

1 PROPOSED PLAN



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Date: .....  
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Sheet Title  
**Floor Plan,  
 Exterior Elevations**

Sheet Number  
**A202**

SCALE: 3/16"=1'-0"

2 EXTERIOR ELEVATION





# TREE PROTECTION PLAN

TREE LOCATIONS ARE APPROXIMATE  
**801 S SAN RAFAEL AVE**

*John Dutton* 9/23/20  
 #WE-12464A

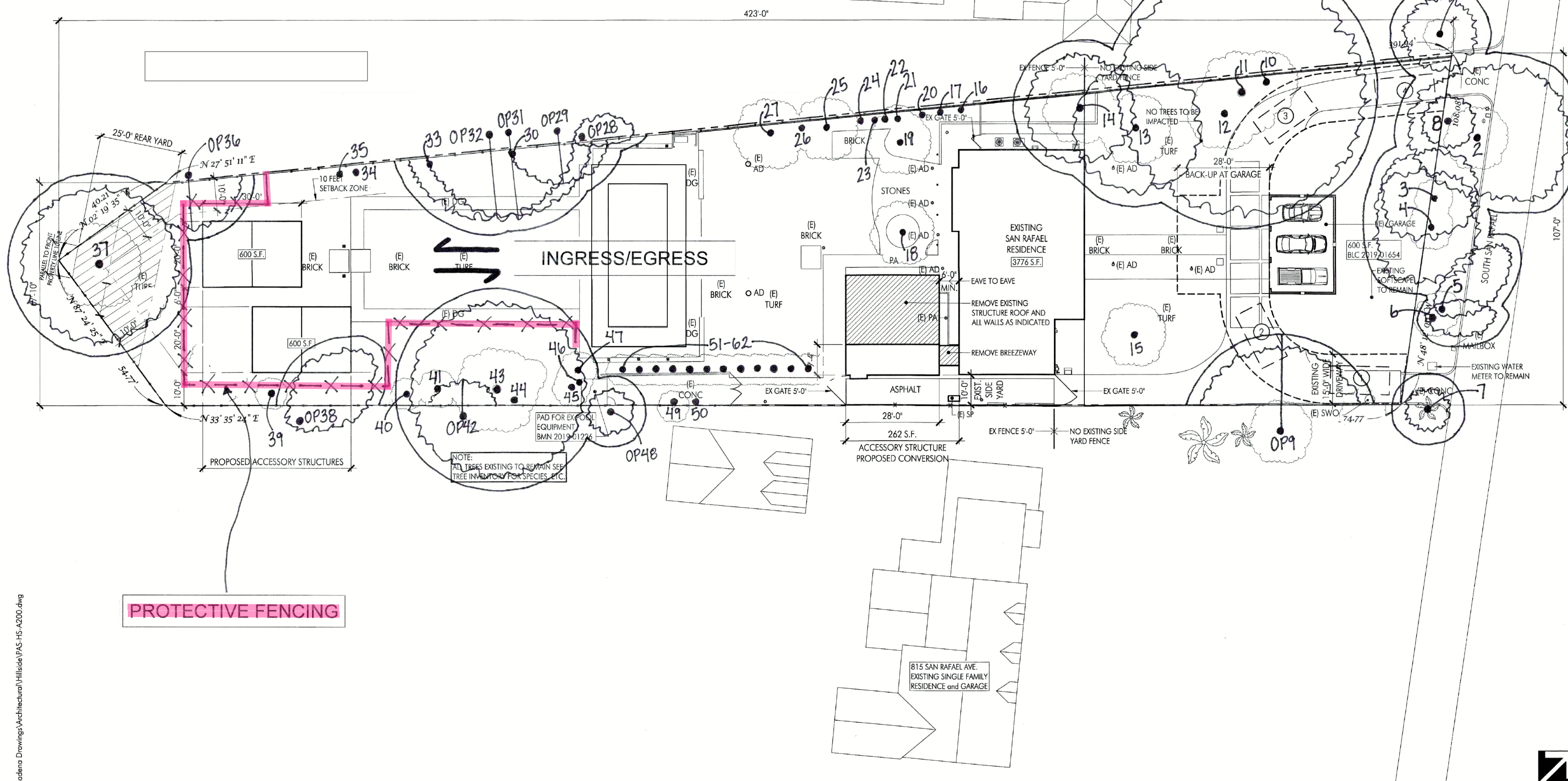
Jan C. Sew Consulting Arborists, LLC  
 1744-B Franklin Street  
 Santa Monica, CA 90404

**LEGEND**

- Tree Location
- Protected Tree Canopy\*
- Tree Protection Zone (TPZ)\*\*
- ✕ Protective Fencing

\*For off-property trees where only the portion of canopy overhanging the subject property is shown, we have included a line to show which tree the canopy belongs to.

\*\*Where TPZs overlap, we have shown the outermost limits of the collective TPZ.



1 SITE PLAN

**PROTECTIVE FENCING**

"Prior to any construction, tree protections including the installation of fencing to protect all trees on site must be in place. The fencing material shall be chain-link attached to posts inserted into the ground at the edge of the dripline and shall be a minimum of 6' in height. See Standard Plan S-642 (8/24/18) - Tree Protection Chain Link Fencing. Fencing shall maintain visual lines of sight in order to avoid vehicle and pedestrian hazards. Fencing shall include a minimum 8.5" x 11" warning sign with the following information: "Tree Protection Zone"; name and contact information of project owner or authorized representative; "Please contact the City of Pasadena Citizen Service Center to report any concerns (626) 744-7311". All protective fencing must be permitted, inspected and approved by Public Works prior to the commencement of any construction."

**ARBORIST OVERSIGHT**

The Project Arborist shall be notified at least 72 hours before:

- the property is to be cleared or graded;
- any digging, excavating, trenching, or building within the TPZ of a protected tree on the site commences;
- any pruning of a protected tree's canopy or roots takes place;
- commencement of any other activity within the TPZ of a protected tree on the site.

Please refer to the enclosed City of Pasadena Tree Protection Guidelines (revised 5/13/19) for further information regarding the protection of trees during root and canopy pruning.

**INGRESS AND EGRESS**

We have indicated best ingress and egress for the project area at the rear of the site. Access to and from the rear project area for all equipment and personnel shall be limited to the center yard area.

**ROOT AND CANOPY PRUNING**

The proposed project is not expected to require canopy pruning of any protected trees, but minor root pruning of Trees OP36, 37, and OP38 may be necessary to accommodate the foundations of the proposed accessory structures. The Project Arborist must be consulted prior to root pruning of any protected tree. All root pruning shall conform to ANSI A-300 standards at a minimum.

Please refer to the enclosed City of Pasadena Tree Protection Guidelines (revised 5/13/19) for further information regarding the protection of trees during root pruning.

**TREE INVENTORY FOR PROPERTY LOCATED AT 801 S San Rafael Avenue, Pasadena, CA 91105**  
 (For hillside projects include all trees with a diameter of 4 inches or more. For all other projects, include all trees with a diameter of 8 inches or more.)  
 Application may not be processed if Tree Inventory is not completed or if left blank. If no trees exist on site indicate "NONE".  
**Bold print denotes protected trees**

Tree #	Scientific Name	Common Name	DBH <sup>1</sup> (inches)	Height <sup>2</sup> (feet)	Spread (NESW)	Proposed Status X = Remove R = Remain L = Relocate	S <sup>3</sup>	Street tree or public trees? Y = Yes, N = No, U = Unknown
OP1*	<i>Platanus x hispanica</i>	London plane	-9	40	10r	R	—	N
2*	<b><i>Quercus agrifolia</i></b>	<b>coast live oak</b>	21	30	25/25/17/20	R	N	Y
3*	<b><i>Liquidambar styraciflua</i></b>	<b>American sweetgum</b>	13	45	14/11/15/15	R	—	Y
4*	<b><i>Liquidambar styraciflua</i></b>	<b>American sweetgum</b>	17	55	15/15/18/18	R	—	Y
5*	<b><i>Quercus agrifolia</i></b>	<b>coast live oak</b>	14.5	20	25N	R	N	Y
6*	<b><i>Olea europaea</i></b>	<b>olive</b>	15	25	18NE	R	S	Y
7*	<b><i>Washingtonia robusta</i></b>	<b>Mexican fan palm</b>	15	60 BTF	6R	R	—	Y
8*	<b><i>Chamaerops humilis</i></b>	<b>Mediterranean fan palm</b>	6,6,6,6,6+	8 BTF	7r	R	—	Y
OP9*	<i>Corymbia citriodora</i>	lemon-scented gum	-18	55	24r	R	—	N
10*	<i>Corymbia citriodora</i>	lemon-scented gum	-18	60	21r	R	—	N
11	<b><i>Corymbia citriodora</i></b>	<b>lemon-scented gum</b>	32	55	35r	R	S	N
12	<i>Xylocopa congesta</i>	xylocopa	8.8,6	20	20r	R	—	N
13	<b><i>Liquidambar styraciflua</i></b>	<b>American sweetgum</b>	24	55	18r	R	S	N
14	<b><i>Ulmus parvifolia</i></b>	<b>Chinese elm</b>	20 @ 4'	40	15r	R	S	N
15	<i>Liquidambar styraciflua</i>	American sweetgum	19	45	9r	R	—	N
16	<i>Ficus microcarpa</i>	Indian laurel fig	5	10	4r	R	—	N
17	<i>Ficus microcarpa</i>	Indian laurel fig	5	12	5r	R	—	N
18	<i>Ulmus parvifolia</i>	Chinese elm	19	50	25r	R	—	N
19	<i>Ulmus parvifolia</i>	Chinese elm	18	40	25r	R	—	N
20	<i>Podocarpus henkelii</i>	long-leaved yellowwood	5 @ 3.5'	12	3r	R	—	N
21	<i>Ficus microcarpa</i>	Indian laurel fig	7	15	6r	R	—	N
22	<i>Ficus microcarpa</i>	Indian laurel fig	4	15	5r	R	—	N
23	<i>Ficus microcarpa</i>	Indian laurel fig	6	18	6r	R	—	N
24	<i>Podocarpus henkelii</i>	long-leaved yellowwood	5	20	3r	R	—	N
25	<i>Ptilosporum tobra</i>	tobra	6.4+	15	10r	R	—	N
26	<i>Chamaerops humilis</i>	Mediterranean fan palm	6.6+	13 BTF	16SE	R	—	N
27	<i>Callistemon viminalis</i>	weeping bottlebrush	7.7,6+	15	14r	R	—	N
OP28*	<i>Ficus microcarpa</i>	Indian laurel fig	-7	18	15NNE	R	—	N
OP28*	<i>Ulmus parvifolia</i>	Chinese elm	-9	30	16SE	R	—	N
30	<i>Acacia salowiana</i>	pineapple guava	3.2,2+	12	7r	R	—	N
OP31*	<b><i>Fraxinus uhdei</i></b>	<b>shamel ash</b>	>25	60	24SE	R	M	N
OP32*	<b><i>Fraxinus uhdei</i></b>	<b>shamel ash</b>	>25	60	24SE	R	M	N
33	<i>Lagerstroemia indica</i>	crape myrtle	4.5	18	8r	R	—	N
34	<i>Lagerstroemia indica</i>	crape myrtle	4	18	8r	R	—	N
35	<i>Unknown fruit tree species</i>	Unknown fruit tree species	4.4	15	5r	R	—	N
36	<i>Ulmus parvifolia</i>	Chinese elm	>30 @ grade	35	16SE	R	S	N
37	<b><i>Pinus canariensis</i></b>	<b>Canary island pine</b>	32	75	22r	R	S	N
OP38*	<b><i>Pinus halapensis</i></b>	<b>Leppo pine</b>	>25	75	28N	R	S	N
39	<i>Prunus caroliniana</i>	Carolina cherry	10 @ 4'	25	23W	R	—	N
40	<i>Prunus caroliniana</i>	Carolina cherry	5	25	10S	R	—	N
41	<i>Carya illicensis</i>	pecan	11.5	30	30W	R	—	N
OP42*	<i>Eucalyptus polyanthemos</i>	silver dollar gum	-18	40	10NW	R	—	N
43	<b><i>Morus alba</i></b>	<b>white mulberry</b>	25 @ 18"	28	25r	R	M	N
44	<i>Fraxinus uhdei</i>	shamel ash	6	35	6r	R	—	N
45	<i>Fraxinus uhdei</i>	shamel ash	16	50	15r	R	—	N
46	<i>Fraxinus uhdei</i>	shamel ash	15	55	15r	R	—	N
47	<i>Fraxinus uhdei</i>	shamel ash	13	50	15r	R	—	N
OP48*	<i>Washingtonia robusta</i>	Mexican fan palm	15	45 BTF	6r	R	—	N
49	<i>Fraxinus uhdei</i>	shamel ash	10	30	10r	R	—	N
50	<i>Fraxinus uhdei</i>	shamel ash	7	35	16SE	R	—	N
51	<i>Araucariox gracillior</i>	fern pine	9 @ 3.5'	25	6r	R	—	N
52	<i>Araucariox gracillior</i>	fern pine	8 @ 3.5'	25	5r	R	—	N
53	<i>Araucariox gracillior</i>	fern pine	8 @ 3.5'	25	5r	R	—	N
54	<i>Araucariox gracillior</i>	fern pine	8 @ 3.5'	25	5r	R	—	N
55	<i>Araucariox gracillior</i>	fern pine	9 @ 3.5'	25	5r	R	—	N
56	<i>Araucariox gracillior</i>	fern pine	8.5 @ 3.5'	25	5r	R	—	N
57	<i>Araucariox gracillior</i>	fern pine	9 @ 3.5'	25	5r	R	—	N
58	<i>Araucariox gracillior</i>	fern pine	9 @ 3.5'	25	5r	R	—	N
59	<i>Araucariox gracillior</i>	fern pine	9 @ 3.5'	25	5r	R	—	N
60	<i>Araucariox gracillior</i>	fern pine	8.6 @ 4'	25	5r	R	—	N
61	<i>Araucariox gracillior</i>	fern pine	7	25	5r	R	—	N
62	<i>Araucariox gracillior</i>	fern pine	11 @ 3.5'	25	6r	R	—	N

<sup>1</sup> Tree number should match number on the site plan. Show tree location on site plan. Include all street trees and trees in public rights-of-way.  
<sup>2</sup> Diameter at breast height (DBH) measured at 4 1/2 feet above the point where the trunk meets the ground.  
<sup>3</sup> Height is estimated in feet - brown trunk feet (BTF) for palms, spread of canopy is estimated in feet in four compass directions (NESW) or as a radius indicated by r.  
 \* Protection status: N indicates a native tree; S indicates a protected tree of specimen size; L indicates a landmark tree; M indicates a non-native or non-protected tree that is ≥ 19" DBH.  
 \* No tag

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**TREE PROTECTION PLAN**  
**801 S SAN RAFAEL AVE**