

Agenda Report

TO: CITY COUNCIL

DATE: MARCH 12, 2007

FROM: CITY MANAGER

SUBJECT: MAYFIELD SENIOR SCHOOL MASTER PLAN RESOLUTION

RECOMMENDATION

It is recommended that the City Council adopt the Resolution to adopt the Mayfield Senior School Master Plan, attached hereto.

BACKGROUND

At its meeting on November 20, 2006, the City Council approved the Mayfield Senior School Master Development Plan. Attached is the Resolution to accomplish the approved amendment. Condition #3 under the Department of Transportation was to require a \$25,000 deposit for additional traffic studies was added by the Council and is included in the Conditions of Approval.

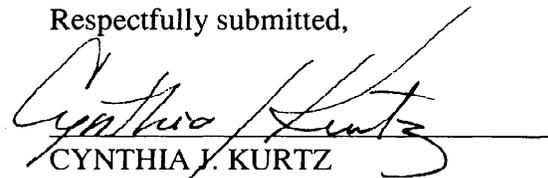
FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this Master Development Plan. Applicable development fees will be collected from any future development proposed on the Mayfield Senior School campus.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration was prepared and approved for the project in conformance with the requirements of the California Environmental Quality Act (CEQA).

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Reviewed by:



RICHARD J. BRUCKNER, DIRECTOR
Planning & Development Department

Prepared by:



Laura Fitch Dahl
Senior Planner

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING A MASTER DEVELOPMENT PLAN FOR MAYFIELD SENIOR
SCHOOL**

WHEREAS, at its regularly scheduled meeting on November 20, 2006, the City Council of the City of Pasadena considered the Mayfield Senior School Master Development Plan and its Mitigated Negative Declaration; and

WHEREAS, the Master Plan, and its Mitigated Negative Declaration, were considered by the Planning Commission on October 25, 2006, and by the Design Commission on October 9, 2006; and

WHEREAS, the Planning Commission recommended adoption of Mitigated Negative Declaration and Master Plan; and

WHEREAS, on November 20, 2006, the City Council adopted the Mitigated Negative Declaration, found the Master Plan to be consistent with the City of Pasadena Zoning Ordinance and General Plan, made the findings required for adoption of the Master Plan, and approved the Master Plan.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Pasadena, that the Mayfield Senior School Master Development Plan, attached hereto as Exhibit A, and subject to the Conditions of Approval set forth therein, is hereby adopted.

Adopted at the regular meeting of the City Council on the _____ day of _____, 2007, by the following vote:

AYES:

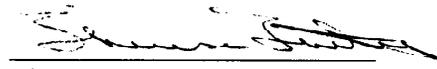
NOES:

ABSENT:

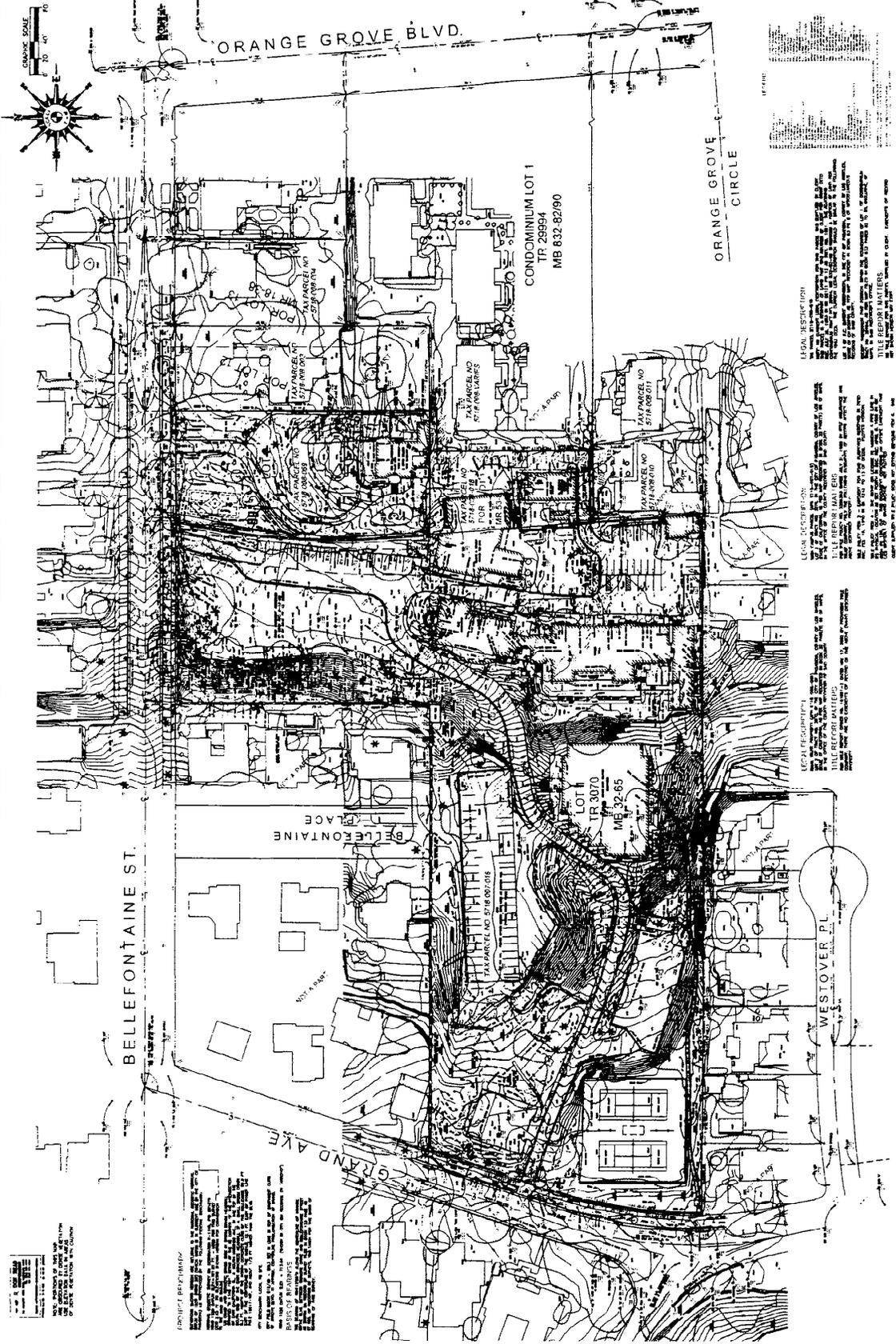
ABSTAIN:

Jane L Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:



Theresa E. Fuentes
Deputy City Attorney



<p>1313 FOOTHILL BLVD, SUITE 2 LA CANOGA, CALIFORNIA 91011 (818)798-0311 (323)694-2813 WWW.HENNON.COM</p>	
<p>HENNON Surveying & Mapping, Inc.</p>	
<p>MASTER PLAN SURVEY OF 500 BELLEFONTAINE STREET FOR MAYFIELD SCHOOL OF THE HOLY CHILD JESUS IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA</p>	
DATE	11/15/17
PROJECT NO.	17-001
CLIENT	MAYFIELD SCHOOL OF THE HOLY CHILD JESUS
SCALE	AS SHOWN
DRAWN BY	WJL
CHECKED BY	WJL
APPROVED BY	WJL

LEGAL RESTRICTIONS
 THIS SURVEY IS FOR THE PURPOSE OF THE CITY OF PASADENA'S ZONING ORDINANCES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASADENA AND THE CALIFORNIA STATE ENGINEERING BOARD. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE ENGINEERING BOARD. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE ENGINEERING BOARD.

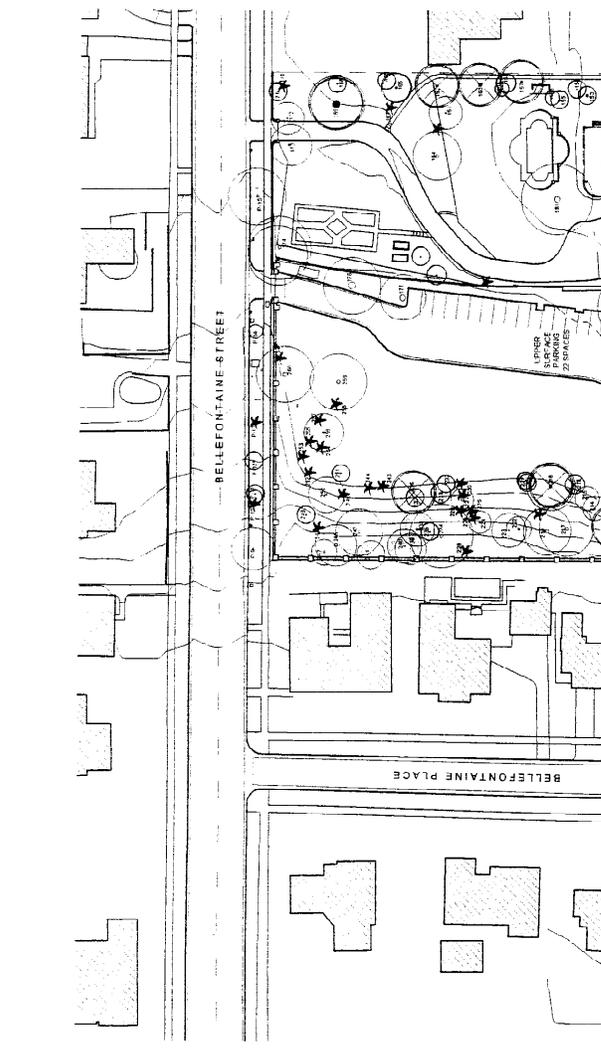
LEGAL RESTRICTIONS
 THIS SURVEY IS FOR THE PURPOSE OF THE CITY OF PASADENA'S ZONING ORDINANCES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASADENA AND THE CALIFORNIA STATE ENGINEERING BOARD. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE ENGINEERING BOARD. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE ENGINEERING BOARD.

LEGAL RESTRICTIONS
 THIS SURVEY IS FOR THE PURPOSE OF THE CITY OF PASADENA'S ZONING ORDINANCES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASADENA AND THE CALIFORNIA STATE ENGINEERING BOARD. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE ENGINEERING BOARD. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE ENGINEERING BOARD.

PROJECT DESCRIPTION
 THIS SURVEY IS FOR THE PURPOSE OF THE CITY OF PASADENA'S ZONING ORDINANCES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASADENA AND THE CALIFORNIA STATE ENGINEERING BOARD. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE ENGINEERING BOARD. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE ENGINEERING BOARD.

BASE OF RECORDS
 THIS SURVEY IS FOR THE PURPOSE OF THE CITY OF PASADENA'S ZONING ORDINANCES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASADENA AND THE CALIFORNIA STATE ENGINEERING BOARD. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE ENGINEERING BOARD. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE ENGINEERING BOARD.





PHASE I

POPULATION & REQUIRED PARKING

NOTE: THESE NUMBERS ARE APPROXIMATIONS AND WILL CHANGE AS THE DESIGN DEVELOPS.

GROUP	POPULATION	PARKING REQUIRED
ADULTS	300	150
CHILDREN	100	50
TOTAL	400	200

PARKING

TYPE	NO. OF SPACES	AREA (SQ. FT.)
Surface	150	15,000
Garage	50	5,000
Other	0	0
TOTAL	200	20,000

PHASE I

BUILDING AREAS

DESCRIPTION	SIZE (SQ. FT.)	STORIES	FOOTPRINT (SQ. FT.)
4th Building Remodel	11,111	2	11,111
5th Building Remodel	10,800	2	10,800
6th Building Remodel	10,800	2	10,800
7th Building Remodel	10,800	2	10,800
8th Building Remodel	10,800	2	10,800
9th Building Remodel	10,800	2	10,800
TOTAL	56,111	12	56,111

OVERALL AREAS

DESCRIPTION	SIZE (SQ. FT.)
Lot Coverage	44,719 SF
Parking	42,000 SF
Other	3,173 SF
Planting	700 SF
Other	0 SF
TOTAL	89,892 SF

LEGEND

- EXISTING CAMPUS BUILDINGS
- EXISTING FOUNDATIONS & UTILITIES
- EXISTING BUILDING FOOTPRINTS
- NEW BUILDINGS
- VEGETATION REMOVAL AND PARKING
- ARCHITECTURAL OUTDOOR SPACES
- LANDSCAPE



PHASE II
SPACES WITH A REQUIRED PARKING
 TOTAL SPACES REQUIRED: 1000
 TOTAL SPACES PROVIDED: 1000

SPACE TYPE	REQUIREMENT	PROVIDED	DEFICIENCY
Upper Parking	27	27	0
Lower Parking	973	973	0
TOTAL	1000	1000	0

PHASE II
BLANKET AREAS

BLANKET AREA	AREA (SQ FT)	PERCENTAGE
Upper Parking	10,000	1.0%
Lower Parking	990,000	99.0%
TOTAL	1,000,000	100.0%

LEGEND

- UPPER PARKING
- LOWER PARKING
- STAIR HALL
- LOBBY
- CLASSROOMS
- OFFICES
- RESTROOMS
- STORAGE
- MECHANICAL
- UTILITY
- LANDSCAPE
- WALKWAY
- BIKEWAY
- TRAIL
- PLANTING
- SEWER
- WATER
- STORM
- TELEPHONE
- POWER
- CABLE
- TELEVISION
- INTERNET
- VOICE
- DATA
- VIDEO
- OTHER

PICCA
SULLIVAN ARCHITECTS LTD
 ARCHITECTS
 500 BELLEFONTAINE STREET
 PASADENA, CA 91106
 TEL: 626-795-1100
 FAX: 626-795-1101
 WWW.SULLIVANARCHITECTS.COM



PROJECT
 MAYFIELD SENIOR SCHOOL
 500 BELLEFONTAINE STREET
 PASADENA, CA 91106

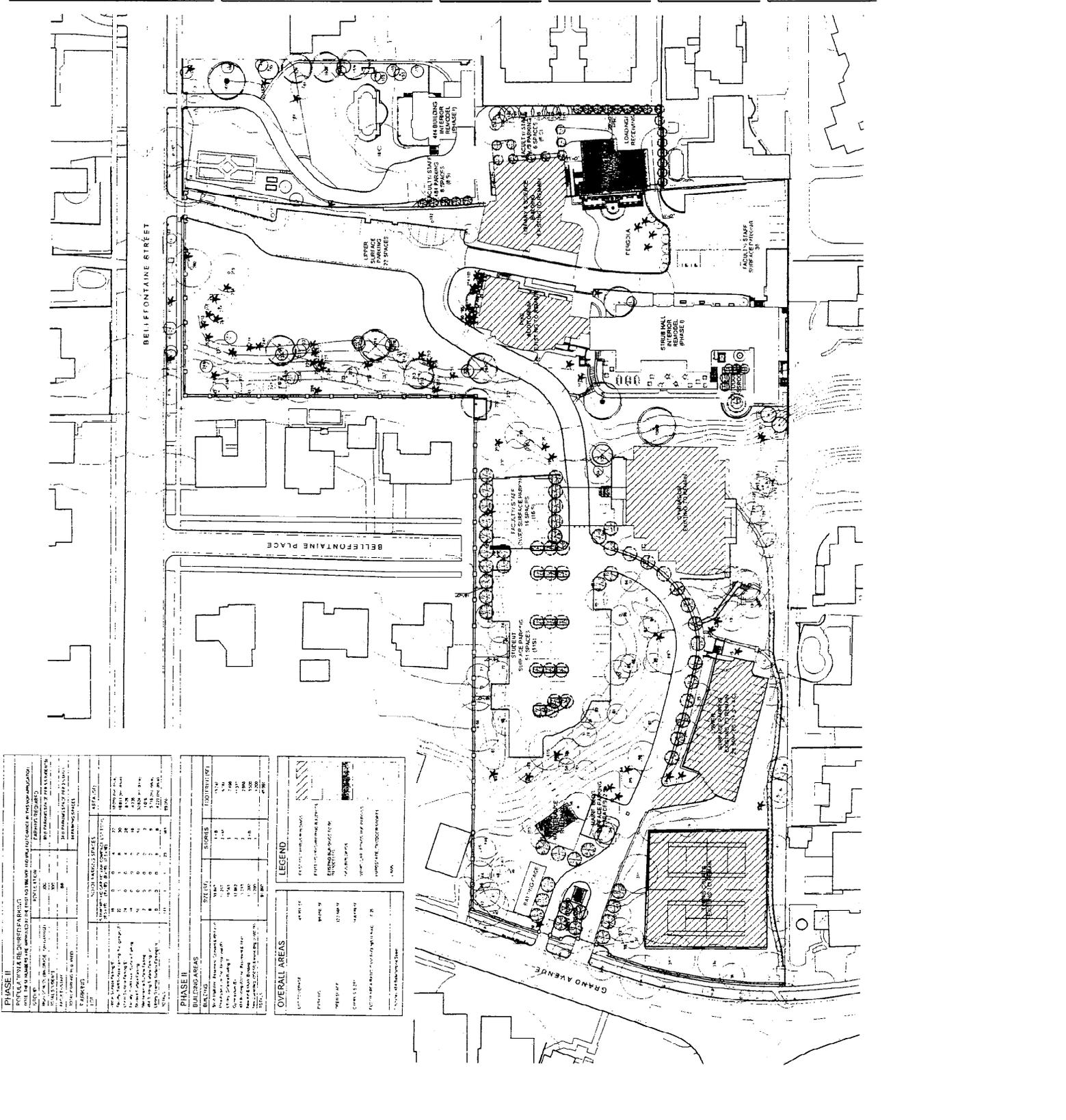
DATE
 12-20-2011

REVISION

SHEET
 PROPOSED PHASE II

SCALE
 1" = 32'-0"

A1.03



PHASE III	
POPULATION & REQUIRED PARKING	
NOTE: THESE NUMBERS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE FINAL POPULATION AND REQUIRED PARKING SHOULD BE DETERMINED BY THE ARCHITECT AND ENGINEER.	
GROUP	POPULATION
ADULTS	200
CHILDREN	500
TOTAL	700
PARKING	
ADULTS	100
CHILDREN	100
TOTAL	200
NO. OF PARKING SPACES	
ADULTS	100
CHILDREN	100
TOTAL	200
TOTAL PARKING SPACES (PHASE I + PHASE II + PHASE III)	
ADULTS	100
CHILDREN	100
TOTAL	200

BUILDING AREAS			
BUILDING	SIZE (SF)	STORIES	FOOTPRINT (LF)
1	10,000	4	10,000
2	10,000	3	10,000
3	10,000	2	10,000
4	10,000	2	10,000
5	10,000	2	10,000
6	10,000	2	10,000
7	10,000	2	10,000
8	10,000	2	10,000
9	10,000	2	10,000
10	10,000	2	10,000
11	10,000	2	10,000
12	10,000	2	10,000
13	10,000	2	10,000
14	10,000	2	10,000
15	10,000	2	10,000
16	10,000	2	10,000
17	10,000	2	10,000
18	10,000	2	10,000
19	10,000	2	10,000
20	10,000	2	10,000
21	10,000	2	10,000
22	10,000	2	10,000
23	10,000	2	10,000
24	10,000	2	10,000
25	10,000	2	10,000
26	10,000	2	10,000
27	10,000	2	10,000
28	10,000	2	10,000
29	10,000	2	10,000
30	10,000	2	10,000
31	10,000	2	10,000
32	10,000	2	10,000
33	10,000	2	10,000
34	10,000	2	10,000
35	10,000	2	10,000
36	10,000	2	10,000
37	10,000	2	10,000
38	10,000	2	10,000
39	10,000	2	10,000
40	10,000	2	10,000
41	10,000	2	10,000
42	10,000	2	10,000
43	10,000	2	10,000
44	10,000	2	10,000
45	10,000	2	10,000
46	10,000	2	10,000
47	10,000	2	10,000
48	10,000	2	10,000
49	10,000	2	10,000
50	10,000	2	10,000
51	10,000	2	10,000
52	10,000	2	10,000
53	10,000	2	10,000
54	10,000	2	10,000
55	10,000	2	10,000
56	10,000	2	10,000
57	10,000	2	10,000
58	10,000	2	10,000
59	10,000	2	10,000
60	10,000	2	10,000
61	10,000	2	10,000
62	10,000	2	10,000
63	10,000	2	10,000
64	10,000	2	10,000
65	10,000	2	10,000
66	10,000	2	10,000
67	10,000	2	10,000
68	10,000	2	10,000
69	10,000	2	10,000
70	10,000	2	10,000
71	10,000	2	10,000
72	10,000	2	10,000
73	10,000	2	10,000
74	10,000	2	10,000
75	10,000	2	10,000
76	10,000	2	10,000
77	10,000	2	10,000
78	10,000	2	10,000
79	10,000	2	10,000
80	10,000	2	10,000
81	10,000	2	10,000
82	10,000	2	10,000
83	10,000	2	10,000
84	10,000	2	10,000
85	10,000	2	10,000
86	10,000	2	10,000
87	10,000	2	10,000
88	10,000	2	10,000
89	10,000	2	10,000
90	10,000	2	10,000
91	10,000	2	10,000
92	10,000	2	10,000
93	10,000	2	10,000
94	10,000	2	10,000
95	10,000	2	10,000
96	10,000	2	10,000
97	10,000	2	10,000
98	10,000	2	10,000
99	10,000	2	10,000
100	10,000	2	10,000

OVERALL AREAS	
LOT COURTYARD	75,000 SF
PARKING	75,000 SF
OPEN SPACE	51,000 SF
CLIMATE REEF	200,000 SF
TOTAL AREAS (PHASE I + PHASE II + PHASE III)	6.27

LEGEND	
[Symbol]	EXISTING CANALS AND DITCHES
[Symbol]	EXISTING IMPROVED BUILDINGS
[Symbol]	EXISTING UNIMPROVED BUILDINGS
[Symbol]	NEW BUILDINGS
[Symbol]	VEGETATION
[Symbol]	VEGETATION (PHASE I)
[Symbol]	VEGETATION (PHASE II)
[Symbol]	VEGETATION (PHASE III)
[Symbol]	VEGETATION (PHASE IV)
[Symbol]	VEGETATION (PHASE V)
[Symbol]	VEGETATION (PHASE VI)
[Symbol]	VEGETATION (PHASE VII)
[Symbol]	VEGETATION (PHASE VIII)
[Symbol]	VEGETATION (PHASE IX)
[Symbol]	VEGETATION (PHASE X)
[Symbol]	VEGETATION (PHASE XI)
[Symbol]	VEGETATION (PHASE XII)
[Symbol]	VEGETATION (PHASE XIII)
[Symbol]	VEGETATION (PHASE XIV)
[Symbol]	VEGETATION (PHASE XV)
[Symbol]	VEGETATION (PHASE XVI)
[Symbol]	VEGETATION (PHASE XVII)
[Symbol]	VEGETATION (PHASE XVIII)
[Symbol]	VEGETATION (PHASE XIX)
[Symbol]	VEGETATION (PHASE XX)
[Symbol]	VEGETATION (PHASE XXI)
[Symbol]	VEGETATION (PHASE XXII)
[Symbol]	VEGETATION (PHASE XXIII)
[Symbol]	VEGETATION (PHASE XXIV)
[Symbol]	VEGETATION (PHASE XXV)
[Symbol]	VEGETATION (PHASE XXVI)
[Symbol]	VEGETATION (PHASE XXVII)
[Symbol]	VEGETATION (PHASE XXVIII)
[Symbol]	VEGETATION (PHASE XXIX)
[Symbol]	VEGETATION (PHASE XXX)

PICA

SULLIVAN

ARCHITECTS

1000 SOUTH ALPHEG STREET

LOS ANGELES, CALIF. 90005

PHONE: 213.475.1100

FAX: 213.475.1101

WWW.SULLIVANARCHITECTS.COM



CONSULTANT

PROJECT

MAYFIELD SENIOR SCHOOL

500 BELLEFONTAINE STREET

PASADENA, CA 91105

ISSUE

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

REVISION

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

SHEET

PROPOSED PHASE III

SCALE: 1" = 30' (A)

DATE: 11/11/11

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY

[Signature]

CHECKED

[Signature]

APPROVED

[Signature]

SCALE

1" = 30' (A)

SHEET

PROPOSED PHASE III

SCALE

1" = 30' (A)

DATE

11/11/11

BY</

PICCA SULLIVAN ARCHITECTS, LTD.
 100 SOUTH ALPINE STREET
 CHANES CA, CA 94529
 TEL: (925) 462-1100
 FAX: (925) 462-1101
 WWW.PICCA-SULLIVAN.COM



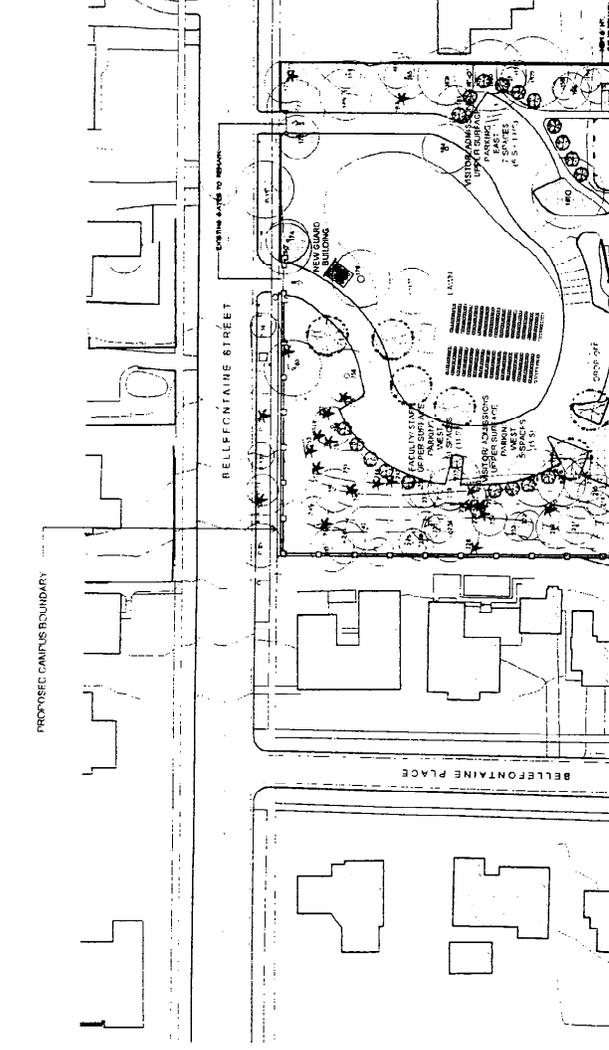
PROJECT: **MAYFIELD SENIOR SCHOOL**
 500 BELLEFONTAINE STREET, SAN FRANCISCO, CA 94116

DATE: 12/15/2017
 DRAWING NO.: 17-0001-001

SCALE: 1/8" = 1'-0"

PROPOSED PHASE IV

A1.05



PHASE IV

ESTIMATED REQUIRED PARKING

USE	PER 100 SF	TOTAL SF	REQUIRED PARKING
Classrooms	1.0	100,000	100
Administrative	1.0	50,000	50
Faculty	1.0	100,000	100
Student	1.0	100,000	100
Visitor	1.0	100,000	100
TOTAL			400

PHASE IV

BUILDING AREAS

USE	PER 100 SF	TOTAL SF	REQUIRED PARKING
Classrooms	1.0	100,000	100
Administrative	1.0	50,000	50
Faculty	1.0	100,000	100
Student	1.0	100,000	100
Visitor	1.0	100,000	100
TOTAL			400

LEGEND

ESTIMATED REQUIRED PARKING

PHASE IV

PHASE III

PHASE II

PHASE I

PHASE V

PHASE VI

PHASE VII

PHASE VIII

PHASE IX

PHASE X

PHASE XI

PHASE XII

PHASE XIII

PHASE XIV

PHASE XV

PHASE XVI

PHASE XVII

PHASE XVIII

PHASE XIX

PHASE XX

PHASE XXI

PHASE XXII

PHASE XXIII

PHASE XXIV

PHASE XXV

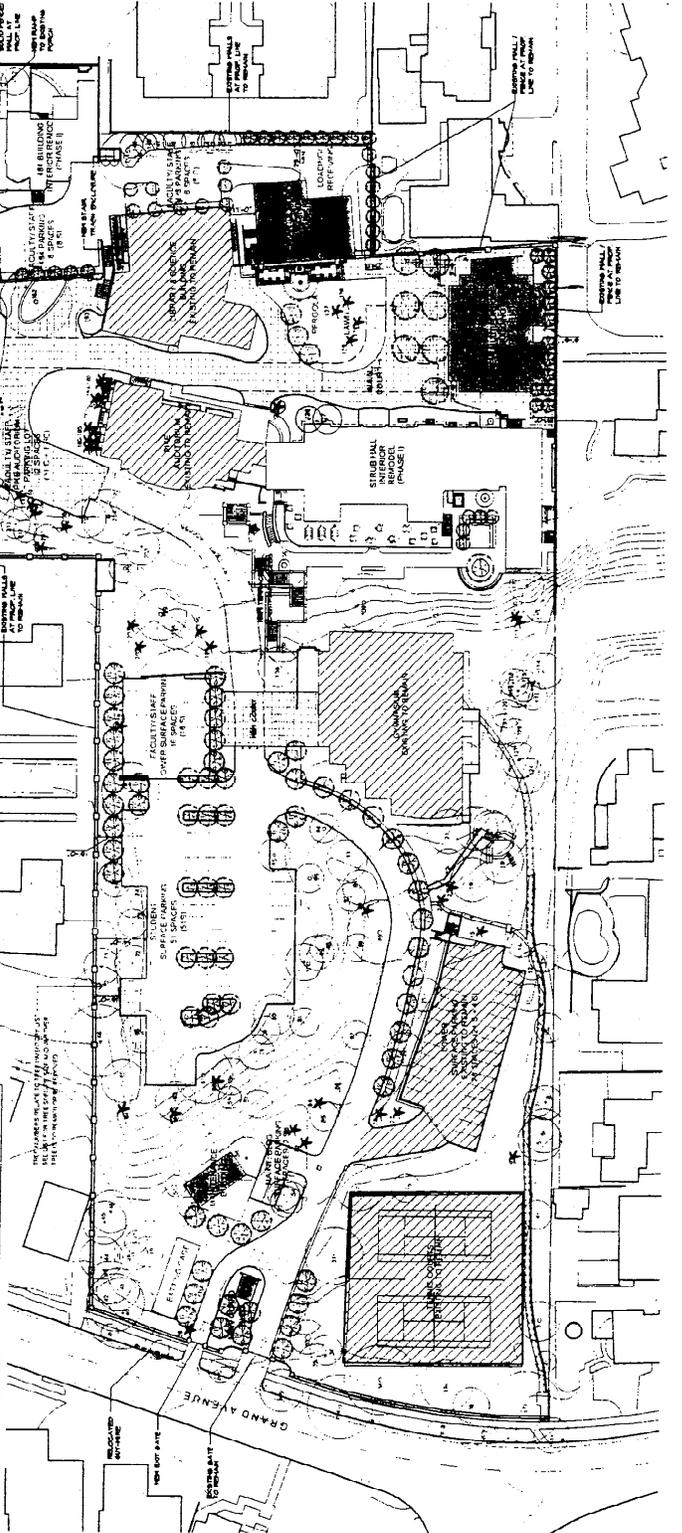
PHASE XXVI

PHASE XXVII

PHASE XXVIII

PHASE XXIX

PHASE XXX



PICCA SULLIVAN ARCHITECTS, LTD.
 1005 SCOTT VALLEY STREET
 SUITE 100
 SCOTT VALLEY, CA 95053
 TEL: (925) 885-1100
 FAX: (925) 885-1101
 WWW.PICCA-SULLIVAN.COM

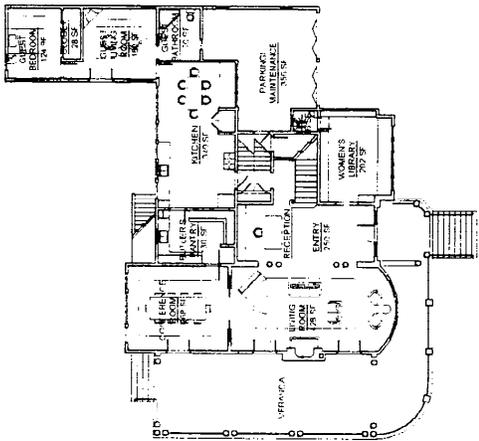
PROJECT: MAYFIELD SENIOR SCHOOL
 1905 BELLEROS AVENUE
 PLYMOUTH, CA 91054

DATE: 12/08/10
 DRAWN BY: MPT/TA

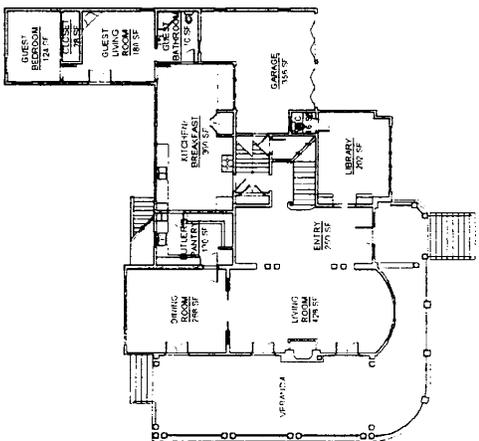
PROJECT: 484 BUILDING
 EXISTING & PROPOSED REMODEL FLOOR PLANS

SCALE: 1/8" = 1'-0"

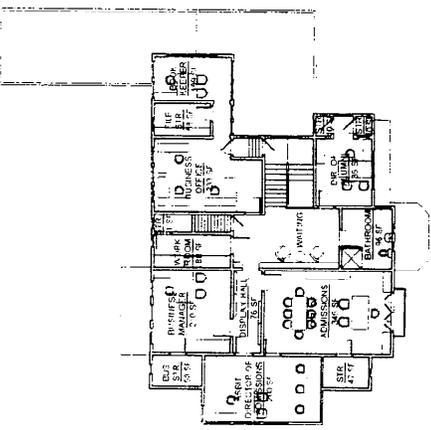
A2.01



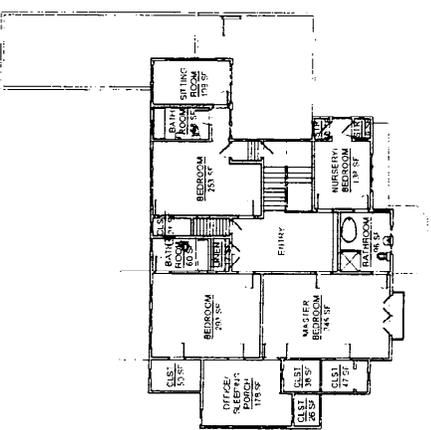
③ PROPOSED REMODEL - FIRST FLOOR PLAN



① EXISTING - FIRST FLOOR PLAN



④ PROPOSED REMODEL - SECOND FLOOR PLAN



② EXISTING - SECOND FLOOR PLAN



COPY/DATE

PROJECT
MAYFIELD SENIOR SCHOOL
 400 BELLEFONTAINE STREET
 PASADENA, CA 91105

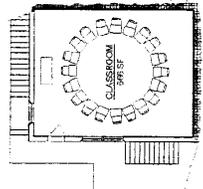
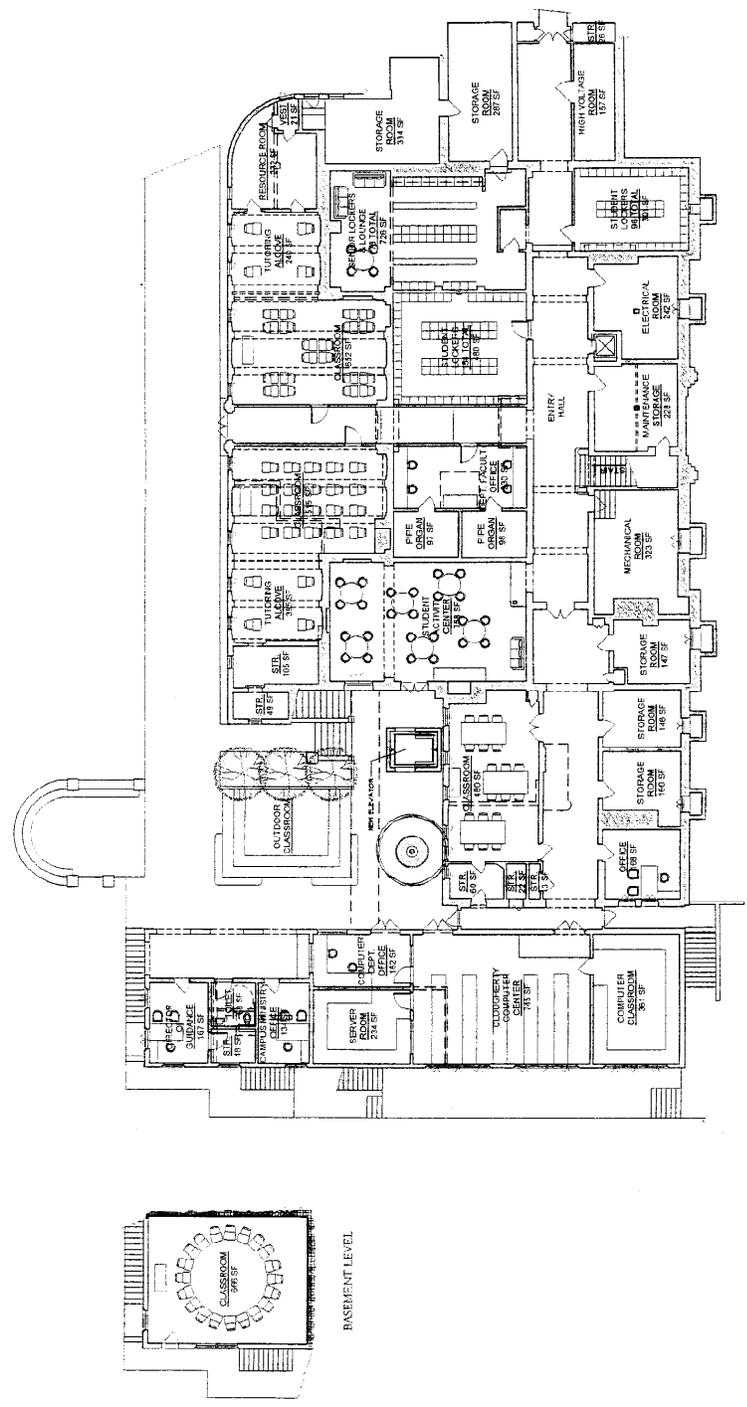
DATE
 12-08-08
 12-09-08
 12-10-08
 12-11-08
 12-12-08

REVISION
 1
 2
 3
 4
 5
 6
 7
 8
 9

SHEET
**STRUB HALL
 PROPOSED REMODEL
 FIRST FLOOR PLAN**

SCALE
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

A2.03



BASEMENT LEVEL



DATE: 10/15/03

MAYFIELD
 SENIOR SCHOOL
 500 BELLEFONTAINE STREET
 PASADENA, CA 91105

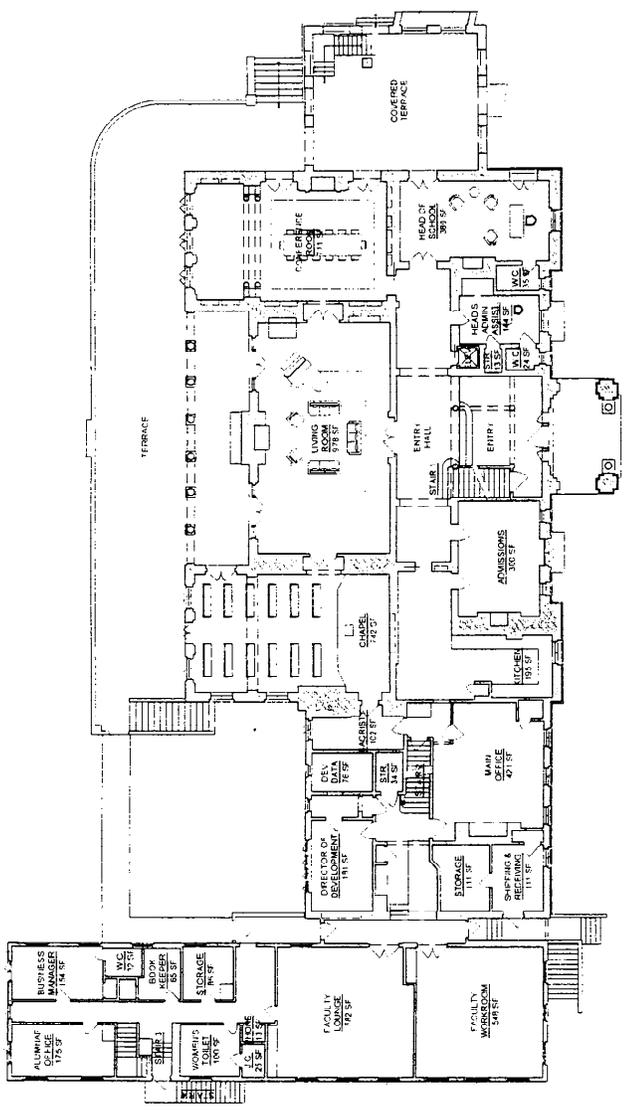
SCALE
 1/8" = 1'-0"

REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	
9	

STRUBHALL
 EXISTING
 SECOND FLOOR PLAN

DATE: 10/15/03
 SHEET NO. A2.04

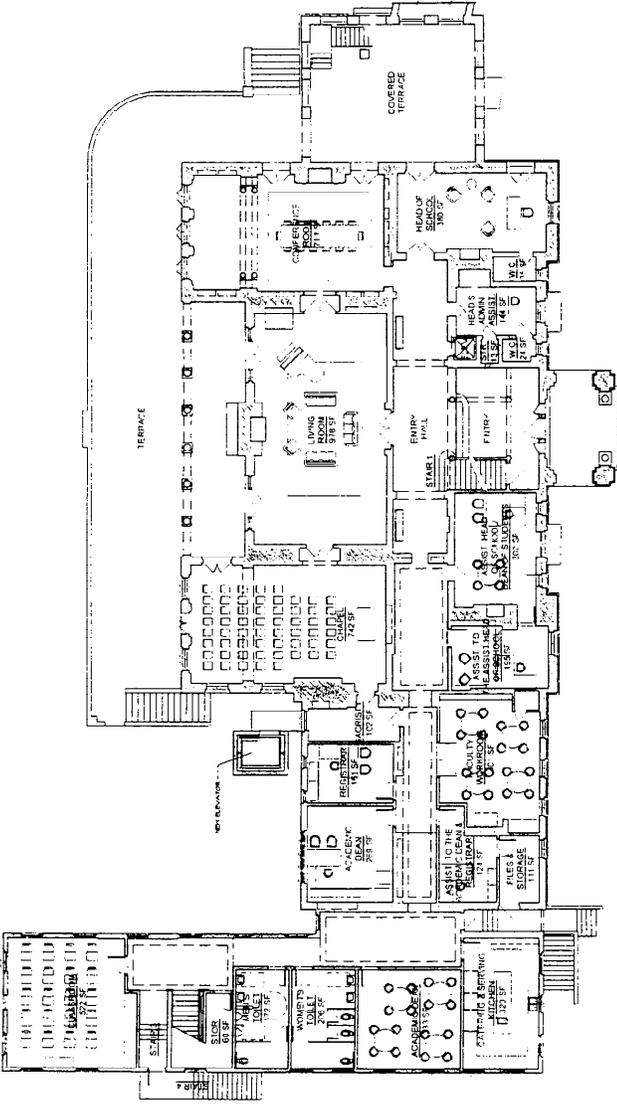


PICARULLI SULLIVAN ARCHITECTS, LTD.
 ARCHITECTS, LTD.
 100 BELLEVILLE STREET
 PASADENA, CALIF. 91106

PROJECT: MAYFIELD SENIOR SCHOOL
 100 BELLEVILLE STREET
 PASADENA, CALIF. 91106

DATE: 11/15/88

SCALE: 1/8" = 1'-0"



PROJECT: MAYFIELD SENIOR SCHOOL
 100 BELLEVILLE STREET
 PASADENA, CALIF. 91106

DATE: 11/15/88
 SCALE: 1/8" = 1'-0"

REVISIONS:

1	11/15/88	11/15/88	11/15/88
2	11/15/88	11/15/88	11/15/88
3	11/15/88	11/15/88	11/15/88
4	11/15/88	11/15/88	11/15/88
5	11/15/88	11/15/88	11/15/88
6	11/15/88	11/15/88	11/15/88
7	11/15/88	11/15/88	11/15/88
8	11/15/88	11/15/88	11/15/88
9	11/15/88	11/15/88	11/15/88
10	11/15/88	11/15/88	11/15/88

DATE: 11/15/88
 SCALE: 1/8" = 1'-0"

PROJECT: MAYFIELD SENIOR SCHOOL
 100 BELLEVILLE STREET
 PASADENA, CALIF. 91106

PICA SULLIVAN ARCHITECTS, LTD.
 1008 SOUTH HAWTHORNE STREET
 LOS ANGELES, CALIF. 90005

ARCHITECT
 REGISTERED ARCHITECT
 LICENSE NO. 12345
 STATE OF CALIFORNIA



CONSULTANT

PROJECT
 MANVELD SENIOR SCHOOL
 100 BELLEFONTAINE STREET
 PASADENA, CA 91105

ISSUE

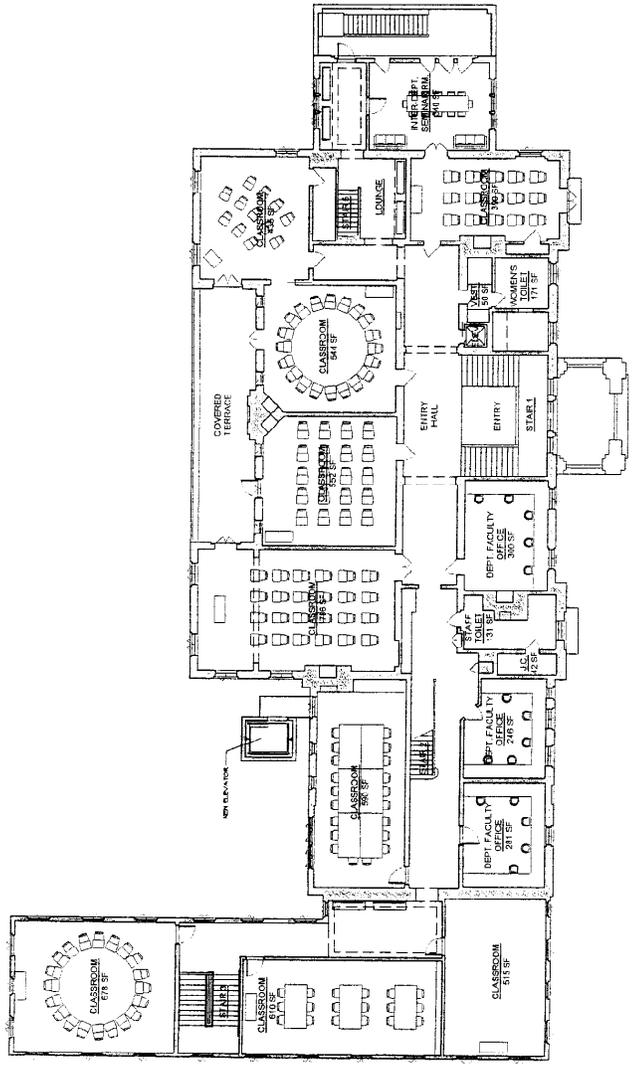
1	2	3	4	5	6	7	8	9
---	---	---	---	---	---	---	---	---

REVISION

△	△	△	△	△	△	△	△	△
---	---	---	---	---	---	---	---	---

SHEET
 STRUB HALL
 PROPOSED REMODEL
 THIRD FLOOR PLAN

SCALE
 1/8" = 1'-0"
 A2.07

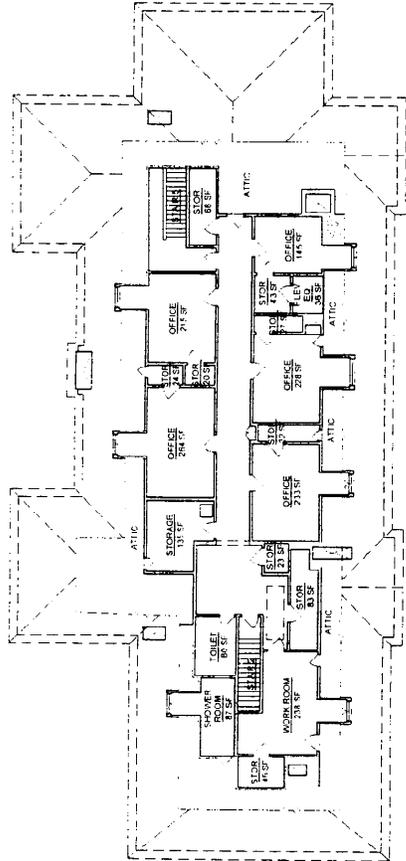


PICA
SULLIVAN
 ARCHITECTS LTD
 1036 SOUTH PIER STREET
 LOS ANGELES CALIF 90015

DATE: 10/15/81
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 PROJECT NO: [illegible]



SCALE: 1/8" = 1'-0"



PROJECT: MANFELD SENIOR SCHOOL
 100 BELLEFONTAINE STREET
 PASADENA, CA 91105

DATE: 10/15/81

1
2
3
4
5
6
7
8
9

REVISIONS:

△
△
△
△
△
△
△

SHEET: STAIR AND EXISTING FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

A2.08

PICA SULLIVAN ARCHITECTS LTD
 108 SOUTH ALPINE STREET
 SAN RAFAEL, CALIF. 94903

DATE: 10/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

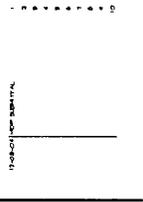


COPY: 10/11/11

PROJECT: MAYFIELD SENIOR SCHOOL
 300 WILSON AVENUE STREET
 SAN RAFAEL, CA 94903

DATE: 10/11/11

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

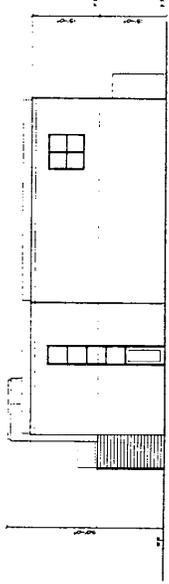


SCALE: 1/8" = 1'-0"

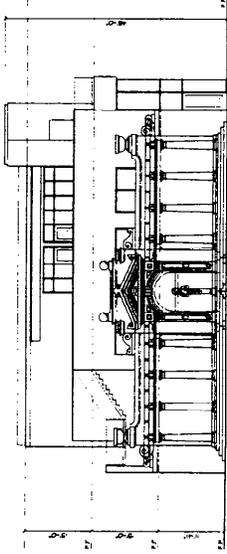
NEW ART AND MUSIC BUILDING PROPOSED ELEVATIONS

DATE: 10/11/11

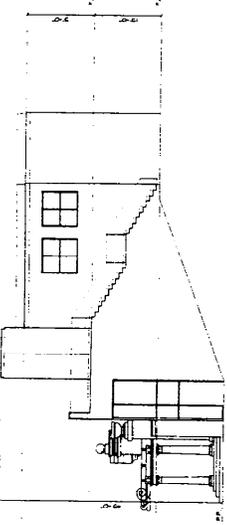
A2.11



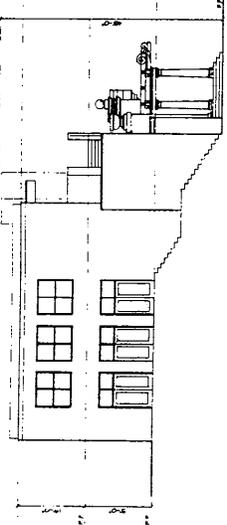
③ PROPOSED BACK ELEVATION (EAST)



① PROPOSED FRONT ELEVATION (WEST)



④ PROPOSED SIDE ELEVATION (SOUTH)



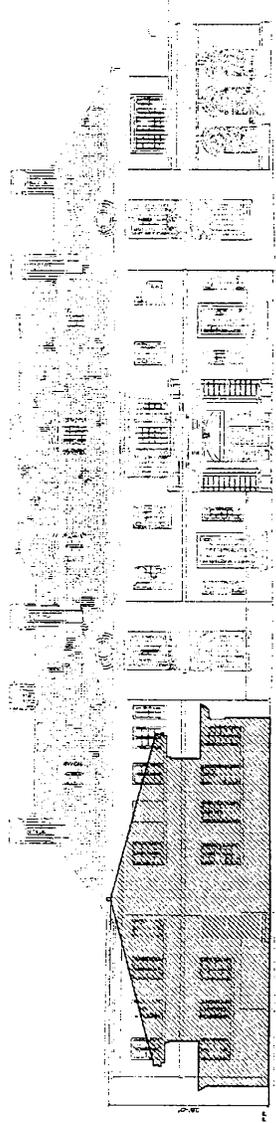
② PROPOSED SIDE ELEVATION (NORTH)

PICA SULLIVAN
 ARCHITECTS
 1700 CALIFORNIA STREET
 LOS ANGELES, CALIF. 90015

DATE: 11/15/00
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

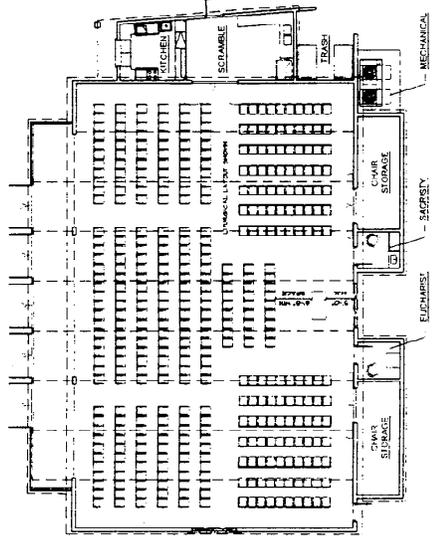


CONTRACT NO. 00-00-00-00



② OUTLINE OF PROPOSED ELEVATION IN RELATIONSHIP TO STRUB HALL

PANEL 1
 MAYFIELD SENIOR SCHOOL
 570 BELLEFONTAINE STREET
 PASADENA, CA 91105



① PROPOSED FLOOR PLAN

MULTIPURPOSE BUILDING
 FLOOR PLAN
 & OUTLINE OF
 PROPOSED
 ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 11/15/00

BY: [Signature]

