

PROJECT DATA

PROGRAM:

NORTH PARCEL

	Building A		Building B			Total
	Large Hotel	Retail	Option 1 Student Housing	Option 2 Market Housing	Option 3 Small Hotel	
GSI	218,188 sf	80,000 sf	82,500 sf	82,500 sf	82,500 sf	371,088 sf
Units/Rooms	300 rooms	N/A	75 units	40 units	100 rooms	
Parking Ratio	1 per room	3/1000 sf	0.5 per unit	1 per unit	1 per room	
Parking spaces Req'd	300	90	38	40	100	438, 430 or
Parking spaces Provided	300	90	38	40	100	490 cars

SOUTH PARCEL

	Building C				Total
	Retail	Option 1 Student Housing	Option 2 Market Housing	Option 3 Small Hotel	
GSI	10,000 sf	79,595 sf	79,595 sf	79,595 sf	89,595 sf
Units/Rooms	N/A	100 units	45	120 rooms	
Parking Ratio	3/1000 sf	0.5 per unit	1 per unit	1 per room	
Parking spaces Req'd	30	50	45	120	75, 80 or
Parking spaces Provided	30	50	45	120	150 cars

Area Calculation Notes:

- Gross Building Area includes the total enclosed area from outside face of exterior walls.

ALL AREA CALCULATIONS ARE APPROXIMATE AND BASED ON PRELIMINARY DESIGN PARAMETERS, AND ARE SUBJECT TO CHANGE AS THE PROJECT PROCEEDS.

F.A.R. SUMMARY:

North Parcel

Lot Area = ± 127,961.4 sf
 Total Buildable Area = ± 371,088 sf
 F.A.R. = ± 2.90

South Parcel

Lot Area = ± 30,894.8 sf
 Total Buildable Area = ± 89,595 sf
 F.A.R. = ± 2.90

PROJECT ADDRESS

1336 & 1347 E. Colorado Blvd.
 Pasadena, CA 91106

PROJECT DIRECTORY

DEVELOPER

J & K Plus Investments, LLC
 c/o Richard A. McDonald, Esq.
 Law Office of Richard A. McDonald
 Of Counsel: Horgan, Rosen, Beckham & Coren, L.L.P.
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 t: (626) 356-4801

ARCHITECT

Moule & Polyzoides Architects and Urbanists
 180 East California Boulevard
 Pasadena, CA 91105
 T: (626) 844-2400
 F: (626) 844-2410
 Contact: Stefanos Polyzoides
 spolyzoides@mparchitects.com

VICINITY MAP



Project Location

PPR SUBMIS

PROJECT INFORMATION

MOULE & POLY
 ARCHITECTS AND URBANISTS



View of the church to the North of the Proposed Project along Hill Ave. 7



View of existing buildings on North Parcel site from Colorado Blvd. 4



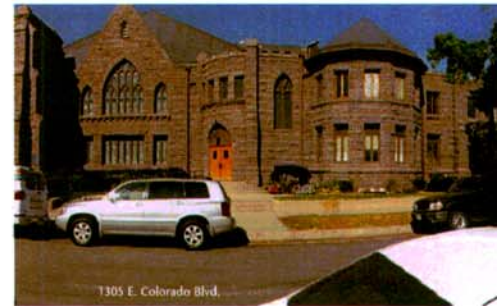
View of existing parking lot on North Parcel site from Hill Ave. 3



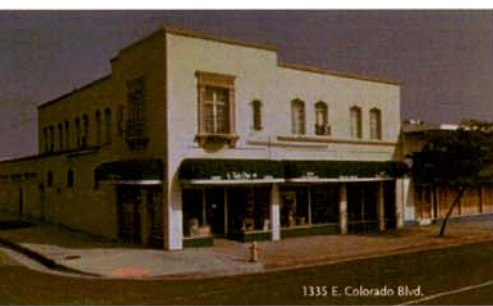
View of the building to the North of the Proposed Project along Holliston Ave. 8



View of existing buildings on North Parcel site from Holliston Ave. 5



View of the church on the opposite side of Holliston Ave. from the North Parcel site. 2



View of the adjacent building to the West of the Proposed North Parcel Project along Colorado Blvd. 9

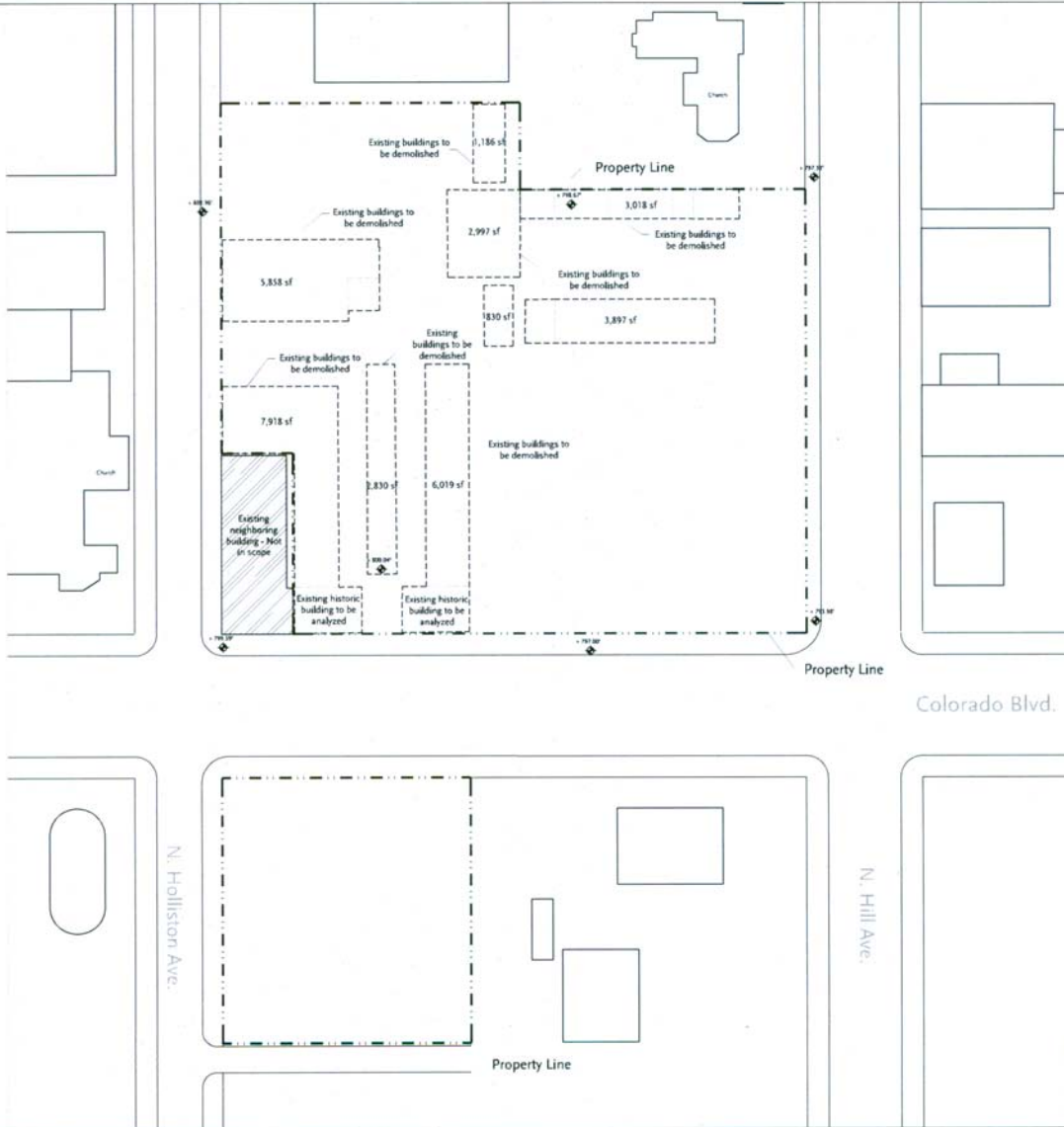


View of the buildings on the opposite side of Hill Ave. from the North Parcel site. 6



View of the South Parcel site and neighboring gas station from Colorado Blvd. 1

SITE PHOTOGRAPHS



Demolition Plan Notes:

1. See the attached official ALTA survey for parcel and more detailed topographical information. See survey for the location of existing curb cut, utilities, and street lights.

DEMOLITION PLAN

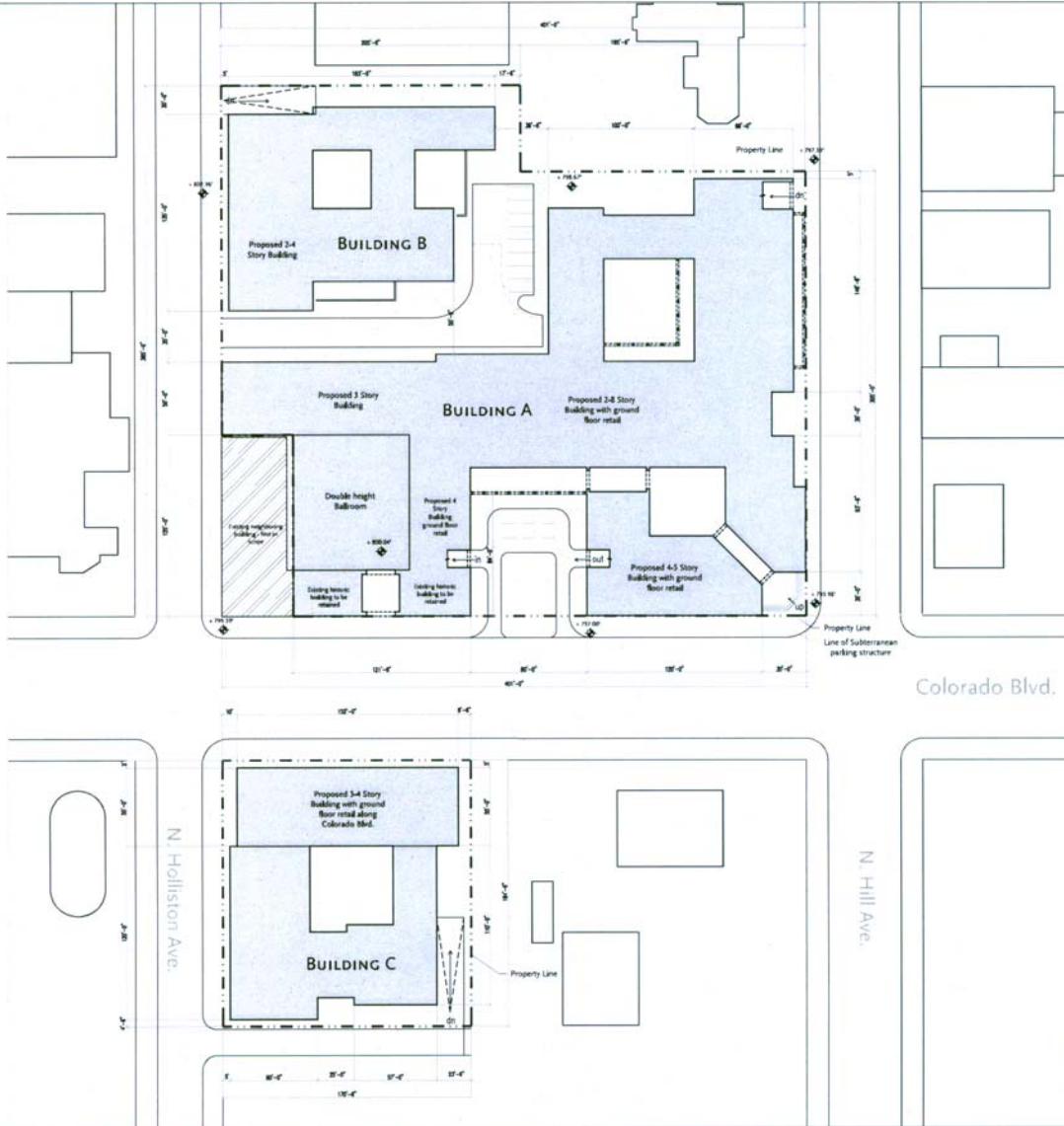


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North Parcel

South Parcel



Site Plan Notes:

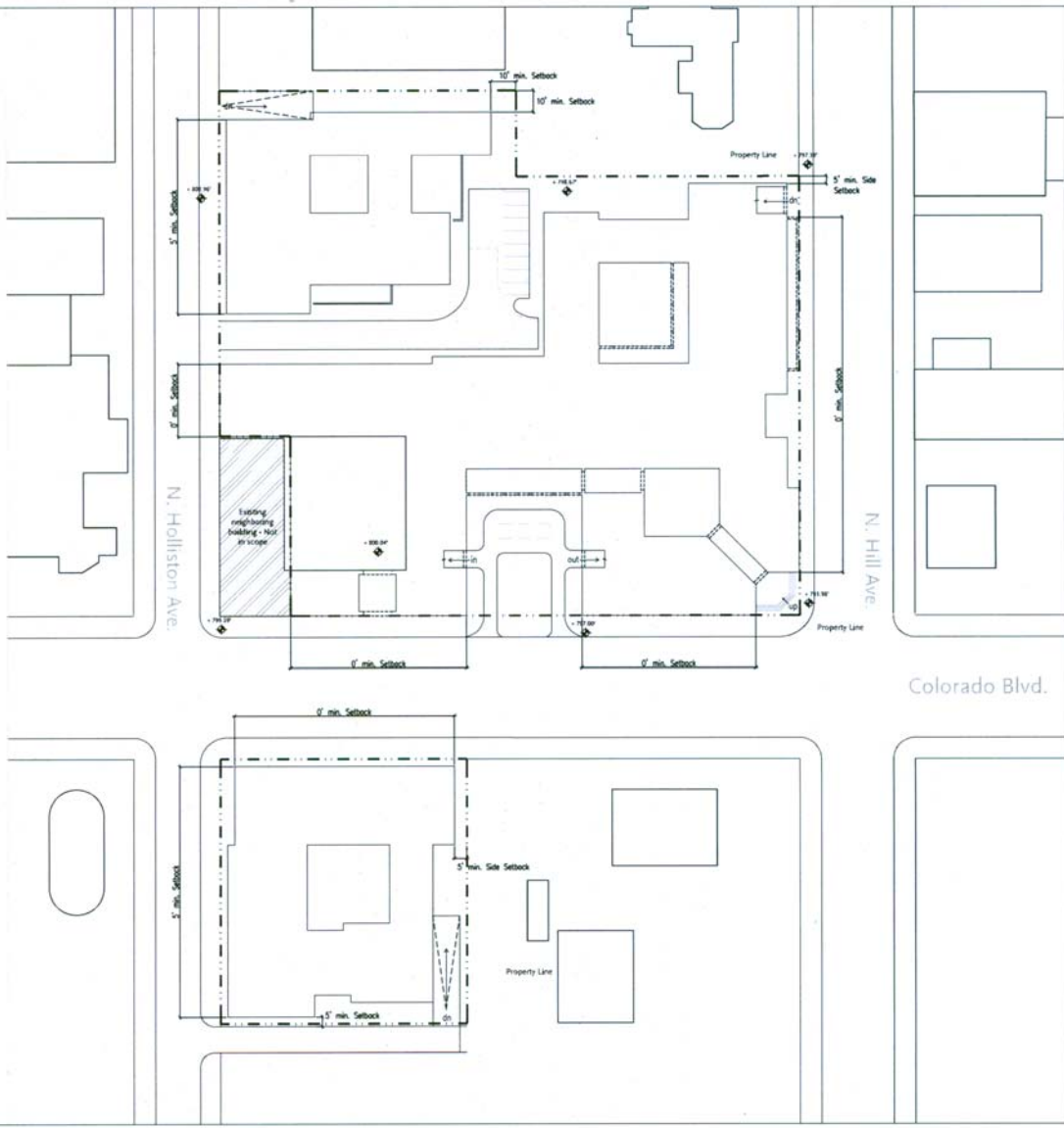
1. See the attached official ALTA survey for parcel and more detailed topographical information, see survey for the location of existing curb cut, utilities, and street lights.
2. Please see the Project Title Sheet for all Proposed Building areas.
3. All Existing Structures to be retained or demolished can be found on the Demolition Plan.

SITE PLAN



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SETBACK DIAGRAM

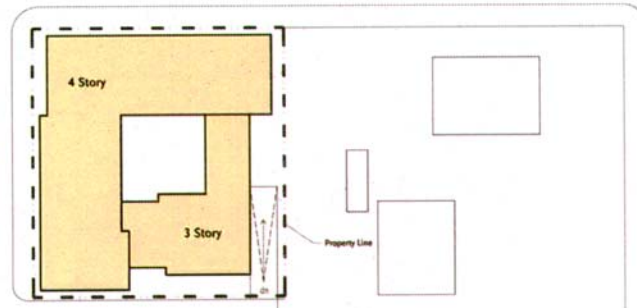
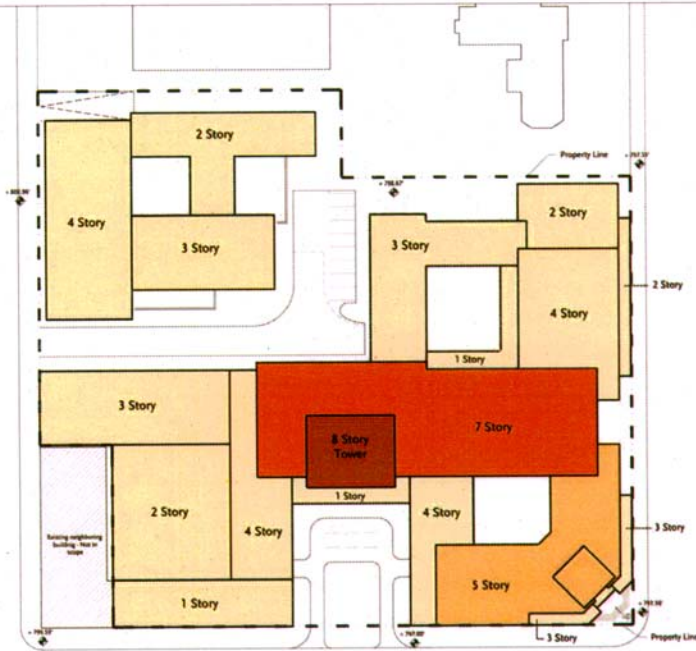


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NORTH PARCEL

SOUTH PARCEL



Colorado Blvd.

N. Holliston Ave.

N. Hill Ave.

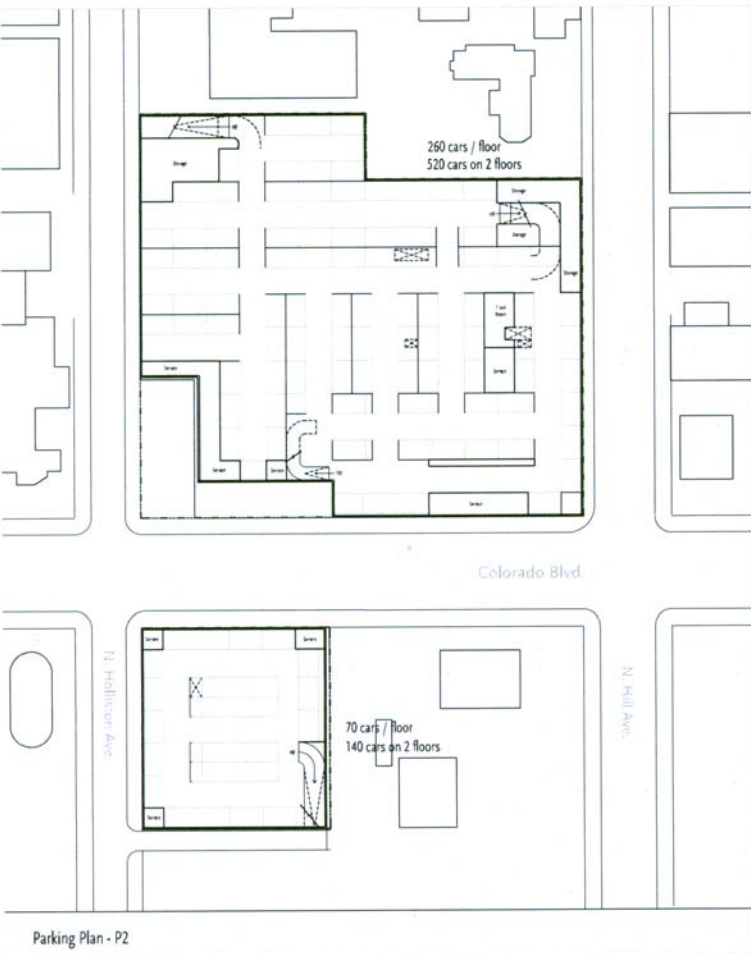
LEGEND		
Building Height	% per Block	% per Parcel
Open Space	31.4 %	31.4 %
Under 4 Stories	48 %	68 %
5 Stories	6.7 %	0 %
6 Stories	0 %	0 %
7 Stories	11.6 %	0 %
8 Stories	2.3 %	0 %

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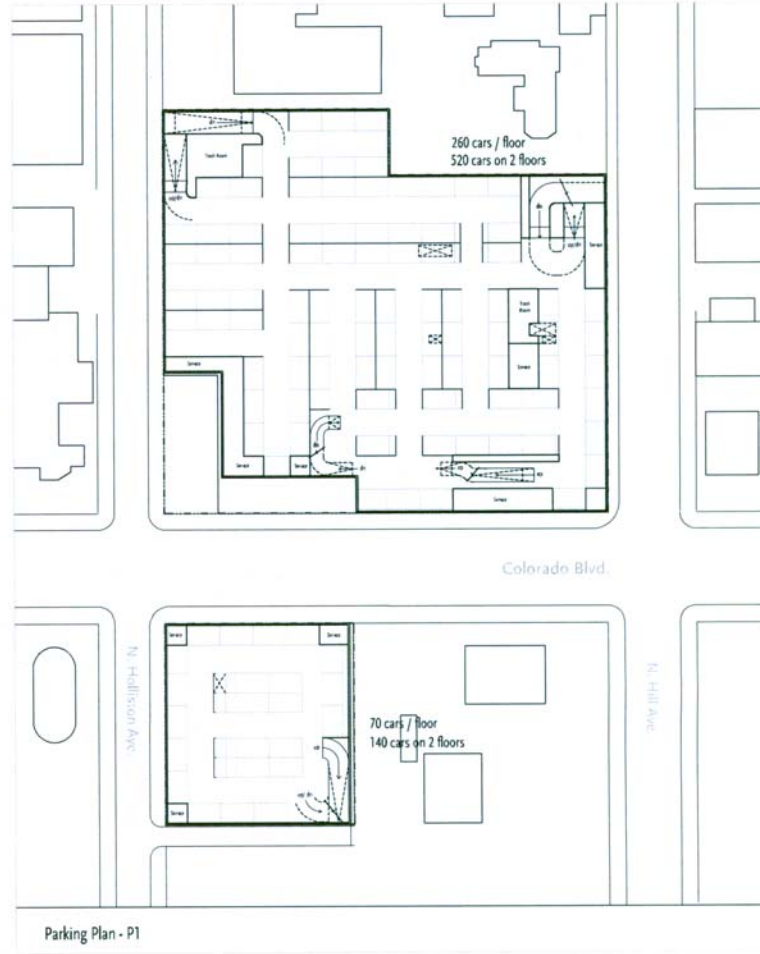
PERCENT DISTRIBUTION OF HEIGHTS ON BLOCK



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North Parcel



South Parcel

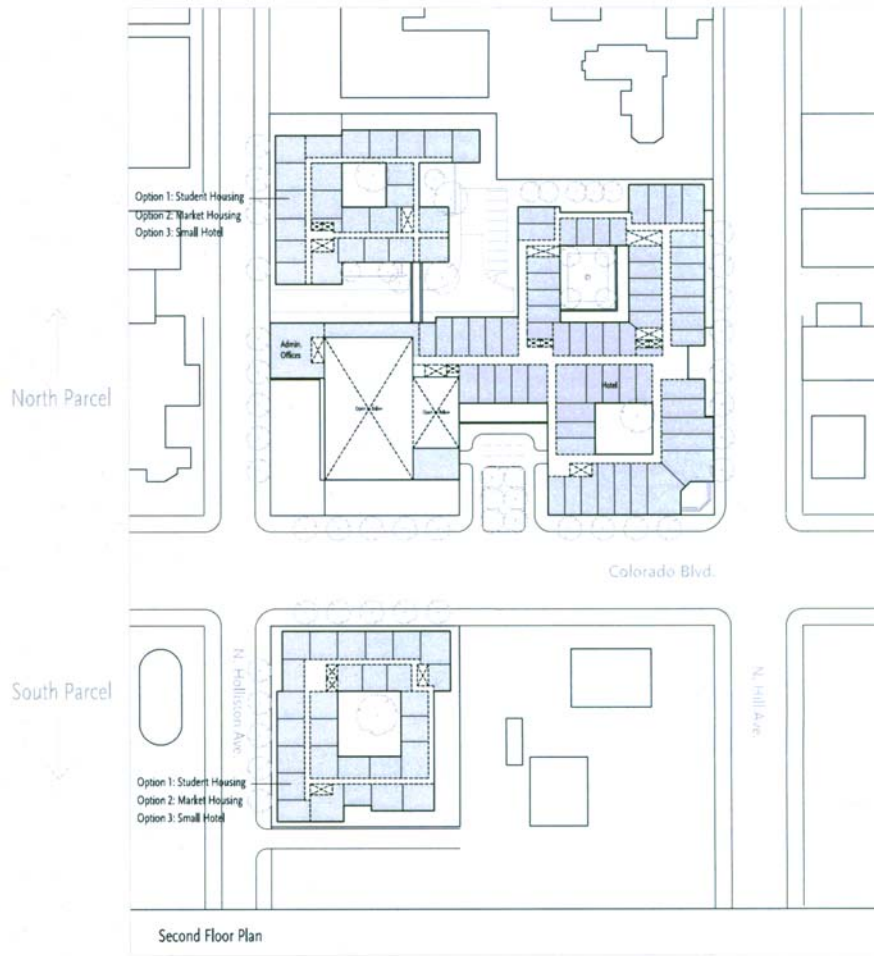
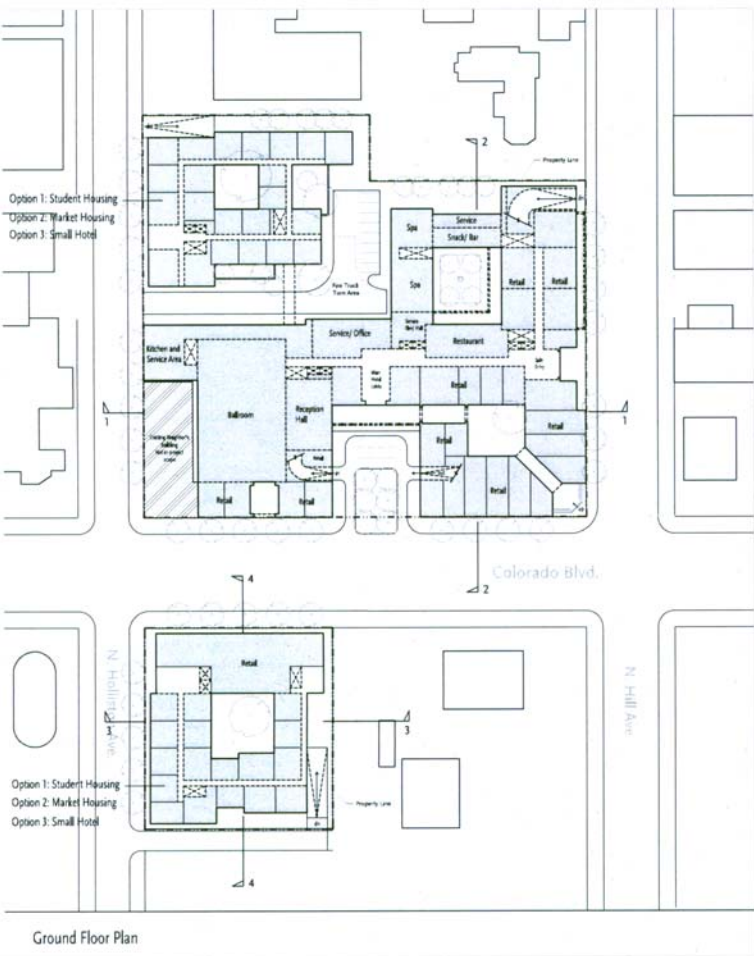
The parking count and layout shown on these plans are conceptual and approximate; they may change as the project proceeds.

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CONCEPTUAL FLOOR PLANS



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PPR SUBMIS

CONCEPTUAL FLOOR PLANS



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ARCHITECTS AND U



North Parcel



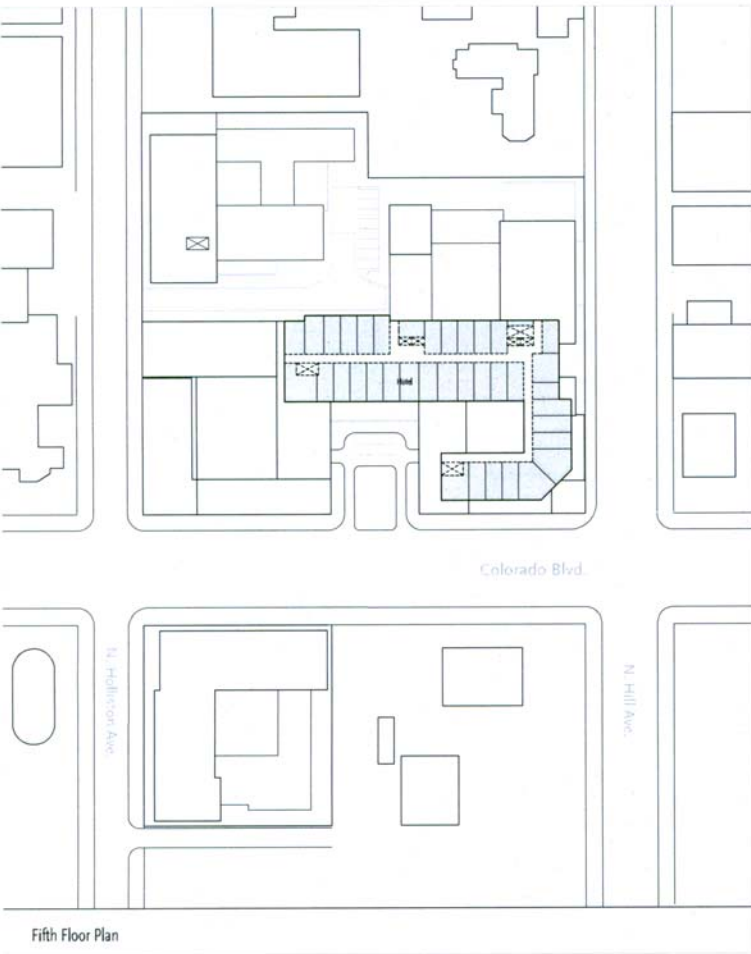
South Parcel

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CONCEPTUAL FLOOR PLANS

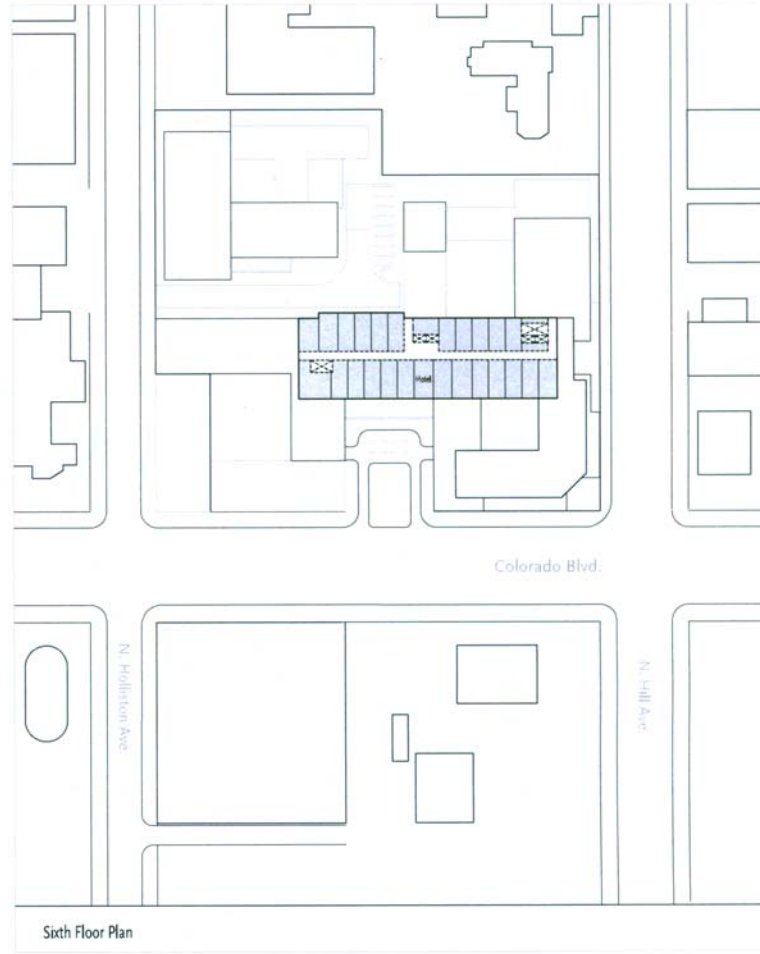


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North Parcel

South Parcel

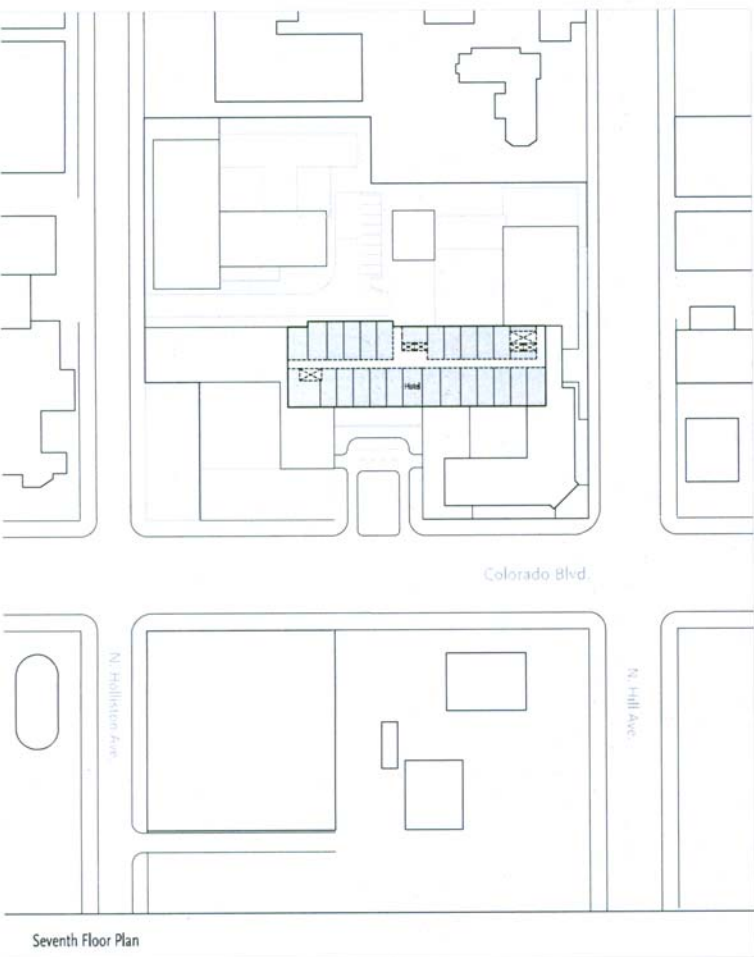


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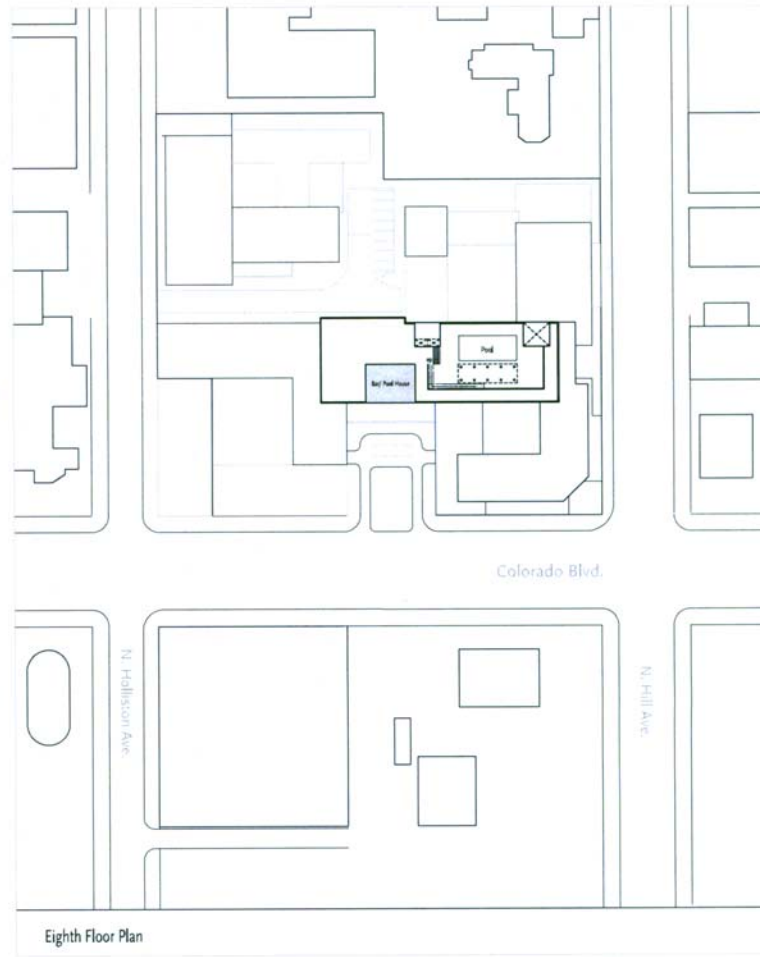
CONCEPTUAL FLOOR PLANS



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ARCHITECTS AND U



North Parcel



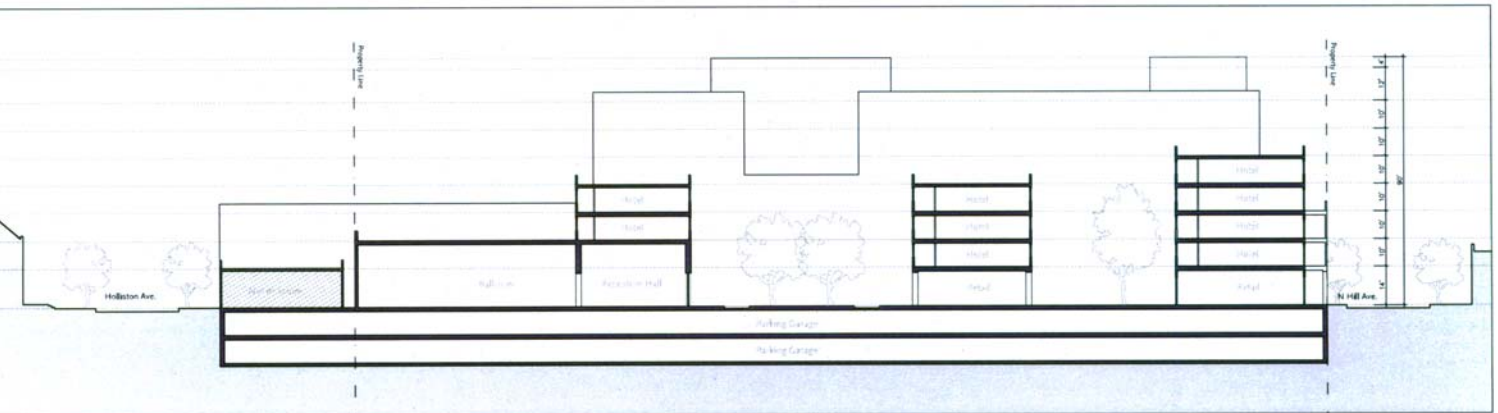
South Parcel

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CONCEPTUAL FLOOR PLANS

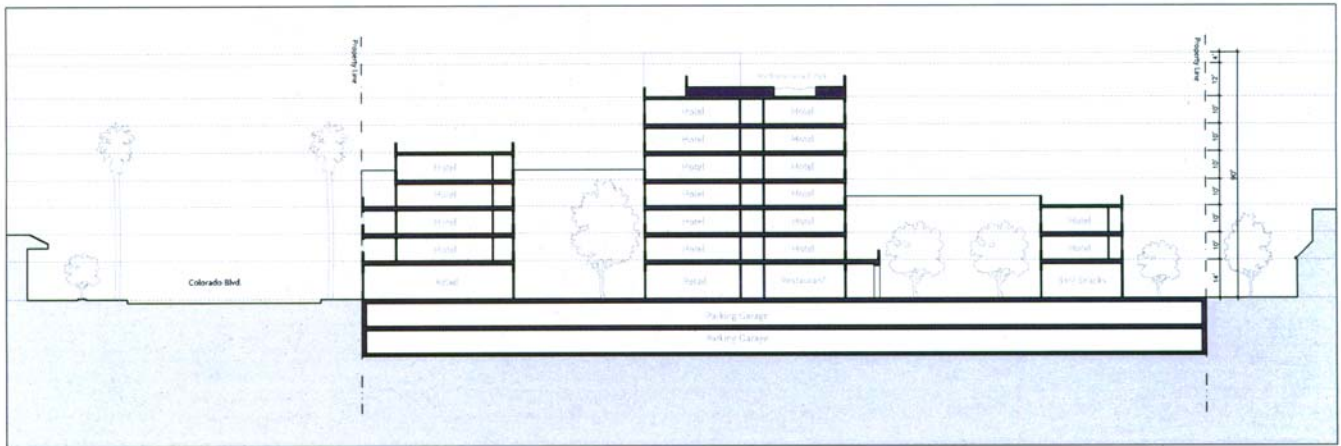


MOULE & POL
ARCHITECTS AND PLANNERS



Section
SCALE: 1"=1/16"

①



Section
SCALE: 1"=1/16"

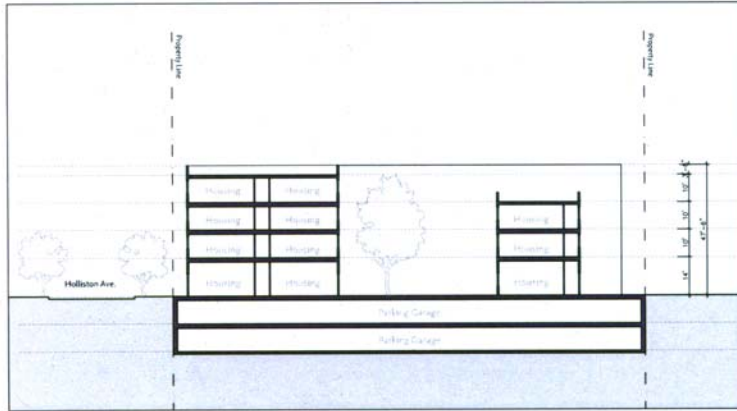
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PPR SUBMI

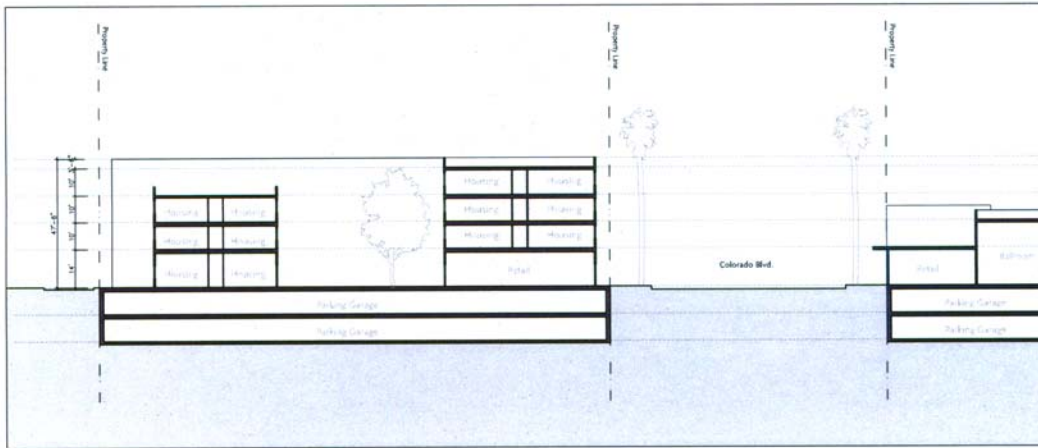
BUILDING & SITE SECTIONS NORTH PARCEL



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Section ③
SCALE: 1"=1/16"



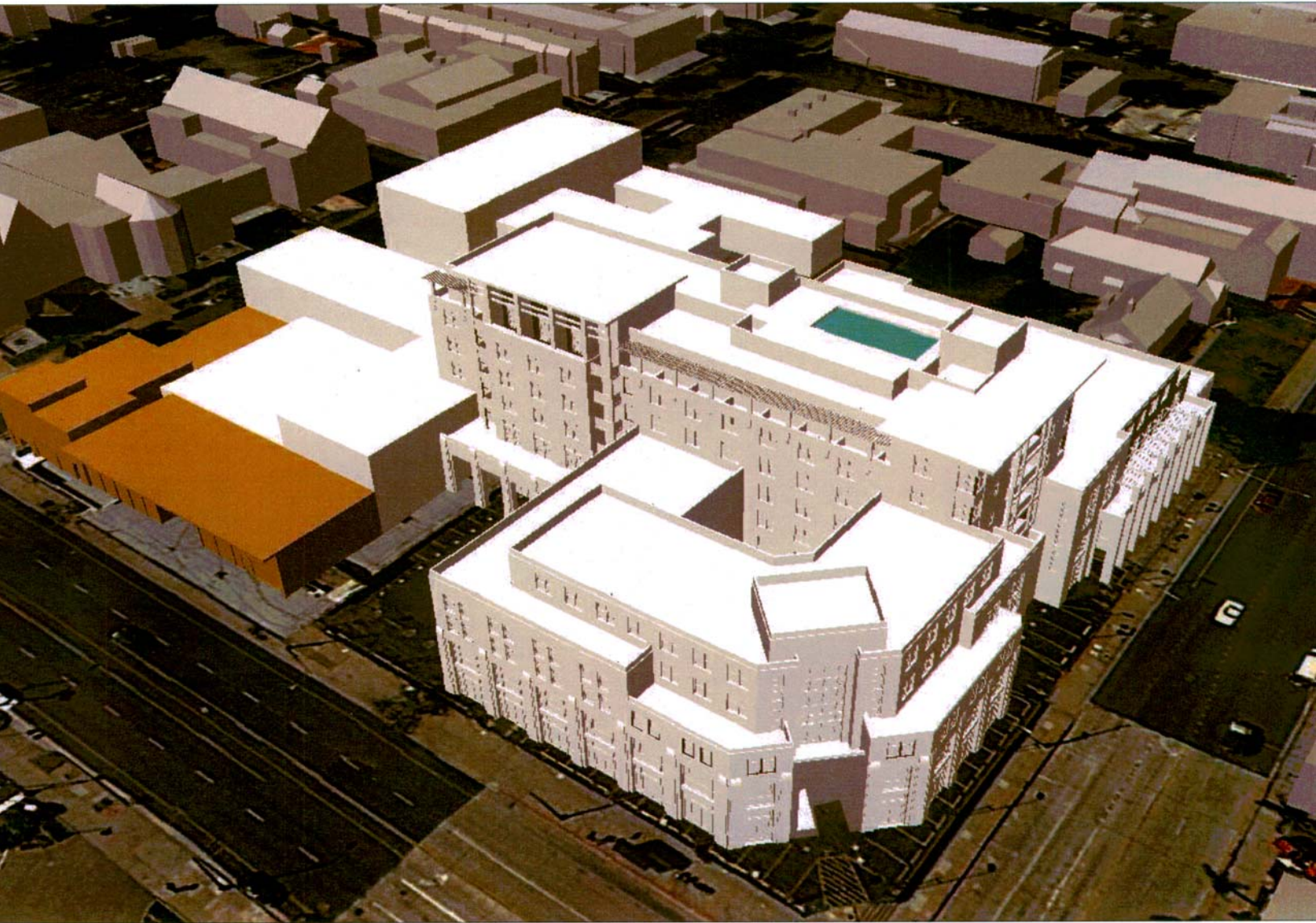
Section ④
SCALE: 1"=1/16"

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BUILDING & SITE SECTIONS SOUTH PARCEL



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AERIAL VIEW OF THE PROJECT FROM THE SOUTHEAST



AERIAL VIEW OF THE PROJECT FROM THE NORTHEAST



VIEW OF THE HOTEL ENTRY FROM THE SOUTH



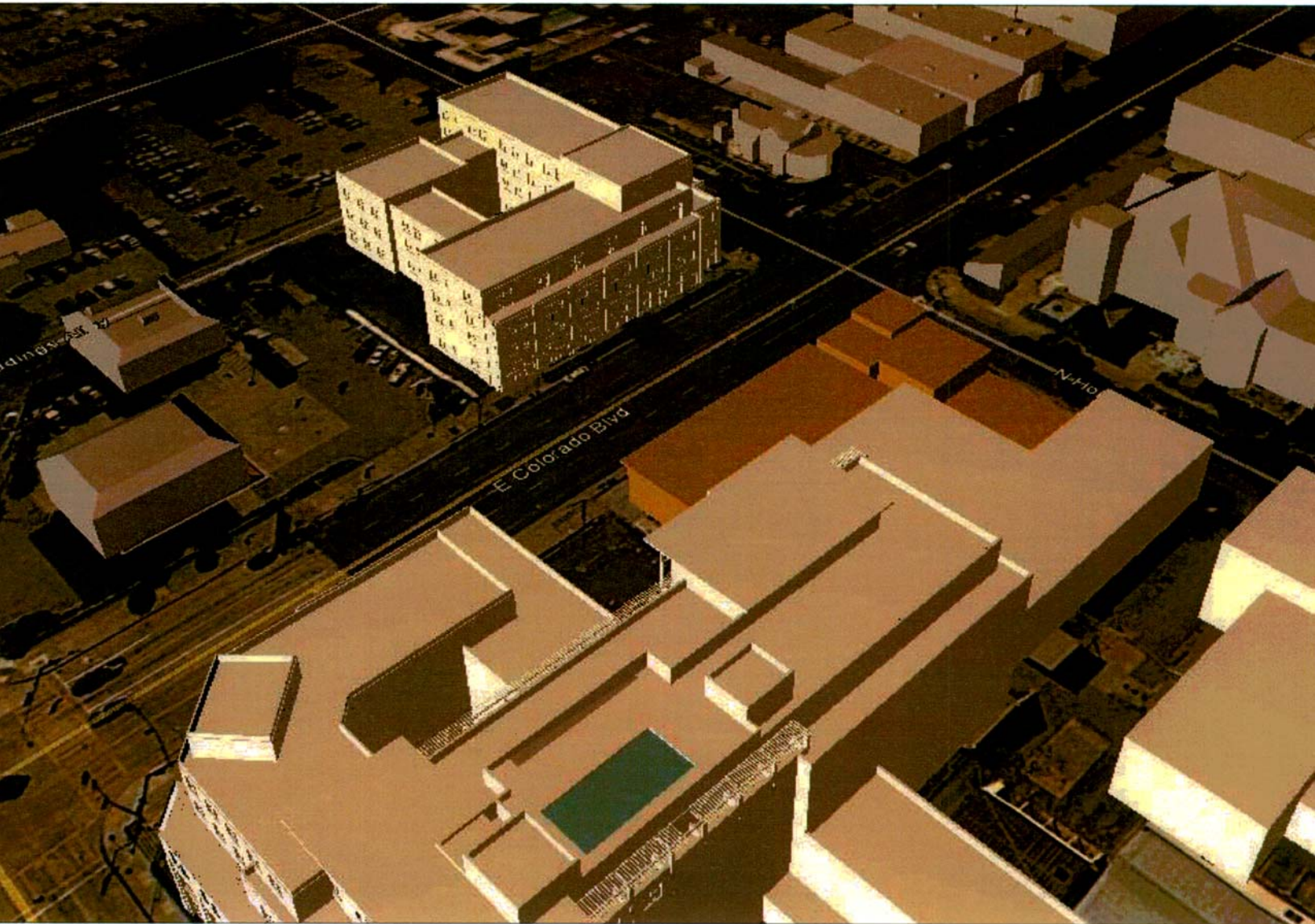
VIEW OF THE HOTEL FROM NORTHEAST ON HILL AVE.



VIEW OF THE HOTEL & SHOPS FROM THE CORNER



AERIAL OF THE SOUTH PARCEL LOOKING NORTHEAST



AERIAL OF THE SOUTH PARCEL LOOKING SOUTHWEST



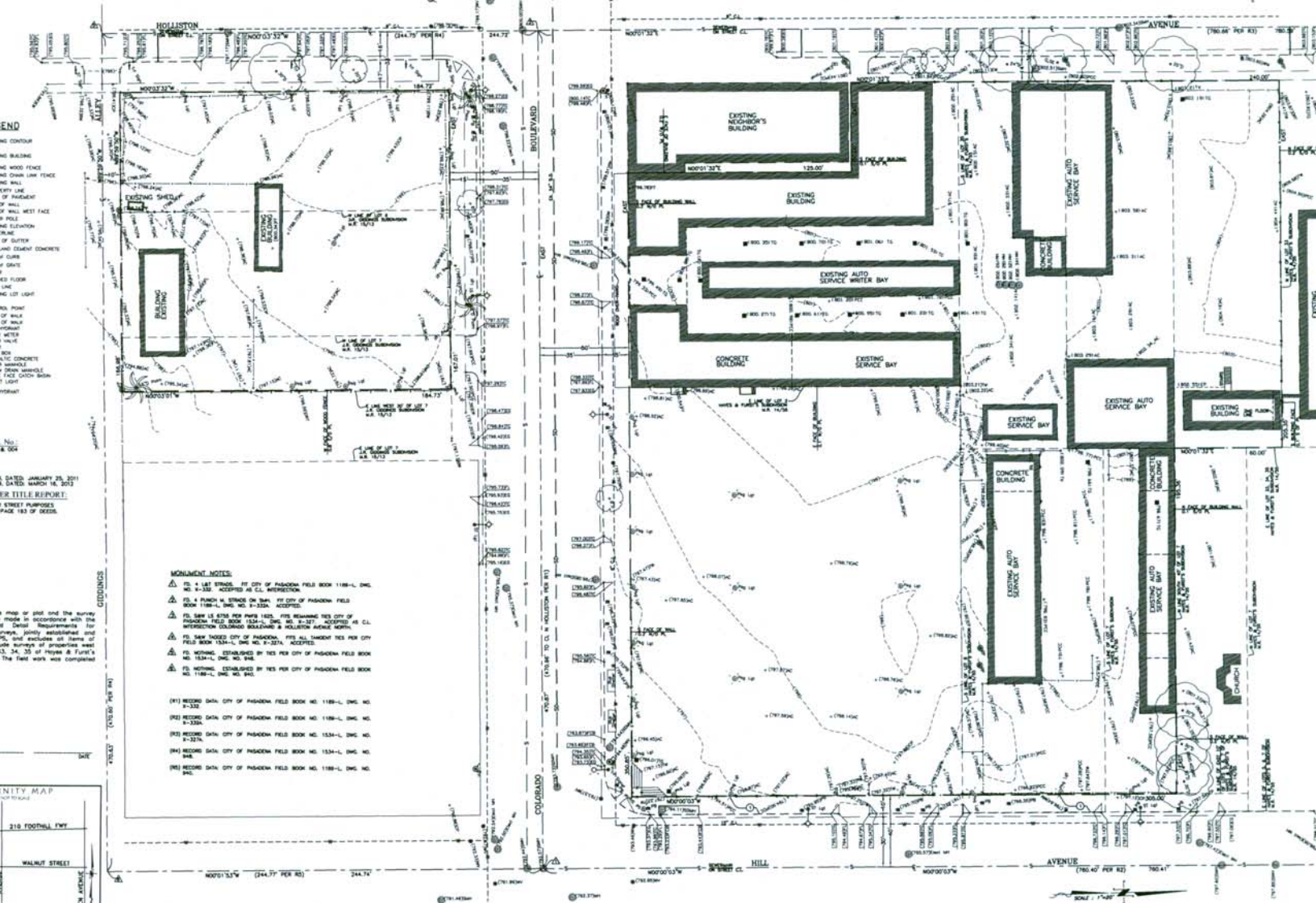
VIEW FROM COLORADO BLVD.



VIEW FROM THE CORNER OF HOLLISTON AVE. & COLORADO BLVD.

A.L.T.A./A.C.S.M. LAND TITLE SURVEYS

CITY OF PASADENA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



- END**
- 1. THE CONTOUR
 - 2. THE BUILDING
 - 3. THE WOOD FENCE
 - 4. THE CHAIN LINK FENCE
 - 5. THE WALL
 - 6. THE CITY LINE
 - 7. THE WALL WEST FACE
 - 8. THE WALL EAST FACE
 - 9. THE ELEVATION
 - 10. THE FOUNDATION
 - 11. THE CEILING
 - 12. THE FLOOR
 - 13. THE DOOR
 - 14. THE WINDOW
 - 15. THE LIGHT
 - 16. THE SIGN
 - 17. THE DRIVE
 - 18. THE PAVEMENT
 - 19. THE CURB
 - 20. THE SIDEWALK
 - 21. THE UTILITY
 - 22. THE AIR CONDITIONING
 - 23. THE MECHANICAL
 - 24. THE ELECTRICAL
 - 25. THE TELEPHONE
 - 26. THE CABLE
 - 27. THE SATELLITE
 - 28. THE IRRIGATION
 - 29. THE FURNITURE
 - 30. THE PLANTING
 - 31. THE LANDSCAPE
 - 32. THE GRADE
 - 33. THE DRAINAGE
 - 34. THE RETAINING WALL
 - 35. THE EROSION CONTROL
 - 36. THE SECURITY
 - 37. THE PEST CONTROL
 - 38. THE FLOOD CONTROL
 - 39. THE TROPICAL
 - 40. THE HISTORICAL
 - 41. THE MONUMENT
 - 42. THE SURVEY

MONUMENT NOTES:

- 1. 1/4 1/4 L&E STRONG, ET AL. CITY OF PASADENA FIELD BOOK NO. 1188-L, DMC NO. 1-332, ACCEPTED AS C.L. INTERSECTION
- 2. 1/4 1/4 R&E STRONG ON 1/4 L&E CITY OF PASADENA FIELD BOOK NO. 1188-L, DMC NO. 1-332, ACCEPTED
- 3. 1/4 1/4 R&E STRONG PER PARTS 1822, THIS REMAINING PER CITY OF PASADENA FIELD BOOK NO. 1534-L, DMC NO. 1-327, ACCEPTED AS C.L. INTERSECTION COLORADO BOULEVARD & HOLLISTON AVENUE NORTH
- 4. 1/4 1/4 R&E STRONG PER CITY OF PASADENA, THIS ALL TANGENT PER CITY FIELD BOOK NO. 1534-L, DMC NO. 1-327, ACCEPTED
- 5. 1/4 1/4 MONUMENT ESTABLISHED BY THIS PER CITY OF PASADENA FIELD BOOK NO. 1534-L, DMC NO. 1-327
- 6. 1/4 1/4 MONUMENT ESTABLISHED BY THIS PER CITY OF PASADENA FIELD BOOK NO. 1188-L, DMC NO. 1-332

- (1) RECORD DATA CITY OF PASADENA FIELD BOOK NO. 1188-L, DMC NO. 1-332
- (2) RECORD DATA CITY OF PASADENA FIELD BOOK NO. 1188-L, DMC NO. 1-332
- (3) RECORD DATA CITY OF PASADENA FIELD BOOK NO. 1534-L, DMC NO. 1-327
- (4) RECORD DATA CITY OF PASADENA FIELD BOOK NO. 1534-L, DMC NO. 1-327
- (5) RECORD DATA CITY OF PASADENA FIELD BOOK NO. 1188-L, DMC NO. 1-332

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON WERE BASED ON THE NORTH LINE COLORADO STREET ON NIPPER & FURST'S SUBDIVISION IN BOOK 14 PAGE 53 OF METROPOLITAN RECORDS, RECORDS OF LOS ANGELES COUNTY AND SHOWN AS EAST (49°00'00" ON THIS MAP.

<p>PROJECT MARK</p> <p style="font-size: small;">SITE # 1234567890</p>	<p>PROJECT JOB</p> <p style="font-size: small;">1234567890</p>	<p>MAP PREPARED BY</p> <p style="font-size: small;">Calland Engineering, Inc.</p> <p style="font-size: x-small;">Call Engineering - Land Surveying - Stationing 1714 SOUTH GARDEN AVENUE, PASADENA, CALIFORNIA 91106 PHONE (818) 797-1234 FAX (818) 797-5678 WEB: www.calland.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">FIELD BOOK #</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	FIELD BOOK #										<p>CITY OF PASADENA</p> <p style="font-size: small;">1536 & 1547 E. COLORADO BLVD PASADENA, CA 91106</p>	<p>ALTA/A.C.S.M. SURVEYS</p> <p style="font-size: x-small;">1536 & 1547 E. COLORADO BLVD PASADENA, CA 91106</p>
FIELD BOOK #															