

## **Attachment C:**

Historical documentation & photographs

Owner: **AVON PRODUCTS, INC.** Permit No. **1859-J** Map No. **576** Assessment No. **93583-1**  
 Address: **2940 E. FOOTHILL BLVD.** Cost **\$600,000** 6-25-46 DESCRIPTION

1-20-71: (OVER)  
 94 x 30 = 2820  
 140 x 18 = 2520  
 107 x 80 = 8560  
 8904 sq. ft. @ 1.50 = 13356  
 3 x 38 x 98 = 11172  
 54 x 128 = 6912  
 6 x 106 = 636  
 40 x 386 = 15440  
 36 x 46 = 1656  
 38122 @ 3.00 = 114366  
 M.F.G. - WAREHOUSE @ 2.10  
 121 x 160 = 19360  
 239 x 200 = 47800  
 18 x 258 = 4644  
 36 x 212 = 7632  
 100 x 148 = 14800  
 9 x 21 = 189  
 100 x 180 = 18000  
 9 x 21 = 189  
 10 x 22 = 220  
 104 x 24 @ 2.10 = 5184  
 Root Penthouse @ 1.90  
 10 x 18 = 180  
 14 x 15 = 210  
 340 x 180 = 61200  
 11 x 66 = 726  
 ELEVATORS  
 ORIG: 4500 @ 1200  
 Add: 1957: 3500 @ 2500 = 9250  
 3700  
 2-9-70 (OVER)  
 CHANGE EFFECTIVE  
 YEAR TO 1955

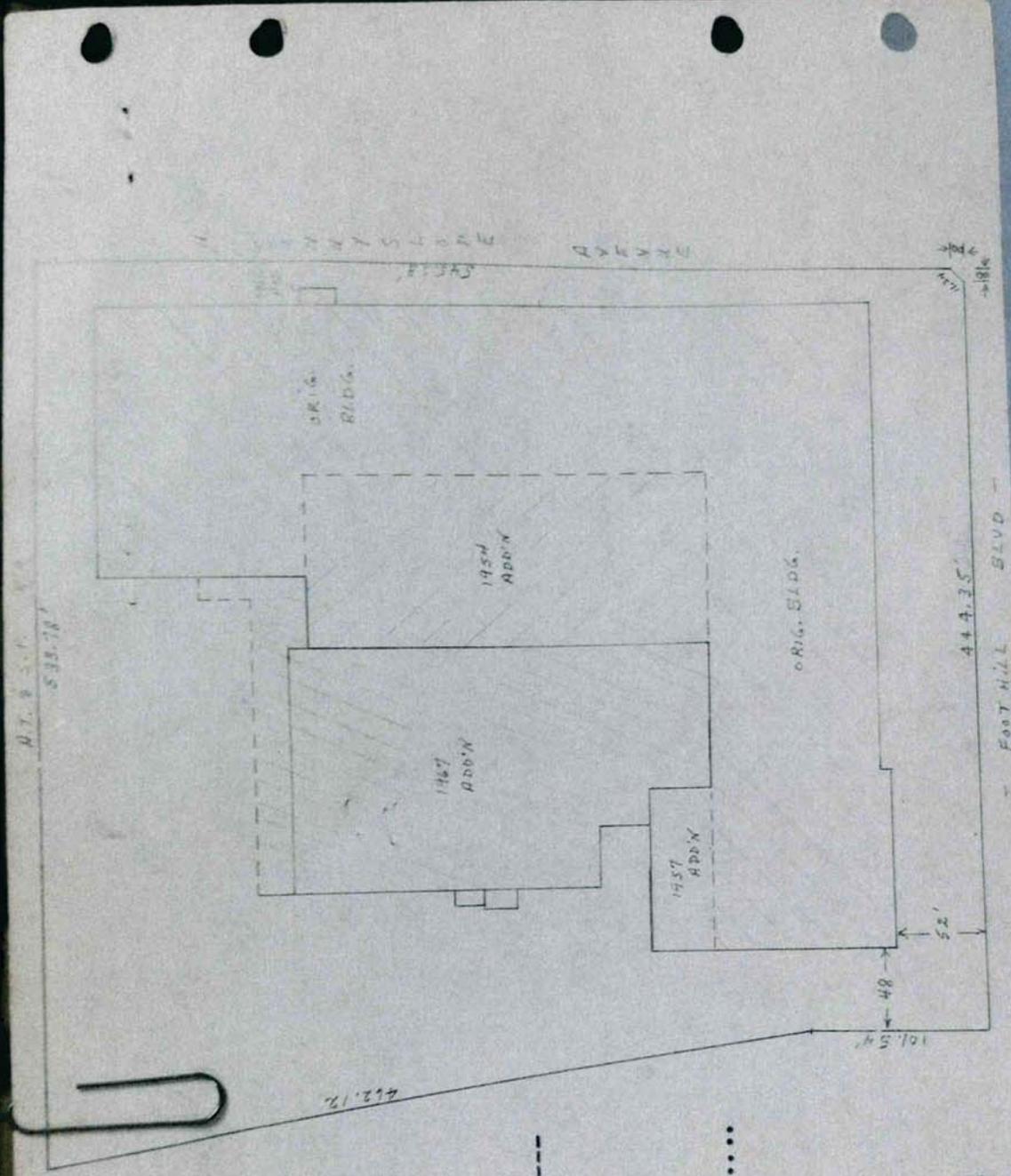
**ALL of Lots 3 & 4 Por of Lots 2 & 5**  
**BLK 2**

BASEMENT	Bml.			TRIMMINGS	BUILT IN FEATURES
	1	2	3		
40 ft. x 60 ft.	Living Room			Plain & DETAIL	Plain & DETAIL
27 ft. x 36 ft.	Bed Room				FIRE SPRINKLERS
10 ft. deep	Bath Room	8	2		STAIR WELLS
3372 sq. ft. @ 1.50	Kitchen	X	X	INSIDE FINISH	2 ELEVATORS
Sq. ft. in Drives, etc	Storage M.F.G.	X	X	Plain & DETAIL	Good
1530 @ 1.10 = 1683	Offices	X	X		Medium
	Store				Foot
	Marble Floor				1955
	Tile Floor				Dep. Rate 27%
	Hardwood Floor				BLDG. VALUES
	Hardwood Finish				No. Sq. Ft.
	Cement Floor	X	X	OFFICES	114,396
	Unfinished			M.F.G. - WAREHOUSE	218,471
				Bldg. Cost	332,867
				Bmnt. Cost	5,058
				Heat Cost	INCL
				Lead & Deck	580
				Paint House	702
				Out-Buildings	153
				Drives, Walks,	3700
				ELEVATORS	343060
				1-20-71 Add	8013
					351073

CLASS	EXTERIOR	ROOF	HEATING	PLUMBING
Single, Double	Bay Windows	Flat, Hip	Fire Place	
California	1-story & 2-story	Gables, Dmers	Fur. Floor	
Bungalow	Wall Covering	Cut Up, Ordn	" " Ceiling	
Residence	Plaster, Met Lth	Plain, Gravel	" " Wall	
Flat, Apartment	Hollow Tile	Tile, Shingle	INCL. IN Sq. Ft.	
Ectecy	Concrete Brick	Shake, Iron, Tin	COST FACTORS	
Garage	Reinforced	Composition	A/condition	
Shed Barn	Concrete	Slate, Asbestos		
Church	Shakes, T & G	CONSTRUC-		
School, Office	Siding, B & B	TION		
Store, Storage	Brick, P or C	Good, Medium		
Service Station	Corr. Iron	Cheap		
FOUNDATION	Steel	LIGHTING		
Stone, Brick	Chan. Iron	Electric		
Concrete, Wood	Terra Cotta	Good, Medium		
Piers		Cheap		

RE App: 2-15-68 DM  
 Report Dated





--- PLOT  
 --- PLAN ---

SAVE .....

2-15-68 DIM







BASEMENT

$38\frac{1}{2} \times 98 = 3773 \frac{\$}{sq\ ft} = 5659$

FIRE SPRINKLERS 30 HEADS

NO - AIR COND.

UN FIN WALLS + CEIL

7 1/2 TON REFRIG. UNIT

5 TON ✓ ✓ FOR 1ST + 2ND FLOORS

1ST + 2ND FLOOR

$2 \times 38\frac{1}{2} \times 98 = 7546 \frac{\$}{sq\ ft}$

ACOUSTICAL TILE CEIL = PL-WALLS

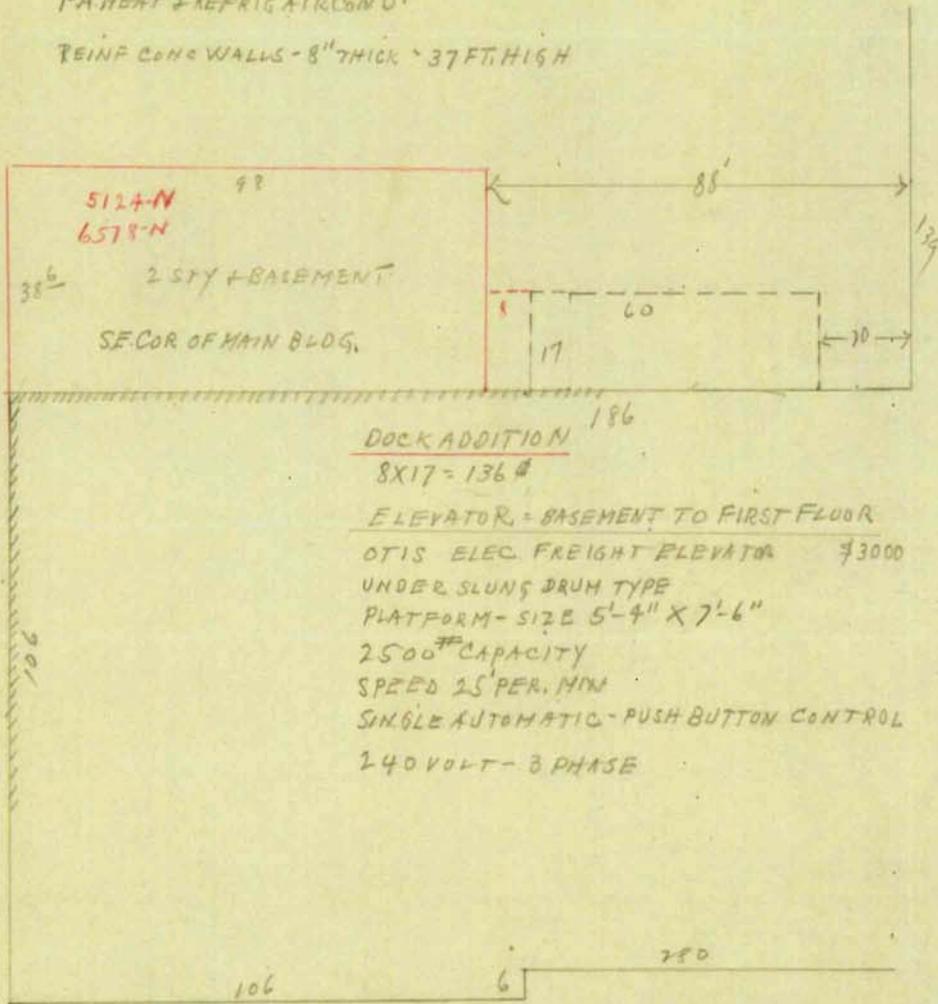
ASPHALT TILE FLOORS

FIRE SPRINKLERS = 30 HEADS

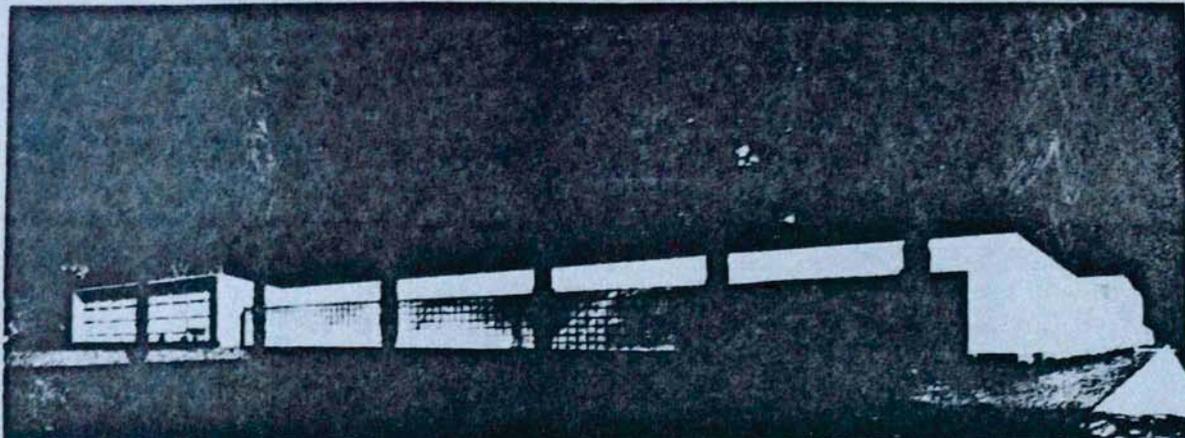
11 PLUMB. FIX

FA HEAT + REFRIG. AIR COND.

REINF CONC WALLS - 8" THICK - 37 FT. HIGH







Architect's rendering of new factory building now under construction in Pasadena for Avon Products, Inc., a cosmetic and toiletry manufacturing concern. Stiles O. Clements, architect; Wm. Simpson Construction Company, general contractor.

## Factory Building Being Constructed for Avon Products

The ultramodern factory building which Architect **Stiles O. Clements** designed for Avon Products, Inc., and now under construction at the corner of Foothill boulevard and Sunnyslope avenue, Pasadena, is 75 per cent completed and contractors' crews are erecting the truss roof, according to a report by J. C. Edwards, secretary and treasurer of Wm. Simpson Construction Company, general contractor.

Estimated to cost half a million dollars, the building will house the Southern California manufacturing activities of the Avon (Allied) Products Company, Inc., a \$9,000,000 cosmetic and toiletry manufacturing concern of Suffern, N. Y., with executive offices in the Rockefeller Plaza, New York City. The Pasadena plant is one of several similar plants being constructed as part of the company's huge postwar expansion program. (In this connection it is interesting to note that in 1945 the company's net sales totaled over \$15,000,000.)

Officers of the Los Angeles offices of Avon Products, Inc. (present location, 2821 East Pico boulevard), are: M. W. Taylor, manager; Paul Blattler, manager, Shipping Department; Willard Callahan, manager, Pacific Division; and William Clevenger, City divisional manager.

Selection of the Pasadena site for the Avon plant is in line with the policy of many progressive manufacturing companies in securing locations with natural scenic surroundings and close to desirable living areas. Situated on the bank of Eaton Wash, adjacent to the Los Angeles County Flood Control right-of-way and channel, the location affords a magnificent view of the mountains. The site will be served by a 500-foot spur track of the Atchison, Topeka & Santa Fe Railway main line.

The plant consists of an L-shaped building having a frontage of 386 feet

on Foothill boulevard by a depth of 100 feet, and a frontage of 460 feet on Sunnyslope avenue, also with a depth of 100 feet. A portion of the wing fronting on Sunnyslope avenue is three stories, 100 feet by 99 feet, and has been designed especially to house the manufacturing activities. The three-story portion of the building will have reinforced concrete walls, floors, and roof slab (Type I construction). The one-story portion will have concrete exterior walls with wood roof (Type III construction).

The first floor of the three-story part will contain the packaging department, the second the liquid and cream manufacturing department, and the third a loft storage area. It is planned eventually to locate the employees' cafeteria on the third floor. The raw storage room is located adjoining the three-story factory area and occupies the end of the Sunnyslope avenue wing.

Areas allotted to the other activities of the plant are: shipping, 180 by 100 feet; finish stock storage, 200 by 100 feet; and offices, 106 by 106 feet. The ground area occupied by the packaging and manufacturing departments is 140 by 100 feet.

The basement will contain a boiler room, 40 by 60 feet, to house the low-pressure steam heating system and other mechanical equipment, and the alcohol vault, 24 by 35 feet. The latter will contain two circular steel tanks, each 10 feet in diameter by 18 feet long. Basement construction is all reinforced concrete.

The exterior walls are of concrete with steel sash. The Foothill boulevard front will be plastered. Roman brick facing is being used below the steel sash. Corrugated glass panels are being used on both the Foothill boulevard and the Sunnyslope avenue fronts. The entire office front is constructed of glass and consists of a

series of rectangular glass panels, each 5 feet 7½ inches high by 10 feet 10 inches long. Fourteen of the panels are of clear plate with Herculite doors. The front is 29 feet high from the floor to the top of the coping.

Other ceilings in the one-story portion of the plant average 17 feet in height. Ceilings in the three-story building are 17 feet on the first floor and 14 feet on each of the upper floors. The office ceilings are 14 feet 9 inches.

Summerbell arch type roof structures are used throughout except in the three-story building, which has a reinforced concrete slab roof. Composition roofing is used on all roofs.

The interior will have concrete floors throughout, but the office floor will be laid with asphalt tile. The office walls are to be plastered, and ceilings are to be treated with acoustical material.

The exterior loading yard will be paved with asphalt concrete and the areas immediately adjacent to the building will be landscaped.

The electric freight elevator will be installed to operate between the first and third floors of the manufacturing section. Steel stairways will also be constructed between the basement and the third story.

A list of the subcontracts awarded to date follows:

- Earth fill — John J. Swigart Co.
- Excavation — Frank T. Hickey.
- Piles — Frank Hunt.
- Concrete — Transit Mixed Concrete Co.
- Cement finish — John Ercek.
- Metal forms — Steel Form Co.
- Reinforcing steel — Ceco Steel Products Co.
- Architectural terra cotta — Gladding, McBean & Co.
- Lumber — Hammond Lumber Co.
- Mill work — Pacific Manufacturing

(Continued on Page 22)

# Pasadena Hub of Big Cosmetics Enterprise

PSN 3-29-53

Pasadena is the center of a lively cosmetics business that spreads over seven Western states and the Territories of Hawaii and Alaska.

Headquarters for this enterprise is the Avon Cosmetic Laboratory at 2940 E. Foothill, established in July of 1947. In this million-dollar, two and one-half acre plant an inclusive line of cosmetics and toiletries is manufactured, packaged and assembled into orders for sales representatives throughout the area served by this Western branch of the Avon Company.

\* \* \*

AVON headquarters are in Radio City, New York and major branches are located in a number of other American cities, including Chicago and Atlanta, Ga.

M. W. Taylor, who takes an active part in Pasadena civic affairs is West Coast branch manager.

From 250 to 300 persons are employed at the Pasadena

plant, practically all of whom maintain homes in Pasadena and its immediate surrounding area including Altadena, Sierra Madre, Arcadia and Temple City.

\* \* \*

ABOUT 85 are employed in the sales office which processes all of the company's dealings with its host of direct-to-home sales representatives. The remainder are engaged in manufacturing, packaging and order-filling.

All Avon products are marketed direct from the company to the homes of customers, via the sales staff.

The large, modern factory in Pasadena was built especially for Avon, which had been located in Los Angeles since the establishment of the Western branch in 1939.

Stiles Clements was the architect, and the large building program was carried out by the William Simpson Construction Company.

Especially designed for

Avon, the building includes manufacturing areas three stories tall, to allow gravity flow of the creams and other liquids used in blending of the cosmetics.

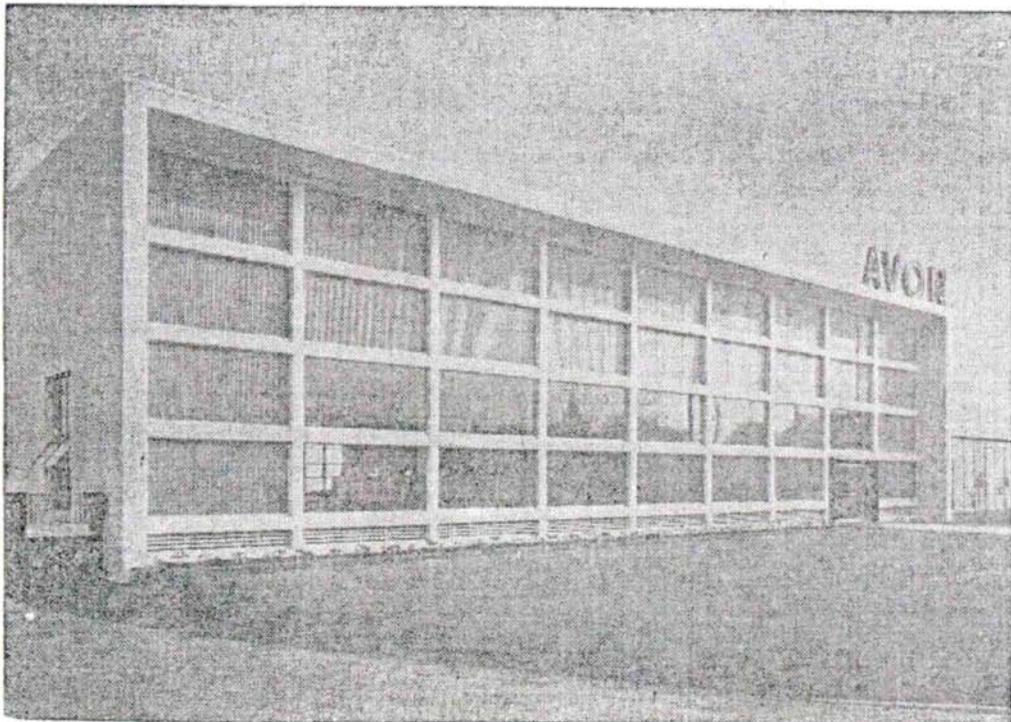
The mixing and blending is done in huge, stainless steel vats. Quality control is maintained continuously from a chemical laboratory in the plant.

Packaging is accomplished in a subsequent operation, and on a full-fledged assembly line the orders of sales representatives are filled and prepared for shipment.

Avon is a customer of many West Coast industries for cosmetics raw materials and for packaging materials, none of which are manufactured by the firm itself.

The Avon Company is observing its 67th anniversary this year. It is the world's largest company devoted to beauty care.

Pasadena Avon Products Inc.



Star News  
Mar. 29, 1953

### **Avon Starts New Plant in Pasadena**

*Los Angeles Times (1923-1995); May 14, 1967; ProQuest Historical Newspapers: Los Angeles Times*  
pg. 04

# **Avon Starts New Plant in Pasadena**

William J. Moran Co. of Alhambra has started construction of a 94,000-square-foot plant for Avon Products Inc. at 2940 E. Foothill Blvd., Pasadena. Cost will be \$1,613,358.

Structural system for the building is reinforced poured concrete walls and slabs with a steel roof deck and concrete columns. It is designed by the architectural firm of

Neptune & Thomas Associates, Pasadena.

Structural engineer is C. Allan Spencer; mechanical engineer, Nack & Sunderland, Pasadena, and electrical engineer, W. H. King, Pasadena.

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# Foothill Freeway Shift Puts Pasadena in Bind

## Avon Calls on State to Move the Alignment; City's Plan for New Electrical Station Upset

BY HALL LEIREN  
Times Staff Writer

PASADENA—An apparent goof by the State Division of Highways in designing the Foothill Freeway through here may cost thousands of dollars and seriously delay construction of the \$2.5 million Goodrich Electrical Power Receiving Station.

The result, according to city officials, could be a serious shortage of electrical power in the city next summer.

City Manager John Phillips told The Times Wednesday that state highways officials last week asked the city to move the location of the receiving station 75 feet, so the freeway alignment could be moved an equal distance.

He said the officials told him Avon Cosmetics, 2940 E. Foothill Blvd., had protested the location of the freeway to authorities in Sacramento after discovering the freeway as proposed would come within three feet of its building.

### A Shocking Request

"The Division of Highways asked if we would mind moving the receiving station back 75 feet," Phillips said. "We said that of course we would mind."

Phillips said the request came as a shock to him.

"We were ready to go to bid on the contract in two weeks," he said. "All the plans have been drawn, there have been contracts let on supplying of materials and material has been bought. We haven't been able to study just what this all means but it could end up costing us thousands of dollars."

However, he said the city intends to hold the Division of Highways responsible for any costs or damages incurred by the city.

Archie Smith, assistant district engineer in charge of freeway

design in the Los Angeles metropolitan area, said in an interview that no decision has been made on whether to change the location of the freeway. He said the matter will be discussed with Pasadena officials and other interested parties and that he hopes a decision will be made in two weeks.

He disagreed with the characterization of the matter as a goof on the part of the Division of Highways, but said the freeway had not intentionally been designed to come within three feet of Avon Cosmetics.

### State to Pay Costs

Smith said that any costs to the city that result from moving the freeway—if that is done—will be borne by the Division of Highways.

"There is no argument about that," he said.

James Brodie, assistant general manager and chief engineer of the power division of the Water and Power Department, said about \$1.25 million in materials has already been bought by the city for the project and construction was scheduled to begin shortly after the new year.

He said another \$75,000 has been spent on specifications and plans for the project, planned for a five-acre site just north of Foothill Blvd. and immediately east of the Eaton Wash.

The station will receive power from the Bonneville Dam in Washington.

Brodie said it is impossible to determine at present what design changes will be necessary if the receiving station is moved.

"Even if we were told today to redesign it would probably take at least two months," he said. "But it will all depend on how long this takes to settle."

Please Turn to Page 5, Col. 2

# **FREEWAY**

## **Continued from First Page**

Brody said that major design changes could easily mean that much of the stockpiled material would be unusable.

He said that if the project is delayed it will probably mean serious power shortages and so-called brownouts in the city next summer.

"If we have a cool summer there may not be much effect but a normal or hot summer will increase power demands for air-conditioning and so on and we would have problems," he said.

He predicted that in this case residents and heavy industrial and commercial users would be asked to restrict their use of power at peak periods of demand.

## **AVON WILL COMBINE PLANTS IN PASADENA**

*Los Angeles Times (1923-1995); Oct 31, 1976; ProQuest Historical Newspapers: Los Angeles Times*  
pg. SG2

# **AVON WILL COMBINE PLANTS IN PASADENA**

PASADENA— A \$7.5 million expansion has been announced by Avon Products, Inc., that will combine its Monrovia and Pasadena plants in one building here.

David W. Mitchell, Avon president, said the building will be constructed on the site of its present Pasadena facility at 2940 E. Foothill Blvd. The company has acquired more than three acres for a total of nearly 14 acres at the site.

The company has 369 employes at its plant at 160 S. Shamrock Ave., Monrovia, and 292 in Pasadena.

"Combining our operations under one roof," Mitchell said, "will allow for a more efficient operation and thus provide for anticipated growth into the 1980s."

Mitchell said that all Monrovia employes will be offered jobs in the new plant.

Avon sells household goods directly to consumers through Avon managers and representatives.

Neptune and Thomas Associates of Pasadena, architects and engineers, will design the project which is scheduled for completion in early 1978.

PASADENA, AVON PRODUCTS INC.

Avon PDN 223-77

# Pasadena OKs Avon expansion

## Parsons area use restricted

By BRENT HOWELL  
Staff Writer

Pasadena's Board of City Directors on Tuesday approved a street vacation to allow expansion of Avon facilities and rezoned land in the vicinity of the Ralph M. Parsons Co. to restrict future use.

The city board also reversed a zoning committee decision, thereby allowing development of a retail-wholesale nursery on a Southern California Edison Co. power line right-of-way at 140 S. Kinneloa Ave.

Sunnyslope Avenue between Foothill Boulevard and the Santa Fe Railroad right-of-way will be permanently closed to make room for Avon's \$7.5 million construction program, city directors decided after a no-protest public hearing.

Avon will expand from 9.9 acres to 13.5 acres by taking in the Sunnyslope roadway and properties occupied by Mead Wrecking Co. and the former headquarters of the Supreme Dairy.

### Requirement deleted

City directors followed planning commission recommendations in deleting a suggested Public Works Department requirement that Avon dedicate a 6-foot strip of property along Foothill Boulevard for an eventual street widening. Company officials said the new structure will be set back far enough to allow for any future street widening.

Also deleted was a requirement that Avon agree to "staggered work shifts" in the event of traffic congestion.

Costs of utility relocations will be borne by Avon.

### Rezoning okayed

Also uncontested was the proposed rezoning of a 27.55-acre site bounded by Pasadena and Fair Oaks avenues, Union Street and the Route 210 (Foothill) Freeway from C-M (commercial-manufacturing) to C-2 (retail commercial). The area takes in the Parsons headquarters plus the triangle where the Pasadena Athletic Club, a Bank of America branch and other facilities will be located.

Properties fronting on the south side of Union Street between Pasadena and Fair Oaks avenues will keep their C-M zoning.

The appeal of George J. Pastre Jr. was granted concerning use of right-of-way land in an R-1 (single-family dwelling) neighborhood. Pastre's application for a variance to develop a wholesale-retail nursery operation

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The appeal of George J. Pastre Jr. was granted concerning use of right-of-way land in an R-1 (single-family dwelling) neighborhood. Pastre's application for a variance to develop a wholesale-retail nursery operation had been turned down by the zoning committee in a 3-2 decision.

#### Split vote reversal

City directors reversed that split vote with another split vote, 5-1, with Donald F. Yokaitis voting "no." Yokaitis said he couldn't go along with the retail aspect of the nursery business for that site.

Pastre argued that the development would provide a park-like buffer zone for neighbors' safety "and act as softening from residential to commercial parking area, across the street." Some neighbors supported the application and none submitted protests.

In other business the city board approved plans of the Southern California Association of Governments (SCAG) for an area-wide waste treatment management program for controlling water pollution.

# Avon plans expansion of Pasadena facility

PSN 10-27-79

A \$7.5 million expansion of Avon facilities in Pasadena was announced Tuesday along with plans to close the national company's Monrovia plant.

The announcement came from David W. Mitchell, president of the New York-based personal care products manufacturer and distributor, while Pasadena officials sought the closing of a street to pave the way for new construction.

Also announced was the eventual addition of 600 industrial jobs in Pasadena, including transfers from Monrovia.

Mitchell said the consolidation of the Monrovia shipping and warehousing facility with the Pasadena operation will entail no layoffs. The 369 employees based in Monrovia will be invited to accept reassignment to Pasadena, where 292 employees are housed.

The present 9.9 acre site at 2940 E. Foothill Blvd., Pasadena, contains a 242,000 square foot building previously used for manufacturing and in recent years used as an order processing and administrative center.

The expanded site is intended to take in the Sunnyslope Drive roadway and properties now occupied by Mead Wrecking Co. and the former headquarters of the Supreme Dairy, bringing the total site up to 13.5 acres.

City directors Tuesday referred to the Planning Commission for immediate processing Avon's request for closing and dedication of Sunnyslope Avenue between Foothill Boulevard and the Santa Fe railroad right-of-way.

Avon's plans involve demolishing part of the old Avon structure and adding a new building to bring its floor space total to 340,000 square

feet for office, shipping and warehousing space.

Mitchell said the expansion will provide enough space for anticipated growth of the company until the late 1980s.

The Pasadena architectural firm of Neptune & Thomas Associates will design the new building, which is tentatively set for completion in early 1978.

Acquisition of the additional 3.6 acres for the site is in process, company officials said.

The Pasadena and Monrovia facilities currently serve Avon representatives in nine western states, including Hawaii and Alaska.

"It's rare I can say without consulting fellow directors that this is welcome news," said Mayor Robert Glenn White, "but I feel sure I can now. We had feared the loss of Avon for a long time. We are very pleased."

Combining the Monrovia and Pasadena operations under one roof will allow a more efficient operation and thus better service to Avon's managers and representatives, Mitchell said.

Len Pollard, assistant city manager, told city directors a great deal of city staff work has already

been done concerning arrangements for the site expansion.

James B. Black, president of the Pasadena Chamber of Commerce, described the development as "tremendously important to every resident and every business in the community."

"We cannot stress enough the tremendous importance of the addition of 600 jobs to the Pasadena labor market," Black said, and he singled out Pollard and Fritz Zapf, director of public works, along with other city staff members

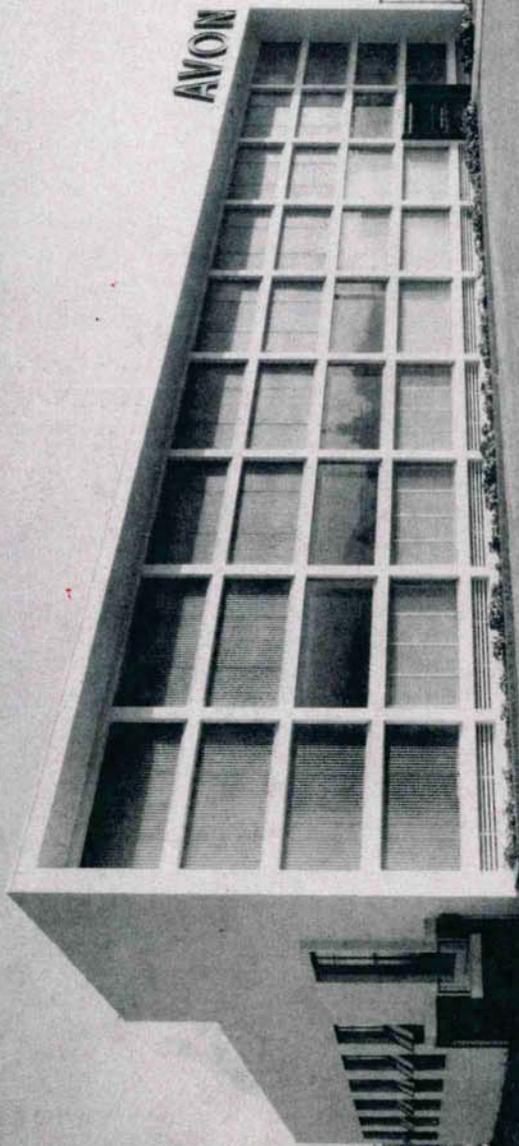
and the Board of City Directors, for working with the chamber and other organizations "to create a climate that will attract businesses to locate in this community."

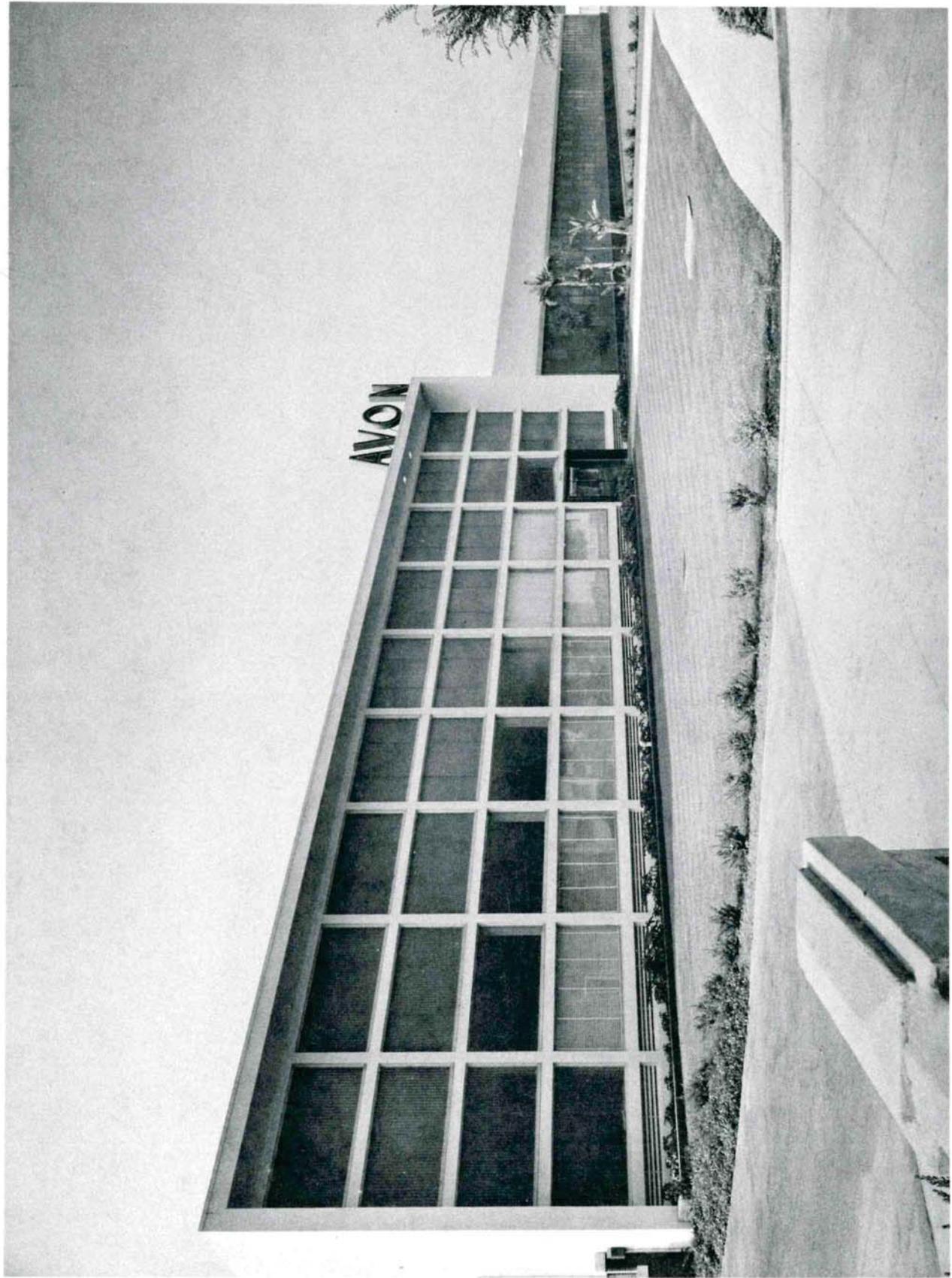
Black cited the Avon expansion announcement as a reversal of the trend to lose manufacturing facilities and employment. "That trend has obviously been reversed with the announcement made by Avon," he said, "and I am sure that as the months go on, other industrial firms will consider locating their facilities in Pasadena."



*Proctor*

1946-7



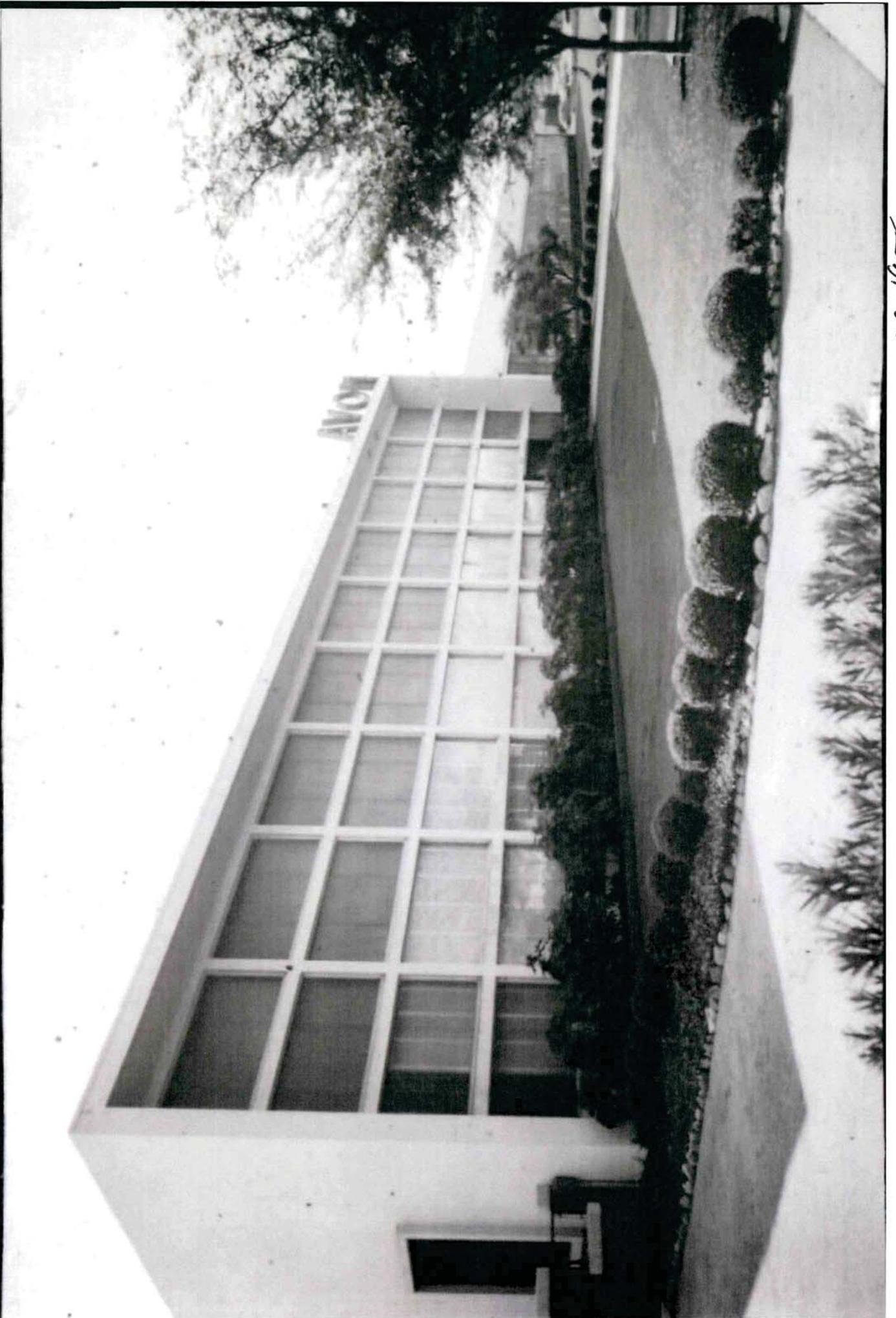




J. Allen Hawkins  
PHOTOGRAPHY 1965

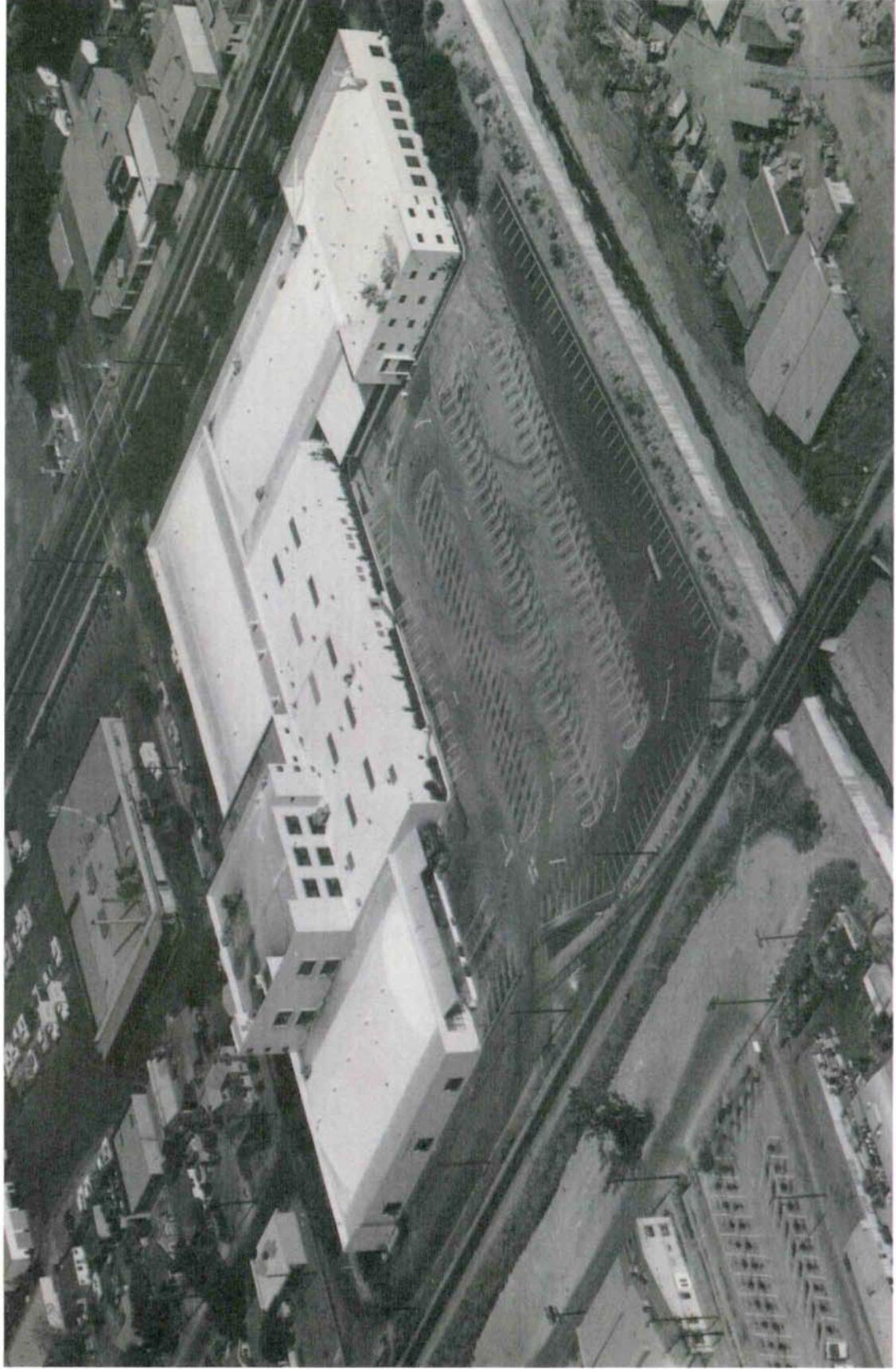
# AVON

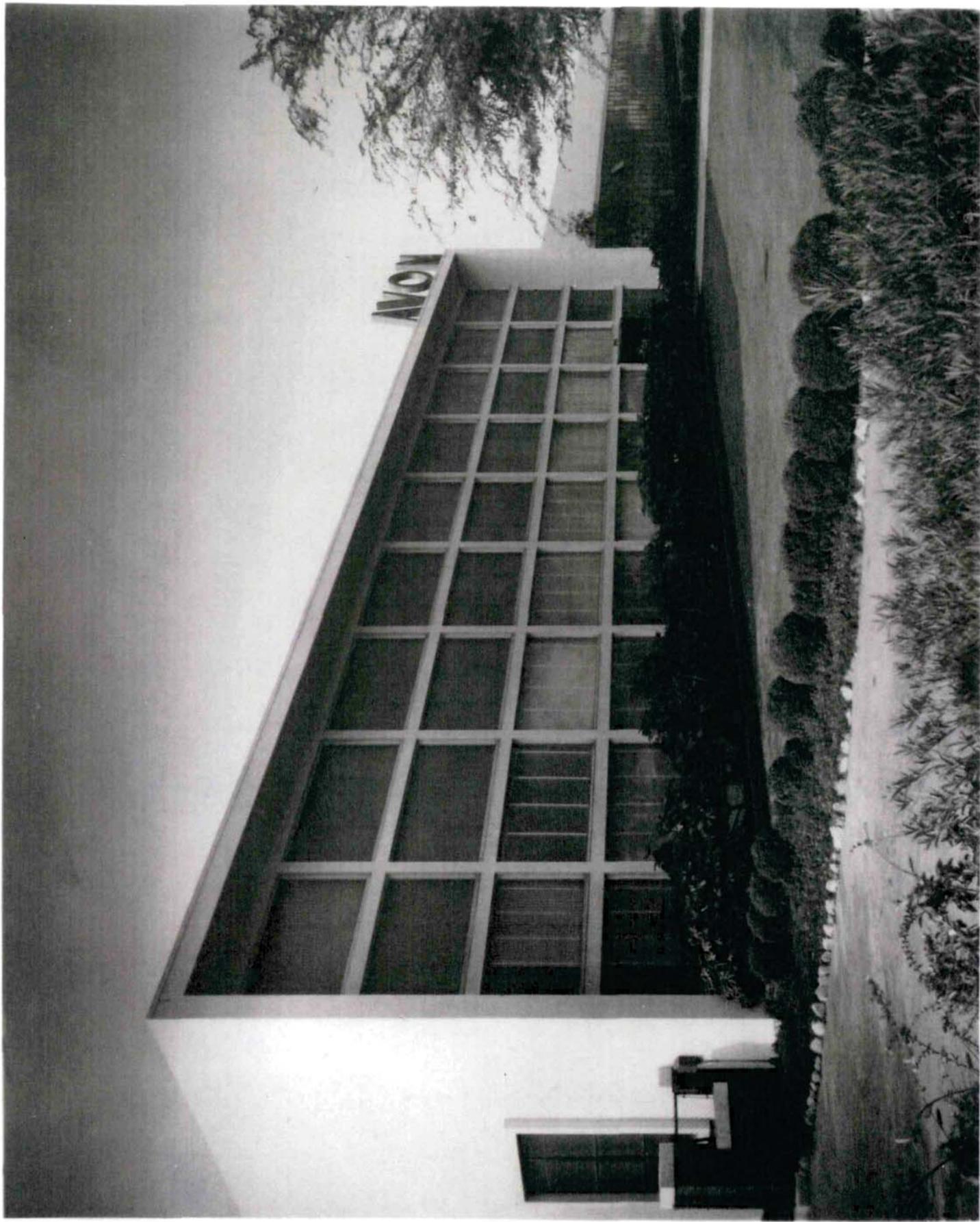




ca 1955

1961 Aerial





1961

AVON



7821

101



**J. ALLEN HAWKINS** PARADISE, CALIF.

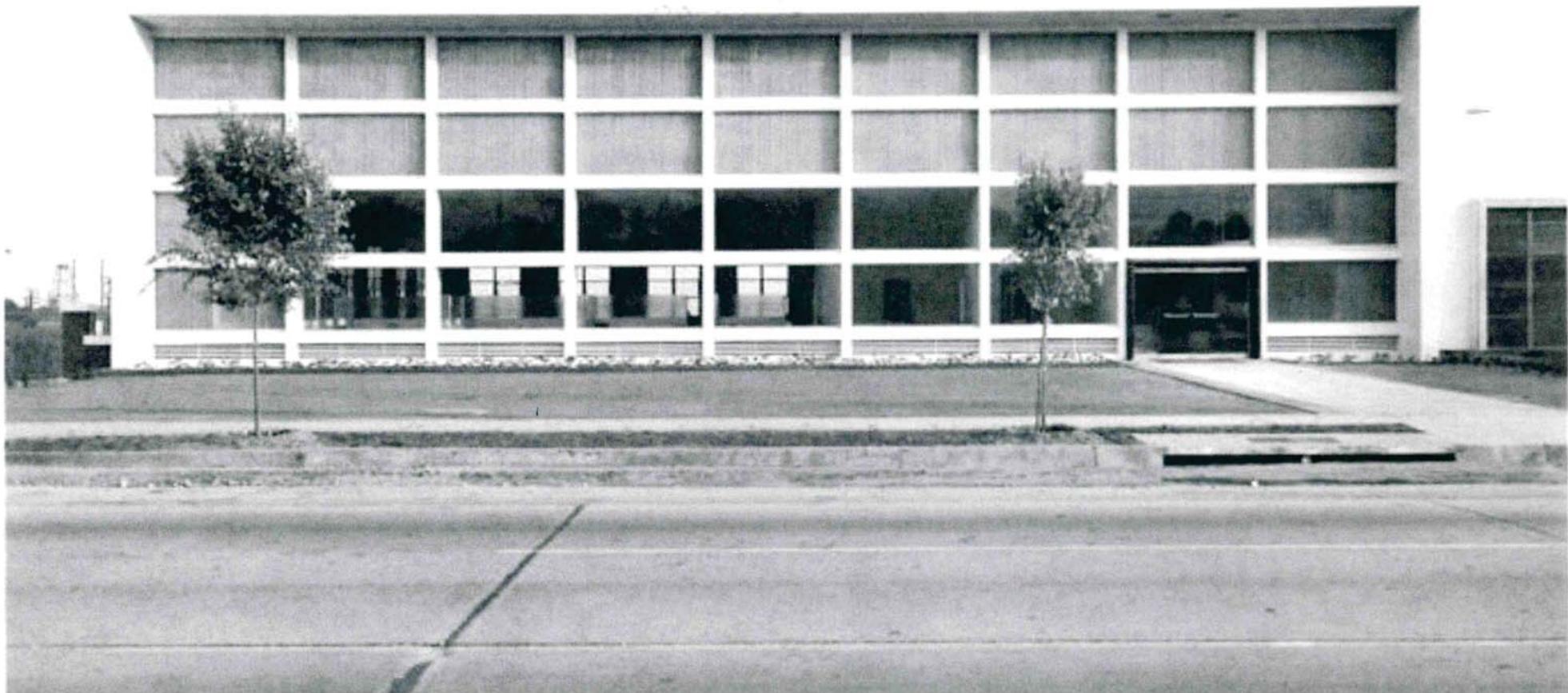
1963-69





J. ALLEN HAWKINS

AVON

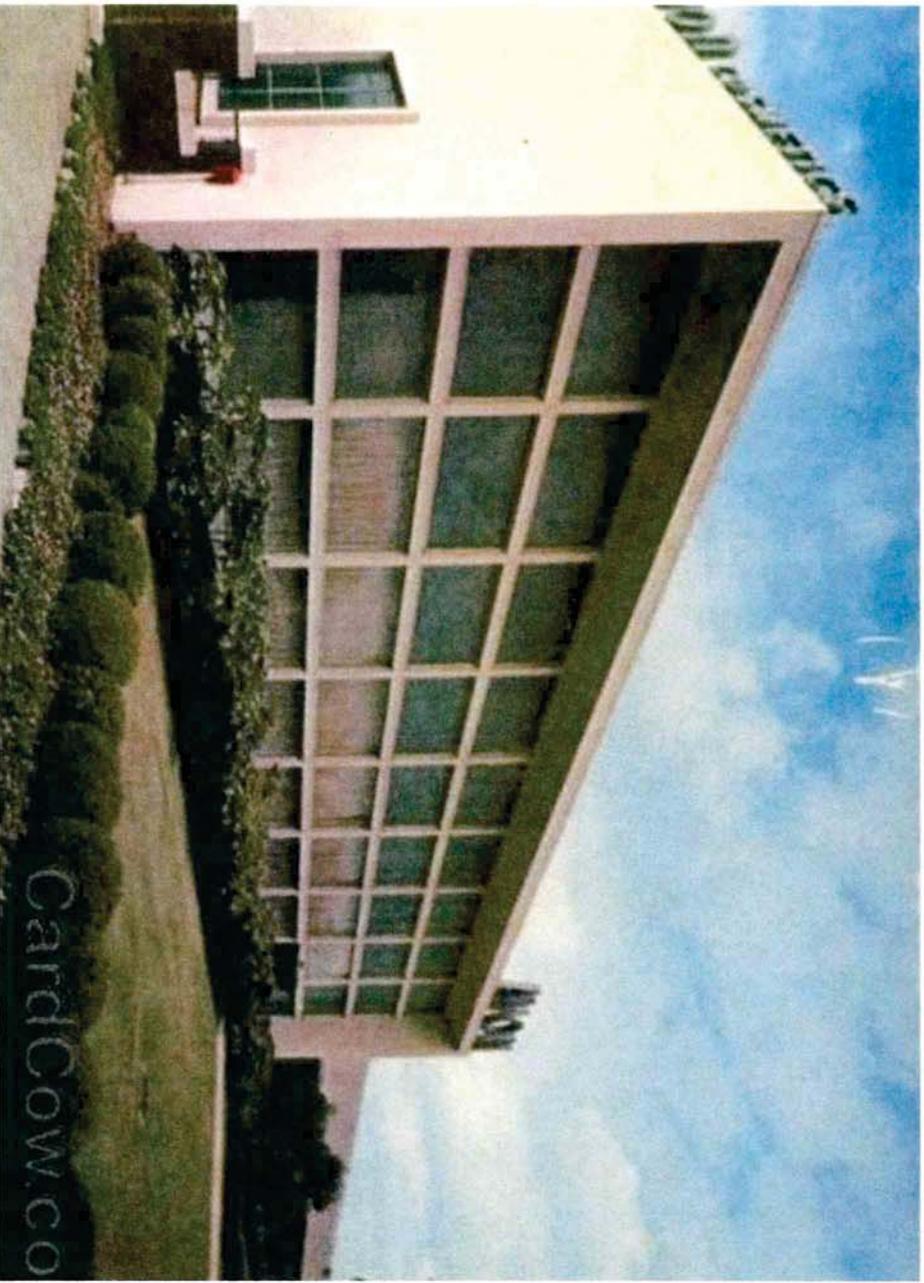


**AVON PRODUCTS, INC.**

Another fine home of Avon, the Pasadena Branch provides service to Avon customers over an area covering the seven West Coast States, plus Hawaii and Alaska.

PLACE  
STAMP  
HERE

*Post Card*



Date can be own



# Edward Huntsman-Trout Landscape Palette Key

3. INSTALL HOSE HYDRANTS 80'-0" O.C. MAX. USING 1" G.I.W.P. MIN. INCLUDING RISER  
4. DETAIL SPECS. & SHOP DRAWING SHOWING PIPE SIZES, LOCATION OF HEADS  
HYDRANTS & CONTROLS ETC. TO BE APPROVED BY LANDSCAPE ARCHITECT

NOTE: SUBSOIL DRAINAGE REQUIRED FOR PLANTING BED AT ENTRANCE TO GEN'L OFFICE.

## SPECIFICATIONS FOR PLANTING

- #1. STRELITZIA NICOLAI GROUP - 7  
SIZE - 1 MATURE PLANT 10'-20' HIGH. 10 PLANTS - GROUP APPROX. 10' DIA. - PLANTS OF VARYING
- #2. STREET TREES ON FOOTHILL BLVD.  
EUCALYPTUS GROUP - 4 TREES 10'-20' HIGH  
7 PEPPERS @ 75' O.C. OR ← NO PEPPER.  
10 OLIVE (SPREADING) @ 50' O.C. OR  
10 EVERGREEN ELM @ 50' O.C.
- #3 WINDOW BOX - SOLID ARALIA JAPONICA --- APPROX. 1200 SQ. FT.
- #4 HEDGES - COCCULUS LAURIFOLIUS @ 24" --- APPROX. 90 LIN. FT.
- #5 PARK STRIP - IVY GERANIUM OR  
HYPERICUM (DWARF) OR  
ALGERIAN IVY --- APPROX. 4700 SQ. FT.
- #6 SLOPE COVER - RHYNCHOSPERMUM (TRACHELOSPERMUM) OR  
LANTANA OR  
RHUS INTEGRIFOLIA, --- APPROX. 3100 SQ. FT.
- #7 ARROYO SCREEN - ALLOW 120 PLANTS TOTAL  
EUCALYPTUS CORYNOCALTX  
ACACIA IN VAR.  
CEANOTHUS IN VAR.  
PHOTINIA  
RHUS INTEGRIFOLIA
- #8 LAWN --- APPROX. 18000 SQ. FT.

T. & S. F. R.R. 60'-0" R.W.

O T P L A N

APRIL 5  
FEB 24

# Edward Huntsman-Trout Landscape Elevation Excerpt

