Assessor's Parcel Number: 5722-030-162 General Plan Land Use Designation:

Medium Mixed Use CD-2/ Mid Town Civic Auditorium 43,544 sf 2-Story Office Building

> One New Building: 6 Above-grade Habitable Levels 2 Below-grade Parking Levels

35,511 sf Lot Area: Base Density Allowed:

Zoning District:

to be Removed:

Existing Buildings

Proposed Building(s):

35% Density Bonus Allowed

PROJECT TEAM

c/o Robert Artura, agent 180 N. Glendora Avenue

Tyler Gonzalez Architects

Pasadena, CA 91101

Phone: 626.396.9599

Landscape Architect:

Pasadena, CA 91101

Contact: Robert Martin

Phone: 626.396.9599

Tyler Gonzalez Architects

Contact: Rob Tyler

Glendora, CA 91741

Zhuang & Zhong Los Robles, LLC

139 South Hudson Street, Suite 300

139 South Hudson Street, Suite 300

Email: RMartin@TGArchitects.net

Email: Rob@TGArchitects.net

Density Proposed

87 Dwelling Units/ Acre = 71 = 96 = 95 Market Rate = 87 Very Low Income

Building Area, Height, Open Space Summary

ZONING SUMMARY

Base F.A.R. Allowed: $2.25 \times 35,511 \text{ sf} = 79,900 \text{ sf}$ **Concession Proposed:** to $3.00^{\circ} \times 35,511 \text{ sf} = 106,533$

Height Limit:** 60 (75) Height Averaging Allowed **Concession Proposed:** to 80'-0" (no averaging)

Garden

Open Space Coverage: Required (30% of Net Area)= .3 x 77,915 sf =23,375 sfProposed

> North Yard 4,096 sf West Yard 7,115 sf South Yard 1,650 sf 6th Floor Int 1,023 sf Terrace Room 6th Floor Ext 1.000 sf Subtotal Common Open Space 18,407 sf

3,523 sf

VICINITY MAP

Private Balconies (Max 35%) 2nd Floor 3rd Floor 1,073 sf 1,073 sf 4th Floor 5th Floor 1,073 sf 1.163 sf 6th Floor

Subtotal Balcony Open Space 5,455 sf

Total Open Space Proposed 23,862 sf

Parking:

123 Spaces Required 1-Bedroom Units [Min: 67 Units x (1 space per Unit)] 2-Bedroom Units [Min: 28 Units x (2 spaces per Unit)] Visitor

[Min: 95 Units x (0.10 spaces per Unit)]

123 Spaces Basement 1 Basement 2

Loading: None Required None Proposed *Concessions Requested for:

1. F.A.R.

Height

for more information

**Heights not including appertinances, See Sheet A-3.0

SITE CONTEXT SURVEY & TREE INVENTORY SITE PLAN

SHEET INDEX

GROUND FLOOR PLAN FLOOR PLANS 2-5 6th FLOOR PLAN

ROOF PLAN B1 BASEMENT PLAN B2 BASEMENT PLAN EAST ELEVATION

TITLE SHEET

PERSPECTIVES

SITE CONTEXT

NORTH ELEVATION WEST ELEVATION SOUTH ELEVATION

Issue Dates

TGA

TYLER GONZALEZ ARCHITECTS, INC

139 South Hudson Ave., Suite 300

Pasadena, CA 91101

626.396.9599

www.TGArchitects.net

Architect of Record

SED ARCA

Robert G. Tyler:

No. C18812

Exp. 8-31-17

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 **Energy Conservation regulations** specified in Title 24 of the California Code of Regulations

Type of Construction:

Levels B1/B2 Type IA Floor 1 Floors 2-6 Type IIIA Sprinklered Throughout Vertically & Horizontally Separated

California Disabled Access

Allowable Building Area:

S-2: UL (Type IA) R-2: UL (Type IA) R-2: UL (Type IIIA)

GENERAL NOTES

(not to scale)

. All work shall conform to the governing codes, documents and agencies having jurisdiction over the project. The governing code is the 2016 California Building Codes; CBC, CMC, CPC, CEC, as amended by the City Ordinance and the 2016 Title 24 Energy Standards.

Contractor shall obtain and pay for all necessary permits from all agencies having jurisdiction over the work, except only general building

B. Verify all conditions and dimensions at the job site. Deviations from the Contract Documents shall be reported to the Architect before proceeding with the work. Commencement of work shall be construed as acceptance of all conditions, dimensions, and substrates.

4. All dimensions are face of stud or sheathing and centerline of columns unless noted otherwise.

Maintain a complete set of drawings and specifications on the job site at

all times, including copies of all the Architect's supplemental instructions,

. Drawings are not to be scaled; use written dimensions only. Report dimensional discrepancies to the Architect before proceeding with the

construction change authorizations, reviewed shop drawings and project 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.

. Building address numbers to be provided on the front of the buildings, and shall be visible and legible from the street fronting the property; said numbers shall contrast with their background and must be at least 2" in height and 2" in width.

10. Fire blocking shall be installed per: CBC 708.2.1.

Storage of construction materials in the public right-of-way is NOT PERMITTED. Specify on site the proposed location of the storage of construction materials. NOTE: In times of high fire hazard in brush areas, temporary fire protection of the construction materials may be required.

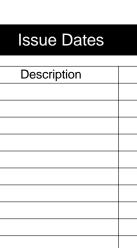
Separate permit required for perimeter retaining walls.

FIRE DEPARMENT NOTES

Buildings shall be fully sprinklered per City of Pasadena Fire Department Multi-Family Dwelling Sprinkler Standards.

The Fire Lane shall be marked with red curbing and signage. Signage beyond the fire lane shall be provided shwowing the weight capacity of the driveway.

Minimum 2A: 10BC fire extinguishers shall be provided showing on the exterior. Max. travel distance from any unit to an extinguisher shall be 75



IUMS A 91101 Ondominicano, Pasadena CA qo

and be responsible for all dimensions and conditions on the site and Tyler Gonzalez any variations from the dimensions and conditions indicated on these drawings.

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> Description TITLE SHEET

> > As indicated

Use of Architect's Drawings

Architects, Inc. shall be notified immediately of

acceptance of these conditions.

Project No.

TYLER GONZALEZ ARCHITECTS, INC 139 South Hudson Ave., Suite 300 Pasadena, CA 91101 626.396.9599

www.TGArchitects.net

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PERSPECTIVES









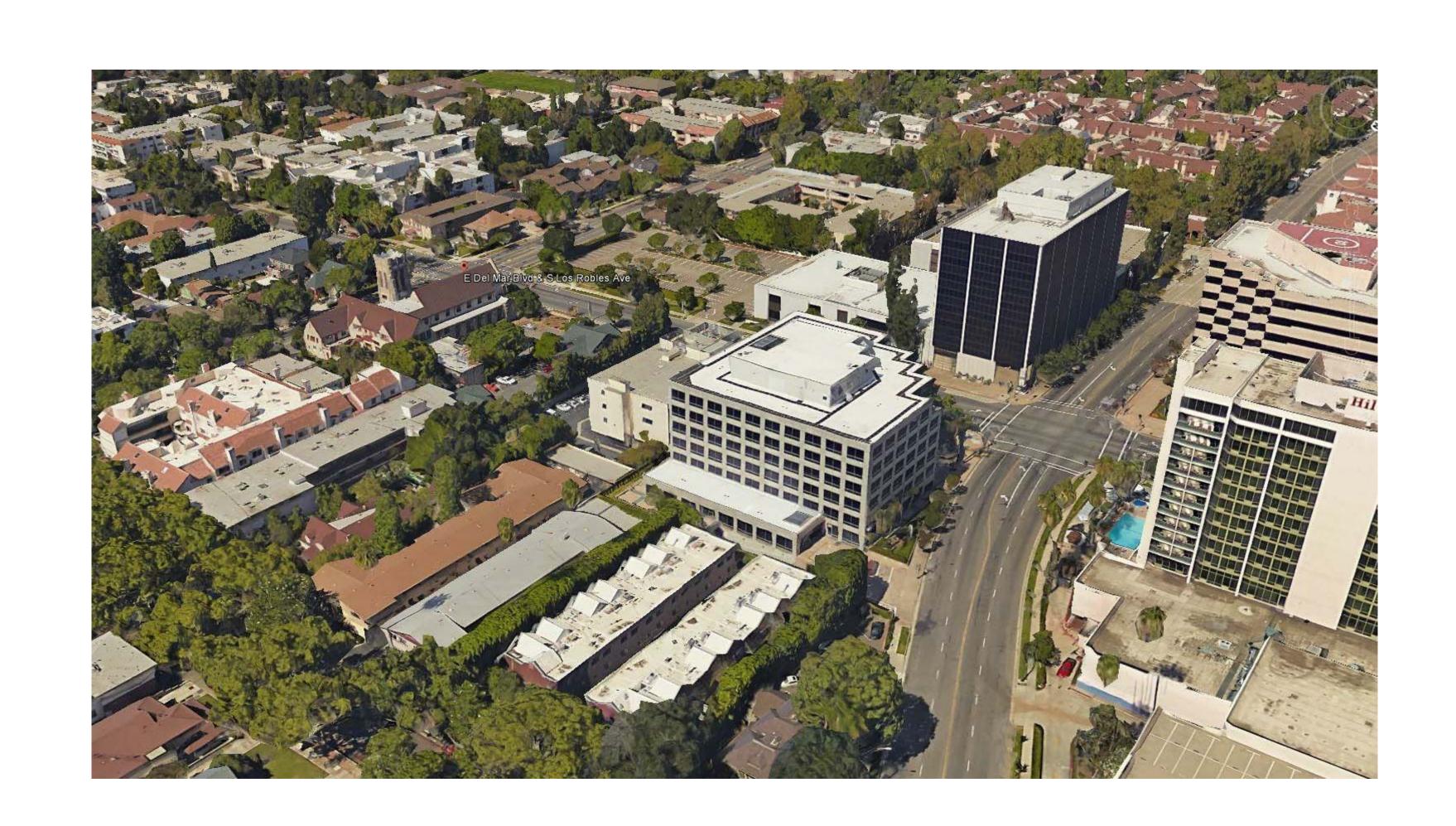
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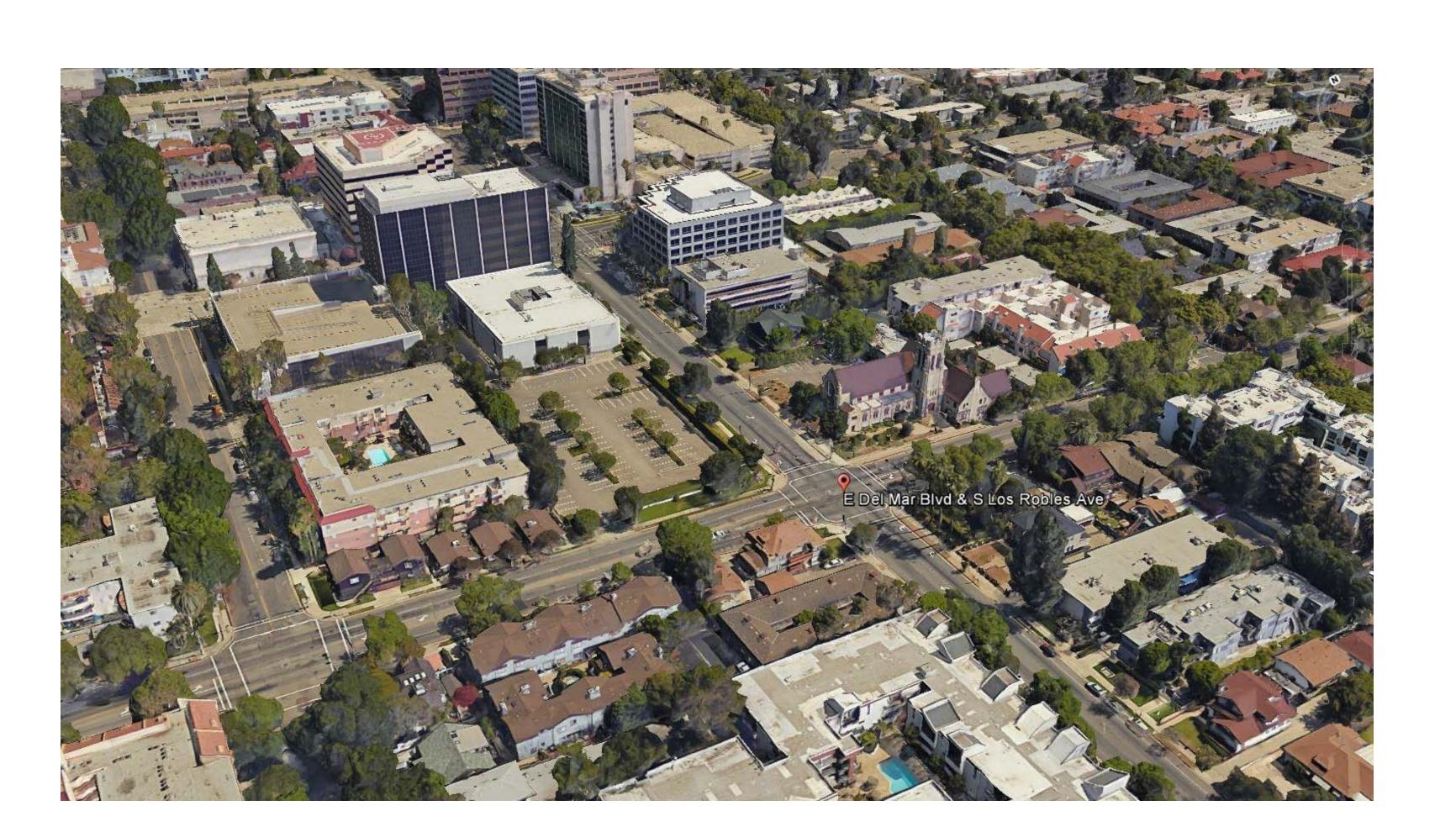
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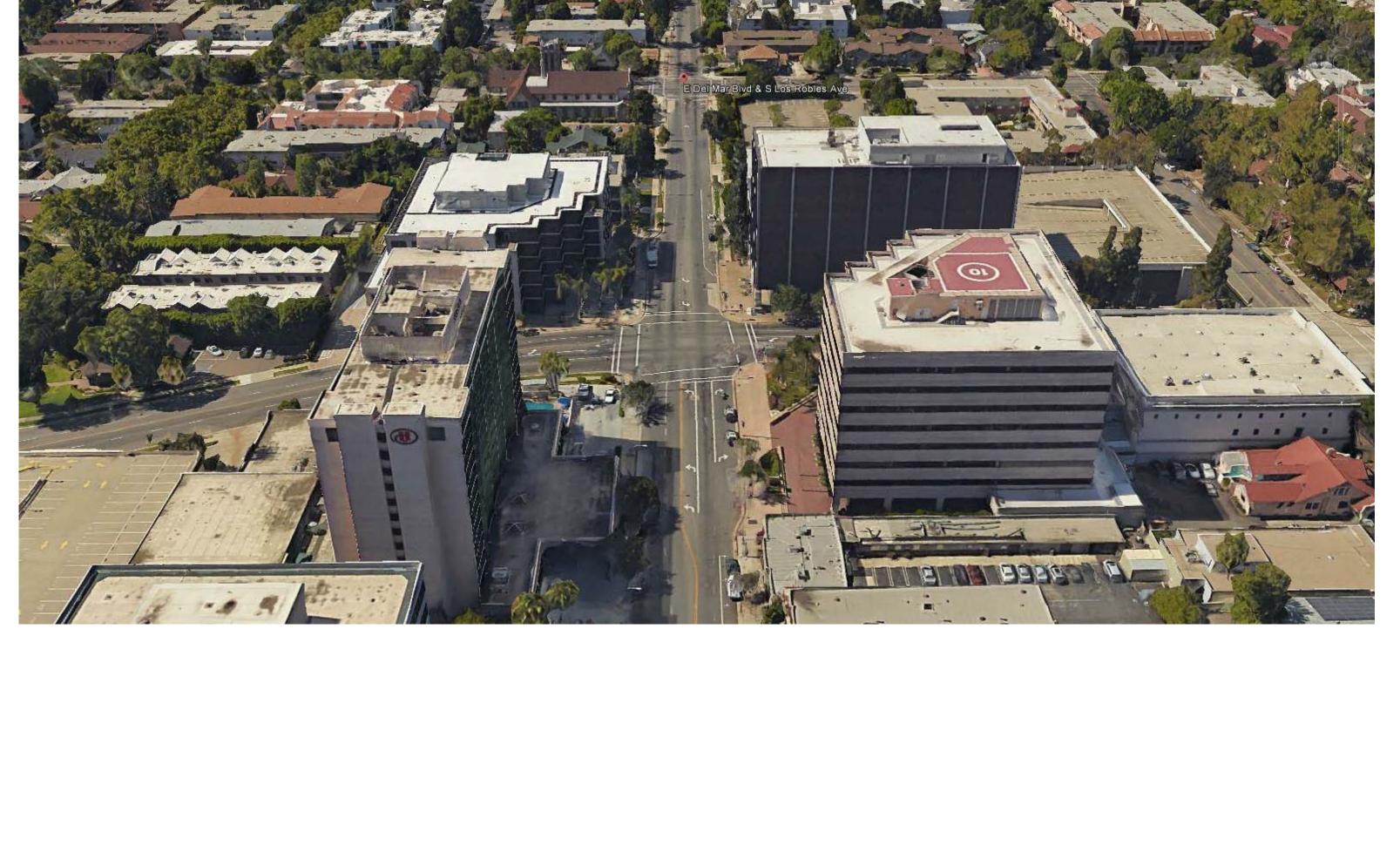
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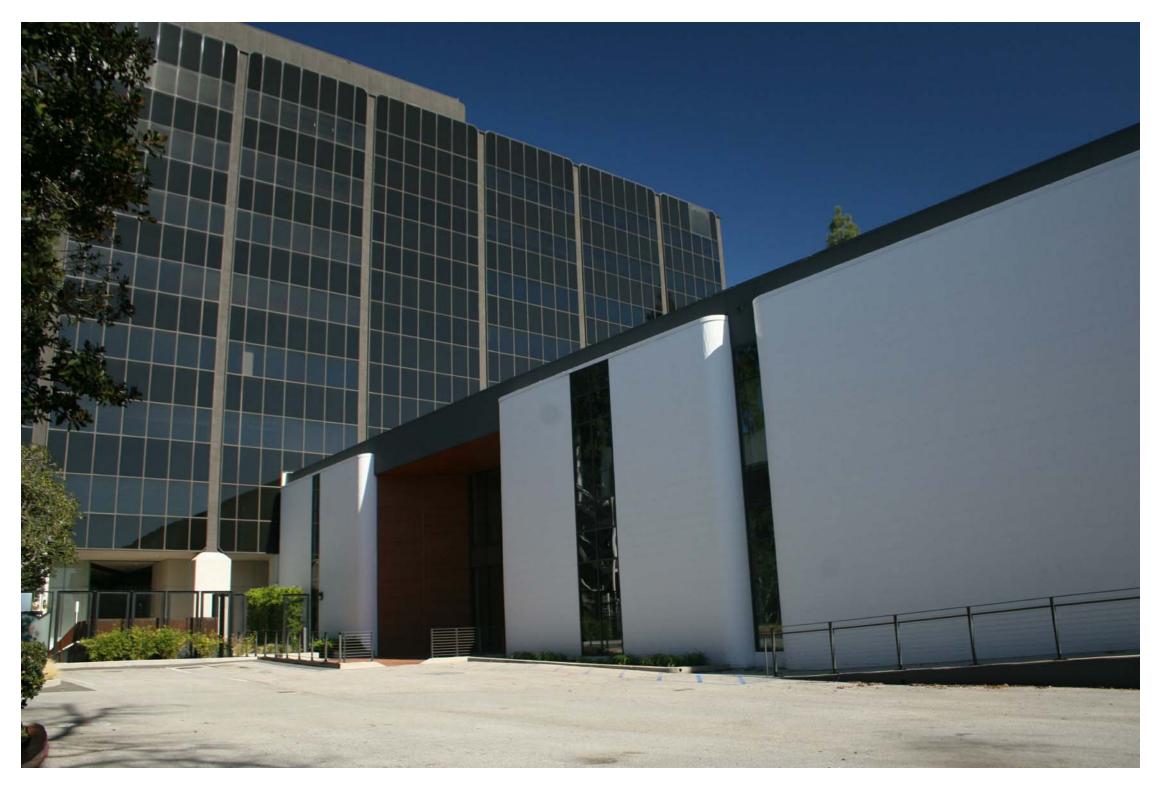
Description SITE CONTEXT











245 W. CORDOVA STREET & 253 S. LOS ROBLES AVENUE



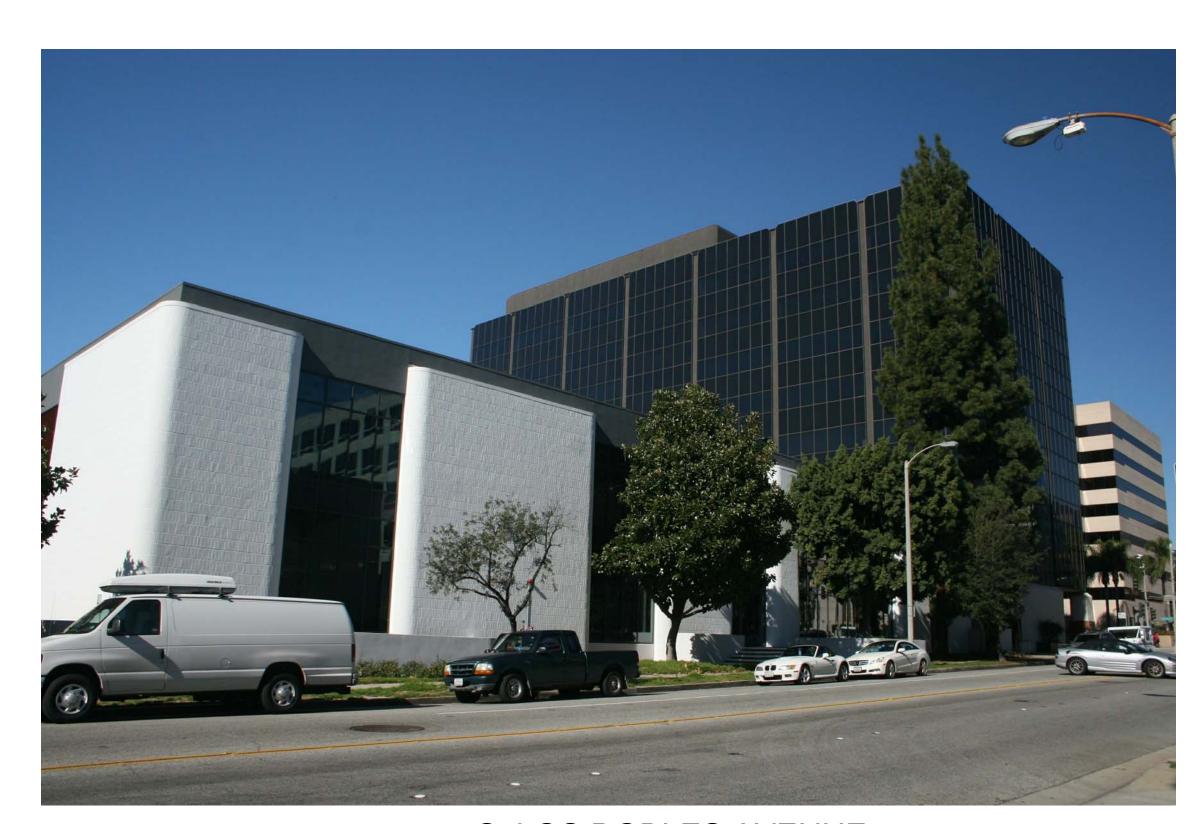
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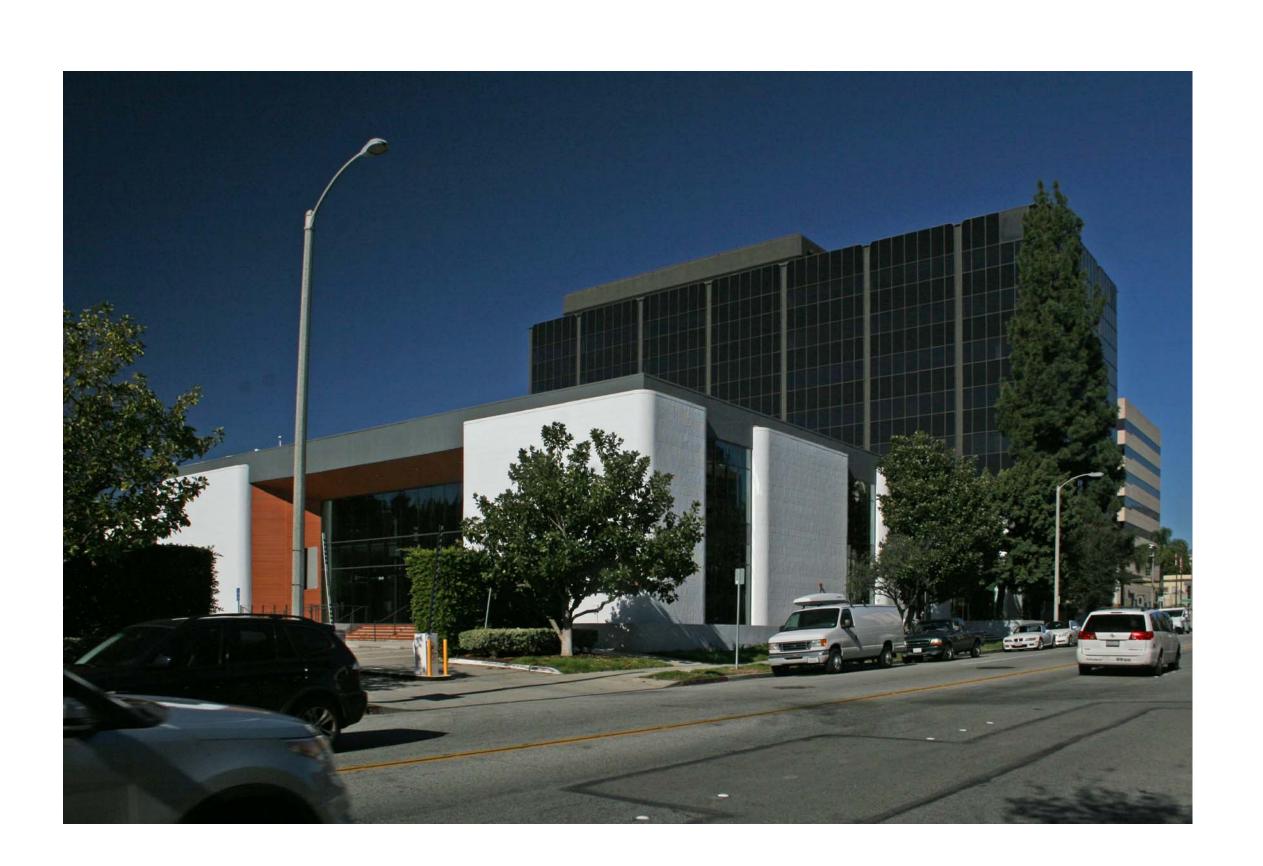
245 W. CORDOVA STREET



245 W. CORDOVA STREET



253 S. LOS ROBLES AVENUE



253 S. LOS ROBLES AVENUE



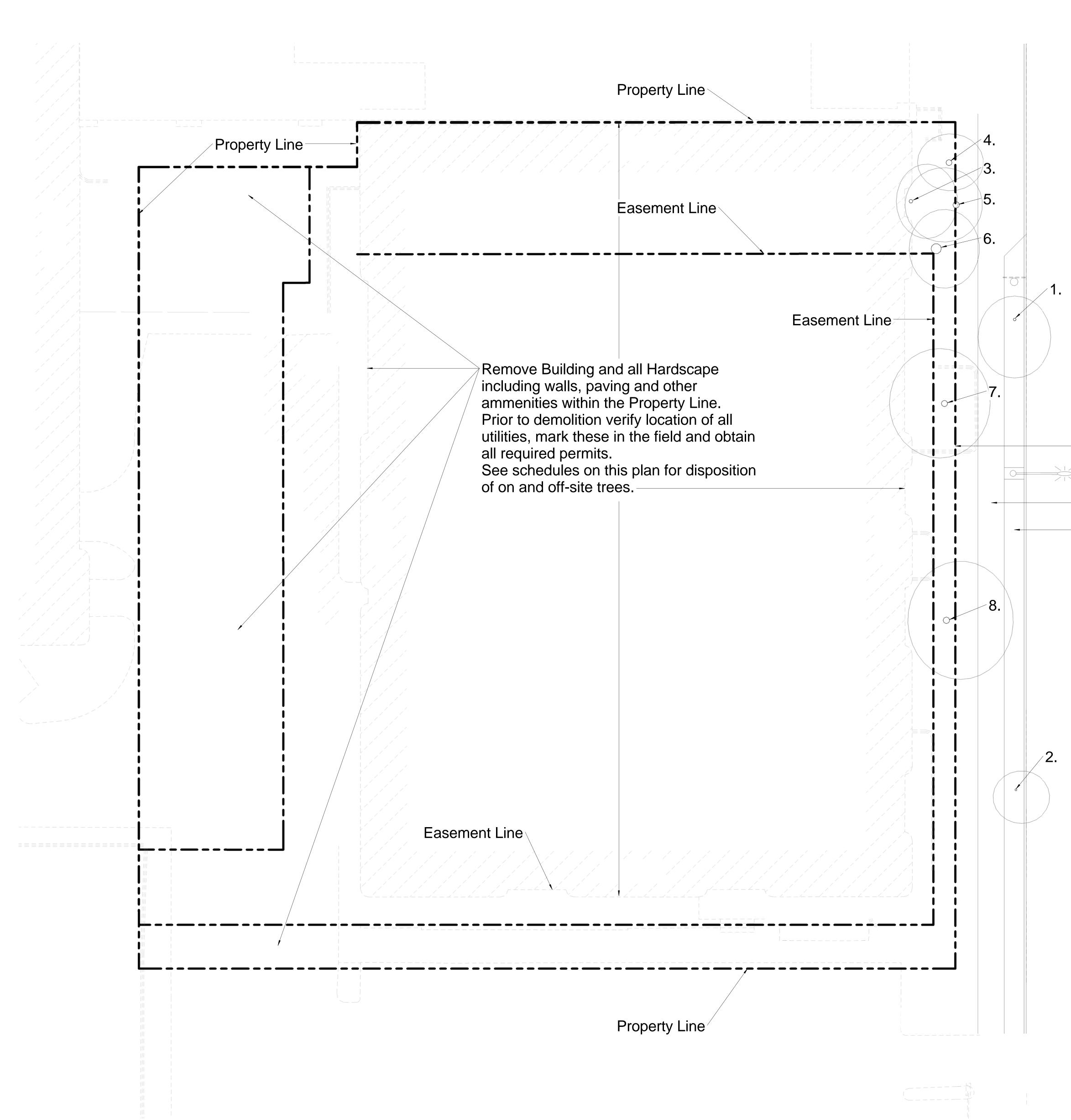
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SITE CONTEXT



Right-of-Way Line Street Light 6 foot wide Sidewalk 5 foot wide planted area

PASADENA PERMIT CENTER

SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT (Continued)

Tree # ¹	Scientific Name Common Name	- DHB ²	Height ³	Spread	Proposed Status X = Remcve R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
1	Quercus englemannii	7.75"	28'	17'	R	Y
2	Pasadena Oak, Mesa Oak Quercus engelmannii Pasadena Oak, Mesa Oak	6"	24'	13'	R	Y
3	Cinnamomum camphora Camphor Tree	10.5"	45'	18'	Х	N
4	Pinus canariensis Canary Island Pine	16.5"	85'	14'	R	N
5	Pinus canariensis Canary Island Pine	18"	80'	17'	R	N
6	Pinus canariensis Canary Island Pine	26"	100'	18'	Х	N
7	Podocarpus gracilior Fern Pine	17.25"	32'	24'	Х	N
8	Magnolia grandiflora Southern Magnolia, Bull Bay	18"	35'	24'	Х	N
9		in .	1	'	5	· ·
10		u	1	п		*
11		ü	ï	ï	100	¥
12		2		1	a a	

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.
 Diameter at breast height (DBH) measured at 4 ½ feet above the point where the trunk meets the ground.
 Estimate the tree height and spread of canopy and provide measurement in feet.

EA - Environmental Assessment Form (updated 2016) Rev 02/18/16

PLANNING AND DEVELOPMENT DEPARTMENT // PLANNING DIVISION

Magnolia grandiflora

Southern Magnolia, Bull Bay

Good

Good

tanical Name ommon Name	DBH in Inches	Height (Feet)	Protected Siz	Protected	Spread (N-E-S-W)	Health	i
uercus engelmannii (Street Tree) Isadena Oak, Mesa Oak	7.75"	28'	None	Yes	5'-8'-12'-8'	Good	Average
uercus engelmannii (Street Tree) usadena Oak, Mesa Oak	6"	24'	None	Yes	4'-6'-8'-7'	Average	Average
nnamomum camphora amphor Tree	10.5"	40'	18"	No	7'-11'-12'-3'	Good	Constricte
nus canariensis	16.5"	85'	25"	No	6'-8'-7'-7'	Good	Columna

asadena Oak, Mesa Oak	1.73	20	None	168	3-6-12-6	Good	Average	Protect
uercus engelmannii (Street Tree) asadena Oak, Mesa Oak	6"	24'	None	Yes	4'-6'-8'-7'	Average	Average	Save Protect
innamomum camphora Camphor Tree	10.5"	40'	18"	No	7'-11'-12'-3'	Good	Constricted	Remove
inus canariensis Canary Island Pine	16.5"	85'	25"	No	6'-8'-7'-7'	Good	Columnar	Save
inus canariensis Canary Island Pine	18"	80'	25"	No	9'-11'-8'-5'	Good	Columnar	Save
inus canariensis Canary Island Pine	26"	100'	25"	Yes	7'-10'-12'-6'	Good	Columbar	Remove
odocarpus gracilior	17.25"	32'	20"	No	9'-15'-16'-8'	Good	Good	Remove

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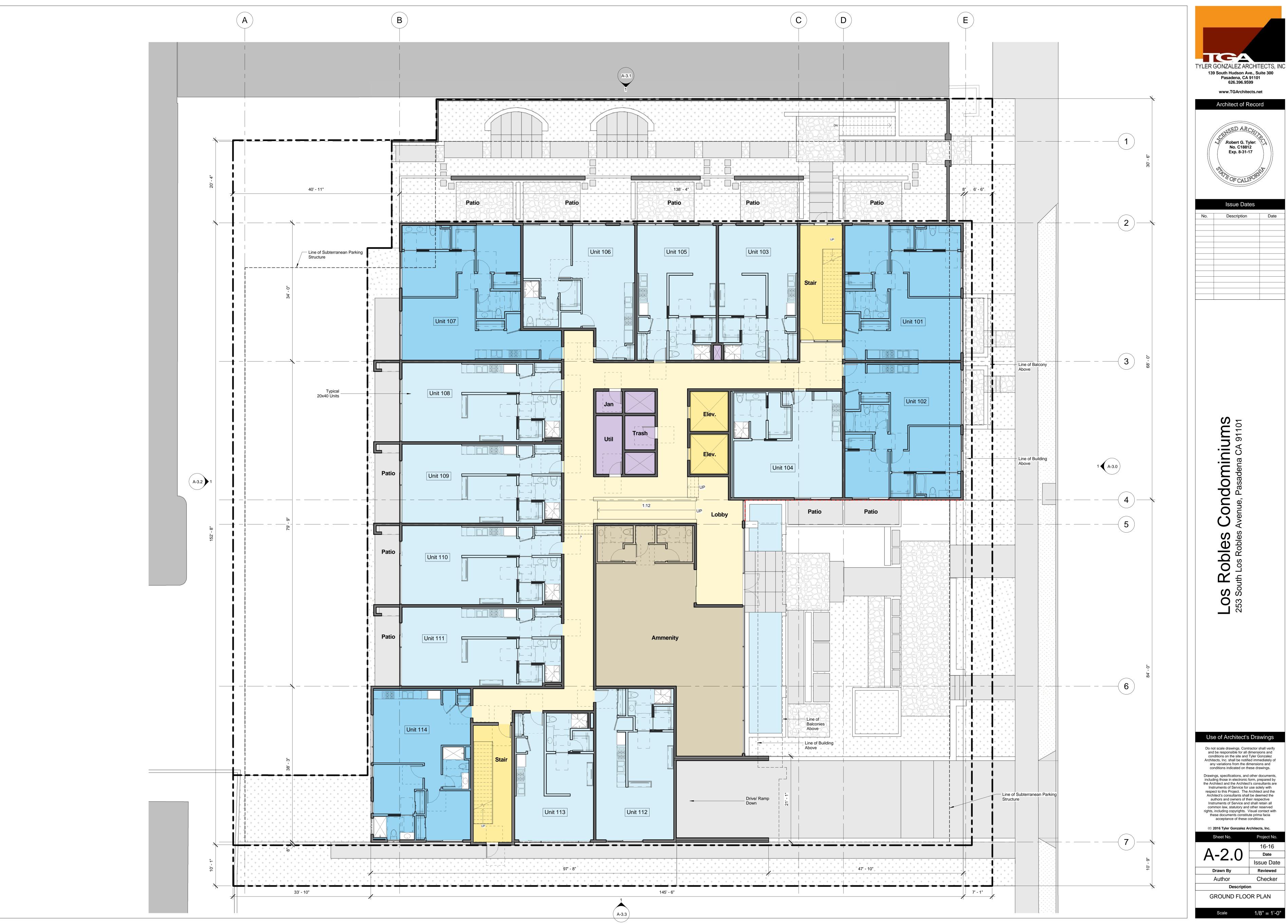
SURVEY & TREE INVENTORY

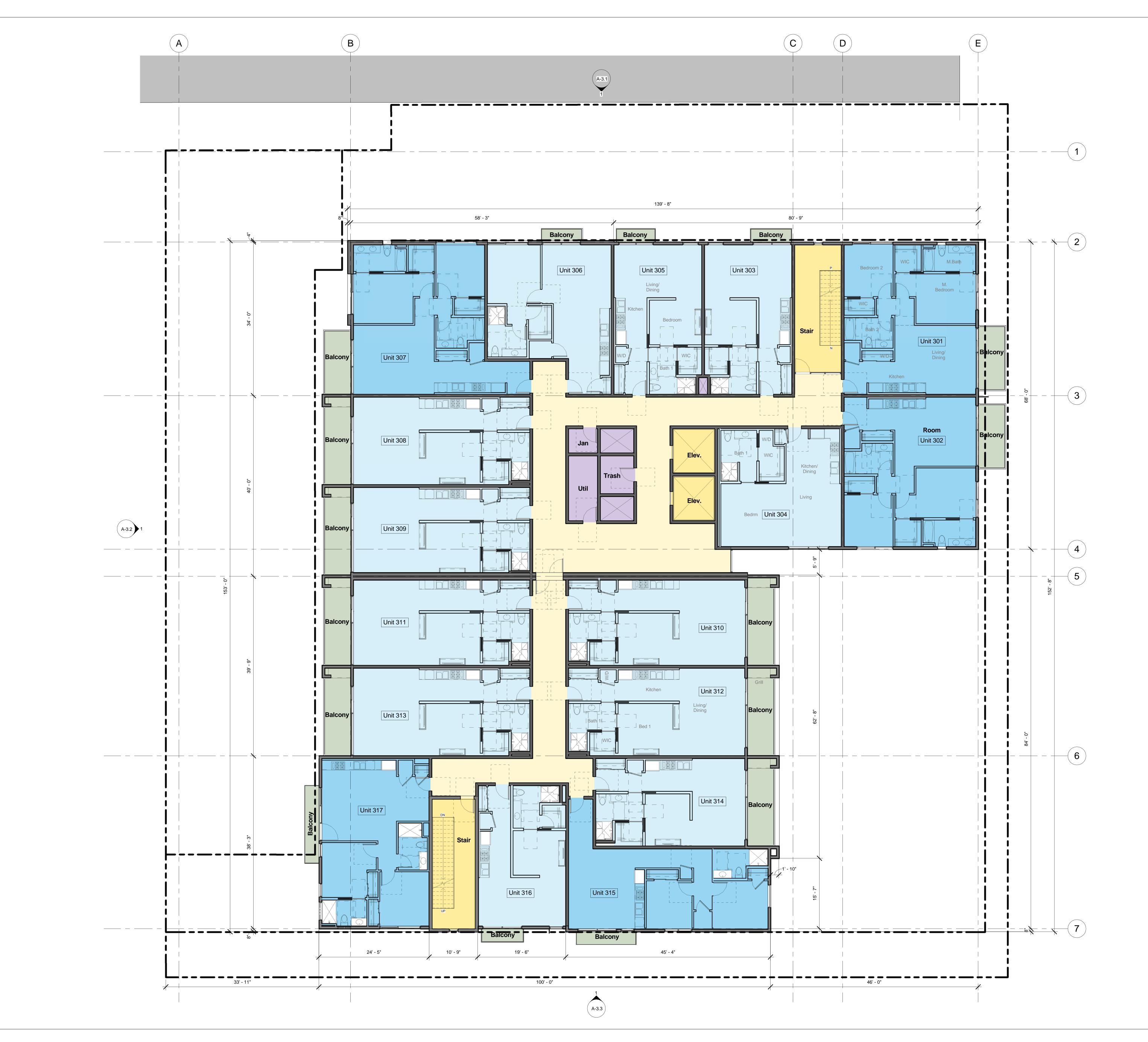
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SITE PLAN			





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Robert G. Tyler:
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Exp. 8-31-17

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FLOOR PLANS 2-5





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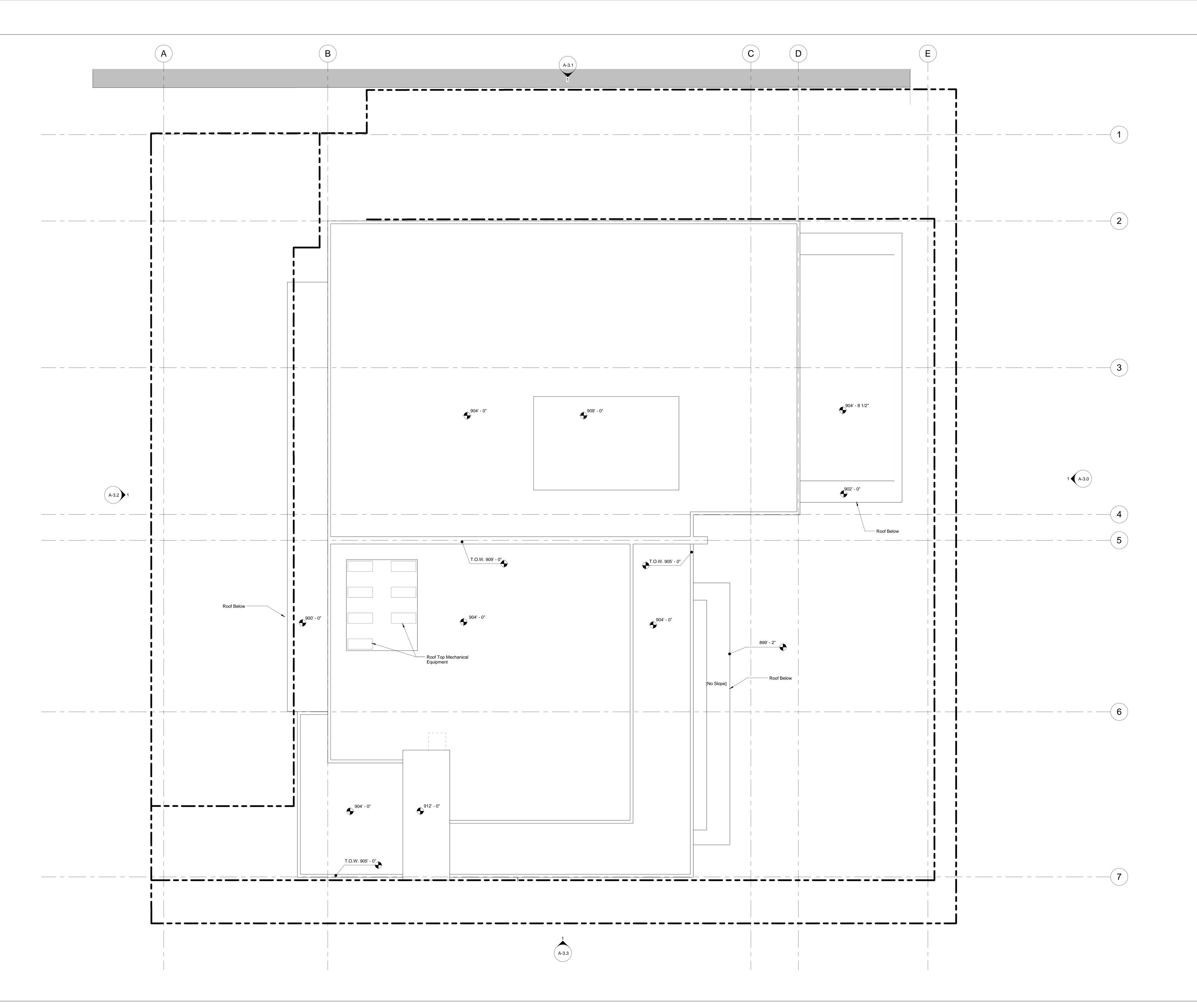
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6th FLOOR PLAN

ale 1/8" = 1'





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253 South Los Robles Avenue, Pasadena CA 91101

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ROOF PLAN

Scale 1/8" = 1'-0

173' - 0"



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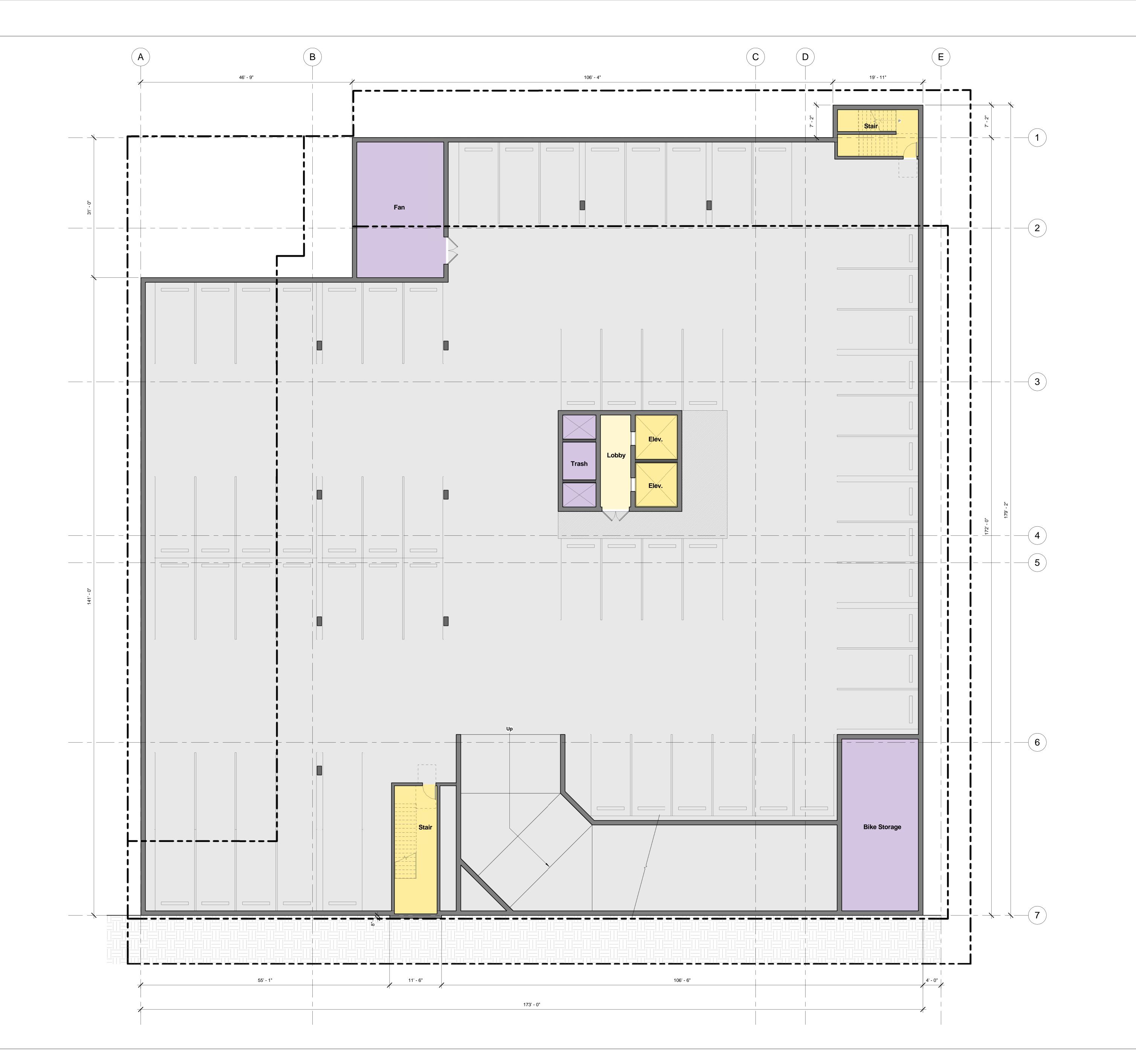
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B1 BASEMENT PLAN





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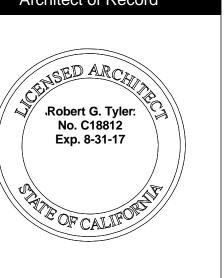
Description **B2 BASEMENT PLAN**

Lowest Grade / 829' - 9"



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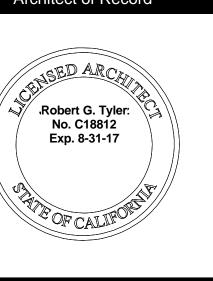
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	Description				
EAST ELEVATION					



Architect of Record



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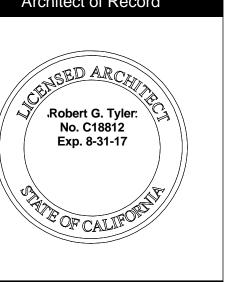
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NORTH ELEVATION				

cale 1/8" = 1'-





Architect of Record



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cale 1/8" = 1'-

WEST ELEVATION

Lowest Grade / 829' - 9"

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1st Floor South

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Description SOUTH ELEVATION				

cale 1/8" = 1'-