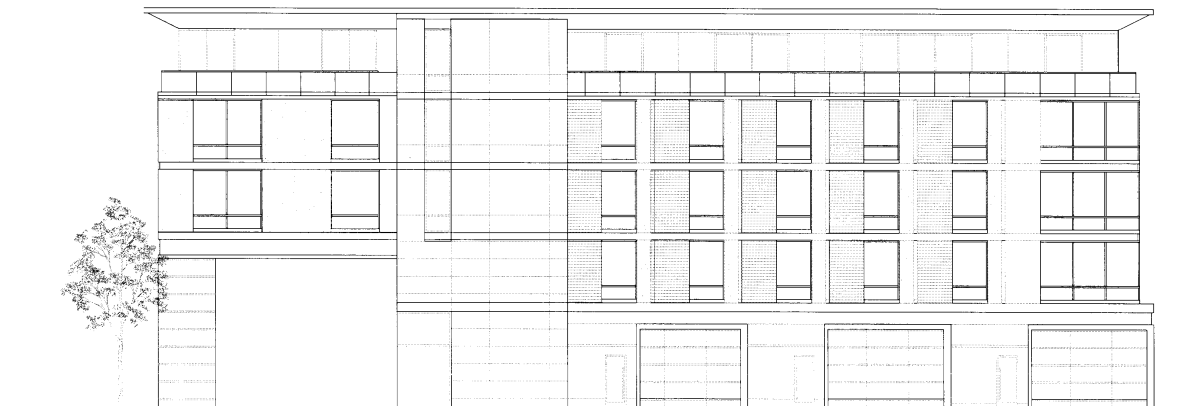


keating ARCHITECTURE

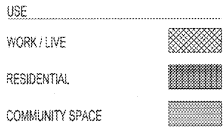
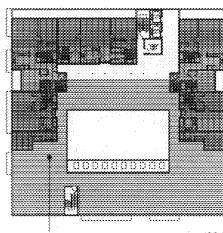
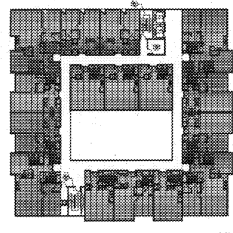
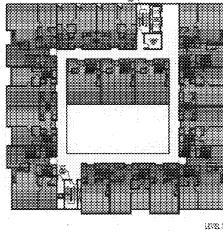
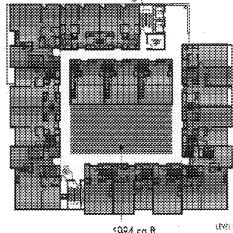
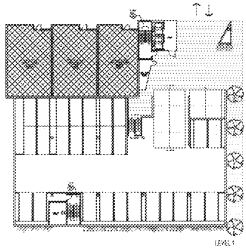
DESIGN CONSULTANT  
Richard Keating Architecture  
2275 Huntington Drive #901  
San Marino, CA 91108  
626 783 3900

a project of



UNION BUILDING  
100% SCHEMATIC DESIGN  
10/08/2012

254 E UNION STREET  
PASADENA CA 91101



**BUILDING USES**

**PROJECT INFORMATION**

UNION STREET APARTMENTS  
 UBC OCCUPANCY GROUP: R1  
 UBC TYPE OF CONSTRUCTION: TYPE V-1 HOUR  
 ZONING DISTRICT: CD-1 (CENT. DENTERTOWN)  
 ZONING PRECINCT: MDTOWN/PASEO COLORADO  
 USE: MIXED-USE  
 HEIGHT LIMIT: 85'  
 FRONT SETBACK: NCT REQUIRED  
 REAR SET BACK: NCT REQUIRED  
 SIDE SETBACKS: NCT REQUIRED-PROPOSED 5'-0" SETBACK  
 FLOOR AREA RATIO (FAR): 48.470 sq. ft./741 sq. ft. = 2.23

**SITE SUMMARY**

SITE AREA: 21,741 SF  
 BUILDING SITE AREA: 42,241 SF  
 PARKING AREA: 87,249 SF  
 TOTAL GROSS AREA: 151,231 SF

**UNITS BREAKDOWN**

2 BEDROOM: 17 UNITS  
 1 BEDROOM: 20 UNITS  
 LIVING/WORK: 9 UNITS  
 STUDIO/LOFT: 12 UNITS

**TOTAL NUMBER OF APARTMENT UNITS:**

TOTAL OF WORK/LIVE UNITS: 52 UNITS  
 TOTAL NUMBER OF INCLUSIONARY UNITS: 3 UNITS

**COMMUNITY SPACE:**

COMMUNITY SPACE REQ'D: 150 SF PER DWELLING UNIT (150 SF X 52 UNITS) = 7,800 SF  
 -LEVEL 2: 1,964 SF  
 -LEVEL 5: 6,149 SF  
 TOTAL: 8,113 SF (+ 7,200 SF)

**PARKING GROSS AREA:**

MULTI-FAMILY RESIDENTIAL: -2 STALLS FOR 2 BEDROOMS  
 -1 STALL FOR 1 BEDROOM OR STUDIO  
 (BONUS STALLS ALLOWED WITH BONUS FOR INCLUSIONARY HOUSING)

**WORK/LIVE UNITS:**

-3 SPACES PER 1,010 SF = 3,545 SF x 9,300' = 12.6 SPACES  
 TOTAL REQ. SPACES: 77 SPACES  
 RESIDENTIAL GUEST PARKING PROVIDED: 13 SPACES  
 TOTAL MULTI-FAMILY RESIDENTIAL PARKING: 90 SPACES

**OFFICE AND VISITOR PARKING FOR 225 COLORADO BLDG.**

TOTAL PARKING PROVIDED: 86 SPACES  
 4 100 SPACES

**PARKING BREAKDOWN PER LEVEL:**

-LOWER LEVEL 2: +10  
 -LOWER LEVEL 2A: +36  
 -LOWER LEVEL 1: +19  
 -LOWER LEVEL 1A: +25  
 -LEVEL 5A: +18  
 -MEZZANINE: +27

**TOTAL IN PROJECT:**

TOTAL PARKING SPACES IN TANDEM: 4 150 SPACES  
 + 66 SPACES (+ 50%)

**SHEET INDEX**

- A0.1 PROJECT INFORMATION
- A0.1.1 SITE PLAN
- A0.1.2 DEMOLITION PLAN
- A0.3(1) LOWER LEVEL 2 & 2A (1) PARKING GARAGE
- A0.3(2) LOWER LEVEL 1 & 1A (1) PARKING GARAGE
- A2.1 LEVEL 1A (PARKING GARAGE)
- A2.2 MEZZANINE & LEVEL 1 (PARKING GARAGE/STUDIO UNITS)
- A2.3 LEVEL 2 (RESIDENTIAL)
- A2.4 LEVEL 3 (RESIDENTIAL)
- A2.5 LEVEL 4 (RESIDENTIAL)
- A2.6 LEVEL 5 (RESIDENTIAL)
- A2.7 UNIT PLANS (RESIDENTIAL APARTMENTS)
- A2.7.1 UNIT PLANS (RESIDENTIAL APARTMENTS)
- A3.1 BUILDING ELEVATION (NORTH)
- A3.2 BUILDING ELEVATION (WEST & EAST)
- A3.3 BUILDING ELEVATION (SOUTH)
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- A5.1 SITE PHOTOS
- A5.2 SITE PHOTOS
- A5.3 SITE PHOTOS
- A5.4 SITE PHOTOS
- A5.5 SITE PHOTOS
- A5.6 SITE PHOTOS

**keating ARCHITECTURE**

3000 N. WASHINGTON AVE.  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.KEATINGARCH.COM

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RESIDENTIAL  
 MULTI-FAMILY RESIDENTIAL



**UNION STREET APARTMENTS**

204 S 10TH ST DENVER CO 80202

**SCHEMATIC DESIGN**

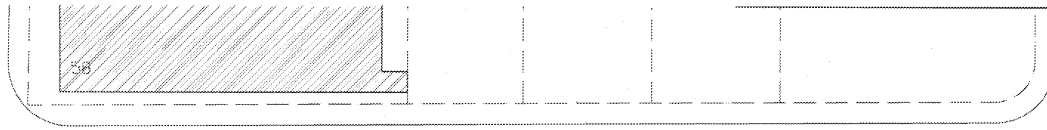
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DATE: 10/06/12

SCALE: N.T.S.

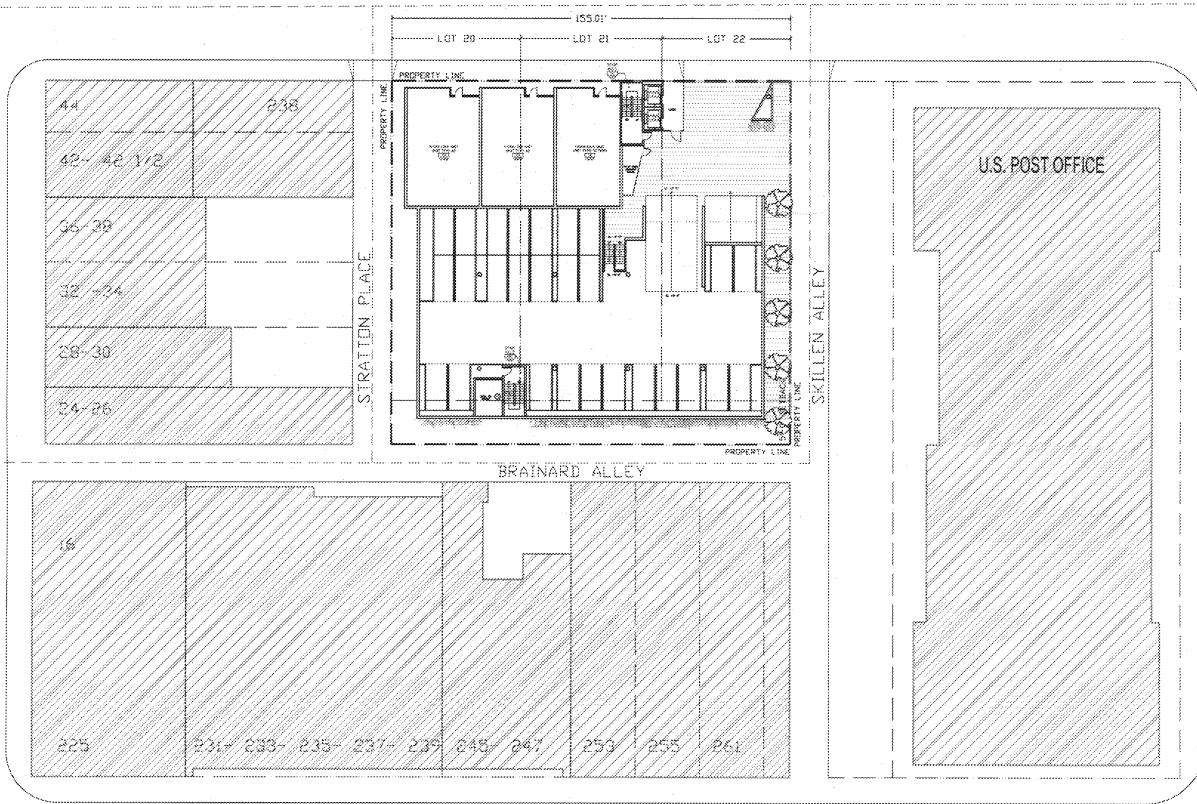
**PROJECT INFORMATION**

**A0.1**



E. UNION STREET

N. MARENGO AVE



FOR SETBACK REQUIREMENTS  
REFER TO PROJECT SUMMARY  
ON SHEET A0.1

1 SITE PLAN  
1/16" = 1'-0"

keating ARCHITECTURE

10250 WOODS AVE  
ROCKY HILL, CONNECTICUT 06067  
TEL: 860.261.1400  
WWW.KEATINGARCH.COM  
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PROJECT



REVISIONS

NO. DATE DESCRIPTION



UNION STREET  
APARTMENTS

254 EAST UNION STREET  
PASADENA, CA 91101

SCHEMATIC DESIGN

PROJECT NO. 0001

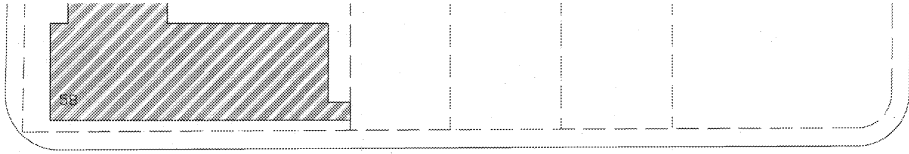
DATE: 10/08/12

BY: N.Y.S.

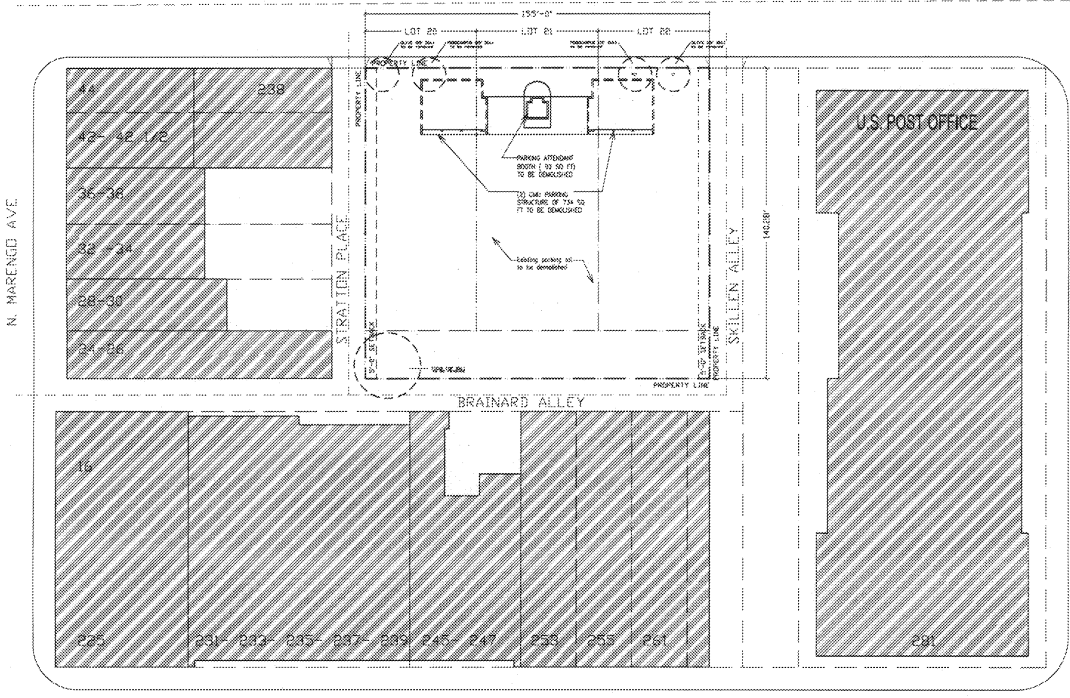
SCALE: AS SHOWN

SITE PLAN

SHEET  
A0.1.1



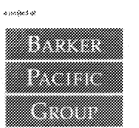
E. UNION STREET



1 DEMOLITION PLAN  
1/16" = 1'-0"

keating ARCHITECTURE

1105 G STREET, SE  
ATLANTA, GEORGIA 30316  
404.525.1100  
www.keatingarch.com



NO. 000000
DATE: 12/08/12



UNION STREET APARTMENTS

224 EAST UNION STREET  
MARIETTA, GA 30151

SCHEMATIC DESIGN

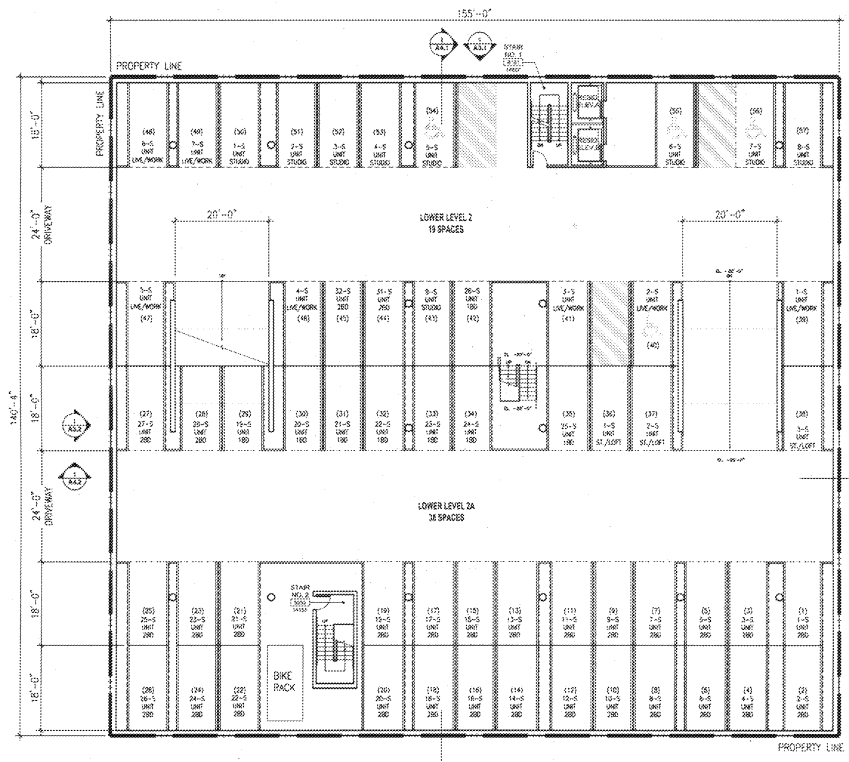
PROJECT NO. 0001

DATE: 12/08/12

SCALE: N.T.S.

DEMOLITION PLAN

000000  
**A0.1.2**



**keating** ARCHITECTURE

10000 15th Ave SE  
 Federal Building, 3rd Floor  
 Seattle, WA 98148  
 Tel: 206.468.1100  
 Fax: 206.468.1101

A project of

**BARKER  
 PACIFIC  
 GROUP**

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RESUBMIT

NO DATE: 0000/00/00

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**SEAL**

**UNION STREET  
 APARTMENTS**

204 0331 UNION STREET  
 PIONEER BL, SEATTLE

**SCHEMATIC DESIGN**

PROJECT NO: 0001

DATE: 10/06/12

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

DATE PLOTTED: 10/06/12

**PLAN - LOWER LEVEL 2 & 2A  
 (PARKING GARAGE)**

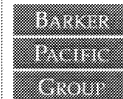
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DATE PLOTTED: 10/06/12

**A2.01**

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PROJECT OF



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 NO. DATE DESCRIPTION  
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UNION STREET APARTMENTS

234 EAST VIRGINIA STREET  
 PASADENA, CA 91101

SCHEMATIC DESIGN

PROJECT NO. 0001

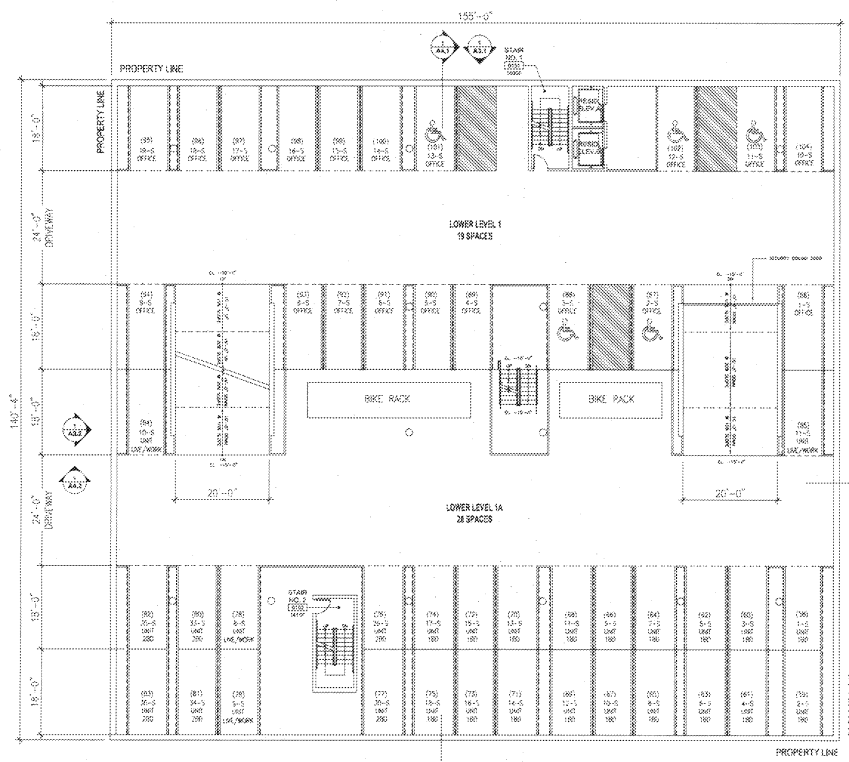
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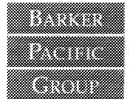
PLAN - LOWER LEVEL 1 & 1A  
 (PARKING GARAGE)

DATE:

A2.02



a project of



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NO. DATE REVISION

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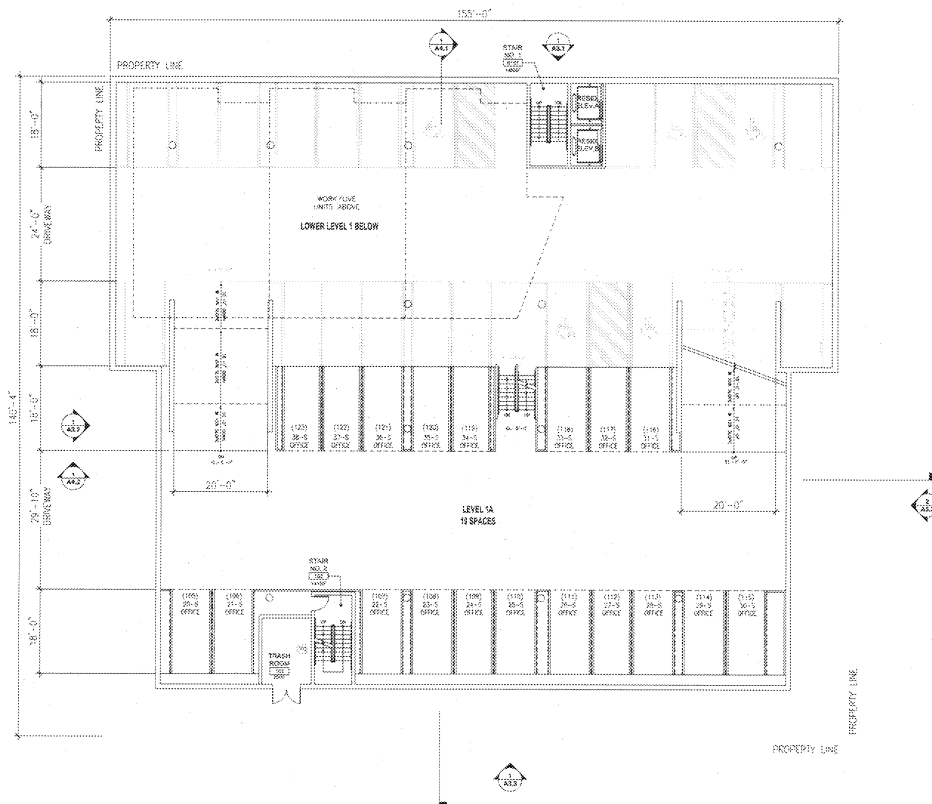
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UNION STREET APARTMENTS

100 EAST UNION STREET  
 PASADENA, CA 91101

SCHEMATIC DESIGN

PROJECT NO. 0001

DATE: 04/23/08

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

FLOOR PLAN - LEVEL 1A

(PARKING GARAGE)

DATE: 04/23/08

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

FLOOR PLAN - LEVEL 1A

(PARKING GARAGE)

DATE: 04/23/08

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

FLOOR PLAN - LEVEL 1A

(PARKING GARAGE)

DATE: 04/23/08

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

FLOOR PLAN - LEVEL 1A

(PARKING GARAGE)

DATE: 04/23/08

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

FLOOR PLAN - LEVEL 1A

(PARKING GARAGE)

DATE: 04/23/08

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

FLOOR PLAN - LEVEL 1A

(PARKING GARAGE)

DATE: 04/23/08

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

FLOOR PLAN - LEVEL 1A

(PARKING GARAGE)

DATE: 04/23/08

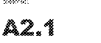
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FLOOR PLAN - LEVEL 1A

(PARKING GARAGE)

DATE: 04/23/08

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



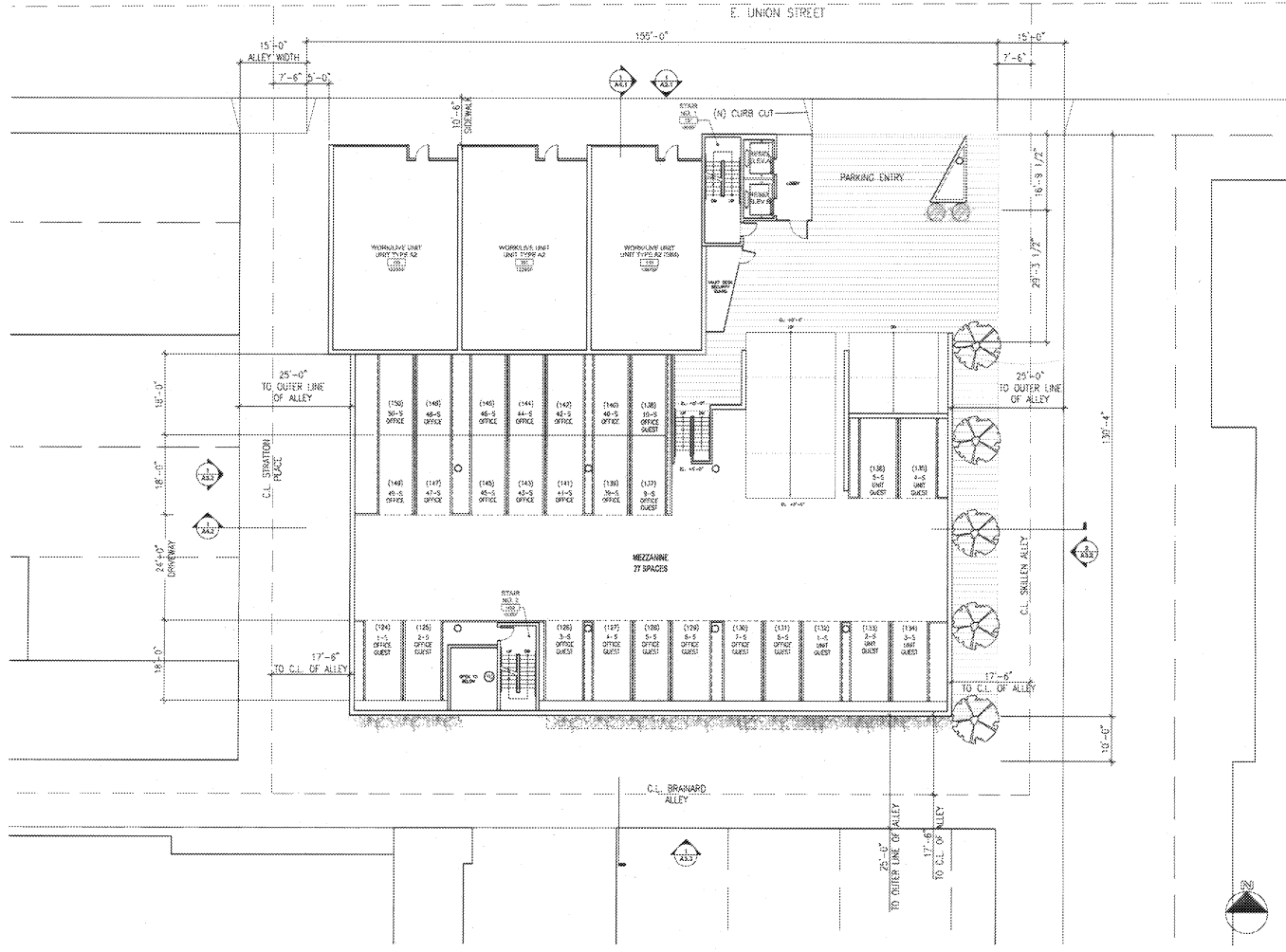
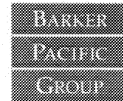
A2.1

**UNIT BREAKDOWN/ GROUND FLOOR**  
**UNIT TYPE A2= 3**  
**TOTAL UNITS = 3**

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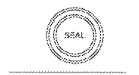
2000 UNIVERSITY  
 2ND FLOOR, SUITE 100  
 225 UNIVERSITY DRIVE  
 FOLSOM, CA 95630  
 TEL: 916.438.4300  
 FAX: 916.438.4301

project of



REVISIONS

NO.	DATE	DESCRIPTION



**UNION STREET APARTMENTS**

354 EAST UNION STREET  
 FOLSOM, CA 95630

**SCHEMATIC DESIGN**  
 PROJECT NO. 0001

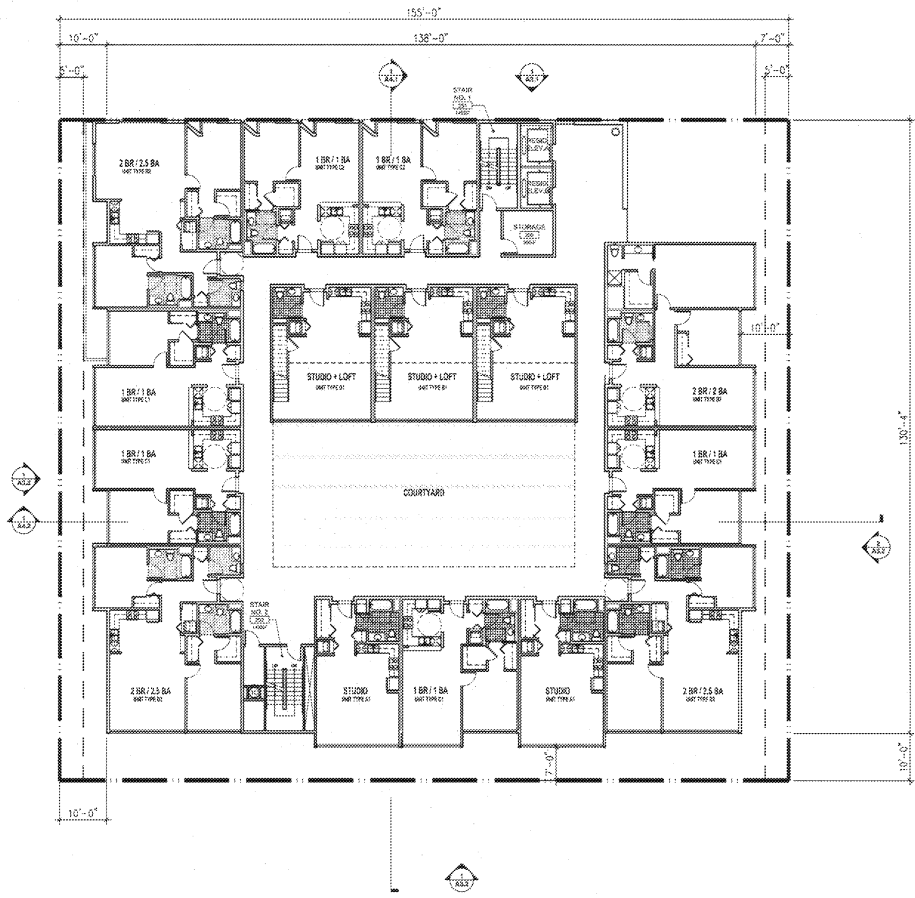
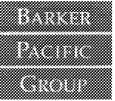
DATE: 02/20/12  
 SCALE: 1/8"=1'-0"  
 SHEET: PLAN-MEZZANINE & LEVEL 1  
 (PARKING GARAGE/STUDIO UNITS)

**A2.2**

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UNIT BREAKDOWN ON LEVEL 2	
UNIT TYPE A1=	2
UNIT TYPE B1=	3
UNIT TYPE C1=	4
UNIT TYPE C2=	2
UNIT TYPE D2=	1
UNIT TYPE D3=	2
UNIT TYPE D7=	1
<b>TOTAL UNITS =</b>	<b>15</b>

NO SCALE  
 NO DATE: 02/28/2019



UNION STREET APARTMENTS

254 EAST UNION STREET  
 PASADENA, CA 91101

SCHEMATIC DESIGN

PROJECT NO: 0001

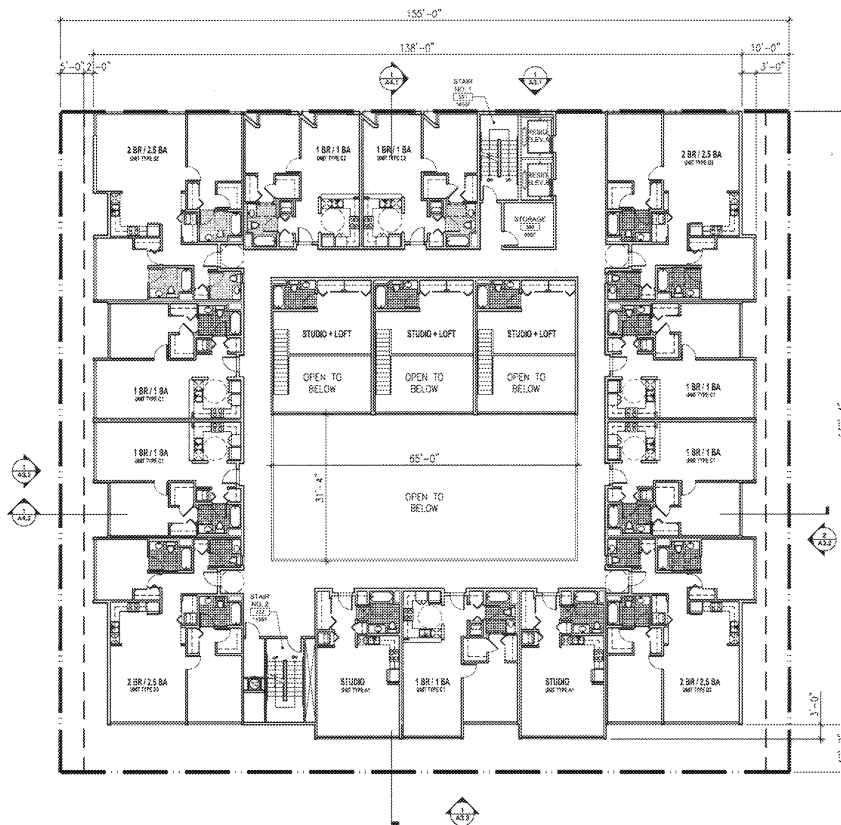
DATE: 10/05/12

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

**FLOOR PLAN - LEVEL 2  
 (RESIDENTIAL CONDOS)**



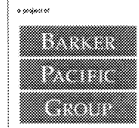
**A2.3**



UNIT BREAKDOWN ON LEVEL 3	
UNIT TYPE A1=	2
UNIT TYPE C1=	5
UNIT TYPE C2=	2
UNIT TYPE D2=	1
UNIT TYPE D3=	3
<b>TOTAL UNITS = 13</b>	

keating ARCHITECTURE

3000 CALIFORNIA STREET  
 PACIFIC PALMS ASSOCIATES  
 125 CALIFORNIA STREET  
 PACIFIC PALMS, CA 90701  
 (949) 441-1100



REVISIONS
NO. DATE DESCRIPTION

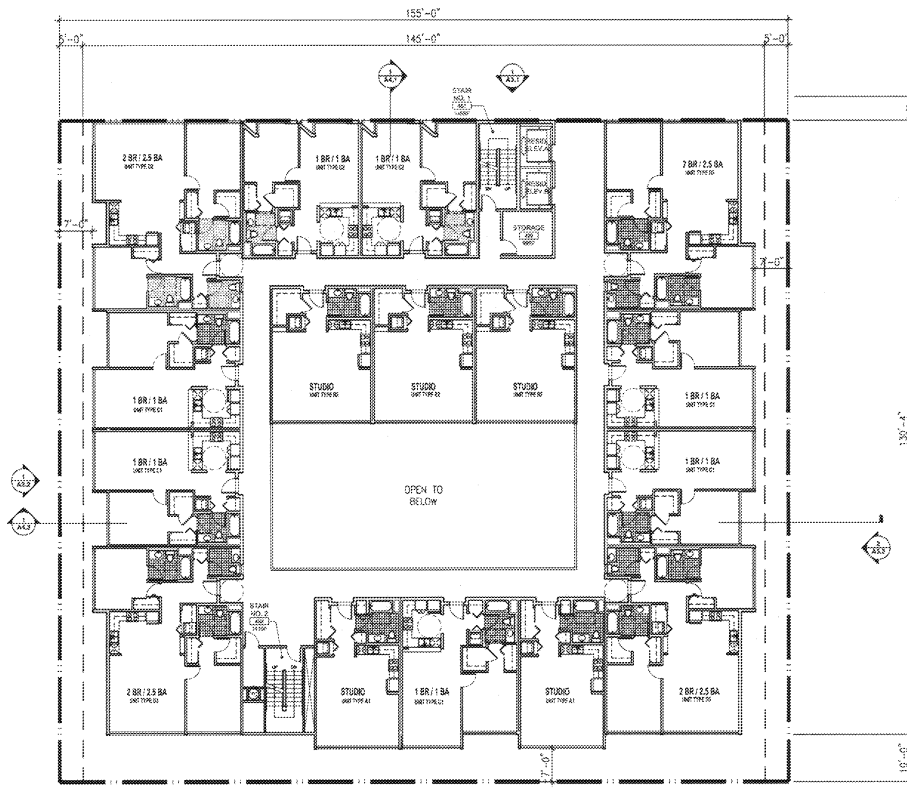


UNION STREET APARTMENTS

254 SOUTH ANSON STREET  
 PASADENA, CA 91101

SCHEMATIC DESIGN  
 PROJECT NO. 0001  
 SHEET NO. 10/08/12  
 DATE 10/08/12  
 TOTAL 138"x11'-0"  
 0.50x312  
**FLOOR PLAN - LEVELS 3  
 (RESIDENTIAL CONDOS)**

SCALE: **A2.4**



UNIT BREAKDOWN ON LEVEL 4	
UNIT TYPE A1=	2
UNIT TYPE B2=	3
UNIT TYPE C1=	5
UNIT TYPE C2=	2
UNIT TYPE D2=	1
UNIT TYPE D3=	3
<b>TOTAL UNITS = 16</b>	

keating ARCHITECTURE

3030 WILSON BLVD  
 9TH FLOOR, SUITE 900  
 LOS ANGELES, CA 90017  
 TEL: 213.351.1111  
 WWW.KEATINGARCH.COM

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 NO. STATE OCCUPATION  
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**UNION STREET APARTMENTS**

254 EAST UNION STREET  
 PASADENA, CA 91101

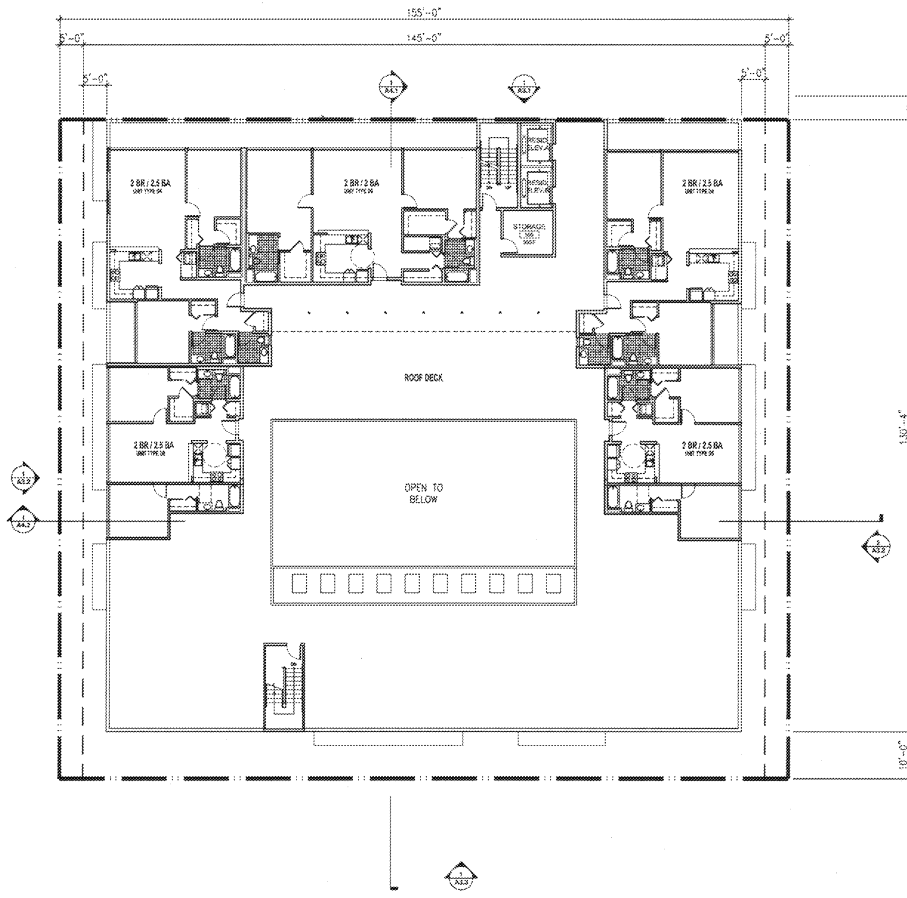
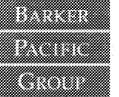
**SCHEMATIC DESIGN**

PROJECT NO. **0001**  
 DRAWING NO. \_\_\_\_\_  
 DATE: **10/08/12**  
 SCALE: **1/8"=1'-0"**  
**FLOOR PLAN - LEVEL 4 (RESIDENTIAL CONDOS)**



**A2.5**

A project of



<b>UNIT BREAKDOWN ON LEVEL 5</b>
UNIT TYPE D4= 2
UNIT TYPE D5= 2
UNIT TYPE D6= 1
<b>TOTAL UNITS = 5</b>

REVISIONS

NO.	DATE	DESCRIPTION



**UNION STREET APARTMENTS**

254 EAST UNION STREET  
SAN FRANCISCO, CA 94104

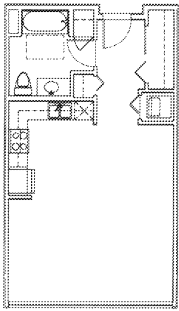
**SCHEMATIC DESIGN**

PROJECT NO. 0901  
ARCHITECT: KE  
DATE: 10/08/12  
SCALE: 1/8"=1'-0"  
SHEET NO.

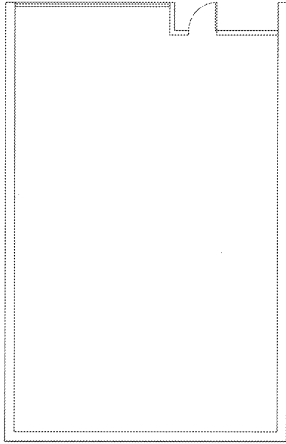
**FLOOR PLAN - LEVEL 5 (RESIDENTIAL CONDOS)**



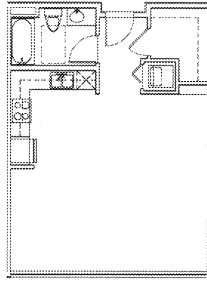
**A2.6**



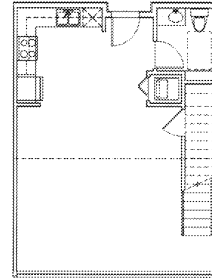
**A1** STUDIO/1 BA  
554 SF



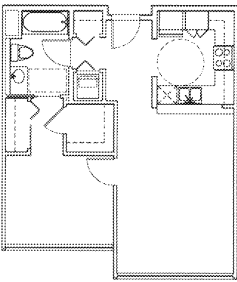
**A2** WORK/LIVE UNIT  
1370 SF



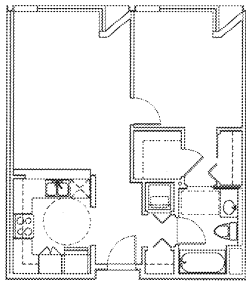
**B3** STUDIO/1 BA  
597 SF



**B1** STUDIO + LOFT/1 BA  
927 SF



**C1** 1 BR/1 BA  
689 SF

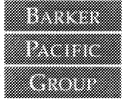


**C2** 1 BR/1 BA  
695 SF

keating ARCHITECTS

1600 17th Ave.  
Boulder, Colorado 80502  
303.440.9999  
www.keating-arch.com

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UNION STREET  
APARTMENTS

254 EAST 54th St, STE 510  
PROFESSIONAL: CA 31517

**SCHEMATIC DESIGN**

PROJECT NO. 0003

ISSUED BY: KS

CHECKED BY: KS

DATE: 10/08/12

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

DATE PLOTTED: 10/10/12

UNIT PLANS  
(RESIDENTIAL CONDOS)

PROJECT:

**A2.7**

DATE: 10/10/12

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

DATE PLOTTED: 10/10/12

UNIT PLANS  
(RESIDENTIAL CONDOS)

PROJECT:

**A2.7**

DATE: 10/10/12

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

DATE PLOTTED: 10/10/12

UNIT PLANS  
(RESIDENTIAL CONDOS)

PROJECT:

**A2.7**

DATE: 10/10/12

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

DATE PLOTTED: 10/10/12

UNIT PLANS  
(RESIDENTIAL CONDOS)

PROJECT:

**A2.7**

DATE: 10/10/12

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

DATE PLOTTED: 10/10/12

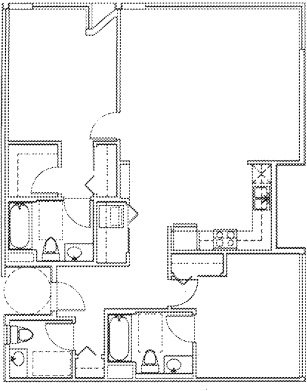
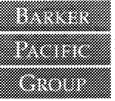
UNIT PLANS  
(RESIDENTIAL CONDOS)

PROJECT:

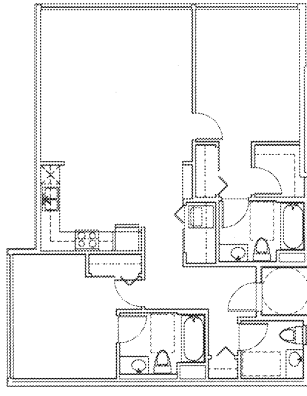
**A2.7**

DATE: 10/10/12

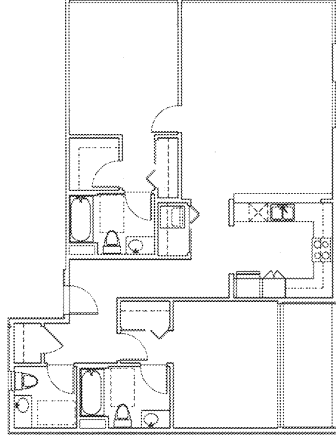
a project of



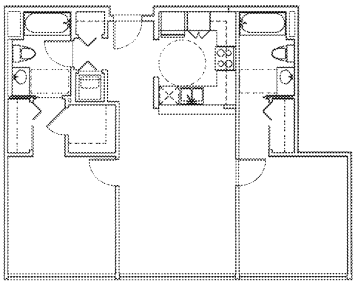
**D2** 2BR/2.5BA  
1,172 SF



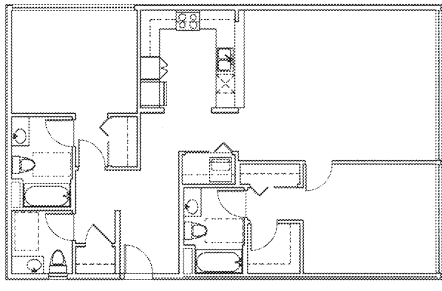
**D3** 2BR/2.5BA  
1,125 SF



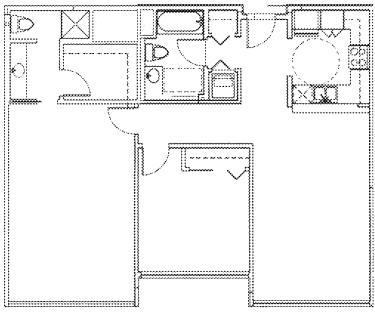
**D4** 2BR/2.5BA  
1,278 SF



**D5** 2BR/2.5BA  
940 SF



**D6** 2BR/2.5BA  
1,294 SF



**D7** 2BR/2BA  
1,180 SF

REVISION



UNION STREET APARTMENTS

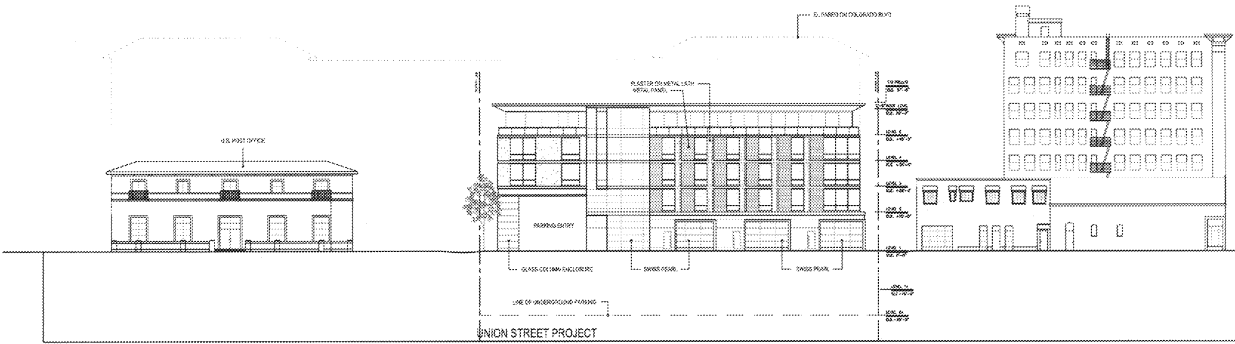
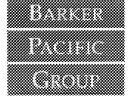
214 SOUTH UNION STREET  
 SAN MATEO, CA 94401

SCHEMATIC DESIGN

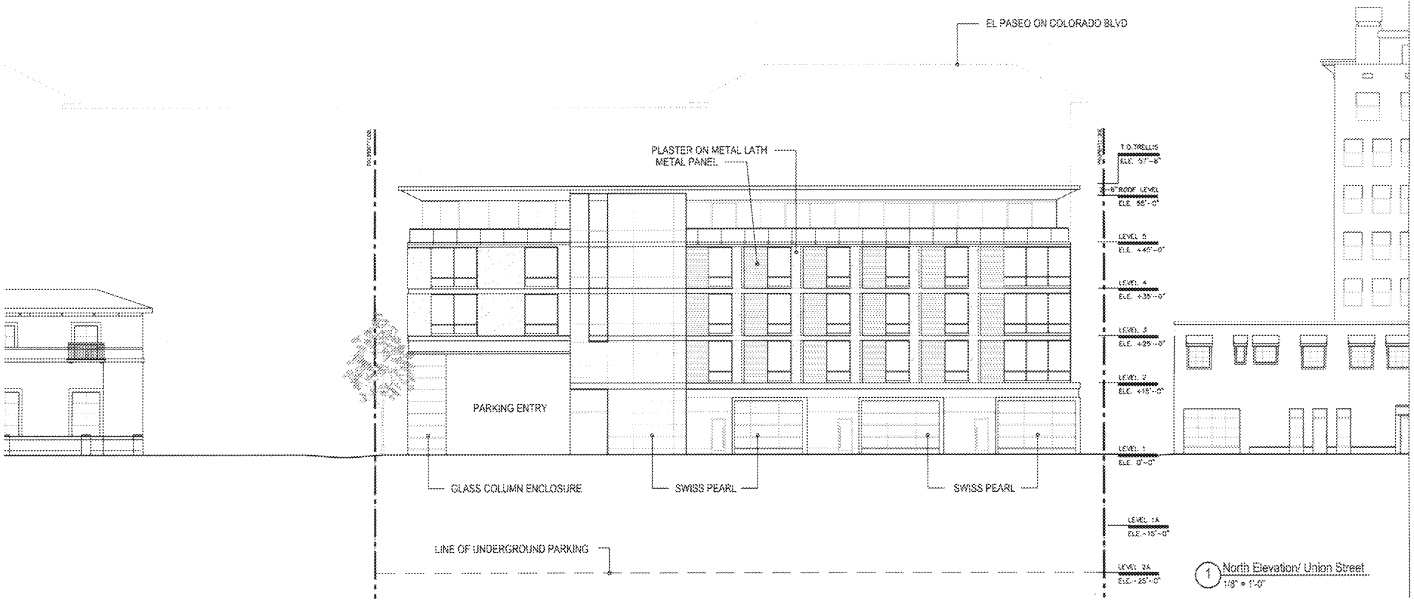
PROJECT NO. 0001  
 ARCHITECT: KE  
 DATE: 10/08/12  
 SCALE: 1/4" = 1'-0"

UNIT PLANS  
 (RESIDENTIAL CONDOS)

a project of



2 North Elevation / Union Street  
N.T.S.



NO.	DATE	DESCRIPTION

SEAL

UNION STREET APARTMENTS

204 EAST WARDEN STREET  
DENVER, COLORADO 80218

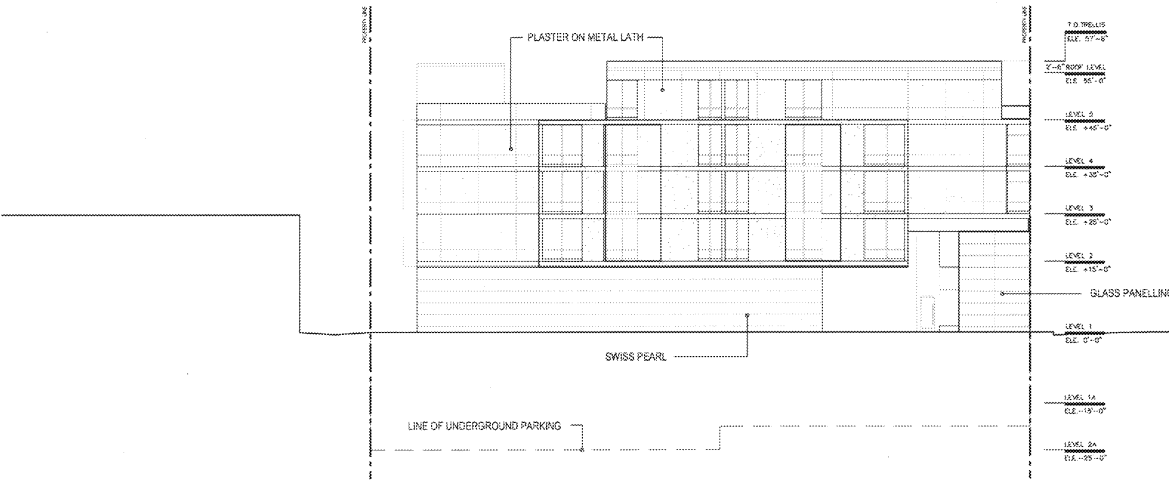
SCHEMATIC DESIGN

ARCHITECT: KEATING ARCHITECTS

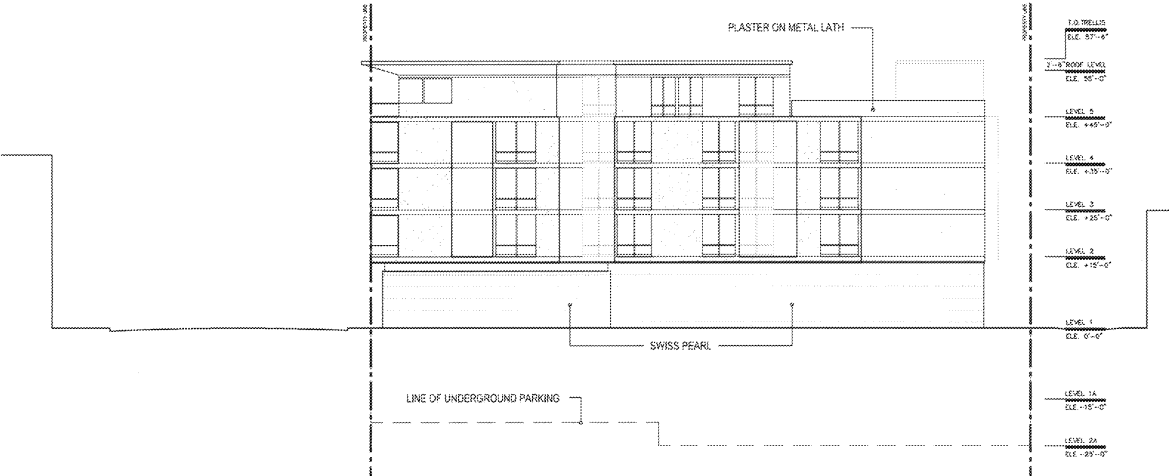
DATE: 10/08/12

SCALE: AS SHOWN

BUILDING ELEVATION NORTH



2 East Elevation / Skillee Alley  
1/8" = 1'-0"



1 West Elevation / Stretton Place  
1/8" = 1'-0"

keating ARCHITECTURE  
 6000 CRENSHAW  
 6000 CRENSHAW AVENUE  
 LOS ANGELES, CA 90008  
 310.471.1111



REVISIONS

NO.	DATE	DESCRIPTION

UNION STREET APARTMENTS  
 224 EAST UNION STREET  
 PASADENA, CA 91101  
 SCHEMATIC DESIGN  
 PROJECT NO. 0061  
 SHEET NO. XX  
 DATE 10/08/12  
 TITLE AS SHOWN  
 BUILDING ELEVATION  
 WEST & EAST

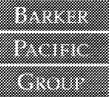
A3.2



keating ARCHITECTURE

36100 17TH AVE  
DENVER, COLORADO 80202  
303.755.1000  
WWW.KEATINGARCH.COM

4 sheets of



REVISIONS

NO. DATE DESCRIPTION

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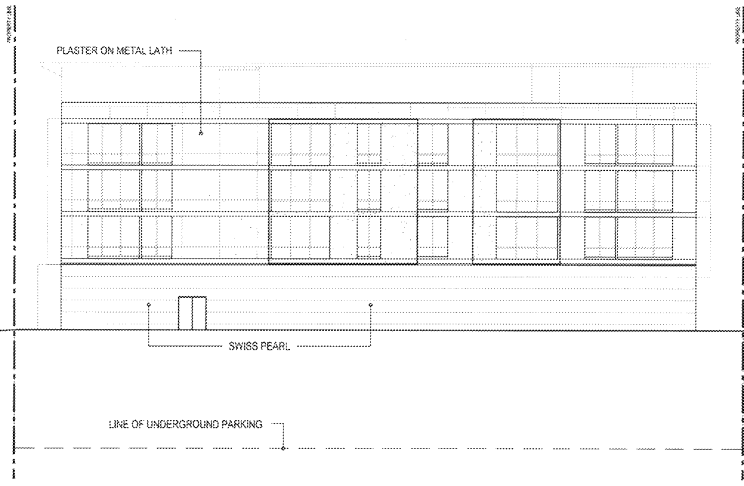
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- F.O. FINISH  
ELEV. 57'-0"
- 2'-0" ROOF LEVEL  
ELEV. 55'-0"
- LEVEL 0  
ELEV. +45'-0"
- LEVEL 1  
ELEV. +33'-0"
- LEVEL 2  
ELEV. +21'-0"
- LEVEL 3  
ELEV. 0'-0"
- LEVEL 1A  
ELEV. -15'-0"
- LEVEL 2A  
ELEV. -27'-0"

1 South Elevation / Rainard Alley  
1/8" = 1'-0"



UNION STREET APARTMENTS

264 EAST UNION STREET  
PASADENA, CA 91107

SCHEMATIC DESIGN

PROJECT NO. 0001

DATE: 10/08/12

STATUS: AS SHOWN

BUILDING ELEVATION SOUTH

SCALE: A3.3

BY: [Signature]

DATE: 10/08/12

PROJECT NO. 0001

STATUS: AS SHOWN

BUILDING ELEVATION SOUTH

SCALE: A3.3

BY: [Signature]

DATE: 10/08/12

PROJECT NO. 0001

STATUS: AS SHOWN

BUILDING ELEVATION SOUTH

SCALE: A3.3

BY: [Signature]

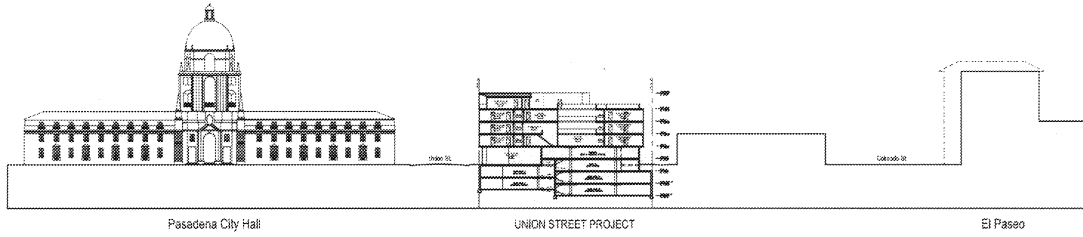
DATE: 10/08/12

PROJECT NO. 0001

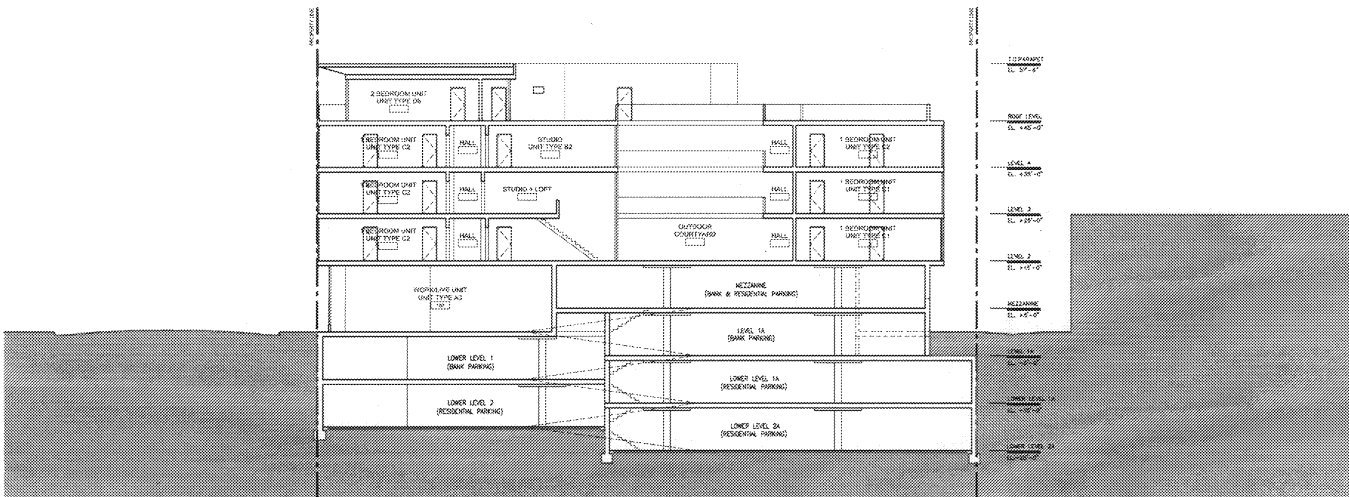
STATUS: AS SHOWN

BUILDING ELEVATION SOUTH

SCALE: A3.3



2 Cross section through urban fabric  
N.T.S.



1 Cross Section  
1/8" = 1'-0"

a project of



REVISIONS

NO.	DATE	DESCRIPTION



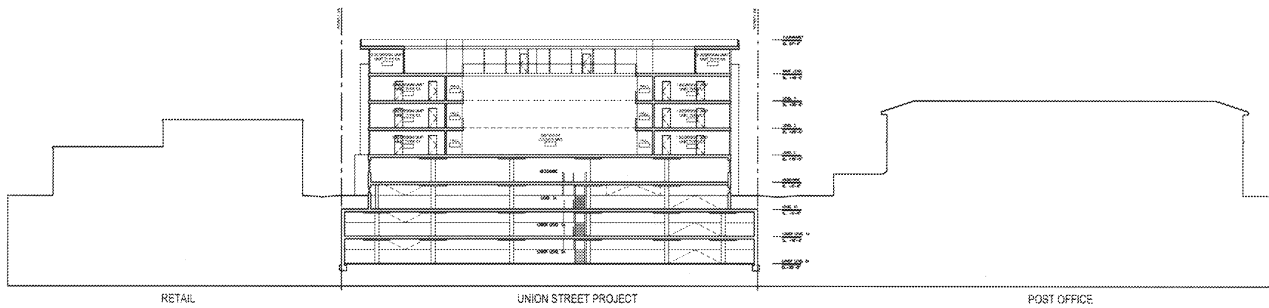
UNION STREET APARTMENTS

204 EAST UNION STREET  
PASADENA, CA 91101

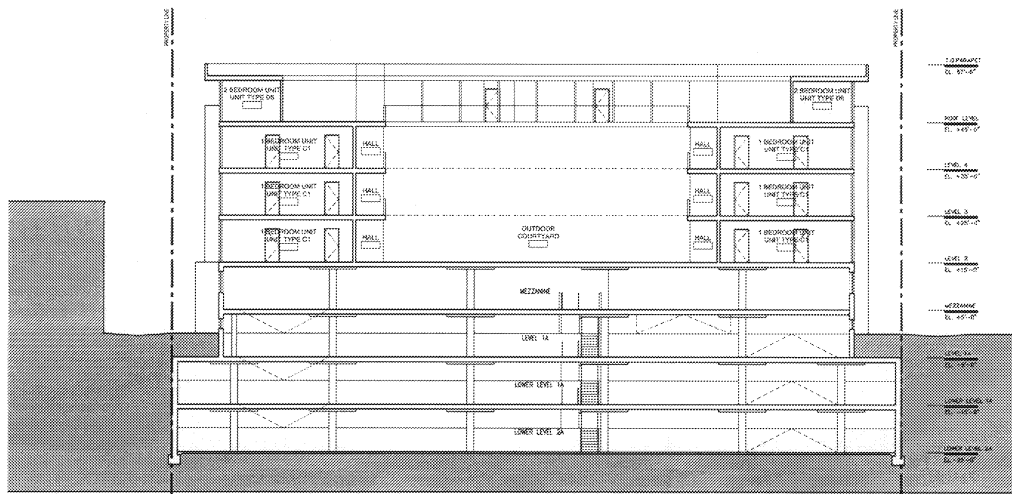
SCHEMATIC DESIGN

PROJECT NO. 0001  
DESIGNED BY  
DATE  
10/01/12  
SCALE VARIES  
PROJECT NO.

BUILDING SECTIONS



2 Cross section through urban fabric  
N.T.S.



1 Cross Section  
1/8" = 1'-0"

keating ARCHITECTURE

2000 CALIFORNIA TOWER  
3000 CALIFORNIA TOWER  
3133 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94114  
415.775.1000

project of



DESIGNER

DATE

SCALE



UNION STREET APARTMENTS

254.5 MET UNION STREET  
PASADENA, CA 91101

SCHEMATIC DESIGN

PROJECT NO. 0001

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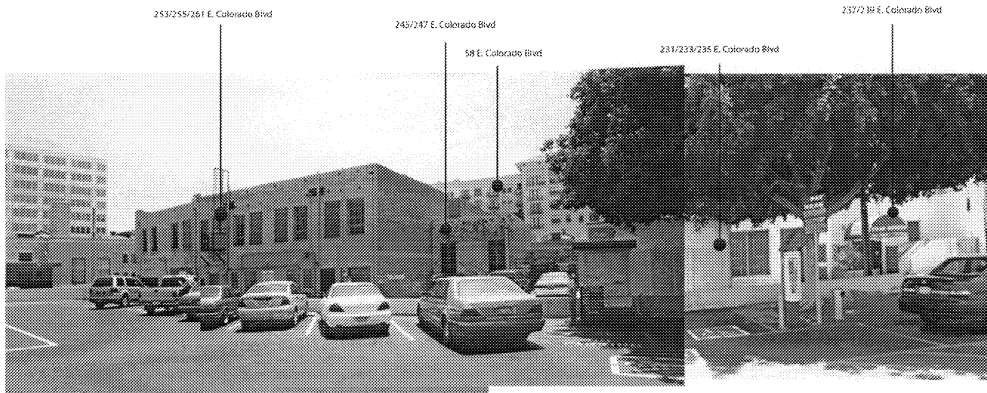
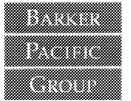
A4.2

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10000 17th Ave.  
Denver, Colorado 80202  
303.733.1100  
www.keatingarch.com

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Brainard Alley South Elevation

REVISIONS

NO.	DATE	DESCRIPTION



UNION STREET APARTMENTS

254 EAST UNION STREET  
DENVER, CO 80202

SCHEMATIC DESIGN

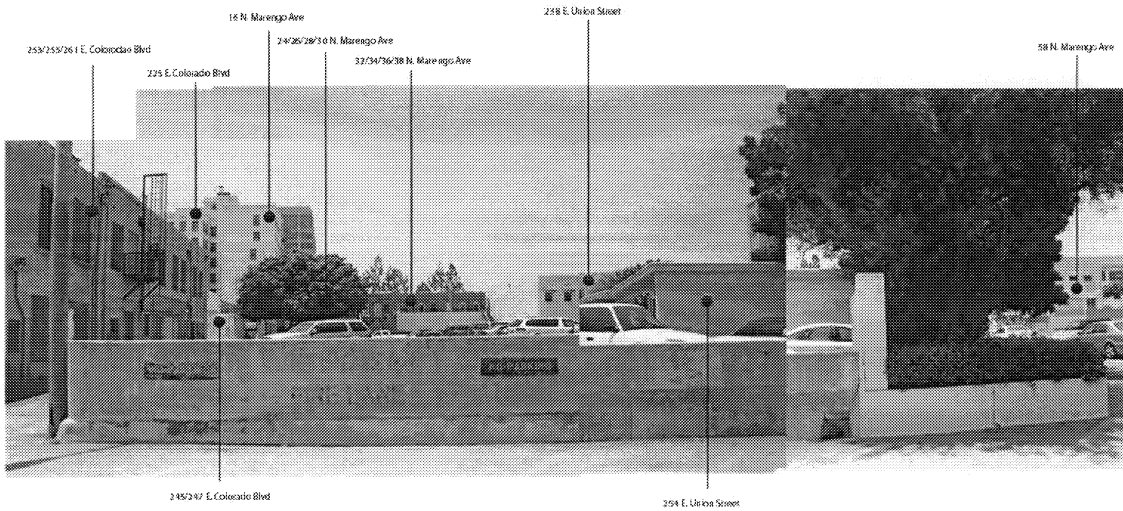
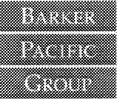
PROJECT NO. 0001  
 DRAWING NO. 0001  
 DATE 10/08/12  
 SCALE NONE  
 SHEET 01 OF 02

SITE PHOTOS

DATE: 10/08/12  
**A5.1**

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a project of



East elevation at Skilley Alley

REVISIONS

NO. DATE DESCRIPTION

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UNION STREET APARTMENTS

254 EAST UNION STREET  
 PASADENA, CA 91101

SCHEMATIC DESIGN

PROJECT NO. 0001

ISSUE NO.

DATE

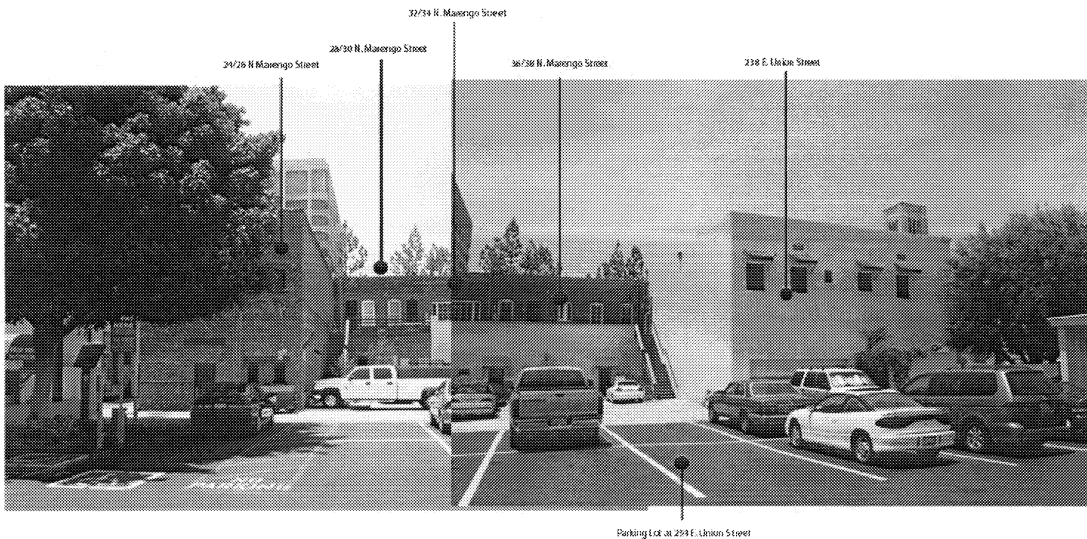
DATE 10/08/12

SCALE HDNE

SITE PHOTOS

DATE: **A5.2**

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Stratton Place Elevation

keating ARCHITECTURE

3501 Orchard Road  
 Richard Keating, AIA  
 2215 Northway Plaza, Suite 200  
 San Diego, CA 92108  
 619.594.9944

a project of



NO.	DATE	DESCRIPTION



UNION STREET APARTMENTS

294 EAST UNION STREET  
 PASADENA, CA 91101

SCHEMATIC DESIGN

PROJECT NO. 0001

DATE 10/06/12

SCALE NONE

DATE PLOTTED

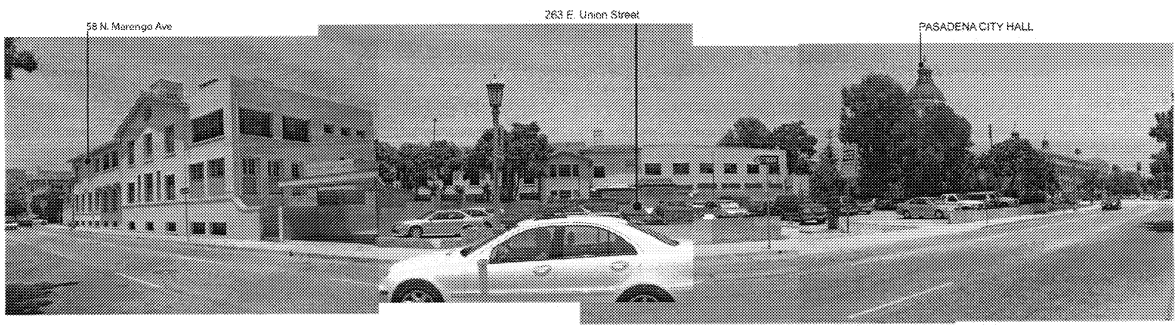
NOTE: PHOTO

**A5.3**

keating ARCHITECTURE

11401 S. Harbor Blvd.  
Richard Keating, Architect  
2115 Newport Drive, #401  
Pasadena, CA 91107  
626.795.4444

a project of



Union Street North Elevation

REVISIONS  
NO. DATE DESCRIPTION  
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UNION STREET APARTMENTS

274 E. 1/2 UNION STREET  
PASADENA, CA 91101

SCHEMATIC DESIGN

PROJECT NO. 0001

DATE: 10/08/12

SCALE: NONE

SHEET NO. 3

SITE PHOTOS

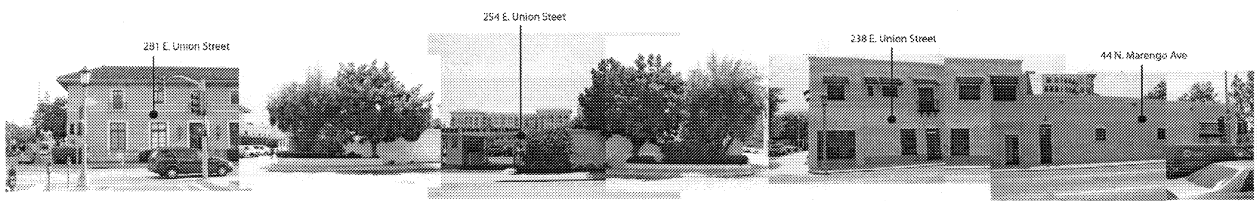
**A5.4**

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keating ARCHITECTURE

PROJECT NUMBER: 1001  
Richard Keating Architecture  
2275 Newburger Drive #401  
Madison, WI 53713  
608.226.9800

a project of



Union Street South Elevation

REVISIONS  
NO. DATE DESCRIPTION



UNION STREET APARTMENTS

201 S45 FOND DU LAC STREET  
MADISON, WI 53703

PROJECT NO. 1001

DATE 10/08/12

SCALE NONE

SUBJECT LINE SITE PHOTOS

A5.5

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