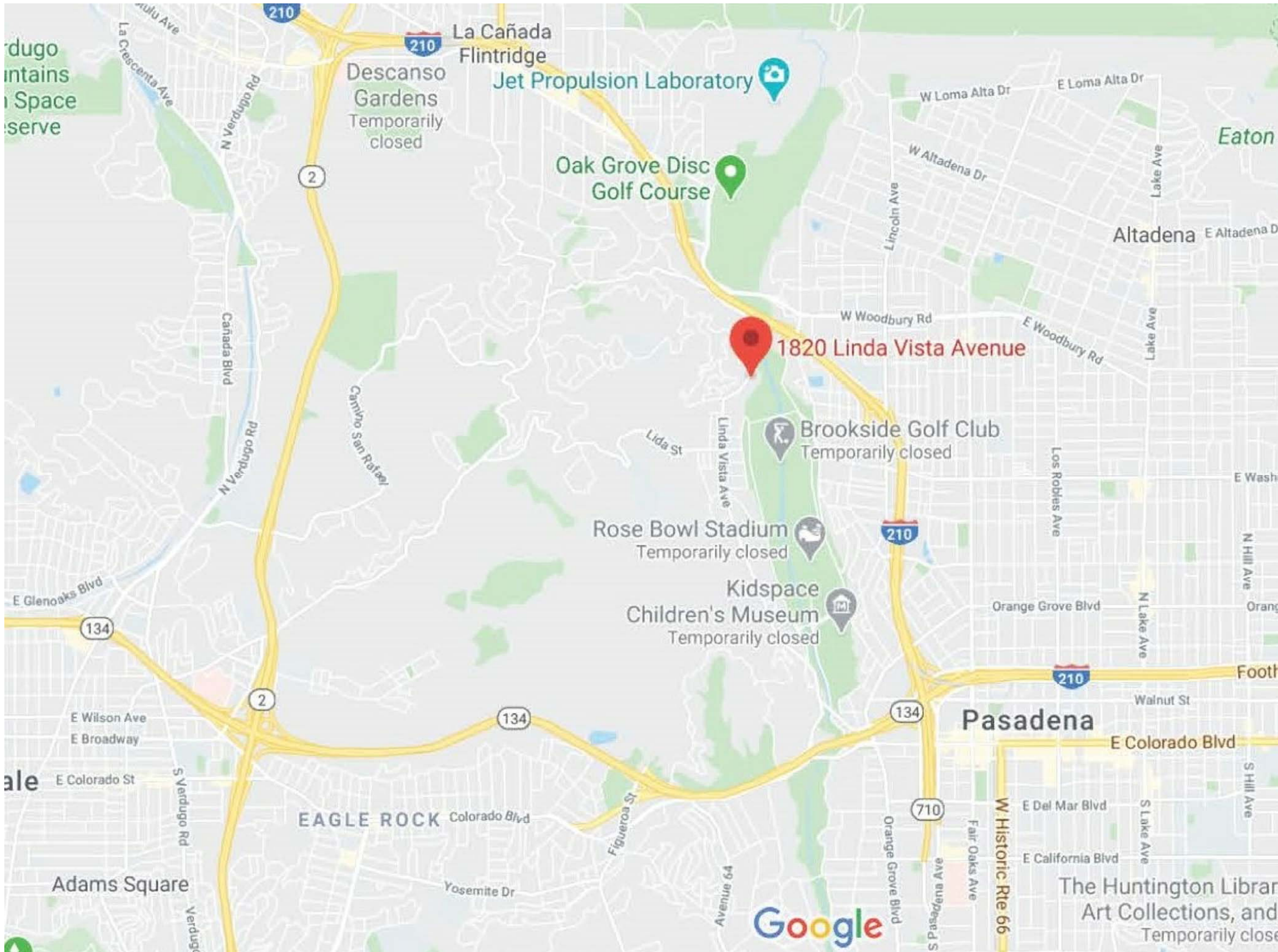


**ATTACHMENT T**  
**PLANS**



PROJECT TEAM	
<u>ARCHITECT</u> MATTHEW FELDHAUS 2926 GRACELAND WAY GLENDALE, CA 91206 CA LICENSE C-33265	<u>GEOTECHNICAL ENGINEER</u> IRVINE GEOTECHNICAL 145 N. SIERRA MADRE BLVD, SUITE #1 PASADENA, CA 91107
<u>CIVIL ENGINEER</u> PALLER-ROBERTS ENGINEERING 5701 SLAUSON AVE, SUITE 208 CULVER CITY, CA 90230	<u>LANDSCAPE ARCHITECT</u> NVD STUDIO 1453 N. ROOSEVELT AVE PASADENA, CA 91104
	<u>ARBORIST</u> CLASS ONE ABORICULTURE 3763 RAMSDELL AVE. GLENDALE, CA 91214

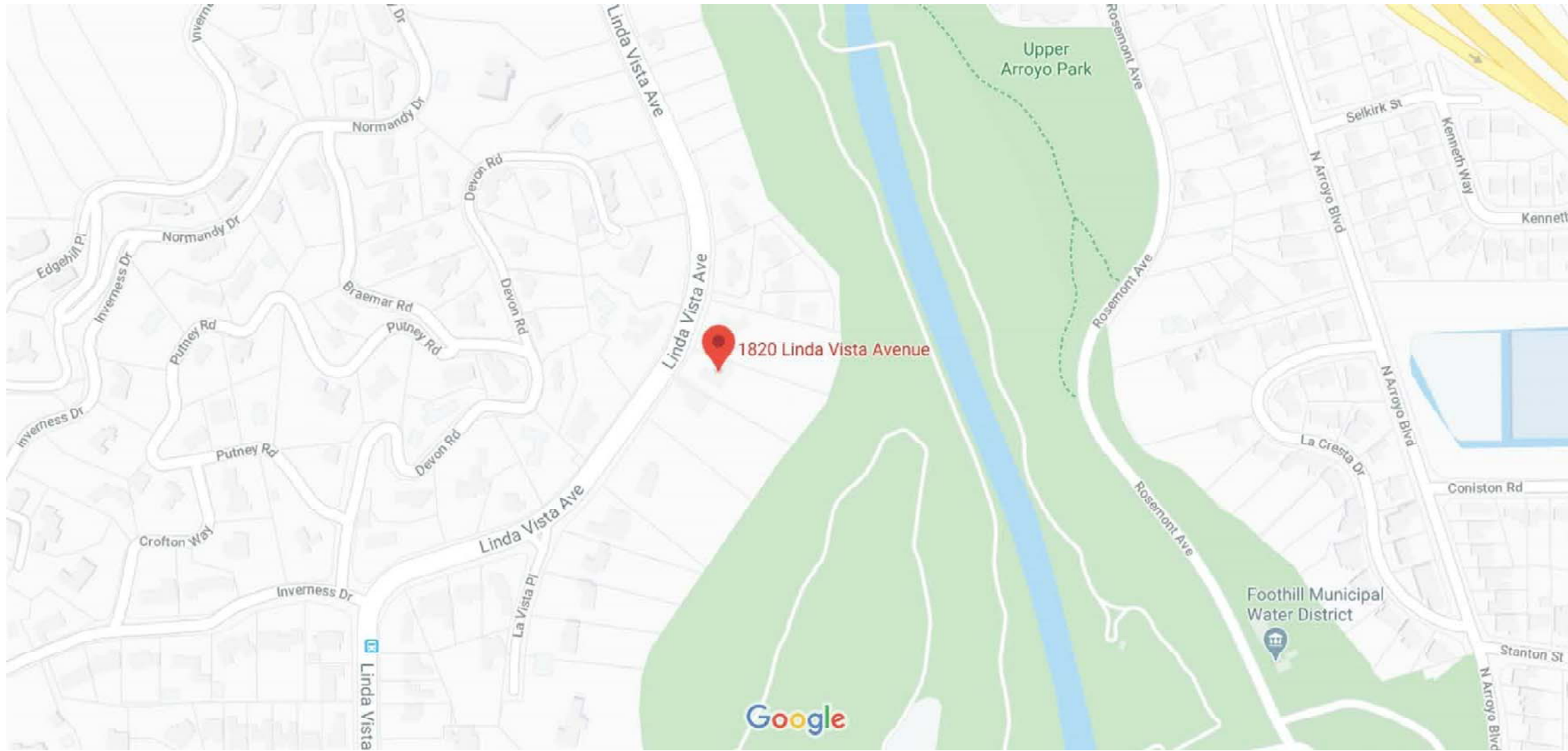
SCOPE OF WORK
RENOVATE AN EXISTING 2,452 SF RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT AND CONSTRUCT A 1,401 SF ADDITION, AN 807 SF ACCESSORY DWELLING UNIT, AND A NEW OUTDOOR DECK WITH POOL AND SPA.
THE TOTAL PROPOSED DEVELOPMENT IS 3,853 SF OF PRIMARY LIVING SPACE WITH 5 BEDROOMS AND THREE FULL BATHROOMS, 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.




VICINITY MAP

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	

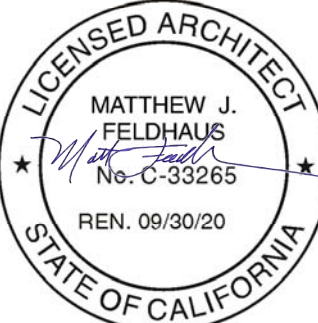
BUILDING CODE DATA	LEGAL DESCRIPTION
OCCUPANCY GROUP: RS-4 HD DESCRIPTION OF USES: SFR TYPE OF CONSTRUCTION: V-B NUMBER OF STORIES: TWO SPRINKLERS (YES)	PROPERTY BOUNDARY DESCRIPTION:  TRACT: LINDA VISTA, BLOCK K ASSESSOR'S ID NUMBER: 5704-001-049



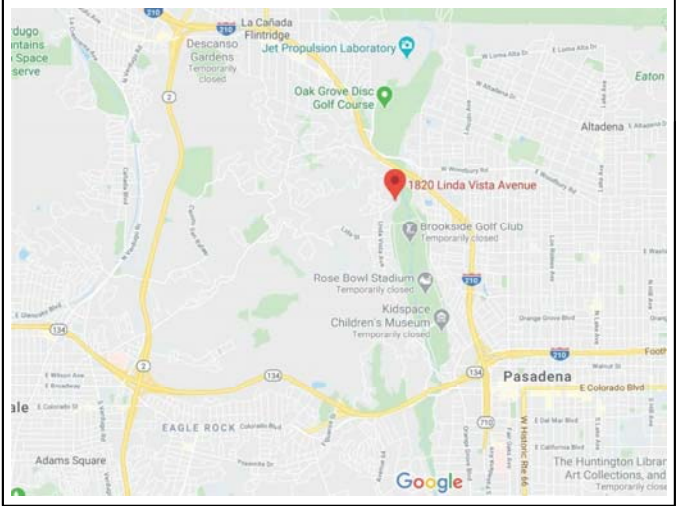
STREET MAP



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
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 #  <b>G-1</b>
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%

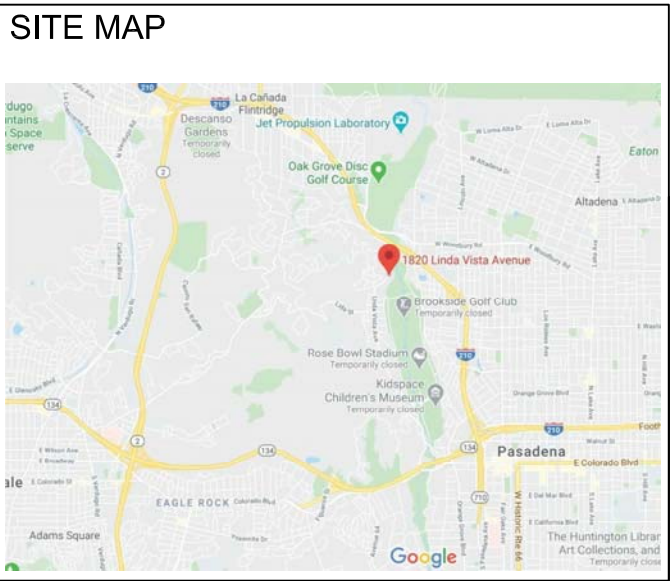
LOT COVERAGE CALCULATION	
LOT SIZE (PER SURVEY)	50,332 SF
MAX. ALLOWABLE LOT COVERAGE AREA (35% OF LOT AREA)	17,616 SF (50,332 SF x 0.35)
EXISTING LOT COVERAGE AREA	4,424 SF (4,071 SF ROOFS + 353 SF DECKS)
EXISTING LOT COVERAGE PERCENTAGE	8.8% (4,424 SF / 50,332 SF)
PROPOSED LOT COVERAGE AREA	7,434 SF (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)



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



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

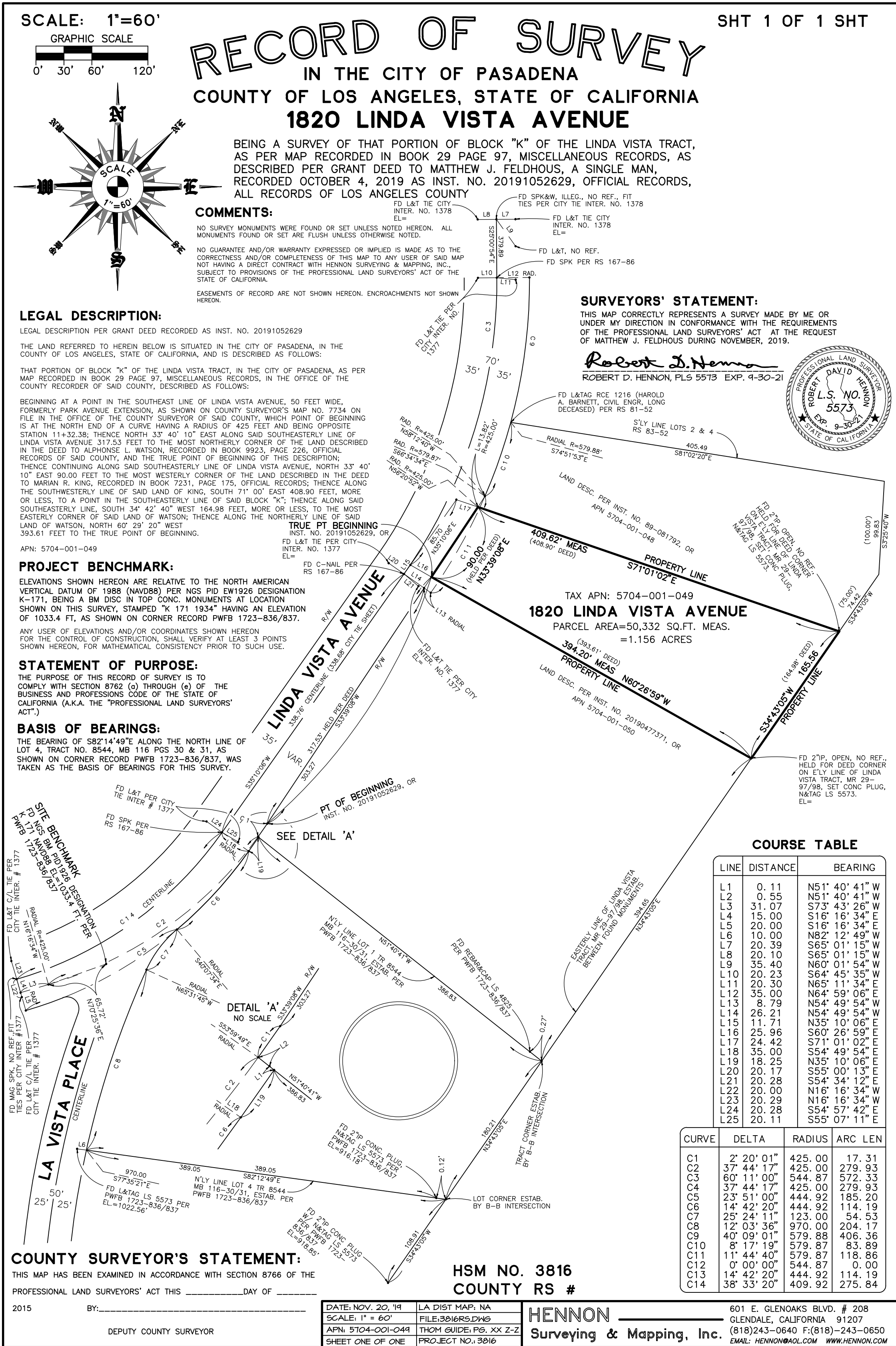
PROJECT ADDRESS  
FELDHAUS RESIDENCE  
1820 LINDA VISTA AVENUE  
PASADENA, CA 91103

SHEET TITLE  
PROJECT CALCULATIONS

PROJECT NAME FELDHAUS RESIDENCE	SHEET #  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 SOUTHEAST LINE 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 SOUTHEASTERLY LINE OF LINDA VISTA AVENUE 317.53 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 THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHEASTERLY 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 MARIAN R. KING, RECORDED IN BOOK 7231, PAGE 175, OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LAND OF KING, SOUTH 71° 00' EAST 408.90 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, NORTH 60° 29' 20" WEST 393.61 FEET TO THE TRUE POINT OF BEGINNING.

APN: 5704-001-049

**SURVEYOR'S STATEMENT:**

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

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

**BASIS OF BEARINGS:**

THE BEARING OF S82°14'49"E ALONG THE NORTH LINE OF LOT 4, TRACT NO. 8544, MB 116 PGS 30 & 31, AS SHOWN ON CORNER RECORD PWFB 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 1726 LINDA VISTA AVENUE, AT AN OVAL PLOT OF GROUND, 2.4 FT. SOUTHEAST 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



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

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

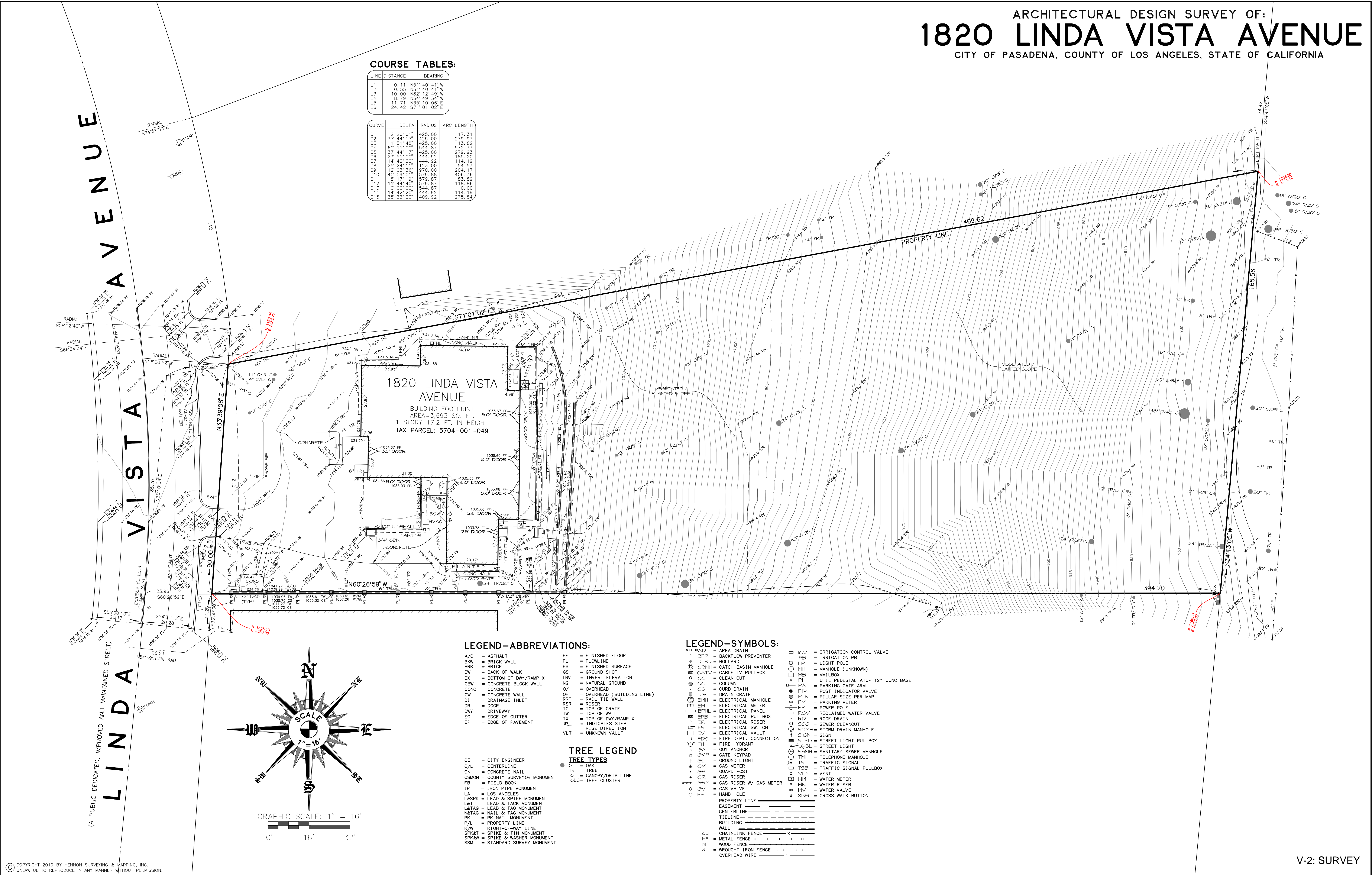


ARCHITECTURAL DESIGN SURVEY OF:  
**1820 LINDA VISTA AVENUE**  
CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COURSE TABLES:

LINE	DISTANCE	BEARING
L1	0.11	N51° 40' 41" W
L2	0.55	N51° 40' 41" W
L3	10.00	N82° 12' 49" W
L4	8.79	N54° 49' 54" W
L5	11.71	N33° 10' 08" E
L6	24.42	S71° 01' 02" E

CURVE	DELTA	RADIUS	ARC LENGTH
C1	2° 20' 01"	425.00	17.31
C2	37° 44' 17"	425.00	279.93
C3	51° 11' 48"	425.00	13.82
C4	60° 11' 00"	544.87	572.33
C5	37° 44' 17"	425.00	279.93
C6	23° 51' 00"	444.92	185.20
C7	14° 42' 20"	444.92	114.19
C8	25° 24' 11"	123.00	54.53
C9	12° 03' 36"	970.00	204.17
C10	40° 09' 01"	579.88	406.36
C11	8° 17' 19"	579.87	83.89
C12	11° 44' 40"	579.87	118.86
C13	0° 00' 00"	544.87	0.00
C14	14° 42' 20"	444.92	114.19
C15	38° 33' 20"	409.92	275.84



V-2: SURVEY

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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

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



SLOPE ANALYSIS SURVEY OF:  
**1820 LINDA VISTA AVENUE**  
CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**AVERAGE SLOPE CALCULATION:**  
1.0 = CONTOUR INTERVAL  
12,852 = L = COMBINED LENGTH OF CONTOUR LINES  
(WITHIN AREAS OF 50% OR LESS SLOPE)  
1.012 AC = GROSS DEVELOPABLE AREA IN ACRES  
(AREA OF PARCEL 50% OR LESS SLOPE)  
(FROM A TOTAL PARCEL AREA OF 1.156 AC)  
 $S = \frac{0.00229 \times L \times L}{\text{AREA ACRES}}$   
AVERAGE SLOPE (S) = 29.08%

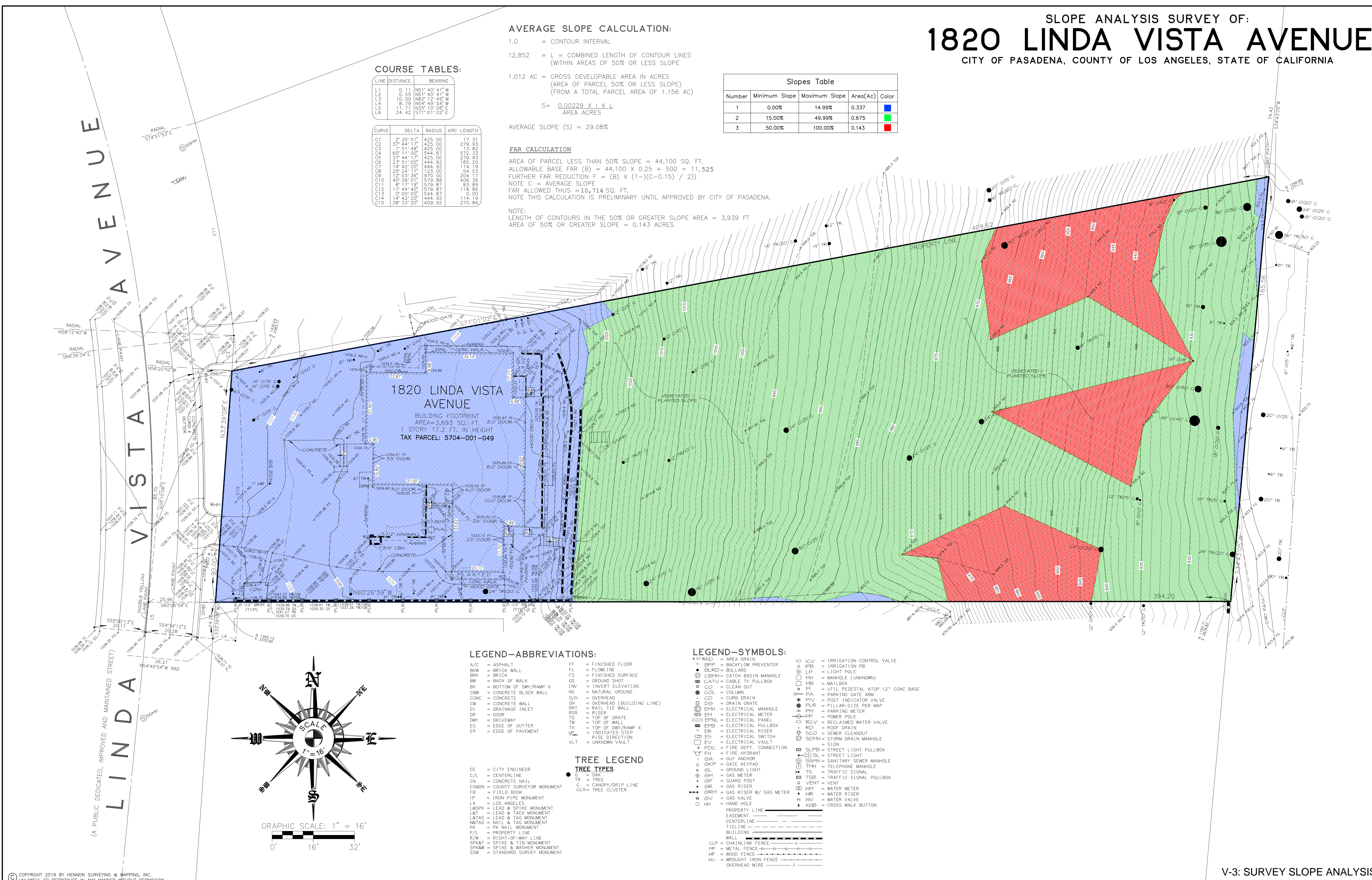
**COURSE TABLES:**

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C5	37° 44' 17"	425.00	279.93
C6	23° 51' 00"	444.92	185.20
C7	14° 42' 20"	444.92	114.19
C8	25° 24' 11"	123.00	204.17
C9	12° 03' 36"	970.00	406.36
C10	40° 09' 01"	579.88	63.89
C11	8° 17' 13"	579.87	118.86
C12	11° 44' 40"	579.87	0.00
C13	0° 00' 00"	544.87	0.00
C14	14° 42' 20"	444.92	114.19
C15	38° 53' 20"	409.92	275.84

Slopes Table			
Number	Minimum Slope	Maximum Slope	Area(Ac)
1	0.00%	14.99%	0.337
2	15.00%	49.99%	0.675
3	50.00%	100.00%	0.143

**FAR CALCULATION**  
AREA OF PARCEL LESS THAN 50% SLOPE = 44,100 SQ. FT.  
ALLOWABLE BASE FAR (B) = 44,100 X 0.25 + 500 = 11,525  
FURTHER FAR REDUCTION F = (B) X (1)-(C-0.15) / 2))  
NOTE C = AVERAGE SLOPE  
FAR ALLOWED THUS = 10,714 SQ. FT.  
NOTE THIS CALCULATION IS PRELIMINARY UNTIL APPROVED BY CITY OF PASADENA.  
NOTE:  
LENGTH OF CONTOURS IN THE 50% OR GREATER SLOPE AREA = 3,939 FT  
AREA OF 50% OR GREATER SLOPE = 0.143 ACRES



**LEGEND—ABBREVIATIONS:**

- A/C = ASPHALT
- BRK = BRICK WALL
- BRK = BRICK
- BW = BACK OF WALK
- BX = BOTTOM OF DWY/RAMP X
- CBW = CONCRETE BLOCK WALL
- CONC = CONCRETE
- OW = CONCRETE WALL
- DI = DRAINAGE INLET
- DR = DOOR
- DWY = DRIVEWAY
- EO = EDGE OF CUTTER
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FL = FLOWLINE
- FS = FINISHED SURFACE
- GS = GROUND SHOT
- INV = INVERT ELEVATION
- NG = NATURAL GROUND
- O/H = OVERHEAD
- OH = OVERHEAD (BUILDING LINE)
- RRT = RAIL TIE WALL
- RSR = RISER
- TG = TOP OF GRATE
- TW = TOP OF WALL
- TX = TOP OF DWY/RAMP X
- UP = INDICATES STEP
- UP = RISE DIRECTION
- VLT = UNKNOWN VAULT

**TREE TYPES**

- D = DAK
- TR = TREE
- C = CANOPY/DRIP LINE
- CLS = TREE CLUSTER

- CE = CITY ENGINEER
- C/L = CENTERLINE
- CN = CONCRETE NAIL
- CSMON = COUNTY SURVEYOR MONUMENT
- FB = FIELD BOOK
- IP = IRON PIPE MONUMENT
- LA = LOS ANGELES
- L&SPK = LEAD & SPIKE MONUMENT
- L&T = LEAD & TACK MONUMENT
- L&TAG = LEAD & TAG MONUMENT
- N&TAG = NAIL & TAG MONUMENT
- PK = PK NAIL MONUMENT
- P/L = PROPERTY LINE
- R/W = RIGHT-OF-WAY LINE
- SPK&T = SPIKE & TIN MONUMENT
- SPK&W = SPIKE & WASHER MONUMENT
- SSM = STANDARD SURVEY MONUMENT

**LEGEND—SYMBOLS:**

- AD = AREA DRAIN
- BFP = BACKFLOW PREVENTER
- BLRD = BOLLARD
- CBMH = CATCH BASIN MANHOLE
- CATV = CABLE TV PULLBOX
- CO = CLEAN OUT
- COL = COLUMN
- CD = CURB DRAIN
- DS = DRAIN GRATE
- EMH = ELECTRICAL MANHOLE
- EM = ELECTRICAL METER
- EPNL = ELECTRICAL PANEL
- EPB = ELECTRICAL PULLBOX
- ER = ELECTRICAL RISER
- ES = ELECTRICAL SWITCH
- EV = ELECTRICAL VAULT
- FDC = FIRE DEPT. CONNECTION
- FR = FIRE HYDRANT
- GA = GUY ANCHOR
- GKP = GATE KEYPAD
- GL = GROUND LIGHT
- GM = GAS METER
- GR = GAS RISER
- GRM = GAS RISER W/ GAS METER
- GV = GAS VALVE
- HH = HAND HOLE
- ICV = IRRIGATION CONTROL VALVE
- IPB = IRRIGATION PB
- LP = LIGHT POLE
- MH = MANHOLE (UNKNOWN)
- MB = MAILBOX
- PI = UTIL PEDESTAL ATOP 12" CONC BASE
- PA = PARKING GATE ARM
- PIV = POST INDICATOR VALVE
- PLR = PILLAR-SIZE PER MAP
- PM = PARKING METER
- PP = POWER POLE
- RCV = RECLAIMED WATER VALVE
- RD = ROOF DRAIN
- SCO = SEWER CLEANOUT
- SDMH = STORM DRAIN MANHOLE
- EV = SIGN
- SLPB = STREET LIGHT PULLBOX
- SL = STREET LIGHT
- SMH = SANITARY SEWER MANHOLE
- TMH = TELEPHONE MANHOLE
- TS = TRAFFIC SIGNAL
- TSB = TRAFFIC SIGNAL PULLBOX
- VENT = VENT
- WM = WATER METER
- WR = WATER RISER
- WV = WATER VALVE
- XWB = CROSS WALK BUTTON

- PROPERTY LINE
- EASEMENT
- CENTERLINE
- TIE LINE
- BUILDING
- WALL
- CLF = CHAINLINK FENCE
- MF = METAL FENCE
- WF = WOOD FENCE
- WI = WROUGHT IRON FENCE
- OVERHEAD WIRE

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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

SLOPE ANALYSIS SURVEY OF:  
**1820 LINDA VISTA AVENUE**  
CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

DATE: NOVEMBER 22, 2019  
SCALE: 1" = 16'  
CONTOUR INTERVAL: ONE FOOT  
PROJECT NO: **3816**  
SHEET ONE OF ONE SHEETS

V-3: SURVEY SLOPE ANALYSIS

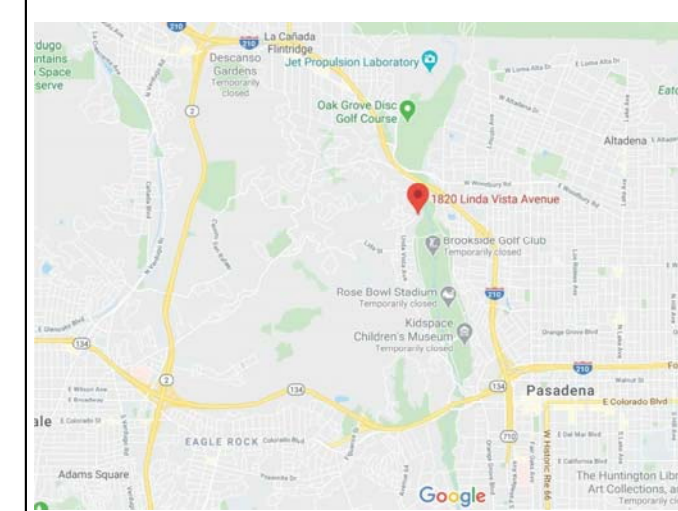




RWBD DESIGN + CONSTRUCTION  
139 HERMOSA AVENUE  
HERMOSA BEACH, CA 90254



#### SITE MAP



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

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

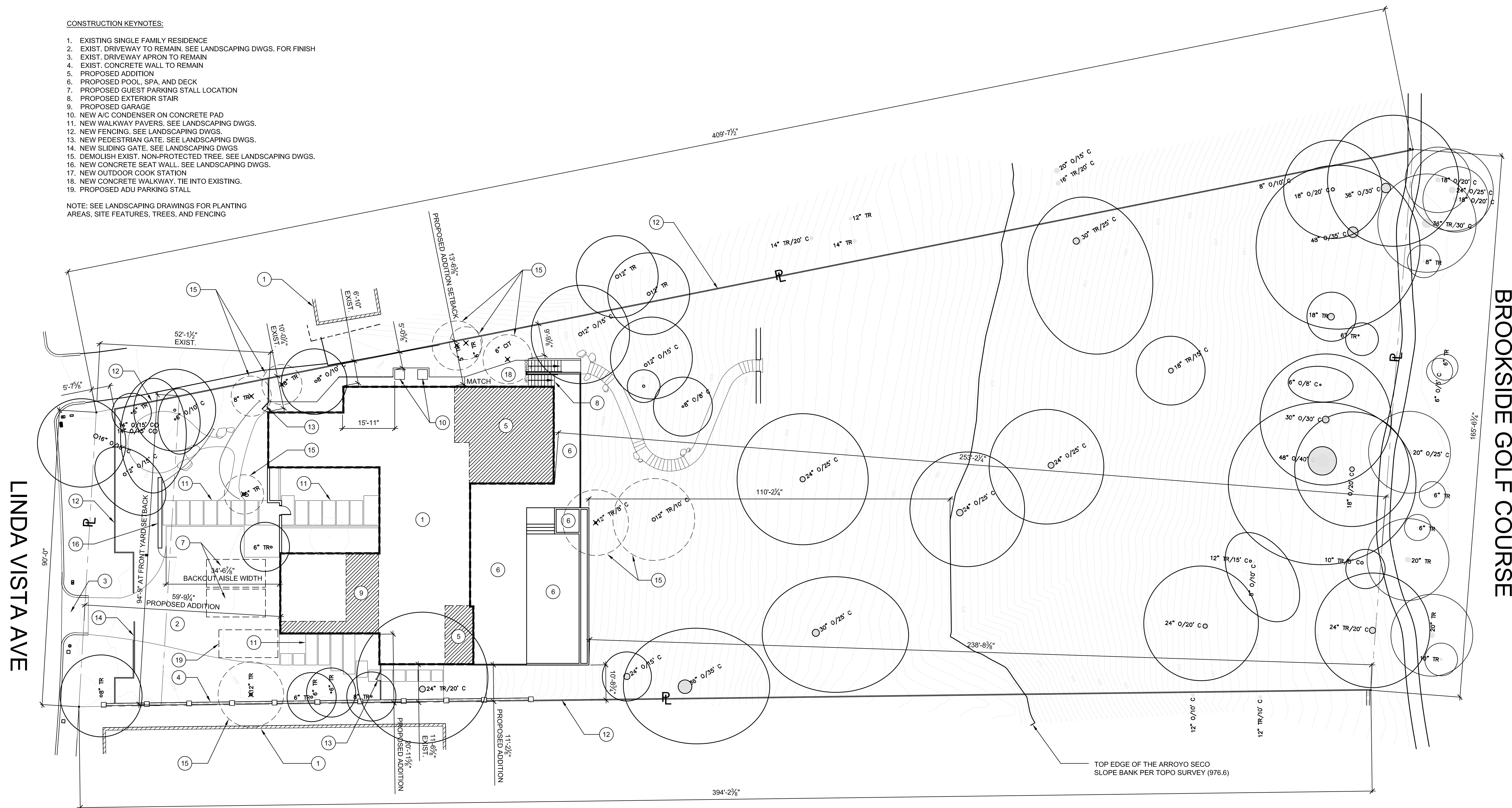
SHEET TITLE  
PROPOSED SITE PLAN

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

#### CONSTRUCTION KEYNOTES:

1. EXISTING SINGLE FAMILY RESIDENCE
2. EXIST. DRIVEWAY TO REMAIN. SEE LANDSCAPING DWGS. FOR FINISH
3. EXIST. DRIVEWAY APRON TO REMAIN
4. EXIST. CONCRETE WALL TO REMAIN
5. PROPOSED ADDITION
6. PROPOSED POOL, SPA, AND DECK
7. PROPOSED GUEST PARKING STALL LOCATION
8. PROPOSED EXTERIOR STAIR
9. PROPOSED GARAGE
10. NEW A/C CONDENSER ON CONCRETE PAD
11. NEW WALKWAY PAVERS. SEE LANDSCAPING DWGS.
12. NEW FENCING. SEE LANDSCAPING DWGS.
13. NEW PEDESTRIAN GATE. SEE LANDSCAPING DWGS.
14. NEW SLIDING GATE. SEE LANDSCAPING DWGS.
15. DEMOLISH EXIST. NON-PROTECTED TREE. SEE LANDSCAPING DWGS.
16. NEW CONCRETE SEAT WALL. SEE LANDSCAPING DWGS.
17. NEW OUTDOOR COOK STATION
18. NEW CONCRETE WALKWAY. TIE INTO EXISTING.
19. PROPOSED ADU PARKING STALL

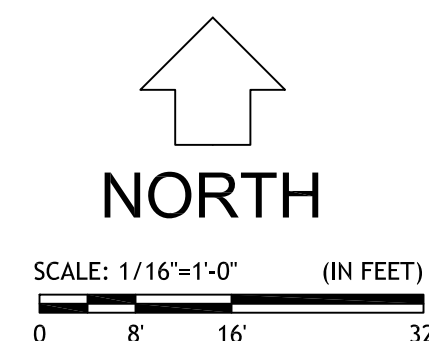
NOTE: SEE LANDSCAPING DRAWINGS FOR PLANTING  
AREAS, SITE FEATURES, TREES, AND FENCING



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

APPLICANT: MATTHEW FELDHAUS  
2926 GRACELAND WAY  
GLENDALE, CA 91206  
(626) 888-9411

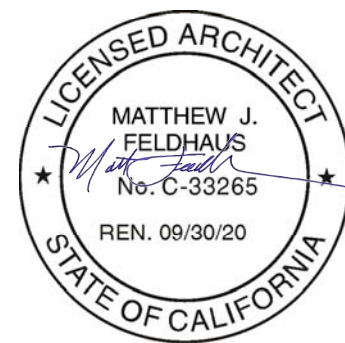
PROPOSED LOT COVERAGE = 7,434 SF / 50,332 = 14.8% < 35% MAXIMUM ALLOWED; OK



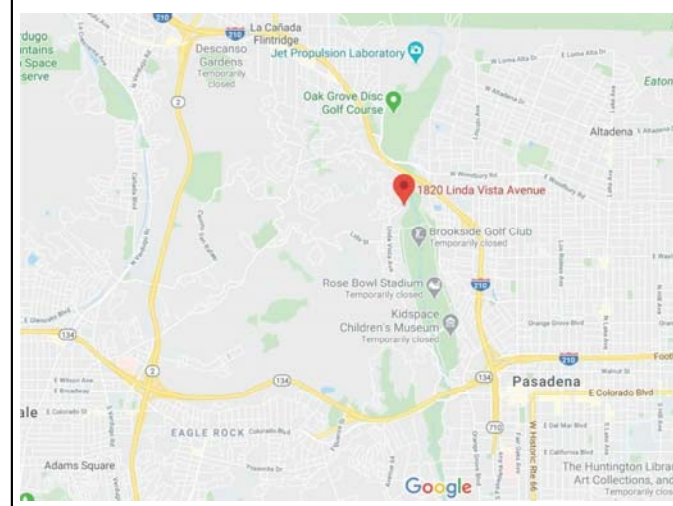




RWBD DESIGN + CONSTRUCTION  
139 HERMOSA AVENUE  
HERMOSA BEACH, CA 90254



SITE MAP



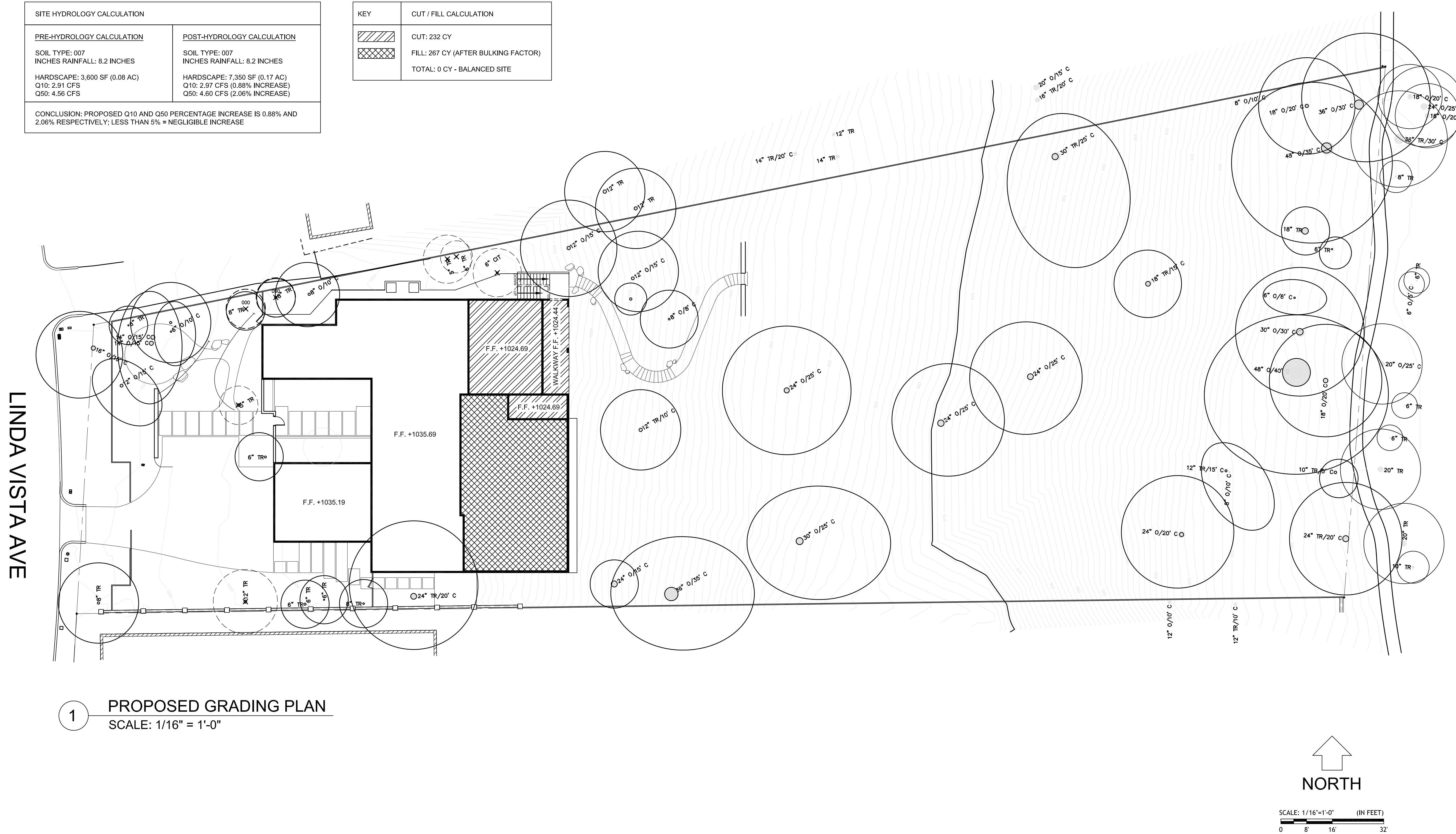
No.	Revision/Issue	Date
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3	ZONING RESUBMITTAL	11/09/20
4	ZONING RESUBMITTAL	09/30/21

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

SHEET TITLE  
PROPOSED GRADING PLAN

PROJECT NAME FELDHAUS RESIDENCE	SHEET #  <b>A-2</b>
DATE 09/30/2021	
SCALE 1/16" = 1'-0"	

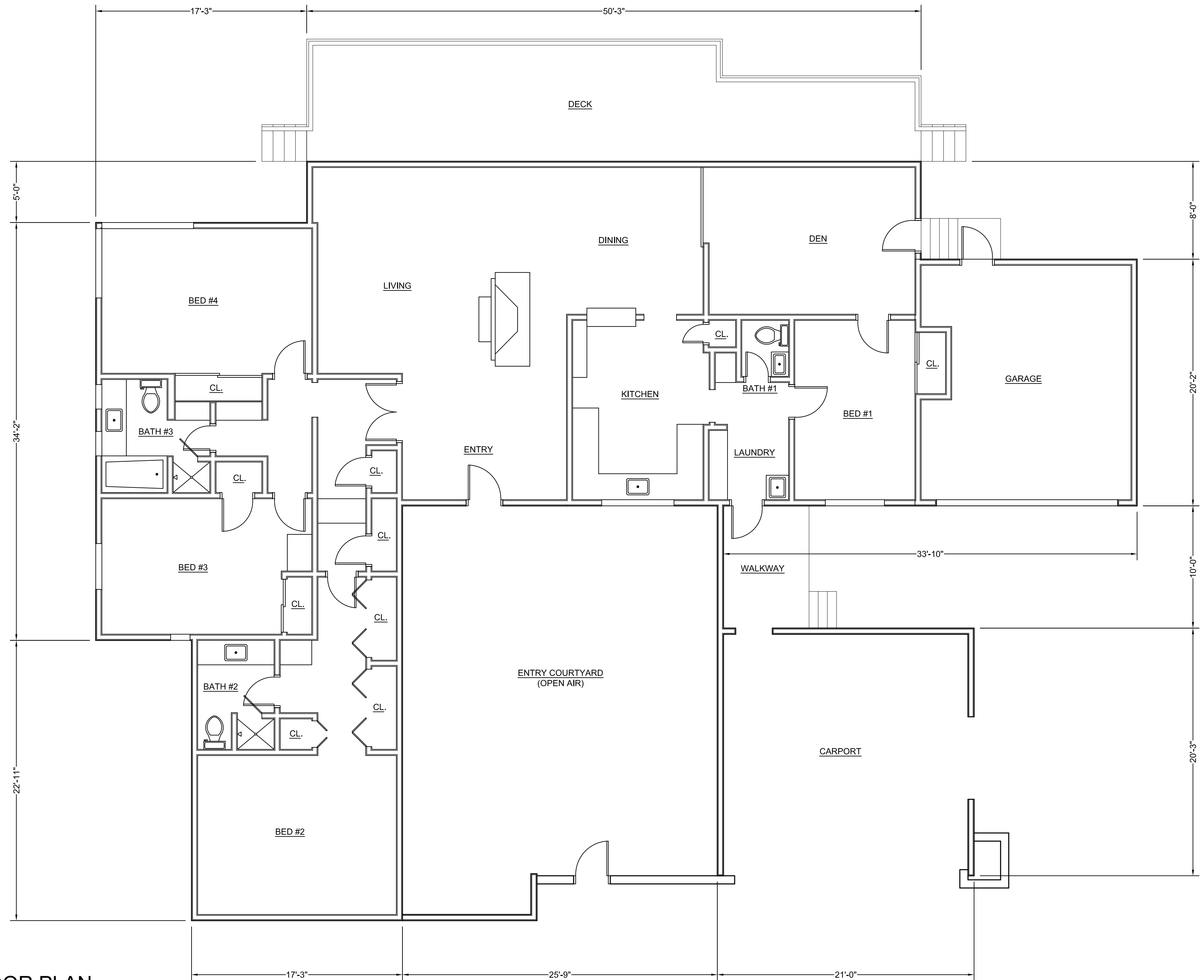
BROOKSIDE GOLF COURSE



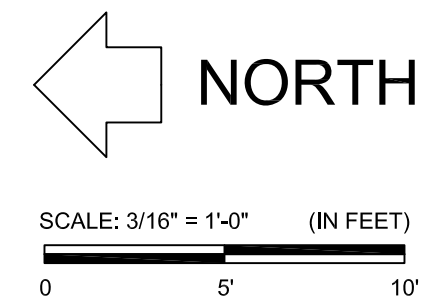
LINDA VISTA AVE

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

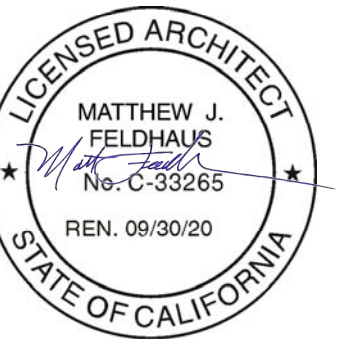




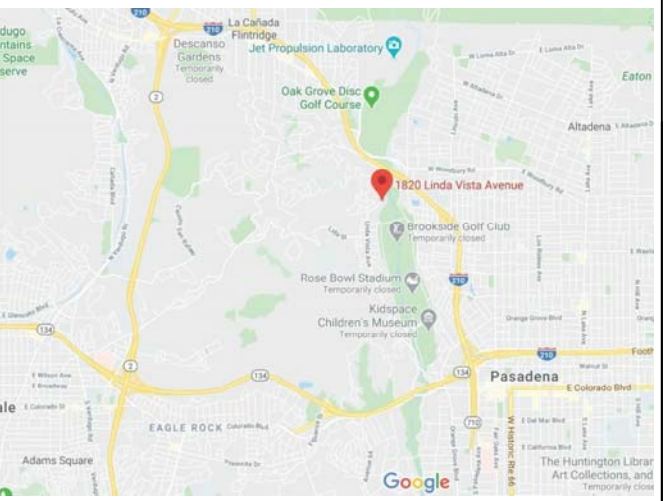
1 EXISTING FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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



#### SITE MAP



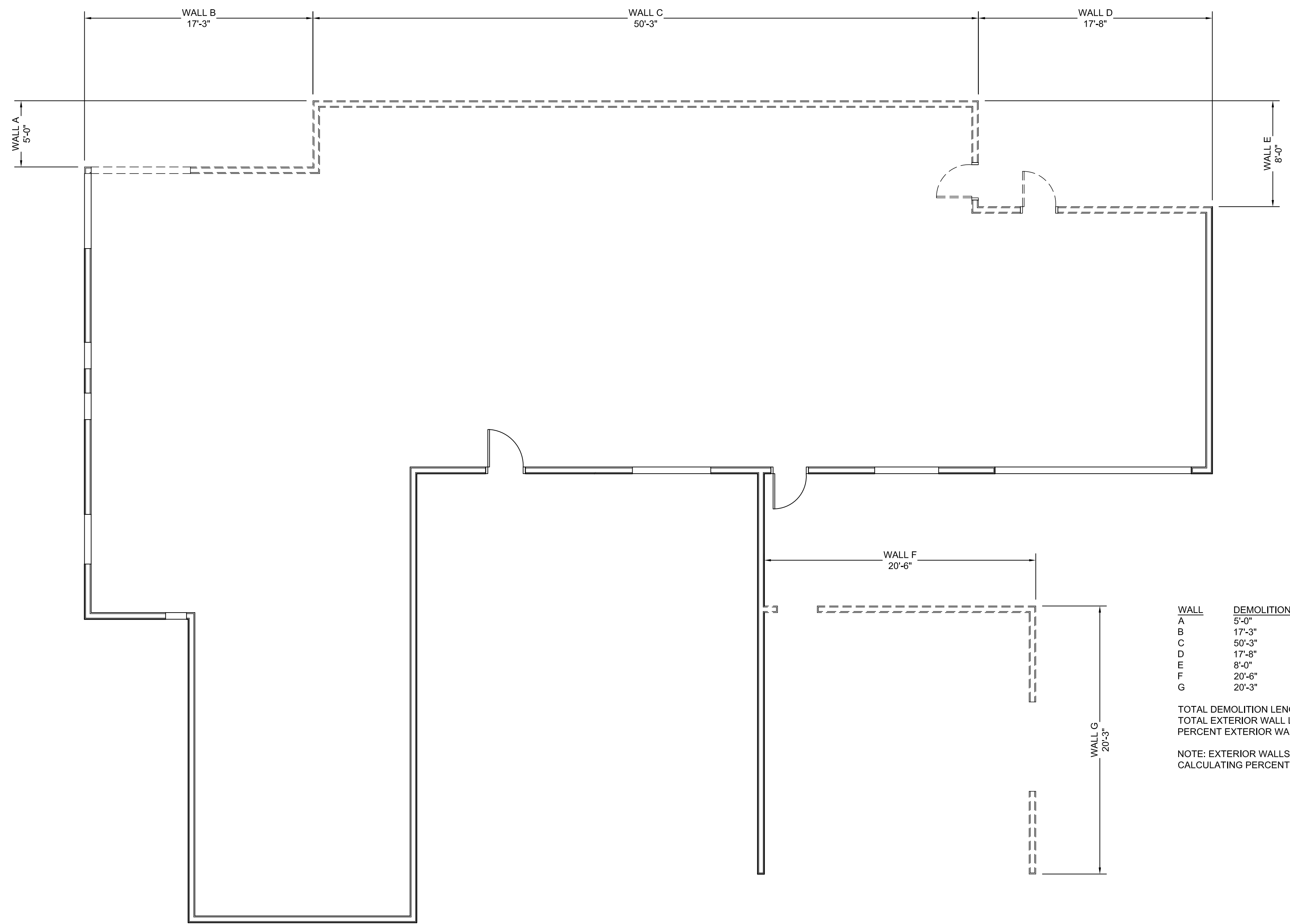
No.	Revision/Issue	Date
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3	ZONING RESUBMITTAL	11/09/20
4	ZONING RESUBMITTAL	09/30/21

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

SHEET TITLE  
EXISTING FLOOR PLAN

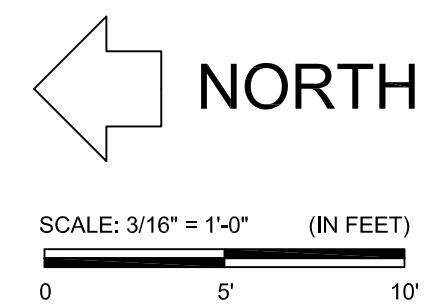
PROJECT NAME FELDHAUS RESIDENCE	SHEET #  A-3
DATE 09/30/2021	
SCALE 3/16" = 1'-0"	





WALL	DEMOLITION LENGTH
A	5'-0"
B	17'-3"
C	50'-3"
D	17'-8"
E	8'-0"
F	20'-6"
G	20'-3"
TOTAL DEMOLITION LENGTH: 138'-11"	
TOTAL EXTERIOR WALL LENGTH: 365'-6"	
PERCENT EXTERIOR WALL DEMOLITION: 38%	

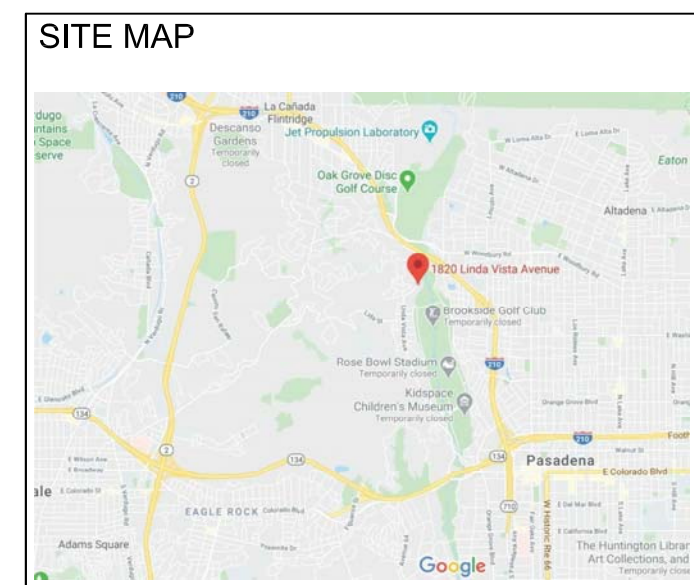
NOTE: EXTERIOR WALLS ONLY SHOWN FOR PURPOSES OF CALCULATING PERCENT OF EXTERIOR WALL DEMOLITION



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



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



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

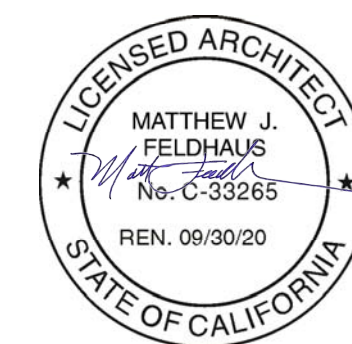
SHEET TITLE  
EXTERIOR WALL DEMOLITION PLAN

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

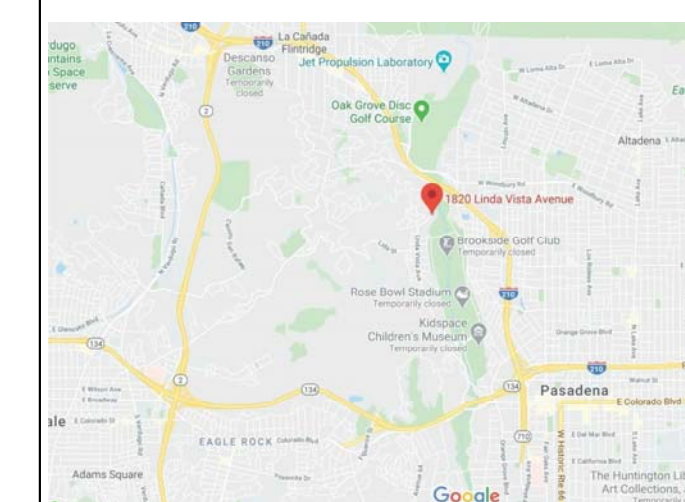




RWBD DESIGN + CONSTRUCTION  
139 HERMOSA AVENUE  
HERMOSA BEACH, CA 90254



#### SITE MAP



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

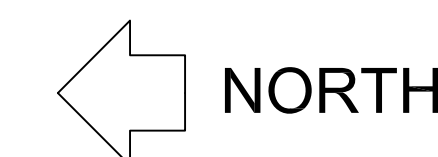
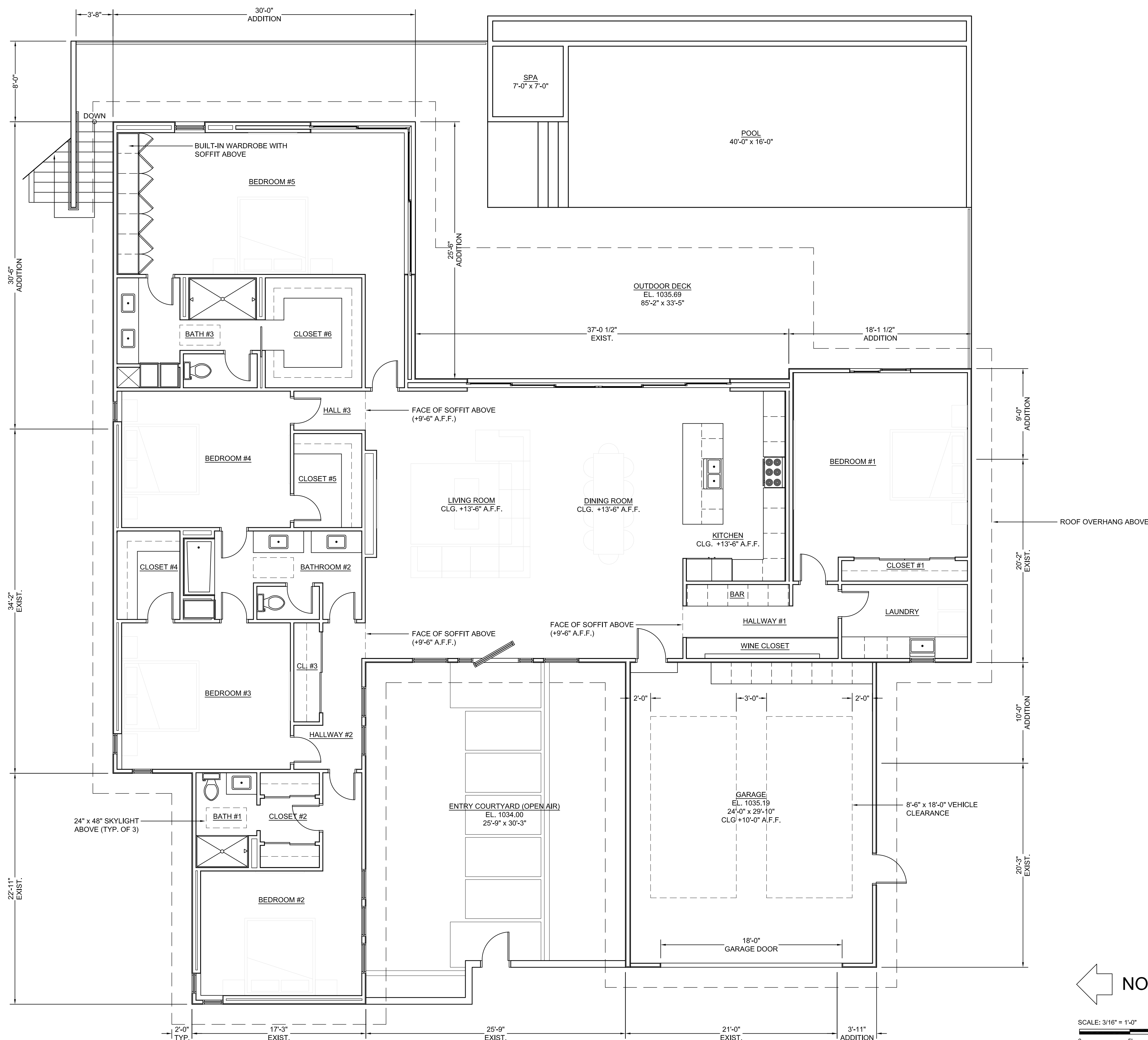
SHEET TITLE  
PROPOSED UPPER LEVEL FLOOR PLAN

PROJECT NAME FELDHAUS RESIDENCE	SHEET # <b>A-5</b>
DATE 09/30/2021	
SCALE 3/16" = 1'-0"	

BUILDING FAR/SF TABULATION UPPER FLOOR		
ROOM NAME	APPROX. ROOM DIMS.	ROOM SF
BEDROOM #1	17'-3" X 18'-3"	351 SF
CLOSET #1	12'-5" X 2'-0"	31 SF
LAUNDRY	12'-5" X 7'-4"	107 SF
HALLWAY #1	15'-5" X 7'-4"	119 SF
KITCHEN	10'-1" X 18'-10"	216 SF
DINING ROOM	12'-8" X 26'-6"	338 SF
LIVING ROOM	18'-10" X 26'-6"	542 SF
BEDROOM #2	16'-0" X 12'-4"	271 SF
CLOSET #2	6'-2" X 9'-4"	61 SF
BATHROOM #1	6'-0" X 9'-4"	67 SF
HALLWAY #2	3'-10" X 14'-6"	75 SF
CLOSET #3	2'-6" X 9'-10"	29 SF
BEDROOM #3	16'-8" X 14'-6"	267 SF
BATHROOM #2	17'-8" X 8'-9"	168 SF
CLOSET #4	6'-2" X 8'-9"	60 SF
BEDROOM #4	16'-8" X 13'-6"	249 SF
CLOSET #5	6'-8" X 9'-3"	71 SF
HALLWAY #3	7'-1" X 3'-10"	27 SF
BEDROOM #5	14'-0" X 26'-1"	512 SF
BATHROOM #3	13'-9" X 10'-10"	177 SF
CLOSET #6	9'-8" X 10'-10"	115 SF
UPPER FLOOR LIVING		3,853 SF
LOWER FLOOR LIVING (ADU)		807 SF
TOTAL LIVING AREA		4,660 SF
GARAGE		754 SF
STORAGE		158 SF
BUILDING TOTAL (GSF)		5,572 SF

LOT COVERAGE FAR/SF TABULATION	
FEATURE	GSF
BUILDING ROOF AREA	5,809 SF
UNCOVERED OUTDOOR DECK	713 SF
POOL	912 SF
TOTAL	7,434 SF

NOTE: ALL CEILINGS ON THIS LEVEL ARE  
9'-6" A.F.F. UNLESS NOTED OTHERWISE



SCALE: 3/16" = 1'-0" (IN FEET)  
0 5 10

## 1 PROPOSED UPPER LEVEL FLOOR PLAN

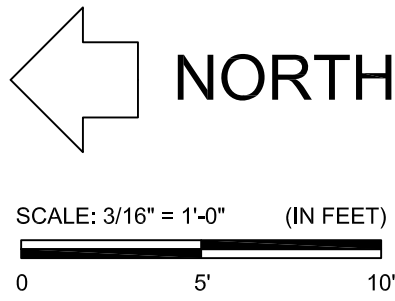
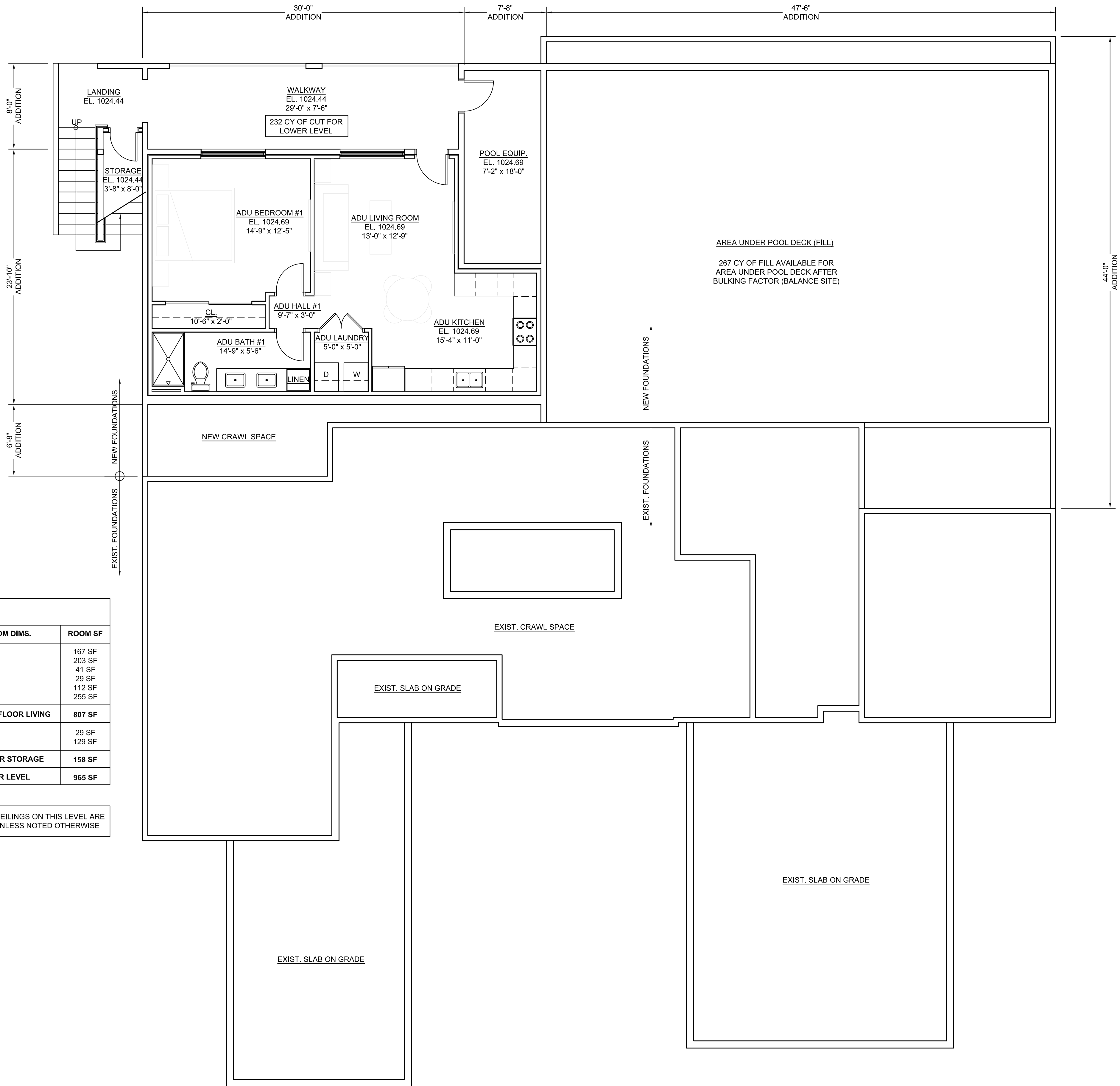
SCALE: 3/16" = 1'-0"



BUILDING FAR/SF TABULATION LOWER FLOOR		
ROOM NAME	APPROX. ROOM DIMS.	ROOM SF
ADU LIVING ROOM	13'-0" X 12'-9"	167 SF
ADU KITCHEN	15'-4" X 11'-0"	203 SF
ADU LAUNDRY	5'-0" X 5'-0"	41 SF
ADU HALLWAY #1	9'-7" X 3'-0"	29 SF
ADU BATHROOM #1	14'-9" X 5'-6"	112 SF
ADU BEDROOM #1	14'-9" X 12'-5"	255 SF
ADU LOWER FLOOR LIVING		807 SF
STORAGE	3'-8" X 8'-0"	29 SF
POOL EQUIPMENT	7'-2" X 18'-0"	129 SF
LOWER FLOOR STORAGE		158 SF
TOTAL LOWER LEVEL		965 SF

NOTE: ALL CEILINGS ON THIS LEVEL ARE 9'-0" A.F.F. UNLESS NOTED OTHERWISE

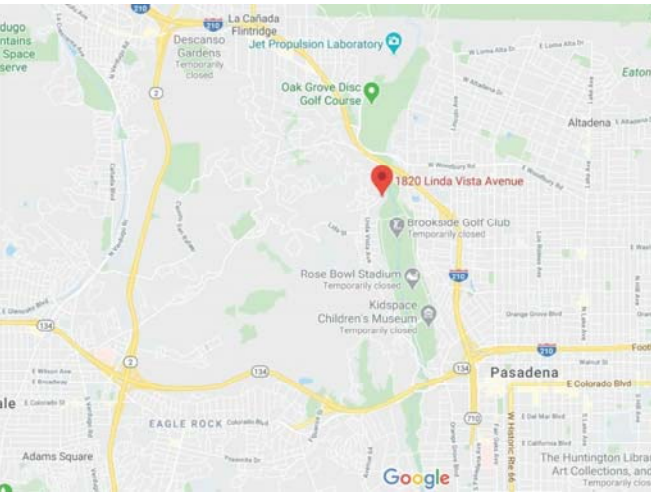
1 PROPOSED LOWER LEVEL / ADU FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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



SITE MAP



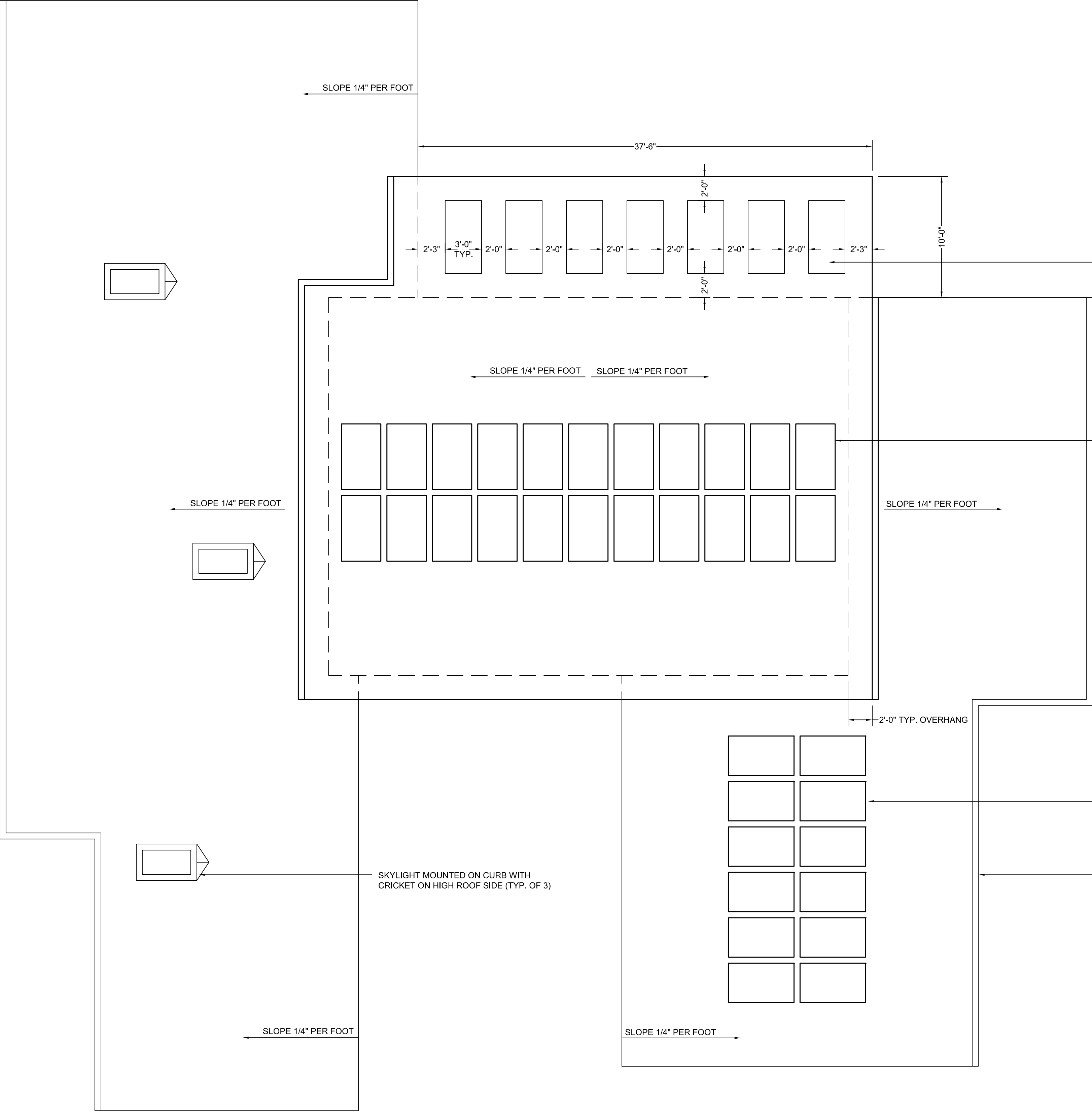
No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
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PROJECT ADDRESS  
FELDHAUS RESIDENCE  
1820 LINDA VISTA AVENUE  
PASADENA, CA 91103

SHEET TITLE  
PROPOSED LOWER LEVEL / ADU FLOOR PLAN

PROJECT NAME FELDHAUS RESIDENCE	SHEET #  A-6
DATE 09/30/2021	
SCALE 3/16" = 1'-0"	





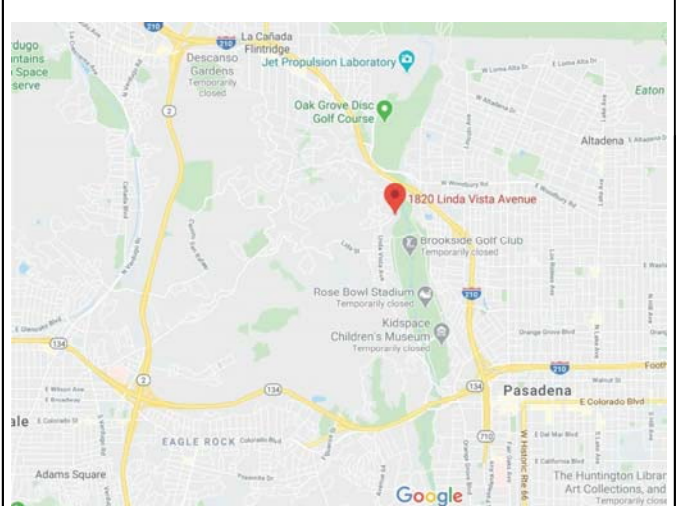
1 PROPOSED ROOF PLAN  
SCALE: 3/16" = 1'-0"



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



SITE MAP

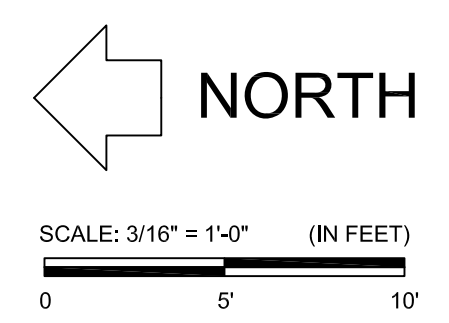


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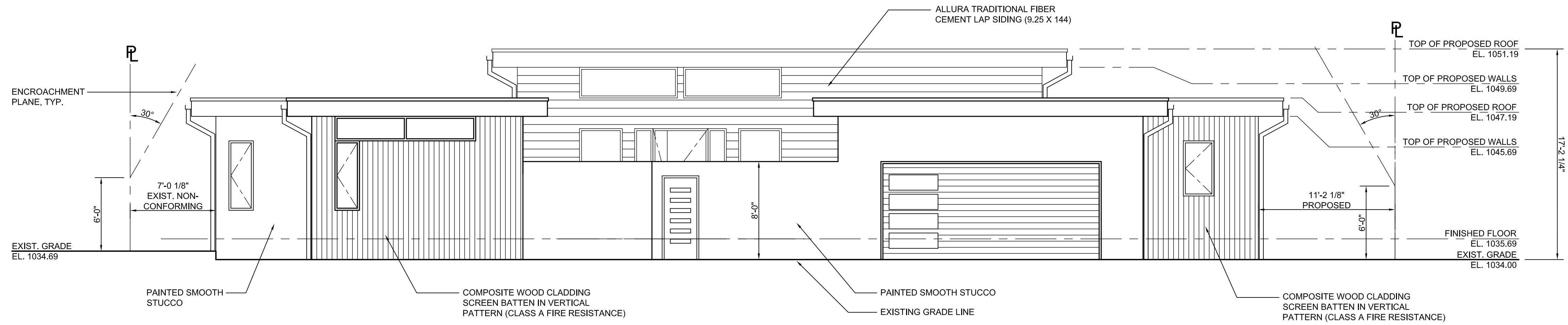
PROJECT ADDRESS  
FELDHAUS RESIDENCE  
1820 LINDA VISTA AVENUE  
PASADENA, CA 91103

SHEET TITLE  
PROPOSED ROOF PLAN

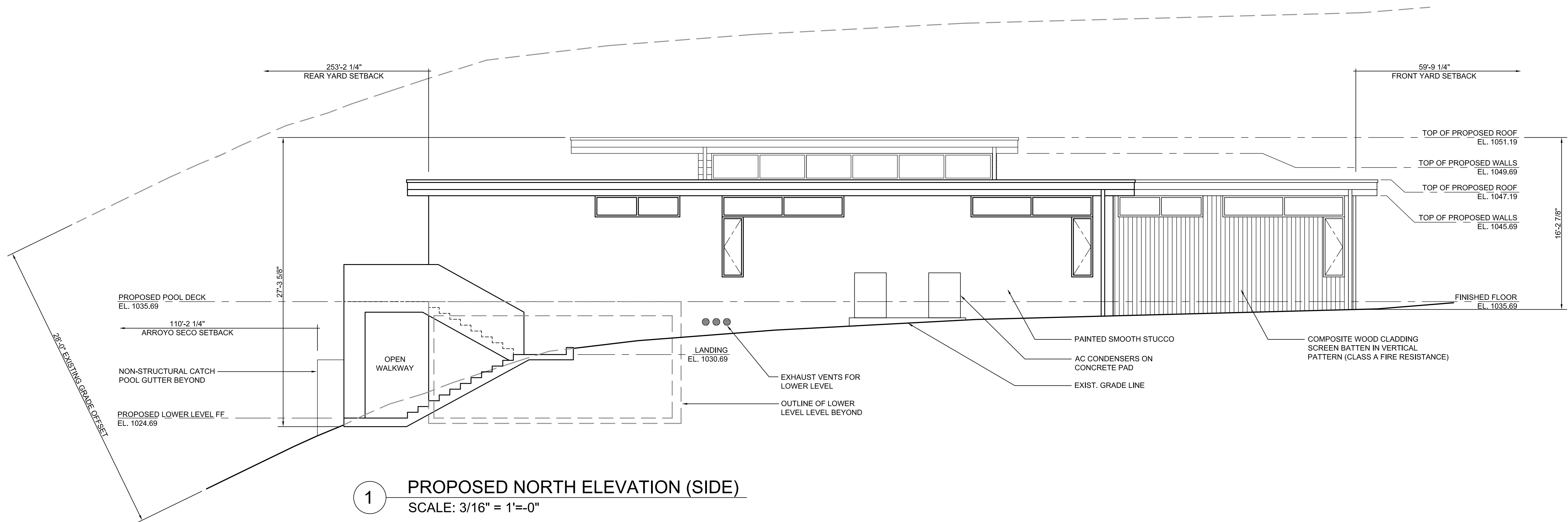
PROJECT NAME FELDHAUS RESIDENCE	SHEET # <b>A-7</b>
DATE 09/30/2021	
SCALE 3/16" = 1'-0"	







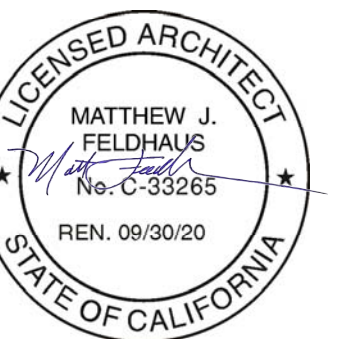
2 PROPOSED WEST ELEVATION (FRONT)  
SCALE: 3/16" = 1'-0"



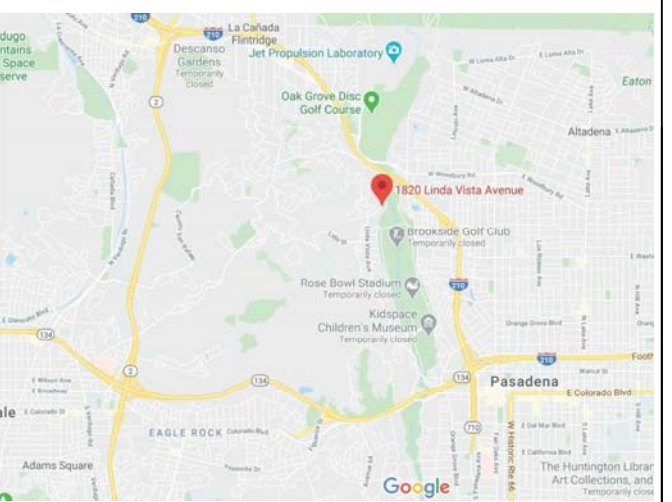
1 PROPOSED NORTH ELEVATION (SIDE)  
SCALE: 3/16" = 1'-0"



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



#### SITE MAP



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

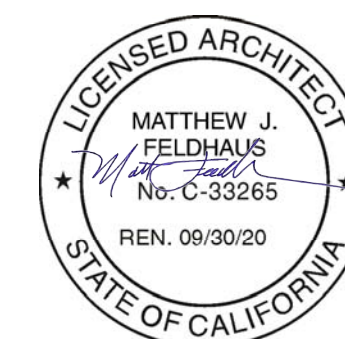
SHEET TITLE  
PROPOSED ELEVATIONS

PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-8
DATE 09/30/2021	
SCALE 3/16" = 1'-0"	

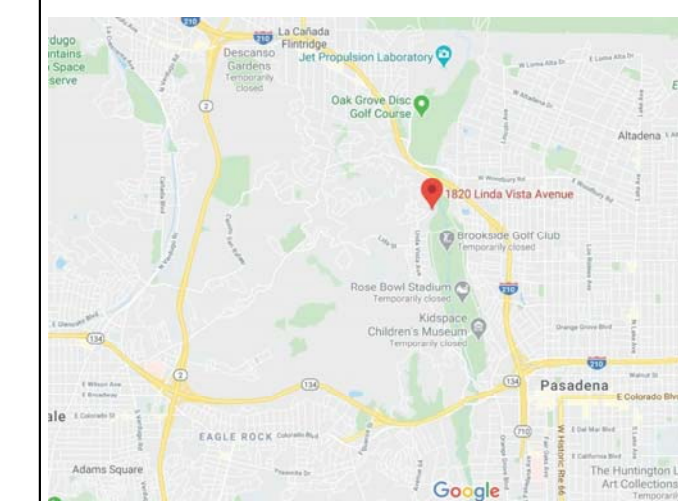




RWBD DESIGN + CONSTRUCTION  
139 HERMOSA AVENUE  
HERMOSA BEACH, CA 90254



SITE MAP

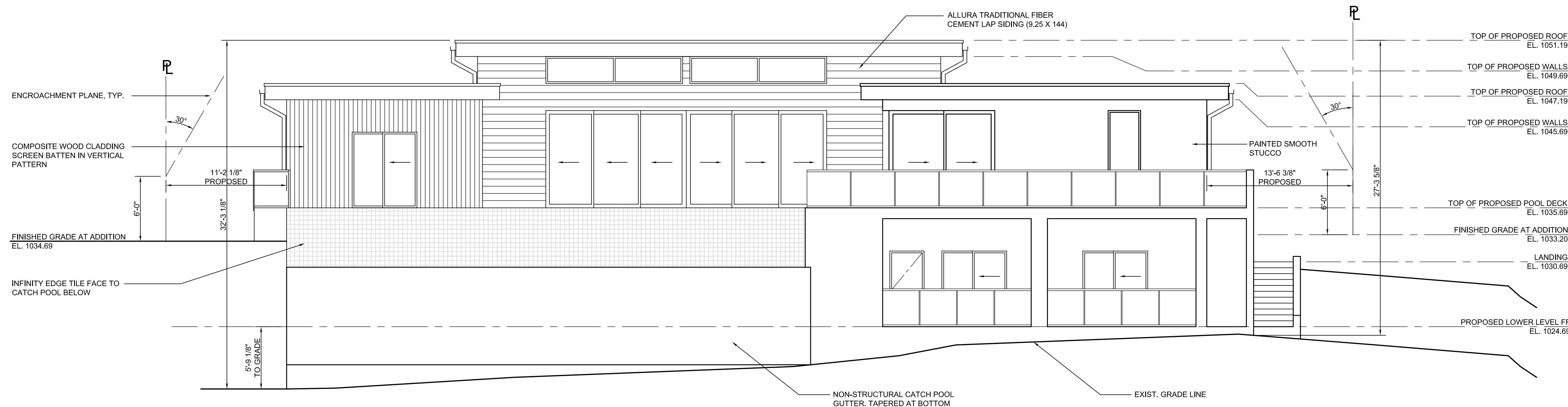


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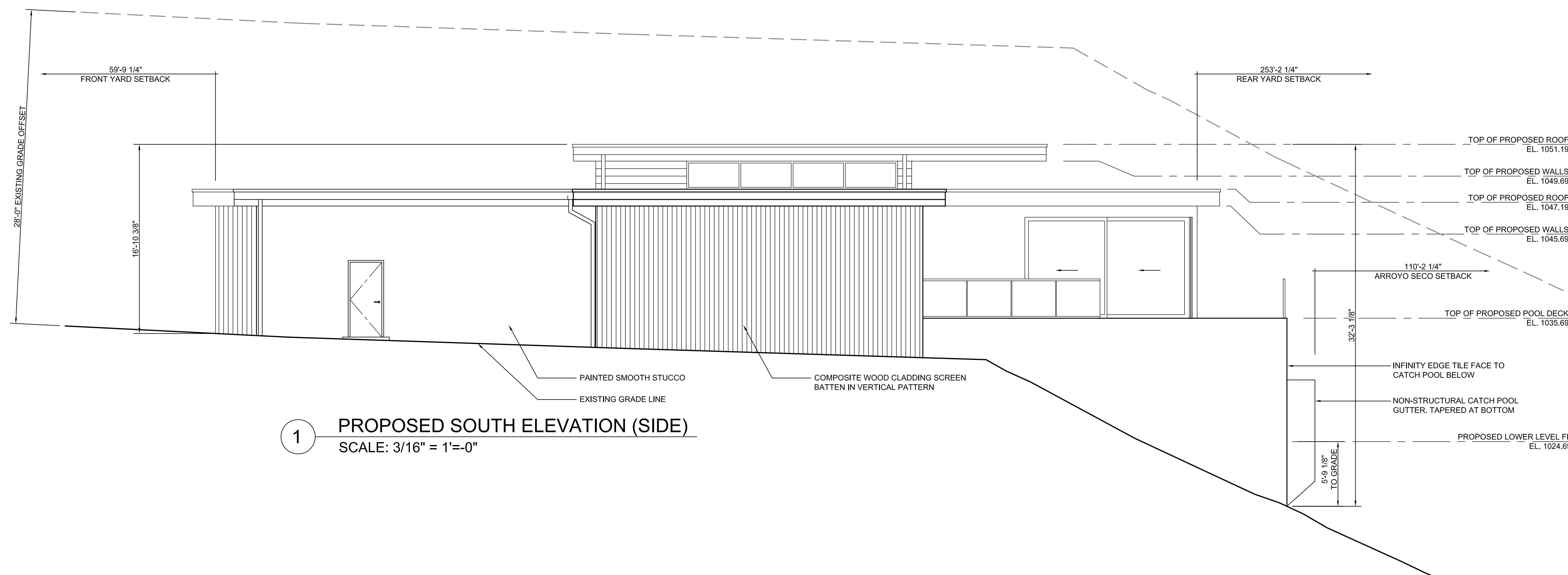
PROJECT ADDRESS  
FELDHAUS RESIDENCE  
1820 LINDA VISTA AVENUE  
PASADENA, CA 91103

SHEET TITLE  
PROPOSED ELEVATIONS

PROJECT NAME FELDHAUS RESIDENCE	SHEET # <b>A-9</b>
DATE 09/30/2021	
SCALE 3/16" = 1'-0"	

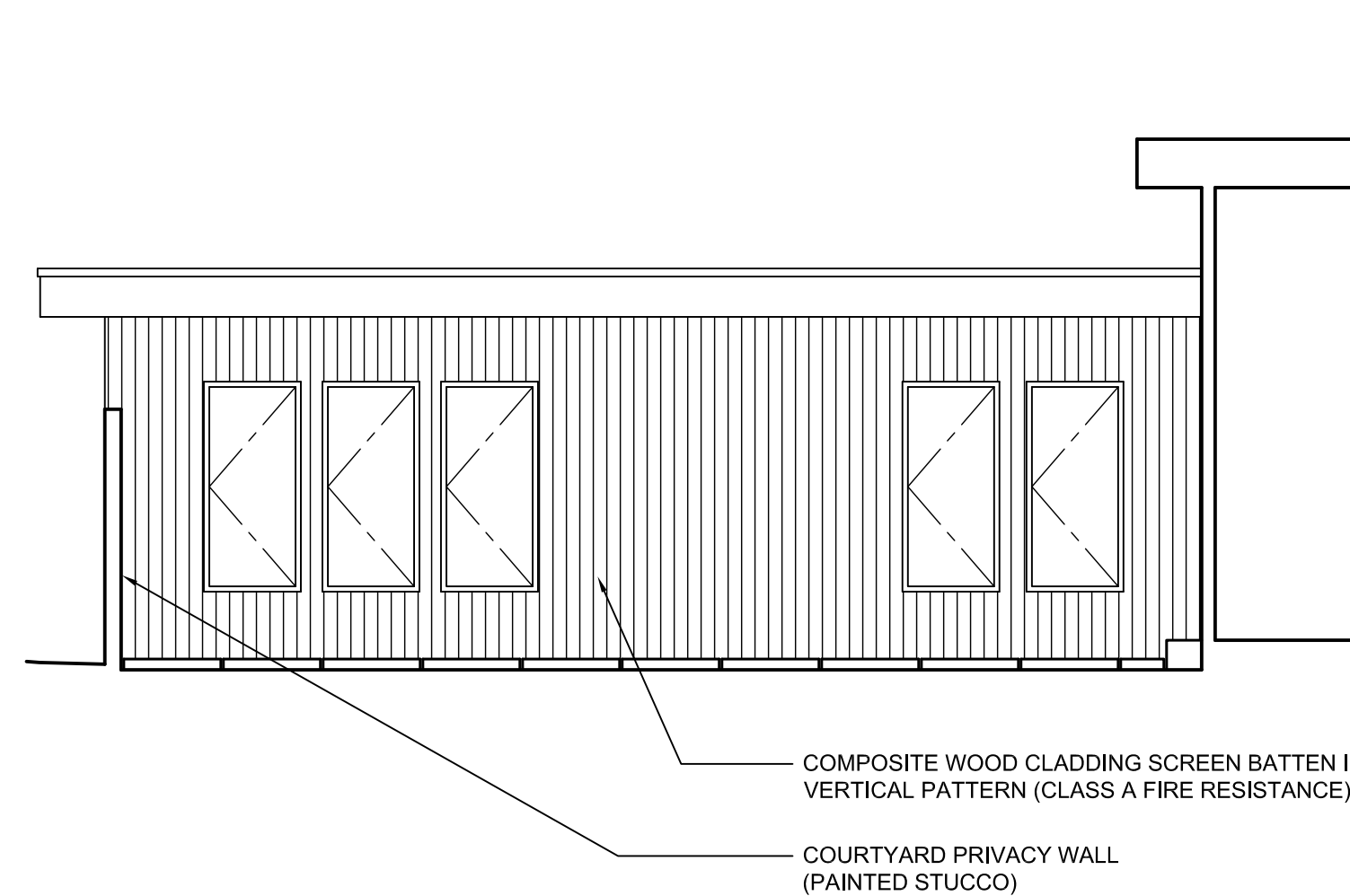


2 PROPOSED EAST ELEVATION (REAR)  
SCALE: 3/16" = 1'-0"

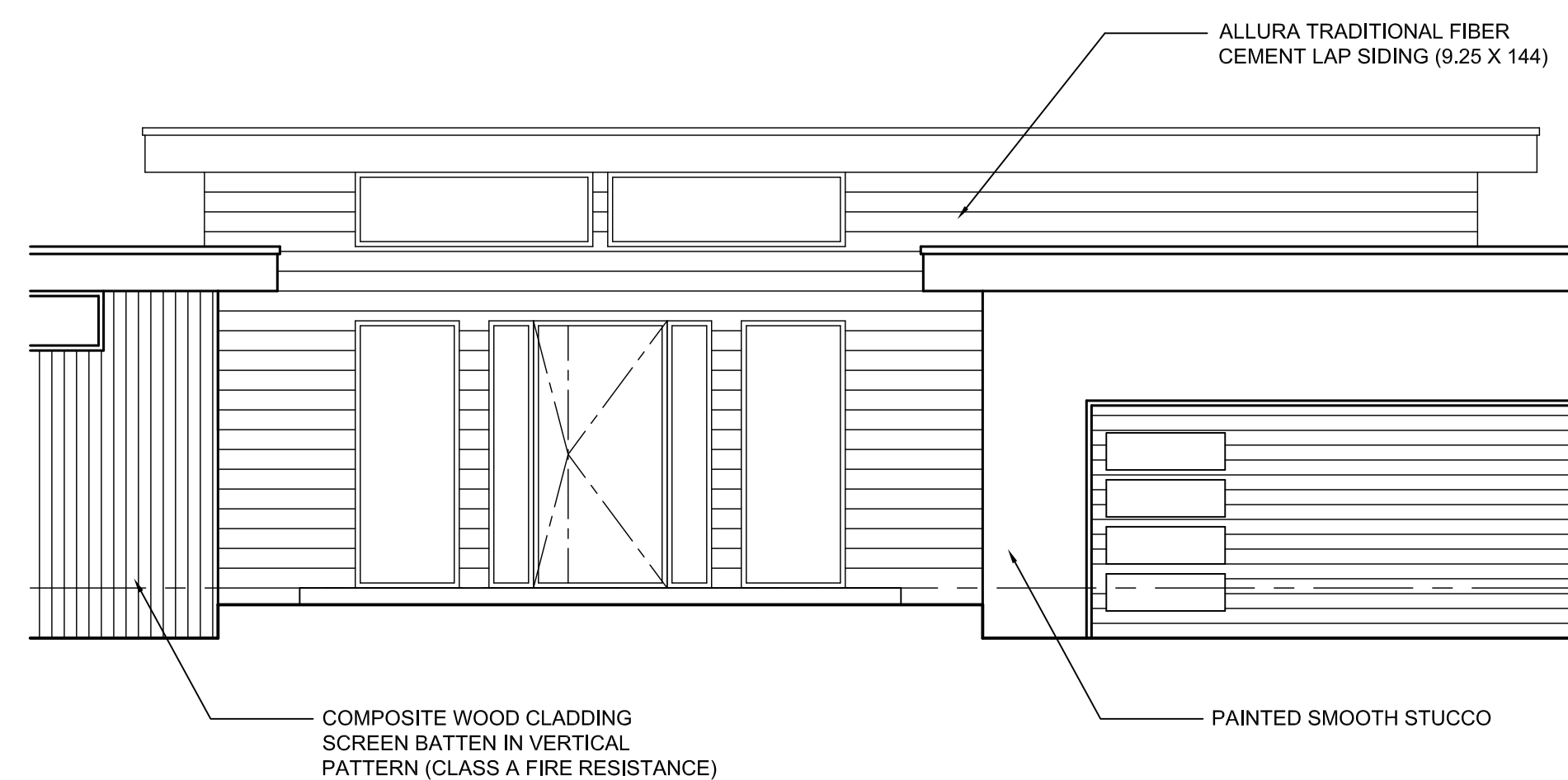


1 PROPOSED SOUTH ELEVATION (SIDE)  
SCALE: 3/16" = 1'-0"

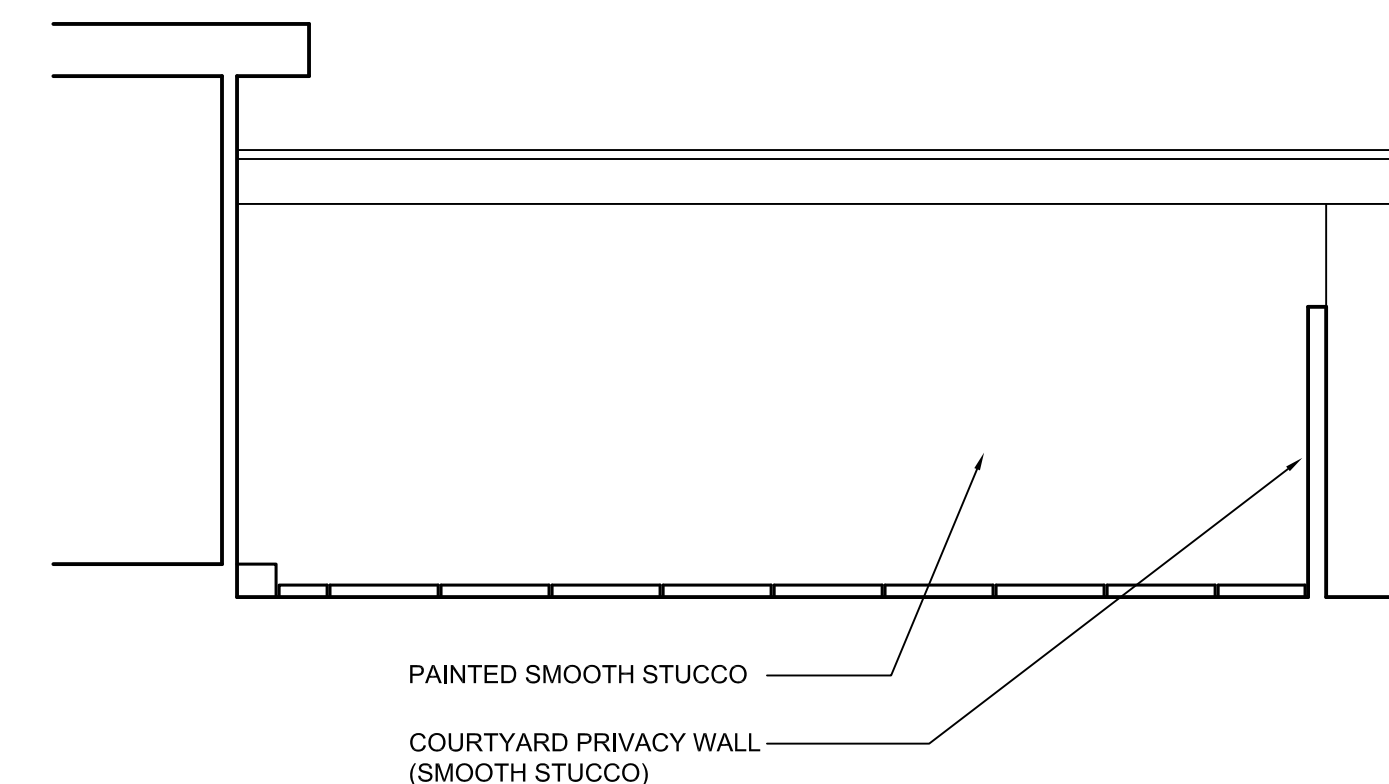




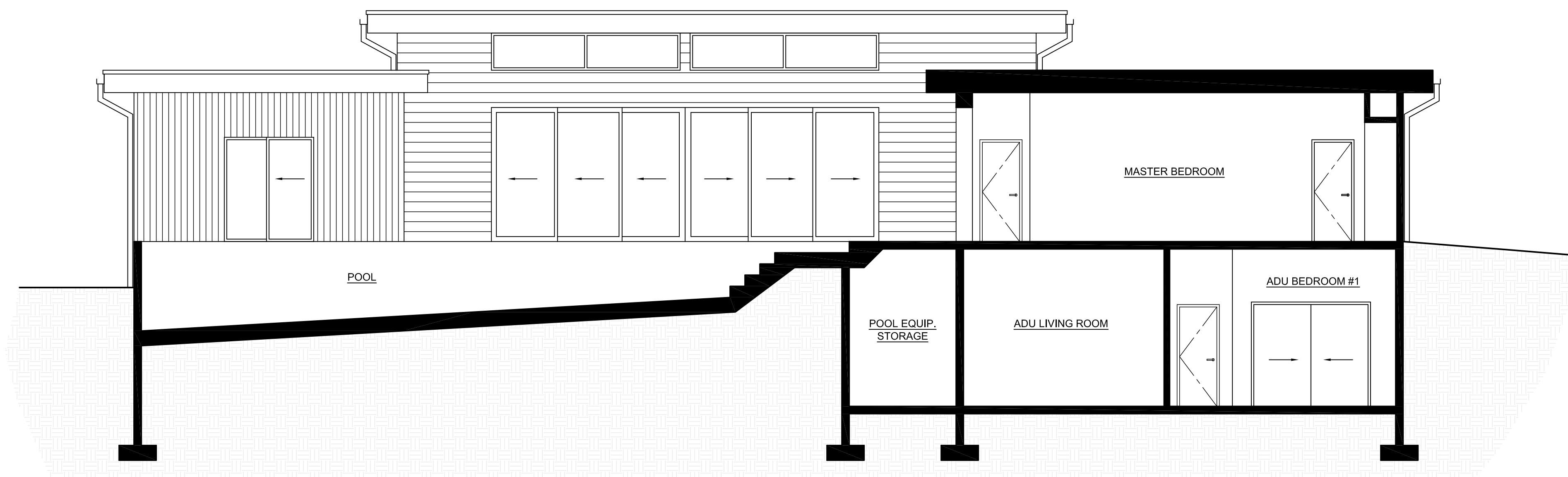
5 INTERIOR COURTYARD ELEVATION (LKG. NORTH)  
SCALE: 3/16" = 1'-0"



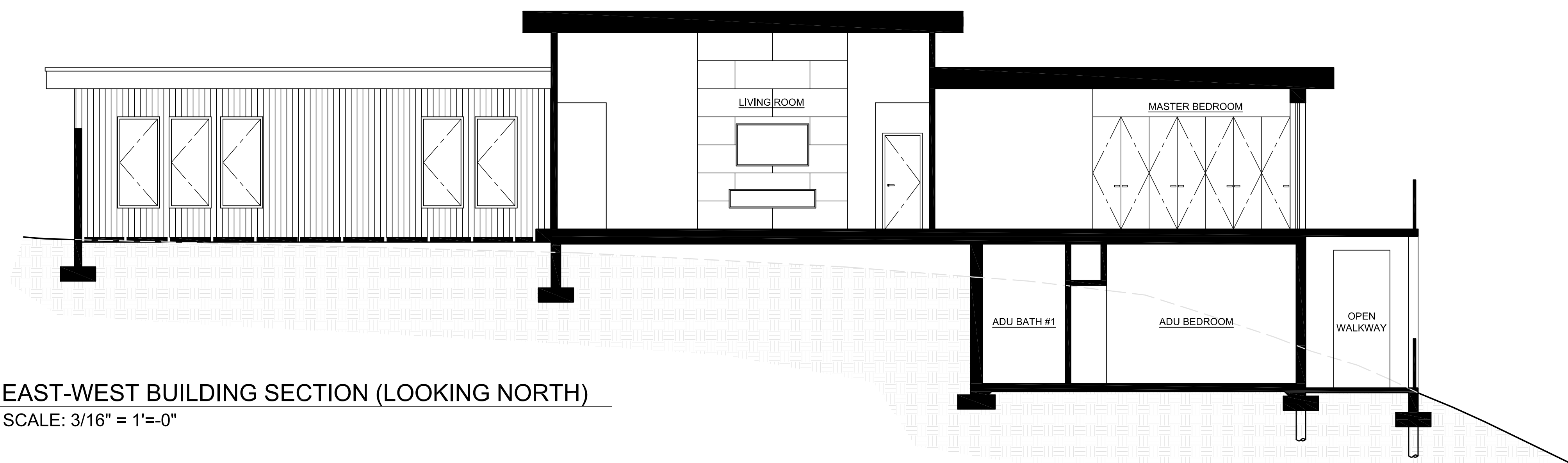
4 INTERIOR COURTYARD ELEVATION (LKG. EAST)  
SCALE: 3/16" = 1'-0"



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



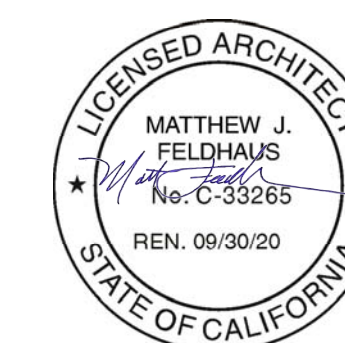
2 NORTH-SOUTH BUILDING SECTION (LOOKING WEST)  
SCALE: 3/16" = 1'-0"



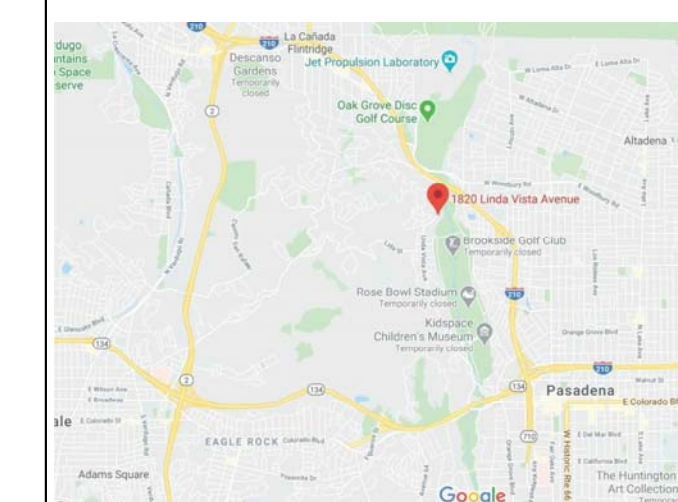
1 EAST-WEST BUILDING SECTION (LOOKING NORTH)  
SCALE: 3/16" = 1'-0"



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



#### SITE MAP



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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"	

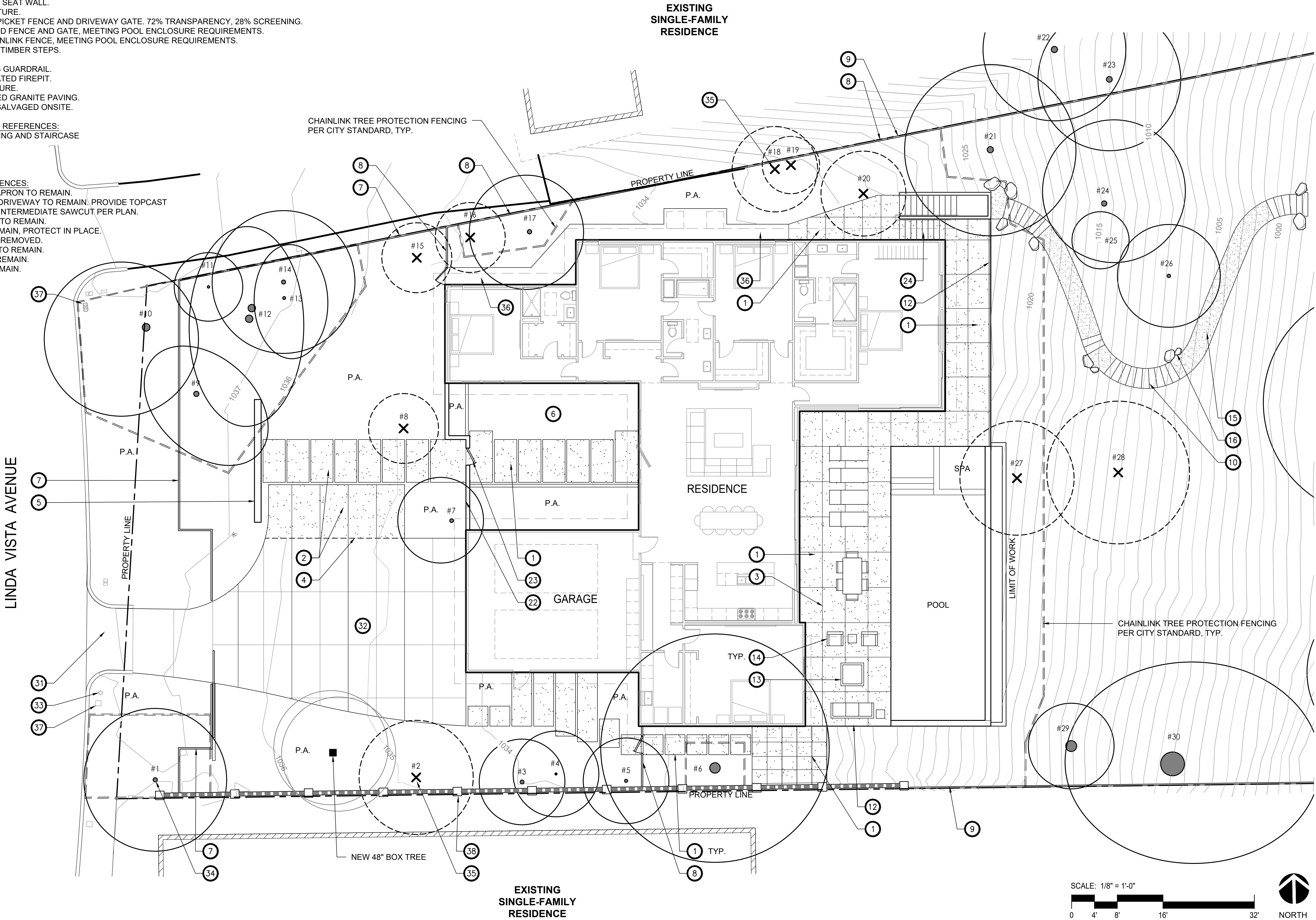


CONSTRUCTION KEYNOTES:

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.



FELDHAUS RESIDENCE

1820 Linda Vista Avenue  
Pasadena, CA 91103  
T: 562-477-4609

Issue dates

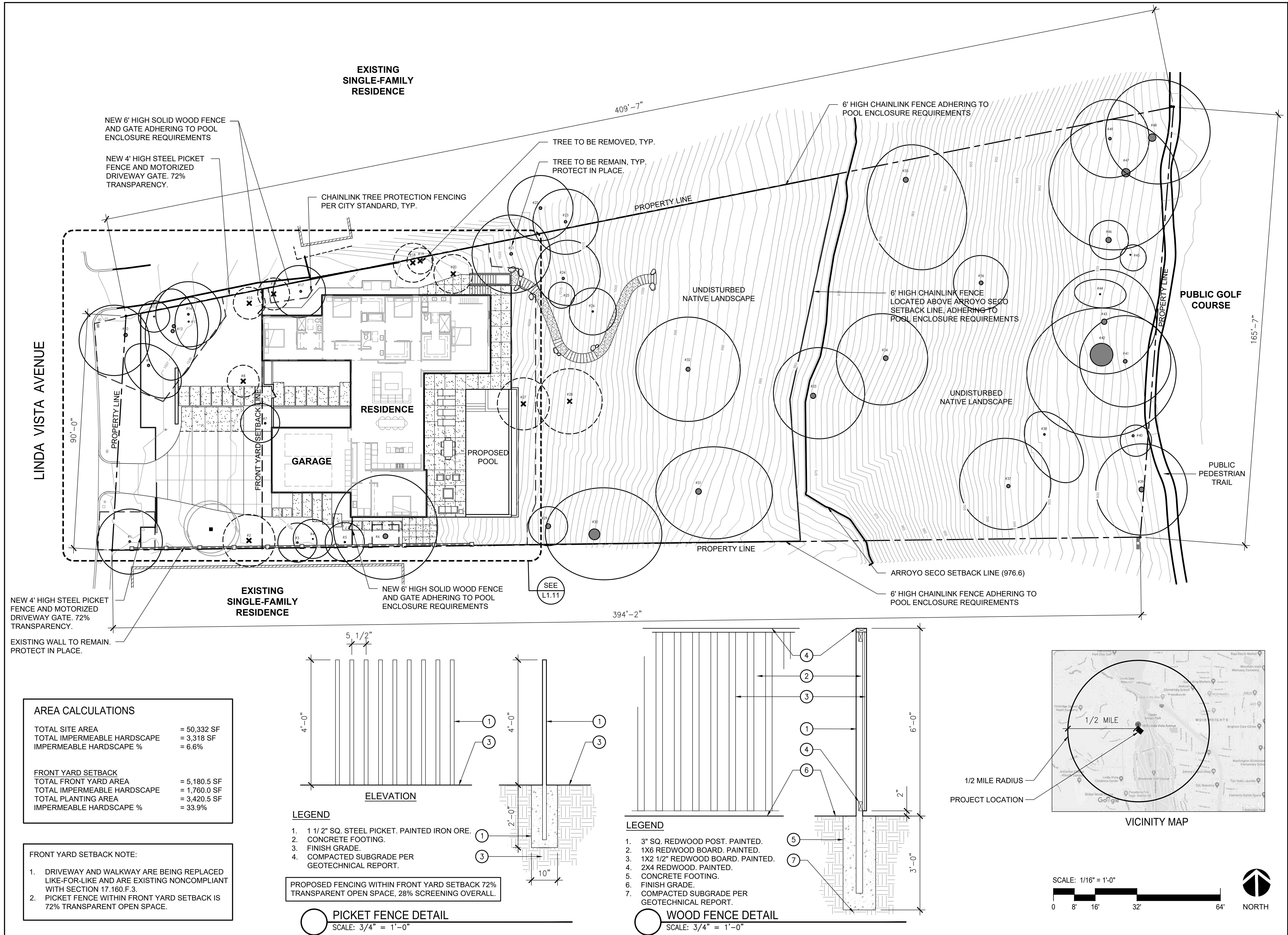
#	Date	Description
1	7/1/20	Hillside Dev. Permit Submittal
2	9/22/20	Hillside Dev. Permit Resubmittal
3	11/9/20	Hillside Dev. Permit Resubmittal

Sheet title:

CONCEPTUAL  
LANDSCAPE PLAN  
ENLARGEMENT

Designed by:	NV/AP
Drawn by:	NV/AP
Checked by:	NV/AP
Project number:	2003





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