

LA PINTORESCA APARTMENTS EXPANSION

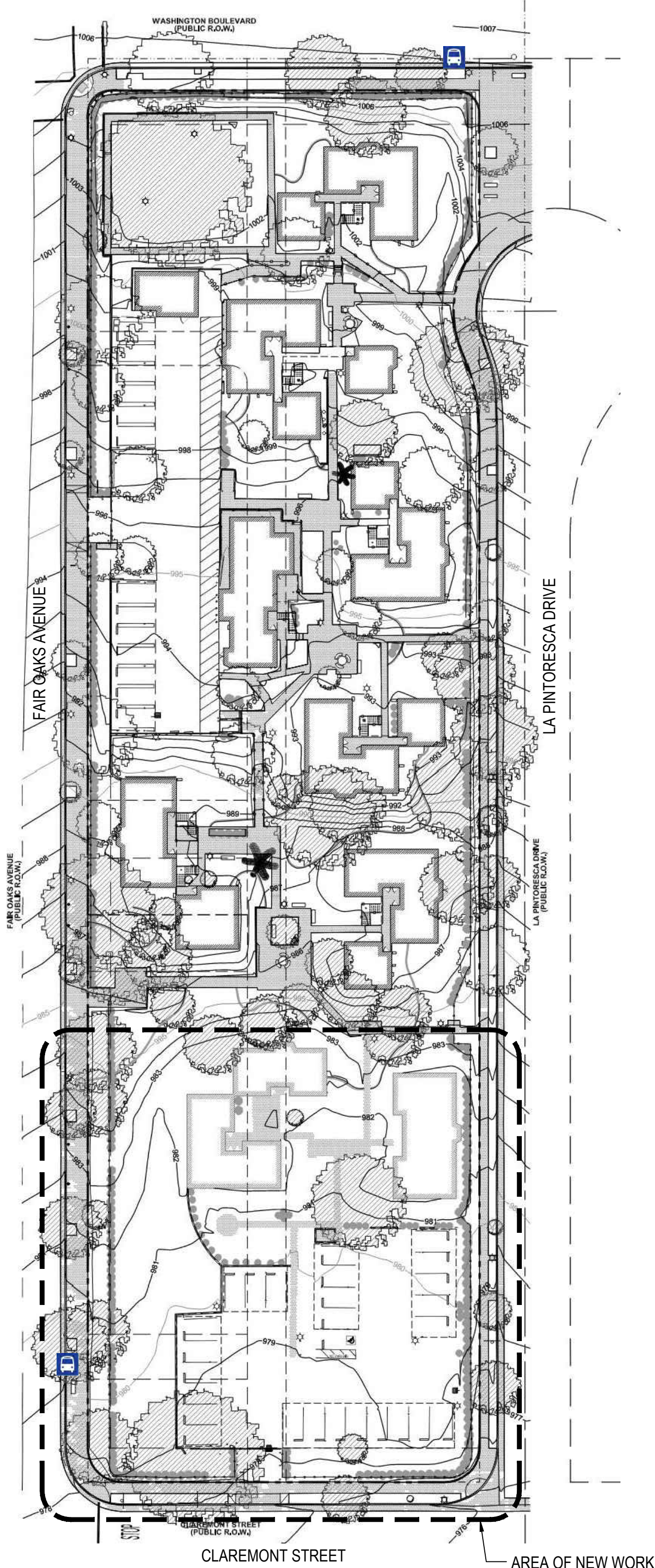


NO.	DATE	DESCRIPTION
		PREDEVELOPMENT PLAN REVIEW
	03/15/2021	

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930 Colorado Boulevard, Suite 1,
Los Angeles, California 90041 | P. 323.254.9200

AREA OF NEW CONSTRUCTION



OWNER

LA PINTORESCA APARTMENTS
1275 LA PINTORESCA DRIVE
PASADENA, CA 91103

BUILDING CODE

OCCUPANCY: R-2 & S-2
CONSTRUCTION TYPE: V-A FULLY SPRINKLERED (2 & 3 STORIES)
1-A FULLY SPRINKLERED (2 LEVELS OF SUBTERRANEAN GARAGE)

BUILDING CODES: 2022 CALIFORNIA - ADMINISTRATIVE CODE (CAC), TITLE 24 CCR, BUILDING CODE (CBC), ELECTRICAL CODE (CEC), MECHANICAL CODE (CMC), PLUMBING CODE (CPC), ENERGY CODE (CEC), FIRE CODE (CFC), EXISTING BUILDING CODE (CEBC), GREEN BUILDING STANDARDS CODE (CALGREEN), REFERENCED STANDARDS CODE, TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PROJECT DATA

ADDRESS: 1275 LA PINTORESCA
ASSESSOR'S PARCEL NUMBER: 5728-009-036
CURRENT ZONING DISTRICT: RS-6 (MEDIUM DENSITY RESIDENTIAL)
0-16 DU/ACRE
SPECIFIC PLAN: FGSP (FAIR OAKS / ORANGE GROVE)
RM - 16 (MULTI-FAMILY RESIDENTIAL)

SETBACKS:
FRONT: 10 FEET
REAR: 0 FEET
REAR CORNER LOT: 5 FEET
CORNER SIDE: 15 FEET
SIDES: 5 FEET
MAXIMUM BUILDING HEIGHT: 32 FEET - HIGHEST RIDGE LINE
LOT SIZE: 104,704.012 SQ. FT. (2.403 ACRES)

LEGAL DESCRIPTION:
BEING A PORTION OF LOTS 1, 2, 22, 23 AND 32 AND ALL OF LOTS 3 THROUGH 21 AND 24 THROUGH 31 PER BK 8 PG 179

EXISTING DATA:
10 - 2 STORY LOW INCOME APARTMENT BUILDINGS, INCLUDING A COMMUNITY ROOM, LAUNDRY FACILITY AND A MANAGEMENT OFFICE
1 - 1 STORY STORAGE BUILDING

SQUARE FOOTAGE: 30,659 SQ. FT.
NUMBER OF APARTMENTS: 62
PARKING SPACES: 39 STANDARD STALLS
1 ACCESSIBLE STALL

2 EXISTING BUILDINGS (13 APARTMENTS) TO BE DEMOLISHED.
26 EXISTING STALLS TO BE REMOVED.

PROPOSED:
A NEW 2 AND 3 STORY BUILDING WITH 54 NEW APARTMENTS AND 2 LEVELS OF SUBTERRANEAN PARKING

MAX DENSITY ALLOWED: (104,704 / 43,560) X 16 = 38 UNITS
EXISTING: 62 UNITS
PROPOSED: 107 UNITS (58 NEW & 49 EXISTING)

UNITS	REQD PARKING
35 STUDIO UNITS (>650 SF):	35 STALLS (35*1)
13 1-BEDROOM UNITS (>650SF):	13 STALLS (13*1)
9 1-BEDROOM UNITS (<650SF):	14 STALLS (9*1.5)
1 2-BEDROOM UNIT:	2 STALLS (1*1.5)
	6 GUEST STALLS (1 STALL FOR EVERY 10 UNITS)
NO OF STALLS DEMO:	26
TOTAL:	96 STALLS REQUIRED
	109 PROVIDED (107 REGULAR & 3 ACCESSIBLE)

ELECTRIC VEHICLE CHARGING CAPABLE STALLS (EV): 11 STALLS (10%)

BICYCLE PARKING:
1 FOR EVERY 6 UNITS: 58 / 6 = 10 SPACES

UNIT COUNT
ORIGINAL NO. OF UNITS: 62
NO. OF UNITS TO DEMO: (13)
PROPOSED NO OF (N) UNITS: 58
TOTAL (NEW & EXISTING): 107

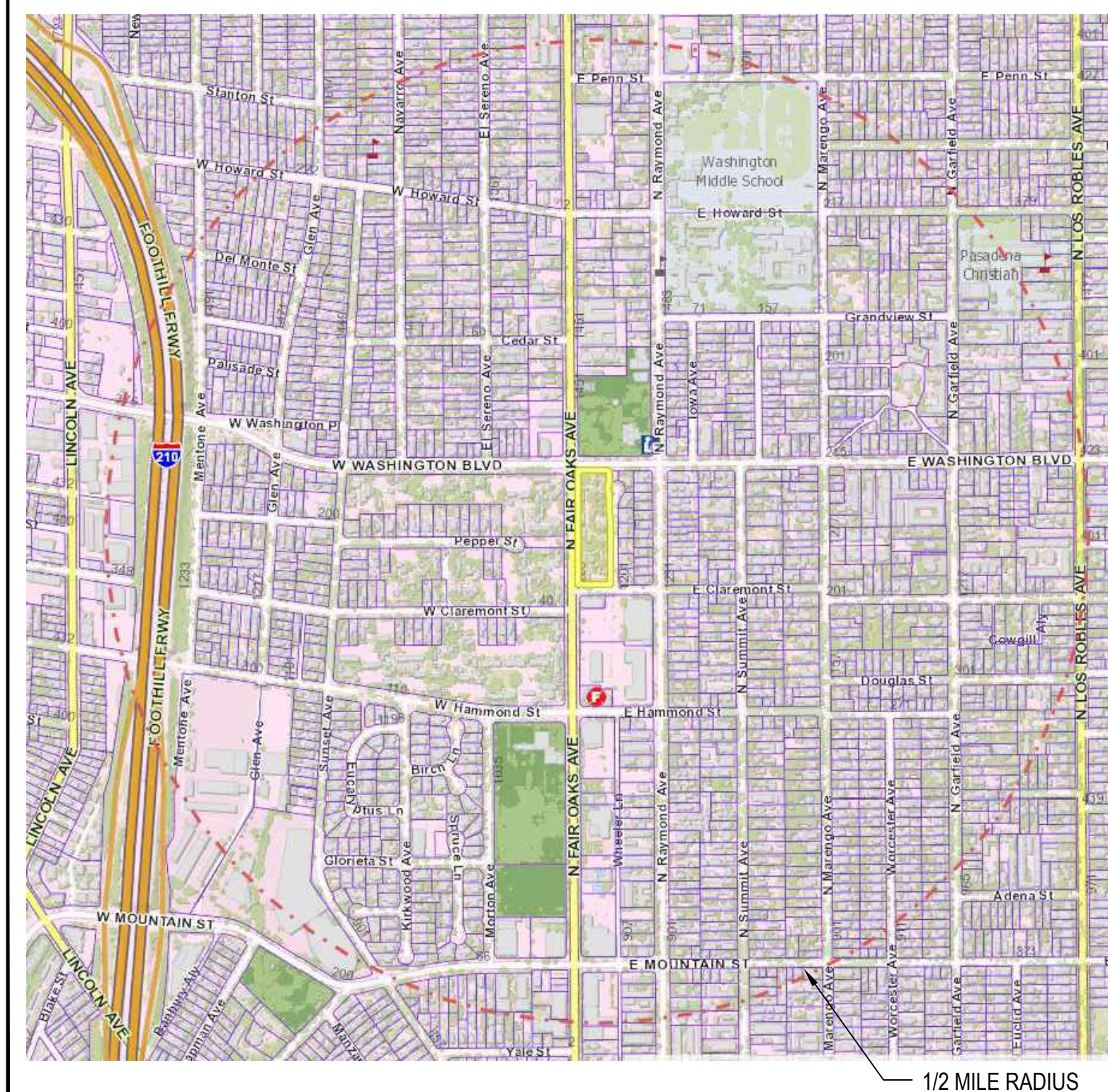
PROPOSED UNIT & AREA BREAKDOWN

	STUDIO	1 BEDROOM	2 BEDROOM	COMMON ROOMS	SF
1ST FLOOR:	12	8	1	COMMUNITY ROOM & LAUNDRY FACILITIES	11,771
2ND FLOOR:	18	9	-		13,463
3RD FLOOR:	4	6	-		5,404
	34	23	1		30,638 SF
UPPER GARAGE					24,305 SF
LOWER GARAGE					16,437 SF
STAIRS	SF				
1ST FLOOR:	122 * 3 =	366			
2ND FLOOR:	122 * 3 =	366			
3RD FLOOR:	122 * 2 =	244			
UPPER GARAGE:	122 * 2 =	244			
LOWER GARAGE:	122 * 2 =	244			
					1,464 SF
ELEVATOR	SF				
ON 5 LEVELS:	50 * 5 =	250 SF			
TOTAL SQ. FT. : 83,802 SF					

SHEET INDEX

- G-0.0 TITLE SHEET
- G-0.1 VISUAL CONTEXT
- G-0.2 VISUAL CONTEXT
- G-0.3 SITE PHOTOMONTAGE
- G-1.0 SURVEY
- A1.0 SITE PLAN
- A-2.1 FIRST FLOOR PLAN
- A-2.2 SECOND FLOOR PLAN
- A-2.3 THIRD FLOOR PLAN
- A-2.4 ROOF PLANS
- A-2.5 UPPER GARAGE PLAN
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- A-3.1 ELEVATIONS
- A-3.2 3D VIEWS

1/2 MILE RADIUS MAP



CLIENT

LA PINTORESCA APARTMENTS

1275 La Pintoresca Drive
Pasadena, CA. 91103

PROJECT

LA PINTORESCA APARTMENTS EXPANSION

1275 La Pintoresca Drive
Pasadena, CA. 91103

CONSULTANTS

SURVEYOR: ATLAS GEOSPATIAL
2191 EL CAMINO REAL, SUITE 208L
OCEANSIDE, CA 92054
T. 888.364.1973

ARBORIST: KEVIN NEIMAN
HORTICULTURAL SERVICES
T. 626.780.0979

DATE: 01 February, 2023

DRAWN: AO, AT

CHECKED: DD

PROJECT NO. Project Number

SCALE: CALA22001

DRAWING:

TITLE SHEET

SHEET NO. **G-0**



①



②



③



④



⑤



⑥



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DRAWING:	

VISUAL CONTEXT

SHEET NO.
G-0.1



1323 N. FAIR OAKS AVE.

①



CORNER OF FAIR OAKS AVE. & EAST WASHINGTON BLVD.

②



NORTH PARKING ENTRANCE TO PINTORESCA APARTMENTS OFF OF NORTH FAIR OAKS AVE.

③



BUILDING TO BE REMOVED - N. FAIR OAKS AVE.

④



1237 NORTH FAIR OAKS AVE.

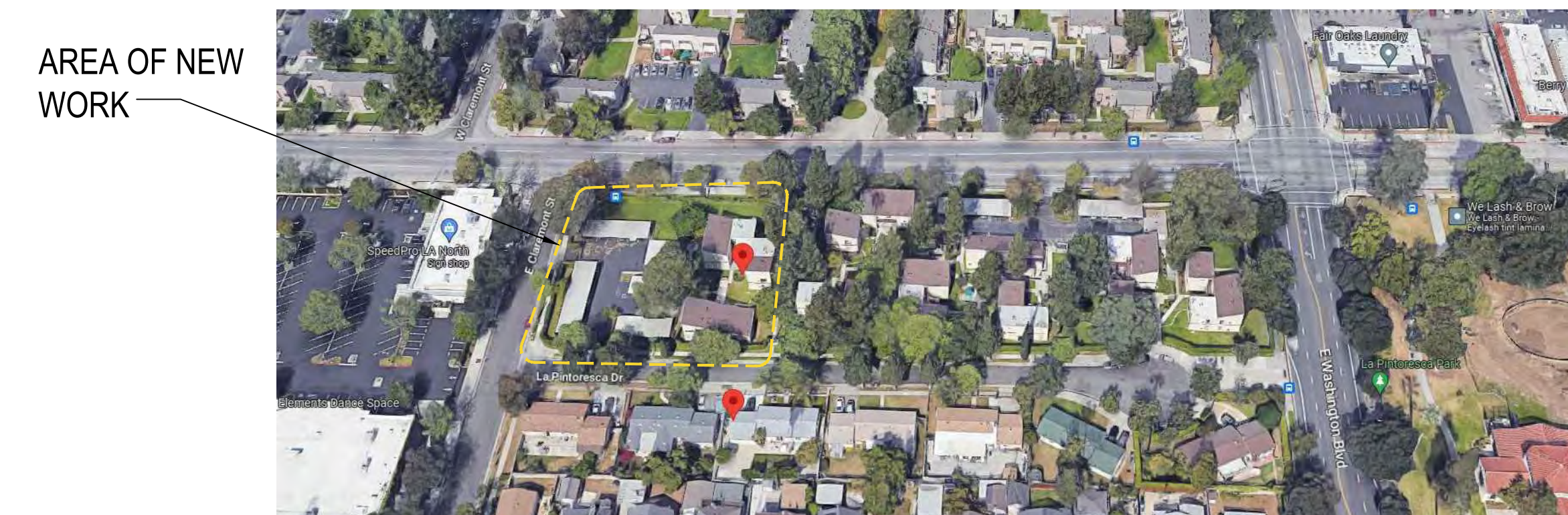
⑤



1169 & 1183 NORTH FAIR OAKS AVE.

1281 & 1283 NORTH FAIR OAKS AVE.

⑥

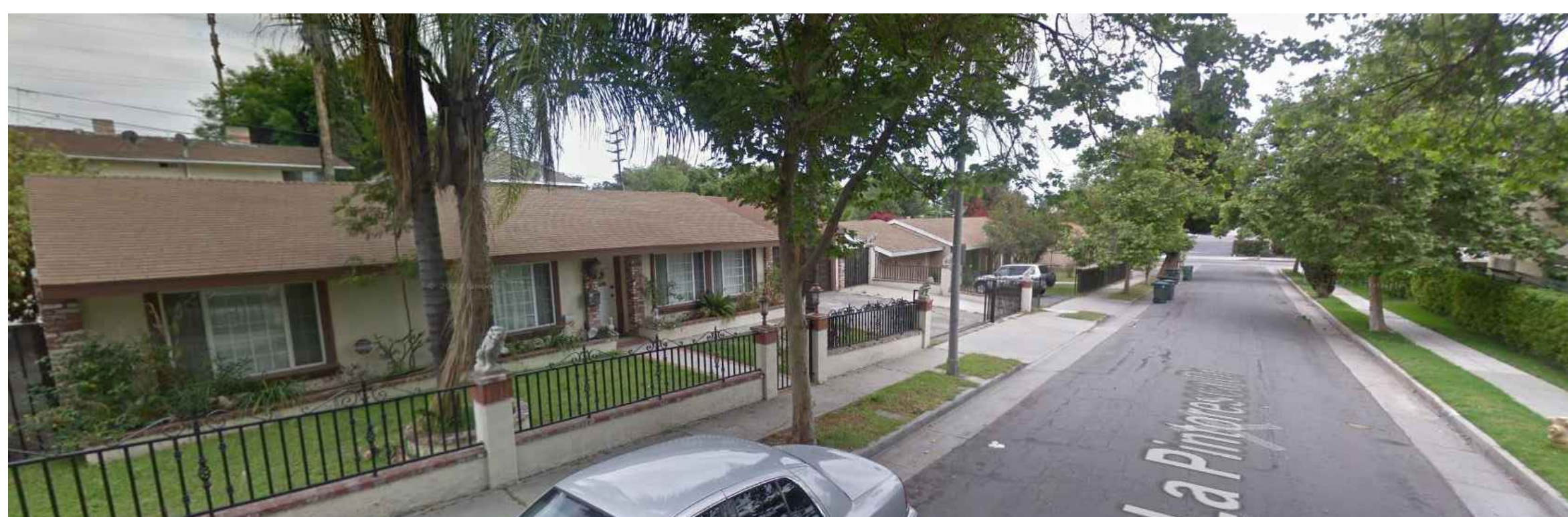


AERIAL VIEW OF SITE



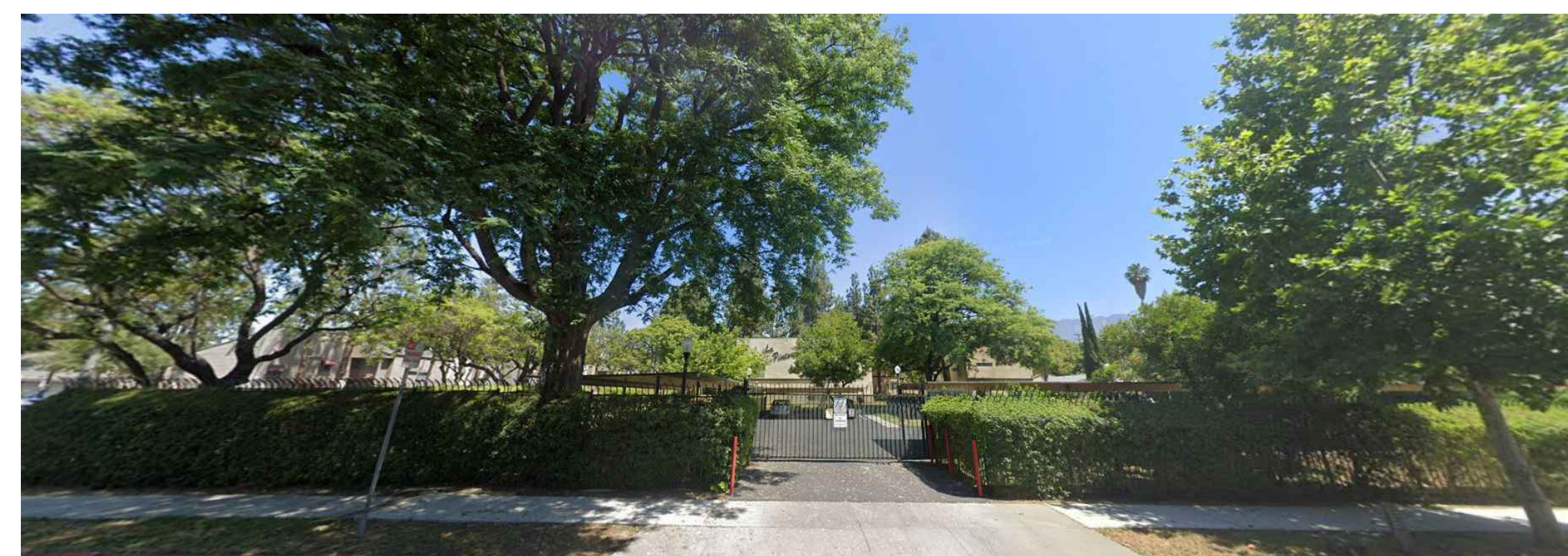
1236 LA PINTORESCA DRIVE

⑦



1258 LA PINTORESCA DRIVE

⑧



23 EAST CLAREMONT ST.

⑨



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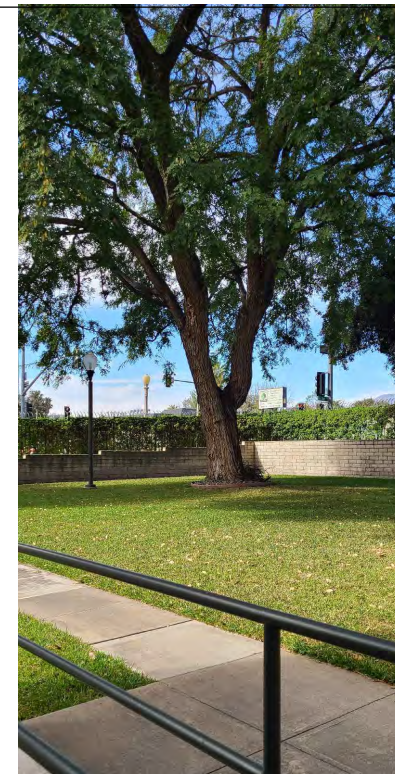
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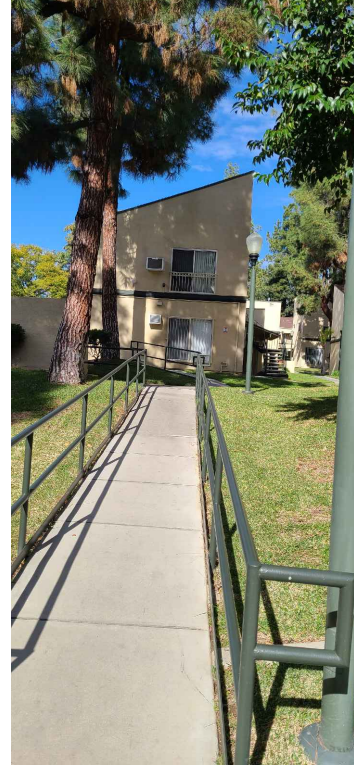
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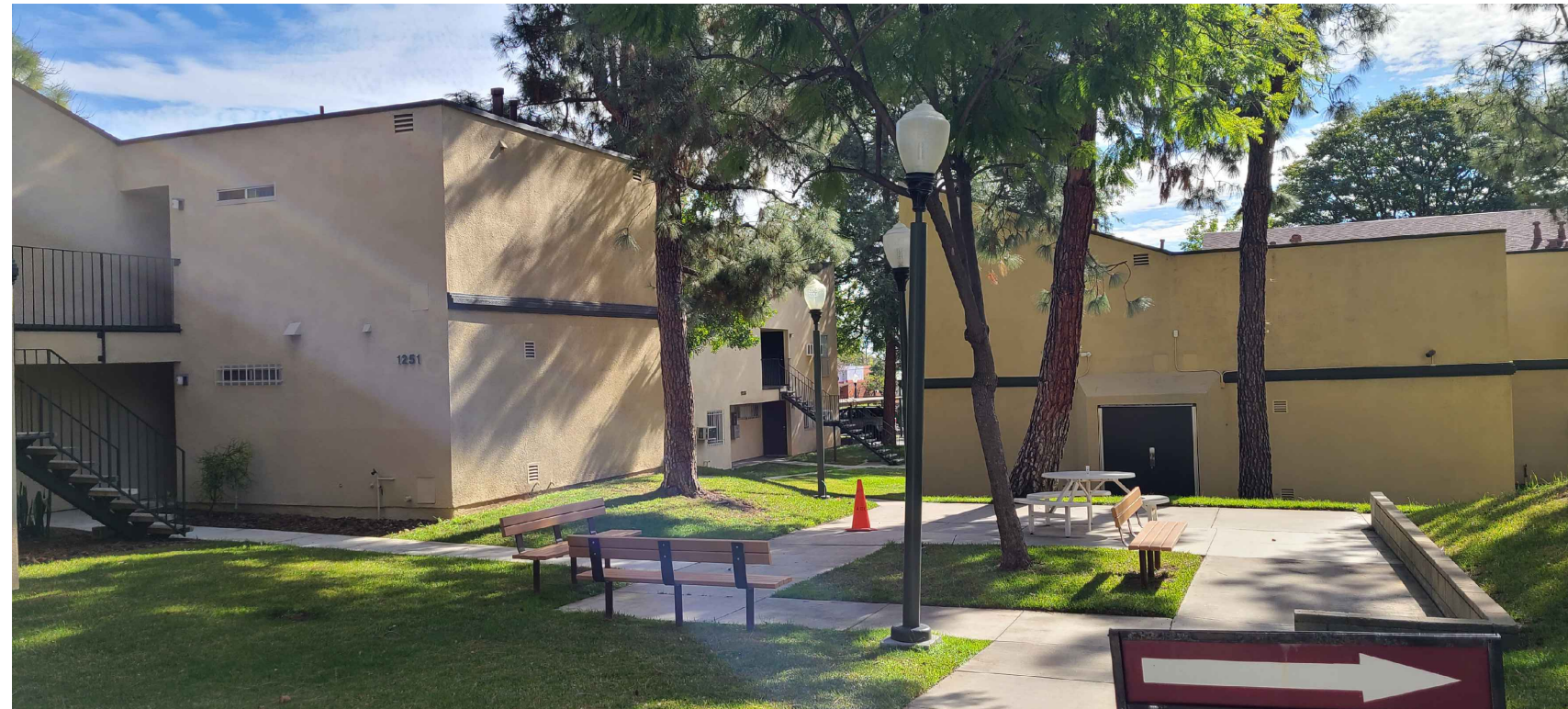
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6



7



8



9



10



11



12



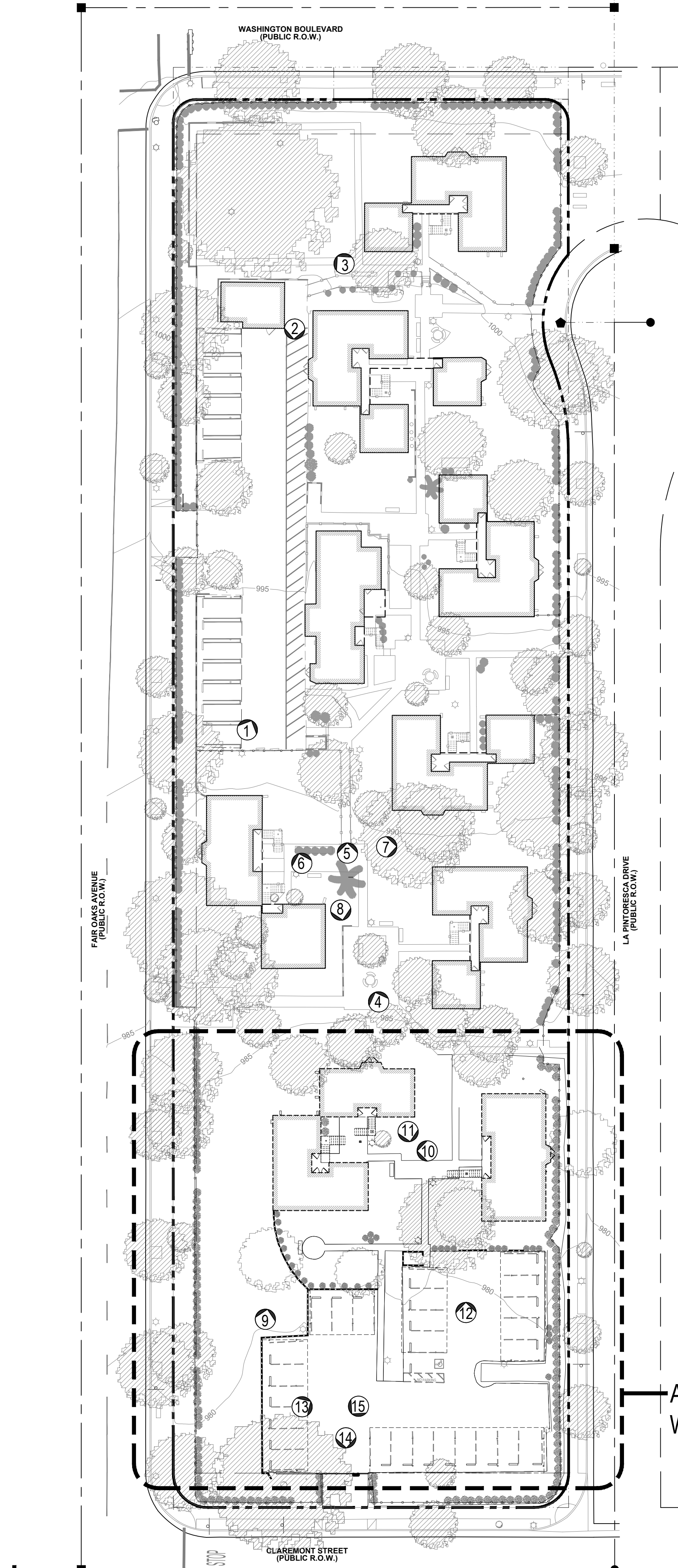
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14



15



AREA OF WORK

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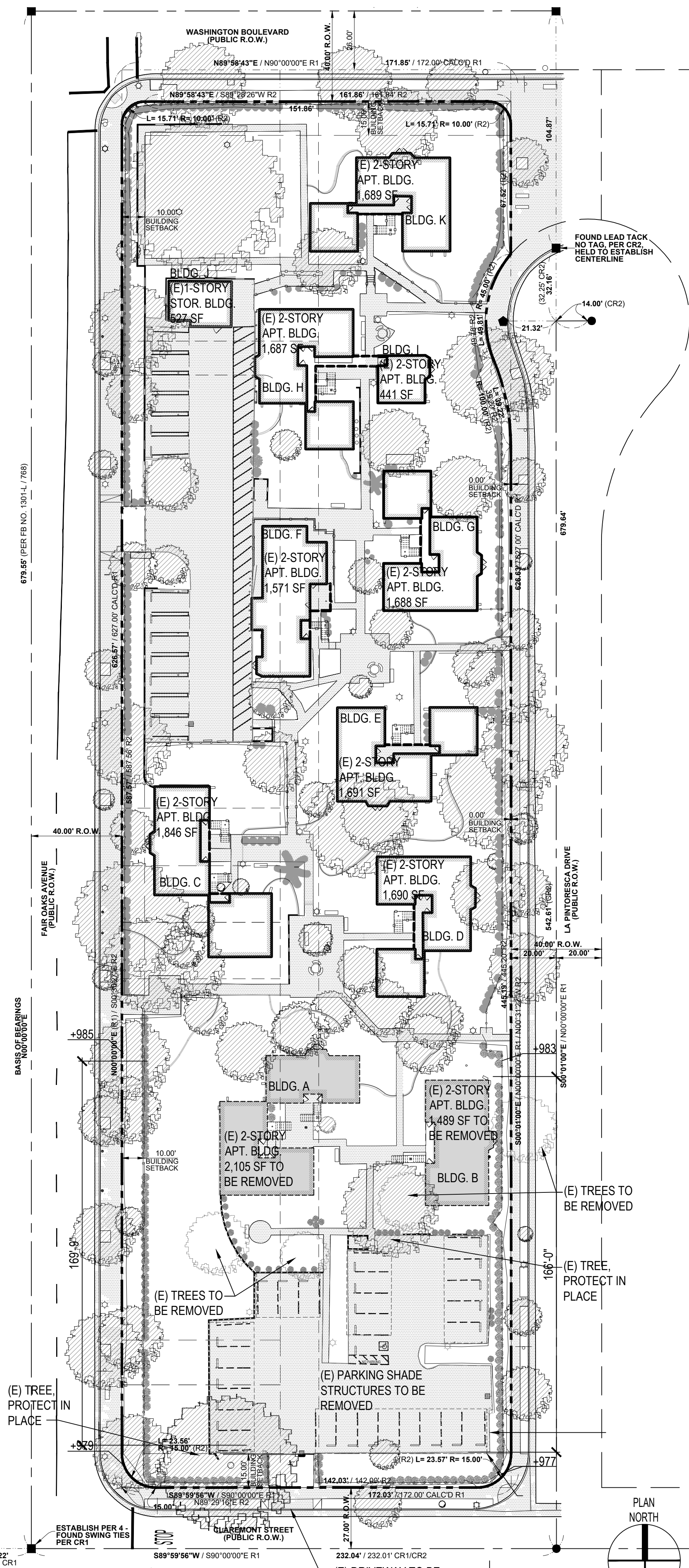
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DRAWING:	SITE PHOTOMONTAGE

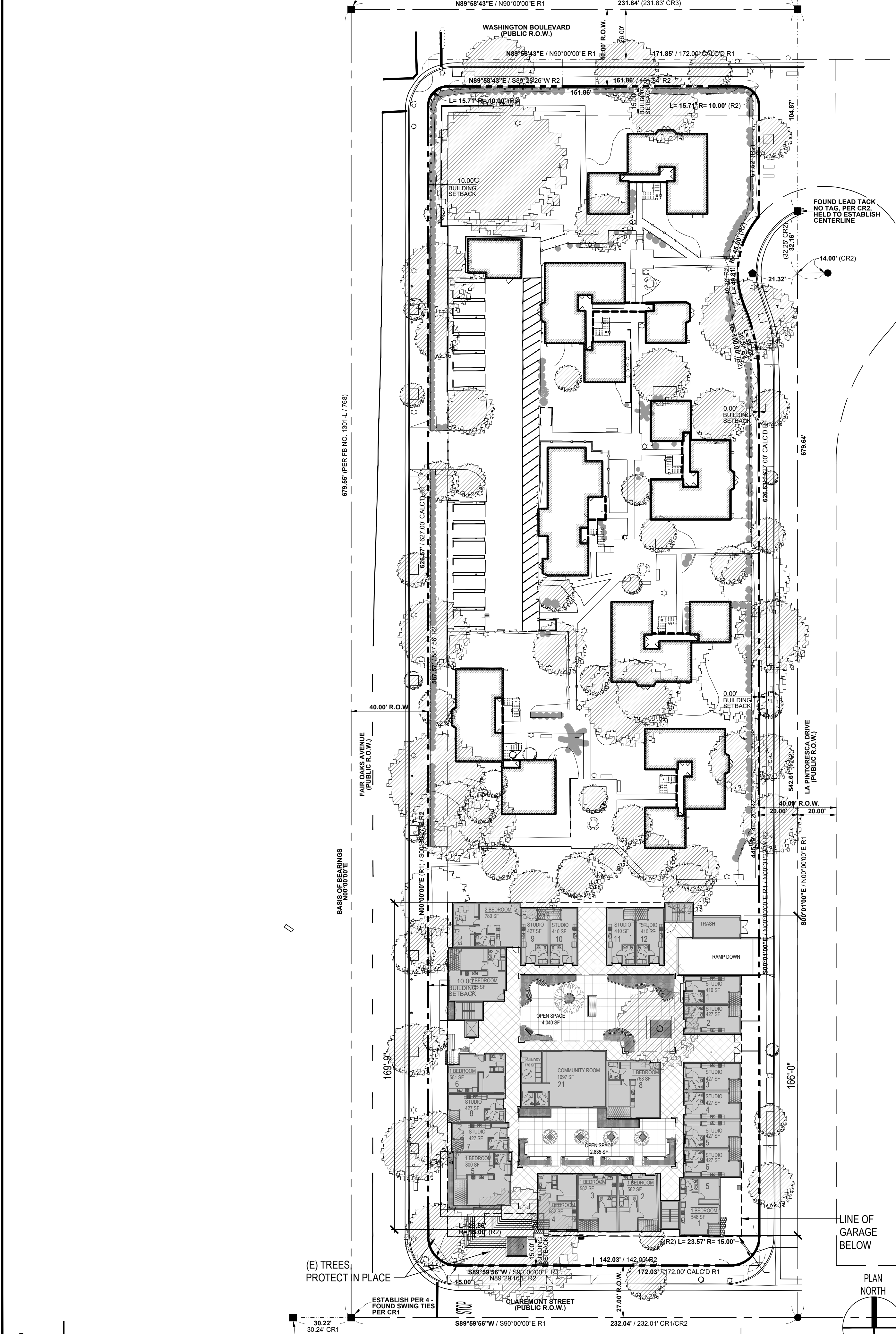
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G:\PLUS\From Porch\La Pintareshal\Sheets\A-1 SITE PLAN.dwg, 3/1/2023 4:43:54 PM, DWG To PDF.pc3



1 EXISTING / DEMO SITE PLAN
 SCALE: 1/32"=1'-0"
 149'-6"



2 PROPOSED SITE PLAN
 SCALE: 1/32"=1'-0"
 149'-6"

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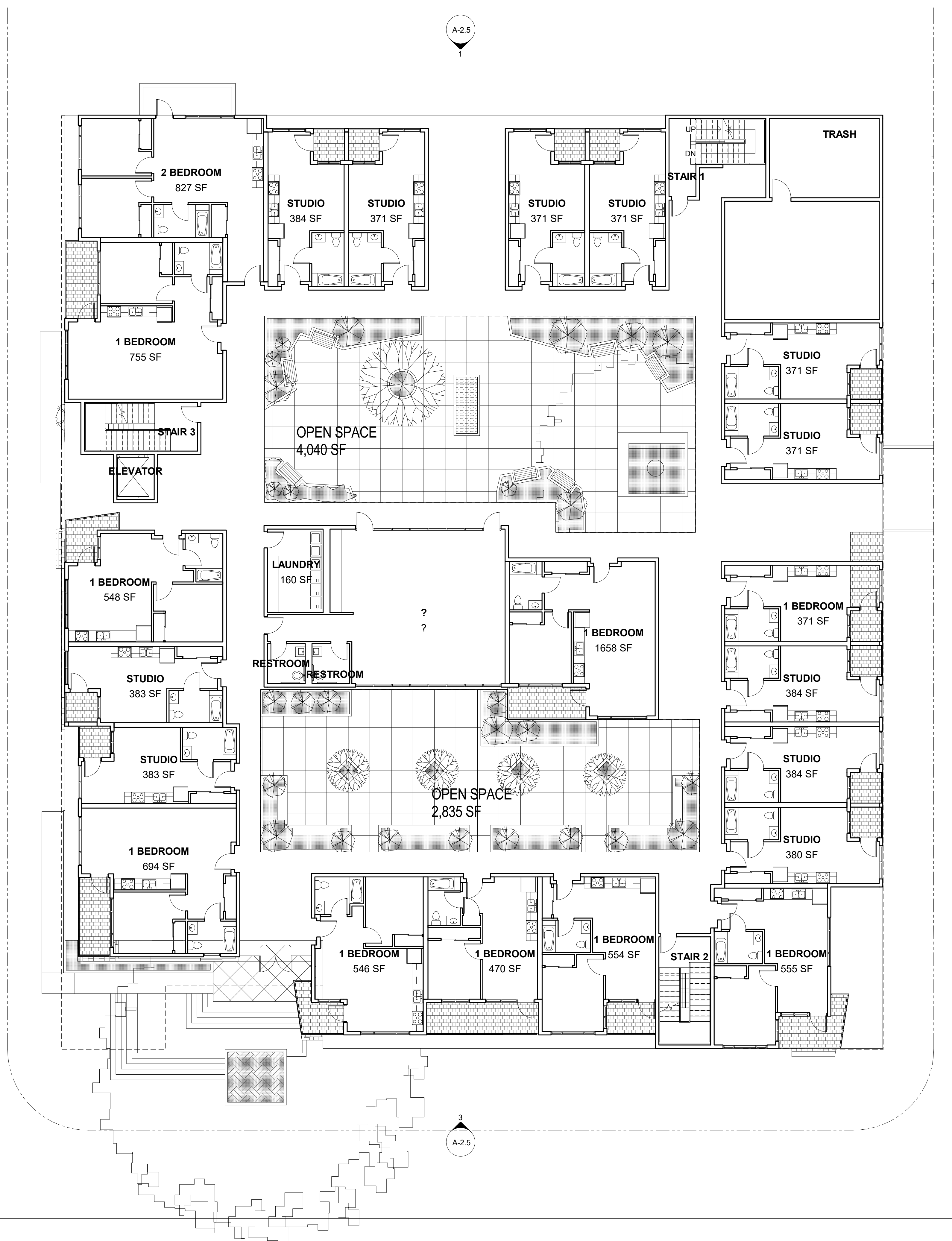
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DRAWING:
SITE PLAN

SHEET NO.
A-1



1 1ST FLOOR
3/32" = 1'-0"

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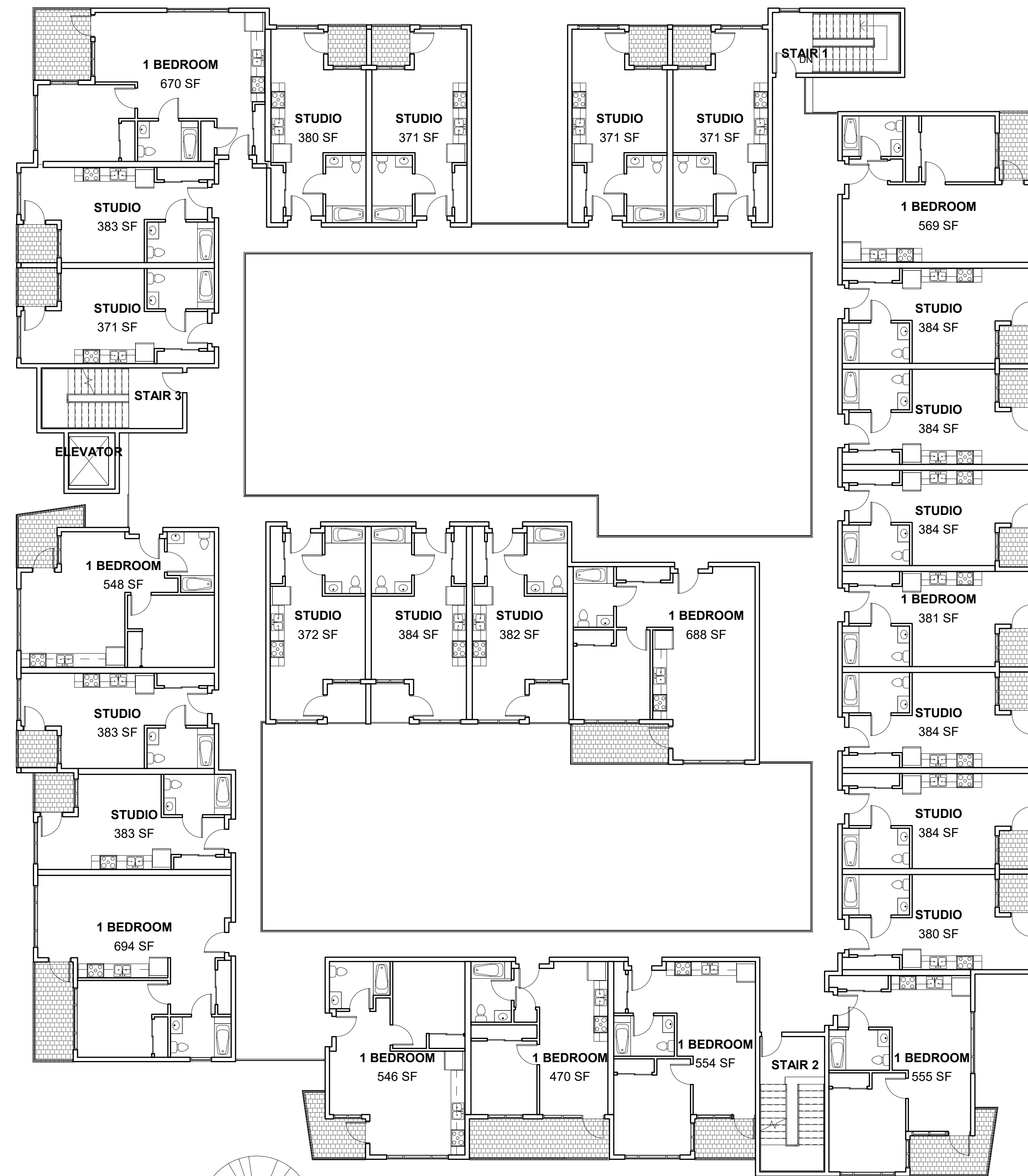
PROJECT
NEW APARTMENT BUILDING AT EXISTING COMPLEX

1275 LA PINTORESCA DRIVE
PASADENA, CA 91103

DATE 02/23/23
PROJECT # CALA22001

TITLE
FIRST FLOOR PLAN

SHEET NO
A-2.1



A-3.1
1

A-3.1
4

A-3.1
2

A-3.1
3

1 2ND FLOOR
3/32" = 1'-0"

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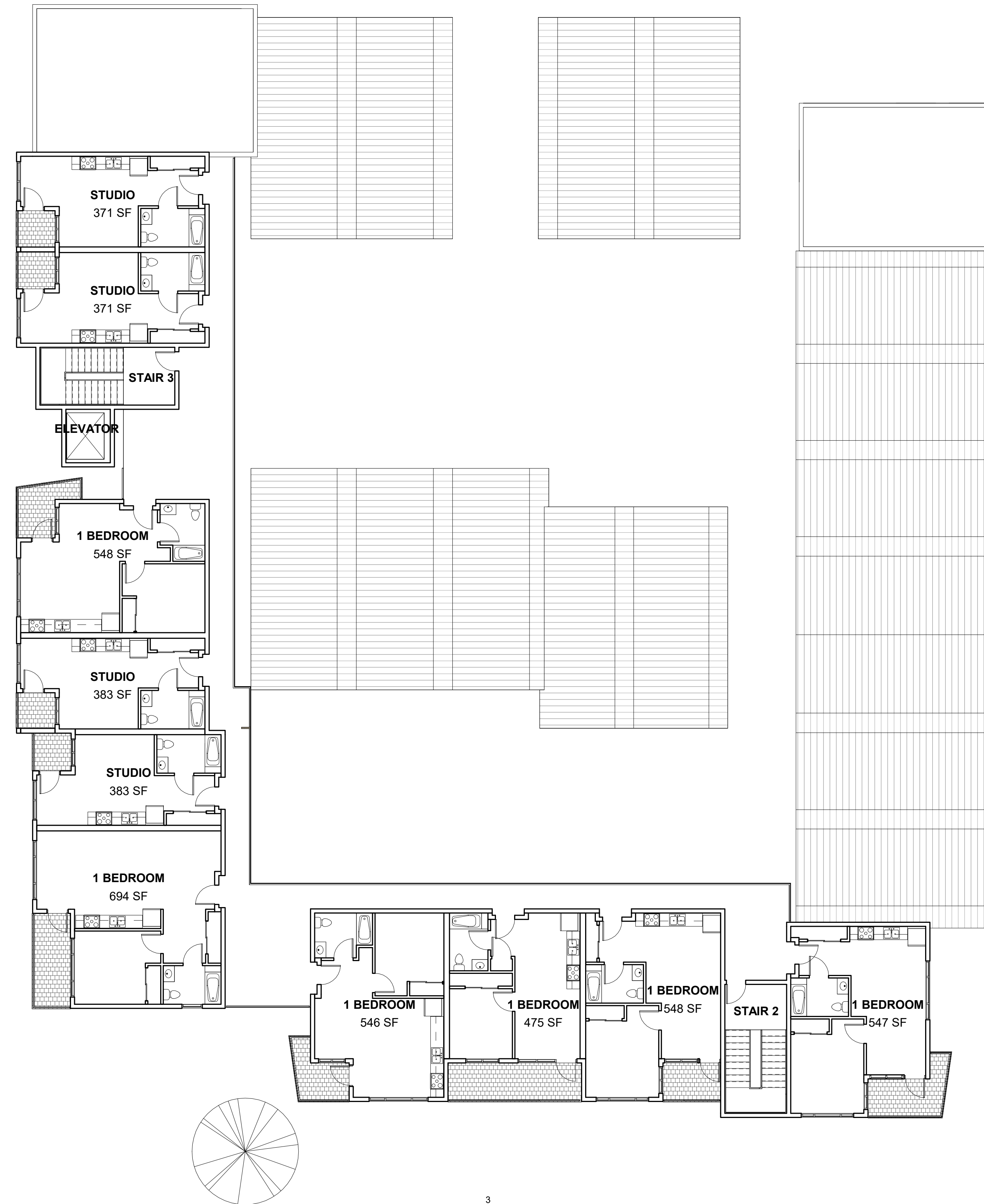
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DATE 02/23/23
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TITLE
SECOND FLOOR PLAN

SHEET NO
A-2.2



① 3RD FLOOR
3/32" = 1'-0"

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DATE 02/23/23
PROJECT # CALA22001

TITLE
THIRD FLOOR PLAN

SHEET NO
A-2.3



1 ROOF
3/32" = 1'-0"

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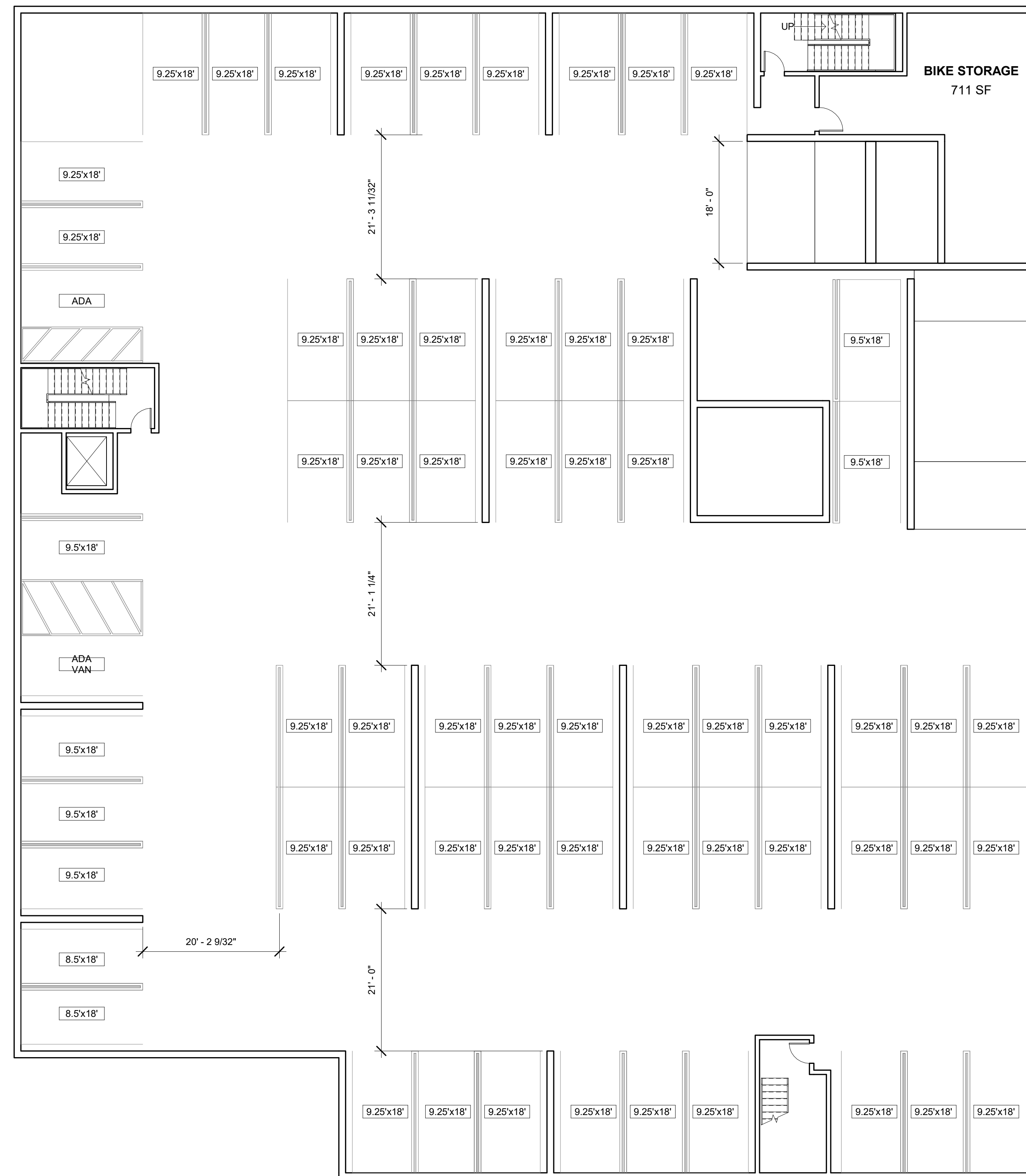
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DATE	02/23/23
PROJECT #	CALA22001
TITLE	ROOF PLAN
SHEET NO	A-2.4



① UPPER LEVEL PARKING
3/32" = 1'-0"

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DATE 02/23/23
PROJECT # CALA22001

TITLE
UPPER LEVEL PARKING

SHEET NO
A-2.5



1 WEST ELEVATION
 A1-3.0 REF. SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
 A1-3.0 REF. SCALE: 1/8"=1'-0"



3 EAST ELEVATION
 A1-3.0 REF. SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
 A1-3.0 REF. SCALE: 1/8"=1'-0"

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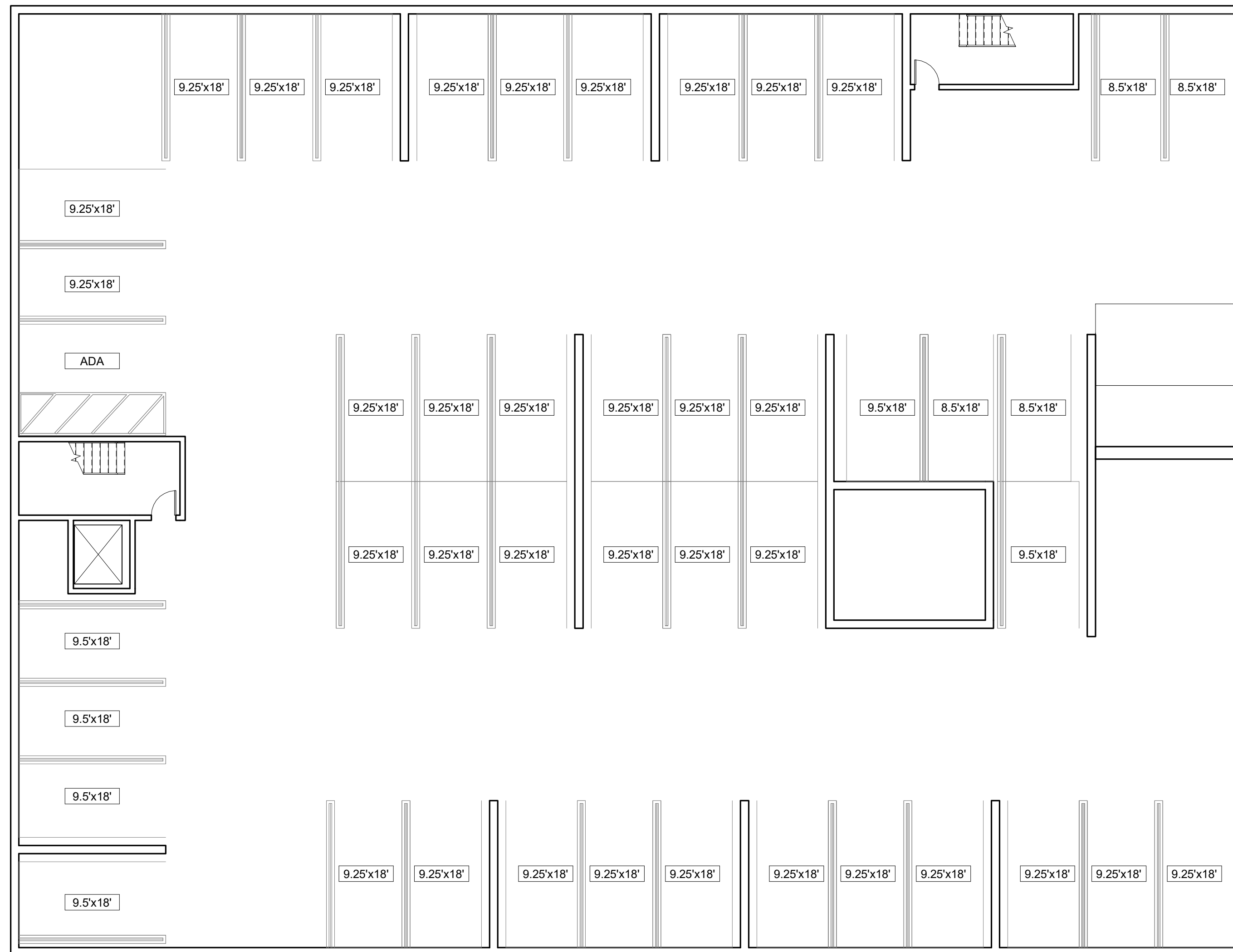
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DRAWING:
ELEVATIONS

SHEET NO.
A-3.0

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① LOWER LEVEL PARKING
3/32" = 1'-0"

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TITLE
LOWER LEVEL PARKING

SHEET NO
A-2.6



① NORTH ELEVATION
3/32" = 1'-0"



② EAST ELEVATION
3/32" = 1'-0"



③ SOUTH ELEVATION
3/32" = 1'-0"



④ WEST ELEVATION
3/32" = 1'-0"

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DATE 02/23/23
PROJECT # CALA22001
TITLE

EXTERIOR ELEVATIONS

SHEET NO
A-3.1



① 3D View 1



④ (3D) Copy 1



③ 3D View 3



② 3D View 2

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TITLE
3D VIEWS

SHEET NO
A-3.2