

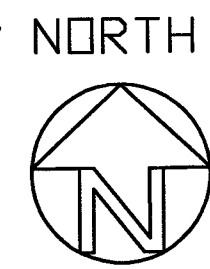
OWNER/SUBDIVIDER:  
814 MAGNOLIA LLC  
1032 ENCANTO DR.,  
ARCADIA, CA 91007

PREPARED BY:  
HANK JONG, PE  
EGL ASSOCIATE, INC.  
11819 GOLDRING ROAD, UNIT A  
ARCADIA, CA 91006  
TEL: 626-263-3588  
FAX: 626-263-3599

NOTES:  
ZONING: R3 (PRESENT)  
ZONING: R3 (PROPOSED)  
APN: 5720-025-003  
NO. OF EX. LOT: 1  
NO. OF PROP. LOT: 1  
NO. OF EX. UNITS: 1  
NO. OF PROP. UNITS: 7  
NO. OF PROP. PARKING: 14 (GARAGE)  
NO. OF PROP. FLOORS: 3 STORIES + BASEMENT  
AREA OF LOT: 10,008 SQ. FT. (0.29 ACRE)  
\*NO EASEMENT ON SITE.

UTILITY SERVICES:  
WATER ----- CITY OF PASADENA WATER & POWER DIVISION  
SEWER ----- CITY OF PASADENA PUBLIC WORKS  
GAS ----- SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL ----- CITY OF PASADENA WATER & POWER DIVISION  
TELEPHONE ----- AT&T  
SCHOOL ----- PASADENA CITY SCHOOL DISTRICT  
FIRE ----- CITY OF PASADENA FIRE DEPARTMENT  
POLICE ----- CITY OF PASADENA POLICE DEPARTMENT

BENCHMARK:  
CITY BENCHMARK #618/58  
BOLT CRC NW COR LOS ROBLES & CALIFORNIA  
ELEV 780.67  
SURVEY WAS PROVIDED BY ALFRED J. THELWELL,  
LS 6999 ON MAY 1, 2019



SCALE: 1"=10'

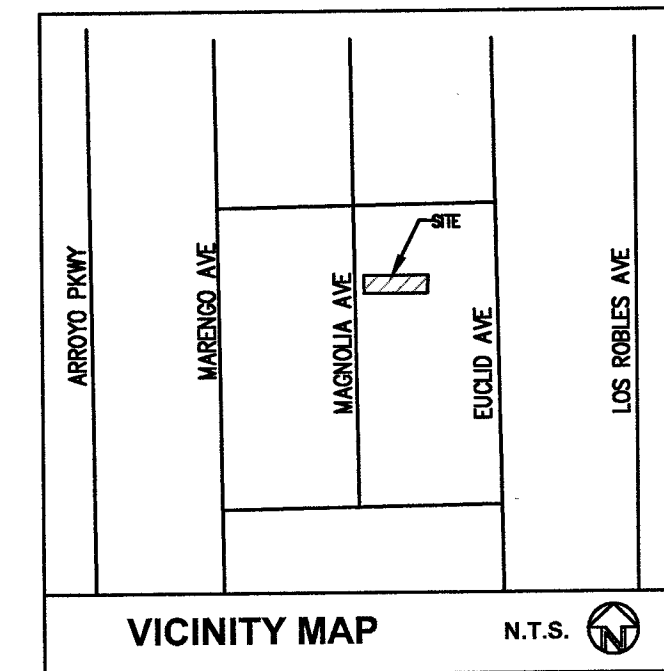
# TENTATIVE TRACT NO. 83373

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 3 OF MAGNOLIA TRACT AS PER MAP RECORDED IN BOOK 5 PAGE 145 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

## IMPROVEMENT NOTES

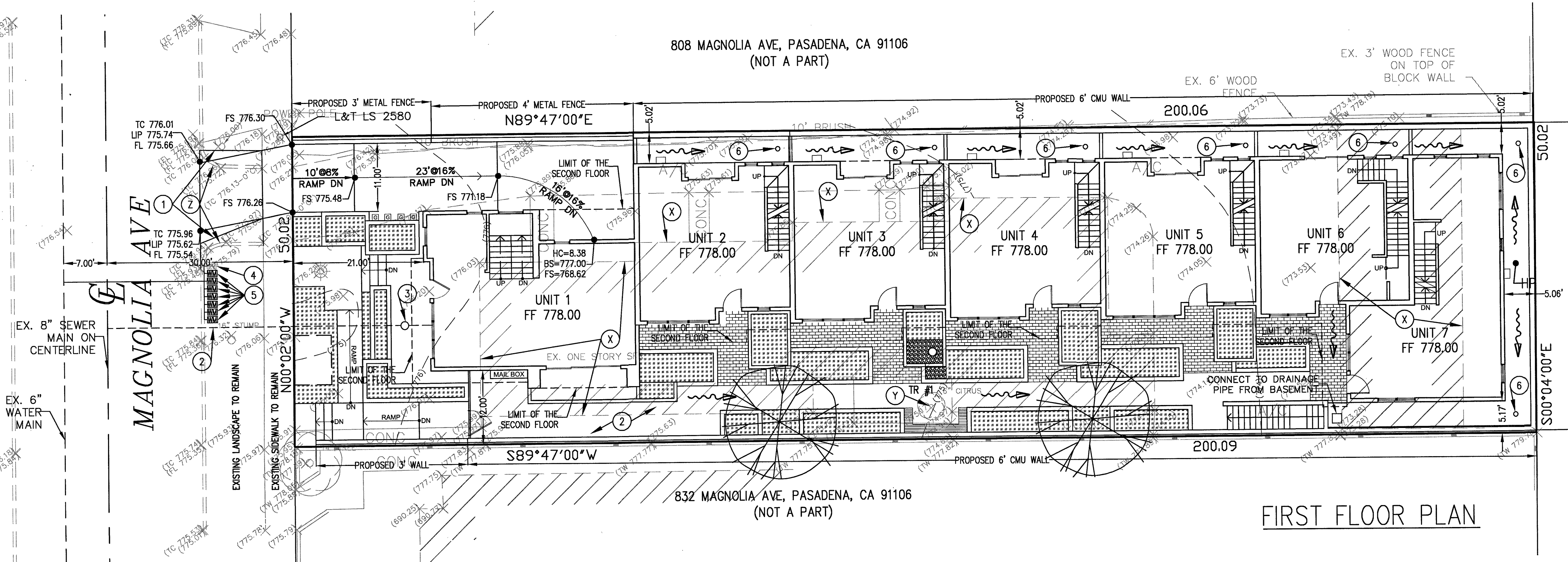
- ① CONSTRUCT DRIVEWAY APPROACH.
- ② CONSTRUCT 6" VCP SEWER LATERAL CONNECTING TO EXISTING SEWER STUB.
- ③ CONSTRUCT SEWER CLEANOUT.
- ④ EX. WATER METER TO REMAIN.
- ⑤ CONSTRUCT NEW WATER METER & SERVICES.
- ⑥ CONSTRUCT DECK DRAIN.
- ⑦ CONSTRUCT TRENCH DRAIN.
- ⑧ CONSTRUCT CATCH BASIN.
- ⑨ CONSTRUCT DRAINAGE PIPE.
- ⑩ PROPOSED SUMP PUMP.
- ⑪ CONSTRUCT INFILTRATION SYSTEM.



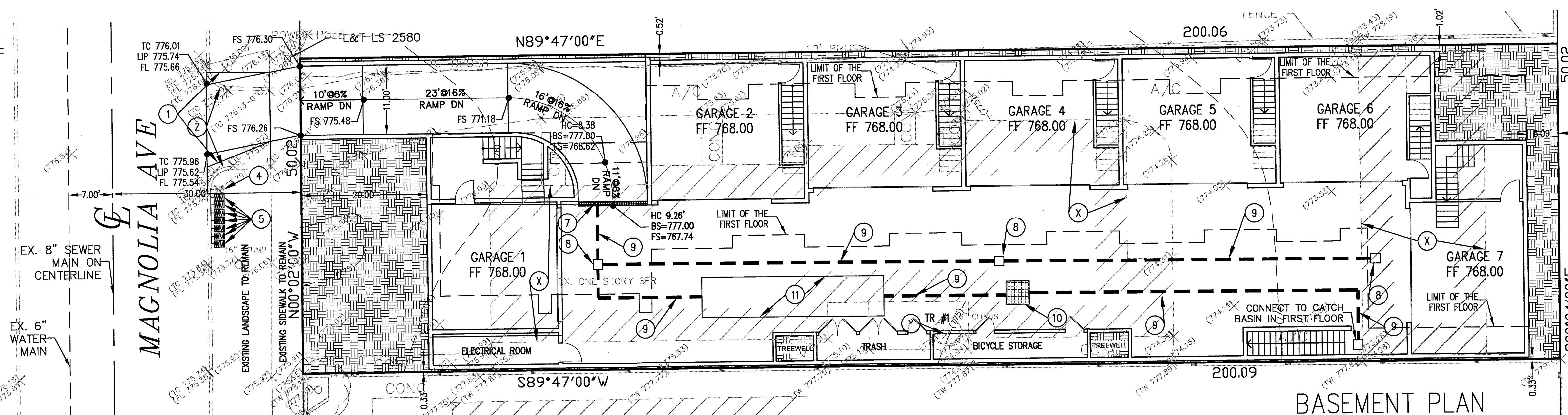
DEMOLISHING NOTES:  
⊗ EX. STRUCTURE TO BE REMOVED  
⊙ EX. TREE TO BE REMOVED  
⊚ EX. DRIVEWAY APPROACH TO BE REMOVED

## TREE INVENTORY

TREE#	COMMON NAME	DBH (IN)	HEIGHT (FEET)	PROTECT STATUS	HEALTH	DISPOSITION
TR #1	CITRUS	6"	5'	NO	GOOD	REMOVE



FIRST FLOOR PLAN



BASEMENT PLAN

## LEGEND

- (527.63)...EXISTING ELEVATION
- 520.00...PROPOSED ELEVATION
- (5.30)...EXISTING CONTOUR
- ...DRAINAGE PATTERN
- ...PROPOSED STRUCTURE
- ...PROPOSED BLOCKWALL
- ...PROPOSED SEWER
- ...CATCH BASIN
- ...EXISTING STRUCTURES TO BE REMOVED
- ...PROPOSED PLANTER
- ...PROPOSED WALKWAY
- FL...FLOW LINE
- FG...FINISH GRADE
- FF...FINISH FLOOR
- HP...HIGH POINT
- B/W...BACK OF SIDEWALK
- EX...EXISTING
- TG...TOP GRADE
- FS...FINISH SURFACE
- BS...BOTTOM SLAB
- HC...HEAD CLEARANCE

PROJECT LOCATION:

**7-UNIT CONDOMINIUM**  
**814 MAGNOLIA AVE.,**  
**PASADENA, CA 91106**

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REVISIONS BY

RELEASED DATE

PREPARED FOR:  
**814 MAGNOLIA LLC**  
**1032 ENCANTO DR.,**  
**ARCADIA, CA 91007**  
**(626) 688-6359**



**EGL Associates, Inc.**  
11819 GOLDRING ROAD, Unit A  
ARCADIA, CA 91006  
Tel: (626) 263-3588  
Fax: (626) 263-3599

DRAWN SH  
CHECKED HJ  
DATE 01/22/2021  
JOB NO. 19-227-001  
SCALE 1"=10'  
FILE  
DRAWING 1 of 1

**T-1**