#### ATTACHMENT B

#### PREDEVELOPMENT PLAN REVIEW PLANS

## **Predevelopment Plan Review** 2018-10-05





<u>Owner:</u> Turtle Rock Park & Recreation Association 19175 Turtle Rock Drive Irvine, CA 92603

# Hill/Holliston SRO

## Pasadena, California 91106

### Project Number 18-08

## Tyler Gonzalez Architects, Inc.

#### Architect:

Tyler Gonzalez Architects 139 South Hudson Street, Suite 300 Pasadena, CA 91101 *Contact:* Rob Tyler Phone: 626.396.9599 Email: Rob@TGArchitects.net

#### Landscape Architect:

Tyler Gonzalez Architects 139 South Hudson Street, Suite 300 Pasadena, CA 91101 Contact: Robert Martin Phone: 626.396.9599 *Email:* RMartin@TGArchitects.net





1 Street Level View from Holliston Copy 2



2 Street Level View from Hill Copy 1

#### PROJECT DATA

#### Address:

Assessor's Parcel Number:

Existing Buildings to be Removed: No existing buildings on site

Proposed Building:

Zoning Designation:

General Plan:

Building Setbacks:

North:
East:
South:
West:

226 North Holliston Avenue & 2	231 North Hill Avenue
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5738-016-101 & 5738-016-102

1 Building (17,430 SF Net)

CG

Low Density Commercial

15' along western 200' of site (RM-32 zone), 0' along eastern 200' of site

HEIGHT SUMMARY		
Total Floors	4 above grade	
<u>Height</u> Proposed	45' (Roof Parapet)	
Construction	1st Floor Type IA 2nd-4th Fl Type III-A	
Podium	21,000 SF	

#### PARKING SUMMARY

Caretaker	2
SRO Market Rate (1	per Unit)
(44 Units)	44

SRO Affordable (1 per 4 Units) (15 Units) 4

Total Provided 50

#### PROJECT DESCRIPTION

New 59 Unit Single Room Occupancy Structure, including common facilities, plus Caretaker's apartment, and single-level partially subterranean parking garage.

VICINITY MAP (not to scale) 1331 E,Maple St PROJECT SITE 1339 E WALNUT ST E WALNUT E\_COLOR GRPasadena City College

E DEL MAR BLVD

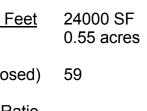
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#### PROGRAM SUMMARY

<u>Space</u>	<u>Count</u>
1-Bed SRO	59
Bike Stor	1
Caretaker	1
Gym / Yoga	1
Studio	
Lobby	1
TV/Lounge/Game	1
	1-Bed SRO Bike Stor Caretaker Gym / Yoga Studio Lobby

#### **AREA ANALYSIS**

Lot Square Feet 24000 SF <u>Density</u> SRO (Proposed) 59 Floor Area Ratio 0.8



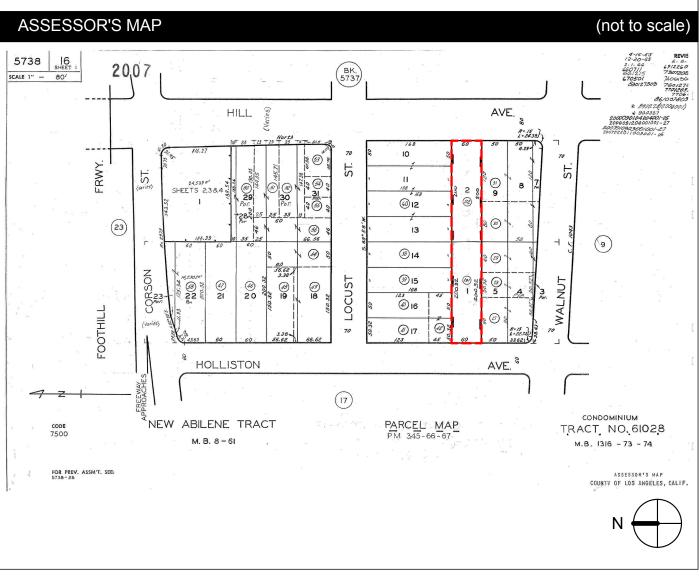
0.8 19,200 Max Area Proposed 17430 SF



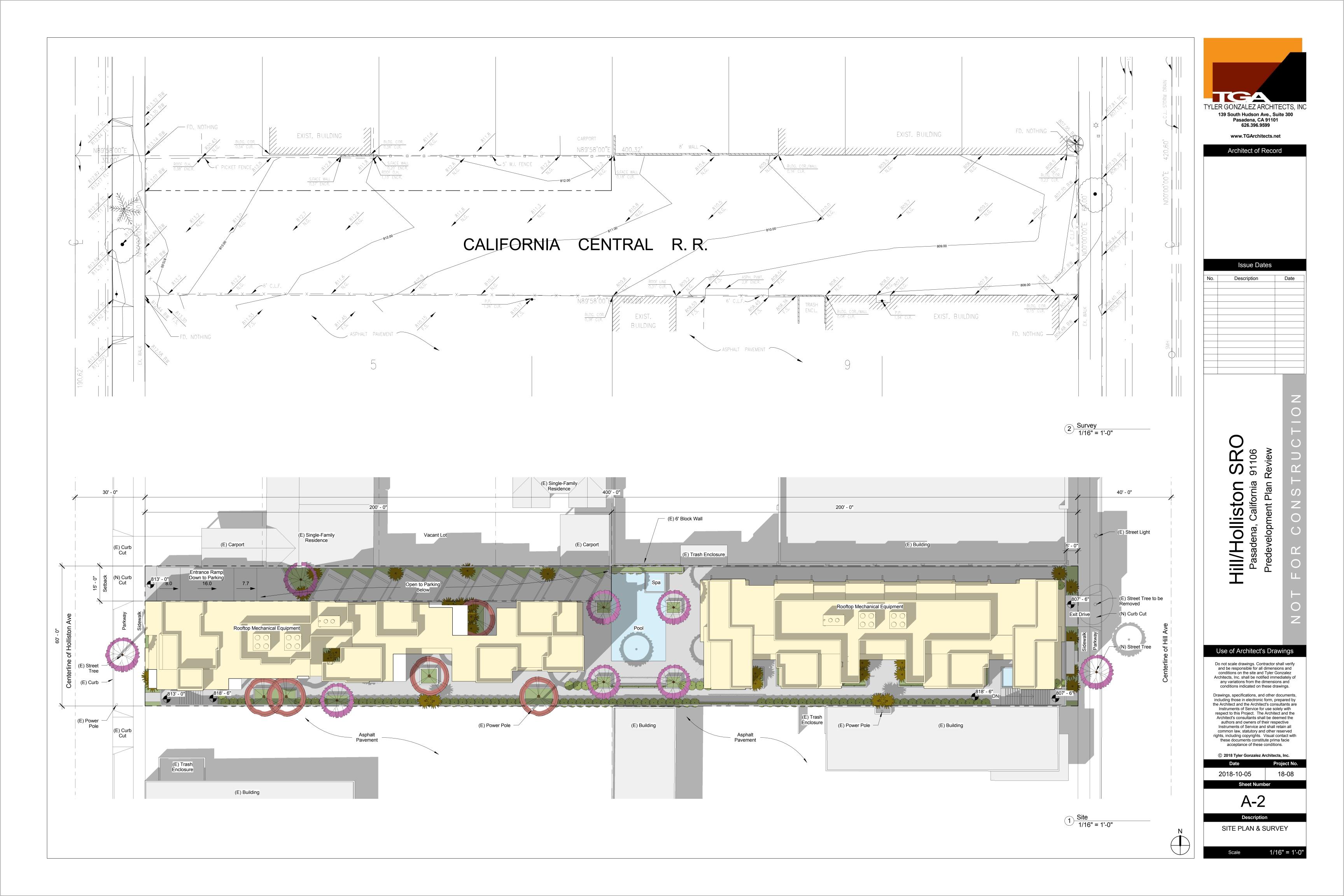
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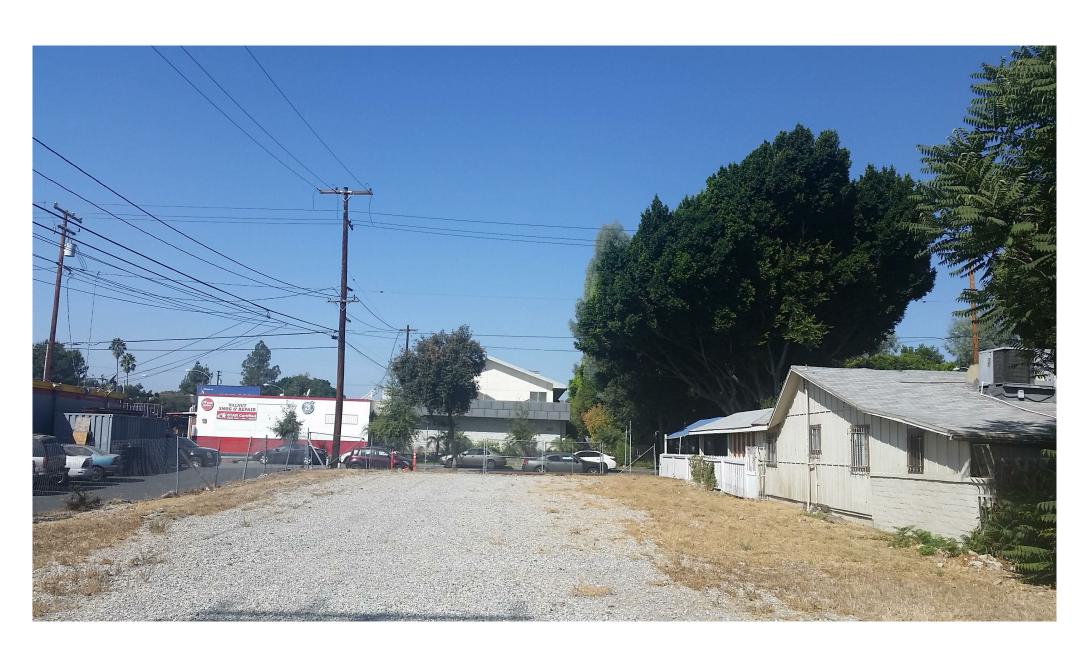
E DEL MAR BLVD

SHEET NO.	SHEET NAME
A-0	COVER SHEET
A-1	PROJECT INFORMATION
A-2	SITE PLAN & SURVEY
A-3	SITE PHOTOGRAPHS
A-4	PERSPECTIVES
A-5	FLOOR PLANS
A-6	ELEVATIONS

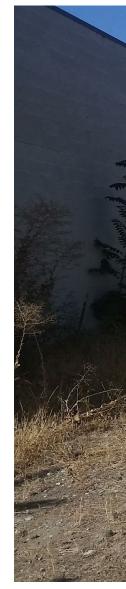


	CONZALEZ ARO 39 South Hudson Avo Pasadena, CA 9 626.396.959 www.TGArchited Architect of Re	e., Suite 300 )1101 9 cts.net
No.	Issue Date	2S Date
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Do an ca Arch a Drav inclu the A Ir resp Arn Ir cc right	se of Architect's not scale drawings. Contra the responsible for all di- proditions on the site and T nitects, Inc. shall be notifie any variations from the dim conditions indicated on the vings, specifications, and o uding those in electronic for variate and the Architect' instruments of Service for up poet to this Project. The A chitect's consultants shall authors and owners of the instruments of Service and ominon law, statutory and o s, including copyrights. Vi- these documents constitute acceptance of these co- <b>Date</b> 2018-10-05 Sheet Number AQ-1 Description ROJECT INFOR	actor shall verify mensions and yler Gonzalez d immediately of nensions and use drawings. other documents, orm, prepared by s consultants are use solely with architect and the be deemed the ir respective shall retain all other reserved sual contact with e prima facie onditions. chitects, Inc. Project No. 18-08

















	R GONZALEZ ARCH 139 South Hudson Ave., Pasadena, CA 91 626.396.9599 www.TGArchitects Architect of Rec	, Suite 300 101 s.net
No.	Issue Dates	Date
	Hill/Holliston SRO Pasadena, California 91106 Predevelopment Plan Review	
D Ar Dra in the re f	Jse of Architect's D o not scale drawings. Contract and be responsible for all dime conditions on the site and Tyle chitects, Inc. shall be notified in any variations from the dimer conditions indicated on these awings, specifications, and oth cluding those in electronic form architect and the Architect's of Instruments of Service for use sepect to this Project. The Arc Architect's consultants shall be authors and owners of their Instruments of Service and sh common law, statutory and oth ths, including copyrights. Visu these documents constitute p acceptance of these cond <b>Date</b> 2018-10-05 Sheet Number	tor shall verify ensions and er Gonzalez immediately of nsions and e drawings. her documents, n, prepared by consultants are e solely with hitect and the e deemed the respective nall retain all her reserved lal contact with prima facie ditions. itects, Inc. <b>Project No.</b>
	Description SITE PHOTOGR Scale	APHS









3 Street Level View from Hill









