

**ATTACHMENT N
PROJECT PLANS**

PROJECT TEAM

ARCHITECT
 MATTHEW FELDHAUS
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 GLENDALE, CA 91206
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 IRVINE GEOTECHNICAL
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LANDSCAPE ARCHITECT
 NVD STUDIO
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 PASADENA, CA 91104

ARBORIST
 CLASS ONE ARBORICULTURE
 3763 RAMSDELL AVE.
 GLENDALE, CA 91214

SCOPE OF WORK

RENOVATE AN EXISTING 2,452 SF RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT AND CONSTRUCT A 1,401 SF ADDITION, AN 807 SF ACCESSORY DWELLING UNIT, AND A NEW OUTDOOR DECK WITH POOL AND SPA.

THE TOTAL PROPOSED DEVELOPMENT IS 3,853 SF OF PRIMARY LIVING SPACE WITH 5 BEDROOMS AND THREE FULL BATHROOMS, A 807 SF ACCESSORY DWELLING UNIT WITH 1 BEDROOM AND 1 FULL BATHROOM, 158 SF OF STORAGE, AND A 754 SF GARAGE FOR A TOTAL OF 5,572 SF.

FELDHAUS RESIDENCE ADDITION AND RENOVATION

1820 LINDA VISTA AVENUE PASADENA, CA 91103



DRAWING INDEX

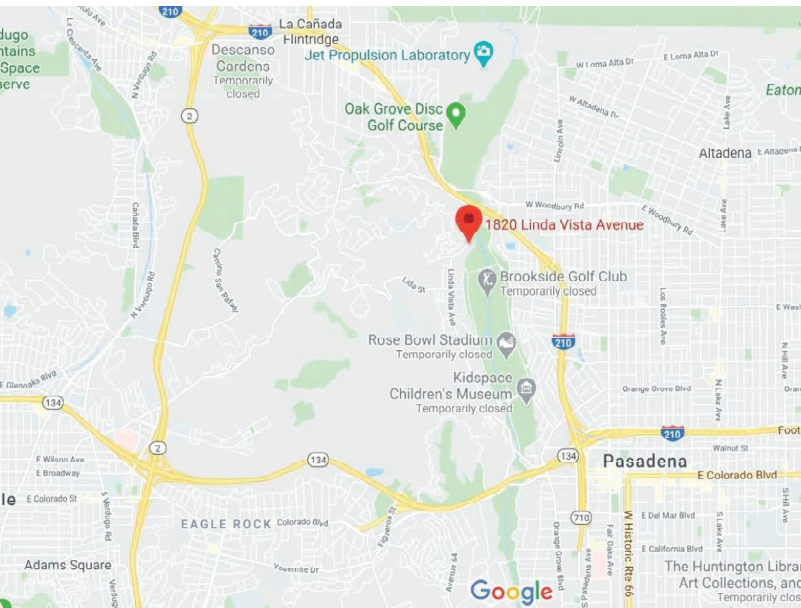
G-1	TITLE SHEET	A-10	PROPOSED ELEVATIONS AND SECTIONS
G-2	PROJECT CALCULATIONS	L1.10	CONCEPTUAL LANDSCAPE PLAN
V-1	SURVEY LEGAL DESCRIPTION	L1.11	CONCEPTUAL LANDSCAPE PLAN ENLARGE.
V-2	SURVEY		
V-3	SURVEY SLOPE ANALYSIS		
A-1	PROPOSED SITE PLAN		
A-2	PROPOSED GRADING PLAN		
A-3	EXISTING FLOOR PLAN		
A-4	EXTERIOR WALL DEMOLITION PLAN		
A-5	PROPOSED UPPER LEVEL FLOOR PLAN		
A-6	PROPOSED ADU FLOOR PLAN		
A-7	PROPOSED ROOF PLAN		
A-8	PROPOSED ELEVATIONS		
A-9	PROPOSED ELEVATIONS		

BUILDING CODE DATA

OCCUPANCY GROUP: RS-4 HD
 DESCRIPTION OF USES: SFR
 TYPE OF CONSTRUCTION: V-B
 NUMBER OF STORIES: TWO
 SPRINKLERS (YES)

LEGAL DESCRIPTION

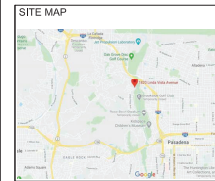
PROPERTY BOUNDARY DESCRIPTION:
 TRACT: LINDA VISTA, BLOCK K
 ASSESSOR'S ID NUMBER: 5704-001-049



VICINITY MAP



STREET MAP



No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20
4	ZONING RESUBMITTAL	09/30/21

PROJECT ADDRESS
 FELDHAUS RESIDENCE
 1820 LINDA VISTA AVENUE
 PASADENA, CA 91103

SHEET TITLE
 TITLE SHEET

PROJECT NAME FELDHAUS RESIDENCE	SHEET # G-1
DATE 09/30/2021	
SCALE NTS	

NEIGHBORHOOD COMPATIBILITY ANALYSIS: RS-4-HD PROPERTIES ONLY

#	PARCEL NUMBER	ADDRESS	ZONING	OVERLAY	LOT SIZE	BUILDING SIZE	FAR
1	5704-001-050	1812 LINDA VISTA AVE	RS4	HD	60,630	5,055	8.30%
2	5704-002-061	1776 LINDA VISTA AVE	RS4	HD	81,493	4,945	6.10%
3	5704-002-047	1726 LINDA VISTA AVE	RS4	HD	43,448	3,888	8.90%
4	5704-001-052	1860 LINDA VISTA AVE	RS4	HD	15,058	3,801	23.30%
5	5704-002-046	1750 LINDA VISTA AVE	RS4	HD	29,826	3,304	11.10%
6	5704-001-047	1850 LINDA VISTA AVE	RS4	HD	14,806	3,302	22.30%
7	5704-001-053	1890 LINDA VISTA AVE	RS4	HD	51,863	3,062	5.90%
8	5704-001-046	1852 LINDA VISTA AVE	RS4	HD	12,225	2,900	23.70%
9	5704-001-049	1820 LINDA VISTA AVE	RS4	HD	50,332	2,452	4.90%
10	5704-001-051	1854 LINDA VISTA AVE	RS4	HD	17,024	2,366	13.90%
11	5704-001-048	1840 LINDA VISTA AVE	RS4	HD	62,840	2,350	3.70%
			Median Building SF		3,302 SF		
			35% of Median		1,156 SF		
			Maximum Allowable SF		4,458 SF		
			Median FAR		8.90%		
			Average FAR		12.00%		
			Project Lot SF		50,332 SF		
			Proposed Building SF (w/o garage)		3,853 SF		
			Proposed FAR		7.7% < 12.0%		

LOT COVERAGE CALCULATION

LOT SIZE (PER SURVEY)	50,332 SF
MAX. ALLOWABLE LOT COVERAGE AREA (35% OF LOT AREA)	17,616 SF (50,332 SF x 0.35)
EXISTING LOT COVERAGE AREA	4,424 SF (4,071 SF ROOFS + 353 SF DECKS)
EXISTING LOT COVERAGE PERCENTAGE	8.8% (4,424 SF / 50,332 SF)
PROPOSED LOT COVERAGE AREA	7,434 SF (5,809 SF ROOFS + 713 SF DECK + 912 SF POOL)
PROPOSED LOT COVERAGE PERCENTAGE	14.8% < 35% ALLOWABLE; OK (7,434 SF / 50,332 SF)

SCOPE OF WORK

RENOVATE AN EXISTING 2,452 SF RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT AND CONSTRUCT A 1,401 SF ADDITION, AN 807 SF ACCESSORY DWELLING UNIT, AND A NEW OUTDOOR DECK WITH POOL AND SPA.

THE TOTAL PROPOSED DEVELOPMENT IS 3,853 SF OF PRIMARY LIVING SPACE WITH 5 BEDROOMS AND THREE FULL BATHROOMS, A 807 SF ACCESSORY DWELLING UNIT WITH 1 BEDROOM AND 1 FULL BATHROOM, 158 SF OF STORAGE, AND A 754 SF GARAGE FOR A TOTAL OF 5,572 SF.

PROJECT DATA TABLE

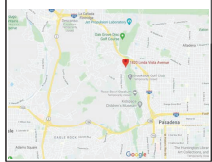
LOT SIZE (PER SURVEY)	50,332 SF
MAXIMUM FAR CALCULATION	
C = AREA OF PROPERTY IN SF	50,332 SF
D1 = AREA OF PROPERTY IN SF WITH A SLOPE OF 50% OR HIGHER	6,232 SF
D2 = AREA OF PROPERTY IN SF WITH ACCESS EASEMENTS	0 SF
R = REMAINING DEVELOPABLE AREA R = C - D1 - D2	44,100 SF (50,332 - 6,232 - 0)
B = MAXIMUM BASE FLOOR AREA IN SF (INCLUDING GARAGES AND CARPORTS) PERMITTED, FACTORING IN PROPERTY ZONING RS-4-HD = R x 0.25 + 500 SF	11,525 SF (44,100 x 0.25 + 500)
S = AVERAGE SLOPE OF PROPERTY $S = \frac{0.00229 \times l \times L}{A}$	29.08% $S = \frac{0.00229 \times 1.0 \times 12,852}{1,012}$
F = MAXIMUM ALLOWED GROSS FLOOR AREA $F = B \times (1 - \frac{(S - 0.15)}{2})$	10,714 SF $F = 11,525 \times (1 - \frac{(0.2908 - 0.15)}{2})$
EXISTING PROPERTY SF (INCLUDING GARAGES AND CARPORTS)	3,257 SF (2,452 RESIDENCE + 366 SF GARAGE + 439 SF CARPORT)
EXISTING FAR	6.5% (3,257 SF / 50,332 SF)
AVERAGE FAR (FROM NEIGHBORHOOD COMPATIBILITY TABLE)	12.0%
PROPOSED FAR (WITHOUT GARAGE)	7.7% < 12.0% ALLOWABLE; OK (3,853 SF / 50,332 SF)
PROPOSED GROSS FLOOR AREA INCLUDING RESIDENCE, ADU, STORAGE, AND GARAGE	5,572 SF (3,853 SF RESIDENCE + 807 SF ADU + 158 SF STORAGE + 754 SF GARAGE)



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP



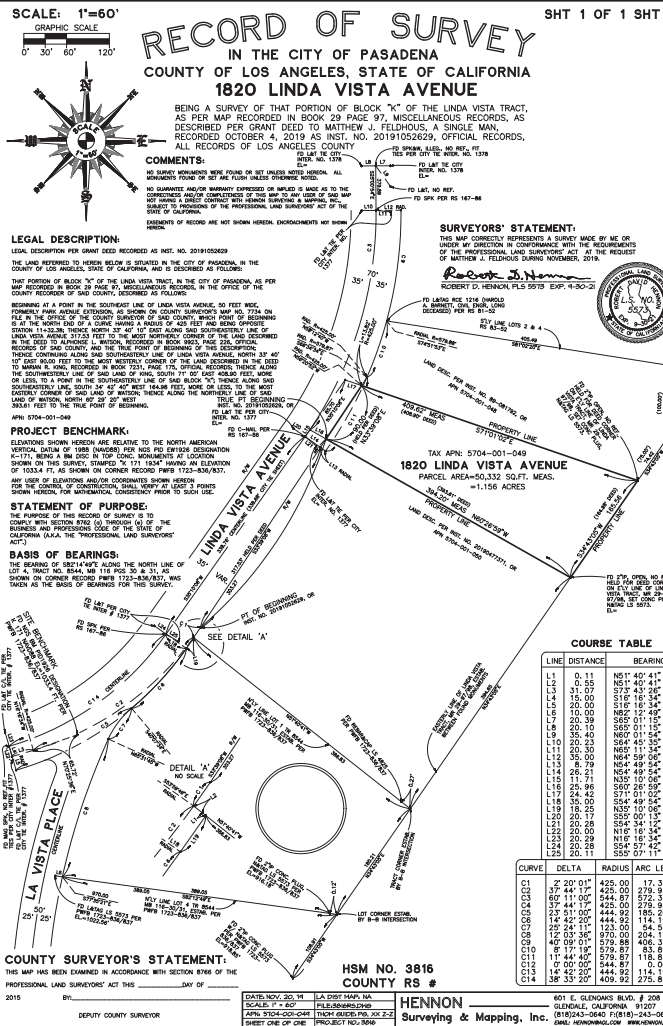
No.	Revision/Issue	Date
-	-	-
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20
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PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROJECT CALCULATIONS

PROJECT NAME	SHEET #
FELDHAUS RESIDENCE	G-2
DATE 09/30/2021	
SCALE NTS	

ARCHITECTURAL DESIGN SURVEY OF:
1820 LINDA VISTA AVENUE
 CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER GRANT DEED RECORDED AS INST. NO. 20191052629
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THAT PORTION OF BLOCK "K" OF THE LINDA VISTA TRACT, IN THE CITY OF PASADENA, AS PER MAP RECORDED IN BOOK 29 PAGE 97, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF LINDA VISTA AVENUE, 50 FEET WIDE, FORMERLY PARK AVENUE EXTENSION, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 7734 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, WHICH POINT OF BEGINNING IS AT THE NORTH END OF A CURVE HAVING A RADIUS OF 425 FEET AND BEING OPPOSITE STATION 11+32.38; THENCE NORTH 33° 40' 10" EAST ALONG SAID SOUTHWESTERLY LINE OF LINDA VISTA AVENUE 173.53 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO ALPHONSE L. WATSON, RECORDED IN BOOK 9923, PAGE 226, OFFICIAL RECORDS OF SAID COUNTY, AND THE TRUE POINT OF BEGINNING OF SAID SOUTHWESTERLY LINE OF LINDA VISTA AVENUE, NORTH 33° 40' 10" EAST 90.00 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO MARGAN R. KING, RECORDED IN BOOK 7231, PAGE 175, OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LAND OF KING, SOUTH 71° 00' EAST 408.80 FEET, MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK "K", THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 34° 42' 40" WEST 164.98 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LAND OF WATSON; THENCE ALONG THE NORTHERLY LINE OF SAID LAND OF WATSON, NORTH 60° 29' 20" WEST 393.61 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION FOR DURING NOVEMBER, 2019.

Robert J. Hennon
 ROBERT DAVID HENNON, PLS 5573
 (LIC. EXPIRES 9-30-21)



BASIS OF BEARINGS:

THE BEARING OF 88°21'49"E ALONG THE NORTH LINE OF LOT 4, TRACT NO. 8544, MB 116 PGS 30 & 31, AS SHOWN ON CORNER RECORD PAPER 1723-836/837, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER US GOVERNMENT NATIONAL GEODETIC SURVEY (NGS) BENCHMARK PID EW1926 DESIGNATION K 171 HAVING AN ELEVATION OF 1033.4 FT NAVD88, AS OBTAINED BY NGS DATA SHEET RETRIEVED OCTOBER, 2014.
 SAID BENCHMARK IS STAMPED "K 171 1934" AND IS A BRASS DISC SET IN TOP OF CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF LINDA VISTA AVENUE AND LA VISTA PLACE, 51 FT. SOUTHWEST OF THE CENTER LINE OF A DRIVEWAY TO RESIDENCE, 1725 LINDA VISTA AVENUE, AT AN ADJ. PLOT OF GROUND, 2.4 FT. SOUTHWEST OF THE NORTHWEST CURB AROUND SAID PLOT, ABOUT 1/2 FT. HIGHER THAN THE AVENUE.
 ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

SURVEYOR'S NOTES:

- BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON. LOT LINES WERE ESTABLISHED PER RECORD OF SURVEY SHOWN HEREON.
- NO TITLE REPORT WAS SUPPLIED BY CLIENT. EASEMENTS MAY OR MAY NOT EXIST AND ARE NOT PLOTTED HEREON.
- THE AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS:
 AREA = 50,332 SQUARE FEET, 1.155 ACRES.
 (AREA IS BASED ON FIELD MEASUREMENTS)
- THE SUBJECT PROPERTY IS ZONED AS FOLLOWS: RS-4-HD

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THOMAS GUIDE: 535-E7				
LA CITY DIST. MAP: N/A				
ASS. PARCEL NO.: 5704-001-049				
DWG: 3816-ADS-2019-11-21.dwg				
SURVEYED BY: HENNON	REV.	DATE	DESCRIPTION	BY

ARCHITECTURAL DESIGN SURVEY OF:

1820 LINDA VISTA AVENUE
 CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

HENNON
 Surveying & Mapping, Inc.

601 E. GLENDALES BLVD, SUITE 208
 GLENDALE, CALIFORNIA 91207
 (818)243-0640
 EMAIL: HENNON@AOL.COM WEB: HENNON.COM

V-1: SURVEY LEGAL DESCRIPTION

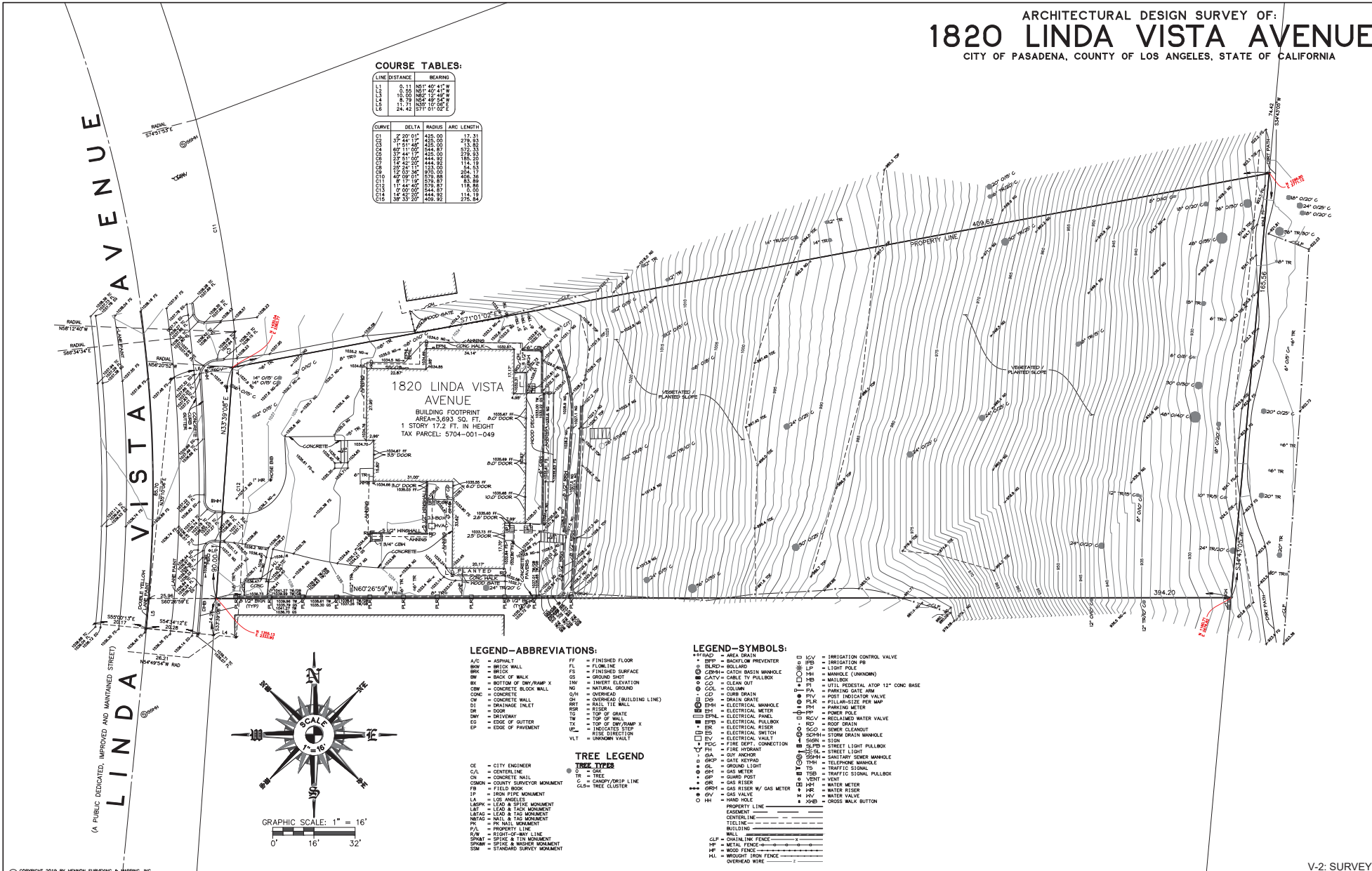
DATE: NOVEMBER 22, 2019
SCALE: AS SHOWN
CONTOUR INTERVAL: ONE FOOT
PROJECT NO: 3816
SHEET ONE OF TWO SHEETS

ARCHITECTURAL DESIGN SURVEY OF:
1820 LINDA VISTA AVENUE
 CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COURSE TABLES:

LINE	DISTANCE	BEARING
1	0.11	N51°40'41"W
2	0.30	N63°45'41"W
3	1.79	N54°49'34"W
4	1.77	N59°17'00"W
5	24.42	S77°01'02"E

CURVE	DELTA	RADIUS	ARC LENGTH
1	2°20'01"	425.00	12.31
2	1°51'46"	425.00	7.92
3	1°51'46"	425.00	7.92
4	3°14'44"	425.00	12.93
5	1°51'46"	425.00	7.92
6	1°51'46"	425.00	7.92
7	1°51'46"	425.00	7.92
8	1°51'46"	425.00	7.92
9	1°51'46"	425.00	7.92
10	1°51'46"	425.00	7.92
11	1°51'46"	425.00	7.92
12	1°51'46"	425.00	7.92
13	1°51'46"	425.00	7.92
14	1°51'46"	425.00	7.92
15	1°51'46"	425.00	7.92
16	1°51'46"	425.00	7.92
17	1°51'46"	425.00	7.92
18	1°51'46"	425.00	7.92
19	1°51'46"	425.00	7.92
20	1°51'46"	425.00	7.92



LEGEND-ABBREVIATIONS:

- A/C = ASPHALT
- BW = BRICK WALL
- BR = BRICK
- BN = BACK OF WALK
- BK = BOTTOM OF DRY/RAMP X
- CC = CONCRETE CURB
- CCW = CONCRETE CURB WALL
- CCW = CONCRETE
- CM = CONCRETE MOUNT
- DI = DRAINAGE INLET
- DM = DRIVEWAY
- ED = EDGE OF CUTTER
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FL = FLOW LINE
- FS = FINISHED SURFACE
- GS = GROUND SPOT
- IN = INVERT ELEVATION
- IS = NATURAL GROUND
- OH = OVERHEAD
- OR = RAIL TIE WALL
- OR = OVERHEAD (BUILDING LINE)
- RS = RISE
- TG = TOP OF GRADE
- TR = TOP OF RAMP X
- UP = INDICATES STEP
- VS = VISE DIRECTION
- VLT = UNKNOWN VAULT

TREE LEGEND

TREE TYPES

- CE = CITY ENGINEER
- C/L = CENTERLINE
- CL = CONCRETE WALL
- CSMN = COUNTY SURVEYOR MONUMENT
- FB = FIELD BOOK
- IP = IRON PIPE MONUMENT
- LA = LOS ANGELES
- LSMN = LEAD & SPIKE MONUMENT
- LS = LEAD & TAG MONUMENT
- LSMN = LEAD & TAG MONUMENT
- LSMN = NAIL & TAG MONUMENT
- LSMN = IRON NAIL MONUMENT
- P/L = PROPERTY LINE
- R/W = RIGHT-OF-WAY LINE
- SPRM = SPIKE & IRON MONUMENT
- SPRM = SPIKE & IRON MONUMENT
- SM = STANDARD SURVEY MONUMENT
- TR = TREE
- C = CANDY/GRIP LINE
- CLS = TREE CLUSTER

LEGEND-SYMBOLS:

- ▽ = AREA DRAIN
- ▽ = BACKFLOW PREVENTER
- = LIGHT POLE
- = MANHOLE (UNKNOWN)
- = CLEAN OUT
- = CUBIC DRAIN
- = DRAIN GATE
- = ELECTRICAL METER
- = ELECTRICAL PANEL
- = ELECTRICAL METER
- = ELECTRICAL SWITCH
- = FIRE HYDRANT
- = GUY ANCHOR
- = GATE KEYPAD
- = GROUND LIGHT
- = GAS METER
- = GUY ANCHOR
- = GAS RISE W/ GAS METER
- = GAS VALVE
- = HAND POLE
- = IRRIGATION CONTROL VALVE
- = IRRIGATION PI
- = LIGHT POLE
- = MANHOLE (UNKNOWN)
- = MAILBOX
- = P/L
- = POST INDICATOR VALVE
- = P/L
- = PARKING METER
- = PARKING METER
- = RECLAIMED WATER VALVE
- = ROOF DRAIN
- = SCW = SEWER CLEANOUT
- = SCW = SEWER DRAIN MANHOLE
- = SIGN
- = STREET LIGHT PULLBOX
- = STREET LIGHT
- = STREET LIGHT
- = TELEPHONE MANHOLE
- = TRAFFIC SIGNAL
- = TRAFFIC SIGNAL PULLBOX
- = VENT
- = WATER METER
- = WATER RISER
- = WATER VALVE
- = CROSS WALK BUTTON

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LA CITY DIST. MAP: N/A				
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ARCHITECTURAL DESIGN SURVEY OF:
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 CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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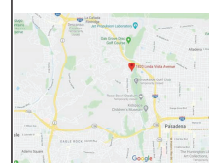
V-2: SURVEY
 DATE: NOVEMBER 22, 2019
 SCALE: AS SHOWN
 CONTOUR INTERVAL: ONE FOOT
 PROJECT NO: **3816**
 SHEET TWO OF TWO SHEETS



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP



No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
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PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED GRADING PLAN

PROJECT NAME
FELDHAUS RESIDENCE

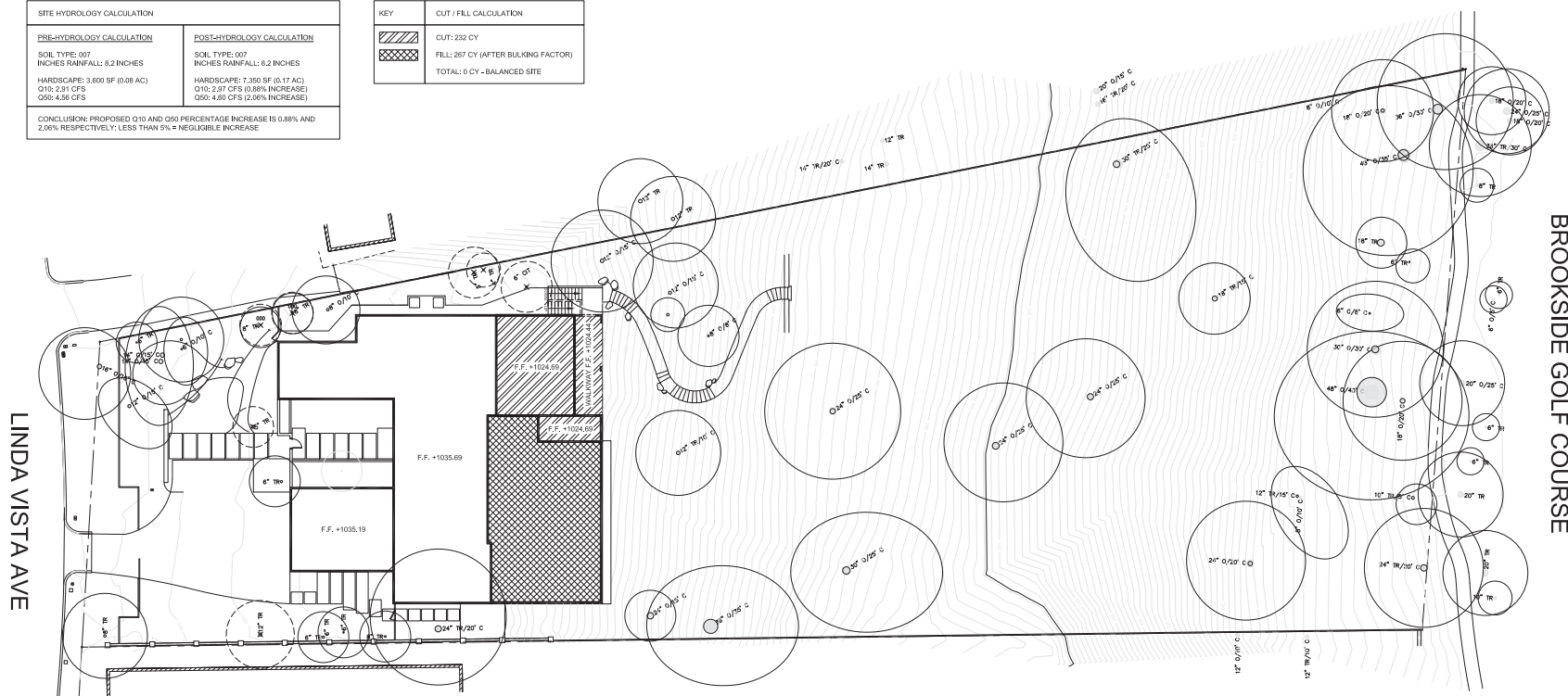
DATE
09/30/2021

SCALE
1/16" = 1'-0"

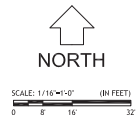
SHEET #
A-2

SITE HYDROLOGY CALCULATION	
PRE-HYDROLOGY CALCULATION	POST-HYDROLOGY CALCULATION
SOIL TYPE: 007	SOIL TYPE: 007
INCHES RAINFALL: 8.2 INCHES	INCHES RAINFALL: 8.2 INCHES
HARDSCAPE: 3,600 SF (0.08 AC)	HARDSCAPE: 7,350 SF (0.17 AC)
Q10: 2.91 CFS	Q10: 2.97 CFS (0.08% INCREASE)
Q50: 4.58 CFS	Q50: 4.60 CFS (0.05% INCREASE)
CONCLUSION: PROPOSED Q10 AND Q50 PERCENTAGE INCREASE IS 0.88% AND 2.06% RESPECTIVELY; LESS THAN 5% = NEGLIGIBLE INCREASE	

KEY	
	CUT / FILL CALCULATION
	CUT: 232 CY
	FILL: 287 CY (AFTER BULKING FACTOR)
	TOTAL: 0 CY - BALANCED SITE

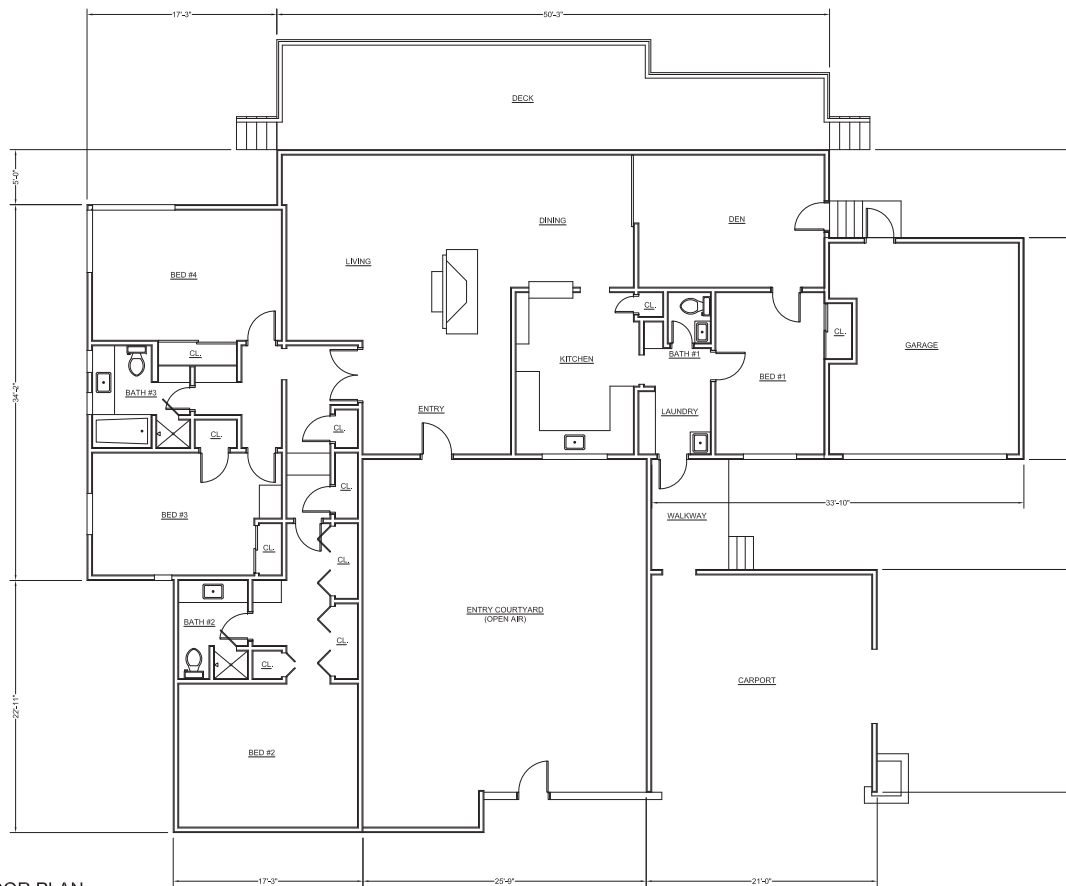


1 PROPOSED GRADING PLAN
SCALE: 1/16" = 1'-0"

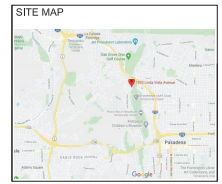
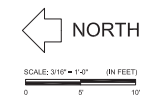


BROOKSIDE GOLF COURSE

LINDA VISTA AVE



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

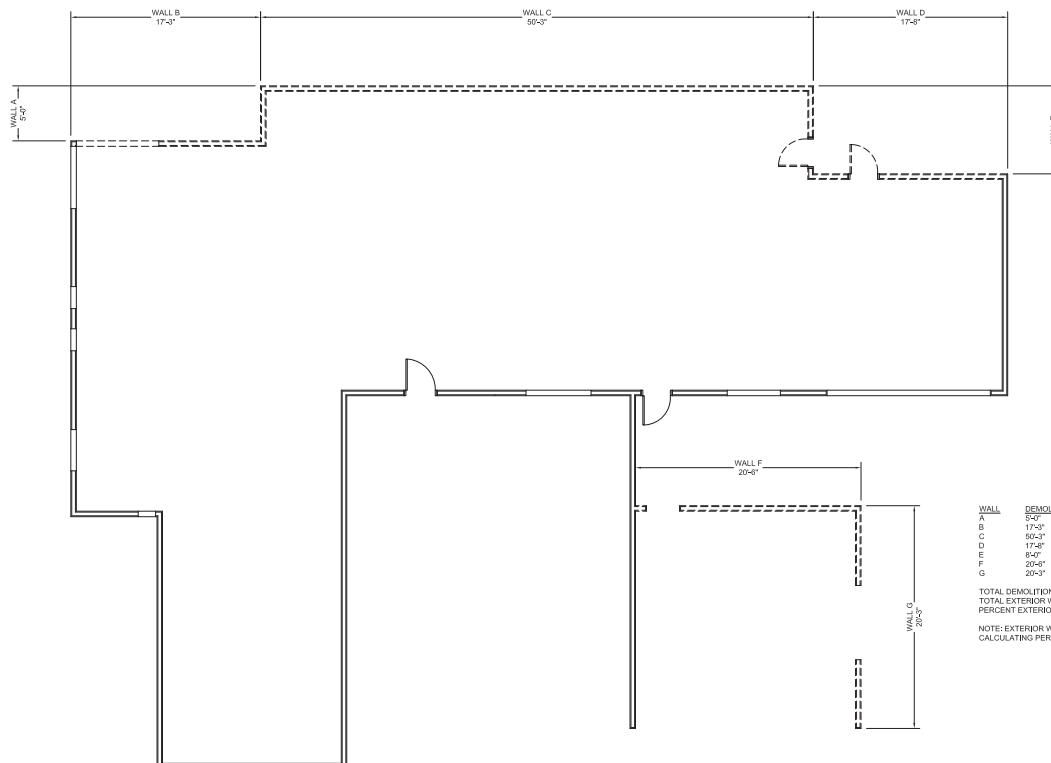


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PASADENA, CA 91103

SHEET TITLE
EXISTING FLOOR PLAN

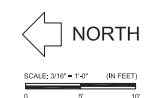
PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-3
DATE 09/30/2021	
SCALE 3/16" = 1'-0"	



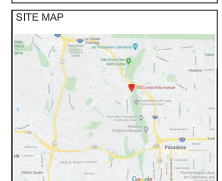
WALL	DEMOLITION LENGTH
A	8'-0"
B	17'-0"
C	56'-0"
D	17'-0"
E	8'-0"
F	20'-0"
G	20'-0"

TOTAL DEMOLITION LENGTH: 138'-0"
 TOTAL EXTERIOR WALL LENGTH: 365'-0"
 PERCENT EXTERIOR WALL DEMOLITION: 38%

NOTE: EXTERIOR WALLS ONLY SHOWN FOR PURPOSES OF CALCULATING PERCENT OF EXTERIOR WALL DEMOLITION



1 EXTERIOR WALL DEMOLITION PLAN
 SCALE: 3/16" = 1'-0"

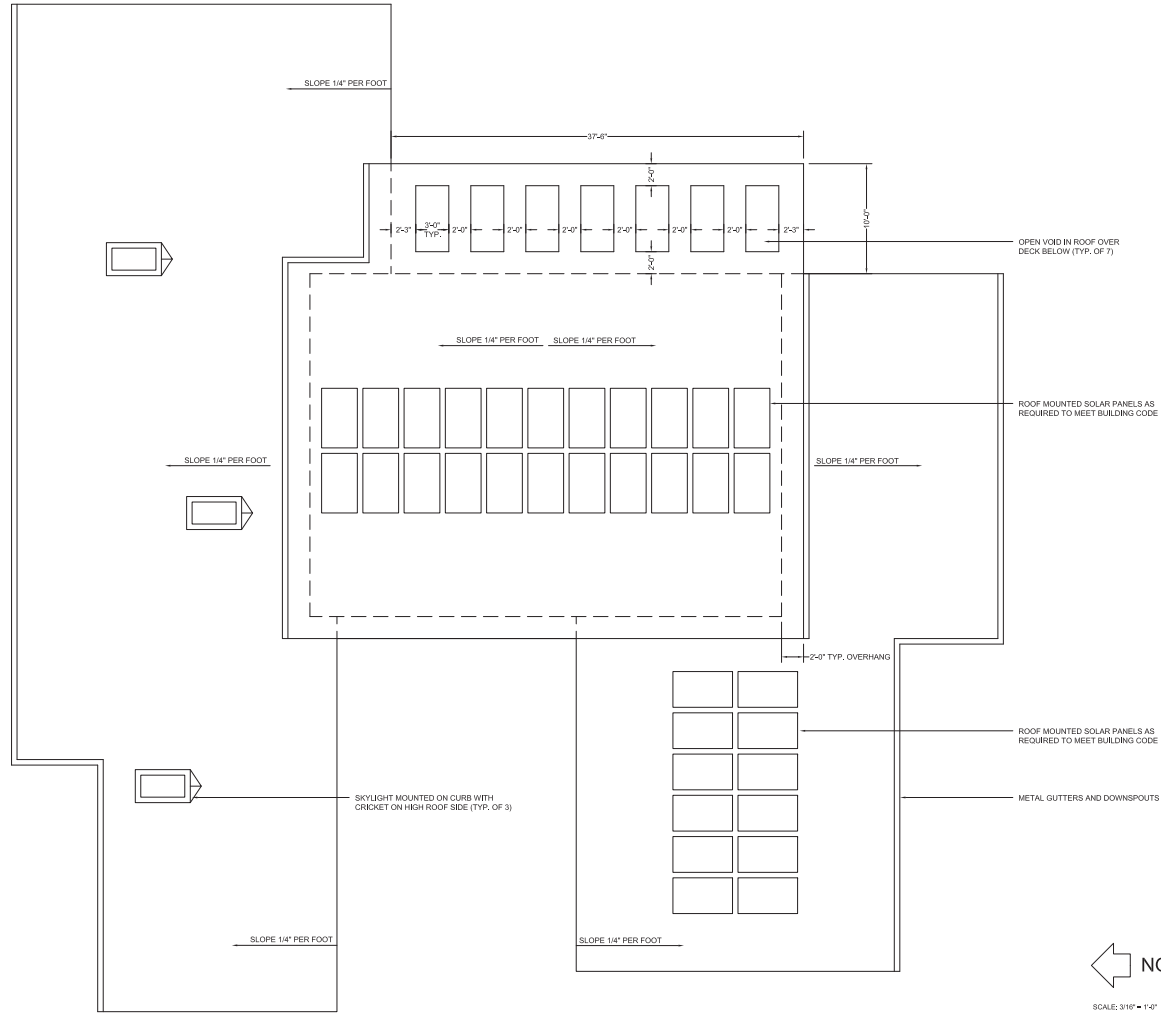


No.	Revision/Issue	Date
-	-	-
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20
4	ZONING RESUBMITTAL	09/30/21

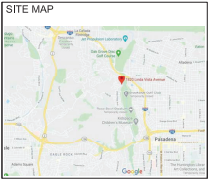
PROJECT ADDRESS
 FELDHAUS RESIDENCE
 1820 LINDA VISTA AVENUE
 PASADENA, CA 91103

SHEET TITLE
 EXTERIOR WALL DEMOLITION PLAN

PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-4
DATE 09/30/2021	
SCALE 3/16" = 1'-0"	



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

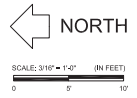


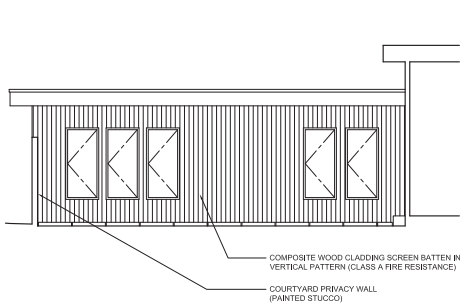
No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20
4	ZONING RESUBMITTAL	09/30/21

PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

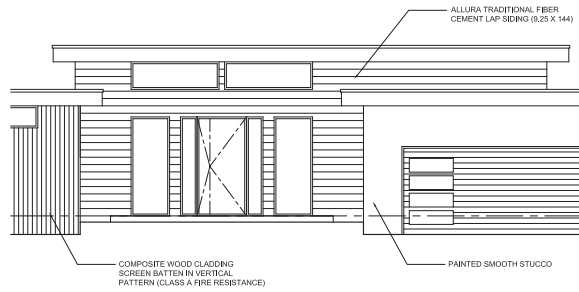
SHEET TITLE
PROPOSED ROOF PLAN

PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-7
DATE 09/30/2021	
SCALE 3/16" = 1'-0"	

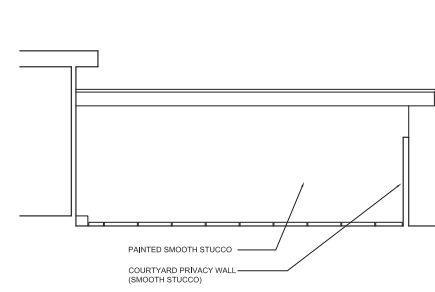




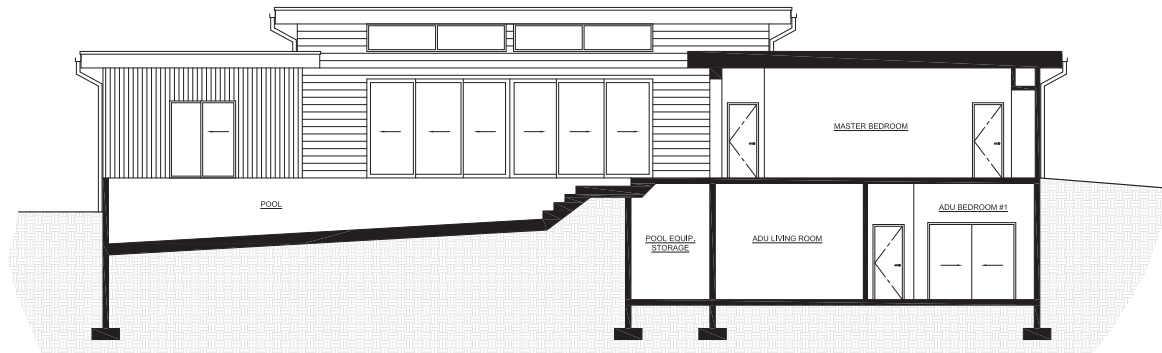
5 INTERIOR COURTYARD ELEVATION (LKG. NORTH)
SCALE: 3/16" = 1'-0"



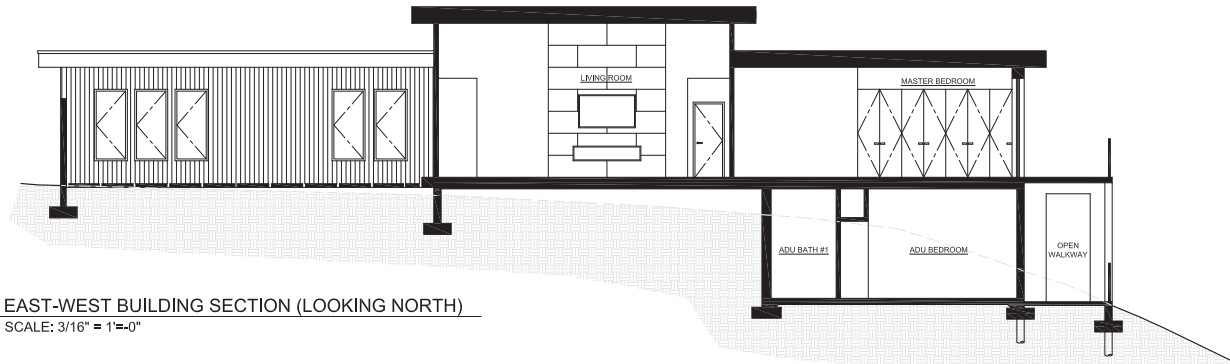
4 INTERIOR COURTYARD ELEVATION (LKG. EAST)
SCALE: 3/16" = 1'-0"



3 INTERIOR COURTYARD ELEVATION (LKG. SOUTH)
SCALE: 3/16" = 1'-0"



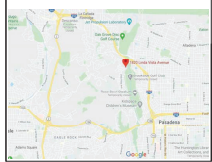
2 NORTH-SOUTH BUILDING SECTION (LOOKING WEST)
SCALE: 3/16" = 1'-0"



1 EAST-WEST BUILDING SECTION (LOOKING NORTH)
SCALE: 3/16" = 1'-0"



SITE MAP



No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20
4	ZONING RESUBMITTAL	09/30/21

PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED COURTYARD ELEVATIONS
AND BUILDING SECTIONS

PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-10
DATE 09/30/2021	
SCALE 3/16" = 1'-0"	

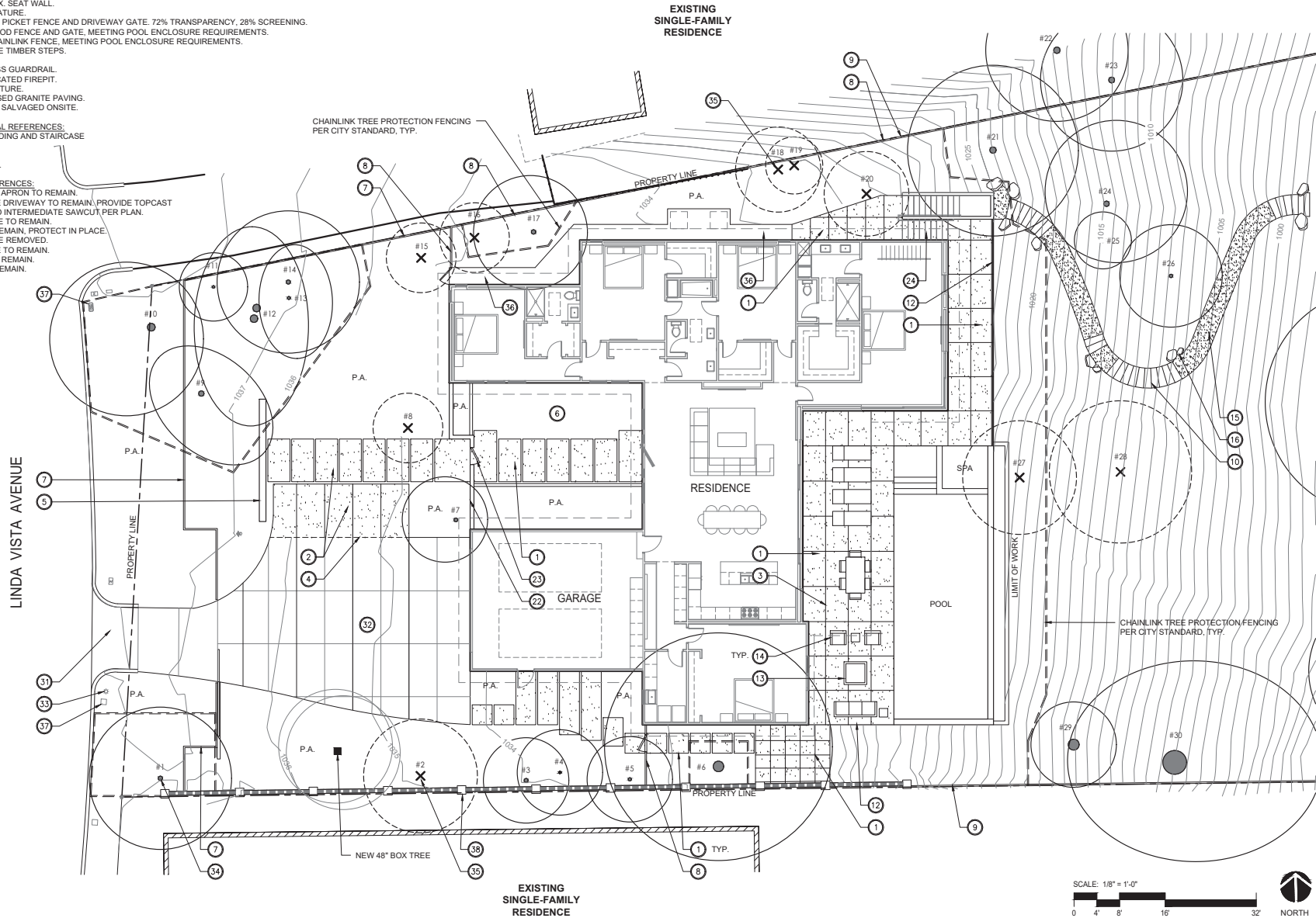
CONSTRUCTION KEYNOTES:

1. INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST #3 FINISH.
2. INTEGRAL COLOR VEHICULAR CONCRETE PAVING WITH TOPCAST #3 FINISH.
3. SAWCUT JOINT.
4. EXPANSION JOINT.
5. 2' HIGH MAX. SEAT WALL.
6. WATER FEATURE.
7. 4' HIGH SQ. PICKET FENCE AND DRIVEWAY GATE, 72% TRANSPARENCY, 28% SCREENING.
8. 6' HIGH WOOD FENCE AND GATE, MEETING POOL ENCLOSURE REQUIREMENTS.
9. 6' HIGH CHAINLINK FENCE, MEETING POOL ENCLOSURE REQUIREMENTS.
10. LANDSCAPE TIMBER STEPS.
11. HANDRAIL.
12. POOL GLASS GUARDRAIL.
13. PREFABRICATED FIREPIT.
14. SITE FURNITURE.
15. DECOMPOSED GRANITE PAVING.
16. BOULDERS SALVAGED ONSITE.

- ARCHITECTURAL REFERENCES:**
21. METAL LANDING AND STAIRCASE
 22. WALL.
 23. DOOR.
 24. STAIRCASE.

EXISTING REFERENCES:

31. DRIVEWAY APRON TO REMAIN.
32. CONCRETE DRIVEWAY TO REMAIN, PROVIDE TOPCAST FINISH AND INTERMEDIATE SAWCUT PER PLAN.
33. LIGHT POLE TO REMAIN.
34. TREE TO REMAIN, PROTECT IN PLACE.
35. TREE TO BE REMOVED.
36. CONCRETE TO REMAIN.
37. UTILITY TO REMAIN.
38. WALL TO REMAIN.



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 1400 E. Greenleaf Avenue
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FELDHUS RESIDENCE
 1820 Linda Vista Avenue
 Pasadena, CA 91103
 T: 662-477-4609

Issue dates

#	Date	Description
1	7/1/20	Hilside Dev. Permit Submittal
2	9/22/20	Hilside Dev. Permit Resubmittal
3	11/9/20	Hilside Dev. Permit Resubmittal

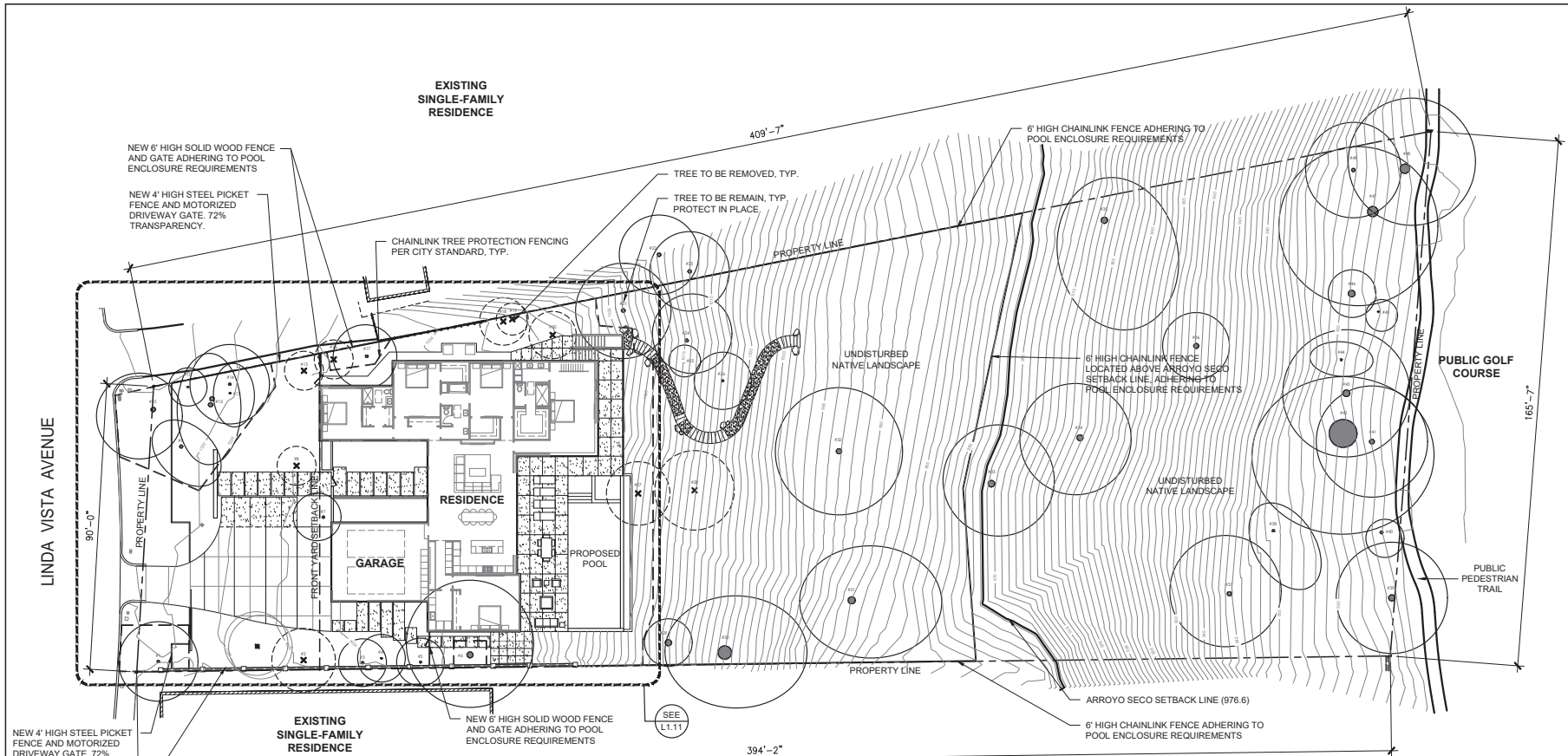
Sheet title:

CONCEPTUAL
 LANDSCAPE PLAN
 ENLARGEMENT

Designed by:	NVIAP
Drawn by:	NVIAP
Checked by:	NVIAP
Project number:	2003



L1.11



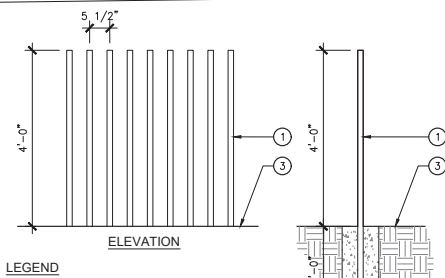
NEW 4' HIGH STEEL PICKET FENCE AND MOTORIZED DRIVEWAY GATE. 72% TRANSPARENCY.

EXISTING WALL TO REMAIN. PROTECT IN PLACE.

AREA CALCULATIONS

TOTAL SITE AREA	= 50,332 SF
TOTAL IMPERMEABLE HARDSCAPE	= 3,318 SF
IMPERMEABLE HARDSCAPE %	= 6.6%
FRONT YARD SETBACK	
TOTAL FRONT YARD AREA	= 5,180.5 SF
TOTAL IMPERMEABLE HARDSCAPE	= 1,760.0 SF
TOTAL PLANTING AREA	= 3,420.5 SF
IMPERMEABLE HARDSCAPE %	= 33.9%

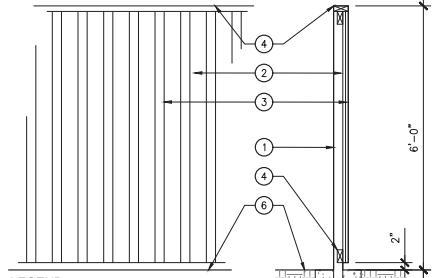
- FRONT YARD SETBACK NOTE:**
- DRIVEWAY AND WALKWAY ARE BEING REPLACED LIKE-FOR-LIKE AND ARE EXISTING NONCOMPLIANT WITH SECTION 17.160 F-3.
 - PICKET FENCE WITHIN FRONT YARD SETBACK IS 72% TRANSPARENT OPEN SPACE.



- LEGEND**
- 1 1 1/2" SQ. STEEL PICKET. PAINTED IRON ORE.
 - 2 CONCRETE FOOTING.
 - 3 FINISH GRADE.
 - 4 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.

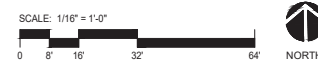
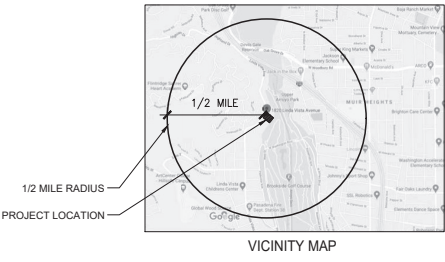
PROPOSED FENCING WITHIN FRONT YARD SETBACK 72% TRANSPARENT OPEN SPACE, 28% SCREENING OVERALL.

PICKET FENCE DETAIL
SCALE: 3/4" = 1'-0"



- LEGEND**
- 1 3" SQ. REDWOOD POST. PAINTED.
 - 2 1X6 REDWOOD BOARD. PAINTED.
 - 3 1X2 1/2" REDWOOD BOARD. PAINTED.
 - 4 2X4 REDWOOD. PAINTED.
 - 5 CONCRETE FOOTING.
 - 6 FINISH GRADE.
 - 7 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.

WOOD FENCE DETAIL
SCALE: 3/4" = 1'-0"



FELDAUS RESIDENCE
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Pasadena, CA 91103
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Issue dates

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1	7/1/20	Hilade Dev. Permit Submittal
2	9/22/20	Hilade Dev. Permit Resubmittal
3	11/8/20	Hilade Dev. Permit Resubmittal

Sheet title:
CONCEPTUAL LANDSCAPE PLAN

Designed by: NVIAP
Drawn by: NVIAP
Checked by: NVIAP
Project number: 2003

L1.10