

ATTACHMENT B

Predevelopment Plan Review Plans





WALNUT and LAKE

861 EAST WALNUT STREET, PASADENA, CALIFORNIA 91101

APN# 5723-010-045, 5723-010-046, 5723-010-047

SOUTH BAY PARTNERS

4514 Cole Avenue Suite 1500
Dallas, Texas 75205

PROJECT DESCRIPTION

The proposed project will be a six story, 83,280 square foot RCFE licensed assisted living and memory care facility with 67 units designed for assisted living and an additional 28 rooms designed for memory care, on approximately 27,762 square foot parcel with an FAR of 3:1.

The proposed facility will include separate areas for assisted living and memory care, with memory care providing a secured environment designed to promote resident movement within a safe well-defined area.

Residents will all have access to various recreation programs and services, including three meals per day, weekly housekeeping, weekly linen services, scheduled transportation and all utilities (e.g., telephone, cable, water, and electric). The assisted living and memory care residents will have access to a nurse call system and personal laundry services. The facility will be open and staffed 24 hours a day, seven days a week.

Memory care residents will live within a secured environment that will focus on their well-being. This will be a controlled environment that will limit access to people coming in and out. Within this environment there will be a dining area, an activity area, and a courtyard. These residents typically need a great deal of care and support. These residents will typically stay within the secured area but there will be times that they may go the theatre for special events but will always be accompanied by a caregiver or direct support staff. They also may utilize our transportation service for doctor and general appointments with supervision from facility staff.

Project Data:

Assisted Living

	Type	Size	No.	Area	
A	Studio	420 sf	13	5,460 sf	
B1	1-BR	510 sf	21	10,710 sf	
B2	1-BR	630 sf	22	13,860 sf	
C1	2-BR/1-BA	920 sf	7	6,440 sf	
C2	2-BR/2-BA	975 sf	4	3,900 sf	
	Sub-Total		67		40,370 sf

Memory Care

D1	Studio	345 sf	24	8,280 sf	
D2	Dual Unit	745 sf	4	2,980 sf	
	Sub-Total		28		11,260 sf
	TOTAL		95		51,630 sf

*56 Assisted Living Units will be provided with a Kitchen.

**11 Assisted Living Units will not be provided with a Kitchen.

Area Calculations (FAR)

Ground Floor	12,700 sf
Second Floor	17,300 sf
Third Floor	14,500 sf
Fourth Floor	14,500 sf
Fifth Floor	14,500 sf
Sixth Floor	9,780 sf
Total	83,280 sf

Allowable FAR

27,762 x 3 = 83,286 sf

Parking Provided

Direct	49 stalls
Tandem	11 stalls
Total	60 stalls



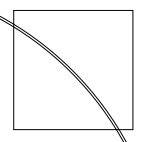
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VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE · PLANNING · URBAN DESIGN

1738 BERKELEY STREET SANTA MONICA, CA 90404
TEL 310.394.0273 FAX 310.394.2424 www.vtbs.com

A0035

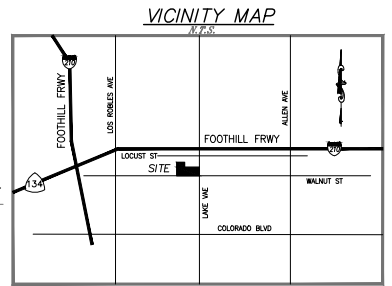


A1
COVER SHEET
09.12.2022

TITLE EXCEPTIONS:

- PER FIDELITY NATIONAL TITLE COMPANY, REPORT NO. 085-2008704-A-2AA, DATED 04/10/2008, AMENDED AUGUST 1, 2008, AMENDMENT NO. A.
- A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY SPECIAL ASSESSMENTS COLLECTED WITH TAXES TO BE DUE FOR THE FISCAL YEAR 2008-2009.
- B. THE LIEN OF SUPPLEMENTAL OR ESCHEWED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.8 (COMMENCED WITH SECTION 703 OR PART 4, CHAPTER 4, VEHICLES AND A, INDENTURE), OF THE FINANCE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF PLAT.
1. WATER RIGHTS CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONSIDERED BY AN INSTRUMENT.
3. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONSIDERED BY AN INSTRUMENT.
4. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONSIDERED BY AN INSTRUMENT.
5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT.
6. A DEED OF TRUST TO SECURE AN INTEREST IN THE AMOUNT SHOWN BELOW.
7. AN ASSIGNMENT OF ALL THE MONIES DUE, OR TO BECOME DUE AS RENTAL, AS PER ITEM 6.
8. THE MISTERS SET FORTH IN THIS REPORT IS SUBJECT TO VERIFICATION, IN A FORM SATISFACTORY TO THE COMPANY, OF THE VALIDITY AND ENFORCEABILITY OF THE FOLLOWING UNRECORDED DEEDS.
9. THE MISTERS SET FORTH IN THIS REPORT IS SUBJECT TO VERIFICATION, IN A FORM SATISFACTORY TO THE COMPANY, OF THE VALIDITY AND ENFORCEABILITY OF THE FOLLOWING UNRECORDED DEEDS.
10. THE MISTERS SET FORTH IN THIS REPORT IS SUBJECT TO VERIFICATION, IN A FORM SATISFACTORY TO THE COMPANY, OF THE VALIDITY AND ENFORCEABILITY OF THE FOLLOWING UNRECORDED DEEDS.
11. THE MISTERS SET FORTH IN THIS REPORT IS SUBJECT TO VERIFICATION, IN A FORM SATISFACTORY TO THE COMPANY, OF THE VALIDITY AND ENFORCEABILITY OF THE FOLLOWING UNRECORDED DEEDS.
12. THE MISTERS SET FORTH IN THIS REPORT IS SUBJECT TO VERIFICATION, IN A FORM SATISFACTORY TO THE COMPANY, OF THE VALIDITY AND ENFORCEABILITY OF THE FOLLOWING UNRECORDED DEEDS.
13. THE MISTERS SET FORTH IN THIS REPORT IS SUBJECT TO VERIFICATION, IN A FORM SATISFACTORY TO THE COMPANY, OF THE VALIDITY AND ENFORCEABILITY OF THE FOLLOWING UNRECORDED DEEDS.
14. A LIEN FOR UNRECORDED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE.
15. A LIEN FOR UNRECORDED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE.
16. A LIEN FOR UNRECORDED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE.
17. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
18. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/N.S.P.S. LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INDUSTRY OF THE PARTIES IN POSSESSION THEREOF.
19. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/N.S.P.S. LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INDUSTRY OF THE PARTIES IN POSSESSION THEREOF.

A.L.T.A./N.S.P.S. SURVEY



LEGAL DESCRIPTION:

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:

PARCEL 1: THAT PART OF LOT 8 IN BLOCK 7 OF CLARE WOOD, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGES 16 AND 17 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF LAKE AVENUE AT A POINT 170 FEET SOUTH OF THE SOUTHWEST CORNER OF LAKE AVENUE AND LOCUST STREET, AS SAID CORNERS EXISTED APRIL 14, 1920; THENCE S89°52'31" W 685.16' (885.20' R1) (885.28' R2 4R3) WEST, 100 FEET TO THE WEST LINE OF WALNUT STREET, 100 FEET WEST, ALONG THE NORTH LINE OF WALNUT STREET, 210 FEET; THENCE NORTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID WALNUT STREET, 100 FEET; THENCE EAST 10 FEET; THENCE S89°52'31" W 184.97' (170.00' PER LEAD) TO THE CITY OF PASADENA, BY DEED RECORDED IN BOOK 1198, PAGE 248, AND IN BOOK 2004, PAGE 222, BOTH OF DEEDS.

ALSO DESCRIBING THAT PORTION THEREOF CONVEYED TO THE CITY OF PASADENA, BY DEED RECORDED IN BOOK 1198, PAGE 248 OF DEEDS DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF LAKE AVENUE AND WALNUT STREET, 100 FEET TO THE SOUTHWEST CORNER OF LAKE AVENUE AND WALNUT STREET, 100 FEET TO A POINT 170 FEET SOUTH OF THE WEST LINE OF LAKE AVENUE, SAID POINT BEING 10 FEET NORTHERLY FROM THE POINT OF BEGINNING, THENCE IN A SLEIGHT LINE TO THE POINT OF BEGINNING, BY DEED RECORDED IN BOOK 1198, PAGE 248 OF DEEDS.

PARCEL 2: LOTS 1 AND 2 OF THE H. N. FAREY'S SUBDIVISION OF PART OF BLOCK 7 OF CLARE WOOD, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGE 11 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

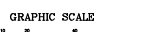
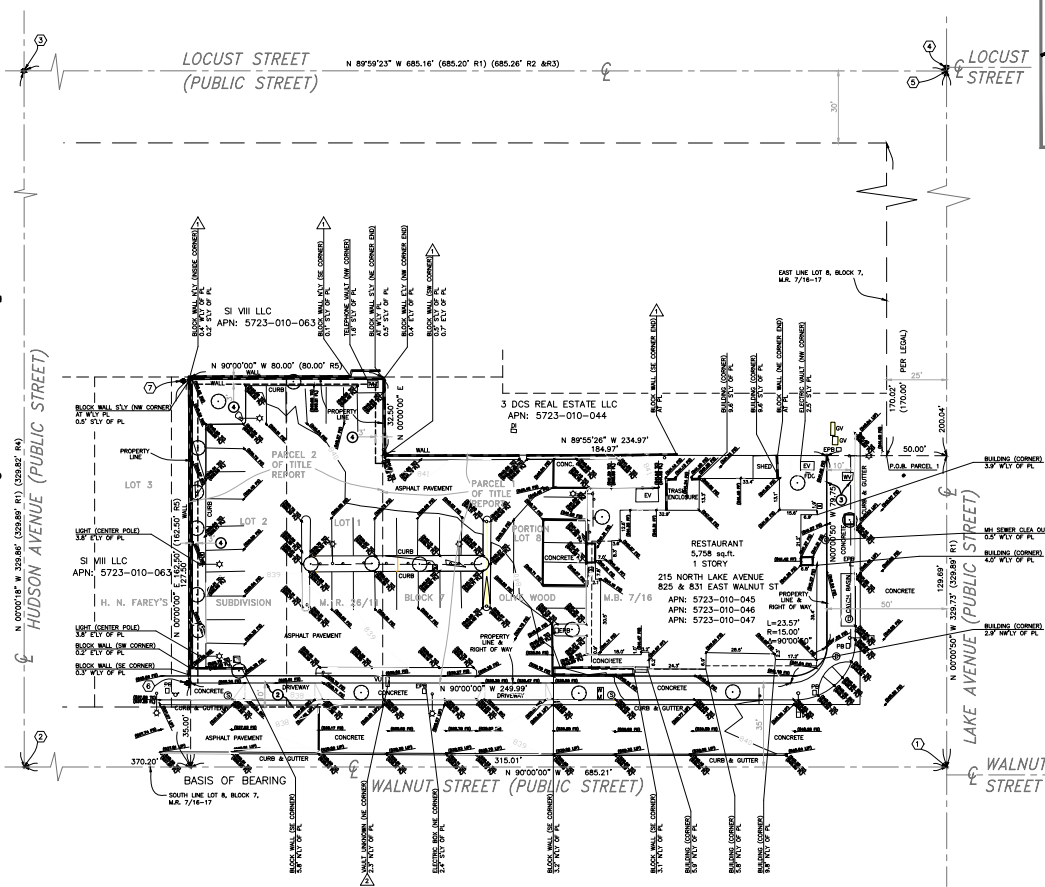
APN: 5723-010-046
APN: 5723-010-047

MONUMENT NOTES:

- INDICATES FOUND MONUMENT, AS NOTED.
 - ① INDICATES DESCRIPTION NUMBER.
 - R1 INDICATES REFERENCE RECORD DATA.
 - () INDICATES RECORD DATA.
 - OF INDICATES CALCULATED FROM.
 - RL-INDICATES DATA PER RECORD OF SURVEY, S.E.B. 308/09
 - RL-INDICATES DATA PER PARCEL MAP NO. 1236, P.A.S. 308/73-74
 - RL-INDICATES DATA PER PARCEL MAP NO. 308A, P.A.S. 308/73-74
 - RL-INDICATES DATA PER TRACT NO. 2030, S.E.B. 1206/7-9
 - RL-INDICATES DATA PER H. N. FAREY'S SUBDIVISION, M.S. 26/11
 - RL-INDICATES DATA PER CITY OF PASADENA, TR. SHEET 7-146 1285-L
 - RT-INDICATES DATA PER LA COUNTY FIRE 1924/267-268
 - RT-INDICATES DATA PER LA COUNTY FIRE 1924/267-268
- ① SEARCHED FOUND MONUMENT, SET NORTHEAST WALNUT STREET (WEST) & LAKE AVENUE, CENTERLINE INTERSECTION ESTABLISHED BY FOUND TIES PER RL.
 - ② SEARCHED FOUND MONUMENT, SET NORTHEAST WALNUT STREET & HUDSON CENTERLINE INTERSECTION ESTABLISHED BY FOUND TIES PER RL.
 - ③ FOUND MH & P&T'S PER RL; ACCEPTED AS HUDSON AVENUE & LOCUST STREET CENTERLINE INTERSECTION.
 - ④ FOUND MH & P&T'S PER RL; ACCEPTED AS LAKE AVENUE & LOCUST STREET (EAST) CENTERLINE INTERSECTION.
 - ⑤ SEARCHED FOUND MONUMENT, SET NORTHEAST LAKE AVENUE & LOCUST STREET (WEST) CENTERLINE INTERSECTION ESTABLISHED BY FOUND TIES PER RL.
 - ⑥ FOUND LEAD, TACK & TAG "PLS ASSE" FLUSH IN WALL PER RL; SOUTH 80' 80" OF 16, 610' FROM PROPERTY CORNER.
 - ⑦ FOUND LEAD, TACK & TAG "PLS ASSE" IN TOP OF WALL PER RL; SOUTH 46' 41" 20" N, 612' FROM PROPERTY CORNER.

LEGEND

- SOLID
- SURVEY MONUMENT
- UNIFORM VAULT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL, PULL BOX
- ELECTRIC LIGHT
- ELECTRIC PULL BOX
- ELECTRIC VAULT
- GAS VAULT
- SEWER CLEAN OUT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VAULT
- WATER VALVE
- TELEPHONE VAULT
- TOP OF CURB
- FLOOR LINE
- FINISH SURFACE
- NATURAL OBSTACLE
- TOP OF 1" OF ASPHALT
- TOP OF 1" OF ASPHALT
- SPOT ELEVATION
- CONTOUR 1' INTERVAL
- CONTOUR OF INTERVAL
- RIGHT OF WAY
- TREE



BENCH MARK:
CITY OF PASADENA BENCH MARK NO. 620/78
RIBBED & CLAS WALNUT 0.5 E/O 20' 00" EOR HUDSON
ELEVATION = 638.87'
CONTOURS SHOWN HEREIN ARE 1' INTERVAL.

BASEIS OF BEARINGS:
THE BEARING OF EAST ALONG WALNUT AVENUE SHOWN ON MAP OF CLARE WOOD AS PER MAP RECORDED IN BOOK 7, PAGES 16 & 17 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

FLOOD ZONE:
THIS SURVEY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE CHINA CLAY AND/OR COLLAPSE ZONE PLANS) AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR LOS ANGELES COUNTY, COUNTY PANEL NUMBER 08070 15707, DATED SEPTEMBER 26, 2005.

SITE INFORMATION:
215 NORTH LAKE AVENUE, 825 AND 831 EAST WALNUT STREET, PASADENA, CALIFORNIA 91101
PORTION OF LOT 8 IN BLOCK 7 OF CLARE WOOD, AS PER MAP RECORDED IN BOOK 7, PAGES 16 AND 17 OF MISCELLANEOUS RECORDS, AND LOTS 1 AND 2 OF THE H. N. FAREY'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 28, PAGE 11 OF MISCELLANEOUS RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
AREA: 0.84 AC 27,763 SQ. FT.
APN: 5723-010-046
APN: 5723-010-047

SURVEYOR'S NOTES:
UTILITIES LOCATED EXISTING ON OR SERVING THE SURVEYED PROPERTY WERE DETERMINED BY OBSERVED EVIDENCE.
THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY.
THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY.
THERE WAS NO OBSERVED EVIDENCE OF THE USE AS SOLID WASTE DUMP, RAMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
THERE WERE NO WETLAND MARKERS OBSERVED AT THE TIME OF SURVEY.
THE PROPERTY ADJUTS AND HAS PHYSICAL ACCESS TO WALNUT STREET PUBLIC RIGHT-OF-WAY.

ZONING RESTRICTIONS:
NOT PROVIDED BY CLIENT.

EXCEPTIONS/ENCROACHMENT NOTES:
▲ BLOCK WALL AT NORTHERLY BOUNDARY AS SHOWN
▲ WALNUT UNKNOWN AT SOUTHERLY BOUNDARY AS SHOWN

PREPARED FOR:
DAVID IVANS AND ASSOCIATES, INC.
1778 17TH STREET, SUITE 200
PASADENA, CA 91107
PHONE: (714) 685-4842

SURVEY CERTIFICATION:
TO NICOLAUS BERGAS AND FRANCES BERGAS, TRUSTEES OF THE NICOLAUS AND FRANCES BERGAS TRUST; SHERBINE BARGAND FIDELITY NATIONAL TITLE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE BEST SURVEYING STANDARDS AND REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND N.S.P.S., AND INCLUDES ITEMS 2, 3, 4, & 4(C), 7(A) & 8, 13, 16, 17, AND 18 OF TABLE A, THEREOF.
THE FIELD WORK WAS COMPLETED ON AUGUST 11, 2022.
DATE OF PLAT OR MAP: AUGUST 28, 2022

DATED: 08/29/2022
JOSEPH D. DEAL, LS 9279

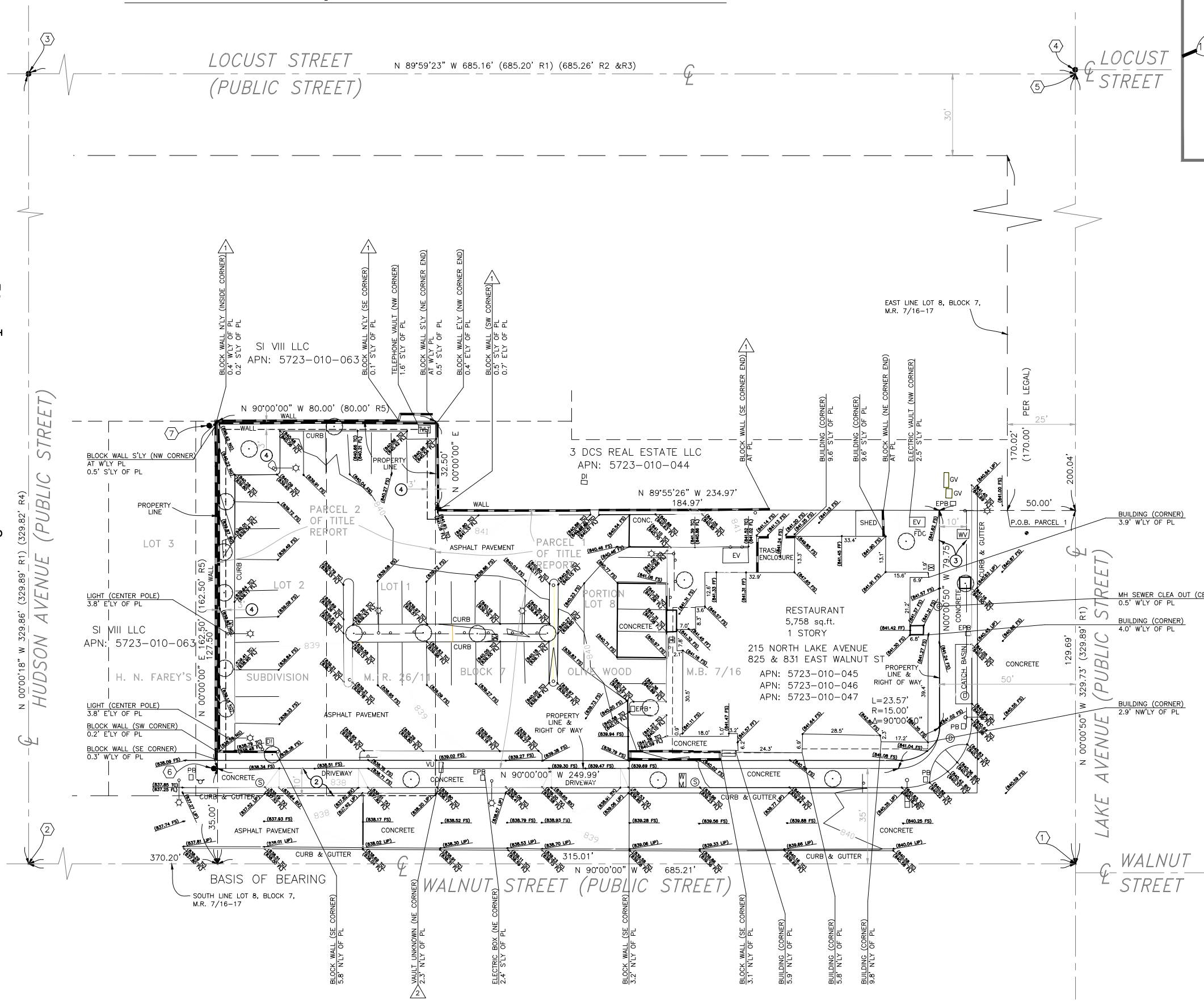
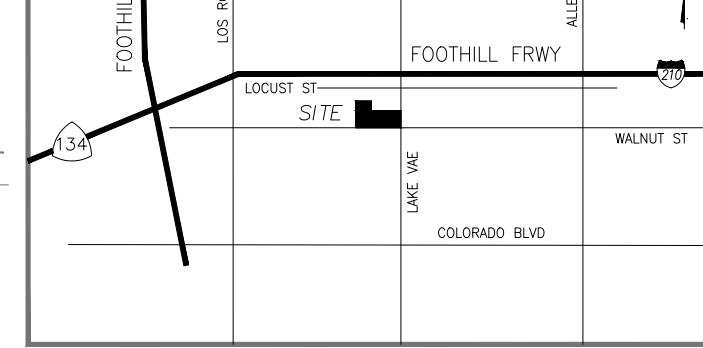
DATE	BY	NO.	REVISIONS	APP'D	DATE
08/29/22	JD	1	SUBMITTAL		

Prepared in the office of
CL SURVEYING & MAPPING
400 EAST RINCON ST., SUITE 202
CORONA, CA 92679
Tel (909) 484-4200
Fax (909) 484-4229

A.L.T.A./N.S.P.S. SURVEY
215 NORTH LAKE AVE., 825 AND 831 E. WALNUT ST.
PASADENA, CA 91101
COUNTY OF LOS ANGELES, CALIFORNIA

JOB NUMBER:	2022-DEA-14
FILENAME:	2022-DEA-14.DWG
SCALE:	1" = 20'
SHEET	1 OF 1

A.L.T.A./N.S.P.S. SURVEY



DESCRIPTION:

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:

OF LOT 8 IN BLOCK 7 OF OLIVE WOOD, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGES 16 AND 17 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS

AT THE WEST LINE OF LAKE AVENUE AT A POINT 170 FEET SOUTH OF THE WESTWEST CORNER OF LAKE AVENUE AND LOCUST STREET, AS SAID CORNER WAS DISTESTED APRIL 31, 1890; THENCE SOUTH ALONG SAID WEST LINE OF LAKE AVENUE, 105 FEET TO THE NORTHEAST CORNER OF SAID LAKE AVENUE AND WALNUT STREET, AS SAID STREETS EXISTED APRIL 11, 1890; THENCE SOUTH ALONG THE NORTH LINE OF WALNUT STREET, 210 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID WALNUT STREET, 105 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING. THE EAST 15 FEET THEREOF CONVEYED TO THE CITY OF PASADENA BY DEEDS RECORDED IN BOOK 1159, PAGE 241, AND IN BOOK 1159, PAGE 227, BOTH OF DEEDS. THE REMAINDER OF SAID PORTION THEREOF CONVEYED TO THE CITY OF PASADENA BY DEED RECORDED IN BOOK 7165 PAGE 215 OF DEEDS AS FOLLOWS:

AT THE PRESENT NORTHWEST CORNER OF LAKE AVENUE AND WALNUT STREET; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF WALNUT STREET, 170 FEET TO A POINT; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 35 FEET, TO A POINT IN THE LINE OF LAKE AVENUE, SAID POINT BEING 35 FEET NORTHERLY OF THE POINT OF BEGINNING; THENCE IN A DIRECT LINE TO THE POINT OF BEGINNING;

AND 2 OF THE H. N. FAREY'S SUBDIVISION OF PART OF BLOCK 7 OF OLIVE WOOD, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 11 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS

APN: 5723-010-045
APN: 5723-010-046
APN: 5723-010-047

REFERENCE NOTES:

- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES DESCRIPTION NUMBER.
- INDICATES REFERENCE RECORD DATA.
- INDICATES RECORD DATA.
- INDICATES CALCULATED FROM
- INDICATES DATA PER RECORD OF SURVEY, R.S.B. 326/39
- INDICATES DATA PER PARCEL MAP NO. 18316, P.M.B. 200/73-74
- INDICATES DATA PER PARCEL MAP NO. 25828, P.M.B. 302/5-6
- INDICATES DATA PER TRACT NO. 53310, M.B. 1268/7-8
- INDICATES DATA PER H. N. FAREY'S SUBDIVISION, M.R. 26/11
- INDICATES DATA PER CITY OF PASADENA TIE SHEET X-164 1255-L
- INDICATES DATA PER LA COUNTY P.W.F.B. 1624/257-258
- INDICATES DATA PER CITY OF PASADENA TIE SHEET X-165 1255-L

NOTHING FOUND, SET NOTHING; WALNUT STREET (WEST) & LAKE AVENUE CENTERLINE INTERSECTION ESTABLISHED BY FOUND LEAD & TACK STRADDLERS AND LEAD & TACK TIES PER R6.

NOTHING FOUND, SET NOTHING; WALNUT STREET & HUDSON AVENUE CENTERLINE INTERSECTION ESTABLISHED BY FOUND TIES PER R6.

NOTHING FOUND, SET NOTHING; WALNUT STREET & HUDSON AVENUE CENTERLINE INTERSECTION ESTABLISHED BY FOUND TIES PER R6.

NOTHING FOUND, SET NOTHING; LAKE AVENUE & LOCUST STREET (WEST) CENTERLINE INTERSECTION ESTABLISHED BY FOUND TIES PER R6.

NOTHING FOUND, SET NOTHING; LAKE AVENUE & LOCUST STREET (WEST) CENTERLINE INTERSECTION ESTABLISHED BY FOUND TIES PER R6.

NOTHING FOUND, SET NOTHING; LAKE AVENUE & LOCUST STREET (WEST) CENTERLINE INTERSECTION ESTABLISHED BY FOUND TIES PER R6.

NOTHING FOUND, SET NOTHING; LAKE AVENUE & LOCUST STREET (WEST) CENTERLINE INTERSECTION ESTABLISHED BY FOUND TIES PER R6.

SITE INFORMATION:

215 NORTH LAKE AVENUE, 825 AND 831 EAST WALNUT STREET, PASADENA, CALIFORNIA 91101

PORTION OF LOT 8 IN BLOCK 7 OF OLIVE WOOD, AS PER MAP RECORDED IN BOOK 7, PAGES 16 AND 17 OF MISCELLANEOUS RECORDS, AND LOTS 1 AND 2 OF THE H. N. FAREY'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 26, PAGE 11 OF MISCELLANEOUS RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 0.64 AC 27,703 SQ. FT.

APN: 5723-010-045
APN: 5723-010-046
APN: 5723-010-047

SURVEYOR'S NOTES:

UTILITIES LOCATED EXISTING ON OR SERVING THE SURVEYED PROPERTY WERE DETERMINED BY OBSERVED EVIDENCE.

THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUT CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.

THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, PER INFORMATION AVAILABLE AT THE TIME OF SURVEY.

THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY.

THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS SOLID WASTE DUMP, OR SANITARY LANDFILL AT THE TIME OF SURVEY.

THERE WERE NO WETLAND MARKERS OBSERVED AT THE TIME OF SURVEY.

THE PROPERTY ADJUTS AND HAS PHYSICAL ACCESS TO WALNUT STREET PER RIGHT-OF-WAY.

ZONING RESTRICTIONS:

NOT PROVIDED BY CLIENT.

EXCEPTIONS/ENCROACHMENT NOTES:

- ▲ BLOCK WALL AT NORTHERLY BOUNDARY AS SHOWN
- ▲ VAULT UNKNOWN AT SOUTHERLY BOUNDARY AS SHOWN

BENCH MARK:

CITY OF PASADENA BENCH MARK NO. 620/18
RAMSET S. CURB WALNUT 0.5 E/O BC SE COR HUDSON
ELEVATION = 836.03'

PREPARED FOR:

DAVID EVANS AND ASSOCIATES, INC.
17782 17TH STREET, SUITE 200
TUSTIN, CA. 92780



CORNER OF E WALNUT ST. & N LAKE AVE. looking north west



E WALNUT ST. looking north east



N LAKE AVE. east elevation of existing building (to be removed)



E WALNUT ST. south elevation of existing building (to be removed)



west elevation of existing building (to be removed)



north elevation of existing building (to be removed)



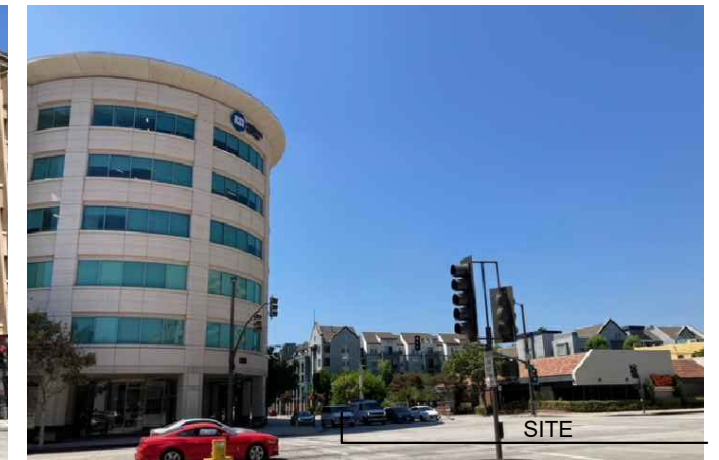
801 E WALNUT ST.



231 N LAKE AVE. 233 N LAKE AVE. 235 N LAKE AVE.



CORNER OF E WALNUT ST. & N LAKE AVE. looking north east



CORNER OF E WALNUT ST. & N LAKE AVE. looking north west

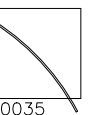
SITE PHOTOGRAPHS A1.1

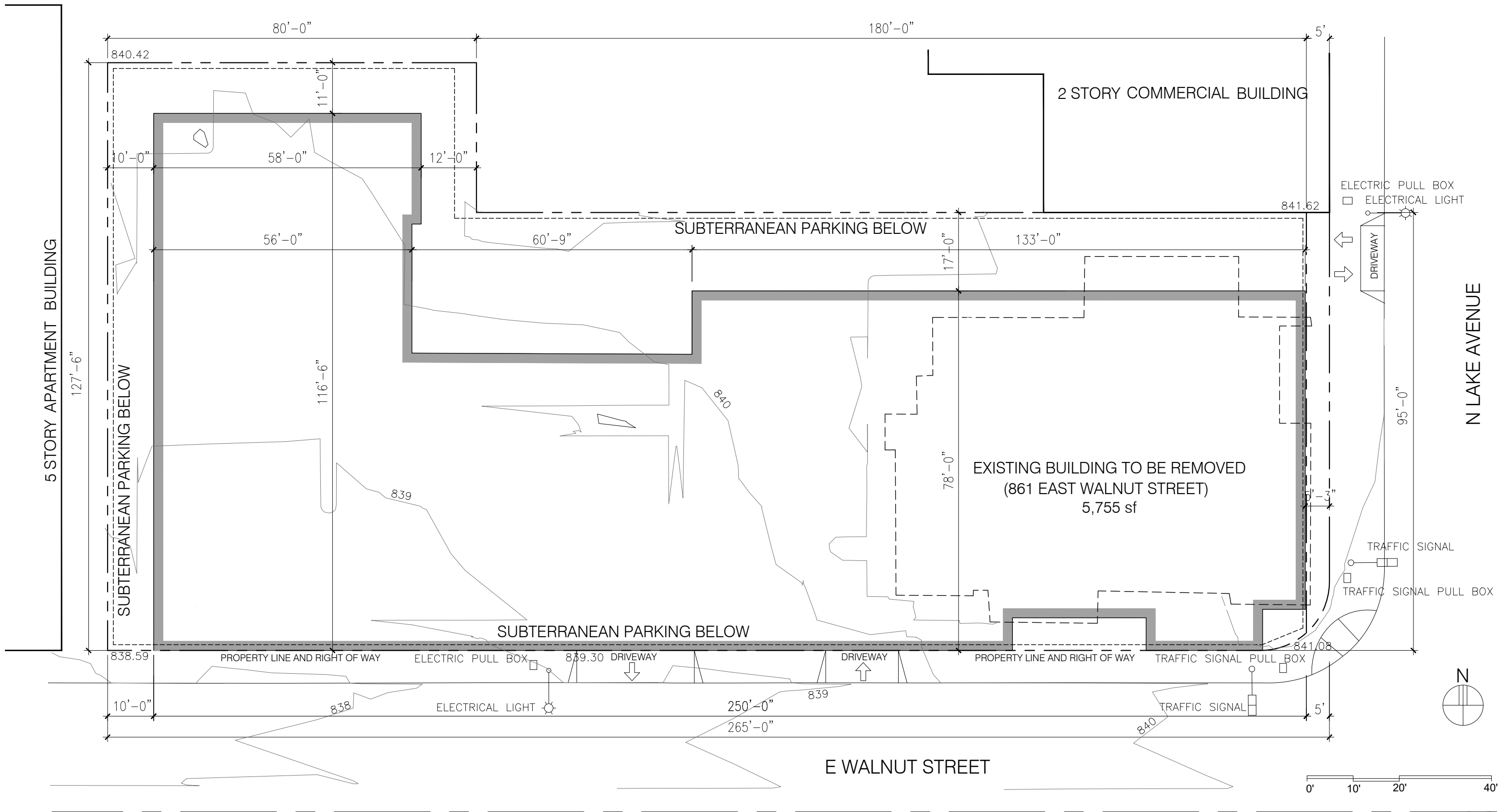
09.12.2022

WALNUT and LAKE
861 E WALNUT ST. PASADENA, CA 91101

SOUTH BAY PARTNERS
4514 Cole Avenue
Suite 1500
Dallas, Texas 75205

VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE · PLANNING · URBAN DESIGN
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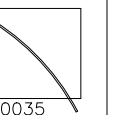


SITE PLAN | scale 1"=10' **A2**
09.12.2022

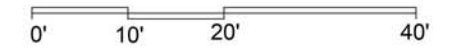
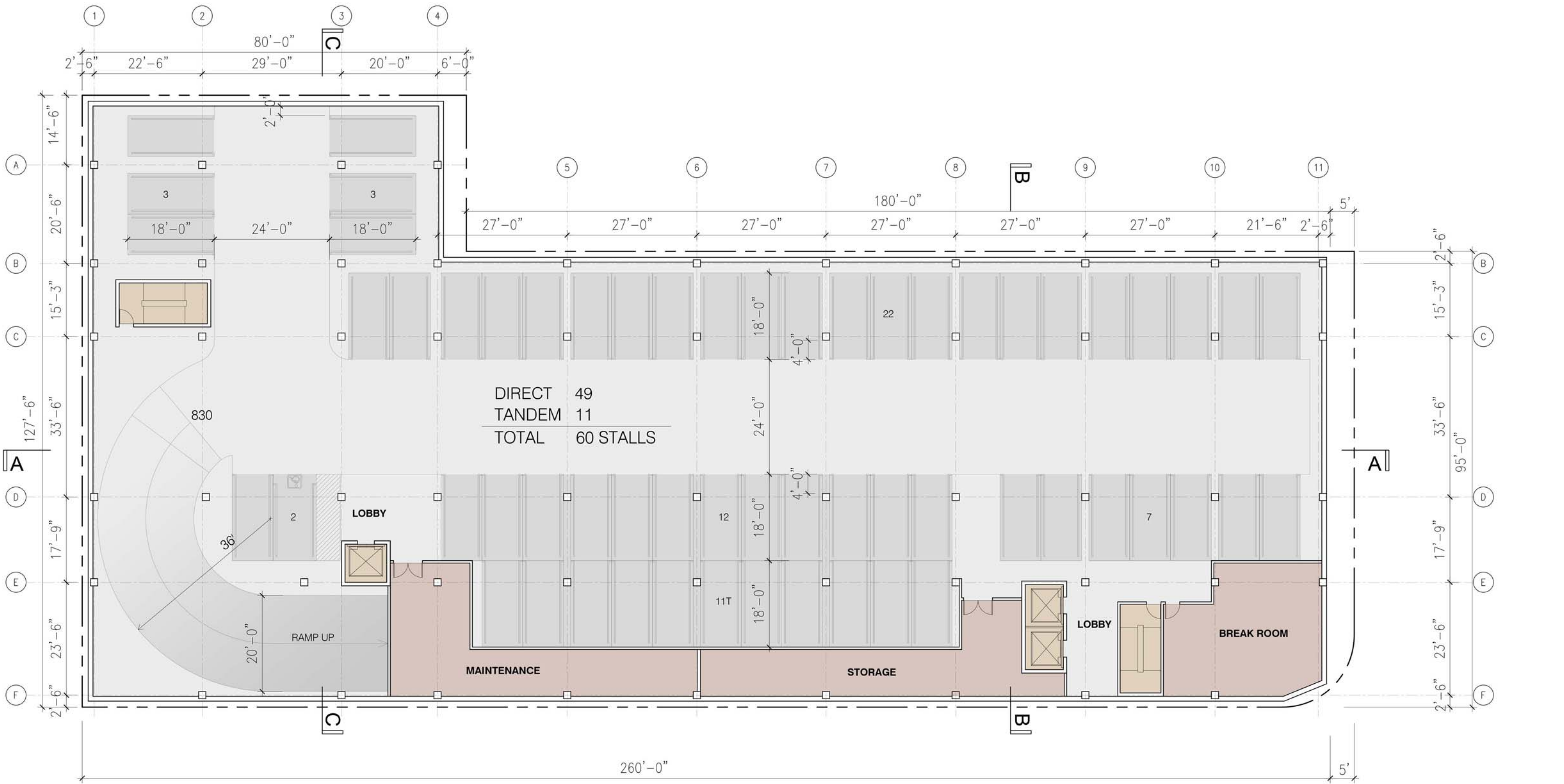
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A0035



SUBTERRANEAN PARKING PLAN | scale 1"=10' **A3**

09.12.2022

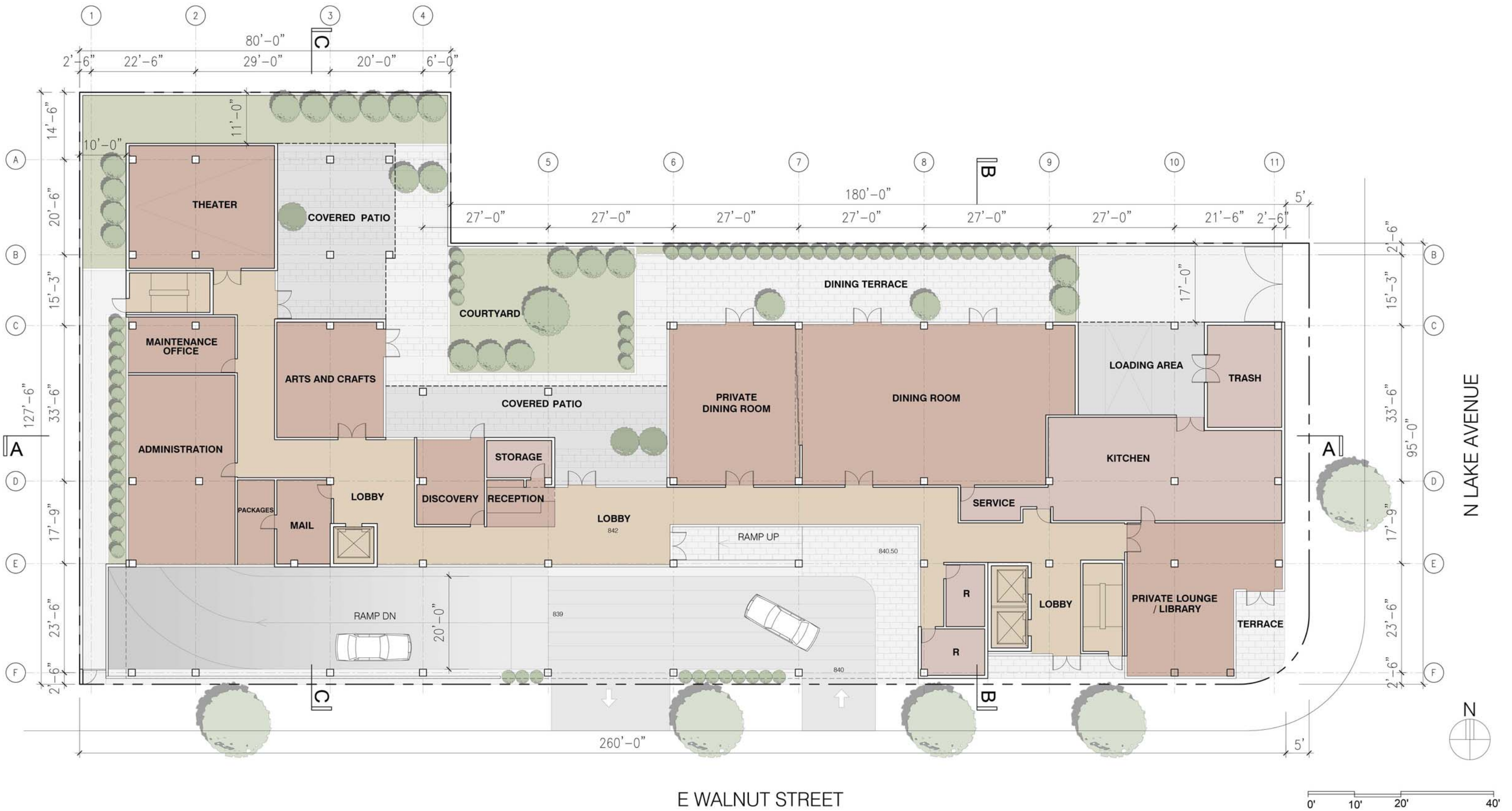
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A0035

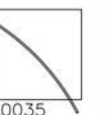


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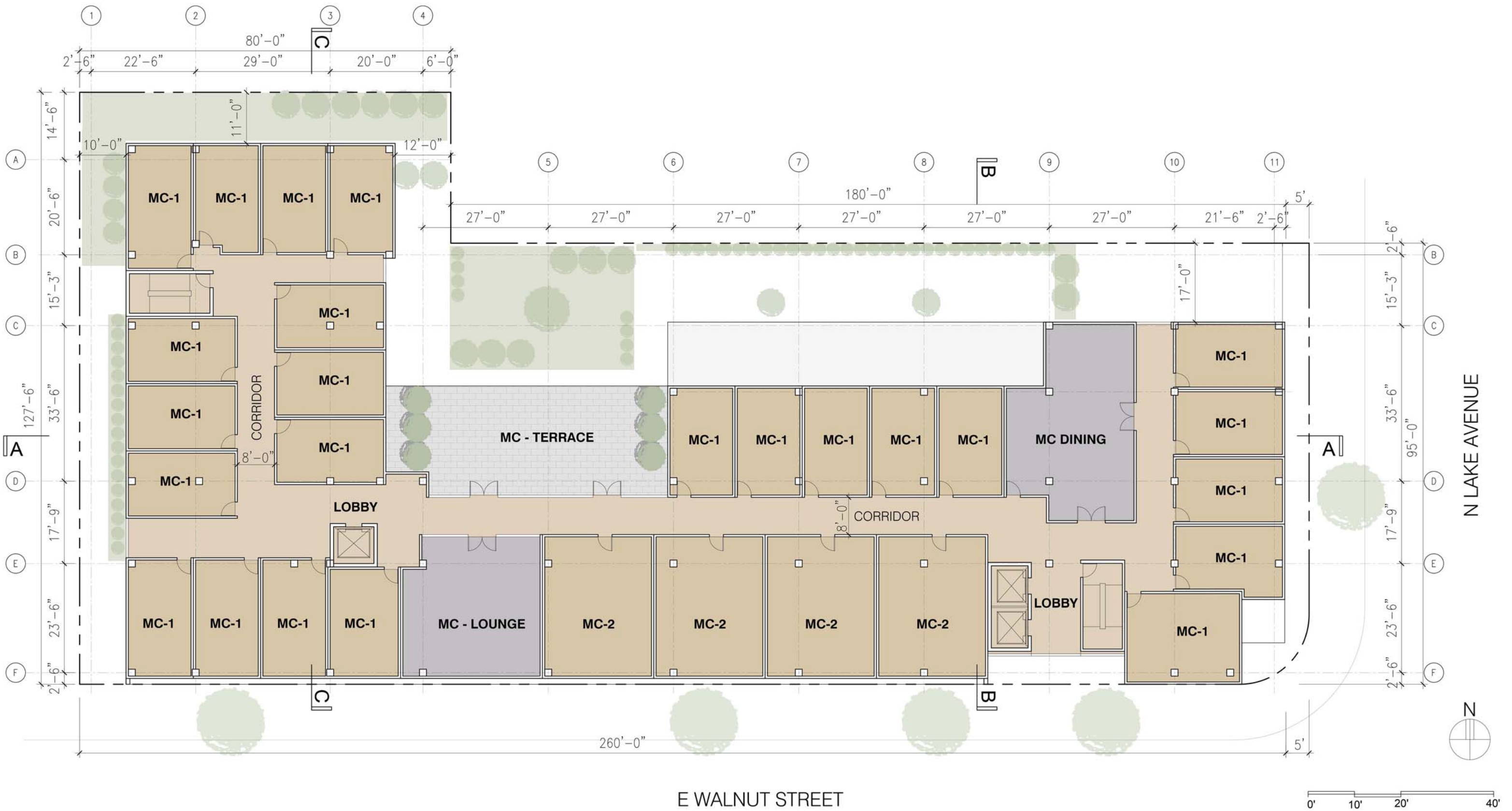
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GROUND FLOOR PLAN | scale 1"=10' **A4**
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A0035

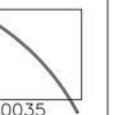


SECOND FLOOR PLAN | scale 1"=10' **A5**
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A0035



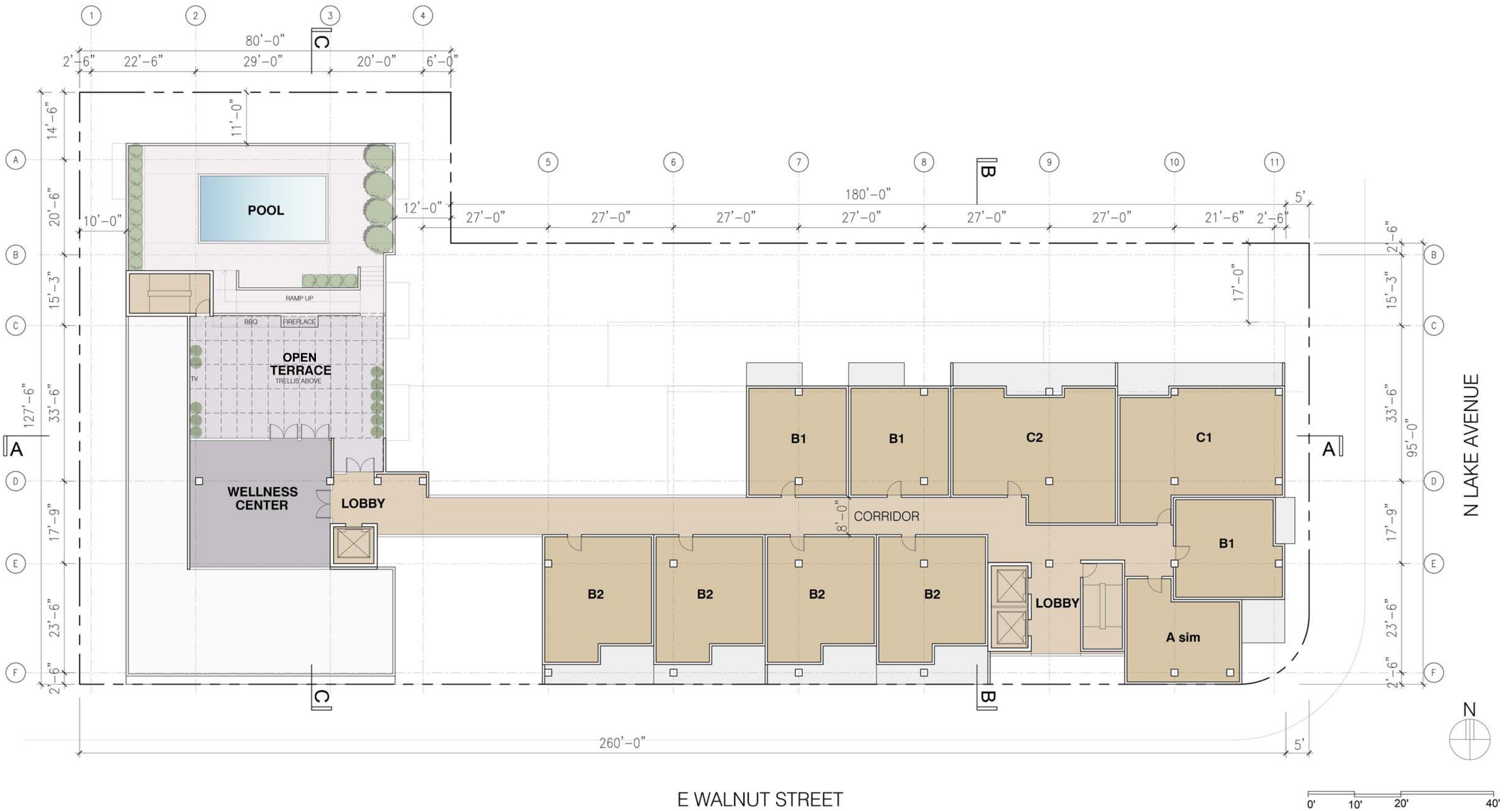
THIRD, FOURTH & FIFTH FLOOR PLAN | scale 1"=10' **A6**
09.12.2022

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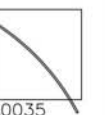


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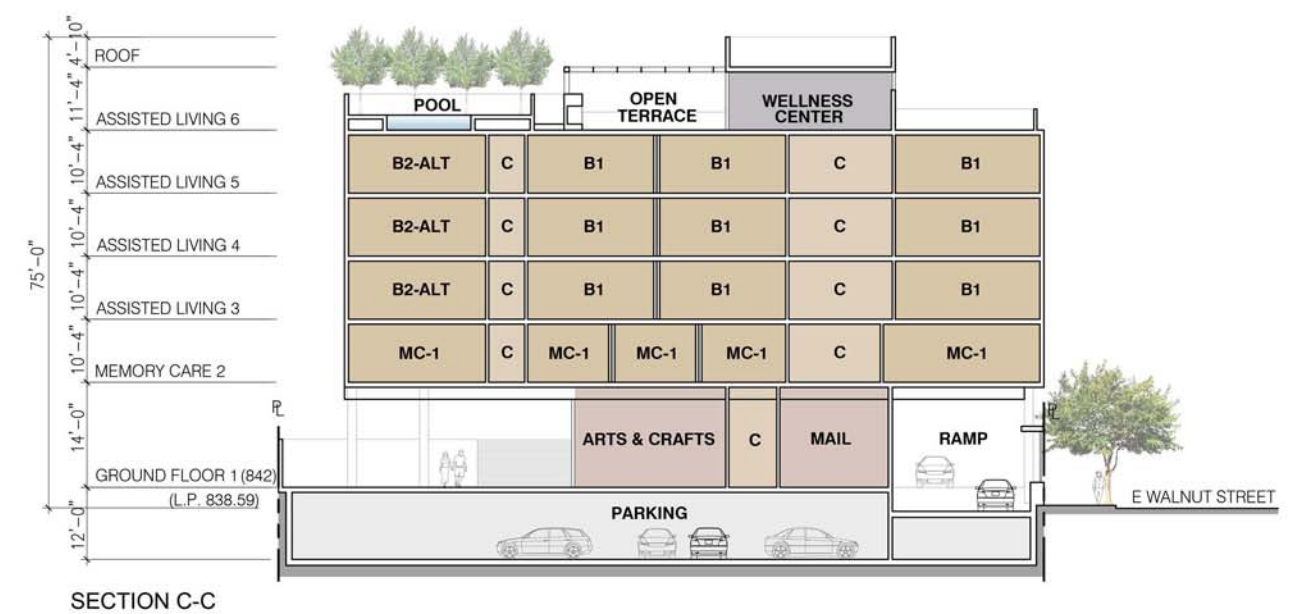
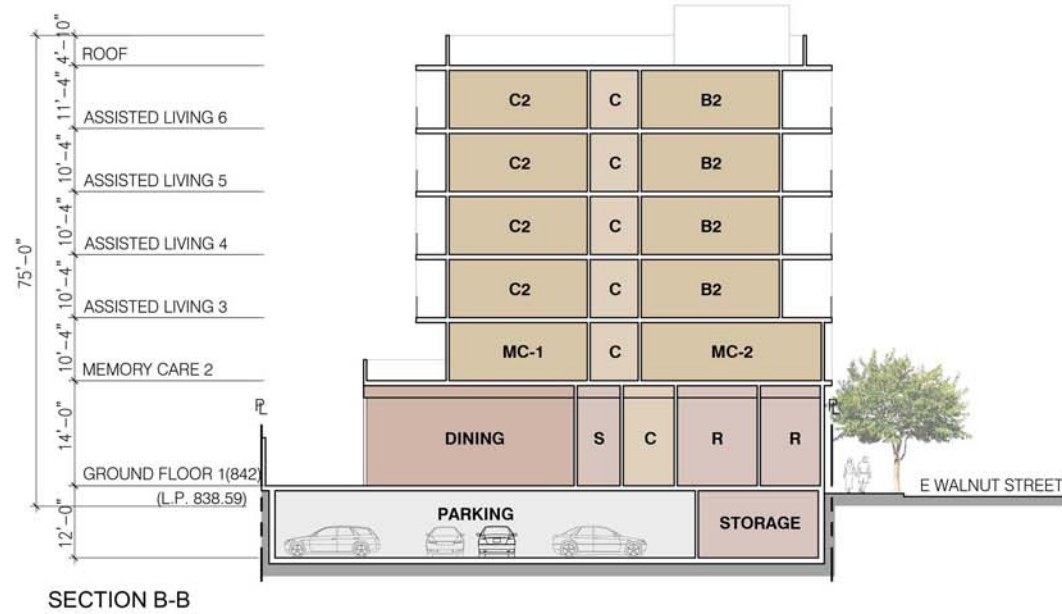
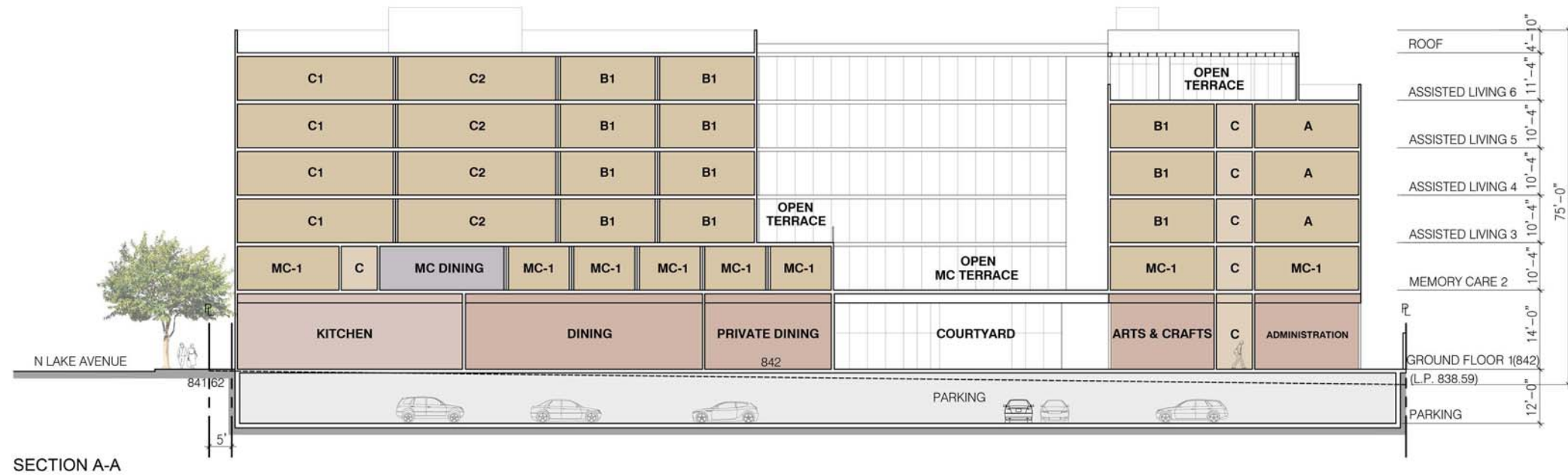
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SIXTH FLOOR PLAN | scale 1"=10' **A7**
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A0035





E WALNUT STREET ELEVATION



N LAKE AVENUE ELEVATION



NORTH ELEVATION



WEST ELEVATION

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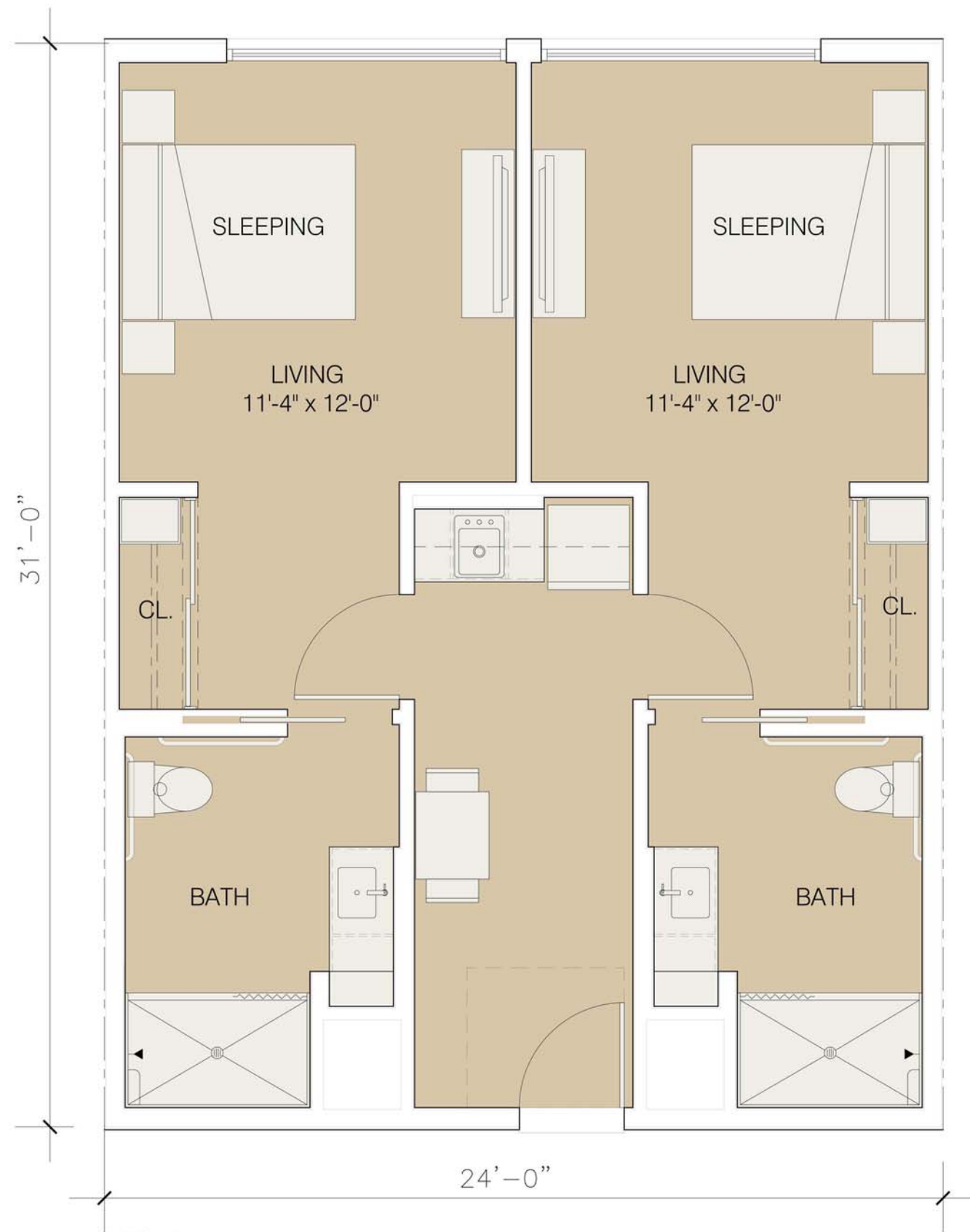
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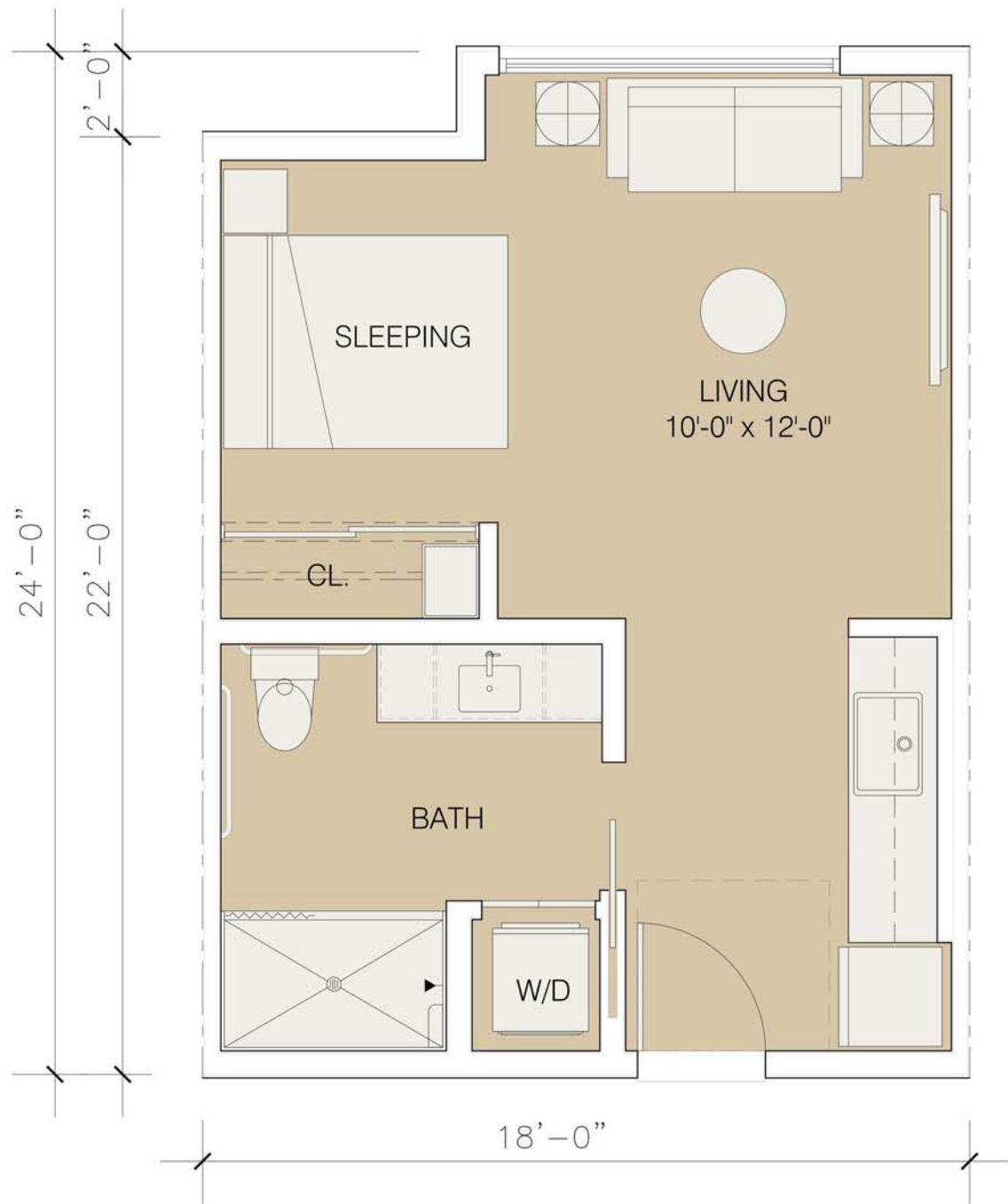


MC-1
STUDIO , 1 BATH
348 sf

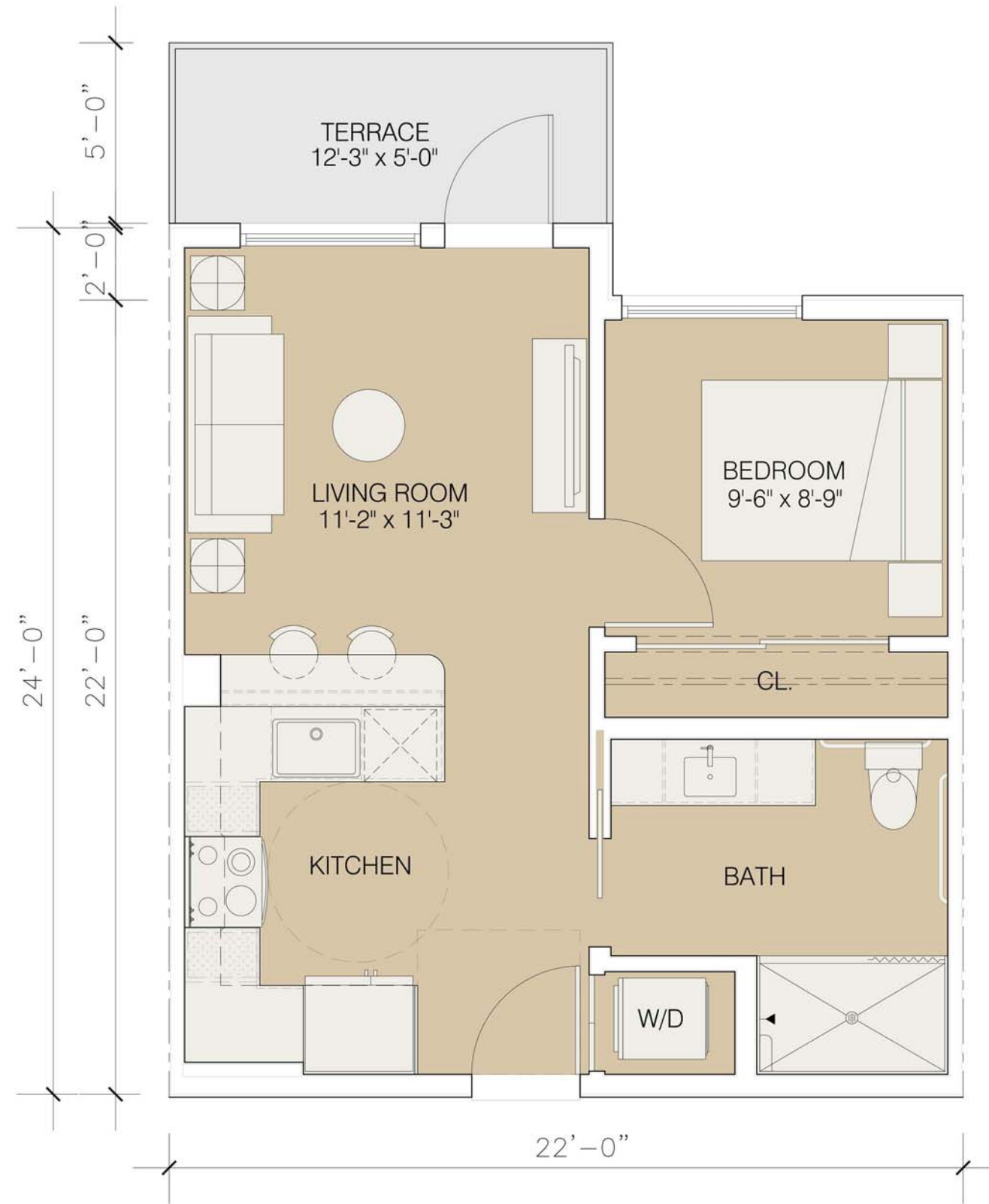


MC-2
2 BEDROOMS , 1 BATHS
744 sf

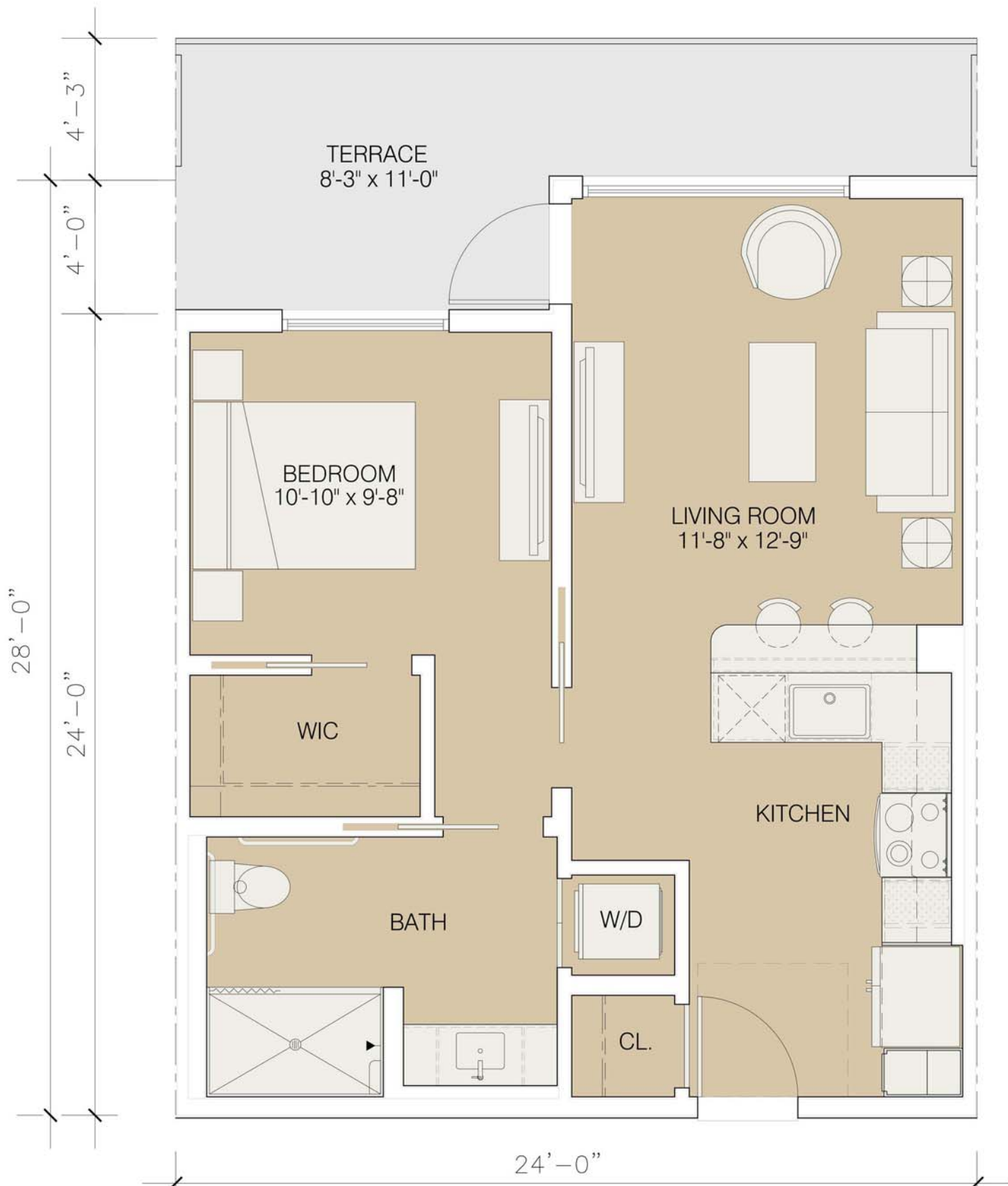
MEMORY CARE UNIT PLANS | scale 1/2"=1'-0" **A10**
09.12.2022



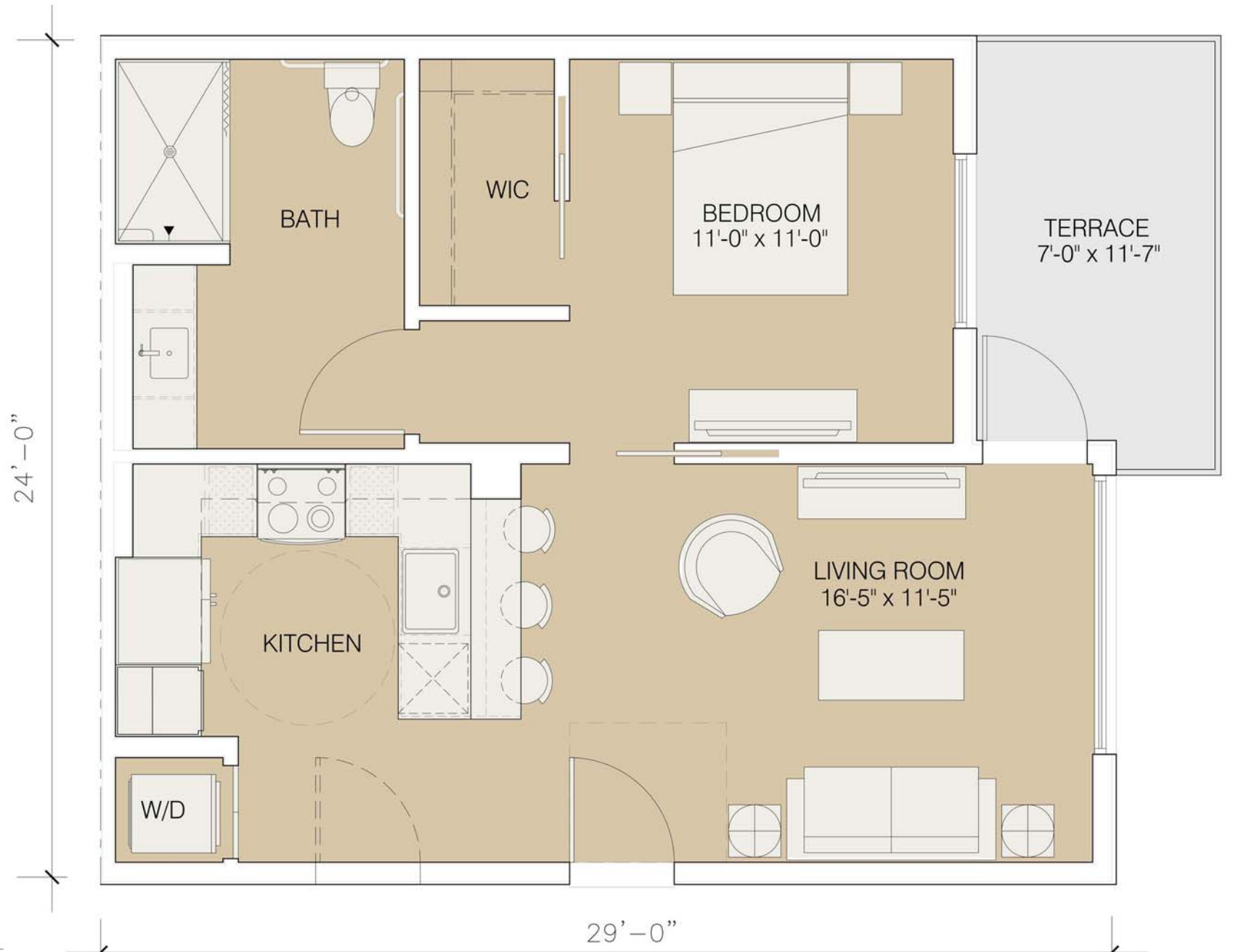
A
 STUDIO , 1 BATH
 420 sf



B1
 1 BEDROOM , 1 BATH
 508 sf



B2
1 BEDROOM , 1 BATH
627 sf



B2 ALT
1 BEDROOM , 1 BATH
653 sf

ASSISTED LIVING UNIT PLANS | scale 1/2"=1'-0"

A12
09.12.2022



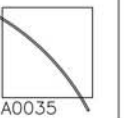
C1
 2 BEDROOMS , 1 BATH
 916 sf

ASSISTED LIVING UNIT PLANS | scale 1/2"=1'-0" **A13**
 09.12.2022

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A0035



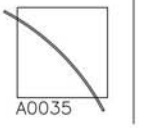
C2
 2 BEDROOMS , 1 BATHS
 970 sf

ASSISTED LIVING UNIT PLANS | scale 1/2"=1'-0" **A14**
 09.12.2022

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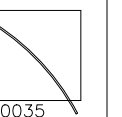
CORNER of E WALNUT ST. and N LAKE AVE. looking NORTH WEST

ARCHITECTURAL ILLUSTRATION **A15**
09.12.2022

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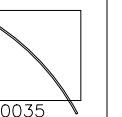


E WALNUT ST. looking NORTH WEST

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A0035