

PROJECT SUMMARY

PARKING REQUIRED	
EXISTING OFFICE:	360 W/ 25% REDUCTION = 274 SPACES
RESTAURANT:	1 SPACE/100 SF W/ 10% REDUCTION = 71 SPACES
RESIDENTIAL PARKING REQ'D	
UNITS < 650 SF (1 PER UNIT)	43 SPACES
UNITS > 650 SF (1.5 PER UNIT)	323 SPACES
GUEST PARKING (1 PER 10 UNITS)	26 SPACES
TOTAL RESIDENTIAL PARKING:	392 SPACES
TOTAL PARKING REQUIRED:	**737 SPACES**
PARKING PROPOSED*	
OFFICE	
SURFACE PARKING:	20 SPACES
PARKING STRUCTURE:	254 SPACES
TOTAL OFFICE PARKING:	274 SPACES
RESTAURANT:	71 SPACES
(PROVIDED BY SURFACE PARKING LOT & 2 LEVELS OF ABV. GRADE PARKING STRUCTURE DIRECTLY BEHIND RESTAURANT)	
RESIDENTIAL	
PLAN 1 & PLAN 1A:	43 SPACES
PLAN 2 THRU PLAN 4:	323 SPACES
GUEST PARKING:	26 SPACES
TOTAL RESIDENTIAL PARKING PROPOSED:	392 SPACES
TOTAL PARKING PROPOSED:	**737 SPACES**

*PARKING PROVIDED IN TWO LEVELS OF UNDERGROUND PARKING, TWO LEVELS OF ABOVE GRADE PODIUM PARKING AT THE NORTH BUILDING, ONE LEVEL OF ABOVE GRADE PODIUM PARKING AT THE SOUTH BUILDING, SURFACE LOTS AT WEST OF OFFICE TOWER & WEST OF RESTAURANT.

SOUTH BUILDING			
RESIDENTIAL UNITS	**AREA**	**COUNT**	**SUBTOTAL**
PLAN 1 - STUDIO	442 SF/UNIT	14	6,188 SF
PLAN 1A - STUDIO	560 SF/UNIT	5	2,800 SF
PLAN 2 - 1 BEDROOM	724 SF/UNIT	95	68,780 SF
PLAN 2A - 1 BEDROOM	868 SF/UNIT	5	4,340 SF
PLAN 2B - 1 BEDROOM	728 SF/UNIT	5	3,640 SF
PLAN 2C - 2 BEDROOM	1004 SF/UNIT	5	5,020 SF
PLAN 3 - 2 BEDROOM	1,053 SF/UNIT	38	40,014 SF
PLAN 3A - 2 BEDROOM	1,029 SF/UNIT	5	5,145 SF
PLAN 3B - 2 BEDROOM	1,149 SF/UNIT	5	5,745 SF
PLAN 3C - 2 BEDROOM	1,122 SF/UNIT	5	5,610 SF
PLAN 3D - 2 BEDROOM	1,101 SF/UNIT	4	4,404 SF
NET RESIDENTIAL		**186**	**146,666 SF**
LOBBIES & AMENITIES			7,038 SF
CIRCULATION			16,565 SF
SOUTH BUILDING TOTAL:			**177,307 SF**
TOTAL RESIDENTIAL:			**239,195 SF**
TOTAL PROJECT:			**368,720 SF**
OPEN SPACE			
COMMUNITY SPACE REQ'D:	59,938 SF [(30% NET FLOOR AREA (199,792 SF)]		
COMMON OPEN SPACE			
COURTYARD, SIDE YARDS, & GARDENS:			50,563 SF
ROOF TERRACE:			10,853 SF
PRIVATE OPEN SPACE			
BALCONIES (35% MAX. OF TOTAL REQ'D):			5,000 SF
COMMUNITY SPACE PROPOSED:			**66,416 SF**

PROJECT DATA SUMMARY	
SITE AREA	4.3 ACRES (187,410 SF)
DENSITY	
MAXIMUM ALLOWED:	60 DU/AC (258 UNITS)
PROPOSED:	258 UNITS
F.A.R.	
MAXIMUM ALLOWED:	2.0 (374,820 SF)
DENSITY PROPOSED:	1.9 (363,867 SF)
PROJECT AREA	
EXISTING OFFICE:	121,590 SF
NEW RESTAURANT:	7,935 SF
TOTAL COMMERCIAL:	**129,525 SF**

NORTH BUILDING			
RESIDENTIAL UNITS	**AREA**	**COUNT**	**SUBTOTAL**
PLAN 1 - STUDIO	442 SF/UNIT	16	7,072 SF
PLAN 1A - STUDIO	560 SF/UNIT	4	2,240 SF
PLAN 1B - STUDIO	445 SF/UNIT	4	1,780 SF
PLAN 2 - 1 BEDROOM	724 SF/UNIT	28	20,272 SF
PLAN 2D - 1 BEDROOM	734 SF/UNIT	4	2,936 SF
PLAN 2E - 1 BEDROOM	774 SF/UNIT	4	3,096 SF
PLAN 2F - 1 BEDROOM	756 SF/UNIT	4	3,024 SF
PLAN 3 - 2 BEDROOM	1,053 SF/UNIT	4	4,212 SF
PLAN 4 - 2 BEDROOM	1,240 SF/UNIT	4	4,960 SF
NET RESIDENTIAL		**72**	**49,592 SF**
LOBBIES & AMENITIES			7,898 SF
CIRCULATION			4,398 SF
NORTH BUILDING TOTAL:			**61,888 SF**

Occupancy Type:
R2 Residential Dwelling Units
S2 Parking Area
B Leasing Offices
A2 Restaurant

Construction Type:
Type III Modified framing over Type IA podium deck

Landscape Paving at Site:
80,591 sq. ft. (80,591 / 187,410 = 43% of total site)

Landscape Planting at Site:
32,744 sq. ft. (32,744 / 187,410 = 17.5% of total site)

Building Foot Print Area:
North Building = 22,369 sq. ft. (22,369 / 187,410 = 12% of total site)
South Building = 55,632 sq. ft. (55,632 / 187,410 = 29.7% of total site)
Restaurant = 7,680 sq. ft. (7,680 / 187,410 = 4.1% of total site)

Building Stories:
North Building, 8 Stories
P2 Parking (commercial), below grade
P1 Parking (residential), below grade
G Parking (restaurant)
2 Parking (restaurant) / Main Lobby / Leasing Office / Trash
3 Residential Units / Courtyard
4-6 Residential Units

South Building, 8 Stories w/ Occupiable Roof Terrace
P2 Parking (commercial), below grade
P1 Parking (residential), below grade
G Parking (residential) / Main Lobby / Trash
2 Residential Units / Courtyard
3-5 Residential Units
6 Residential Units / Roof Terrace
R Roof Terrace

Restaurant, 1 Story
G Dinning / Kitchen

PROJECT TEAM

OWNER:
CFT NV DEVELOPMENT, LLC
1370 Jet Stream Drive, Suite 140
Henderson, NV 89052

ARCHITECT–HOUSING:
LCRA
35 Hugus Alley, Suite 220
Pasadena, CA 91103
(626) 449-9698

ARCHITECT–OFFICE:
MCKENTLEY MALAK
35 Hugus Alley, Suite 200
Pasadena, CA 91103
(626)-795-2008

ARCHITECT–RESTAURANT:
AVROKO - BRAND BUREAU
224 Centre Street, 3rd FL
New York City, 10013
(212) 343-7024

CIVIL ENGINEER:
PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400

LANDSCAPE:
EPTDESIGN
844 East Green Street, Suite 201
Pasadena, CA 91101
(626) 795-2008

SIGNAGE:
TBD

PUBLIC ART CONSULTANT:
TBD

PROJECT DATA

PROJECT ADDRESS 3452 EAST FOOTHILL BLVD

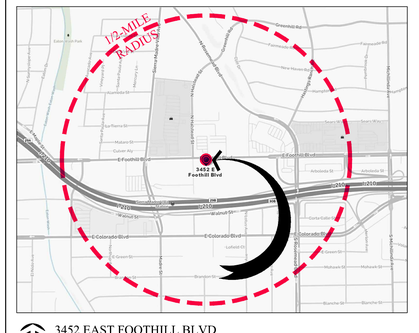
ASSESSOR PARCEL NUMBER 5757-030-041

ZONING DISTRICT EPSP-d2-CG-B

PROJECT DESCRIPTION

CONSTRUCTION OF TWO 6-STORY RESIDENTIAL BUILDINGS WITH TWO FLOORS OF SUBTERRANEAN PARKING, RESTAURANT REMODEL, AND UPDATE OF FIRST AND SECOND FLOORS OF EXISTING OFFICE STRUCTURE.

VICINITY MAP



3452 EAST FOOTHILL BLVD
PASADENA, CA

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

COVER SHEET A-0.0

LCRA



3488 E Foothill Blvd



3452 E Foothill Blvd



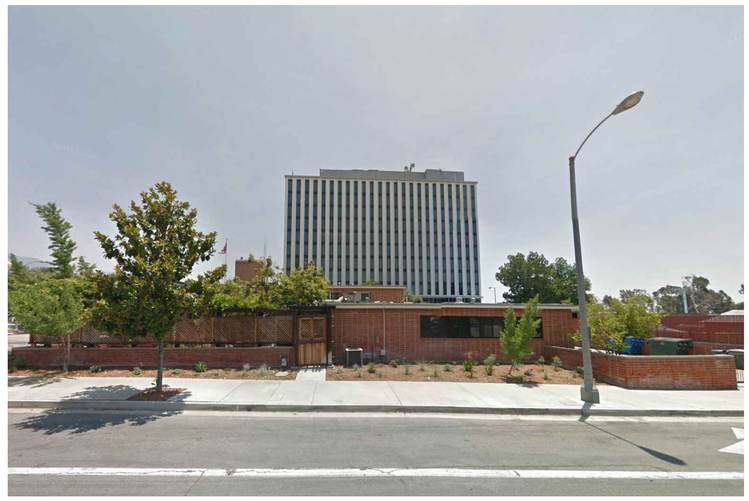
150 N Halstead St



3528 E Foothill Blvd



3430 E Foothill Blvd



3430 E Foothill Blvd



170 N Halstead St



3425 E Foothill Blvd



3425 E Foothill Blvd

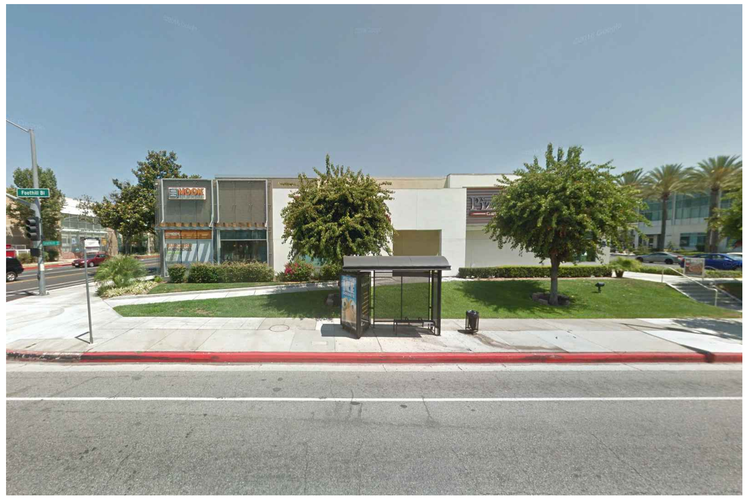
CFT GATEWAY CENTER

CFT NV Developments, LLC

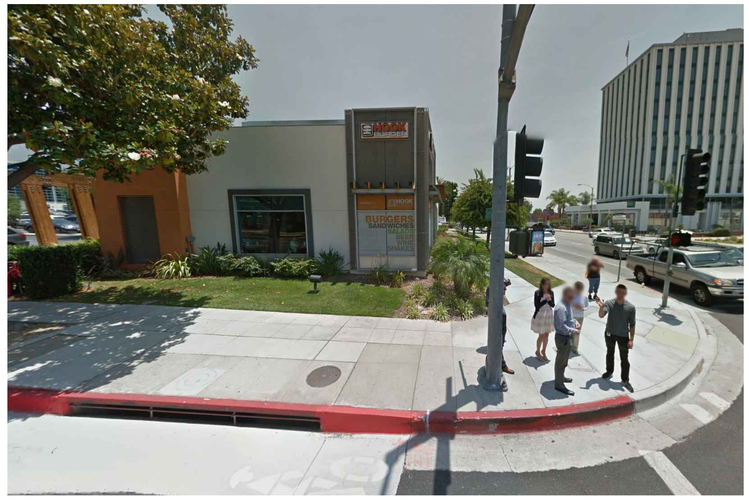
April 17, 2017

VISUAL CONTEXT PHOTO MONTAGE A-0.1

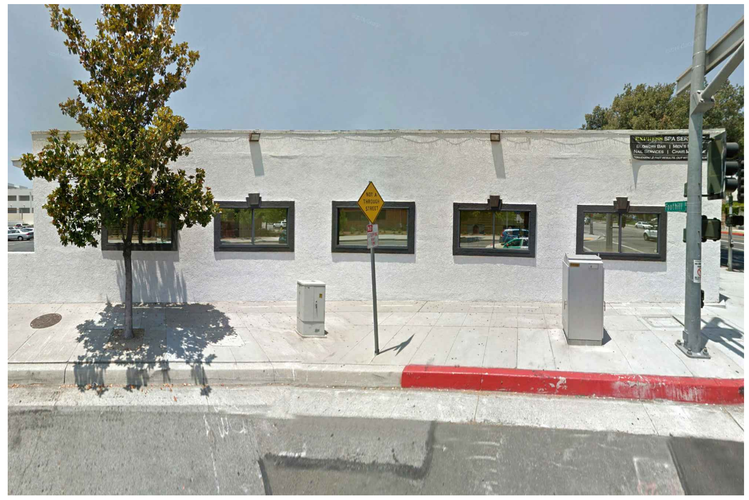
LCRA



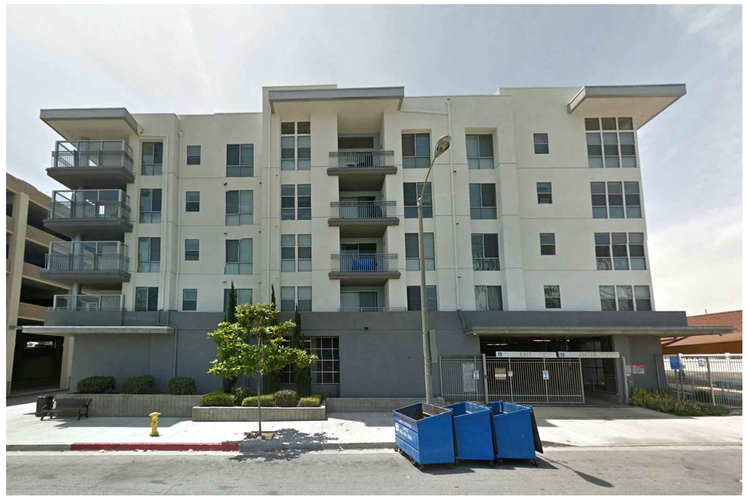
3453 E Foothill Blvd



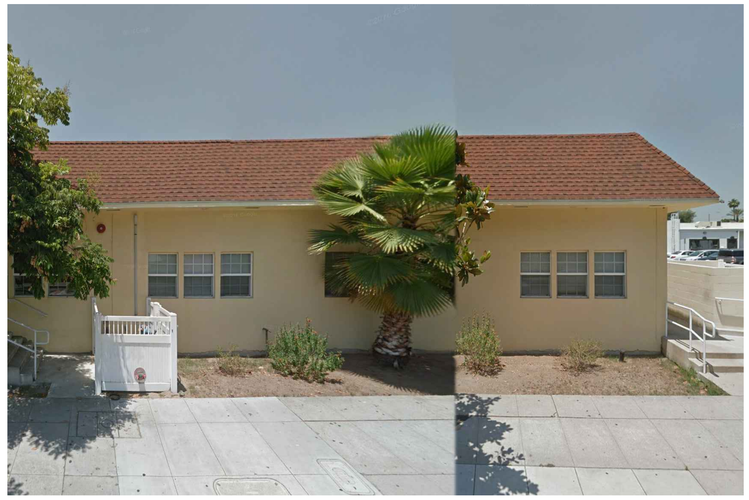
3453 E Foothill Blvd



3410 E Foothill Blvd



3360 E Foothill Blvd



169 N Halstead St



3475 E Foothill Blvd



3452 E Foothill Blvd



3452 E Foothill Blvd



3452 E Foothill Blvd

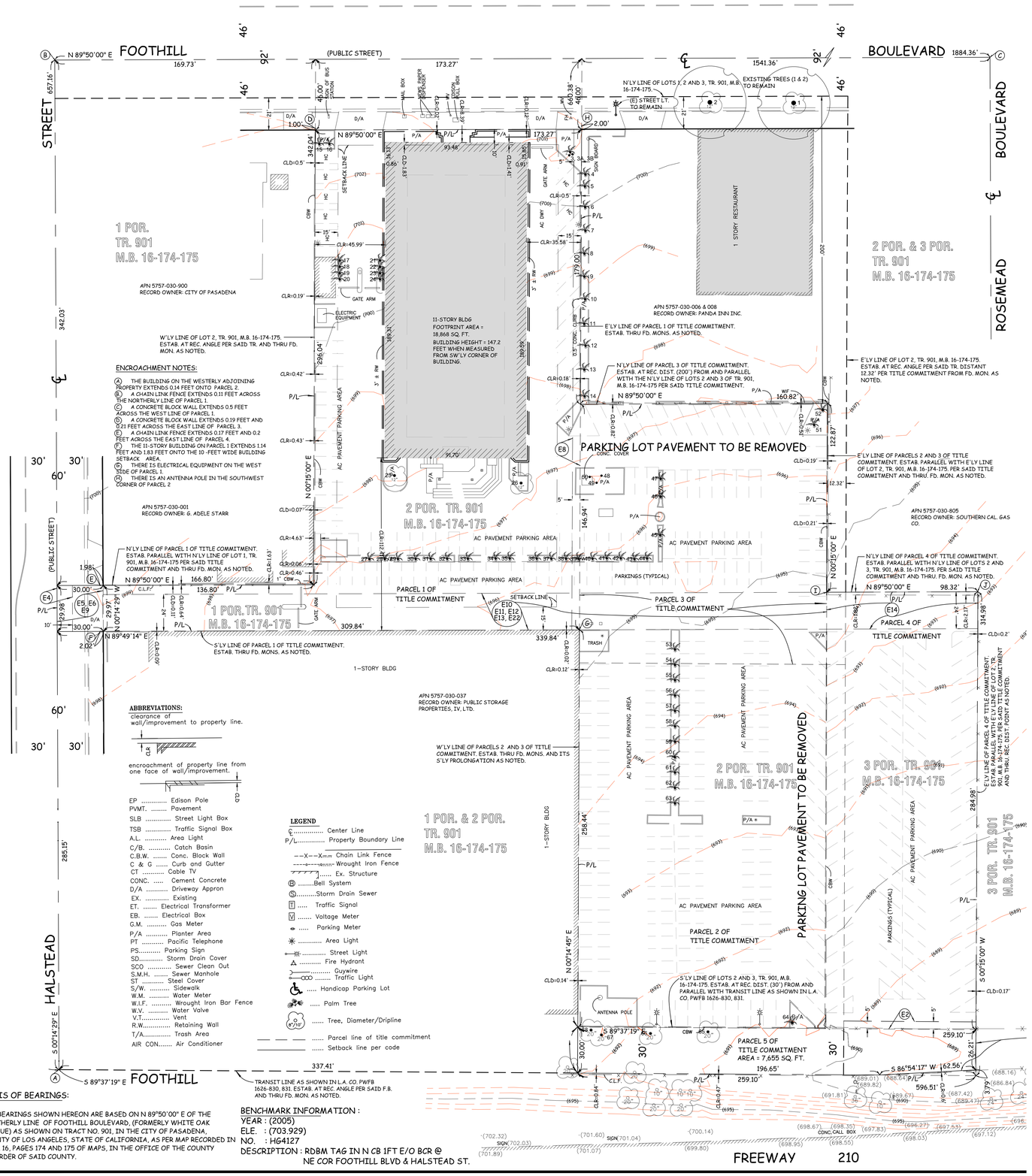
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

VISUAL CONTEXT PHOTO MONTAGE A-0.2

LCRA



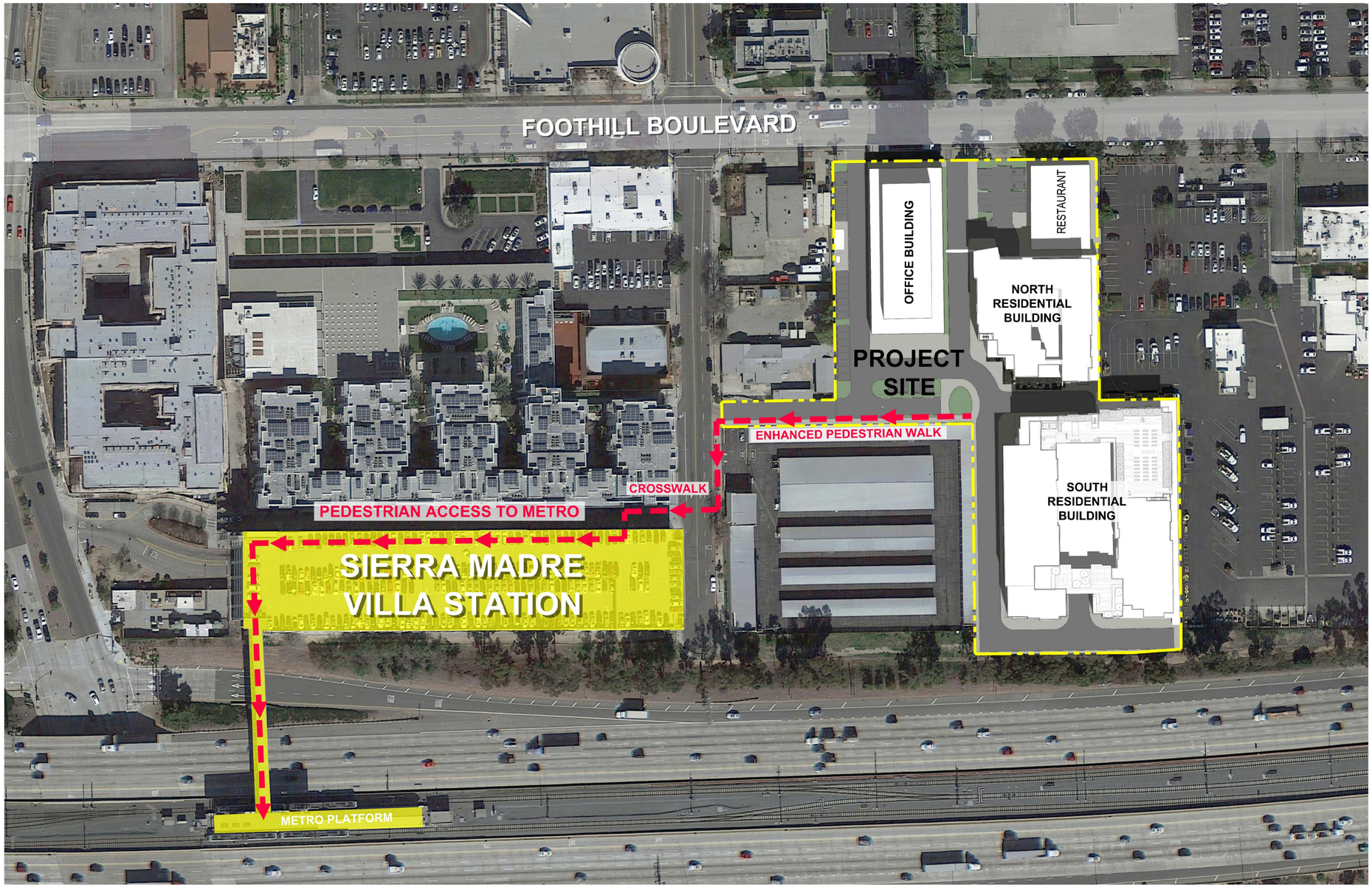
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SITE SURVEY A-0.3

LCRA



CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

AERIAL MAP A-0.4

LCRA

Responses to Staff Summary of Design Commission Comments --- Preliminary Consultation

1. Study how the development is compatible with the surrounding context and the architectural character and legacy of Pasadena, including materials, architecture, and color palette. The Design Commission has seen many examples of the use of large-scale thin framing devices in contemporary designs and these are generally not considered favorable design elements. The framing seems gratuitous and arbitrary. Consider having different framing and articulation on different elevations for the residential building. Consider a clean, classic, modern style like the Reposado Condo Project (170 N Halstead. St.)

   Response by LCRA: We have revised our design by eliminating all of the "framing" elements and have proposed to break up the building massing with horizontal extended deck elements and revised fenestration patterns. We have also varied the articulation of different massing blocks with color and parapet treatments.

2. The surrounding context includes a National Register-listed historic resource nearby (the Stuart Company Plant and Office building located at 3360 E Foothill Blvd.) and the project should consider responding to the mid-century modern/new formalism styles such as in the Stuart building that can typically be found in East Pasadena. An example of this would be the emphasis on horizontal lines and building that integrate the indoors with the outside.

   Response by LCRA: Horizontal lines have been emphasized and featured. We have also recalled the colonnade fronting the Stuart building with some of our base elements. Since the office tower is also of general mid-century vintage, by visually and functionally integrating relating to it, we have also responded to our context.

3. Study the possibility of including additional distinctive pedestrian-oriented commercial frontage space along the entire site facing East Foothill Boulevard, to ensure the primary street frontage of the site maintains visual continuity and encourages and enhances pedestrian activity.

   Response by LCRA: We have proposed a pedestrian oriented plaza/landscaped buffer between the office tower and the restaurant. There is also a wide tree-lined pedestrian way leading to the apartment leasing center south of the parking court. The small surface parking court will have highly enhanced paving and tree wells. Between the above and the landscaping in front of the restaurant, there will be strong pedestrian oriented enhancements along Foothill Blvd. The office tower has existing structural elements that limit the possibility of further pedestrian enhancement. However, its 18' wide steps should be inviting to pedestrians and the plantings will be unified with that of the rest of the frontage for continuity.

4. Study the relationship between the site and adjacent or nearby transit opportunities and determine if additional measures, such as additional pedestrian site access points, can be integrated into the design to encourage access to transit facilities.

   Response by LCRA: Our client has already taken strong positive measures by granting an access easement to the 170 N Halstead condo project so that our path toward the Goldline Station could be widened and treated in an inviting way. This path begins at the central node of our site, a mini-park space with landscape and seating, which is easily accessed from the office as well as apartment entries.

   Response by EPT: A sidewalk and trellis structure help to encourage pedestrian access to and from the Metro Gold Line Station and the project site. The trellis will include vine planting to soften the structure. Integrated lighting in the trellis will provide visibility and added safety in the evening. Additionally, a painted crosswalk across Halstead provides a clear path of travel.

5. Restudy the site plan to move away from the auto-centric circulation to one that celebrates pedestrian and bicycle activity, which activates the street edge along Foothill Boulevard, and promotes connectivity to public transit, especially the Sierra Madre Villa Metro station.

   Response by LCRA: The number of drives in the site plan is the result of several meetings with the City's fire department who require that number of fire lanes because of the depth of the site. We have proposed to treat two of the fire lanes with turfblock to create usable landscape courts, and with bollards to prevent day-to-day auto access, in order to enhance pedestrian or bicycle activity. We also request the Design Commission's approval of zero east side set back at the above grade garage structure in order to allow for a pedestrian way along one side of the central drive/fire lane. The special efforts taken to create a pleasant and shaded pedestrian pathway toward Halstead and the Goldline Station also address this comment.

   Response by EPT: Additional landscape space along the sidewalk west of the restaurant building and also south of the Gateway Tower help to create a more pedestrian friendly environment. These areas include full tree canopies, seating opportunities, enhanced colored concrete paving, trellis structures, and landscape planting. Also, portions of the drive aisle have been converted to turfblock to soften the roadway and create a more park like environment.

6. Consider incorporating the public art requirement into the Halstead Street entrance and pedestrian walkway as a solution to the blank wall.

   Response by LCRA: We are studying a planting and articulation solution for the blank wall but will also consider integrating public art. The blank wall belongs to the adjacent storage site so this will have to be taken into consideration. The Art Commission's comments and preferences will also affect this item but we will consider this seriously.

   Response by EPT: The proposed trellis that leads from the Gold Line Station to the project site provides an opportunity to incorporate art work. Public art could be an integral part of the structure design and lighting.

7. Study removal of the at-grade parking area west of the restaurant building, or a portion thereof, to create an active pedestrian-oriented space and create a sense of place at the street edge and emphasizing pedestrian and bicycle circulation. This could possibly include the required public art feature, a fountain, street furniture, outdoor dining or seating, and landscaping. The frontage of the Stuart Building located at 3360 E Foothill boulevard should provide inspiration. Consider relocating the at-grade parking serving the restaurant so that it is not along the Foothill boulevard edge.

   Response by LCRA: A portion of the surface parking for the restaurant has been removed and a people oriented zone has been proposed. Please see landscape plans for detailed treatment.

   Response by EPT: The size of the landscape space between the parking court and the sidewalk at the restaurant building has been increased to allow for adequate screening of the parking lot and the inclusion of a garden room. A series of raised concrete planters help delineate the space with long seatwalls providing seating opportunities. A fountain provides visual interest and a focal point. A trellis structure provides shade with hedge planting along the southern edge in order to screen the parking area.

8. There is special emphasis on landscaping in East Pasadena and a design for a low wall and landscaping to screen the at-grade parking lot west of the new restaurant, if retained, should be included in the plans.

Response by LCRA: Panda Inn would like to provide convenient parking for its many take-out patrons. The existing restaurant has the same. The proposed surface parking court allows continuation of this practice but it will be fully enhanced so it is not a typical asphalt lot. Please see details on landscape plans.

Response by EPT: A garden room has been created along the sidewalk at the restaurant building. This landscape space included a series of raised concrete planters and linear seatwalls. Hedging and screen planting will run along the southern edge of this area, adjacent to the parking court, to screen the parking lot.

9. Consider designing a waiting area in the restaurant entrance area, as there are typically patrons waiting for tables in the current entryway.

Response by LCRA: The enhanced space to the west of the restaurant has been furnished with seating and shade for waiting patrons.

Response by EPT: The space west of the restaurant building has been redesigned into a garden room with a fountain, trellis, seatwall, raised planters, and landscape planting. This area provides several seating opportunities for patrons as they wait to enter the restaurant.

Response by Brand Bureau: Guests arrive through a sunlit, double-height entrance that gives way to a generous waiting area. This procession is flanked on both sides by greenery, inspired by mid-century residential landscaping and the blending of indoor/outdoor living. It fosters a sense of arrival that connects the exterior concept to the interior dining experience.

10. The new restaurant design doesn't relate to residential building as designed currently. The design should be more compatible with the residential and office buildings. A suggestion would be to reflect materials similar to the screen and paving inspiration images for the restaurant into the residential landscape and design. The inspiration photos for the restaurant are exciting, and should provide further direction and inspiration. The restaurant roof and skylight need to be rethought; consider inspiration from the simple and clean elements of Chinese architecture. It can contrast the other buildings, provide a surprise, and still be in harmony.

Response by Brand Bureau: The updated design package adds a layer of strategic thinking to the overall concept. The proposed Panda Inn exterior distills a contemporary approach to traditional Chinese architecture in a mid-century Californian landscape.

The exterior is primarily composed of white stucco, a material used throughout the development, and in-line with the referenced era. The entrance portal has been modified to reflect initial imagery, per 02/17 comments, while the roof and overall massing have been refined to put forward a more-streamlined language with cleaner connections. Additional imagery references landscaping direction and a new approach for a contemporary screening language.

11. Consider providing a bridge that connects the second and third floor courtyards to create a more linear shared space that is easily accessible to all residents.

Response by LCRA: A bridge was part of our initial design concept presented at Preliminary Consultation but we eventually abandoned the idea because: 1) the two buildings are at different elevations because of the large drop in the site, causing an uncomfortable slope at the bridge; 2) the jog in the property, together with the fire lane requirement, made the horizontal circulation very difficult to align without losing units; 3) the two above items, and the different floors that the courtyards are on, created an overly circuitous path, making us question the viability of an expensive bridge; 4) the south courtyard is very large and has ample room for activities while the north courtyard is quieter for those who prefer a more restful space; 5) not having a bridge would force more pedestrians to the ground level to enjoy the entire site.

12. The ground floor open spaces appear to be fragmented throughout the site. Consider introducing instead a plaza/open space south of the existing office building that could be a shared open space. The design evolution schemes on Sheet A-0.4 seem to more closely meet these goals.

Response by LCRA: It is not possible to remove the fire lane entirely from the south side of the office tower. However, we are proposing adding bollards and turfblock to this fire lane so that it is more usable and green on an everyday basis. The design evolution schemes were negated by the City not allowing "mixed-use" on this site under the specific plan and also by the Panda Inn needing to be a remodel.

Response by EPT: The drive aisle south of the Gateway Tower has been redesigned to create a more pedestrian friendly environment and connect to the rest of the site. Turfblock and an additional garden space have been added to soften the area and create a park like atmosphere. Removable bollards have been added to the east and west to protect pedestrians while allowing for fire access per code. The garden space includes a trellis and seatwall with a walkway that connects to the central courtyard. The design language will be consistent throughout the ground level and will help unify the site, with enhanced colored concrete paving, trellis structures, and similar plant palette common throughout.

13. Reconsider the design option with that placed a garage structure against the highway instead of residential units, so units would not be directly facing the highway. If this is not possible, consider using sound-proof and sound minimizing materials for the residential buildings, especially on the south elevation facing the highway.

    Response by LCRA: This concept was studied but deemed not viable because the travel distance to may residential units as well as the office tower became too great. There was also a reduced number of residential units possible under this scheme. We will meet all code and noise study requirements to address the sound attenuation issue.

14. Consider how the project will relate to potential future redevelopment of the Public Storage site located at 150 N Halstead Street.

    Response by LCRA: The distance or our project's buildings from the shared property lines with the Public Storage site will more than allow for any building separation requirements. Our four-sided architecture also does not turn its back to this adjacent site, in case of any future development.

15. The application of white, blue, and green paint to the existing vertical elements of the tower is undesirable; consider instead applying a new coat of paint and celebrate the clean and classic lines of the office building tower.

    Response by McKentley Malak: The accent colors have been removed and the tower's vertical elements will be repainted the same color as existing.

16. Ensure that each elevation gets the same attention as the frontage; for example, the east elevation of the residential building seems flat and devoid of detail.

    Response by LCRA: Each elevation has been paid the same attention and continues the design vocabulary of the front/north elevation. The base element of the east elevations has been articulated to the extent possible and the upper levels are treated with the same attention. A well sized planter has been added along the entire length of each building's east elevation so that plants could drape down the walls to soften their impact.

17. Further knit together the new development with the existing buildings. Restudy how the residential buildings relate to the existing office building; the design of the new building doesn't have to be so literal in its design to tie into the existing buildings. A contrast could be good in this instance.

    Response by LCRA: The residential buildings have been re-designed to relate to the office building by being more mid-century modernist in its approach. There was no attempt to make a literal copy since the two building types are so different in scale. The two buildings relate at the pedestrian level with use of materials, colors, integrated landscape palette, and shared functions such as the gym in the office tower ground floor. The commercial aspect of the ground floor leasing office also relates to the commercial use of the office tower.

18. Consider methods to make the office building frontage entry stairs more inviting.

    Response by McKentley Malak: We will be modifying the materials and adding additional accent lighting at the existing stair location in order to lighten up the entry area and tie into the new pilaster/ trellis structure

19. Success of the proposed connector between the office building and northern residential building will depend on material and dimensions. Special attention should be paid to this element.

    Response by LCRA: Agreed. A durable and attractive material, such as stone veneer, will be selected and presented at Final Design Review. We have studied its dimensions feel the proposed is appropriate. This element is meant to be a gateway to the residential component since we have such a relatively small window to Foothill Boulevard. It was not meant to physically connect since that is not allowed.

Preliminary Concept List of Green Building Measures

1. The re-development of a large asphalt surface parking lot with housing is a classic case of brownfield development.

2. The addition of landscaping and trees, roof top gardens, and use of "cool roof" materials will greatly reduce the current urban heat island effect from the asphalt parking lot.

3. The remodel of the Panda Inn restaurant and preservation of as much existing structure as possible, instead of complete demolition and re-building with all new materials, is more sustainable and environmentally sensitive.

4. The development of housing in such close proximity to the Gold Line, together with design elements to encourage easy access to transit, will reduce vehicular trips to and from this project. Providing housing adjacent to a commercial use will also provide opportunity for employees to live adjacent to work, thus also reducing vehicular trips.

5. All new lighting will use LED or other high efficacy lamping. The existing lighting in the office building will be replaced with LED's to the extent possible.

6. Occupancy sensors will be installed with all new residential units.

7. All ducts and air handling units in the residential buildings will be installed in conditioned space.

8. Tankless water heaters will be considered for residential units.

9. All exterior stud walls to be 2x6 to accommodate higher R-value insulation.

10. All new windows to meet current Cal Green standards, which are the most progressive in the nation.

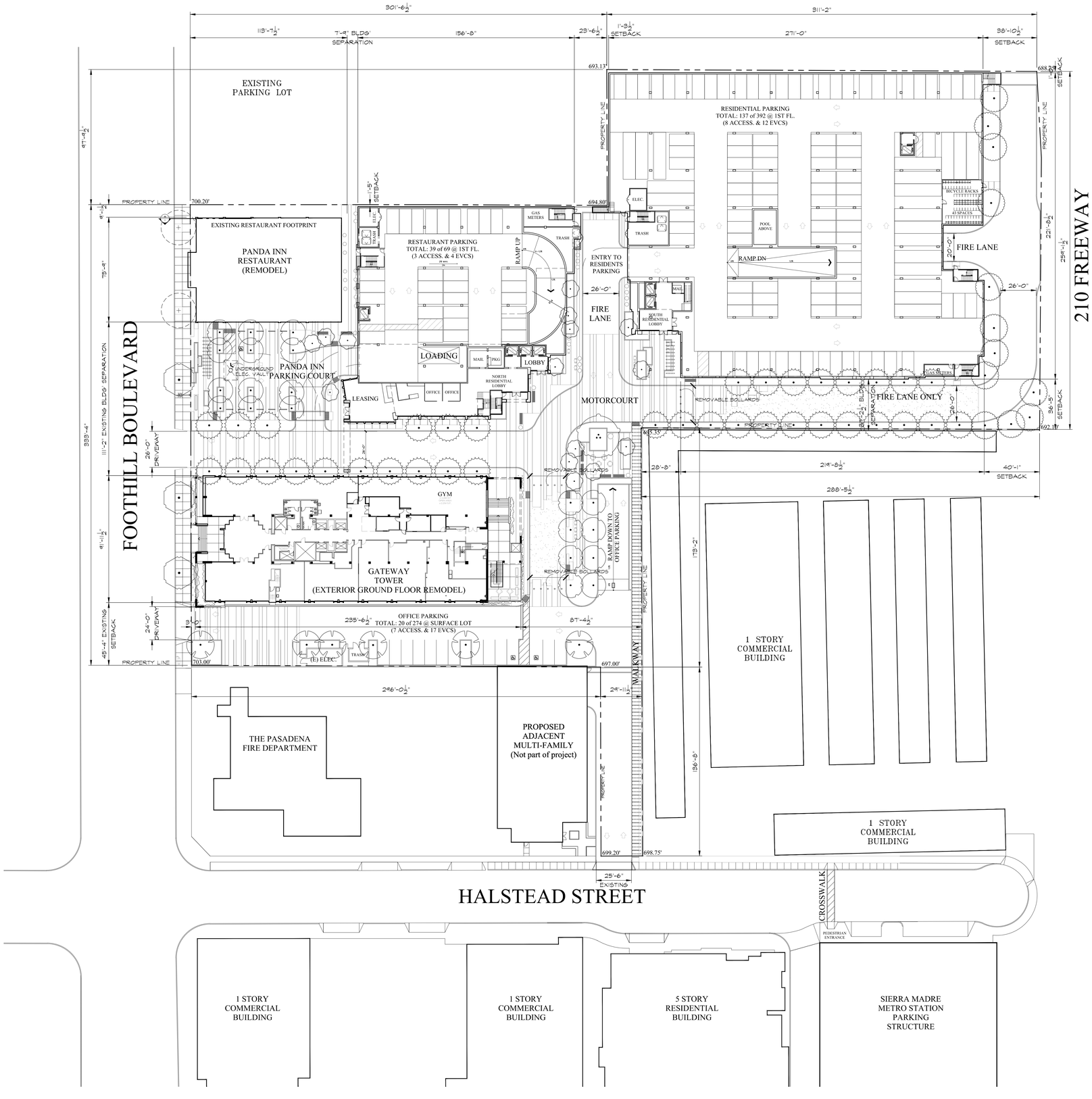
11. New buildings to be built to LEED standards, level and commissioning being discussed with owner.

12. Drought tolerant plantings and efficient irrigation systems for all landscaping.

13. Use of recycled content building and finish materials to be seriously considered.

14. Electric vehicle charging stations will be installed in garage.

15. Photovoltaic panels will be installed to at least provide electricity for all site and common area lighting.



Scale: 1"=30'-0"

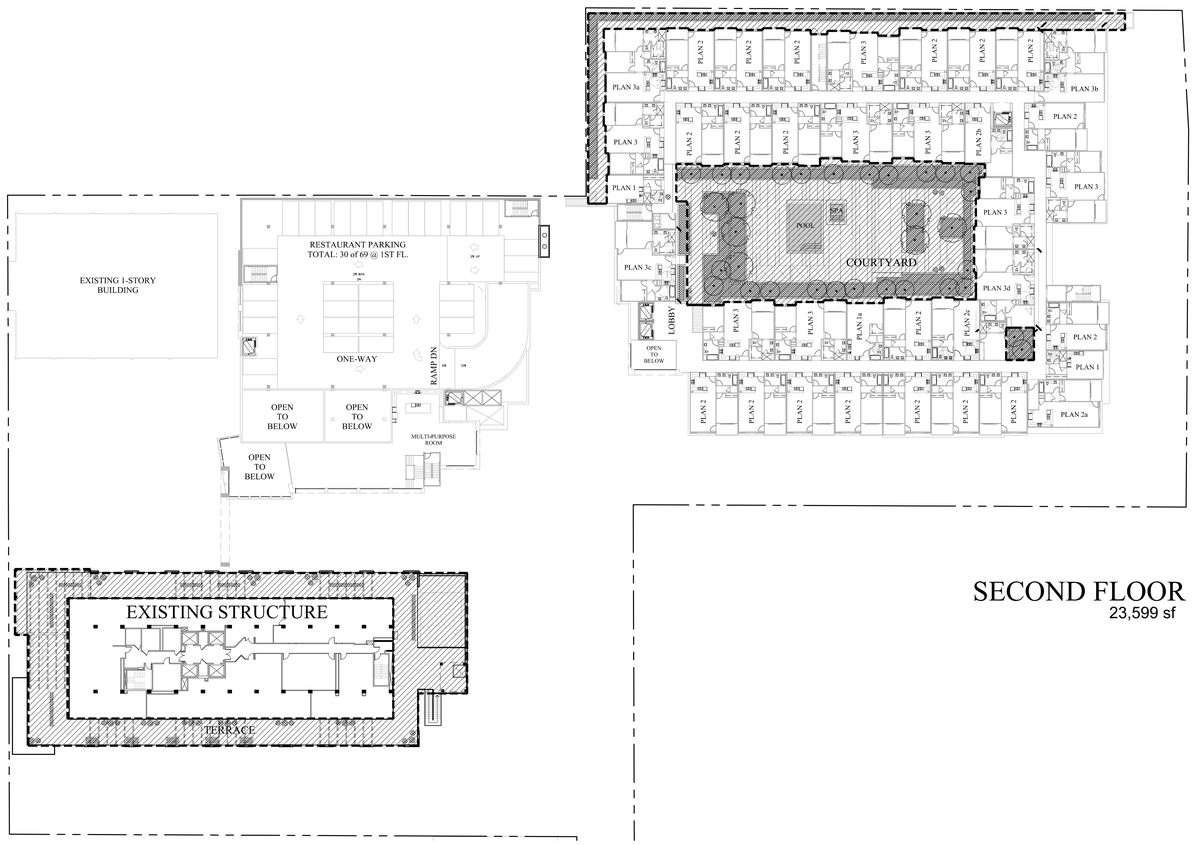
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

SITE PLAN A-0.8

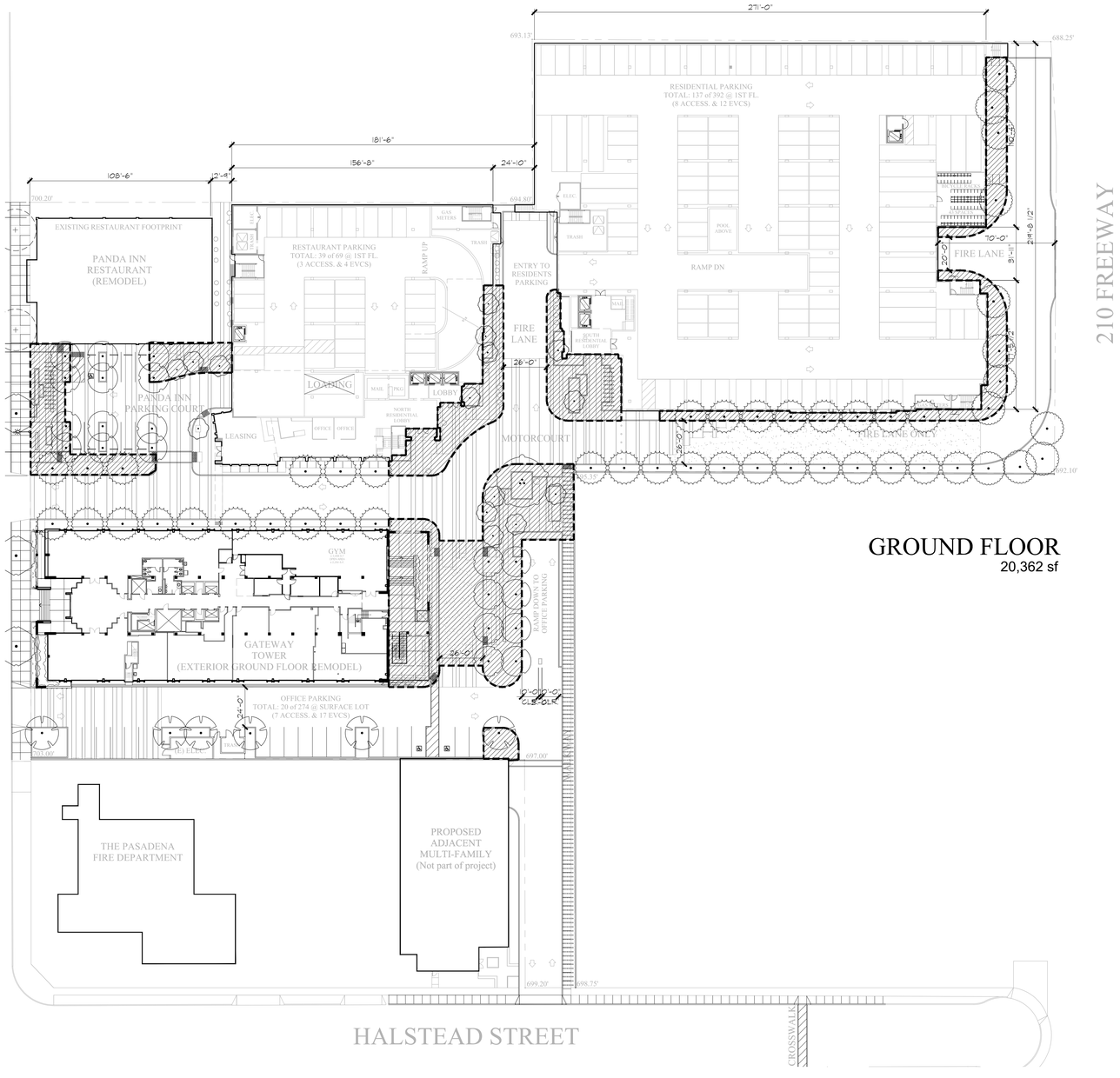
LCRA



SECOND FLOOR
23,599 sf



THIRD FLOOR
3,273 sf



GROUND FLOOR
20,362 sf

Scale: 1/32"=1'-0"

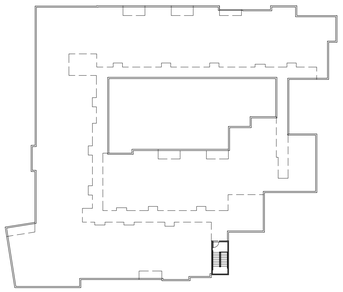
CFT GATEWAY CENTER

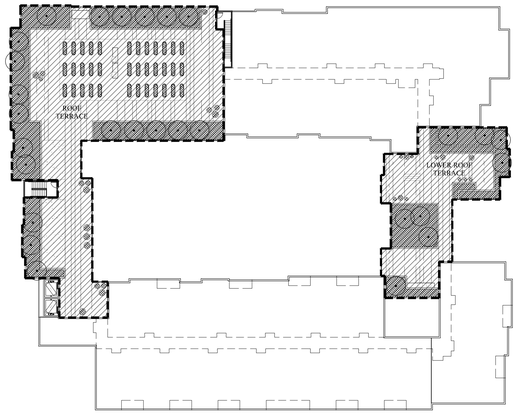
CFT NV Developments, LLC

April 17, 2017

COMMON OPEN SPACE DIAGRAMS A-0.9

LCRA



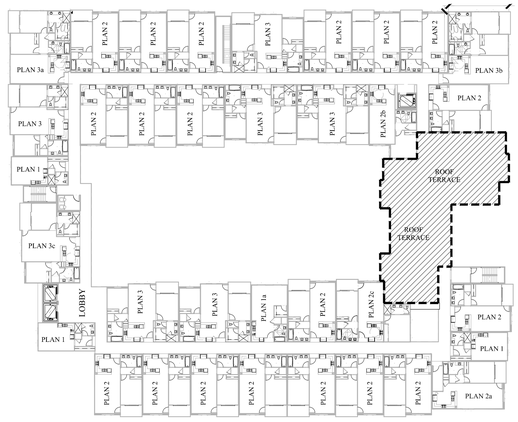


EXISTING STRUCTURE

PROPOSED ADJACENT MULTI-FAMILY (Not part of project)

ROOF TERRACE
10,853 sf





EXISTING STRUCTURE

PROPOSED ADJACENT MULTI-FAMILY (Not part of project)

SIXTH FLOOR
3,329 sf

Scale: 1/32"=1'-0"

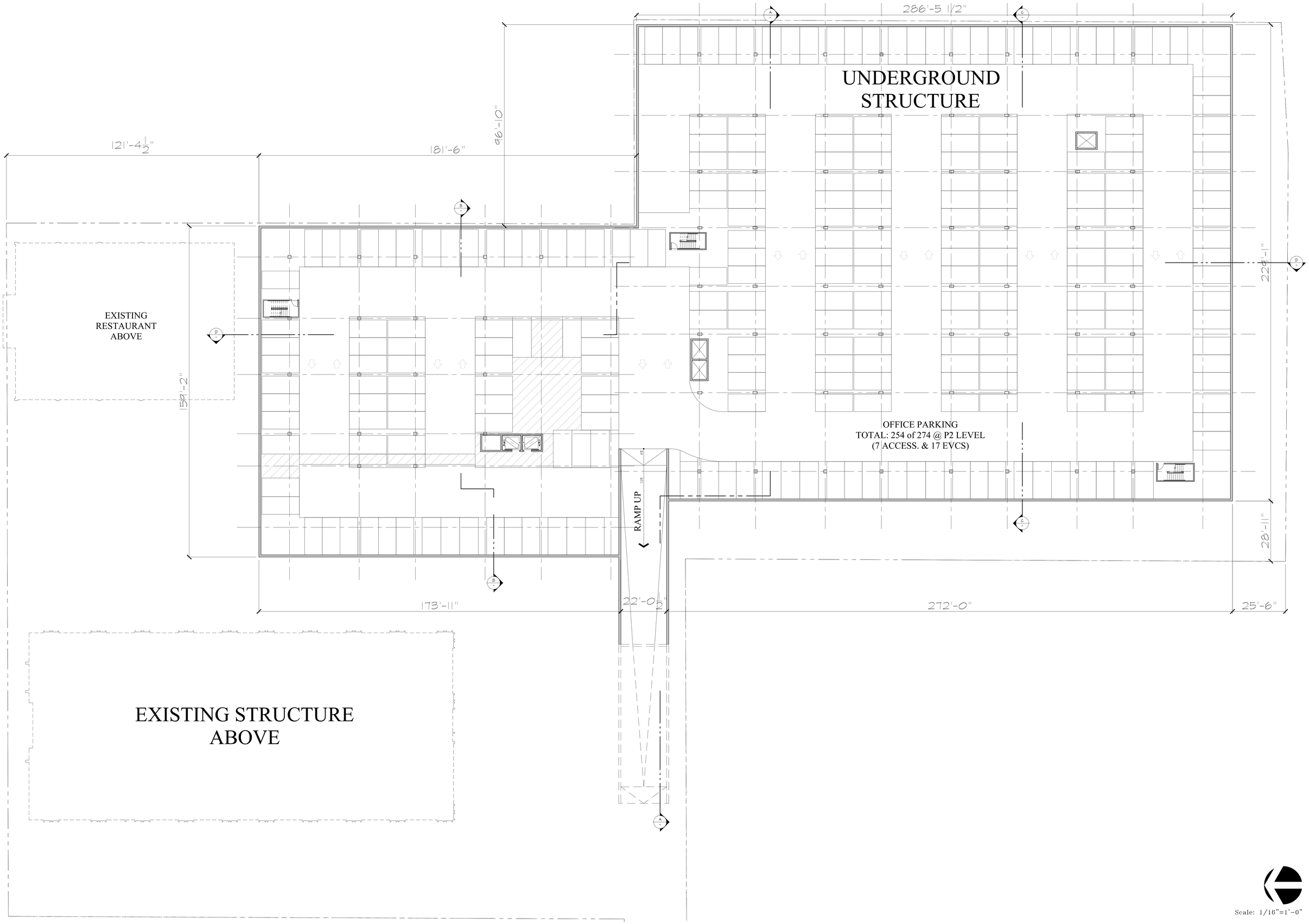
CFT GATEWAY CENTER

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April 17, 2017

COMMON OPEN SPACE DIAGRAMS A-0.10

LCRA



Scale: 1/16"=1'-0"

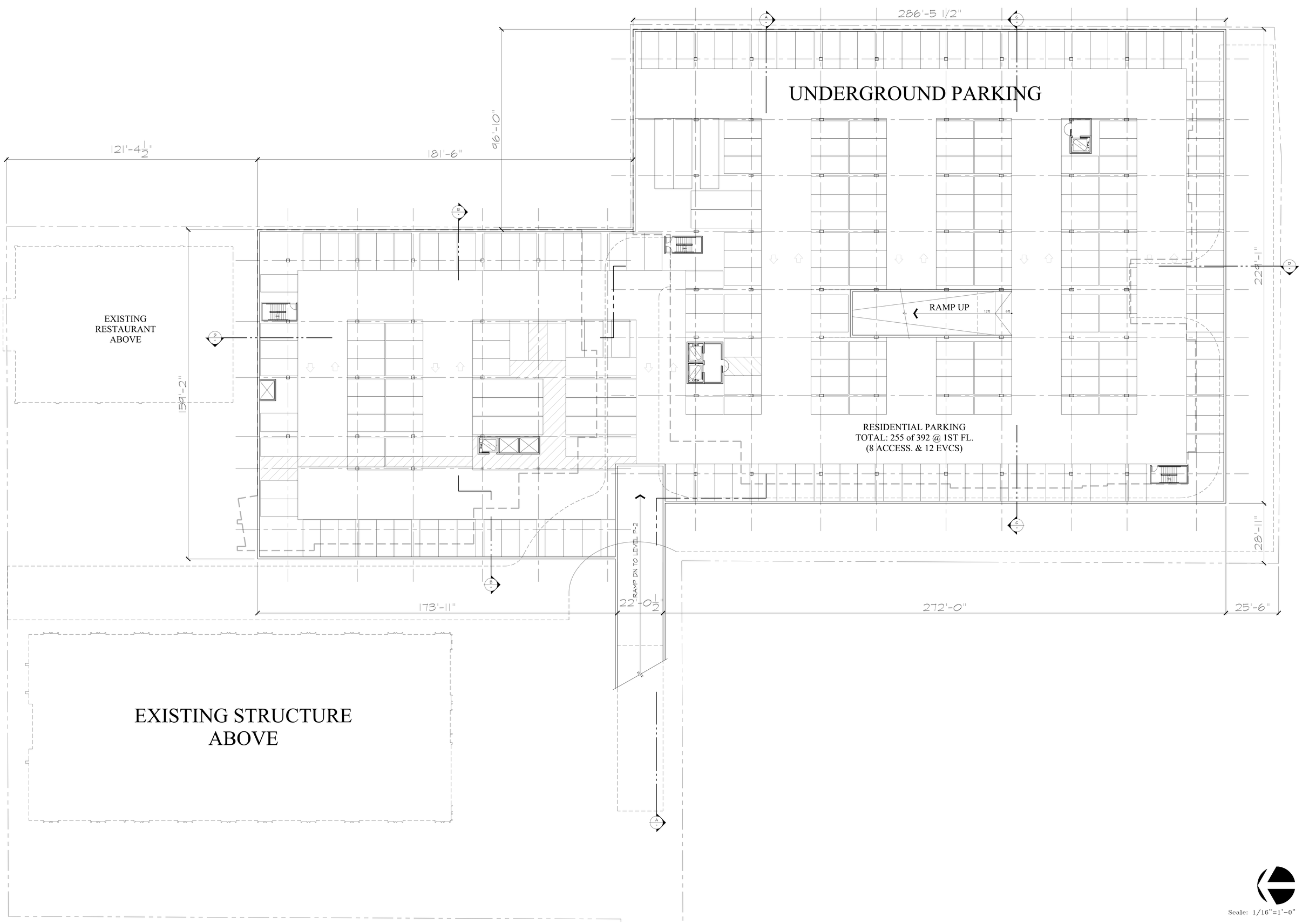
CFT GATEWAY CENTER

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April 17, 2017

UNDERGROUND PARKING LEVEL 2 A-1.0

LCRA



Scale: 1/16"=1'-0"

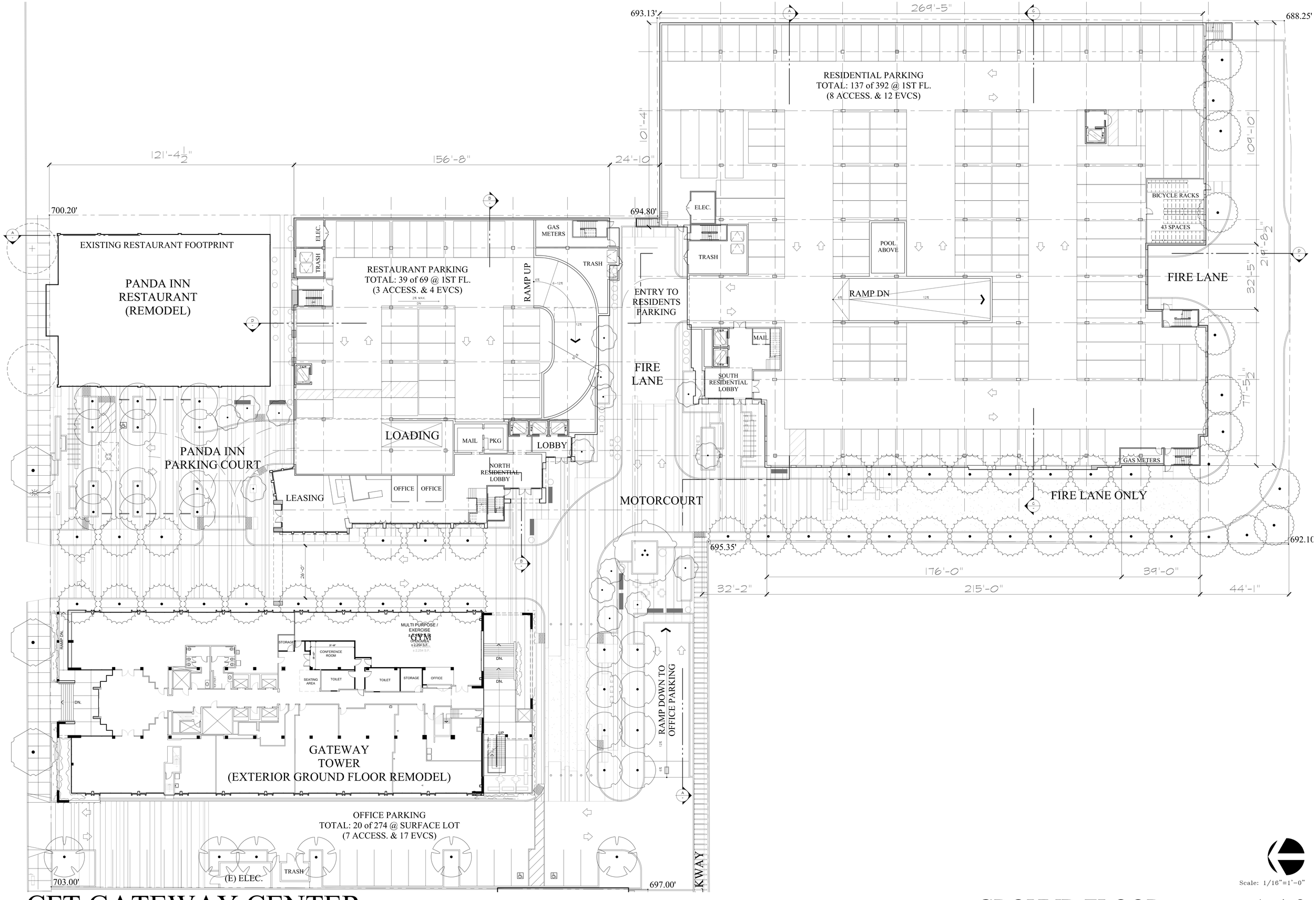
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

UNDERGROUND PARKING LEVEL 1 A-1.1

LCRA



Scale: 1/16"=1'-0"

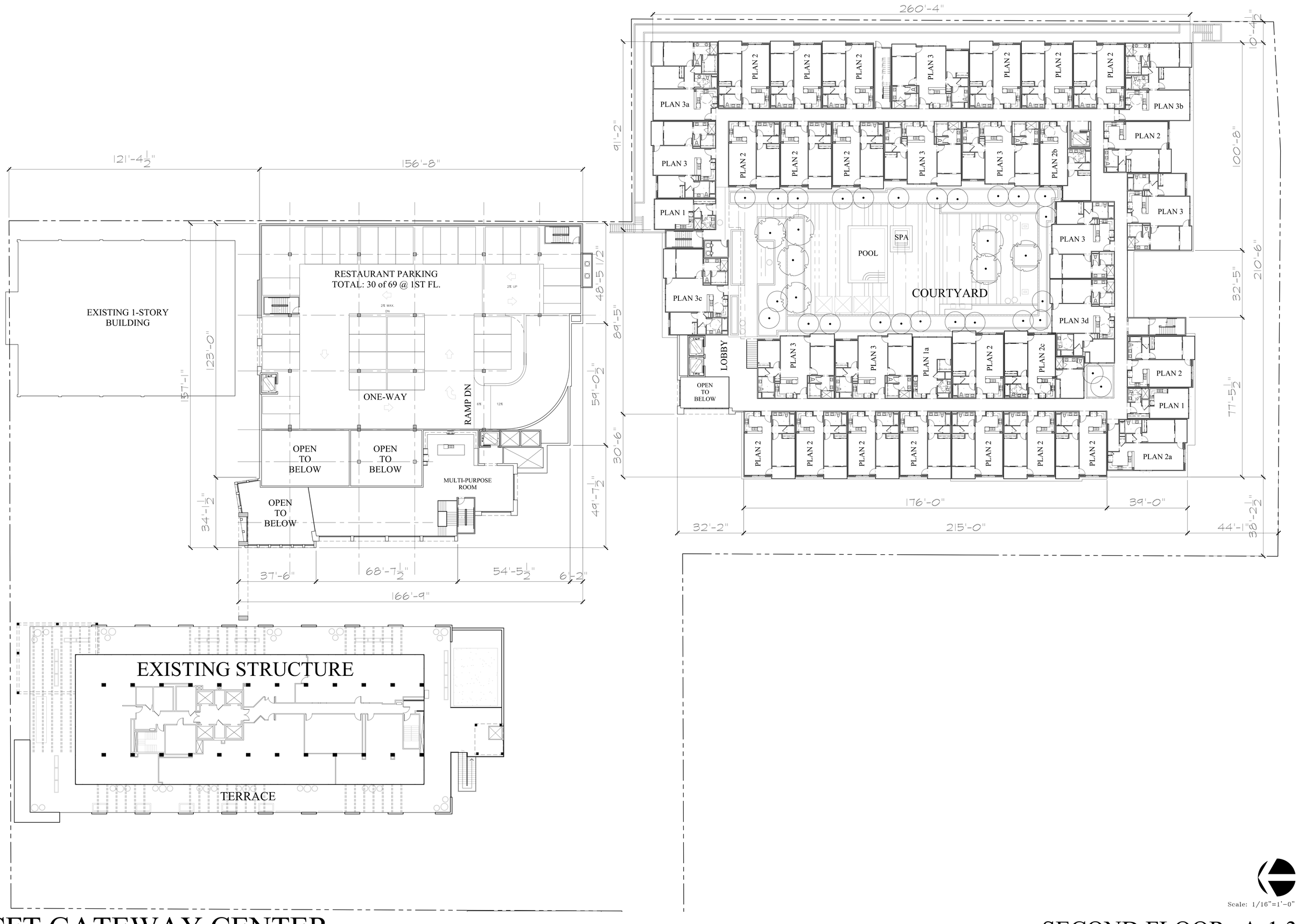
CFT GATEWAY CENTER

CFT NV Developments, LLC

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GROUND FLOOR A-1.2

LCRA



Scale: 1/16"=1'-0"

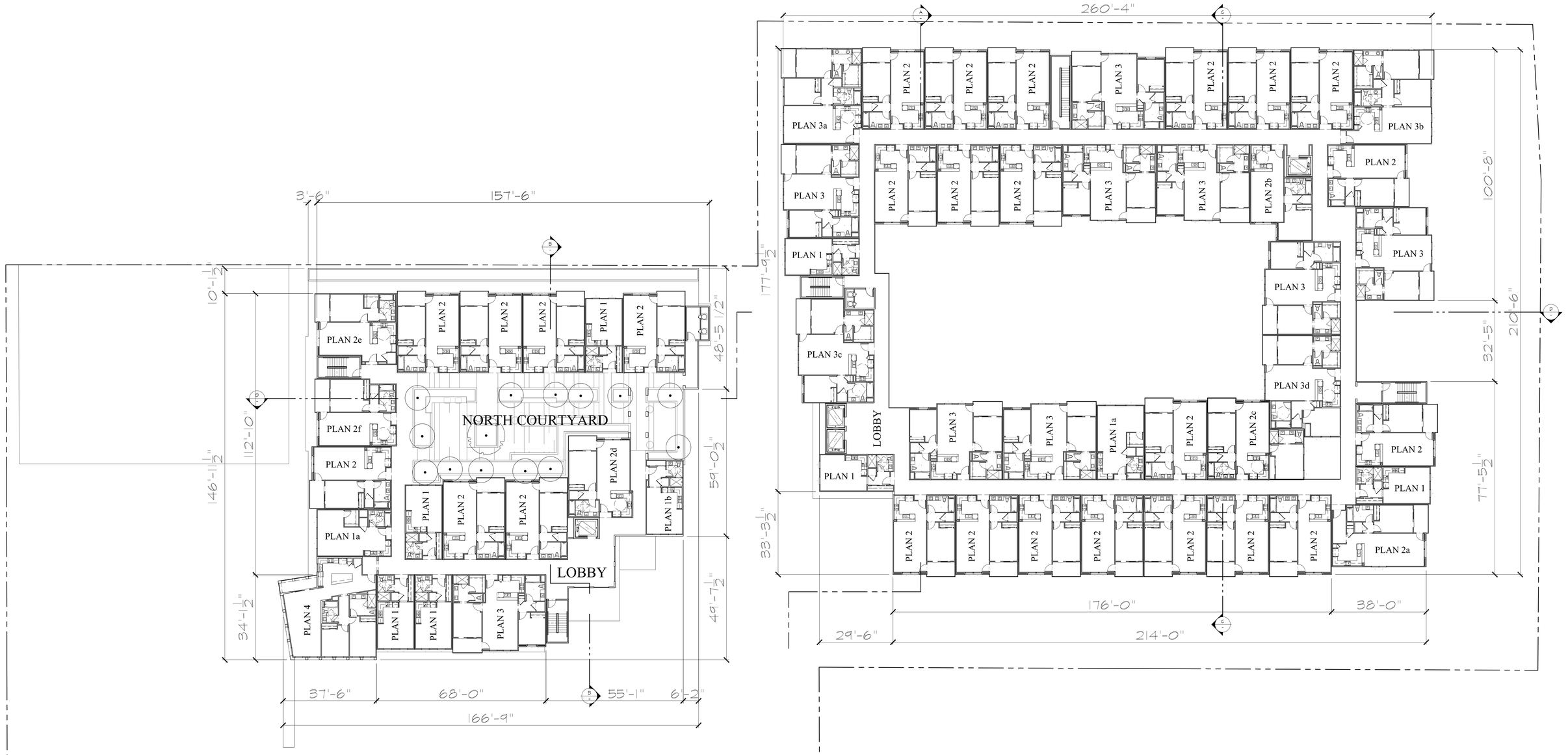
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

SECOND FLOOR A-1.3

LCRA



EXISTING STRUCTURE

Scale: 1/16"=1'-0"

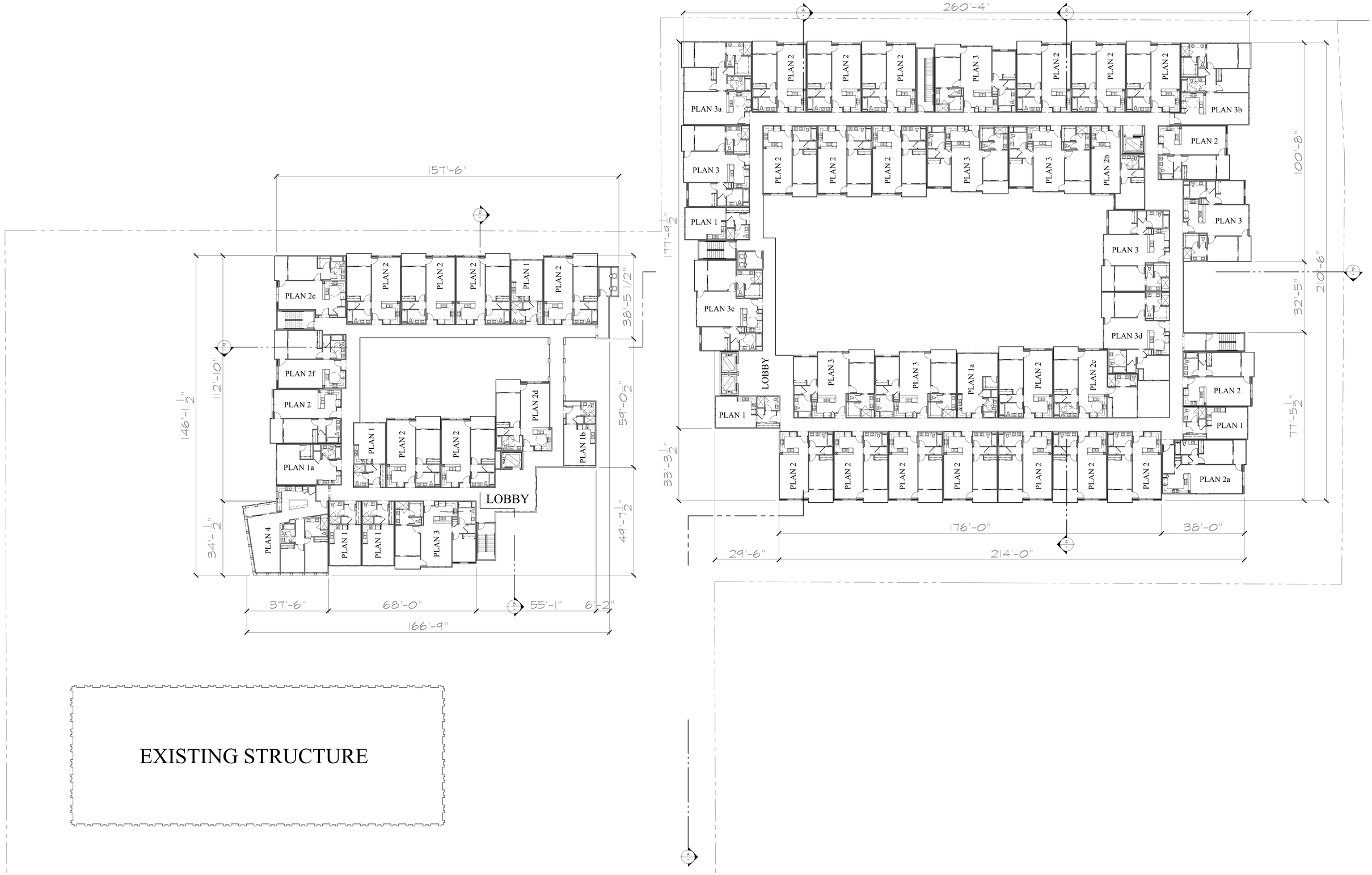
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

THIRD FLOOR A-1.4

LCRA



Scale: 1/16"=1'-0"

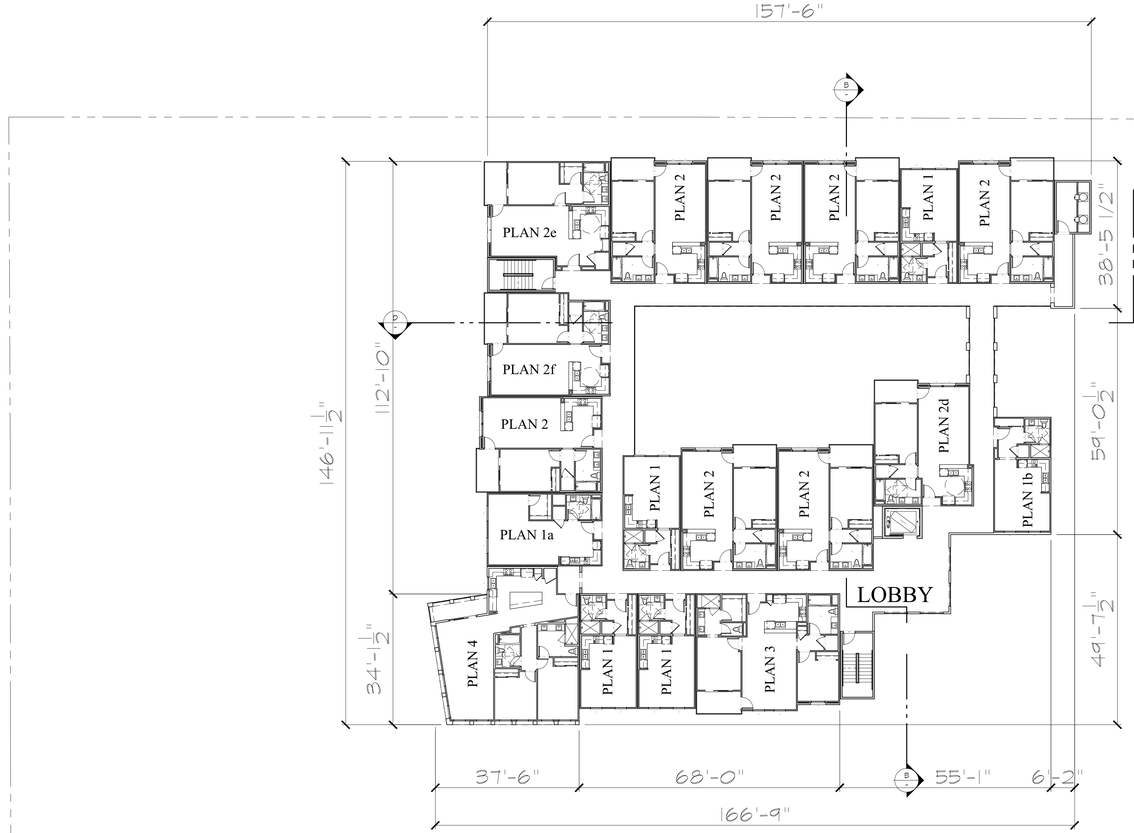
CFT GATEWAY CENTER

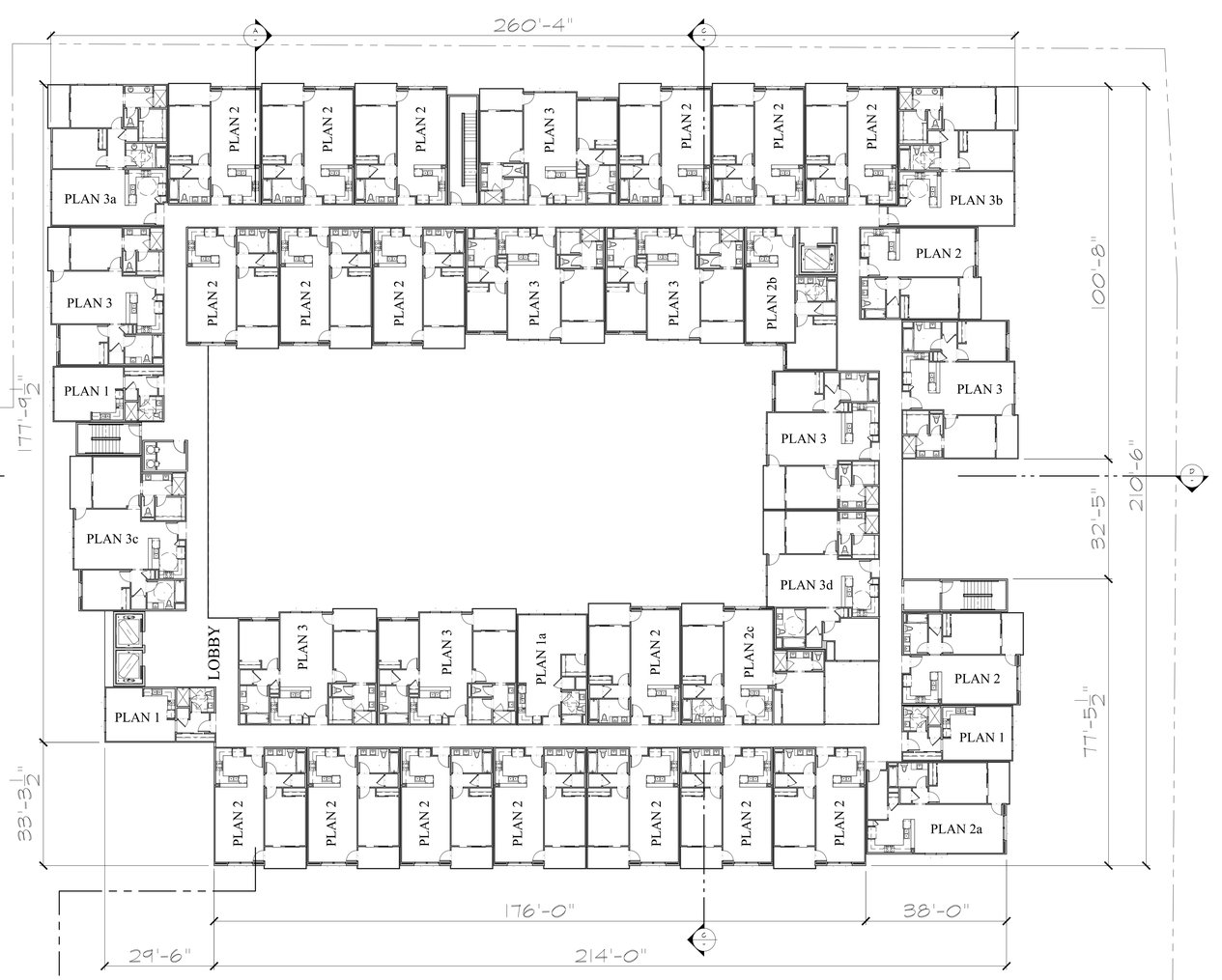
CFT NV Developments, LLC

April 17, 2017

FOURTH FLOOR A-1.5

LCRA





EXISTING STRUCTURE

Scale: 1/16"=1'-0"

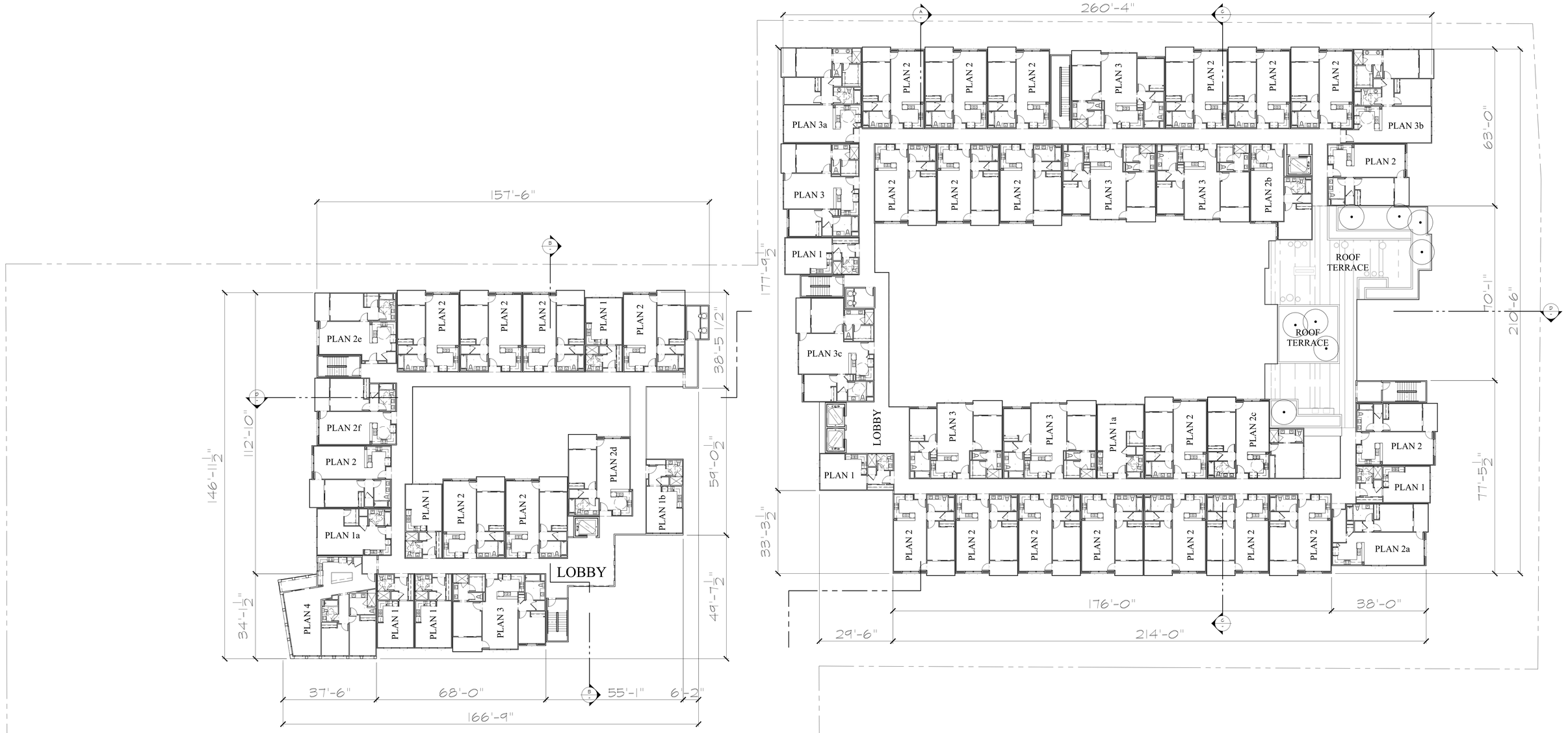
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

FIFTH FLOOR A-1.6

LCRA



EXISTING STRUCTURE

Scale: 1/16"=1'-0"

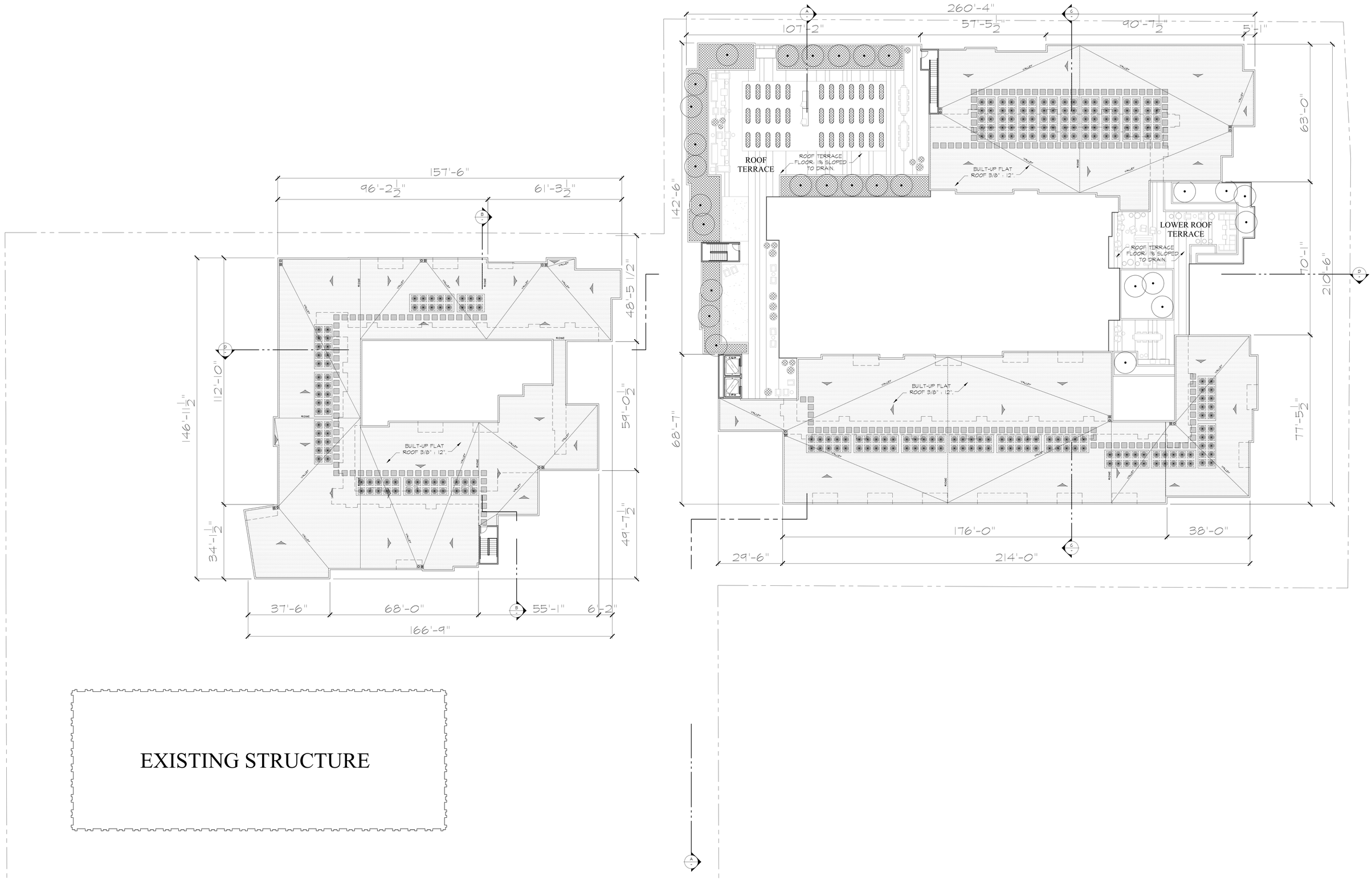
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

SIXTH FLOOR A-1.7

LCRA



EXISTING STRUCTURE

Scale: 1/16"=1'-0"

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

ROOF TERRACE A-1.8

LCRA



NORTH ELEVATION (FOOTHILL BLVD.)

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

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

COLOR NORTH BUILDING ELEVATION A-2.0

LCRA



SOUTH ELEVATION

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

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

COLOR BUILDING ELEVATION A-2.1

LCRA



EAST ELEVATION



WEST ELEVATION

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

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

COLOR NORTH BUILDING ELEVATIONS A-2.2

LCRA



NORTH ELEVATION



SOUTH ELEVATION

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

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

COLOR SOUTH BUILDING ELEVATIONS A-2.3

LCRA



EAST ELEVATION



WEST ELEVATION

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

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

COLOR SOUTH BUILDING ELEVATIONS A-2.4

LCRA



Note: Please refer to Sheet A-3.0 for Street Scene Elevation and Adjacent Buildings

NORTH ELEVATION (FOOTHILL BLVD.)



SOUTH ELEVATION

ELEVATION NOTES

1	EXTERIOR STUCCO FINISH	5	STOREFRONT WINDOW SYSTEM
2	STONE VENEER	6	GLASS RAILING
3	METAL TRIM	7	PLANTERS
4	VINYL DOORS/WINDOWS	8	METAL RAILING

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

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

NORTH BUILDING ELEVATION A-2.5

LCRA



EAST ELEVATION



WEST ELEVATION

ELEVATION NOTES

1	EXTERIOR STUCCO FINISH	5	STOREFRONT WINDOW SYSTEM
2	STONE VENEER	6	GLASS RAILING
3	METAL TRIM	7	PLANTERS
4	VINYL DOORS/WINDOWS	8	METAL RAILING

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

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

NORTH BUILDING ELEVATIONS A-2.6

LCRA



NORTH ELEVATION



SOUTH ELEVATION

ELEVATION NOTES

1	EXTERIOR STUCCO FINISH	5	STOREFRONT WINDOW SYSTEM
2	STONE VENEER	6	GLASS RAILING
3	METAL TRIM	7	PLANTERS
4	VINYL DOORS/WINDOWS	8	METAL RAILING

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

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

SOUTH BUILDING ELEVATIONS A-2.7

LCRA



EAST ELEVATION



WEST ELEVATION

ELEVATION NOTES

1	EXTERIOR STUCCO FINISH	5	STOREFRONT WINDOW SYSTEM
2	STONE VENEER	6	GLASS RAILING
3	METAL TRIM	7	PLANTERS
4	VINYL DOORS/WINDOWS	8	METAL RAILING

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

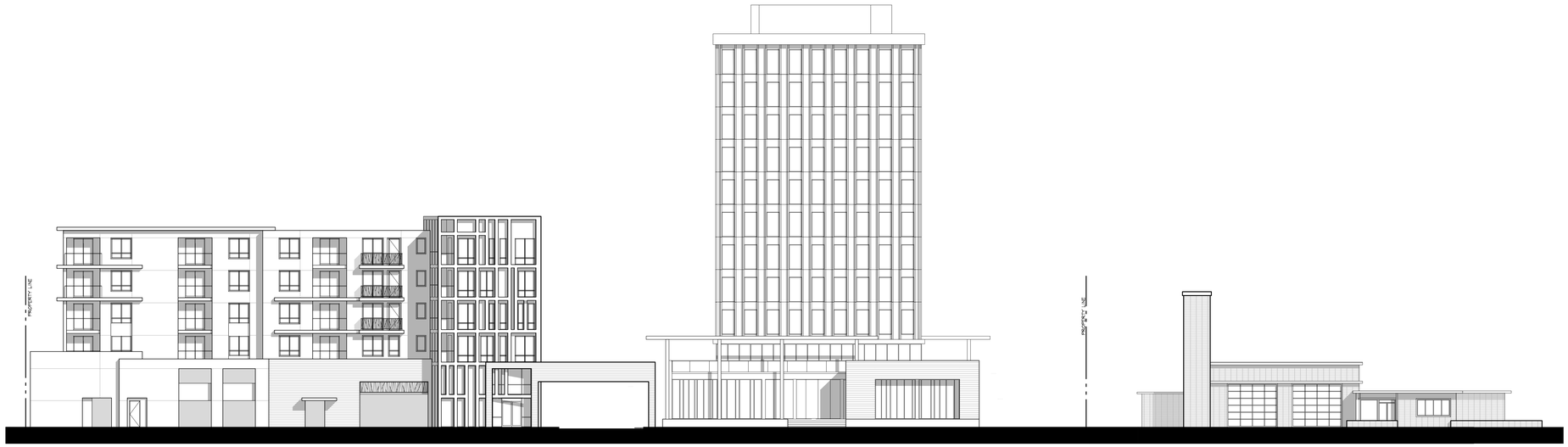
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

SOUTH BUILDING ELEVATIONS A-2.8

LCRA



Scale: 1/16'=1'-0"

NORTH ELEVATION (FOOTHILL BLVD.)

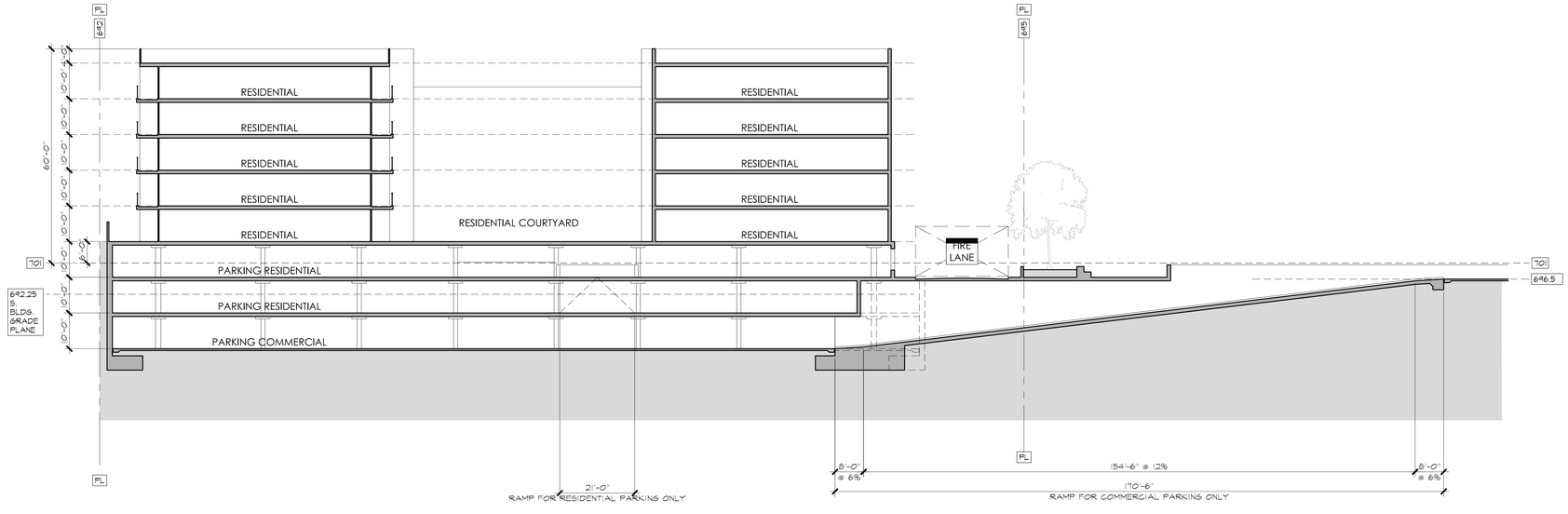
CFT GATEWAY CENTER

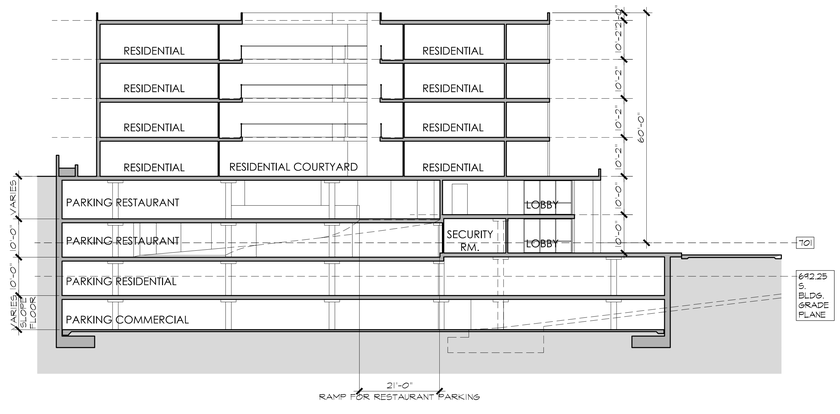
CFT NV Developments, LLC

April 17, 2017

STREET SCENE ELEVATION A-3.0

LCRA





Scale: 1/16"=1'-0"

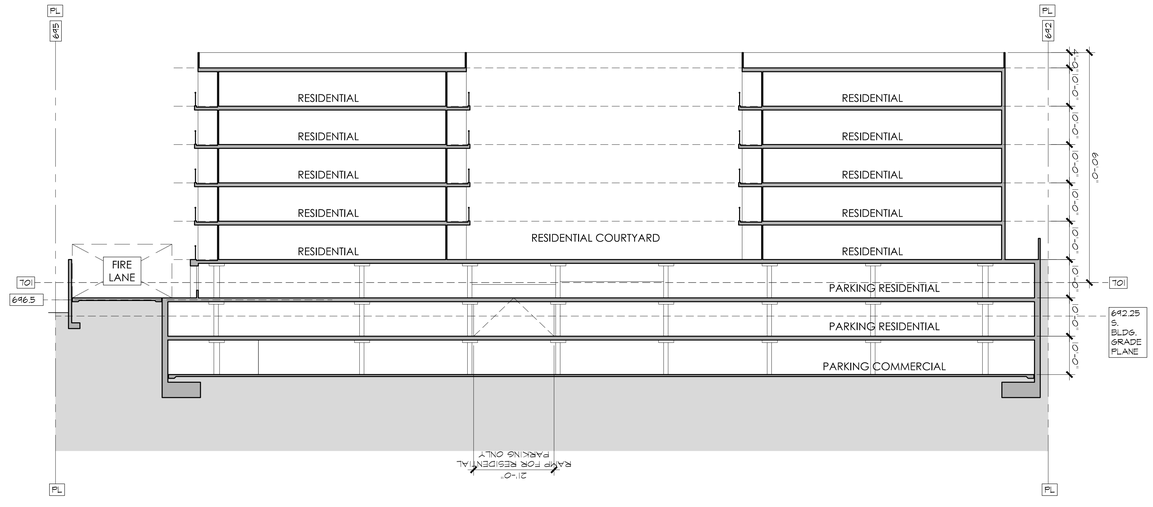
CFT GATEWAY CENTER

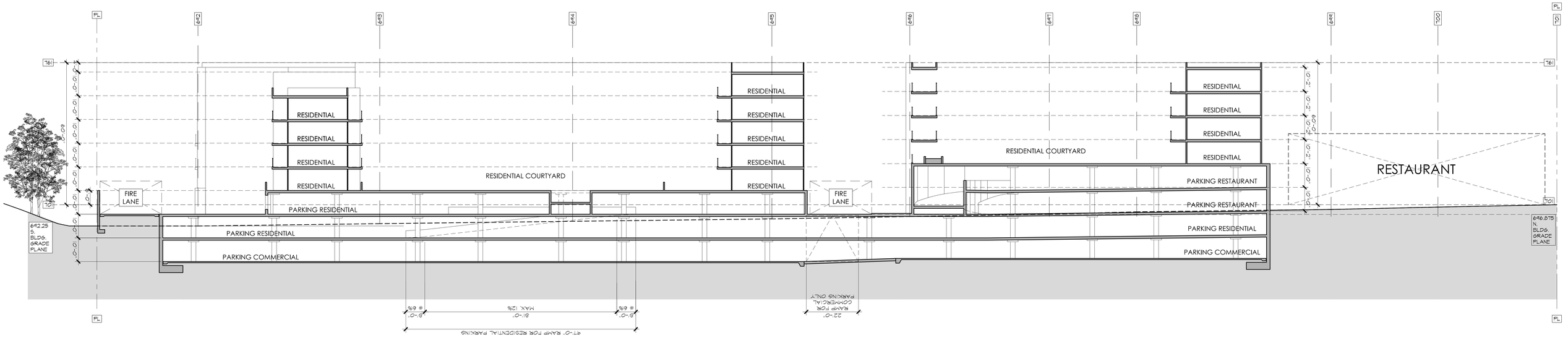
CFT NV Developments, LLC

April 17, 2017

COMPOSITE BUILDING SECTIONS A-3.1

LCRA





Scale: 1/16"=1'-0"

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 17, 2017

COMPOSITE BUILDING SECTIONS A-3.2

LCRA

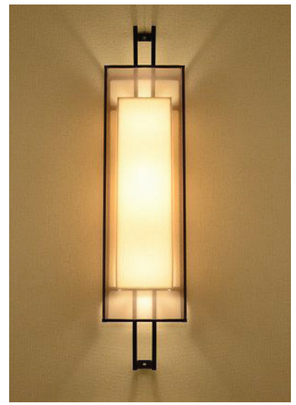
PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

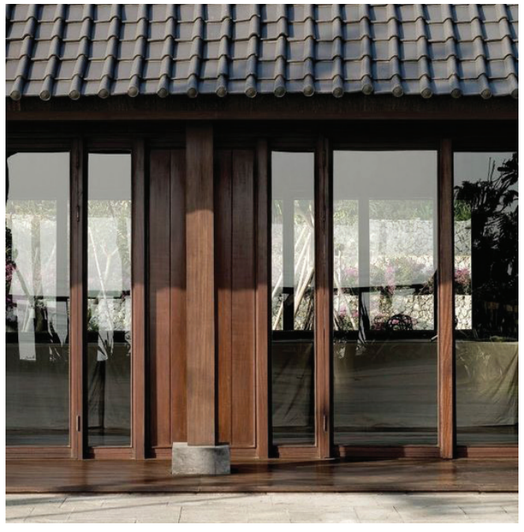
EXTERIOR CONCEPT
INSPIRATION IMAGES

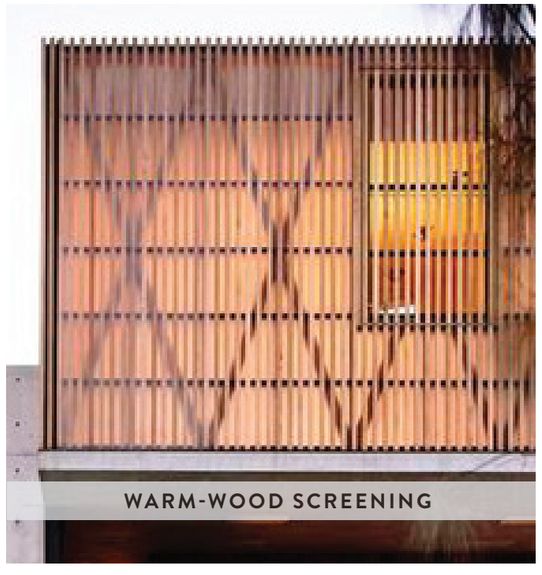

MOON GATE ENTRY






HIGH CONTRAST MATERIALS

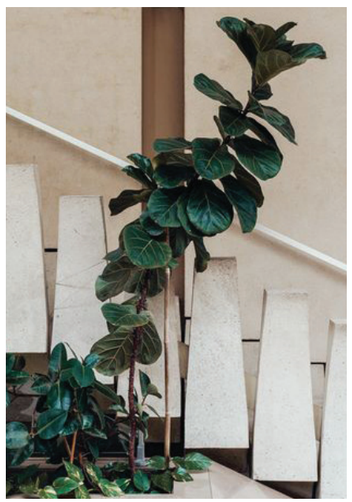



WARM-WOOD SCREENING

PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

EXTERIOR CONCEPT
INSPIRATION IMAGES





INDOOR-OUTDOOR PLANTING



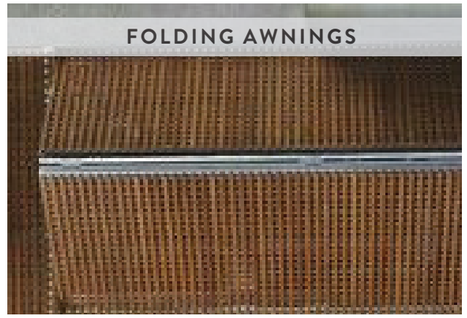


VINED TRELLIS





MID-CENTURY INFLUENCE

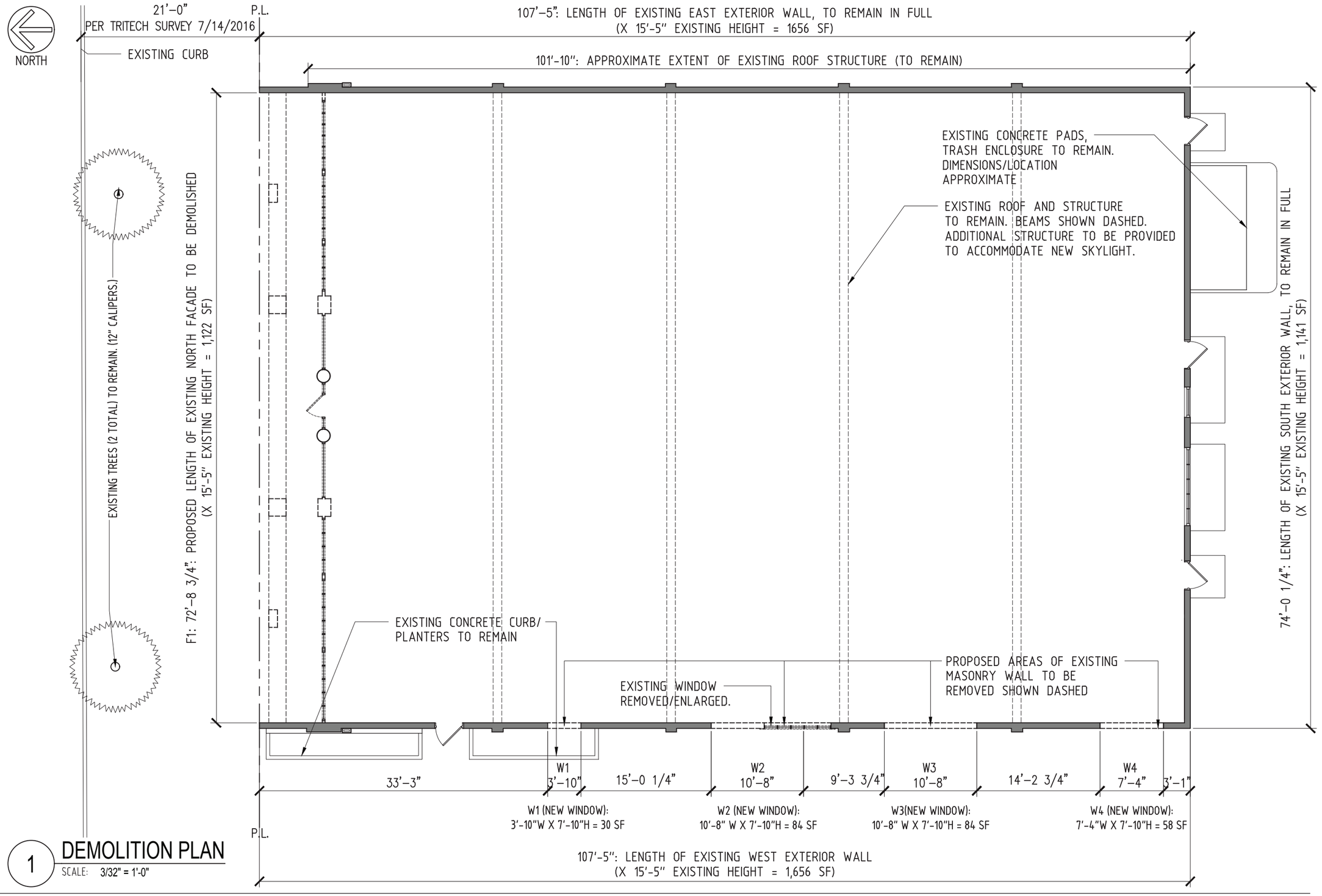


FOLDING AWNINGS

PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

SK-01
DEMOLITION PLAN

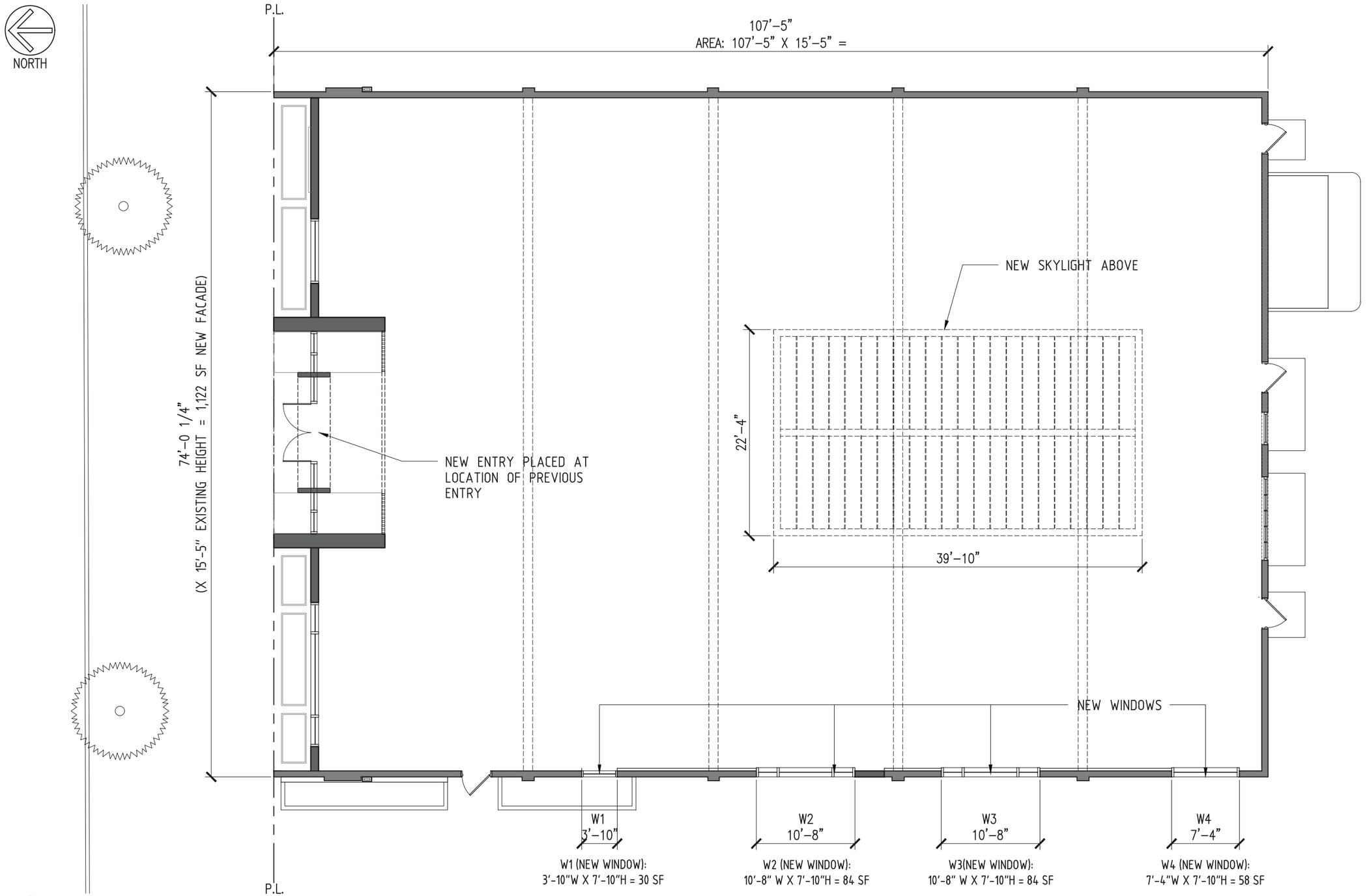


1 **DEMOLITION PLAN**
SCALE: 3/32" = 1'-0"

PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

SK-02
PROPOSED NEW PLAN

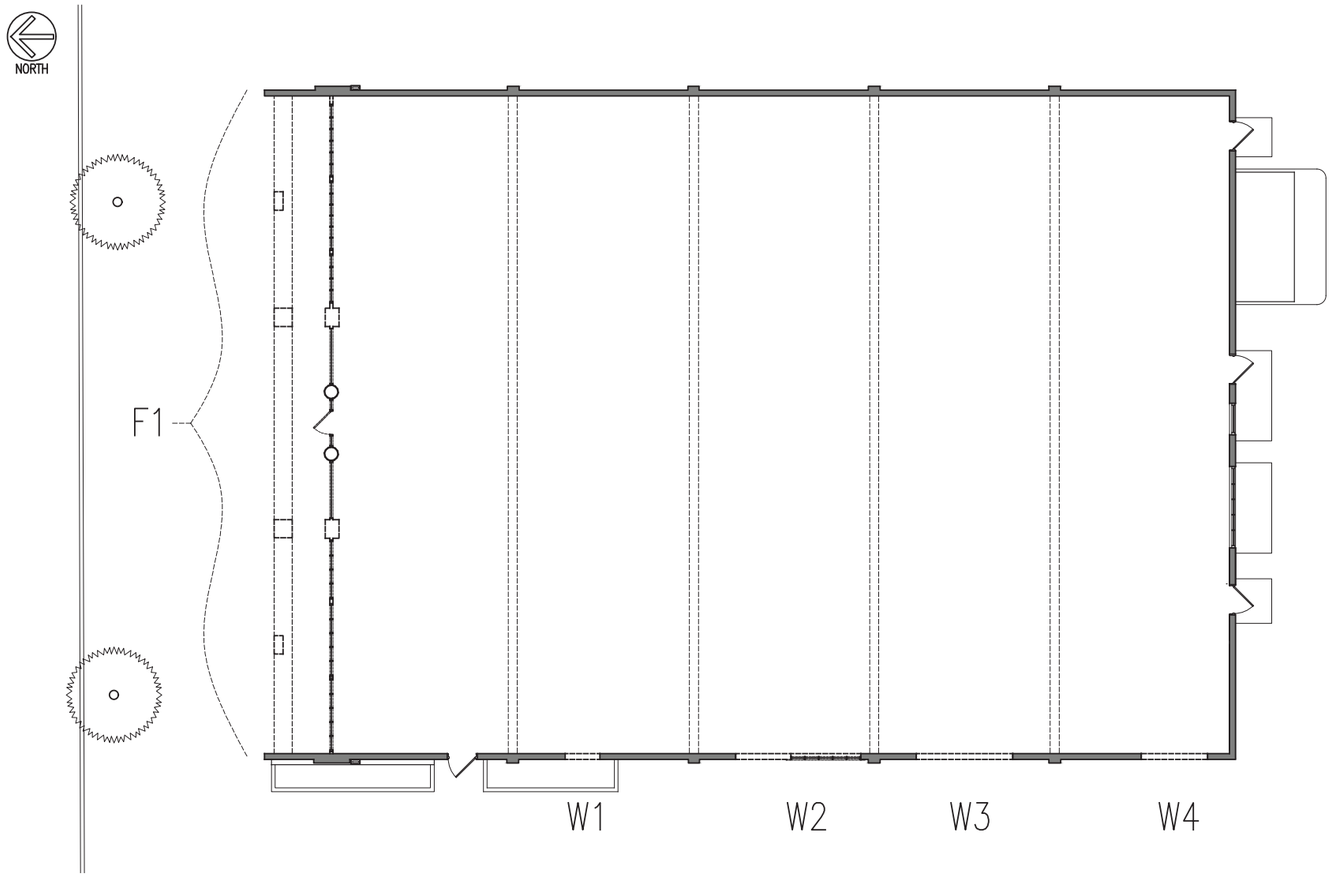


1 **PROPOSED NEW PLAN**
SCALE: 3/32" = 1'-0"

PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

SK-03
AREA CALCULATIONS



3488 EAST FOOTHILL BOULEVARD EXISTING EXTERIOR FACADE:

NORTH:	1,141 SF
WEST:	1,656 SF
SOUTH:	1,141 SF
EAST:	1,656 SF
TOTAL:	5,594 SF

PROPOSED CHANGE TO NORTH ELEVATION:
F1: 1,122 SF

NO CHANGE TO SOUTH ELEVATION

NO CHANGE TO EAST ELEVATION

PROPOSED CHANGE TO WEST ELEVATION:
W1: 30 SF + W2: 84 SF + W3: 84 SF + W4: 58 SF =
W: 256 SF

TOTAL AREA OF PROPOSED CHANGE:
1,378 SF PROPOSED CHANGED
RATIO OF PROPOSED CHANGE: EXISTING TO REMAIN
1,378 SF / 5,594 = 24.63%

PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

PROPOSED NORTH &
WEST ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

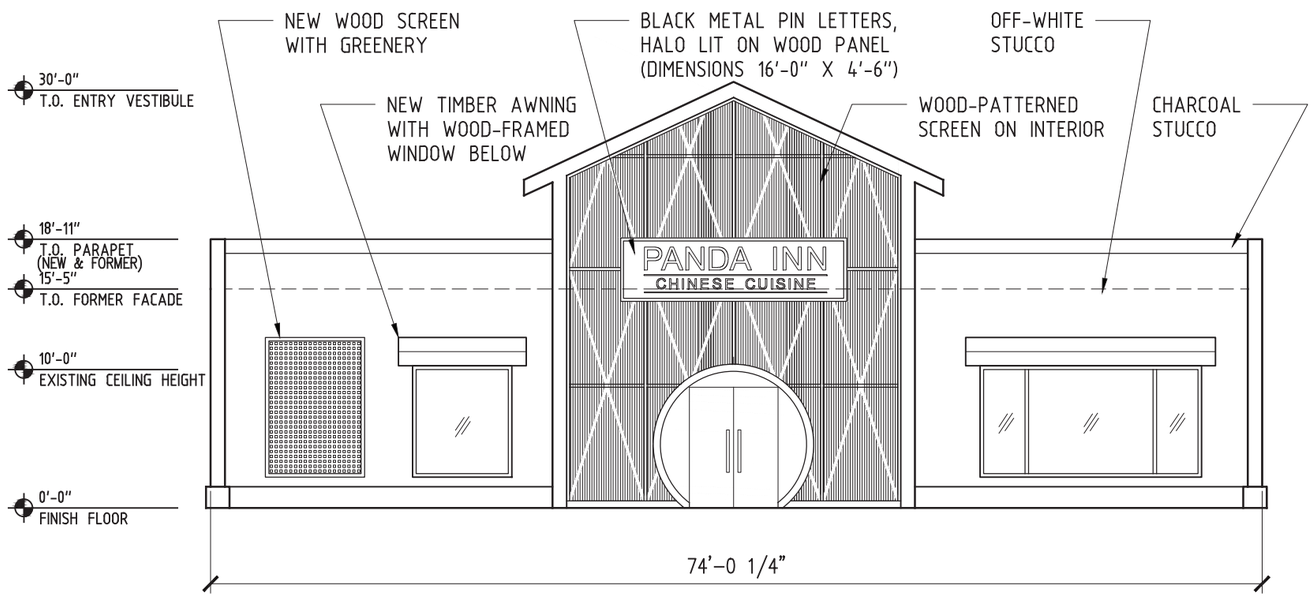
LANDSCAPE CONCEPT
RENDERED PLAN



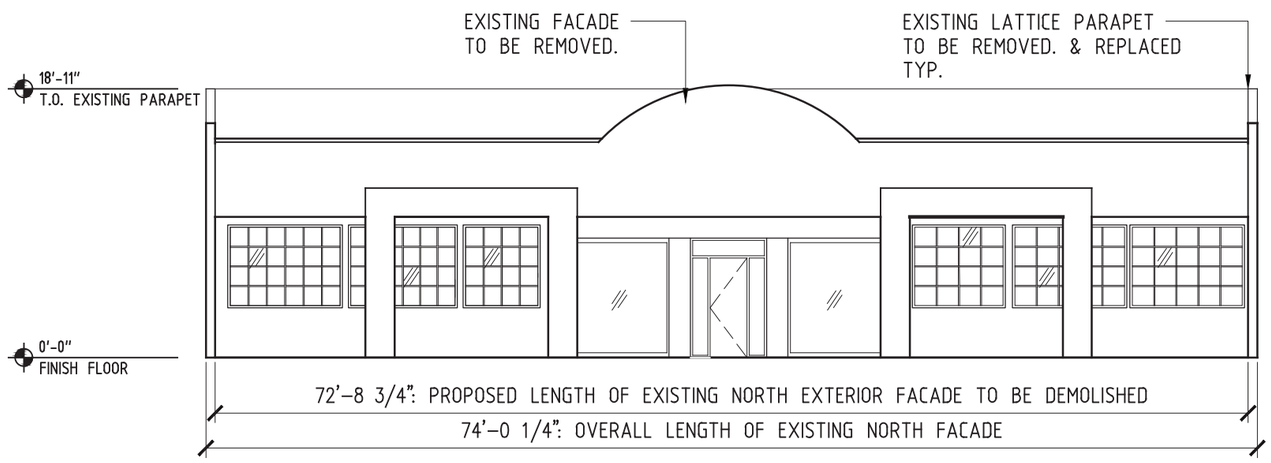
PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

SK-04
PROPOSED & EXISTING NORTH ELEVATION



1 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

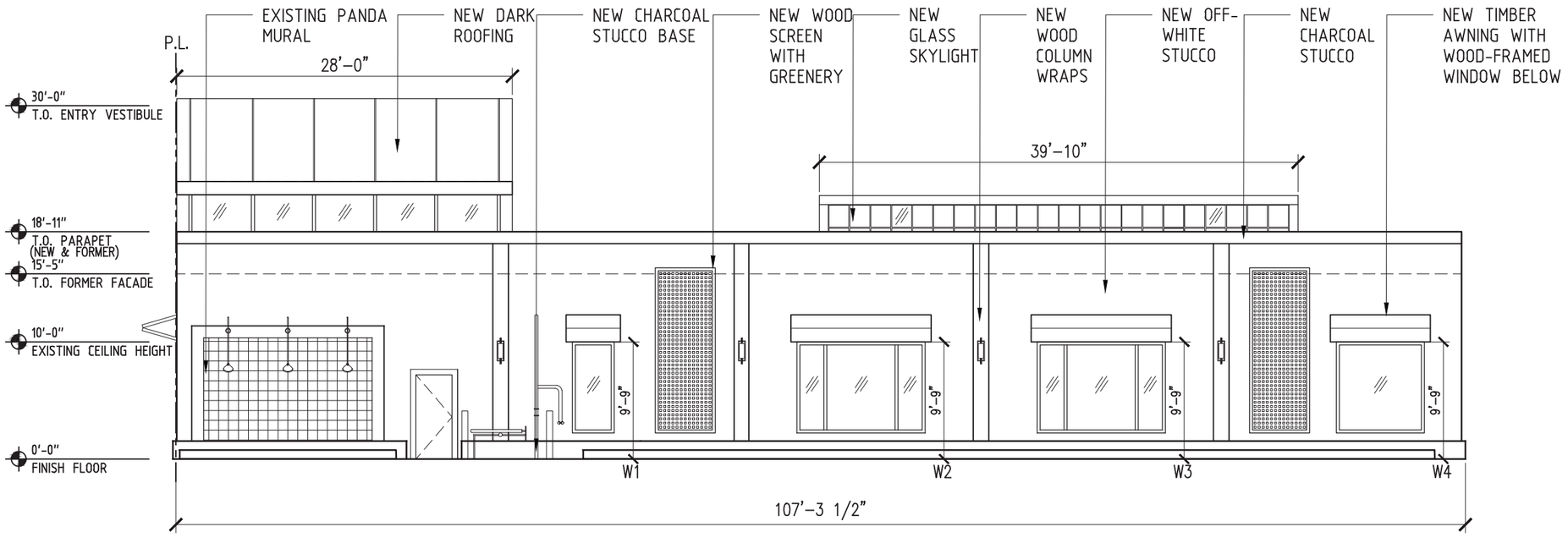


2 EXISTING NORTH ELEVATION
SCALE: 3/32" = 1'-0"

PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

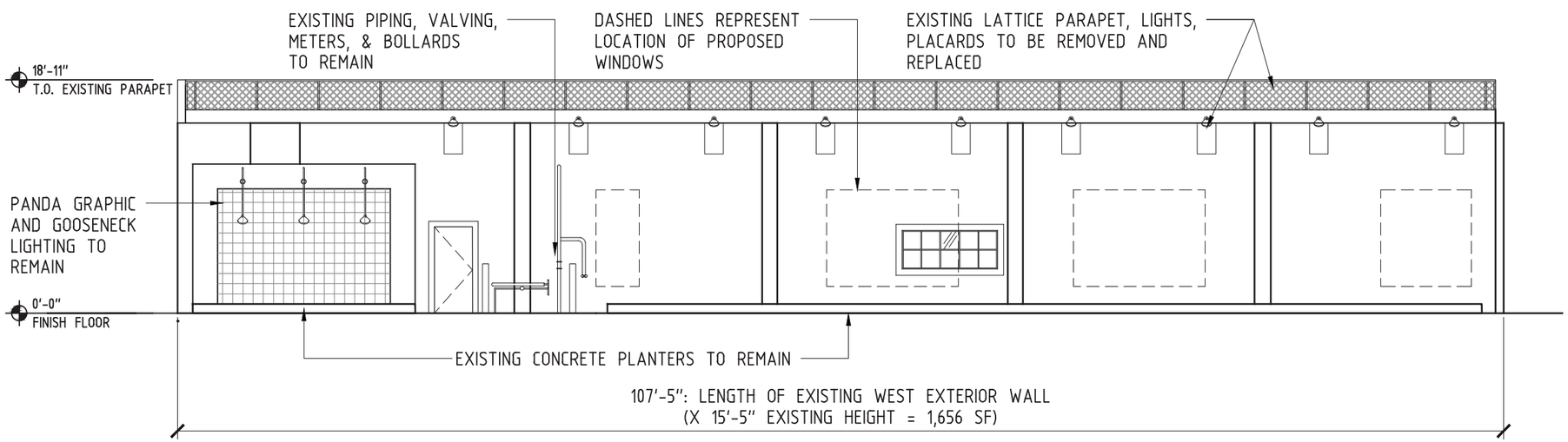
3488 E FOOTHILL BLVD
PASADENA, CA 91107

SK-07
PROPOSED & EXISTING WEST ELEVATION



1 PROPOSED WEST ELEVATION

SCALE: 3/32" = 1'-0"



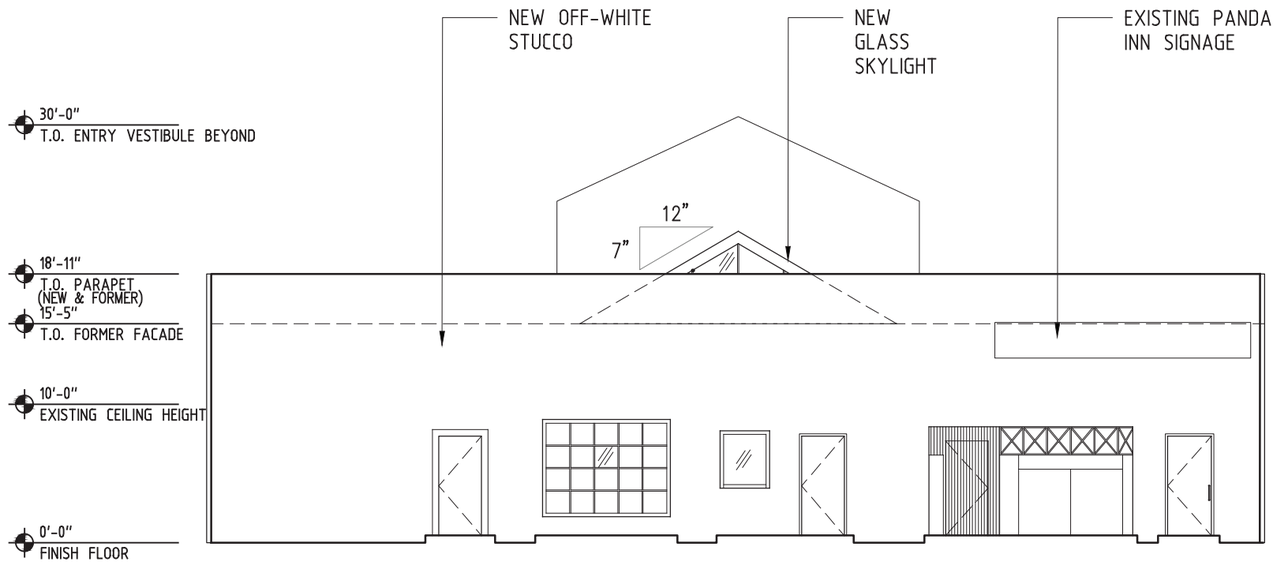
2 EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0"

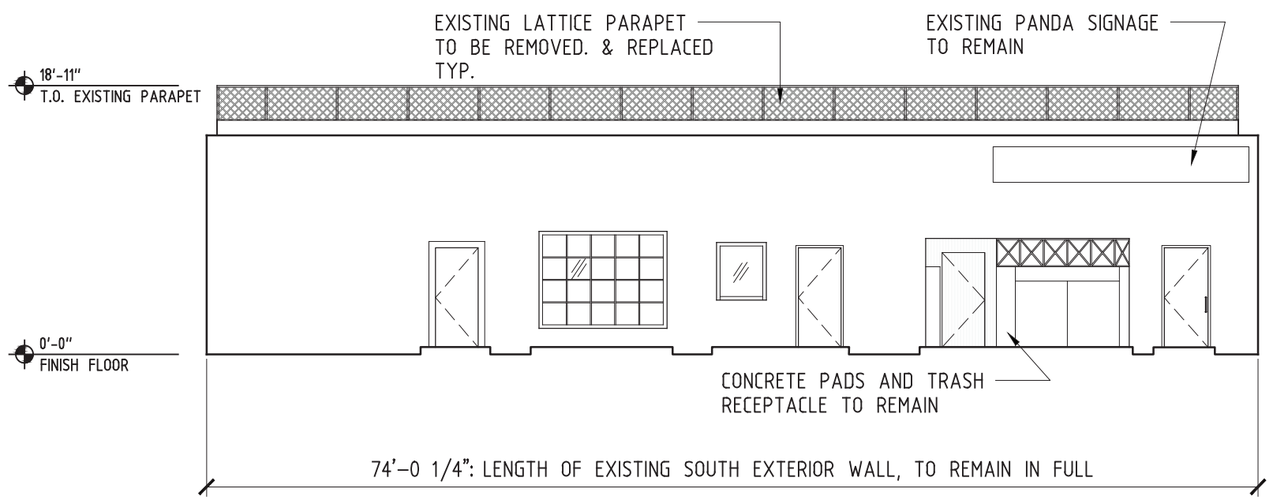
PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

SK-05
PROPOSED & EXISTING SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

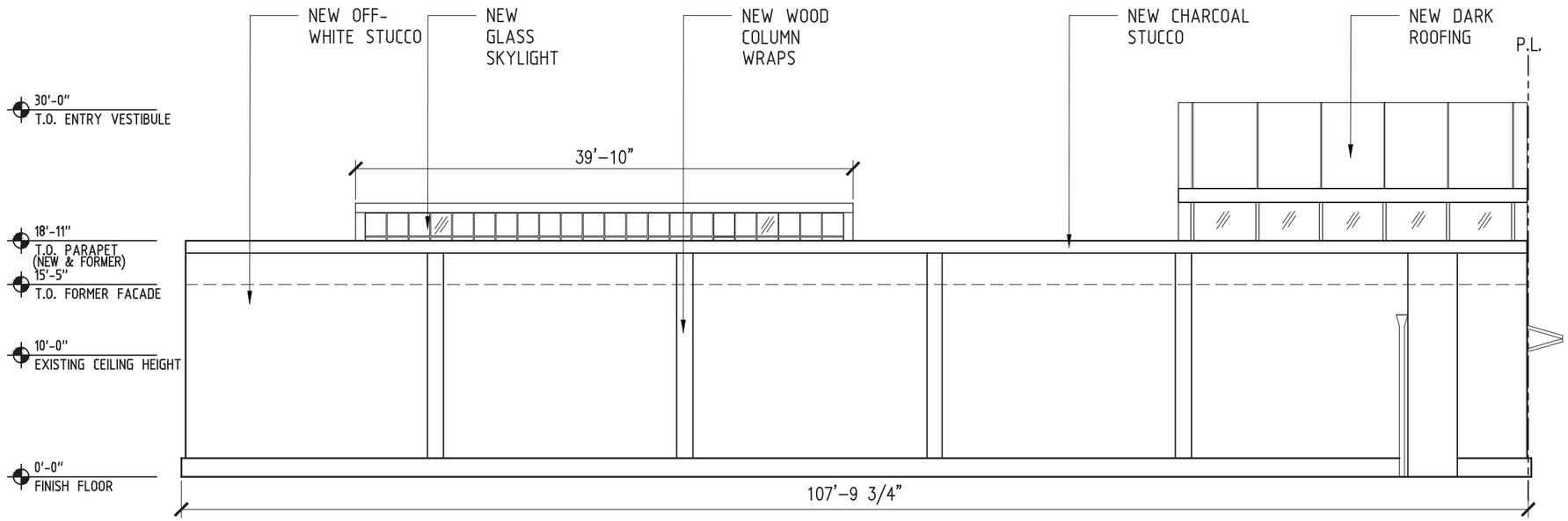


2 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

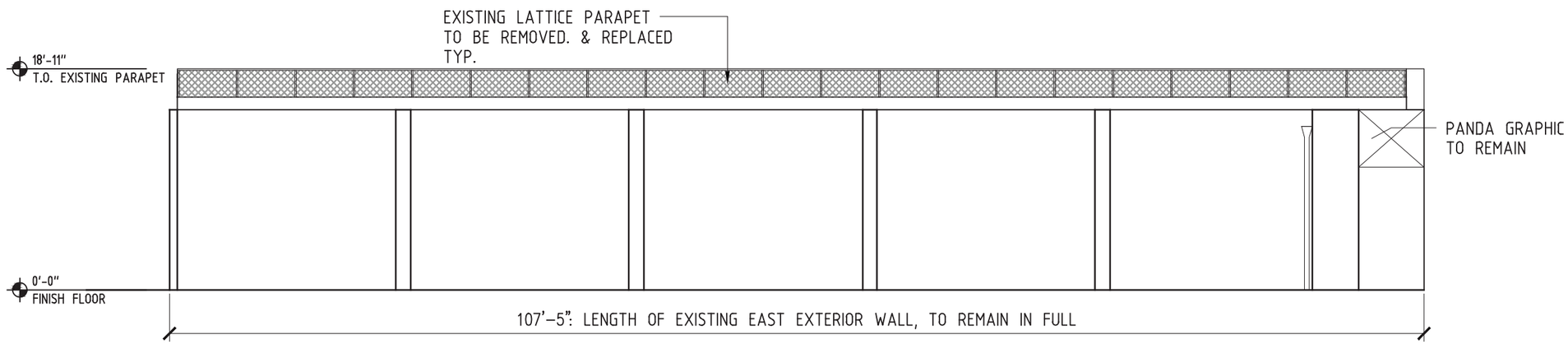
PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

SK-06
PROPOSED & EXISTING EAST ELEVATION



1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"

PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

SITE PHOTOS
NORTH ENTRANCE



PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

SITE PHOTOS
NORTH ENTRANCE



PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

SITE PHOTOS
WEST WALL

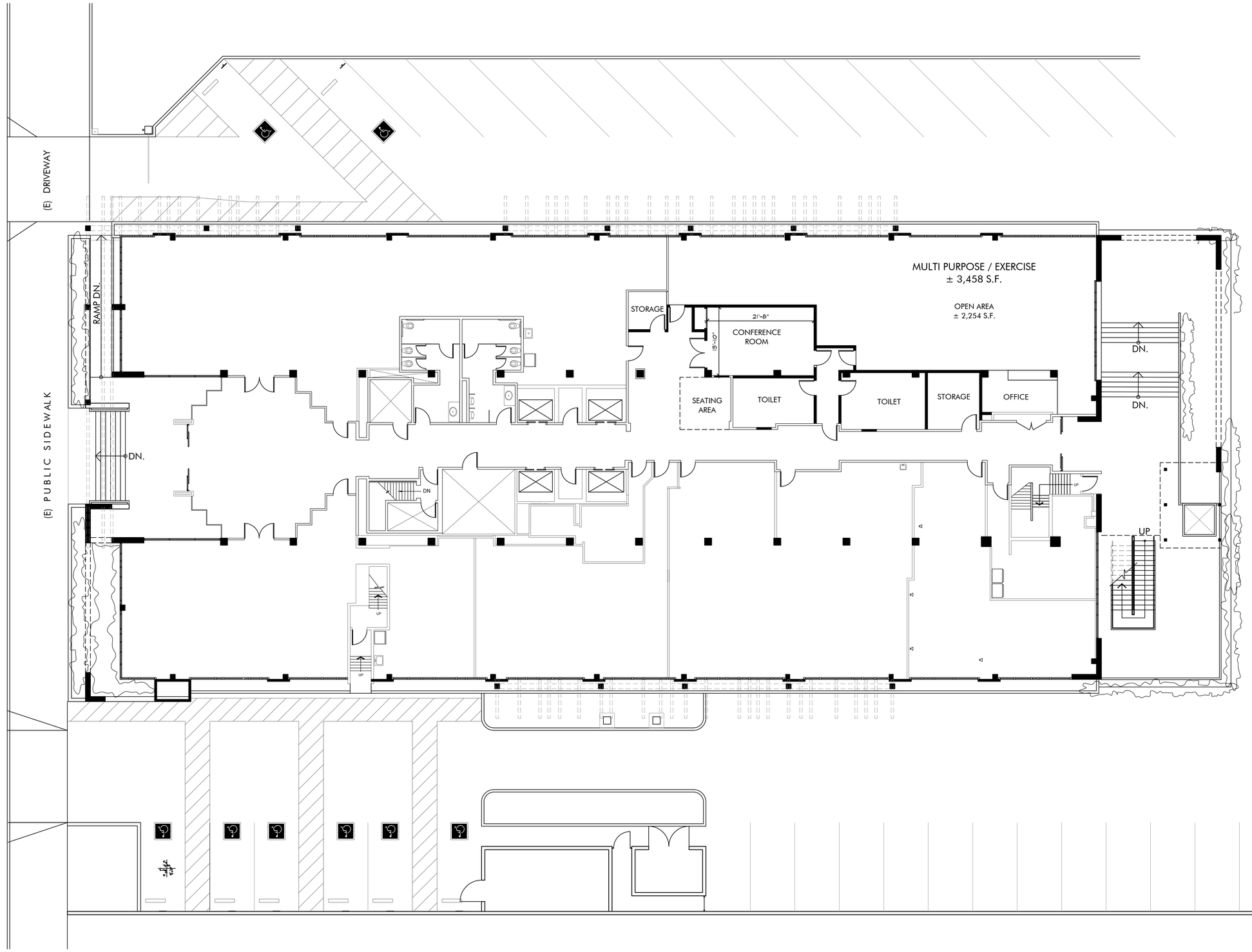


PANDA INN PASADENA
PROPOSED EXTERIOR RENOVATION

3488 E FOOTHILL BLVD
PASADENA, CA 91107

SITE PHOTOS
WEST WALL





NORTH

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

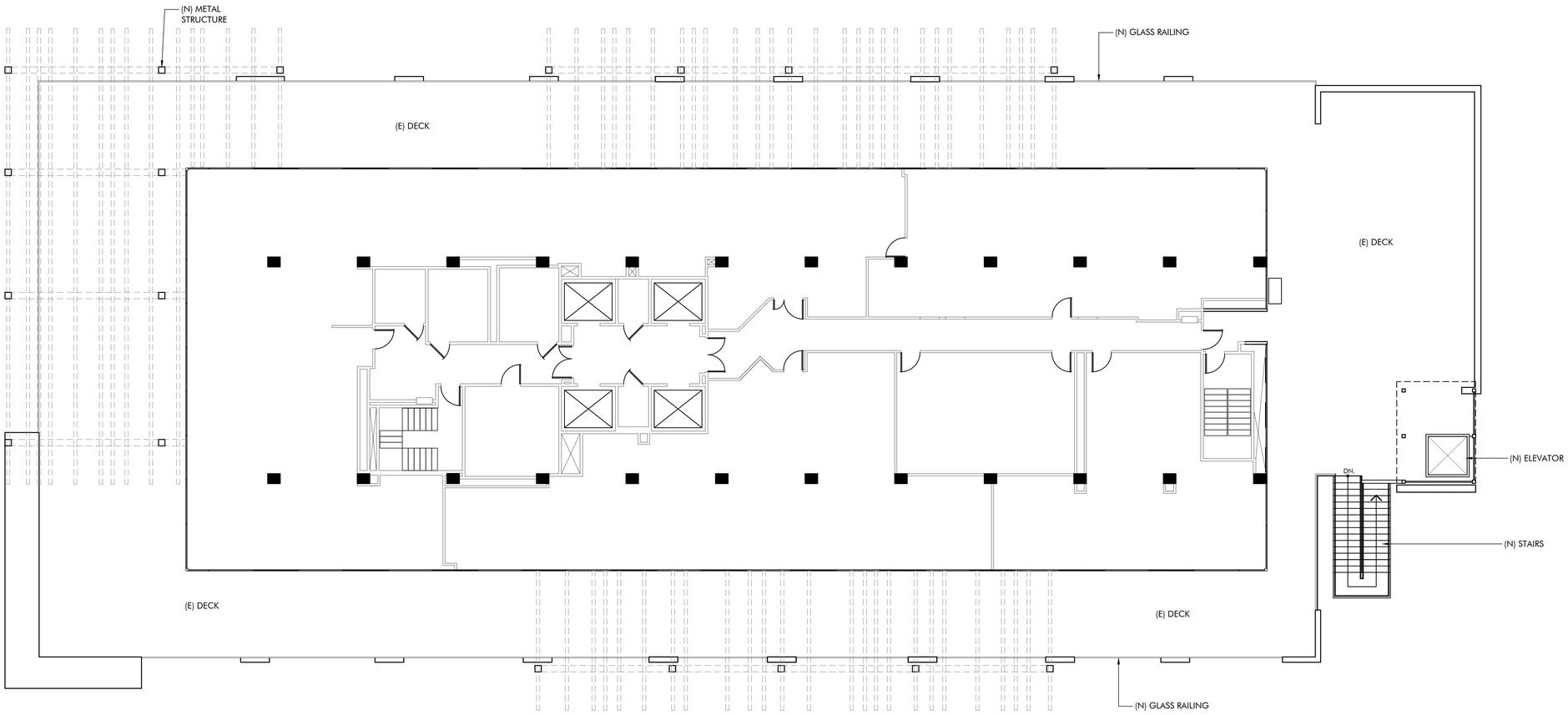
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 14, 2017

GROUND LEVEL FLOOR PLAN A-1.1

McKently Malak ARCHITECTS



NORTH

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

CFT GATEWAY CENTER

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April 14, 2017

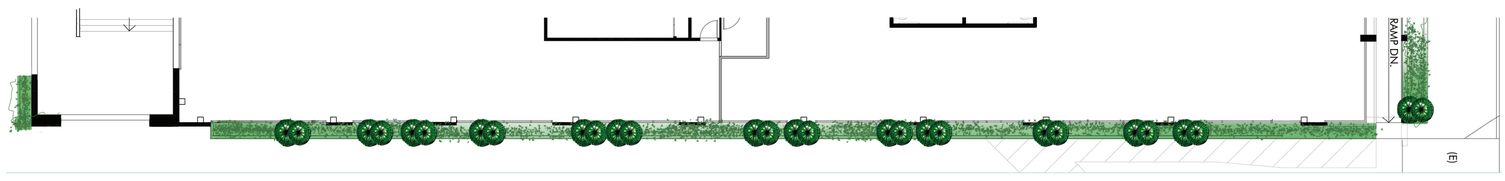
2ND LEVEL FLOOR PLAN A-1.2

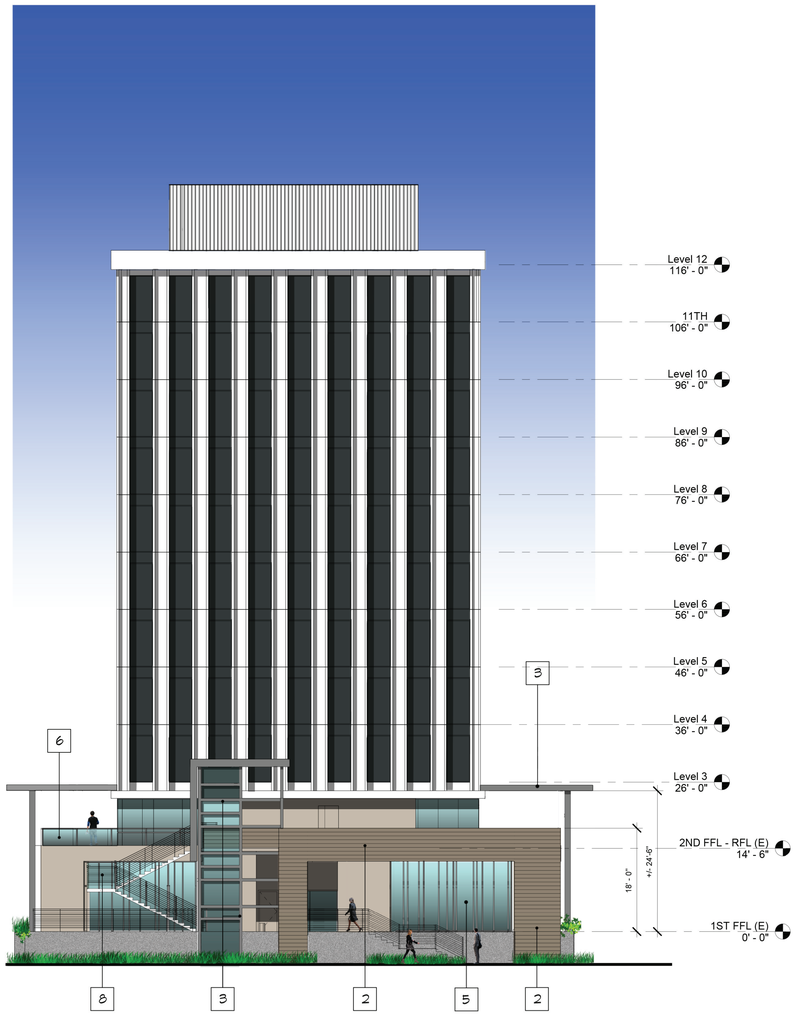
McKently Malak ARCHITECTS



EAST ELEVATION

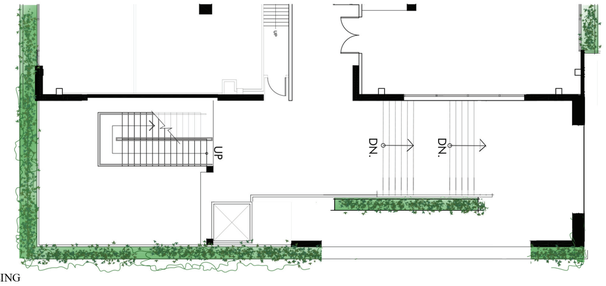
SCALE : 3/32" = 1'-0"





SOUTH ELEVATION

SCALE : 3/32" = 1'-0"



ELEVATION NOTES

1	EXTERIOR STUCCO FINISH
2	STONE VENEER
3	METAL BEAMS
4	VINYL WINDOWS
5	STOREFRONT WINDOW SYSTEM
6	GLASS RAILING
7	PLANTERS
8	METAL STAIRS
9	
10	

EDGE BIND CLEARANCE

CFT NV Developments, LLC

GATEWAY METRO CENTER

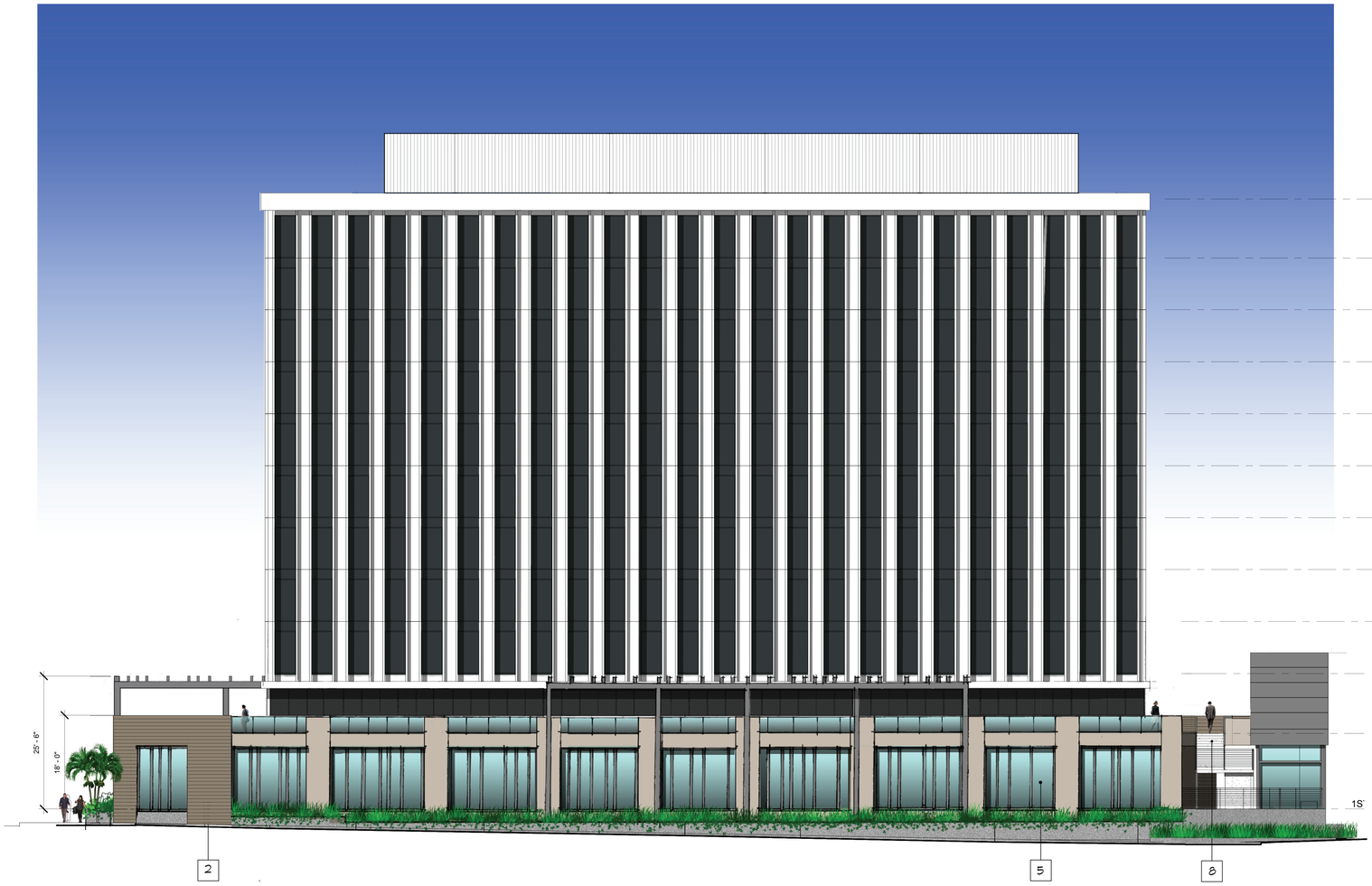
FOOTHILL BLVD.PASADENA, CALIFORNIA

McKently Malak ARCHITECTS
35 Hugus Alley Suite 200
Pasadena, California 91103
T:626.583.8348 F:626.583.8387

ELEVATIONS

04.06.2017 16219MMA

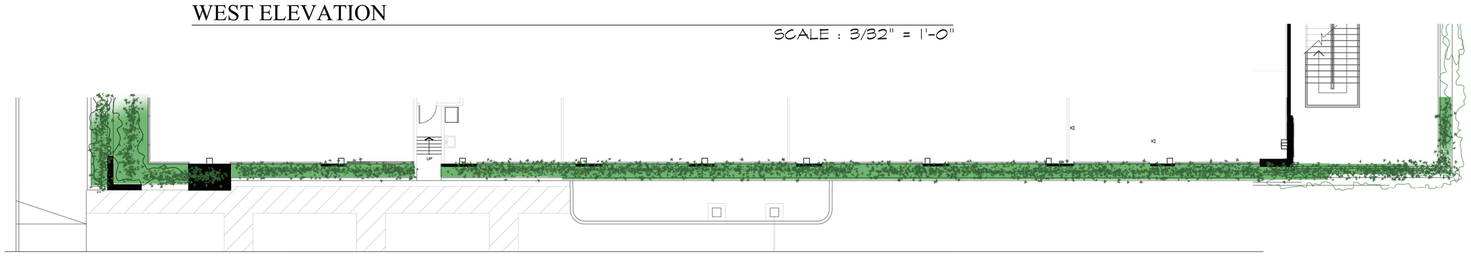
EL-01





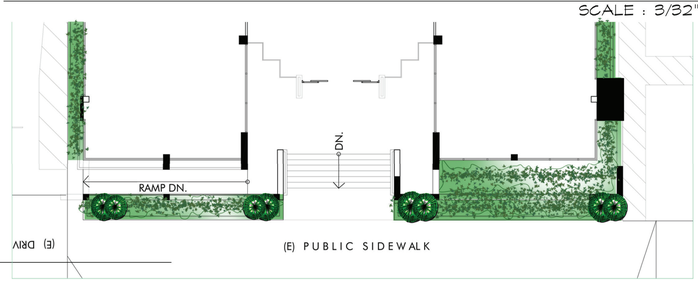
WEST ELEVATION

SCALE : 3/32" = 1'-0"



NORTH ELEVATION

SCALE : 3/32" = 1'-0"



ELEVATION NOTES

1	EXTERIOR STUCCO FINISH	6	GLASS RAILING
2	STONE VENEER	7	PLANTERS
3	METAL BEAMS	8	METAL STAIRS
4	VINYL WINDOWS	9	
5	STOREFRONT WINDOW SYSTEM	10	

CFT NV Developments, LLC

GATEWAY METRO CENTER

FOOTHILL BLVD.PASADENA, CALIFORNIA

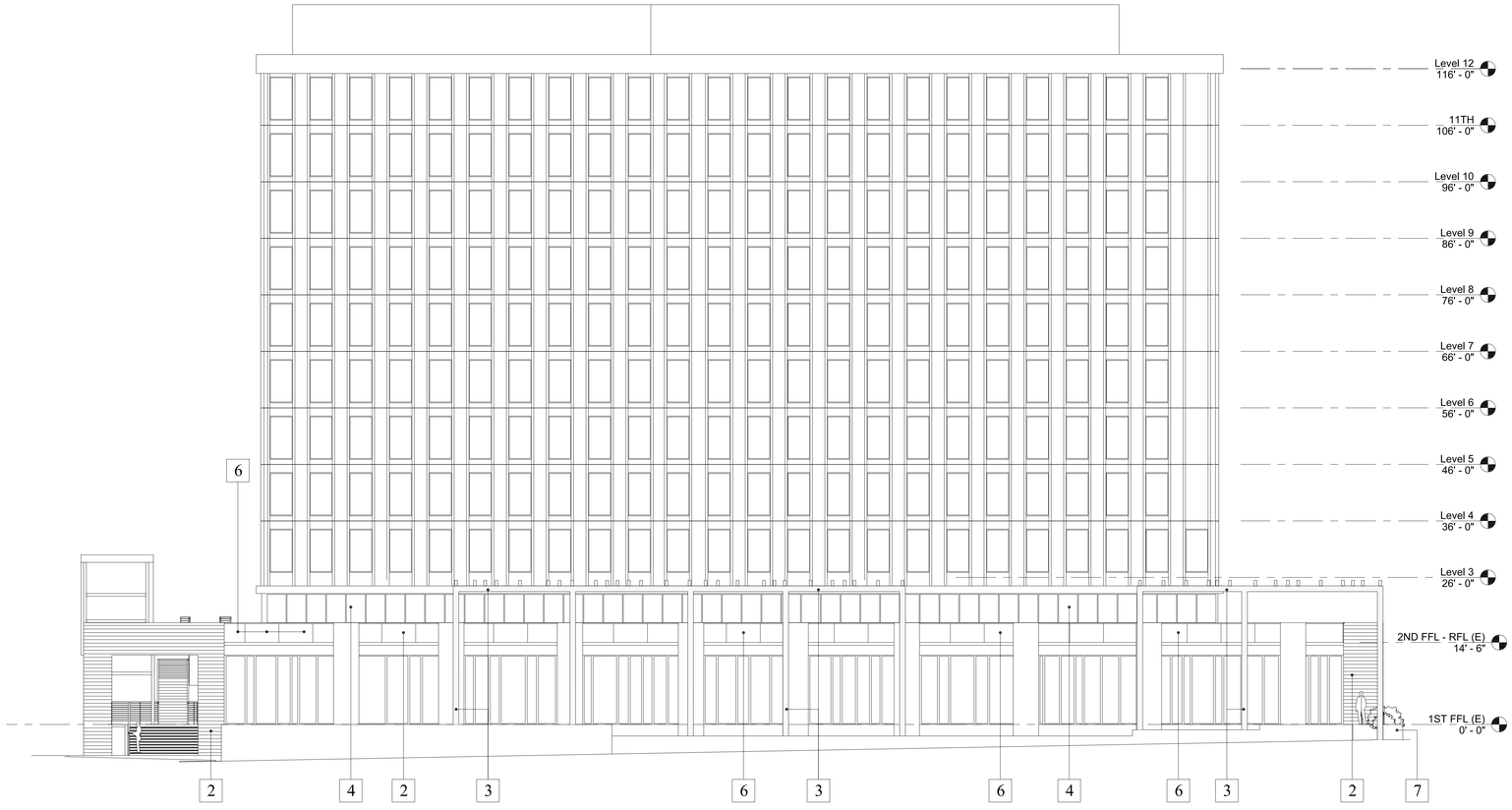
McKently Malak
ARCHITECTS
35 Hugus Alley Suite 200
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ELEVATIONS

04.06.2017 16219MMA

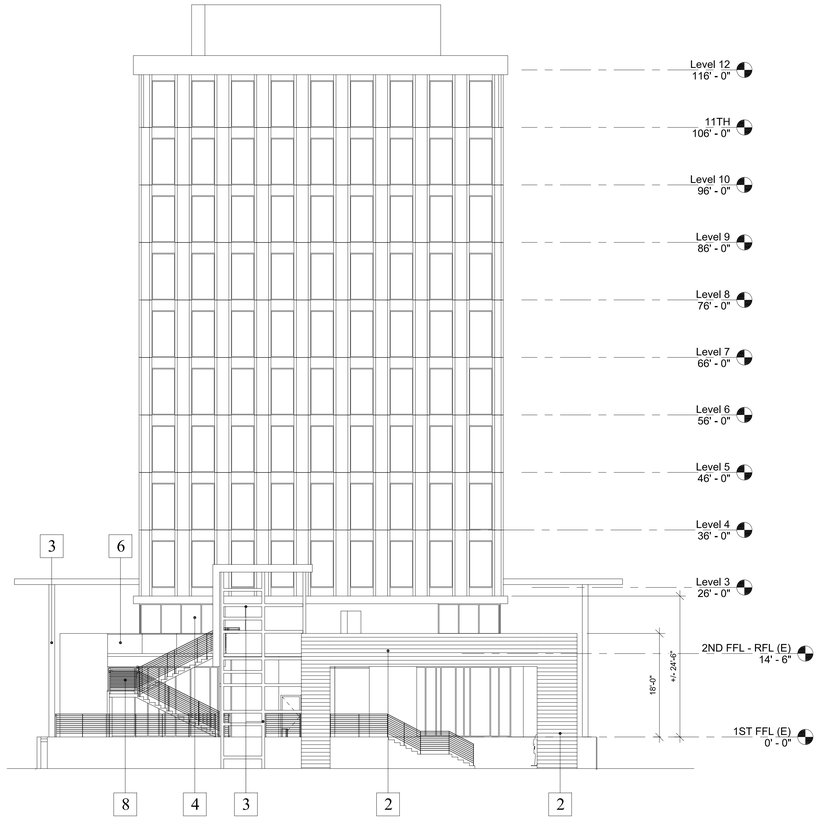
EL-01

EDGE BIND CLEARANCE



EAST ELEVATION

SCALE : 3/32" = 1'-0"



SOUTH ELEVATION

SCALE : 3/32" = 1'-0"

ELEVATION NOTES

1	EXTERIOR STUCCO FINISH	5	STOREFRONT WINDOW SYSTEM
2	STONE VENEER	6	GLASS RAILING
3	METAL TRELLIS	7	PLANTERS
4	WINDOWS	8	METAL STAIRS

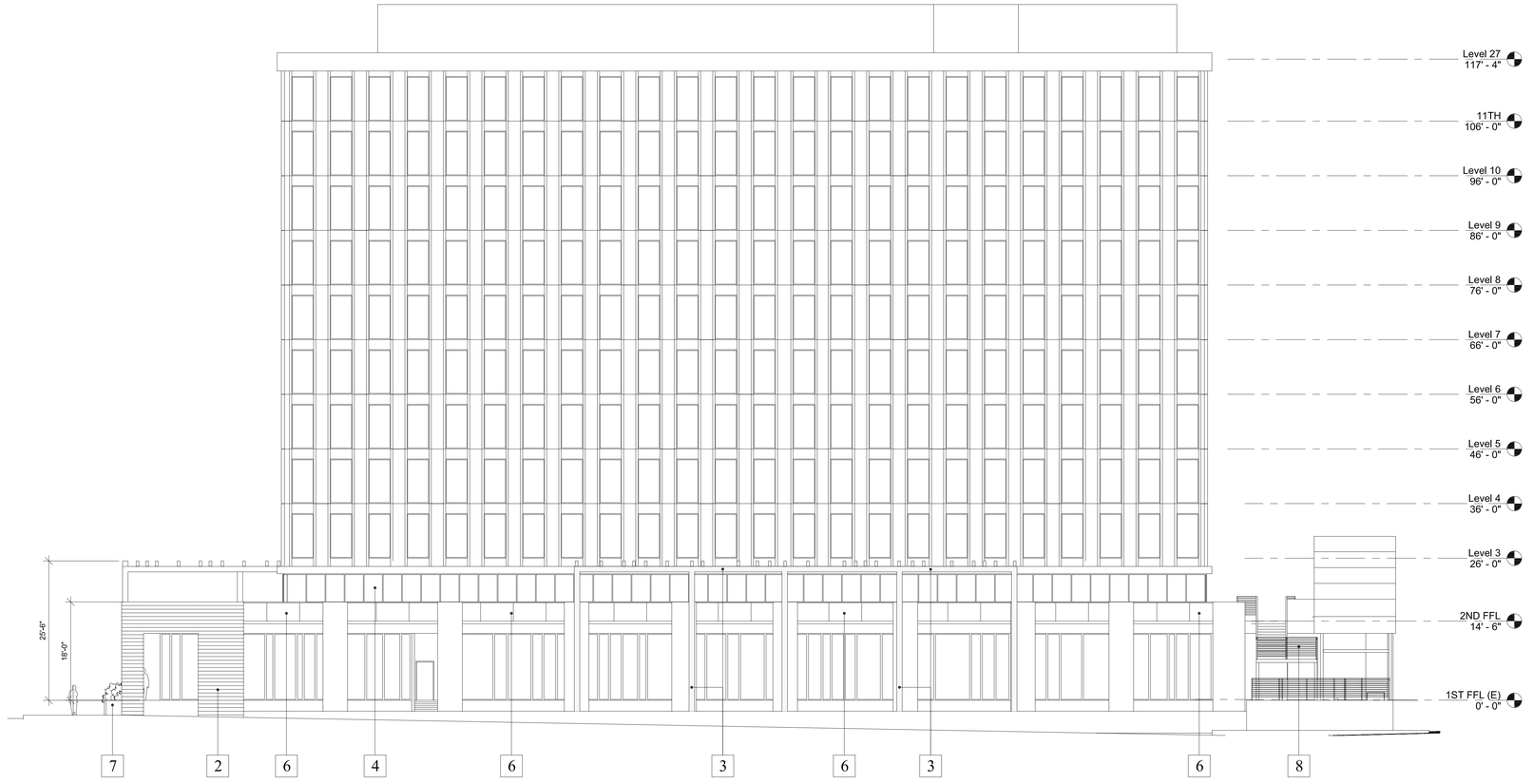
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 14, 2017

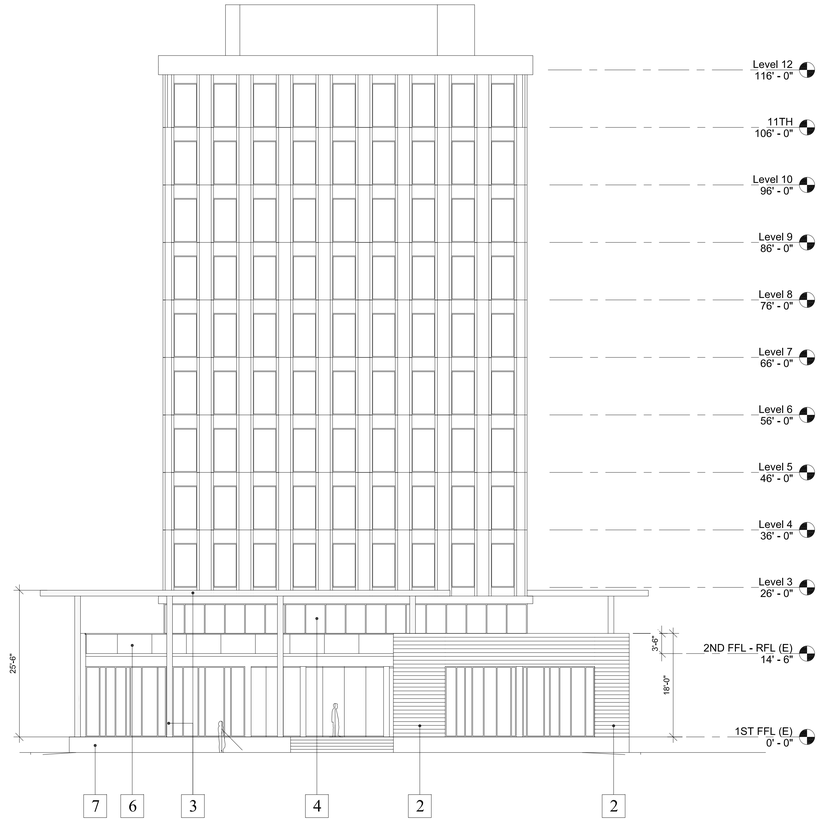
BUILDING ELEVATIONS A-2.2

McKently Malak ARCHITECTS



WEST ELEVATION

SCALE : 3/32" = 1'-0"



NORTH ELEVATION

SCALE : 3/32" = 1'-0"

ELEVATION NOTES

1	EXTERIOR STUCCO FINISH	5	STOREFRONT WINDOW SYSTEM
2	STONE VENEER	6	GLASS RAILING
3	METAL BEAMS	7	PLANTERS
4	WINDOWS	8	METAL STAIRS

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 14, 2017

BUILDING ELEVATIONS A-2.1

McKently Malak ARCHITECTS

Narrative

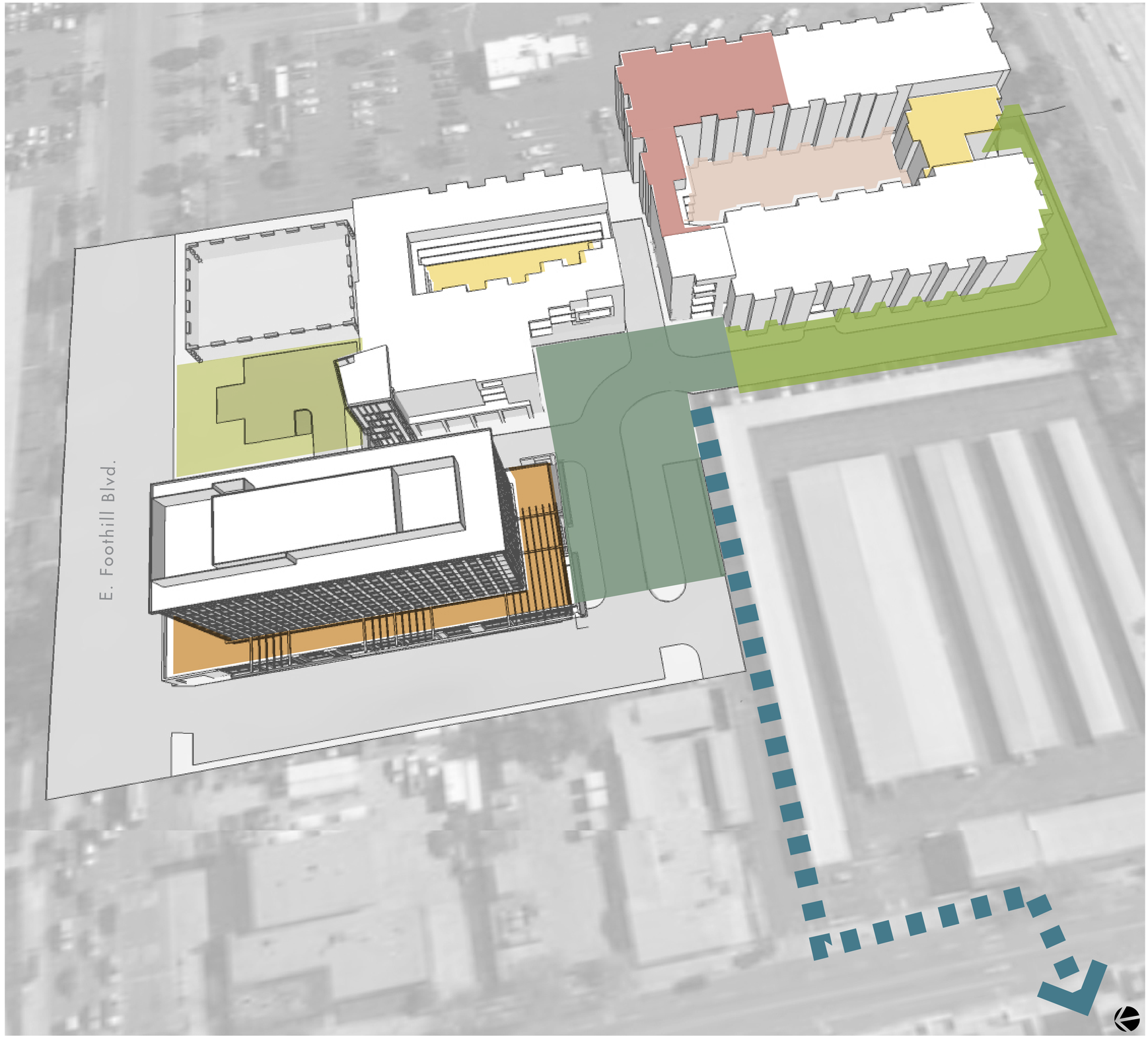
The East Foothill Boulevard Project is composed of three distinct architectural components: The Panda Inn Restaurant, Gateway Tower, and Residential Apartments. The overall site landscape presents an opportunity to **thread** together these differing elements into a **cohesive whole**. The landscape, both in paving and planting, seeks to **connect** each building together through a integrated design language and planting palette.

Ground Level

- Entry Garden
- Central Court
- Linear Park
- Pedestrian Corridor

Second Level & Roof Terrace

- Upper Level Lounge
- Pool Deck
- Office Terrace
- Roof Terrace



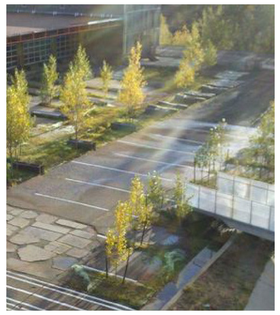
CFT GATEWAY CENTER

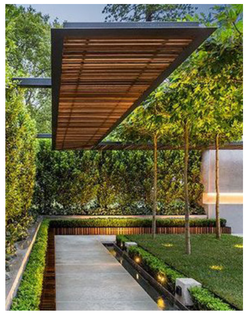
CFT NV Developments, LLC

April 13, 2017

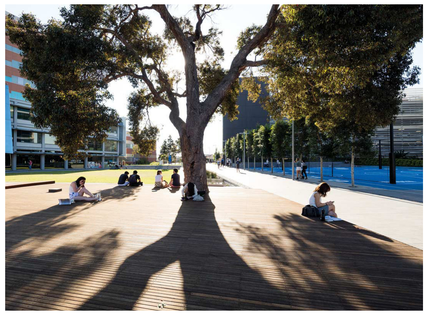
EPTDESIGN

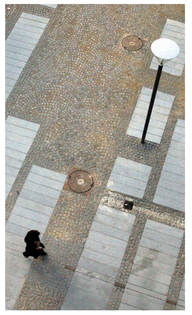
Entry Garden



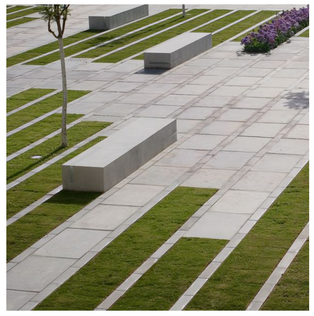


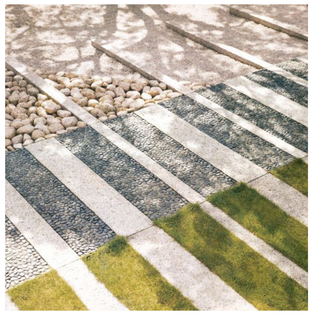

Central Court



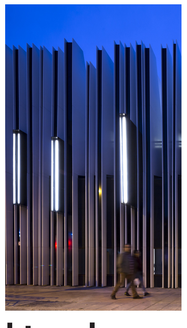


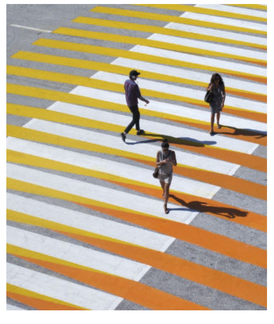
Linear Park



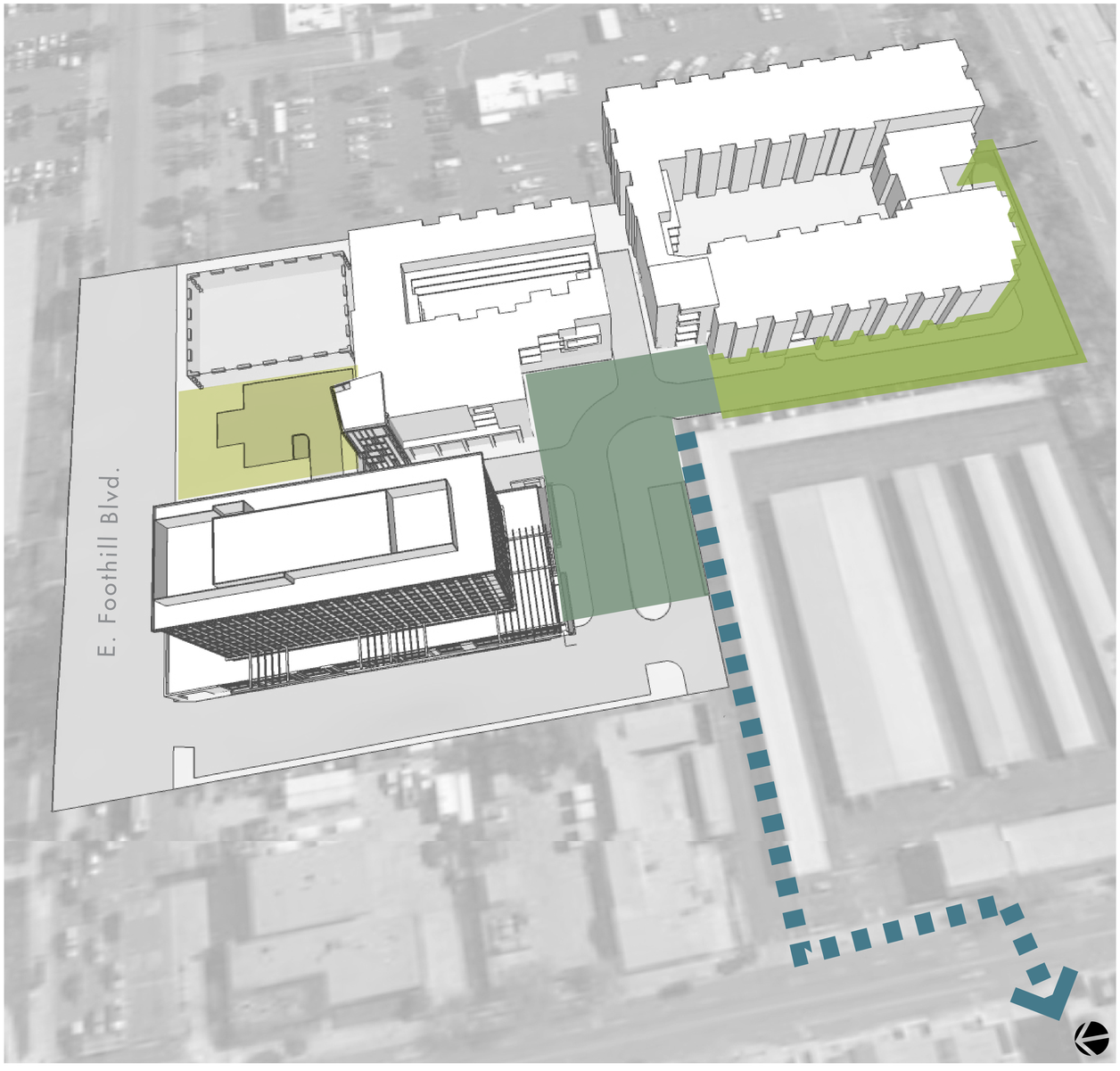


Ped. Corridor



Ground Level



Entry Garden
- Colored Concrete Paving
- Tree Canopy/Grove
- Seating
- Trellis & Fountain

Central Court
- Colored Concrete Paving
- Specimen Tree
- Seating

Linear Park
- Fire Lane
- Turf Block
- Dog Area

Pedestrian Corridor
- Trellis
- Vines
- Integrated Lighting
- Enhanced Crosswalk

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 13, 2017

EPTDESIGN

Upper Lounge







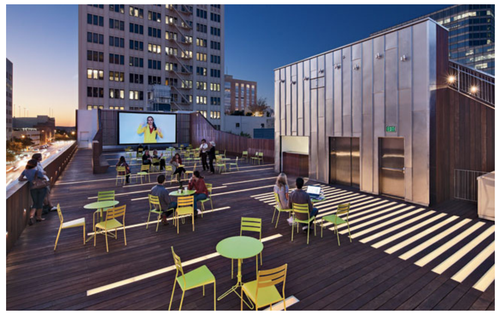
Pool Terrace





Office Terrace





Roof Terrace





Upper Levels



Upper Level Lounge
- Lounge Seating
- Fire Pit
- Garden

Pool Terrace
- Pool
- Outdoor Kitchen
- Dining Space

Office Terrace
- Lounge Seating
- Group Exercise
- Outdoor Conference Space

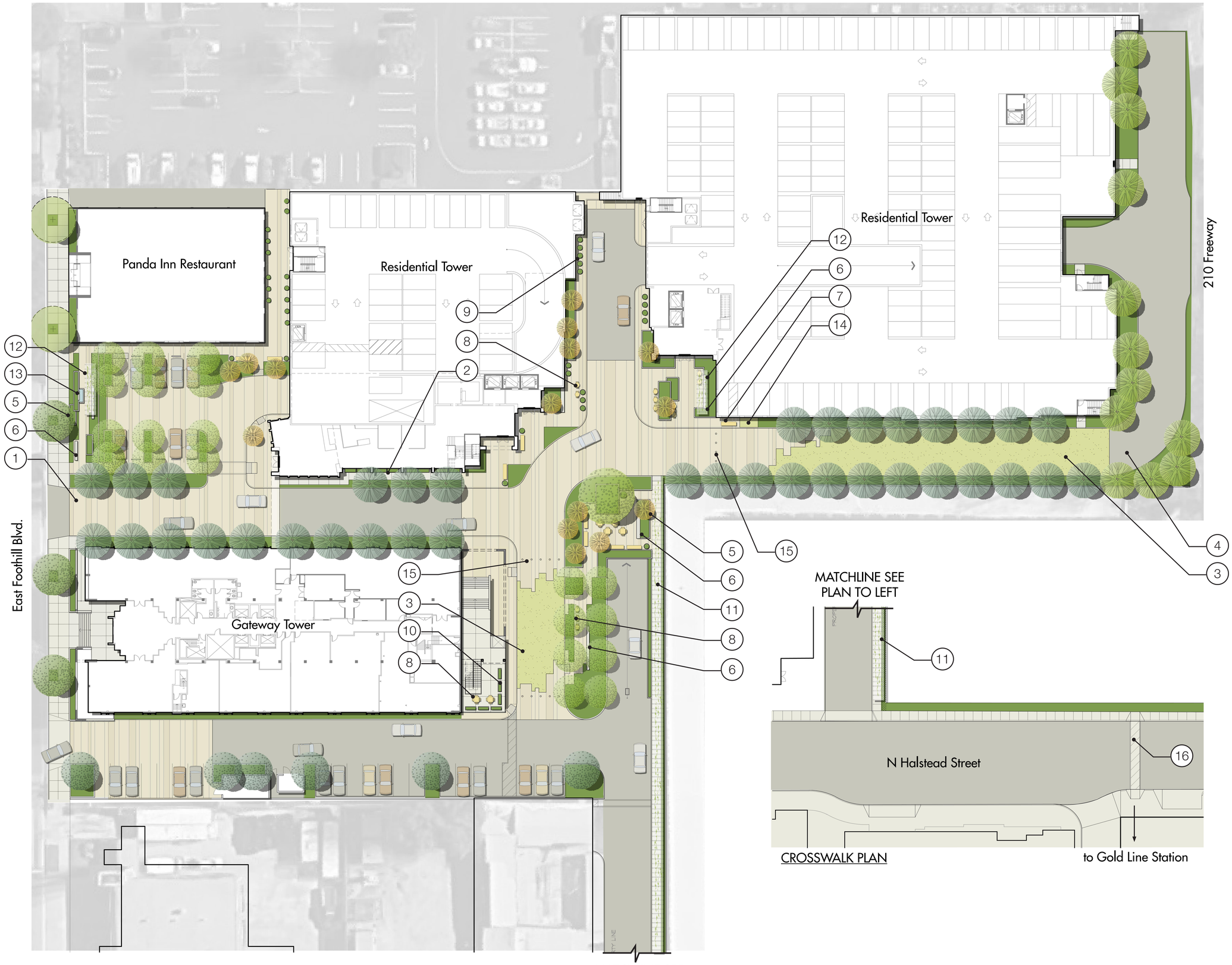
Roof Terrace
- Community Garden
- Communal Table
- Work Counter

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 13, 2017

EPTDESIGN



LEGEND

1. Scored Integral Colored Concrete
2. Natural Colored Concrete
3. Turfblock
4. Asphalt Paving
5. Raised Concrete Planter, Typ.
6. Concrete Seatwall, Typ.
7. Bench, Typ.
8. Cafe Seating, Typ.
9. Large Concrete Pot, Typ.
10. Fiberglass Planter, Typ.
11. Overhead Trellis with integrated lighting
12. Overhead Canopy
13. Garden Fountain
14. Synthetic Turf Dog Area
15. S.S. Removeable Bollard
16. Colored Crosswalk

0 10 20 40

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 13, 2017

Color Site Plan - Ground Floor L-1.1

EPTDESIGN



LEGEND

1. Decorative Concrete
2. Raised Planter color/finish to match building
3. Pool
4. Spa
5. Game Tables
6. Lounge Furniture, Typ.
7. Fire Pit, Typ.
8. Pool Enclosure Fence
9. Outdoor Grill
10. Cafe Seating
11. Cabana Seating
12. Fiberglass Pot
13. Communal Table
14. Double Side Fireplace
15. Synthetic Turf Panel
16. Fiberglass Planter
17. Water Feature
18. Overhead Structure

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CFT GATEWAY CENTER

CFT NV Developments, LLC

April 13, 2017

Color Site Plan - Second & Third Floors L-1.2

EPTDESIGN



LEGEND

1. Decorative Concrete
2. Raised Planter color/ finish to match building
3. Fiberglass Pot, Typ.
4. Lounge Seating, Typ.
5. Fire Pit
6. Communal Table, Typ.
7. Railing
8. Outdoor Grill
9. Synthetic Turf Panel
10. Storage Cabinet
11. D.G. Paving
12. Raised Garden Beds

0 10 20 40

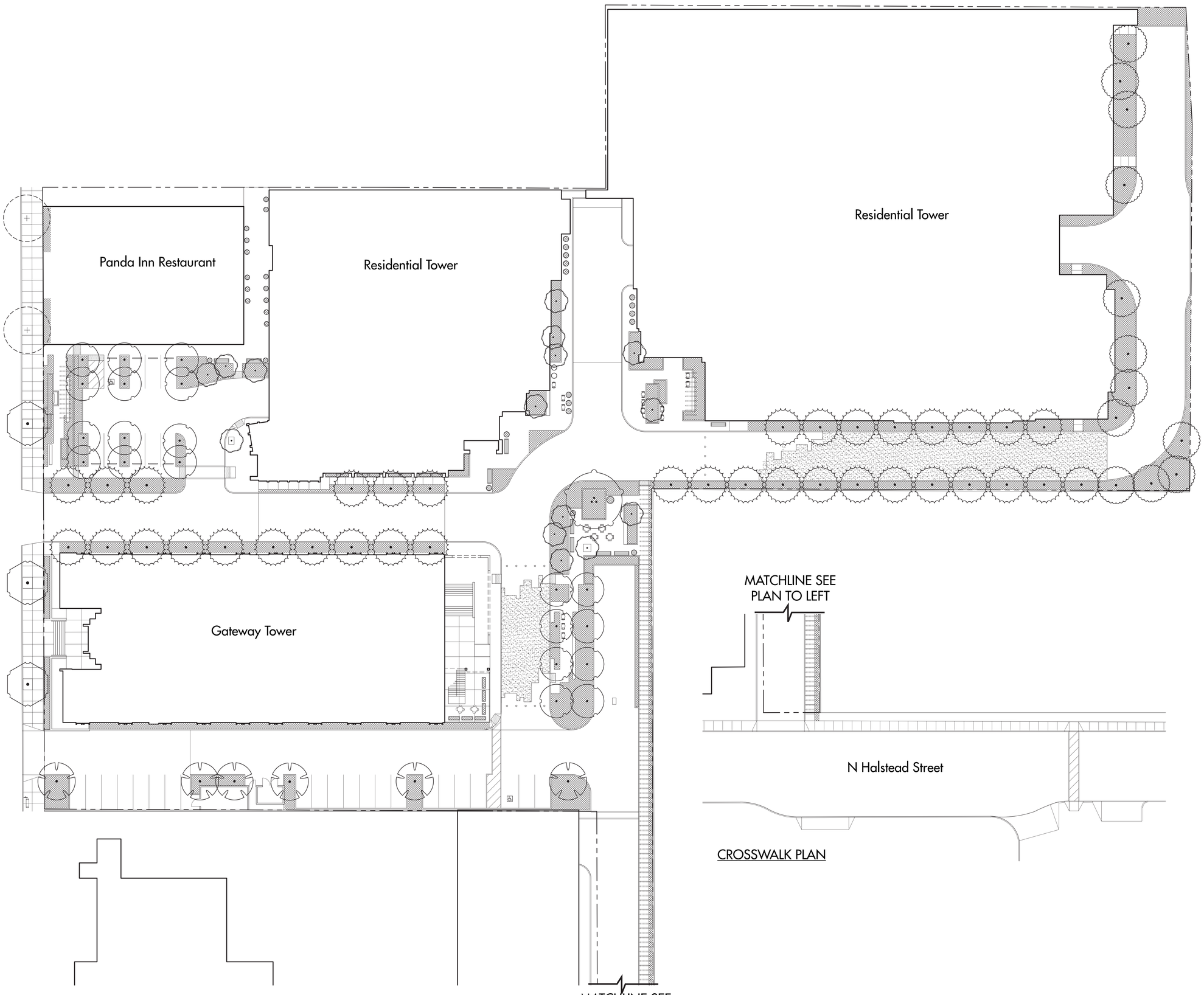
CFT GATEWAY CENTER

CFT NV Developments, LLC

April 13, 2017

Site Plan - 6th Floor & Roof Terraces L-1.3

EPTDESIGN



PLANTING LEGEND: Trees	
SYMBOL	NAME
	CERCIS OCCIDENTALIS WESTERN REDBUD
	CINNAMOMUM CAMPHORA CAMPHOR TREE
	CITRUS - VARIOUS SPECIES
	GINKGO BILOBA 'AUTUMN GOLD'
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	LOPHOSTEMON CONFERTUS BRISBANE BOX
	PINUS CANERIENSIS CANARY ISLAND PINE
	PODOCARPUS GRACILIOR FERN PINE
	QUERCUS AGRIFOLIA COAST LIVE OAK
	ULMUS PARVIFOLIA CHINESE ELM
	EXISTING STREET TREE TO REMAIN

PLANTING LEGEND: Shrubs, Groundcovers, & Vines	
SYMBOL	NAME
	AEONIUM - VARIOUS SPECIES ALOE - VARIOUS SPECIES ASPARAGUS DENSIFLORUS 'MYERS' - FOXTAIL FERN BAMBUSA MULTIPLEX 'ALPHONSE KARR' - BAMBOO ALPHONSE KARR BAMBUSA MULTIPLEX 'GOLDEN GOODESS' - BAMBOO GOLDEN GODDESS CAREX DIVULSA - BERKELEY SEDGE CHONDROPETALUM ELEPHANTIUM - LARGE CAPE RUSH CHONDROPETALUM TECTORUM - SMALL CAPE RUSH DISTICTIS 'RIVIERS' - ROYAL TRUMPET VINE ELAEAGNUS PUNGENS - SILVER THORN LOMANDRA LONGIFOLIA 'BREEZE' - DWARF MAT RUSH PITTOSPORUM TOBIRA 'VARIEGATA' PITTOSIPORUM TOBIRA 'WHEELER'S DWARF' SCHEFFLERA ARBORICOLA 'VARIEAGATA' - DWARF UMBRELLA PLANT SENECIO SERPENS - BLUE CHALKSTICKS SENECIO DECARYI - MADAGASCAR SENECIO SESLERIA AUTUMNALIS - AUTUMN MOOR GRASS JUNCUS PATENS 'ELK BLUE' - CALIFORNIA GRAY RUSH RUSSELIA EQUISETIFORMIS - CORAL FOUNTAIN FICUS PUMILA - CREEPING FIG
	TURFBLOCK GRASS PLANTNG

0 10 20 40

CFT GATEWAY CENTER

CFT NV Developments, LLC

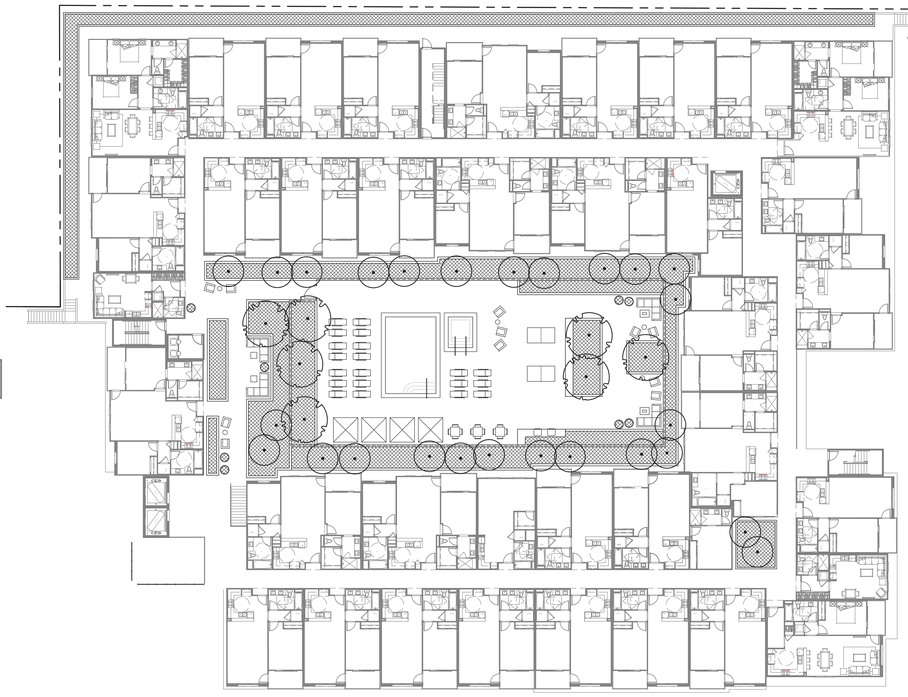
April 13, 2017

Planting Plan - Ground Floor L-3.1

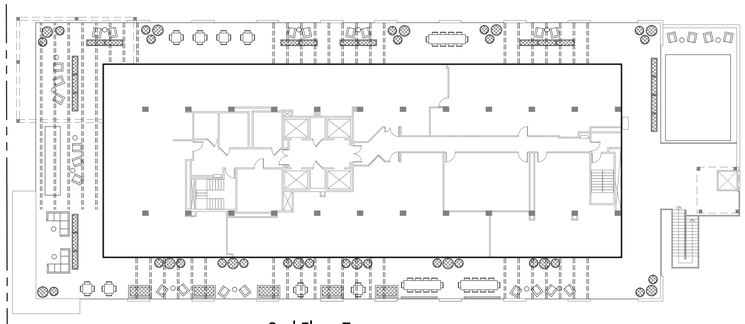
EPTDESIGN



3rd Floor Courtyard



2nd Floor Courtyard



2nd Floor Terrace

PLANTING LEGEND: Trees	
SYMBOL	NAME
	CERCIS OCCIDENTALIS WESTERN REDBUD
	CINNAMOMUM CAMPHORA CAMPHOR TREE
	CITRUS - VARIOUS SPECIES
	GINKGO BILOBA 'AUTUMN GOLD'
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	LOPHOSTEMON CONFERTUS BRISBANE BOX
	PINUS CANERIENSIS CANARY ISLAND PINE
	PODOCARPUS GRACILIOR FERN PINE
	QUERCUS AGRIFOLIA COAST LIVE OAK
	ULMUS PARVIFOLIA CHINESE ELM
+	EXISTING STREET TREE TO REMAIN

PLANTING LEGEND: Shrubs, Groundcovers, & Vines	
SYMBOL	NAME
	AEONIUM - VARIOUS SPECIES ALOE - VARIOUS SPECIES ASPARAGUS DENSIFLORUS 'MYERS' - FOXTAIL FERN BAMBUSA MULTIPLEX 'ALPHONSE KARR' - BAMBOO ALPHONSE KARR BAMBUSA MULTIPLEX 'GOLDEN GOODESS' - BAMBOO GOLDEN GODDESS CAREX DIVULSA - BERKELEY SEDGE CHONDROPETALUM ELEPHANTIUM - LARGE CAPE RUSH CHONDROPETALUM TECTORUM - SMALL CAPE RUSH DISTICTIS 'RIVERS' - ROYAL TRUMPET VINE ELAEAGNUS PUNGENS - SILVER THORN LOMANDRA LONGIFOLIA 'BREEZE' - DWARF MAT RUSH PITTOSPORUM TOBIRA 'VARIEGATA' PITTOSPORUM TOBIRA 'WHEELER'S DWARF' SCHEFFLERA ARBORICOLA 'VARIEAGATA' - DWARF UMBRELLA PLANT SENECIO SERPENS - BLUE CHALKSTICKS SENECIO DECARYI - MADAGASCAR SENECIO SESLERIA AUTUMNALIS - AUTUMN MOOR GRASS JUNCUS PATENS 'ELK BLUE' - CALIFORNIA GRAY RUSH RUSSELIA EQUISETIFORMIS - CORAL FOUNTAIN FICUS PUMILA - CREEPING FIG
	TURFBLOCK GRASS PLANTNG

0 10 20 40

CFT GATEWAY CENTER

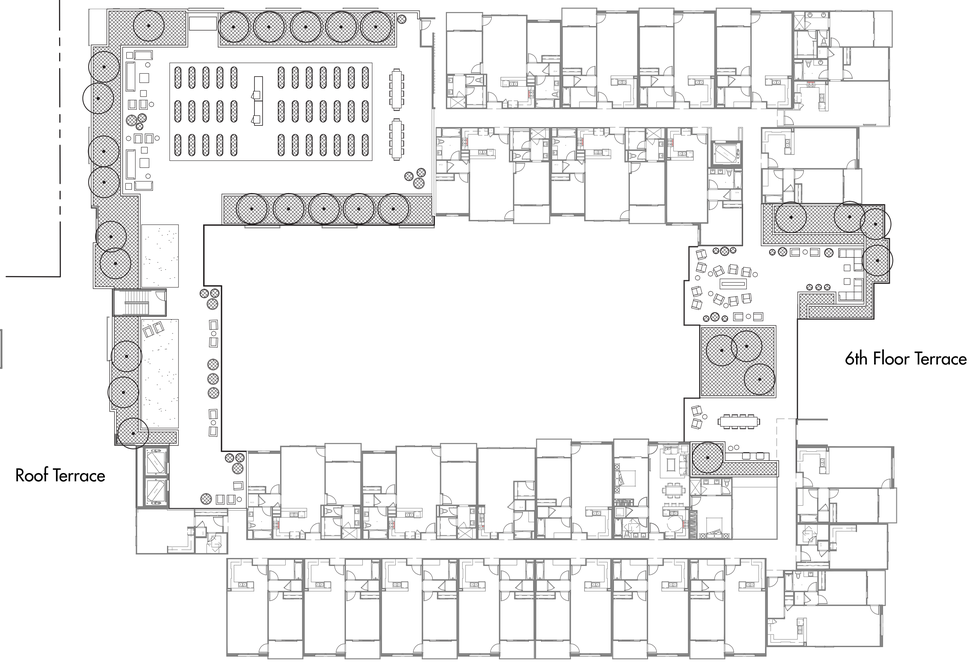
CFT NV Developments, LLC

April 13, 2017

Planting Plan - Second & Third Floors L-3.2

EPTDESIGN





PLANTING LEGEND: Trees	
SYMBOL	NAME
	CERCIS OCCIDENTALIS WESTERN REDBUD
	CINNAMOMUM CAMPHORA CAMPHOR TREE
	CITRUS - VARIOUS SPECIES
	GINKGO BILOBA 'AUTUMN GOLD'
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	LOPHOSTEMON CONFERTUS BRISBANE BOX
	PINUS CANERIENSIS CANARY ISLAND PINE
	PODOCARPUS GRACILIOR FERN PINE
	QUERCUS AGRIFOLIA COAST LIVE OAK
	ULMUS PARVIFOLIA CHINESE ELM
+	EXISTING STREET TREE TO REMAIN

PLANTING LEGEND: Shrubs, Groundcovers, & Vines	
SYMBOL	NAME
	AEONIUM - VARIOUS SPECIES ALOE - VARIOUS SPECIES ASPARAGUS DENSIFLORUS 'MYERS' - FOXTAIL FERN BAMBUSA MULTIPLEX 'ALPHONSE KARR' - BAMBOO ALPHONSE KARR BAMBUSA MULTIPLEX 'GOLDEN GODDESS' - BAMBOO GOLDEN GODDESS CAREX DIVULSA - BERKELEY SEDGE CHONDROPETALUM ELEPHANTIUM - LARGE CAPE RUSH CHONDROPETALUM TECTORUM - SMALL CAPE RUSH DISTICTIS 'RIVERS' - ROYAL TRUMPET VINE ELAEAGNUS PUNGENS - SILVER THORN LOMANDRA LONGIFOLIA 'BREEZE' - DWARF MAT RUSH PITTOSPORUM TOBIRA 'VARIEGATA' PITTOSPORUM TOBIRA 'WHEELER'S DWARF' SCHEFFLERA ARBORICOLA 'VARIEAGATA' - DWARF UMBRELLA PLANT SENECIO SERPENS - BLUE CHALKSTICKS SENECIO DECARYI - MADAGASCAR SENECIO SESLERIA AUTUMNALIS - AUTUMN MOOR GRASS JUNCUS PATENS 'ELK BLUE' - CALIFORNIA GRAY RUSH RUSSELIA EQUISETIFORMIS - CORAL FOUNTAIN FICUS PUMILA - CREEPING FIG
	TURFBLOCK GRASS PLANTNG

0 10 20 40

CFT GATEWAY CENTER

CFT NV Developments, LLC

April 13, 2017

Planting Plan - 6th Floor & Roof Terraces L-3.3

EPTDESIGN