



**SENIOR LIFE / CARE FACILITY (Parcels 1 & 2) Submittal for Planning Commission  
PROJECT SUMMARY**

**GENERAL PLAN:** West Gateway Specific Plan  
**ZONING:** RM-48 / 16-1

**LOT SIZE:** Total Project Size: Acres - 5.74 / SF - 249,920  
**ACREAGE:** Upper Campus Size: Acres - 2.99 / SF - 130,423  
Lower Campus Size: Acres - 2.74 / SF - 119,497

**PARKING SPACES:**  
Total Parking Spaces: 279  
Below Grade Parking: 276  
Surface Parking: 3

**PARKING RATIO:** Required Parking Spaces: 124  
(200 Senior Condos + 48 Assisted Living Units = 248)  
Guest Parking Spaces: 25  
(20 Guest Spaces for Senior Condos + 5 Guest Spaces for Assisted Living)

**NUMBER OF UNITS TOTAL:**  
200 Senior Condo Units + 48 Assisted Living Units  
(Upper Campus) 54 Senior Condos  
(Lower Campus) 146 Senior Condos  
(Lower Campus) 48 Assisted Living Units

**UNIT SIZE/SQUARE FOOTAGE:**  
Senior Condos: (880sf - 2850sf)  
1B=5, 1B/D=17, 2B=40, 2B/D= 60, 3B=48, 3B/D=24, 3B Deluxe=6  
  
Assisted Living Units: (450sf - 530sf)  
Studio=48

**PROJECT DENSITY:**  
Upper Campus: (WGSP-1A, RM-48) 90,155.60, (WGSP-1B, RM16-1) 40,267.00  
Lower Campus: (WGSP-1A, RM-48) 119,496.45

**MAIN GARDEN + REMAINING LANDSCAPE AREA = TOTAL GARDEN (% LANDSCAPE AREA):**  
Upper Campus: 28,320 sf + 67,215 sf (19,475 sf hardscape + 47,740 sf planting) = 95,535 sf total garden (73%)  
Lower Campus: 16,330 sf + 39,530 sf (15,200 sf hardscape + 24,330 sf planting) = 55,860 sf total garden (47%)

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SENIOR LIFE / CARE FACILITY  
AMBASSADOR WEST

December 19 2006

Planning Commission Submittal  
(Parcels 1 & 2)

284 / 380 West Green Street  
City of Pasadena, CA  
AAP - II



Pier 56  
1201 Alaskan Way  
Suite 200  
Seattle, WA 98101  
Tel: 206 623-3344  
Fax: 206 623-7005



ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101  
V 626.405.8001  
F 626.405.8150



PROJECT CALCULATIONS

General Plan Designation / Zoning 1A-1B

	WGSP-1A	WGSP-1B
Upper Campus	90,155.60	40,267.00
Lower Campus	119,496.45	0

Density Calculations (by Unit Count)

Parcel	Building Description	Lot Size		Permitted Develop.	Proposed Units
		Acre	SF	DU (du/acre)	DU
<b>Parcels 1 &amp; 2 WGSP-1A (48 du/acre)</b>					
1	Lower Campus (excludes 48 AL units)	2.7433	119,497	132	145
2	Upper Campus	2.0697	90,156	99	51
<b>Parcel 2 WGSP-1B (14 du/acre)</b>					
2	Upper Campus	0.9244	40,267	13	4
<b>Totals</b>		<b>5.74</b>	<b>249,920</b>	<b>244</b>	<b>200</b>

Total Units/GSF		248	468,000
Merritt Mansion		0	18,000
Upper Campus		55	116,000
Lower Campus (Includes 48 AL units)		193	334,000

FAR: 1.87 (based on 468,000 which includes the Merritt Mansion)  
1.80 (based on 450,000 excluding Merritt)

DENSITY: WGSP-1A 41 du per acre (Less than 48 du/acre)  
WGSP-1B 3.2 du per acre (Less than 14 du/acre)



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Pasadena, CA 91101  
V 626.405.8001  
F 626.405.8150



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MASTER APPLICATION FORM

Project Address: 284/380 W. Green Street  
Project Name: Senior Life/Care Facility (Parcels 1 & 2) - Ambassador West (300 W. Green St.)  
Project Description: (Please describe demolitions, alterations and any new construction)  
The Project includes new construction of 248 units in two building ranging from 4 to 6 Stories in height, the reuse of the existing Merritt Mansion & Gardens, & demolition of 5 existing buildings  
Zoning Designation: West Gateway Specific Plan General Plan Designation: WGSP

APPLICANT / OWNER INFORMATION

APPLICANT NAME: AACP PROPERTIES LLC - C/O DORN-PLATZ & CO. Telephone: [626] 204-5200  
Address: PO BOX 50025 Fax: [626] 204-5201  
City PASADENA State: CA Zip: 91105 Email:  
CONTACT PERSON: Dale Brown, AIA Telephone: [626] 405-8001  
Address: 16 N Marengo Avenue, #700 Fax: [626] 405-8150  
City Pasadena State: CA Zip: 91105 Email:  
PROPERTY OWNER NAME: AACP PROPERTIES LLC - C/O DORN-PLATZ & CO. Telephone: [626] \_\_\_\_\_  
Address: PO BOX 50025 Fax: [626] 405-8150  
City PASADENA State: CA Zip: 91105 Email:

TYPE OF CITY REVIEW AND APPROVALS REQUIRED:

Mark clearly the type of approval required in the space provided below:

<input type="checkbox"/> PREAPPLICATION CONFERENCE	<input type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT
<input type="checkbox"/> PRELIMINARY PLAN CHECK	<input type="checkbox"/> ZONE CHANGE	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> MINOR VARIANCE
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE PARCEL MAP	<input type="checkbox"/> SIGN EXCEPTION
<input type="checkbox"/> MASTER DEVELOPMENT PLAN	<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input type="checkbox"/> MINOR CUP	<input type="checkbox"/> DEVELOPMENT AGMT.
<input type="checkbox"/> LANDMARK DESIGNATION	<input type="checkbox"/> DENSITY BONUS	<input type="checkbox"/> OTHER: _____

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: \_\_\_\_\_ Date: April 25, 2006

* OFFICE USE ONLY		
PLN # _____	CASE # _____	PRJ _____
DESCRIPTION _____		DATE APPLICATION ACCEPTED _____
DATE APPLICATION / SUBMITTALS RECEIVED: _____	APPLICATION FEES: _____	RECEIVED BY: _____
HISTORIC ARCHITECTURAL RESEARCH REQUIRED? YES NO	PUBLIC ARTS FEE REQUIRED? YES NO	APPLICATION FEES: \$ _____

MasterApplication.doc Rev 10/13/05

PLANNING AND DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

175 NORTH GARFIELD AVENUE  
PASADENA, CA 91101  
T 626-744-4009  
F 626-744-4785



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SUPPLEMENT TO MASTER APPLICATION FORM  
ENVIRONMENTAL ASSESSMENT

EXISTING PROPERTY INFORMATION:

This section of the Environmental Assessment is for information regarding the Existing property only.

\*Your application is complete when all attached supplemental applications are completed and submitted. The case manager will notify you if any additional items or reviews are necessary.

Assessor Parcel Number(s): 5713-12-015 / 5713-13-018 / 5713-16-016  
Square Footage of Property: (249,920 SF) 5.74 Acres Average slope of land if over 15% See Site Plan

Surrounding Land Uses:

North: Commercial, Office, & Retail East: Freeway & Commercial  
South: Institutional & Educational West: Institutional, Existing Office, & Proposed Residential

EXISTING BUILDING(S)	#41 BUILDING A	#62 BUILDING B	#44 BUILDING C	#45 BUILDING D	#42 BUILDING E	#43 BUILDING F	#65-67 BUILDING G
Total gross square footage	18,404	71,426	5,669	17,971	14,600	14,872	1,884
Year built	1908	1969	1887	1895	1967	1967	NA
Building footprint in square feet	5,395	18,046	2,515	8,650	6,350	5,222	1,884
Open space / landscaping square footage	See Page 3	NA	NA	NA	NA	NA	NA
Paving square footage	(Senior Life/Care)	NA	NA	NA	NA	NA	NA
Number of parking spaces	8	37	14	29	0	0	0
Height of building in feet	30'	68'	36'	28'	30'	30'	30'
Number of stories	2	4	3	2	0	0	0
Number of housing units	0	0	1	0	0	0	0
Square feet to be demolished	0	71,426	5,669	17,971	14,600	14,872	1,884
Number of covenanted affordable units demolished	0	0	0	0	0	0	0
Number of housing units demolished	0	0	1	1	0	0	0
Number of hotel / motel rooms to be demolished	0	0	0	0	0	0	0
To be altered? (yes / no )	Yes	Yes	No	No	No	No	No
To be relocated? (yes / no )	No	No	No	No	No	No	No
Un reinforced masonry? (yes / no )	No	No	No	No	No	No	No
Type of use (i.e. residential, commercial, mixed uses, etc.)	Institutional	Institutional	Residential	Institutional	Institutional	Institutional	Institutional

\* Continue to Proposed Information Section

ADDRESS OF LOCATIONS OF EXISTING BUILDINGS:

Building A: 100 S. Orange Grove Blvd  
Building B: 300 West Green Street Building E: 440 West Green Street  
Building C: 404 West Green Street Building F: 140 South Orange Grove Blvd  
Building D: 386 West Green Street Building G: Same as Bldg B (Chiller)

PG 1:

Environmental Assessment-Sup.doc Rev 04/03/06

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T 626-744-4009  
F 626-744-4785

December 19 2006

Planning Commission Submittal  
(Parcels 1 & 2)

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City of Pasadena, CA  
AAP - II



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Seattle, WA 98101  
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fax 206 633-7005



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Pasadena, CA 91101  
V 626.405.8001  
F 626.405.8150



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**SUPPLEMENT TO MASTER APPLICATION FORM  
ENVIRONMENTAL ASSESSMENT (Continued)**

**PROPOSED PROJECT INFORMATION:**

This section of the Environmental Assessment is for information regarding the Proposed project only.

Estimated Valuation: 160 Million

Explain if the project is located in a geological hazard area (i.e. hillside area, Seismic fault, erosive soils): NA

Amount of grading proposed: Cut 24,700 CY Fill 7,000 CY Balance 17,700 CY

Imported: Exported:

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional): Institutional/Senior LifeCare

Total housing units: 200 Is this an affordable Housing Project?  yes  no # of affordable units: NA

Proposed Energy Types:  All electrical  Electric Kitchen  Electric HVAC  Gas kitchen

PROPOSED BUILDING(S)	Parcel 1 BUILDING A	Parcel 2 BUILDING B	BUILDING C	BUILDING D
Total gross square footage	334,000	116,000		
Building footprint in square feet	62,039	21,725		
Open space square footage	-	-		
Landscaping square footage	-	-		
Height of building in feet	70'	70'		
Number of stories	6	6		
Number of parking spaces	202	77		
Number of housing units	145	55		
Number of bedrooms	303	133		
Hotel / motel number of rooms	0	0		
Hours of operation	24 / 7	24 / 7		
Number of employees	30	4		
Square feet of restaurant seating area	3,100	NA		
Number of fixed seats (restaurant)	0	0		
Number of hotel / motel rooms to be demolished	0	0		
Type of use (i.e. Residential, Commercial, Mixed)	Institutional	Institutional		
UBC occupancy group	R-1, R2.2, S-3	R-1, R2.2, S-3		
UBC construction type	Type I	Type I		
Fire sprinklers? yes / no	Yes	Yes		
Type of use (i.e. residential, commercial, mixed uses, etc.)				

\* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION of any questions answered with yes.

yes  no Is this a phased project?

yes  no Will there be demolition or removal of any structure of any age? Bldg # 42, 43, 44, 45, 62, 65-67

yes  no Will there be any alteration of any existing structure? Bldg # 41

PG 2:

Environmental Assessment-Sup.doc Rev 02/15/06

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F 626-744-4755



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**SUPPLEMENT TO MASTER APPLICATION FORM  
ENVIRONMENTAL ASSESSMENT (Continued)**

**INCLUSIONARY HOUSING:**

(If project includes 10 or more residential units):

**Project type:**

Ownership (for sale) → For Sale Subarea \_\_\_\_\_  
 Rental → For Rental Subarea \_\_\_\_\_  
 Combination (sale / rental) → For Sale Subarea \_\_\_\_\_ For Rental Subarea \_\_\_\_\_

**Net Residential floor area (habital space) of the project in square feet:**

Rental units: Approx 15,500 square feet

For sale units: \_\_\_\_\_ square feet

Total number of units proposed: 200 \* Only the 200 Senior Condos are subject to the IHO / the 48  
 Number of inclusionary units required: 30 assisted living units do not apply  
 Number of inclusionary units proposed: 18 5 Mod Low (5x1=5), 2 Low (2x1.5=3), 11 Very Low (11x2=22)  
 Equivalent to 30 units

**Residential Units Mix:**

# Bedrooms	Total # Units	# Units on Site	# Units off Site	# Market Rate Units	# Very Low Income Units	# Low Income Units	# Moderate Income Units
Studio	3	3			3		
1	9	9			8	1	
2	6	6			4	1	5
3							
4							
5							

**Alternatives selected:** (if 'yes' is selected, provide information in second part)

yes  no On-site development → Inclusionary Units Provided # 18  
 yes  no Off-site development → Inclusionary Units Provided # \_\_\_\_\_  
 yes  no Land Donation → Estimate Land Value \$ \_\_\_\_\_  
 yes  no In-Lieu Fee → Estimate In-Lieu Value \$ \_\_\_\_\_

Land Donation of Off-Site Development Project Address: \_\_\_\_\_

**Incentives requested:**

Fee Waiver  yes  no  
 Unit Credit  yes  no  
 Density Bonus  yes  no  
 Financial Assistance  yes  no  
 Marketing Assistance  yes  no

PG 3:

Environmental Assessment-Sup.doc Rev 02/15/06

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Planning Commission Submittal  
(Parcels 1 & 2)

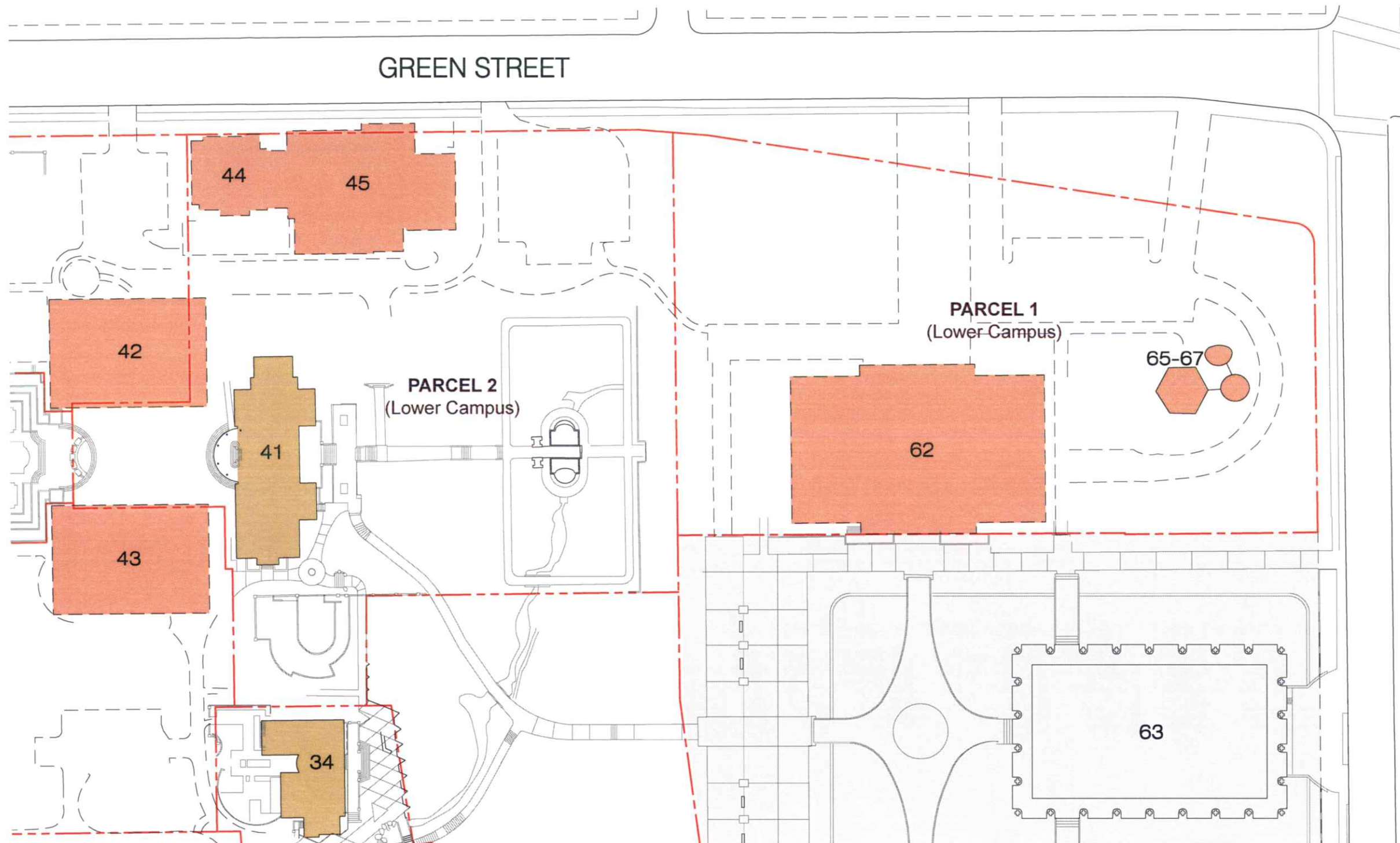
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**SUNRISE**  
SENIOR LIVING

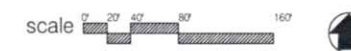
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**Parcel Building No. - Description**

- Existing Buildings to be Demolished
- 1 62 - Hall of Administration
- 1 65-67 - Support Facility (Chiller)
- 2 44 - Olcott Mansion
- 2 45 - Television Studio
- 3 42 - Fine Arts Hall
- 5 43 - Science Hall

- Existing Buildings to be Retained
- 2 41 - Merritt Mansion
- 6 34 - Terrace Villa





SENIOR LIFE / CARE FACILITY  
AMBASSADOR WEST

December 19 2006

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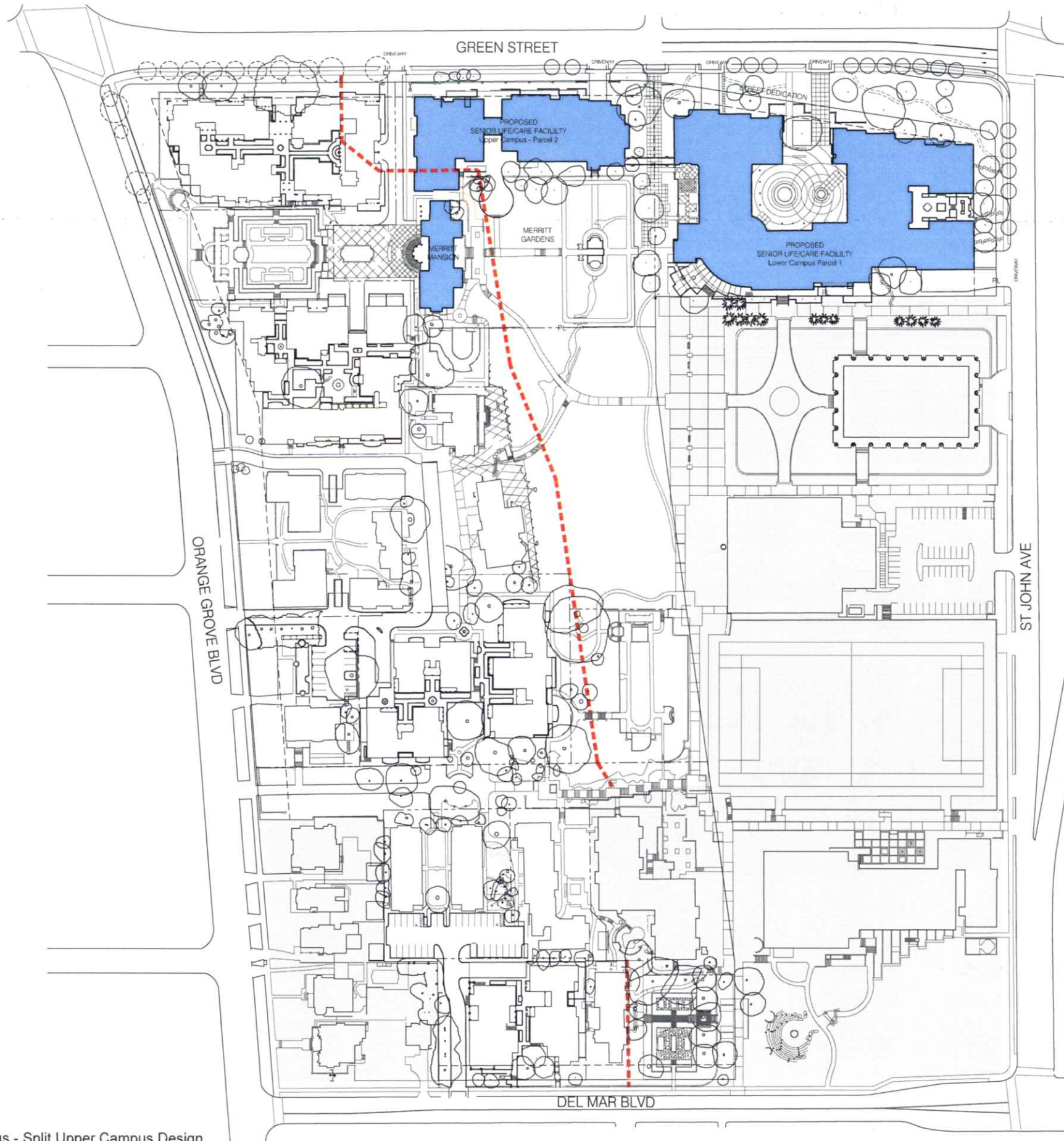
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ONYX ARCHITECTS

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**SITE PLAN**







**Lower Campus Building  
ENTRY COURT FROM GREEN STREET**

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SUNRISE AT  
AMBASSADOR COLLEGE

W GREEN STREET  
& S. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.  
04308.00

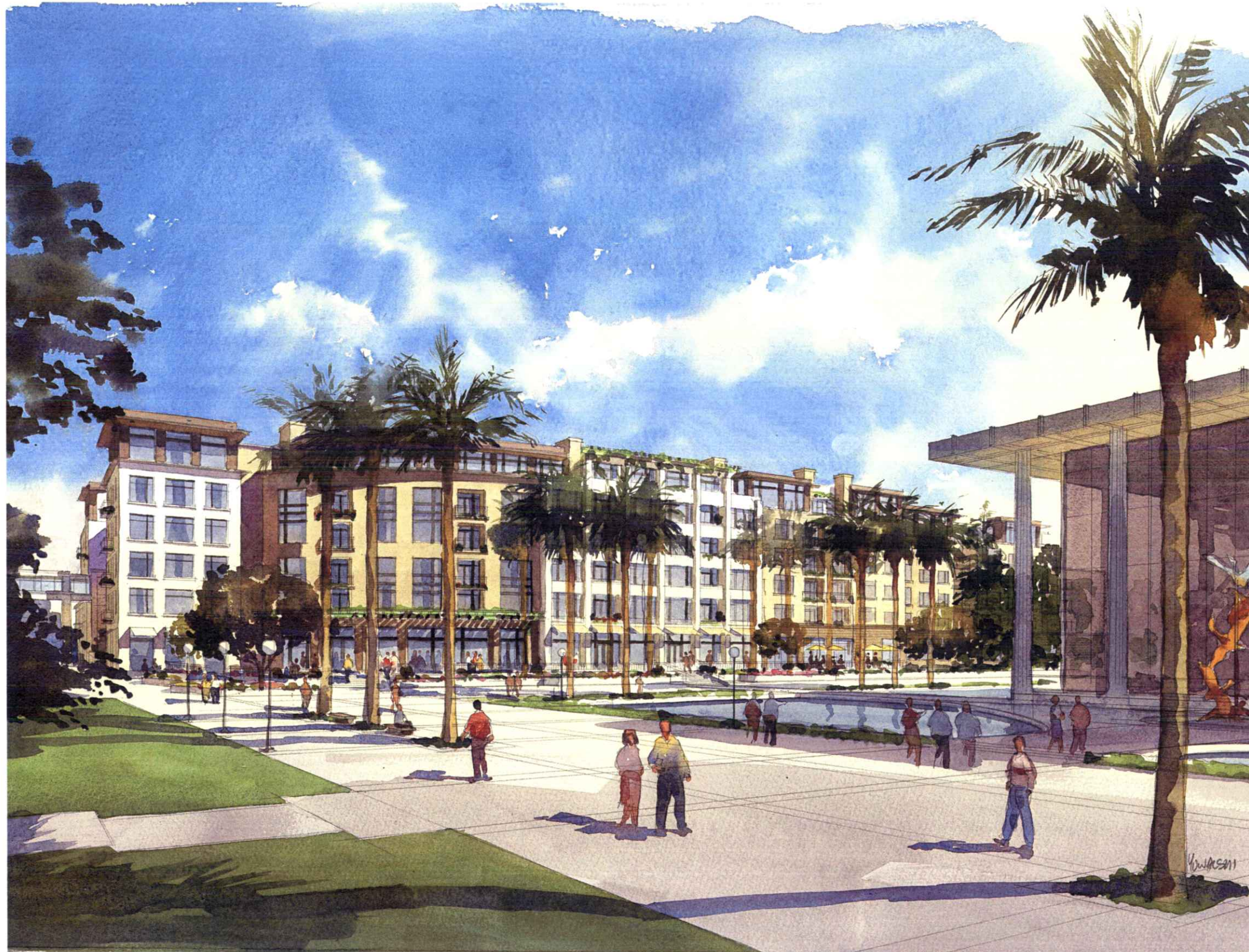
DATE

October 20, 2006 DRAFT GC RFP  
Lower Campus Building  
ENTRY COURT  
PERSPECTIVE

**A1.04**

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**Lower Campus Building  
SOUTHWEST CORNER**

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TEL 206 623-3344  
FAX 206 623-7005

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AMBASSADOR COLLEGE

W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.  
04308.00  
DATE

October 20, 2006 DRAFT GC RFP  
Lower Campus Building  
SW CORNER  
PERSPECTIVE

**A1.05**

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**Lower Campus Building  
CORNER OF GREEN STREET AND ST. JOHN AVENUE**

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Seattle, WA 98101  
TEL 206 623-3344  
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PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.  
04308.00  
DATE

October 20, 2006 DRAFT GC RFP  
Lower Campus Building  
GREEN / ST. JOHN  
PERSPECTIVE

**A1.06**

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AMBASSADOR COLLEGE

W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.  
04308.00

DATE

18 December 2006 EIR  
Upper Campus Building  
NW CORNER  
PERSPECTIVE

**A1.07**

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**Upper Campus Building  
NORTHWEST CORNER**





Upper Campus / Lower Campus  
BRIDGE

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Suite 200  
Seattle, WA 98101  
TEL 206 623-3344  
FAX 206 623-7005

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AMBASSADOR COLLEGE

W GREEN STREET  
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PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

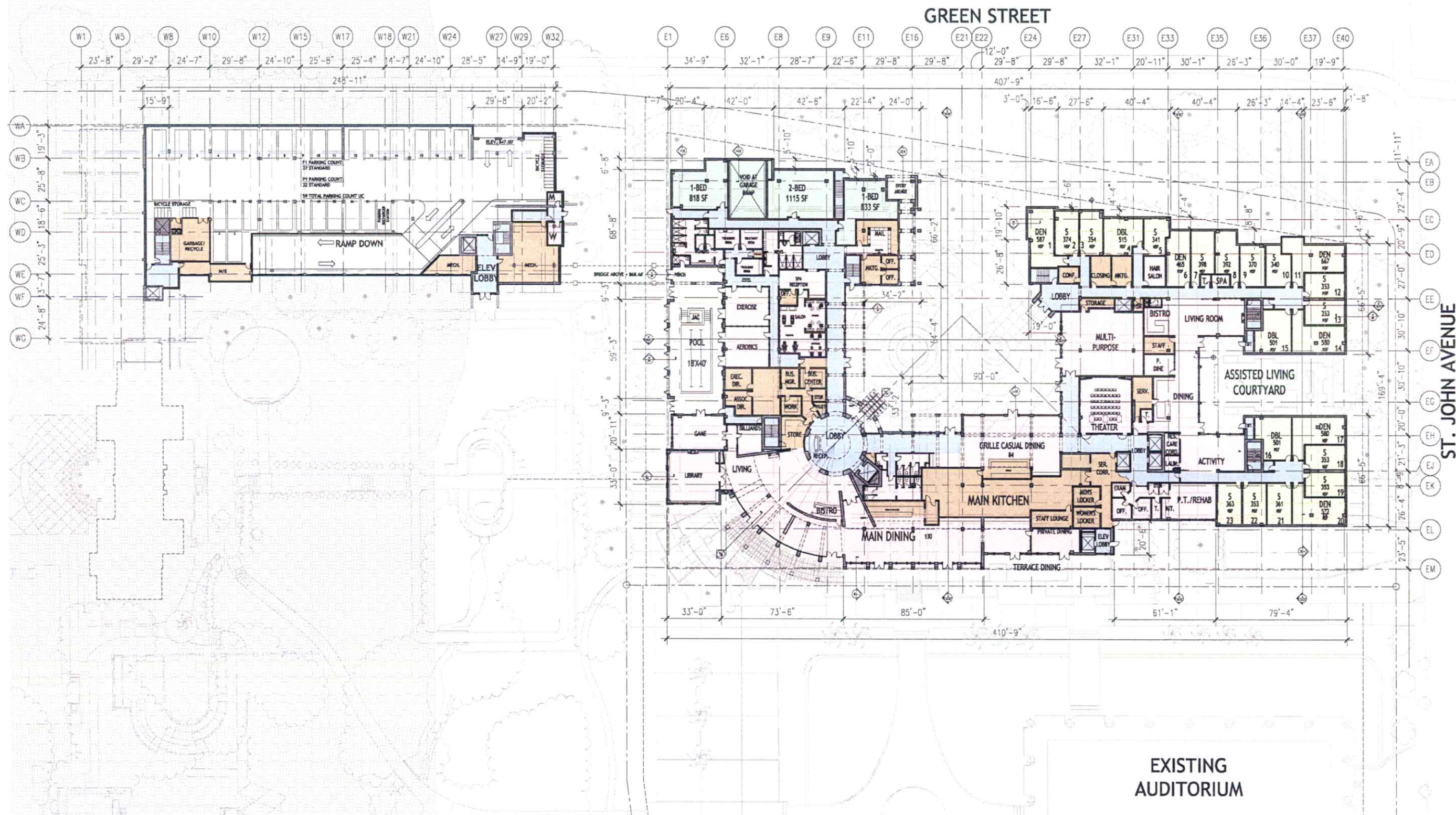
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October 20, 2006 DRAFT GC RFP  
Upper / Lower Campus  
BRIDGE  
PERSPECTIVE

**A1.08**

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EXISTING  
AUDITORIUM

- LEGEND:
- Senior Condominiums
  - Back of House
  - Merritt Mansion
  - Assisted Living Units
  - Guest Suites
  - Existing Construction
  - Resident Common Area
  - Permanent Sales Area
  - New Construction
  - Circulation

**LEVEL 1 PLAN**





GREEN STREET

ST. JOHN AVENUE



EXISTING  
AUDITORIUM

- LEGEND:
- Senior Condominiums
  - Assisted Living Units
  - Resident Common Area
  - Back of House
  - Circulation
  - Permanent Sales Area
  - Existing Construction
  - New Construction

**LEVEL 2 PLAN**



**PASADENA**  
SUNRISE AT  
AMBASSADOR COLLEGE  
W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
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PROJECT NO  
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DATE  
18 December 2006 EIR

**LEVEL 2 PLAN**



GREEN STREET

ST. JOHN AVENUE



EXISTING  
AUDITORIUM

- LEGEND:
- Senior Condominiums
  - Back of House
  - Merritt Mansion
  - Assisted Living Units
  - Circulation
  - Existing Construction
  - Resident Common Area
  - Permanent Sales Area
  - New Construction

**LEVEL 3 PLAN**



**PASADENA**

SUNRISE AT  
AMBASSADOR COLLEGE  
W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING  
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18 December 2006 EIR

**LEVEL 3 PLAN**



ST. JOHN AVENUE

GREEN STREET



**PASADENA**  
SUNRISE AT  
AMBASSADOR COLLEGE  
W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING  
PROJECT NO.  
04308.00  
DATE  
18 December 2006 EIR

**LEVEL 4 PLAN**

- LEGEND:
- Senior Condominiums
  - Assisted Living Units
  - Resident Common Area
  - Back of House
  - Circulation
  - Permanent Sales Area
  - Existing Construction
  - New Construction
  - Merritt Mansion

**LEVEL 4 PLAN**





GREEN STREET

ST. JOHN AVENUE



EXISTING  
AUDITORIUM

- LEGEND:
- Senior Condominiums
  - Assisted Living Units
  - Resident Common Area
  - Back of House
  - Circulation
  - Permanent Sales Area
  - Existing Construction
  - New Construction

**LEVEL 5 PLAN**



**PASADENA**  
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AMBASSADOR COLLEGE  
W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING  
PROJECT NO.  
04308.00  
DATE  
18 December 2006 EIR

**LEVEL 5 PLAN**

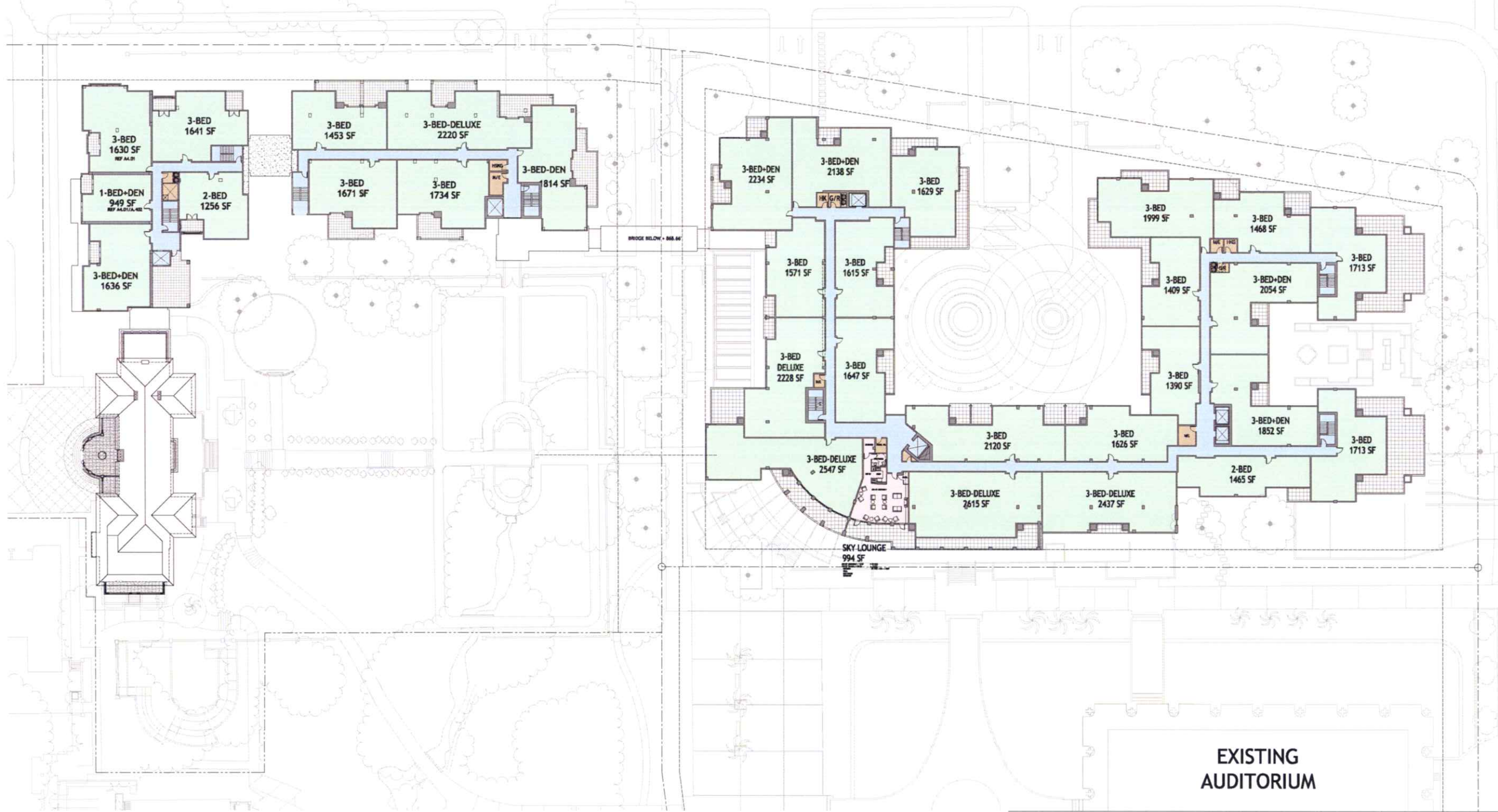
**A3.05**  
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GREEN STREET

ST. JOHN AVENUE



- LEGEND:
- Senior Condominiums
  - Assisted Living Units
  - Resident Common Area
  - Back of House
  - Circulation
  - Permanent Sales Area
  - Existing Construction
  - New Construction

EXISTING  
AUDITORIUM

**LEVEL 6 PLAN**

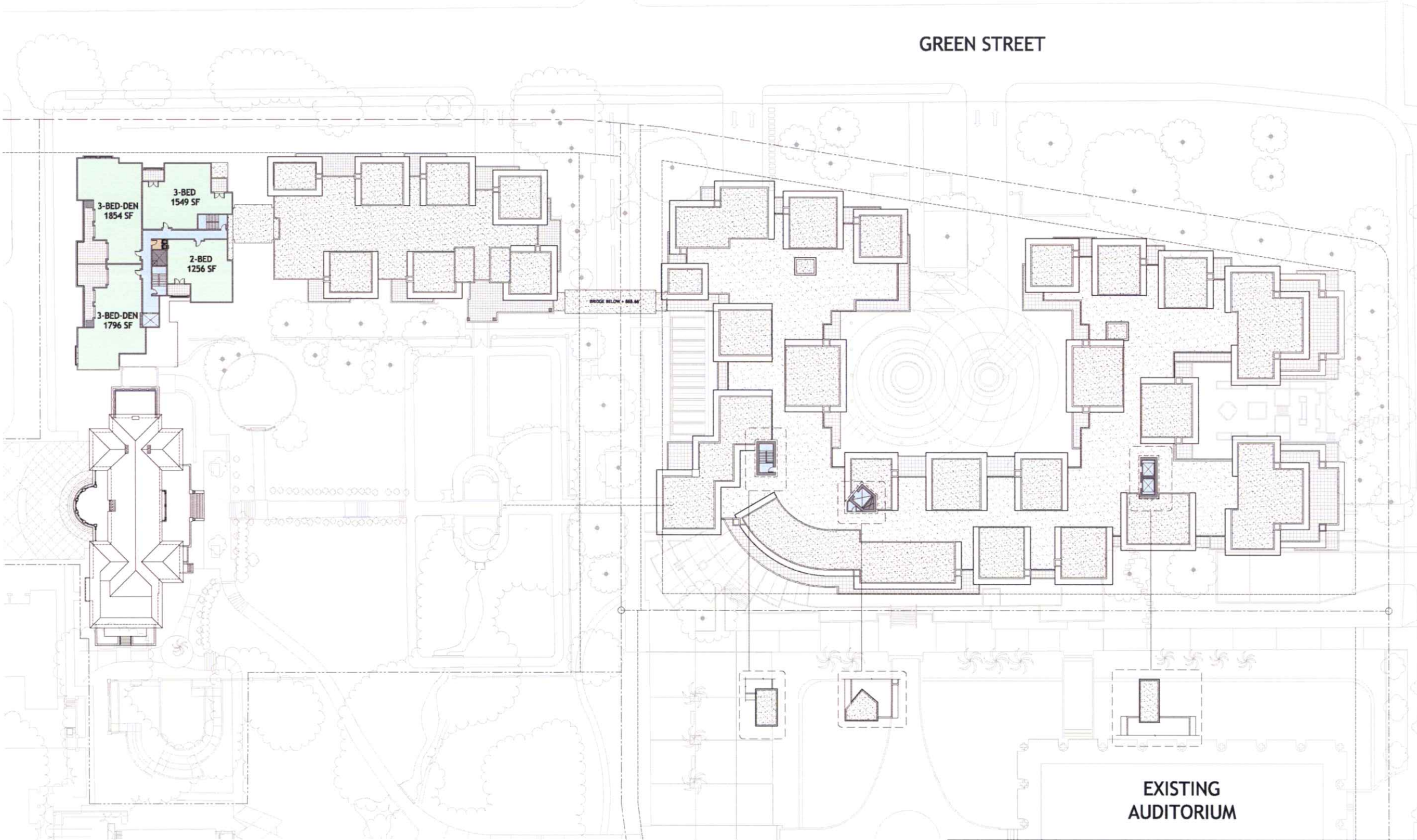






GREEN STREET

ST. JOHN AVENUE



LEGEND:

Senior Condominiums	Back of House	Merritt Mansion
Assisted Living Units	Circulation	Existing Construction
Resident Common Area	Permanent Sales Area	New Construction

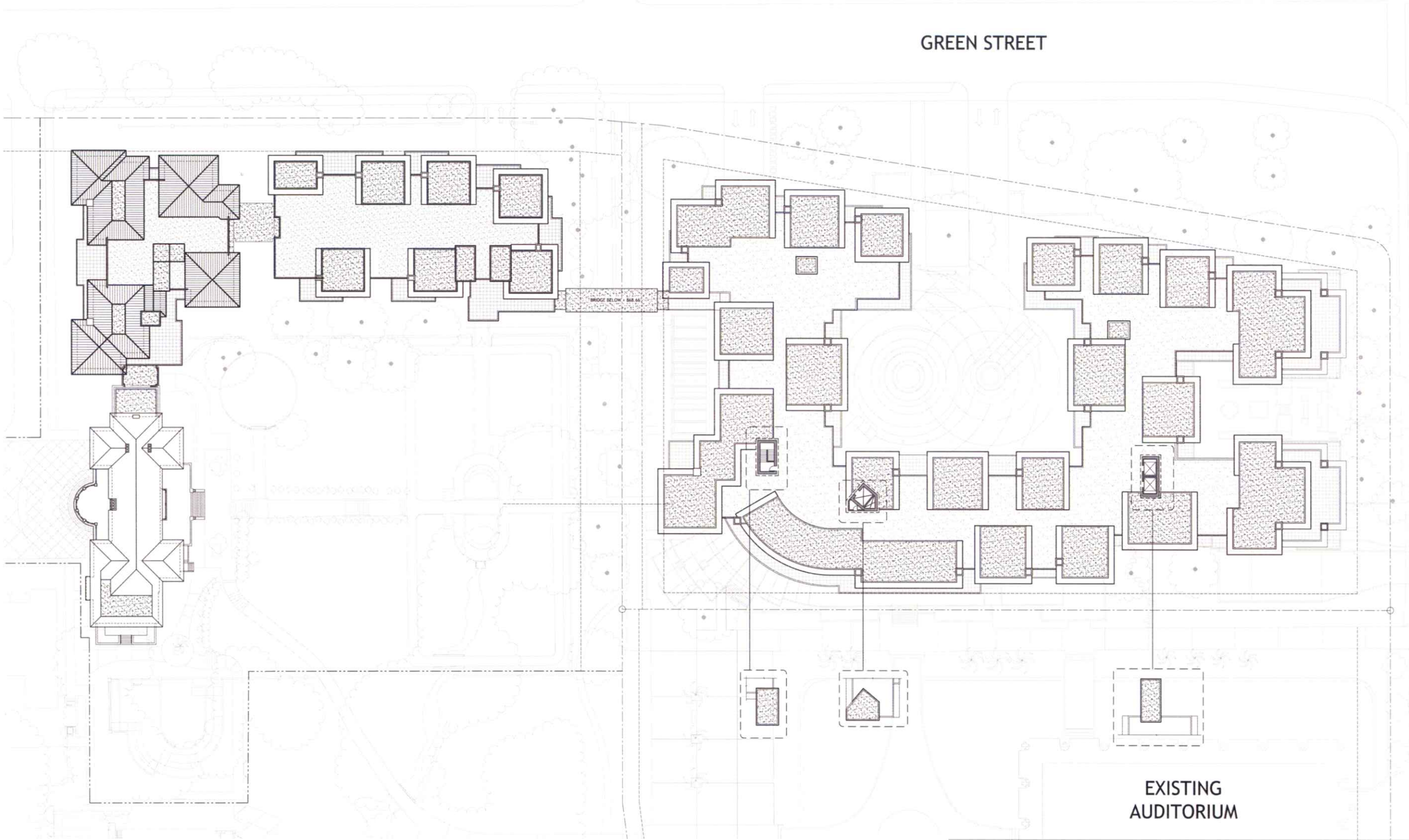
**LEVEL 7 PLAN**





GREEN STREET

ST. JOHN AVENUE



**PASADENA**  
SUNRISE AT  
AMBASSADOR COLLEGE  
W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING  
PROJECT NO.  
04308.00  
DATE  
18 December 2006 EIR

- LEGEND:
- |                       |                      |                        |
|-----------------------|----------------------|------------------------|
| Senior Condominiums   | Back of House        | <i>Merritt Mansion</i> |
| Assisted Living Units | Circulation          | Existing Construction  |
| Resident Common Area  | Permanent Sales Area | New Construction       |

EXISTING  
AUDITORIUM

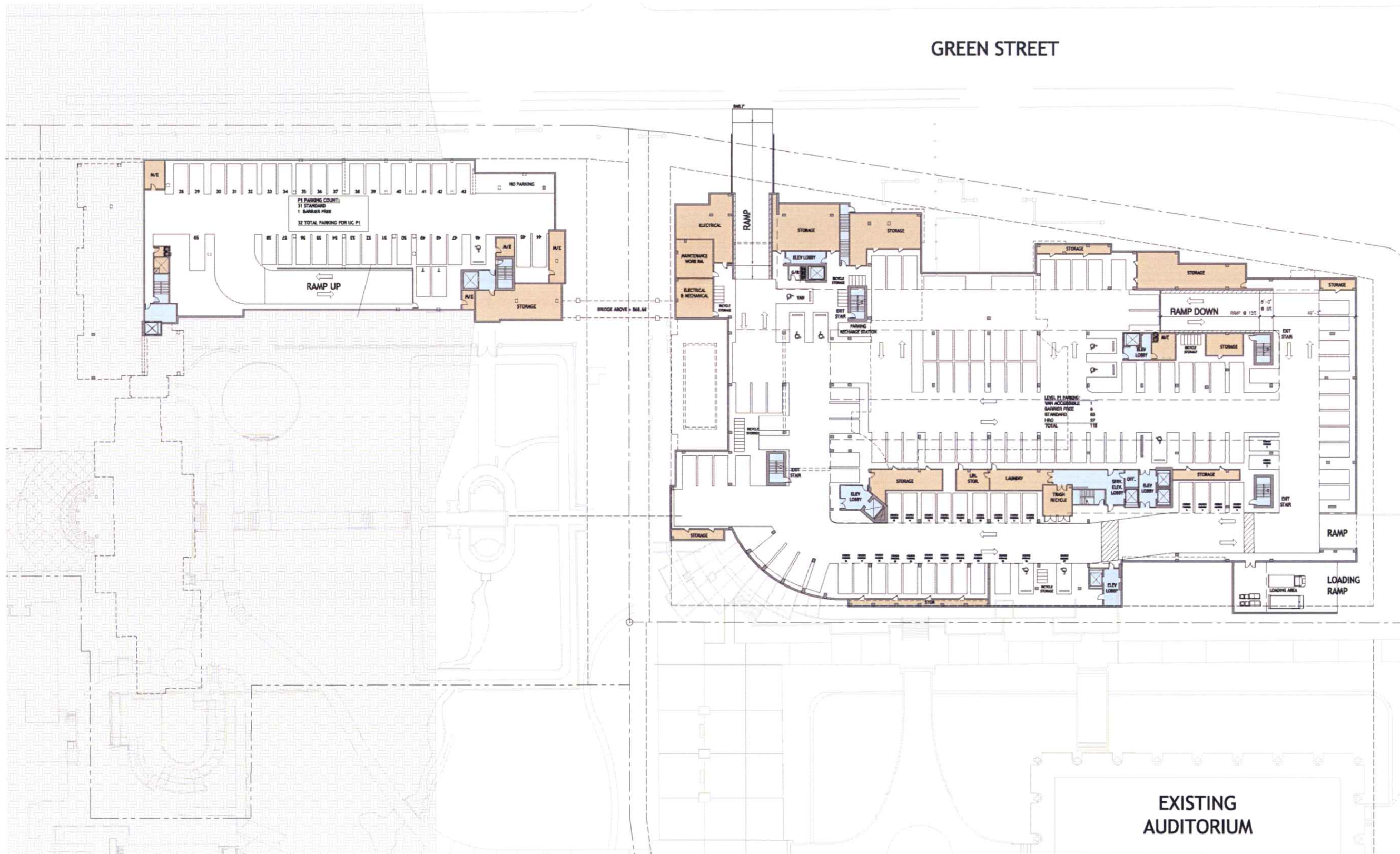
**ROOF PLAN**





ST. JOHN AVENUE

GREEN STREET



**PASADENA**

SUNRISE AT  
AMBASSADOR COLLEGE

W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.  
04308.00

DATE  
18 December 2006 EIR

**LEVEL P1 PLAN**

- LEGEND:
- |                       |                      |                       |
|-----------------------|----------------------|-----------------------|
| Senior Condominiums   | Back of House        | Merritt Mansion       |
| Assisted Living Units | Circulation          | Existing Construction |
| Resident Common Area  | Permanent Sales Area | New Construction      |

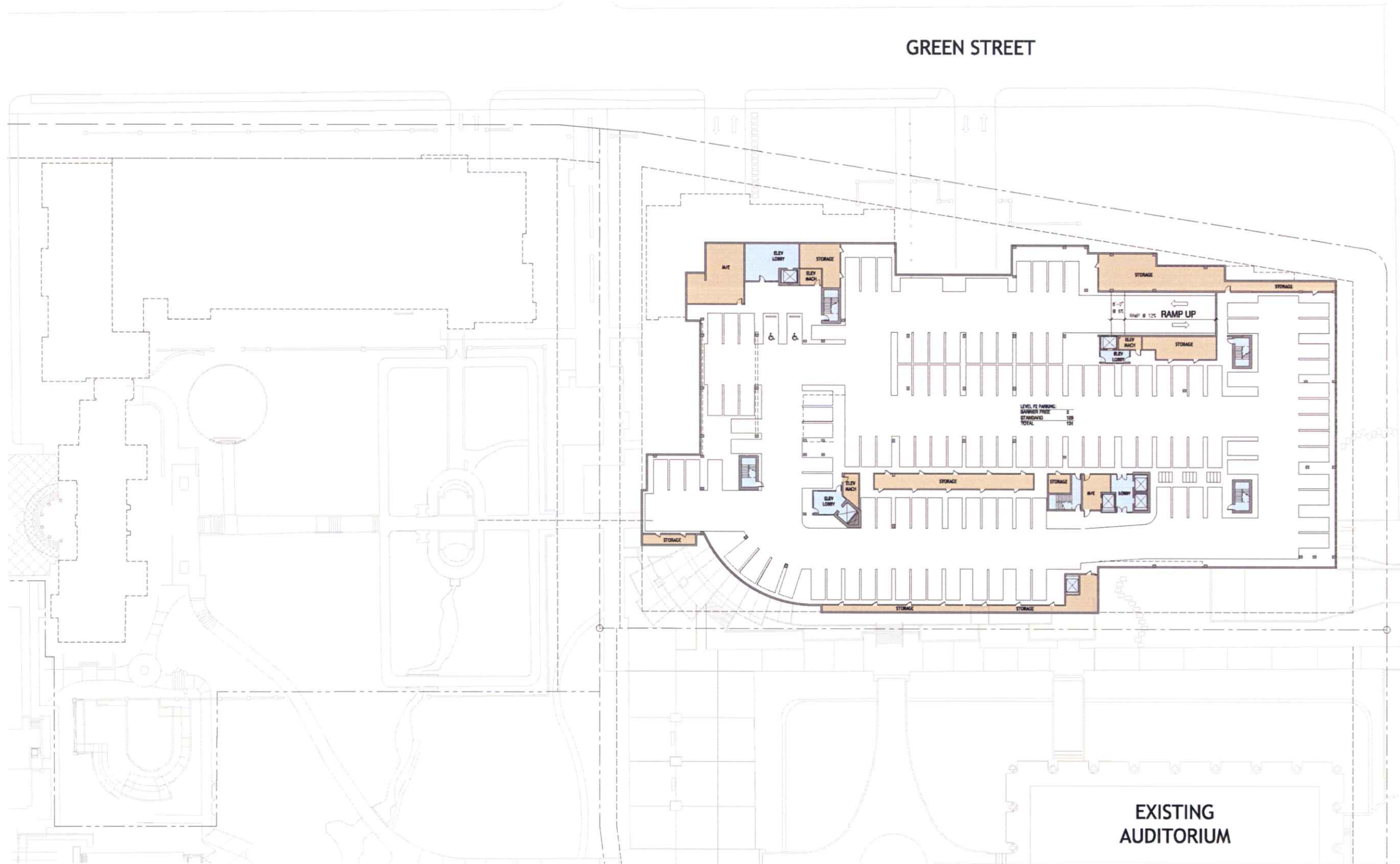
**LEVEL P1 PLAN**



**A3.P1**

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GREEN STREET

ST. JOHN AVENUE

LEVEL P2 PARKING:  
BARRIER FREE 2  
STANDARD 108  
TOTAL 110

EXISTING  
AUDITORIUM

- LEGEND:
- |                       |                      |                       |
|-----------------------|----------------------|-----------------------|
| Senior Condominiums   | Back of House        | Merritt Mansion       |
| Assisted Living Units | Circulation          | Existing Construction |
| Resident Common Area  | Permanent Sales Area | New Construction      |

**LEVEL P2 PLAN**



**PASADENA**

SUNRISE AT  
AMBASSADOR COLLEGE

W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.  
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18 December 2006 EIR

**LEVEL P2 PLAN**

**A3.P2**

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SENIOR LIFE / CARE FACILITY  
AMBASSADOR WEST

December 19 2006

Planning Commission Submittal  
(Parcels 1 & 2)

284 / 380 West Green Street  
City of Pasadena, CA  
AAP - II

**MITHUN**  
Architects+Designers+Planners

Pier 56  
1301 Alaskan Way  
Suite 200  
Seattle, WA 98101  
TEL 206 623-3344  
FAX 206 623-7005

**SUNRISE**  
SENIOR LIVING

ONYX ARCHITECTS  
16 N. Marengo # 700  
Pasadena, CA 91101  
V 626.405.8001  
F 626.405.8150



1c - Ambassador Auditorium -bldg 63



1b - Hall of Administration -bldg 62 (demolished)



1a - Hall of Administration -bldg 62 (demolished)



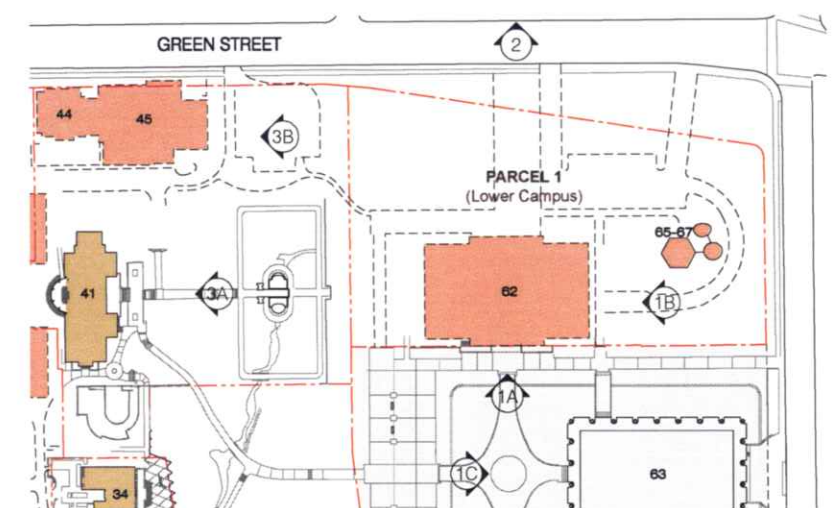
2 - Green Street looking North



3b - Television Studion -bldg 45 (demolished)



3a - Merritt Mansion & Gardens





SENIOR LIFE / CARE FACILITY  
AMBASSADOR WEST

December 19 2006

Planning Commission Submittal  
(Parcels 1 & 2)

284 / 380 West Green Street  
City of Pasadena, CA  
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Pier 56  
1201 Alaskan Way  
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TEL: 206.693.3344  
FAX: 206.693.7005

**SUNRISE**  
SENIOR LIVING

ONYX ARCHITECTS  
16 N. Marengo # 700  
Pasadena, CA 91101  
V 626.405.8001  
F 626.405.8150



2 - Hall of Administration -bldg 62 (demolished)



1- Terrace Villa-bldg 34



3b - Television Studio -bldg 45 (demolished)



3a - Olcott Mansion -bldg 44 (demolished)



3c - Green Street looking North



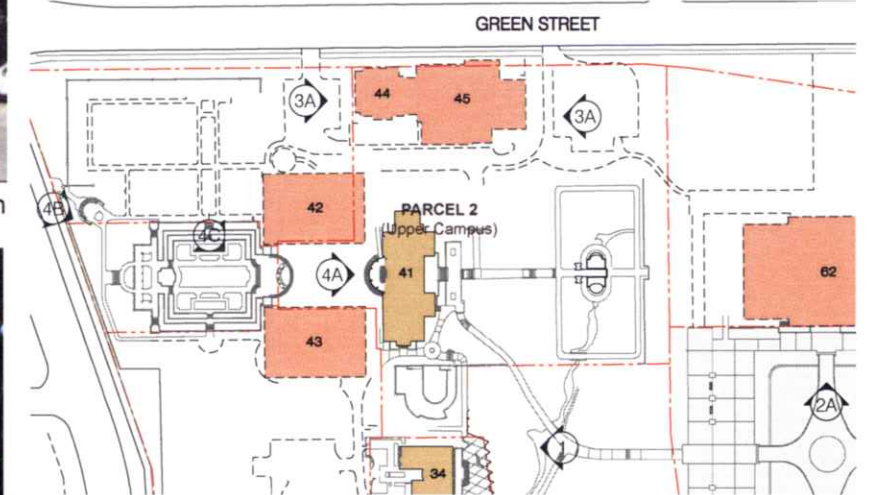
4c - Science Hall-bldg 43 (demolished)



4b - Fine Arts Hall-bldg 42 (demolished)



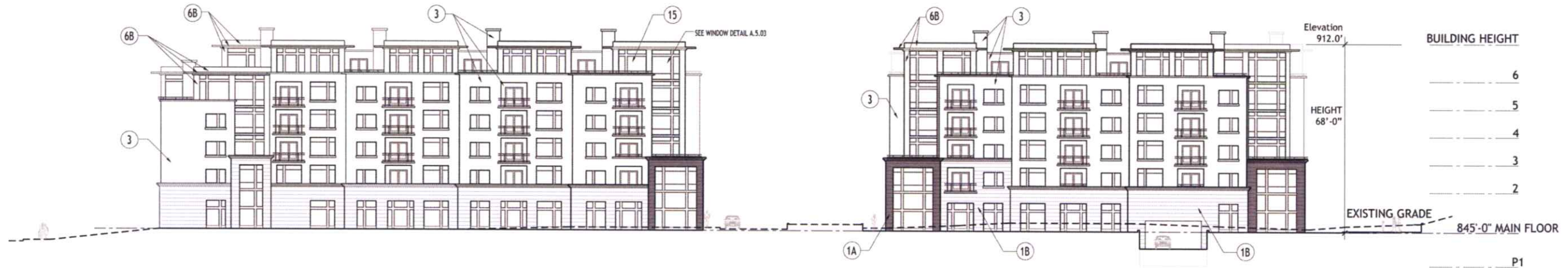
4a- Merritt Mansion-bldg 41 (retained)







**Lower Campus Building  
SOUTH ELEVATION**



**Lower Campus Building  
NORTH ELEVATION . GREEN STREET**

- LEGEND:
- |  |  |  |   |                |
|--|--|--|---|----------------|
| 1A BASE, STONE VENEER<br>Benj. Moore HC-21       | 4 UPPER, PLASTER<br>Benj. Moore HC-93        | 7 THICK WINDOW MULLION<br>Ralph Lauren CO15D     | 11 LOWER FACADE ELEMENTS<br>Benj. Moore AC-42 | 15 WINDOW WALL |
| 1B BASE, PLASTER W/ REVEALS<br>Benj. Moore HC-21 | 5 UPPER, PLASTER<br>Benj. Moore HC-82        | 8 NEW TILE ROOF<br>US Tile, Old World #1, #2, #3 | 12 EXISTING TILE ROOF<br>Benj. Moore HC-51    |                |
| 2 SITE WALLS<br>ICI 686                          | 6A DOOR & WINDOW FRAMES<br>Benj. Moore HC-85 | 9 RAILING<br>Benj. Moore 2134-20                 | 13 TRELLIS<br>Unspecified Wood                |                |
| 3 LOWER, PLASTER<br>Benj. Moore HC-26            | 6B METAL SIDING<br>Benj. Moore HC-86         | 10 EXISTING MANSION<br>Benj. Moore AC-42         | 14 AWNING<br>Unspecified Fabric               |                |







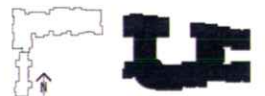
**Lower Campus Building  
EAST ELEVATION**



**Lower Campus Building  
NORTH ELEVATION  
ASSISTED LIVING COURTYARD**

**Lower Campus Building  
EAST ELEVATION  
ASSISTED LIVING COURTYARD**

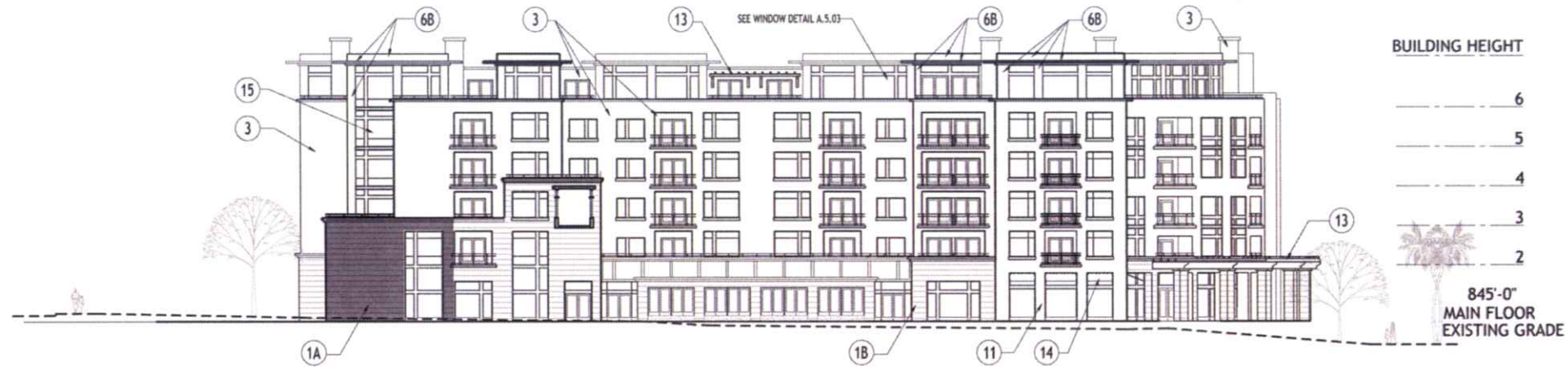
**Lower Campus Building  
SOUTH ELEVATION  
ASSISTED LIVING COURTYARD**



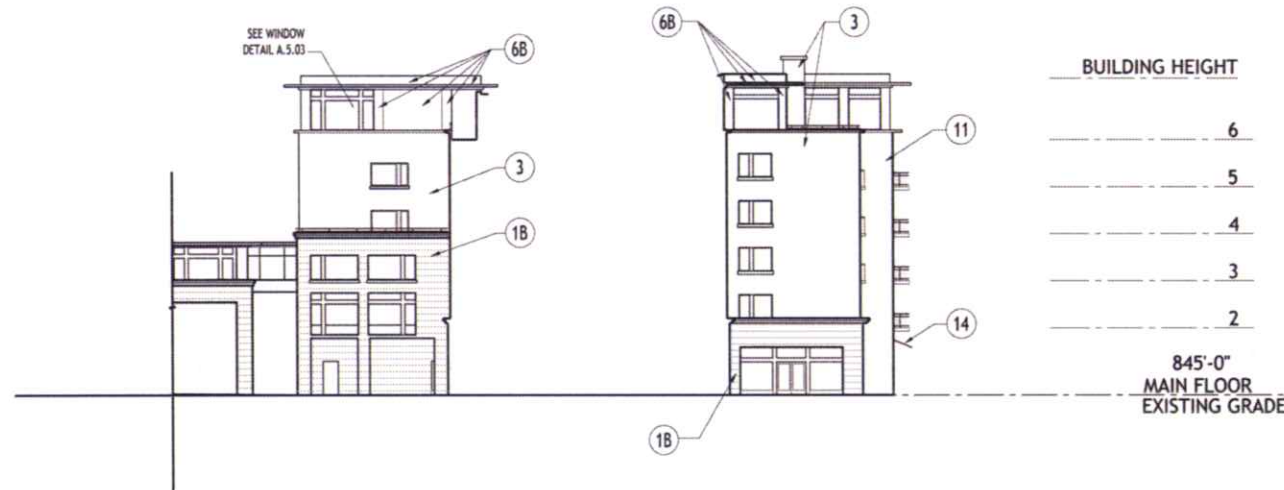
- LEGEND:
- |  |  |  |   |                |
|--|--|--|---|----------------|
| 1A BASE, STONE VENEER<br>Benj. Moore HC-21       | 4 UPPER, PLASTER<br>Benj. Moore HC-93        | 7 THICK WINDOW MULLION<br>Ralph Lauren C015D     | 11 LOWER FACADE ELEMENTS<br>Benj. Moore AC-42 | 15 WINDOW WALL |
| 1B BASE, PLASTER W/ REVEALS<br>Benj. Moore HC-21 | 5 UPPER, PLASTER<br>Benj. Moore HC-82        | 8 NEW TILE ROOF<br>US Tile, Old World #1, #2, #3 | 12 EXISTING TILE ROOF<br>Benj. Moore HC-51    |                |
| 2 SITE WALLS<br>ICI 686                          | 6A DOOR & WINDOW FRAMES<br>Benj. Moore HC-85 | 9 RAILING<br>Benj. Moore 2134-20                 | 13 TRELLIS<br>Unspecified Wood                |                |
| 3 LOWER, PLASTER<br>Benj. Moore HC-26            | 6B METAL SIDING<br>Benj. Moore HC-86         | 10 EXISTING MANSION<br>Benj. Moore AC-42         | 14 AWNING<br>Unspecified Fabric               |                |





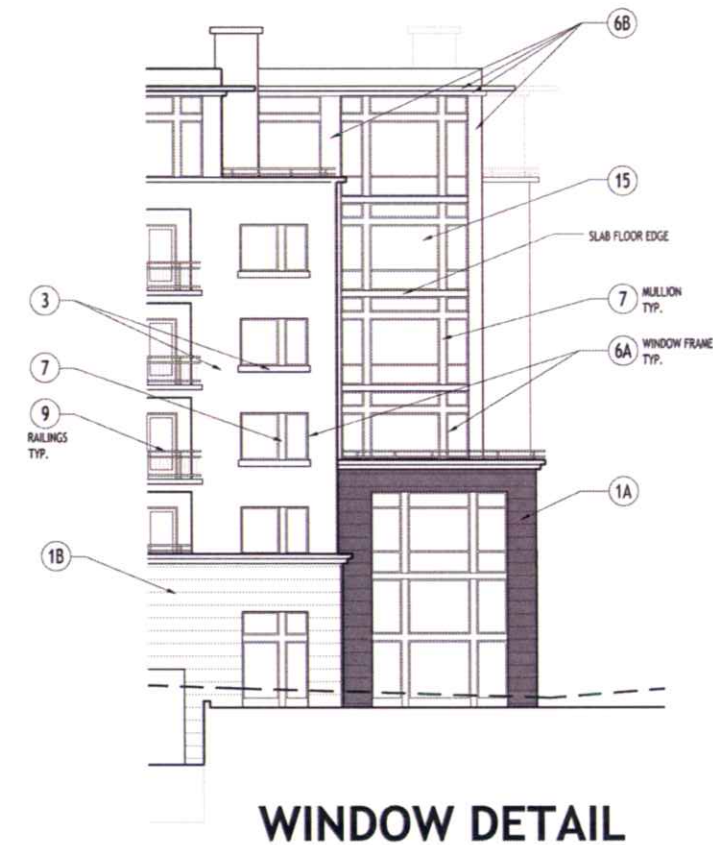


**Lower Campus Building  
WEST ELEVATION . POOL COURTYARD**



**Lower Campus Building  
SOUTH ELEVATION  
POOL COURTYARD**

**Lower Campus Building  
NORTH ELEVATION  
POOL COURTYARD**



**WINDOW DETAIL**

- LEGEND:
- |    |   |    |   |    |  |    |  |    |             |
|----|---|----|---|----|--|----|--|----|-------------|
| 1A | BASE, STONE VENEER<br>Benj. Moore HC-21       | 4  | UPPER, PLASTER<br>Benj. Moore HC-93       | 7  | THICK WINDOW MULLION<br>Ralph Lauren CO15D     | 11 | LOWER FACADE ELEMENTS<br>Benj. Moore AC-42 | 15 | WINDOW WALL |
| 1B | BASE, PLASTER W/ REVEALS<br>Benj. Moore HC-21 | 5  | UPPER, PLASTER<br>Benj. Moore HC-82       | 8  | NEW TILE ROOF<br>US Tile, Old World #1, #2, #3 | 12 | EXISTING TILE ROOF<br>Benj. Moore HC-51    |    |             |
| 2  | SITE WALLS<br>ICI 686                         | 6A | DOOR & WINDOW FRAMES<br>Benj. Moore HC-85 | 9  | RAILING<br>Benj. Moore 2134-20                 | 13 | TRELLIS<br>Unspecified Wood                |    |             |
| 3  | LOWER, PLASTER<br>Benj. Moore HC-26           | 6B | METAL SIDING<br>Benj. Moore HC-86         | 10 | EXISTING MANSION<br>Benj. Moore AC-42          | 14 | AWNING<br>Unspecified Fabric               |    |             |



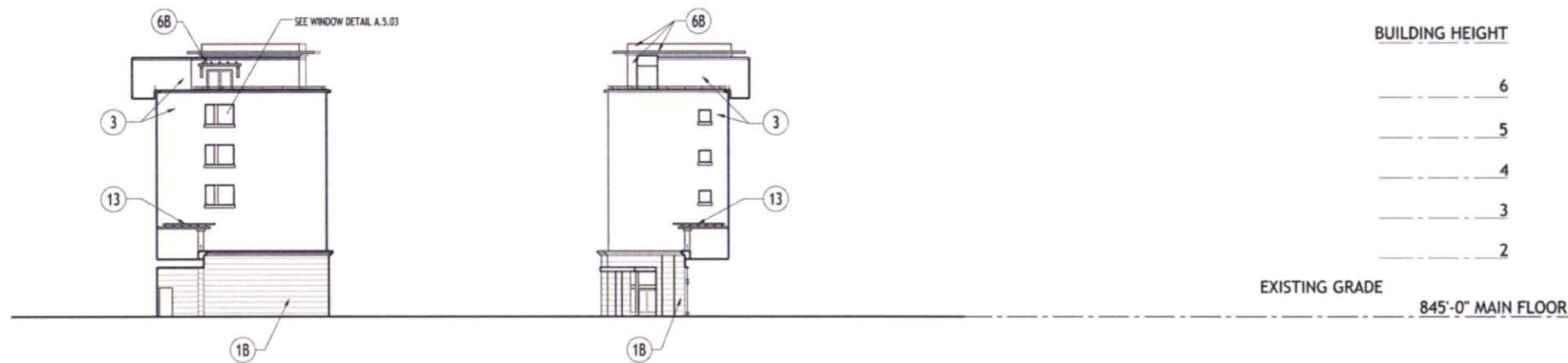




**Lower Campus Building  
WEST ELEVATION  
FRONT COURTYARD**

**Lower Campus Building  
NORTH ELEVATION  
FRONT COURTYARD**

**Lower Campus Building  
EAST ELEVATION  
FRONT COURTYARD**



**Lower Campus Building  
SOUTH ELEVATION . FRONT COURTYARD**

- LEGEND:
- |  |  |  |   |                |
|--|--|--|---|----------------|
| 1A BASE, STONE VENEER<br>Benj. Moore HC-21       | 4 UPPER, PLASTER<br>Benj. Moore HC-93        | 7 THICK WINDOW MULLION<br>Ralph Lauren CO15D     | 11 LOWER FACADE ELEMENTS<br>Benj. Moore AC-42 | 15 WINDOW WALL |
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| 2 SITE WALLS<br>ICI 686                          | 6A DOOR & WINDOW FRAMES<br>Benj. Moore HC-85 | 9 RAILING<br>Benj. Moore 2134-20                 | 13 TRELIS<br>Unspecified Wood                 |                |
| 3 LOWER, PLASTER<br>Benj. Moore HC-26            | 6B METAL SIDING<br>Benj. Moore HC-86         | 10 EXISTING MANSION<br>Benj. Moore AC-42         | 14 AWNING<br>Unspecified Fabric               |                |



**PASADENA**

SUNRISE AT  
AMBASSADOR COLLEGE

W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.

04308.00

DATE

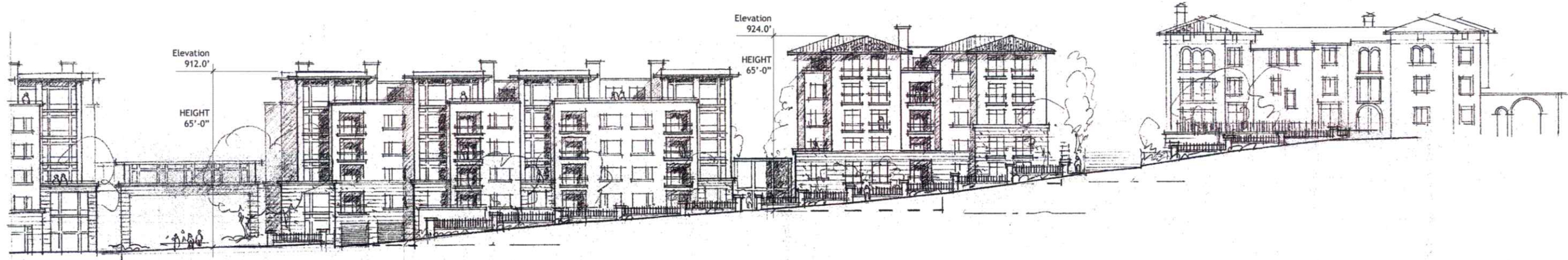
20 December 2006 PLANNING

Lower Campus Building  
EXT. ELEVATIONS

**A5.04**

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**Upper Campus Building  
NORTH ELEVATION . GREEN STREET**

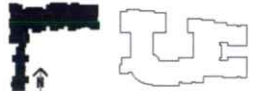


**Upper Campus Building  
SOUTH ELEVATION**

**PASADENA**

SUNRISE AT  
AMBASSADOR COLLEGE

W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

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DATE

20 December 2006 PLANNING  
Upper Campus Building  
EXTERIOR  
ELEVATIONS

**A5.05**

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**Upper Campus Building . Merritt Mansion  
WEST ELEVATION**

**Merritt Mansion  
SOUTH ELEVATION**



**Merritt Mansion  
EAST ELEVATION**



**Upper Campus Building  
EAST ELEVATION**

**PASADENA**

SUNRISE AT  
AMBASSADOR COLLEGE

W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.

04308.00

DATE

20 December 2006 PLANNING

Upper Campus Building

EXTERIOR

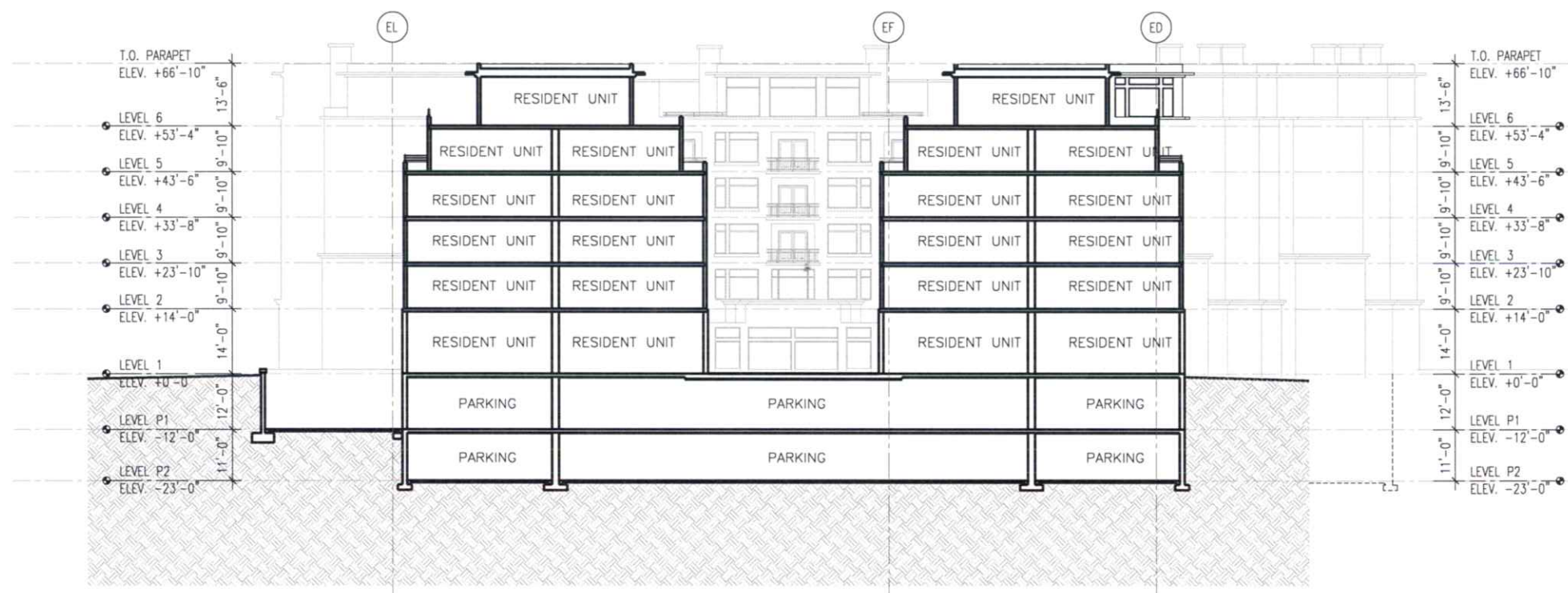
ELEVATIONS

**A5.06**

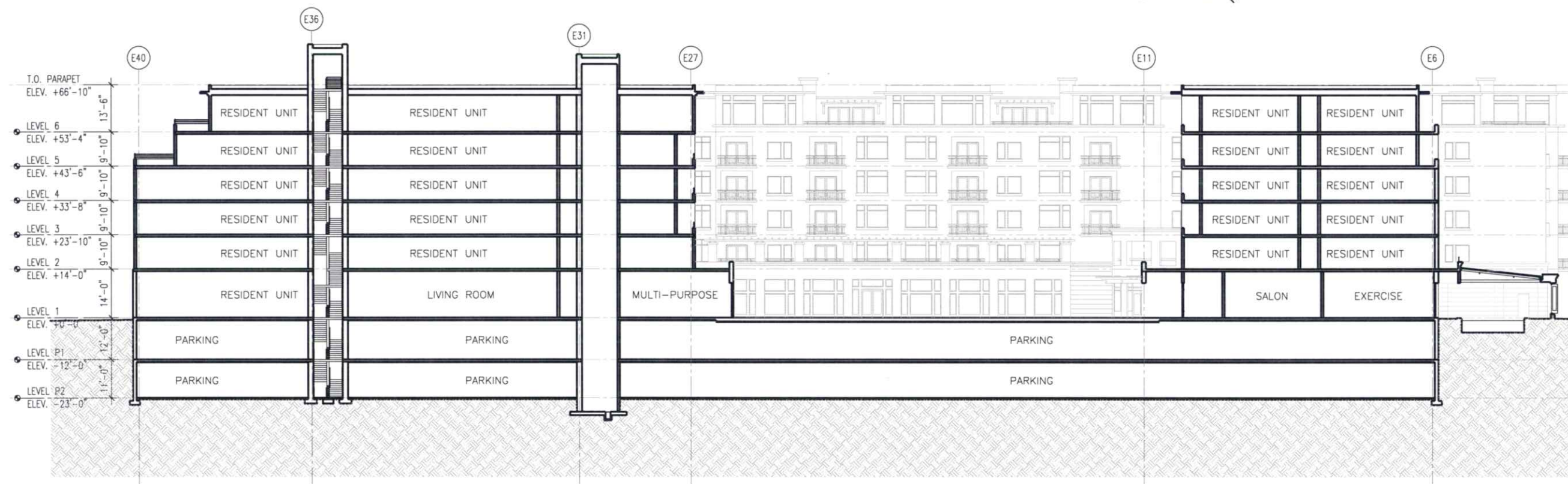
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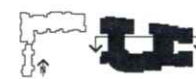




**A. LOWER CAMPUS BUILDING SECTION**



**B. LOWER CAMPUS BUILDING SECTION**



**PASADENA**

SUNRISE AT  
AMBASSADOR COLLEGE

W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.  
04308.00

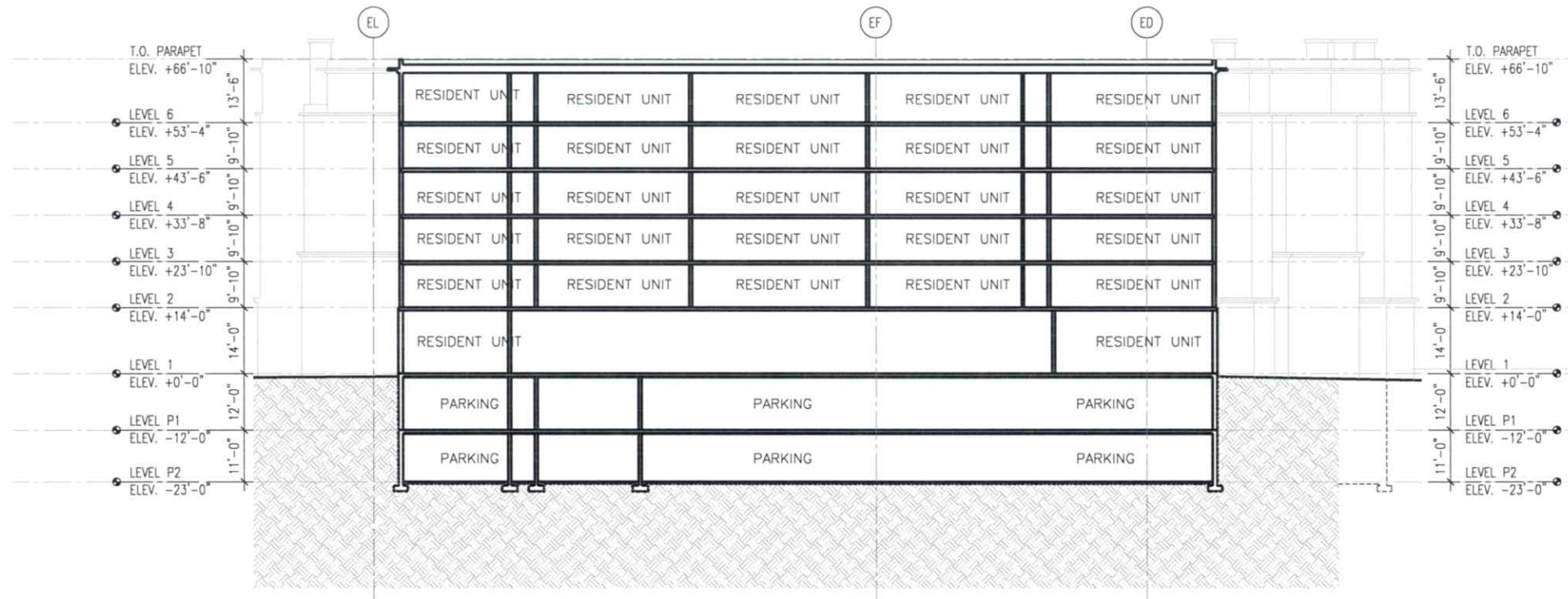
DATE  
20 December 2006 PLANNING

LOWER CAMPUS BUILDING  
BUILDING  
SECTIONS

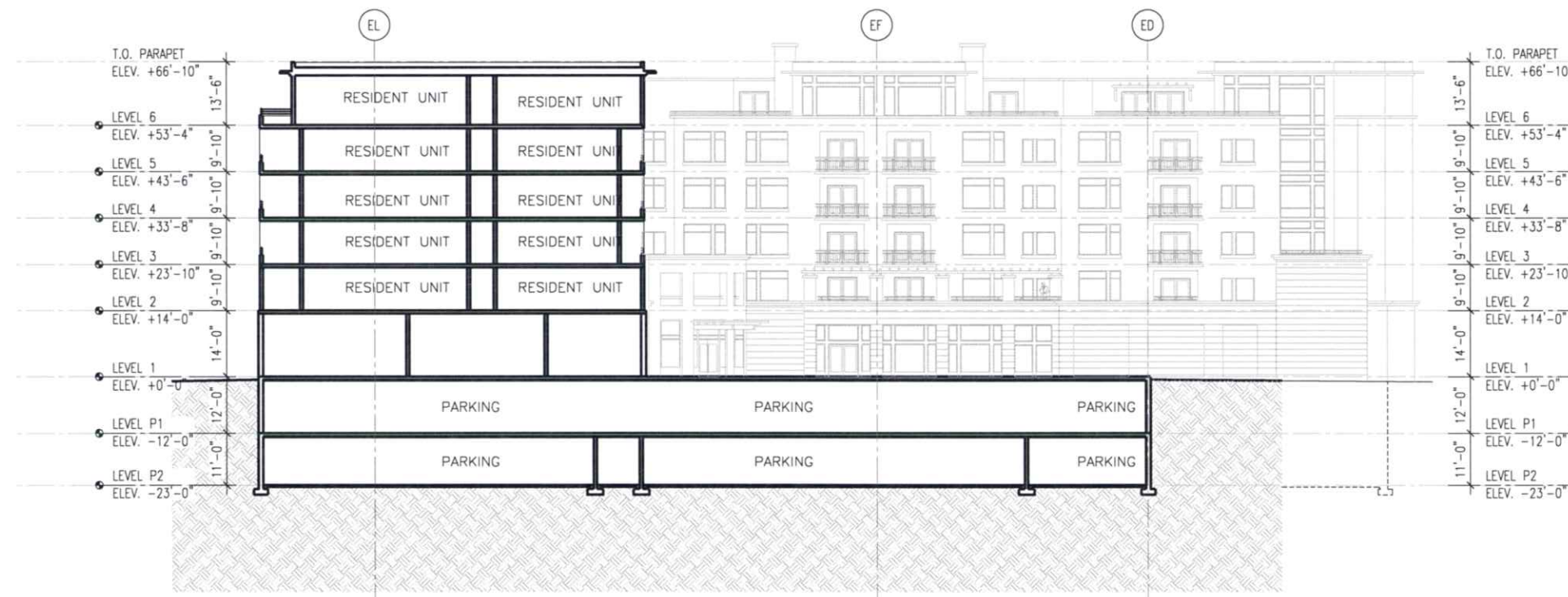
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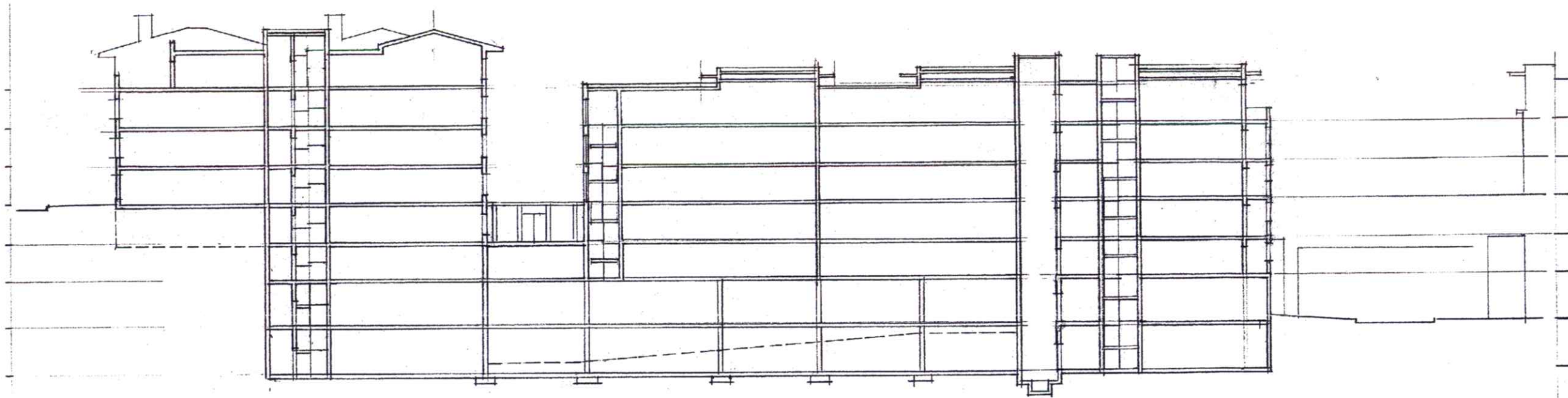
**A. LOWER CAMPUS BUILDING SECTION**



**B. LOWER CAMPUS BUILDING SECTION**







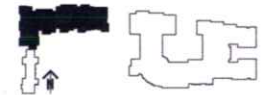
**A. UPPER CAMPUS BUILDING SECTION**



**PASADENA**

SUNRISE AT  
AMBASSADOR COLLEGE

W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

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DATE

20 December 2006 PLANNING

UPPER CAMPUS BUILDING  
**BUILDING  
SECTION**

**A6.10**

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UPPER CAMPUS BUILDING

BRIDGE

LOWER CAMPUS BUILDING

**PASADENA**

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AMBASSADOR COLLEGE

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& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.  
**04308.00**

DATE  
20 December 2006 PLANNING

**LONGITUDINAL SECTION**

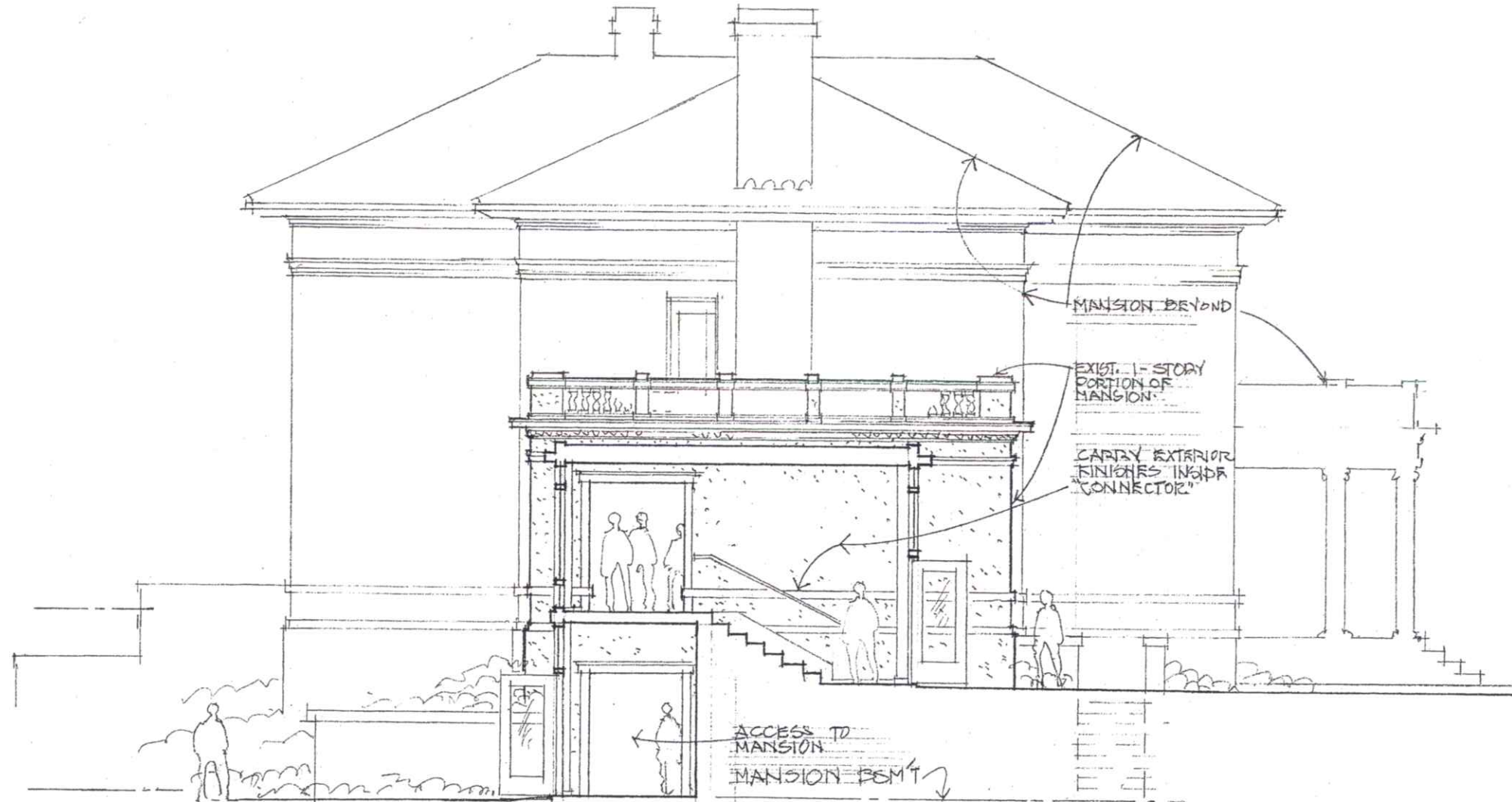
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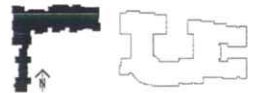
**LONGITUDINAL SECTION**







**PASADENA**  
SUNRISE AT  
AMBASSADOR COLLEGE  
W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA

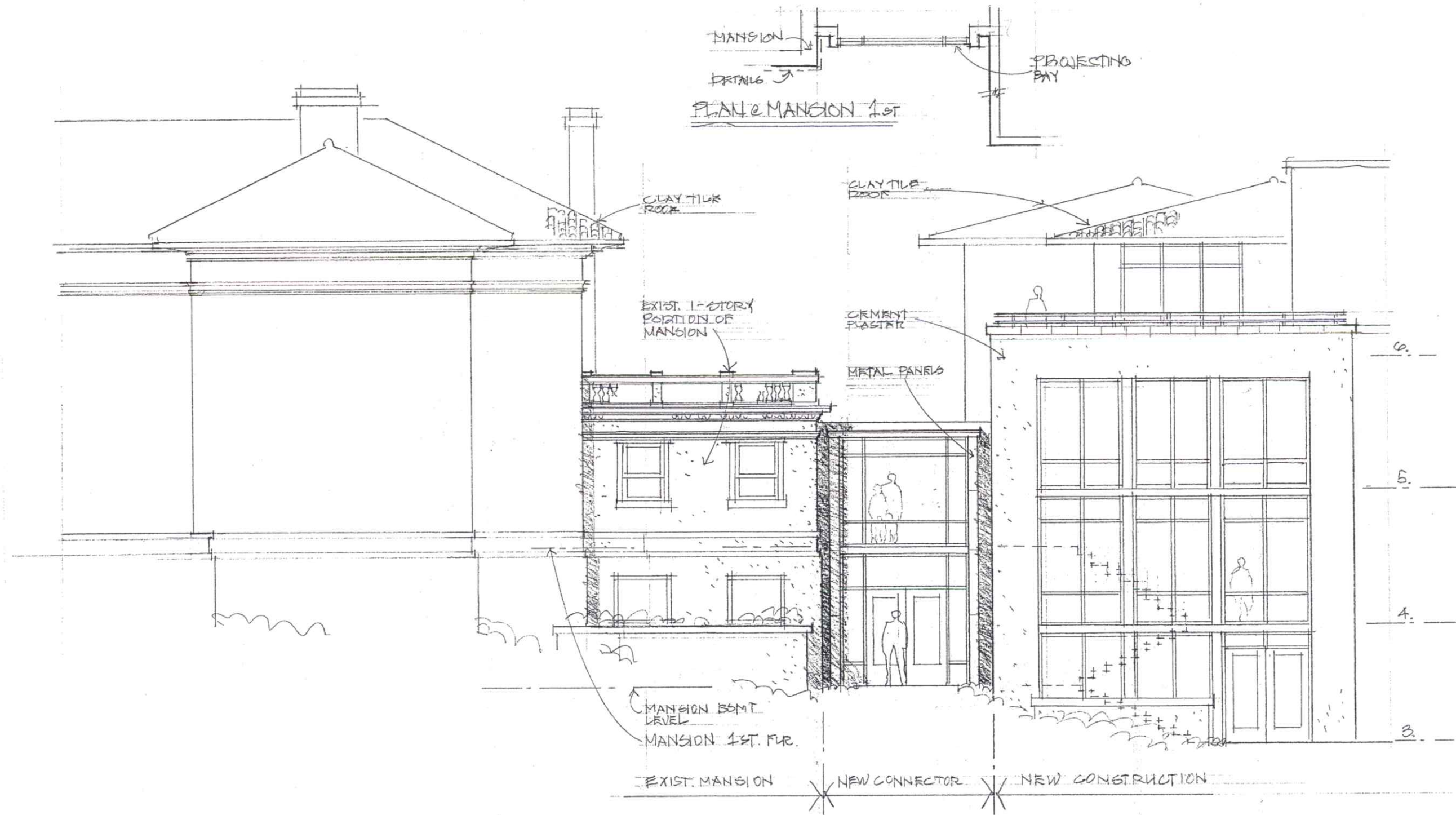


PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING  
PROJECT NO.  
04308.00  
DATE  
August 24, 2006 Design Meeting

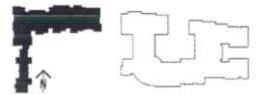
**Merritt Mansion and Upper Campus Building  
SECTION THRU CONNECTOR LOOKING SOUTH**







**PASADENA**  
SUNRISE AT  
AMBASSADOR COLLEGE  
W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING  
PROJECT NO.  
04308.00  
DATE  
August 24, 2006 Design Meeting

**Merritt Mansion and Upper Campus Building  
CONNECTOR EAST ELEVATION**







**PASADENA**  
SUNRISE AT  
AMBASSADOR COLLEGE  
W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA

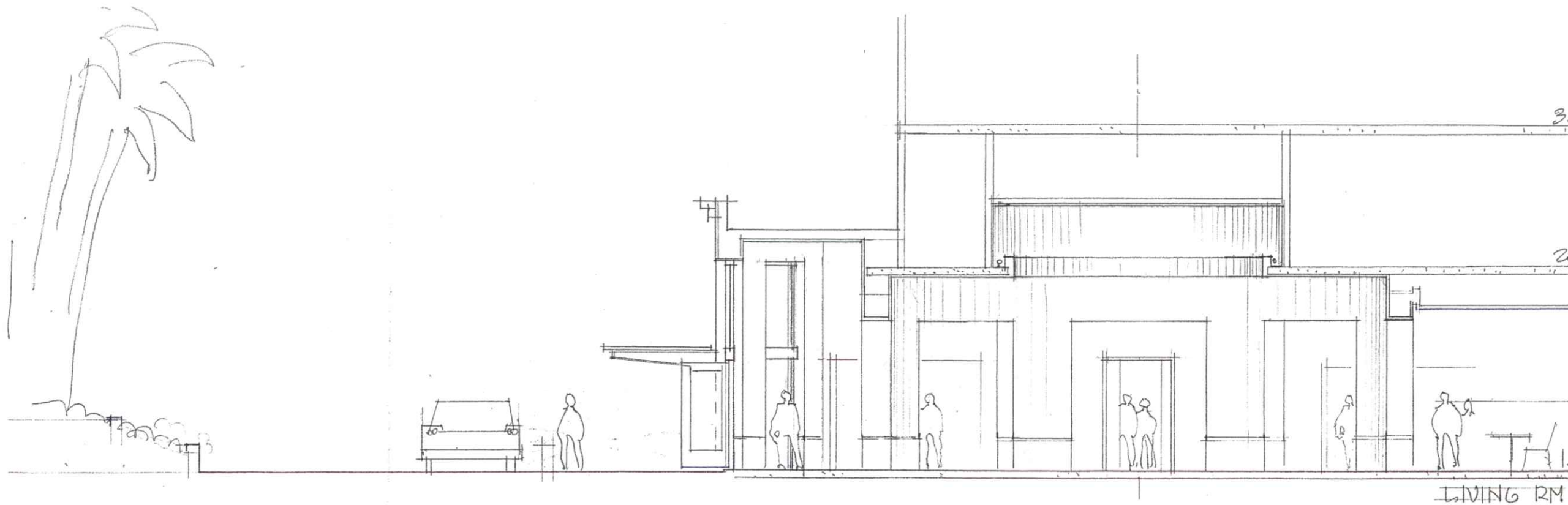


PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING  
PROJECT NO.  
04308.00  
DATE  
August 24, 2006 Design Meeting

**Merritt Mansion and Upper Campus Building  
CONNECTOR WEST ELEVATION**





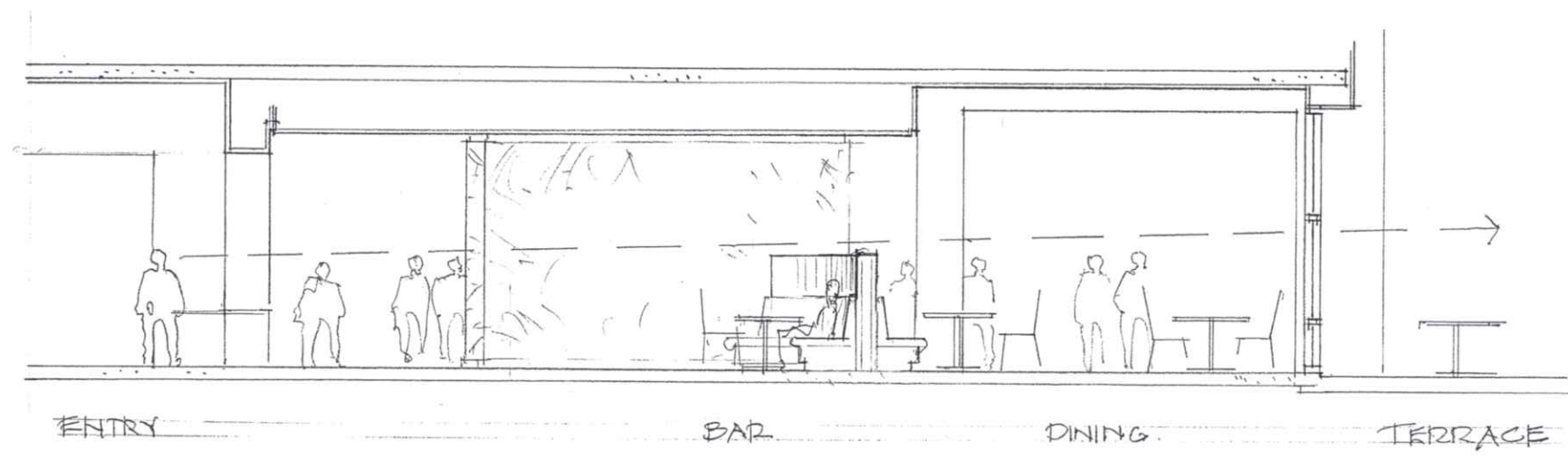


**Lower Campus Building, First Floor  
SECTION AT MAIN ENTRY LOBBY**

**MITHUN**  
Architects+Designers+Planners

Pier 56  
1201 Alaskan Way  
Suite 200  
Seattle, WA 98101  
TEL 206 623.3344  
FAX 206 623.7005

**SUNRISE**  
SENIOR LIVING



**Lower Campus Building, First Floor  
SECTION AT BAR / DINING**

**PASADENA**

SUNRISE AT  
AMBASSADOR COLLEGE  
W GREEN STREET  
& S. ST. JOHN AVENUE  
PASADENA, CA



PRELIMINARY CONCEPT DESIGN STUDY  
SUNRISE DESIGN MEETING

PROJECT NO.  
04308.00

DATE  
August 24, 2006 Design Meeting

**Lower Campus Building  
SECTIONS**

**A5.10**

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