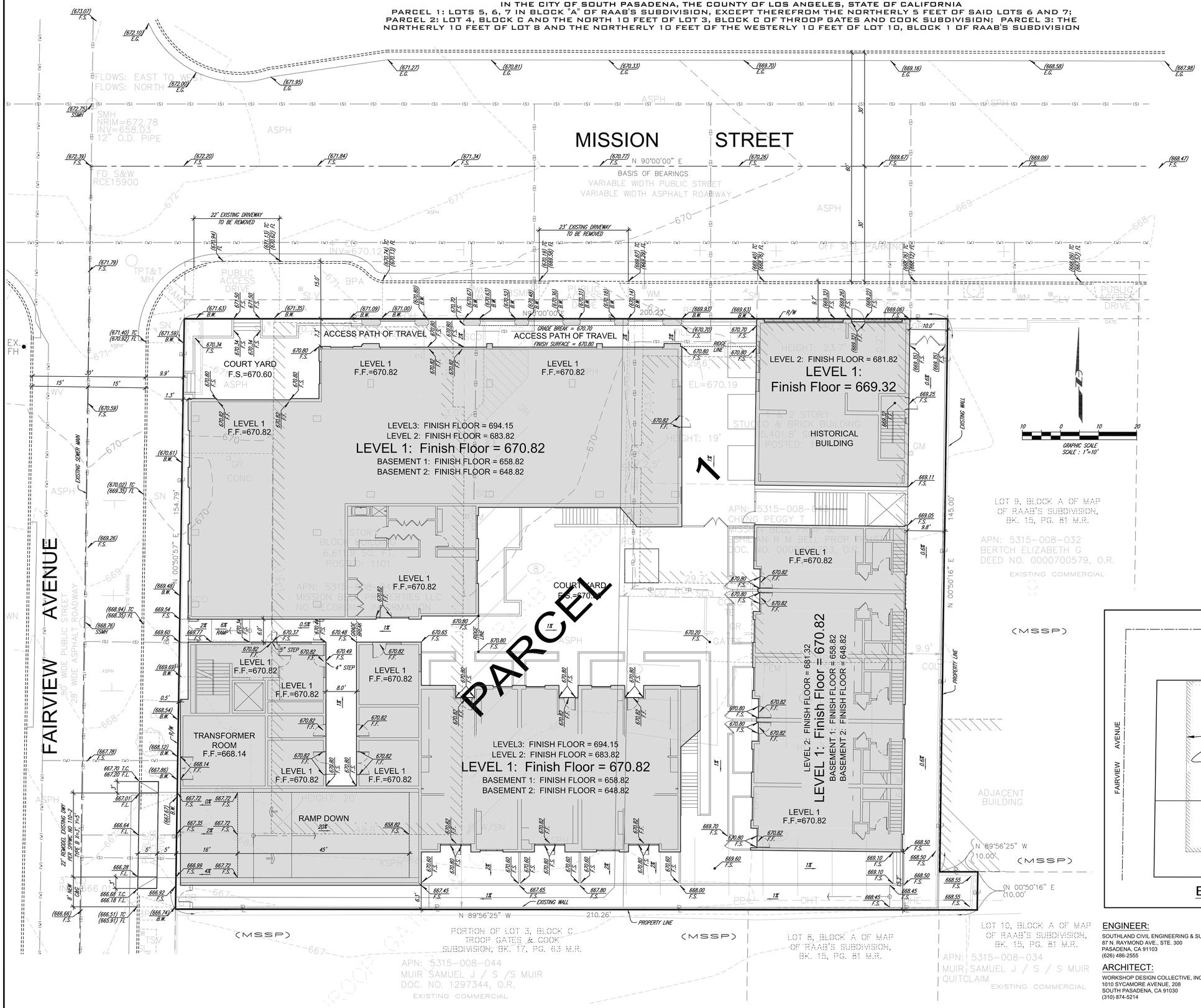
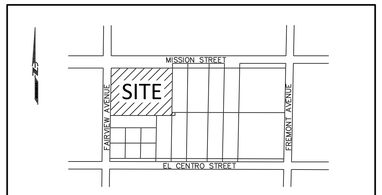
VESTING TENTATIVE PARCEL MAP NO. 78267
FOR CONDOMINIUM PURPOSES

IN THE CITY OF SOUTH PASADENA, THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
PARCEL 1: LOTS 5, 6, 7 IN BLOCK "A" OF RAAB'S SUBDIVISION, EXCEPT THEREFROM THE NORTHERLY 5 FEET OF SAID LOTS 6 AND 7;
PARCEL 2: LOT 4, BLOCK C AND THE NORTH 10 FEET OF LOT 3, BLOCK C OF THROOP GATES AND COOK SUBDIVISION; PARCEL 3: THE NORTHERLY 10 FEET OF LOT 8 AND THE NORTHERLY 10 FEET OF THE WESTERLY 10 FEET OF LOT 10, BLOCK 1 OF RAAB'S SUBDIVISION





VICINITY MAP
SCALE: 1" = 400'

PROJECT DESCRIPTION:

THE PROJECT CAN BE DESCRIBED AS A (3) THREE STORY MIXED USE BUILDING WITH (2) TWO STORIES OF PARKING BELOW GRADE. THE SITE ALSO CONTAINS A (2) STORY MASONRY BUILDING WHICH IS DEEMED HISTORIC TO THE CITY OF SOUTH PASADENA WHICH IS A CRITICAL PART OF THE PROJECT'S OVERALL DESIGN.

THE PROJECT PROPOSES (35) NEW RESIDENTIAL UNITS AND REFURBISHES (1) EXISTING UNIT AS 1 BEDROOM LOFTS, FLATS, AND 2 BEDROOM FLATS. THE GROUND FLOOR COMMERCIAL SPACE 7,394 SF INCLUDING THE HISTORIC BUILDING.

BUILDING INFORMATION:

NUMBER OF STORIES: 3
TYPE OF CONSTRUCTION: TYPE V-B OVER TYPE I PODIUM
USE: MULTIFAMILY USES OVER COMMERCIAL AND PARKING USES
OCCUPANCY: A2, M, R2 AND S2 OCCUPANCIES
LOT AREA: 31,113 SF
LOT COVERAGE: 69% LOT COVERAGE

GENERAL NOTES:

ASSESSOR'S PARCEL: APNS # 5315-008-045 & 5315-008-043

ZONING: MISSION STREET SPECIFIC PLAN (MSSP)

SITE AREA: 0.71 ACRE (31,113 SQ.FT.)

NO EASEMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY GUARANTEE NO. CA-SFXFC-IMP-81G28-1-17-09193603, DATED 9/20/17.

LEGAL DESCRIPTION:

REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 5, 6, 7 IN BLOCK "A" OF RAAB'S SUBDIVISION, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 81 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE NORTHERLY 5 FEET OF SAID LOTS 6 AND 7.

PARCEL 2:
LOT 4, BLOCK C AND THE NORTH 10 FEET OF LOT 3, BLOCK C OF THROOP GATES AND COOK SUBDIVISION, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 63 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
THE NORTHERLY 10 FEET OF LOT 8 AND THE NORTHERLY 10 FEET OF THE WESTERLY 10 FEET OF LOT 10, BLOCK A OF RAAB'S SUBDIVISION, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 81 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5315-008-045, 043

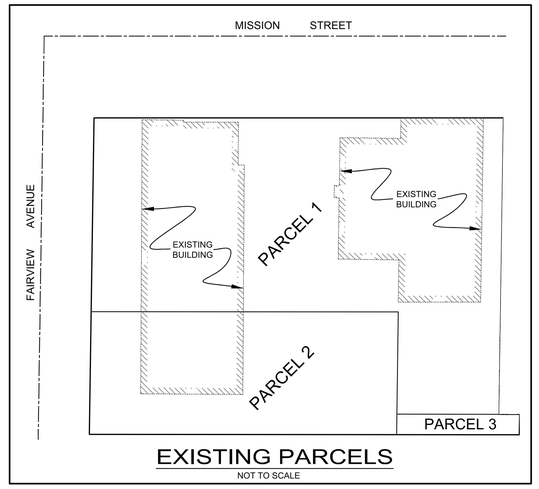
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MISSION STREET. BEING N 90° 00' 00" E (EAST) PER MAP OF RAAB'S SUBDIVISION RECORDED IN BOOK 15, PG. 81, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

BENCHMARK

BENCHMARK (LEAD AND TAG LS6999) LOCATED IN THE SOUTHEAST CURB RETURN AT THE INTERSECTION OF EL CENTRO AND FREMONT AVENUE.

ELEVATION = 653.87 (DATUM CITY OF SOUTH PASADENA)



EXISTING PARCELS
NOT TO SCALE

ENGINEER:
SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP
87 N. RAYMOND AVE., STE. 300
PASADENA, CA 91103
(626) 486-2555

SURVEY:
COMMERCIAL DUE DILIGENCE SERVICES
3550 W ROBINSON STREET, 3RD FLR
NORMAN, OKLAHOMA 73072
(405) 378-5800

JOB ADDRESS:
1101-1115 MISSION STREET
SOUTH PASADENA, CA 91030

ARCHITECT:
WORKSHOP DESIGN COLLECTIVE, INC.
1010 SYCAMORE AVENUE, 208
SOUTH PASADENA, CA 91030
(310) 874-5214

DEVELOPER:
CFT DEVELOPMENTS, LLC
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
(626) 372-8122

OWNER:
MISSION BELL PROPERTIES, LLC
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
(626) 372-8122

DATE: 10/24/2018

BENCH MARK:
BENCHMARK (LEAD AND TAG LS6999) LOCATED IN THE SOUTHEAST CURB RETURN AT THE INTERSECTION OF EL CENTRO AND FREMONT AVENUE.
ELEVATION = 653.87
(DATUM CITY OF SOUTH PASADENA)

No.	REVISIONS:	DATE	BY

REFERENCE

WORK ACCEPTED

Southland Civil Engineering & Survey, LLP
87 N. Raymond Ave., Ste. 300, Pasadena, CA 91103
TEL: (626) 486-2555 FAX: (626) 486-2556
www.SouthlandCivil.com

REGISTERED PROFESSIONAL ENGINEER
LARRY L. MAR
No. 55069
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

SOUTHLAND CIVIL ENGINEERING AND SURVEYING, LLP

ENGINEER:	LARRY MAR, P.E.
DESIGNED BY:	BKL
DRAWN BY:	BKL
CHECKED BY:	LARRY MAR, P.E.
DRAWING SCALE:	1"=10'

SHEET TITLE: Vesting Tentative Parcel Map NO. 78267 FOR CONDOMINIUM PURPOSES
1101-1115 MISSION STREET
SOUTH PASADENA, CA 91030

OWNER: CFT NV DEVELOPMENTS, LLC
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770-3711

JOB NUMBER: 2380-16010

DRAWING NO. TPM-1

SHEET 1 OF 1 SHEETS

REVISION DATES (DESIGN STAGE ONLY)
REVISION DATES (DESIGN STAGE ONLY)

Drawing Name: 01 - VTPM.dwg
Last Edit Date: Oct 14, 2019 - 9:01am
Drawing Location: J:\2380-16010\PLANNING\
Plotted By: Bryan Kim
AutoCAD Version: AutoCAD CSD 2016