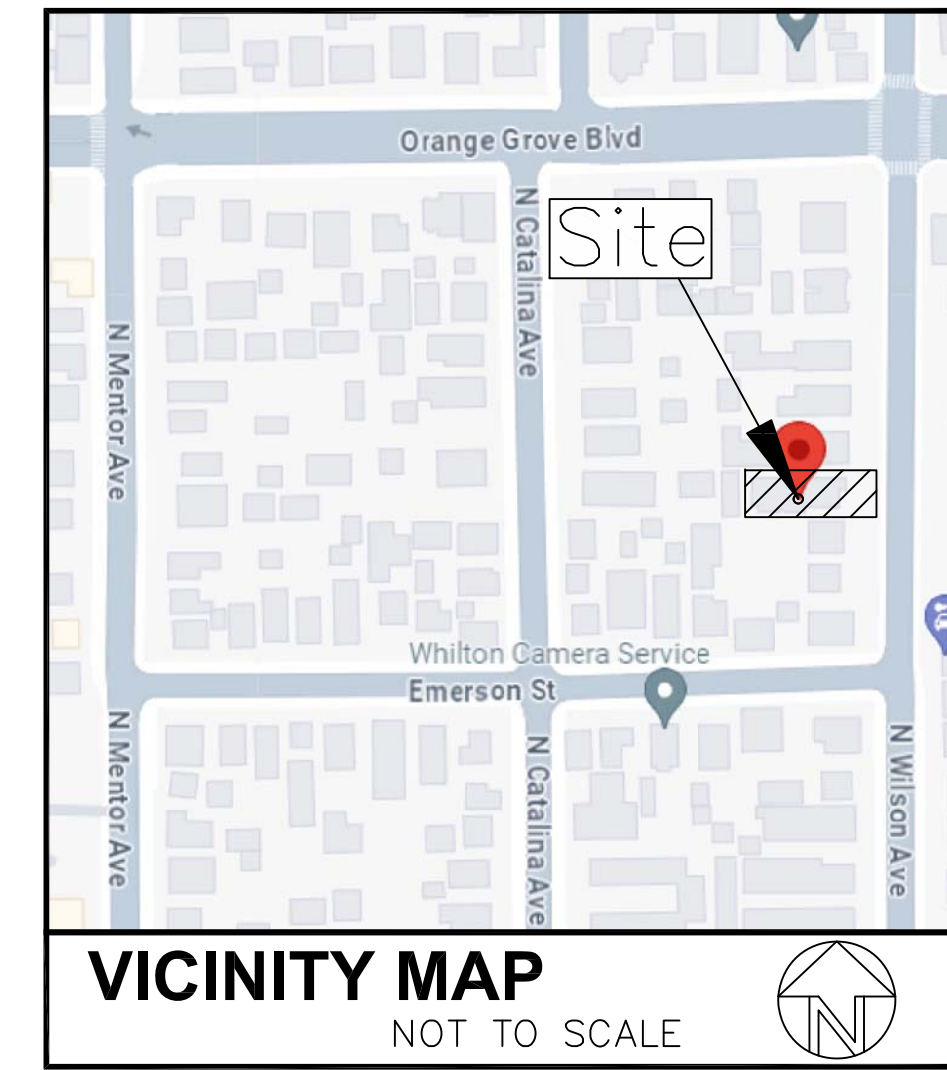
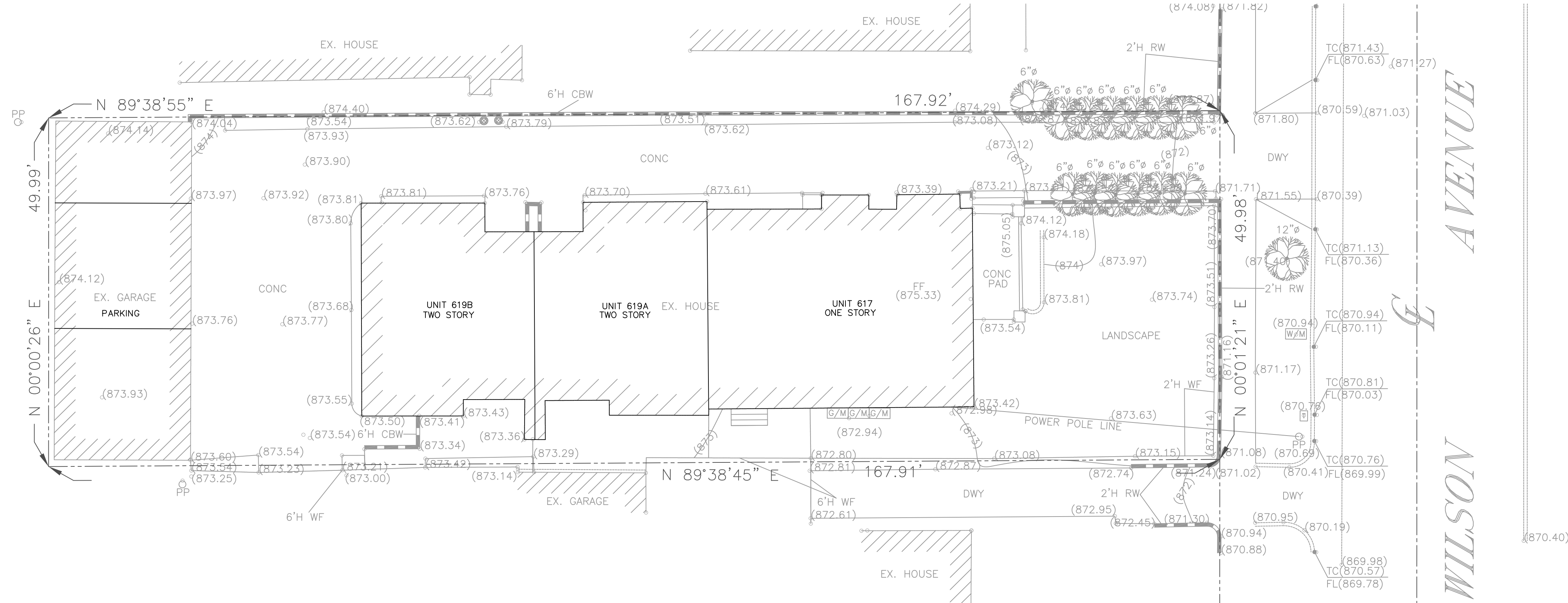


# TENTATIVE PARCEL MAP NO. 84434

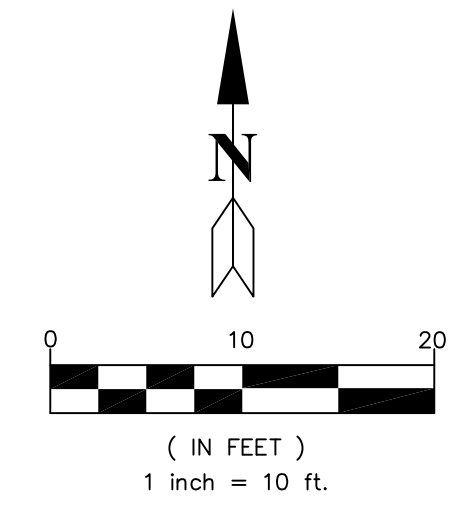
IN THE CITY OF PASADENA OF COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

LOT 16 OF TRACT NO. 1604, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGES 54 AND 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5732-011-037  
FOR CONDO CONVERSION PURPOSES



- LEGEND:**
- (462.1).....EXISTING ELEVATION
  - 520.00.....PROPOSED ELEVATION
  - (-466).....EXISTING CONTOUR
  - .....DRAINAGE PATTERN
  - .....EXISTING STRUCTURE
  - .....PROPOSED STRUCTURE
  - .....PROPOSED LANDSCAPE AREA
  - .....FIRE HYDRANT
  - .....PROPOSED RETAINING WALL
  - .....CUT AND FILL
- ABBREVIATIONS:**
- CBW..... CONC. BLOCK WALL
  - C&S..... CURB AND GUTTER
  - D/A..... DRIVEWAY APRON
  - DWY..... DRIVEWAY
  - EP..... EDISON POLE
  - EX..... EXISTING
  - EX..... EXISTING STRUCTURE
  - FL..... FLOW LINE ELEVATION
  - GM..... GAS METER
  - MH..... MAN HOLE
  - SMH..... SEWER MANHOLE
  - SW..... SIDEWALK
  - SD..... STORM DRAIN
  - TBR..... TO BE REMOVED
  - TC..... TOP OF CURB ELEVATION
  - WF..... WOODEN FENCE
  - WV..... WATER VALVE
  - DF..... DEEPEND FOOTING
  - FG..... FINISH GRADE
  - TW..... TOP OF WALL



**OWNER**  
OWNER: MIKE BAGHERI  
ADDRESS: 1019 VINEYARD DRIVE,  
SAN GABRIEL, CA 91775  
TEL.: (626) 806-6622  
EMAIL: mbagheri@hotmail.com

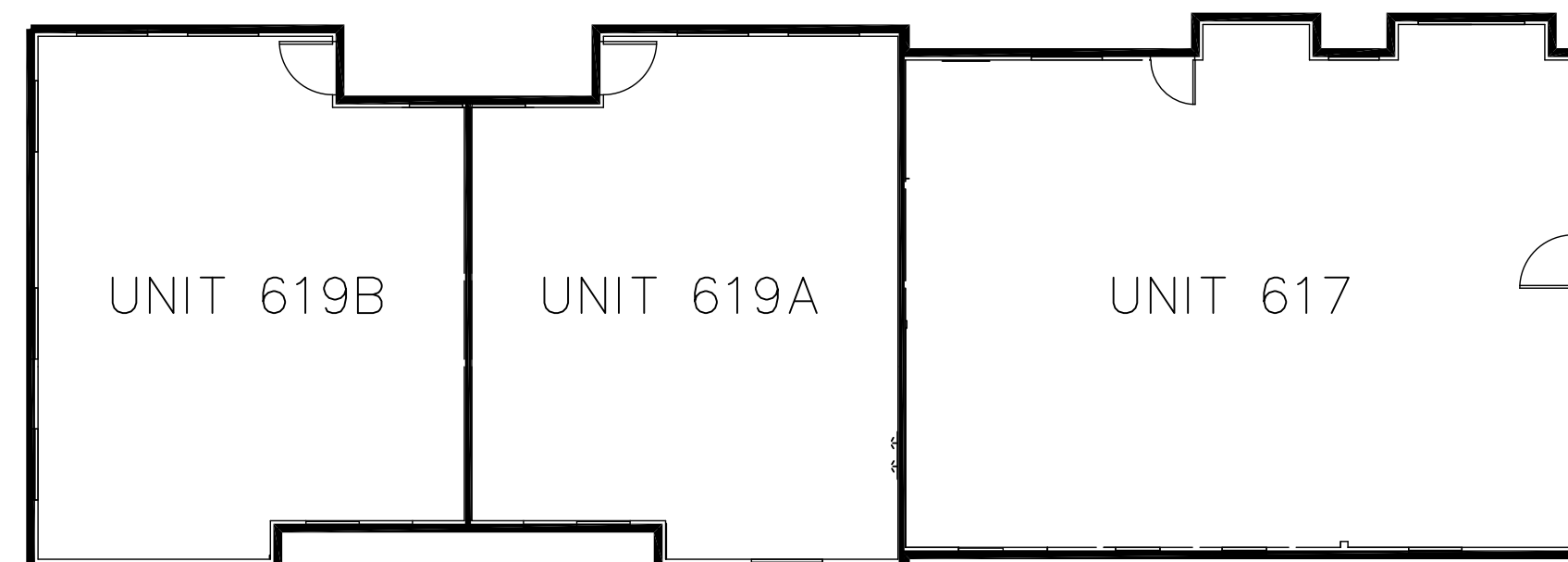
**PROJECT INFORMATION**  
PROJECT DESCRIPTION: TO CONVERT 3-UNIT RESIDENTIAL LOT INTO  
3-UNIT CONDOMINIUM  
APN#: 5732-011-037  
EXISTING ZONING : RM-16  
PRESENT LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL  
PROPOSED LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL  
LOT SIZE : 0.193 ACRES (8,393.22 S.F.)  
EXISTING LOT: 1  
PROPOSED LOT: 1  
EXISTING UNIT: 3  
PROPOSED UNIT: 3  
METHOD OF SEWAGE: GRAVITY FLOW

**BENCHMARK**  
COUNTY B.M. NO. HY6550  
CS MON 3.3FT E/O CF 9.8FT N/O BCR @ NE COR PALOMA DR  
& ALTADENA DR MKD (SIERRA MADRE A-5A RM 4 1963)  
ELEVATION: 639.452' (NAVD88)

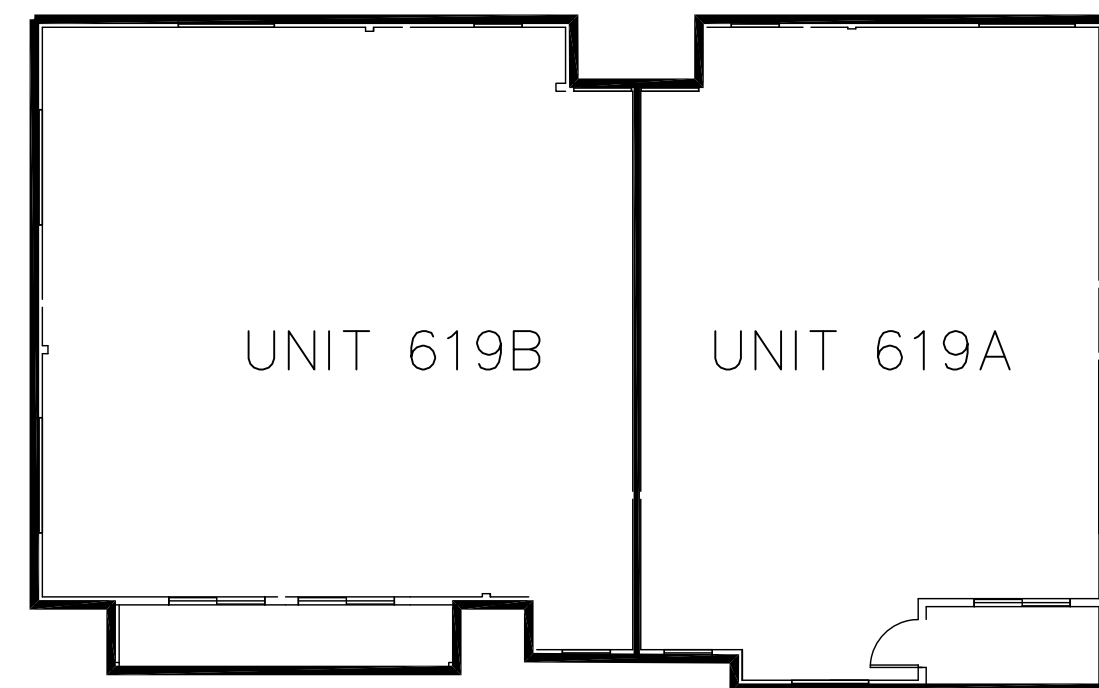
**BASIS OF BEARING**  
CENTERLINE OF WILSON AVENUE N00°01'21"E  
PER LA CO. P.W.F.B. 1624-114-115

**UTILITY SERVICE**  
WATER - CITY OF PASADENA WATER & POWER  
SEWER - CITY OF PASADENA  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - CITY OF PASADENA WATER & POWER  
TELEPHONE - PACIFIC BELL  
SCHOOL - PASADENA UNIFIED SCHOLL DISTRICT  
FIRE - CITY OF PASADENA  
POLICE - PASADENA POLICE DEPT.

**CIVIL ENGINEER**  
CALLAND ENGINEERING & ASSOCIATES, INC.  
574 E. LAMBERT ROAD,  
BREA, CA 92821  
TEL.: (714) 671-1050  
JACK LEE, R.C.E., G.E.



FIRST FLOOR



SECOND FLOOR

**CALLAND ENGINEERING  
& ASSOCIATES, INC.**



574 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090

PROJECT LOCATION:  
617 N. WILSON AVENUE,  
PASADENA, CA 91104  
TENTATIVE MAP

DRAWN: M.W.  
CHECKED:  
DATE: 01/29/2024  
JOB NO.: 23-019-050  
SCALE: 1" = 10'  
FILE NAME:

T-1

SHEET 1 OF 1