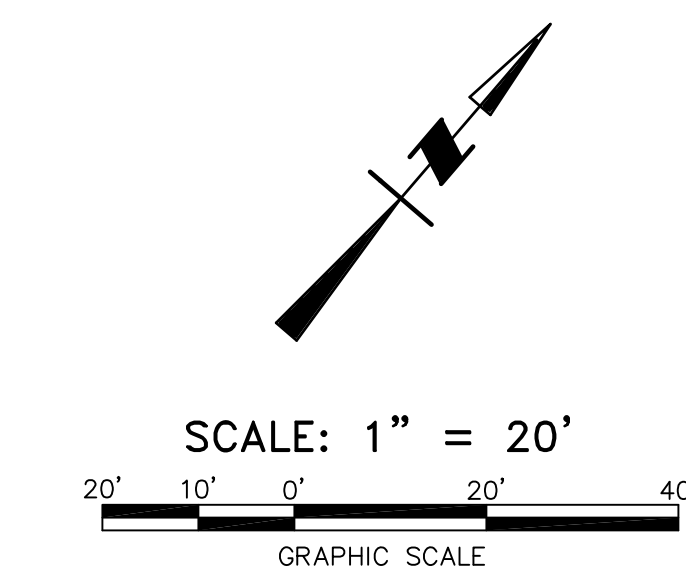


ATTACHMENT C
PREDEVELOPMENT PLAN REVIEW PLANS

SAINT KATHERINE DRIVE



PROJECT ADDRESS:
336 ST. KATHERINE DRIVE,
PASADENA, CA 91011

BENCHMARK:
BOLT AT E. CURB OF INVERNESS AT NORMANDY
CITY B.M. 552/17 ELEV. = 1225.32

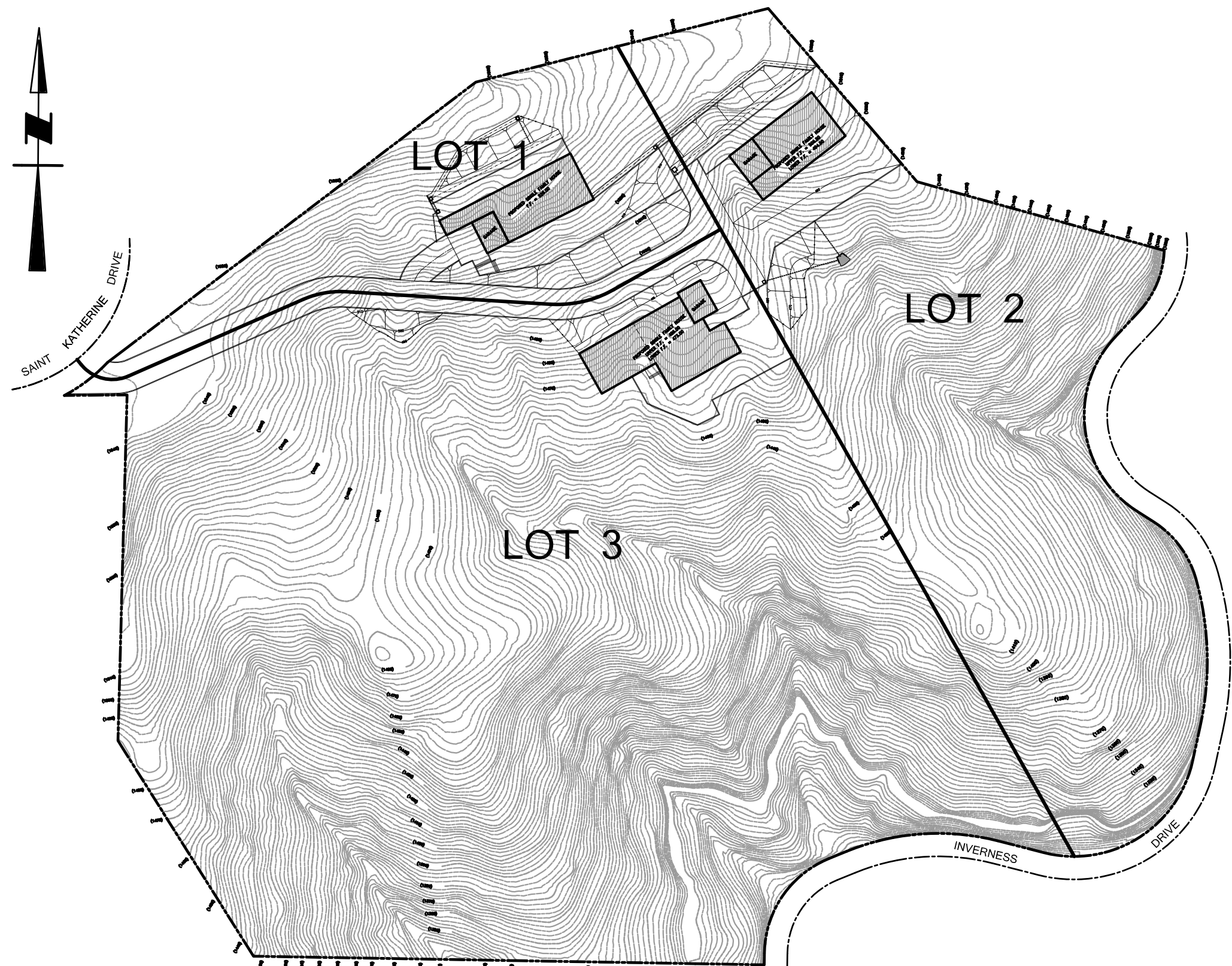
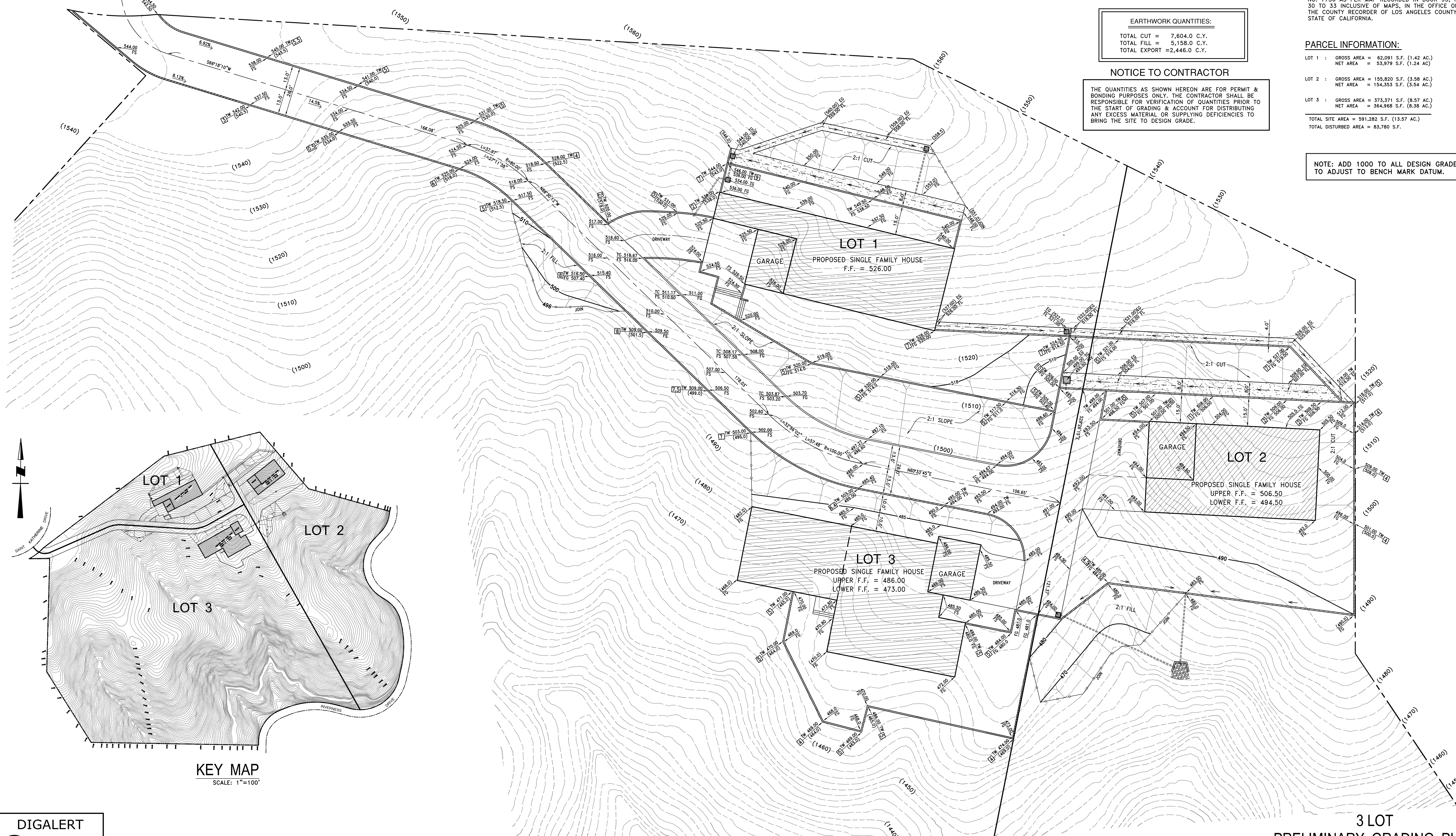
LEGAL DESCRIPTION:
BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO. 7736 AS PER MAP RECORDED IN BOOK 95, PAGES 30 TO 33 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

EARTHWORK QUANTITIES:
TOTAL CUT = 7,604.0 C.Y.
TOTAL FILL = 5,158.0 C.Y.
TOTAL EXPORT = 2,446.0 C.Y.

NOTICE TO CONTRACTOR
THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT & BONDING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING & ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING DEFICIENCIES TO BRING THE SITE TO DESIGN GRADE.

PARCEL INFORMATION:
LOT 1 : GROSS AREA = 82,091 S.F. (1.42 AC.)
NET AREA = 53,979 S.F. (1.24 AC.)
LOT 2 : GROSS AREA = 155,820 S.F. (3.58 AC.)
NET AREA = 154,353 S.F. (3.54 AC.)
LOT 3 : GROSS AREA = 373,371 S.F. (8.57 AC.)
NET AREA = 364,968 S.F. (8.38 AC.)
TOTAL SITE AREA = 591,282 S.F. (13.57 AC.)
TOTAL DISTURBED AREA = 83,780 S.F.

NOTE: ADD 1000 TO ALL DESIGN GRADES TO ADJUST TO BENCH MARK DATUM.



3 LOT PRELIMINARY GRADING PLAN

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION
All utility information shown on this plan is based on available records. The contractor is responsible to verify all existing utilities by contacting the utility agencies and avoid damaging existing utilities during excavation.
FOR UNDERGROUND SERVICE ALERT CALL:
1-800-227-2600

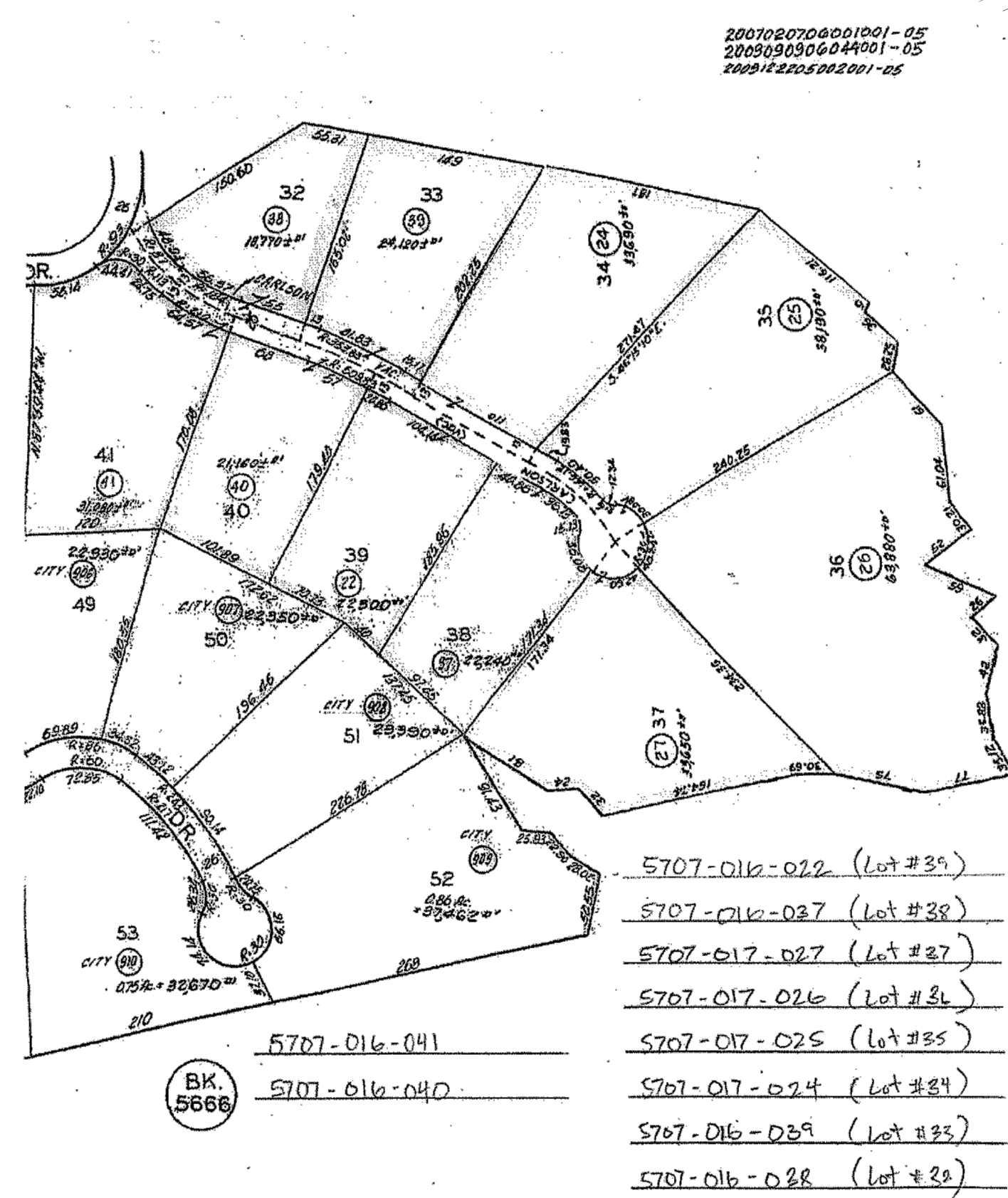
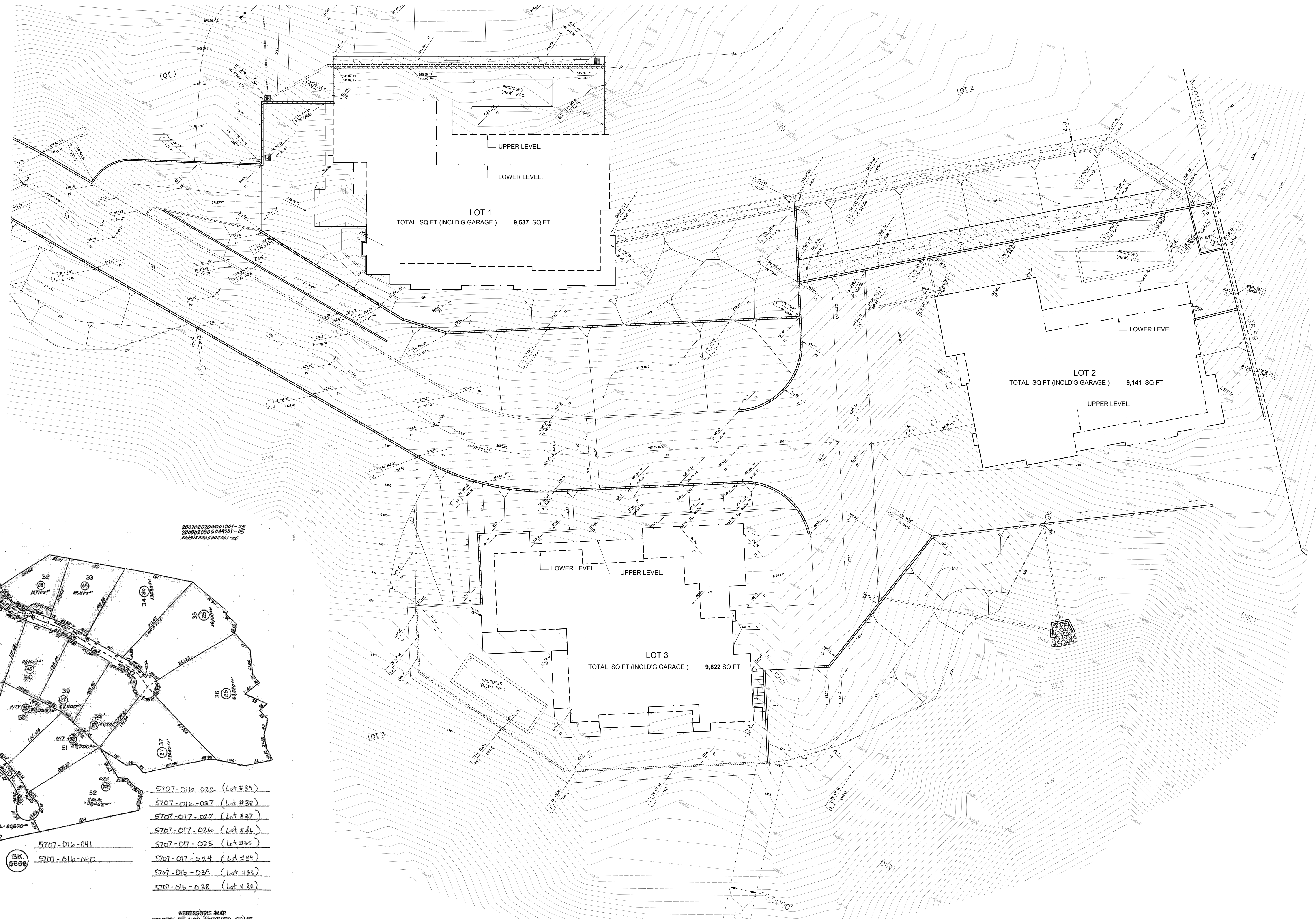
PROJECT ADDRESS: 336 ST. KATHERINE DR., PASADENA, CA 91011

GEORGE G. BOGHOSSIAN & ASSOC., INC.
CIVIL ENGINEERS, LAND PLANNERS SURVEYORS
1111 N. BRAND BLVD., SUITE 202
GLENDALE, CA 91202 (818) 241-9998
FAX: (818) 241-0990

PLANS PREPARED UNDER THE DIRECTION OF
GEORGE G. BOGHOSSIAN

R.C.E. 34361 LIC. EXP. 9-30-2019 DATE

DRAWN BY: E.D.
REVISED: 01-24-19
SCALE: 1"=20'
DATE: 07-05-2018
JOB NO. 16-710
SHEET 1 OF 1



ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

1 PROPOSED LOT-1, LOT-2, LOT-3 SITE PLAN
SCALE: 1/16" = 1'-0"
NOTE:
PRELIMINARY GRADING PLAN
PREPARED SHALL BE UPDATED DUE
TO DESIGN BUILDING PROFILE

DESIGN CONSULTANTS
ADDIC INC
ARCHITECTURAL CONSULTANTS
737 FOOTHILL BLVD.
LA CANADA, CA 91011
TEL: (818) 219-4886
E-MAIL: ADDICINC@GMAIL.COM

OWNER:
SAINT KATHERINE PROPERTIES, LLC.
MR. ZAREH M. ISSAKHANIAN (OWNER)
OWNER ADDRESS
1700 W GLENMANS BLVD SUITE E
GLENDALE, CA 91201

PROJECT ADDRESS
338 ST KATHERINE DRIVE,
PASADENA, CA 91011
LEGAL DESCRIPTION
BEING A DIVISION OF A PORTION OF TRACT NO 7736 AS
PER MAP RECORDED IN BOOK 26117 PAGE 25 TO BE INCLUSIVE OF
PERMITS THE OFFICE OF THE COUNTY CLERK OF LOS
ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
LOT 1, LOT 2, LOT 3
SITE PLAN

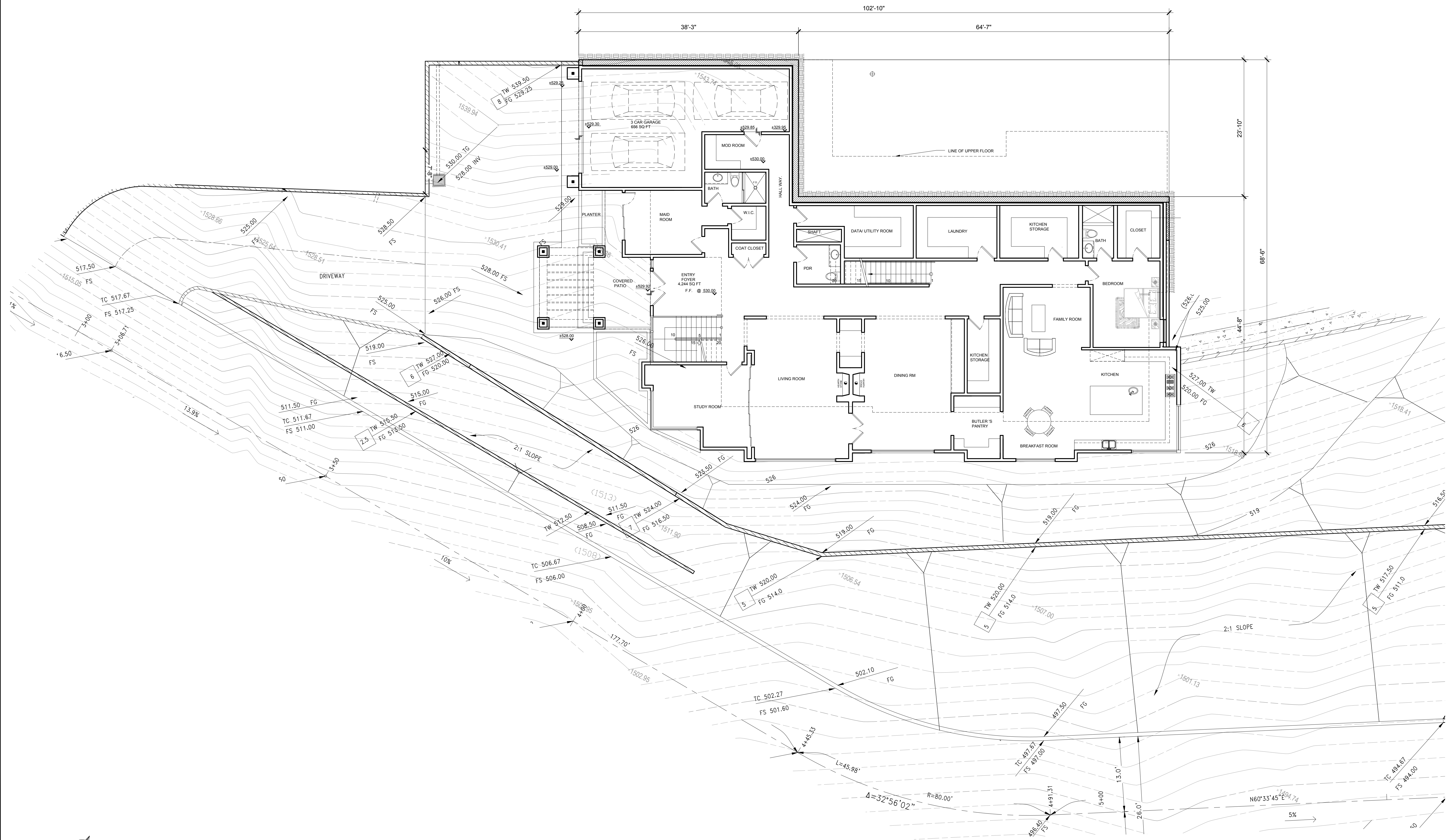
DATE: 11-15-2019

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

PROJECT NO:

SHEET NO.

A-0.1



1 LOT 1 PROPOSED LOWER FL. & SITE LAYOUT
 SCALE: 1/8" = 1'-0"

DESIGN CONSULTANTS
ADDIC INC.
 737 Foothill Blvd.
 La Canada, CA 91011
 TEL: (618) 219-4886
 E-MAIL: ADDICINC@GMAIL.COM

OWNER:
 SAINT KATHERINE PROPERTIES, LLC.
 MR. ZAREH M. ISSAKHANIAN (OWNER)

OWNER ADDRESS:
 1700 W GLENMANS BLVD SUITE E
 GLENDALE, CA 91201

PROJECT ADDRESS:
 338 ST KATHERINE DRIVE,
 PASADENA, CA 91011

LEGAL DESCRIPTION:
 BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7738 AS
 PER THE OFFICE OF THE COUNTY CLERK TO BE INCLUSIVE OF
 THE ENTIRE LOT 39 OF TRACT NO 7738 AS PER THE OFFICE OF THE
 ANGELES COUNTY, STATE OF CALIFORNIA.

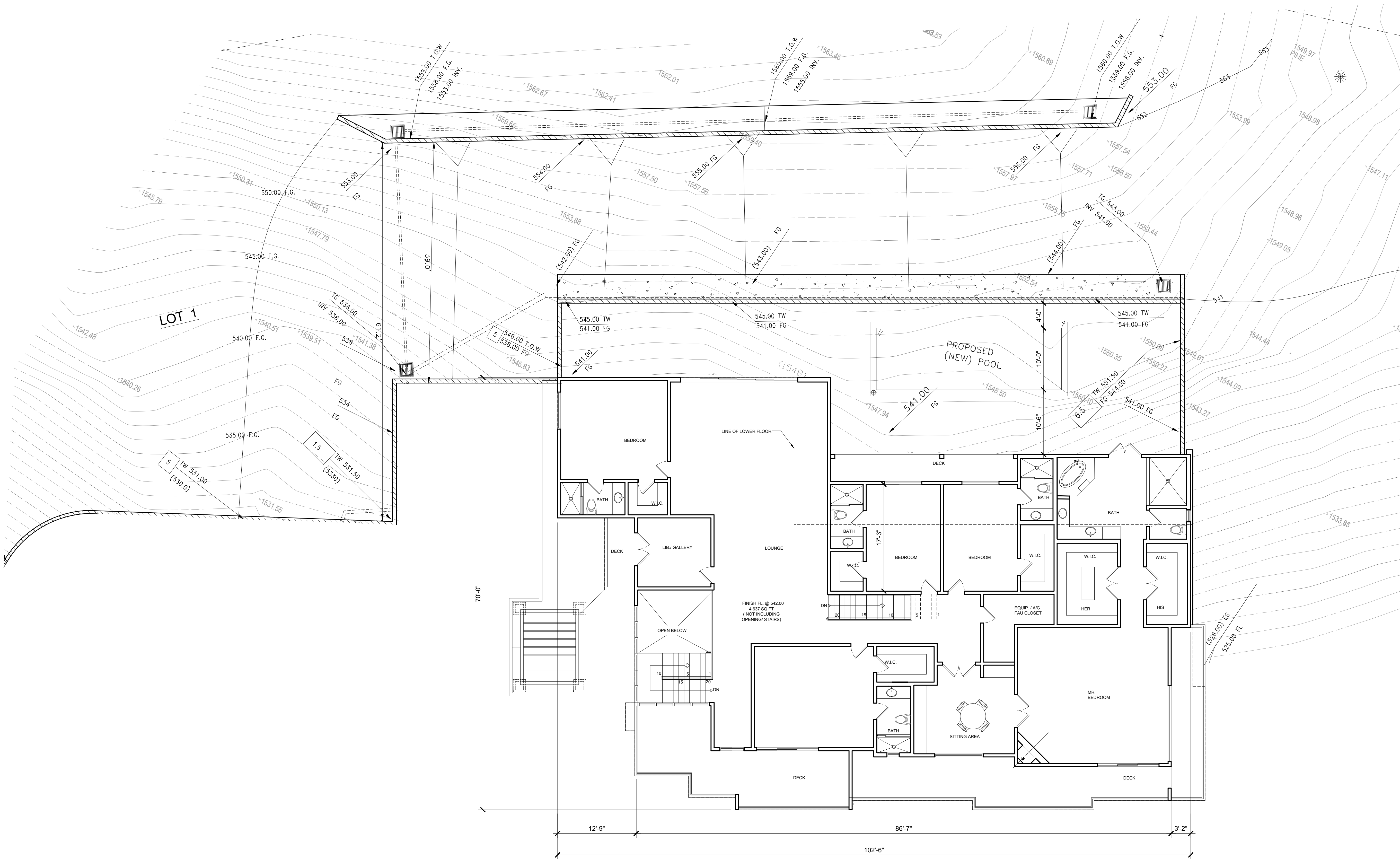
SHEET TITLE
 LOT 1
 SITE LAYOUT PLAN
 LOWER FL.

DATE:
 11-15-2019

SCALE:
 1/8" = 1'-0"

PROJECT NO:

SHEET NO.
A-1.1 -1



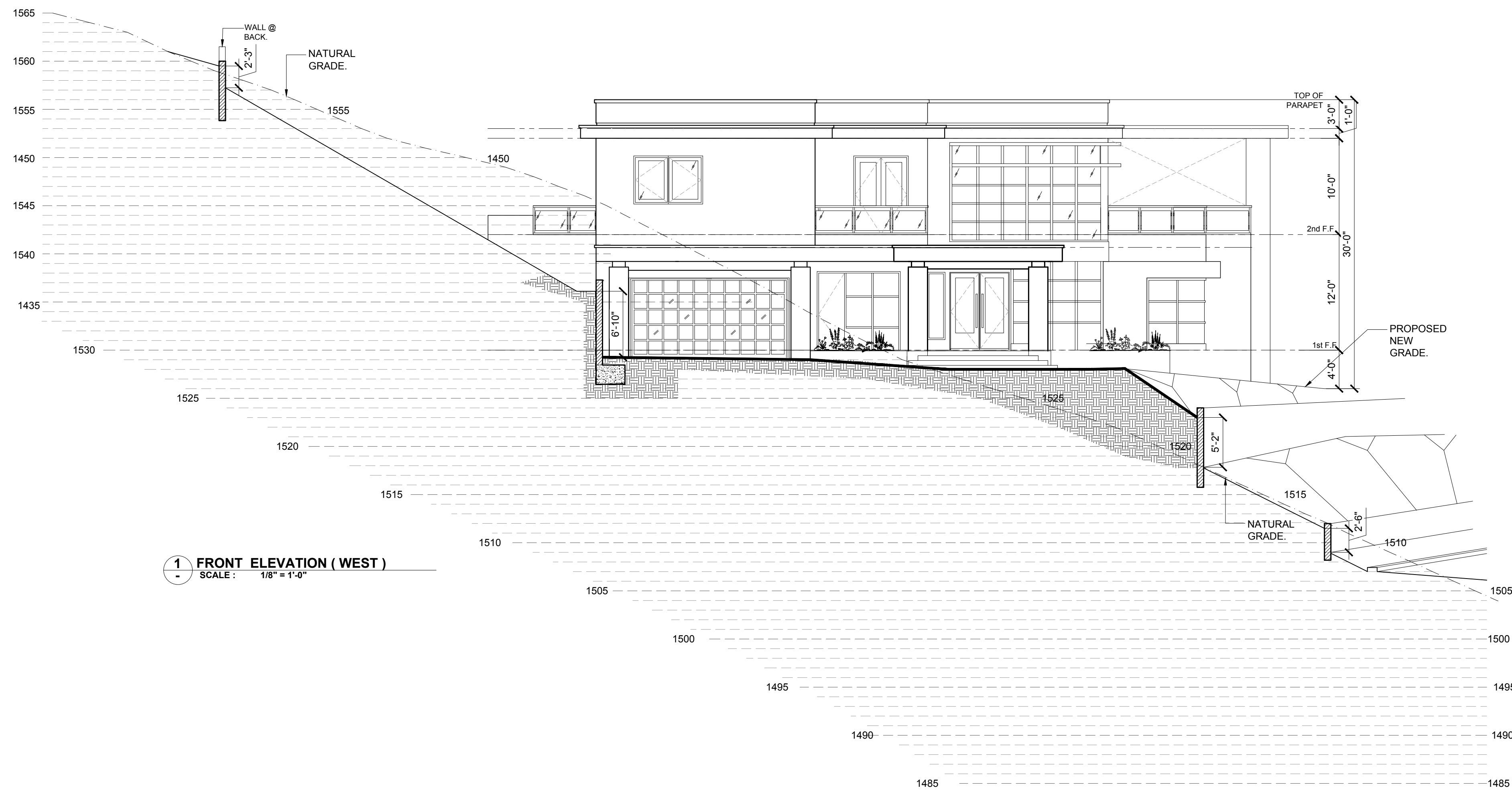
1 LOT 1 PROPOSED UPPER FL. SITE LAYOUT
SCALE: 1/8" = 1'-0"

DESIGN CONSULTANTS
ADDIC INC.
Architectural & Construction
737 FOOTHILL BLVD.
LA CANADA, CA 91011
TEL: (818) 219-4886
E-MAIL: ADDICINC@GMAIL.COM

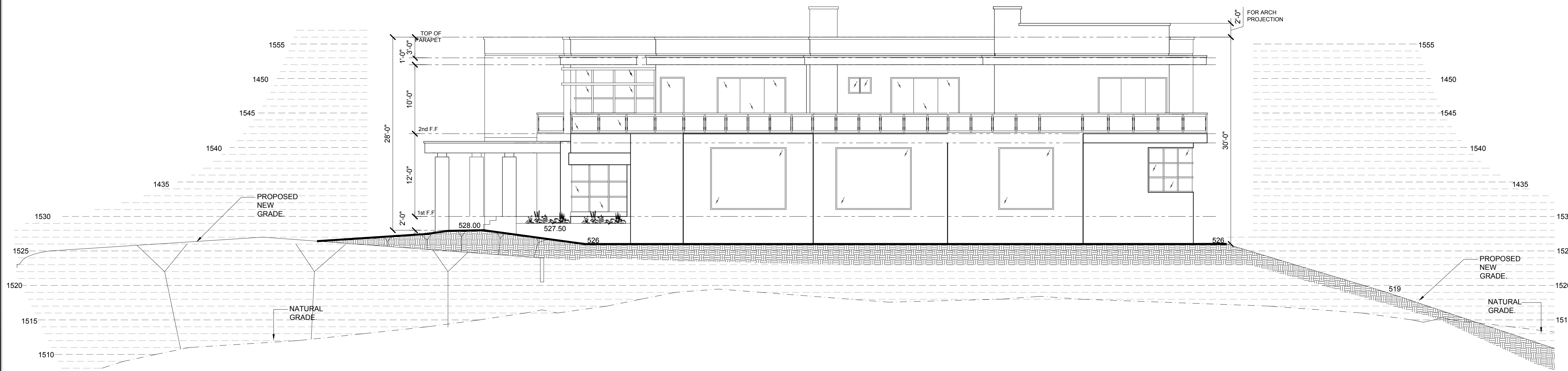
OWNER:
SAINT KATHERINE PROPERTIES, LLC.
MR. ZAREH M. ISSAKHANIAN (OWNER)
OWNER ADDRESS:
1700 W GLENMANS BLVD SUITE E
GLENDALE, CA 91201

PROJECT ADDRESS:
338 ST KATHERINE DRIVE,
PASADENA, CA 91011
LEGAL DESCRIPTION:
BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7739 AS
PER THE OFFICE OF THE COUNTY CLERK TO BE INCLUSIVE OF
THE OFFICE OF THE COUNTY CLERK TO BE INCLUSIVE OF
ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
LOT 1
SITE LAYOUT PLAN
UPPER FL
DATE: 11-15-2019
SCALE: 1/8" = 1'-0"
PROJECT NO:
SHEET NO.
A-1.2-1



1 FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

DESIGN CONSULTANTS
ADDIC INC
Architectural Administration
737 FOOTHILL BLVD.
LA CANADA, CA 91011
TEL: (818) 219-4886
E-MAIL: ADDICINC@GMAIL.COM

OWNER:
SAINT KATHERINE PROPERTIES, LLC.
MR. ZAREH M. ISSAKHANIAN (OWNER)
OWNER ADDRESS
1700 W GLENMANS BLVD SUITE E
GLENDALE, CA 91201

PROJECT ADDRESS
338 ST KATHERINE DRIVE,
PASADENA, CA 91011
LEGAL DESCRIPTION
BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7738 AS
SHOWN ON MAP 16111-1, TOGETHER WITH THE INTERESTS OF
THE PARTIES THEREIN TO BE INCLUSIVE OF
THEIR PARTS AND ALLIES OF THE COUNTY OF LOS
ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
**LOT 1
ELEVATIONS**

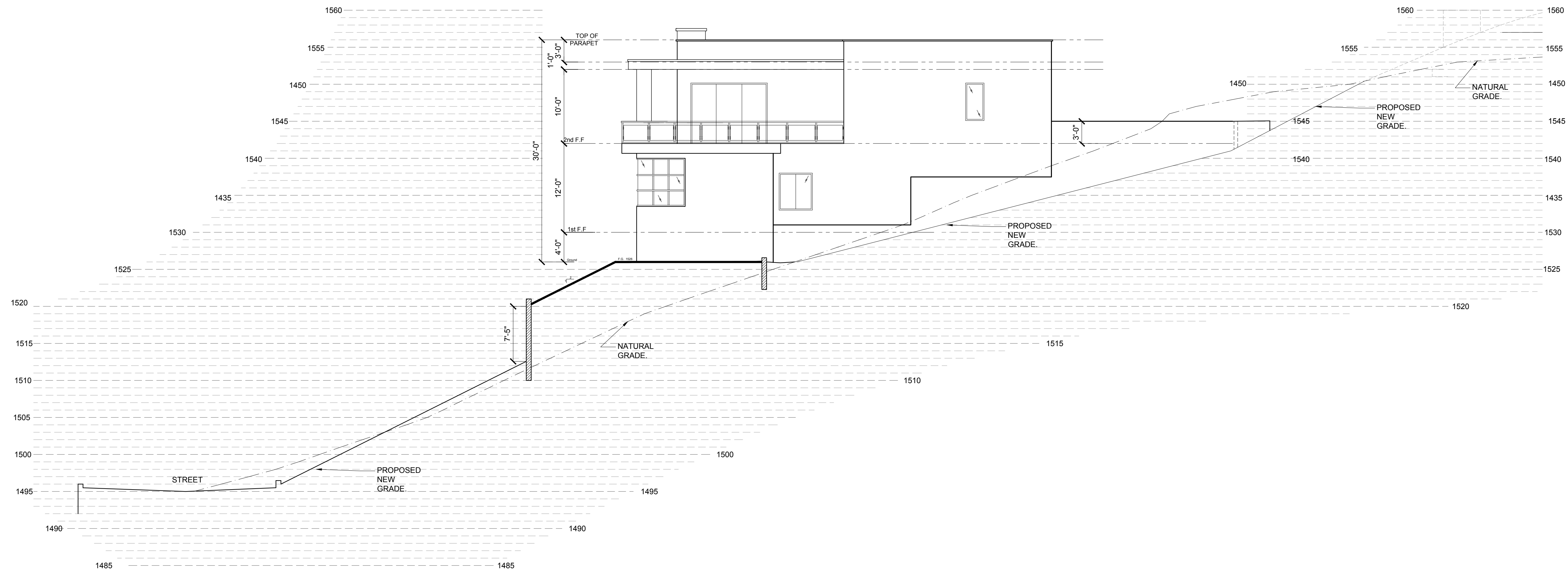
DATE: 11-15-2019

SCALE: 1/8" = 1'-0"

PROJECT NO:

SHEET NO.

A-3.1 -1



1 REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

REVISION

DESIGN CONSULTANTS
ADDIC INC
Architectural & Construction
737 FOOTHILL BLVD.
LA CANADA, CA 91011
TEL: (818) 219-4886
E-MAIL: ADDICINC@GMAIL.COM

OWNER:
SAINT KATHERINE PROPERTIES, LLC.
MR. ZAREH M. ISSAKHANIAN (OWNER)

OWNER ADDRESS
1700 W GLENMANS BLVD SUITE E
GLENDALE, CA 91201

PROJECT ADDRESS
338 ST KATHERINE DRIVE,
PASADENA, CA 91011

LEGAL DESCRIPTION
BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7738 AS
SHOWN ON THE PLAT OF SUBDIVISION AND TO BE INCLUSIVE OF
THE SAME, THE OFFICE OF THE COUNTY RECORDER OF LOS
ANGELES COUNTY, STATE OF CALIFORNIA.

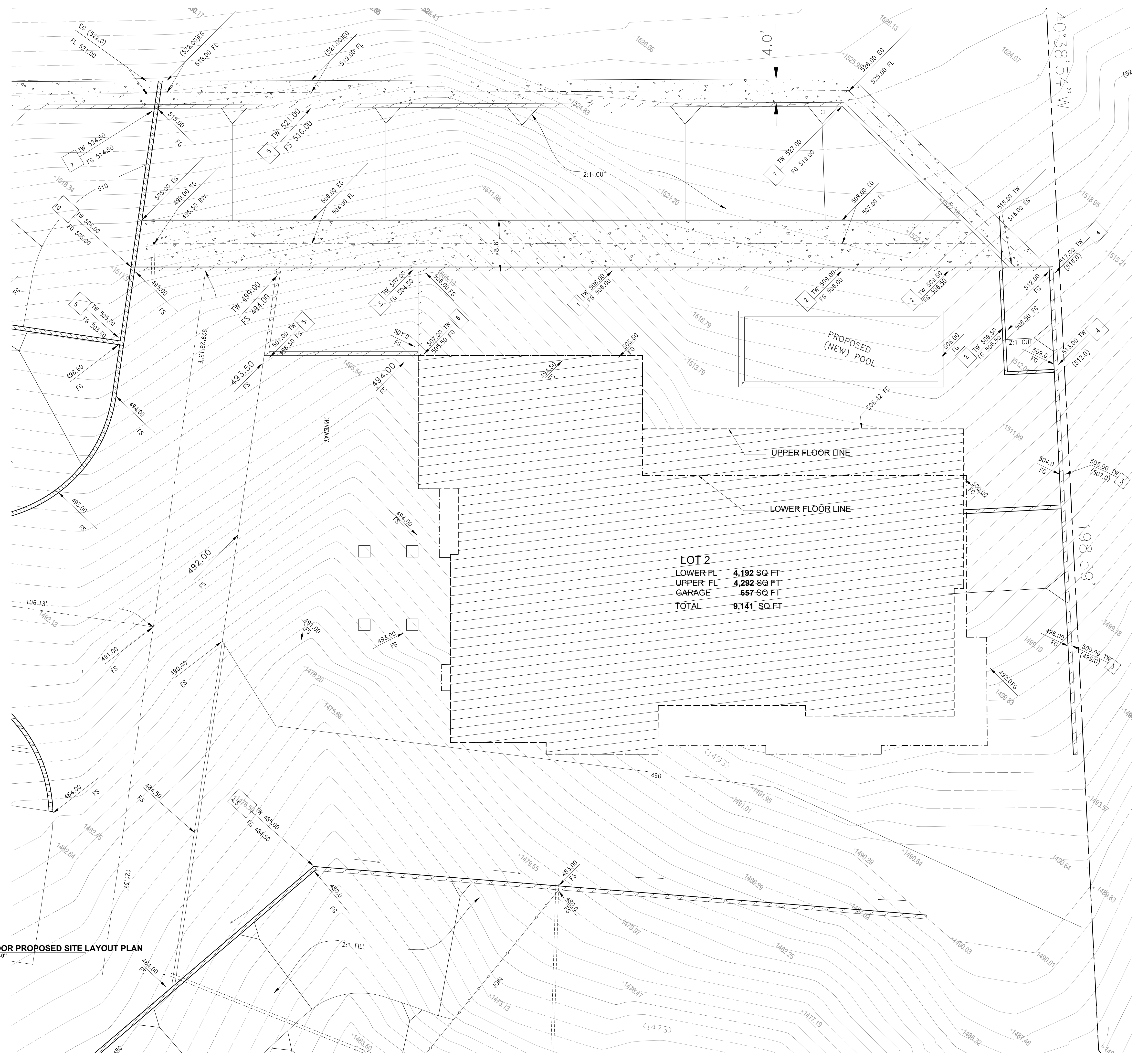
SHEET TITLE
**LOT 1
ELEVATIONS**

DATE:
11-15-2019

SCALE:
1/8" = 1'-0"

PROJECT NO:

SHEET NO.
A-3.2 -1



LOT 2
 LOWER FL 4,192 SQ FT
 UPPER FL 4,292 SQ FT
 GARAGE 657 SQ FT
 TOTAL 9,141 SQ FT

1
LOT 2 1ST FLOOR PROPOSED SITE LAYOUT PLAN
 SCALE: 1/8" = 1'-0"

REVISION

DESIGN CONSULTANTS
ADDC INC.
 737 FOOTHILL BLVD.
 LA CANADA, CA 91011
 TEL: (818) 219-4596
 E-MAIL: ADDCINC@GMAIL.COM

OWNER:
 SAINT KATHERINE PROPERTIES, LLC.
 MR. ZAREH H. ISSAKHANIAN (OWNER)

OWNER ADDRESS:
 1700 W GLENDALE BLVD SUITE E
 GLENDALE, CA 91201

PROJECT ADDRESS:
 336 ST KATHERINE DRIVE,
 PASADENA, CA 91011

LEGAL DESCRIPTION:
 BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7736 AS
 PER MAP RECORDED IN BOOK 95, PAGES 30 TO 33 INCLUSIVE OF
 OFFICIAL RECORDS OF THE COUNTY RECORDER OF LOS
 ANGELES COUNTY, STATE OF CALIFORNIA.

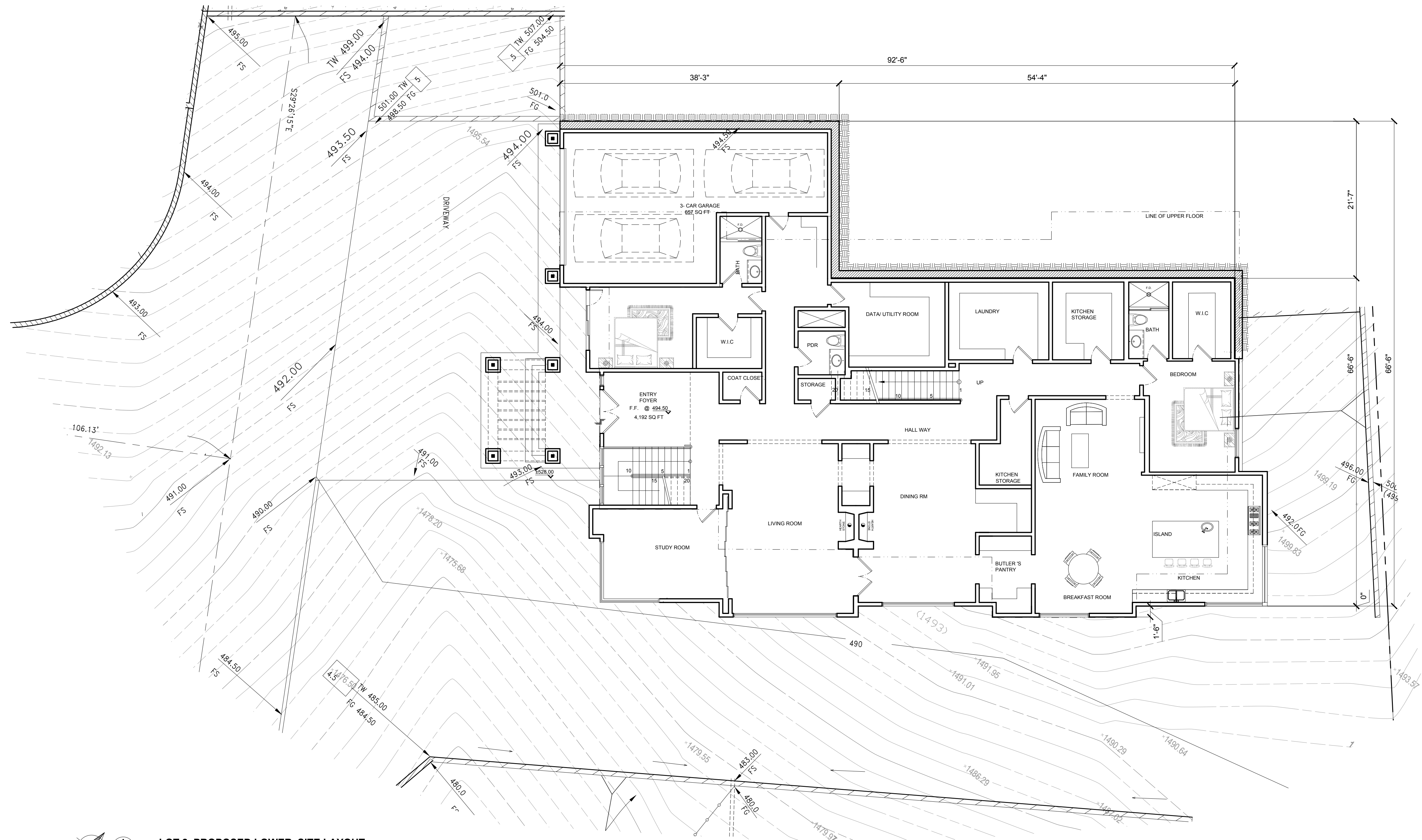
SHEET TITLE
LOT 2
SITE LAYOUT PLAN
1ST FLOOR

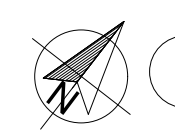
DATE:
 11-15-2019

SCALE:
 1/8" = 1'-0"

PROJECT NO:

SHEET NO.
A-1.0 -2




LOT 2 PROPOSED LOWER SITE LAYOUT
 SCALE: 1/8" = 1'-0"

REVISION

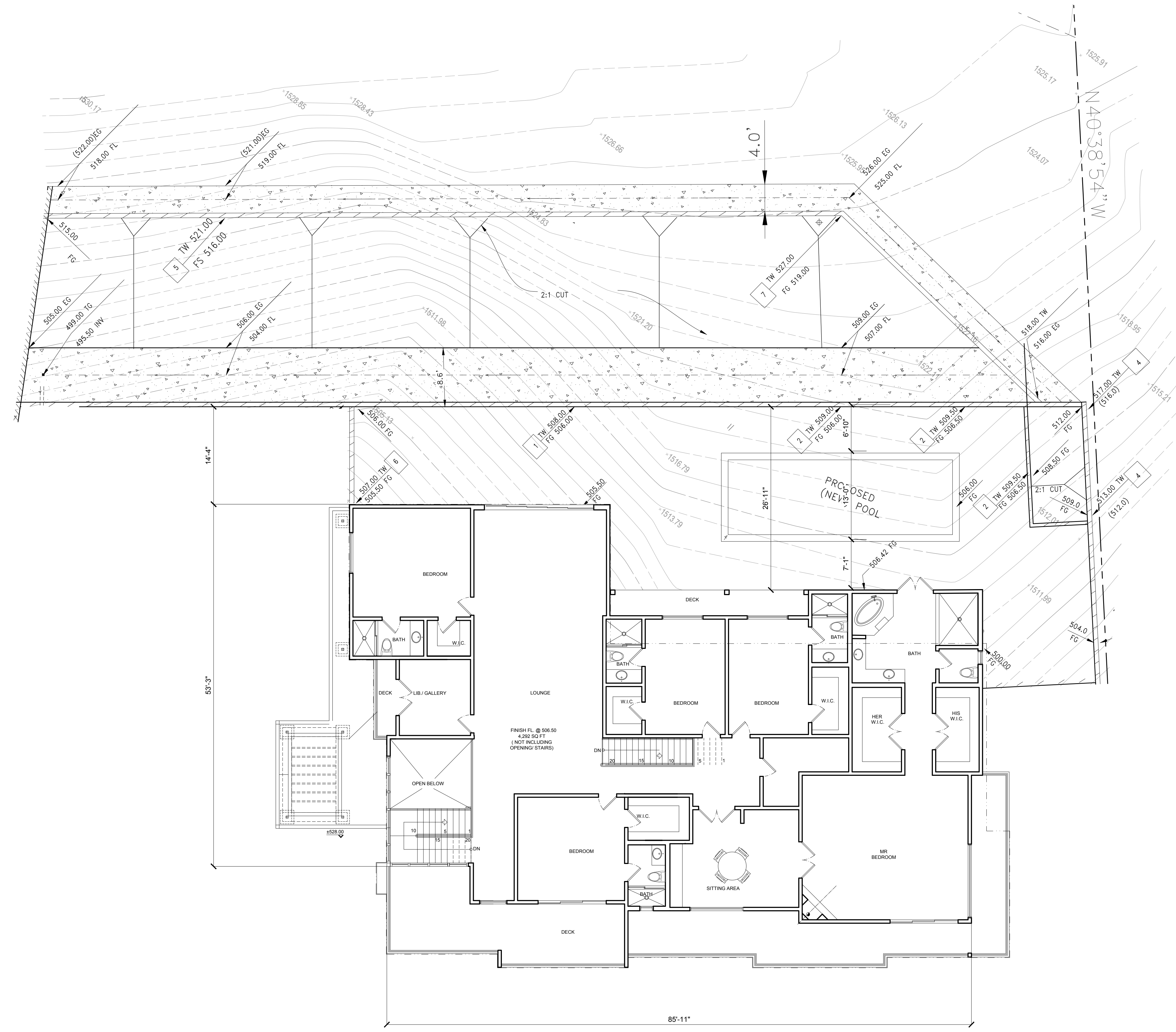
DESIGN CONSULTANTS
ADDIC INC.
 737 FOOTHILL BLVD.
 LA CANADA, CA 91011
 TEL: (818) 219-4596
 E-MAIL: ADDICINC@GMAIL.COM

OWNER:
 SAINT KATHERINE PROPERTIES, LLC.
 MR. ZAREH H. ISSAKHANIAN (OWNER)
OWNER ADDRESS:
 1700 W GLENMANS BLVD SUITE E
 GLENDALE, CA 91201

PROJECT ADDRESS:
 336 ST KATHERINE DRIVE,
 PASADENA, CA 91011
LEGAL DESCRIPTION:
 BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7736 AS
 PER MAP RECORDED IN BOOK 95, PAGES 30 TO 33 INCLUSIVE OF
 OFFICIAL RECORDS OF THE COUNTY RECORDER OF LOS
 ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
LOT 2
SITE LAYOUT PLAN
LOWER FL
DATE: 11-15-2019
SCALE: 1/8" = 1'-0"
PROJECT NO:
SHEET NO.

A-1.1 -2



1 LOT 2 PROPOSED UPPER FLOOR SITE LAYOUT
SCALE: 1/8" = 1'-0"

DESIGN CONSULTANTS
ADDIC INC.
737 FOOTHILL BLVD.
LA CANADA, CA 91011
TEL: (818) 219-4596
E-MAIL: ADDICINC@GMAIL.COM

OWNER
SAINT KATHERINE PROPERTIES, LLC.
MR. ZAREH H. ISSAKHANIAN (OWNER)
OWNER ADDRESS
1700 W GLENMANS BLVD SUITE E
GLENDALE, CA 91201

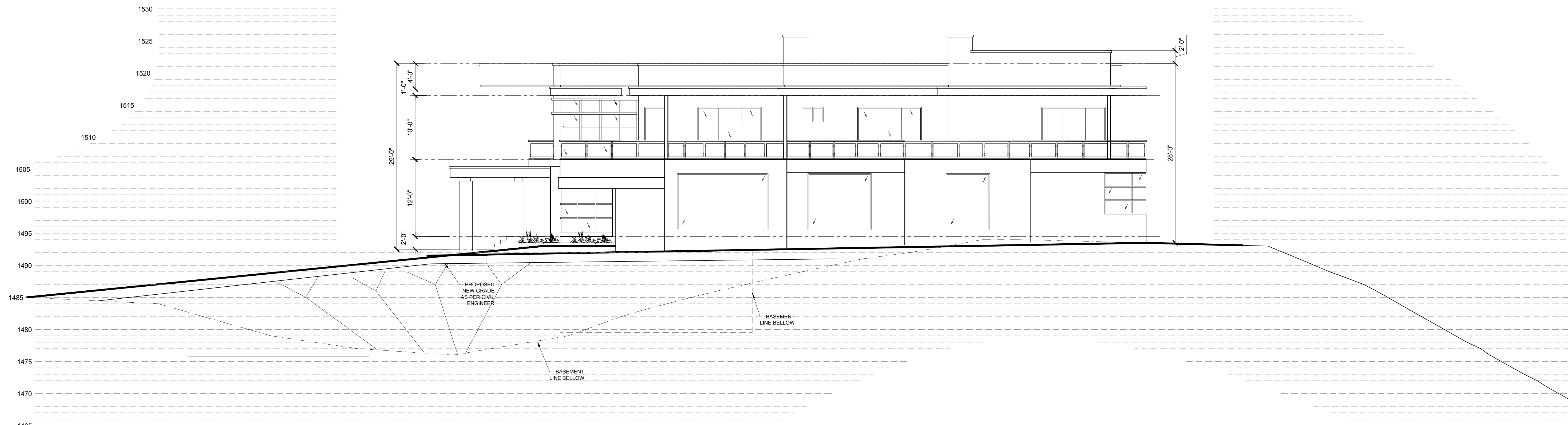
PROJECT ADDRESS
336 ST KATHERINE DRIVE,
PASADENA, CA 91011
LEGAL DESCRIPTION
BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7736 AS
PER MAP RECORDED IN BOOK 95, PAGES 30 TO 33 INCLUSIVE OF
OFFICIAL RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
LOT 2
SITE LAYOUT PLAN
UPPER FL.
DATE:
11-15-2019
SCALE:
1/8" = 1'-0"
PROJECT NO:

SHEET NO.
A-1.2 -2



1 FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

REVISION

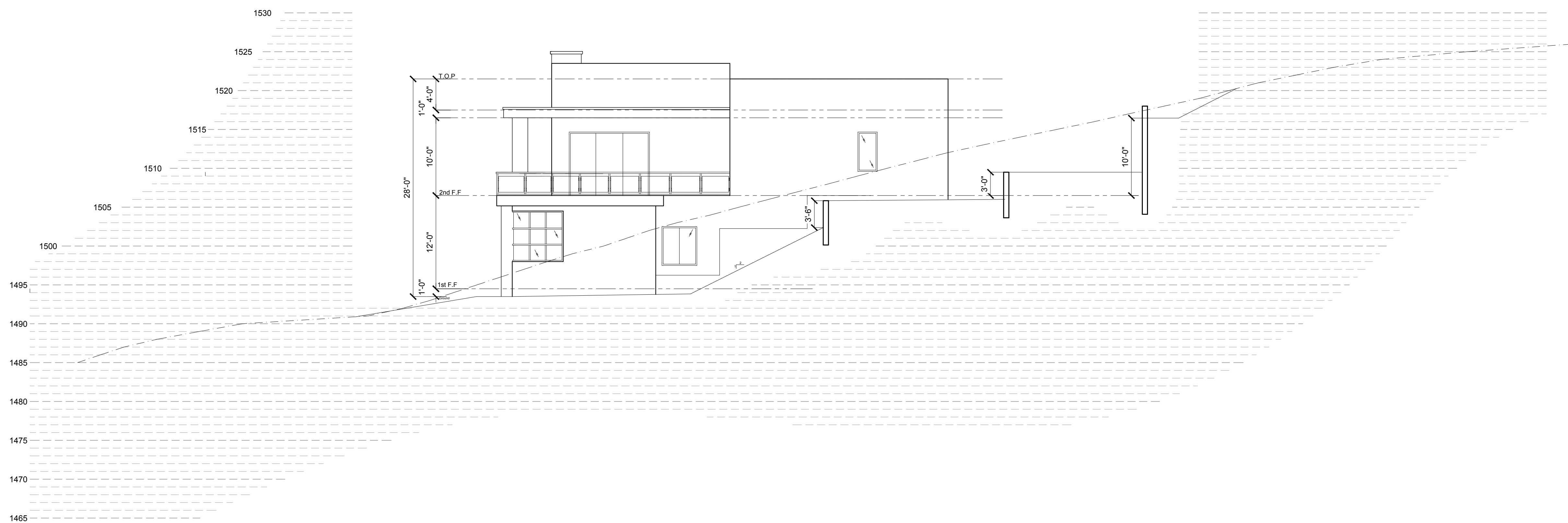
DESIGN CONSULTANTS
ADDIC INC
ARCHITECTURAL DESIGN
737 FOOTHILL BLVD.
LA CANADA, CA 91011
TEL: (818) 219-4886
E-MAIL: ADDICINC@GMAIL.COM

OWNER:
SAINT KATHERINE PROPERTIES, LLC.
MR. ZAREH M. ISSAKHANIAN (OWNER)
OWNER ADDRESS
1700 W GLENMANS BLVD SUITE E
GLENDALE, CA 91201

PROJECT ADDRESS
338 ST KATHERINE DRIVE,
PASADENA, CA 91011
LEGAL DESCRIPTION
BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7738 AS
SHOWN ON THE PLAT OF THE CITY AND COUNTY OF LOS ANGELES
AND THE CITY OF PASADENA, CALIFORNIA, TO BE INCLUSIVE OF
PARTS OF THE OFFICE OF THE COUNTY RECORDER OF LOS
ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
LOT 2 ELEVATIONS
DATE: 11-15-2019
SCALE: 1/8" = 1'-0"
PROJECT NO:
SHEET NO.

A-3.1 -2



1 REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

REVISION

DESIGN CONSULTANTS
ADDIC INC
Architectural & Construction
737 FOOTHILL BLVD.
LA CANADA, CA 91011
TEL: (818) 219-4886
E-MAIL: ADDICINC@GMAIL.COM

OWNER:
SAINT KATHERINE PROPERTIES, LLC.
MR. ZAREH M. ISSAKHANIAN (OWNER)

OWNER ADDRESS
1700 W GLENMANS BLVD SUITE E
GLENDALE, CA 91201

PROJECT ADDRESS
338 ST KATHERINE DRIVE,
PASADENA, CA 91011

LEGAL DESCRIPTION
BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7738 AS
SHOWN ON MAPS AND RECORDS TO BE INCLUSIVE OF
THE ENTIRE TRACT OF 0.25 ACRES MORE OR LESS
AS SHOWN ON THE OFFICIAL RECORDS OF THE
ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
**LOT 2
ELEVATIONS**

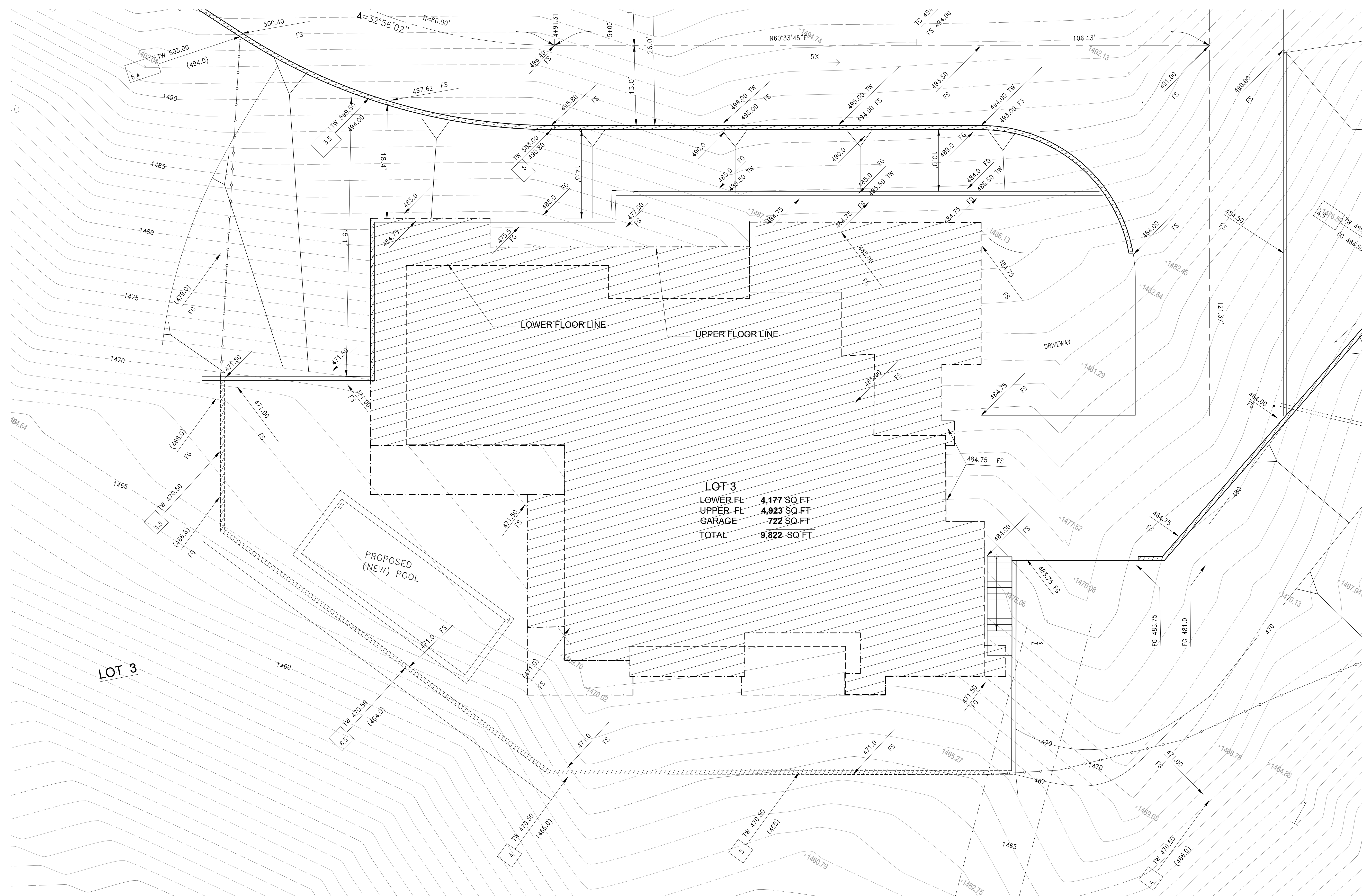
DATE: 11-15-2019

SCALE: 1/8" = 1'-0"

PROJECT NO:

SHEET NO.

A-3.2 -2



1 LOT 3 1ST SITE PLAN
SCALE: 1/8" = 1'-0"

DESIGN CONSULTANTS
ADDIC INC
737 Foothill Blvd.
LA Canada, CA 91011
TEL: (818) 219-4886
E-MAIL: ADDICINC@GMAIL.COM

OWNER:
SAINT KATHERINE PROPERTIES, LLC.
MR. ZAREH M. ISSAKHANIAN (OWNER)
OWNER ADDRESS
7700 W GLENMANS BLVD SUITE E
GLENDALE, CA 91201

PROJECT ADDRESS
336 ST KATHERINE DRIVE,
PASADENA, CA 91011
LEGAL DESCRIPTION
BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7736 AS
PER MAP NO 11853-01 TO 38 INCLUSIVE OF
THE OFFICE OF THE COUNTY CLERK OF
ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
LOT 3
SITE PLAN

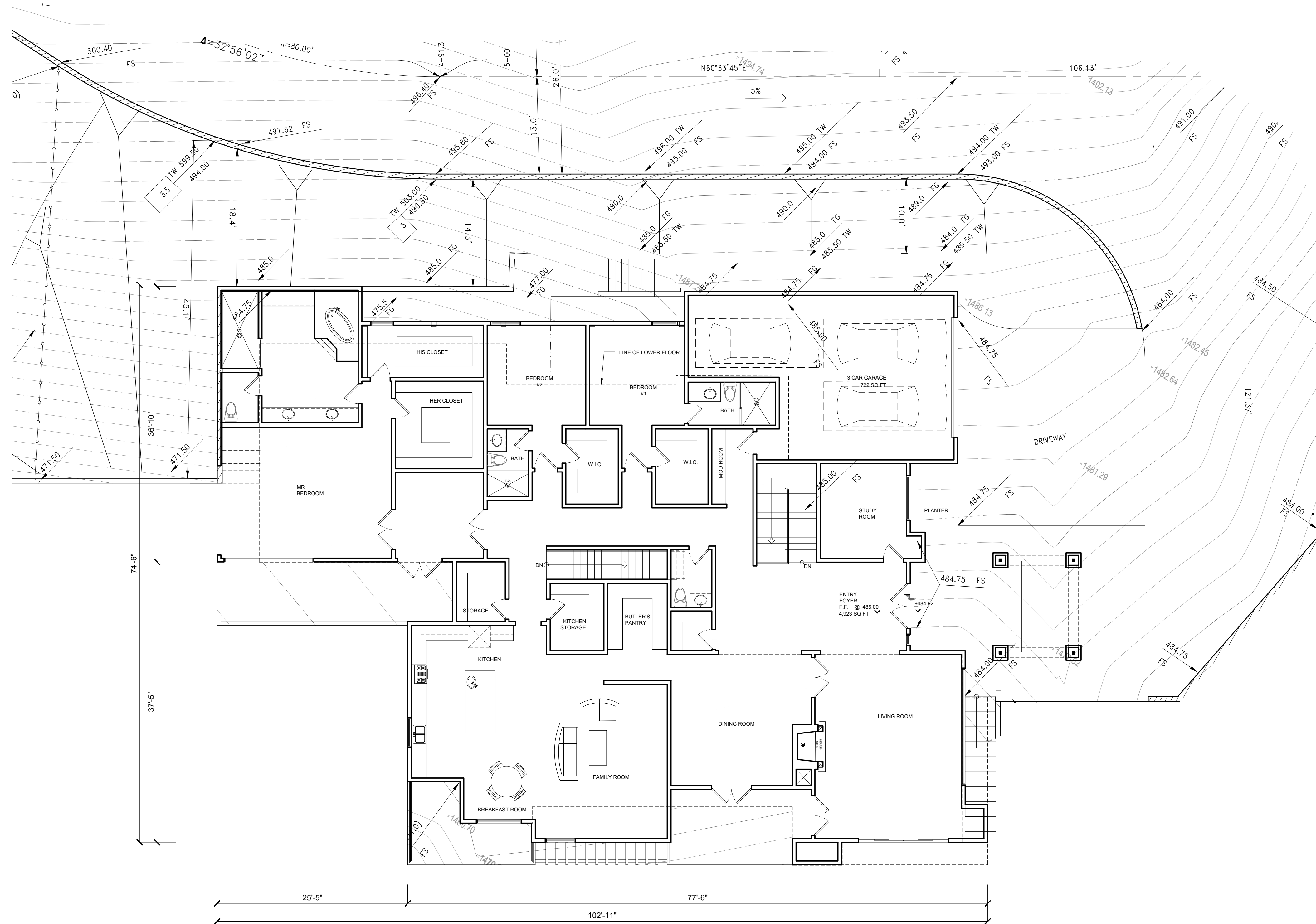
DATE: 11-15-2019

SCALE: 1/8" = 1'-0"

PROJECT NO:

SHEET NO.

A-1.0 -3



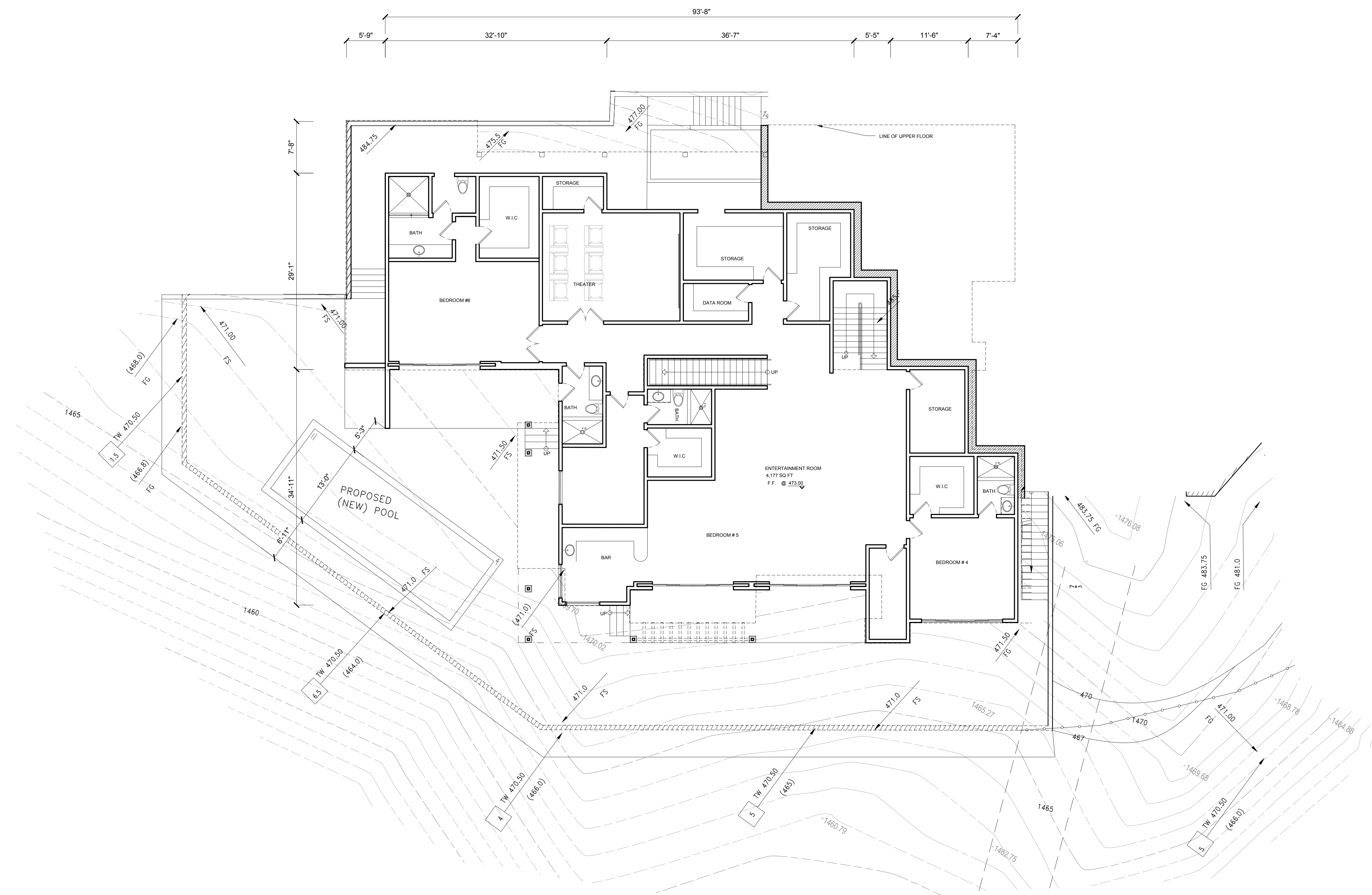
1 LOT 3 PROPOSED UPPER FL & SITE LAYOUT
 SCALE: 1/8" = 1'-0"

DESIGN CONSULTANTS
ADDIC INC
 737 Foothill Blvd.
 La Canada, CA 91011
 TEL: (818) 219-4886
 E-MAIL: ADDICINC@GMAIL.COM

OWNER:
 SAINT KATHERINE PROPERTIES, LLC.
 MR. ZAREH M. ISSAKHANIAN (OWNER)
OWNER ADDRESS:
 1706 W GLENMARS BLVD SUITE E
 GLENDALE, CA 91201

PROJECT ADDRESS:
 336 ST KATHERINE DRIVE,
 PASADENA, CA 91011
LEGAL DESCRIPTION:
 BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7736 AS
 SHOWN ON MAP OF THE CITY AND COUNTY OF PASADENA, CALIFORNIA
 FILED IN THE OFFICE OF THE COUNTY CLERK OF PASADENA COUNTY,
 ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
 LOT 3
 SITE LAYOUT PLAN
 UPPER FL
DATE:
 11-15-2019
SCALE:
 1/8" = 1'-0"
PROJECT NO.:
SHEET NO.
A-1.1 -3



1 LOT 3 PROPOSED LOWER FL PLAN & SITE LAYOUT
SCALE: 1/8" = 1'-0"

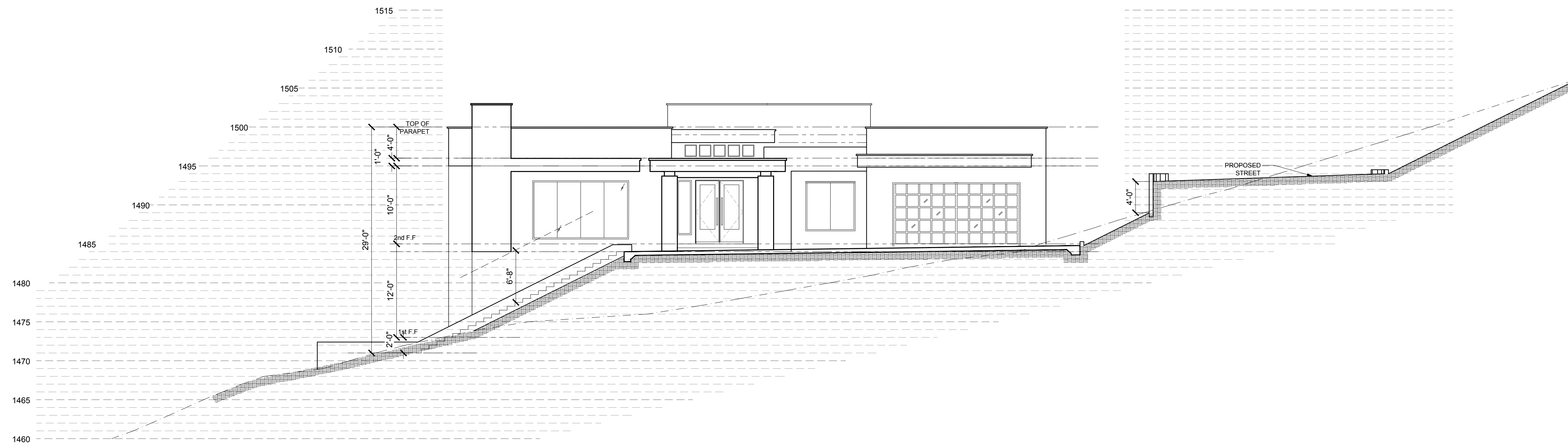
DESIGN CONSULTANTS
ADDIC INC.
Architectural & Interior Design
737 Foothill Blvd.
LA Canada, CA 91011
TEL: (818) 219-4586
E-MAIL: ADDICINC@GMAIL.COM

OWNER:
SAINT KATHERINE PROPERTIES, LLC.
MR. ZAREH M. ISSAKHANIAN (OWNER)
OWNER, ADDRESS
7703 W GLENMANS BLVD SUITE E
GLENDALE, CA 91201

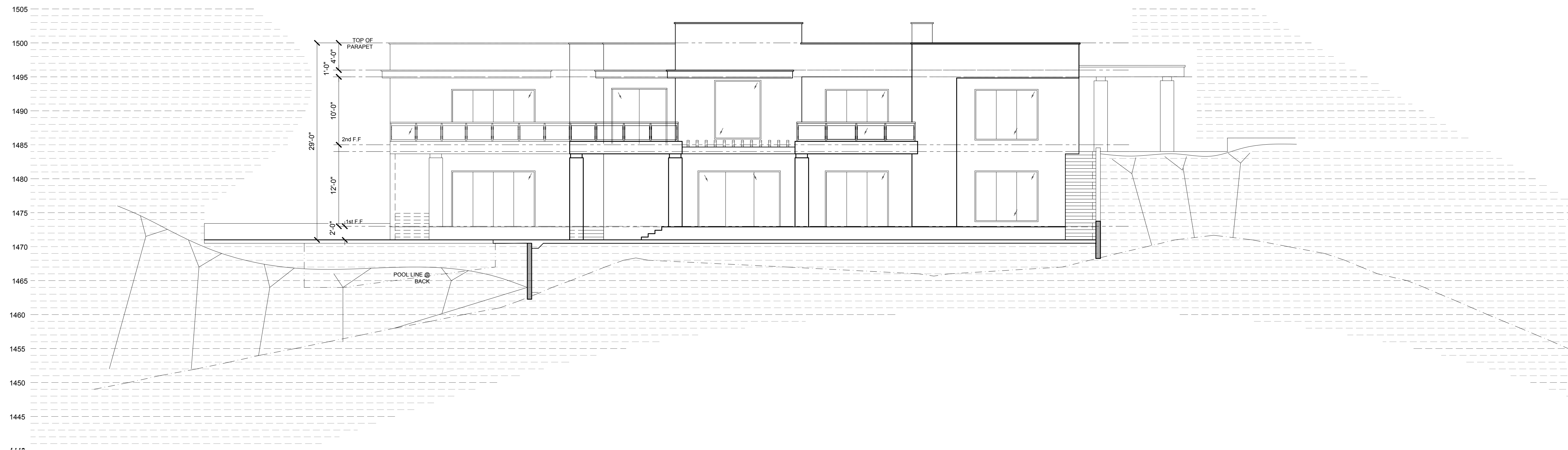
PROJECT, ADDRESS
336 ST KATHERINE DRIVE,
PASADENA, CA 91011
LEGAL DESCRIPTION
BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7736 AS
PER MAP RECORDED IN BOOK 51, PAGES 30 TO 32 INCLUSIVE OF
OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES,
ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
LOT 3
SITE LAYOUT PLAN
LOWER FL
DATE:
11-15-2019
SCALE:
1/8" = 1'-0"
PROJECT NO:

SHEET NO.
A-1.2 -3



1 FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

REVISION

DESIGN CONSULTANTS

ADDIC INC.
Architectural & Construction
737 Foothill Blvd.
LA Canada, CA 91011
TEL: (818) 219-4686
E-MAIL: ADDICINC@GMAIL.COM

OWNER:

SAINT KATHERINE PROPERTIES, LLC.
MR. ZAREH M. ISSAKHANIAN (OWNER)

OWNER, ADDRESS

1700 W GLENMANS BLVD SUITE E
GLENDALE, CA 91201

PROJECT, ADDRESS

336 ST KATHERINE DRIVE,
PASADENA, CA 91011

LEGAL DESCRIPTION

BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7736 AS
PER MAP 30155330 TO BE 30' TO 38' INCLUSIVE OF
PERMITS, THE OFFICE OF THE COUNTY CLERK OF
ANGELES COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
LOT 3
ELEVATION

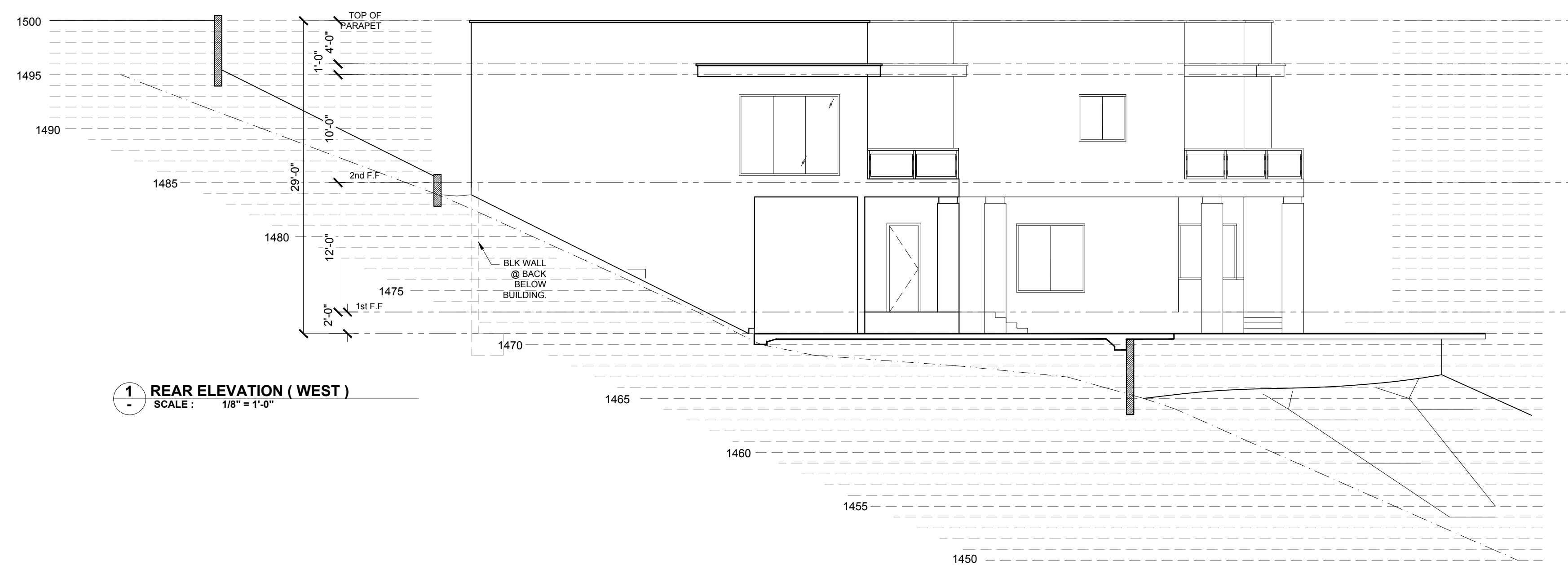
DATE: 11-15-2019

SCALE:
1/8" = 1'-0"

PROJECT NO:

SHEET NO.

A-3.1 -3



1 REAR ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"

REVISION

DESIGN CONSULTANTS
ADDIC INC
 ARCHITECTURE
 7377 FOOTHILL BLVD.
 LA CANADA, CA, 91011
 TEL: (618) 219-4686
 E-MAIL: ADDINC@GMAIL.COM

OWNER.
 SAINT KATHERINE PROPERTIES, LLC.
 MR. ZAREH M. ISSAKHANIAN (OWNER)

OWNER. ADDRESS
 1706 W GLENMAKS BLVD SUITE E
 GLENDALE, CA 91201

PROJECT. ADDRESS
 336 ST KATHERINE DRIVE,
 PASADENA, CA 91011

LEGAL DESCRIPTION
 BEING A DIVISION OF A PORTION OF LOT 39 OF TRACT NO 7736 AS
 PER PLAN AND MAP DATED FEBRUARY 10, 1988 AND INCLUSIVE OF
 PERMITS, THE OFFICE OF THE COUNTY CLERK OF LOS ANGELES
 COUNTY, STATE OF CALIFORNIA.

SHEET TITLE
 LOT 3
 ELEVATION

DATE:
 11-15-2019

SCALE:
 1/8" = 1'-0"

PROJECT NO.:

SHEET NO.

A-3.2 -3