Attachment A

PLANNING DEPARTMENT

STAFF REPORT

TO: DESIGN COMMISSION

FROM: STEPHANIE DE WOLFE, DEPUTY DIRECTOR, PLANNING

SUBJECT: PROJECT TIME EXTENSION FOR 229 SOUTH MARENGO AVENUE (THIRD EXTENSION) — 21-UNIT MULTI-FAMILY COMPLEX — RM-48 DEVELOPMENT STANDARDS

DATE: MEETING OF MAY 29, 2012

RECOMMENDATION:
The staff recommends that, pursuant Ordinance #7215, the Commission:

- **Find** that an application for an extension of time with the Department was submitted before the expiration of the permit;
- **Find** that the findings and conditions of the original approval are still applicable; and,
- **Find** that finding number 2, Section D of Ordinance No. 7215 does not apply, pursuant to the allowed exceptions, as a Vesting Tentative Tract Map (VTTM # 070403) was approved for this project in 2008;

Based Upon these findings, **approve** the application for a final Time Extension, until February 25, 2013, for the previously approved Consolidated Design Review subject to the original conditions of approval for this project.

EXECUTIVE SUMMARY:
Pursuant to Ordinance #7215, a third and final extension may be granted for this project if the review authority determines that the findings and conditions of the original approval still apply. Those findings and conditions are listed below. The form, design details and architectural character of the building are consistent with the original design presented and approved by the Design Commission in 2007. Therefore, as there were no significant changes to the final form of the approved design staff finds that the original findings and conditions still apply.

In addition, a Vesting Tentative Tract Map (VTTM # 070403) was approved for this project by the hearing officer on June 4, 2008 which exempts this project, according to State law, from compliance with any modifications to the Zoning Code, General Plan, Specific Plan and/or Zoning Map that were adopted after the approval of the Tract Map.

Finally, specific conditions were imposed as part of the approval of this project. The applicant would have to resolve these issues prior to staff signing off on final plans and issuing a building permit.

BACKGROUND:
The applicant requests a third time extension which represents the final extension possible for this multi-family project and would, if approved, extend the original Consolidated Design approval until February 25, 2013. Statements by the applicant which were included with the application indicate that the project has been stalled from moving forward by the stagnant financial market and the difficulty in attaining financing for projects of this type. This request requires a public hearing with associated public notice, pursuant to Ordinance No. 7215 which became effective on December 24, 2011. The hearing body that granted the original approval, the Design Commission in this instance, is responsible for reviewing and rendering a decision on this third and final request for extension.

Ordinance #7215 changed the process and time limits for the granting of extensions for entitlements. Where previous ordinances allowed an entitlement to remain active for a total of three or four years, respectively, the new ordinance allows a total of five years. However, the new ordinance requires that extensions be granted by the original hearing body for the entitlement being extended.

The new ordinance also changed the findings required to grant an extensions. Two findings must be made:

1) that the findings and conditions of the original approval are still applicable; and,
2) that the project still complies with major development standards and planning documents, limited to height, setbacks and floor area ratio (FAR).

The scope of review of the hearing body is limited to these two findings. The Design Commission cannot reopen the design review process for this project.

Previous Role of the Design Commission and Subcommittee
On March 12, 2012, the project was presented to the Design Commission for a third and final time extension. The Commission expressed concern regarding the appropriateness of the design; the close proximity to an historic district to the south and an historic building on an adjacent lot; and the architectural contextual response. The Commission further stated that the conditions of approval are quite important and an understanding of compliance with these conditions would need to be demonstrated, including the "coordination of the floor plans". The Commission moved to continue this project so that the Commission can be presented with a more complete presentation package to explain what the original sub-committee [2007] had reviewed and what issues from the original conditions of approval have been resolved.

This project was first presented to the Design Commission for Consolidated Design Review on January 22nd of 2007. The project was then continued for further design studies by the commission repeatedly to August 27th, September 24th, October 22nd, and finally approved with conditions on November 26th of that year. The architects had worked with staff and a subcommittee assigned to the project (Richard Quirk, Andrew Wilson, and Juliana Delgado) to resolve the issues referenced in the summary below.

Through the concentrated work of the subcommittee and by working with city staff, the design team resolved many of the concerns raised by the commissioners and the Design Commission

approved the project subject to a number of final conditions. The commission had determined during this final review of the project that the design, modulation, proportions, coloration and materiality had all improved and that the final paving specifications and corresponding final materials sample board had markedly improved. Ultimately, the commission unanimously approved the project for Consolidated Design Review with final conditions to be resolved prior to receiving a building permit. After the project had been approved by the commission this building proposal was called for review by the City Council. There was no consensus by the Council and no action was taken; the approval by the Design Commission, therefore, was left unchanged.

Original Conditions of Approval

	Original Conditions of Approval – 2007	Applicant's Current Response – 2012
1.	The **paving material** shall relate to the base course cast-stone veneer represented on the elevations. The base course material shall be selected with special attention to the detailing of the corners and the interface with wood and stucco elements on the building.	The paving material of the project is natural stone, same as the base course stone veneer on the building shown on the color/material sample board and more details will be included in drawings for plan check.
2.	The elevation drawings shall be revised to include **wood facias on all eyebrow elements** of the building	Wood fascias on eyebrow elements where their adjacent walls are wood will be included for plan check. However, stucco fascias are shown where their adjacent walls are stucco. This will match the stucco fascias of the balcony see A7 & A9.
3.	The architect shall **revise and coordinate the floor plans** to reflect the final [approved] design.	Floor plans are revised and coordinated to accommodate the final approved design see A1-A6.
4.	The cast-stone **cap detail on the balcony rail/parapet** shall be included and shall reference the base material used on the building.	Stone cap detail on the balcony wall and parapet will be included in drawings for plan check.
5.	The **corner element detail where two windows come together** shall be reevaluated. (It may be wood or clear aluminum.)	Clear aluminum will be provided on the corner element where two windows come together for plan check.
6.	The **scale of the [pedestrian] entry gates** shall be reinvestigated to consider making this element more substantial. The relocation of this element farther back from the street elevation shall be considered.	Currently the gate is 25' back from street, which aligns with the street elevation of the building. If further back is desired, the gate may be 26' back from street and will be coordinated to the revised plan when submit for plan check see A3.
7.	**The dimension of the horizontal railings on the balconies** shall be reexamined to insure that they are sturdy/strong enough instead of the half-inch dimension presented in the drawings.	1"x2" dimension is presented in current drawings see 2/AD2.
8.	**The door selection (size and material) shall be reexamined** on the front [street-facing] elevation.	In consideration of the room size and the scale of windows on the front elevation of the building, a 3'x8' aluminum door is provided in current drawings see A11, A17, A18 and A31 Door Schedule.
Further Commission Recommendations:		
1.	Verify **quality of the redwood siding** to	No Response

insure that sap/pitch does not bleed through the solid bodied stain that will be applied.	
2. Add detail for **drip edge/cap at the parapet** to assist in the protection of the wood siding from future water damage	No Response

Original Findings
The 2007 approval of Consolidate Design Review made the following findings:

Environmental Determination

- The original approval included findings related to CEQA and that a categorical exemption determined that the project was exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects" and this finding still applies to the current project;

Design Guidelines

- Acknowledge that none of the buildings on the property meets the criteria for designation as landmarks, historic monuments, or for listing in the California or National Registers and that the proposed project is consistent with the City-wide Design Principles in the Land-use Element of the General Plan; The City of Gardens Architectural Standards, and the Design Guidelines for Windows in Multi-unit Residential Projects;

Findings for Compliance with the Tree Ordinance

- Acknowledge that the new development will cause the removal of one protected tree, a Cinnamomum Camphora (camphor tree), with a 36-inch DBH and that the Design Commission previously approved the removal based on the finding that the canopy of the replacement trees (43 new trees @ 24" box or larger) will be of greater significance than the tree canopy coverage being removed within a reasonable time after completion of the project;

Consolidated Design Review Conditions/Vesting Tentative Tract Map

- Acknowledge that a Vesting Tentative Tract Map (VTTM # 070403) was approved for this project by the hearing officer on June 4, 2008;

- Acknowledge further that the original approval contained eight conditions of approval, all of which are to be incorporated into construction drawings and/or be further considered by the design team prior to the issuance of a building permit;

Project Overview
The new construction is a 21-unit courtyard-style condominium with subterranean parking. The project, which is replacing 18 existing units on two parcels, is on a half-acre site on the west side of South Marengo Avenue—south of Cordova Street. A two-story multi-unit Colonial Revival complex (1953, architect unknown, eligible for landmark designation) and a four-story residential building (under construction) are north of the site. A two-story Queen Anne style building (1893, Thomas Fellows/J.H. Bradbeer, listed in the National Register, borders the site to the south. A collection of bungalows, traditional style buildings, and 1980s-era townhouses are east of the site.

The new building has two three-story wings set back 25 feet from the property line and organized around a rectangular interior garden. With flat roofs, protruding canopies, horizontal groupings of windows, and plaster-coated walls, it has references, according to the design architect, to Prairie Style antecedents. Designed to comply with the development standards for a RM-48 zoning district, the building has three entrances facing the street. It also has a 15-foot outdoor entrance area, screened by an ornamental gate, with views into the interior garden. Perimeter walkways surround the garden, which lead to unit entrances for the rest of the building.

The subterranean parking level extends the development to the property lines of the site. The concrete deck within the front yard setback is depressed 24-inches below the sidewalk elevation (as required by code) to afford adequate soil depth to accommodate landscape requirements. A 13-foot wide driveway allows access into the subterranean parking garage from the northern most edge of the site along South Marengo Avenue.

Two private elevators lead to two penthouse-level units. These units as well as two street-facing units (#101 and #118) are accessible to individuals with disabilities. Several elevation changes occur in the courtyard. An accessible route through the main garden occurs along the south walkway and provides access to both elevators.

The landscaped courtyard is a viewing garden with a wall fountain. There are three (of six) 36-inch box California Sycamores proposed to be planted in tree wells within the garden area, allowing the trees to fully mature. The landscape plan also indicates planting areas for trees, turf and shrubs within the front setback and provides a green buffer appropriate for this location. Much of the landscaping is in planters over a concrete podium that extends to the property line. Three 36" and four 24" box trees in this location will not fully mature above the podium deck.

Respectfully submitted,

Stephanie DeWolfe, AICP
Deputy Director of Planning

Prepared by:

Mark Odell,
Senior Planner

Reviewed by:

Leon White,
Acting Principal Planner

ATTACHMENTS:

A. Plans, elevations and rendering
B. Letter from applicant's representative

Attachment B

(REVISED) STAFF REPORT

TO: Design Commission

FROM: Richard J. Bruckner, Director, Planning & Development Department

SUBJECT: Application for Consolidated Design Review
Construction of Twenty-one Multi-family units—RM-48 Development Standards
229-247 South Marengo Avenue
Case #PLN 2006-00348 Council District 6

DATE: Meeting of November 26, 2007

RECOMMENDATION

The staff recommends that the Commission:

Environmental Determination

1. Find that the proposed project is consistent with the General Plan designation, with the General Plan goals and policies for the area, and with the applicable zoning designation and regulations; and that the project site has no value as habitat for endangered or threatened species, and can be served by utilities and public services;
2. Find that approval of the project will not result in any significant effects relating to traffic, noise, air quality or water quality;
3. Acknowledge that none of the buildings on the property meets the criteria for designation as landmarks, historic monuments, or for listing in the California or National Registers;
4. Conclude, therefore, that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects."

Taxpayer Protection Amendment

Acknowledge the parties of interest in this project listed on the attached Taxpayer Protection Amendment form (Attachment A).

Art Plan

Acknowledge that an application to the Arts Commission was submitted for the concept art plan on June 18, 2006.

Findings for Removal of Specimen Trees and Replacement Trees

1. **Acknowledge** that the new development will cause the removal of one protected tree, a Cinnamomum Camphora (camphor tree), with a 36-inch DBH (tree #6 on Sheet L-PD;
2. **Approve** the removal based on the finding that: the canopy of the replacement trees (43 new trees @ 24" box or larger—tree legend, Sheet L-PD) will result in tree canopy coverage of greater significance than the tree canopy coverage being removed within a reasonable time after completion of the project (§8.52.075 A P.M.C.)

Findings of Consolidated Design Approval

1. Find that the design of the project complies with the City-wide Design Principles in the Land-use Element of the General Plan; City of Gardens Architectural Standards, and the Design Guidelines for Windows in Multi-unit Residential Projects and includes:

*Shaded comments were those issues addressed in a previous staff report

- highly visible street elevations (*Citywide Design Criteria, residential street environment);*
- rich visual detail and a craftsmanship feature constructed with unusual skill and care (ornamental metalwork on front fence and gate and tiled fountain) *(Pasadena Design Qualities, building design; City of Gardens, PMC 17.22.080.E);*
- at least two "Pasadena" building elements with local references (upper loggias and roofed balconies *(City of Gardens, PMC 17.22.080.E);*
- Outdoor Rooms: A site should have places amenable to outdoor activity and use. Human Occupation: A site should include amenities for comfortable social interaction. (main garden courtyard is accessible to all residents). *Citywide Design Criteria.*
- Neighborly Streets: A residential street should be a sociable place that offers a sense of security, with a layered transition from dwelling to street. (Building entrances and orientation toward street. Public views into courtyard). *Citywide Design Criteria.*

Based on these findings **approve** the revised application for consolidated Design Review with the following conditions, subject to final review and approval by the staff ***(strikethrough text references issues the design architect has restudied and resolved in discussions with staff).***

1. **Study the overall coloration to assist in the further modulation of the elevations and to enliven the neutral, monotone quality of the color palette previously presented.** ~~A change in materiality in selected areas may be a more apt way of addressing this issue.~~ *[source: City-wide Design Principles, Contextual Fit: compatible scale and massing; pleasing proportions. Visual Appeal: balanced composition]*

2. ~~Increase the quality and/or coloration of the **paving materials**. The extensive use of "pavers" and stamped concrete (as marked on the revised plans, contrary to the materials board presented previously) is out of keeping with the contemporary streamlined version of this project.~~ **The paving material should relate to the base course stone veneer represented on the elevations.** *[source: City-wide Design Principles, Residential Scale: inviting entries; quality detailing].*

3. ~~*Restudy the canopies over the vertically stacked fenestration units (i.e., those not over doorways and balconies) and consider omitting them altogether from these locations or changing them to balconies. The canopies (eyebrow) are used inconsistently on the building. The more consistent use of the canopies is over doorways and balconies, while elsewhere this "eyebrow" detail appears randomly throughout the project over singular window units. Limiting the canopies to doors and balconies would help to simplify the structure and reference a logic to their usage. The introduction of small balconies on the elevations where this detail appears may help to add consistency to the approach. The front elevations especially would gain by the introduction of balconies on the second floors of these street-facing facades.*~~

4. ~~Consider introducing **alternative materials** on portions of the exterior elevations to add more visual interest and verticality to the building and to emphasize projecting and recessing volumes.~~

*Shaded comments were those issues addressed in a previous staff report

~~*The extensive use of cement stucco and decorative stucco banding lacks richness and diminishes the modulating volumes of the facade. The introduction of an alternate material, on the more narrow vertical projecting volumes of the structure, or on corner projecting volumes (as at the main entry on the front elevation), would emphasize this modulating pattern established in the design. The introduction of wood siding, for example, applied in horizontal bands that reference the overall horizontality of the design, would add greater warmth and texture to the building, reference the banding implicit in the design, reinforce the concept of projecting and recessing volumes and give the structure added verticality [source: City-wide Design Principles, Visual Appeal: balanced composition; articulated and expressive facades].*~~

5. ~~Reconsider the design details of the **decorative metal fencing** at the main entrance, balcony railings and perimeter locations. The re-design should refer more closely to the horizontality of the banding on the facades of the structure or it should be an alternate treatment (e.g., translucent or opaque glass panels for balconies and entrance gate area and decorative metal for the perimeter fencing) to reinforce the more streamlined design of the building *[source: City-wide Design Principles, Residential Scale: inviting entries; quality detailing]*~~ [1]

6. ~~Coordinate the detailing of the **parapet walls** to articulate in conjunction with the recessing and projecting volumes of the facades on all elevations (as illustrated on the rendering for the front elevation).~~

7. ~~Modulate the **roof/eyebrow detail at the upper-most level of the building** to give greater interest at the sky level of the structure.~~

   ~~*Possibly associating the projecting volumes of the building with the top of the parapet and the recessing volumes with the current location of the eyebrow detail would help to further animate the building. [source: City-wide Design Principles, Contextual Fit: compatible scale and massing; pleasing proportions. Visual Appeal: balanced composition]*~~

BACKGROUND

The design architect has worked diligently to refine the overall architectural scheme for this project and the results have greatly improved the appearance of the building. Redwood siding has been applied in a logical manner on all elevations of the building to create greater interest and to further modulate the facades. The articulation of the parapet and eyebrow detail now coincide with these recessing and projecting volumes on each elevation and aid in creating greater interest at sky level.

In addition, the architect has realigned the fenestration units on all elevations to create a more streamlined building. The further refinement of the light divisions on all fenestration units has also helped the overall design of the project to be more cohesive. Revisions have also been made to the quality of the paving materials and cladding on the base course to enhance the overall aesthetic of the building. Finally, the architect has refined the design of the pedestrian entry gate to the complex and associated this design with the design logic of

[1] The main entry gate and other decorative iron features are new elements of this project. The main entry gate is no longer an art component.

*Shaded comments were those issues addressed in a previous staff report

the building itself. This new features subtly references the recessing and projecting volumes of the facade in its fabrication.

The Commission first reviewed the application for consolidated design in January 2007. At that time, citing concerns about the scale and massing of the building, it referred the project to a three-person subcommittee. Working with the subcommittee, the architect revised the materials, proportions, and modulation of the building. The Commission reviewed a modified design at its meeting on June 11th and continued a decision on the application for a second time to allow time for the architect to work on the design issues raised at this meeting. The commission reviewed this project again at its meeting of August 27, 2007 and also continued its decision to allow the architect to resolve design issues raised at this meeting. Since this time, staff has met with the design architect on several occasions to help facilitate the revisions to this project based on staff concerns and comments issued by the commission.

The new construction is a 21-unit courtyard-style condominium with subterranean parking. The project, which is replacing 18 existing units on two parcels, is on a half-acre site on the west side of South Marengo Avenue—south of Cordova Street. A two-story multi-unit Colonial Revival complex (1953, architect unknown, eligible for landmark designation) and a four-story residential building (under construction) are north of the site. A two-story Queen Anne style building (1893, Thomas Fellows/J.H. Bradbeer, listed in the National Register, borders the site to the south. A collection of bungalows, traditional style buildings, and 1980s-era townhouses are east of the site.

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Two private elevators lead to two penthouse-level units. These units as well as two street-facing units (#101 and #118) are accessible to people with disabilities. Several elevation changes occur in the courtyard. An accessible route through the main garden occurs along the south walkway and provides access to both elevators (see Sheets A1 and L-PD).

Finish Materials

Finish materials include:

- 7/8" stucco with silica-sand finish coat and elastomeric paint
- ½" wide channel stucco reveals
- Redwood tongue and groove siding material (sample to be provided)
- Entry doors are framed in clear anodized aluminum
- Windows and balcony doors framed in clear anodized aluminum with low-E glass

*Shaded comments were those issues addressed in a previous staff report

Site Utilities
The electrical vault, in the front setback, is adequately landscaped to minimize its visual impact. Gas and electric meters are located in the basement. The exhaust ventilation for the parking garage is adjacent to the elevator shafts and exists to the roof.

Landscaping
The landscaped courtyard is a viewing garden with a wall fountain. Three (of the six) 36-inch box California Sycamores are planted in tree wells, allowing the trees to fully mature. The landscape plan also indicates planting areas for trees, turf and shrubs within the front setback and provides a green buffer appropriate for this location. Much of the landscaping is in planters over a concrete podium that extends to the property line. Three 36" and four 24" box trees in this location will not fully mature above the podium deck.

Respectfully submitted,

Richard J. Bruckner, Director
Planning and Development Department

Prepared by:

Mark Odell, Senior Planner
Design & Historic Preservation Section

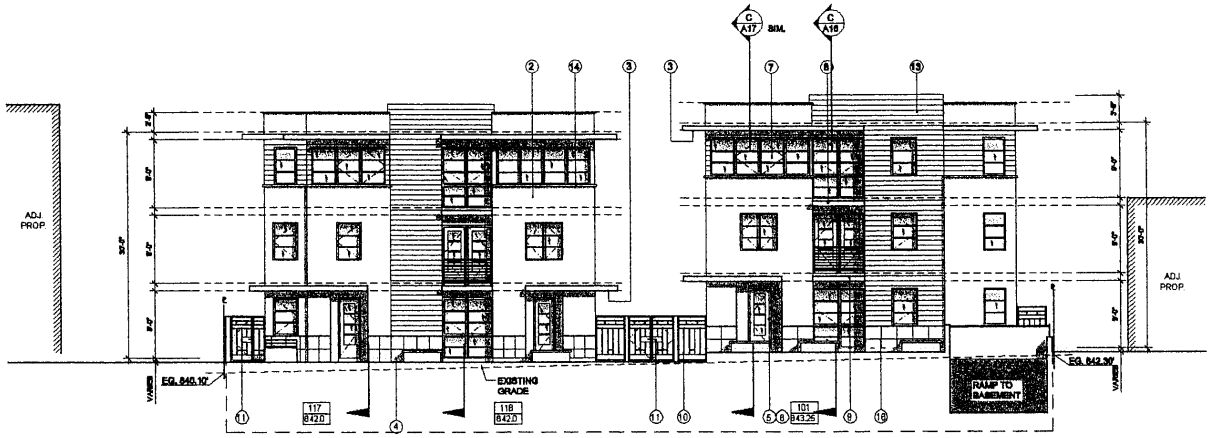
Reviewed by:

Jeff Cronin, Principal Planner

Attachments:

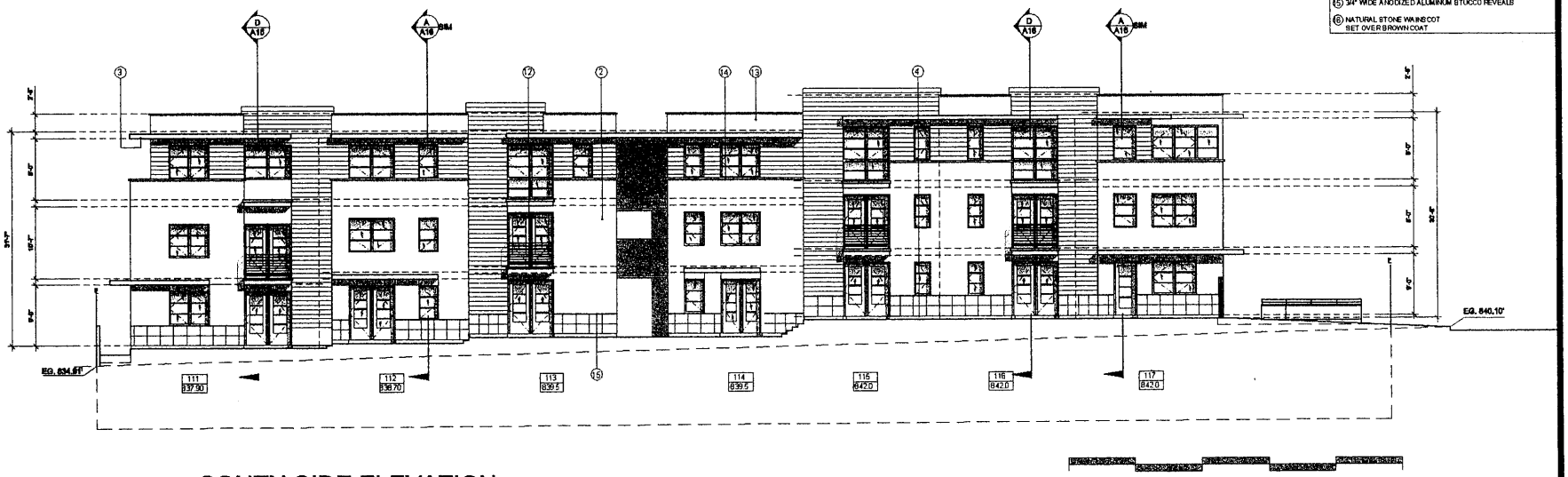
A) Application & Taxpayer Protection Amendment Form
B) Site Plans, Elevations, and Material Board

*Shaded comments were those issues addressed in a previous staff report



FRONT ELEVATION

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



SOUTH SIDE ELEVATION

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

EXTERIOR MATERIAL SPECIFICATION SUMMARY

1. ROOFING: CLASS A BUILT UP ROOFING
2. STUCCO:
   7/8" STUCCO SYSTEM WITH SILICA SAND FINISH COAT, AND ELASTOMERIC PAINT.
   A. MAIN COLOR: "DUNN-EDWARDS" DE 6234 " SERENE THOUGHT "
   B. ACCENT COLOR: "DUNN-EDWARDS" DE 6235 " NORTH GATE GREEN"
3. STUCCO SOFFIT:
   STUCCO SOFFIT OVERE HEAVY GAUGE METAL LATH MATCH WALL FINISH. PROVIDE RECESSED VENTED SCREED TO MATCH SOFFIT COLOR. INSTALL EXPANSION JOINTS TO PROVIDE MAX. 100 SF PANELS
4. WEEP SCREED:
   CONTINUOS G.I. STUCCO WEEP SCREED
5. ENTRY DOORS:
   "UG ALUMINUM" NARROW STILE CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLASS.
6. DOOR HARDWARE:
   "VALLI & VALLI" #5014 SATIN STAINLESS STEEL#5014 ENTRY DOOR LOCKSET.
7. WINDOWS AND BALCONY DOORS:
   RECESSED ALUMINUM WINDOW: "MILGARD" 450,910 & 991 SERIES, CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLAZING WITH INTEGRAL MULLIONS.
8. WINDOW CANOPY / OVERHANG:
   CANTILIVERED FLOOR / ROOF FRAMING. B.U. ROOF WITH DRIP EDDGE, CONCEALED FLASHING @ WALL. SLOPE 1/4" / FOOT.
9. LIGHTING:
   "BEAGDILL LIGHTING" ETERNITY SERIES, BRUSHED NICKEL FINISH WITH SATIN ETCHED GLASS
   A. SCONCE: # 89117-892
   B. PENDANT: # 89115-962
   C. ENTRIES: # 82115-862
10. UNIT PAVERS:
    18 X 18" GAUGED, OXIDIZED MOTTLED BLACK, NATURAL SLATE PAVERS SET ON MORTAR.
11. ENTRY GATE AND SIDE PANELS: SEE DETAIL
12. BALCONY GUARDRAIL:
    42" SEE DETAIL.
13. PARAPET WALL:
    36" HIGH, STUCCO ON EXPOSED SIDE WITH PAINTED METAL COPING
14. BUILT UP STUCCO TRIM:
    2 1/2" X 2 1/2" WITH FULL STUCCO SECTION OVER.
15. 3/4" WIDE ANODIZED ALUMINUM STUCCO REVEALS
16. NATURAL STONE WAINSCOT SET OVER BROWN COAT

SUAR ARCHITEC
120 WEST BELLEVUE DR. STE 100
P: 626.568.1186 F: 626.793.7693 E:H

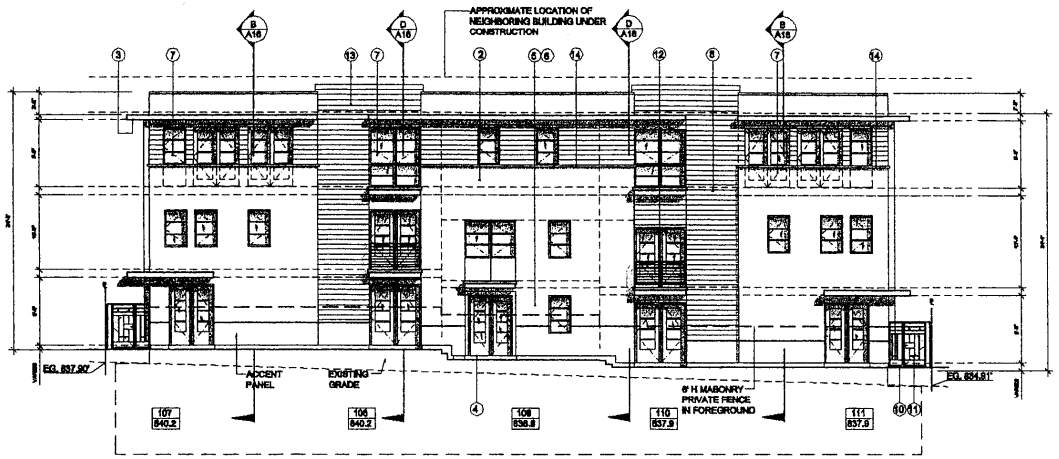
PROPO
RESIDEN
DEVELOP

229-247 S.MAI
PASADENA, CAI

DESIGNED BY: HUGO SUAREZ
DRAWN BY: BG & CA
JOB NUMBER: 587: 229-247 S. MAI
DRAWING FILE: CD1_ ELEVATIONS
PLOT DATE: OCTOBER 2007

DESIGN REVIEW - 3
DESIGN REVIEW - 4

A7



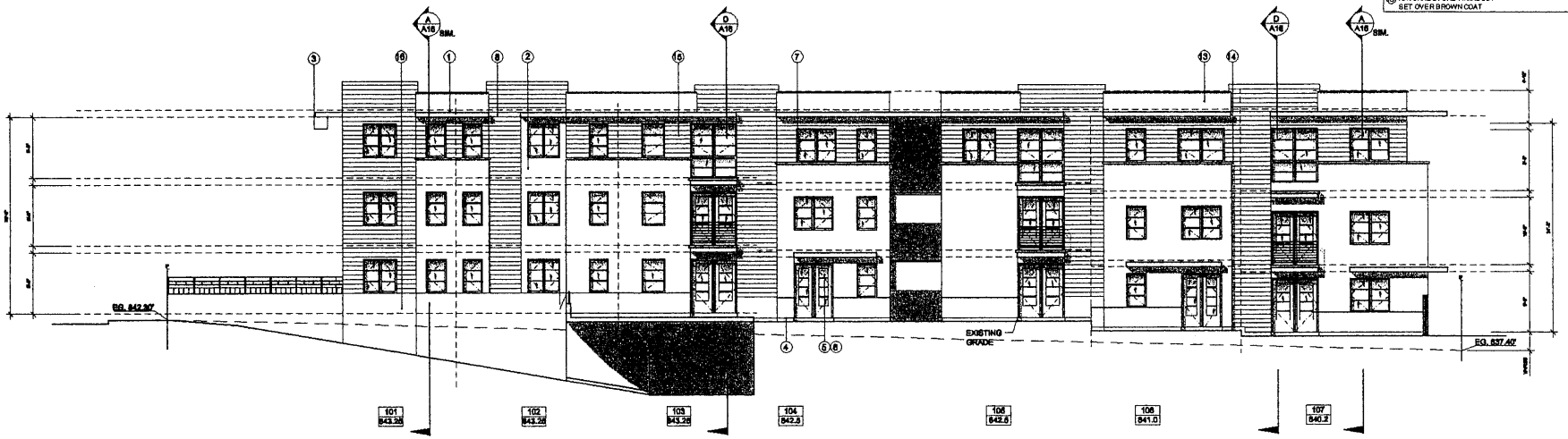
REAR ELEVATION

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

SEE SHEET A7 FOR TYPICAL ELEVATION CALL-OUTS

EXTERIOR MATERIAL SPECIFICATION SUMMARY

1. ROOFING: CLASS A BUILT UP ROOFING
2. STUCCO:
   7/8" STUCCO SYSTEM WITH SILICA SAND FINISH COAT, AND ELASTOMERIC PAINT.
   A. MAIN COLOR: "DUNN-EDWARDS" DE 6234
      " SERENE THOUGHT "
   B. ACCENT COLOR: "DUNN-EDWARDS" DE 6225
      " NORHTGATE GREEN"
3. STUCCO SOFFIT:
   STUCCO SOFFIT OVERE HEAVY GAUGE METAL LATH MATCH WALL FINISH. PROVIDE RECESSED VENTED SCREED TO MATCH SOFFIT COLOR. INSTALL EXPANSION JOINTS TO PROVIDE MAX. 100 SF PANELS
4. WEEP SCREED:
   CONTINUOS G.I. STUCCO WEEP SCREED
5. ENTRY DOORS:
   "US ALUMINUM" NARROW STILE CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLASS.
6. DOOR HARDWARE:
   "VALLI & VALLI" #5014 SATIN STAINLESS STEEL#5014 ENTRY DOOR LOCKSET.
7. WINDOWS AND BALCONY DOORS:
   RECESSED ALUMINUM WINDOW, "MILGARD" 450,910 & 991 SERIES, CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLAZING WITH INTEGRAL MULLIONS.
8. WINDOW CANOPY / OVERHANG
   CANTILEVERED FLOOR / ROOF FRAMING. B.U. ROOF WITH DRIP EDGE, CONCEALED FLASHING @ WALL. SLOPE 1/4" / FOOT
9. LIGHTING:
   "SEA GULL LIGHTING" ETERNITY SERIES, BRUSHED NICKEL FINISH WITH SATIN ETCHED GLASS
   A. SCONCE: # 89117-962
   B. PENDANT: # 89115-962
   C. ENTRIES: # 92115-962
10. UNIT PAVERS:
    18 X 18" GAUGED, OXIDIZED MOTTLED BLACK, NATURAL SLATE PAVERS SET ON MORTAR.
11. ENTRY GATE AND SIDE PANELS: SEE DETAIL
12. BALCONY GUARDRAIL
    42" SEE DETAIL
13. PARAPET WALL:
    36" HIGH, STUCCO ON EXPOSED SIDE WITH PAINTED METAL COPING
14. BUILT UP STUCCO TRIM
    2 1/2" X 2 1/2" WITH FULL STUCCO SECTION OVER
15. 3/4" WIDE ANODIZED ALUMINUM STUCCO REVEALS
16. NATURAL STONE WAINSCOT
    SET OVER BROWN COAT



NORTH SIDE ELEVATION

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

SEE SHEET A7 FOR TYPICAL ELEVATION CALL-OUTS

SUAR
ARCHITEC
120 WEST BELLEVUE DR. STE 10
P:626.586.1186 F:626.793.7083 E:H

PROPO
RESIDEN
DEVELOF

229-247 S.MA
PASADENA, CA

DESIGNED BY: HUGO SUAREZ
DRAWN BY: SG & CA
JOB NUMBER: 597: 229-247 S. MA
DRAWING FILE: CD1_ ELEVATION
PLOT DATE: OCTOBER 2007

DESIGN REVIEW - 3
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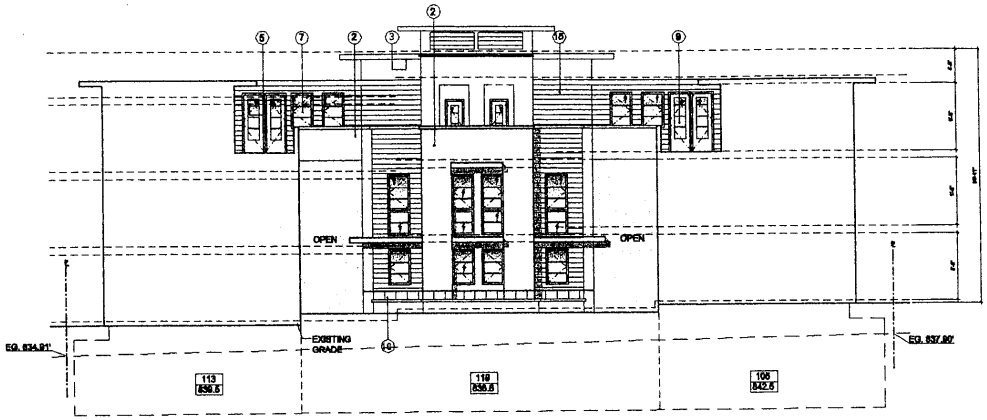
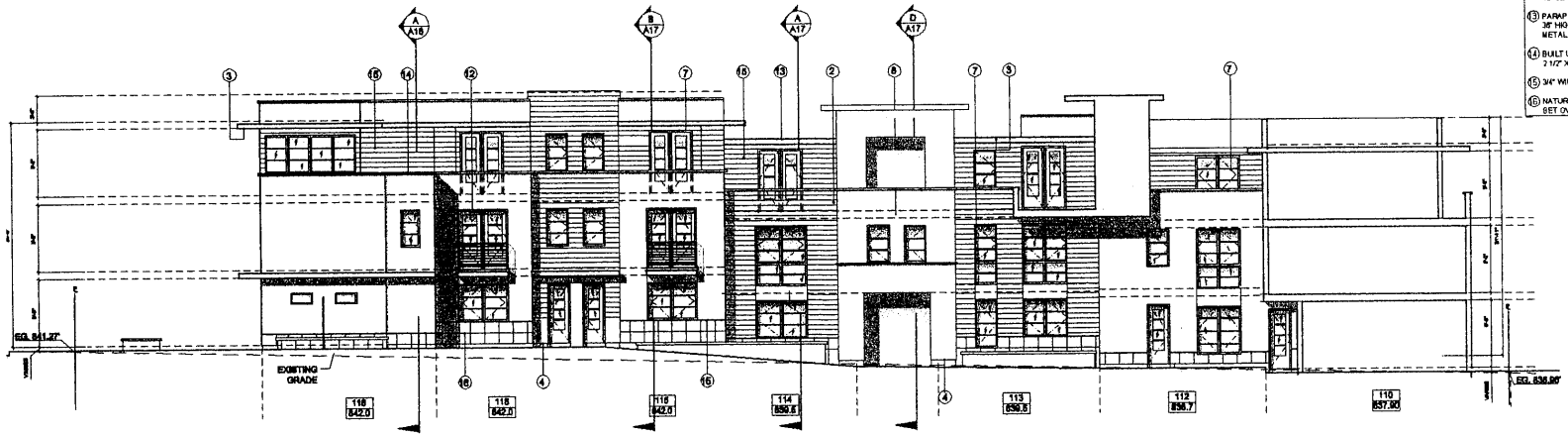


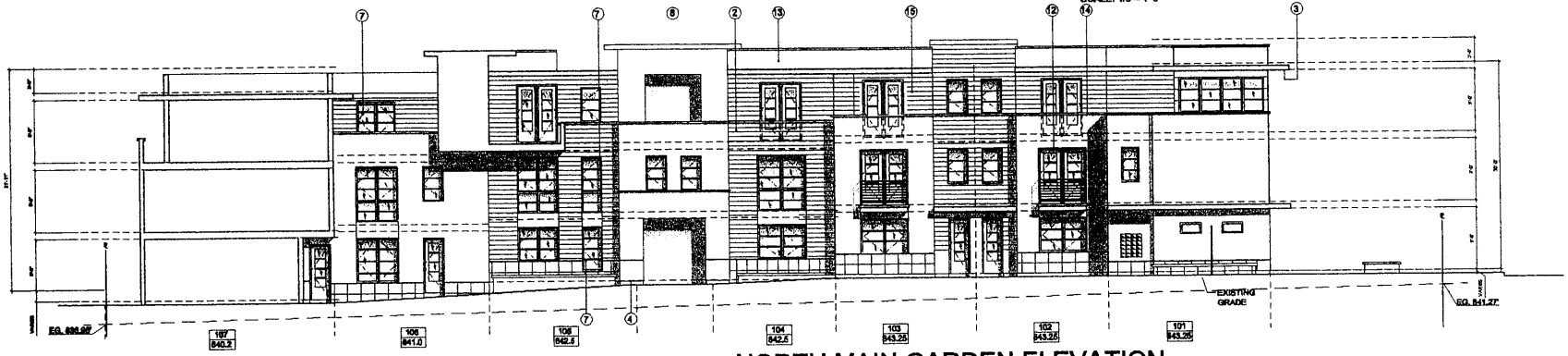
REAR MAIN GARDEN ELEVATION

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



SOUTH MAIN GARDEN ELEVATION

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



NORTH MAIN GARDEN ELEVATION

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

EXTERIOR MATERIAL SPECIFICATION SUMMARY

1. ROOFING: CLASS A BUILT UP ROOFING
2. STUCCO:
   7/8" STUCCO SYSTEM WITH SILICA SAND FINISH COAT, AND ELASTOMERIC PAINT
   A. MAIN COLOR: "DUNN-EDWARDS" DE 6234 " SERENE THOUGHT "
   B. ACCENT COLOR: "DUNN-EDWARDS" DE 6235 " NORTHGATE GREEN"
3. STUCCO SOFFIT:
   STUCCO SOFFIT OVERE HEAVY GAUGE METAL LATH MATCH WALL FINISH. PROVIDE RECESSED/VENTED SCREED TO MATCH SOFFIT COLOR. INSTALL EXPANSION JOINTS TO PROVIDE MAX. 100 SF PANELS
4. WEEP SCREED:
   CONTINUOS G.I. STUCCO WEEP SCREED
5. ENTRY DOORS:
   "US ALUMINUM" NARROW STILE CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLASS
6. DOOR HARDWARE:
   "VALLI & VALLI" #5014 SATIN STAINLESS STEEL#5014 ENTRY DOOR LOCKSET.
7. WINDOWS AND BALCONY DOORS:
   RECESSED ALUMINUM WINDOW "WILDCARD" 450,910 & 991 SERIES, CLEAR ANODIZED ALUMINUM WITH CLEAR LOW "E" GLAZING WITH INTEGRAL MULLIONS.
8. WINDOW CANOPY / OVERHANG
   CANTILEVERED FLOOR / ROOF FRAMING, B.U. ROOF WITH DRIP EDGE, CONCEALED FLASHING @ WALL SLOPE 1/4" / FOOT.
9. LIGHTING:
   "SEA GULL LIGHTING" ETERNITY SERIES, BRUSHED NICKEL FINISH WITH SATIN ETCHED GLASS
   A. SCONCE: # 8811 7-962
   B. PENDANT: # 8811 6-962
   C. ENTRIES: # 82115-962
10. UNIT PAVERS:
    16 X 16" GAUGED, OXIDIZED MOTTLED BLACK, NATURAL SLATE PAVERS SET ON MORTAR.
11. ENTRY GATE AND SIDE PANELS: SEE DETAIL
12. BALCONY GUARDRAIL
    42" SEE DETAIL
13. PARAPET WALL:
    36" HIGH, STUCCO ON EXPOSED SIDE WITH PAINTED METAL COPING
14. BUILT UP STUCCO TRIM:
    2 1/2" X 2 1/2" WITH FULL STUCCO SECTION OVER.
15. 3/4" WIDE ANODIZED ALUMINUM STUCCO REVEALS
16. NATURAL STONE WAINSCOT
    SET OVER BROWN COAT

SUAR ARCHITECT

120 WEST BELLEVUE DR. STE 100
P:626.568.1186 F:626.793.7083 E:HE

PROPO
RESIDEN
DEVELOP

229-247 S.MA
PASADENA, CA

DESIGNED BY: HUGO SUAREZ
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