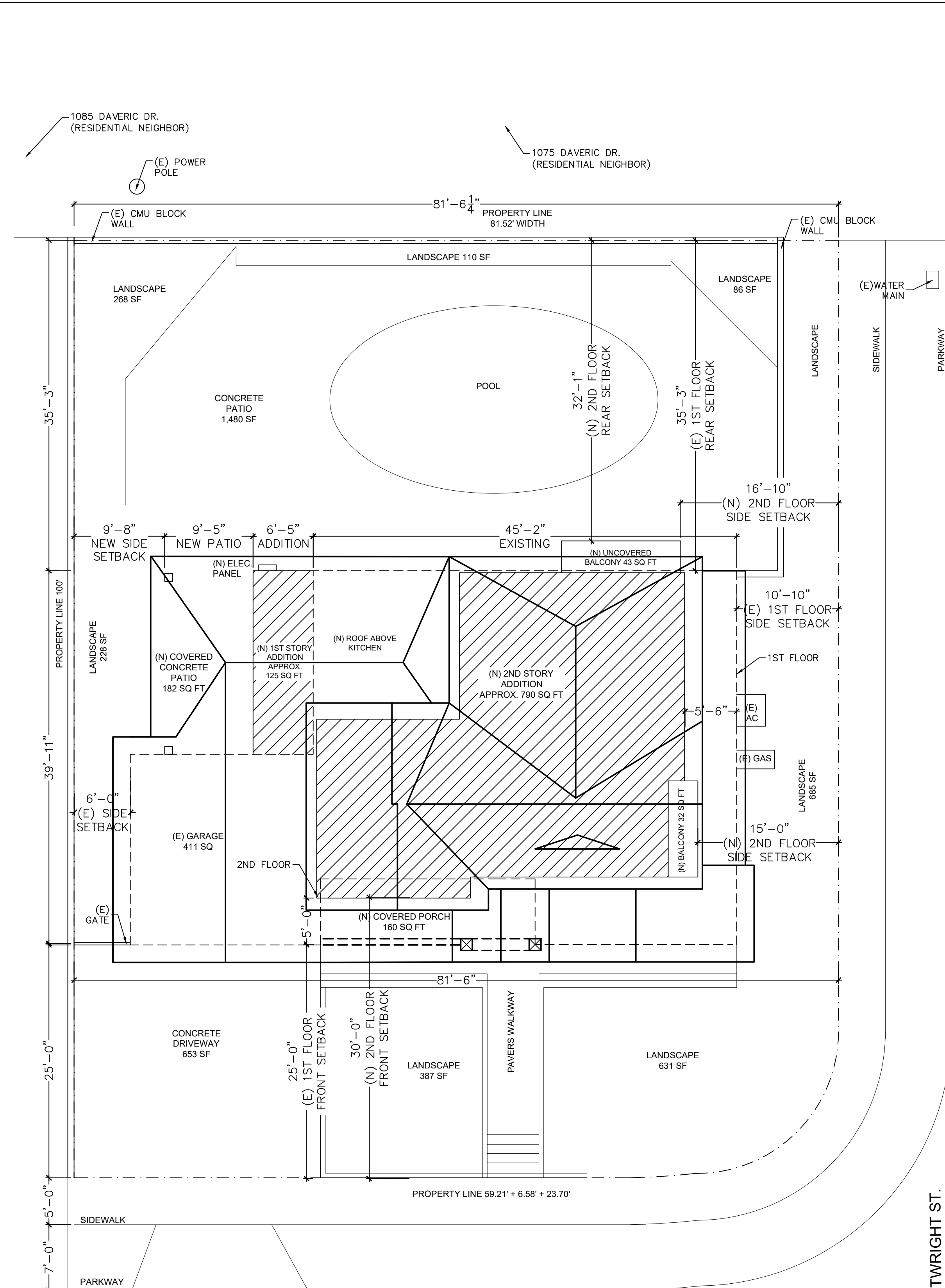
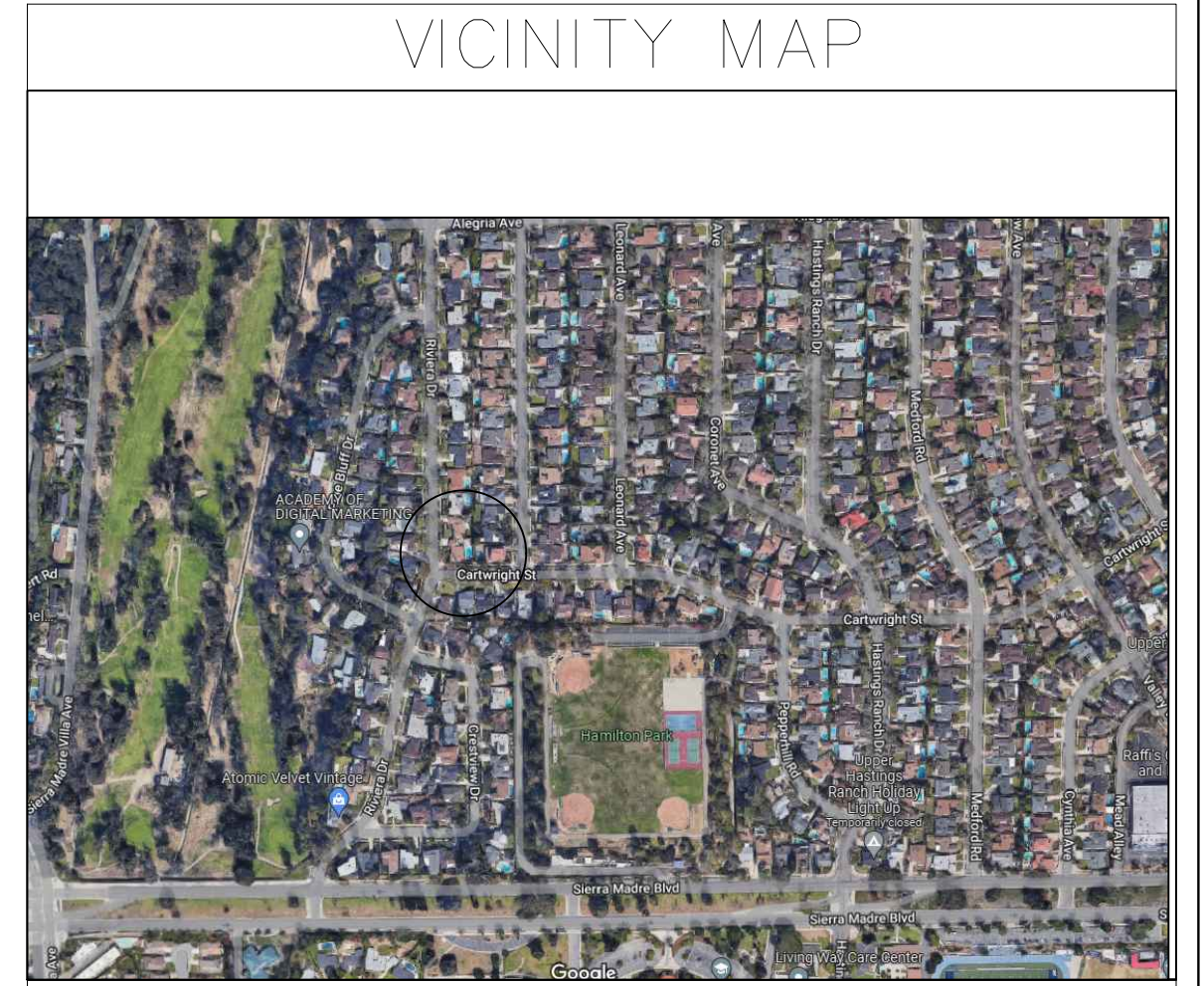


EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



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

CODES/STANDARDS:
 2023 CALIFORNIA RESIDENTIAL CODE (CRC)
 2023 CALIFORNIA BUILDING CODE (CBC)
 2023 CALIFORNIA MECHANICAL CODE (CMC)
 2023 CALIFORNIA PLUMBING CODE (CPC)
 2023 CALIFORNIA ELECTRICAL CODE (CEC)
 2023 CALIFORNIA GREEN BUILDING STANDARDS CODE CITY ORDINANCES
 2022 CALIFORNIA ENERGY STANDARDS



DRAWING INDEX

NO.	SHEET	DESCRIPTION
1	A1.0	SITE PLAN, VICINITY MAP, DRAWING INDEX
2	A1.1	LANDSCAPE PLAN
3	A1.2	EXISTING FLOOR PLANS
4	A2.0	PROPOSED FLOOR PLANS
5	A2.1	PROPOSED CEILING PLANS
6	A3.0	EXISTING ELEVATIONS
7	A3.1	PROPOSED ELEVATIONS
8	A3.2	RENDERINGS
9	A4.0	ROOF PLANS

SCOPE OF WORK:

- FIRST STORY ADDITION APPROX 125 SF ((PANTRY/LAUNDRY))
- SECOND STORY ADDITION APPROX 770 SF (MASTER SUITE AND GUEST BEDROOM/BATH)
- INTERIOR REMODEL
- EXTERIOR REMODEL (MEDITERRANEAN STYLE)
- NEW ROOF, WINDOWS, DOORS
- COVERED PATIO APPROX 9'-5"X19'
- COVERED PORCH APPROX 23'X7'
- UNCOVERED BALCONY APPROX 10'X3' AND 12'-4"X3'

CONTACT INFORMATION FOR DESIGNER
 DAVIS PROPERTY DEVELOPMENT/LUZ PAREDES-DAVIS
 424-347-0811 INFO@DAVISPROPERTYDEVELOPMENT.COM
 1276 E. COLORADO BLVD. 202 PASADENA, CA 91106

CONTACT INFORMATION FOR STRUCTURAL ENGINEER
 GET STRUCTURAL/PAUL PHONG TRUONG
 909-569-1886 INFO@GETSTRUCTURAL.COM
 3000 E. BIRCH STREET, SUITE #201 BREA, CA 92821

PROJECT SUMMARY

REMODEL AND ADDITION

LEGAL INFORMATION:

A. OWNER	YOLETTE LATORTUE
B. SITE ADDRESS	1080 RIVIERA DR. PASADENA, CA 91107
C. BLD HEIGHT	(E) 16' (N) 24'-4"
D. BUILT	1953
E. LOT SIZE	8,200 SQ FT

ASSESSOR'S ID. NO. 5758-004-018 OCUP:

F. EXISTING SQ FT	1,591 SQ FT
G. EXISTING GARAGE SQ FT	411 SQ FT
H. TOTAL FLOOR AREA	2,043 SQ FT
I. PROPOSED 1ST ADDITION SQ FT	125 SQ FT
J. PROPOSED 2ND ADDITION SQ FT	770 SQ FT
K. EXISTING AND NEW SQ FT	2,486 SQ FT
L. EXISTING, NEW, AND GARAGE TOTAL	2,897 SQ FT

EXISTING FLOOR AREA:	PROPOSED FLOOR AREA:
LOT: 8,200 SF	LOT: 8,200 SF
FLOOR AREA: 2,043 SF	FLOOR AREA: 2,897 SF

M. NEW BUILDING ROOF TOTAL	2,844 SF
1. BUILDING ROOF AREA	2,483 SF
2. FRONT PORCH ROOF	150 SF
3. REAR PATIO ROOF	211 SF

MAX LOT COVERAGE IS 35% OR 2,870 SF	
EXISTING LOT COVERAGE:	EXISTING LOT COVERAGE:
LOT: 8,200 SF	LOT: 8,200 SF
BLD. ROOF AREA: 2,465 SF	BLD. ROOF AREA: 2,844 SF
(E) LOT COVERAGE: 30%	(N) LOT COVERAGE: 34.6%

REVISIONS

NO.	REVISIONS	DATE

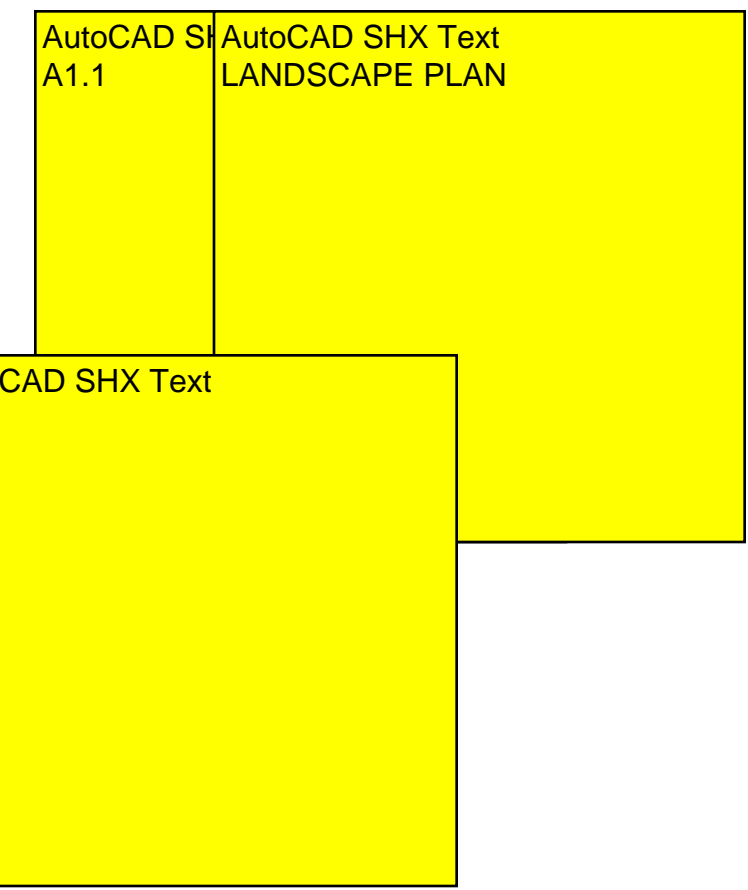
REVISIONS

REMODEL AND ADDITION
1080 RIVIERA DR. PASADENA, CA 91107
YOLETTE LATORTUE
SITE PLANS

PROJECT:	REMODEL AND ADDITION
SITE:	1080 RIVIERA DR. PASADENA, CA 91107
OWNER/S:	YOLETTE LATORTUE
SHEET NAME:	SITE PLANS

DESIGN BY: LUZ P.
 ENGINEER BY:
 PROJECT #:

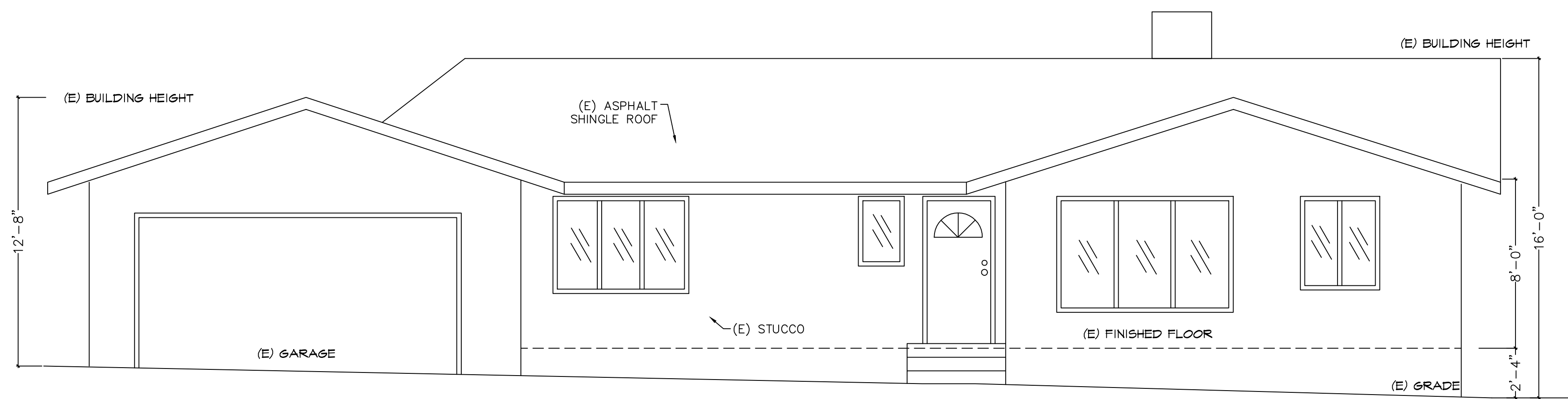
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DECEMBER 4, 2023
SHEET
A1.0



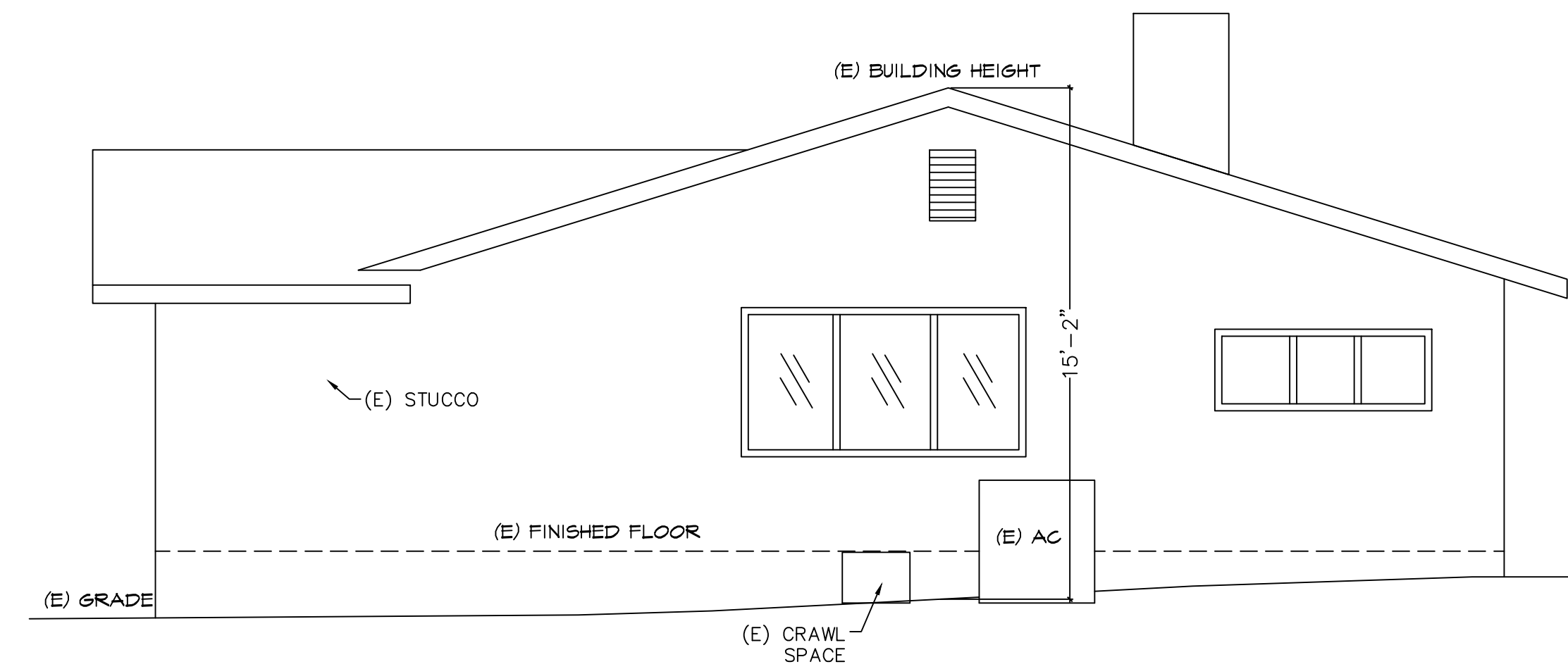
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A1.1

AutoCAD SHX Text
LANDSCAPE PLAN

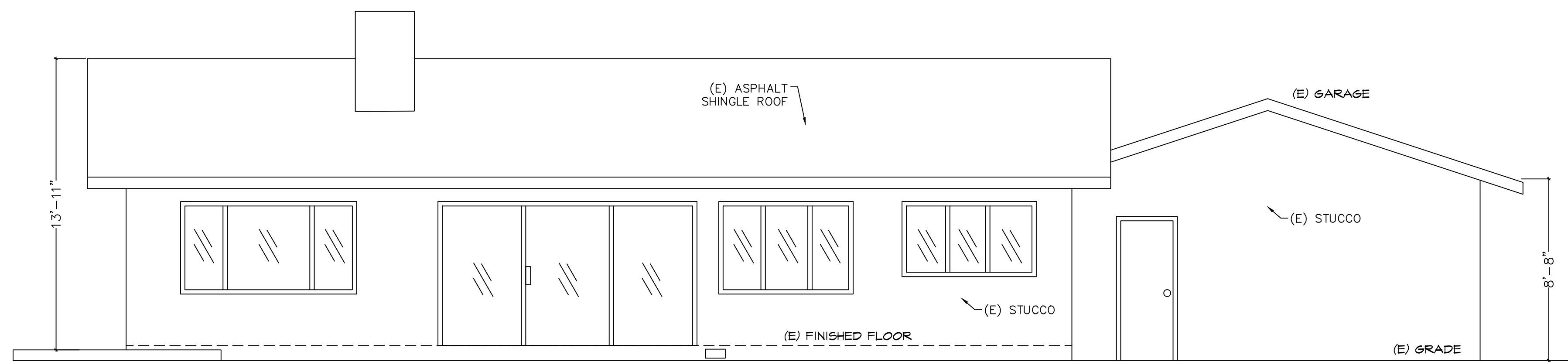
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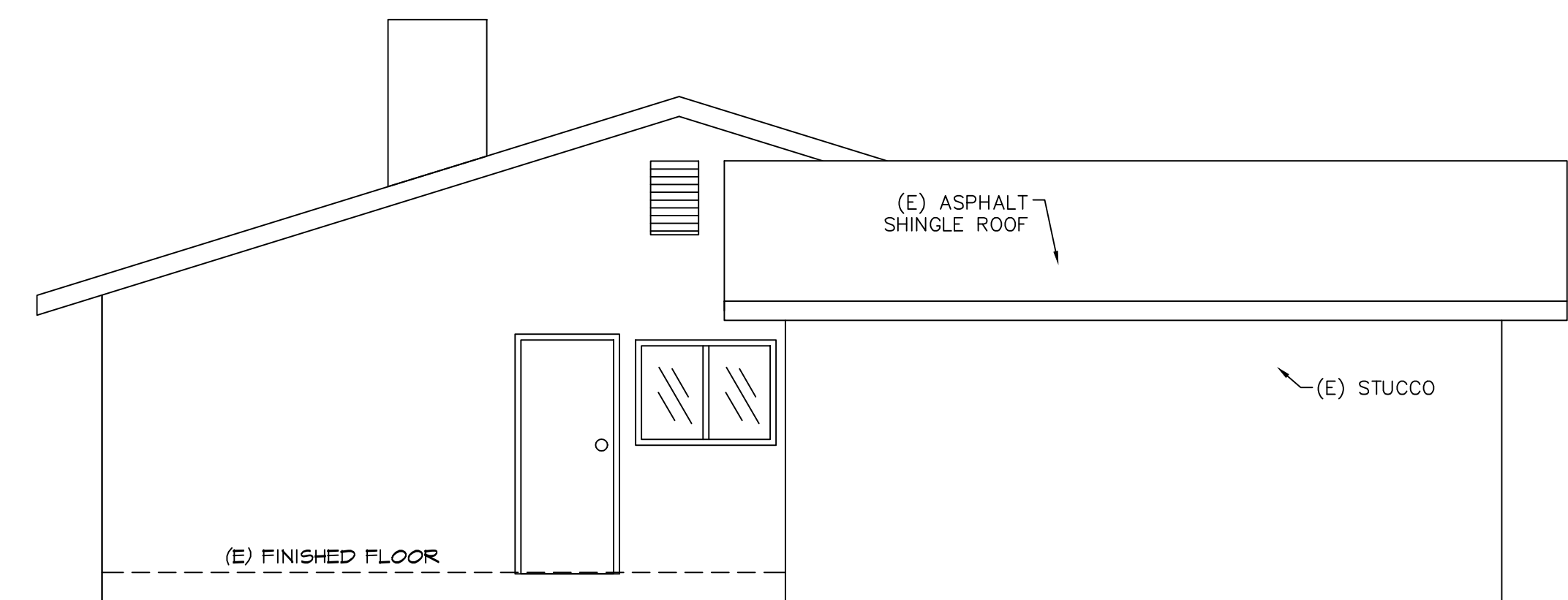
1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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REVISIONS	DATE

PROJECT: REMODEL AND ADDITION

SITE: 1080 RIVIERA DR. PASADENA, CA 91107

OWNER/S: YOLETTE LATORTUE

SHEET NAME: EXISTING ELEVATIONS

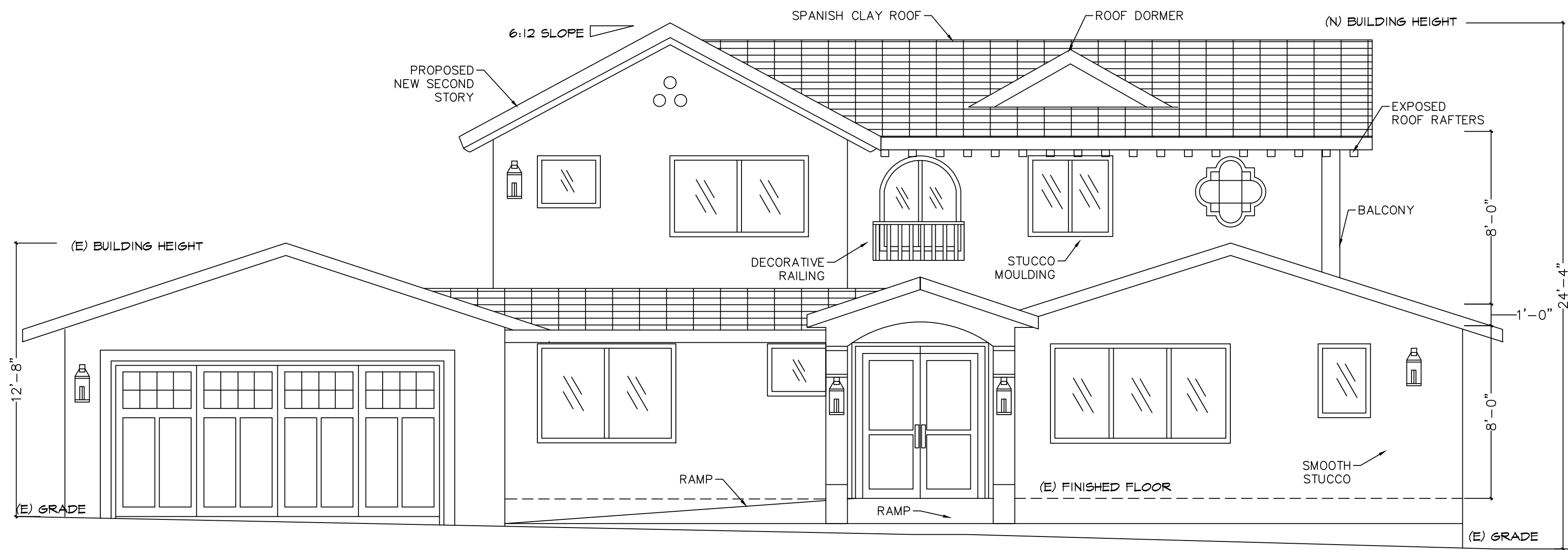
DESIGN BY: LUZ P.
ENGINEERED BY:

PROJECT #:

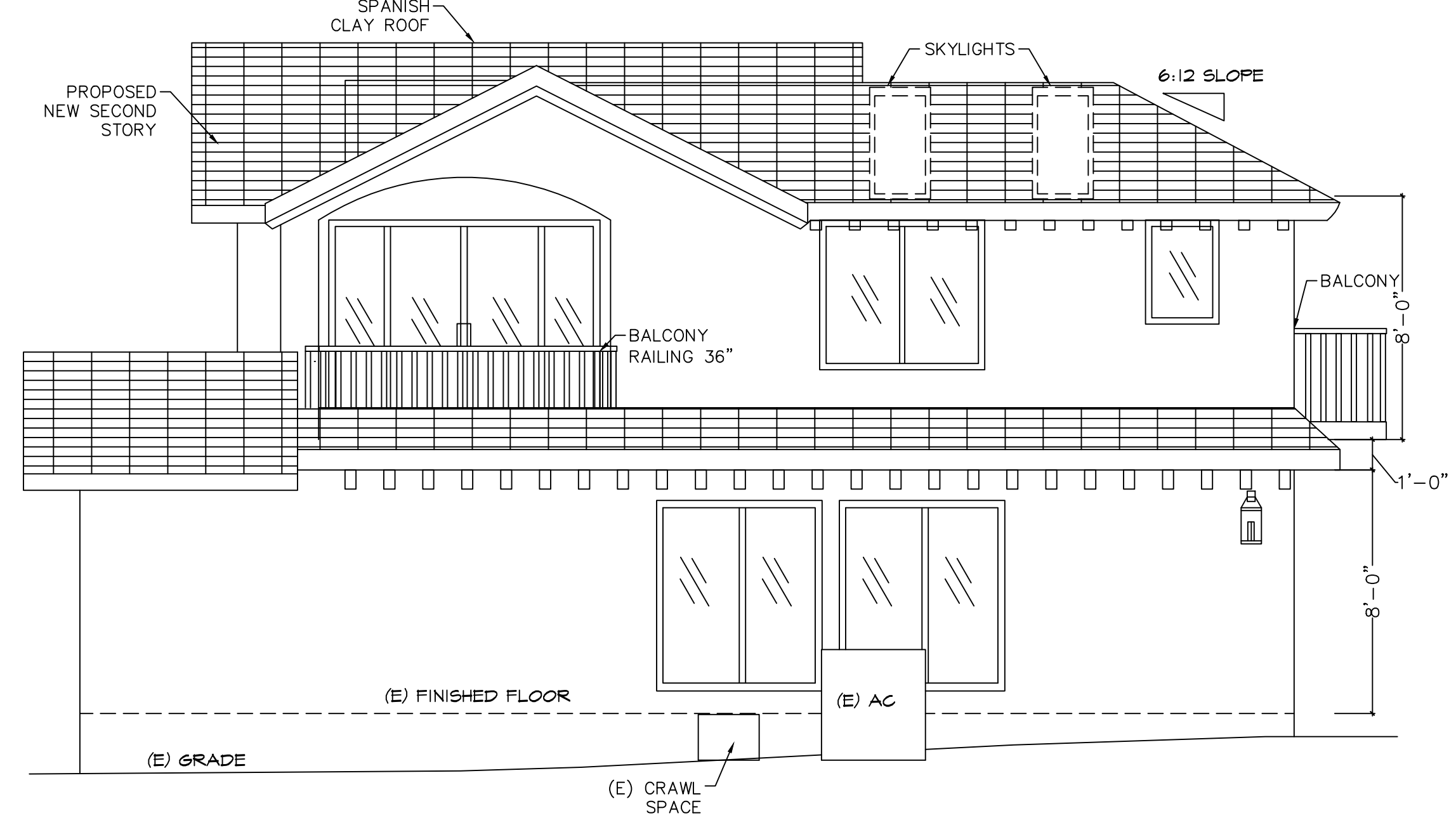
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DECEMBER 4, 2023

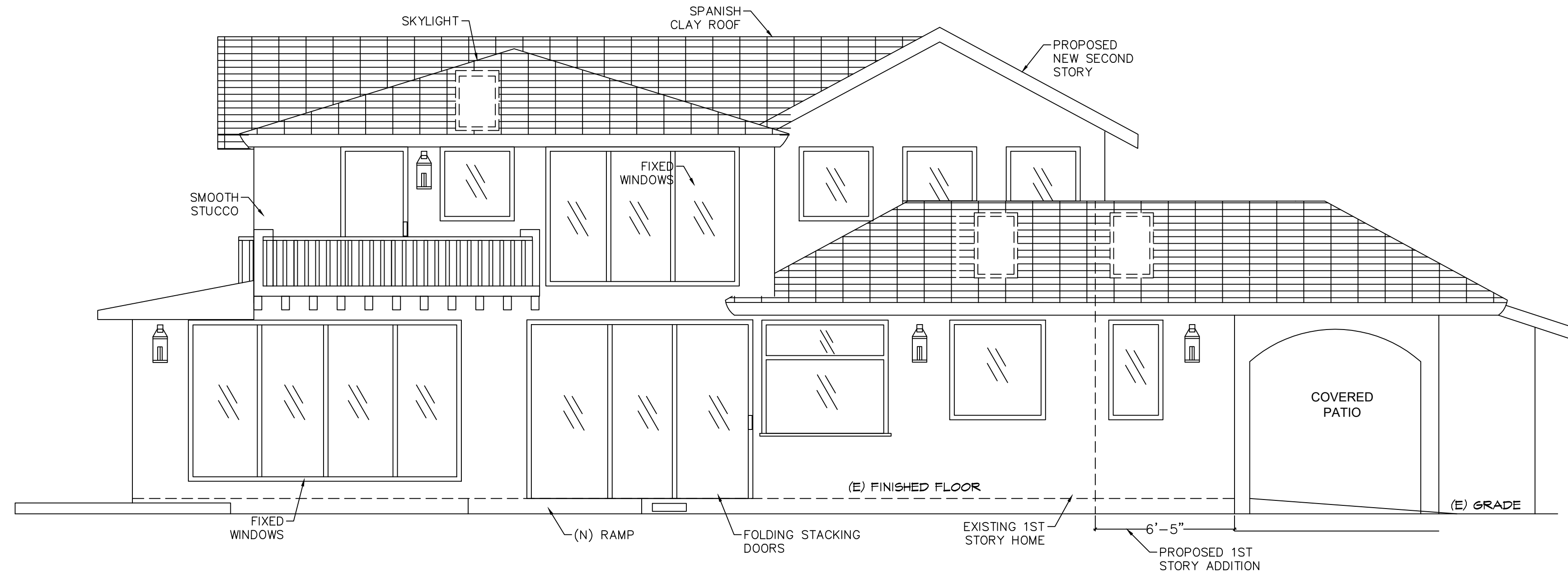
SHEET
A3.0



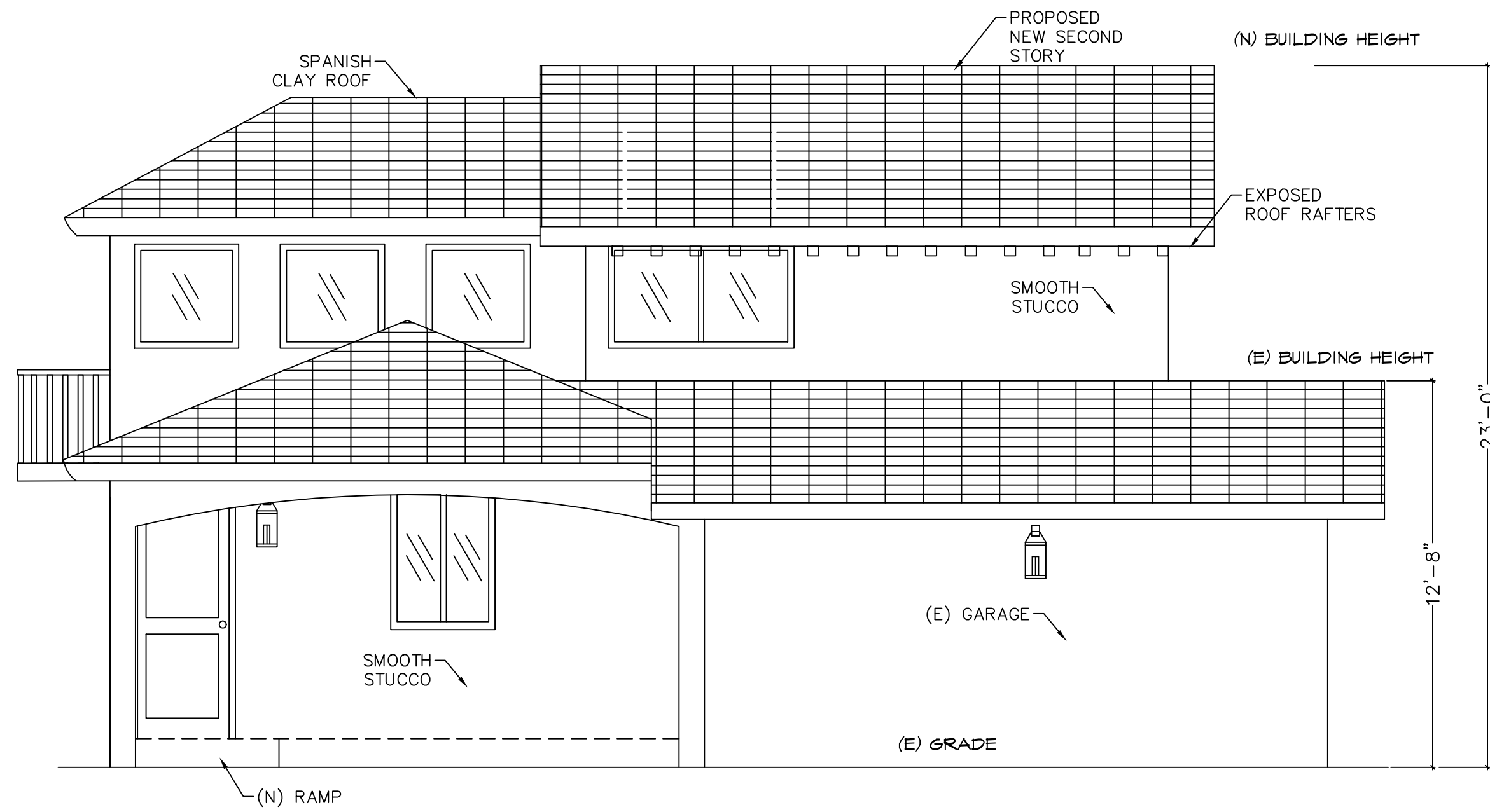
1 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



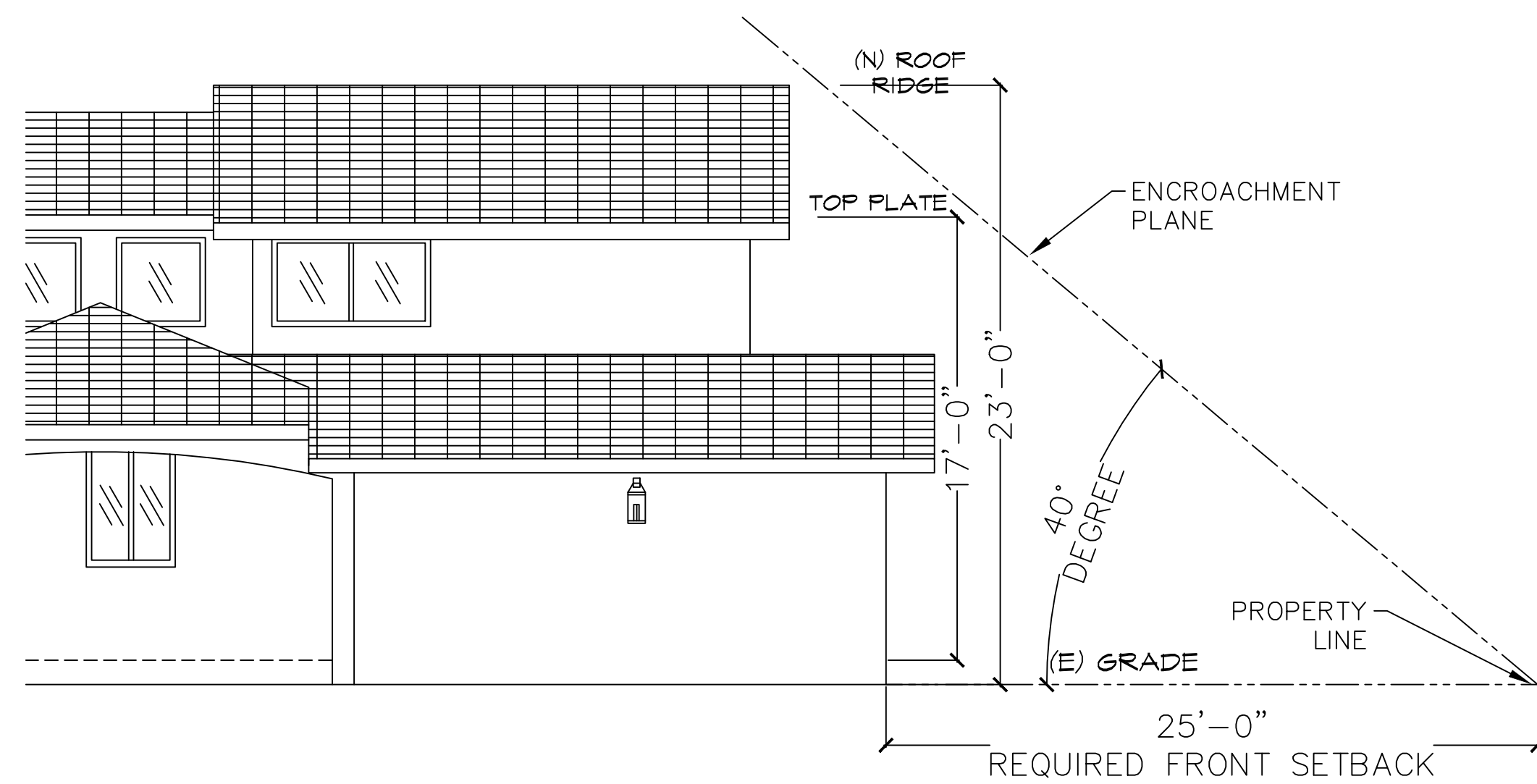
2 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



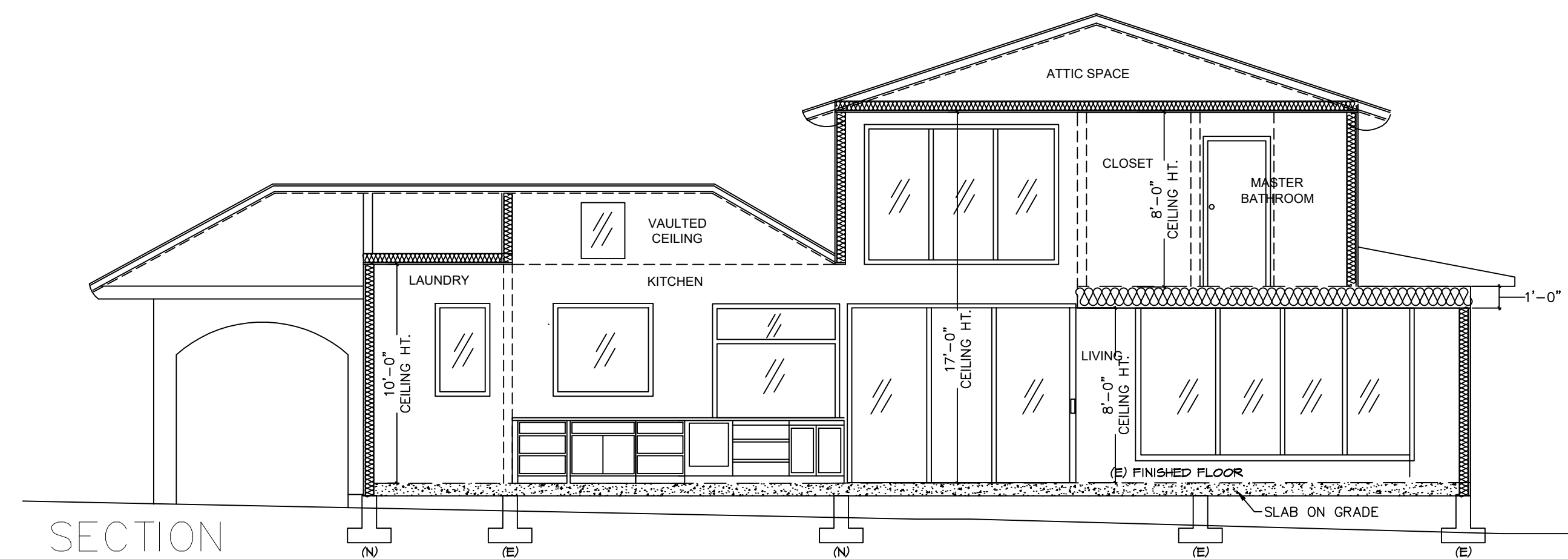
3 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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



6 ENCROACHMENT PLANE
SCALE: 3/16"=1'-0"



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

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REVISIONS	DATE

PROJECT: REMODEL AND ADDITION
SITE: 1080 RIVIERA DR. PASADENA, CA 91107
OWNER/S: YOLETTE LATORTUE

PROPOSED ELEVATIONS

SHEET NAME:

DESIGN BY: LUZ P.
ENGINEER BY:

SCALE: AS NOTED
DECEMBER 4, 2023

SHEET
A3.1

