



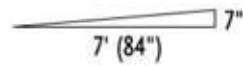
PASADENA, CALIFORNIA

PLAYHOUSE PLAZA
PASADENA CITY COUNCIL
PRESENTATION

14 NOVEMBER 2011

PREPARED FOR **IDS REAL ESTATE GROUP**

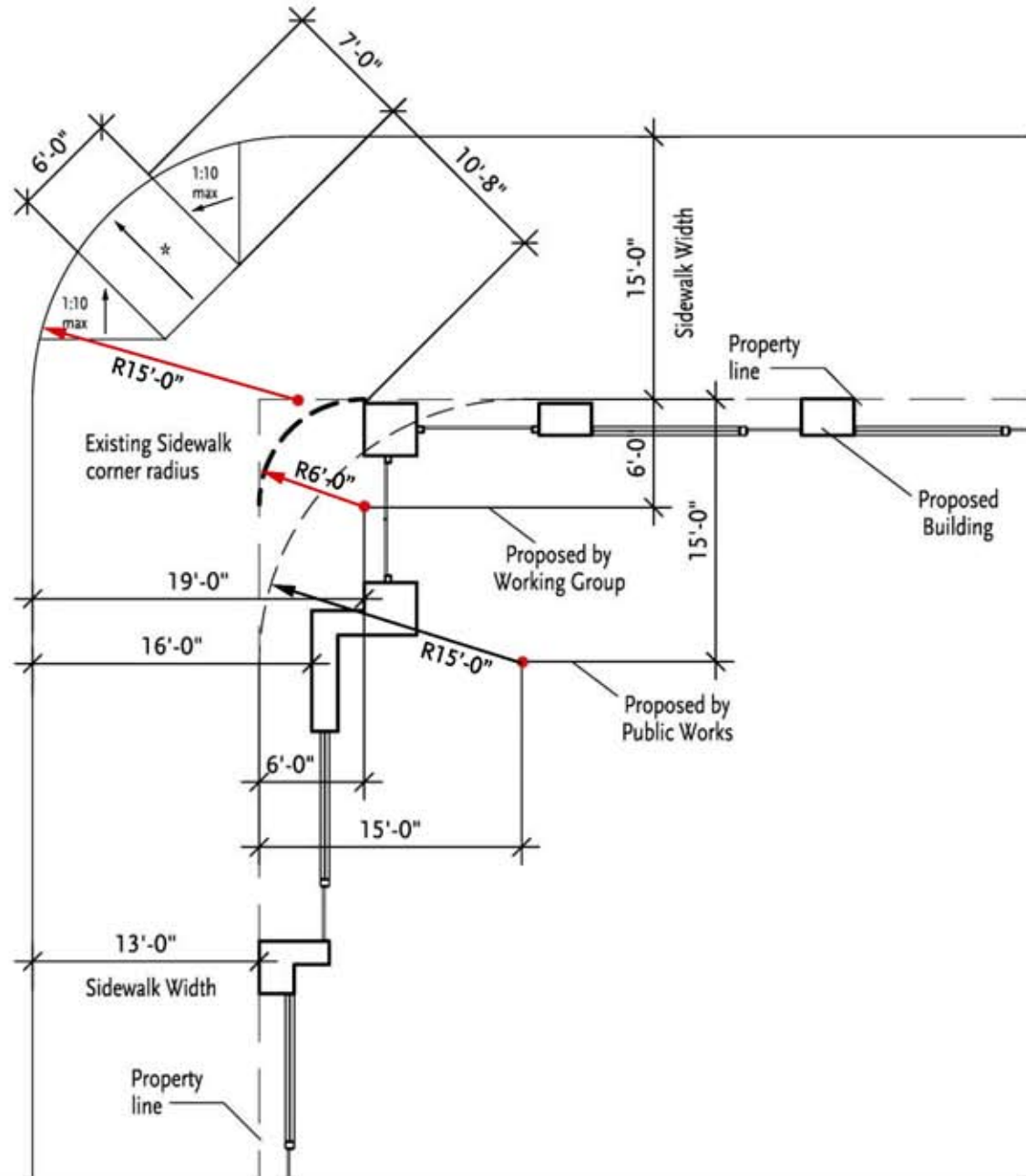
MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



* 8.3% max slope (7" rise of curb over 7' ramp run)

- Detectable warning and truncated domes to occur in ramp, with flared sides per CBC 1127B.

- Grooved border is 12" wide around flared sides and ramp.



El Molino Ave.



Figure 11

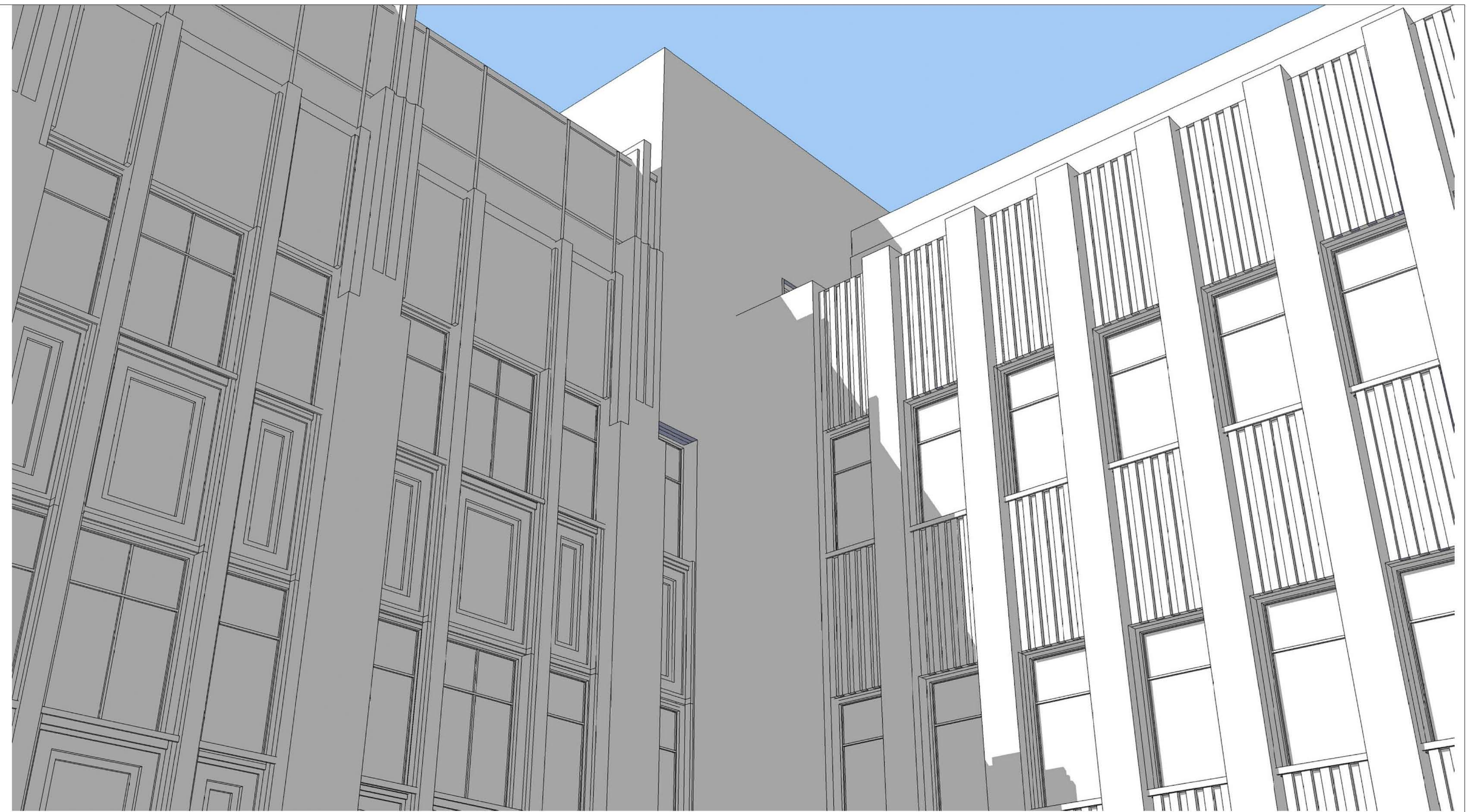


Figure 12



Figure 13



Figure 14

El Molino Building Details



Figure 7



Figure 8

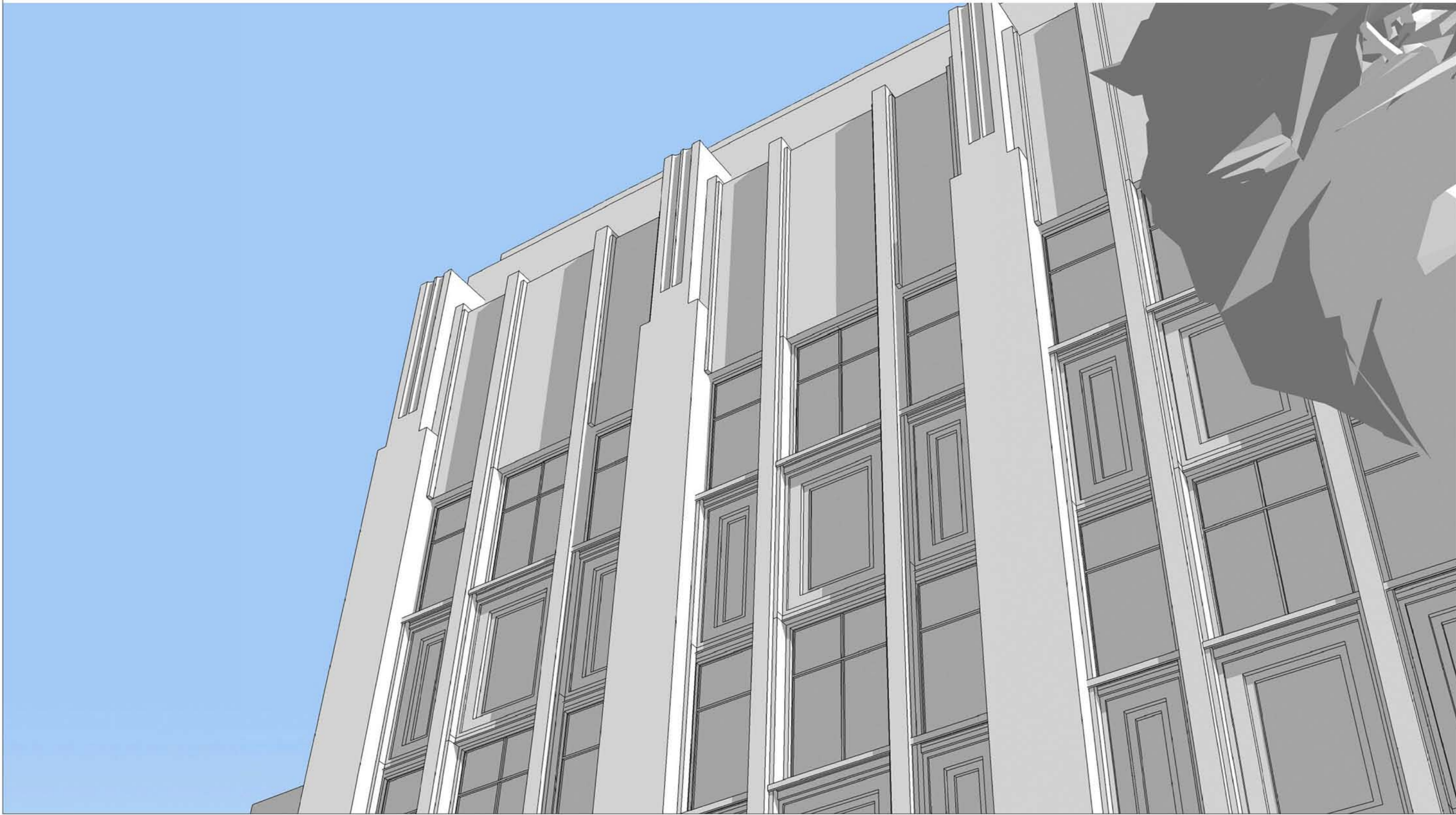


Figure 9

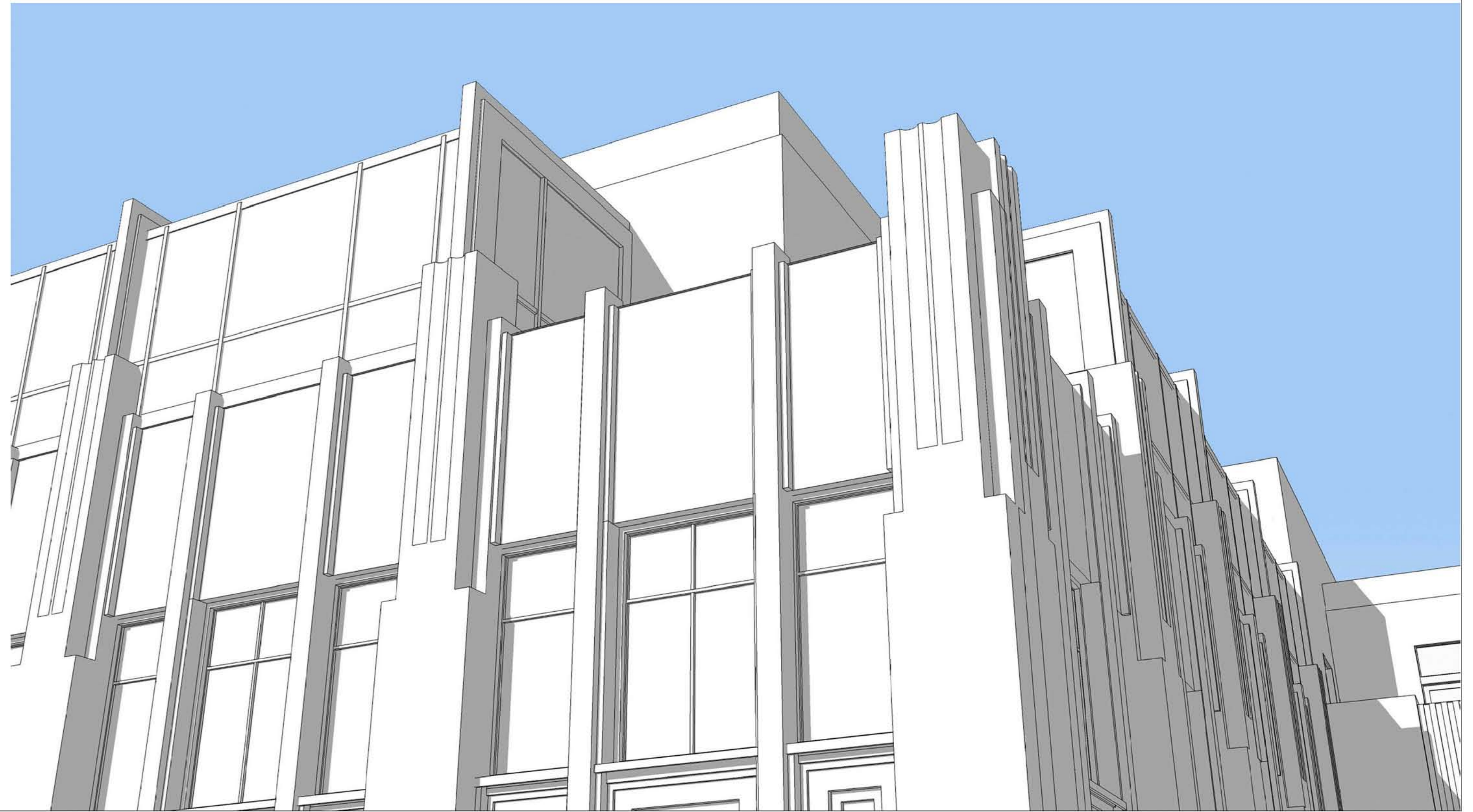


Figure 10



Figure 6: View of the new South courtyard, from the Pasadena Playhouse looking East

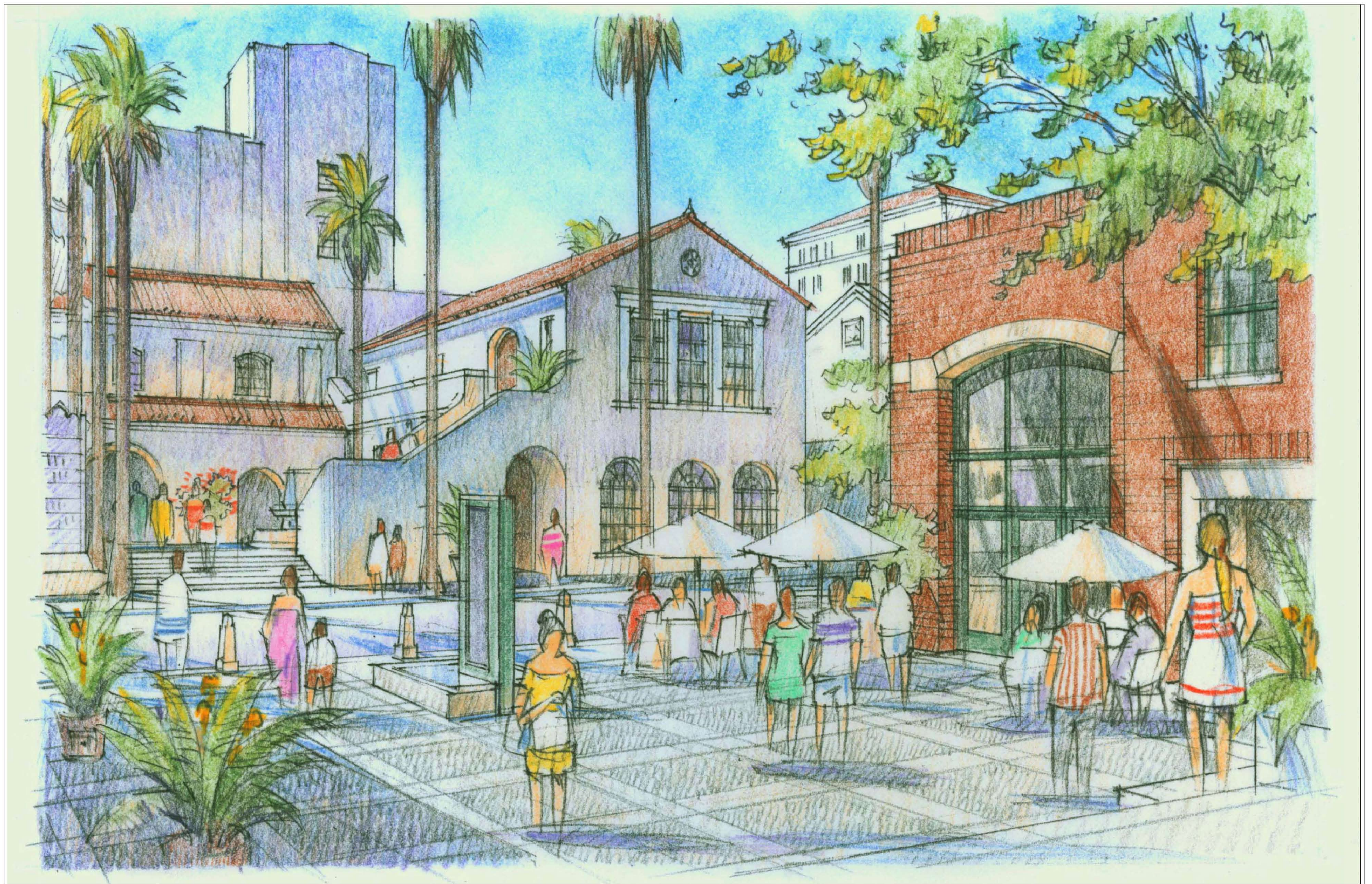


Figure 5: View from inside the new South courtyard, looking West towards the Pasadena Playhouse



Figure 4: Street view looking South
along El Molino Ave.



Figure 3: Street view looking North
along El Molino Ave.



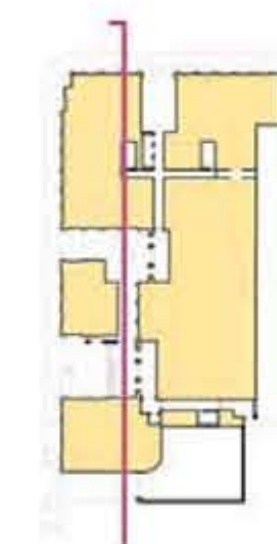
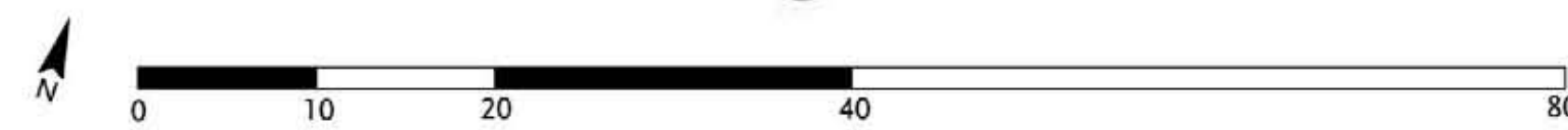
Figure 2: Street view of the Colorado building,
looking Southwest from the North side
of Colorado Blvd.

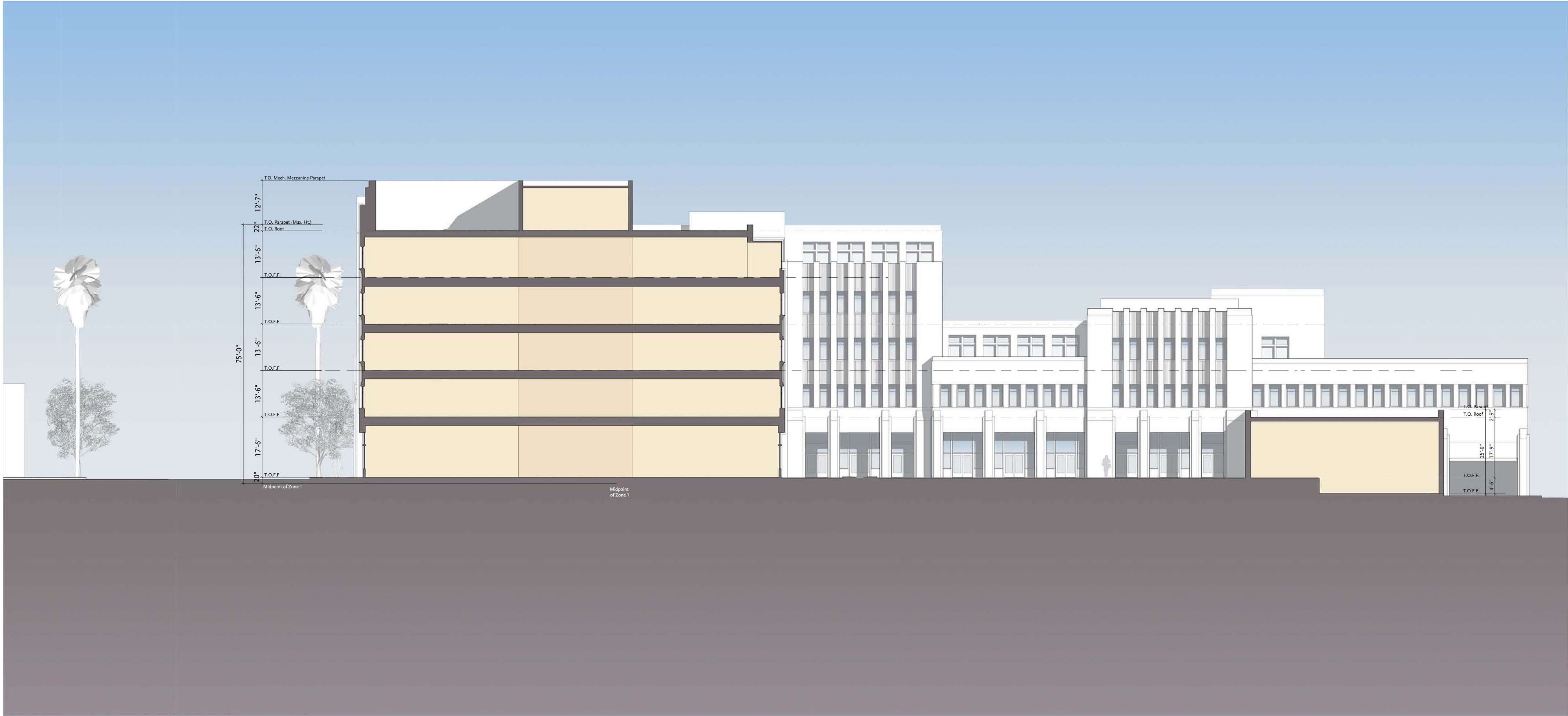


Figure 1: Street view of the Colorado building,
looking Southeast from the corner of
Colorado Blvd. and El Molino Ave.



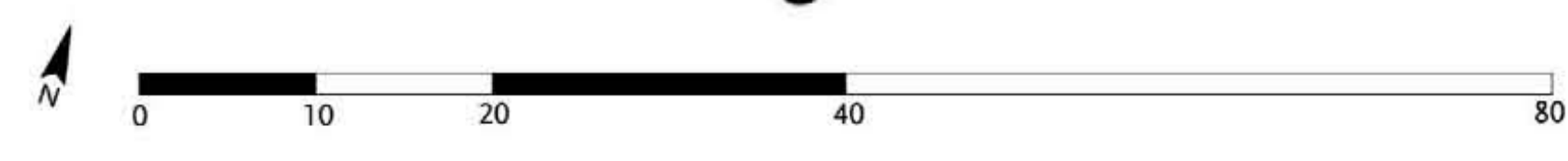
Building Section F





PLAYHOUSE PLAZA
 680 E. COLORADO BLVD.
 PASADENA, CA
 NOVEMBER 8TH, 2011

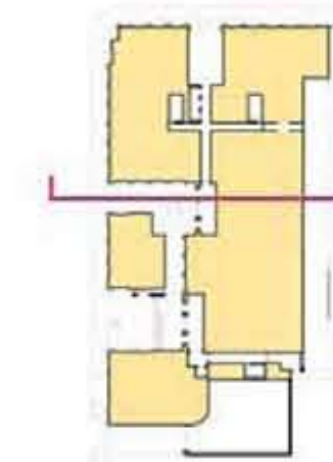
Building Section E



MOULE & POLYZOIDES
 ARCHITECTS AND URBANISTS

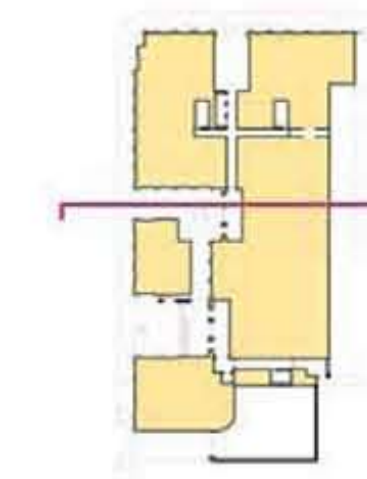


Building Section D



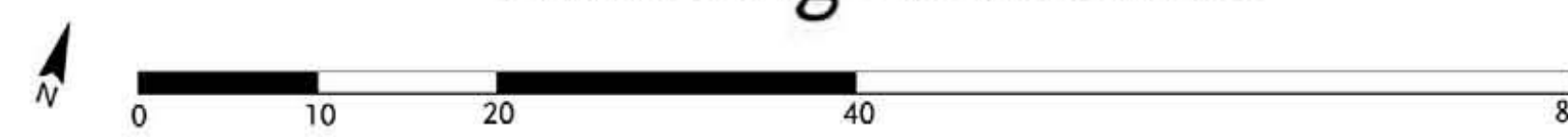


Building Section C





Building Section B





Building Section A



Callout Legend

- 1. GFRC Panel
- 2. Pre-cast concrete
- 3. Exposed steel member, painted
- 4. Aluminum storefront glazing system
- 5. Aluminum window
- 6. Brick veneer
- 7. Ceramic tile
- 8. Granite tile
- 9. Metal panel
- 10. Plaster
- 11. Recessed green screen vine trellis



South Elevation

Callout Legend

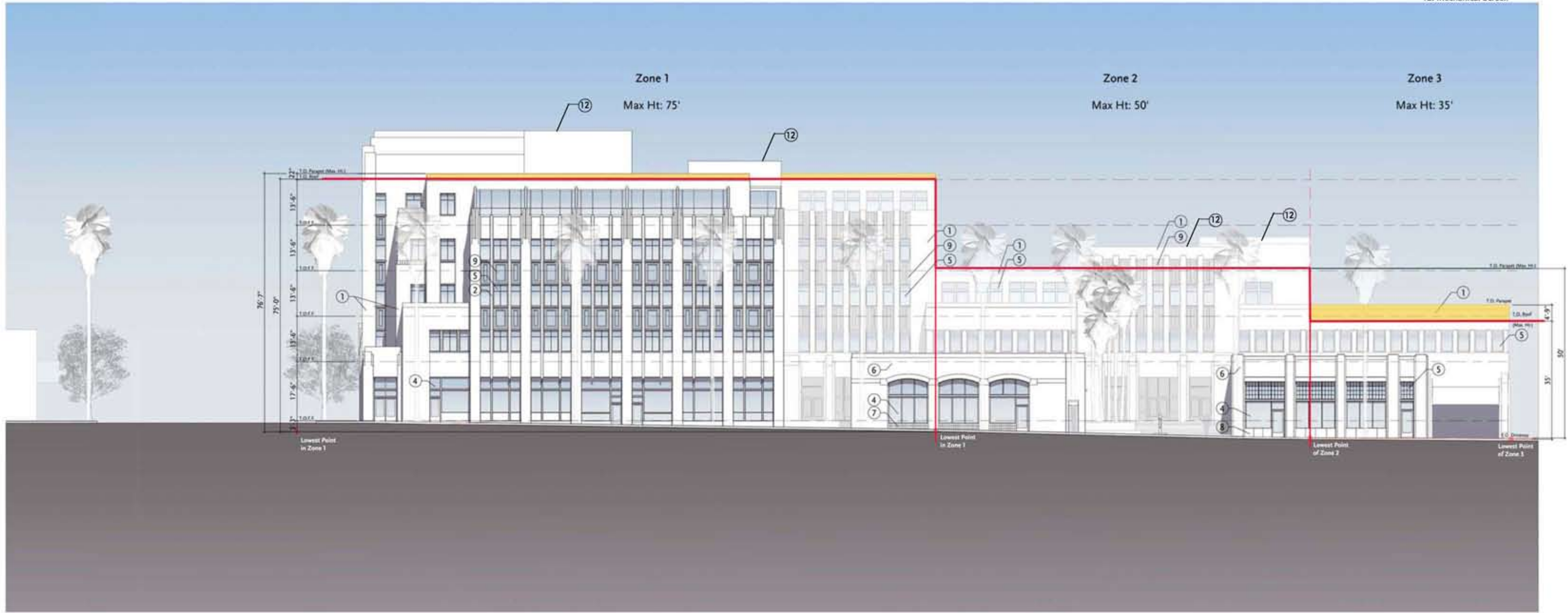
- 1. GFRC Panel
- 2. Pre-cast concrete
- 3. Exposed steel member, painted
- 4. Aluminum storefront glazing system
- 5. Aluminum window
- 6. Brick veneer
- 7. Ceramic tile
- 8. Granite tile
- 9. Metal panel
- 10. Plaster
- 11. Recessed green screen vine trellis
- Signage



East Elevation

Callout Legend

- 1. GFRP Panel
- 2. Pre-cast concrete
- 3. Exposed steel member, painted
- 4. Aluminum storefront glazing system
- 5. Aluminum window
- 6. Brick veneer
- 7. Ceramic tile
- 8. Granite tile
- 9. Metal panel
- 10. Plaster
- 11. Recessed green screen vine trellis
- 12. Mechanical Screen



El Molino Ave. Elevation

Callout Legend

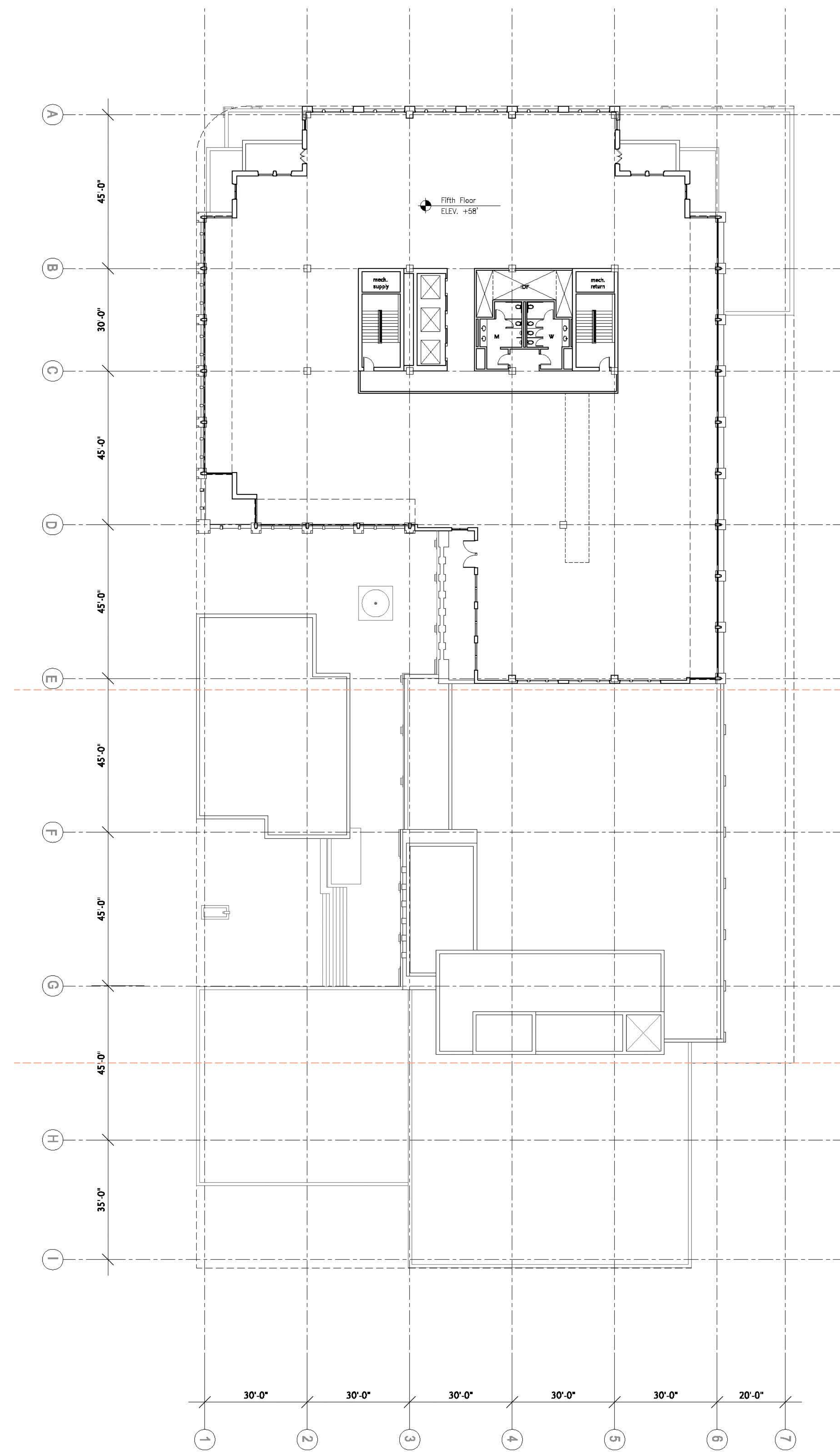
- 1. GFRC Panel
- 2. Pre-cast concrete
- 3. Exposed steel member, painted
- 4. Aluminum storefront glazing system
- 5. Aluminum window
- 6. Brick veneer
- 7. Ceramic tile
- 8. Granite tile
- 9. Metal panel
- 10. Plaster
- 11. Recessed green screen vine trellis
- Signage



Colorado Blvd Elevation



Fifth Floor

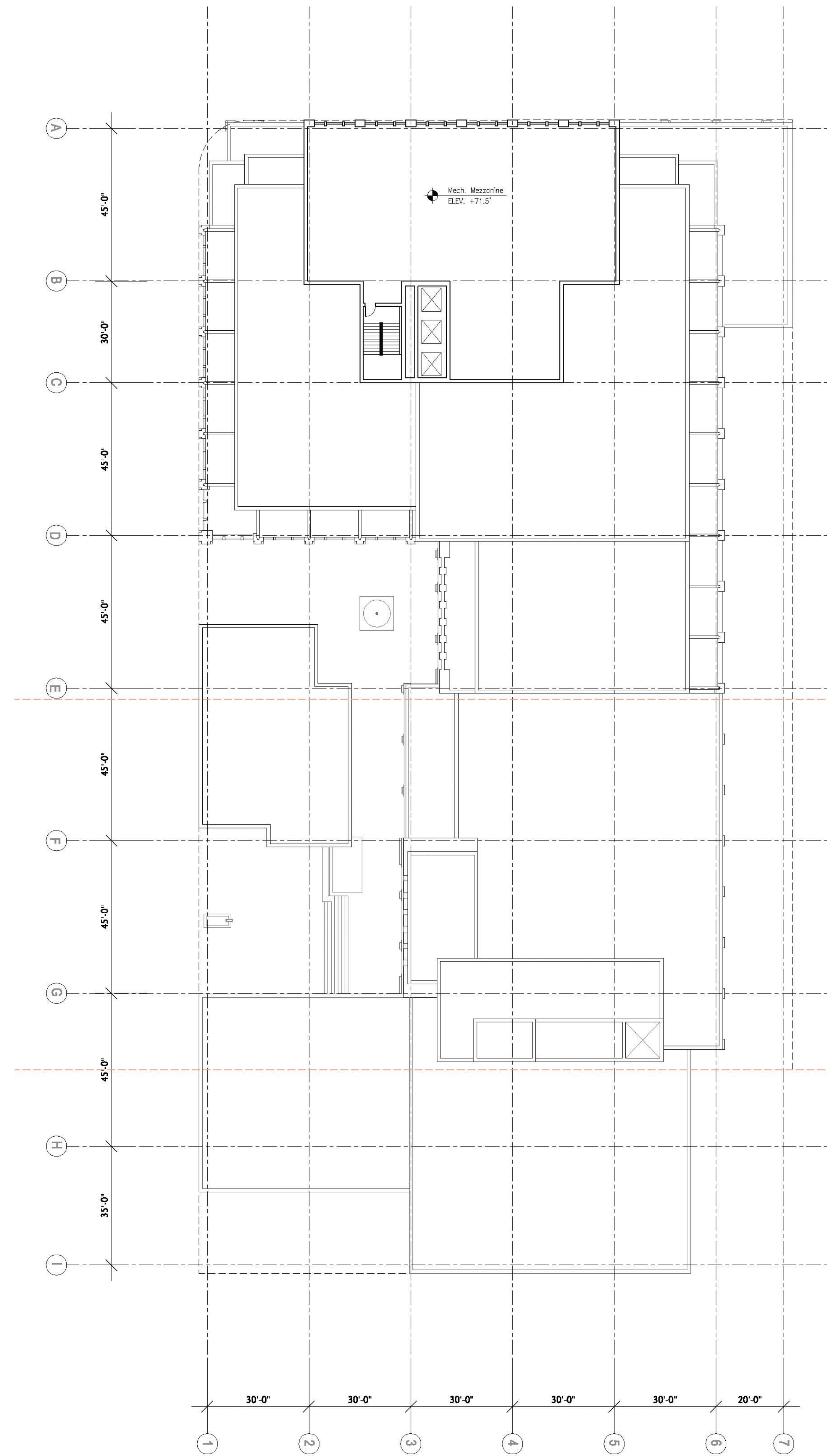


Zone 1
Max. allowable
height = 75'

Zone 2
Max. allowable
height = 50'

Zone 1
Max. allowable
height = 35'

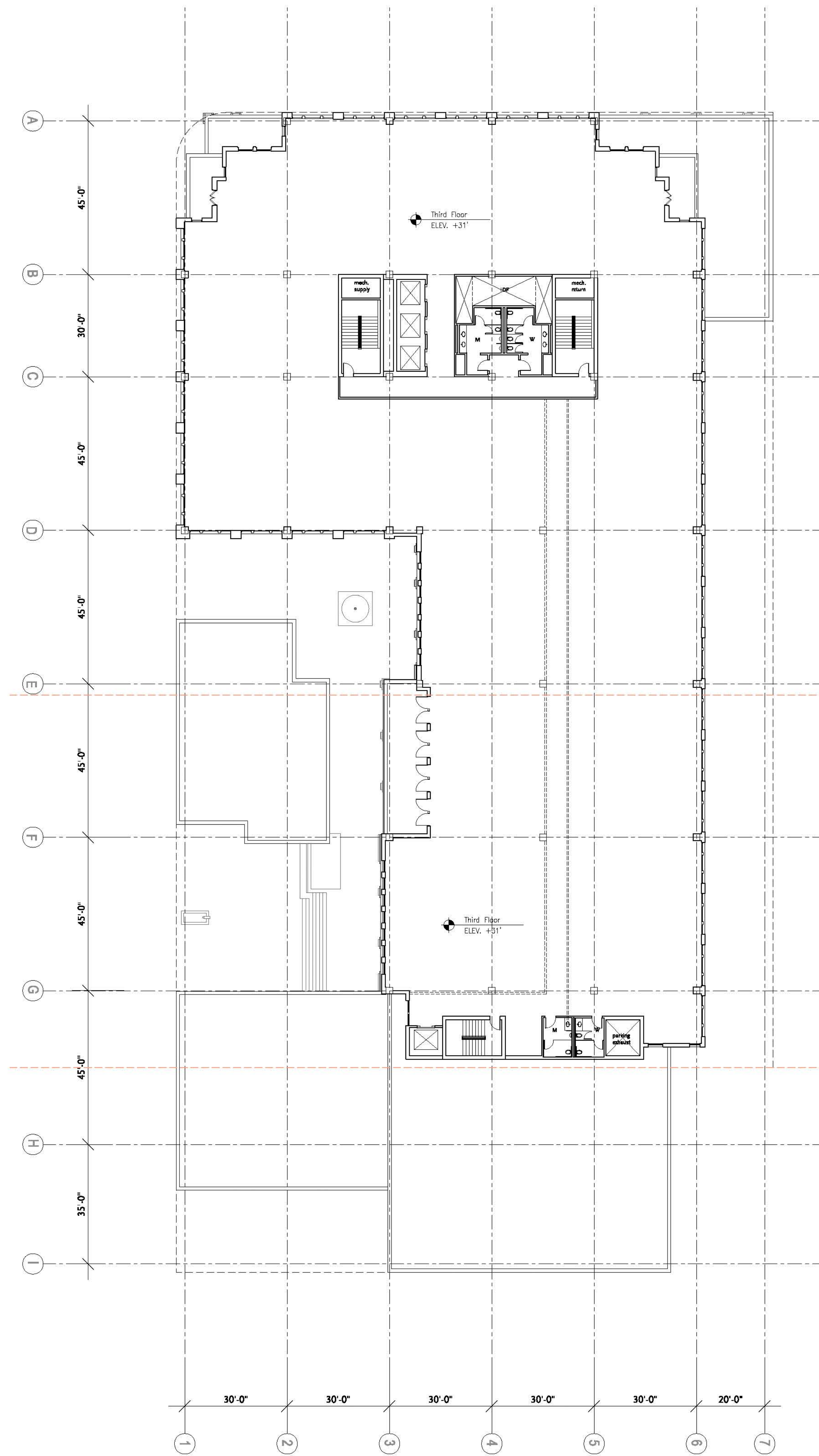
Mezzanine/Roof



Floor Plans



Third Floor

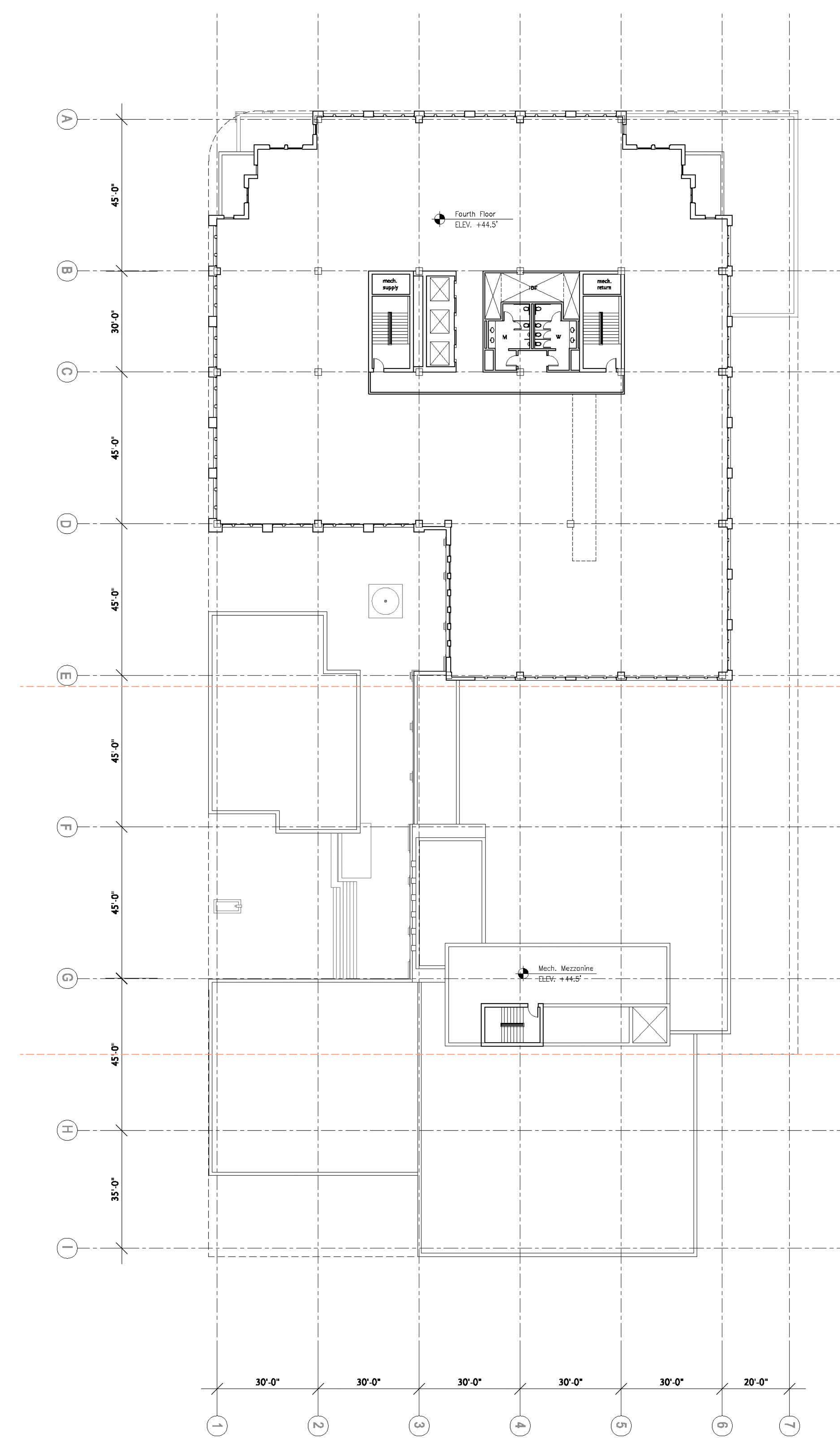


Zone 1
Max. allowable
height = 75'

Zone 2
Max. allowable
height = 50'

Zone 1
Max. allowable
height = 35'

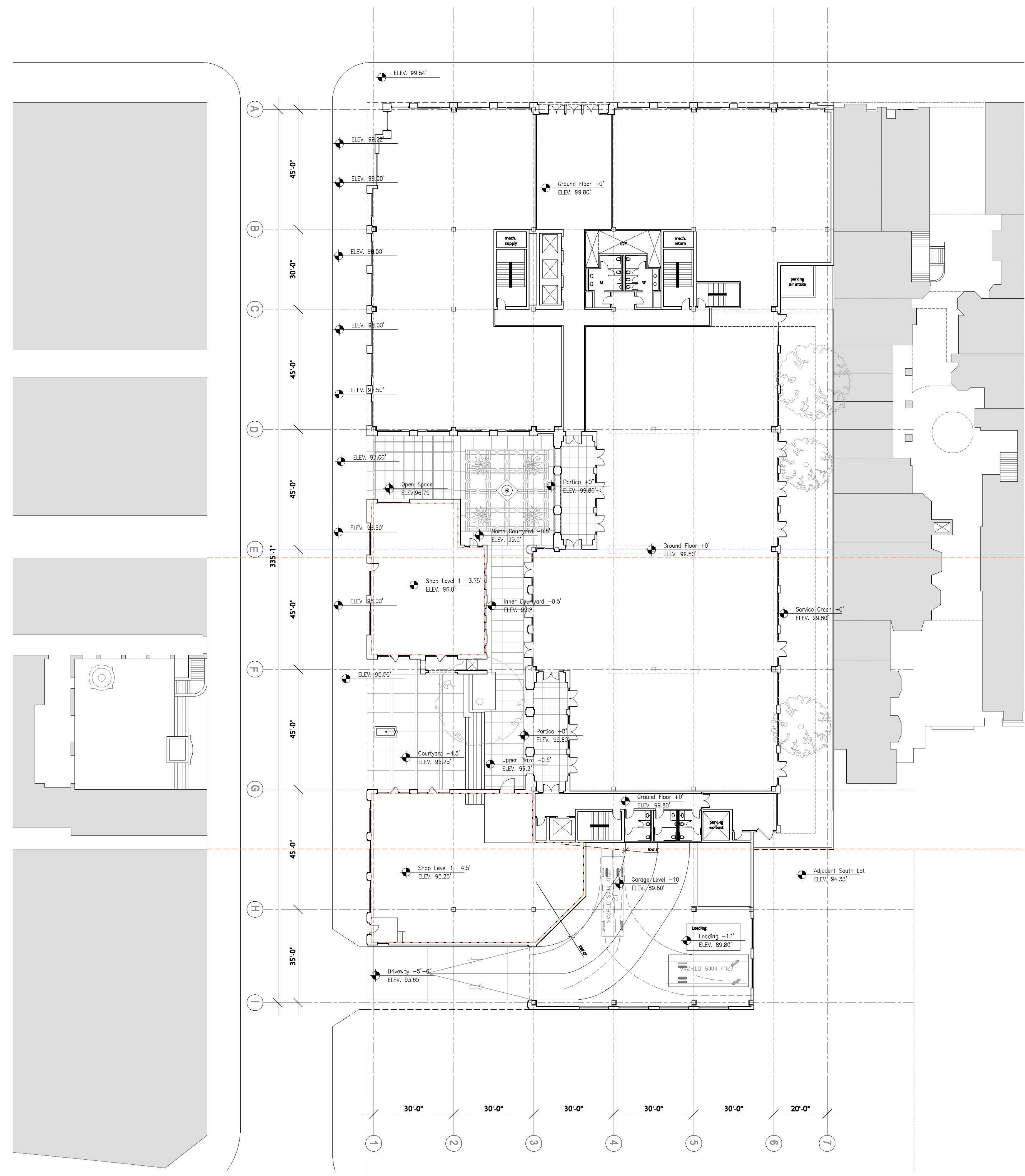
Fourth Floor



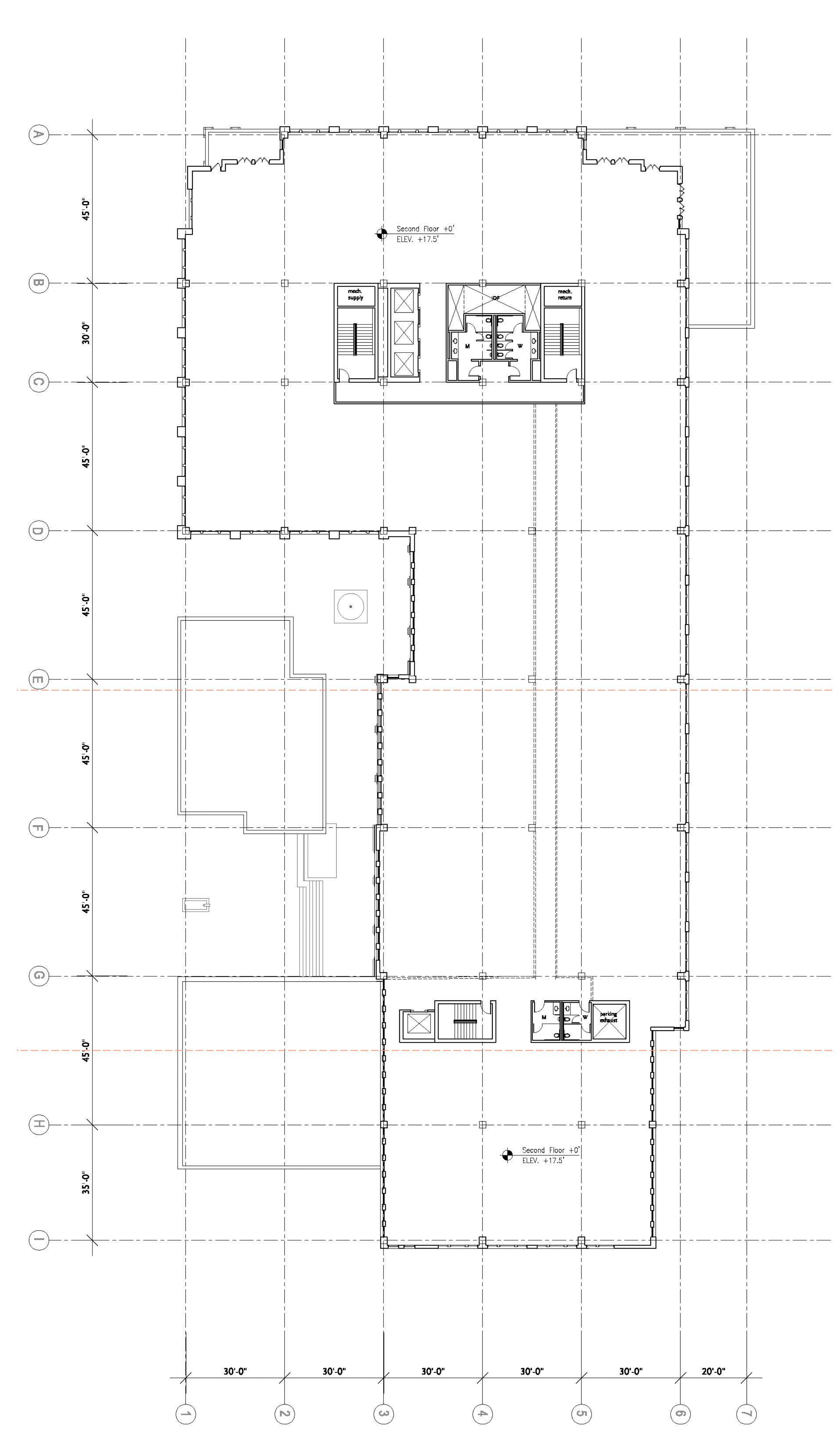
Floor Plans



Ground Floor



Second Floor



Zone 1
Max. allowable
height = 75'

Zone 2
Max. allowable
height = 50'

Zone 1
Max. allowable
height = 35'

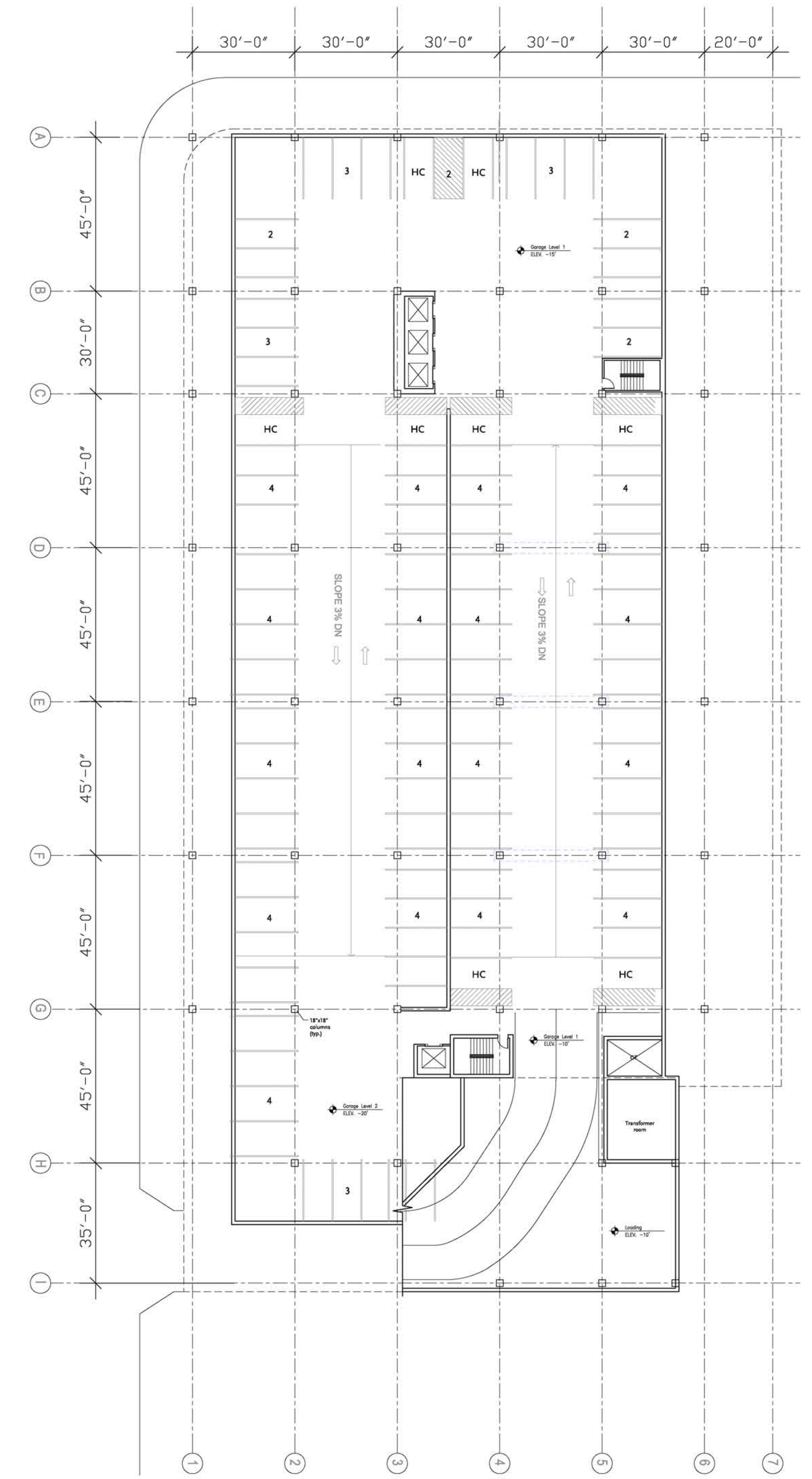
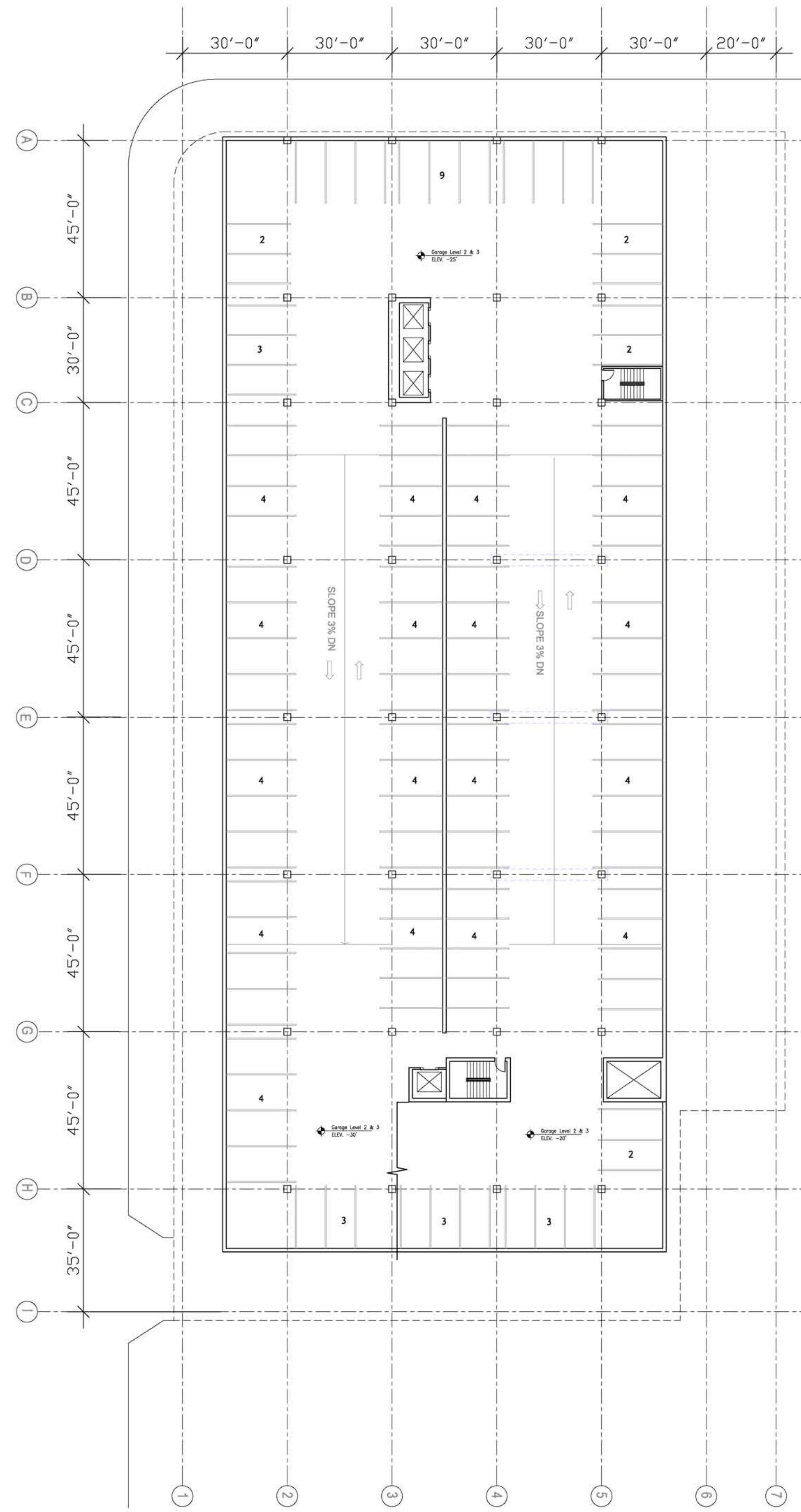
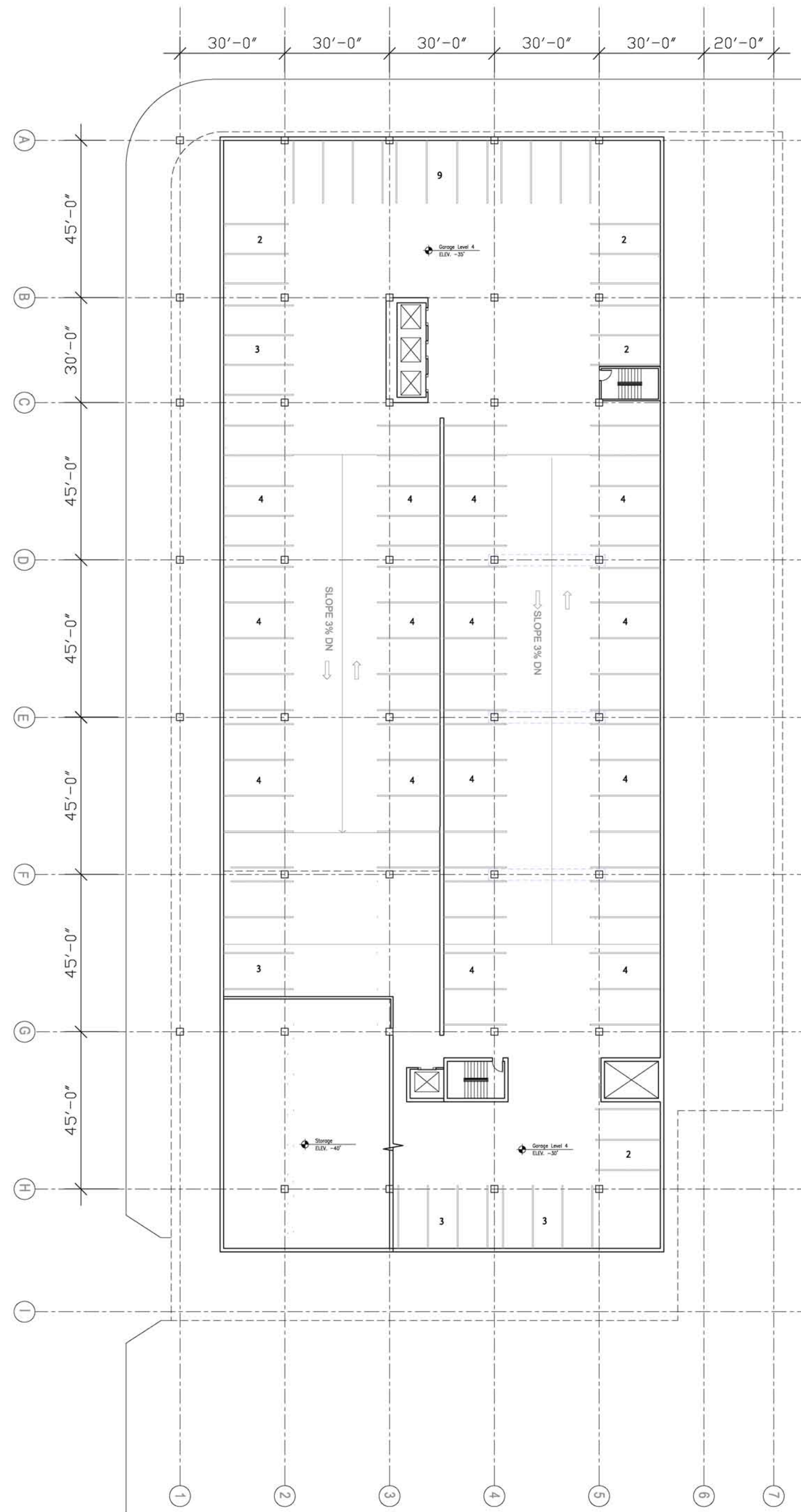
Floor Plans



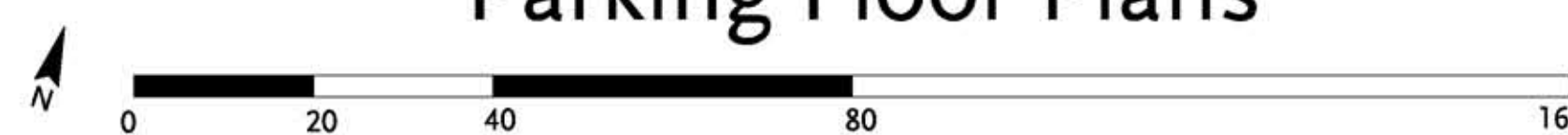
P4

P2-P3

P1



Total # Parking spaces
 P1 = 88
 P2 = 97
 P3 = 97
 P4 = 85
 Total # spaces on 4 levels = 367



Legend

1. Decorative Palm tree, slow growing (Butia Capitata).
2. Split-trunk Sycamore tree.
3. Courtyard paving pattern with pebbles and basalt pavers.
4. Decorative Fountain.
5. Banco (decorative tiled bench - public art piece?)
6. Pebble paving in precast panels with concrete border.
7. Decorative Fountain.
8. Concrete bollard.
9. Scored concrete pavers.
10. (E) Mexican Fan Palm to remain.
11. (E) Ginkgo street tree to remain.
12. (E) Carrotwood street tree to be removed by City.
13. (E) Ficus street tree to be removed by City.
14. (E) Mexican Fan Palm street tree to be relocated.
15. Relocated (E) Mexican Fan Palm.
16. Previously approved new Mexican Fan Palm street tree to be planted.
17. New shrubs (mature height of shrubs to be +15') to be planted in new raised concrete planter, adjacent to new driveway.
18. Concrete steps.
19. Line of sidewalk.
20. Recessed green screen shrub trellis with new vines.
21. HC lift.
22. Rear service yard.
23. Low concrete wall.
24. New Coral tree to be planted.
25. Street light.



Proposed Landscape Plan

PLAYHOUSE PLAZA
680 E. COLORADO BLVD.
PASADENA, CA
NOVEMBER 14TH, 2011

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

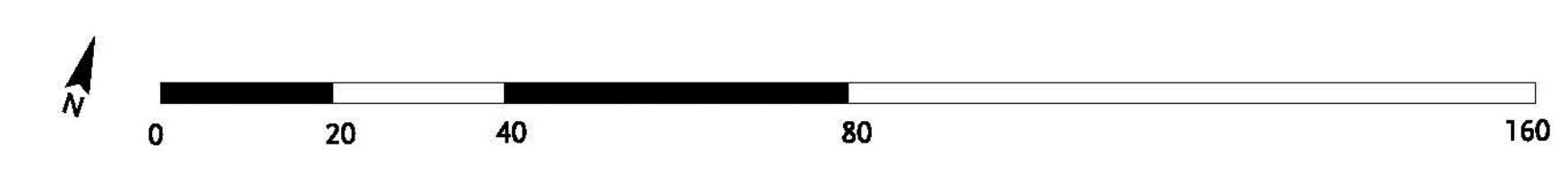


Legend

1. (E) Mexican Fan Palm to remain.
2. (E) Ginkgo Tree to remain.
3. New Mexican Fan Palm tree.
4. New shrubs to be planted in new raised concrete planter, adjacent to new driveway.
5. Property Line.
6. Concrete steps.
7. Line of sidewalk.
8. (E) street palm tree to be removed.
9. Recessed green screen shrub trellis with new vines.
10. Concrete band with colored scored concrete.
11. Fountain.
12. HC lift.
13. Rear service yard.
14. Parking structure intake vent.
15. Low concrete wall.
16. Street light.
17. Precast concrete bollard.



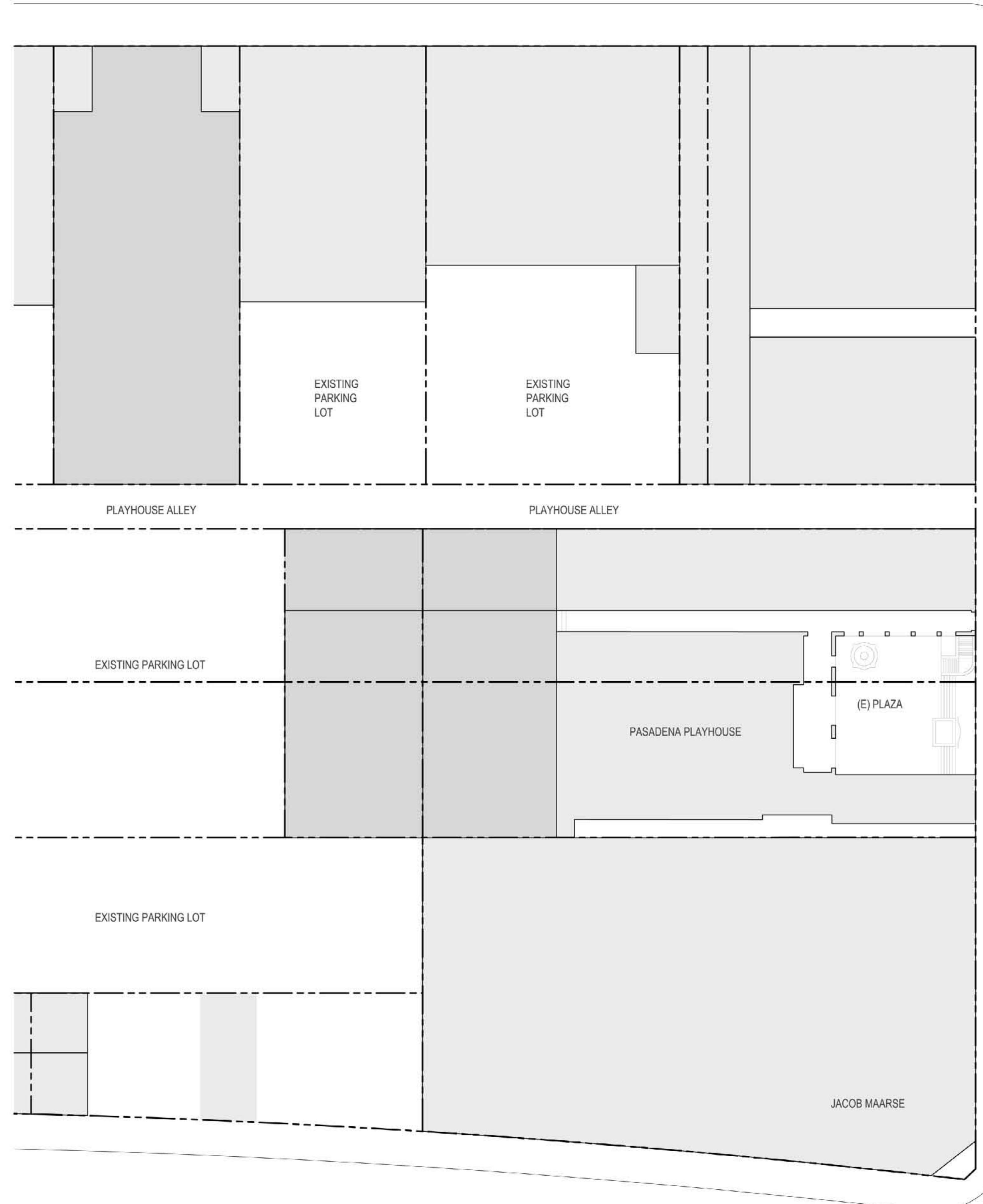
Site Plan



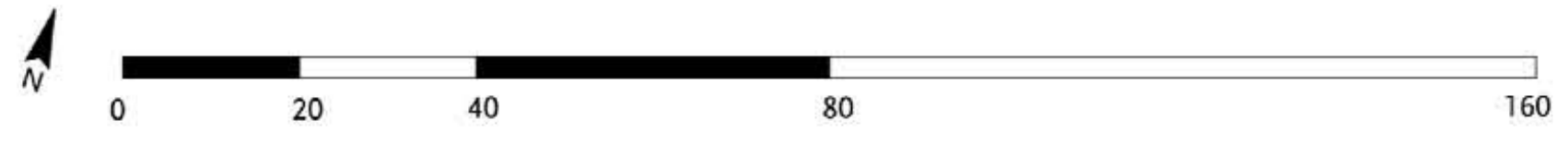
IDS - PLAYHOUSE PLAZA PROJECT			
OWNER / APPLICANT CONTACT INFORMATION			
DAVID SAETA			
IDS REAL ESTATE GROUP			
515 S. FIGUEROA STREET			
LOS ANGELES			
SITE LOCATION:	680 E. COLORADO BLVD.		
ZONE:	CD-4 Playhouse North, and Playhouse South		
SITE AREA:	57,762 SF		
EXISTING BUILDING TO BE DEMOLISHED:	1 BLDG	36,391 SF	
FLOOR AREA / FAR 17.30.040			
ALLOWED			
ZONE 1, FAR 3.0	170.9' X 175' x 3 =	89,773 SF	
ZONE 2, FAR 2.0	(109.3' X 175') + (60' X 145') x 2 =	55,655 SF	
TOTAL SF	145,428 SF		
PROPOSED			
ZONE 1	106,615 SF		
ZONE 2	38,813 SF		
TOTAL SF	145,428 SF		
PROPOSED NEW BLDG GROSS FLOOR AREA			
1ST FLOOR	37,635		
2ND FLOOR	36,291		
3RD FLOOR	30,383		
4TH FLOOR	20,956		
5TH FLOOR	19,746		
ROOF	417		
TOTAL PROPOSED GROSS FLOOR AREA	145,428		
50% OF STREET FRONTAGE AT 50' DEEP FOR PEDESTRIAN ORIENTED USE:	8,175		
OFFICE:	137,253		
	145,428		
BUILDING FOOTPRINT:	38,958 SF	67%	
SITE AREA COVERED:	44,834 SF	77%	
LANDSCAPE AREA:	3,734 SF	6%	
PAVED AREAS:	15,070 SF	26%	

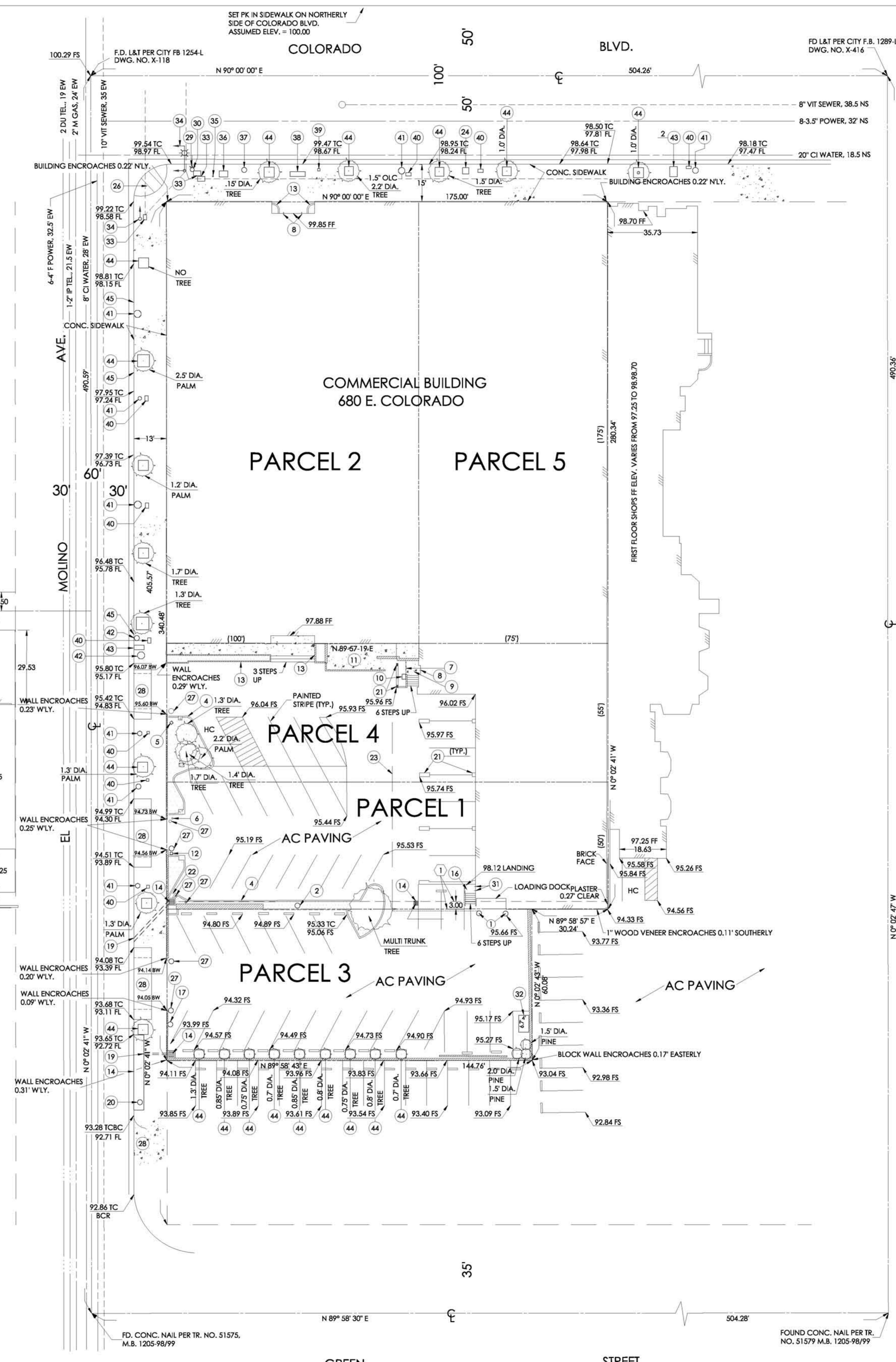
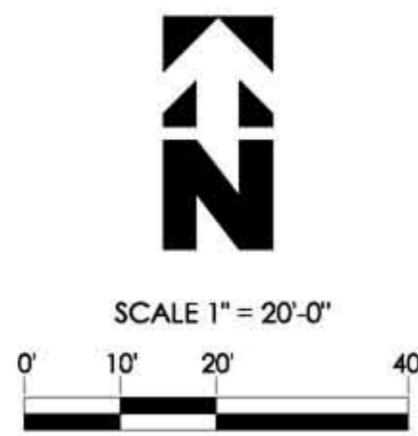
BUILDING HEIGHT			
17.30.030			
MAX ALLOWED			
ZONE 1	75'		
ZONE 2	50'		
ZONE 3	35'		
BUILDING STORIES			
5			
UBC BUILDING TYPE			
2A			
UBC OCCUPANCY GROUP			
B, M, S-2			
LOADING			
17.46.260			
		REQUIRED	PROVIDED
1/40,000 SF OF OFFICE BUILDING	40,000	3	2
COMMERCIAL USE 8,000 TO 20,000		1	
PARKING CALCULATIONS			
17.80.020 Floor Area Gross			
17.30.030 Retail SF is based upon 50 % of the frontage along Colorado & El Molino			
17.46.040 Number of Off Street Parking Spaces Required			
17.50.340 TOD Reductions			
17.50.340D2a Public Parking Spaces/ Commercial Off-Street Parking Not required			
EXISTING PARKING SPACES TO BE DEMOLISHED			
45			
NEW PARKING			
	SF	REQD/ 1000	TOD RATIO
OFFICE	137,253	3	25%
ANCILLARY RETAIL	3,675	3	10%
RESTAURANT	4,500	10	10%
TOTAL	145,428		
OUTDOOR RESTAURANT SEATING SF	930	10	10%
TOTAL (W/ OUTDOOR SEATING)			
NOTE: INCLUDES HC REQUIRED 8 (FOR 301-400 SPACES)			
PROVIDED PARKING			
P1	88		
P2	97		
P3	97		
P4	85		
TOTAL	367		





Demolition Plan





LEGEND

1 BOLLARD	24 LIGHT
2 FLAG POLE	25 PLANTER BOX
3 PLANTER	26 RAMP
4 CURB	27 2' BOLLARD
5 "ENTER" SIGN	28 DRIVEWAY
6 2" SQ. POLE	29 WATER VALVE
7 WROUGHT IRON HANDRAIL	30 FIRE HYDRANT
8 DOOR	31 DOOR
9 STOOP	32 SHED
10 GAS METER	33 TRAFFIC SIGNAL PULL BOX
11 ELECTRICAL TRANSFORMERS	34 TRAFFIC SIGNAL
12 "EXIT" SIGN	35 TRAFFIC CONTROLLER
13 RAISED PLANTER	36 TV CABLE PULL BOX
14 CATCH BASIN	37 BIKE RACK
15 LOADING DOCK	38 BUS BENCH
16 CONCRETE STOOP	39 BUS SIGN
17 4" DIA. SIGN POST	40 STREET LIGHT PULL BOX
18 BARRICADE	41 STREET LIGHT
19 DRAIN OUTLET	42 VENT
20 MANHOLE	43 WATER METER
21 COLUMN	44 TREE WELL W/ TREE
22 SIDE INLET	45 ROOF DRAIN
23 OVERHANG	

AC ASPHALTIC CONCRETE	IE INVERT ELEVATION
BW BACK OF WALK	OG ORIGINAL GROUND
EG EDGE OF GUTTER	TC TOP OF CURB
FF FINISHED FLOOR	TF TOP OF FOOTING
FG FINISHED GRADE	TG TOP OF GRAPE
FL FLOWLINE	TS TOP OF SLOPE
FS FINISHED SURFACE	TOE TOE OF SLOPE
GB GRADE BREAK	TW TOP OF WALL

STREET CENTERLINE	
PROPERTY LINE	
EDGE OF PAVING	
EDGE OF BUILDING	
FENCE	
EXIST. SPOT ELEVATION	
EXIST. CONTOUR LINES	
CONCRETE	
NATURAL GROUND/ PLANTER	
CONCRETE / BLOCK WALL	
RECORD DATA	
TREE	

SITE AREA (NET)
 57,762 SQ.FT. 1.326 ACRES

BASIS OF BEARINGS
 BEARING N 90° 00' 00" E OF THE SLY S/DIAGONAL OF COLORADO BLVD. AS SHOWN ON MAP OF SAN PASQUAL TRACT, M.B. 3 PG 315 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY WAS USED ON THE BASIS OF BEARINGS FOR THIS SURVEY

EASEMENTS
 THE TITLE REPORT BY CHICAGO TITLE COMPANY, DATED OCTOBER 10, 2006, ORDER NO. 6A60474-X59 WAS PROVIDED BY THE OWNER AND WAS USED AS THE BASIS FOR THIS SURVEY.
 PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

1 AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO THE SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 12, 1946 IN BOOK 23028 PAGE 256, OFFICIAL RECORDS, (ITEM #3 OF THE TITLE REPORT).
 "EFFECT OF" A COVENANT AND AGREEMENT REGARDING ENCROACHING FOOTING RECORDED SEPTEMBER 14, 1927 IN BOOK 6782 PAGE 134, OFFICIAL RECORDS. (ITEM #2 OF THE REPORT).

UTILITY NOTICE
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NOTES

TOPOGRAPHIC SURVEY

680 E. COLORADO BLVD.
 54 N. EL MONTE AVE.
 PASADENA, CA. 91101

PREPARED FOR:
 IDS REAL ESTATE GROUP
 515 SOUTH FIGUEROA ST. STE 1600
 LOS ANGELES, CA 90071

Morsch Engineering Co.
 2225 N. Locke Ave. Ste 312
 Alhambra, CA. 91001
 (626) 791-8867

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JOB NO. 729-06 BLDG. DEPT.
 DRAWN BY: A.S. HEALTH
 CHECKED BY: R.S.M. PRINT DATE: 1/20/07

CONTENT OF SHEET
TOPOGRAPHIC SURVEY
 SHEET 1 OF 1

LEGAL DESCRIPTION

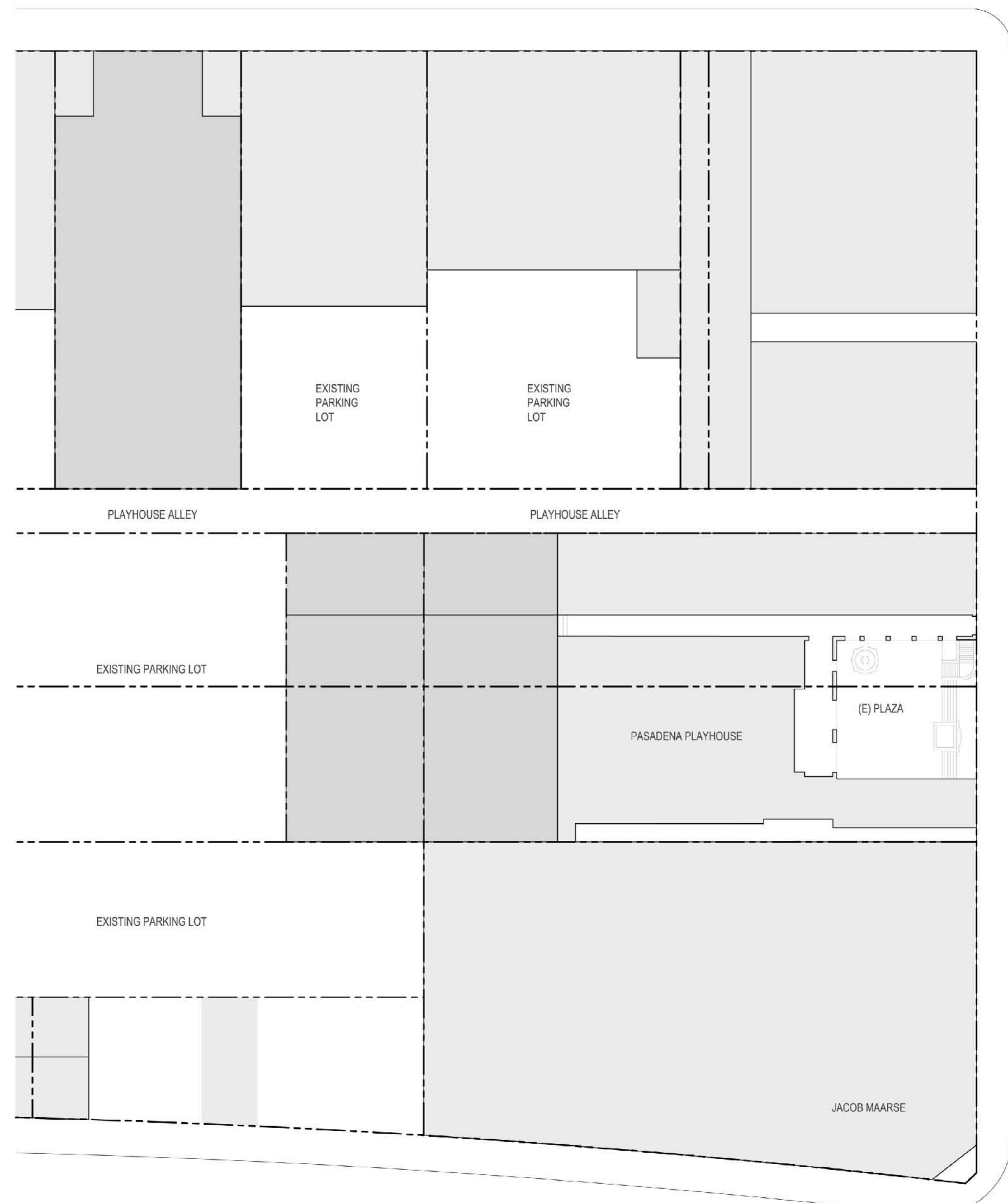
PARCEL 1:
 THE EASTERLY 175 FEET OF THE WESTERLY 180 OF THE SOUTHERLY 50 FEET OF LOT 1, BLOCK "K", SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
 THAT PORTION OF LOT 1 IN BLOCK "K" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE THEREOF 200 FEET; THENCE EAST AT RIGHT ANGLES 105 FEET; THENCE NORTH AT RIGHT ANGLES 200 FEET TO THE NORTH LINE OF SAID LOT; THENCE WEST ALONG SAID NORTH LINE 105 FEET TO THE POINT OF BEGINNING.
 EXCEPT THE NORTH 25 FEET INCLUDED IN COLORADO STREET AS WIDENED, ALSO EXCEPT THE WEST 5 FEET WITHIN THE LINES OF EL MOLINO AVENUE AS WIDENED.

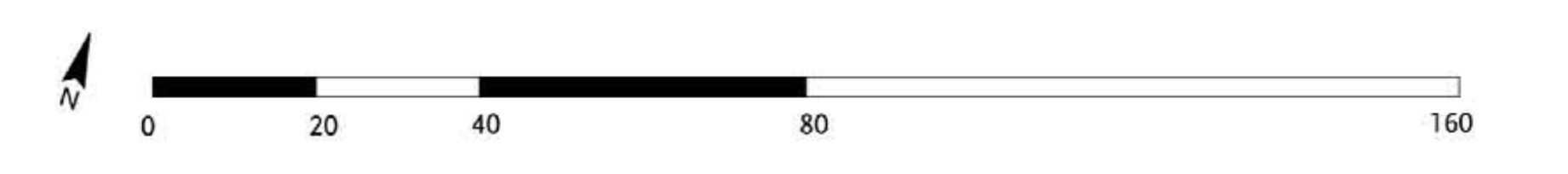
PARCEL 3:
 LOT 1 OF THE WALLACE BROS. TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 92 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
 THE WEST 180 FEET OF THAT PORTION OF LOT 1 IN BLOCK "K" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT, DISTANT 200 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID WEST LINE 55 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT CONVEYED TO JENNIE DEMOTT, BY DEED RECORDED IN BOOK 2007 PAGE 28 OF DEEDS; THENCE EAST ALONG THE NORTH LINE OF THE LOT SO CONVEYED 260 FEET TO THE WEST LINE OF SAID LAND CONVEYED BY EDWIN L. FARRIS, TO J. H. HEARN, BY DEED RECORDED IN BOOK 118 PAGE 205 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH ALONG THE WEST LINE OF THE LAND SO CONVEYED 55 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LAND CONVEYED BY EDWIN L. FARRIS, TO MARY E. STOWELL, BY DEED RECORDED IN BOOK 143 PAGE 520 OF DEEDS; THENCE WEST 260 FEET TO THE PLACE OF BEGINNING.
 EXCEPT THEREFROM THE WEST 5 FEET OF SAID LAND LYING WITHIN EL MOLINO AVENUE.

PARCEL 5:
 THAT PORTION OF LOT 1 IN BLOCK "K" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, DISTANT 105 FEET EAST FROM THE NORTHWEST CORNER THEREOF; THENCE 75 FEET EAST; THENCE SOUTH AT RIGHT ANGLES 200 FEET; THENCE WEST AT RIGHT ANGLES 75 FEET; THENCE NORTH AT RIGHT ANGLES 200 FEET TO THE POINT OF BEGINNING.
 EXCEPT THEREFROM THE NORTH 25 FEET INCLUDED WITHIN THE LINES OF COLORADO STREET AS WIDENED.



Existing Site Plan



El Molino Avenue

El Molino looking West



Jacob Maarse

Pasadena
Playhouse

Elements

Architecture
Studio

Cafe

Bridal Shop

Colorado Boulevard



Colorado looking North

Bank of the West

Trio Apartments

Vroman's

Laemmle's
Playhouse 7

Vroman's

The Atrium

Office Max



Colorado looking South

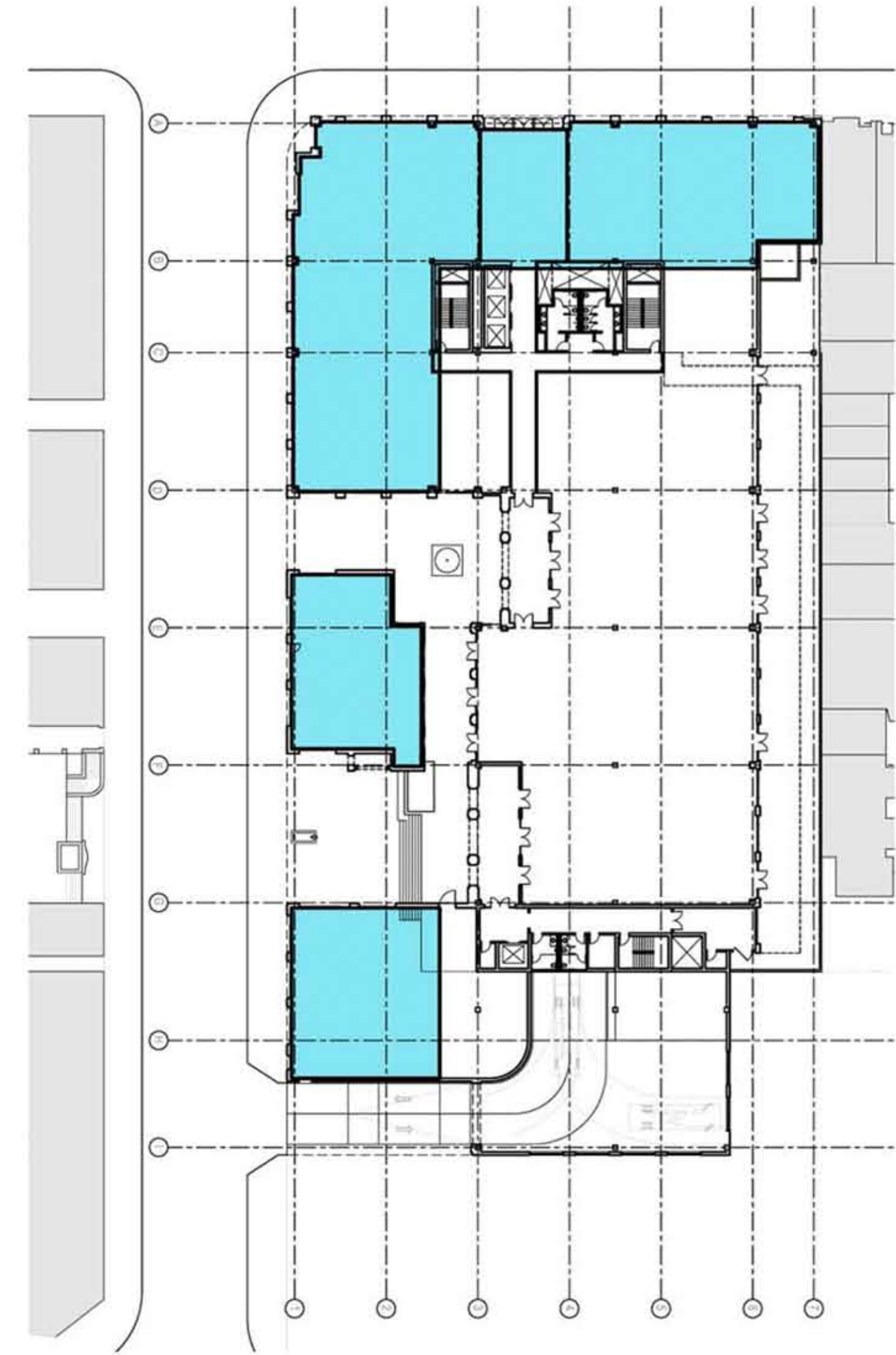
Archstone Apartment

Arcade Lane

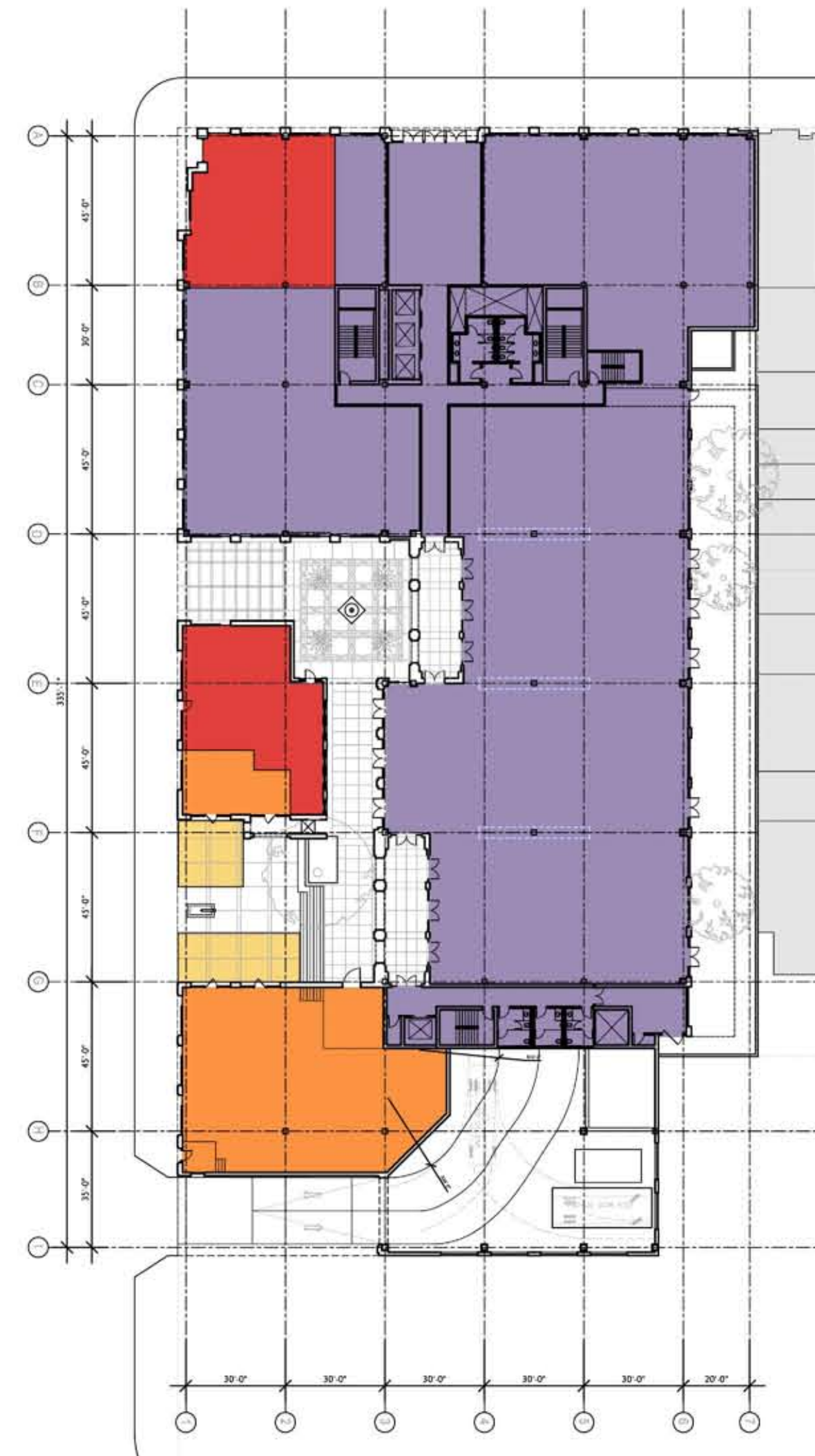
Homestead House

Bridal Shop

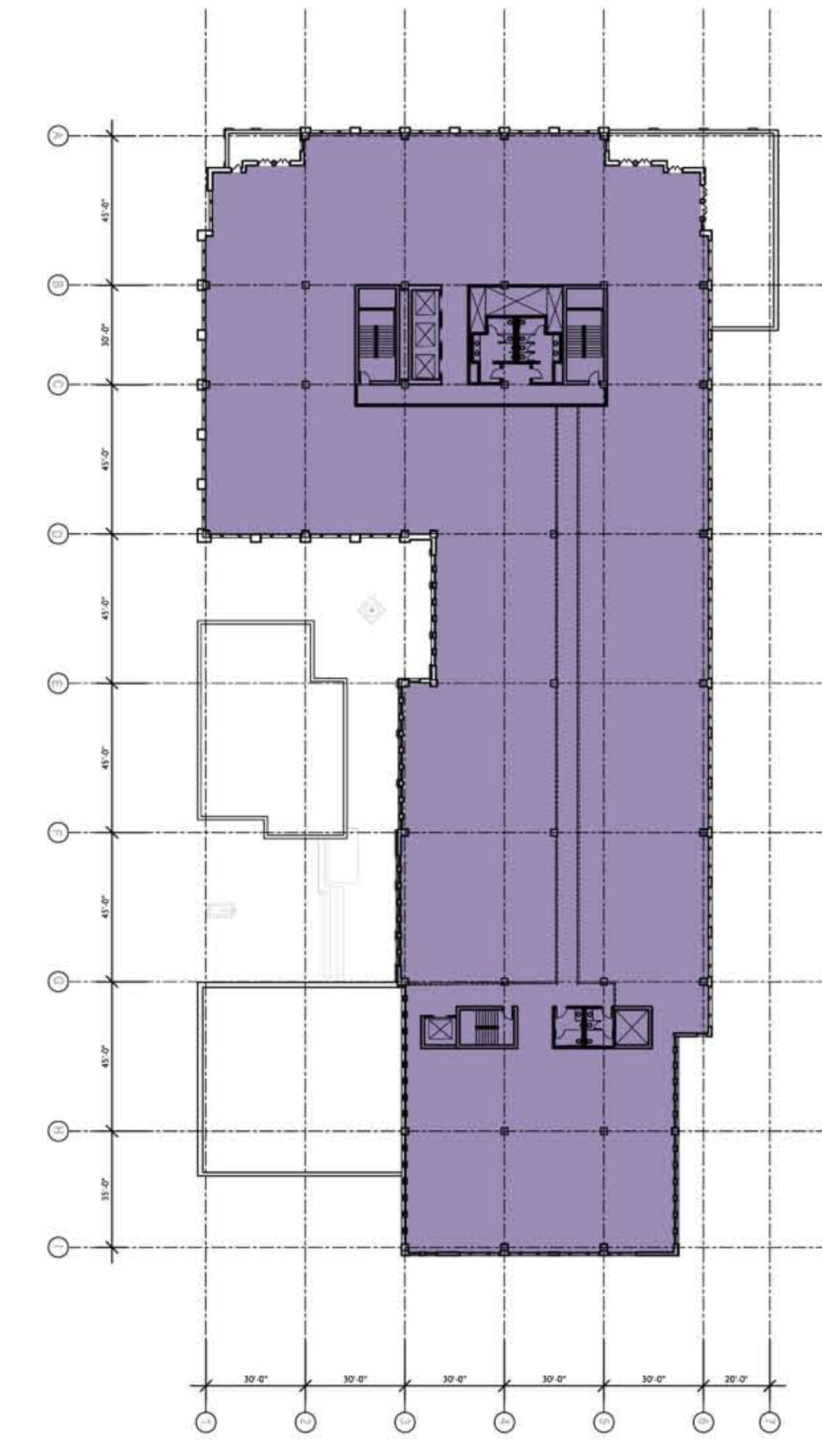
This is the Frontage area used to calculate the 50% commercial/retail SF requirement.
 16,349.8 sf / 2 = 8,175 sf retail frontage required total along Colorado Blvd. and El Molino Ave.



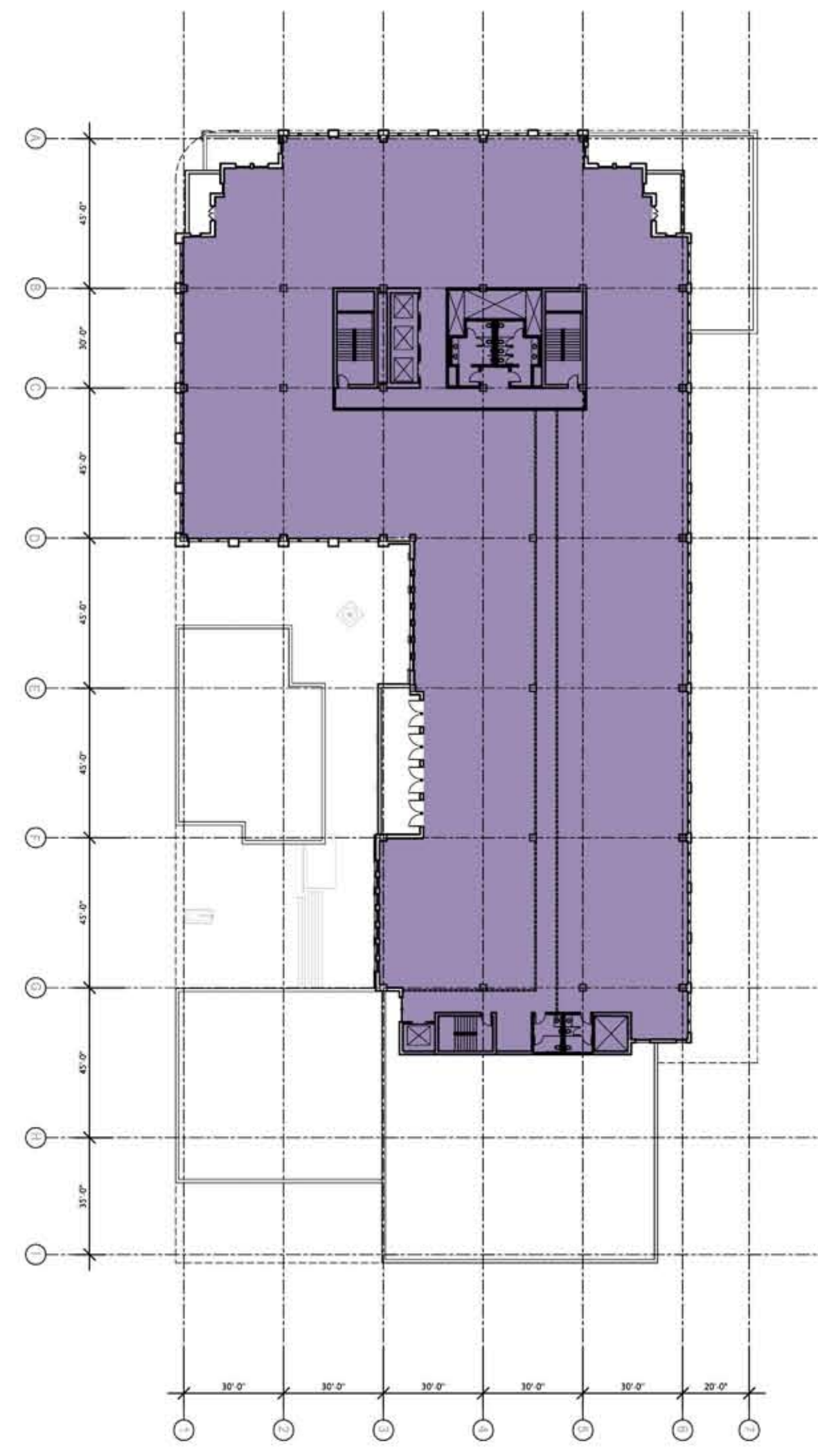
50% Retail Requirement



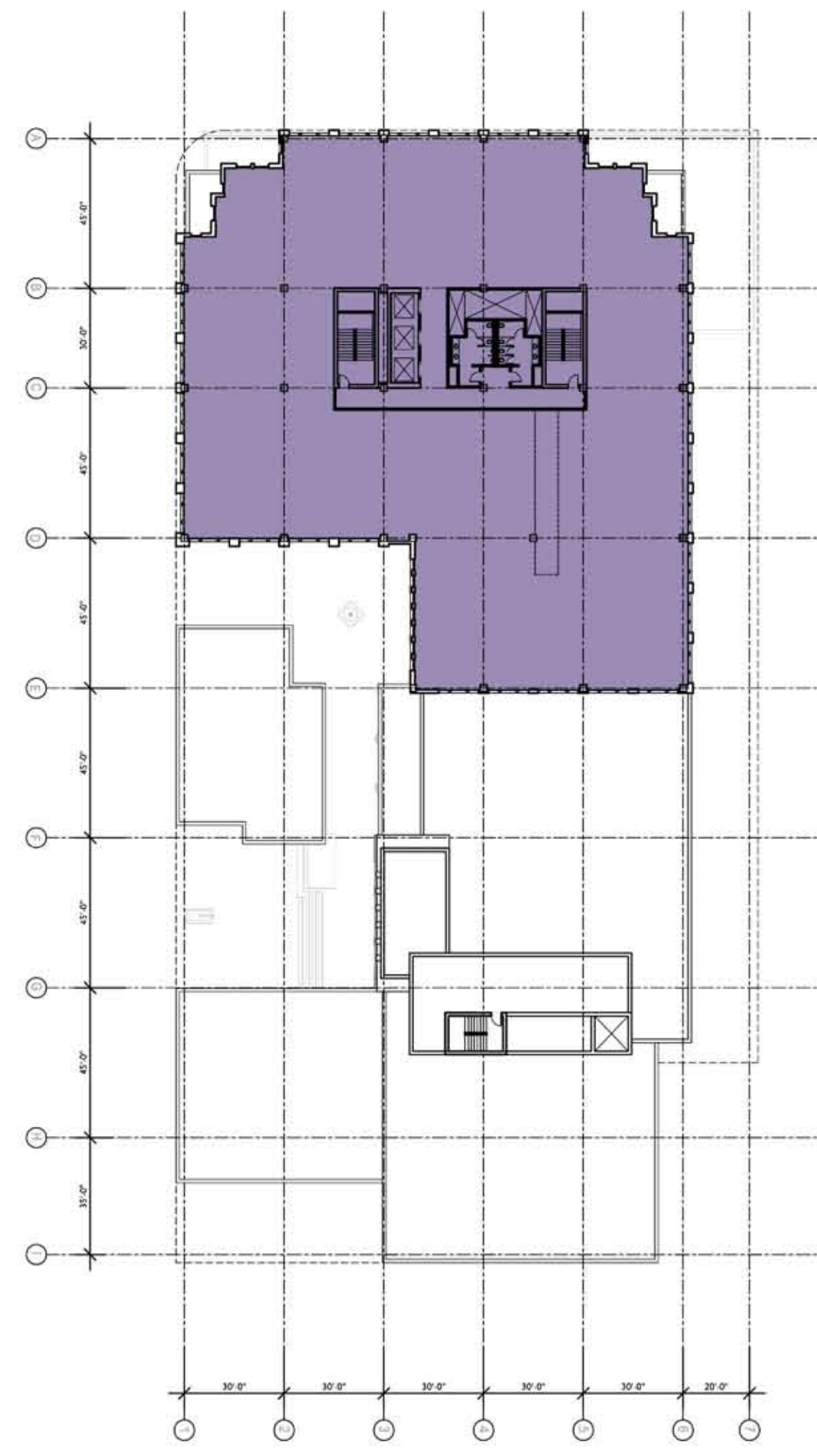
Ground Floor



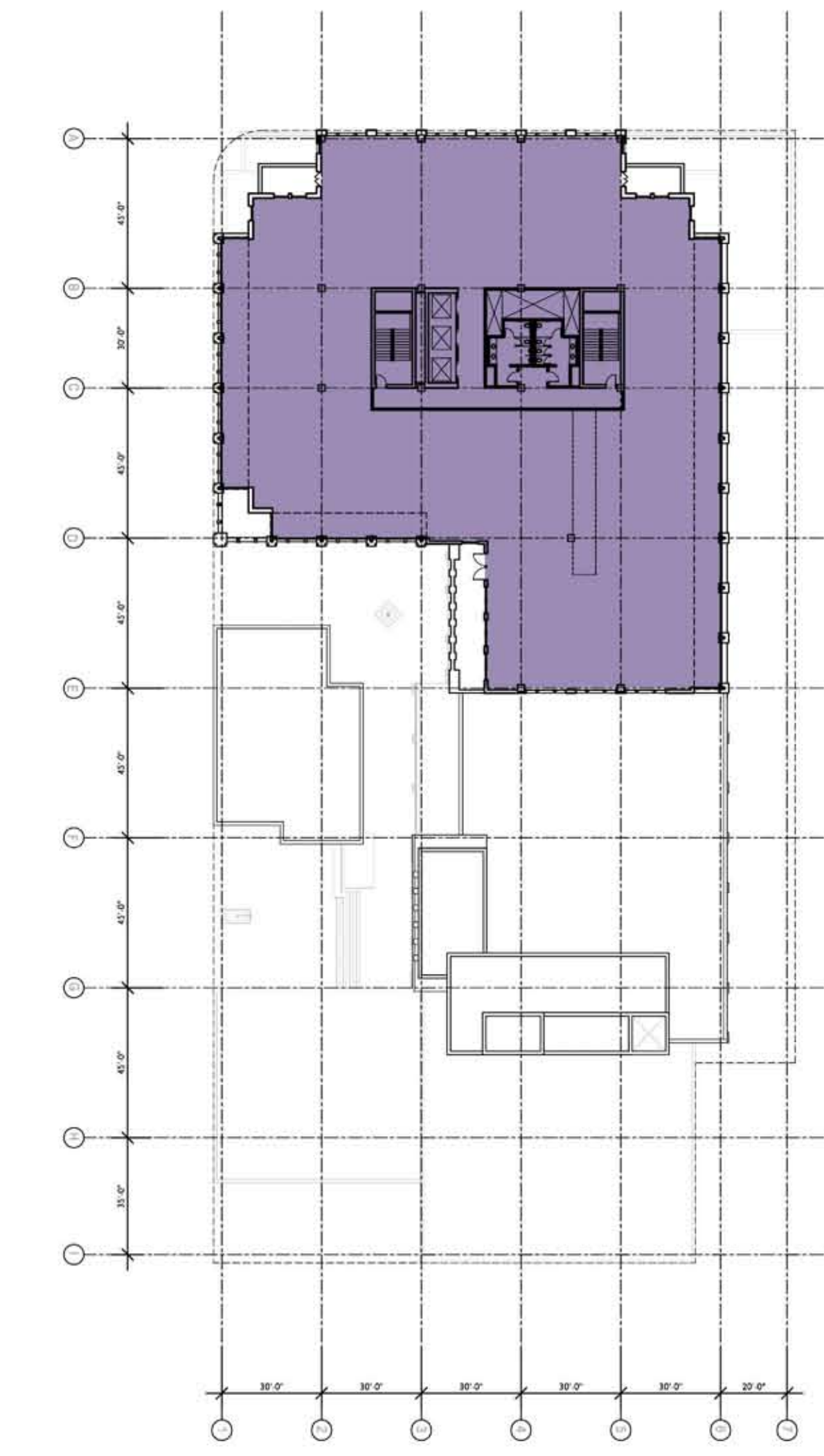
Second Floor



Third Floor



Fourth Floor



Fifth Floor

- LEGEND**
- Restaurant SF (4,500 sf)
 - Ancillary Retail SF (3,675 sf)
 - Office SF (137,253 sf)
 - Outdoor Seating SF (930 sf)
 - Area used to calculate the 50% retail frontage requirement

