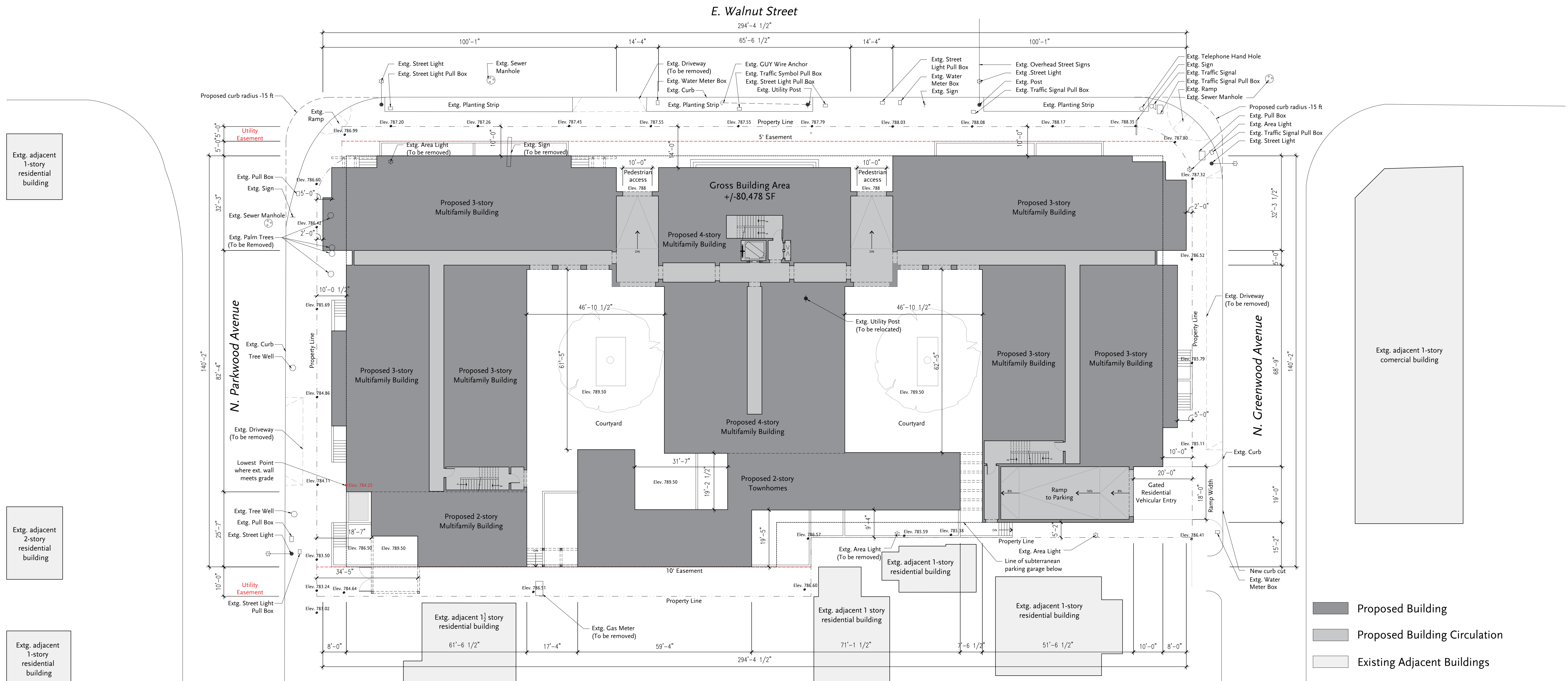


ATTACHMENT D
PREDEVELOPMENT PLAN REVIEW PLANS



PROJECT DATA

PROJECT SUMMARY

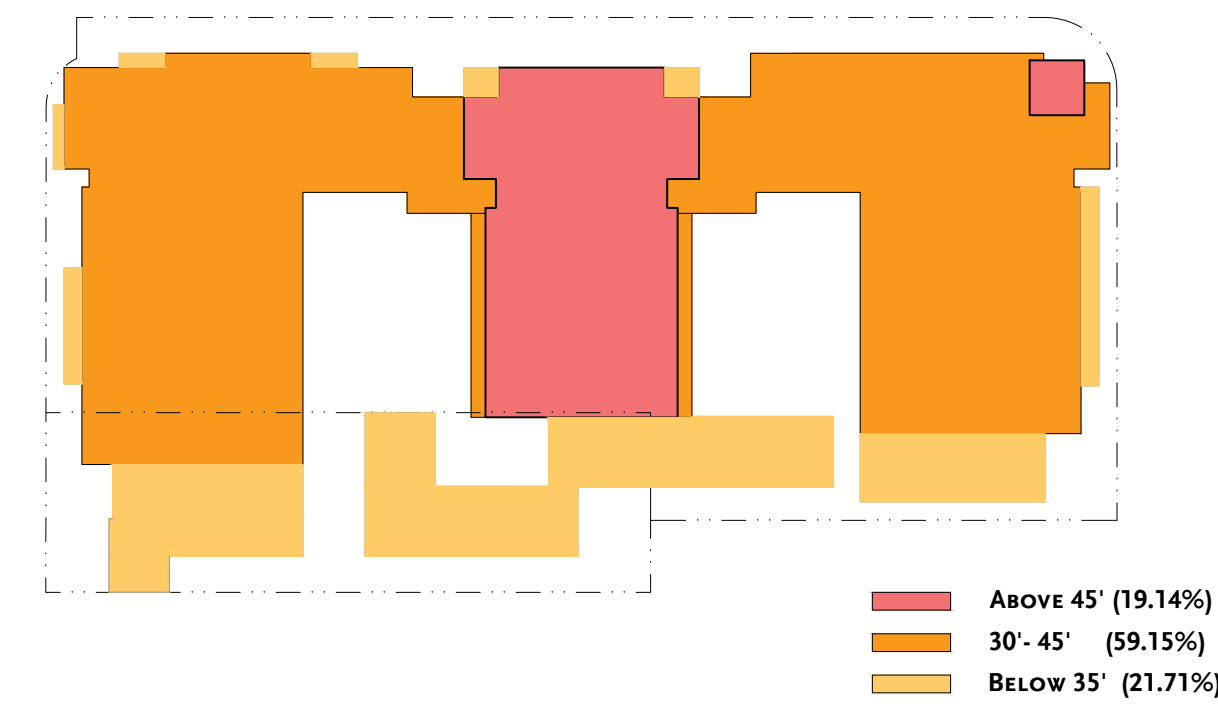
Project Address: 1870 -1890 E. Walnut St.; 175 N. Greenwood Ave. Pasadena, CA 91107
 Assessor Parcel Number: 5746 - 016 - 046; - 047, - 087, - 088
 Zoning Designation: CG and RM-16 PK
 General Plan Use Designation: Low Commercial and Medium Density Residential
 Project Description: New 1-4 Story Multifamily Affordable For-Sale Project over 1 Level of Subterranean Parking
 Lot Area: 44,982 sf
 Lot Coverage: 29,326 sf (65%)
 Gross Landscape Area: 16,991 sf

FAR: 1.8 %
 Parking Summary: Required: 87 spaces, Provided: 87 spaces
 Gross Building Area: +/- 80,478 sf*
 Ground Floor: 27,430 sf
 Second Floor: 26,366 sf
 Third Floor: 21,878 sf
 Fourth Floor: 4,804 sf
 Gross Subterranean Garage: 35,161 sf
 Residential Unit Summary:
 Allowed: 62 units
 Proposed: 58 units
 1-Bedroom Flat: 21 units (756-912 sf)
 2-Bedroom Flat: 15 units (1,026-1,216 sf)
 2-Bedroom Townhouse: 8 units (1,384-1,446 sf)
 3-Bedroom Flat: 12 units (1,276-1,480 sf)
 3-Bedroom Townhouse: 2 units (1,704 sf)

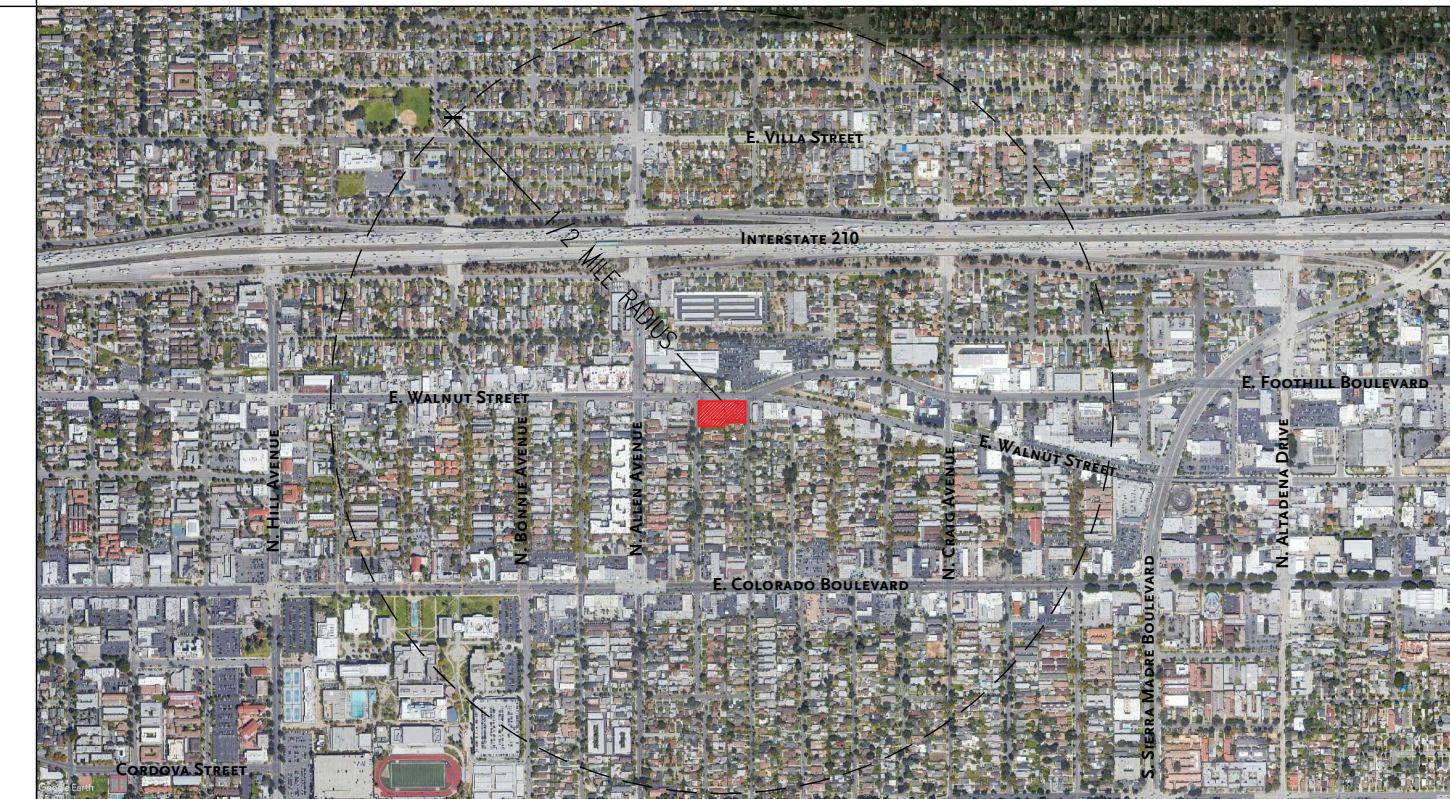
APPLICANT INFORMATION

Name: HHP-Walnut, LLC
 Address: 608 N. Fair Oaks Ave. # 126 Pasadena, CA 91103
 Phone Number: (626) 403-4663x111

HEIGHT AVERAGING DIAGRAM

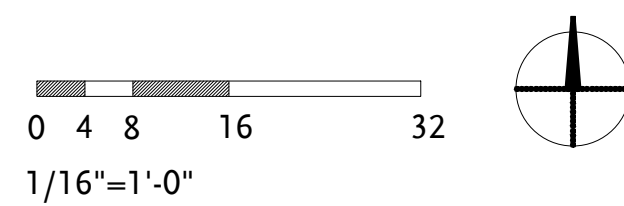


VICINITY MAP

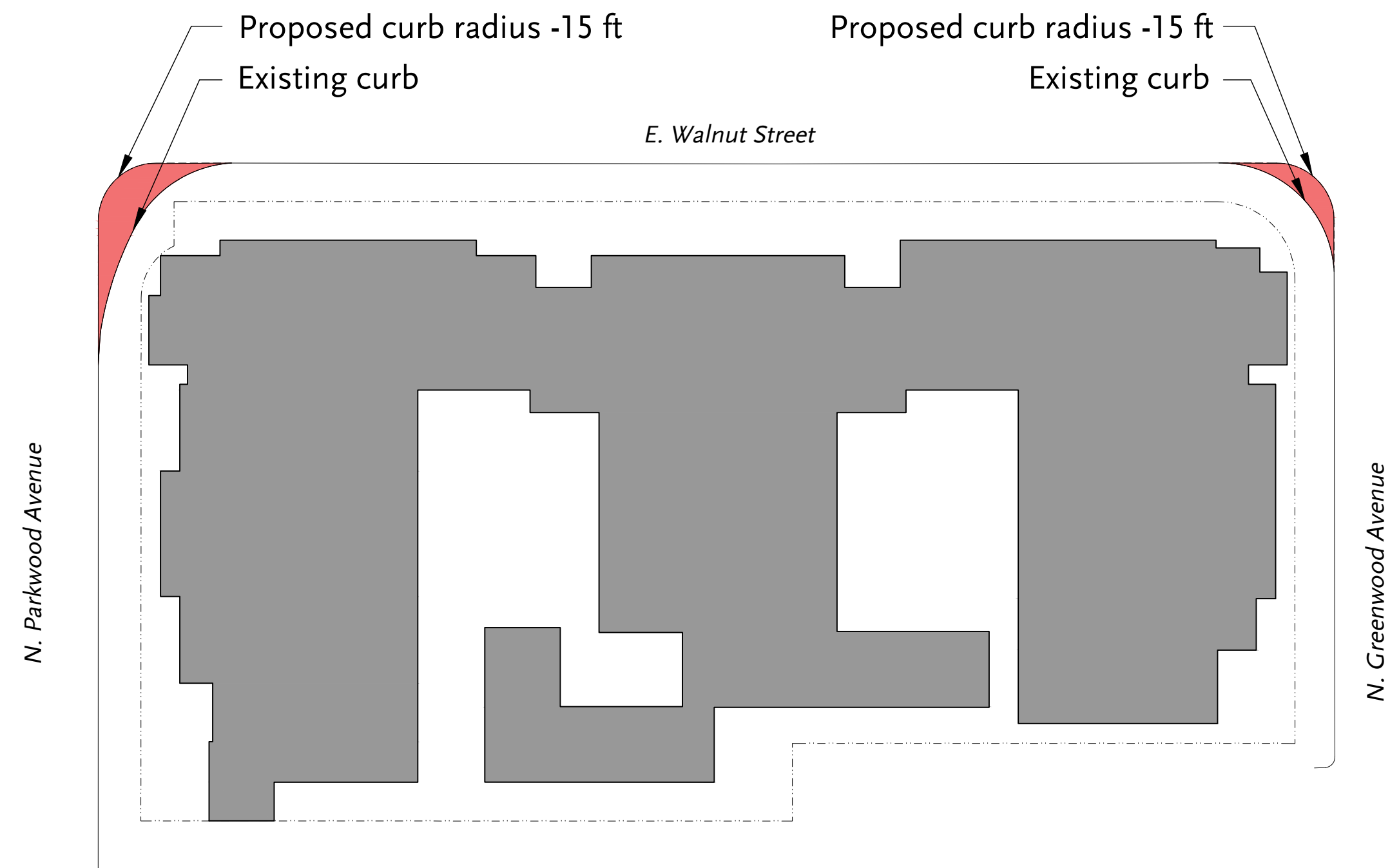


1880 Walnut Housing
 1880 E. Walnut Street
 Pasadena, CA 91107
 07/16/2020

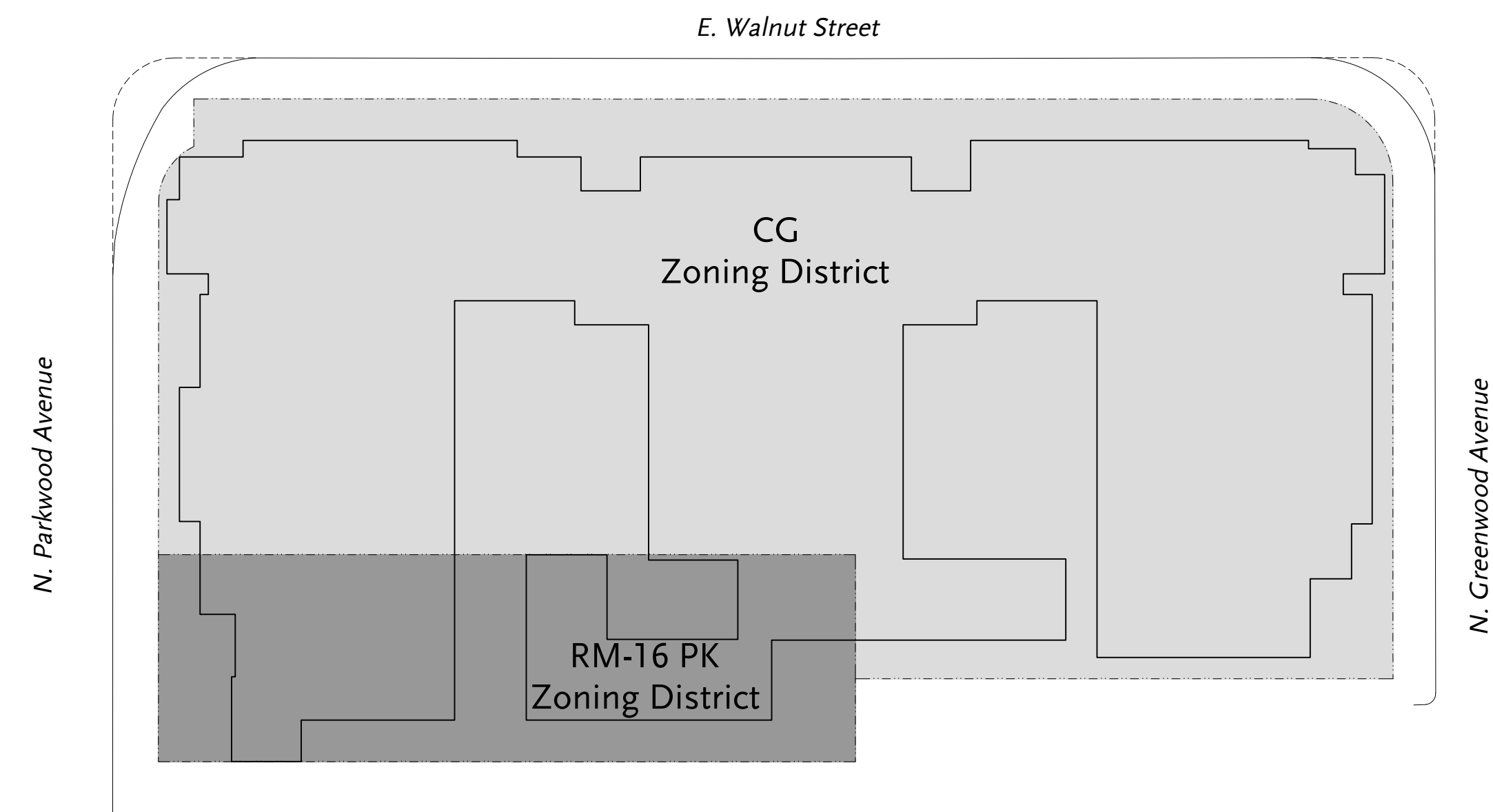
SITE PLAN



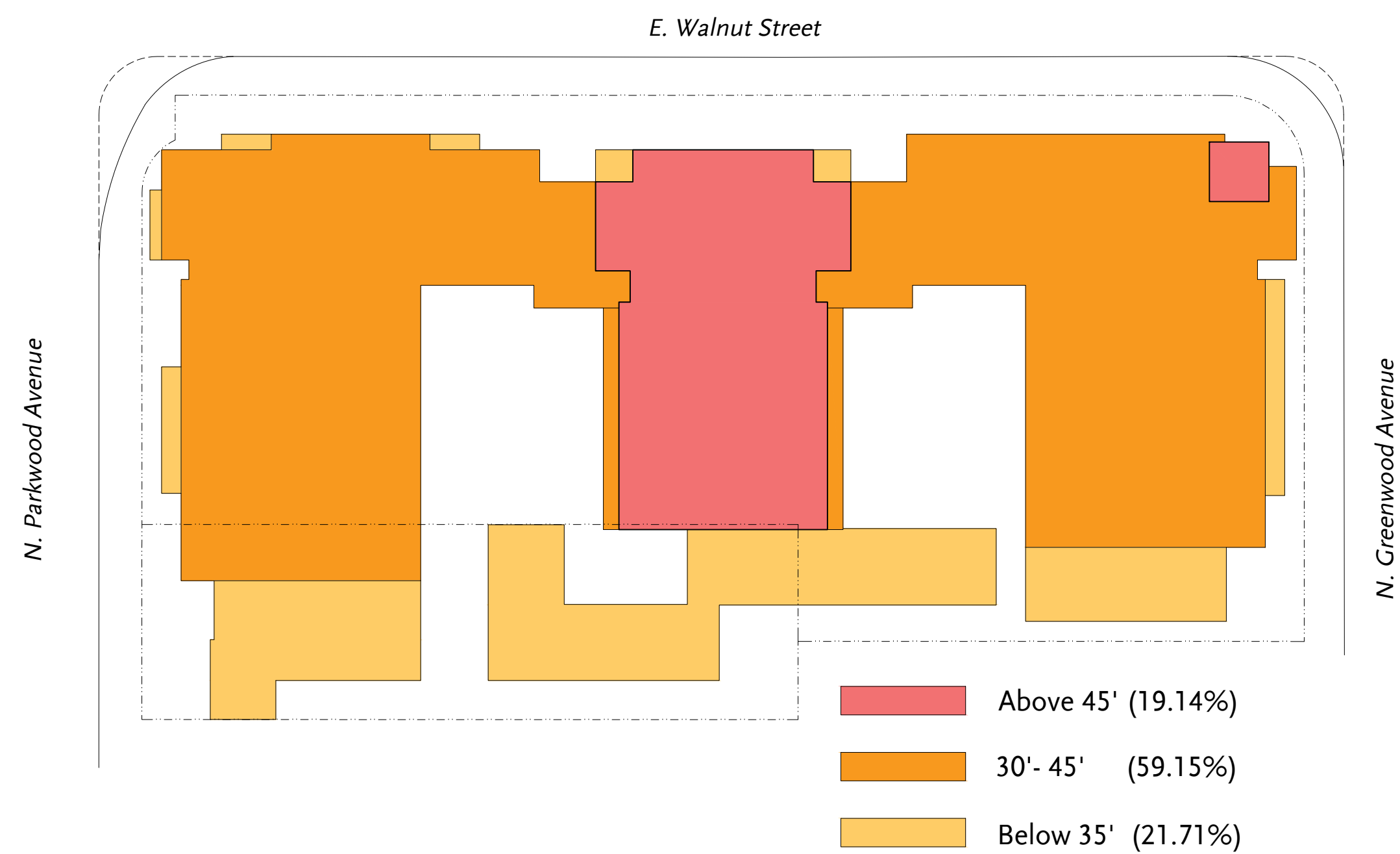
MOULE & POLYZOIDES
 ARCHITECTS AND URBANISTS



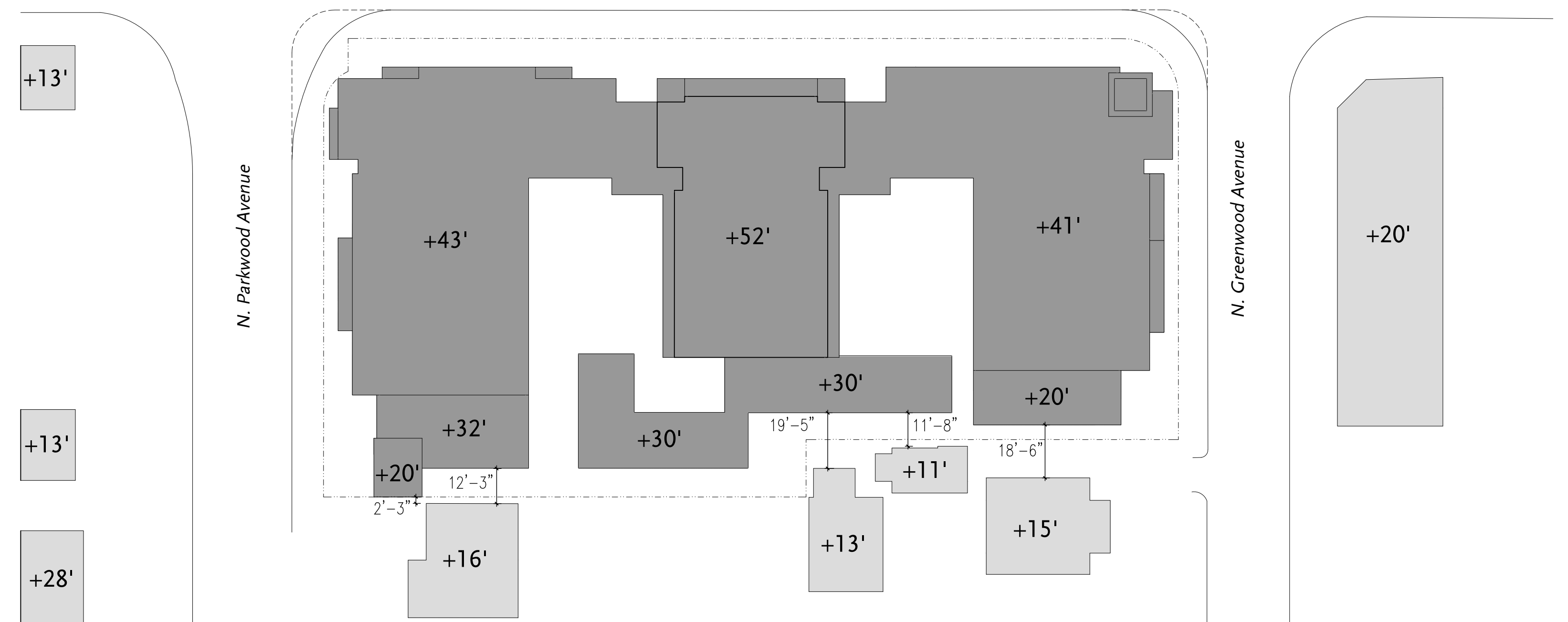
Proposed Curb Radius



Zoning



Height Averaging



Adjacent Building Distances and Heights



1



2



3



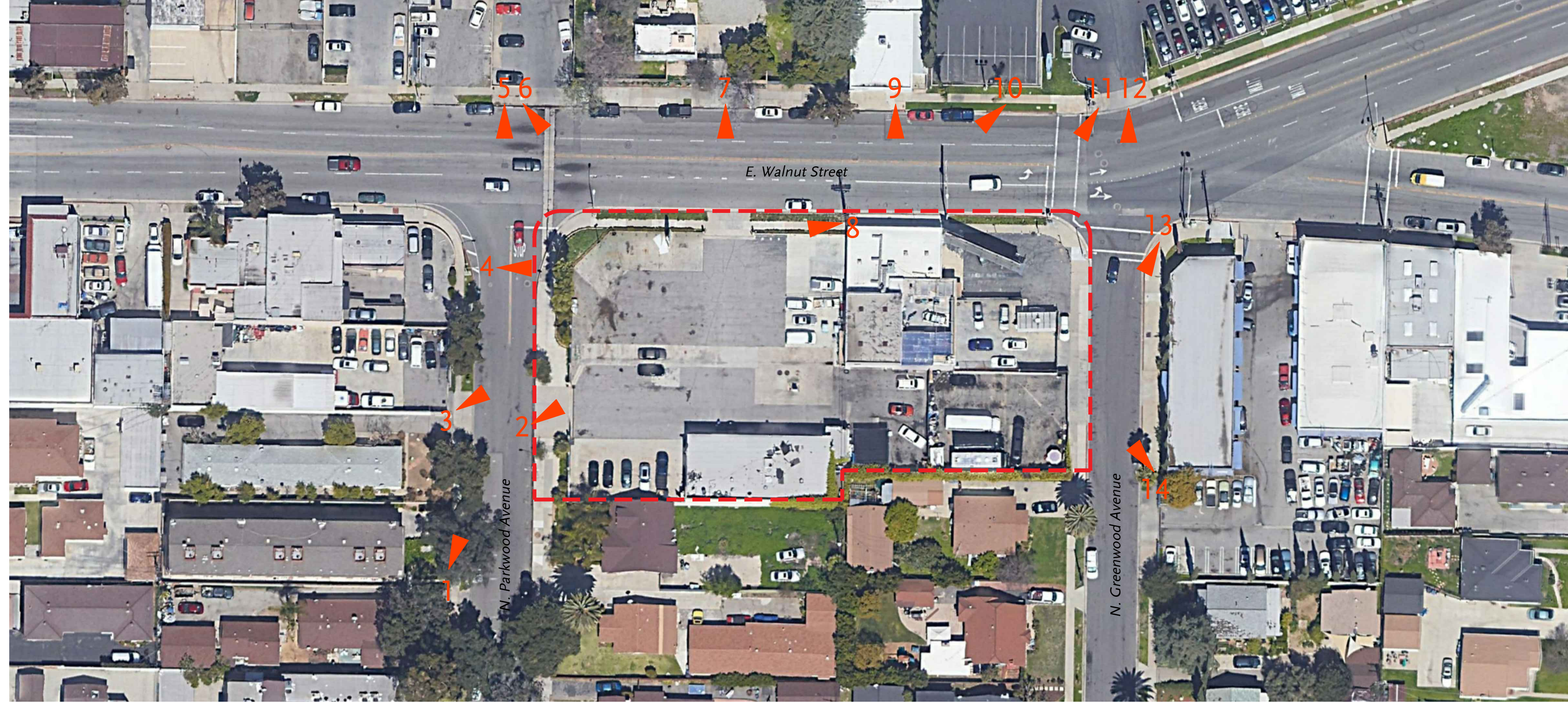
4



5



14



6



13



7



12



11



10



9



8

1880 Walnut Housing
1880 E. Walnut Street
Pasadena, CA 91107
07/16/2020

SITE PHOTOS

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

Site



1930

1920

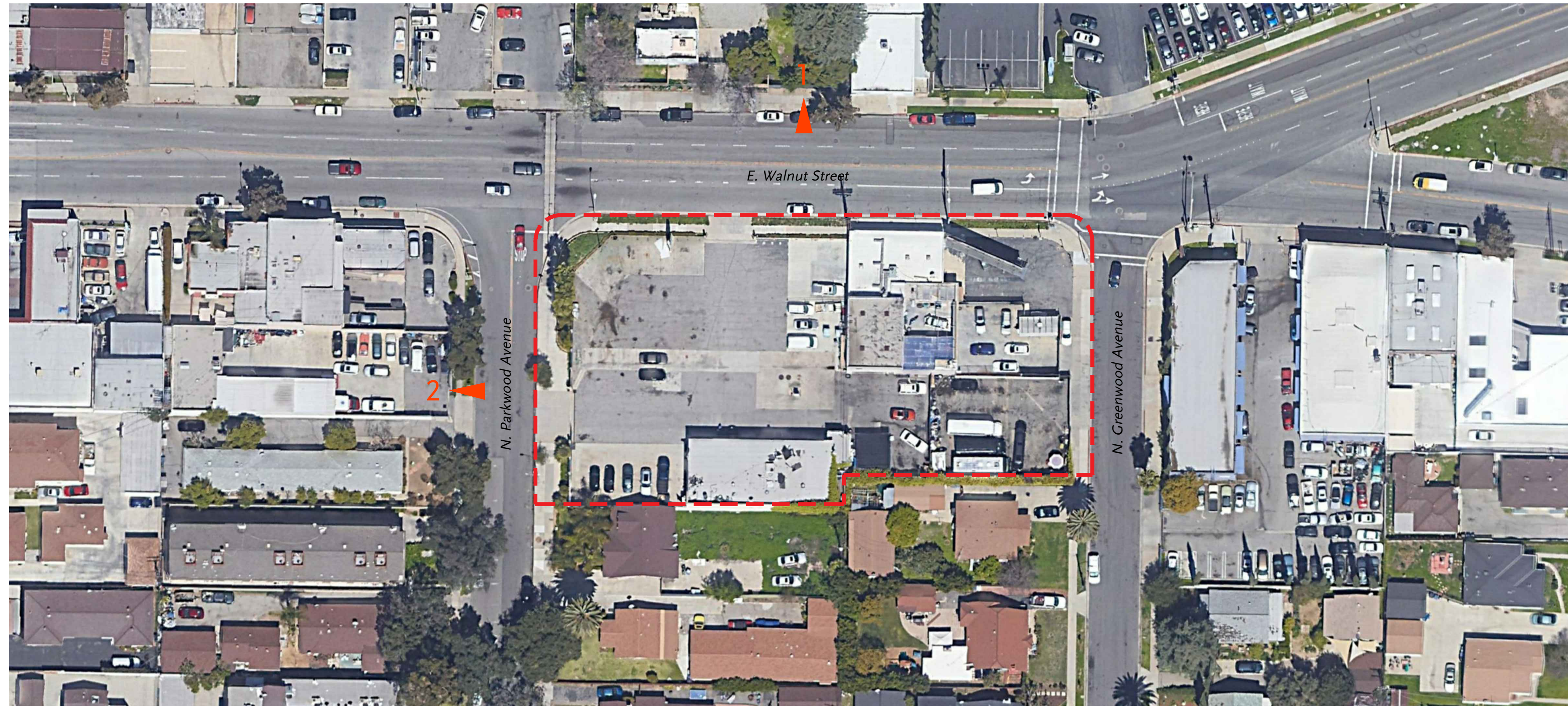
1890

1880

1870

1846

1. E. Walnut Street



Site



1870 E. Walnut Street

162

156

2. N. Parkwood Avenue

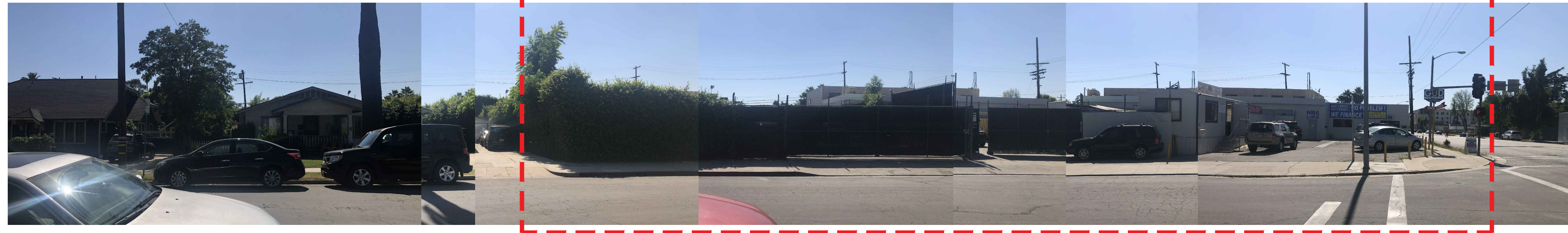
1880 Walnut Housing
1880 E. Walnut Street
Pasadena, CA 91107
07/16/2020

VISUAL CONTEXT PHOTO MONTAGE

E. Walnut Street & N. Parkwood Avenue

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

Site

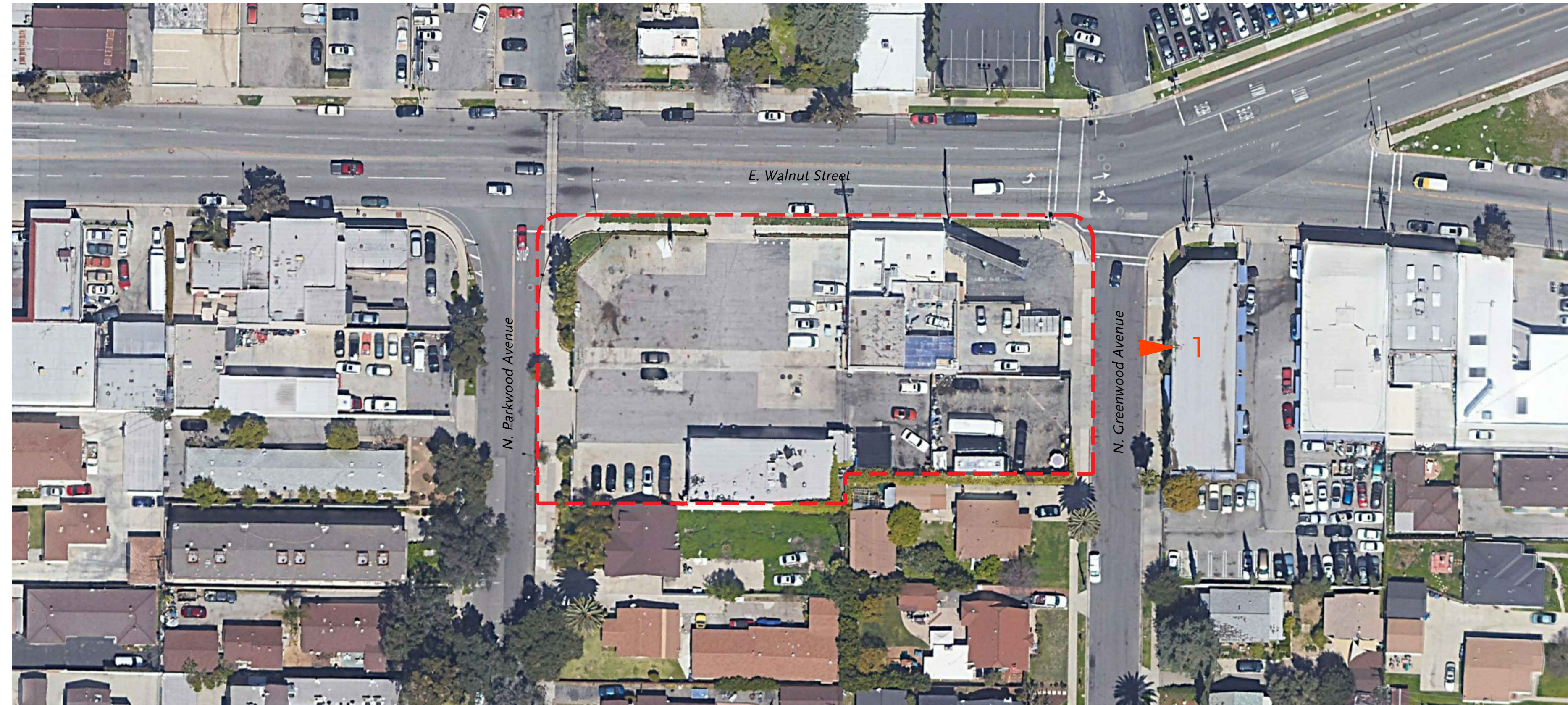


155

165

1890 E. Walnut Street

1. N. Greenwood Avenue



LEGAL DESCRIPTION:

PARCEL 1:
LOT 24 OF FAIRVIEW PLACE EXTENSION, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THAT PORTION OF PARKWOOD AVENUE A PUBLIC STREET 75 FEET IN WIDTH, AS SHOWN ON MAP OF FAIR VIEW PLACE EXTENSION IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A STRIP OF LAND 8.5 FEET IN WIDTH BOUNDED ON THE NORTH AND ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE NORTHERLY AND SOUTHERLY LINE OF LOT 24 OF SAID TRACT AND BOUNDED ON THE WEST BY A LINE PARALLEL WITH AND 8.5 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARKWOOD AVENUE.

PARCEL 3:
LOT 27 OF FAIRVIEW PLACE EXTENSION, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
THAT PORTION OF PARKWOOD AVENUE A PUBLIC STREET 75 FEET IN WIDTH, AS SHOWN ON MAP OF FAIR VIEW PLACE EXTENSION IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A STRIP OF LAND 8.5 FEET IN WIDTH BOUNDED ON THE NORTH AND ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE NORTHERLY AND SOUTHERLY LINES OF LOT 27 OF SAID TRACT AND BOUNDED ON THE WEST BY A LINE PARALLEL WITH AND 8.5 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARKWOOD AVENUE.

PARCEL 5:
LOT 30 OF FAIRVIEW PLACE EXTENSION, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:
THAT PORTION OF PARKWOOD AVENUE A PUBLIC STREET 75 FEET IN WIDTH, AS SHOWN ON MAP OF FAIR VIEW PLACE EXTENSION IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A STRIP OF LAND 8.5 FEET IN WIDTH BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 30 OF SAID TRACT, BOUNDED ON THE WEST BY A LINE PARALLEL WITH AND 8.5 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARKWOOD AVENUE AND BOUNDED ON THE NORTHWEST BY AN ARC OF A CIRCLE HAVING A RADIUS OF 15 FEET AND AN ARC LENGTH OF 23.55 FEET, SAID CIRCULAR ARC BEING TANGENT TO SAID PARALLEL LINE AND ALSO BEING TANGENT TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF WALNUT STREET, AS NOW ESTABLISHED, 90 FEET IN WIDTH.

PARCEL 7:
LOT 35 OF ONG PLACE, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8:
ALL OF LOT 37 OF ONG PLACE AND LOT 39 OF ONG PLACE, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM A PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT 41, OF SAID ONG PLACE, DISTANCE NORTHERLY 20 FEET FROM THE SOUTHEAST CORNER OF LOT 40 OF FAIRVIEW PLACE EXTENSION, AS PER MAP RECORDED IN BOOK 8, PAGE 100 OF SAID MAP RECORDS;
THENCE EASTERLY PARALLEL WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 40 OF FAIRVIEW PLACE EXTENSION, TO A POINT DISTANT WESTERLY 20 FEET FROM THE EASTERLY BOUNDARY LINE OF SAID LOT 41 OF ONG PLACE, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE 31.42 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID LOT 41 OF ONG PLACE, SAID POINT BEING DISTANT NORTHERLY 20 FEET FROM THE PROLONGATION EASTERLY OF THE ABOVE DESCRIBED LINE, WHICH IS PARALLEL WITH THE SAID SOUTHERLY LINE OF LOT 40 OF SAID FAIRVIEW PLACE EXTENSION;
THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF LOTS 41 AND 39 OF ONG PLACE, 110 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE 31.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 31 OF FAIRVIEW PLACE EXTENSION;
THENCE WESTERLY ALONG SAID PROLONGED LINE TO THE SOUTHEAST CORNER OF SAID LOT 31 OF FAIRVIEW PLACE EXTENSION;
THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOTS 39 AND 41 OF ONG PLACE, TO THE POINT OF BEGINNING.

APN: 5746-016-046, 5746-016-047, 5746-016-087 & 5746-016-088.

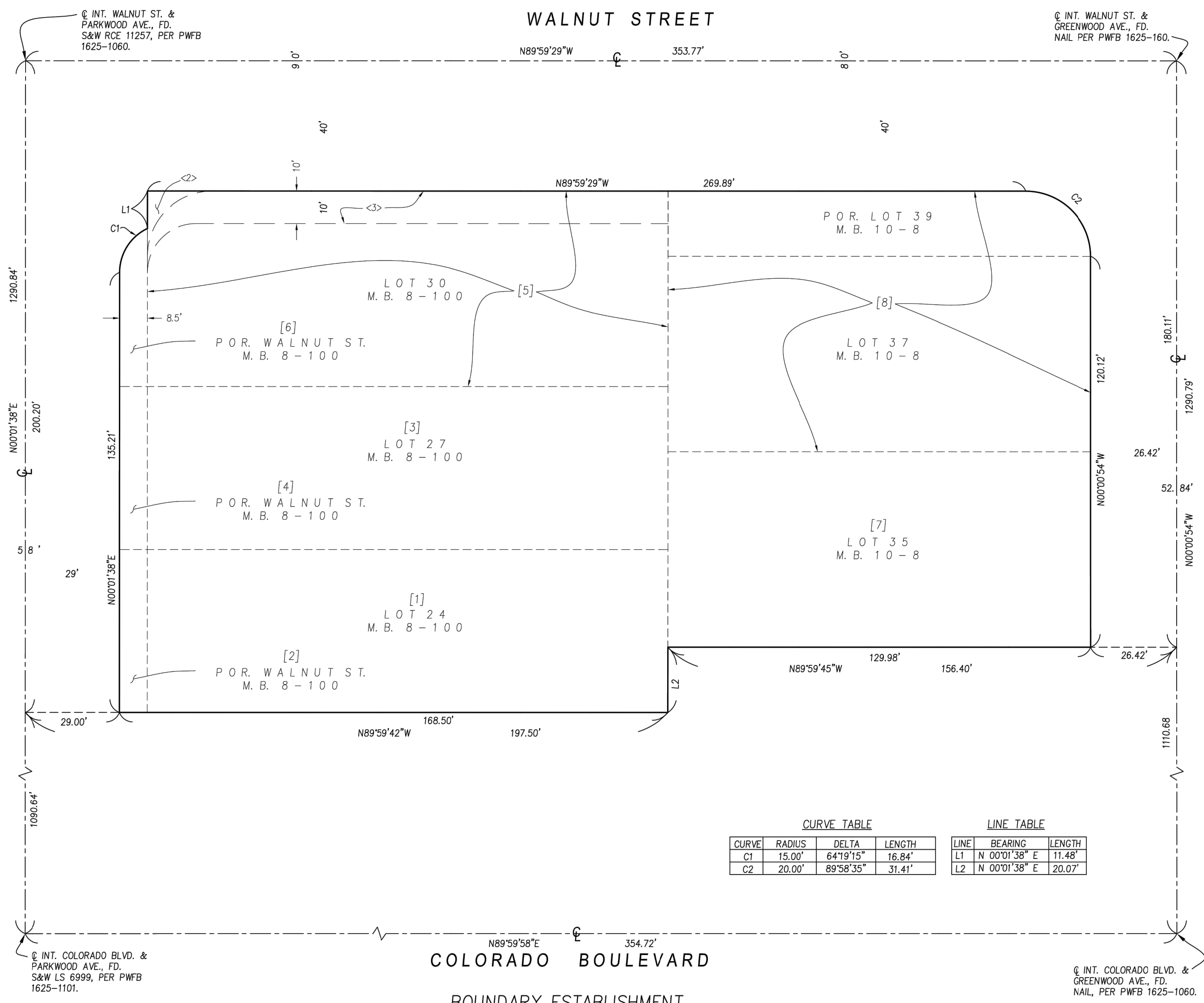
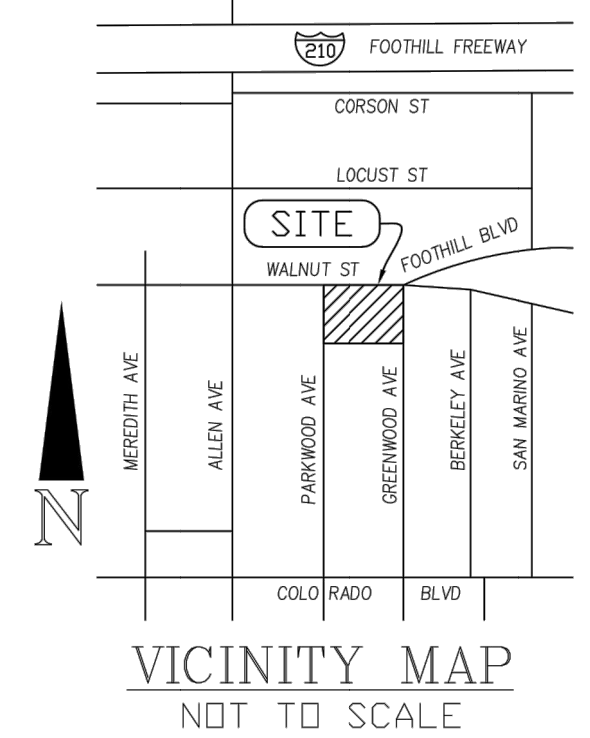
EASEMENTS:

OUR SERVICE IS LIMITED TO THOSE ITEMS WHICH CAN BE VERIFIED BY A SURVEYOR PURSUANT TO A FIELD SURVEY EXCEPT AS EXPRESSLY REPRESENTED HERON. NO REPRESENTATION IS MADE AS TO THE LEGAL EFFECT OF ANY TITLE MATTER OR THE COMPLIANCE OR NONCOMPLIANCE WITH ANY LAW, WHETHER STATE, FEDERAL, OR LOCAL JURISDICTION.

THE FOLLOWING EXCEPTIONS ARE FROM COMMONWEALTH LAND TITLE COMPANY PRELIMINARY REPORT (V2), ORDER NO. 09196622-919-KRC-KRE, DATED FEBRUARY 28, 2020.

<2> EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC STREET
RECORDING NO. IN BOOK 4421, PAGE 170, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

<3> EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: CITY OF PASADENA
PURPOSE: STREET WIDENING
RECORDING DATE: JUNE 13, 1975
RECORDING NO.: 4734 OFFICIAL RECORDS
AFFECTS: LOT 30

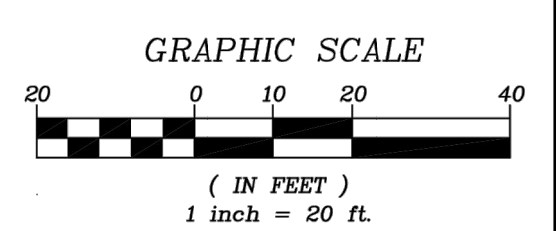


CURVE TABLE			LINE TABLE			
CURVE	RADIUS	DELTA	LENGTH	LINE	BEARING	LENGTH
C1	15.00'	64°19'15"	16.84'	L1	N 00°01'38" E	11.48'
C2	20.00'	89°58'35"	31.41'	L2	N 00°01'38" E	20.07'



LEGEND:

- AC ACRES
- APN ASSESSOR PARCEL NUMBER
- © CENTERLINE
- FD FOUND
- INT INTERSECTION
- M.B. MAP BOOK
- POR. PORTION
- PWFB PUBLIC WORKS FIELDBOOK
- SQ. FT. SQUARE FEET
- S&W SPIKE AND WASHER



BENCHMARK: CITY OF PASADENA BENCHMARK SYSTEM, BENCHMARK NUMBER 548/13. BOLT EAST END OF CURB RETURN, AT THE SOUTHEAST CORNER OF WALNUT STREET AND OAK AVENUE. ELEVATION = 777.68 FEET	BASIS OF BEARING: THE BEARING OF N00°01'38"E OF THE CENTERLINE OF PARKWOOD AVENUE AS SHOWN ON PARCEL MAP NO. 73298 AS FILED IN BOOK 388 PAGES 37 AND 38 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.	CLIENT: HHP-WALNUT, LLC 608 NORTH FAIR OAKS AVENUE UNIT 126 PASADENA, CA 91107 (626) 403-4663	PREPARED BY: DJP ENGINEERING, INC. 344 SOUTH CITRUS AVENUE Covina, CA 91723 TEL 626-966-8200 info@djpengeering.com	TOPOGRAPHIC SURVEY	
				175 NORTH GREENWOOD AVENUE & 1870-1890 EAST WALNUT STREET PASADENA, CA 91107	
				JOB NO. 20013	SHEET 1 OF 2

1880 Walnut Housing
1880 E. Walnut Street
Pasadena, CA 91107
07/16/2020

SURVEY PARCELS

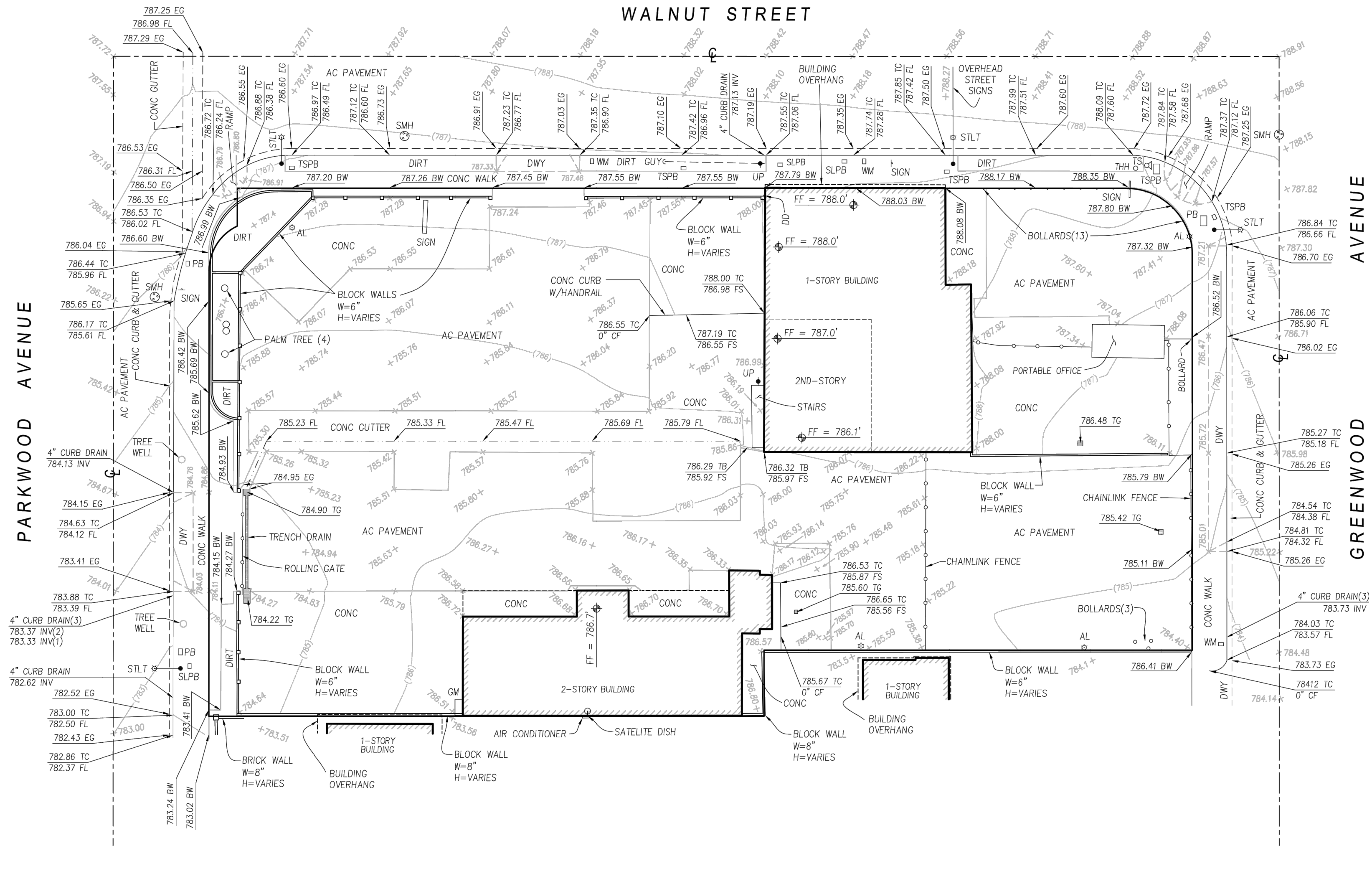
MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

NOTES:

1. THIS SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY.
2. UTILITIES SHOWN HEREON ARE THOSE VISIBLE ABOVE GROUND. NO ATTEMPT WAS MADE TO LOCATE OR DETERMINE SUBSTRUCTURE UTILITY LINES.
3. THIS SURVEY IS CERTIFIED BY THE UNDERSIGNED ONLY IF WET SIGNED.
4. THIS SURVEY COVERS ASSESSOR'S PARCEL NUMBERS 5746-016-046, 5746-016-047, 5746-016-087 AND 5746-016-088.
5. BUILDING LINES SHOWN HEREON ARE THE LINES OF THE EXISTING BUILDINGS AT GROUND LEVEL.
6. ACCESS WAS NOT PROVIDED TO PORTIONS OF SECURED AREAS WITHIN THE SOUTHEAST PORTION OF THIS SITE. THUS, SOME FEATURES WITH THIS AREA MAY NOT BE SHOWN ON THIS SURVEY.
7. THIS SURVEY WAS PERFORMED ON MAY 4, 2020 AND REPRESENTS THE SITE CONDITIONS OF THAT DAY.
8. TITLE REPORT BY COMMONWEALTH LAND TITLE COMPANY PRELIMINARY REPORT (V2), ORDER NO. 09196622-919-KRC-KRE, DATED FEBRUARY 28, 2020, WAS PROVIDED BY CLIENT AND USED FOR THIS SURVEY. <No.> INDICATES TITLE REPORT EXCEPTION No. FOR THIS TITLE REPORT, [No.] INDICATES TITLE REPORT PARCEL FOR THIS TITLE REPORT. EASEMENTS SHOWN HEREON ARE BASED ON SAID TITLE REPORT, BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

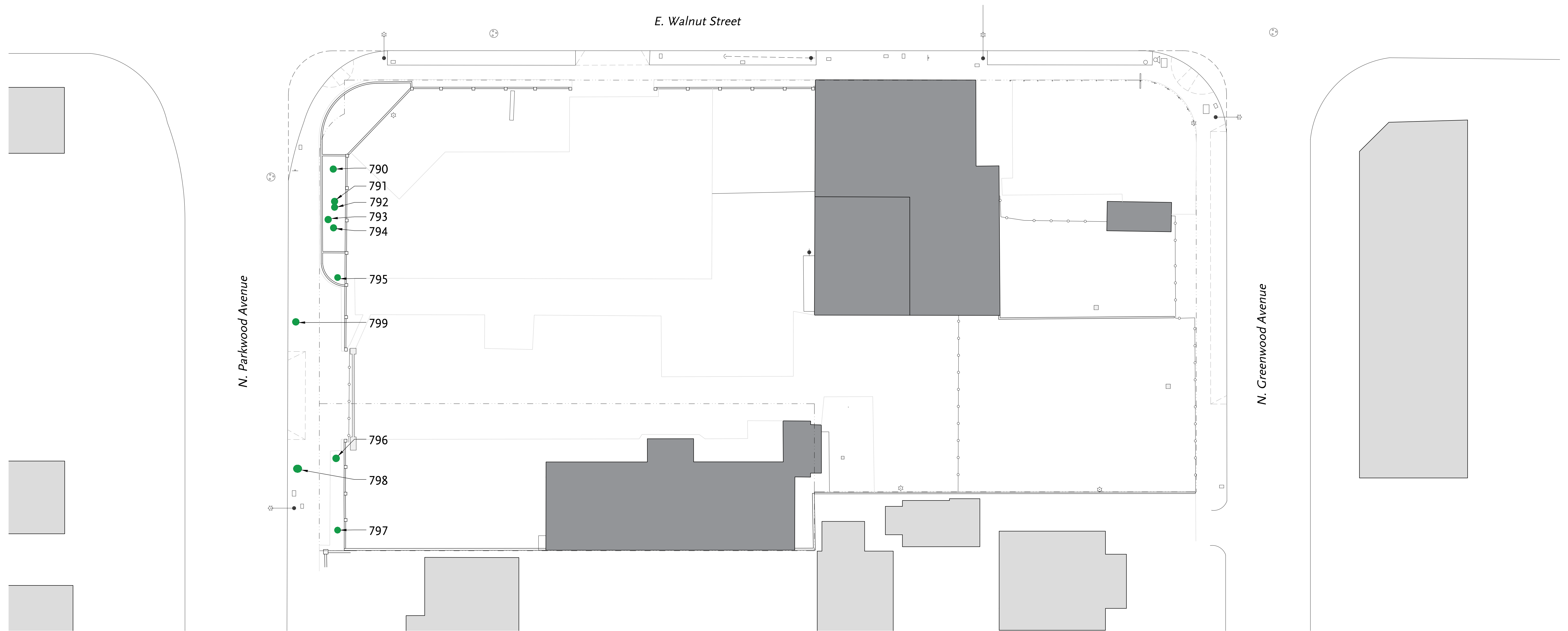
LEGEND:

- AC ASPHALTIC CONCRETE
- AL AREA LIGHT
- BW BACK OF WALK
- C CENTERLINE
- CF CURB FACE
- CONC CONCRETE
- D DEPTH
- DD DOWN DRAIN
- DWY DRIVEWAY APPROACH
- EG EDGE OF GUTTER
- FF FINISH FLOOR
- FL FLOWLINE
- FM GAS METER
- GUY GUY WIRE ANCHOR
- H HEIGHT
- INV INVERT
- PB PULL BOX
- SLPB STREET LIGHT PULL BOX
- SMH SEWER MANHOLE
- STLT STREET LIGHT
- TC TOP OF CURB
- THH TELEPHONE HAND HOLE
- TS TRAFFIC SIGNAL
- TSPB TRAFFIC SIGNAL PULL BOX
- TO TOP OF GRATE
- UP UTILITY POLE
- W WIDTH
- WM WATER METER BOX
- WM CHAIN LINK FENCE
- (100) - EXISTING CONTOUR
- + 100.00 SPOT GRADE



SEE SHEET 1 FOR BOUNDARY ESTABLISHMENT

<p>BENCHMARK: CITY OF PASADENA BENCHMARK SYSTEM, BENCHMARK NUMBER 548/13. BOLT EAST END OF CURB RETURN, AT THE SOUTHEAST CORNER OF WALNUT STREET AND OAK AVENUE. ELEVATION = 777.68 FEET</p>	<p>BASIS OF BEARING: THE BEARING OF N00°01'38"E OF THE CENTERLINE OF PARKWOOD AVENUE AS SHOWN ON PARCEL MAP NO. 73298 AS FILED IN BOOK 388 PAGES 37 AND 38 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.</p>	<p>CLIENT: HHP-WALNUT, LLC 608 NORTH FAIR OAKS AVENUE UNIT 126 PASADENA, CA 91107 (626) 403-4663</p>	<p>PREPARED BY: DJP ENGINEERING, INC. 344 SOUTH CITRUS AVENUE Covina, CA 91723 TEL 626-966-8200 info@djpengeering.com</p>	<p align="center">TOPOGRAPHIC SURVEY</p> <p align="center">175 NORTH GREENWOOD AVENUE & 1870-1890 EAST WALNUT STREET PASADENA, CA 91107</p> <p>JOB NO. 20013 SHEET 2 OF 2</p>
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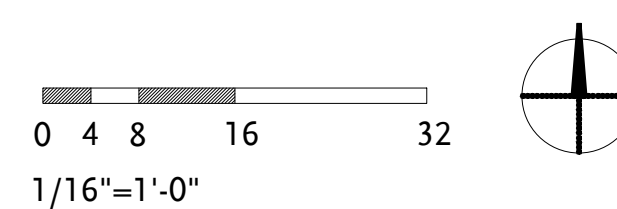
Tree inventory for property located at 1880 E. Walnut Street, Pasadena, CA 91107

No.	Scientific Name	Common Name	DBH ₁	Height	Spread	Proposed Status	Street Tree or Public Tree?
790	Washingtonia Robusta	Mexican Fan Palm	20"	40'	15'	Remove	No
791	Washingtonia Robusta	Mexican Fan Palm	16"	35'	12'	Remove	No
792	Washingtonia Robusta	Mexican Fan Palm	17"	30'	10'	Remove	No
793	Phoenix Reclinata	Senegal Date Palm	5",6",11"	12'	10'	Remain	No
794	Syagrus Romanzoffiana	Queen Palm	12"	25'	20'	Remove	No
795	Syagrus Romanzoffiana	Queen Palm	10"	15'	10'	Remove	No
796	Chamaerops Humilis	Mediterranean Fan Palm	8",11",9"	20'	20'	Remove	No
797	Chamaerops Humilis	Mediterranean Fan Palm	7",9",10"	15'	20'	Remove	No
798	Quercus Agrifolia	Coast Live Oak	4.5"	15'	10'	Remain	Yes
799	Quercus Agrifolia	Coast Live Oak	8"	30'	12'	Remain	Yes

1. Diameter at breast height (DBH) measured at 4 1/2' above the point where the trunk meets the ground.

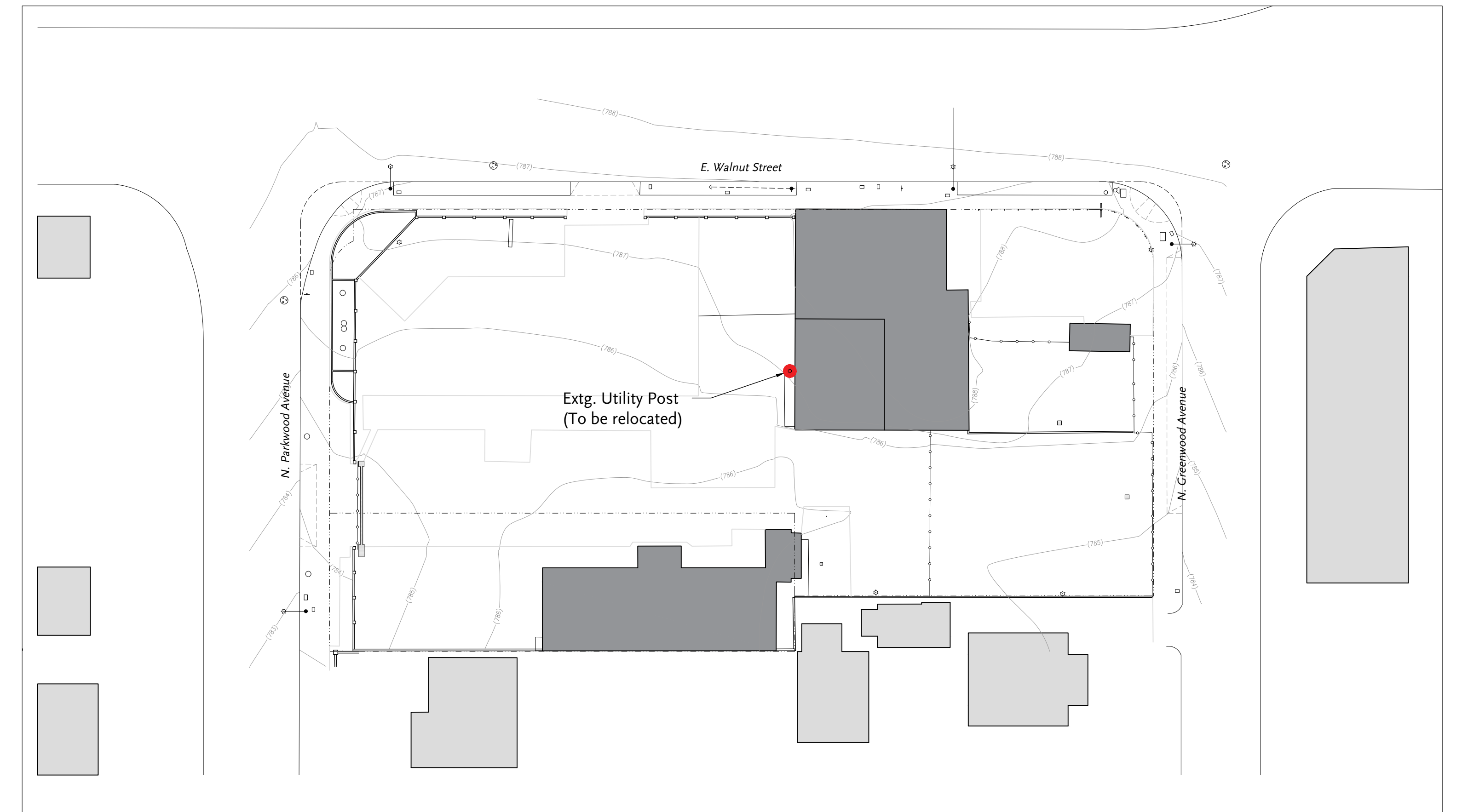
Note: Tree Inventory was conducted on June 17, 2020 by JTL Consultants, Registered Consulting Arborists, Duarte, CA, PH: (626) 358-5690, JTLconsultants.com.

TREE INVENTORY





View looking South from E. Walnut Street



Existing Site Conditions

Memo Re: PWP Electrical Utility Through Project Site
 HHP-Walnut, LLC (HHP) met with Harold Fregoso and staff of Pasadena Water & Power (PWP) on 11/7/2019 to discuss the power pole and easement through the middle of the site at 1870-1890 E. Walnut St. Here are notes from the meeting.

- The service pole provides power to the residential neighborhood to the south. Both the project site and the surrounding area are powered from a PWP substation on the north side of Walnut St. across from the project site.
- The project will have a subterranean parking structure so HHP will need to abandon the easement and find another way to provided power both to our site and to the neighborhood to the south.

- In terms of re-routing the power, PWP staff advised that an underground line would need to travel west on Walnut St. from the substation, then travel south on Parkwood Ave. until it reaches the southern property of the project site. At that point, PWP would need a 10 foot easement along our southern boundary to the middle of the site; the new power line would be underground in this 10 foot easement. At the eastern end of the easement, the line would connect to a power pole, and from there would provide service to the neighbors to the south.
- Because there would be an interruption of service during the re-routing, PWP said it could provide a temporary fix from N Greenwood Ave. and N Parkwood Ave., but would need two temporary easements of about 10 feet each from two residential property owners (addresses to be confirmed) located at the middle of each block.

- HHP will negotiate the easements with the two affected property owners as well as work directly with the telecom utilities whose services are also located on the pole.
- Cost provided by PWP:
 - PWP power re-routing = \$60,151
 - Temporary easement for two residential property owners @ \$10,000 per easement = \$20,000
 - PWP noted that the due to the fact that we are building affordable housing, cost-sharing related to the voltage upgrade planned for this service area would be waived.



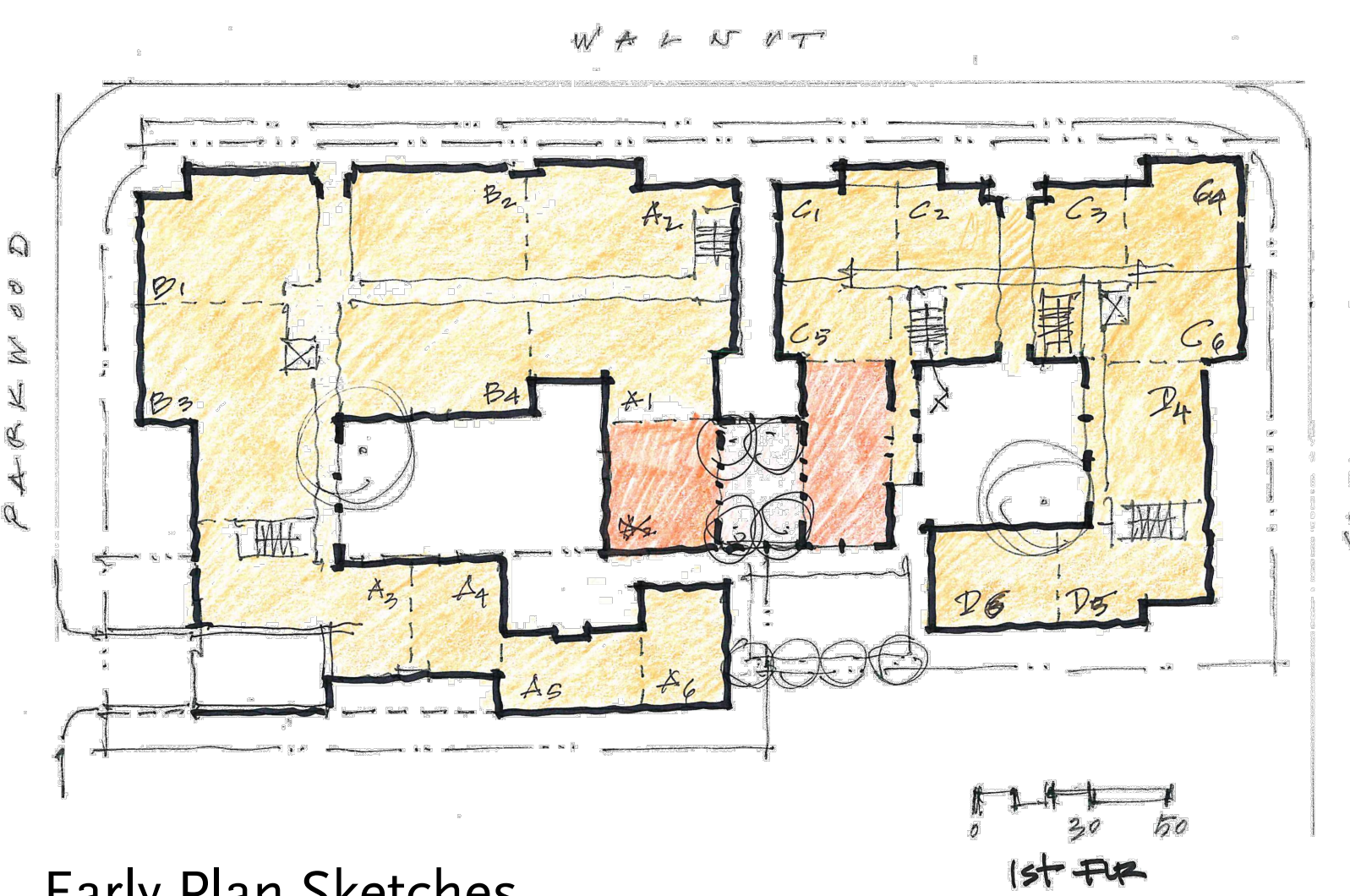
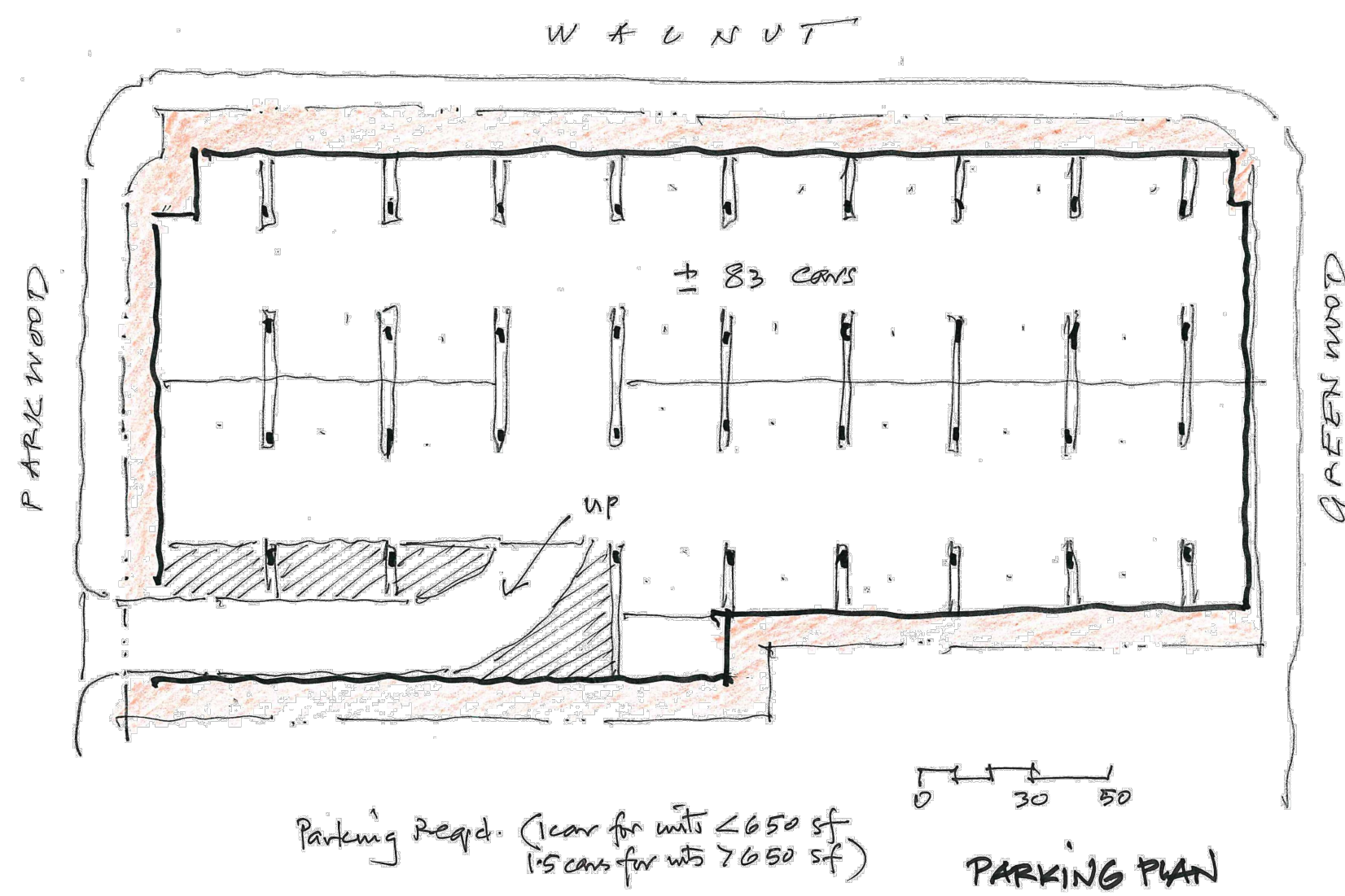
Massing Model - Scheme 1



Massing Model - Scheme 2

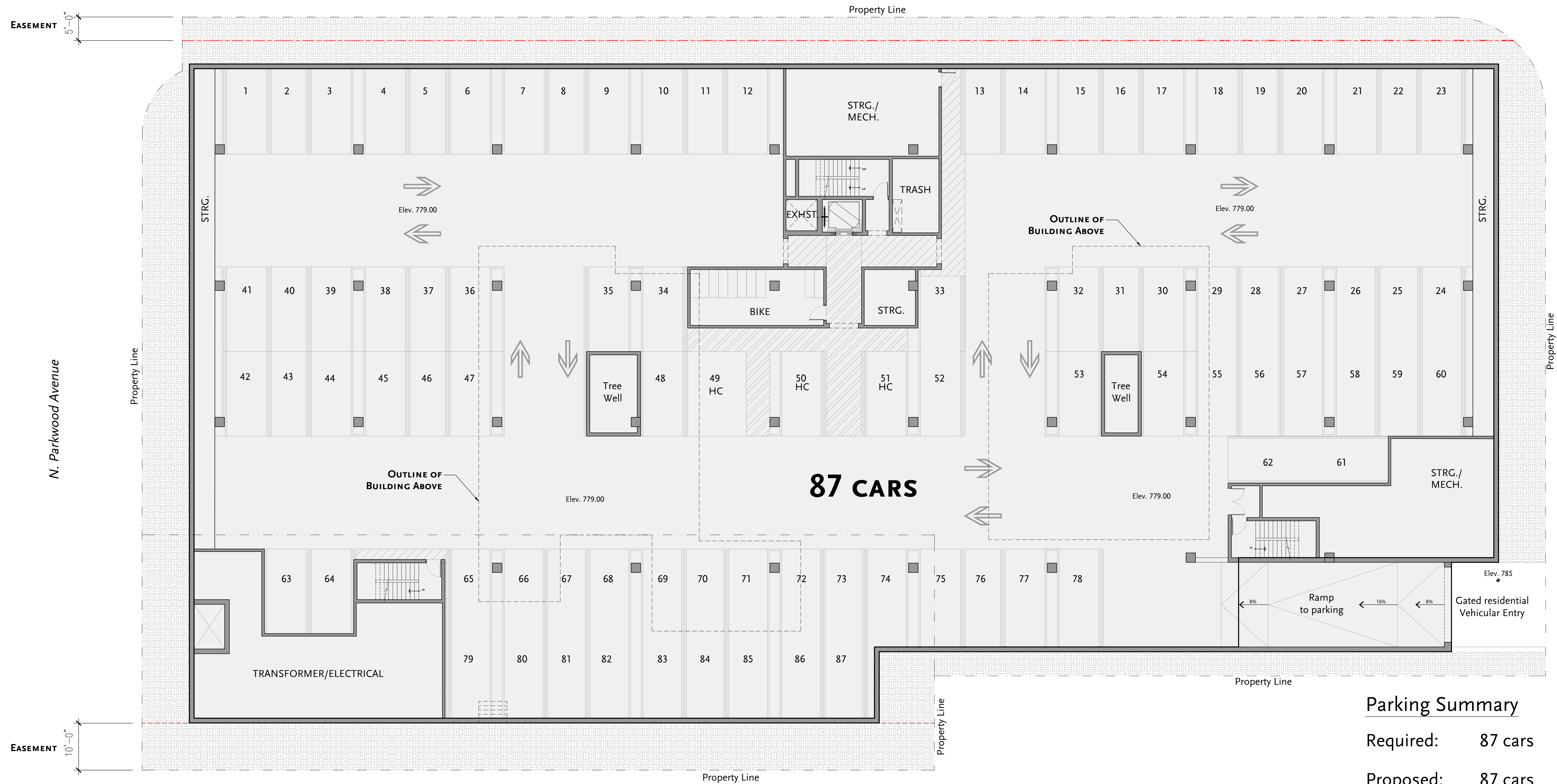


Massing Model - Scheme 3



Early Plan Sketches

Early Elevation Sketches

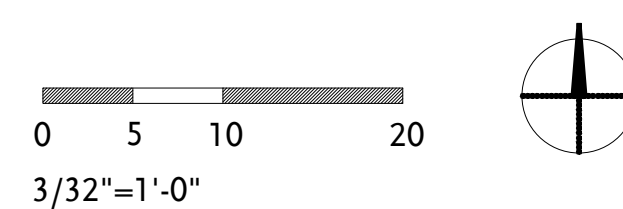


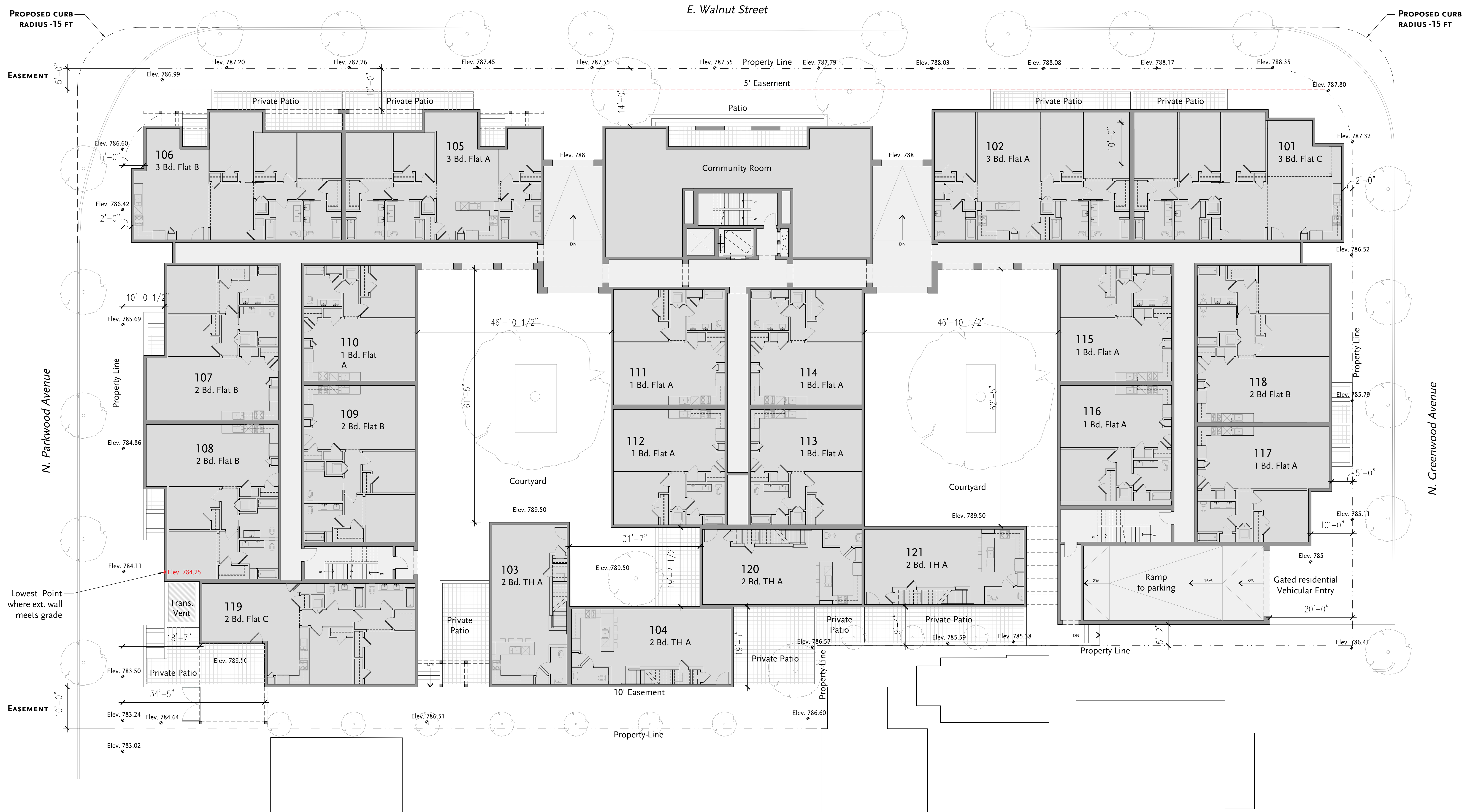
87 CARS

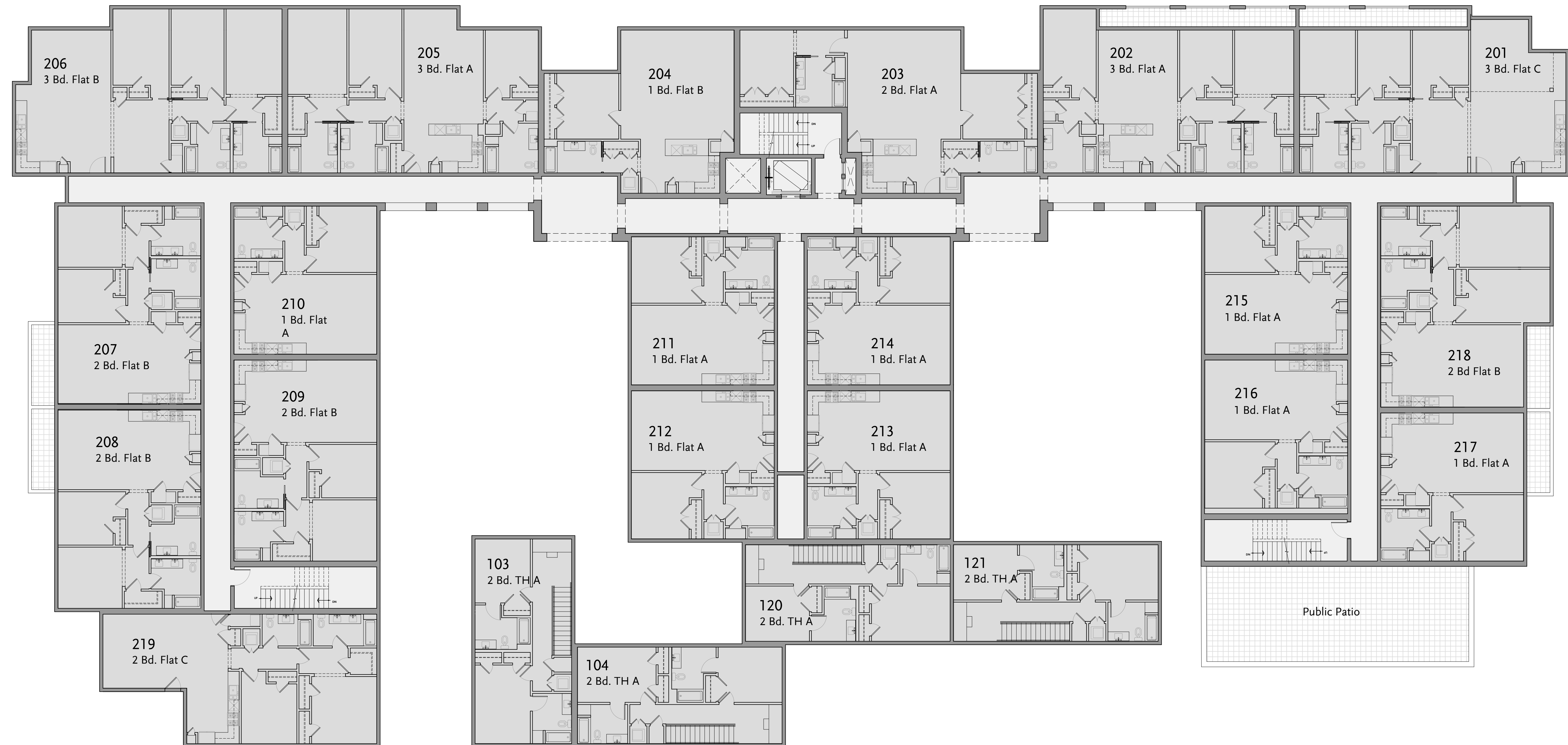
Parking Summary

Required:	87 cars
Proposed:	87 cars
Single Stall:	50 cars
Tandem Stall:	34 cars
Accessible:	2 cars
Van:	1 car
Total:	87 cars

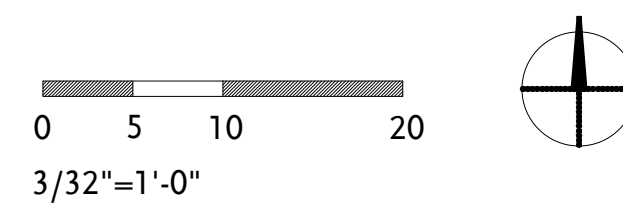
SUBTERRANEAN PARKING PLAN

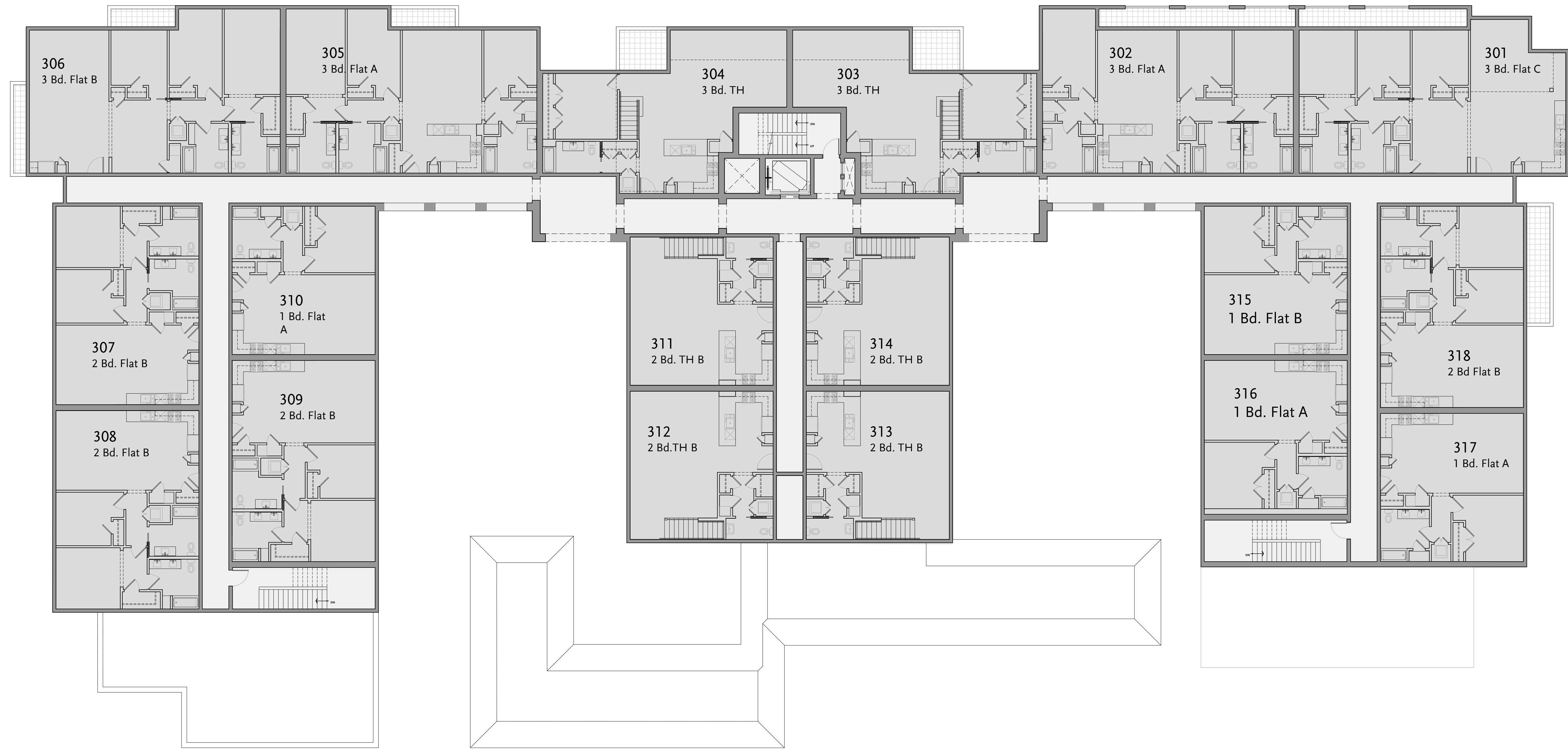




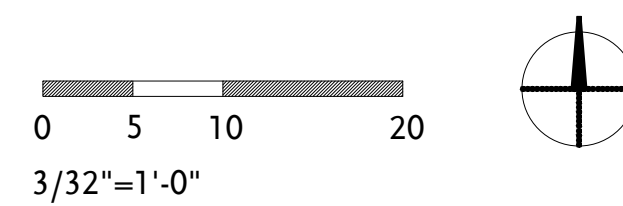


SECOND FLOOR PLAN





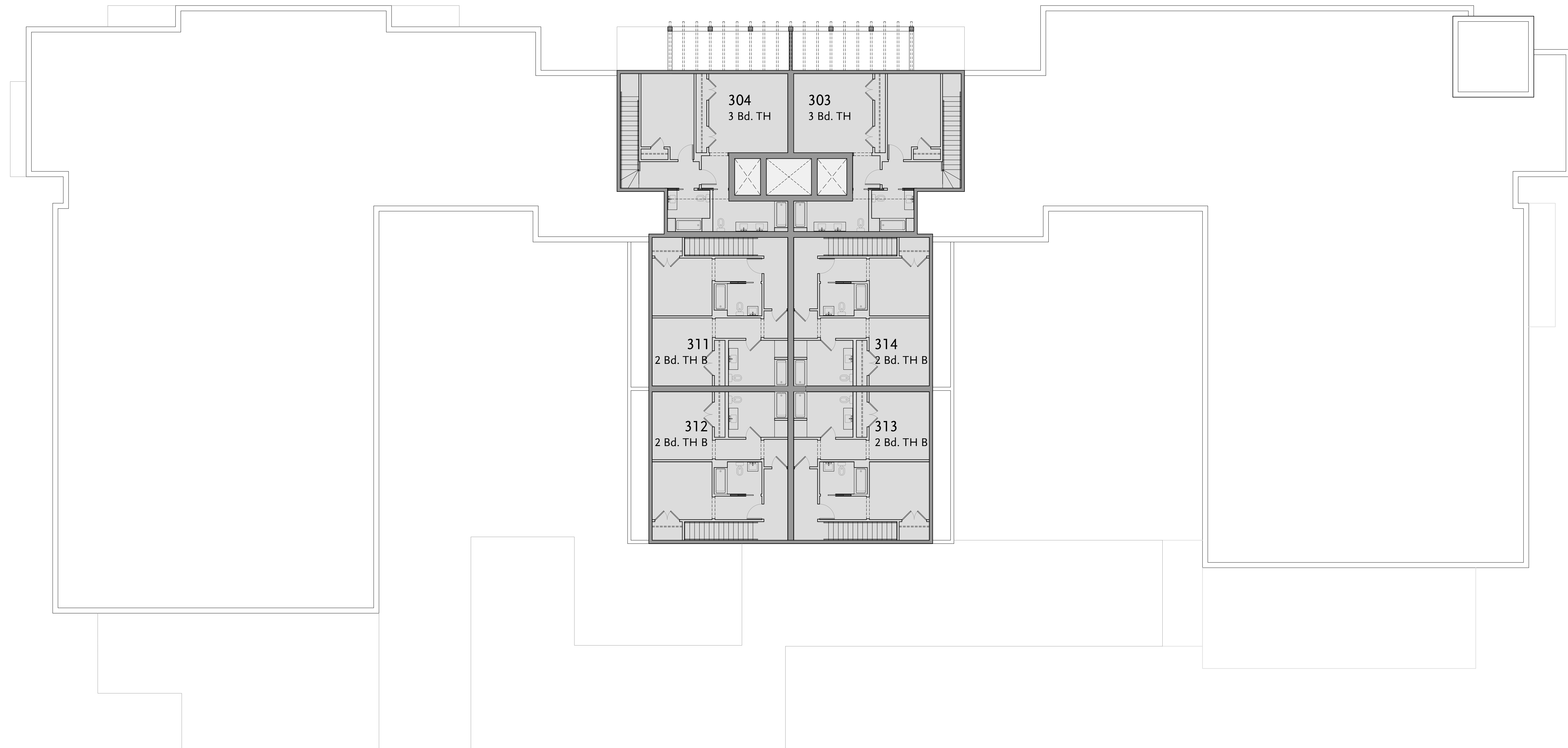
THIRD FLOOR PLAN



E. Walnut Street

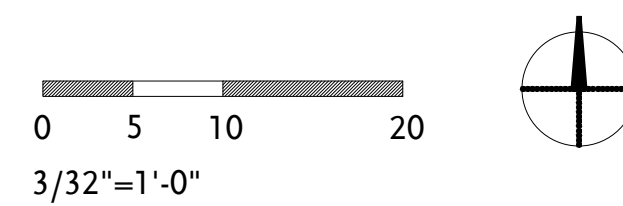
N. Parkwood Avenue

N. Greenwood Avenue

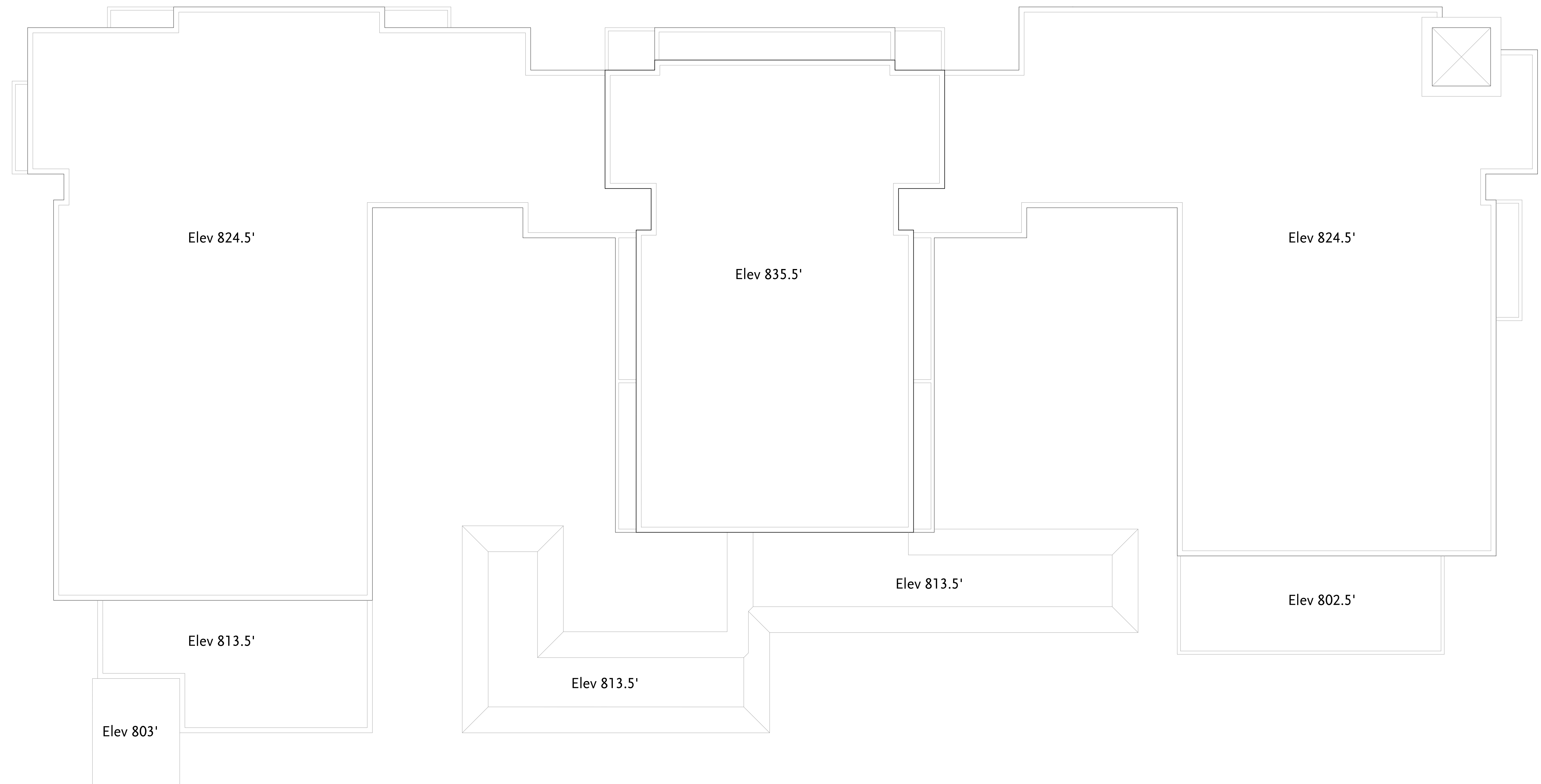


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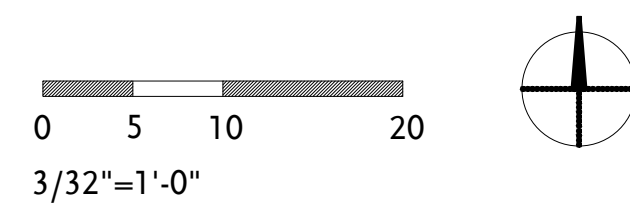
FOURTH FLOOR PLAN

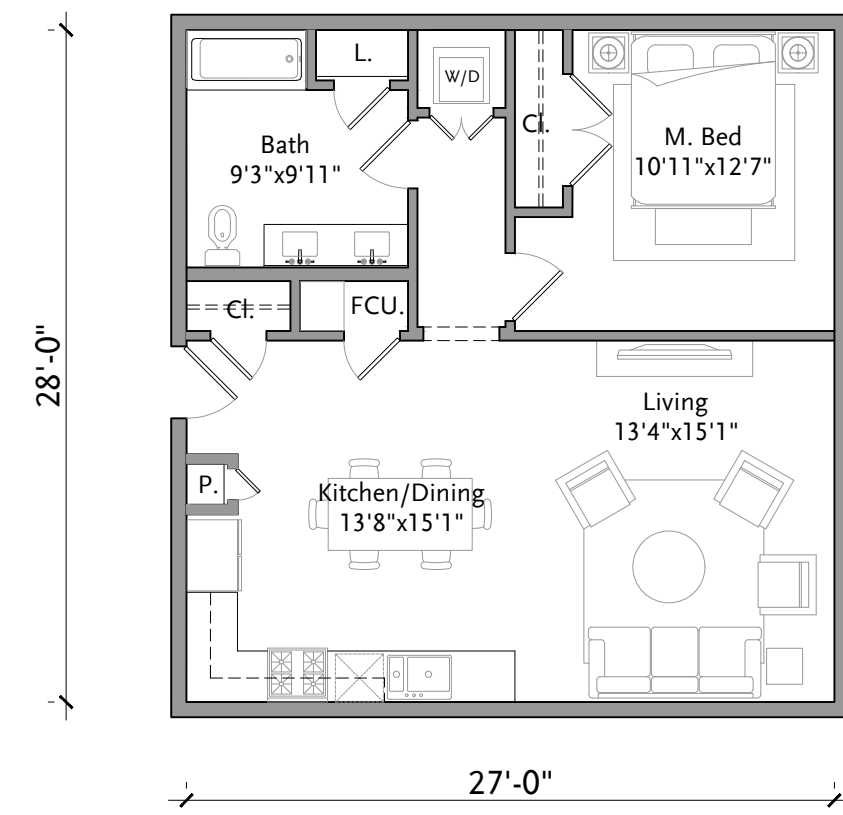


MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

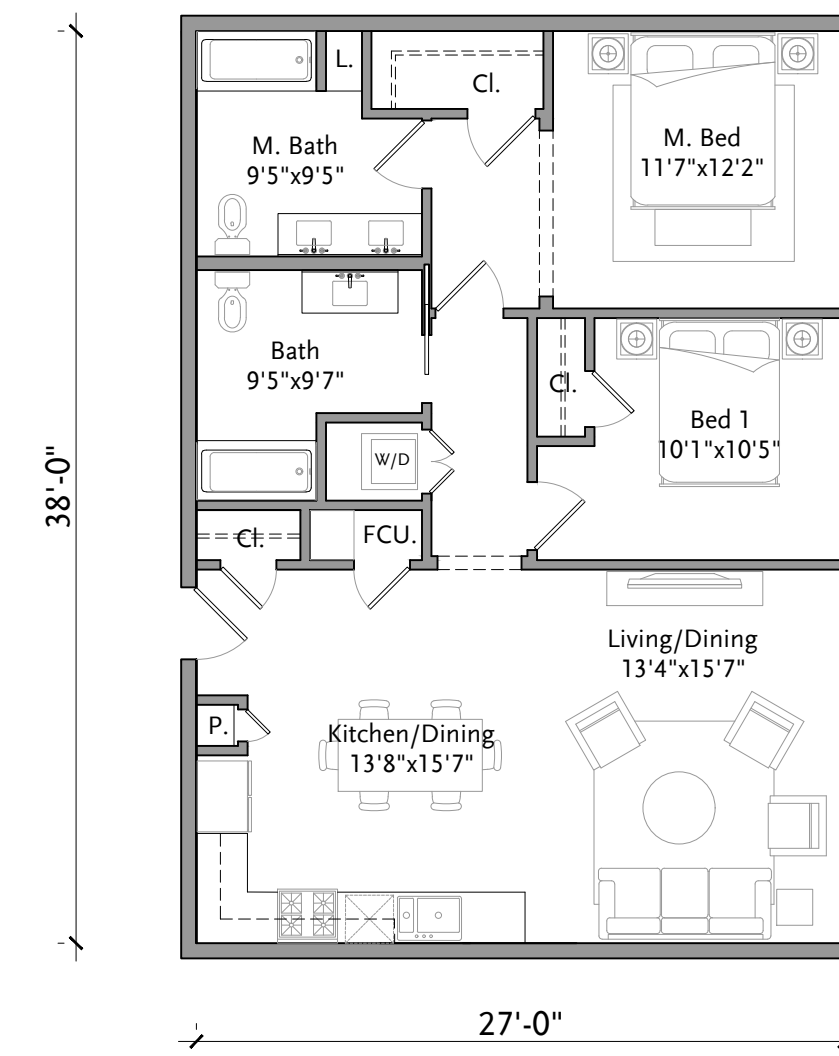


ROOF PLAN

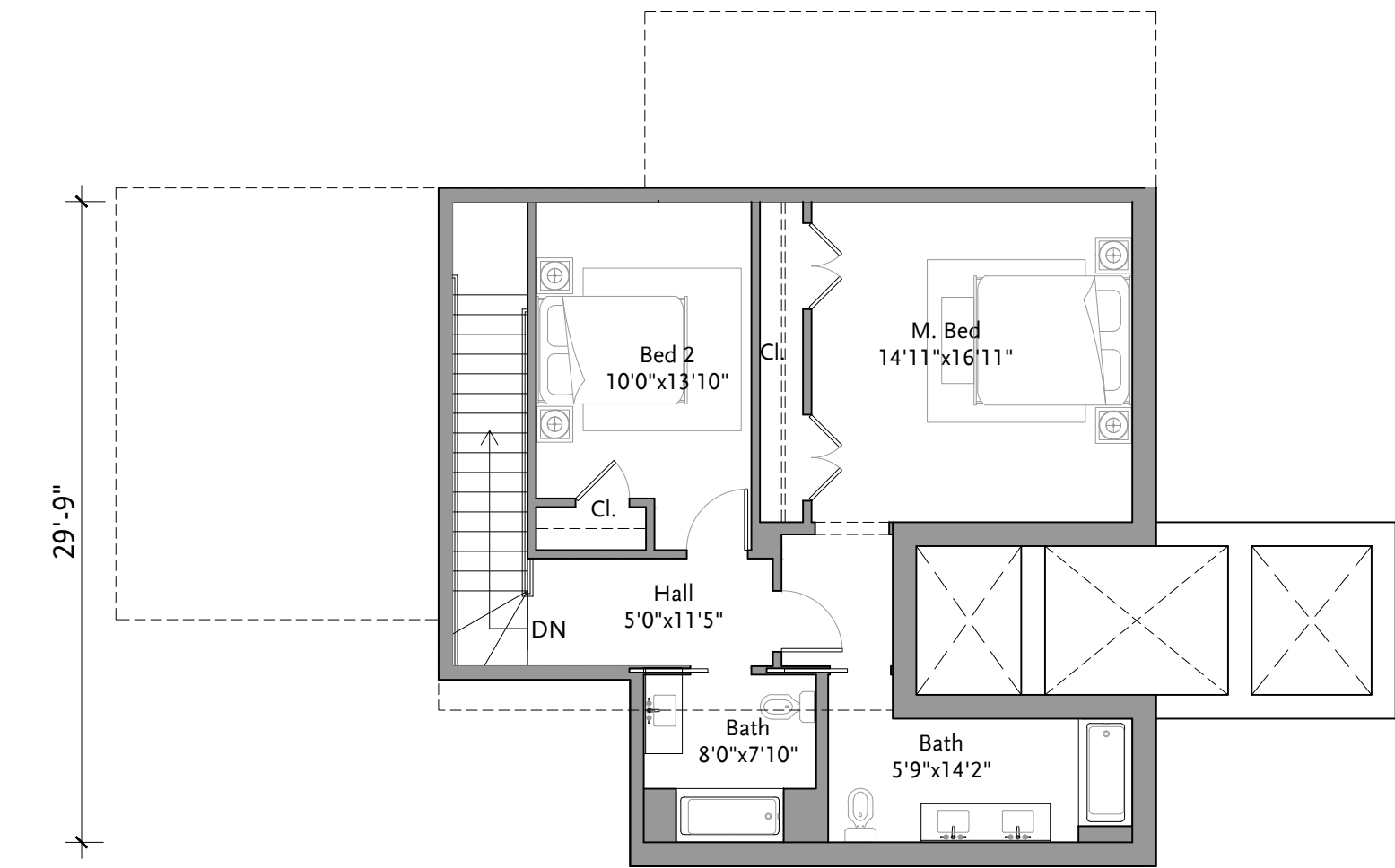




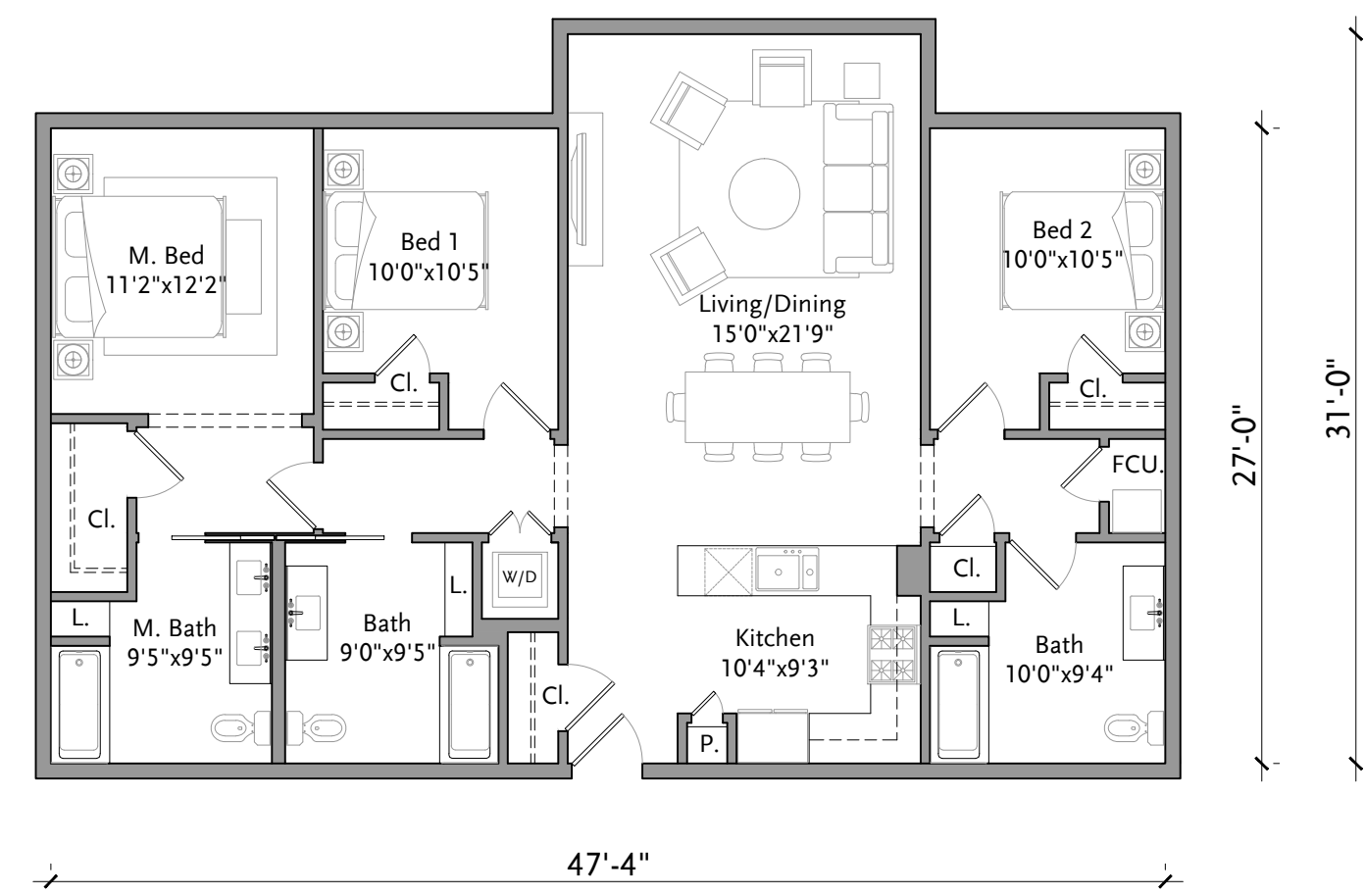
1 Bedroom Flat
756 SF



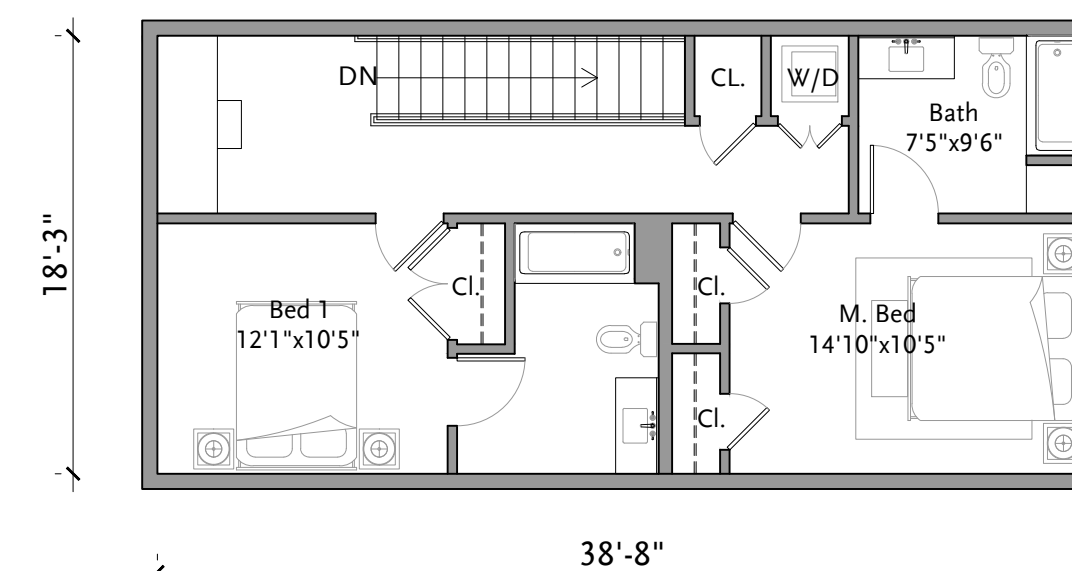
2 Bedroom Flat
1,026 SF



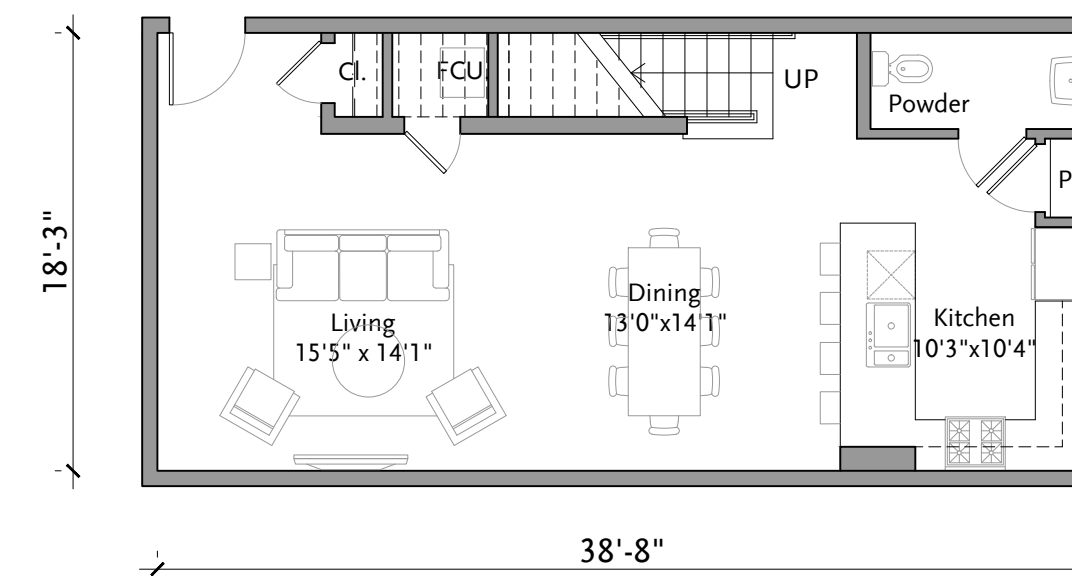
Upper Level
722 NSF



3 Bedroom Flat
1,339 SF

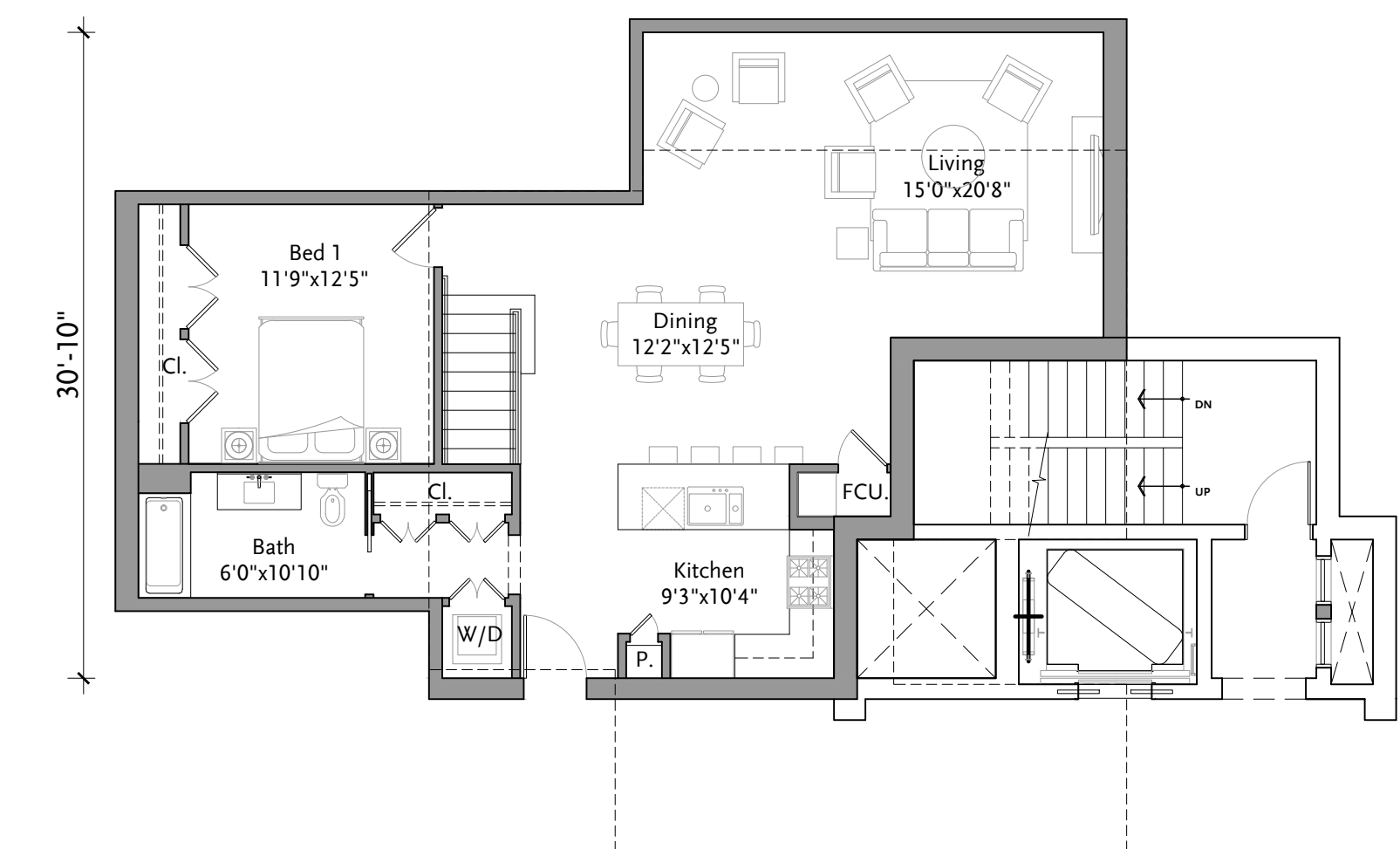


Upper Level
678 NSF



Lower Level
706 NSF

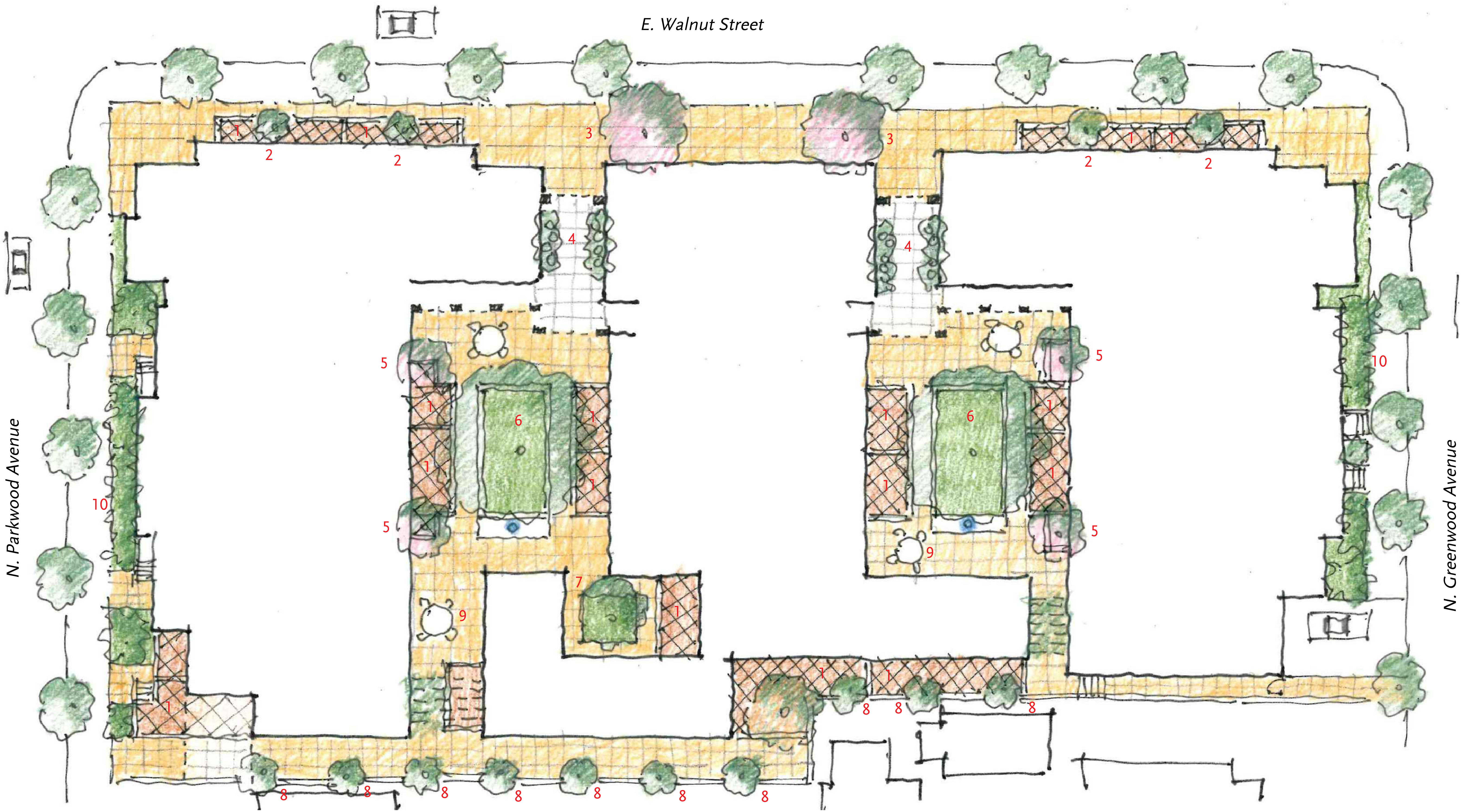
2 Bedroom Townhouse
1,384 SF



Lower Level
982 NSF

3 Bedroom Townhouse
1,704 SF

*Square footage calculated from interior face of exterior, party, corridor, and shaft walls

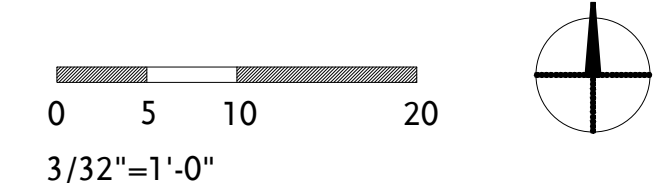


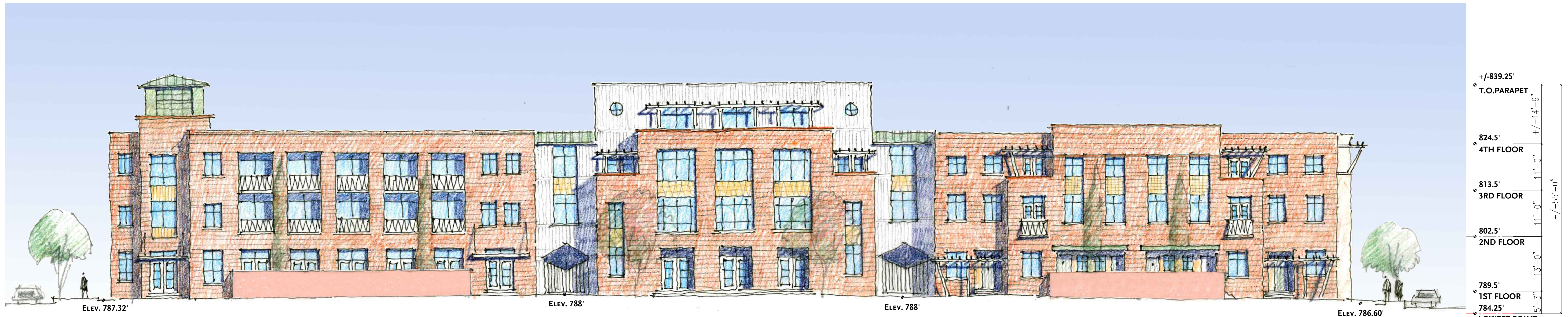
- 1. Private patio
- 2. Cypress trees
- 3. Flowering tree to frame zaguan entry
- 4. Potted plants along zaguan entry
- 5. Flowering trees
- 6. Large tree in tree well
- 7. Small tree in 18" raised planter
- 8. Row of junipers along southern side boundary
- 9. Table and chairs for outdoor seating
- 10. Flowering Shrubs

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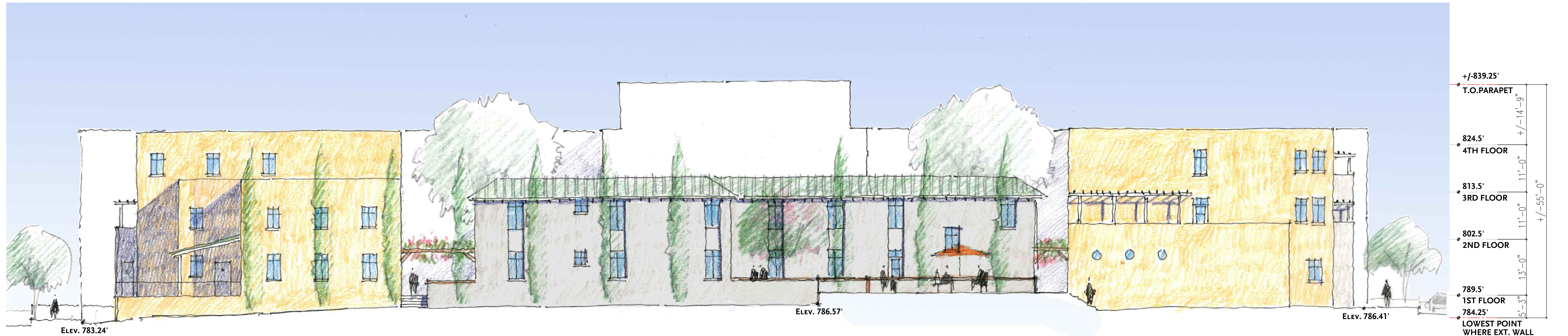
LANDSCAPE PLAN

MOULE & POLYZOIDES
 ARCHITECTS AND URBANISTS





North Elevation

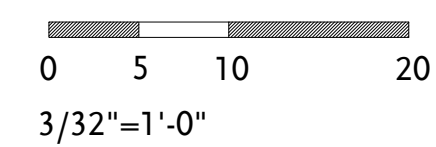


South Elevation

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BUILDING ELEVATIONS

MOULE & POLYZOIDES
 ARCHITECTS AND URBANISTS



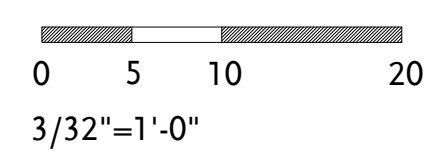


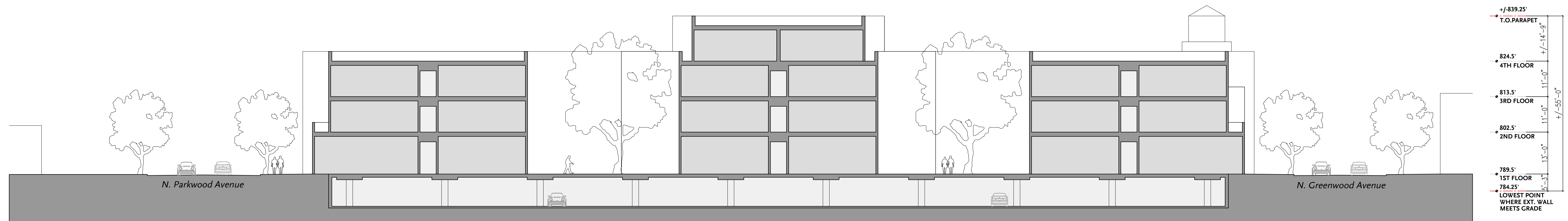
East Elevation



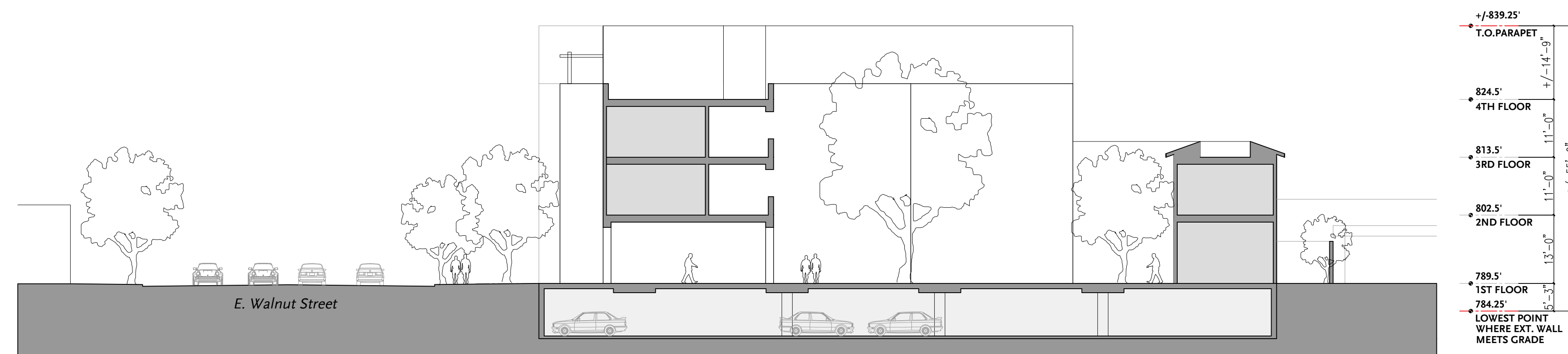
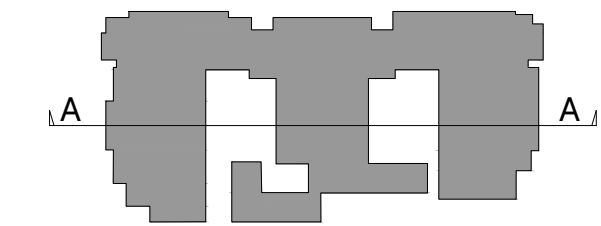
West Elevation

BUILDING ELEVATIONS

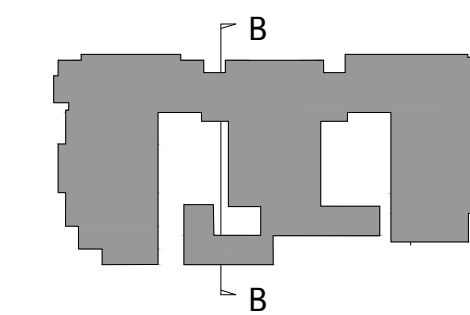




Section Looking North

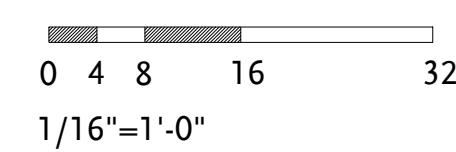


Section Looking East

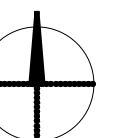


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BUILDING SECTIONS



MOULE & POLYZOIDES
 ARCHITECTS AND URBANISTS





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AERIAL LOOKING SOUTHEAST

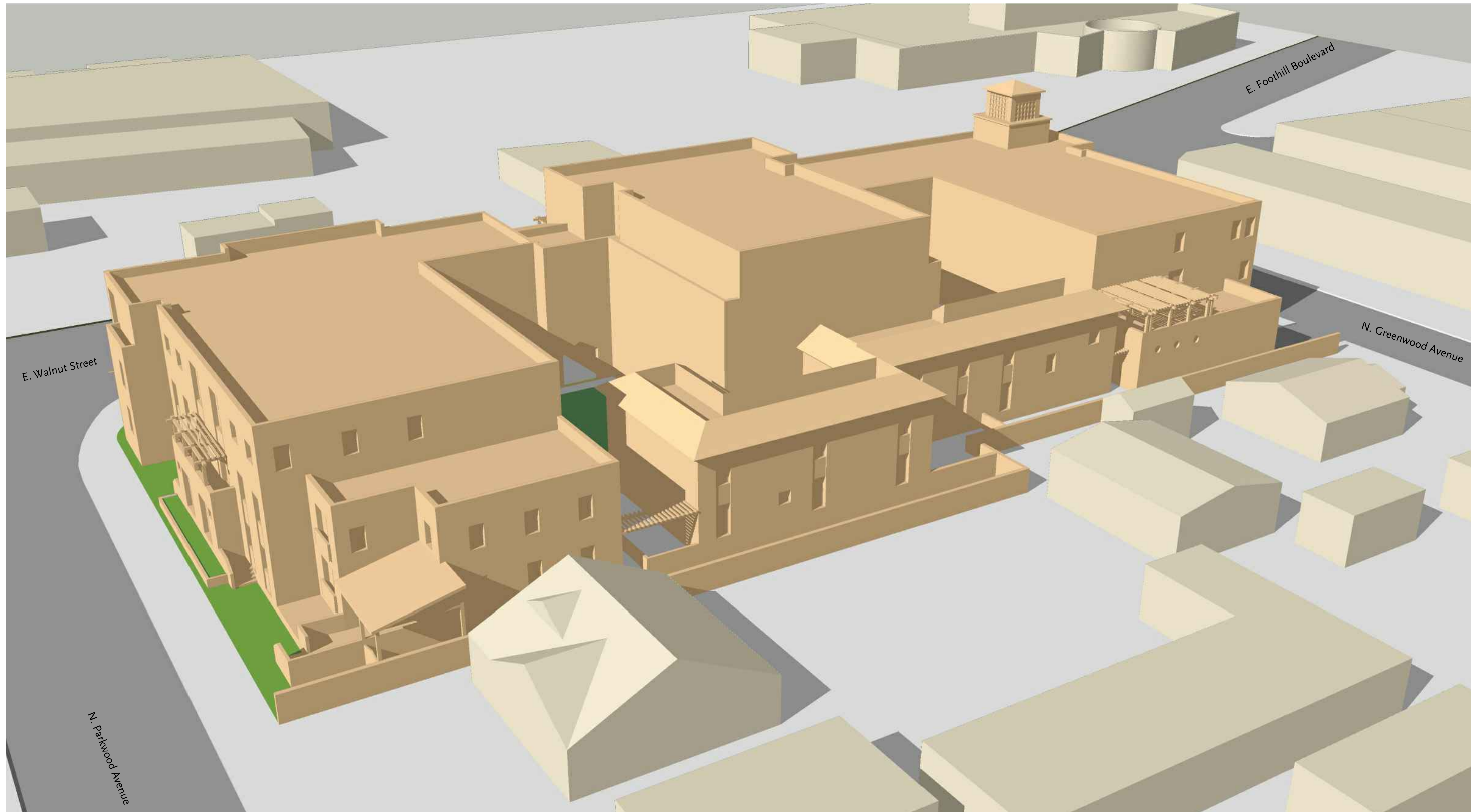
MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



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AERIAL LOOKING SOUTHWEST

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



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AERIAL LOOKING NORTHEAST

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



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AERIAL LOOKING NORTHWEST

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



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STREET VIEW LOOKING SOUTHEAST

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



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STREET VIEW LOOKING SOUTHWEST

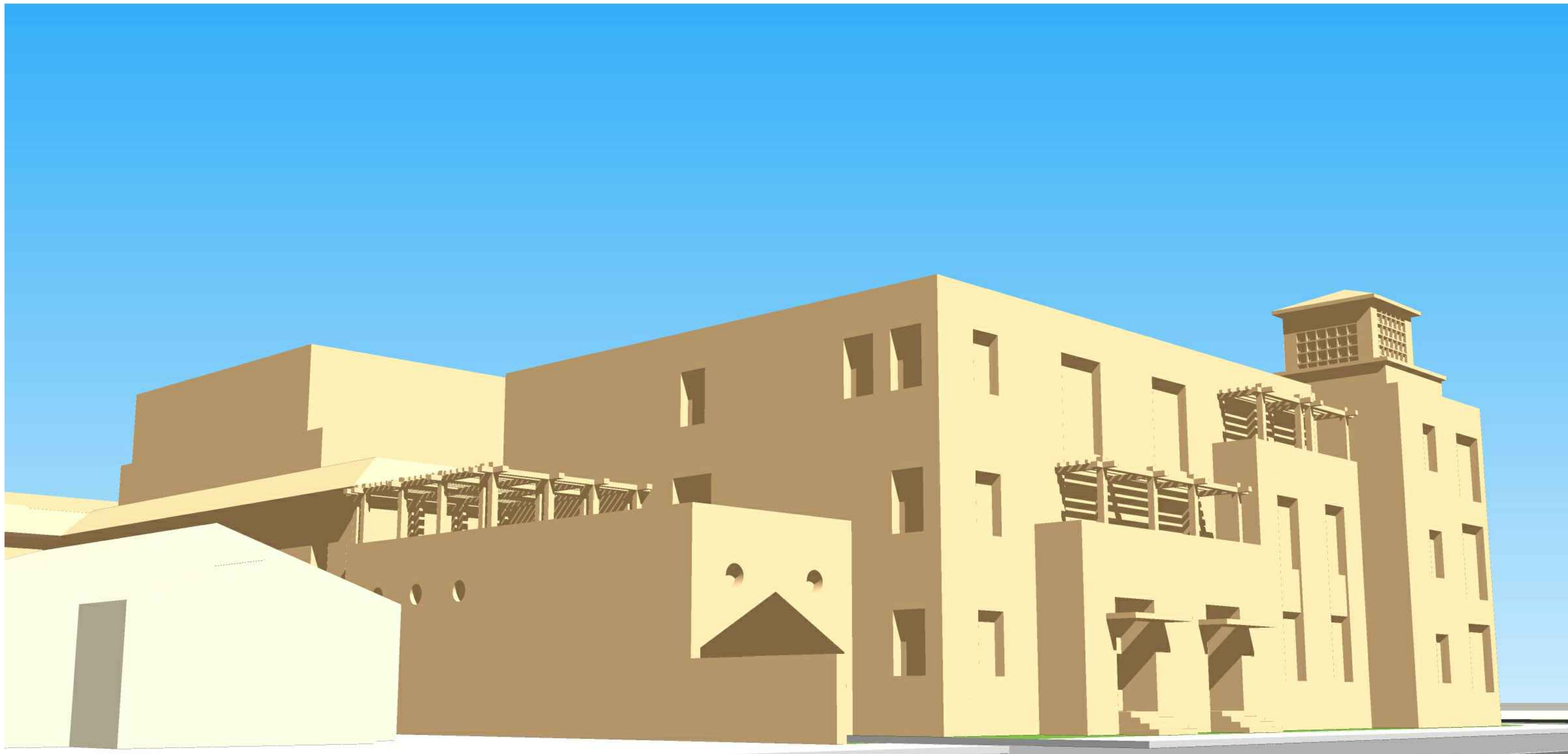
MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



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STREET VIEW LOOKING NORTHEAST

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



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STREET VIEW LOOKING NORTHWEST

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS