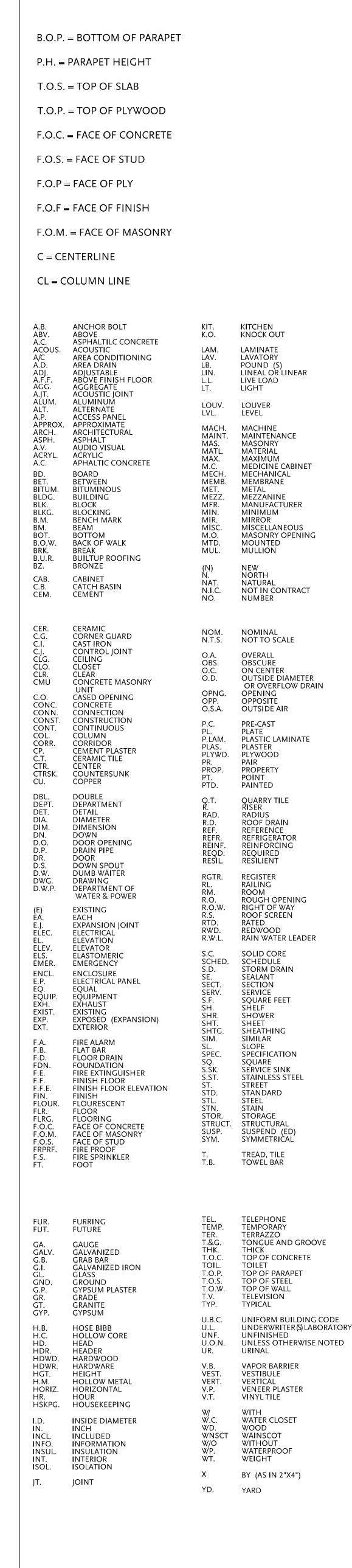
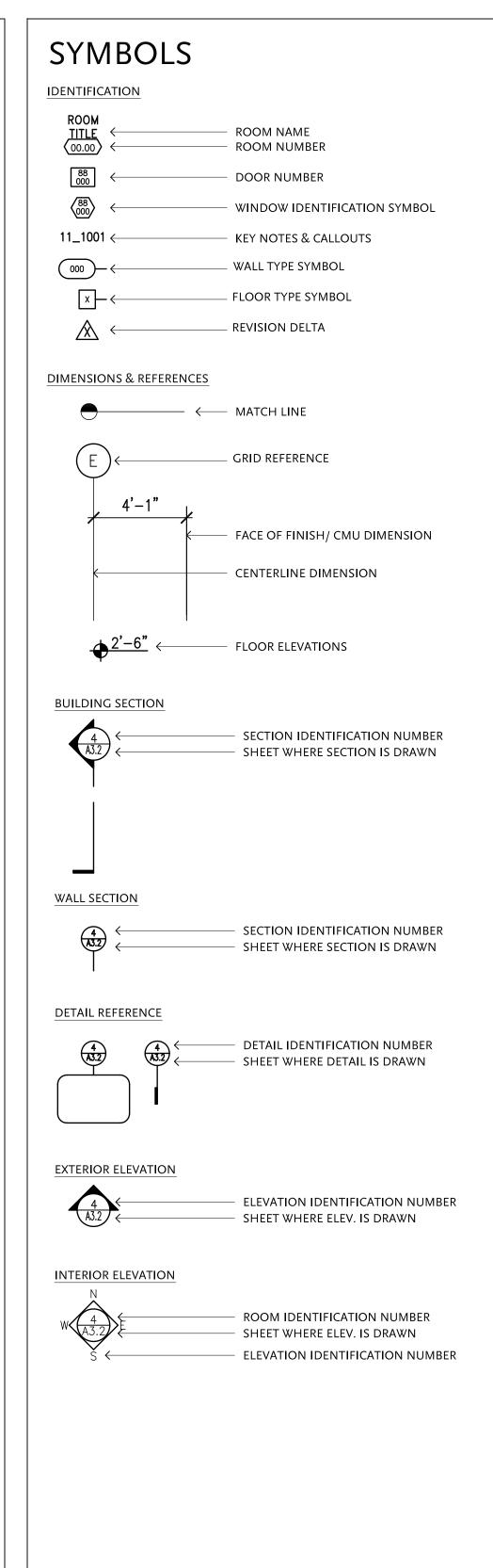
# Attachment G Project Plans



**ABBREVIATIONS** 



VICINITY MAP

AND REAL PROPERTY AND ADDRESS OF THE PARTY AND

### SHEET INDEX G1.01 SITE PHOTOS **ALTA SURVEY** LANDSCAPE SOUTH PARCEL L1.02 FIRST FLOOR IMAGERY L1.03 L1.04 PLAN IMAGES **NORTH PARCEL** FIRST FLOOR IMAGERY L1.03 L1.04 L1.05 L1.07 PLANT IMAGES **ARCHITECTURAL DEMOLITION SITE PLAN** A1.00 A2.00 PROPOSED SITE PLAN SOUTH PARCEL CS COVER SHEET **GARAGE LEVEL 1** A2.11 GARAGE LEVEL 2 A2.12 SECOND FLOOR PLAN A2.14 THIRD FLOOR PLAN A2.15 FOURTH FLOOR PLAN A2.16 FIFTH FLOOR PLAN A2.17 **ROOF PLAN BUILDING SECTIONS BUILDING SECTIONS** A9.02 **NORTH PARCEL COVER SHEET** GARAGE LEVEL 1 GARAGE LEVEL 2 A2.11 A2.12 **GARAGE LEVEL 3** A2.13 GARAGE LEVEL 4 A2.14 A2.15 SECOND FLOOR PLAN A2.16 THIRD FLOOR PLAN A2.17 FOURTH FLOOR PLAN A2.18 FIFTH FLOOR PLAN A2.19 SIXTH FLOOR PLAN SEVENTH FLOOR PLAN A2.21 EIGHTH FLOOR PLAN **ROOF FLOOR PLAN** A2.22 A3.02 **BUILDING SECTIONS** 3D MODEL RENDERINGS (STREET VIEW) A9.03 3D MODEL RENDERINGS (STREET VIEW) 3D MODEL RENDERINGS (STREET VIEW)

# SHEET INDEX / GENERAL INFO FIRST FLOOR LANDSCAPE PLAN ROOF SCHEMATIC PLAN AND IMAGERY FIRST FLOOR LANDSCAPE PLAN SECOND FLOOR LANDSCAPE PLAN SECOND FLOOR IMAGERY ROOF GARDEN PLAN AND IMAGERY SKY BAR PLAN AND IMAGERY FIRST FLOOR PLAN (GROUND LEVEL) **EXTERIOR ELEVATIONS (RENDERED) EXTERIOR ELEVATIONS (RENDERED)** 3D MODEL RENDERINGS (STREET VIEW) 3D MODEL RENDERINGS (AERIAL VIEWS) FIRST FLOOR PLAN (GROUND LEVEL) **EXTERIOR ELEVATIONS (RENDERED)**

# **EXTERIOR ELEVATIONS (RENDERED)** 3D MODEL RENDERINGS (STREET VIEW)

A9.05

3D MODEL RENDERINGS (AERIAL VIEWS)

## STRUCTURAL MECHANICAL

SHEET INDEX (CONT'D)

ELECTRICAL PLUMBING

### GENERAL NOTES

- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB BEFORE SUBMITTING BID OR PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY, OR OMISSION HE MAY DISCOVER AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS VERIFIED BY THE ARCHITECT. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO THE INTENT OF THE CONTRACT DOCUMENT OR TO APPLICABLE LAWS, ORDINANCES, RULES AND REGULATION WITHOUT PRIOR NOTICE TO THE ARCHITECT, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.
- ACTUAL FIELD CONDITIONS MAY VARY FROM THE PLANS. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. NO DEVIATION FROM CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT
- WRITTEN APPROVAL FROM THE ARCHITECT. VERIFY LOCATIONS OF GAS, WATER, AND ELECTRICAL METERS PRIOR TO STARTING CONSTRUCTION.
- VERIFY SEWER LOCATION AND SEWER CONNECTIONS WITH DEPARTMENT OF
- CONTRACTOR TO PROVIDE TEMPORARY SANITARY FACILITIES FOR WORKMEN'S USE PER APPLICABLE BUILDING CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CARE OF ALL EXISTING FINISHES, STRUCTURES, AND LANDSCAPING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL TRASH, WASTE, RUBBISH AND DEBRIS RESULTING FROM HIS WORK AND/OR OPERATION, AT PERIODIC INTERVALS (WEEKLY MINIMUM) AS WORK PROGRESSES.
- A. ALL DIMENSIONS ARE TO BE VERIFIED UNLESS OTHERWISE NOTED. B. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY, CONCRETE OR FACE OF FINISH OF EXISTING WALLS UNLESS
- C. DIMENSIONS AND ELEVATIONS ARE TO TOP OF CONCRETE, BRICK OR OTHER HARD SURFACE MATERIAL, NOT TO TOP OF FLOOR COVERING OR ROOFING, U.N.O. D. DO NOT SCALE DRAWINGS.
- REFERENCE TO ANY DETAIL OR DRAWINGS IS FOR CONVENIENCE ONLY AND
- DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING OR DETAIL. LARGER SCALE DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DETAIL DRAWINGS. IF CONFLICTS EXIST, CONTACT ARCHITECT PRIOR TO
- ELECTRICAL SERVICE, WIRING, ETC., SHALL COMPLY WITH APPLICABLE ELECTRICAL CODES.
- PLUMBING SHALL COMPLY WITH APPLICABLE PLUMBING CODES. MECHANICAL AND HVAC WORK SHALL COMPLY WITH APPLICABLE MECHANICAL CODES.
- CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS ON EQUIPMENT FOR EQUIPMENT ROUGH-IN REQUIREMENTS.
- TOILET ROOMS SHALL BE PROVIDED WITH 5-MINUTE EXHAUST AIR CHANGES DIRECTLY TO THE OUTSIDE. CORRIDORS WHICH ARE MECHANICALLY VENTILATED SHALL HAVE 2 AIR CHANGES PER HOUR. ALL OTHER MECHANICALLY VENTILATED SPACES SHALL HAVE 15-MINUTE EXHAUST AIR CHANGES MINIMUM. WHEN AIR QUANTITIES INDICATED ON MECHANICAL DRAWINGS EXCEED THESE MINIMUM REQUIREMENTS THEY SHALL APPLY.
- 16. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL NOTES AND REQUIREMENTS
- ALL EXIT WAYS SHALL BE ILLUMINATED BY AN APPROVED EMERGENCY LIGHTING SYSTEM TO OPERATE WHEN THE POWER SOURCE IS INTERRUPTED. PROVIDE ILLUMINATION AT EACH EXIT DOOR.
- 18. ALL WALLS HAVING PLUMBING ARE TO BE SIZED TO ACCOMMODATE THE PLUMBING. CONTACT ARCHITECT IF CONFLICT EXISTS BEFORE PROCEEDING
- PROVIDE SOLID WALL BACKING FOR ALL WALL HUNG EQUIPMENT, FURNISHINGS AND CABINETS. SEE SPECIFICATIONS
- PROVIDE SUSPENDED CEILINGS OR FURRED OUT SURFACES WHERE REOUIRED TO CONCEAL PIPING, DUCT, ETC., IN FINISHED ROOMS. SHOULD CONDITIONS NECESSITATE ALTERATIONS IN INDICATED CEILING HEIGHTS DUE TO STRUCTURAL OR MECHANICAL REQUIREMENTS OBTAIN APPROVAL FROM THE ARCHITECT BEFORE INSTALLING FURRING.
- UNLESS OTHERWISE INDICATED, CLOSETS, VESTIBULES, COLUMNS, PARTITIONED OFF PORTIONS, PROJECTIONS OR RECESSES IN SCHEDULED SPACES SHALL HAVE FINISHES AS SCHEDULED FOR RESPECTIVE SPACE IN WHICH THEY OCCUR.
- 22. ALL GLAZING SHALL CONFORM TO APPLICABLE BUILDING CODES.

THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE

23. ALL SHEET METAL WORK SHALL BE MINIMUM 24 GAUGE-GALVANIZED STEEL UNLESS NOTED OTHERWISE.

SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE A

- DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS DRAWINGS, SUCH A DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF SAID WORK. THE CONTRACTOR AT HIS OWN EXPENSE SHALL CORRECT ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR DURABLE WOOD, GRADE MARKED: FOUNDATION OR
- ALL OPENINGS IN FLOORS TO BE ENCLOSED BY ONE-HOUR SHAFT FLOOR, WALLS, AND CEILING WHERE INDICATED.
- 27. ALL EXTERIOR EXIT DOORS TO BE SECURITY OPENINGS.
- 28. UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR EXPOSED METAL TRIM, TREILLAGE, RAILINGS, MOLDINGS, FRAMES, CASTINGS, ETC. SHALL BE
- PROVIDE 3/4" PLYWOOD BACKING, 8'-0" HIGH AT TELEPHONE EQUIPMENT
- 30. ACCESS PANELS SHALL BE PROVIDED WHERE REQUIRED BY BUILDING CODE OR WHEREVER REQUIRED FOR PROPER OPERATION OF MECHANICAL OR ELECTRICAL EQUIPMENT. CONTRACTOR SHALL COORDINATE LOCATION, SIZE
- AND THE TYPE OF ACCESS PANEL WITH THE SUBCONTRACTOR'S WORK AND SHALL VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY THE APPLICABLE JURISDICTION.
- FIRE BLOCK STUD WALLS (AT 10' INTERVALS [HORIZONTAL AND VERTICAL]) ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS. (2012 IBC
- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT ENGINEERING GEOLOGIST AND/OR PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.

### PROJECT DIRECTORY

J&K INVESTMENTS, LLC 227 WEST VALLEY BOULEVARD, SUITE 308 SAN GABRIEL, CA 91776 TEL (626) 576-8000 CONTACT: 'SUNNY' CHEN

PROJECT TEAM

ARCHITECT MOULE & POLYZOIDES ARCHITECTS AND URBANISTS 180 EAST CALIFORNIA BOULEVARD PASADENA, CA 91105 TEL (626) 844-2400 CONTACT: STEFANOS POLYZOIDES

CHRISTIAN ARNDT

LANDSCAPE ARCHITECT KORN RANDOLPH 609 EAST GREEN STREET PASADENA, CA 91101 TEL (626) 564-0259 CONTACT: AMY KORN

CIVIL ENGINEER

STRUCTURAL ENGINEER TBD

MECHANICAL ELECTRICAL PLUMBING

**SPECIFICATIONS** 

### APPLICABLE CODES, REGULATIONS AND STANDARDS

- 2016 CALIFORNIA BUILDING CODE (VOLUMES 1 & 2)
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE THE CODES ITEMIZED ABOVE HAVE BEEN ADOPTED, EFFECTIVE JANUARY 1, 2017, AND MAY HAVE BEEN AMENDED BY THE CITY OF PASADENA, CA. BUILDING CODE, SEE TITLE 14, SECTION 14.04 OF THE MUNICIPAL CODE FIRE CODE, SEE TITLE 14, SECTION 14.25 AND 14.28 OF THE MUNICIPAL CODE
- CITY OF PASADENA GENERAL PLAN
- CITY OF PASADENA ZONING CODE
- CITY OF PASADENA DESIGN GUIDELINES CITY OF PASADENA HISTORIC PRESERVATION GUIDELINES
- CALIFORNIA HISTORICAL BUILDING CODE
- CALIFORNIA CEQA GUIDELINES SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION OF HISTORIC
- 2009 EDITION OF THE ICC / ANSI CODE. AMERICAN NATIONAL STANDARD: ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES, ICC / ANSI A117.1
- FAIR HOUSING ACT DESIGN MANUAL, U.S. DEPT. OF HOUSING AND URBAN
- UNDERWRITERS LABORATORIES INC., FIRE RESISTANCE DIRECTORY, LATEST EDITION GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, LATEST EDITION
- ARCHITECTURAL WOODWORK QUALITY STANDARDS, LATEST EDITION,
- ARCHITECTURAL WOODWORK INSTITUTE (AWI) HANDBOOK FOR CERAMIC TILE INSTALLATION, LATEST EDITION
- TILE COUNCIL OF AMERICA (TCA)
- NATIONAL FIRE PROTECTION ASSOCIATION NFPA CODES AND STANDARDS
- 2009 ANSI AND ASTM STANDARDS
- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCA) MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE STANDARD 7-02)

### Set Title Concept Design Review

Scale

**Sheet Title** 

Project Number 05.05.17

SHEET INDEX

**GENERAL INFO** 

Drawn By

HILL & COLORADO

1336 EAST COLORADO BLVD.

1347 EAST COLORADO BLVD.

227 WEST VALLEY BLVD., SUITE 308

SAN GABRIEL, CALIFORNIA 91776

J&K Investments, LLC

Pasadena, CA

Seal

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dimensions shall take precedence over scaled

dimensions and shall be verified at the job site.

Any dimensional discrepancy shall be brought to the

attention of the Architect prior to the commencement

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05.05.17 Concept Design Review

**Sheet Number** 

### GEN. ADMINISTRATIVE NOTES

### A. APPLICATION & PERMITS

- SEPARATE APPLICATION, PLAN CHECK AND PERMIT(S) IS / ARE REQUIRED A. POOL
- STREET ADDRESS MUST BE PROVIDED ON THE FRONT OF THE BUILDING. NUMBERS MUST BE VISIBLE FROM THE FRONT OF THE STREET, MUST BE OF A COLOR THAT CONTRASTS WITH THE BACKGROUND AND MUST BE AT LEAST 4" IN HEIGHT. [501.2]

### B. MINIMUM PLAN REQUIREMENTS

 "DEFERRED SUBMITTALS (TRUSSES, TRUSS JOISTS, METAL BALCONIES, FABRICATED STAIRS AND GUARDRAILS, ETC.) MUST BE SIGNED AND STAMPED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO THE SUBMITTAL TO THE BUILDING DIVISION, AND SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. " [107.3.4.1]

C. DOCUMENTATION REQUIREMENTS

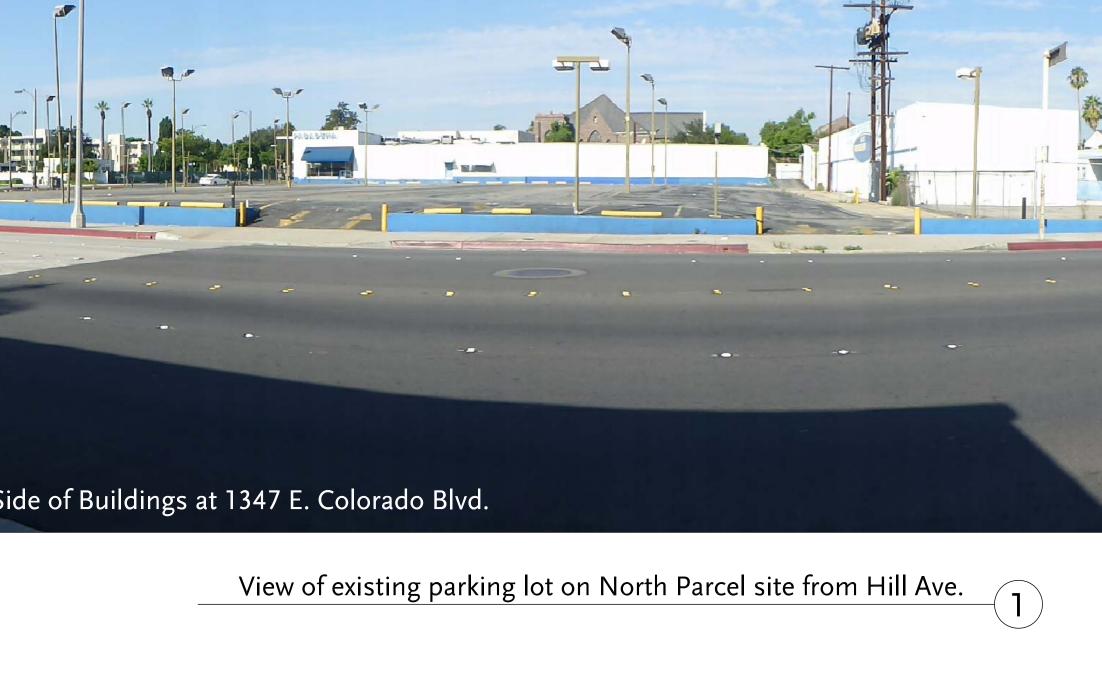
PROPERTY LINES AND/OR TOPOGRAPHIC SURVEY BY STATE LICENSED SURVEYOR OR ENGINEER ARE REQUIRED. THE SURVEY PLAN MUST BEAR THE SEAL. SIGNATURE AND EXPIRATION DATE OF THE SURVEYOR OR ENGINEER OF RECORD. "SURVEYOR SHALL STAKE LOCATIONS OF PROPERTY LINES AND PROPOSED CONSTRUCTION PRIOR TO FOUNDATION EXCAVATION."

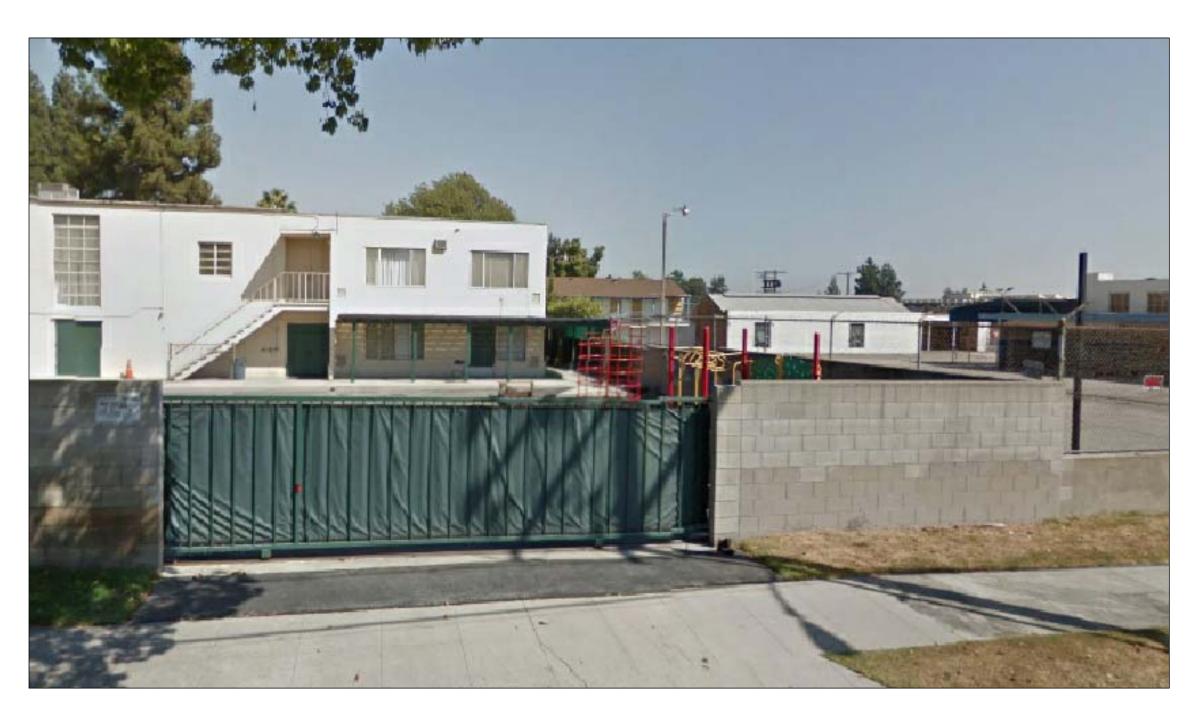
View of the church to the North of the Proposed Project along Hill Ave. 7



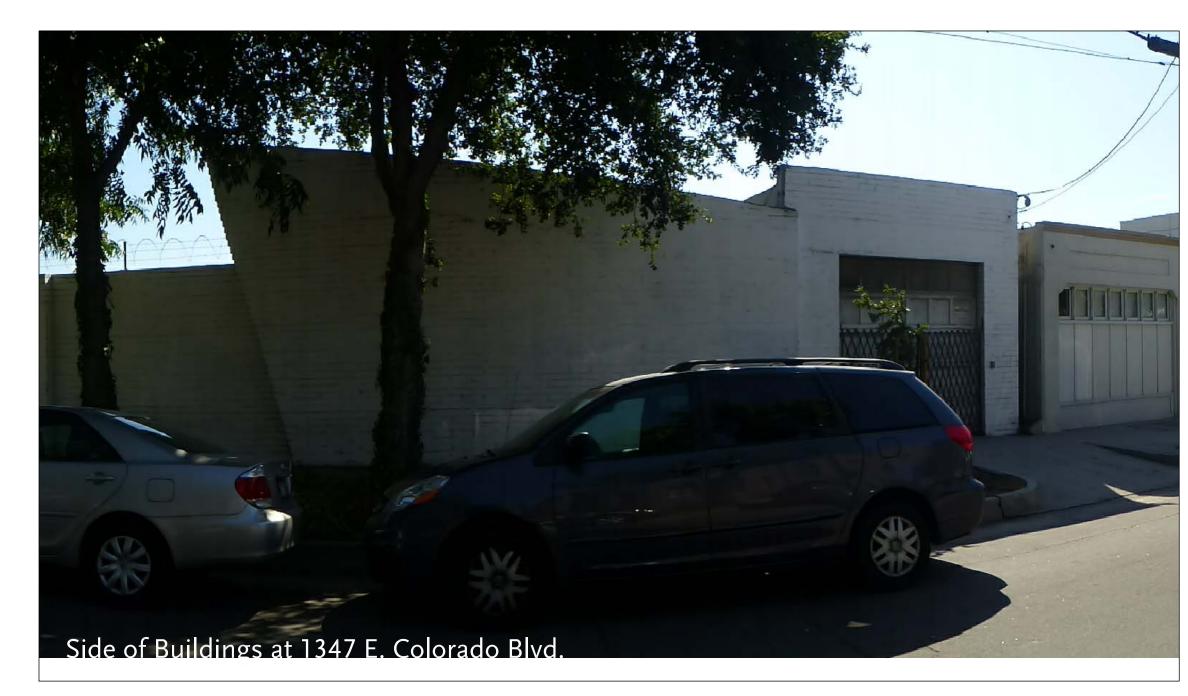
View of existing buildings on North Parcel site from Colorado Blvd. 4



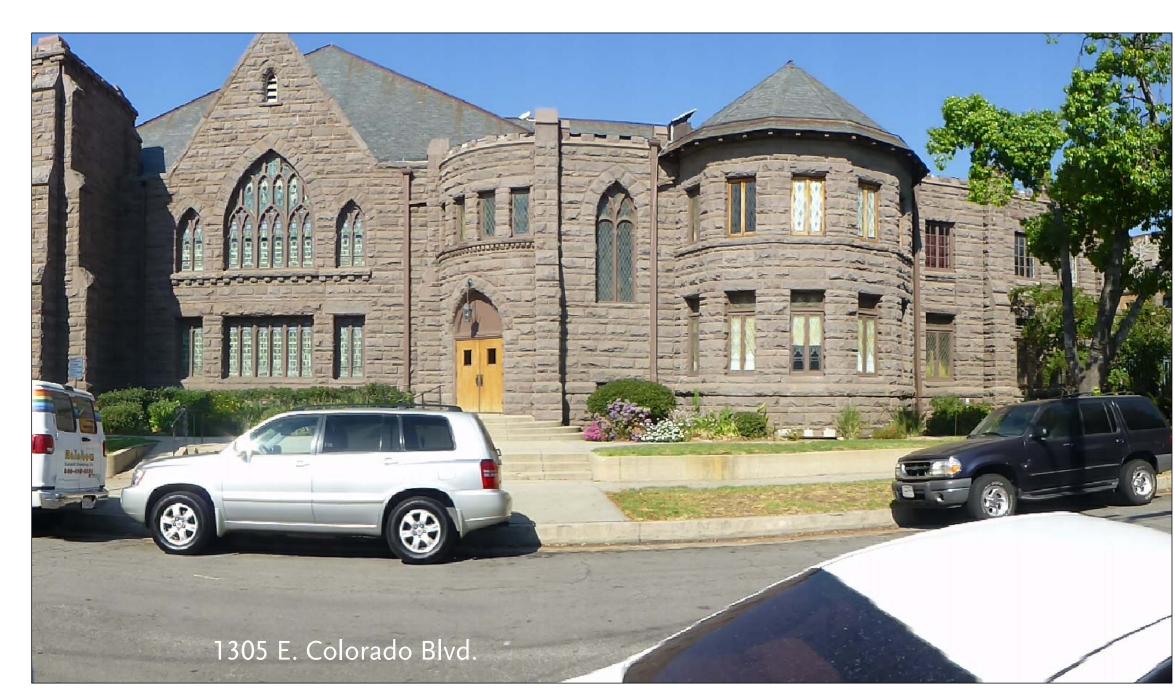




View of the building to the North of the Proposed Project along Holliston Ave. 8



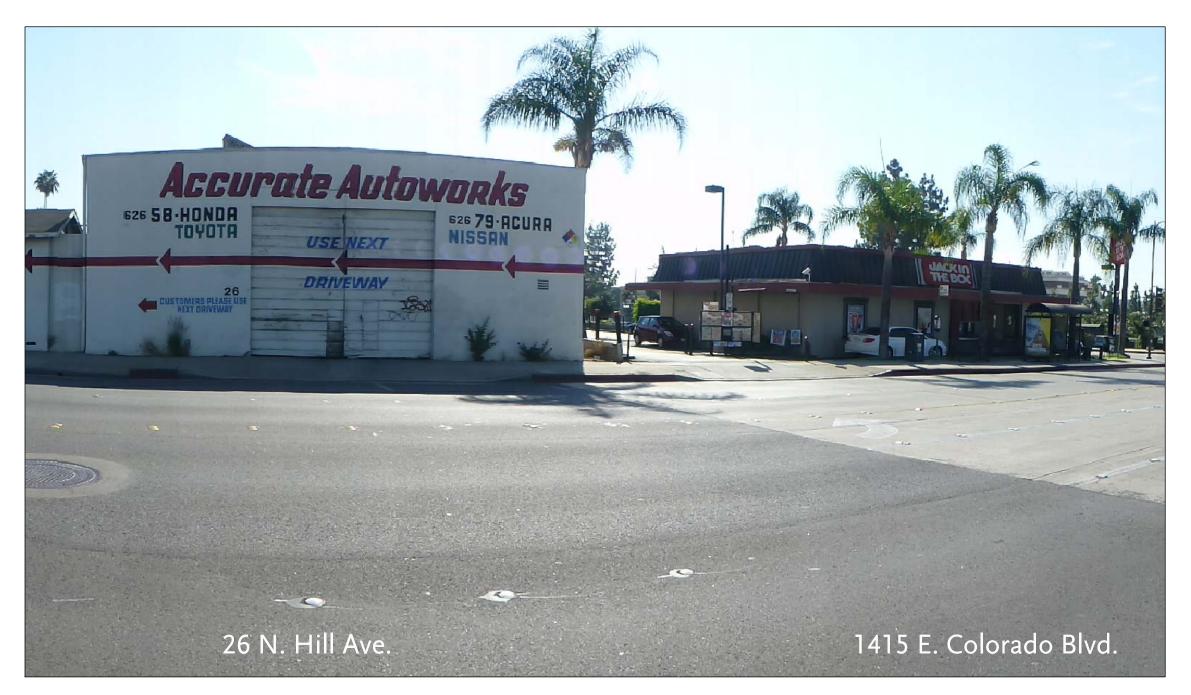
View of existing buildings on North Parcel site from Holliston Ave. 5



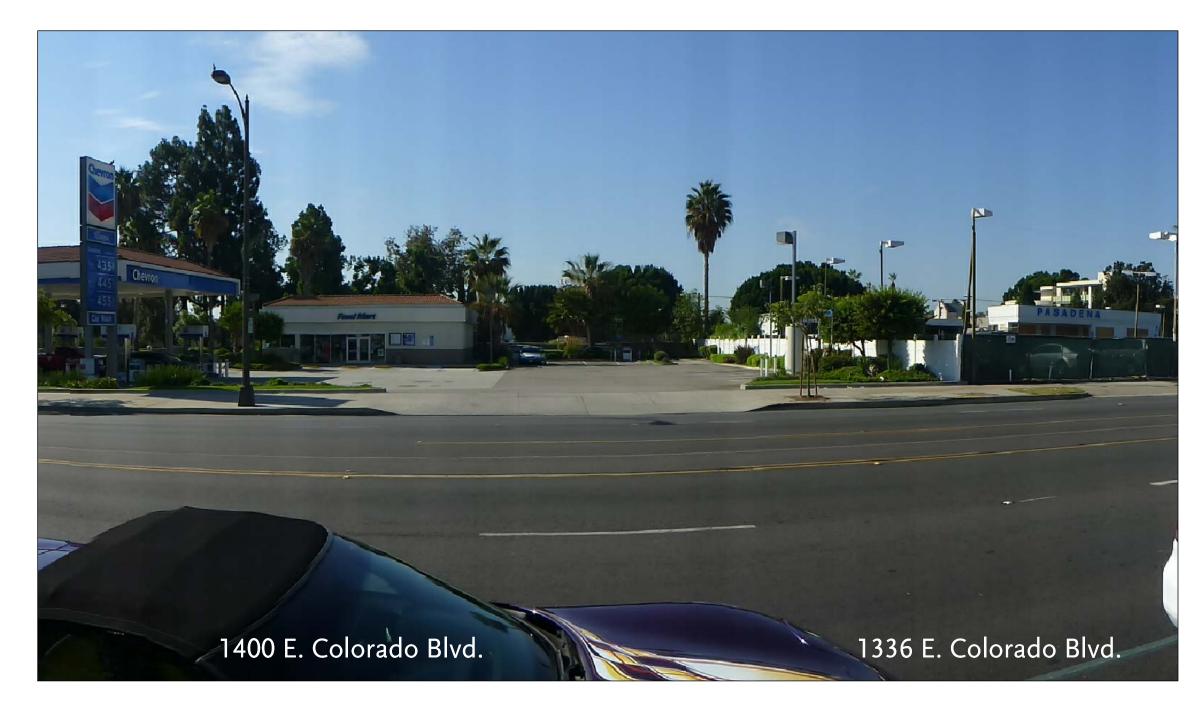
View of the church on the opposite side of Holliston Ave. from the North Parcel site. (2)



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



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

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Any dimensional discrepancy shall be brought to the
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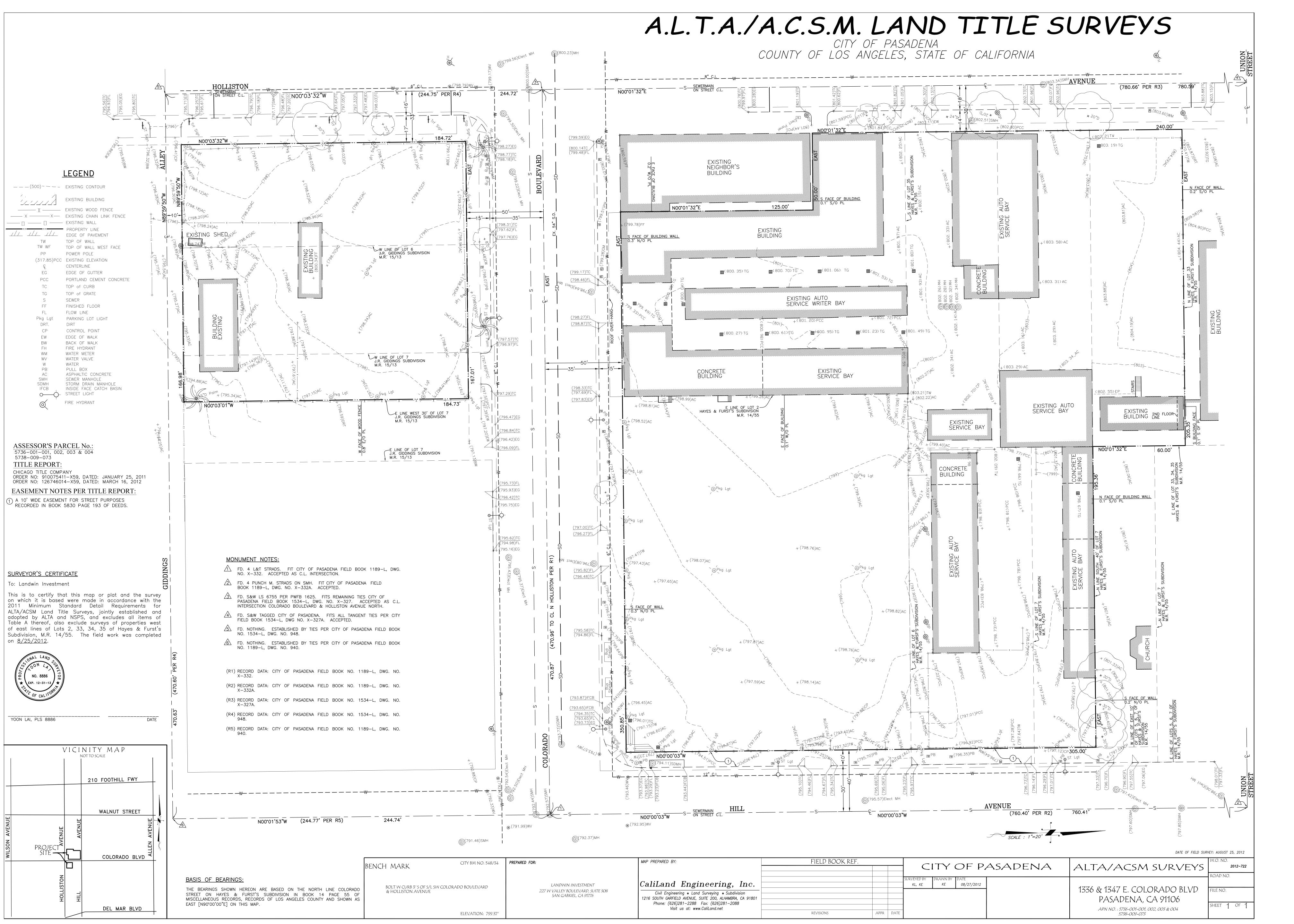
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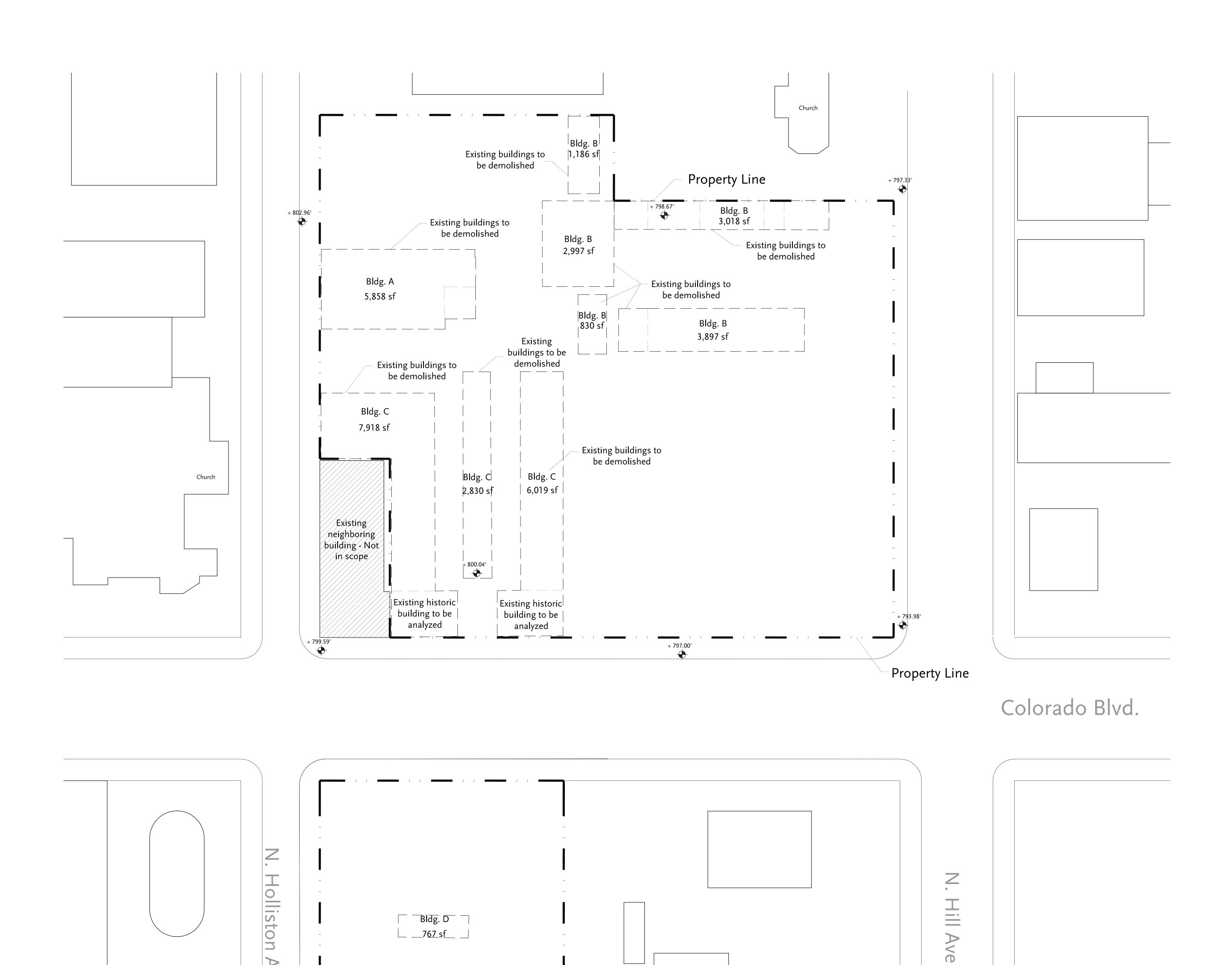
Sheet Title Site Photos

Set Title

Concept Design Review

**Date** 05.05.17 **Project Number** 1207 **Scale** NTS Drawn By





Property Line

Bldg. E 1,557 sf

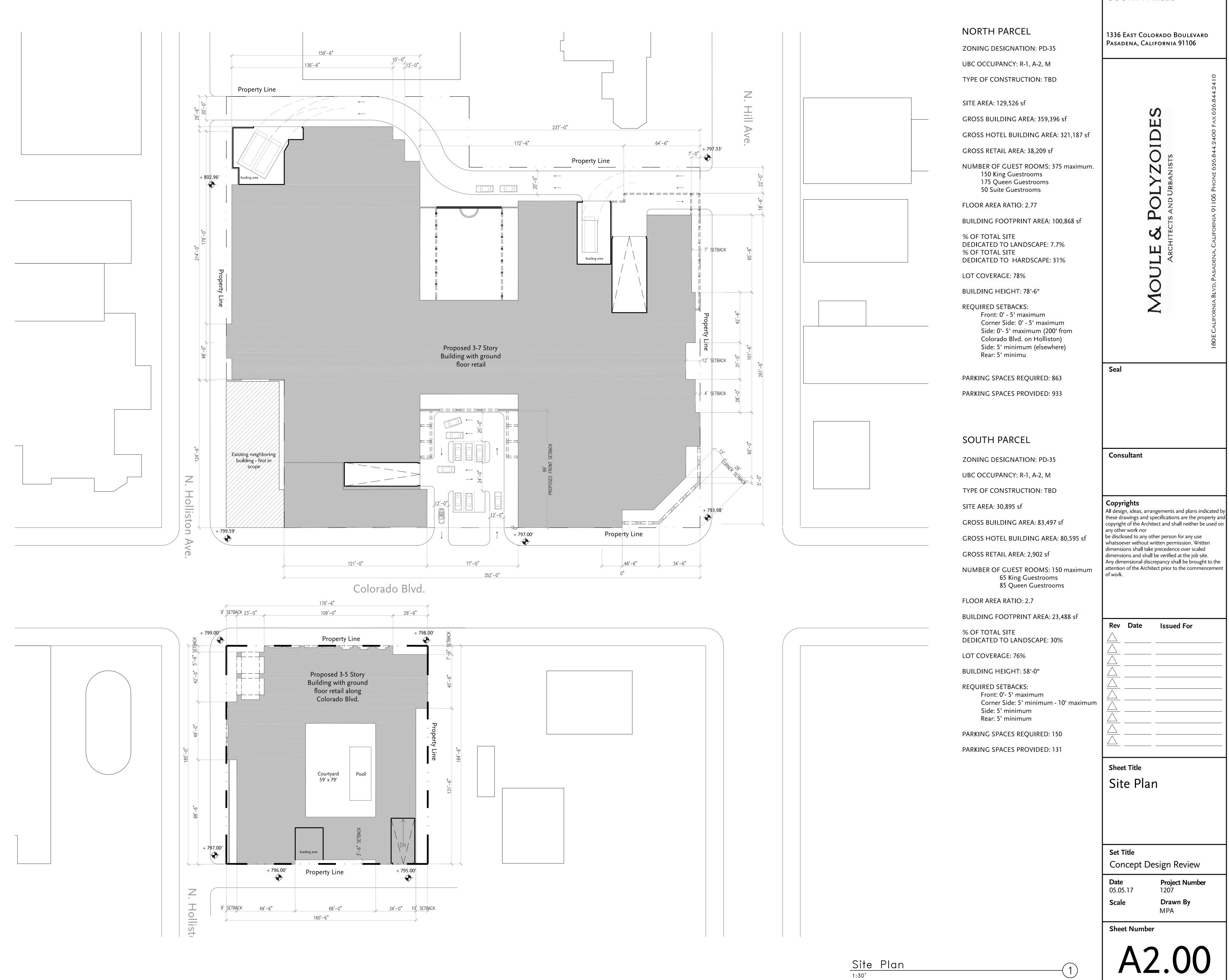
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HILL & COLORADO

South Parcel

Demo Plan
1:30'



PROJECT DATA

dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Architect prior to the commencement



HILL & COLORADO

Concept Design Review 5/5/2017

HILL & COLORADO South Parcel

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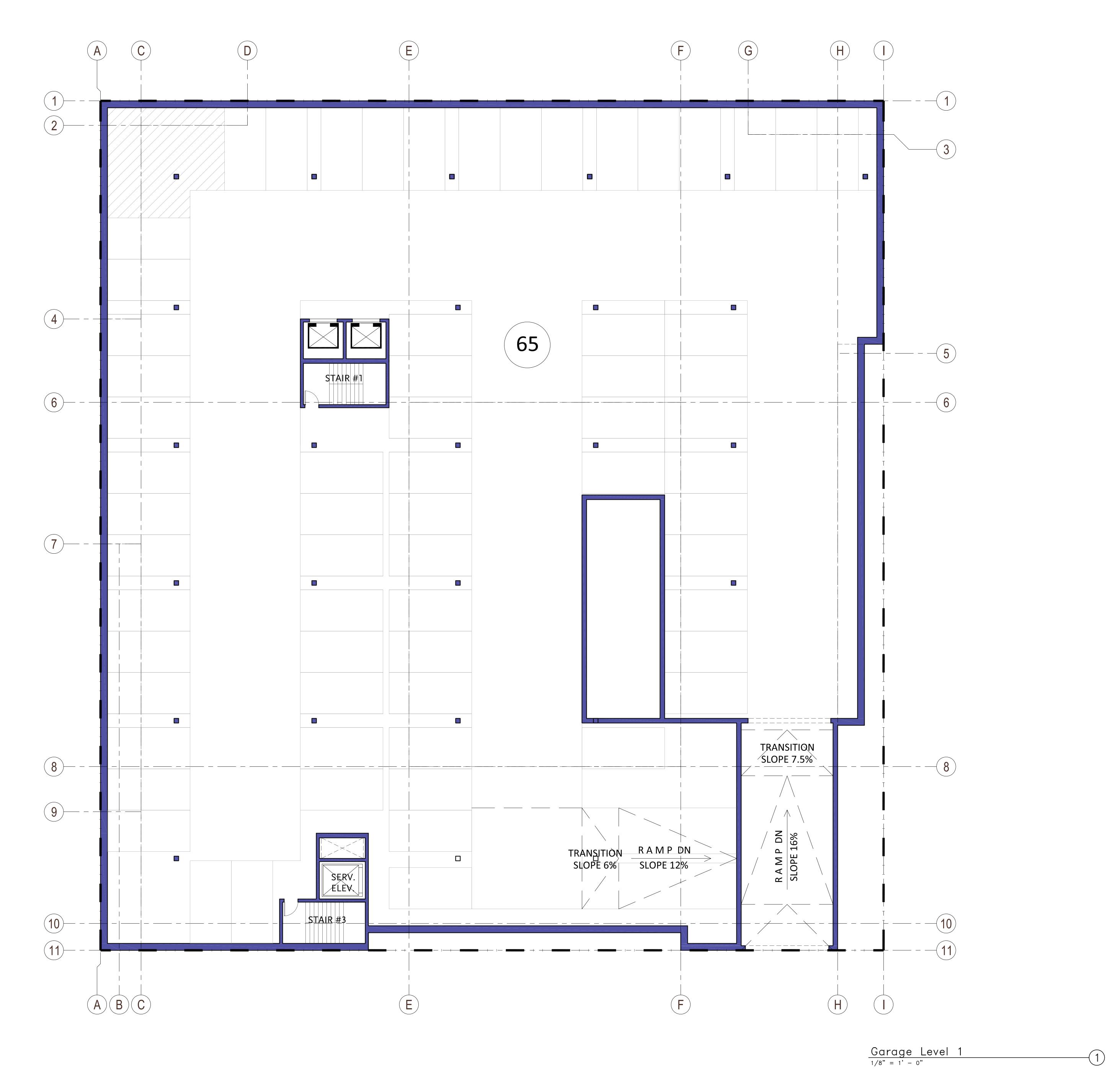
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Rev	Date	Issued For
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Sheet Title **COVER SHEET** SOUTH HOTEL

Concept Design Review

**Project Number** 1207 **Date** 05.05.17



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SOUTH PARCEL

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Rev	Date	Issued For	
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Sheet Title

Garage Level 1

Set Title

Concept Design Review

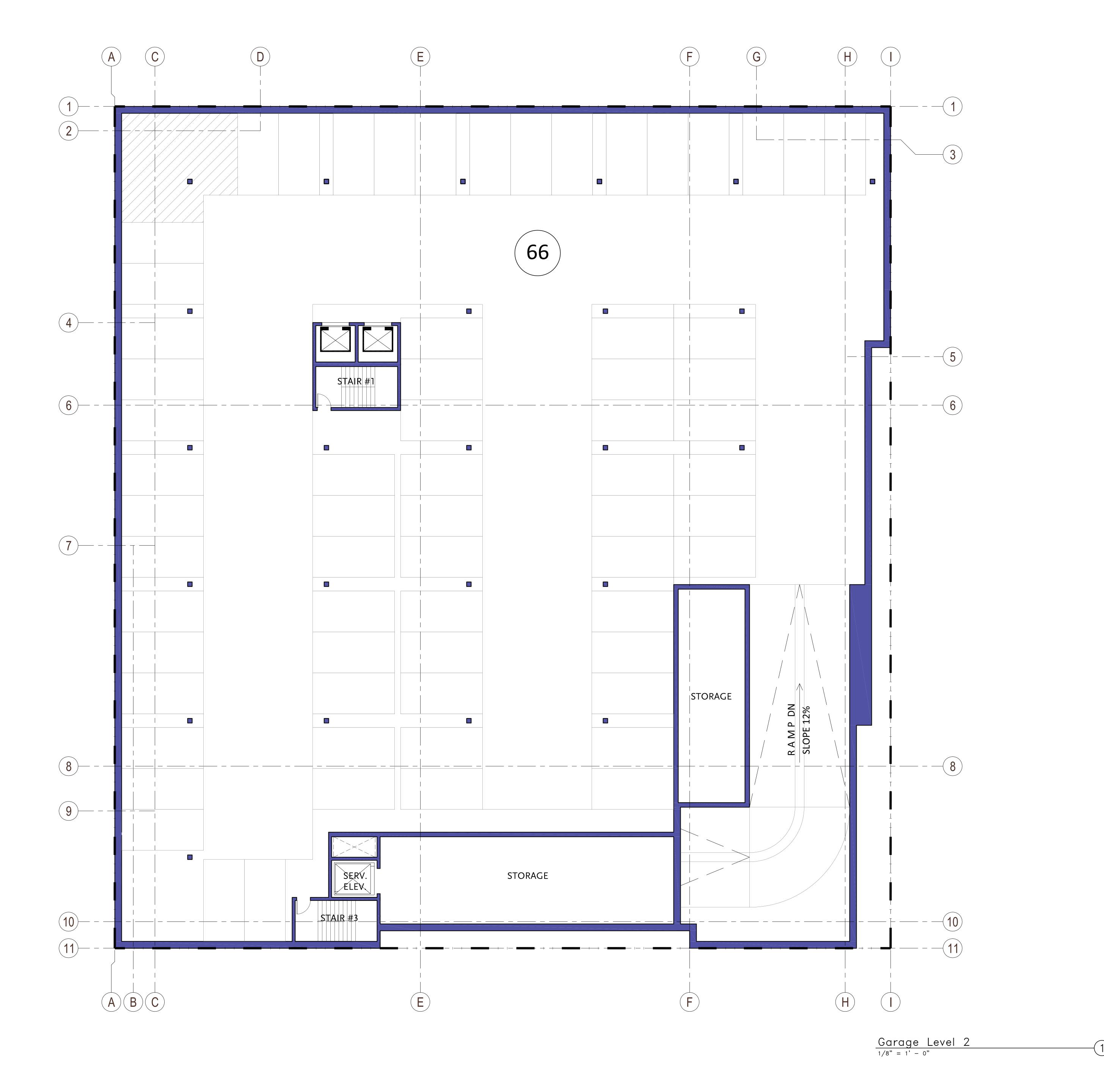
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Sheet Number

A2.10

**Project Number** 1207

**Drawn By** MPA



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Rev	Date	Issued For
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Sheet Title

Garage Level 2

Set Title

Concept Design Review

**Project Number** 1207 **Date** 05.05.17

**Drawn By** MPA **Scale** 1/8" = 1'



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SOUTH PARCEL

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Sheet Title

First Floor Plan

**S**et Title Concept Design Review

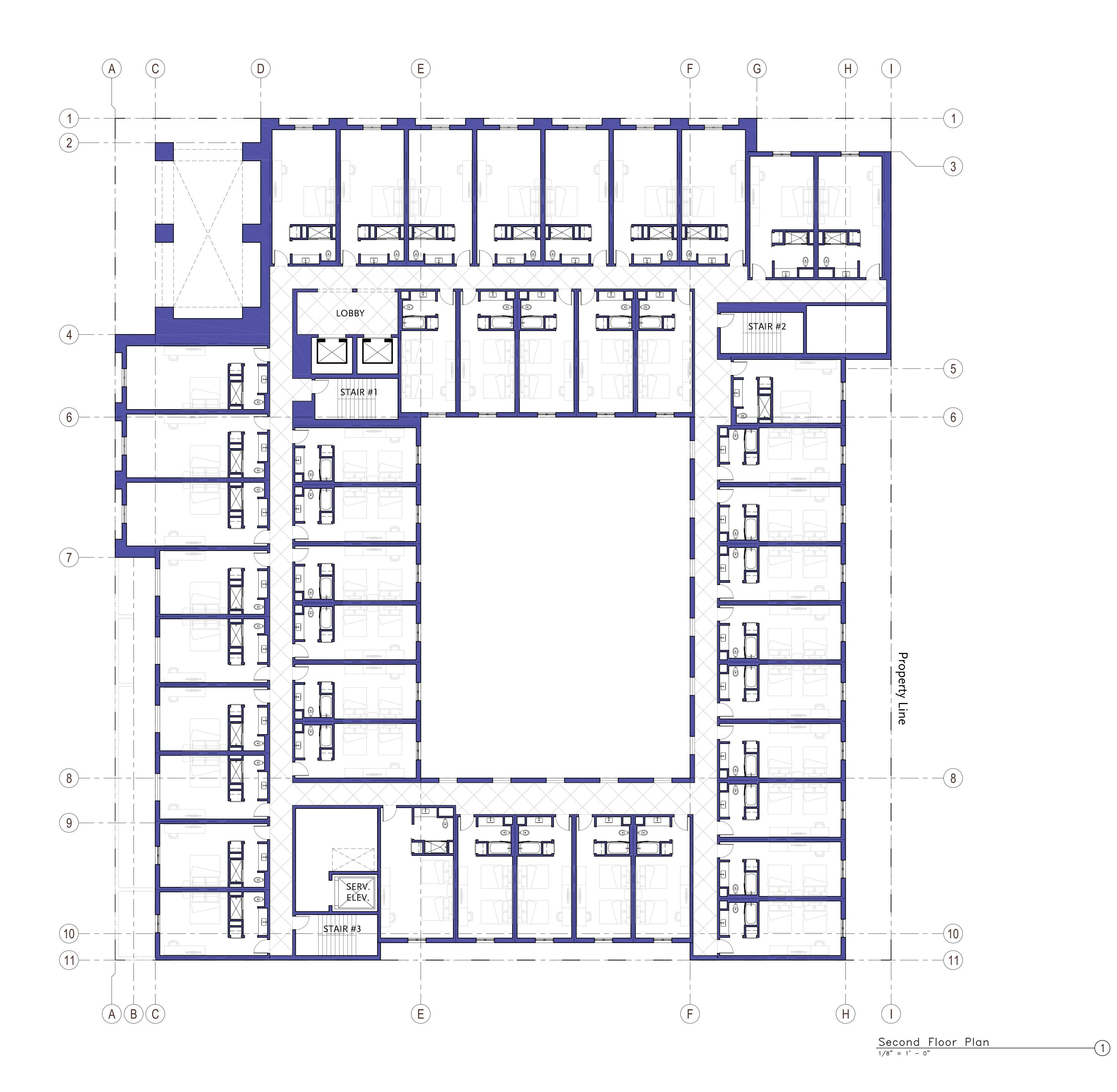
 Date
 Project Number

 05.05.17
 1207

 Scale
 Drawn By

 1/8" = 1'
 MPA

Sheet Number



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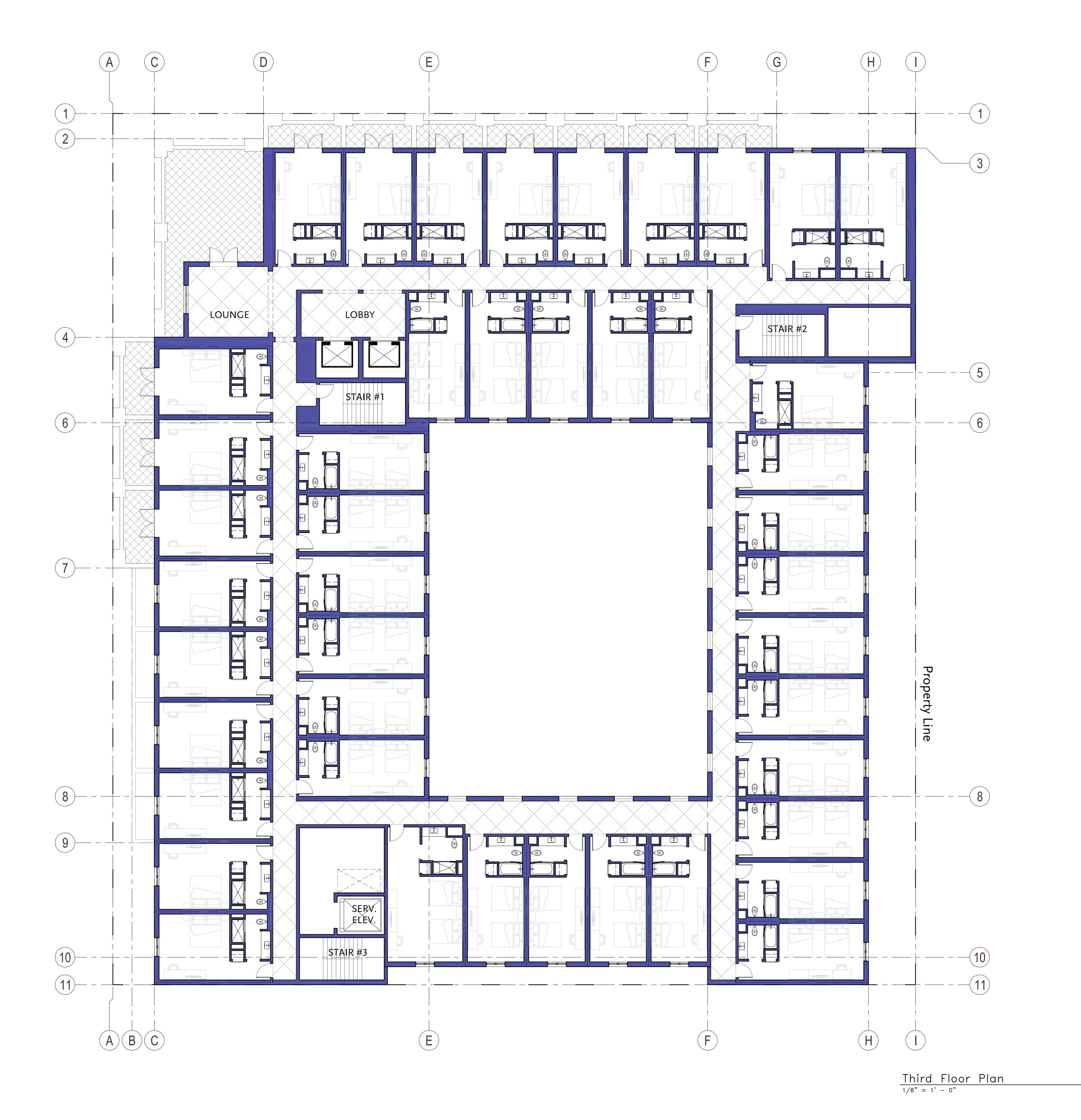
Sheet Title

Second Floor Plan

Set Title

Concept Design Review

**Project Number** 1207 **Date** 05.05.17 **Scale** 1/8" = 1' **Drawn By** MPA



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Rev	Date	Issued For
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Sheet Title

Third Floor Plan

Set Title

Concept Design Review

**Date** 05.05.17 **Scale** 1/8" = 1'

MPA Sheet Number

**Project Number** 1207

Drawn By



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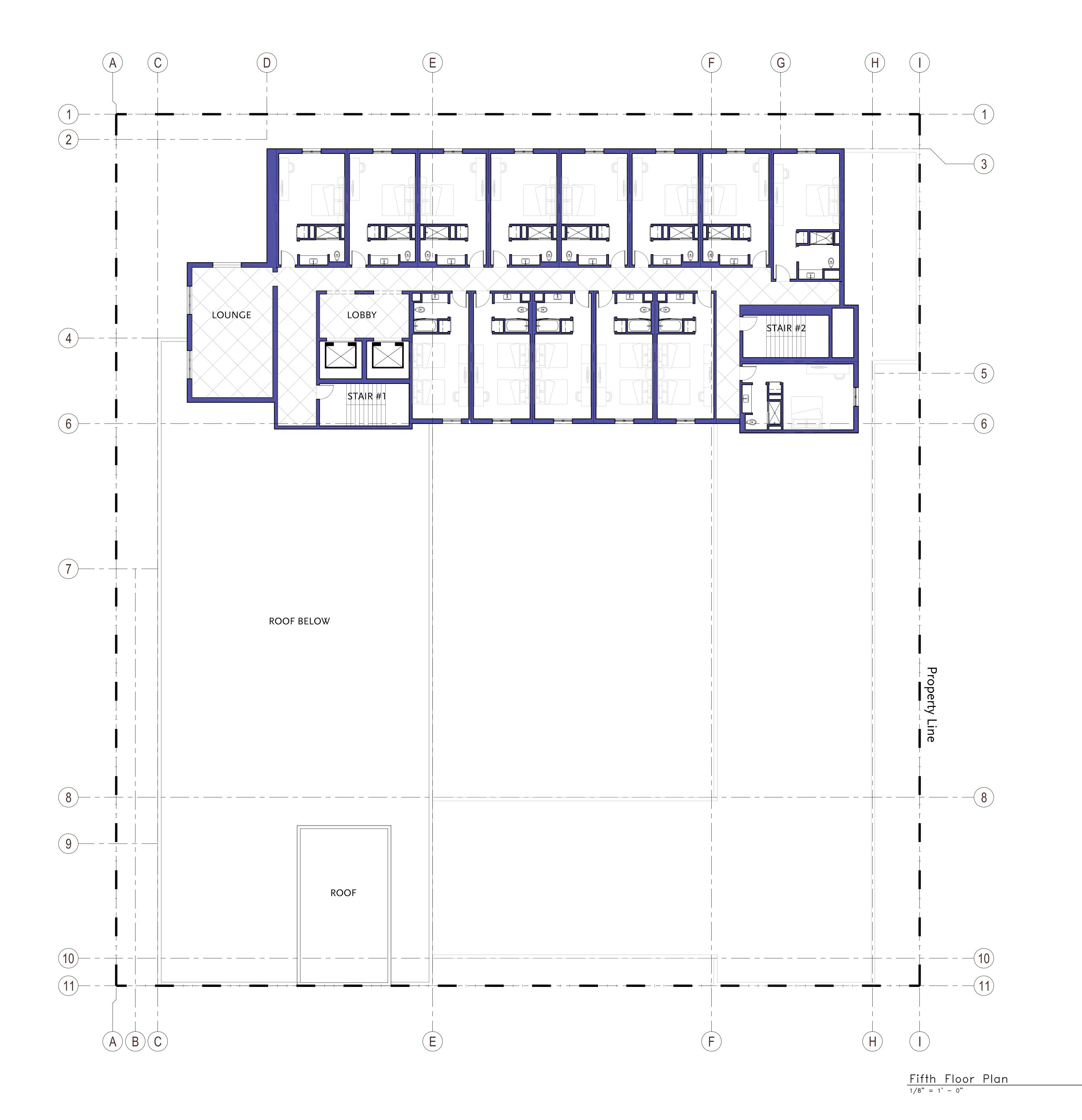
Sheet Title

Fourth Floor Plan

Set Title

Concept Design Review

**Project Number** 1207 **Date** 05.05.17 **Scale** 1/8" = 1' Drawn By



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> POLYZOIDES IS AND URBANISTS

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Sheet Title

Fifth Floor Plan

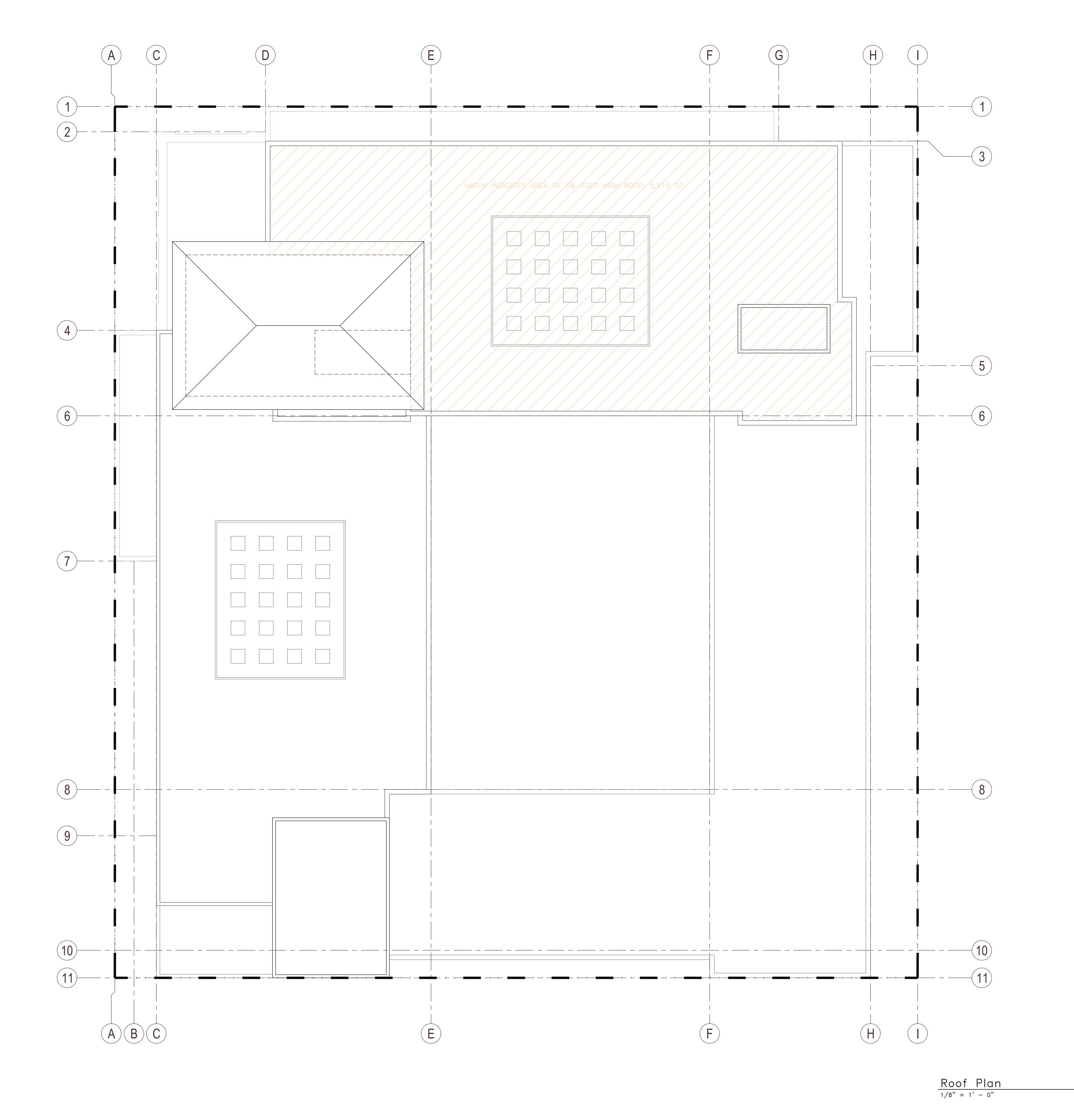
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Concept Design Review

**Date** 05.05.17 **Scale** 1/8" = 1'

Sheet Number

ale Drawn By 8" = 1' MPA



HILL & COLORADO

South Parcel

1336 East Colorado Boulevard Pasadena, California 91106

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Rev	Date	Issued For
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Sheet Title

Roof Plan

Set Title

Concept Design Review

**Project Number** 1207 **Date** 05.05.17

**Scale** 1/8" = 1'





HILL & COLORADO
SOUTH PARCEL

1336 East Colorado Boulevard Pasadena, California 91106

OLYZOIDE D Urbanists

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Rev	Date	Issued For
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Sheet Title Elevation

Set Title Concept Design Review

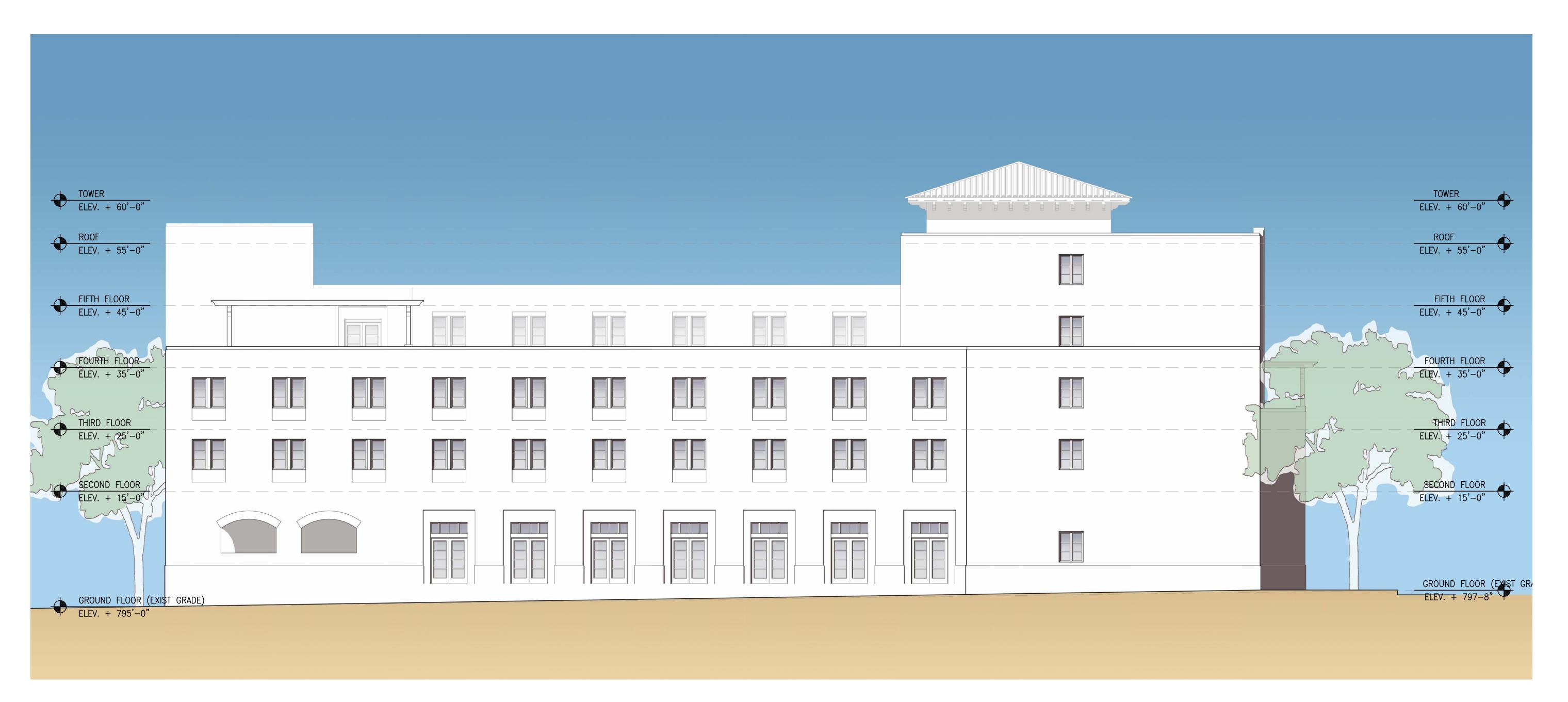
 Date
 Project Number

 05.05.17
 1207

 Scale
 Drawn By

 1/8" = 1'
 MPA

Sheet Number



South Elevation

1/8" = 1' - 0" TOWER

ELEV. + 60'-0" ROOF ELEV. + 55'-0" FIFTH FLOOR
ELEV. + 45'-0" FIFTH FLOOR
ELEV. + 45'-0" FOURTH FLOOR
ELEV. + 35'-0" FOURTH FLOOR
ELEV. + 35'-0" THIRD FLOOR
ELEV. + 25'-0" THIRD FLOOR
ELEV. + 25'-0" SECOND FLOOR
ELEV. + 15'-0" GROUND FLOOR (EXIST GRADE)

ELEV. + 797'-7" GROUND FLOOR (EXIST GR HILL & COLORADO
SOUTH PARCEL

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Sheet Title Elevation

Set Title Concept Design Review

 Date
 Project Number

 05.05.17
 1207

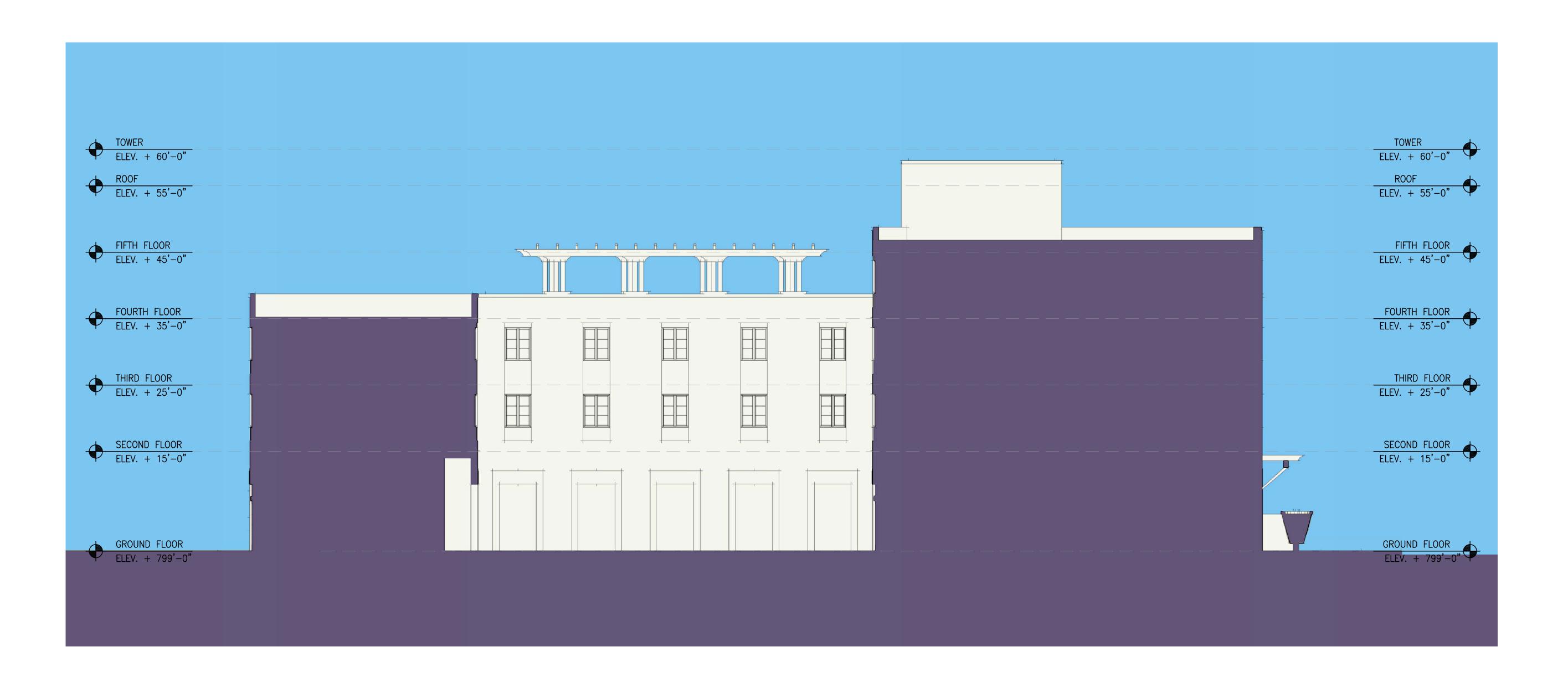
 Scale
 Drawn By

 1/8" = 1'
 MPA

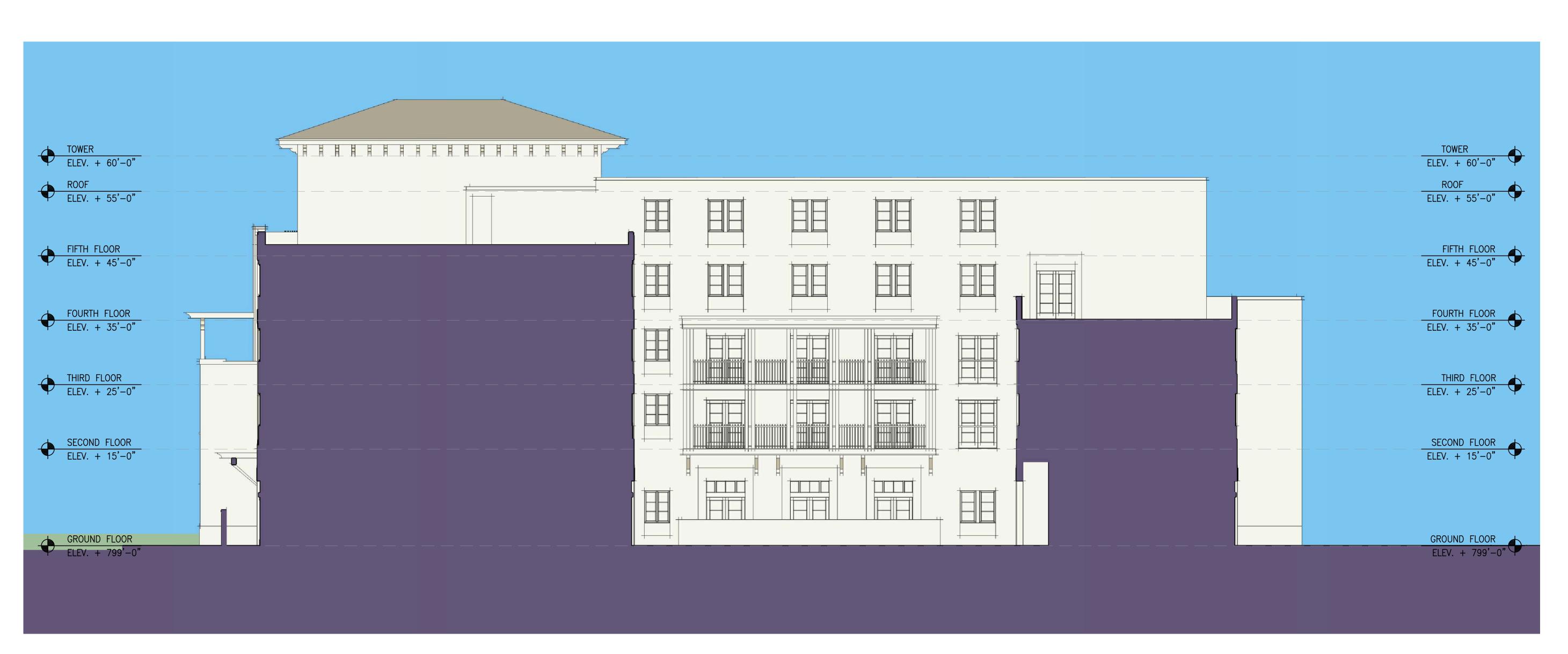
Sheet Number

East Elevation

1/8" = 1' - 0"



E/W Section, Looking South



E/W Section, Looking North

1/8" = 1' - 0"

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Sheet Title
Sections

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Concept Design Review

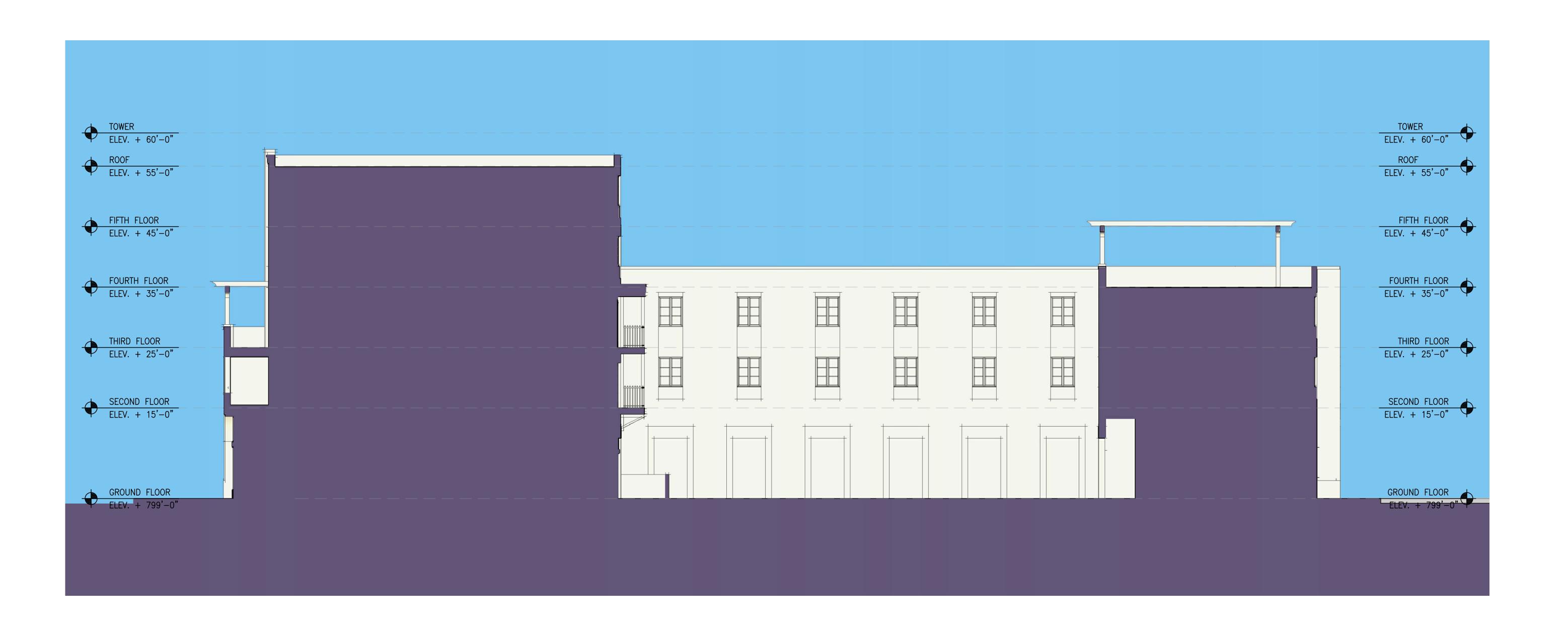
 Date
 Project Number

 05.05.17
 1207

 Scale
 Drawn By

 1/8" = 1'
 MPA

Sheet Number



N/S Section, Looking East

1/8" = 1' - 0"



 $\frac{N/S \text{ Section, Looking West}}{1/8" = 1' - 0"}$ 

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Sheet Title

Sections

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Concept Design Review

Date Project Number 05.05.17 1207
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Scale Drawn
1/8" = 1' MPA

Sheet Number



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**Sheet Title** 

Street View from the corner

Set Title

Concept Design Review

**Date** 05.05.17







Aerial View from NW





Aerial View from SE



Aerial View from SW

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**Sheet Title** Aerial Views

Set Title Concept Design Review

**Project Number** 1207 **Date** 05.05.17 **Scale** NTS Drawn By

Sheet Number

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HILL & COLORADO

Concept Design Review 5/5/2017

HILL & COLORADO North Parcel

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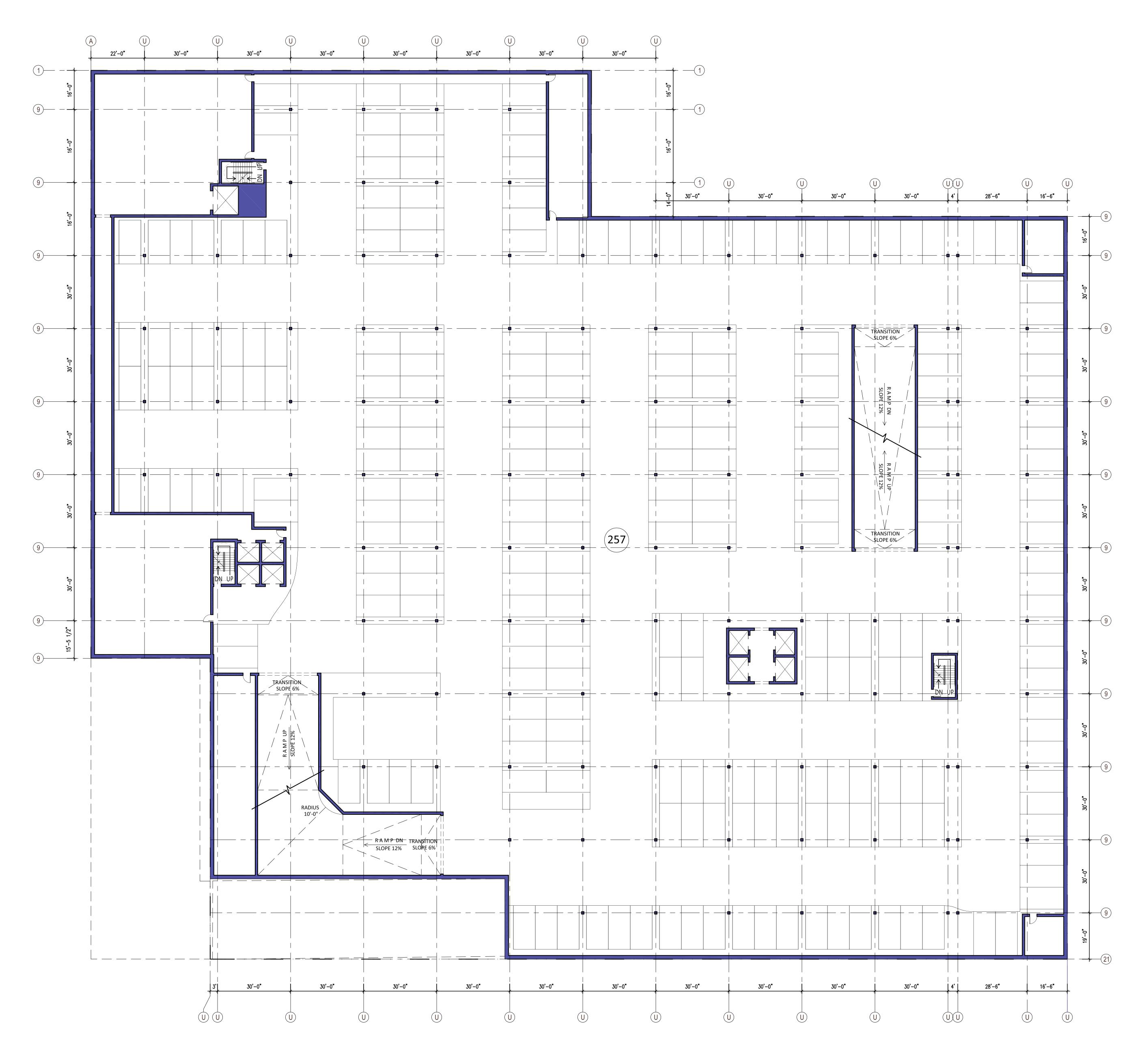
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**Sheet Title COVER SHEET** NORTH HOTEL

Concept Design Review

**Project Number** 1207 **Date** 05.05.17



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Rev	Date	Issued For
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Sheet Title Lower Garage First Level

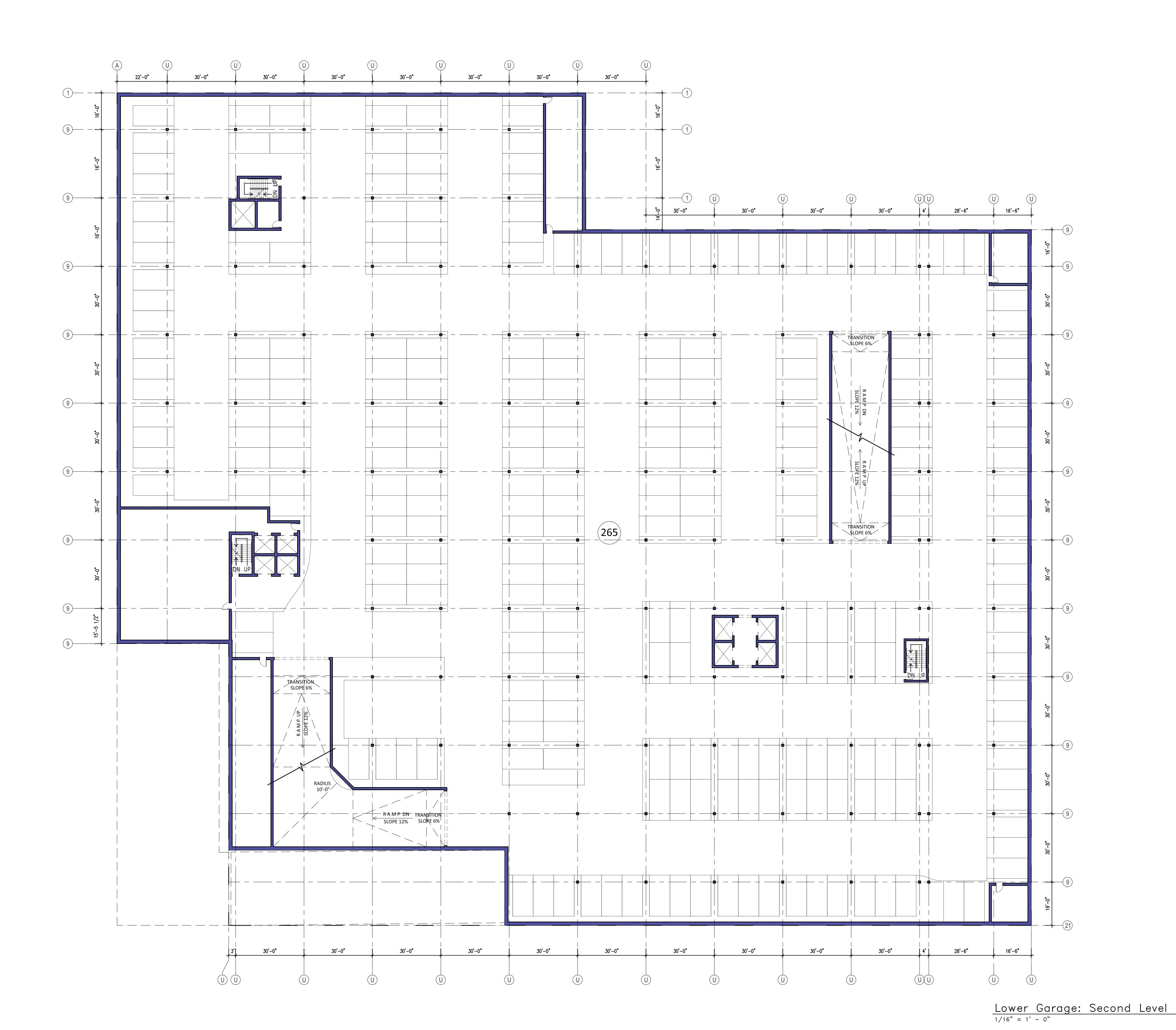
Set Title Concept Design Review

**Project Number** 1207 **Date** 05.05.17

> **Scale** 1/16" = 1' Drawn By

Sheet Number

Lower Garage: First Level



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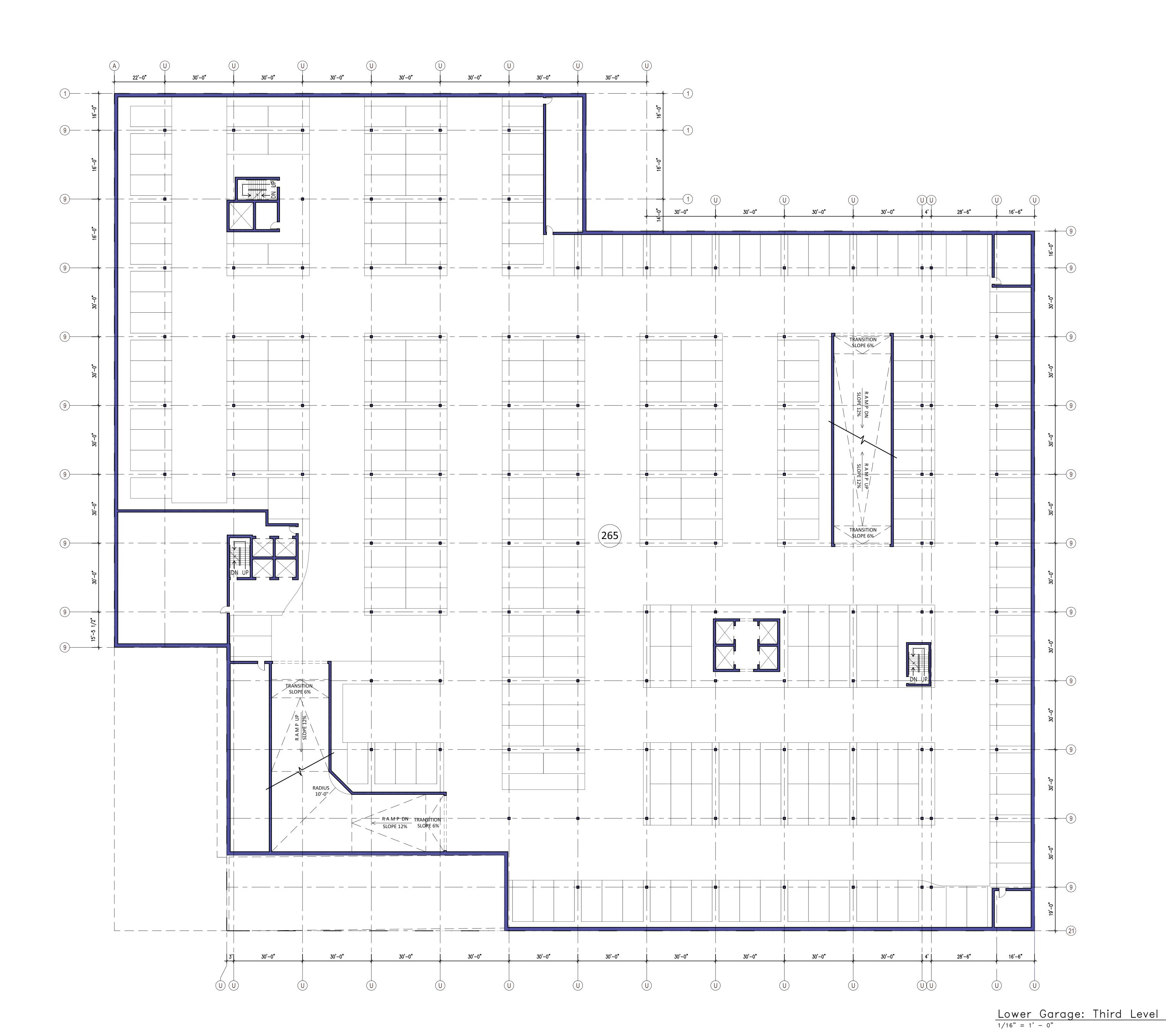
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Sheet Title Lower Garage Second Level

Set Title Concept Design Review

**Project Number** 1207 **Date** 05.05.17 **Scale** 1/16" = 1' Drawn By



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Sheet Title

Lower Garage

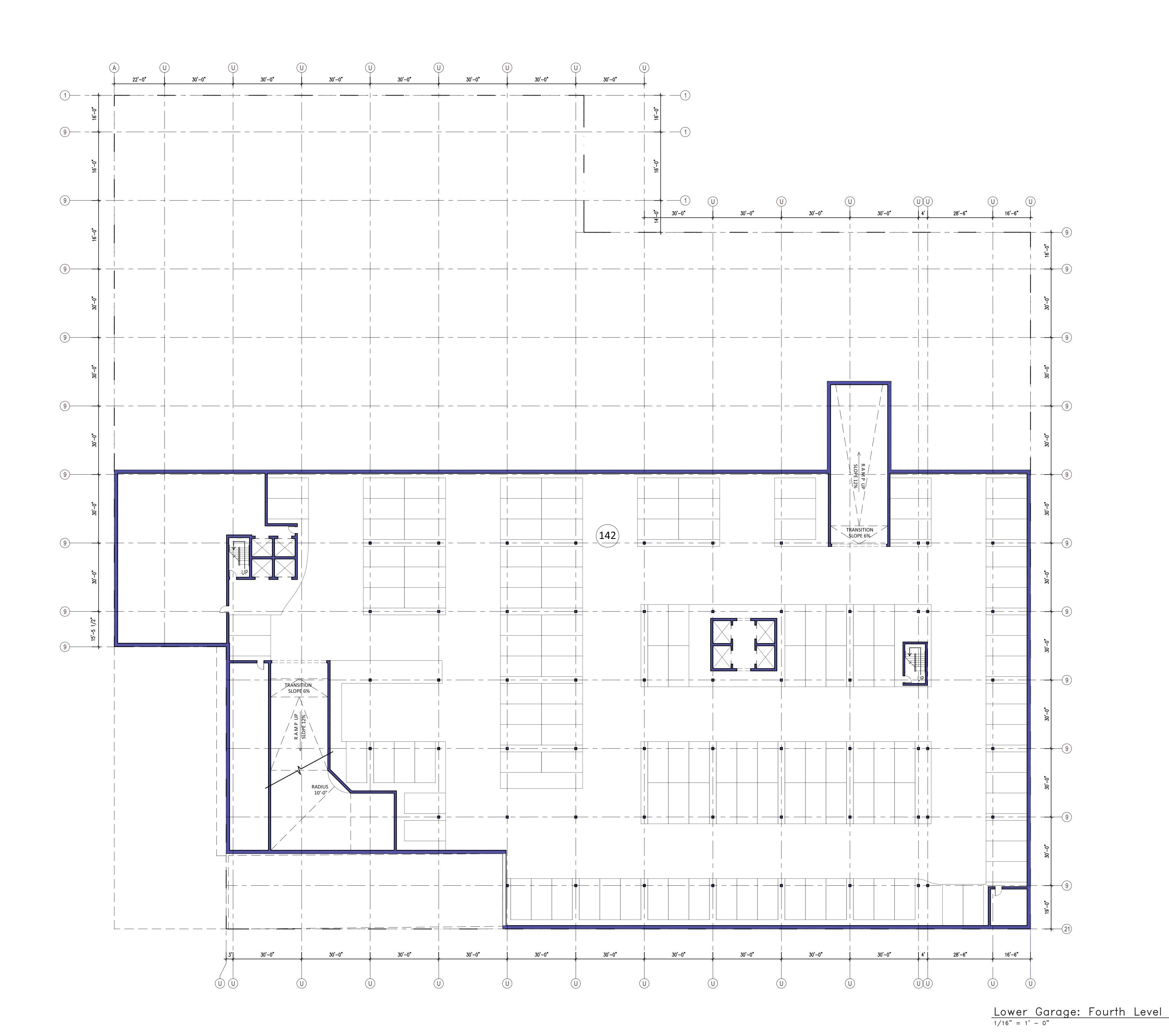
Third Level

Set Title
Concept Design Review

Date Project Number 05.05.17 1207

Scale Drawn By 1/16" = 1' MPA

Sheet Number



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Lower Garage
Fourth Level

Set Title Concept Design Review

 Date
 Project Number

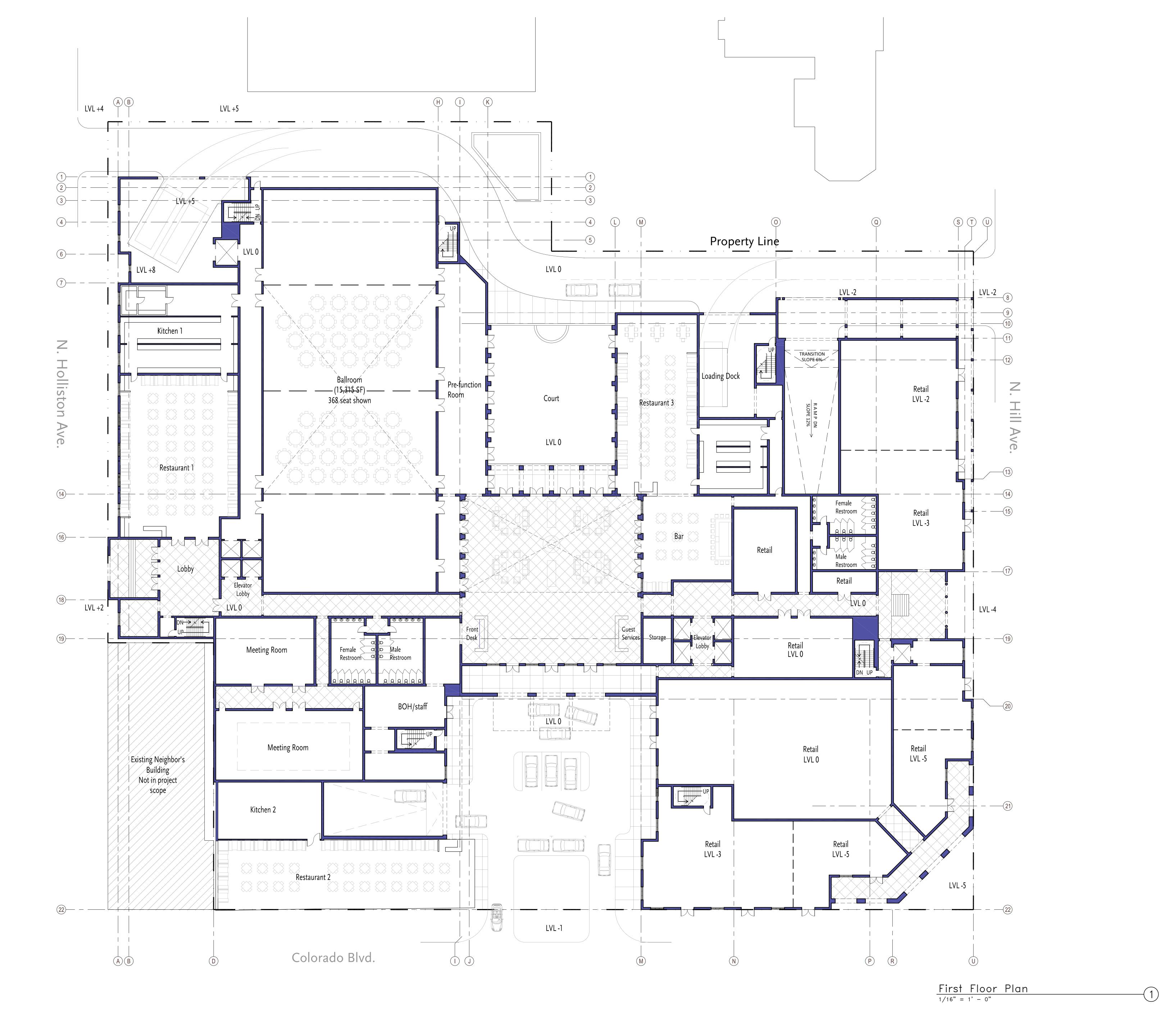
 05.05.17
 1207

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Scale Drawn By

1/16" = 1' MPA

Sheet Number



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Sheet Title

First Floor Plan

Set Title

Concept Design Review

Date Project Number
05.05.17 1207

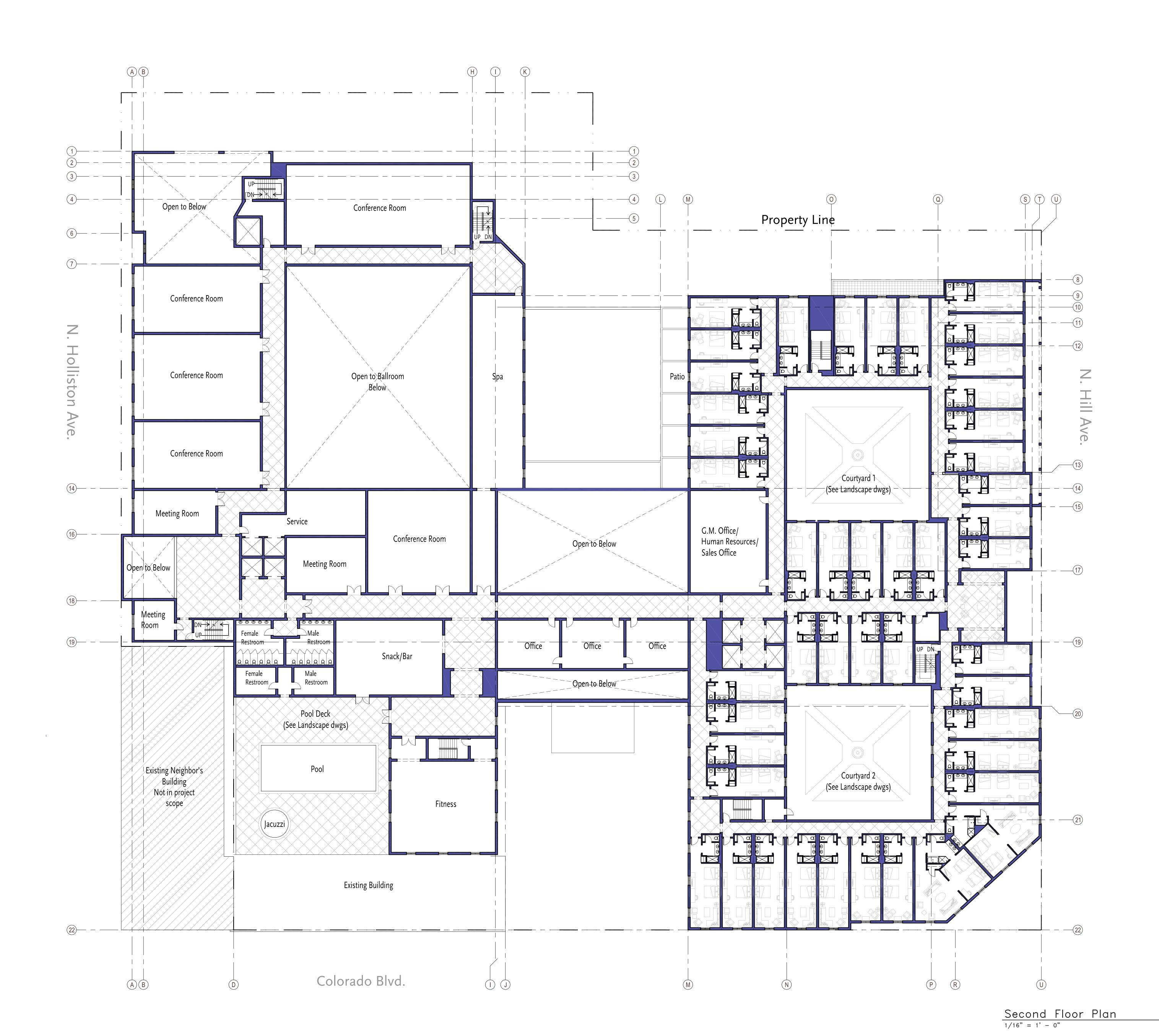
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 Scale
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 1/16" = 1'
 MPA

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Sheet Title

Second Floor Plan

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Concept Design Review

Date Project Number
05.05.17 1207

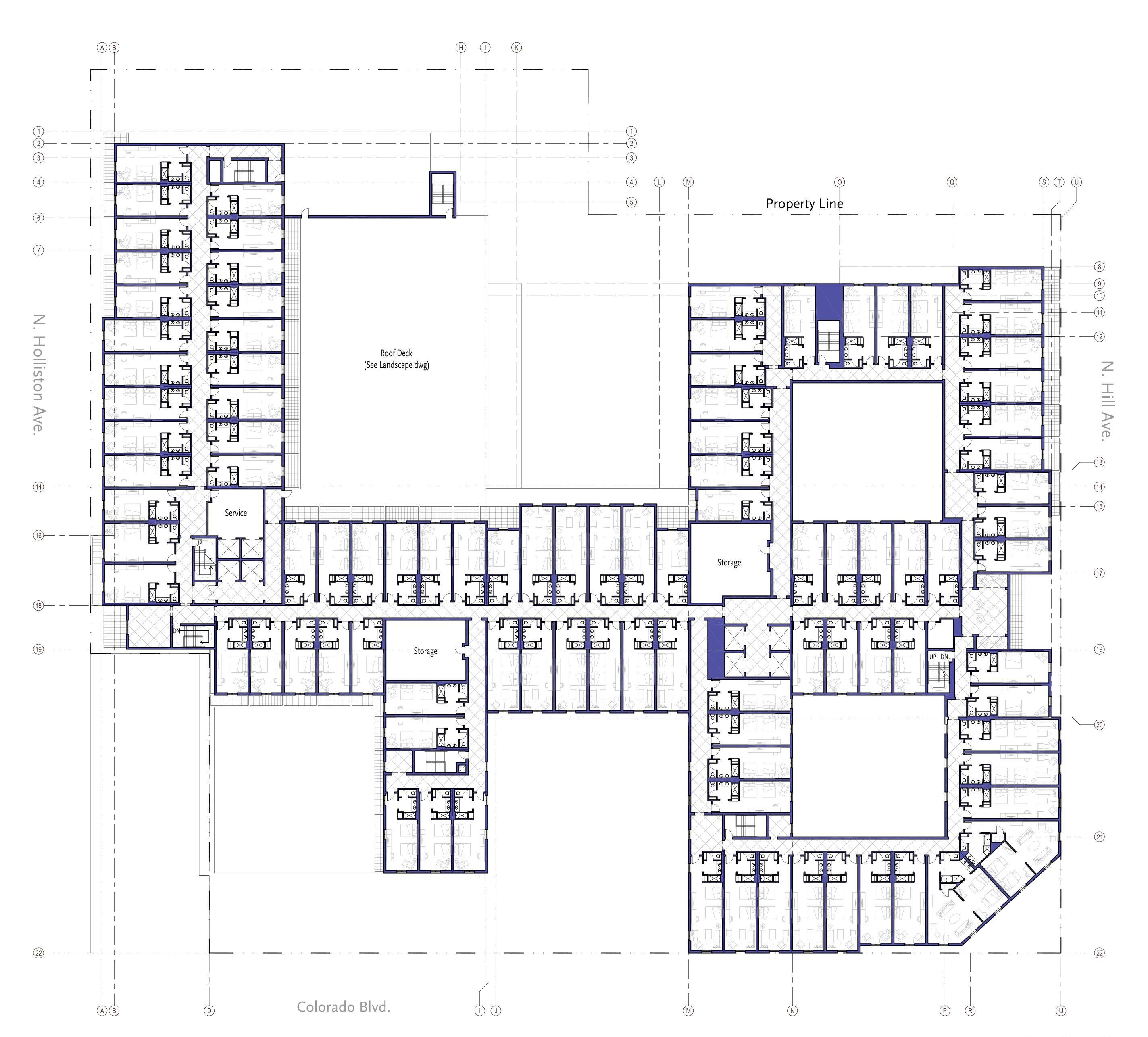
 Date
 Project Nun

 05.05.17
 1207

 Scale
 Drawn By

 1/16" = 1'
 MPA

Sheet Number



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Sheet Title

Third Floor Plan

Set Title

Sheet Number

Concept Design Review

**Date** 05.05.17 **Scale** 1/16" = 1'

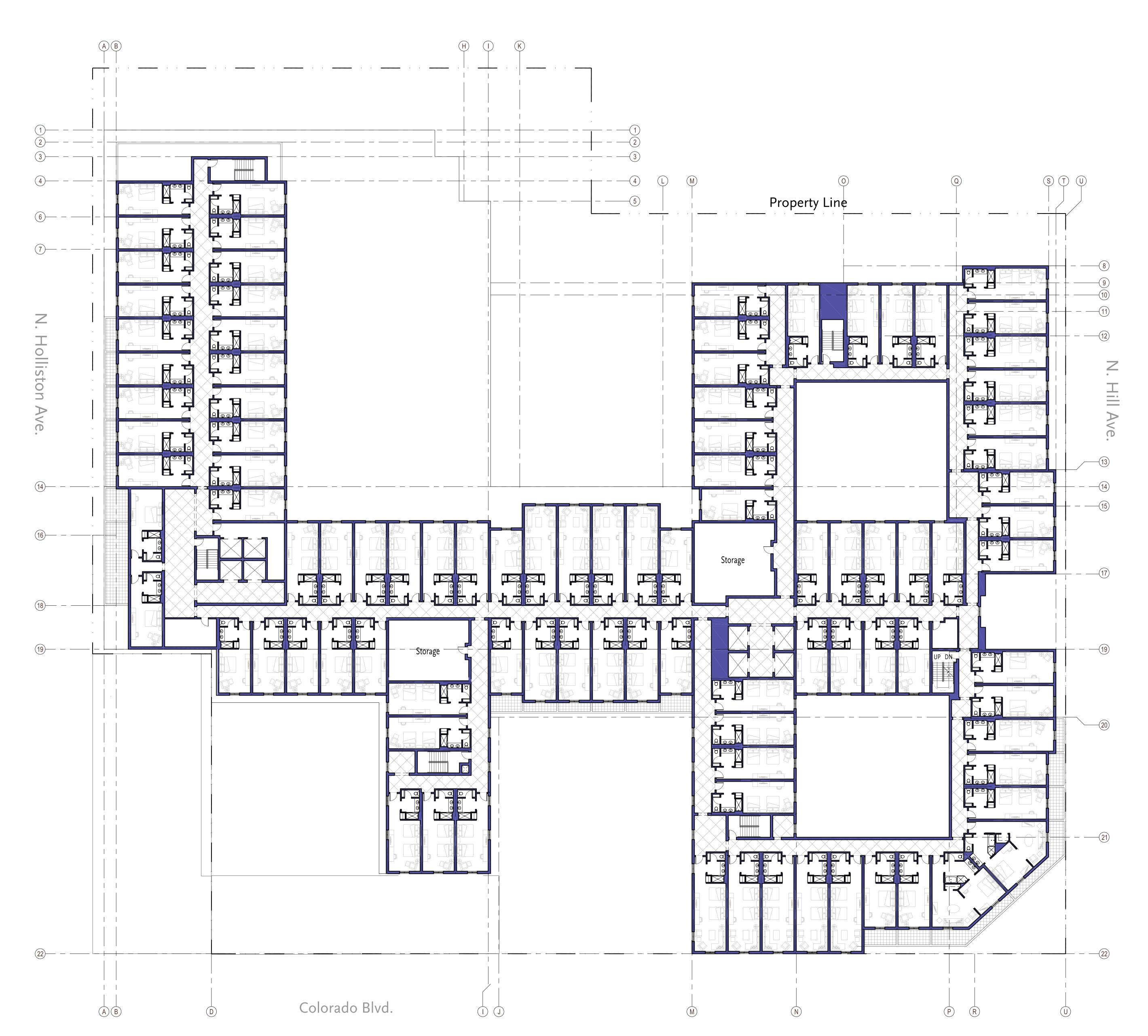
Drawn By
1' MPA

**Project Number** 1207

A2.16

Third Floor Plan

1/16" = 1' - 0"



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Sheet Title

Fourth Floor Plan

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Concept Design Review

**Date** 05.05.17 **Scale** 1/16" = 1'

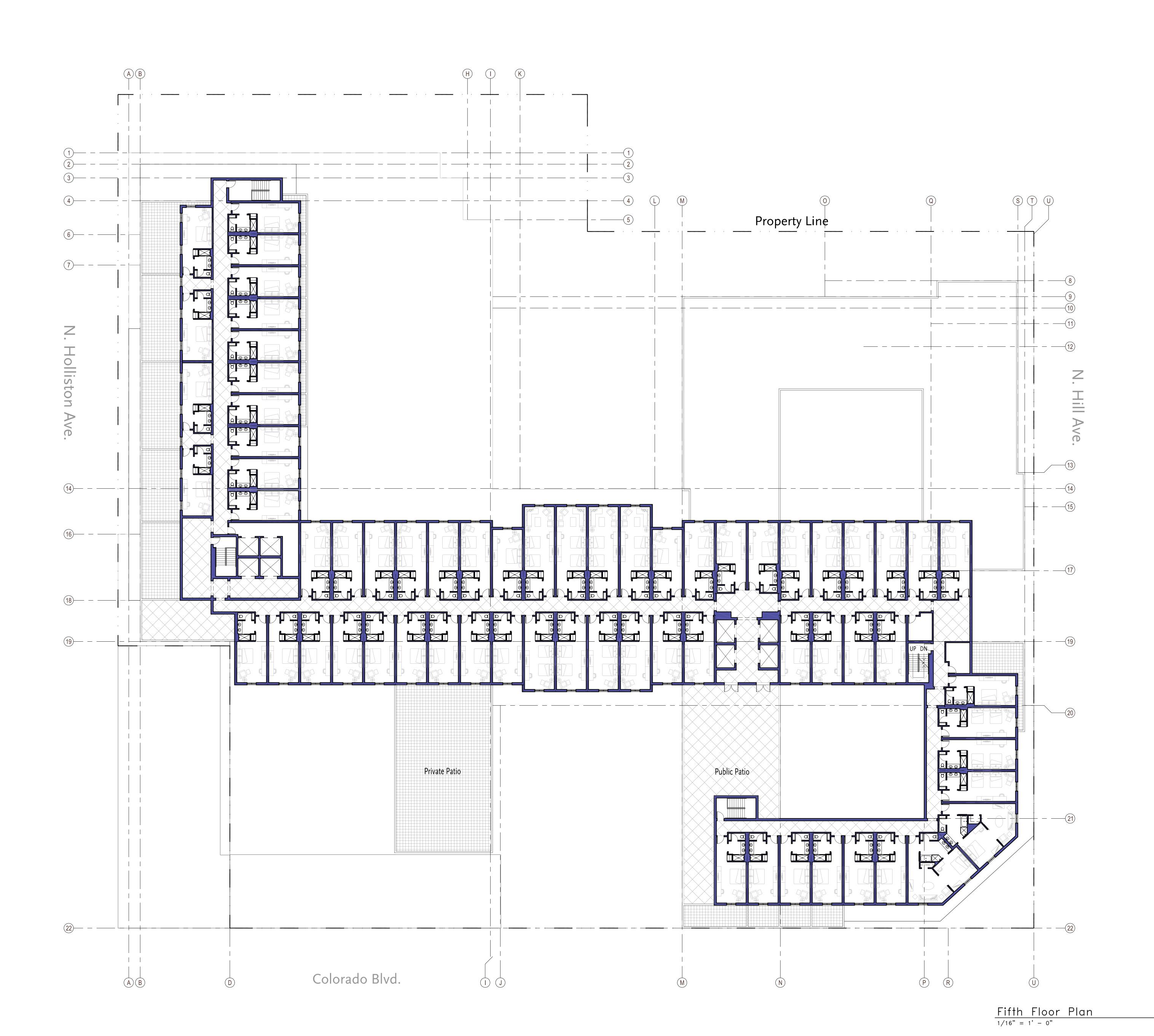
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**Drawn By** 1' MPA

**Project Number** 1207

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Fourth Floor Plan
1/16" = 1' - 0"



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Sheet Title

Fifth Floor Plan

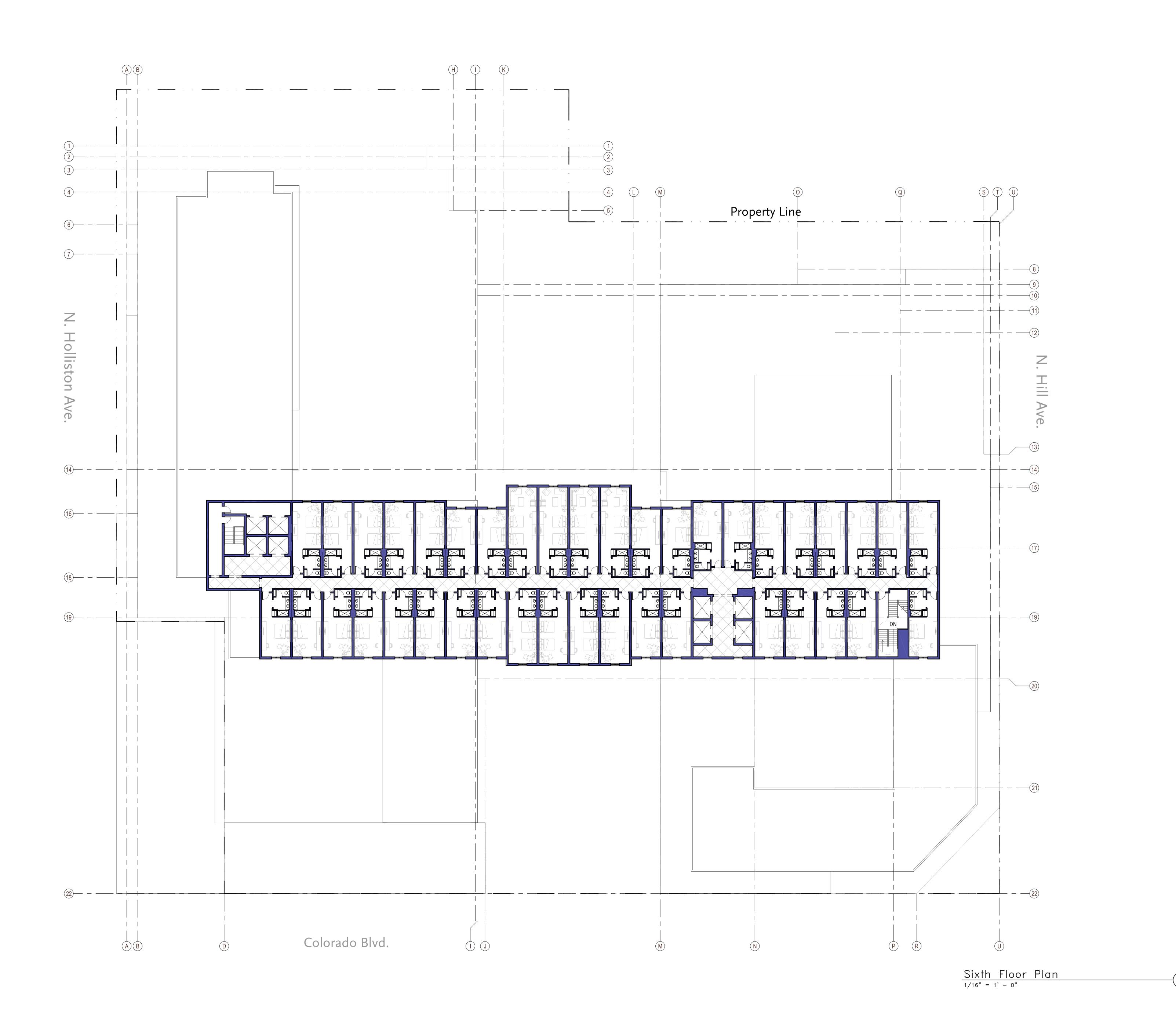
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Concept Design Review

Date Project Number
05.05.17 1207

Scale Drawn By
1/16" = 1' MPA

Sheet Number



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Sheet Title

Sixth Floor Plan

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Concept Design Review

**Date** 05.05.17 **Scale** 1/16" = 1'

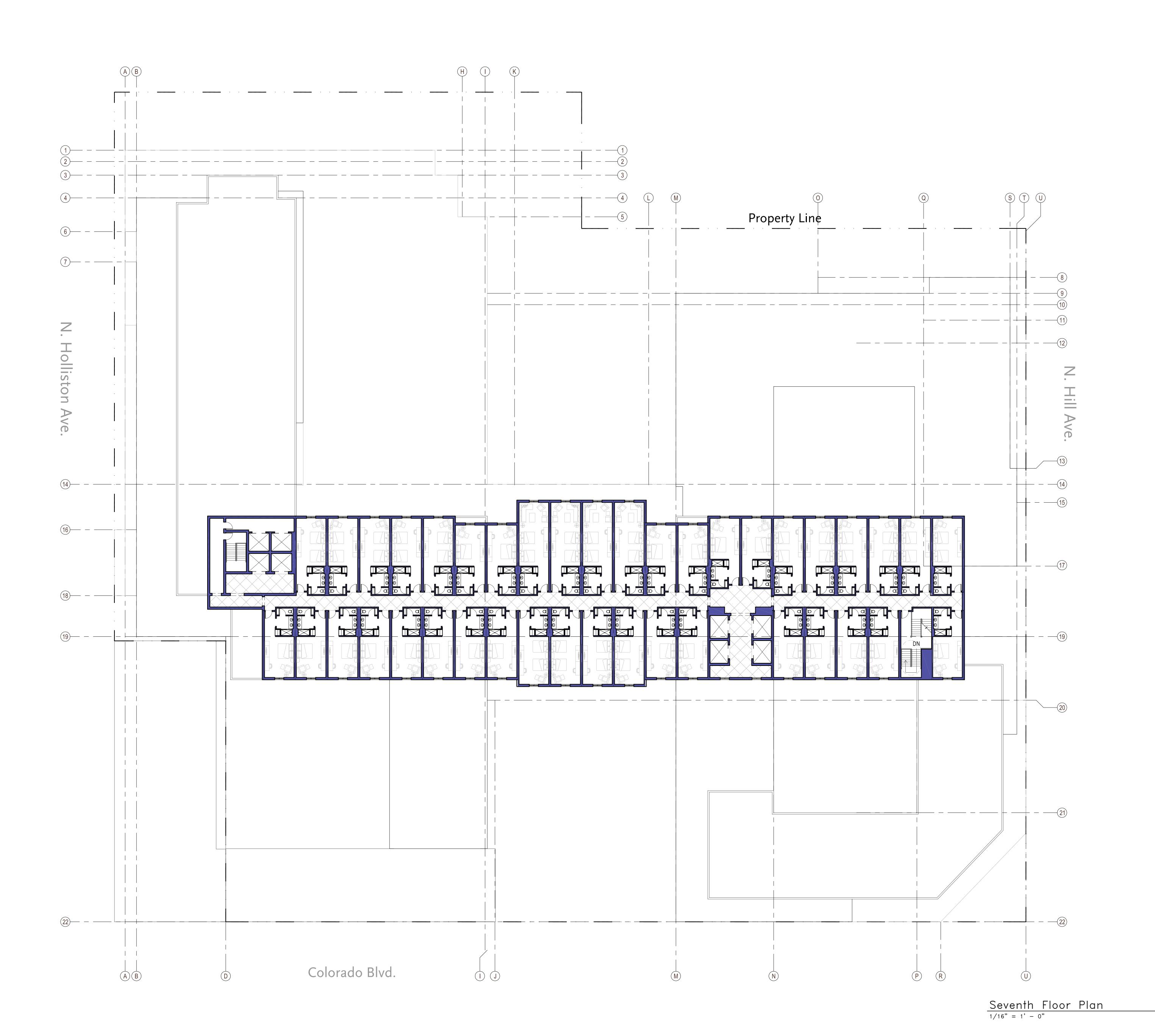
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**Project Number** 1207

Drawn By

MPA



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Sheet Title

Seventh Floor Plan

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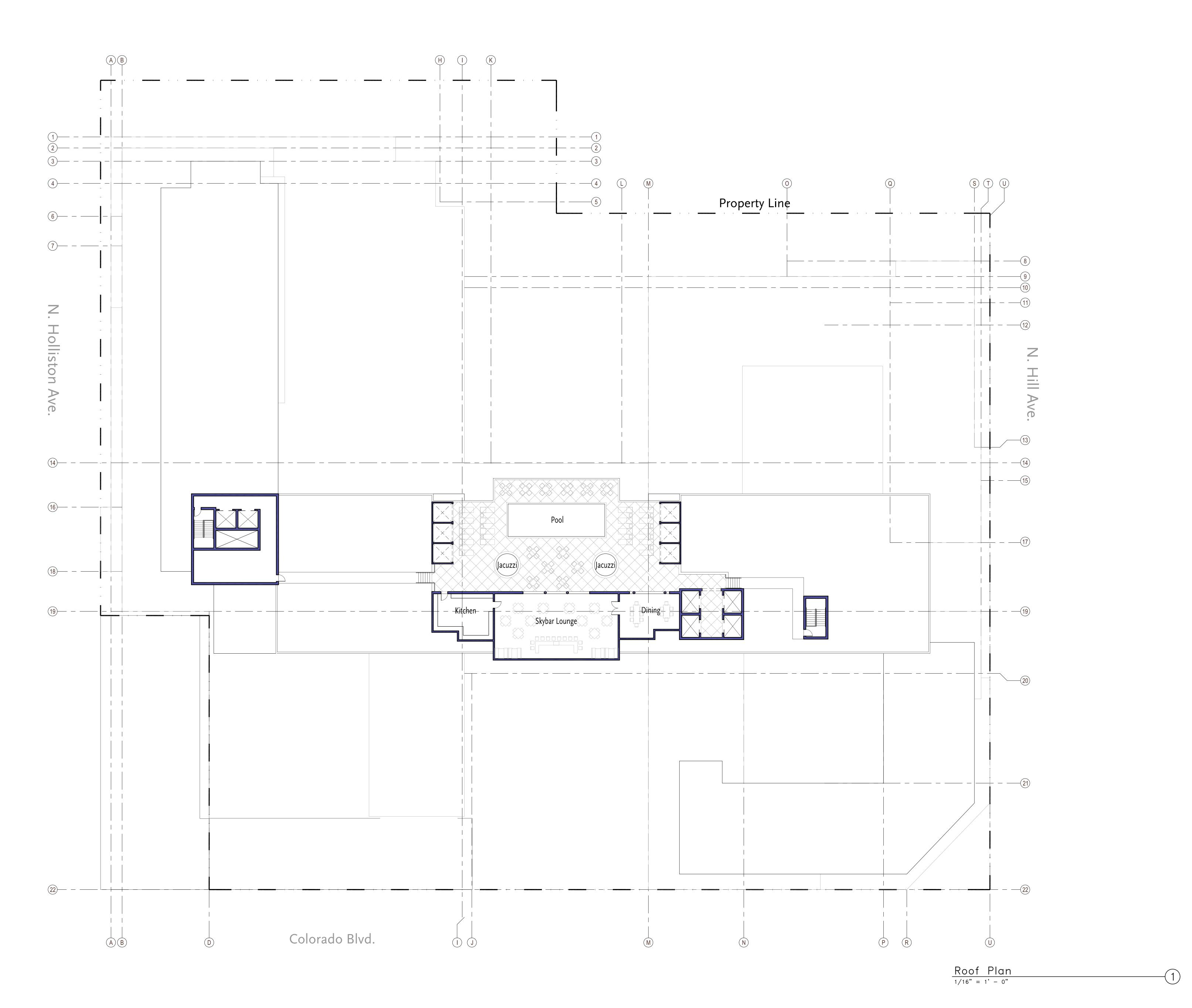
Concept Design Review

**Date** 05.05.17 **Scale** 1/16" = 1'

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**Project Number** 1207

Sheet Number



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Sheet Title

Eighth Floor Plan

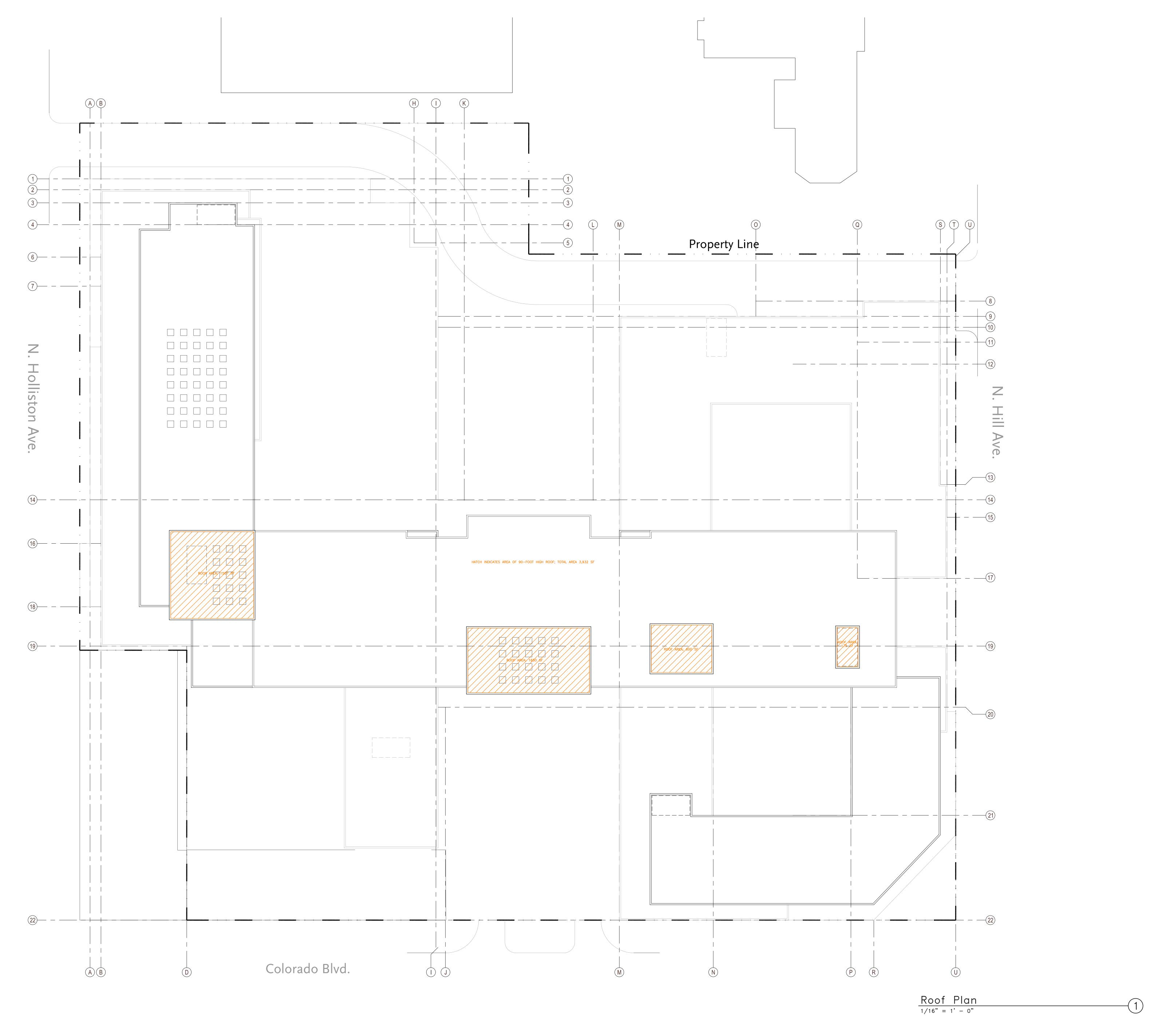
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Concept Design Review

**Date** 05.05.17 **Scale** 1/16" = 1'

Project Number 1207 Drawn By MPA

Sheet Number



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Sheet Title Roof Plan

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Concept Design F

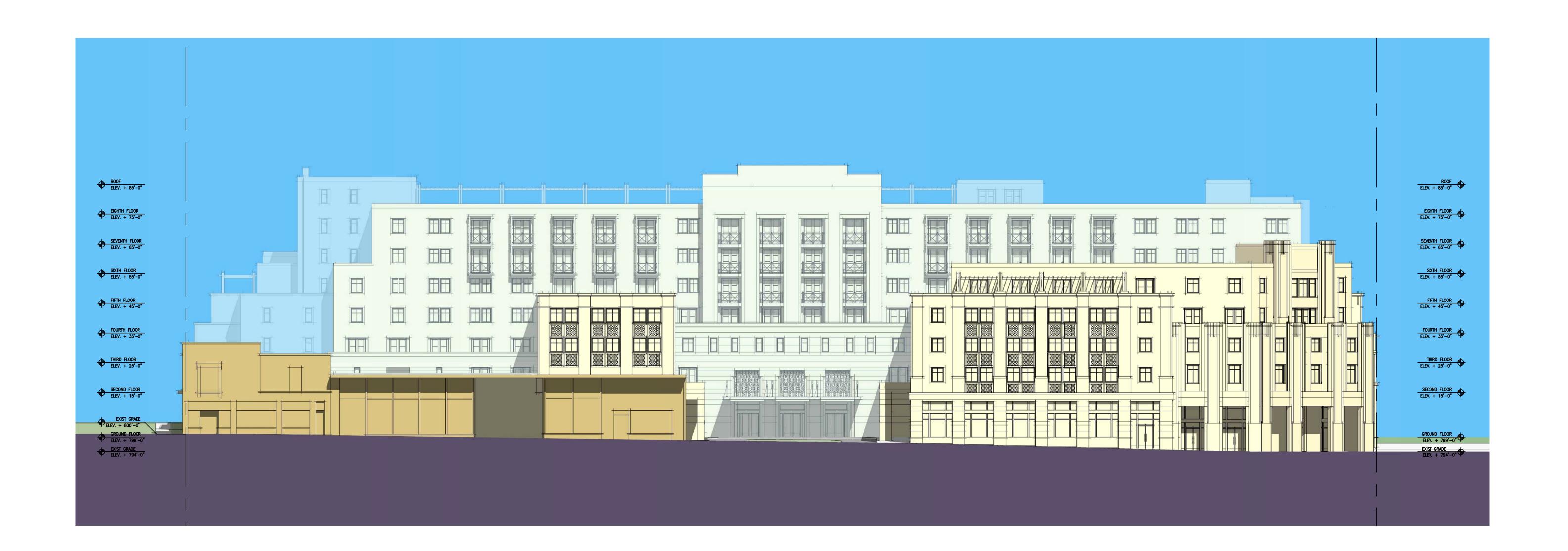
Concept Design Review

Date Project Number
05.05.17 1207

05.05.17 1207

Scale Drawn By
1/16" = 1' MPA

Sheet Number







East Elevation

1/16" = 1' - 0"

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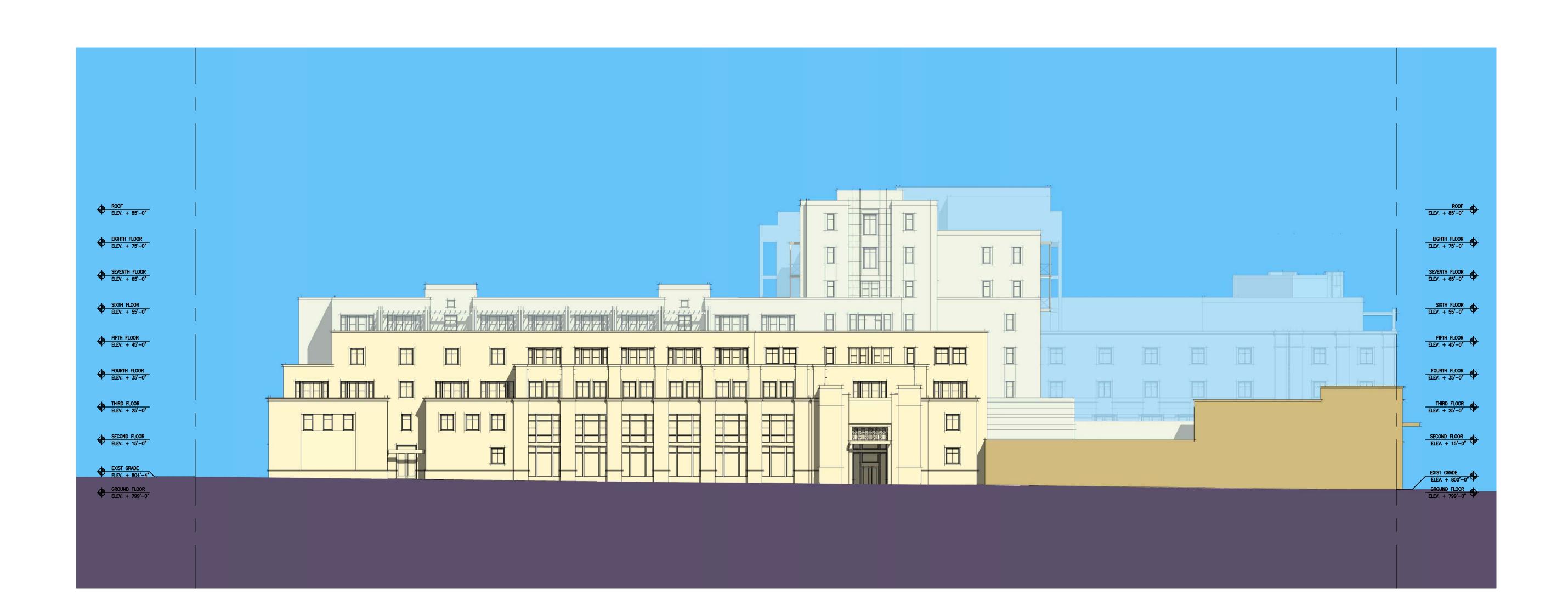
**Sheet Title** 

Elevations

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Concept Design Review **Project Number** 1207

**Date** 05.05.17 **Scale** 1/8" = 1' **Drawn By** MPA



West	Elevation	
1/16" =	1' - 0"	

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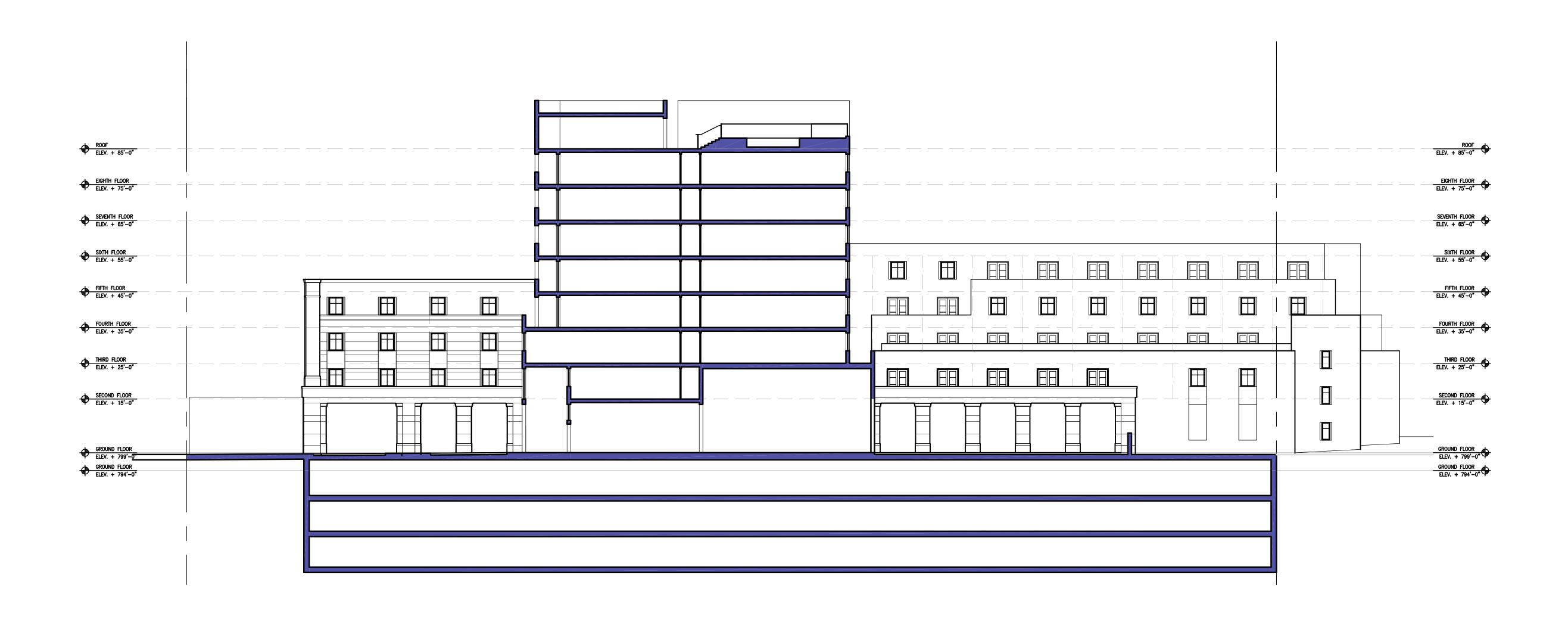
Elevations

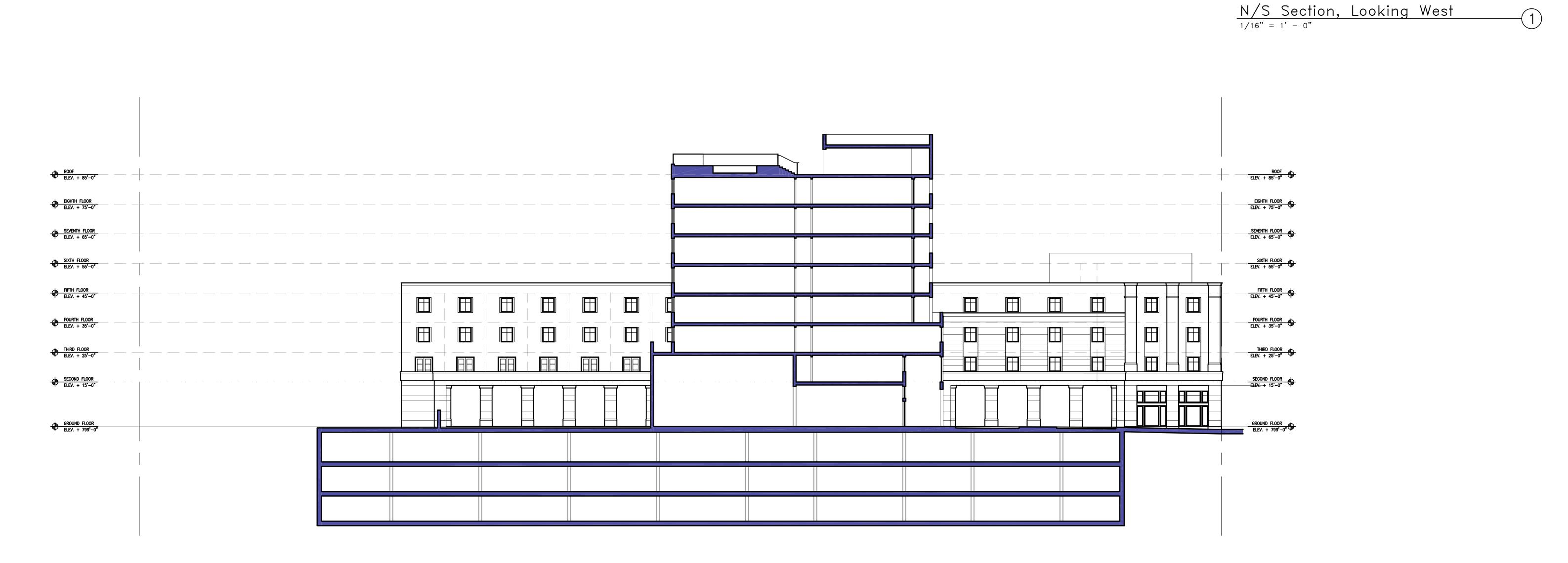
Set Title

Concept Design Review

**Date** 05.05.17 **Scale** 1/8" = 1'

**Project Number** 1207





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Sheet Title

Sections

Set Title Concept Design Review

**Date** 05.05.17 **Scale** 1/16" = 1'

**Drawn By** ' MPA

**Project Number** 1207

Sheet Number

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Street View from Hill & Colorado 1

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Date	Issued For
	Date

**Sheet Title** Street Views

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Concept Design Review

**Date** 05.05.17 **Scale** NTS Drawn By



Street View from Colorado

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**Sheet Title** Street Views

Set Title

Concept Design Review

**Date** 05.05.17 Drawn By



Street View from Hill

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Sheet Title

Street Views

Set Title

Concept Design Review **Date** 05.05.17

Sheet Number

Drawn By



Street View from Holliston

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Sheet Title Street Views

Set Title Concept Design Review

**Date** 05.05.17 **Scale** NTS Drawn By





Aerial View from SW 1/16" = 1' - 0"





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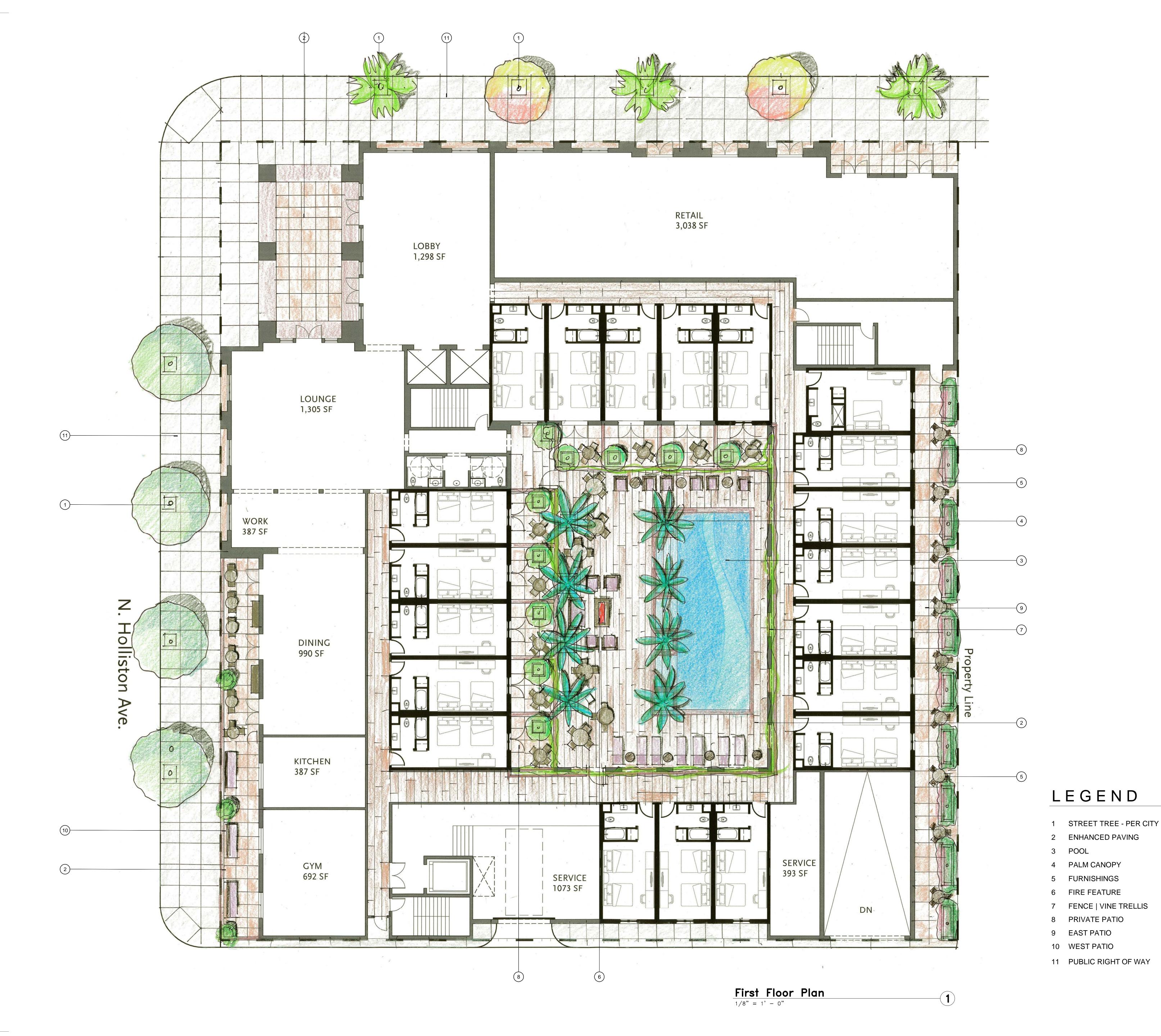
Sheet Title Aerial Views

Set Title Concept Design Review

**Date** 05.05.17 **Project Number** 1207 **Drawn By** MPA **Scale** NTS

Sheet Number

Aerial View from SE



HILL & COLORADO South Parcel

215 West 3rd Street Georgetown, Texas 78626

#### Consultant

KORNRANDOLPH LANDSCAPE Architecture Design Planning

609 EAST GREEN STREET, PASADENA, CA 91101 mail@kornrandolph.com | 626.524.0259

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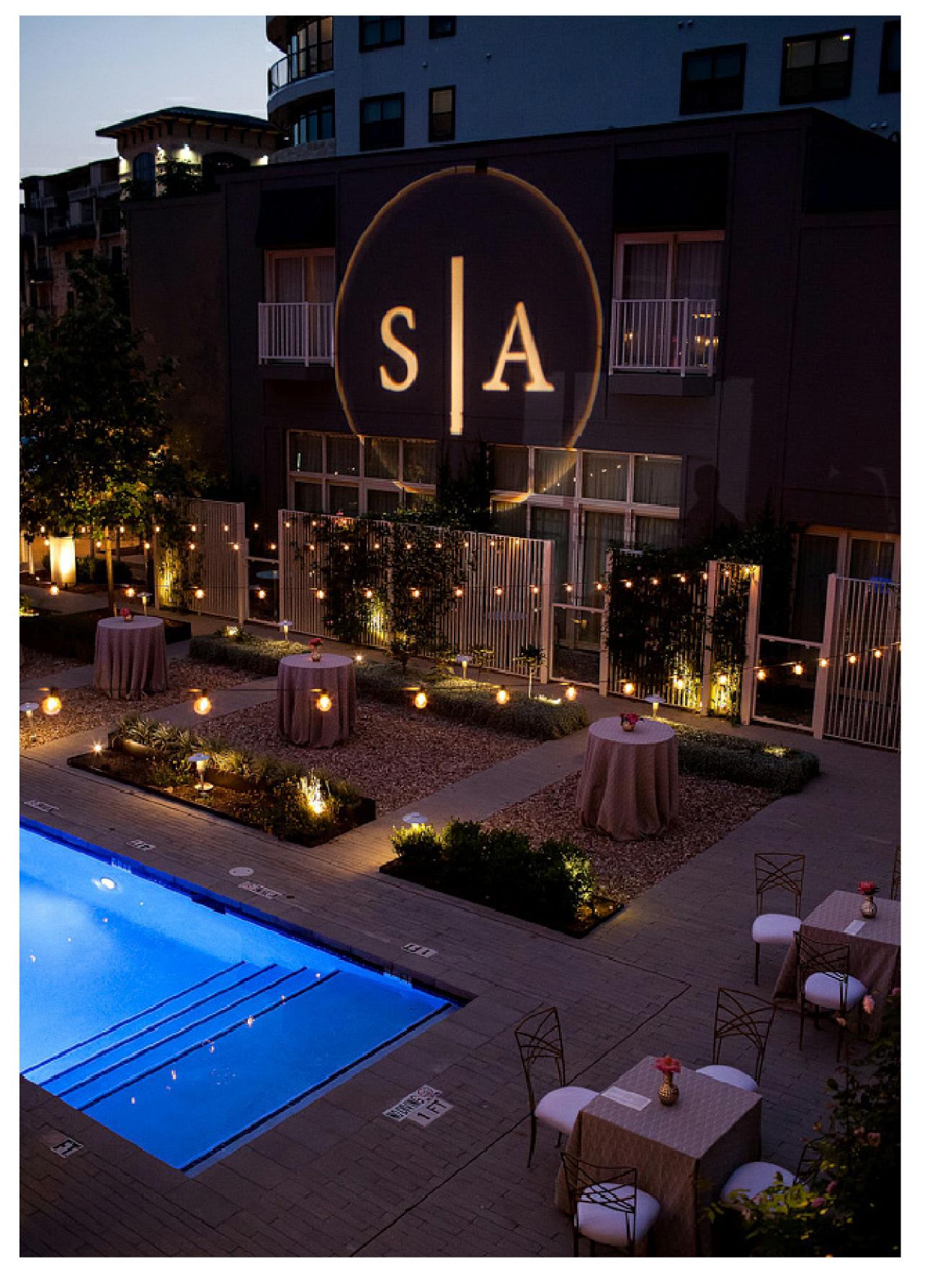
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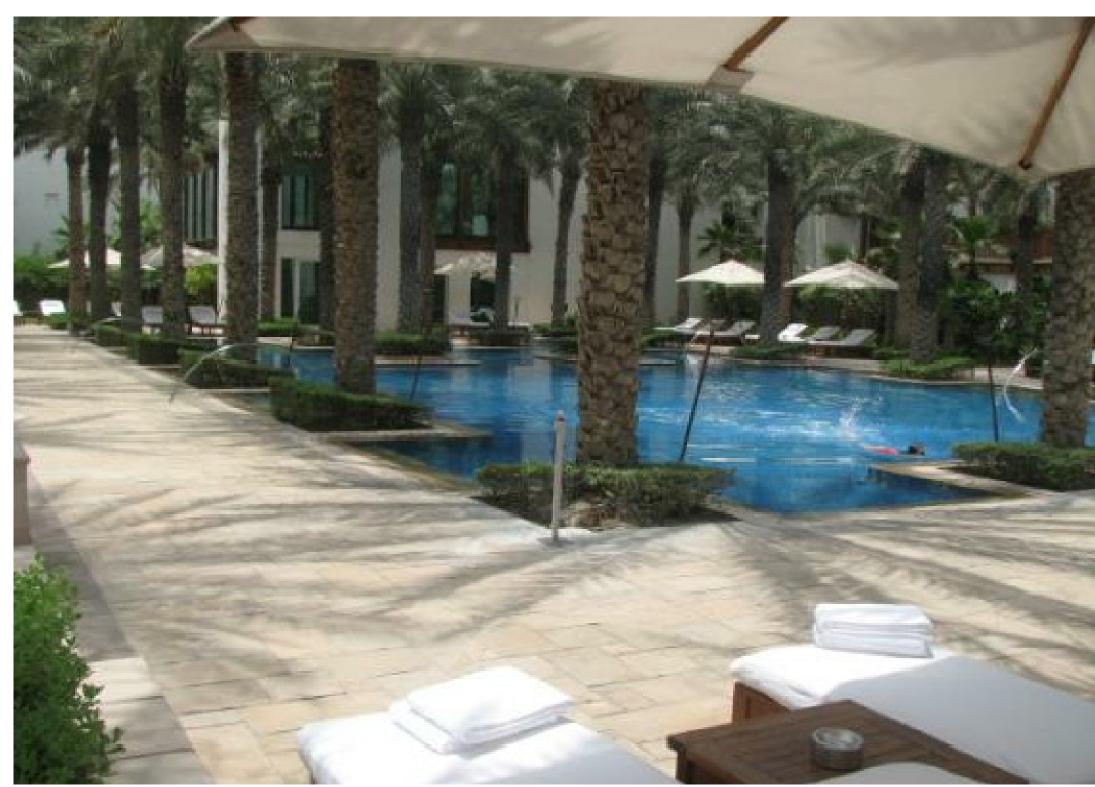
First Floor Schematic Landscape Plan

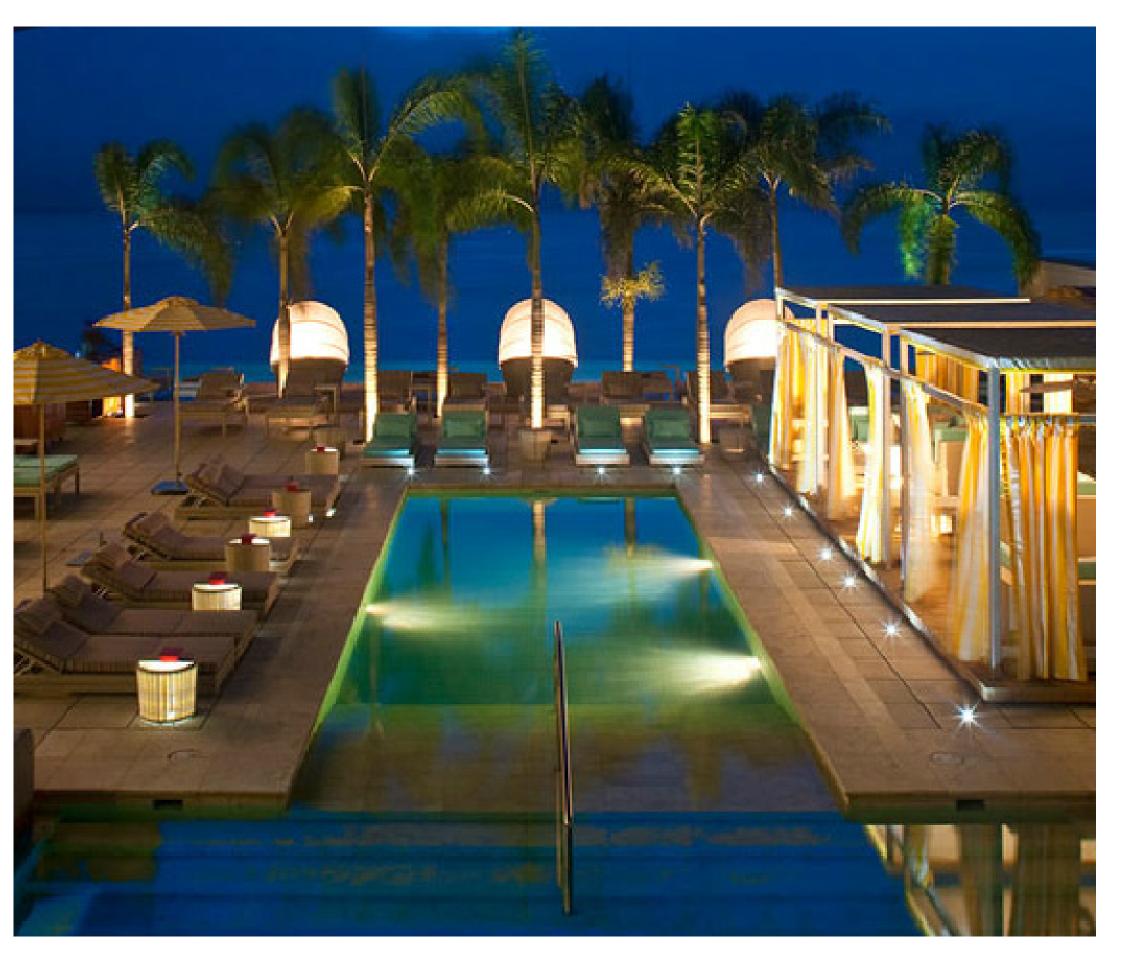
Set Title

Concept Design Review

**Date** 03.21.17 **Project Number** 1207 **Scale** 1/8" = 1' **Drawn By** MPA











## HILL & COLORADO SOUTH PARCEL

215 West 3rd Street Georgetown, Texas 78626

Consultant

KORNANDOLPH

LANDSCAPE Architecture

Design

Planning

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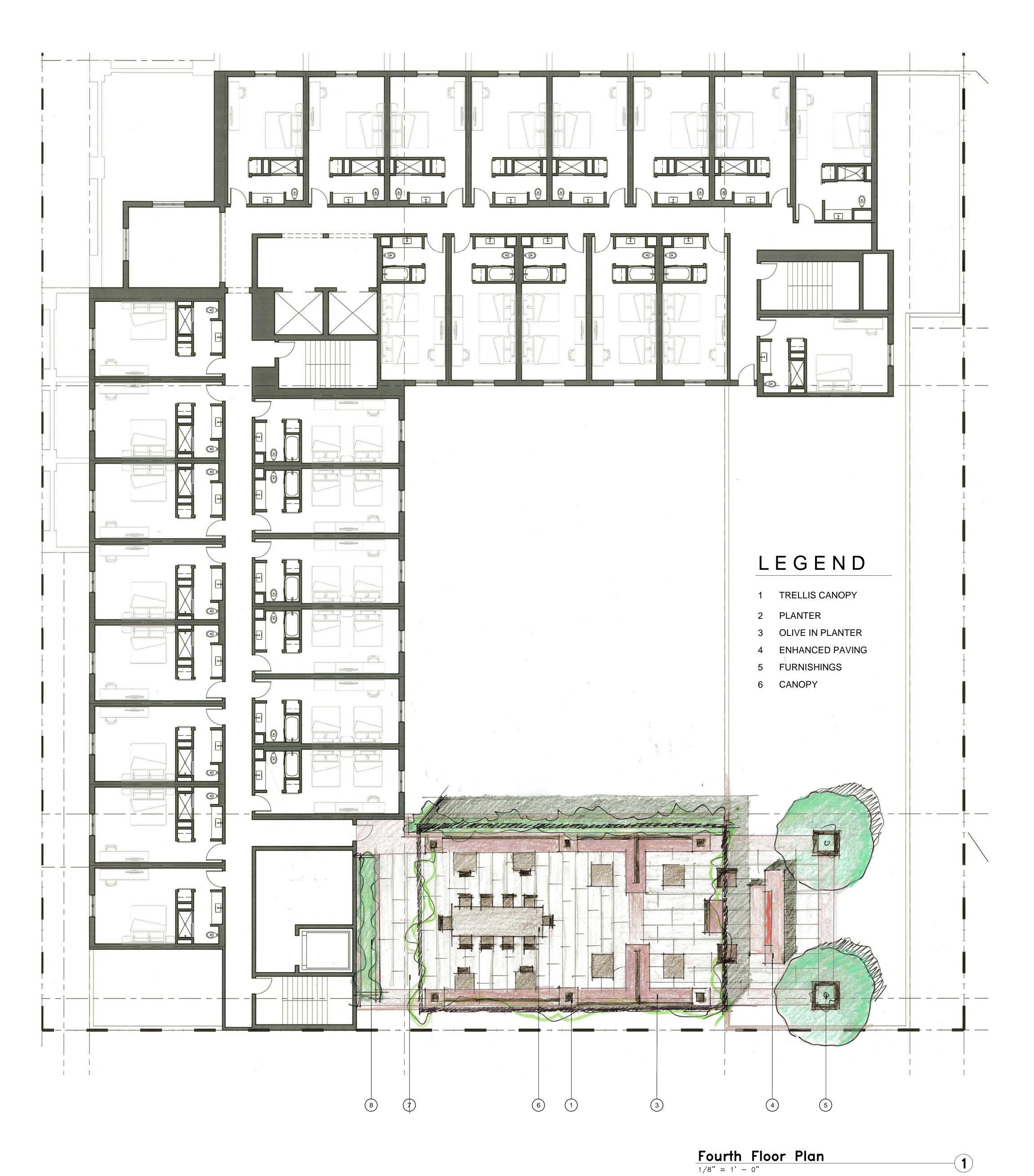
First Floor Schematic Landscape Imagery

Set Title

Concept Design Review

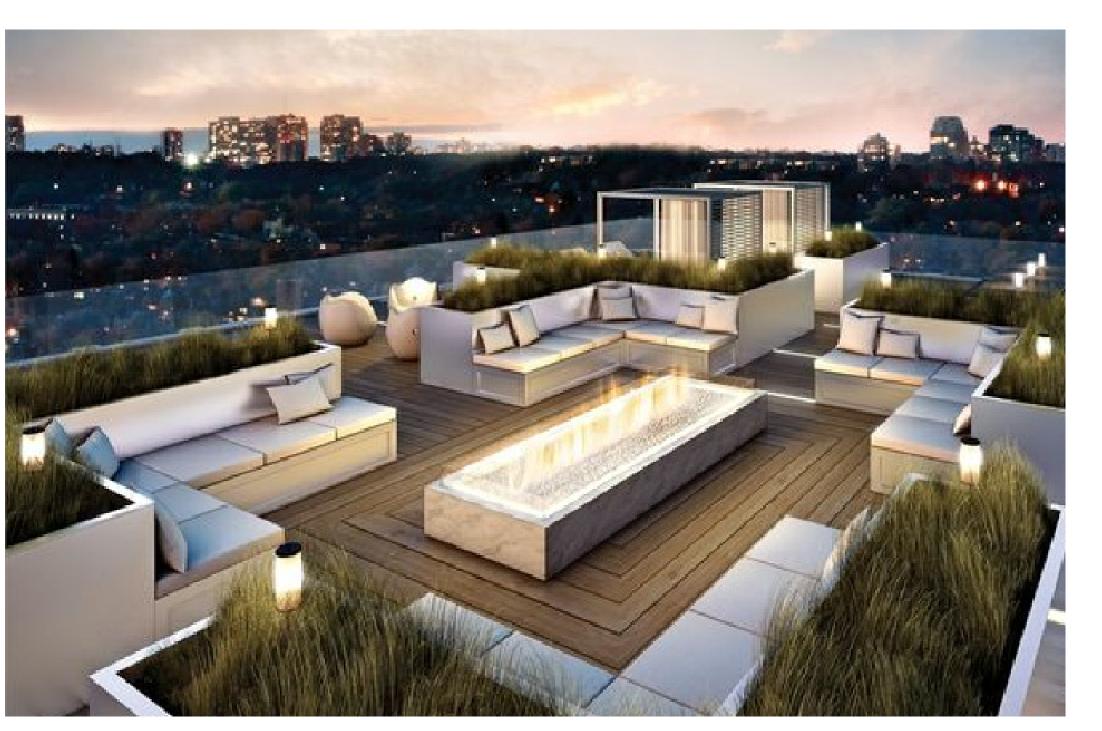
**Date** 03.21.17 **Scale** 1/8" = 1'

**Project Number** 1207 **Drawn By** MPA









HILL & COLORADO South Parcel

215 West 3rd Street Georgetown, Texas 78626

#### Consultant

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### Sheet Title

Fourth Floor Schematic Landscape Plan & Imagery

Set Title

Concept Design Review

**Date** 03.21.17

**Project Number** 1207

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SAL BEE | Salvia Bee's Bliss



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Shee	t Title	

SOUTH
Schematic
Landscape Imagery

**Set Title**Concept Design Review

 Date
 Project Number

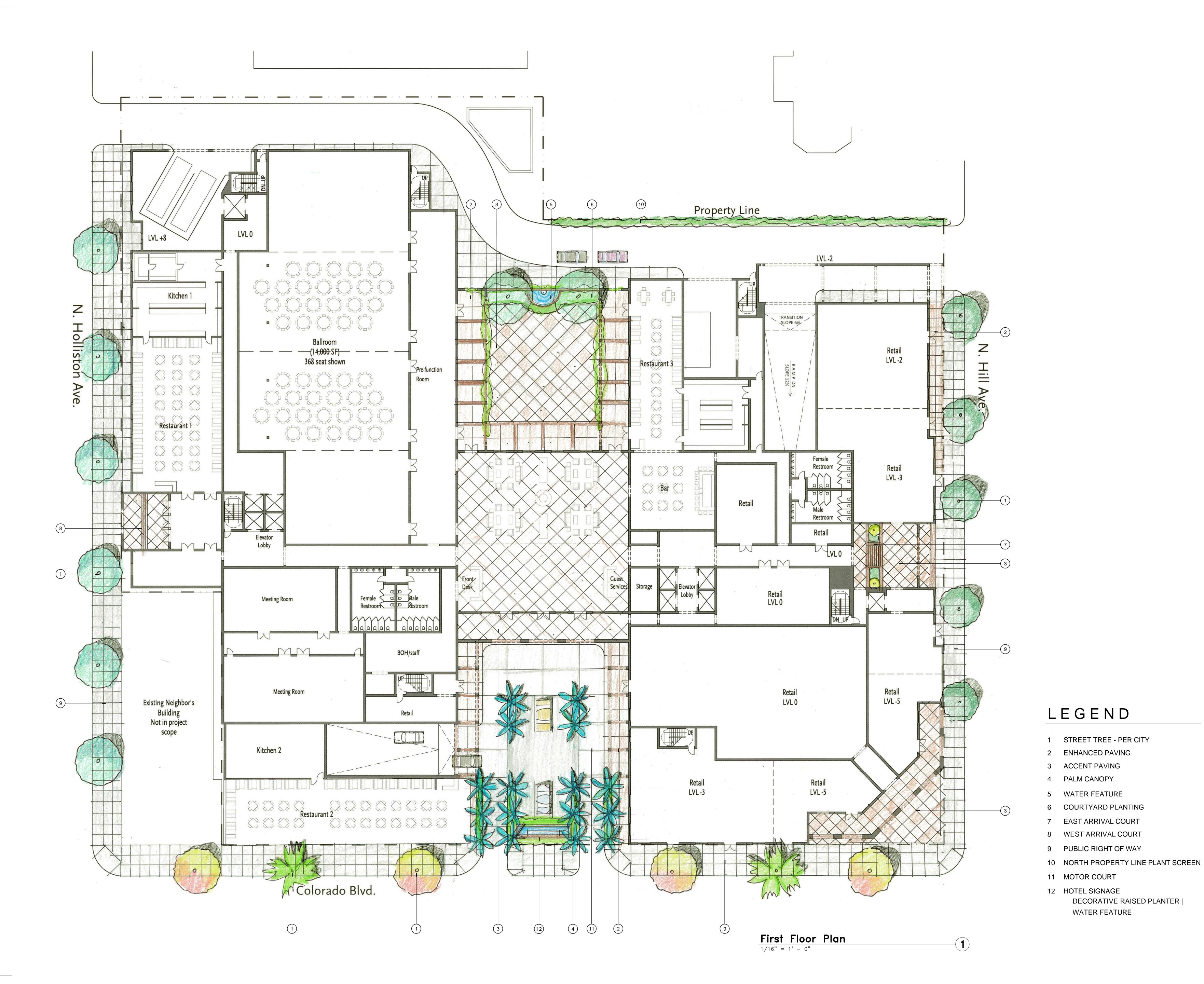
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 1207

 Scale
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 MPA

Sheet Number

L1.04



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First Floor
Schematic
Landscape Plan

Set Title

Concept Design Review

**Date** 03.01.17 **Scale** 1/16" = 1'

**Drawn By** kr

**Project Number** 1207

Sheet Number

L1.01

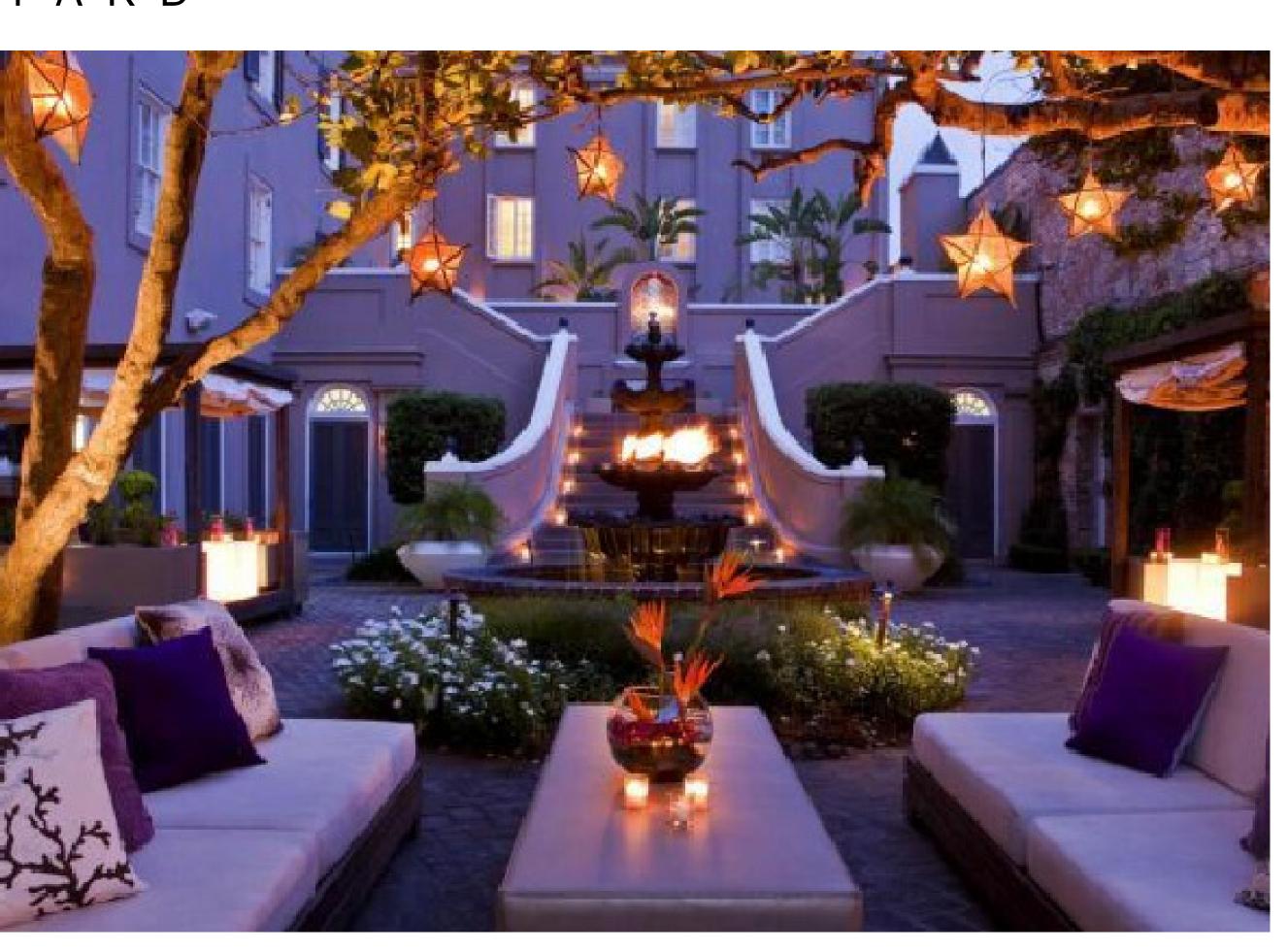
## ARRIVAL COURT





## COURTYARD





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## Sheet Title

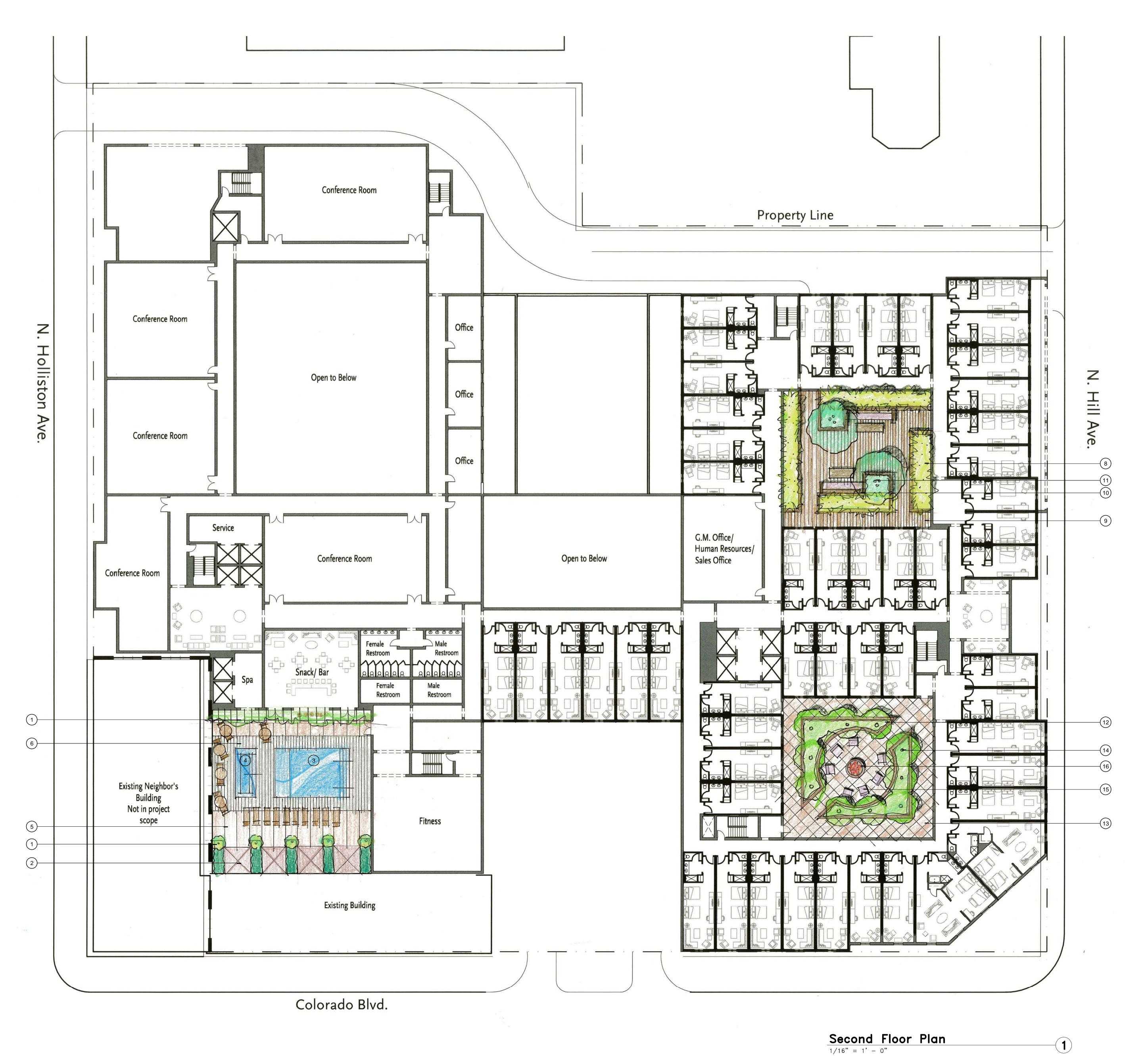
First Floor Plan Landscape Imagery

**Set Title** 

Concept Design Review

**Date** 03.01.17 **Scale** 1/8" = 1'

**Project Number** 1207 Drawn By



## LEGEND

#### POOL TERRACE

- 1 TRELLIS | SNACK BAR (ARTIFICIAL TURF ALTERNATIVE)
- 2 CABANA
- 3 POOL 20' x 40'
- 4 SPA 10' X 20'
- 5 ENHANCED CONCRETE PAVING
- 6 POOL AREA PAVING
- ARCHITECTURAL HEDGE IN PLANTER

### NORTH COURTYARD

- 8 BAMBOO PLANTERS
- 9 WOOD DECKING
- 10 LOUNGE SEATING
- 11 ACCENT MAPLE TREES

### NORTH COURTYARD

- 12 RAISED PLANTERS | BERM LANDSCAPE
- 13 ACCENT PAVING
- 14 FOREST PANSY ACCENT TREES
- 15 MOVABLE FURNISHINGS
- 16 GAS FIRE PIT

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**Sheet Title** 

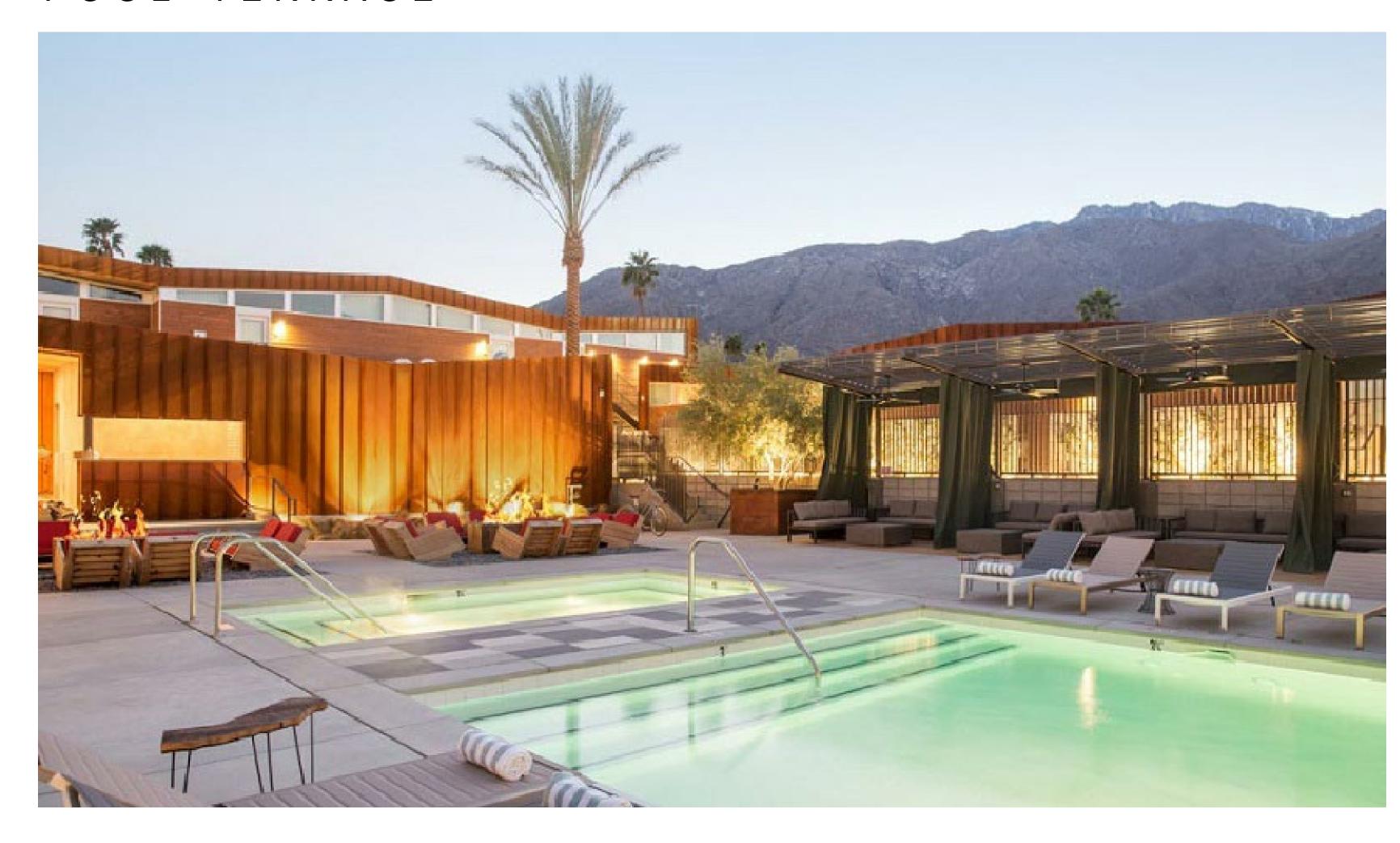
Second Floor Schematic Landscape Plan

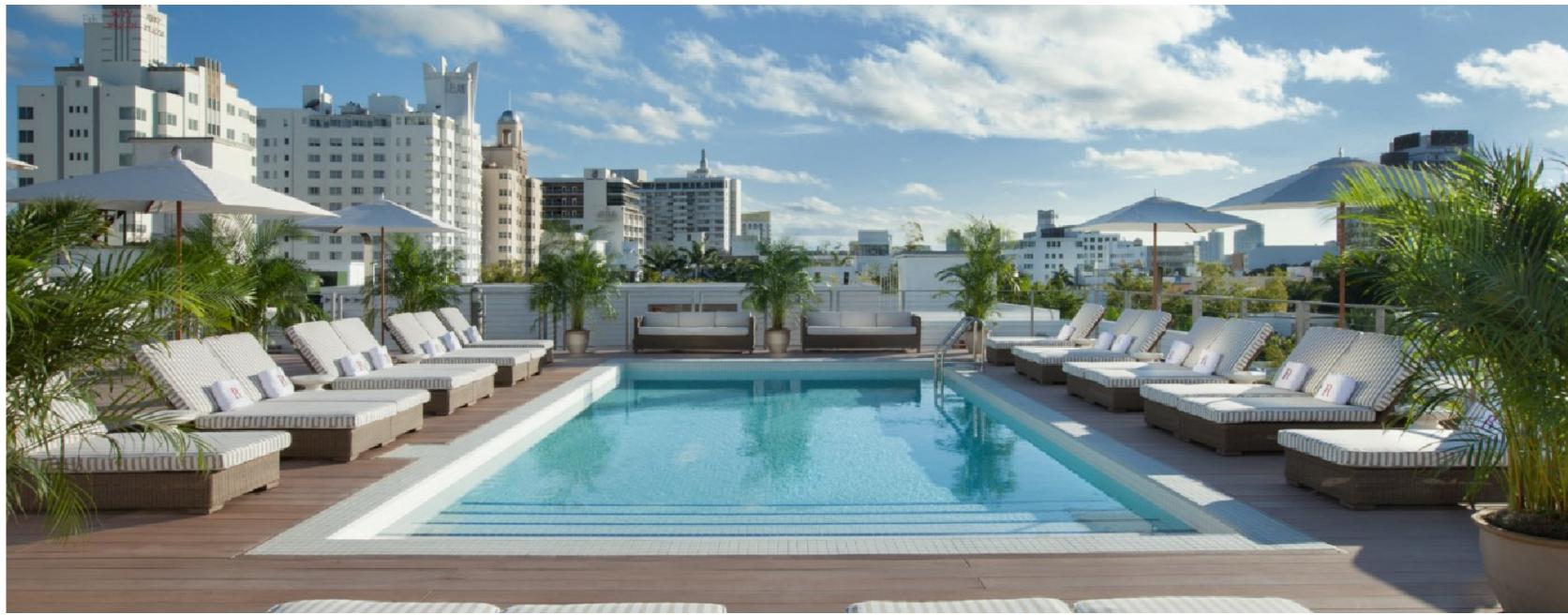
Set Title Concept Design Review

**Project Number** 1207 **Date** 03.01.17 **Scale** 1/16" = 1'

**Drawn By** 

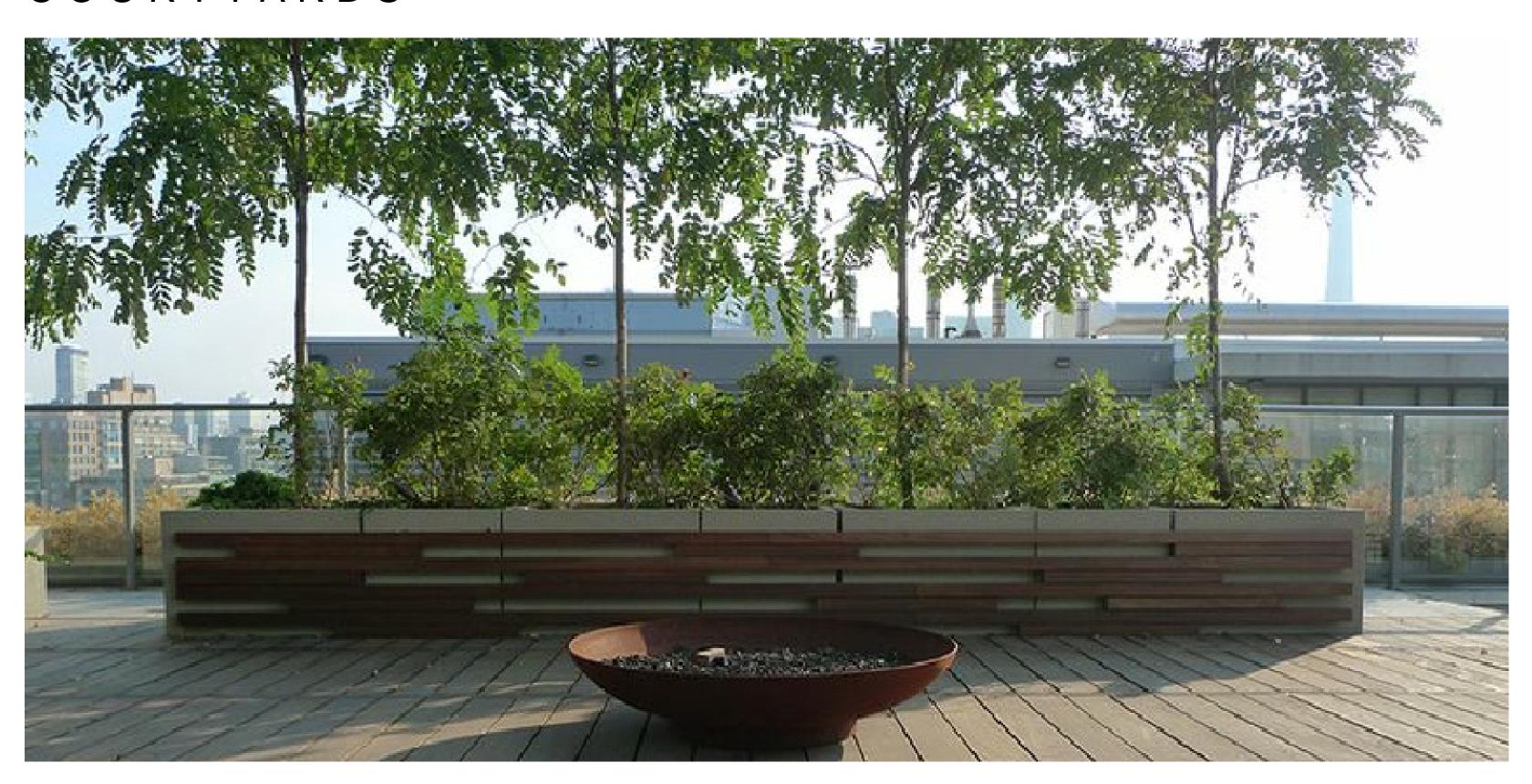
# POOL TERRACE



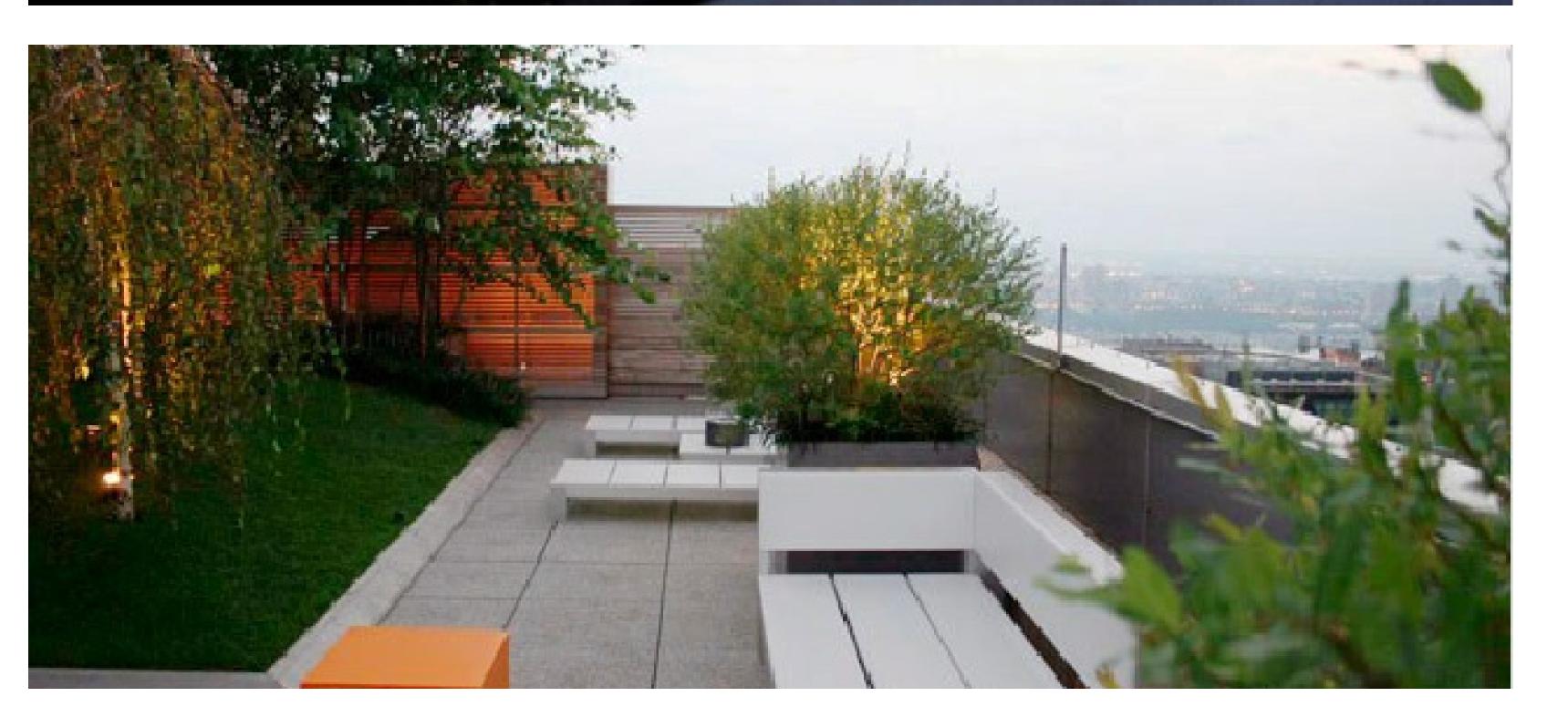




# COURTYARDS







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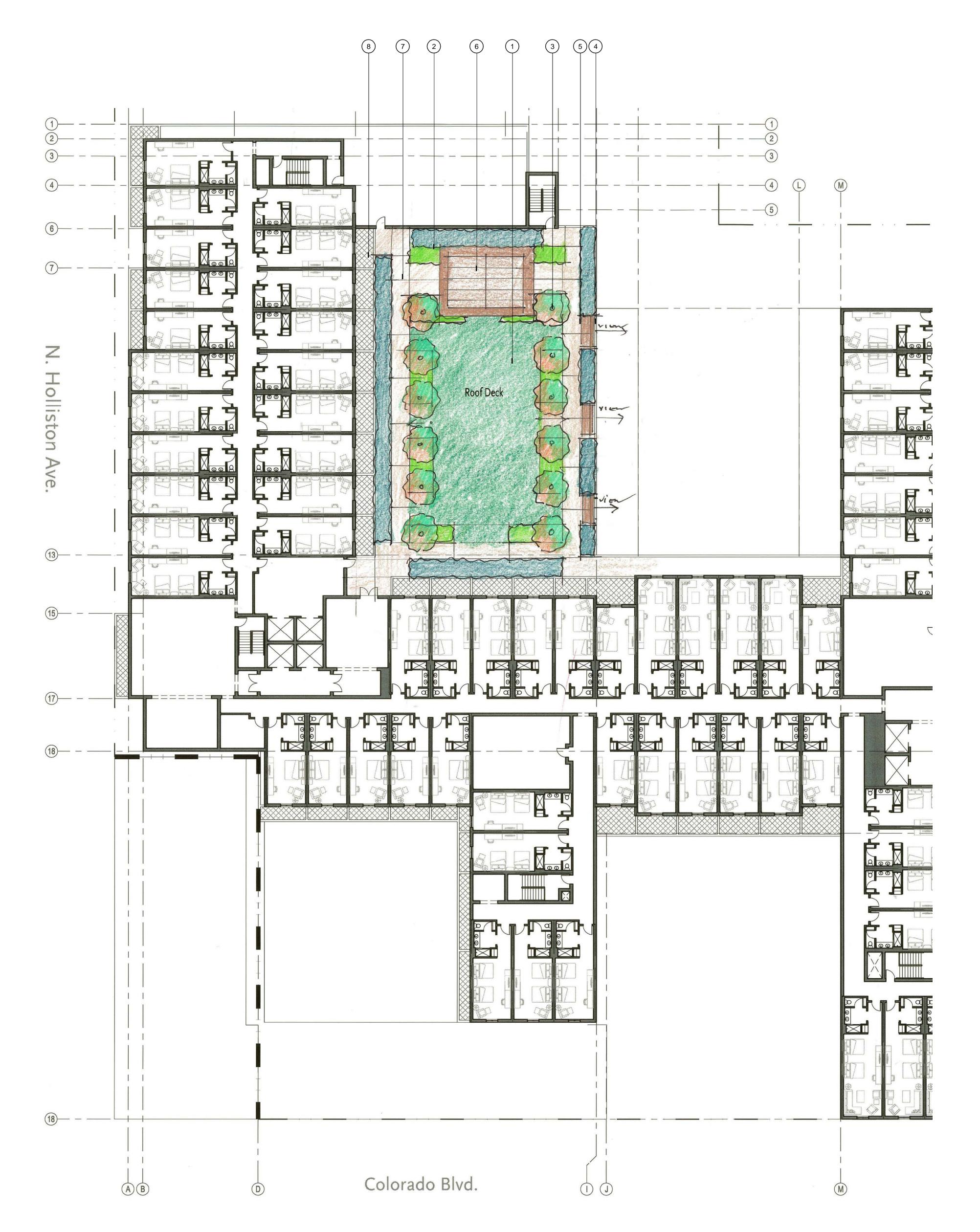
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Second Floor Plan Landscape Imagery

Set Title

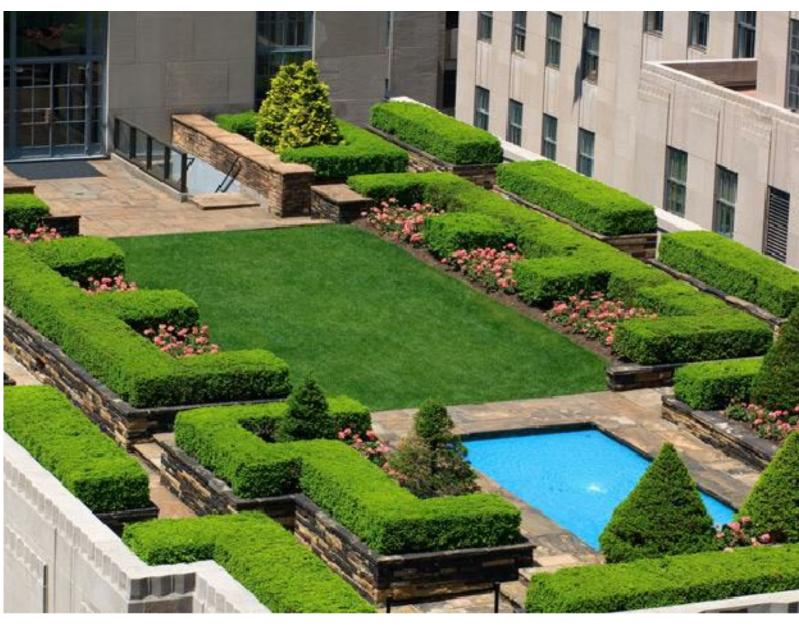
Concept Design Review

**Project Number** 1207

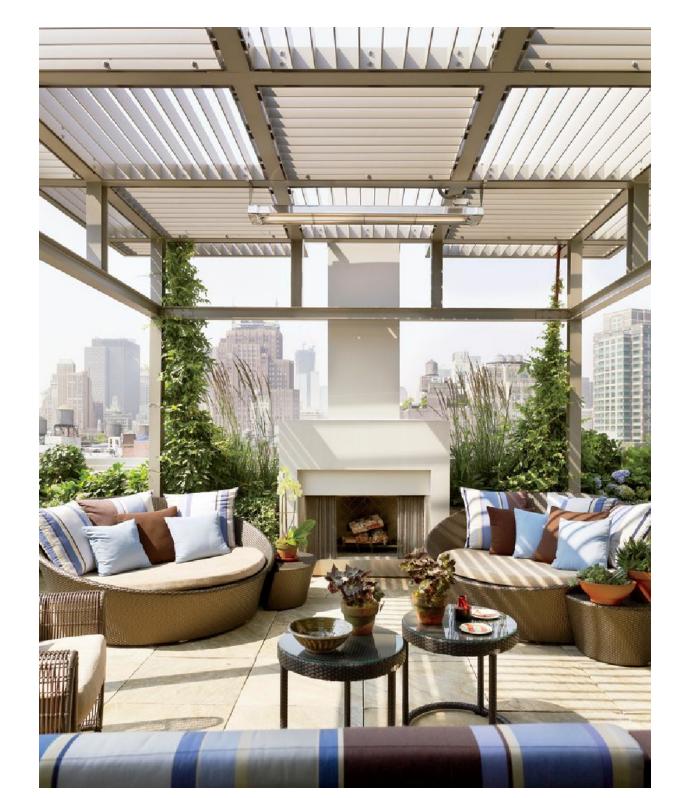


## LEGEND

- 1 CELEBRATION LAWN (ARTIFICIAL TURF ALTERNATIVE)
- 2 LAYERED HEDGES
- 3 DWARF FRUIT TREES
- 4 VIEWS TO COURTYARD BELOW
- 5 BENCH
- 6 CANOPY
- 7 ENHANCED PAVING
- 8 PRIVATE PATIO









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Sheet Title
Third Floor

Schematic
Landscape Plan
& Imagery

Set Title
Concept Design Review

Date 03.01.17 Scale 1/16" = 1'

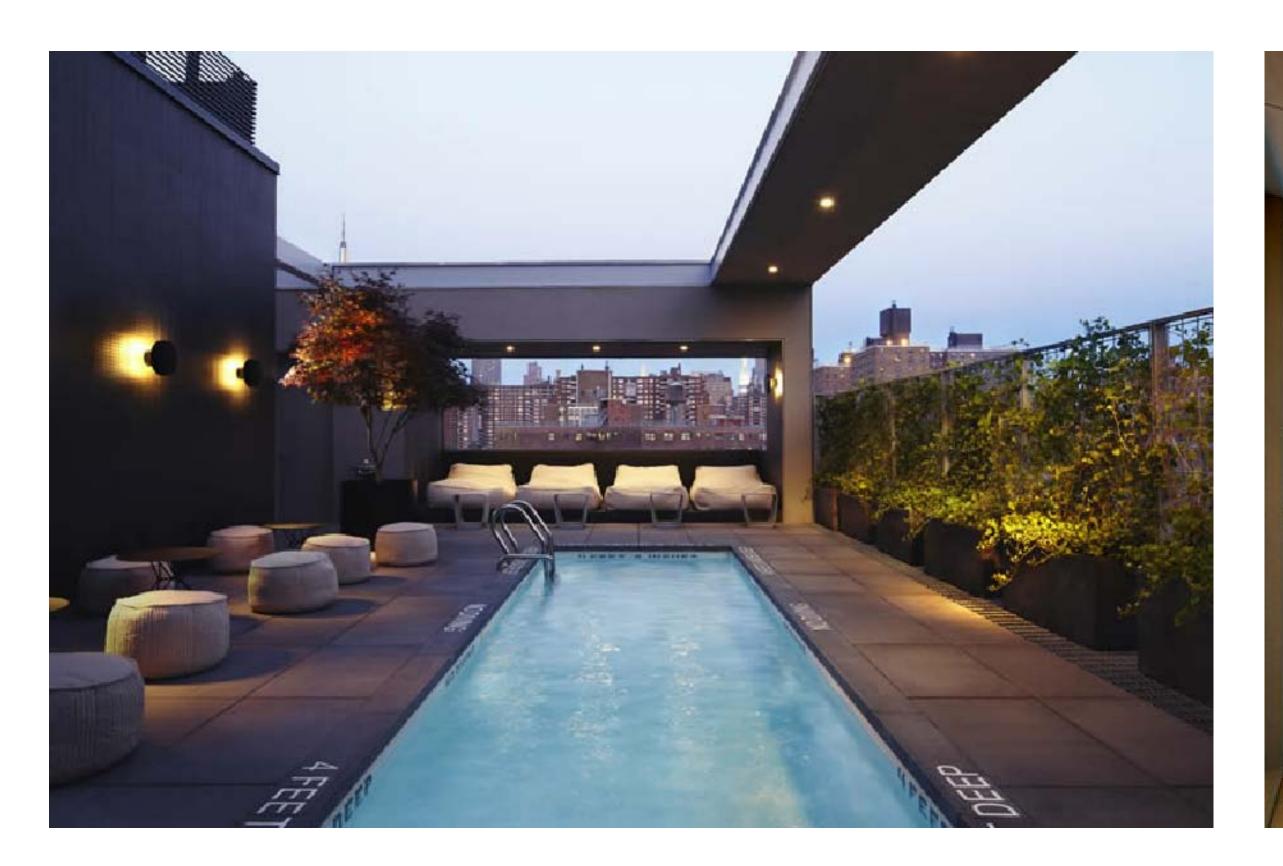
Project Number 1207 Drawn By

Sheet Number

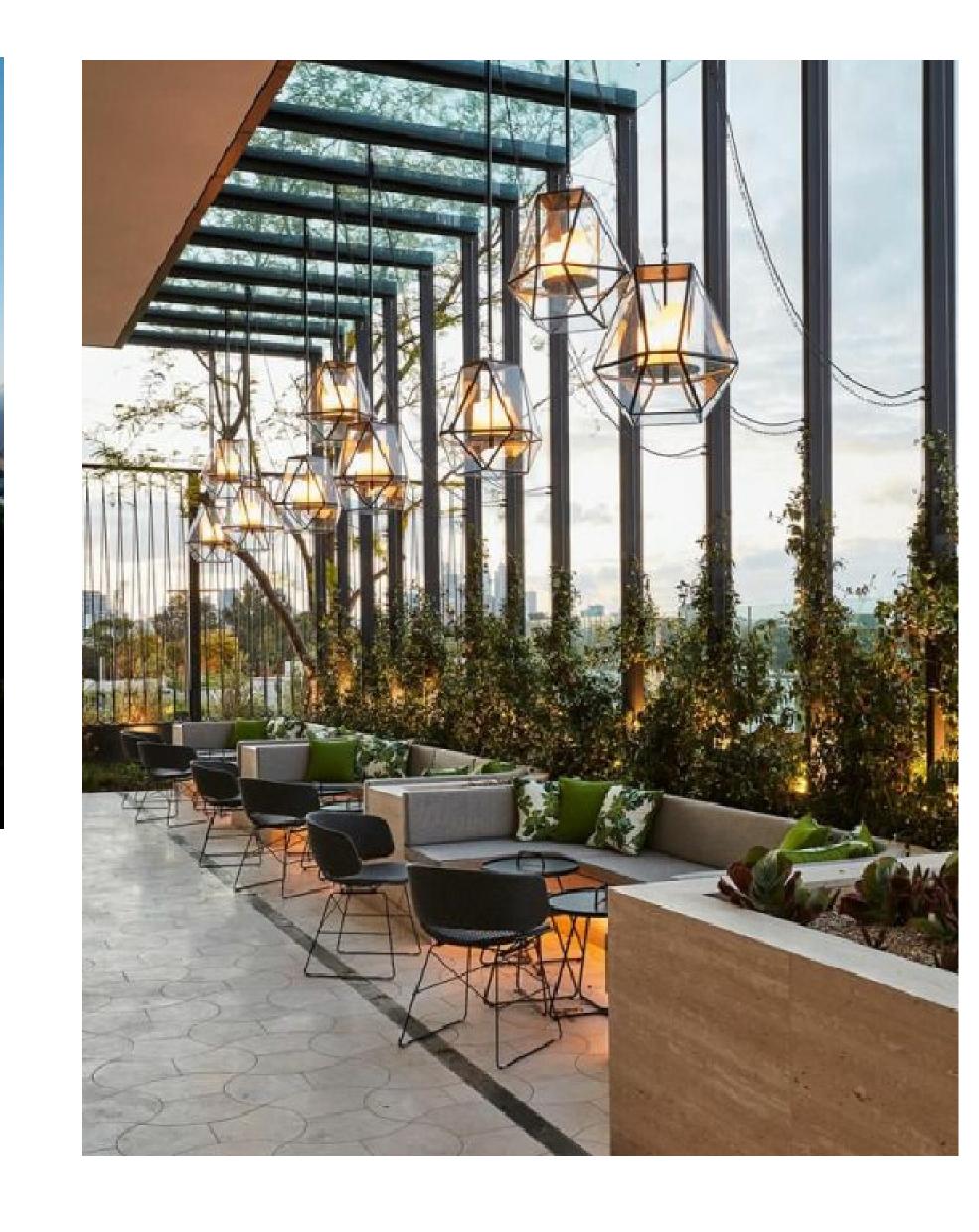
1105

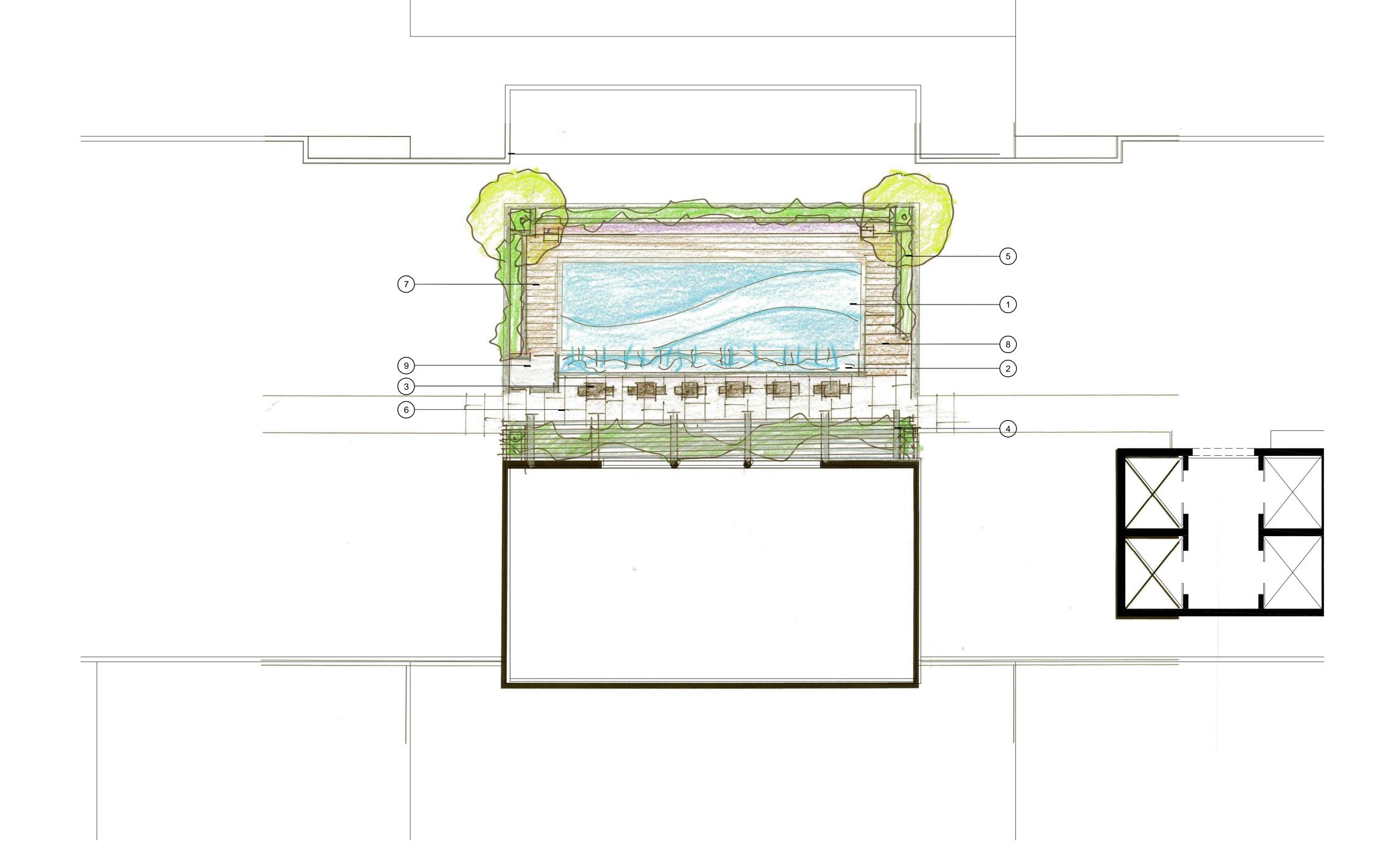
Third Floor Plan

1/16" = 1' - 0"









# LEGEND

- 1 RAISED POOL
- 2 GLASS POOL EDGE | WATER FEATURE
- 3 SKY BAR DINING
- 4 TRELLIS
- 5 PLANTERS
- 6 ENHANCED PAVING
- 7 POOL DECK
- 8 POOL DECK STEPS
- 9 ADA LIFT

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Rev	Date	Issued For

Sheet Title Roof Schematic Landsape Plan & Imagery

Set Title Concept Design Review

**Date** 03.01.17 **Scale** 1/16" = 1'

**Project Number** 1207 **Drawn By** MPA

Roof	Plan		
1/8" = 1	· - 0"		





































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Rev	Date	<b>Issued For</b>

NORTH
Schematic
Plant Material

Set Title
Concept Design Review

 Date
 Project Num

 03.01.17
 1207

 Scale
 Drawn By

 1/16" = 1'
 MPA

Sheet Number

L1.07