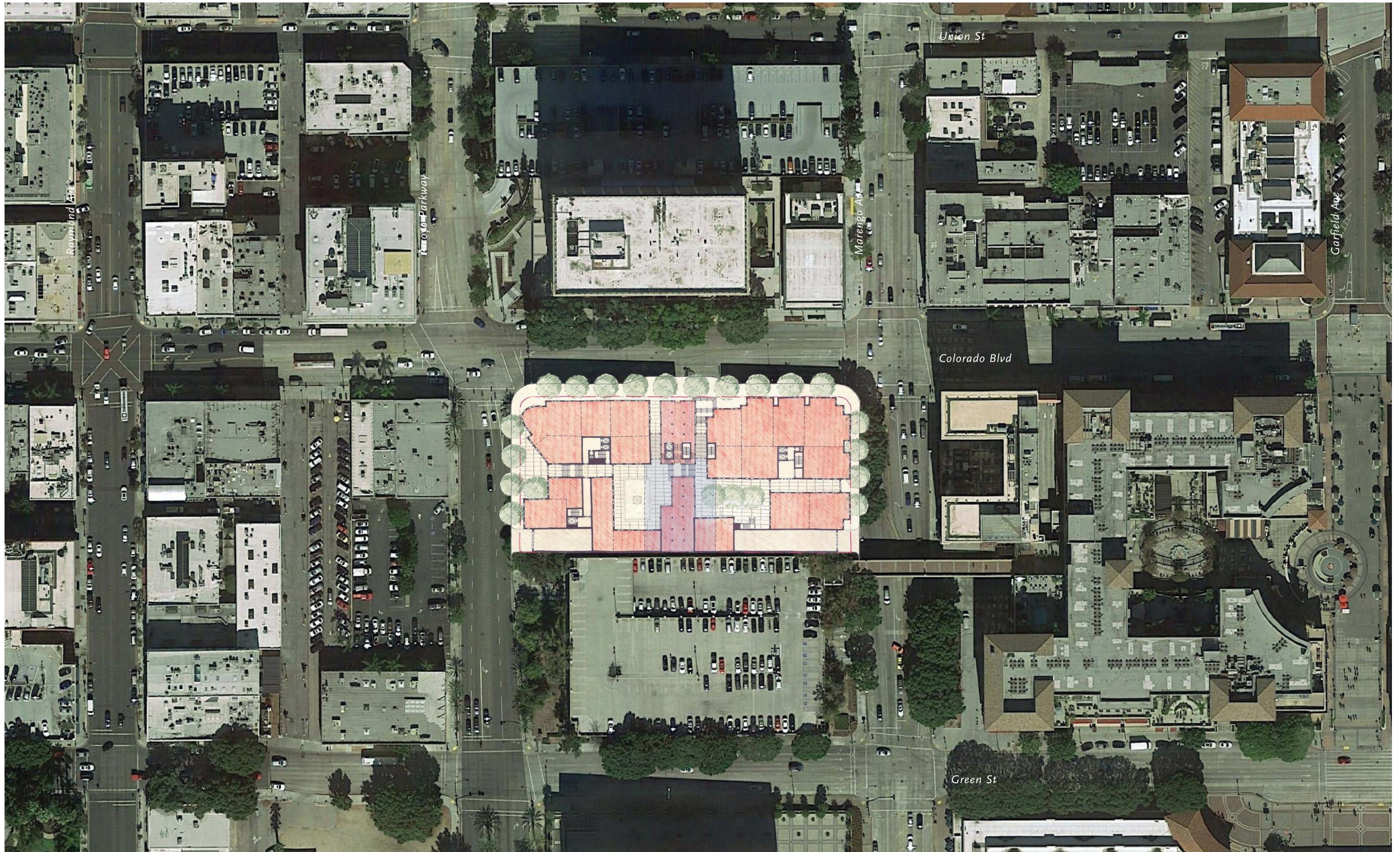


Attachment B:

Predevelopment Plan Review Plans



SITE IN CONTEXT

TOPOGRAPHIC MAP



SCALE: 1"=20'

ABBREVIATIONS:

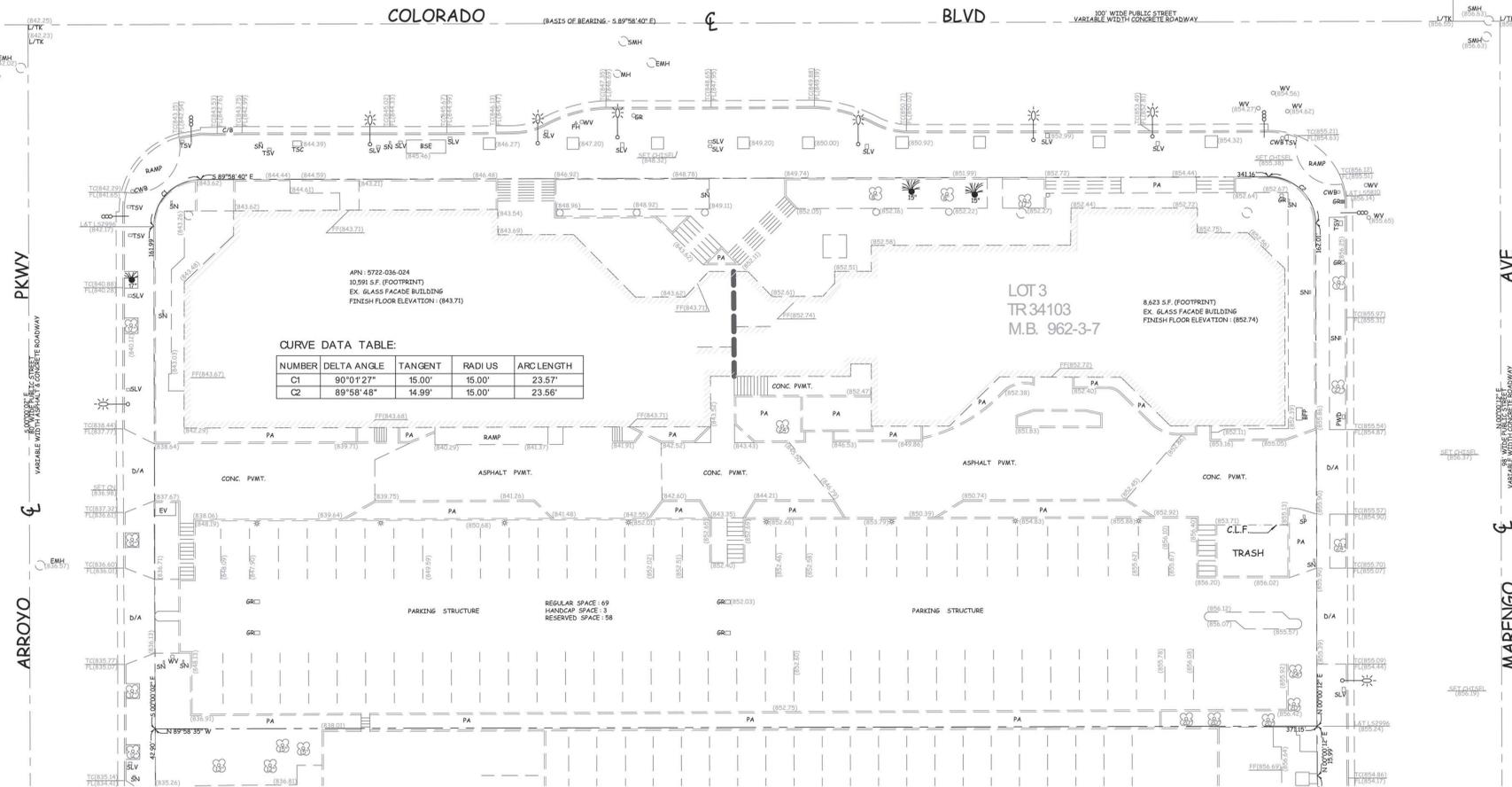
- APN..... Assessor's Parcel Number
- BSE..... Bus Stop Enclosure
- CWB..... Crosswalk Button
- CONC..... Concrete
- D/A..... Driveway Apron
- EMH..... Electric Utility Manhole
- EV..... Electric Utility Vault
- EP..... Edison Pole
- EX..... Existing
- GR..... Grate
- PA..... Plant or Area
- PL..... Property Boundary Line
- PVMT..... Pavement
- SLV..... Street Light Vault
- SN..... Sign
- SQ. FT..... Square Feet
- SP..... Sign Post
- SMH..... Sewer Manhole
- TSC..... Traffic Signal Control Riser
- TSV..... Traffic Signal Vault
- WV..... Water Valve
- W/W..... Walkway

LEGEND:

- (800.25)..... Existing Elevation
- (101)..... Ex. Ground Contour Line
- X-X-..... Chain Link Fence
- — — — — Wrought Iron Fence
- — — — — Ex. Structure
- — — — — Street Light
- ⊙..... Ex. Tree, Diameter
- 🌴..... Palm Tree
- ♿..... Handicap
- ⊙..... Traffic Signal
- — — — — Block Wall - Typical

BASIS OF BEARINGS

THE BEARING N 89°58'40" W OF THE CENTERLINE OF COLORADO BLVD., AS SHOWN IN TRACT NO. 34103, M.B. 962-3-7, RECORDS OF LOS ANGELES COUNTY.



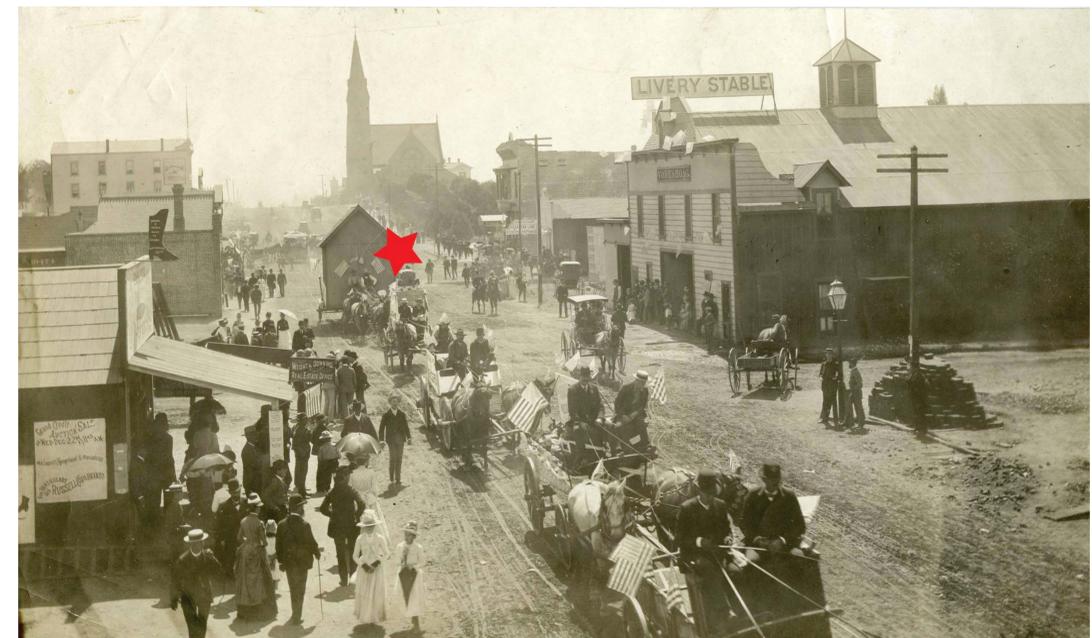
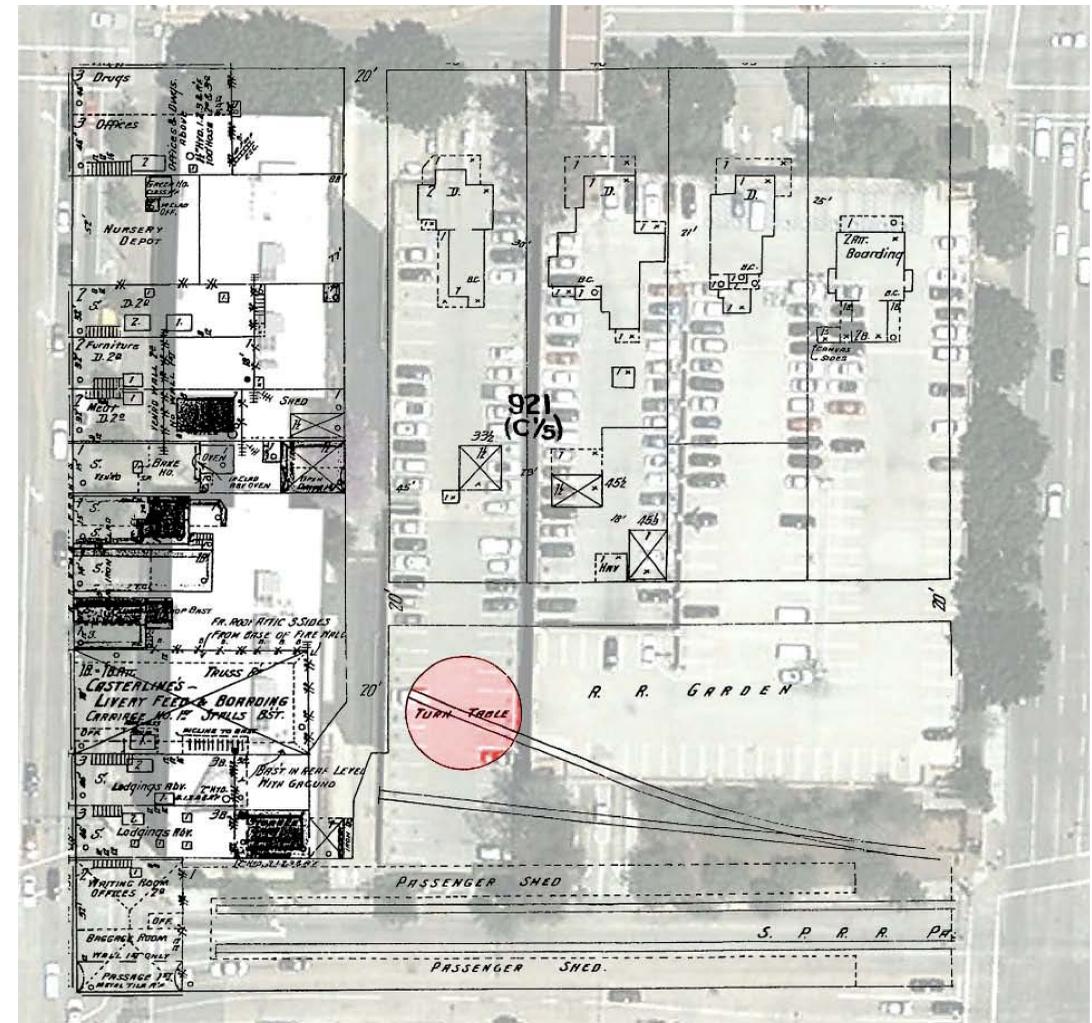
LEGAL DESCRIPTION:
 BEING A SURVEY OF LOT 3 OF TRACT NO. 34103, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 962, PAGES 3-7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CITY OF PASADENA BENCHMARK:
 ELEVATION : (846.62)
 DESCRIPTION : BOLT IN CURB UNI ON OFF E/L ARROYO PKWY



SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN
 135 N. SAN GABRIEL BLVD.
 SAN GABRIEL, CA 91775
 TEL: (626) 570-1918 FAX: (626) 737-8788
 EMAIL: info@ritechengineer.com

TOPOGRAPHIC MAP		
SCALE: 1"=20'	APN#: 5722-036-024	DRAWN BY: Dylan
DATE: 05/06/17		REVISED: CM.
150 E COLORADO BLVD., PASADENA, CA 91105		
SHEET 1 OF 1		JOB NO. 170123



★ Location of Site

HISTORIC PHOTOS & PLAN OF SITE



1. View Across Corner of Colorado Blvd & Arroyo Parkway



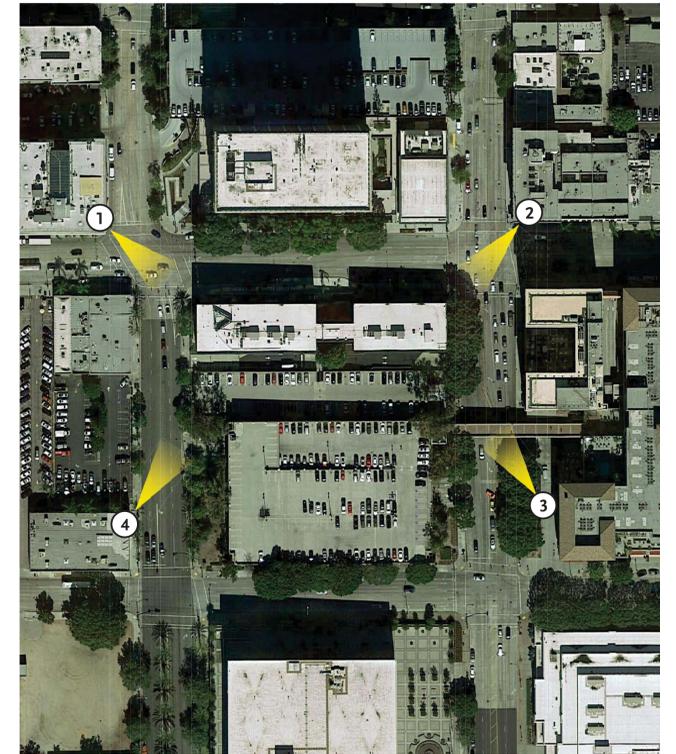
2. View Across Corner of Colorado Blvd & Marengo Ave



3. View Towards Site Across Marengo Ave



4. View Towards Site Across Arroyo Parkway





7. Neighboring Building across Colorado Blvd



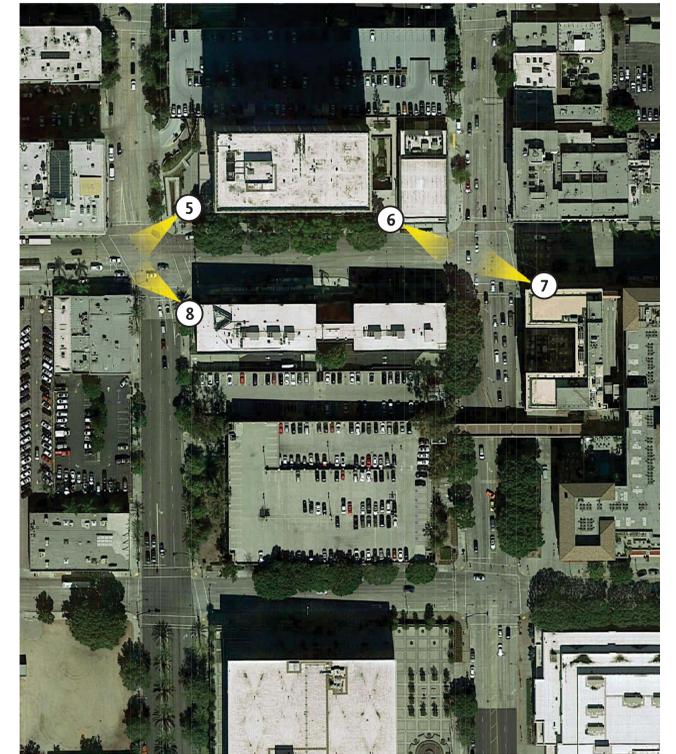
5. Neighboring Building across Arroyo Parkway

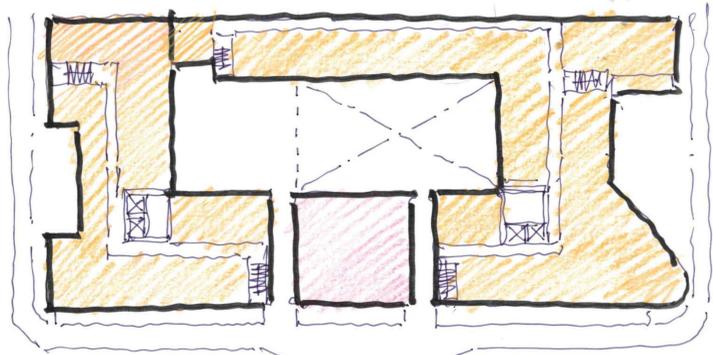


6. Neighboring Building across Marengo Ave

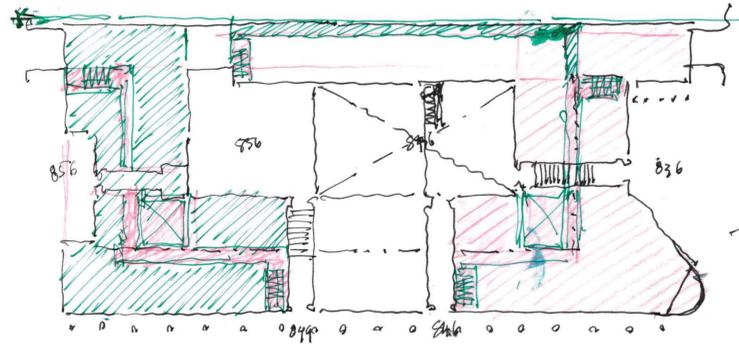


8. Neighboring Building across Colorado Blvd & Arroyo Parkway

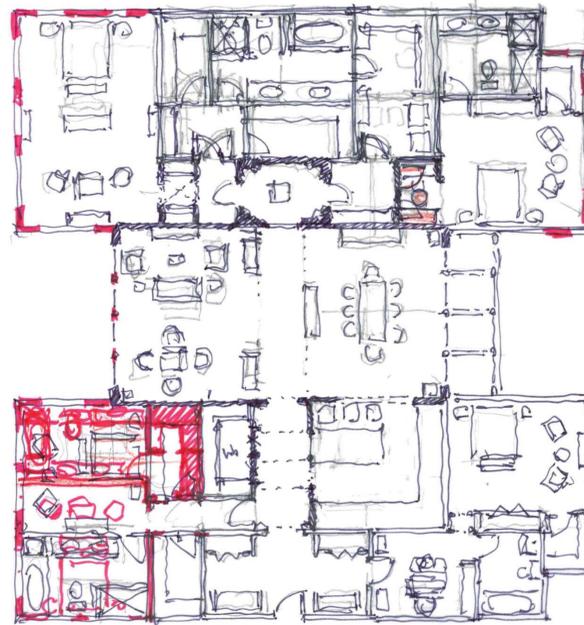




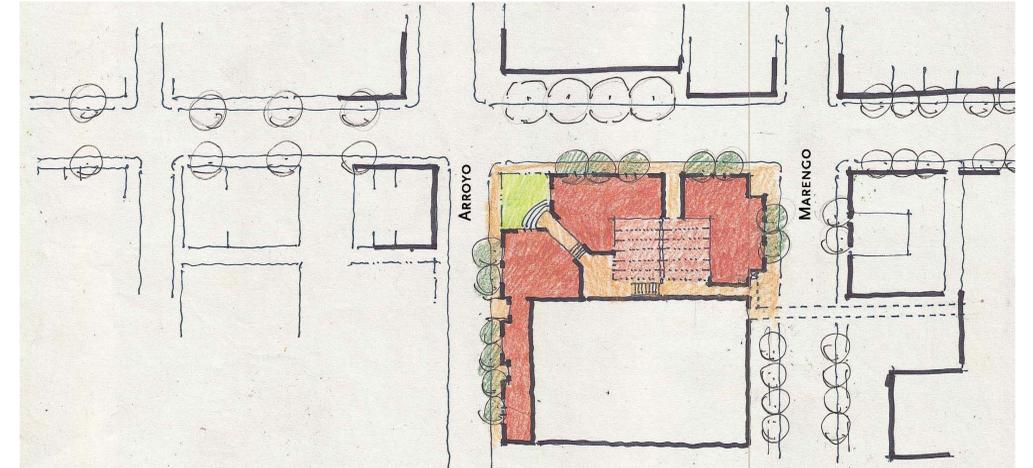
Early Building footprint study



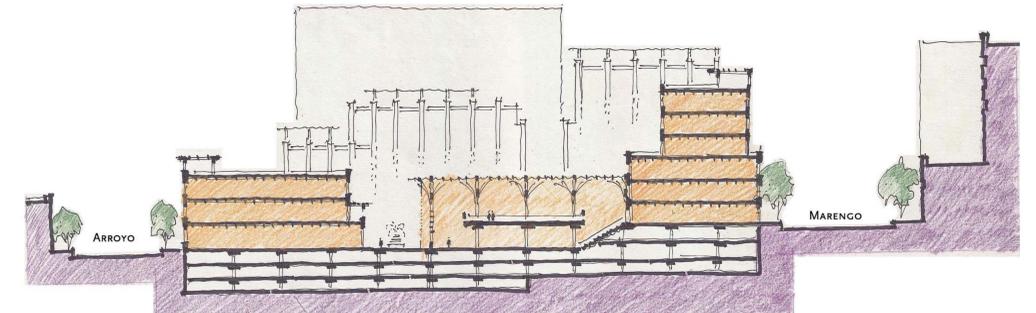
Early Building envelope study



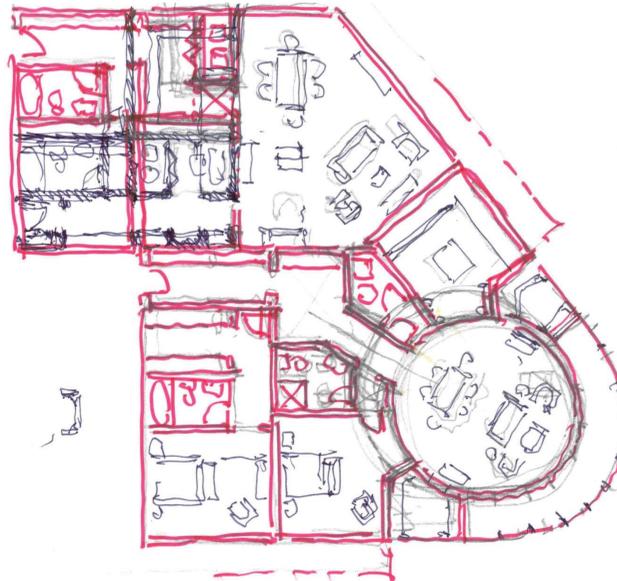
Study of penthouse unit



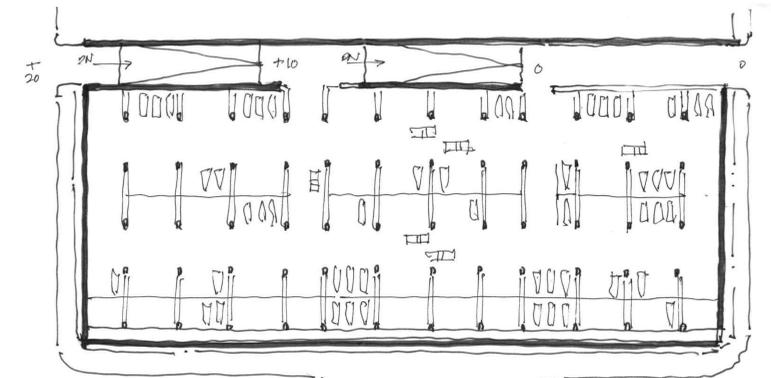
Concept with multiple entries into block interior



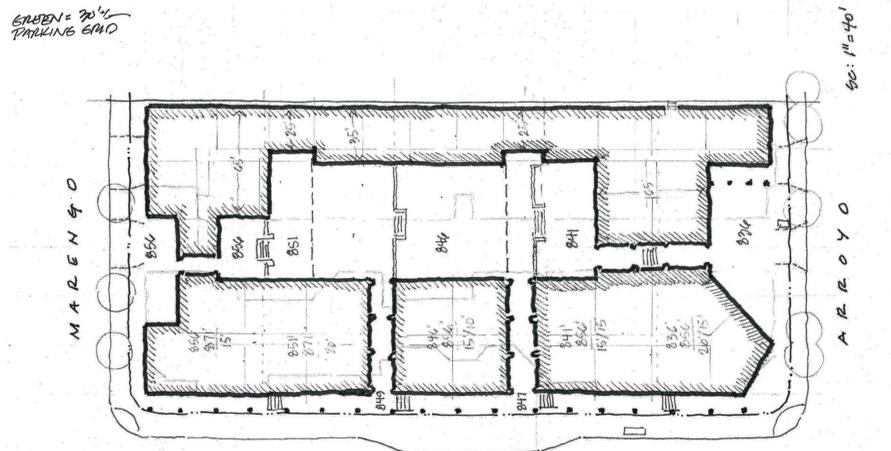
Early Building section study



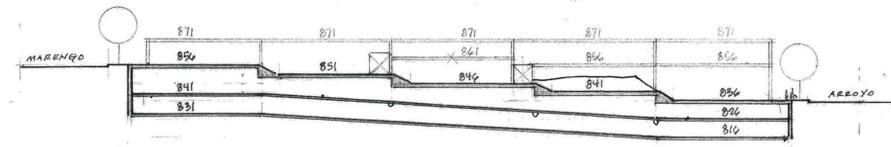
Study of corner unit at Colorado & Arroyo



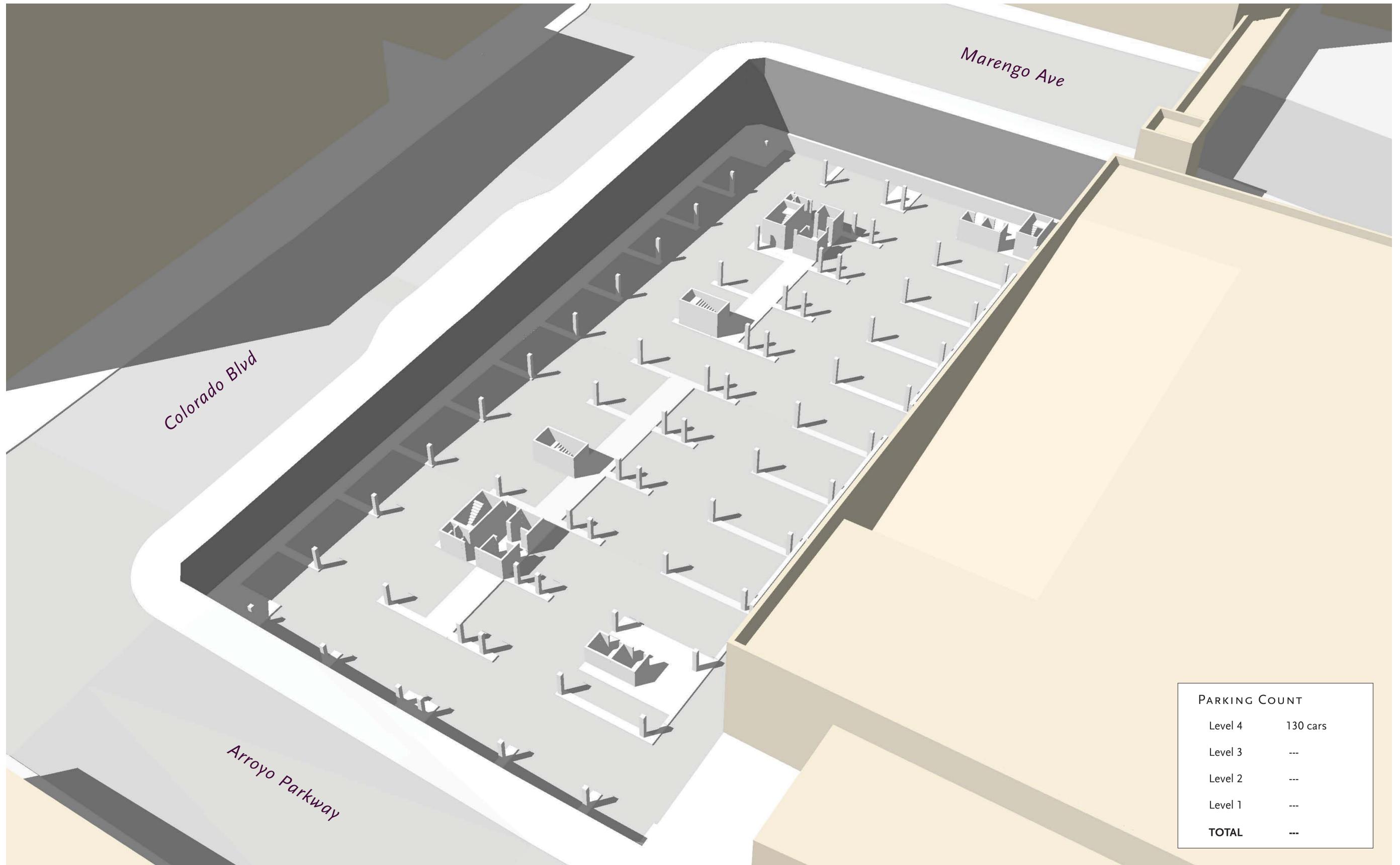
Parking layout study



Early Building area study

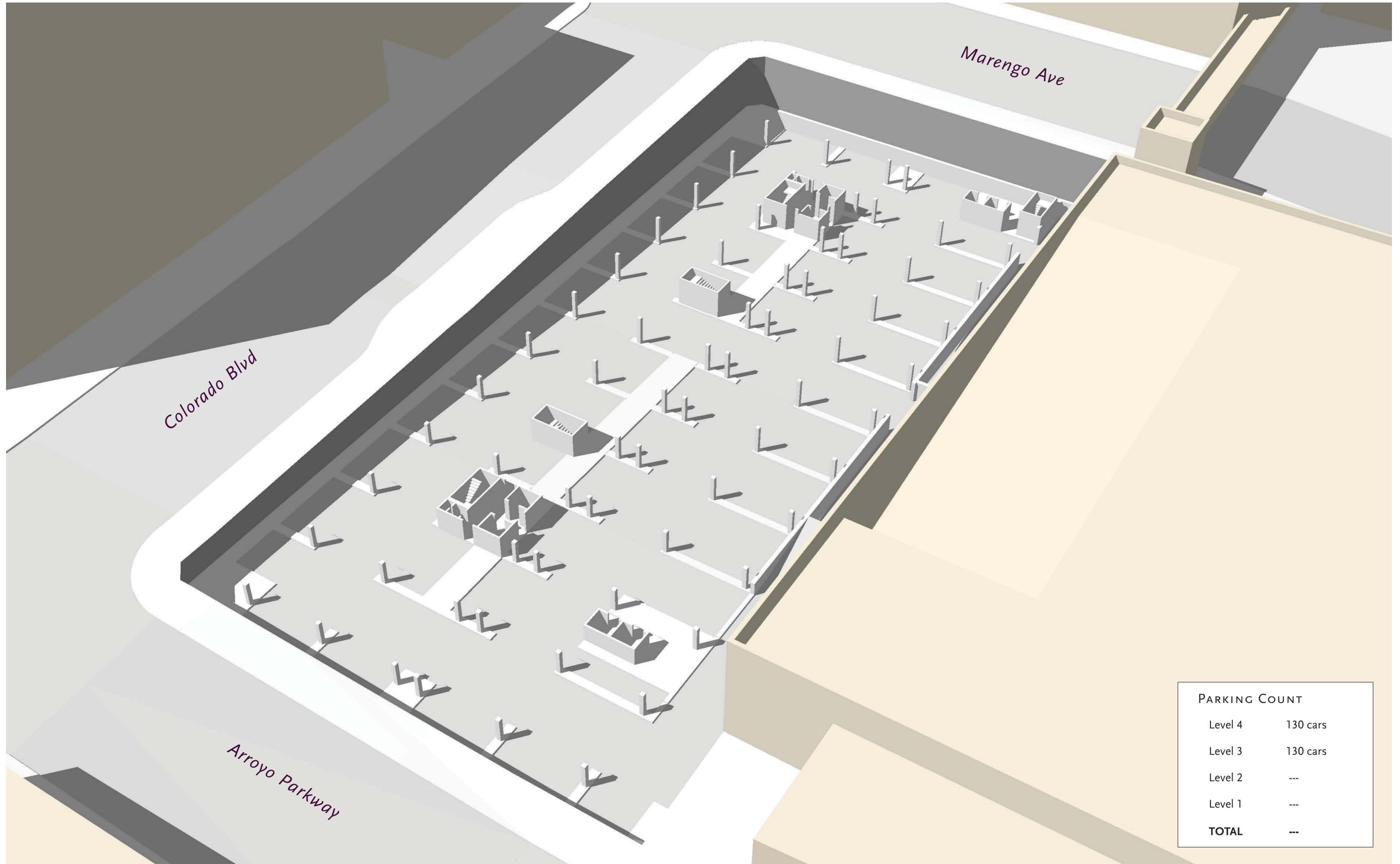


Early Ground level study



PARKING COUNT	
Level 4	130 cars
Level 3	---
Level 2	---
Level 1	---
TOTAL	---

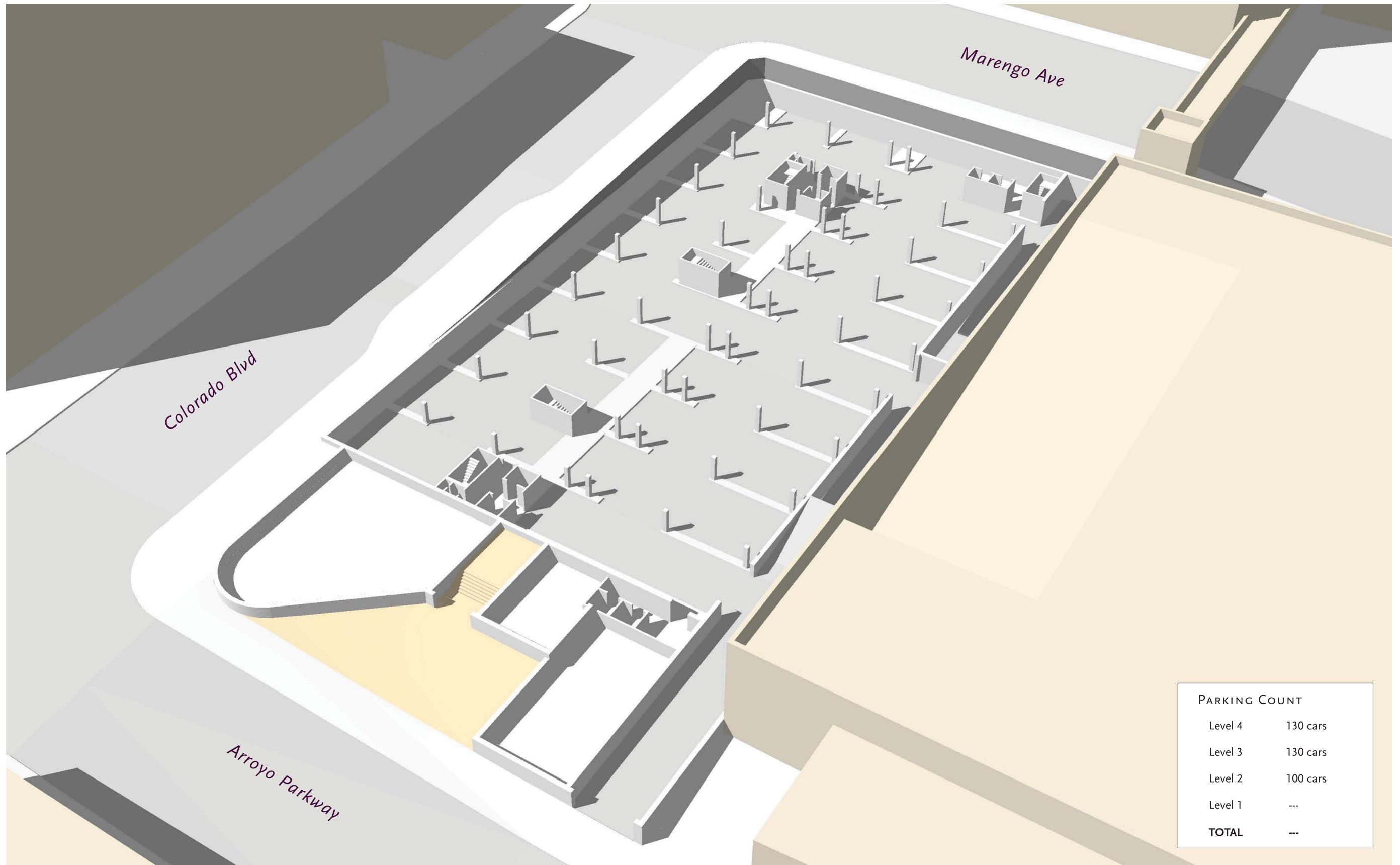
PARKING PLAN LEVEL 4



PARKING COUNT	
Level 4	130 cars
Level 3	130 cars
Level 2	---
Level 1	---
TOTAL	---

PARKING PLAN

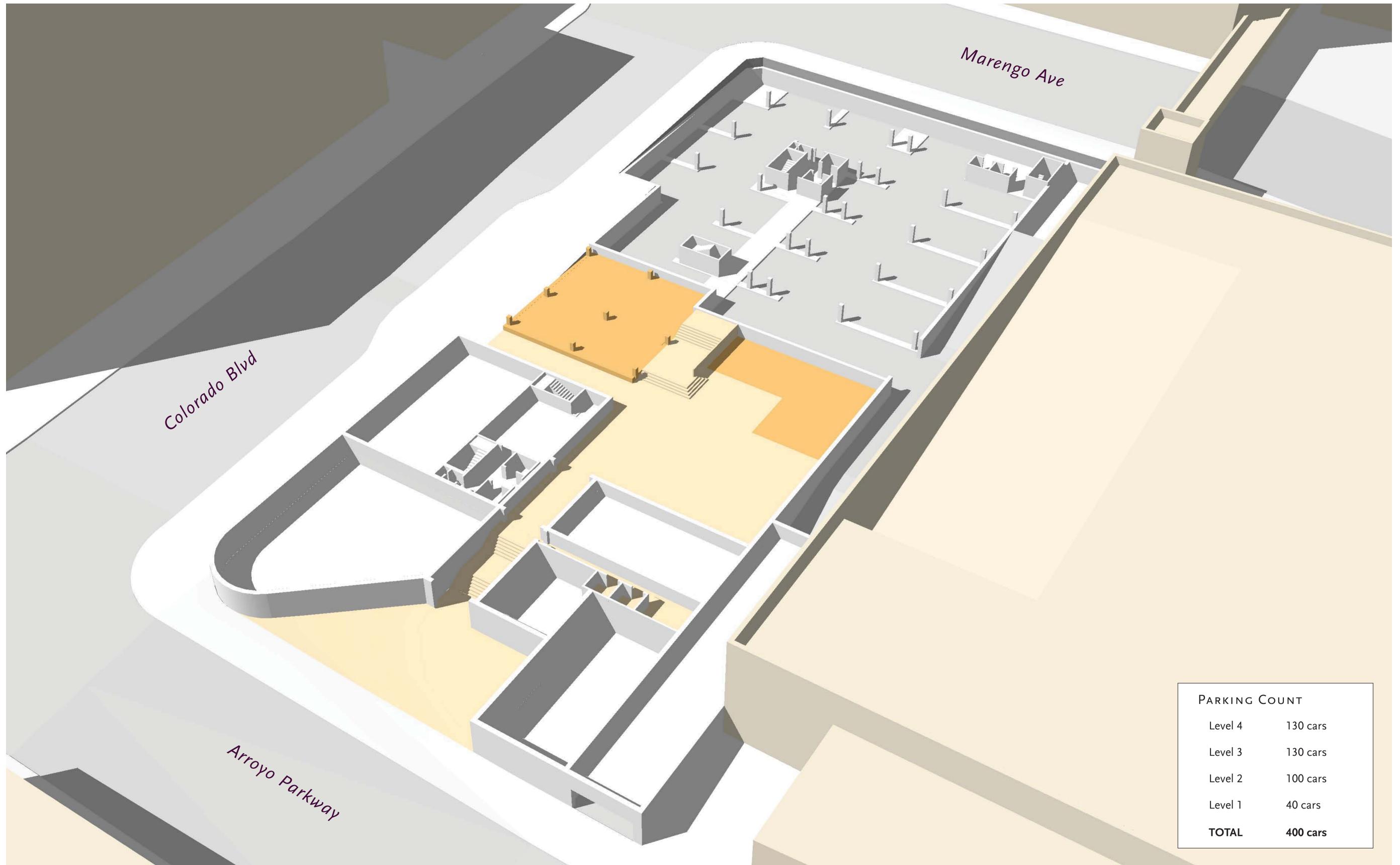
LEVEL 3



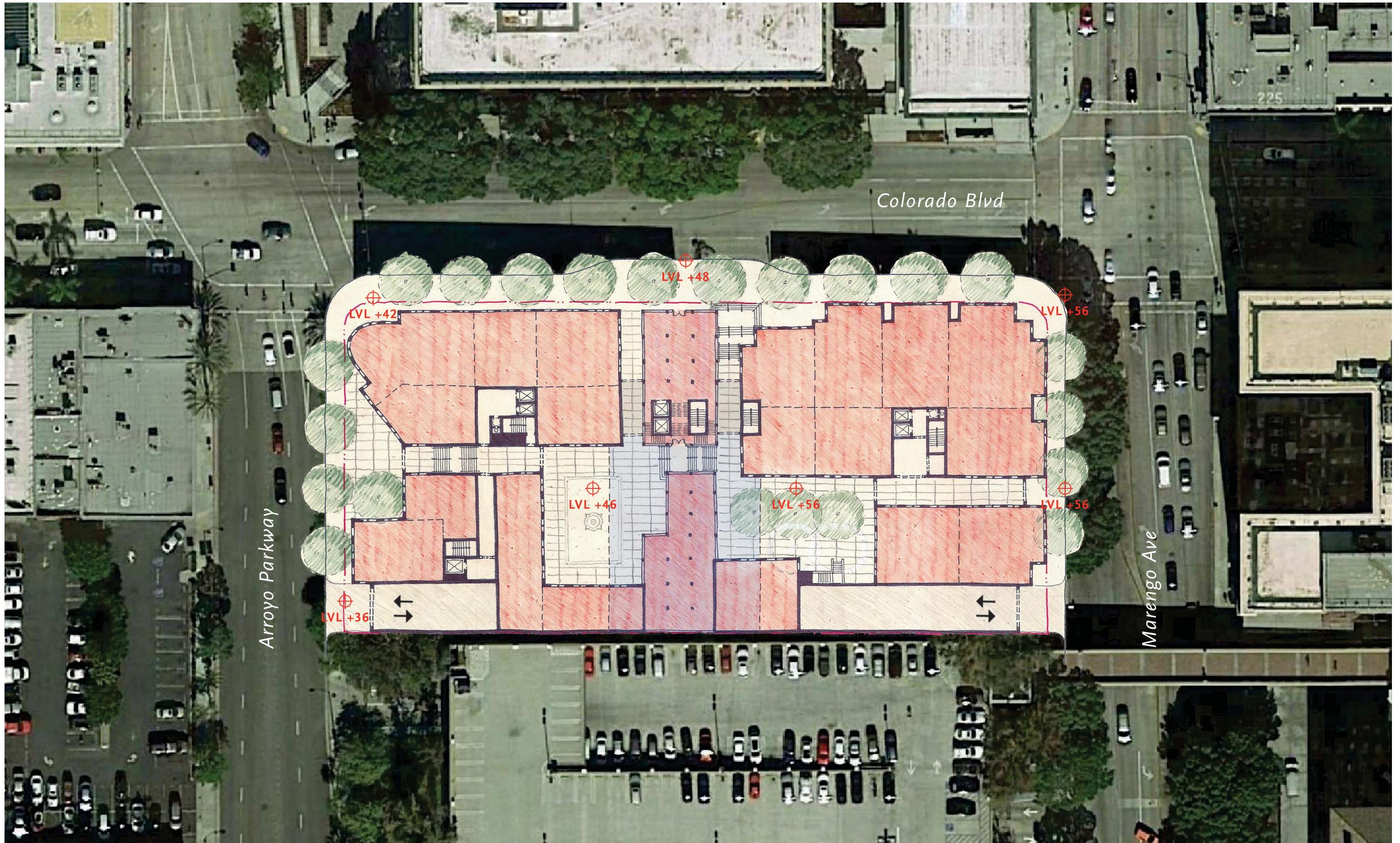
PARKING COUNT	
Level 4	130 cars
Level 3	130 cars
Level 2	100 cars
Level 1	---
TOTAL	---

PARKING PLAN

LEVEL 2



PARKING PLAN LEVEL 1



GROUND FLOOR PLAN



Unit Distribution Summary:

- One-Bedroom Flat: 2 units
 - Two-Bedroom Flat: 3 units
 - Two-Bedroom Corner Flat: 1 unit
 - Loft: 7 units
- TOTAL 13 units

Unit Distribution Summary:

- Loft: 2 units
 - One-Bedroom Flat: 5 units
 - Two-Bedroom Flat: 2 units
 - Three-Bedroom Flat: 2 units
- TOTAL 11 units



Unit Distribution Summary:

- One-Bedroom Flat: 2 units
 - Two-Bedroom Flat: 3 units
 - Two-Bedroom Corner Flat: 1 unit
 - Loft: 7 units
- TOTAL 13 units

Unit Distribution Summary:

- Loft: 2 units
 - One-Bedroom Flat: 3 units
 - Two-Bedroom Flat: 2 units
 - Three-Bedroom Flat: 1 unit
 - Four-Bedroom Townhouse: 2 units
- TOTAL 10 units



Unit Distribution Summary:

- One-Bedroom Flat: 1 unit
 - Two-Bedroom Flat: 3 units
 - Two-Bedroom Corner Flat: 1 unit
 - Loft: 5 units
- TOTAL 10 units

Unit Distribution Summary:

- One-Bedroom Flat: 5 units
 - Three-Bedroom Flat: 1 unit
- TOTAL 6 units



FOURTH FLOOR PLAN



Unit Distribution Summary:

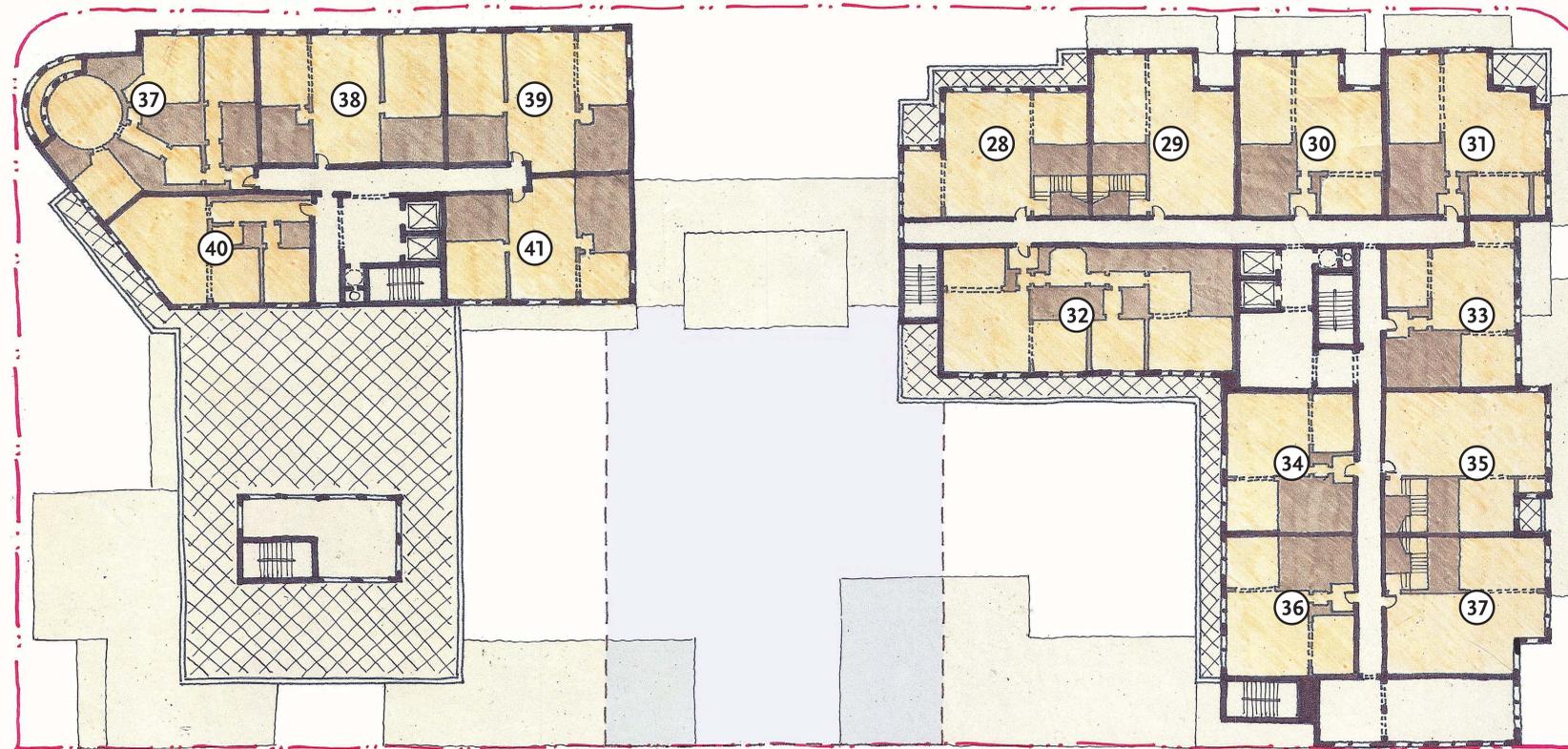
- One-Bedroom Flat: 1 unit
- Two-Bedroom Flat: 3 units
- Two-Bedroom Corner Flat: 1 unit

TOTAL 5 units

Unit Distribution Summary:

- One-Bedroom Flat: 5 units
- Three-Bedroom Flat: 1 unit
- Four-Bedroom Townhouse: 4 units

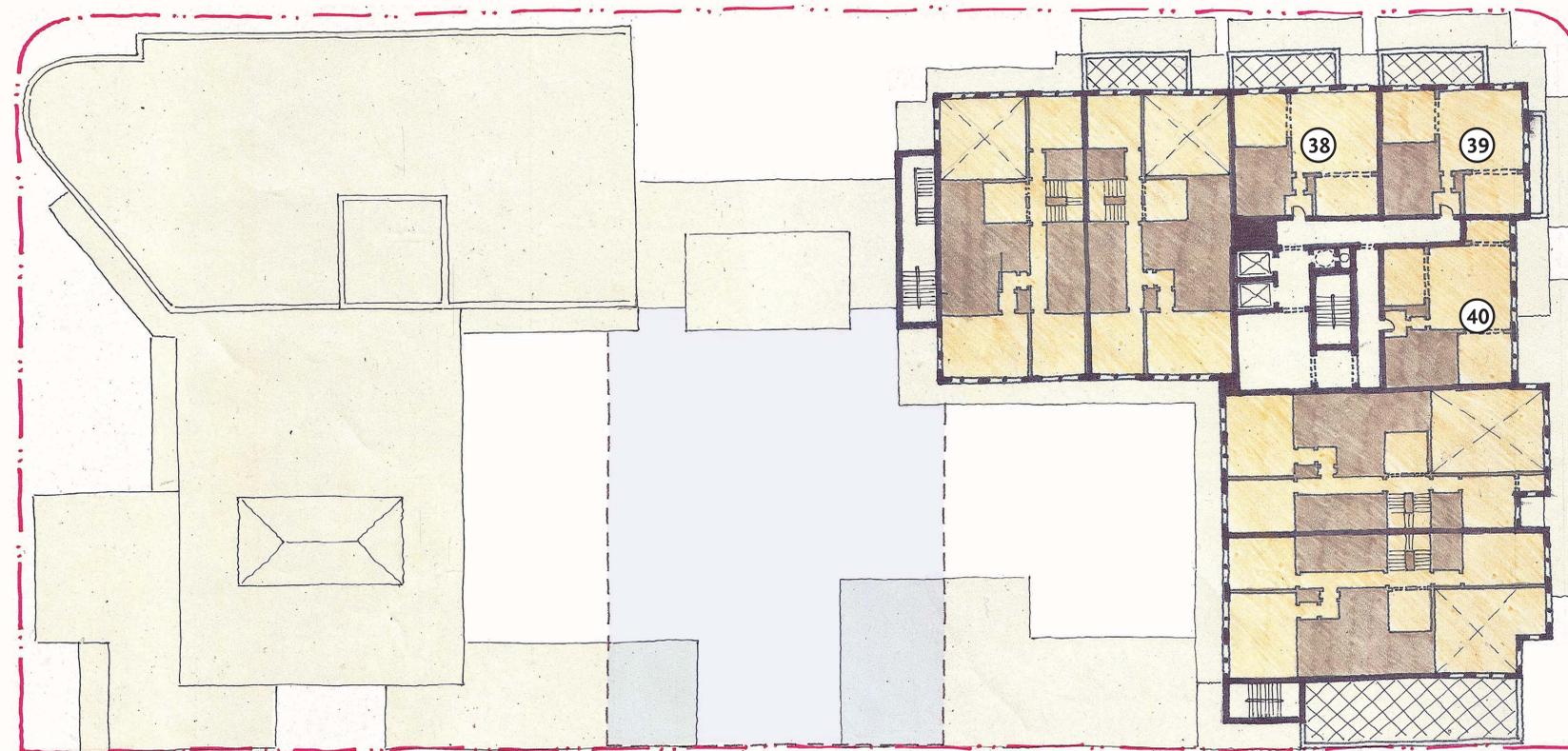
TOTAL 10 units



Unit Distribution Summary:

- One-Bedroom Flat: 3 units

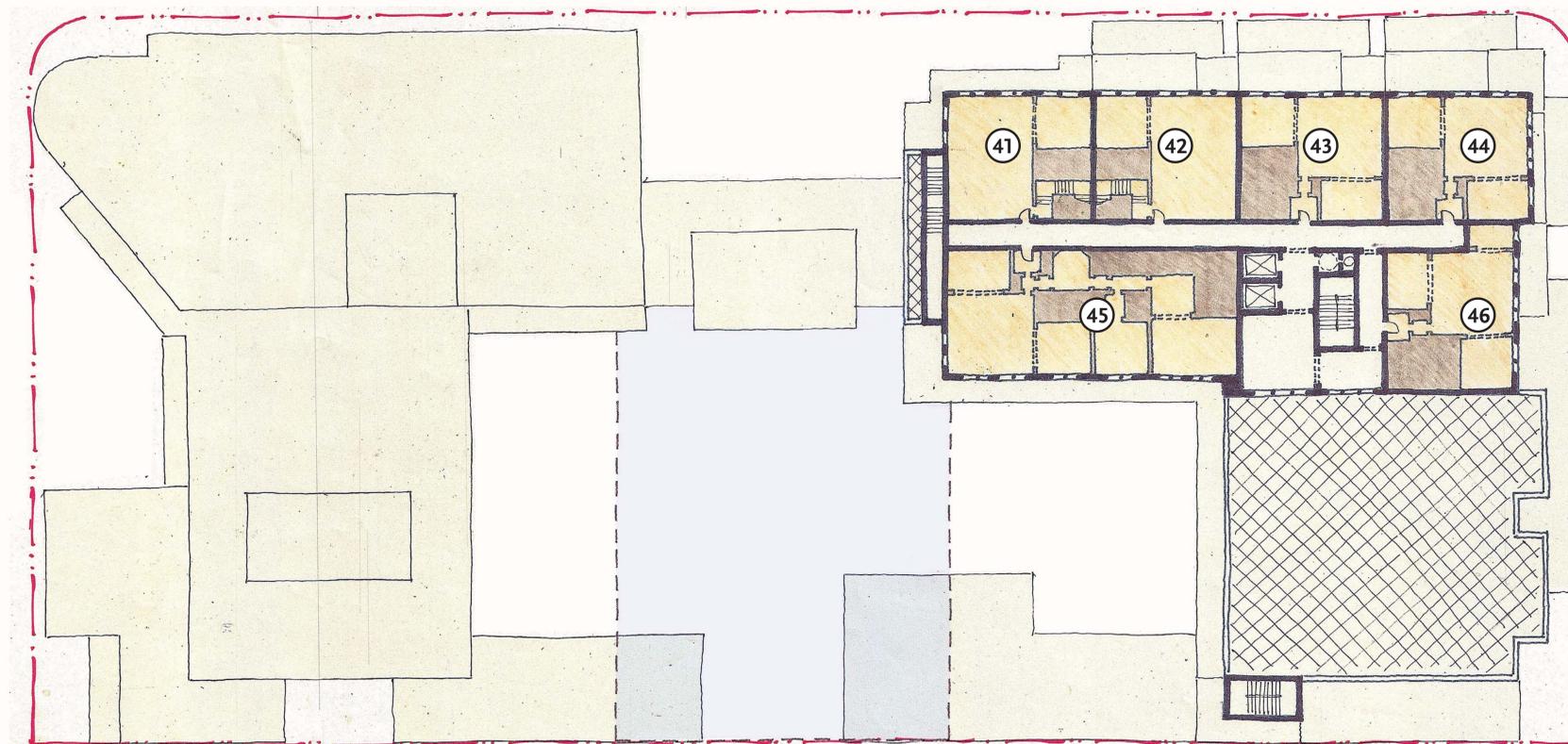
TOTAL 3 units



Unit Distribution Summary:

- One-Bedroom Flat: 3 units
- Three-Bedroom Flat: 1 unit
- Four-Bedroom Townhouse: 2 units

TOTAL 6 units



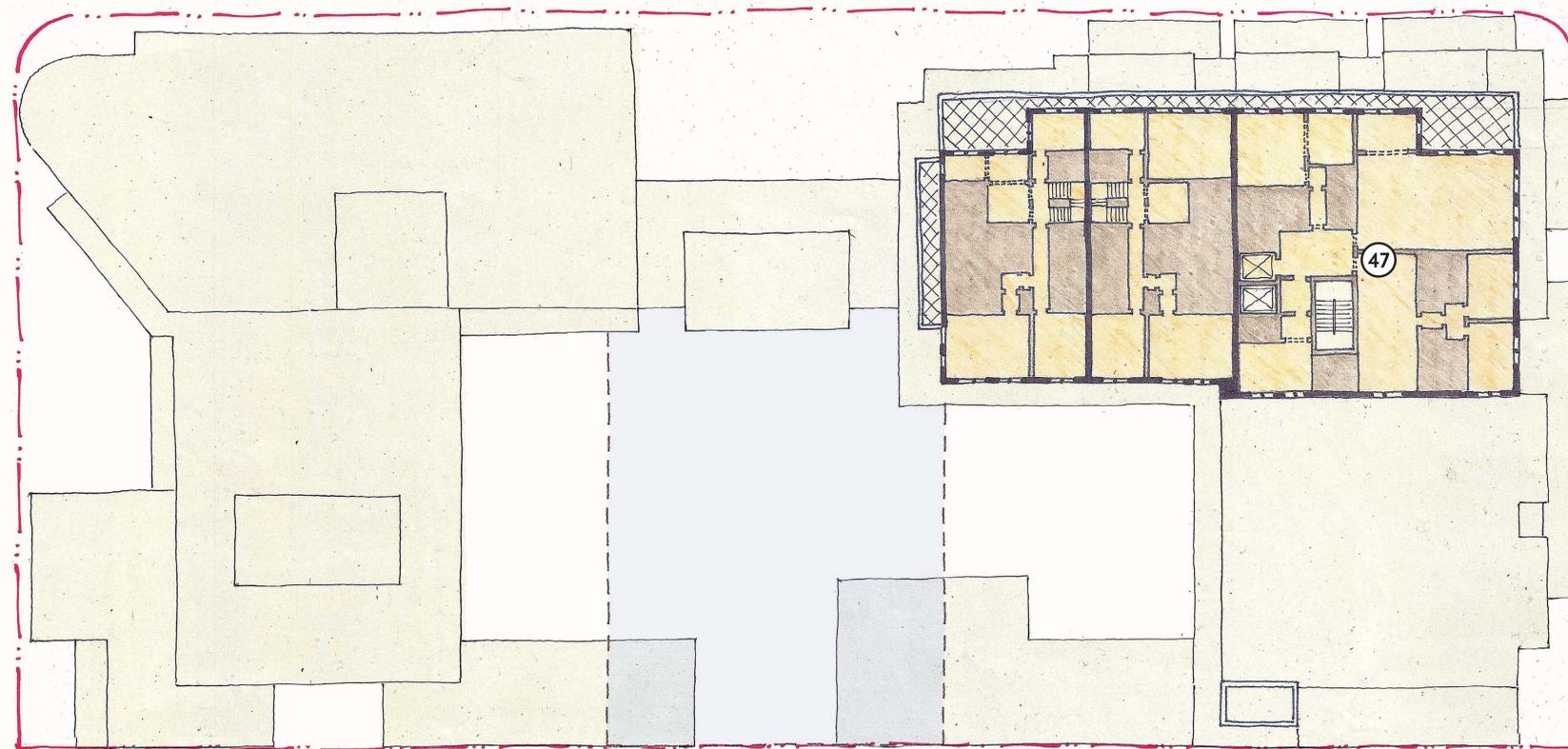
SEVENTH FLOOR PLAN

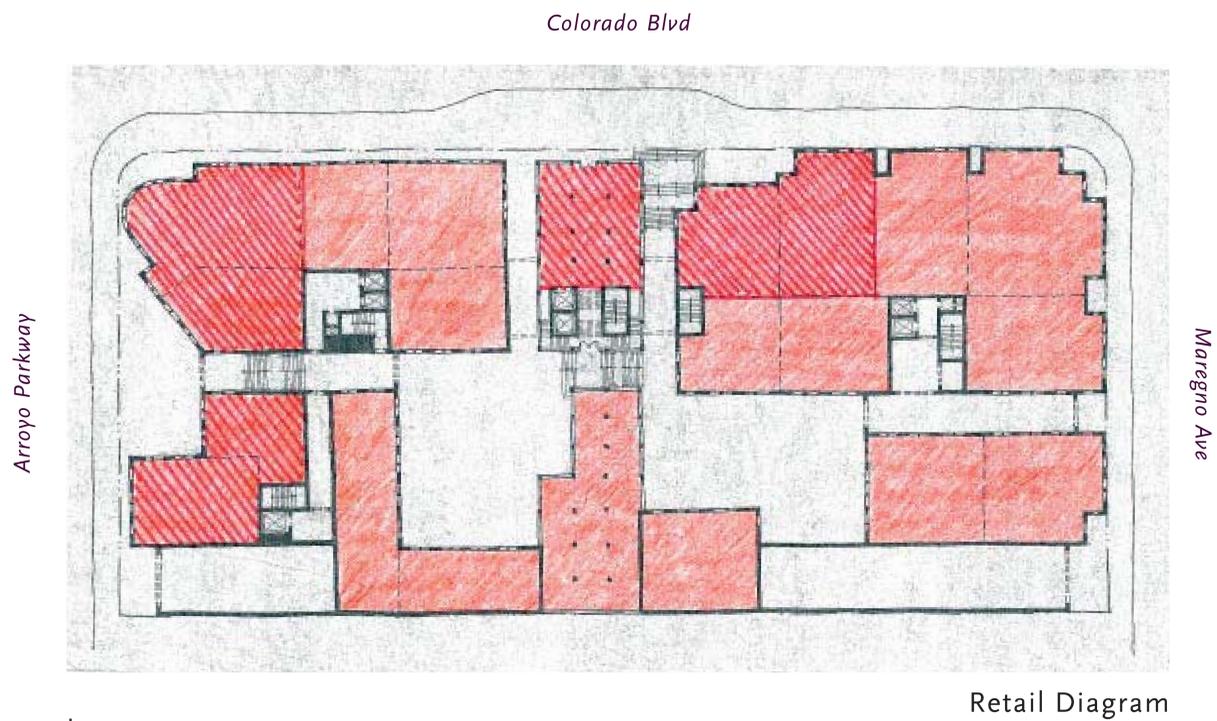
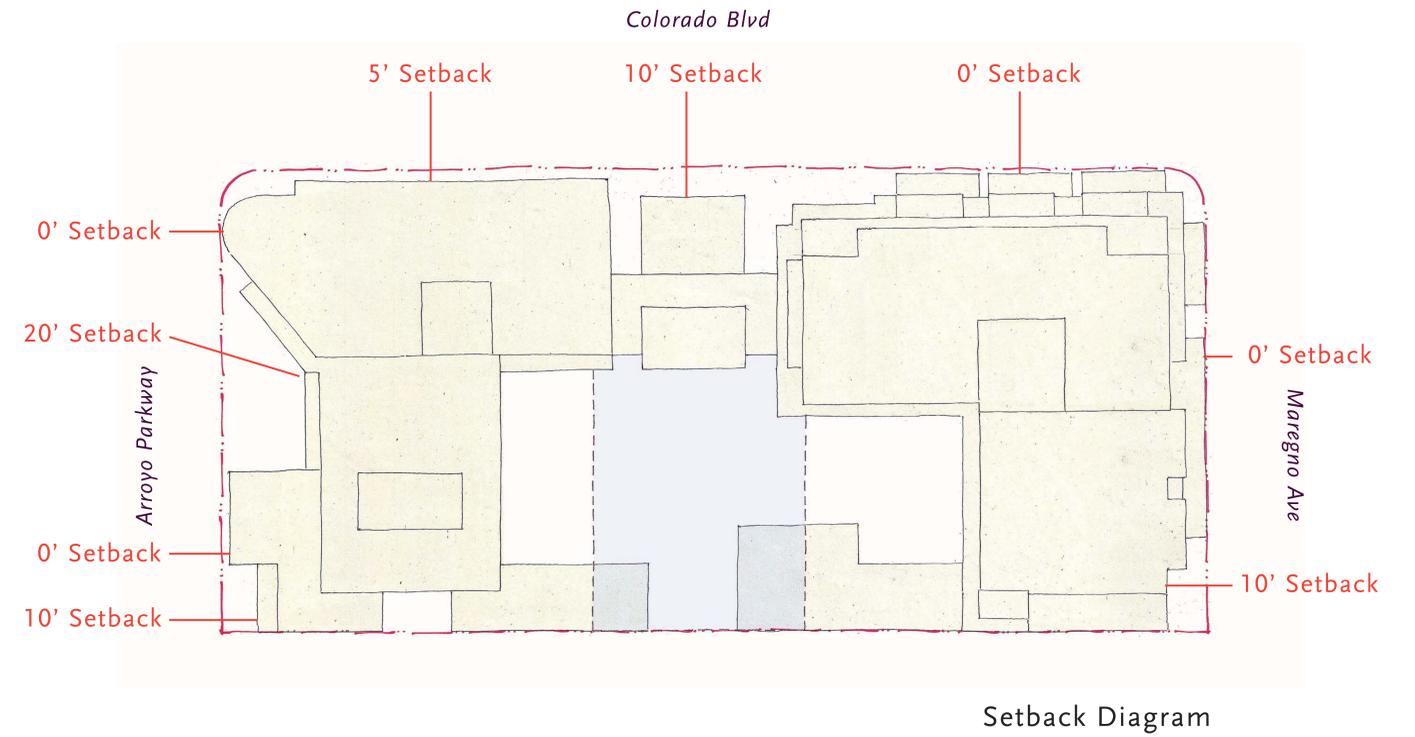
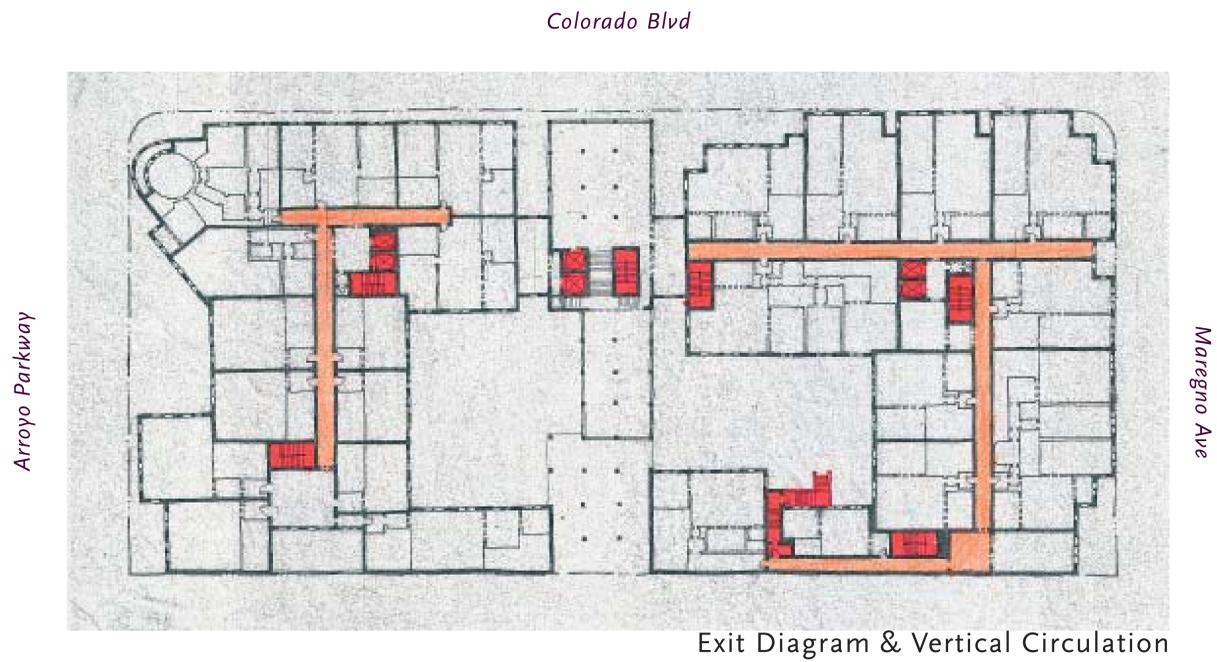
Unit Distribution Summary:

- Four-Bedroom Penthouse: 1 unit

TOTAL

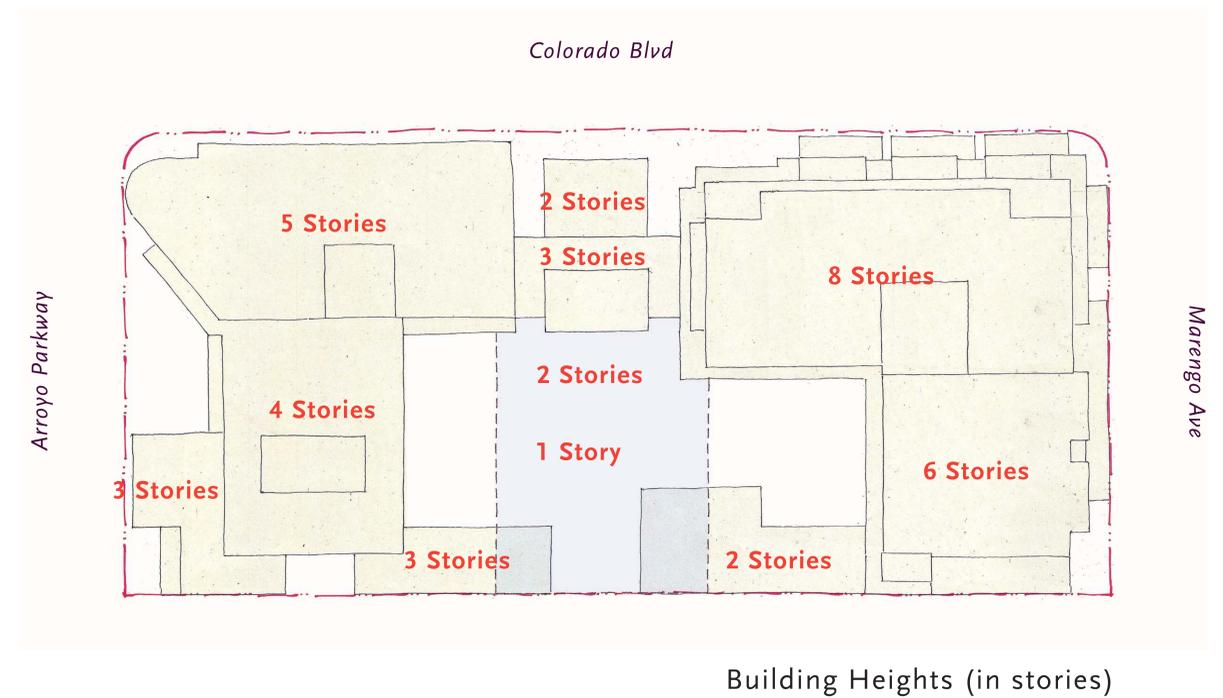
1 unit

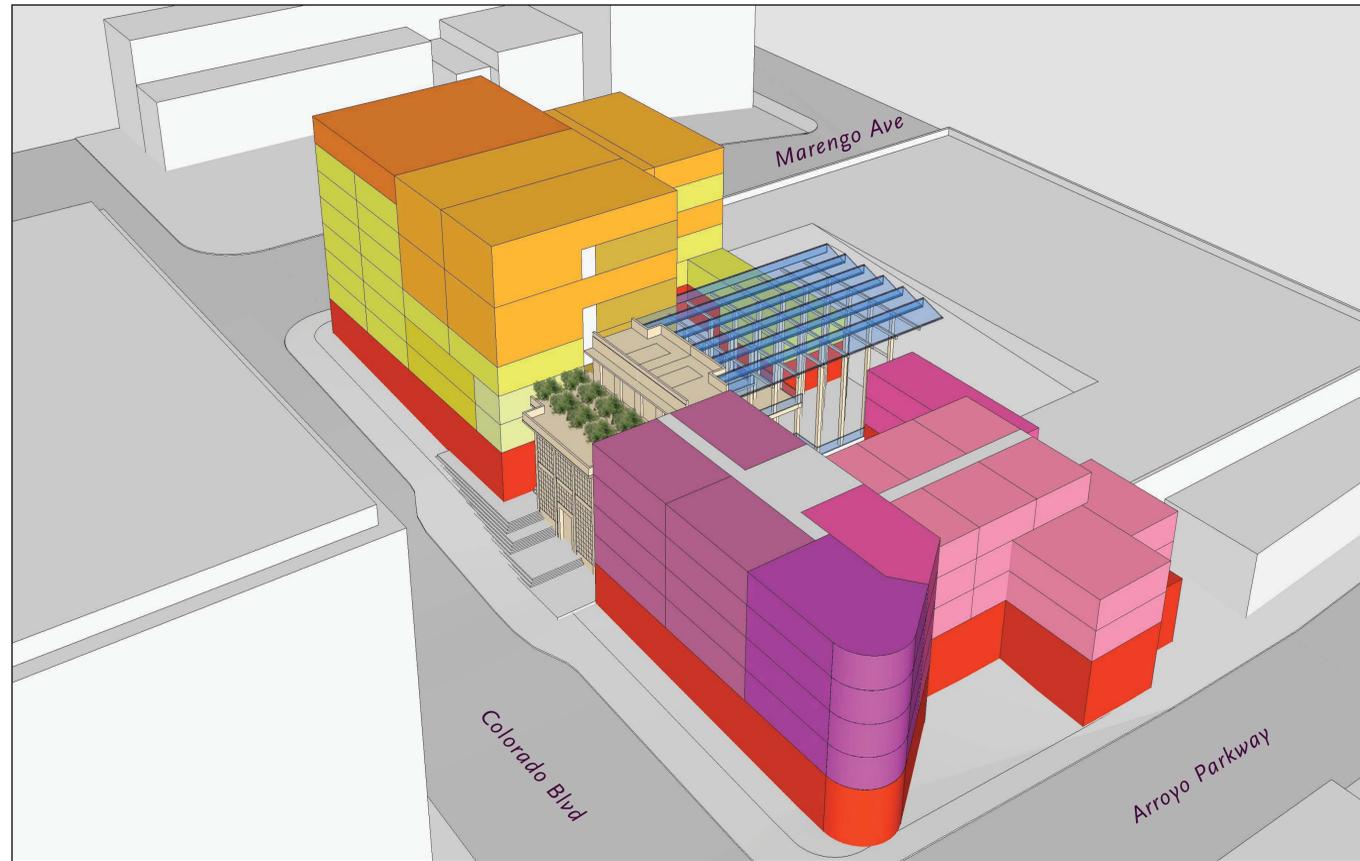




LEGEND:

- Retail Height below 18'
- Retail Height above 18'

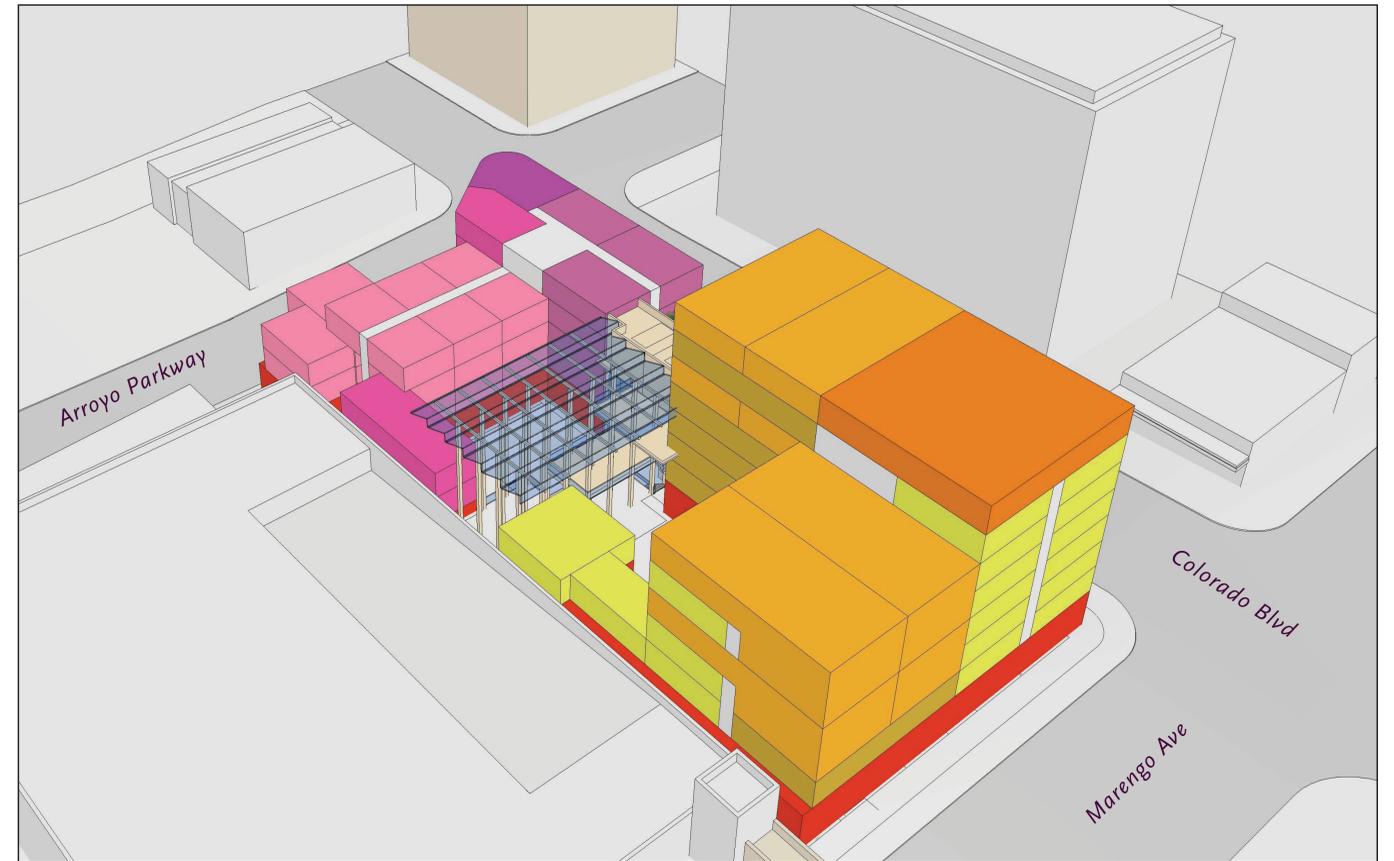




UNIT DISTRIBUTION FOR WEST BUILDING:

	Loft:	19 units
	One-Bedroom Flat:	6 units
	Two-Bedroom Corner Flat:	4 units
	Two-Bedroom Flat:	12 units
TOTAL:		41 units

TOTAL UNIT COUNT:	88-100 units
TOTAL BUILDING AREA	196,132 SF
GROSS RETAIL AREA	50,850 SF
GROSS RESIDENTIAL AREA	145,282 SF



UNIT DISTRIBUTION FOR EAST BUILDING:

	Loft:	4 units
	One-Bedroom Flat:	24 units
	Two-Bedroom Flat:	4 units
	Three-Bedroom Flat:	6 units
	Four-Bedroom Townhouse:	8 units
	Four-Bedroom Penthouse:	1 unit
TOTAL:		47 units

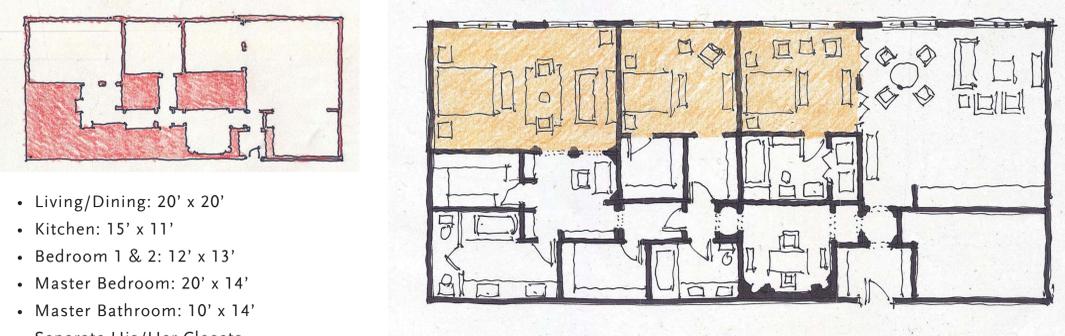
SITE AREA:	65,596 SF
FAR:	2.99

One-Bedroom Flat:
1,120 SF (Gross Area)



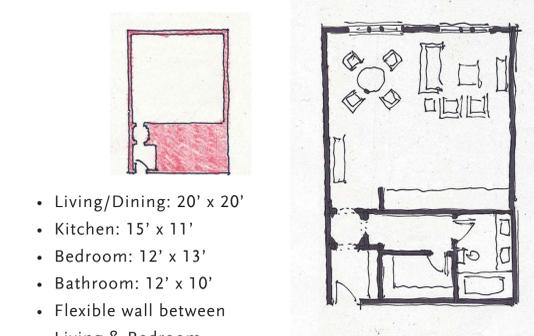
- Living/Dining: 20' x 20'
- Kitchen: 15' x 11'
- Bedroom: 12' x 13'
- Bathroom: 12' x 10'
- Flexible wall between Living & Bedroom
- Bathroom can be entered from within and without Bedroom
- Kitchen with large island
- Light from one side

Three-Bedroom Flat:
2,240 SF (Gross Area)



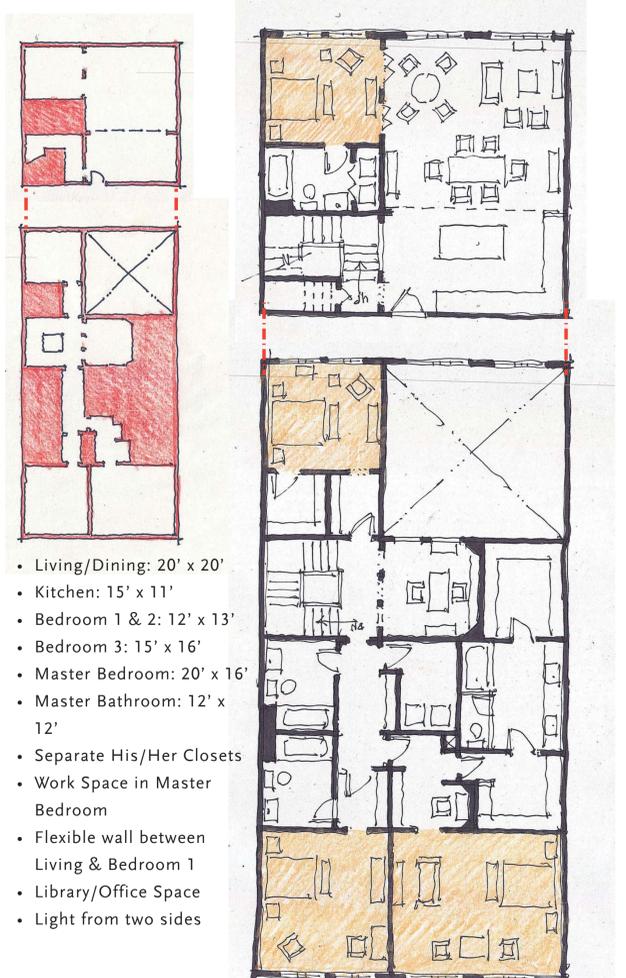
- Living/Dining: 20' x 20'
- Kitchen: 15' x 11'
- Bedroom 1 & 2: 12' x 13'
- Master Bedroom: 20' x 14'
- Master Bathroom: 10' x 14'
- Separate His/Her Closets
- Work Space in Master Bedroom
- Flexible wall between Living & Bedroom 1
- Library/Office Space
- Light from one side

Loft:
730 SF (Gross Area)



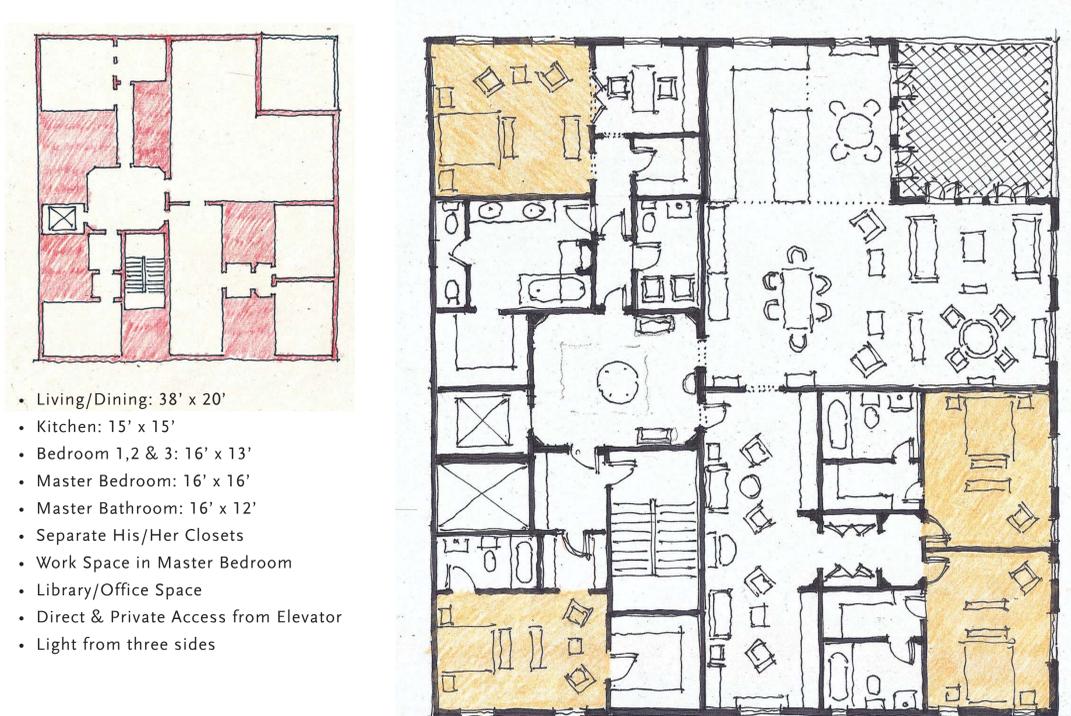
- Living/Dining: 20' x 20'
- Kitchen: 15' x 11'
- Bedroom: 12' x 13'
- Bathroom: 12' x 10'
- Flexible wall between Living & Bedroom
- Bathroom can be entered from within and without Bedroom
- Kitchen with large island
- Light from one side

Four-Bedroom Townhouse:
3,570 SF (Gross Area)



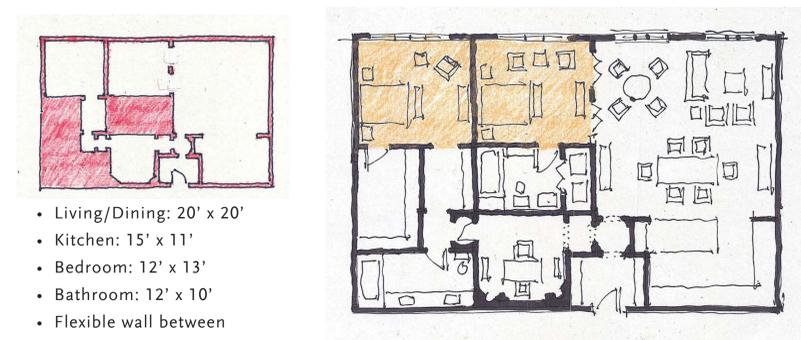
- Living/Dining: 20' x 20'
- Kitchen: 15' x 11'
- Bedroom 1 & 2: 12' x 13'
- Bedroom 3: 15' x 16'
- Master Bedroom: 20' x 16'
- Master Bathroom: 12' x 12'
- Separate His/Her Closets
- Work Space in Master Bedroom
- Flexible wall between Living & Bedroom 1
- Library/Office Space
- Light from two sides

Four-Bedroom Penthouse:
4,750 SF (Gross Area)



- Living/Dining: 38' x 20'
- Kitchen: 15' x 15'
- Bedroom 1, 2 & 3: 16' x 13'
- Master Bedroom: 16' x 16'
- Master Bathroom: 16' x 12'
- Separate His/Her Closets
- Work Space in Master Bedroom
- Library/Office Space
- Direct & Private Access from Elevator
- Light from three sides

Two-Bedroom Flat:
1,510 SF (Gross Area)

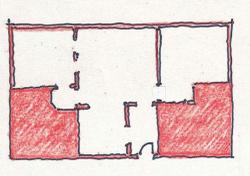


- Living/Dining: 20' x 20'
- Kitchen: 15' x 11'
- Bedroom: 12' x 13'
- Bathroom: 12' x 10'
- Flexible wall between Living & Bedroom
- Bathroom can be entered from within and without Bedroom
- Kitchen with large island
- Light from one side

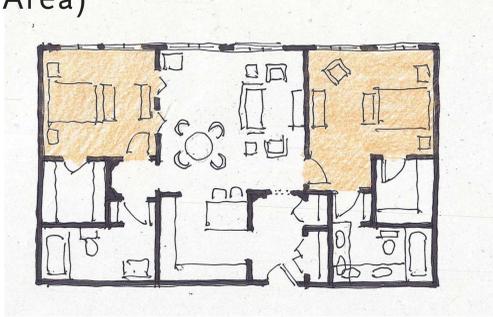
LUXURY UNIT CRITERIA:

- Minimum Living Room Dimension: 20'
- Minimum Kitchen Length: 15'
- Smallest Bedroom Width: 12'
- Minimal Corridor Space

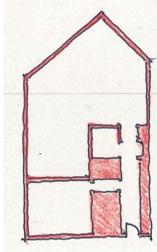
Two-Bedroom Flat:
1,260 SF (Gross Area)



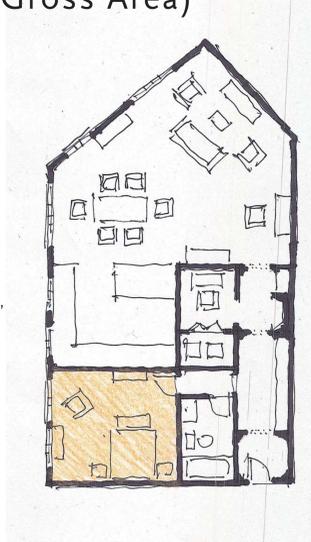
- Living/Dining: 16' x 16'
- Kitchen: 10' x 10'
- Bedroom 1: 13' x 12'
- Bathroom 2: 15' x 12'
- Entrance vestibule
- Kitchen with island
- Light from one side



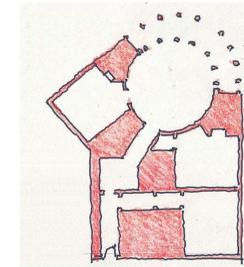
One-Bedroom Flat:
1,300 SF (Gross Area)



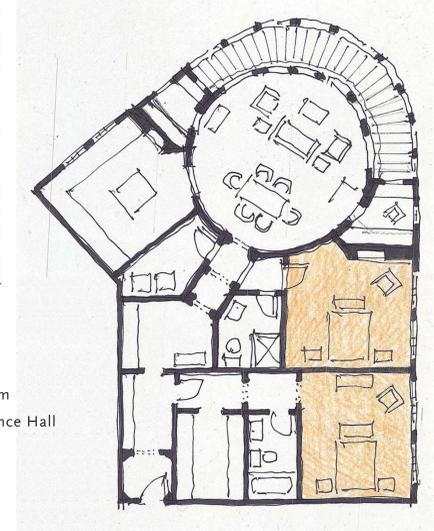
- Living/Dining: 16' x 16'
- Kitchen: 12' x 14'
- Bedroom: 13' x 14'
- Small Work Space
- Library Shelves along Entrance Hall
- Light from one side



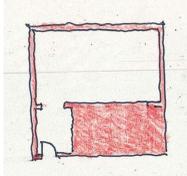
Two-Bedroom Corner Unit:
2,000 SF (Gross Area)



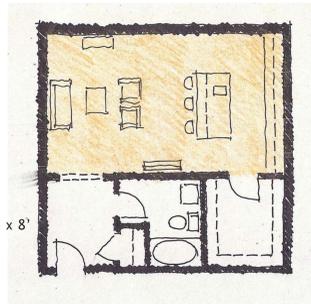
- Living/Dining: 20' Diameter
- Kitchen: 13' x 13'
- Bedroom 1: 12' x 14'
- Bedroom 2: 13' x 15'
- Study Rooms off Great Room
- Library Shelves along Entrance Hall
- Large corner balcony
- Light from three-sides



Loft:
800 SF (Gross Area)



- Great Room: 27' x 16'
- Entrance Vestibule: 10' x 8'
- Light from one side

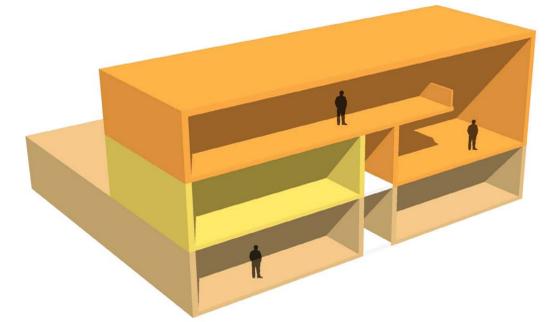


MARKET UNIT CRITERIA:

- Minimum Living Room Dimension: 16'
- Minimum Kitchen Length: 10'
- Minimum Bedroom Dimension: 12'



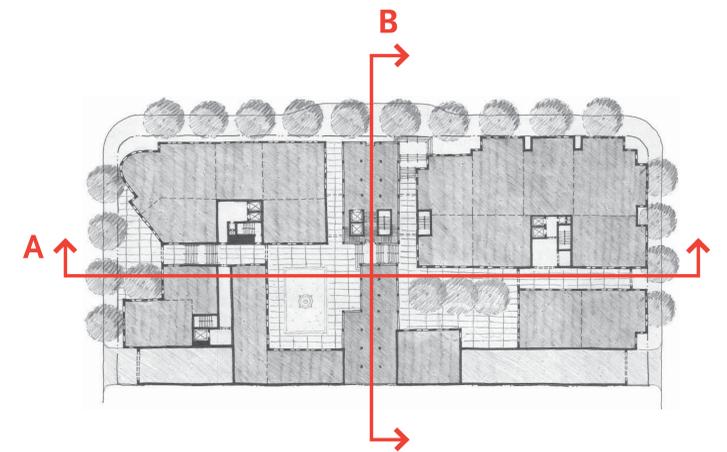
Section A

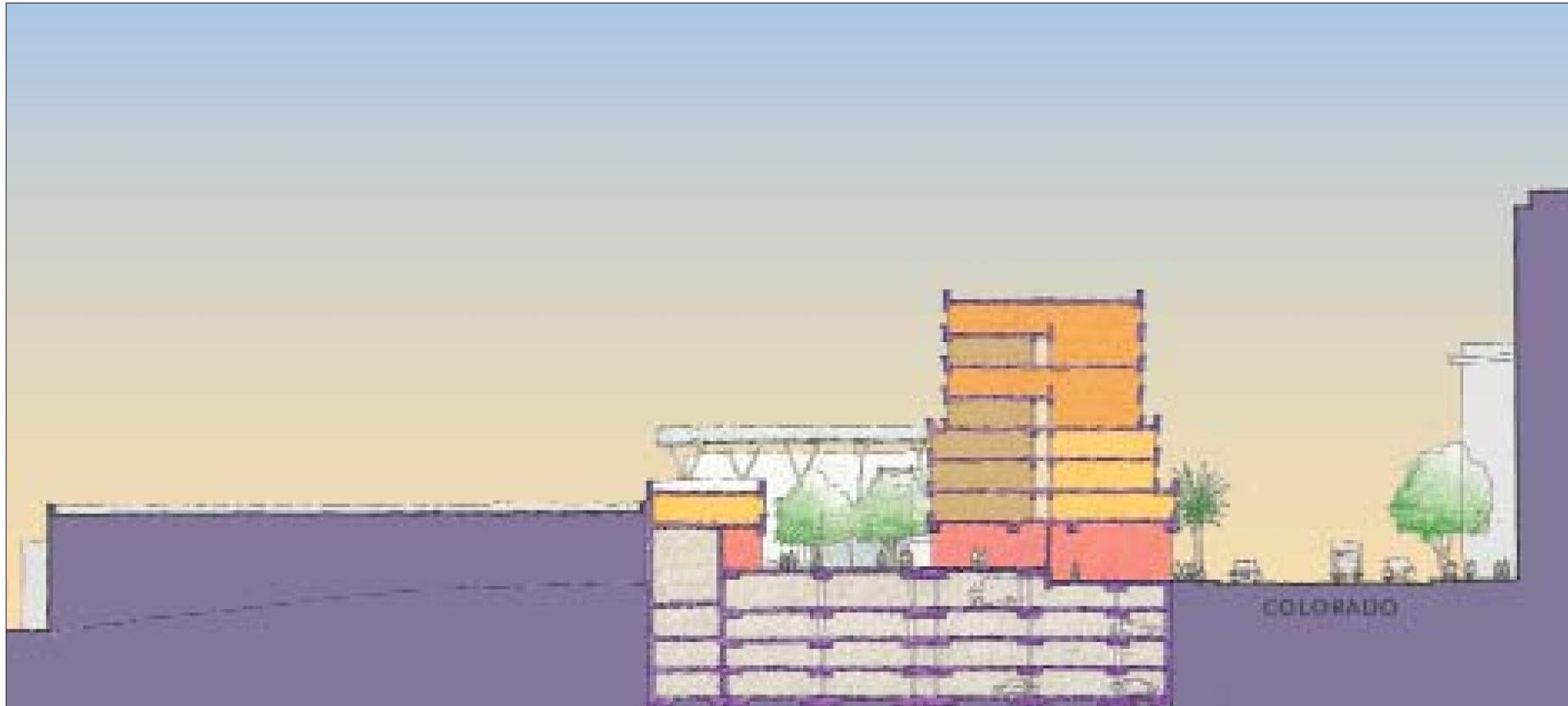


Typical section of interlocking units

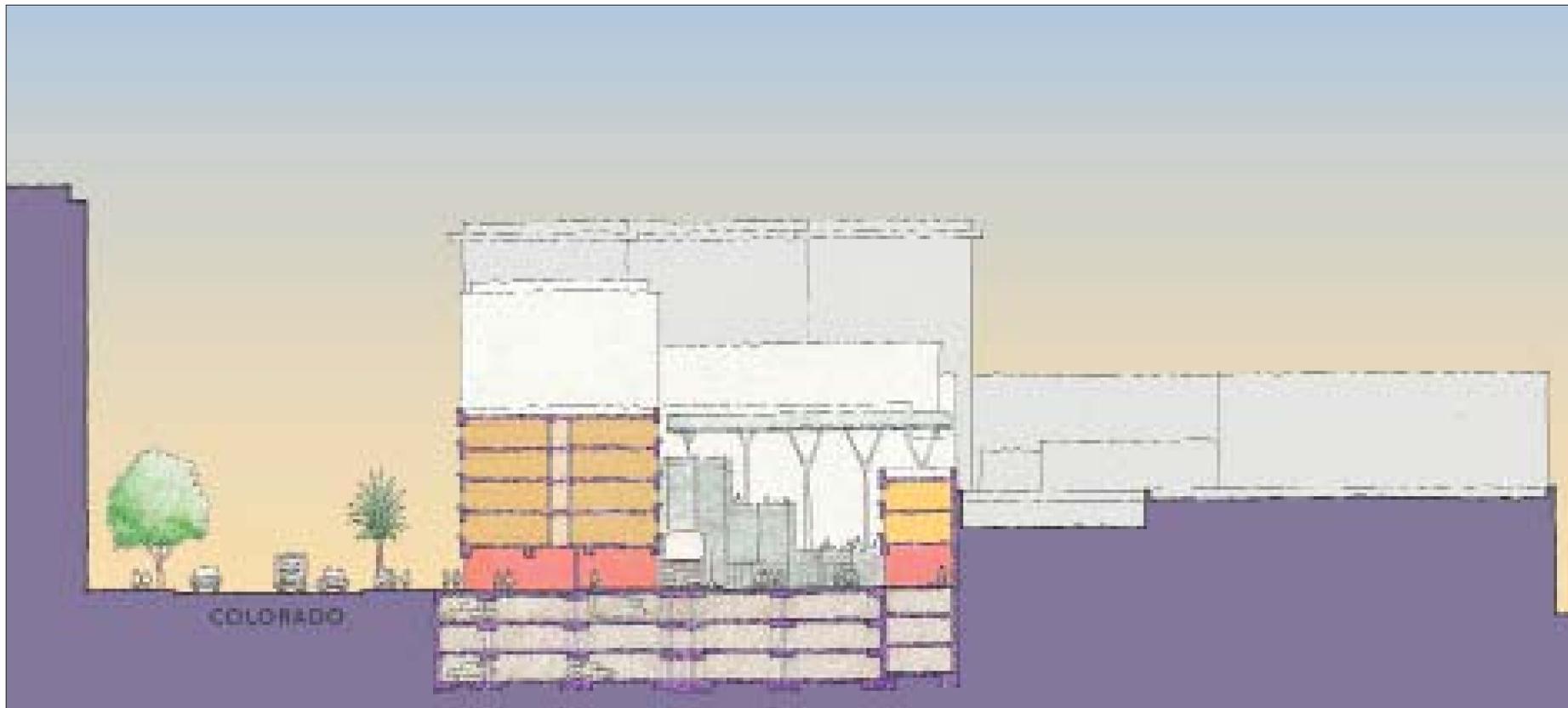


Section B

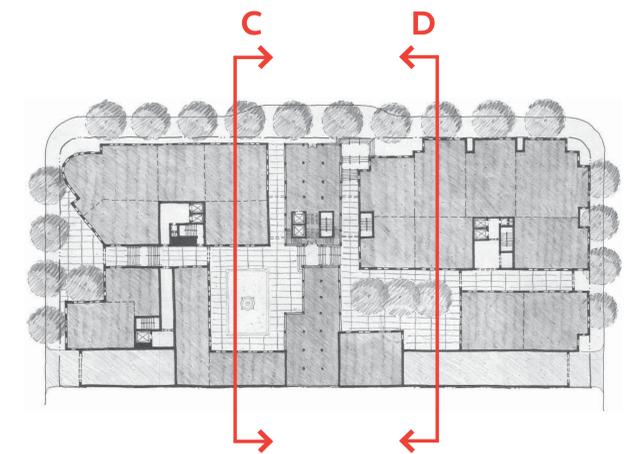


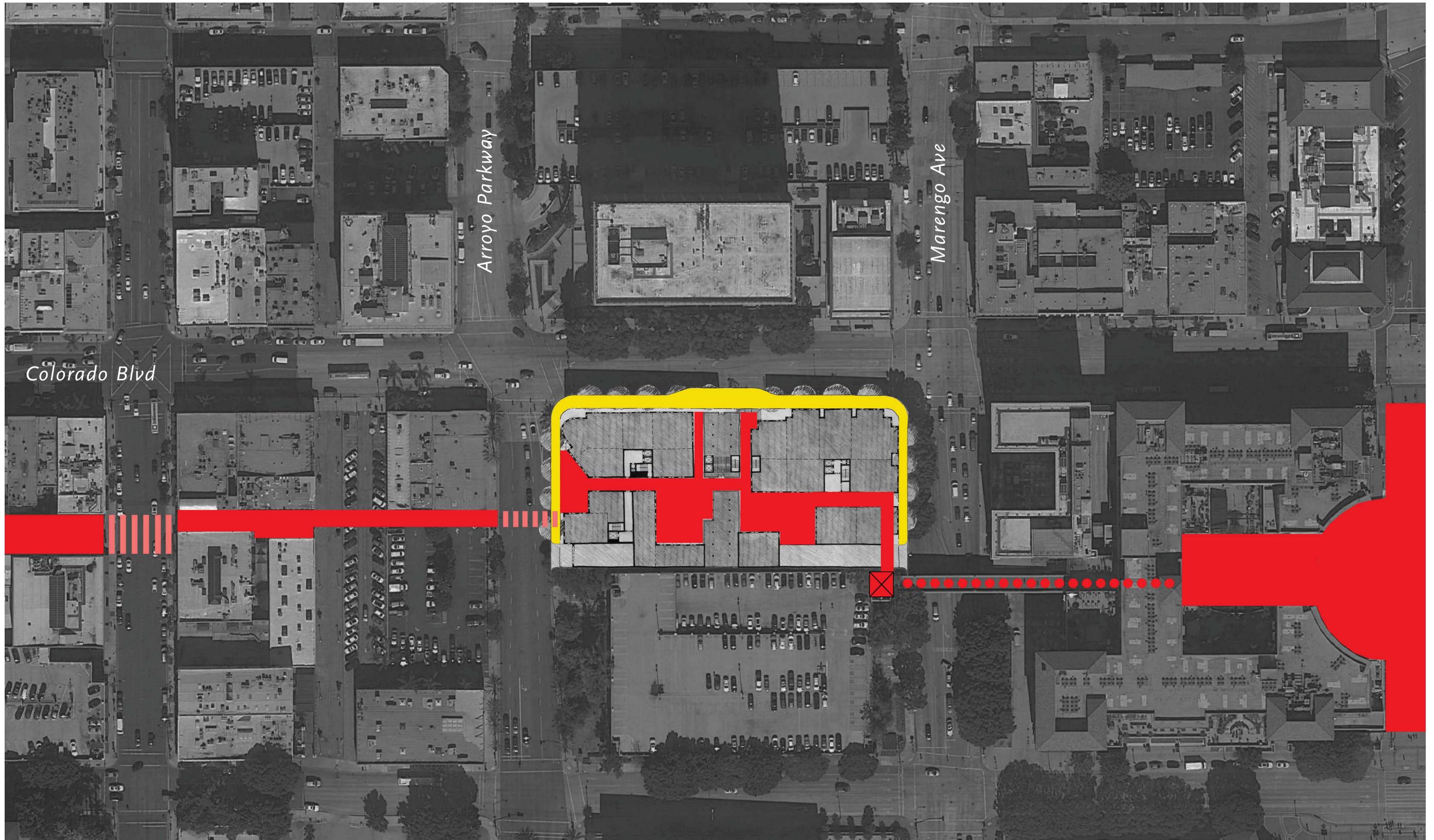


Section D



Section C





Inner-block circulation

Street crossings

Vertical circulation to bridge

Pedestrian bridge connection

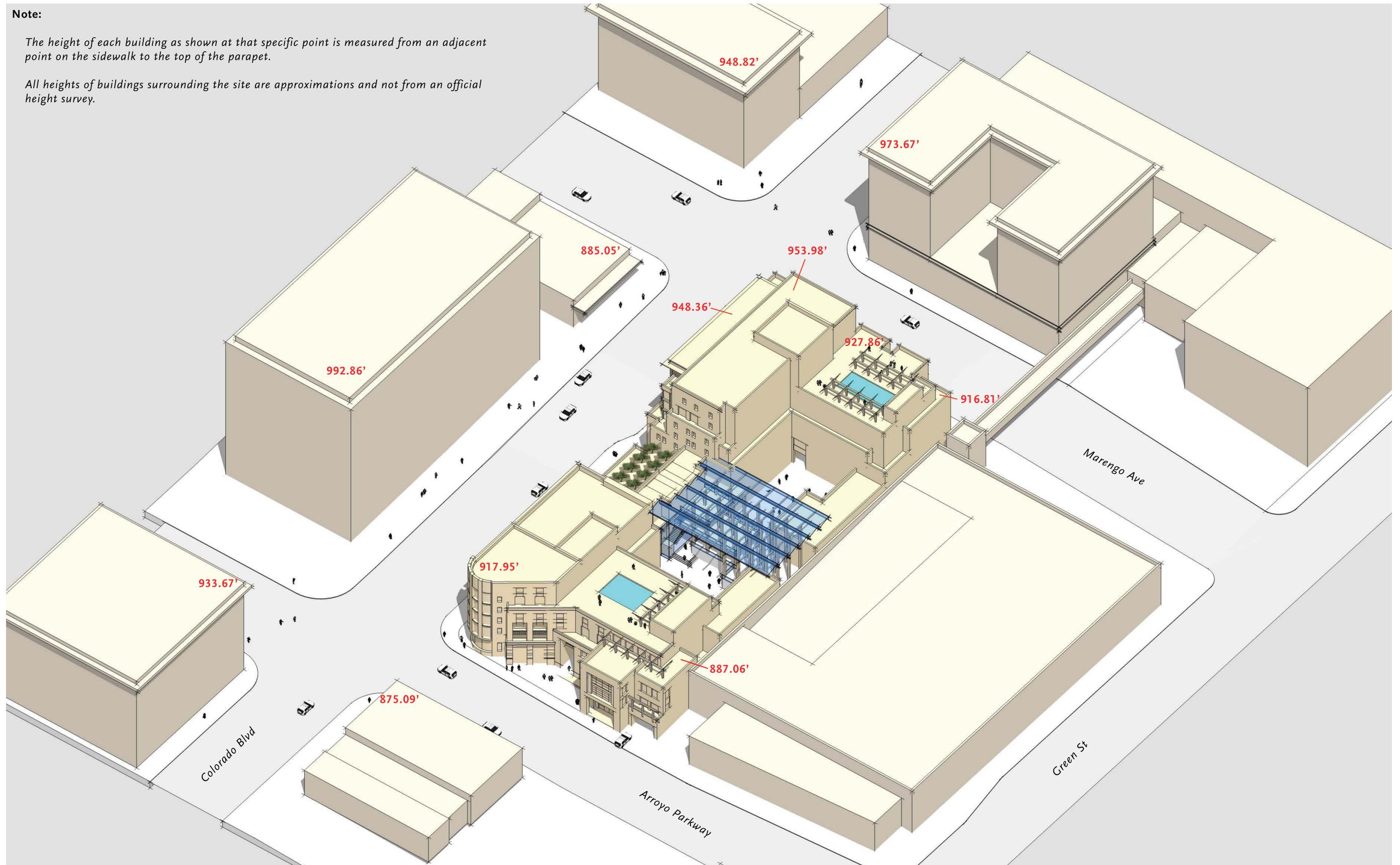
Public sidewalk

PEDESTRIAN LINKAGES

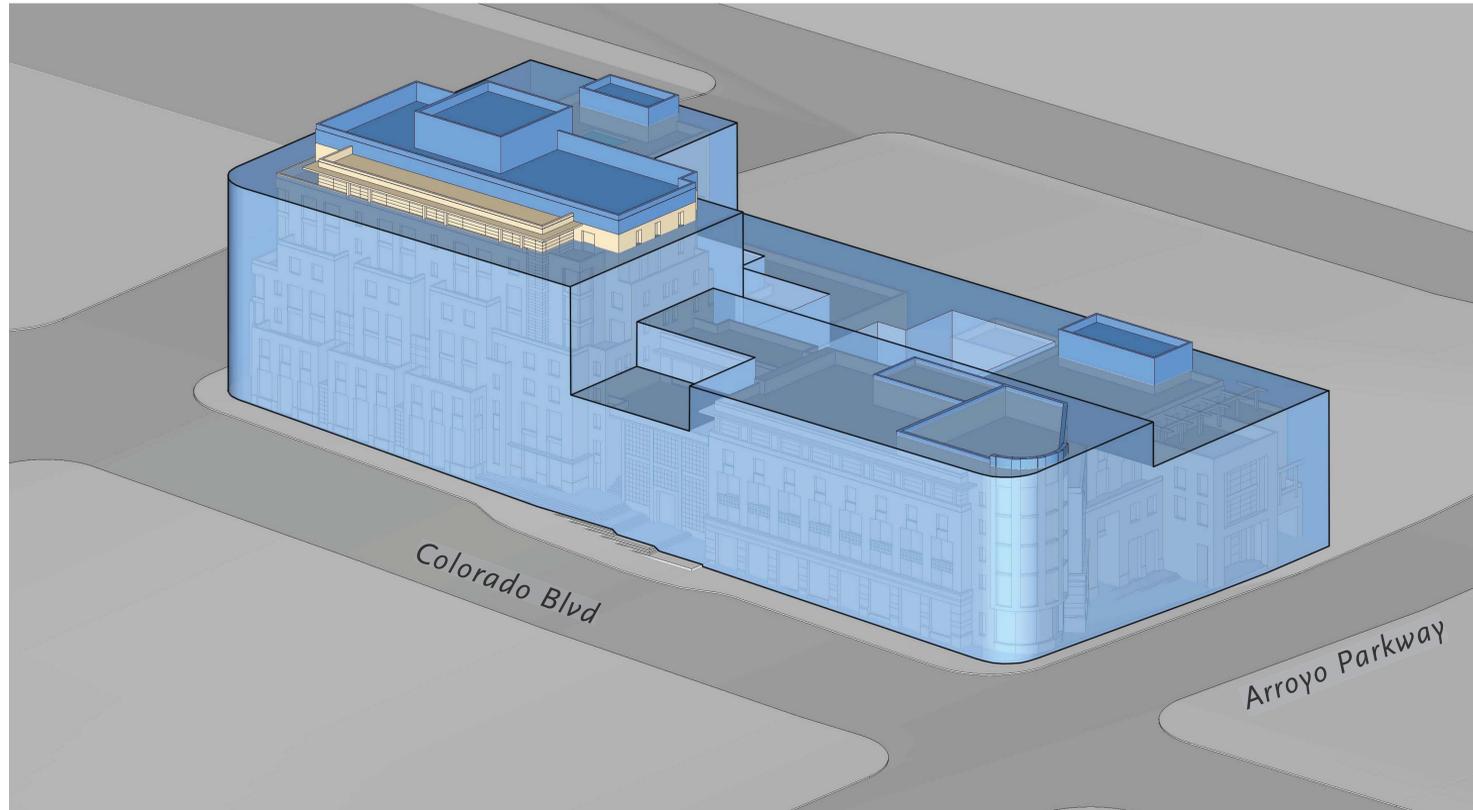
Note:

The height of each building as shown at that specific point is measured from an adjacent point on the sidewalk to the top of the parapet.

All heights of buildings surrounding the site are approximations and not from an official height survey.



BUILDING HEIGHT COMPARISON

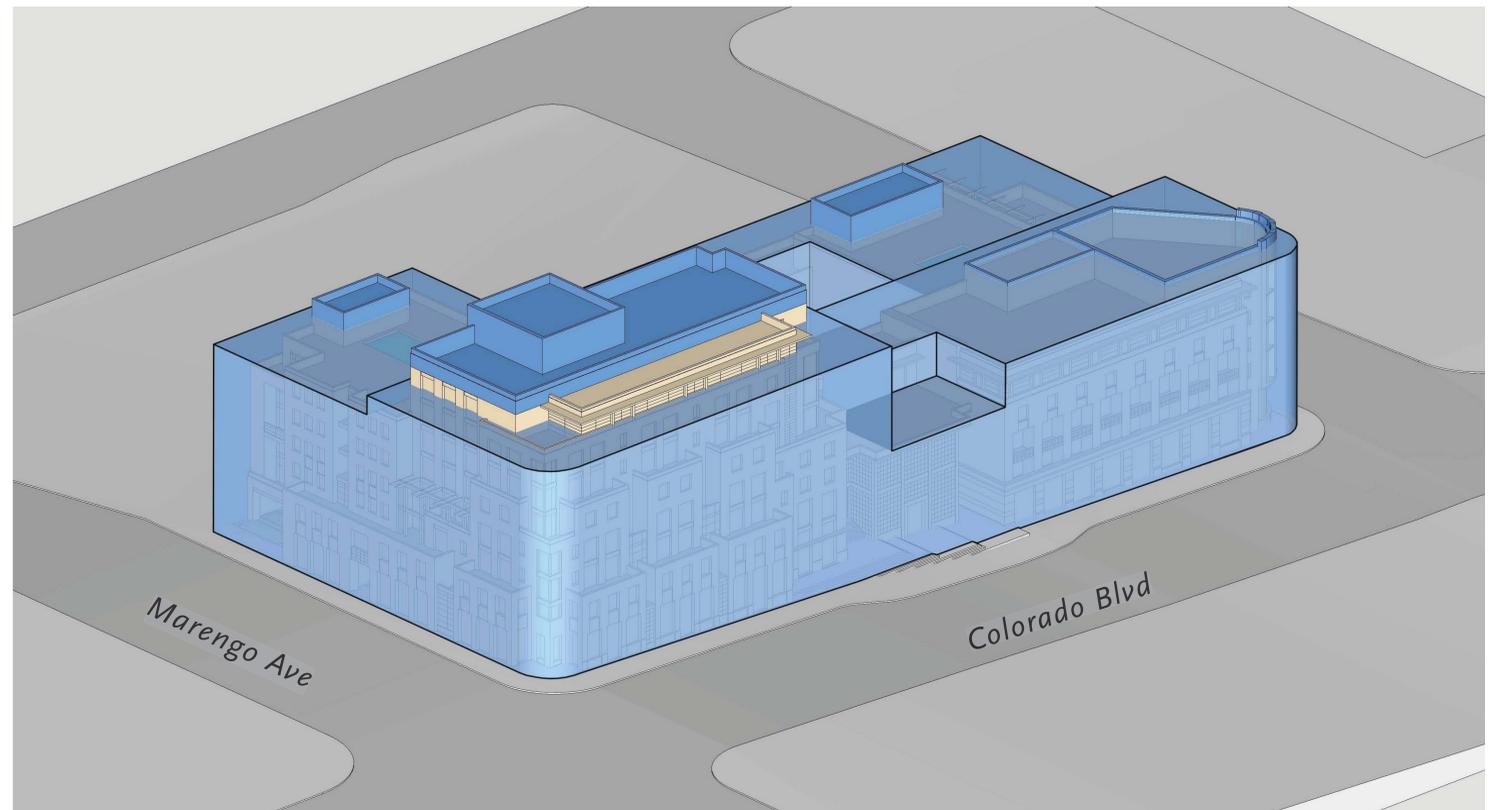


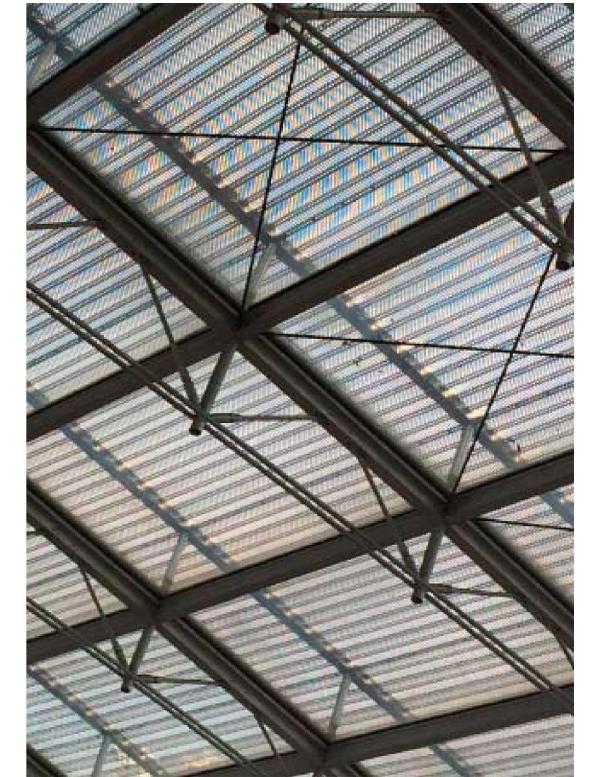
- Building mass within allowable height envelope
- Building mass exceeding allowable height envelope

Per code, the maximum height of the project without height averaging is 75'.

With height averaging, a part of the project is raised to 90' and an equivalent part is lowered to 60'.

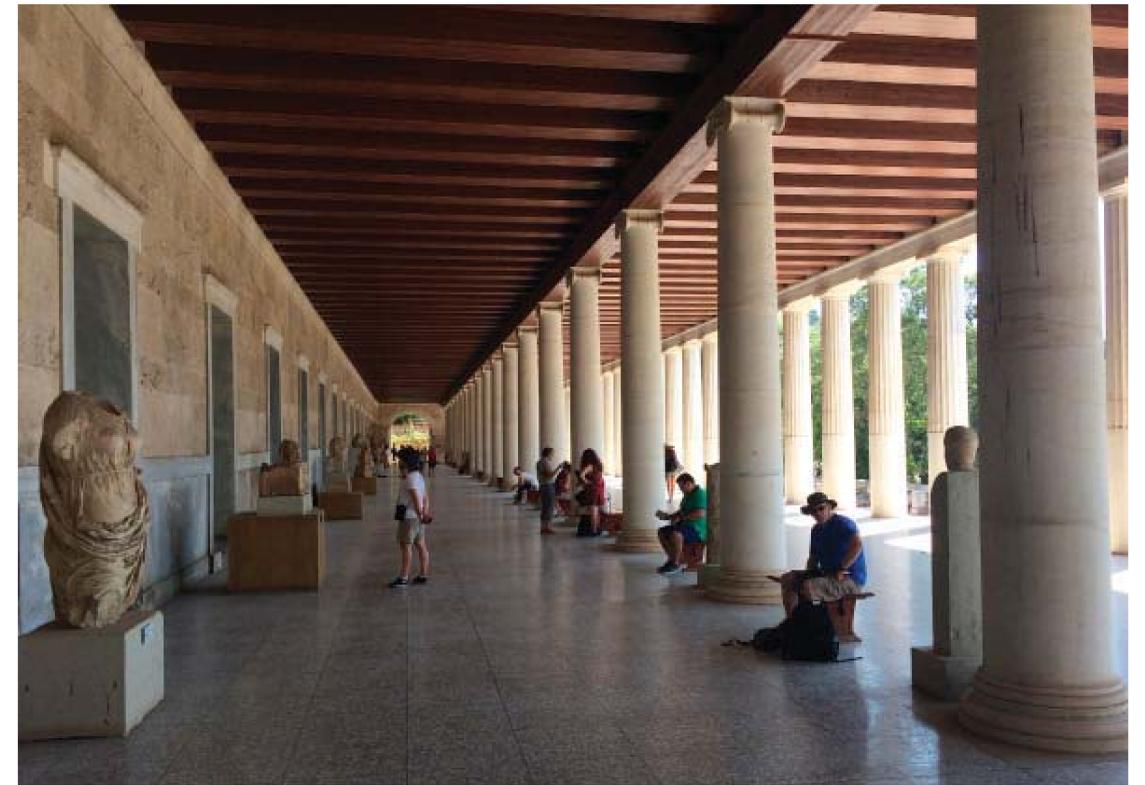
The adjoining diagrams show that, with height averaging, there is only one portion of one building on the northeast part of the project that exceeds the zoning envelope by 7'.

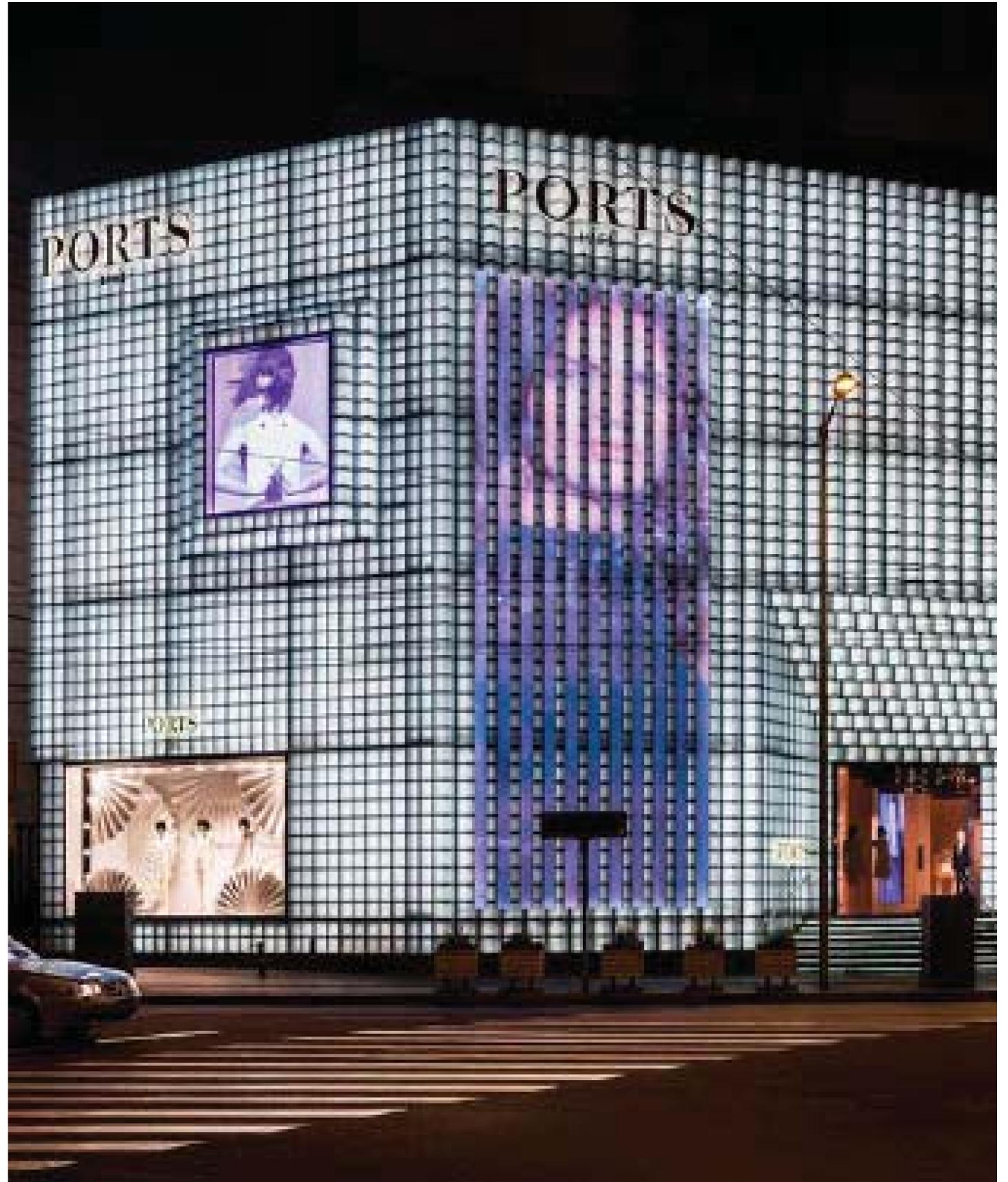














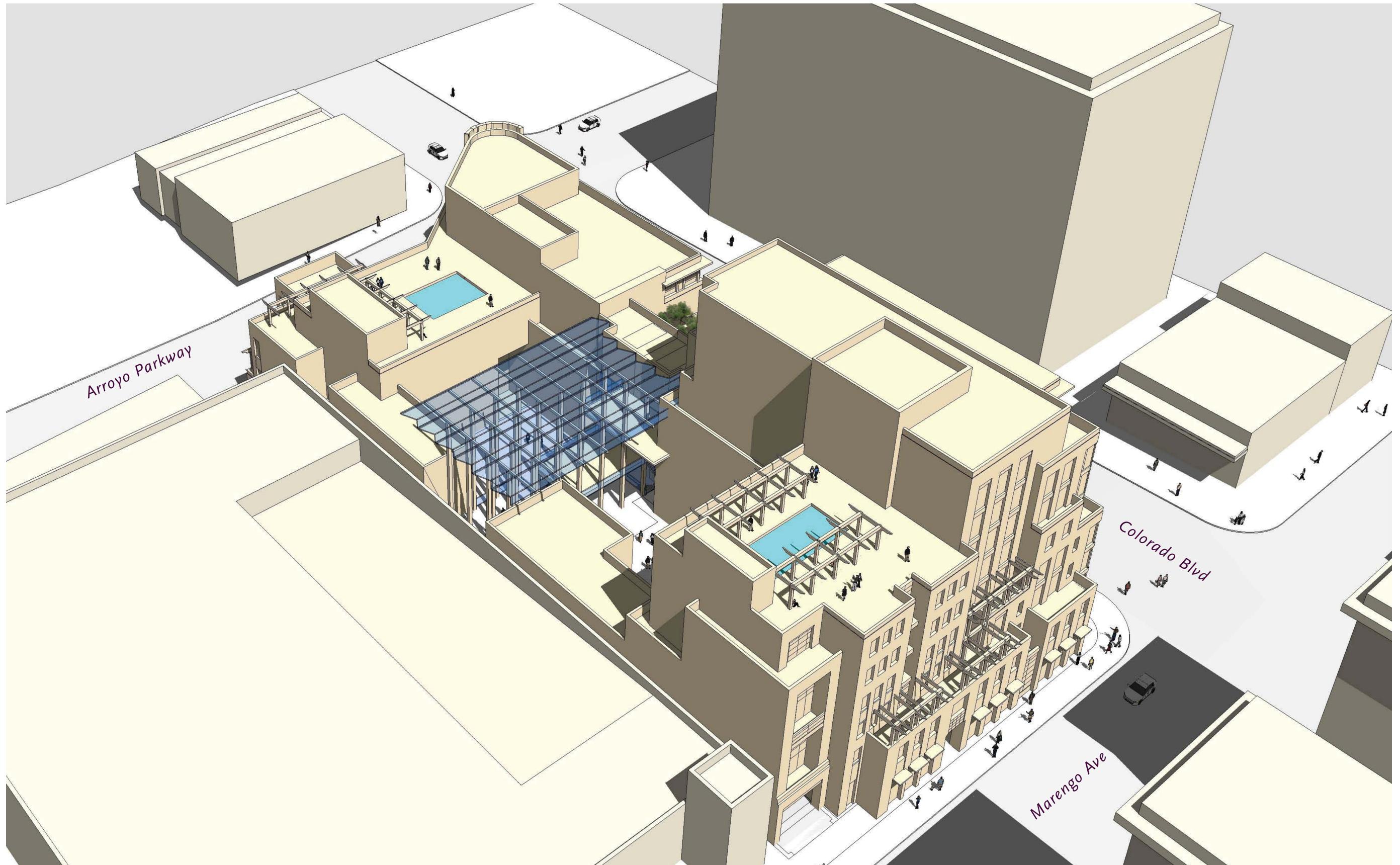
COLORADO ELEVATION



ARROYO ELEVATION



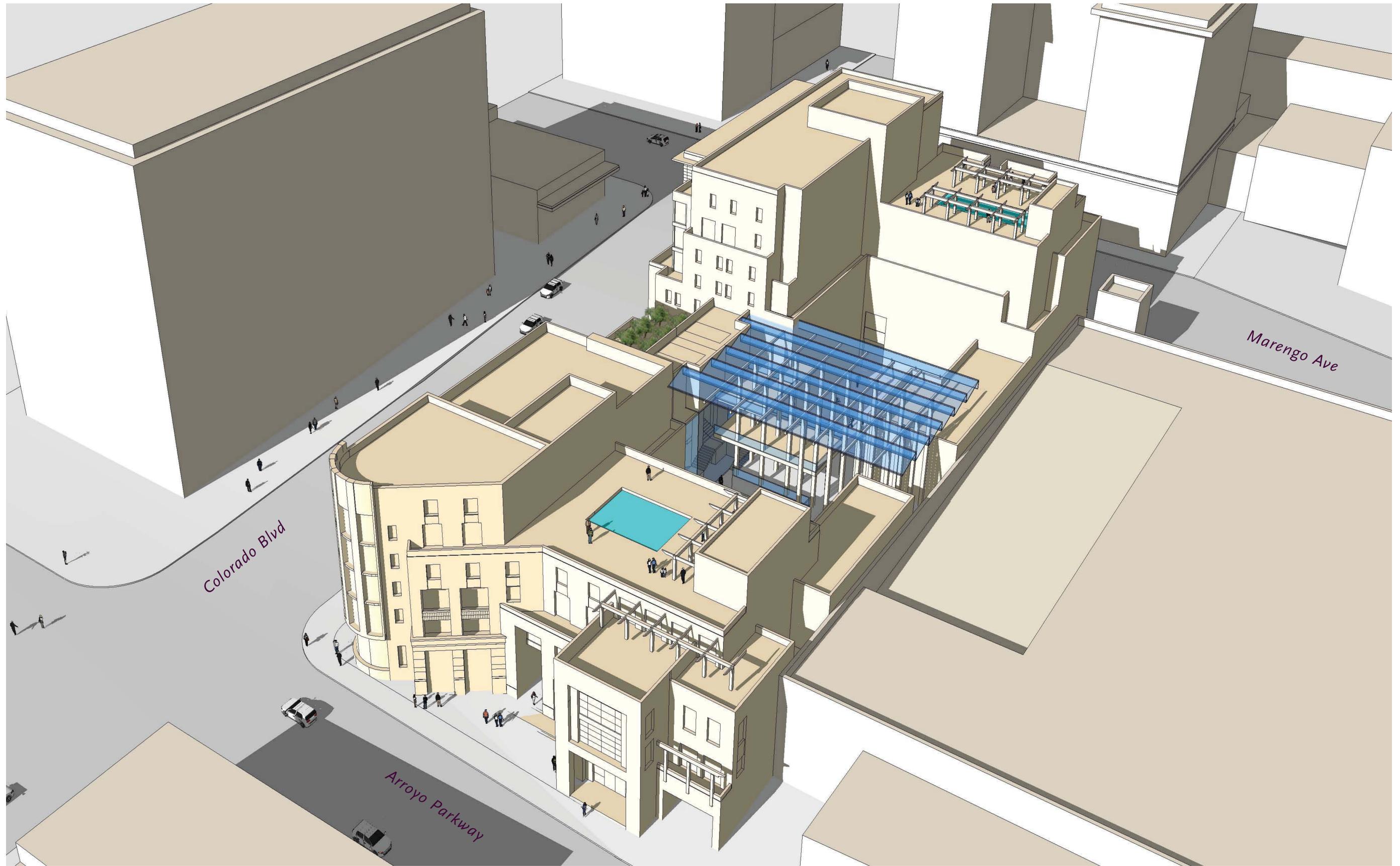
MARENGO ELEVATION



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHWEST



STREET VIEW ALONG COLORADO



150 EAST COLORADO
PASADENA, CALIFORNIA
2 APRIL 2018
© MOULE & POLYZOIDES

STREET VIEW FROM CORNER OF COLORADO & ARROYO

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



STREET VIEW ALONG ARROYO



STREET VIEW ALONG MARENGO



150 EAST COLORADO
PASADENA, CALIFORNIA
2 APRIL 2018
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STREET VIEW FROM CORNER OF COLORADO & MARENGO

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