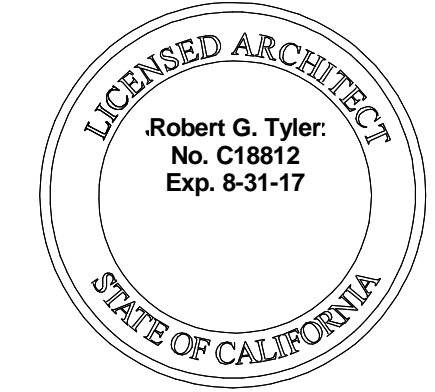


**ATTACHMENT M  
PROJECT PLANS**





Architect of Record



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

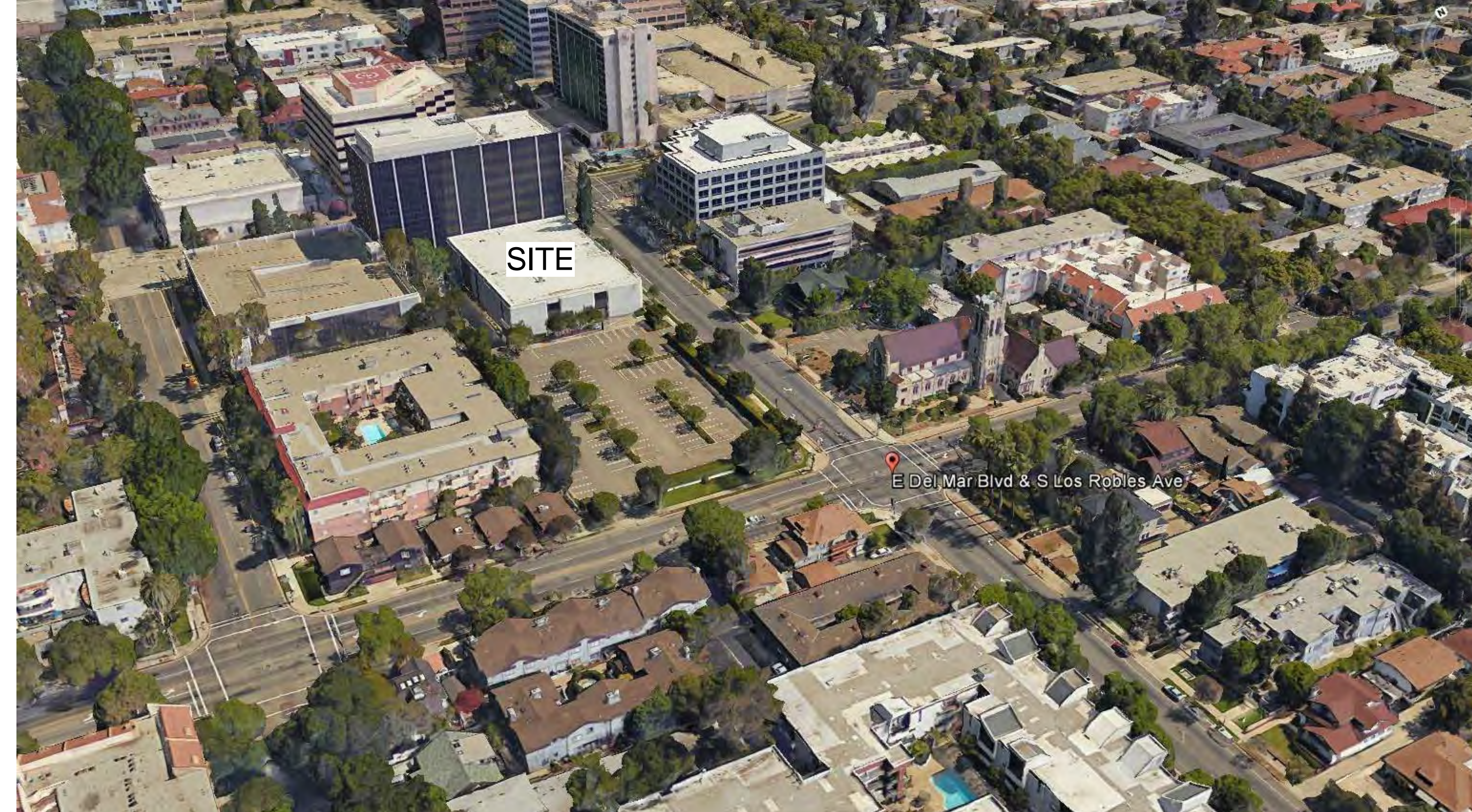
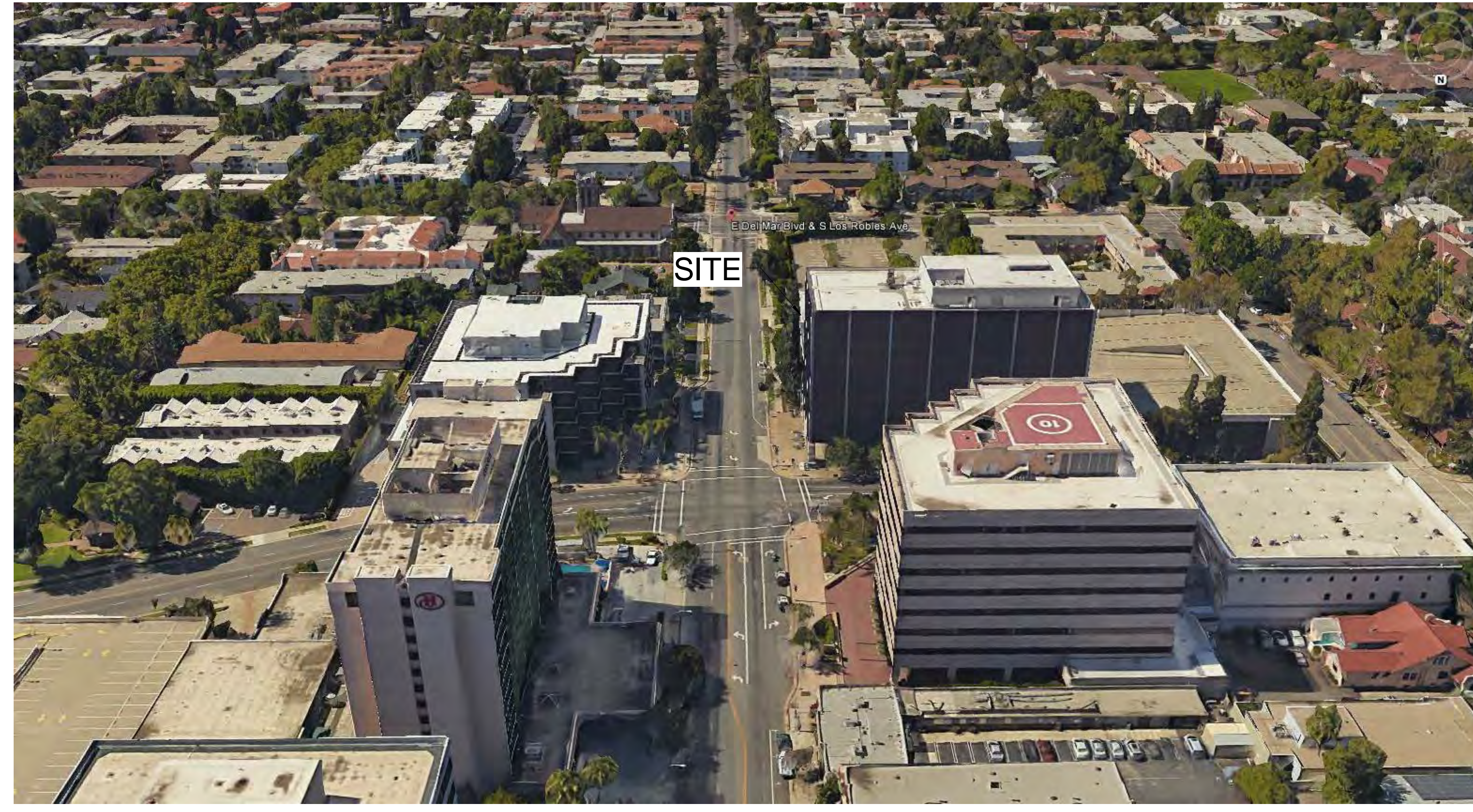
Use of Architect's Drawings

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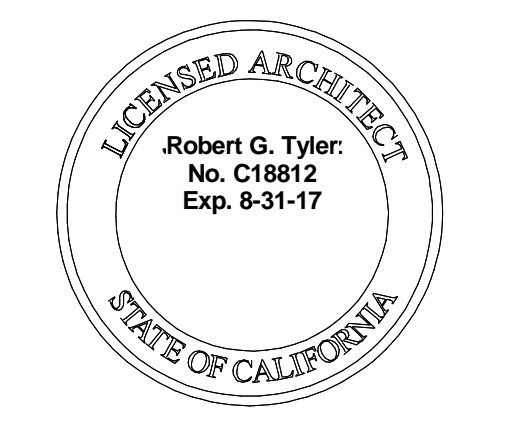
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Sheet No.	Project No.
<b>G-0.1</b>	16-16
Drawn By	Date
Author	12/14/17
	Reviewed
	Checked
Description	
PERSPECTIVES	
Scale	



Architect of Record



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

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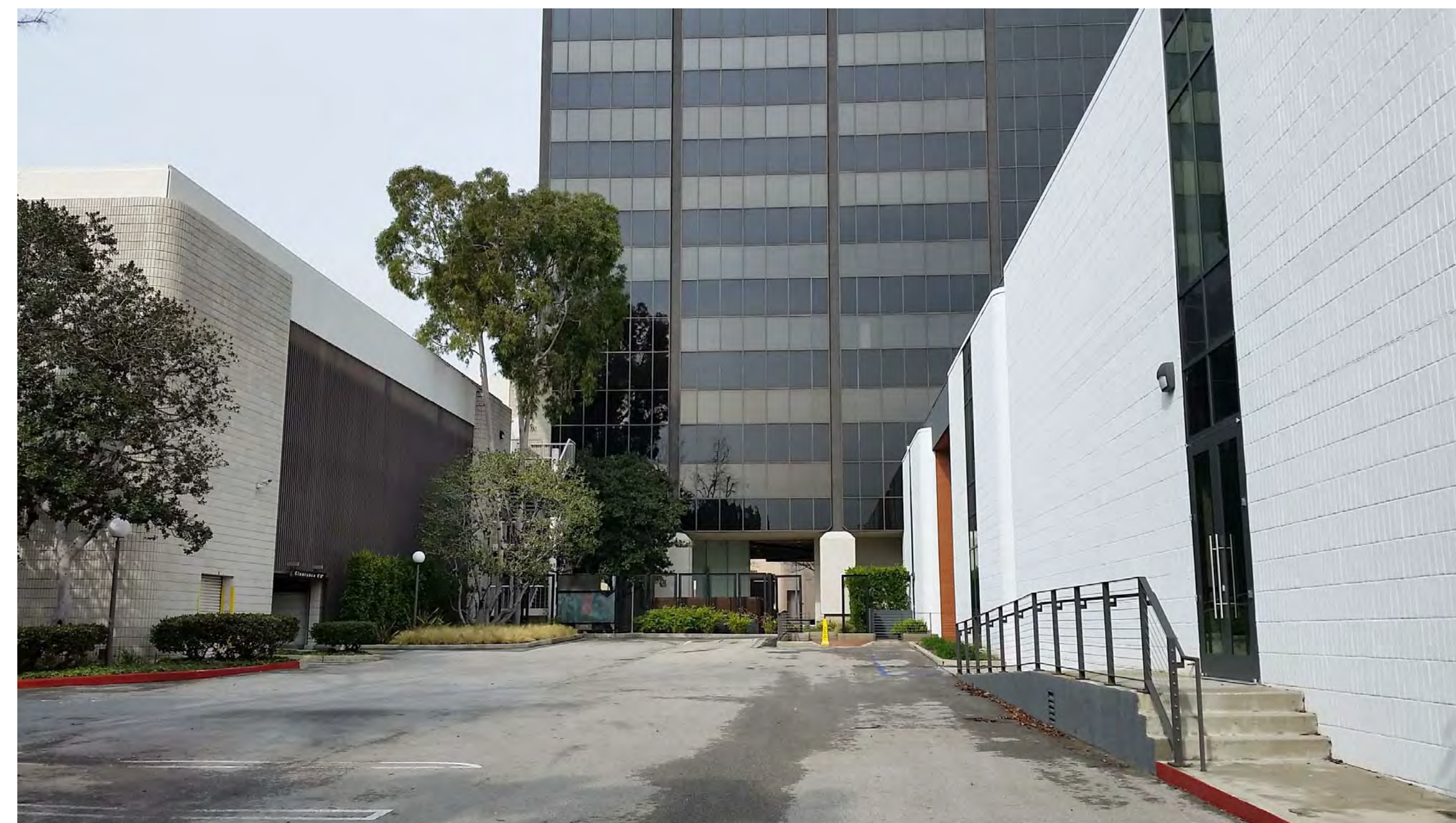
Sheet No.	Project No.
<b>G-0.2</b>	16-16
	Date
	12/14/17
Drawn By	Reviewed
Author	Checker
Description	
SITE CONTEXT	
Scale	



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



245 W. CORDOVA STREET



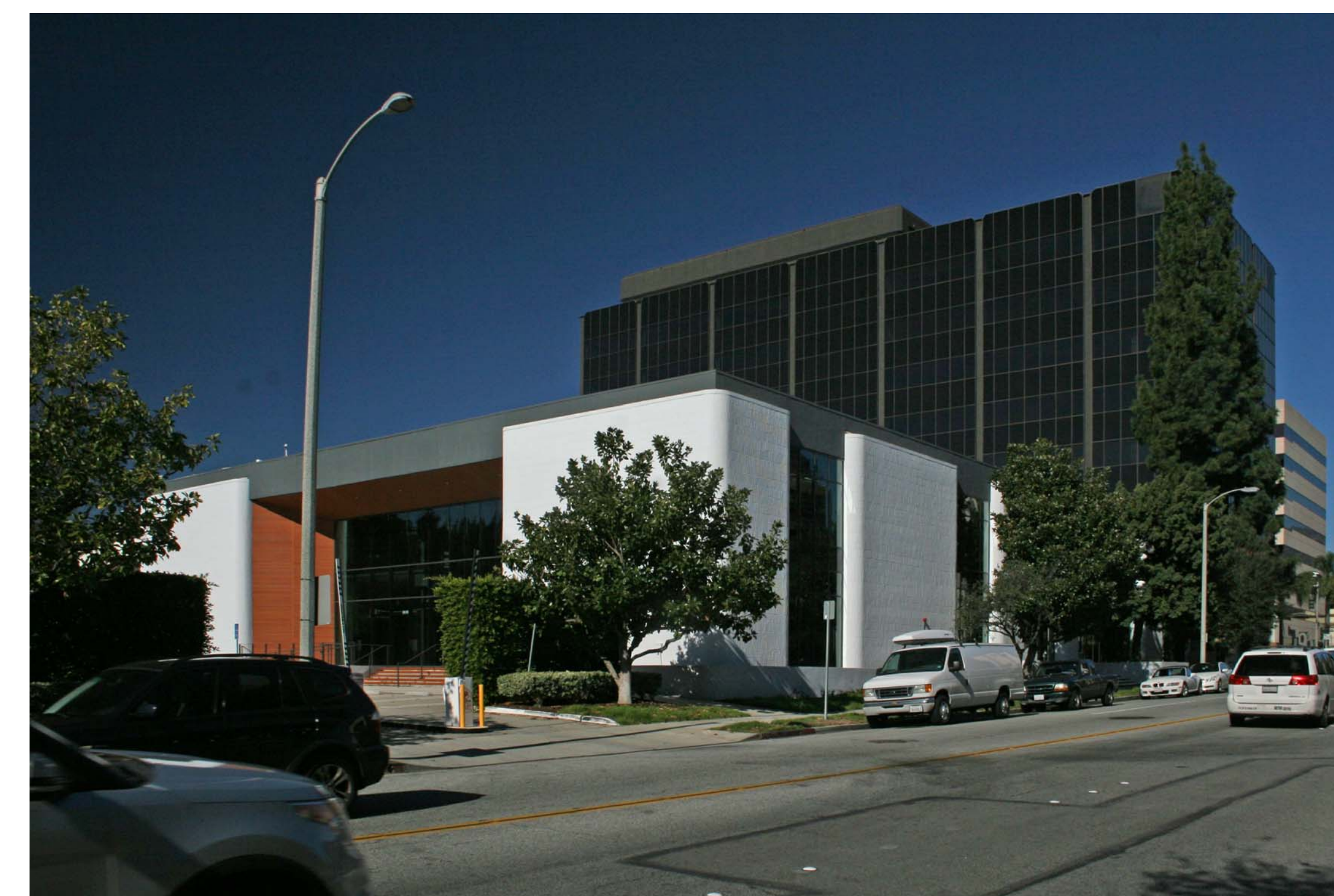
245 W. CORDOVA STREET &  
253 S. LOS ROBLES AVENUE



253 S. LOS ROBLES AVENUE



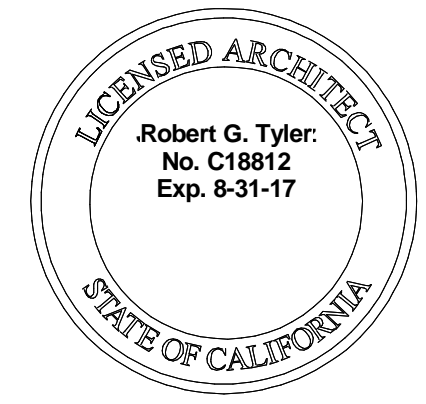
245 W. CORDOVA STREET



253 S. LOS ROBLES AVENUE



Architect of Record



Issue Dates

No.	Description	Date

Los Robles Condominiums  
253 South Los Robles Avenue, Pasadena CA 91101

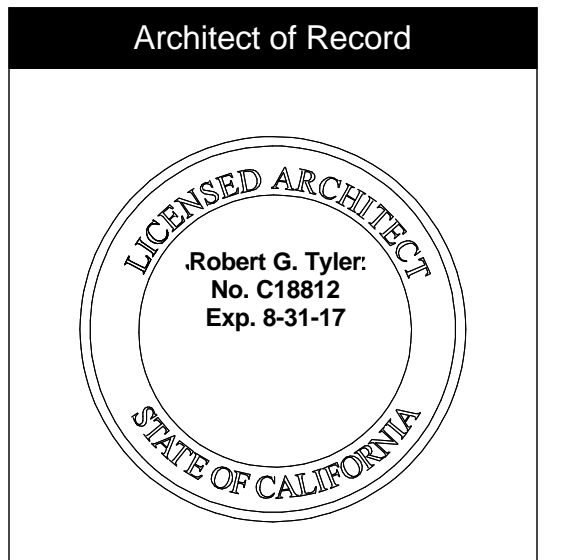
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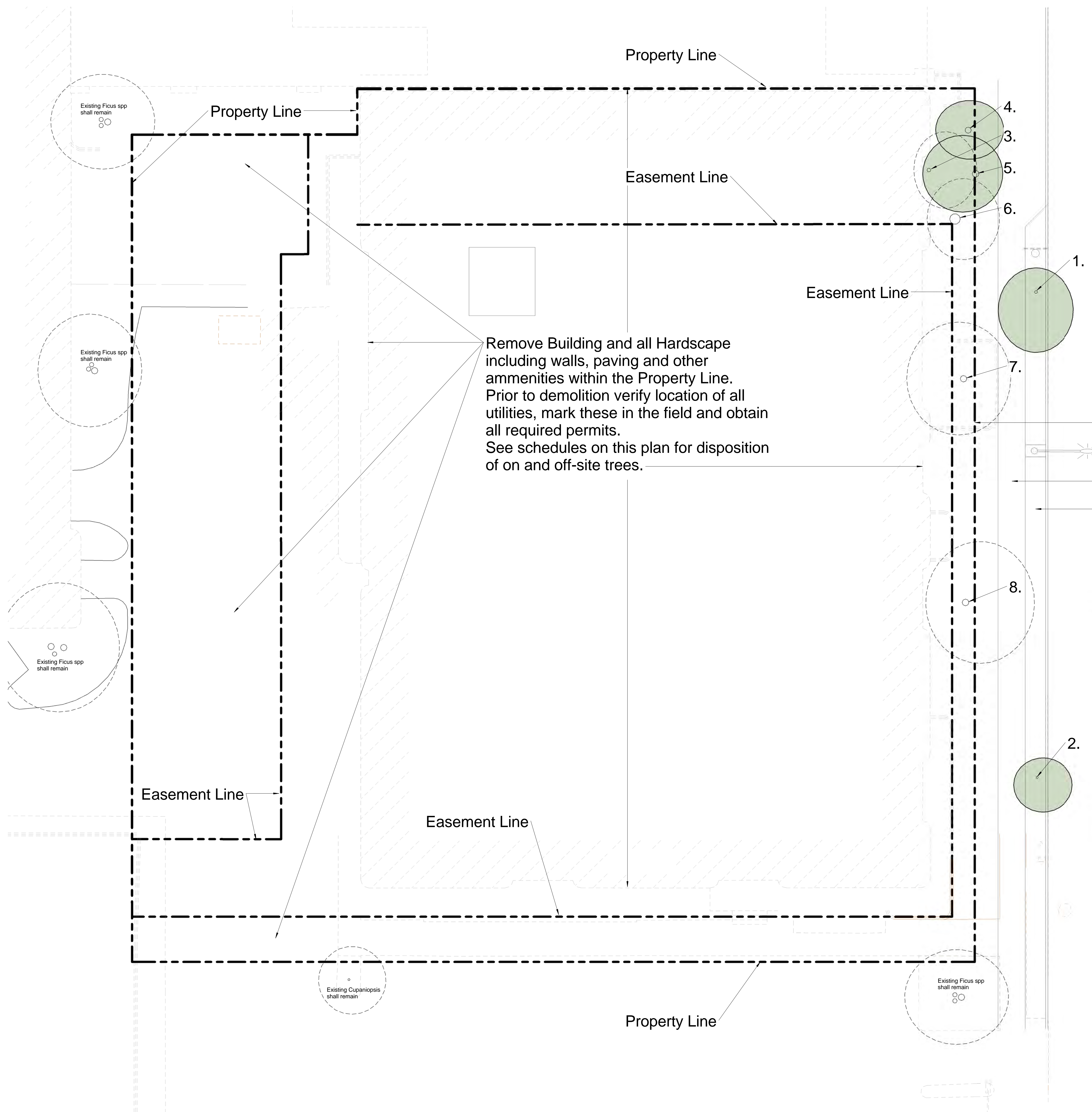
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Sheet No.	Project No.
<b>G-0.3</b>	16-16
	Date
12/14/17	
Drawn By	Reviewed
Author	Checker
Description	
SITE CONTEXT	
Scale	



Issue Dates		
No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101



Remove Building and all Hardscape including walls, paving and other amenities within the Property Line. Prior to demolition verify location of all utilities, mark these in the field and obtain all required permits. See schedules on this plan for disposition of on and off-site trees.

**S. LOS ROBLES AVE.**  
 Right-of-Way Line  
 Street Light  
 6 foot wide Sidewalk  
 5 foot wide planted area



**SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT (Continued)**

**TREE INVENTORY FOR PROPERTY LOCATED AT**  
 (For hillside project include all trees with a diameter of 4 inches or more. For all other projects, include all trees with a diameter of 8 inches or more.)  
 Application may not be processed if Tree Inventory is not complete or if left blank. If no trees exist on site, indicate "NONE"

Tree #	Scientific Name	Common Name	DBH <sup>2</sup>	Height <sup>3</sup>	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
1	<i>Quercus engelmannii</i>	Pasadena Oak, Mesa Oak	7.75"	28'	17'	R	Y
2	<i>Quercus engelmannii</i>	Pasadena Oak, Mesa Oak	6"	24'	13'	R	Y
3	<i>Cinnamomum camphora</i>	Campfor Tree	10.5"	45'	18'	X	N
4	<i>Pinus canariensis</i>	Canary Island Pine	16.5"	85'	14'	R	N
5	<i>Pinus canariensis</i>	Canary Island Pine	18"	80'	17'	R	N
6	<i>Pinus canariensis</i>	Canary Island Pine	26"	100'	18'	X	N
7	<i>Podocarpus gracilior</i>	Fern Pine	17.25"	32'	24'	X	N
8	<i>Magnolia grandiflora</i>	Southern Magnolia, Bull Bay	18"	35'	24'	X	N
9							
10							
11							
12							

1 Tree number should match number on the site plan. Show tree location on site plan. Include all street trees and trees in public rights-of-way.  
 2 Diameter at breast height (DBH) measured at 4 1/2 feet above the point where the trunk meets the ground.  
 3 Estimate the tree height and spread of canopy and provide measurement in feet.

Number	Botanical Name Common Name	DBH in Inches	Height (Feet)	Protected Size	Protected	Spread (N-E-S-W)	Health	Structure	Disposition
1	<i>Quercus engelmannii</i> (Street Tree) Pasadena Oak, Mesa Oak	7.75"	28'	None	Yes	5'-8'-12'-8'	Good	Average	Save Protect
2	<i>Quercus engelmannii</i> (Street Tree) Pasadena Oak, Mesa Oak	6"	24'	None	Yes	4'-6'-8'-7'	Average	Average	Save Protect
3	<i>Cinnamomum camphora</i> Campfor Tree	10.5"	40'	18"	No	7'-11'-12'-3'	Good	Constricted	Remove
4	<i>Pinus canariensis</i> Canary Island Pine	16.5"	85'	25"	No	6'-8'-7'-7'	Good	Columnar	Save
5	<i>Pinus canariensis</i> Canary Island Pine	18"	80'	25"	No	9'-11'-8'-5'	Good	Columnar	Save
6	<i>Pinus canariensis</i> Canary Island Pine	26"	100'	25"	Yes	7'-10'-12'-6'	Good	Columnar	Remove
7	<i>Podocarpus gracilior</i> Fern Pine	17.25"	32'	20"	No	9'-15'-16'-8'	Good	Good	Remove
8	<i>Magnolia grandiflora</i> Southern Magnolia, Bull Bay	18"	35'	20"	No	13'-18'-14'-6'	Good	Good	Remove

**Use of Architect's Drawings**

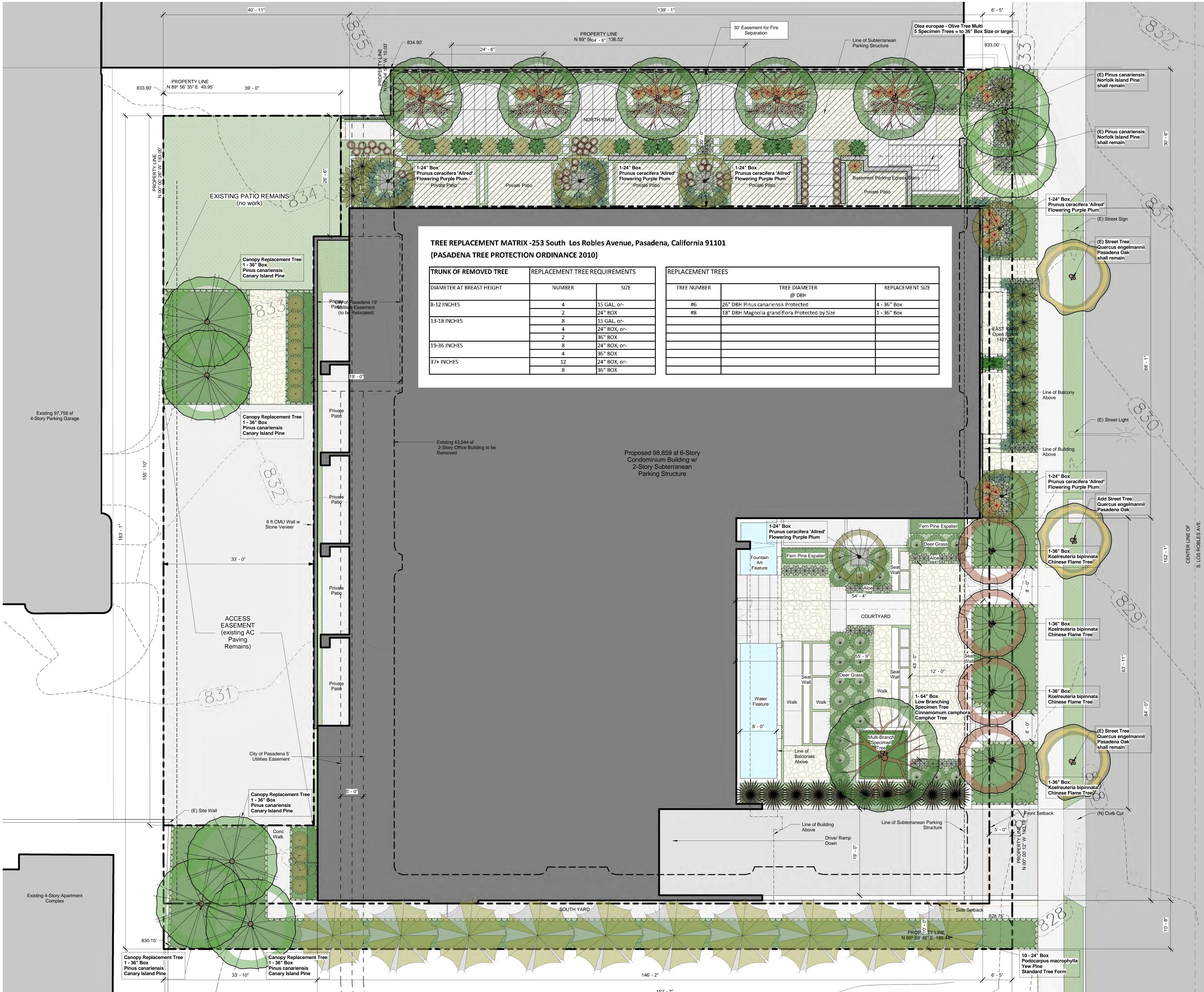
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Sheet No.	Project No.
<b>G-0.4</b>	16-16
Drawn By	Date
Author	12/14/17
Checker	Reviewed
Description	
SURVEY & TREE INVENTORY	
Scale	As indicated





**TREE REPLACEMENT MATRIX -253 South Los Robles Avenue, Pasadena, California 91101**  
**(PASADENA TREE PROTECTION ORDINANCE 2010)**

TRUNK OF REMOVED TREE			REPLACEMENT TREE REQUIREMENTS		REPLACEMENT TREES		
DIAMETER AT BREAST HEIGHT	NUMBER	SIZE	NUMBER	SIZE	TREE NUMBER	TREE DIAMETER @ DBH	REPLACEMENT SIZE
8-12 INCHES	4	15 GAL, or-	4	15 GAL, or-	#5	26" DBH Pinus canariensis Protected	4 - 36" Box
	2	24" BOX	2	24" BOX	#8	18" DBH Magnolia grandiflora Protected by Size	1 - 36" Box
13-18 INCHES	8	15 GAL, or-	4	24" BOX, or-			
	4	24" BOX, or-	2	36" BOX			
	2	36" BOX					
19-36 INCHES	8	24" BOX, or-	8	24" BOX, or-			
	4	36" BOX					
37+ INCHES	12	24" BOX, or-	8	36" BOX			
	8	36" BOX					

**Issue Dates**

No.	Description	Date

## Los Robles Condominiums

253 South Los Robles Avenue, Pasadena CA 91101

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Sheet No.	Project No.
A-1.0	16-16
Drawn By	Date
Author	12/14/17
Checker	Reviewed
Description	
SITE & LANDSCAPE PLAN	
Scale	1/8" = 1'-0"





Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

Use of Architect's Drawings

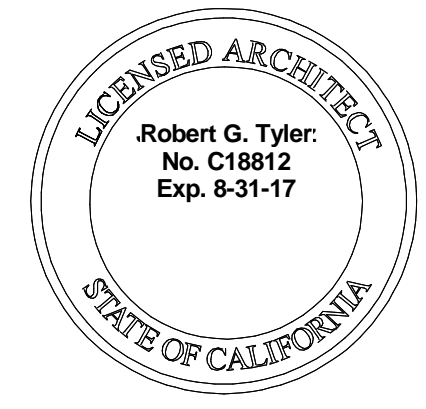
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Sheet No.	Project No.
<b>A-2.0</b>	16-16
Drawn By	Date
Author	12/14/17
	Reviewed
	Checked
	Description
GROUND FLOOR PLAN	
Scale	1/8" = 1'-0"

Architect of Record



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

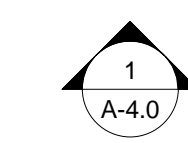
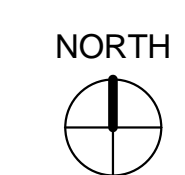
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Sheet No.	Project No.
<b>A-2.1</b>	16-16
Drawn By	Date
Author	12/14/17
	Reviewed
	Checked
Description	
FLOOR PLANS 2-5	
Scale	1/8" = 1'-0"





Issue Dates

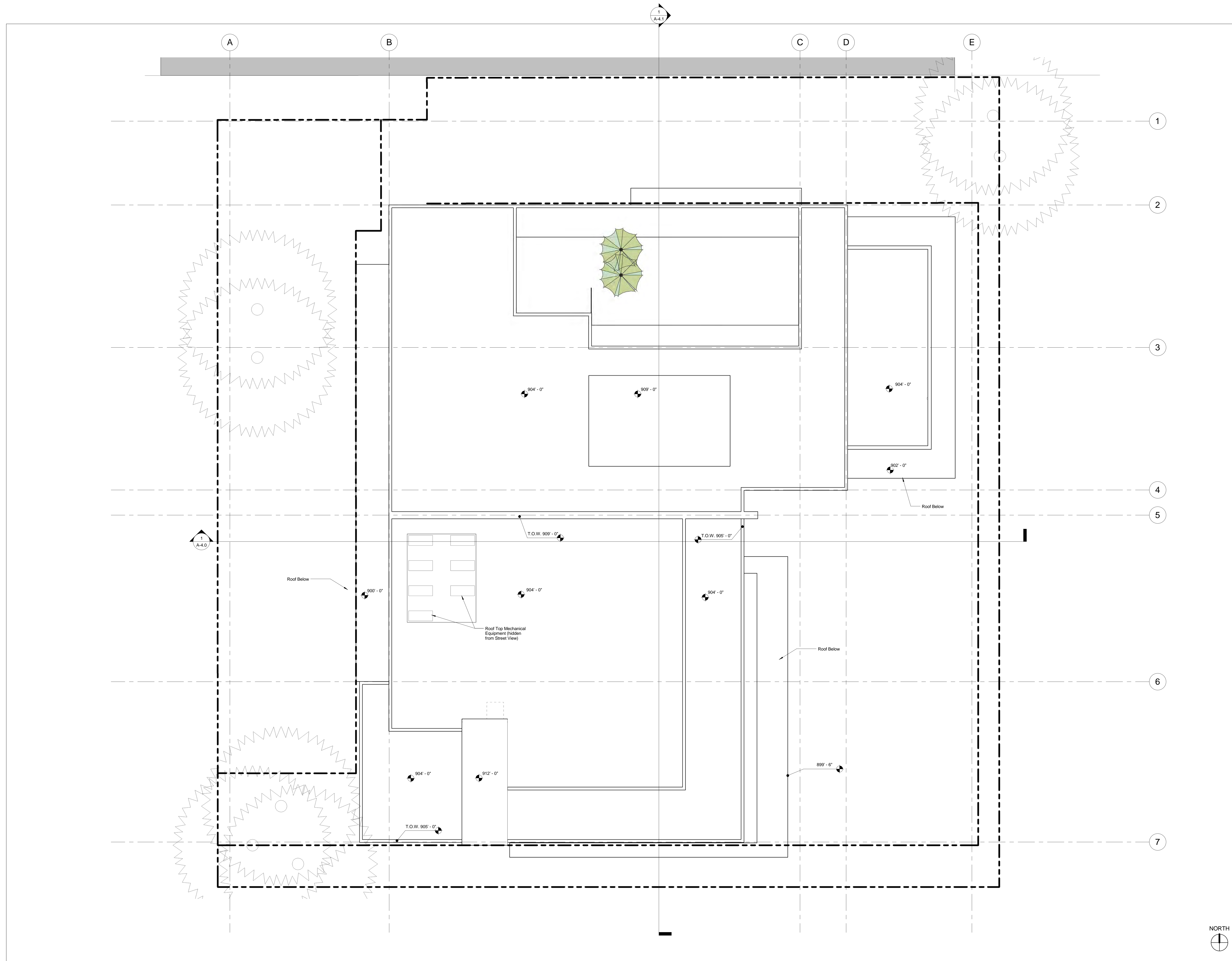
No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

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Sheet No.	Project No.
A-2.2	16-16
	Date
	12/14/17
Drawn By	Reviewed
Author	Checker
Description	
6th FLOOR PLAN	
Scale 1/8" = 1'-0"	



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

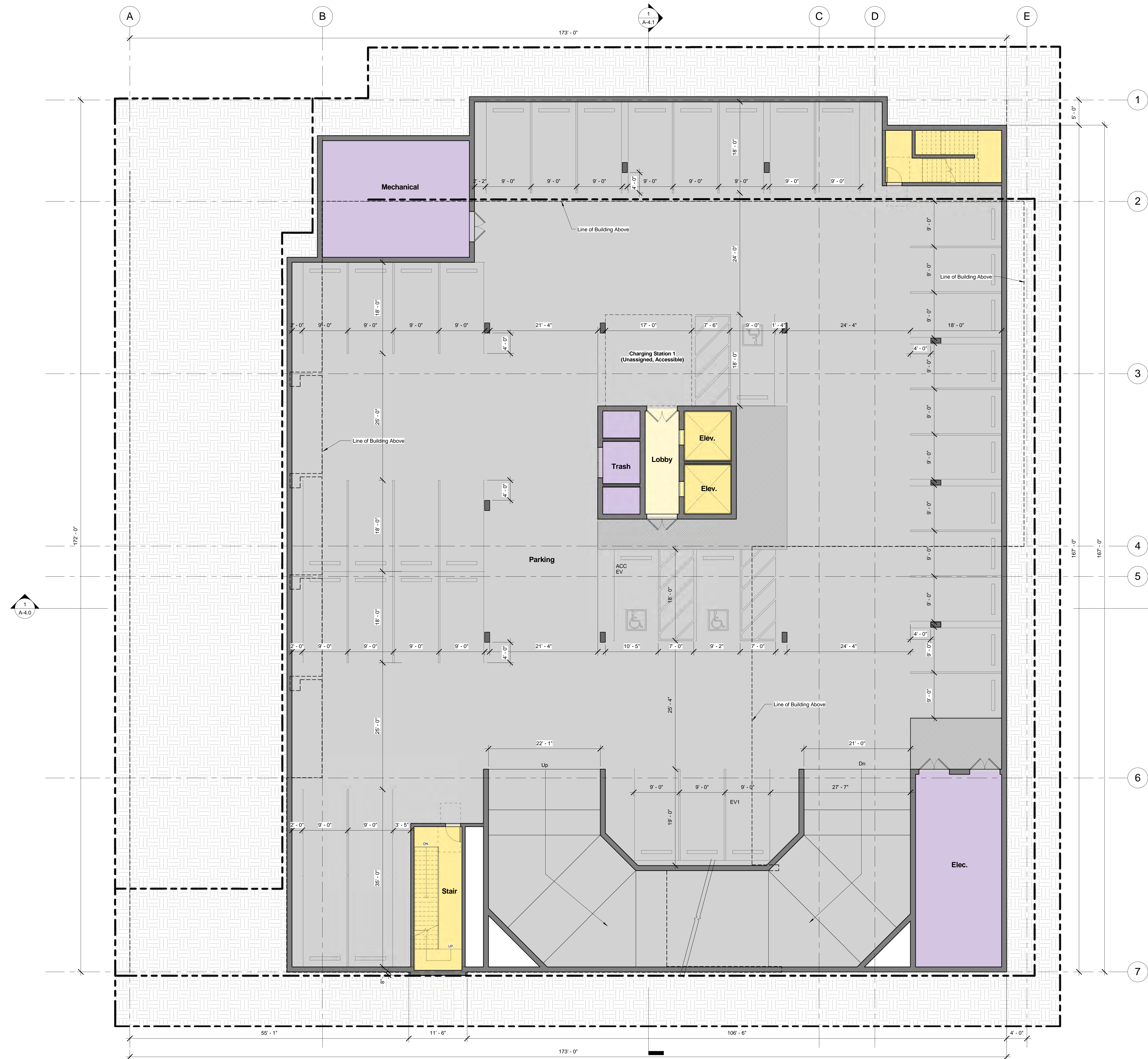
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Sheet No.	Project No.
<b>A-2.3</b>	16-16
Drawn By	Date
Author	12/14/17
Description	Reviewed
ROOF PLAN	Checker
Scale	1/8" = 1'-0"



Architect of Record



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

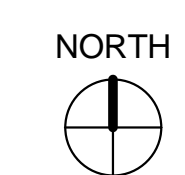
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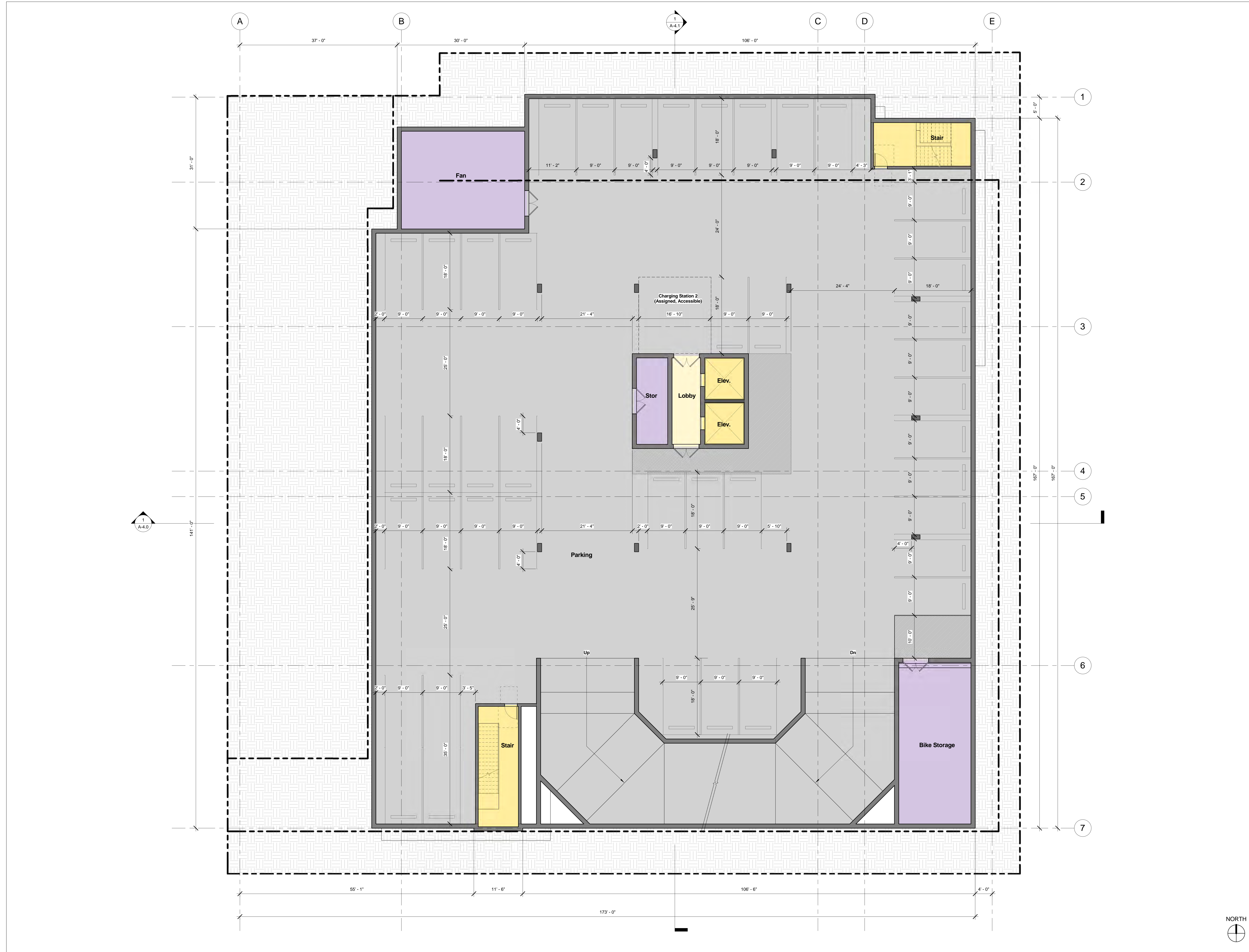
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Sheet No.	Project No.
<b>A-2.4</b>	16-16
Drawn By	Date
Author	12/14/17
	Reviewed
	Checked
Description	
B1 BASEMENT PLAN	
Scale 1/8" = 1'-0"	





Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

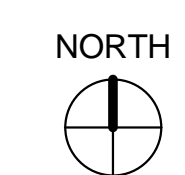
**Use of Architect's Drawings**

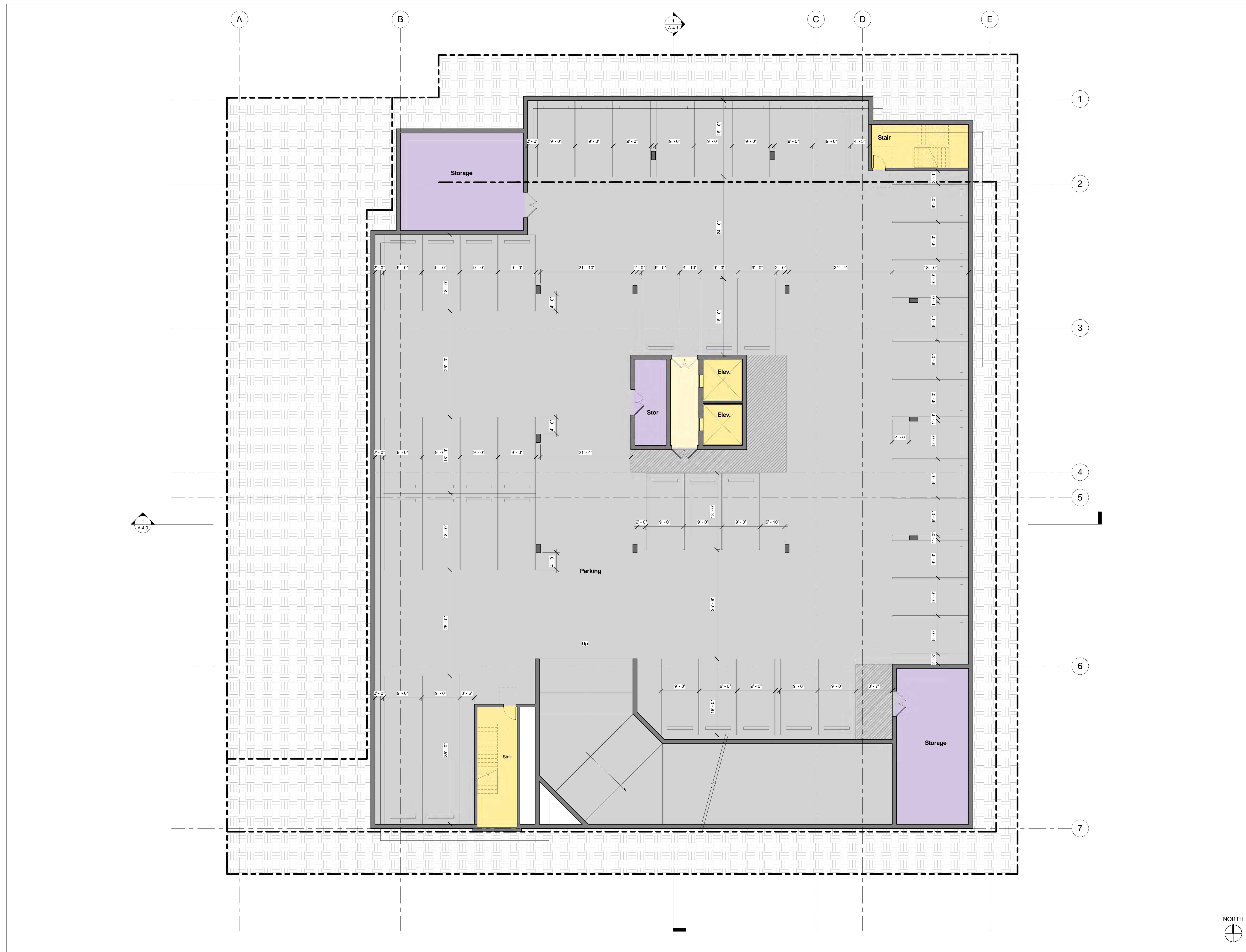
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Sheet No.	Project No.
<b>A-2.5</b>	16-16
	Date
Drawn By	Reviewed
Author	Checker
Description	
<b>B2 BASEMENT PLAN</b>	
Scale	1/8" = 1'-0"





Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

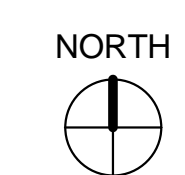
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Sheet No.	Project No.
A-2.6	16-16
	Date
	12/14/17
Drawn By	Reviewed
Author	Checker
	Description
B3 BASEMENT PLAN	
Scale	1/8" = 1'-0"



Architect of Record



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

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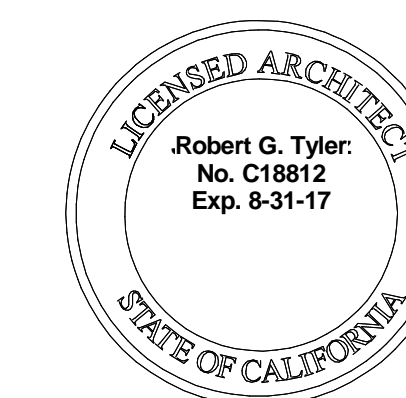
Sheet No.	Project No.
<b>A-3.0</b>	16-16
	Date
	12/14/17
Drawn By	Reviewed
Author	Checker
Description	
EAST ELEVATION	
Scale	As indicated



ELEVATION KEYNOTES	
1 La Habra Exterior Plaster Finish: 2000 Flox (Sand) Color: Clear Anodized	7 Eave w/ Alucobond Fascia Color: Clear Anodized Fascia: Wood texture underside
2 Cembril Rainscreen System Size: 30" Vertical Color: True, Antarctic 304	8 Balcony w/ Alucobond Fascia Color: Clear Anodized Fascia: Wood texture underside
3 Cembril Rainscreen System Size: 6" Horizontal Color: True, Olympus 309	9 Glass Railing
4 Cembril Rainscreen System Size: 6" Horizontal Color: True, Kilimanjaro 307	10 Steel Tension Cables
5 Concrete Wall Finish: Textured	11 Steel Eyebrow over Window
6 Aluminum Windows & Doors Color: Clear Anodized	12 Alucobond Horizontal Sun Shade Color: Clear Anodized
	13 Steel Vertical Privacy Screen
	14 Rooftop Mechanical (hidden from Street View)



Architect of Record



Issue Dates

No.	Description	Date



399 East Del Mar Townhomes (unbuilt)

Proposed Project

Existing Office Building

### Los Robles Street Elevation

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

**Use of Architect's Drawings**

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SHEET NO.	PROJECT NO.
<b>A-3.01</b>	16-16
	DATE
	12/14/17
DRAWN BY	REVIEWED
AUTHOR	CHECKER
DESCRIPTION	
EAST ELEVATION - CONTEXT	
SCALE	
1/16" = 1'-0"	

Architect of Record



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101



**ELEVATION KEYNOTES**

- |   |  |
|---|--|
| ① La Habra Exterior Plaster<br>Finish: 2000 Flox (Sand)<br>Color: Clear Anodized<br>Feet: X-23 Aspen (Integrated) | ⑦ Eave w/ Alucobond Fascia<br>Color: Clear Anodized<br>Feet: Wood texture underside    |
| ② Cembris Rainscreen System<br>Size: 30" Vertical<br>Color: True, Antarctic 304                                   | ⑧ Balcony w/ Alucobond Fascia<br>Color: Clear Anodized<br>Feet: Wood texture underside |
| ③ Cembris Rainscreen System<br>Size: 6" Horizontal<br>Color: True, Olympus 309                                    | ⑨ Glass Railing  |
| ④ Cembris Rainscreen System<br>Size: 6" Horizontal<br>Color: True, Kilimanjaro 307                                | ⑩ Steel Tension Cables   |
| ⑤ Concrete Wall<br>Finish: Textured<br>Color: Clear Anodized  | ⑪ Steel Eyebrow over Window  |
| ⑥ Aluminum Windows & Doors<br>Color: Clear Anodized   | ⑫ Alucobond Horizontal Sun Shade<br>Color: Clear Anodized                              |
|   | ⑬ Steel Vertical Privacy Screen  |
|   | ⑭ Rooftop Mechanical (Hidden from Street View)   |

**Use of Architect's Drawings**

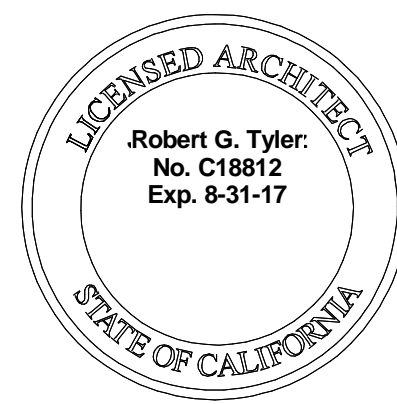
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Sheet No.	Project No.
<b>A-3.1</b>	16-16
Drawn By	Date
Author	12/14/17
Checker	Reviewed
Description	Checked
NORTH ELEVATION	
Scale	As indicated

Architect of Record



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101



ELEVATION KEYNOTES	
1 La Habra Exterior Plaster Finish: 2000 Flox (Sand) Color: Clear Anodized Fascia: X-23 Aspen (Integrated)	7 Eave w/ Alucobond Fascia Color: Clear Anodized Fascia: Wood texture underside
2 Cembrit Rainscreen System Size: 30" Vertical Color: True, Antaresic 304	8 Balcony w/ Alucobond Fascia Color: Clear Anodized Fascia: Wood texture underside
3 Cembrit Rainscreen System Size: 6" Horizontal Color: True, Olympus 309	9 Glass Railing
4 Cembrit Rainscreen System Size: 6" Horizontal Color: True, Kilimanjaro 307	10 Steel Tension Cables
5 Concrete Wall Finish: Textured Color: Clear Anodized	11 Steel Eyebrow over Window
6 Aluminum Windows & Doors Color: Clear Anodized	12 Alucobond Horizontal Sun Shade Color: Clear Anodized
	13 Steel Vertical Privacy Screen
	14 Rooftop Mechanical (hidden from Street View)

Use of Architect's Drawings

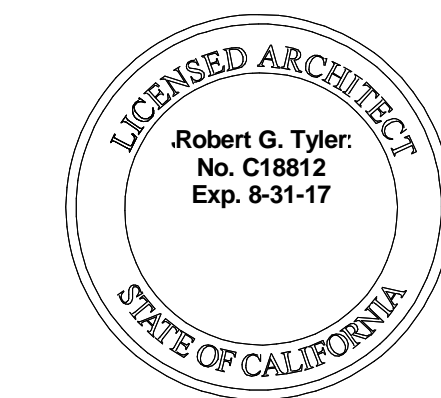
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Sheet No.	Project No.
A-3.2	16-16
	Date
	12/14/17
Drawn By	Reviewed
Author	Checker
Description	
WEST ELEVATION	
Scale	As indicated

Architect of Record



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

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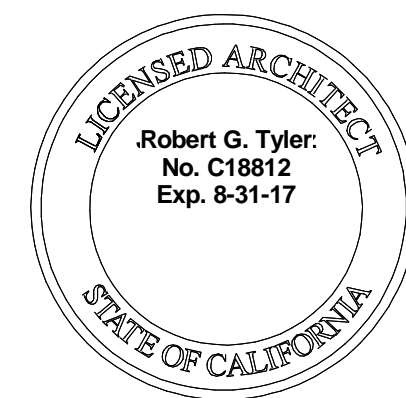
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Sheet No.	Project No.
<b>A-3.3</b>	16-16
	12/14/17
Drawn By	Reviewed
Author	Checker
Description	
SOUTH ELEVATION	
Scale	As indicated



ELEVATION KEYNOTES	
1 La Habra Exterior Plaster Finish: 20000 Floot (Sand) Color: Clear Anodized	7 Eave w/ Alucobond Fascia Color: Clear Anodized Fascia: Wood texture underside
2 Cembris Rainscreen System Size: 30" Vertical Color: True, Antarctic 304	8 Balcony w/ Alucobond Fascia Color: Clear Anodized Fascia: Wood texture underside
3 Cembris Rainscreen System Size: 6" Horizontal Color: True, Olympus 309	9 Glass Railing
4 Cembris Rainscreen System Size: 6" Horizontal Color: True, Kilimanjaro 307	10 Steel Tension Cables
5 Concrete Wall Finish: Textured Color: Clear Anodized	11 Steel Eyebrow over Window
6 Aluminum Windows & Doors Color: Clear Anodized	12 Alucobond Horizontal Sun Shade Color: Clear Anodized
	13 Steel Vertical Privacy Screen
	14 Rooftop Mechanical (hidden from Street View)

Architect of Record



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

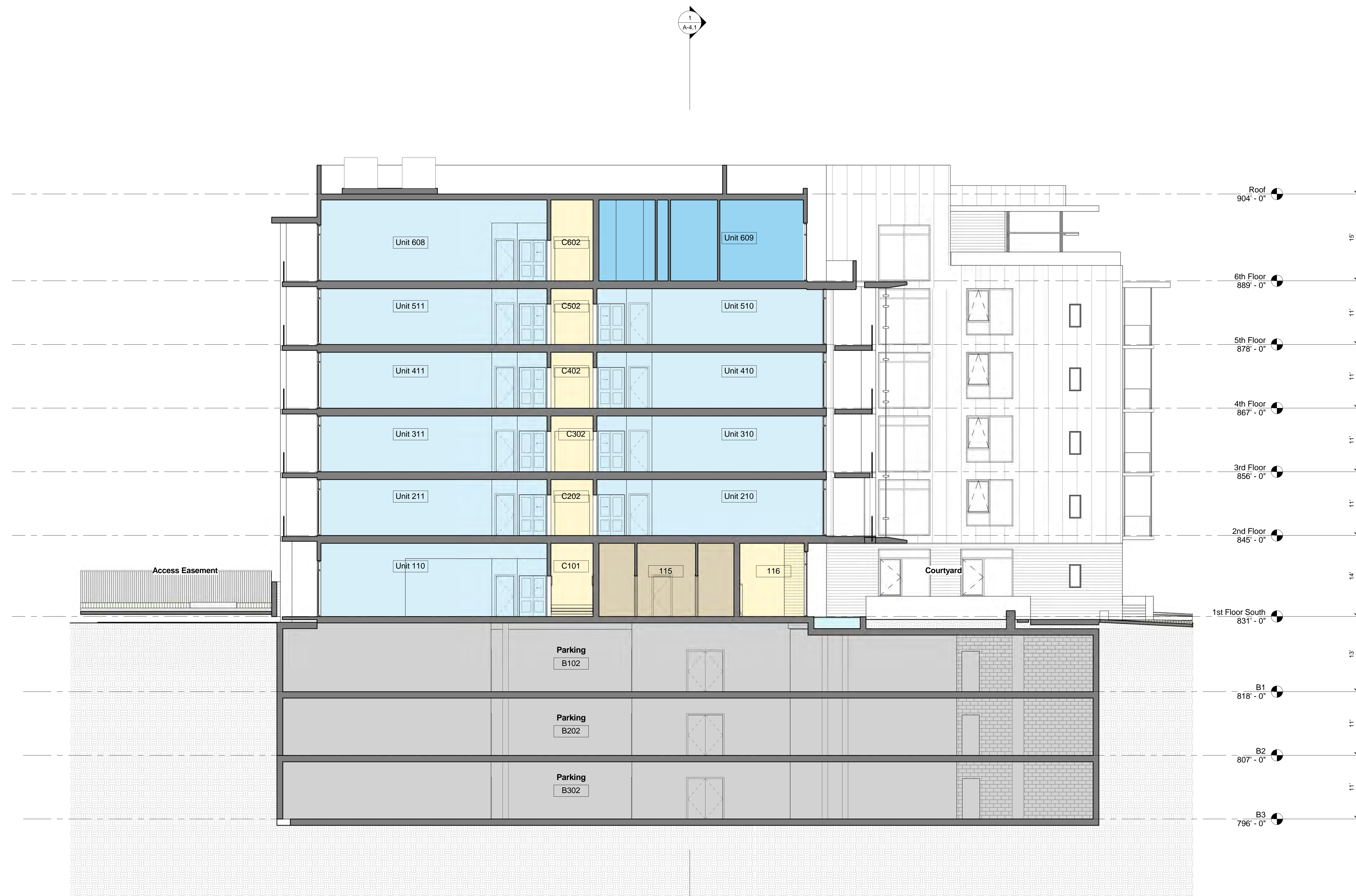
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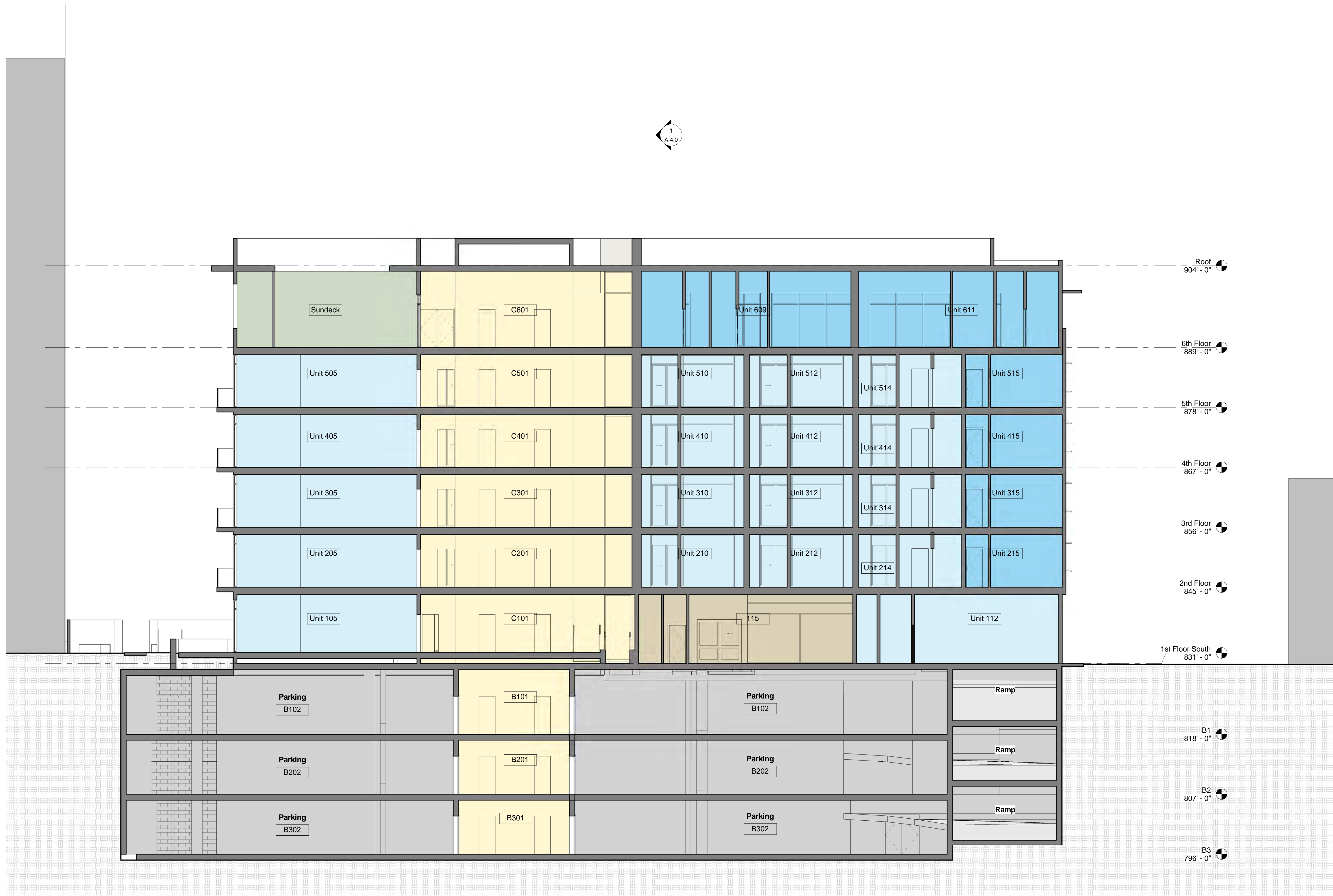
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Sheet No.	Project No.
<b>A-4.0</b>	16-16
	Date
	12/14/17
	Reviewed
	Author
	Checker
Description	
BUILDING SECTION N-S	
Scale 1/8" = 1'-0"	



1 EAST-WEST SECTION LOOKING NORTH  
 1/8" = 1'-0"



Issue Dates

No.	Description	Date

**Los Robles Condominiums**  
 253 South Los Robles Avenue, Pasadena CA 91101

**Use of Architect's Drawings**

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Sheet No.	Project No.
<b>A-4.1</b>	16-16
Author	Date
	12/14/17
Checker	
Description	
BUILDING SECTION E-W	
Scale	1/8" = 1'-0"