



**City of South Pasadena
Planning and Community
Development Department**

Memo

Date: August 31, 2020

To: Chair and Members of the Design Review Board

From: Joanna Hankamer, Planning and Community Development Director
Kanika Kith, Planning Manager

Prepared By: Malinda Lim, Associate Planner

Re: September 3, 2020 Design Review Board Meeting Item No. 2 – Revision to
Development Plans for 845 Rollin Street (Project No. 2251-HDPD/DRX/TRP)

The Applicant's architect provided updated development plans to include the exterior materials and chimney on the existing elevations of the home. This is included as **Attachment 1**.

Attachments:

1. Revised Development Plans

ATTACHMENT 1

Revised Development Plans

NOTES:

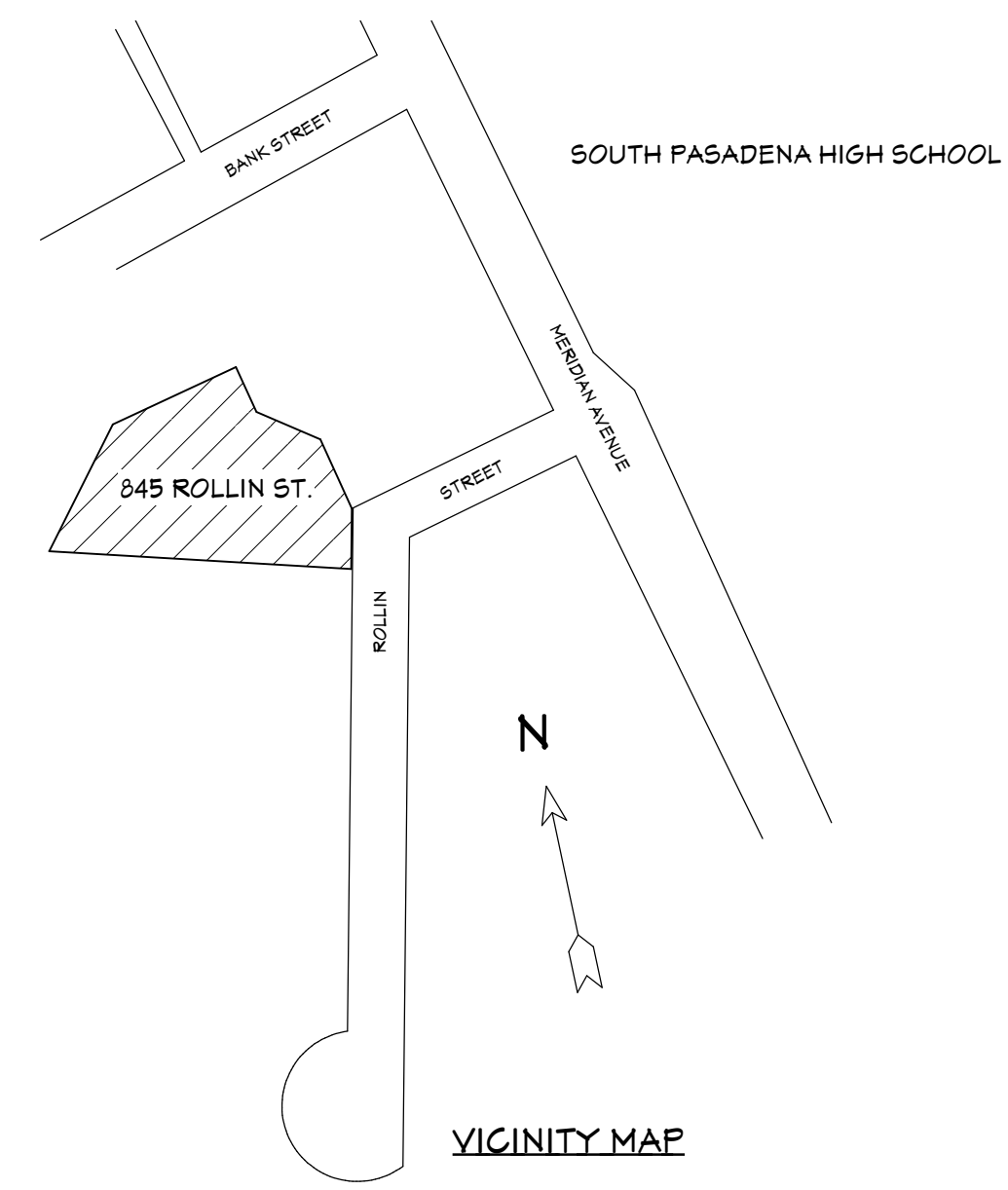
ALL NEW WORK SHALL COMPLY WITH THE 2016 COUNTY OF LOS ANGELES RESIDENTIAL CODE, CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, AND THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY AMENDMENTS.

THE STRUCTURAL DESIGN OF THE PROPOSED CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE 2016 LOS ANGELES COUNTY BUILDING CODE.

ALL WORK SHALL CONFORM TO ALL 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.

- Anchor bolts shall be 5/8" dia. X 10" long, embedded 7" into concrete and spaced at 4' o. c. with 3" x 3" x .224" plate washers placed between the foundation sill plate and the nut. Minimum 2 a. b. per piece, located not more than 12 inches or less than 4 inches from the end less than 7 bolt diameters from the end of each piece.
Hold down anchors must be tied in place prior to foundation inspection.
All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth and sills that rest on concrete or masonry foundations, shall be naturally durable or preservative-treated wood. Field-cut ends, notches and drilled holes of preservative-treated wood shall be field-treated per ANPA M4
- All footings shall be founded in undisturbed natural soil, per code.
Expansive soil requirements:
If soil is found to be expansive, the footings must meet the following minimum requirements:
Depth of footings below the natural and finish grades shall not be less than 18 inches for exterior and 18" for interior footings.
Exterior walls and interior bearing walls shall be supported on continuous footings.
Footing shall be reinforced with minimum four 1/2" diameter deformed reinforcing bars.
Two bars shall be placed 4 inches of the bottom of the footing and two bars within four inches of the top of the footing.
The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing concrete.
Concrete slabs on grade shall be placed on a 4 inch coarse aggregate or a 2 inch sand bed covered moisture barrier membrane.
The slabs shall be at least 3-1/2 inches thick and shall be reinforced with # 4 bars spaced at intervals not exceeding 16" each way.
If adverse soil conditions are encountered, a soils investigation report may be required.
 - Minimum concrete strength: F'c = 2,500 psi @ 28 days
 - Reinforcing Steel: Fy 60,000 psi
- Enclosed attics and enclosed rafter spaces shall have cross ventilation for each separate space. The net ventilating area shall have a net area of not less than 1 sq. ft. for each 150 sq. ft. of the ventilated space.
Vents shall be screened with galvanized wire mesh, wire cloth or other similar corrosion resistant material with openings not less than 1/16" nor more than 1/4"
A minimum of 1" shall airspace shall be provided between insulation and roof sheathing.
Unvented attic assemblies shall meet all the conditions in section R06.4.
Underfloor (Crawl space) shall be ventilated. The net ventilating area shall have a net area of not less than 1 sq. ft. for each 150 sq. ft. of the ventilated space. Foundation vents shall be of galvanized metal and have corrosion -resistant wire mesh with 1/8" minimum and 1/4" maximum opening.
- All nailing shall be in accordance with CRC Table R602.3 (1) and/or (2).
- An approved seismic Gas Shut-off valve shall be installed on the downstream side of the utility meter and shall be rigidly attached to the exterior of the building or structure containing the fuel gas piping.
- LUMBER AND PLYWOOD (See Structural drawings for additional information):
Grade and size: All structural Lumber shall be S4S Douglas Fir of the following grades unless otherwise noted on the framing plans
Studs, plates and Blocking: Standard
Joists and Planks 2" to 4" wide and deeper: No. 2
Beams and stringers: No. 1
Posts and timbers: No. 1
Plywood shall be Structural I or CDX grade (with exterior type glue) and shall conform to PS 1 45.
Each sheet shall be identified by a registered stamp or brand of the A. P. A.
- All metal rough hardware shall be: "Simpson".
- Utilize common or galvanized box nails for all diaphragm and shear wall nailing.
Fasteners for preservative-treated or fire-retardant-treated wood shall be of hot-dipped zinc-coated galvanized steel in accordance with ASTM A 153.
- All bolt holes shall be drilled 1/32" to 1/16" larger than bolt diameter.
Provide lead hole 40-70 of threaded shank dia. and full diameter for smooth shank portion.
- All water closets shall be low consumption type (1.28 gallon/flush), single showerheads (2.0 gpm), multiple showerheads (2.0 GPM at 80 psi for all combined showerheads), lavatory faucets (1.2 GPM at 60 psi), metering faucets (.25 gallons per cycle) and kitchen faucets (1.0 GPM at 60 psi)).
- Existing non-compliant plumbing fixtures, shall be replaced with water-conserving plumbing fixtures.
- Verify that all plumbing fixtures in the unit comply with Senate Bill 407.
- 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 methods.
- Water heaters shall be strapped to wall in two places. One in the upper 1/3 of the tank and one in the lower 1/3 of the tank. The lower point shall be a minimum of 4-in. above the controls.
- Attic access (with over 30" headroom must have access opening (22" x 30" minimum).
- A 12" minimum access panel to bathtub trap connection is required unless plumbing is without slip joints.
- New interior lighting shall be high efficacy OR manual-on occupancy sensor OR dimmer. (e. g. fluorescent).
- All concentrated drainage, including roof water shall be conducted by gravity to the street or to storm drain channel via non-erosive devices.
- All exterior plaster shall be three coats over approved lath. Where plaster is applied over plywood sheathing, provide 2 layers of grade "D" paper under lath.

- All glazing in hazardous locations must be identified by a label (permanent if tempered) as safety glazing. Hazardous locations are identified as follows:
a. Glazing in all ingress and egress doors.
b. Panels in sliding or swinging doors.
c. Doors and enclosure for hot tub, bathtub, showers (also glazing in wall enclosing these compartments within 5' of standing surface).
d. If within 2" of vertical edge of closed door and within 5' of standing surface.
e. In wall enclosing a stairway landing.
f. Glazing within a 24" arc of a door edge.
g. Panels over 9 square feet having the lowest edge less than 18" above the finish floor and having a top edge greater than 36" above the floor.
h. All glazing in guardrails.
i. Glazing 5'-0" from top or bottom of stairways with bottom edge less than 60" above walking surface.
j. Wardrobe doors.
k. All glazing within 18" of the floor, within 40" of the door lock when the door is in the closed position.
- Pedestrians shall be protected during construction, remodeling and demolition activities as required by County of Los Angeles Building Code Chapter 33.
- New interior lighting shall be high efficacy OR manual-on occupancy sensor OR dimmer. (e. g. fluorescent).
- All concentrated drainage, including roof water shall be conducted by gravity to the street or to storm drain channel via non-erosive devices.
- All exterior plaster shall be three coats over approved lath. Where plaster is applied over plywood sheathing, provide 2 layers of grade "D" paper under lath.
- During construction all dust and debris shall be removed from sidewalks, parkways and streets on daily basis.
- The 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, etc.). 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.
- Smoke detectors shall be provided as follows:
Smoke detectors shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal and shall be installed in accordance with NFPA 72. Smoke detectors shall be located in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story.
- Bedroom emergency egress:
Each bedroom shall have a door directly to the exterior or a window that will provide a clear space opening of at least 5.7 square feet in the open position (5 sq. ft. at grade floor openings), and a minimum clear opening width of 20 inches and a clear opening height of 24 inches and a minimum sill height of 44" above the floor.
- Provide arc-fault circuit interrupter protection (AFCI) for all outlets (not just receptacles) for all closets, hallways, bedrooms, and other habitable rooms.
- Recessed light fixtures in an insulated ceiling shall be approved for zero clearance insulation cover (IC) by U. L. or other testing agency and shall include a label certifying air tight (AT) or similar designation.
- At least one 20 amp branch circuit shall be provided to supply bathroom receptacle outlets. Such circuits shall have no other outlets.
- Ground-fault circuit-interrupters shall be used for outlets in the following locations: Garage, storage areas, outdoors, receptacles in kitchens that are used to supply power to countertop surface devices, bathrooms, laundry and any other outlets located within six feet of the edge of sink. - per sect. 210.8
- Carbon monoxide alarms shall be installed immediately outside of all bedrooms. (see floor plan). Carbon monoxide alarms shall receive their primary power from the building wiring, shall be equipped with a battery backup and interconnected.
- All receptacle outlets shall be listed tamper-resistant receptacle per CEC Section 406.11
- Bathroom receptacles shall be served by a dedicated 20 amp circuit - per Sect. 210-52(d).
- Provide back-draft dampers at all exhaust fans and systems.
- New F.A.U. in the attic: Provide service light with switch near the attic access. Provide electrical and gas as required. Provide a passageway of continuous solid flooring, minimum 24" wide from attic access to F.A.U. and it's controls. Maximum length: 20 ft.
- Roof assemblies shall be installed in accordance to the provisions of chapter 9 of the Residential Code and shall have an ICG-ES or UL listed Class "A" fire resistive roof assembly complying with ASTM E108 or UL 790.
- New shingles shall be "Certain Teed" (Cool Roofing) CRRG ID No. 0668-0050. ICG-ESR 353T Radiant barrier shall be installed.
- All showers and tub-showers shall have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve.
- Bathtub and shower floors and walls above bathtub with installed shower heads and in shower compartments shall be finished with a non-absorbent surface. Such wall surface shall extend to a height of not less than 6 feet above the floor.
- Contractor shall post the Installation Certificate (CF-6R) form and Insulation Certificate (IC-1) form in a conspicuous location or kept with plans and made available to the Inspector.
- Contractor shall provide copies of the CF-1R, MF-1R, CF-6R and IC-1 forms to the building owner.
- The BUILDING MAINTENANCE AND OPERATIONS MANUAL must be completed by the Contractor and provided at the time of final inspection and placed in the building. The form can be found at: www.dup.lacounty.gov/bsd



VICINITY MAP

PROJECT DATA

OCCUPANCY DESIGNATION (HOUSE):	R-3
OCCUPANCY DESIGNATION (GARAGE):	U
ZONING DESIGNATION:	RS
TYPE OF CONSTRUCTION:	V-B
MAXIMUM HEIGHT ALLOWED:	28'
MAXIMUM HEIGHT PROPOSED:	25' - 4"
EXISTING FLOOR AREA (1 STORY):	1,393 SQ. FT.
PROPOSED ADDITION (FIRST FLOOR):	416 SQ. FT.
PROPOSED COVERED BALCONY (1st. FLOOR):	114 SQ. FT.
PROPOSED COVERED ENTRY PORCH (1st. FLOOR):	116 SQ. FT.
PROPOSED ADDITION (SECOND FLOOR):	804 SQ. FT.
PROPOSED STORAGE AREA (SECOND FLOOR):	188 SQ. FT.
PROPOSED BALCONY (2nd. FLOOR):	336 SQ. FT.

NEW TOTAL FLOOR AREA:	2,613 SQ. FT.
EXISTING 2 CAR GARAGE (ATTACHED - TO BE MODIFIED):	421 SQ. FT.
ADDITION TO GARAGE:	51 SQ. FT.
NEW GARAGE AREA:	415 SQ. FT.
TOTAL LOT AREA:	29,817 SQ. FT.

PROPOSED FLOOR AREA RATIO (F.A.R.)(2,801/29,817):	9.39 %
PROPOSED LOT COVERAGE (1,393 + 416 + 114 + 116) / 29,817:	6.84%
FRONT YARD (WEST):	18'
PROPOSED SOUTH SIDE YARD:	10'
NORTH SIDE YARD:	31.5'
EAST SIDE YARD (E- TO REMAIN):	150'

HARDSCAPE CALCULATIONS:	
EXISTING PAVERS DRIVEWAY TO REMAIN:	1,350 SQ. FT.
EXISTING CONCRETE DRIVEWAY TO REMAIN:	2,208 SQ. FT.
EXISTING CONCRETE WALKS TO REMAIN:	702 SQ. FT.
EXISTING CONCRETE WALKS TO BE REMOVED:	384 SQ. FT.
NEW CONCRETE WALKS:	244 SQ. FT.

TOTAL PROPOSED HARDSCAPE:	
PROPOSED HARDSCAPE/LOT AREA (4,504/29,817):	15%

AVERAGE LOT SLOPE: 33.2 %

OWNER

MR. GARY AND MRS. TERRI HALL
900 ROLLIN STREET
SOUTH PASADENA, CA 91030

TEL. No: (323) 691-5437

LEGAL DESCRIPTION

AMENDED MAP OF THE HUNT TRACT LOT COM IN ON LINE OF LOT 9 BLK G 37 FT FROM NE COR OF SD LOT TH S PARALLEL WITH E LINE OF SD LOT 36 FT TH SE 60 FT TO SD E LINE TH S AND FOLLOWING BDY LINE OF SD LOT TO BEG PART OF LOT 9 BLK G

APN: 5314-017-009

THOMAS BROS. MAP GRID: 595-G3

SCOPE OF WORK:

REMODELING AND ADDITION TO EXISTING RESIDENCE PER AREA ANALYSIS TABLE (THIS SHEET)

RETAINING WALLS, POOLS, SPAS, FENCES AND PATIO COVERS REQUIRE A SEPARATE PERMIT

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A-12	EXTERIOR ELEVATIONS (E) AND NEW
A-13	EXTERIOR ELEVATIONS (E) AND NEW

AREAS ANALYSIS

EXISTING:	
HOUSE:	1,362 SQ. FT. (Including 86 sq. ft. for Laundry and Toilet @ garage):
GARAGE:	421 SQ. FT.
PROPOSED:	
REMODELING OF EXISTING HOUSE:	1,393 SQ. FT. (Including 31 sq. ft. @ garage)
ADDITIONS AT 1st. FLOOR:	416 SQ. FT. (264 sq. ft. @ Bedroom area + 152 sq. ft. @ Garage)
ADDITION AT 2nd. FLOOR:	804 SQ. FT. (Plus 188 sq. ft. for Storage Area)
TOTAL PROPOSED FLOOR AREA:	2,613 SQ. FT.
COVERED PORCH AT 1st. FLOOR:	116 SQ. FT.
COVERED BALCONY AT 1st. FLOOR:	114 SQ. FT.
BALCONY AT 2nd FLOOR:	336 SQ. FT.
ADDITION TO GARAGE:	51 SQ. FT.
NEW GARAGE AREA:	415 SQ. FT.

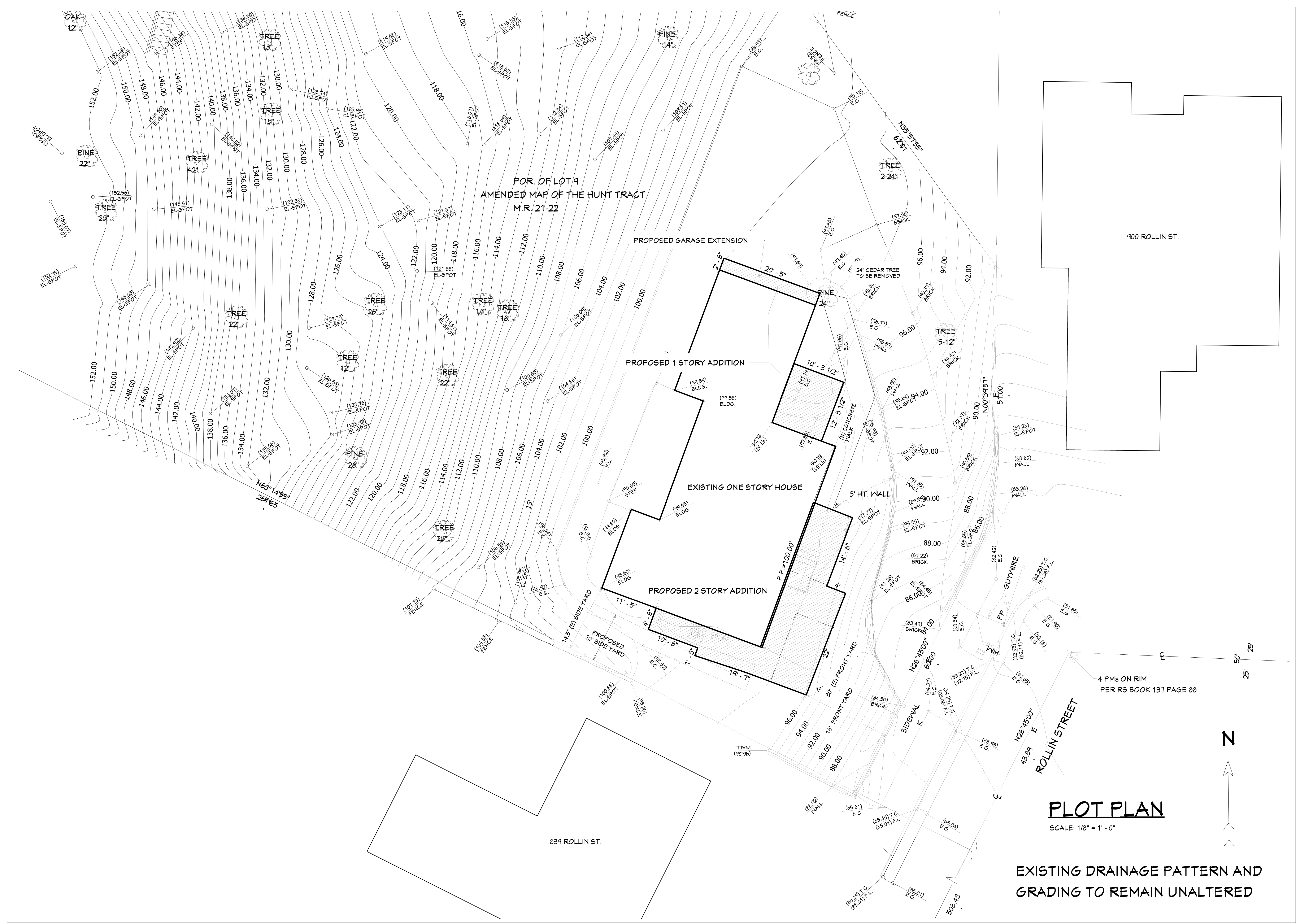
REVISION TABLE	
NUMBER	DESCRIPTION

GEORGE A. FURCHIGOTT
ARCHITECT
4871 Wicopee Street, Los Angeles, CA 90041 Tel.: 323.256-0529 - Fax: 323.254.4323
e-mail: geofurc@hotlmail.com Cell: 323.899.5947

REMODELING AND ADDITION FOR MR. AND MRS. HALL
845 ROLLIN STREET, SOUTH PASADENA, CA 91030
PROJECT INFORMATION

DATE:
8/27/2020

SHEET:
P-1
1 OF 15



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

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REMODELING AND ADDITION FOR MR. AND MRS. HALL
 845 ROLLIN STREET, SOUTH PASADENA, CA 91030
PLOT PLAN

DATE:
8/27/2020

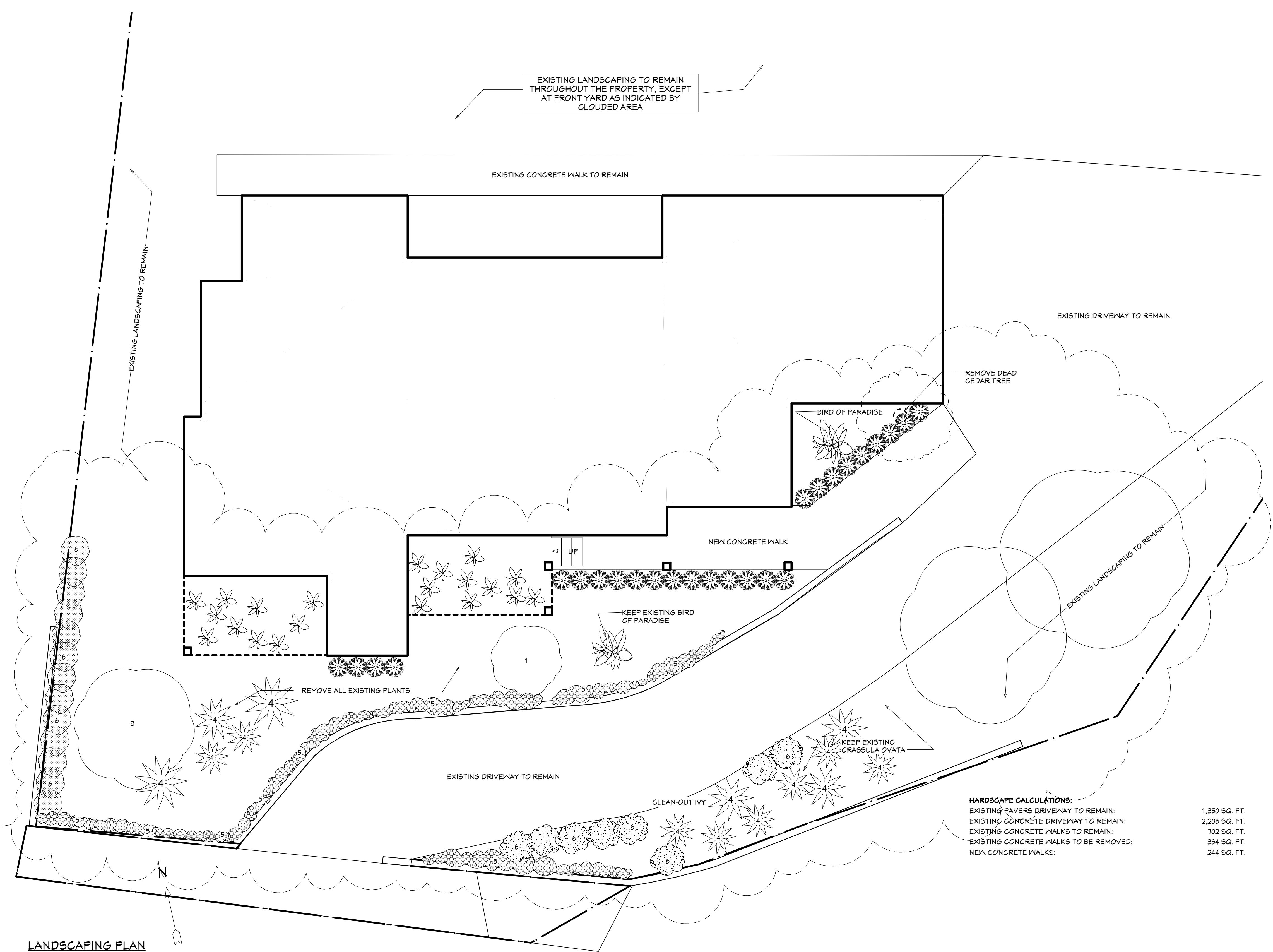
SHEET:
A-1
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LEGEND/PLANT LIST

- 1 OLEA - FRUITLESS OLIVE
- 2 OLEA - LITTLE OLLIE
- 3 CERCIDIUM DESSERT MUSEUM
- 4 AGAVE ATTENUATA
- 5 ROSEMARY TRAILING
- 6 CEANOETHUS YANKEE POINT (BLUE)
- 7 CARISSA DWARF NATAL PLUM (JADE)
- 8 ASPIDISTRA

NOTES

ALL EXISTING LANDSCAPING TO REMAIN, EXCEPT AS SHOWN (AT THE FRONT YARD)
 RE-USE EXISTING PLANTS THAT ARE INDICATED IN THE PROPOSED PLAN, SUCH AS AGAVE, CEANOETHUS...



EXISTING LANDSCAPING TO REMAIN THROUGHOUT THE PROPERTY, EXCEPT AT FRONT YARD AS INDICATED BY CLOUDED AREA

EXISTING CONCRETE WALK TO REMAIN

EXISTING DRIVEWAY TO REMAIN

REMOVE DEAD CEDAR TREE

BIRD OF PARADISE

NEW CONCRETE WALK

KEEP EXISTING BIRD OF PARADISE

REMOVE ALL EXISTING PLANTS

EXISTING DRIVEWAY TO REMAIN

CLEAN-OUT IVY

KEEP EXISTING CRASSULA OVATA

NEW LANDSCAPING IN THIS AREA

HARDSCAPE CALCULATIONS:

EXISTING PAVERS DRIVEWAY TO REMAIN:	1,350 SQ. FT.
EXISTING CONCRETE DRIVEWAY TO REMAIN:	2,200 SQ. FT.
EXISTING CONCRETE WALKS TO REMAIN:	702 SQ. FT.
EXISTING CONCRETE WALKS TO BE REMOVED:	384 SQ. FT.
NEW CONCRETE WALKS:	244 SQ. FT.

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

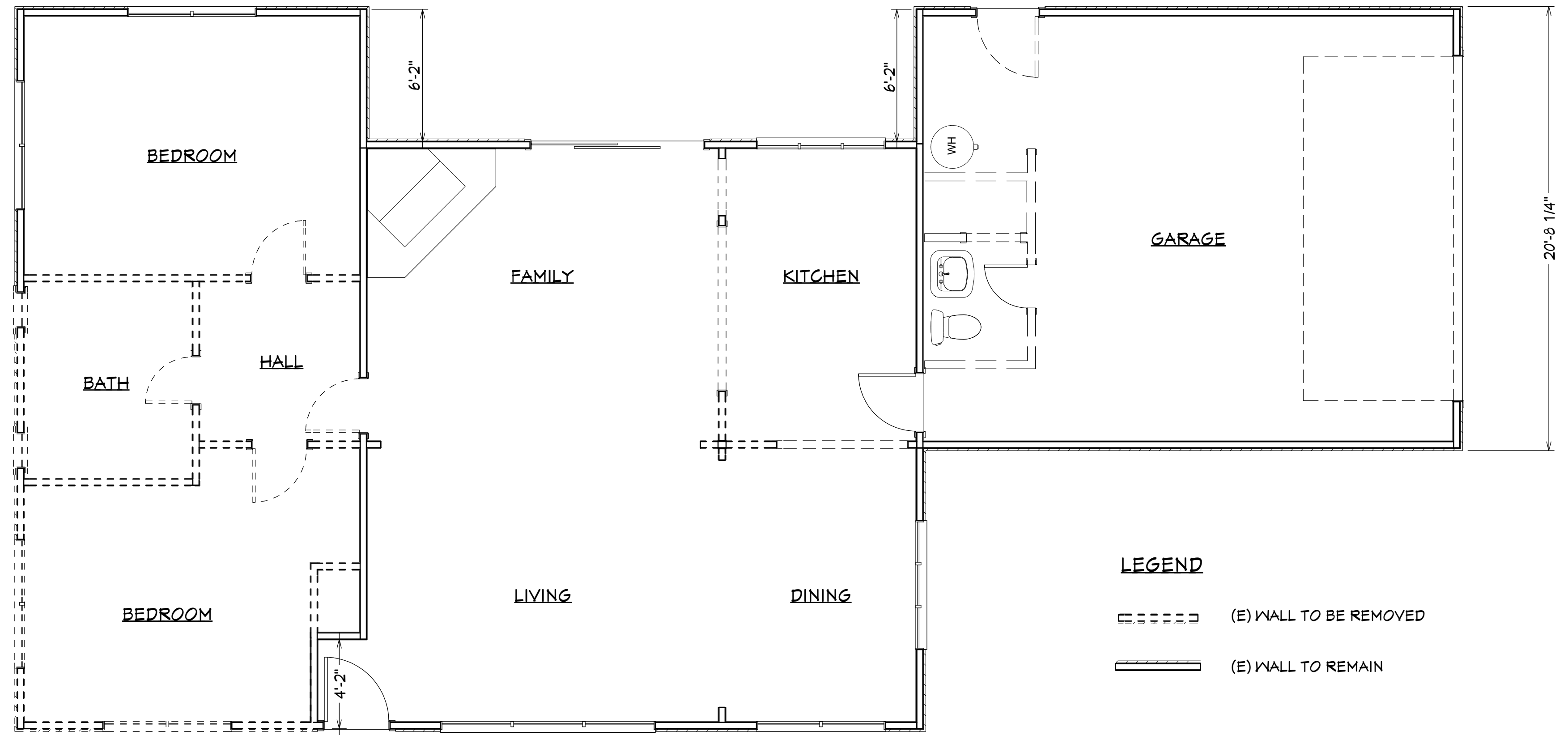
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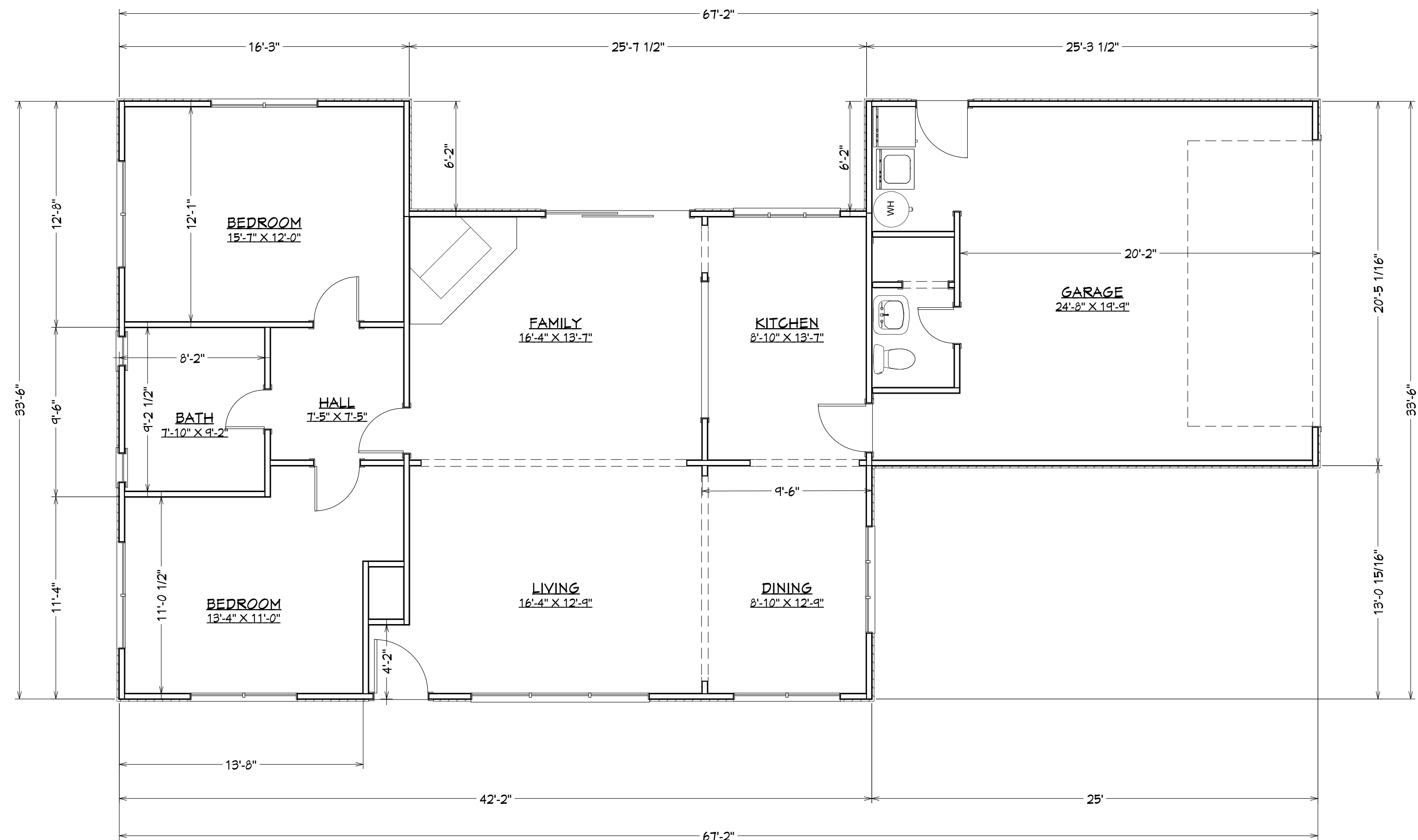
REMODELING AND ADDITION FOR MR. AND MRS. HALL
 845 ROLLIN STREET, SOUTH PASADENA, CA 91030
LANDSCAPING PLAN

DATE:
 8/27/2020

SHEET:
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DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

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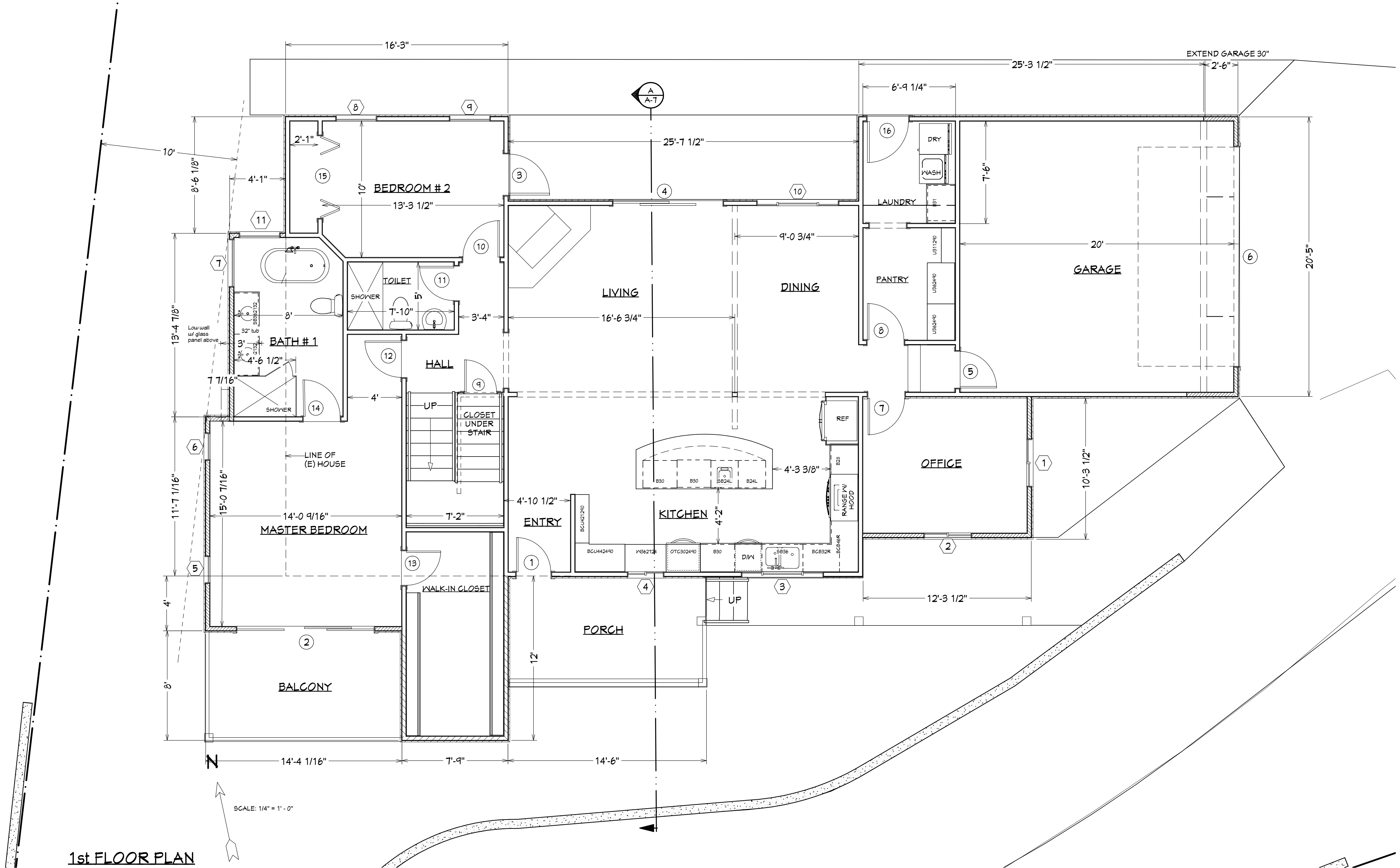
REMODELING AND ADDITION FOR MR. AND MRS. HALL
845 ROLLIN STREET, SOUTH PASADENA, CA 91030
EXISTING FLOOR PLAN - DEMOLITION PLAN

DATE:
8/27/2020

SHEET:

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1st FLOOR PLAN

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

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

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REMODELING AND ADDITION FOR MR. AND MRS. HALL
 845 ROLLIN STREET, SOUTH PASADENA, CA 91030
PROPOSED 1st FLOOR PLAN

DATE:
8/27/2020

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WINDOW SCHEDULE

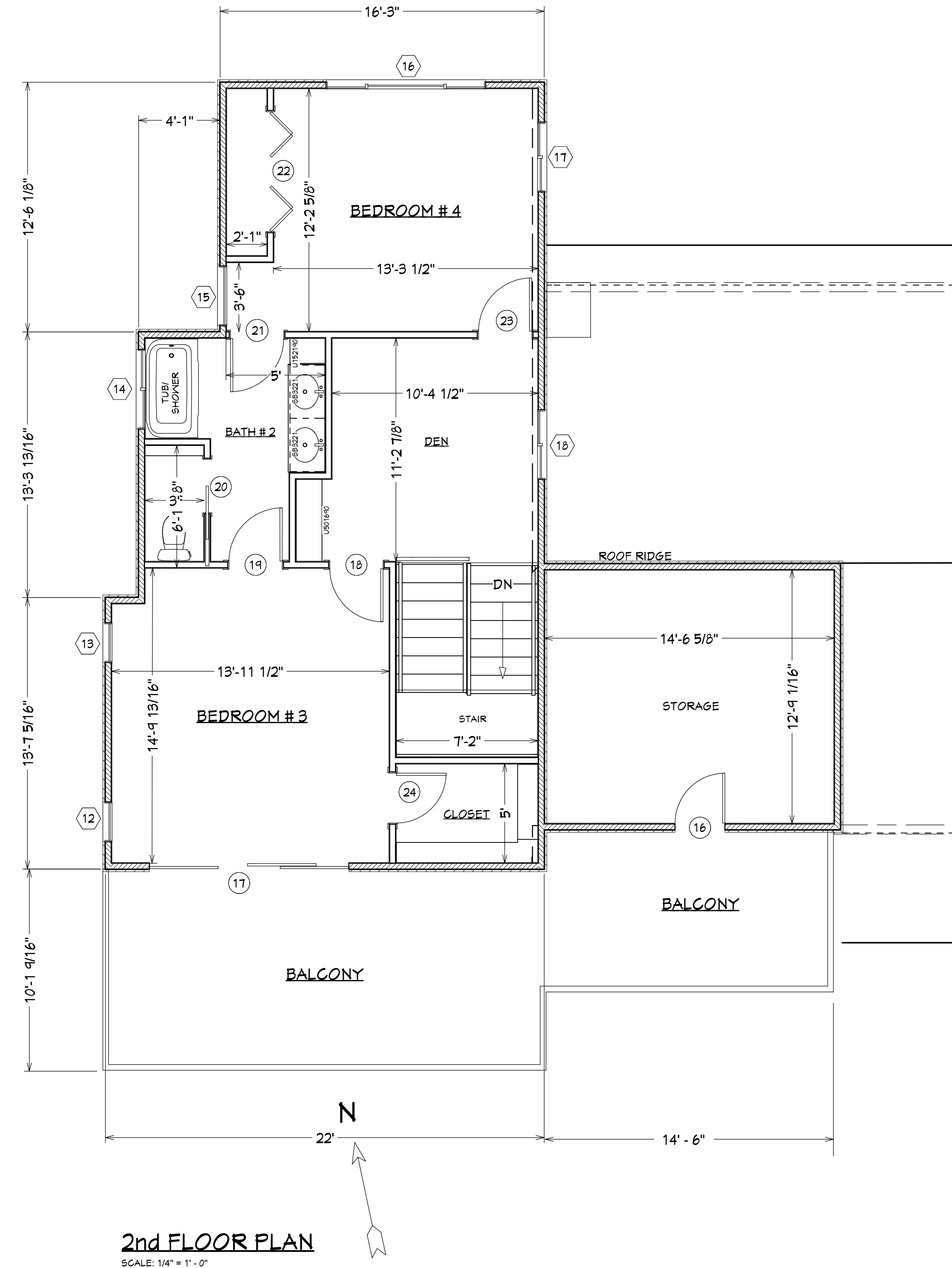
No.	ROOM	W x H	LEVEL	TYPE	CONSTRUCTION	EGRESS	U-factor	SGHC	GLAZING	ORIENTATION / VISIBLE FROM STREET
1	OFFICE	42" x 44"	1st. FLOOR	SLIDING	WD./ALUM CLAD	YES	0.30	0.21	DUAL (1)	NORTH / NO
2	OFFICE	42" x 44"	1st. FLOOR	SLIDING	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	EAST / YES
3	KITCHEN	72" x 44"	1st. FLOOR	SLIDING	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	EAST / YES
4	KITCHEN	32" x 44"	1st. FLOOR	SLIDING	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	EAST / YES
5	MASTER BDRM.	24" x 48"	1st. FLOOR	DBL. HUNG	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	SOUTH / NO
6	MASTER BDRM.	24" x 48"	1st. FLOOR	DBL. HUNG	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	SOUTH / NO
7	MASTER BATH	36" x 48"	1st. FLOOR	DBL. HUNG	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1) SMART	WEST / NO
8	BEDROOM No. 2	36" x 48"	1st. FLOOR	DBL. HUNG	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1) SMART	WEST / NO
9	BEDROOM No. 2	72" x 44"	1st. FLOOR	SLIDING	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	WEST / NO
10	DINING	72" x 48"	1st. FLOOR	SLIDING	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	WEST / NO
11	MASTER BATH	36" x 48"	2nd. FLOOR	DBL. HUNG	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	EAST / YES
12	BEDROOM No. 3	24" x 48"	2nd. FLOOR	SLIDING	WD./ALUM CLAD	YES	0.30	0.21	DUAL (1)	EAST / YES
13	BEDROOM No.3	24" x 48"	2nd. FLOOR	DBL. HUNG	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	SOUTH / NO
14	BATH # 2	48" x 24"	2nd. FLOOR	DBL. HUNG	WD./ALUM CLAD	YES	0.30	0.21	DUAL (1)	SOUTH / NO
15	BEDROOM No. 4	36" x 48"	2nd. FLOOR	DBL. HUNG	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	WEST / NO
16	BEDROOM No. 4	46" x 54"	2nd. FLOOR	SLIDING	WD./ALUM CLAD	YES	0.30	0.21	DUAL (1)	WEST / NO
17	BEDROOM No. 4	36" x 54"	2nd. FLOOR	DBL. HUNG	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1) OBSCURE	NORTH / NO
18	DEN	42" x 36"	2nd. FLOOR	DBL. HUNG	WD./ALUM CLAD	NO	0.30	0.21	DUAL (1)	NORTH / NO

ALL EXTERIOR DOORS AND WINDOWS ARE NEW: JELD-WEN ALUMINUM CLAD - COLOR: CHESNUT BRONZE

DOOR SCHEDULE

No.	ROOM	W x H	THCKN'S	TYPE	CONSTRUCTION	FRAME	HANDING	HWE	GLAZING	REMARKS
1	ENTRY	36" x 80"	1 3/4"	FRENCH	FIBERGLASS/GLASS	WOOD	LEFT	KEY ENTRY + DEADBOLT	DUAL TEMPERED	
2	MASTER BDRM.	120" x 80"		SLIDING	WOOD-CLAD		OXO		DUAL TEMPERED	
3	BEDROOM No. 2	36" x 80"	1 3/4"	FRENCH	FIBERGLASS/GLASS	WOOD	LHR	KEY ENTRY + DEADBOLT	DUAL TEMPERED	
4	DINING ROOM	46" x 80"		SLIDING	WOOD-CLAD	WOOD	OX	DEADBOLT	DUAL TEMPERED	
5	GARAGE	32" x 80"	1 3/4"	FLUSH	FIBERGLASS	WOOD	LHR	KEY ENTRY + DEADBOLT		20 MIN. FIRE RATED - INSULATED
6	GARAGE	16' x T		PANEL	FIBERGLASS	WOOD		REMOTE		INSULATED
7	OFFICE	32" x 80"	1 3/8"	FLUSH	H.C. WOOD	WOOD	RIGHT	PRIVACY		
8	PANTRY	32" x 80"	1 3/8"	FLUSH	H.C. WOOD	WOOD	LEFT	PASSAGE		
9	ENTRY CLOSET	28" x 80"	1 3/8"	FLUSH	H.C. WOOD	WOOD	LHR	PASSAGE		
10	BEDROOM No. 2	32" x 80"	1 3/8"	FLUSH	H.C. WOOD	WOOD	RIGHT	PRIVACY		
11	TOILET	32" x 80"	1 3/8"	FLUSH	H.C. WOOD	WOOD	RIGHT	PRIVACY		
12	MASTER BDRM.	32" x 80"	1 3/8"	FLUSH	H.C. WOOD	WOOD	RIGHT	PRIVACY		
13	MASTER CLOSET	32" x 80"	1 3/8"	FLUSH	H.C. WOOD	WOOD	LEFT	PRIVACY		
14	BATH No. 1	32" x 80"	1 3/8"	FLUSH	H.C. WOOD	WOOD	LEFT	PRIVACY		
15	BEDROOM No. 2	72" x 80"	1 1/8"	BI-FOLDING	WOOD	WOOD				
16	STORAGE	36" x 80"	1 3/4"	FLUSH	FIBERGLASS	WOOD	RIGHT	ENTRY		
17	BEDROOM No. 3	120" x 80"		SLIDING	WOOD-CLAD		OXO		DUAL TEMPERED	
18	BEDROOM No. 3	32" x 80"	1 3/4"	FLUSH	H.C. WOOD	WOOD	LEFT	PRIVACY		
19	BATH No. 2	32" x 80"	1 3/4"	FLUSH	H.C. WOOD	WOOD	LEFT	PRIVACY		
20	BATH No. 2	32" x 80"	1 3/4"	FRENCH	WOOD/GLASS	WOOD	POCKET			OPAQUE GLASS
21	BATH No. 2	32" x 80"	1 3/4"	FLUSH	H.C. WOOD	WOOD	LEFT	PRIVACY		
22	BEDROOM No. 4	72" x 80"	1 1/8"	BI-FOLDING	WOOD	WOOD				
23	BEDROOM No. 4	32" x 80"	1 3/4"	FLUSH	H.C. WOOD	WOOD	RIGHT	PRIVACY		
24	BEDROOM No. 3	32" x 80"	1 3/4"	FLUSH	H.C. WOOD	WOOD	RIGHT	PRIVACY		

ALL EXTERIOR DOORS AND WINDOWS ARE NEW: JELD-WEN ALUMINUM CLAD - COLOR: CHESNUT BRONZE



2nd FLOOR PLAN
SCALE: 1/4" = 1' - 0"

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

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4871 Wilcope Street, Los Angeles, CA 90041 Tel.: 323.256-0529 - Fax: 323.254.4323
e-mail: geofurch@hotmail.com Cell: 323.899.5947

REMODELING AND ADDITION FOR MR. AND MRS. HALL
845 ROLLIN STREET, SOUTH PASADENA, CA 91030
PROPOSED 2nd. FLOOR PLAN

DATE:
8/27/2020

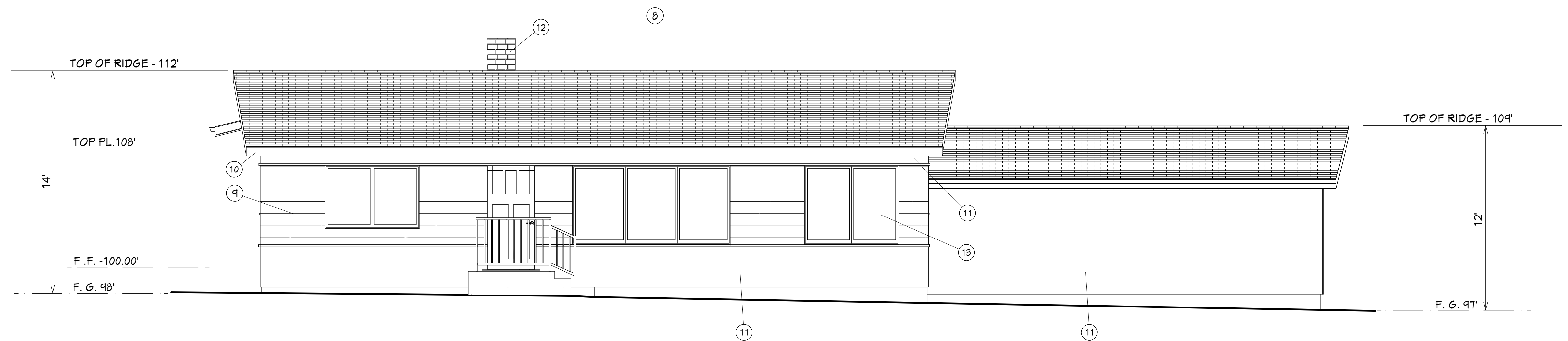
SHEET:
A-5
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LEGEND

- ① ASPHALT SHINGLES - GAF TIMBERLINE HDZ - REFLECTOR SERIES PLUS
COLOR: SAGEWOOD PLUS
- ② EXTERIOR STUCCO - DASH FINISH - LA HABRA
COLOR: X-830 CLAY
- ③ 3/4" - "FRY REGLET" REVEAL
- ④ METAL AND GLASS RAILING (STAINLESS STEEL)
- ⑤ "BORAL" FASCIA BOARD - PAINTED
COLOR: "VALSPAR" LAMB'S EAR - CI 145
- ⑥ "BORAL" SIDING - PAINTED
COLOR: "SHERWIN WILLIAMS" DOMAINE - HGSW3443
- ⑦ ALL EXTERIOR DOORS AND WINDOWS:
JELD-KEN ALUMINUM CLAD - COLOR: CHESNUT BRONZE

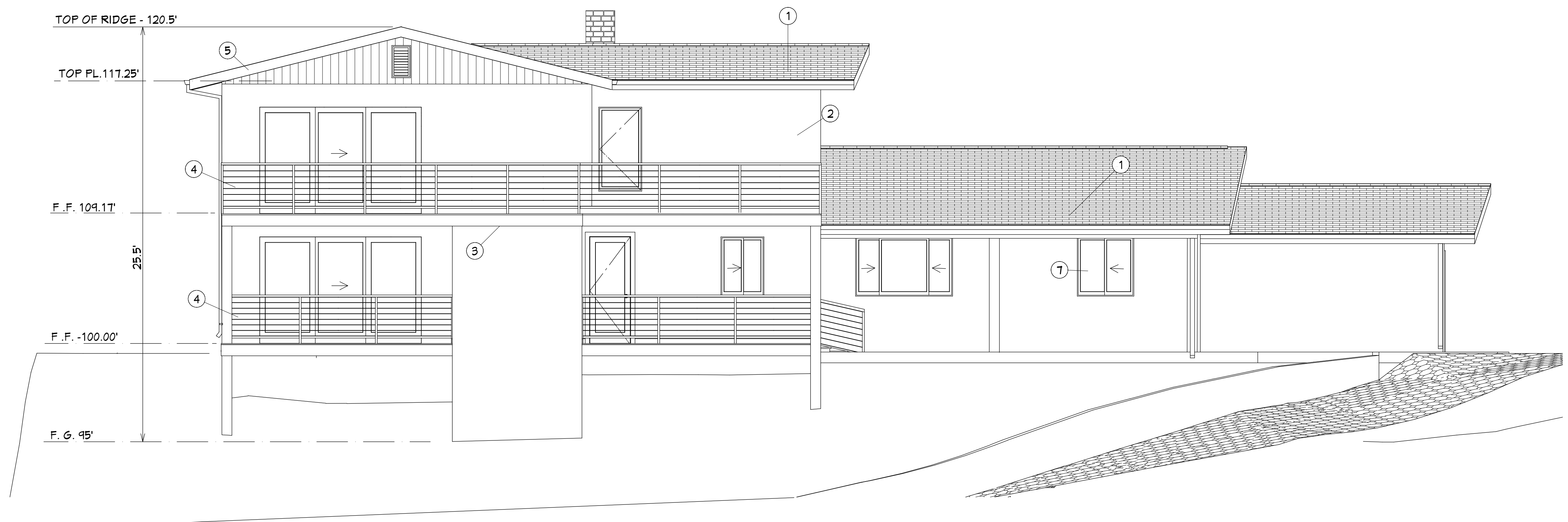
EXISTING EXTERIOR FINISHES

- ⑧ ASPHALT/FIBERGLASS SHINGLES
- ⑨ SHIPLAP WOOD SIDING
- ⑩ PAINTED WOOD FASCIA BOARD
- ⑪ EXTERIOR PLASTER
- ⑫ RED BRICK CHIMNEY
- ⑬ METAL WINDOWS



EXISTING EAST ELEVATION (FRONT)

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



PROPOSED EAST ELEVATION (FRONT)

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

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

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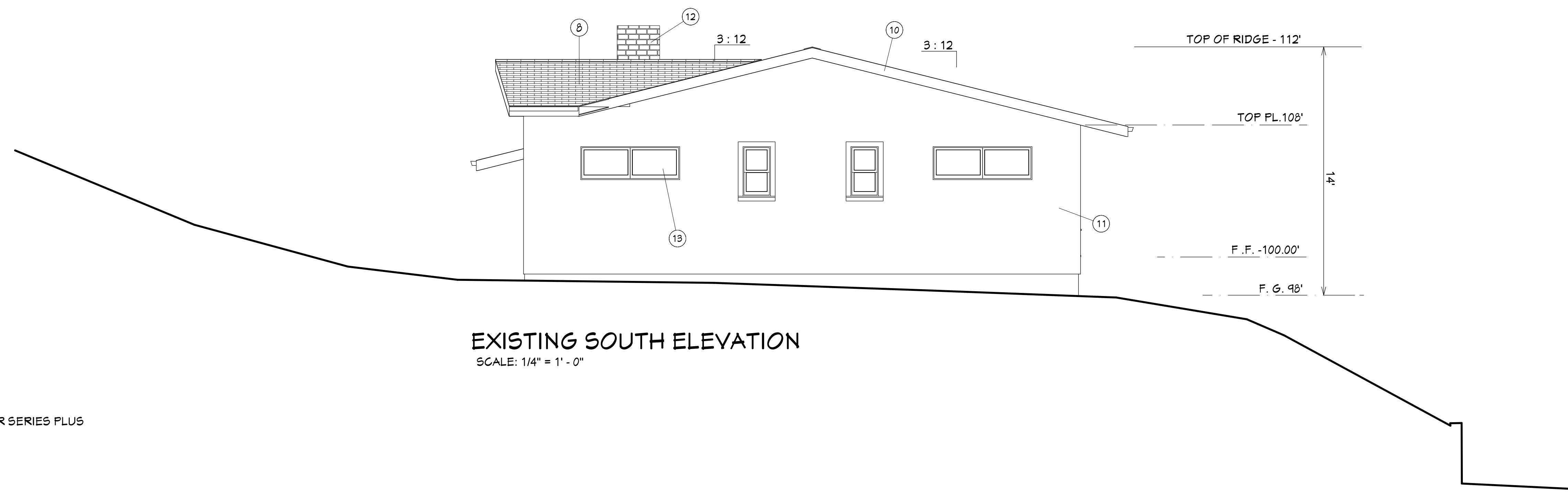
REMODELING AND ADDITION FOR MR. AND MRS. HALL
845 ROLLIN STREET, SOUTH PASADENA, CA 91030
EXTERIOR ELEVATIONS

DATE:
8/27/2020

SHEET:

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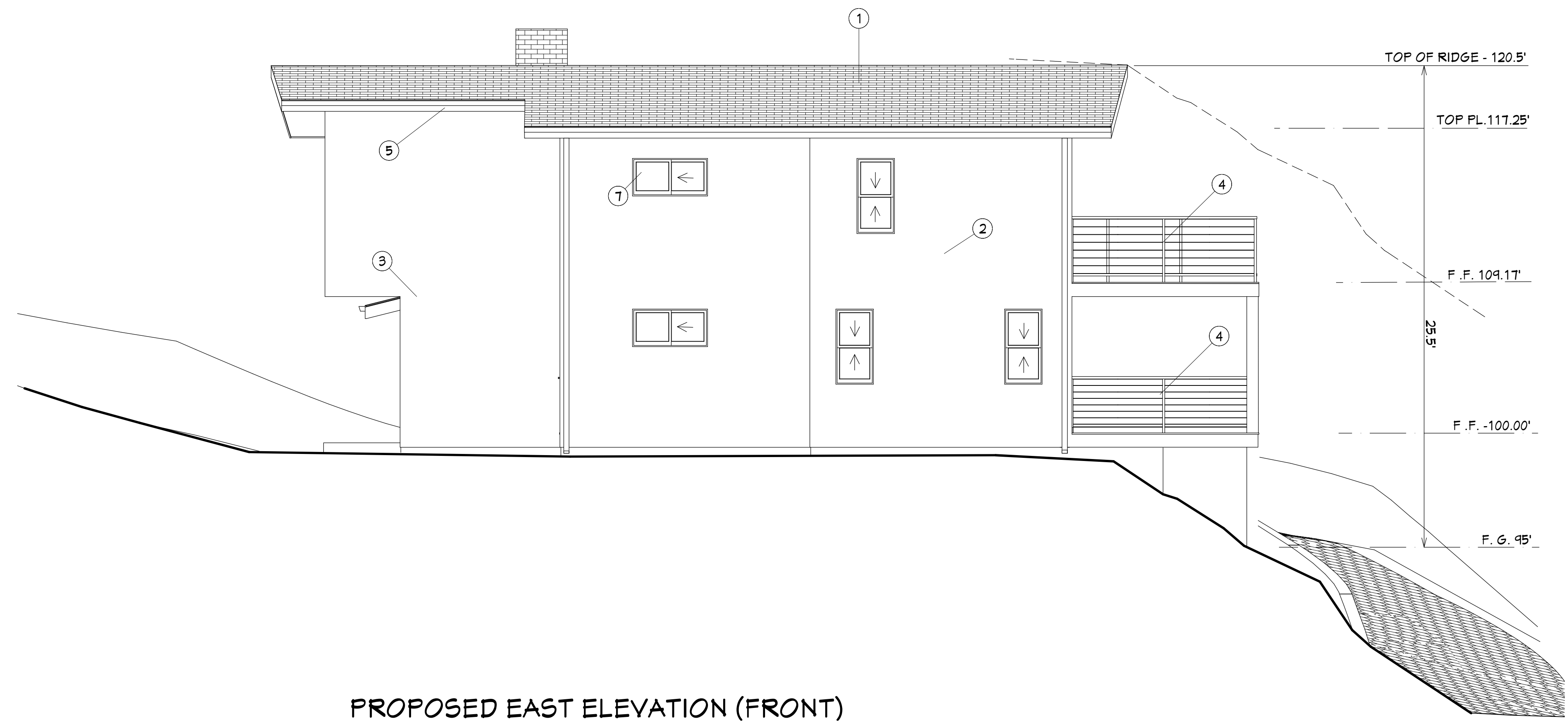
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

LEGEND

- ① ASPHALT SHINGLES - GAF TIMBERLINE HDZ - REFLECTOR SERIES PLUS
COLOR: SAGENWOOD PLUS
- ② EXTERIOR STUCCO - DASH FINISH - LA HABRA
COLOR: X-830 CLAY
- ③ 3/4" - "FRY REGLET" REVEAL
- ④ METAL AND GLASS RAILING (STAINLESS STEEL)
- ⑤ "BORAL" FASCIA BOARD - PAINTED
COLOR: "VALSPAR" LAMB'S EAR - CI 145
- ⑥ "BORAL" SIDING - PAINTED
COLOR: "SHERWIN WILLIAMS" DOMAINE - HGS1W3443
- ⑦ ALL EXTERIOR DOORS AND WINDOWS:
JELD-WEN ALUMINUM CLAD - COLOR: CHESNUT BRONZE

EXISTING EXTERIOR FINISHES

- ⑧ ASPHALT/FIBERGLASS SHINGLES
- ⑨ SHIPLAP WOOD SIDING
- ⑩ PAINTED WOOD FASCIA BOARD
- ⑪ EXTERIOR PLASTER
- ⑫ RED BRICK CHIMNEY
- ⑬ METAL WINDOWS



PROPOSED EAST ELEVATION (FRONT)
SCALE: 1/4" = 1' - 0"

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

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REMODELING AND ADDITION FOR MR. AND MRS. HALL
845 ROLLIN STREET, SOUTH PASADENA, CA 91030
EXTERIOR ELEVATIONS

DATE:
8/27/2020

SHEET:

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LEGEND

① ASPHALT SHINGLES - GAF TIMBERLINE HDZ -REFLECTOR SERIES PLUS
COLOR: SAGEWOOD PLUS

② EXTERIOR STUCCO -DASH FINISH - LA HABRA
COLOR: X-830 CLAY

③ 3/4" - "FRY REGLET" REVEAL

④ METAL AND GLASS RAILING (STAINLESS STEEL)

⑤ "BORAL" FASCIA BOARD - PAINTED
COLOR: "VALSPAR" LAMB'S EAR -CI 145

⑥ "BORAL" SIDING - PAINTED
COLOR: "SHERWIN WILLIAMS" DOMAINE - HG5N3443

⑦ ALL EXTERIOR DOORS AND WINDOWS:
JELD-WEN ALUMINUM CLAD - COLOR: CHESNUT BRONZE

EXISTING EXTERIOR FINISHES

⑧ ASPHALT/FIBERGLASS SHINGLES

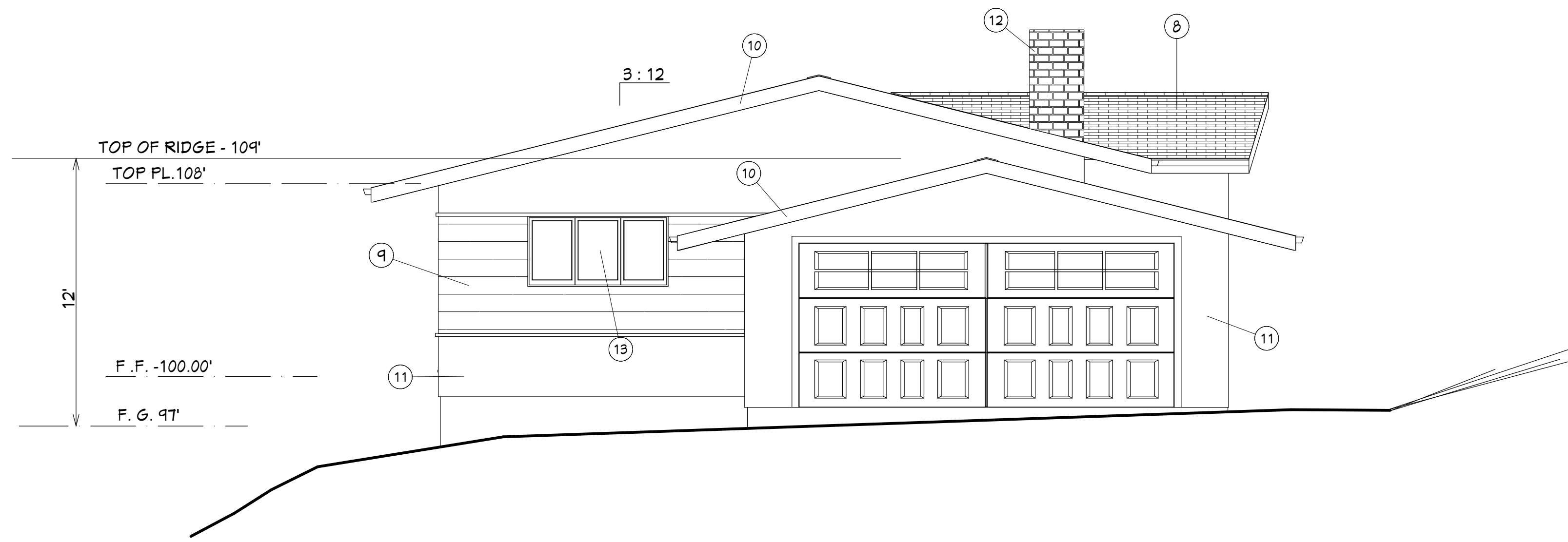
⑨ SHIPLAP WOOD SIDING

⑩ PAINTED WOOD FASCIA BOARD

⑪ EXTERIOR PLASTER

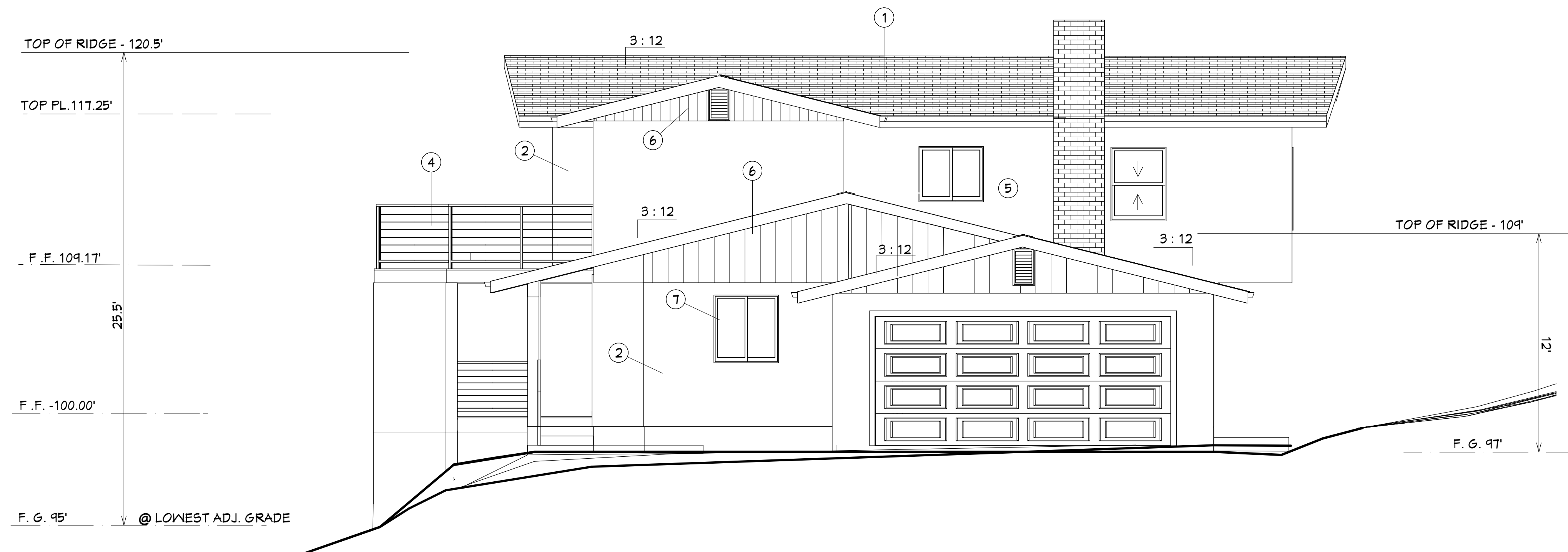
⑫ RED BRICK CHIMNEY

⑬ METAL WINDOWS



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

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REMODELING AND ADDITION FOR MR. AND MRS. HALL
845 ROLLIN STREET, SOUTH PASADENA, CA 91030
EXTERIOR ELEVATIONS

DATE:
8/27/2020

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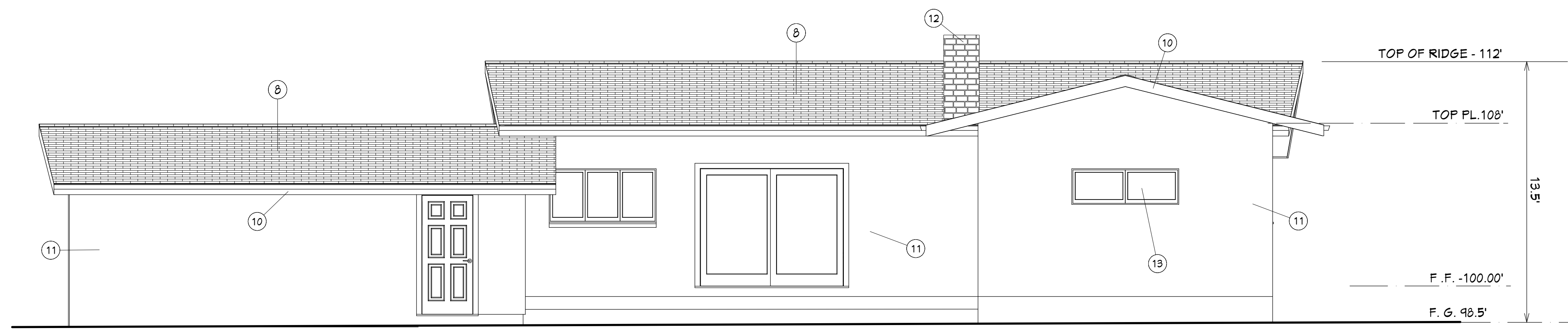
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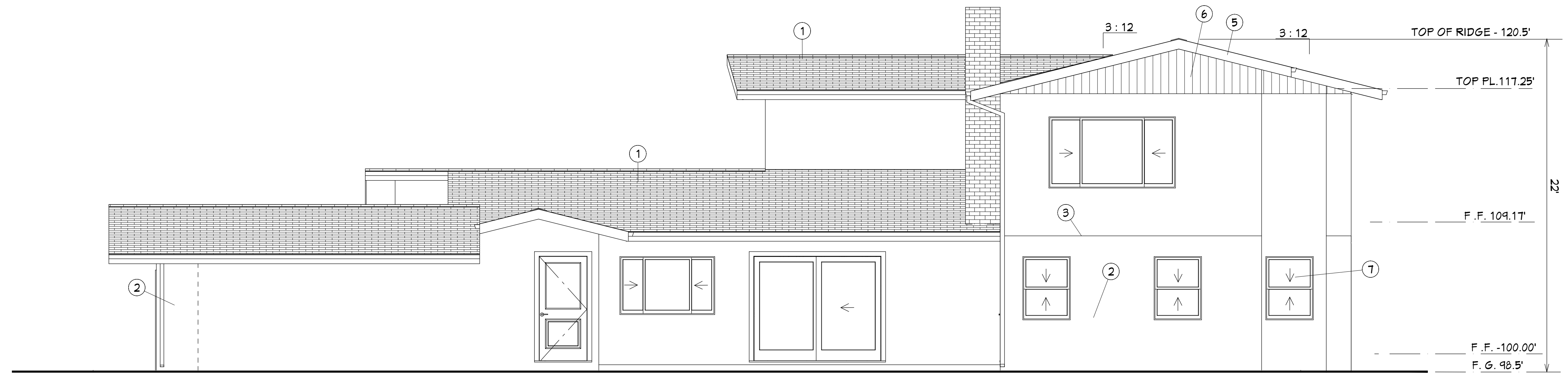
- ① ASPHALT SHINGLES - GAF TIMBERLINE HDZ - REFLECTOR SERIES PLUS
COLOR: SAGEWOOD PLUS
- ② EXTERIOR STUCCO - DASH FINISH - LA HABRA
COLOR: X-830 CLAY
- ③ 3/4" - "FRY REGLET" REVEAL
- ④ METAL AND GLASS RAILING (STAINLESS STEEL)
- ⑤ "BORAL" FASCIA BOARD - PAINTED
COLOR: "VALSPAR" LAMB'S EAR - CI 145
- ⑥ "BORAL" SIDING - PAINTED
COLOR: "SHERWIN WILLIAMS" DOMAINE - HG5N3443
- ⑦ ALL EXTERIOR DOORS AND WINDOWS:
JELD-WEN ALUMINUM GLAD - COLOR: CHESNUT BRONZE

EXISTING EXTERIOR FINISHES

- ⑧ ASPHALT/FIBERGLASS SHINGLES
- ⑨ SHIPLAP WOOD SIDING
- ⑩ PAINTED WOOD FASCIA BOARD
- ⑪ EXTERIOR PLASTER
- ⑫ RED BRICK CHIMNEY
- ⑬ METAL WINDOWS



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



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

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

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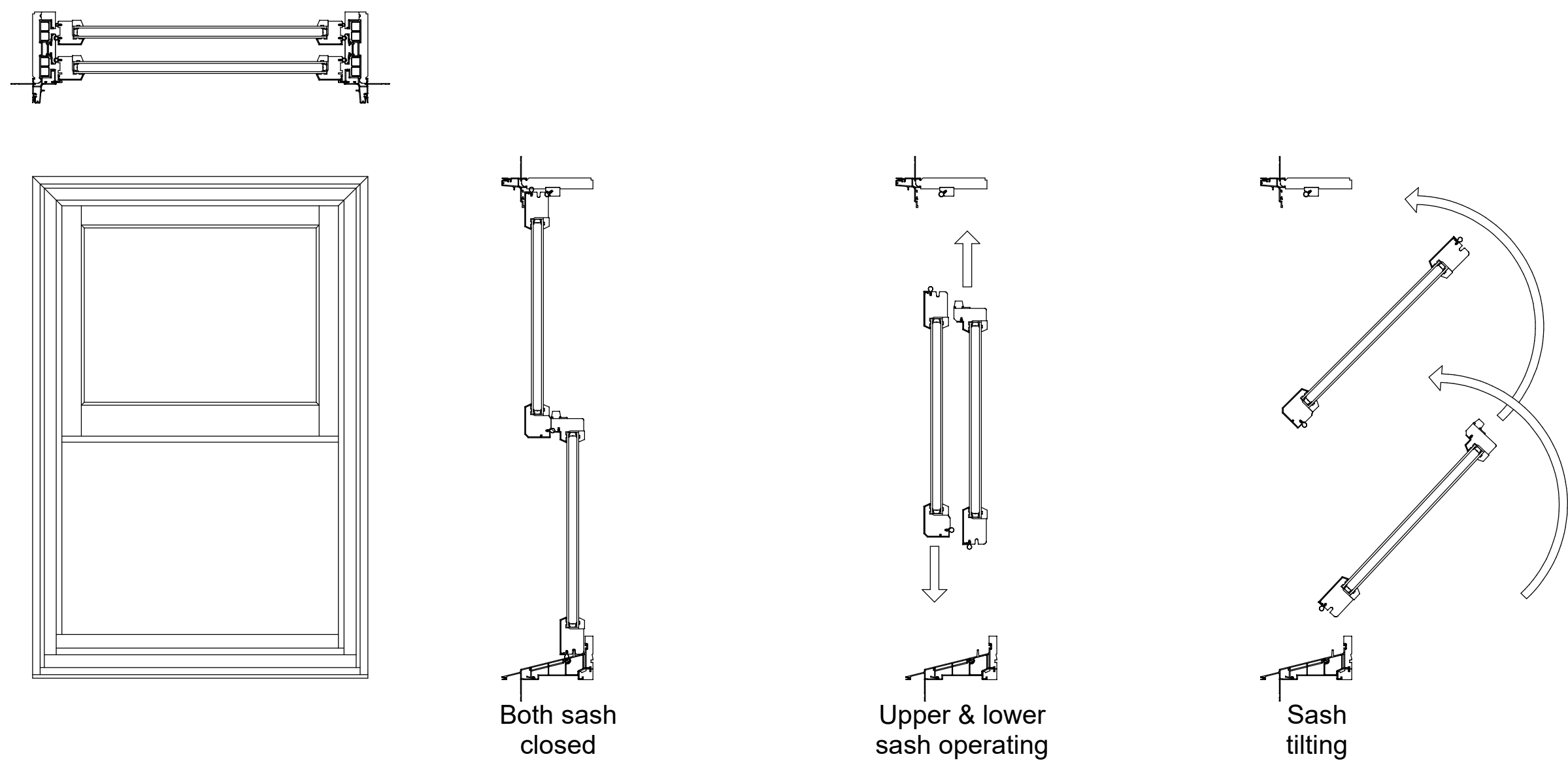
REMODELING AND ADDITION FOR MR. AND MRS. HALL
845 ROLLIN STREET, SOUTH PASADENA, CA 91030
EXTERIOR ELEVATIONS

DATE:
8/27/2020

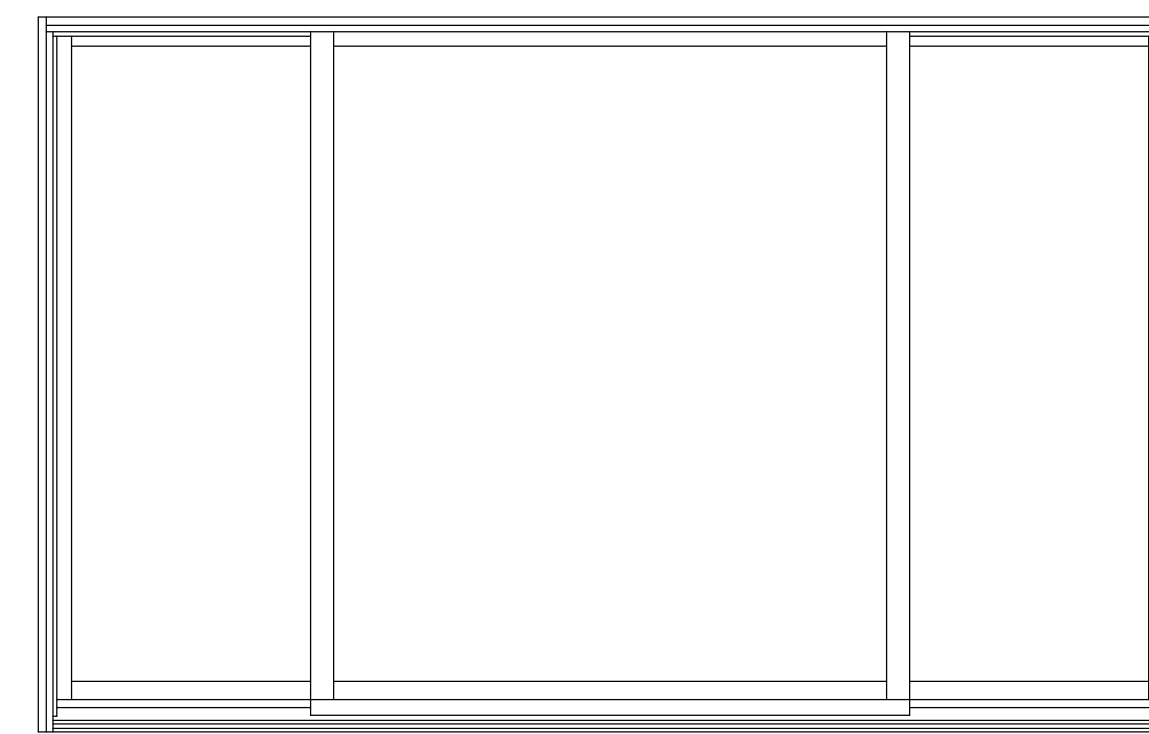
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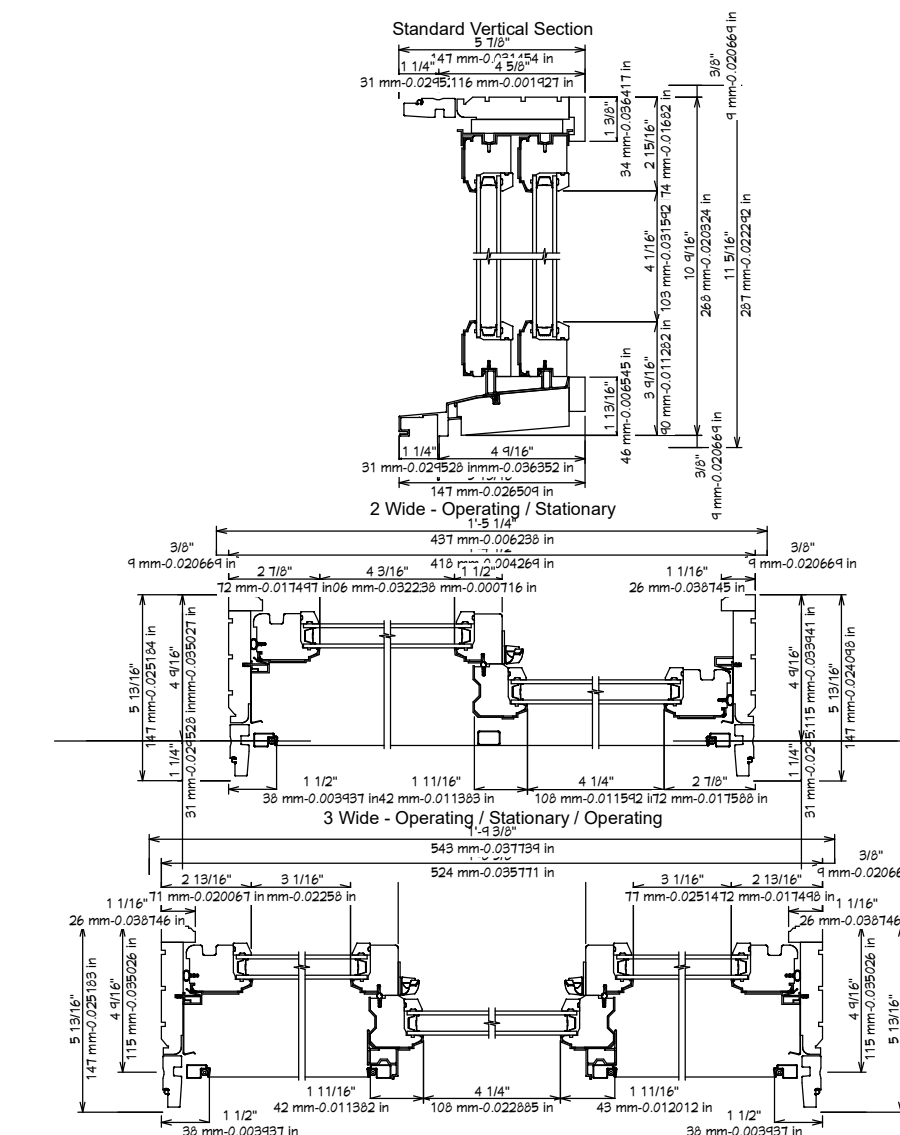
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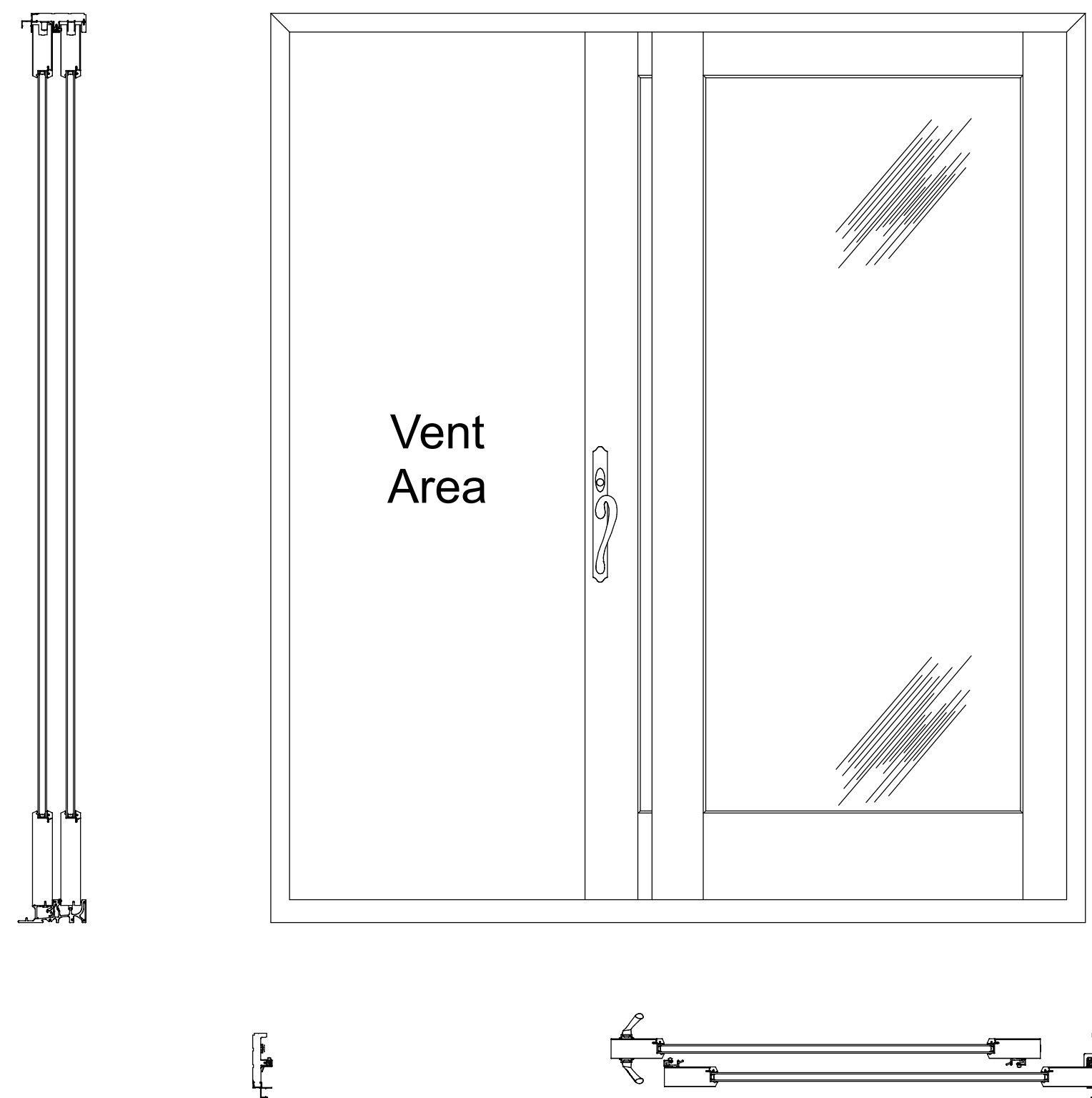
DOUBLE HUNG WINDOW DETAIL



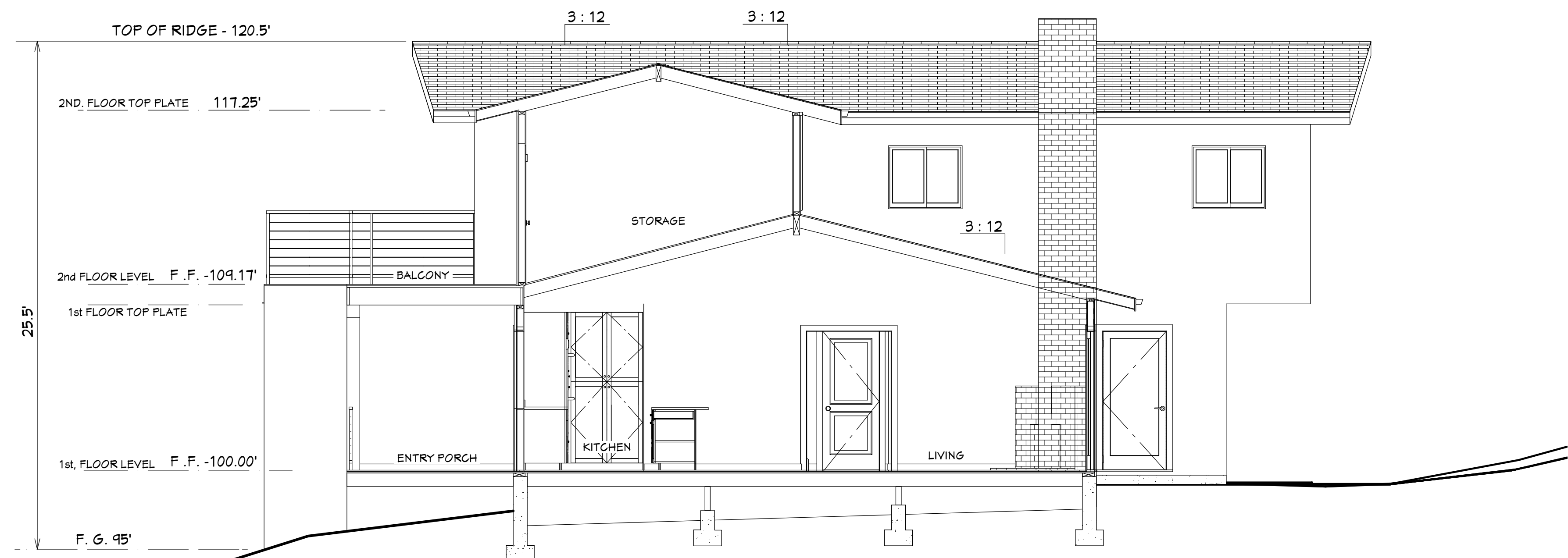
3 Panel window - 2 Panel similar



SLIDING WINDOW DETAIL



SLIDING DOOR DETAIL



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

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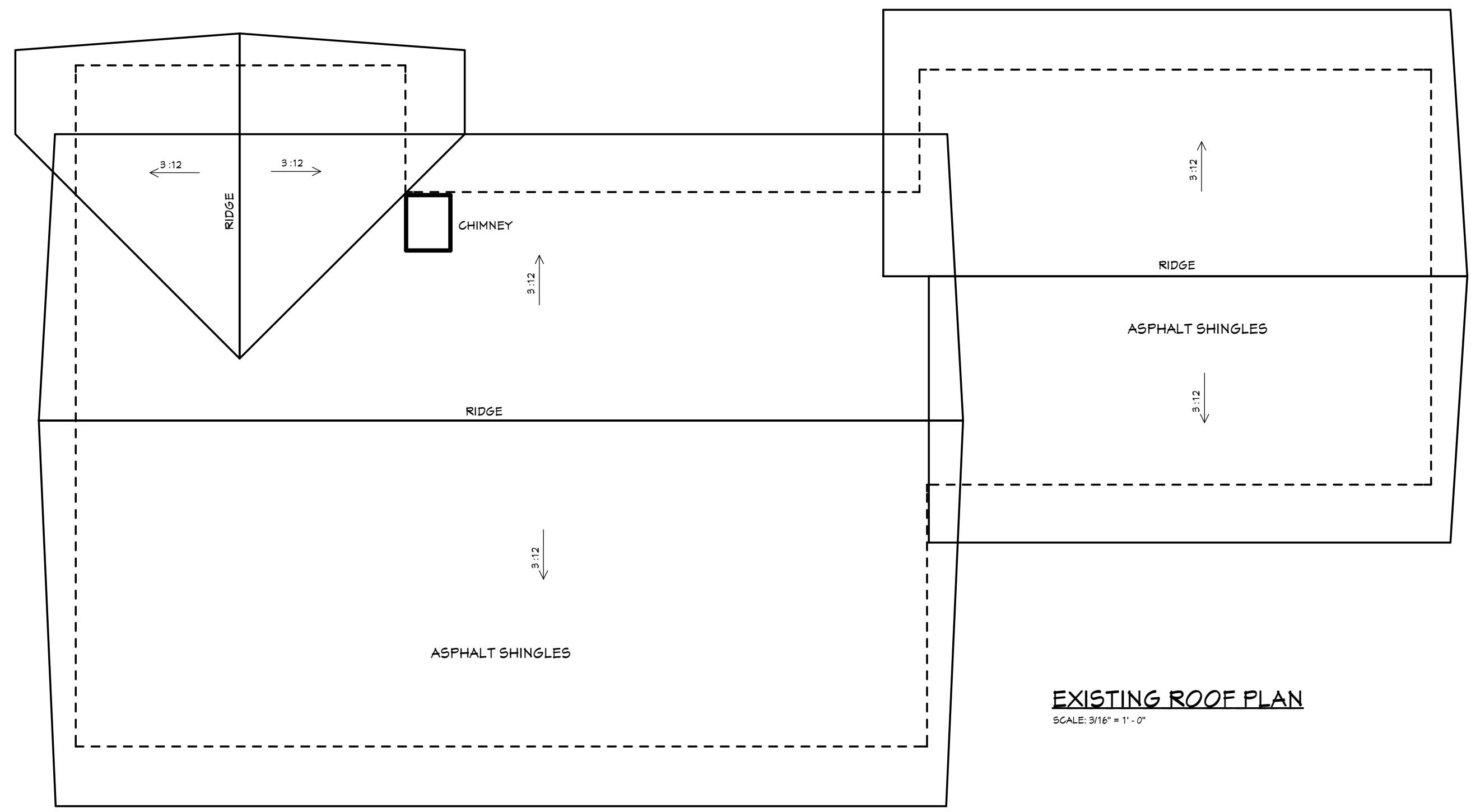
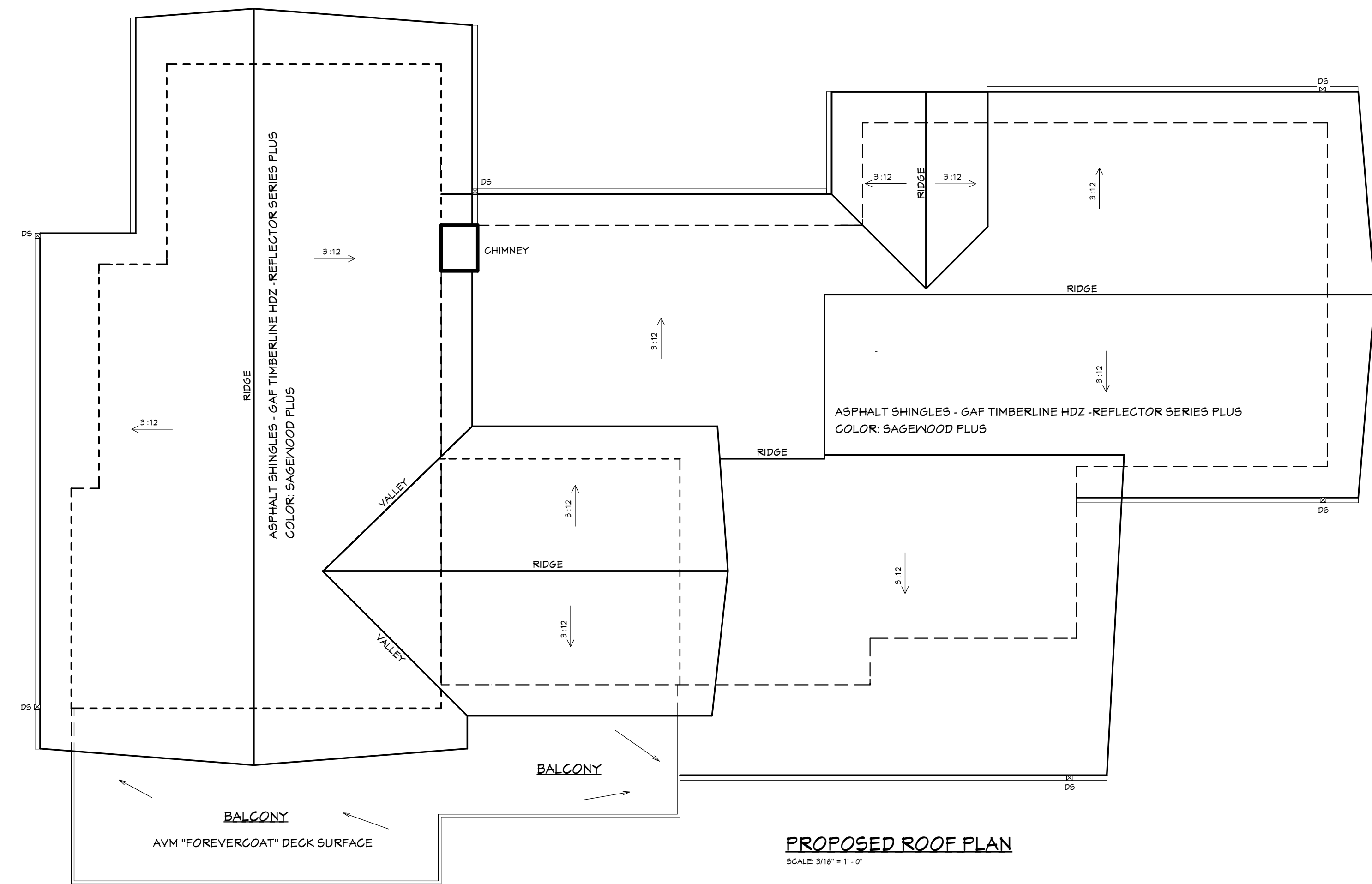
REMODELING AND ADDITION FOR MR. AND MRS. HALL
845 ROLLIN STREET, SOUTH PASADENA, CA 91030
BUILDING SECTION

DATE:
8/27/2020

SHEET:

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REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

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REMODELING AND ADDITION FOR MR. AND MRS. HALL
845 ROLLIN STREET, SOUTH PASADENA, CA 91030
EXISTING AND PROPOSED ROOF PLANS

DATE:
8/27/2020

SHEET:
A-11
13 OF 15