LocalConstruct

Lincoln & W.Washington, Pasadena, CA

Project Summery			
Project Location :	1307-1309 & 1355 Lincoln Ave. And 466 W. Washington, Pasadena, CA 91103		
Assessor Parcel Number :	5727-008-038, 5727-009-007, 5727-009-008, 5727-009 (Ref. Civil)		
Zoning Designation :	**Planned Development | Lincoln Avenue Specific Plan (LASP-CG-2 District)** CG - Commercial General		
Lot Size (Acres) :	2.43	106,025 SF.	
Proposal			
Product type :	Detached Single family homes size ranging from 1,300 sf. To 2,000 sf. (Type V-A)		
Total number of units proposed:	64		
Density proposed (U/Acre):	26.3 (DU/Acre) (1.0 FAR allowed per LASP)		
Lot Coverage Proposed	31,255 29.5%		
Open Areas proposed	On site 12,800 12%		
	Roof Decks 12,470 12%	Total Open Areas : 24%	

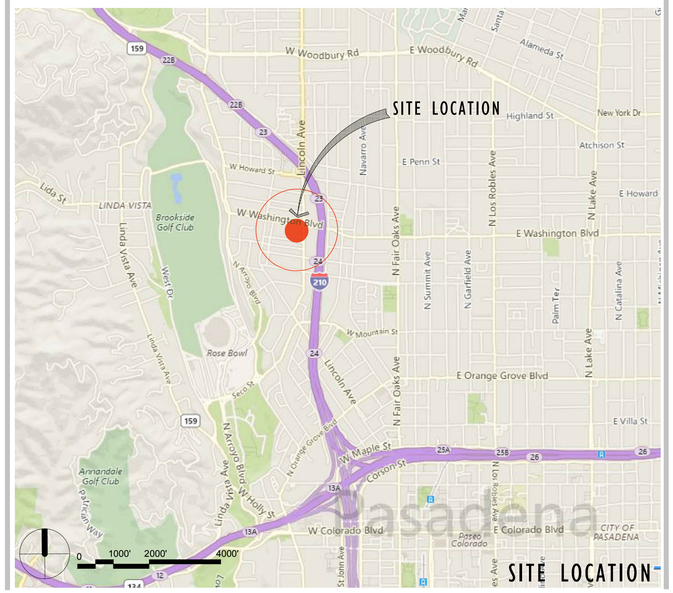
Setbacks	(Ref. table 3-19) 17.37.060 LASP Gen. Development Standards
Lincoln Avenue	18" Minimum, 5ft. Maximum from PL
Washington Blvd	18" Minimum, 5ft. Maximum from PL
Pepper Street	5' from PL
West Side (Lincoln Ave-Rear)	5' From PL

Unit & Building Mix. | Gross Floor Areas

Unit Type		Unit A	Unit A ALT-1	Unit A ALT-2	Unit B	Building Footprint	Total Building Areas
Unit Gross Floor Area (SF.)		1,850	1,934	1,586	1,360		
A - 7 House group	4	24	0	0	4	5,393	49,840
B - 8 House group	1	5	0	0	3	5,870	13,330
C - 8 House group	1	0	5	0	3	5,870	13,750
D - 9 House group	1	0	5	0	4	6,505	15,110
E - 11 House group	1	0	3	1	7	7,617	16,908
Total		29	13	1	21	31,255	
Unit Mix %		45%	20%	2%	33%		
		Average unit size (sf.)			1,702	Total Gross Floor Area	**108,938**
Total Housing units proposed	64						

Parking Requirement		Parking Proposed	
Parking Required Table 4-6 17.46.040			
Multi-Family Dwelling Units			
2 per units over 650 sf.	128	Total garage spaces	128
Guest parking 1/ 10 Units	7	Onsite guest parking	7
		Tandem stalls	*21*
Total Project Required Parking	135	Total Provided	135
Units With Tandem parking garages	21	33%	

**Included in total garage spaces*



Sheet Index

A 1.0	Cover Sheet | Project Data
C 1 - C 2	Civil - Existing Site Survey Plan
A 1.1 - A1.4	Existing Site & Context Visual Photo Montage
A 2.0	Proposed Site Plan
A 3.0	Site Sections
A 4.0	Proposed Unit Plans
A 4.1	Proposed Unit Plans
A 5.0 - A 5.1	Site Massing Studies

* Tree Survey Report is enclosed in the submittal

ktgy
Architecture + Planning
888.456.5849
ktgy.com

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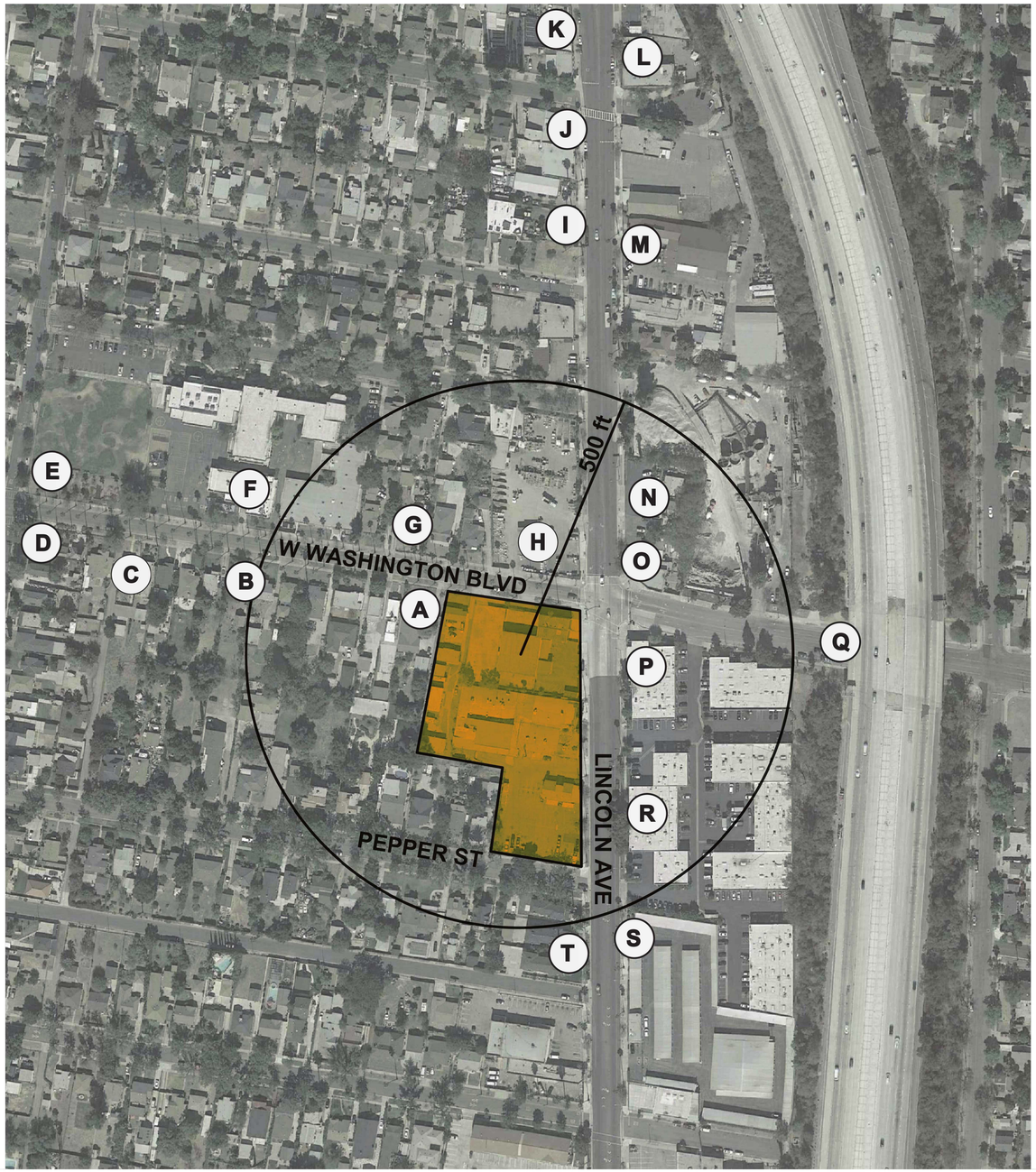
3112 Los Feliz Blvd.,
Los Angeles, CA 90039

LOCALCONSTRUCT - PASADENA
LINCOLN & WASHINGTON - PASADENA, CA # 170138

CONCEPTUAL DESIGN
July 21, 2017
PPR - PREDEVELOPMENT PLAN REVIEW

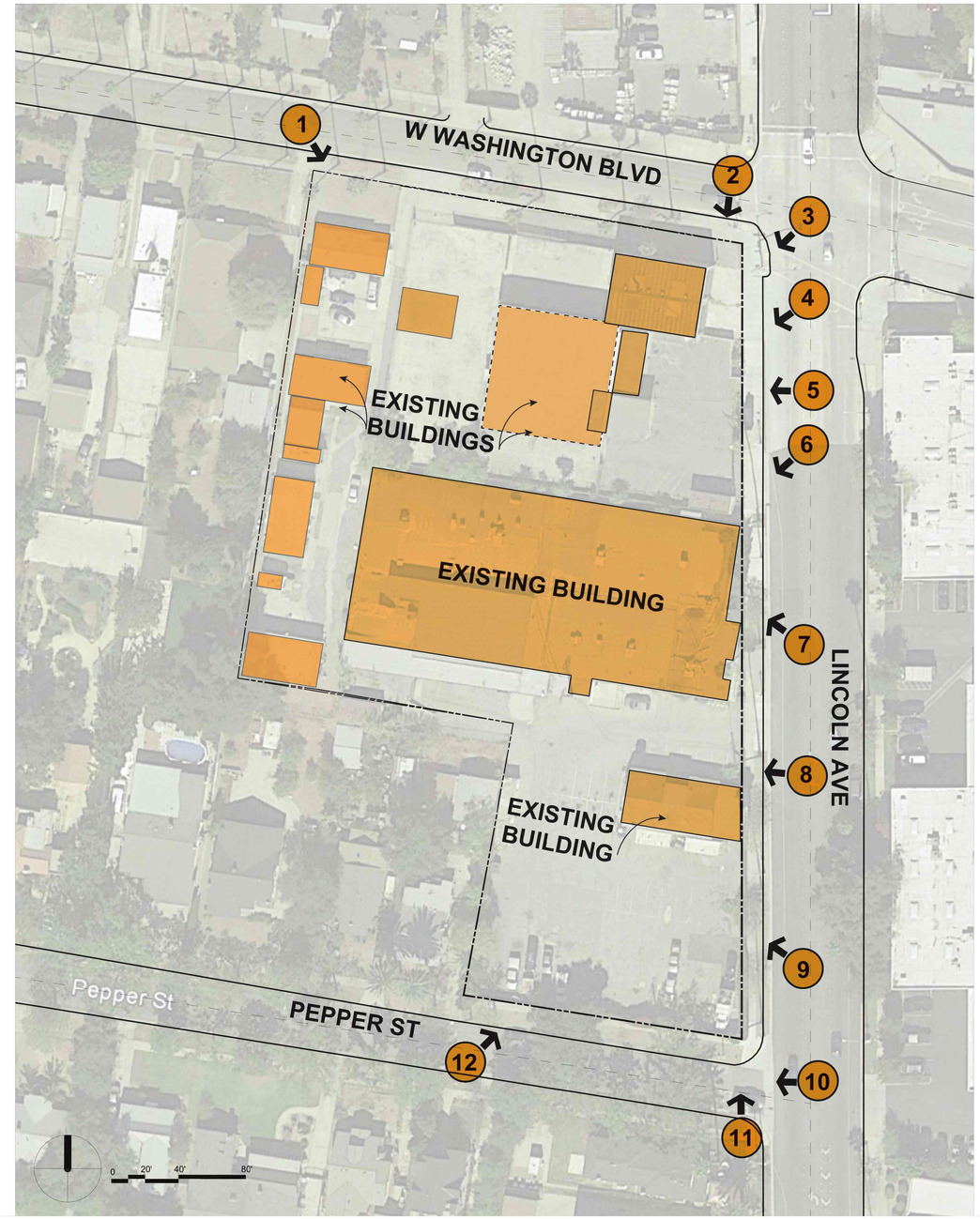
COVER SHEET

A 1.0



CONTEXT PHOTO MONTAGE STUDY

(Ref. pg. A0.3 - 0.4)



EXISTING SITE PHOTO STUDY

(Ref. pg. A0.2)

EXCEPTIONS TO COVERAGE IN TITLE REPORT FOR APN:5727-008-038

SCHEDULE B ITEMS 1, 4, 5, 6 & 7 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN HEREON.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: CONDUITS
RECORDING NO: IN BOOK 781 PAGE 182 OF DEEDS
AFFECTS: A PORTION OF SAID LAND
ILLEGIBLE DOCUMENTS.

3. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: $200,000.00
DATED: NOVEMBER 15, 1995
TRUSTOR/GRANTOR DAVID JOHNSON, AN UNMARRIED MAN
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: PAUL'S AUTO SERVICE, A CALIFORNIA CORPORATION
LOAN NO.: NOT SET OUT
RECORDING DATE: DECEMBER 15, 1995
RECORDING NO: 95-1995357 OFFICIAL RECORDS

THIS COMPANY WILL REQUIRE THAT THE ORIGINAL NOTE, THE ORIGINAL DEED OF TRUST AND A PROPERLY EXECUTED REQUEST FOR FULL RECONVEYANCE TOGETHER WITH APPROPRIATE DOCUMENTATION (I.E., COPY OF TRUST, PARTNERSHIP AGREEMENT OR CORPORATE RESOLUTION) BE IN THIS OFFICE PRIOR TO THE CLOSE OF THIS TRANSACTION IF THE ABOVE-MENTIONED ITEM IS TO BE PAID THROUGH THIS TRANSACTION OR DELETED FROM A POLICY OF TITLE INSURANCE.

ANY DEMANDS SUBMITTED TO US FOR PAYOFF MUST BE SIGNED BY ALL BENEFICIARIES AS SHOWN ON SAID DEED OF TRUST, AND/OR ANY ASSIGNMENTS THERETO. IN THE EVENT SAID DEMAND IS SUBMITTED BY AN AGENT OF THE BENEFICIARY(S), WE WILL REQUIRE THE WRITTEN APPROVAL OF THE DEMAND BY THE BENEFICIARY(S). SERVICING AGREEMENTS DO NOT CONSTITUTE APPROVAL FOR THE PURPOSES OF THIS REQUIREMENT.

IF NO AMOUNTS REMAIN DUE UNDER THE OBLIGATION A ZERO BALANCE DEMAND WILL BE REQUIRED ALONG WITH THE RECONVEYANCE DOCUMENTS.

IN ADDITION, WE REQUIRE THE WRITTEN APPROVAL OF SAID DEMAND BY THE TRUSTOR(S) ON SAID DEED OF TRUST OR THE CURRENT OWNERS IF APPLICABLE.
NOT A SURVEY MATTER.

EXCEPTIONS TO COVERAGE IN TITLE REPORT FOR APN:5727-009-008 & APN:5727009-007

Schedule B Items 1, 4-13 are not survey matters and are not shown hereon.

2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: MAY 2, 1952
RECORDING NO: IN BOOK 38844 PAGE 121 OFFICIAL RECORDS
AND RECORDING DATE: MAY 2, 1952
AND RECORDING NO: IN BOOK 38844 PAGE 119 OFFICIAL RECORDS
SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
AFFECTS: PARCEL 1
NOT A SURVEY MATTER.

3. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JANUARY 28, 1953
RECORDING NO: IN BOOK 40835 PAGE 137 OFFICIAL RECORDS
SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
AFFECTS: PARCEL 1
NOT A SURVEY MATTER.

EXCEPTIONS TO COVERAGE IN TITLE REPORT FOR APN:5727-009-010

Schedule B Items 1, 2 & 5 are not survey matters and are not shown hereon.

3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 02, 1952 AS INSTRUMENT NO. 607 IN BOOK 38844, PAGE 119 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
(AFFECTS PARCEL 2)
BLANKET IN NATURE.

4. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $1,200,000.00 RECORDED JUNE 29, 2004 AS INSTRUMENT NO. 04-1652027 OF OFFICIAL RECORDS.
DATED: JUNE 18, 2004
TRUSTOR: WOODROW W. PEARCE AND MADELEINE F. PEARCE, HUSBAND AND WIFE, AS JOINT TENANTS
TRUSTEE: LOCKWOOD ESCROW CORPORATION, A CALIFORNIA CORPORATION
BENEFICIARY: RUTH NEWMAN, AS TRUSTEE OF THE NEWMAN FAMILY TRUST EXECUTED ON NOVEMBER 9, 1983
(AFFECTS PARCELS 1 & 2)
BLANKET IN NATURE.

TITLE REPORT LEGAL DESCRIPTION FOR APN:5727-009-008 & APN:5727009-007

PARCEL 1:

PART OF LOT 2 OF BYRON O. CLARK'S SUBDIVISION OF LOT 20 IN BLOCK "A" OF THE SAN PASQUAL TRACT, AS PER MAP RECORDED IN BOOK 10 PAGE 17 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PART OF LOT 21 IN BLOCK "A" OF THE SAN PASQUAL TRACT, AS PER MAP RECORDED IN BOOK 5 PAGES 290 AND 291 OF SAID MISCELLANEOUS RECORDS (THE WHOLE BEING THE UNNUMBERED LOT SHOWN ON MAP OF H. H. HELLIER'S SUBDIVISION RECORDED IN BOOK 17 PAGE 4 OF MISCELLANEOUS RECORDS) IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF LINCOLN AVENUE AT THE NORTHEAST CORNER OF LOT 4 OF SAID H. H. HELLIER'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF LINCOLN AVENUE 307 FEET, MORE OR LESS, TO THE SOUTH LINE OF WASHINGTON STREET; THENCE WEST ALONG THE SOUTH LINE OF WASHINGTON STREET, 187.50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 18 OF I. A. WILLIS AND G. D. WILLIS SUBDIVISION, RECORDED IN BOOK 16 PAGE 38 OF MISCELLANEOUS RECORDS; THENCE SOUTH ALONG THE EAST LINE OF LOTS 18 AND 19 OF SAID WILLIS SUBDIVISION, 307 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 5 OF SAID HELLIER'S SUBDIVISION, AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOTS 5, 6 AND 4 OF SAID HELLIER'S SUBDIVISION, 238 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18 OF I. A. WILLIS AND G. D. WILLIS SUBDIVISION AS PER MAP RECORDED IN BOOK 16 PAGE 38 OF MISCELLANEOUS RECORDS, THENCE EAST ALONG THE SOUTH LINE OF WASHINGTON STREET, 37.5 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 18, A DISTANCE OF 156 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF WASHINGTON STREET 37.5 FEET TO THE EAST LINE OF SAID LOT 18; THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING; BEING THE SAME PREMISES CONVEYED TO THE ROMAN CATHOLIC BISHOP OF LOS ANGELES AND SAN DIEGO, BY DEED DATED JULY 31, 1931, RECORDED IN BOOK 11214 PAGE 68, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN SAID DEED RECORDED IN BOOK 11214 PAGE 68 OFFICIAL RECORDS; THENCE EAST ALONG THE SOUTHERLY LINE THEREOF, 37.5 FEET TO THE SOUTHEASTERLY CORNER OF SAID LAND SO DESCRIBED, THENCE NORTH ALONG THE EASTERLY LINE THEREOF, ONE FOOT; THENCE EAST, PARALLEL WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LAND, DESCRIBED IN SAID DEED, TO THE WESTERLY LINE OF SAID LINCOLN AVENUE.

PARCEL 2:

THAT PORTION OF LOT 2 OF BYRON O. CLARK'S SUBDIVISION OF LOT 20 BLOCK "A", OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 17 OF MISCELLANEOUS RECORDS OF SAID COUNTY, AND THAT PORTION OF LOT 21, IN BLOCK "A", OF THE SAN PASQUAL TRACT, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 5, PAGE 291 OF SAID MISCELLANEOUS RECORDS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 18 OF THE I. A. WILLIS AND G. D. WILLIS SUBDIVISION OF LOT 21, BLOCK "A", SAN PASQUAL TRACT, AS PER MAP RECORDED IN BOOK 16, PAGE 38 OF MISCELLANEOUS RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF WASHINGTON STREET, 37.5 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 18, A DISTANCE OF 156 FEET; THENCE WESTERLY, PARALLEL WITH SAID SOUTHERLY LINE OF WASHINGTON STREET, 37.5 FEET, TO THE EASTERLY LINE OF SAID LOT 18; THENCE NORTHERLY, ALONG SAID EASTERLY LINE, 156 FEET, TO THE POINT OF BEGINNING.

TITLE REPORT LEGAL DESCRIPTION FOR APN:5727-008-038

LOTS 18 AND 19 OF I.A. AND G.D. WILLIS SUBDIVISION OF PART OF LOT 21 IN BLOCK "A" OF SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 146.02 FEET OF LOT 19.

TITLE REPORT LEGAL DESCRIPTION FOR APN:5727-009-010

PARCEL 1:

LOTS 3 AND 4 OF H.H. HELLIER'S SUBDIVISION OF LOT 2 BLOCK "A" SAN PASQUAL TRACT, IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGE 4 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF THE UNNUMBERED LOT SHOWN ON THE MAP OF H.H. HELLIER'S SUBDIVISION OF LOT 2 BLOCK "A" OF SAN PASQUAL TRACT, IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGE 4 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN SAID DEED RECORDED IN BOOK 11214 PAGE 68 OFFICIAL RECORDS; THENCE EAST ALONG THE SOUTHERLY LINE THEREOF, 37.5 FEET TO THE SOUTHEASTERLY CORNER OF SAID LAND SO DESCRIBED, THENCE NORTH ALONG THE EASTERLY LINE THEREOF, ONE FOOT; THENCE EAST, PARALLEL WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LAND, DESCRIBED IN SAID DEED, TO THE WESTERLY LINE OF SAID LINCOLN AVENUE.

MISCELLANEOUS NOTES

N1 There is direct access to the subject property via W Washington Boulevard and Lincoln Avenue, being public rights-of-way.

N2 The posted addresses on site are 1307-1309 & 1355 Lincoln Avenue and 466 W Washington Boulevard.

N3 At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.

N4 At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.

N5 The Property surveyed and shown hereon is the same property described in Schedule A of Commonwealth Land Title Company Order No. 09191139 with an effective date of May 20, 2016 at 7:30 a.m. (APN: 5727-008-038)

The Property surveyed and shown hereon is the same property described in Schedule A of Commonwealth Land Title Company Order No. 09190396 with an effective date of January 26, 2016 at 7:30 a.m. (APN: 5727-009-007 & 5727-009-008)

The Property surveyed and shown hereon is the same property described in Schedule A of First National Title Company Order No. NCS-739458-LA2 with an effective date of September 23, 2016 at 7:30 a.m. (APN: 5727-009-010)

N6 No cemeteries, gravesites, or burial grounds located on the Property.

N7 No railroad tracks, spurs or sidings located on the Property.

N8 Parking count based on designated onsite spots only.

N9

PARKING				
REGULAR	HANDICAP	BUS	PARTIAL	TOTAL
48	1	0	0	49

N10 Building dimensions shown are at ground level.

BASIS OF BEARINGS

The basis of bearings for this project is the centerline of Lincoln Avenue, known as North 00 degrees 00 minutes 00 seconds East, as measured and shown in City of Pasadena Public Works Field Book 1723 Document Number 747.

FLOOD ZONE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X NON-SHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE LOS ANGELES COUNTY, COMMUNITY PANEL NO. 06037C1375F, EFFECTIVE DATE SEPTEMBER 26, 2008.

UTILITY NOTE

The locations of utilities shown on the survey are from visible evidence and field collection.

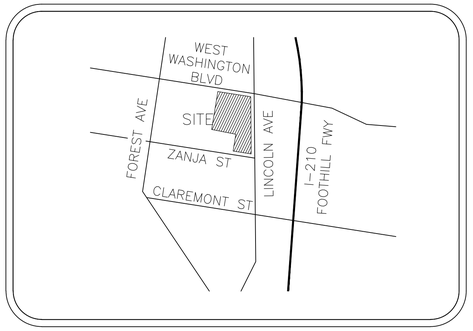
SURVEYOR'S NOTES

1. Record Documents:
- H.H. Hellier's Subdivision of Lot 2 Block "a" San Pasqual Tract, as per map recorded in Book 17 Page 4 of Miscellaneous records, Los Angeles County
- I.A. Willis and G.D. Willis Subdivision as per Map Recorded in Book 16, Page 38 of Miscellaneous records, Los Angeles County
- Deed to the Roman Catholic Bishop of Los Angeles and San Diego, in Book 11214 Page 68, Official records, Los Angeles County

2. Surveyor makes no guarantee for any Non-visible Rights-of-Way or Easements not disclosed in Schedule B of referenced Title Commitment.

3. Bearings and distances shown are record and measured unless noted otherwise.

4. Vertical relief shown hereon is at 1.0 foot contour intervals and the originating benchmark is as follows:
benchmark - L.A. County Public Works Benchmark HY11209, a tag in the west curb 3.3 feet northwest of the back of curb return at the northwest corner of Woodbury Road & El Molino Avenue(N)
Datum - NAVD88
elevation - 1100.375 Feet



VICINITY MAP

SIGNIFICANT OBSERVATIONS

- A CHAIN LINK FENCE APPEARS TO FALL OUTSIDE OF SUBJECT PROPERTY.
- B BLOCK WALL APPEARS TO FALL OUTSIDE SUBJECT PROPERTY.
- C CHAIN LINK FENCE APPEARS TO FALL OUTSIDE OF SUBJECT PROPERTY.
- D GATE APPEARS TO FALL OUTSIDE OF PROPERTY.
- E BUILDING OVERHANG APPEARS TO FALL OUTSIDE OF PROPERTY.
- F BUILDING OVERHANG APPEARS TO FALL OUTSIDE OF PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

1307-1309 & 1355 Lincoln Avenue and
466 W Washington Boulevard,
PASADENA, CA 91103

PARTNER PROJECT NUMBER 16-164529.2

CERTIFICATION

TO: COMMONWEALTH LAND TITLE COMPANY; FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SEVICES; DAVID JOHNSON; PAUL'S AUTO SERVICE, A CALIFORNIA ORPORATION; WOODROW W. PEARCE AND MADELEINE F. PEARCE, AS TRUSTEES OF THE TRUST AGREEMENT DATED JULY 16, 1998, AS THEIR COMMUNITY PROPERTY; PARTNER ENGINEERING AND SCIENCE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7b1, 7c, 8, 9, 13, 14, 16-17 and 20, TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/14/16.

DATE OF PLAT OR MAP: 11/14/16
DATE OF LAST REVISION:

Mary F. Kennedy
Survey Manager
EPS Group, Inc.
On Behalf of Partner Engineering and Science
Reference # 16-001.041

LICENSED LAND SURVEYOR MARY F. KENNEDY No. 6263 Exp. 9-30-18 STATE OF CALIFORNIA

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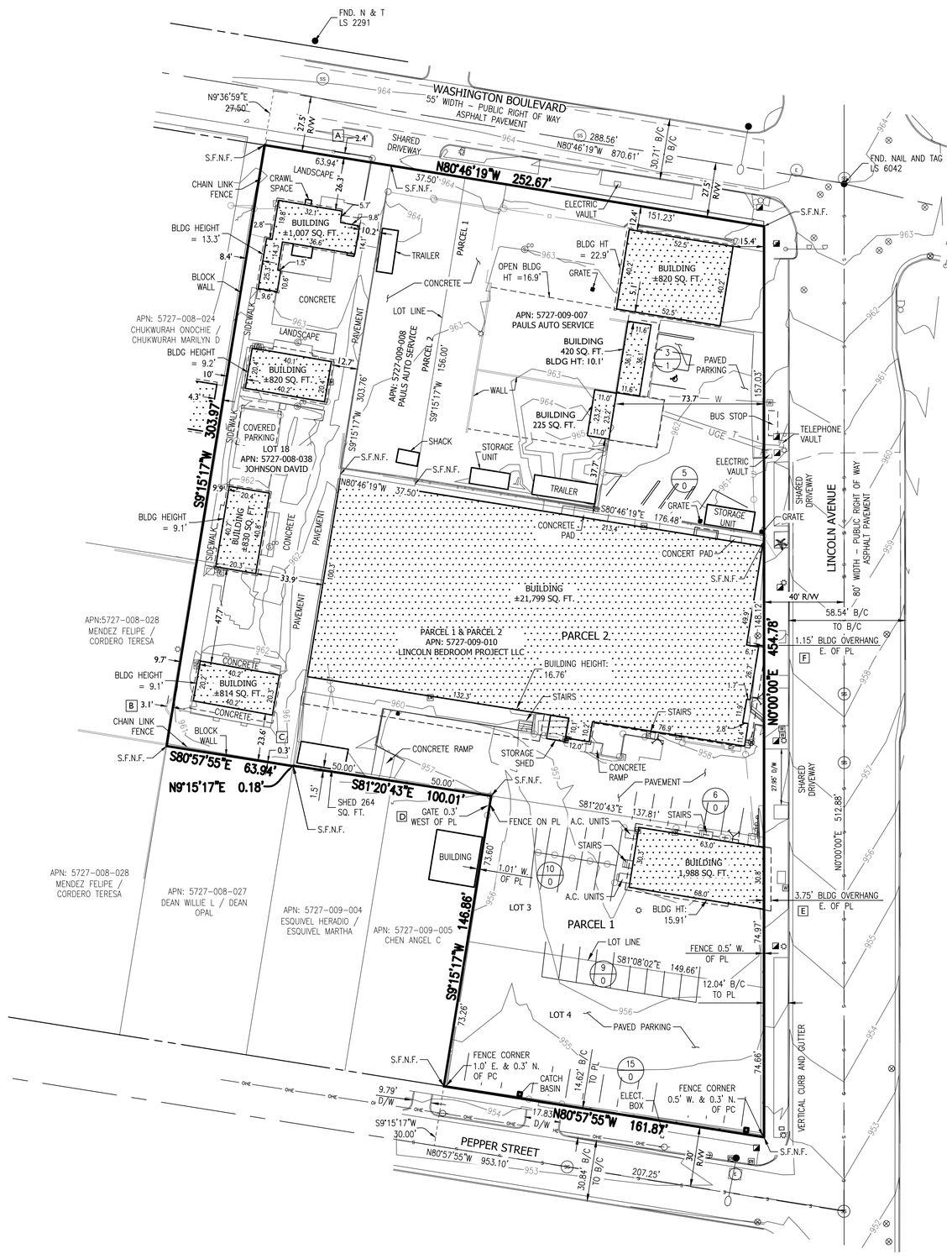
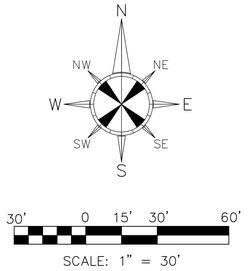
PARTNER Engineering and Science, Inc.
1761 E. GARRY AVENUE
SANTA ANA, CA 92705
T 949-930-9095
cdaniels@partneresi.com



LEGEND

	ELECTRIC METER	●	FOUND MONUMENT AS NOTED
SS	SEWER MANHOLE	⊕	SPIKE / COTTON PICKER SPINDLE
CO	SEWER CLEANOUT	FD	FOUND
	HOSE BIB	BCHH	BRASS CAP IN HAND HOLE
G	GAS METER	IP	IRON PIPE
P	MAILBOX	L&T	LEAD AND TAG
○	BOLLARD	N&T	NAIL AND TAG
☼	LIGHT POLE	CPS	COTTON PICKER SPINDLE
		S.F.N.F.	SEARCHED FOR, NOT FOUND



DATE OF PLAT OR MAP: 11/14/16
DATE OF LAST REVISION:

Mary F. Kennedy
Survey Manager
EPS Group, Inc.
On Behalf of Partner Engineering and Science
Reference # 16-001.041

LICENSED LAND SURVEYOR
MARY F. KENNEDY
No. 6263
Exp. 9-30-18
STATE OF CALIFORNIA

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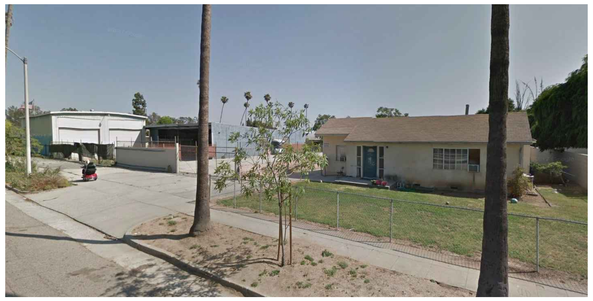
T 949-930-9095
cdaniels@partneresi.com

EXISTING SITE CONDITIONS

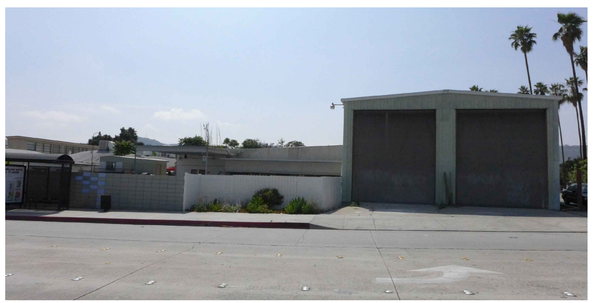


1 North West corner of project site from W Washington Blvd

2 View of existing site from North

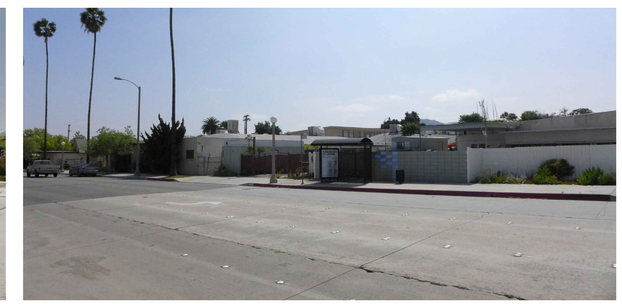
3 North East corner of W Washington Blvd and Lincoln Ave

4 North East corner of the site



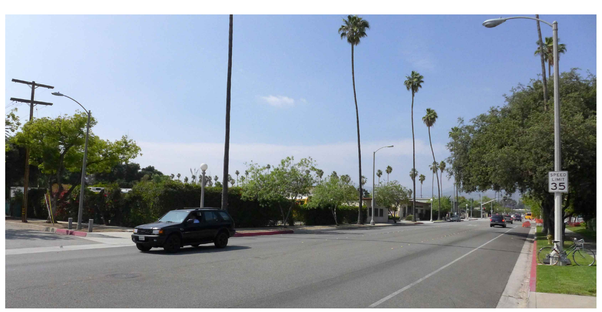
5 View of existing site from East

6 View of existing site from East

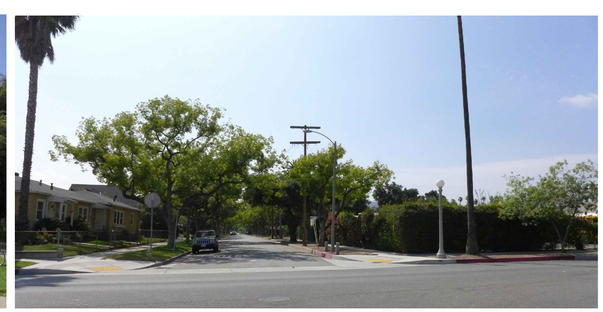


7 View of existing site from East

8 East end of site along Lincoln Ave



9 South East of site, Pepper St

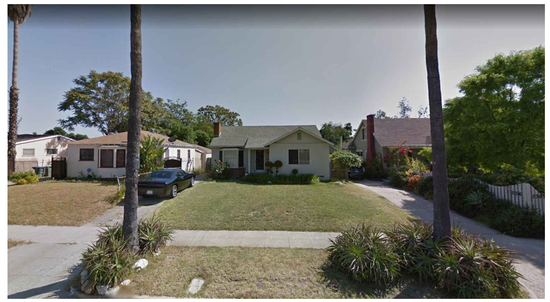


10 North East end of the site

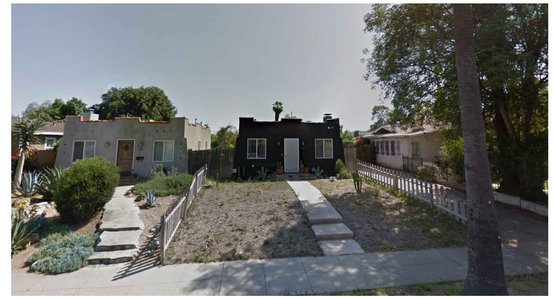
11 South corner of project site

12 South West of site from Pepper St

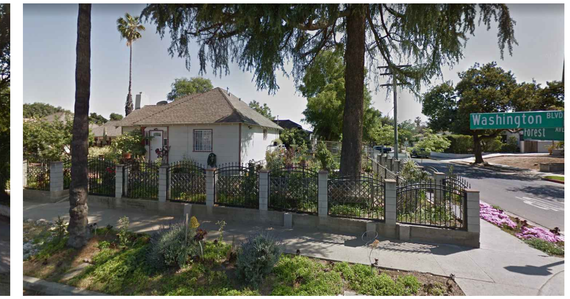
A 468 W Washington Blvd, Pasadena



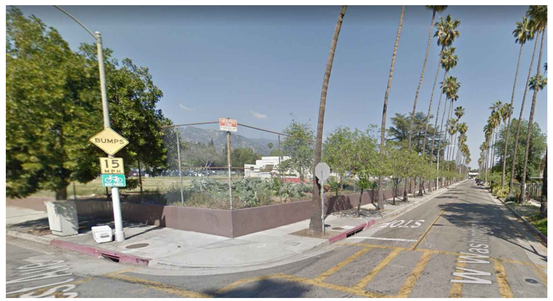
B 524 W Washington Blvd, Pasadena



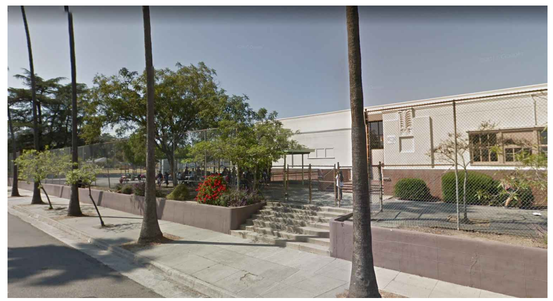
C 560 W Washington Blvd, Pasadena



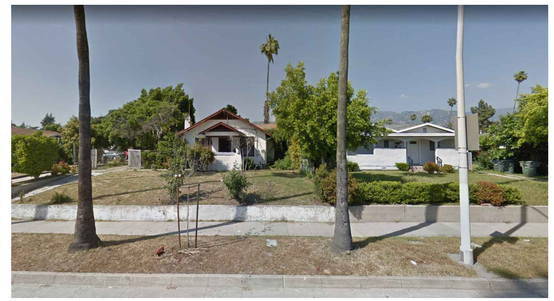
D 594 W Washington Blvd, Pasadena



E 600 W Washington Blvd, Pasadena



F 539 W Washington Blvd, Pasadena

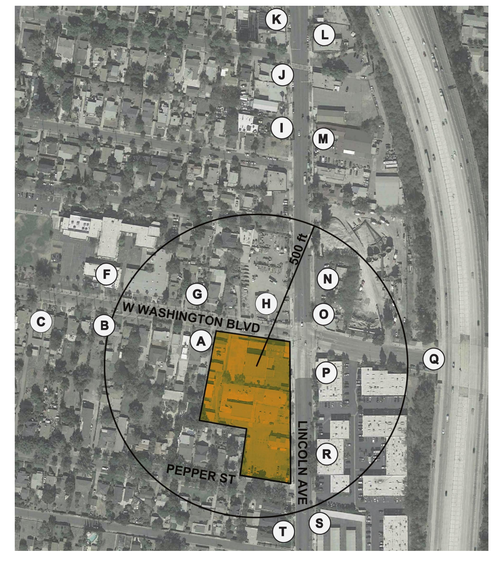


G 485 W Washington Blvd, Pasadena

H 1385 Lincoln Ave, Pasadena

I 1429 Lincoln Ave, Pasadena

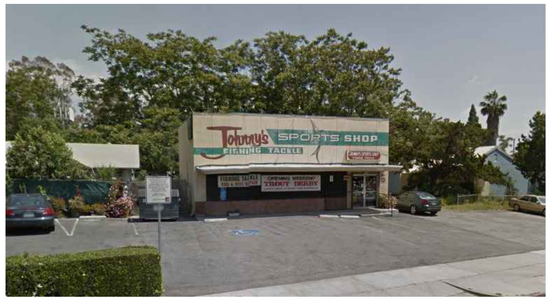
J 1467 Lincoln Ave, Pasadena



K 1493 Lincoln Ave, Pasadena

L 1478 Lincoln Ave, Pasadena

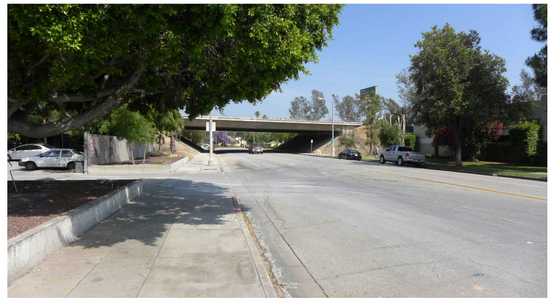
M 1440 Lincoln Ave, Pasadena



N 1402 Lincoln Ave, Pasadena

O 1392 Lincoln Ave, Pasadena

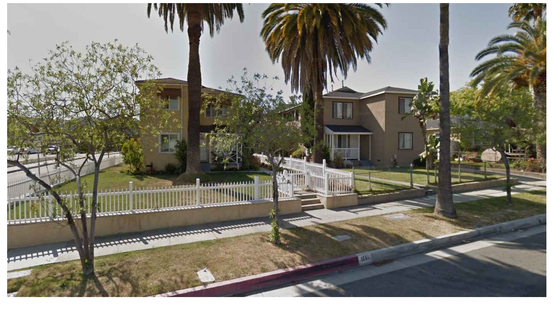
P 1326 Lincoln Ave, Pasadena



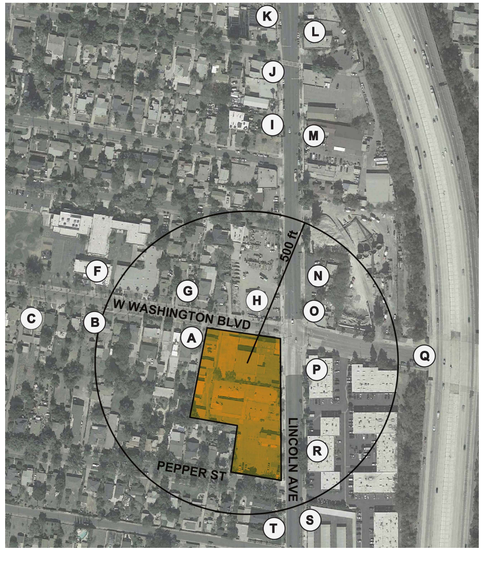
Q (210) San Fernando Freeway

R 1270 Lincoln Ave, Pasadena

S 1240 Lincoln Ave, Pasadena



T 1251 Lincoln Ave, Pasadena



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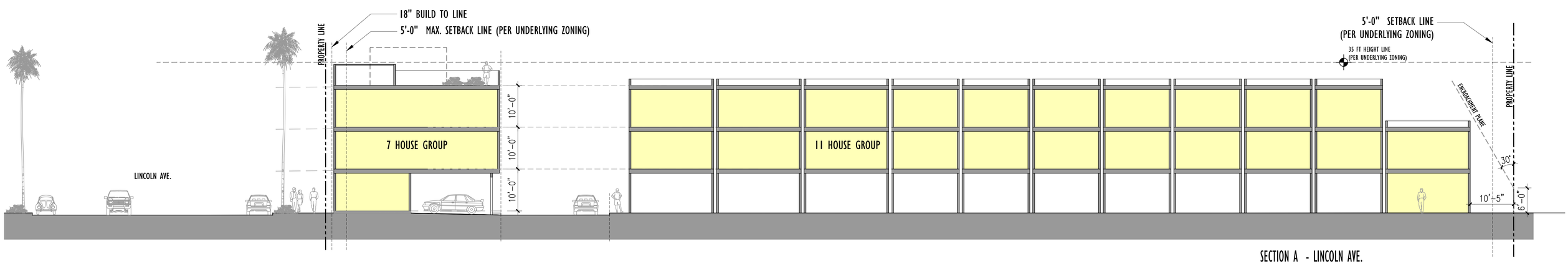
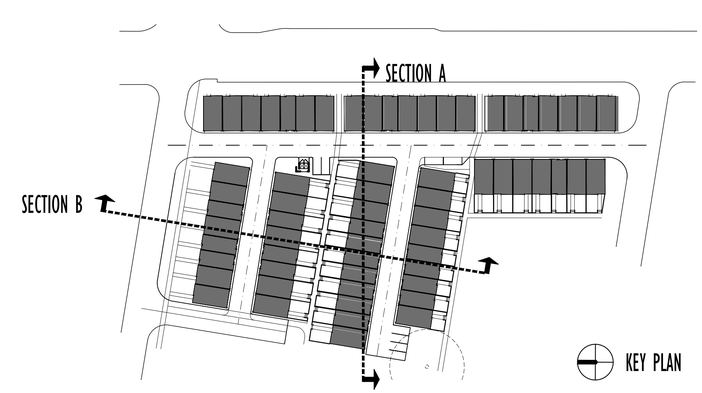
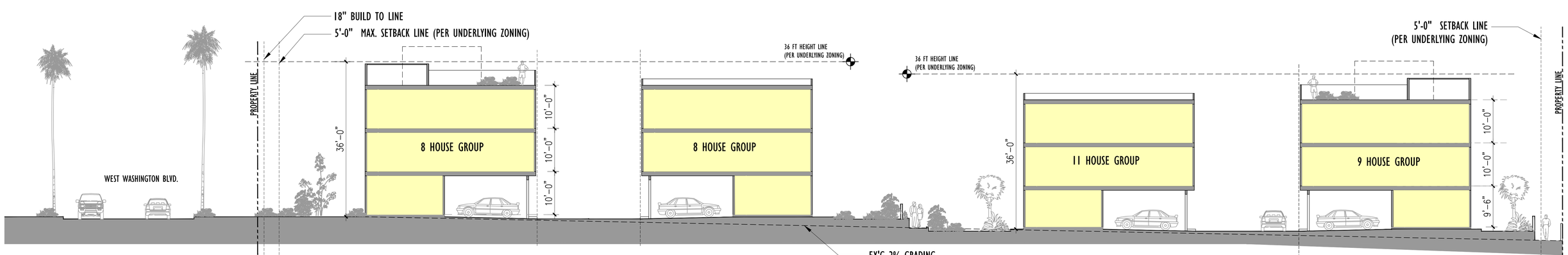
SITE PLAN

A 2.0



SECTION A - LINCOLN AVE.





SECTION B - W. WASHINGTON BLVD.

SCALE : 3/32" = 1'-0"

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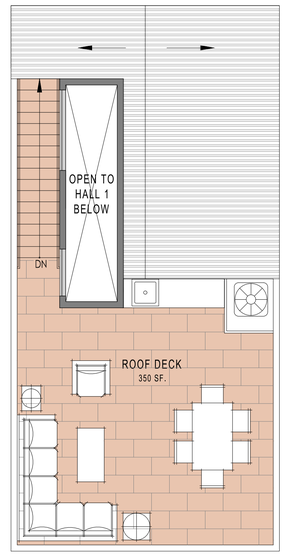
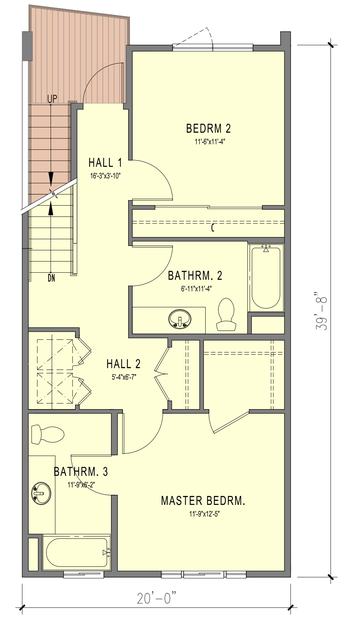
SITE SECTIONS

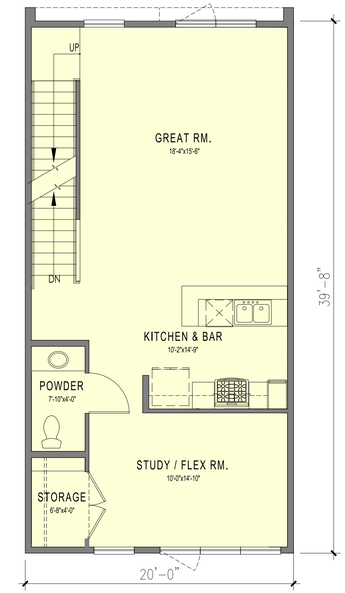
A 3.0



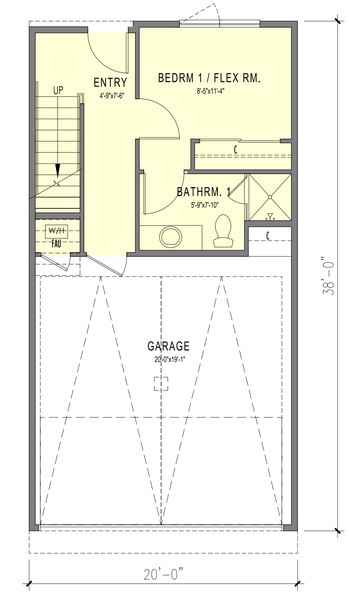
ROOF DECK



THIRD FLOOR (714 SQ. FT.)

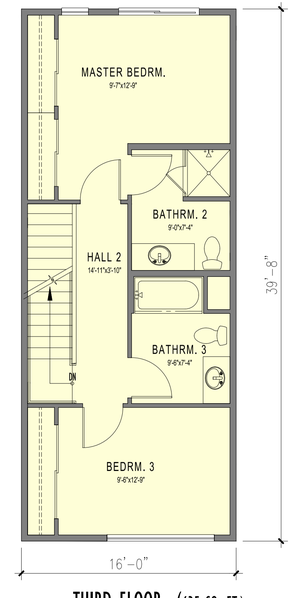


SECOND FLOOR (793 SQ. FT.)

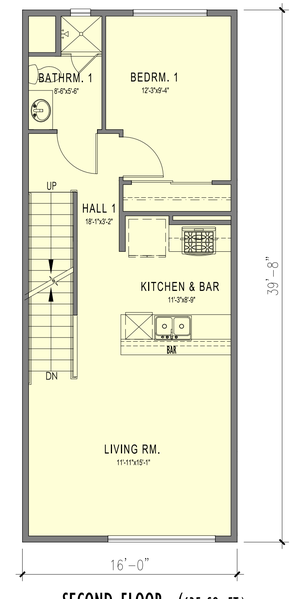


GROUND FLOOR (348 SQ. FT.)

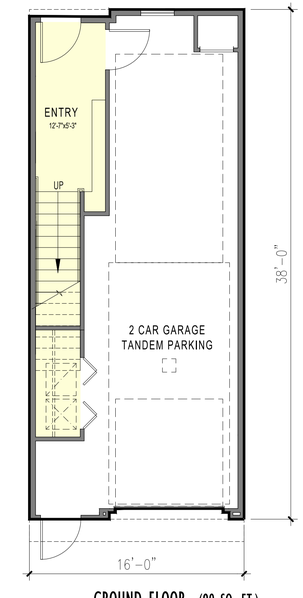
UNIT 'A' 3 BED + DEN / 3.5 BATH TOTAL AREA : 1,850 sf.



THIRD FLOOR (635 SQ. FT.)



SECOND FLOOR (635 SQ. FT.)



GROUND FLOOR (90 SQ. FT.)

UNIT 'B' 3 BED / 3 BATH TOTAL AREA : 1,360 sf.

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

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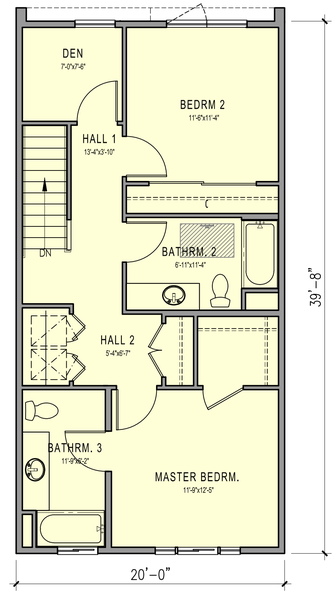
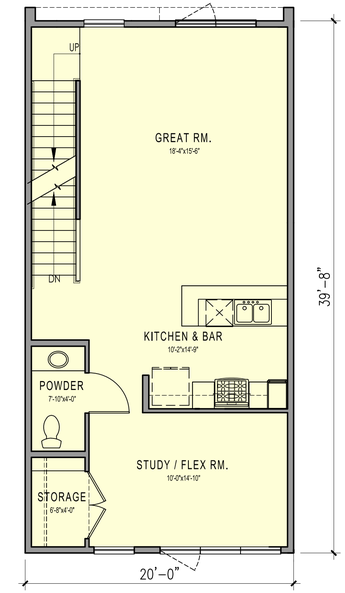
UNIT PLANS

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

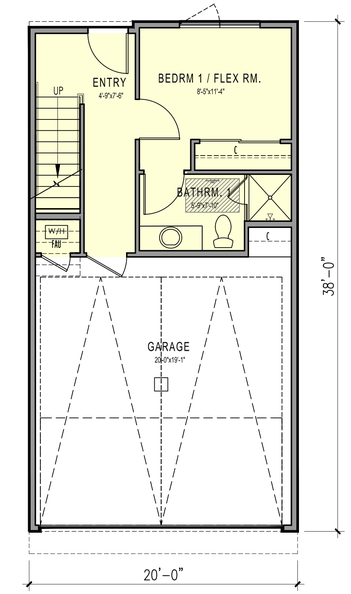
A 4.0



THIRD FLOOR (793 SQ. FT.)

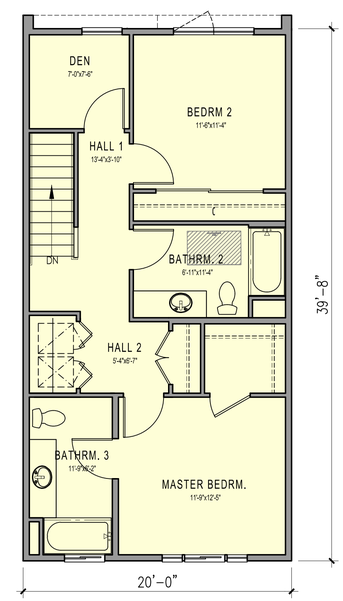


SECOND FLOOR (793 SQ. FT.)

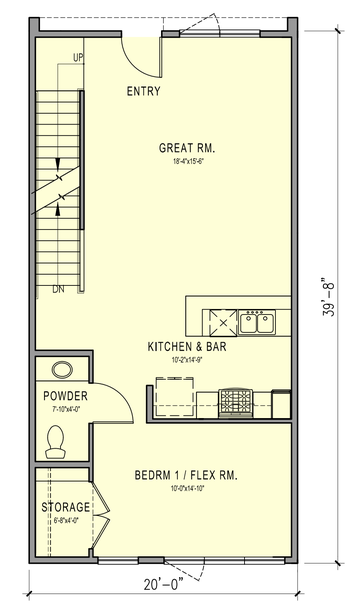


GROUND FLOOR (348 SQ. FT.)

UNIT 'A' - ALT 1 3 BED + DEN / 3.5 BATH TOTAL AREA : 1,934sf.



SECOND FLOOR (793 SQ. FT.)



GROUND FLOOR (793 SQ. FT.)

UNIT 'A' - ALT 2 2 BED + DEN / 2.5 BATH TOTAL AREA : 1,586 sf.

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

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UNIT PLANS

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

A 4.1

DETACHED FEE-SIMPLE URBAN ROW HOUSES

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LINCOLN AVE. FACADE

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SITE MASSING STUDY

A 5.0

DETACHED FEE-SIMPLE URBAN ROW HOUSES

LINCOLN & W.WASHINGTON, PASADENA, CA

LINCOLN AVE. & W. WASHINGTON BLVD. CORNER VIEW

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CONCEPTUAL DESIGN
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SITE MASSING STUDY

A 5.1