

ATTACHMENT D
PREDEVELOPMENT PLAN REVIEW PLANS

Preliminary Plan Review Set

2021-11-01



Walnut SRO

1501-1525 East Walnut Street, Pasadena, California 91106

Project Number 21-06

Tyler+Kelly Architecture, Inc.



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record



Issue Dates

No.	Description	Date

Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.

© 2020 Tyler Kelly Architecture, Inc.



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

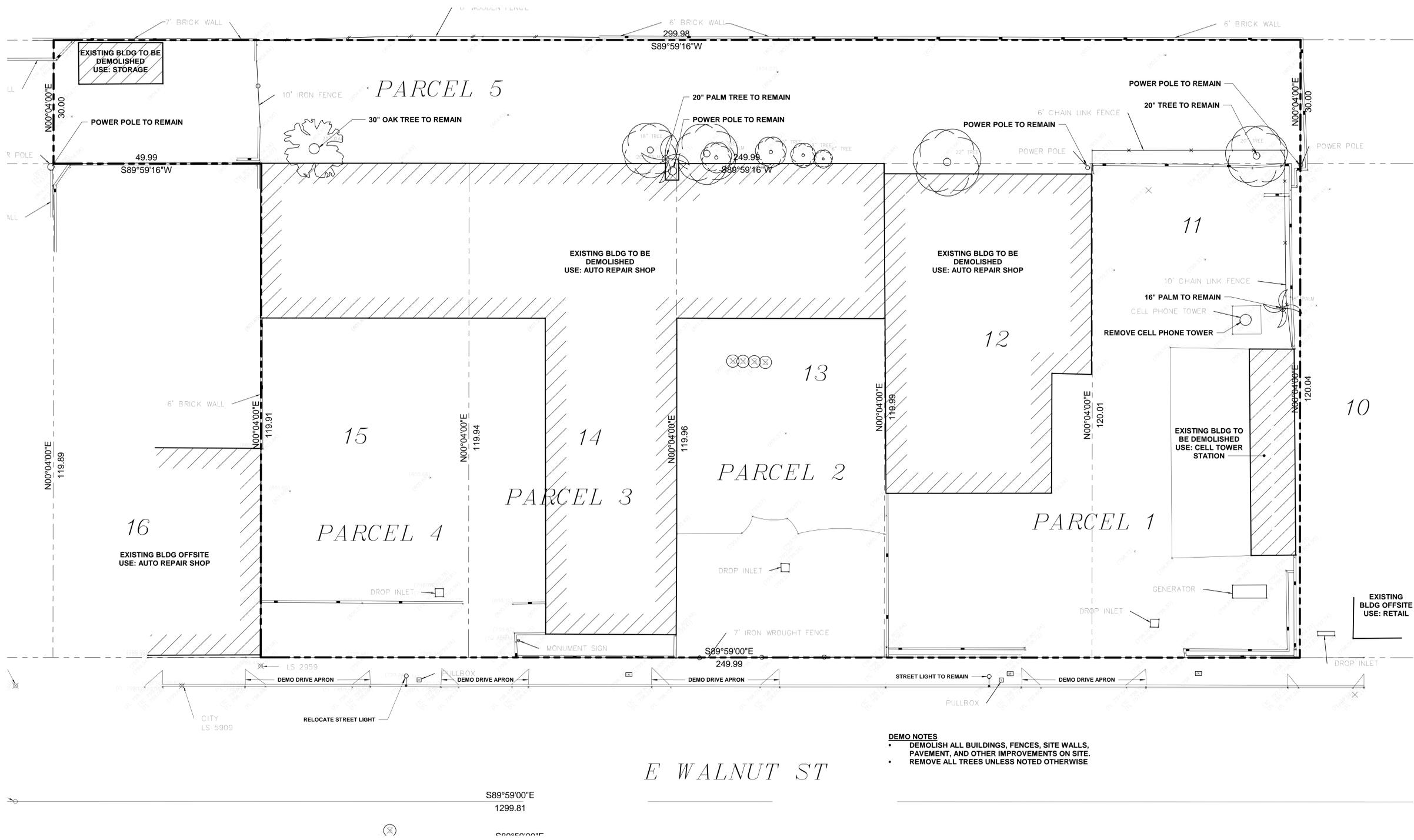
Architect of Record



Issue Dates		
No.	Description	Date

Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION



- DEMO NOTES**
- DEMOLISH ALL BUILDINGS, FENCES, SITE WALLS, PAVEMENT, AND OTHER IMPROVEMENTS ON SITE.
 - REMOVE ALL TREES UNLESS NOTED OTHERWISE

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.

© 2021 Tyler Kelly Architecture, Inc.

Date	Project No.
2021-11-01	21-06
Sheet Number	
D-100	
Description	
DEMO PLAN	

Scale 1" = 10'-0"



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record



Issue Dates

No.	Description	Date

Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.
© 2021 Tyler Kelly Architecture, Inc.

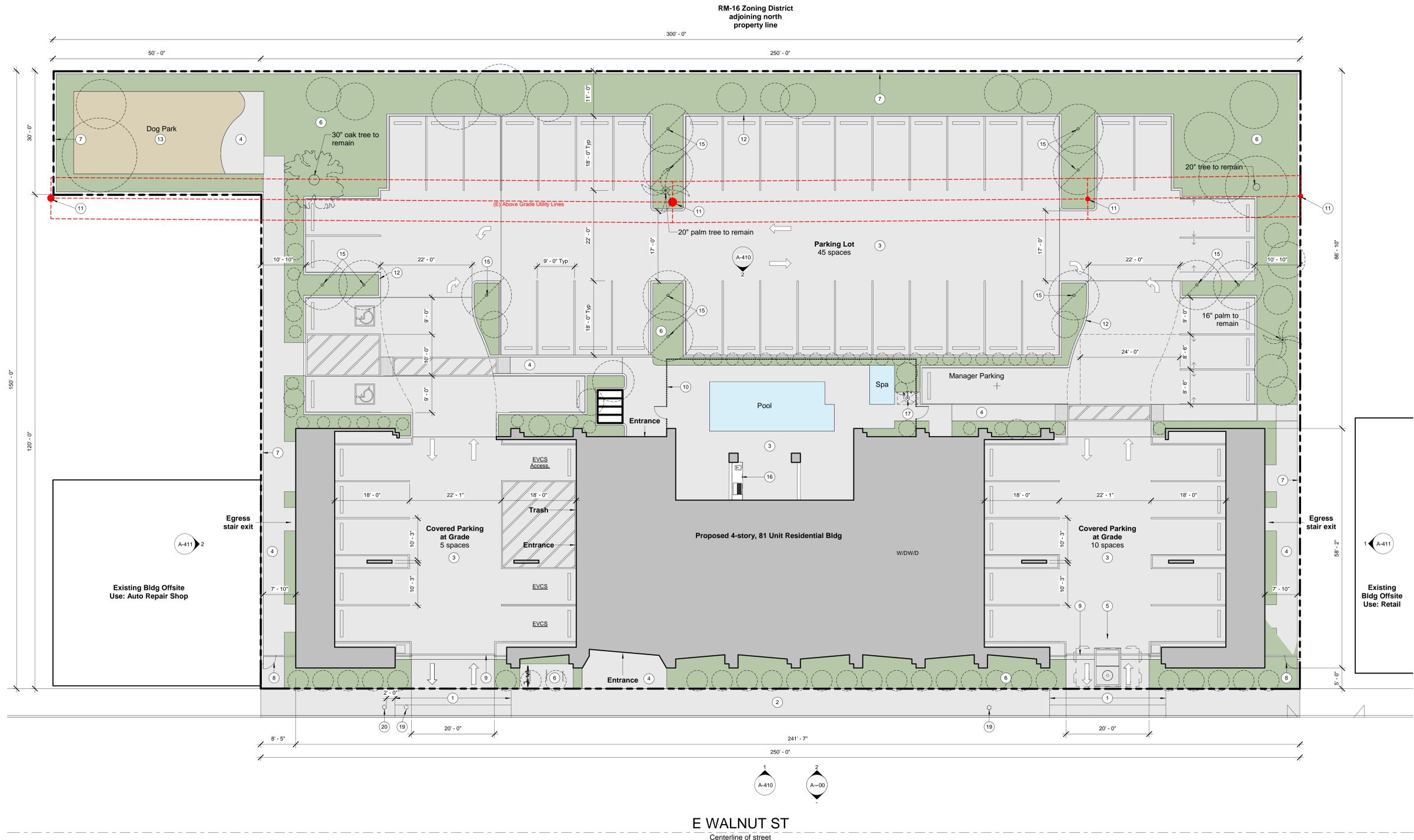
Date	Project No.
2021-11-01	21-06

Sheet Number

A-110

Description
SITE PLAN

Scale As indicated



E WALNUT ST
Centerline of street

1 Site Plan
1" = 10'-0"

SITE PLAN NOTES

1 (N) drive apron	18 (E) streetlight to remain
2 (E) sidewalk	19 (E) streetlight to be removed
3 Concrete pavement	20 (N) streetlight
4 Concrete walk	
5 Transformer vault	
6 Planter	
7 6 ft CMU boundary wall with stucco finish	
8 Metal pedestrian gate, painted	
9 Metal sliding, automatic vehicle gate, painted	
10 Painted metal fence	
11 (E) utility pole	
12 6" concrete curb	
13 Decomposed granite	
14 Accessible ramp	
15 Required parking lot tree, 24" box	
16 BBQ station	
17 Accessible pool shower	



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record



Issue Dates

No.	Description	Date



Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.

© 2021 Tyler Kelly Architecture, Inc.

Date	Project No.
2021-11-01	21-06
Sheet Number	
A-140	
Description	
1ST FLOOR PLAN	

Scale 1/8" = 1'-0"



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record



Issue Dates

No.	Description	Date

Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.

© 2021 Tyler Kelly Architecture, Inc.

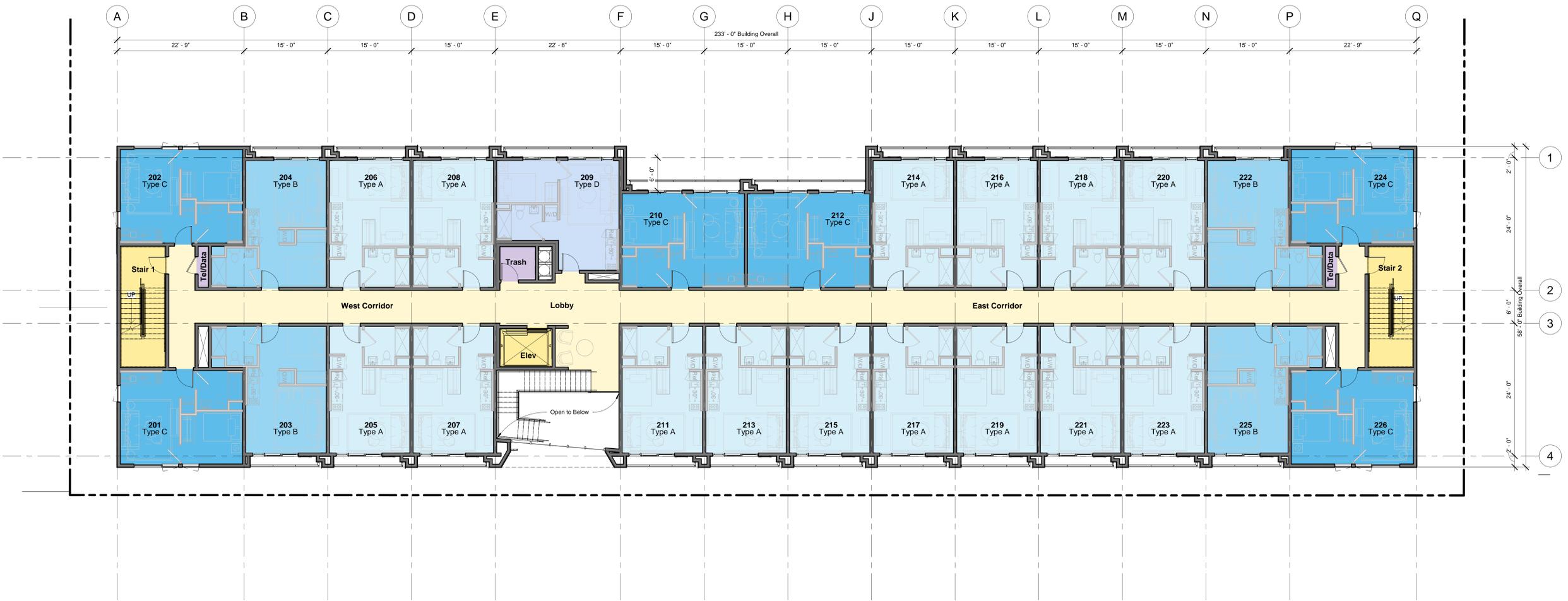
Date	Project No.
2021-11-01	21-06

Sheet Number

A-141

Description
2ND FLOOR PLAN

Scale 1/8" = 1'-0"





TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record



Issue Dates		
No.	Description	Date



Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.

© 2021 Tyler Kelly Architecture, Inc.

Date	Project No.
2021-11-01	2107-20-21

Sheet Number
A-142

Description
3RD & 4TH FLOOR PLAN (4th Shown)

Scale 1/8" = 1'-0"



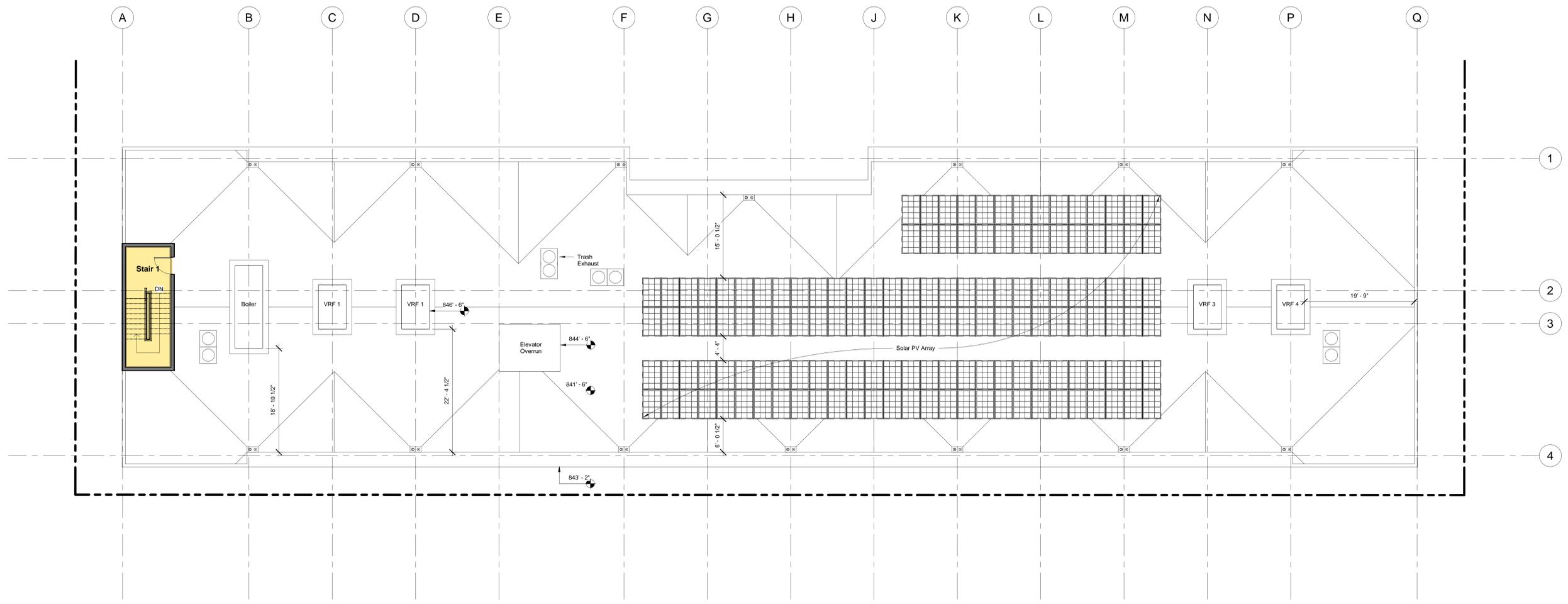
TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record



Issue Dates		
No.	Description	Date



Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.

© 2021 Tyler Kelly Architecture, Inc.

Date: 2021-11-01 Project No.: 2107-20-21

Sheet Number

A-143

Description
ROOF PLAN

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



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record



Issue Dates

No.	Description	Date

UNIT PLAN GENERAL NOTES

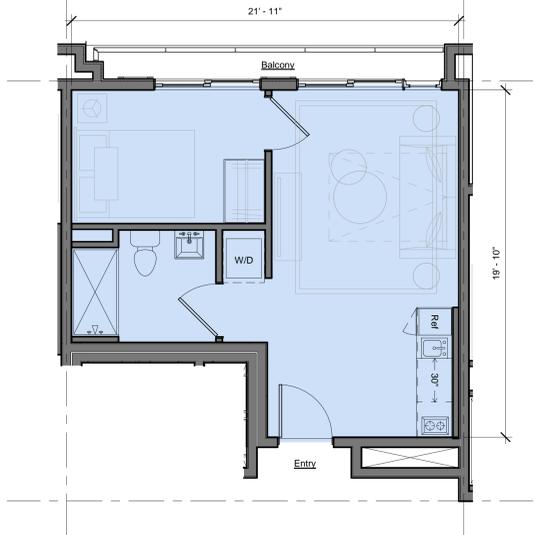
1. Refer to Accessibility Sheets (Series G-200) for additional information & requirements.
2. All Exterior Walls are Type F2 U.N.O. See *Wall Types on A-700 through A-701*.
3. All Interior Walls are Type W4 U.N.O. See *Wall Types on A-700 through A-701*.
4. All interior doors are dimensioned with hinge side jamb min. 4' away from perpendicular wall U.N.O.
5. See *Plumbing Drawings* for fixture schedule.
6. See *Electrical Drawings* for lighting information and requirements.
7. Install all Owner-provided appliances.
8. Install all bathroom accessories: towel bars, robe hooks, TP dispensers, shelves and other miscellaneous items.
9. Electrical receptacles, switches, and controls should not be located higher than 48" measured from the top of the receptacle box, and no less than 15" measured from the bottom of the receptacle box.
10. Provide door signal devices per Section 1132A.10.
11. All doors to comply with figures 11A-8A through 11A-8H of CBC Chapter 11A.
12. All Showers shall conform to the accessibility requirements of Section 1134A.6 of the CBC Chapter 11A. The max. flow rate of shower heads shall not exceed 1.8GPM at 80 psi.
13. All Water Closets shall be accessible, meeting all requirements of Section 1134A.7 of the CBC Chapter 11A. The max. flow rate of water closets shall not exceed 1.28 Gal/Flush.
14. All Lavatories, vanities, mirrors and towel fixtures shall conform to the accessibility requirements of Section 1134A.8 of the CBC Chapter 11A. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.
15. Kitchens shall have removable base cabinets at sinks, per Section 1133A.3 and conform to all accessibility requirements of Section 1133A and Diagram 11A-10A, in addition to Section 1138A and Diagram 11A-9D.
16. Graphic indicates 30" x 48" clear floor space area for accessible appliances and fixtures that complies with accessibility requirements of CBC 1133A and 1134A.
17. Refer to Floor Plan Sheets (Series G-140) for drainage information & requirements.
18. All units have microwaves. See A-901 & A-902 for more information.
19. Bathrooms range in size, the smallest being 43 SF, which is more than the 15 SF minimum.

UNIT PLAN KEYNOTES

- 1 26" deep full-height cabinets w/ adjustable shelving, closet rod, and media niche. See *Int. Elevs.*
- 2 Min. 24" deep countertop with sink and electric cooktop. Provide sink w/ hot & cold water and garbage disposal. See *Int. Elevs. and Plumbing & Electrical Dwg.*
- 3 Outline of Balcony, Terrace, or Roof above.
- 4 Metal Balcony Railing Type 1. See Detail.
- 5 Shaft or chase space available for Mech. See *Structural Dwg.*

UNIT PLAN LEGEND

- Kitchen sink w/ hot & cold water & garbage disposal. See *Interior Elevations, Plumbing, & Electrical Dwg.*
- Electric cooktop. Owner to select. See *Electrical Dwg.*
- ADA Accessible Refrigerator meeting all requirements of CBC Section 1133A.2. See *Sheet Series G-200*. See *Interior & Plumbing Dwg.*
- ADA Accessible Undercounter Fridge and Dishwasher meeting all requirements of CBC Section 1133A.2. See *Sheet Series G-200*. See *Interior & Plumbing Dwg.*
- 30" Work surface meeting requirements for CBC 1133A.4. See *Sheet Series G-200*.
- Stacked Washer & Dryer, with GS Smitty Pan and drain underneath. Include automatic washing machine shutoff valve with leak sensor. IntelliFlow, series A2 C-M1. Dryer Exhaust Vent Duct, min. 4" diameter, to the outside, equipped with back-draft damper.
- Undercounter Combo Washer & Dryer Unit, with GS Smitty Pan and drain underneath. Include automatic washing machine shutoff valve with leak sensor. IntelliFlow, series A2 C-M1. Dryer Exhaust Vent Duct, min. 4" diameter, to the outside, equipped with back-draft damper.
- Closet rod and 16" shelf above.
- Smoke & Carbon Monoxide Detector in compliance with UL 217 & UL 2034.
- Recessed light
- Surface-mount light
- Wall-mount light
- 1" "Little Inch" High Efficacy LED Undercabinet Light
- 6'-0" dropped ceiling or soffit
- Ceiling-mounted 4-way cassette indoor VRF unit. See *Mechanical Dwg.*
- Wall-mounted indoor VRF unit. See *Mechanical Dwg.*

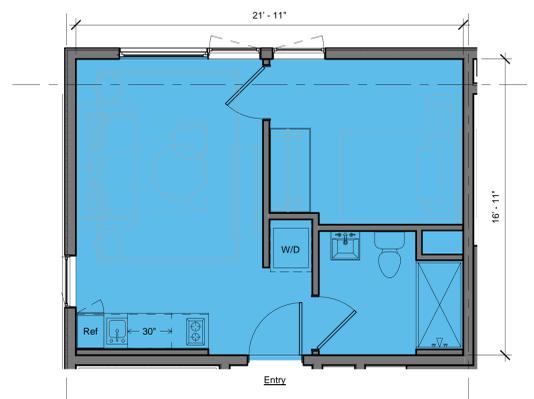
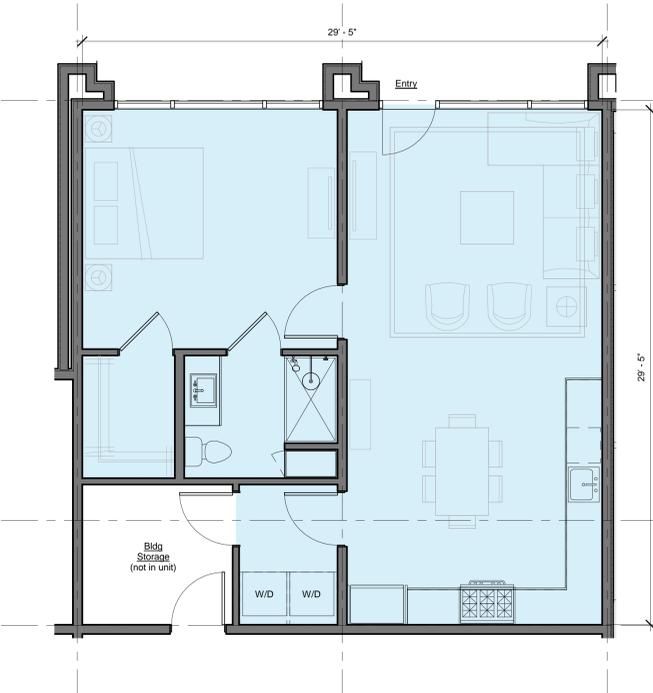


Unit Type D

Unit Type	Qty.	Sellable	1/4" = 1'-0"	
Type D	5	375 SF	1/4" = 1'-0"	4

Unit Type B

Unit Type	Qty.	Sellable	1/4" = 1'-0"	
Type B	12	375 SF	1/4" = 1'-0"	2



Unit Type C

Unit Type	Qty.	Sellable	1/4" = 1'-0"	
Type C	18	371 SF	1/4" = 1'-0"	3

Unit Type A

Unit Type	Qty.	Sellable	1/4" = 1'-0"	
Type A	45	330 SF	1/4" = 1'-0"	1

Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.

© 2021 Tyler Kelly Architecture, Inc.

Date	Project No.
2021-11-01	21-06

Sheet Number
A-200

Description
UNIT PLANS

Scale 1/4" = 1'-0"

Unit Type	Qty.	Sellable	1/4" = 1'-0"	
Manager's Unit	1	371 SF	1/4" = 1'-0"	5



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record

Issue Dates

No.	Description	Date

Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.
© 2021 Tyler Kelly Architecture, Inc.

Date	Project No.
2021-11-01	21-06

Sheet Number
A-400

Description
CONTEXT ELEVATIONS

Scale
As indicated



① Elevation A
1/16" = 1'-0"



② Elevation B
1/16" = 1'-0"



③ Context Elevation's Plan
1" = 30'-0"



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record



Issue Dates		
No.	Description	Date



2 North
1/8" = 1'-0"



1 South
1/8" = 1'-0"

ELEVATION NOTES

- 1 Stucco, painted
- 2 Fiberglass shutter
- 3 Aluminum storefront glazing system
- 4 Composite door
- 5 Composite window
- 6 Metal railing, painted
- 7 Steel door, painted
- 8 Stone veneer
- 9 Existing grade
- 10 Proposed grade
- 11 6 ft CMU boundary wall with stucco finish
- 12 Metal pedestrian gate, painted
- 13 Metal sliding, automatic vehicle gate, painted
- 14 Metal signage
- 15 Offsite building
- 16 Painted steel fin at jamb, see keynote in elevation for color

Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.
© 2021 Tyler Kelly Architecture, Inc.

Date Project No.

2021-11-01 21-06

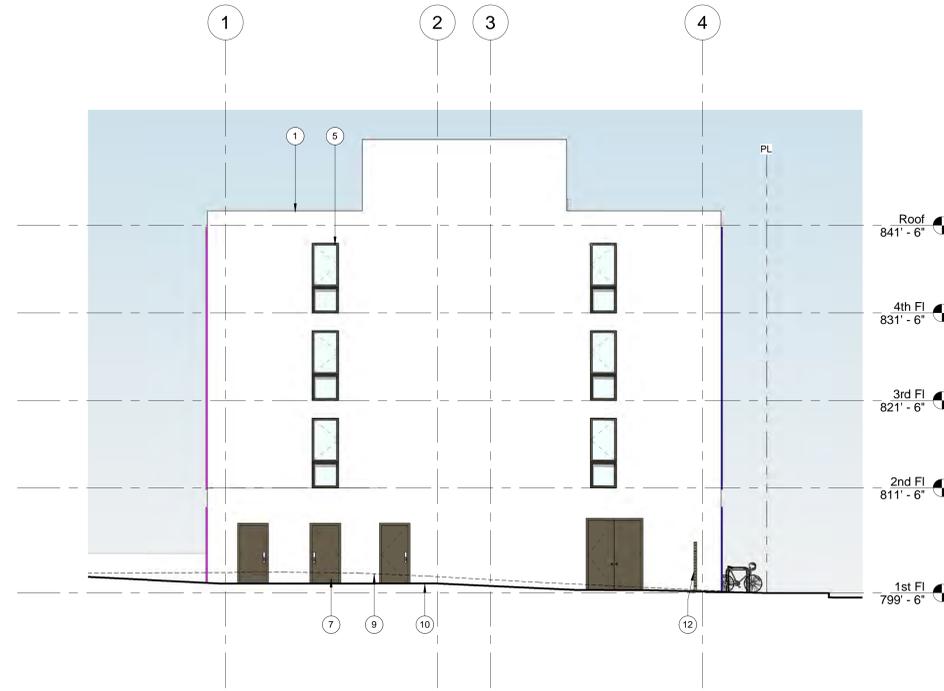
Sheet Number

A-410

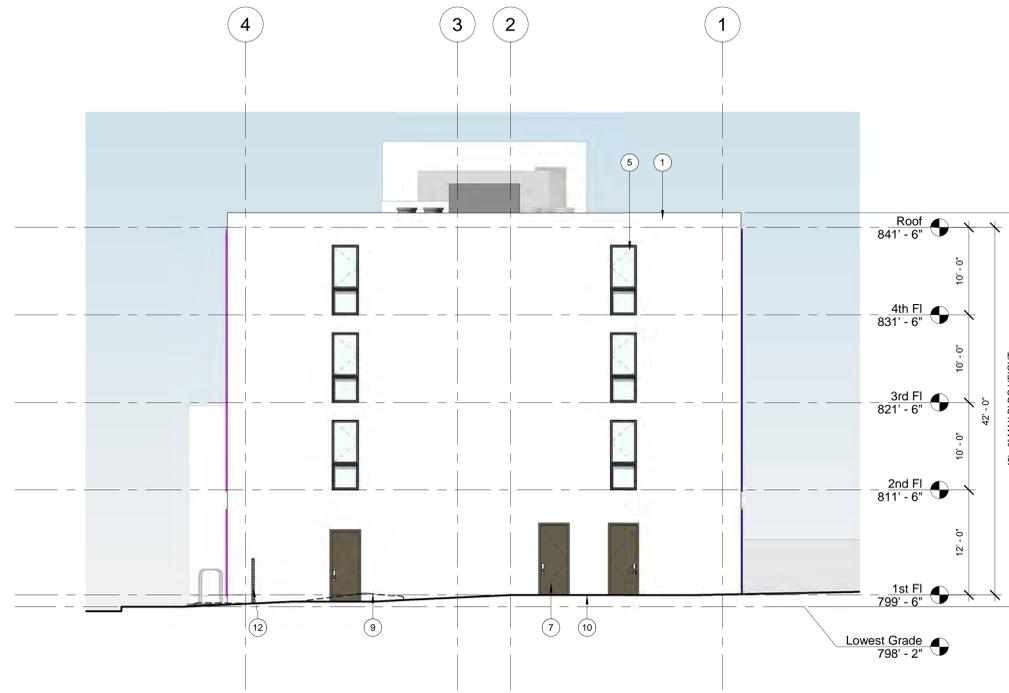
Description

ELEVATIONS

Scale 1/8" = 1'-0"



② West
1/8" = 1'-0"



① East
1/8" = 1'-0"

ELEVATION NOTES

- ① Stucco, painted
- ② Fiberglass shutter
- ③ Aluminum storefront glazing system
- ④ Composite door
- ⑤ Composite window
- ⑥ Metal railing, painted
- ⑦ Steel door, painted
- ⑧ Stone veneer
- ⑨ Existing grade
- ⑩ Proposed grade
- ⑪ 6 ft CMU boundary wall with stucco finish
- ⑫ Metal pedestrian gate, painted
- ⑬ Metal sliding, automatic vehicle gate, painted
- ⑭ Metal signage
- ⑮ Offsite building
- ⑯ Painted steel fin at jamb, see keynote in elevation for color



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record



Issue Dates

No.	Description	Date

Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.

© 2021 Tyler Kelly Architecture, Inc.

Date	Project No.
2021-11-01	21-06

Sheet Number
A-411

Description
ELEVATIONS

Scale 1/8" = 1'-0"