ATTACHMENT M PROJECT PLANS

Assessor's Parcel Number:	5722-	030-162		
General Plan Land Use Designation:	Medi	um Mixed Us	e	
Zoning District:	CD-2/	Mid Town Ci	vic Au	ditorium
Existing Buildings to be Removed:	43,54	14 sf 2-Story (Office I	Building
Proposed Building(s):	6 A	New Building: bove-grade Helow-grade P		
Lot Area:	35,50	2 sf		
Base Density Allowed:	87 Dv	velling Units/	Acre	= 71
29.6% Density Bonus Propose	d	Market Rate Very Low Ind Total		= 84 = 8 = 92
Designated Very Low Income Units	2 BR: 1 BR:			415 305, 316 505, 516

PROJECT TEAM

c/o Robert Artura, agent 180 N. Glendora Avenue

Tyler Gonzalez Architects

Pasadena, CA 91101

Phone: 626.396.9599

Contact: Rob Tyler

Glendora, CA 91741

Zhuang & Zhong Los Robles, LLC

139 South Hudson Street, Suite 300

139 South Hudson Street, Suite 300

Email: RMartin@TGArchitects.net

Email: Rob@TGArchitects.net

<u>Landscape Architect:</u>
Tyler Gonzalez Architects

Pasadena, CA 91101

Contact: Robert Martin

Phone: 626.396.9599

611 SF

884 SF

11135 SF

74060 SF

Unit 113

23353 SF

Unit 114

Grand total: 92

1-Bedroom

2-Bedroom

ZONING SUMMARY Building Area, Height, Open Space Summary Base F.A.R. Allowed: $2.25 \times 35,502 \text{ sf} = 79,879 \text{ sf}$ **Concession Proposed:** to 2.65 x 35,502 sf = 94,165 sf 60 (75) Height Averaging Allowed Height Limit: Concession Proposed: to 80'-0" (no averaging)** **Heights not including appertenances, See Sheet A-2.3 for more information **Open Space Coverage:** Required (30% of Net Area) = $.3 \times 74,060 \text{ sf}$ = 22,218 sfProposed

Common Courtyard 2,432 sf Add'l Front 963 sf (Courtyard & Drive Excluded) North Yard 3,051 sf Patio Easmt 2,251 sf South Yard 2,556 sf 2,037 sf East Terrace 6th Floor 6th Floor 2.092 sf Subtotal Common Open Space 15,382 sf

Private Balconies (Max 35%) (Minimum Dimension = 6'-0" Tvp.) 1st Floor 2,180 sf (Patios) 2nd Floor 899 sf (Balconies) 899 sf (Balconies) 3rd Floor 4th Floor 899 sf (Balconies) 5th Floor 899 sf (Balconies) 6th Floor 1,163 sf (Balconies) Subtotal Balcony Open Space 6,938 sf (= 31.1% < 35% - OK) Total Open Space Proposed 22,320 sf > 22,218 sf (OK)

VICINITY MAP

DEL MAR BLVD

E GREEN ST E GREEN ST

El Dorado SI Mira Monte PI

E CALIFORNIA BLVD

PROJECT SITE

E DEL MAR BLVD

🌉 E CALIFORNIA BLVD 🥃

1-Bedroom Units 64 Spaces 64 Units x (1 space per Unit) 2-Bedroom Units 28 Units x (2 spaces per Unit) [Min: 92 Units x (0.10 spaces per Unit)] Total Spaces Required = 129

Proposed Proposed Basement ' 43 Basement 2 Basement 3 Total 131 Tandem Stalls 30%

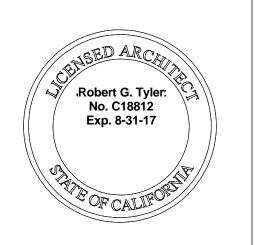
Max. Allowed Proposed 9% None Loading: Required None Proposed

SHEET INDEX **BUILDING SECTION E-W** TITLE SHEET **PERSPECTIVES** SITE CONTEXT TGA

> 139 South Hudson Ave., Suite 300 Pasadena, CA 91101 626.396.9599 www.TGArchitects.net

TYLER GONZALEZ ARCHITECTS, INC

Architect of Record



Issue Dates Description

Type of Construction:

Applicable Building Codes:

of the Pasadena Municipal Code 2016 California Building Code 2016 California Mechanical Code 2016 California Plumbing Code 2016 California Electrical Code 2016 California Fire Code 2016 California Residential Code 2016 California Energy Code 2016 Green Building Standards **Energy Conservation regulations** specified in Title 24 of the California Code of Regulations California Disabled Access

Levels B1/B2 Type IA

Floor 1 Floors 2-6 Type IIIA Sprinklered Throughout Vertically & Horizontally Separated

Occupancy/ Building Types:

S-2: (Type IA) Sub Garages Ground Floor R-2: (Type IA) R-2: (Type IIIA) Floors 2-6

GENERAL NOTES

(not to scale)

- having jurisdiction over the project. The governing code is the 2016 California Building Codes; CBC, CMC, CPC, CEC, as amended by the City
- 3. Verify all conditions and dimensions at the job site. Deviations from the Contract Documents shall be reported to the Architect before proceeding with the work. Commencement of work shall be construed as acceptance of all conditions, dimensions, and substrates.
- 4. All dimensions are face of stud or sheathing and centerline of columns unless noted otherwise.
- 5. Drawings are not to be scaled; use written dimensions only. Report dimensional discrepancies to the Architect before proceeding with the
- Maintain a complete set of drawings and specifications on the job site at all times, including copies of all the Architect's supplemental instructions, construction change authorizations, reviewed shop drawings and project submittals.
- '. Provide construction barriers to conform with the requirements of Local and County agencies.
- 8. Separate permit required for perimeter retaining walls.

FIRE DEPARMENT NOTES

- The Fire Lane shall be marked with red curbing and signage. Signage beyond the fire lane shall be provided shwowing the weight capacity of the
- Minimum 2A: 10BC fire extinguishers shall be provided showing on the exterior. Max. travel distance from any unit to an extinguisher shall be 75



SITE CONTEXT

SURVEY & TREE INVENTORY

OPEN SPACE DIAGRAMS

GROUND FLOOR PLAN

FLOOR PLANS 2-5

B1 BASEMENT PLAN

B2 BASEMENT PLAN

B3 BASEMENT PLAN

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

BUILDING SECTION N-S

EAST ELEVATION - CONTEXT

6th FLOOR PLAN

ROOF PLAN

SITE & LANDSCAPE PLAN

Building regulations specified in Title 14

1. All work shall conform to the governing codes, documents and agencies Ordinance and the 2016 Title 24 Energy Standards.

. Contractor shall obtain and pay for all necessary permits from all agencies having jurisdiction over the work, except only general building

- Buildings shall be fully sprinklered per City of Pasadena Fire Department Multi-Family Dwelling Sprinkler Standards.



Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and Tyler Gonzalez

Architects, Inc. shall be notified immediately of

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conditions indicated on these drawings.

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> Description TITLE SHEET

> > 1" = 80'-0"

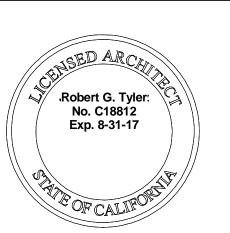












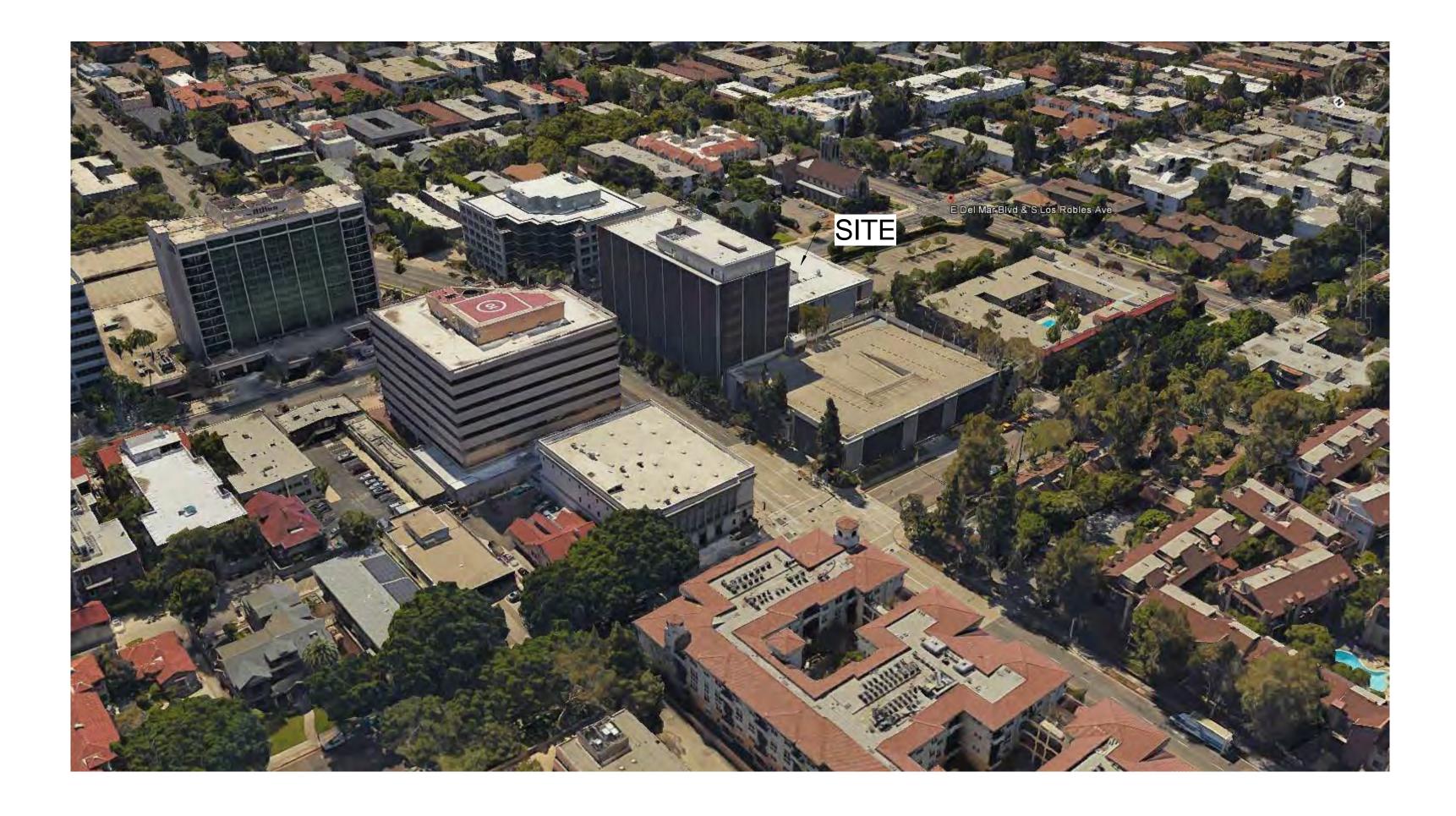
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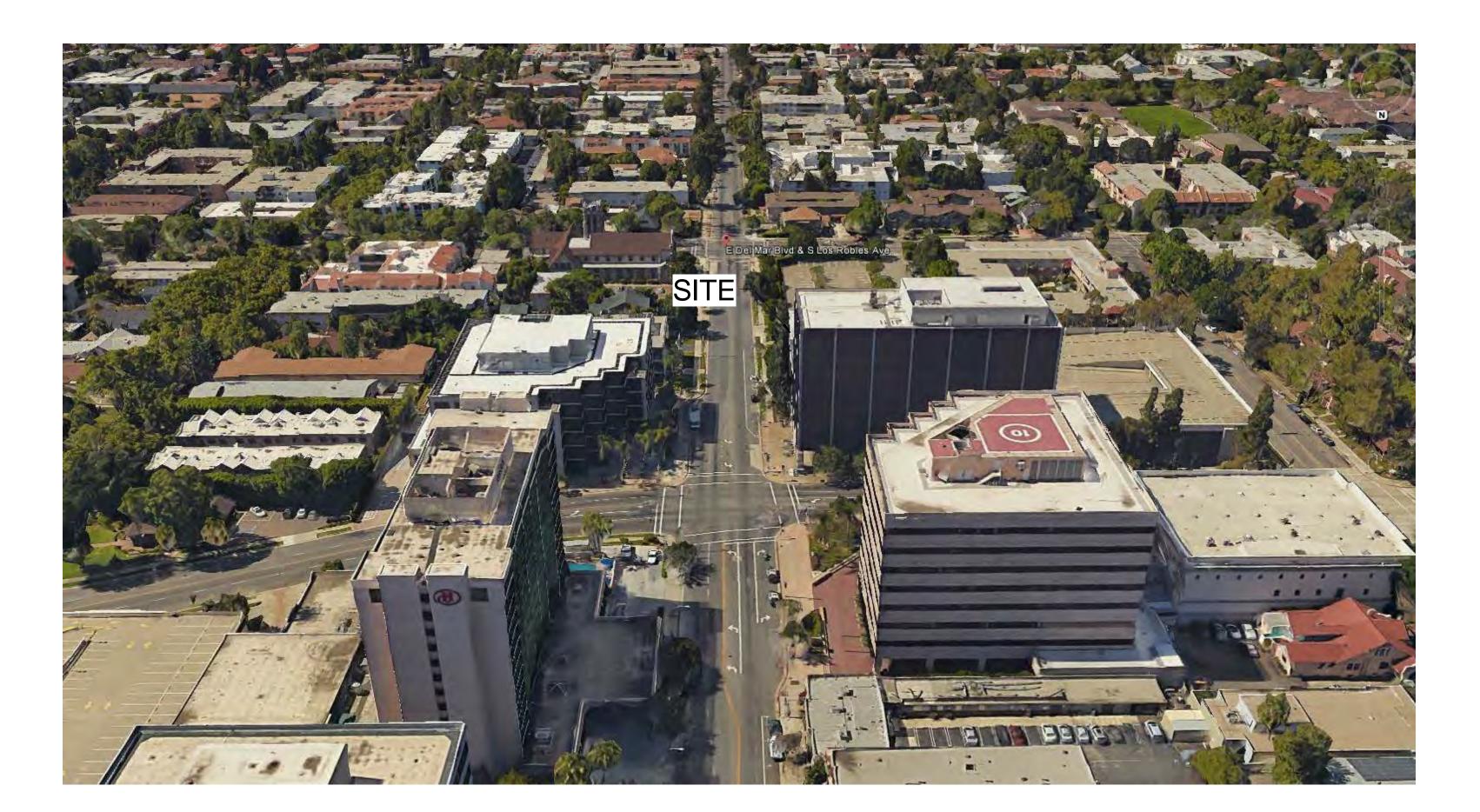
Use of Architect's Drawings

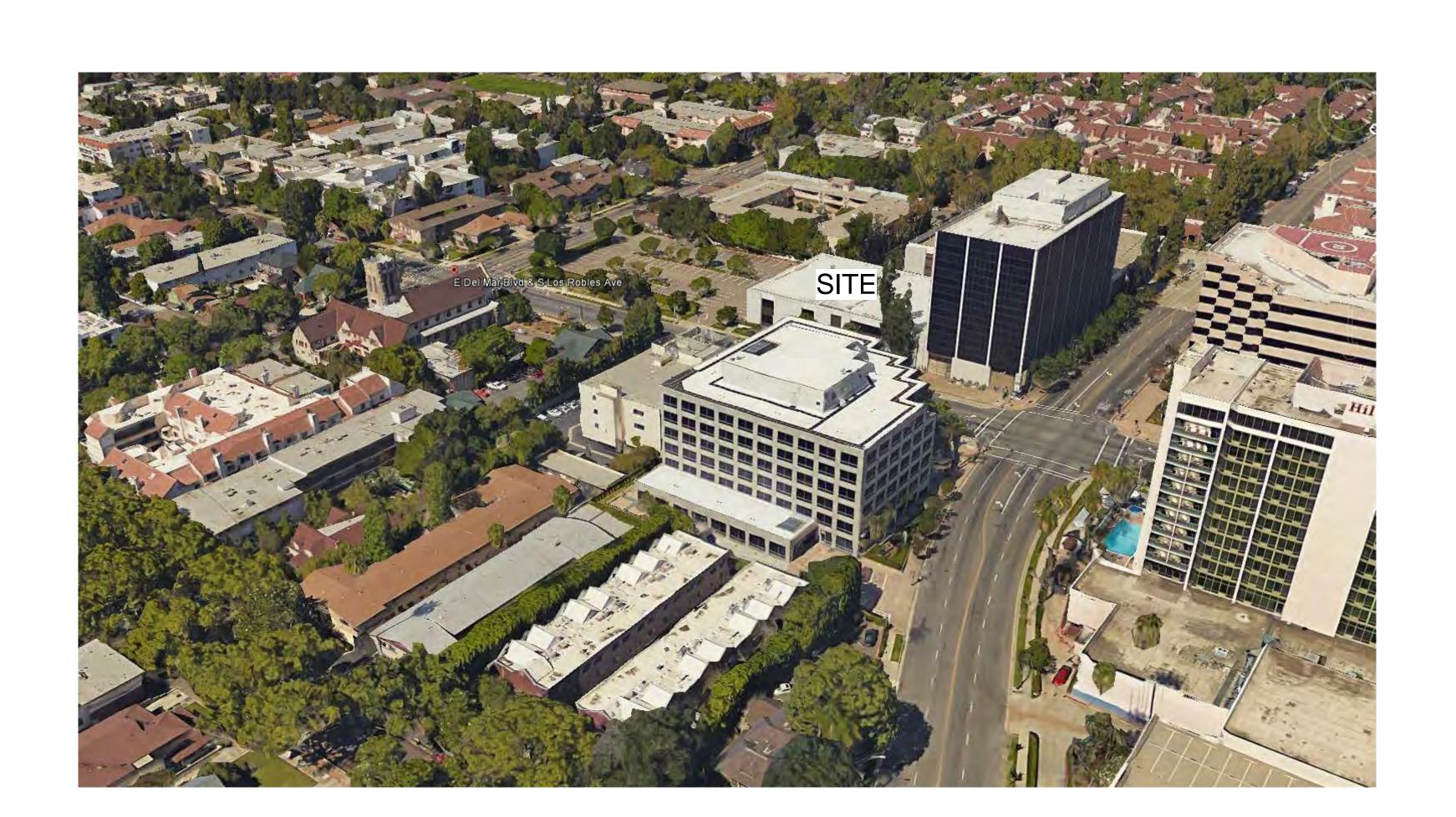
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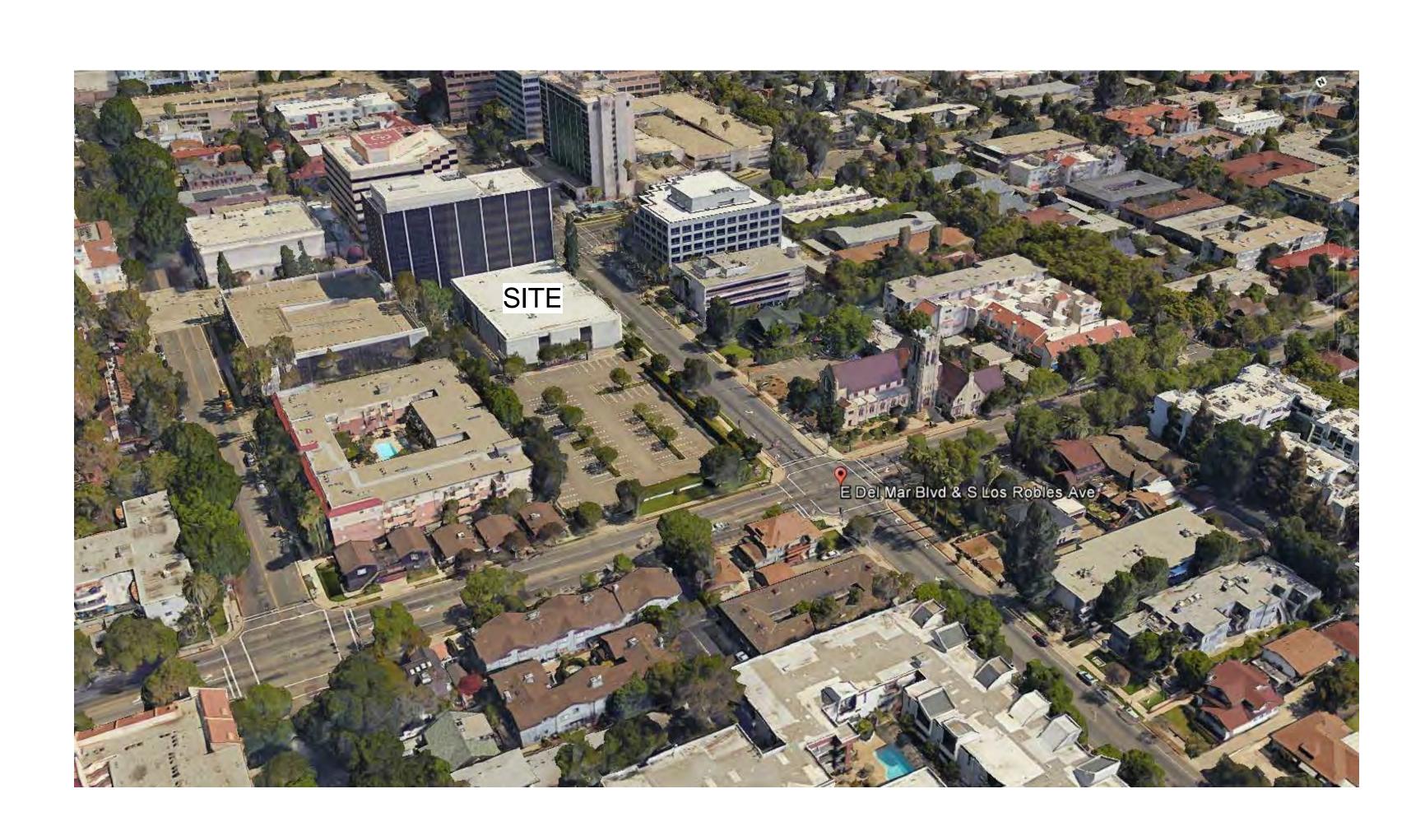
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PERSPECTIVES



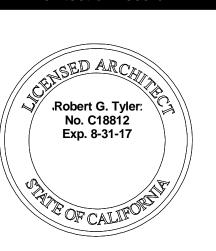








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Issue Dates							
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Los Robles C 253 South Los Robles Ave

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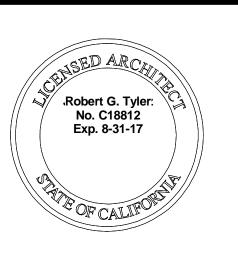
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 Project No.

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 Reviewed

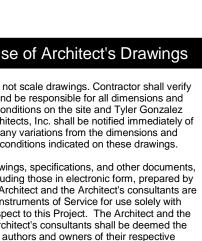
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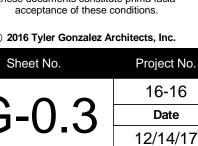
SITE CONTEXT



		Issue Dates	
	No.	Description	Date

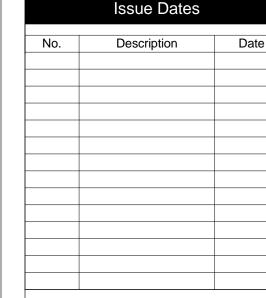




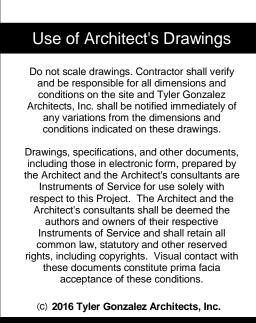


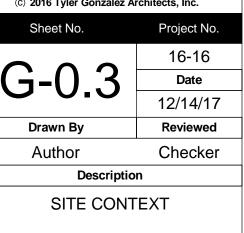


	Robert G. Tyler: No. C18812 Exp. 8-31-17	
	Issue Dates	
No.	Description	Date











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



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



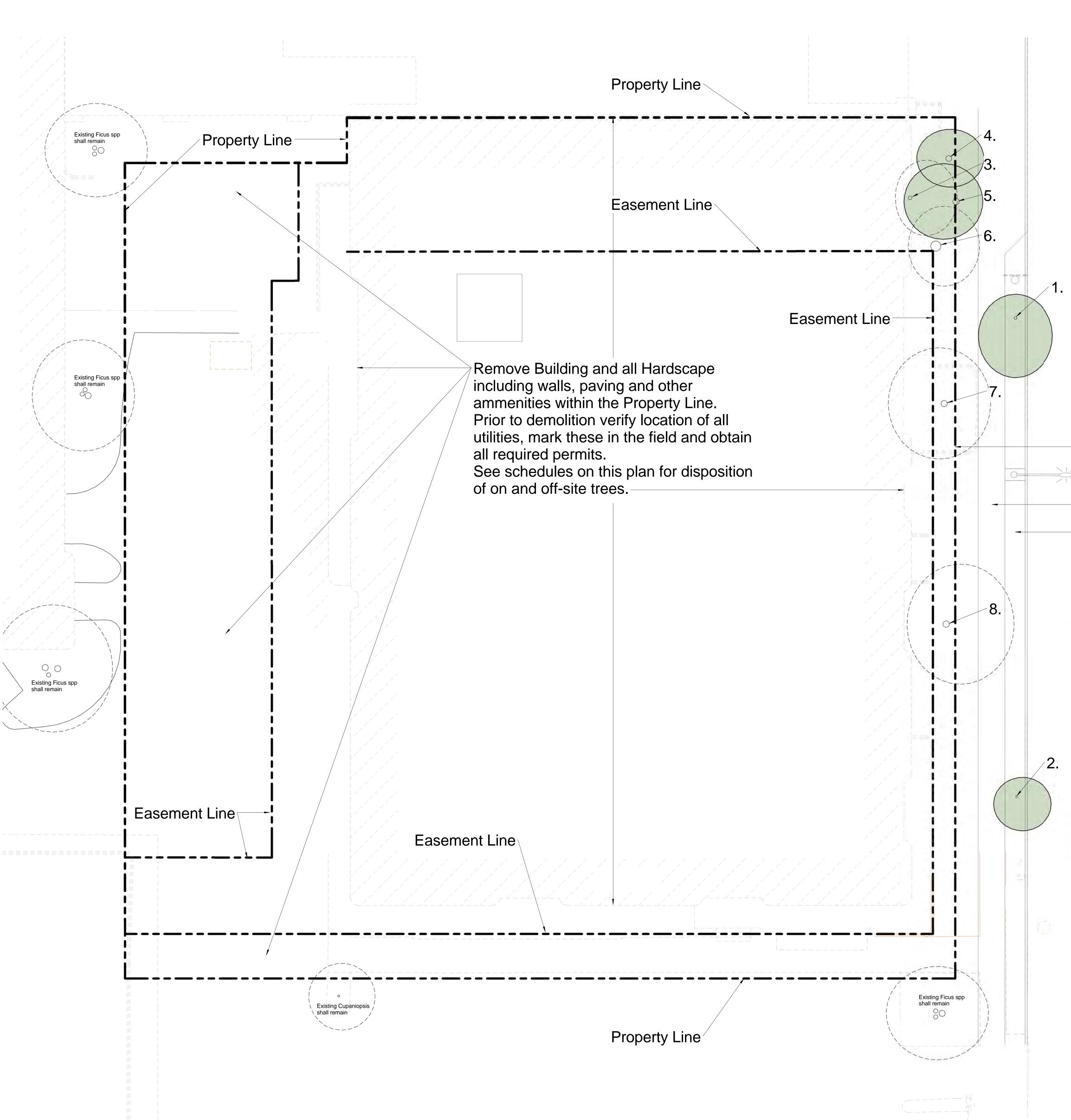
245 W. CORDOVA STREET



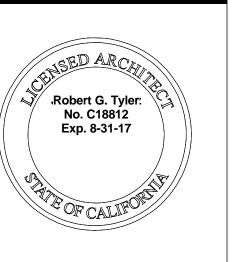
253 S. LOS ROBLES AVENUE



253 S. LOS ROBLES AVENUE



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	No.	Description	Date
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SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT (Continued)

PASADENA PERMIT CENTER

Right-of-Way Line

6 foot wide Sidewalk

5 foot wide planted area

Street Light

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 process if Tree Inventory is not complete or if left blank. If no trees exist on site, indicate "NONE"

Tree #	Scientific Name Common Name	DHB ²	Height ³	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
4	Quercus englemannii	7.75"	28'	17'	R	Y
and The sale	Pasadena Oak, Mesa Oak	1.75	20	157	17	15
2	Quercus engelmannii	6"	24'	13'	R	Y
- 2	Pasadena Oak, Mesa Oak		24	10	IN.	1
3	Cinnamomum camphora	10.5"	45'	18'	X	N
	Camphor Tree	10.0	45	1.0	, A	LN .
4	Pinus canariensis	16.5"	85'	14'	R	N
.9	Canary Island Pine	10.0	00	12.	IX.	UN
5	Pinus canariensis	18"	80'	17'	R	N
3	Canary Island Pine	10	00	1,6		
6	Pinus canariensis	26"	100'	18'	Х	N
0	Canary Island Pine	20	100	10	^	IN IN
7	Podocarpus gracilior	17.25"	32'	24'	X	N
1	Fern Pine	17.25	52	24	^	IN IN
8	Magnolia grandiflora	18"	35'	24'	Х	N
O	Southern Magnolia, Bull Bay	10	33	24	^	14
9		- 0	10	7.04		
9					^	~
10		0.1	4.			
19						*
11		i i	G	1		
O.C.						~
12		1 (5.0)	3	7		
12						

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.
Diameter at breast height (DBH) measured at 4 ½ feet above the point where the trunk meets the ground.
Estimate the tree height and spread of canopy and provide measurement in feet.

EA - Environmental Assessment Form (updated 2016) Rev 02/18/16

0	PLANNING AND DEVELOPMENT DEPARTMENT //
	PLANNING DIVISION

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

and be responsible for all dimensions and conditions on the site and Tyler Gonzalez Architects, Inc. shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Use of Architect's Drawings

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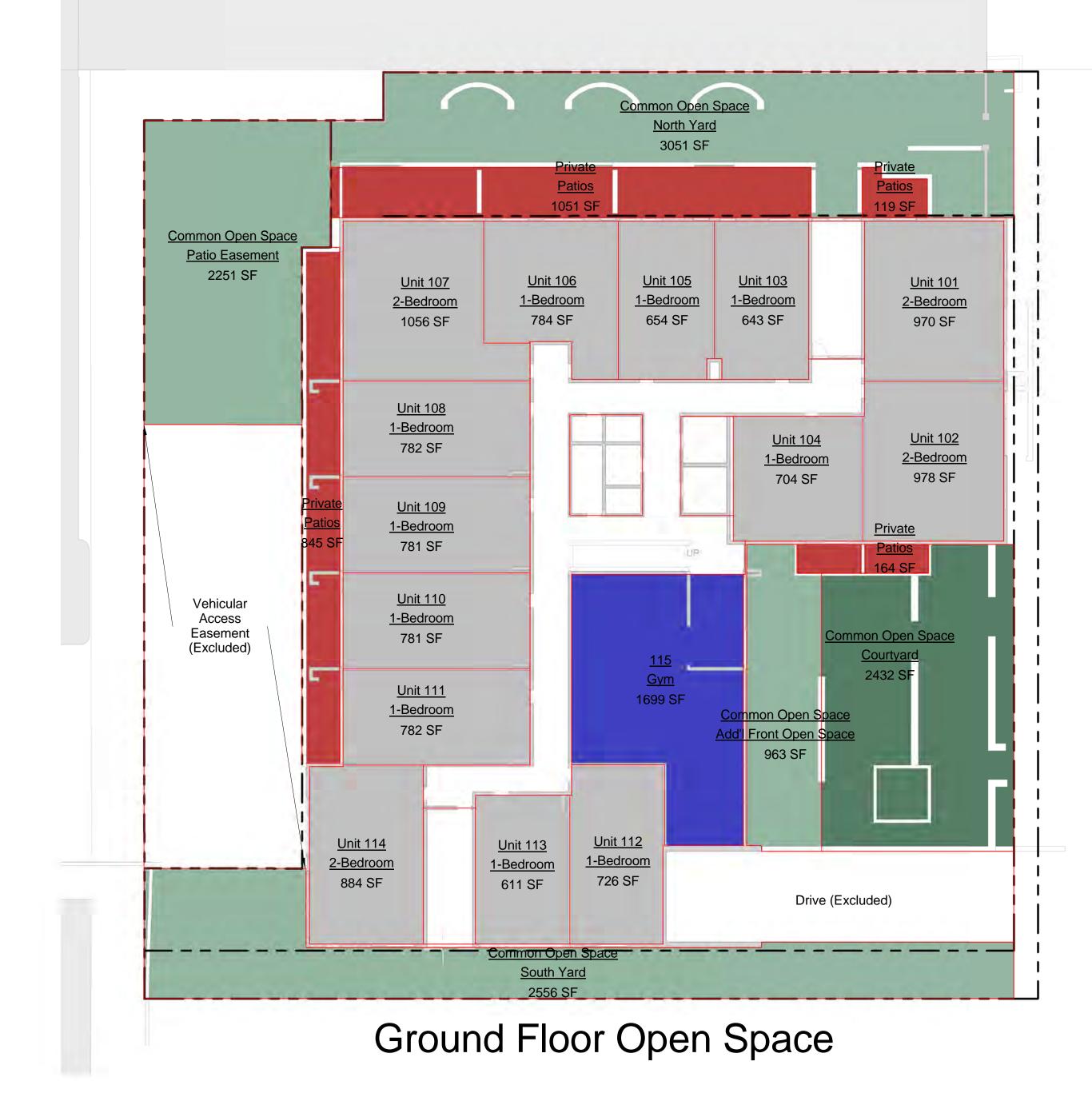
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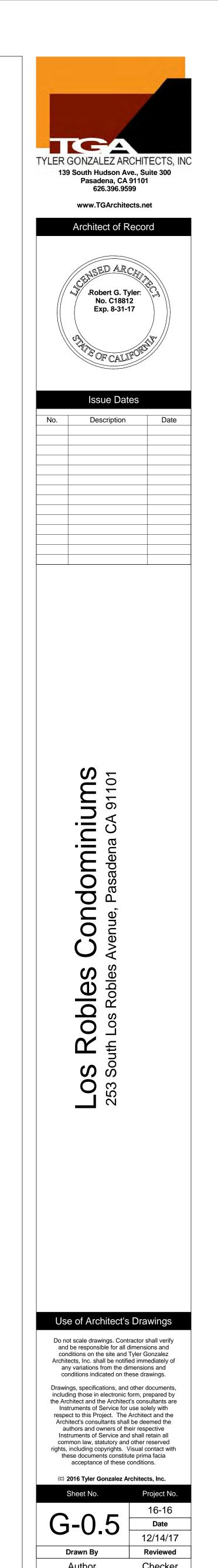
SURVEY & TREE INVENTORY



	Area Sc	hedule (Co	mmon Open Sp	pace)	
Name	Number	Area	Area Type	Comments	Level
Sundeck	Common Open Space	2092 SF	Building Common Area	Open Space	6th Floor
Courtyard	Common Open Space	2432 SF	Building Common Area	Open Space	1st Floor South
E Terrace	Common Open Space	2037 SF	Building Common Area	Open Space	6th Floor
South Yard	Common Open Space	2556 SF	Building Common Area		1st Floor South
North Yard	Common Open Space	3051 SF	Building Common Area		1st Floor South
Add'l Front Open Space	Common Open Space	963 SF	Building Common Area		1st Floor South
Patio Easement	Common Open Space	2251 SF	Building Common Area		1st Floor South

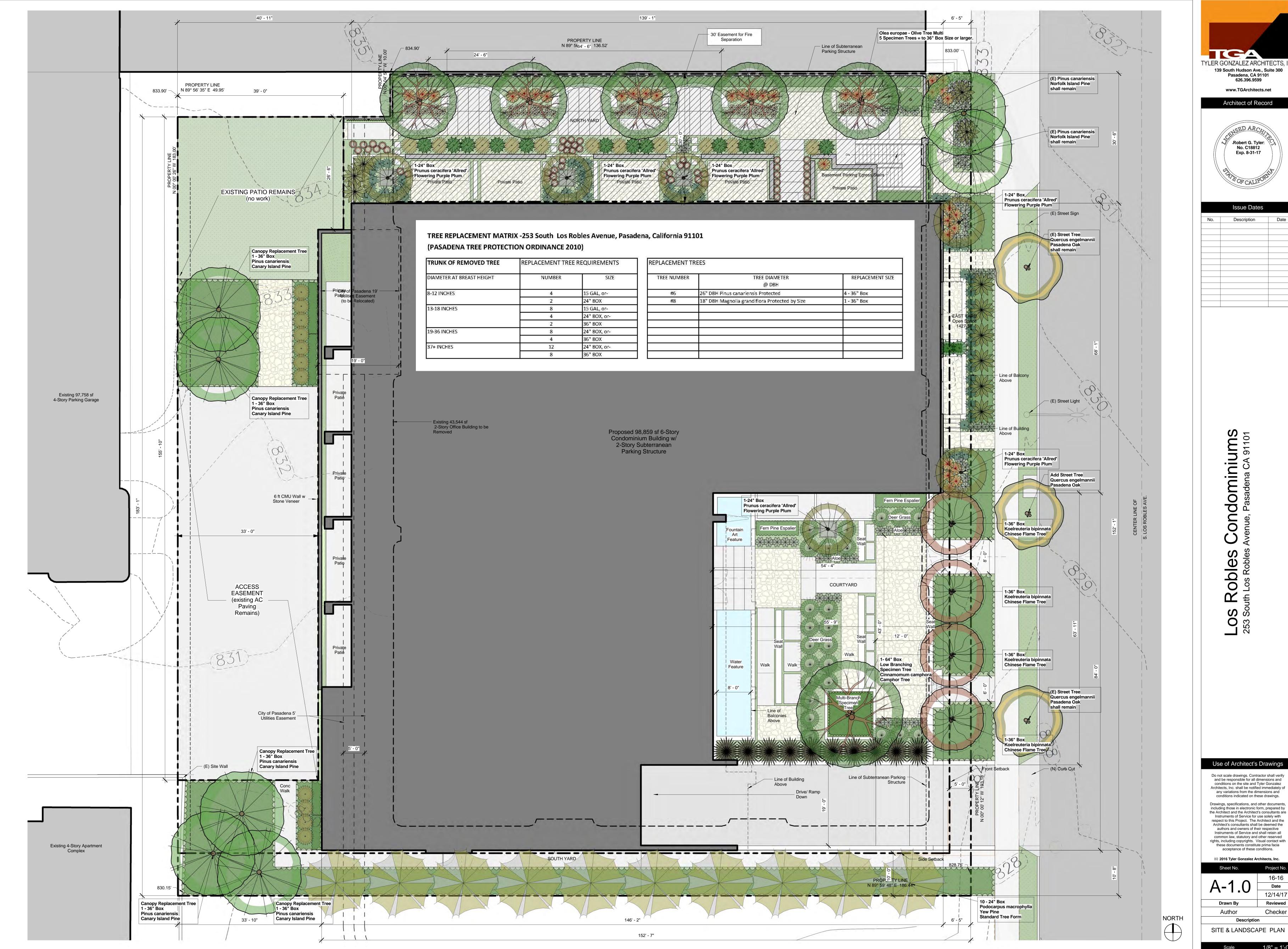




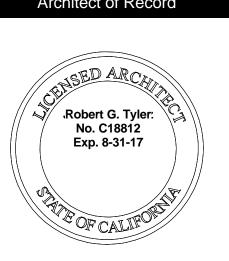


OPEN SPACE DIAGRAMS





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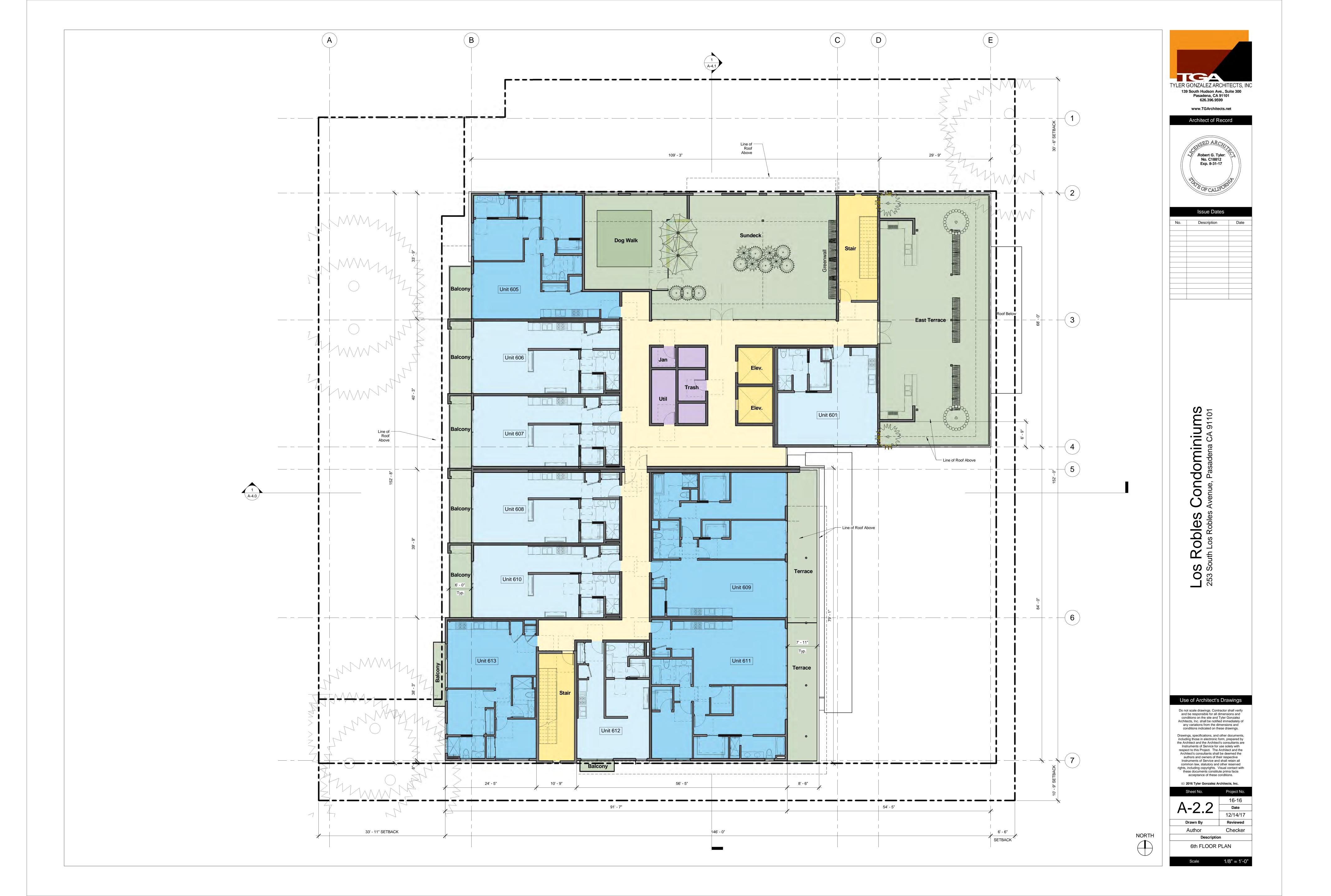
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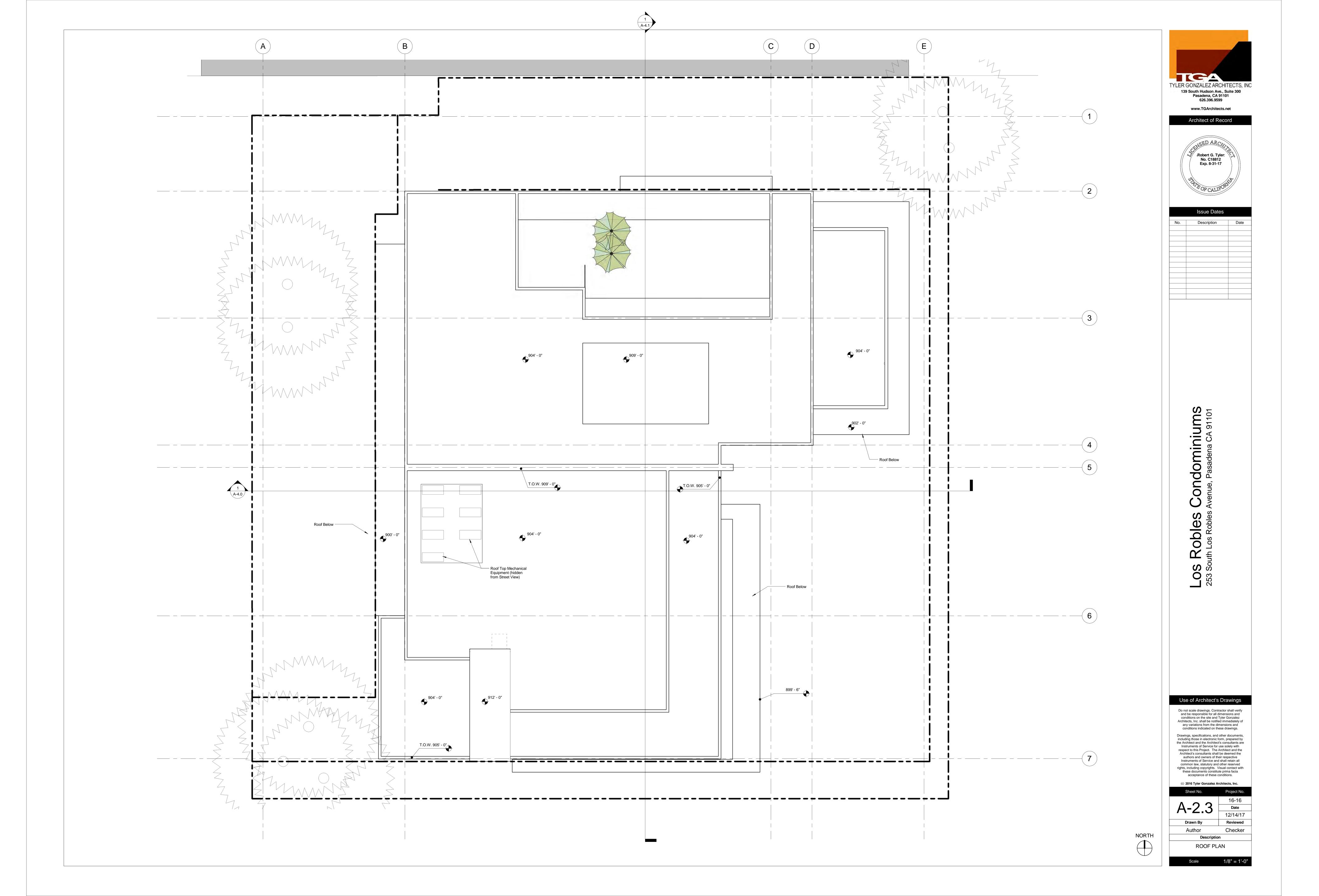
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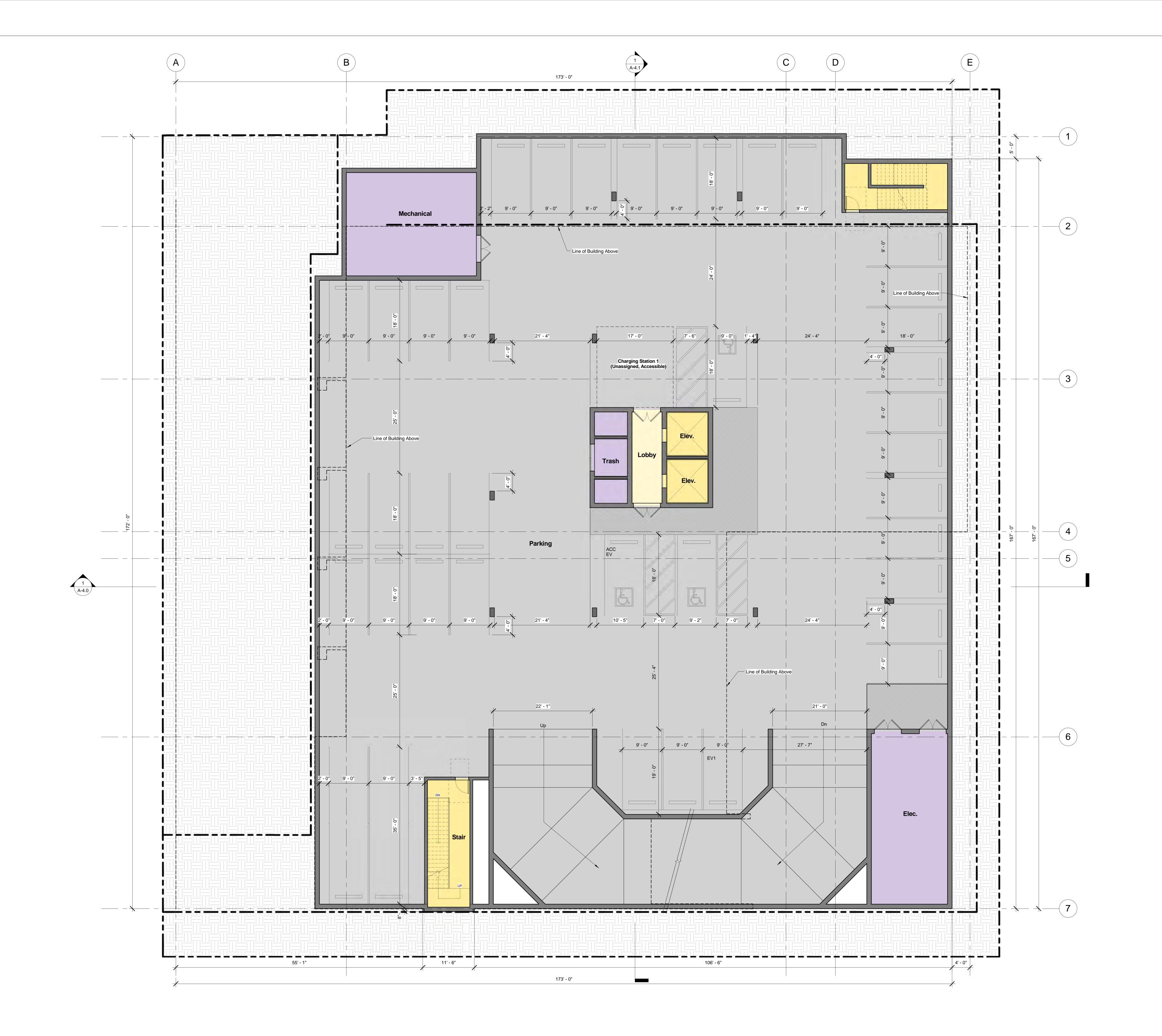
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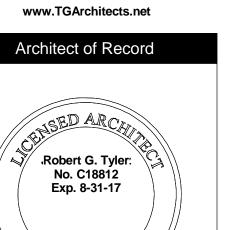












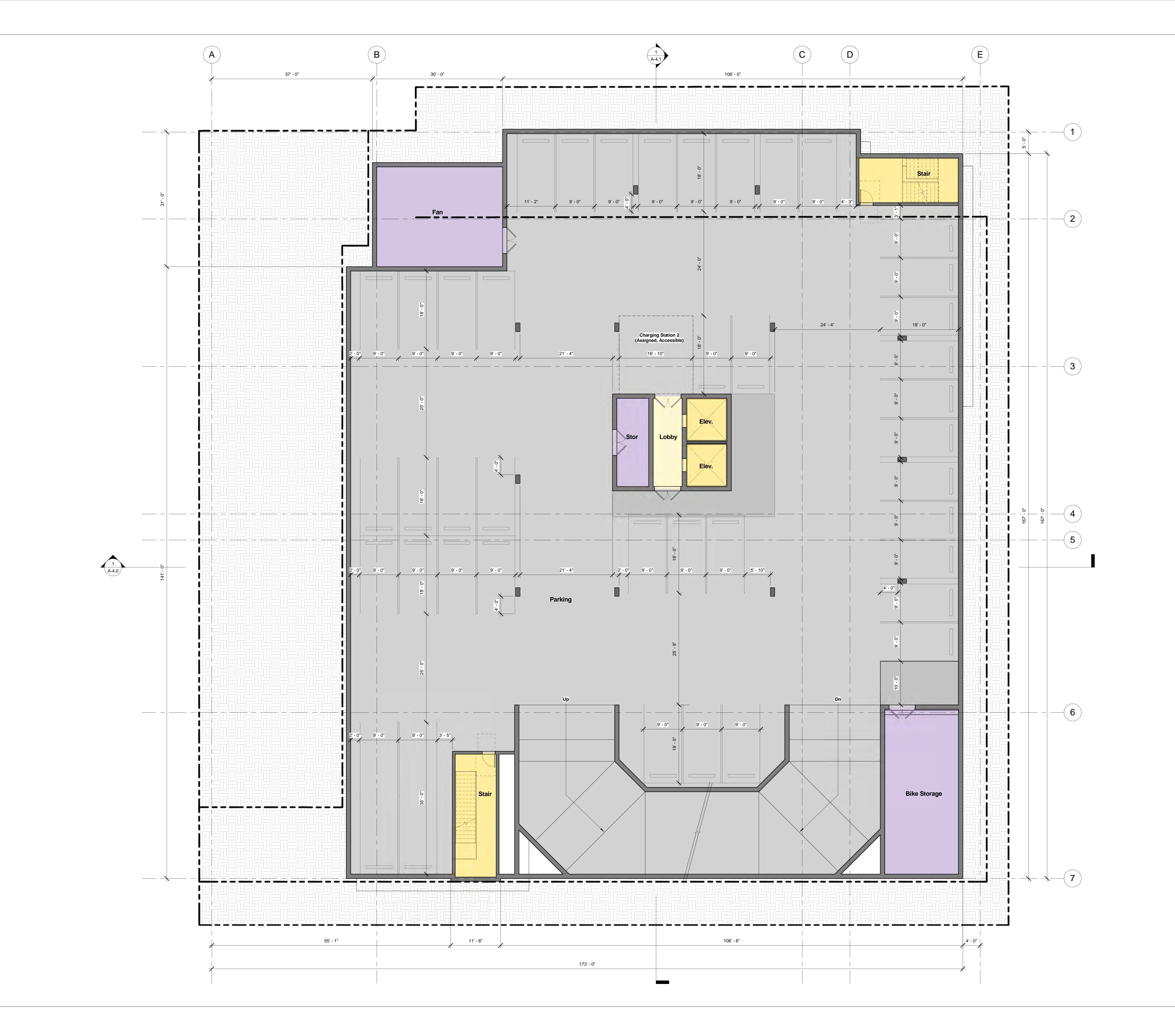
OF CALIFORNIA		
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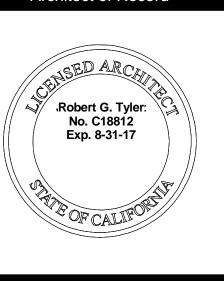
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B1 BASEMENT PLAN			





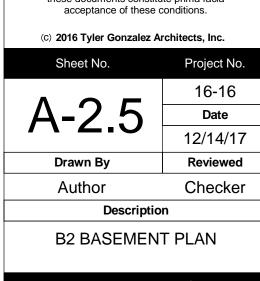


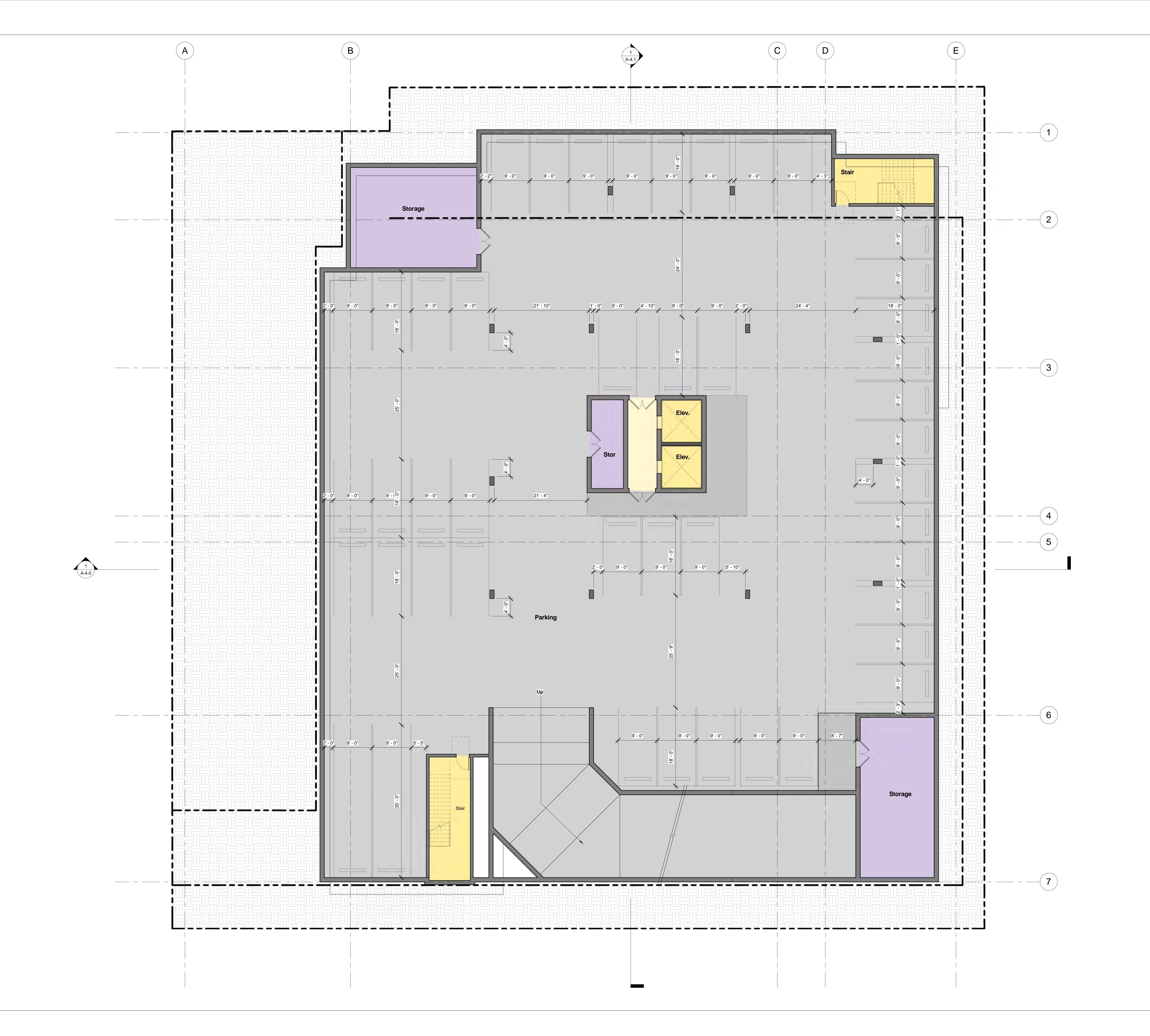
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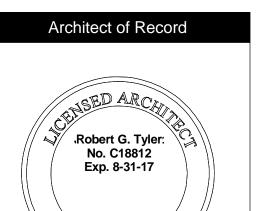
Issue Dates		
Description	Date	

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	Issue Dates	
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Project No.

16-16

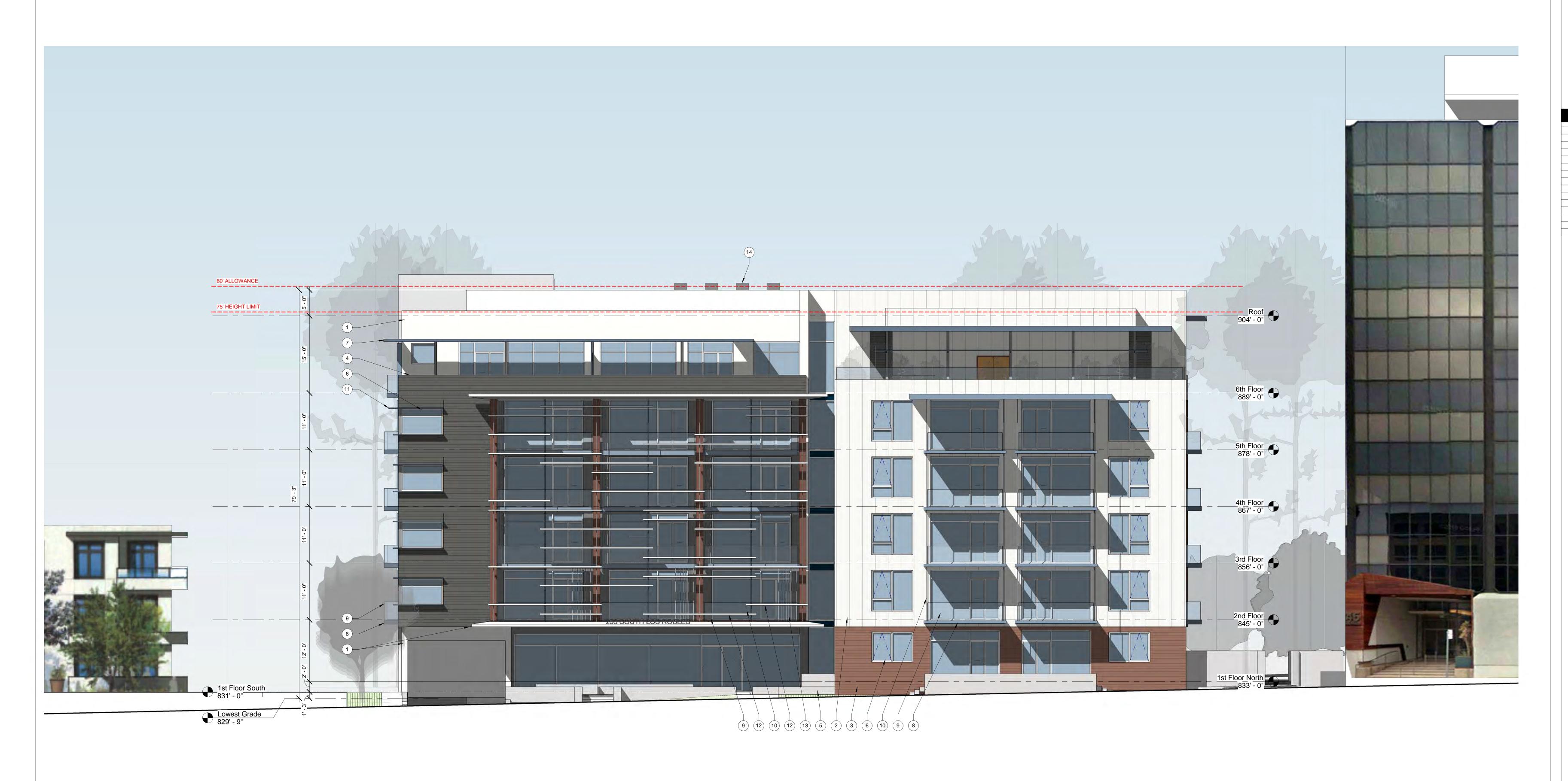
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12/14/17

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Author Checker

Description

B3 BASEMENT PLAN





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Robert G. Tyler: No. C18812 Exp. 8-31-17

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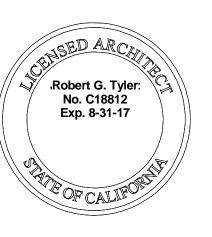
Description
EAST ELEVATION

Scale As indicated

ELEVATION KEYNOTES 7 Eave w/ Alucobond Fascia
Color: Clear Anodized La Habra Exterior Plaster Finish: 20/30 Float (Sand) Color: X-23 Aspen (Integrated) Feat: Wood texture underside Balcony w/ Alucobond Fascia
Color: Clear Anodized
Feat: Wood texture underside 2 Cembrit Rainscreen Syr Size: 30" Vertical Cembrit Rainscreen System Color: True, Antarctic 304 9 Glass Railing Gembrit Rainscreen System
Size: 6" Horizontal Color: True, Olympus 309 (10) Steel Tension Cables 4 Cembrit Rainscreen System
Size: 6" Horizontal Color: True, Kilimanjaro 307 (11) Steel Eyebrow over Window 5 Concrete Wall Finish: Textured Alucobond Horizontal Sun Shade Color: Clear Anodized 6 Aluminum Windows & Doors
Color: Clear Anodized (13) Steel Vertical Privacy Screen

(14) Rooftop Mechanical (hidden from Street View)





	Issue Dates		
No.	Description	Date	

Condominiums
Avenue, Pasadena CA 91101

Existing Office Building

Robles outh Los Robles

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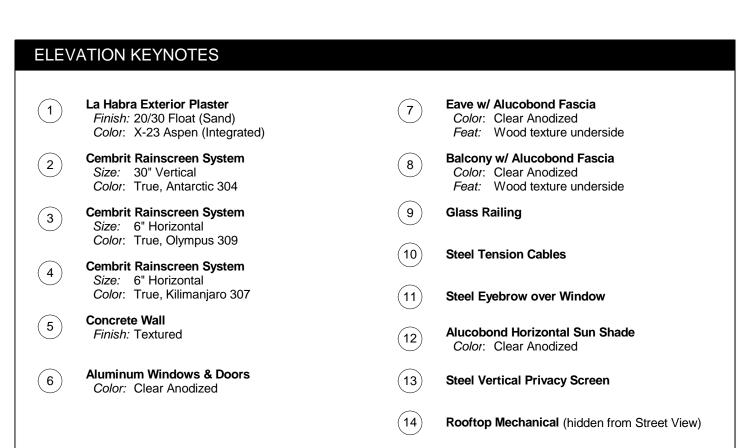
EAST ELEVATION - CONTEXT

Proposed Project

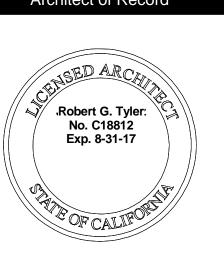
Los Robles Street Elevation

399 East Del Mar Townhomes (unbuilt)









	Issue Dates			
No.	Description	Date		

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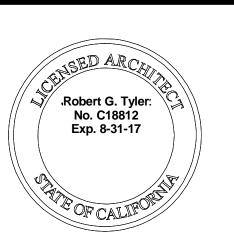
Project No. 16-16 12/14/17 Drawn By Reviewed Checker Description

NORTH ELEVATION

Scale As indicated







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-	No.	Description	Date

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^ ^ ^ ^	16-16	
A-3.2	Date	
/ \ O.Z	12/14/17	
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Description		

Description WEST ELEVATION

Scale As indicated

7 Eave w/ Alucobond Fascia
Color: Clear Anodized Feat: Wood texture underside Balcony w/ Alucobond Fascia
Color: Clear Anodized
Feat: Wood texture underside 9 Glass Railing (10) Steel Tension Cables (11) Steel Eyebrow over Window Alucobond Horizontal Sun Shade Color: Clear Anodized (13) Steel Vertical Privacy Screen

(14) Rooftop Mechanical (hidden from Street View)

ELEVATION KEYNOTES

Cembrit Rainscreen System Size: 30" Vertical

Gembrit Rainscreen System
Size: 6" Horizontal

4 Cembrit Rainscreen System
Size: 6" Horizontal

6 Aluminum Windows & Doors
Color: Clear Anodized

5 Concrete Wall Finish: Textured

La Habra Exterior Plaster

Finish: 20/30 Float (Sand)

Color: X-23 Aspen (Integrated)

Cembrit Rainscreen System

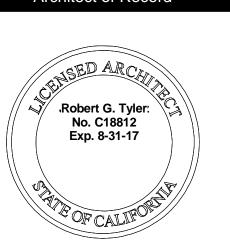
Color: True, Antarctic 304

Color: True, Olympus 309

Color: True, Kilimanjaro 307



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Sheet No.	Project No.	
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A-3.3	Date	
10.0	12/14/17	
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Scale As indicated

(14) Rooftop Mechanical (hidden from Street View) SOUTH ELEVATION

Feat: Wood texture underside

Balcony w/ Alucobond Fascia
Color: Clear Anodized
Feat: Wood texture underside

9 Glass Railing

(10) Steel Tension Cables

(11) Steel Eyebrow over Window

(13) Steel Vertical Privacy Screen

Alucobond Horizontal Sun Shade Color: Clear Anodized

La Habra Exterior Plaster

Gembrit Rainscreen System
Size: 6" Horizontal

4 Cembrit Rainscreen System
Size: 6" Horizontal

6 Aluminum Windows & Doors
Color: Clear Anodized

5 Concrete Wall Finish: Textured

Cembrit Rainscreen Sys Size: 30" Vertical

Finish: 20/30 Float (Sand)

Color: X-23 Aspen (Integrated)

Cembrit Rainscreen System

Color: True, Antarctic 304

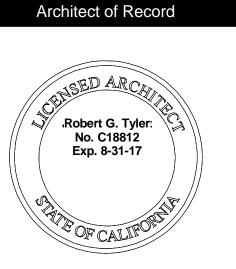
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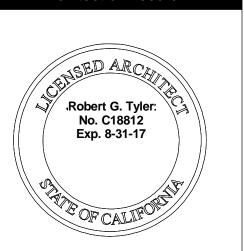
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BUILDING SECTION N-S



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Description
BUILDING SECTION E-W

1/8" = 1'-0"