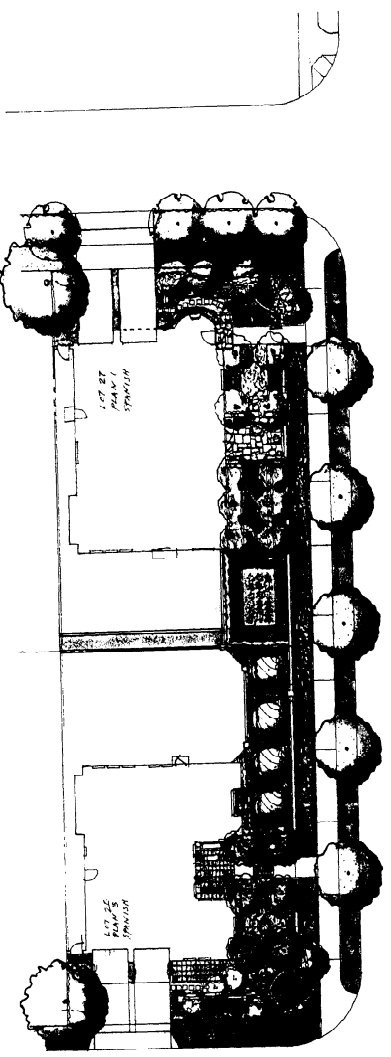
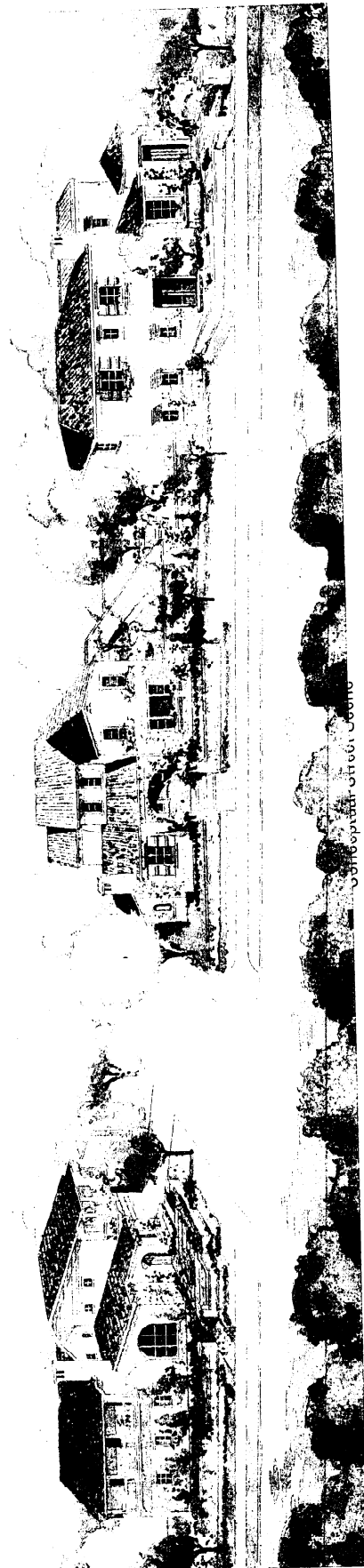
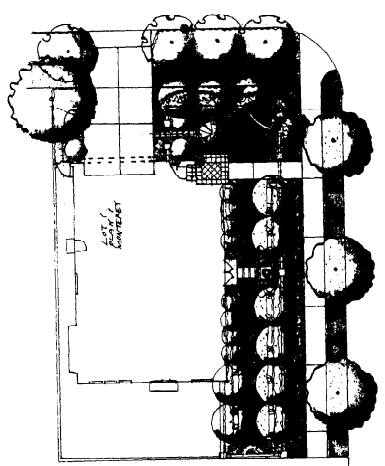


**Attachment 4**



R O S E  
A V E N U E



Street | **Scene** |

# Rose Avenue

PASADENA, CA  
Trebtor Builders  
a Province Group affiliate



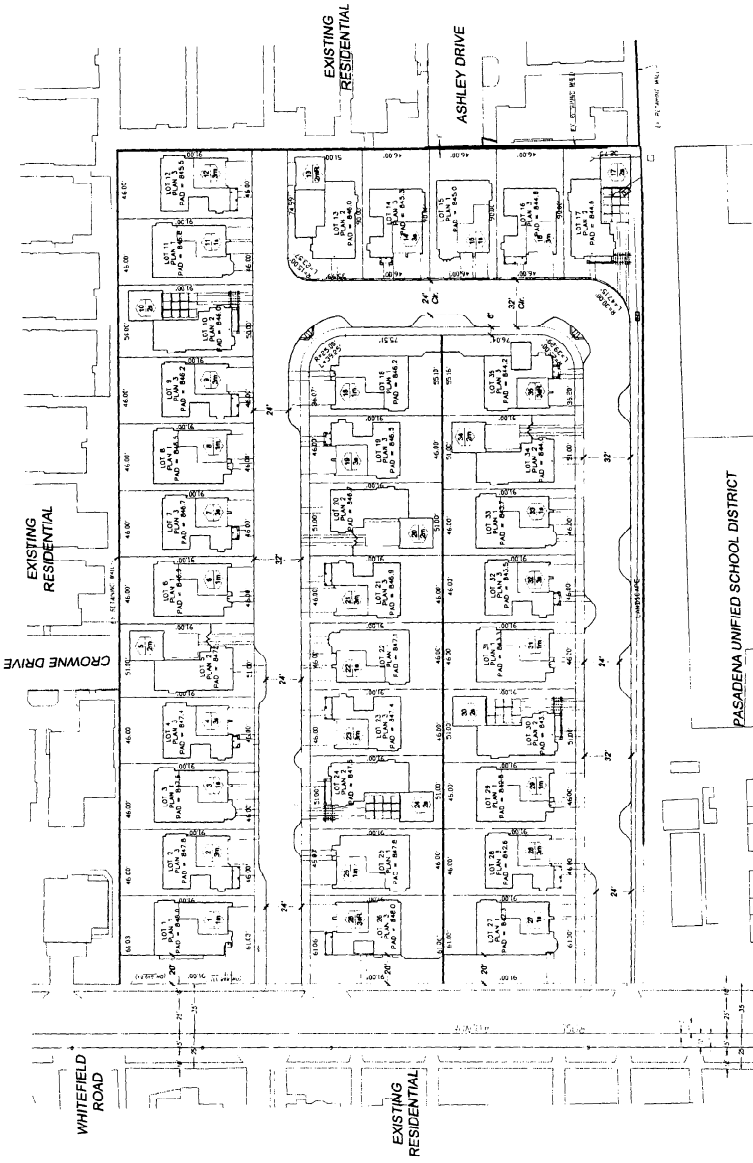
WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
2004571 March 28, 2006

**Project Summary:**

**Total Site Area:** 4.75 Acres±

**Total Units:** 35 Homes

**Net Density:** 7.3 Homes/Acre



1"= 30'

Typical Setbacks 1"=20'

Site Plan

*Rose Avenue*

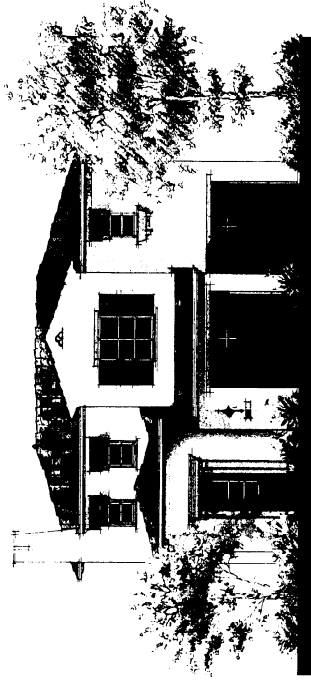
PASADENA, CA  
Trebtor Builders  
a Province Group affiliate



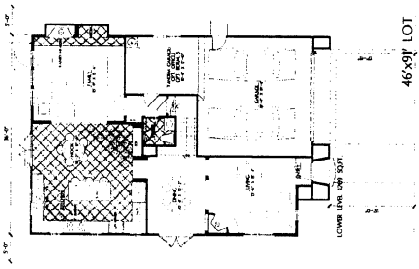
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
2004571 Merich 28 2006



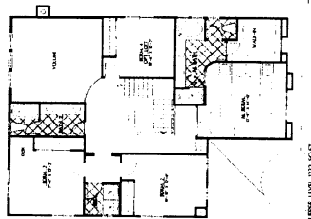
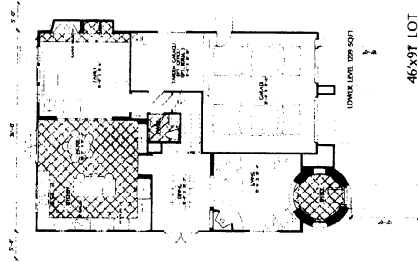
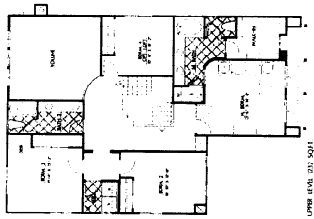
MONTEREY



SPANISH



PLAN ONE  
2441 SQ. FT.  
4 BEDROOM/2.5 BATH  
OPT. LOT/OPT. 80RM. 5+ 115 SQ. FT.  
3 CAR GARAGE



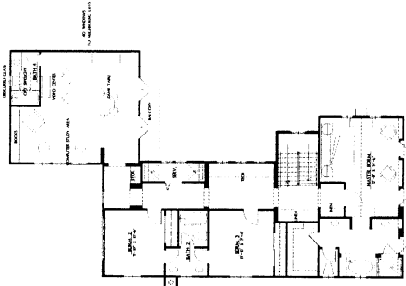
# Rose Avenue

PASADENA, CA  
Trebort Builders  
a Province Group affiliate



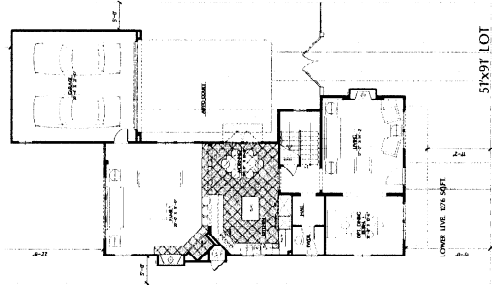
Plan One

WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
2004571 March 28, 2006



PLAN 2 -

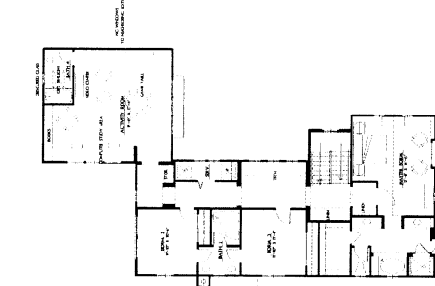
PLAN TWO  
2963 SQ. FT.  
3 BEDROOM / 3.5 BATH / OFFICE  
ACTIVITY ROOM / OPT. BDRN / 4  
2 CAR GARAGE



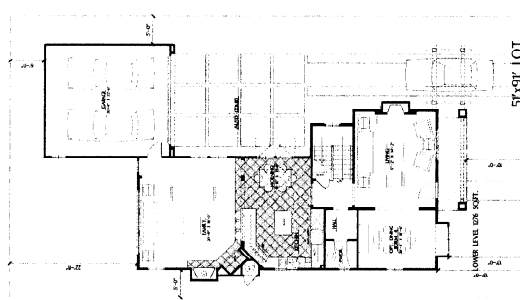
51'x91' LOT



MONTEREY



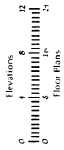
51'x91' LOT



51'x91' LOT



SPANISH



Plan **TWO**

*Rose Avenue*

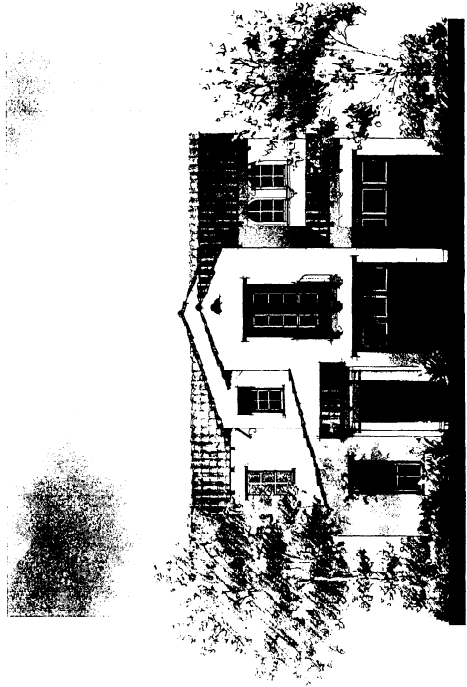
PASADENA, CA  
Trebtor Builders  
a Province Group affiliate



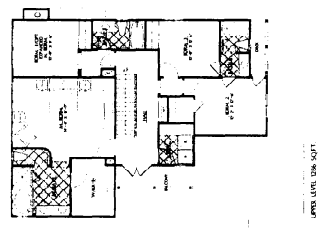
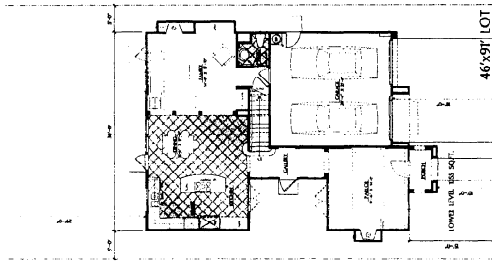
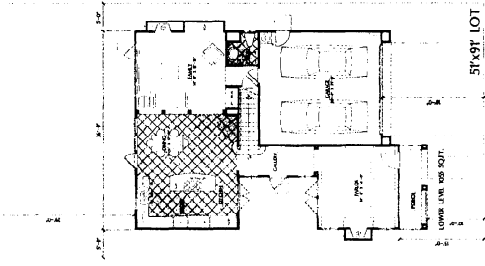
WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
2004571 March 28, 2006



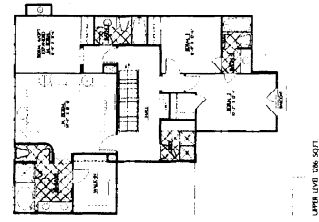
MONTEREY



SPANISH



PLAN THREE  
2341 SQ. FT.  
4 BEDROOM/3.5 BATH  
OPT. SUPER MASTER  
2 CAR GARAGE



# Rose Avenue

PASADENA, CA  
Trebtor Builders  
a Province Group affiliate

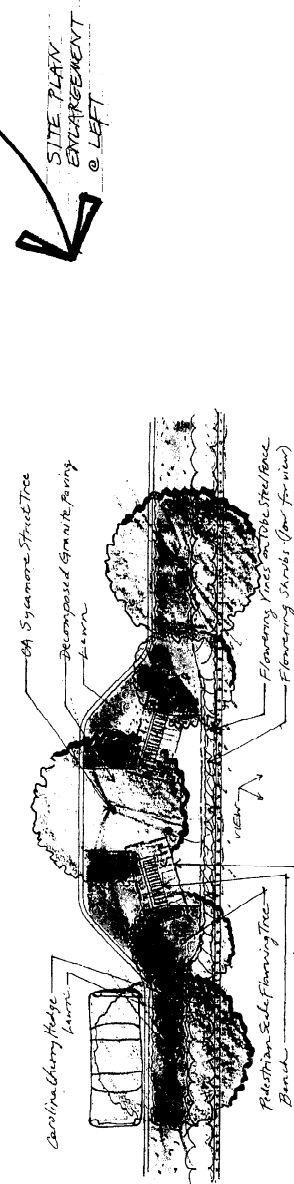
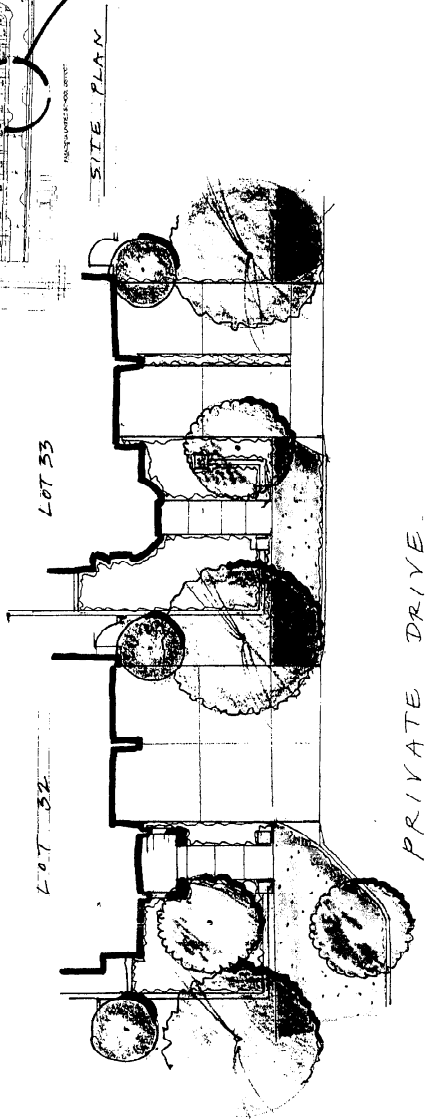
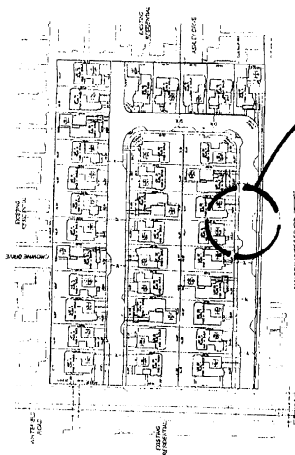


Plan Three



WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
2004571 March 28, 2006





FOR  
TREBOR BUILDERS  
BY  
TOP, INC. 10/05

SITE PLAN  
ENLARGEMENT  
@ LEFT

# Landscape Overlook Detail

Rose Avenue

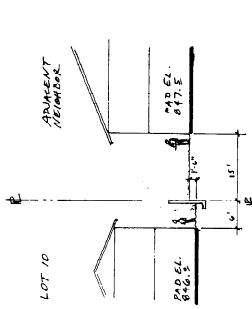
PASADENA, CA  
Trebor Builders  
a Province Group affiliate



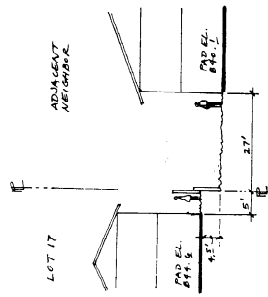
WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
2004571 March 28, 2006

ARROYO ENGINEERING SOLUTIONS  
11111 W. 15th Ave., Suite 200, Torrance, CA 90504  
Tel: 310.572.4444 Fax: 310.572.4444

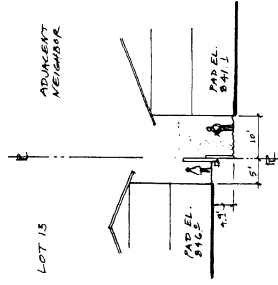




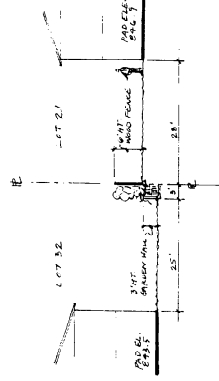
SECTION AT REAR YARD - LOT 10  
 12'10" WIDE DRIVEWAY  
 6" CURB  
 15" CURB  
 PAD. EL. 840.5  
 ADJACENT NEIGHBORS  
 12/15/06



SECTION AT REAR YARD - LOT 17  
 12'10" WIDE DRIVEWAY  
 6" CURB  
 27" CURB  
 PAD. EL. 844.5  
 ADJACENT NEIGHBORS  
 12/15/06



SECTION AT REAR YARD - LOT 15  
 17'10" WIDE DRIVEWAY  
 5" CURB  
 10" CURB  
 PAD. EL. 841.1  
 ADJACENT NEIGHBORS  
 12/15/06



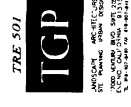
SECTION AT REAR YARD - LOT 32  
 17'10" WIDE DRIVEWAY  
 5" CURB  
 25" CURB  
 PAD. EL. 841.1  
 ADJACENT NEIGHBORS  
 12/15/06

Conceptual Landscape Sections

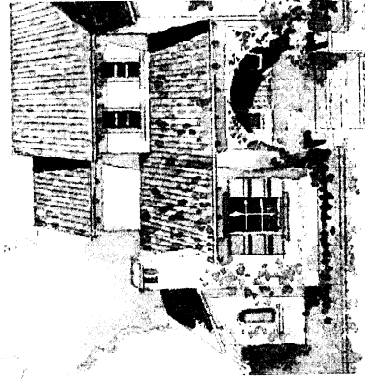
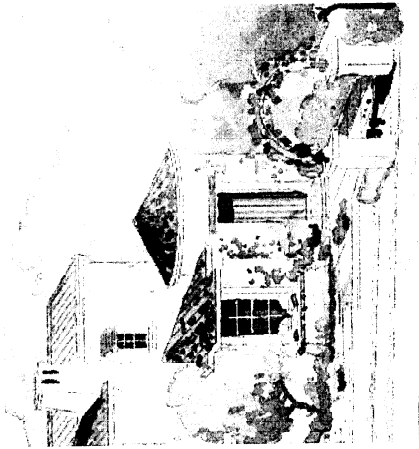
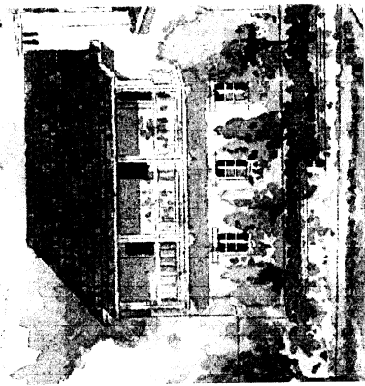
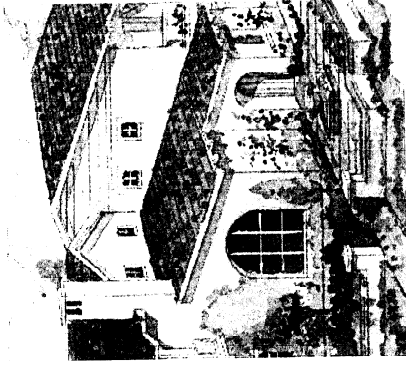
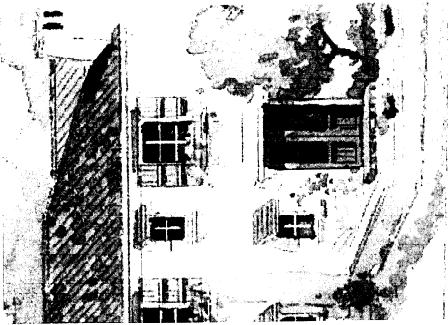
*Rose Avenue*

PASADENA, CA  
 Trebor Builders  
 a Province Group affiliate

Landscape Sections



WILLIAM HEZMALHALCH  
 ARCHITECTS INC.  
 2004571 March 28, 2006



Sketch Book

Vignettes •

# Rose Avenue

PASADENA, CA  
Trebort Builders  
a Province Group affiliate



WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
2004571 March 28, 2006



SCALE: 1" = 40'  
200,812 SQ. FT.

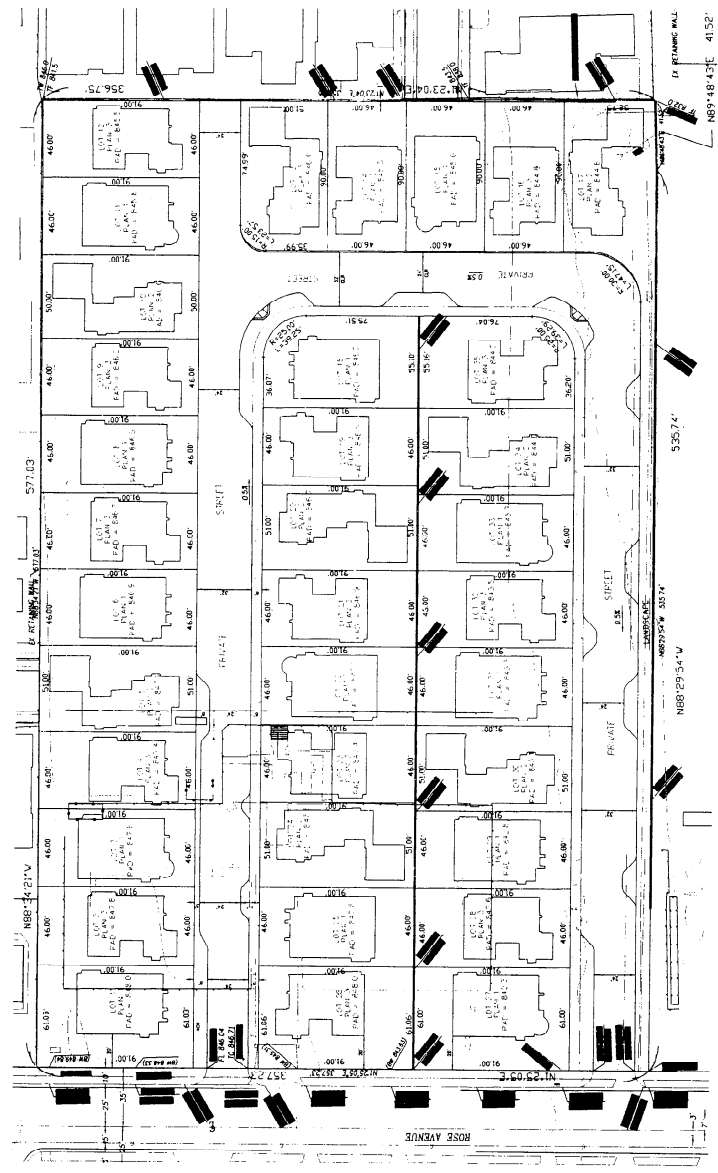
SHEET 1 OF 1

# VESTING TENTATIVE TRACT MAP NO. 53880

IN THE CITY OF PASADENA  
LOS ANGELES COUNTY  
STATE OF CALIFORNIA

BEING A PORTION OF LOT 9 IN BLOCK 8 OF BONSSELL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 184 PAGES 17275, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 184 PAGES 91 AND 92 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

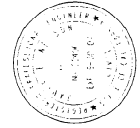
35 LOTS



PASADENA UNIFIED SCHOOL DISTRICT  
5151-016-811  
ARROYO ENGINEERING SOLUTIONS, INC  
7815 LAKE AVENUE, SUITE 740  
PASADENA, CALIFORNIA 91107  
(626) 795-1814

OWNER:  
ARROYO ENGINEERING SOLUTIONS, INC  
7815 LAKE AVENUE, SUITE 740  
PASADENA, CALIFORNIA 91107  
(626) 795-1814

DATE: 03-16-06  
DRAWN BY: RLS/STW  
CHECKED BY: RLS/STW  
APP. BY: RLS/STW



- PROPOSED LAND USE: 35 SINGLE FAMILY UNITS
- EXISTING STRUCTURES: ALL EXISTING STRUCTURES ARE TO BE REMOVED OR RELOCATED UNLESS NOTED OTHERWISE
- FRANMSEL: GRABAGE TO PUBLIC STREETS
- EXISTING ZONING: PS-1
- PROPOSED ZONING: PD

VICINITY MAP  
NOT TO SCALE

