CONSOLIDATED DESIGN REVIEW
GENERAL INFORMATION

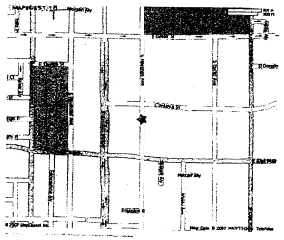
UNIT SUMMARY

# UNITS	PLAN TYPE	DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL LIVING AREA
101		3 BDRM, 3-1/2 BATH	634	896	532	1,962
102		3 BDRM, 3-1/2 BATH	535	902	322	1,479
103		3 BDRM, 3-1/2 BATH	572	571	346	1,489
104		3 BDRM, 3-1/2 BATH	569	308	344	1,529
105		2 BDRM, 2-1/2 BATH	609	557		1,266
106		2 BDRM, 2-1/2 BATH	567	567		1,134
107		2 BDRM, 2-1/2 BATH	564	585		1,149
108		2 BDRM, 2-1/2 BATH	472	514		986
109		2 BDRM, 2-1/2 BATH	540	554		1,090
110		2 BDRM, 2-1/2 BATH	472	514		986
111		2 BDRM, 2-1/2 BATH	584	567		1,151
112		2 BDRM, 2-1/2 BATH	567	657		1224
113		2 BDRM, 2-1/2 BATH	608	596		1204
114		3 BDRM, 3-1/2 BATH	569	371	348	1,550
115		3 BDRM, 3-1/2 BATH	572	580	348	1,496
116		3 BDRM, 3-1/2 BATH	570	497	346	1,413
117		3 BDRM, 3-1/2 BATH	467	686	460	1433
118		3 BDRM, 3-1/2 BATH	497	536	335	1468
119		2 BDRM, 3-1/2 BATH	635	623		1,256
120		2 ++ BDRM, 3-1/2 BATH			2,533	2,471
121		2 ++ BDRM, 3-1/2 BATH			2,533	2,446
		TOTAL	12,106	11,996	8,434	36,125

PROJECT DATA

PROJECT LOCATION:	229-247 S. MARENGO AVE, PASADENA
PROJECT ZONING:	RM-48
EXISTING USE:	MULTI-FAMILY RESIDENTIAL (15 D.U.)
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SITE AREA:	111.5'x 194.5'=21,686.75 (0.498 AC)
ALLOWABLE DENSITY:	1 D.U/910 SF = 21,686.75 / 910 SF / D.U. = 23.83 D.U.
PROPOSED DENSITY:	21 D.U. (1,033 SF / D.U.)
LIVING AREA:	SEE BUILDING SUMMARY
UNIT MIX:	SEE BUILDING SUMMARY
PARKING REQUIRED:	2 STALLS/D.U. = 2 X 21 = 42 GUEST PARKING : 1 STALL/10 DU = 2 TOTAL = 44 PARKING PROVIDED = 44 STALLS

VICINITY MAP



1. GENERAL REQUIREMENTS

TYPE OF PARKING:	UNDERGROUND PARKING PARTIALLY SUBTERRANEAN PARKING
MAIN GARDEN REQUIRED:	17% x 21,687 SF = 3,687 SF
MAIN GARDEN PROVIDED:	46'-0" X 80'-2" = 3,687 SF
MAIN GARDEN ENCROACHMENTS:	ENCLOSED MAX ALLOWABLE: 13% X 3,687 SF = 479 SF ACTUAL ENCLOSED: 141 SF UNENCLOSED MAX ALLOWABLE: 7% X 2,687 SF = 258 SF ACTUAL UNENCLOSED: 172 SF
TOTAL GARDEN REQUIRED:	21,587 SF X 31% = 6,940 SF
TOTAL GARDEN PROVIDED:	MAIN GARDEN: 3,687 SF FRONT SETBACK: 11'-6"-12" (DRIVWAY) X 23 3,365 SF ADDITIONAL GARDEN: 525 SF ENTRY: 15'-0" x 25'-0": 375 SF SIDE YARD WITHIN 40' 6 X 40': 240 SF TOTAL GARDEN: 7,192 SF
FRONT SETBACK REQUIRED:	25 FT SEE FRONT SETBACK ANALYSIS
FRONT SETBACK PROVIDED:	25 FT
SIDE YARDS PROVIDED:	5 FT @ NORTH PL 5 FT @ SOUTH PL
REAR YARD PROVIDED:	5 FT
ADD. REAR SETBACK PROVIDED:	4 FT FOR 72 LF = 64% OF REAR ELEV.
FRONT SETBACK ENCROACHMENTS:	3 (2' X 10' BAYS): 60 SF 2 (2.5' X 5 ENTRY PORCHES; 75 SF TOTAL: 135 SF
SIDE YARD ENCROACHMENTS:	NONE

2. GARDEN STANDARDS

LOCATION OF MAIN GARDEN:	ADJOINING FRONT SETBACK CENTERED ON SITE OVER SEMI-SUBTERRANEAN PARKING
GARDEN ENCLOSURE:	REQUIRED = 50% PERIMETER = 2 (81.25' + 44.0') / 2 = 121.25 PROVIDED = NORTH BOUND: 81.25' SOUTH BOUND: 81.25' EAST BOUND: 31.00' WEST BOUND: 40.00' TOTAL BOUND: 239.50'
BUILDING VOLUME:	REQUIRED 50% OF STREET FRONTAGE 111.5' X 50% = 55.75 FT PROVIDED: 78.58'
GARDEN VISIBILITY:	REQUIRED: 10 FT MINIMUM PROVIDED: 15 FT
MAIN GARDEN ELEVATION:	12" ABOVE EXISTG GRADE AT SIDEWALK
MAIN GARDEN PLANTING AREA:	MIN REQUIRED: 50%(3,483 SF)=1,843 SF PROVIDED: 1,988.1 SF
TRASH ENCLOSURE LOCATION:	BASEMENT
ELECTRICAL VAULT LOCATION:	BASEMENT W/ACCESS @ FRONT SETBACK
PERIMETER FENCING:	6' HIGH SIGN COATED & PAINTED MASONRY FENCE
BUILDING HEIGHT ALLOWABLE:	35 FEET TO RIDGELINE, EXCEPT FOR 25% MAX. ARCHITECTURAL PROJECTION
PROPOSED:	35' TO TOP OF ROOF PARAPET

3. ARCHITECTURAL STANDARDS

EXTERIOR MATERIALS:	1) ROOF: BUILT-UP ROOF 2) WALLS: CEMENTIOUS SIDING & SILCA SAND FINISH STUCCO WINDOWS: RECESSED CLEAR ANODIZED ALUMINUM
CRAFTSMANSHIP ELEMENTS:	1) METAL ENTRY 2) TILED FOUNTAINS
BUILDING ELEMENTS:	1) UPPER LEVEL LOGGIAS 2) ROOFED BALCONIES W/ BRACKETS
LOCATION OF DWELLING ENTRANCES:	3 FROM STREET 8 FROM MAIN GARDEN 11 TOTAL MIN REQUIRED 50% X 21 = 10.5 D.U.

CONTACT LIST

CITY OF PASADENA:	**PERMIT CENTER** 175 N GARFIELD AVE PASADENA, CA 91106 744-4200 BUILDING DEPARTMENT: 744-6816 PLANNING & ZONING: 744-6709 FIRE DEPARTMENT: 744-6865 DESIGN & HIST. PRESERV.: 744-3757 PUBLIC WORKS DEPT: 744-4273 WATER & POWER (WATER): 744-4475 WATER & POWER (POWER): 744-4015 HOUSING & DEVELOPMENT: 744-4315 TRAFFIC DEPARTMENT: 744-7268
STRUCTURAL ENGINEER:	**PETER LEE ENGINEERING, INC.** 18748 E. VALLEY BLVD. M. ROSEMEAD, CA 91770 T: 626.280.8900
MECHANICAL PLUMBING & ELECTRICAL ENGINEER:	**PYC CONSULTING ENGINEERS, INC.** 556 N. DIAMOND BAR BLVD. STE. #304 DIAMOND BAR, CA 91765 T: 909.396.8168
LANDSCAPE ARCHITECT:	**FAMOUS GARDEN, INC.** 8908 MISSION DRIVE SUITE #103 ROSEMEAD, CA 91770 T: 626.286.1819
CIVIL ENGINEER:	**TRI-TECH & ASSOCIATES, INC.** 135 N. SAN GABRIEL BLVD. SAN GABRIEL, CA 91775 T: 626.570.1918
SOILS ENGINEER:	**CAL LAND ENGINNERING, INC.** 576 EAST LAMBERT ROAD BREA, CA 92821 T: 714.671.1650

CODES IN EFFECT:

2001 CALIFORNIA BUILDING CODE
2001 CALIFORNIA PLUMBING CODE
2001 CALIFORNIA MECHANICAL CODE
2004 CALIFORNIA ELECTRICAL CODE
2001 CALIFORNIA ENERGY EFFICIENCY STANDARDS

SHEET INDEX

	ARCHITECTURAL
T	TITLE SHEET
A0	PROJECT INFORMATION
A0.1	TREE PROTECTION PLAN
A1	SITE PLAN
A2	BASEMENT PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	THIRD FLOOR PLAN
A6	ROOF PLAN
A7	BUILDING ELEVATIONS
A8	BUILDING ELEVATIONS
A9	BUILDING ELEVATIONS
A10	NOT USED
A11	BUILDING SECTIONS
A12	NOT USED
A13	NOT USED
A14	NOT USED
A15	NOT USED
A16	½" WALL SECTIONS
A17	½" WALL SECTIONS
A18	NOT USED
AD1	DETAILS
AD2	DETAILS
AD3	DETAILS
AD4	DETAILS

LANDSCAPING
PRELIMINARY LANDSCAPE PLAN

CIVIL
TOPOGRAPHIC MAP

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 91105
P.626.568.1136 F.626.793.7083 EHS@SUAREZARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT

229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ

DRAWN BY: SG & CA

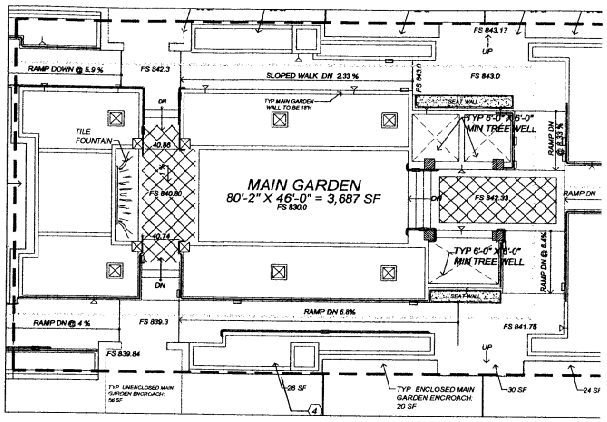
JOB NUMBER: 597: 229-247 S. MARENGO

DRAWING FILE: CD1_

PLOT DATE: OCTOBER 2007

DESIGN REVIEW

T

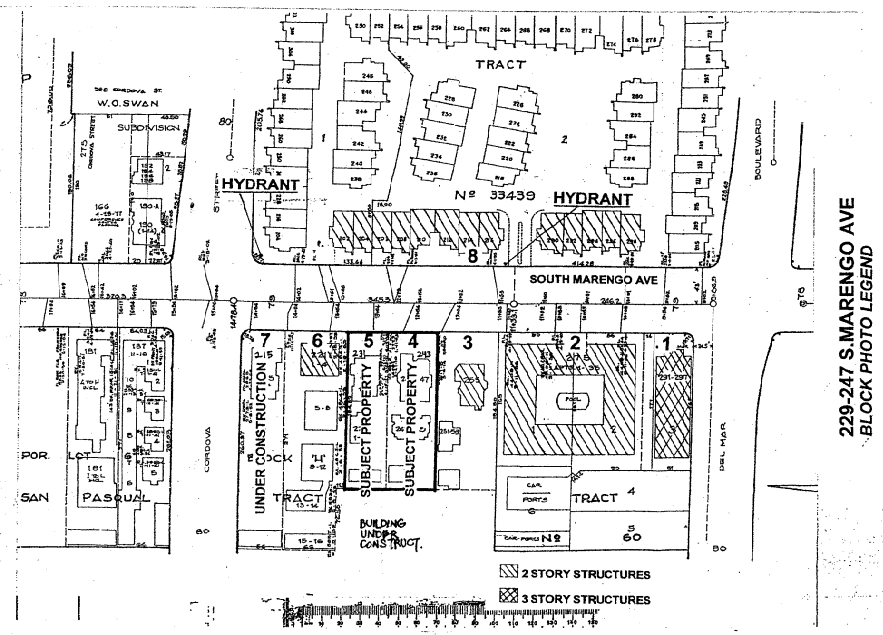


MAIN GARDEN ENCROACHMENTS:

ENCLOSED MAX. ALLOW: 13 % X 3, 737 SF = 480 SF
ACTUAL: 161 SF

UNENCLOSED MAX. ALLOW. 7 % X 3, 737 SF = 262 SF
ACTUAL: 260 SF

MAIN GARDEN PLAN



229-247 S.MARENGO AVE
BLOCK PHOTO LEGEND

UNIT SUMMARY

# UNITS	PLAN TYPE	DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL LIVING AREA
101		3 BDRM, 3-1/2 BATH	653	668	442	1,763
102		3 BDRM, 3-1/2 BATH	578	624	328	1,530
103		3 BDRM, 3-1/2 BATH	628	625	383	1,636
104		3 BDRM, 3-1/2 BATH	622	531	307	1,360
105		2 BDRM, 2-1/2 BATH	613	660		1,273
106		2 BDRM, 2-1/2 BATH	573	579		1,152
107		2 BDRM, 2-1/2 BATH	589	570		1,159
108		2 BDRM, 2-1/2 BATH	472	520		992
109		2 BDRM, 2-1/2 BATH	531	541		1,072
110		2 BDRM, 2-1/2 BATH	472	520		992
111		2 BDRM, 2-1/2 BATH	589	570		1,159
112		2 BDRM, 2-1/2 BATH	573	579		1152
113		2 BDRM, 2-1/2 BATH	592	647		1239
114		3 BDRM, 3-1/2 BATH	519	531	306	1,356
115		3 BDRM, 3-1/2 BATH	628	625	383	1,636
116		3 BDRM, 3-1/2 BATH	593	601	369	1,563
117		3 BDRM, 3-1/2 BATH	529	524	437	1490
118		3 BDRM, 3-1/2 BATH	530	521	328	1379
119		2 BDRM, 2-1/2 BATH	526	523		1,249
120		2 ++ BDRM, 3-1/2 BATH			2,477	2,677
121		2 ++ BDRM, 3-1/2 BATH			2,445	2,677
		TOTAL	10,819	11,059	8,206	30,076

ENVIRONMENTAL ASSESSMENT FORM
EXISTING SITE: 229 - 243 SOUTH MARENGO AVE

DESCRIPTION	TOTAL BUILDINGS	229 S. MARENGO BLDG 1	229 S. MARENGO BLDG 2	243 S. MARENGO BLDG 3	243 S. MARENGO BLDG 4
Total Gross SF	7,852 SF	2296 SF	996 SF	3,477 SF	1,084 SF
Year Built		1921	1921	1902 - 1935	1910-1918
Building Footprint SF	4,966	1,147.50	996	1,738.50	1,084
Open Space/Landscape SF	3,026 SF				
Paving SF	19,700 SF				
Number of parking spaces	12				
Number of stories	1 & 2				
Square feet to be demolished	7,852 SF				
# of affordable units demolished	0				
# of housing units demolished	15				
# of hotel/motel rooms to be demo	0				
To be altered? (yes/no)	NO				
To be relocated? (yes/no)	NO				
Unreinforced Masonry? (yes/no)	NO				
Type of Use	MULTI-FAMILY				

ABOVE DATA BASED ON L.A. COUNTY RECORDER'S INFORMATION

ENVIRONMENTAL ASSESSMENT FORM
PROPOSED CONSTRUCTION: 229 - 243 SOUTH MARENGO AVE

DESCRIPTION	TOTAL BUILDINGS
Site area	21,586.75 SF
Total gross square feet (new)	30,075 SF
Square feet of footprint	11,555 SF
Open space/landscape SF	10,266 SF
Paving square footage	7,769 SF
Number of parking spaces	45 STALLS
Height of Building	36 FT
Number of stories	3
Square feet to be demolished	7,852 SF
# of affordable units demolished	0
# of housing units demolished	17 D.U.
# of hotel/motel rooms to be demo	0
Year built	SEE EXISTING
To be altered? (yes/no)	NO
To be relocated? (yes/no)	NO
Unreinforced Masonry? (yes/no)	NO
Number of Housing Units (New)	21
Type of Use	CONDOMINIUMS

* EXCEPTION 25% MAX. APPURTUNANCES

ABOVE DATA BASED ON L. A. COUNTY RECORDER'S INFORMATION

BUILDING HEIGHT ANALYSIS

ALONG S. MARENGO AVE

PROPERTY #	ADDRESS	STORIES
1	291 S. MARENGO AVE	3
2	275 S. MARENGO AVE	2
3	255 S. MARENGO AVE	2
4	243 S. MARENGO AVE	SUBJECT PROPERTY
5	231 S. MARENGO AVE	SUBJECT PROPERTY
6	221 S. MARENGO AVE	2
7	215 S. MARENGO AVE	UNDER CONSTRUCTION
8	202-298 S. MARENGO AVE	2

BUILDING HEIGHT

TOTAL NUMBER OF PROPERTIES @ BOTH SIDES OF STREET: 5

NUMBER OF 2 & 3 STORY STRUCTURES: 5 (100%)

NUMBER OF 1 STORY STRUCTURES: 0 (0%)

BUILDING SETBACK ANALYSIS

ADDRESS	FRONT SETBACK
255 S.MARENGO AVE	38'
291 S.MARENGO AVE	30'9"
221 S.MARENGO AVE	23'
275 S.MARENGO AVE	15' ——75% of properties designated setback

4 PROPERTIES

SUAREZ ARCHITECTS, INC
130 WEST BELLEVUE DR. STE 106 PASADENA CA. 91105
P: 626.568.1186 F: 626.793.7083 E: HS@SUAREZARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT

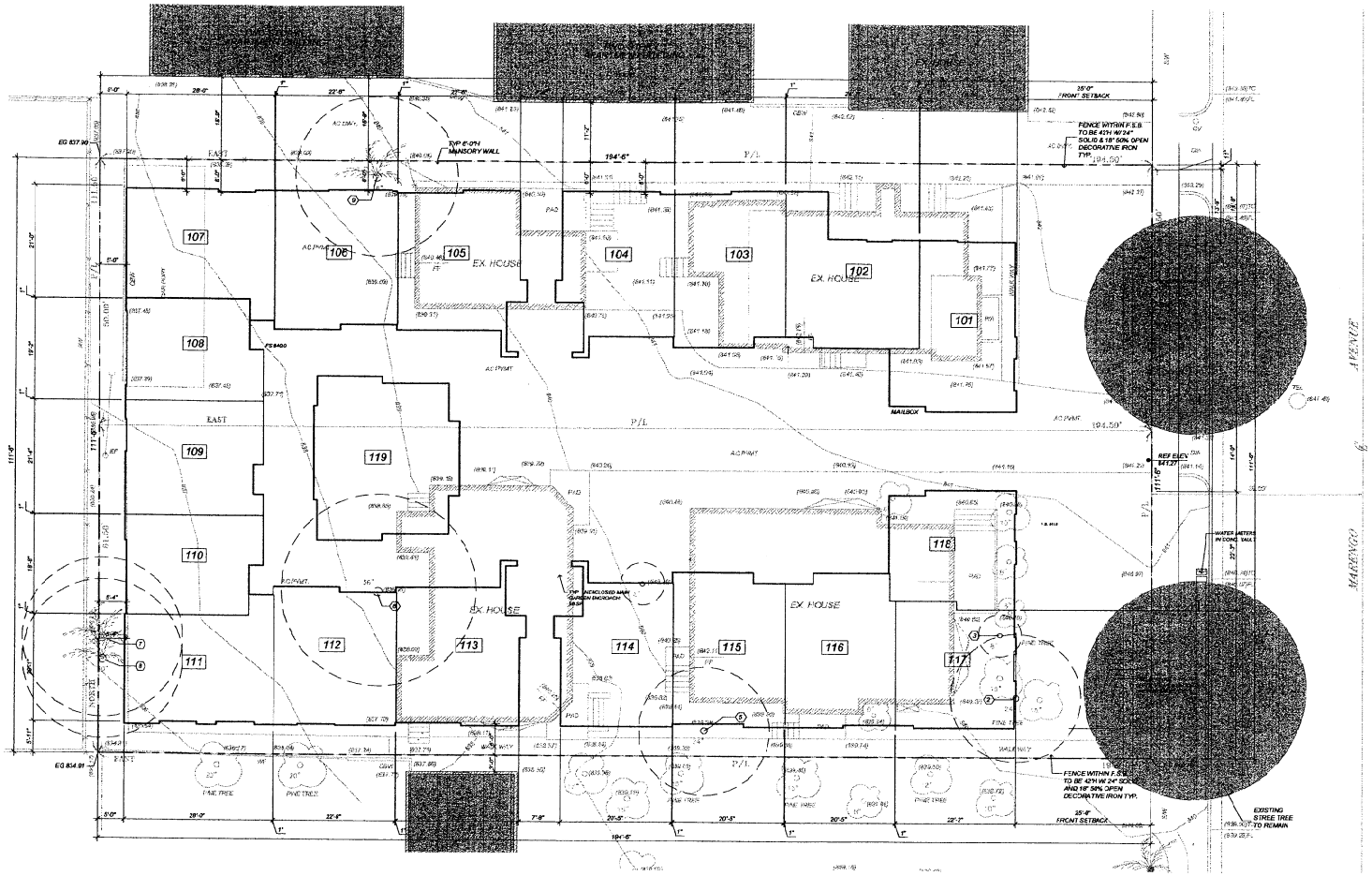
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 567: 229-247 S. MARENGO
DRAWING FILE: CD1_
PLOT DATE:

DESIGN REVIEW -

A0



TREE INVENTORY FOR: 229-247 S. MARENGO AVE., PASADENA, CA.

TREE #	SCIENTIFIC NAME / COMMON NAME	QUANTITY	DBH[1] (DIA.)	HEIGHT[3]	SPREAD	PROPOSED STATUS (X=Remove R=Remain L=Relocate)	STREET TREE PUBLIC TREE (Y=Yes N=No U=Unknow)	SPECIMEN TREE (N=No Y=Yes X=Remove R=Remain L=Relocate)	NATIVE TREE (N=No Y=Yes X=Remove R=Remain L=Relocate)
# 1	FRAXINUS UHDEI / EVERGREEN ASH	1	30"	40'+	20'+	R	Y	N/R	N/R
# 2	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	1	24"	25'	10'	X	N	N/X	N/X
# 3	ARAUCARIA CUNNINGHAMIANA / HOOP PINE	1	8"	15-20'	10'	X	N	N/X	N/X
# 4	EUCALYPTUS POLYANTHEMOS / SILVER DOLLAR GUM	1	8"	15'	8'	X	N	N/X	N/X
# 5	FRAXINUS UHDEI / EVERGREEN ASH	1	24"	30'+	20'+	X	N	N/X	N/X
# 6	CINNAMOMUN CAMPHORA / CAMPHOR	1	36"	35'	25'+	X	N	Y/X	N/X
# 7	PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	1	30"	15'	20'	X	N	N/X	N/X
# 8	PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	1	30"	15'	20'	X	N	N/X	N/X
# 9	PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	1	30"	15'	20'	X	N	N/X	N/X

TREE PROTECTION GUIDELINES

The accompanying landscape architect (Fei Huang, Dec 15, 2005) outlines specific guidelines for tree preservation and protection during particular construction activities. The following are highlights of this report.

*The **dripline** is the outermost edge of a tree's canopy. When depicted on a map, the dripline will appear as an irregular shape that follows the contour of the tree's branches as seen from overhead. For purposes of the Pasadena City Trees and Tree Protection Ordinance #8.52, the dripline serves as the Root **Protection Zone**.*

*All work conducted within the **Root Protection Zone** of any protected tree should be accomplished with hand tools unless an air spade is utilized. Trenches in the **Root Protection Zone** should be tunneled, or completed with an air spade to avoid damage to small feeder roots within the **Root Protection Zone**. Information regarding air spades is available from City Staff.*

Five-foot high protective chain link fencing should be surrounding all trees to remain. Location of fencing is graphically defined on this plan.

*Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing. An access gate is permitted. **Fencing must be in place before demolition begins and remain until landscape work commences.***

*The **Root Protection Zone** should be irrigated sufficiently with clean, potable water to keep the tree in good health and vigor before, during and after construction. This may mean deeply soaking the ground periodically.*

*No construction staging or disposal of construction materials or byproducts is allowed within the **Root Protection Zone**.*

Public Trees– Maintained by the City of Pasadena

These trees are located in the parkway between the curb face and the property line, and therefore are public trees. They must be protected like any other tree to be preserved and as such should have protective fencing installed as defined above. To have any work performed on these trees, contact Forestry Operations at 626.744.4321.

A TREE REMOVAL PERMIT IS REQUIRED FOR THE REMOVAL OF TREE #6 (CAMPHOR).

SEE LANDSCAPING PLAN FOR STREET TREE REQUIREMENTS.

LEGEND:

- *EXISTING TREE TO REMAIN*
- *EXISTING TREE TO BE REMOVED*
- *6'H CHAIN LINK FENCE W/ POST@ 8' O/C W/ 3'-6" GATE. POST HOLES TO BE HAND DUG TO PREVENT ROOT DAMAGE*
- *(1) TREE INVENTORY LOCATION*

TREE PROTECTION PLAN

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 9110
P:626.568.1186 F:626.793.7083 E:HS@SUAREZARCH.CO

PROPOSED RESIDENTIAL DEVELOPMENT

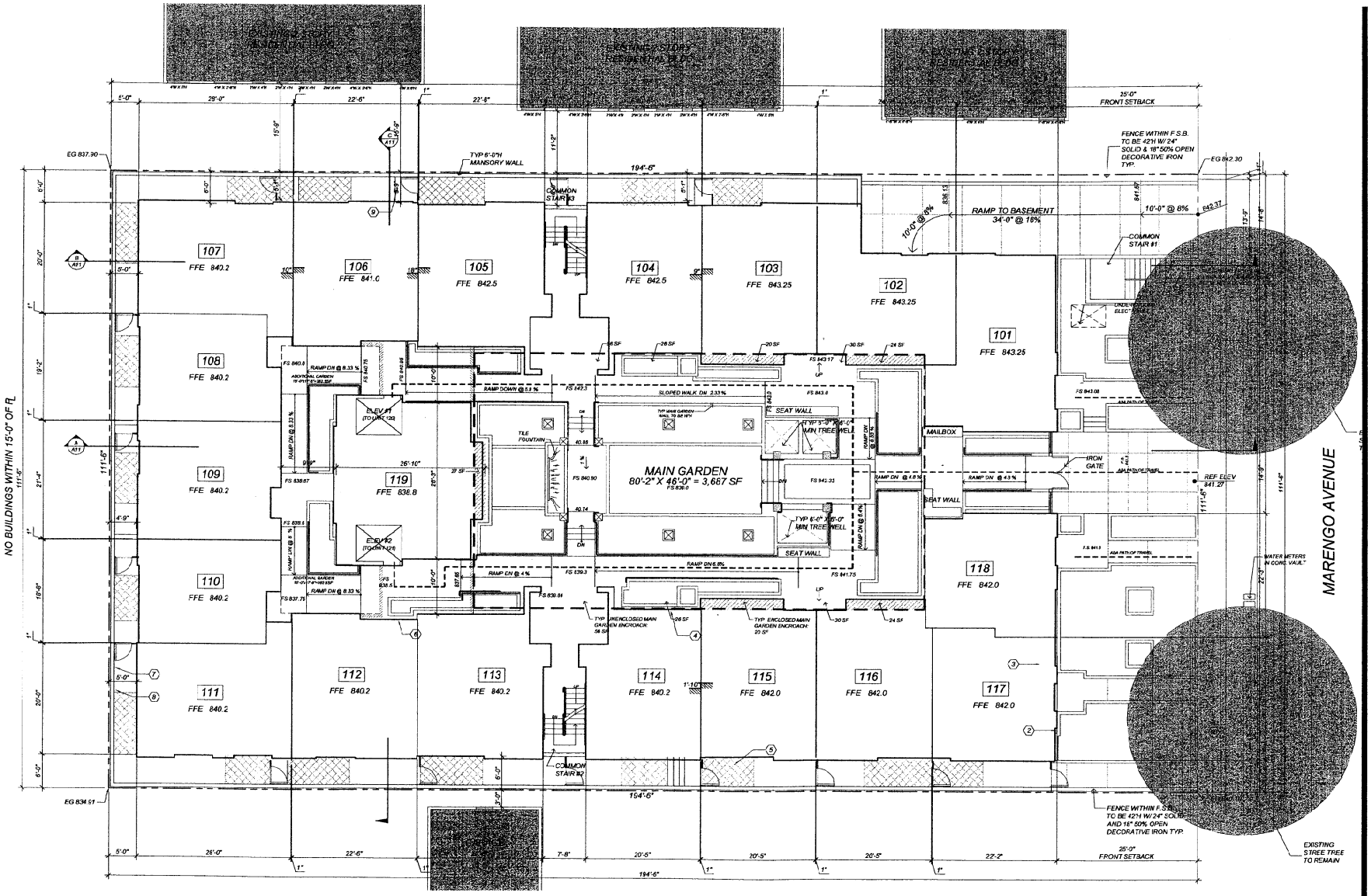
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNHARMLESS AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 587: 229-247 S. MARENGO
DRAWING FILE: CD1_ TREE PROTECTION PLAN
PLOT DATE: NOVEMBER 2007

	DESIGN REVIEW -	NOV 2007

A0.1



REFERENCE NOTES:

1) ALL A C. COMPRESSORS TO BE LOCATED @ ROOF TOP MECHANICAL WELL

2) MECHANICAL EQUIPMENT, INCLUDING ELEVATORS CANNOT BE LOCATED WITHIN THE MAIN GARDEN. ALL MECHANICAL EQUIPMENT, INCLUDING ELEVATORS, MUST ALSO BE SCREENED FROM THE MAIN GARDEN AREA

3) A TREE REMOVAL PERMIT IS REQUIRED FOR THE REMOVAL OF TREE #6 (CAMPHOR).

4) SEE LANDSCAPING PLAN FOR STREET TREE REQUIREMENTS.

5) THRU WALL VENTS ARE NOT ALLOWED AT FRONT & COURTYARD ELEVATIONS

EXTERIOR LIGHTING:

EXTERIOR WALL SCONCE

STEP LIGHT

DOWNLIGHT

WALKWAY LIGHT

*SEE A7 FOR ADDITIONAL INFORMATION

SITE PLAN

SUAREZ ARCHITECTS, INC

120 WEST BELLEVUE DR STE 100 PASADENA CA 91105
P:626.568.1186 F:626.793.7083 E:HS@SUAREZARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT

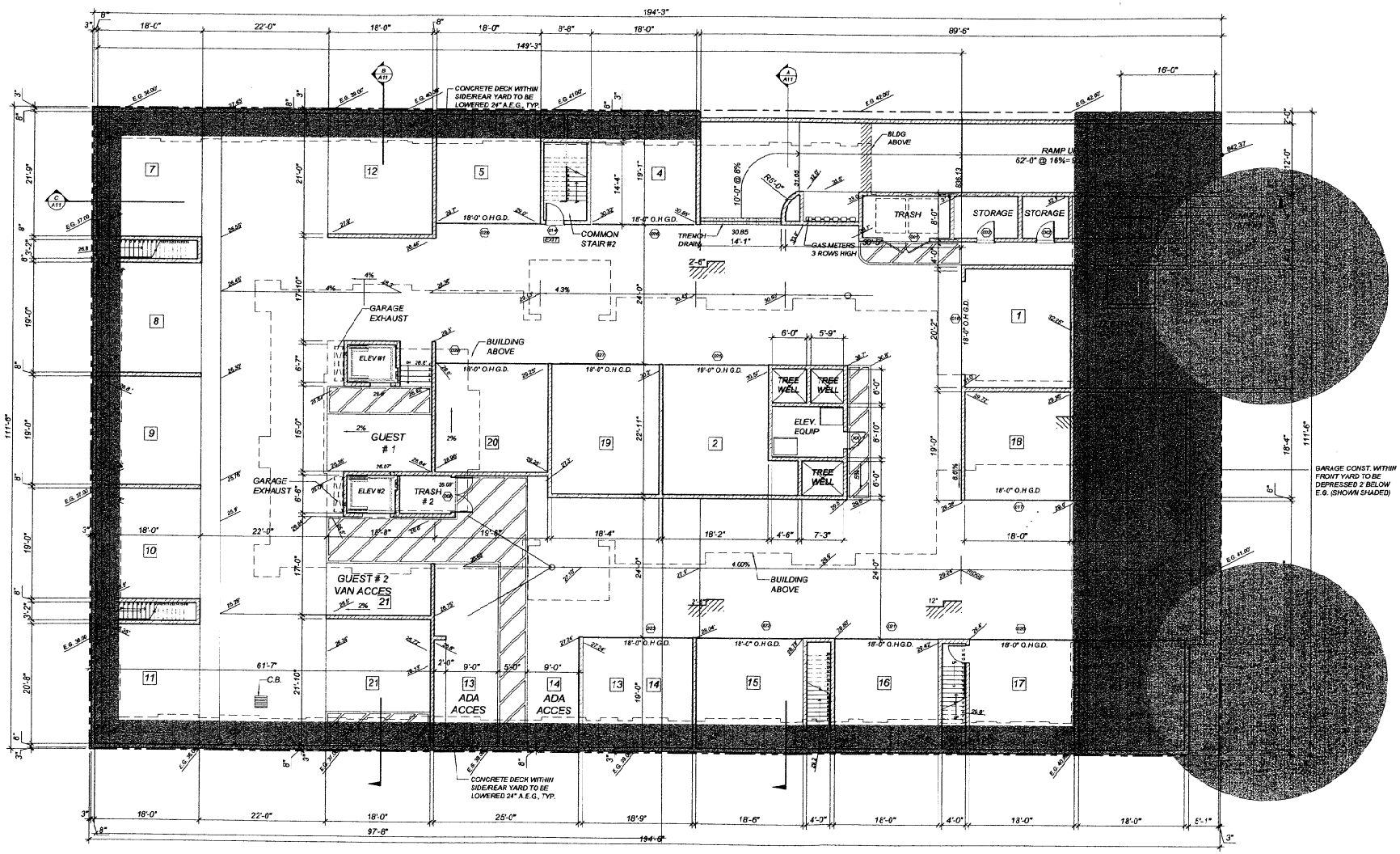
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 567: 229-247 S. MARENGO
DRAWING FILE: CD1_ SITE PLAN
PLOT DATE: NOVEMBER 2007

	DESIGN REVIEW -	NOV 2007

A1



GARAGE CLEARANCE THROUGH OUT TO BE A MIN OF 8'-2" TO ANY OBSTRUCTIONS INCLUDING GARAGE EXHAUST DUCTS, PLUMBING LINES OR ELECT. FIXTURES

BASEMENT PLAN

SUAREZ ARCHITECTS, INC.

129 WEST BELLEVUE DR. STE 100 PASADENA CA 9110
P:626.568.1186 F:626.793.7083 E:HS@SUAREZARCH.CO

PROPOSED RESIDENTIAL DEVELOPMENT

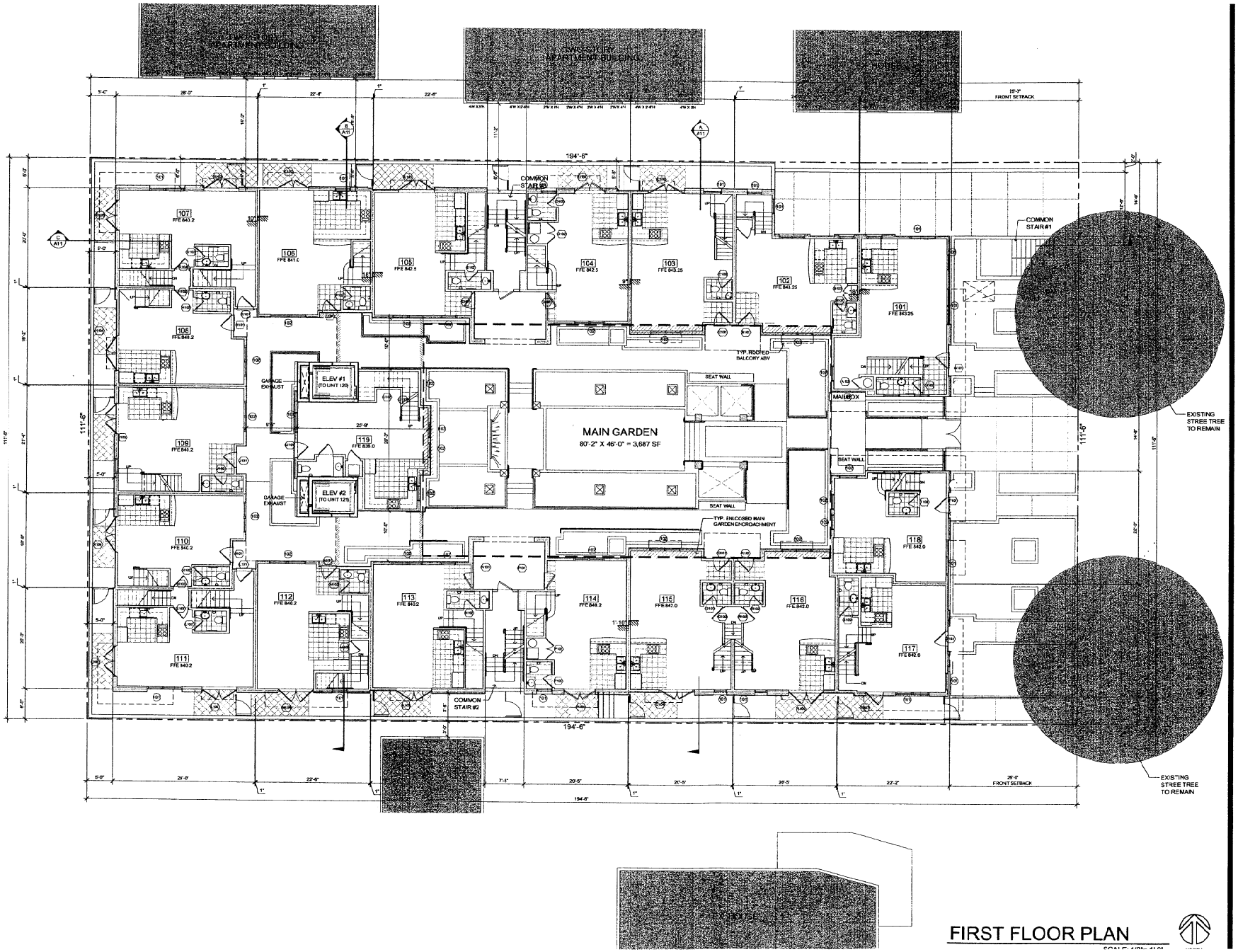
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER 587: 229-247 S. MARENGO
DRAWING FILE: CD1_ *BASEMENT PLAN*
PLOT DATE: NOVEMBER 2007

	DESIGN REVIEW	NOV 2007

A2



FIRST FLOOR PLAN

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 190 PASADENA CA 9110
P.626.568.1186 F.626.793.7983 E-HS@SUAREZARCH.CO

PROPOSED RESIDENTIAL DEVELOPMENT

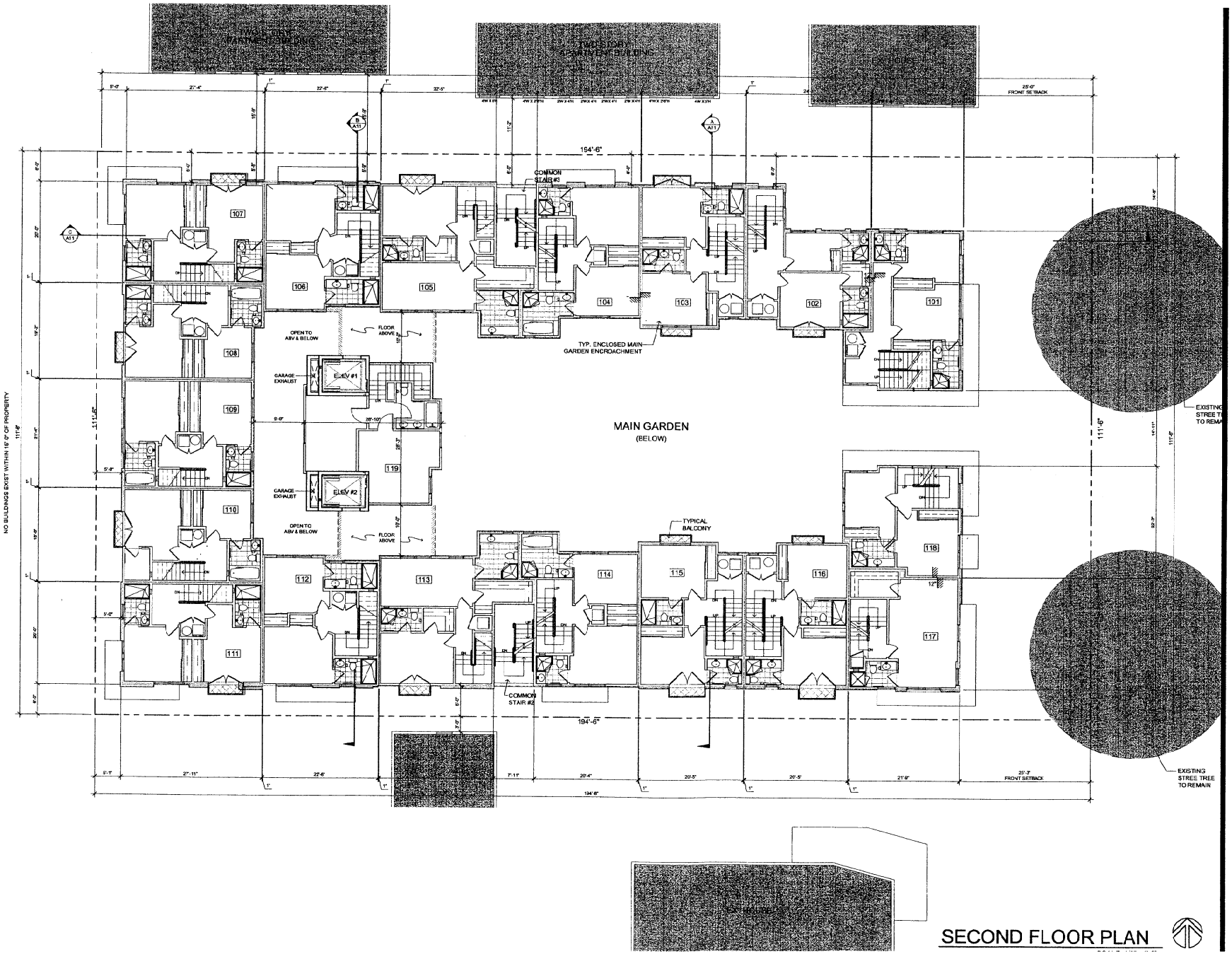
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER 587: 229-247 S. MARENGO
DRAWING FILE: CD1_ FIRST FLOOR PLAN
PLOT DATE: NOVEMBER 2007

	DESIGN REVIEW	NOV 2007

A3



SECOND FLOOR PLAN

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 9110
P: 626.568.1186 F: 626.793.7083 E: HS@SUAREZARCH.CO

PROPOSED RESIDENTIAL DEVELOPMENT

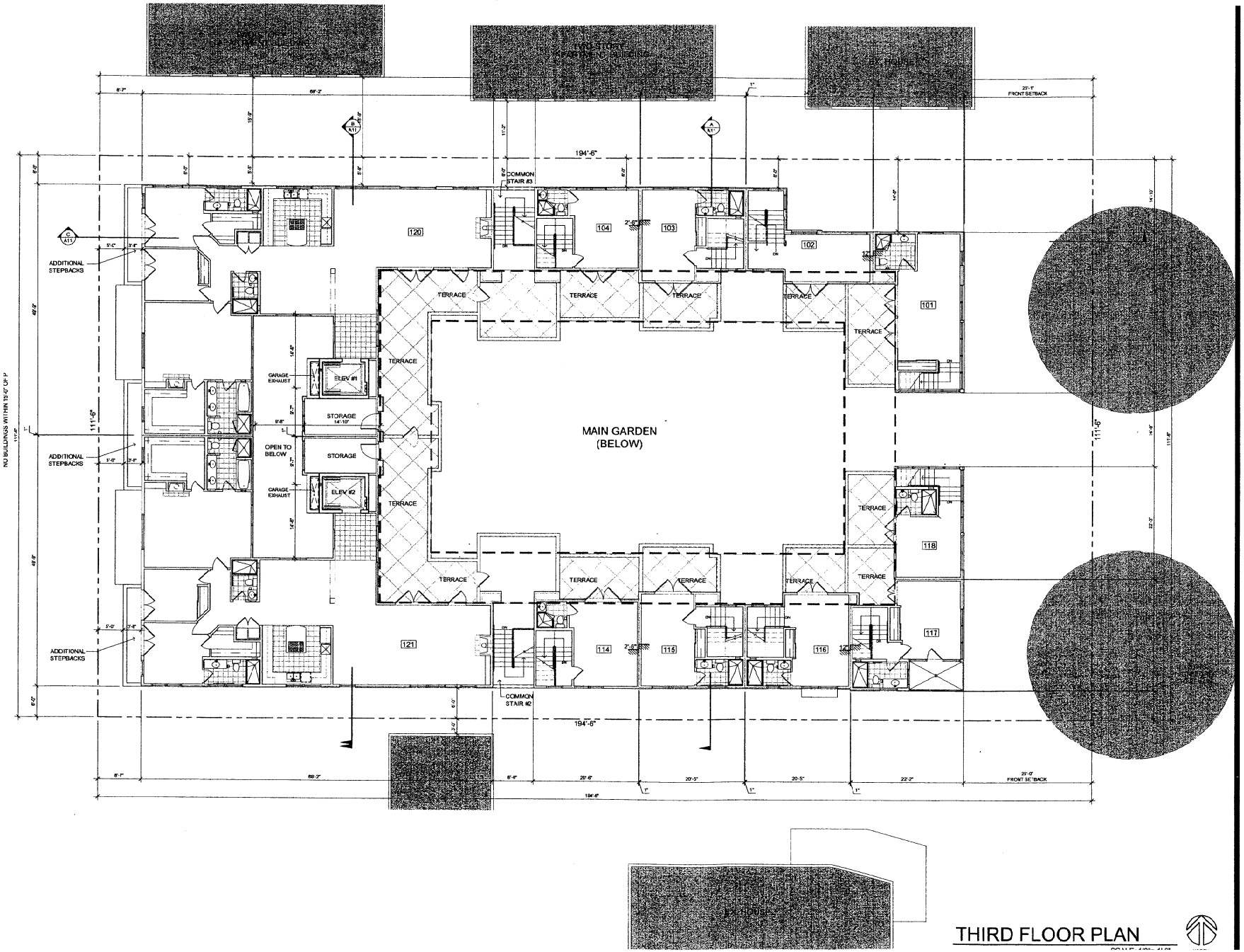
229-247 S. MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 587: 229-247 S. MARENGO
DRAWING FILE: CD1_SECOND FLOOR
PLOT DATE: NOVEMBER 2007

	DESIGN REVIEW	NOV 2007

A4



THIRD FLOOR PLAN

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 106 PASADENA CA 91105
P:626.568.1185 F:626.793.7083 E:HS@SUAREZARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT

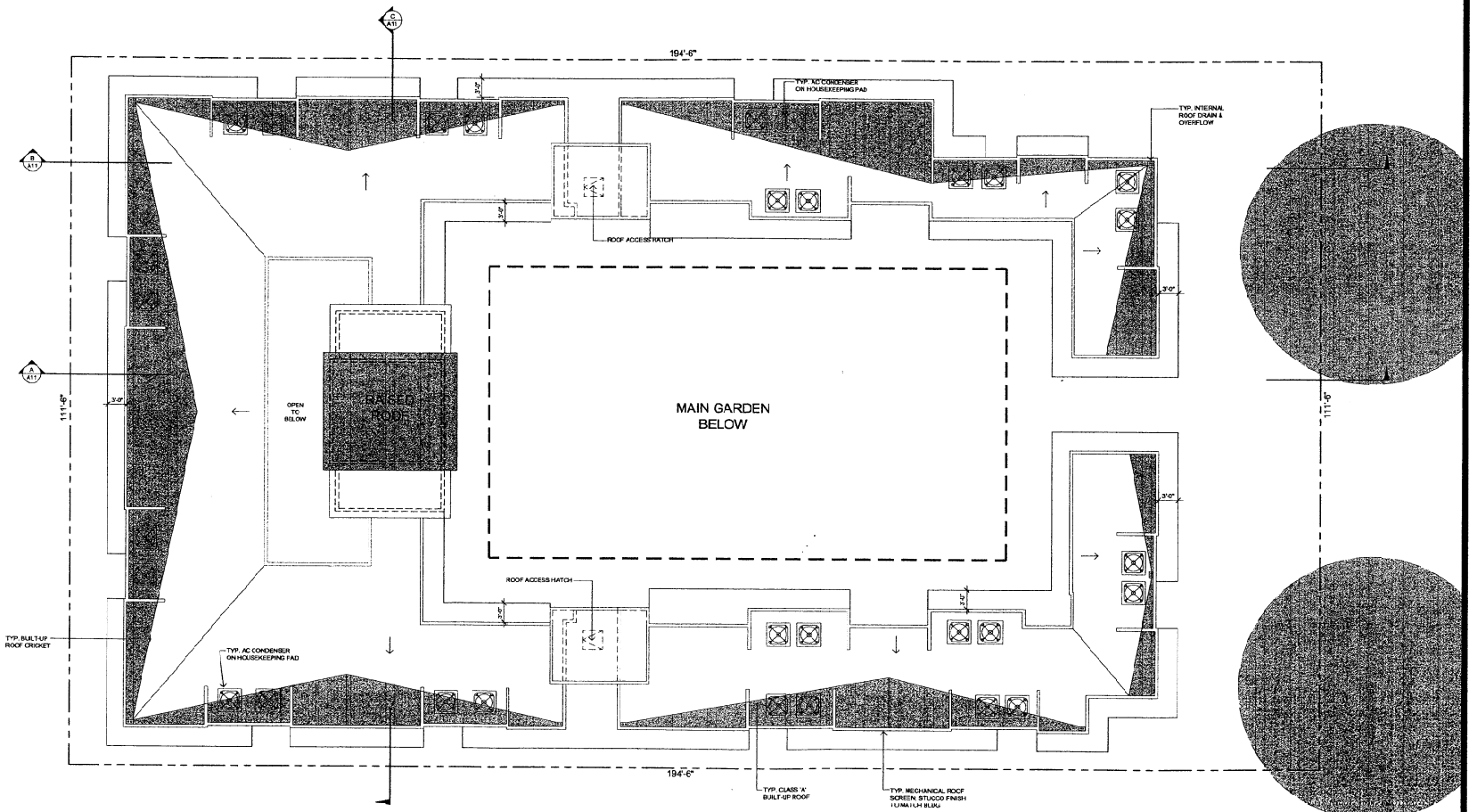
229-247 S. MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 587: 229-247 S. MARENGO
DRAWING FILE: CD1_THIRD FLOOR
PLOT DATE: NOVEMBER 2007

	DESIGN REVIEW	NOV 2007

A5



REFERENCE NOTES:

1) THRU THE WALL VENTS ARE NOT ALLOWED AT FRONT & MAIN GARDEN ELEVATIONS

2) ALL MECHANICAL VENTING SHALL BE THRU THE ROOF

3) ALL ROOF DRAINS & OVERFLOW PIPES TO BE INTERNAL

ROOF PLAN

SUAREZ ARCHITECTS, INC.
126 WEST BELLEVUE DR. STE 100 PASADENA CA 91105
P.626.568.1186 F.626.793.7083 EHS@SUAREZARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT

229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ

DRAWN BY: SG & CA

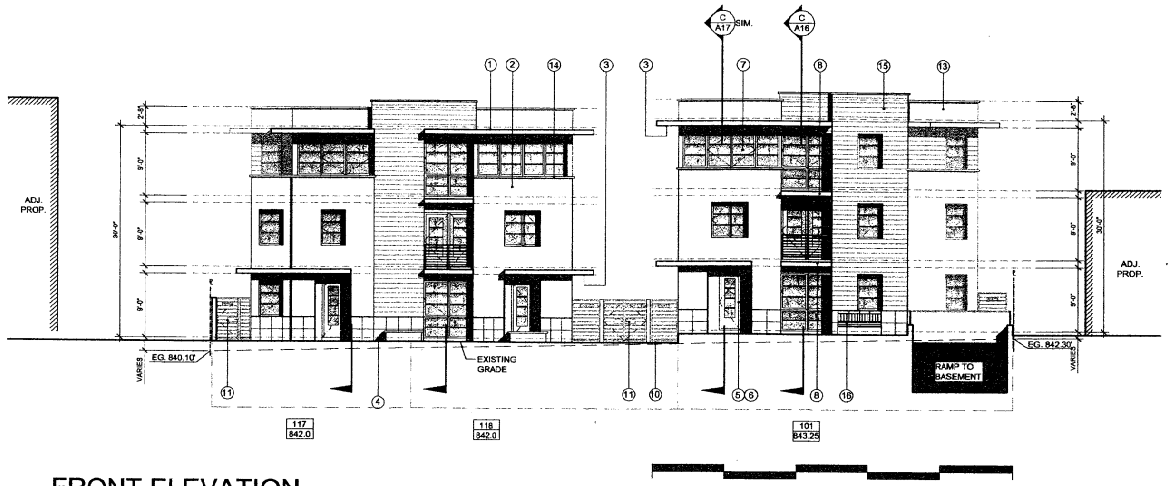
JOB NUMBER: 547: 229-247 S. MARENGO

DRAWING FILE: CD1_ ROOF PLAN

PLOT DATE: NOVEMBER 2007

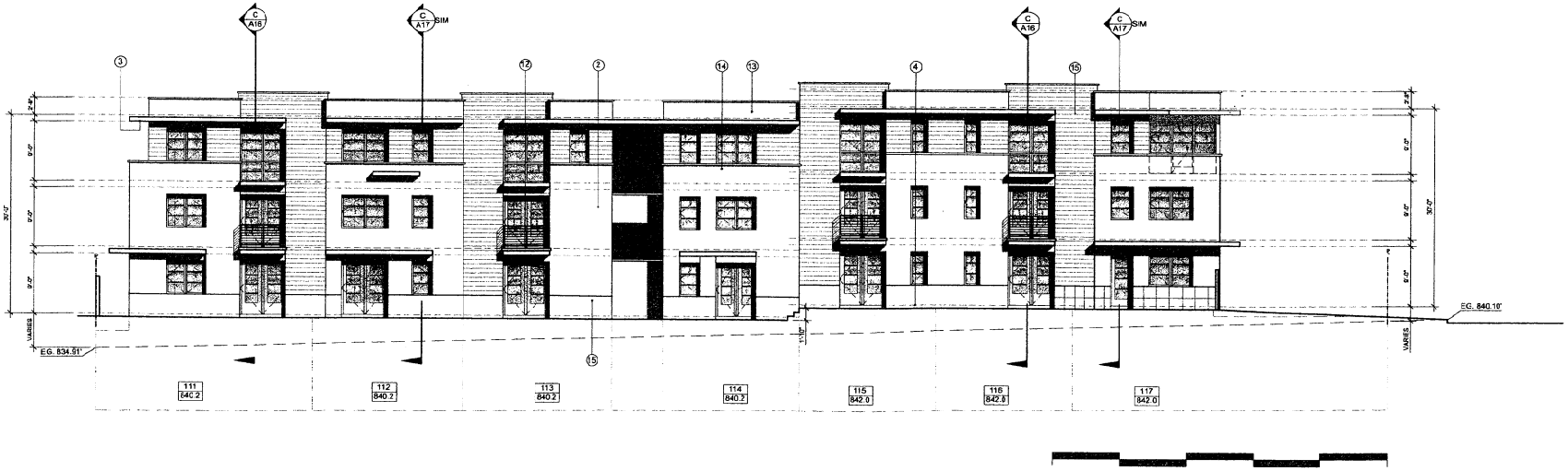
	DESIGN REVIEW -	NOV 2007

A6



FRONT ELEVATION

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



SOUTH SIDE ELEVATION

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

EXTERIOR MATERIAL SPECIFICATION SUMMARY

1. ROOFING: CLASS A BUILT UP ROOFING
2. STUCCO
   7/8" STUCCO SYSTEM WITH SILICA SAND FINISH COAT, AND: ELASTOMERIC PAINT.
   A MAIN COLOR: "DUNN-EDWARDS" DE 6234 " SERENE THOUGHT "
   B ACCENT COLOR: "DUNN-EDWARDS" DE 5255 "NOR-ITGATE GREEN"
3. STUCCO SOFFIT:
   STUCCO SOFFIT OVERE HEAVY GAUGE METAL LATH MATCH WALL FINISH. PROVIDE RECESSED VENTED SCREED TO MATCH SOFFIT COLOR. INSTALL EXPANSION JOINTS TO PROVIDE MAX. 100 SF PANELS
4. WEEP SCREED
   CONTINUOS G.I. STUCCO WEEP SCREED
5. ENTRY DOORS.
   "US ALUMINUM" NARROW STILE CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLASS.
   PROVIDE TRUE-DIVIDED LIGHTS
6. DOOR HARDWARE:
   "KALLI & KALLI" #5014 SATIN STAINLESS STEEL#5014 ENTRY DOOR LOCKSET.
7. WINDOWS AND BALCONY DOORS:
   RECESSED ALUMINUM WINDOW "MILGARD" 450,310 &.991 SERIES, CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLAZING WITH INTEGRAL MULLIONS.
   PROVIDE TRUE-DIVIDED LIGHTS
8. WINDOW CANOPY / OVERHANG
   CANTILVERED FLOOR / ROOF FRAMING. B.U. ROOF WITH DRIP EDDGE, CONCEALED FLASHING @ WALL SLOPE 1/4" / FOOT.
9. LIGHTING.
   "SEAGULL LIGHTING" ETERNITY SERIES, BRUSHED NICKEL FINISH WITH SATIN ETCHED GLASS
   A SCONCE: # 88117-962
   B PENDANT: # 63115-962
   C ENTRIES: # 8/115-962
10. UNIT PAVERS:
    16 X 16" GAUGED, OXIDIZED MOTTLED BLACK, NATURAL SLATE PAVERS SET ON MORTAR.
11. ENTRY GATE AND SIDE PANELS: SEE DETAIL.
12. BALCONY GUARDRAIL:
    42" HIGH SEE DETAIL.
13. PARAPET WALL:
    36" HIGH, STUCCO ON EXPOSED SIDE WITH PAINTED METAL COPING
14. BUILT UP STUCCO TRIM:
    2 1/2" X 2 1/2" WITH FULL STUCCO SECTION OVER.
15. STAINED 1X8 T&G REDWOOD SIDING O/ BLDG PAPER
16. NATURAL STONE WAINSCOT
    SET OVER BROWN COAT

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 9110
P.626.568.1186 F.626.793.7883 E:HS@SUAREZARCH.CO

PROPOSED RESIDENTIAL DEVELOPMENT

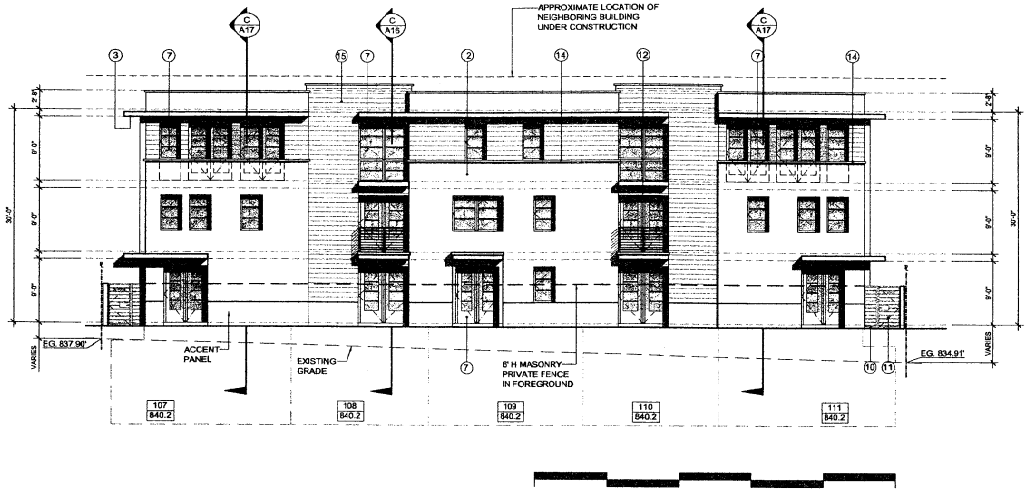
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT". THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNUABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER 587. 229-247 S. MARENGO
DRAWING FILE: CD1_ ELEVATIONS
PLOT DATE: NOVEMBER 2007

	DESIGN REVIEW	NOV 2007

A7

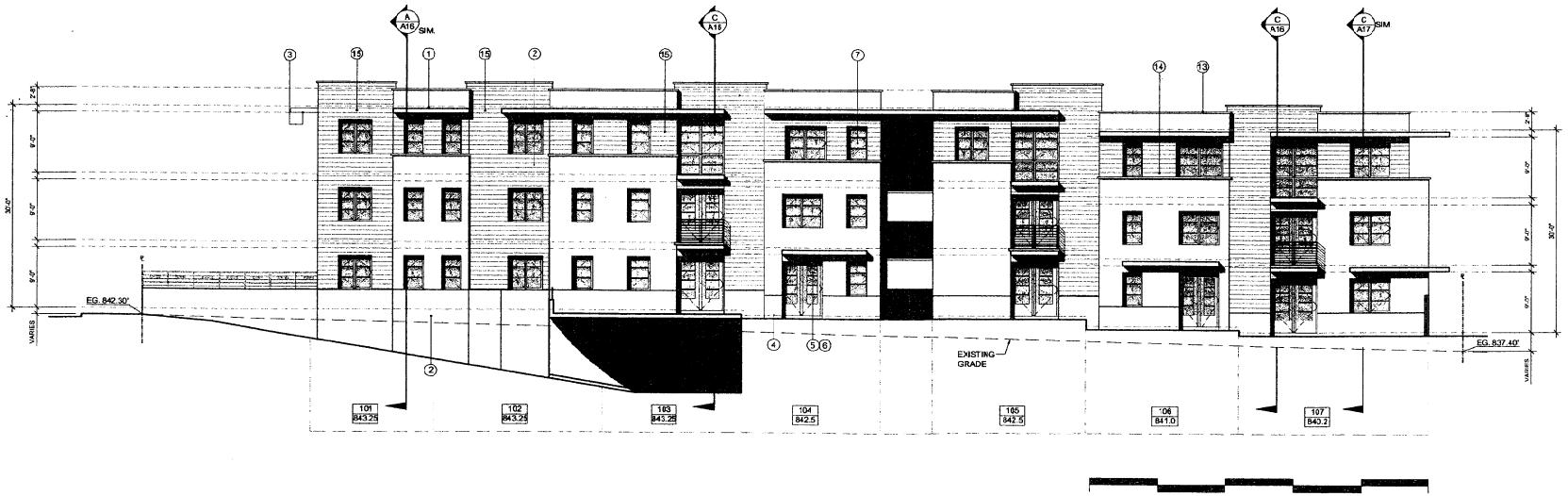


REAR ELEVATION

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

EXTERIOR MATERIAL SPECIFICATION SUMMARY

1. ROOFING: CLASS A BUILT UP ROOFING
2. STUCCO:
   7/8" STUCCO SYSTEM WITH SILICA SAND FINISH COAT, AND ELASTOMERIC PAINT
   A. MAIN COLOR: "DUNN-EDWARDS" DE 6234 "SERENE THOUGHT"
   B. ACCENT COLOR: "DUNN-EDWARDS" DE 6235 "NORTHGATE GREEN"
3. STUCCO SOFFIT:
   STUCCO SOFFIT OVERE HEAVY GAUGE METAL LATH MATCH WALL FINISH. PROVIDE RECESSED VENTED SCREED TO MATCH SOFFIT COLOR. INSTALL EXPANSION JOINTS TO PROVIDE MAX. 100 SF PANELS
4. WEEP SCREED
   CONTINUOS G.I. STUCCO WEEP SCREED
5. ENTRY DOORS:
   "US ALUMINUM" NARROW STILE CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLASS.
   PROVIDE TRUE-DIVIDED LIGHTS
6. DOOR HARDWARE:
   "KALLI & VALL" #5014 SATIN STAINLESS STEEL#5014 ENTRY DOOR LOCKSET.
7. WINDOWS AND BALCONY DOORS:
   RECESSED ALUMINUM WINDOW, "MILGARD" 450,910 & 991 SERIES, CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLAZING WITH INTEGRAL MULLIONS.
   PROVIDE TRUE-DIVIDED LIGHTS
8. WINDOW CANOPY / OVERHANG
   CANTILVERED FLOOR / ROOF FRAMING. B.U. ROOF WITH DRIP EDDGE, CONCEALED FLASHING @ WALL SLOPE 1/4" /FOOT.
9. LIGHTING:
   "SEAGULL LIGHTING" ETERNITY SERIES, BRUSHED NICHEL FINISH WITH SATIN ETCHED GLASS
   A. SCOINCE: # 88117-962
   B. PENDANT: # 88115-962
   C: ENTRIES: # 88215-962
10. UNIT PAVERS:
    16 X 16" GAUGED, OXIDIZED MOTTLED BLACK, NATURAL SLATE PAVERS SET ON MORTAR.
11. ENTRY GATE AND SIDE PANELS: SEE DETAIL
12. BALCONY GUARDRAIL:
    42" HIGH SEE DETAIL
13. PARAPET WALL:
    36" HIGH, STUCCO ON EXPOSED SIDE WITH PAINTED METAL COPING
14. BUILT UP STUCCO TRIM:
    2 1/2" X 2 1/2" WITH FULL STUCCO SECTION OVER
15. STAINED 1X6 T&G REDWOOD SIDING O/ BLDG PAPER
16. NATURAL STONE WAINSCOT
    SET OVER BROWN COAT



NORTH SIDE ELEVATION

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

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 9110
P:626.568.1186 F:626.793.7083 EHS@SUAREZARCH.CO

PROPOSED RESIDENTIAL DEVELOPMENT

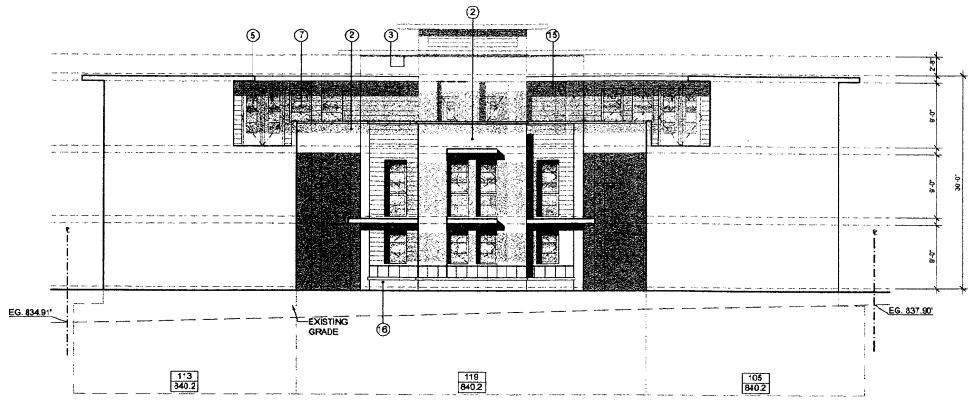
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 587: 229-247 S. MARENGO
DRAWING FILE: CD1_ELEVATIONS
PLOT DATE: NOVEMBER 2007

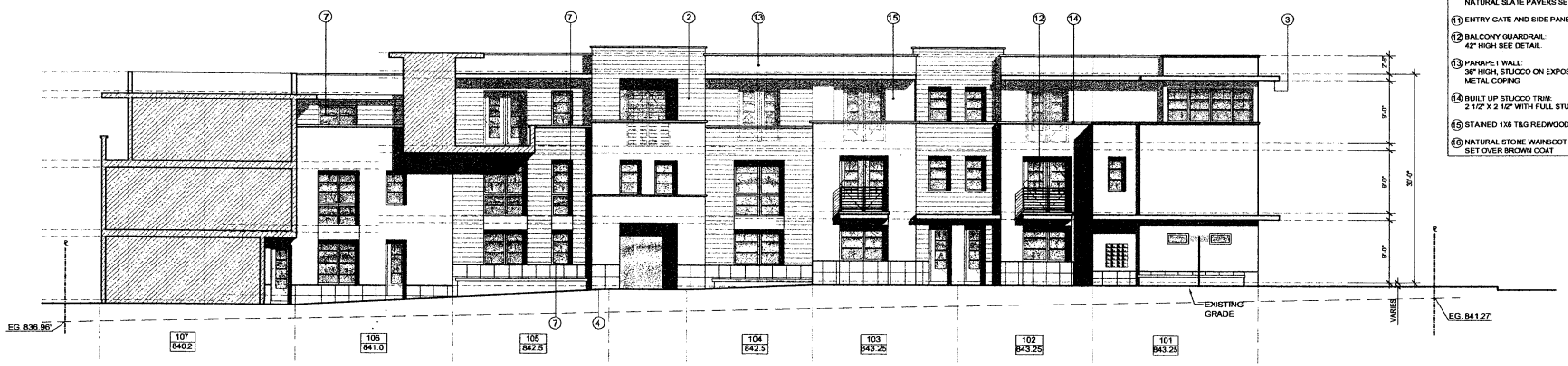
	DESIGN REVIEW	NOV 2007

A8



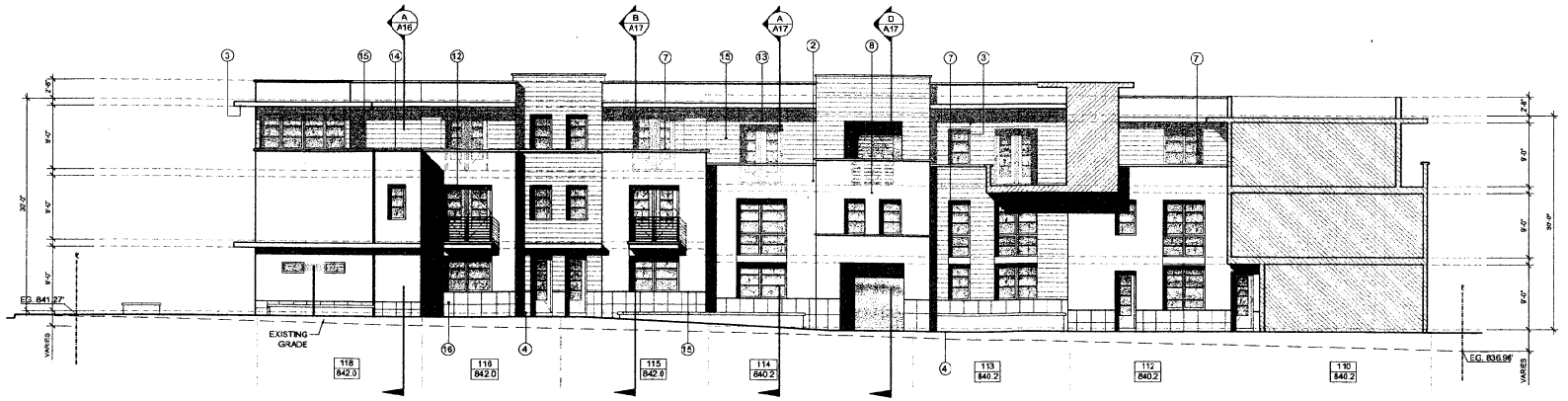
REAR MAIN GARDEN ELEVATION

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



SOUTH MAIN GARDEN ELEVATION

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



NORTH MAIN GARDEN ELEVATION

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

EXTERIOR MATERIAL SPECIFICATION SUMMARY

1. ROOFING: CLASS A BUILT UP ROOFING
2. STUCCO:
   7/8" STUCCO SYSTEM WITH SILICA SAND FINISH COAT, AND ELASTOMERIC PAINT.
   A. MAIN COLOR: "DUNN-EDWARDS" DE 6234 "SERENE THOUGHT "
   B. ACCENT COLOR: "DUNN-EDWARDS" DE 6235 "NORFITGATE GREEN"
3. STUCCO SOFFIT:
   STUCCO SOFFIT OVERE HEAVY GAUGE METAL LATH MATCH WALL FINISH. PROVIDE RECESSED VENTED SCREED TO MATCH SOFFIT COLOR. INSTALL EXPANSION JOIN"S TO PROVIDE MAX. 100 SF PANELS
4. WEEP SCREED:
   CONTINUOS G.I. STUCCO WEEP SCREED
5. ENTRY DOORS:
   "US ALUMINUM" NARROW STILE CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLASS.
   PROVIDE TRUE-DIVIDED LIGHTS
6. DOOR HARDWARE:
   "SALLI & VALLI" #5014 SATIN STAINLESS STEEL#5014 ENTRY DOOR LOCKSET.
7. WINDOWS AND BALCONY DOORS:
   RECESSED ALUMINUM WINDOW. "MILGARD" 450,910 & 995 SERIES, CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLAZING WITH INTEGRAL MULLIONS.
   PROVIDE TRUE-DIVIDED LIGHTS.
8. WINDOW CANOPY / OVERHANG
   CANTILVERED FLOOR / ROOF FRAMING. B.U. ROOF WITH DRIP EDDGE, CONCEALED FLASHING @ WALL SLOPE 1/4" /FOOT.
9. LIGHTING
   "SEAGULL LIGHTING" ETERNITY SERIES, BRUSHED NICKEL FINISH WITH SATIN ETCHED GLASS
   A. SCOINCE: # 88117-692
   B. PENDANT: # 60115-962
   C. ENTRIES: #60115-962
10. UNIT PAVERS:
    16 X 16" GAUGED, OXIDIZED MOTTLED BLACK, NATURAL SLATE PAVERS SET ON MORTAR.
11. ENTRY GATE AND SIDE PANELS: SEE DETAIL
12. BALCONY GUARDRAIL:
    42" HIGH SEE DETAIL.
13. PARAPET WALL:
    36" HIGH, STUCCO ON EXPOSED SIDE WITH PAINTED METAL COPING
14. BUILT UP STUCCO TRIM:
    2 1/2" X 2 1/2" WITH FULL STUCCO SECTION OVER
15. STAINED 1X6 T&G REDWOOD SIDING O/ BLDG PAPER
16. NATURAL STONE WAINSCOT
    SET OVER BROWN COAT

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 91105
P:626.568.1188 F:626.793.7083 E:HS@SUAREZARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT

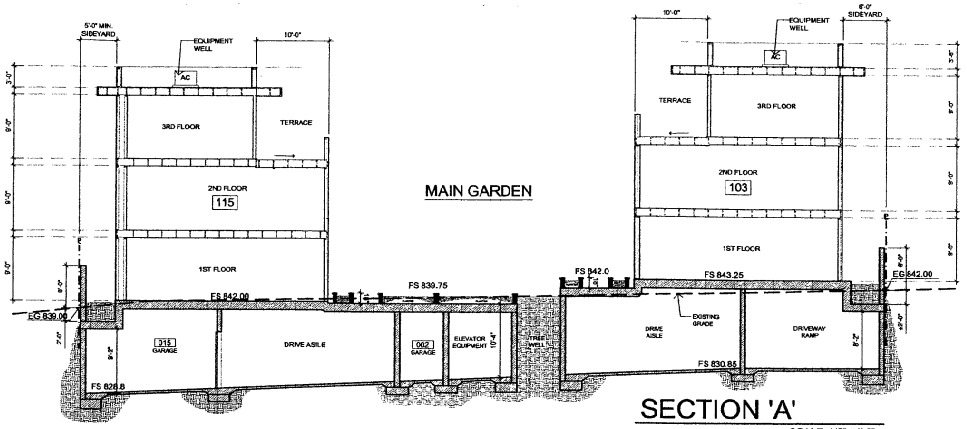
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 587: 229-247 S. MARENGO
DRAWING FILE: CD1_ ELEVATIONS
PLOT DATE: NOVEMBER 2007

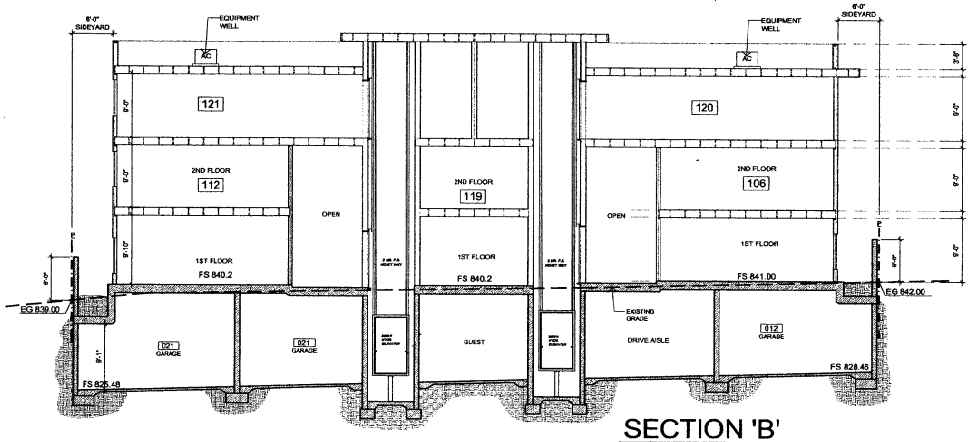
	DESIGN REVIEW	NOV 2007

A9



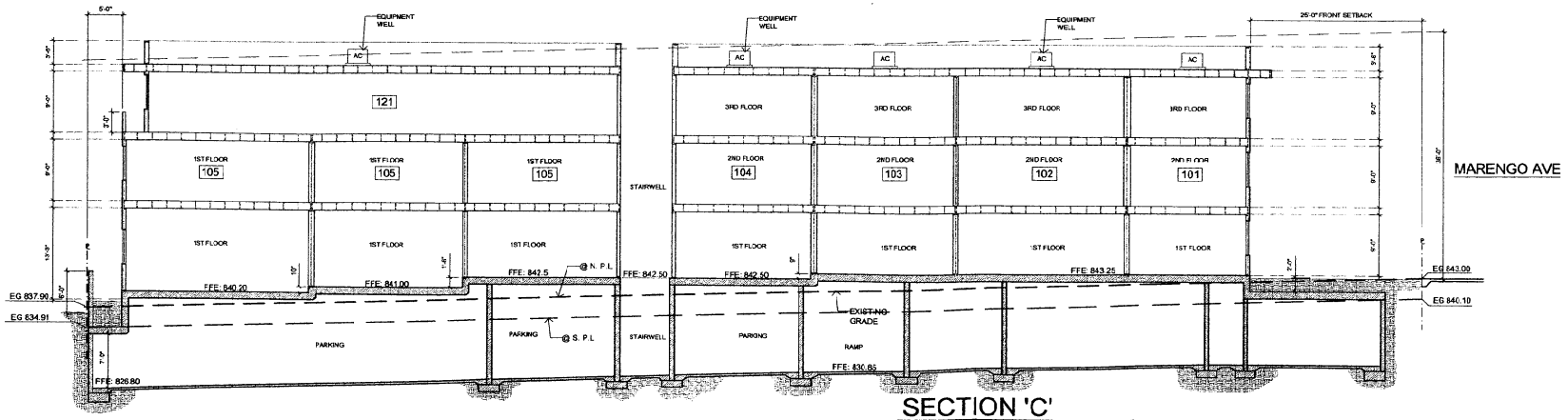
SECTION 'A'

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



SECTION 'B'

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



SECTION 'C'

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA. 91105
P.626.568.1186 F.626.793.7063 EHS@SUAREZARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT

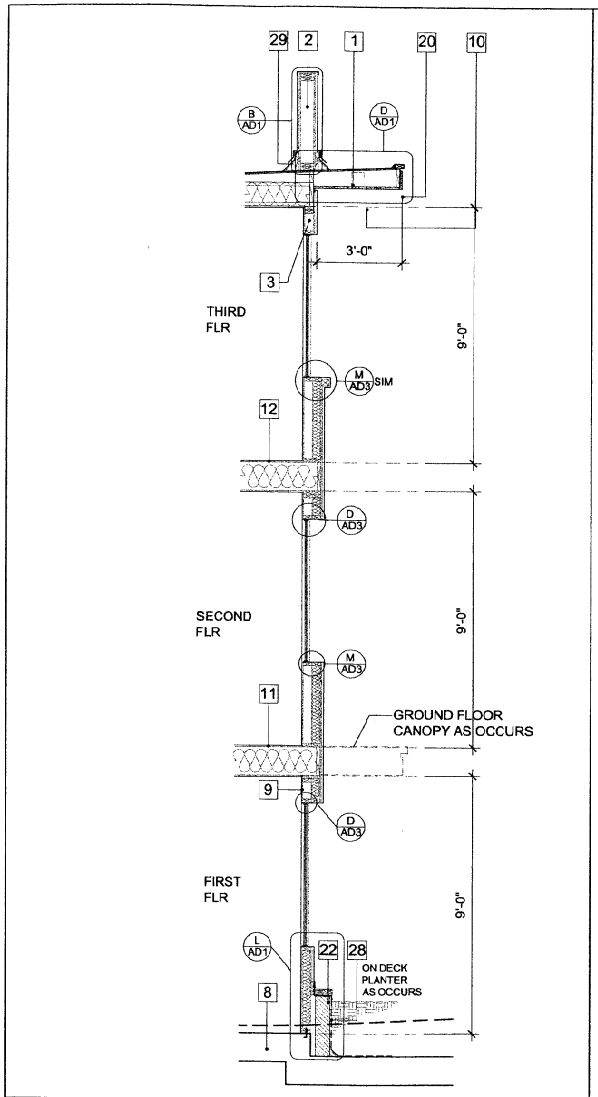
229-247 S. MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

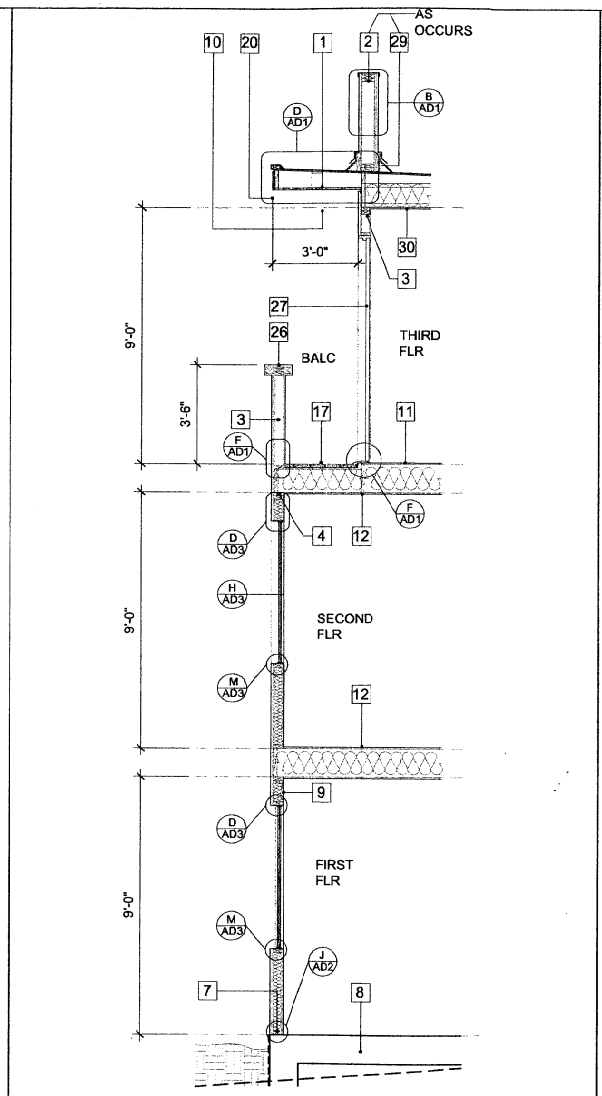
DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 587: 229-247 S. MARENGO
DRAWING FILE: CD1_SECTIONS
PLOT DATE: NOVEMBER 2007

	DESIGN REVIEW -	NOV 2007

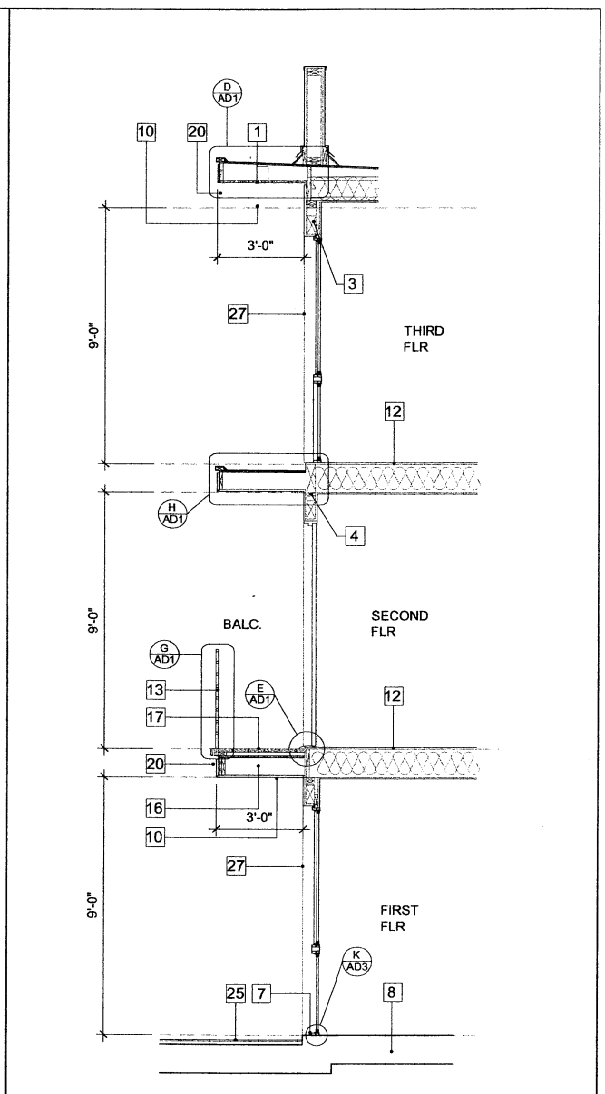
A11



A WALL SECTION SCALE: 1/2" = 1'-0"



B WALL SECTION SCALE: 1/2" = 1'-0"



C WALL SECTION SCALE: 1/2" = 1'-0"

1. BUILT UP "CLASS A" ROOFING SYSTEM O/ EXTERIOR GRADE PLYWOOD SHEATHING OVER 2X ROOF RAFTERS. SEE FRAMING PLANS
2. PAINTED G.I. COPING.
3. TYPICAL 2X FRAMING. SEE FRAMING PLANS FOR BEAMS, HEADERS, ETC.
4. CONTINUOUS 2X TOP PLATE.
5. CONTINUOUS G.I. STUCCO WEEP SCREED
6. NOT USED
7. 2X PRESSURE TREATED SILL PLATE WITH CONT. G.I. WEEP SCREED
8. STRUCTURAL CONCRETE SLAB. SEE STRUCTURAL PLANS.
9. 5/8" GYP. BOARD, TYPICAL THROUGHOUT, UNLESS NOTED OTHERWISE.
10. STUCCO SOFFIT. SEE PLANS FOR VENTILATION REQUIREMENTS.
11. PLYWOOD SHEATHING GLUED AND SCREWED TO 2X FLOOR JOIST WITH SOUND INSULATION. SEE STRUCT. PLANS.
12. FLOOR FINISH. SEE SCHEDULE. INSTALL CARPET WHERE INDICATED WITH SOUND ATTENUATING PAD.
13. METAL GUARDRAIL INSTALLED AT 42" ABOVE FINISH FLOOR. MAX 4" SPACING. SEE DETAIL
14. METAL HANDRAIL INSTALLED AT 36" ABOVE STAIR NOSING. MAX. 4" SPACING.
15. 2X14 STAIR STRINGERS. PROVIDE MIN OF 3 PER STAIR. PROVIDE MIN ¾" PLYWOOD TREADS AND RISERS.
16. 2X RIPPED JOIST TO PROVIDE MIN ¼" PER FOOT SLOPE AT BALCONIES AND EXPOSED AREAS.
17. TRAFFIC BEARING NATURAL STONE PAVERS O/ WATERPROOFING MEMBRANE OVER EXT. GRADE PLYWOOD
18. NATURAL STONE PAVERS, MORTAR SET OVER WATERPROOFING MEMBRANE.
19. DOUBLE 2X FRAMING.
20. STUCCO FASCIA
21. ROOF DRAIN AND OVERFLOW. SEE PLUMBING PLANS.
22. MASONRY PLANTER WALL, MAX. 24" HIGH. SOLID GROUTTED 8" CMU. WATERPROOF PLANTER INTERIOR PER GENERAL NOTES. PROVIDE CANT STRIPS AT PLANTER BOTTOM, AND 2" STAINED CONCRETE CAP AT TOP. EXT. FINISH TO MATCH BUILDING.
23. CONCEALED G.I. FLASHING. SEE DETAIL
24. ATTIC VENT. SEE ROOF PLAN.
25. NOT USED
26. BUILT-UP STUCCO TRIM W/ FULL STUCCO SECTION
27. EXTERIOR DOORS & WINDOWS
28. PLANTER WATERPROOFING SYSTEM.
29. CONCEALED G.I. FLASHING
30. 5 / 8 " GYPSUM BOARD.

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 9110
P:626.568.1186 F:626.793.7083 E:HS@SUAREZARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT

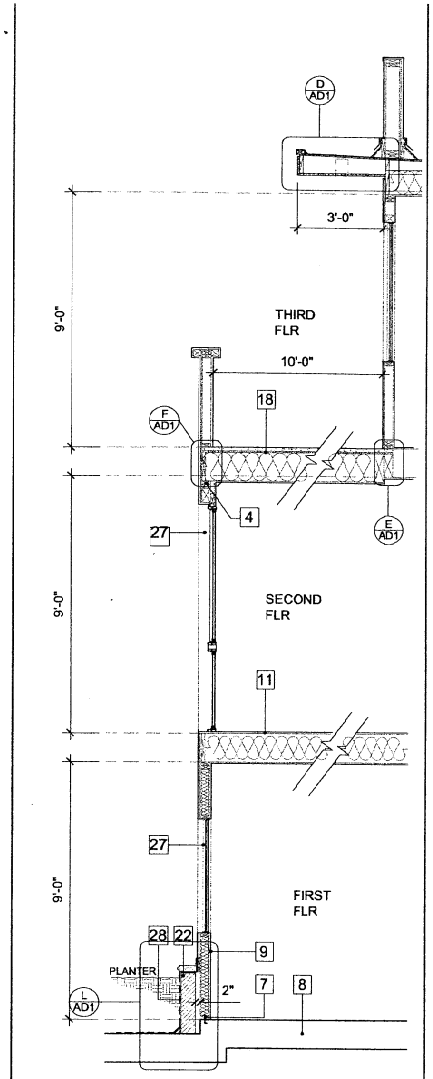
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNUABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

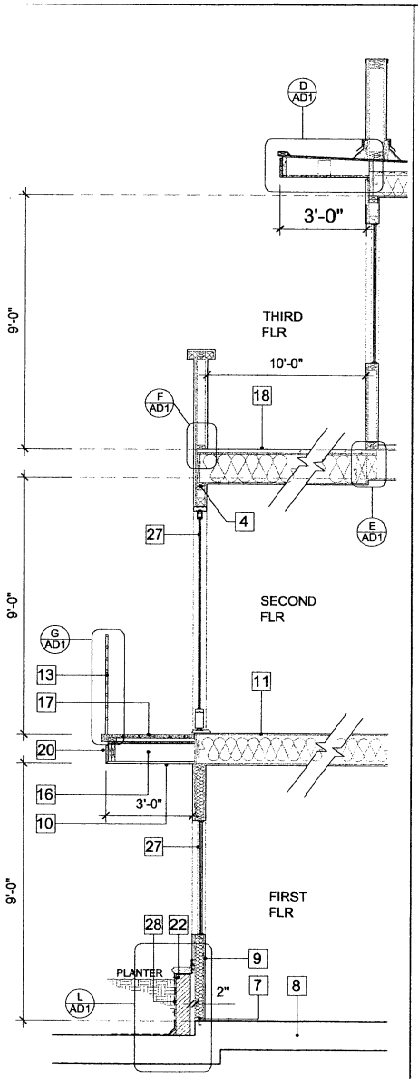
DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER 587: 229-247 S. MARENGO
DRAWING FILE: CD1_ 1/2" WALL SECTIONS
PLOT DATE: NOVEMBER 2007

	DESIGN REVIEW -	NOV 2007

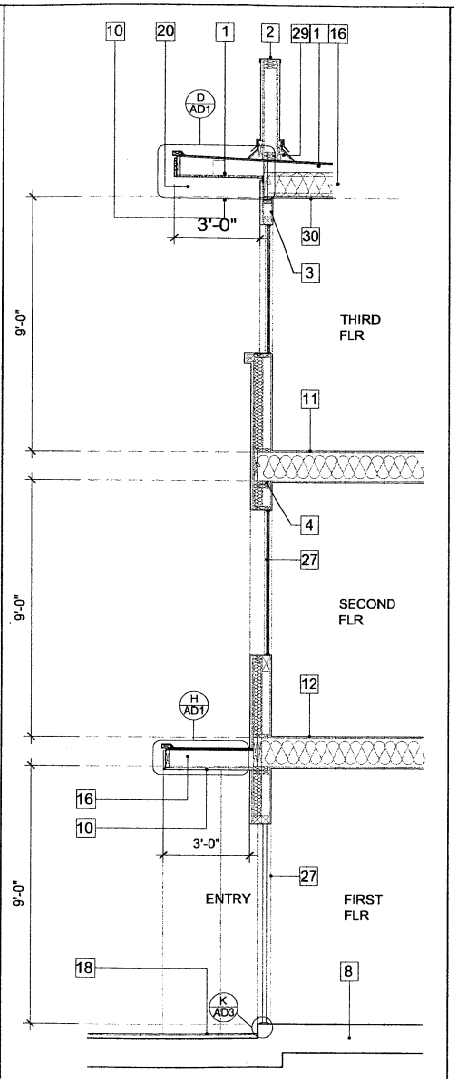
A16



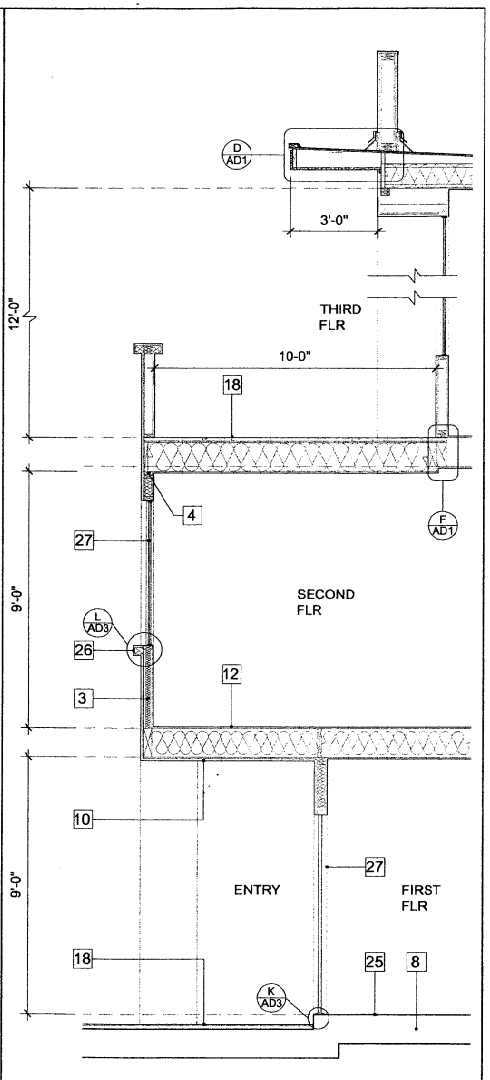
A WALL SECTION SCALE: 1/2" = 1'-0"



B WALL SECTION SCALE: 1/2" = 1'-0"



C WALL SECTION SCALE: 1/2" = 1'-0"



D WALL SECTION SCALE: 1/2" = 1'-0"

1. BUILT UP "CLASS A" ROOFING SYSTEM O/ EXTERIOR GRADE PLYWOOD SHEATHING OVER 2X ROOF RAFTERS. SEE FRAMING PLANS
2. PAINTED G.I. COPING.
3. TYPICAL 2X FRAMING. SEE FRAMING PLANS FOR BEAMS, HEADERS, ETC.
4. CONTINUOUS 2X TOP PLATE.
5. CONTINUOUS G.I. STUCCO WEEP SCREED
6. CONCEALED G.I. FLASHING. SEE DETAIL ATTIC VENT. SEE ROOF PLAN
7. 2X PRESSURE TREATED SILL PLATE WITH CONT. G.I. WEEP SCREED.
8. STRUCTURAL CONCRETE SLAB. SEE STRUCTURAL PLANS.
9. 5/8" GYP. BOARD. TYPICAL THROUGHOUT, UNLESS NOTED OTHERWISE.
10. STUCCO SOFFIT. SEE PLANS FOR VENTILATION REQUIREMENTS.
11. PLYWOOD SHEATHING GLUED AND SCREWED TO 2X FLOOR JOIST WITH SOUND INSULATION. SEE STRUCT. PLANS.
12. FLOOR FINISH. SEE SCHEDULE. INSTALL CARPET WHERE INDICATED WITH SOUND ATTENUATING PAD.
13. METAL GUARDRAIL INSTALLED AT 42" ABOVE FINISH FLOOR. MAX 4" SPACING. SEE DETAIL
14. METAL HANDRAIL INSTALLED AT 36" ABOVE STAIR NOSING. MAX 4 "SPACING.
15. 2X14 STAIR STRINGERS. PROVIDE MIN OF 3 PER STAIR. PROVIDE MIN ¾" PLYWOOD TREADS AND RISERS.
16. 2X RIPPED JOIST TO PROVIDE MIN ¼" PER FOOT SLOPE AT BALCONIES AND EXPOSED AREAS.
17. TRAFFIC BEARING NATURAL STONE PAVERS O/ WATERPROOFING MEMBRANE OVER EXT. GRADE PLYWOOD
18. NATURAL STONE PAVERS. MORTAR SET OVER WATERPROOFING MEMBRANE.
19. DOUBLE 2X FRAMING.
20. STUCCO FASCIA
21. ROOF DRAIN AND OVERFLOW. SEE PLUMBING PLANS.
22. MASONRY PLANTER WALL, MAX. 24"HIGH, SOLID GROUTTED 8" CMU. WATERPROOF PLANTER INTERIOR PER GENERAL NOTES PROVIDE CANT STRIPS AT PLANTER BOTTOM, AND 2" STAINED CONCRETE CAP AT TOP. EXT. FINISH TO MATCH BUILDING
23. CONCEALED G.I. FLASHING. SEE DETAIL
24. ATTIC VENT. SEE ROOF PLAN.
25. STRUCTURAL CONC. SLAB.
26. BUILT-UP STUCCO TRIM W. FULL STUCCO SECTION
27. EXTERIOR DOORS & WINDOWS
28. PLANTER WATERPROOFING SYSTEM
29. CONCEALED G.I. FLASHING
30. 5 / 8 " GYPSUM BOARD.

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA. 91105
P.626.564.1186 F.626.793.7083 E-HS@SUAREZARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT

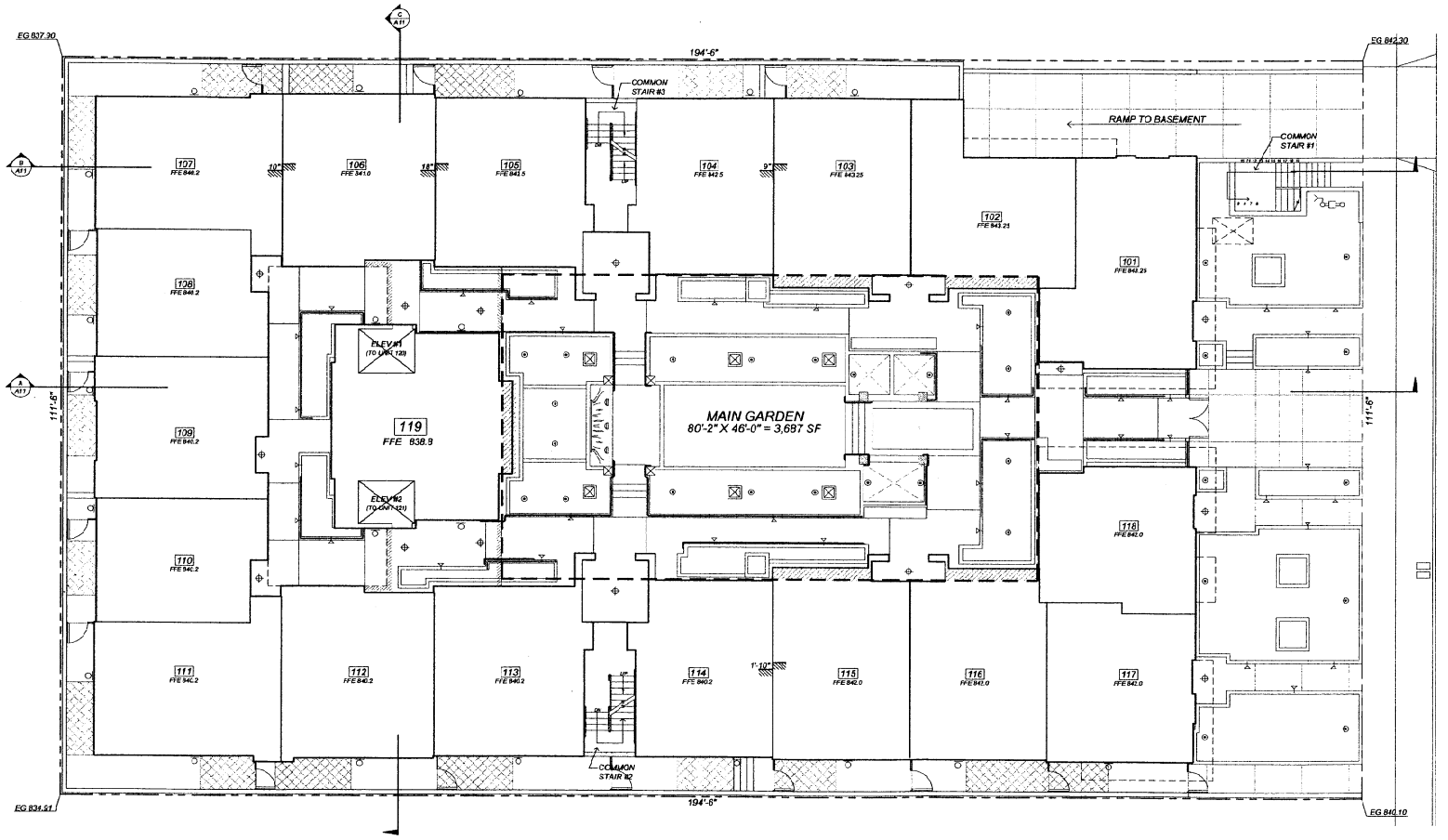
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 587: 229-247 S. MARENGO
DRAWING FILE: CD1_ 1/2" WALL SECTIONS
PLOT DATE: NOVEMBER 2007

DESIGN REVIEW - NOV 2007

A17



MARENGO AVENUE

EXTERIOR LIGHTING LEGEND:

- LANDSCAPE UPLIGHTS: "HADCO" LOW VOLTAGE CAST ALUM. #81-A
- WALKWAYS LIGHTS: "HADCO" LOW VOLTAGE CAST ALUM. #HLI-1
- FOUNTAIN LIGHTS: "HYDRELL" LOW VOLATAGE RECESSED MIN-CAN
- EXTERIOR WALL SCONCES: "SEAGUL LIGHTING" ETERNITY SERIES BRUSHED NICKEL FINISH WITH SATIN GLASS
- RECESSED EXTERIOR DOWNLIGHT'S: SMALL APERTURE RECESSED FLOURESCENT DOWNLIGHT BLACK BAFFLE, BRUSH ALUM. TRIM, "HALO" OR EQUAL

EXTERIOR LIGHTING PLAN

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

NORTH

SUAREZ ARCHITECTS, INC.
120 WEST BELLEVUE DR. STE 100 PASADENA CA. 9110
P.626.568.1186 F.626.793.7883 E-HS@SUAREZARCH.CO

PROPOSED RESIDENTIAL DEVELOPMENT

229-247 S.MARENGO
PASADENA, CALIFORNIA

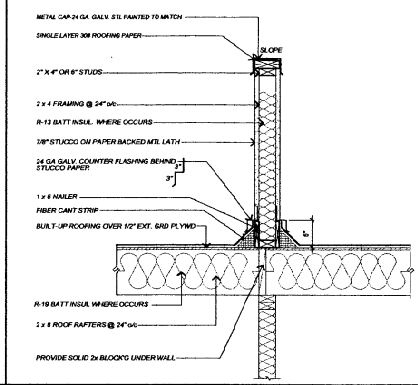
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNUABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 587: 229-247 S. MARENGO
DRAWING FILE: CD_ EXTERIOR LIGHTING PLAN
PLOT DATE: NOVEMBER 2007

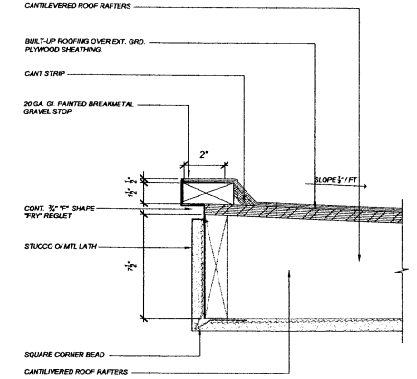
	DESIGN REVIEW -	NOV 2007

A18

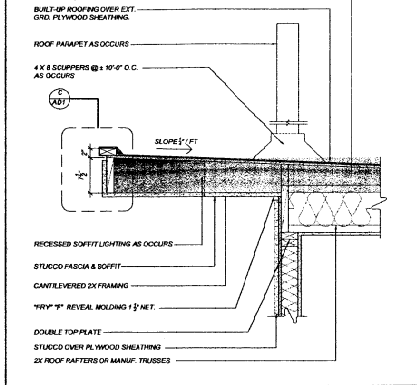
A



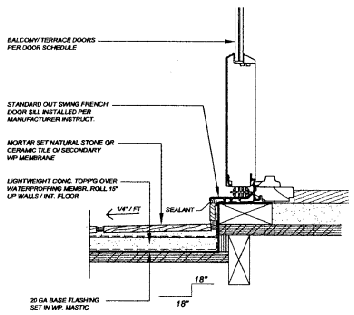
B ROOF PARAPET SCALE: 1"= 1'-0"



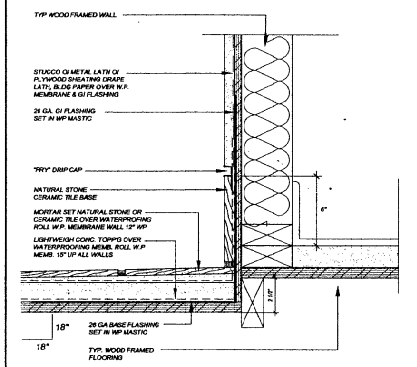
C ROOF OVERHANG EDGE SCALE: 3"= 1'-0"



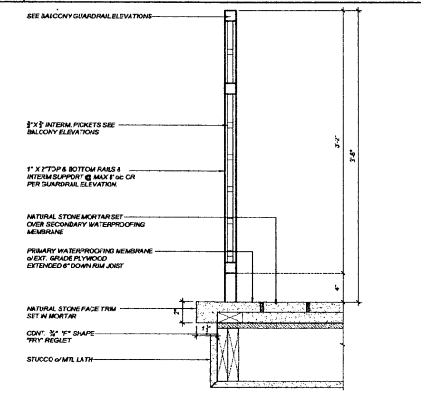
D TYP. ROOF OVERHANG SCALE: 3"= 1'-0"



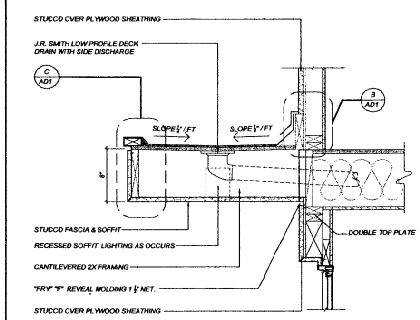
E THRESHOLD / BALCONY TERRACE SCALE: 3"= 1'-0"



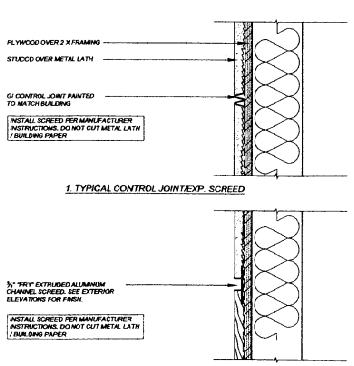
F WALL @ BALCONY / TERRACE SCALE: 3"= 1'-0"



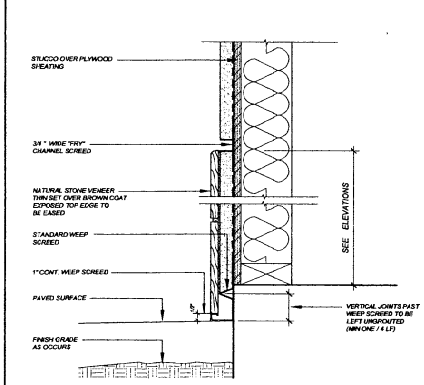
G BALCONY GUARDRAIL SECTION SCALE: 1 1/2"= 1'-0"



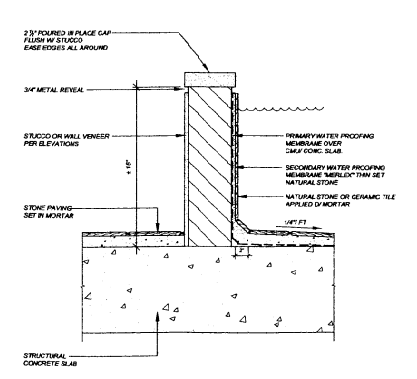
H INTERM. ROOF OVERHANG SCALE: 3"= 1'-0"



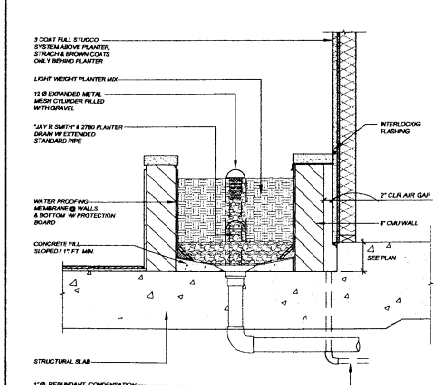
I STUCCO REVEAL SCALE: 3"= 1'-0"



J VENEERED WAINSCOT SCALE: 3"= 1'-0"



K FOUNTAIN WALL SCALE: 11/2"= 1'-0"



L PLANTER ON DECK @ BLDG. WALL SCALE: 1"= 1'-0"

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 91105
P:626.568.1196 F:626.793.7083 EHS@SUAREZARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT

229-247 S.MARENGO
PASADENA, CALIFORNIA

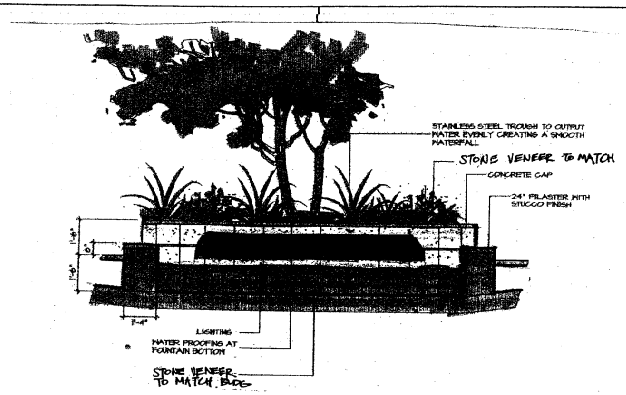
ROOF/EXTERIOR DETAILS

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT". THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT". THE OWNER AGREES TO HOLD THE ARCHITECT" UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

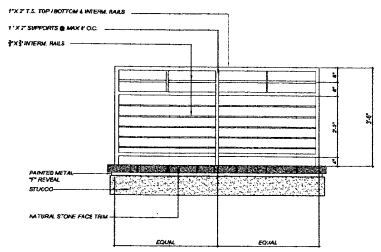
DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER 587: 229-247 S. MARENGO
DRAWING FILE: CD_ AD1 - DETAILS
PLOT DATE: NOVEMBER 2007

	DESIGN REVIEW -	NOV 2007

AD1

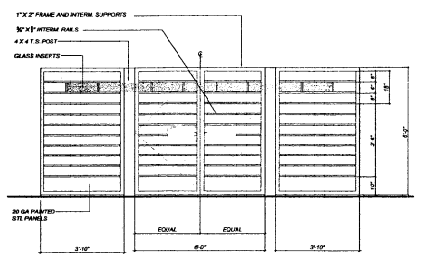


A FOUNTAIN



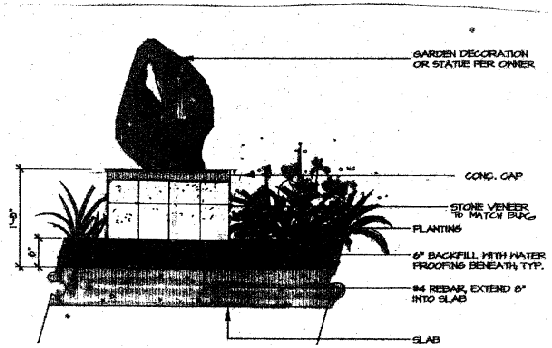
C BALCONY GUARDRAIL ELEVATION

SCALE: 1/2"= 1'-0"

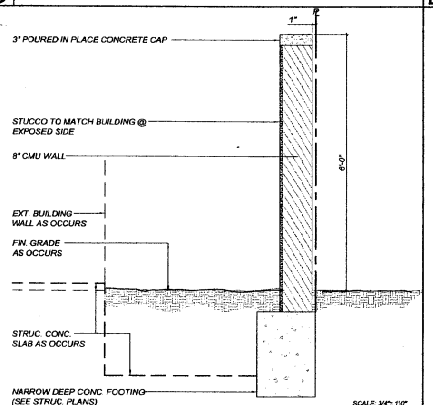


D MAIN ENTRANCE GATE

SCALE: 3/8"= 1'-0"

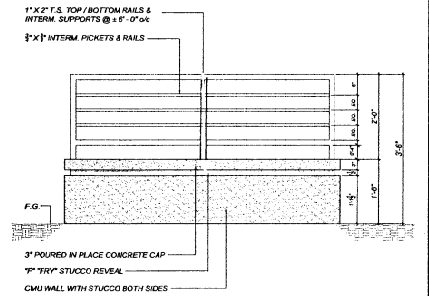


E DECORATIVE PIER



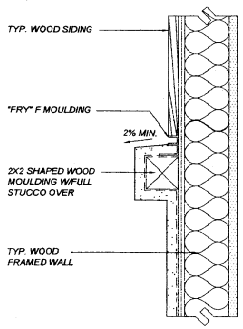
G PRIVACY WALL @ PROPERTY LINE

SCALE: 3/4"= 1'-0"

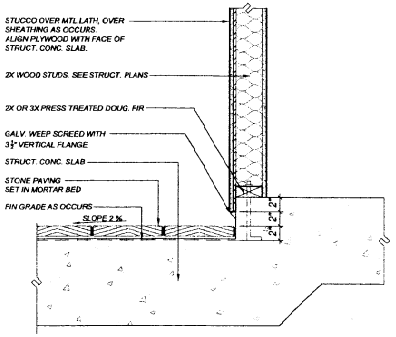


H DECORATIVE WALL @ FRONT SETBACK

SCALE: 3/4"= 1'-0"

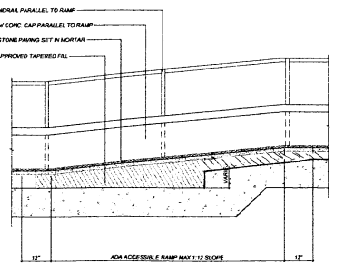


I STUCCO MOLDING @ WOOD SIDING



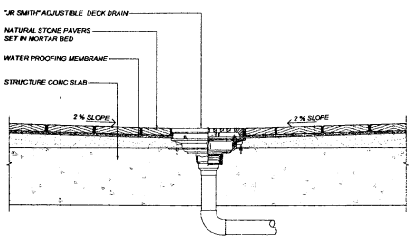
J WEEP SCREED

SCALE: 1 1/2"= 1'-0"



K ACCESSIBLE RAMP @ MAIN GARDEN

SCALE: 1/2"= 1'-0"



L MAIN GARDEN PAVING - DRAIN

SCALE: 1"= 1'-0"

SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 9110
P.626.568.1136 F.626.793.7083 EHS@SUAREZARCH.CO

PROPOSED RESIDENTIAL DEVELOPMENT

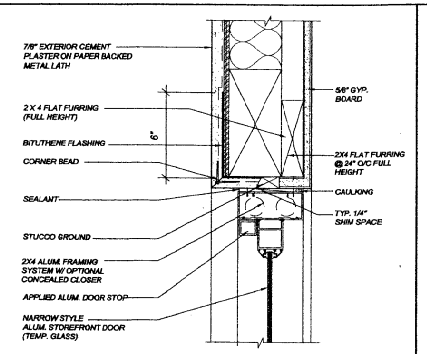
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 587: 229-247 S. MARENGO
DRAWING FILE: CD1_AD2 - DETAILS
PLOT DATE: NOVEMBER 2007

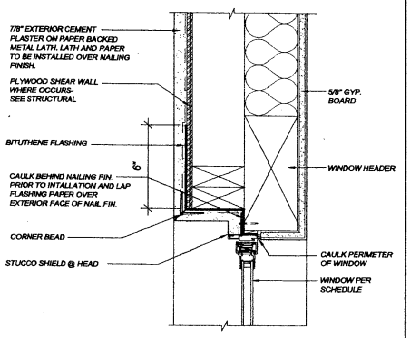
	DESIGN REVIEW -	NOV 2007

AD2

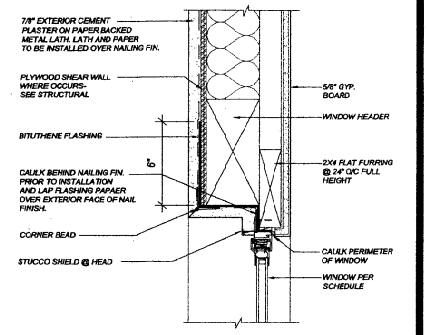


A

B ENTRY / PATIO DOOR HEAD SCALE: 3"= 1'-0"

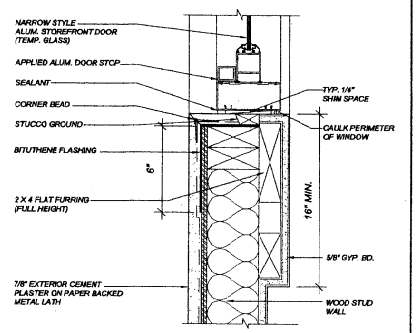


C TYP.ALM.WDW.HEAD @ DBL. FRMD WALL SCALE: 3"= 1'-0"

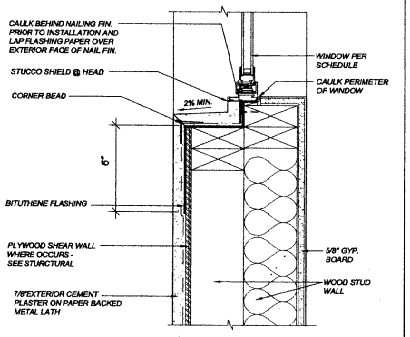


D TYP. ALUMINUM WDW. HEAD SCALE: 3"= 1'-0"

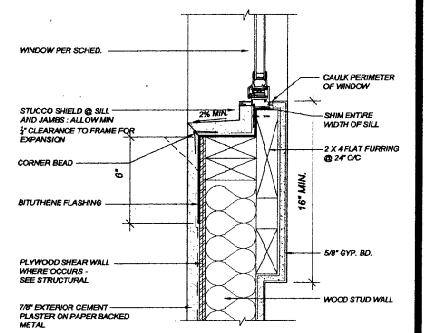
E



F ENTRY / PATIO DOOR JAMB SCALE: 3"= 1'-0"

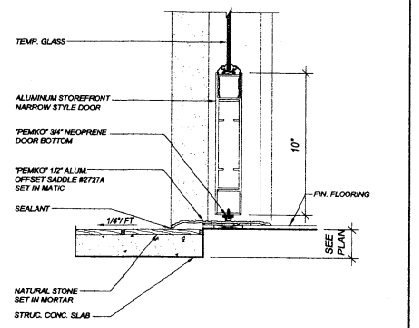


G TYP.ALM.WDW.JAMB @ DBL. FRMD WALL SCALE: 3"= 1'-0"



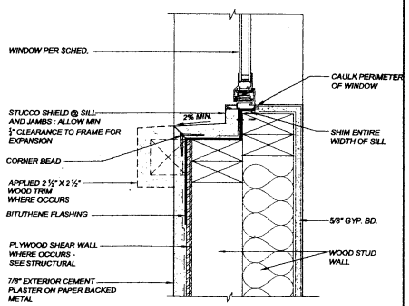
H TYP. ALUMINUM WDW. JAMB SCALE: 3"= 1'-0"

J

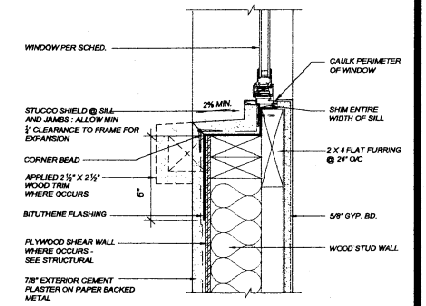


SCALE: 3"= 1'-0"

K ENTRY / PATIO DOOR SILL / THRESHOLD



L TYP.ALM. WNDW SILL @ DBL.FRMD WALL SCALE: 3"= 1'-0"



M TYP. ALM WNDW SILL @ STUCCO WALL SCALE: 3"= 1'-0"

SA
INC
SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 911
P:626.568.1186 F:626.793.7083 E:HS@SUAREZARCH.CO

PROPOSED RESIDENTIAL DEVELOPMENT

229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SGI & CA
JOB NUMBER: 567: 229-247 S. MARENGO
DRAWING FILE: CD1_
PLOT DATE: OCTOBER 2007

DESIGN REVIEW	MAY 2007

AD3

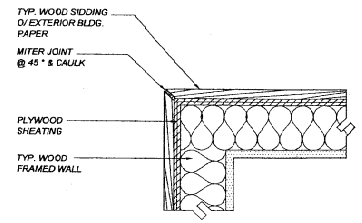
A

SCALE: NTS

B

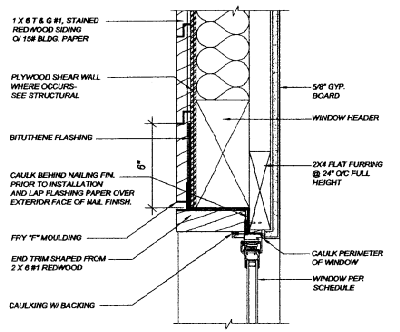
SCALE: 1/2"= 1'-0"

C TYP OUTSIDE CORNER @ WD SIDING



D WINDOW HDR @ WOOD SIDING

SCALE: 1"= 1'-0"



E

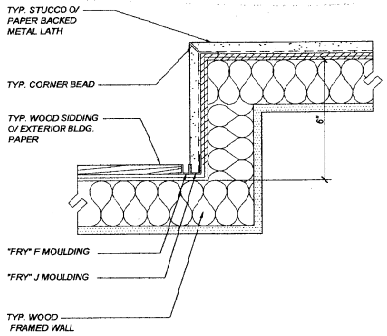
SCALE: 1 1/2"= 1'-0"

F

SCALE: 3"= 1'-0"

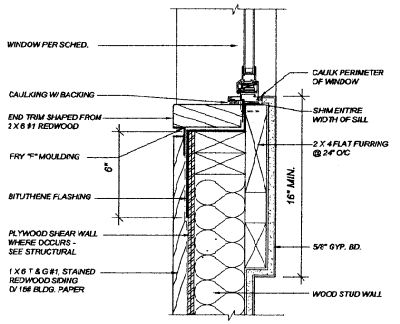
G TYP INSIDE CORNER @ WD SIDING

SCALE: 1/2"= 1'-0"



H WINDOW JAMB @ WOOD SIDING

SCALE: 3"= 1'-0"

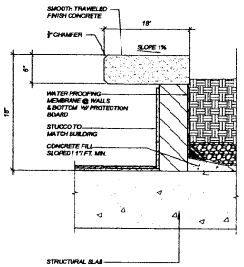


J

SCALE: 3"= 1'-0"

K

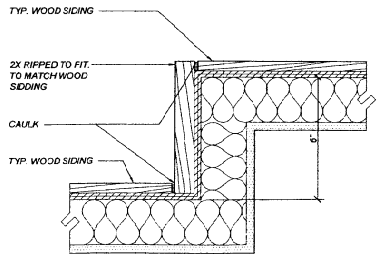
SCALE: 1 1/2"= 1'-0"



WALL SEAT

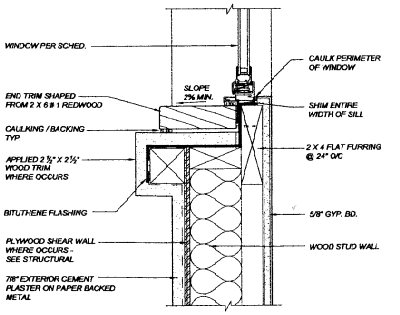
L TYP WALL OFFSET @ WD SIDING

SCALE: 1 1/2"= 1'-0"



M WINDOW SILL @ WOOD SIDING

SCALE: 3"= 1'-0"



SUAREZ ARCHITECTS, INC
120 WEST BELLEVUE DR. STE 100 PASADENA CA 9110
P: 626.568.1186 F: 626.793.7083 E: HS@SUAREZARCH.CO

PROPOSED RESIDENTIAL DEVELOPMENT

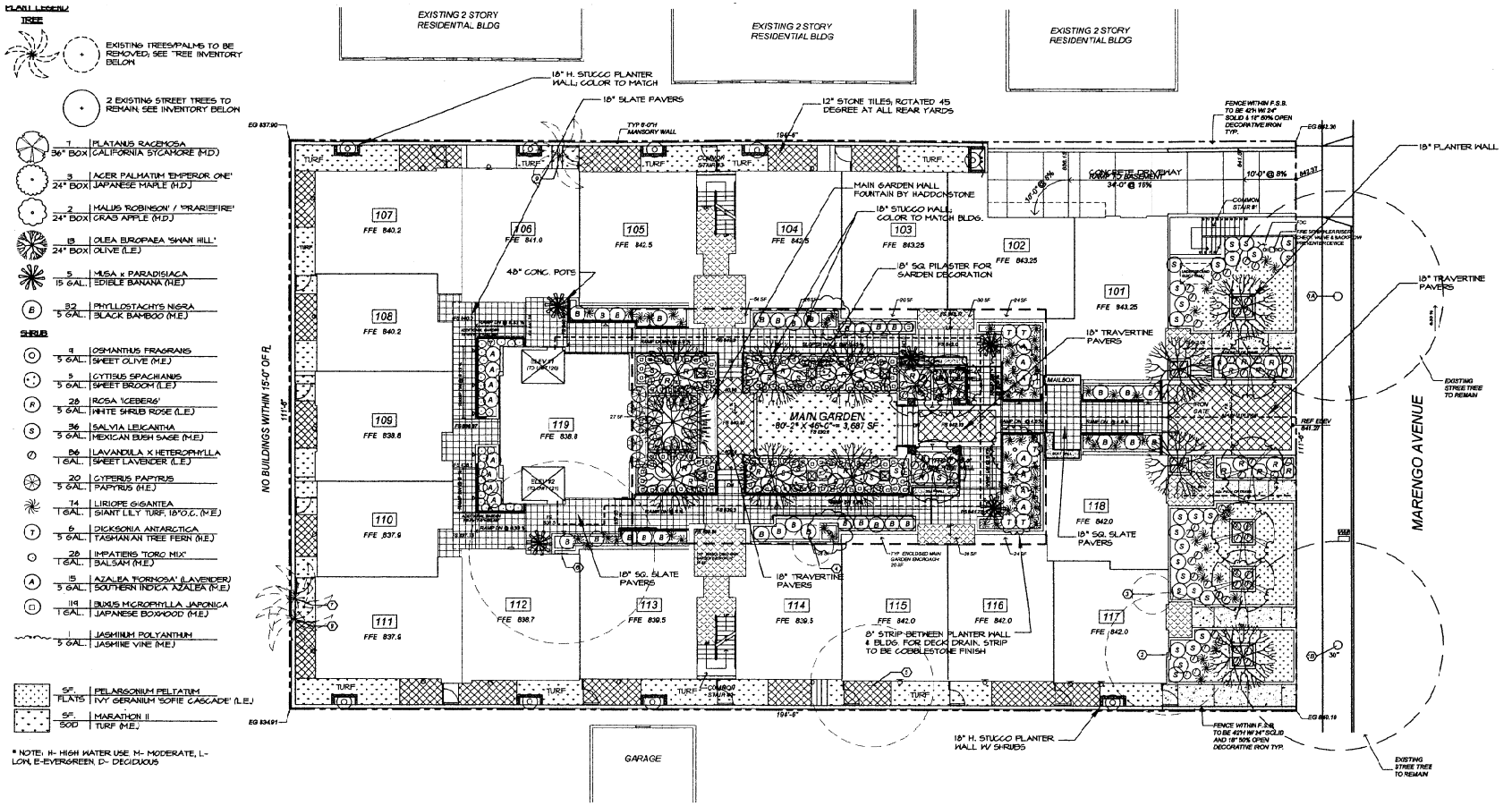
229-247 S.MARENGO
PASADENA, CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGN AND TECHNICAL INFORMATION ARE PROPRIETARY AND CANNOT BE COPIED OR USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT UNLIABLE AGAINST DAMAGES ARISING FROM THE UNAUTHORIZED USE OF SAID PLAN.

DESIGNED BY: HUGO SUAREZ
DRAWN BY: STAFF
JOB NUMBER: 547: 229-247 S. MARENGO
DRAWING FILE: DRDT - DETAILS
PLOT DATE: JANUARY 17, 2007

	DESIGN REVIEW	NOV. 2006

AD4



PLANT LEGEND

TREE

- EXISTING TREES/PALMS TO BE REMOVED; SEE "TREE INVENTORY BELOW
- 2 EXISTING STREET TREES TO REMAIN, SEE INVENTORY BELOW
- 7 | 36" BOX | PLATANUS RACEMOSA / CALIFORNIA SYCAMORE (M.D.)
- 3 | 24" BOX | ACER PALMATUM 'EMPEROR ONE' / JAPANESE MAPLE (H.D.)
- 2 | 24" BOX | MALUS 'ROBINSON' / 'PRAIRIEFIRE' / CRAB APPLE (M.D.)
- 13 | 24" BOX | OLEA EUROPAEA 'SWAN HILL' / OLIVE (L.E.)
- 5 | 15 GAL. | MUSA x PARADISIACA / EDIBLE BANANA (M.E.)
- B 32 | 5 GAL. | PHYLLOSTACHYS NIGRA / BLACK BAMBOO (M.E.)

SHRUB

- 9 | 5 GAL. | OSMANTHUS FRAGRANS / SWEET OLIVE (M.E.)
- 5 | 5 GAL. | CYTISUS SPACHIANUS / SWEET BROOM (L.E.)
- R 28 | 5 GAL. | ROSA 'ICEBERG' / WHITE SHRUB ROSE (L.E.)
- S 36 | 5 GAL. | SALVIA LEUCANTHA / MEXICAN BUSH SAGE (M.E.)
- 86 | 1 GAL. | LAVANDULA x HETEROPHYLLA / SWEET LAVENDER (L.E.)
- 20 | 5 GAL. | CYPERUS PAPYRUS / PAPYRUS (M.E.)
- 74 | 1 GAL. | LIRIOPE GIGANTEA / GIANT LILY TURF, 18" O.C. (M.E.)
- T 6 | 5 GAL. | DICKSONIA ANTARCTICA / TASMANIAN TREE FERN (M.E.)
- 28 | 1 GAL. | IMPATIENS 'TORO MIX' / BALSAM (M.E.)
- A 15 | 5 GAL. | AZALEA 'FORMOSA' (LAVENDER) / SOUTHERN INDICA AZALEA (M.E.)
- 119 | 1 GAL. | BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD (M.E.)
- J | 5 GAL. | JASMINUM POLYANTHUM / JASMINE VINE (M.E.)

- 5# FLATS | PELARGONIUM PELTATUM / IVY GERANIUM 'SOFIE CASCADE' (L.E.)
- 5# SOD | MARATHON II / TURF (M.E.)

* NOTE: H- HIGH WATER USE M- MODERATE, L- LOW, E-EVERGREEN, D- DECIDUOUS

TREE VOLUME CALCULATION:
* FORMULA: (crown radius)²(crown radius)(3.14)(tree height)

#1 - FRAXINUS UHDEI/EVERGREEN ASH (15x15x3.14x55=38655.5 cubic feet)
#2 - FRAXINUS UHDEI/EVERGREEN ASH (15x15x3.14x55=38655.5 cf)
#3 - ARAUCARIA CUNNINGHAMIANA/HOOP PINE (3x3x3.14x30=847.8 cf)
#4 - EUCALYPTUS POLYANTHEMOS/SILVER DOLLAR GUM (4x4x3.14x30=1507.2 cf)
#5 - FRAXINUS UHDEI/EVERGREEN ASH (5x5x3.14x40=3140 cf)
#6 - CINNAMOMUM CAMPHORA/CAMPHOR (15x15x3.14x45=31792.5 cf)
#7 - PHOENIX CANARIENSIS/CANARY ISLAND DATE PALM (10x10x3.14x15=4710 cf)
#8 - PHOENIX CANARIENSIS/CANARY ISLAND DATE PALM (10x10x3.14x15=4710 cf)
#9 - PHOENIX CANARIENSIS/CANARY ISLAND DATE PALM (7.5x7.5x3.14x55=9698.6 cf)

TOTAL EXISTING VOLUME: 127071.88 cf
REMOVAL VOLUME: 49956.80 cf
REMAINING VOLUME: 77115 cf

PROPOSED TREE VOLUME AFTER 5-YR. GROWTH:

#1 - 5-PLATANUS RACEMOSA/SYCAMORE (7.5x7.5x3.14x20)(5)=17662.5 cubic feet
#2 - 9-ACER PALMATUM/JAPANESE MAPLE (6x6x3.14x12)(9)=12208.32 cf
#3 - 4-MALUS/CRAB APPLE (4x4x3.14x10)(4)=2009.6 cf
#4 - 11-OLEA EUROPAEA/OLIVE (4x4x3.14x10)(11)=5526.4 cf
#5 - 14-HYMENOSPORUM FALVUM/SWEETSHADE (4x4x3.14x20)(14)=14067.2 cf
#6 - 7-MUSA PARADISICA/ORNAMENTAL BANANA (6x6x3.14x15)(7)=11869.2 cf

AFTER 5-YRS. TOTAL VOLUME: 63343.22 cf

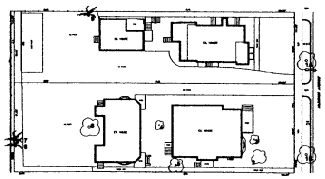
REMAINING EXISTING VOLUME: 77115 cf

TOTAL: 63343.22 + 77115 = 141098.22 cf

TREE INVENTORY FOR: 229-247 S. MARENGO AVE., PASADENA, CA.

TREE #	SCIENTIFIC NAME / COMMON NAME	QUANTITY	DBH[2] (DIA.)	HEIGHT[3]	SPREAD	PROPOSED STATUS (X=Remove, R=Relocate, L=Relocate)	STREET TREE / PUBLIC TREE (Y=Yes, N=No, V=Varies)	SPECIMEN TREE (Y=Yes, N=No, R=Remain, L=Relocate)	NATIVE TREE (Y=Yes, N=No, R=Remain, L=Relocate)
# 1	FRAXINUS UHDEI / EVERGREEN ASH	1	30"	40'+	20'+	R	Y	N/R	N/R
# 2	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	1	24"	25'	10'	X	N	N/X	N/X
# 3	ARAUCARIA CUNNINGHAMIANA / HOOP PINE	1	8"	15-20'	10'	X	N	Y/X	N/X
# 4	EUCALYPTUS POLYANTHEMOS / SILVER DOLLAR GUM	1	8"	15'	8'	X	N	N/X	N/X
# 5	FRAXINUS UHDEI / EVERGREEN ASH	1	24"	30'+	20'+	X	N	N/X	N/X
# 6	CINNAMOMUM CAMPHORA / CAMPHOR	1	36"	35'	25'+	X	N	Y/X	N/X
# 7	PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	1	30"	15'	20'	X	N	N/X	N/X
# 8	PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	1	30"	15'	20'	X	N	N/X	N/X
# 9	PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	1	30"	15'	20'	X	N	N/X	N/X

1. Tree number should match number on the site plan. Show tree location on site plan. Include all street trees and trees in public rights of way.
2. Diameter at breast height (DBH) measured at 4 1/2 feet above the point where the trunk meets the ground.
3. Estimate the tree height and spread of canopy and provide measurement in feet.
4. Specimen and Native tree refer to city of pasadena specimen and native tree list.



LOT SIZE: 21,666.75 S.F.
BLDG AREA: 1,660.34 S.F.

MAIN GARDEN RECTANGLE REQUIRED: 3,667.00 S.F. (17%)
MAIN GARDEN RECTANGLE PROVIDED: 3,681.00 S.F. (17%)
MAIN GARDEN SPACE PLANTED REQUIRED: 1,066.5 S.F. (50% MIN.)
MAIN GARDEN SPACE PLANTED: 1,980.1 S.F. (55.2%)

PRIVATE PATIO @ MAIN GARDEN ALLOWED: 484.25 S.F. (25% MAX.)
PRIVATE PATIO @ MAIN GARDEN PROPOSED: 256.52 S.F. (6.9%)

MAIN GARDEN GRASS AREA REQUIRED: 747.40 S.F. (20% MAX)
MAIN GARDEN GRASS PROPOSED: 371.76 S.F. (10.16%)

TOTAL GARDEN AREA REQUIRED: 1,540.36 S.F. (35% MIN.)
TOTAL GARDEN AREA PROVIDED: 10,026.36 S.F. (46.2%)

TOTAL GARDEN GRASS AREA REQUIRED: 2,005.21 S.F. (20% MAX)
TOTAL GARDEN GRASS PROPOSED: 371.76 S.F. (3.6%)

0 5' 0' 20'
1"=10'-0"

LANDSCAPE ARCHITECT:
FAMOUS GARDEN, INC.
LANDSCAPE ARCHITECTURE & PLANNING
RLA #4540 • ASLA #8332
1808 N. MARENGO AVE. ALTADENA, CA. 91001
PHONE: (626) 296-1871 FAX: (626) 296-1245
EMAIL: famousgarden@aol.com

REGISTERED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — 11-19-07

exp. 04-30-09

PROJECT NAME & ADDRESS:

PRELIMINARY
LANDSCAPE PLAN

PROJECT NAME & ADDRESS:

229-247 S. MARENGO AVE.
PASADENA, CA

DATE:
SCALE: AS SHOWN
DRAWN: FG
JOB: 05051
SHEET: L-PD
SHEETS

©2004 Famous Garden, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Famous Garden, Inc.