# 洛杉矶华人社区 VALLEY 大道
# 房产位于天普市和 EL MONTE 交界
# 洛杉矶华人社区万丽花园

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# LA VALLEY GARDEN
# 洛杉矶万丽家园

项目地址 : VALLEY BLVD EL MONTE CA 91731

**美国房地产建筑工程集团**
USA REALTY CONSTRUCTION GROUP INC

www.usafw.com

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# BRIEF INTRODUCTION OF LA VALLEY GARDEN

# 洛杉矶万丽家园——项目简介

**项目名称：** LA VALLEY GARDEN 洛杉矶万丽家园

**项目地址：** VALLEY BLVD EL MONTE CA 91731

**项目类别：** 居住功能 CONDO。

项目规划 27 栋 CONDO，每个单位独立产权，独立出入的联排公寓。

一楼约 300 多平方英尺，另有两个室内车库，车库面积约 400 平方英尺。

二楼厨房和客厅约 700 平方英尺，另有约 36 到 75 平方英尺的阳台。

三楼有两个带卫生间的套房，约 600 多平方英尺。

计划 2025 年 12 月开工，2027 年 12 月建成。

**NAME OF THE PROJECT:** LA VALLEY GARDEN

**ADDRESS OF THE PROJECT:** VALLEY BLVD EL MONTE CA 91731

**PROJECT CATEGORY:** RESIDENTIAL FUNCTION CONDO

The project is planned for 27 CONDOs, each unit has independent property rights and independent access to townhouses.

The first floor is about 300 square feet, and there are two indoor garages with an area of about 400 square feet.

The kitchen and living room on the second floor are approximately 700 square feet, with a balcony ranging from 36 to 75 square feet.

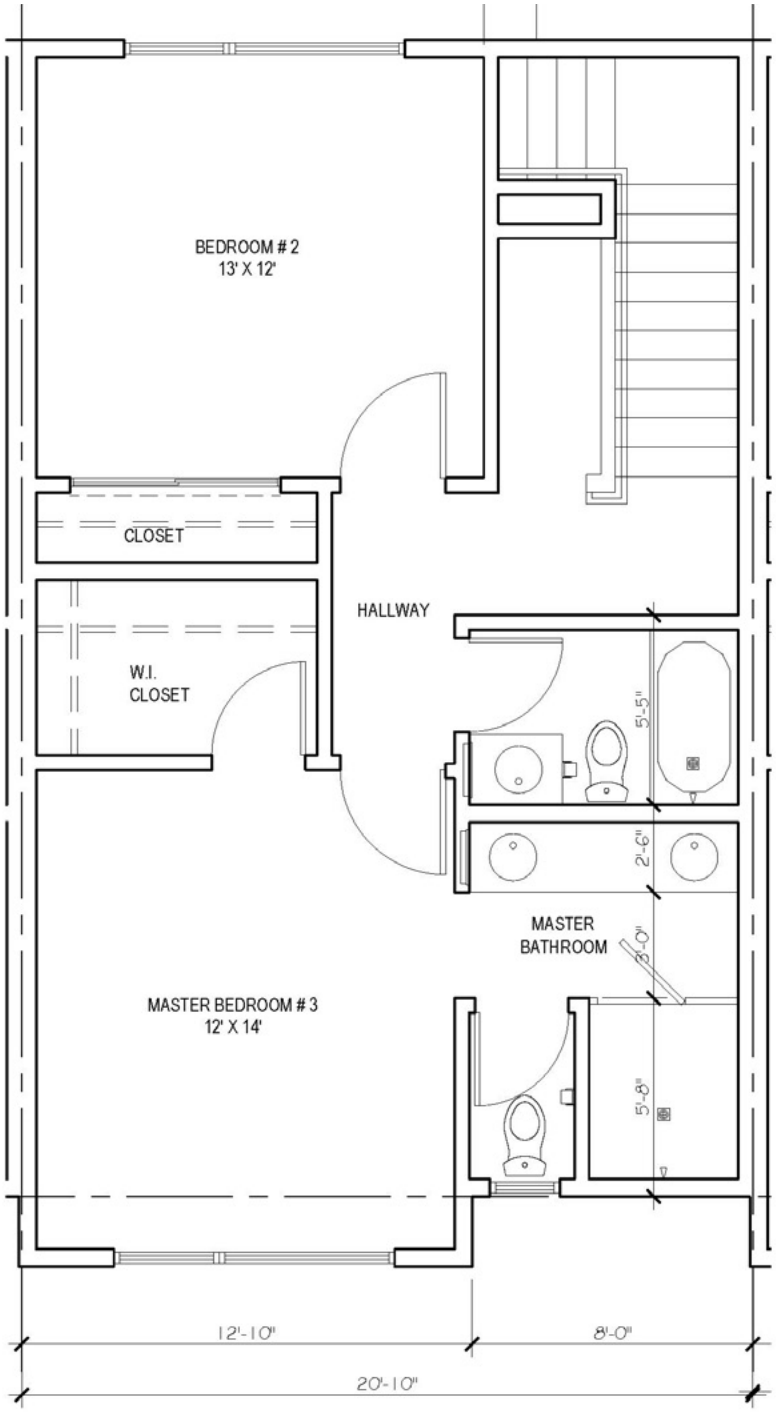
There are two suites with bathrooms on the third floor, covering an area of over 600 square feet.

Construction is planned to start in December 2025. Predicted to be completed in December 2027.

# PROJECT FLOOR PLAN (UNIT TYPE A)

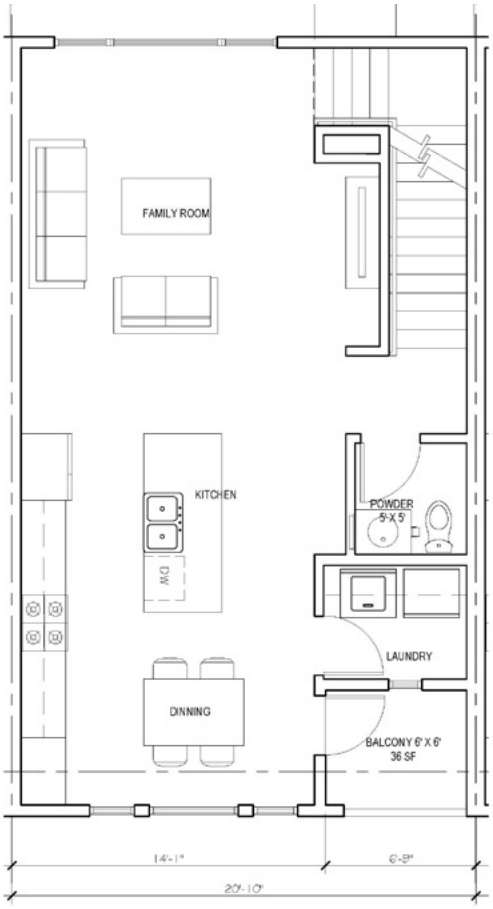
## A 户型项目户型图

1-3 层规划面积 2,048 平方英尺 (Sq.Ft)
产权面积 1,612 平方英尺 (Sq.Ft)




LIVING AREA: 652 SF

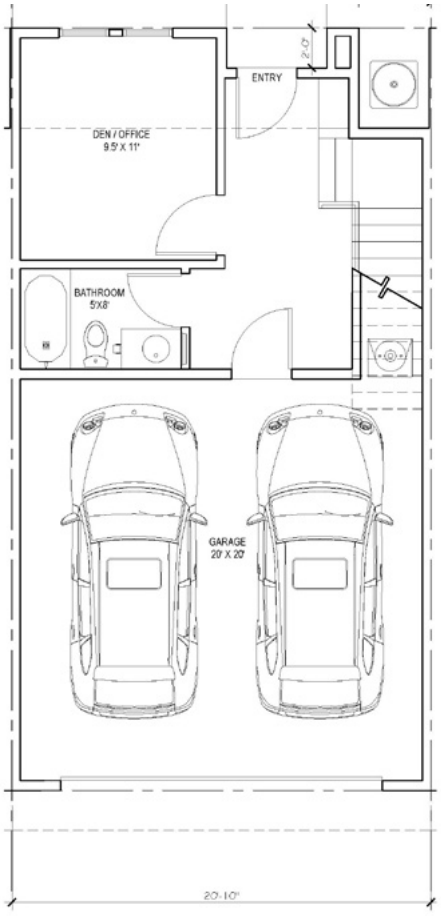
③ THIRD FLOOR - LEVEL 3 @ +20.0'
SCALE : 1/4"=1'-0"




LIVING AREA: 726 SF

② SECOND FLOOR - LEVEL 2 @ +10'

SCALE : 1/4"=1'-0"




LIVING AREA: 322 SF

① GROUND FLOOR - LEVEL 1 @ +_0'

SCALE : 1/4"=1'-0"

## A 户型 House Type A

产权面积：1,612 平方英尺 (2.5 个房间 / 3.5 个卫生间 )
房屋配套功能：每个房屋有自己的洗衣房，配套两个免费停车位，同时配套有独立的中央空调、煤气或者电炉灶、洗碗机。

Area: 1,612 square feet (2.5 rooms / 3.5 bathrooms)
Supporting facilities: Each house has a laundry room and is equipped with two free parking lots, meanwhile there is independent central air-conditioning, gas or electric stove, and dish washer.

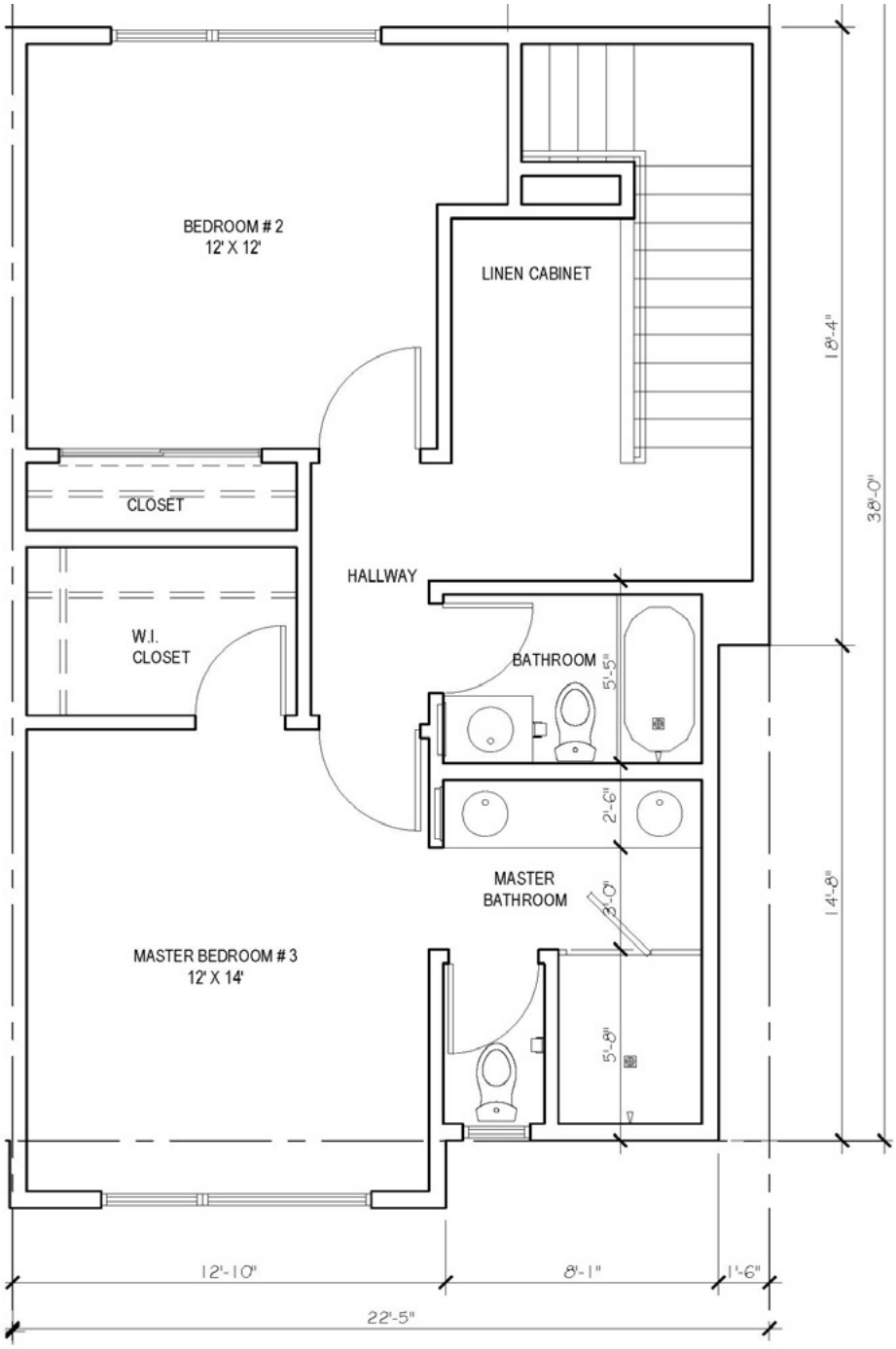
提示：具体面积将以规划图为准，产权面积不包括一楼车库面积和阳台面积。车库面积约 400 平方英尺，阳台面积约 36 平方英尺。

Tips: The specific area will be subject to the planning drawing. The property right area does not include the first floor garage area and balcony area. The garage area is about 400 SF, and the balcony area is about 36SF.

# PROJECT FLOOR PLAN (UNIT TYPE B)

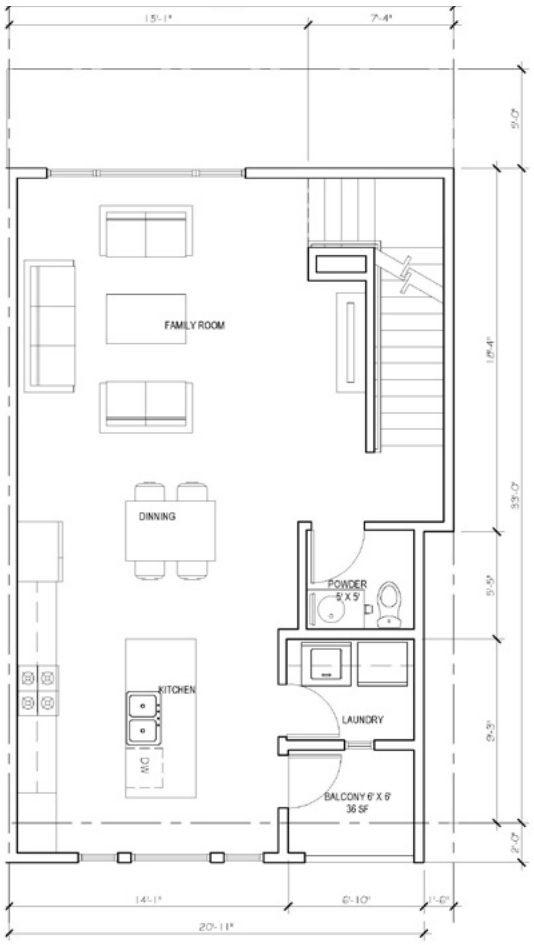
## B 户型项目户型图

1-3 层规划面积 2,166 平方英尺 (Sq.Ft)
产权面积 1,730 平方英尺 (Sq.Ft)

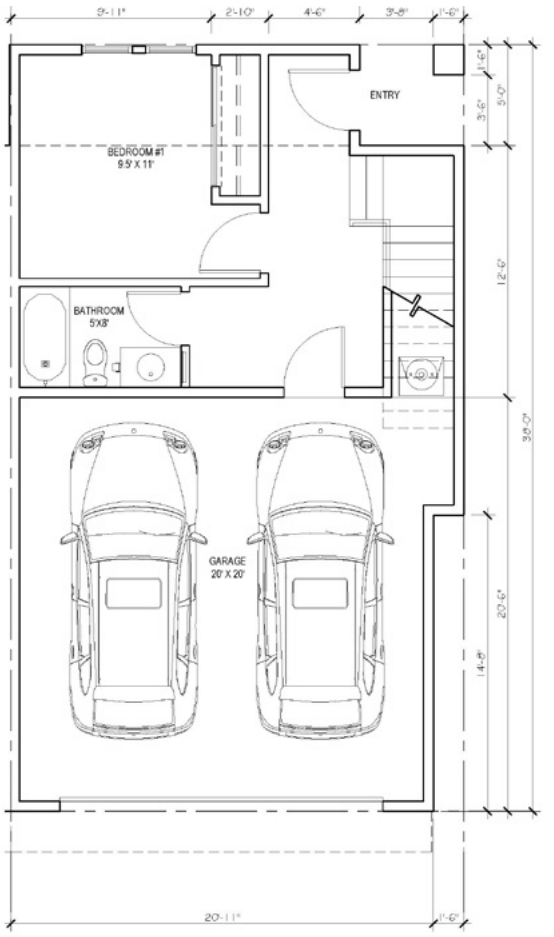



LIVING AREA: 664 SF

③ THIRD FLOOR - LEVEL 3 @ +20.0'
SCALE : 1/4"=1'-0"




LIVING AREA: 706 SF
② SECOND FLOOR - LEVEL 2 @ +10'
SCALE : 1/4"=1'-0"




LIVING AREA: 360 SF
① GROUND FLOOR - LEVEL 1 @ +_0'
SCALE : 1/4"=1'-0"

## B 户型 House Type B

产权面积：1,730 平方英尺 (3 个房间 / 3.5 个卫生间 )
房屋配套功能：每个房屋有自己的洗衣房，配套两个免费停车位，同时配套有独立的中央空调、煤气或者电炉灶、洗碗机。

Area: 1,730 square feet (three rooms / 3.5 bathrooms)
Supporting facilities: Each house has a laundry room and is equipped with two free parking lots, meanwhile there is independent central air-conditioning, gas or electric stove, and dish washer.

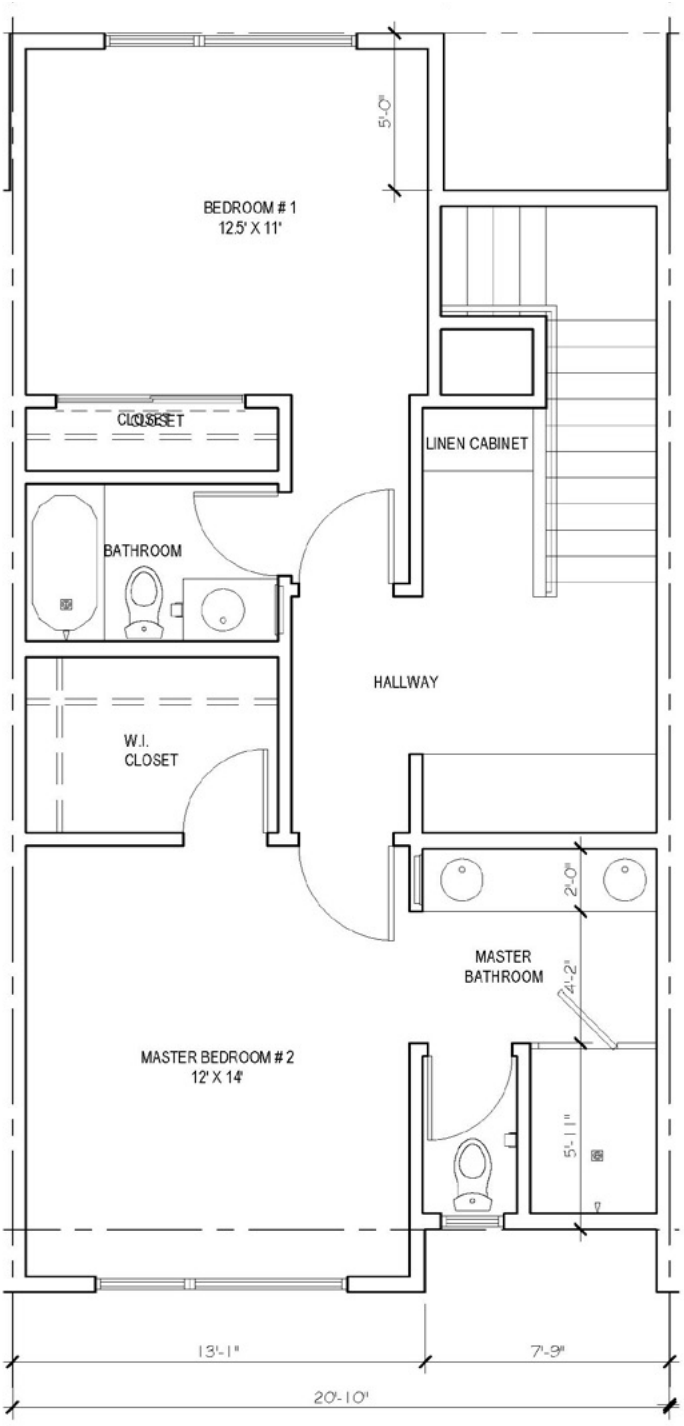
提示：具体面积将以规划图为准，产权面积不包括一楼车库面积和阳台面积。车库面积约 400 平方英尺，阳台面积约 36 平方英尺。

Tips: The specific area will be subject to the planning drawing. The property right area does not include the first floor garage area and balcony area. The garage area is about 400 SF, and the balcony area is about 36 SF.

# PROJECT FLOOR PLAN (UNIT TYPE C)

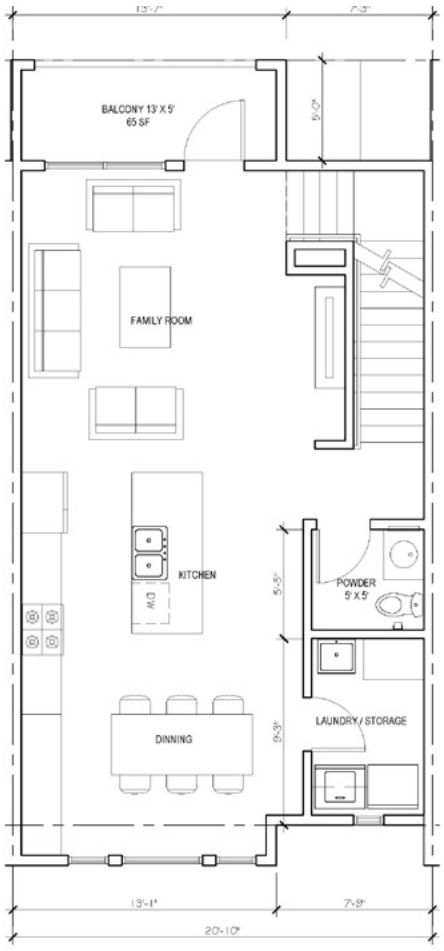
## C 户型项目户型图

1-3 层规划面积 2,157 平方英尺 (Sq.Ft)
产权面积 1,692 平方英尺 (Sq.Ft)




LIVING AREA: 690 SF

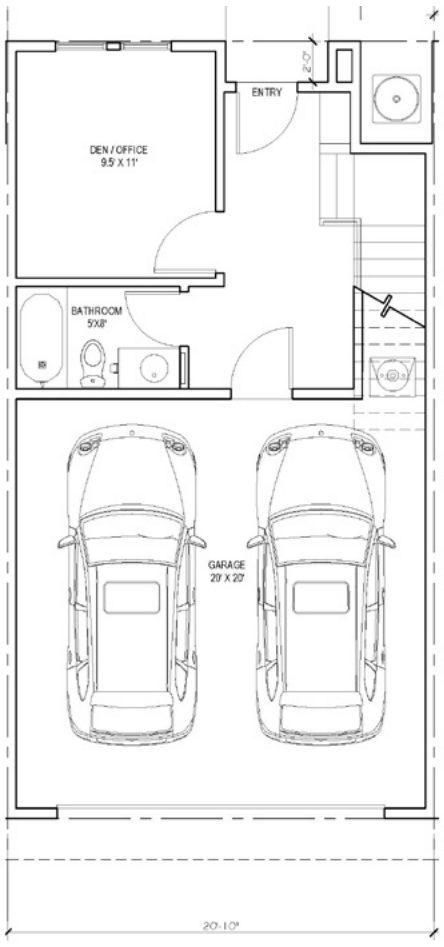
③ THIRD FLOOR - LEVEL 3 @ +20.0'
SCALE : 1/4"=1'-0"




LIVING AREA: 682 SF

② SECOND FLOOR - LEVEL 2 @ +10'

SCALE : 1/4"=1'-0"




LIVING AREA: 320 SF

① GROUND FLOOR - LEVEL 1 @ +_0'

SCALE : 1/4"=1'-0"

## C 户型 House Type C

产权面积：1,692 平方英尺 (3 个房间 / 3.5 个卫生间 )
房屋配套功能：每个房屋有自己的洗衣房，配套两个免费停车位，同时配套有独立的中央空调、煤气或者电炉灶、洗碗机。

Area: 1,692 square feet (three rooms / 3.5 bathrooms)
Supporting facilities: Each house has a laundry room and is equipped with two free parking lots, meanwhile there is independent central air-conditioning, gas or electric stove, and dish washer.

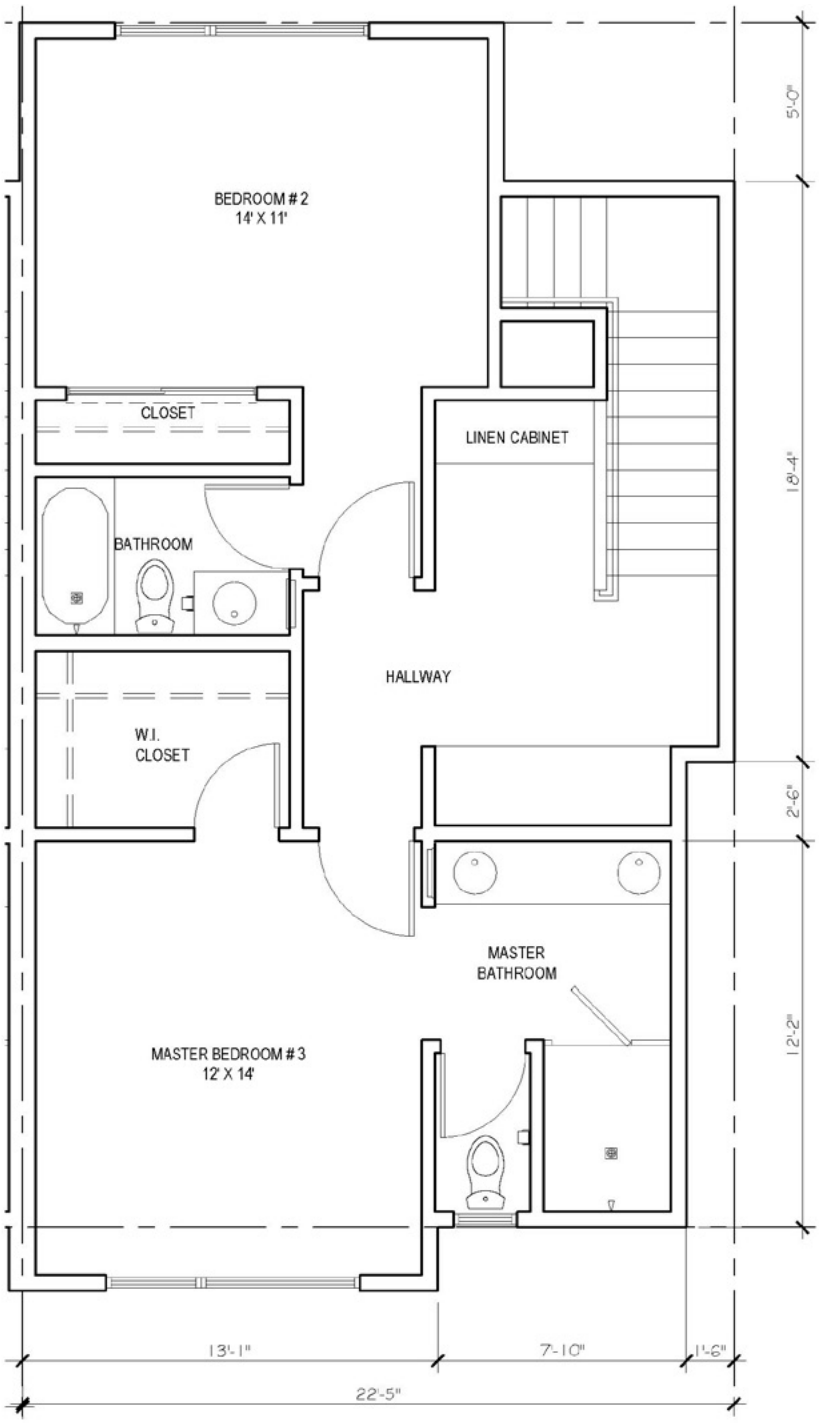
提示：具体面积将以规划图为准，产权面积不包括一楼车库面积和阳台面积。车库面积约 400 平方英尺，阳台面积约 65 平方英尺。

Tips: The specific area will be subject to the planning drawing. The property right area does not include the first floor garage area and balcony area. The garage area is about 400 SF, and the balcony area is about 65 SF.

# PROJECT FLOOR PLAN (UNIT TYPE D)

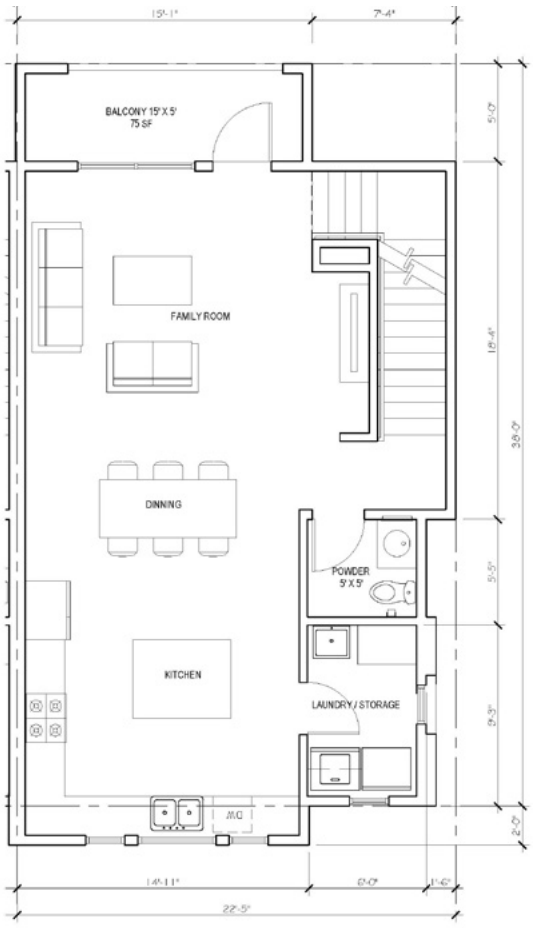
## D 户型项目户型图

1-3 层规划面积 2,297 平方英尺 (Sq.Ft)
产权面积 1,822 平方英尺 (Sq.Ft)



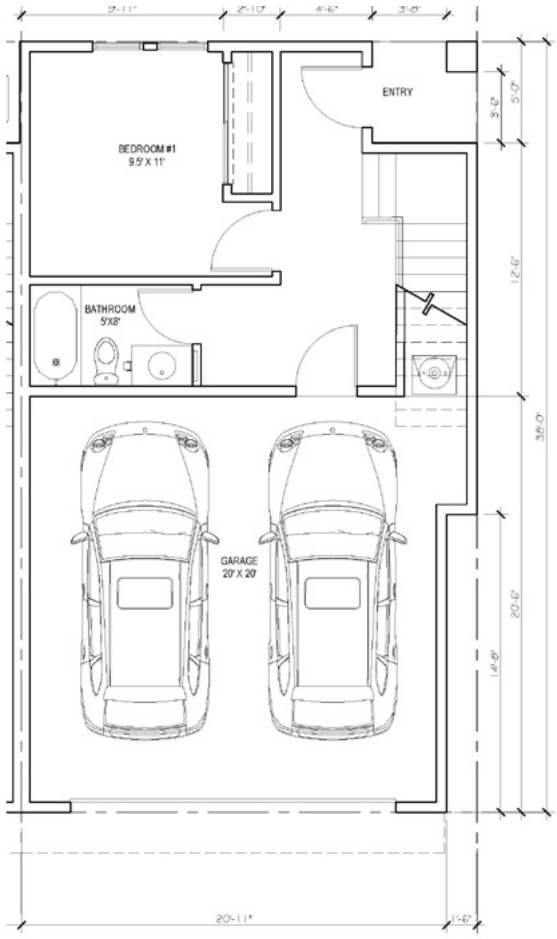

LIVING AREA: 730 SF

③ THIRD FLOOR - LEVEL 3 @ +20.0'
SCALE : 1/4"=1'-0"




LIVING AREA: 732 SF

② SECOND FLOOR - LEVEL 2 @ +10'
SCALE : 1/4"=1'-0"




LIVING AREA: 360 SF

① GROUND FLOOR - LEVEL 1 @ +_0'
SCALE : 1/4"=1'-0"

## D 户型 House Type D

产权面积：1,822 平方英尺 (3 个房间 / 3.5 个卫生间 )
房屋配套功能：每个房屋有自己的洗衣房，配套两个免费停车位，同时配套有独立的中央空调、煤气或者电炉灶、洗碗机。

Area: 1,822 square feet (three rooms / 3.5 bathrooms)
Supporting facilities: Each house has a laundry room and is equipped with two free parking lots, meanwhile there is independent central air-conditioning, gas or electric stove, and dish washer.

提示：具体面积将以规划图为准，产权面积不包括一楼车库面积和阳台面积。车库面积约 400 平方英尺，阳台面积约 75 平方英尺。

Tips: The specific area will be subject to the planning drawing. The property right area does not include the first floor garage area and balcony area. The garage area is about 400 SF, and the balcony area is about 75 SF.

01 LANDSCAPE PLAN 1/16" = 1'-0"

## HARDSCAPE LEGEND

| KEY NOTE | DESCRIPTION |
|---|---|
| 1 | 4' WIDE CONCRETE WALKWAY PER ARCH. |
| 2 | ENTRY DRIVEWAY W/ DECORATIVE CONC. |
| 3 | COURTYARD ENTRY W/ DECORATIVE PAVER |
| 4 | KID'S PLAY AREA |
| 5 | COMMUNITY GARDEN / HERB GARDEN/ LEARNING CENTER |
| 6 | FORMAL GARDEN / CENTRAL GARDEN |
| 7 | BBQ & OUTDOOR KITCHEN / OUTDOOR SEATING |
| 8 | COURTYARD W/ FIRE PIT & OUTDOOR LOUNGE SEATING |
| 8 | COURTYARD W/ FIRE PIT & OUTDOOR LOUNGE SEATING |
| 9 | CENTER LAWN AT MAIN COURTYARD |
| 10 | HOME ENTRY / FRONT COURTYARD |
| 11 | DWARF ENTRY TREE AT FRONT COURTYARD |
| 12 | DRIVEWAY ENTRY ACCENT TREE |
| 13 | MEXICAN FAN PALM, COMMUNITY THEME TREE |
| 14 | SPANISH STYLE FOUNTAIN OR ART WORK |
| 15 | WOOD TRELLIS W/FLOWERING VINE |
| 16 | TALL HEDGE TO SCREEN THE TRASH ENCLOSURE |

## PLANTING LEGEND

| TREE | SYMBOL | QNTY | SIZE | BOTANICAL NAME/ COMMON NAME | PLANT FACTOR |
|---|---|---|---|---|---|
| T1 | | 8 | 24" BOX | OLEA EUROPAEA 'SWAN HILL' FRUIT LESS OLIVE | LOW .3 |
| T2 | | 23 | 15 GAL. | MAGNOLIA 'LITTLE GEM' LITTLE GEM MAGNOLIA OR EQ. | MOD. .5 |
| T3 | | 7 | 24" BOX | LAGERSTROEMIA I. 'MUSKOGEE' CRAPE MYRTLE (STREET TREE) | MOD. .5 |
| T4 | | 15 | 15 GAL. | GINKGO BILOBA 'GOLDSPIRE' GOLDSPIRE GINKGO | MOD. .5 |
| T5 | | 17 | 24" BOX | WASHINGTONIA ROBUSTA MEXICAN FAN PALM | LOW .3 |
| T6 | | 3 | 24" BOX | QUERCUS ILEX HOLLY OAK(EA NATIVE) | LOW .3 |
| T7 | | 9 | 15 GAL. | TRISTANIA CONFERTA BRISBANE BOX TREE | MOD. .5 |
| T8 | | 9 | 15 GAL. | CERCIS OCCIDENTALIS WESTERN REDBUD | LOW .3 |

| | | | | | |
|---|---|---|---|---|---|
| E1 | | 3 | | EXISTING SYCAMORE STREET TREE TO REMAIN | |
| SHRUB | | | | | |
| S1 | | 122 | 5 GAL. | LAVANDULA A. 'THICKEL PURPLE' THICKEL PURPLE ENGLISH LAVENDER | LOW .3 |
| S2 | | 101 | 5 GAL. | PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE | LOW .3 |
| S3 | | 93 | 5 GAL. | PRUNS CAROLINIANA 'BRIGHT N TIGHT' CAROLINA LAUREL | LOW .3 |
| S4 | | 132 | 5 GAL. | SALVIA GREGII 'FORMAN'S RED' AUTUMN SAGE | LOW .3 |
| S5 | | 55 | 5 GAL. | LAVANDULA A. 'THICKEL PURPLE' THICKEL PURPLE ENGLISH LAVENDER | LOW .3 |
| S6 | | 84 | 1 GAL. | SENECIO VITALIS 'SERPENTS' BLUE CHALK STICKS | LOW .3 |
| S7 | | 164 | 1 GAL. | LIMONIUM PEREZII SEA LAVENDER | LOW .3 |

| | | | | | |
|---|---|---|---|---|---|
| S8 | | 17 | 5 GAL. | CUPRESSUS S. 'TINY TOWER' DWARF ITALIAN CYPRESS | LOW .3 |
| S9 | | 66 | 5 GAL. | CHONDROPETALUM TECTORUM SMALL CAPE RUSH | LOW .3 |
| S10 | | 61 | 5 GAL. | DIANELLA CAERULEA CASSA BLUE FLAX LILY | LOW .3 |
| S11 | | 46 | 5 GAL. | ANIGOZANTHOS FLAVIDUS KANGAROO PAW | LOW .3 |
| GROUNDCOVER/ VINE | | | | | |
| GC1 | TRIANGULAR SPACING | 1 GAL. 3' O.C. | | ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET' | LOW .3 |
| GC2 | TRIANGULAR SPACING | 1 GAL. 3' O.C. | | LANTANA MONTEVIDENSIS 'ALBA' WHITE TRAILING LANTANA | LOW .3 |
| GC3 | TRIANGULAR SPACING | HERB GARDEN | | | MOD. .5 |
| V1 | | 1 | 15 GAL. | DOLICHANDRA UNGUIS-CATI CAT'S CLAW VINE | LOW .3 |

REVISIONS BY
CONCEPT 02-12-25

JYC
LANDSCAPE ARCHITECTURE
PHONE: (951)317-6825
Email: jerry.hyc@yahoo.com

REGISTERED LANDSCAPE ARCHITECT JERRY YU NO. 5439 EXP. 8-30-26 STATE OF CALIFORNIA

SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN

PROJECT NAME:
LA VALLEY GARDEN
TOWN HOUSES DEVELOPMENT
9099-9933 VALLEY BLVD.
EL MONTE, CA 91731

DATE 02-15-25
SCALE
DRAWN
JOB 220206
SHEET L-1
OF SHEETS



洛杉矶万丽家园 LA VALLEY GARDEN

# FLOOR PLAN AND PRICE OF THE PROJECT
# 项目平面图及价格

| 房号 Unit No. | 户型 Unit Type | 房间 Bedroom(s) | 卫生间 Bathroom (s) | 停车位 Parking Place | 规划面积约 Planned area | 产权面积约 Property Area | 总价 Price | 备注 Notes |
|---|---|---|---|---|---|---|---|---|
| 1# | B | 3 | 3.5 | 2 | 2,166 SF | 1,730 SF | $1,100,000 | |
| 2# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 3# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 4# | B | 3 | 3.5 | 2 | 2,166 SF | 1,730 SF | $1,100,000 | |
| 5# | D | 3 | 3.5 | 2 | 2,297 SF | 1,822 SF | $1,200,000 | |
| 6# | B | 3 | 3.5 | 2 | 2,166 SF | 1,730 SF | $1,100,000 | |
| 7# | C | 3 | 3.5 | 2 | 2,157 SF | 1,692 SF | $1,000,000 | |
| 8# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 9# | C | 3 | 3.5 | 2 | 2,157 SF | 1,692 SF | $1,000,000 | |
| 10# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 11# | D | 3 | 3.5 | 2 | 2,297 SF | 1,822 SF | $1,200,000 | |
| 12# | B | 3 | 3.5 | 2 | 2,166 SF | 1,730 SF | $1,100,000 | |
| 13# | D | 3 | 3.5 | 2 | 2,297 SF | 1,822 SF | $1,200,000 | |
| 14# | B | 3 | 3.5 | 2 | 2,166 SF | 1,730 SF | $1,100,000 | |
| 15# | C | 3 | 3.5 | 2 | 2,157 SF | 1,692 SF | $1,000,000 | |
| 16# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 17# | C | 3 | 3.5 | 2 | 2,157 SF | 1,692 SF | $1,000,000 | |
| 18# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 19# | D | 3 | 3.5 | 2 | 2,297 SF | 1,822 SF | $1,200,000 | |
| 20# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 21# | B | 3 | 3.5 | 2 | 2,166 SF | 1,730 SF | $1,100,000 | |
| 22# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 23# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 24# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 25# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 26# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |
| 27# | A | 2.5 | 3.5 | 2 | 2,048 SF | 1,612 SF | $1,000,000 | |

**如果你有意向购买以上房屋，请前往网站 www.usafw.com 查询房屋位置及销售情况或者联系我们。**

户型具体面积将以规划图为准，产权面积不包括一楼车库面积。本价格开发商有随时上调的权利！

Tips: The specific area will be subject to the planning drawing. The property right area does not include the garage area on the first floor.The developer has the right to increase prices at any time.