

PLAYHOUSE

PLAZA

Design Commission Submittal

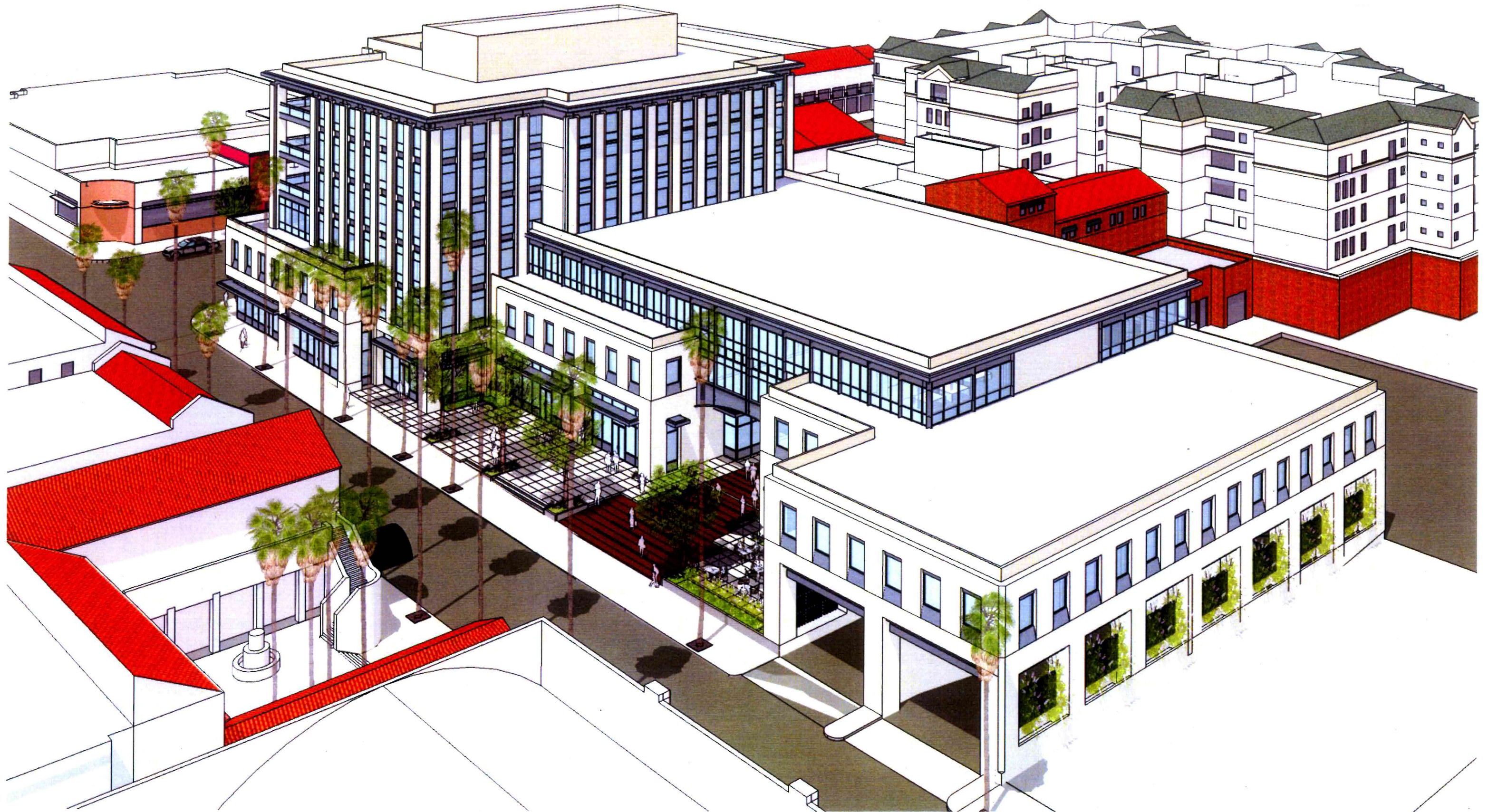


Gensler

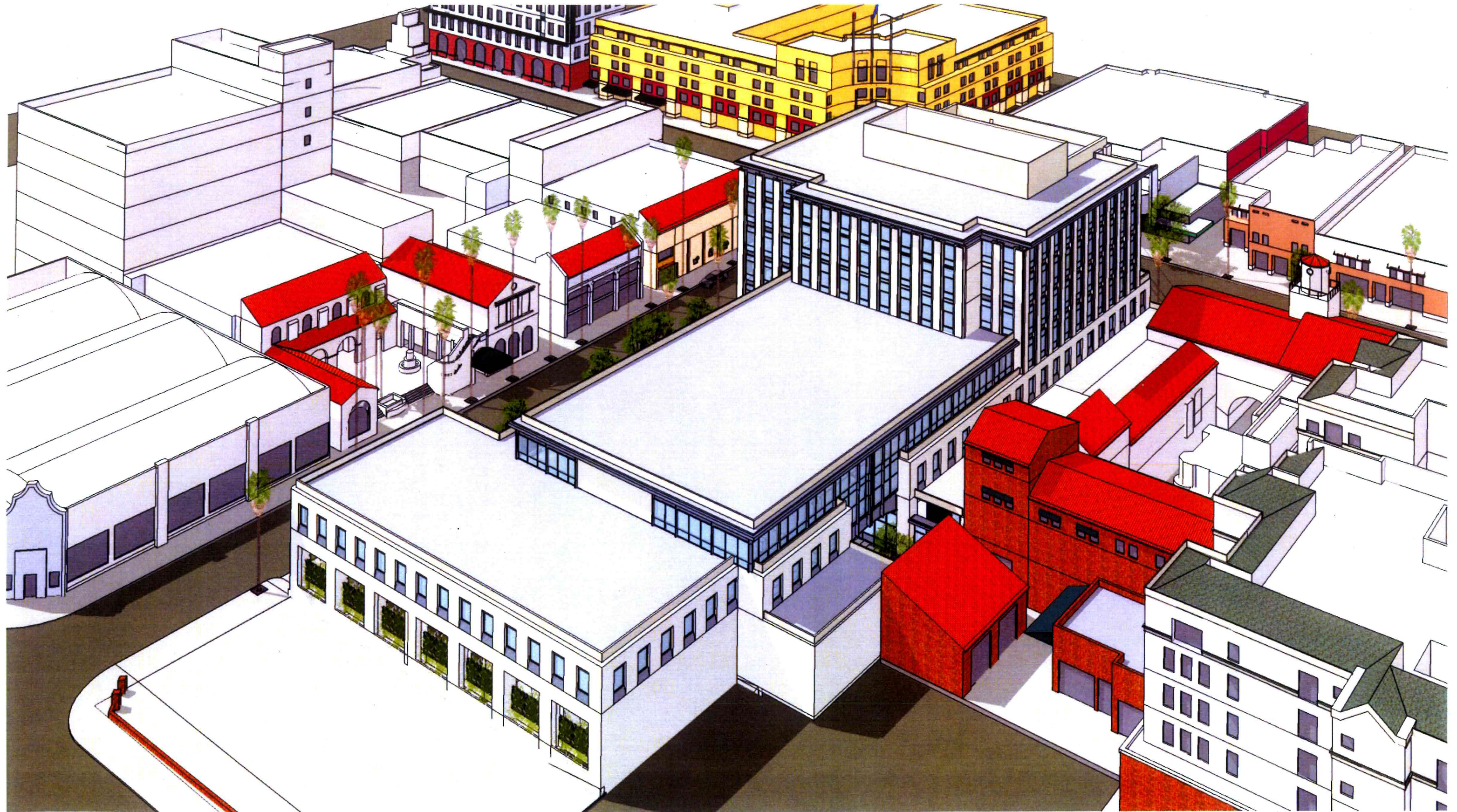
August 30, 2010

Northwest Aerial





Southeast Aerial



Corner of Colorado and El Molino



Courtyard



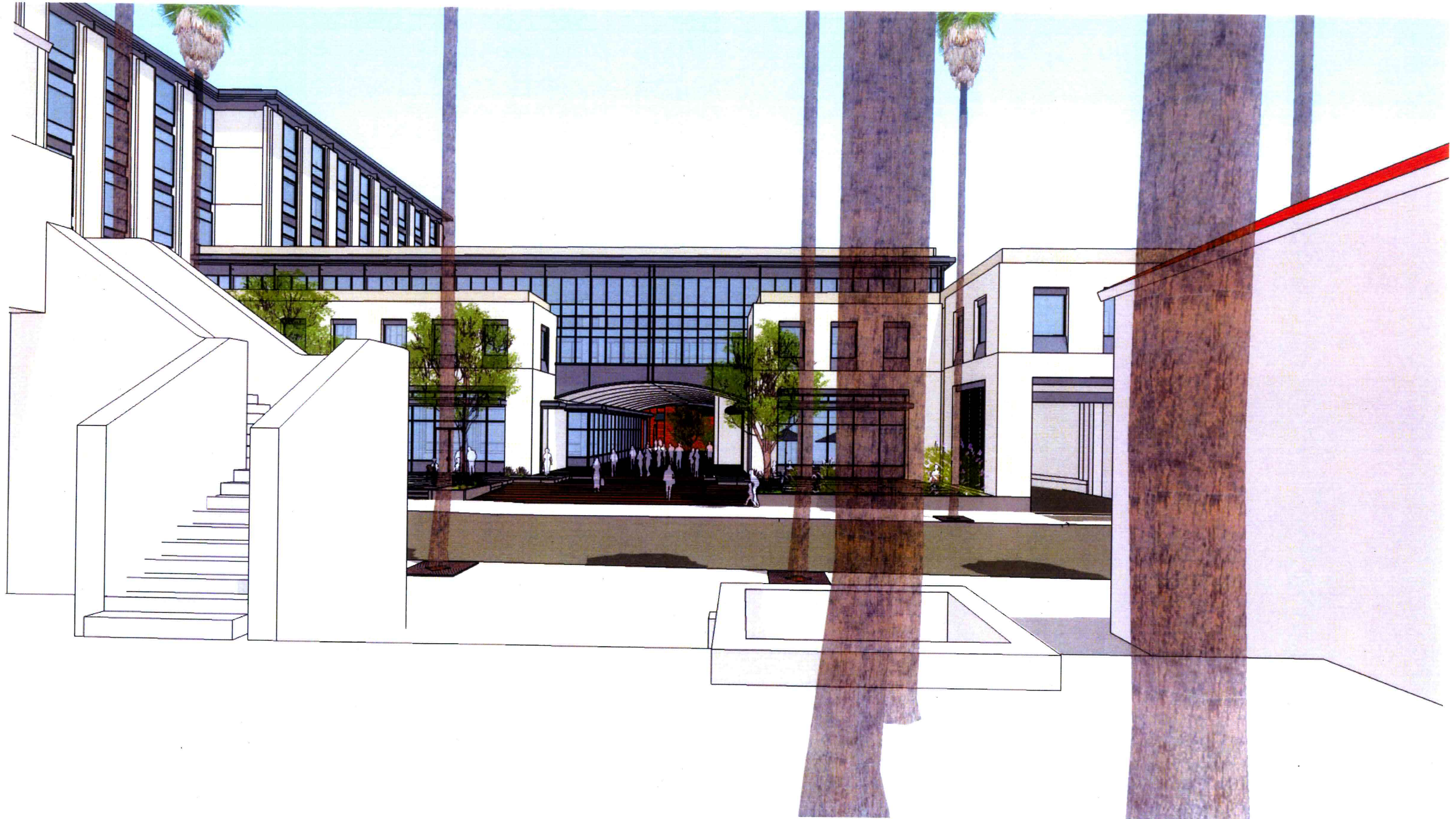
Courtyard and Paseo



Courtyard and Paseo Aerial



Courtyard from Playhouse



El Molino Avenue Looking North



Looking North on El Molino



Looking West on Colorado



IDS - CALSTRS PLAYHOUSE PLAZA PROJECT

OWNER / APPLICANT CONTACT INFORMATION

DAVID SAETA
IDS REAL ESTATE GROUP
515 S. FIGUEROA STREET
LOS ANGELES

SITE LOCATION: 680 E COLORADO BLVD

ZONE: CD-4

LOT AREA: 57,762 SF

EXISTING BUILDING TO BE DEMOLISHED 36,391 SF

FLOOR AREA/ FAR: 17.30.040

			INCL.10% DENSITY BONUS 17.30.050C
ZONE 1, FAR 3.0	170.75'X175'X3.0=	89,644 SF	98,608 SF
ZONE 2, FAR 2.0	(109.3'X175') + (60'X145')X2.0=	55,655 SF	61,221 SF
		145,299 SF	159,829 SF

Proposed Floor Area	GROSS FLOOR AREA
1st FLOOR	35,541 SF
2nd FLOOR	44,442 SF
3rd FLOOR	32,122 SF
4th FLOOR	15,909 SF
5th FLOOR	15,909 SF
6th FLOOR	15,909 SF

TOTAL PROPOSED GROSS FLOOR AREA 159,829 SF

FLOOR AREA PROVIDED:

50% OF STREET FRONT FOR PEDESTRIAN ORIENTATED USE	14,407 SF
OFFICE: APPROX.	145,422 SF
	159,829 SF

BUILDING FOOTPRINT:	35,541 SF	62%
SITE AREA COVERED:	51,376 SF	89%
LANDSCAPE AREA:	11,177 SF	19%
PAVED AREAS:	8,392 SF	15%

BUILDING HEIGHT

17.30.030

ALLOWED (HEIGHT AVERAGE ALLOWED)

ZONE 1	75' (90')
ZONE 2	50' (60')
ZONE 3	35'

BUILDING STORIES:	6
UBC BUILDING TYPE:	2A
UBC OCCUPANCY GRC	B, A-3, M, S-2

LOADING

	REQUIRED	PROVIDED
17.46.260		
1/40,000 SF OFFICE BUILDING	4	2
COMMERCIAL USE 8,000 SF TO 20,000 SF	1	

PARKING CALCULATIONS

(BASED ON 17.30.030B)

EXISTING PROJECT PARKING SPACES TO BE DEMOLISHED 45

NEW PARKING 17.30.040	REQUIRED
OFFICE 2.25/1,000 SF (INCL. TOD)	145,422 SF 328
RETAIL 2.7/1,000 SF (INCL. TOD)	14,407 SF 39
TOTAL REQUIRED/MAX. ALLOWED # OF STALLS	367

17.50.340 - Transit-Oriented Development (TOD)

25% OFFICE TOD REDUCTION 17.50.340D1a

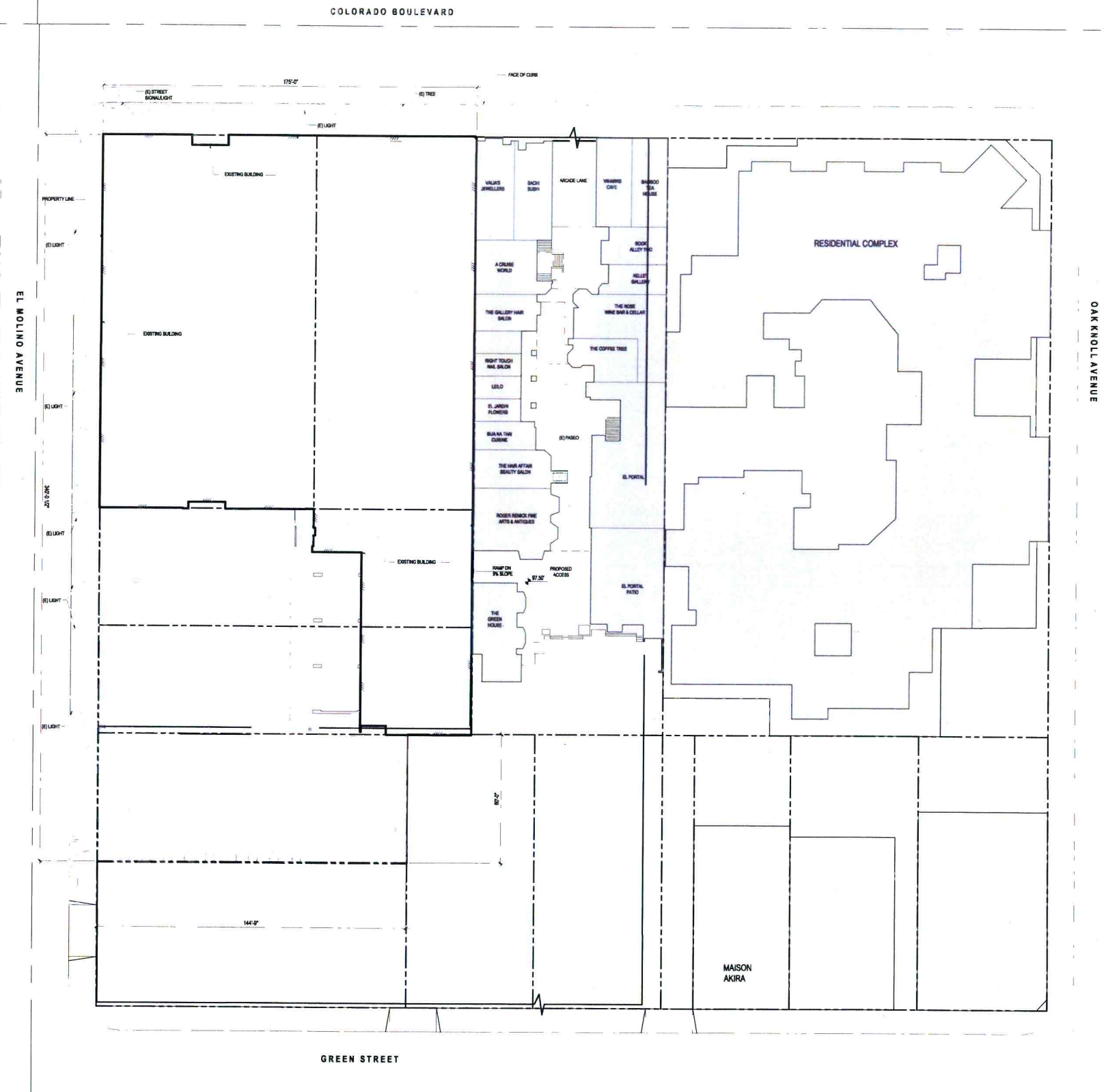
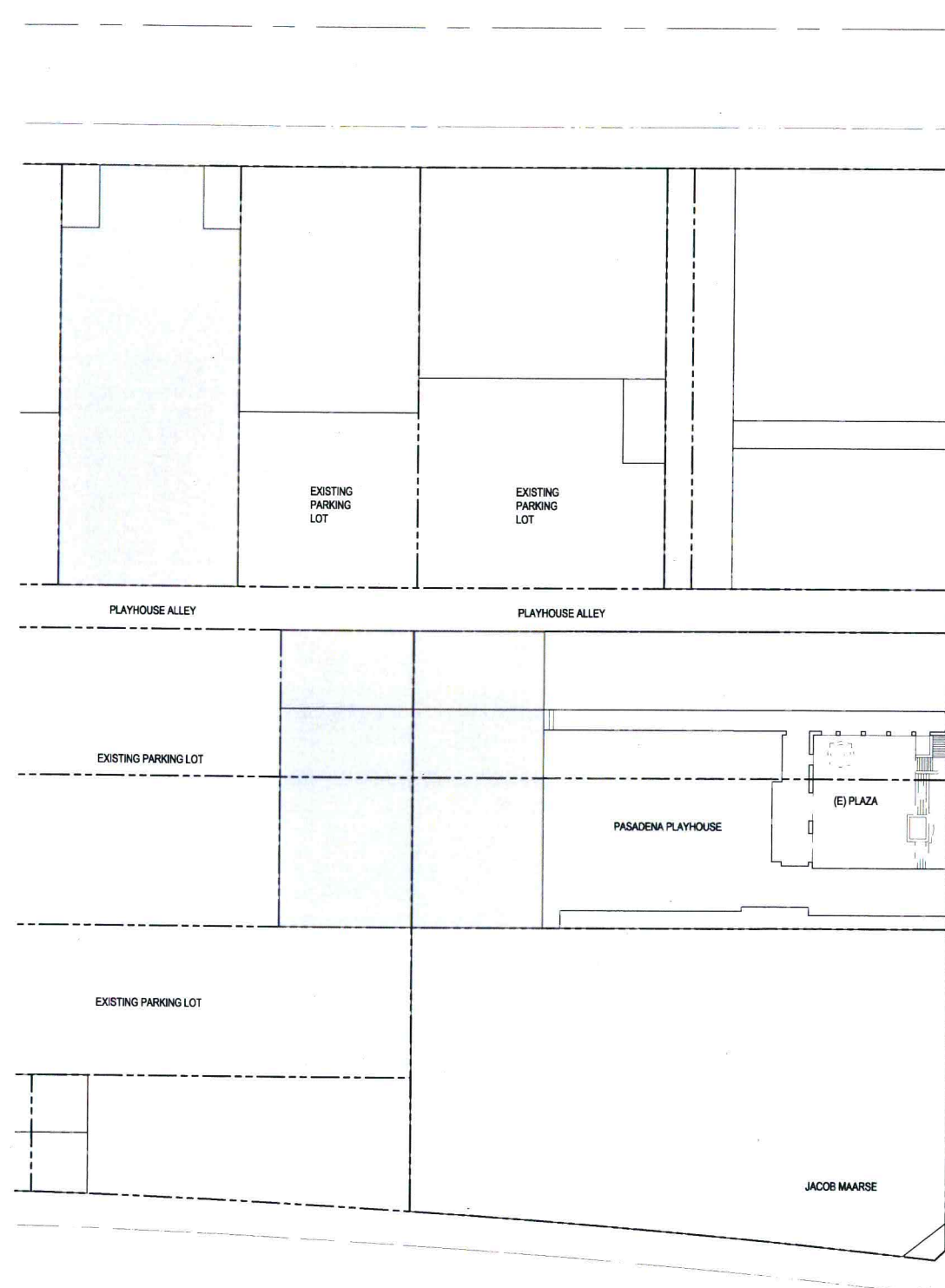
10% OTHER NON RESID. TOD REDUCTION 17.50.340D1b (RETAIL)

PUBLIC PARKING SPACES/ COMMERCIAL OFF-STREET PARKING 17.50.340 D2a. **155**
522

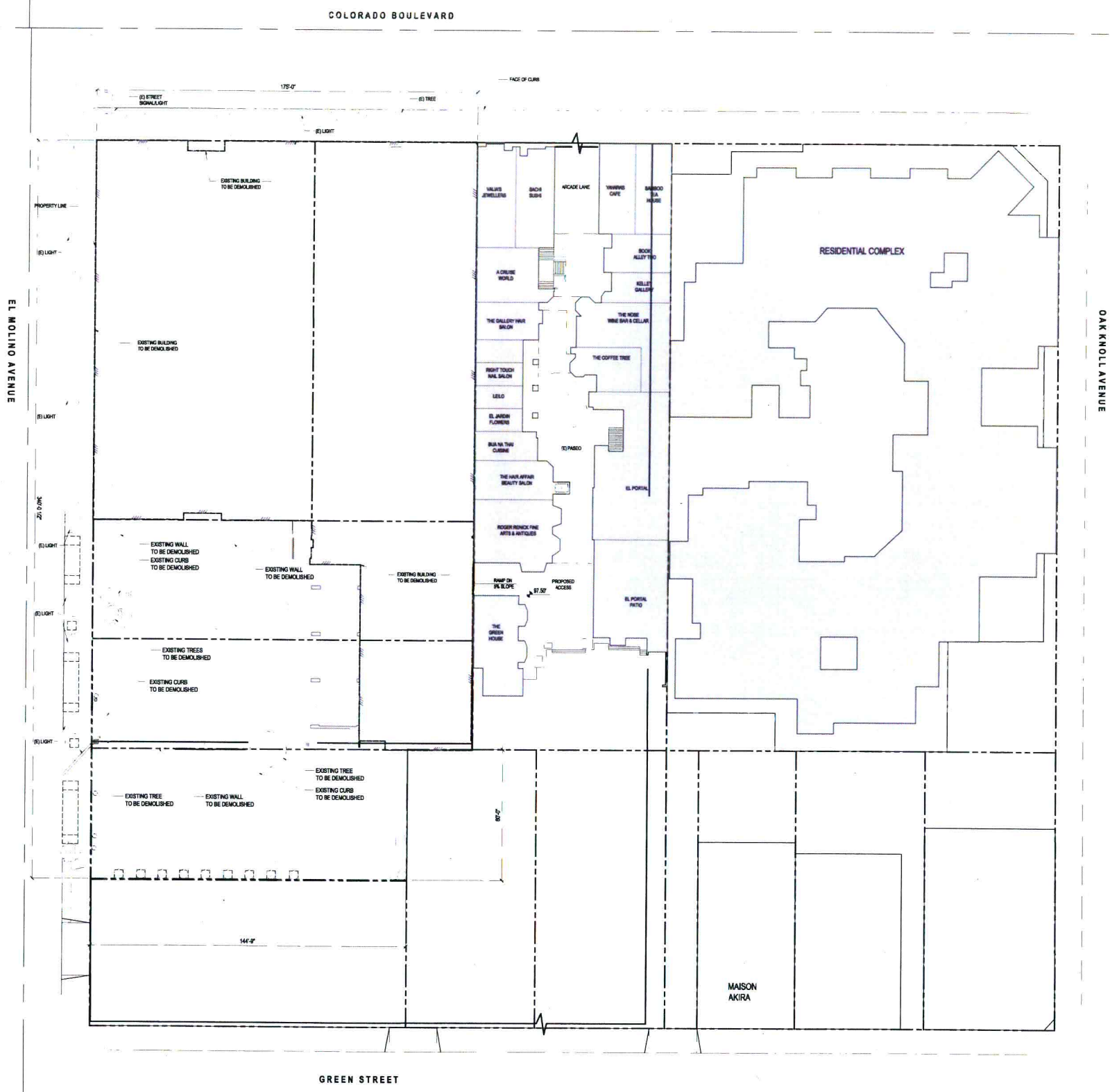
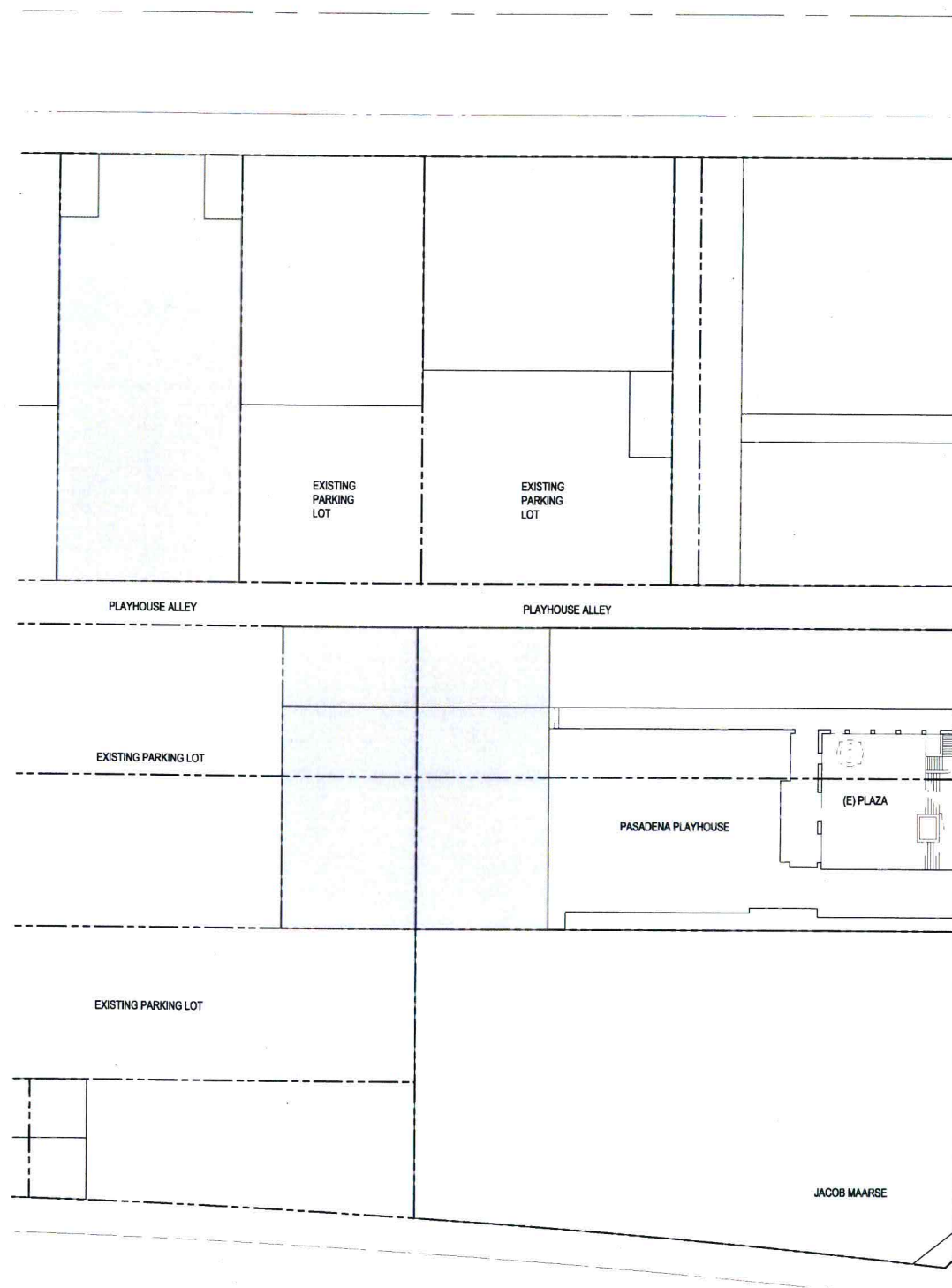
PROVIDED PARKING:

P1	INCL. 11 ADA STALLS (2% OF TOTAL)	65
P2		98
P3		99
P4		99
P5		99
P6		62
		522

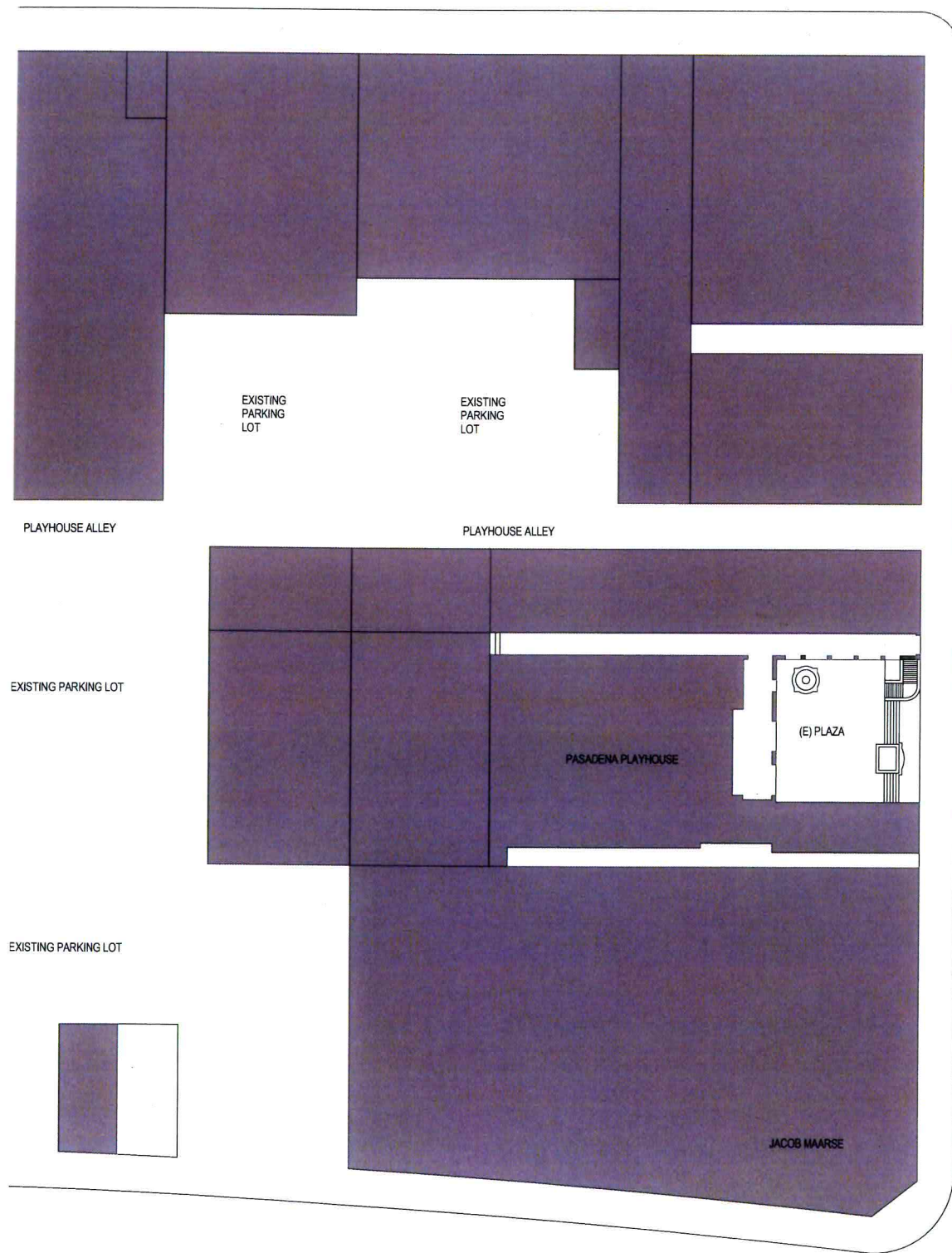
Existing Site Plan



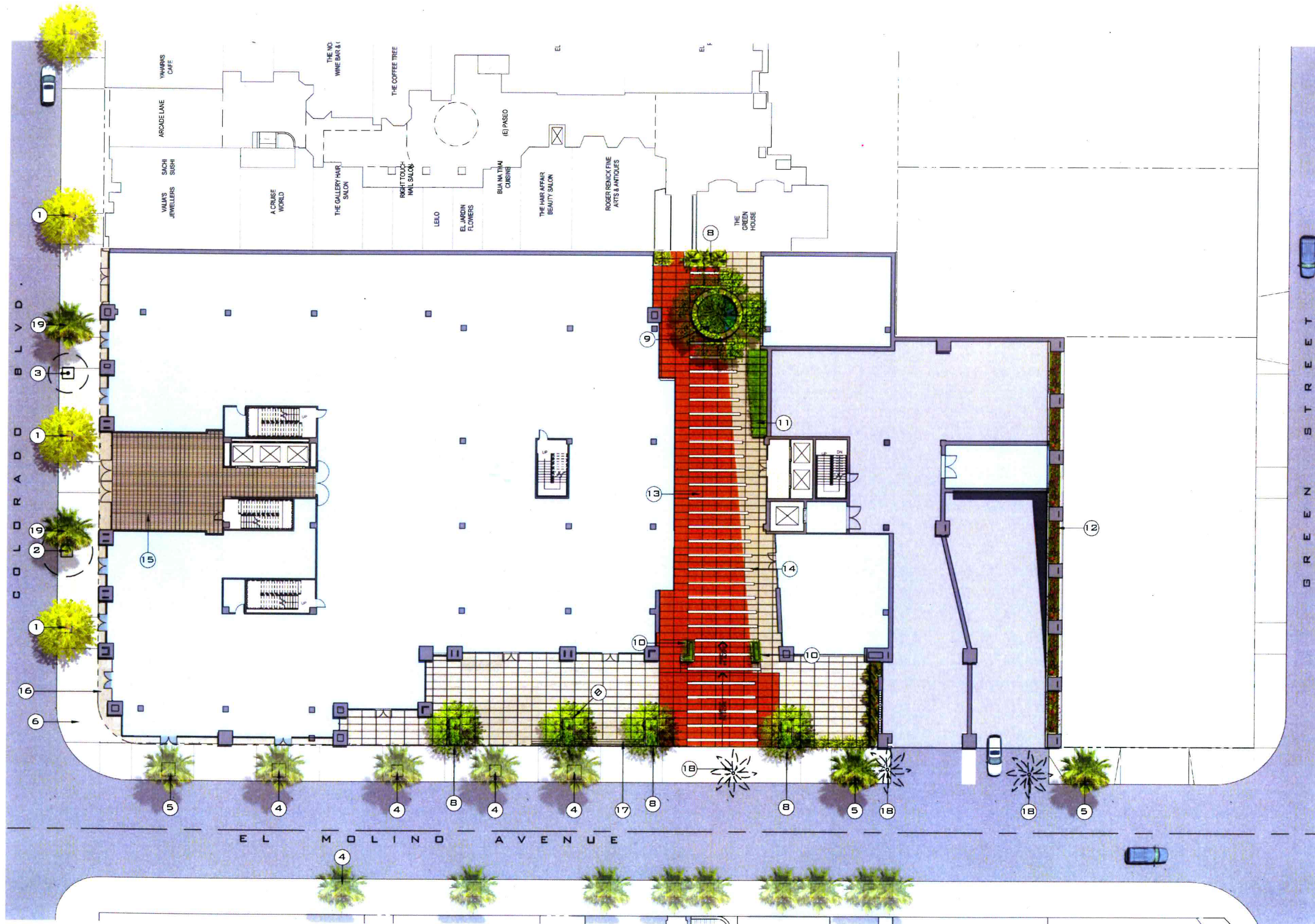
Demolition Plan



Site Plan



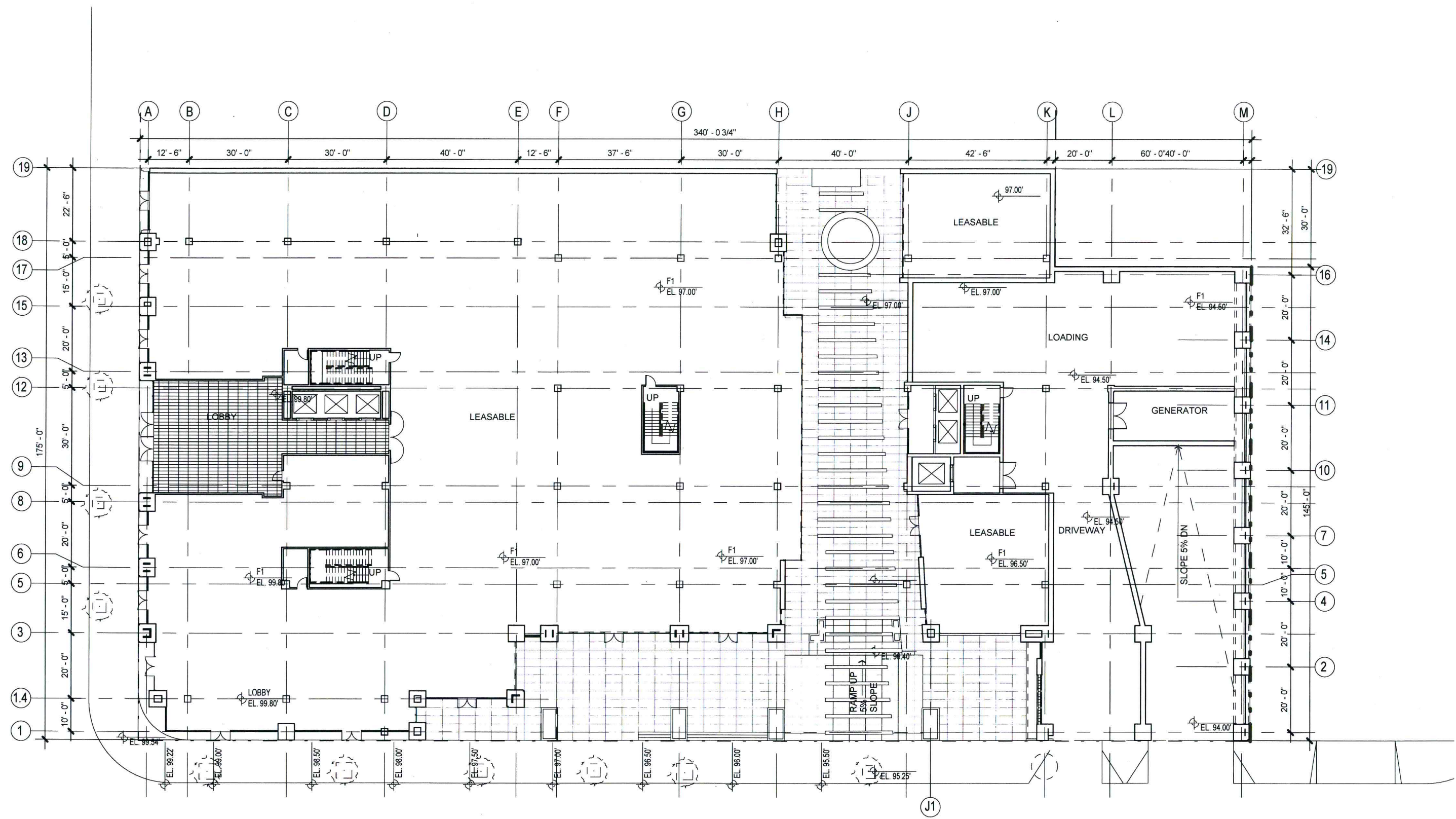
Illustrative Site Plan



LEGEND

- ① EXISTING GINKGO STREET TREE TO REMAIN
- ② EXISTING FICUS STREET TREE TO BE REMOVED BY CITY
- ③ EXISTING CARROTWOOD STREET TREE TO BE REMOVED BY CITY
- ④ EXISTING MEXICAN FAN PALM STREET TREES TO REMAIN
- ⑤ NEW MEXICAN FAN PALM STREET TREE TO REPLACE PALM TREE DISPLACED BY CONSTRUCTION
- ⑥ CITY SIDEWALK TO REMAIN
- ⑦ ORNAMENTAL ACCENT TREE
- ⑧ VERTICAL ACCENT TREE
- ⑨ SPECIMEN CANOPY TREE
- ⑩ ACCENT SHRUBS
- ⑪ VERTICAL SHRUBS
- ⑫ DRAPING SHRUBS
- ⑬ BRICK ACCENT PAVING
- ⑭ COLORED CONCRETE BANDS
- ⑮ LOBBY ACCENT PAVING
- ⑯ ENHANCED PAVING
- ⑰ STEPS
- ⑱ EXISTING MEXICAN FAN PALM STREET TREE TO BE REMOVED
- ⑲ PROPOSED MEXICAN FAN PALM STREET TREE

COLORADO BOULEVARD



EL MOLINO AVENUE



680 East Colorado, Pasadena Ca.

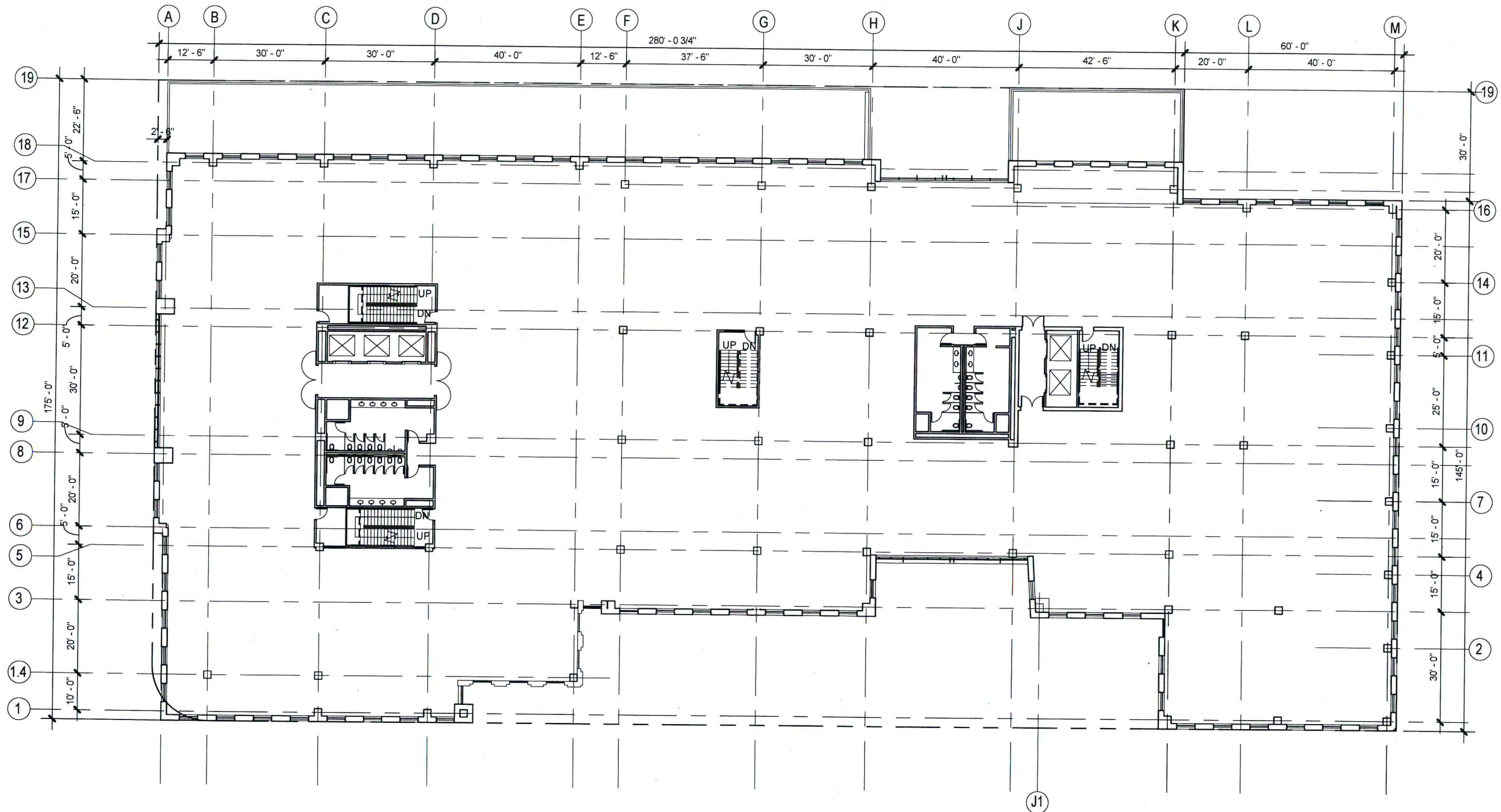
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PLAYHOUSE

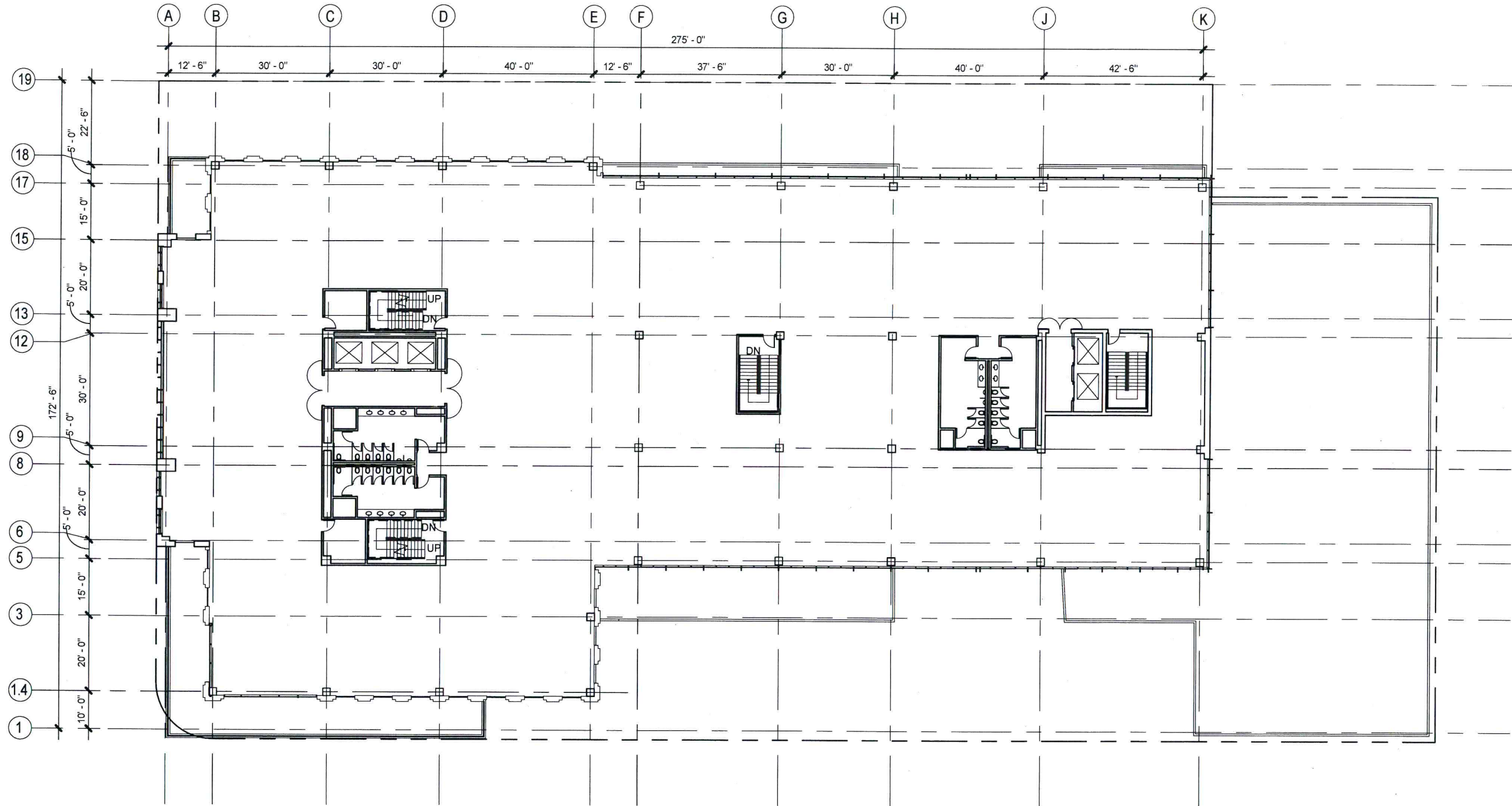
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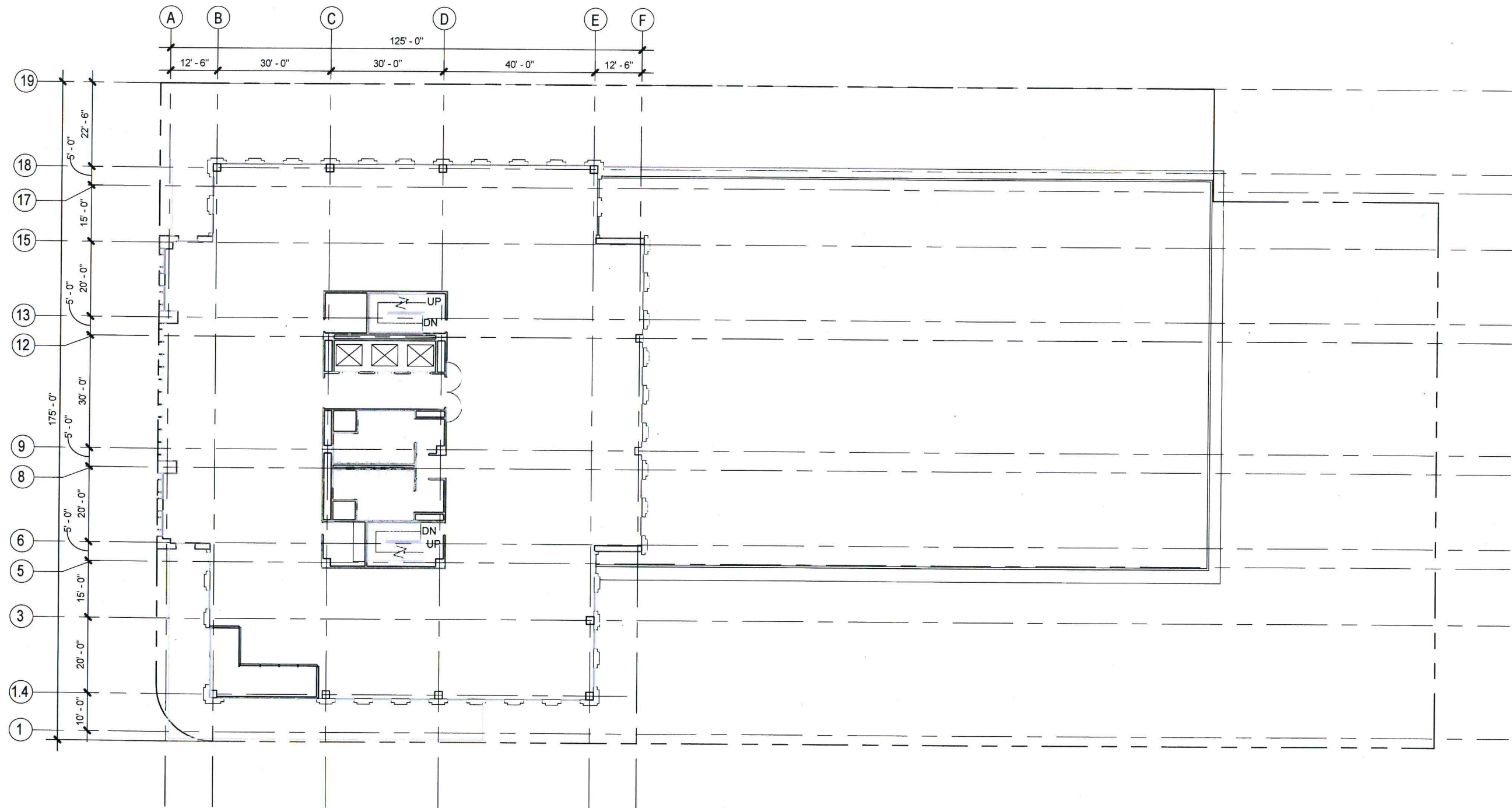
Second Floor Plan



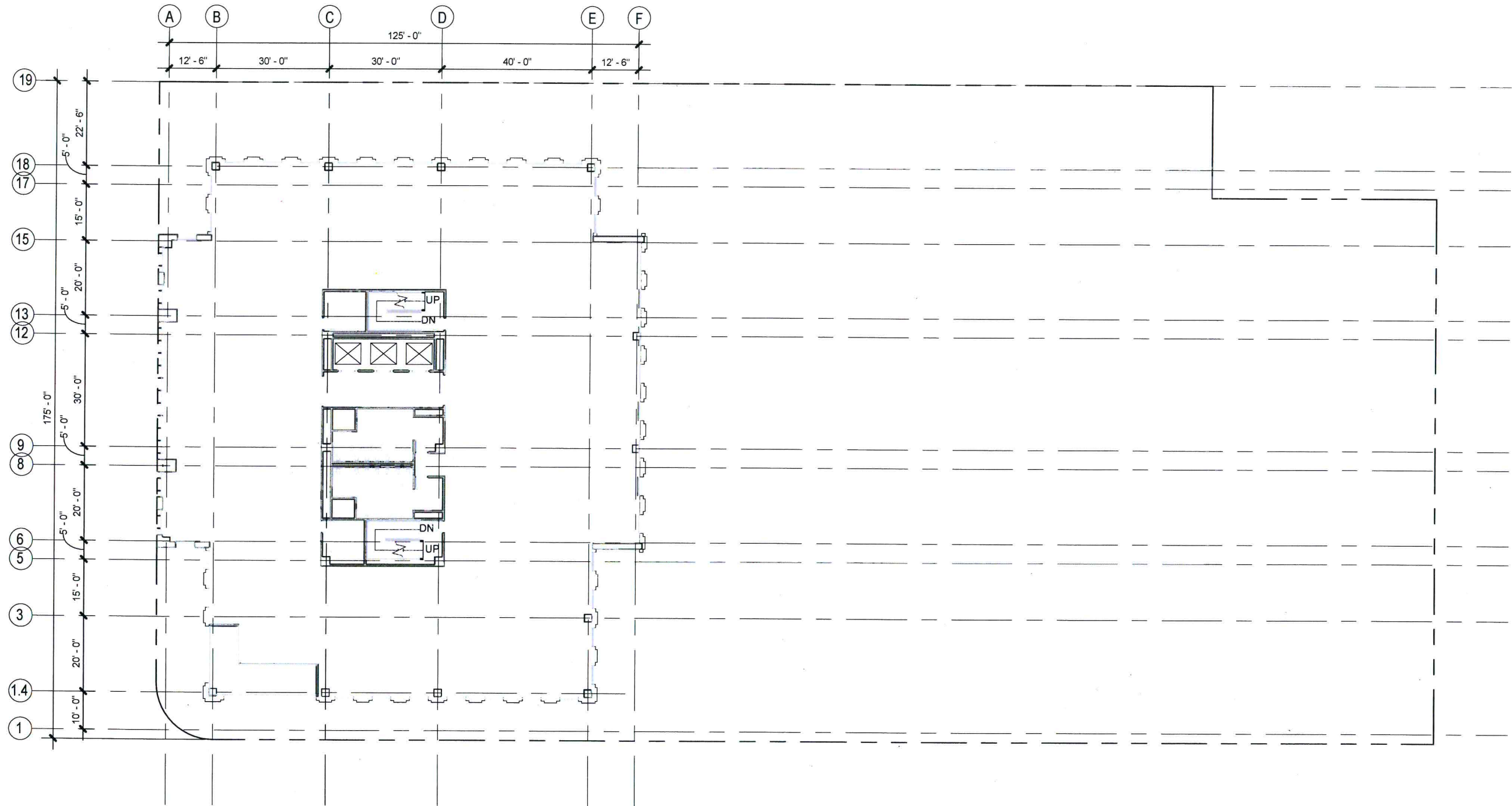
Third Floor Plan



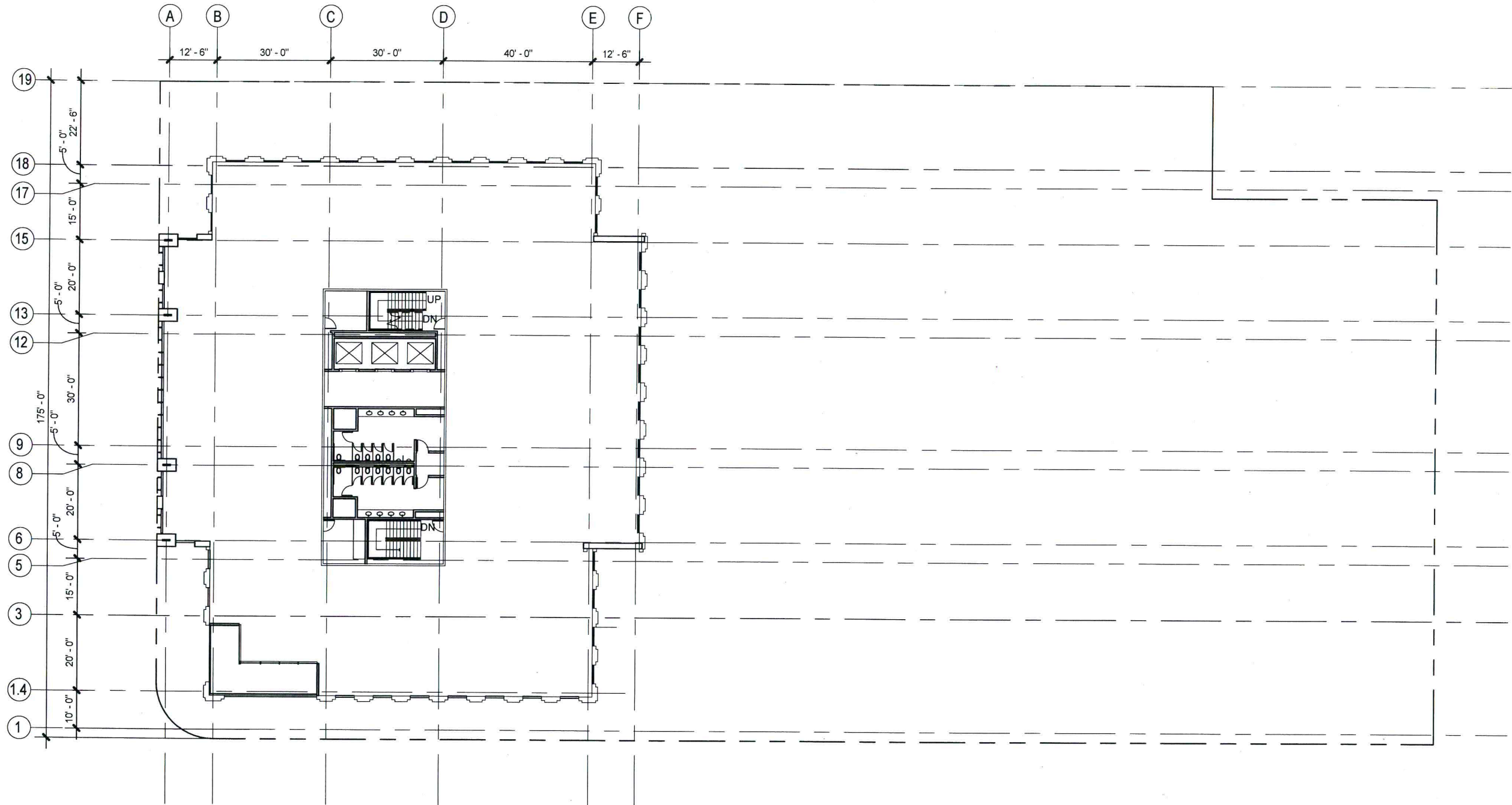
Fourth Floor Plan



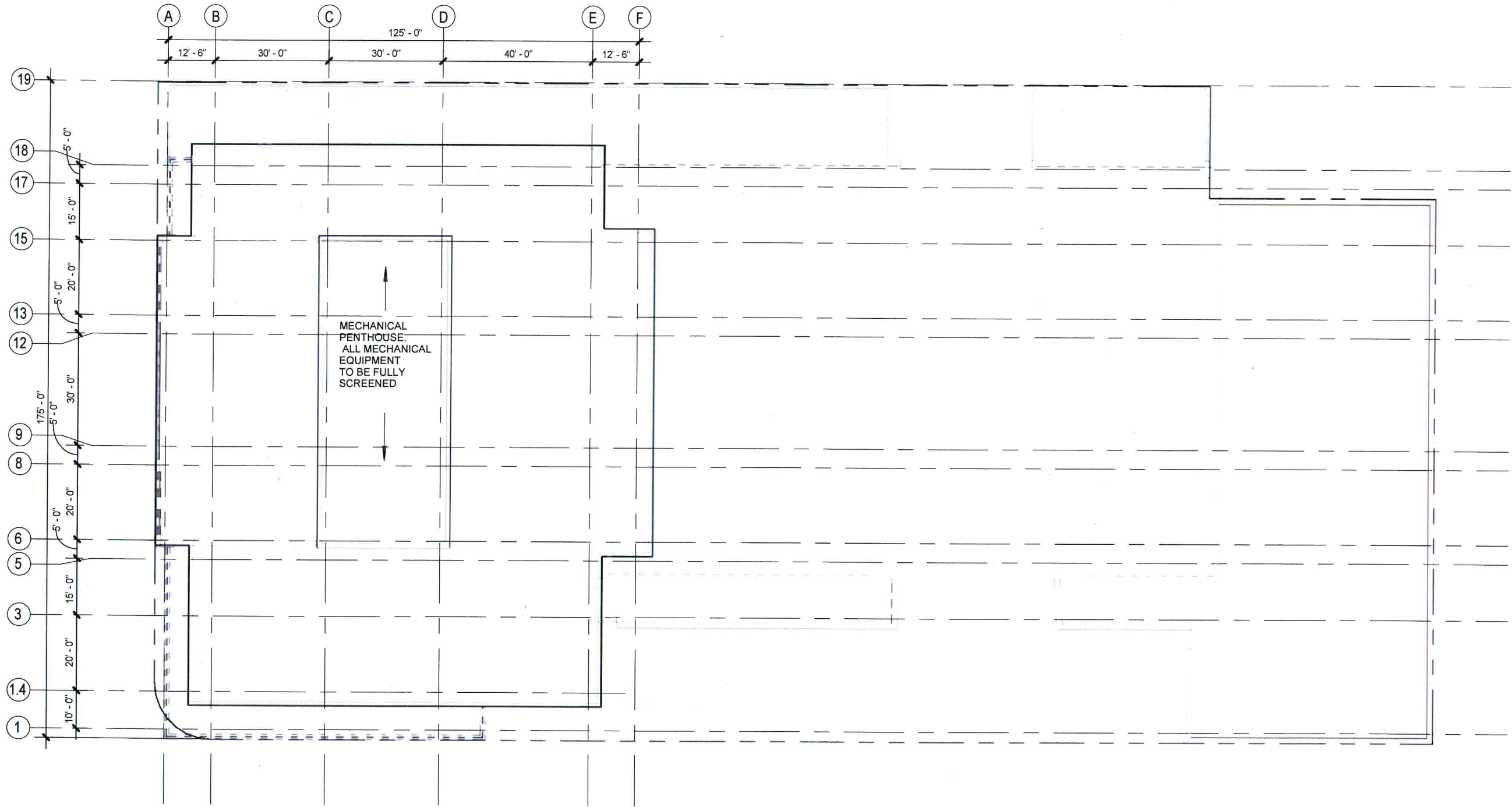
Fifth Floor Plan



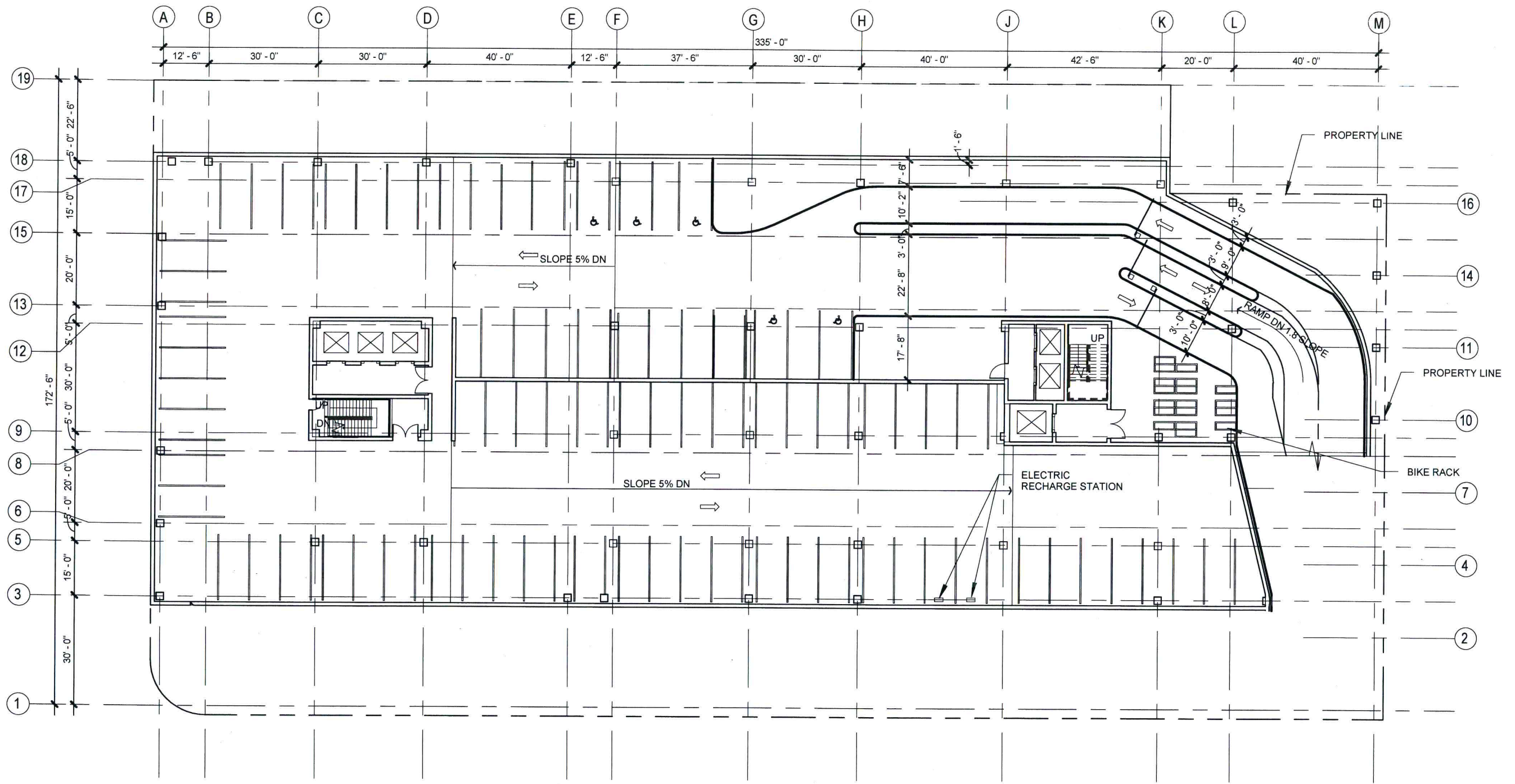
Sixth Floor Plan



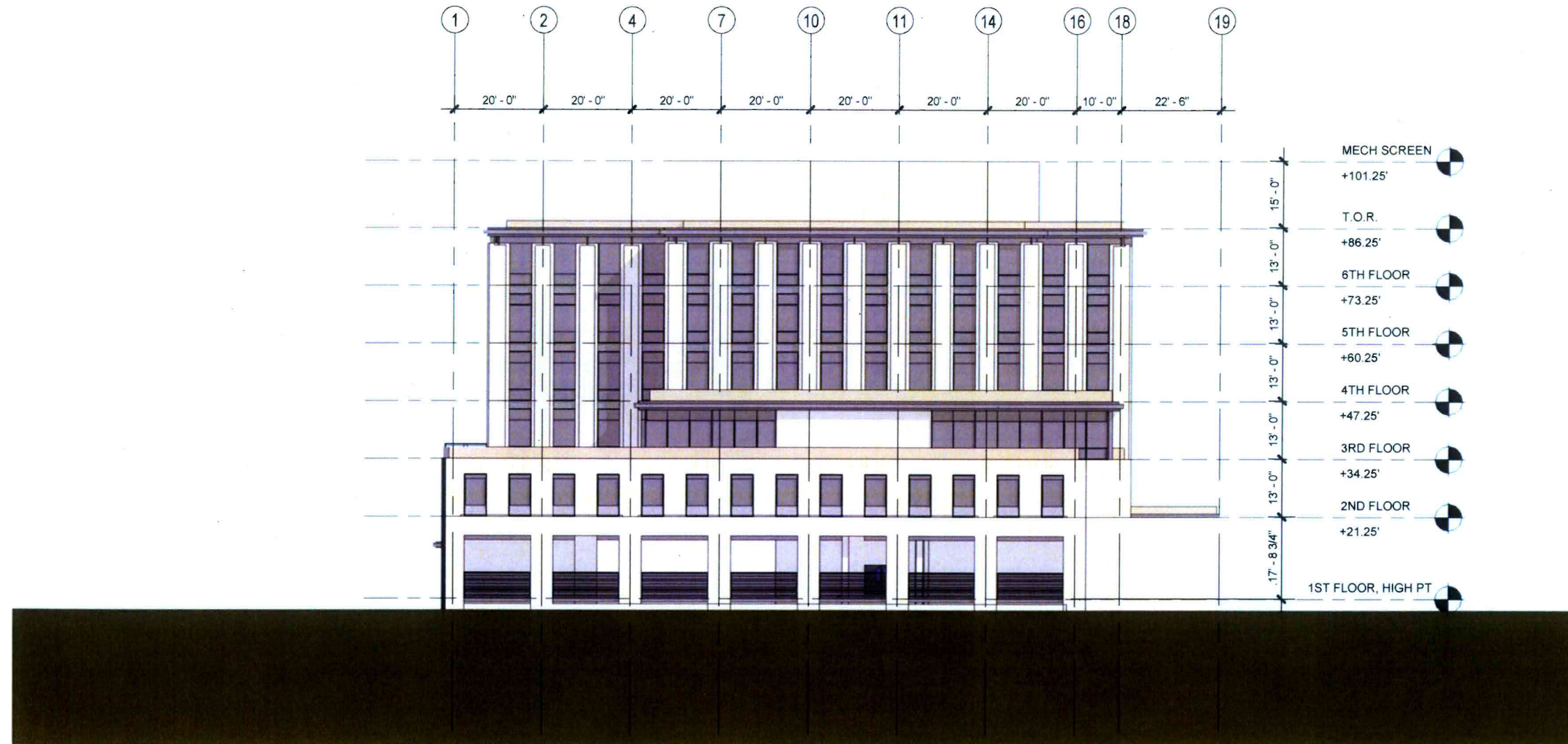
Roof Plan



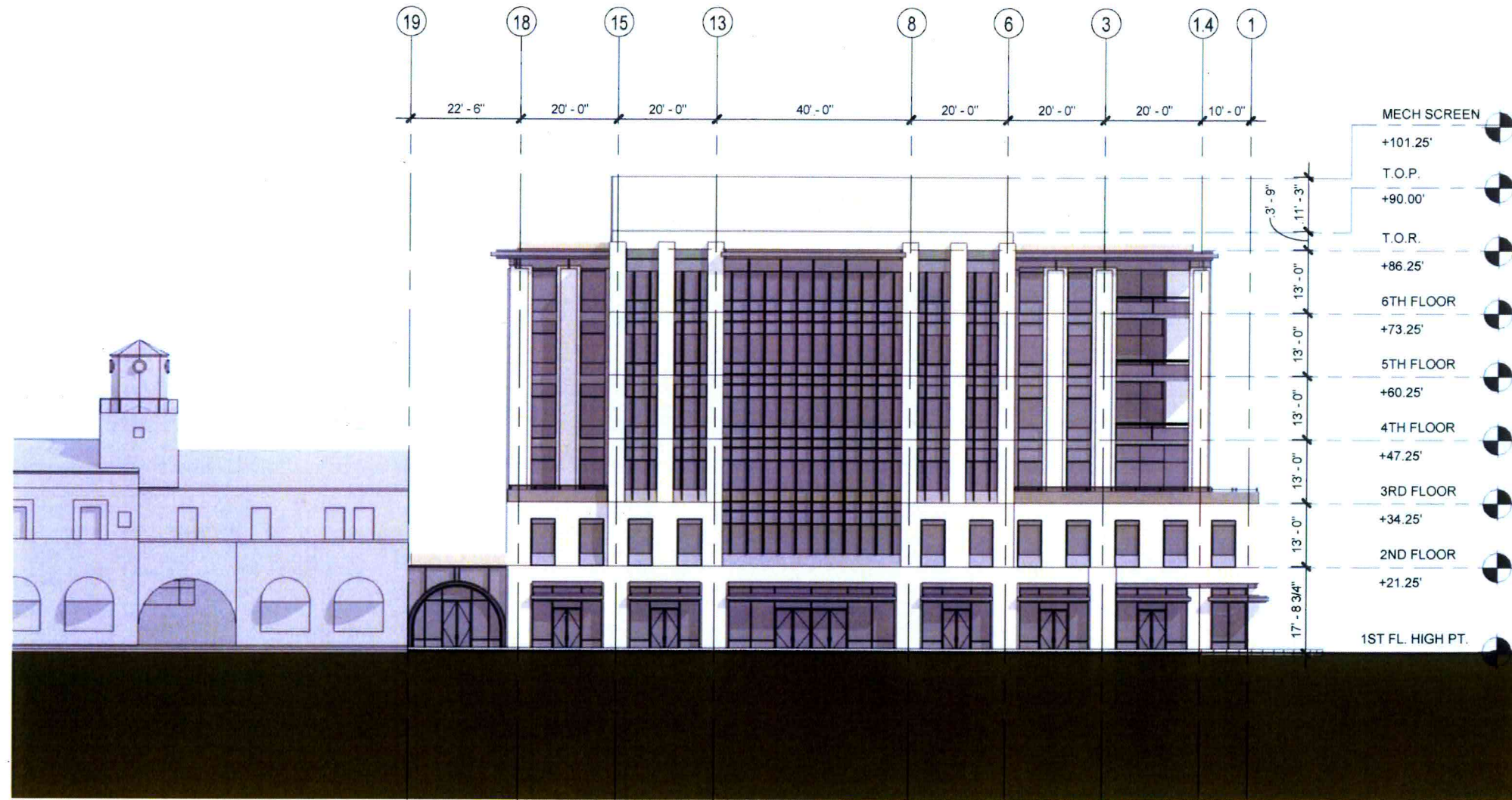
Typical Parking Plan



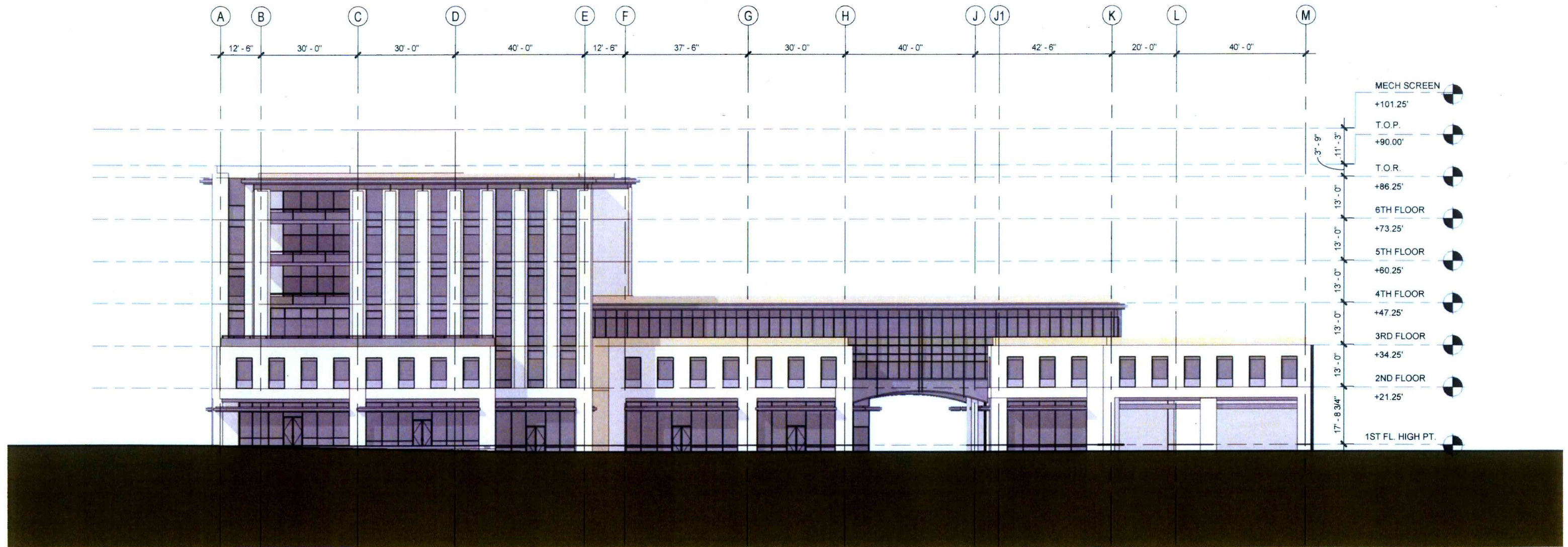
South Elevation



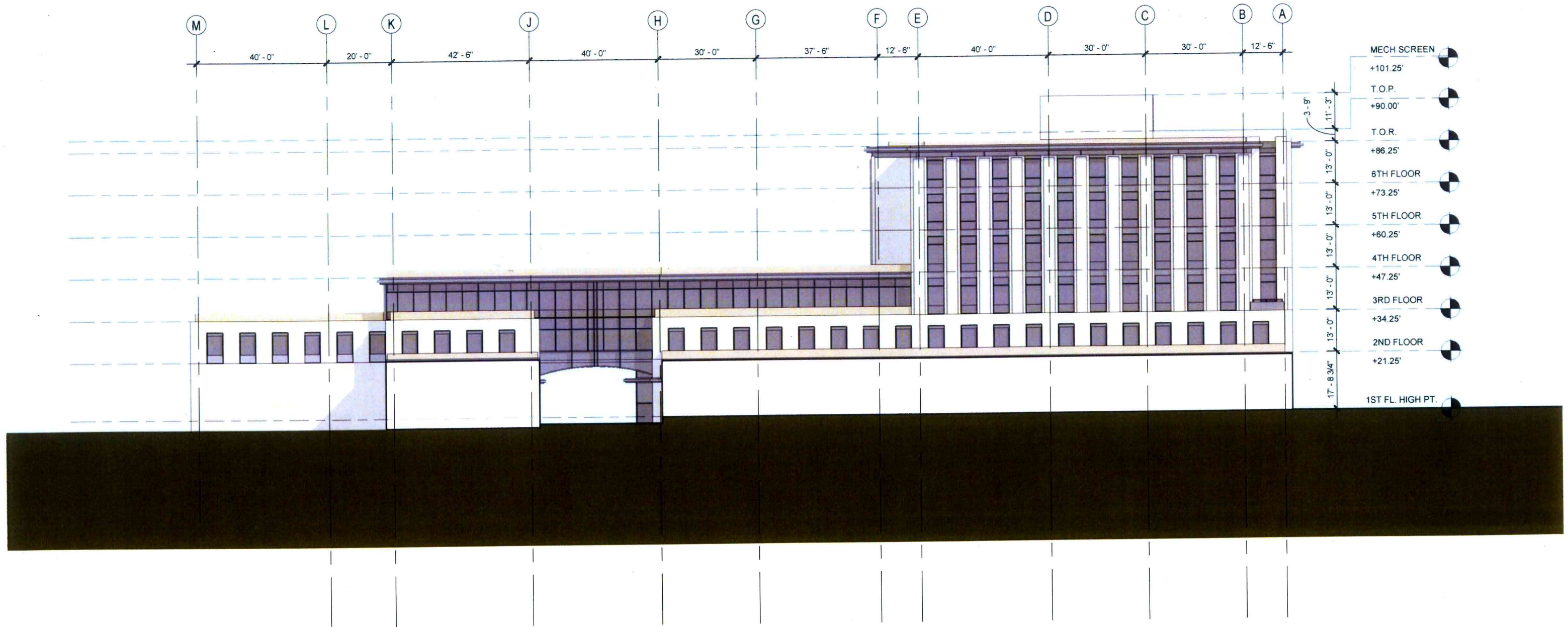
North Elevation



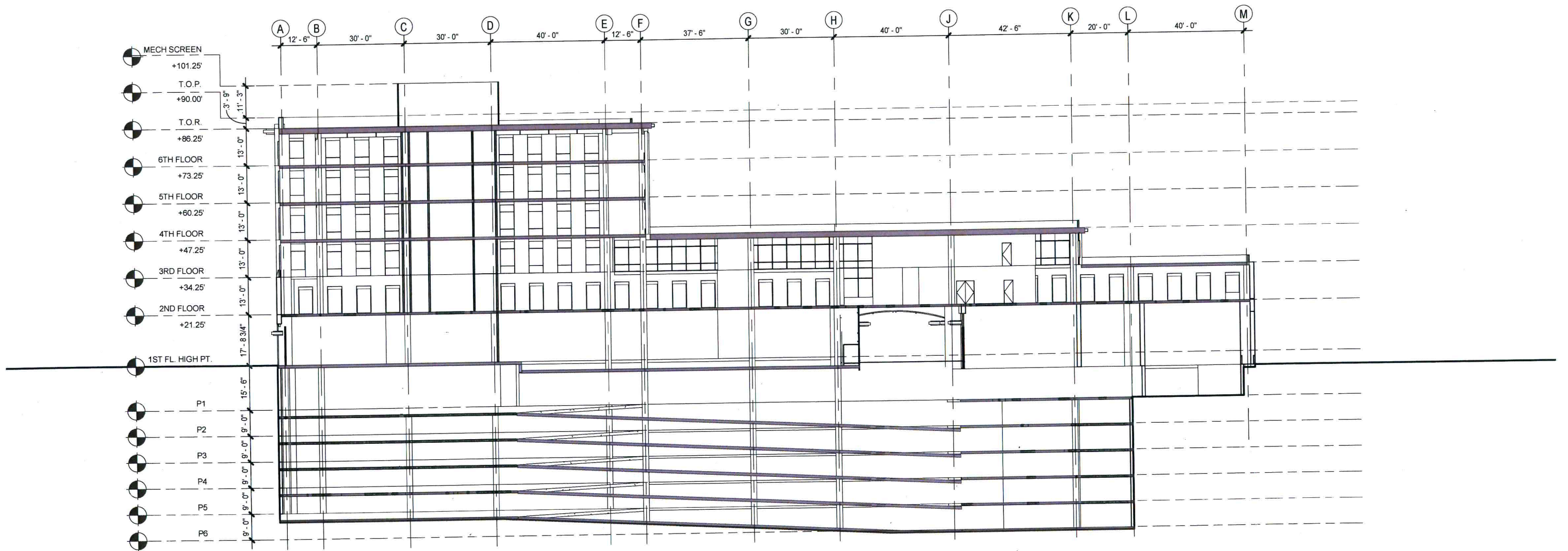
West Elevation



East Elevation



Longitudinal Section



Transverse Section

