

**OWNER:**  
CASA DEL GOODY TRUST  
MS. VICKI NOVELL  
135 W. FOOTHILL BLVD.,  
MONROVIA, CA 91016  
TEL: 626-757-7400

**CIVIL ENGINEER:**  
HANK JONG, PE  
EGL ASSOCIATES, INC.  
11819 GOLDRING ROAD, UNIT A  
ARCADIA, CA 91006  
PH: 626-263-3588  
FAX: 626-263-3599

**EARTHWORK:**  
CUT: 50 CY  
FILL: 400 CY  
IMPORT: 350 CY  
EXPORT: 0 CY

**BENCH MARK:**  
BENCH MARK:  
BOLT IN SOUTH CURB10'  
WEST OF W/L HILL ST.  
ELEV = 1079.97'  
SURVEY CONDUCTED BY AT THELWELL,  
LS 6999 ON 01/11/2005  
MANAGED BY HANK JONG

**PROTECTIVE OAK TREE INVENTORY**

THIS TABLE IDENTIFIES ALL THE PROTECTED OAK TREES LOCATED ON THE PROPERTY. THE TREE #'S CORRESPOND TO THE LOCATIONS OF THE OAK TREES AS PLOTTED ON THIS MAP.

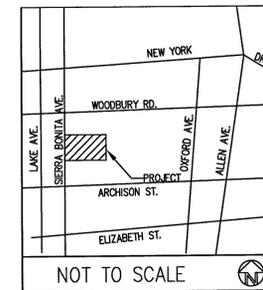
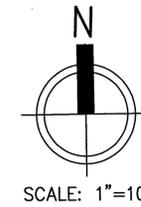
TREE #	SPECIES	TRUNK DIA.	PROPOSED ACTION
1	Q. AGRIFOLIA, COAST LIVE OAK	22"	ENCROACH
2	Q. AGRIFOLIA, COAST LIVE OAK	12"	ENCROACH
3	Q. AGRIFOLIA, COAST LIVE OAK	6"	ENCROACH
4	Q. AGRIFOLIA, COAST LIVE OAK	12"	ENCROACH
5	Q. AGRIFOLIA, COAST LIVE OAK	16"	ENCROACH

# AMENDED EXHIBIT PARCEL MAP NO. 066769

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

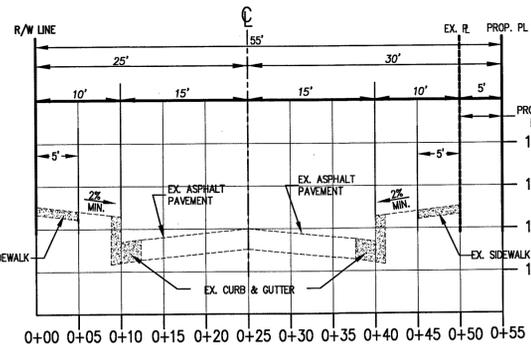
BEING A SUBDIVISION OF A PORTIONS OF THE GROGAN TRACT, SO CALLED, IN THE RANCHO SAN PASQUAL, IN THE CITY OF PASADENA, AS SHOWN ON RECORDER'S FILED MAP NO. 549, FILED MAY 22, 1880, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES



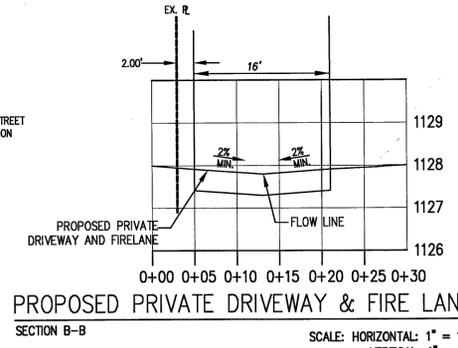
VICINITY MAP

- LEGEND**
- (98.23).....EXISTING ELEVATION
  - 99.00.....PROPOSED ELEVATION
  - (100)---EXISTING CONTOUR
  - .....DRAINAGE PATTERN
  - .....EXISTING STRUCTURE
  - .....PROPOSED STRUCTURE
  - .....PROPERTY LINE
  - .....SEWER LINE
  - EX.....EXISTING
  - FS.....FINISH SURFACE
  - T.C.....TOP OF CURB
  - F.L.....FLOW LINE
  - F.G.....FINISH GRADE
  - R/W.....RIGHT OF WAY
  - P/L.....PROPERTY LINE
  - L.....LANDSCAPE



TYPICAL SIERRA BONITA AVE SECTION "A-A"

SCALE: HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 2'



PROPOSED PRIVATE DRIVEWAY & FIRE LANE SECTION B-B

SCALE: HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 2'

**NOTES**

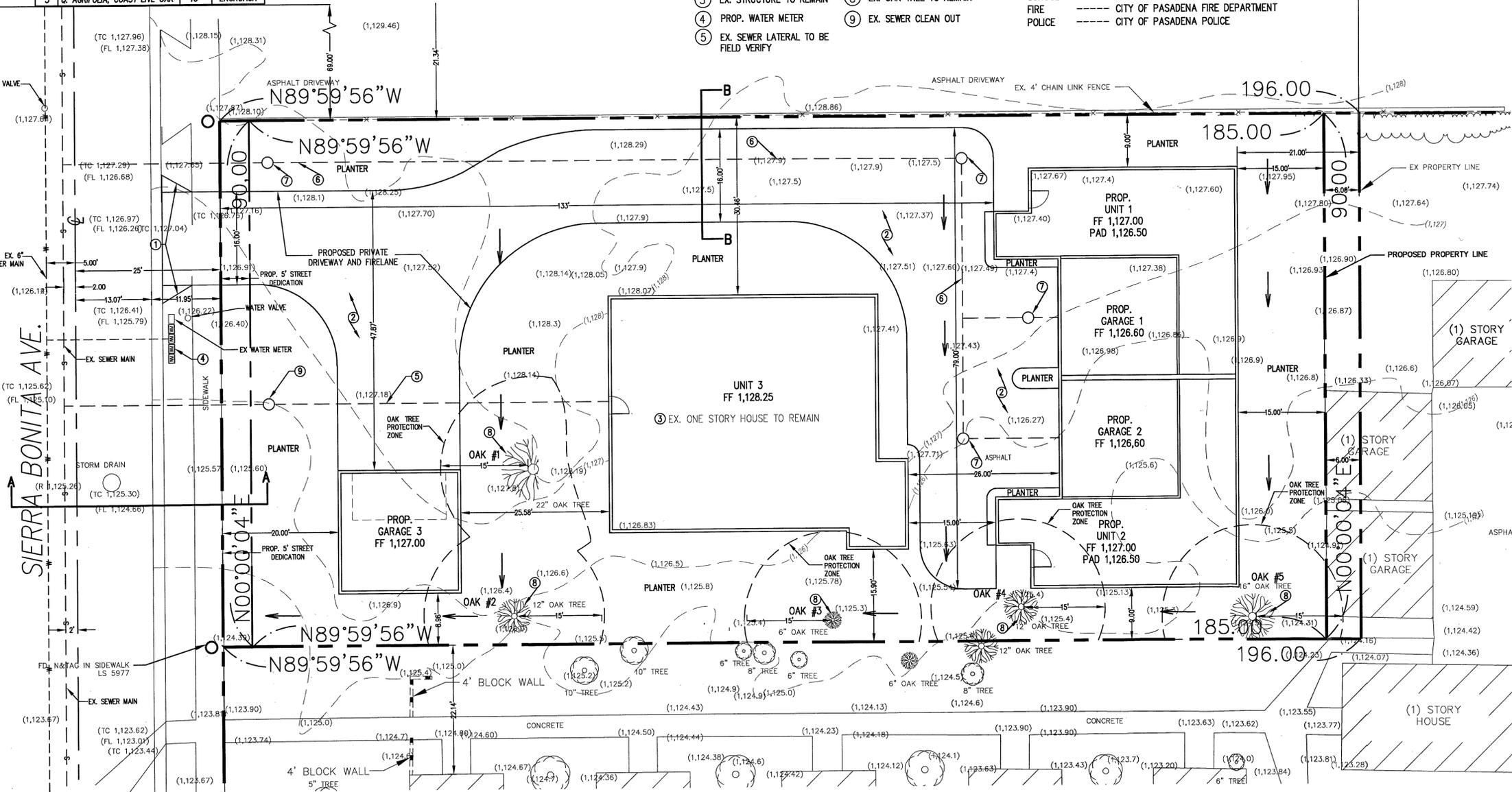
- APN: 5851-002-016
- EXISTING ZONING: R-2
- PROPOSED ZONING: R-2
- LOCAL PLAN CATEGORY: LD-LOW DENSITY RESIDENTIAL (1-6 GROSS/AC)
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- GROSS LOT SIZE: 19,922 S.F. (0.46 ACRE)
- NET LOT SIZE AFTER DEDICATION: 17,100 S.F. (0.39 ACRE)
- NET LOT SIZE AFTER DEDICATION & LOT LINE ADJUSTMENT: 16,650 SF (0.38 ACRE)
- EXISTING LOT: 1
- PROPOSED LOTS: 1
- PROPOSED UNITS: 3
- PARKING: 6 (GARAGE PARKING)
- SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
- PERMEABLE TEXTURED PAVEMENT FOR ALL GARAGE-ACCESS DRIVEWAYS AND GUEST PARKING AREAS

**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

**CONSTRUCTION NOTES:**

- ① PROP. DRIVEWAY APPROACH.
- ② PROP. DRIVEWAY.
- ③ EX. STRUCTURE TO REMAIN
- ④ PROP. WATER METER
- ⑤ EX. SEWER LATERAL TO BE FIELD VERIFY
- ⑥ PROP. SEWER LATERAL
- ⑦ PROP. SEWER CLEANOUT
- ⑧ EX. OAK TREE TO REMAIN
- ⑨ EX. SEWER CLEAN OUT



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**3 UNITS CONDOMINIUM**  
**1796 N. SIERRA BONITA AVE.,**  
**PASADENA, CA 91104**

Date	07/06/2015
Scale	AS SHOWN
Drawn	SH
Job	15-114-003
Sheet	1 OF 1