

AREA SUMMARY Scale 1/64" = 1'-0"

Table with 2 columns: Floor Level and Square Footage. Rows include 1st Floor (7424 SF), 2nd Floor (190 SF), 3rd Floor (16620 SF), 4th Floor (16620 SF), 5th Floor (13904 SF), 6th Floor (9591 SF), Penthouse (2657 SF), and Open Space (Private/Shared).

PROGRAM SUMMARY

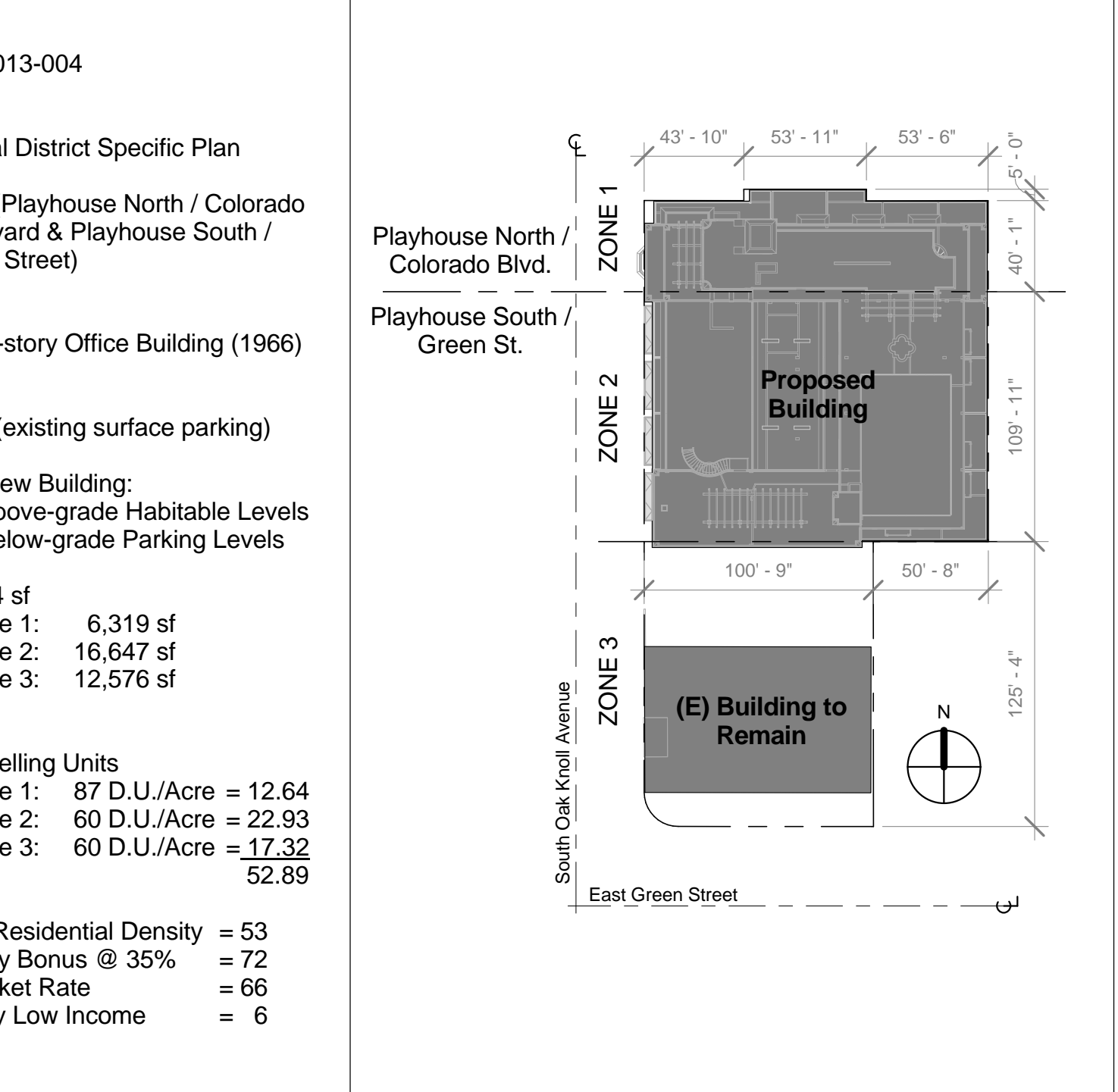
Table with 2 columns: Unit Type and Count. Rows include 1-Bedroom (45), 2-Bedroom (21), 3-Bedroom (6), UNITS LESS THAN 650 SF (32), PENTHOUSE FLOOR (3-Bedroom: 1), SIXTH FLOOR (1-Bedroom: 3, 2-Bedroom: 5, 3-Bedroom: 8), FIFTH FLOOR (1-Bedroom: 3, 2-Bedroom: 7, 3-Bedroom: 2), FOURTH FLOOR (1-Bedroom: 13, 2-Bedroom: 3, 3-Bedroom: 17), THIRD FLOOR (1-Bedroom: 13, 2-Bedroom: 3, 3-Bedroom: 17), SECOND FLOOR (1-Bedroom: 13, 2-Bedroom: 3, 3-Bedroom: 17), and FIRST FLOOR (Commercial 1: 3680 SF, Commercial 2: 1662 SF, 5342 SF).

UNIT SUMMARY

Table with 3 columns: Name, Occupancy, and Area. Lists units from Penthouse Floor down to 1st Floor, including Grand total: 72.

ZONING SUMMARY

Assessor's Parcel Number: 5734-013-004
General Plan Land Use Designation: Central District Specific Plan
Zoning District: CD-4 (Playhouse North / Colorado Boulevard & Playhouse South / Green Street)
Existing Buildings to Remain: One 4-story Office Building (1966)
Existing Buildings to be Removed: None (existing surface parking)
Proposed Building(s): One New Building: 8 Above-grade Habitable Levels, 3 Below-grade Parking Levels
Lot Area: 35,544 sf
Base Residential Density Allowed: 53 Dwelling Units
Unit Summary: Base Residential Density = 53, Density Bonus @ 35% = 72, Market Rate = 66, Very Low Income = 6



Residential: 72 Units
Commercial: 5,345 sf
Base F.A.R.: 2.18
F.A.R. Concession: 3.00' x 35,544 sf = 106,632 sf
Proposed Area: Existing Building 22,736 sf, New Construction 83,802 sf
Height Limit: Zone 1: 75'-0" to 90'-0", Zone 2: 50'-0" to 65'-0", Zone 3: 35'-0"
Open Space Coverage: Required (150sf/unit x 72 units) 10,800 sf, Proposed 11,128 sf

Parking: Required 159-177 Spaces
Commercial 15
Existing Building 52
Units < 650 sf 32-40
Units > 650 sf 60-70
Loading: Required 1 Space, Proposed 1 Space
Concessions Requested for: 1. F.A.R., 2. Height

SHEET INDEX

Table listing sheet numbers and titles: G-0.0 COVER SHEET, G-0.2 PERSPECTIVES, A-1.0 SITE PLANS, A-1.1 SITE PLANS, A-1.2 SITE PLANS, A-2.0 B3 FLOOR PLAN, A-2.1 B2 FLOOR PLAN, A-2.2 B1 FLOOR PLAN, A-2.3 FIRST FLOOR PLAN, A-3.0 OVERALL ELEVATIONS & SECTIONS, L-1.0 PLANTING PLAN, L-1.1 PLANTING PLAN, L-1.2 PLANTING PLAN.

VIEW FROM THE SOUTHWEST



VIEW FROM THE NORTHWEST



BUILDING CODE SUMMARY

Applicable Building Codes: Building regulations specified in Title 14 of the Pasadena Municipal Code, 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Electrical Code, 2016 California Fire Code, 2016 California Residential Code, 2016 California Energy Code, 2016 Green Building Standards Code of Regulations, California Disabled Access.
Type of Construction: Type 1B, Sprinklered
Allowable Building Area: Levels B3-B1: S-2, Level 1: B, Levels 2-8: R-2

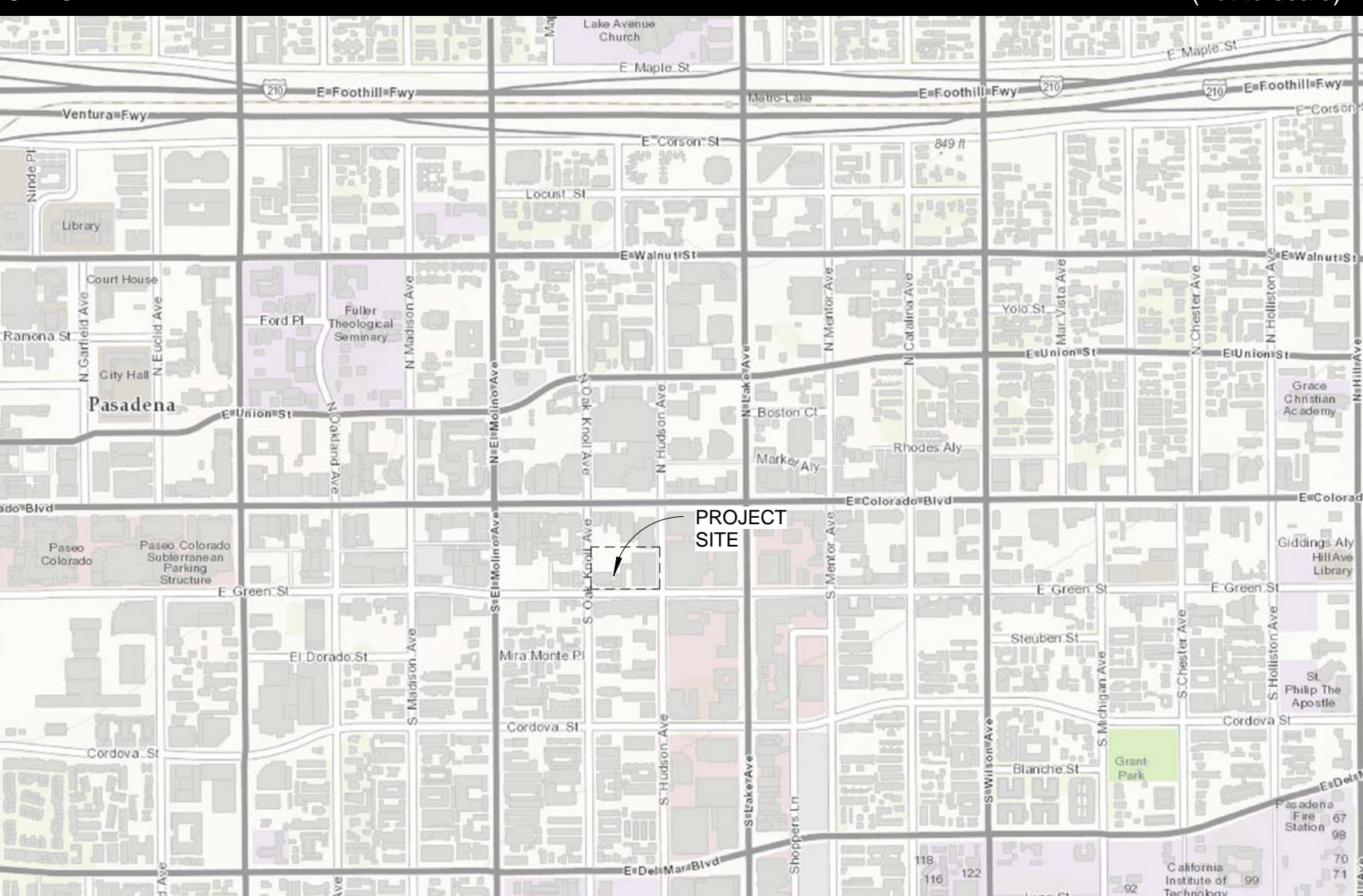
GENERAL NOTES

- 1. All work shall conform to the governing codes, documents and agencies having jurisdiction over the project.
2. Contractor shall obtain and pay for all necessary permits from all agencies having jurisdiction over the work.
3. Verify all conditions and dimensions at the job site.
4. All dimensions are face of stud or sheathing and centerline of columns unless noted otherwise.
5. Drawings are not to be scaled; use written dimensions only.
6. Maintain a complete set of drawings and specifications on the job site at all times.
7. Provide construction barriers to conform with the requirements of Local and County agencies.
8. All finish grades shall slope away from the building at 2% minimum.
9. Building address numbers to be provided on the front of the buildings, and shall be visible and legible from the street fronting the property.
10. Fire blocking shall be installed per: CBC 708.2.1.
11. Storage of construction materials in the public right-of-way is NOT PERMITTED.
12. Separate permit required for perimeter retaining walls.

FIRE DEPARTMENT NOTES

- 1. Buildings shall be fully sprinklered per City of Pasadena Fire Department Multi-Family Dwelling Sprinkler Standards.
2. The Fire Lane shall be marked with red curbing and signage.
3. Minimum 2A: 10BC fire extinguishers shall be provided showing on the exterior. Max. travel distance from any unit to an extinguisher shall be 75 feet.

LOCATOR MAP (not to scale)



VICINITY MAP (not to scale)



OPEN SPACE SUMMARY

Table showing open space breakdown: Total Open Space 14176 SF, Private Open Space 2595 SF, Shared Open Space 1837 SF.

PARKING SUMMARY

Table showing parking totals: 1st Floor Comm. 24, Basement 1 49, Basement 2 49, Basement 3 51, Total 173.

PROJECT TEAM

Owner: 747 E. Green Street Development, LLC
Architect: Tyler Gonzalez Architects
Landscape Architect: Tyler Gonzalez Architects
Contact: Rob Tyler
Phone: 626.396.9599
Email: Rob@TGArchitects.net



Architect of Record
Issue Dates
No. Description Date

Table for tracking issue dates with columns for No., Description, and Date.

OAK KNOLL CONDOMINIUMS
747 E. Green Street, Pasadena CA 91101

Use of Architect's Drawings
Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and Tyler Gonzalez Architects, Inc. shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

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Sheet No. Project No.
G-0.0
Date
Issue Date

Drawn By: Author
Reviewed: Checker
Description: COVER SHEET
Scale: 1/64" = 1'-0"

No.	Description	Date

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G-02	Date	16-07
	Issue Date	
	Drawn By	Reviewed
Author	Checker	
Description		
PERSPECTIVES		
Scale		



4 Aerial View from the SW



2 View from the NW



3 View from the NE



1 View from the SW

No.	Description	Date

OAK KNOLL CONDOMINIUMS

747 E. Green Street, Pasadena CA 91101

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Sheet No. Project No.

A-1.1 16-07

Date Issue Date

Drawn By Reviewed

Author Checker

Description

SITE PLANS

Scale 1/16" = 1'-0"



③ 3rd Floor Plan
1/16" = 1'-0"



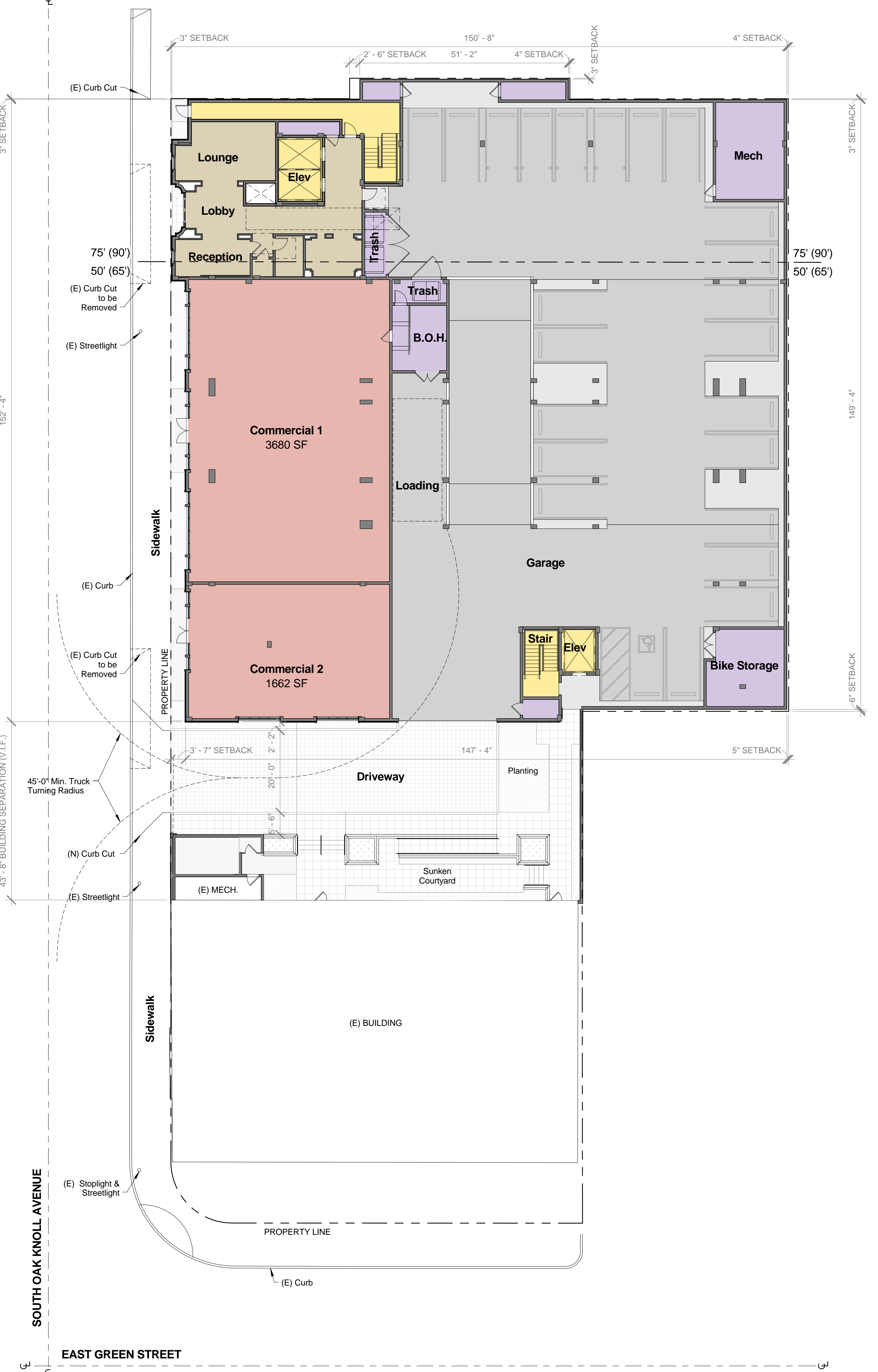
② 2nd Floor Plan
1/16" = 1'-0"



⑤ 5th Floor Plan
1/16" = 1'-0"



④ 4th Floor Plan
1/16" = 1'-0"



① 1st Floor Plan
1/16" = 1'-0"

AFFORDABLE HOUSING UNITS

Floor	Unit	Bedrooms	SF
4th Floor	Unit 412	2-Bedroom	1090 SF
	Unit 404	1-Bedroom	674 SF
3rd Floor	Unit 316	1-Bedroom	649 SF
	Unit 309	1-Bedroom	649 SF
2nd Floor	Unit 213	2-Bedroom	1142 SF
	Unit 207	1-Bedroom	646 SF

No.	Description	Date

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Use of Architect's Drawings

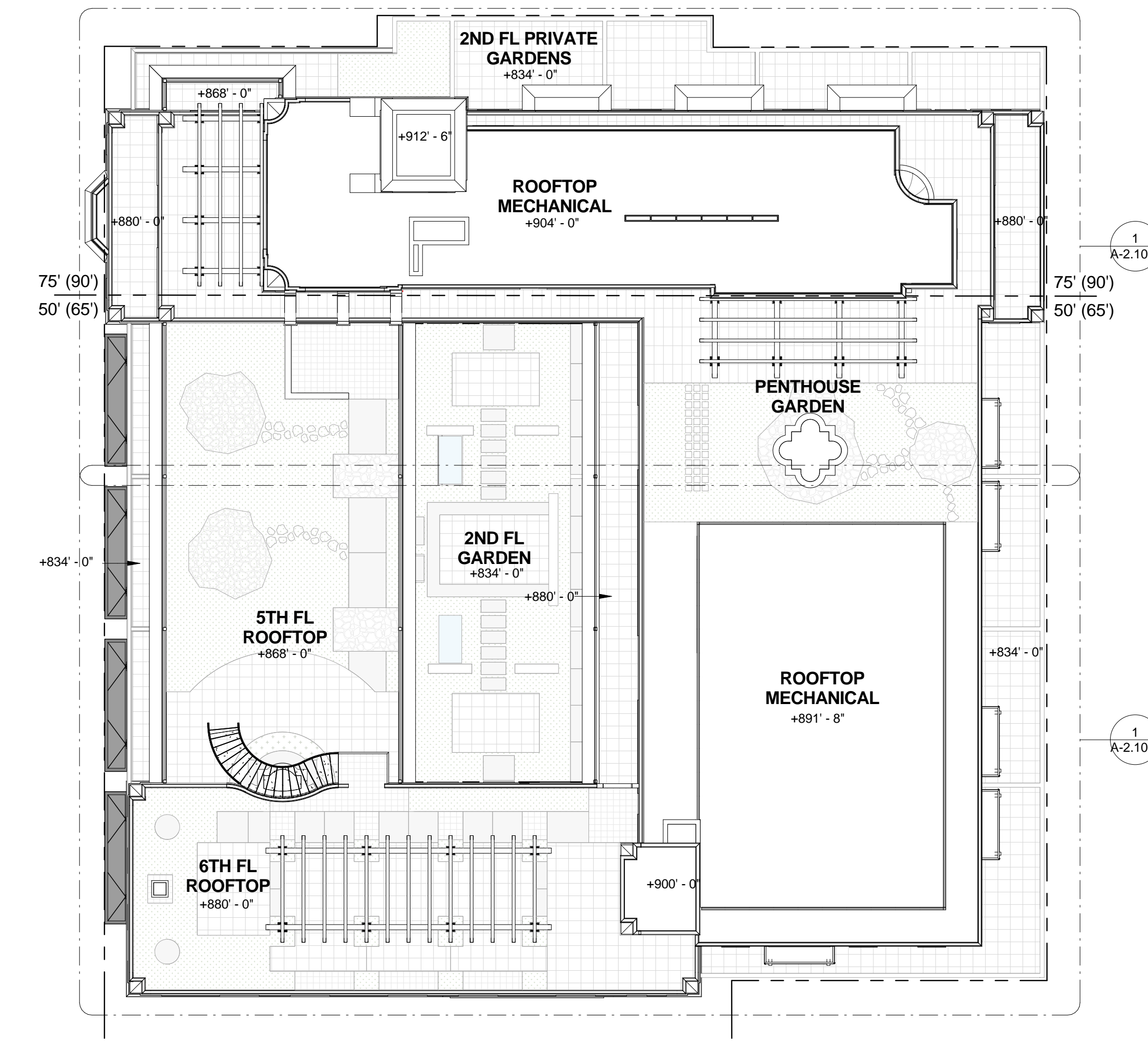
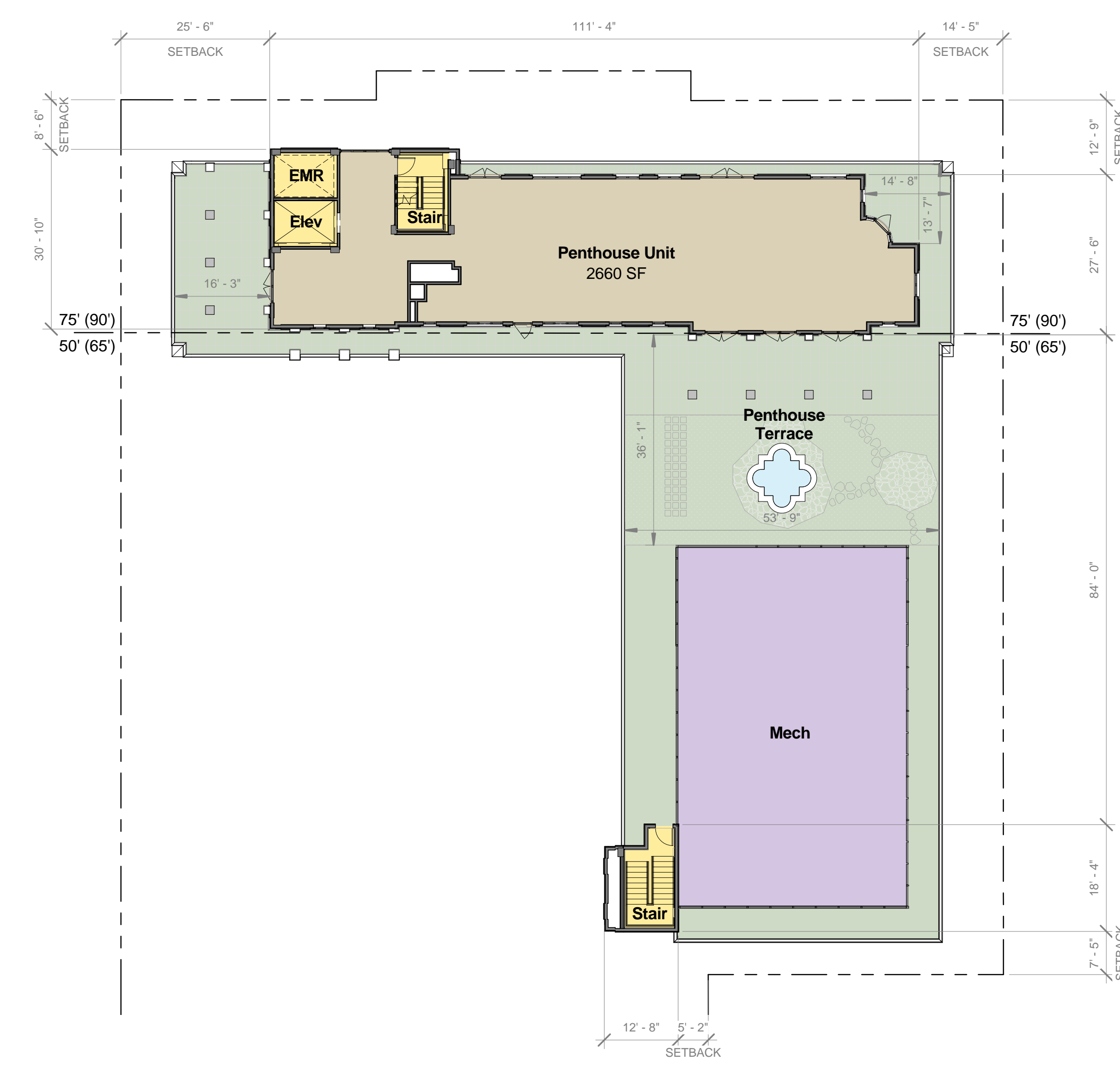
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SITE PLANS	

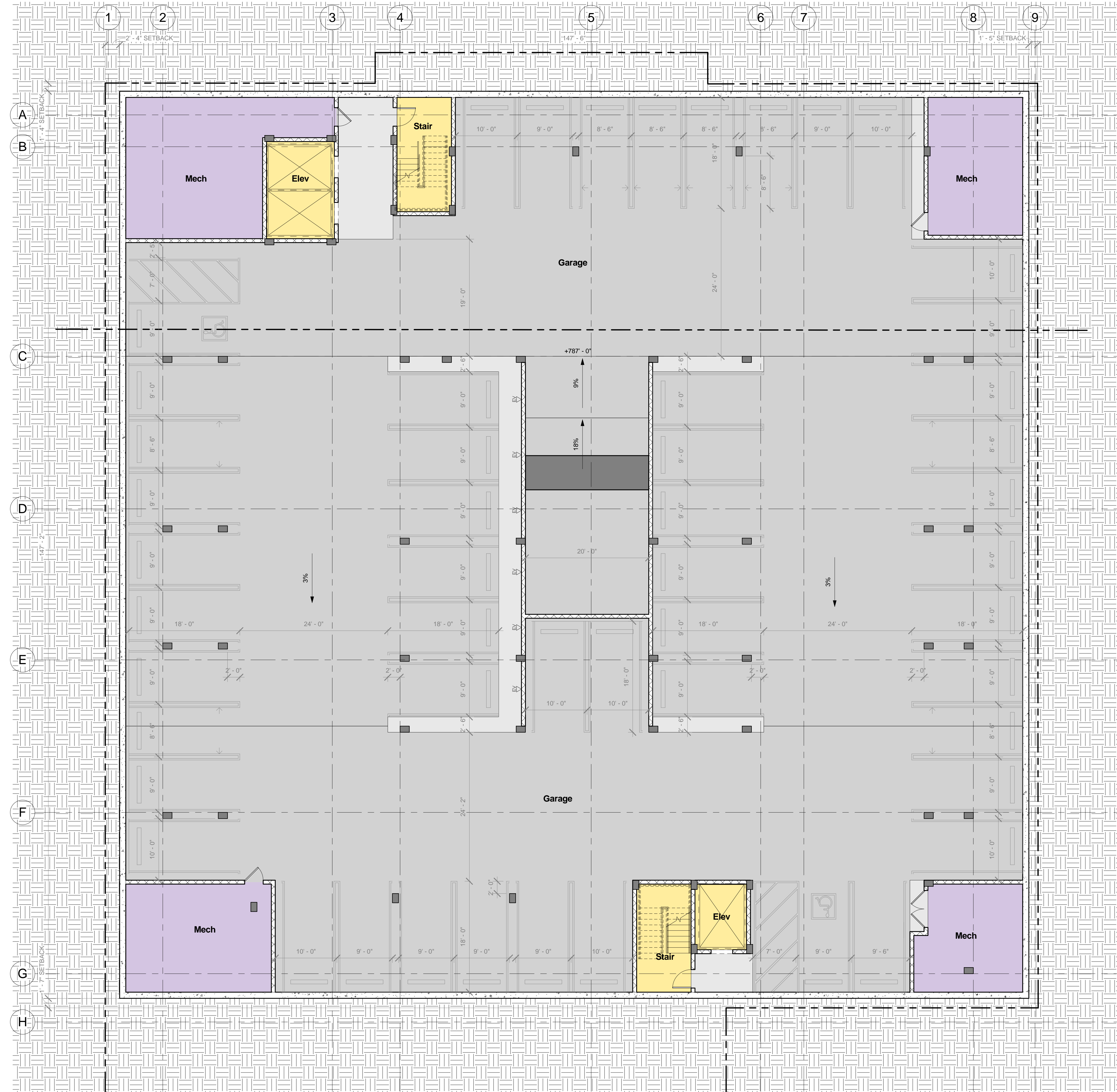
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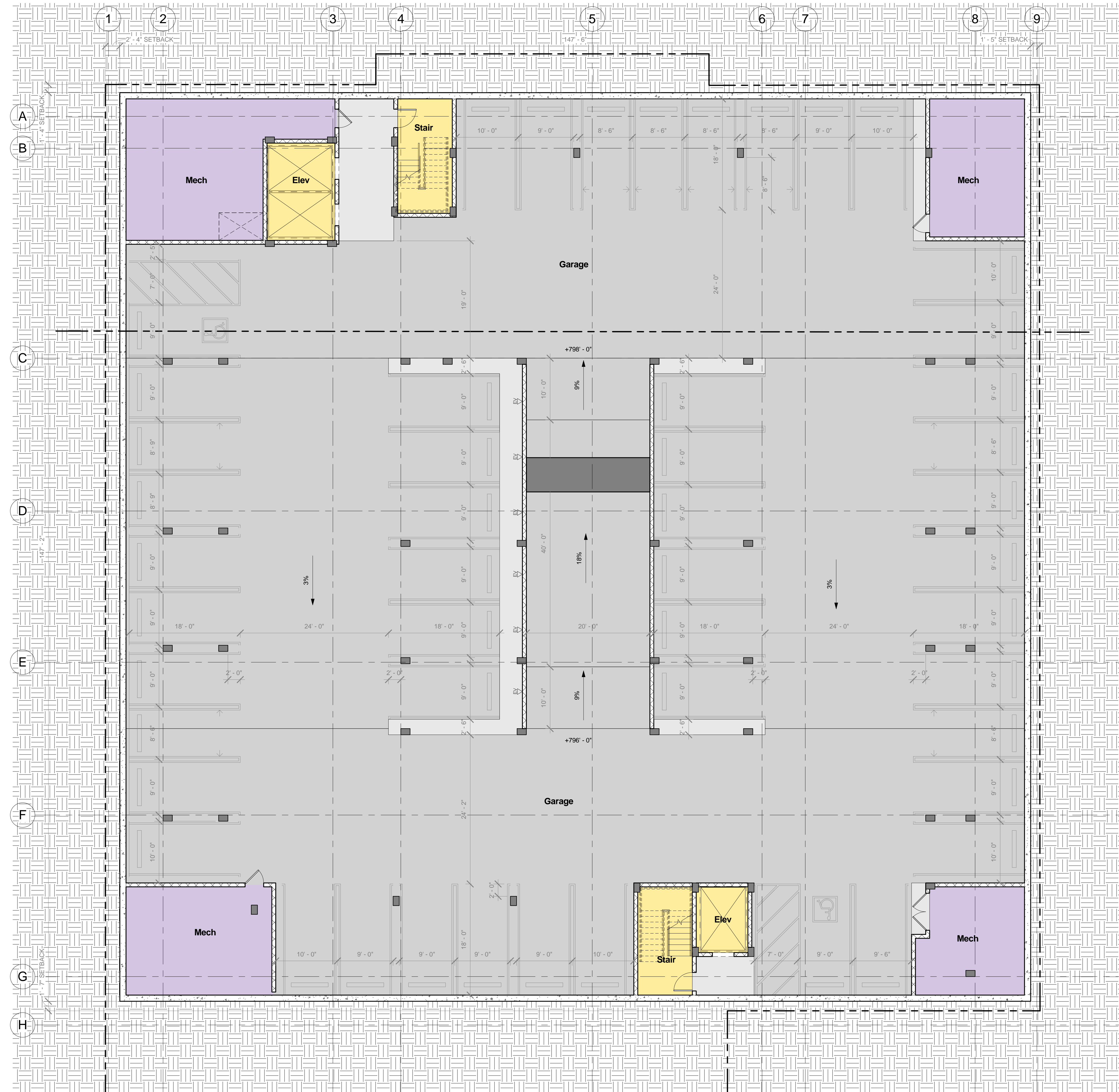


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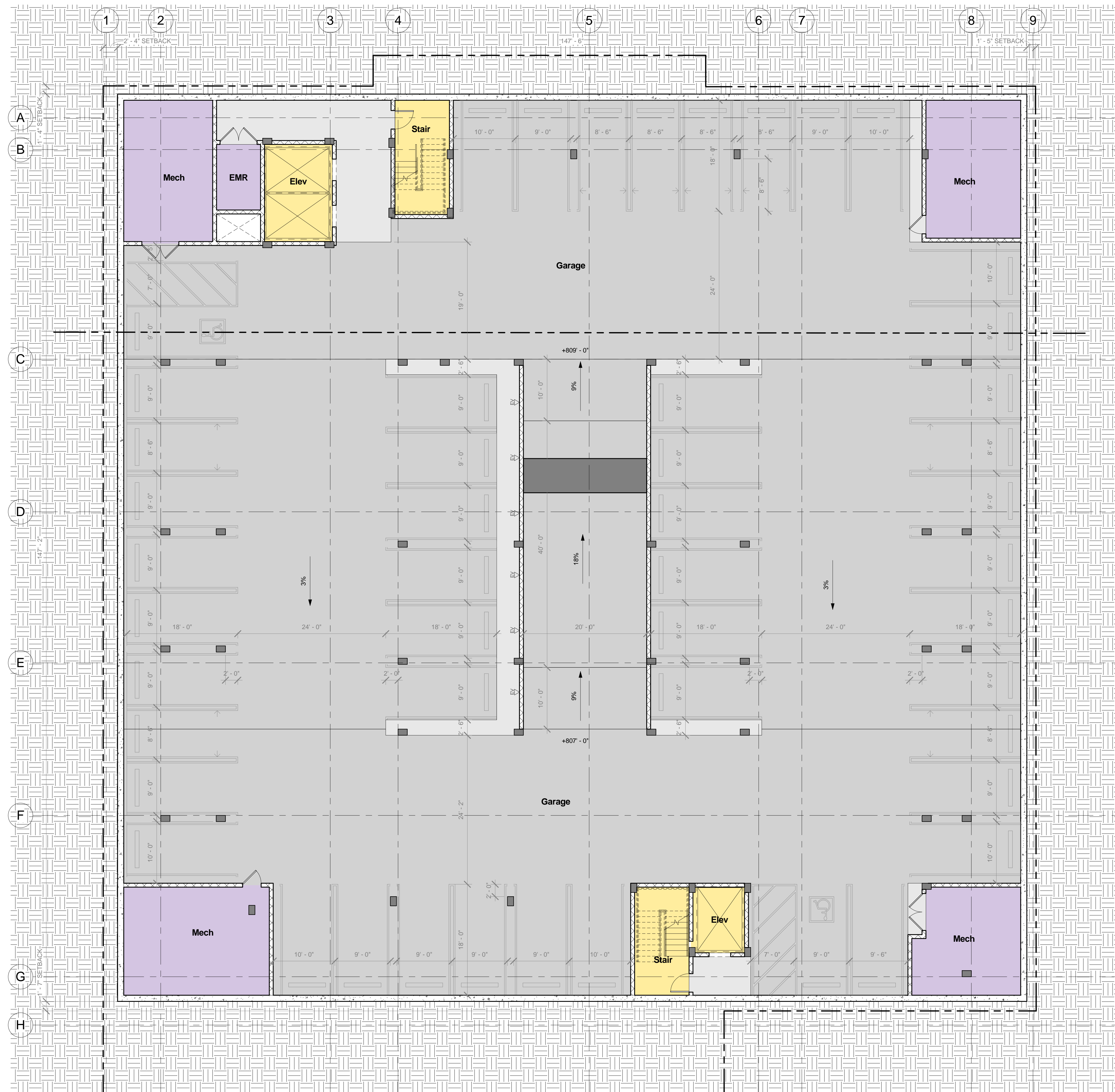
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A-2.1 16-07
 Date Issue Date

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Description
 B2 FLOOR PLAN

Scale 1/8" = 1'-0"



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A-2.2	Date
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Description	
B1 FLOOR PLAN	
Scale	1/8" = 1'-0"

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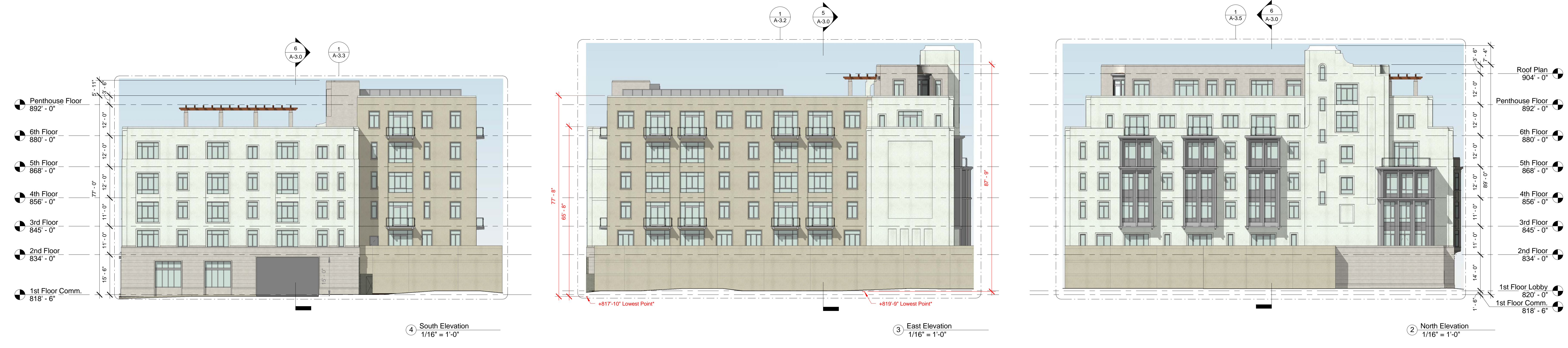
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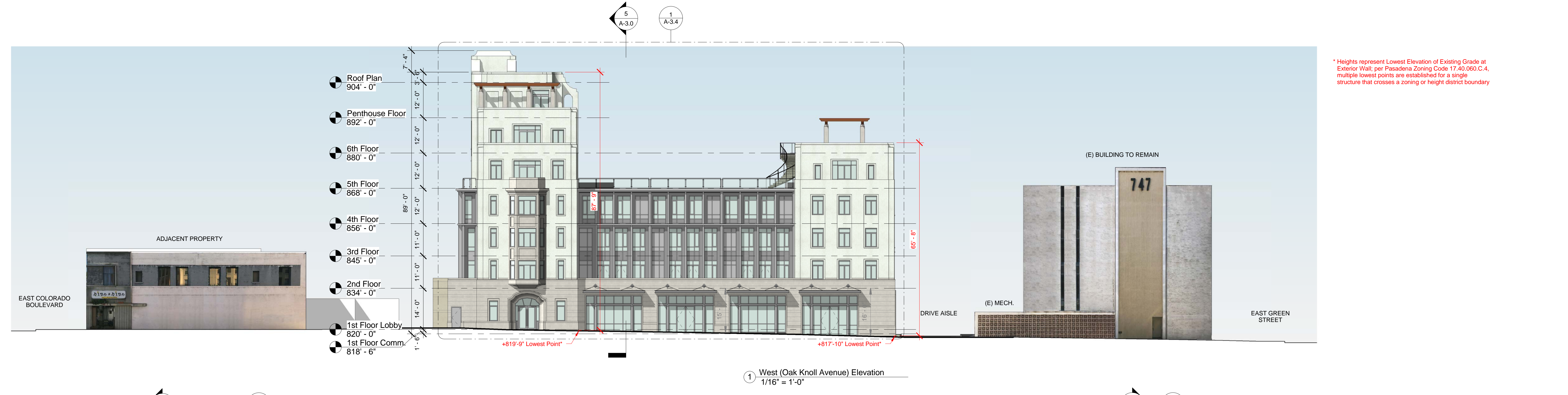
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A-3.0	16-07
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Description	
OVERALL ELEVATIONS & SECTIONS	
Scale	1/16" = 1'-0"



4 South Elevation
1/16" = 1'-0"

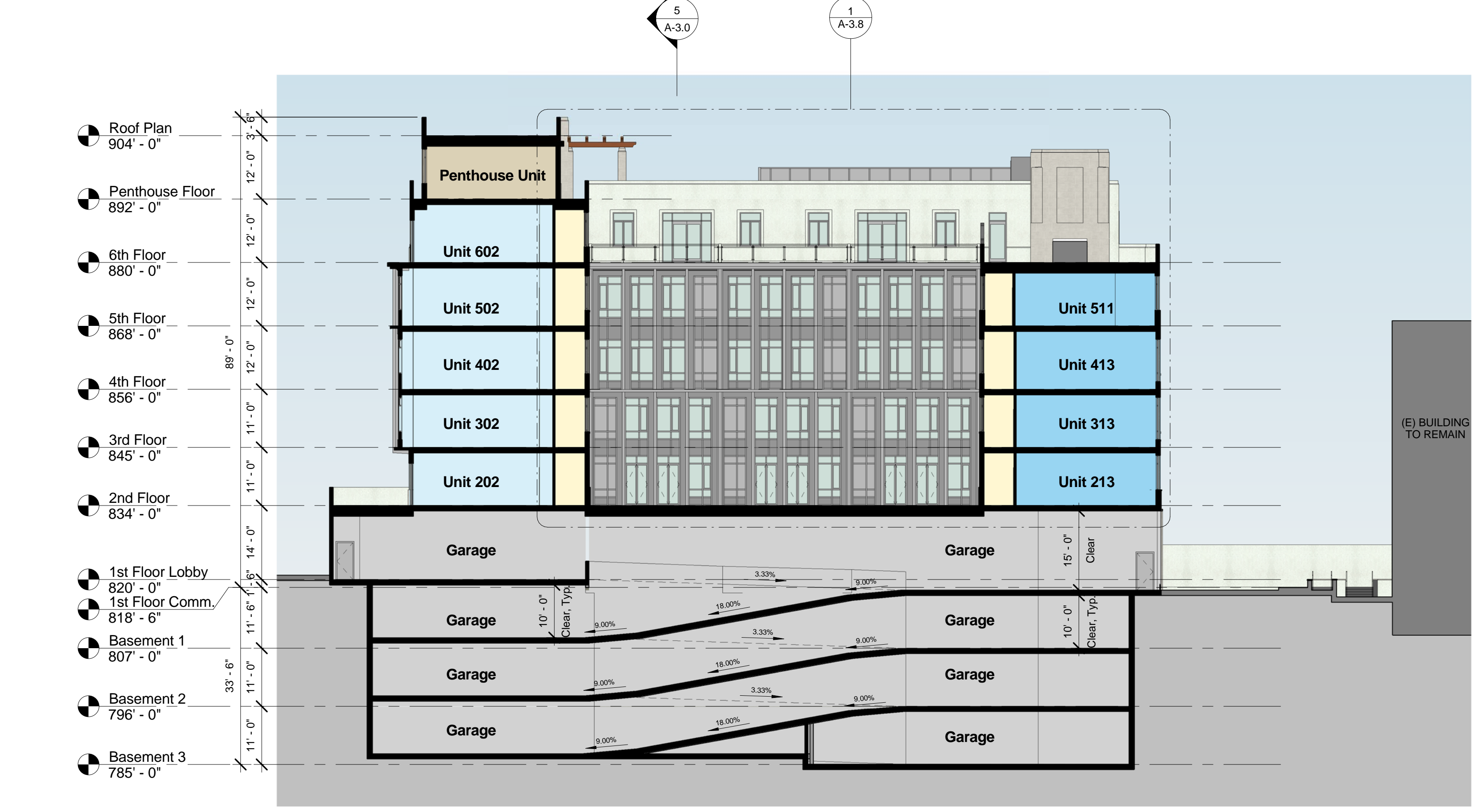
3 East Elevation
1/16" = 1'-0"

2 North Elevation
1/16" = 1'-0"

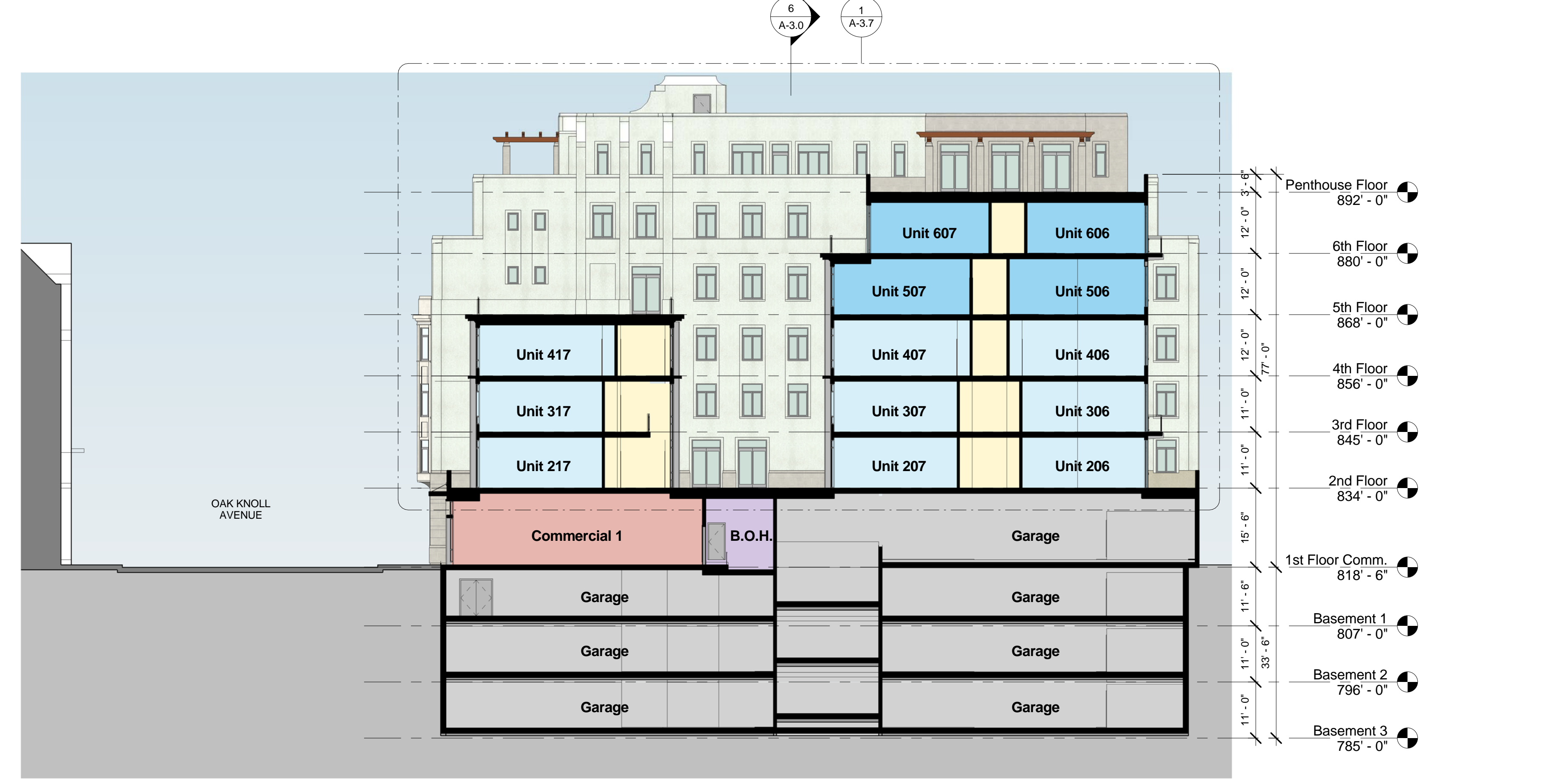


1 West (Oak Knoll Avenue) Elevation
1/16" = 1'-0"

* Heights represent Lowest Elevation of Existing Grady at Exterior Wall, per Pasadena Zoning Code 17.43.060.C.4. Multiple lowest points are established for a single structure that crosses a zoning or height district boundary.



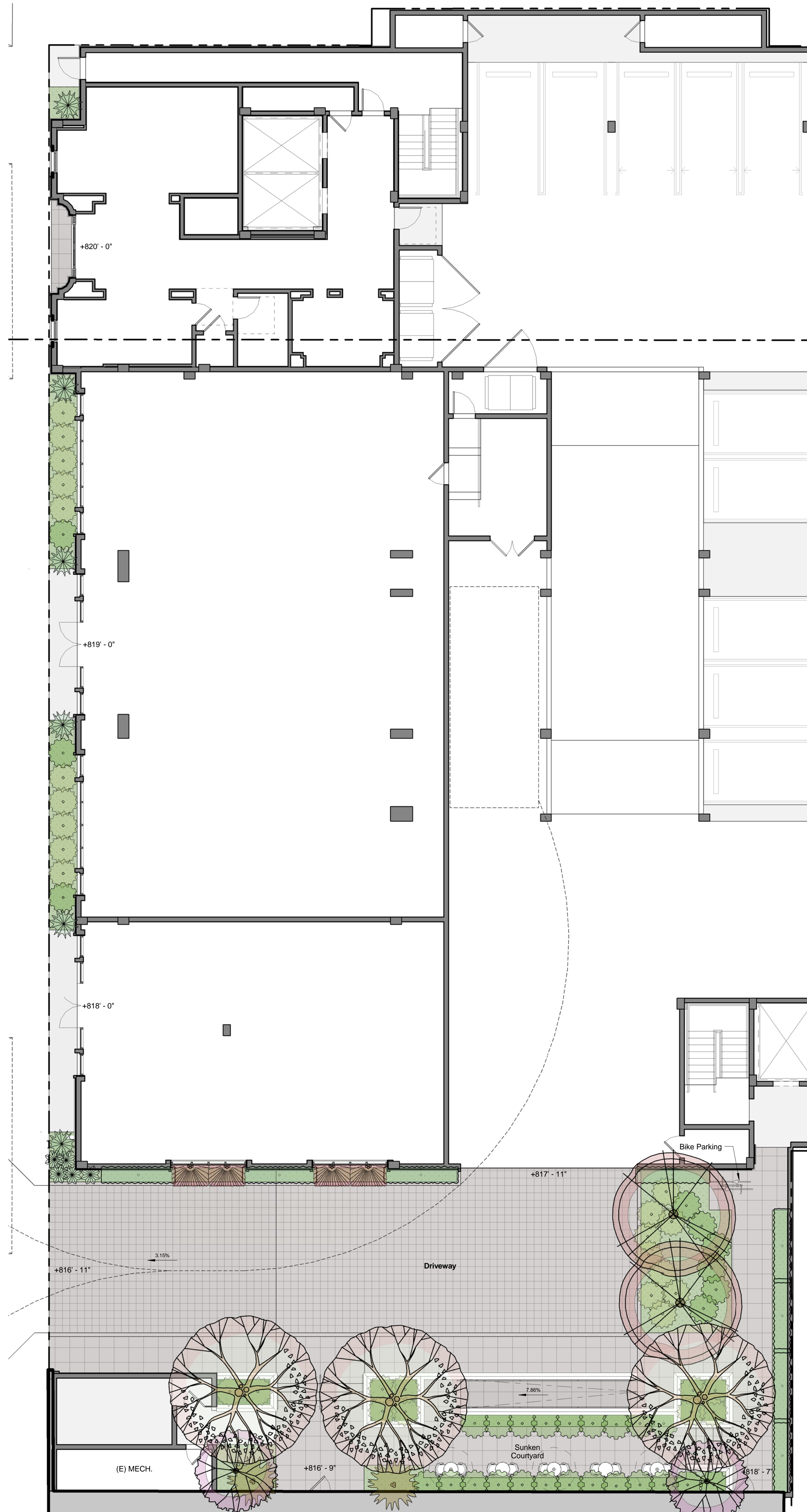
6 Section Looking East
1/16" = 1'-0"



5 Section Looking North
1/16" = 1'-0"



② 2nd Floor Landscape Plan
1/8" = 1'-0"



① 1st Floor Landscape Plan
1/8" = 1'-0"

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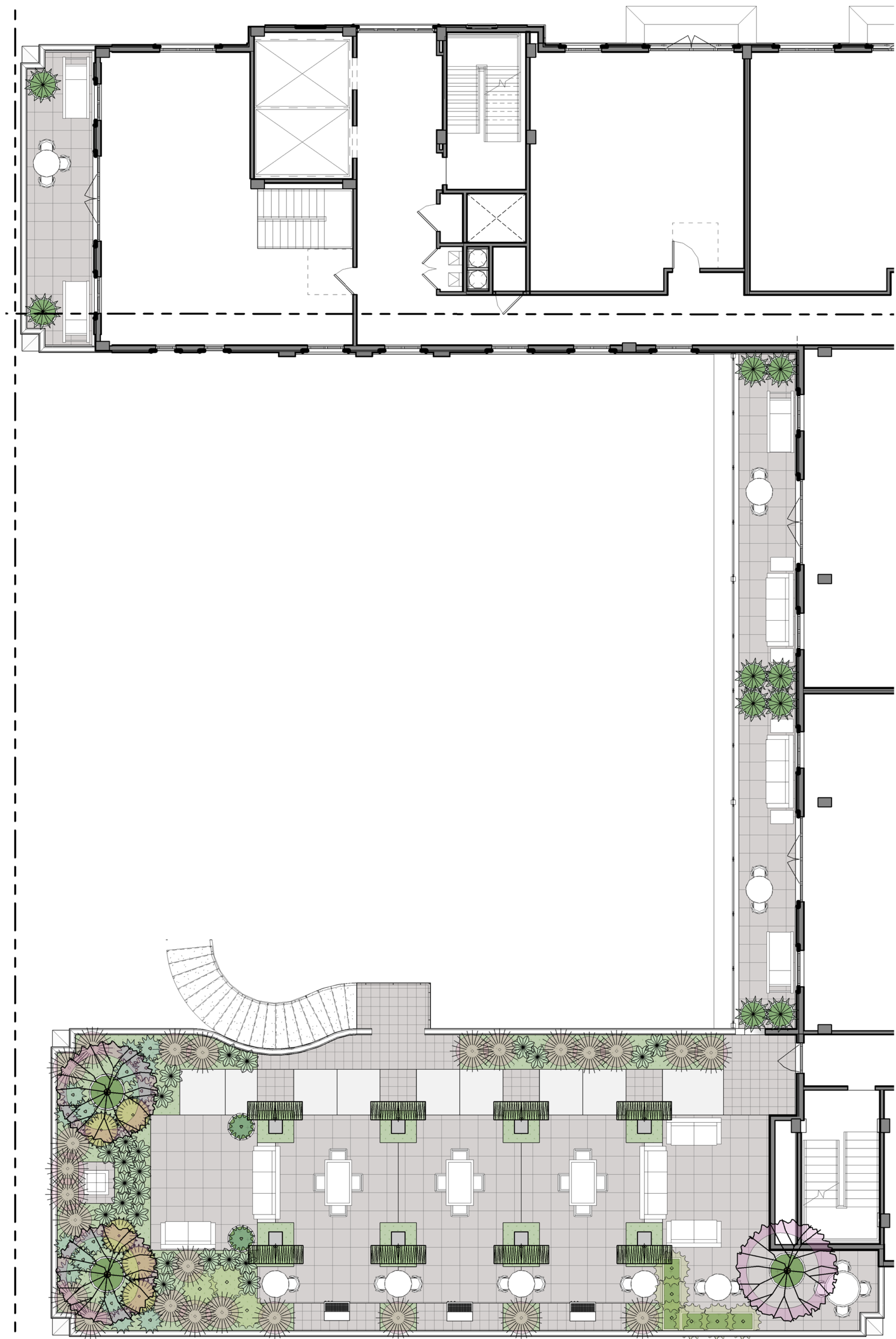
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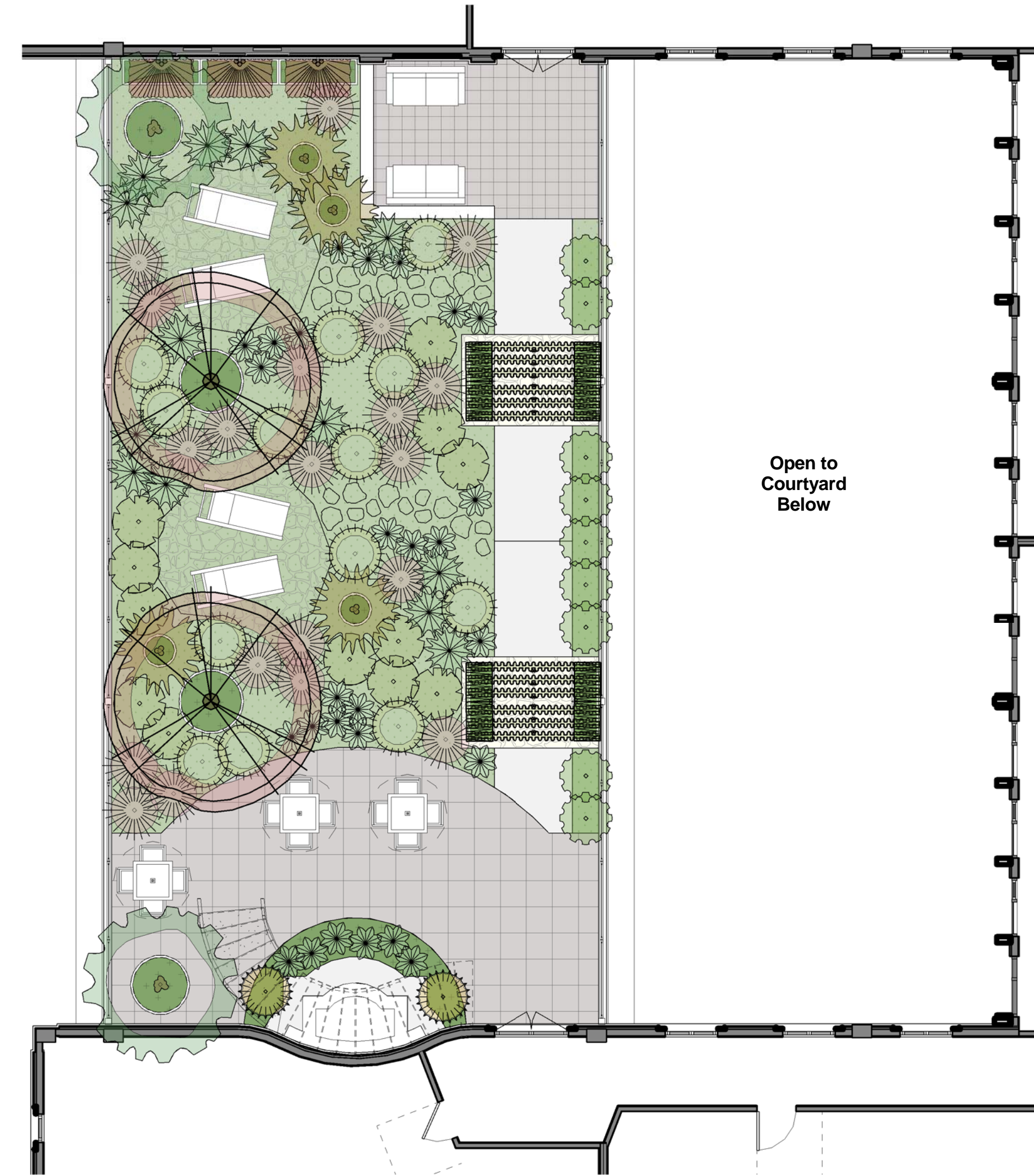
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L-1.0		16-07	
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PLANTING PLAN

Scale 1/8" = 1'-0"



② 6th Floor Landscape Plan
1/8" = 1'-0"



① 5th Floor Landscape Plan
1/8" = 1'-0"

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L-1.1		16-07	
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PLANTING PLAN			
Scale		1/8" = 1'-0"	

No.	Description	Date

OAK KNOLL CONDOMINIUMS

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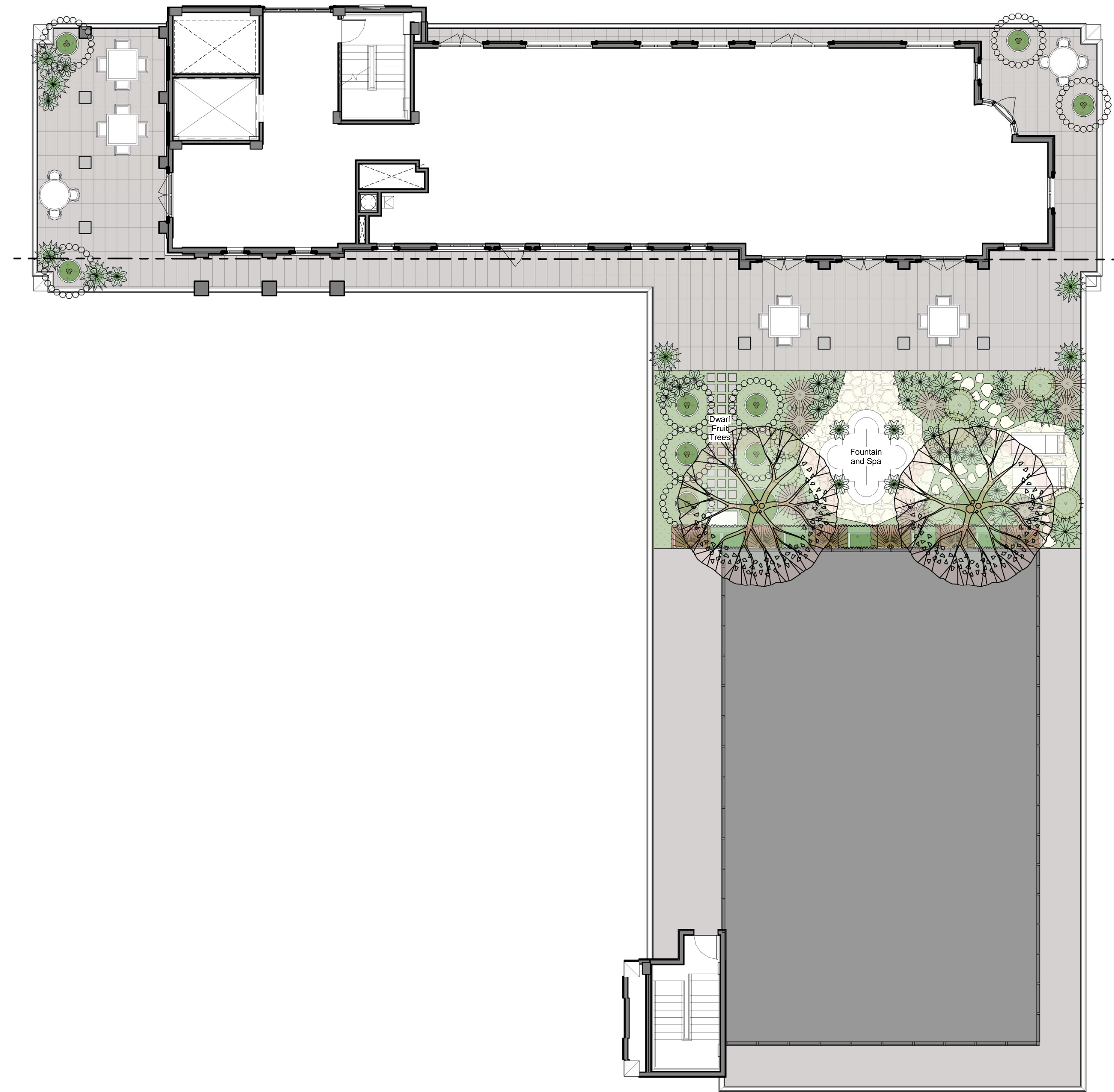
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L-1.2	16-07
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Description	
PLANTING PLAN	
Scale	1/8" = 1'-0"



① Penthouse Floor Landscape Plan
1/8" = 1'-0"