

**ATTACHMENT 1 – ORIGINAL 1924 SITE PLAN
(DESIGNED BY MYRON HUNT)**

**ATTACHMENT 2- BUILDINGS CONSTRUCTED
UNDER 1990 MASTER DEVELOPMENT PLAN**

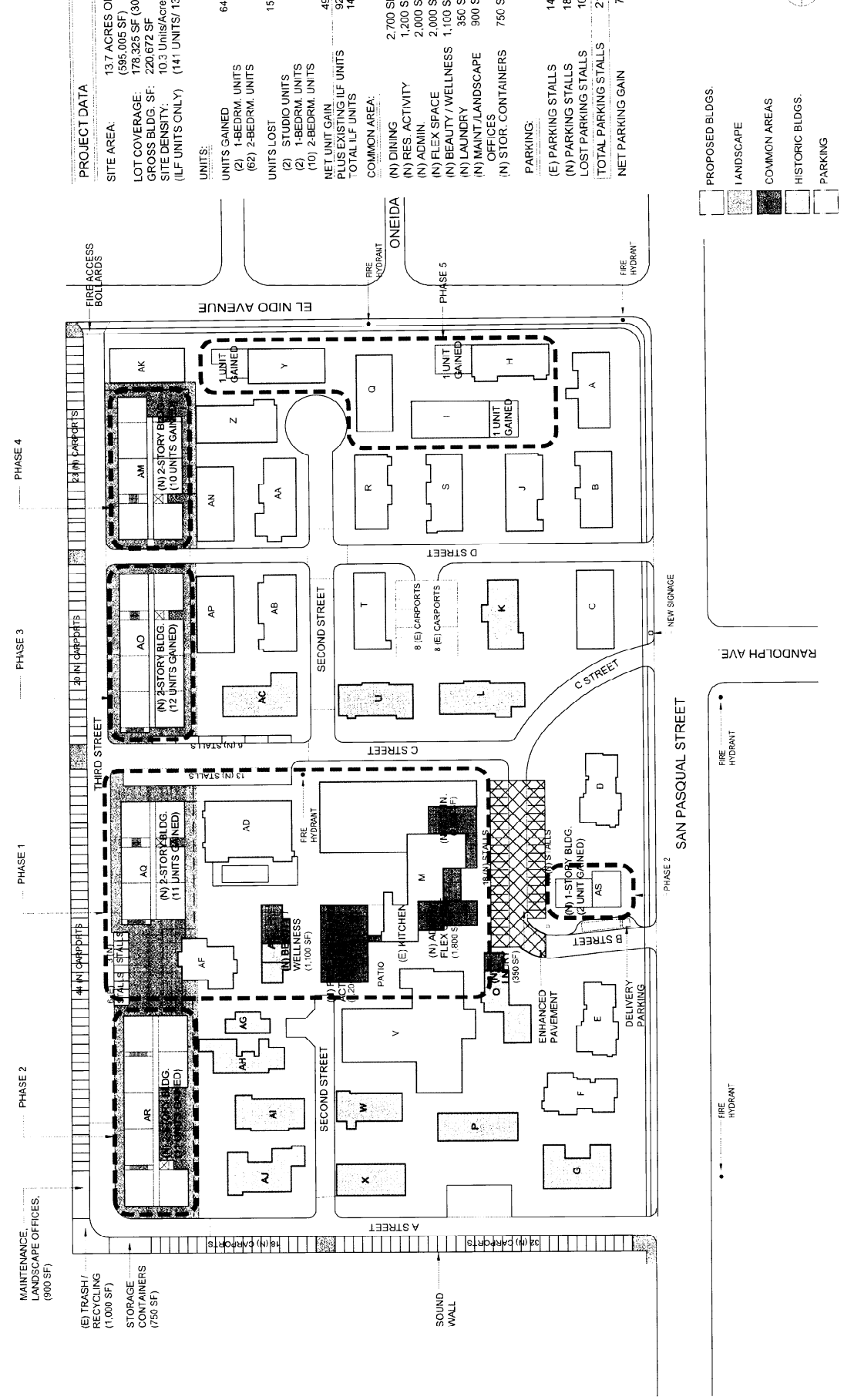
Monte Vista Grove Homes
2889 San Pasqual St.
Pasadena, CA 91107
(626) 796-6135
www.mvgh.org

ITEMS INCLUDED IN FIRST MASTER PLAN:

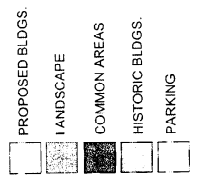
1. Duplexes (A3-A4, A5-A6, & C51-C53) located on south side of property (San Pasqual)	<i>Completed</i>
2. Addition to Health Center and strolling gardens	<i>Completed</i>
3. Carports located between Second Street and San Pasqual St.	<i>Completed</i>
4. Hearth Addition (4 rooms)	<i>Completed</i>
5. Addition to Kitchen	<i>Completed</i>
6. Demolition of Building 13 with new fourplex (A29-A32) in its place.	<i>Completed</i>
7. Demolition of Building A38-A43 with 2 new fourplexes in its place.	<i>Not Completed</i>
8. New carports on north side of campus	<i>Not Completed</i>
9. New Maintenance facilities	<i>Not Completed</i>
10. New Administration building on south side of campus	<i>Not Completed</i>
11. 3 single units attached to existing duplexes on east side of campus (El Nido)	<i>Not Completed</i>

**ATTACHMENT 3 – PROPOSED MASTER DEVELOPMENT
SITE PLAN**

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PROJECT DATA	
SITE AREA:	13.7 ACRES OR (595,005 SF)
LOT COVERAGE:	178,325 SF (30%)
GROSS BLDG. SF:	220,672 SF
SITE DENSITY:	10.3 Units/Acre
(ILF UNITS ONLY)	(141 UNITS/13.7)
UNITS:	
UNITS GAINED	64
(2) 1-BEDRM. UNITS	
(62) 2-BEDRM. UNITS	
UNITS LOST	15
(2) STUDIO UNITS	
(2) 1-BEDRM. UNITS	
(10) 2-BEDRM. UNITS	
NET UNIT GAIN	49
PLUS EXISTING ILF UNITS	92
TOTAL ILF UNITS	141
COMMON AREA:	
(N) DINING	2,700 SF
(N) RES. ACTIVITY	1,200 SF
(N) ADMIN.	2,000 SF
(N) FLEX SPACE	2,000 SF
(N) BEAUTY / WELLNESS	1,100 SF
(N) LAUNDRY	350 SF
(N) MAINT./LANDSCAPE	900 SF
OFFICES	
(N) STOR. CONTAINERS	750 SF
PARKING:	
(E) PARKING STALLS	142
(N) PARKING STALLS	181
LOST PARKING STALLS	107
TOTAL PARKING STALLS	216
NET PARKING GAIN	74



STEINBERG ARCHITECTS
 MONTE VISTA GROVE HOMES
 2889 SAN PASQUAL STREET
 PASADENA, CA

AUGUST 24, 2005

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MASTER DEVELOPMENT PLAN