

# SITE PLAN REVIEW

## ADMINISTRATIVE HOUSING PERMIT RPPL2021011924

PERMIT #: **RPPL2021011926**

PROJECT #: **PRJ2021-004651**

This plan is APPROVED in compliance with the Los Angeles County Zoning Code and subject to the requirements noted herein. This approval shall expire if it is not used within two years of the approval date and prior to any change in ordinance requirements. This approval shall not be construed to permit the violation of any provision of the Los Angeles County Code or State or Federal Law.



SIGNATURE

**Zoe Axelrod**

PRINT

**05-18-2022**

APPROVAL DATE

Approval does not expire per  
Section 22.166.040.F.1

EXPIRATION DATE



Los Angeles County  
Department of Regional Planning



Permit: <b>RPPL2021011926</b>	Project No.: <b>PRJ2021-004651</b>	EXPIRES:
Address: <b>380 S Rosemead Boulevard, Pasadena CA 91107</b>	APN: <b>5378018020</b>	
Approved by: <b>Zoe Axelrod</b>	Zone: <b>MXD / R-2</b>	Approved on: <b>05-18-2022</b>

- o Lot Size: 1.09 net acres o Maximum Allowable Density: 150 units/acre (MXD – 0.80 acres) and 9 units/acre (H9 – 0.29 acres)
- o Max Baseline Units Allowed: 124 units with density averaging o Units Demolished: 3
- o Affordable Units Required: At least 10% of baseline units at 30% AMI, or 13 units. o Affordable Units Provided: 13 o Affordability Level: 30% AMI
- o Requested Density Bonus: 55% which yields an additional 69 units
- o Total Units: 193, including 180 market rate, and 13 income-restricted
- o Unit Mix: 53 studio, 103 one-br units, and 37 two-br. 4 studio, 7 one-br, and 2 two-br are restricted affordable.
- o Commercial Space: 7,828 SF on ground floor (4% of total floor area).
- o Vehicle Parking: 31 commercial spaces and 174 residential spaces required and provided in two levels of subterranean parking and ground floor, of which 35 are compact and 139 are standard. 1Type A loading space provided for commercial.
- o Bicycle Parking: Commercial: 2 short-term and 2 long-term spaces required and provided. Residential: 19 short-term and 97 long-term spaces required and provided.
- o Height: Max is 65 ft in MXD and 35 ft in R-2. Proposed is 90 ft to top of elevator shaft. Ground floor retail is 17 ft.
- o Stories: 7 stories and 2 subterranean levels for parking. o FAR: Maximum allowed is 3.0. Proposed is 2.87.
- o Setbacks: R2 zone - Required: Front (20 ft); Sides (5 ft); Rear (15 ft). Proposed: Front (0 ft); Sides (0 ft); Rear (17 ft). MXD zone - Required: Front (0 ft); Sides (0 ft); Rear (15 ft). Proposed: Front (0 ft); Corner Side (0 ft); Interior Side (5 ft); Rear (0 ft).
- o Landscaping: At least 2,375 SF must be landscaped. 4,060 SF provided.
- o Tree Planting: 14 trees required and provided.
- o Recreational Space: Required: 100 SF per unit, or 19,300 SF. 16,373 SF of common recreational space and 3,482 SF of private recreational space provided (19,855 SF).
- o Pedestrian Character: Width of ground floor retail must be at least 20 ft. At least 50% of ground floor street frontage must be windows. Entry must be facing and accessible from the street. At least 50% of façade must include balconies, windows, or other design features. All requirements are met.
- o Oak Trees: No encroachments or removals are proposed or approved.
- o Interdepartmental Reviews: Cleared Public Health on 4/26/2022. Cleared by Fire on 5/2/2022. Conceptually approved by Public Works on 5/4/2022.



# ROSEMEAD MIXED-USE

380 S. ROSEMEAD BLVD.  
PASADENA, CA 91107

PREPARED FOR :

LEGENDARY DEVELOPMENTS, LLC

**DEPARTMENT OF  
REGIONAL PLANNING APPROVED**

**PROJECT INFORMATION**

**ADDRESS :**

380 S. ROSEMEAD BLVD.  
PASADENA, CA 91107

**ASSESSOR PARCEL NUMBER :**

5378-018-020 & 5378-018-016

**APPLICANT :**

LEGENDARY DEVELOPMENTS, LLC  
A: 35 N. LAKE AVENUE, SUITE 720  
PASADENA, CA 91101  
T: 626.497.3662

**PROJECT DESCRIPTION :**

DENSITY BONUS PROJECT  
7-STORY MIXED-USE BUILDING :  
TYPE III-A MULTIFAMILY OVER TYPE I-A  
COMMERCIAL & RESIDENTIAL SPACE AND PARKING,  
FULLY FIRE SPRINKLERED, CONSISTING OF:

- a. PARKING STRUCTURE AND COMMERCIAL SPACE AT GRADE AND TWO SUBTERRANEAN PARKING LEVELS
- b. COMMON AREAS AND OTHER RECREATION AMENITIES COMMENSURATE WITH A LUXURY RESIDENTIAL PROJECT
- c. 193 UNITS

- DENSITY BONUS PROJECT TO PROVIDE 10% OF BASE DENSITY AT EXTREMELY LOW INCOME SET-ASIDE (13 DU), UTILIZE 55% DENSITY BONUS TO ADD 69 DU, AN INCREASE FROM 124 BASE DU TO 193 PROPOSED DU
- REQUESTS FOLLOWING (3) INCENTIVES & WAIVERS OF DEVELOPMENT STANDARDS:

- a. (3) INCENTIVES
  - i. AVERAGE FAR, DENSITY, AND PERMIT VEHICULAR PARKING ACROSS SITE IN MXD & R-2 ZONES
  - ii. HEIGHT RELIEF OF 20 FEET IN MXD ZONE & 55 FEET IN R-2 ZONE
  - iii. PERMIT UP TO 20% COMPACT PARKING FOR RESIDENTIAL PARKING
- b. WAIVERS
  - i. RELIEF FROM YARD SETBACKS:
    - 1. R-2: 20-FOOT RELIEF FROM FRONT YARD, 6-FOOT RELIEF ON WEST SIDE YARD, & 8-FOOT RELIEF FROM REAR YARD
    - 2. MXD: 15-FOOT RELIEF FROM REAR YARD

**LA COUNTY ZONING DATA :**

WEST LOTS (4 LOTS TOTAL) :  
EXISTING LAND USE DESIGNATION - MIXED USE  
EXISTING ZONING - MXD  
EAST LOT (1 LOT TOTAL) :  
EXISTING LAND USE DESIGNATION - RESIDENTIAL  
EXISTING ZONING - H9

**LOT AREA :**

WEST LOTS (4 LOTS TOTAL) : 53,737 SF  
(TAKEN TO CL OF STREETS TO CALC FAR)  
WEST LOTS (4 LOTS TOTAL) : 34,928 SF  
(W/I BOUNDS OF PL)  
EAST LOT (1 LOT TOTAL) : 12,382 SF  
(W/I BOUNDS OF PL)  
TOTAL LOT AREA : 66,119 SF  
(WEST LOTS TAKEN TO CL OF STREETS)  
TOTAL LOT AREA : 47,310 SF  
(WEST LOTS TAKEN W/I BOUNDS OF PL)

**FLOOR AREA & FAR :**

TOTAL LOT AREA : 66,119 SF  
PROPOSED TOTAL FLOOR AREA : 190,153 SF  
COMMERCIAL : 7,828 SF  
RESIDENTIAL : 182,325 SF  
BASE ALLOWABLE FAR - 3 : 1  
66,119 SF LOT X 3 = 198,357 SF  
PROPOSED FAR - 2.87 : 1  
190,153 SF / 66,119 SF = 2.87

\*\*LOT AREA TAKEN TO CENTERLINE OF STREETS FOR MXD LOTS, R2 LOT AREA WITHIN THE BOUNDS OF PROPERTY LINES

FLOOR AREA SUMMARY	
AREA TYPE	AREA
COMMERCIAL	7,828 SF
RESIDENTIAL	171,347 SF
RESIDENTIAL AMENITY	10,978 SF
TOTAL FLOOR AREA	190,153 SF

COMMERCIAL	7,828 SF
RESIDENTIAL	171,347 SF
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TOTAL FLOOR AREA	190,153 SF

GENERAL SITE PARAMETERS		
BUILDING SETBACKS	REQ'D SETBACK	PROPOSED SETBACK
MXD		
FRONT	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
REAR (ABUTTING MXD)	0'-0"	0'-0"
REAR (ABUTTING R-2)	15'-0"	0'-0" *
R-2		
FRONT	20'-0"	0'-0" *
SIDE	6'-0"	15'-0" @ EAST 0'-0" @ WEST *
REAR	25'-0"	17'-0" *
BUILDING HEIGHT		
REQ'D HEIGHT	PROPOSED HEIGHT	
MXD		
BLDG. HEIGHT, W/ LOT CONSOLIDATION	70'-0"	90'-0" *
R-2		
BLDG. HEIGHT	35'-0"	90'-0" *
COMMERCIAL CLR. HT.		
REQ'D HEIGHT	PROPOSED HEIGHT	
GENERAL RETAIL	14'-0" MIN.	14'-0" MIN.

\* INDICATES DENSITY BONUS WAIVER BEING REQUESTED FOR RELIEF.

**DENSITY :**

BASELINE DWELLING UNITS = 124 DU  
MXD / MXD LOTS (4 LOTS TOTAL) = 121 DU  
150 DU / NET ACRE  
34,928 SF / 43,560 SF = 0.802 ACRES  
0.802 ACRES X 150 DU = 120.3 DU = 121 DU  
H9 / R2 LOTS (1 LOT TOTAL) = 3 DU  
9 DU / NET ACRE  
12,382 SF / 43,560 SF = 0.284 ACRES  
0.284 ACRES X 9 DU = 2.6 DU = 3 DU

\*\*LOT AREA TAKEN W/I BOUNDS OF PROPERTY LINES FOR MXD & R2 LOTS

DENSITY BONUS UNIT COUNT = 193 (124 BASELINE DU + 69 DENSITY BONUS DU)  
BASELINE DWELLING UNITS = 124 X 55% = 68.2 = 69 DU  
(ADD 55% DENSITY BONUS TO LOTS BY PROVIDING 10% OF BASE DENSITY AT EXTREMELY LOW INCOME)

AFFORDABLE UNITS PROPOSED = 13 DU  
(124 BASELINE DU - 0 MANAGER'S UNIT) X 10% AFFORDABLE HOUSING SET ASIDE = 12.4 DU = 13 DU  
AFFORDABLE HOUSING SET-ASIDE TO BE RENTAL UNIT TYPE

AFFORDABLE HOUSING SET-ASIDE = 13 DU (10% AT 30% AMI), SEE ABOVE FOR CALCS  
DENSITY BONUS = 55% = 69 DU, SEE ABOVE FOR CALCS

INCLUSIONARY HOUSING ORDINANCE : 10% RESERVED AT 40% AMI SATISFIES OPTION A

UNIT SUMMARY		
NAME	COUNT	AREA
1B	103	68,920 SF
2B	37	31,556 SF
STUDIO	53	27,796 SF
TOTAL:	193	128,272 SF

UNIT INFORMATION	
UNIT TYPE	AVG. SIZE
1B	669 SF
2B	853 SF
STUDIO	524 SF
AVG. UNIT	665 SF

**PARKING SUMMARY**

**1) REQUIRED PARKING (22.112.070)**

COMMERCIAL (GENERAL) :  
7,828 SF/250 SF = 31.3  
**TOTAL COMMERCIAL REQUIRED : 31 SPACES**

2 OF 31 SPACES MUST COMPLY W/ ACCESSIBILITY STANDARDS, SEE (2) ACCESSIBLE PARKING BELOW)  
**TOTAL COMMERCIAL PROVIDED : 31 SPACES TOTAL :**  
1 VAN ACCESSIBLE SPACE  
1 STANDARD ACCESSIBLE SPACE  
2 COMPACT SPACES  
27 STANDARD SPACES

**RESIDENTIAL (PER ZONE) :**

MXD TOTAL DENSITY  
STUDIO : 52 X 1.00  
1 BEDROOM : 100 X 1.00  
2 BEDROOM : 36 X 2.00

188 DWELLING UNITS  
52 SPACES  
100 SPACES  
72 SPACES  
224 SPACES (W/O REDUCTION)  
- 56 SPACES  
168 RESIDENTIAL SPACES  
5 DWELLING UNITS  
1 SPACE  
3 SPACES  
2 SPACES  
6 SPACES

25% RESIDENTIAL REDUCTION (22.26.030.D.5)

R-2 TOTAL DENSITY  
STUDIO : 1 X 1.00  
1 BEDROOM : 3 X 1.00  
2 BEDROOM : 1 X 2.00

**TOTAL RESIDENTIAL REQUIRED : 174 SPACES**

2% OF SPACES MUST COMPLY W/ ACCESSIBILITY STANDARDS, SEE (2) ACCESSIBLE PARKING BELOW)

**TOTAL RESIDENTIAL PROVIDED : 174 SPACES TOTAL**

**TOTAL PARKING REQUIRED : 205 SPACES TOTAL**

**TOTAL PARKING PROVIDED : 205 SPACES TOTAL**

\*\*INCENTIVE REQUESTS UP TO 20% (34 SPACES) OF REQ'D RESIDENTIAL PARKING MAY BE COMPACT SPACES.

**2) REQUIRED ACCESSIBLE PARKING (CBC 11A)**

\*ACCESSIBLE SPACES PROVIDED INCLUDED IN TOTALS ABOVE

**COMMERCIAL :**

1/25 SPACES  
2 SPACES REQUIRED  
RESIDENTIAL :  
174 X 2% = 3.48  
4 SPACES REQUIRED

**TOTAL ACCESSIBLE SPACES REQUIRED : 2 VAN ACCESSIBLE SPACES  
4 STANDARD ACCESSIBLE SPACES**

**BICYCLE PARKING SUMMARY**

**1) REQUIRED PARKING (22.112.100)**

COMMERCIAL :  
SHORT TERM :  
7,828 SF/5,000 SF = 1.6  
2 SPACES MIN.  
LONG TERM :  
7,828 SF/5,000 SF = 1.6  
2 SPACES MIN.  
4 SPACES

**TOTAL COMMERCIAL REQUIRED : 4 SPACES**

SHORT TERM : 2 SPACES  
LONG TERM : 2 SPACES

**TOTAL COMMERCIAL PROVIDED : 4 SPACES**

SHORT TERM : 2 SPACES  
LONG TERM : 2 SPACES

**RESIDENTIAL :**

SHORT TERM :  
193 UNITS/10 = 19.3  
19 SPACES  
LONG TERM :  
193 UNITS/2 = 96.5  
97 SPACES  
116 SPACES

**TOTAL RESIDENTIAL REQUIRED : 116 SPACES**

SHORT TERM : 19 SPACES  
LONG TERM : 97 SPACES

**TOTAL RESIDENTIAL PROVIDED : 116 SPACES**

SHORT TERM : 19 SPACES  
LONG TERM : 97 SPACES

**TOTAL PARKING REQUIRED : 120 SPACES**

**TOTAL PARKING PROVIDED : 120 SPACES**

SEE PG 102 GROUND FLOOR PLAN FOR BICYCLE PARKING LOCATIONS

**VICINITY MAP**



**RECREATIONAL OPEN SPACE REQUIREMENTS**

**1) REQUIRED RECREATIONAL SPACES (22.26.030)**

SEE PG 003.1

100 SF/UNIT REQUIRED = 100 SF X 193 UNITS

**TOTAL REQUIRED : 19,855 SF**

**TOTAL PROVIDED : 21,943 SF**

**LANDSCAPING REQUIREMENTS**

SEE PG 003 & LANDSCAPE SHEETS

ALL LANDSCAPING TO CONSIST OF DROUGHT-TOLERANT LAWN, SHRUBBERY, FLOWERS, AND/OR TREES

**1) REQUIRED LANDSCAPING (22.26.030)**

5% OF LOT REQUIRED TO BE LANDSCAPED = 5% X 47,490 SF = 2,375 SF

**TOTAL REQUIRED : 2,375 SF**

**TOTAL PROVIDED : 4,060 SF**

**2) TREE REQUIREMENTS (22.126.030)**

3 TREES/10,000 SF DEVELOPED LOT AREA = 3 X (47,490 SF/10,000 SF) = 14 TREES  
NO EXISTING TREES TO BE REMOVED

**TOTAL REQUIRED : 14 TREES**

**TOTAL PROVIDED : 14 TREES**

**(N) TREE SCHEDULE**

LEVEL	MARK	TREE TYPE
00 GROUND LEVEL	1N	Michelia Tree (Champaca)
00 GROUND LEVEL	2N	Michelia Tree (Champaca)
00 GROUND LEVEL	3N	Michelia Tree (Champaca)
00 GROUND LEVEL	4N	Michelia Tree (Champaca)
00 GROUND LEVEL	5N	Michelia Tree (Champaca)
00 GROUND LEVEL	6N	Hymenosporum Tree (Sweet Shade)
00 GROUND LEVEL	7N	Hymenosporum Tree (Sweet Shade)
00 GROUND LEVEL	8N	Hymenosporum Tree (Sweet Shade)
00 GROUND LEVEL	9N	Michelia Tree (Champaca)
00 GROUND LEVEL	10N	Michelia Tree (Champaca)
00 GROUND LEVEL	11N	Michelia Tree (Champaca)
00 GROUND LEVEL	12N	Hymenosporum Tree (Sweet Shade)
00 GROUND LEVEL	13N	Hymenosporum Tree (Sweet Shade)
00 GROUND LEVEL	14N	Hymenosporum Tree (Sweet Shade)

**ARCHITECTURAL SHEET INDEX**

SHEET NO.	SHEET NAME
PG100	PRELIMINARY GRADING PLAN
PG 000	COVER
PG 001	PROJECT SUMMARY
PG 001.1	SITE PHOTOGRAPHY
PG 002.1	SURVEY
PG 002.2	SURVEY
PG 003	PROJECT LANDSCAPING AREA PLANS
PG 003.1	PROJECT RECREATIONAL OPEN SPACE AREA
PG 100	SITE PLAN
PG 100.1	FIRE ACCESS PLAN - 01/PODIUM LEVEL
PG 101	SUB GRADE PARKING P2
PG 101.1	SUB GRADE PARKING P1
PG 102	GROUND FLOOR PLAN
PG 103	01/PODIUM FLOOR PLAN
PG 104	02 FLOOR PLAN
PG 105	03 FLOOR PLAN
PG 106	04 FLOOR PLAN
PG 107	05 FLOOR PLAN
PG 108	06 FLOOR PLAN
PG 109	07 ROOF PLAN
PG 301	WEST / ROSEMEAD BLVD. ELEVATION
PG 302	NORTH/ OAKDALE ELEVATION
PG 303	EAST / REAR ELEVATION
PG 304	SOUTH / SIDE ELEVATION
PG 400	SECTIONS
PG 401	SECTIONS
PG 402	SECTIONS

**GRADING SHEET INDEX**

SHEET NO.	SHEET NAME
PG100	PRELIMINARY GRADING PLAN

**LANDSCAPE SHEET INDEX**

SHEET NO.	SHEET NAME
L001	SCHEMATIC GROUND LEVEL LANDSCAPE PLAN
L002	SCHEMATIC PODIUM LEVEL LANDSCAPE PLAN
L003	SCHEMATIC 04 & 06 ROOF LEVEL LANDSCAPE PLANS



03



02



01

SITE PHOTOGRAPHY\_WALNUT DR / OAKDALE AVE



03



02



01

SITE PHOTOGRAPHY\_ALONG ROSEMEAD BLVD

**LEGEND**

- A/C ASPHALTIC CONCRETE
- AD AREA DRAIN
- BM BENCHMARK
- BS BOTTOM STEP
- CD CATCH BASIN
- CO CURB DRAIN
- CLF CHAINLINK FENCE
- CO CLEANOUT
- EG EDGE GUTTER
- EP EDGE OF PAVEMENT
- FD FOUND
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- FS FINISH SURFACE
- GP GUARD POST
- ICV IRRIGATION CONTROL VALVE
- INV INVERT
- IP IRON PIPE
- L&T LEAD & TAG
- MH MANHOLE
- POL POINT ON LINE
- PP POWER POLE
- SDMH STORMDRAIN MANHOLE
- SMH SANITARY SEWER MANHOLE
- SSM STANDARD SURVEY MONUMENT
- TC TOP CURB
- TS TOP STEP
- TW TOP WALL
- WIF WROUGHT IRON FENCE
- WM WATER METER
- WV WATER VALVE

- BOUNDARY LINE
- CENTER LINE
- FLOWLINE
- DRIPLINE
- FENCE LINE
- EDGE PAVEMENT
- CONCRETE
- WALL
- TOP/TOE

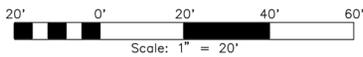
**SITE ADDRESS/A.P.N.:**

380 S ROSEMEAD BLVD  
PASADENA, CA 91107  
APN: 5378-018-020

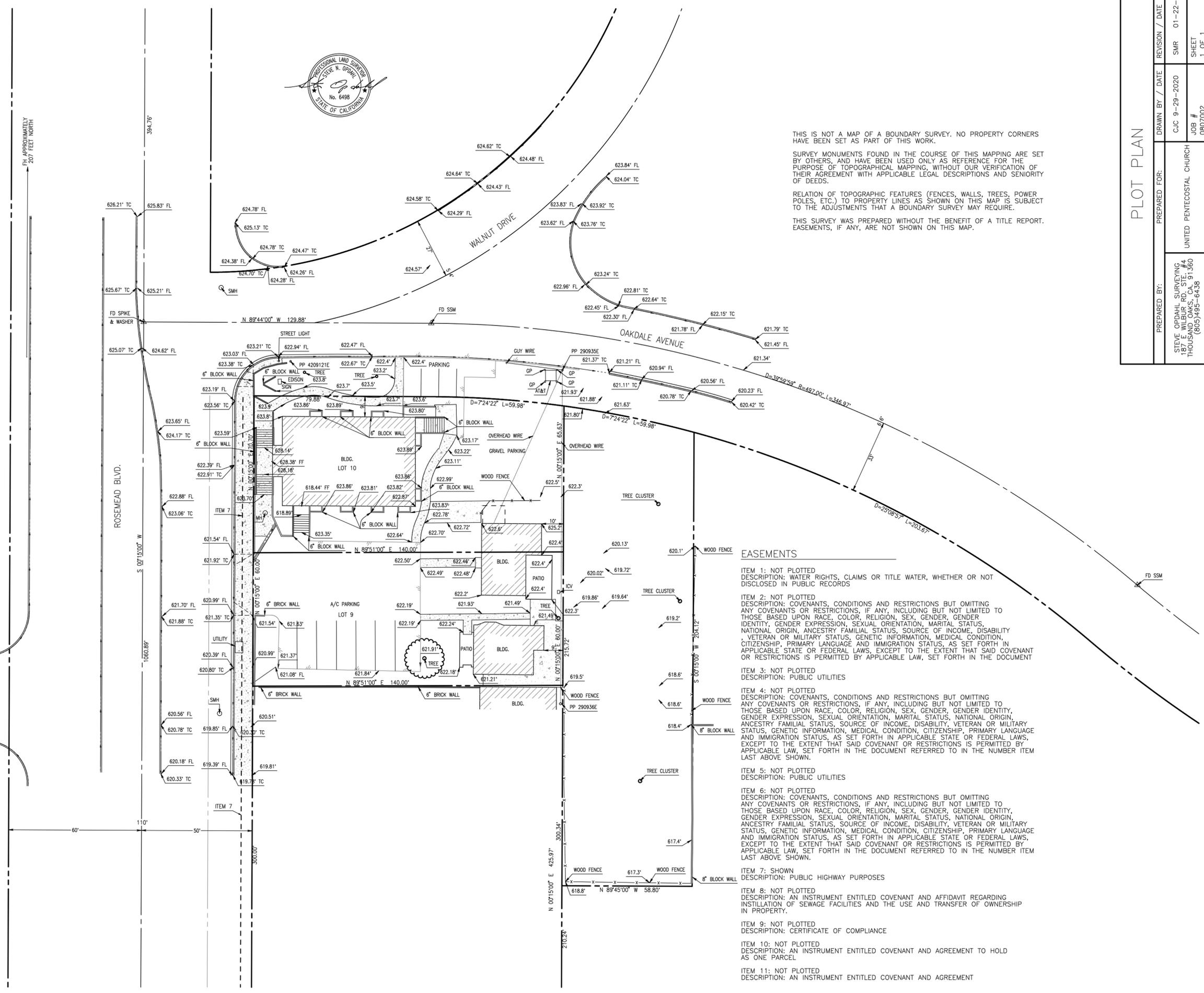
**BENCHMARK:**

BENCHMARK: 1G3231  
ELEVATION: 603.40'  
DATUM: NAVD 88

DESCRIPTION:  
RD HD SPK IN W CB 9FT S/O  
BCR @ SW COR SYCAMORE  
AVE & MICHILLINDA AVE MKD  
(TE 428)



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THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN ON THIS MAP.

**EASEMENTS**

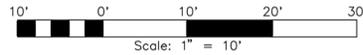
- ITEM 1: NOT PLOTTED  
DESCRIPTION: WATER RIGHTS, CLAIMS OR TITLE WATER, WHETHER OR NOT DISCLOSED IN PUBLIC RECORDS
- ITEM 2: NOT PLOTTED  
DESCRIPTION: COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS IS PERMITTED BY APPLICABLE LAW, SET FORTH IN THE DOCUMENT
- ITEM 3: NOT PLOTTED  
DESCRIPTION: PUBLIC UTILITIES
- ITEM 4: NOT PLOTTED  
DESCRIPTION: COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS IS PERMITTED BY APPLICABLE LAW, SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBER ITEM LAST ABOVE SHOWN.
- ITEM 5: NOT PLOTTED  
DESCRIPTION: PUBLIC UTILITIES
- ITEM 6: NOT PLOTTED  
DESCRIPTION: COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS IS PERMITTED BY APPLICABLE LAW, SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBER ITEM LAST ABOVE SHOWN.
- ITEM 7: SHOWN  
DESCRIPTION: PUBLIC HIGHWAY PURPOSES
- ITEM 8: NOT PLOTTED  
DESCRIPTION: AN INSTRUMENT ENTITLED COVENANT AND AFFIDAVIT REGARDING INSTALLATION OF SEWAGE FACILITIES AND THE USE AND TRANSFER OF OWNERSHIP IN PROPERTY.
- ITEM 9: NOT PLOTTED  
DESCRIPTION: CERTIFICATE OF COMPLIANCE
- ITEM 10: NOT PLOTTED  
DESCRIPTION: AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT TO HOLD AS ONE PARCEL
- ITEM 11: NOT PLOTTED  
DESCRIPTION: AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT

**PLOT PLAN**

REVISION / DATE	SMR	01-22-21
DRAWN BY / DATE	CJC	9-29-2020
PREPARED FOR:	UNITED PENTECOSTAL CHURCH	
PREPARED BY:	STEVE OPDEN, SURVEYING 187 E WILBUR RD., STE. #4 THOUSAND OAKS, CA. 91360 (805)495-6438	
JOB #	0807002	
SHEET	1 OF 1	

GRAYBURN ROAD

S ROSEMEAD BOULEVARD



LEGEND

CLF	CHAINLINK FENCE
CD	CLEANOUT
CONC	CONCRETE
EG	EDGE GUTTER
EM	ELECTRIC METER
FF	FINISH FLOOR
FL	FLOWLINE
FS	FINISH SURFACE
GM	GAS METER
GP	GUARD POST
PP	POWER POLE
SMH	SEWER MANHOLE
TC	TOP CURB
TG	TOP GRATE
TH	THRESHOLD
TW	TOP WALL
WF	WOOD FENCE
WIF	WROUGHT IRON FENCE
---	BOUNDARY LINE
---	CENTER LINE
---	FLOWLINE
---	DRIFLINE
---	FENCE LINE
---	EDGE PAVEMENT
---	CONCRETE
---	WALL



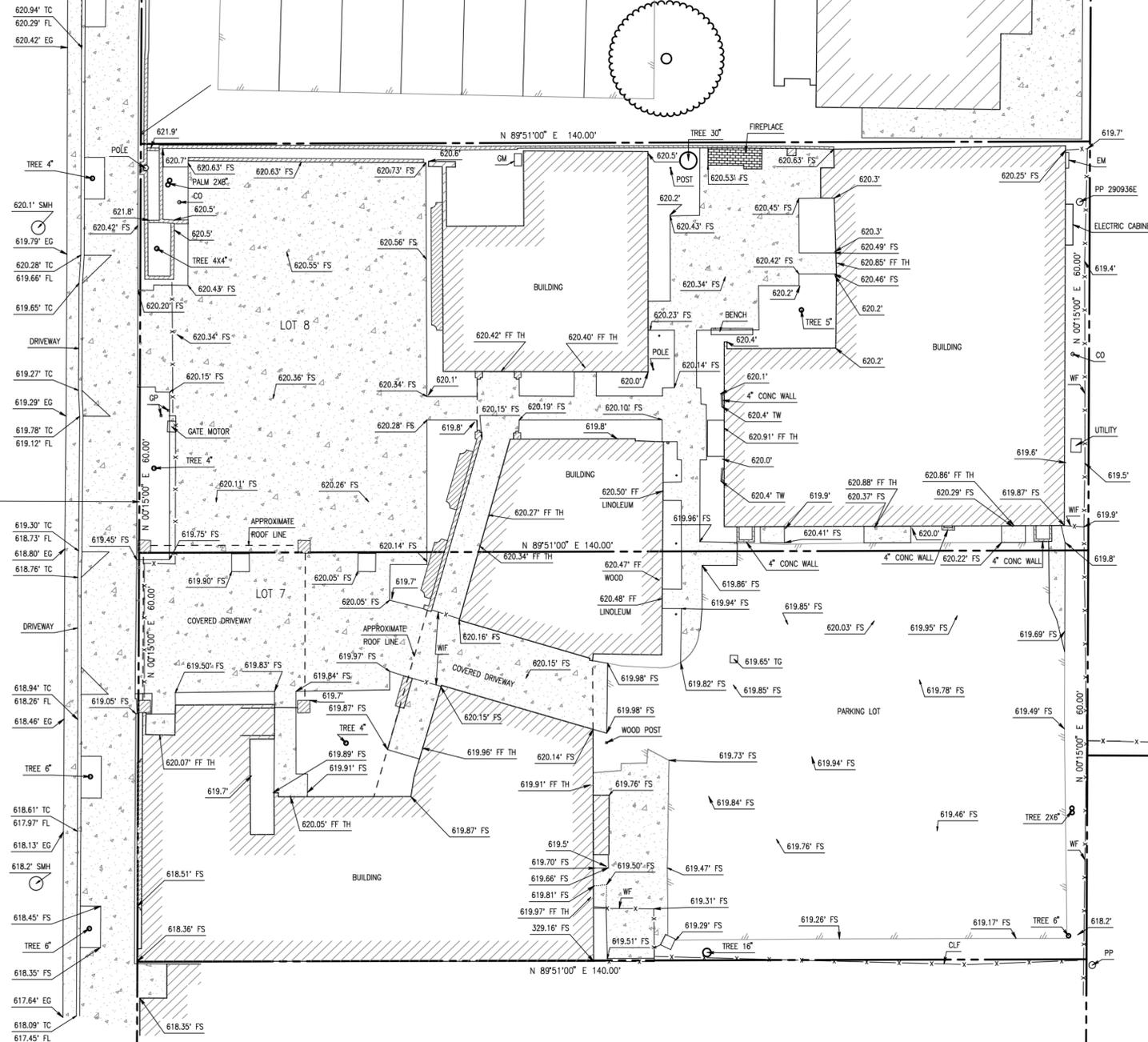
SITE ADDRESS/A.P.N.:

408 S ROSEMEAD BLVD  
PASADENA, CA 91107

BENCHMARK:

BENCHMARK: 163231  
ELEVATION: 603.40  
DATUM: NAVD 88

DESCRIPTION:  
RD HD SPK IN W CB 9FT S/O  
BCR @ SW COR SYCAMORE  
AVE & MICHELLINDA AVE MKD  
(TE 428)



ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK OR E-MAIL) AS A COURTESY TO CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

IN AREA OF CRITICAL DESIGN, TOPOGRAPHICAL FEATURES SHOULD BE VERIFIED PRIOR TO FINAL DESIGN.

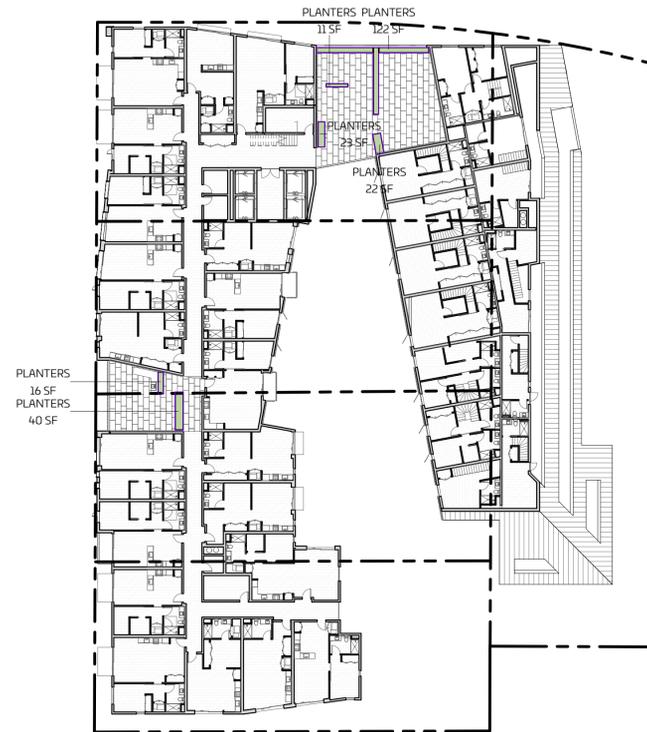
SURVEY MONUMENTS FOUND IN THE COURSE OF THIS SURVEY ARE SET BY OTHERS, AND HAVE BEEN USED AS REFERENCE FOR THE PLOTTING OF RECORD BOUNDARY INFORMATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN ON THIS MAP.

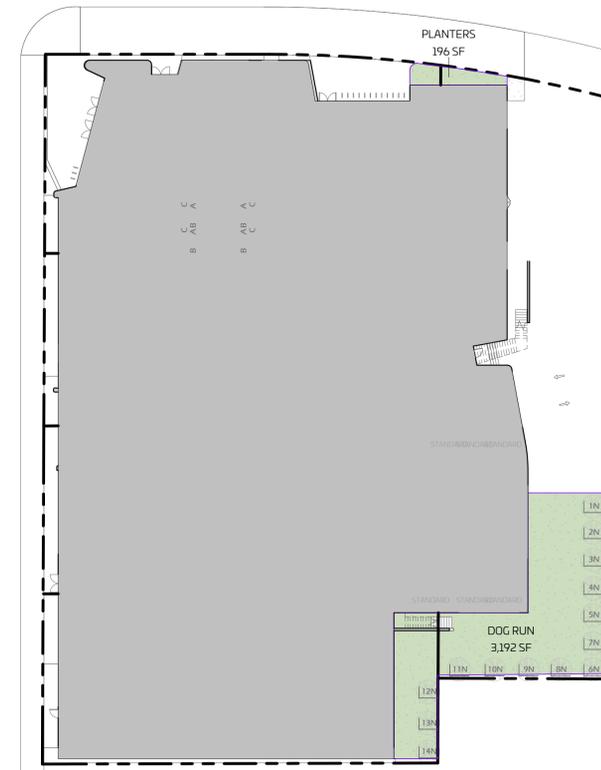
BUILDING MEASUREMENTS ARE NOT TO FOUNDATION, UNLESS NOTED, AND ARE MEASURED TO BUILDING EXTERIOR. I.E. STUCCO, WOOD SIDING AND/OR BRICK VENEER.

TOPOGRAPHY

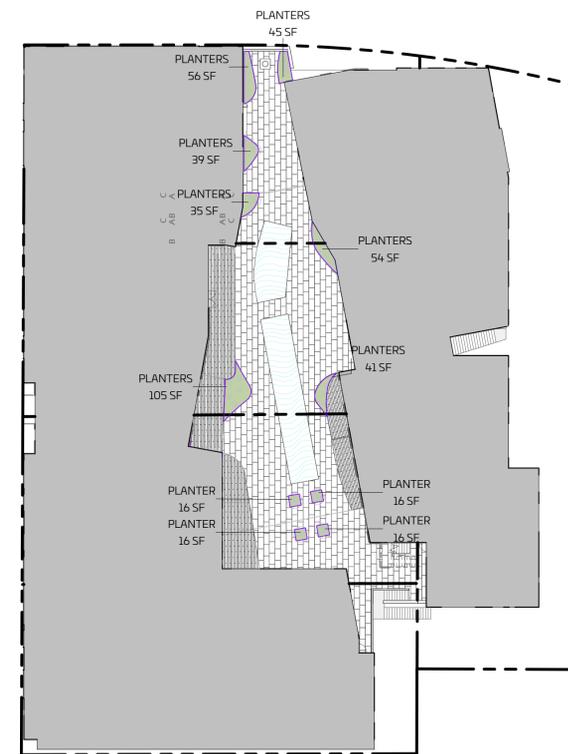
PREPARED BY:	STEVE OPDAHL SURVEYING 187 E. WILBUR ROAD #44 THOUSAND OAKS, CA. 91360 (805)495-6438
PREPARED FOR:	408 S. ROSEMEAD BLVD PASADENA, CA 90711
DRAWN BY / DATE	SMR 12-17-20
REVISION / DATE	N/A
JOB #	2008019
SHEET	1 OF 1



3 06 LEVEL  
1" = 30'-0"



1 00 GROUND LEVEL  
1" = 30'-0"



2 01 LEVEL  
1" = 30'-0"

**LANDSCAPING REQUIREMENTS**

SEE PG 003 & LANDSCAPE SHEETS  
ALL LANDSCAPING TO CONSIST OF DROUGHT-TOLERANT LAWN, SHRUBBERY, FLOWERS, AND/OR TREES

**1) REQUIRED LANDSCAPING (22.26.030)**

5% OF LOT REQUIRED TO BE LANDSCAPED= 5% X 47,490 SF = 2,375 SF

**TOTAL REQUIRED :** 2,375 SF

**TOTAL PROVIDED :** 4,060 SF

**2) TREE REQUIREMENTS (22.126.030)**

3 TREES/10,000 SF DEVELOPED LOT AREA = 3 X (47,490 SF/10,000 SF) = 14 TREES  
NO EXISTING TREES TO BE REMOVED

**TOTAL REQUIRED :** 14 TREES

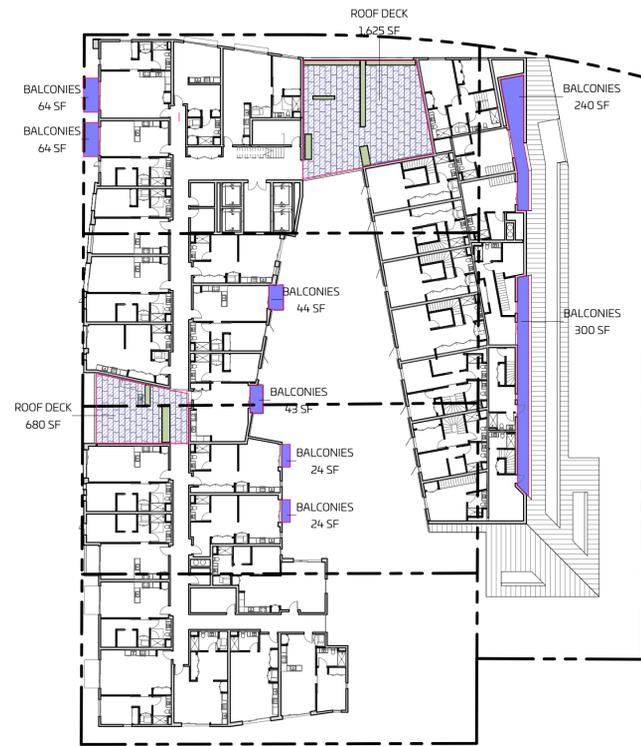
**TOTAL PROVIDED :** 14 TREES

**LANDSCAPE SUMMARY**

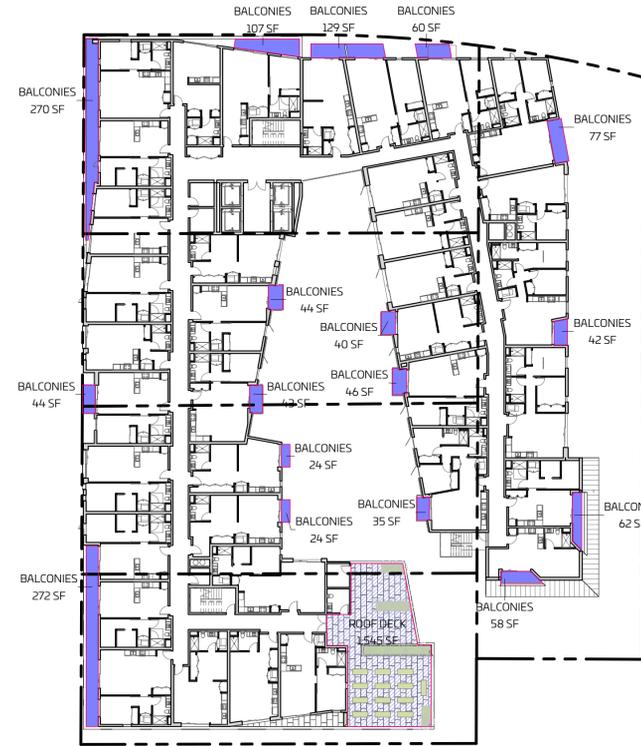
LEVEL	NAME	AREA
00 GROUND LEVEL	DOG RUN	3,192 SF
00 GROUND LEVEL	PLANTERS	196 SF
01 LEVEL	PLANTER	64 SF
01 LEVEL	PLANTERS	375 SF
06 LEVEL	PLANTERS	233 SF
TOTAL		4,060 SF

**(N) TREE SCHEDULE**

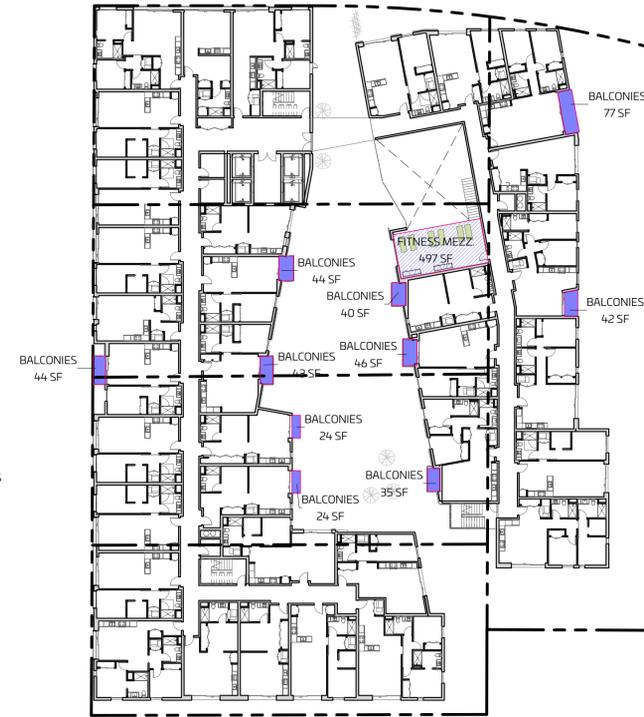
LEVEL	MARK	TREE TYPE
00 GROUND LEVEL	1N	Michelia Tree (Champaca)
00 GROUND LEVEL	2N	Michelia Tree (Champaca)
00 GROUND LEVEL	3N	Michelia Tree (Champaca)
00 GROUND LEVEL	4N	Michelia Tree (Champaca)
00 GROUND LEVEL	5N	Michelia Tree (Champaca)
00 GROUND LEVEL	6N	Hymenosporum Tree (Sweet Shade)
00 GROUND LEVEL	7N	Hymenosporum Tree (Sweet Shade)
00 GROUND LEVEL	8N	Hymenosporum Tree (Sweet Shade)
00 GROUND LEVEL	9N	Michelia Tree (Champaca)
00 GROUND LEVEL	10N	Michelia Tree (Champaca)
00 GROUND LEVEL	11N	Michelia Tree (Champaca)
00 GROUND LEVEL	12N	Hymenosporum Tree (Sweet Shade)
00 GROUND LEVEL	13N	Hymenosporum Tree (Sweet Shade)
00 GROUND LEVEL	14N	Hymenosporum Tree (Sweet Shade)



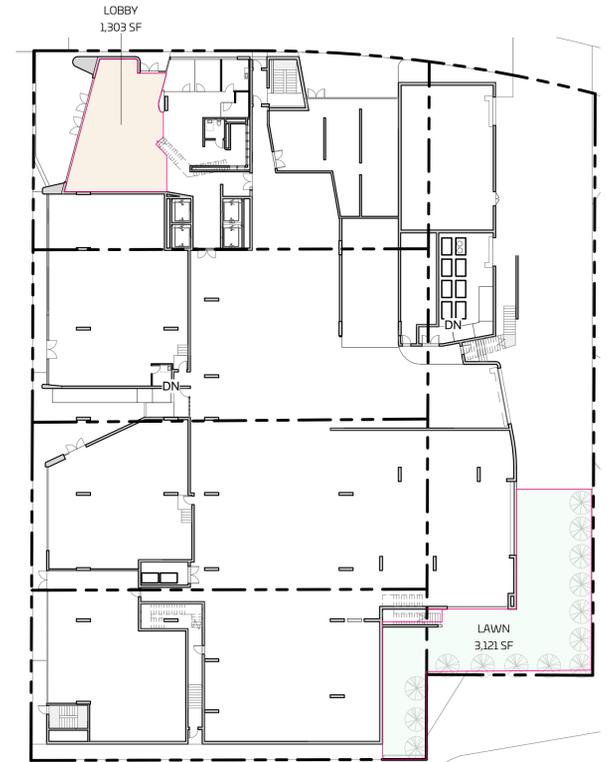
06 LEVEL  
1" = 30'-0"



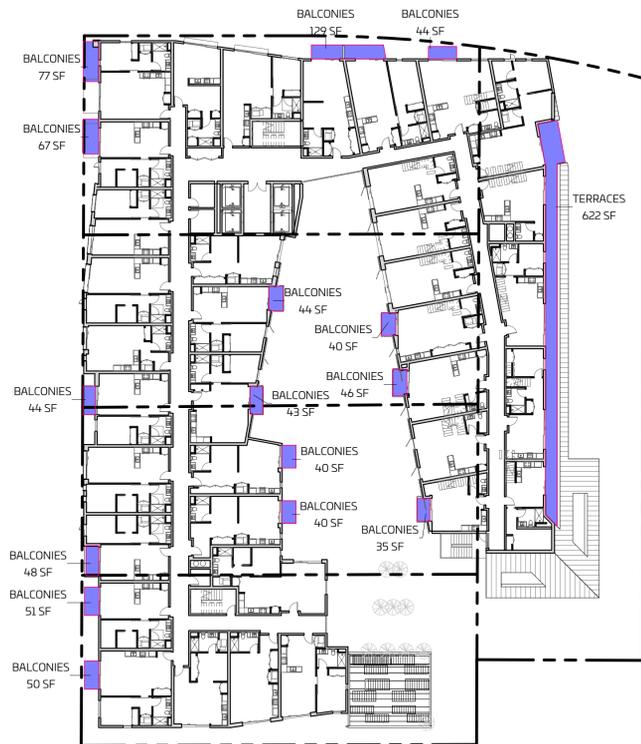
04 LEVEL  
1" = 30'-0"



02 LEVEL  
1" = 30'-0"



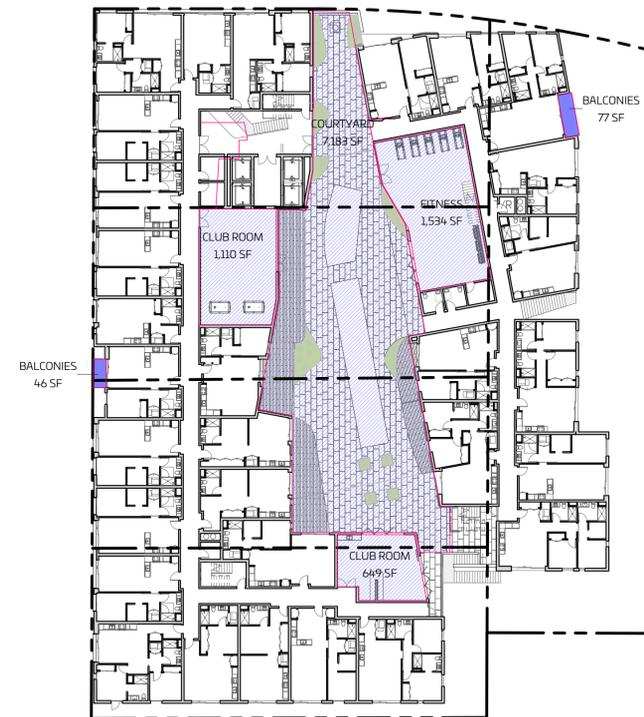
00 GROUND LEVEL  
1" = 30'-0"



05 LEVEL  
1" = 30'-0"



03 LEVEL  
1" = 30'-0"



01 LEVEL  
1" = 30'-0"

RECREATIONAL AREA SUMMARY			
LEVEL	NAME	AREA	AREA TYPE
00 GROUND LEVEL	LAWN	3,121 SF	COMMON REC SPACE
00 GROUND LEVEL	LOBBY	1,303 SF	COMMON REC SPACE
01 LEVEL	CLUB ROOM	1,110 SF	COMMON REC SPACE
01 LEVEL	COURTYARD	7,183 SF	COMMON REC SPACE
01 LEVEL	FITNESS	1,534 SF	COMMON REC SPACE
02 LEVEL	FITNESS MEZZ.	497 SF	COMMON REC SPACE
06 LEVEL	ROOF DECK	1,625 SF	COMMON REC SPACE
		16,373 SF	
01 LEVEL	BALCONIES	77 SF	PRIVATE REC SPACE
02 LEVEL	BALCONIES	251 SF	PRIVATE REC SPACE
03 LEVEL	BALCONIES	251 SF	PRIVATE REC SPACE
04 LEVEL	BALCONIES	937 SF	PRIVATE REC SPACE
05 LEVEL	BALCONIES	449 SF	PRIVATE REC SPACE
05 LEVEL	TERRACES	622 SF	PRIVATE REC SPACE
06 LEVEL	BALCONIES	216 SF	PRIVATE REC SPACE
06 LEVEL	ROOF DECK	680 SF	PRIVATE REC SPACE
		3,482 SF	
TOTAL		19,855 SF	

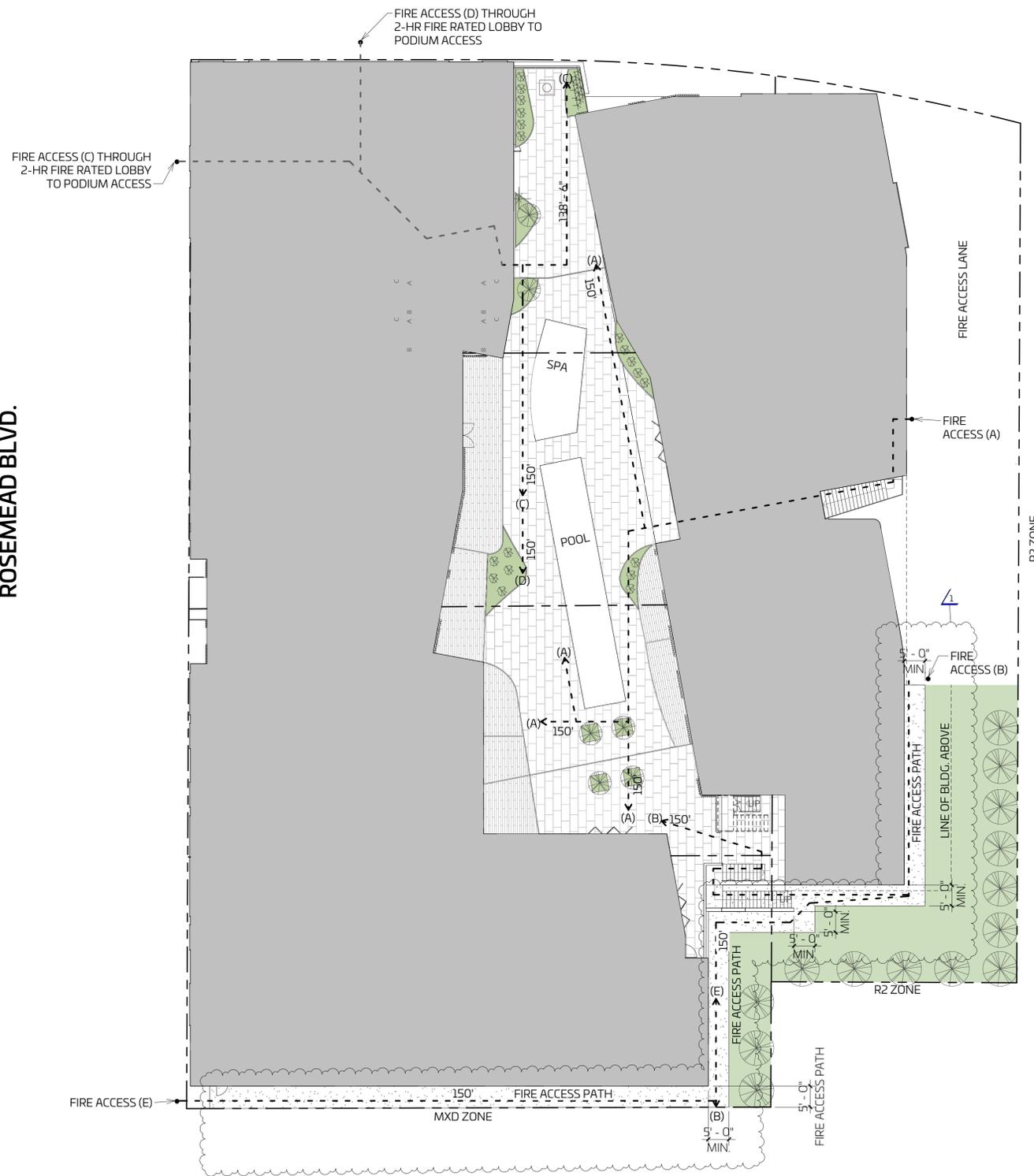




WALNUT DR.

OAKDALE AVE.

ROSEMEAD BLVD.



**FIRE ACCESS NOTES**

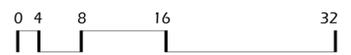
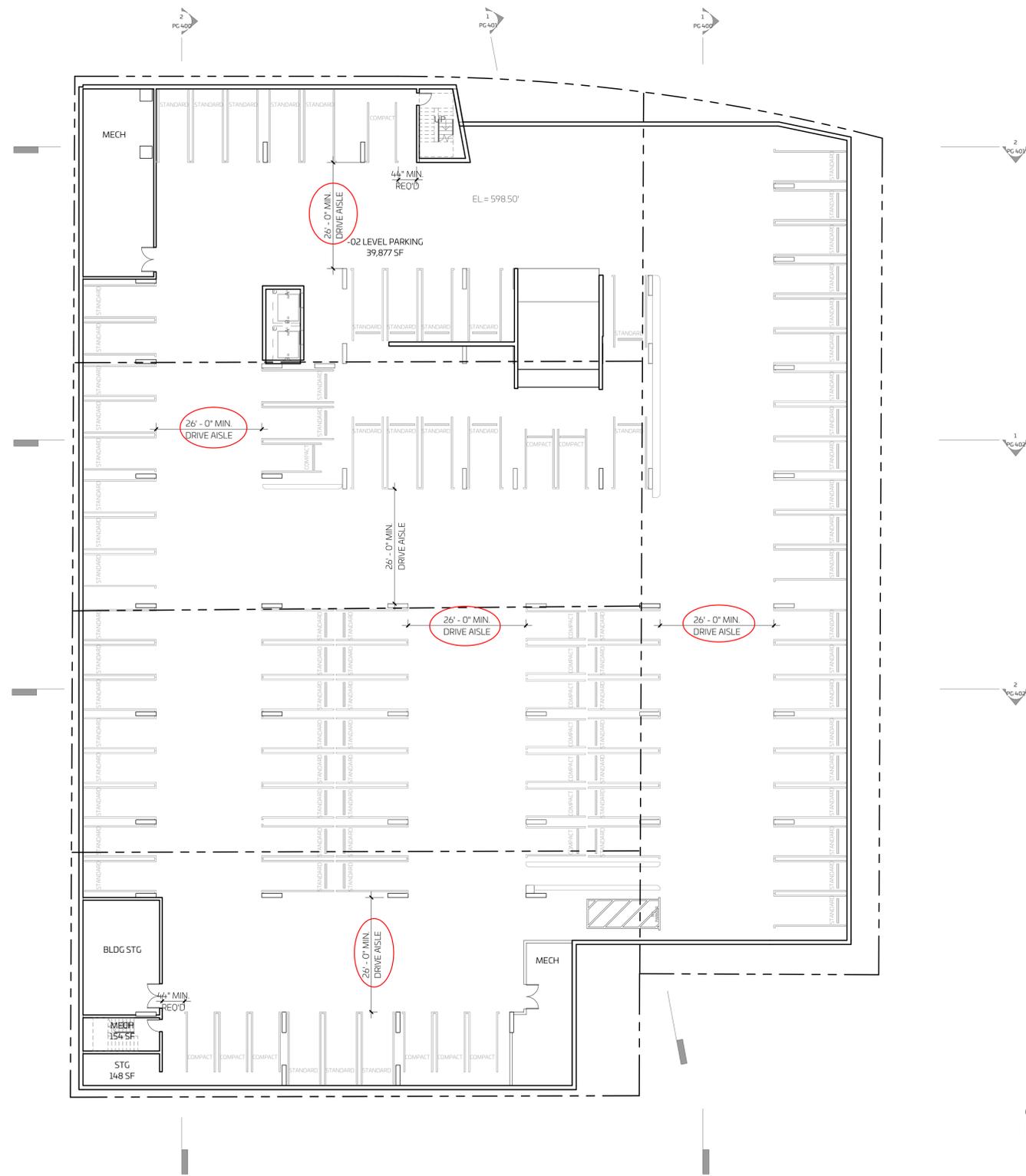
1. ALL ON-SITE FIRE APPARATUS ACCESS ROADS SHALL BE LABELED AS "PRIVATE DRIVEWAY AND FIRE LANE" ON THE SITE PLAN ALONG WITH THE WIDTHS CLEARLY DEPICTED ON THE PLAN. LABELING IS NECESSARY TO ASSURE THE ACCESS AVAILABILITY FOR FIRE DEPARTMENT USE. THE DESIGNATION ALLOW FOR APPROPRIATE SIGNAGE PROHIBITING PARKING.
2. FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4.
3. ALL FIRE LANES SHALL BE CLEAR OF ALL ENCROACHMENTS, AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE TITLE 32, COUNTY OF LOS ANGELES FIRE CODE.
4. THE FIRE APPARATUS ACCESS ROADS AND DESIGNATED FIRE LANES SHALL BE MEASURED FROM FLOW LINE TO FLOW LINE.
5. PROVIDED A MINIMUM UNOBSTRUCTED WIDTH OF 28 FEET, EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING WHEN THE HEIGHT OF THE BUILDING ABOVE ROUTE AROUND THE EXTERIOR OF THE BUILDING WHEN HEIGHT OF THE BUILDING ABOVE THE LOWEST LEVEL OF THE FIRE APPARATUS ACCESS ROAD IS MORE THAN 20 FEET HIGH OR THE BUILDING IS MORE THAN THREE STORIES. THE ACCESS ROADWAY SHALL BE LOCATED A MINIMUM OF 15 FEET AND A MAXIMUM OF 30 FEET FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING, THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.1.1 & 503.2.2.
  - a. THE PUBLIC STREET MAY BE USED FOR LADDER TRUCK ACCESS WHEN THE BUILDING WALL IS WITHIN 20 FEET OF THE PUBLIC STREET AND THERE ARE NO OBSTRUCTIONS SUCH AS STREET PARKING, POWER AND TELEPHONE LINES, TREES, ETC.
6. THE DIMENSIONS OF THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.2.1.
7. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3.
8. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKING THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES AND HAVE RED LETTERS ON A WHITE REFLECTED BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATED THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY FIRE INSPECTOR. FIRE CODE 503.3.
9. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1.
10. SECURITY BARRIERS, VISUAL SCREEN BARRIERS OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE ROOF OF ANY BUILDING IN SUCH A MANNER AS TO OBSTRUCT FIREFIGHTER ACCESS OR EGRESS IN THE EVENT OF FIRE OR OTHER EMERGENCY. PARAPETS SHALL NOT EXCEED 48 INCHES FROM THE TOP OF THE PARAPET TO THE ROOF SURFACE ON MORE THAN TWO SIDES. FIRE CODE 504.5.
11. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.
12. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

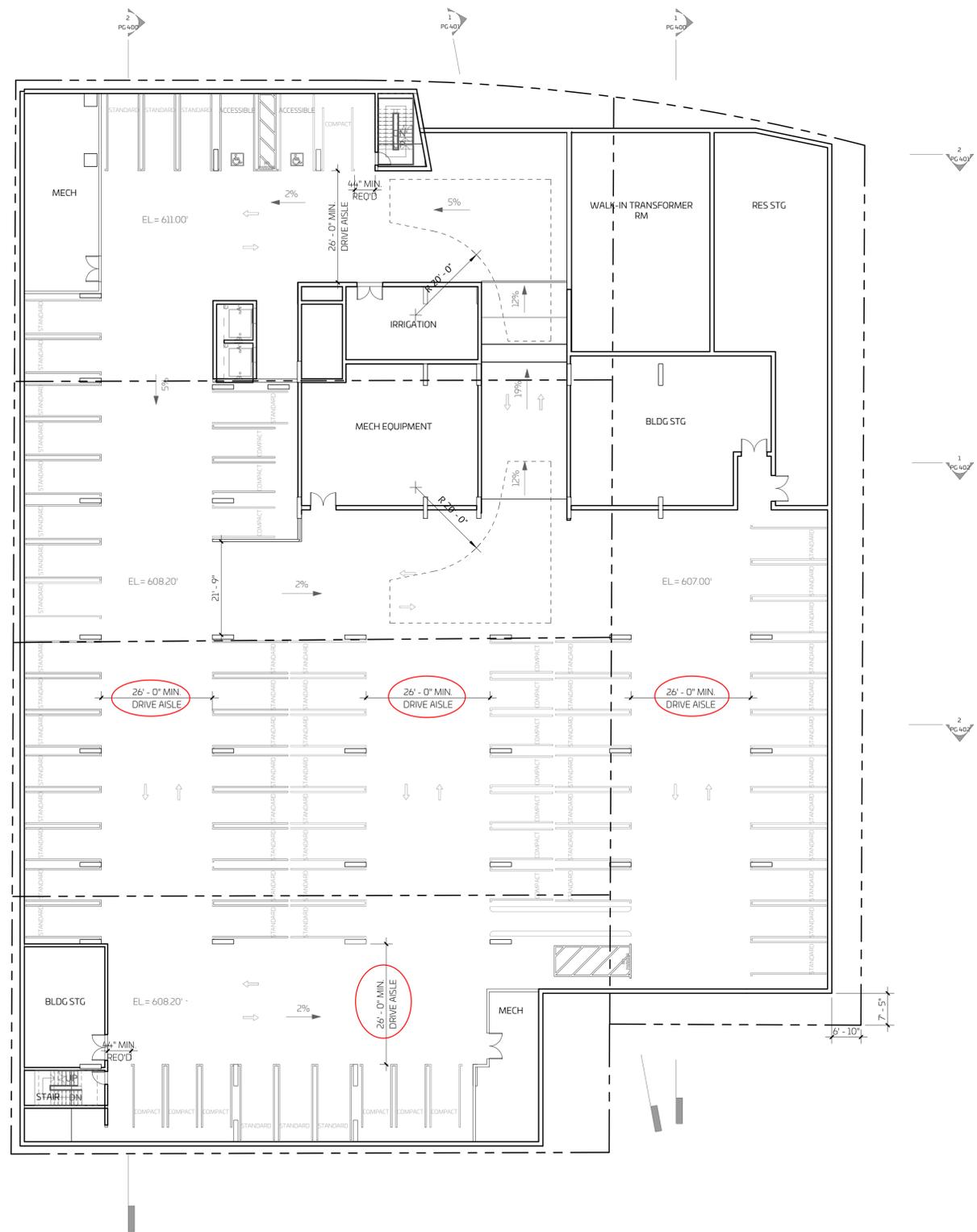
**WATER SYSTEM REQUIREMENTS**

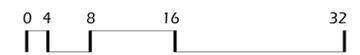
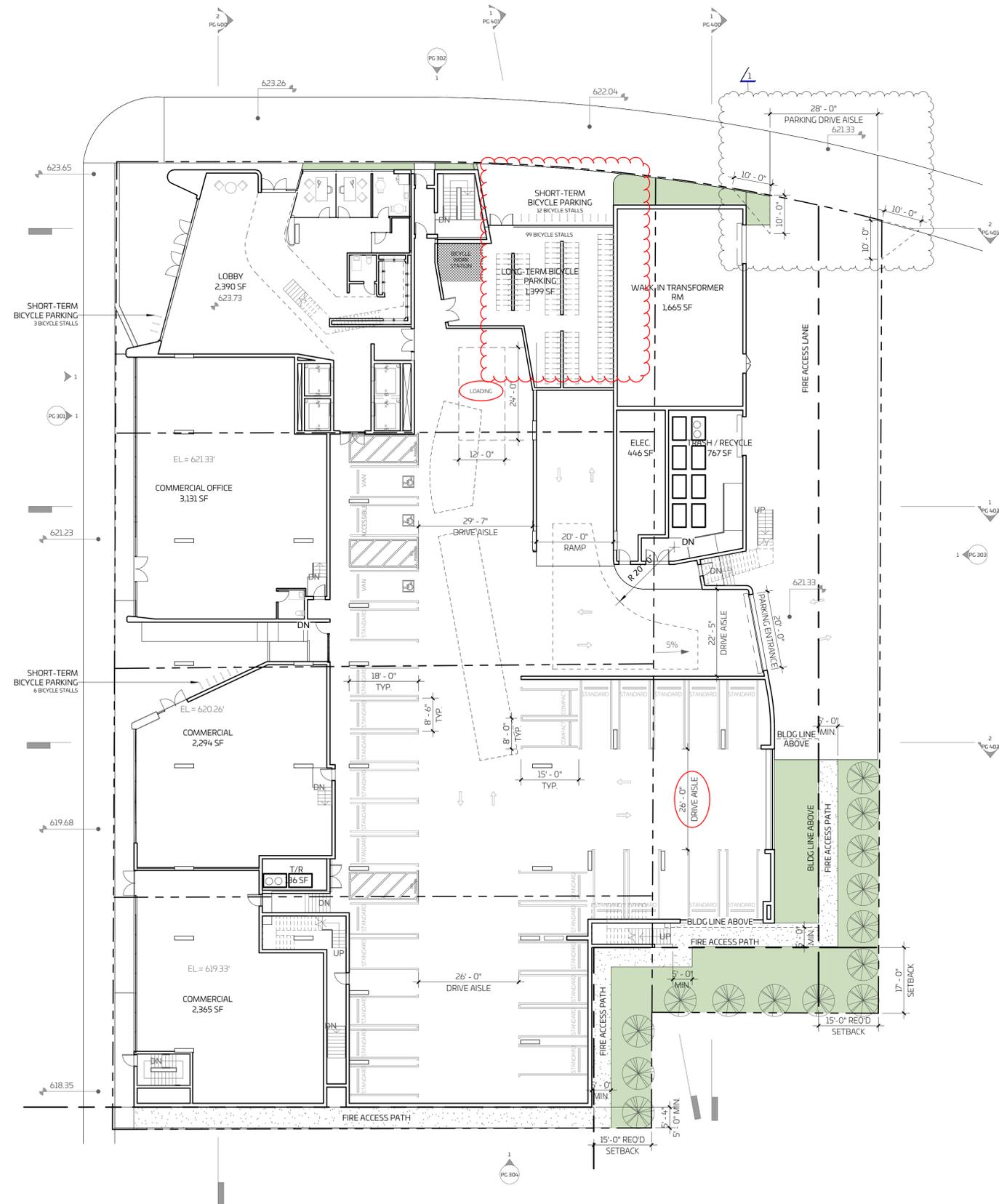
1. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
2. ALL REQUIRED PUBLIC FIRE HYDRANT SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.
3. THE REQUIRED FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS FOR THIS PROJECT IS 8,000 GPM AT 20 PSI RESIDUAL PRESSURE FOR 4 HOURS. THREE (3) PUBLIC FIRE HYDRANTS FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW. FIRE CODE 507.3 & APPENDIX B 105.
  - a. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE PROPOSED BUILDINGS WITHIN THIS DEVELOPMENT. SUBMIT DESIGN PLANS TO THE FIRE DEPARTMENT SPRINKLER.

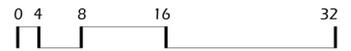
**FIRE ACCESS LEGEND**











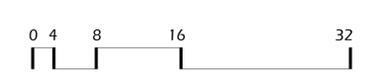
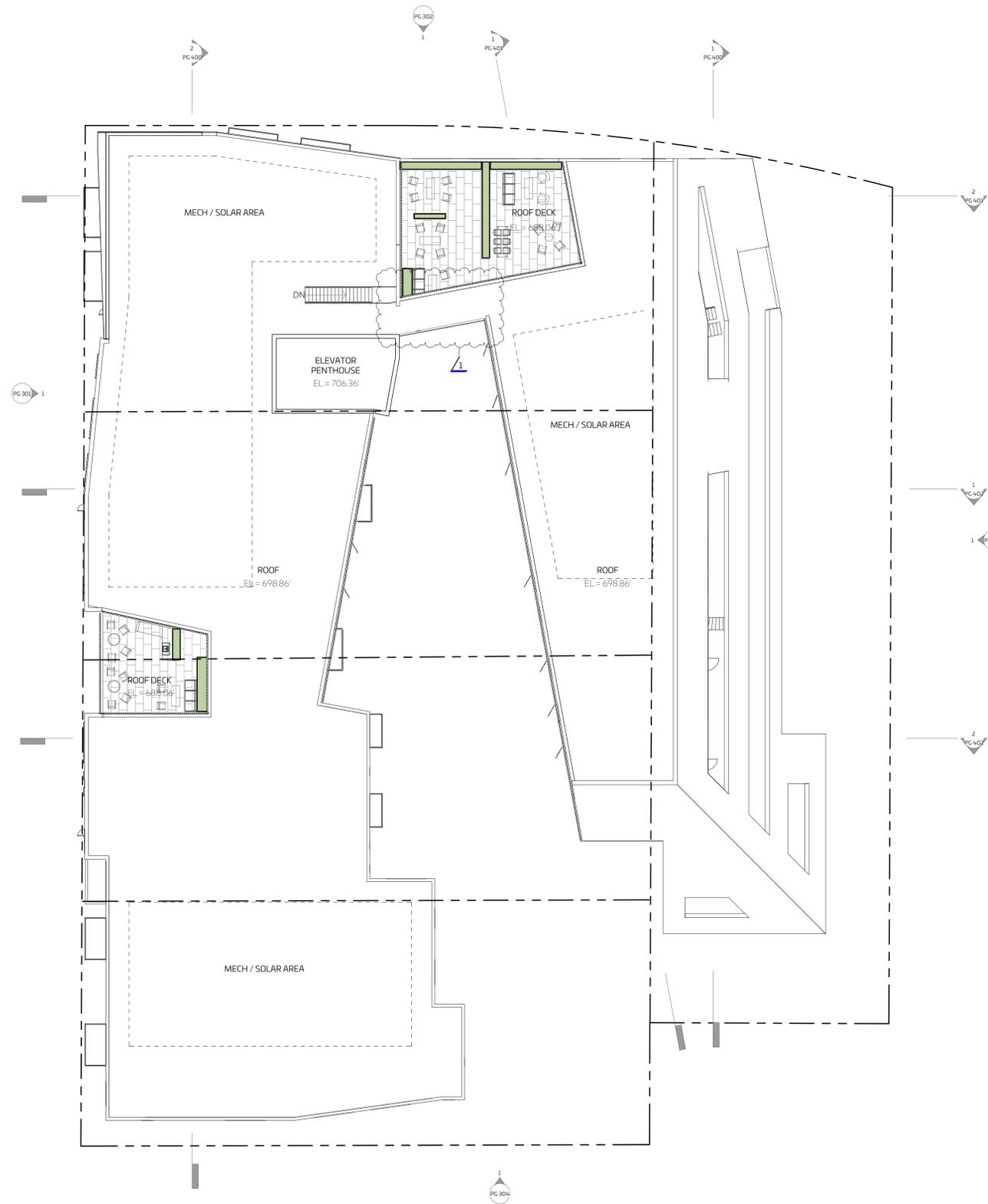










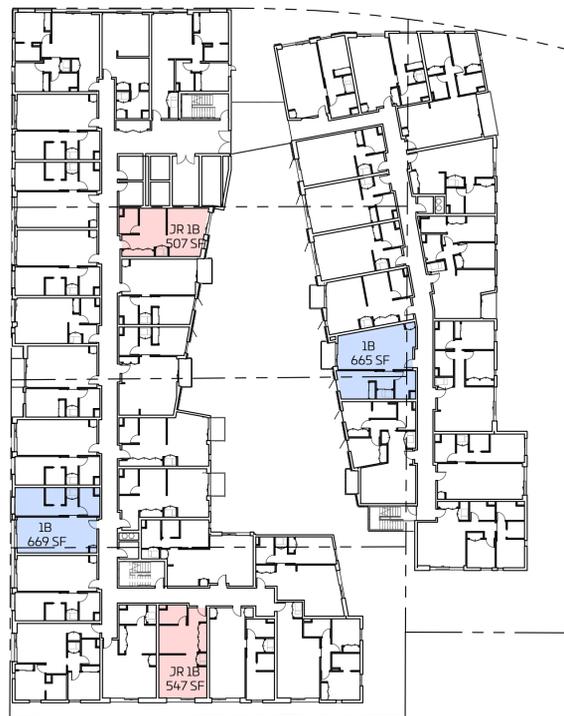




④ 04 LEVEL - AFFORDABLE UNITS  
1" = 30'-0"



② 02 LEVEL - AFFORDABLE UNITS  
1" = 30'-0"



③ 03 LEVEL - AFFORDABLE UNITS  
1" = 30'-0"

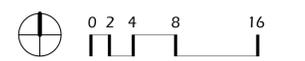
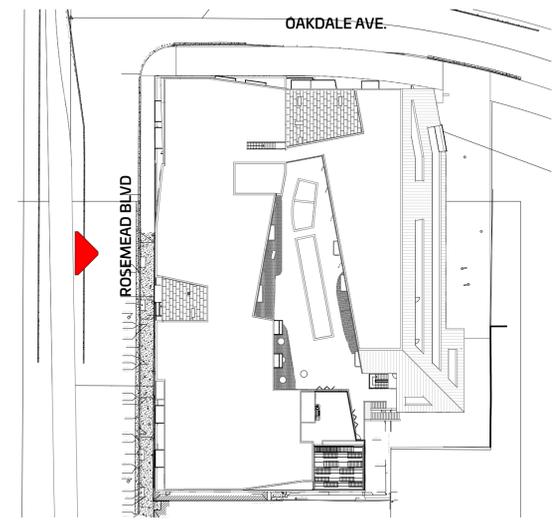


① 01 / PODIUM LEVEL - AFFORDABLE UNITS  
1" = 30'-0"

- TOTAL AFFORDABLE UNITS : 13 UNITS**
- 1-BEDROOM : 7 UNITS
    - (2) 01 / PODIUM LEVEL
    - (2) 02 LEVEL
    - (2) 03 LEVEL
    - (1) 04 LEVEL
  - 2-BEDROOM : 2 UNITS
    - (1) 01 / PODIUM LEVEL
    - (1) 02 LEVEL
  - STUDIO : 4 UNITS
    - (2) 02 LEVEL
    - (2) 03 LEVEL

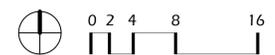
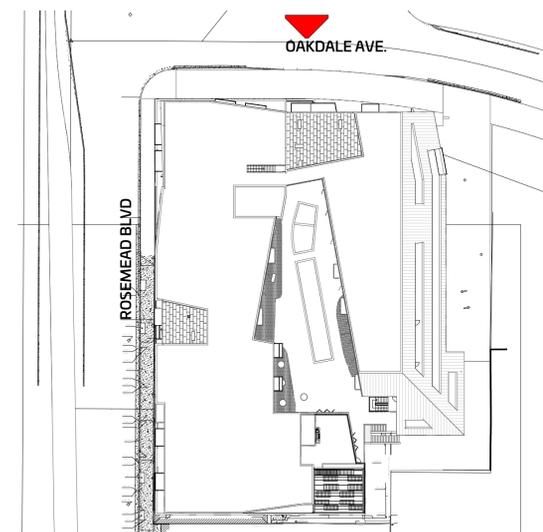


1 WEST / ROSEMEAD BLVD. ELEVATION - PG  
3/32" = 1'-0"



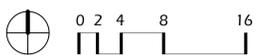
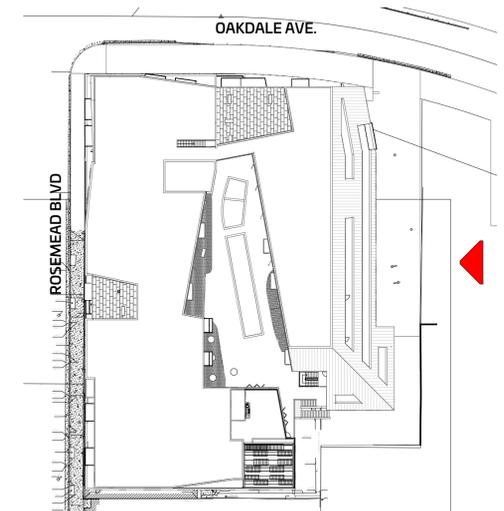


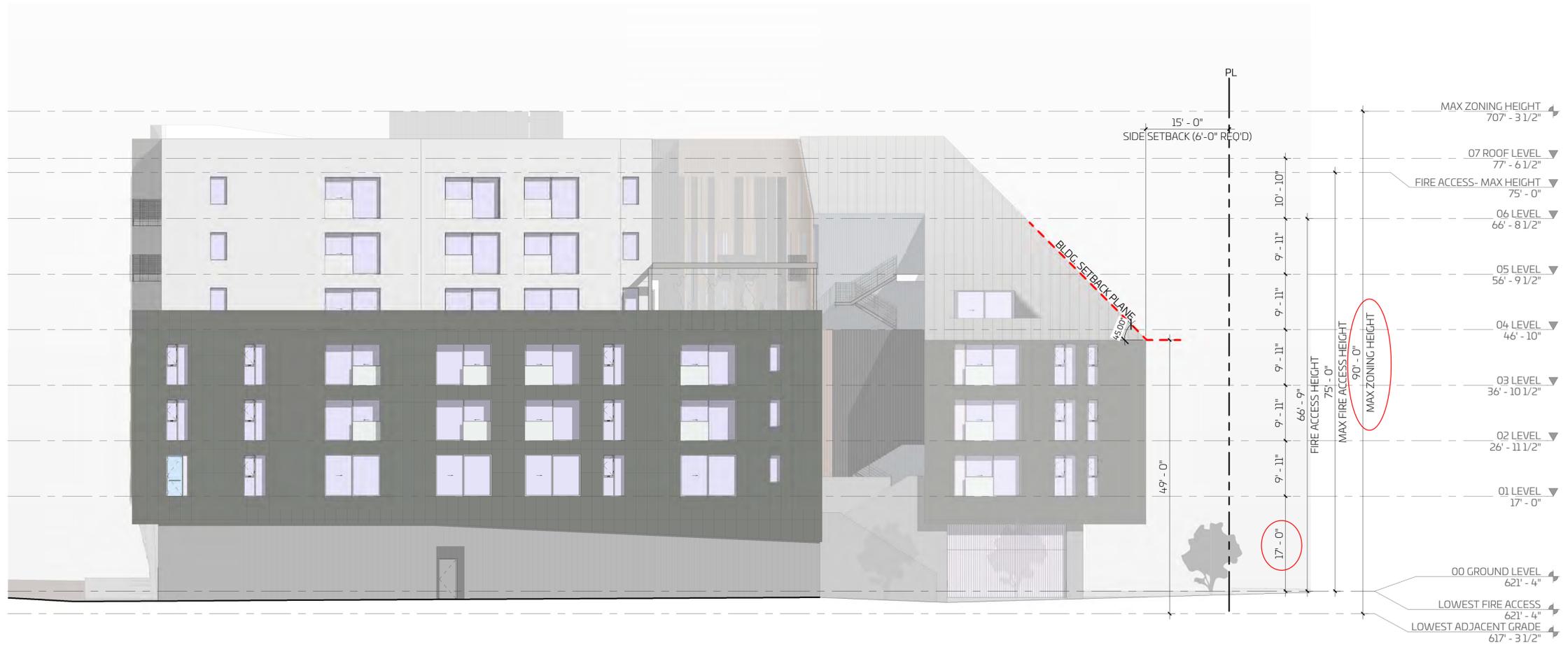
1 NORTH ELEVATION - PG  
3/32" = 1'-0"



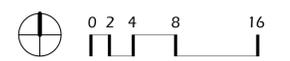
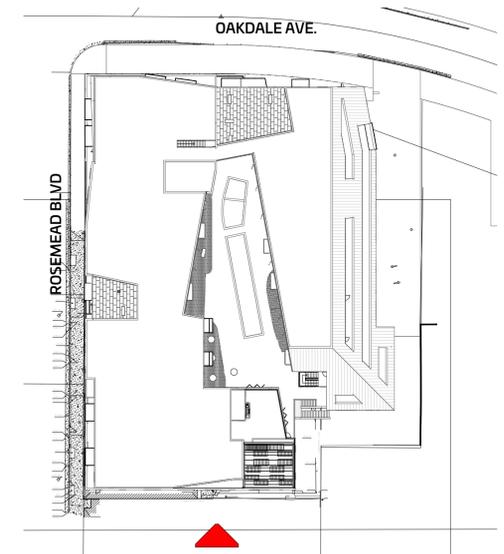


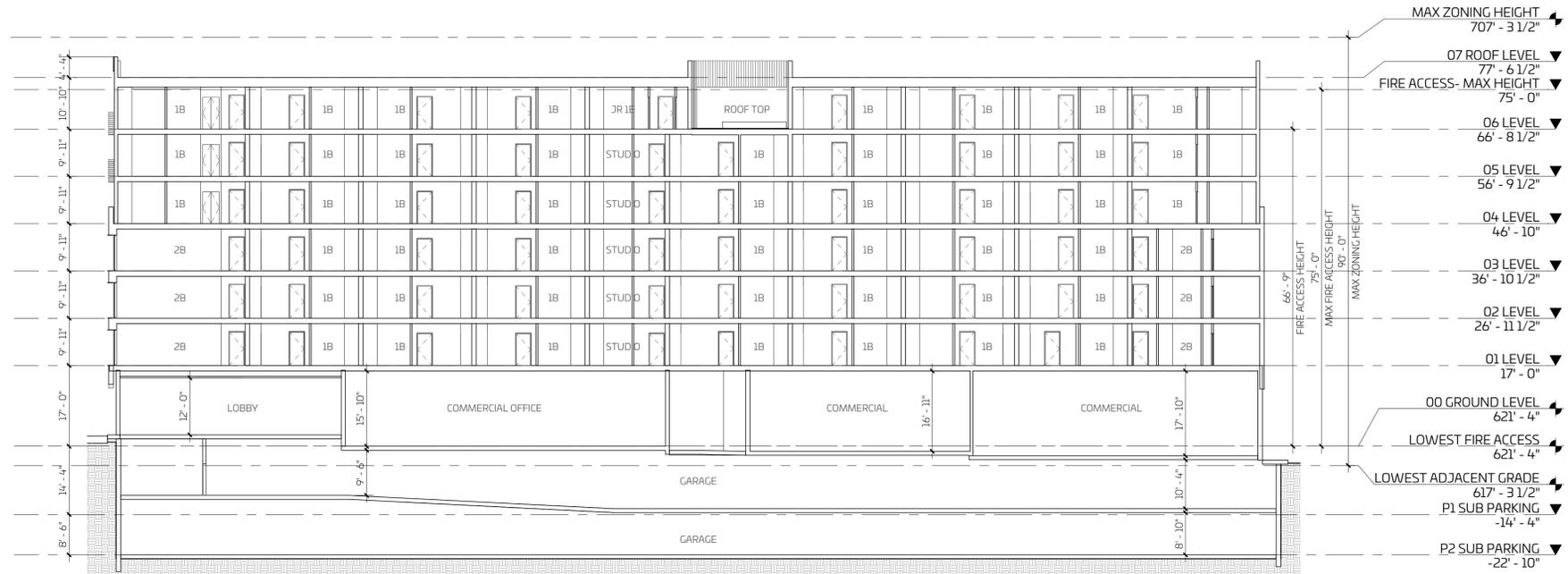
1 EAST ELEVATION - PG  
3/32" = 1'-0"



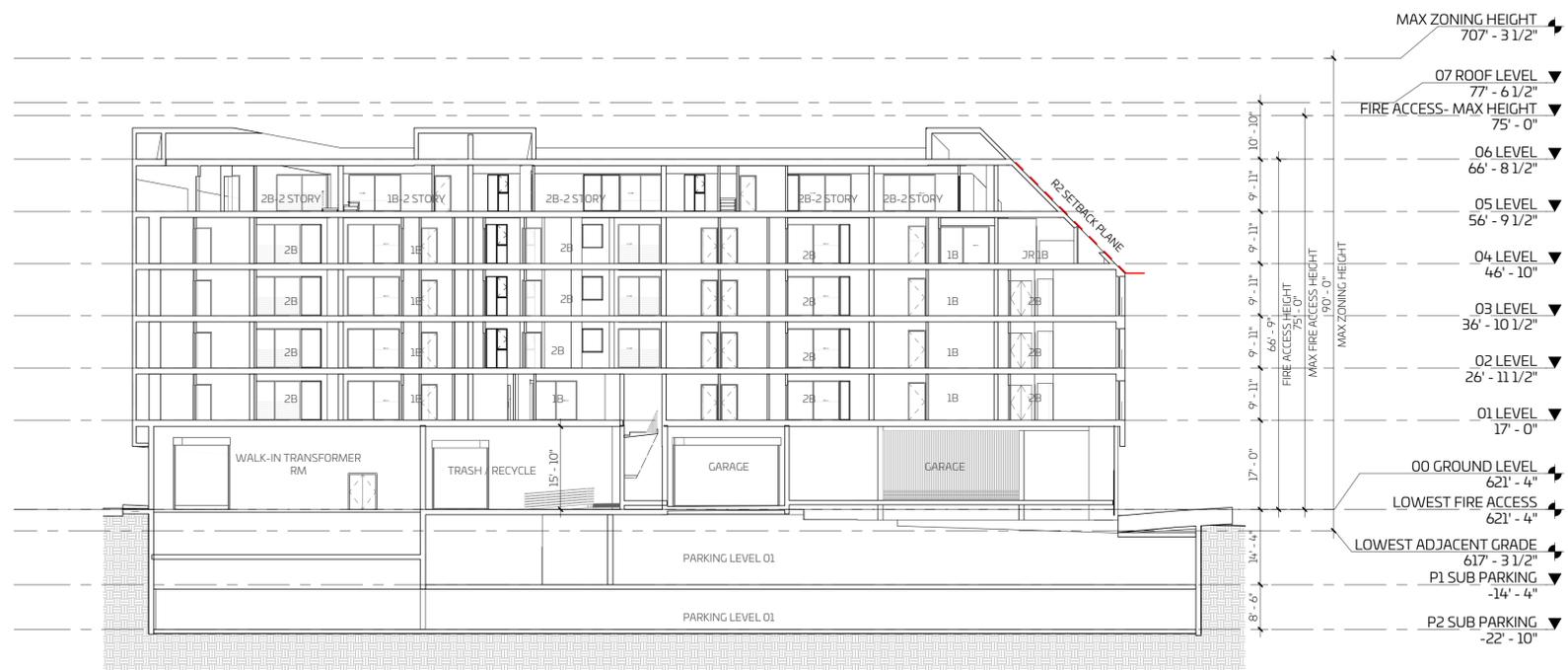


1 SOUTH ELEVATION - PG  
3/32" = 1'-0"

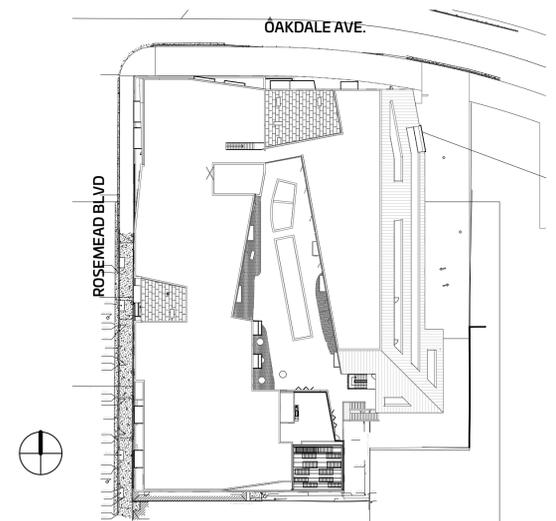




2 BUILDING SECTION  
1/16" = 1'-0"



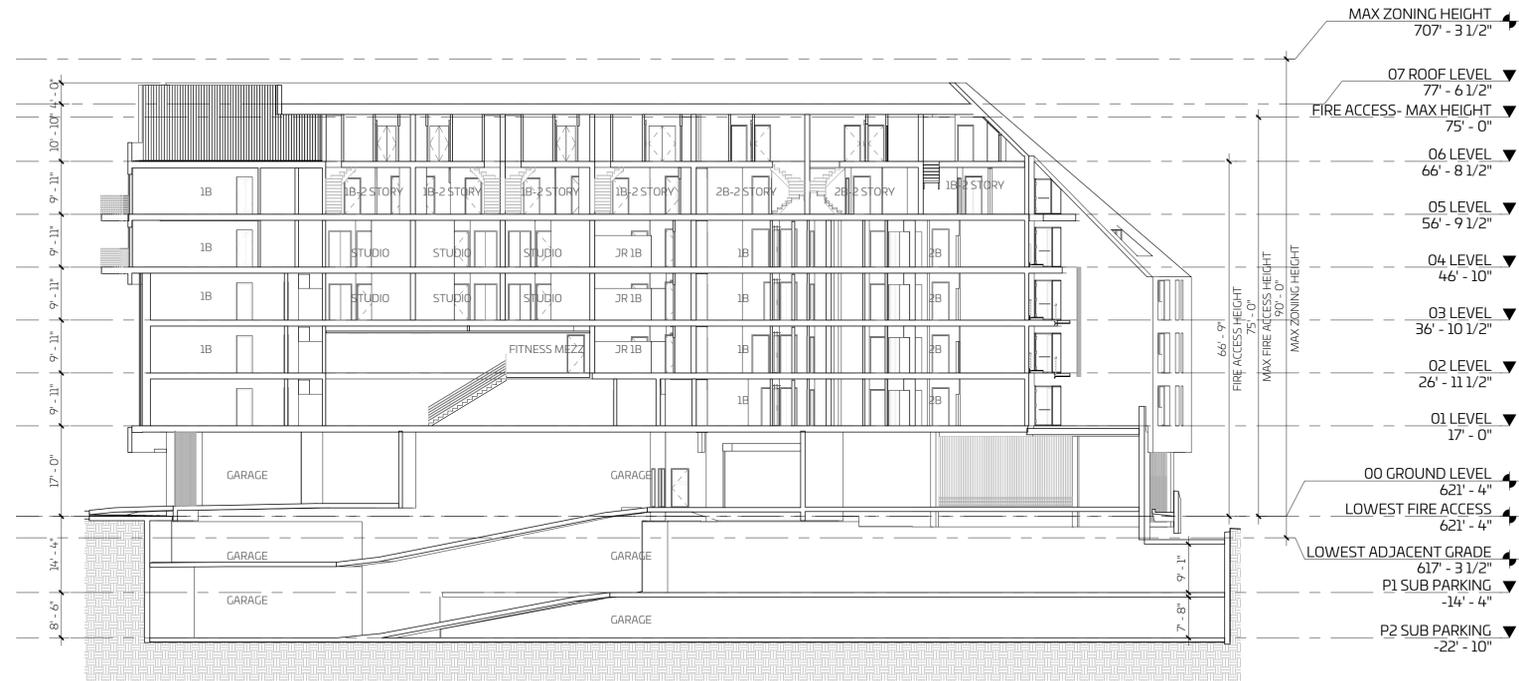
1 BUILDING SECTION  
1/16" = 1'-0"



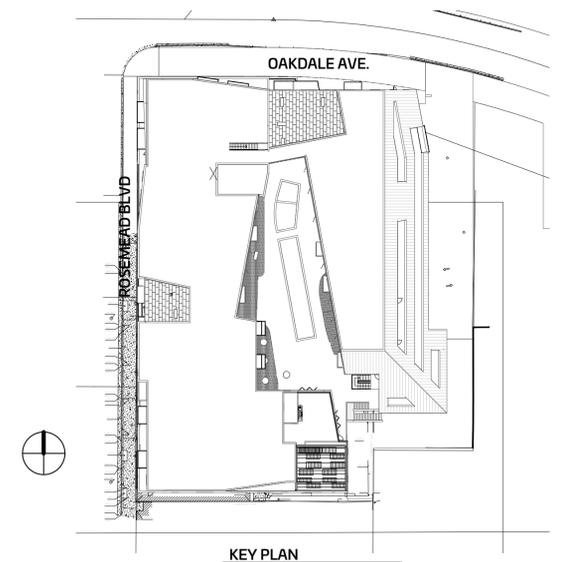
KEY PLAN



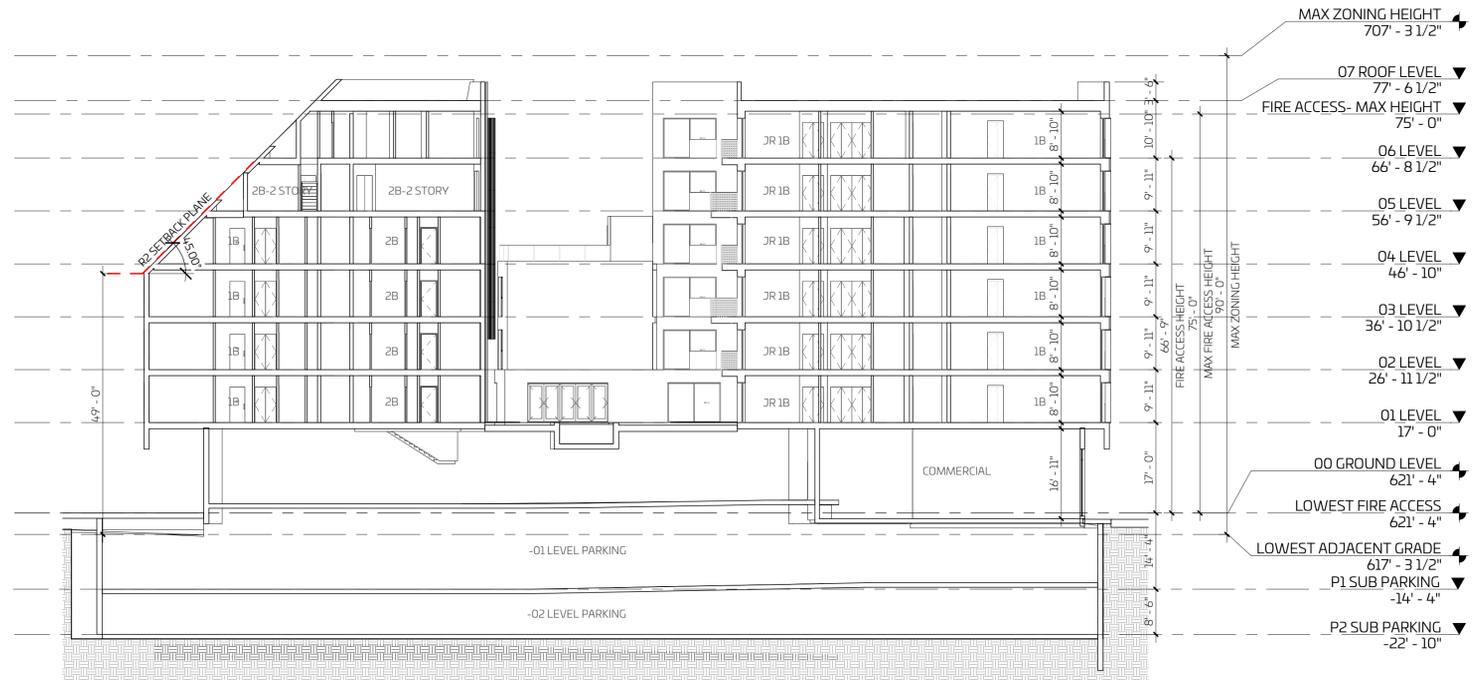
Ⓒ BUILDING SECTION  
1/16" = 1'-0"



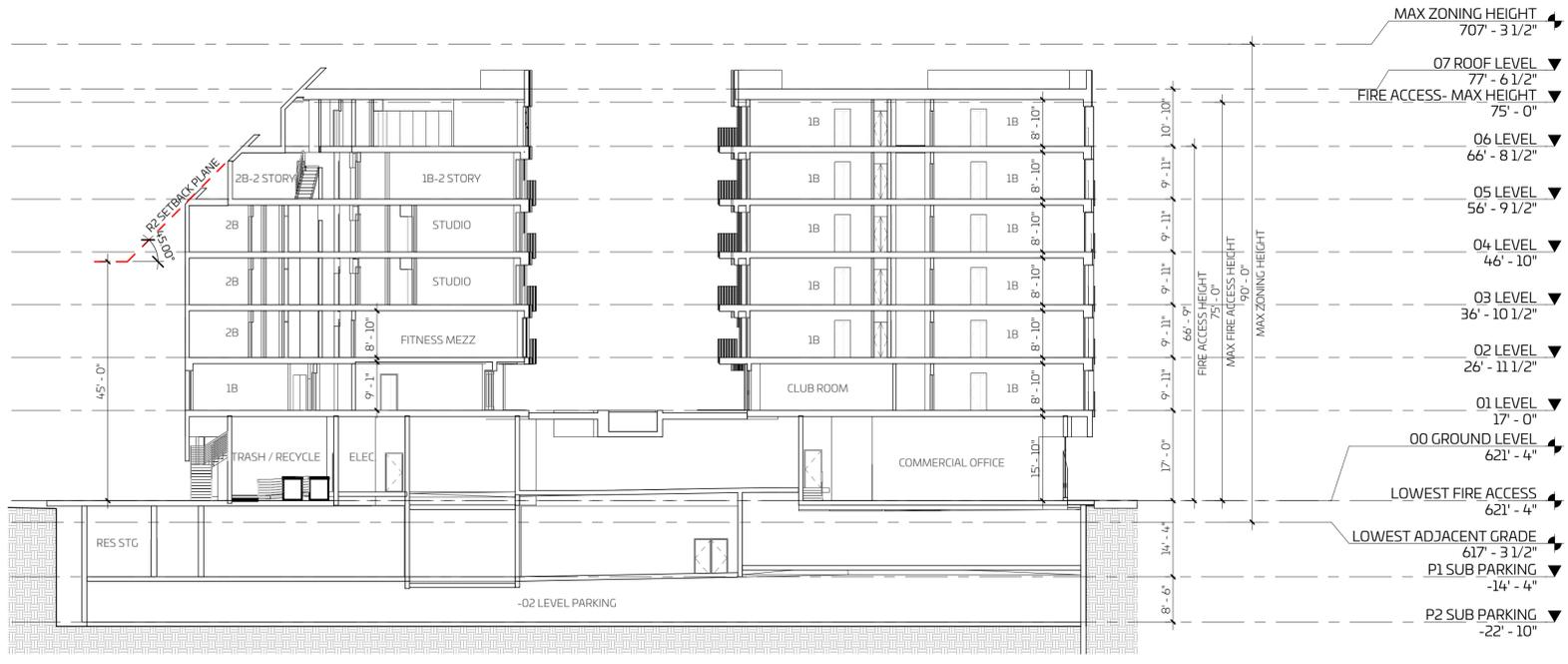
Ⓒ BUILDING SECTION  
1/16" = 1'-0"



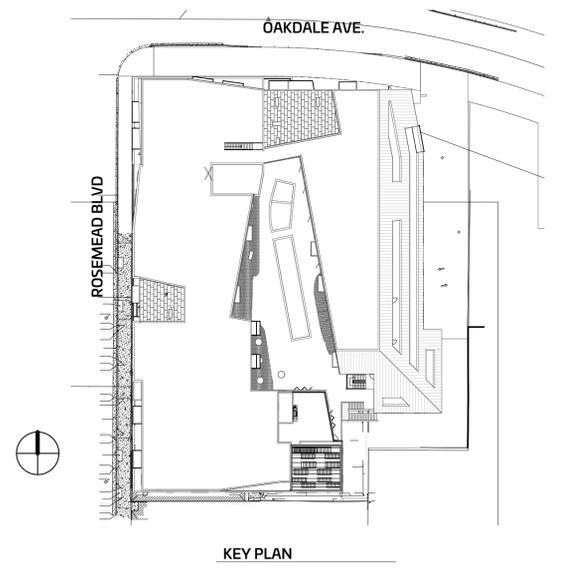
KEY PLAN



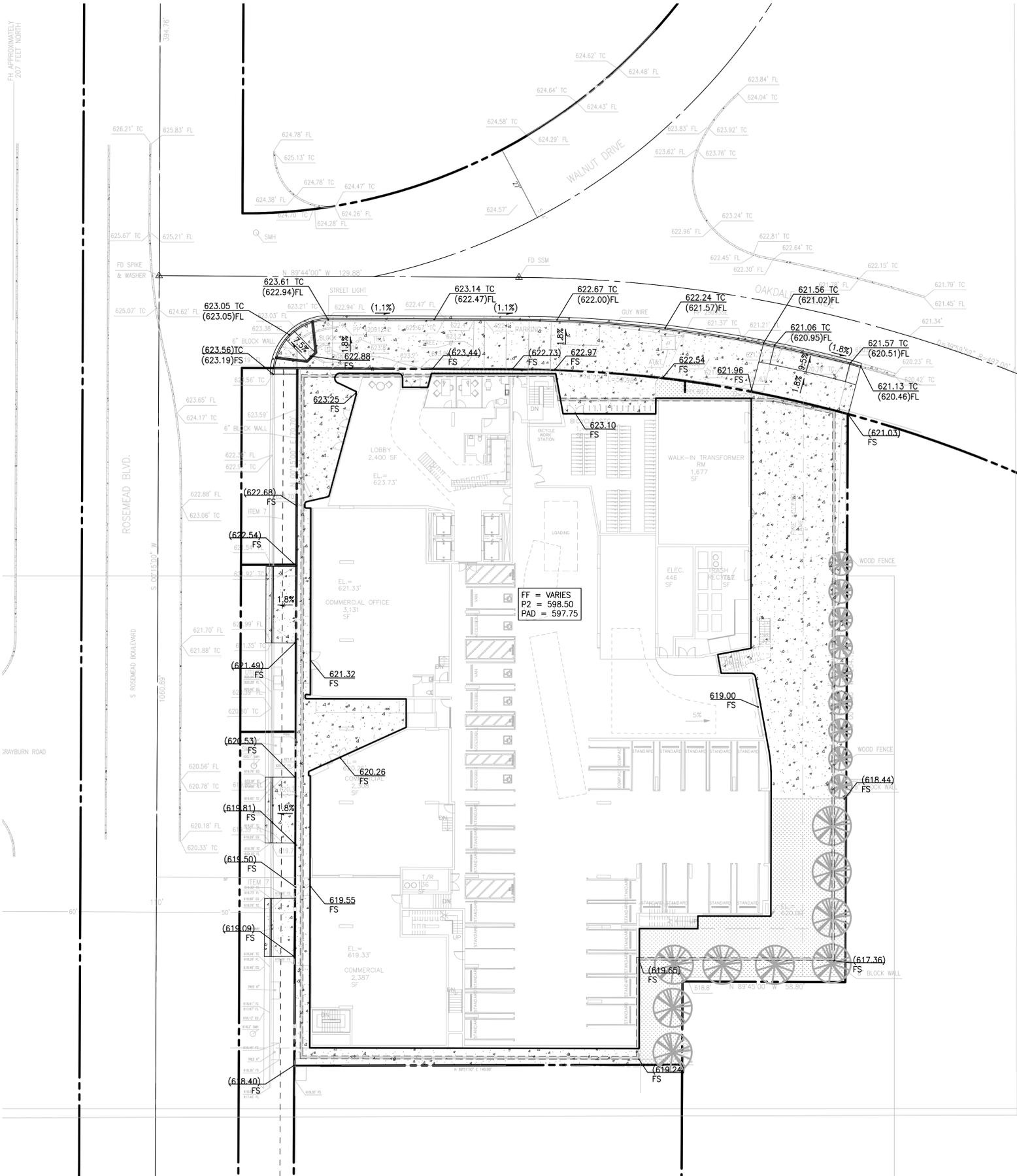
2 BUILDING SECTION  
1/16" = 1'-0"



1 BUILDING SECTION  
1/16" = 1'-0"

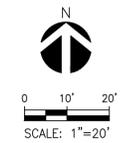


KEY PLAN



ESTIMATED EARTHWORK QUANTITIES	
CUT:	45,000 CUBIC YARDS
FILL:	0 CUBIC YARDS
NET (CUT/EXPORT):	45,000 CUBIC YARDS

- EARTHWORK CALCULATION NOTES:**
1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
  2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
  3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
  4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
  5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.





- ① PITTOSPORUM 'MARJORIE CHANNON'
- ② GRASSES. RHUS SPECIES.
- ③ CLUMPING GRASSES IN PLANTER
- ④ HYMENOSPORUM TREES (SWEET SHADE)
- ⑤ MICHELIA TREES (CHAMPACA)
- ⑥ STREET TREES
- ⑦ FIRE ACCESS LANE



- ① LARGE SHRUBS / SMALL TREES IN RAISED PLANTERS
- ② OUTDOOR BARBEQUE GRILL
- ③ OUTDOOR DINING TABLES
- ④ SMALL ACCENT TREES IN RAISED PLANTERS
- ⑤ DECORATIVE POT PLANTING
- ⑥ CLUB ROOM DECK / PATIO
- ⑦ PRIVATE PATIOS
- ⑧ LARGE FORMAT PAVERS
- ⑨ TIGHT VERTICAL WOOD SCREEN FENCING
- ⑩ TILE DECK MATERIAL
- ⑪ OLIVE TREES IN DECK
- ⑫ POOL ENCLOSURE AND FENCING. TIGHT VERTICAL WOOD.

2A



- ① PAVERS ON PEDESTAL SYSTEM
- ② DWARF LEMON TREE PLANTING IN RAISED PLANTERS
- ③ YOGA DECK (WOODEN PEDESTAL SYSTEM)
- ④ BONZAI BLACK PINE TREE
- ⑤ RAISED PLANTER
- ⑥ OUTDOOR DINING TABLE
- ⑦ FIRE PIT LOUNGE SEATING
- ⑧ CUBE TREE PLANTERS
- ⑨ OUTDOOR BARBEQUE
- ⑩ FAUX GRASS PANEL

ZA