

MULTIFAMILY RESIDENTIAL  
AMBASSADOR WEST

20 December 2006

Adjustment Permit  
(Parcels 3 & 5)

436 West Green Street /  
144 S. Orange Grove Blvd  
City of Pasadena, CA

AACP - II



View along Orange Grove Blvd - Looking North at the Italian Garden Multi-family Residential Units (parcel 5)



Corner of Orange Grove Blvd and Green Street - Looking South at the Italian Garden Multi-family Residential Units

ITALIAN GARDEN RESIDENCES (PARCEL 3 & 5) Preliminary Plancheck

PROJECT SUMMARY

General Plan Designation: West Gateway Specific Plan  
Zoning Designation: RM-16-1

Total Units: 39  
Density: 14 units per acre



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  - SECTIONS AA THROUGH GG

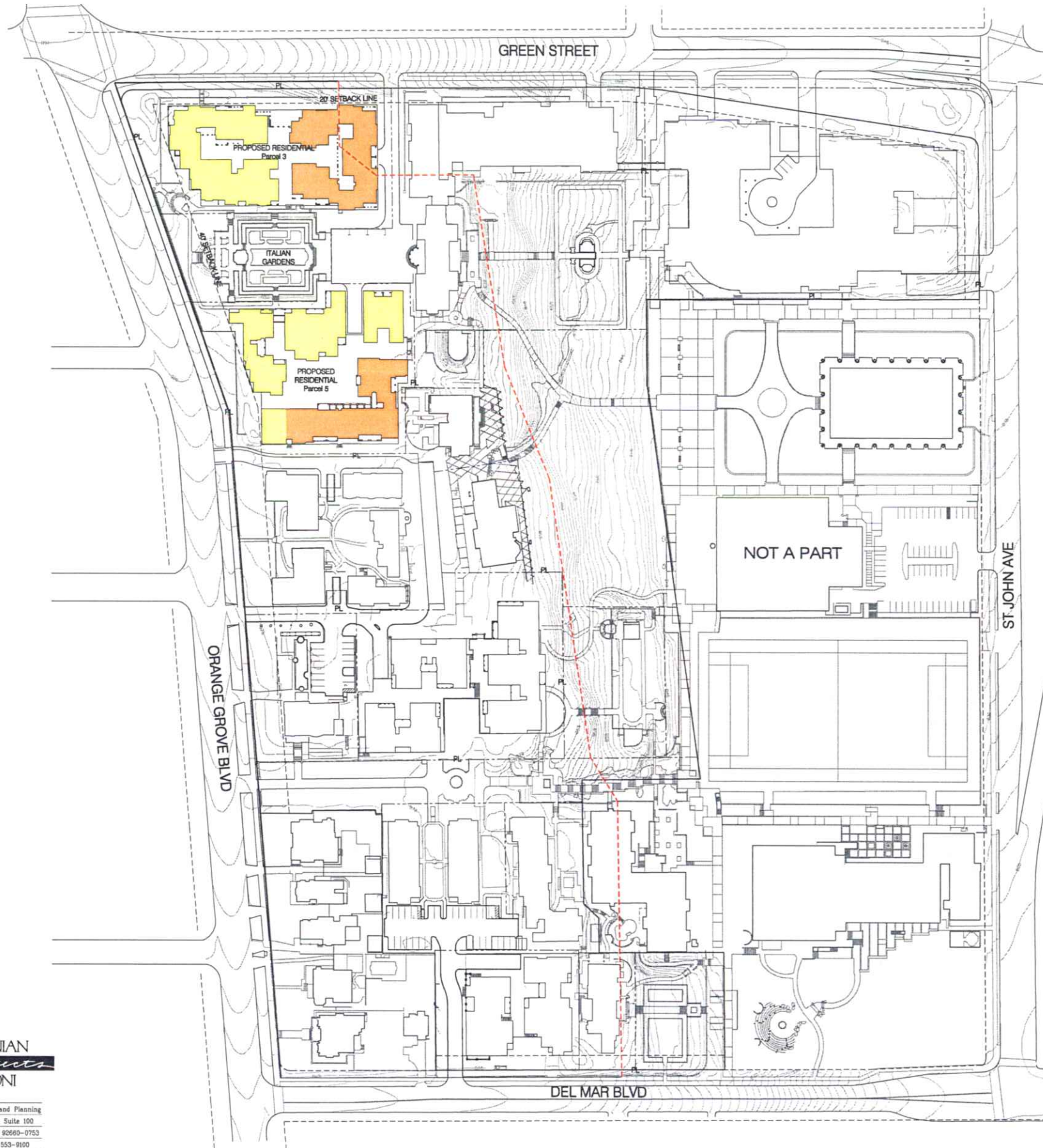


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OVERALL SITE PLAN  
1.1

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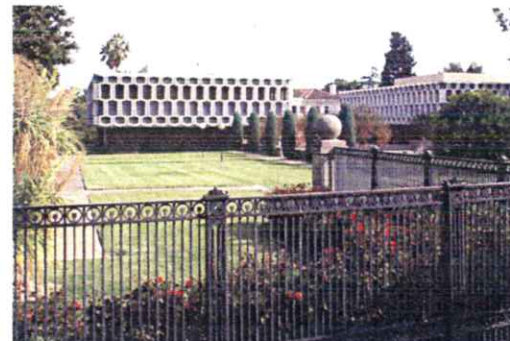
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1 - Italian Gardens



2C - Olcott Mansion-bldg 44 (demolished)



2B - Fine Arts Hall-bldg 42 (demolished)



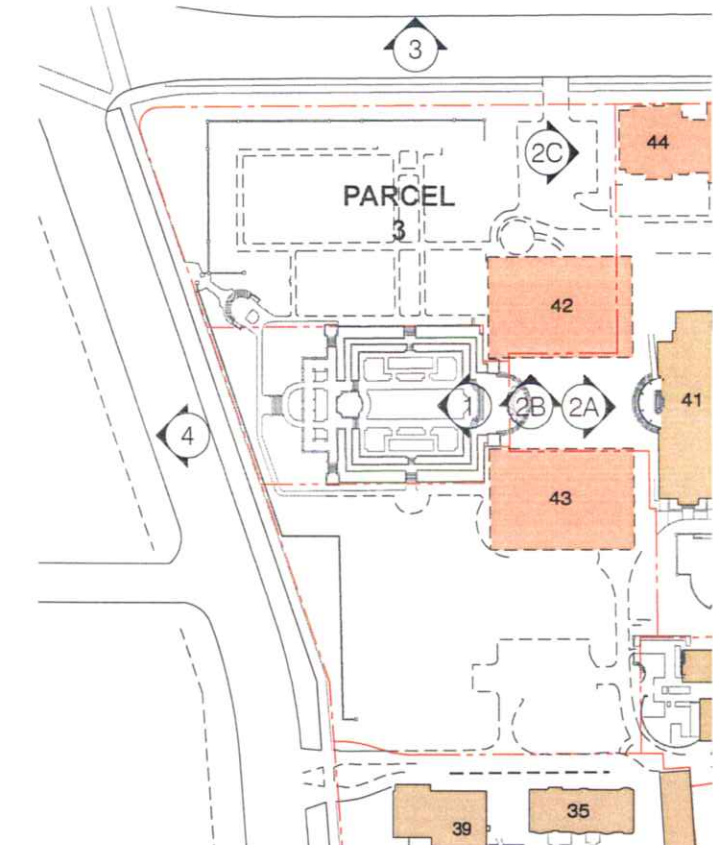
2A - Merritt Mansion-bldg 41



3 - Green Street looking North



4 - Orange Grove Boulevard looking West



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AACP - II



1 - Italian Gardens



2C - Terrace Villa-bldg 34



2B - Science Hall-bldg 43 (demolished)



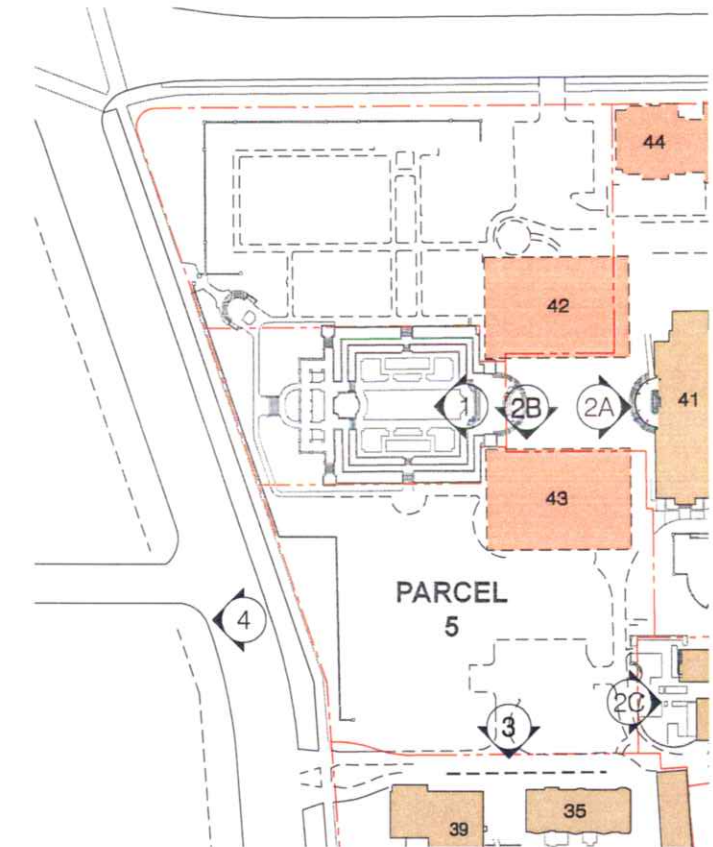
2A - Merritt Mansion-bldg 41



3 - South Orange Grove Apartments-bldg 35 & 39



4 - Orange Grove Boulevard looking West



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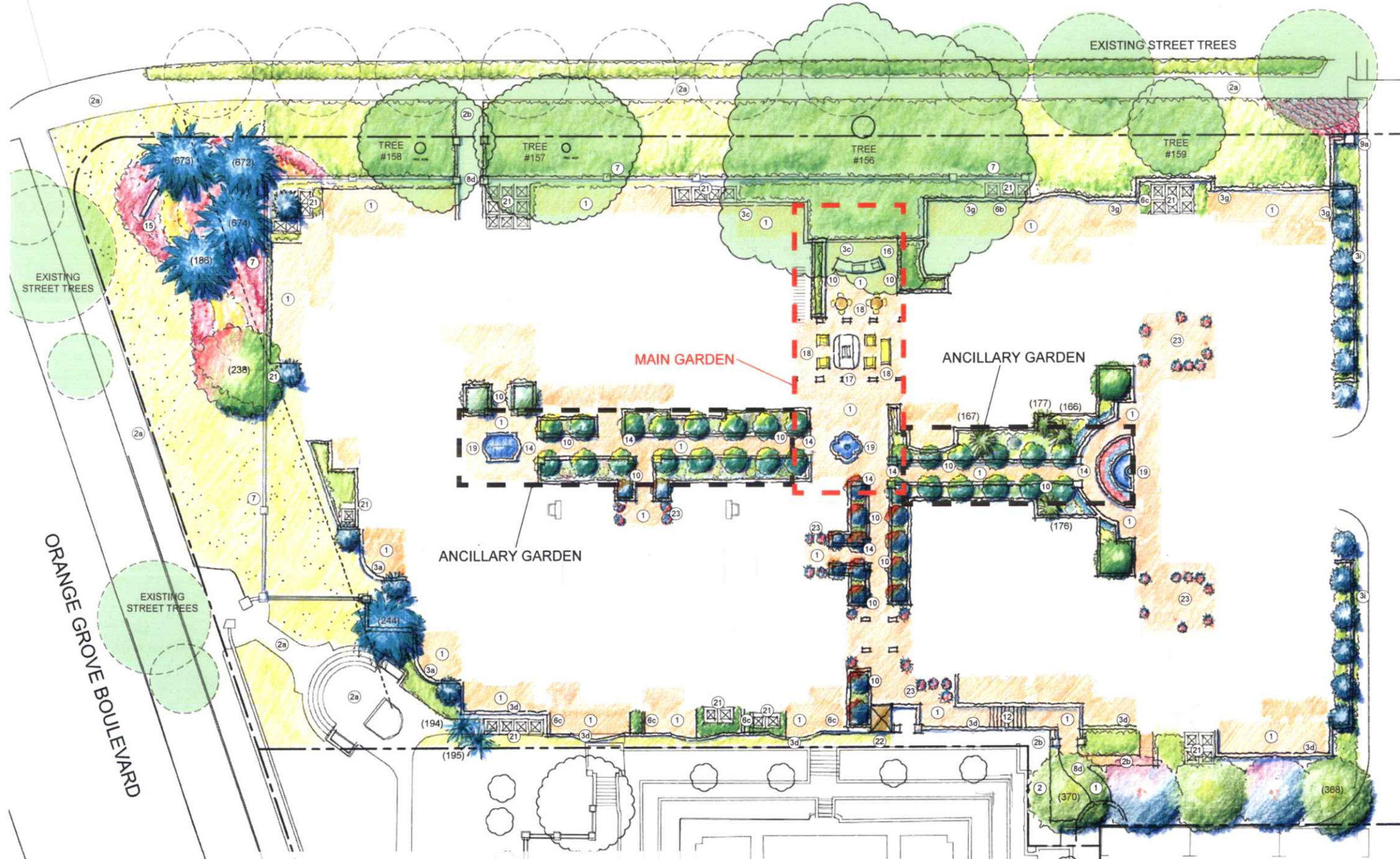
PARCEL 5 PHOTOGRAPHS

1.3

# AMBASSADOR WEST

GREEN STREET

EXISTING STREET TREES



## HARDSCAPE LEGEND

1. COLORED INTERLOCKING PAVERS
2. PEDESTRIAN WALK
  - a. EXISTING PEDESTRIAN WALK
  - b. NEW NATURAL COLORED CONCRETE SIDEWALK
3. RETAINING WALL WITH 3'-6" WROUGHT IRON RAILING
  - a. 2' WALL
  - b. 3' WALL
  - c. 3'-6" WALL
  - d. 4'-6" WALL
  - e. 5' WALL
  - f. 5'-6" WALL
  - g. 6'-0" WALL
  - h. 8' WALL
  - i. 0' - 4' ± RETAINING/PLANTER WALL
4. RETAINING WALL WITHOUT RAILING
  - a. 2' WALL
  - b. 3' WALL
5. SOLID WALL WITH 3'-6" WROUGHT IRON RAILING
  - a. 18" WALL
  - b. 2' WALL
  - c. 3' WALL
  - d. 6" WALL
6. SOLID WALL WITHOUT RAILING
  - a. 3' WALL
  - b. 3'-6" WALL
  - c. 5' WALL
  - d. 6" WALL
7. EXISTING HISTORIC WALL
  - a. RETAINING WALL WITH 3'-6" WROUGHT IRON RAILING
  - b. SOLID WALL WITHOUT RAILING
8. FENCE / GATE
  - a. WOOD PICKET FENCE
  - b. WOOD PICKET GATE
  - c. WROUGHT IRON FENCE
  - d. WROUGHT IRON GATE
9. PILASTER
  - a. LARGE THEME PILASTER WITH LIGHT FIXTURE
  - b. 18" SQUARE x 4' HIGH PILASTER
  - c. 24" SQUARE x 7' HIGH PILASTER
10. 36" PLANTER WALL
11. RAISED DECK WITH 3'-6" WROUGHT IRON RAILING
12. COLORED CONCRETE STEPS
13. 18" HIGH THEMED TILE SEAT
14. 24" BASE FOR CERAMIC URNS, OIL JARS AND POTS
15. EXISTING SIGNAGE AND ANNUAL PLANTING
16. OUTDOOR BBQ COUNTERTOP WITH SINK AND REFRIGERATOR
17. OUTDOOR FIREPLACE
18. PATIO FURNITURE
19. THEMED WATER FOUNTAIN
20. EXISTING FOUNTAIN
21. CONDENSER UNITS
22. DISABLED LIFT
23. THEMED PLANTERS

## LANDSCAPE LEGEND

### TREES TO REMAIN IN PLACE

156 - COAST LIVE OAK  
157 AND 158 - SOUTHERN MAGNOLIA  
159 - SWEET SHADE

### RELOCATED TREES (SHOWN IN PARENTHESES)

(238) - FLOSS SILK TREE  
(672) - (674), (185) - CALIFORNIA FAN PALM  
(368) AND (370) - SAUCER MAGNOLIA  
(165), (167), (176), (177) - BOTTLE PALM  
(194), (195) - WINDMILL PALM  
(244) - QUEEN PALM

### NEW TREES

PROPOSED STREET TREES (GREEN STREET)  
INDIAN LAUREL FIG

- ANGEL'S TRUMPET
- RHAPHOLEPIS 'MAJESTIC BEAUTY'
- YELLOW OLEANDER
- ITALIAN CYPRESS
- SCHEFFLERA PUECKLERI - N.C.N.
- BRONZE LOQUAT
- OLIVE TREE

### MAIN AND ANCILLARY GARDEN AREAS

AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
MAIN GARDEN AREA	20% OF TOTAL LOT SIZE* (12,487 SF)	4% OF TOTAL LOT SIZE (2,400 SF)
ANCILLARY GARDENS AREA	-	5% OF TOTAL LOT SIZE (3,220 SF)
MAIN + ANCILLARY GARDENS AREA	-	9% OF TOTAL LOT SIZE (5,620 SF)
MAIN GARDEN PLANTING AREA	50% OF MAIN GARDEN (1,200 SF)	26% OF MAIN GARDEN (631 SF)
ANCILLARY GARDENS PLANTING AREA	-	66% OF ANCILLARY GARDENS (2,110 SF)
MAIN + ANCILLARY GARDENS PLANTING AREA	-	2741 SF

\*TOTAL LOT SIZE: 92,437 SF

### TOTAL LANDSCAPE REQUIREMENT

AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
TOTAL LANDSCAPE-	37% OF TOTAL LOT SIZE* (23,102 SF)	54% OF TOTAL LOT SIZE (33,661 SF)

-TOTAL LANDSCAPE = PLANTING + LAWN + HARDSCAPE

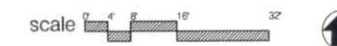
### TOTAL LANDSCAPE BREAKDOWN

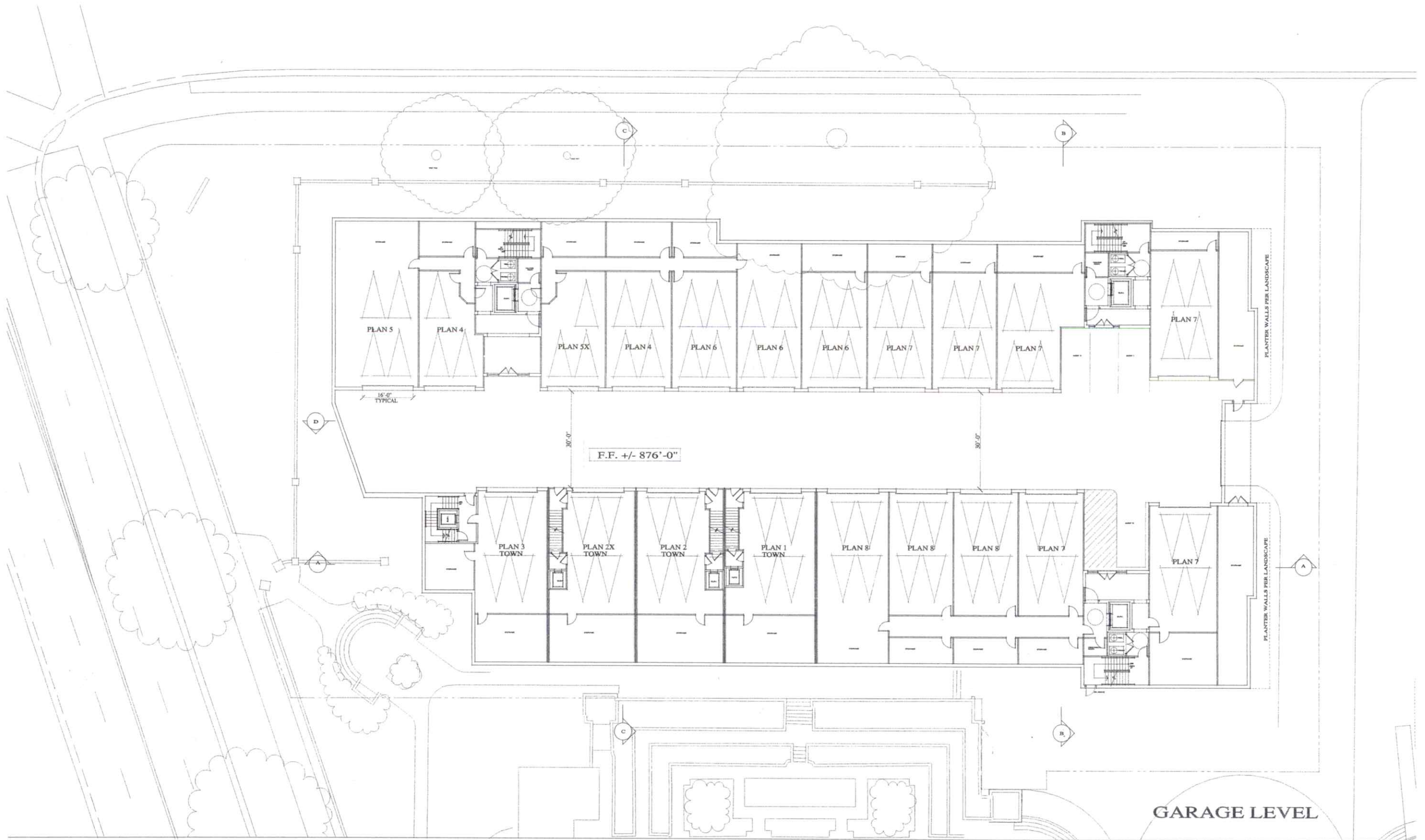
AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
PLANTING	-	43% (14,612 SF)
HARDSCAPE	-	43% (14,380 SF)
LAWN	20% OF TOTAL LANDSCAPE MAX. (6,732 SF)	14% (4,669 SF)
TOTAL	-	100% (33,661 SF)

### MAIN GARDEN PERIMETER CALCULATIONS

	LF
SITE FRONTAGE	
GREEN STREET SITE FRONTAGE	359
ORANGE GROVE BLVD. SITE FRONTAGE	175
<b>TOTAL PARCEL 3 SITE FRONTAGE</b>	<b>534</b>
GARDEN AREAS	LF
TOTAL PERIMETER OF MAIN GARDEN	216
TOTAL REQUIRED ENCLOSURE BY BUILDINGS*	108
<b>TOTAL PROPOSED ENCLOSURE BY BUILDINGS</b>	<b>125 (58%)</b>

\*50% OF PERIMETER





PARCEL 3

■ **Ambassador West** ■  
 Standard Pacific Homes  
 SCALE: 3/32" = 1'-0"  
 12.18.06

SHEET 1

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GREEN STREET

159

+/- 888'-0"

+/- 885'-0"

+/- 877'-0"

+/- 882'-0"

PLAN 4  
2,309 SQ.FT.  
FLAT

PLAN 9  
3,041 SQ.FT.  
FLAT

PLAN 5  
2,593 SQ.FT.  
FLAT

PLAN 3  
2,307 SQ.FT.  
FLAT

BUILDING B  
2-STORY OVER PODIUM

BUILDING A  
3-STORY OVER PODIUM

PLAN 12  
4,312 SQ.FT.  
TOWN

PLAN 7  
2,798 SQ.FT.  
TOWN

PLAN 8  
2,869 SQ.FT.  
TOWN

PLAN 10  
3,035 SQ.FT.  
TOWN

PLAN 6  
2,595 SQ.FT.  
FLAT

PLAN 3R  
2,307 SQ.FT.  
FLAT

F.F. +/- 886'-0"

FRONT

REAR

RIGHT

PLAZA LEVEL

40'-0" BLEACHER SETBACK

LEFT

GARAGE LINE BELOW

GARAGE LINE BELOW

GARAGE LINE BELOW

GARAGE LINE BELOW

GARAGE LINE BELOW

LOT AREA = 62,437.2 SF  
BUILDING FOOTPRINT AREA = 29,013 SF  
46% LOT COVERAGE

ORANGE GROVE

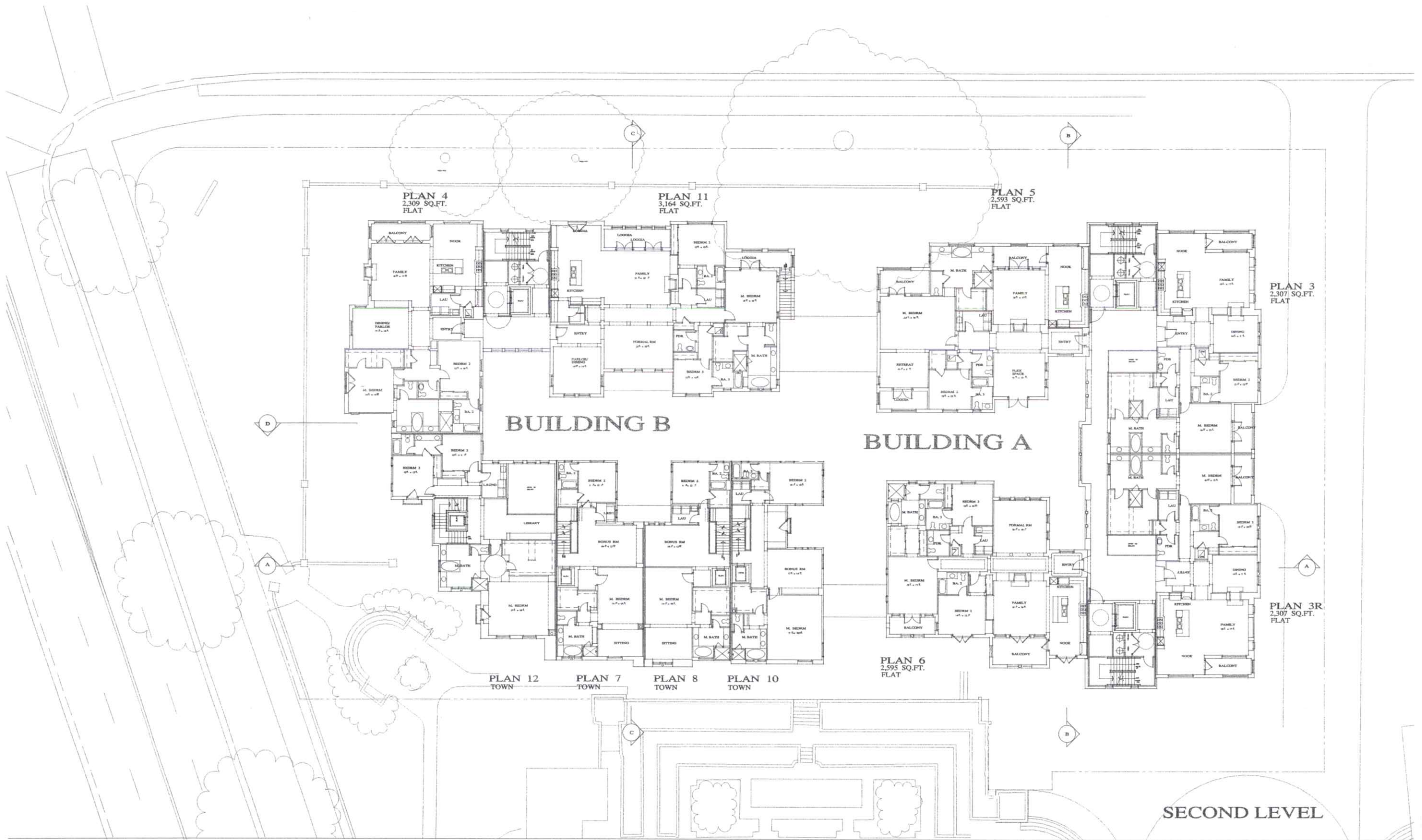


PARCEL 3

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Standard Pacific Homes  
SCALE: 3/32" = 1'-0"  
12.18.06

SHEET 2





STANDARD  
PACIFIC

PARCEL 3

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SCALE: 3/32" = 1'-0"  
12.18.06

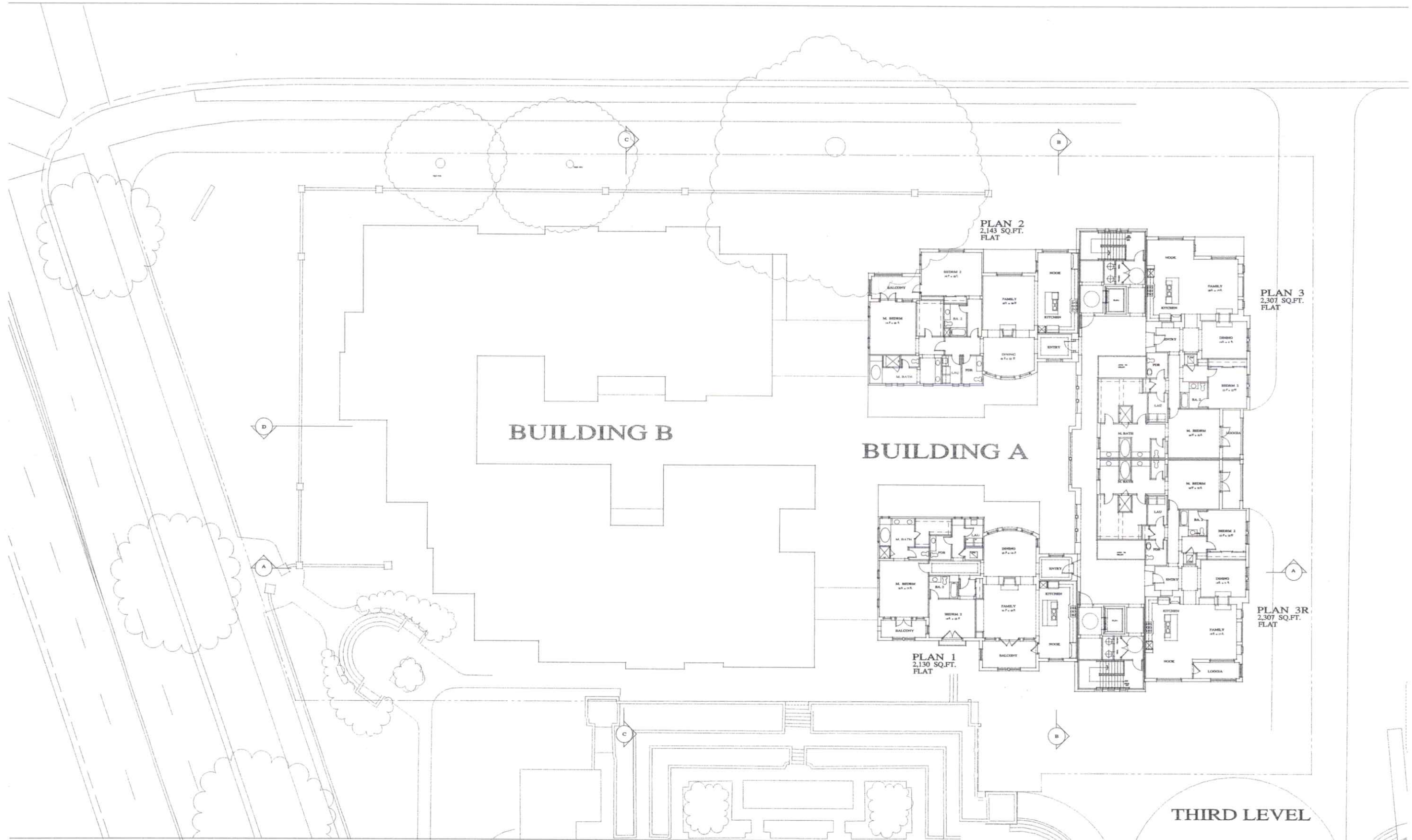
SHEET 3



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BUILDING B

BUILDING A

PLAN 2  
2,143 SQ.FT.  
FLAT

PLAN 3  
2,307 SQ.FT.  
FLAT

PLAN 1  
2,130 SQ.FT.  
FLAT

PLAN 3R  
2,307 SQ.FT.  
FLAT

THIRD LEVEL

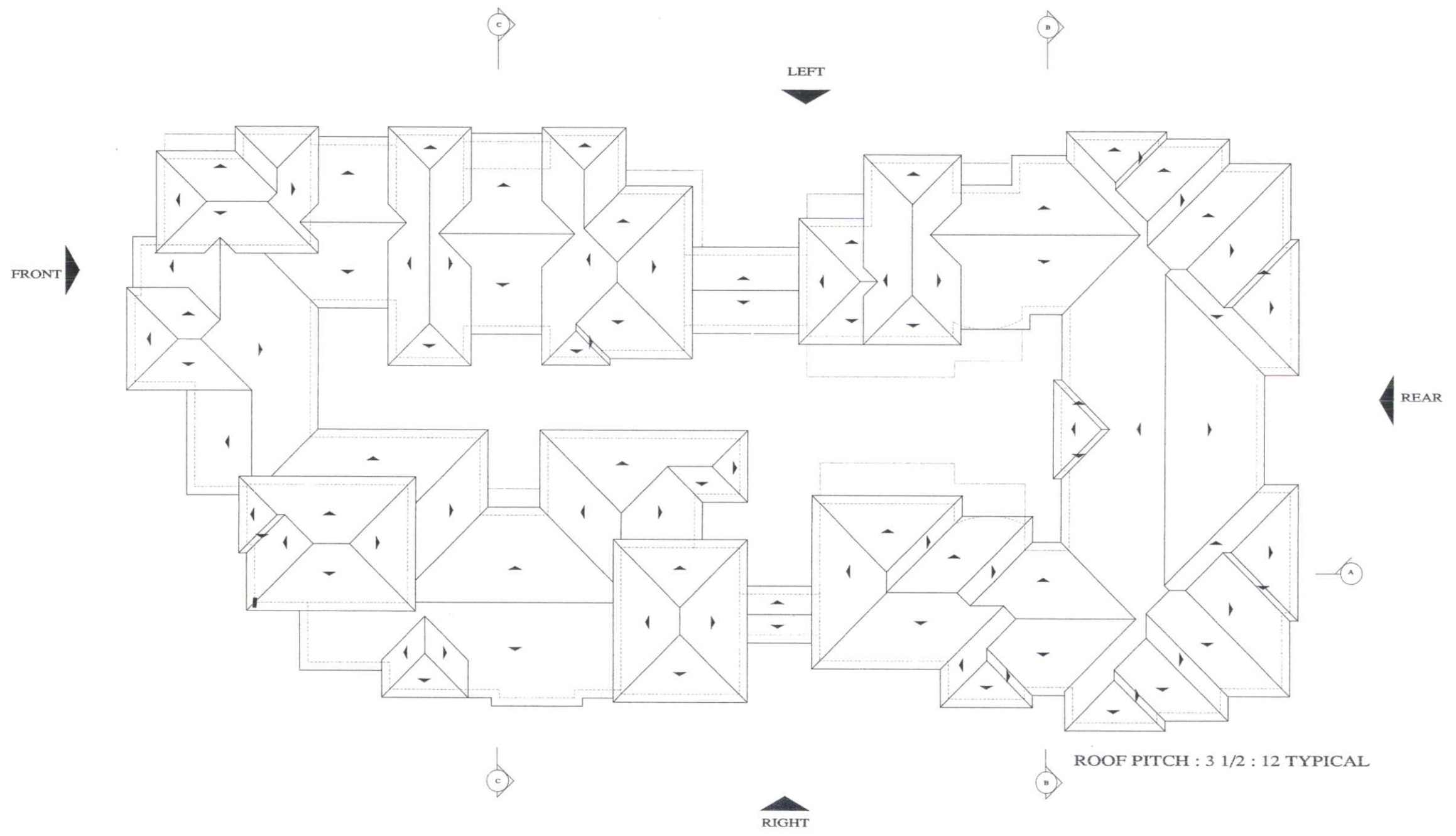


PARCEL 3

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SCALE: 3/32" = 1'-0"  
12.18.06

SHEET 4





ROOF PLAN

PARCEL 3

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Standard Pacific Homes

SCALE: 3/32" = 1'-0"  
12.19.06



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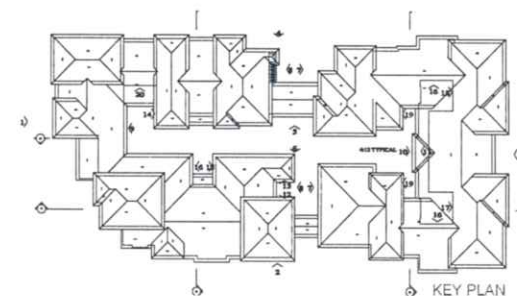


FRONT ELEVATION (ORANGE GROVE BOULEVARD ELEVATION) 1



REAR ELEVATION 4

scale 1/8" = 1'-0"



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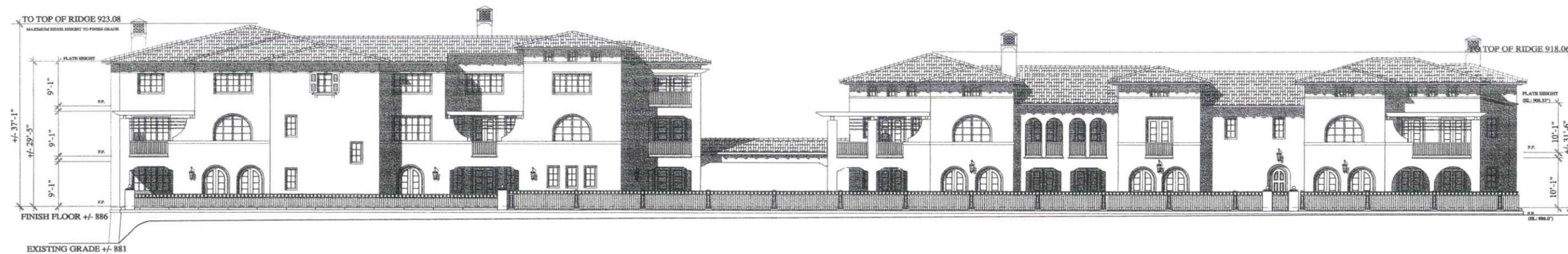
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PARCEL 3 ELEVATIONS - FRONT 1 & REAR 4



LEFT ELEVATION (GREEN STREET ELEVATION)



PARCEL 3  
 ELEVATIONS  
 ■ **Ambassador West** ■  
 Standard Pacific Homes  
 SCALE: 1/8" = 1'-0"  
 12.19.06



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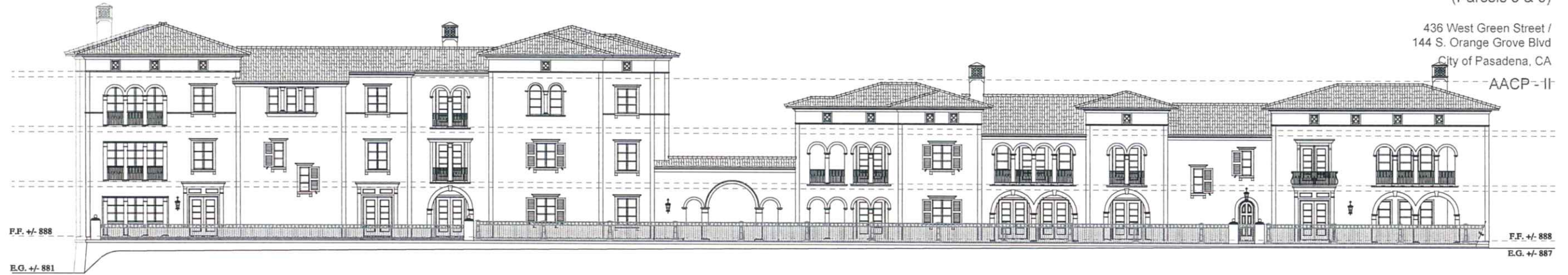
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**SEE Revised Left Elevation ( 19 Dec 2006)**

LEFT ELEVATION (GREEN STREET ELEVATION) 3



RIGHT ELEVATION (GARDEN ELEVATION) 2

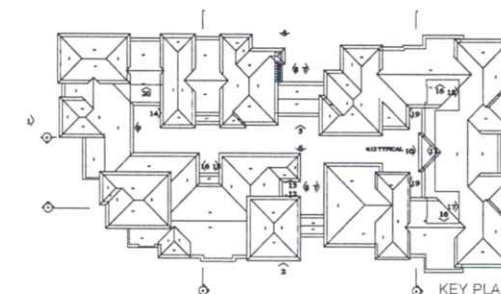
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PARCEL 3 ELEVATIONS - RIGHT 2 & LEFT 3

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ELEVATION 4



ELEVATION 6

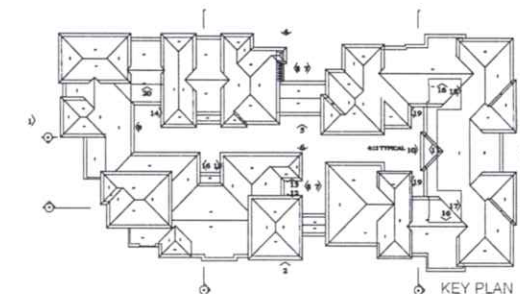
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PARCEL 3 ELEVATIONS - 4 & 6  
2.8

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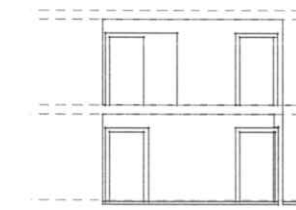
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ELEVATION 8



ELEVATION 20



ELEVATION 7



ELEVATION 9



ELEVATION 16



ELEVATION 12



ELEVATION 11



ELEVATION 15



ELEVATION 16

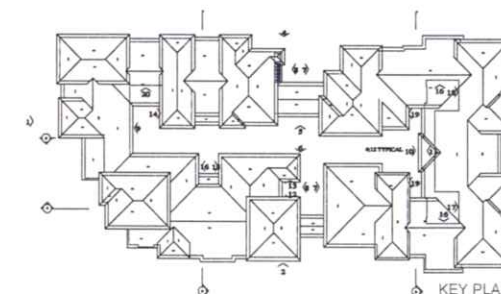
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PARCEL 3 ELEVATIONS - 7,8,9,11,12,15,16,& 20

KEY PLAN

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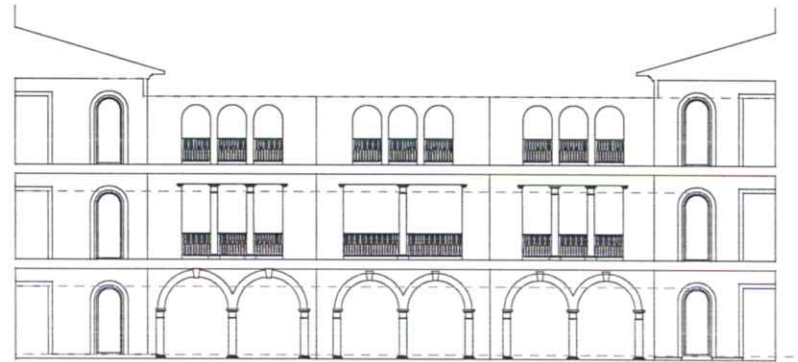
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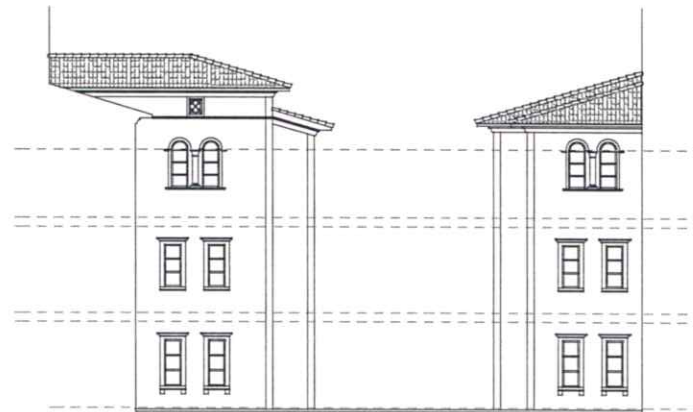
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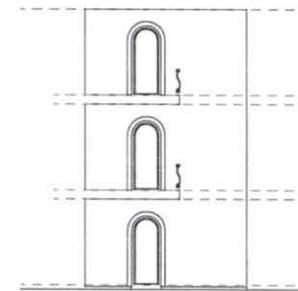
ELEVATION 10



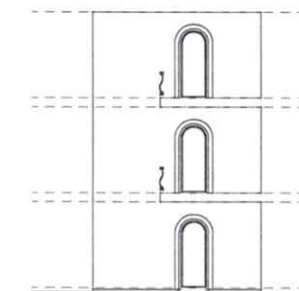
ELEVATION 11



ELEVATION 19

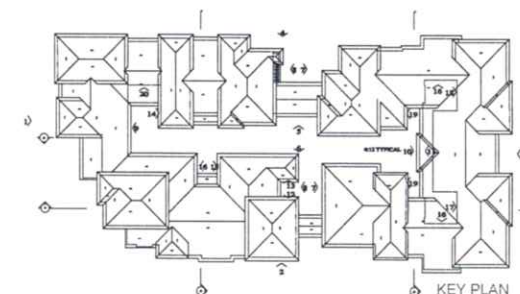


ELEVATION 18



ELEVATION 17

scale 1/8" = 1'-0"



PARCEL 3 ELEVATIONS - 10, 11, 17, 18, & 19  
2.10



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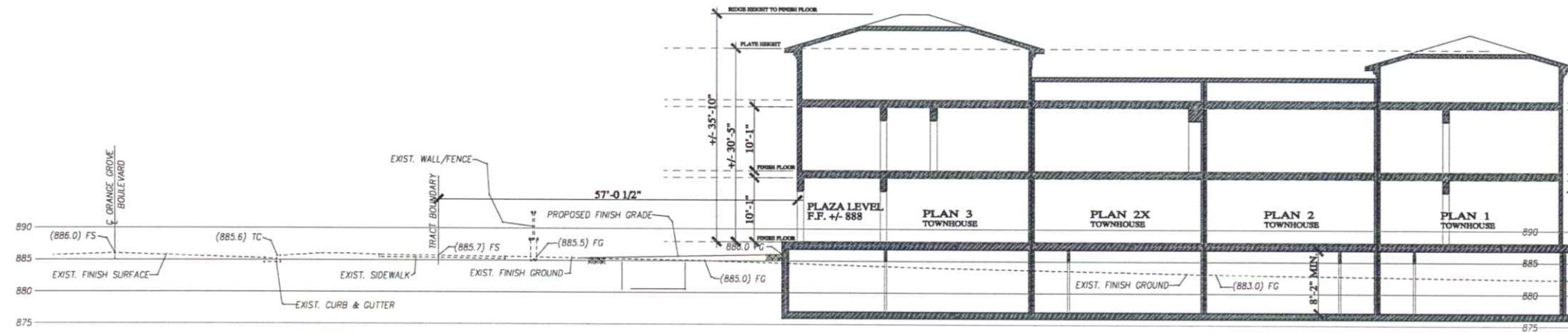
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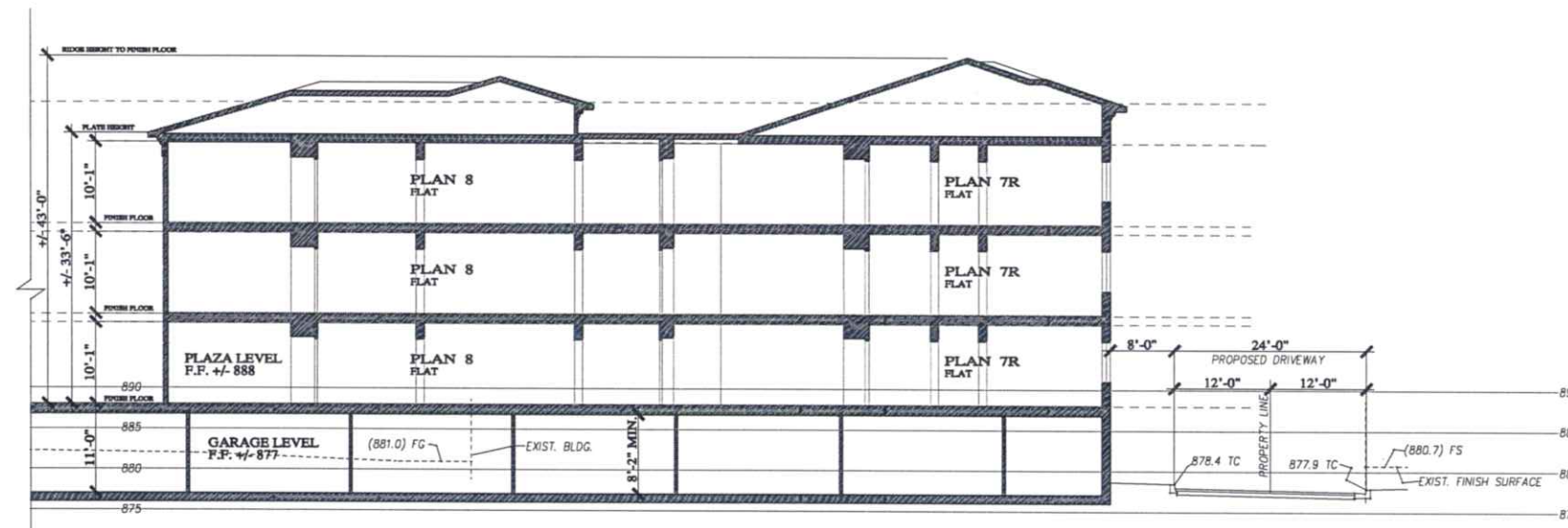
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AACP - II



SECTION A - LEFT



SECTION A - RIGHT

scale



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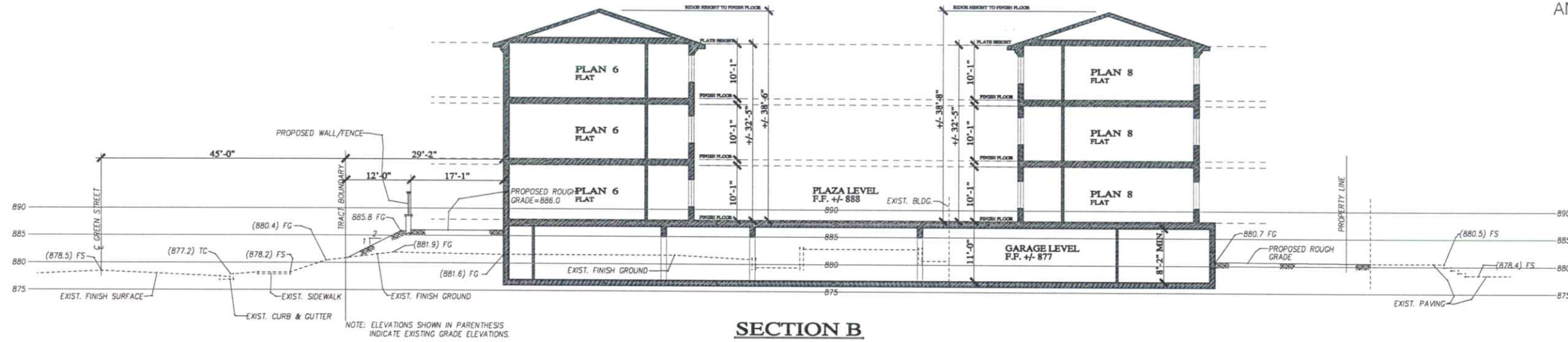
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5 MAY 2006

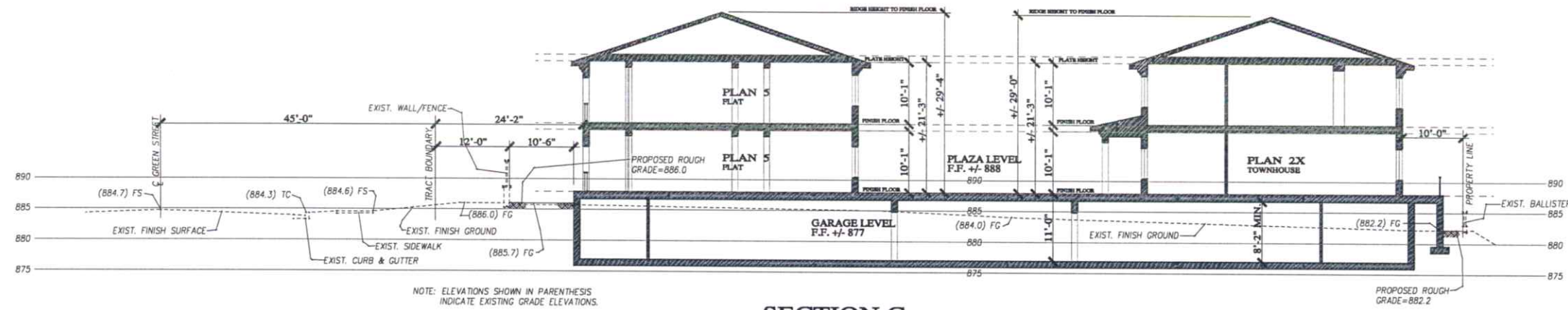
Adjustment Permit  
(Parcels 3 & 5)

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City of Pasadena, CA

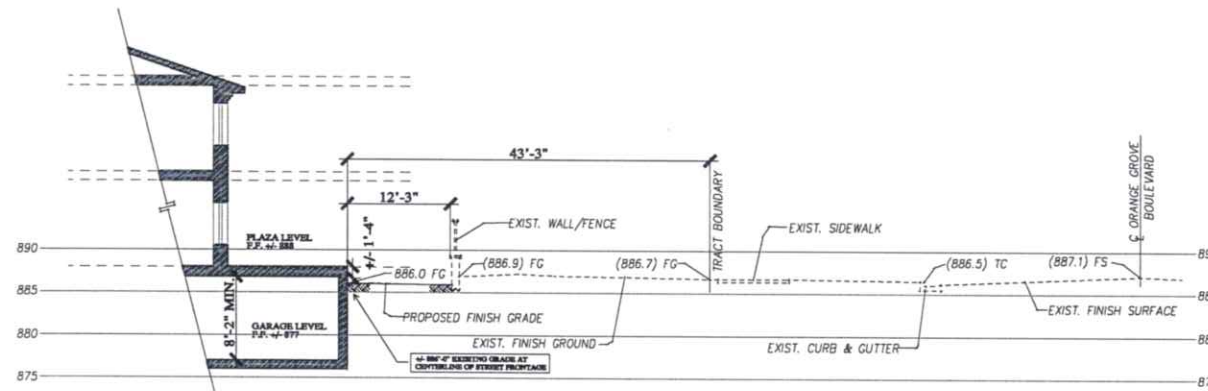
AACP - II



SECTION B



SECTION C



SECTION D  
CENTER OF PROPERTY AT STREET FRONTAGE

scale 1/4" = 1'-0"



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F: 626.405.8150



# AMBASSADOR WEST

## HARDSCAPE LEGEND

1. COLORED INTERLOCKING PAVERS
2. PEDESTRIAN WALK
  - a. EXISTING PEDESTRIAN WALK
  - b. NEW NATURAL COLORED CONCRETE SIDEWALK
3. RETAINING WALL WITH 3'-6" WROUGHT IRON RAILING
  - a. 2' WALL
  - b. 3' WALL
  - c. 3'-6" WALL
  - d. 4'-0" WALL
  - e. 5' WALL
  - f. 5'-6" WALL
  - g. 6'-0" WALL
  - h. 8' WALL
  - i. 0' - 4' ± RETAINING/PLANTER WALL
4. RETAINING WALL WITHOUT RAILING
  - a. 2' WALL
  - b. 3' WALL
5. SOLID WALL WITH 3'-6" WROUGHT IRON RAILING
  - a. 18" WALL
  - b. 2' WALL
  - c. 3' WALL
6. SOLID WALL WITHOUT RAILING
  - a. 3' WALL
  - b. 3'-6" WALL
  - c. 5' WALL
  - d. 6' WALL
7. EXISTING HISTORIC WALL
  - a. RETAINING WALL WITH 3'-6" WROUGHT IRON RAILING
  - b. SOLID WALL WITHOUT RAILING
  - c. WROUGHT IRON FENCE
  - d. WROUGHT IRON GATE
8. FENCE / GATE
  - a. WOOD PICKET FENCE
  - b. WOOD PICKET GATE
9. PILASTER
  - a. LARGE THEME PILASTER WITH LIGHT FIXTURE
  - b. 18" SQUARE x 4' HIGH PILASTER
  - c. 24" SQUARE x 7' HIGH PILASTER
10. 36" PLANTER WALL
11. RAISED DECK WITH 3'-6" WROUGHT IRON RAILING
12. COLORED CONCRETE STEPS
13. 18" HIGH THEMED TILE SEAT
14. 24" BASE FOR CERAMIC URNS, OIL JARS AND POTS
15. EXISTING SIGNAGE AND ANNUAL PLANTING
16. OUTDOOR BBQ COUNTERTOP WITH SINK AND REFRIGERATOR
17. OUTDOOR FIREPLACE
18. PATIO FURNITURE
19. THEMED WATER FOUNTAIN
20. EXISTING FOUNTAIN
21. CONDENSER UNITS
22. DISABLED LIFT
23. THEMED PLANTERS

## LANDSCAPE LEGEND

### RELOCATED TREES (SHOWN IN PARENTHESES)

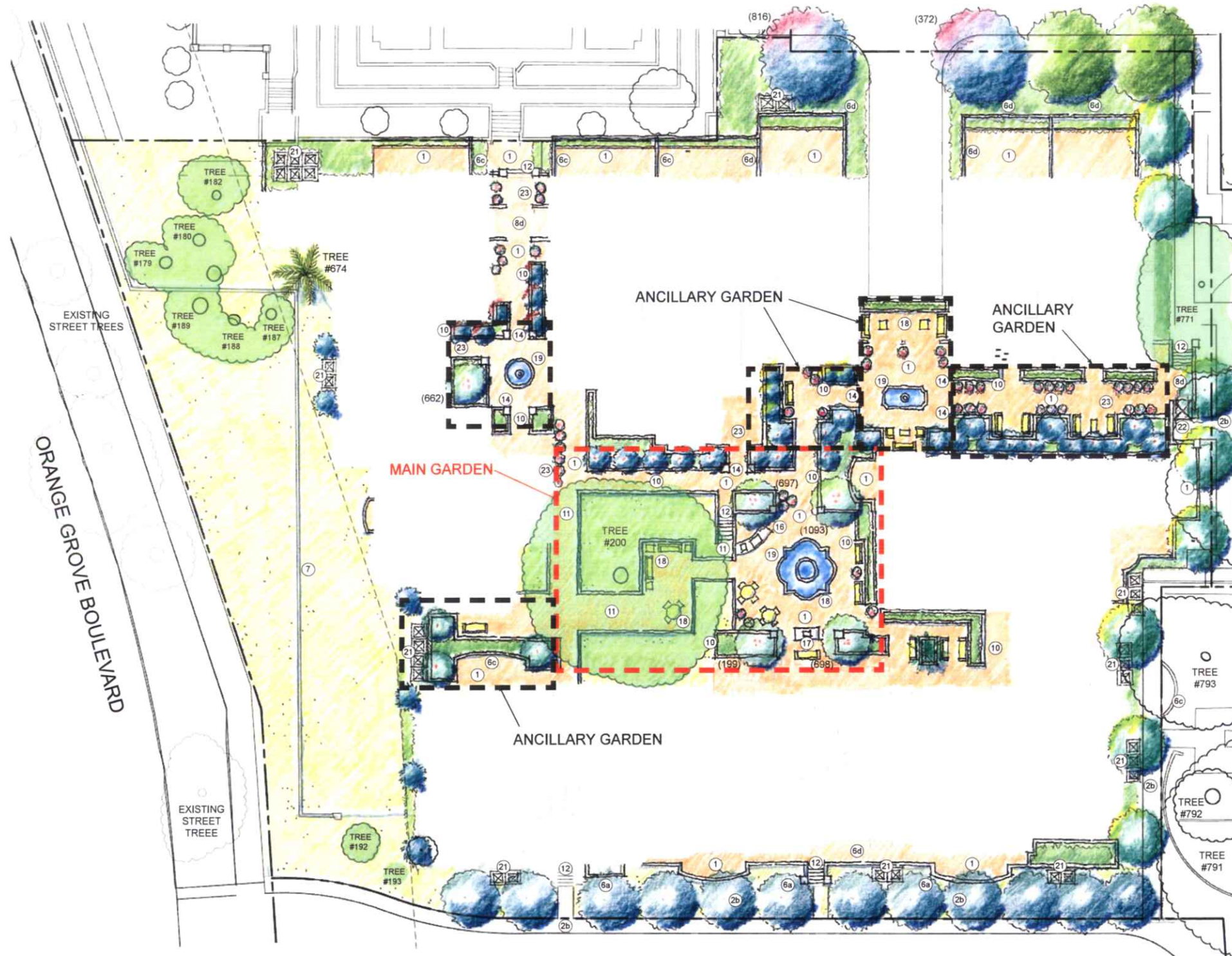
(816) AND (372) - SAUCER MAGNOLIA  
(199), (662), (697), (698), (1093) - CREPE MYRTLE

### EXISTING TREES

200 - COAST LIVE OAK  
179, 180, 182 AND 187-189 - MEXICAN FAN PALM  
192, 193 - WINDMILL PALM  
791 - INDIAN LAUREL FIG  
792 - MEXICAN FAN PALM  
793 - BRAZILIAN PEPPER TREE  
771 - JACARANDA  
674 - CALIFORNIA FAN PALM

### NEW TREES

- ANGEL'S TRUMPET
- BRISBANE BOX
- CREPE MYRTLE
- CALIFORNIA SYCAMORE
- OLIVE TREE
- ITALIAN CYPRESS
- MEDITERRANEAN FAN PALM
- PINDO PALM
- PITTOSPORUM TENUIFOLIUM - N.C.N.
- PURPLE ORCHID TREE
- LEMON BOTTLE BRUSH
- SCHEFFLERA PUECKLERI - N.C.N.
- CALIFORNIA FAN PALM



### MAIN AND ANCILLARY GARDEN AREAS

AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
MAIN GARDEN AREA	20% OF TOTAL LOT SIZE* (11,927 SF)	9% OF TOTAL LOT SIZE (5,518 SF)
ANCILLARY GARDENS AREA	-	8% OF TOTAL LOT SIZE (4,840 SF)
MAIN + ANCILLARY GARDENS AREA	-	17% OF TOTAL LOT SIZE (10,358 SF)
MAIN GARDEN PLANTING AREA	50% OF MAIN GARDEN (2,759 SF)	41% OF MAIN GARDEN (2,277 SF)
ANCILLARY GARDENS PLANTING AREA	-	37% OF ANCILLARY GARDENS (1,812 SF)
MAIN + ANCILLARY GARDENS PLANTING AREA	-	4,089 SF

### TOTAL LANDSCAPE REQUIREMENT

AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
TOTAL LANDSCAPE-	37% OF TOTAL LOT SIZE* (22,065 SF)	60% OF TOTAL LOT SIZE (35,956 SF)

- TOTAL LANDSCAPE = PLANTING + LAWN + HARDSCAPE

### TOTAL LANDSCAPE BREAKDOWN

AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
PLANTING	-	24% (8,415 SF)
HARDSCAPE	-	49% (17,707 SF)
LAWN	20% OF TOTAL LANDSCAPE MAX. (8,611 SF)	27% (9,834 SF)
TOTAL	-	100% (35,956 SF)

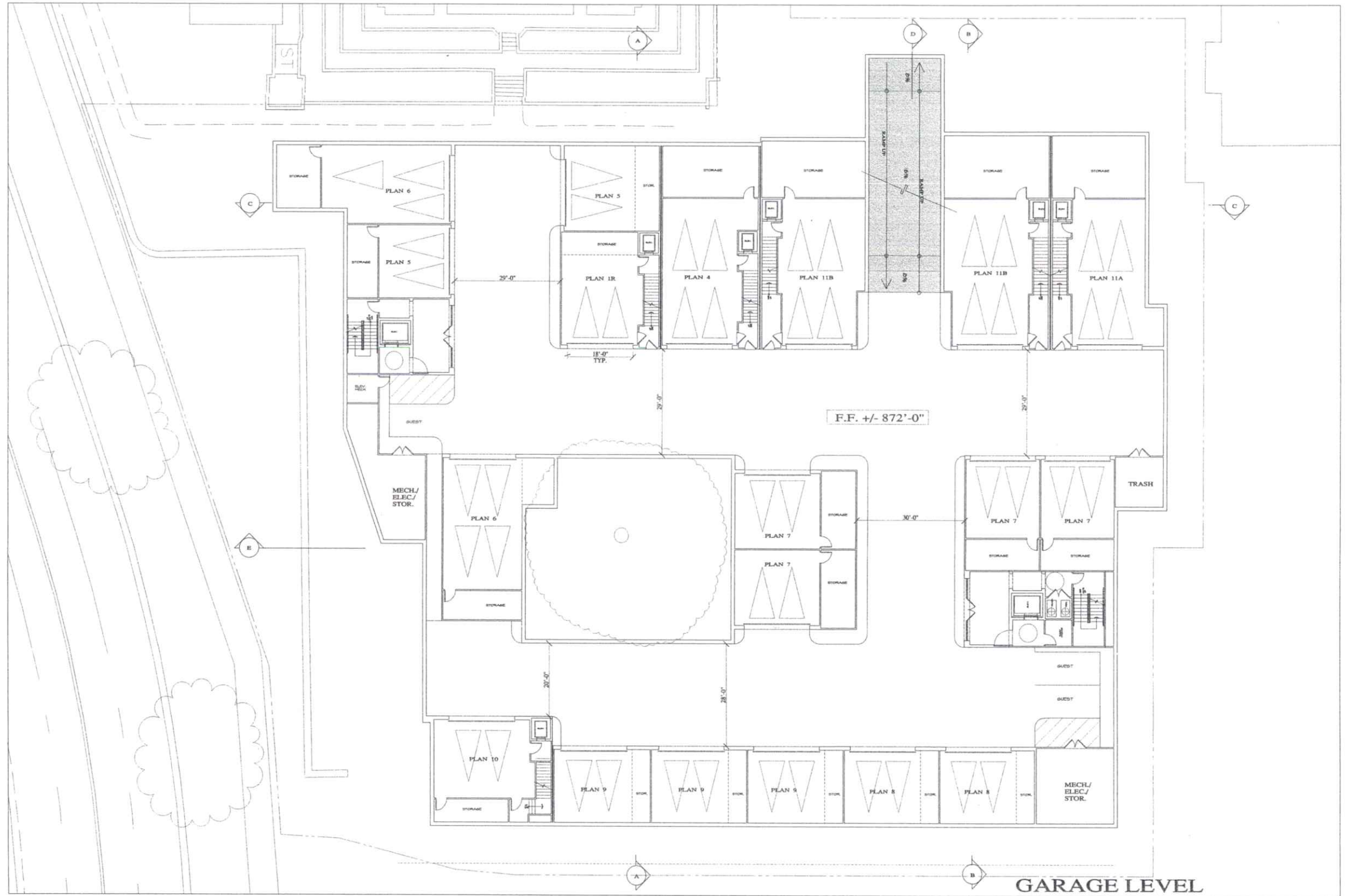
### MAIN GARDEN PERIMETER CALCULATIONS

GARDEN AREAS	LF
TOTAL PERIMETER OF MAIN GARDEN	284
TOTAL REQUIRED ENCLOSURE BY BUILDINGS*	142
TOTAL PROPOSED ENCLOSURE BY BUILDINGS	262 (92%)

\*50% OF PERIMETER

scale 0 4 8 16 32'

\*TOTAL LOT SIZE: 59,636 SF



GARAGE LEVEL

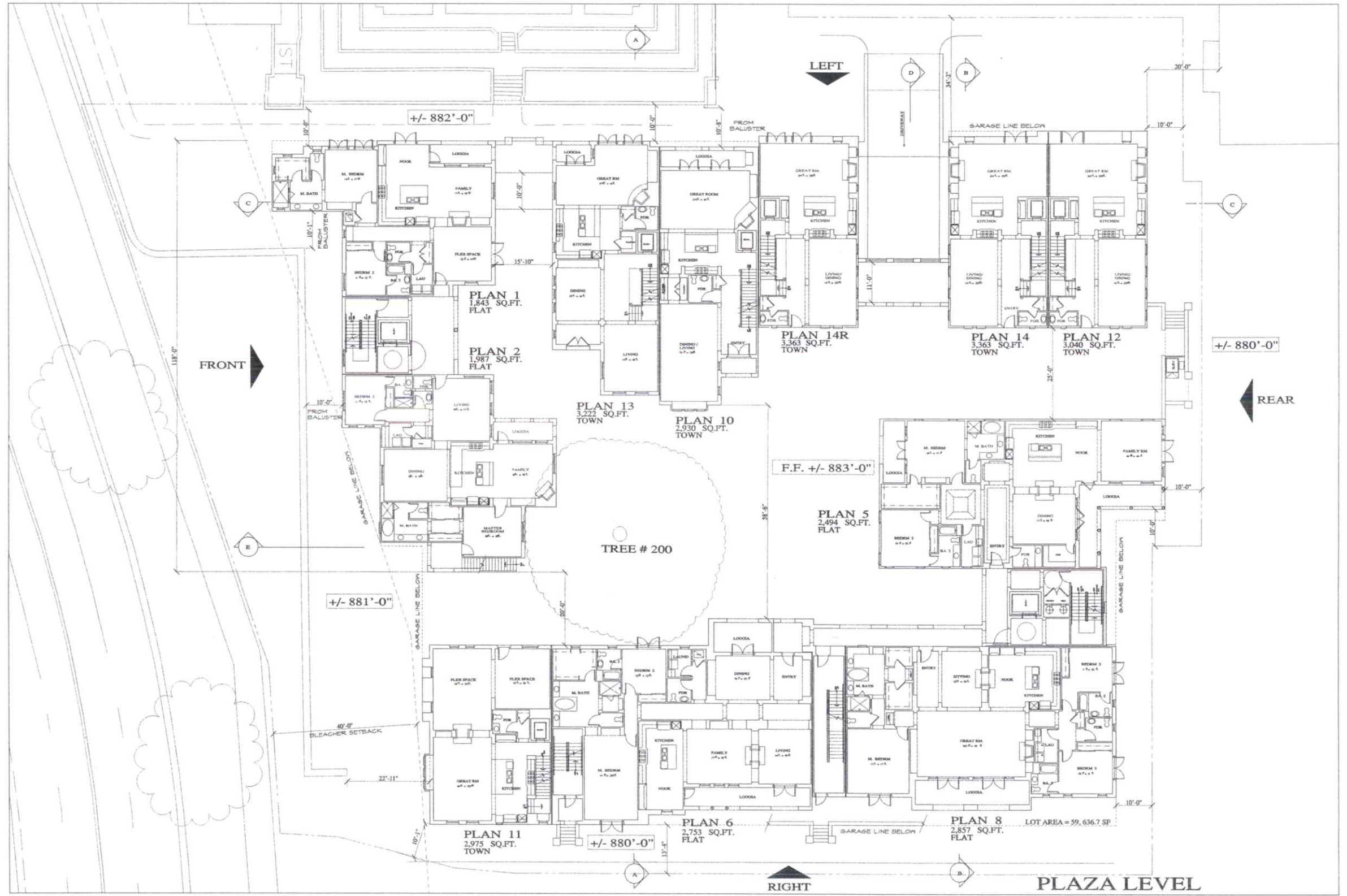


PARCEL 5

■ **Ambassador West** ■  
 Standard Pacific Homes  
 SCALE: 3/32" = 1'-0"  
 12.18.06

SHEET 1



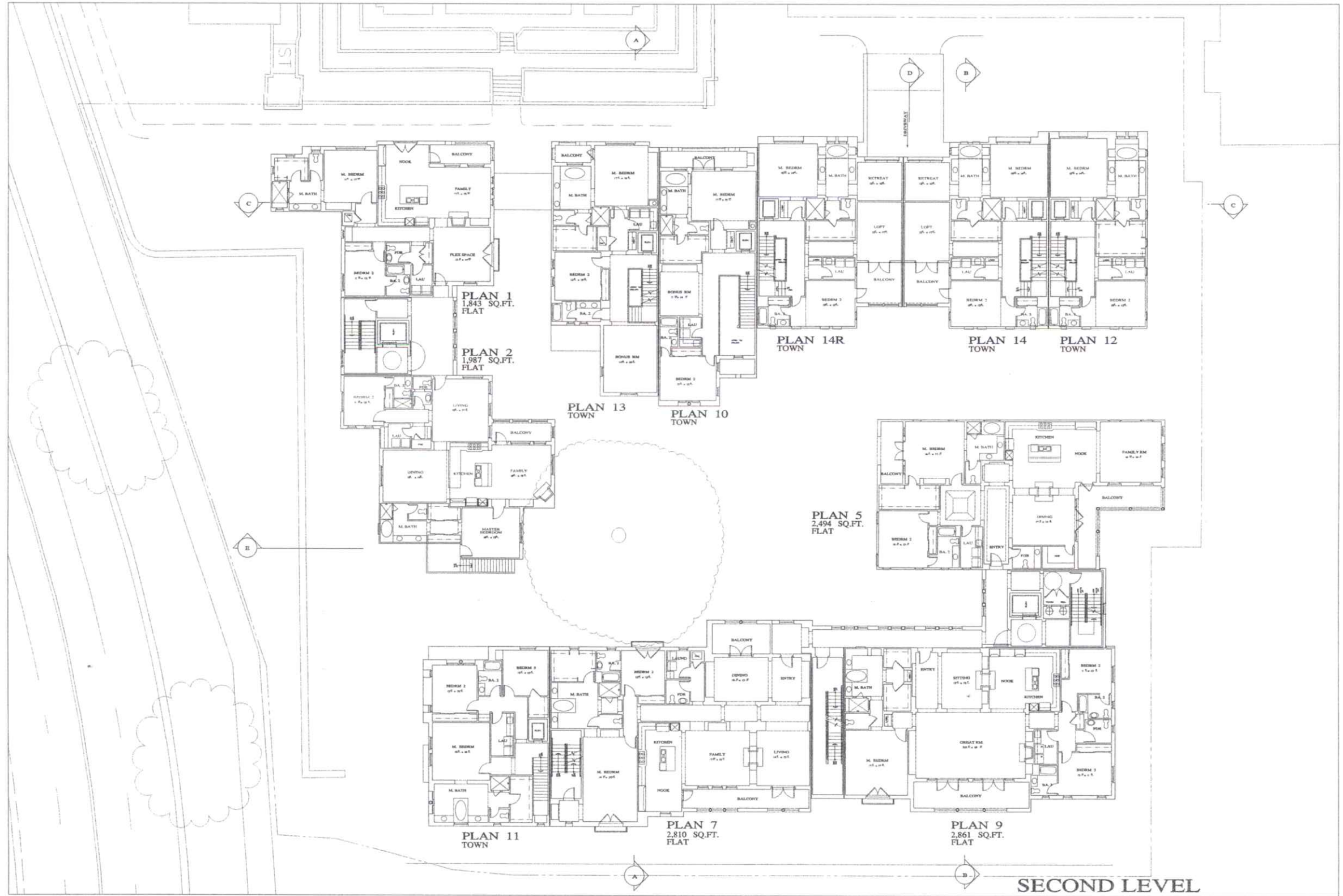


PARCEL 5

■ **Ambassador West** ■  
 Standard Pacific Homes  
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 12.18.06

SHEET 2





SECOND LEVEL

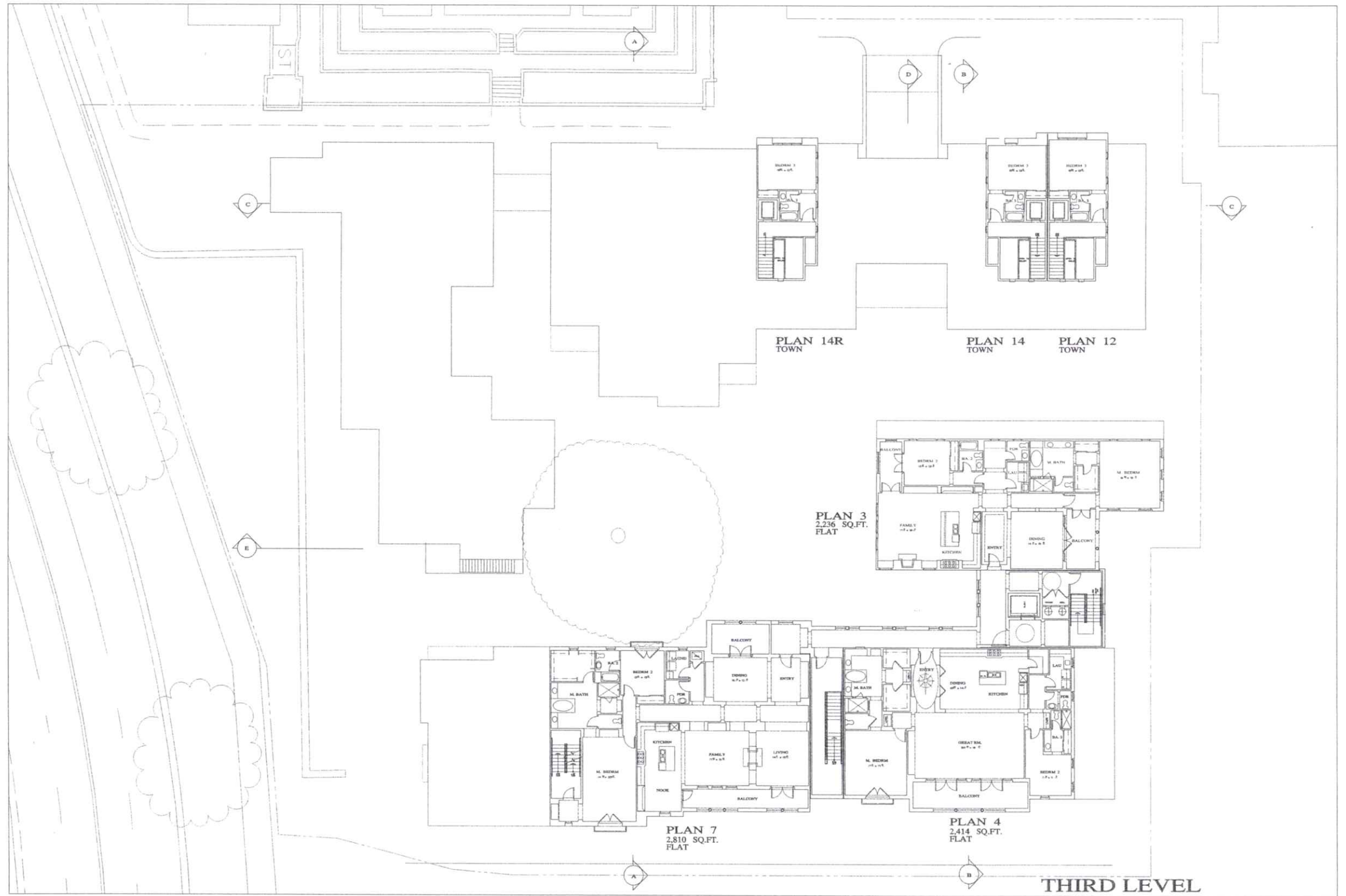


PARCEL 5

■ **Ambassador West** ■  
Standard Pacific Homes  
SCALE: 3/32" = 1'-0"  
12.18.06

SHEET 3





THIRD LEVEL

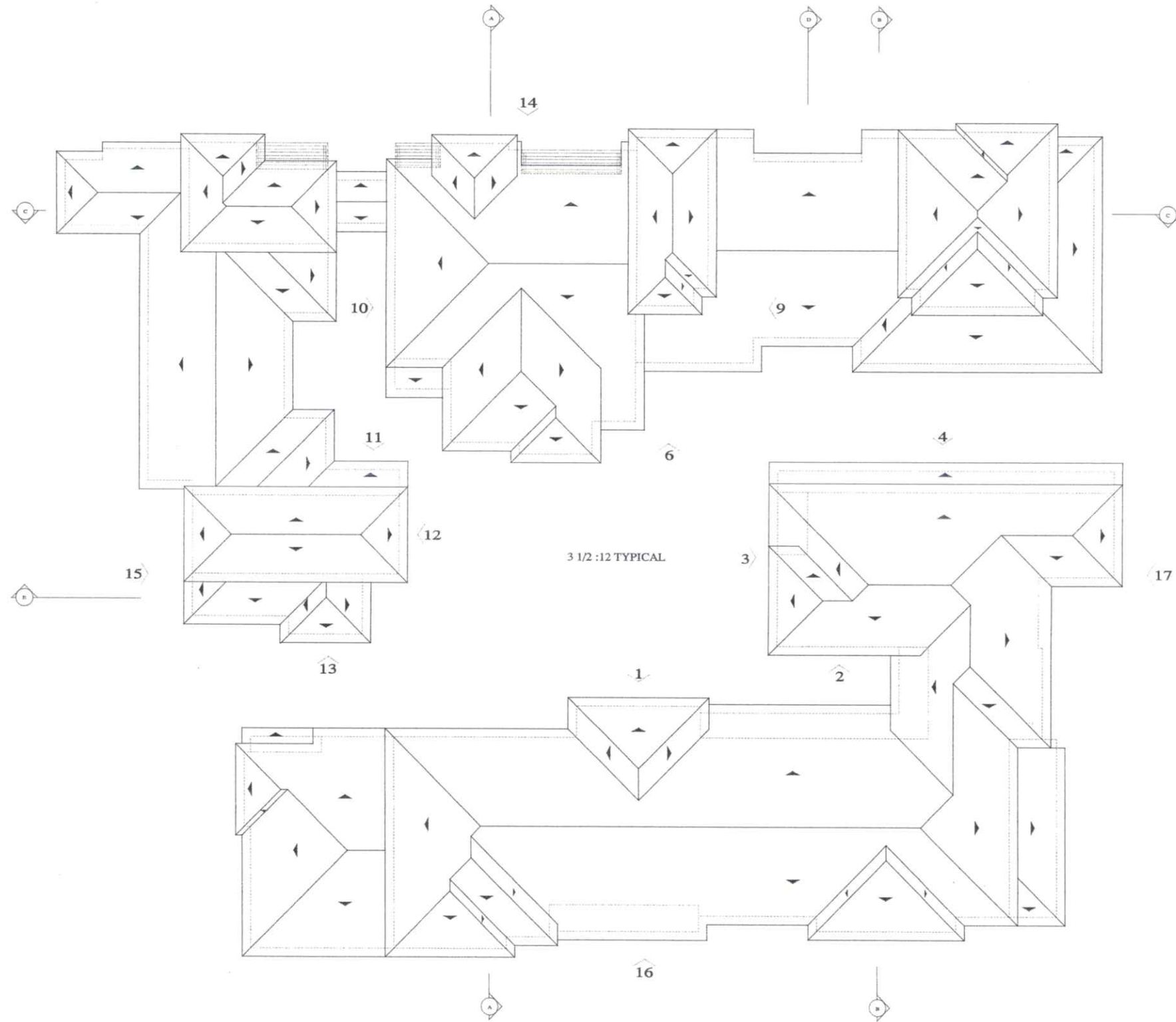


PARCEL 5

**Ambassador West**  
 Standard Pacific Homes  
 & SCALE: 3/32" = 1'-0"  
 12.18.06

SHEET 4





PARCEL 5

■ **Ambassador West** ■  
 Standard Pacific Homes

SCALE: 3/32" = 1'-0"

12.18.06

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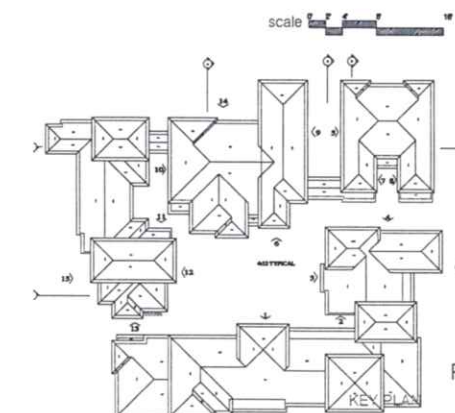


LEFT ELEVATION (GARDEN ELEVATION) - 14

SEE Revised Left Elevation ( 18 Dec 2006)



FRONT ELEVATION (ORANGE GROVE BOULEVARD ELEVATION) - 15



PARCEL 5 ELEVATIONS - LEFT 14 & FRONT 15



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PACIFIC

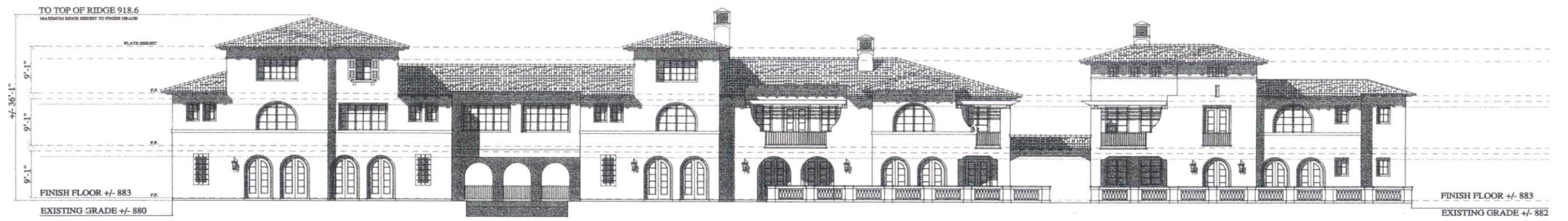
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LEFT ELEVATION (GARDEN ELEVATION) - 14



PARCEL 5  
ELEVATIONS

■ Ambassador West ■  
Standard Pacific Homes  
& SCALE: 1/8" = 1'-0"  
12.18.06



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RIGHT ELEVATION - 16



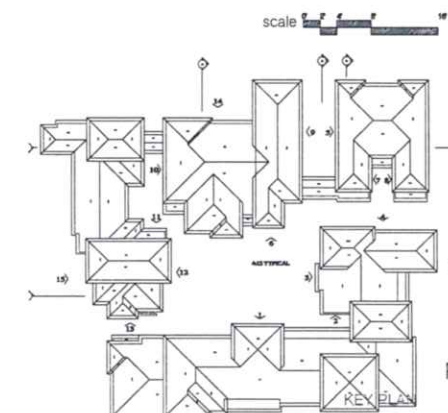
REAR ELEVATION - 17



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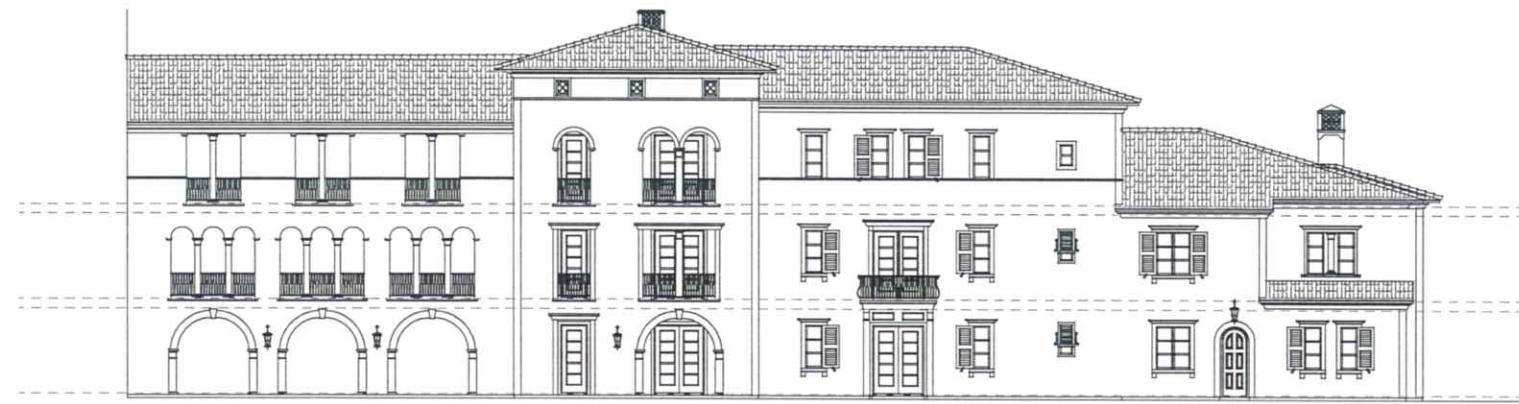


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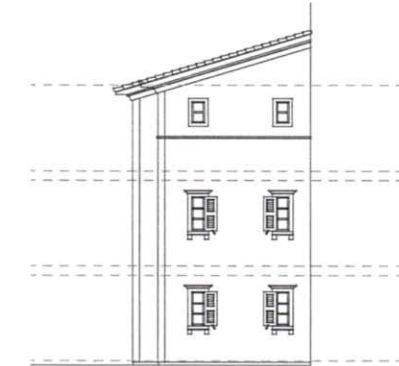
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ELEVATION 1



ELEVATION 2

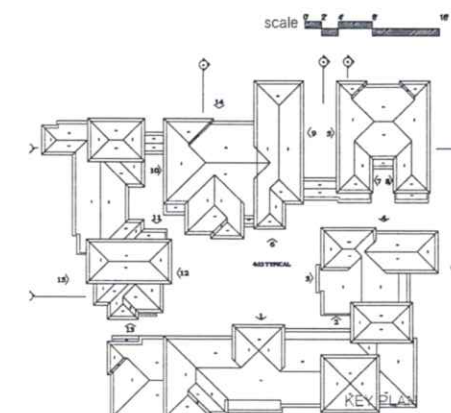


ELEVATION 3



ELEVATION 4

ELEVATION 5



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PARCEL 5 ELEVATIONS - 1, 2, 3, 4, & 5  
3.8

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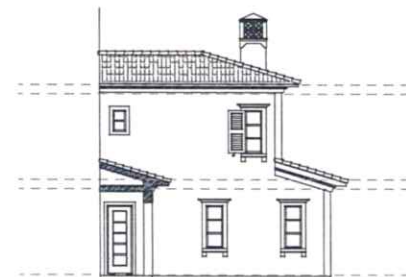
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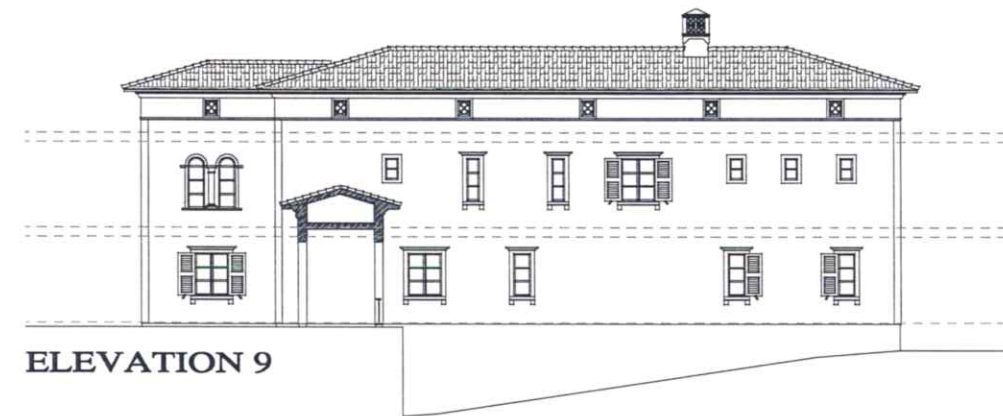
ELEVATION 6



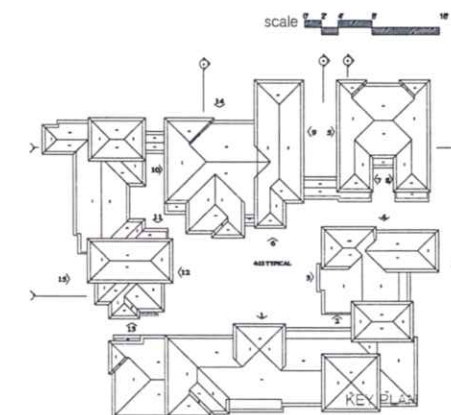
ELEVATION 7



ELEVATION 8



ELEVATION 9



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PARCEL 5 ELEVATIONS - 6, 7, 8, & 9  
3.9

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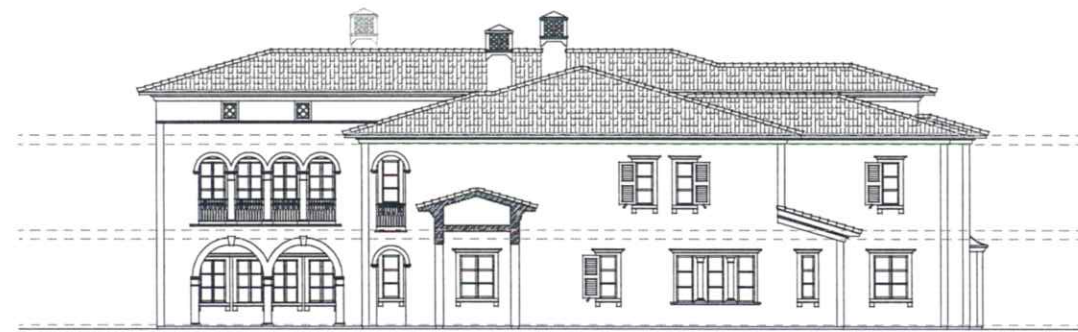
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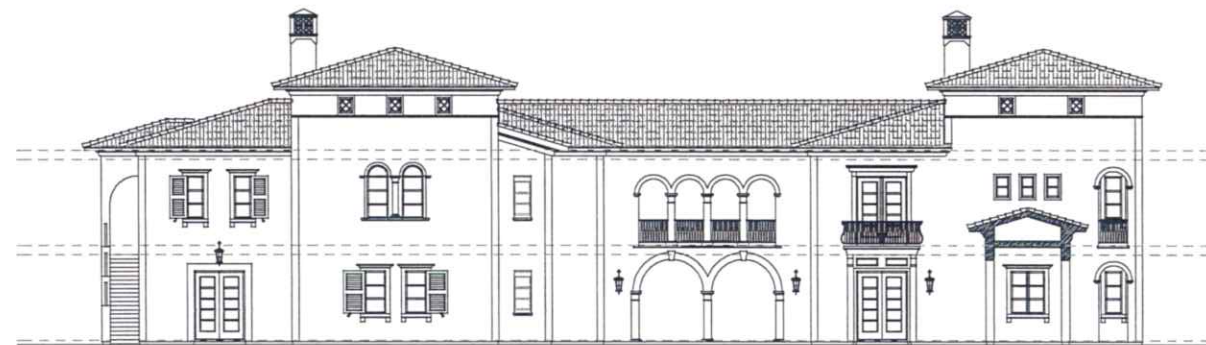
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ELEVATION 10



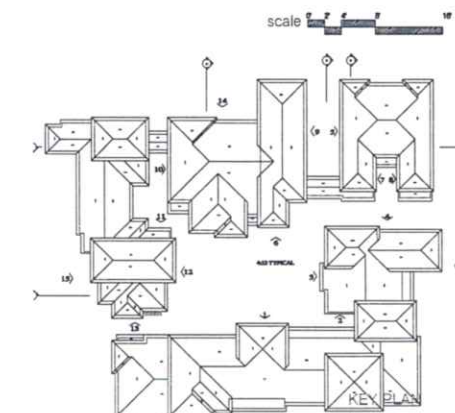
ELEVATION 11



ELEVATION 12



ELEVATION 13



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PARCEL 5 ELEVATIONS - 10, 11, 12, & 13  
3.10

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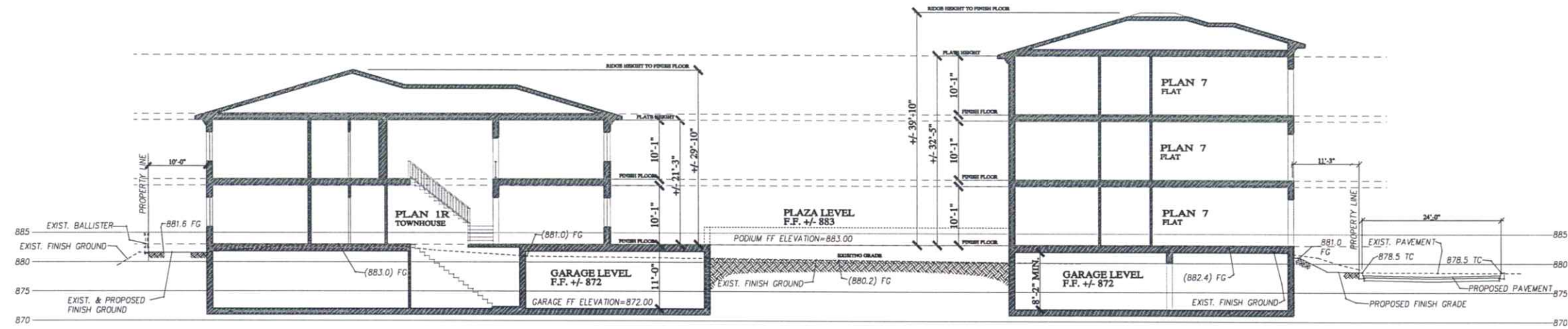
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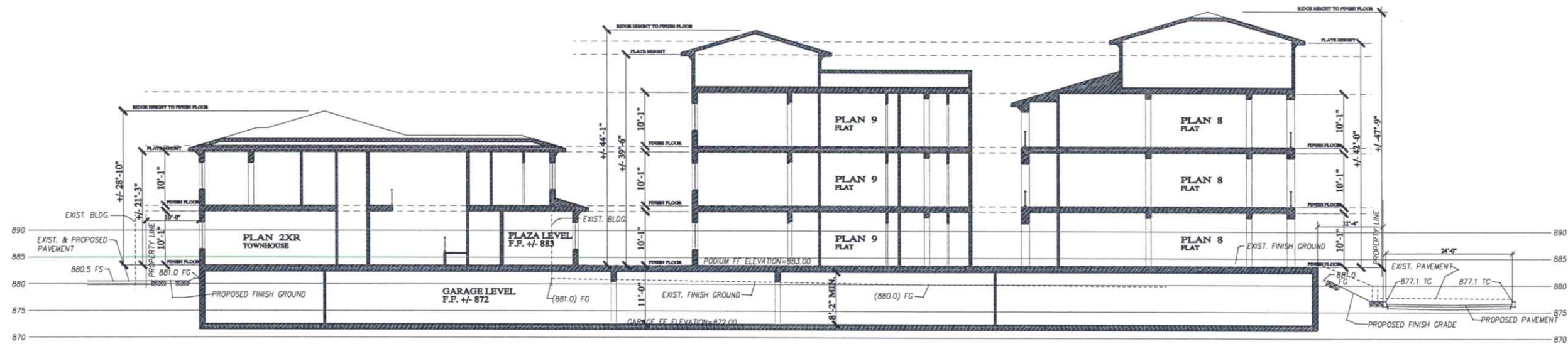
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NOTE: ELEVATIONS SHOWN IN PARENTHESES  
INDICATE EXISTING GRADE ELEVATIONS.

**SECTION A**



NOTE: ELEVATIONS SHOWN IN PARENTHESES  
INDICATE EXISTING GRADE ELEVATIONS.

**SECTION B**

scale 1/4" = 1'-0"



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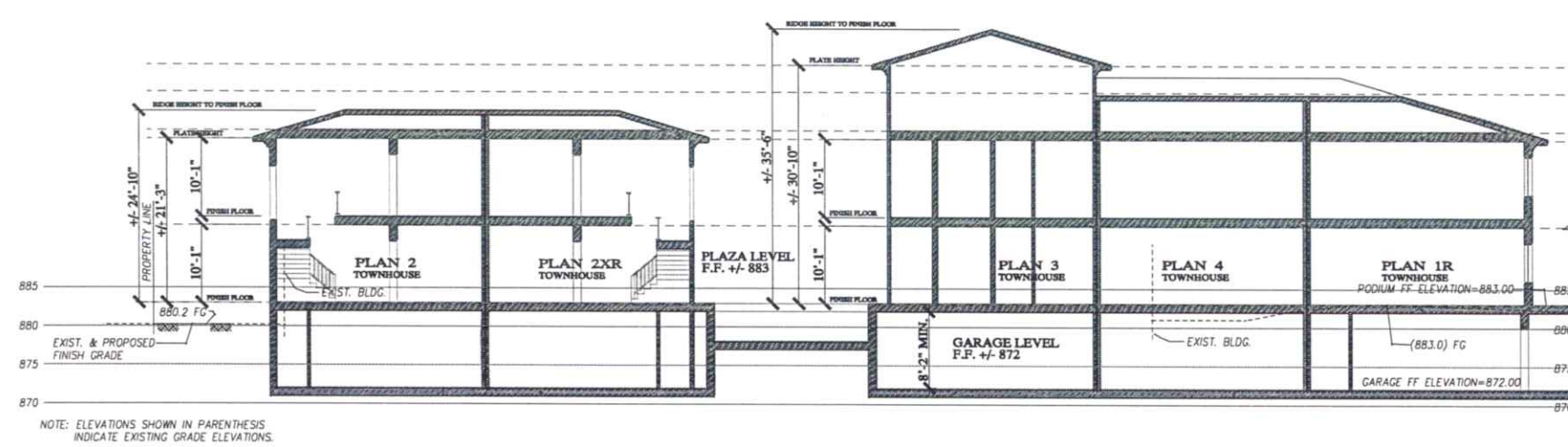
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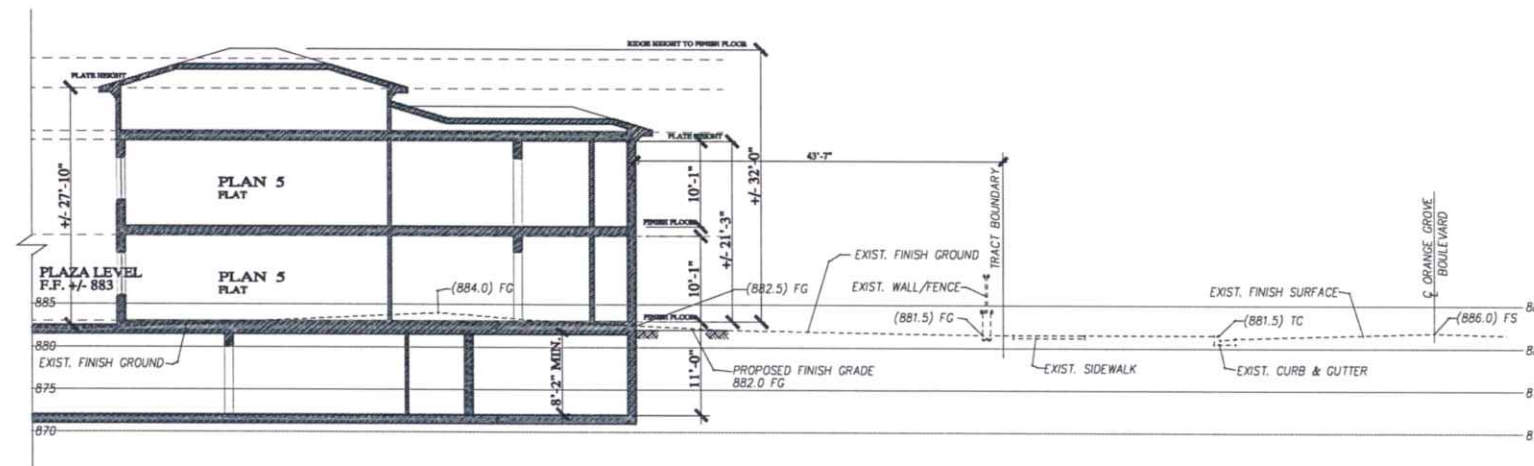
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SECTION C - LEFT



SECTION C - RIGHT

scale



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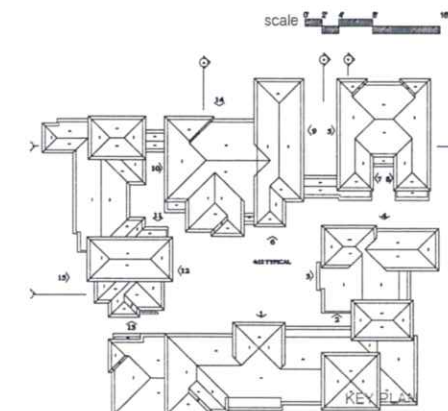
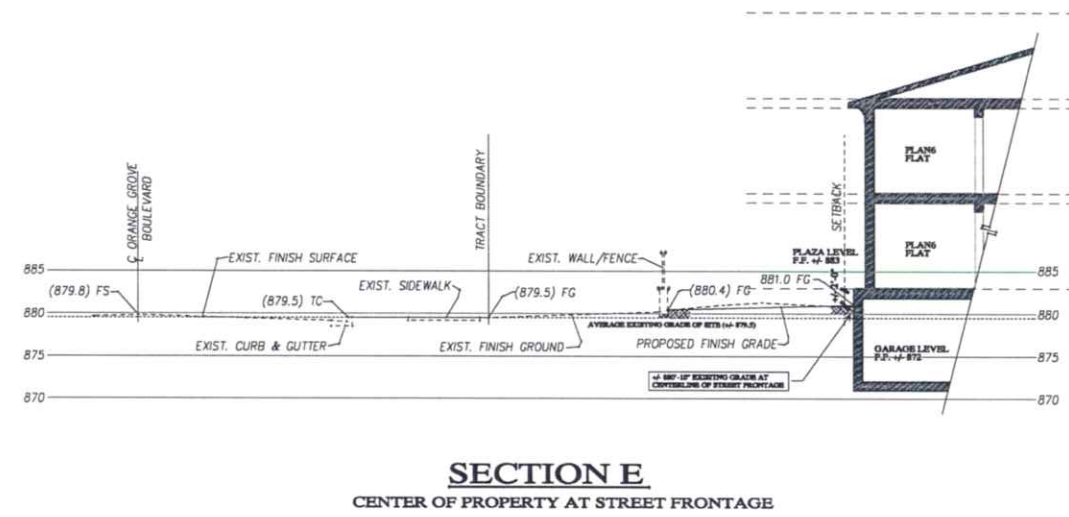
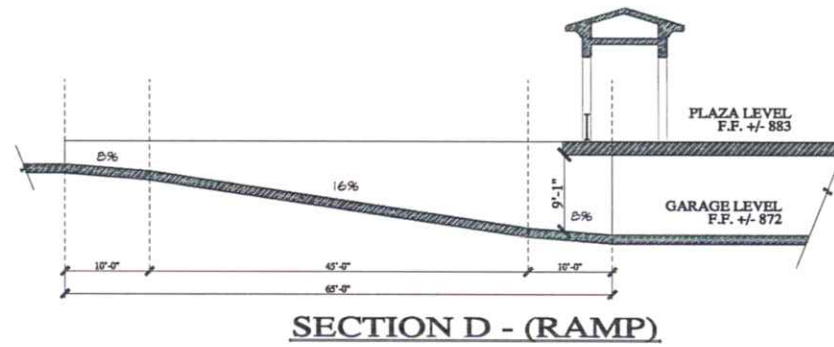
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PARCEL 5 SECTIONS - D & E  
3.13

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20 December 2006

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    - PARCEL 9 GARDEN LEVEL PLAN
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- 3 ELEVATIONS/SECTIONS (1/8" = 1')
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GROVE RESIDENCES (PARCEL 9) Preliminary Plancheck

PROJECT SUMMARY

General Plan Designation: West Gateway Specific Plan  
Zoning Designation: RM-16-1

Total Units: 21  
Density: 14 units per acre



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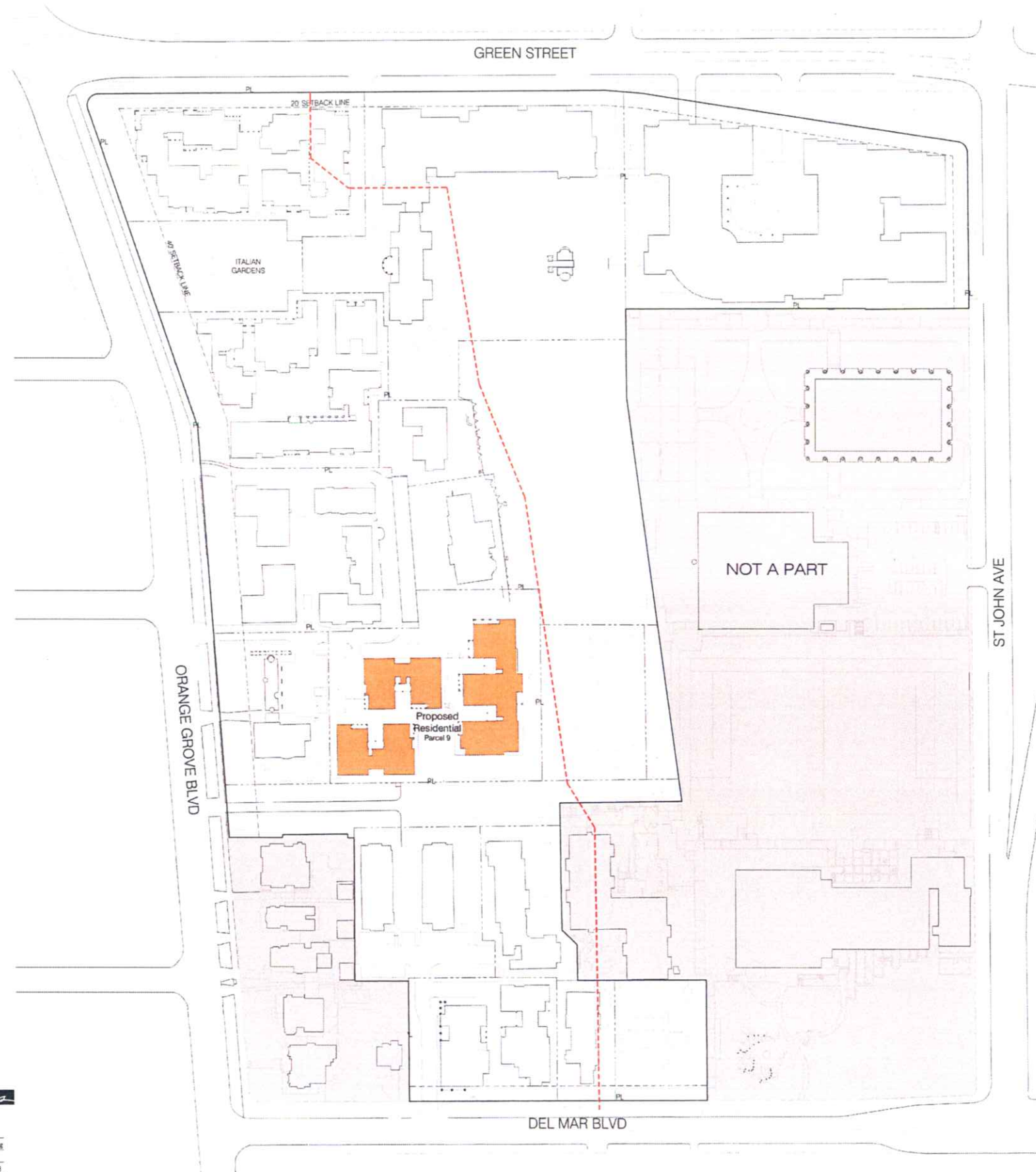
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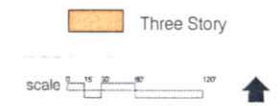
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21. CONDENSER UNITS
22. DISABLED LIFT
23. THEMED PLANTERS

## LANDSCAPE LEGEND

### RELOCATED TREES (SHOWN IN PARENTHESES)

- (268) - CHINESE FLAME-TREE
- (823) - ATLAS CEDAR
- (294) - WINDMILL PALM
- (371), (820) - COAST REDWOOD
- (197), (198), (242), (243) - QUEEN PALM

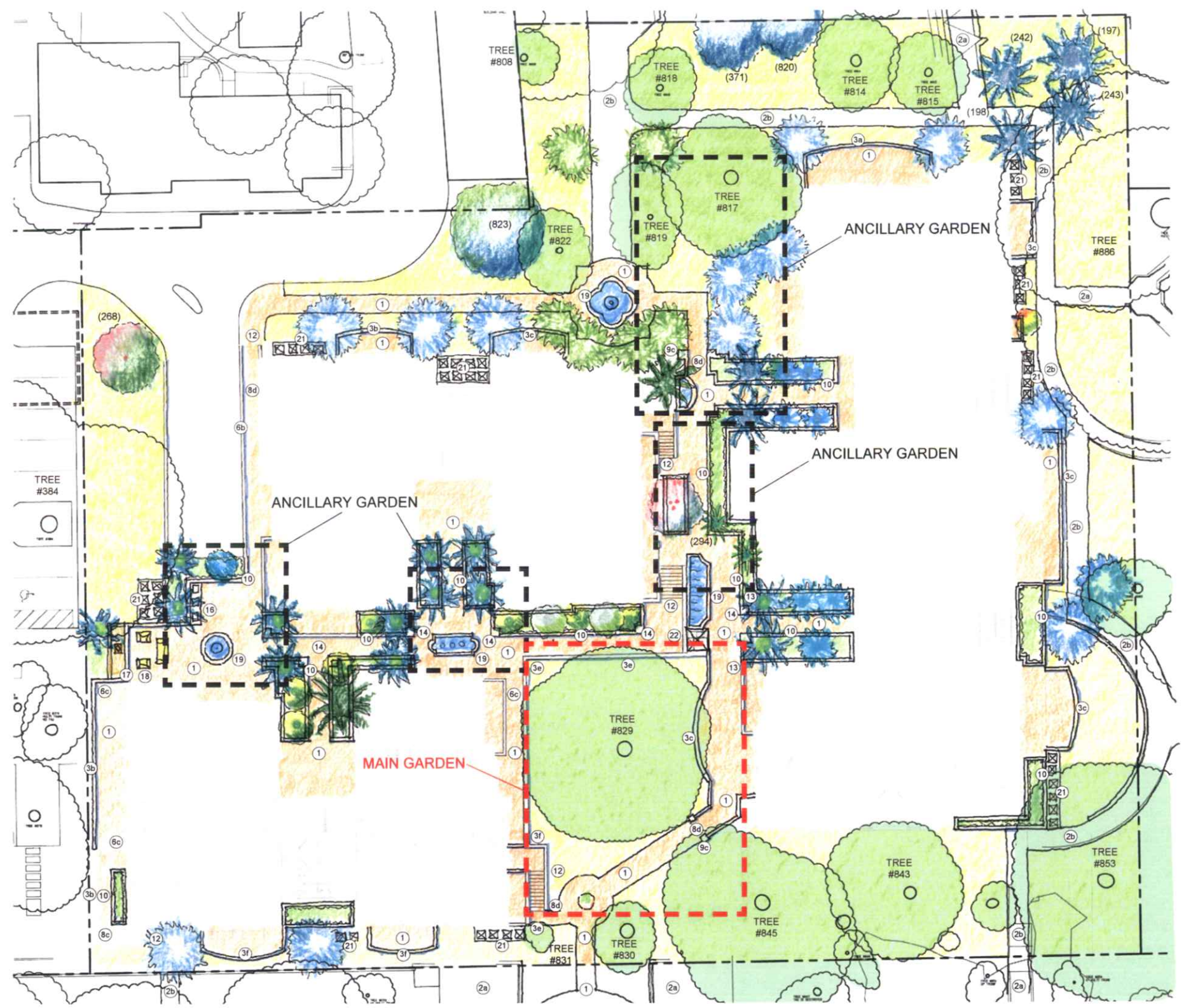
### NEW TREES

-  CANARY ISLAND PALM
-  POMEGRANATE
-  ABYSSINIAN BANANA
-  GIANT BIRD OF PARADISE
-  SHOESTRING ACACIA
-  SENEGAL DATE PALM
-  CITRUS - ORANGE/LEMON

### EXISTING TREES

- 384 - COAST LIVE OAK
- 829 - FERN PINE
- 830 - CALIFORNIA FAN PALM
- 831 - WINDMILL PALM
- 845 - INDIAN LAUREL FIG
- 843 - NORFOLK ISLAND PINE
- 853 - CHINESE ELM
- 886 - MORETON BAY FIG
- 808 - LEMON BOTTLEBRUSH
- 814, 815, 817 - COAST REDWOOD
- 818, 819, 822 - SWEET GUM

-  DATE PALM
-  YUCCA
-  YELLOW OLEANDER
-  WINDMILL PALM
-  QUEEN PALM



**MAIN AND ANCILLARY GARDEN AREAS**

AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
MAIN GARDEN AREA	20% OF TOTAL LOT SIZE* (13,589 SF)	8% OF TOTAL LOT SIZE (4,256 SF)
ANCILLARY GARDENS AREA	-	9% OF TOTAL LOT SIZE (5,969 SF)
MAIN + ANCILLARY GARDENS AREA	-	15% OF TOTAL LOT SIZE (10,225 SF)
MAIN GARDEN PLANTING AREA	50% OF MAIN GARDEN (2,128 SF)	77% OF MAIN GARDEN (3,280 SF)
ANCILLARY GARDENS PLANTING AREA	-	53% OF ANCILLARY GARDENS (3,186 SF)
MAIN + ANCILLARY GARDENS PLANTING AREA	-	6,466 SF

**TOTAL LANDSCAPE REQUIREMENT**

AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
TOTAL LANDSCAPE-	37% OF TOTAL LOT SIZE* (25,139 SF)	63% OF TOTAL LOT SIZE (43,055 SF)

- TOTAL LANDSCAPE = PLANTING + LAWN + HARDSCAPE

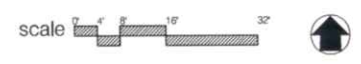
**MAIN GARDEN PERIMETER CALCULATIONS**

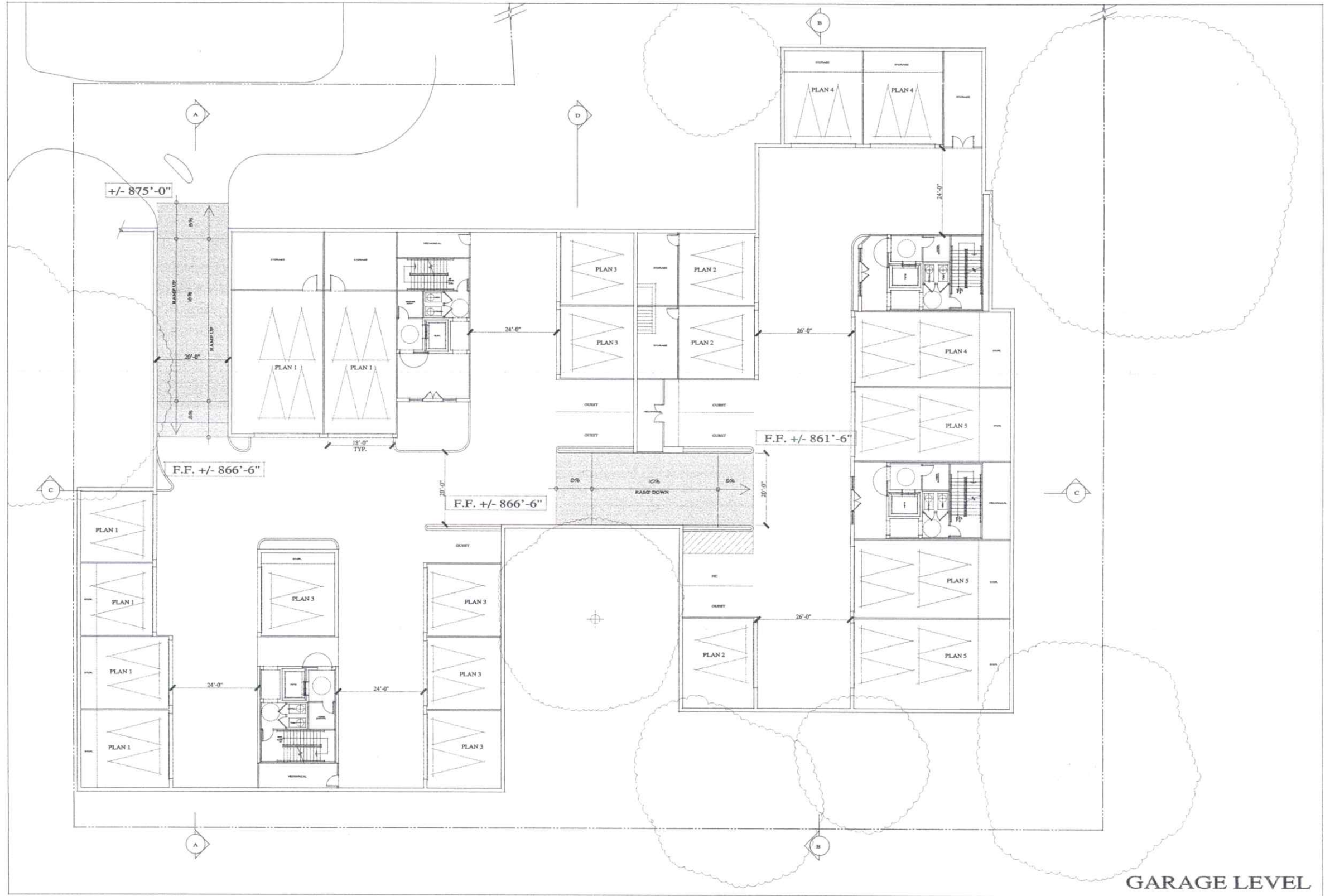
GARDEN AREAS	LF
TOTAL PERIMETER OF MAIN GARDEN	262
TOTAL REQUIRED ENCLOSURE BY BUILDINGS*	131
TOTAL PROPOSED ENCLOSURE BY BUILDINGS	147 (56%)

\* 50% OF PERIMETER

**TOTAL LANDSCAPE BREAKDOWN**

AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
PLANTING	-	8% (3,625 SF)
HARDSCAPE	-	44% (18,943 SF)
LAWN	20% OF TOTAL LANDSCAPE MAX. (8,611 SF)	48% (20,487 SF)
TOTAL	-	100% (43,055 SF)





**GARAGE LEVEL**



**PARCEL 9**

■ **Ambassador West** ■  
 Standard Pacific Homes  
 SCALE: 3/32" = 1'-0"  
 12.18.06

**SHEET 1**

**BASSENAN**  
~~ARCHITECTS~~  
**LACONI**  
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 Newport Beach, CA 92660-6753  
 Telephone 949-533-8300



PLAZA LEVEL

SHEET 2



PARCEL 9

■ **Ambassador West** ■  
 Standard Pacific Homes  
 SCALE: 3/32" = 1'-0"  
 12.18.06





SECOND LEVEL

SHEET 3



PARCEL 9

■ **Ambassador West** ■  
 Standard Pacific Homes  
 SCALE: 3/32" = 1'-0"  
 12.18.06

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THIRD LEVEL

SHEET 4



PARCEL 9

■ **Ambassador West** ■  
 Standard Pacific Homes  
 & SCALE: 3/32" = 1'-0"  
 12.18.06







STANDARD  
PACIFIC

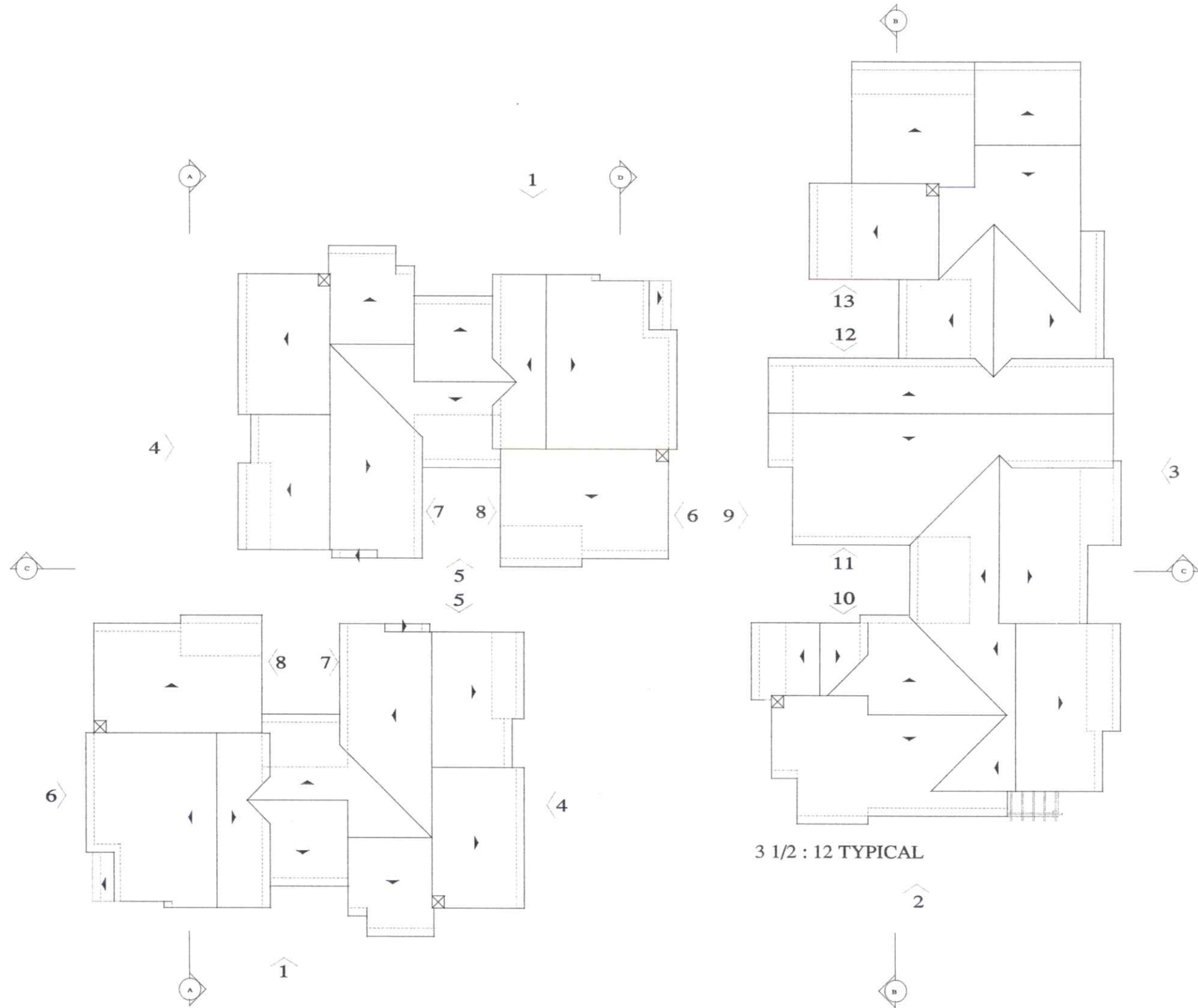
PARCEL 9  
ROOF PLAN

■ **Ambassador West** ■  
Standard Pacific Homes  
& SCALE: 3/32" = 1'-0"  
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AMBASSADOR WEST

5 MAY 2006

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AACP - II



FINISH FLOOR +/- 872.5

EXISTING GRADE +/- 868.5

FRONT ELEVATION 1



+/- 868'-5" EXISTING GRADE AT  
CENTERLINE OF STREET FRONTAGE

MAXIMUM EXPOSED HEIGHT TO FINISH GRADE

PLATE HEIGHT

+/- 44'-9"

+/- 41'-3"

LOWEST FINISH GRADE ADJACENT  
TO BUILDING (+/- 872.5)

FINISH FLOOR +/- 877.5  
EXISTING GRADE +/- 875

FRONT ELEVATION 1



MAXIMUM EXPOSED HEIGHT TO FINISH GRADE

PLATE HEIGHT

+/- 44'-9"

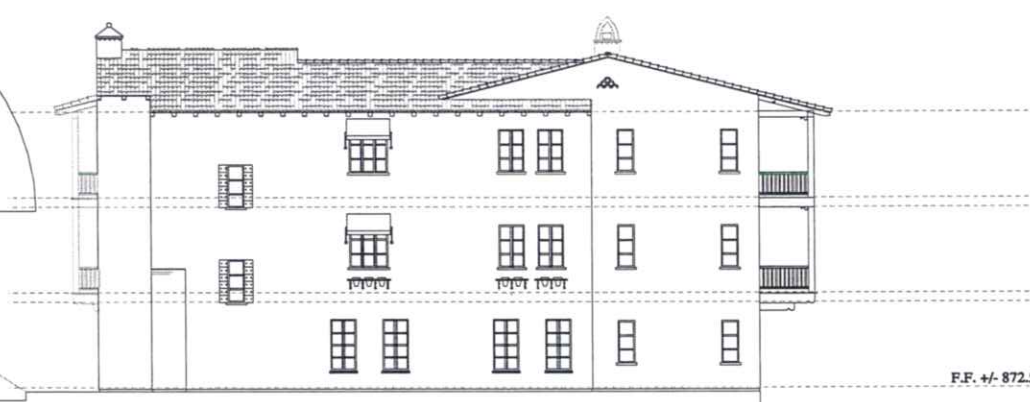
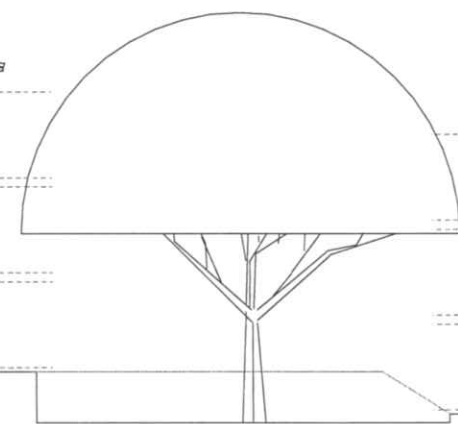
+/- 41'-3"

LOWEST FINISH GRADE ADJACENT  
TO BUILDING (+/- 872.5)

F.F. +/- 877.5

E.G. +/- 872

REAR ELEVATION 1

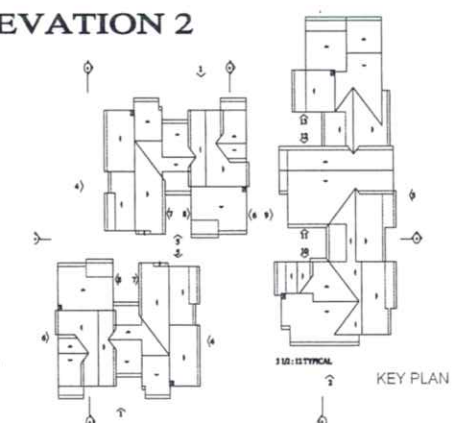


F.F. +/- 872.5

E.G. +/- 868

REAR ELEVATION 2

SEE Revised Right & South West  
Elevations ( 18 Dec 2006)



scale 1/8" = 1'-0"



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RIGHT ELEVATION



PARCEL 9  
ELEVATIONS

■ **Ambassador West** ■  
Standard Pacific Homes  
SCALE: 1/8" = 1'-0"  
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SOUTHWEST ELEVATION

PARCEL 9

■ Ambassador West ■  
Standard Pacific Homes

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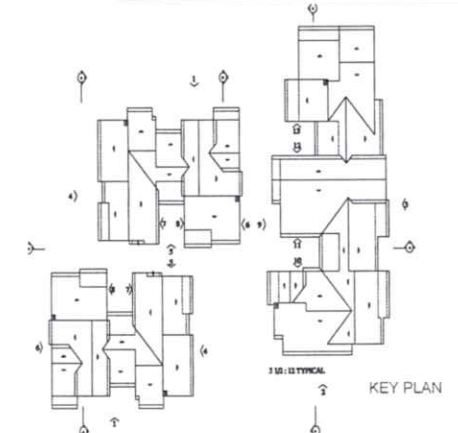


LEFT ELEVATION 3



RIGHT ELEVATION 4

RIGHT ELEVATION 6



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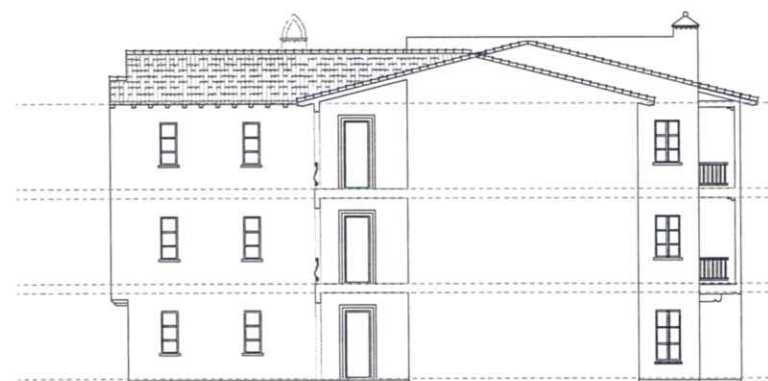
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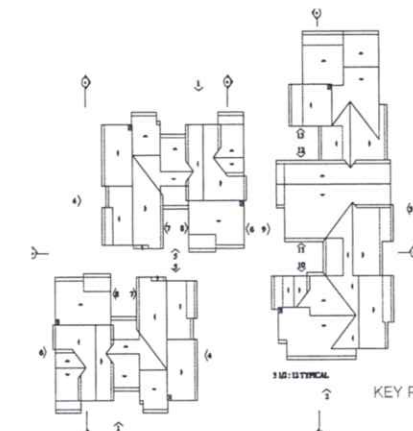
ELEVATION 5



ELEVATION 7



ELEVATION 8



KEY PLAN



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PARCEL 9 ELEVATIONS  
3.3

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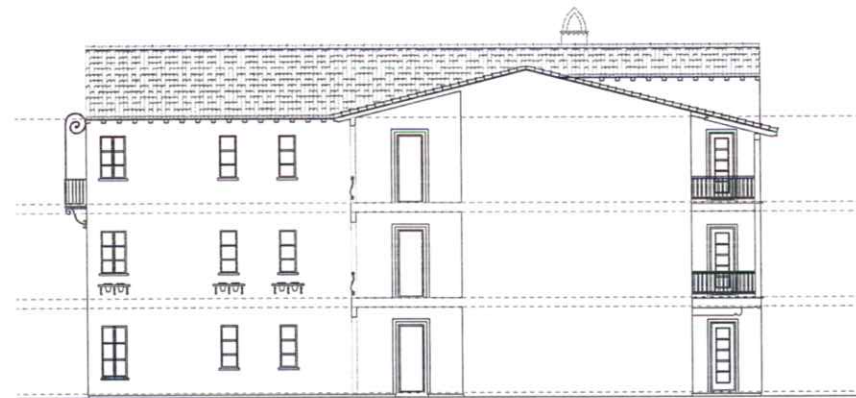
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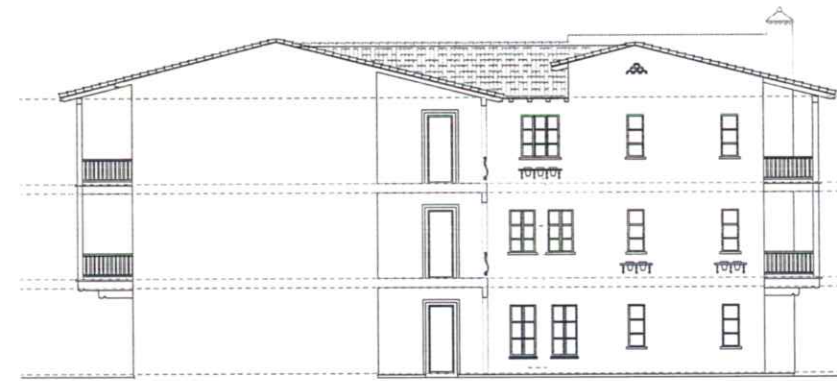
AACP - II



ELEVATION 9



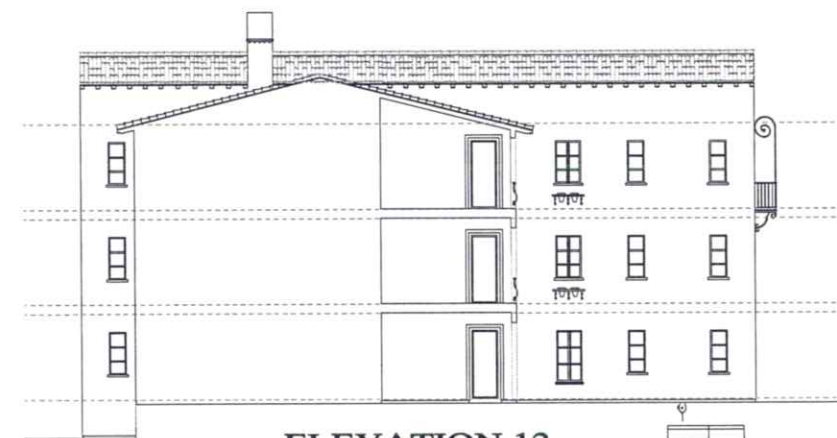
ELEVATION 11



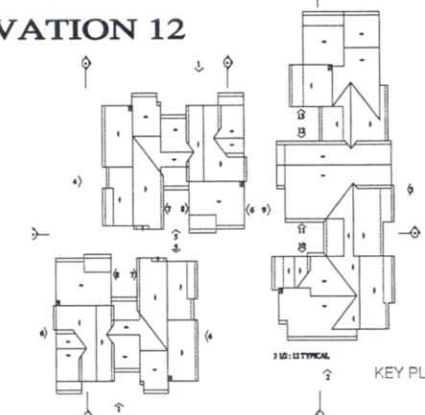
ELEVATION 10



ELEVATION 13



ELEVATION 12



KEY PLAN

scale 1/8" = 1'-0"



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PARCEL 9 ELEVATIONS

3.4

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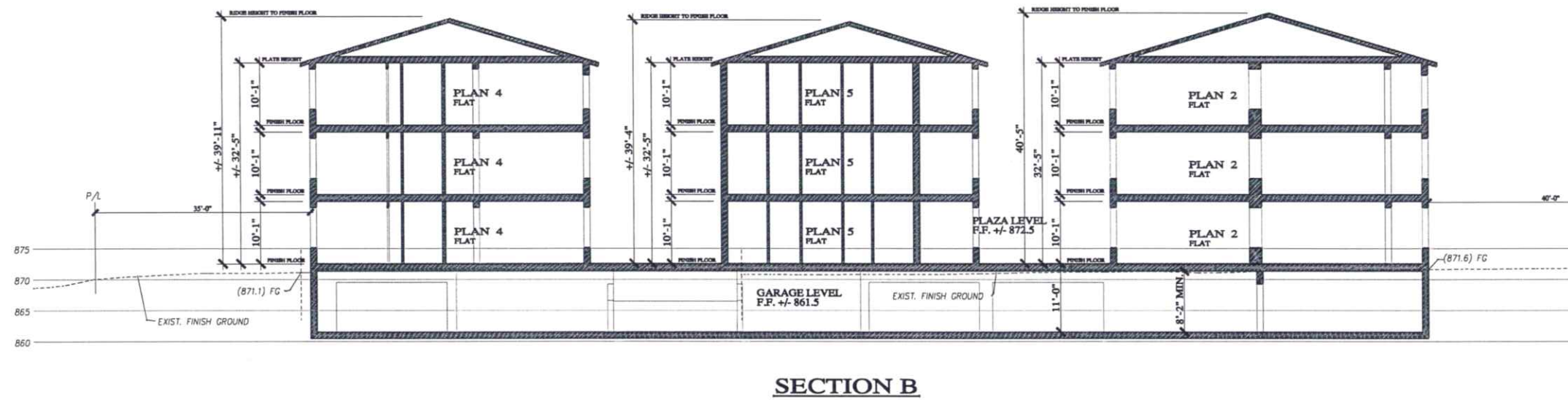
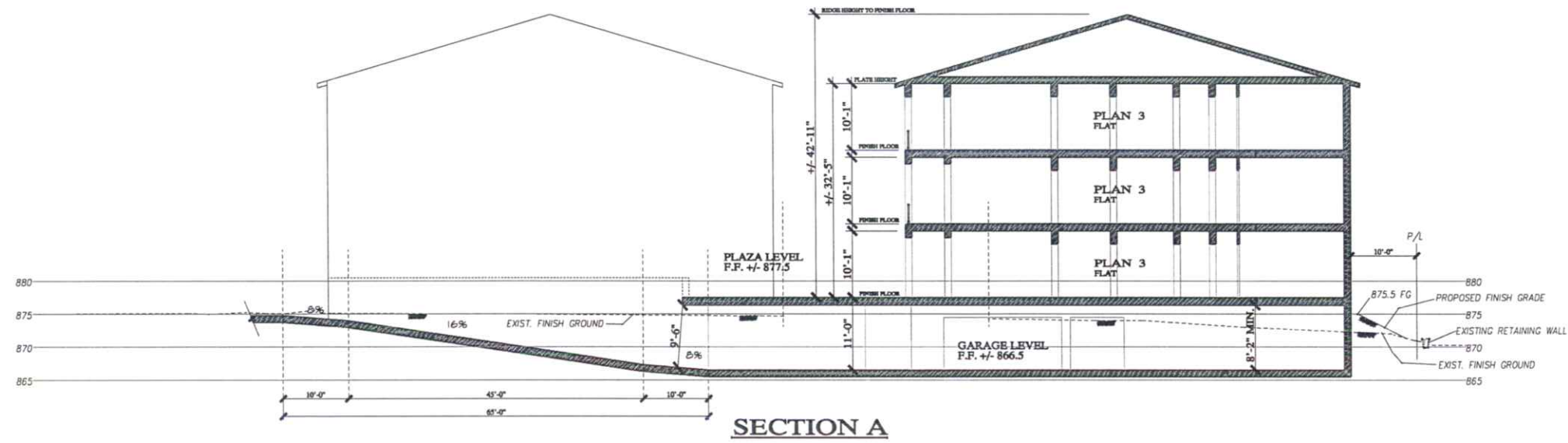
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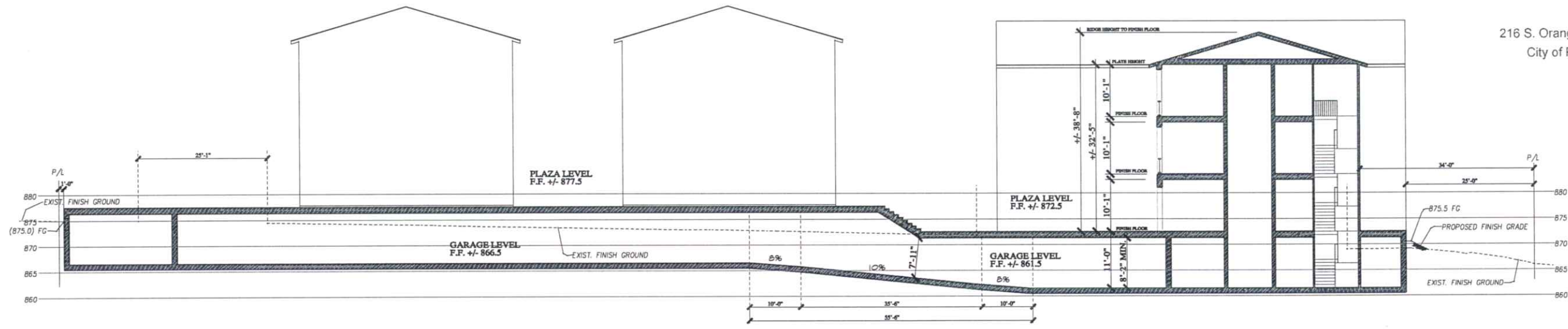
AMBASSADOR WEST

5 MAY 2006

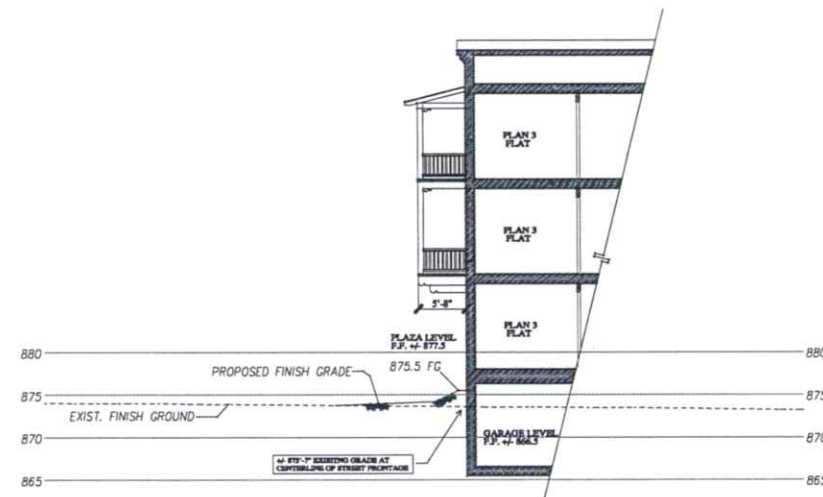
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SECTION C



SECTION D  
CENTER OF PROPERTY AT STREET FRONTAGE



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scale 1/8" = 1'-0"

PARCEL 9 SECTIONS

3.6

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1B - Villa Francesca Apartments



Grove Stream Waterfall



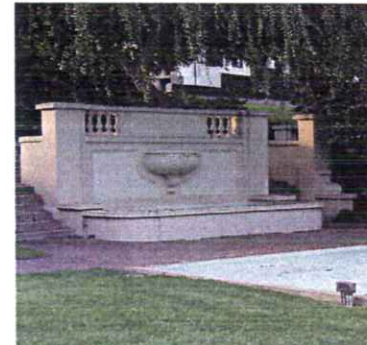
1A - Grove Walk & Stream



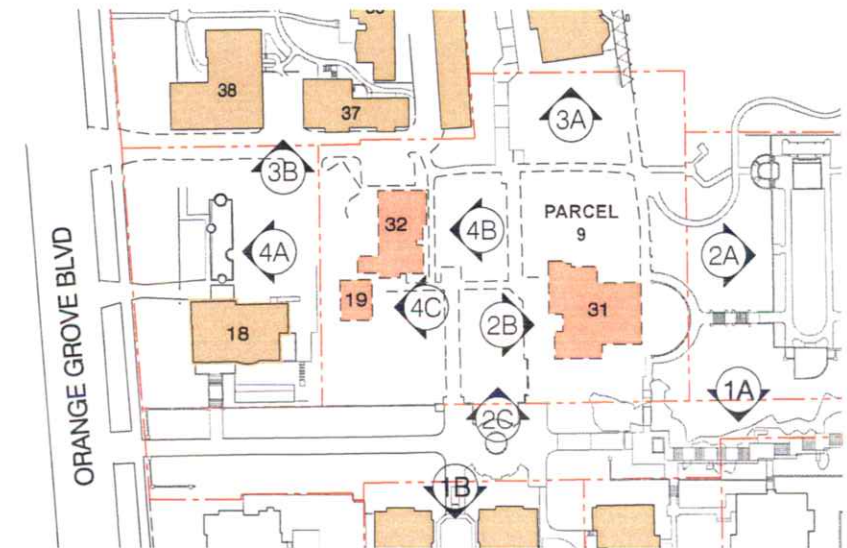
2C - Preserved Tree #829



2B - Library



2A - Fowler Gardens



3B - South Orange Grove Apartments



3A - Mayfair Mansion



4C - Rankin House Garage + Guest House



4B - Library Annex



4A - Rankin House / Rankin Garden & Fountain



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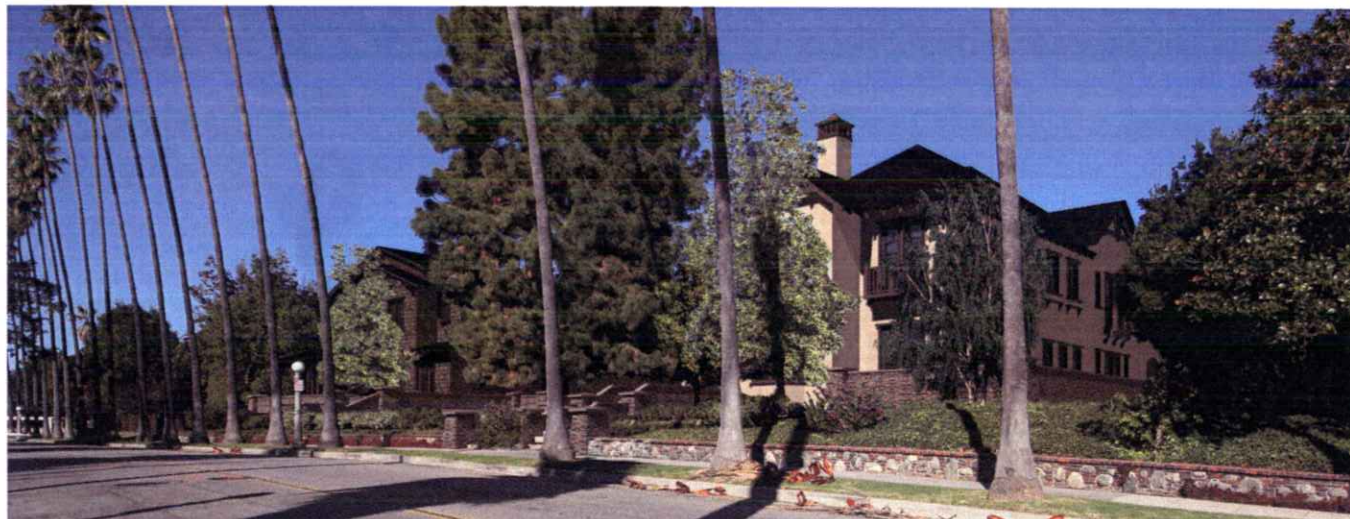
20 DECEMBER 2006

Adjustment Permit  
(Parcels 16)

361 West Del Mar Blvd  
City of Pasadena, CA  
AAP - II



View along Del Mar Blvd - Looking North at the Del Mar Residences



View along Del Mar Blvd - Looking North/West towards the Del Mar Residences

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## DEL MAR RESIDENCES (PARCEL 16) Preliminary Plancheck

### PROJECT SUMMARY

General Plan Designation: West Gateway Specific Plan  
Zoning Designation: RM-16-1

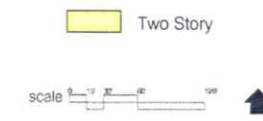
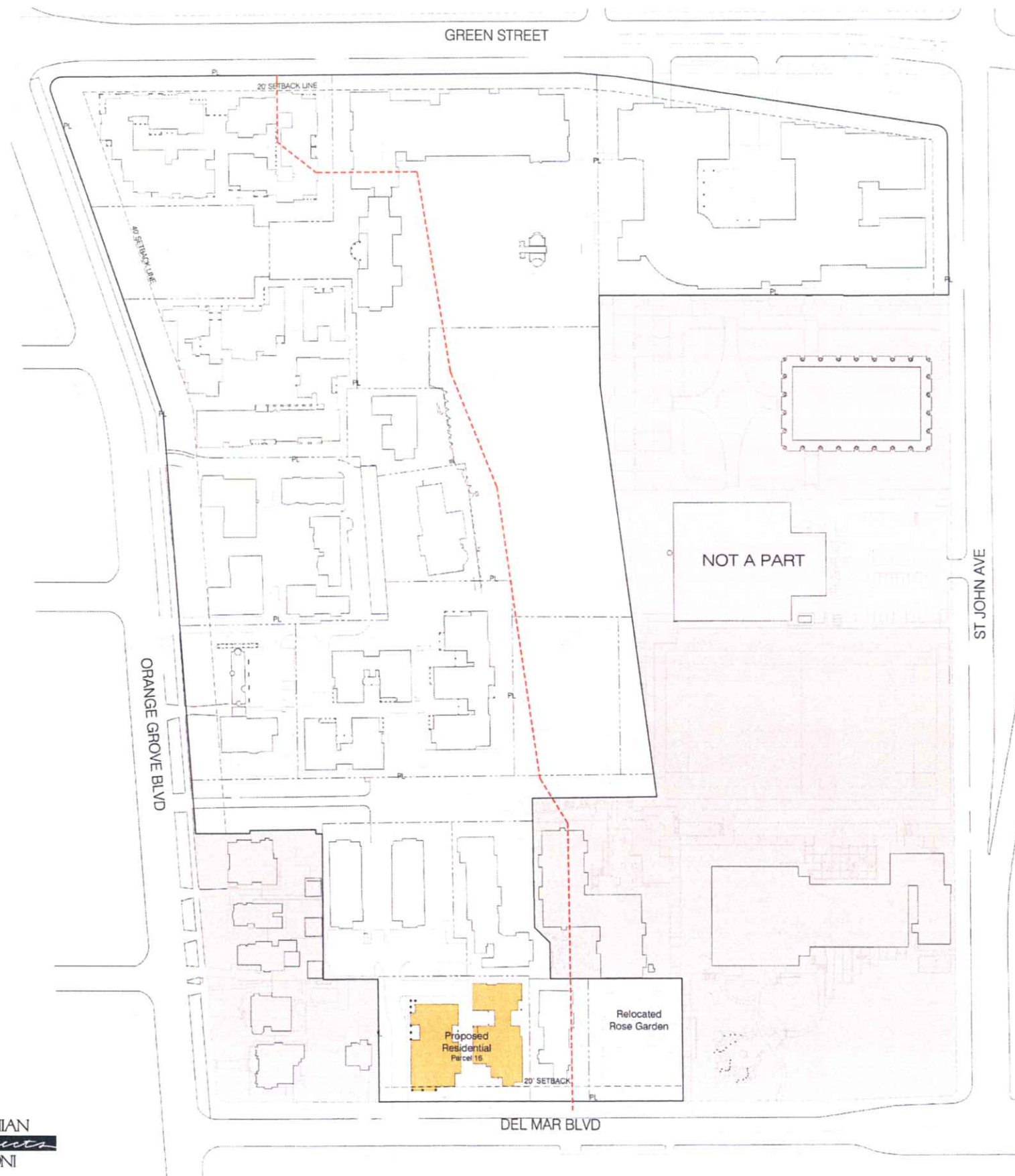
Total Units: 10  
Density: 14 units per acre



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5 MAY 2006

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(Parcels 16)

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5 MAY 2006

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OVERALL SITE PLAN  
1.1

# AMBASSADOR WEST

## HARDSCAPE LEGEND

1. COLORED INTERLOCKING PAVERS
2. PEDESTRIAN WALK
  - a. EXISTING PEDESTRIAN WALK
  - b. NEW NATURAL COLORED CONCRETE SIDEWALK
3. RETAINING WALL WITH 3'-6" WROUGHT IRON RAILING
  - a. 2' WALL
  - b. 3' WALL
  - c. 3'-6" WALL
  - d. 4'-0" WALL
  - e. 5' WALL
  - f. 5'-6" WALL
  - g. 6'-0" WALL
  - h. 8' WALL
  - i. 0' - 4' ± RETAINING/PLANTER WALL
4. RETAINING WALL WITHOUT RAILING
  - a. 2' WALL
  - b. 3' WALL
5. SOLID WALL WITH 3'-6" WROUGHT IRON RAILING
  - a. 18" WALL
  - b. 2' WALL
  - c. 3' WALL
6. SOLID WALL WITHOUT RAILING
  - a. 3' WALL
  - b. 3'-6" WALL
  - c. 5' WALL
  - d. 6' WALL
7. EXISTING HISTORIC WALL
  - a. RETAINING WALL WITH 3'-6" WROUGHT IRON RAILING
  - b. SOLID WALL WITHOUT RAILING
8. FENCE / GATE
  - a. WOOD PICKET FENCE
  - b. WOOD PICKET GATE
  - c. WROUGHT IRON FENCE
  - d. WROUGHT IRON GATE
9. PILASTER
  - a. LARGE THEME PILASTER WITH LIGHT FIXTURE
  - b. 18" SQUARE x 4' HIGH PILASTER
  - c. 24" SQUARE x 7' HIGH PILASTER
10. 36" PLANTER WALL
11. RAISED DECK WITH 3'-6" WROUGHT IRON RAILING
12. COLORED CONCRETE STEPS
13. 18" HIGH THEMED TILE SEAT
14. 24" BASE FOR CERAMIC URNS, OIL JARS AND POTS
15. EXISTING SIGNAGE AND ANNUAL PLANTING
16. OUTDOOR BBQ COUNTERTOP WITH SINK AND REFRIGERATOR
17. OUTDOOR FIREPLACE
18. PATIO FURNITURE
19. THEMED WATER FOUNTAIN
20. EXISTING FOUNTAIN
21. CONDENSER UNITS
22. DISABLED LIFT
23. THEMED PLANTERS

## LANDSCAPE LEGEND

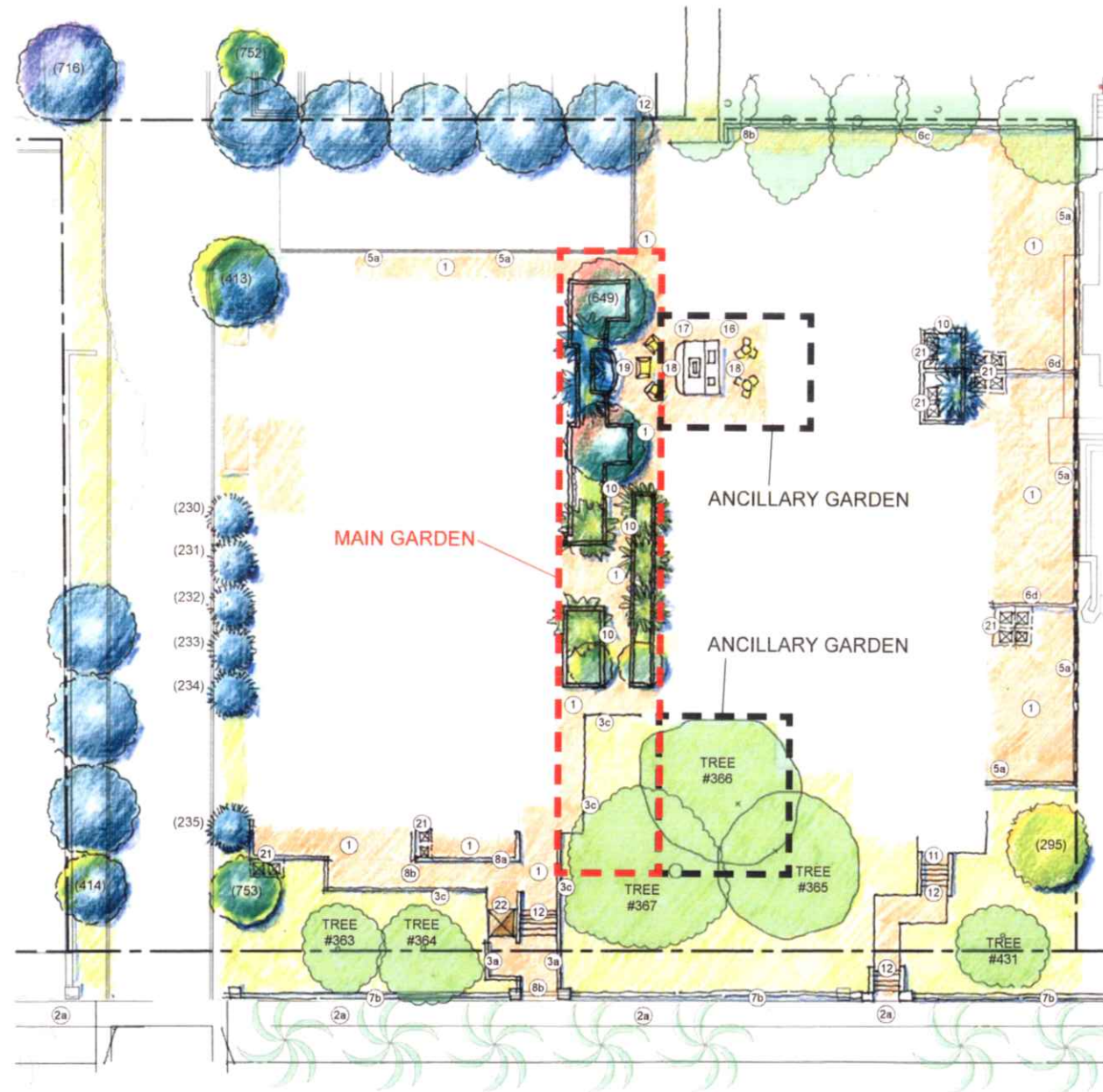
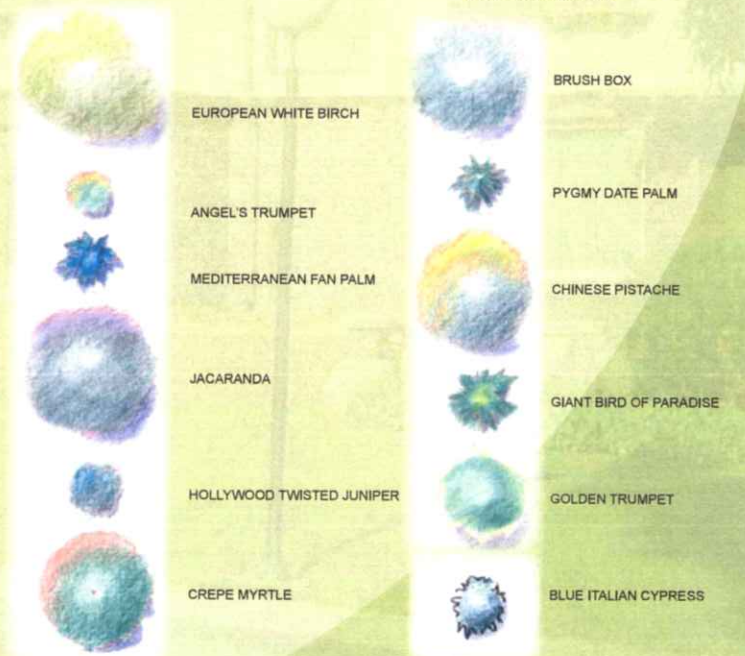
### EXISTING TREES

366-367 - CANARY ISLAND PINE  
363-364 AND 431 - SWEETSHADE

### NEW TREES

### RELOCATED TREES (SHOWN IN PARENTHESES)

(295) - EUROPEAN WHITE BIRCH  
(230) - (235) - BLUE ITALIAN CYPRESS  
(752) AND (753) - GOLDEN TRUMPET  
(413) AND (414) - CHINESE PISTACHE  
(716) - JACARANDA  
(849) - CREPE MYRTLE



### MAIN AND ANCILLARY GARDEN AREAS

AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
MAIN GARDEN AREA	20% OF TOTAL LOT SIZE* (6,646 SF)	7% OF TOTAL LOT SIZE (2,420 SF)
ANCILLARY GARDENS AREA	-	4% OF TOTAL LOT SIZE (1,363 SF)
MAIN + ANCILLARY GARDENS AREA	-	11% OF TOTAL LOT SIZE (3,783 SF)
MAIN GARDEN PLANTING AREA	50% OF MAIN GARDEN (1,210 SF)	52% OF MAIN GARDEN (1,250 SF)
ANCILLARY GARDENS PLANTING AREA	-	56% OF ANCILLARY GARDENS (759 SF)
MAIN + ANCILLARY GARDENS PLANTING AREA	-	2,009 SF

\* TOTAL LOT SIZE: 93,229 SF

### TOTAL LANDSCAPE REQUIREMENT

AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
TOTAL LANDSCAPE-	37% OF TOTAL LOT SIZE* (12,295 SF)	56% OF TOTAL LOT SIZE (18,683 SF)

- TOTAL LANDSCAPE = PLANTING + LAWN + HARDSCAPE

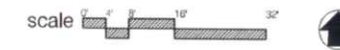
### TOTAL LANDSCAPE BREAKDOWN

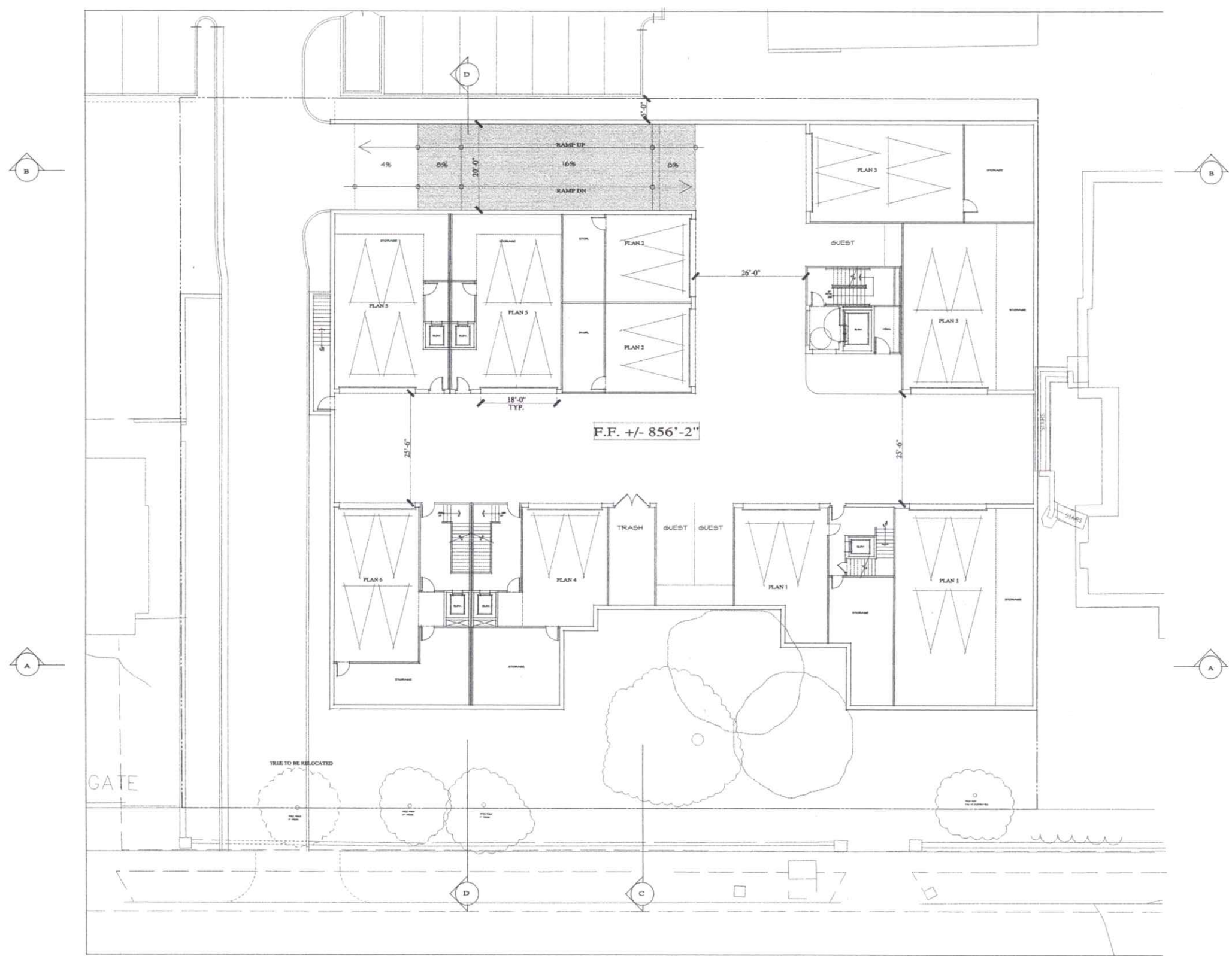
AREA	REQUIRED % (REQUIRED SF)	PROPOSED % (PROPOSED SF)
PLANTING	-	8% (1,491 SF)
HARDSCAPE	-	59% (11,095 SF)
LAWN	20% OF TOTAL LANDSCAPE MAX. (3,737 SF)	33% (6,097 SF)
TOTAL	-	100% (18,683 SF)

### MAIN GARDEN PERIMETER CALCULATIONS

GARDEN AREAS	LF
TOTAL PERIMETER OF MAIN GARDEN	266
TOTAL REQUIRED ENCLOSURE BY BUILDINGS*	143
TOTAL PROPOSED ENCLOSURE BY BUILDINGS	228 (86%)

\* 50% OF PERIMETER





GARAGE LEVEL

PARCEL 16

**Ambassador West**  
 Standard Pacific Homes

SCALE: 3/32" = 1'-0"  
 12.18.06

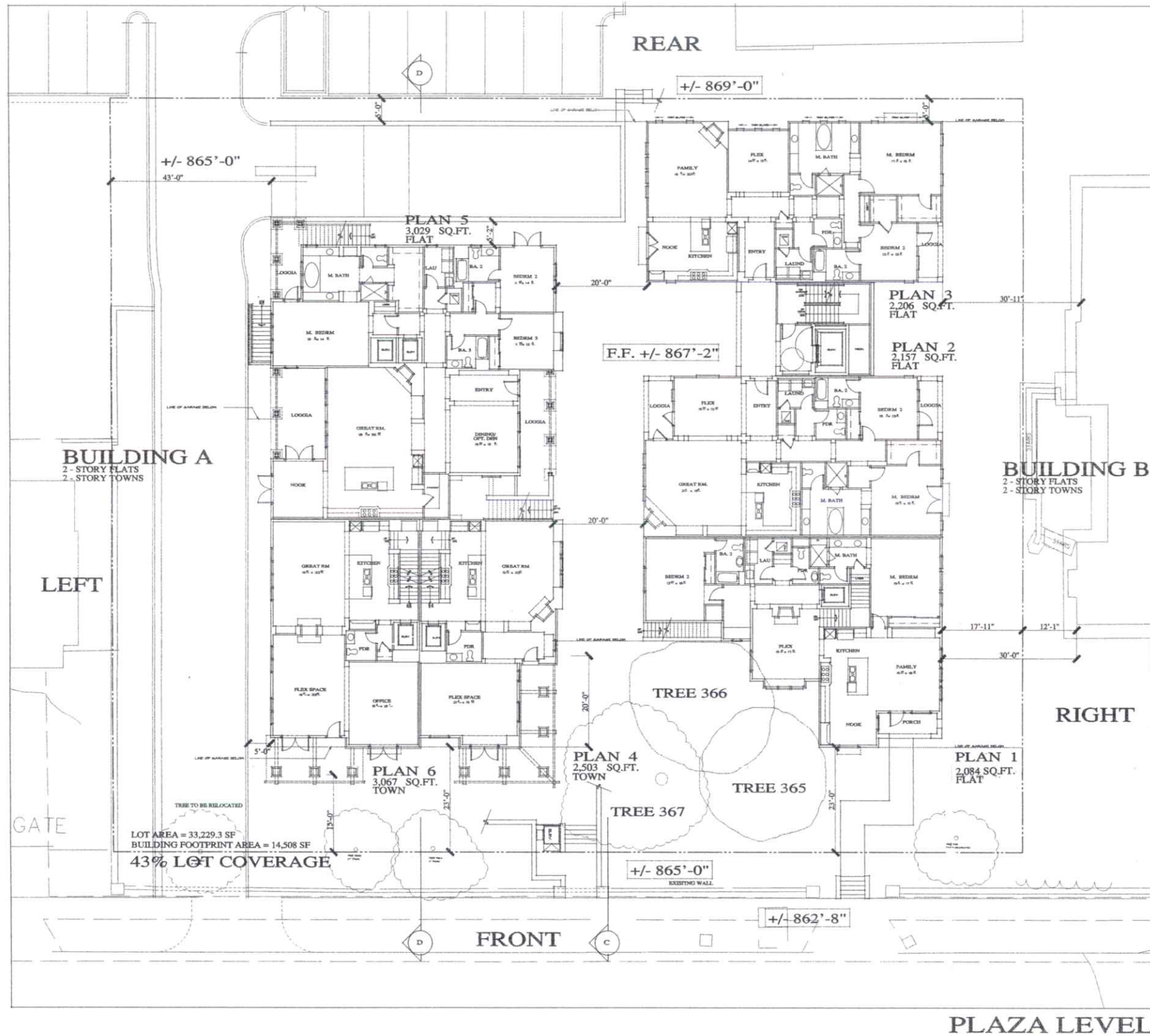


SHEET 1

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LOT AREA = 33,229.3 SF  
 BUILDING FOOTPRINT AREA = 14,508 SF  
 43% LOT COVERAGE

PLAZA LEVEL

PARCEL 16

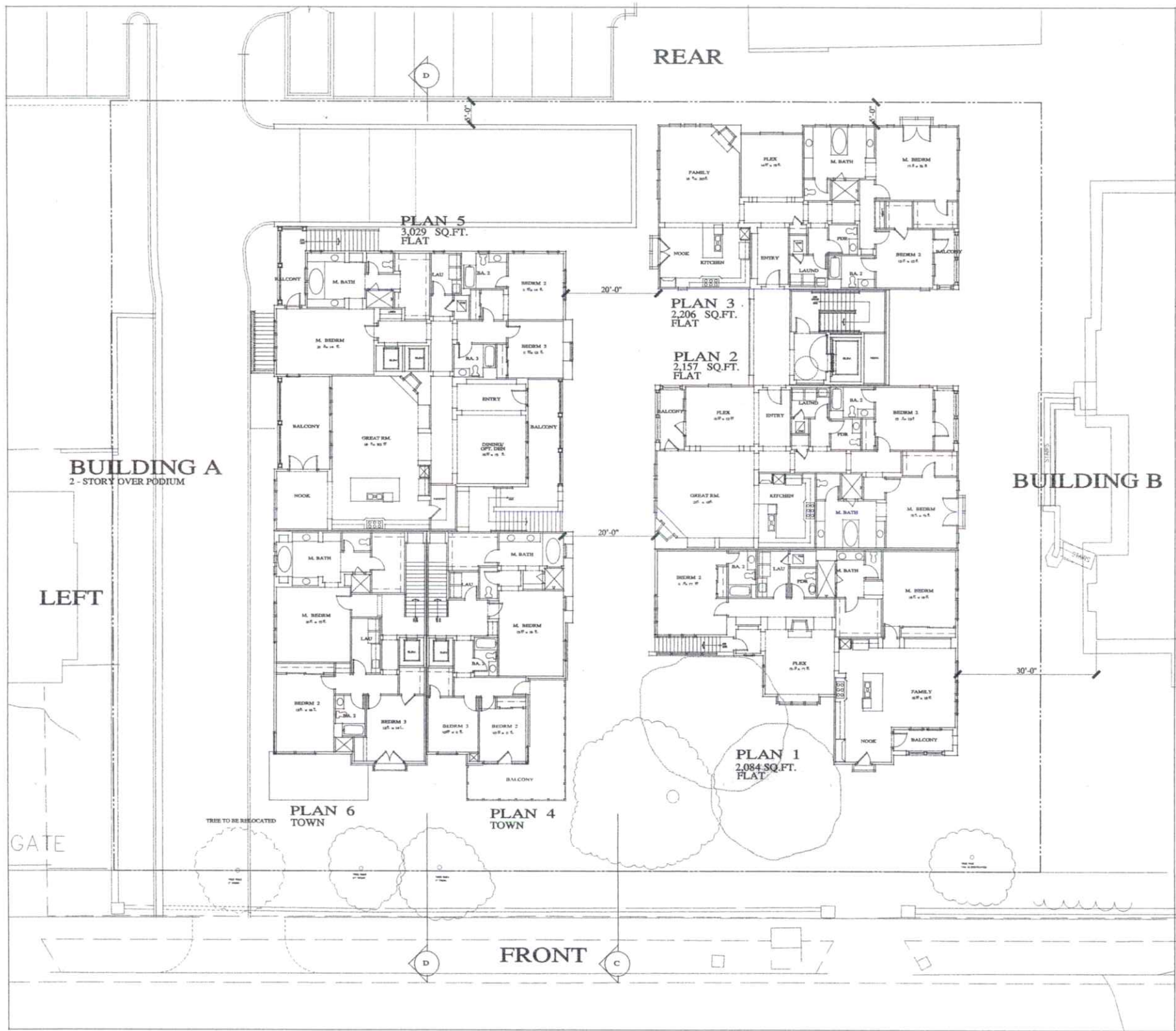
SHEET 2



**Ambassador West**  
 Standard Pacific Homes  
 SCALE: 3/32" = 1'-0"  
 12.18.06

**BASSENIAN**  
*architects*  
**LACONI**  
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SECOND LEVEL

PARCEL 16

**Ambassador West**  
 Standard Pacific Homes  
 SCALE: 3/32" = 1'-0"

12.18.06

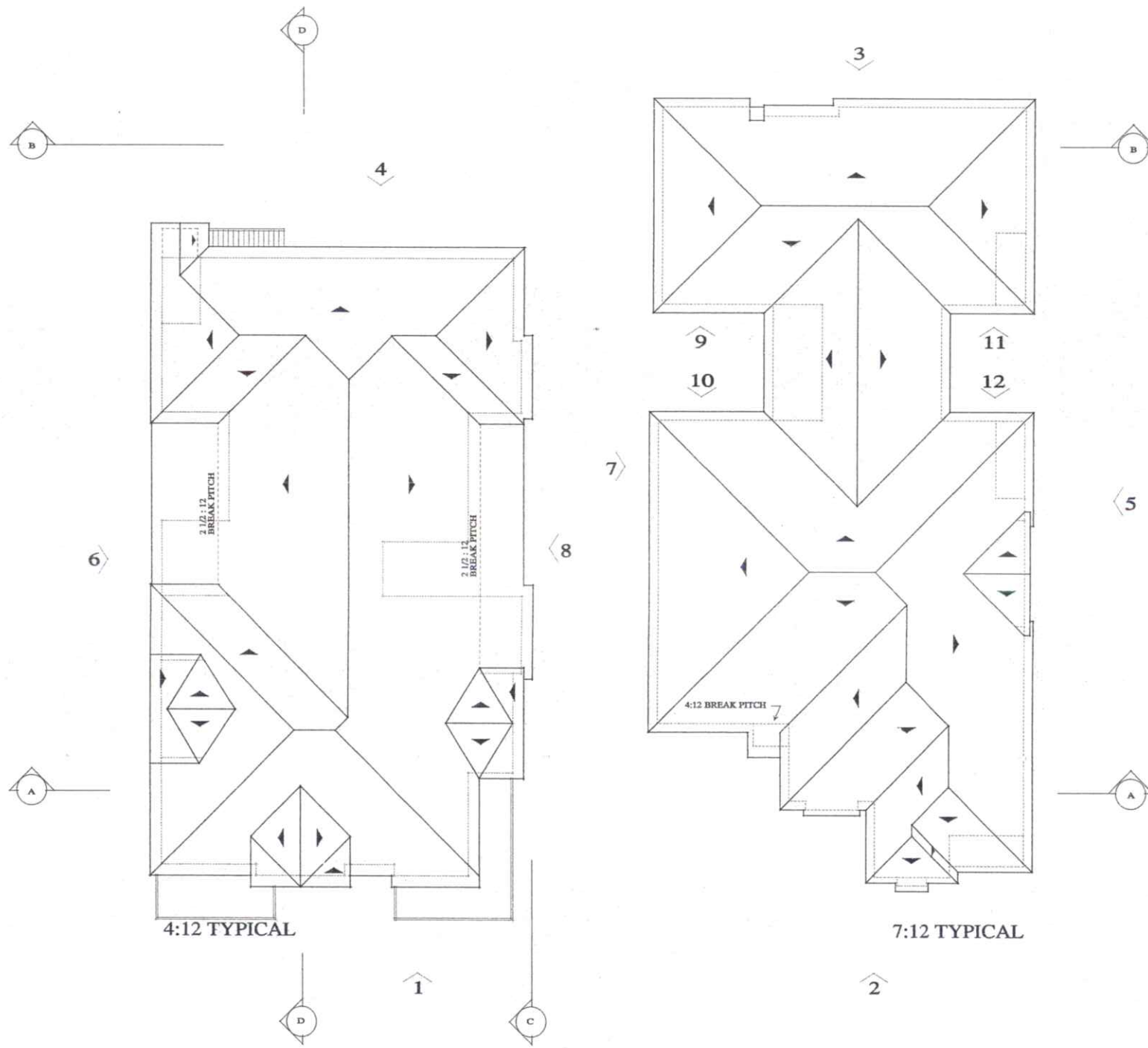


SHEET 3

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PARCEL 16  
ROOF PLAN

**Ambassador West**  
Standard Pacific Homes

SCALE: 3/32" = 1'-0"

12.18.06

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MULTIFAMILY RESIDENTIAL

AMBASSADOR WEST

5 MAY 2006

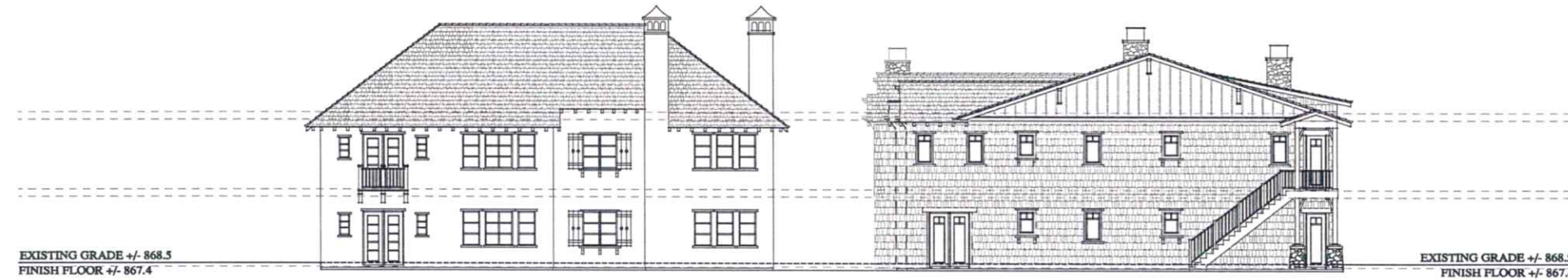
Adjustment Permit  
(Parcels 16)

361 West Del Mar Blvd  
City of Pasadena, CA  
AAP - II

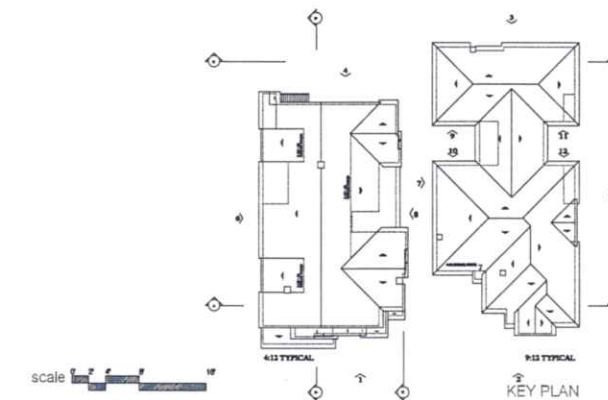


FRONT ELEVATION - 1 & 2

**SEE Revised Front Elevation 1 & 2 (18 Dec 2006)**



REAR ELEVATION 3 - 4



STANDARD  
PACIFIC

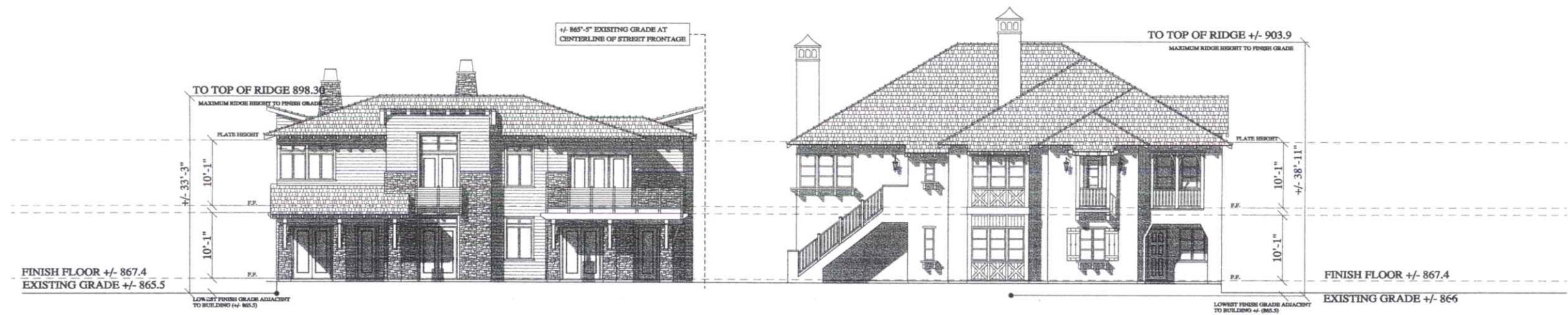
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ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101  
T 626-405-8001  
F 626-405-8150





CONCEPTUAL FRONT ELEVATION - 1 & 2



PARCEL 16  
ELEVATIONS

■ **Ambassador West** ■  
Standard Pacific Homes  
& SCALE: 1/8" = 1'-0"

12.18.06

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5 MAY 2006

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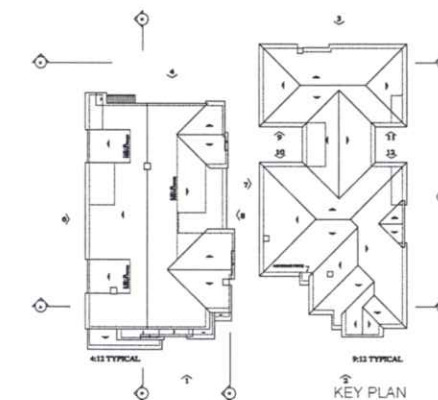
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RIGHT ELEVATION - 5



LEFT ELEVATION - 6



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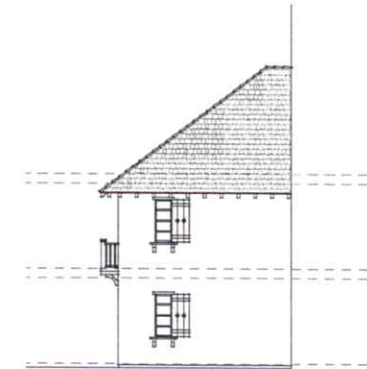
5 MAY 2006

Adjustment Permit  
(Parcels 16)

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City of Pasadena, CA  
AAP - II



ELEVATION - 7



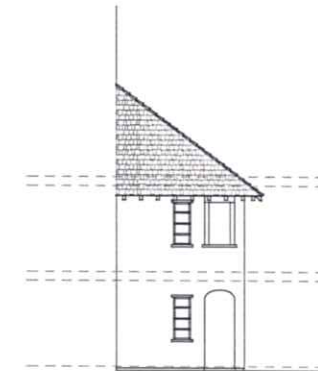
ELEVATION - 9



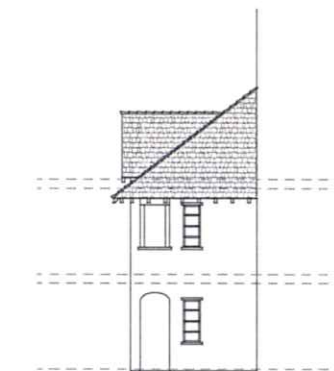
ELEVATION - 10



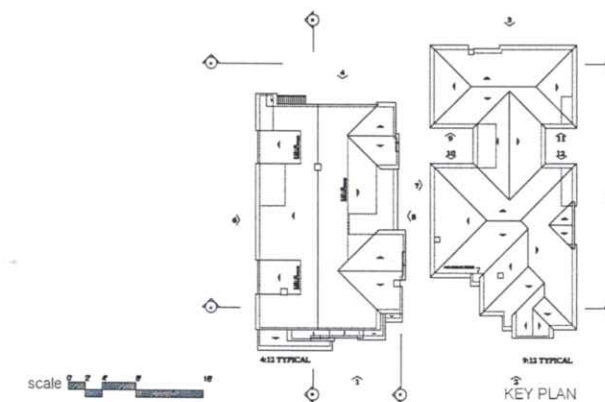
ELEVATION - 8



ELEVATION - 11



ELEVATION - 12



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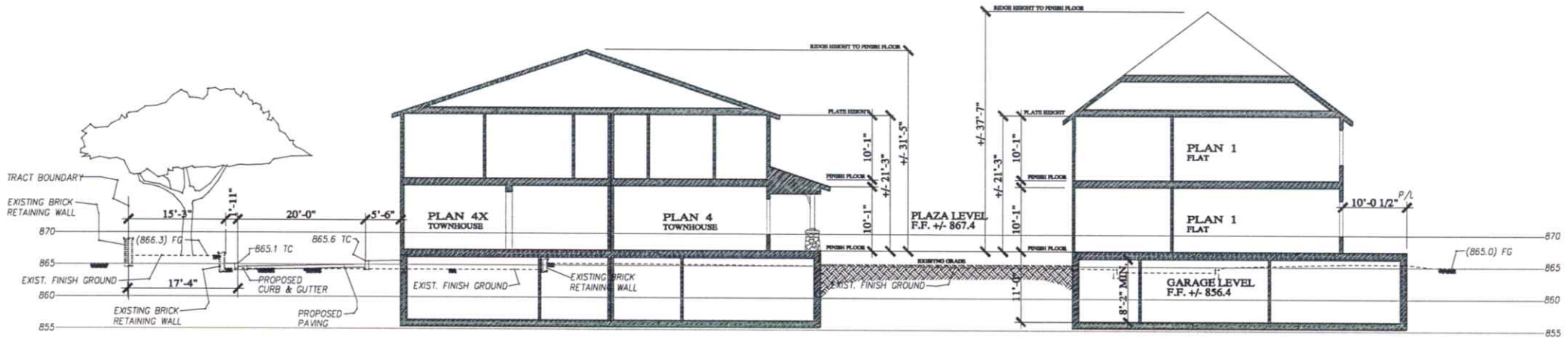
STANDARD  
PACIFIC

BASSENIAN  
*architects*  
LACONI

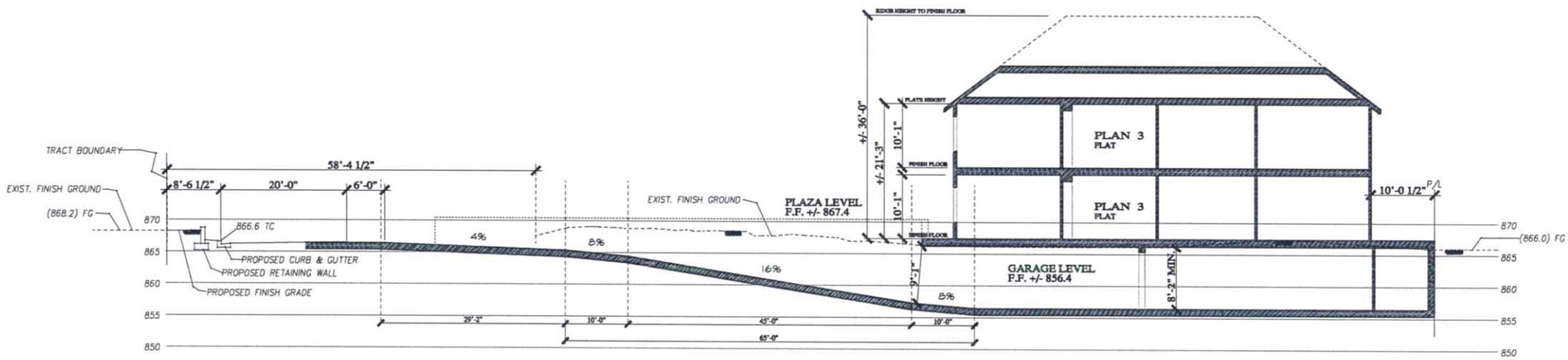
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(Parcels 16)

361 West Del Mar Blvd  
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AACP - II



SECTION A



SECTION B



STANDARD  
PACIFIC

BASSENIAN  
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scale

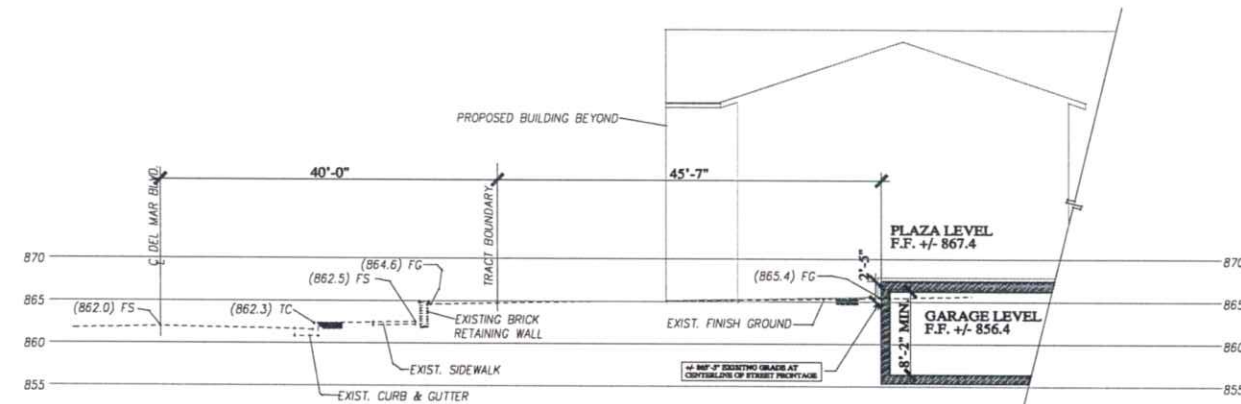
ONYX ARCHITECT'S

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F (626) 405-8150

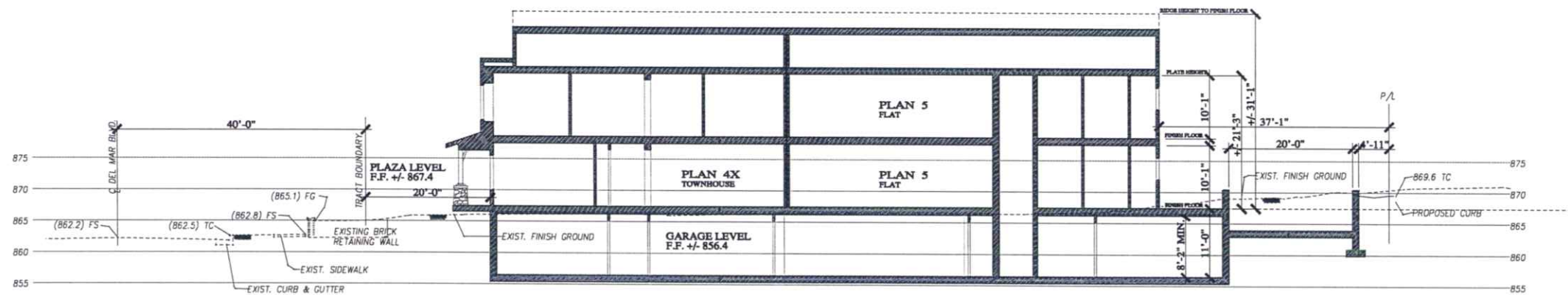


Adjustment Permit  
 (Parcels 16)

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 City of Pasadena, CA  
 AACP - II



**SECTION C**  
 CENTER OF PROPERTY AT STREET FRONTAGE



**SECTION D**



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AMBASSADOR WEST

5 MAY 2006

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AACP - II



1 - Del Mar Avenue



2A - Manor Del Mar - bldg 20



3C - Villa Francesca Garage - bldg 26 (demolished)



3B - Landscape - bldg 25 (demolished)



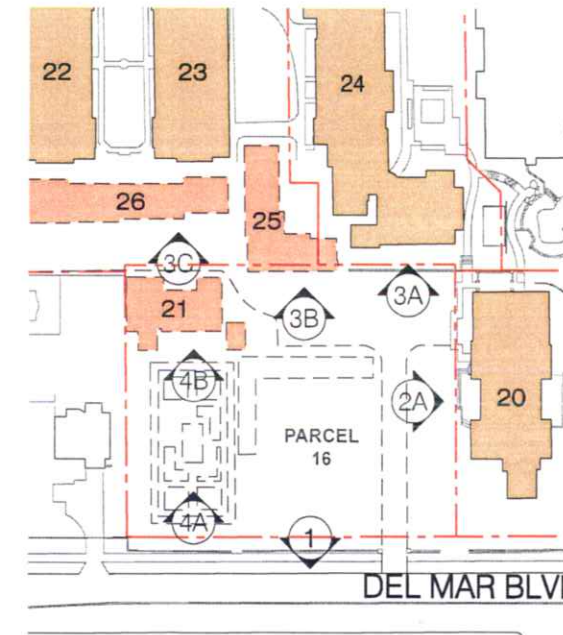
3A - Grove Manor - bldg 24



4B - Health Center - bldg 21 (demolished)



4A - Rose Garden (relocated)



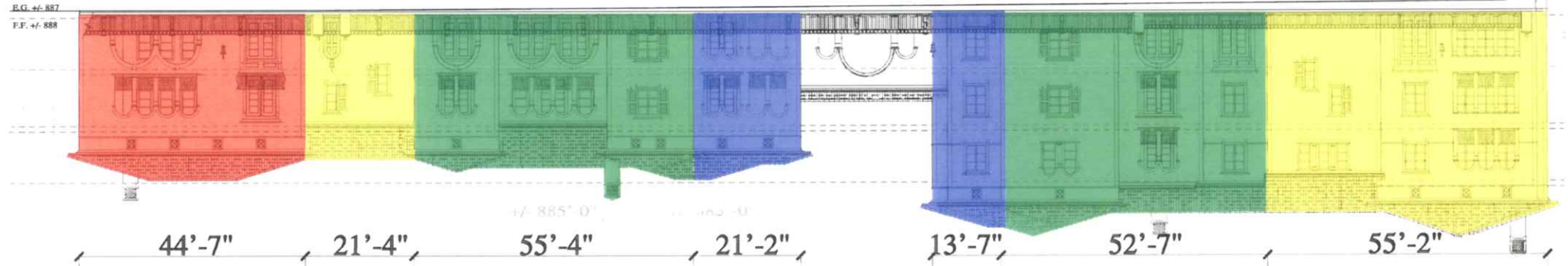
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ONYX ARCHITECT'S  
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V: 626.405.8001  
F: 626.405.8150





LEFT ELEVATION (GREEN STREET ELEVATION) 4



44'-7" 21'-4" 55'-4" 21'-2" 13'-7" 52'-7" 55'-2"

FRONT ELEVATION (ORANGE GROVE BOULEVARD ELEVATION) 1



60'-0" 26'-8" 49'-9"



PLAZA LEVEL  
PARCEL 3

ZAP DESIGN STUDIES

SCALE: 1/8" = 1'-0"  
MARCH 10, 2006

PARCEL 3

Ambassador West  
Standard Pacific Homes  
SCALE: 3/32" = 1'-0"  
4.24.06

LOT AREA = 62,437.2 SF  
BUILDING FOOTPRINT AREA = 28,266 SF  
45% LOT COVERAGE



FRONT ELEVATION (ORANGE GROVE BOULEVARD ELEVATION) - 15



ZAP DESIGN STUDIES

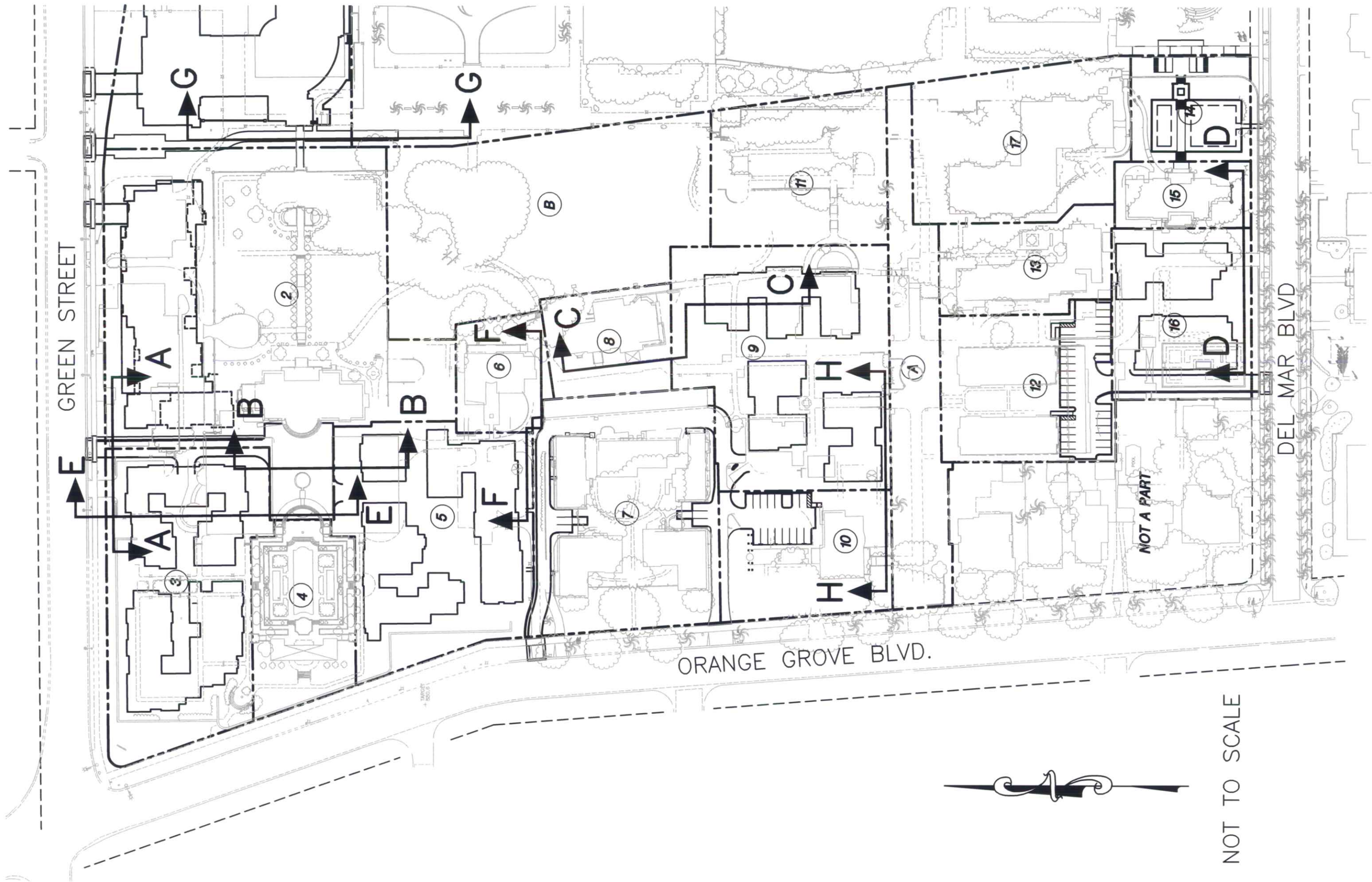
PARCEL 5

■ **Ambassador West** ■  
Standard Pacific Homes

SCALE: 3/32" = 1'-0"

9.21.06





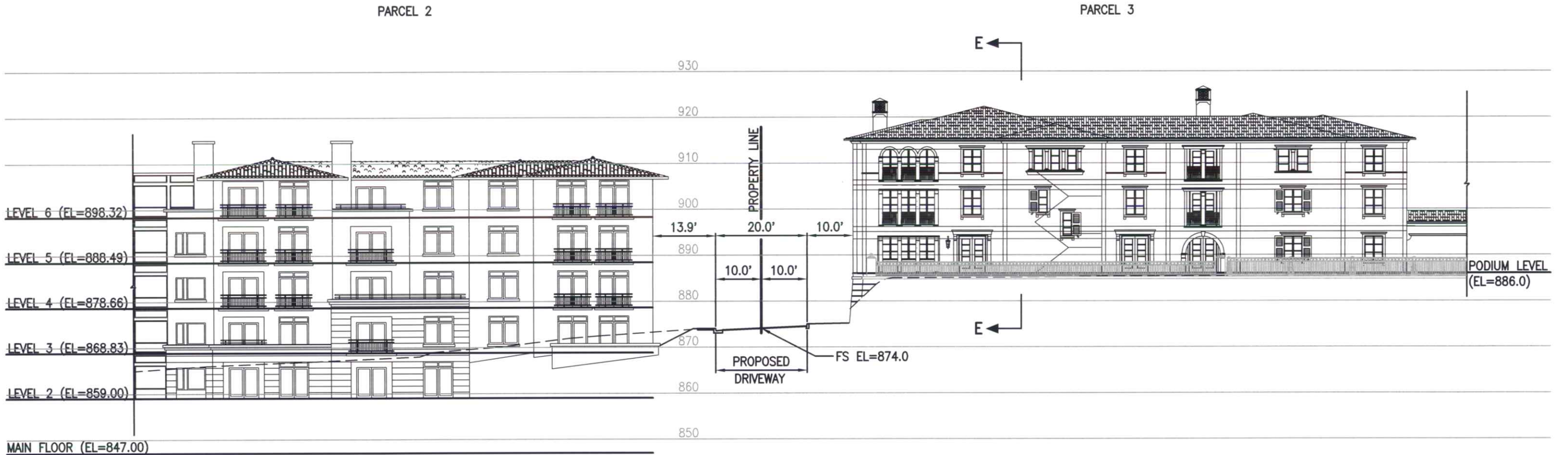
GREEN STREET

ORANGE GROVE BLVD.

DEL MAR BLVD

NOT A PART

NOT TO SCALE



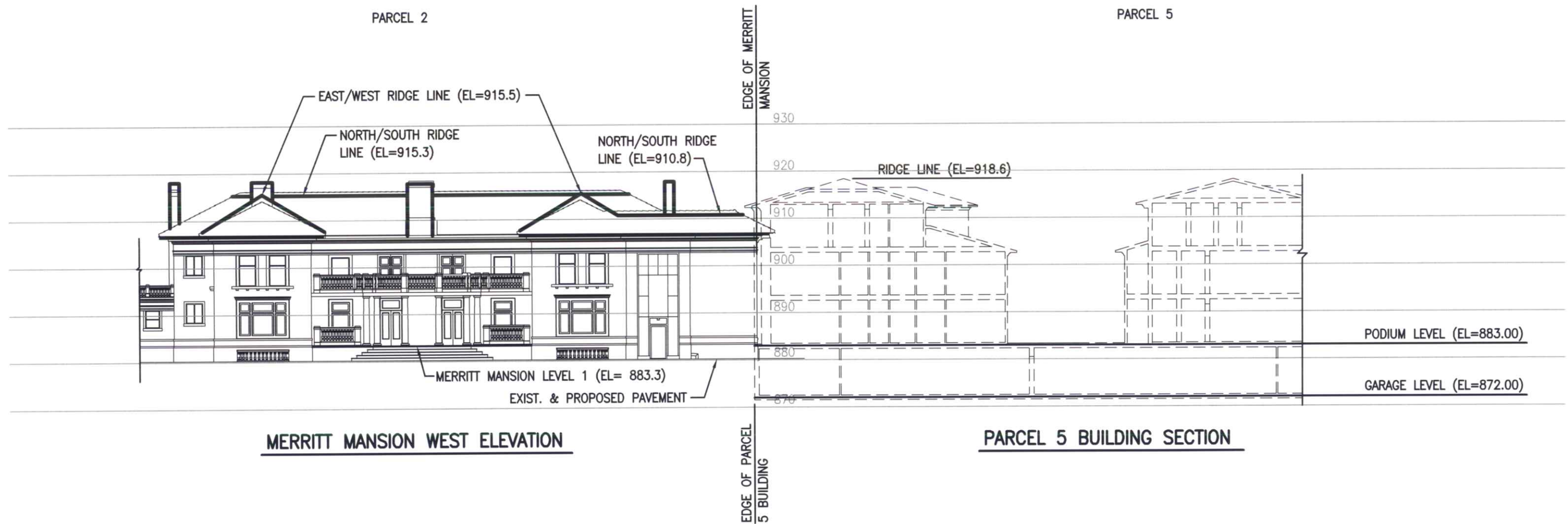
UPPER CAMPUS BUILDING NORTH ELEVATION

PARCEL 3 BUILDING NORTH ELEVATION

**SECTION A-A**

SCALE: 1"=20'

REVISED 11-15-06  
 REVISED 10-16-06



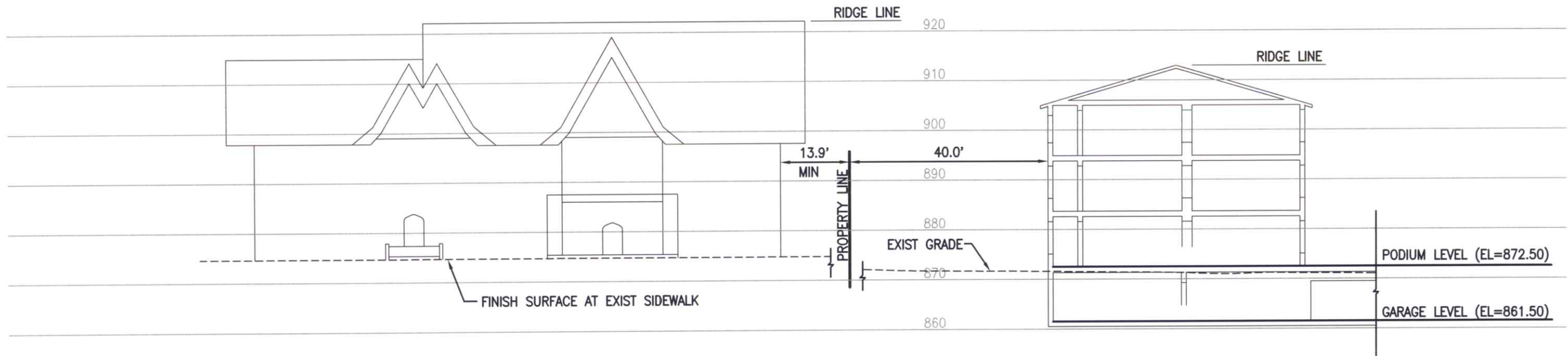
**SECTION B-B**

SCALE: 1"=20'

REVISED 11-21-06  
 REVISED 11-3-06  
 REVISED 10-16-06  
 REVISED 10-31-06

PARCEL 8

PARCEL 9



MAYFAIR MANSION WEST ELEVATION

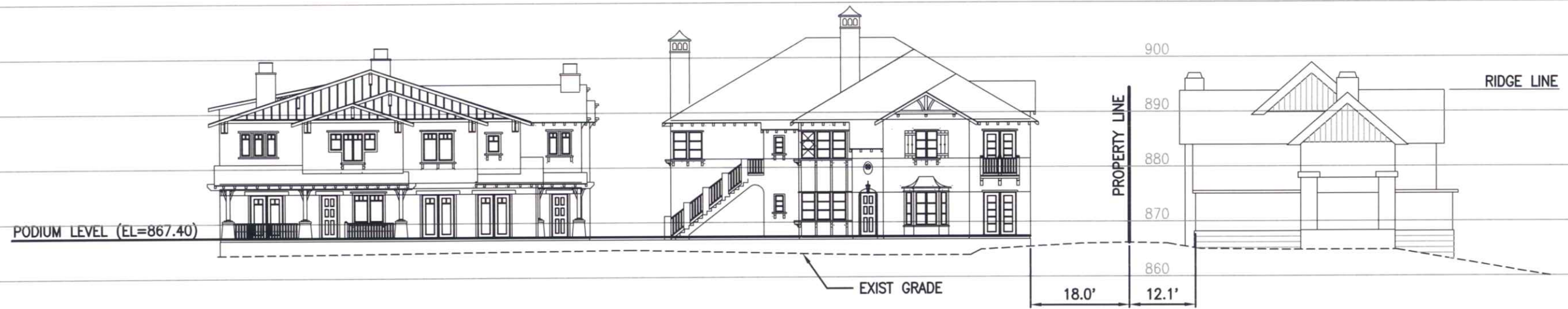
PARCEL 9 BUILDING SECTION

SECTION C-C

SCALE: 1"=20'

PARCEL 16

PARCEL 15



PARCEL 16 BUILDING SOUTH ELEVATION

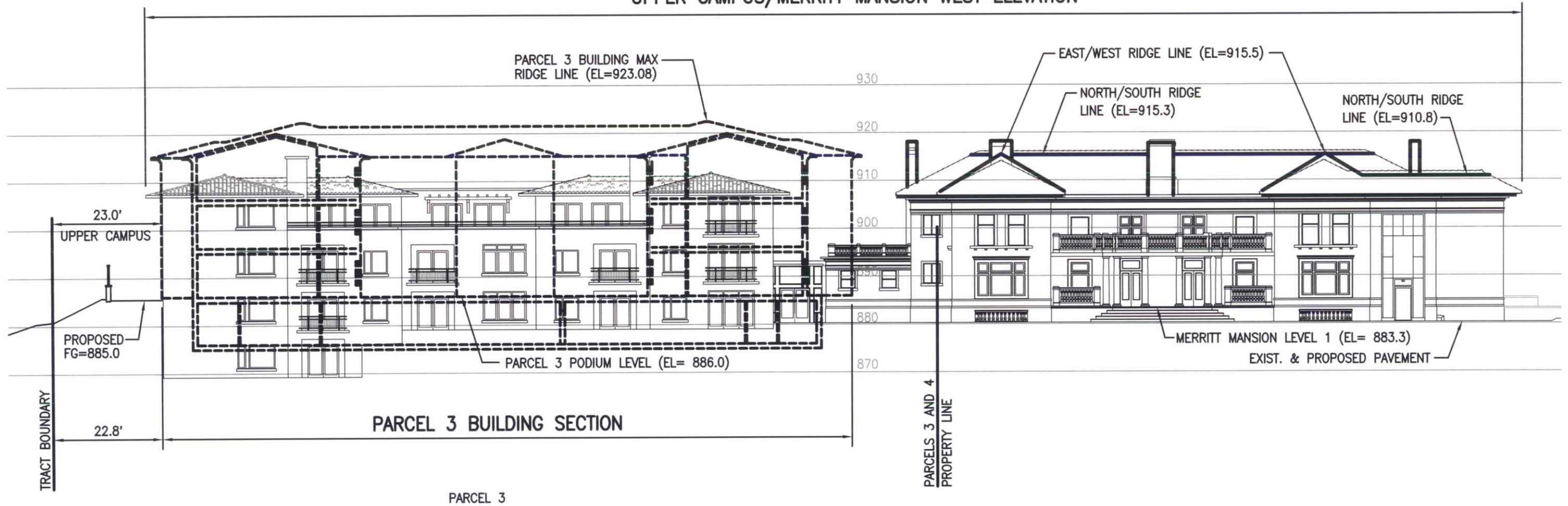
MANOR DEL MAR SOUTH ELEVATION

SECTION D-D

SCALE: 1"=20'

PARCEL 2

### UPPER CAMPUS/MERRITT MANSION WEST ELEVATION



### SECTION E-E

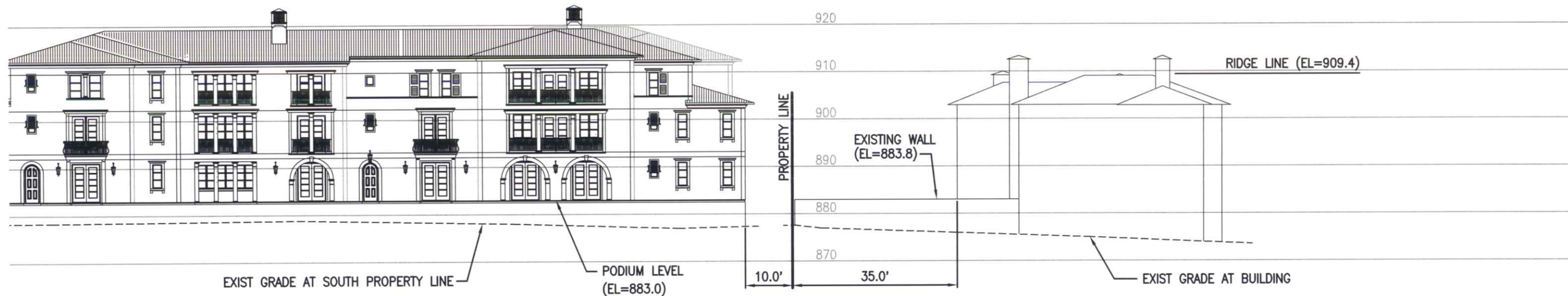
SCALE: 1"=20'

REVISED 11-3-06  
REVISED 10-31-06



PARCEL 5

PARCEL 6



PARCEL 5 BUILDING SOUTH ELEVATION

TERRACE VILLA SOUTH ELEVATION

SECTION F-F

SCALE: 1"=20'

PARCEL 1

OFF-SITE

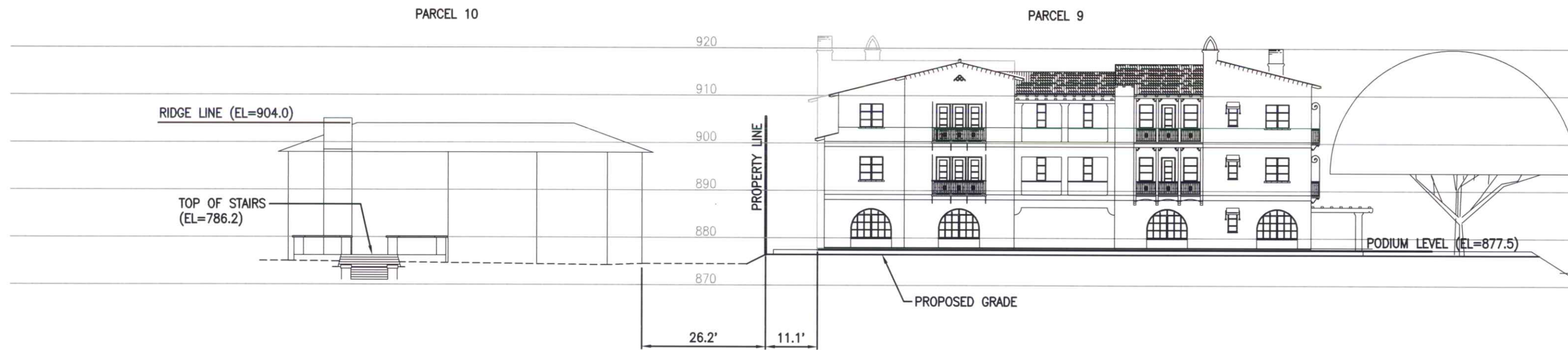


LOWER CAMPUS BUILDING WEST ELEVATION

AUDITORIUM WEST ELEVATION

SECTION G-G

SCALE: 1"=20'



RANKIN HOUSE SOUTH ELEVATION

PARCEL 9 BUILDING SOUTH ELEVATION

SECTION H-H

SCALE: 1"=20'