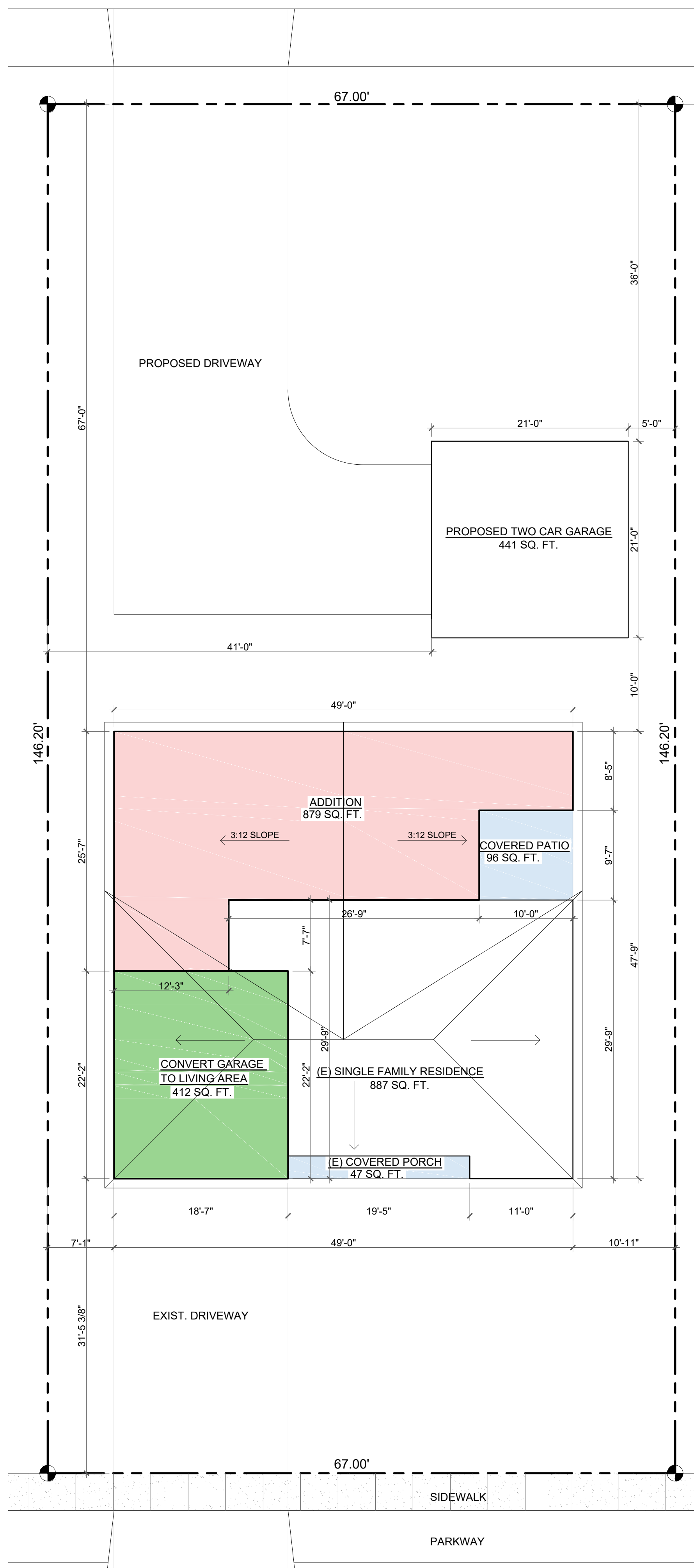
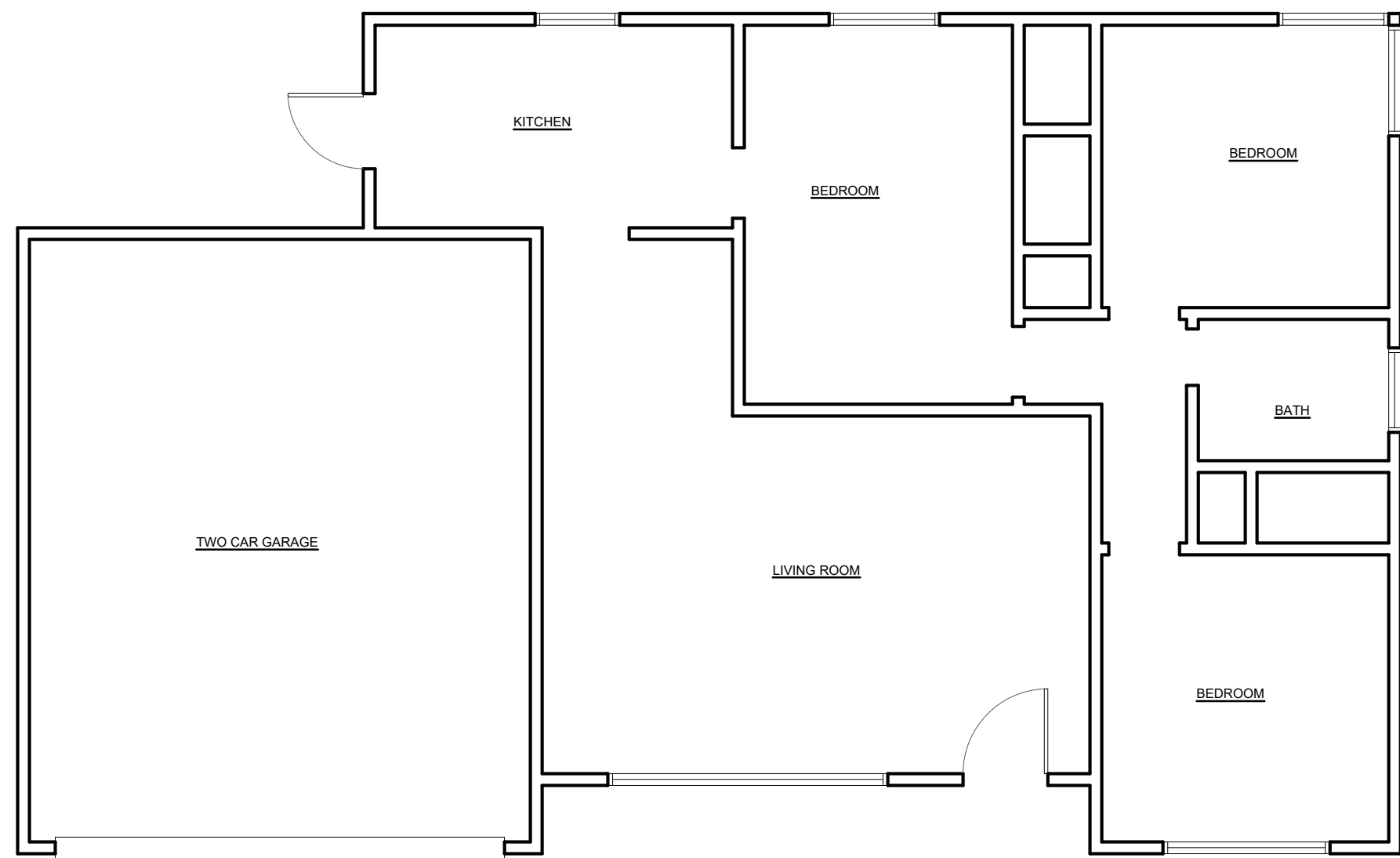


NOTE:  
 FENCES WALL GATES, MECHANICAL EQUIPMENT, DETACHED ACCESSORY STRUCTURES UNDER SEPARATE REVIEW AND PERMIT  
 ALL NEW EXTERIOR MECHANICAL EQUIPMENT, EXCEPT SOLAR COLLECTORS, SHALL BE SCREENED OR LOCATED OUT OF VIEW FROM PUBLIC RIGHTS-OF-WAY (NOT INCLUDING FREEWAYS).  
 PAVING WITHIN SETBACK AREAS SHALL NOT EXCEED SIX INCHES MAX ABOVE EXISTING GRADE



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

ABBREVIATION		PROJECT INFO	
<b>A</b>	A/C, ACQUIS. (OR AC. T), ADDJ., ADJ., ALJ.M., ALJ., ANOD., APPROX., ARCH., AUTO., A.V.G., A.F.F., A.F.G.	<b>L</b>	LAM., LAMINATE
<b>B</b>	BD., BLDG., BRKT., BRZ., BSMT.	<b>M</b>	MAINT., MAX., MECH., MET., MEZZ., MFR., MGR., MIN., MIS., MTD., MULL., M.T.H., M.W.
<b>C</b>	CAB., C.C., CER., C.G.K., C.L.C., C.M.U., CLOS., CLR., CLR. OPG., COL., CON.C., CONN., CONST., CONT., CORR., CTR., C.W., C.B.W.	<b>N</b>	(N) NORTH, NEG. NEW, N.I.C. NOT IN CONTRACT, NO.(CR#) NUMBER, N.T.S. NOT TO SCALE
<b>D</b>	D.A., DR., DEPT., D.F., DIA., DIM., DIV., DR., DRG., DRW.	<b>O</b>	O.A. OVERALL, O.C. ON CENTER, O.D. OUTSIDE DIAMETER, OFF. OFFICE, O.P.H. OPPOSITE HAND, O.P.N.G. OPENING, O.P.P. OPPOSITE, ORIG. ORIGINAL
<b>E</b>	(E), ELEC., EL., ELEV., ENGR., EQ., EXH., EXIST., EXPAN., EXT., ELECT.	<b>P</b>	PART. BO. PARTI. BOARD, P. LAM. PLASTIC LAMINATE, PLAS. PLASTER, PLY. PLYWOOD, PNL. PANEL, PR. PREFABRICATED, PROJ. PROJECT, P.T.M. PAINT TO MATCH, PTN. PARTITION, PTD. PAINTED
<b>F</b>	F, ALM., FABR., FIRE EXTINGUISHER, F.E.C., F.F., F.H.C., FIN., FLR., FLUOR., F.O.C., F.O.F., F.O.G., F.O.W., FR., F.S., FT., F.F., FURR.	<b>Q</b>	QUAL. QUALITY, QUAN. QUANTITY
<b>G</b>	GA., GEN., G.C., GL., GYP., GYP. BD., G.W.	<b>R</b>	RE. RELOCATE, R. REMOVE, R/A RETURN AIR, RAD. RADIUS, RECEPT. RECEPTION, REFL. REFLECTED, REN. REINFORCED, RESIL. RESILIENT, REQD. REQUIRED, R.H. RIGHT HANDED, RM. ROOM, RND. ROUND, R.O. ROUGH OPENING, REV. REVISION
<b>H</b>	HW., HWWD., HGT., H.M., HORIZ., HVAC., H.W., I., I.D., INCL., INFO., INCAN.	<b>S</b>	(S) SOUTH, S.C. SOLID CORE, SCHED. SCHEDULE, SECT. SECTION, SHT. SHEET, SIM. SIMILAR, SQ. SQUARE, SF.(OF /) SQUARE FEET, S.S. STAINLESS STEEL, STA. STATION, STD. STANDARD, STRUC. STRUCTURAL, SUSP. SUSPEND(ED), SYM. SYMMETRICAL, SYS. SYSTEM, SPL. SPLASH
<b>I</b>	I.D., INCL., INFO., INCAN.	<b>T</b>	TC. TOP OF CURB, TP. TOP OF PAVEMENT, TSL. TOP OF SLAB, TST. TOP OF STEEL, T.W. TOP OF WALL, T&B TOP AND BOTTOM TECHNICAL, TEL. TELEPHONE, TEMPD. TEMPERED, TEMP. TEMPORARY, TEMP. GL. TEMPERED GLASS, THK. THICKNESS, TYP. TYPICAL
<b>J</b>	JAN.	<b>U</b>	U.L. UNDERWRITERS LABORATORY, UTIL. UTILITY, U.O.L. UNLESS OTHERWISE NOTED
		<b>V</b>	VERT. VERTICAL, VEST. VESTIBULE, V.I.F. VERIFY IN FIELD, VOL. VOLUME, VCT. VERIFY, VCT. VINYL COMP. TILE
		<b>W.</b>	(W) WEST, W/ WITH, W.C. WALL COVERING, W.D. WOOD, W.D.W. WINDOW, W.H. WATER HEATER, W/O WITHOUT, W/S. WEATHERSTROPPING, WT. WEIGHT

PROJECT INFO	
OWNER:	DSTRKT ESTATES
JOB ADDRESS:	544 PEPPER ST PASADENA, CA
DESIGNER:	JEROME HUNTER 5951 PICKFORD ST LOS ANGELES, CA TEL. 323.547.2438
PROJECT DATA	
APN:	5727-007-008
CONST. TYPE:	TYPE V - NON RATED (NON SPRINKLED)
GOVERNING CODE:	2019 CBC, CRC,CEC,CMC,CPC, CGBSC AND CA ENERGY CODE
ZONING:	RS-1
PROJECT DESCRIPTION:	REMODEL EXIST KITCHEN, LIVING & DINING ROOM, RELOCATE EXISTING BEDROOMS AND BATH, ADD TWO NEW BATHS AND POWDER ROOM, BUILD NEW TWO CAR DETACHED GARAGE
OCCUPANCY GROUP	R-3/U
STORIES:	1
NUMBER UNITS:	2
LOT SQ. FT. =	9,812 SQ. FT.
MAX. GROSS FLR AREA =	2,943.6 SQ. FT.
MAX. LOT COVERAGE =	3,432.2 SQ. FT.
EXIST. SFD	887 SQ. FT.
ADDITION	1,291 SQ. FT.
NEW TWO CAR GARAGE =	441 SQ. FT.
TOTAL FLR AREA =	2,178 SQ. FT.
COVERED PORCH & PATIO =	143 SQ. FT.
TOTAL LOT COVERAGE =	2,762 SQ. FT.
SHEET INDEX	
SHEET #	TITLE
T1.0	COVER SHEET
G1.0	GENERAL NOTES
G2.0	WINDOW & DOOR SCHEDULE
G3.0	GREEN NOTES
A1.0	FLOOR & ELEC. PLAN
A2.0	EXTERIOR ELEVATIONS
S1.0	FOUNDATION PLAN & DETAILS
S2.0	FRAMING PLAN & DETAILS
D1.0	DETAILS
M1.0	TITLE 24
A1.1	GARAGE PLAN
A1.2	GARAGE PLAN

SYMBOL	
	BUILDING SECTION REFERENCE
	GRID COORDINATION
	DETAIL REFERENCE
	ELEVATION SYMBOL
	KEYNOTE
	DELTA (CHANGE) LETTER=ADDENDUM NUMBER=PLAN CHECK
	DOOR TYPE
	WINDOW TYPE

**FIRE DEPARTMENT NOTES**

1. STORAGE OF CONSTRUCTION MATERIALS IN THE PUBLIC RIGHT OF WAY IS NOT PERMITTED. IN TIME OF HIGH FIRE HAZARD IN BRUSH AREAS, TEMPORARY FIRE PROTECTION OF THE CONSTRUCTION MATERIALS MAY BE REQUIRED

CLASS A COMPOSITE SHINGLE  
 ROOF COVERING  
 METAL BRISTTOP OR 3/8" WIDE  
 72 # MINERAL-SURFACED  
 NONPERFORATED CAP SHT  
 (ASTM D3959)  
 G.I. FLASHING  
 2X CONTINUOUS  
 7/8" EXTERIOR STUCCO FINISH (MIN.)  
**ONE HOUR EAVE**

DESIGNER  
 JEROME HUNTER  
 5951 PICKFORD ST  
 LOS ANGELES, CA  
 TEL. 323.547.2438  
 ICAD4U2@AOL.COM

PROJECT COORDINATOR

Owner  
 DSTRKT ESTATES

No/Revisions Date

Job Name / Address  
 DSTRKT ESTATES  
 544 PEPPER ST  
 PASADENA, CA

Sheet Title  
 PLOT PLAN

Job No.  
 544 PEPPER

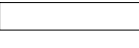


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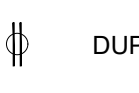


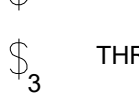
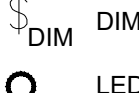

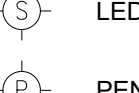
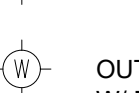
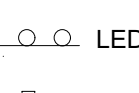


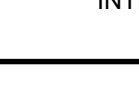
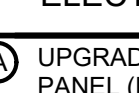
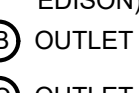
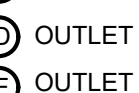
CONSTRUCTION LEGEND

-  EXISTING WALL TO REMAIN
-  NEW WALL
-  NEW WALL W/ R-13 INSULATION

CONSTRUCTION NOTES

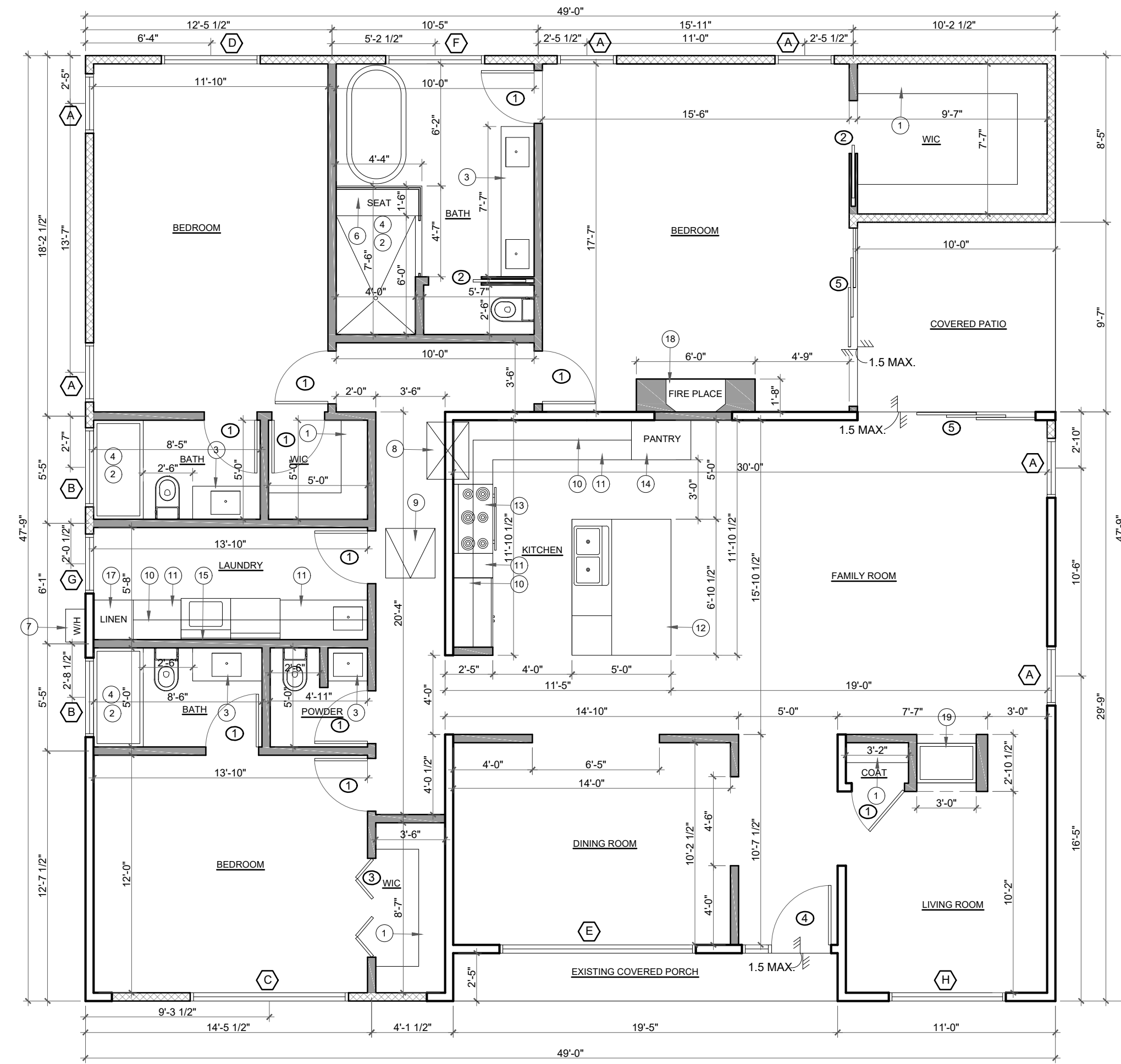
- 1 SHELF AND CLOTHES UNITS AND CABINETS
- 2 SHOWER/ TUB SHOWER SHALL BE FINISHED TO 72" ABOVE DRAIN INLET OF APPROVED MOISTURE RESISTANT MATERIALS. GLASS ENCLOSURE DOORS AND PANELS SHALL BE TEMPERED OR APPROVED PLASTIC
- 3 1'-8" DEEP WOOD BASE CABINET W/ DRAWERS AND COUNTERTOP AND BACKSPLASH
- 4 SHOWER AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
- 5 PROVIDE ULTRA FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- 6 14" DEEP SHOWER SEAT 18" A.F.F.
- 7 WALL MOUNTED TANKLESS WATER HEATER
- 8 NEW HVAC W/ FAU IN ATTIC
- 9 NEW 30" X 30" ATTIC ACCESS  
ACCESS NOT OVER 20' FROM EQUIPMENT. PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED. UNOBSTRUCTED 30"x30" PASSAGEWAY WITH 24" WIDE SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND CONTROLS. UNOBSTRUCTED WORK SPACE 30" IN DEPTH AND 30" WIDTH IN FRONT OF THE EQUIPMENT. ELECTRICAL OUTLET AND LIGHT WITH SWITCH AT ACCESS PROVIDED NEAR EQUIPMENT.)
- 10 1'-0" DEEP WOOD WALL MOUNTED CABINET
- 11 2'-0" DEEP WOOD BASE CABINET W/ DRAWERS AND GRANITE / EQUAL COUNTERTOP
- 12 KITCHEN ISLAND W/ 2'-0" DEEP BASE CABINET FACING BOTH WAYS W/ 5'-0" COUNTER TOP
- 13 OVEN HOOD (100 CFM TO OUTSIDE)
- 14 2'-0" DEEP FULL HEIGHT PANTRY CABINETS
- 15 RUN 4" DIA EXHAUST VENT UNDER FLOOR TO OUTSIDE FOR CLOTHES DRYER NOT TO EXCEED
- 16 MAXIMUM FLOWRATE SET BY THE STATE:  
WATER CLOSET 1.28 GPM  
SHOWER HEAD 2.0 GPM  
LAVATORY FAUCETS 1.2 GPM  
KITCHEN FAUCETS 1.8 GPM
- 17 2'-0" DEEP FULL HEIGHT LINEN CABINET
- 18 SUPERIOR - DRL3000 GAS DIRECT VENT FIREPLACE FIREPLACE - UL# CGA2.22
- 19 SUPERIOR - DRT35ST GAS DIRECT VENT FIREPLACE FIREPLACE - UL# CGA2.22

ELECTRICAL LEGEND

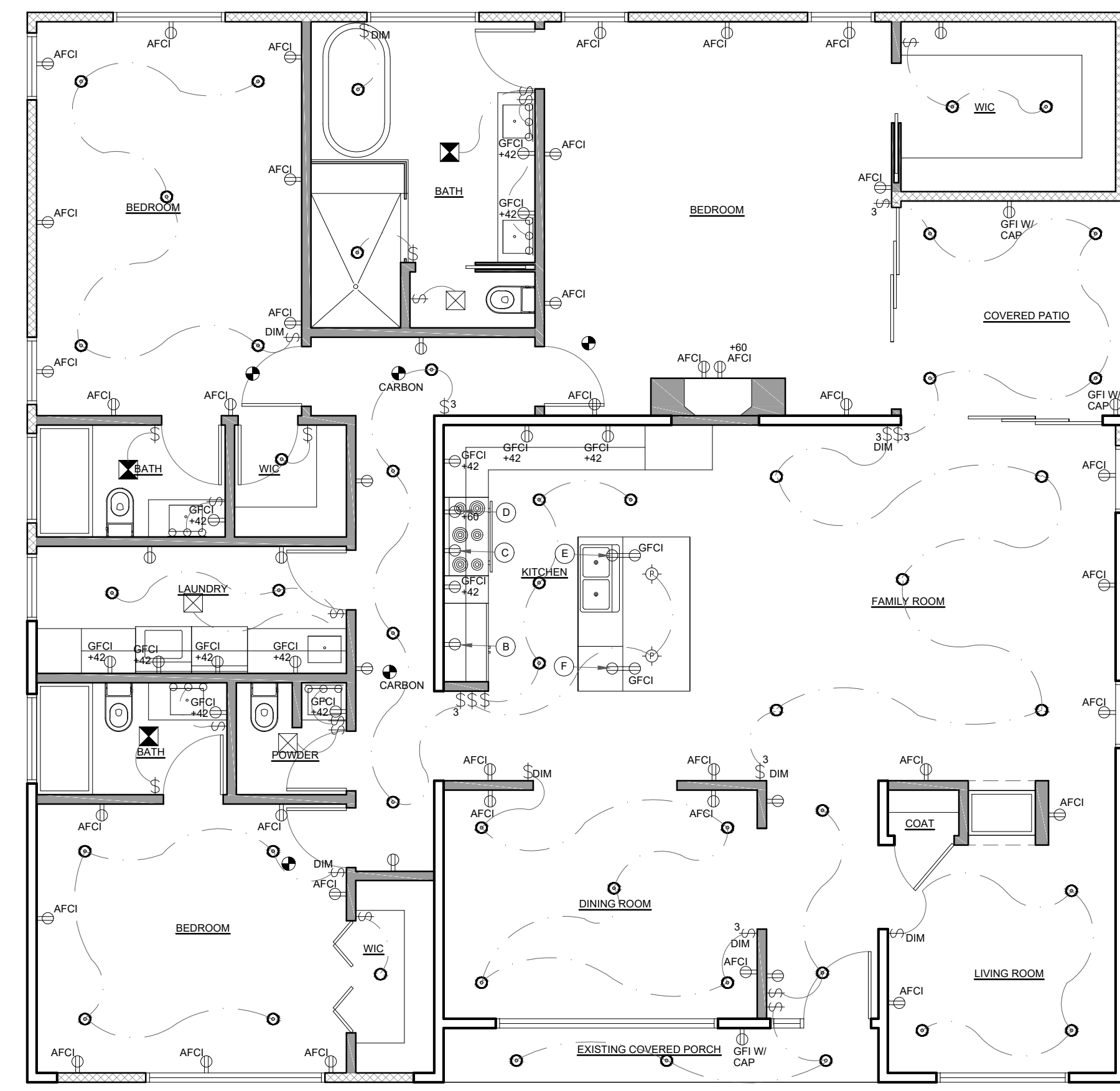
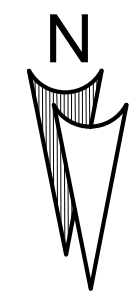
-  DUPLEX ELECTRICAL OUTLET
- G.F.I. GROUND FAULT INTERRUPTERS
- S.C. SEPARATE CIRCUIT
- A.F.C.I. ARC-FAULT CIRCUIT INTERRUPTER
-  VENTILATION FAN (50 CFM MIN. CAPACITY & VENT TO OUTSIDE W/ HUMIDISTAT CONTROLLER & FLOURESCENT LIGHT
-  VENTILATION FAN (50 CFM MIN. CAPACITY & VENT TO OUTSIDE W/ FLOURESCENT LIGHT
-  SINGLE SWITCH
-  THREE WAY SWITCH
-  DIMMER SWITCH
-  LED RECESSED DOWNLIGHT
-  LED 4" RECESSED DOWNLIGHT
-  LED CEILING MOUNTED LIGHT FIXTURE
-  PENDANT MOUNTED LIGHT FIXTURE
-  OUTDOOR WALL MOUNTED LIGHT W/ DUSK TO DAWN
-  LED VANITY LIGHT FIXTURE
-  GARDEN LIGHT
-  SMOKE DETECTOR HARDWARE W/ BATTERY BACK-UP & INTERCONNECTED
-  SMOKE DETECTOR & CARBON MONOXIDE - HARDWARE W/ BATTERY BACK-UP & INTERCONNECTED

ELECTRICAL NOTES

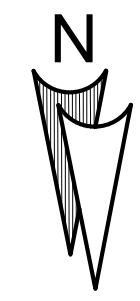
- A UPGRADE EXIST ELEC PANEL W/ NEW 200 AMP PANEL (LOCATION TO BE DETERMINED BY EDISON)
- B OUTLET FOR REF.
- C OUTLET FOR OVEN
- D OUTLET FOR MICROWAVE / HOOD
- E OUTLET FOR GARBAGE DISPOSAL
- F OUTLET FOR DISHWASHER
- G OUTLET FOR WASHER/DRYER
- H OUTLET FOR TANKLESS WATER HEATER



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



PROPOSED ELEC. PLAN  
SCALE: 3/16"=1'-0"



Owner  
DSTRKT ESTATES

No/Revisions Date  
△ ... ..

Job Name / Address  
DSTRKT ESTATES  
544 PEPPER ST  
PASADENA, CA

Sheet Title  
FLOOR AND ELEC. PLAN

Job No.  
544 PEPPER

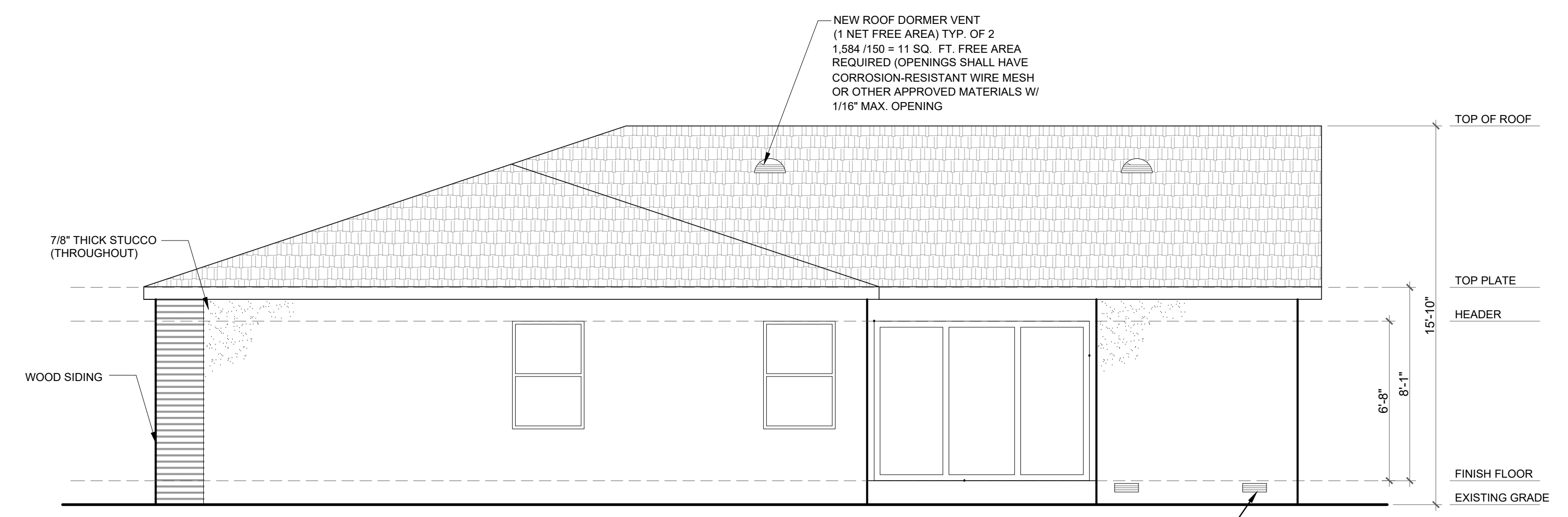
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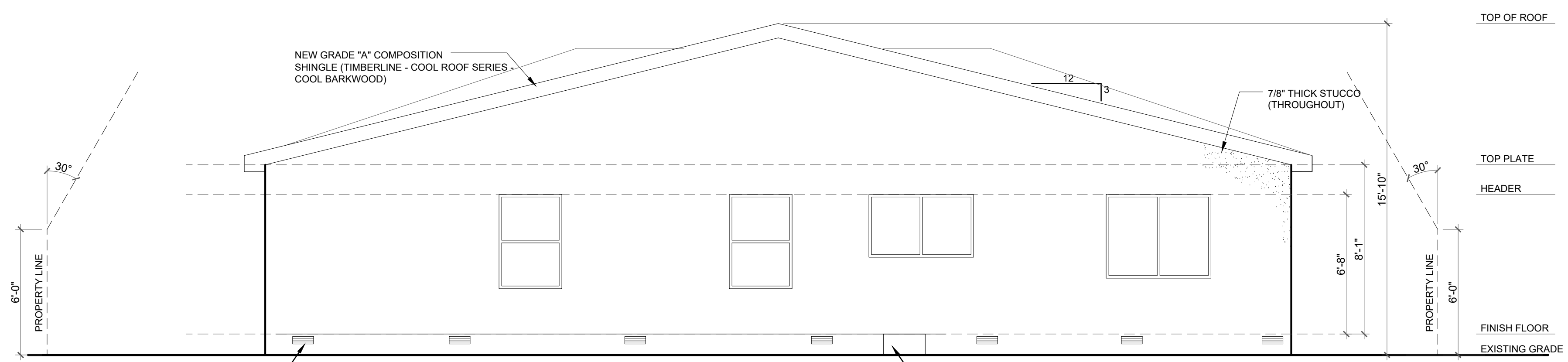


**NORTH ELEVATION**  
 SCALE: 3/16"=1'-0"



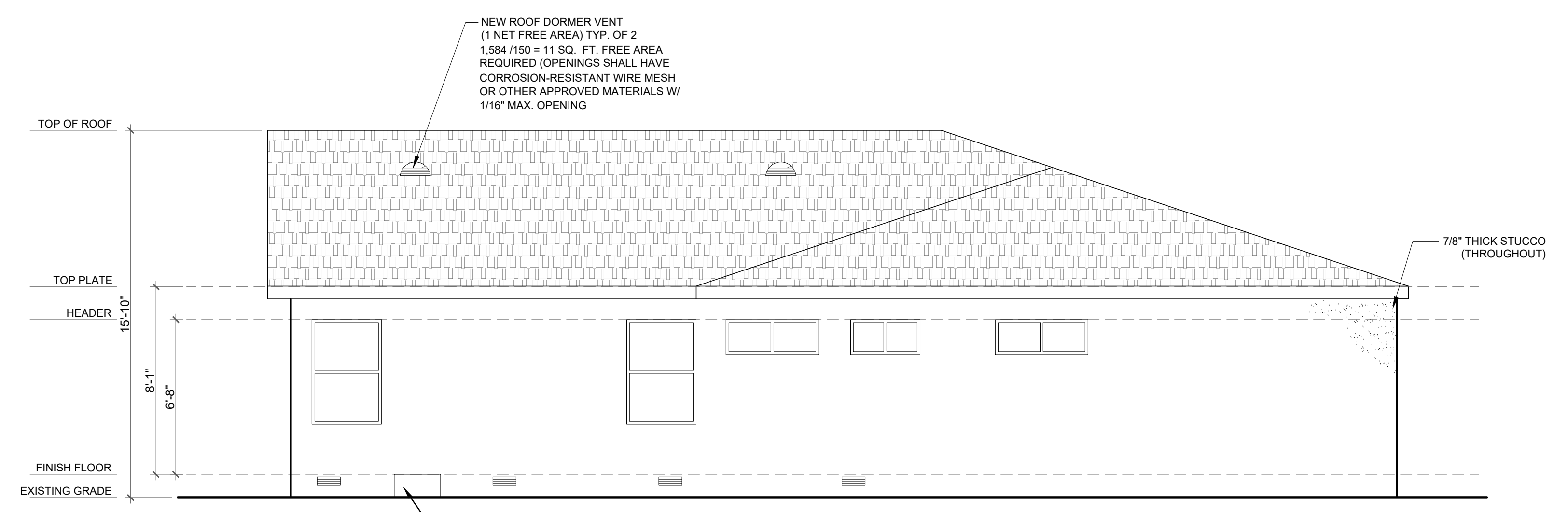
**WEST ELEVATION**  
 SCALE: 3/16"=1'-0"

16X4 FOUNDATION VENT  
 1,649/150 = 11 SQ. FT. FREE AREA (1,584 SQ. INCH)  
 4X16 VENT = 64 SQ. INCH  
 1,584/64 = 25 VENTS REQUIRED  
 (OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR APPROVED MATERIAL W/ 1/8" MIN. AND 1/4" MAX.)



**SOUTH ELEVATION**  
 SCALE: 3/16"=1'-0"

16X4 FOUNDATION VENT  
 1,649/150 = 11 SQ. FT. FREE AREA (1,584 SQ. INCH)  
 4X16 VENT = 64 SQ. INCH  
 1,584/64 = 25 VENTS REQUIRED  
 (OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR APPROVED MATERIAL W/ 1/8" MIN. AND 1/4" MAX.)



**EAST ELEVATION**  
 SCALE: 3/16"=1'-0"

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 PASADENA, CA

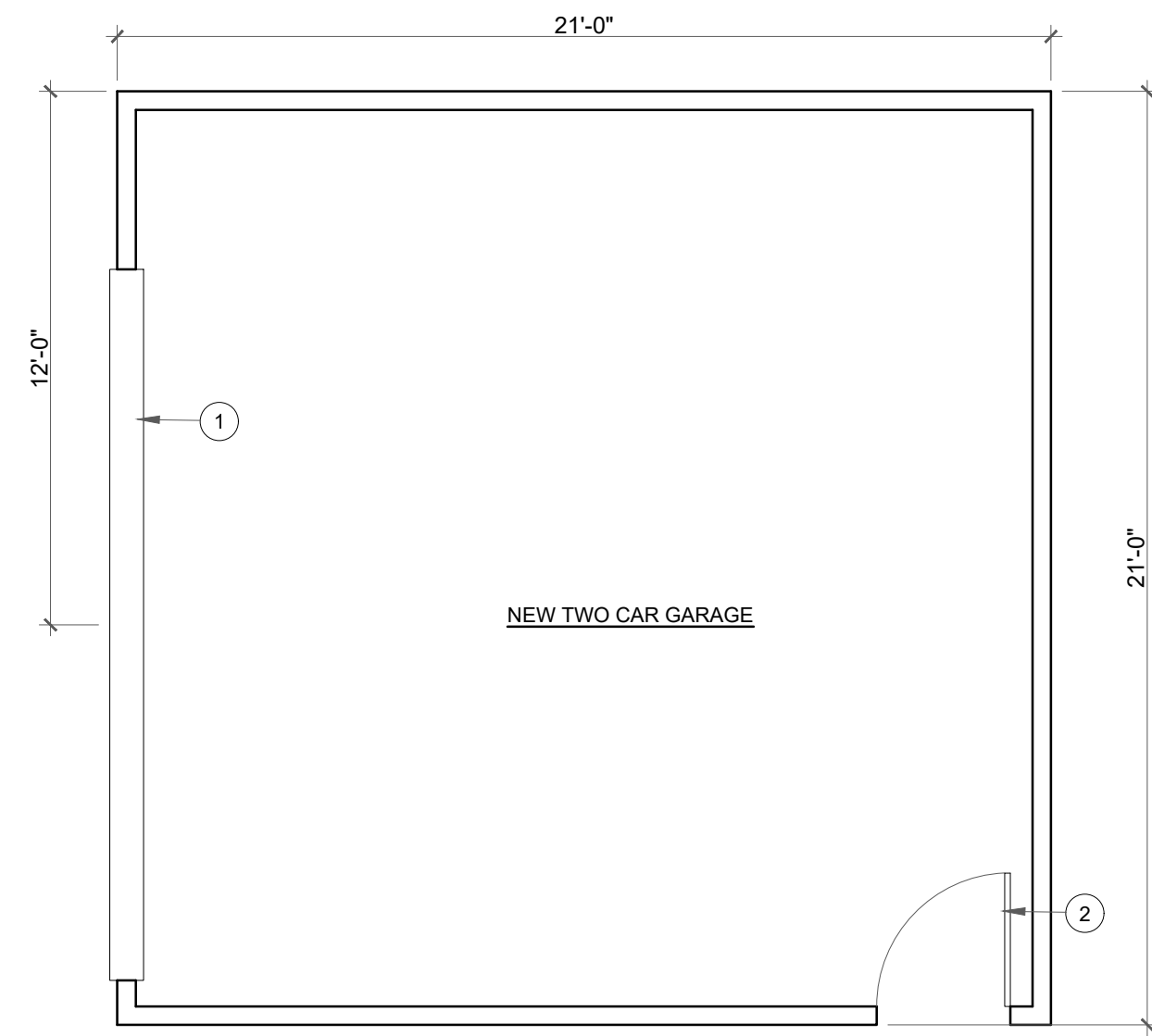
Sheet Title  
 FRONT UNIT FLOOR PLAN  
 EXTERIOR ELEVATIONS

Job No.  
 544 PEPPER

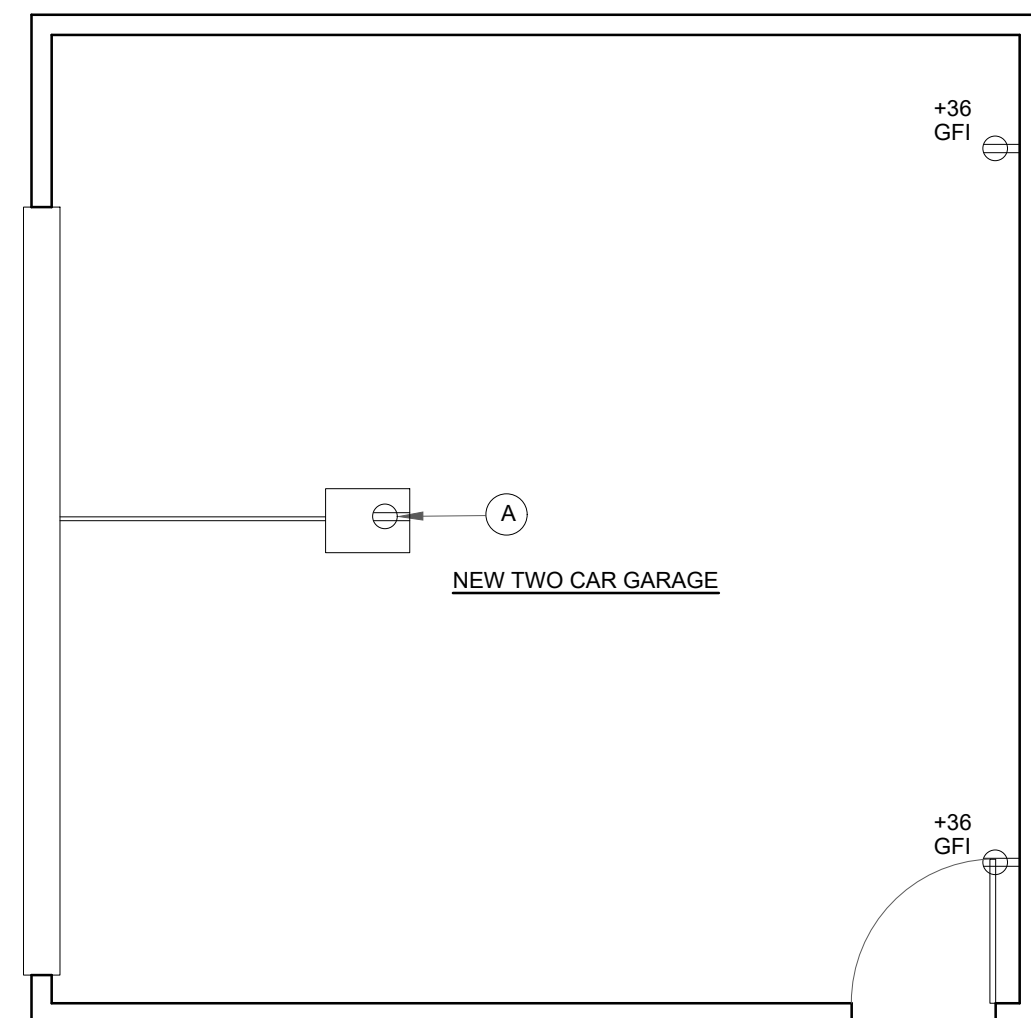
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**GARAGE PLAN**  
SCALE: 1/4"=1'-0"



**GARAGE ELEC. PLAN**  
SCALE: 1/4"=1'-0"



**CONSTRUCTION LEGEND**

NEW 2X4 STUD @ 16" O.C. WALL

**CONSTRUCTION NOTES**

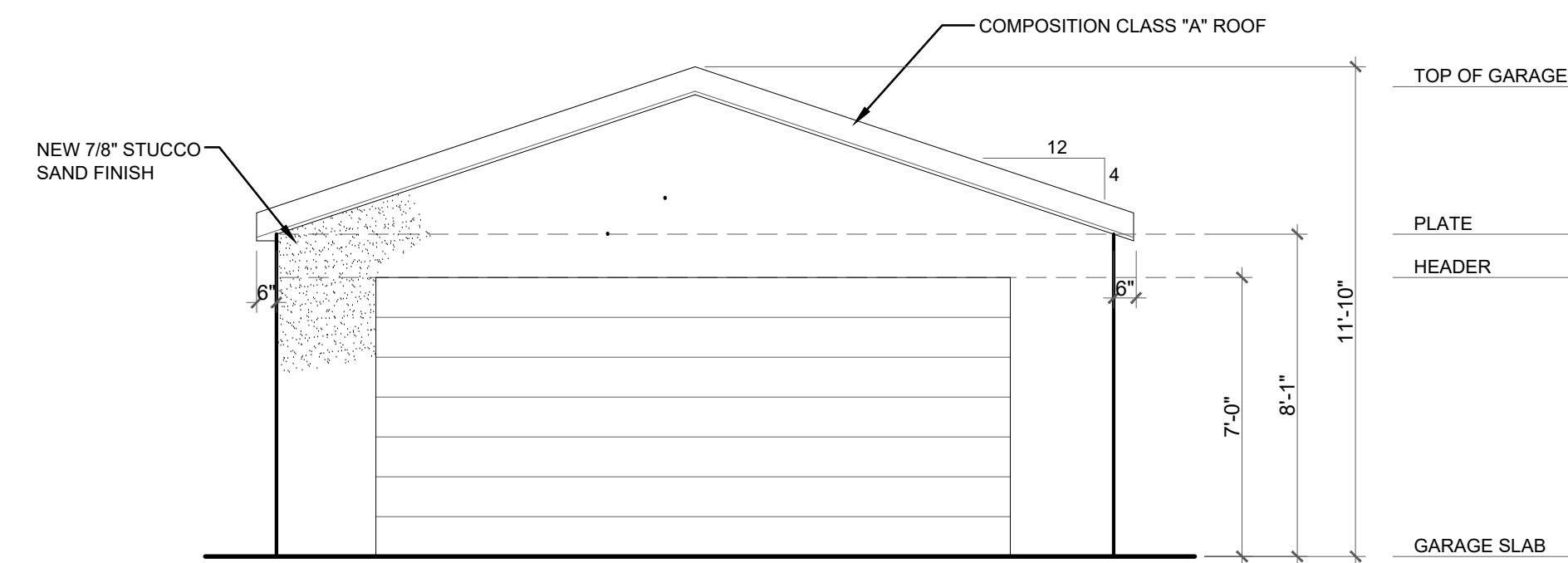
- ① 16'-0" WIDE GARAGE DOOR
- ② 3'-0" W X 6'-8" H SOLID WOOD EXTERIOR DOOR

**ELECTRICAL LEGEND**

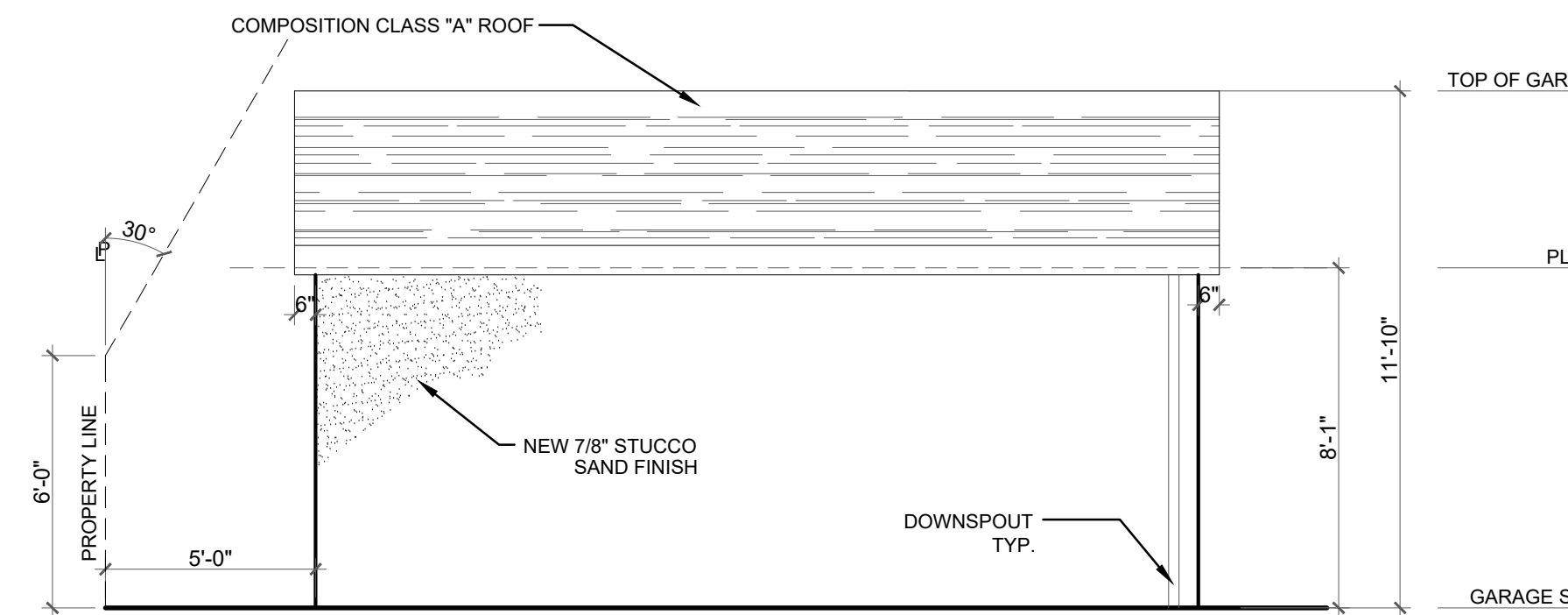
- ⏻ DUPLEX ELECTRICAL OUTLET
- G.F.I. GROUND FAULT INTERRUPTERS
- ⏻ SINGLE SWITCH

**ELECTRICAL NOTES**

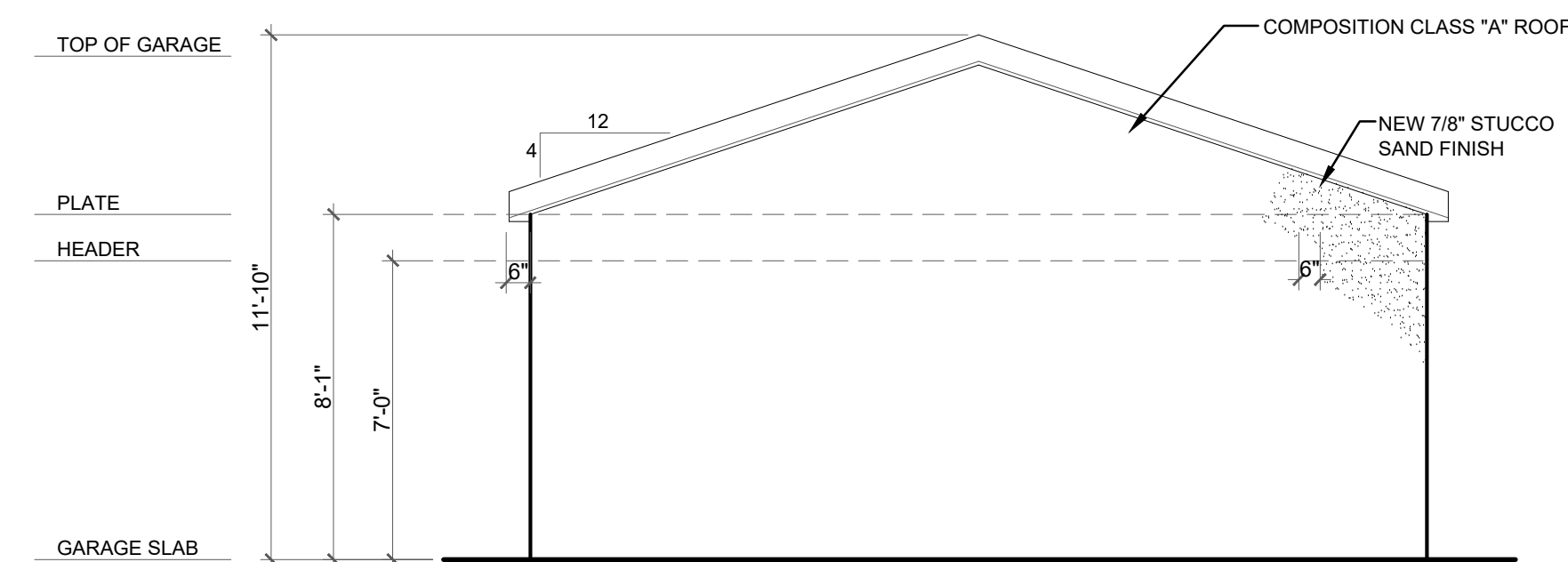
- Ⓐ GARAGE DOOR OPENER / W LIGHT



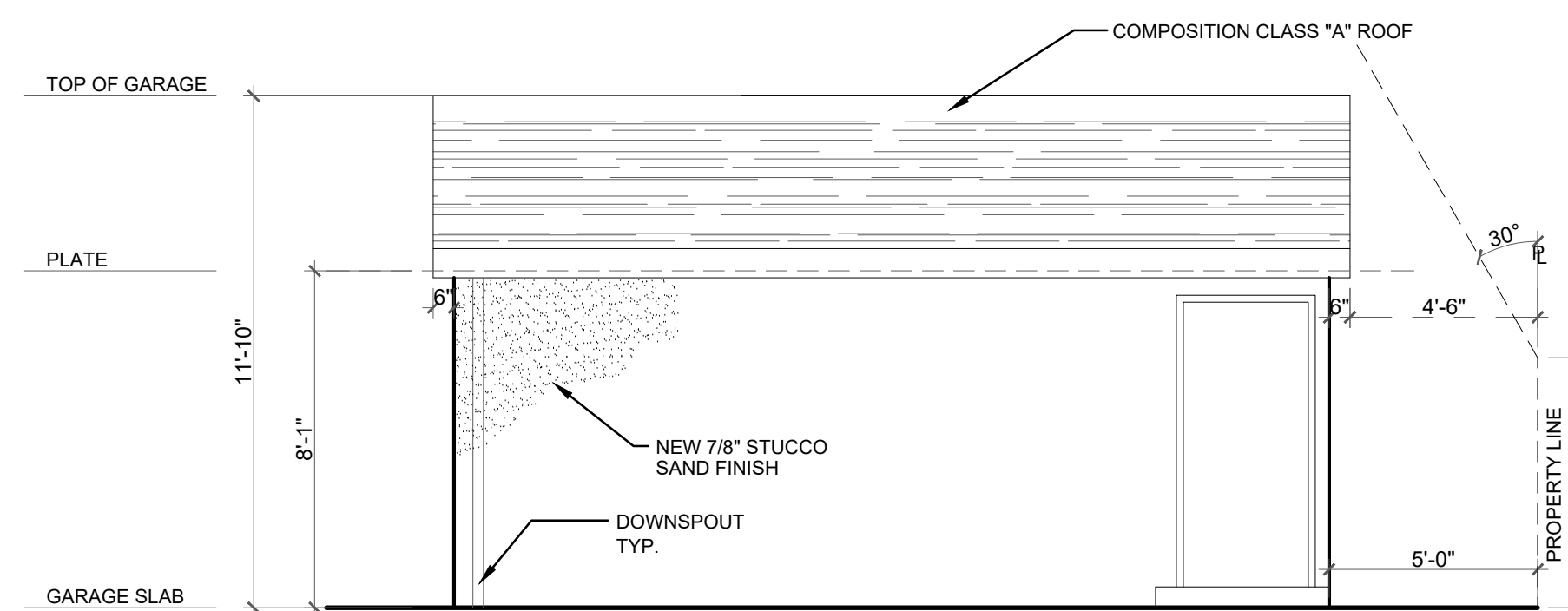
**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

DESIGNER  
JEROME HUNTEF

1204 W GARDENA BLVD SU  
GARDENA, CA 90247

TEL: 310.327.2504  
FAX: 310.532.6899  
ICAD4U2@AOL.COM

PROJECT COORDINATOR

Owner  
DSTRKT ESTATES

No/Revisions      Date

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Job Name / Address  
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544 PEPPER ST  
PASADENA, CA

Sheet Title  
GARGAGE PLAN

Job No.  
544 PEPPER

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Scale      Sheet No.  
NOTED      A1.1

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