

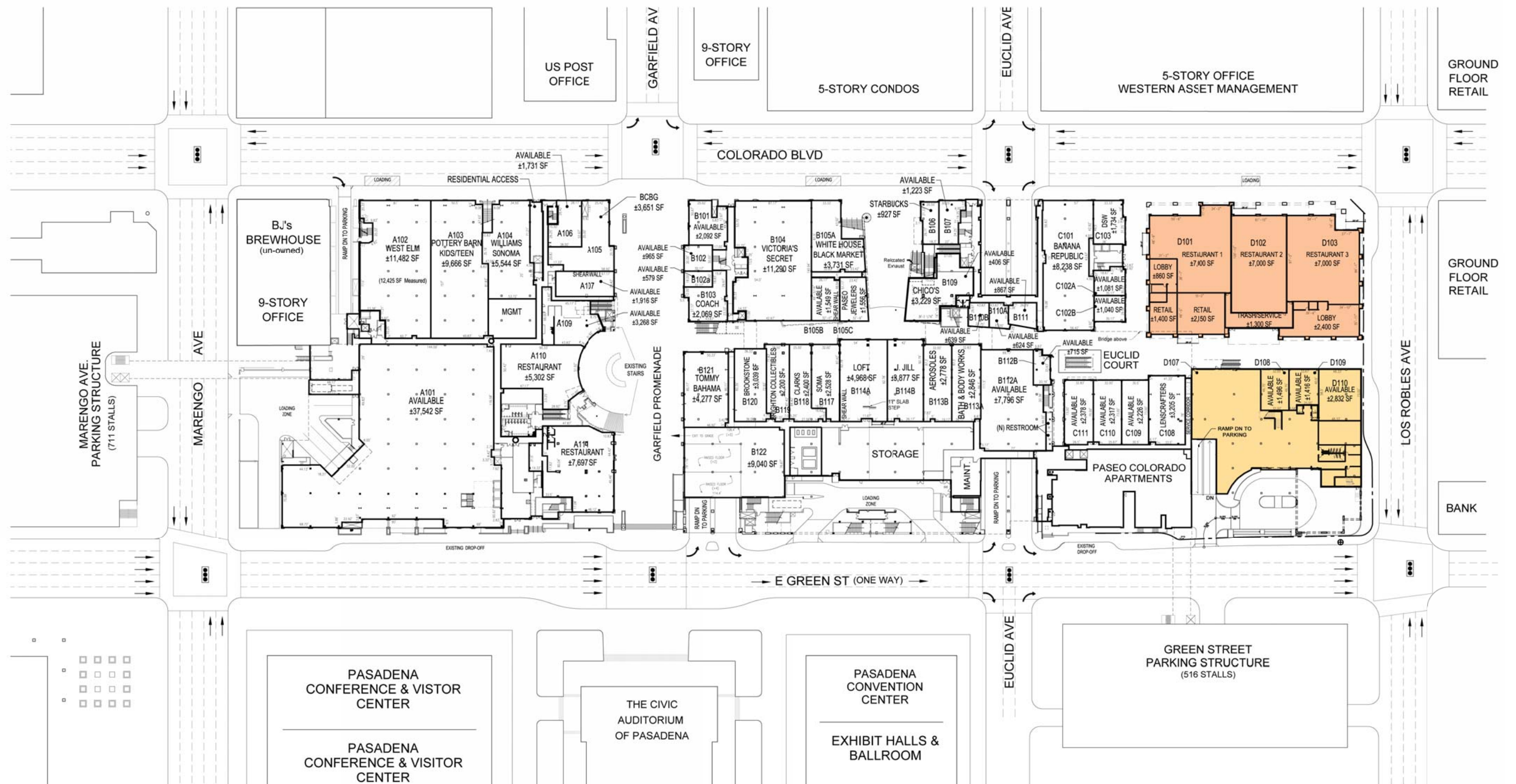
Paseo Colorado Redevelopment Project

Initial Study/Mitigated Negative Declaration

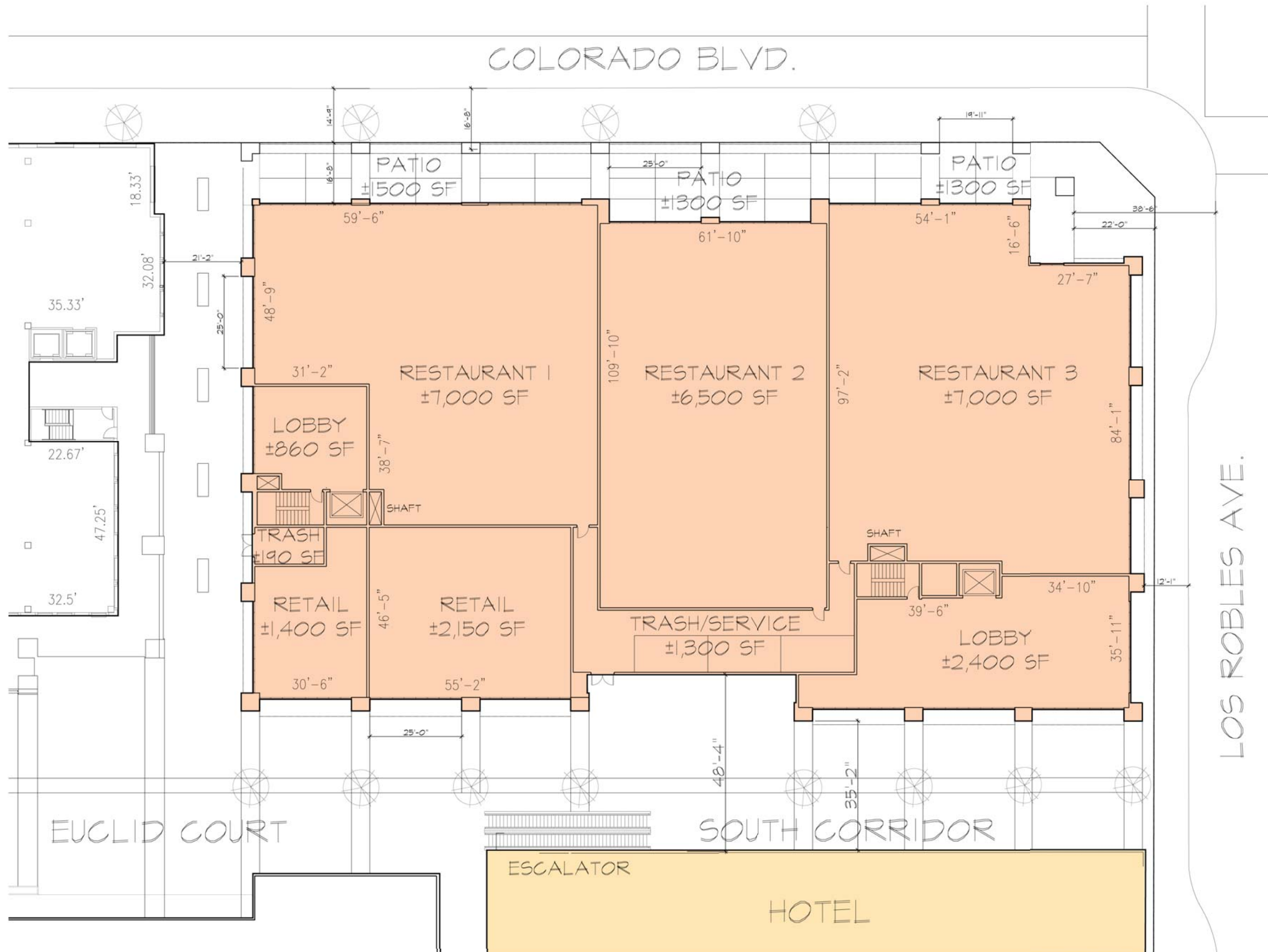
Appendix A Project Plans



Villa  at
PASEO COLORADO



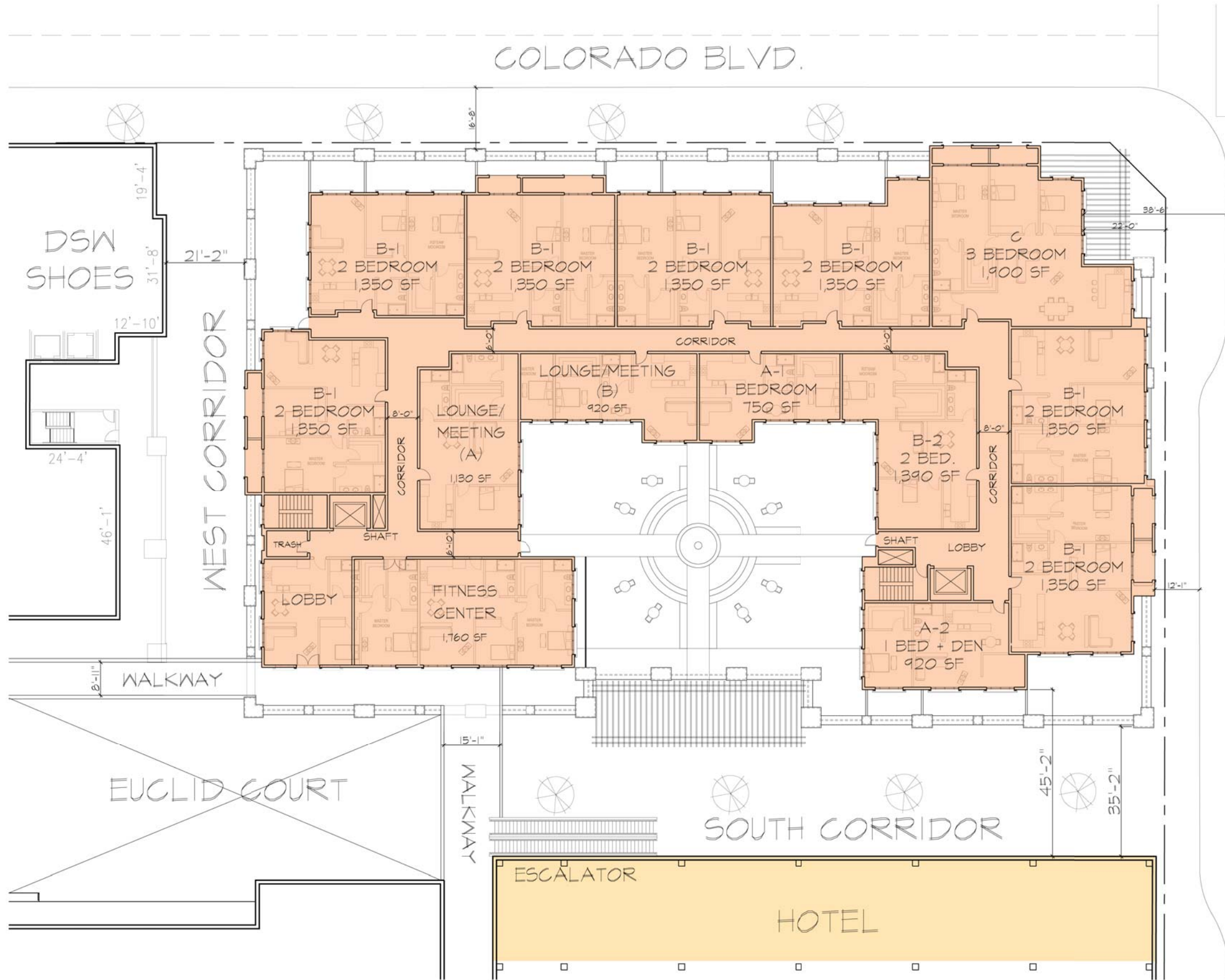
Site Plan.



GROUND FLOOR SUMMARY

RESTAURANT 1	±7,000 SF
RESTAURANT 2	±6,500 SF
RESTAURANT 3	±7,000 SF
RETAIL 1	±1,400 SF
RETAIL 2	±2,150 SF
TRASH/SERVICE	±1300 SF
LOBBY	±860 SF
LOBBY 2	±2,400 SF

Ground Floor Plan 1
SCALE: 3/32" = 1'-0"



2ND FLOOR SUMMARY

UNIT TYPES

1 Bedroom (1 BATH)	2 UNITS
A-1	750 SF
2 Bedroom (2 BATH)	8 UNITS
B-1	1,350 SF
B-2	1,400 SF
3 Bedroom (2 BATH)	1 UNITS
C	1,890 SF

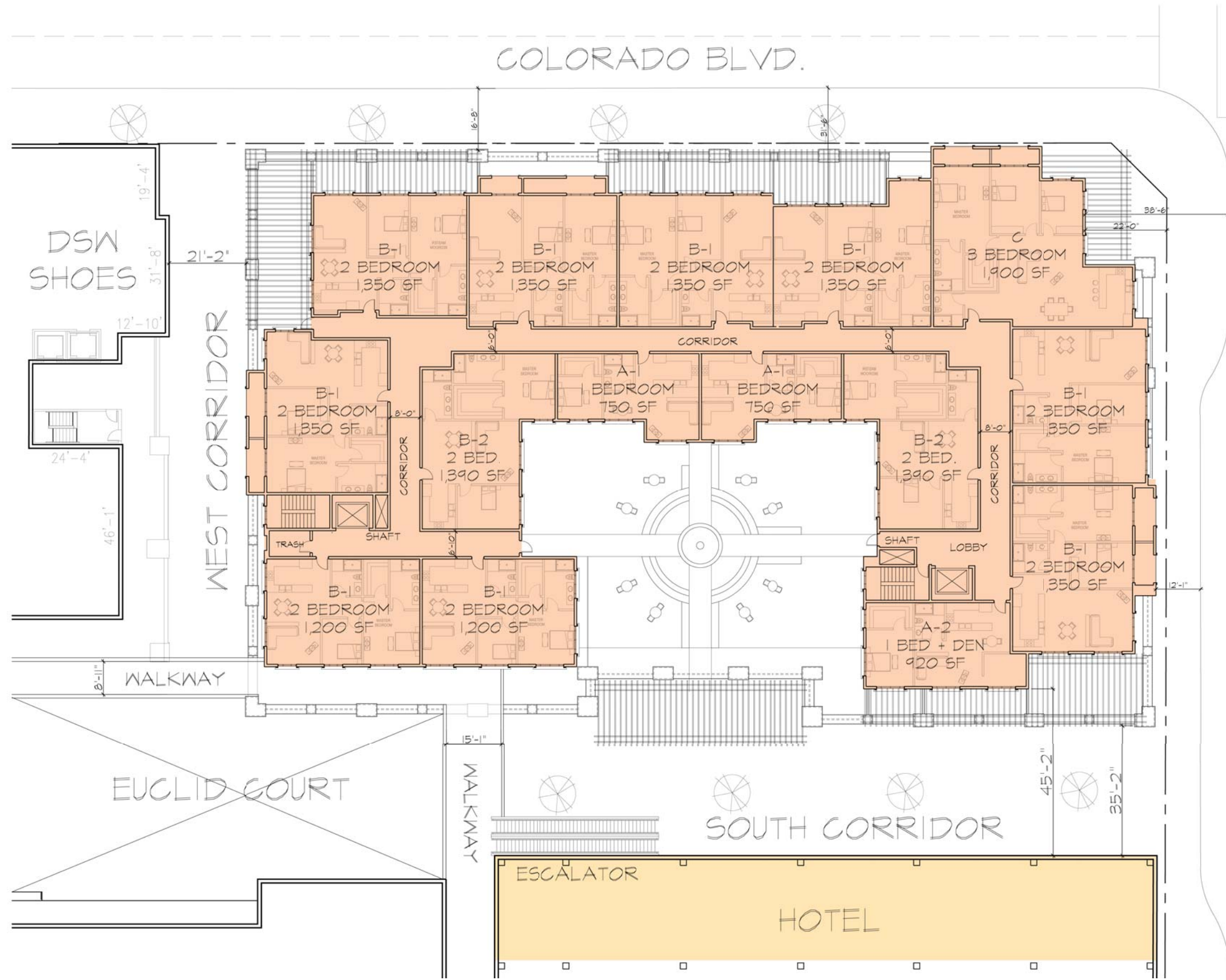
TOTAL # OF UNITS

11 UNITS/
FLOOR

AMENITIES

FITNESS CENTER	±1,760 SF
LOBBY	± 670 SF
LOUNGE/MEETING A	±1,130 SF
LOUNGE/MEETING B	± 920 SF

Second Floor Plan ①
SCALE: 3/32" = 1'-0"



TYP. UPPER FLOOR SUMMARY

UNIT TYPES

1 Bedroom (1 BATH) A-1	3 UNITS 750 SF
2 Bedroom (2 BATH) B-1 B-2	11 UNITS 1,350 SF 1,400 SF
3 Bedroom (2 BATH) C	1 UNITS 1,890 SF
TOTAL # OF UNITS	15 UNITS/ FLOOR

Typ. Upper Floor Plan ①
SCALE: 3/32" = 1'-0"



EXISTING SITE ELEVATION (COLORADO BLVD.)



PROPOSED SITE ELEVATION (COLORADO BLVD.)



EXISTING SITE ELEVATION (COLORADO BLVD.)



PROPOSED SITE ELEVATION (COLORADO BLVD.)



NORTH (Colorado) ELEVATION
SCALE: Not to scale

- 1. EXTERIOR PLASTER FINISH
- 2. STOREFRONT
- 3. WOOD TRELLIS
- 4. PAINTED METAL RAILING
- 5. LIGHT FIXTURE
- 6. CORNICE, EIFS
- 7. SIGNAGE
- 8. TILE ROOF
- 9. BALCONET
- 10. GLASS
- 11. SPANDREL GLASS



- 1. EXTERIOR PLASTER FINISH
- 2. STOREFRONT
- 3. WOOD TRELLIS
- 4. PAINTED METAL RAILING
- 5. LIGHT FIXTURE
- 6. CORNICE, EIFS
- 7. SIGNAGE
- 8. TILE ROOF
- 9. BALCONET
- 10. GLASS
- 11. SPANDREL GLASS

EAST (LOS ROBLES) ELEVATION
SCALE: Not to scale



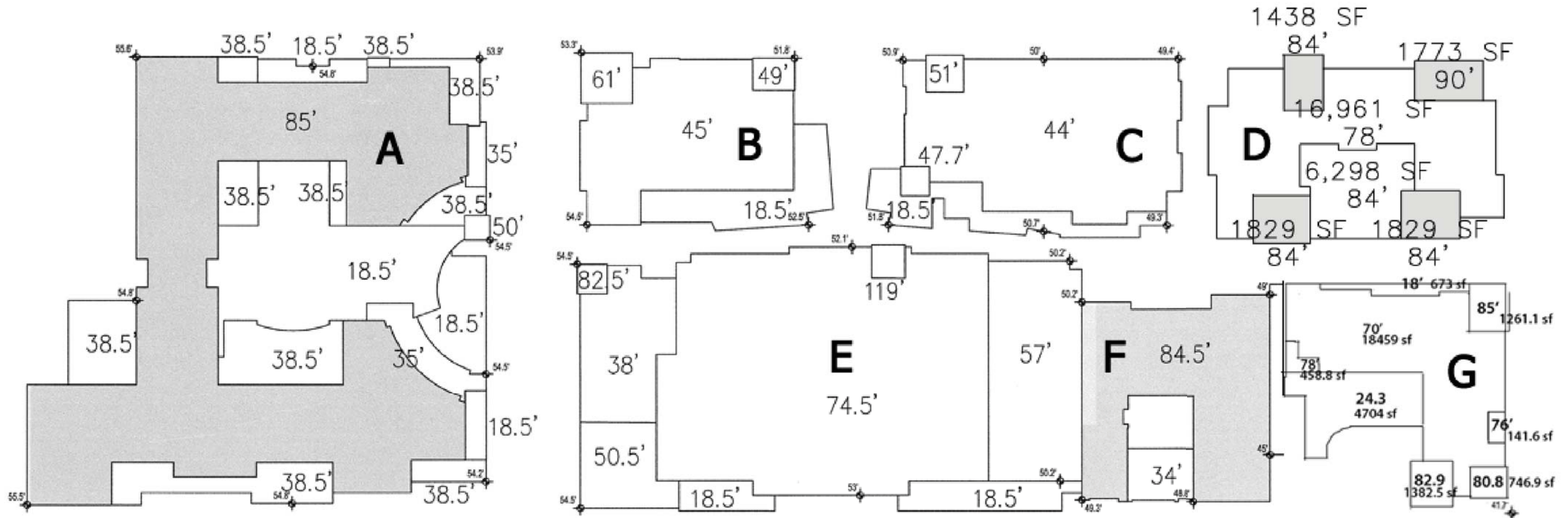
SOUTH ELEVATION
SCALE: Not to scale

- 1. EXTERIOR PLASTER FINISH
- 2. STOREFRONT
- 3. WOOD TRELLIS
- 4. PAINTED METAL RAILING
- 5. LIGHT FIXTURE
- 6. CORNICE, EIFS
- 7. SIGNAGE
- 8. TILE ROOF
- 9. BALCONET
- 10. GLASS
- 11. SPANDREL GLASS
- 12. AWNING



WEST ELEVATION
SCALE: Not to scale

- 1. EXTERIOR PLASTER FINISH
- 2. STOREFRONT
- 3. WOOD TRELLIS
- 4. PAINTED METAL RAILING
- 5. LIGHT FIXTURE
- 6. CORNICE, EIFS
- 7. SIGNAGE
- 8. TILE ROOF
- 9. BALCONET
- 10. GLASS
- 11. SPANDREL GLASS



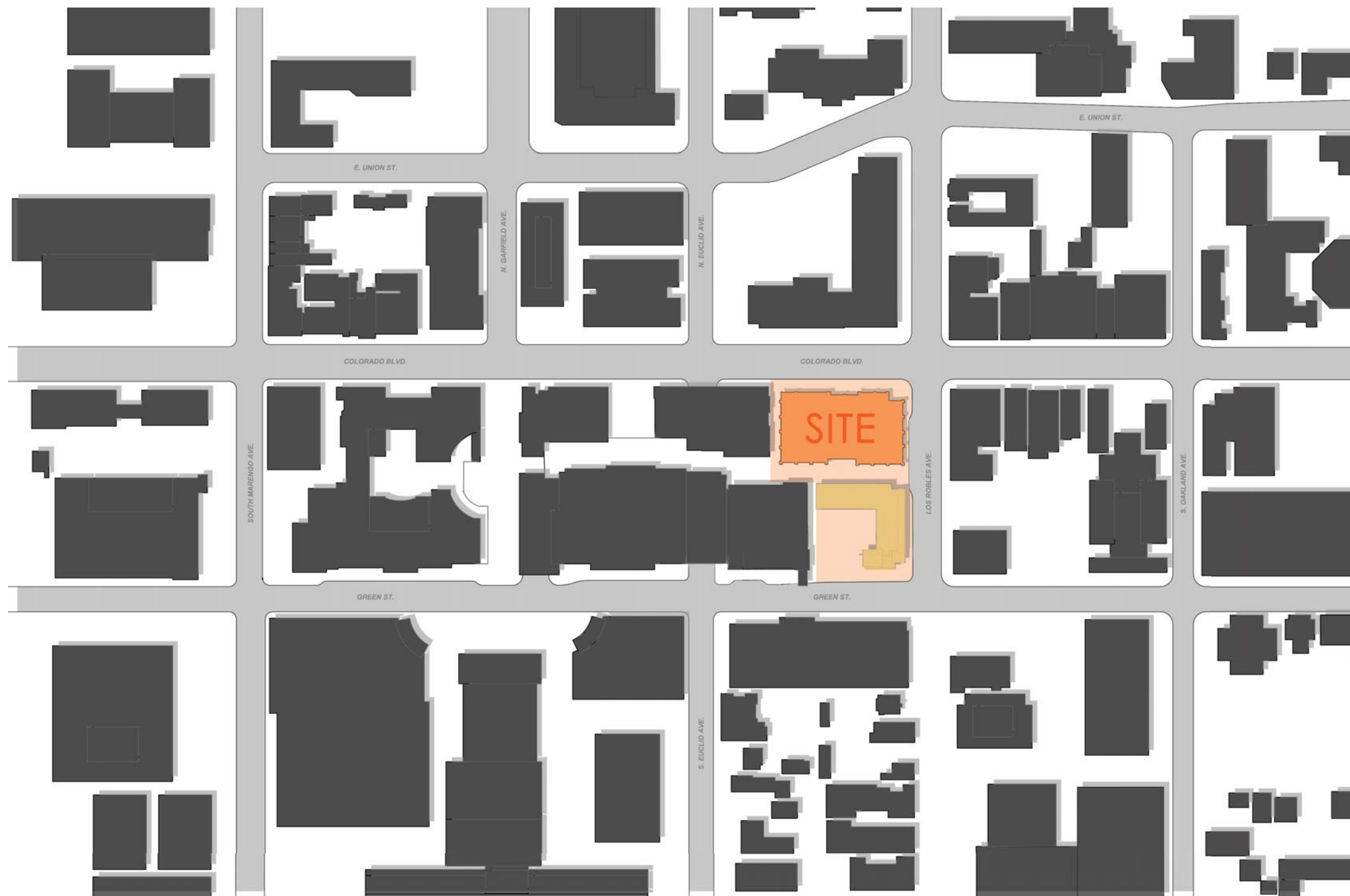
* Elevation markers represent finish grade elevation

	Building Height (Avg.)	Approx. Roof Area
Bldg A	61.2'	115,023 SF
Bldg B	40.2'	26,377 SF
Bldg C	40.2'	32,910 SF
Bldg D	67.0'	30,123 SF
Bldg E	63.7'	85,603 SF
Bldg F	79.4'	23,136 SF
Bldg G1	30.0'	27,827 SF
TOTAL	57.38'	340,999 SF

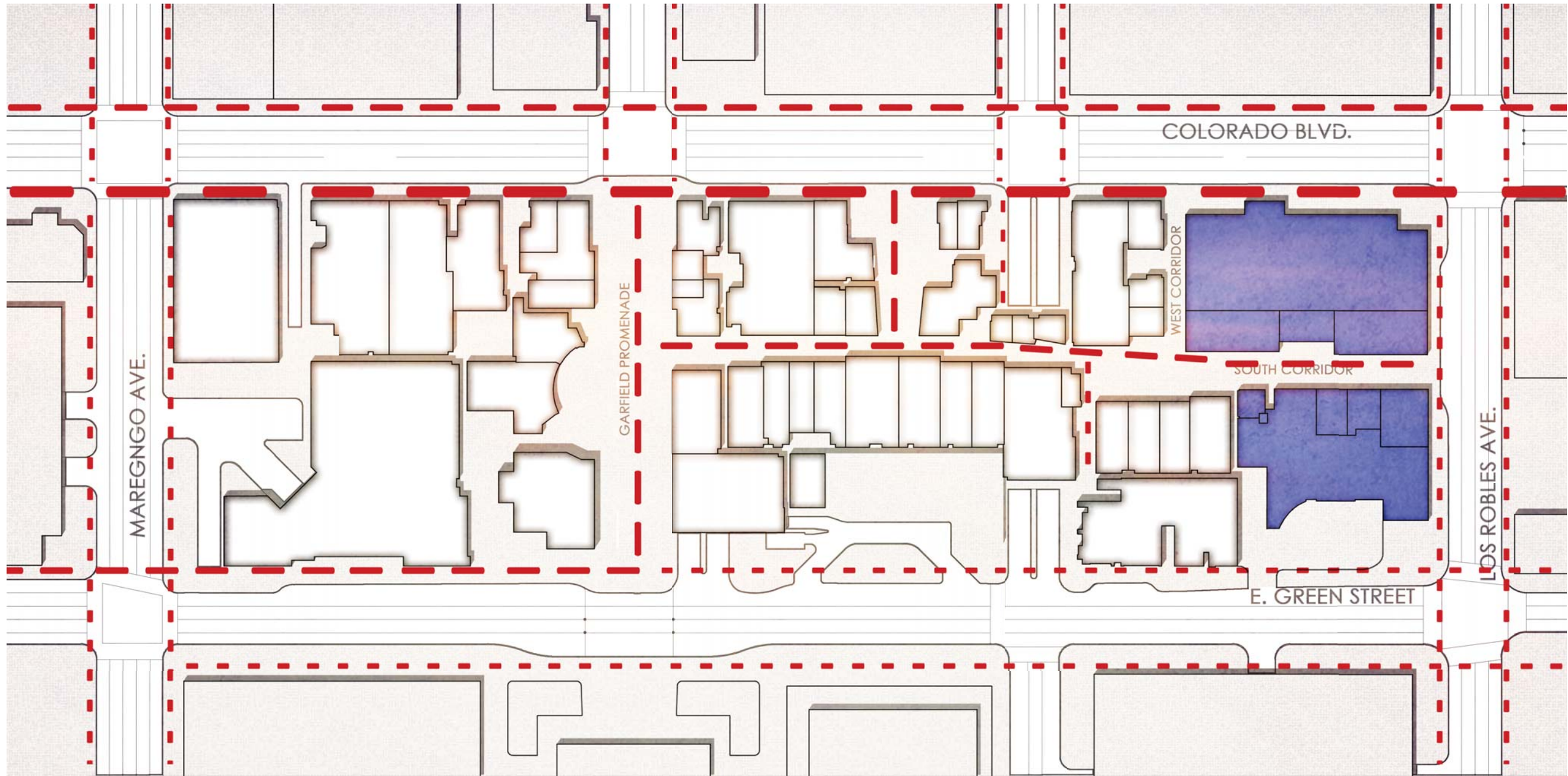
$$\text{Total Height Avg.} = \frac{\sum \text{Bldg A-G2 (Bldg Height X Bldg Roof Area)}}{\text{Total Roof Area}}$$

* Approx. Roof Area includes second level exterior walkways and terraces within building footprints

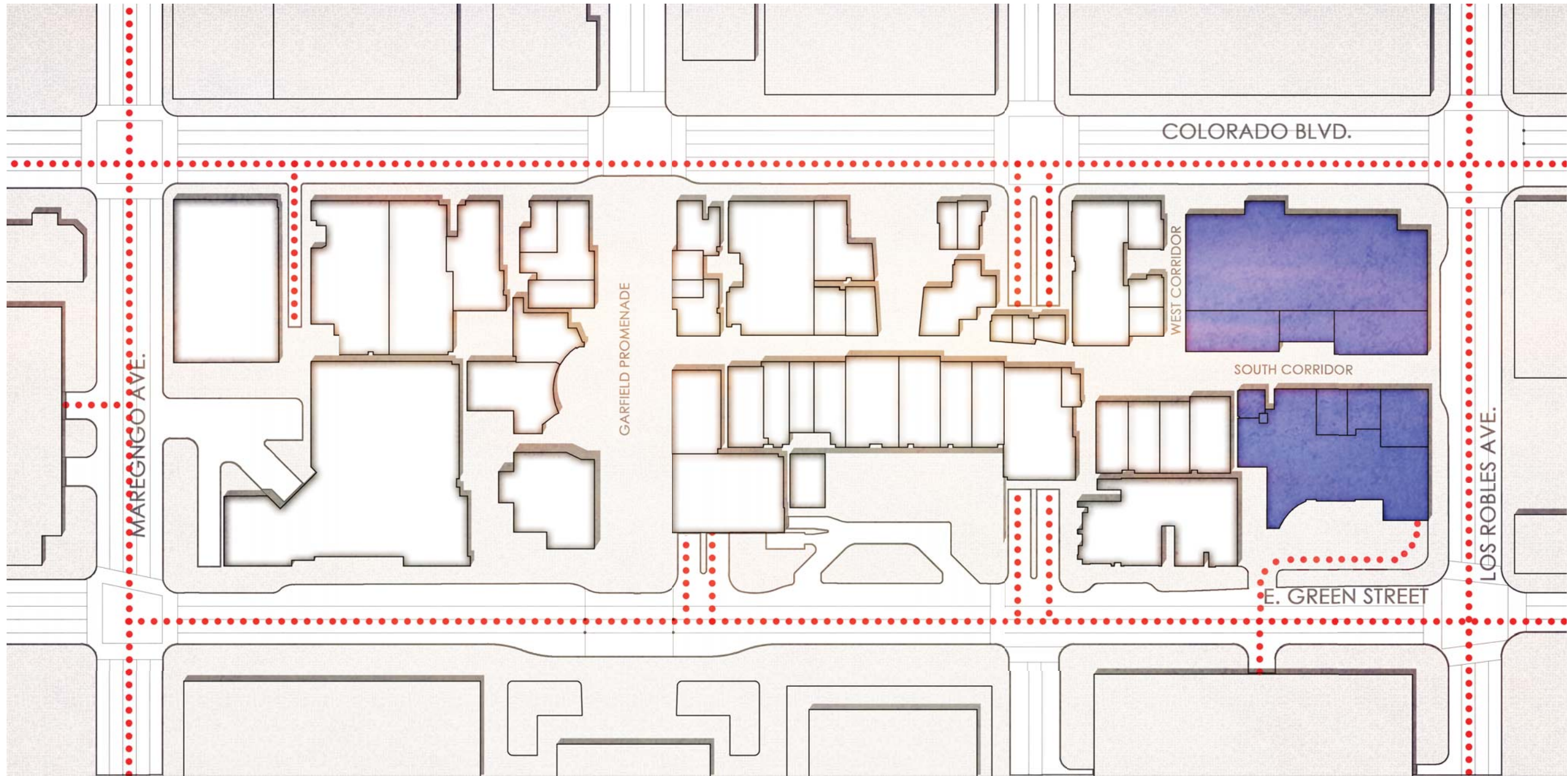
HEIGHT AVERAGING EXHIBIT



SITE CONTEXT EXHIBIT



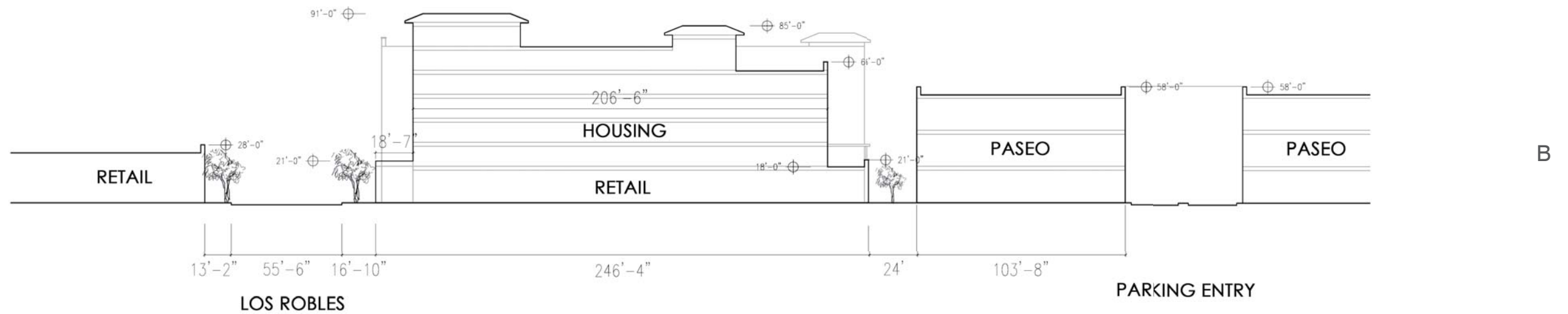
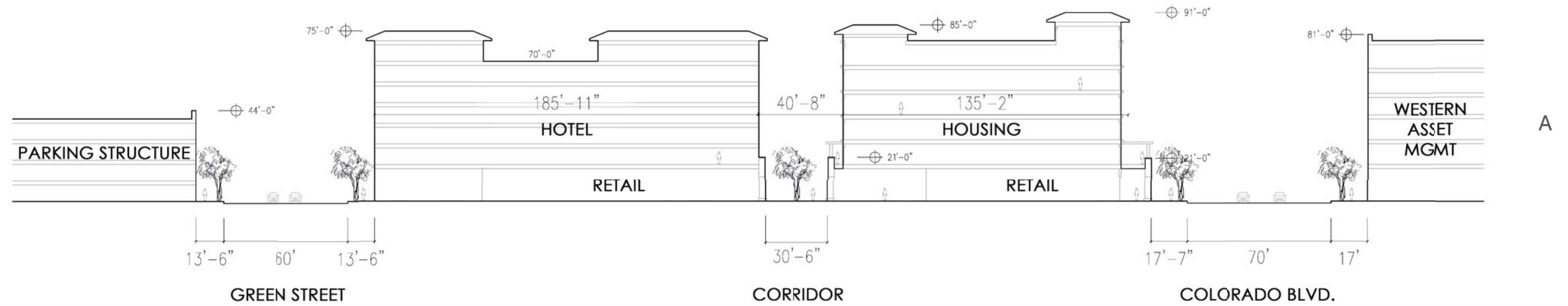
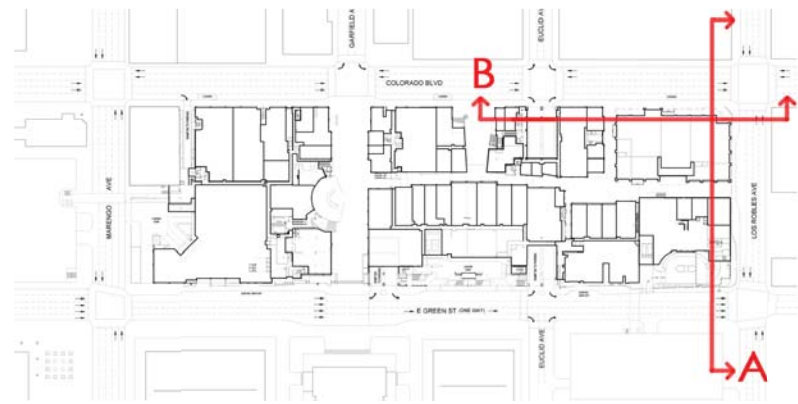
PEDESTRIAN ACCESS



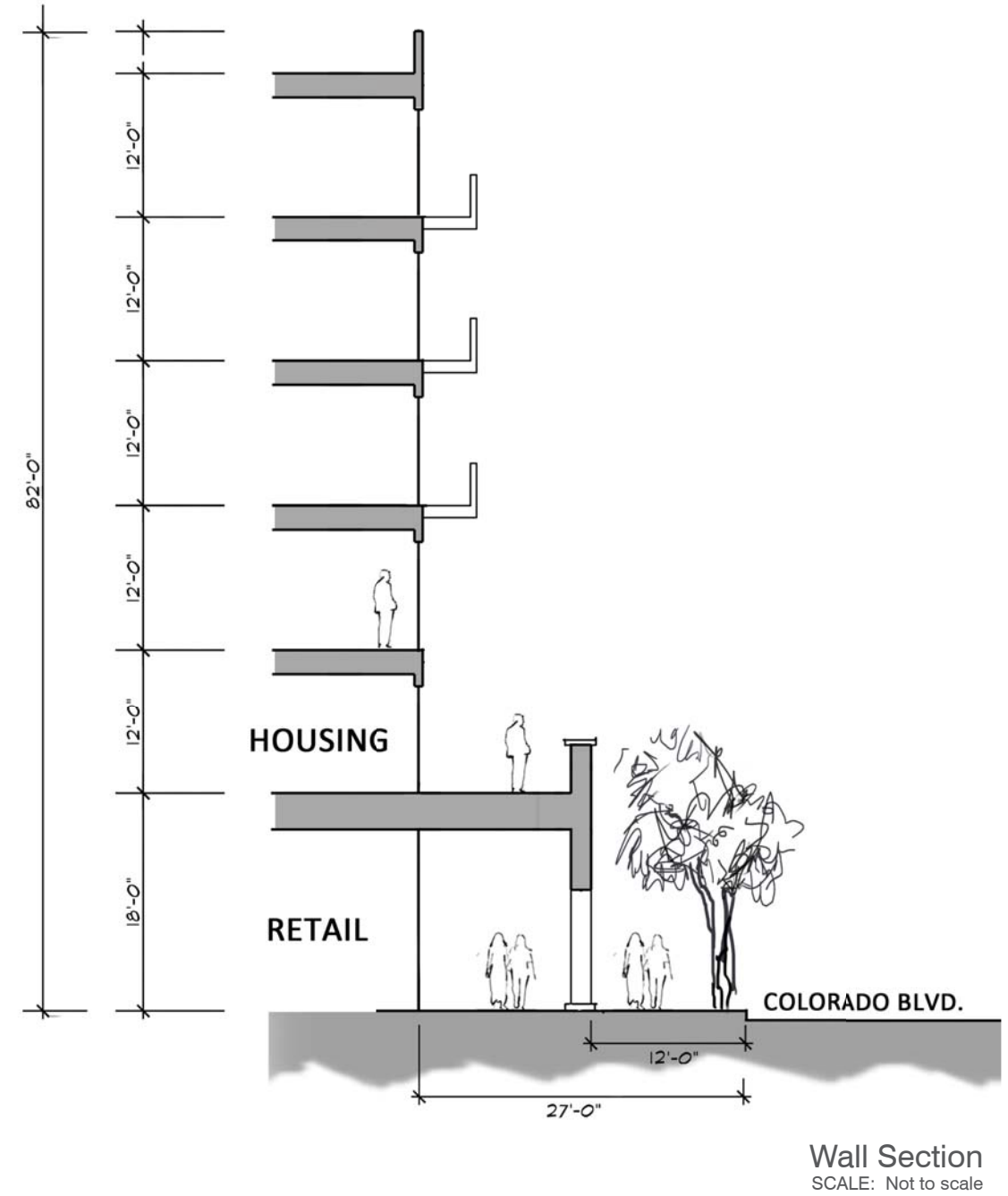
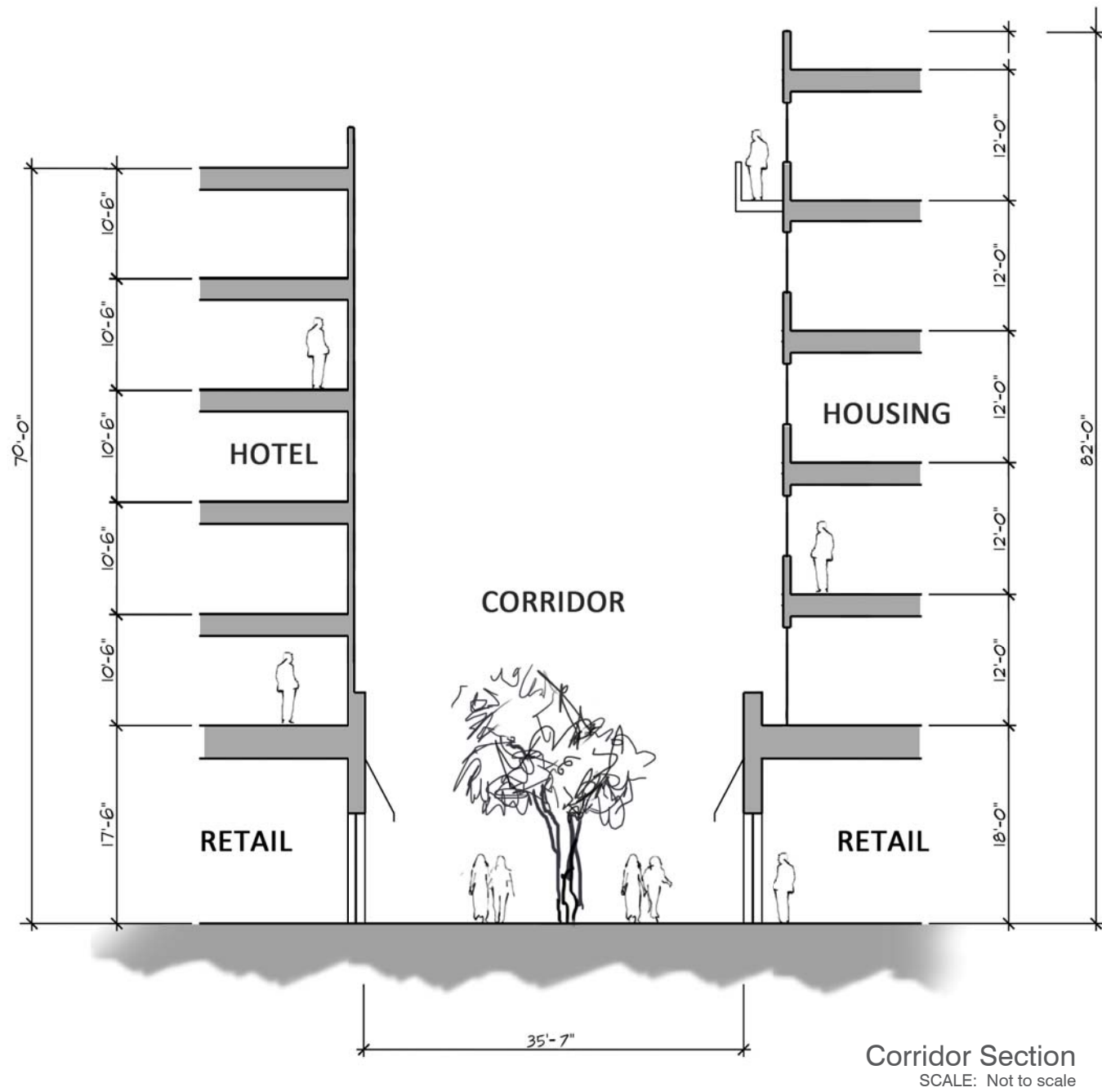
VEHICULAR ACCESS



SERVICE TRUCK ACCESS



SITE CONTEXT SECTION







Google Earth View









Villa at
PASEO COLORADO

PASEO COLORADO REDEVELOPMENT ~ PASADENA, CA

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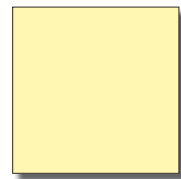
Conceptual Design Package

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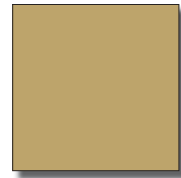


Perspective View
South Corridor

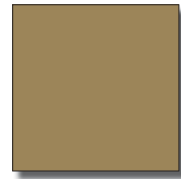
EXTERIOR PLASTER FINISH



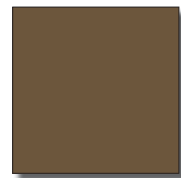
DEC735
FLAXEN



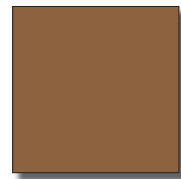
DE6130
WOODED
ACRE



DE6125
CARVED
WOOD



DE6070
CHOCOLATE
CHUNK



DEA156
CHERRY
COLA

STOREFRONT SYSTEM



DARK BRONZE

WOOD TRELLIS



DE6042
BEAR IN
MIND

PAINTED METAL RAILING

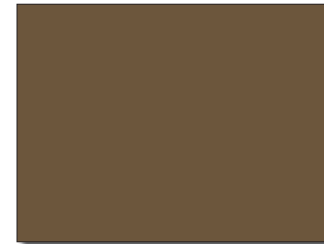


DEA188
BLACK BAY

LIGHT FIXTURE

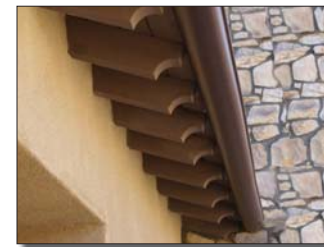


CORNICE/EIFS



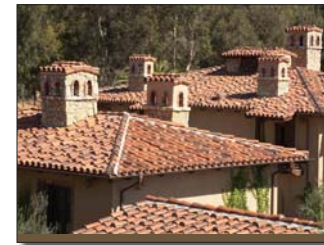
DE6070
CHOCOLATE
CHUNK

RAFTER TAILS



DE6070
CHOCOLATE
CHUNK

ROOF TILES



SPANISH
TILES

BALCONET



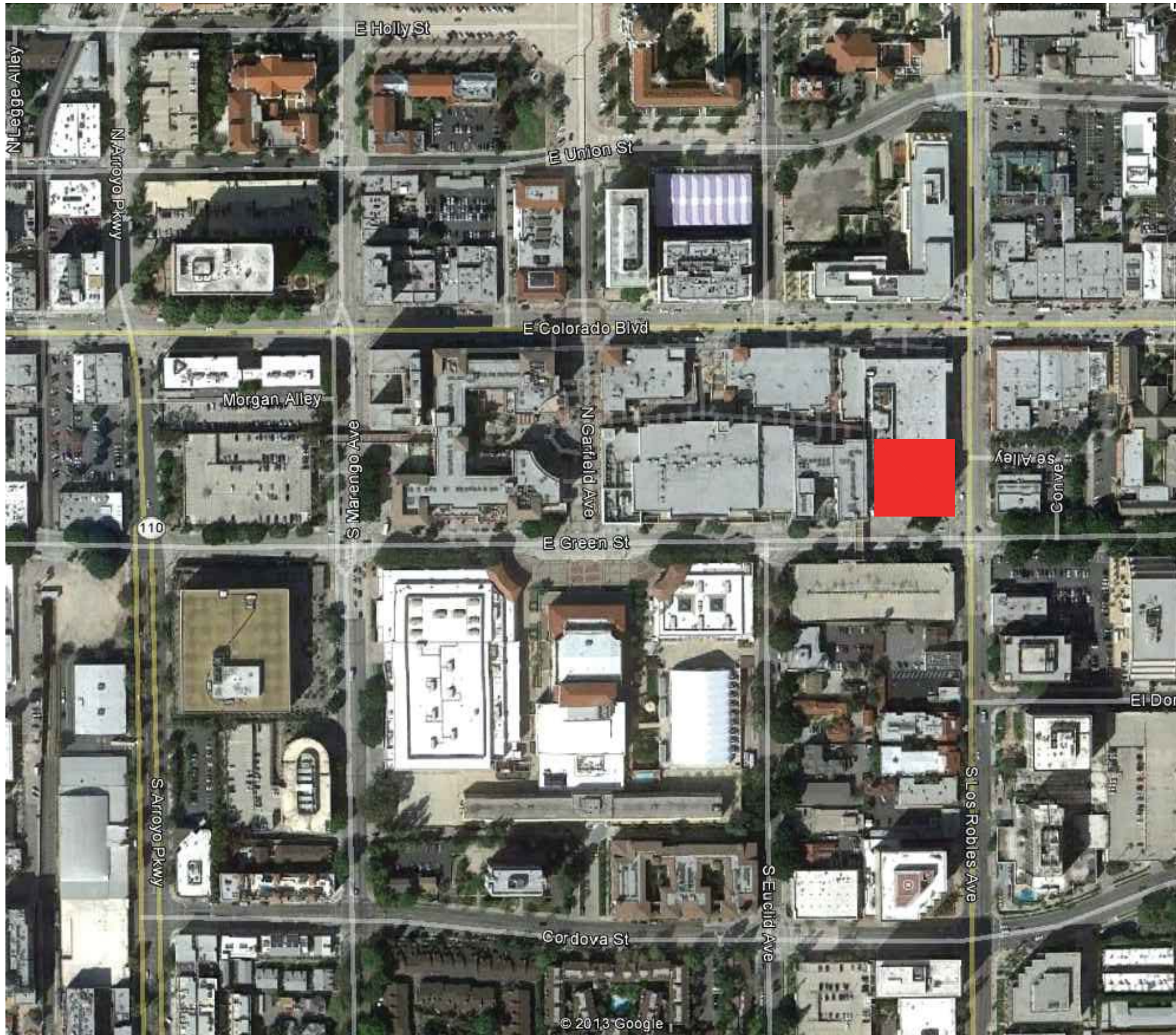
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CHOCOLATE
CHUNK

SPANDREL GLASS



WARM
GRAY
V933





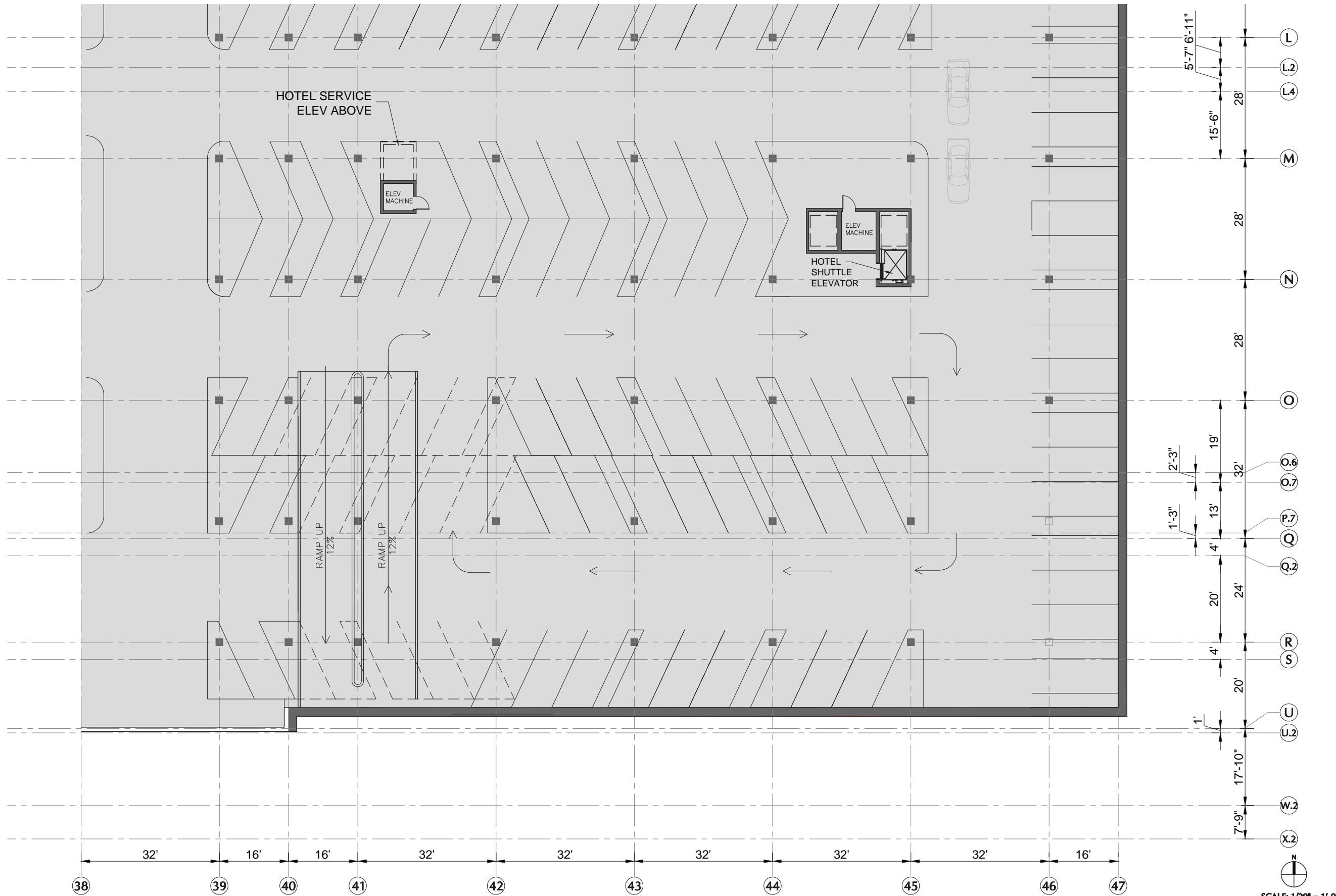
VICINITY MAP

HYATT PLACE
 PASADO COLORADO
 PASADENA, CALIFORNIA

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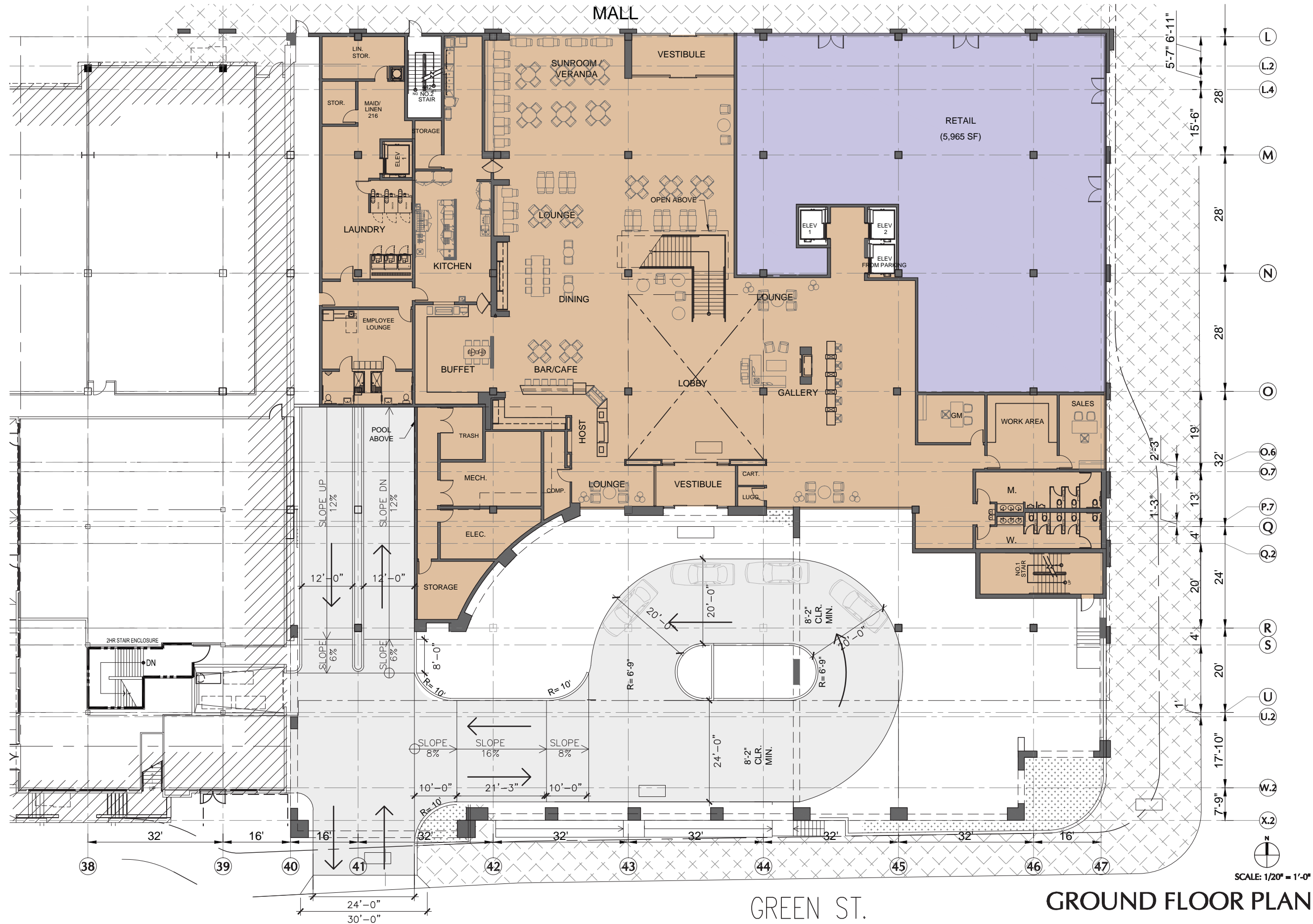
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PARKING PLAN



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SCALE: 1/20" = 1'-0"

GROUND FLOOR PLAN



2ND FLOOR PLAN

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SCALE: 1/20" = 1'-0"



3RD & 4TH FLOOR PLAN

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SCALE: 1/20" = 1'-0"



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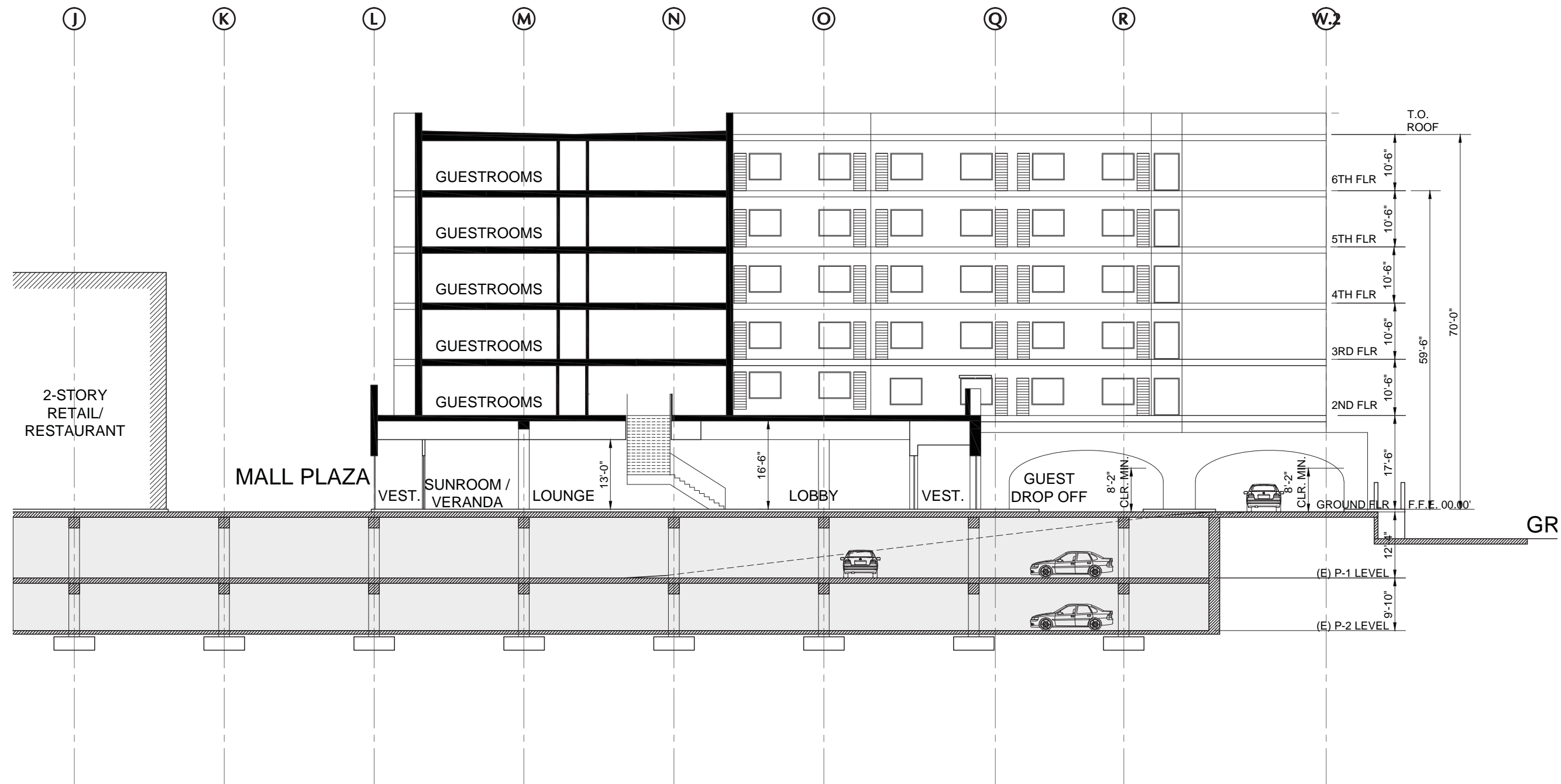
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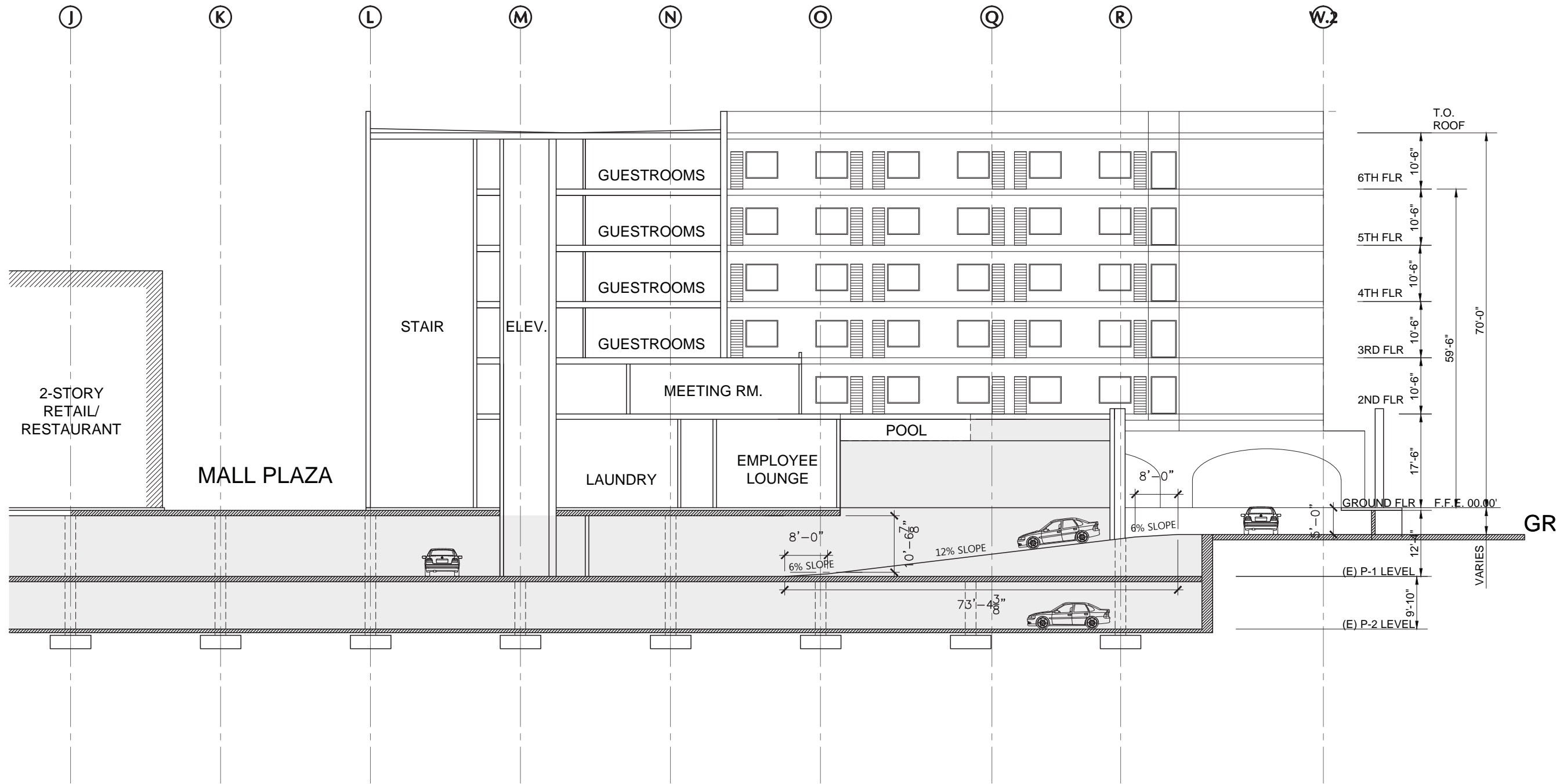
SCALE: 1/20" = 1'-0"

ROOF PLAN



SCALE: 1/20" = 1'-0"

SECTION A



SCALE: 1/20" = 1'-0"

SECTION B

Conceptual Design Package

HOTEL INFORMATION							
LEVELS	TYPES	KING KA	DBL QUEEN QQ	K STUDIO KD	K SUITE KG	TOTAL	
						KEYS	SF
(P1) BASEMENT (ELEV. LOBBY)							
(1) GROUND (LOBBY LEVEL)							15,400
(2) SECOND (FITNESS POOL LEVEL)		14	11	1	1	27	18,350
(3) THIRD (TYPICAL)		23	13	1	1	38	17,700
(4) FOURTH		23	13	1	1	38	17,700
(5) FIFTH		23	13	1	1	38	17,700
(6) SIXTH		23	13	1	1	38	17,700
TOTAL		106	63	5	5	179	104,550

RETAIL INFORMATION		
LEVEL		SF
(1) GROUND (LOBBY LEVEL)		5,965
TOTAL		5,965

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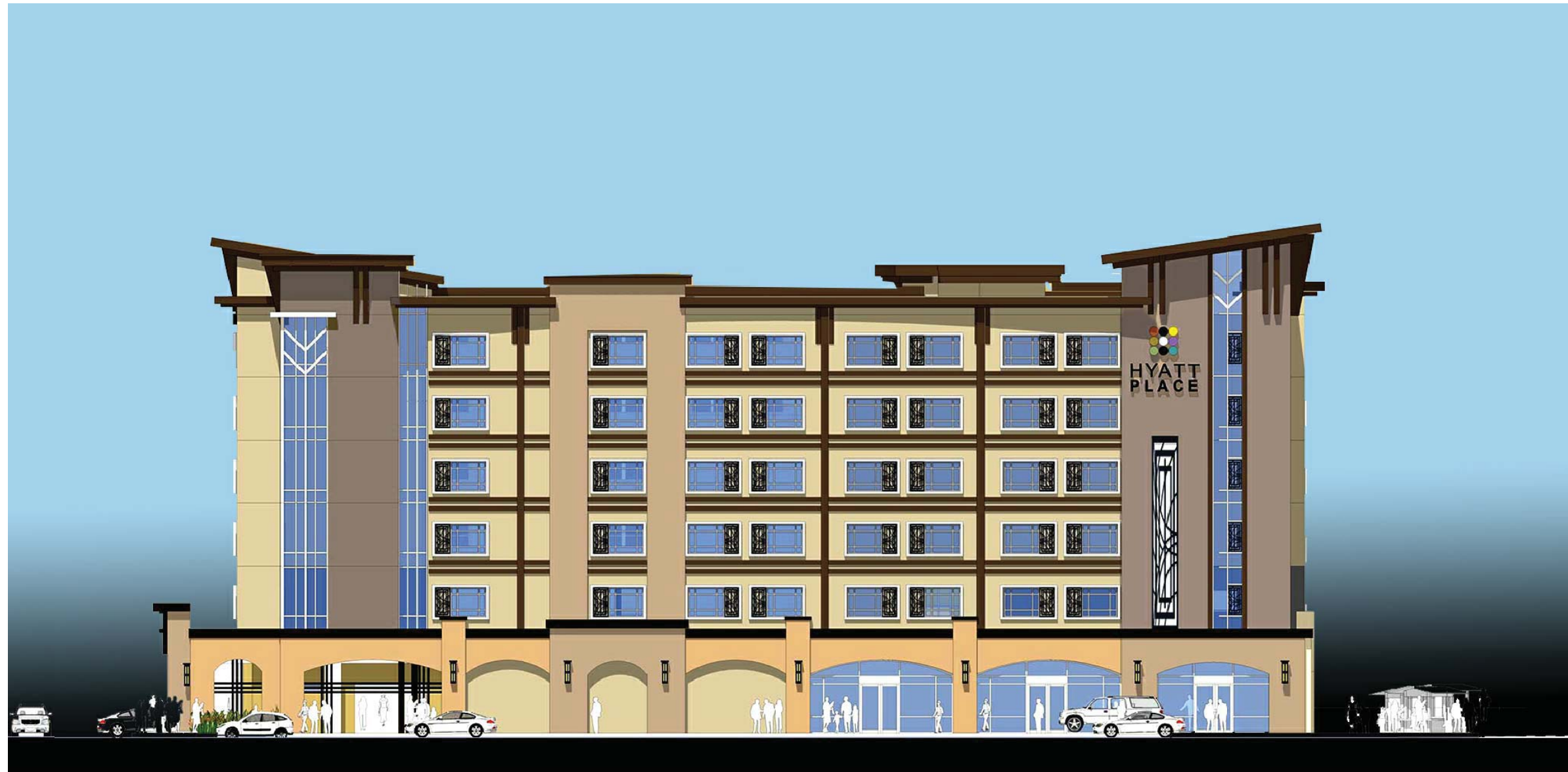
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SCALE: 1/20" = 1'-0"

PROJECT SUMMARY



LOS ROBLES AVE. ELEVATION

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SCALE: N.T.S.

ELEVATIONS

Villa at
PASEO COLORADO

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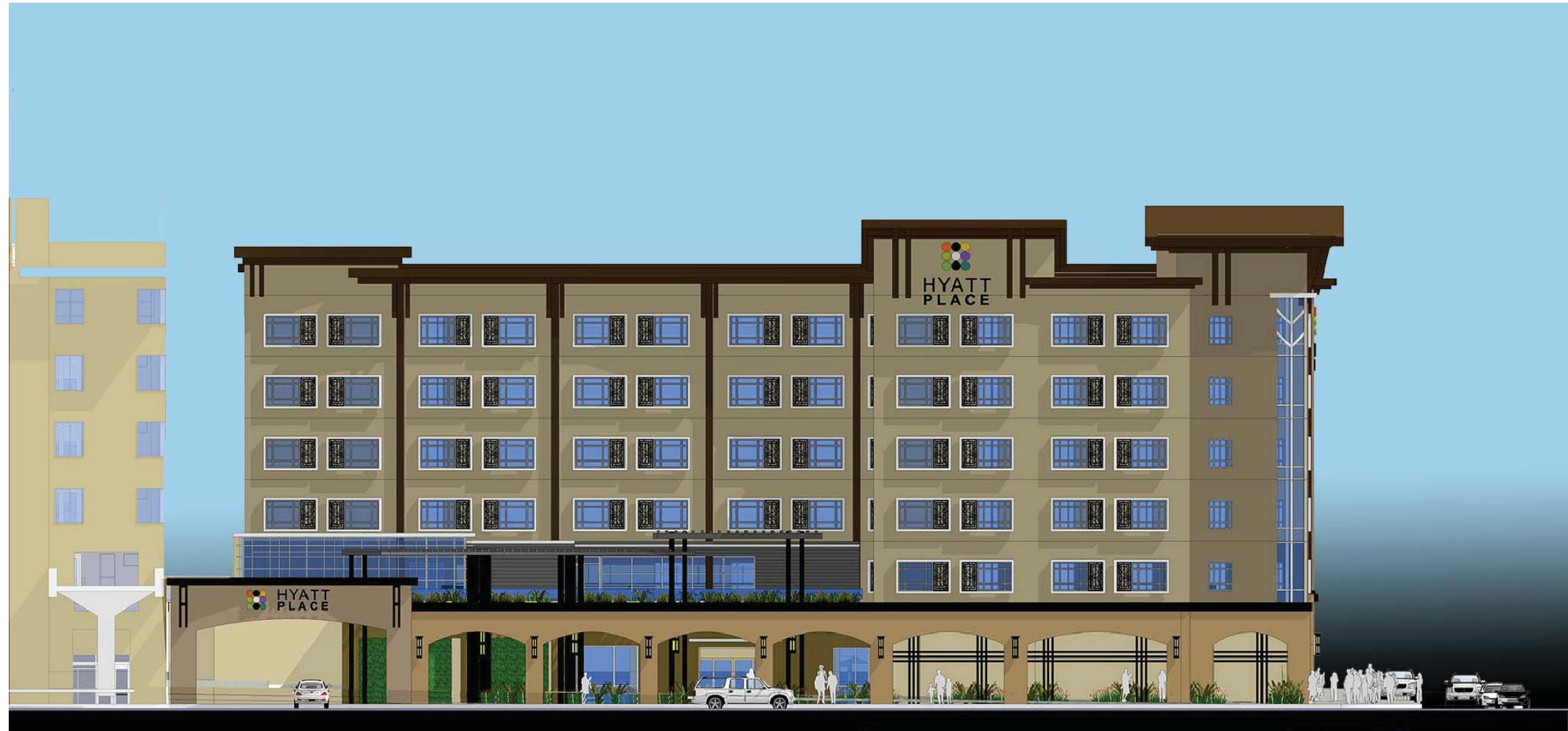
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Conceptual Design Package

A35



GREEN STREET ELEVATION

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