

WKS ARCHITECTS

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**DEVELOPER:
COMMUNITY BUILDERS GROUP & BRIDGE FINANCIAL SERVICES**

**HOUSING DEVELOPMENT AT:
274 & 282 N. OAKLAND AVE.
PASADENA, CA 91101**

**SHEET NAME
COVER SHEET**

**SHEET
A-1**

PROJECT DESCRIPTION

- 185 Unit Studio Micro-Unit Apartments - Single Room Occupancy (SRO) Units (the "Project")
- 100% Affordable Units - 10% Low & 90% Moderate Rate Rental Income Units
- Transit Oriented Development - within 0.5 Miles of either Old Pasadena or the Lake Avenue Metro Gold Line Station.
- Walk Score = 86%. Located within a short walk to Pasadena City Hall, Pasadena Convention Center and Old Pasadena which is the premier shopping and entertainment destination in Pasadena.
- 1/2 block North of Walnut Street, a major commercial, arterial street in Pasadena
- 220 sf studio units that are targeted to the nearby Pasadena Employment Centers on S. Lake Ave, the Civic Center and Old Pasadena and local educational institutions, for local workers and students looking for modern reasonably priced market rate housing.
- Five stories of residential units over Ground Floor Common Area, Parking and one floor of subterranean parking
- Amenities in the project will include
 - Recreation Room
 - Fitness Center
 - Business Center
 - Bicycle Storage - Bike Score = 93%
 - On-site laundry facilities and Dog Wash
 - Wireless internet for residents
 - Rooftop Deck with BBQ Area, fire pits and Seating

PROJECT DATA

Address	Zoning	General Plan	Land Use Designation	SF
274 N. Oakland	CD3	MED MIXED USE	(0.0-2.25 F.A.R)	10,562
284 N. Oakland	CD3	MED MIXED USE	(0.0-2.25 F.A.R)	10,566
Total:				21,128

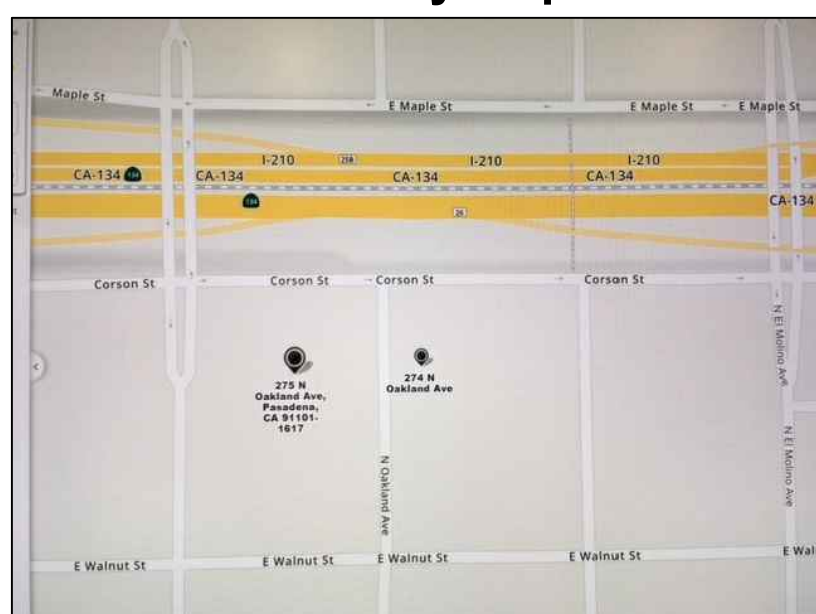
d. Calculations

Lot Size	21,200 SF
Number of Units	185
Typical Unit (SQ.FT.)	220
Total Unit SF	41,380
Max. Height	6-Stories (60 ft. max.)
Subterranean Levels	1
Type of Construction	3A
Building will be Fire Sprinkler with Fire Alarm System	
Parking lower floor	35
Parking first floor	15
Total parking spaces	50
A.D.A. parking stalls (whiting the 48 count first level only)	2
Total occupancy load per typical floor	37

PROJECT ADDRESS

ADDRESS:	APN:
274 N. Oakland	5723-006-037
284 N. Oakland	5723-006-038

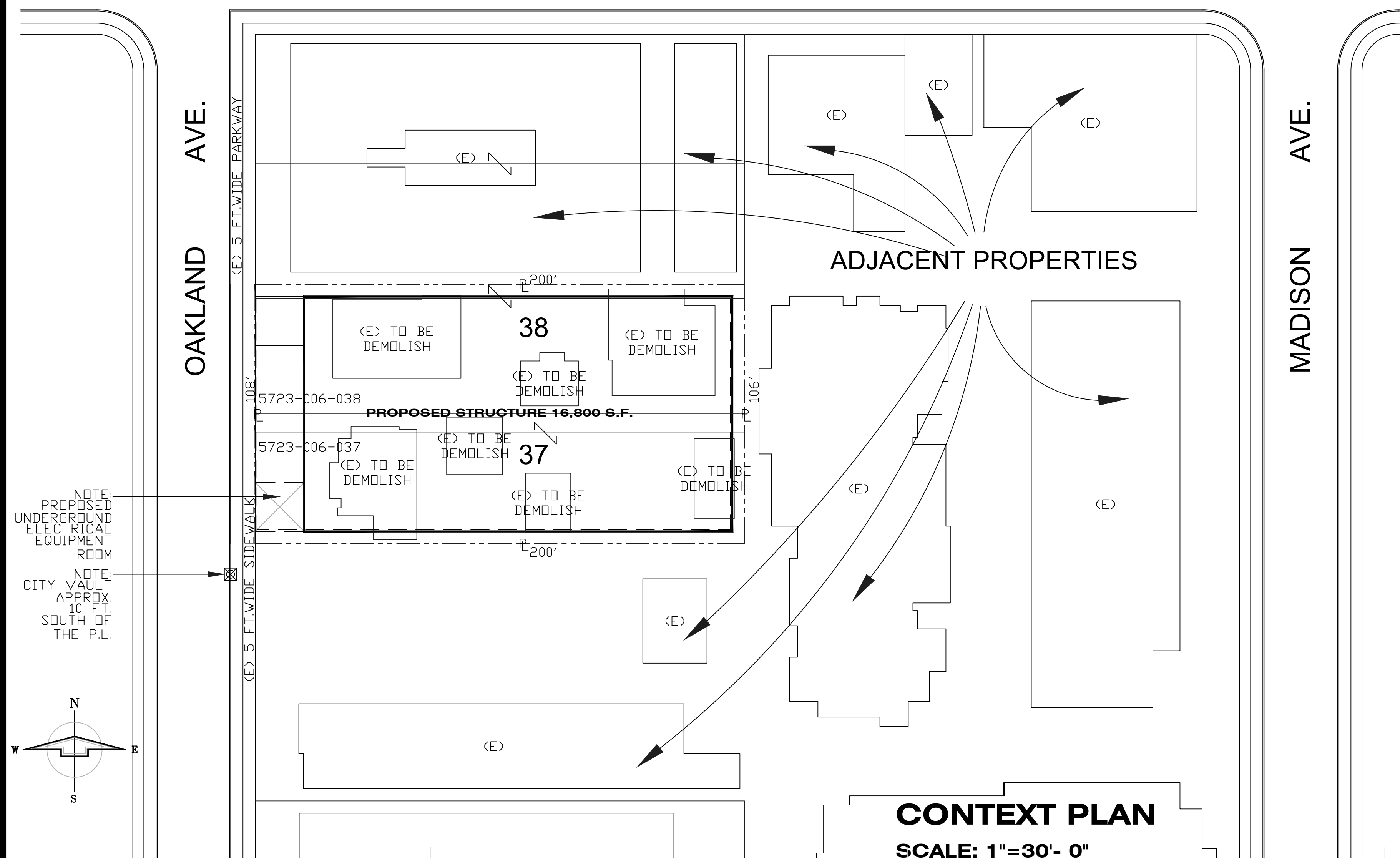
e. Vicinity Map



CORSON ST.

OAKLAND AVE.

MADISON AVE.



DEVELOPER

COMMUNITY BUILDERS GROUP & BRIDGE FINANCIAL SERVICES LLC.

SHEET INDEX

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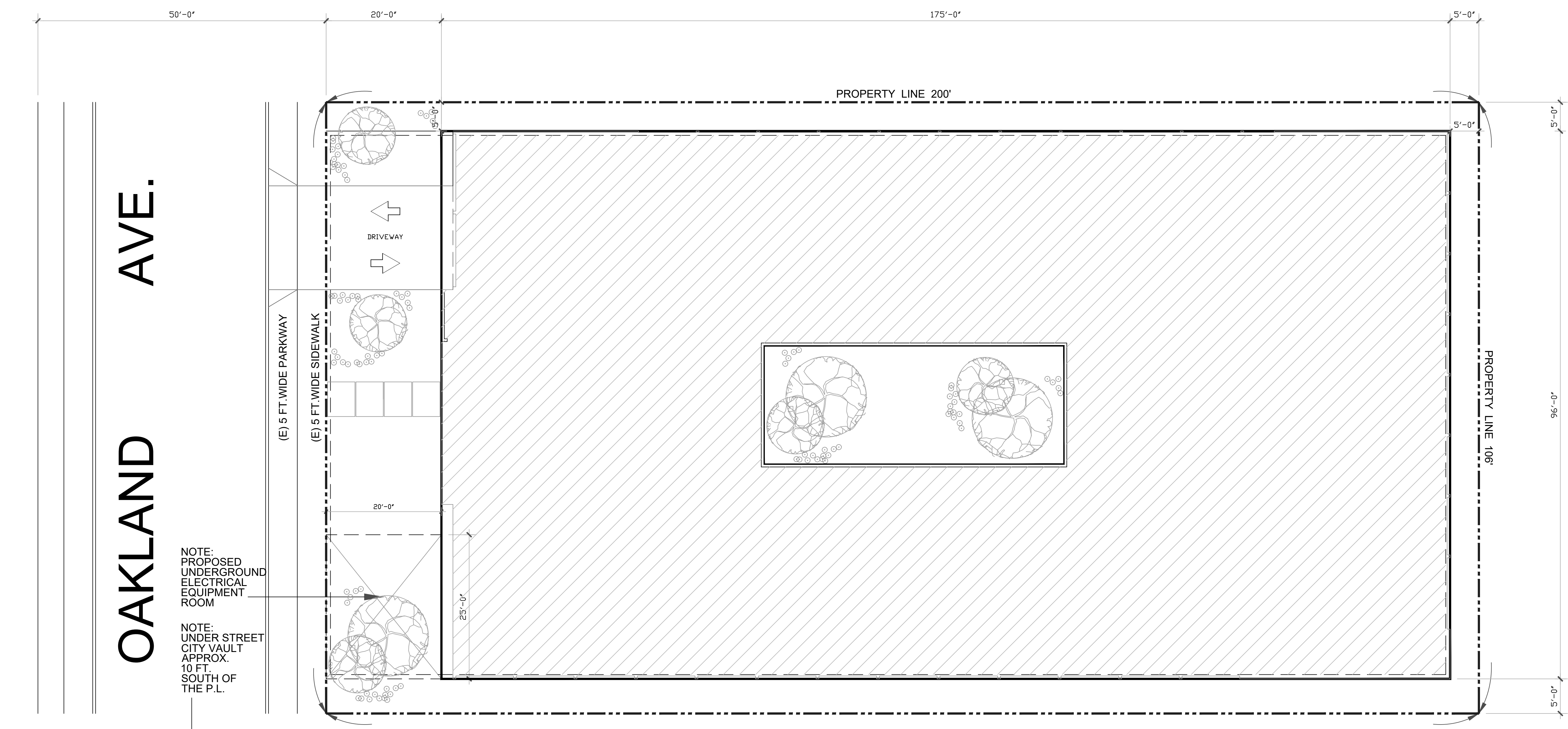
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**SHEET NAME
 SITE PLAN**

**SHEET
 A-2**



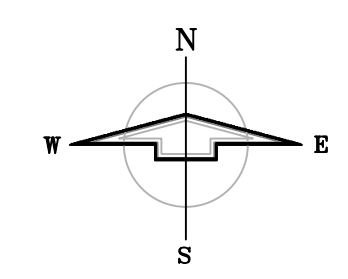
OAKLAND AVE.

NOTE:
 PROPOSED
 UNDERGROUND
 ELECTRICAL
 EQUIPMENT
 ROOM

NOTE:
 UNDER STREET
 CITY VAULT
 APPROX.
 10 FT.
 SOUTH OF
 THE P.L.

SITE PLAN

SCALE 1"=10'



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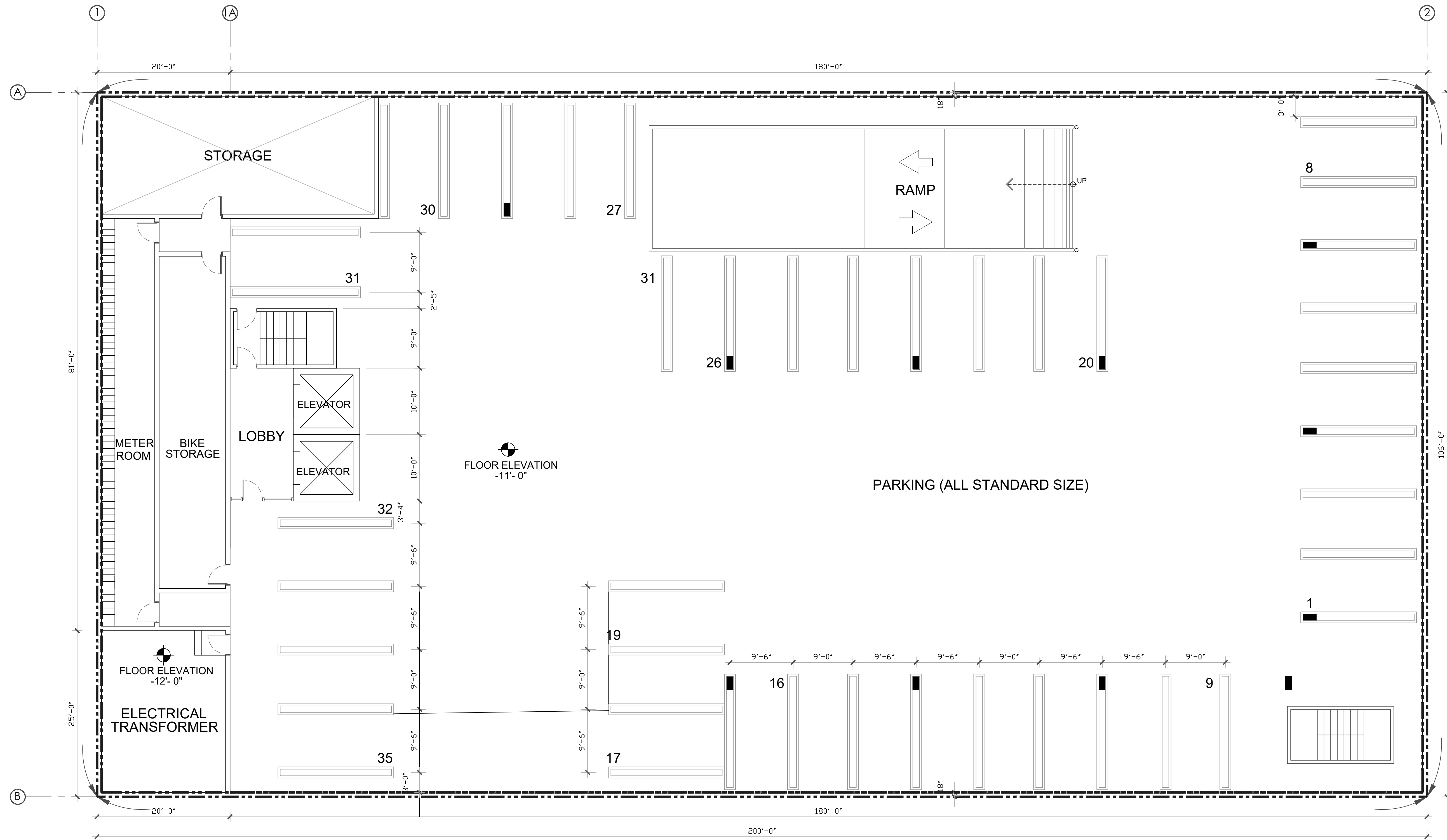
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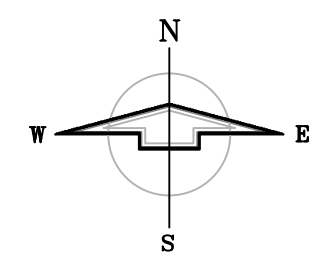
SHEET NAME
SUBTERRANEAN FLOOR PLAN

SHEET
A-3

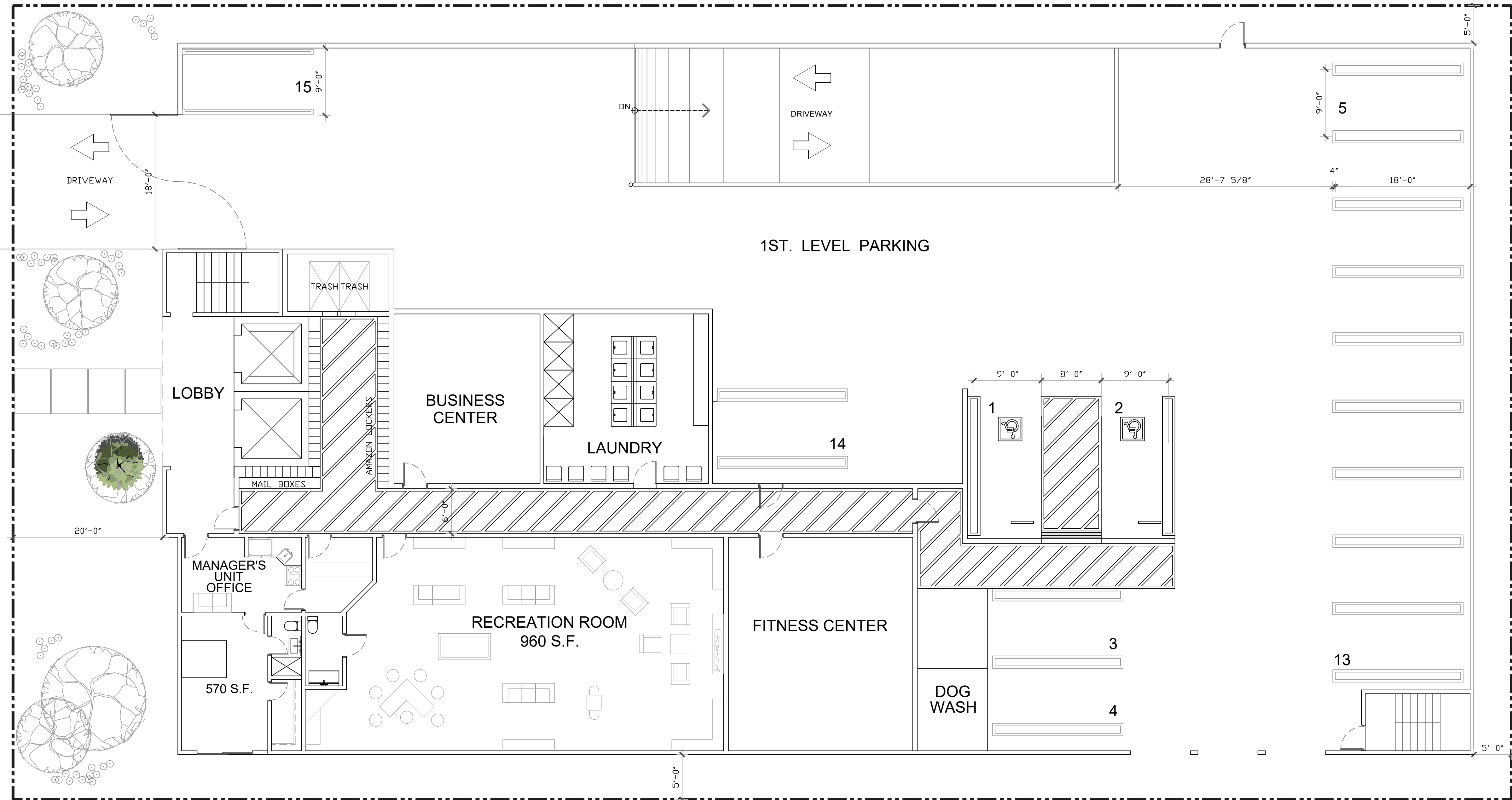


SUBTERRANEAN FLOOR PLAN

SCALE 1/8"=1'

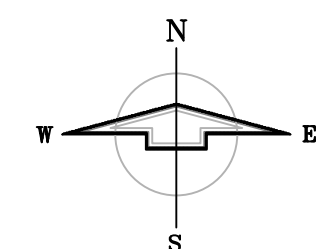


OAKLAND AVE.



GROUND LEVEL FLOOR PLAN

SCALE 1/8"=1'



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SHEET NAME
FIRST
FLOOR PLAN

SHEET
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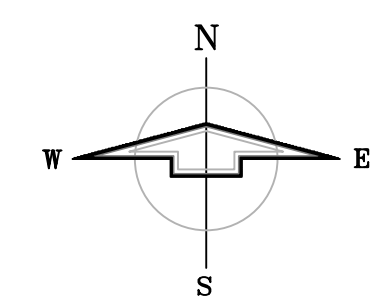
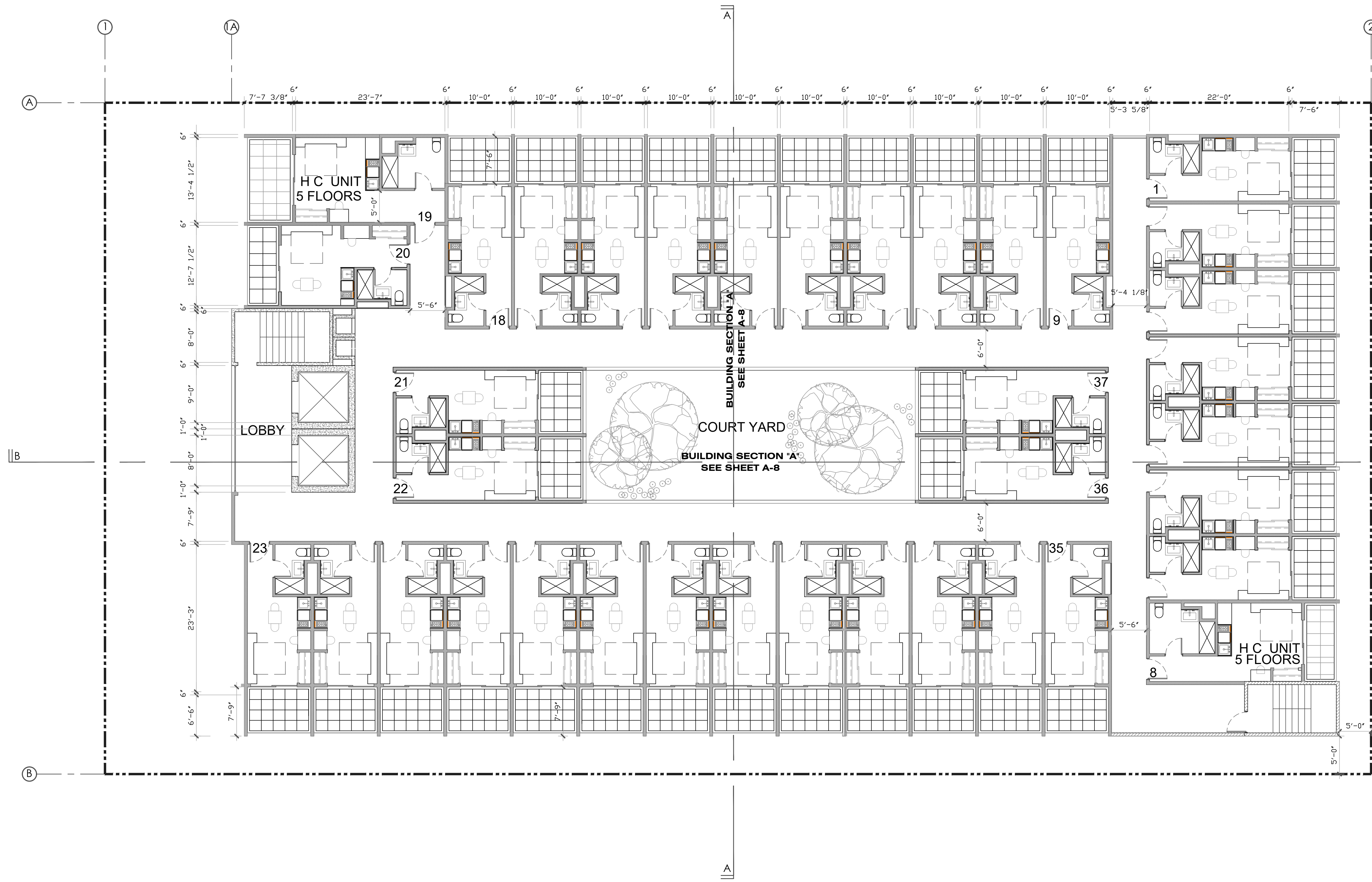
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SHEET NAME
TYPICAL FLOOR PLAN
2ND TO 6TH FLOOR

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TYPICAL FLOOR PLAN

SCALE 1/8"=1'

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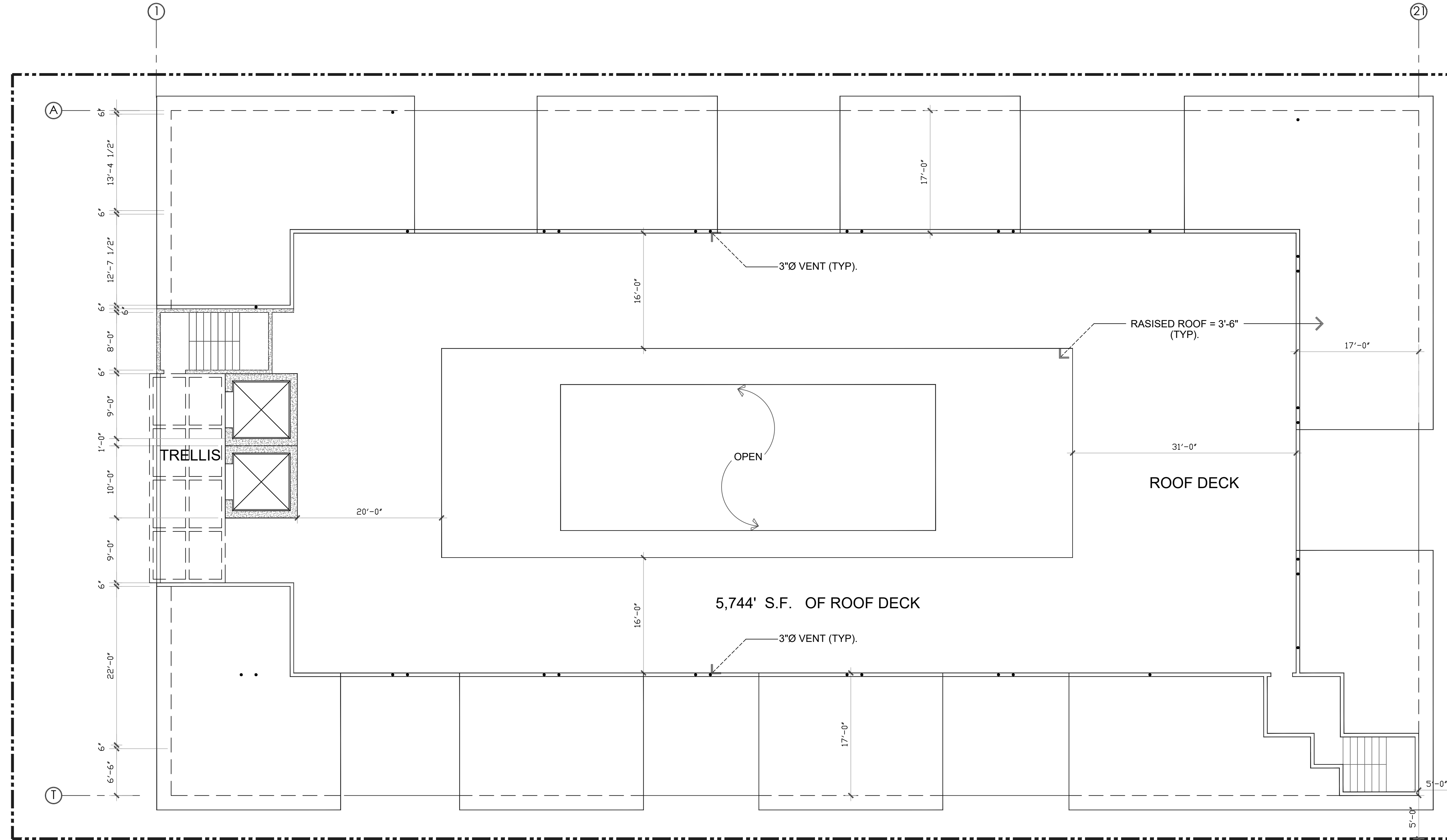
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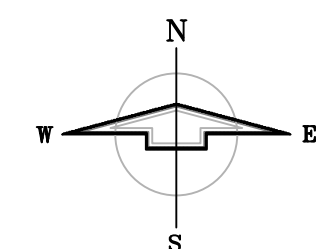
**SHEET NAME
ROOF PLAN**

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ROOF PLAN

SCALE 1/8"=1'



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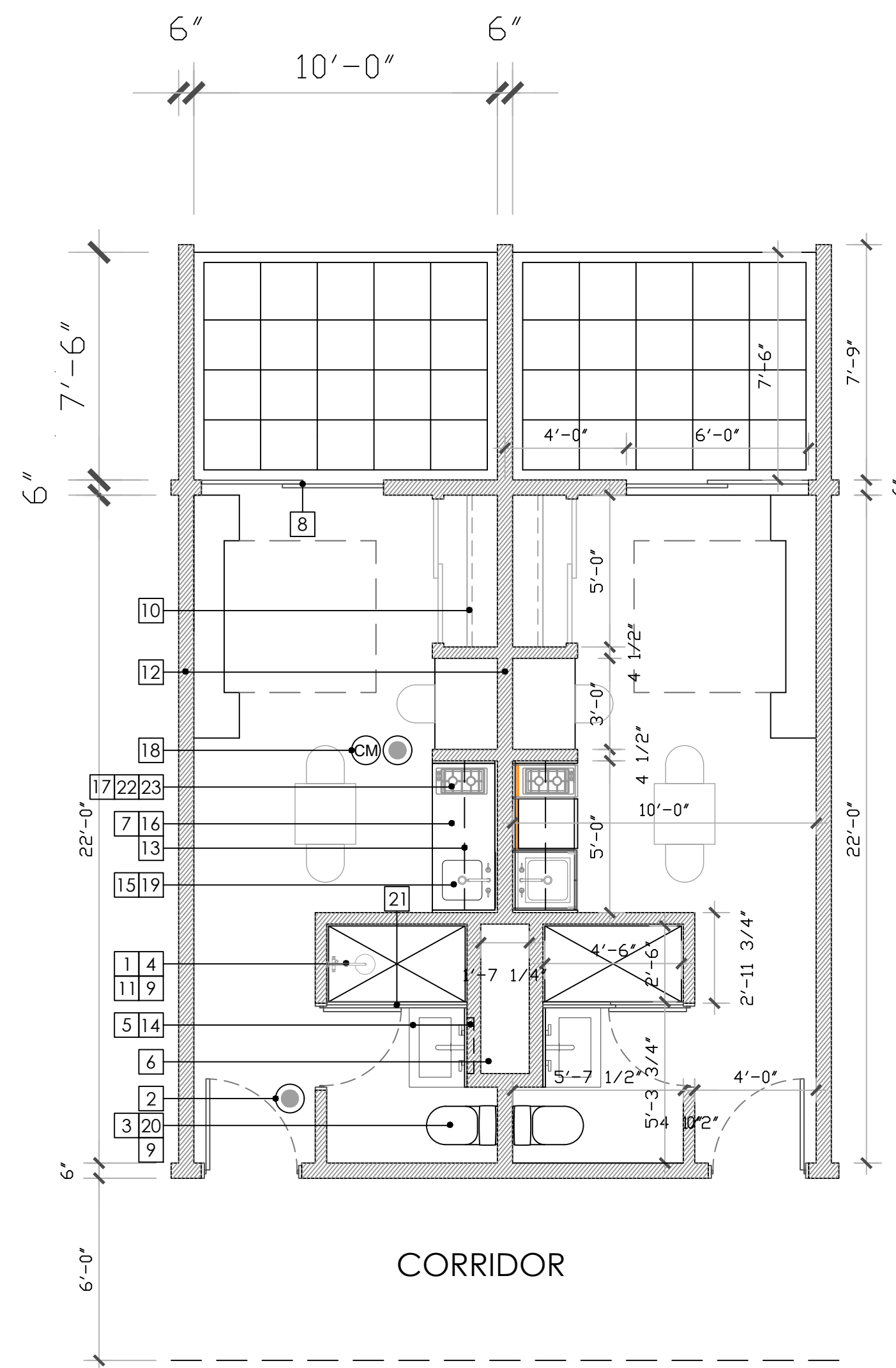
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A-7**

FLOOR PLAN NOTES

- 54"X30" SHOWER ENCLOSURE WITH 2-28" X 72" SLIDING DOOR SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN OF FLOOR AREA, AND ENCOMPASS 30-INCH DIAMETER CIRCLE.
- HARD-WIRED SMOKE DETECTOR ALARM WITH A BATTERY BACK UP AT EACH UNIT
- THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.2 GALLONS PER FLUSH. 2013 CPC 402.2
- ALL SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE 2013 CPC 418.0
- COUNTERTOPS-MATERIAL TO BE DETERMINE TBD
- "DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE."
- COUNTERTOPS-MATERIAL TBD
- ALL GLAZING TO BE DUAL GLAZED
- PROVIDE LOW CONSUMPTION WATER CLOSETS AND SHOWER HEADS FOR ALL NEW CONSTRUCTION.
- SAFETY GLAZING IS REQUIRED PER SECTION 2406.4 AT THE FOLLOWING LOCATION:
a) GLAZING IN SHOWER DOORS AND ENCLOSURES
- 1 1/2" DIAM. HARWOOD POLE, WITH METAL BRACKET INSTALLED A MAXIMUM OF 3'-0" SPACING TO RECEIVE A 1 6" WIDE X 3/4" THICK PAINT GRADE WOOD SHELF.
- WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2
- THE INSULATION INSTALLER AND THE CONTRACTOR SHALL POST A SIGNED CERTIFICATE OF COMPLIANCE IN A CONSPICUOUS LOCATION IN THE BUILDING. THIS CERTIFICATE SHALL STATE THAT THE INSTALLATIONS AND MATERIALS CONFORM TO THE APPROPRIATE SECTIONS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLES 20 AND 24 AND SHALL SPECIFY THE MANUFACTURE'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND WHEN LOOSE FILL IS INSTALLED SHALL STATE THE MINIMUM INSTALLED WEIGHT PER SQ. FT. CONSISTENT WITH THE MANUFACTURER'S LABELED DENSITY FOR THE DESIRED R-VALUE.
- WALL CABINETS
- RECESSED MIRROR FACED MEDICINE CABINET BY:
- ONE COMPARTMENT SINK TBD
- UNDER THE COUNTERTOP REFRIGERATOR WITH CABINET ABOVE.
- HOOD WITH CHARCOAL FILTER
- CARBON MONOXIDE DETECTOR
- GARBAGE DISPOSAL
- WATER CLOSET
- STAINLESS STEEL/GLASS SHOWER DOORS
- HOOD WITH CHARCOAL FILTER
- 2 BURNERS RANGE
- A MANUAL OF OPERATION & MAINTANANCE SHALL REMAIN IN THE BUILDING THOUGH OUT THE LIFE CYCLE OF THE STRUCTURE
- DURING CONSTRUCTION PROVIDE COVERING OF DUCT OPENINGS & MECHANICAL EQUIPMENT.
- MURPHY BED



TYPICAL UNIT (X2) FLOOR PLAN

SCALE 1/4"=1'

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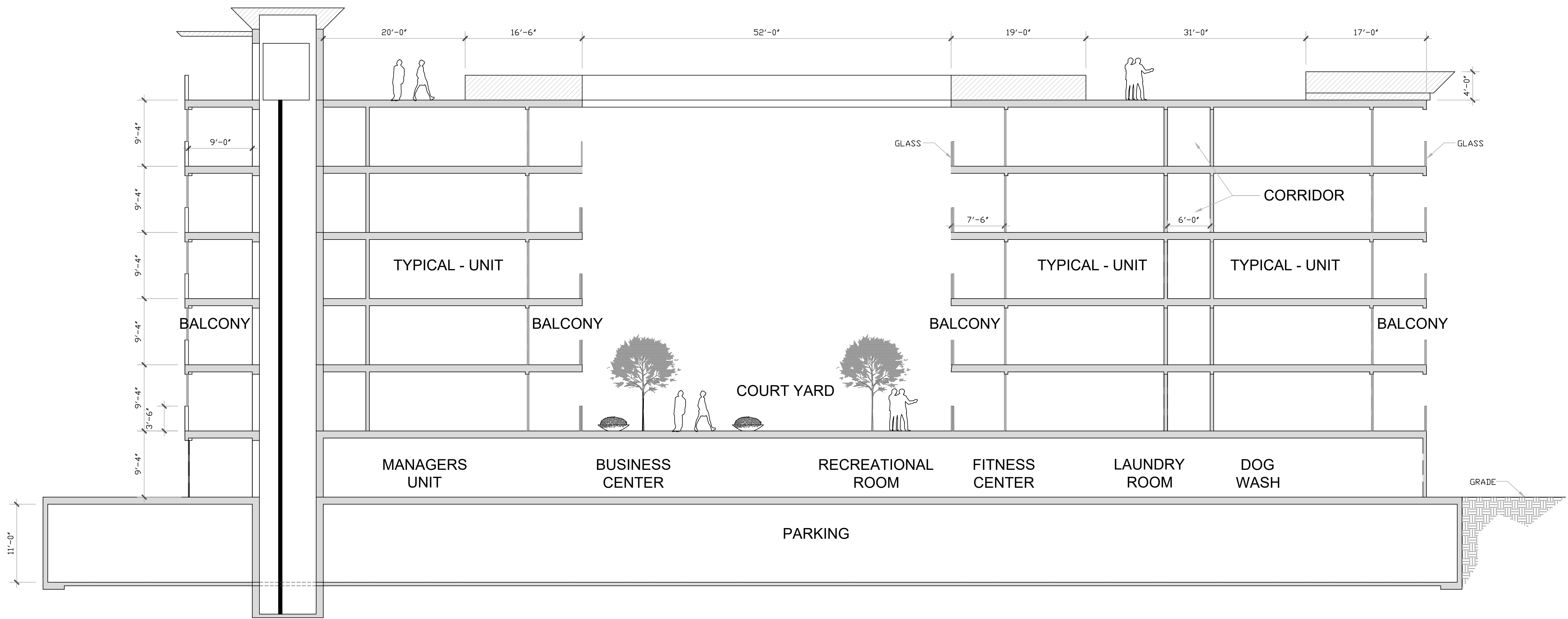
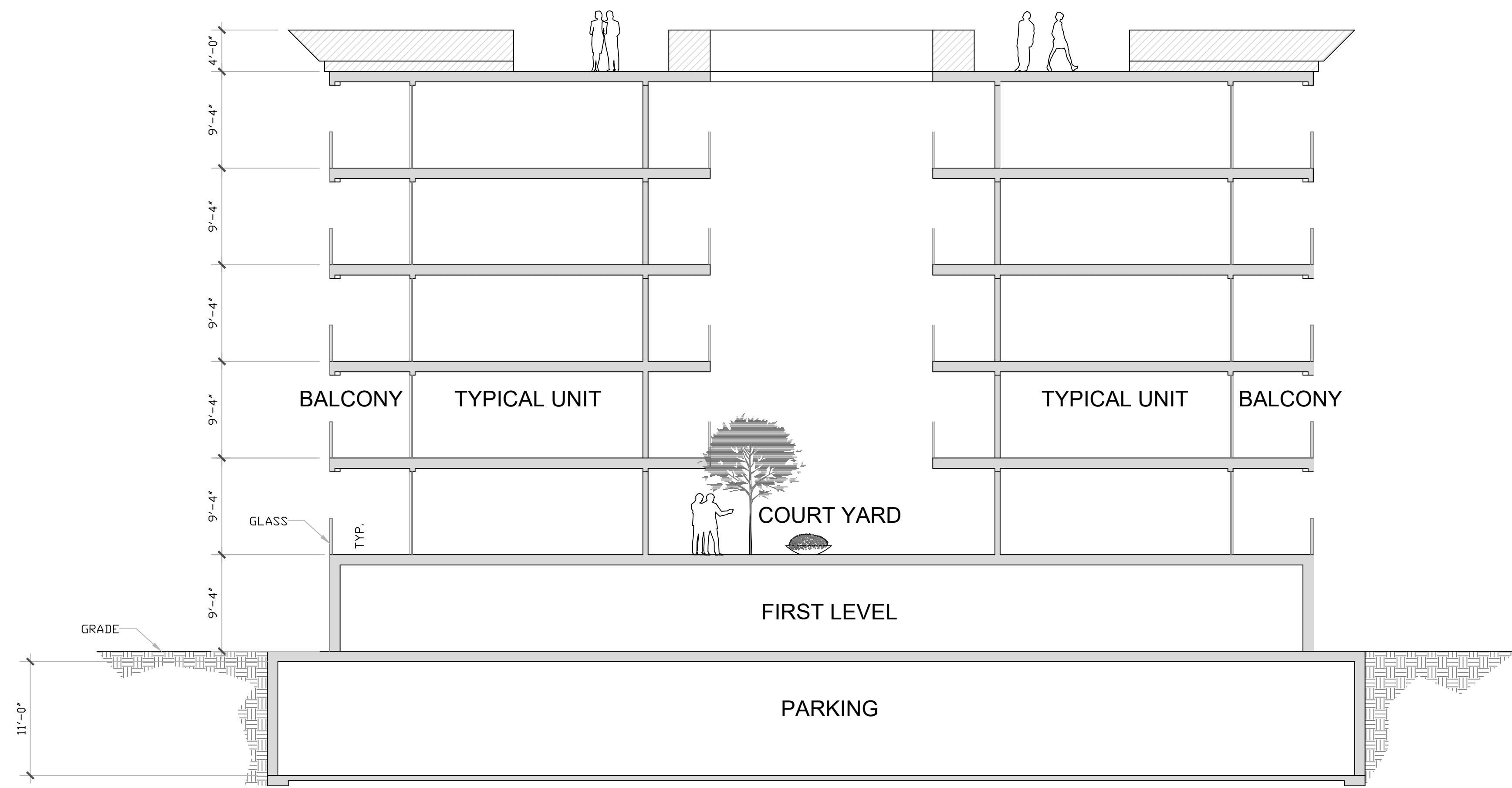
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SHEET NAME
BUILDING SECTIONS A & B

SHEET
A-8



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FRONT ELEVATION WEST
SCALE: 1/8"=1'-0"



SIDE ELEVATION SOUTH
SCALE: 1/8"=1'-0"

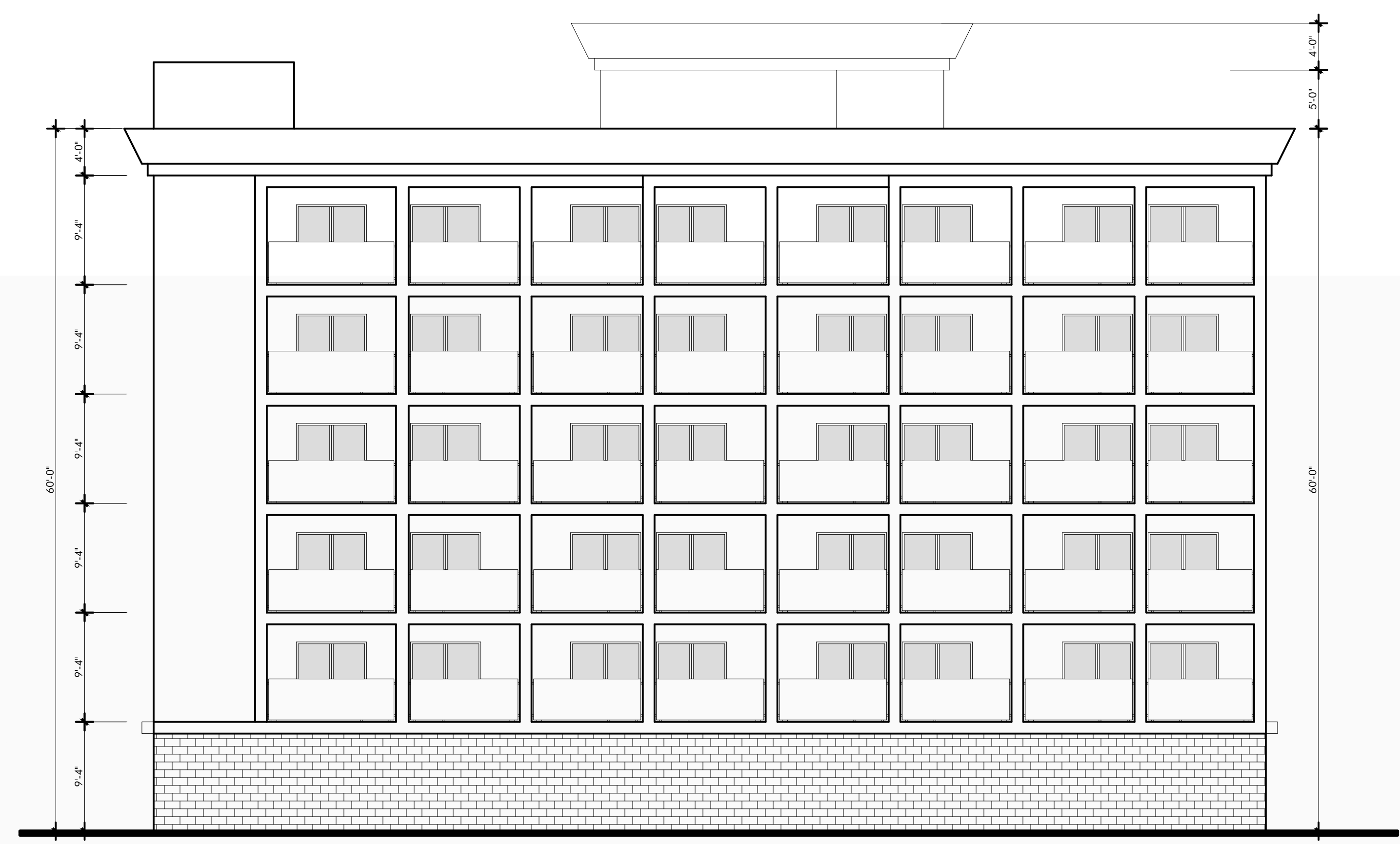
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**SHEET NAME
NORTH & EAST ELEVATION**

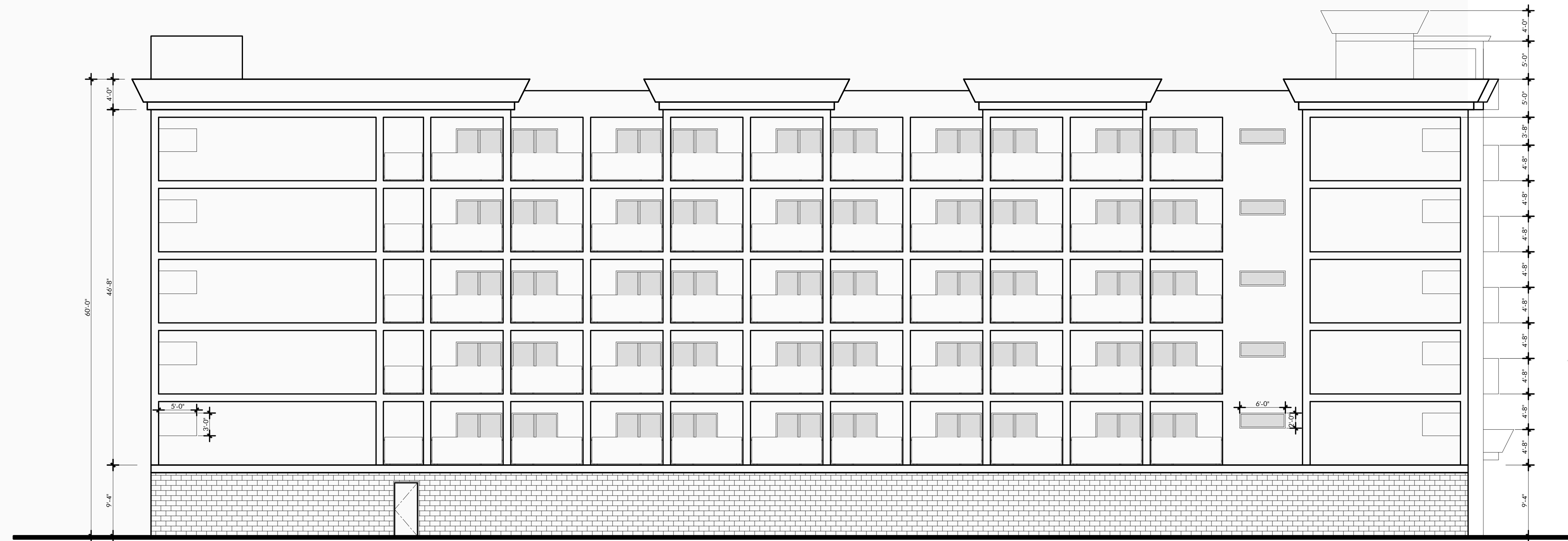
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A9**

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REAR ELEVATION EAST
 SCALE: 1/8"=1'-0"

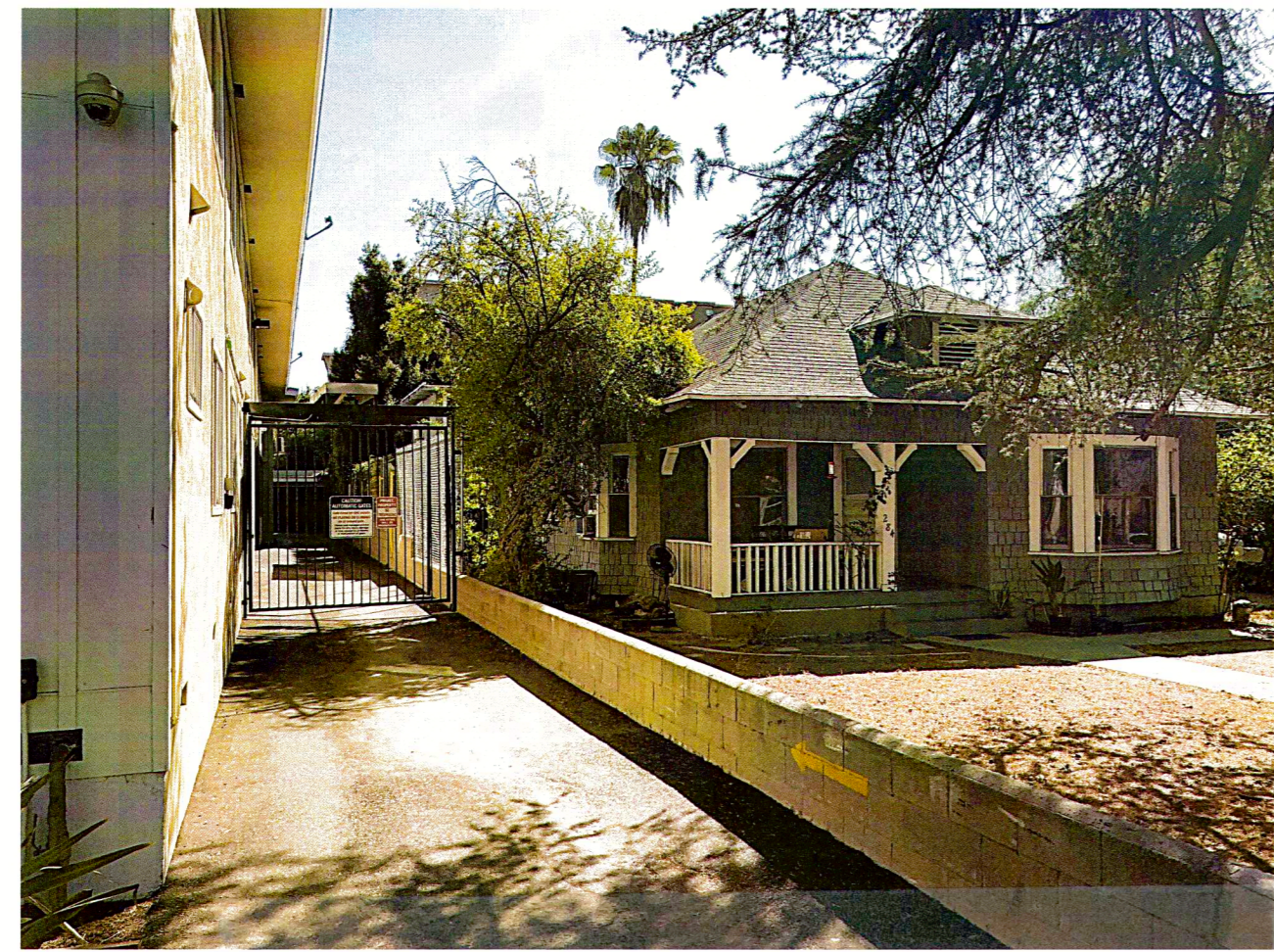


SIDE ELEVATION NORTH
 SCALE: 1/8"=1'-0"

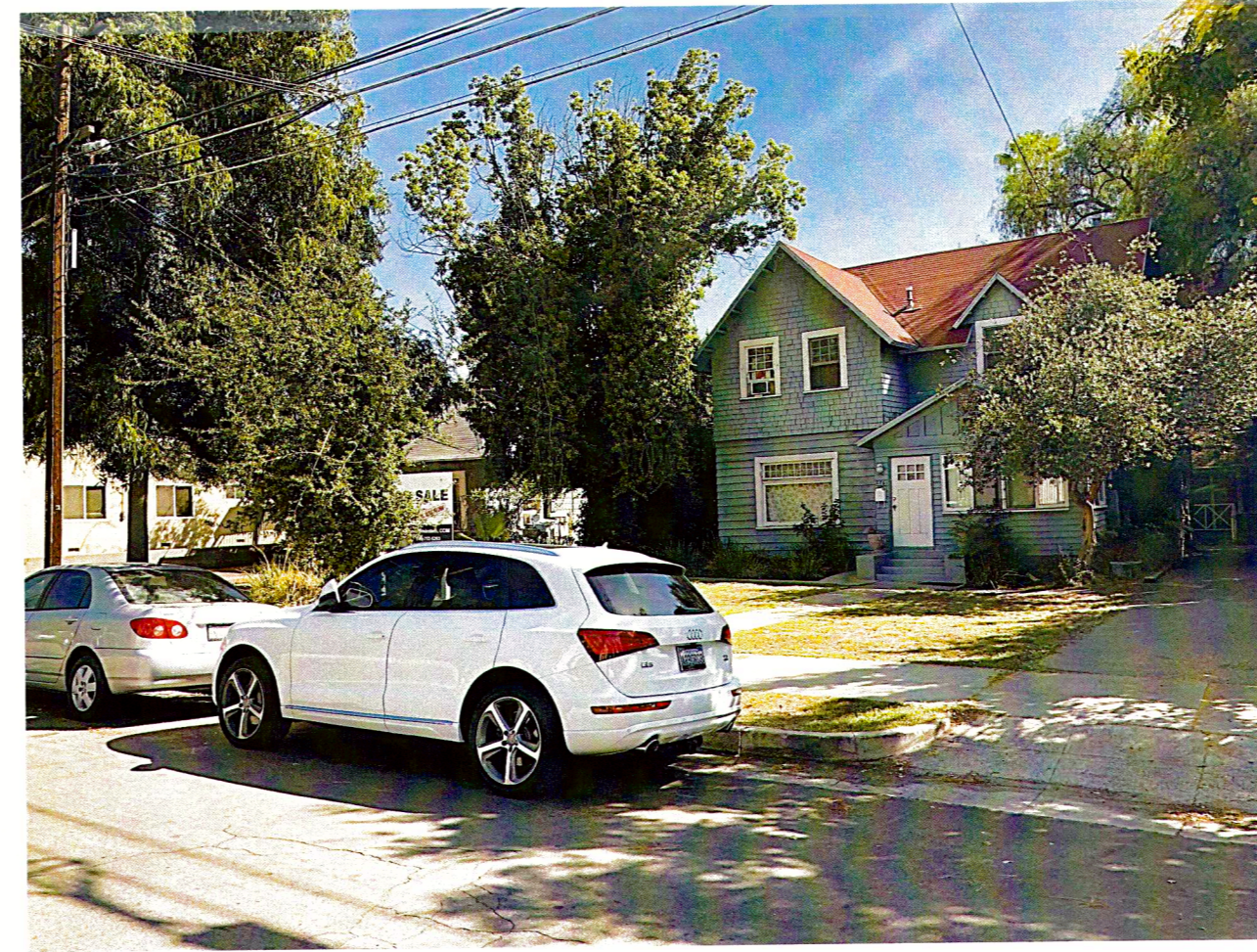
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**SHEET NAME
 NORTH & EAST ELEVATION**

**SHEET
 A9**



1



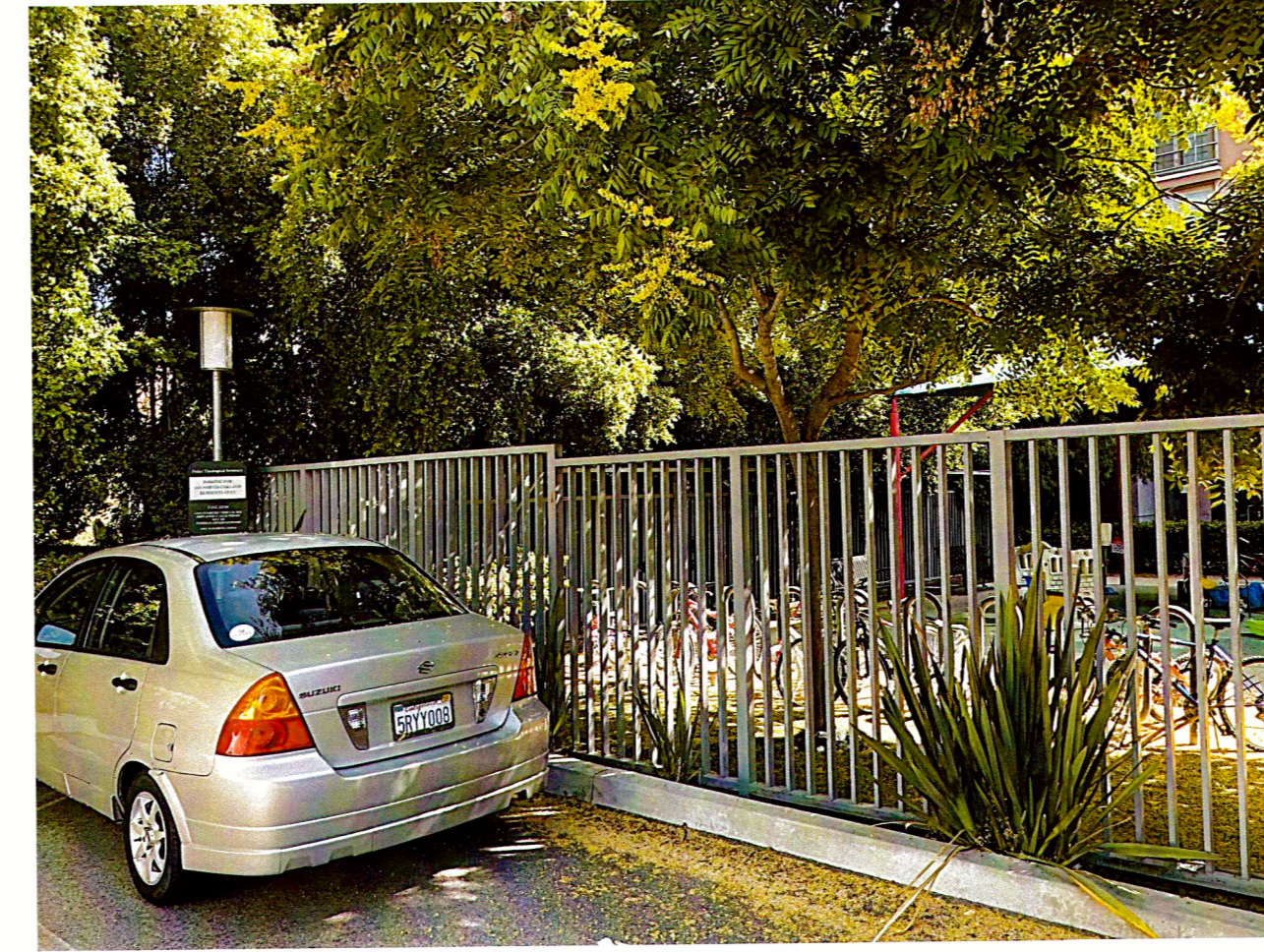
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2



5



7



3

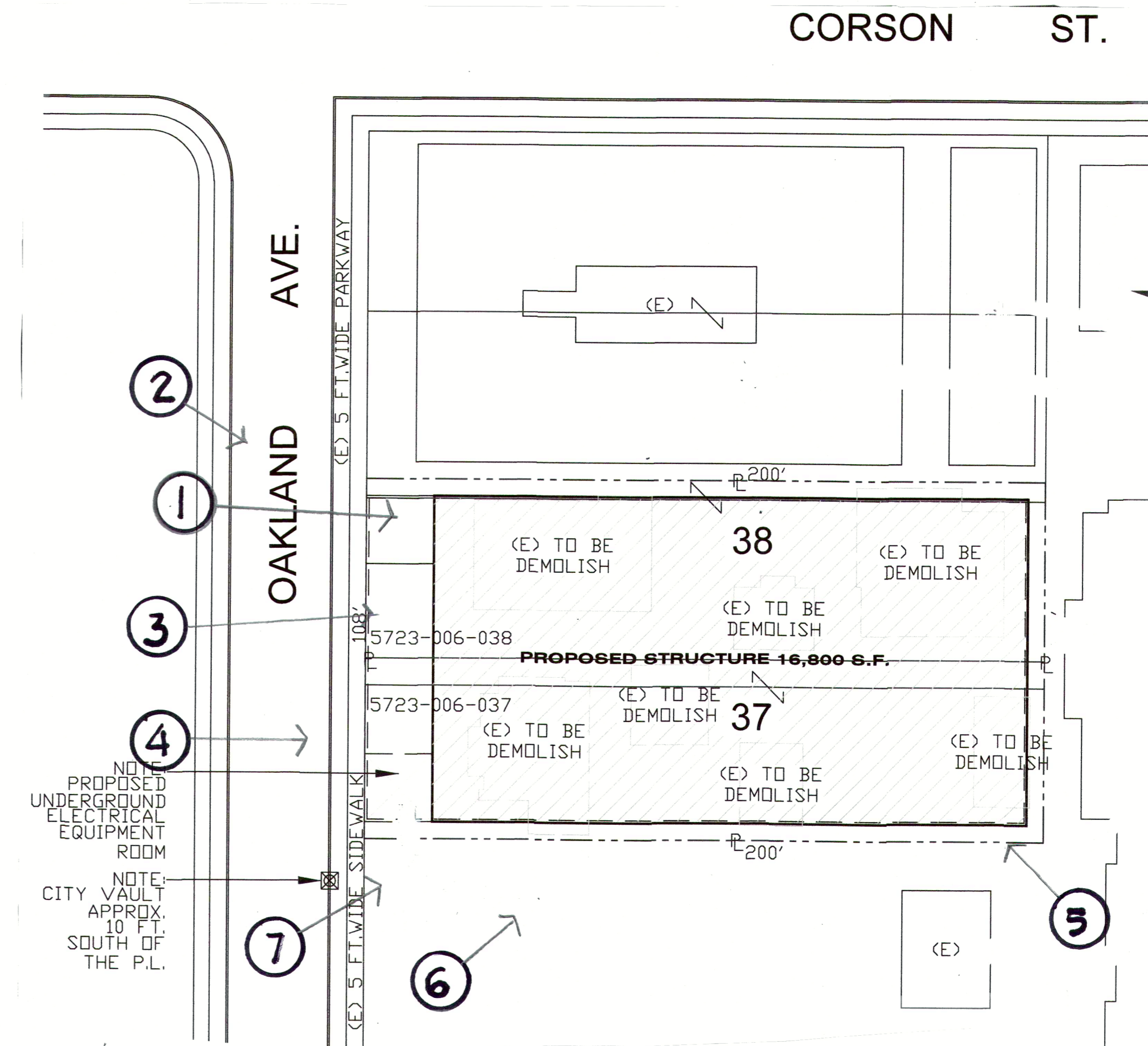


PHOTO - KEY PLAN

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SHEET NAME
 SITE PHOTOGRAPHS

SHEET A11

A