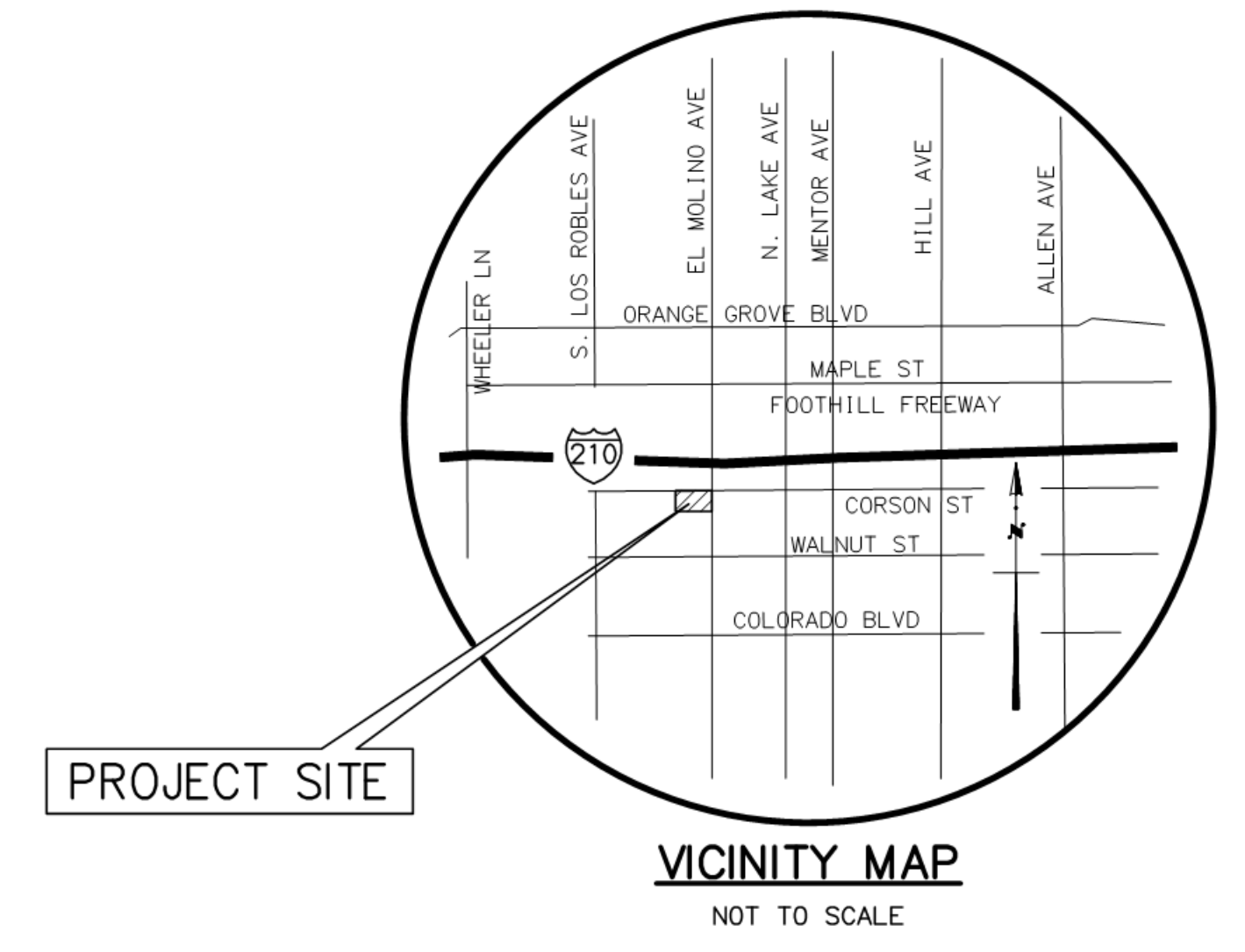
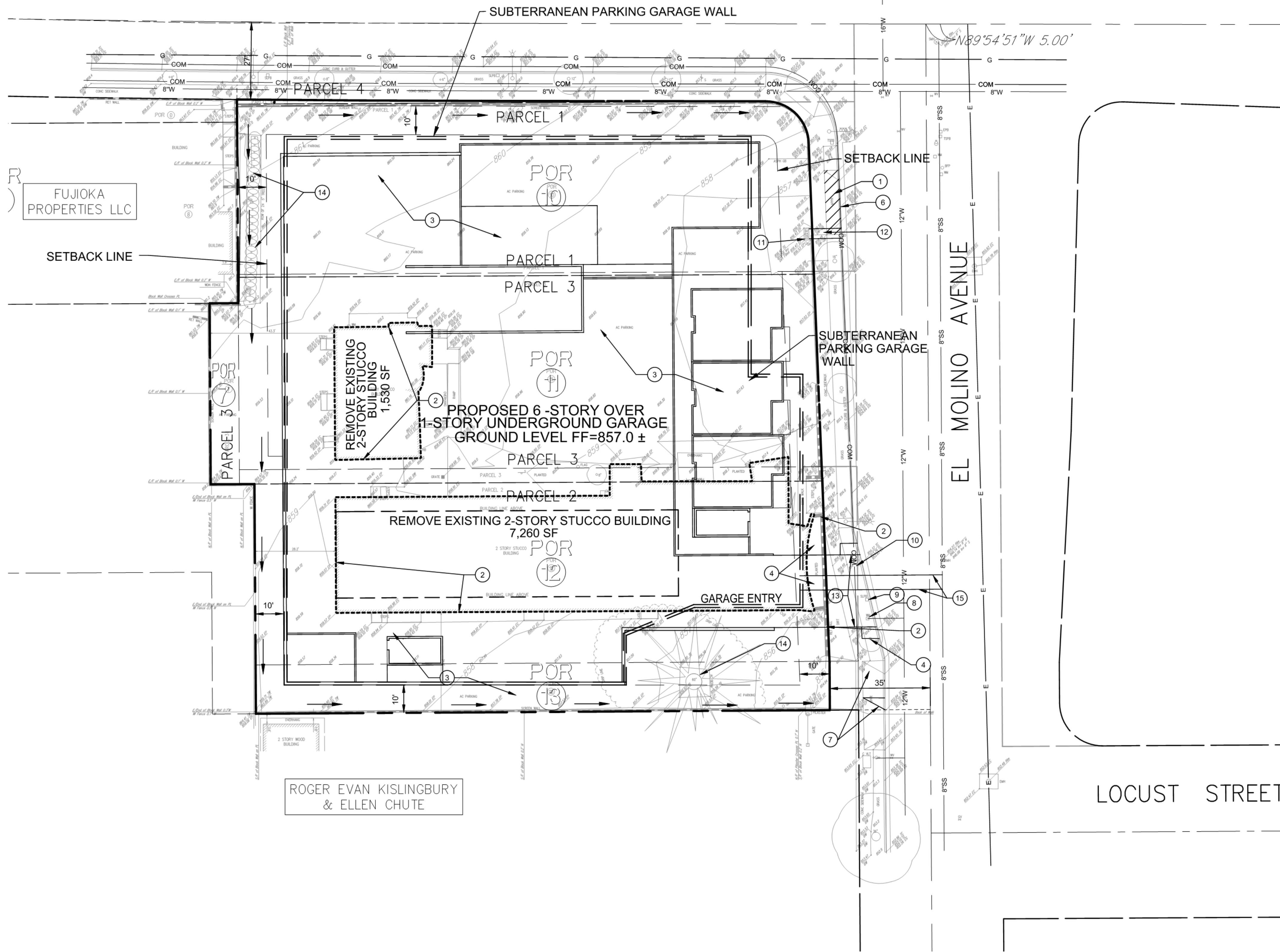


CORSON STREET



PROJECT ADDRESS:

277 N. MOLINO AVENUE
PASADENA CA 91101

OWNER:

SUMMERHILL APARTMENT COMMUNITIES
SOUTHERN CALIFORNIA DIVISION
18401 VON KARMEN AVENUE, SUITE 420
IRVINE CA 92612

ASSESSOR PARCEL NUMBER:

5723-007-030

APPROXIMATE EARTHWORK QUANTITY

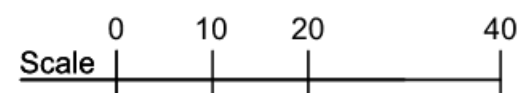
CUT: 016,000 CY FILL: 0 CY
EXPORT: 016,000 CY

CONSTRUCTION NOTES:

- 1 REMOVE EXISTING DRIVEWAY.
- 2 REMOVE EXISTING BUILDING
- 3 REMOVE EXISTING PAVEMENT, CONCRETE OR ANY PARKING LOT APPURTENANCE.
- 4 REMOVE EXISTING VEGETATION (TREES, SHRUBS, BUSHES, & ETC.)
- 5 CONSTRUCT DRIVEWAY APPROACH
- 6 CONSTRUCT CURB & SIDEWALK AS NECESSARY FOR REPLACING EXISTING DRIVEWAY.
- 7 REMOVE PORTION AND RECONSTRUCT EXISTING DRIVEWAY.
- 8 RELOCATE EXISTING WATER METER.
- 9 REMOVE EXISTING VEGETATION (TREES, SHRUBS, BUSHES, & ETC.)
- 10 RELOCATE EXISTING STREET LIGHT PULLBOX.
- 11 REMOVE EXISTING CATCH BASIN.
- 12 REMOVE EXISTING CURB DRAIN.
- 13 PROPOSED DRIVEWAY
- 14 EXISTING TREES TO REMAIN.
- 15 PROPOSED 6" HOUSE LATERAL.

LEGEND:

- G EXISTING GAS
- E EXISTING ELECTRICAL
- 8"SS EXISTING SANITARY SEWER LINE (SIZE AS NOTED)
- 12"W EXISTING WATER LINE (SIZE AS NOTED)
- COM EXISTING COMMUNICATION LINE
- == SUBTERRANEAN PARKING GARAGE WALL
- DRAINAGE FLOW DIRECTION
- PROPERTY LINE
- == PROPOSED BUILDING
- - - - EXISTING BUILDING TO BE REMOVED



Plotted - 12/17/2013 6:02:59 PM :: Saved - 12/17/2013 6:02:55 PM :: W:\SUM30100\ENGR\EXHIB\SITE_PLAN_EXHIBIT.dwg :: ion.cretu

conceptual exhibits for:
PLATINUM PASADENA

DEMO/GRADING/UTILITY PLAN CI.0

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

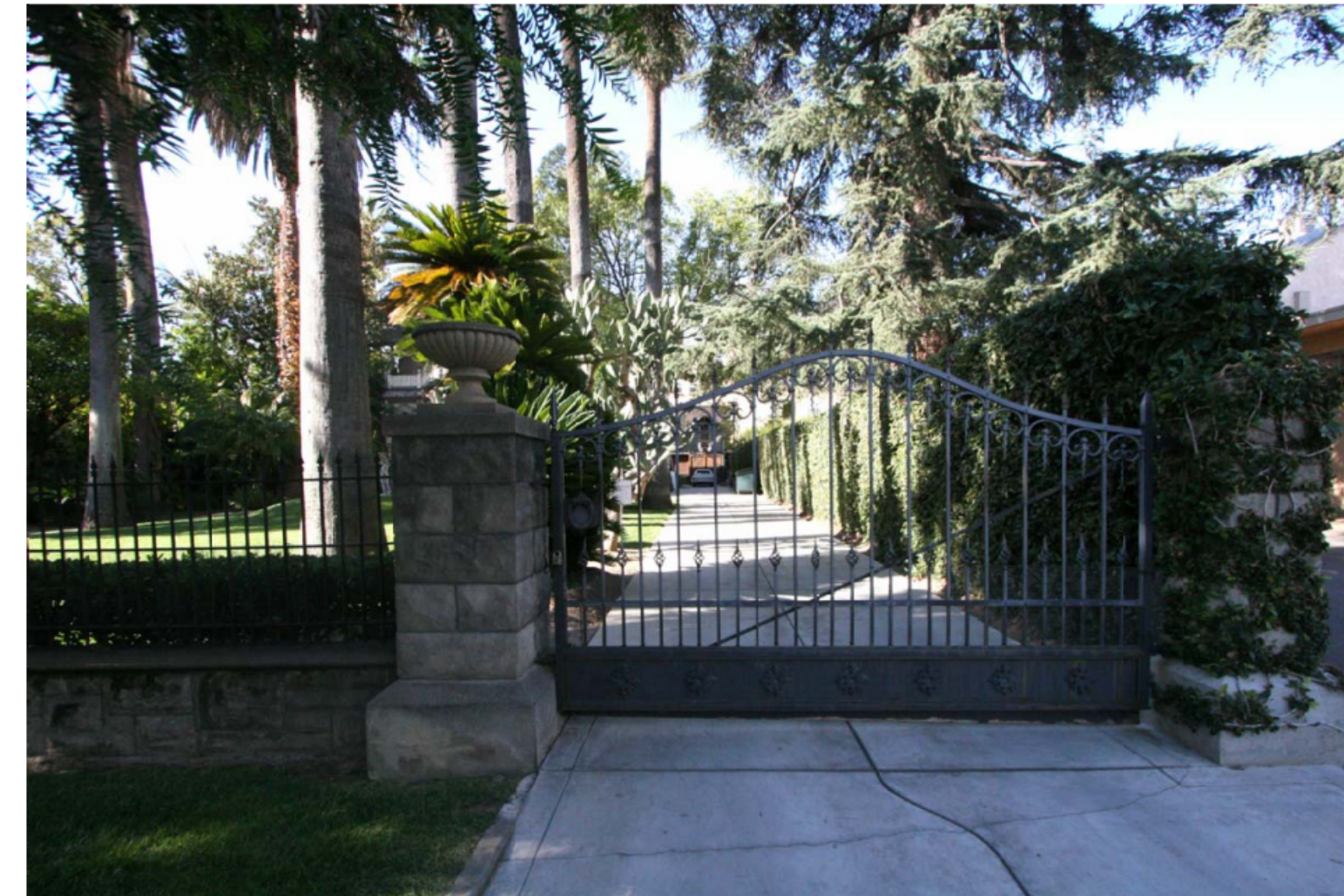
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1. PROPERTY TO SOUTH



2. PROPERTY TO SOUTH



3. SOUTH END OF SUBJECT PROPERTY



3. NORTH END OF SUBJECT PROPERTY



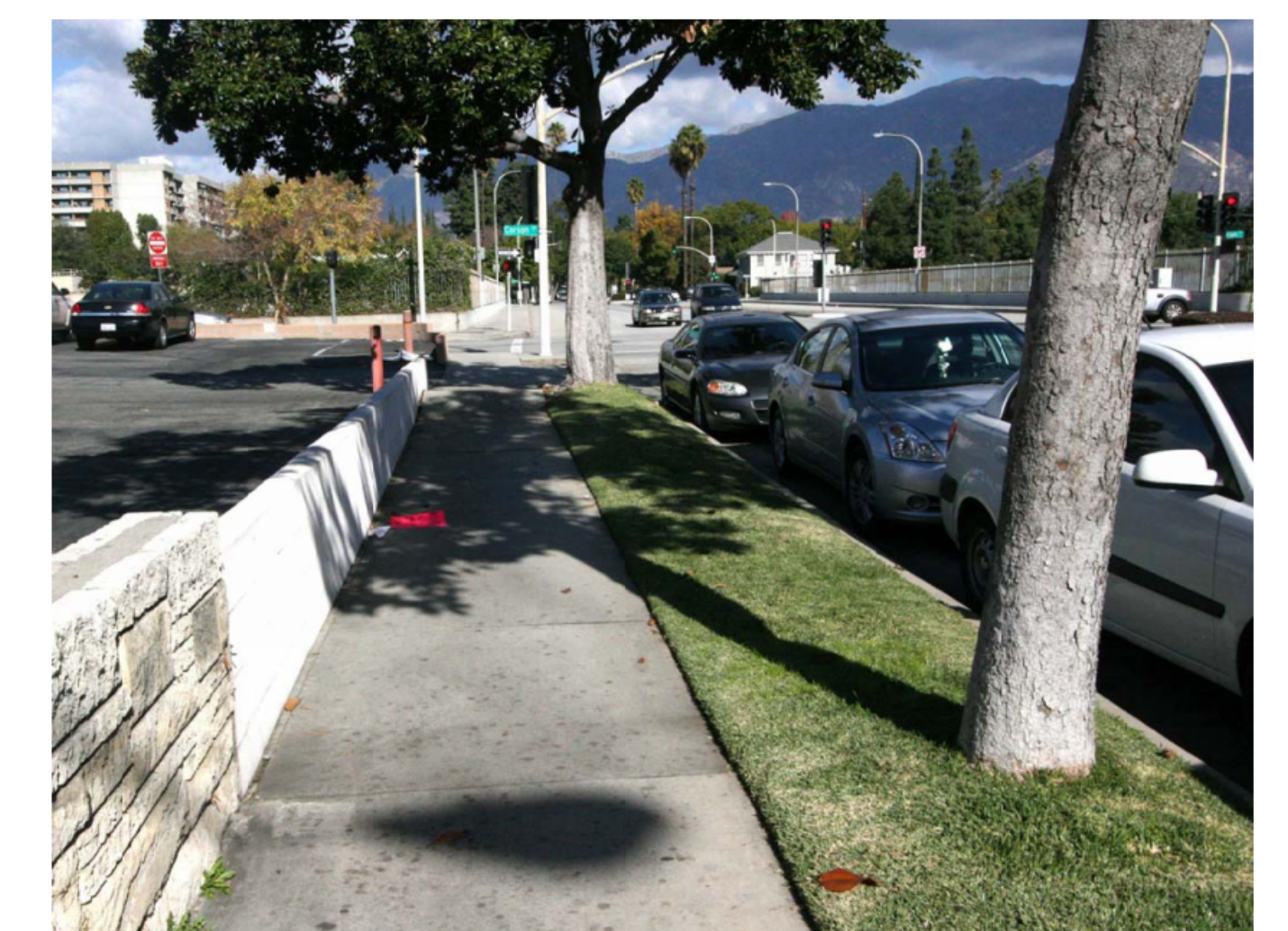
5. VIEW OF SUBJECT PROPERTY FROM THE NORTH



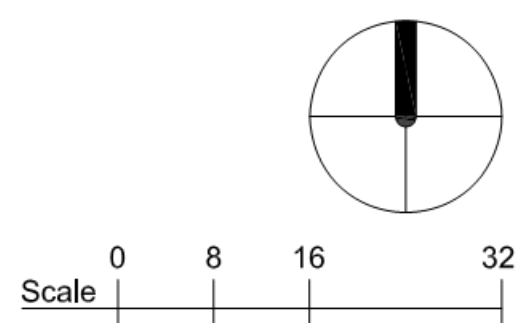
6. VIEW OF PROPERTY TO EAST OF SUBJECT SITE



7. VIEW LOOKING NORTH OVER 210 FWY



8. VIEW OF PUBLIC R.O.W. AT EL MOLINO



PLATINUM PASADENA

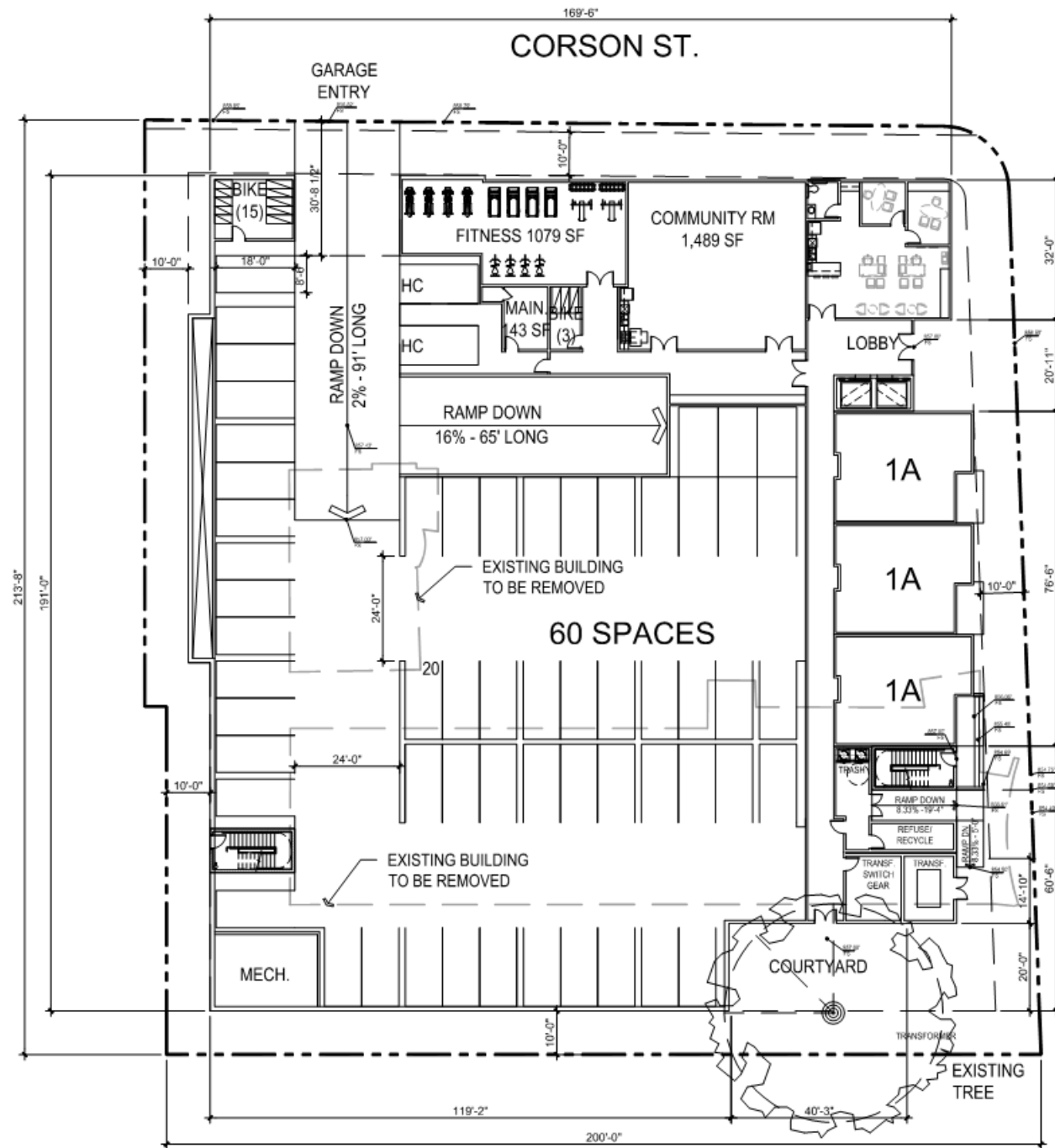
CONTEXT PHOTOS



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PROJECT SUMMARY

Site Area: 0.98 acres or 42,710 sq. ft.
 Total Units: 105 DU
 Density: 107.0 DU/AC
 Building Heights: 5 to 6 Stories

Gross Floor Area: 118,350 sq. ft.
 Building Footprint: 32,113 sq. ft.
 Building Coverage: 75.2%
 Open Space: 30,343 sq. ft.

CONSTRUCTION TYPE:
 5-story Type III-A, over 1-story Type I-A Ventilated garage

UNIT MIX:
 1 BEDROOM: 52 UNITS
 2 BEDROOM: 53 UNITS
105 TOTAL UNITS

PARKING REQUIRED:
 Per SB 18.18 Affordable Housing parking

1 space per 1 BD unit x 52 = 52 spaces
 2 spaces per 2 BD unit x 53 = 106 spaces
158 spaces required

PARKING PROVIDED:
 Garage level 1: 60 spaces (2 accessible)
 Garage level 2: 99 spaces (2 accessible)
159 (126 standard, 4 accessible, 27 tandem, & 2 electric car) spaces provided

BIKE PARKING REQUIRED:
 Per 17.46.320 B. TABLE 4-16 Pasadena and loading requirements

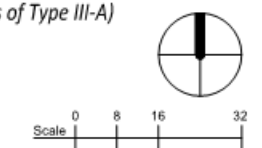
1 space per every 6 Dwelling Units
 (105 / 6) = 17.5 spaces (18 spaces required with 100% class 1 type spaces)

BIKE PARKING PROVIDED:
 Garage level 1:
 18 spaces (18 class 1 type spaces)
 5 spaces (vertical bike-rack system) and 10 spaces (two-tier bike rack system) in enclosed locked room.
 3 spaces in an enclosed locked room with attendant check-in system.

OPEN SPACE:
 Required Open Space: In Urban Housing (Section 17.50.350), Item E-1 requires 30% of the net building area to be open space (95,375sf x 0.30 = 28,612sf)
 Provided Open Space: 30,434sf (with 105 private balconies, ground floor amenity space, podium courtyard, and 5th floor terrace levels).

BUILDING HEIGHT:
 Maximum Building Height per Pasadena Figure 3-8: 60' (a max of 75' can be achieved with height averaging).
 Proposed Max Building Height: 75' (To top of mezzanines along Corson St.)
 Proposed Number of Stories: 6 stories + partial mezzanine (1 Level Type I-A + 5 Levels of Type III-A)

EL MOLINO AVE



PLATINUM PASADENA



COMMUNITIES OF DISTINCTION

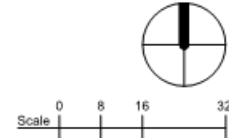
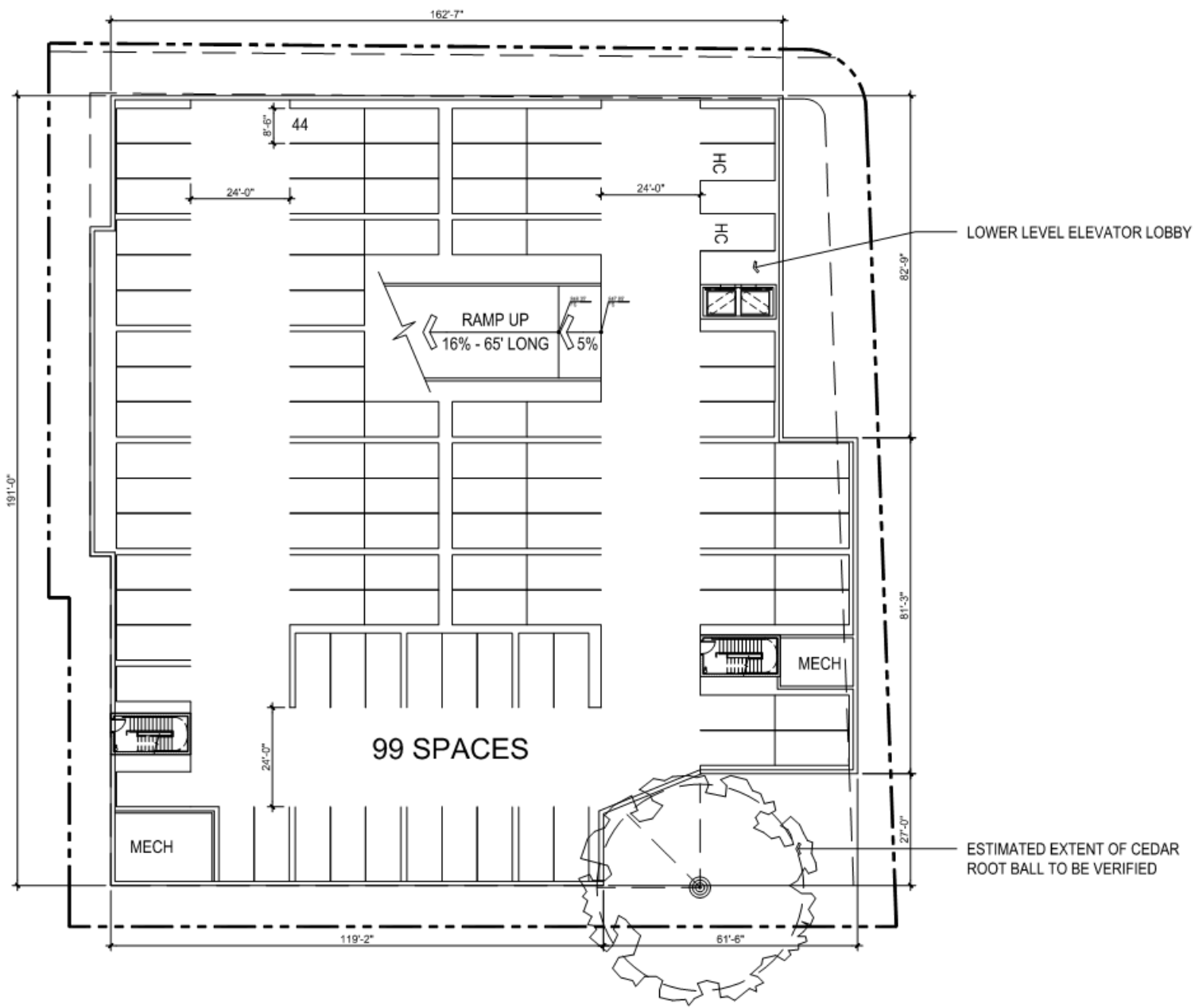
CONCEPTUAL SITE PLAN

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PLATINUM PASADENA

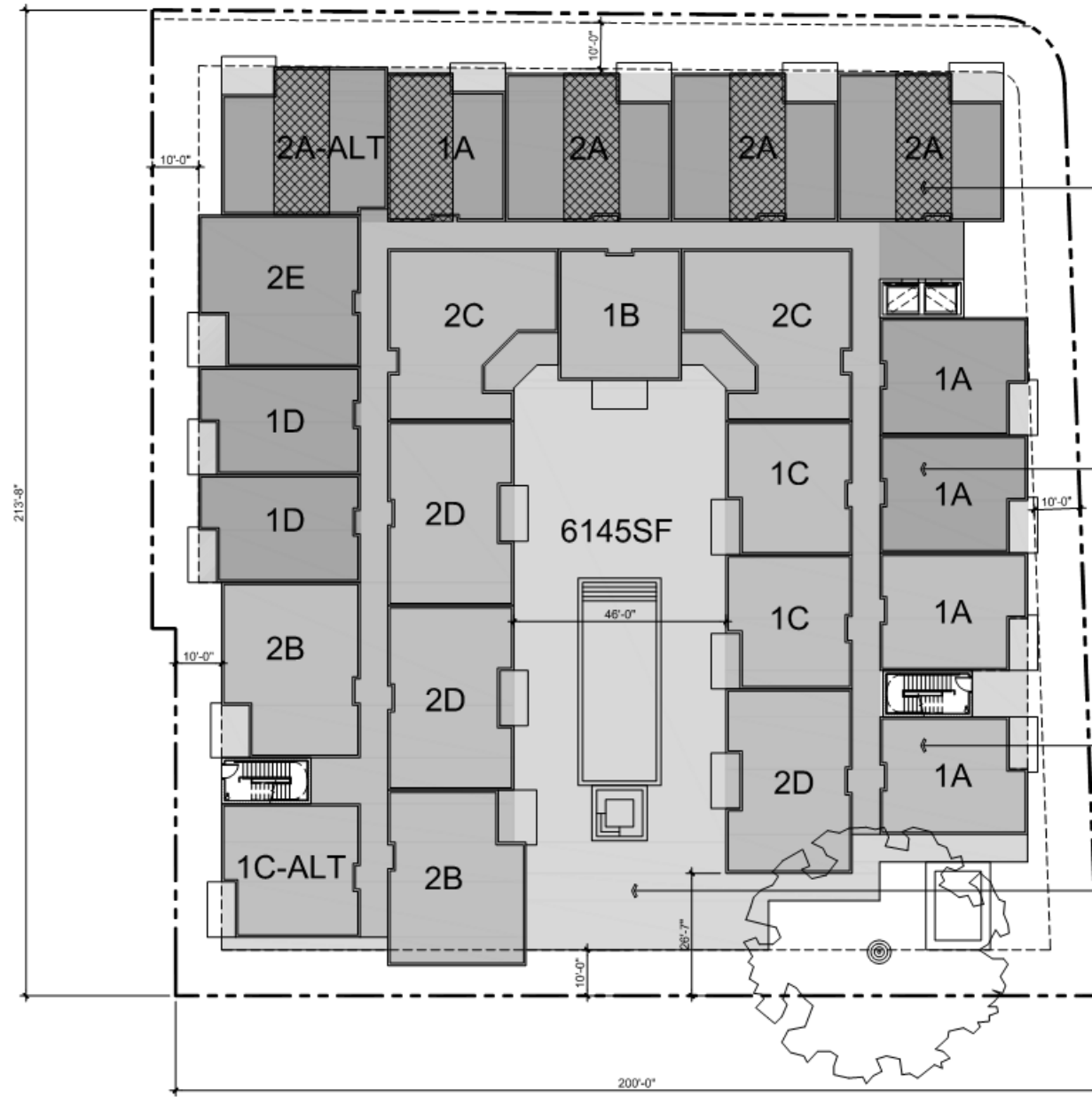
CONCEPTUAL SUBTERRANEAN PARKING PLAN



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BUILDING HEIGHT SUMMARY

ROOF AREA	PERCENTAGE	HEIGHT
1,990S.F.	6.2%	75'
7,530 S.F.	23.6%	68'
15,174 S.F.	47.6%	58'
7,192 S.F.	22.6%	15'

AVERAGE BUILDING HEIGHT = 51.7'
 BUILDING FOOTPRINT AREA = 32,113 SF
 30% OF BLDG FOOTPRINT AREA = 9,634 SF
 AREA OF BLDG MASSING OVER 60' = 1,990+7530 = 9,520 SF < 30%

- 1 Story Massing
- 4 Story Massing
- 5 Story Massing

Platinum Pasadena Project Unit Mix

LIVING UNIT FLOOR AREA (SQ. FT.)	UNIT 1A	UNIT 1B	UNIT 1C	UNIT 1D	UNIT 2A	UNIT 2B	UNIT 2C	UNIT 2D	UNIT 2E	TOTAL
Net Rentable Unit Floor Area (sf)	766	755	752	767	1078	1066	1132	1052	1082	
Total Net Rentable Area (sf)	19916	3020	9024	7670	21560	8528	9056	12624	5410	105,232
Optional Mezzanines at Corson St. (5 total @ 135sf)	135				135					675
Total Net Rentable Area w/ optional mezzanines(sf)										105,907
Patio / Balcony Area per unit (sf)	71	74	74	74	95	95	134	74	74	
Total Patio / Balcony Area (sf)	1846	296	888	740	1900	760	1072	888	370	8,390
Total Number of Units	26	4	12	10	20	8	53	12	5	105
Average SF per Unit Type (1B, 2B)			762				1079			
Overall Average Unit SF for Project	1002									

Mix by Unit Type	#	%
1 Bedrooms	52	49.5%
2 Bedrooms	53	50.5%
Total Number of Bedrooms	158	
Total Number of Bathrooms	158	

Project Density: 105/0.98 acre = 107 DU/acre

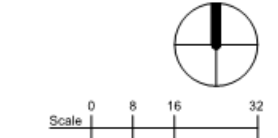
PLATINUM PASADENA

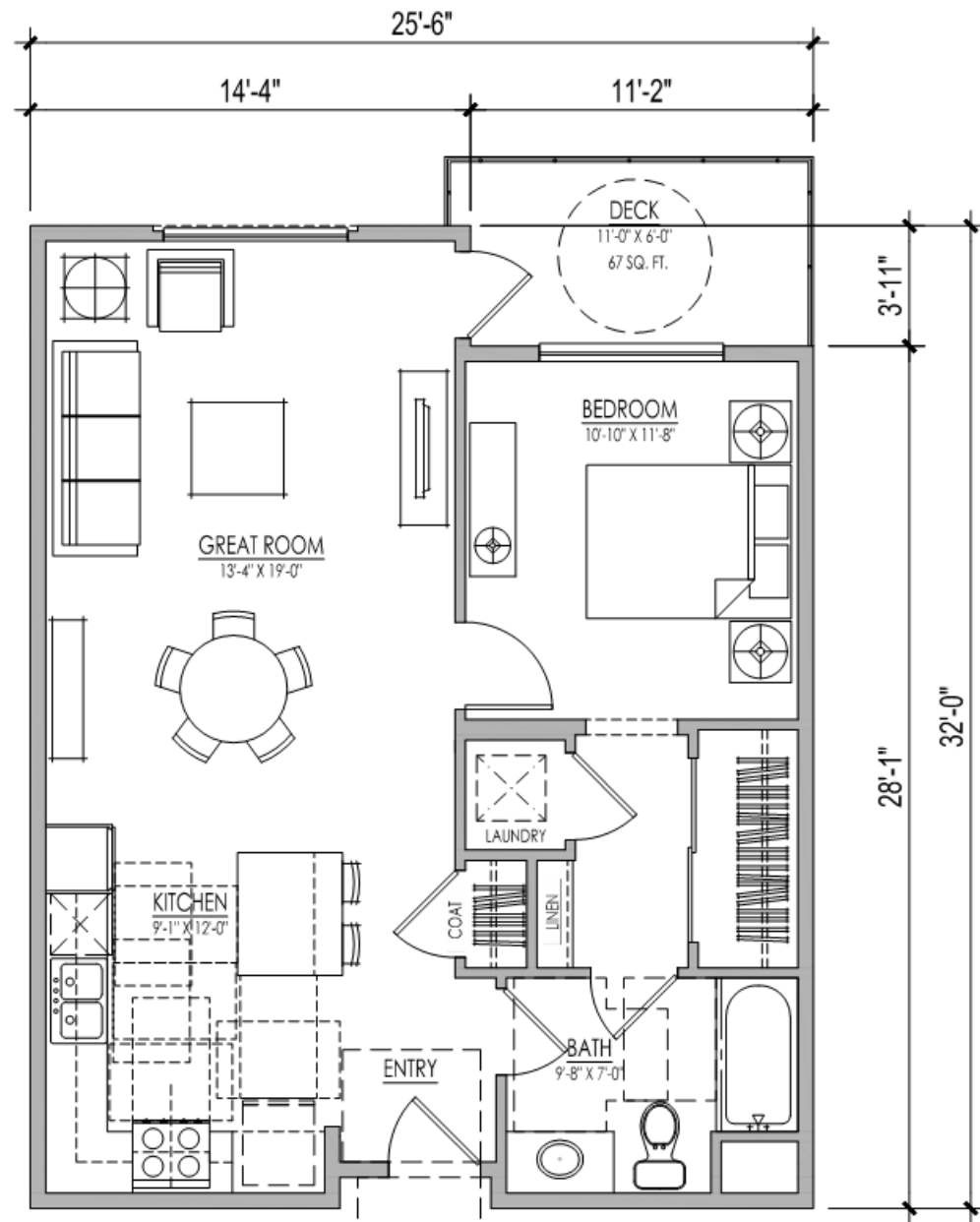


CONCEPTUAL BUILDING PLAN

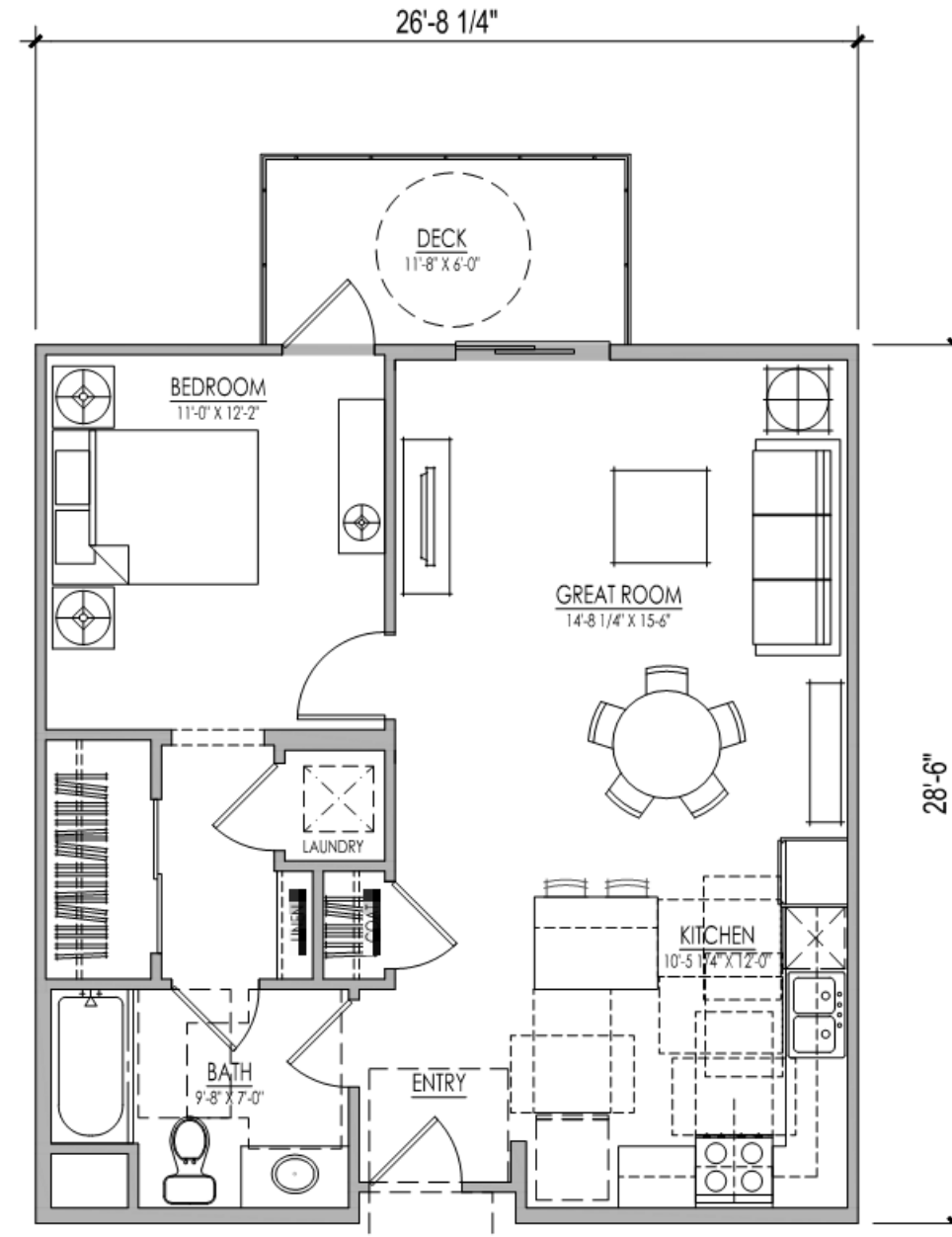
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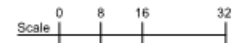




PLAN 1A - 1BDR/1BATH
 GROSS: 768 SQ. FT.
 NET: 704 SQ. FT.



PLAN 1B - 1BDR/1BATH
 GROSS: 755 SQ. FT.
 NET: 705 SQ. FT.



PLATINUM PASADENA



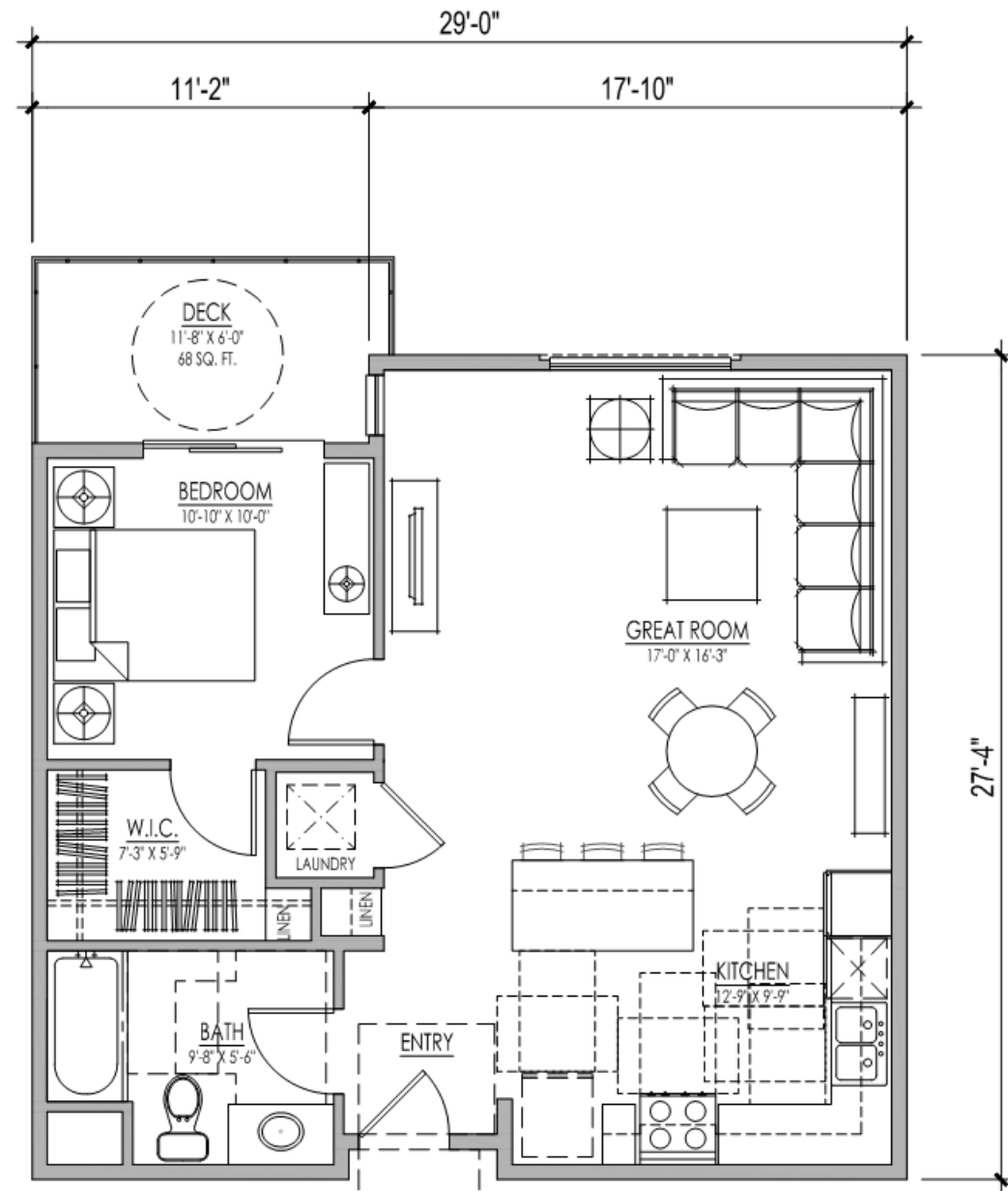
COMMUNITIES OF DISTINCTION

UNIT PLANS

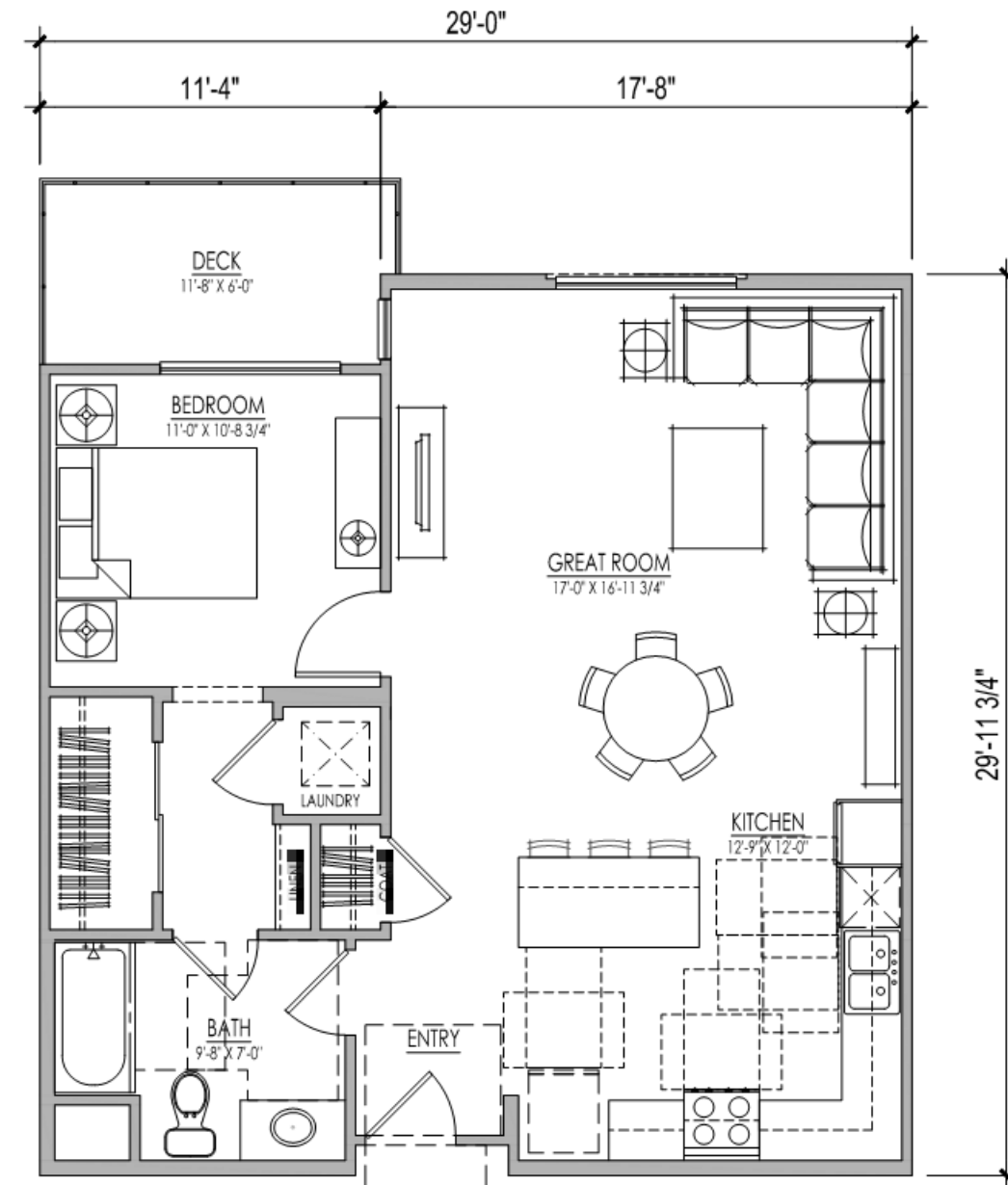
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PLAN 1C - 1BDR/1BATH
 GROSS: 755 SQ. FT.
 NET: 692 SQ. FT.



PLAN 1C - ALT 1BDR/1BATH
 GROSS: 830 SQ. FT.
 NET: 777 SQ. FT.

Scale 0 8 16 32

PLATINUM PASADENA



COMMUNITIES OF DISTINCTION

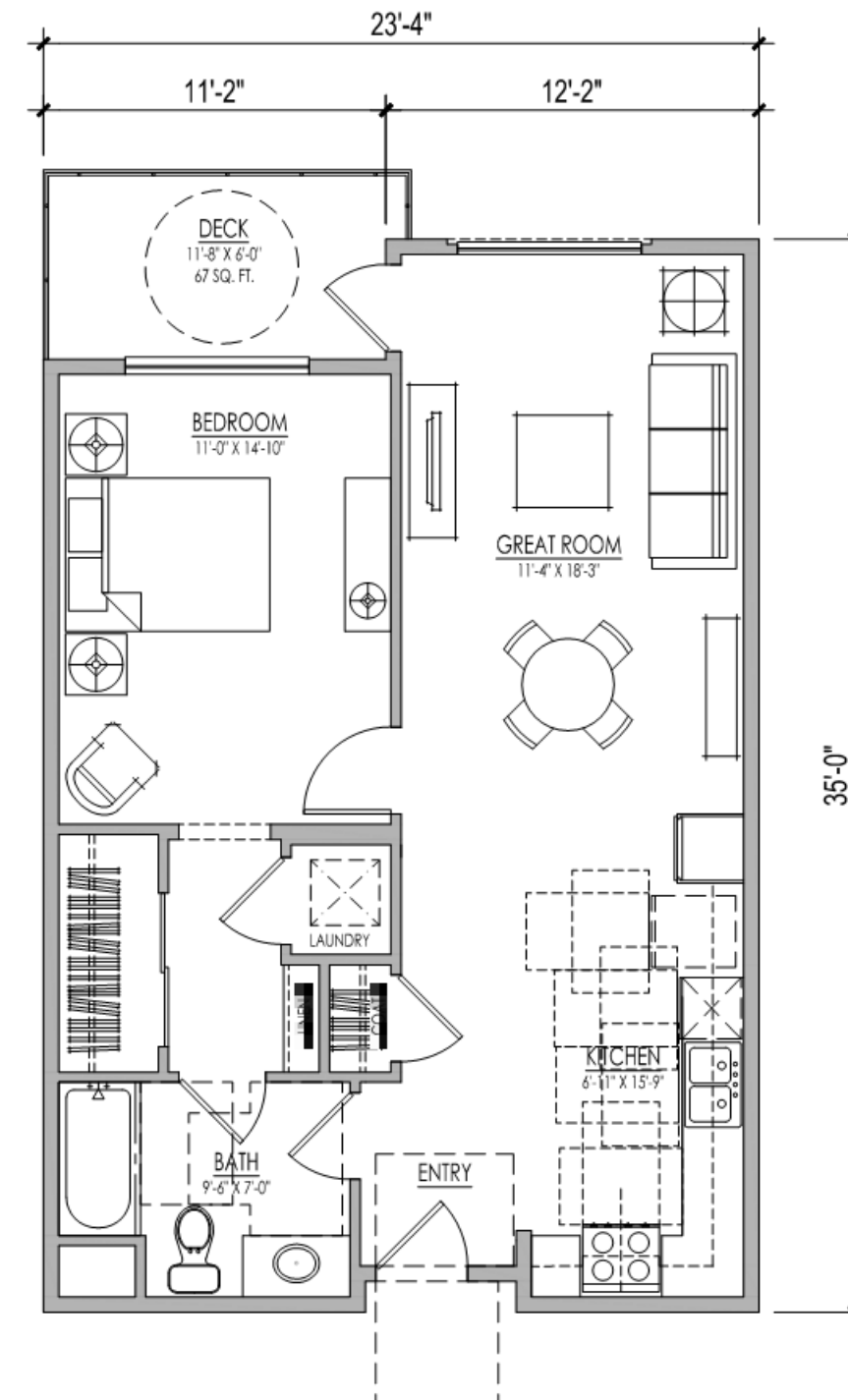
UNIT PLANS

PASADENA, CA

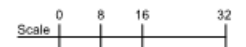
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PLAN 1D - 1BDR/1BATH
 GROSS: 768 SQ. FT.
 NET: 703 SQ. FT.



PLATINUM PASADENA



COMMUNITIES OF DISTINCTION

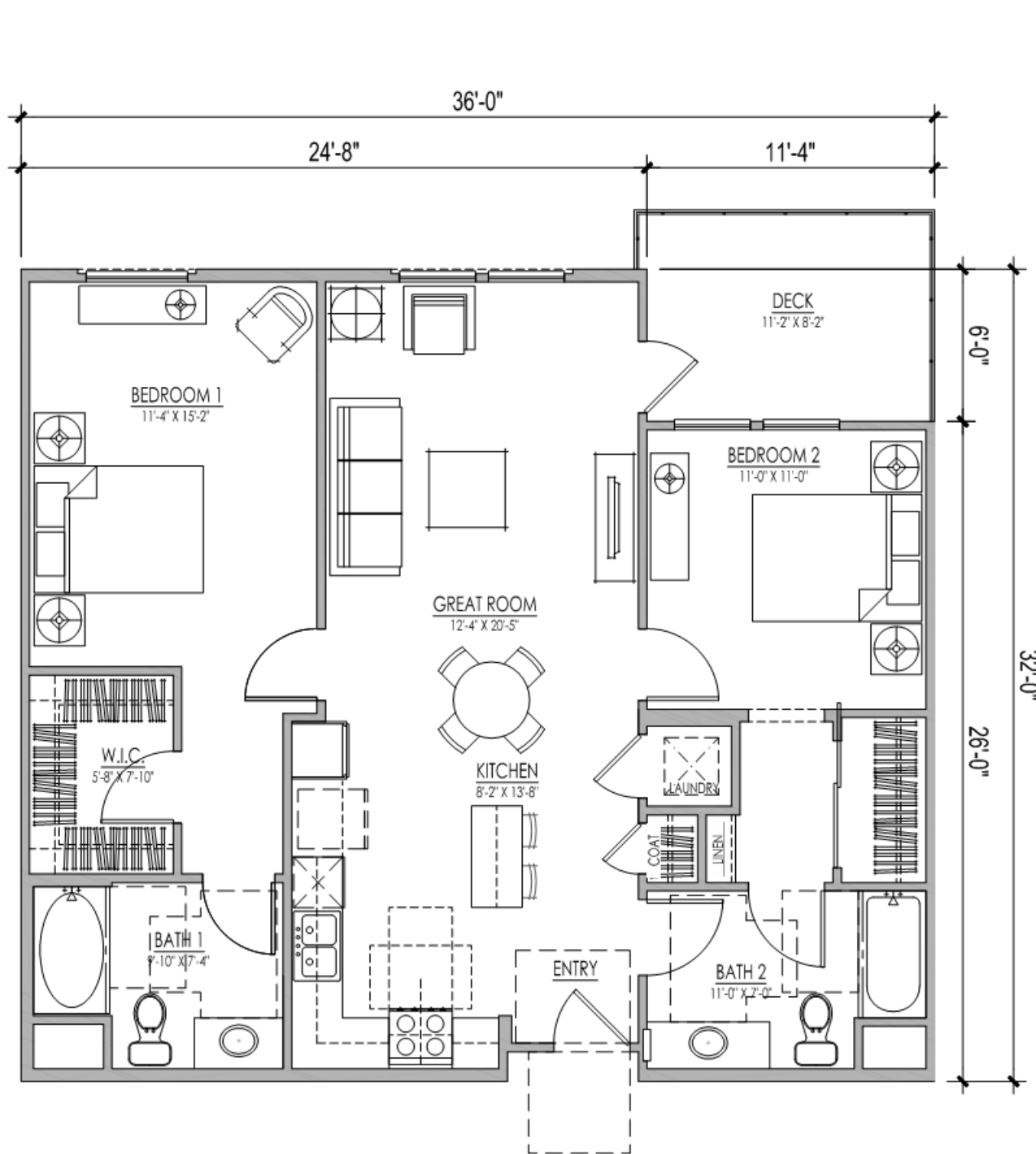
UNIT PLANS

PASADENA, CA

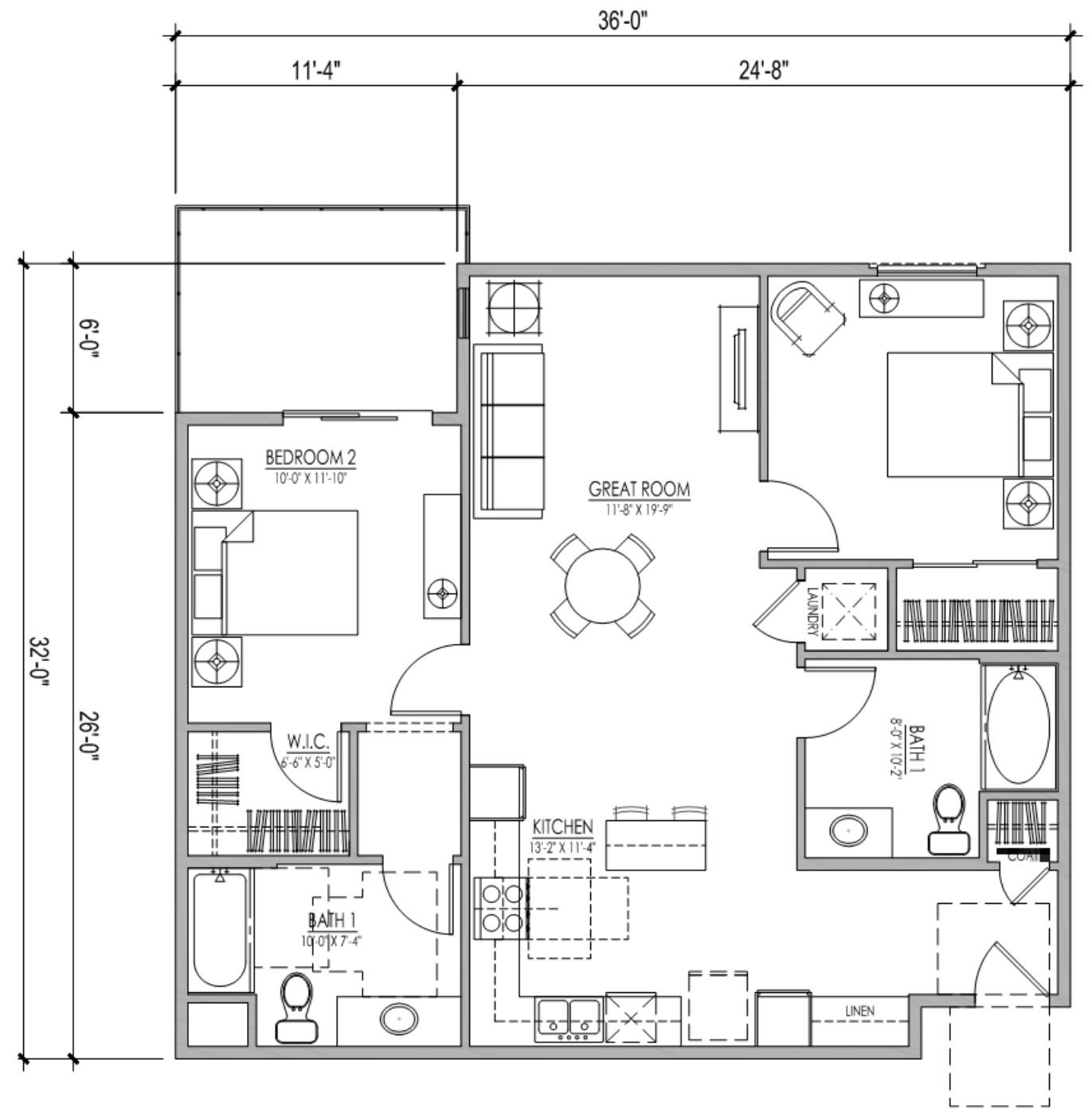
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PLAN 2A - 2BDR/2BATH
 GROSS: 1078 SQ. FT.
 NET: 1010 SQ. FT.



PLAN 2A-ALT - 2BDR/2BATH
 GROSS: 1072 SQ. FT.
 NET: 999 SQ. FT.

Scale 0 8 16 32

PLATINUM PASADENA



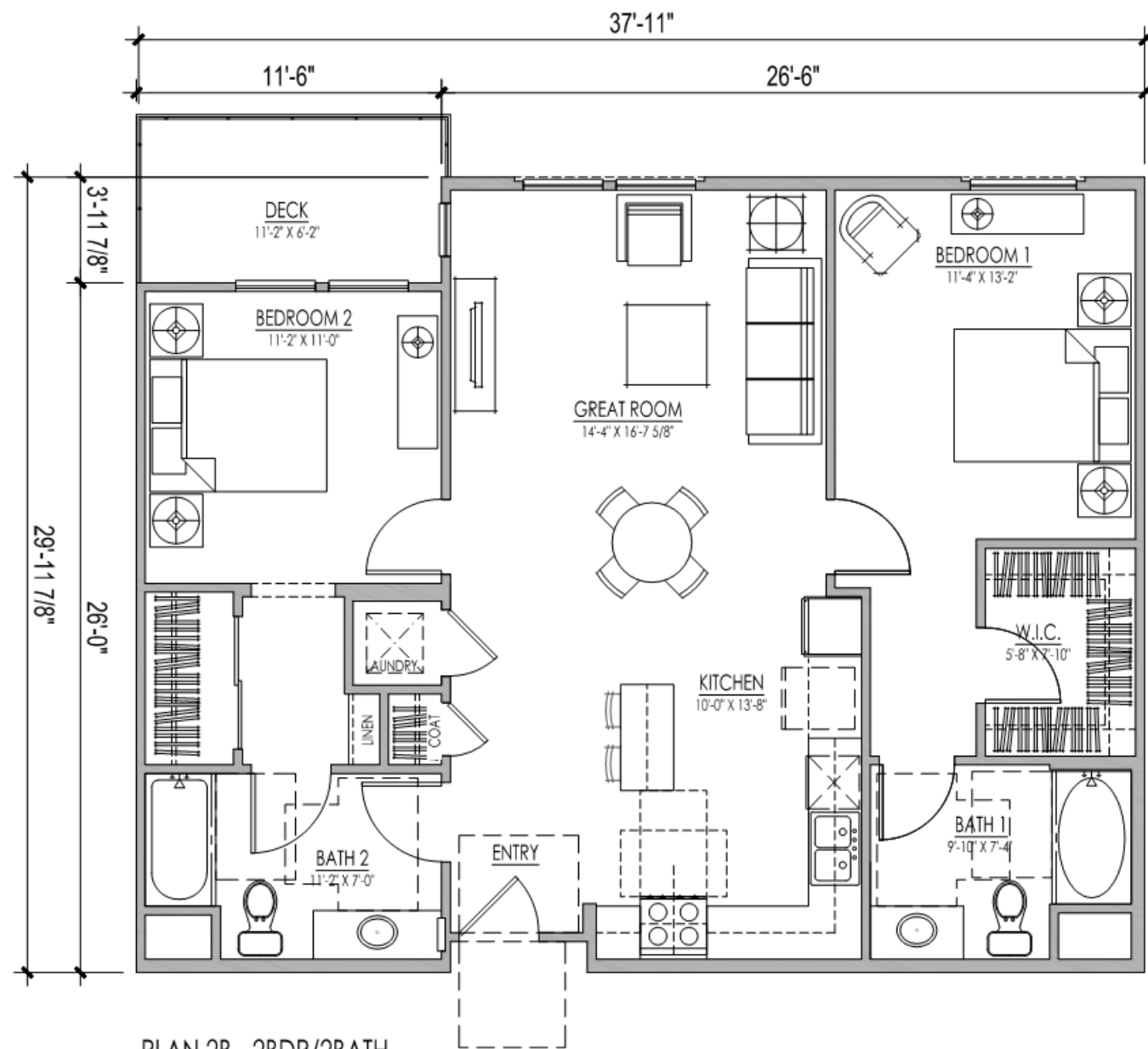
COMMUNITIES OF DISTINCTION

UNIT PLANS

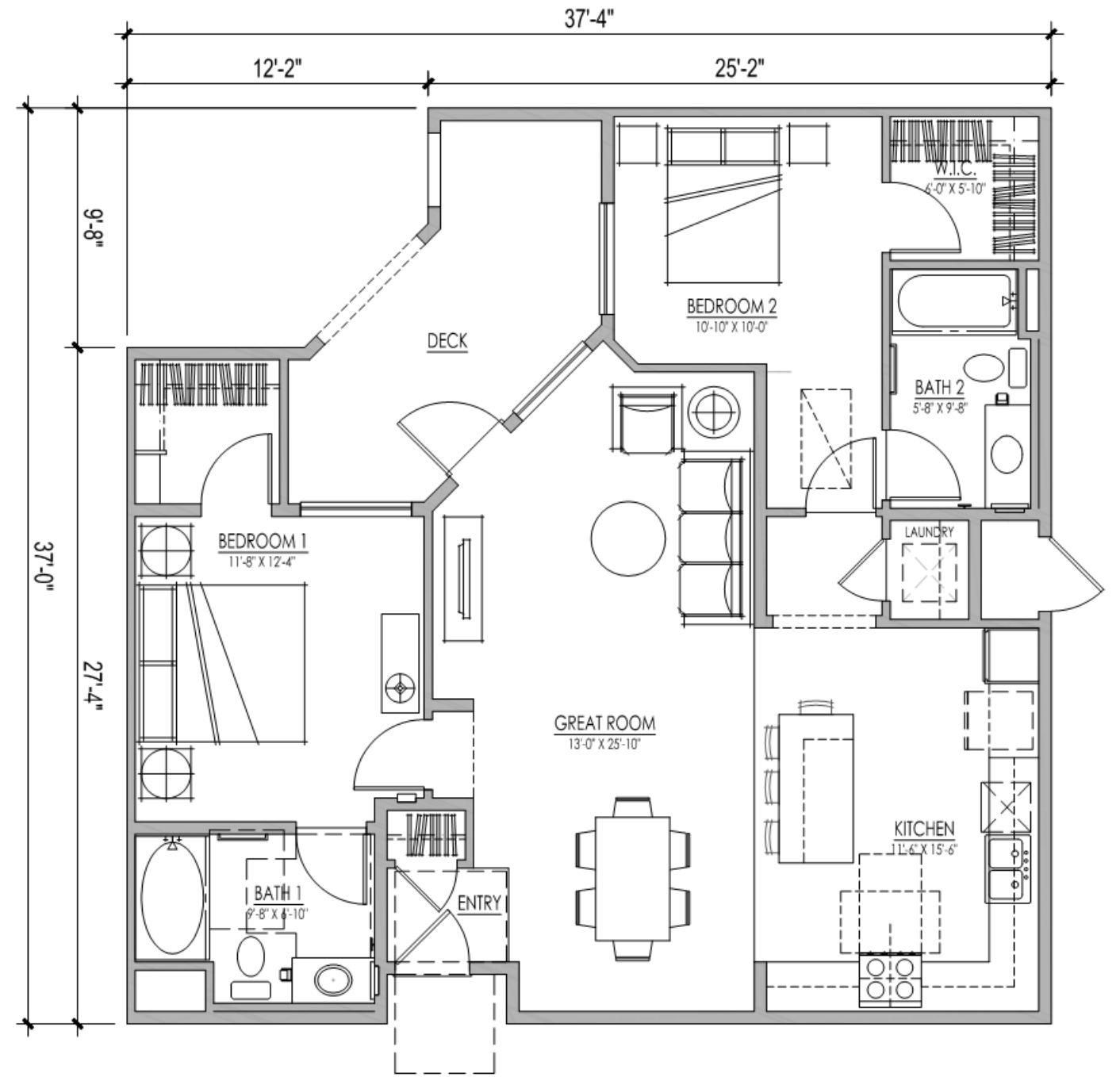
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PLAN 2B - 2BDR/2BATH
 GROSS: 1088 SQ. FT.
 NET: 1020 SQ. FT.



PLAN 2C - 2BDR/2BATH
 GROSS: 1122 SQ. FT.
 NET: 1033 SQ. FT.

Scale 0 8 16 32

PLATINUM PASADENA

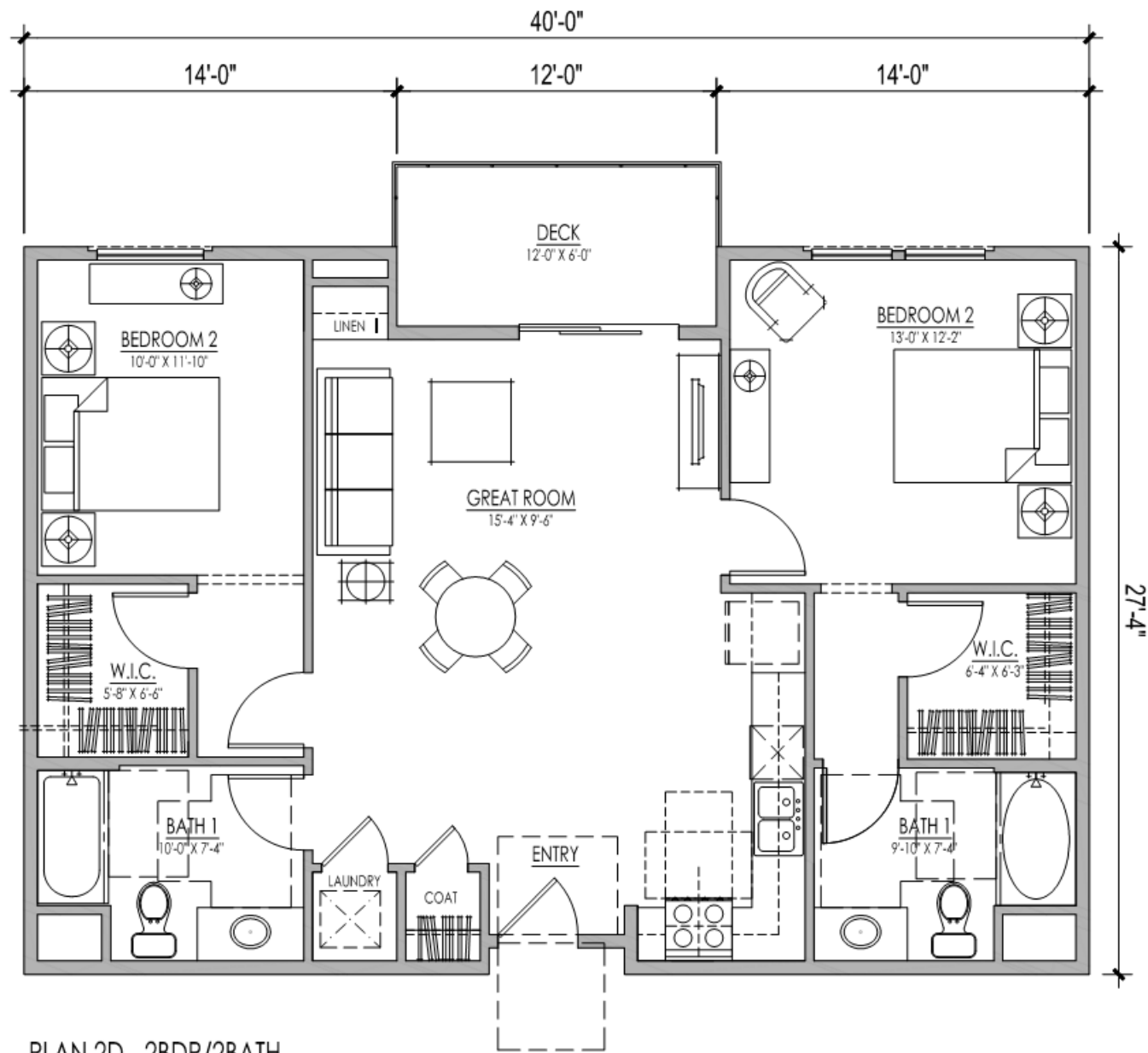


UNIT PLANS

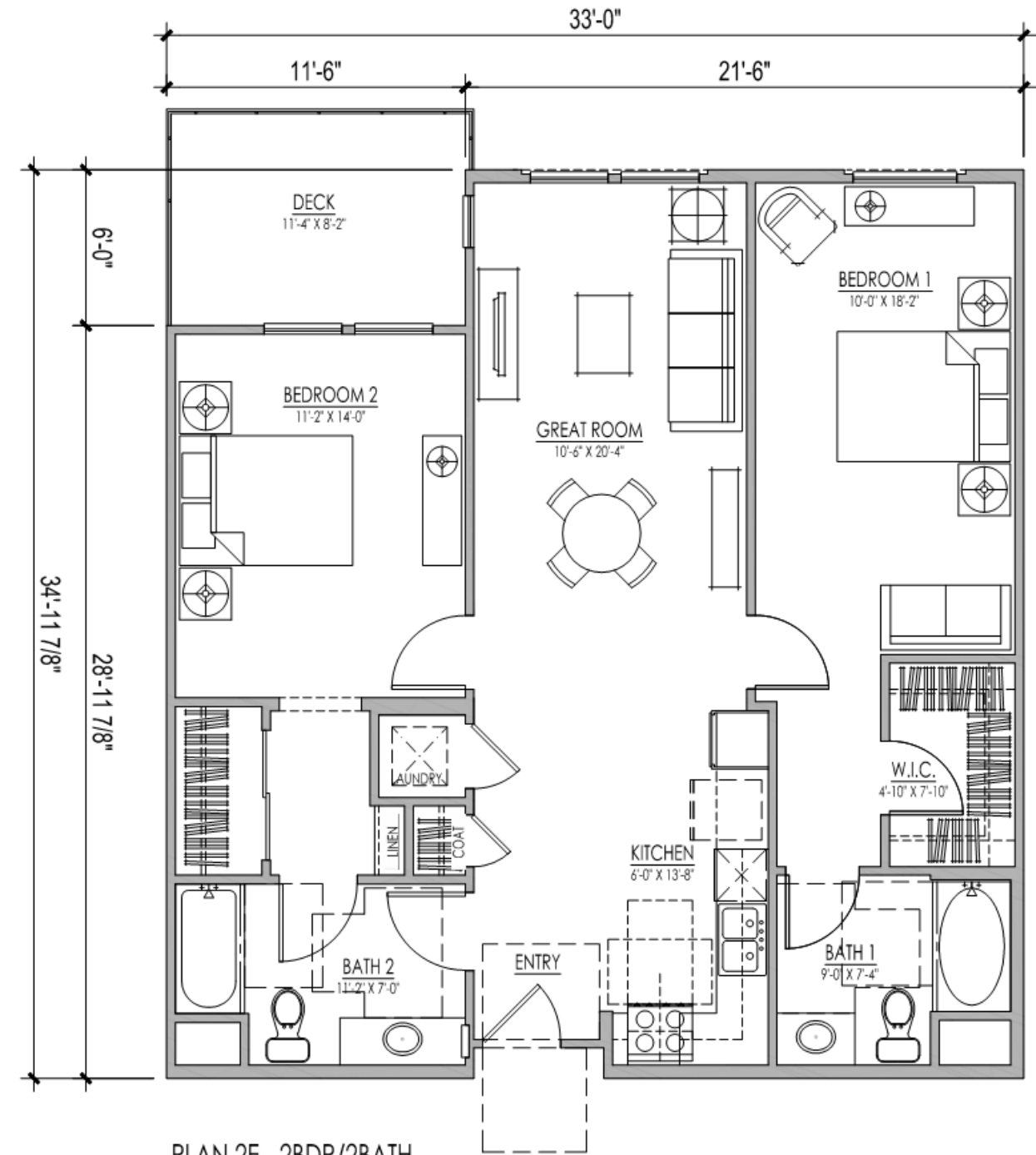
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PLAN 2D - 2BDR/2BATH
 GROSS: 1052 SQ. FT.
 NET: 970 SQ. FT.



PLAN 2E - 2BDR/2BATH
 GROSS: 1080 SQ. FT.
 NET: 1011 SQ. FT.

Scale 0 8 16 32

PLATINUM PASADENA



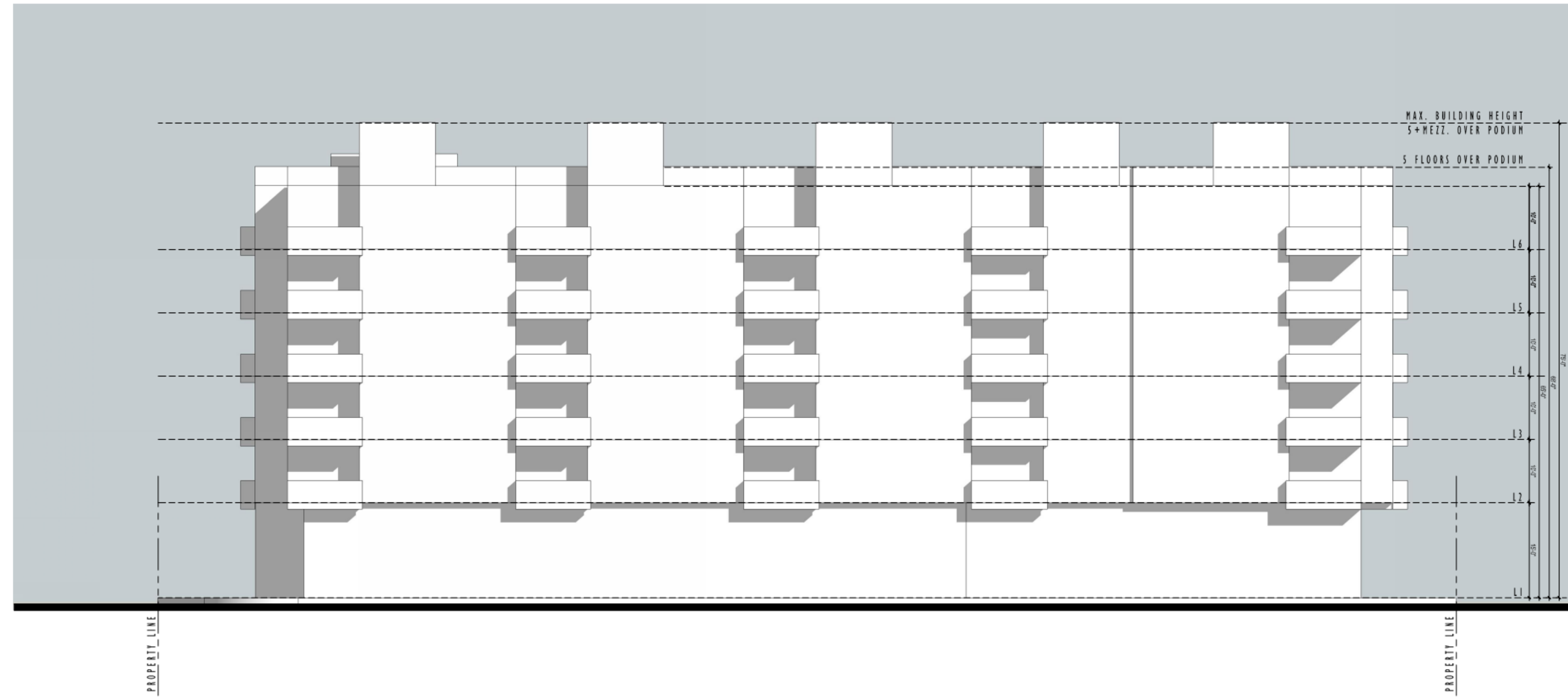
COMMUNITIES OF DISTINCTION

UNIT PLANS

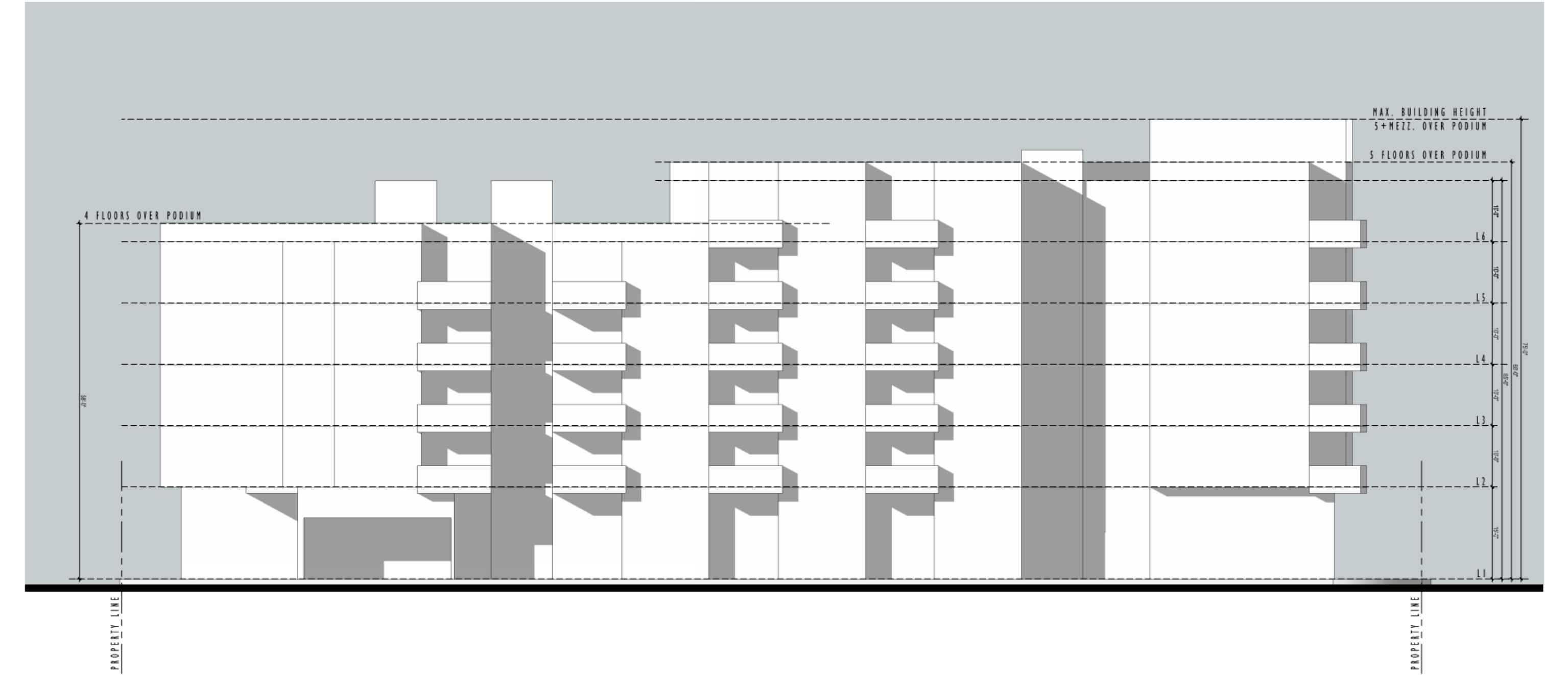
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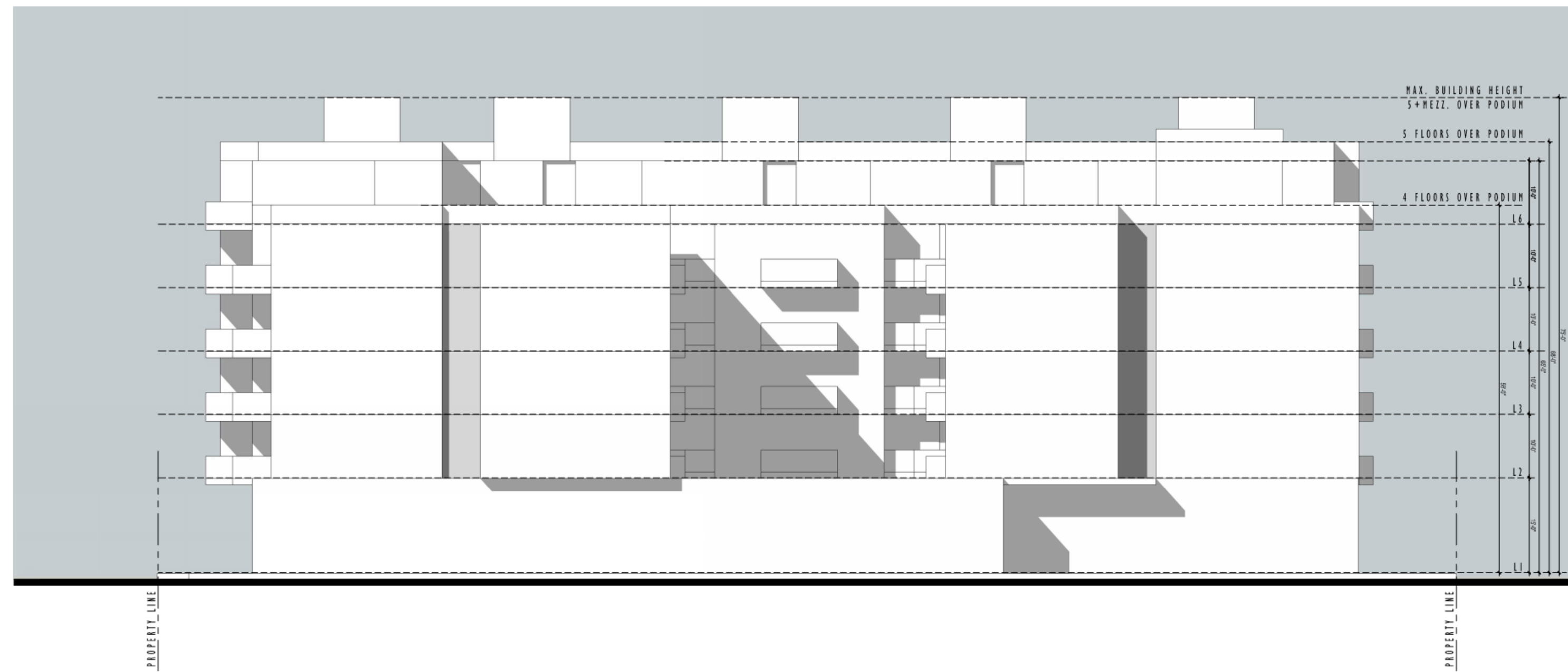




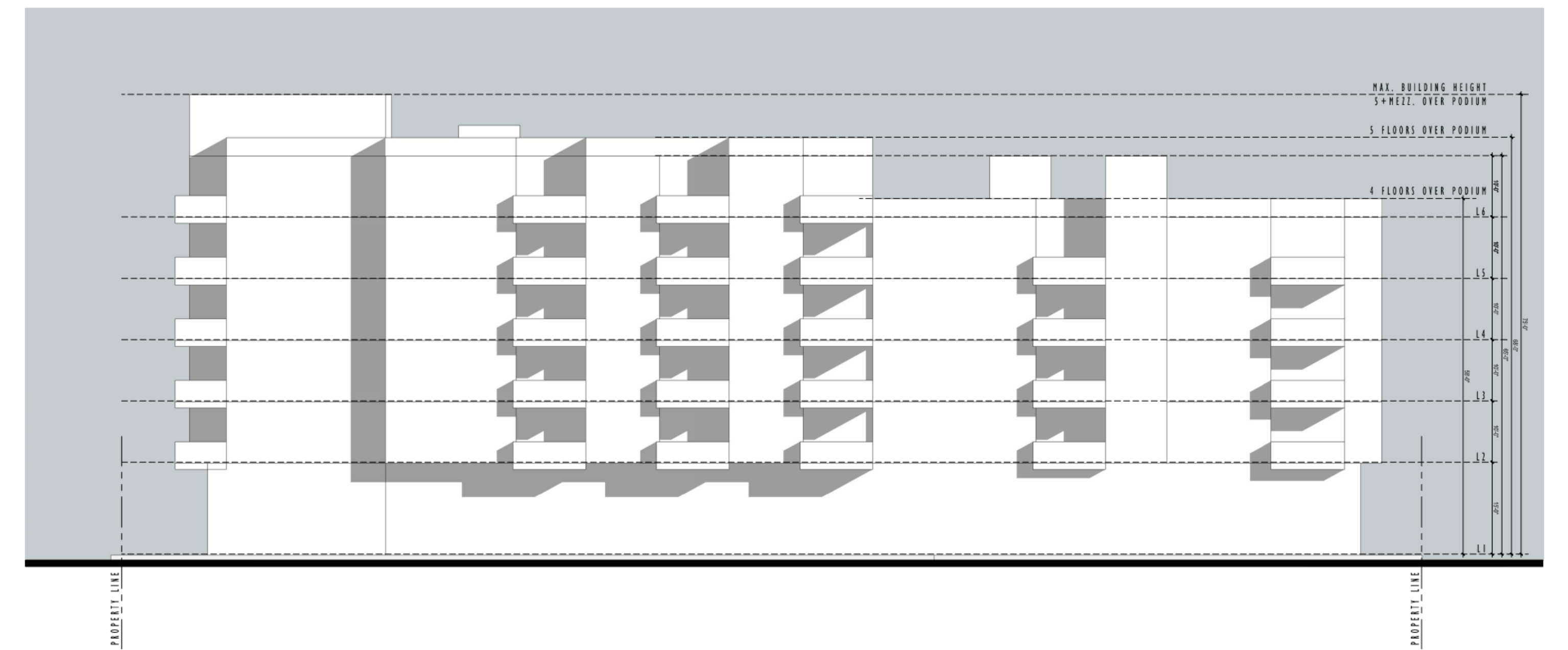
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Scale 0 8 16 32

PLATINUM PASADENA



COMMUNITIES OF DISTINCTION

CONCEPTUAL ELEVATIONS

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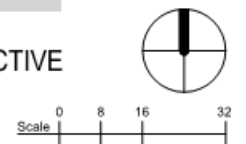
EL MOLINO PERSPECTIVE



SOUTHEAST CORNER AERIAL



CORNER OF EL MOLINO AND CORSON PERSPECTIVE



PLATINUM PASADENA



COMMUNITIES OF DISTINCTION

BUILDING PERSPECTIVES

PASADENA, CA

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