

MAYFIELD SENIOR SCHOOL MASTER DEVELOPMENT PLAN, ZONE CHANGE & GENERAL PLAN AMENDMENT

500 BELLEFONTAINE STREET
PASADENA, CALIFORNIA
91105-2439

Pica-Sullivan
ARCHITECTS LTD

522 South Foothill Ave.
Los Angeles, CA 90005-3609

PHONE 323.651.7124
FAX 323.651.0831
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CONSULTANT

ABBREVIATIONS

1.1	ASB	ASBESTOS
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SYMBOL LEGEND

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DRAWING INDEX

1.00	TITLE SHEET: APPROVAL FOR DEVELOPMENT
1.01	GENERAL DEVELOPMENT PLAN
1.02	PHASES OF DEVELOPMENT
1.03	FLOOR PLANS
1.04	TREE SURVEY
1.05	SYMBOL LEGEND
1.06	ABBREVIATIONS
1.07	PROJECT DESCRIPTION
1.08	PROJECT DATA
1.09	VICINITY MAP
1.10	GENERAL PLAN DESIGNATION
1.11	LOCATION MAP
1.12	GENERAL PLAN DESIGNATION

PROJECT DATA

PROJECT NAME: MAYFIELD SENIOR SCHOOL

PROJECT ADDRESS: 500 BELLEFONTAINE STREET, PASADENA, CA 91105

PRESENT USE OF SITE: PRIVATE SCHOOL

PROPOSED USE OF SITE: PRIVATE SCHOOL

ZONING DESIGNATION: RS-4HD

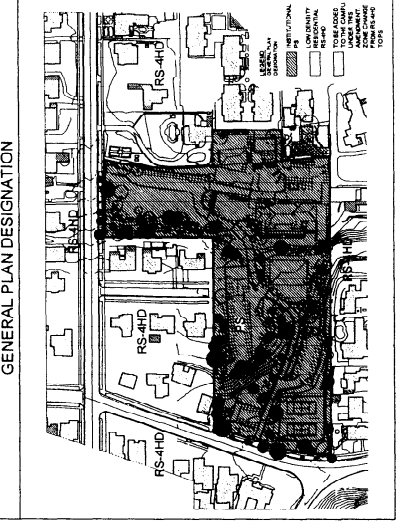
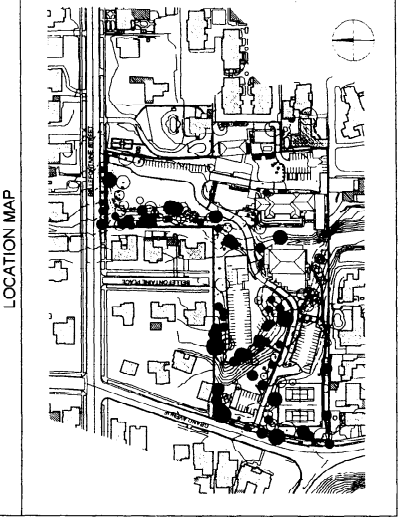
GENERAL PLAN DESIGNATION: RS-4HD

PROJECT SIZE: 1.17 ACRES (50,800 SQ FT)

PROJECT DESCRIPTION

MAYFIELD SENIOR SCHOOL IMPROVEMENT TO INCLUDE THE FOLLOWING ITEMS:

1. **Site and Scope:** The site is located at the intersection of Bellefontaine Street and Mayfield Avenue in Pasadena, California. The project consists of the renovation and expansion of the existing school building, which is currently used as a private school. The project also includes the construction of a new building for a community center and the improvement of the site's landscaping and parking areas.
2. **Site History:** The site has a long history of use as a school. It was originally built in the 1920s and has since been used by several different schools. The existing building is a two-story structure with a total area of approximately 10,000 square feet. The new building will be a three-story structure with a total area of approximately 15,000 square feet.
3. **Proposed Improvements:** The proposed improvements include the renovation of the existing building, the construction of a new building, and the improvement of the site's landscaping and parking areas. The renovation of the existing building will include the replacement of the roof, the repair of the exterior walls, and the improvement of the interior spaces. The new building will be a modern structure with a variety of amenities, including a library, a computer lab, and a community center. The landscaping improvements will include the planting of trees and shrubs, and the installation of a new irrigation system. The parking area improvements will include the expansion of the parking lot and the installation of new parking spaces.
4. **Impact Analysis:** The project is expected to have a positive impact on the community. It will provide a new building for a community center, which will be used for a variety of purposes, including classes, meetings, and events. The project will also improve the site's landscaping and parking areas, which will make the site more attractive and easier to use. The project is also expected to create jobs during the construction phase and provide a long-term benefit to the community.



TITLE SHEET

PROJECT: MAYFIELD SENIOR SCHOOL

ADDRESS: 500 BELLEFONTAINE STREET, PASADENA, CA 91105

ISSUE: 01-29-10 (FOR SUBMITTAL)

REVISION:

SCALE: AS SHOWN

SHEET: NT 5

DATE: 01/29/10

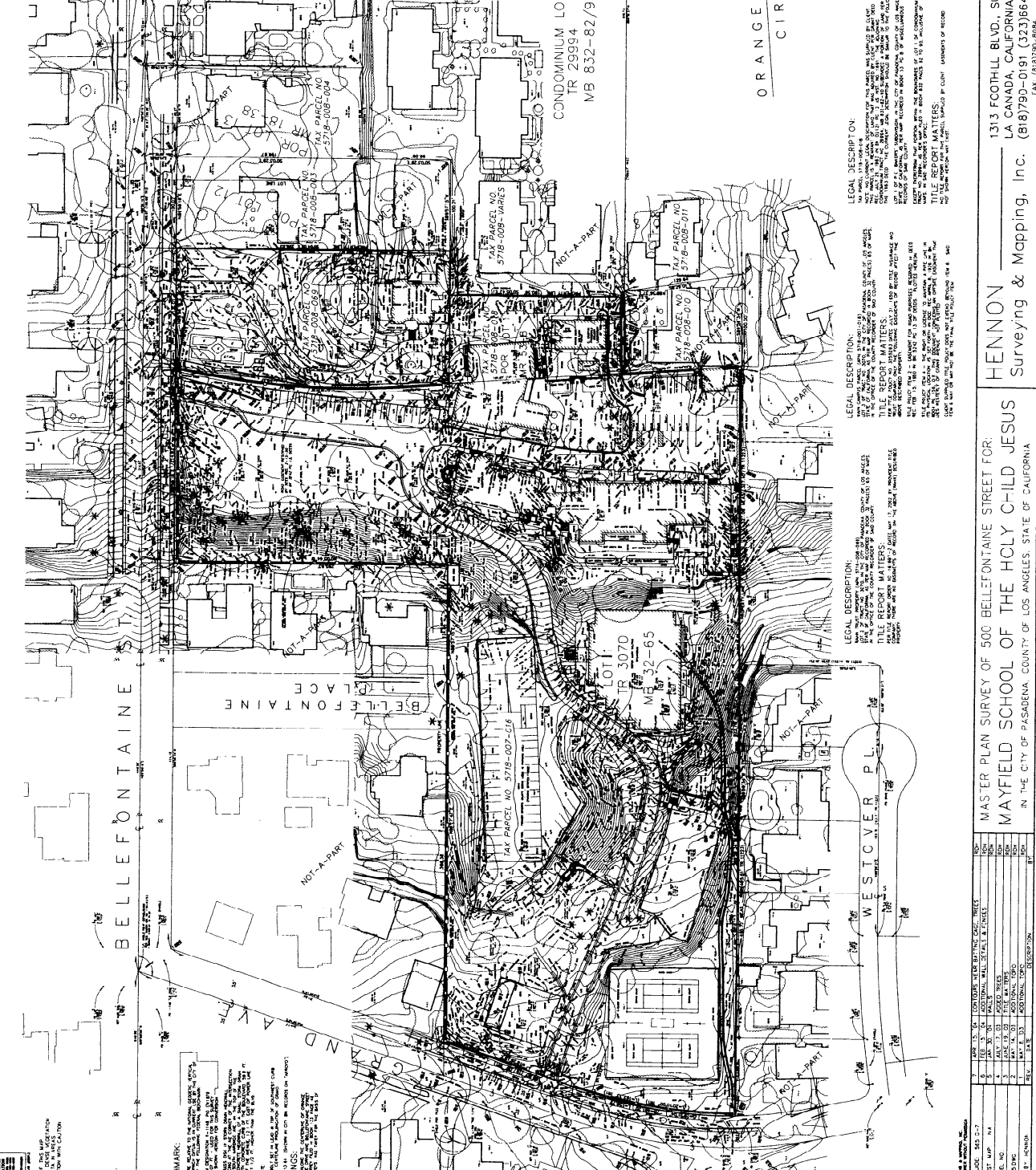
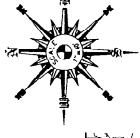
BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

LEGEND

1	CONTOUR INTERVAL 10 FT.
2	CONTOUR INTERVAL 20 FT.
3	CONTOUR INTERVAL 30 FT.
4	CONTOUR INTERVAL 40 FT.
5	CONTOUR INTERVAL 50 FT.
6	CONTOUR INTERVAL 60 FT.
7	CONTOUR INTERVAL 70 FT.
8	CONTOUR INTERVAL 80 FT.
9	CONTOUR INTERVAL 90 FT.
10	CONTOUR INTERVAL 100 FT.



PROJECT BENCHMARK:
LAWSON

NOTE: HORIZONTAL DATUM IS THE NAD 83 DATUM.
VERTICAL DATUM IS THE MLLW DATUM.
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS.
ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS.
ALL CURVES ARE FULL CIRCLES UNLESS OTHERWISE NOTED.
ALL DISTANCES ARE TO BE MEASURED AS SHOWN.
ALL BEARINGS ARE TO BE TAKEN AS SHOWN.
ALL ANGLES ARE TO BE TAKEN AS SHOWN.
ALL CURVES ARE TO BE TAKEN AS SHOWN.
ALL DISTANCES ARE TO BE MEASURED AS SHOWN.
ALL BEARINGS ARE TO BE TAKEN AS SHOWN.
ALL ANGLES ARE TO BE TAKEN AS SHOWN.
ALL CURVES ARE TO BE TAKEN AS SHOWN.

LEGAL DESCRIPTION:
THE MAP IS MADE AND PREPARED BY HENNON SURVEYING & MAPPING, INC. OF LOS ANGELES, CALIFORNIA. THE SURVEY IS MADE AND PREPARED BY HENNON SURVEYING & MAPPING, INC. OF LOS ANGELES, CALIFORNIA. THE SURVEY IS MADE AND PREPARED BY HENNON SURVEYING & MAPPING, INC. OF LOS ANGELES, CALIFORNIA.

TITLE REPORT MATTERS:
THE TITLE REPORT MATTERS OF THIS SURVEY HAVE BEEN RESEARCHED AND FOUND TO BE CORRECT. THE TITLE REPORT MATTERS OF THIS SURVEY HAVE BEEN RESEARCHED AND FOUND TO BE CORRECT.

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DATE:	MARCH 27, 2003
SCALE:	ONE INCH = FORTY FEET
CONTOUR INTERVAL:	ONE FT.
PROJECT NO.:	2103
SHEET:	ONE OF ONE

HENNON SURVEYING & MAPPING, INC.
1313 Foothill Blvd., Suite 2
La Canada, California 91011
Project: (818)790-0191 (323)664-2513
Fax: (818)790-8984

MASTER PLAN SURVEY OF 500 BELLEFONTAINE STREET FOR:	
MAYFIELD SCHOOL OF THE HOLY CHILD JESUS	
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA	
DATE:	MARCH 27, 2003
SCALE:	ONE INCH = FORTY FEET
CONTOUR INTERVAL:	ONE FT.
PROJECT NO.:	2103
SHEET:	ONE OF ONE
SURVEYOR: B. HENNON	
DISCREPANCY:	



EXISTING POPULATION & REQUIRED PARKING
 NOTE: THESE COUNTS ARE APPROXIMATE. THE EXISTING 1989 MAP MAY VARY SLIGHTLY FROM THE MAP APPLICATION. ALL AREAS ARE APPROXIMATE. THE EXISTING 1989 MAP MAY VARY SLIGHTLY FROM THE MAP APPLICATION.

EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
POPULATION	POPULATION	POPULATION	POPULATION	POPULATION	POPULATION	POPULATION	POPULATION	POPULATION	POPULATION
122	1	1	18	141	72,389				

EXISTING BUILDING AREAS

BUILDING	SIZE (SF)	STORIES	FOOTPRINT (SF)
444 BUILDING	38,847	1-3	12,147
445 BUILDING	10,881	1-2	7,388
446 BUILDING	11,996	1	11,371
447 BUILDING	17,115	1	15,105
448 BUILDING	17,115	1	15,105
449 BUILDING	4,264	1	4,264
450 BUILDING	82,239	1	44,424
TOTAL			

OVERALL AREAS

AREA	AREA (SF)
LOT COVERED	42,280 SF
PARKING	17,389 SF
OPEN SPACE	205,249 SF
CAMPUS USE*	325,929 SF
FLOOR AREA IN TOTAL CAMPUS USE	13.7%

*Does not include 448 Orange Grove Circle Building

Bica Sullivan ARCHITECTS LTD
 822 South Fairfax Ave
 Los Angeles, CA 90005-3699
 phone 323.683.7124
 fax 323.683.0031
 web website@bicasullivan.com



CONSULTANT

PROJECT
MAYFIELD SENIOR SCHOOL
 900 BELLEFONTAINE STREET
 PASADENA, CA 91106

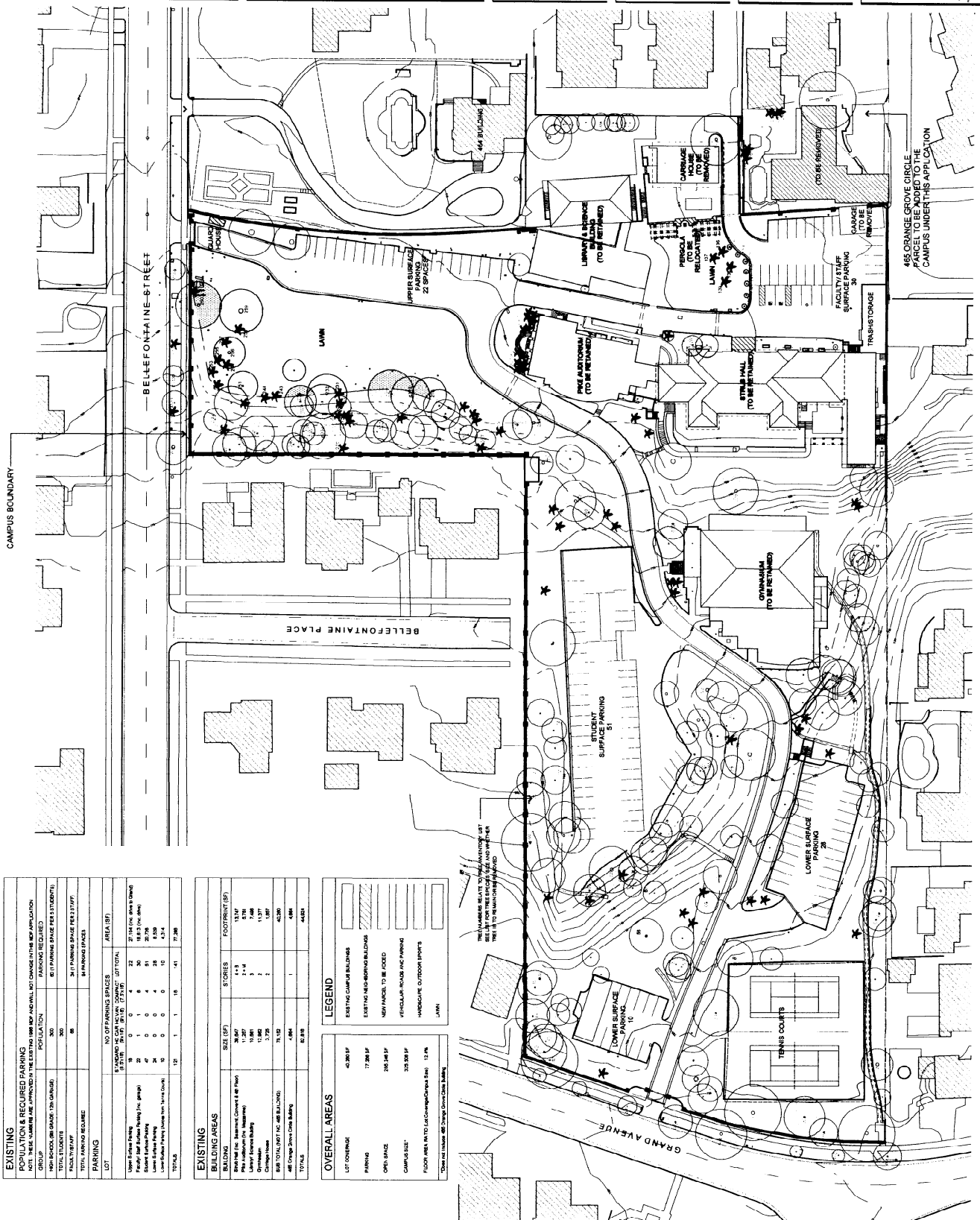
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BRIEF
 EXISTING SITE PLAN
 SCALE: 1"=50'-0"
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445 ORANGE GROVE CIRCLE
 PARCEL TO BE ADDED TO THE
 CAMPUS UNDER THIS APPLICATION



CONSULTANT

PROJECT
MAYFIELD SENIOR SCHOOL
160 BELLEFONTAINE STREET
PASADENA, CA 91108

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PROPOSED PHASE I

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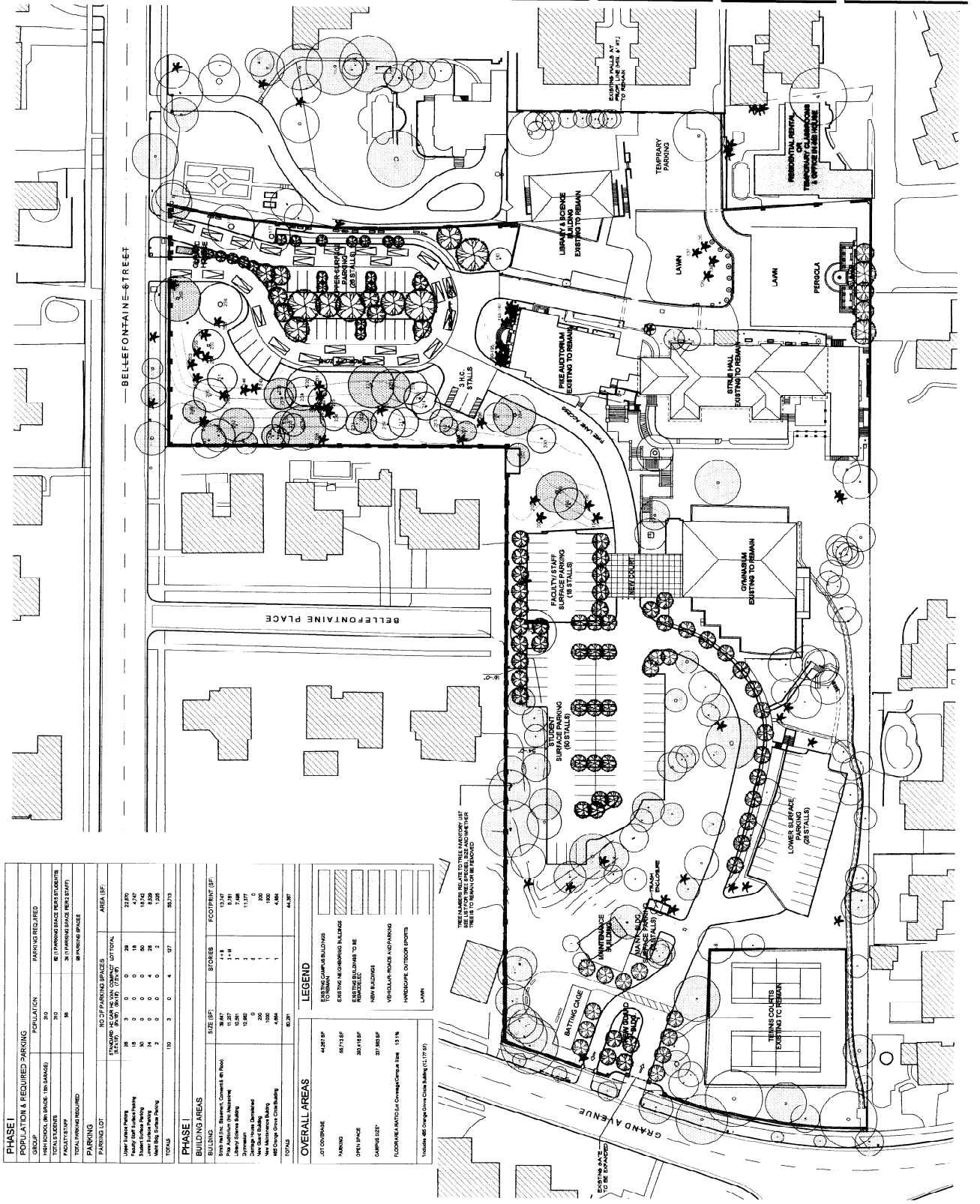
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PHASE I POPULATION & REQUIRED PARKING	
GROUP	POPULATION
High School (In-Building)	310
TOTAL STUDENTS	310
FACULTY/STAFF	50
TOTAL PERSONS REQUIRED	360
PARKING	
STANDARD	150
MINIMUM	30
TOTAL	180

BUILDING AREAS	SIZE (S.F.)	STORIES	FOOTPRINT (S.F.)
40,000 SF OT Overcome	40,000	1	40,000
60,000 SF Open Space	60,000	1	60,000
200,000 SF Campus Loop	200,000	1	200,000
1,000,000 SF Floorplate	1,000,000	1	1,000,000
TOTALS	1,300,000	1	1,300,000

LEGEND	
[Symbol]	EXISTING CAMPUS BUILDINGS
[Symbol]	EXISTING SURROUNDING BUILDINGS
[Symbol]	REVISIONS TO BE MADE
[Symbol]	NEW BUILDINGS
[Symbol]	VEGETATION/PLANTING
[Symbol]	LANDSCAPE/OUTDOOR SPACES
[Symbol]	LAWN

OVERALL AREAS	
LOT COVERAGE	40,000 SF
OPEN SPACE	60,000 SF
CAMPUS LOOP	200,000 SF
FLOORPLATE	1,000,000 SF
TOTALS	1,300,000 SF



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PROJECT
MAYFIELD SENIOR SCHOOL
500 BELLEFONTAINE STREET
PASADENA, CA 91108

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SHEET
PROPOSED PHASE II

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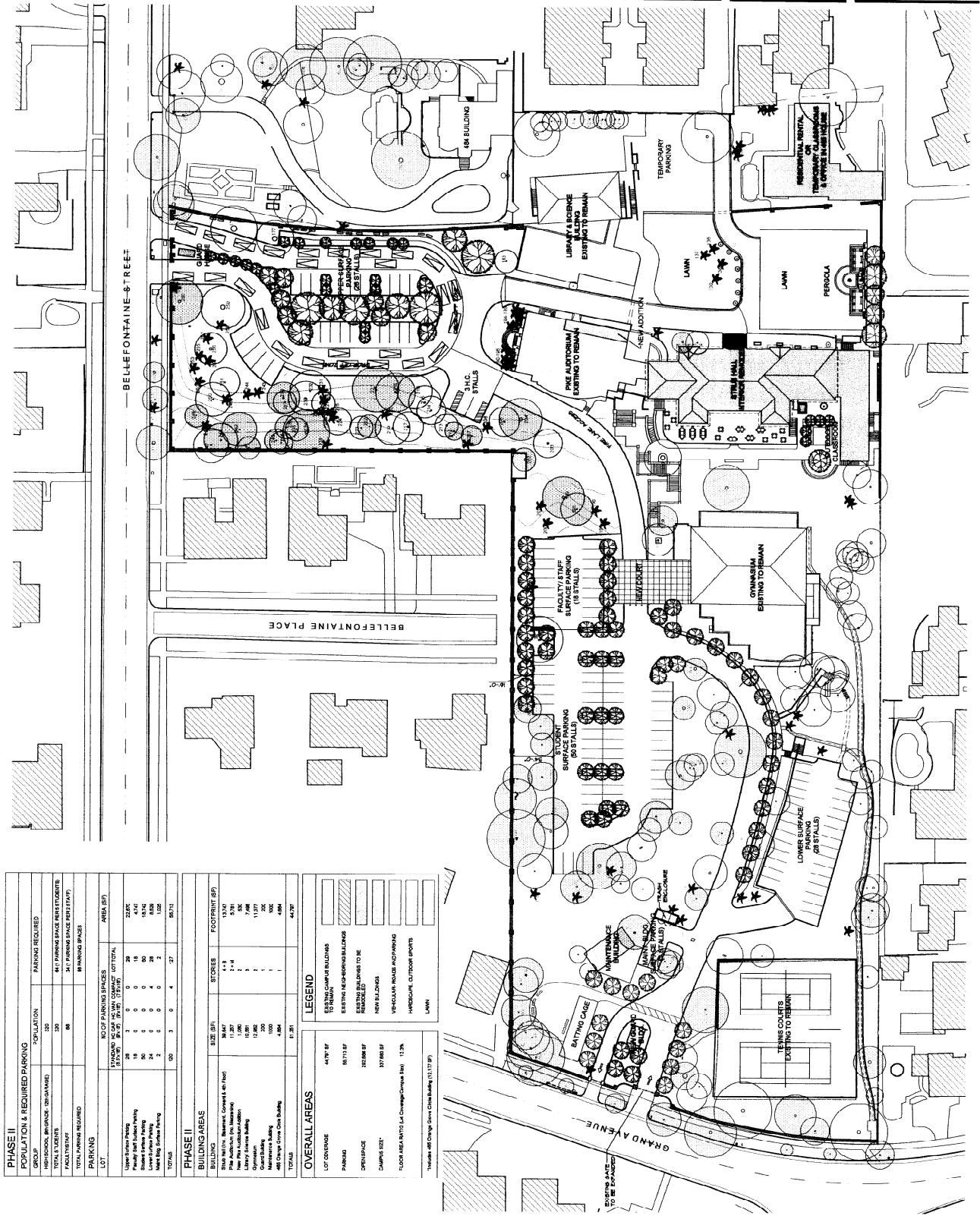
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PROJECT NO.
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PHASE II POPULATION & REQUIRED PARKING	
GROUP	POPULATION
HIGH SCHOOL, BIRTHDAY, UN-DAMAGED	100
TOTAL VISITORS	100
FACULTY/STAFF	80
TOTAL PERSONS REQUIRED	180
PARKING	
LOT	NO. OF PARKING SPACES
STANDARD (8'x12')	100
COMPACT (8'x10')	37
VEHICLE STORAGE	0
BIKE	0
TRUCK	0
TOTAL	137
AREA (SQ. FT.)	10,000
AREA (SQ. YD.)	1,157
AREA (ACRES)	0.26
PERCENTAGE OF TOTAL	1.3%

PHASE II BUILDINGS AREAS			
BUILDING	SIZE (SF)	STORIES	FOOTPRINT (SF)
EXISTING CAMPUS BUILDINGS	11,287	2-4	5,760
EXISTING NON-CAMPUS BUILDINGS	1,080	1	536
NEW BUILDINGS	12,800	2	11,577
REMOVED	100	1	500
TOTAL	25,167		17,373
PERCENTAGE OF TOTAL	1.3%		1.3%

OVERALL AREAS	
LOT OVERAGE	44,777 SF
PARKING	20,712 SF
OPEN SPACE	202,096 SF
CAMPUS DECK	107,962 SF
FLOOR AREA (NET) LA. COVERED (TOTAL BLDG)	17,373

LEGEND	
[Symbol]	EXISTING CAMPUS BUILDINGS
[Symbol]	EXISTING NON-CAMPUS BUILDINGS
[Symbol]	REMOVED
[Symbol]	NEW BUILDINGS
[Symbol]	VEHICLE STORAGE AND PARKING
[Symbol]	BIKEWAYS, OUTDOOR SPORTS
[Symbol]	LAWN



CONSULTANT

PROJECT
MAYFIELD SENIOR SCHOOL
500 BELLEFONTAINE STREET
PASADENA, CA 91108

ISSUE

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DATE: 08-20-08 TOP SHEET ONLY

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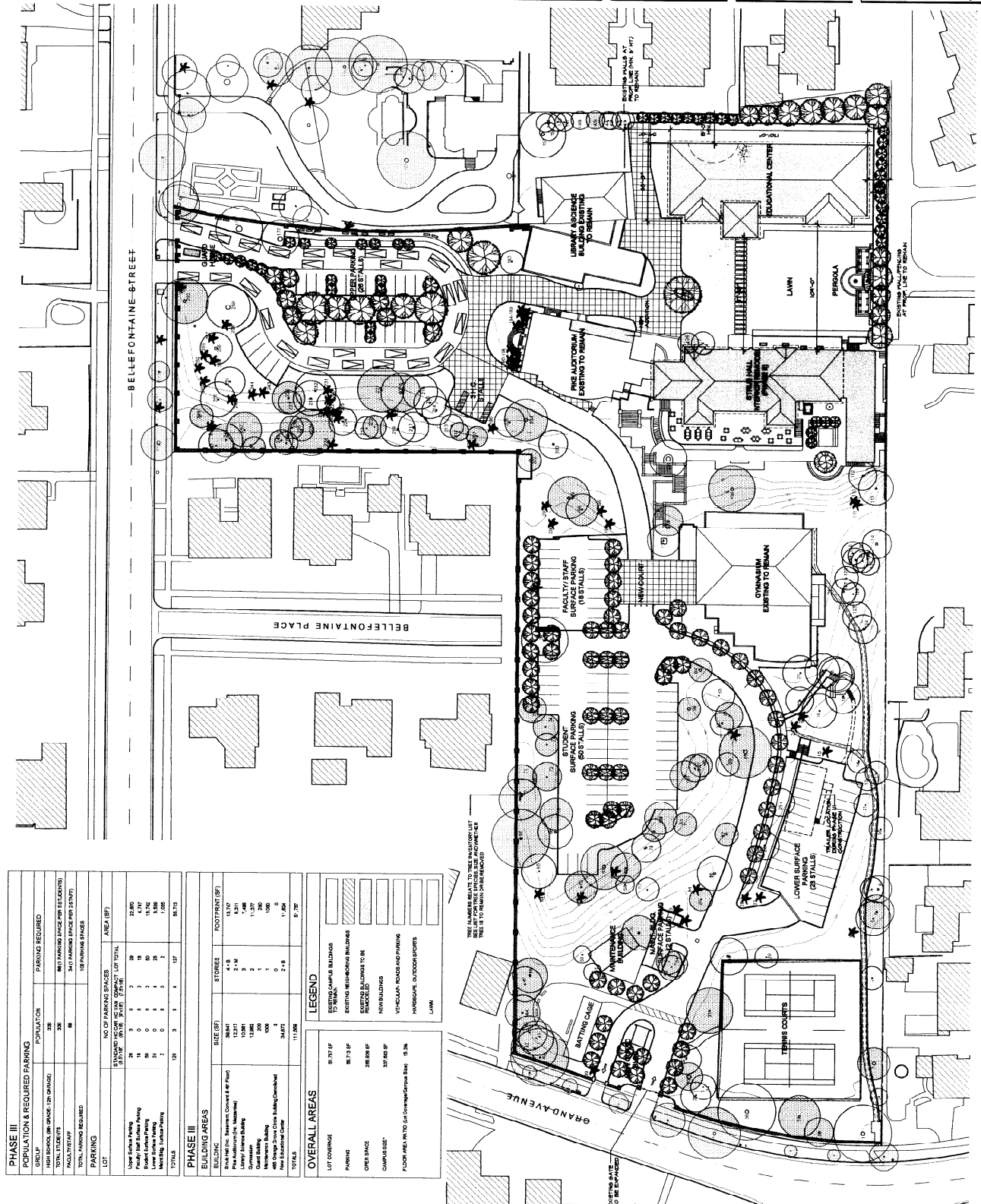
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PROPOSED PHASE III

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CHECKED: JAC
DATE: 08-20-08

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POPULATION & REQUIRED PARKING	
GROUP	POPULATION
500	500
LOT COVER	40%
SOIL COVER	30%
FACILITY	20%
LANDSCAPE	10%
ADDITIONAL	10%
TOTAL PARKING REQUIRED	100

PARKING	
TYPE	NO. OF SPACES
Upper Surface Parking	20
Faculty/Staff Surface Parking	10
Student Surface Parking	50
Lower Surface Parking	20
Miscellaneous	5
TOTAL	105

PHASE III	
STANDARD CAR	20
STANDARD VAN	5
STANDARD TRUCK	5
STANDARD MOTORCYCLE	5
TOTAL	35

BUILDING	SIZE (SF)	STORIES	FOOTPRINT (SF)
Bldg 1	13,311	4-1.5	13,311
Bldg 2	2,146	2-1.5	2,146
Bldg 3	13,281	2	13,281
Bldg 4	200	1	200
Bldg 5	1,050	0	1,050
Bldg 6	11,894	2-1.5	11,894
TOTALS	41,882		41,882

OVERALL AREAS	
LOT COVER	8,777 SF
PARKING	8,773 SF
OTHER SPACE	248,000 SF
CAMPUS SIZE	357,000 SF
FLOOR AREA W/INTO SIX COVERED/OPEN BAY	15,316

LEGEND	
[Hatched Box]	EXISTING CAMPUS BUILDINGS
[Hatched Box]	EXISTING RECREATION BUILDINGS
[Hatched Box]	EXISTING BUILDINGS TO REMAIN
[Hatched Box]	NEW BUILDINGS
[Hatched Box]	VEHICULAR, ROAD AND PARKING
[Hatched Box]	LANDSCAPE, OUTDOOR SPACES
[Hatched Box]	LAWN

SEE NUMBER RELATE TO THE MASTER LIST
SEE TO THE NORTH SHEET FOR DIMENSIONS



Scale: 1/8" = 1'-0"

12'-0" ELEV.

12'-0" ELEV.

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12'-0" ELEV.

12'-0" ELEV.

12'-0" ELEV.

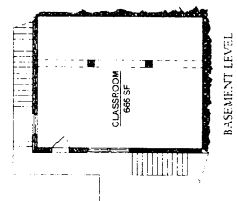
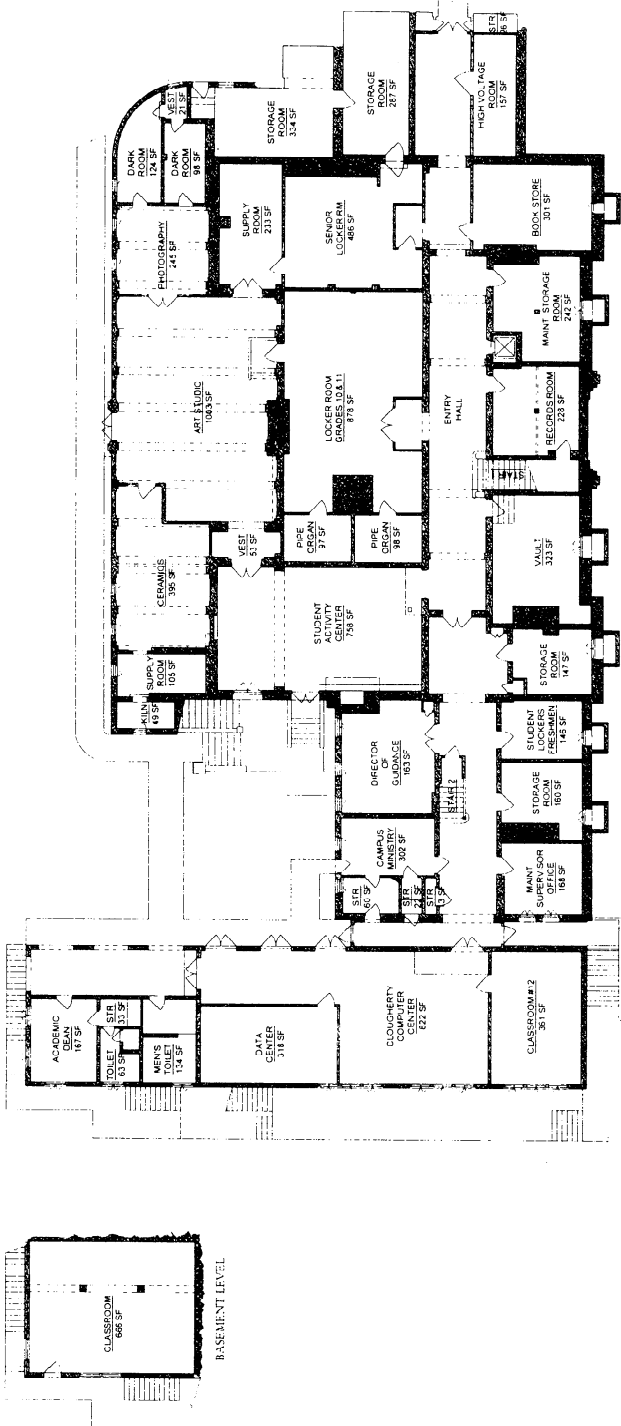
12'-0" ELEV.

12'-0" ELEV.

MAYFIELD SENIOR SCHOOL
340 BELLEVILLE STREET
PASADENA, CA 91105

STRUB HALL EXISTING FIRST-FOOR PLAN

12'-0" ELEV.



Pica + Sullivan
ARCHITECTS LTD.

622 South Fuller Ave.
Los Angeles, CA 90005-3689

phone 323.653.7124

fax 323.650.0631

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100% COMPLIANT WITH THE CALIFORNIA GREEN BUILDING ACT (CALIFORNIA GREEN BUILDING CODE) AND THE CALIFORNIA GREEN BUILDING ACT (CALIFORNIA GREEN BUILDING CODE)

CONTRACT NO.

PROJECT

MAYFIELD SENIOR SCHOOL
400 BELLEFONTAINE STREET
PASADENA, CA 91105

S/S/E

08-15-04 (10) SUBMITTAL

NO.	REVISION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET

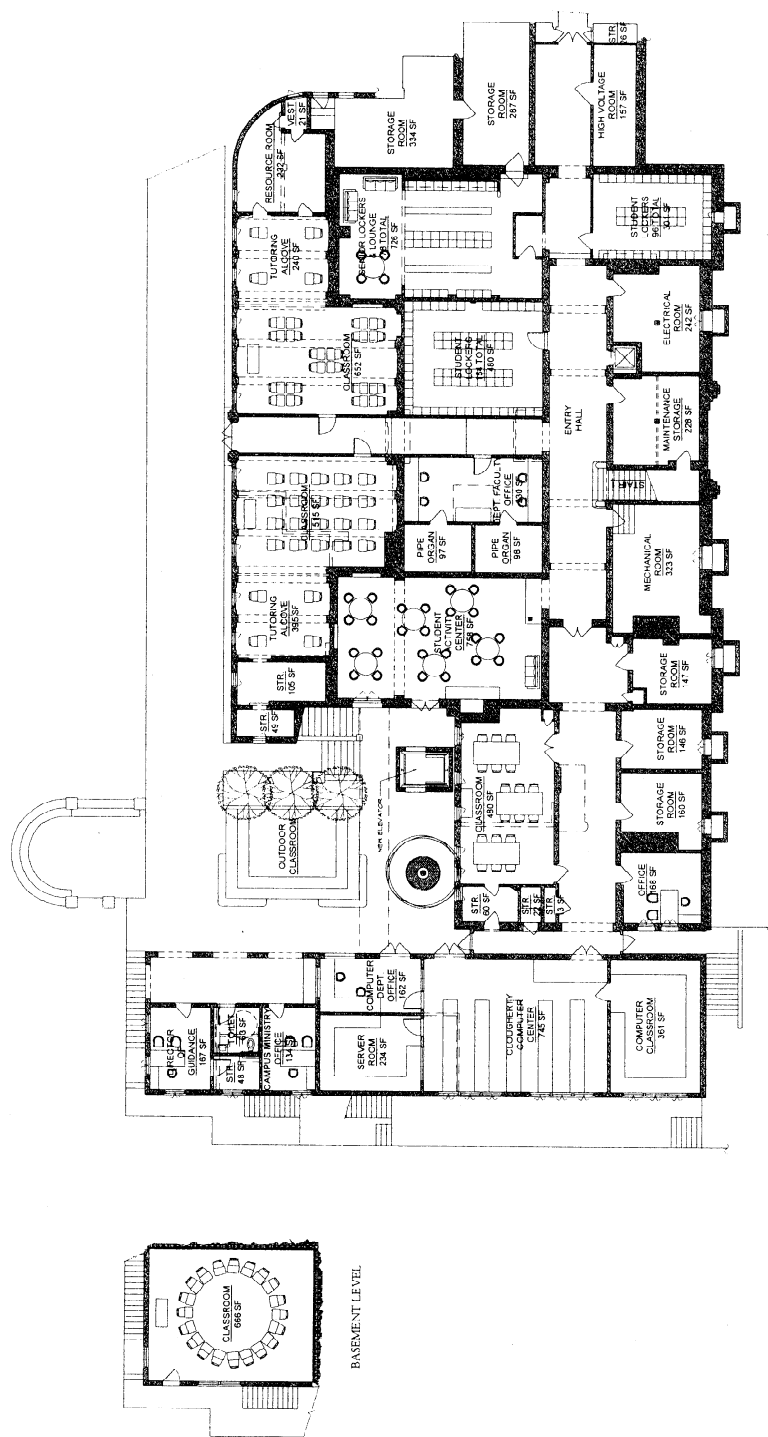
**STRUB HALL
PROPOSED REMODEL
FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"

DATE 08/15/04

PROJECT NO. 08-15-04

A2.02



BASEMENT LEVEL



PROJECT

MAYFIELD
SENIOR SCHOOL
5086 LEBLANCHE STREET
PASADENA, CA 91109

SCALE

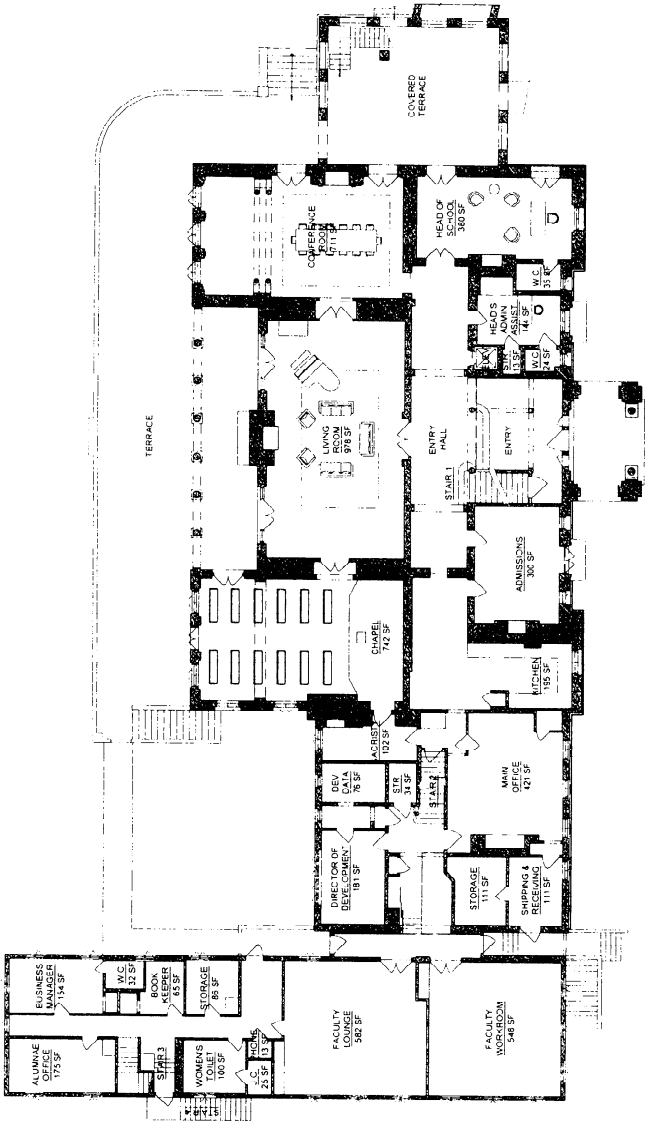
DATE

DATE

STRUB HALL
EXISTING
SECOND FLOOR PLAN



A2.03





27001104

MAYFIELD
SENIOR SCHOOL
300 BELLEVILLE STREET
PASADENA, CA 91102

SCALE

1/8" = 1'-0"

REVISION

- 1. ADDITION
- 2. DELETION
- 3. CHANGES
- 4. CHANGES
- 5. CHANGES
- 6. CHANGES
- 7. CHANGES
- 8. CHANGES
- 9. CHANGES

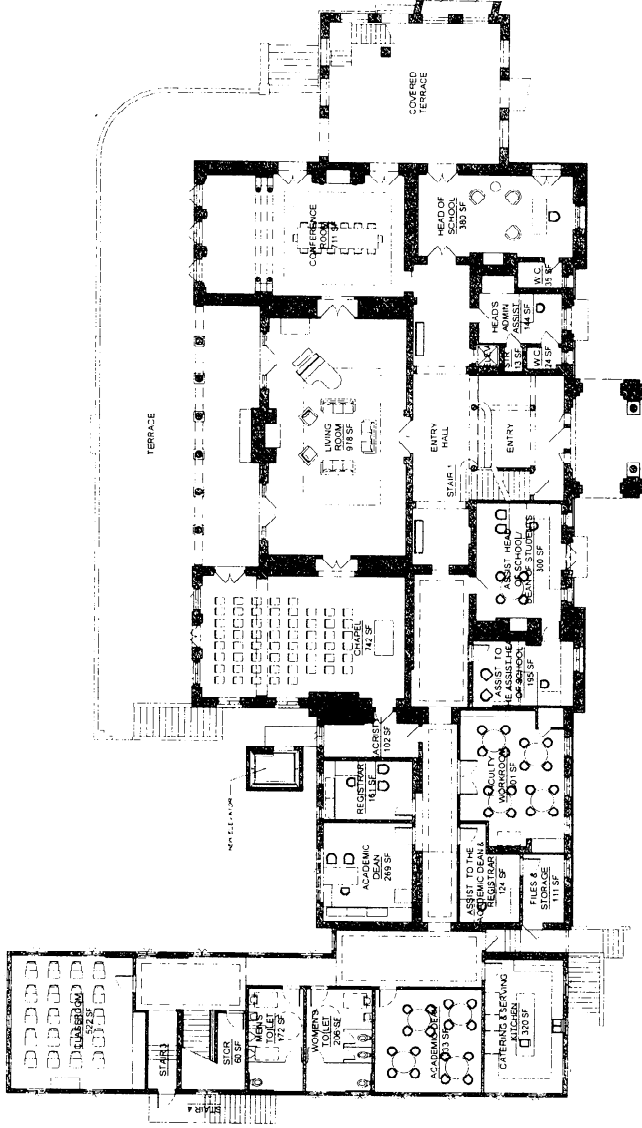
DATE

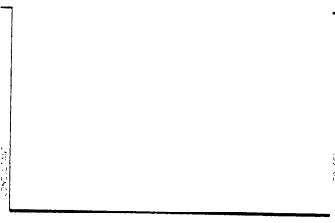
11/11/04

STRUB HALL
PROPOSED REMODEL
SECOND FLOOR PLAN

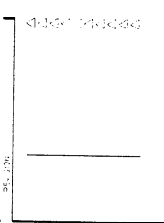
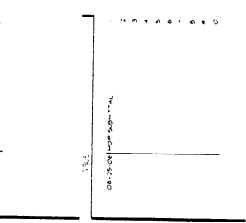
18' 0" x 24' 0"

A2.04





MAYFIELD
SENIOR SCHOOL
500 BELMONT AVENUE
PASADENA, CA 91105

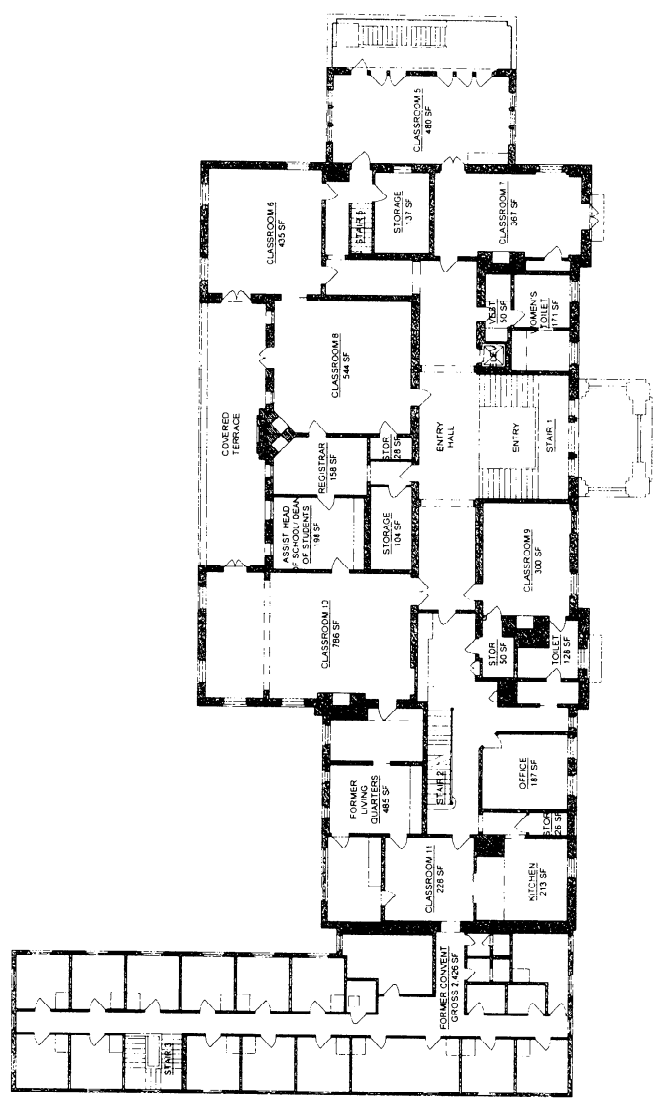


STRUB HALL
EXISTING
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 10/11/05

PROJECT NO: 05-0000



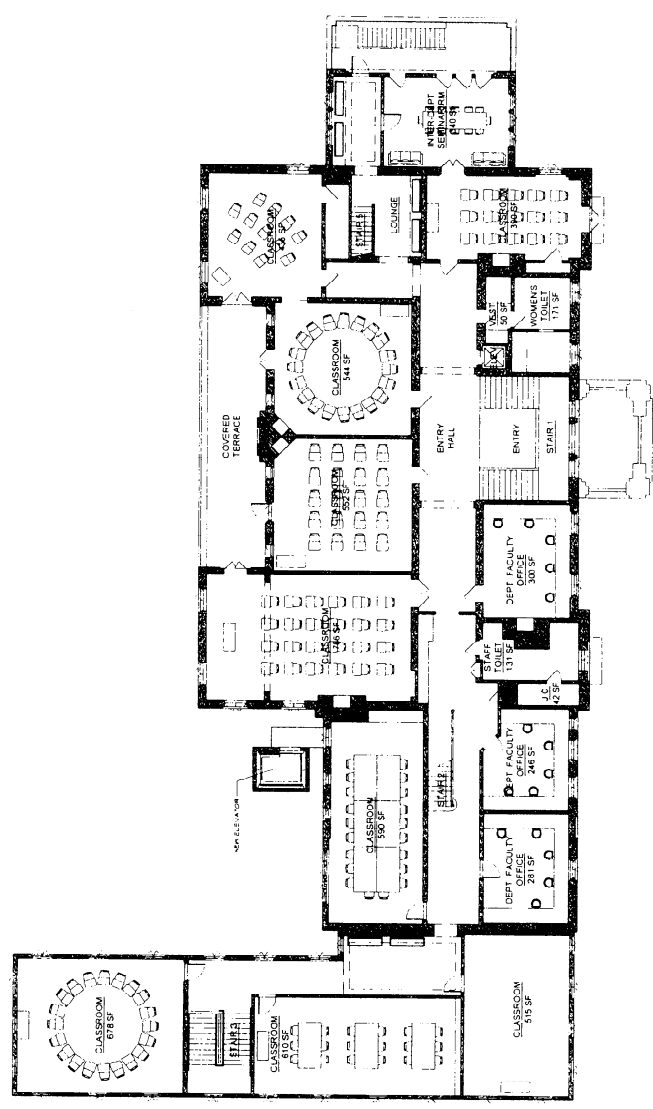


PROJECT
MAYFIELD
SENIOR SCHOOL
555 BELLEFONTAINE STREET
PASADENA, CA 91105

DATE
06.15.05

SCALE
1/8" = 1'-0"

STRUB HALL
PROPOSED REMODEL
THIRD FLOOR PLAN



Pica Sullivan
ARCHITECTS LTD

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web site www.picasullivan.com
Pica Sullivan Architects, Inc.
1100 Wilshire Blvd., Suite 200
Los Angeles, CA 90017



2/26/11

PROJECT

MAYFIELD
SENIOR SCHOOL
500 BELLEVUE AVENUE
PASADENA, CA 91105

LEVEL

04.10 - 04.10 (top of floor)

LEVEL

04.10 - 04.10 (top of floor)

LEVEL

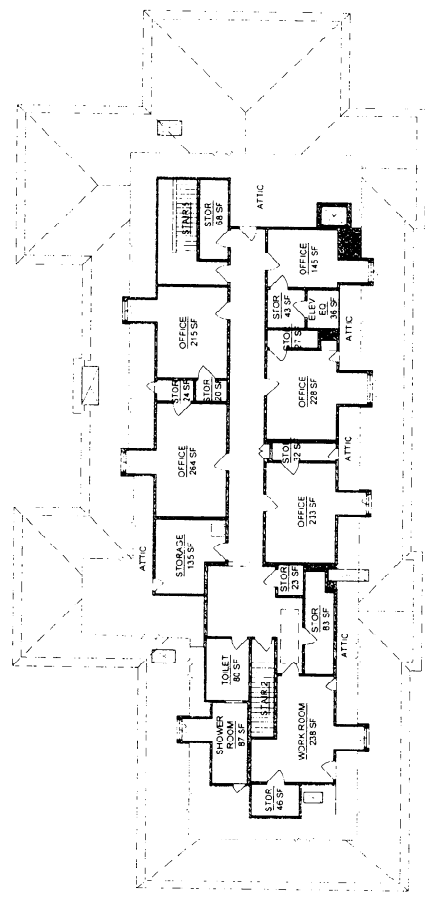
04.10 - 04.10 (top of floor)



STRUB HALL
EXISTING
FOURTH-FLOOR PLAN

1/8" = 1'-0"

A2.07

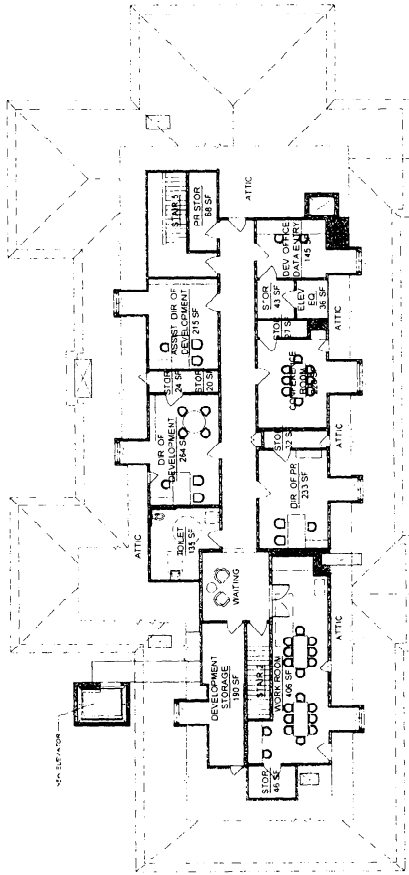


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info@picasullivan.com



CONSTRUCTION



2012.1

MAYFIELD
SENIOR SCHOOL
508 BELLEVUE AVENUE
PORTLAND, ME 04105

2012.1

1	2	3	4	5	6	7	8	9
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2012.1



2012.1



ST. RUBEN HALL
PROPOSED RENOVATION
FOURTH FLOOR PLAN

18.01.0

A2.08



CONSULTANT
DR. JAMES R. WOOD, ARCHITECT ARCHITECTS
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TEL: 213 337 8665
FAX: 213 337 8675

PROJECT
MAYFIELD
SENIOR SCHOOL
500 BELLE ON ANNE STREET
PASADENA, CA 91365

DATE
08/28/2009

SCALE
AS SHOWN

PROJECT
EXISTING
TREE SURVEY

DATE
08/28/09

SCALE
AS SHOWN

