

**ATTACHMENT E
PROJECT PLANS**

Project Data

PROGRAM:

NORTH PARCEL

	Building A				Total	Lot Size	Total F.A.R.
	Large Hotel	Commercial/Retail	Ballroom	Conference Rooms			
GSF	311,300 sf	16,400 sf	12,500 sf	8,890 sf	349,090 sf	129,526 sf	2.7
Units/ Rooms	approx. 375 rooms	N/A	N/A	N/A			
Parking Ratio	1 per room	3/1000 sf	10/1000 sf	per PD			
Parking spaces Req'd	375	50	125	TBD	550		
Parking spaces Provided	375	50	125	TBD	700 max. cars		

SOUTH PARCEL

	Building B		Total	Lot Size	Total F.A.R.
	Commercial/Retail	Small Hotel			
GSF	10,000 sf	79,595 sf	90,000 sf	30,895 sf	2.9
Units/ Rooms	N/A	150			
Parking Ratio	3/1000 sf	1 per room			
Parking spaces Req'd	30	150			
Parking spaces Provided	30	150	150 max. cars		

Area Calculation Notes:

1. Gross Building Area includes the total enclosed area from outside face of exterior walls.
2. ALL AREA CALCULATIONS ARE APPROXIMATE AND BASED ON PRELIMINARY DESIGN PARAMETERS, AND ARE SUBJECT TO CHANGE AS THE PROJECT PROCEEDS THROUGH DESIGN COMMISSION.

Project Address

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

Project Directory

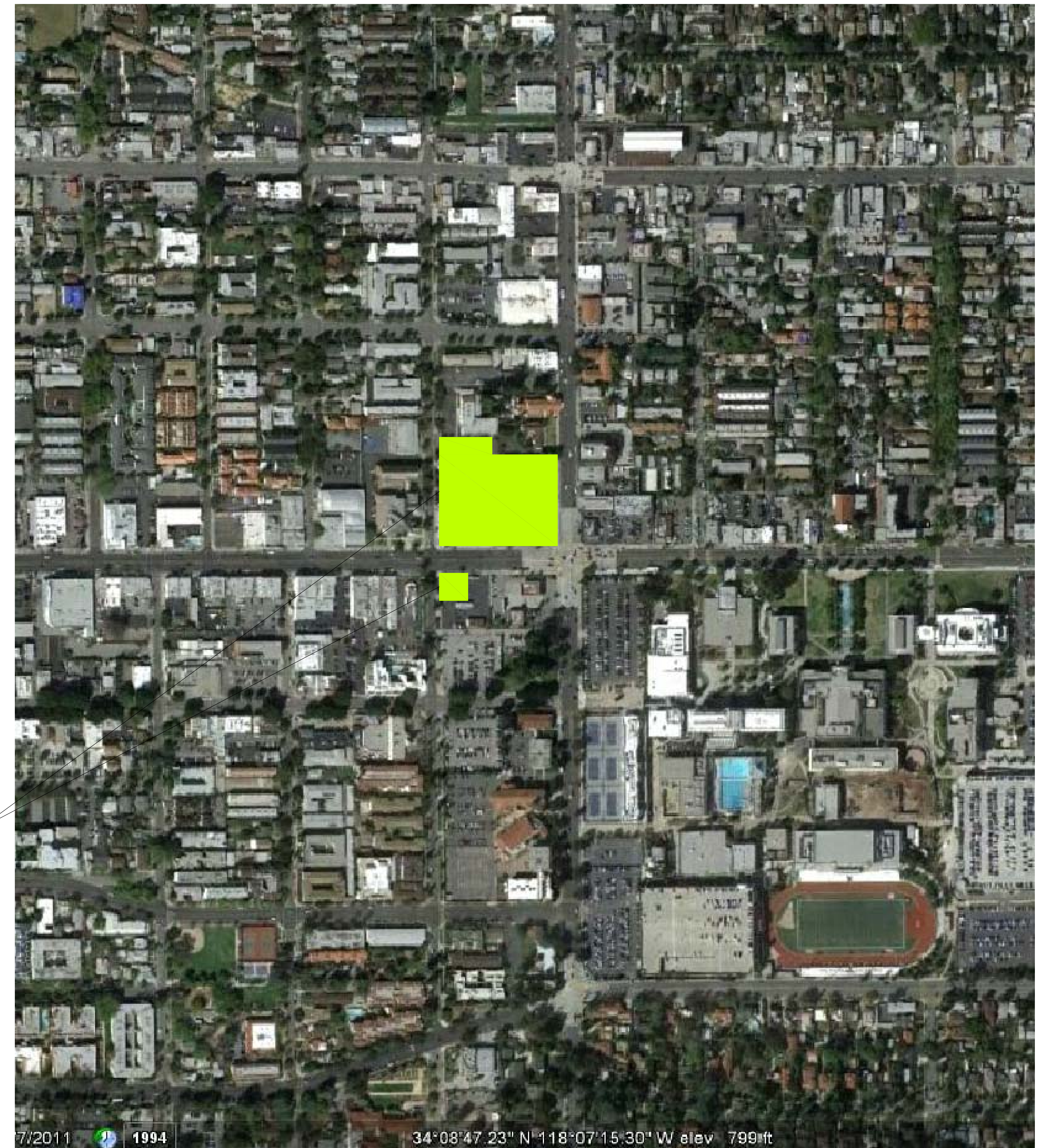
DEVELOPER

J & K Plus Investments, LLC
c/o Richard A. McDonald, Esq.
Law Office of Richard A. McDonald
Of Counsel, Carlson & Nicholas, L.L.P.
140 South Lake Avenue, Suite No. 251
Pasadena, CA 91101-4724
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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

PD SUBMISSION

PROJECT INFORMATION



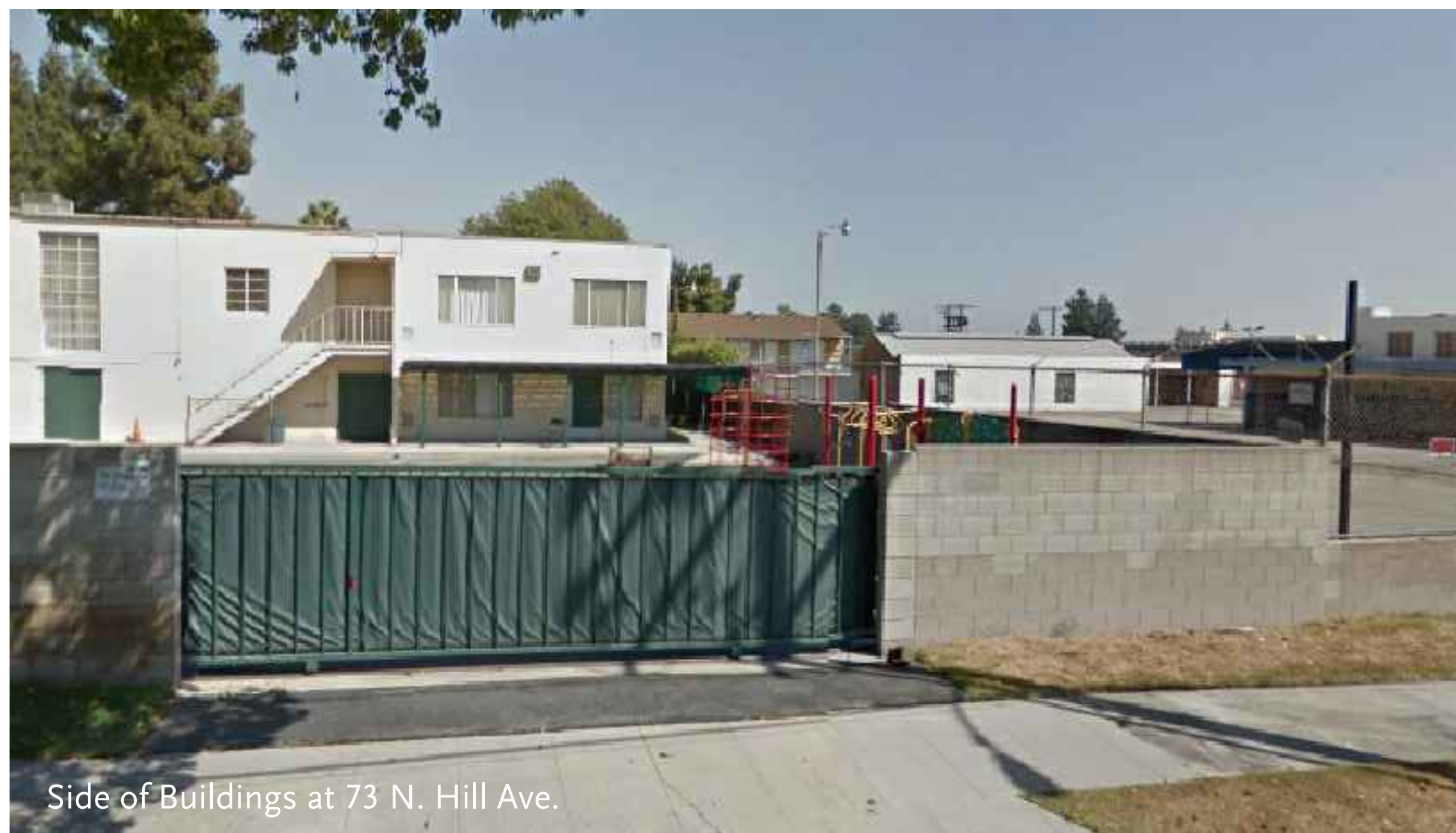
View of the church to the North of the Proposed Project along Hill Ave. 7



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



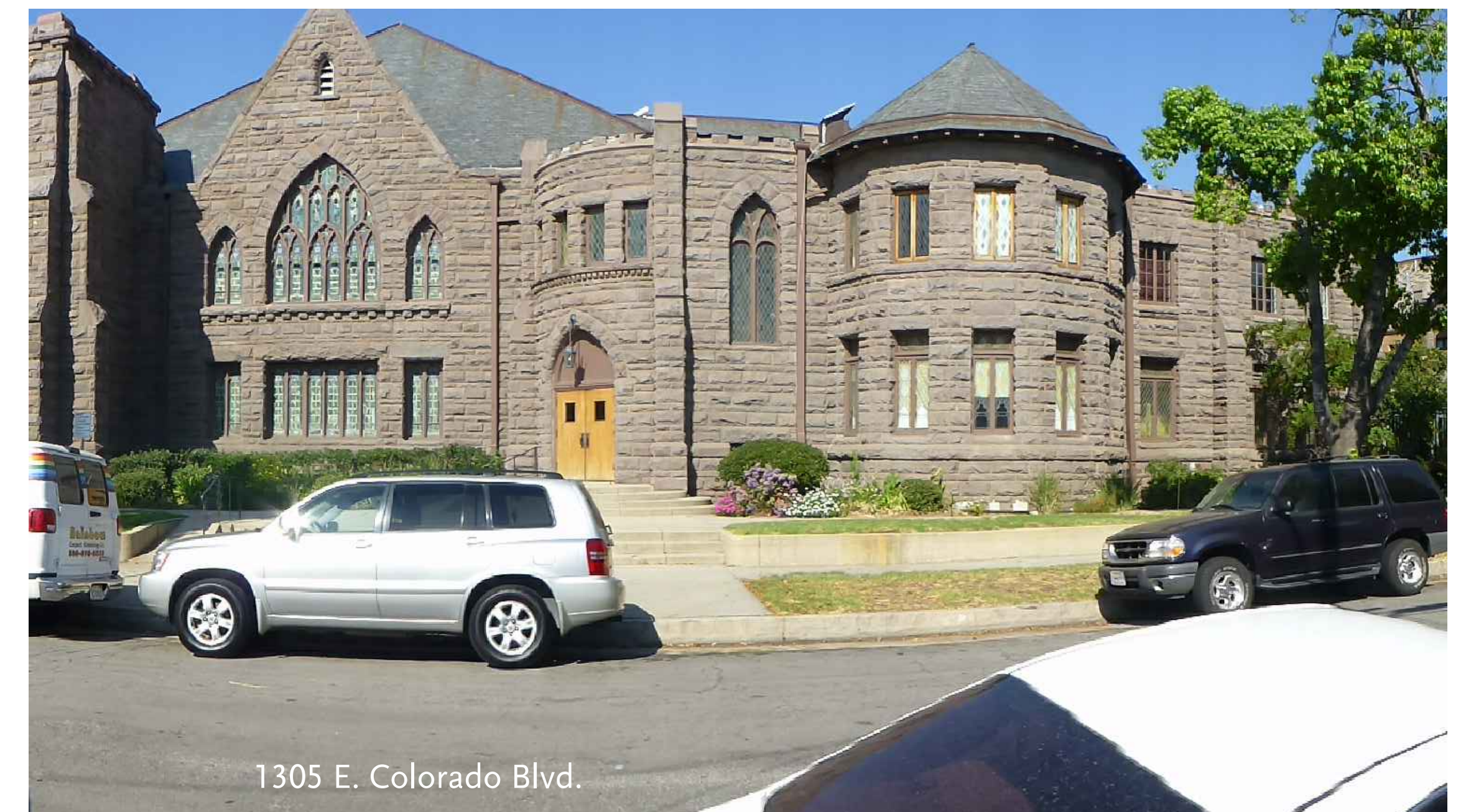
View of existing parking lot on North Parcel site from Hill Ave. 1



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. 3

SITE PHOTOGRAPHS



Hotel Green



Huntington Hotel



Hotel Maryland

Pasadena's Tradition of Great Urban Hotels

1



Parking Courts & Porte Cocheres

2



Street Retail

3

PRECEDENT PHOTOS



Courtyards & Outdoor Gathering Spaces

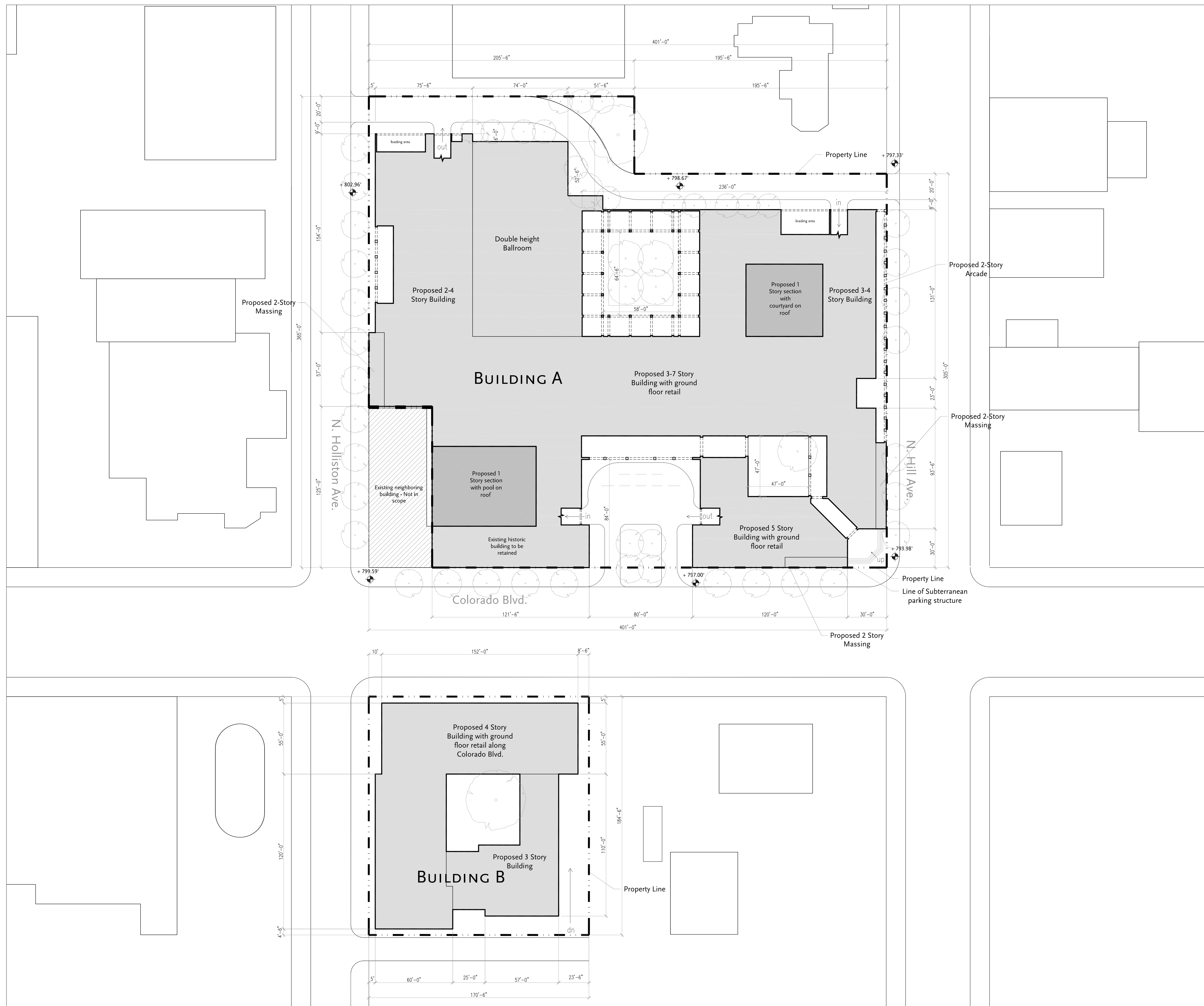
4



Rooftop Pools & Bars

5

PRECEDENT PHOTOS

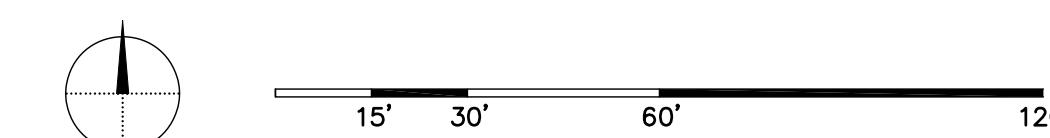


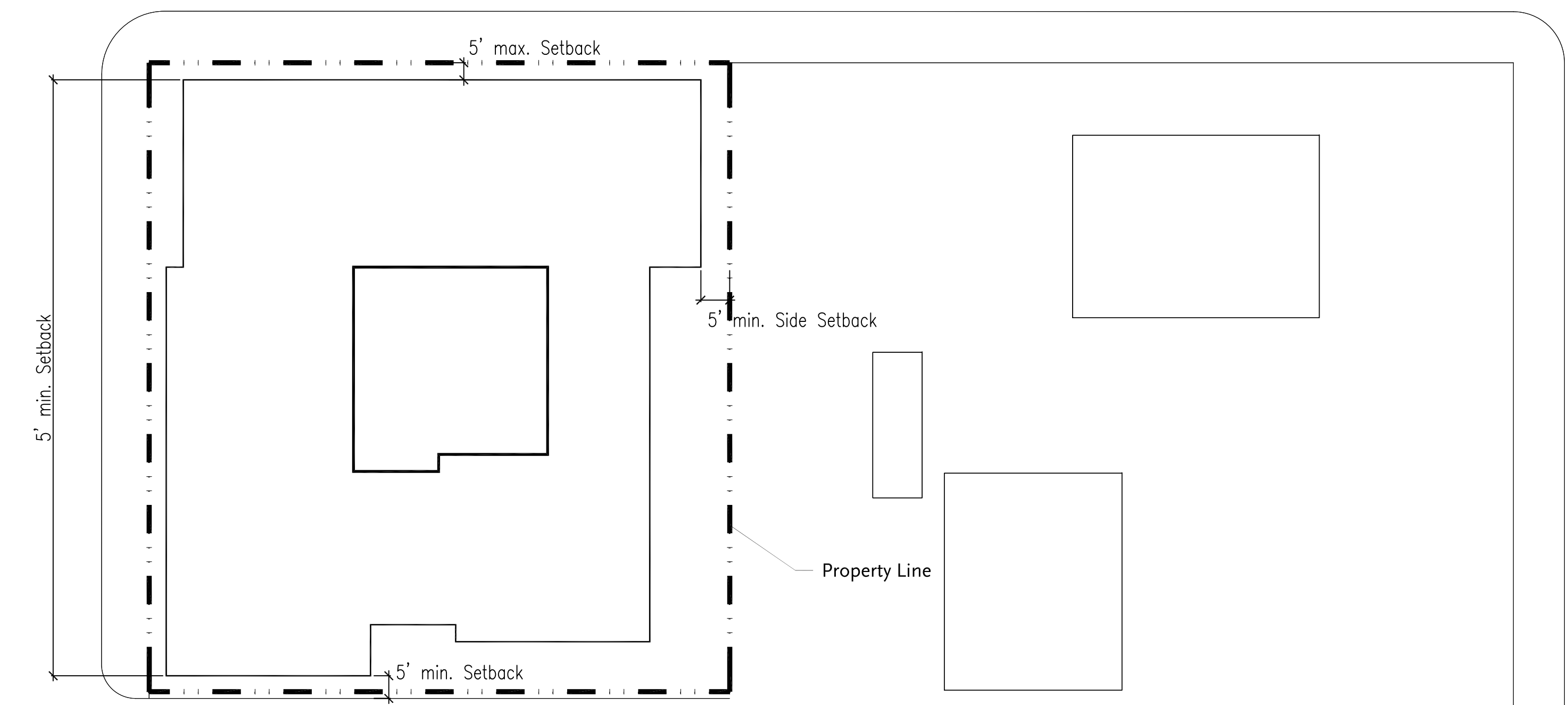
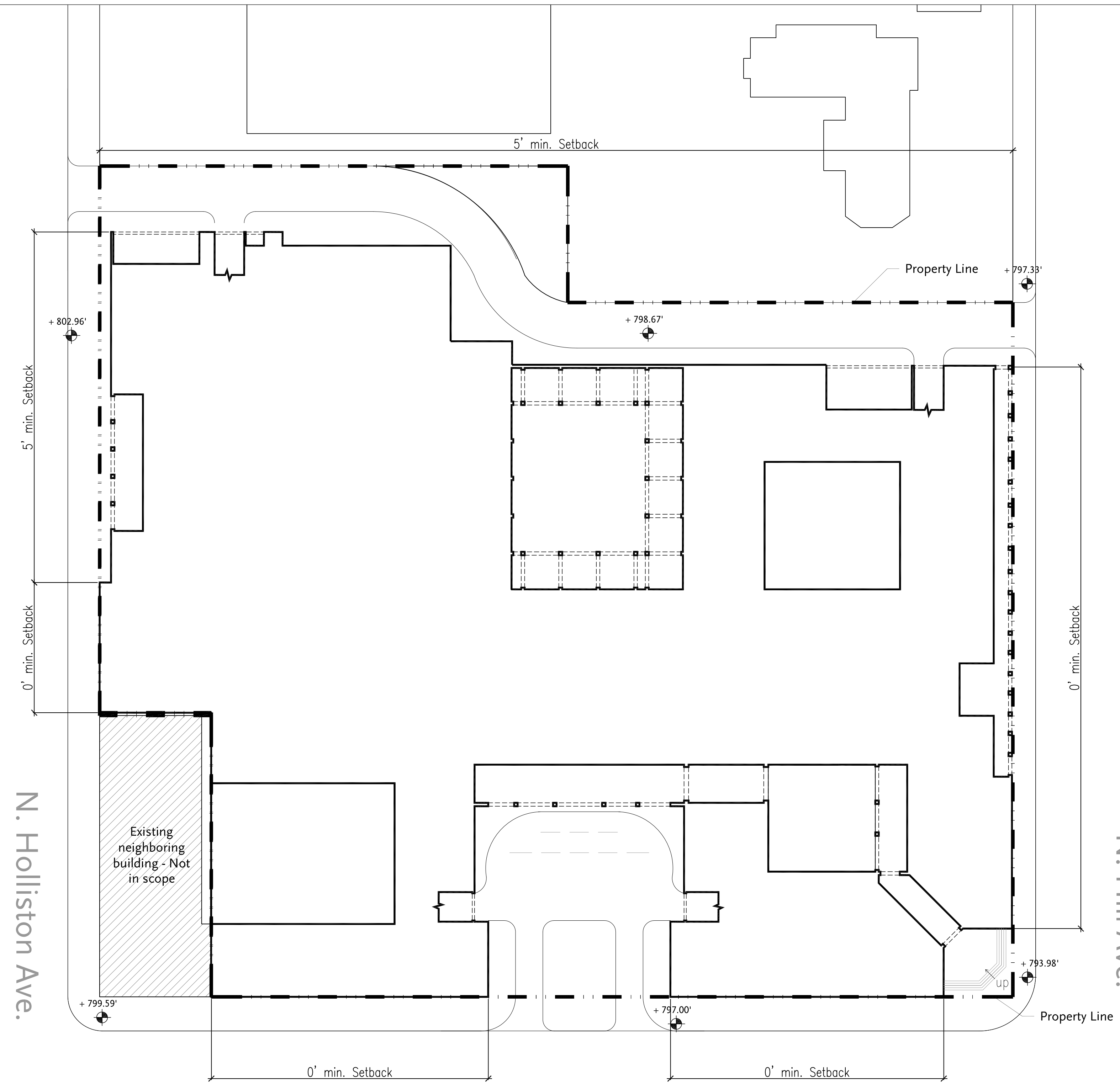
Site Plan Notes:

1. See the attached official ALTA survey for parcel lines and more detailed topographical information. Also see survey for the location of existing curb cuts, 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.

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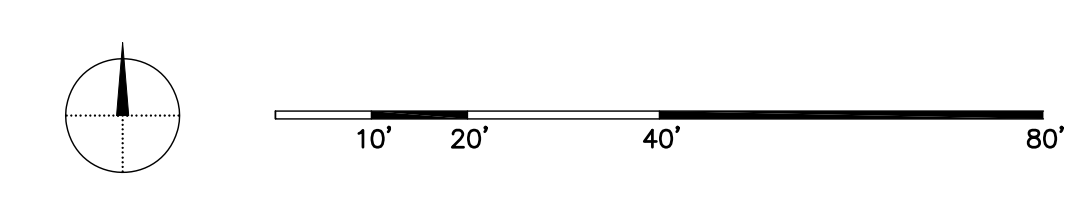
SITE PLAN





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SETBACK DIAGRAM



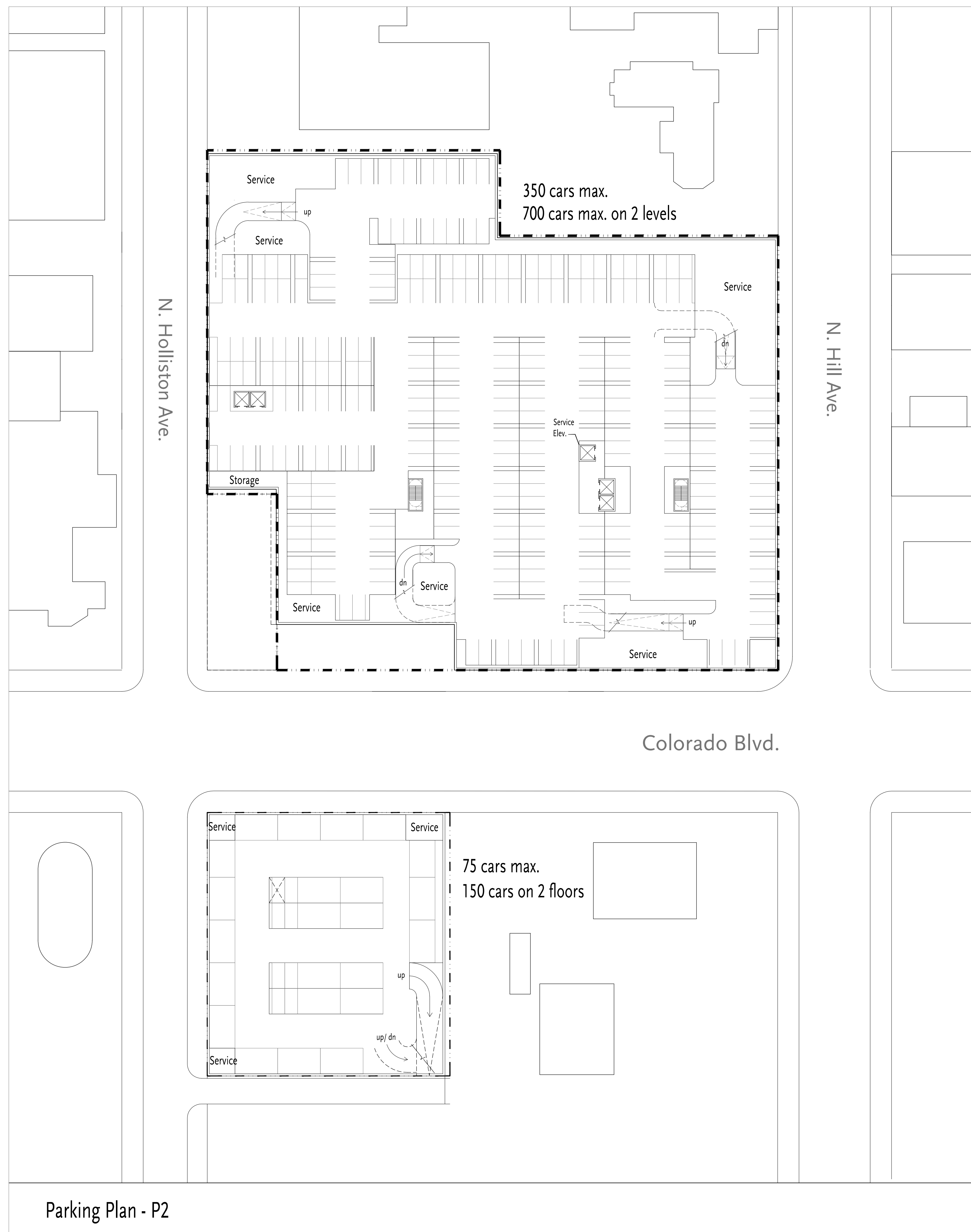


PERCENT DISTRIBUTION OF HEIGHTS BY BLOCK

DESIGN CRITERIA	NORTH PARCEL	SOUTH PARCEL
F.A.R.	max. F.A.R. = 2.7	max. F.A.R. = 2.9
Setbacks	Front (Colorado) = 0' min. - 5' max. Corner Side (N. Hill) = 0' min. - 5' max. Side (Holliston) = 0'-5' max. 200' from Colorado Blvd. 5' min. for remainder Rear = 5' min.	Front (Colorado) = 0' min. - 5' max. Corner Side (Holliston) = 5' min. - 10' max. Side = 5' min. Rear = 5' min.
Massing	Bldgs. adjacent to historic bldgs. = 3 story max. Along Holliston = 2 story min. - 4 story max. Along Colorado = 5 story max. Along N. Hill = 2 story min. - 5 story max. Maximum building height may be up to 7 stories of hotel rooms with rooftop pool, restaurant and bar (90').	Along Holliston = 2 story min. - 4 story max. Along Colorado = 2 story min. - 4 story max. Maximum building height may be up to 4 stories (48').
Building Length	The maximum building length along a street frontage shall be 175 feet, and must be broken by a gap of at least 20 feet, for a depth of 10 feet.	The maximum building length along a street frontage shall be 175 feet, and must be broken by a gap of at least 20 feet, for a depth of 10 feet.
Building Frontage Types	Along Colorado = Shopfronts, Galleries (min. street frontage transparency to be 75%) Along N. Hill = Arcade, Shopfronts, Galleries (min. street frontage transparency to be 50%) Along Holliston = Shopfronts, Stoops, Galleries (min. street frontage transparency to be 40%)	Along Colorado = Shopfronts, Galleries (min. street frontage transparency to be 75%) Along N. Hill = Arcade, Shopfronts, Galleries (min. street frontage transparency to be 50%) Along Holliston = Shopfronts, Stoops, Galleries (min. street frontage transparency to be 40%)
Lot Coverage	max. Lot Coverage = 70%	max. Lot Coverage = 75%
Curb Cuts	Along Colorado = max. of 2 curb cuts Along N. Hill = max. of 1 curb cuts Along Holliston = max. of 1 curb cuts	Along Colorado = --- Along Holliston = ---
Parking Ratio	Hotel = 1 space/ room Commercial/Retail = 3 spaces/ 1,000 sf Ballroom = 10 spaces/1,000 sf Conference Rooms = per PD	Commercial /Retail = 3 spaces/ 1,000 sf Hotel = 1 space/ room
Parking Provided	Parking Level 1 = 350 max. Parking Level 2 = 350 max. Total = 700 cars max. of 2 levels	Parking Level 1 = 75 max. Parking Level 2 = 75 max. Total = 150 cars max. of 2 levels

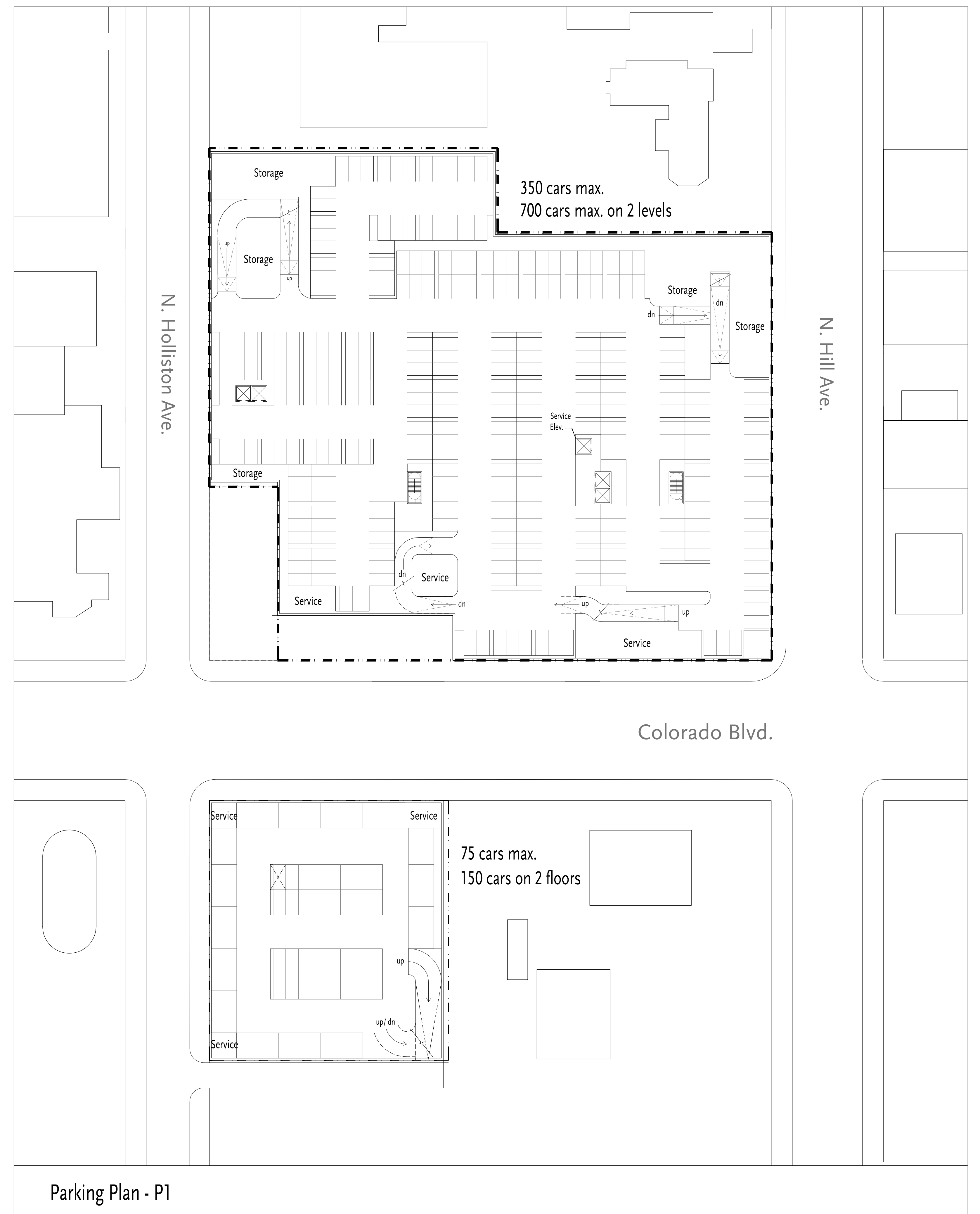
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DESIGN CRITERIA



North Parcel

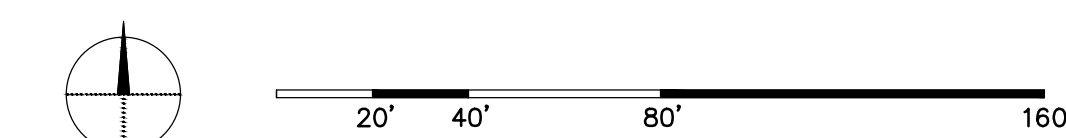
South Parcel

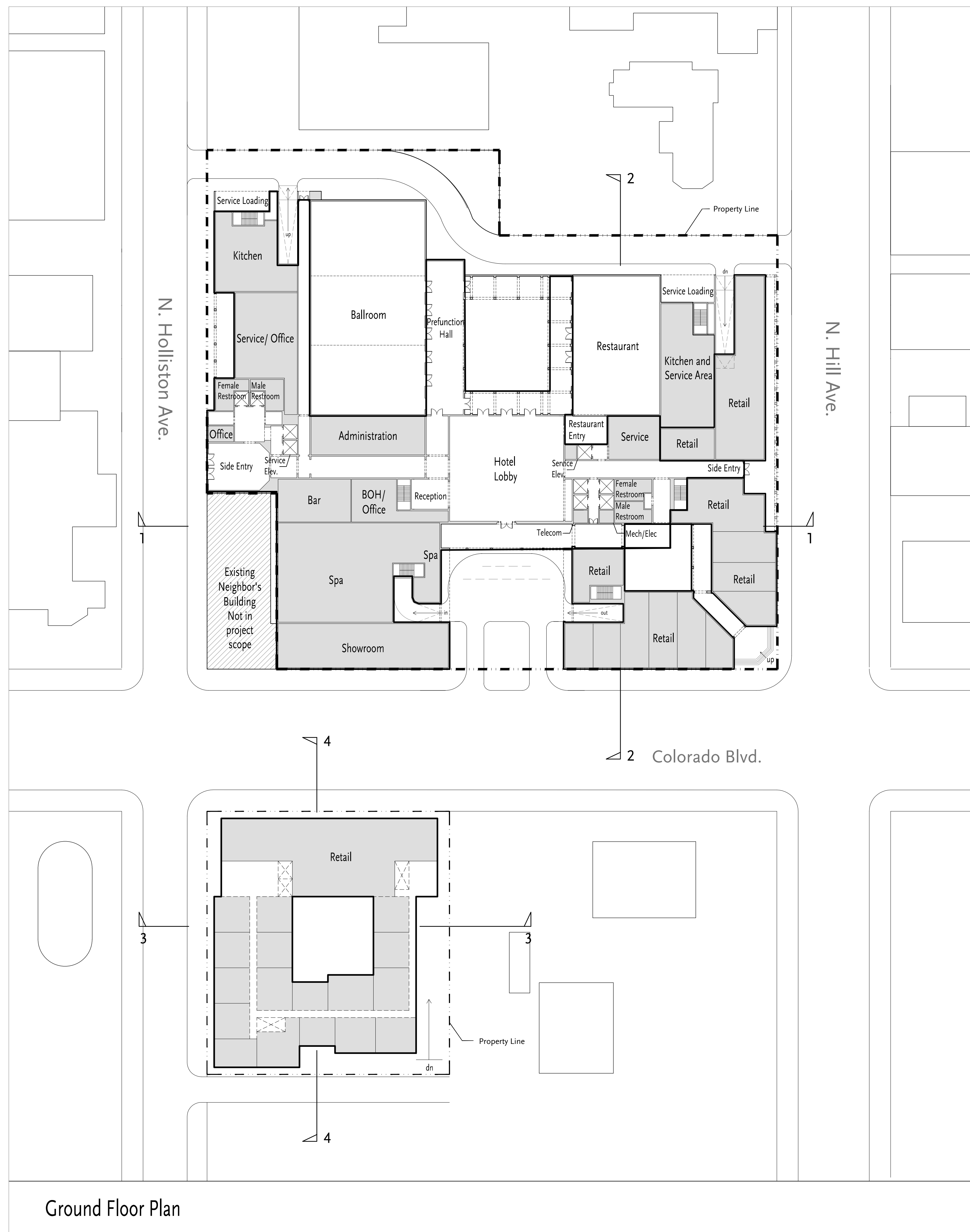


The parking count and layout shown on these plans are conceptual and approximate; they may change as the project proceeds.

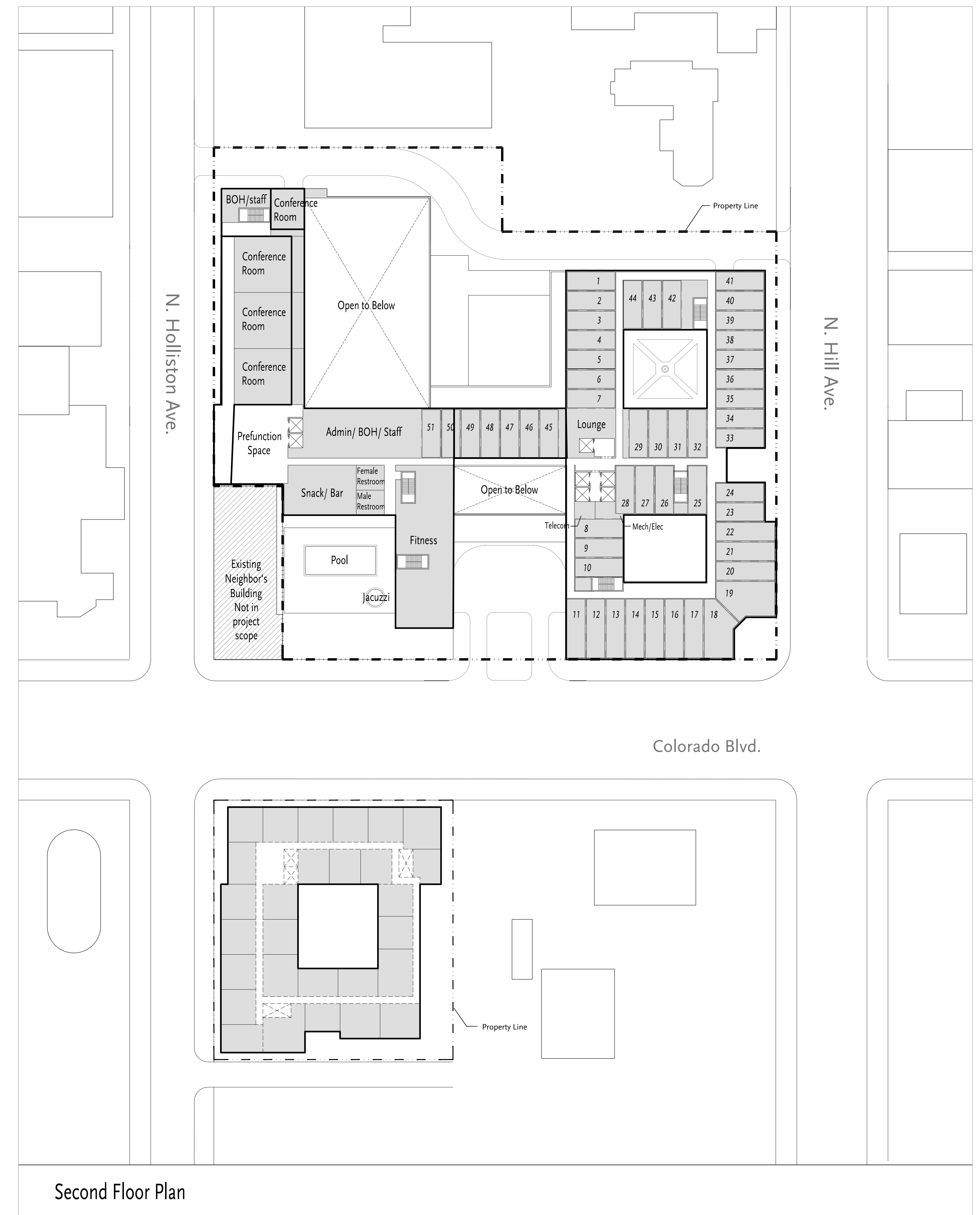
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CONCEPTUAL FLOOR PLANS





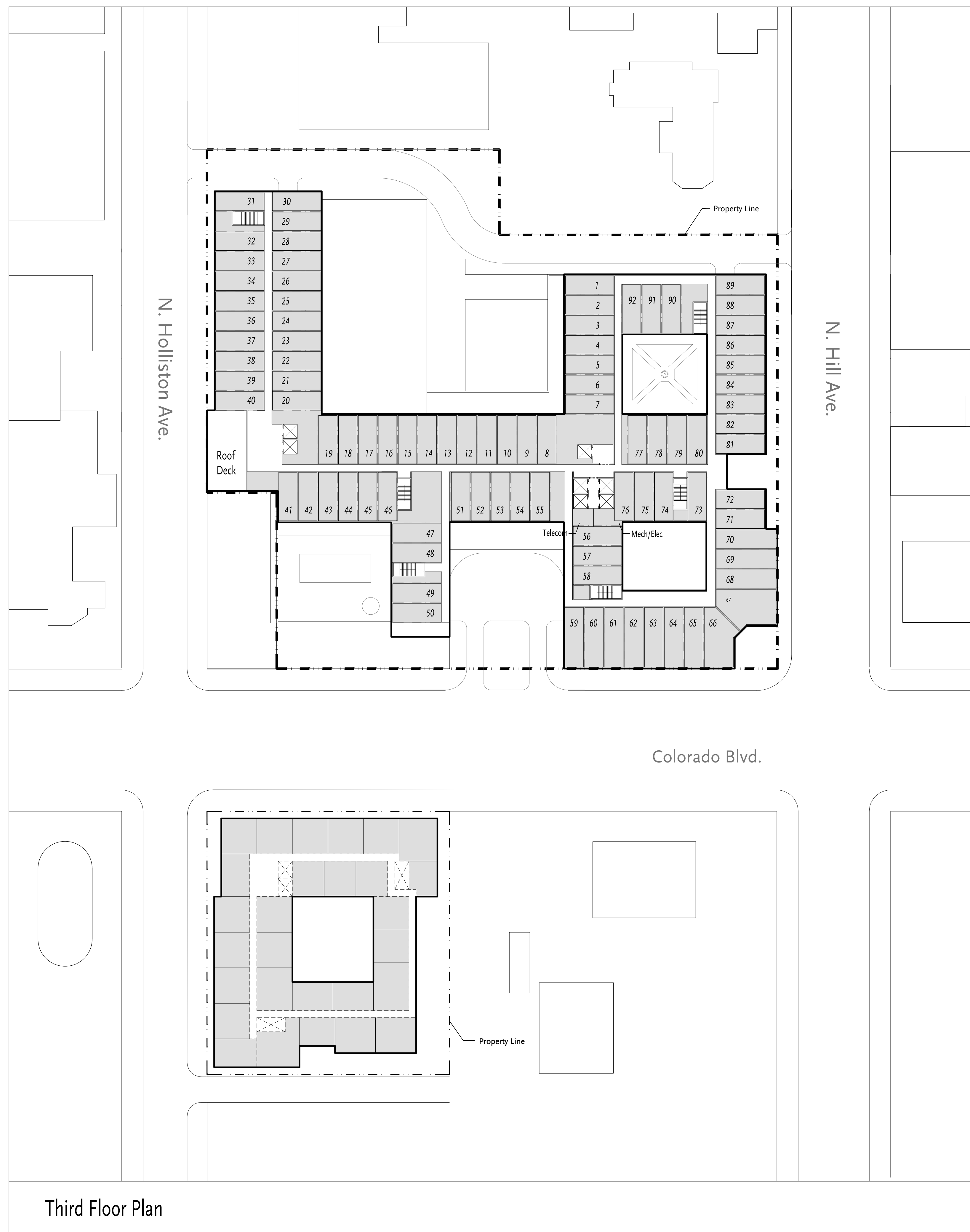
North Parcel



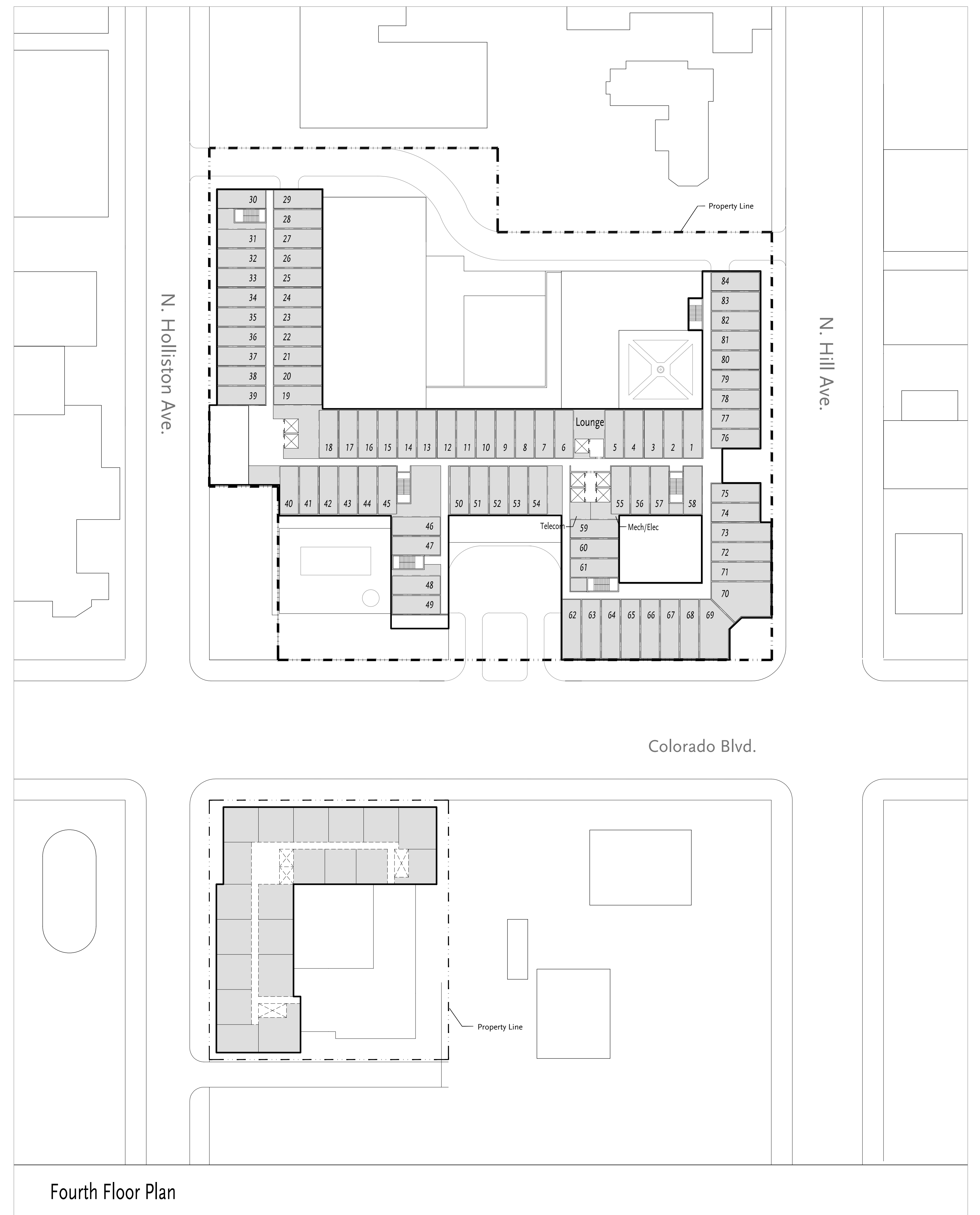
South Parcel

PD SUBMISSION

CONCEPTUAL FLOOR PLANS



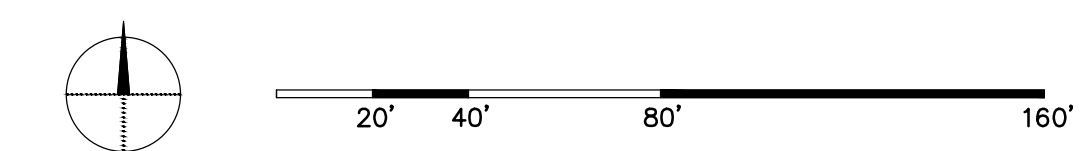
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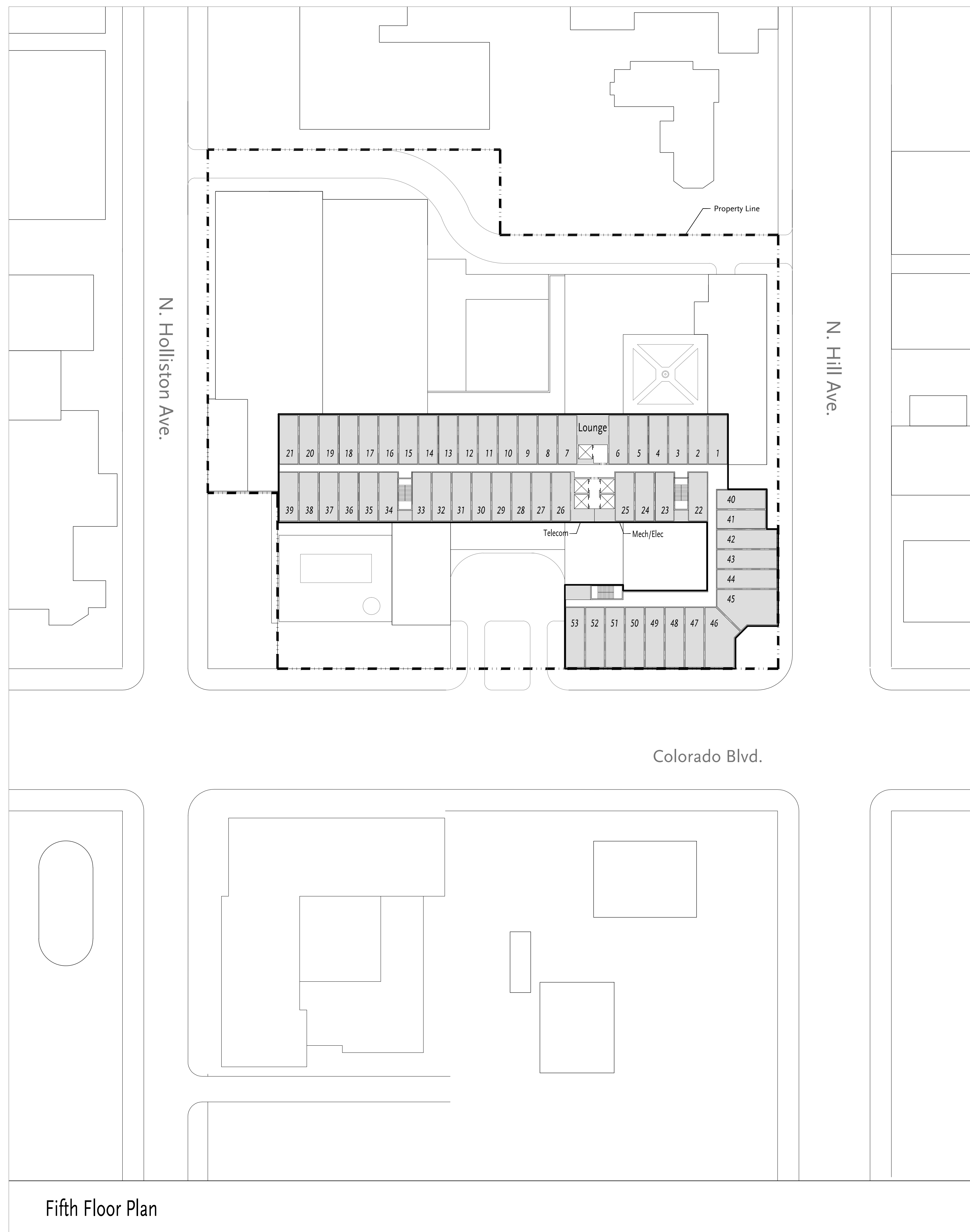
South Parcel

PD SUBMISSION

CONCEPTUAL FLOOR PLANS

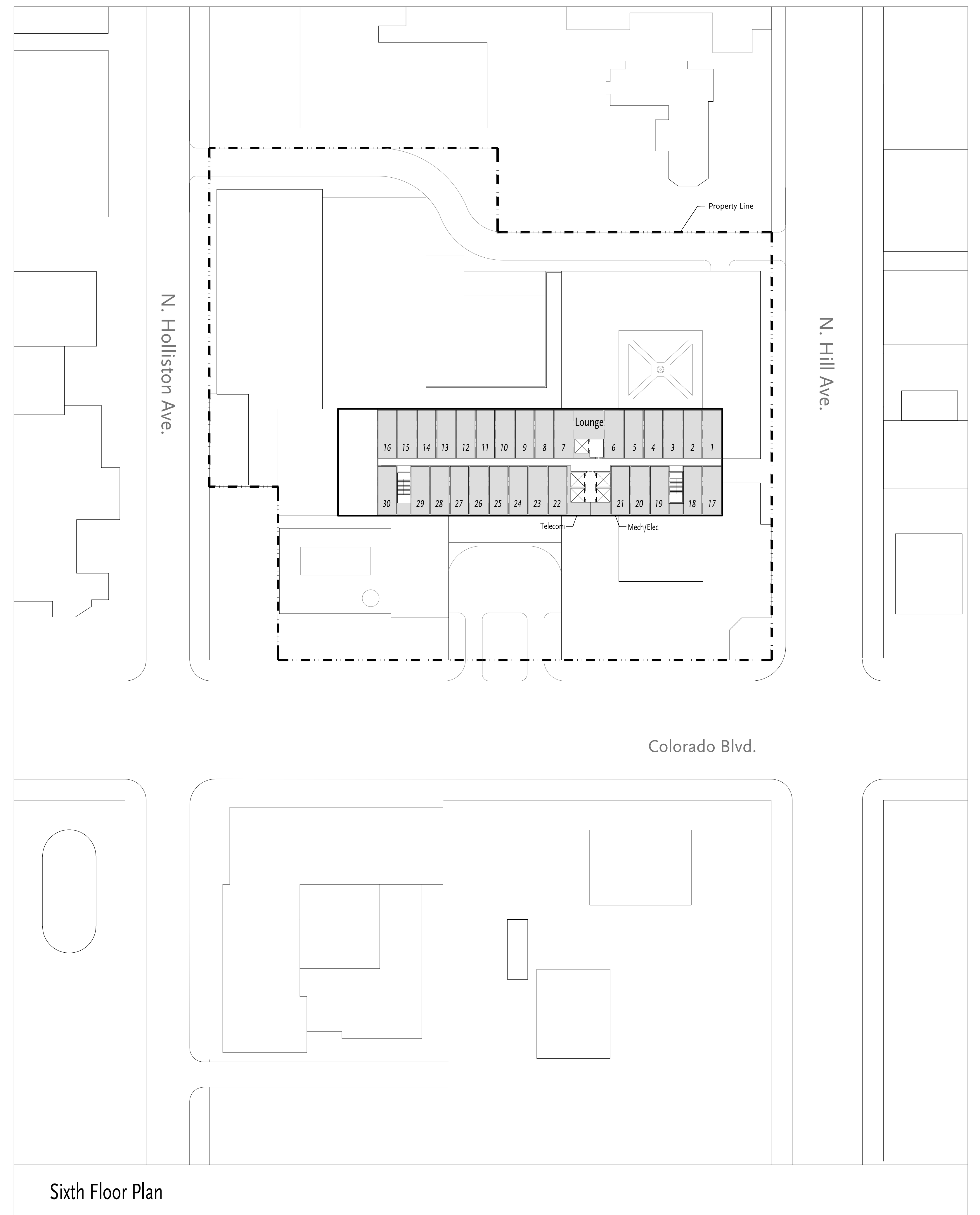


MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



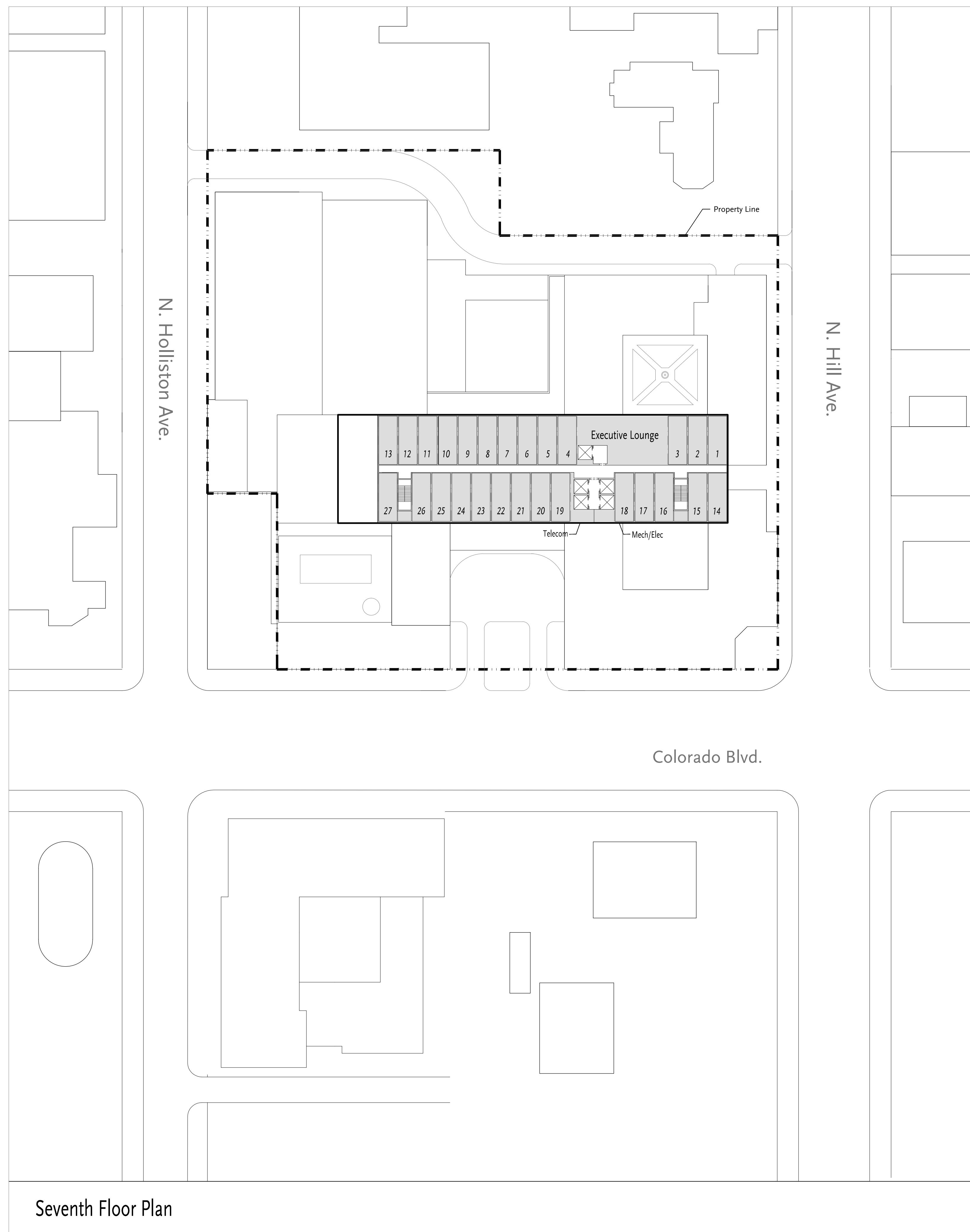
North Parcel

South Parcel



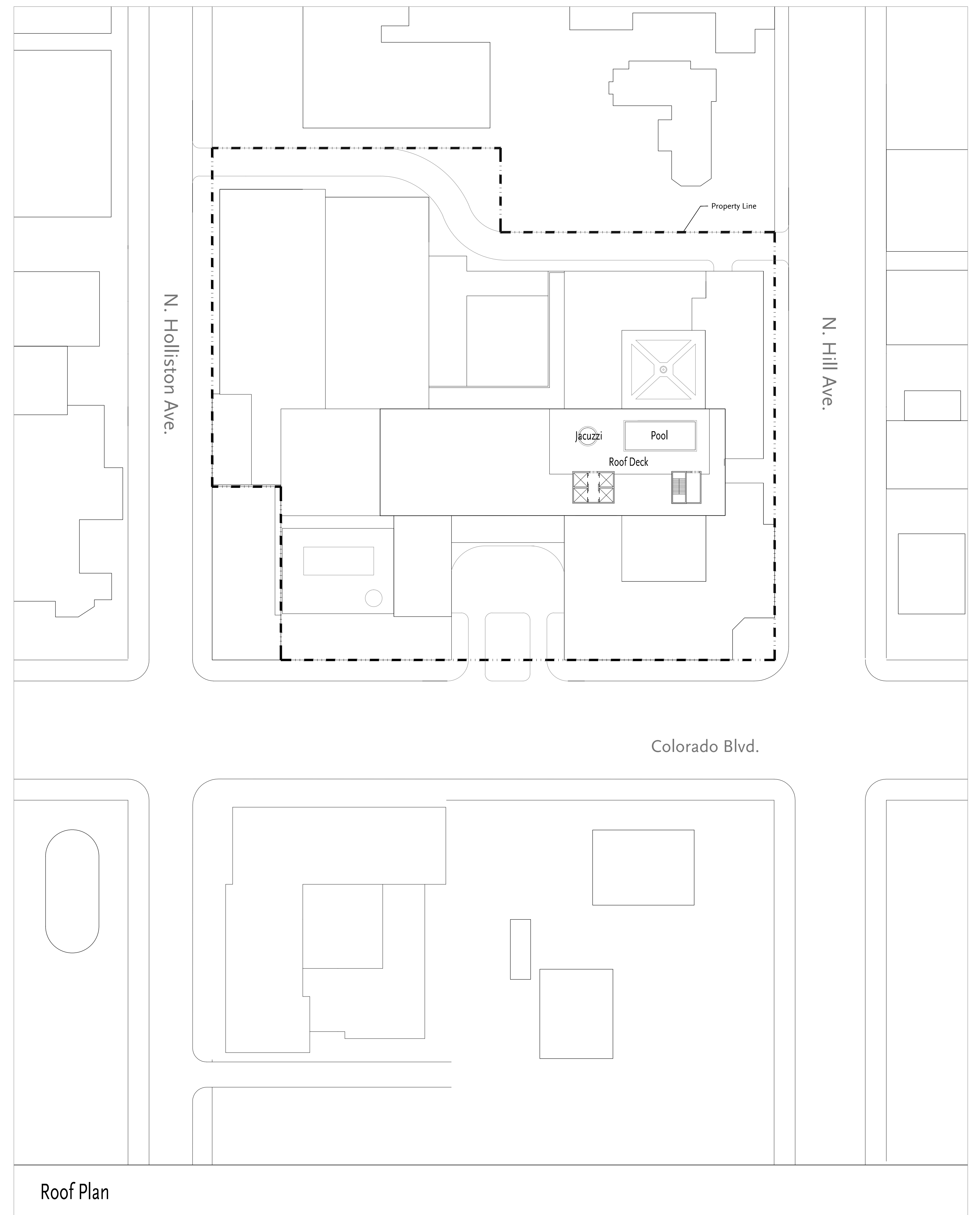
PD SUBMISSION

CONCEPTUAL FLOOR PLANS



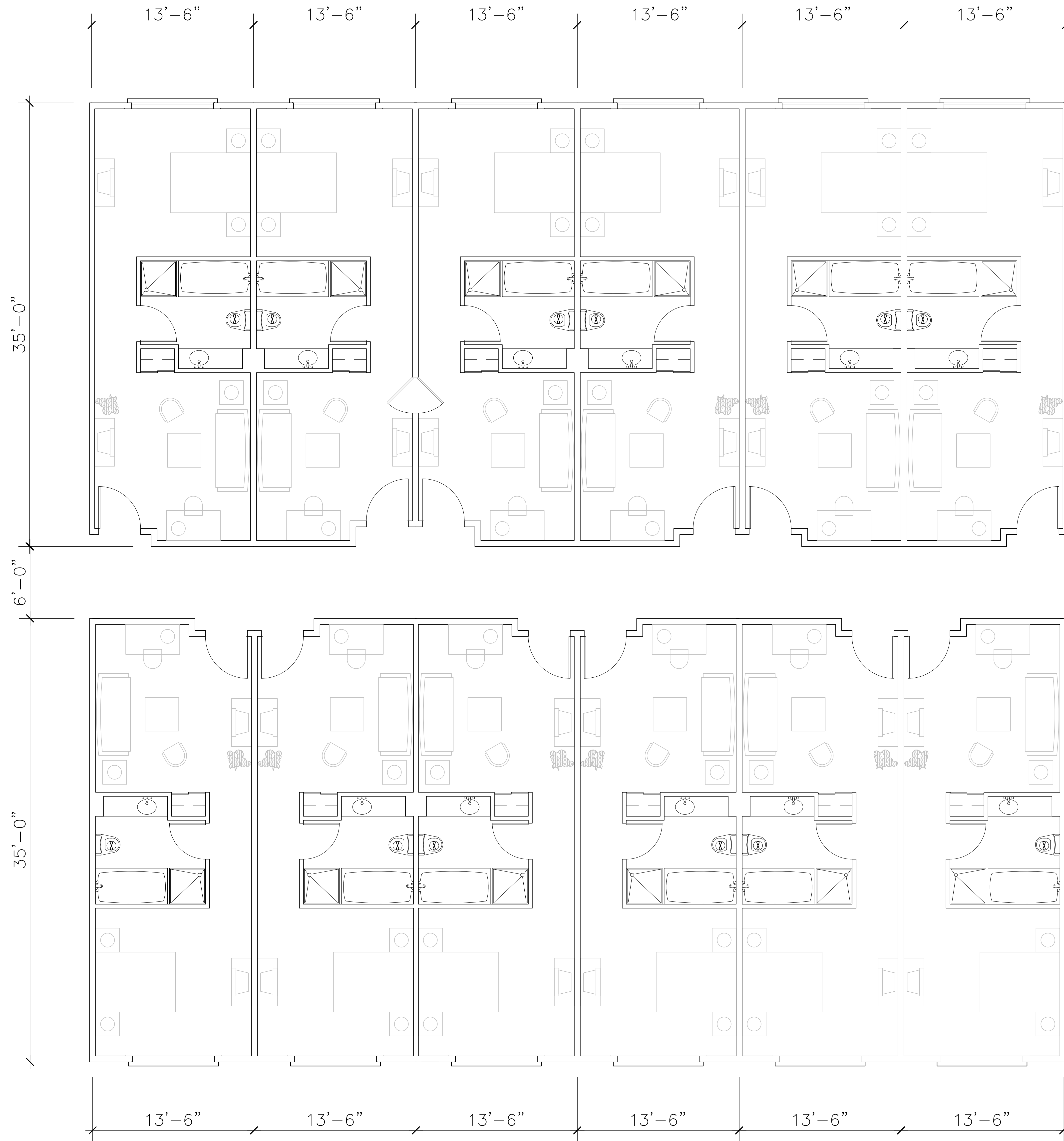
North Parcel

South Parcel



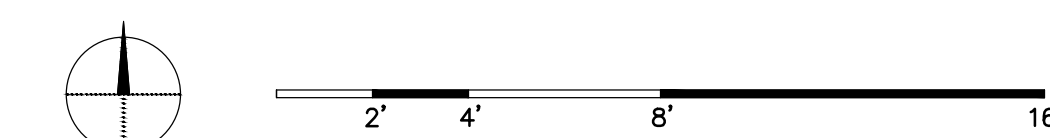
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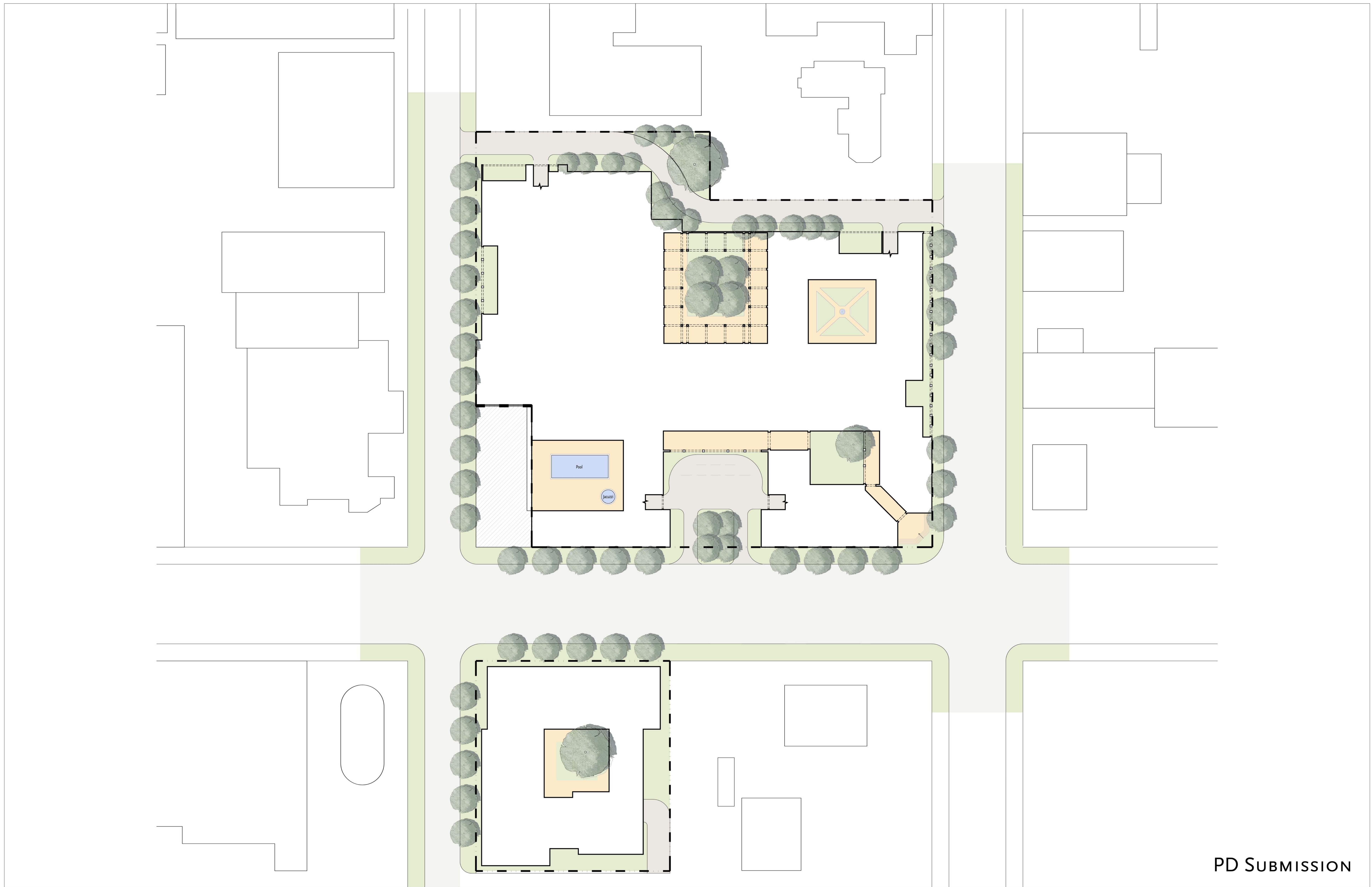
CONCEPTUAL FLOOR PLANS



PD SUBMISSION

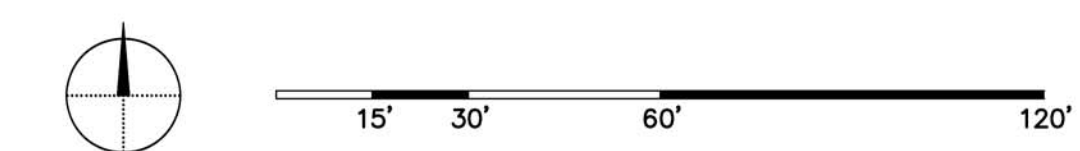
CONCEPTUAL UNIT PLANS



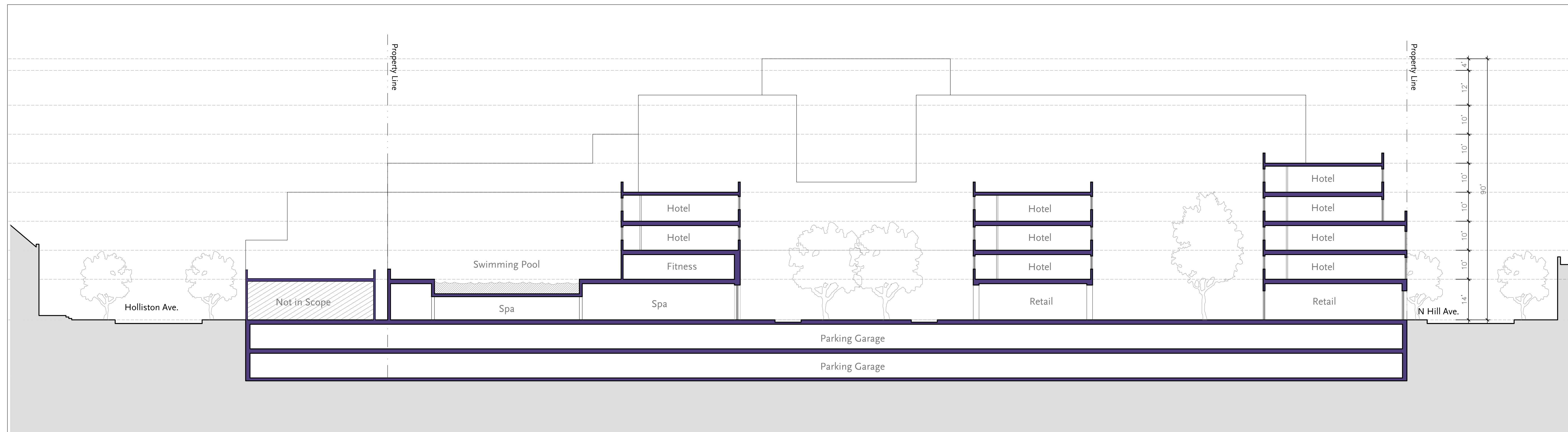


PD SUBMISSION

CONCEPTUAL LANDSCAPE PLAN



MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



North Facing Section

1/16" = 1'-0"

1



West Facing Section

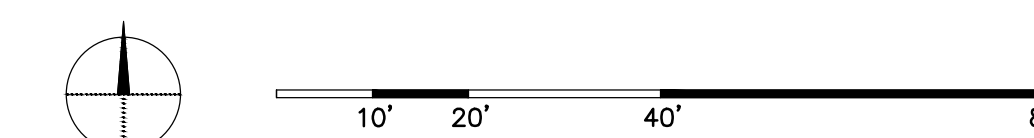
1/16" = 1'-0"

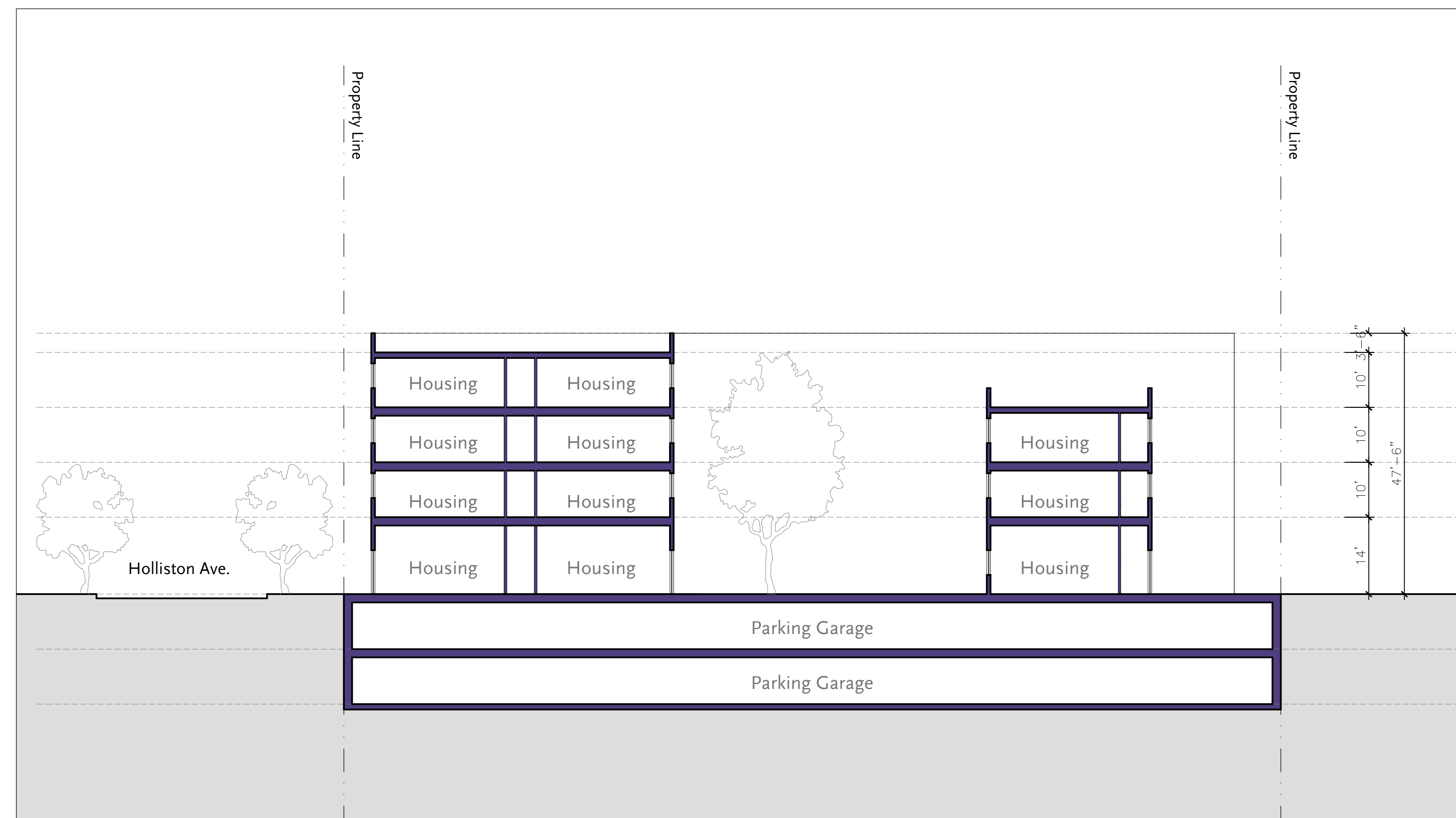
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BUILDING & SITE SECTIONS

NORTH PARCEL

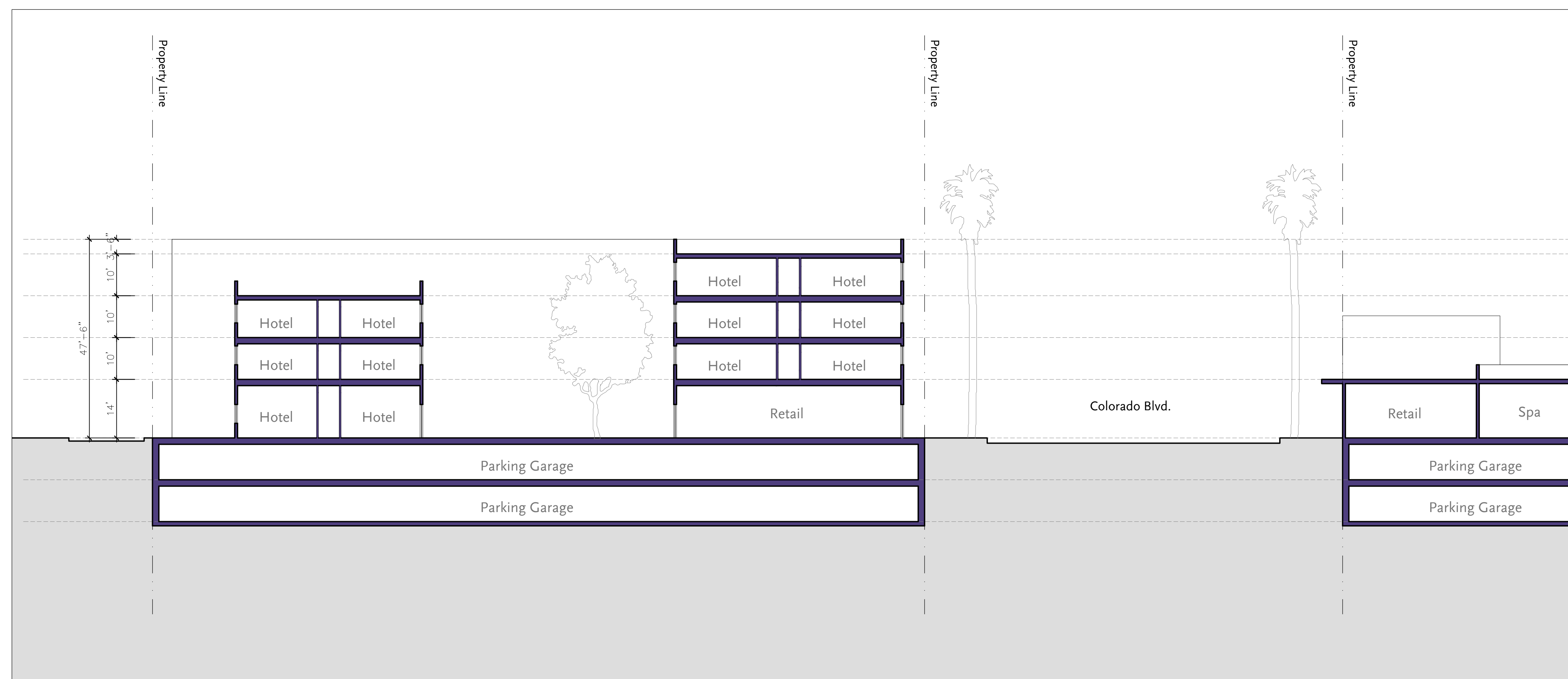




North Facing Section

1/16" = 1'-0"

3



West Facing Section

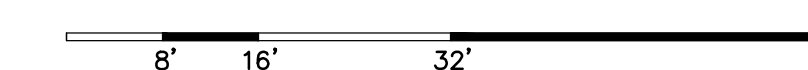
1/16" = 1'-0"

4

PD SUBMISSION

BUILDING & SITE SECTIONS

SOUTH PARCEL















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

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

CITY OF PASADENA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND

- (500) EXISTING CONTOUR
- EXISTING BUILDING
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WALL
- PROPERTY LINE
- EDGE OF PAVEMENT
- TW TOP OF WALL
- WF TOP OF WALL WEST FACE
- PP POWER POLE
- (317.85)PCC EXISTING ELEVATION
- C CENTERLINE
- EG EDGE OF GUTTER
- PCC PORTLAND CEMENT CONCRETE
- TC TOP OF CURB
- TG TOP OF GRATE
- FF FINISHED FLOOR
- FL FLOW LINE
- Pkg Lgt PARKING LOT LIGHT
- DRT DIRT
- CP CONTROL POINT
- EW EDGE OF WALK
- BW BACK OF WALK
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- W WATER
- PB PULL BOX
- AC ASPHALTIC CONCRETE
- SMH SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- IFCB INSIDE FACE CATCH BASIN
- SL STREET LIGHT
- FH FIRE HYDRANT

ASSESSOR'S PARCEL NO.:

5736-001-001, 002, 003 & 004
5738-009-073

TITLE REPORT:

CHICAGO TITLE COMPANY
ORDER NO: 910075411-459, DATED: JANUARY 25, 2011
ORDER NO: 126746014-458, DATED: MARCH 16, 2012

EASEMENT NOTES PER TITLE REPORT:

- 1 A 10' WIDE EASEMENT FOR STREET PURPOSES RECORDED IN BOOK 5830 PAGE 193 OF DEEDS.

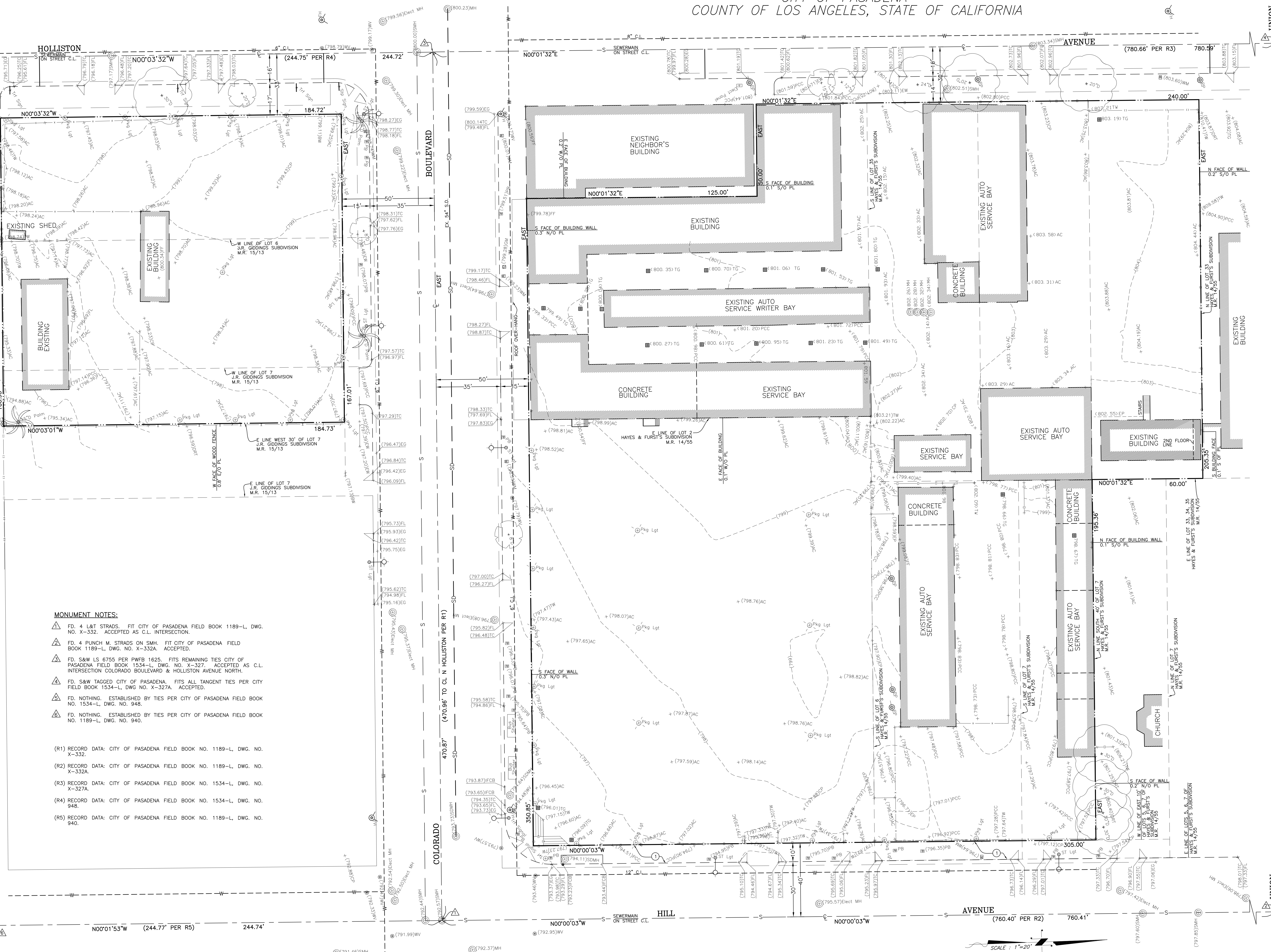
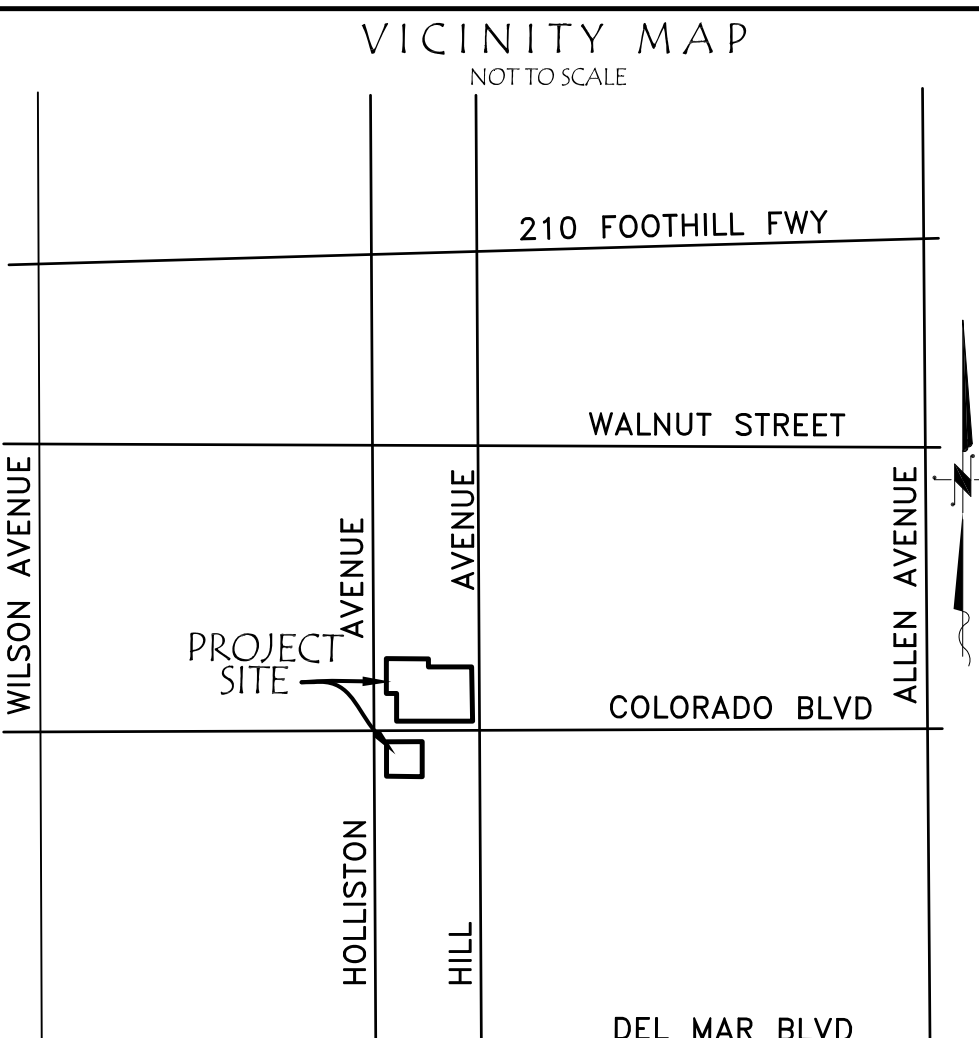
SURVEYOR'S CERTIFICATE

To: Landwin Investment

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and excludes all items of Table A thereof, also exclude surveys of properties west of east lines of Lots 2, 33, 34, 35 of Hayes & Furst's Subdivision, M.R. 14/55. The field work was completed on 8/25/2012.



Yoon Lai, PLS 8886 _____ DATE



- ### MONUMENT NOTES:
- △ FD. 4 L&T STRADS. FIT CITY OF PASADENA FIELD BOOK 1189-L, DWG. NO. X-332. ACCEPTED AS C.I. INTERSECTION.
 - △ FD. 4 PUNCH M. STRADS ON SMH. FIT CITY OF PASADENA FIELD BOOK 1189-L, DWG. NO. X-332A. ACCEPTED.
 - △ FD. S&W LS 6755 PER PWF# 1625. FITS REMAINING TIES CITY OF PASADENA FIELD BOOK 1534-L, DWG. NO. X-327. ACCEPTED AS C.I. INTERSECTION COLORADO BOULEVARD & HOLLISTON AVENUE NORTH.
 - △ FD. S&W TAGGED CITY OF PASADENA. FITS ALL TANGENT TIES PER CITY FIELD BOOK 1534-L, DWG. NO. X-327A. ACCEPTED.
 - △ FD. NOTHING. ESTABLISHED BY TIES PER CITY OF PASADENA FIELD BOOK NO. 1534-L, DWG. NO. 948.
 - △ FD. NOTHING. ESTABLISHED BY TIES PER CITY OF PASADENA FIELD BOOK NO. 1189-L, DWG. NO. 940.

- (R1) RECORD DATA: CITY OF PASADENA FIELD BOOK NO. 1189-L, DWG. NO. X-332.
- (R2) RECORD DATA: CITY OF PASADENA FIELD BOOK NO. 1189-L, DWG. NO. X-332A.
- (R3) RECORD DATA: CITY OF PASADENA FIELD BOOK NO. 1534-L, DWG. NO. X-327A.
- (R4) RECORD DATA: CITY OF PASADENA FIELD BOOK NO. 1534-L, DWG. NO. 948.
- (R5) RECORD DATA: CITY OF PASADENA FIELD BOOK NO. 1189-L, DWG. NO. 940.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE COLORADO STREET ON HAYES & FURST'S SUBDIVISION IN BOOK 14 PAGE 55 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY AND SHOWN AS EAST [N90°00'00"E] ON THIS MAP.

BENCH MARK CITY BM NO: 548/54 ELEVATION: 799.57'	PREPARED FOR: LANDWIN INVESTMENT 227 W VALLEY BOULEVARD, SUITE 307 SAN GABRIEL, CA 91766	MAP PREPARED BY: CaliLand Engineering, Inc. Civil Engineering • Land Surveying • Subdivision 1216 SOUTH GARFIELD AVENUE, SUITE 200, ALHAMBRA, CA 91801 Phone: (626)281-2288 Fax: (626)281-2088 Web site: www.CaliLand.net	FIELD BOOK REF. <table border="1" style="width: 100%; border-collapse: collapse;"> <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>								
CITY OF PASADENA SURVEYED BY: KL, KE DRAWN BY: KE DATE: 08/27/2012		ALTA/ACSM SURVEYS 1336 & 1347 E. COLORADO BLVD PASADENA, CA 91106 APN NO.: 5736-001-001, 002, 003 & 004 5738-009-073									
PROJECT NO: 2012-722 ROAD NO: FILE NO: SHEET 1 OF 1		DATE OF FIELD SURVEY: AUGUST 25, 2012									