

GENERAL NOTES

- ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS, AND ORDINANCES AND AS SPECIFIED BY ALL GOVERNING AUTHORITIES WHERE APPLICABLE. REFERENCE IS TO THE LATEST ACCEPTED EDITION OR REVISION. IN THE EVENT OF CONFLICT WITH CODE REQUIREMENTS, THAT CODE REQUIREMENT OR NOTE WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE.
- THE INTENTION OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENTS, AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING ANY PORTION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS, OR WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- DIMENSIONS ARE FROM FACE OF STUDS OR TO CENTER OF WALL AS INDICATED ON DRAWINGS, UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. WALLS NOTE DIMENSIONED ARE TO ALIGN WITH EXISTING WALLS OR BE ABUTTED OR APPLIED TO EXISTING WALLS PER DRAWINGS. DOORS NOT DIMENSIONED AND SHOWN JAMB TIGHT SHALL BE SET 3" FROM PERPENDICULAR WALL TO OUTER EDGE OF DOOR JAMB.
- REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND PROVIDE NECESSARY BRACING PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, AS WELL AS THE DRAWINGS OF OTHER CONSULTANTS, ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF WORK SHOWN ON THE DRAWINGS OF CONSULTANTS. THE CONTRACTOR SHALL BRING ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE DRAWINGS OF THE CONSULTING ENGINEERS TO THE ATTENTION OF DESIGNER FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS AND NOT BROUGHT TO THE DESIGNER'S ATTENTION SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND AT NO EXPENSE TO THE OWNER OF DESIGNER.
- PRIOR TO PERFORMANCE OF WORK, THE CONTRACTOR SHALL REQUIRE EACH SUBCONTRACTOR TO NOTIFY THE TRADE OF ANY WORK CALLED OUT IN THE DRAWINGS FOR HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
- CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL OPENINGS WITH ALL DRAWINGS AND MANUFACTURED ITEMS WHERE APPLICABLE.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION, MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- THE CONTRACTOR HERIN AGREES TO REPAIR OR REPLACE ANY OR ALL WORK, TOGETHER WITH ANY OTHER ADJACENT WORK WHICH MAY BE DISPLAYED IN CONNECTION WITH SUCH REPLACEMENT, THAT MAY PROVE TO BE DEFECTIVE IN WORKMANSHIP OR MATERIALS WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, ORDINARY WEAR AND UNUSUAL ABUSE OR NEGLECT EXCEPTED.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, LANDSCAPING, MATERIALS, ETC., DURING CONSTRUCTION. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES DISRUPTED OR DAMAGED DURING CONSTRUCTION TO MATCH EXISTING ADJACENT SURFACES.
- THE CONTRACTOR SHALL ON A DAILY BASIS KEEP THE PREMISES FREE FROM ALL ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES, SUBCONTRACTORS, OR WORK, AND AT THE COMPLETION OF THE WORK SHALL REMOVE ALL RUBBISH, DEBRIS, EQUIPMENT, AND SURPLUS MATERIALS FROM IN AND ABOUT THE BUILDING AND LEAVE THE PREMISES "BROOM CLEAN".
- ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS BY THE CONTRACTOR OR OWNER WITHOUT THE DESIGNER'S APPROVAL RELEASES THE DESIGNER OF RESPONSIBILITY AND LIABILITY IN CONNECTION WITH ALL WORK SO INVOLVED.
- CLARIFICATIONS ON AND/OR INCONSISTENCIES WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL CHARGES WILL NOT BE GRANTED BASED ON CLAIMS OF INCOMPLETE, INACCURATE, OR INCONSISTENT DRAWINGS AND SPECIFICATIONS.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRAKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WAHED INTO THE DRAINAGE SYSTEM.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.

14-UNIT APARTMENT CONVERSION

1577 N. FAIR OAKS AVE. & 25 W. HOWARD STREET, PASADENA, CA 91103

ABBREVIATIONS	SYMBOLS	SHEET INDEX	VICINITY MAP	SCOPE OF WORK
<p>AND ANGLE AT CENTERLINE DIAMETER OR ROUND</p> <p>A.B. ANCHOR BOLT ABOVE FINISH FLOOR</p> <p>A.C. ASPHALTIC CONCRETE</p> <p>ADJ. ADJACENT</p> <p>ALUM. ALUMINUM</p> <p>APPROX. APPROXIMATELY</p> <p>ARCH. ARCHITECT</p> <p>BD. BOARD</p> <p>BLDG. BUILDING</p> <p>BLK. BLOCK</p> <p>BLKG. BLOCKING</p> <p>CAB. CABINET</p> <p>C.B. CATCH BASIN/ CHALKBOARD</p> <p>C.I. CAST IRON</p> <p>C.J. CONTROL JOINT</p> <p>CLG. COLUMN</p> <p>CONC. CONCRETE</p> <p>C.M.U. CONCRETE MASONRY UNITS</p> <p>CONT. CONTINUOUS</p> <p>DIA. DIAMETER</p> <p>DIM. DIMENSION</p> <p>DN. DOWN</p> <p>D.S. DOWNSPOUT</p> <p>DWG. DRAWING</p> <p>(E) EXISTING</p> <p>E.A. EACH</p> <p>E.J. EXPANSION JOINT</p> <p>ELEC. ELECTRIC</p> <p>ENCL. ENCLOSURE</p> <p>EQ. EQUIPMENT</p> <p>EXIST. EXISTING</p> <p>E.G. EXISTING GRADE</p> <p>EXT. EXTERIOR</p> <p>F.D. FLOOR DRAIN</p> <p>F.E. FIRE EXTINGUISHER (WALL HUNG)</p> <p>F.E.C. FIRE EXTINGUISHER & CABINET</p> <p>F.F. FINISH FLOOR</p> <p>F.G. FINISH GRADE</p> <p>FIN. FINISH</p> <p>F.L. FLOW LINE</p> <p>FLASH. FLASHING</p> <p>F.O.C. FACE OF CONCRETE</p> <p>F.O.F. FACE OF FINISH</p> <p>F.O.M. FACE OF MASONRY</p> <p>F.O.S. FACE OF STUD</p> <p>F.O.V. FACE OF VENEER</p> <p>F.R.A. FIRE RATED ASSEMBLY</p> <p>F.R.P. FIBERGLASS REINFORCED PANELS</p> <p>F.S. FLOOR SINK</p> <p>F.V. FIELD VERIFY</p> <p>FT. FOOT OR FEET</p> <p>GA. GAUGE</p> <p>GALV. GALVANIZE</p> <p>GYP. GYPSUM</p> <p>GWB. GYPSUM WALL BOARD</p>	<p>ROOM NAME & NUMBERS</p> <p>CEILING HEIGHT</p> <p>KITCHEN EQUIPMENT NUMBERS</p> <p>KEYNOTE</p> <p>CEILING KEYNOTE</p> <p>ROOF KEYNOTE</p> <p>TOILET ACCESSORY</p> <p>DOOR NUMBER</p> <p>WINDOW NUMBER</p> <p>WALL TAG</p> <p>REVISION TAG</p> <p>DETAIL NUMBER</p> <p>BUILDING SECTION</p> <p>EXTERIOR ELEVATIONS</p> <p>INTERIOR ELEVATIONS</p> <p>GRID REFERENCE LINE AND BUBBLE</p> <p>MATCHLINE</p> <p>BREAKLINE</p> <p>ELEVATION POINT</p> <p>NORTH ARROW</p>	<p>SHEET NO. SHEET TITLE</p> <p>T-1.0 TITLE SHEET</p> <p>T-2.0 GREEN BUILDING CODE</p> <p>T-2.1 GREEN BUILDING CODE</p> <p>T-2.2 GREEN BUILDING CODE</p> <p>T-2.3 GREEN BUILDING CODE</p> <p>T-3.0 GREEN BUILDING CODE</p> <p>T-3.1 GREEN BUILDING CODE</p> <p>A-1.0 SITE PLAN</p> <p>A-1.1 EXIT PLAN</p> <p>A-2.0 EXISTING/DEMO GROUND FLOOR PLAN</p> <p>A-2.1 EXISTING BASEMENT PLAN</p> <p>A-2.2 PROPOSED GROUND FLOOR PLAN</p> <p>A-2.3 ENLARGED FLOOR PLANS</p> <p>A-2.4 ENLARGED FLOOR PLANS</p> <p>A-2.5 ENLARGED FLOOR PLANS</p> <p>A-2.6 ENLARGED FLOOR PLANS</p> <p>A-3.0 BUILDING ELEVATIONS</p> <p>A-3.1 BUILDING ELEVATIONS</p> <p>A-4.0 DOOR & WINDOW SCHEDULES AND DETAILS</p> <p>A-5.0 ELEVATOR SHOP DRAWINGS</p> <p>A-5.1 ELEVATOR SHOP DRAWINGS</p> <p>S-1 STRUCTURAL PLANS</p> <p>S-2 FOUNDATION PLAN</p> <p>S-3 FIRST FLOOR FRAMING PLAN</p> <p>SD-1 ROOF FRAMING PLAN</p> <p>SD-2 STRUCTURAL DETAILS</p> <p>SD-2 STRUCTURAL DETAILS</p> <p>M-1 MECHANICAL PLANS</p> <p>M-2 GENERAL NOTES</p> <p>M-3 MECHANICAL FLOOR PLAN</p> <p>M-3 MECHANICAL CEILING PLAN</p> <p>E-1 ELECTRICAL PLANS</p> <p>E-2 GENERAL NOTES AND SINGLE LINE DIAGRAM</p> <p>E-3 POWER PLAN</p> <p>E-3 ENERGY CALCULATION</p> <p>P-1 PLUMBING PLANS</p> <p>P-2 GENERAL NOTES AND EQUIPMENT SCHEDULE</p> <p>P-2 FLOOR PLAN</p> <p>DEMOLITION PERMIT</p> <p>BLOCK WALL PERMIT</p> <p>TREE REMOVAL PERMIT</p> <p>FIRE SPRINKLER PERMIT (FIRE SPRINKLER PLAN TO BE A DEFERRED SUBMITTAL)</p>		<p>1. CONVERT EXISTING NURSING HOME INTO 15-UNIT APARTMENT AT GROUND FLOOR.</p> <p>2. REMOVING EXISTING INTERIOR STAIRCASE AT BASEMENT LEVEL.</p>
PROJECT CONTACT				
<p>DESIGNER: RUBY CONSULTING PARTNERS, LLC 1281 MEADOWBROOK ROAD ALTADENA, CA 91001 TEL: 626.320.2815 ATTN: ALISON FUNG, DESIGNER</p>				
PROJECT SUMMARY				
25 W. HOWARD ST., PASADENA, CA 91103		1577 N. FAIR OAKS AVE., PASADENA, CA 91103		
APN	5836-024-004	APN	5836-024-028	
LEGAL DESCRIPTION	SIEGEL BROS TRACT LOT 4	LEGAL DESCRIPTION	LOT 1 SIEGEL BROS TRACT AND EX OF ST LOT 3 BUCHANAN AND O'NEAL'S SUB	
LOT SIZE	6,528 S.F.	LOT SIZE	20,625 S.F.	
ZONING DISTRICT	FGSP-CL-1B	ZONING DISTRICT	FGSP-CL-1B	
GENERAL PLAN LAND USE	LOW MIXED USE	GENERAL PLAN LAND USE	LOW MIXED USE	
FAR	1.0	FAR	1.0	
DENSITY	0.32 DU/ACRE	DENSITY	0.32 DU/ACRE	
PROPOSED USE	PARKING LOT	PROPOSED USE	MULTI-FAMILY HOUSING	
MAXIMUM RESIDENTIAL DENSITY	N/A	MAXIMUM RESIDENTIAL DENSITY	16 DWELLING UNITS PER ACRE = 9.97 = 9	
WHEN USING DENSITY BONUS	N/A	WHEN USING DENSITY BONUS	10 (ROUND UP)	
UP TO 50% DENSITY BONUS	N/A	UP TO 50% DENSITY BONUS	10X50% = 5 ADDITIONAL UNITS TOTAL 15 UNITS	
EXISTING BUILDING HEIGHT	N/A	EXISTING BUILDING HEIGHT	(E) 14'-6", ONE-STORY WITH BASEMENT	
PARKING SPACE REQUIRED	N/A	PARKING SPACE REQUIRED	1 SPACE FOR UNITS LESS THAN 650 S.F. 2 SPACE FOR UNITS MORE THAN 650 S.F. 1 GUEST PARKING FOR EACH 10 UNITS	
PARKING SPACE PROVIDED	N/A	PARKING SPACE PROVIDED	12 SPACE FOR UNITS LESS THAN 650 S.F. 2 SPACE FOR UNITS MORE THAN 650 S.F. 2 GUEST PARKING TOTAL 16 PARKING SPACES PROVIDED	
PROPOSED NUMBER OF UNITS	NONE, FOR PARKING PURPOSES ONLY	PROPOSED NUMBER OF UNITS	14 UNITS WITH 3 AFFORDABLE UNITS	
		PROPOSED LANDSCAPING	434 S.F. = 9.7%	

BUILDING DATA

OCCUPANCY LOAD @ GROUND FLOOR (PER 2019 CBC TABLE 1004.5)						25 W. HOWARD ST., PASADENA, CA 91103		1577 N. FAIR OAKS AVE., PASADENA, CA 91103									
ROOM NUMBER	ROOM NAME	AREA (S.F.)	OCCUPANCY USE	LOAD FACTOR	CALCULATED OCCUPANTS	--NO BUILDING IS BEING EXISTING OR PROPOSED-- (FOR PARKING LOT USE ONLY)		OCCUPANCY R-2		TYPE OF CONSTRUCTION V-B, SPRINKLERED		GROUND FLOOR AREA: 10,494 S.F. BASEMENT FLOOR AREA: 3,214 S.F. TOTAL BUILDING AREA: 13,708 S.F. ALLOWABLE FLOOR AREA: 28,000 S.F. (S1-ONE STORY ABOVE GRADE PLANE W/ FIRE SPRINKLER THROUGHOUT)					
101	UNIT #1	812	RESIDENTIAL	200	GROSS									--NO BUILDING IS BEING EXISTING OR PROPOSED-- (FOR PARKING LOT USE ONLY)		UNIT #	
102	UNIT #2	821						1	1								
103	UNIT #3	513						1	1								
104	UNIT #4	492						1	1								
105	UNIT #5	587						1	1								
106	UNIT #6	670						1	1								
107	UNIT #7	668						1	1								
108	UNIT #8	610						1	1								
109	UNIT #9	676						1	1								
110	UNIT #10	501						1	1								
111	UNIT #11	475						1	1								
112	UNIT #12	553						1	1								
113	UNIT #13	607						1	1								
114	UNIT #14	659						1	1								
115	CORRIDOR	1,730						1	1								
116	OUTDOOR COURTYARD	428															
TOTAL NUMBER OF OCCUPANTS								14		1		1					
NUMBER OF EXITS REQUIRED PER STORY: 2 EXITS						EGRESS COMPONENTS CALCULATIONS											
NUMBER OF EXITS PROVIDED PER STORY: 2 EXITS						EGRESS COMPONENTS	OCCUPANT LOAD SERVED	MIN. COMPONENT WIDTH	MIN. CALCULATED WIDTH	MIN. REQUIRED WIDTH							
						STAIRS	32 OCC.	44"	32 OCC.*0.3'/OCC.=9.6'	44"							
						DOOR	32 OCC.	32"	32 OCC.*0.2'/OCC.=6.4'	32"							
						CORRIDOR	9 OCC.	44"	9 OCC.*0.2'/OCC.=1.2'	44"							

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project:
14-UNIT APARTMENT CONVERSION

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revision date & description:
 planning dept. 5/31/22

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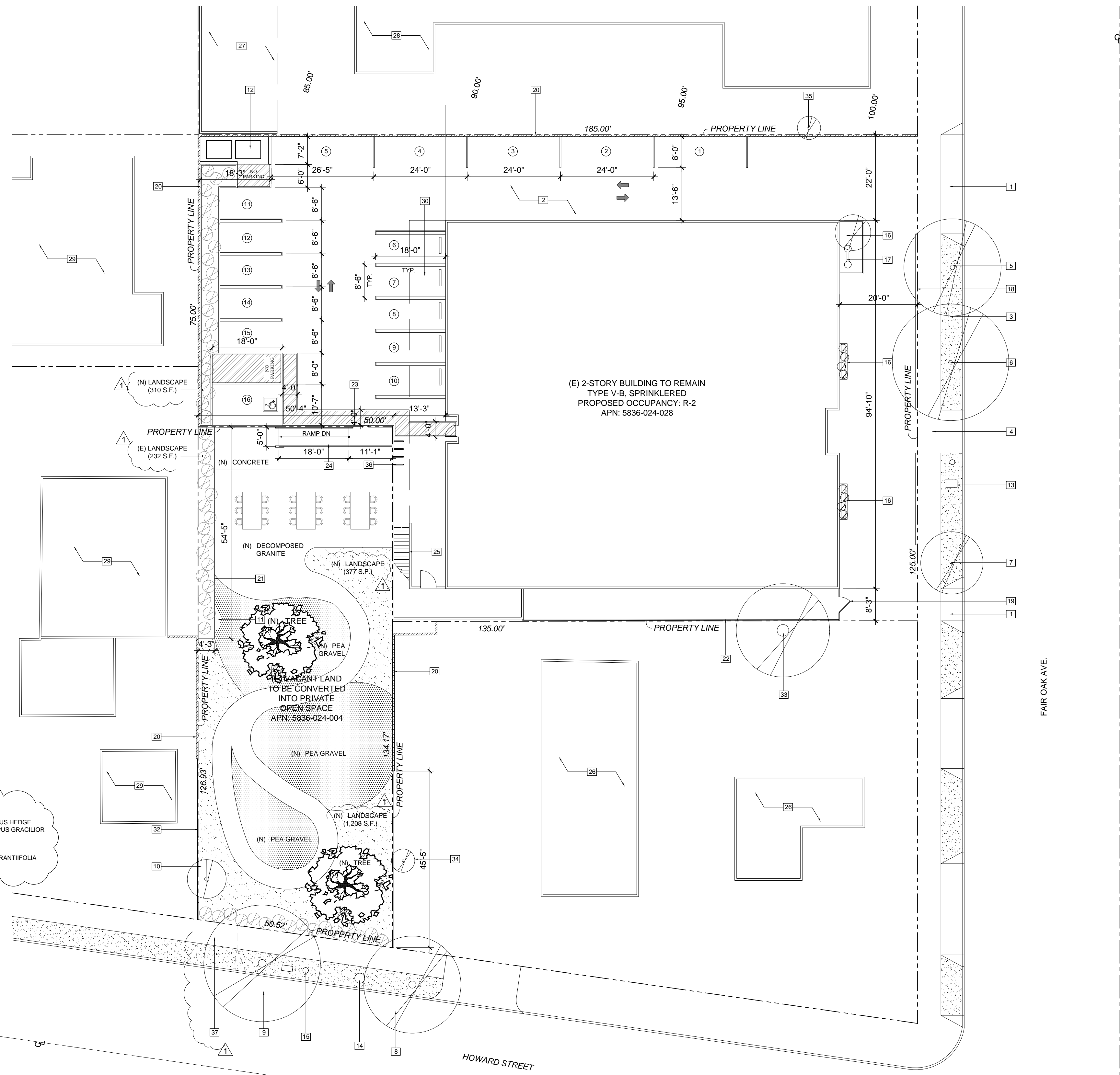
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PLANT LEGEND:
 SIZE: 10 GALLON
 COMMON NAME: PODOCARPUS HEDGE
 BOTANICAL NAME: PODOCARPUS GRACILIOR
 SIZE: 24 GALLON
 COMMON NAME: LIME TREE
 BOTANICAL NAME: CITRUS AURANTIIFOLIA

LANDSCAPE CALCULATION:
 (E) LANDSCAPE AREA: 542 S.F.
 (N) LANDSCAPE AREA: 1,766 S.F.
 TOTAL LANDSCAPE AREA: 2,308 S.F.

SITE PLAN KEYNOTES

- 1 (E) CONCRETE DRIVEWAY APPROACH TO REMAIN.
- 2 (E) CONCRETE DRIVEWAY TO REMAIN.
- 3 (E) LANDSCAPE @ RIGHT-OF-WAY TO REMAIN.
- 4 (E) CONCRETE SIDEWALK @ RIGHT-OF-WAY TO REMAIN.
- 5 (E) STREET TREE @ RIGHT-OF-WAY TO REMAIN.
TREE #1 ON TREE INVENTORY:
SCIENTIFIC NAME: BRACHYCHITON RUPESTRIS
COMMON NAME: QUEENSLAND BOTTLE BRUSH
DHB: 15"
HEIGHT: 30'-0"
SPREAD: 25'-0"
- 6 (E) STREET TREE @ RIGHT-OF-WAY TO REMAIN.
TREE #2 ON TREE INVENTORY:
SCIENTIFIC NAME: BRACHYCHITON RUPESTRIS
COMMON NAME: QUEENSLAND BOTTLE BRUSH
DHB: 12"
HEIGHT: 30'-0"
SPREAD: 30'-0"
- 7 (E) STREET TREE @ RIGHT-OF-WAY TO REMAIN.
TREE #3 ON TREE INVENTORY:
SCIENTIFIC NAME: COAST LIVE OAK
COMMON NAME: QUERCUS AGRIFOLIA
DHB: 4"
HEIGHT: 20'-0"
SPREAD: 30'-0"
- 8 (E) STREET TREE @ RIGHT-OF-WAY TO REMAIN.
TREE #4 ON TREE INVENTORY:
SCIENTIFIC NAME: BRACHYCHITON RUPESTRIS
COMMON NAME: QUEENSLAND BOTTLE BRUSH
DHB: 22"
HEIGHT: 35'-0"
SPREAD: 25'-0"
- 9 (E) STREET TREE @ RIGHT-OF-WAY TO REMAIN.
TREE #5 ON TREE INVENTORY:
SCIENTIFIC NAME: BRACHYCHITON RUPESTRIS
COMMON NAME: QUEENSLAND BOTTLE BRUSH
DHB: 24"
HEIGHT: 35'-0"
SPREAD: 30'-0"
- 10 (E) TREE ON THE PROPERTY TO BE REMOVED.
TREE #6 ON TREE INVENTORY:
SCIENTIFIC NAME: ULMUS PARVIFOLIA
COMMON NAME: CHINESE ELM
DHB: 13"
HEIGHT: 15'-0"
SPREAD: 10'-0"
- 11 (E) DECEASED TREE ON THE PROPERTY TO BE REMOVED.
TREE #7 ON TREE INVENTORY:
SCIENTIFIC NAME: UNKNOWN
COMMON NAME: UNKNOWN
DHB: N/A
HEIGHT: N/A
SPREAD: N/A
- 12 (E) TRASH ENCLOSURE TO REMAIN.
- 13 (E) WATER METER @ RIGHT-OF-WAY TO REMAIN.
- 14 (E) POWER POLE @ RIGHT-OF-WAY TO REMAIN.
- 15 (E) STREET LIGHTING @ RIGHT-OF-WAY TO REMAIN.
- 16 (E) LANDSCAPE PLANTER TO REMAIN.
- 17 (E) FIRE SPRINKLER SYSTEM SHUT-OFF VALVE
- 18 (E) 30" HIGH CMU WALL TO REMAIN.
- 19 (E) 6'-0" HIGH W.I. GATE TO REMAIN.
- 20 (E) 6'-0" HIGH CMU WALL TO REMAIN.
- 21 (E) 6'-0" HIGH CHAIN LINK FENCE TO REMAIN.
- 22 (E) 6'-0" HIGH WOOD FENCE TO REMAIN.
- 23 (E) 36" HIGH CMU WALL TO REMAIN.
- 24 (N) ADA ACCESSIBLE RAMP
- 25 (E) EXTERIOR STAIRCASE TO GROUND FLOOR UNITS.
- 26 (E) ONE-STORY COMMERCIAL BUILDING @ ADJACENT PROPERTY.
- 27 (E) ONE-STORY CARPORT @ ADJACENT PROPERTY.
- 28 (E) TWO-STORY APARTMENT @ ADJACENT PROPERTY.
- 29 (E) ONE-STORY HOUSE @ ADJACENT PROPERTY.
- 30 (N) PARKING STRIPING
- 31 (N) LANDSCAPE AREA
- 32 (E) 6'-0" HIGH W.I. FENCING TO REMAIN.
- 33 (E) TREE ON ADJACENT PROPERTY TO REMAIN.
TREE #8 ON TREE INVENTORY:
SCIENTIFIC NAME: ULMUS PARVIFOLIA
COMMON NAME: CHINESE ELM
DHB: 36"
HEIGHT: 25'-0"
SPREAD: 20'-0"
- 34 (E) TREE ON ADJACENT PROPERTY TO REMAIN.
TREE #9 ON TREE INVENTORY:
SCIENTIFIC NAME: FICUS MICROCARPA
COMMON NAME: FICUS NITIDA
DHB: 6"
HEIGHT: 12'-0"
SPREAD: 6'-0"
- 35 (E) TREE ON ADJACENT PROPERTY TO REMAIN.
TREE #10 ON TREE INVENTORY:
SCIENTIFIC NAME: LIGUSTRUM JAPONICUM
COMMON NAME: JAPANESE PIVET
DHB: 4"
HEIGHT: 8'-0"
SPREAD: 6'-0"
- 36 PROPOSED BIKE RACK, TYP. OF 3
- 37 EXISTING DRIVEWAY APPROACH TO BE REMOVED.

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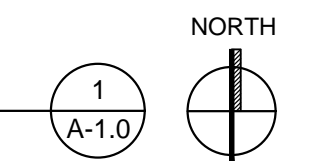
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