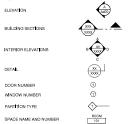


## symbols



# ALLOWABLE BUILDING HEIGHT

SPACE NAME AND NUMBER

KEYNOTE

PER TABLE 504.3 - Type V-A Construction

	Max. Height		Max. Stories			
		R2	M	В	52	A-3
Allowable (Table 504.2) S ( with are	60'	4	4	4	5	2

100,001-

MAX HEIGHT PROPOSED: 55'-0" < 60'-0" VERIFIES

MAX. STORIES PROPOSED R2: 4 = 4 VERIFIES MAY STORIES PROPOSED B: 4 = 4 VERIFIES MAX. STORIES PROPOSED S-2: 4 = 4 VERIFIES MAX. STORIES PROPOSED A 3: 1 < 4 VERIFIES

### codes

2017 CALIFORNIA BUILDING CODE 2017 CALIFORNIA PLUMBING CODE 2017 CALIFORNIA MECHANICAL CODE 2017 CALIFORNIA ELECTRICAL CODE 2017 CALIFORNIA GREEN BUILDING CODE 2017 ENERGY STANDARDS

AMERICANS WITH DISABILITIES ACT 2010 WITH STANDARDS (W. ADA DEEMING NOTICE 29671 DATED MAY 23, 2014) FAIR HOUSING ACT

## ALLOWABLE AREA VERIFICATION SEPARATED OCCUPANCIES (508.4)

1st FLOOR

Type of Construction: Type V-A

	М	В	S2	R2	TOTAL
Actual	3,560	1,605	3,034	2,381	10,580
At	42000	54,000	63,000	36,000	
At x Lf	-	-	-	-	1
At x Ls		-		-	1
Aa	45,560	54,000	63,000	36,000	1
Ratio	0.09	0.03	0.06	0.07	0.22

## 2nd FLOOR

Type of Construction: Type V-A

	R2	В	A3	TOTAL
Actual	10,289	1,136	1061	12,486
At	36,000	54,000	34,500	
At x Lf		-	-	
At x Ls		-	-	
٩a	36,000	54,000	34,500	
Ratio	0.29	0.02	0.03	0.34

### 3rd & 4th FLOOR

Type of Construction: Type V-A

THIRD FLOOR				
	R2			
Actual	12,486			
At	36,000			
At x Lf	-			
At x Ls	-			
Aa	36,000			
Ratio	0.35			

0.34 < 1.00 VERIFIES

	R2
Actual	11,64
At	36,001
At x Lf	-
At x Ls	-
Aa	36,00
Ratio	0.3

0.34 < 1.00 VERIFIES

0.22 < 1.00 VERIFIES

MIXED OCCUPANCY AREA DETERMINATION CBC 506.5.2 > 1 STORY ABOVE GRADE PLANE

ODO COORDE : TOTOTT / DOTE ON DETENTE				
Floor Leve	RATIOS			
First Floor	0,22			
Second Floor	0.34			
Third Floor	0.35			
Fourth Floor	0.32			
Total Project Area	1.23	< 2		

## RIIII DING:

CONSTRUCTION TYPE: Type V-A

FIRE PROTECTION SYSTEMS: Automatic Fire Sprinkler System per NFPA-13 & Fire Alarm System

HOPE CENTER

1000 East Walnut Street, Pasadena CA 91106

### BUILDING AREA:

Floor Leve	Area (GSF)	Area (NSF)
FIRST FLOOR	10,580	9,575
SECOND FLOOR	12,486	11,783
THIRD FLOOR	12,486	11,790
FOURTH FLOOR	11,641	11,152
Total Project Area	47,193	44,300

### AREA PER OCCUPANCY:

Floor Level						(GSF)
	M	В	S2	R2	A3	
FIRST FLOOR	3,560	1,605	3,034	2,381		10,580
SECOND FLOOR	_	628	508	10,289	1061	12,486
THIRD FLOOR		745	420	11,321	_	12,486
FOURTH FLOOR	-	764	181	10,696	-	11,641
Total Project Area	3,560	3,742	4,143	34,687	1061	47,193

## UNIT BREAKDOWN:

Ξ	Unit Type	Description	# of Units	NSF p/Unit	Total (NSF)	GSF p/ unit	Total (GSF)
Г	A	SRO	65	270	17550	297	19305
Е	В	SRO	1	294	294	326	326
Г	С	SRO	1	306	306	336	336
	Manager's	2 Bedrooms	1	658	658	719	719
-	TOTAL		69		48 808		20686

## ACCESSIBILITY FOR RESIDENTIAL UNITS:

П				
	MOBILITY UNITS	TOTAL	COMMUNICATION FEATURE UNITS	TOTAL
ı	10% OF 67 = 7		4% OF 67 = 3	
	SEE FLOOR PLANS FOR LOCATION	7	SEE FLOOR PLANS FOR LOCATION	3

sheet index

G000 TITLE SHEET G001 VICINITY MAP G200 PROJECT RENDERING

A101 SITE PLAN
A201 FIRST FLOOR PLAN
A202 SECOND FLOOR PLAN
A203 THRD FLOOR PLAN
A204 FOURTH FLOOR PLAN
A205 ROOF PLAN

A301 ELEVATIONS A302 ELEVATIONS

A401 SECTIONS A402 SECTIONS

A501 ENLARGED UNIT PLANS

## project directory

THE SALVATION ARMY 180 East Ocean Blvd. Suite 500 Long Beach, CA 90802

Contact: Jerry Hill, Devine and Gong Tel.: 323-459-9887

ARCHITECT: CARDE • TEN ARCHITECTS

> Scott Carde Manny Iglesias Contact:

SUBVEYOR:

DCI ENGINEERING INC. Land Surveying & Civil Engineering 4420 E. Miraloma Ave. Suite A Anaheim, CA 92807

Contact: David Chapin Tel. (714) 779-3828

Required: Per Pasadena Zonig Code 17.46.040 - Table 4-6 - Off Street Parking Space

Single-Room Occupancy-Affordable: 1 sp/4units + 2 Spaces for resident Manager = 67/4 = 17 + 2 = 19 Spaces Required

Food Sales (M/B Occ.): 4 Sp/1,000 sf = 21 Spaces Required

PARKING

Proposed:

Per AB 1763 Density Bonuses: Affordable Housing (p) (1) (4): For project with100% affordable rental units & located within 1/2 mile of a major transit stop, a minimum vehicular parking requirement shall not be imposed:

PARKING FOR HOUSING DEVELOPMENT (SRO): None

PARKING FOR COMMERCIAL DEVELOPMENT (M/B Occ.):

2 - ADA Stalls 14 Standard Stalls Total: 16 Parking Stalls (Onsite)

LOADING SPACE REQUIREMENTS (Table 4-15)
Total Gross Floor Area: 8,199 s.f.
REQUIRED: 1 Space for < 20,000 s.f.
PROVIDED: 1 Space

## COMMON AREA:

Required: Per Pasadena Zoning Code 17.50.300 SRO: 10 sf/Unit 68 Units x 10 sf = 680 sf of Common Area

Floor Level	Space Type		Area (SF)
2nd Floor	Community Room		873
3rd Floor	Community Deck		1,247
3rd Floor	Yoga Room		278
4th Floor	Community Deck		402
4th Floor	Exercise/Gymnasium		491
		Takal	2 204

## project information

PROJECT DESCRIPTION:

Referece application package for a detailed description.

### SITE

LEGAL DESCRIPTION

## ZONING:

CG: General Commercial

27,124.5 ± s.f. (0.622 ±Acres) LOT AREA: LOT COVERAGE: Building Footprint/Lot Area X 100 (10,580/27,124.5) x 100 = 39%

SITE AREA / UNIT: N/A

DENSITY: Number of Units/Lot Area (Acres) 68 / 0.622 = 109 Units/Acre SETBACKS: Front Yard (Facing Catalina St.): 5'-0"

Side Yard (Corner): Rear Yard:

## MAXIMUM BUILDING HEIGHT

Per Pasadena Zoning Code: 45'-0"

Per AB 1763, Density Bonuses: Affordable Housing: Projects located within 1/2 mile of a major transit stop shall receive a height increase of up to three additional stories, or 33 feet Max. Height Proposed: 55'-0", 4 Stories

BUILDABLE AREA: 20 837 s.f. = Lot area - area of required yards

FLOOR AREA RATIO (F.A.R):
Per Pasadena Zoning Code:
F.A.R. = 0.80 x 20.837 s.f (Buildable Area) = 16,670 s.f.

Per AB 1763 Density Bonuses: Affordable Housing: 100% Affordable F.A.R. Proposed = 2.27 x 20,837 s.f. (Buildable Area) = 47,169.00 sf

PASADENA HOPE CENTER BY THE SALVATION ARMY

1000 E WALNUT S CA 91106

REVISIONS

CARDE - TEN

ARCHITECTS 5855 GREEN VALLEY CIRCLE, STE, 301 CULVER CITY, CA 90230 TELEPHONE 310 453 4427

NFO@CARDETEN.COM ENGINEER'S

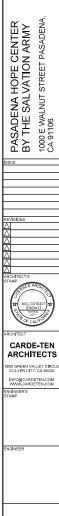
ENGINEER

SCALE AS NOTED

TITLE SHEET

DRAWING NUMBER

G000



ROJECT NO.

VICINITY MAP

G101





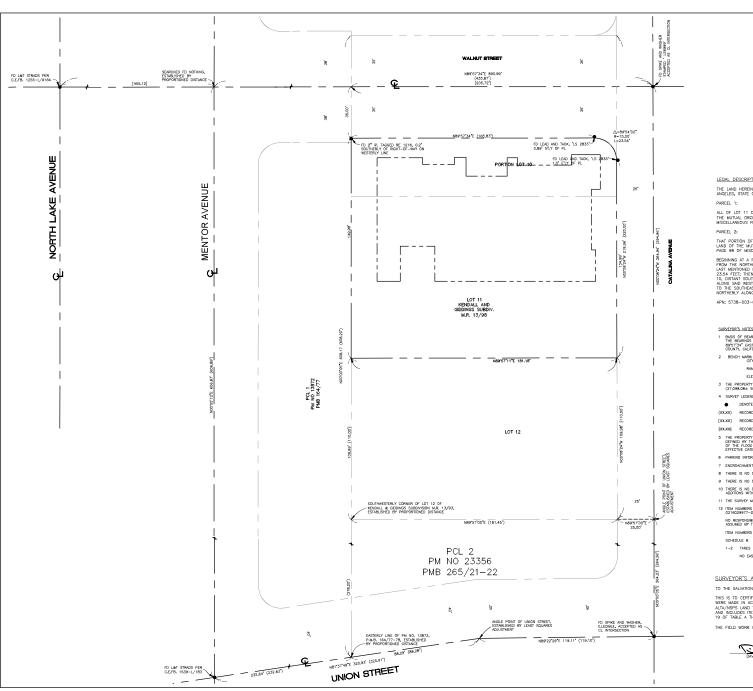
PASADENA HOPE CENTER
BY THE SALVATION ARMY
1000 E WALNUT STREET PASADENA,
CA 91106



INFO@CARDETEN.COM WWW.CARDETEN.COM

PROJECT-RENDERING

G200





### LEGAL DESCRIPTION:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOT 11 OF THE KENDALL AND GIDDINGS SUBDIVISION OF LOTS 23 AND 24 OF THE LANDS OF THE MUTUAL ORCHARD COMPANY, AS PER MAP RECORDED IN BOOK 13 PAGE(S) 98 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THAT PORTION OF LOT 10 OF KENDALL AND GIDDINGS SUBDIVISION OF LOTS 23 AND 24 OF THE LAND OF THE MUTUAL ORCHARD COMPANY, A CORPORATION, AS PER MAP RECORDED IN BOOK PAGE 98 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE EASTERY LINE OF SAID LOT 10, DISTAIT SOUTHERLY 84,98 FEET FROM THE MORTHEAST CORNER OF SAID LOT, THENCE MORTHEASTERRY AGAIG A CURNEY TO RESOUTHERST HAVING A MORNEY OF THE FLAT. A DISTAINE OF THE SAID FROM THE MORTHEAST HAVING A MORNEY OF THE FLAT A DISTAINE OF THE FROM THE MORTHEAST CORNER OF SAID LOT, THENCE SOUTHERS AGAIG SAID MORTHEAST LINE OF SETT OTHE SOUTHERST CORNER OF SAID LOT, THENCE SOUTHERST TO THE SOUTHEAST CORNER OF SAID LOT, THENCE SOUTHERST TO THE SOUTHEAST CORNER OF SAID LOT, THENCE SOUTHERST TO THE SOUTHEAST CORNER OF SAID LOT, THENCE SOUTHERST CORNER OF SAID LOT THE WIST LINE OF CATALIAN AND MUT; THENCE MORTHERST AGAIG SAID FAIR CORNER OF SAID LOT THE THE MOST LINE OF CATALIAN AND MUT; THENCE

APN: 5738-003-031

### SURVEYOR'S NOTES:

- 1 BASE OF EDANNOS.
  THE EXEMINES SHOWN HEREON ARE BASED ON THE CENTERLINE OF WALAUT STREET BEING NORTH
  ARYSTSAF EAST FER PARCEL MAP NO. 23356, BOOK 265 PAGES 21—224 RECORDS OF LOS ANGELES
  COUNTY, CAUFERNA.
- 2 BENCH MARK: CITY OF PASADENA BM:

RAMSET N CURB WALNUT W SIDE CB NW OF CATALINA

ELEVATION = 830.44 FEET

- 3 THE PROPERTY DESCRIBED AND SHOWN HEREON CONTAINS 0.645± ACRES (27,098.08± SQFT)
- 4 SURVEY LEGEND:
- DENOTES FOUND MONUMENTS AS NOTED.
- (XX,XX) RECORD DISTANCE PER PARCEL MAP NO. 23356 FILED IN P.M.B. 265 PAGES 21-22

[XX.XX] RECORD DISTANCE PER TRACT MAP NO. 62032 FLED IN M.B. 1345 PAGES 41-42

{XX,XX} RECORD PER KENDALL & GIDDINGS SUBDIVISION M.R. 13/98

- 5 THE PROPERTY DESCRIBED ON THIS SURVEY DOES LESS WITHIN A SPECIAL FLOOD HAZARD AREA ("STHA") AS DESINDS BY THE FEDDEN. DISCREDISCY MANODISCH ASSICCT: THE PROPERTY LESS WITHIN FLOOD ZONE, X' OF THE FLOOD SURVINANCE, REAL MAY DESCRIBED AS COMMUNITY PANEL NO, 06037C137SF, BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008.
- 6 PARKING INFORMATION: PROVIDED:
- 7 ENCROACHMENTS: BILLIONIC ENCROACHES OVER WESTERLY BOLLNOADY LINE HE TO 0.45°
- 8 THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES
- 9 THERE IS NO OBSERVABLE EVIDENCE OF WETLANDS
- 10 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTH.
- 11 THE SURVEY MATCHES THE TITLE COMMITMENT AND MATHEMATICALLY CLOSES 12 ITEM NUMBERS SHOWN HEREON CORRESPOND TO OLD REPUBLIC TITLE COMPANY ORDER NO. 0216029977—DB DATED SEPTEMBER 12, 2019.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP.

ITEM NUMBERS INDICATED WITH A HEXAGON (()) REFLECT ITEMS WHICH ARE PLOTTED HEREON.

SCHEDULE B

### SURVEYOR'S ALTA/NSPS CERTIFICATION:

TO THE SALVATION ARMY A CALIFORNIA CORPORATION AND OLD REPUBLIC TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL RECURREMENTS FOR ALT/A/MSPS LAND THIS SURVEYS, JOINITY ESTABLES AND ADDRED BY ALTA AND MSPS, AND INCLUDES TEMS 2, 3, 4, 6A, 6B, 7A, 8, 9, 10A, 10B, 11, 12, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 21, 2019.



OCTOBER 29, 2019 DATE OF PLAT OR MAP



ENGINEERING, INC.
YING & CIVIL ENGINEERING
COMA AVENUE, SUITE A 3828 FAX (714) CA 90 LAND SUF 4420 E. MII ANAHEIM, OPHONE : (7

崙

PREPARED FOR

EAST OCEAN BOLLEVARD 5 500 BEACH, CA 90802 F SULE ENGINE

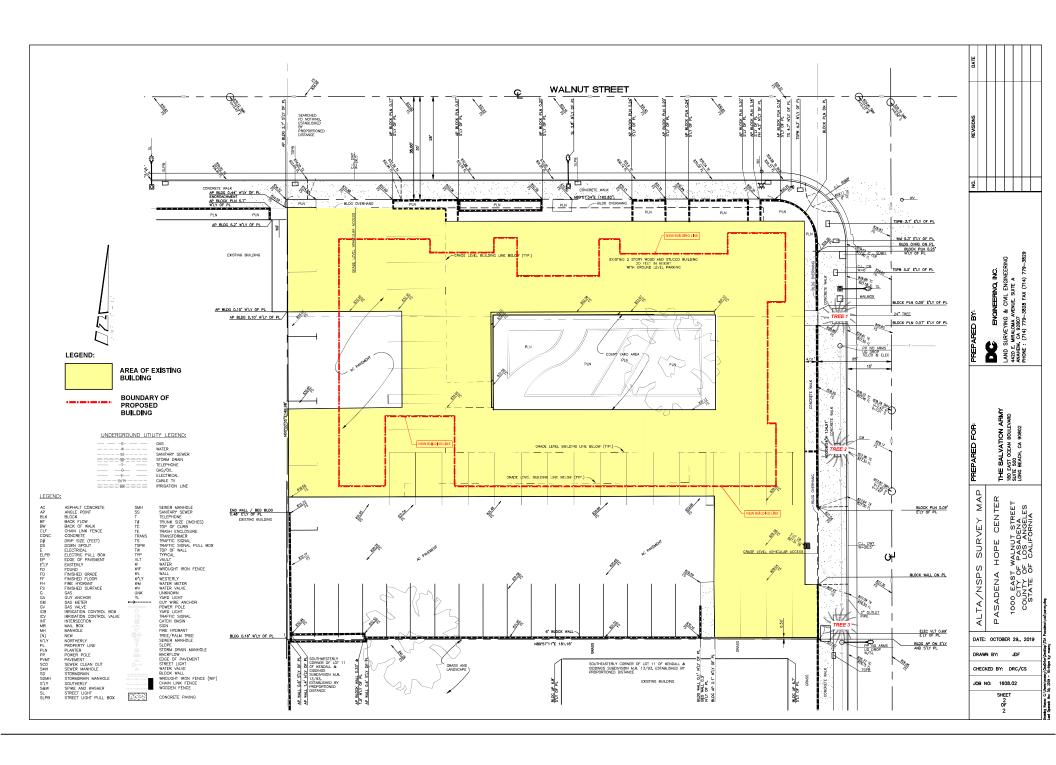
ΜĀ CENTER 1000 EAST WALNUT STREET CITY OF PASADENA COUNTY OF LOS ANGELES STATE OF CALIFORNIA SURVEY HOPE ALTA/NSPS PASADENA

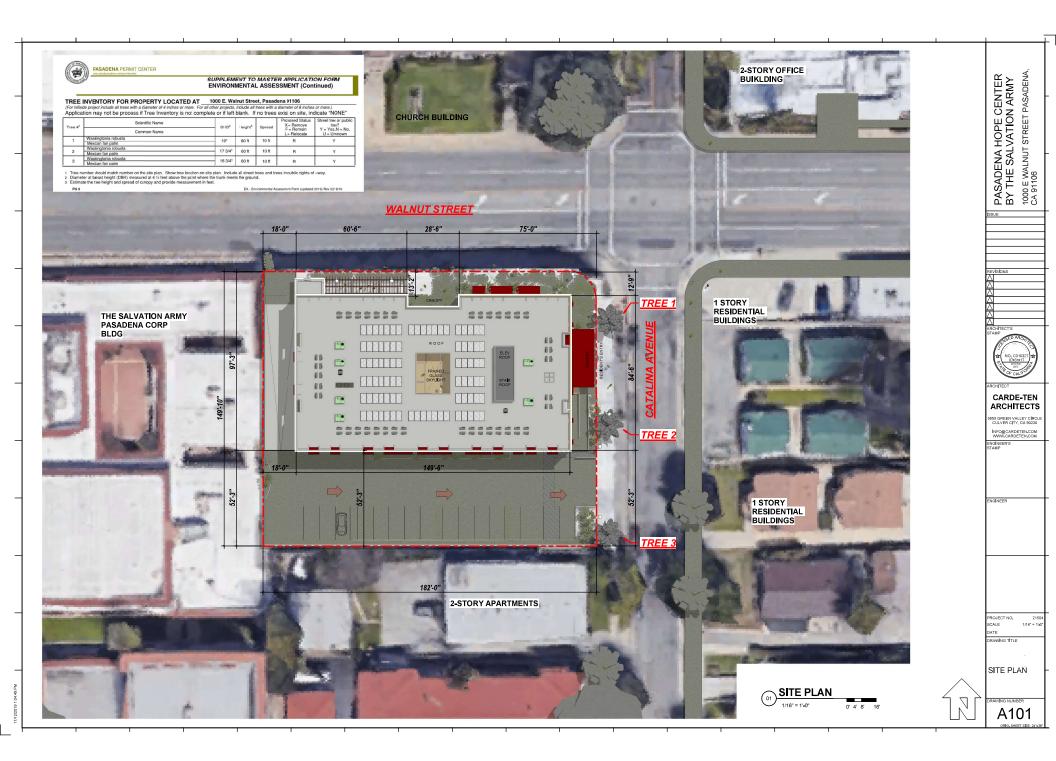
DATE: OCTOBER 29,, 2019

JDF DRAWN BY:

CHECKED BY: DRC/CS

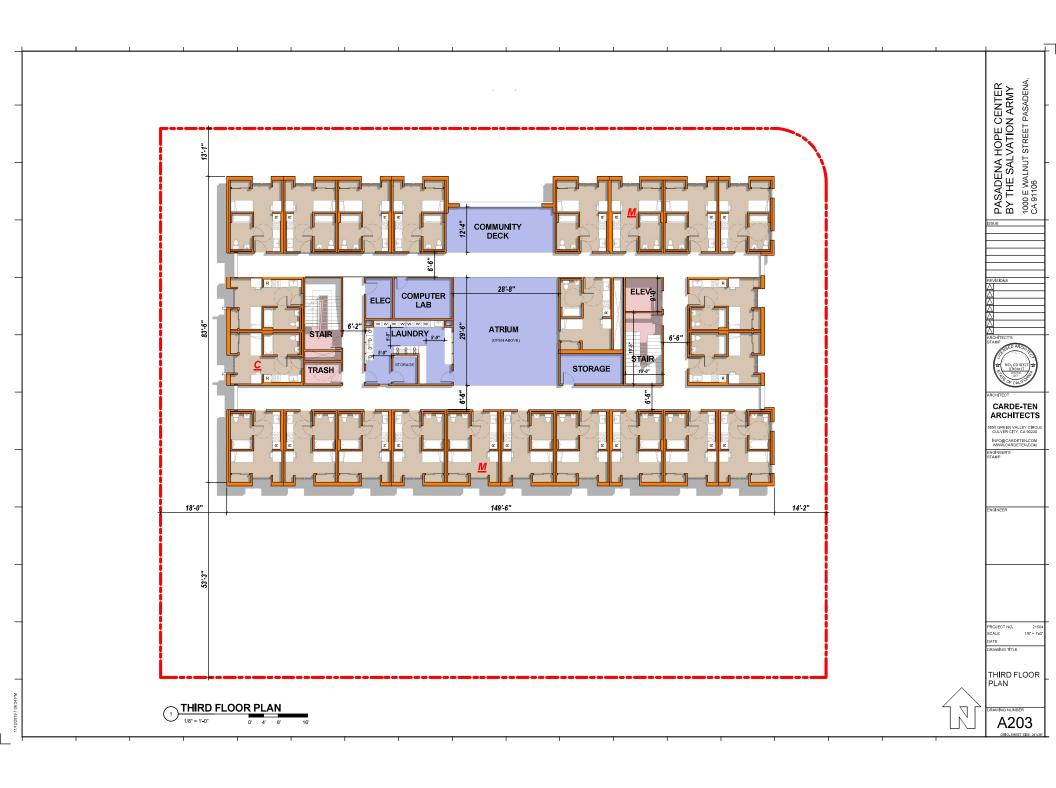
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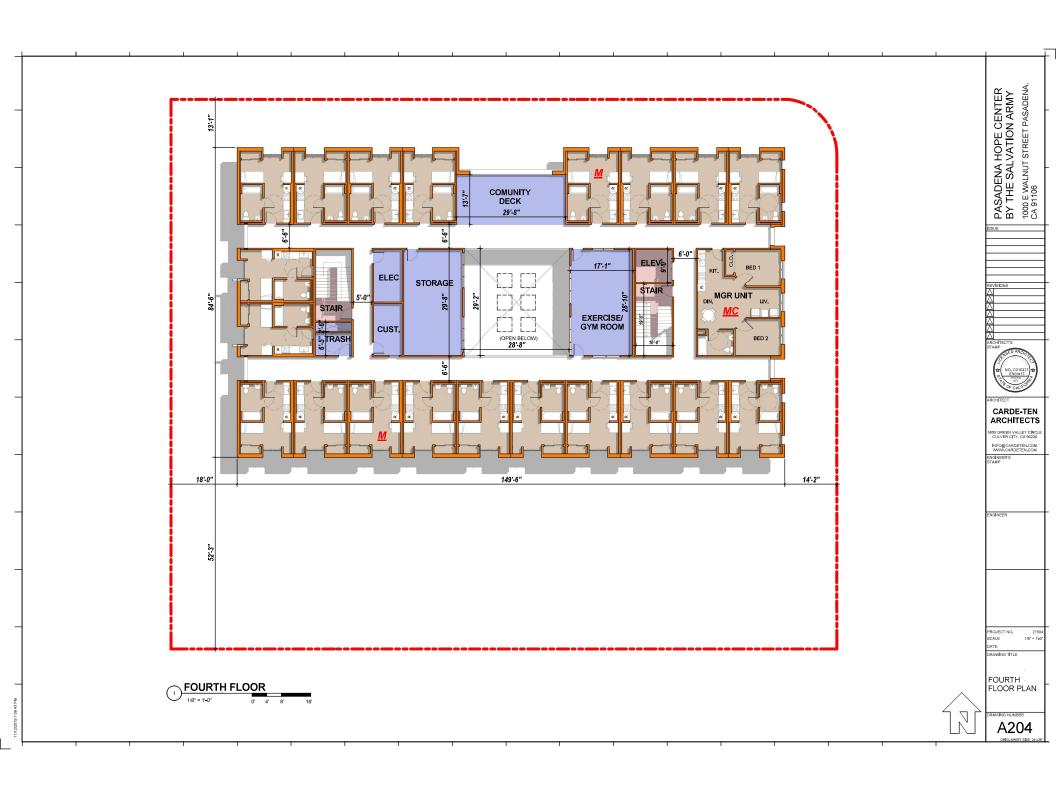


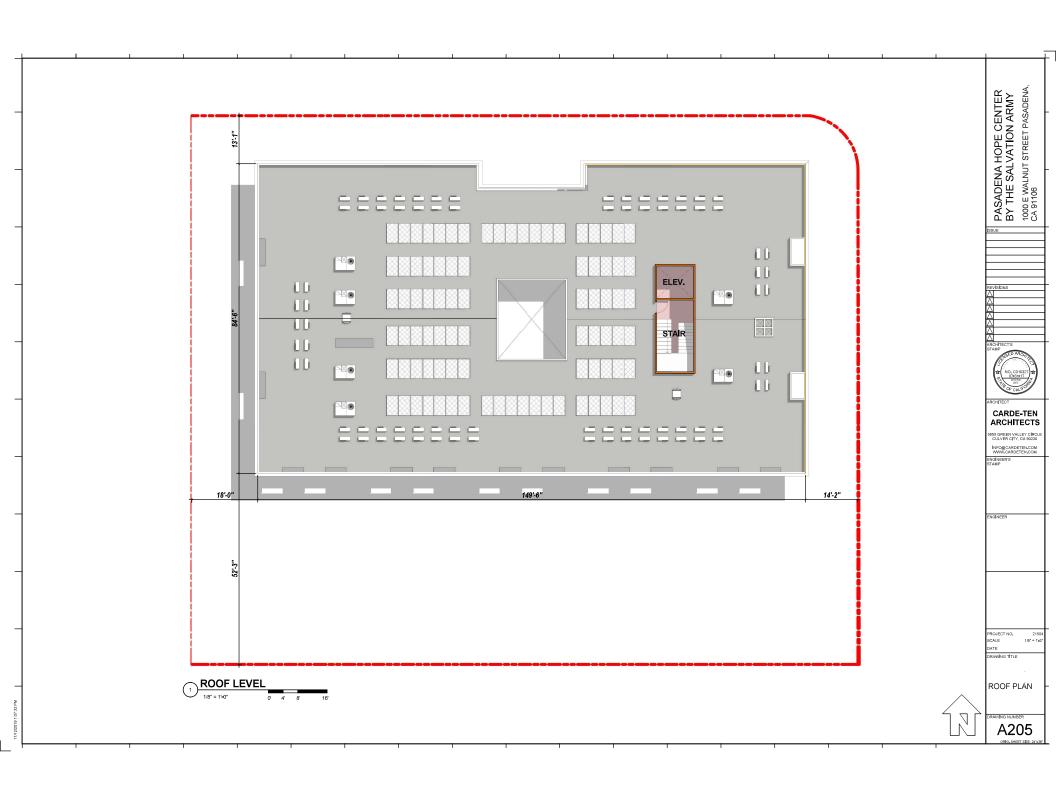














WALNUT AVE. ELEVATION - NORTH



CATALINA ST. ELEVATION - EAST

PASADENA HOPE CENTER BY THE SALVATION ARMY 1000 E WALNUT STREET PASADENA, CA 91106



CARDE-TEN ARCHITECTS

INFO@CARDETEN.COM WWW.CARDETEN.COM ENGINEER'S STAMP

PROJECT NO. SCALE

ELEVATIONS

A301



PARKING ELEVATION - SOUTH



SIDE ELEVATION - WEST

PASADENA HOPE CENTER
BY THE SALVATION ARMY
1000 E WALNUT STREET PASADENA,
CA 91106



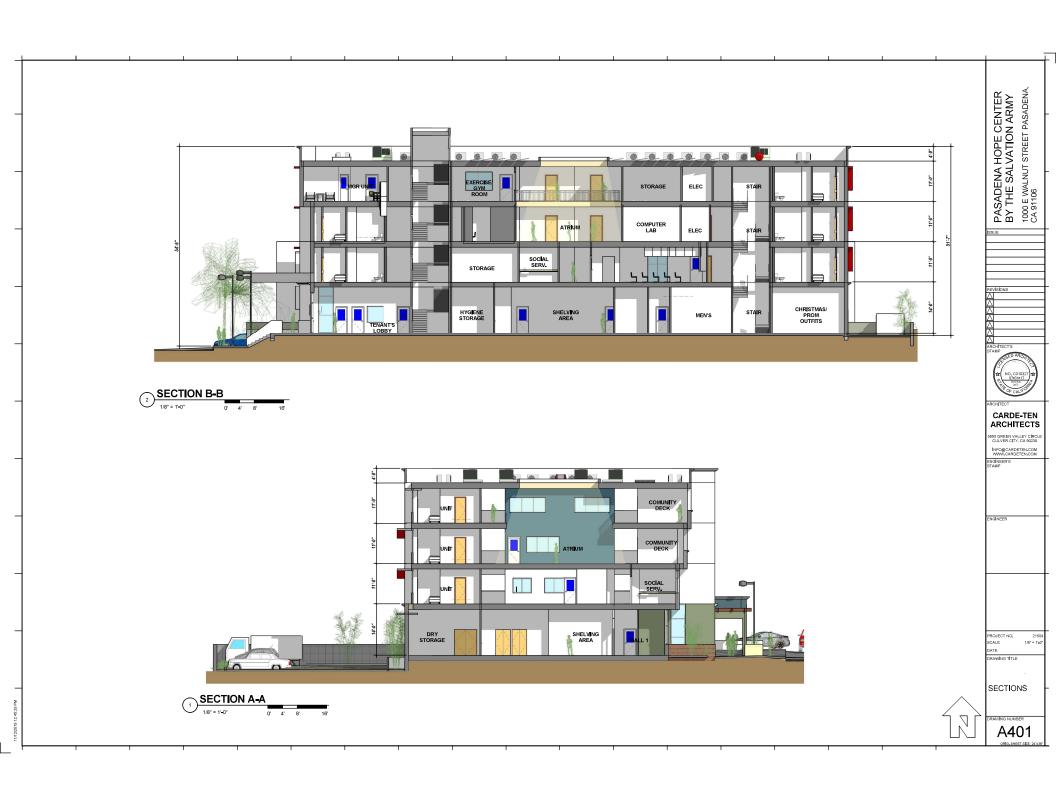
CARDE-TEN ARCHITECTS

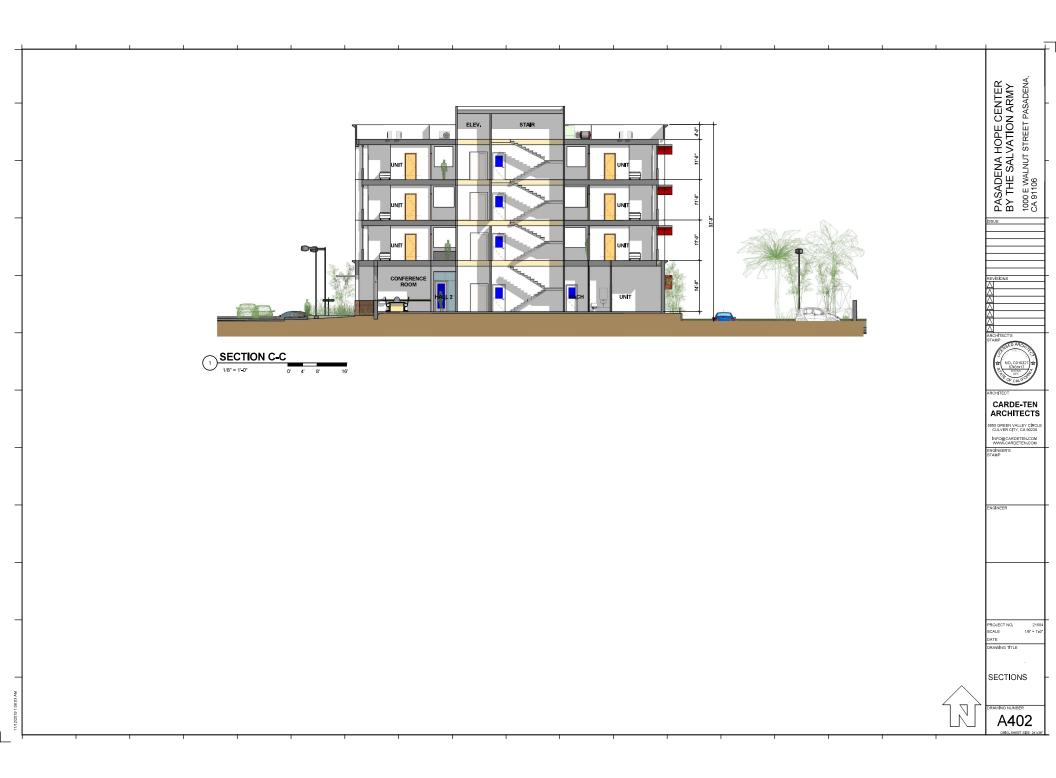
INFO@CARDETEN.COM WWW.CARDETEN.COM ENGINEER'S STAMP

PROJECT NO. SCALE

ELEVATIONS

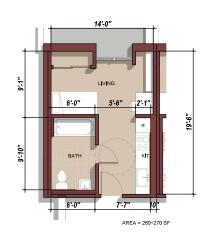
A302













BY THE SALVATION ARMY 1000 E WALNUT STREET PASADENA, CA 91106

Evisions

A
A
ARCHITECT'S
STAMP



CARDE-TEN ARCHITECTS
5855 GREEN VALLEY CIRCLE CULVER CITY, CA 90230

5855 GREEN VALLEY CIRCLI CULVER CITY, CA 90230 INFO@CARDETEN.COM WWW.CARDETEN.COM ENGINEER'S STAMP

ENGINEER

PROJECT NO. 21504
SCALE 1/4" = 1'40"
DATE
DRAWING TITLE

UNIT PLANS

DRAWING NUMBER

A501