ATTACHMENT M PROJECT PLANS

Assessor's Parcel Number:	5722-030-162	
General Plan Land Use Designation:	Medium Mixed Use	
Zoning District:	CD-2/ Mid Town Civic Auditorium	
Existing Buildings to be Removed:	43,544 sf 2-Story Office Building	
Proposed Building(s):	One New Building: 6 Above-grade Habitable Levels 2 Below-grade Parking Levels	S
Lot Area:	35,502 sf	
Base Density Allowed:	87 Dwelling Units/ Acre = 71	
29.6% Density Bonus Propo	Market Rate = 84 Very Low Income = 8 Total = 92	
Designated Very Low Income Units	2 BR: 215, 415 1 BR: 204, 305, 316 404, 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 **Height Limit:** 60 (75) Height Averaging Allowed 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

6th Floor

6th Floor

1st Floor

2nd Floor

3rd Floor 4th Floor

5th Floor

6th Floor

Subtotal Balcony Open Space 6,938 sf (= 31.1% < 35% - OK)

Total Open Space Proposed 22,320 sf > 22,218 sf (OK)

Subtotal Common Open Space 15,382 sf

2,037 sf East Terrace

2,180 sf (Patios)

899 sf (Balconies)

899 sf (Balconies)

899 sf (Balconies)

899 sf (Balconies)

1,163 sf (Balconies)

2.092 sf

Private Balconies (Max 35%) (Minimum Dimension = 6'-0" Tvp.)

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

Proposed

None

SHEET INDEX **BUILDING SECTION E-W** TITLE SHEET **PERSPECTIVES** SITE CONTEXT SITE CONTEXT SURVEY & TREE INVENTORY OPEN SPACE DIAGRAMS SITE & LANDSCAPE PLAN GROUND FLOOR PLAN FLOOR PLANS 2-5 6th FLOOR PLAN **ROOF PLAN B1 BASEMENT PLAN B2 BASEMENT PLAN B3 BASEMENT PLAN** EAST ELEVATION NORTH ELEVATION **EAST ELEVATION - CONTEXT**

WEST ELEVATION

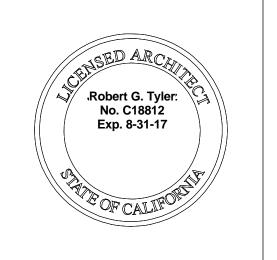
SOUTH ELEVATION

BUILDING SECTION N-S



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Architect of Record



No.	Description	Date

Applicable Building Codes:

Type of Construction:

BUILDING CODE SUMMARY

Building regulations specified in Title 14 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

- 1. All work shall conform to the governing codes, documents and agencies having jurisdiction over the project. The governing code is the 2016 California Building Codes; CBC, CMC, CPC, CEC, as amended by the City 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
- 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

- Buildings shall be fully sprinklered per City of Pasadena Fire Department
- 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



E GREEN ST E GREEN ST El Dorado SI Mira Monte PI PROJECT SITE E DEL MAR BLVD DEL MAR BLVD

E CALIFORNIA BLVD

Parker Alv

Parker Alv

Multi-Family Dwelling Sprinkler Standards.

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Description TITLE SHEET

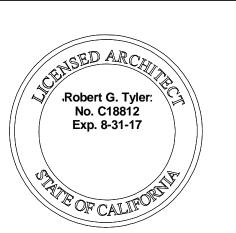












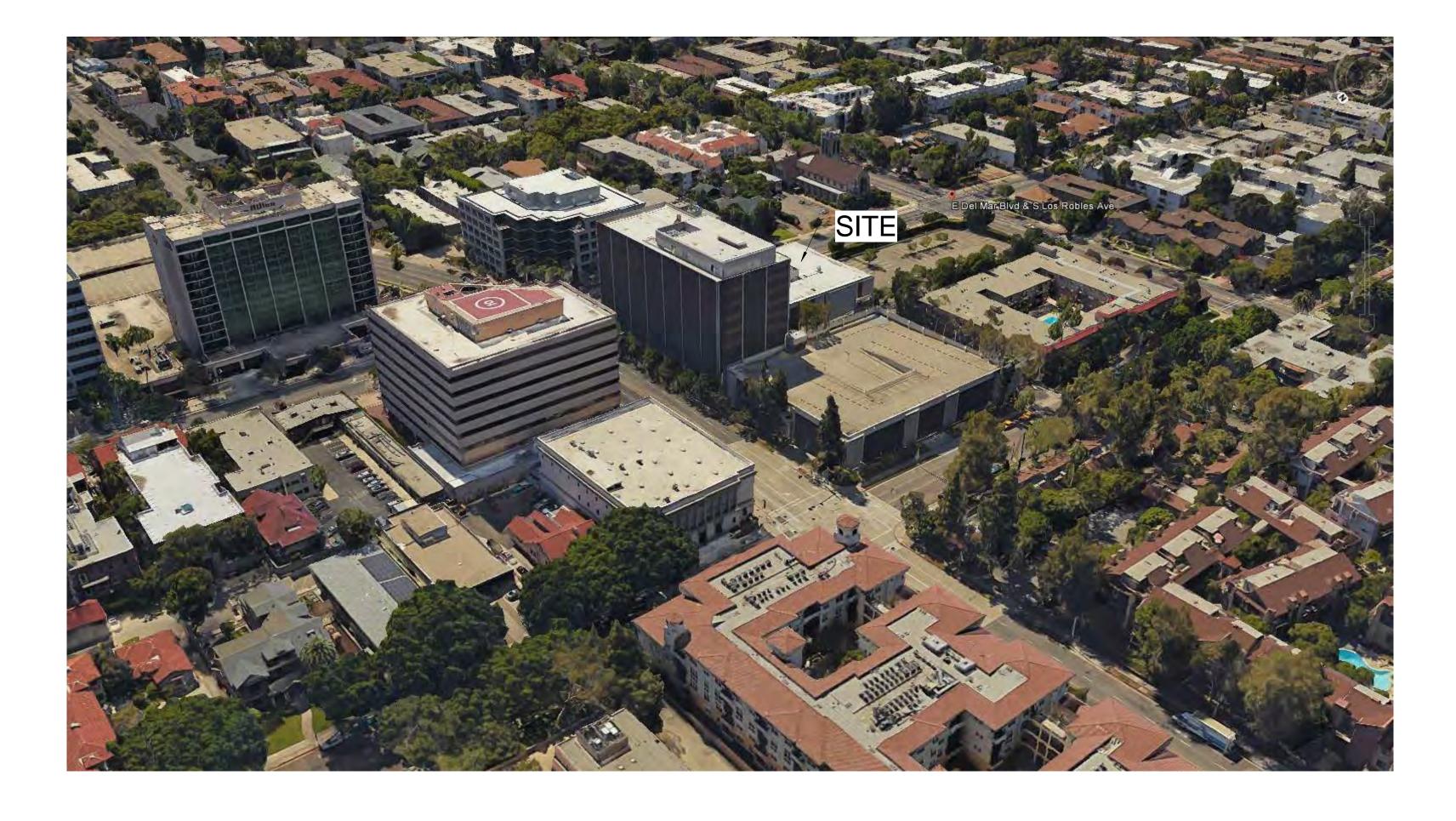
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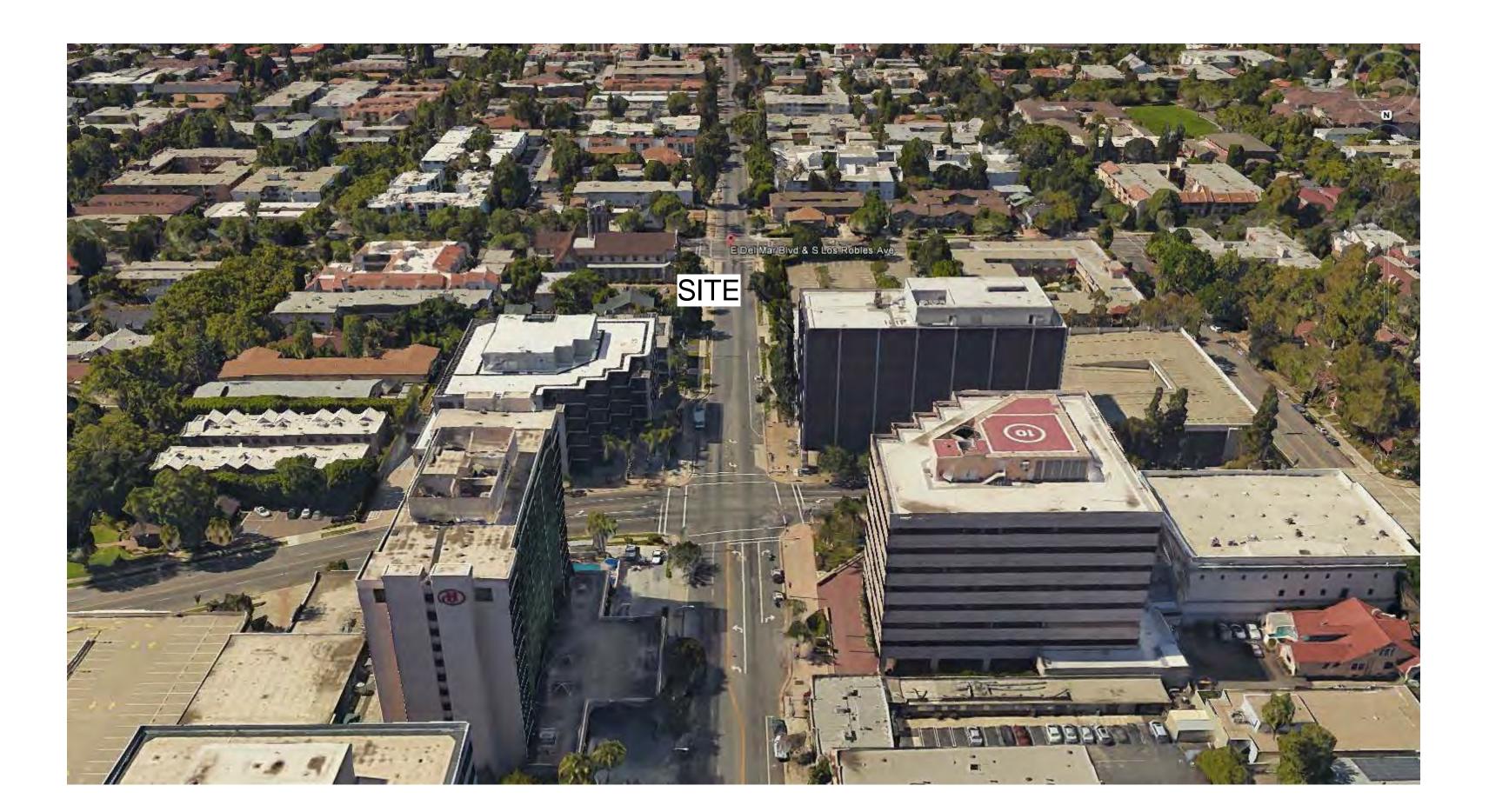
Use of Architect's Drawings

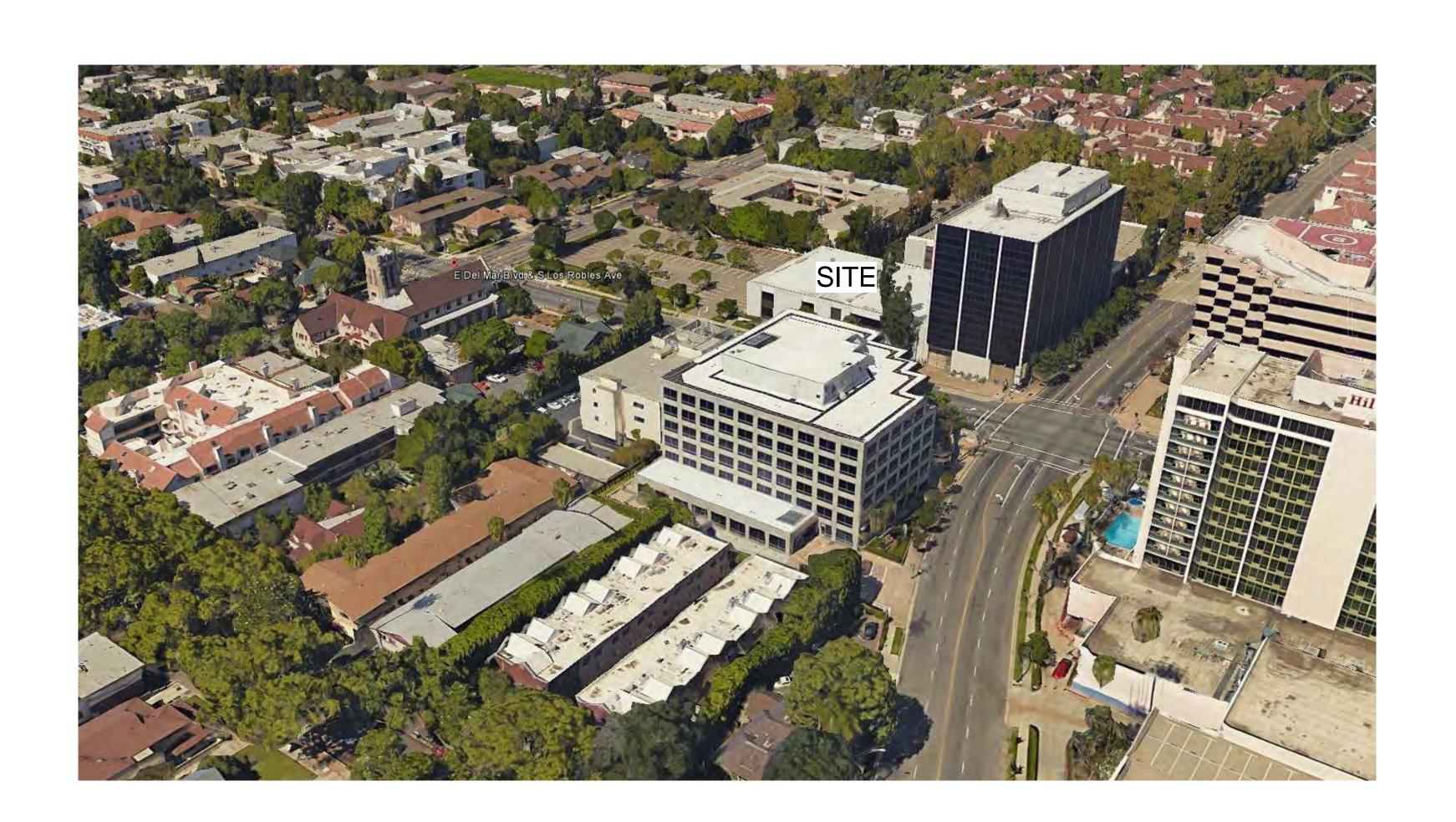
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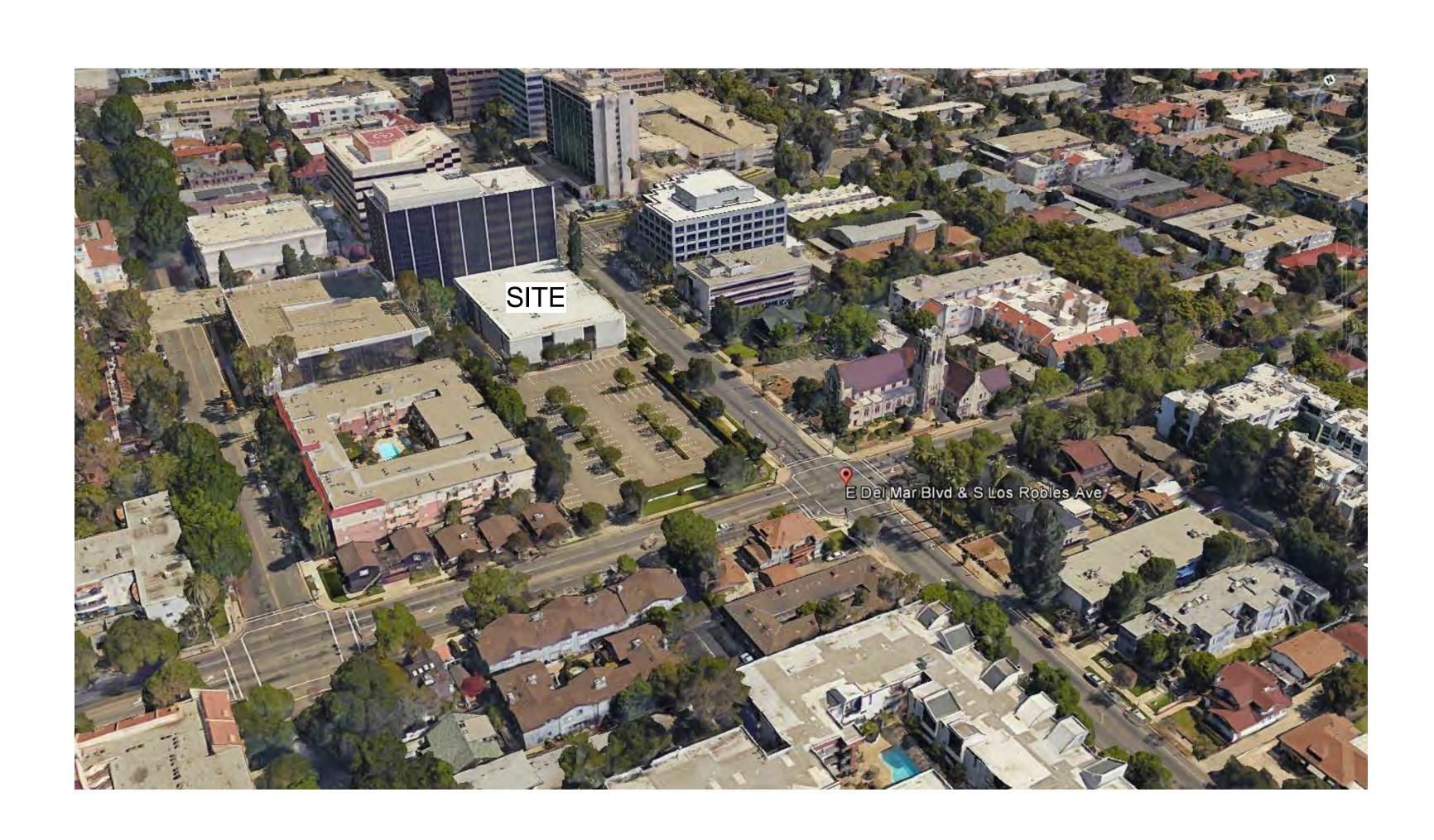
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PERSPECTIVES

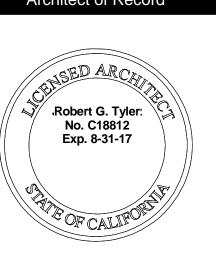












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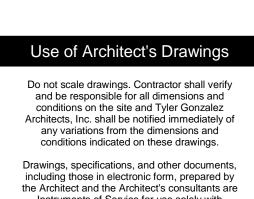
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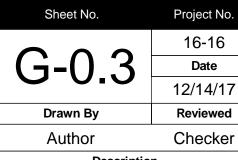
SITE CONTEXT

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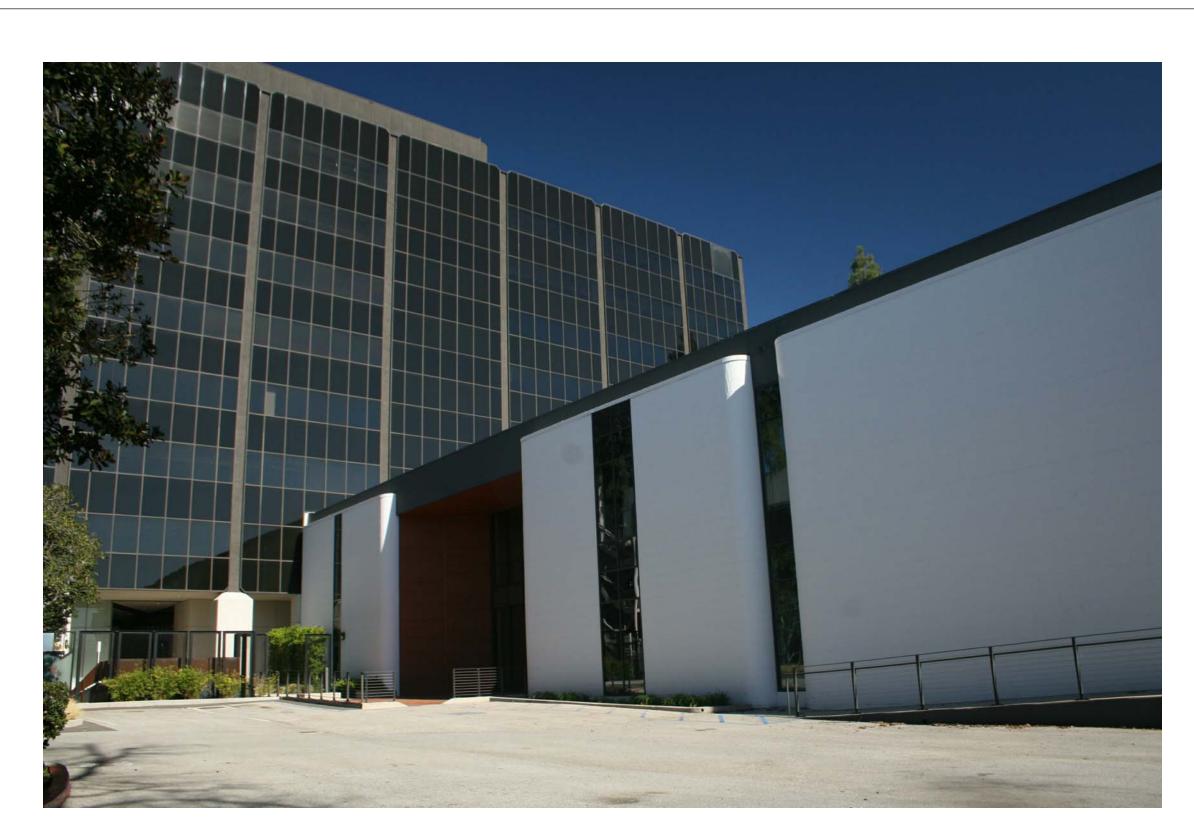


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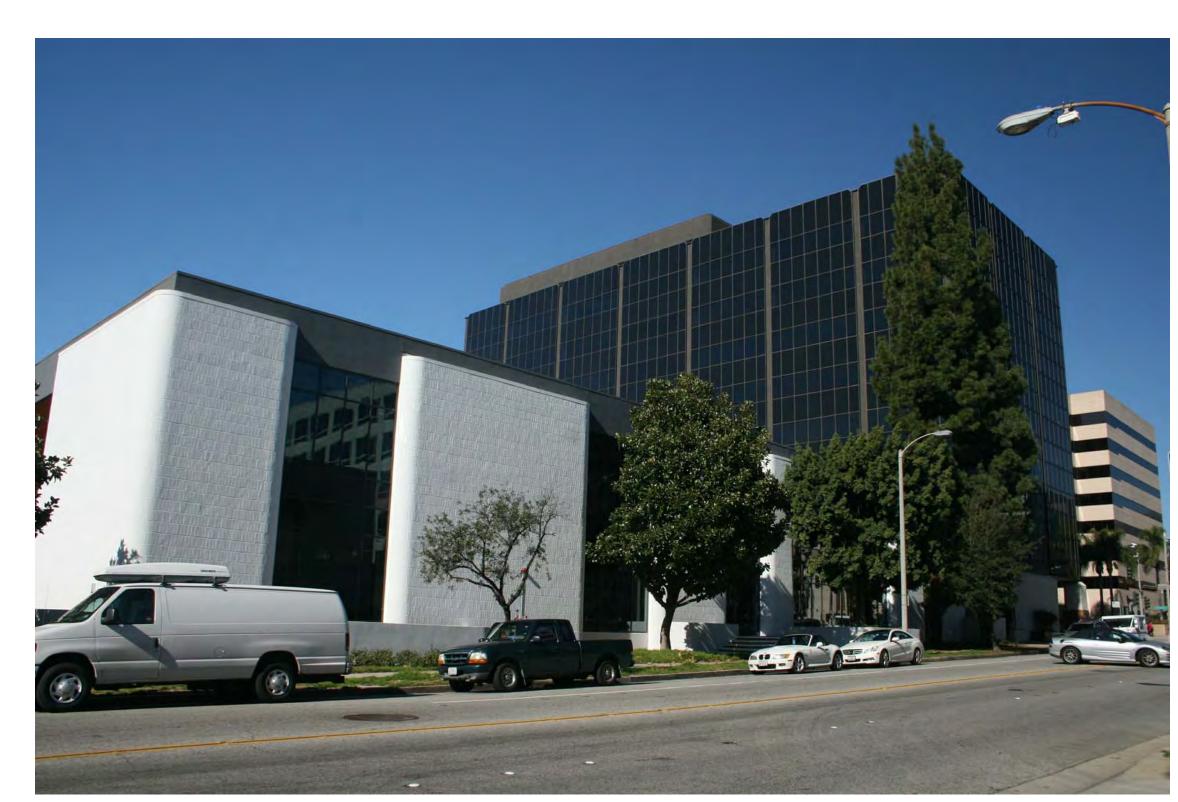
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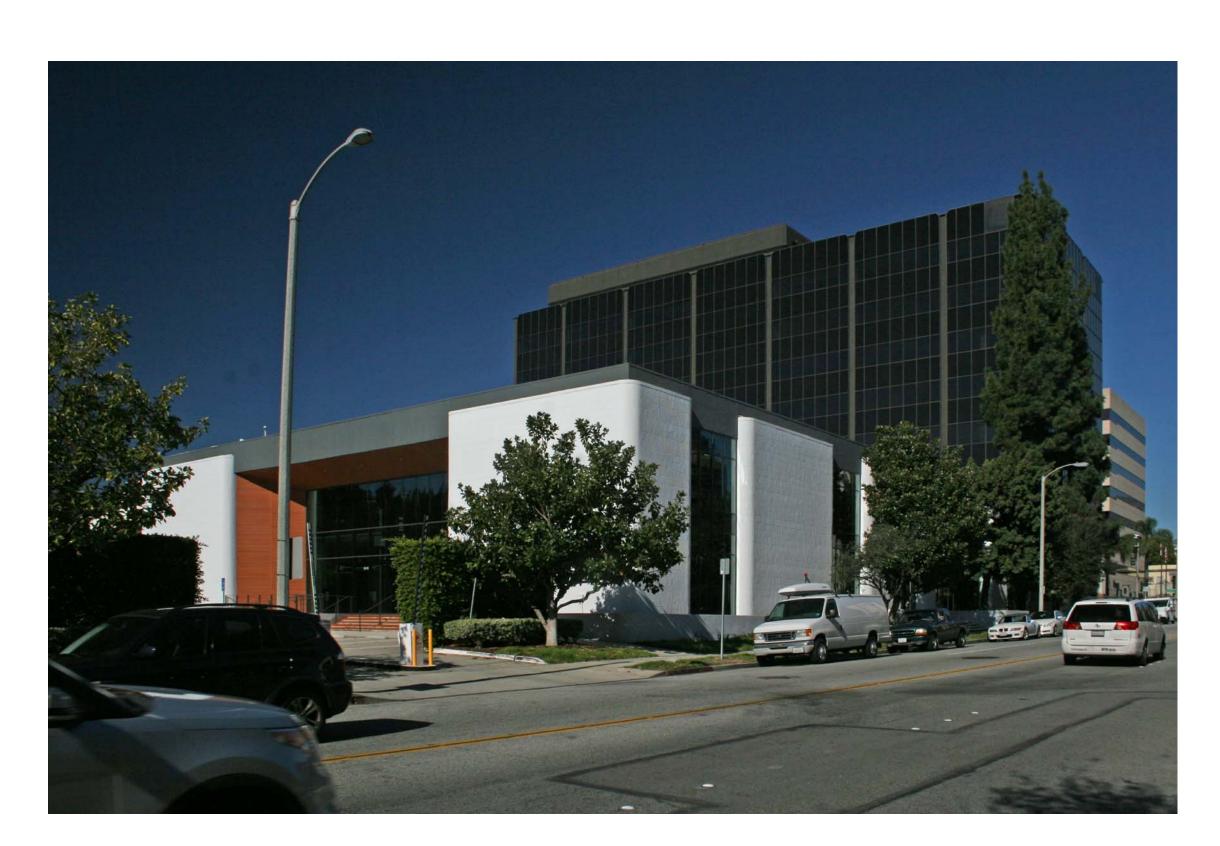
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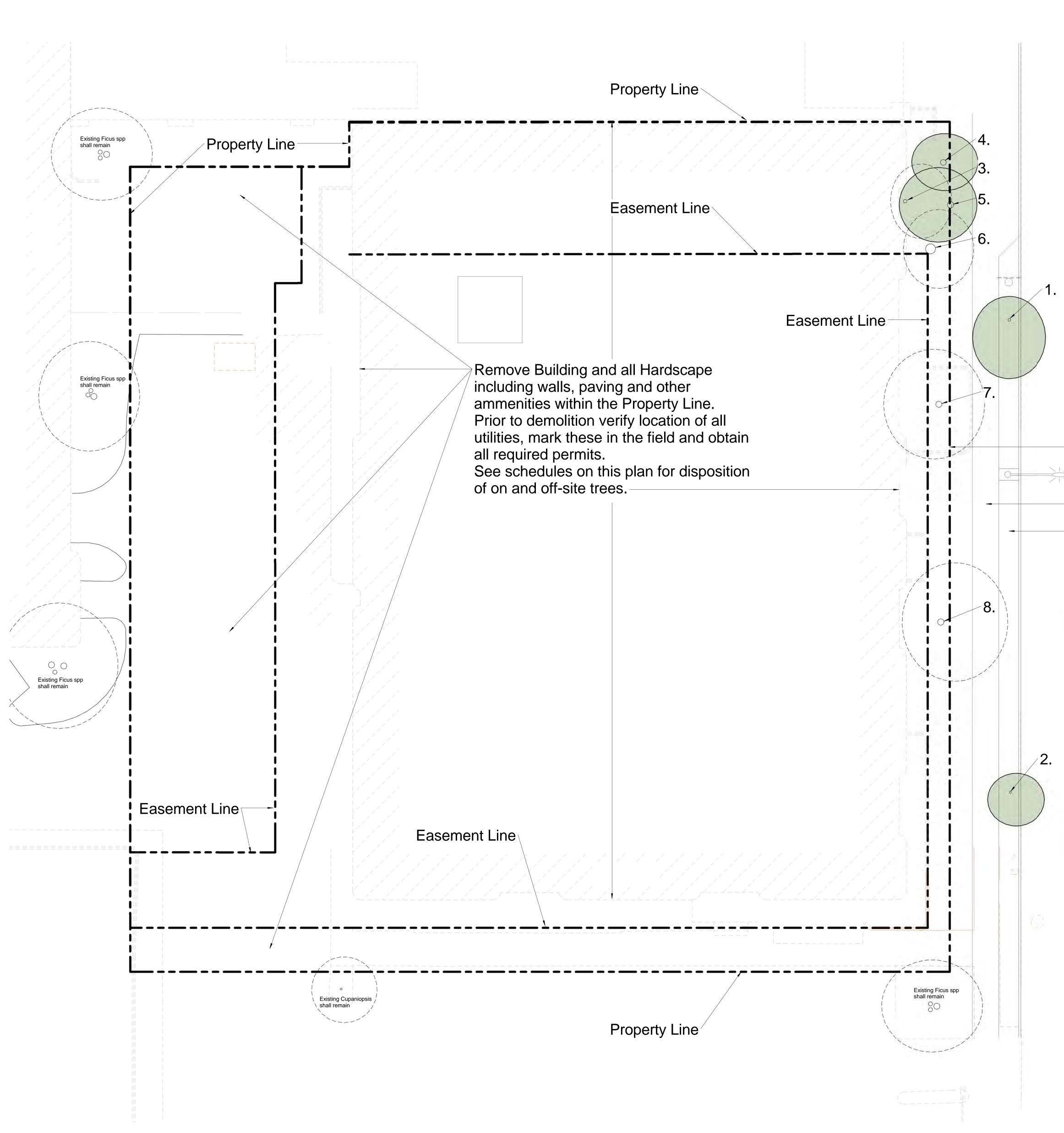
245 W. CORDOVA STREET



253 S. LOS ROBLES AVENUE



253 S. LOS ROBLES AVENUE



139 South Hudson Ave., Suite 300 Pasadena, CA 91101 626.396.9599

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 = Remcve 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	7.75	20	107	T.X	*
2	Quercus engelmannii	6"	24'	13'	R	Y
- 2	Pasadena Oak, Mesa Oak		24	13	15	
3	Cinnamomum camphora	10.5"	45'	18'	Х	N
9	Camphor Tree	10.0	45	1,0	Λ	L C
4	Pinus canariensis	16.5"	85'	14'	R	N
.9	Canary Island Pine	10.0	65			IN .
5	Pinus canariensis	18"	80'	17'	R	N
J	Canary Island Pine	10	00	1.6	100	IN
6	Pinus canariensis	26"	100'	18'	X	Ñ
0	Canary Island Pine	20	100	10	^	IN
7	Podocarpus gracilior	17.25"	32'	24'	X	N
1	Fern Pine	17.29	52	24	^	IN IN
8	Magnolia grandiflora	18"	35'	24'	X	N
O	Southern Magnolia, Bull Bay	10	33	24	^	AIN
9			100			
					^	
10		0.	A	10		
17					7	•
11		n n	5	1.		
12			25	7		
12	TI.					

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.

PLANNING AND DEVELOPMENT DEPARTMENT // PLANNING DIVISION

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

	Tree Inventory					2	150 150		
Number	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

Use of Architect's Drawings 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.

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SURVEY & TREE INVENTORY



	Area Sc	nedule (Cor	mmon Open S _l	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

<u>Unit 401</u>

2-Bedroom

970 SF

Unit 402 2-Bedroom

979 SF

<u>Unit 404</u>

704 SF

Unit 410 1-Bedroom

746 SF

<u>Unit 412</u>

1-Bedroom

778 SF

1-Bedroom

<u>Unit 415</u>

2-Bedroom

865 SF

1-Bedroom

781 SF

775 SF

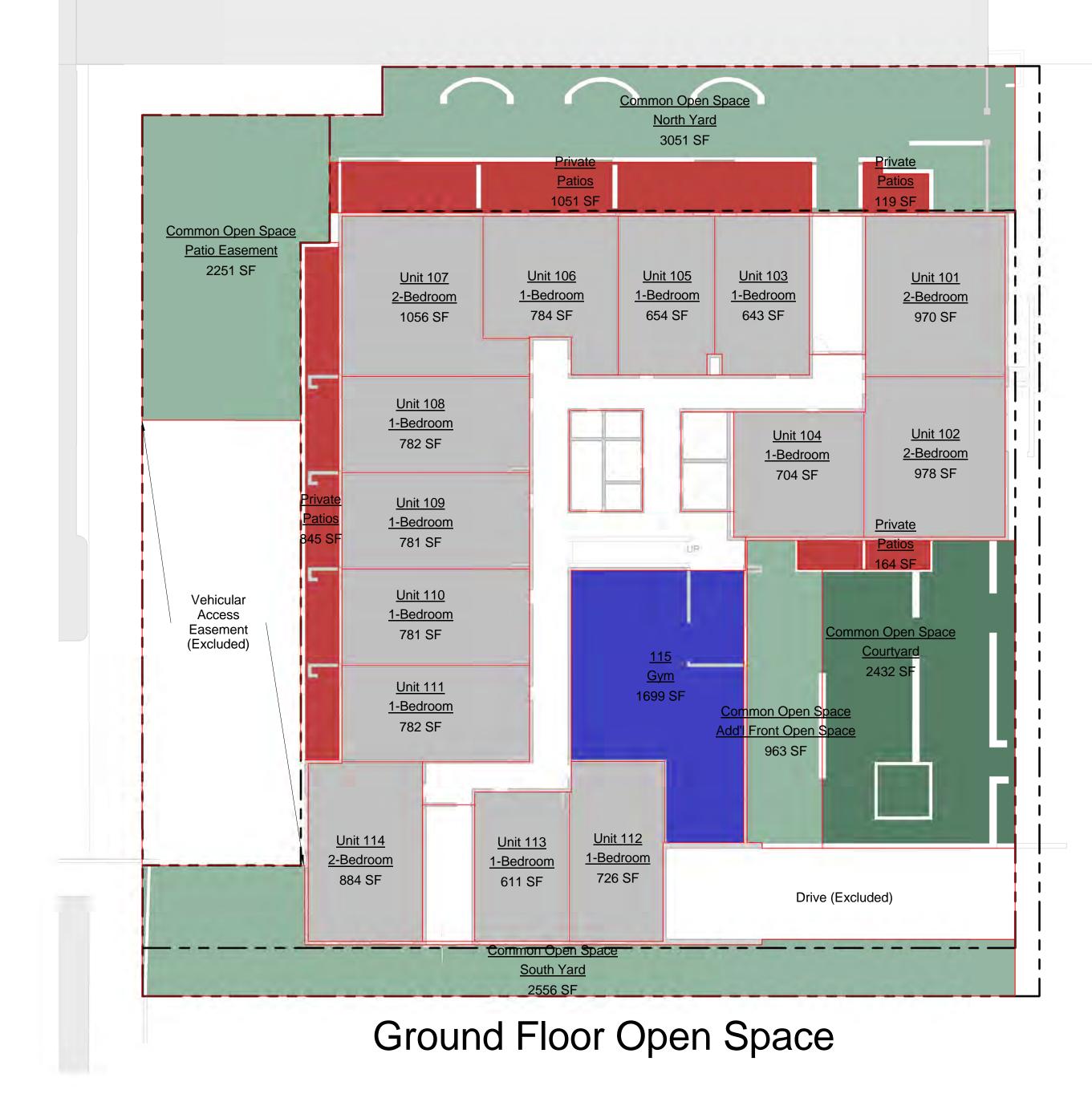
<u>Unit 416</u>

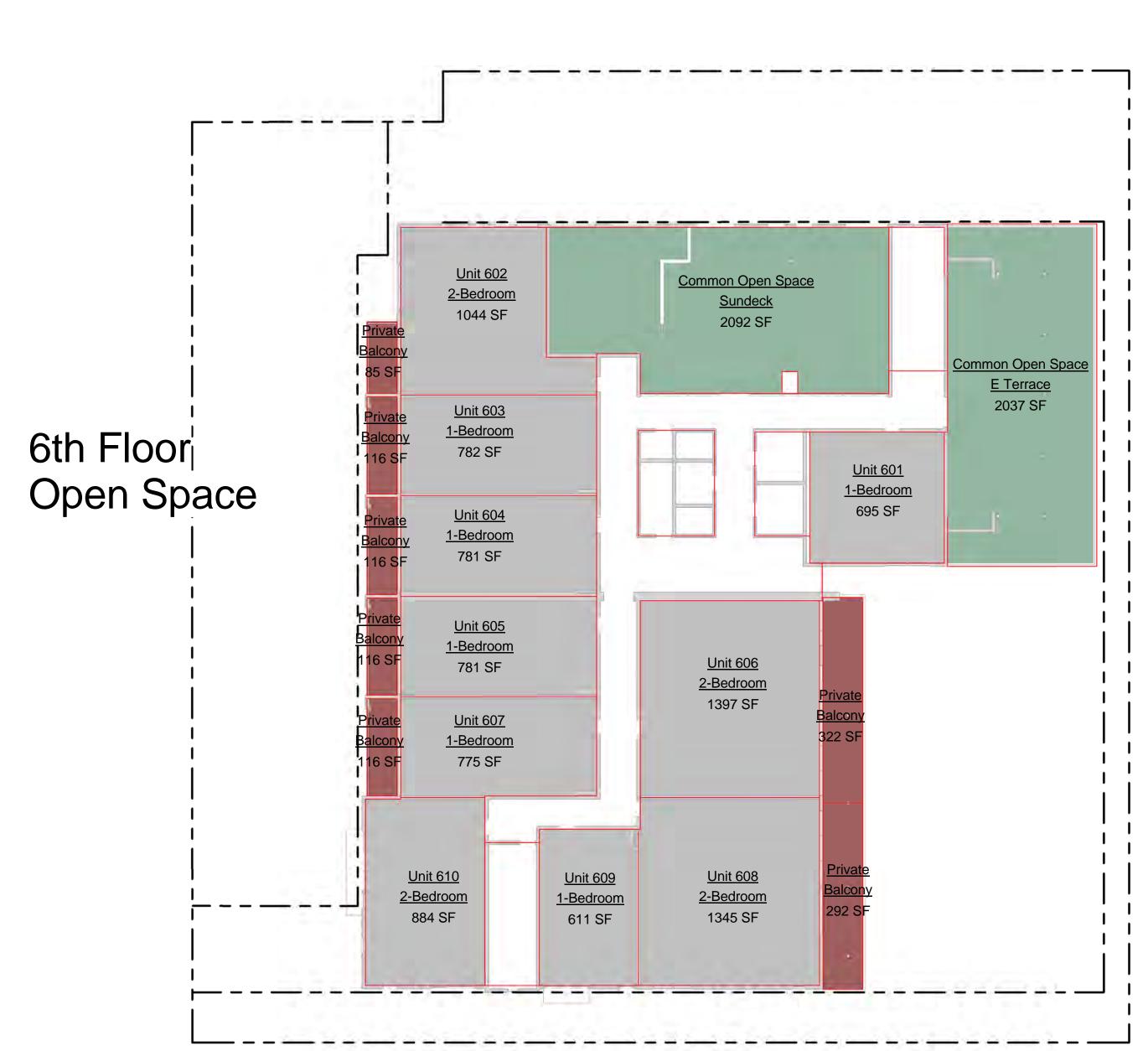
1-Bedroom

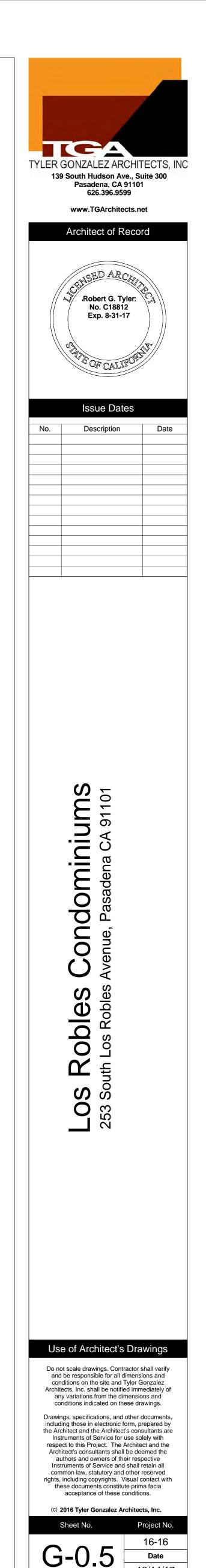
610 SF

<u>Unit 417</u>

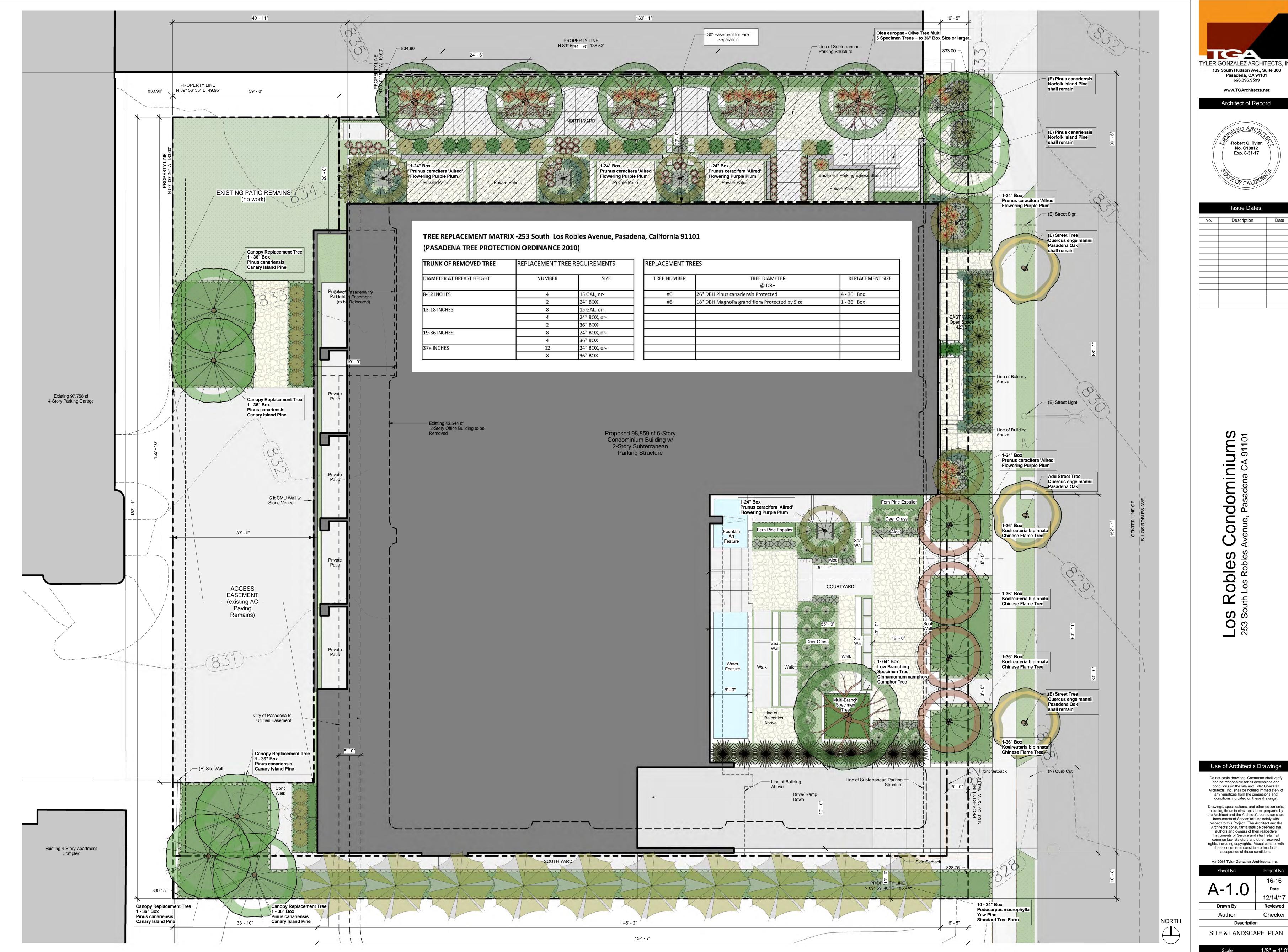
884 SF

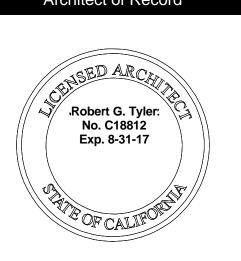






OPEN SPACE DIAGRAMS



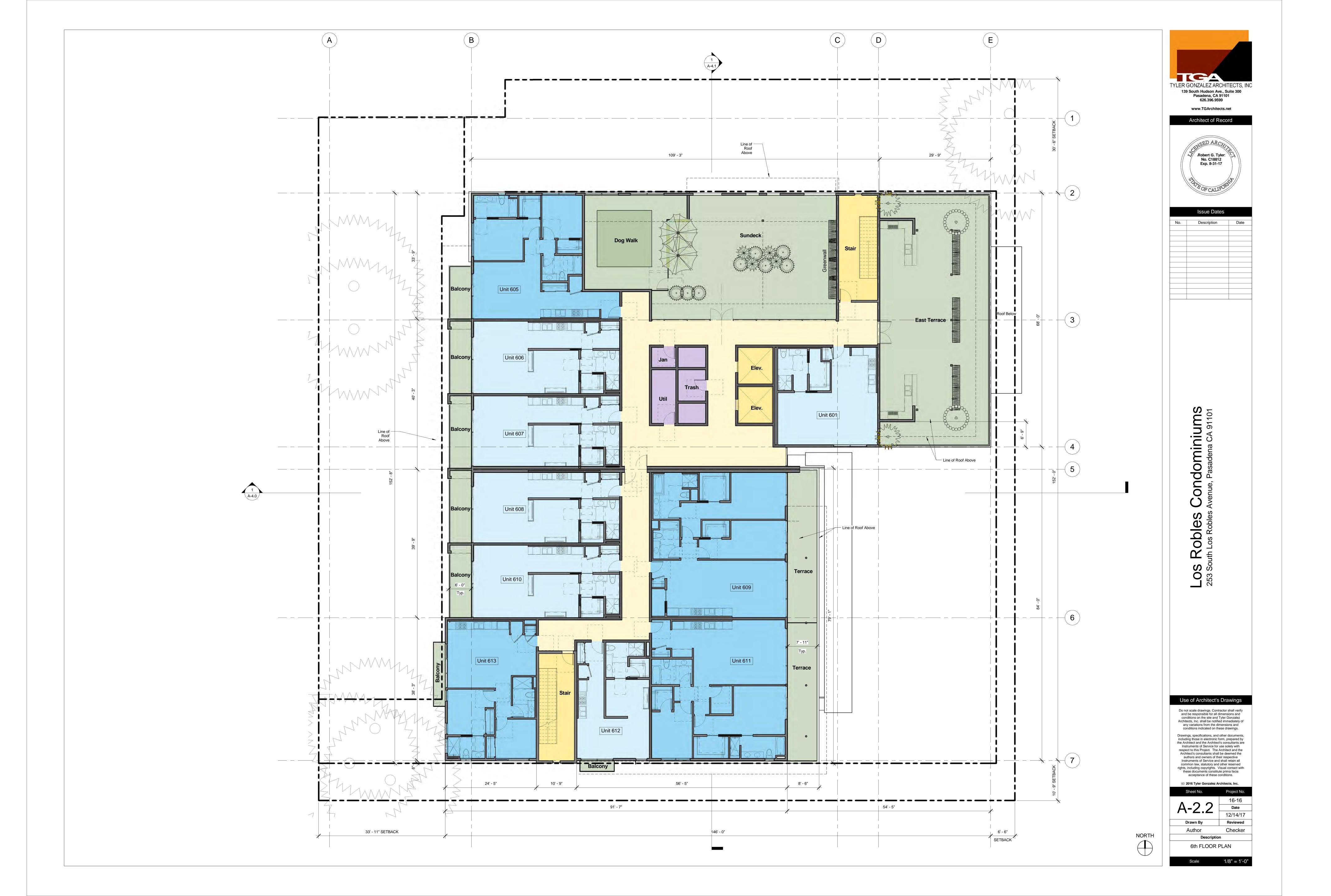


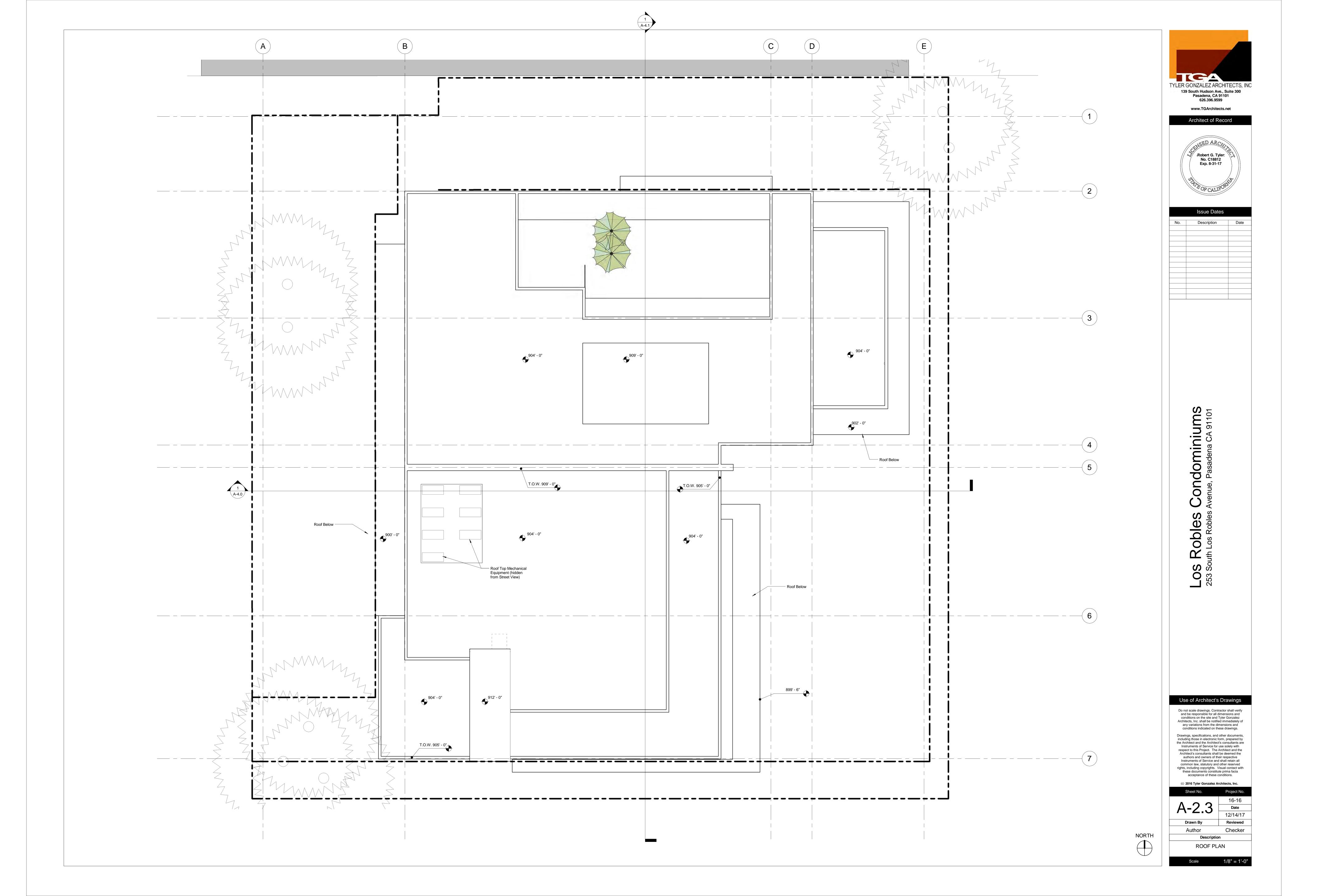
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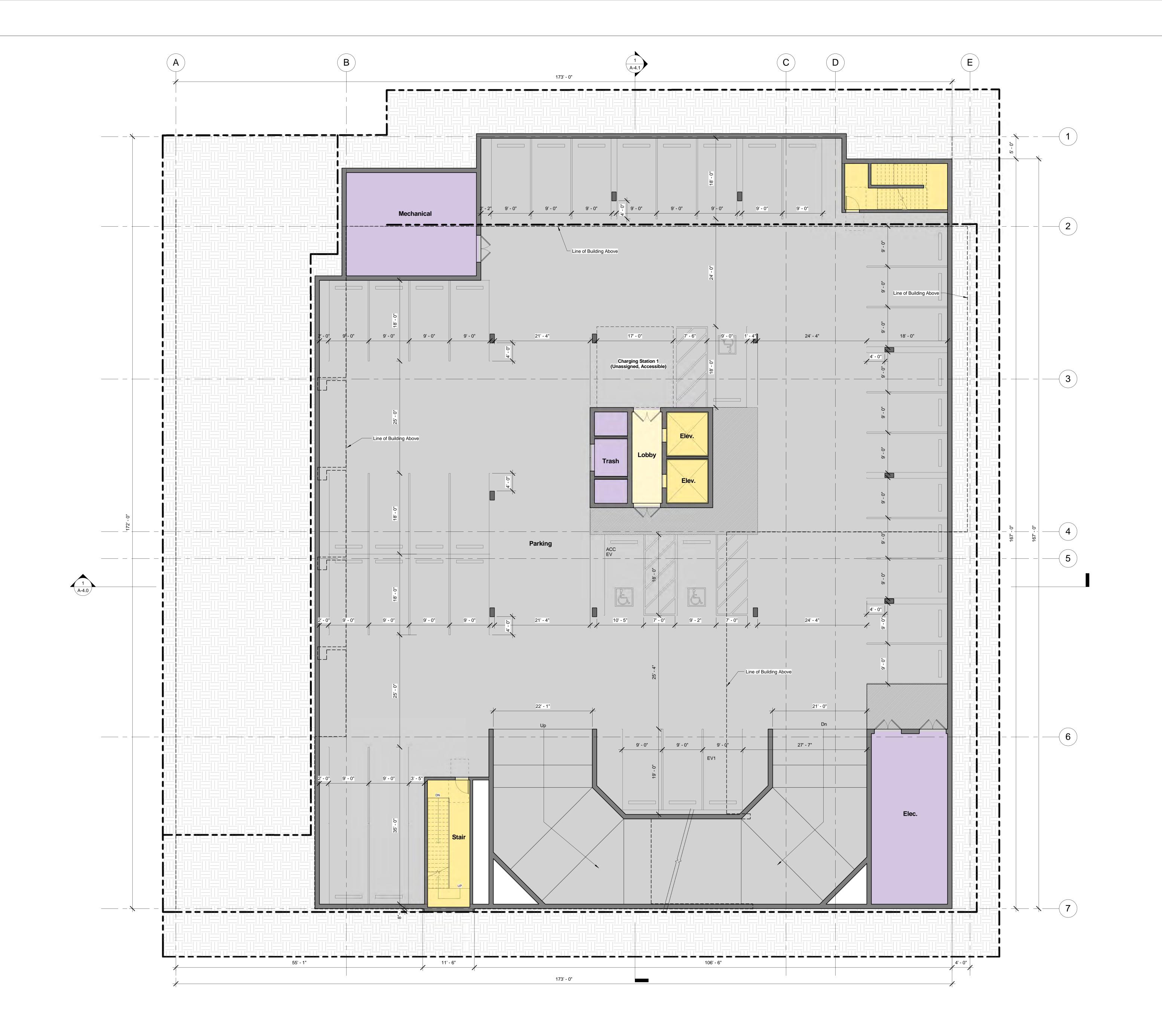
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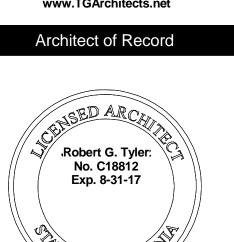












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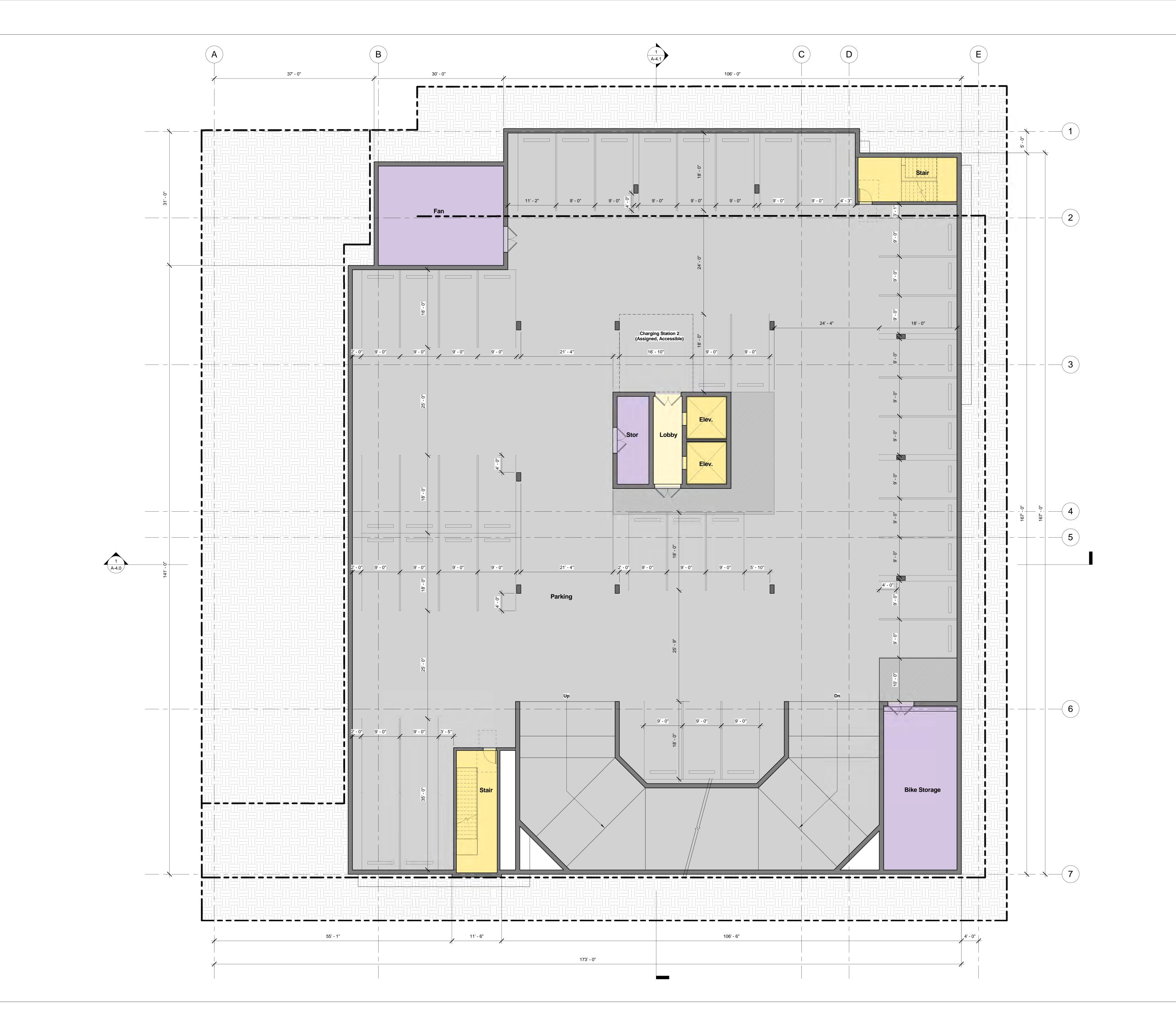
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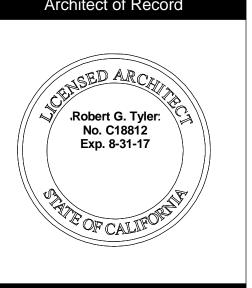
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B1 BASEMEN	T PLAN	





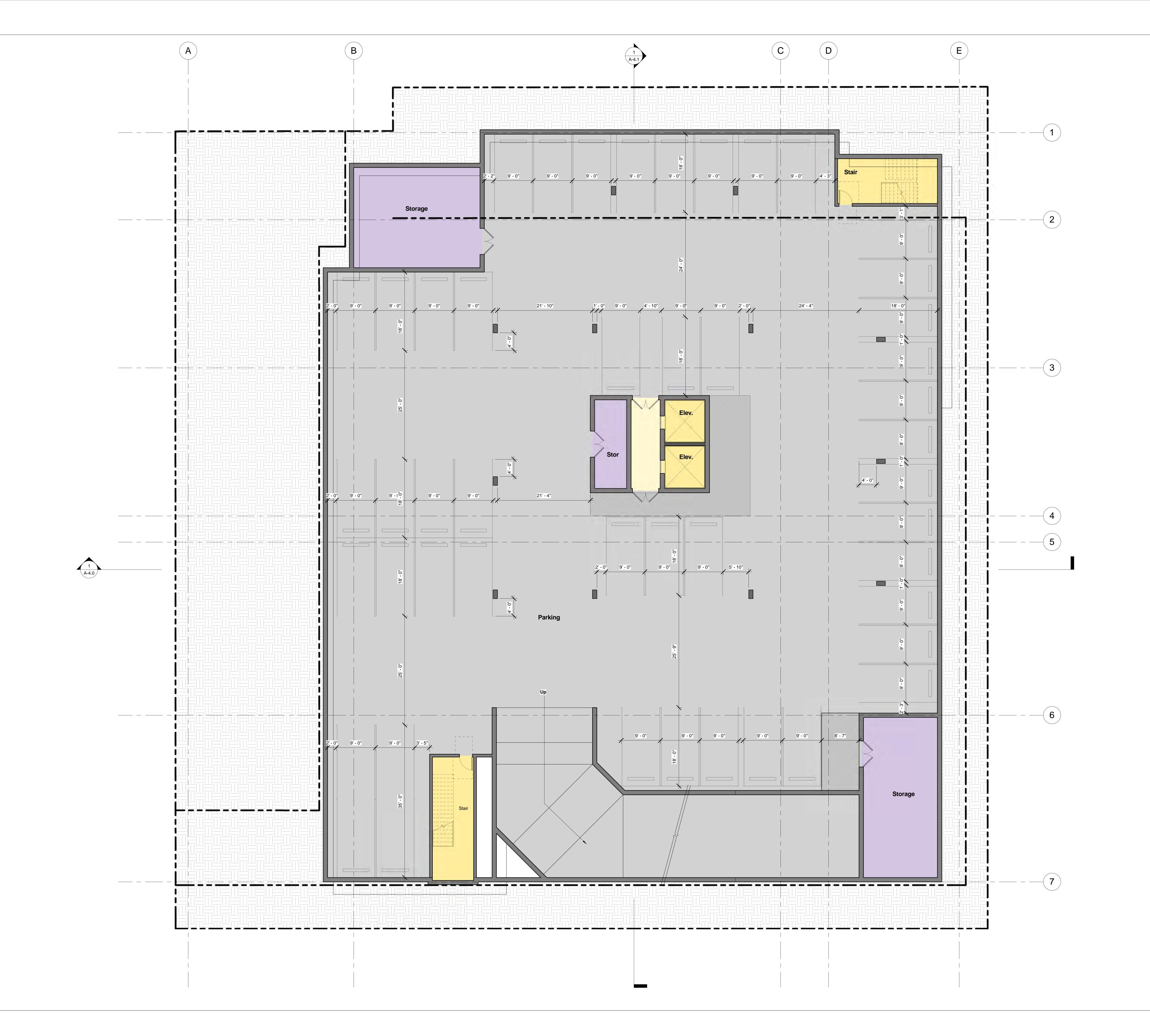


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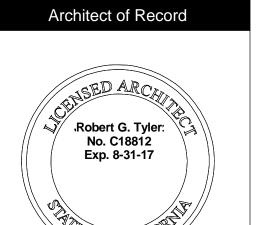


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Checker **B2 BASEMENT PLAN**



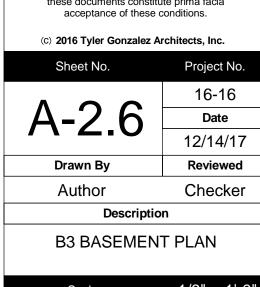




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TYLER GONZALEZ ARCHITECTS, INC 139 South Hudson Ave., Suite 300 Pasadena, CA 91101 626.396.9599

www.TGArchitects.net

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

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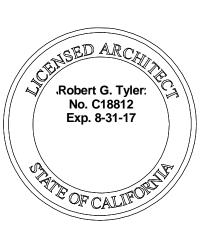
EAST ELEVATION

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 Cembrit Rainscreen System Size: 30" Vertical Cembrit Rainscreen System Color: True, Antarctic 304 9 Glass Railing Cembrit 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

Robles outh Los Robles

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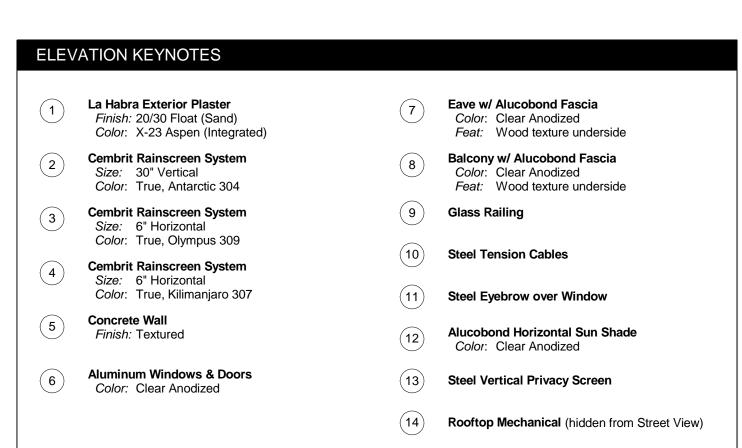
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EAST ELEVATION - CONTEXT

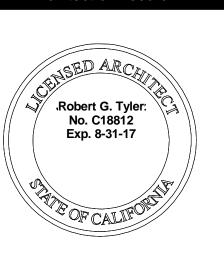
399 East Del Mar Townhomes (unbuilt) **Proposed Project** Existing Office Building

Los Robles Street Elevation









	Issue Dates	
No.	Description	

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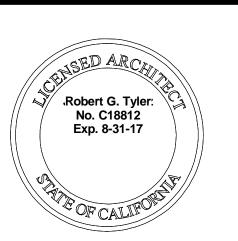
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Project No. Sheet No. 16-16 12/14/17 Drawn By Reviewed Checker Description NORTH ELEVATION

Scale As indicated







		Issue Dates	
	No.	Description	Date

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Avenue, Pasadena CA 91101 Robles outh Los Robles

Use of Architect's Drawings

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Sheet No.	Project No.
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A-32	Date
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Drawn By	Reviewed
Author	Checker
Descriptio	n

WEST ELEVATION

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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

(14) Rooftop Mechanical (hidden from Street View)

Color: X-23 Aspen (Integrated)

Cembrit Rainscreen System

Color: True, Antarctic 304

Color: True, Olympus 309

Color: True, Kilimanjaro 307

Cembrit Rainscreen System
Size: 6" Horizontal

4 Cembrit Rainscreen System
Size: 6" Horizontal

6 Aluminum Windows & Doors
Color: Clear Anodized

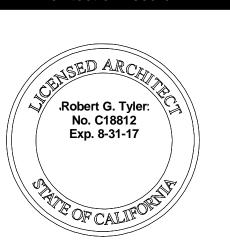
5 Concrete Wall Finish: Textured

Cembrit Rainscreen Sys Size: 30" Vertical

Scale As indicated



TYLER GONZALEZ ARCHITECTS, INC 139 South Hudson Ave., Suite 300 Pasadena, CA 91101 626.396.9599 www.TGArchitects.net



	Issue Dates	
No.	Description	Date

	Issue Dates	
No.	Description	Date

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7 Eave w/ Alucobond Fascia
Color: Clear Anodized

9 Glass Railing

(10) Steel Tension Cables

(11) Steel Eyebrow over Window

(13) Steel Vertical Privacy Screen

Alucobond Horizontal Sun Shade Color: Clear Anodized

(14) Rooftop Mechanical (hidden from Street View)

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

Feat: Wood texture underside

La Habra Exterior Plaster

Cembrit Rainscreen System
Size: 6" Horizontal

4 Cembrit Rainscreen System
Size: 6" Horizontal

6 Aluminum Windows & Doors
Color: Clear Anodized

5 Concrete Wall Finish: Textured

2 Cembrit Rainscreen Syr Size: 30" Vertical

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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SOUTH ELEVATION

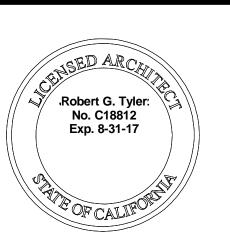
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Architect of Record



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No.	Description	Dat
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Condominiums
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Los Robles Condo

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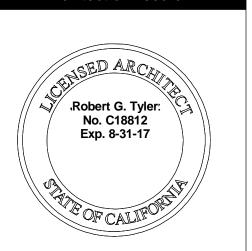
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Description

BUILDING SECTION N-S



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