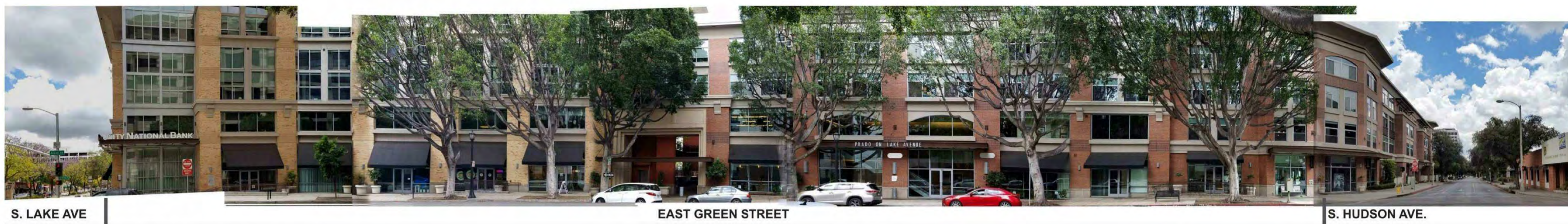


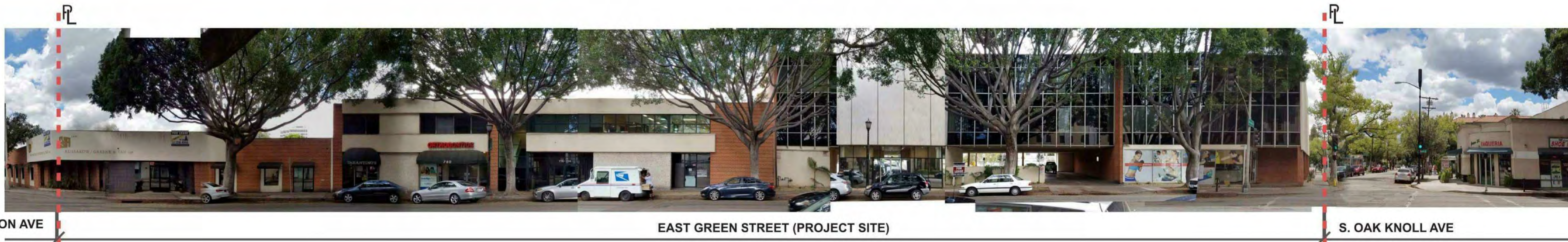
ATTACHMENT G



740 - 790 E. GREEN STREET



A GREEN STREET EAST OF THE PROJECT



B GREEN STREET - PROJECT SITE





A GREEN STREET WEST OF THE PROJECT



B OAK KNOLL AVE - WEST OF THE PROJECT



C OAK KNOLL AVE - NORTH WEST OF THE PROJECT



A OAK KNOLL AVE - PROJECT SITE

OAK KNOLL AVE. (PROJECT SITE)



B HUDSON AVE - PROJECT SITE

HUDSON AVE. (PROJECT SITE)



C HUDSON AVE - EAST OF PROJECT





PROJECT INFORMATION

Site Address: 770 E GREEN STREET, PASADENA CA 91101

LOT AREA

Lot Area (prior to dedications) 101,661 sf (2.33 acre)

EXISTING BUILDINGS TO BE REMOVED LEGEND

- BUILDING A (1963):** BUILDING FOOTPRINT = 3,998 SF
BUILDING HEIGHT = 52' +/-
5 STORY BLOCK / STUCCO
- BUILDING B (1963):** BUILDING FOOTPRINT = 723 SF
BUILDING HEIGHT = 52' +/-
5 STORY BLOCK / STUCCO
- BUILDING C (1963):** BUILDING FOOTPRINT = 17,308 SF
BUILDING HEIGHT = 52' +/-
2 STORY BLOCK / STUCCO
- BUILDING D (1951):** BUILDING FOOTPRINT = 7,425 SF
BUILDING HEIGHT = 22' +/-
1 STORY BLOCK / STUCCO
- BUILDING E (1950):** BUILDING FOOTPRINT = 7,425 SF
BUILDING HEIGHT = 17' +/-
1 STORY BLOCK / STUCCO

PROPOSED NEW BUILDINGS

- BUILDING 1 (NORTH HALF ALONG GREEN STREET):**
TOTAL AREA (FAR) = 86,468 SF
BUILDING FOOTPRINT = 31,225 SF (30.7% OF SITE)
TYPE III - CONSTRUCTION
MIXED USE - OCCUPANCY GROUP B, GROUP A, GROUP R-2
3-4 STORY
- BUILDING 2 (SOUTH HALF):**
TOTAL AREA (FAR) = 160,627 SF
BUILDING FOOTPRINT = 37,524 SF (36.9% OF SITE)
MIXED USE - OCCUPANCY GROUP B, GROUP R-2
TYPE III - CONSTRUCTION
5 STORY
- SUBTERRANEAN PARKING:**
TOTAL AREA = 7,057 SF
BUILDING FOOTPRINT = 88,619 SF (87% OF SITE)
OCCUPANCY GROUP S-2
TYPE I - CONSTRUCTION
2 STORY SUBTERRANEAN
- LANDSCAPED AREAS:**
TOTAL AREA = 27,795 SF (27.3% OF SITE)

DENSITY

Project Base Density: 87 DU per acre
Lot Area: 2.33 acres
Base Density: 203 Units
Proposed Density (with 30% density bonus): ***263 Units**
Number of Affordable Units: **41 Units**
**Proposed Residential Units will be rental units.*

FLOOR AREA RATIO

Allowed (Maximum Allowed 2.0 + .5 FAR per FAR concession)*: 254,152 SF (2.5* -1)
Proposed: 254,152 SF

**Per Zoning Code Section 17.30.040, "Central District Max. Floor Area", maximum allowed is 2.0:1. An Additional 0.5 FAR as outlined in Zoning Code Section 17.43.055.B.2 is to be utilized.*

PARKING

REQUIRED Residential
Units with less than 650 sf: 87 Units x 1.00 = 87 Spaces
Units with more than 650 sf: 176 Units x 1.50 = 267 Spaces
354 Spaces

Guest Parking 1 space per 10 units = 26 Spaces

Offices (1 Occupancy Type)
Office Use (14,346 sf) 3 spaces per 1,000 sf = 43 Spaces
Total after 25% reduction per TOD = 32 Spaces

Total Required (Resident + Guest + Offices) 412 Spaces

PROPOSED
Residential: 355 Spaces
Guest: 26 Spaces
Offices: 35 Spaces
Total Proposed 416 Spaces

Zoning and Land - Use Designation
CD District, Sub-District Pasadena Playhouse

HEIGHT

Height (per Section 17.30.040)	Maximum height per CD District	Proposed Heights:
North Building (APN 5734-025-024,014,026)	35'-0" up to *47'-0"	**35' to **47'-0"
South Building (APN 5734-025-027,029)	50'-0" up to *62'-0"	**50' to **62'-0"

(* Per 17.43.055 (B) Affordable Housing Concession - a maximum allowable height of each building by up to 12 feet beyond otherwise applicable standard over no more than 60% of the proposed footprint of the respective building.
(**) Per 17.40.060 (D) Excluding appurtenances, that may exceed 15 feet when covering no more than 25% of the roof area.

SET BACKS

	REQUIRED	PROPOSED
Green Street	0'	3' to building (provides 19' sidewalk)
Oak Knoll Ave (within 135' from Green St)	0'	0'-0"
Remainder of Oak Knoll Avenue	0' to 5' max.	5'-0"
Hudson Avenue (within 135' from Green St)	0'	0'-0"
Remainder of Hudson Ave	0' to 5' max.	5'-0"
Interior Side/Rear (South PL)	0'	10'-0"

SIDE WALK WIDTH

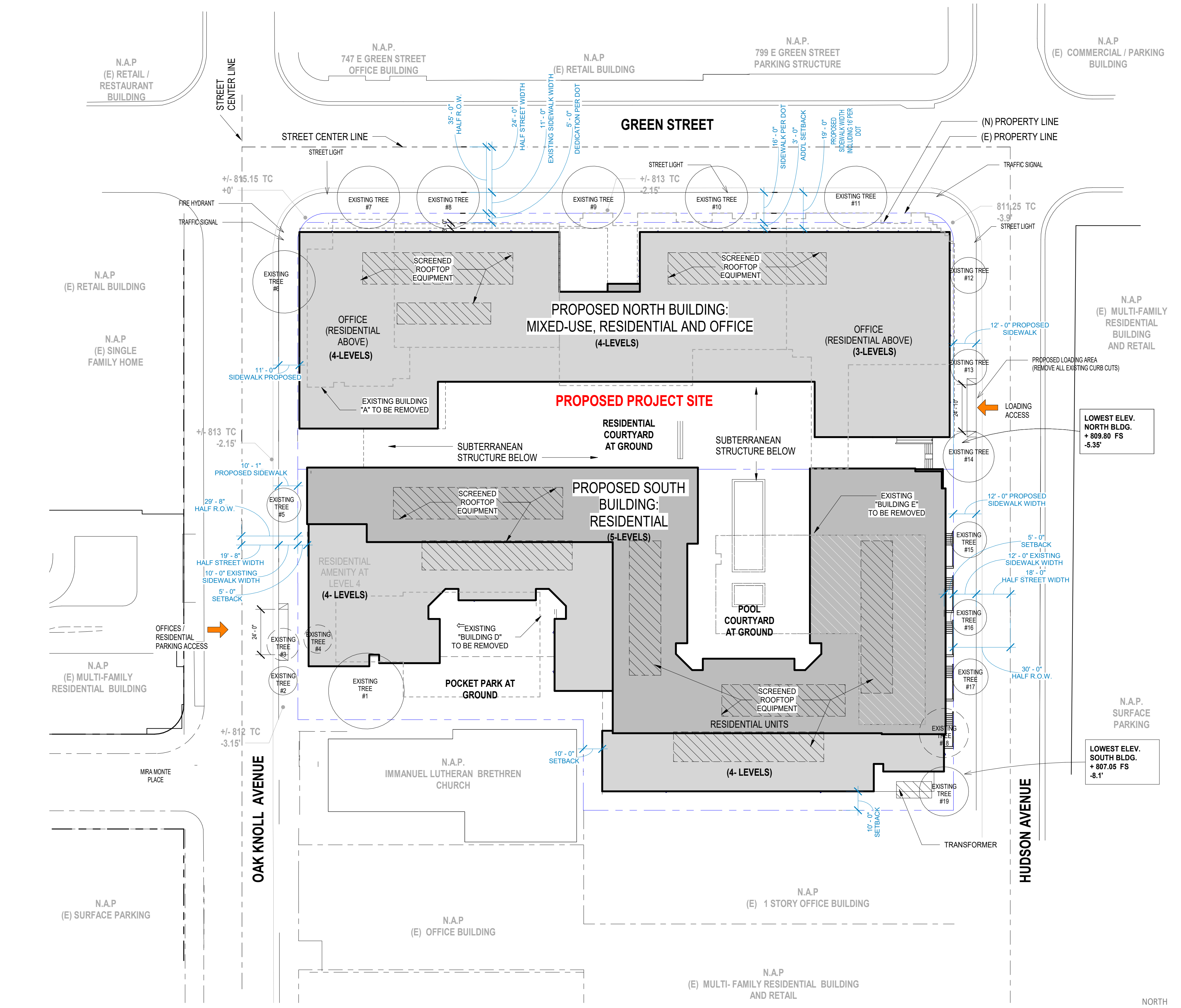
	REQUIRED	EXISTING	PROPOSED
Green Street	10'	11'	19' sidewalk (16' sidewalk per DOT)
Hudson Avenue	10'	12'	North Building - 12' - 0" South Building - 12' - 0"
Oak Knoll Avenue	10'	10'	North Building - 11' - 0" South Building - 10' - 0"

BICYCLE PARKING

REQUIRED
Offices (14,346 sf): (0) Class 1 + (4) Class 2 = (4) Spaces
Residential (1Space per 6 Units): (44) Class 1 + (0) Class 2 = (44) Spaces

PROPOSED
Offices (14,346 sf): (0) Class 1 + (4) Class 2 = (4) Spaces
Residential (1Space per 6 Units): (44) Class 1 + (0) Class 2 = (44) Spaces
Total Spaces per Class 44 Class 1 (4) Class 2

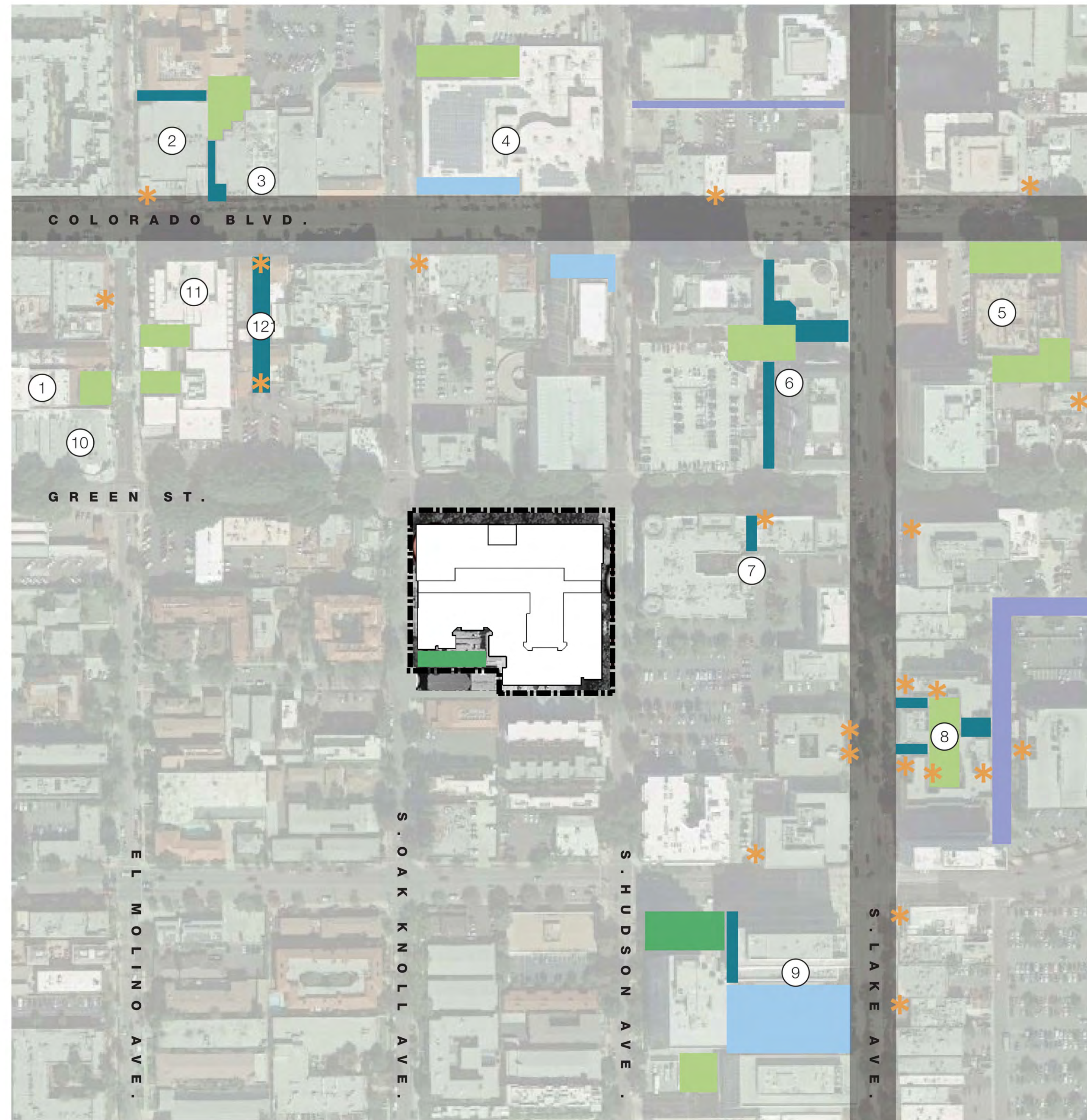
Unit Type	Program	No. of Units	Mix per Product	Net Area (SF)	Parking
S1	STUDIO	4	2%	523	4
S1.1	STUDIO	82	31%	558	82
S2	STUDIO	1	0%	615	1
A1	1BR 1BA	3	1%	650	5
A2	1BR 1BA	45	17%	708	68
A3	1BR 1BA	24	9%	721	36
A3.1	1BR 1BA	46	17%	745	69
A3.2	1BR 1BA	3	1%	721	5
A3.3	1BR 1BA	2	1%	650	3
A3.4	1BR 1BA	2	1%	834	3
B1	2BR 2BA	3	1%	1,095	5
B2	2BR 2BA	16	6%	1,118	24
B3	2BR 2BA	11	4%	1,128	17
B4	2BR 2BA	8	3%	1,193	12
B5	2BR 2BA	10	4%	1,216	15
B6	2BR 2BA	3	1%	909	5
Total		263	100%	Total Area 196,990 SF Ave. Unit SF 749 SF	354 Spaces
Total Guest Parking (1 per 10 Units) 26 Spaces					
Total after 25% Reduction per TOD 32 Spaces					
Offices					
OFFICE 1	3 SPACES PER 1,000 SF			7,770	23
OFFICE 2	3 SPACES PER 1,000 SF			6,576	20
Total				14,346 SF	43 Spaces
Total after 25% Reduction per TOD 32 Spaces					
Amenities & Open Space					
	LOBBY			1,190	
	POOL LOUNGE			2,901	
	LEASING / MAIL			1,697	
	BUSINESS CENTER			3,708	
	FITNESS			3,378	
	POCKET PARK			4,293	
	POOL DECK & COURTYARDS & ROOF TERRACE			255,473	
Total Area				250,640 SF	
Total Residential & Commercial Parking 412 Spaces					



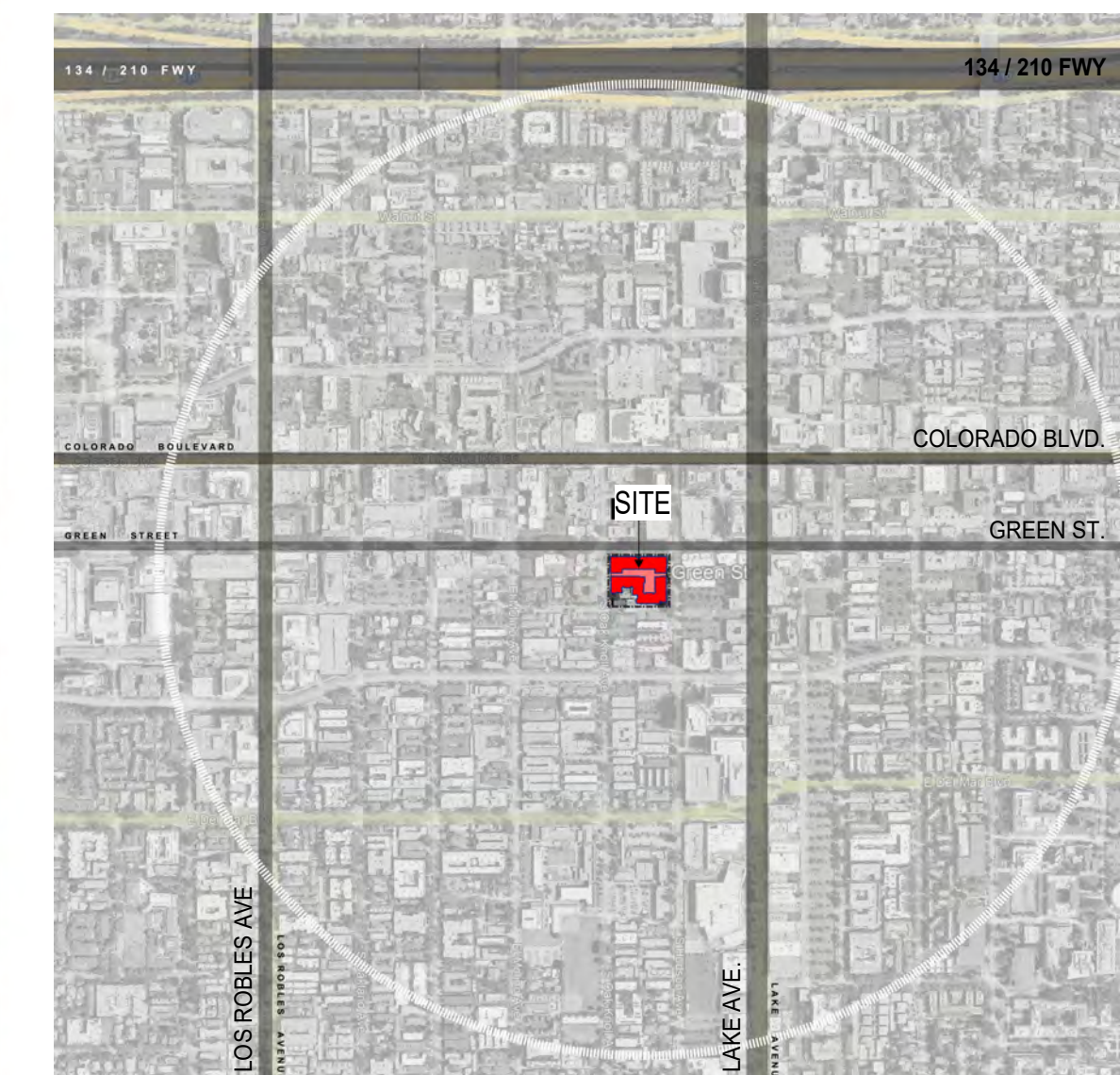
1 Site
1" = 30'-0"

Legend

- Plaza
- Courtyard
- Paseo
- Alleyway
- Urban Green
- Outdoor Dining
- ① Pasadena Playhouse
- ② Laemmle Playhouse Movie Theater
- ③ Vroman's Bookstore
- ④ Target
- ⑤ dusit D2 Hotel Constance
- ⑥ Pasadena Towers
- ⑦ The Prado
- ⑧ The Commons
- ⑨ Corporate Center Pasadena
- ⑩ Jacos Maarse Florists
- ⑪ Playhouse Plaza
- ⑫ The Arcade
- Project Site
- Major Corridor

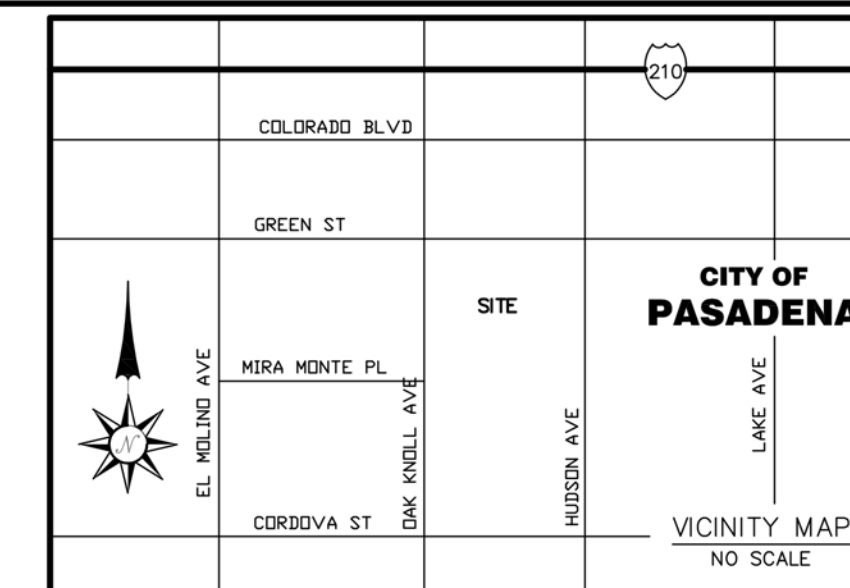
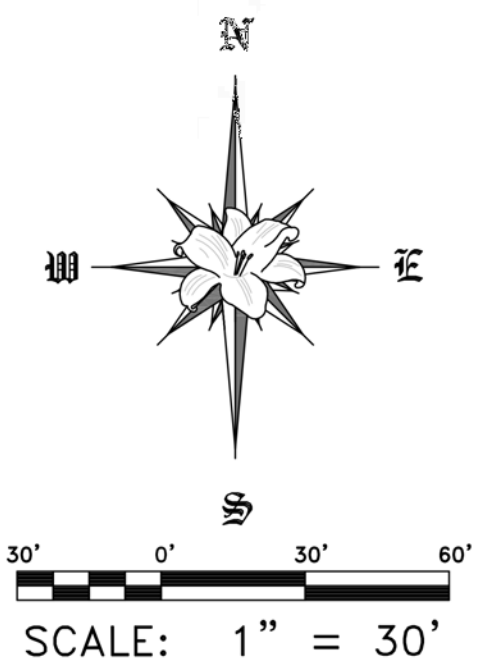


**VICINITY MAP - 1/2 MILE RADII
NTS**



TOPOGRAPHIC SURVEY

150 SOUTH OAK KNOLL AVE, 750, 770, 790 EAST GREEN ST, 118
OAK KNOLL & 111 SOUTH HUDSON, PASADENA CA

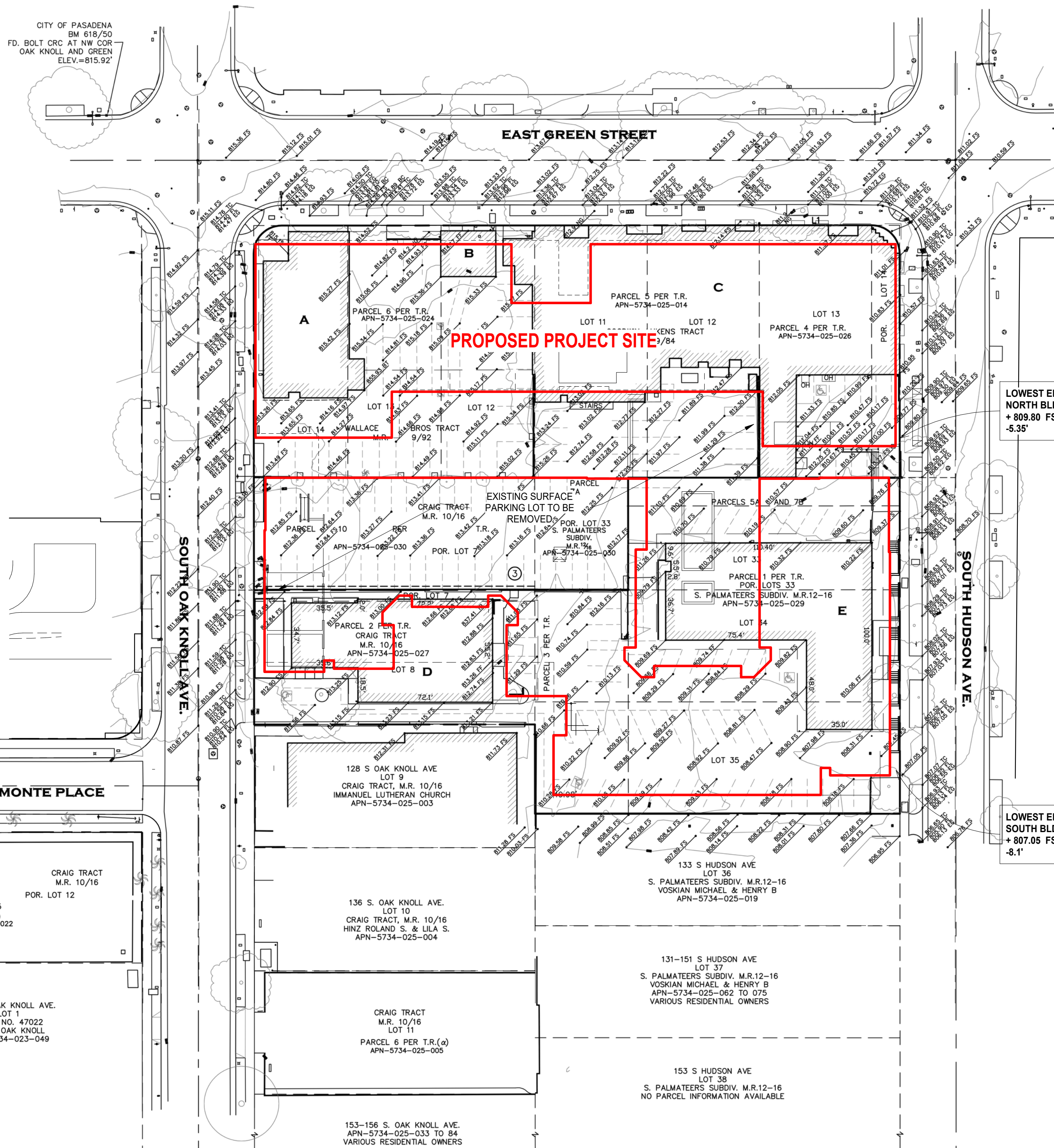


- BUILDING NOTE:**
- A - (BUILDING FOOTPRINT = 3,998 SQUARE FEET)
(BUILDING HEIGHT = 52'±)
5 STORY BLOCK/STUCCO
 - B - (BUILDING FOOTPRINT = 723 SQUARE FEET)
(BUILDING HEIGHT = 52'±)
5 STORY BLOCK/STUCCO
 - C - (BUILDING FOOTPRINT = 17,308 SQUARE FEET)
(BUILDING HEIGHT = 52'±)
5 STORY BLOCK/STUCCO
 - D - (BUILDING FOOTPRINT = 5,214 SQUARE FEET)
(BUILDING HEIGHT = 22'±)
2 STORY BLOCK/STUCCO
 - E - (BUILDING FOOTPRINT = 7,425 SQUARE FEET)
(BUILDING HEIGHT = 17'±)
1 STORY BLOCK/STUCCO

DATUM STATEMENT:
BENCH MARK NUMBER: CITY OF PASADENA BM 618/50
LOCATION: TD BOLT CRC AT NORTHWESTERLY CORNER OAK KNOLL AVENUE AND GREEN STREET.
ELEVATION: 815.92'

- TOTAL LAND AREA:**
101,661 SQUARE FEET
2.33 ACRES
- PTR PARCEL 1 LAND AREA:**
26,164 SQUARE FEET
0.60 ACRES
- PTR PARCEL 2 LAND AREA:**
10,831 SQUARE FEET
0.25 ACRES
- PTR PARCEL 3 LAND AREA:**
5,995 SQUARE FEET
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0.21 ACRES
- PTR PARCEL 7A LAND AREA:**
2,998 SQUARE FEET
0.06 ACRES

CITY OF PASADENA
BM 618/50
FD. BOLT CRC AT NW COR
OAK KNOLL AND GREEN
ELEV.=815.92'



- LEGEND:**
- ACU AIR CONDITIONING UNIT
 - APN ASSESSOR'S PARCEL NUMBER
 - BC BOTTOM OF CURVE
 - BFD BACK FLOW DEWCE
 - BK BOOK
 - BLD BUILDING
 - BT BUILDING TOP
 - BW BLOCK WALL
 - CB CABLE BOX
 - CL CENTERLINE
 - CCNC CONCRETE
 - CS CONCRETE STAIRS
 - D/W DRIVEWAY
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 - EV ELECTRIC VAULT
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 - FS FINISHED SURFACE
 - FSC FIRE SERVICE CONNECTION
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 - L&T LEAD & TAG
 - L.S. LICENSED SURVEYOR
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 - NO. NUMBER
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JEFFERY L. MAYS
L.S. NO. 6379
EXP-12/31/22

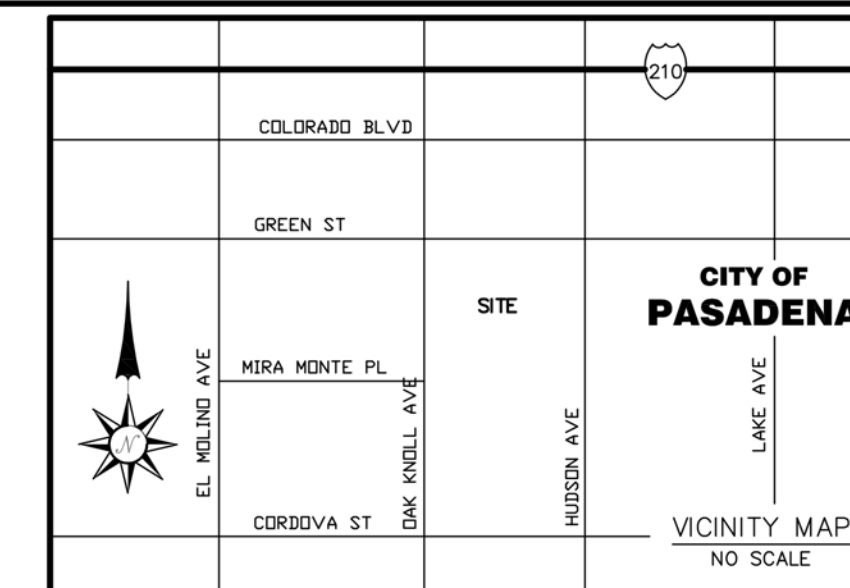
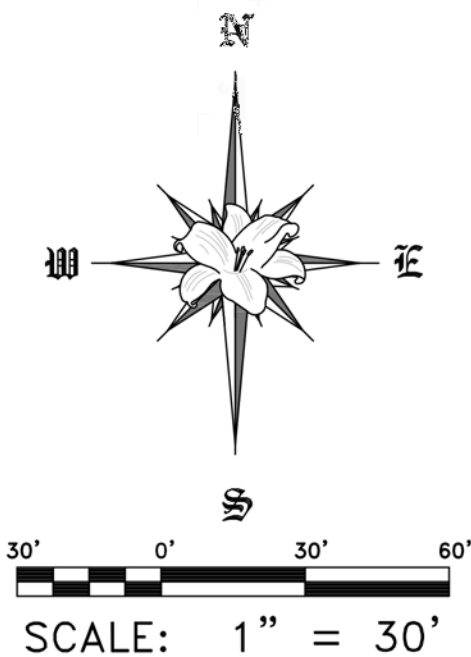


JRN CIVIL ENGINEERS		ALTA/NSPS LAND TITLE SURVEY	
09/09/22; REVISED PER COMMENTS - JPC		SCALE: 1" = 30'	
232 AVENIDA FABRICANTE, STE. 107 SAN CLEMENTE, CALIFORNIA 92672		DATE: 08/23/2022	
PROJECT COORDINATOR: NATE MOLZIS (NMOLZIS@JRN CIVIL.COM)		DRAWN BY: NUM	
PHONE (949) 248-4685 FAX (949) 248-4687		CHKD. BY: JRN	
150 SOUTH OAK KNOLL AVE, 750, 770, 790 EAST GREEN ST. ADDRESS: 118 OAK KNOLL & 111 SOUTH HUDSON, PASADENA CA		FILE NO. 21600	
CLIENT: STANFORD PASADENA, LLC		SHEET 1 OF 2	

Note: Conceptual Design Package Subject To Change

TOPOGRAPHIC SURVEY

150 SOUTH OAK KNOLL AVE, 750, 770, 790 EAST GREEN ST, 118
OAK KNOLL & 111 SOUTH HUDSON, PASADENA CA



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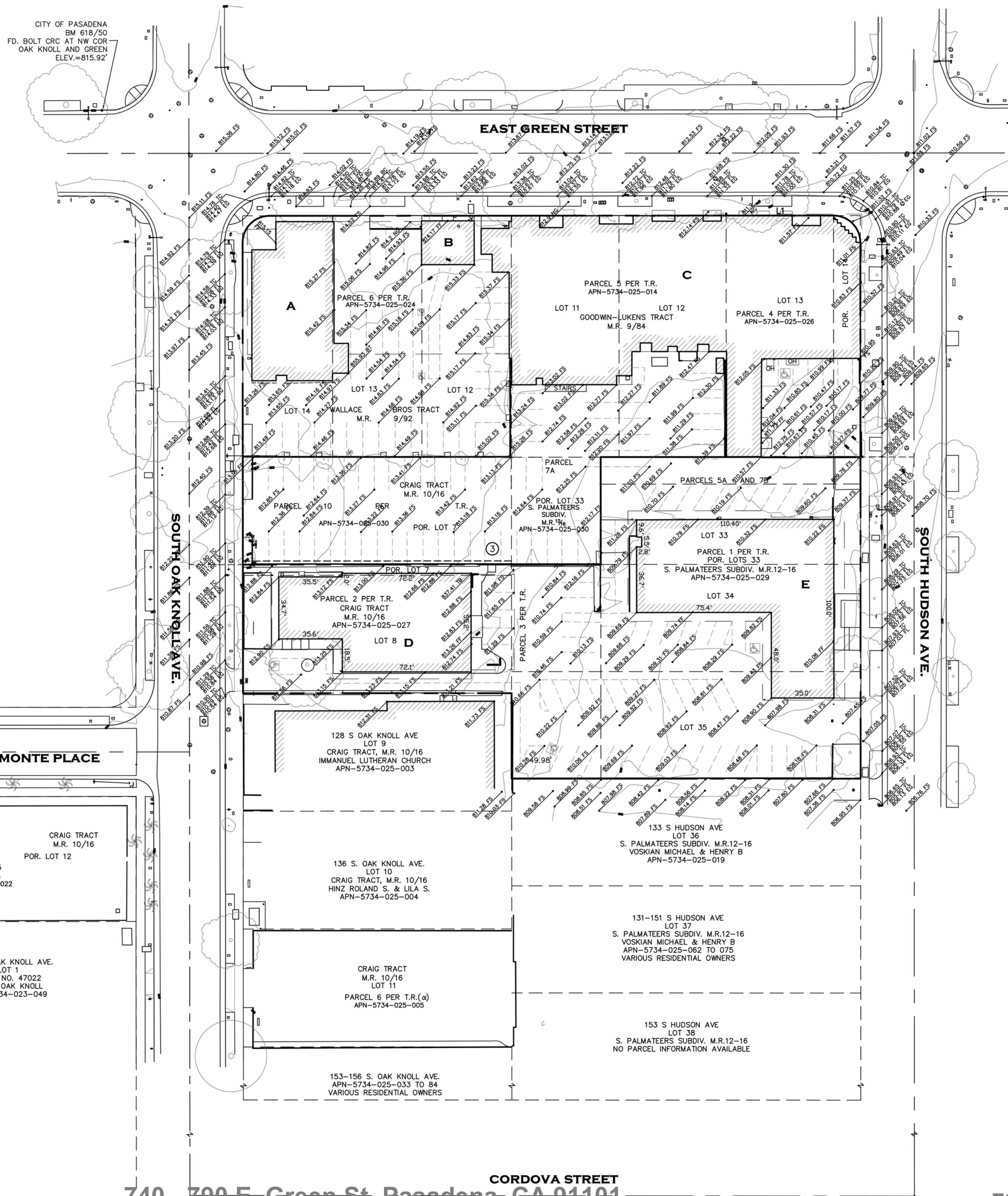
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CITY OF PASADENA
BM 618/50
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JEFFERY L. MAYS
L.S. NO. 6379
EXP-12/31/22



REVISIONS		09/09/22: REVISED PER COMMENTS - JFC	
JRN CIVIL ENGINEERS		232 AVENIDA FABRICANTE, STE. 107 SAN CLEMENTE, CALIFORNIA 92672	
ALTA/NSPS LAND TITLE SURVEY		PROJECT COORDINATOR: NATE MOLZIS (NMOLZIS@JRN CIVIL.COM)	
SCALE: 1" = 30'	DATE: 08/23/2022	150 SOUTH OAK KNOLL AVE, 750, 770, 790 EAST GREEN ST. ADDRESS: 118 OAK KNOLL & 111 SOUTH HUDSON, PASADENA CA	
SHEET 1 OF 2	DRAWN BY: NUM	CLIENT: STANFORD PASADENA, LLC	
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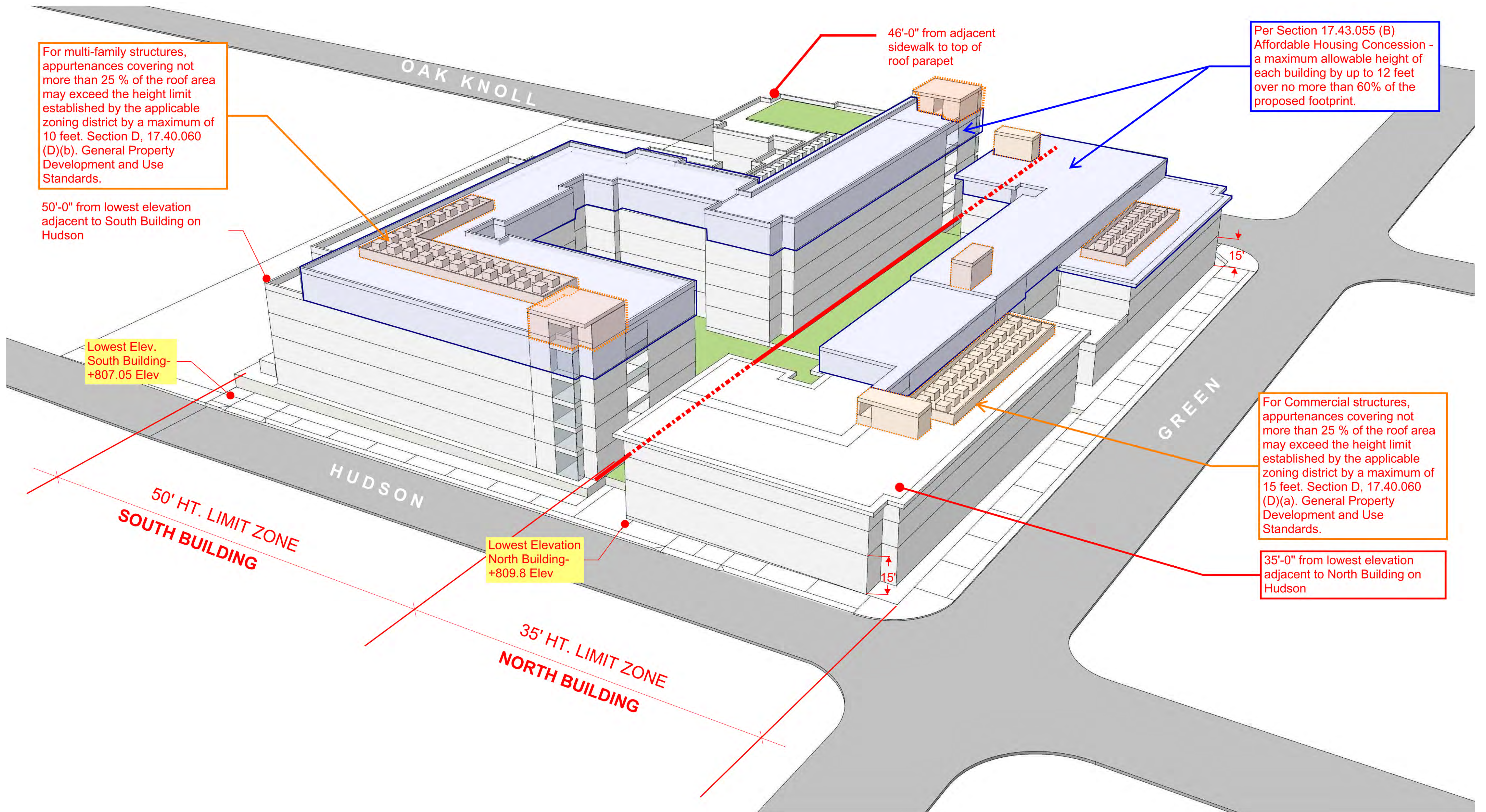
STANFORD PASADENA, LLC

740 - 790 E. Green St, Pasadena, CA 91101

TOPO SURVEY BY OTHERS

A003-0.1

Note: Conceptual Design Package Subject To Change



For multi-family structures, appurtenances covering not more than 25 % of the roof area may exceed the height limit established by the applicable zoning district by a maximum of 10 feet. Section D, 17.40.060 (D)(b). General Property Development and Use Standards.

50'-0" from lowest elevation adjacent to South Building on Hudson

Lowest Elev. South Building - +807.05 Elev

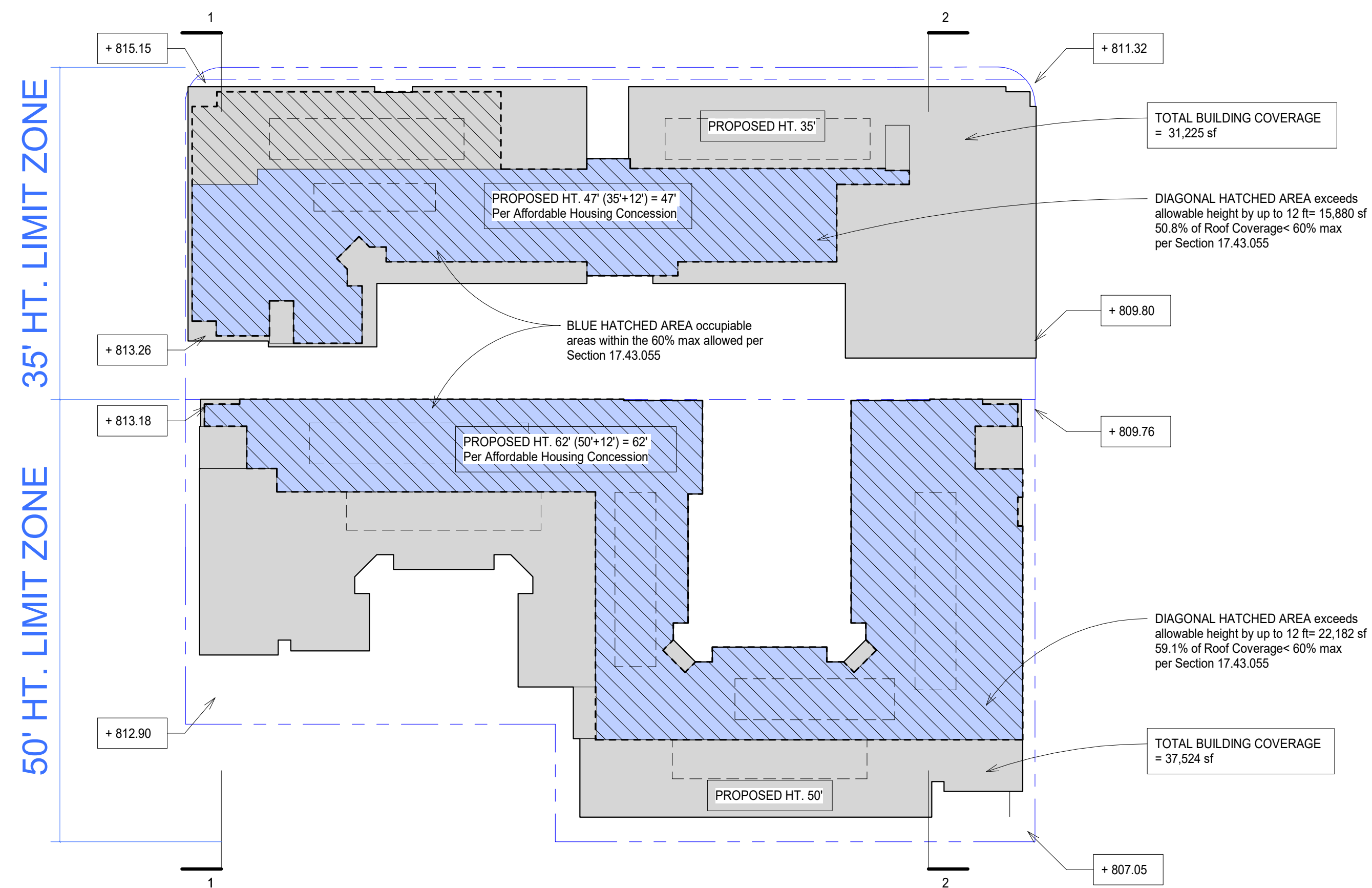
Lowest Elevation North Building - +809.8 Elev

46'-0" from adjacent sidewalk to top of roof parapet

Per Section 17.43.055 (B) Affordable Housing Concession - a maximum allowable height of each building by up to 12 feet over no more than 60% of the proposed footprint.

For Commercial structures, appurtenances covering not more than 25 % of the roof area may exceed the height limit established by the applicable zoning district by a maximum of 15 feet. Section D, 17.40.060 (D)(a). General Property Development and Use Standards.

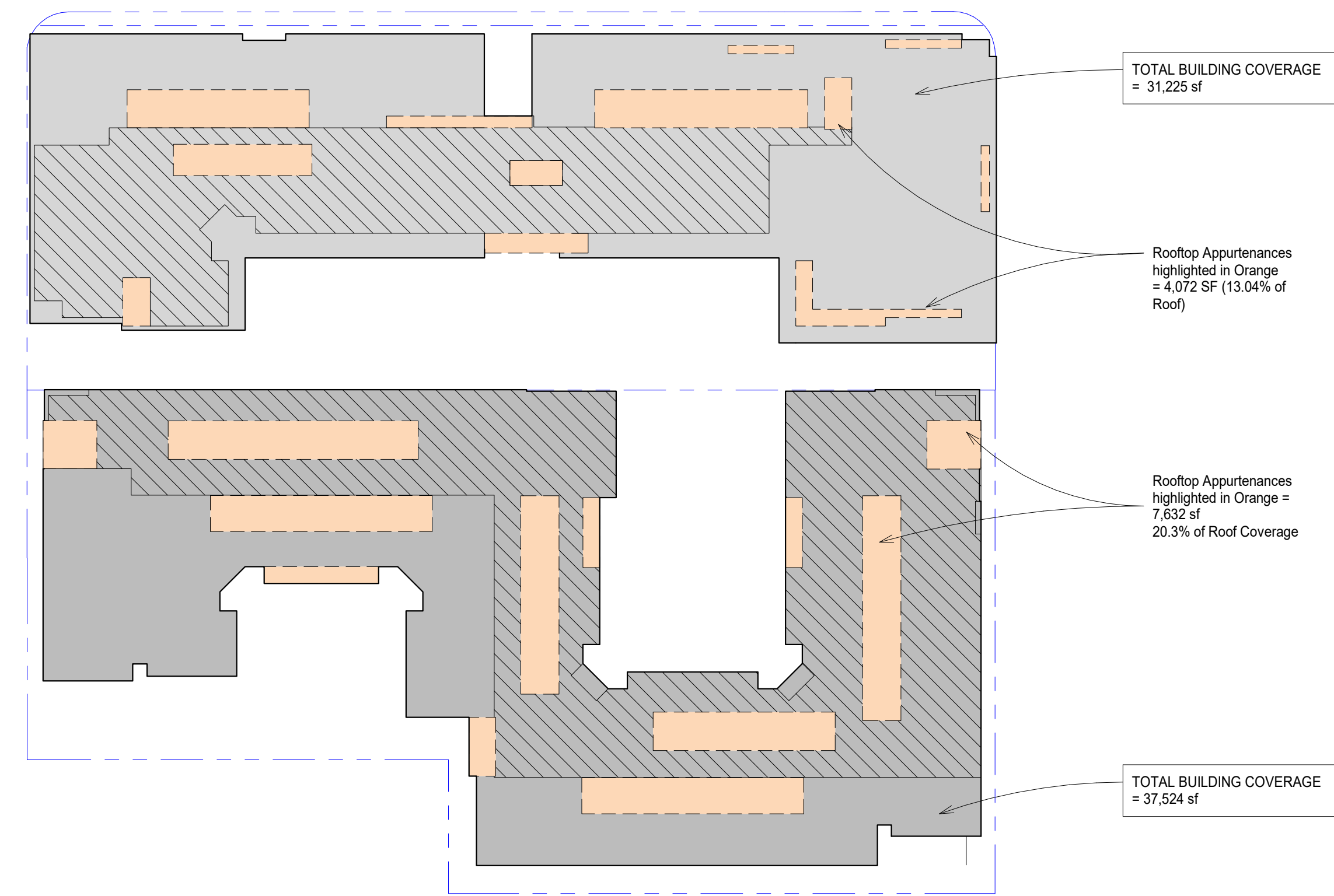
35'-0" from lowest elevation adjacent to North Building on Hudson



17.43.055 (B) - Affordable Housing Concession Menu
 1. **Height.** Increase in maximum allowable height of each building by up to 12 feet beyond otherwise applicable standard over no more than 60% of the proposed footprint of the respective building. This concession shall not be applicable to any other development standards relating to building scale and massing. Including but not limited to, encroachment plane and view corridor preservation standards.

17.30.040 - CD General Development Standards Table 3-2
Height - Ground Floor. The minimum height of the ground floor of all non-residential buildings (including mixed use projects) shall be 15 ft. This height shall be measured from the floor of the first story to the floor of the second story. If there is no second story, the height shall be measured to the top of the roof.

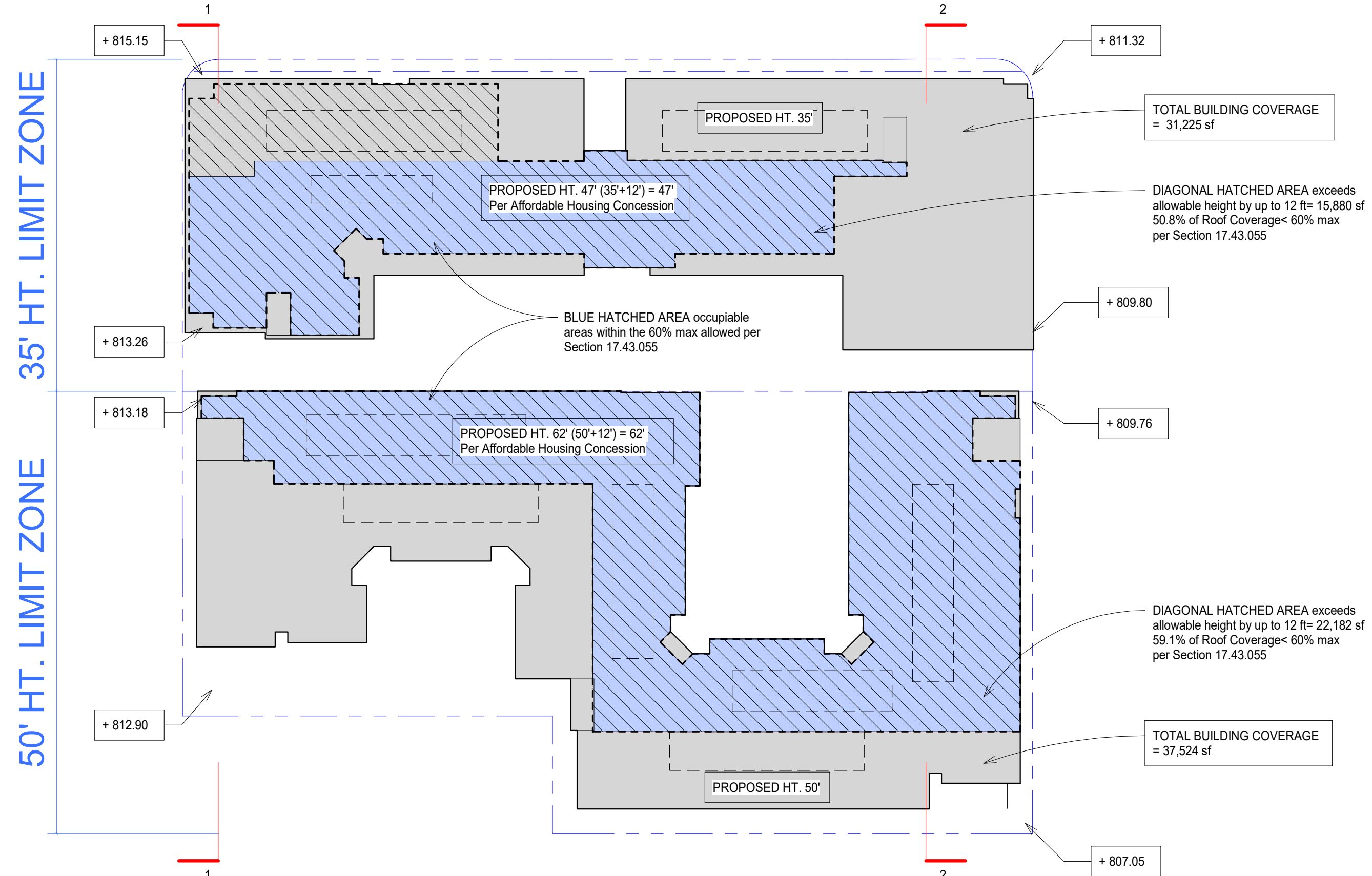
② Roof Coverage Diagram
 1" = 40'-0"



17.40.060 (D)(2)a - Height Limit Exceptions
 a. **Commercial and Industrial structures.** For commercial and industrial structures, appurtenances covering not more than 25 percent of the roof area may exceed the height limit established by the applicable zoning district by a max of 15 feet.
 iii. An appurtenance is defined as a tower, spire, cupola chimney, penthouse, water tank, flagpole, theater scenery loft, radio or television antenna, transmission tower, fire equipment, or other similar structure that is attached to a structure and not intended for human occupancy.
 iv. Appurtenance calculation includes all screening mechanisms for mechanical equipment in total appurtenance area.

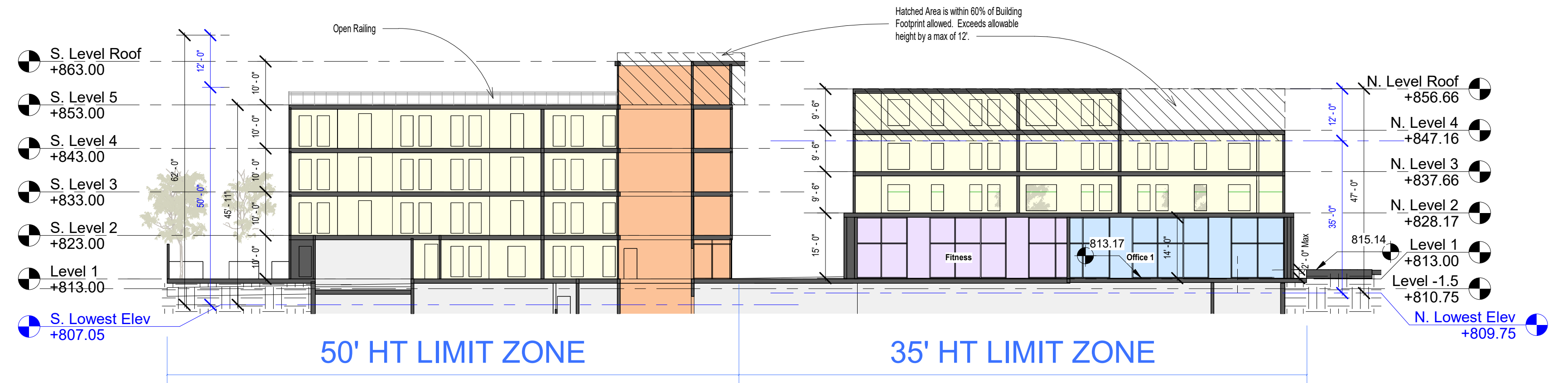
① Roof Appurtenance Exception
 1" = 40'-0"



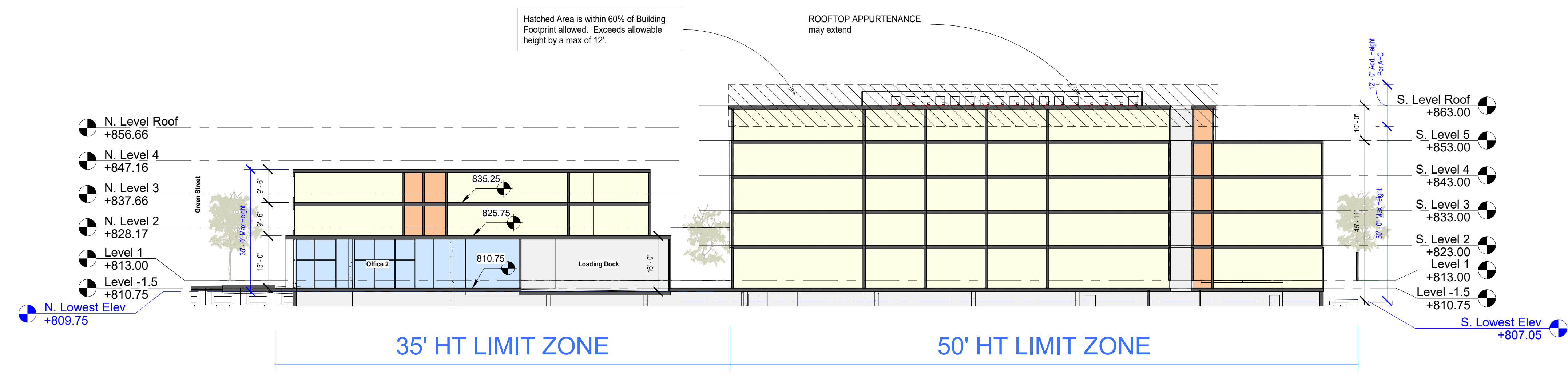


17.43.055 (B) - Affordable Housing Concession Menu
 1. Height. Increase in maximum allowable height of each building by up to 12 feet beyond otherwise applicable standard over no more than 60% of the proposed footprint of the respective building. This concession shall not be applicable to any other development standards relating to building scale and massing. Including but not limited to, encroachment plane and view corridor preservation standards.

17.30.040 - CD General Development Standards Table 3-2
 Height - Ground Floor. The minimum height of the ground floor of all non-residential buildings (including mixed use projects) shall be 15 ft. This height shall be measured from the floor of the first story to the floor of the second story. If there is no second story, the height shall be measured to the top of the roof.

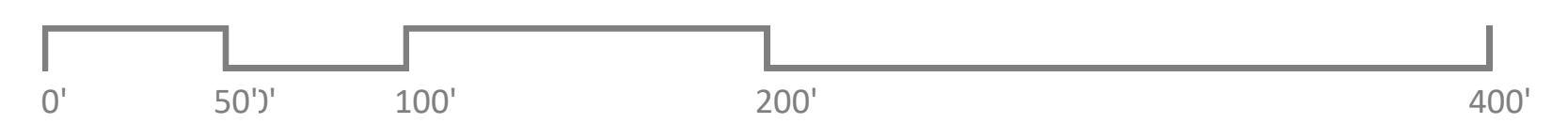


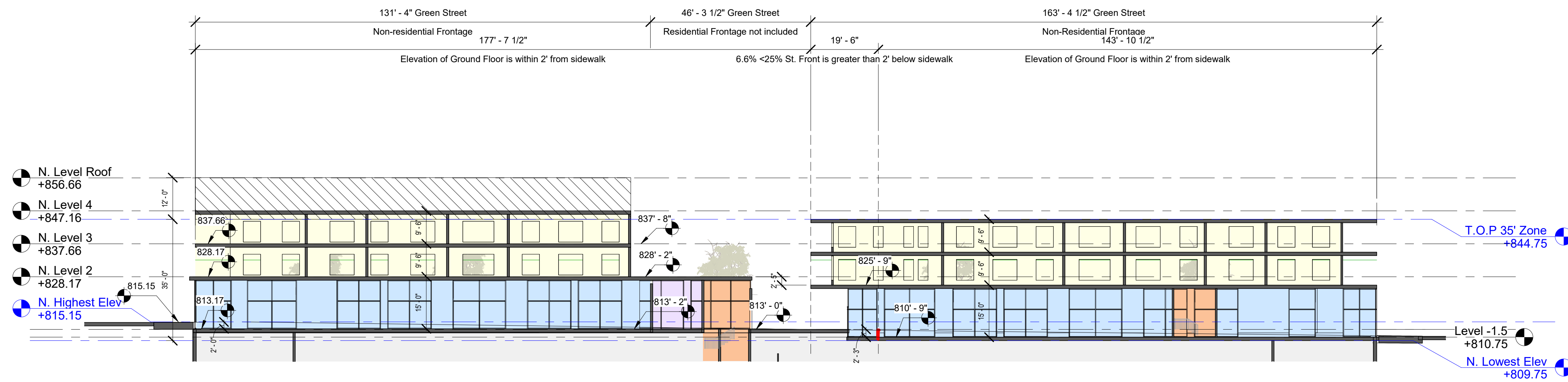
① Section at Oak Knoll
 1" = 20'-0"



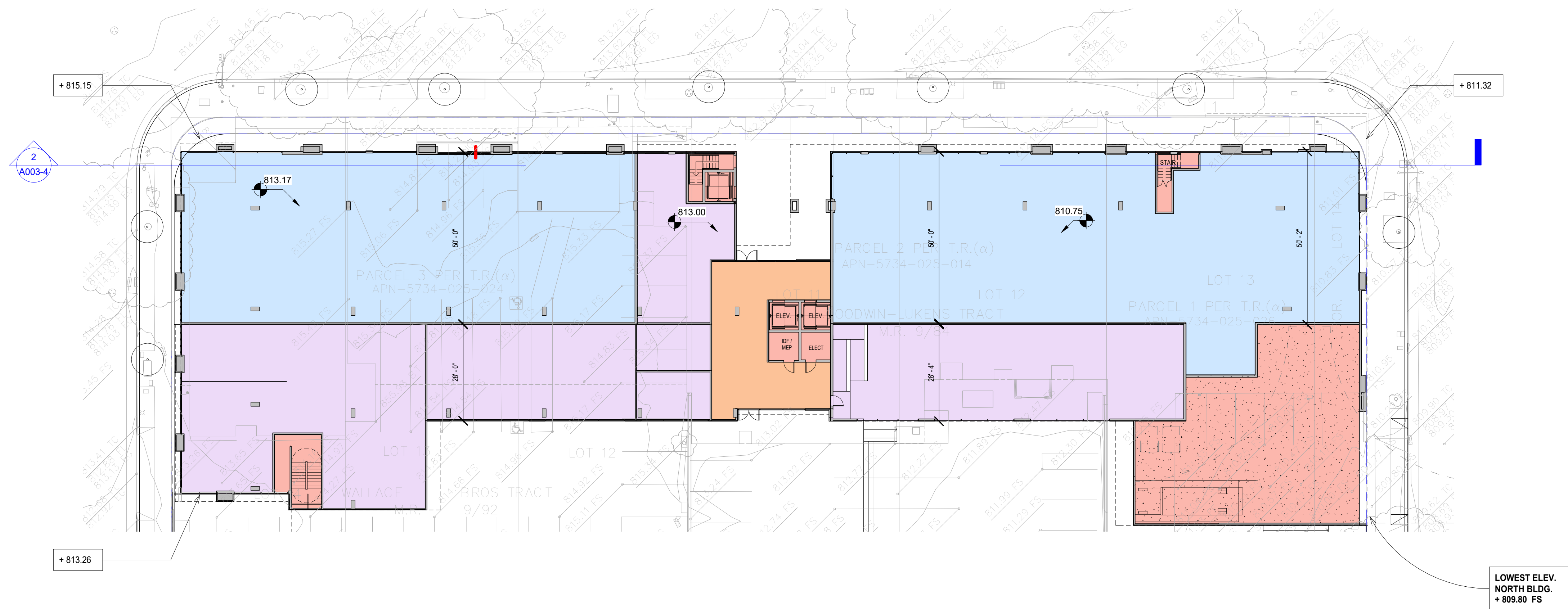
② Section at Hudson
 1" = 20'-0"

③ Roof Coverage Diagram
 1" = 40'-0"





2 Max Height Section 1
1" = 20'-0"

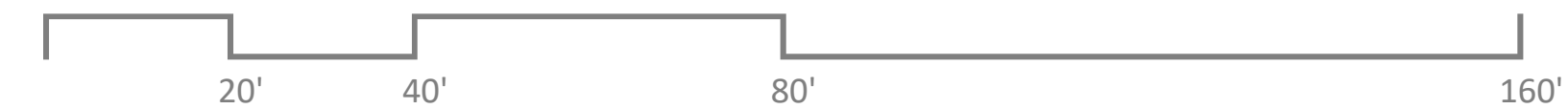


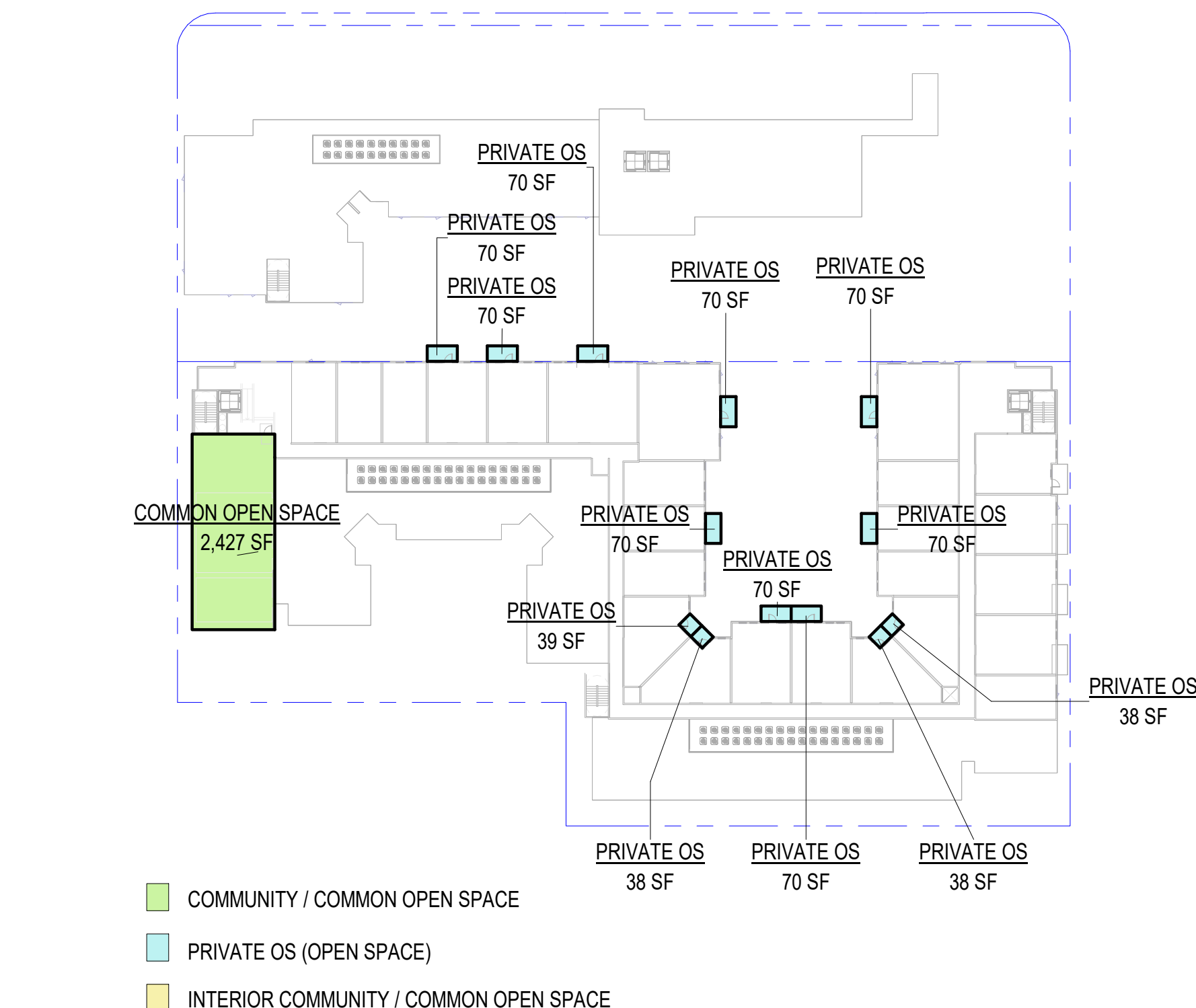
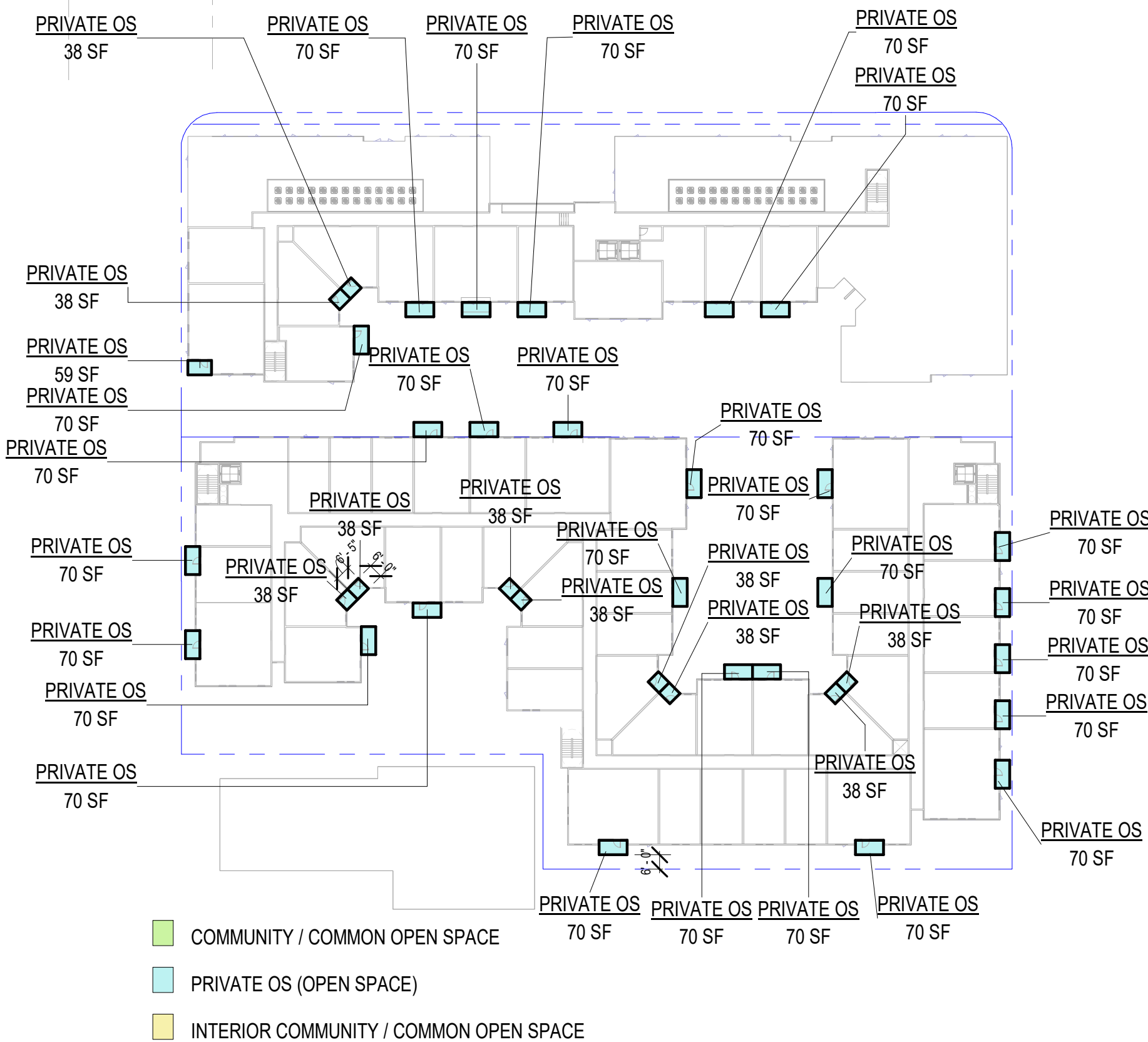
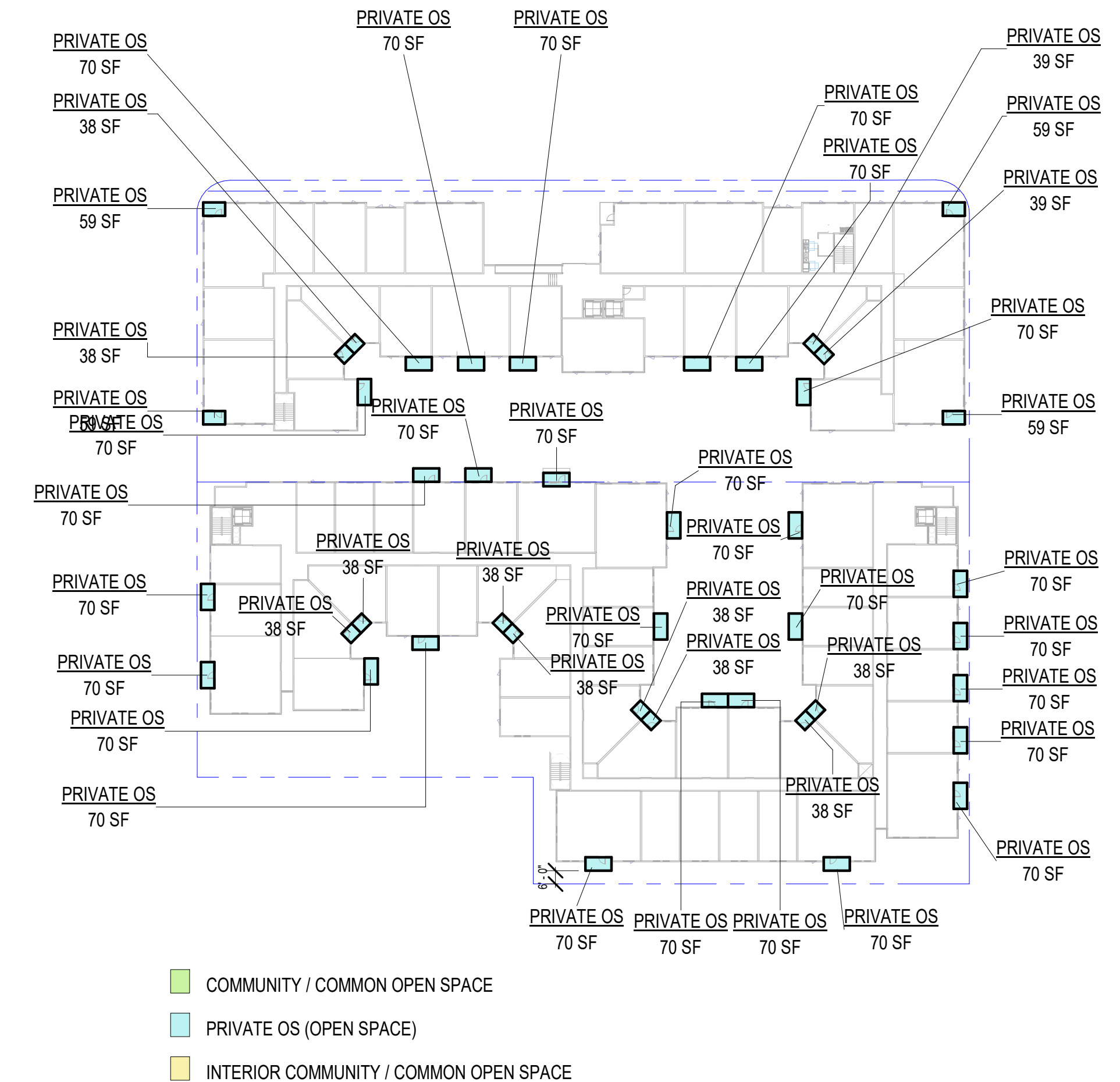
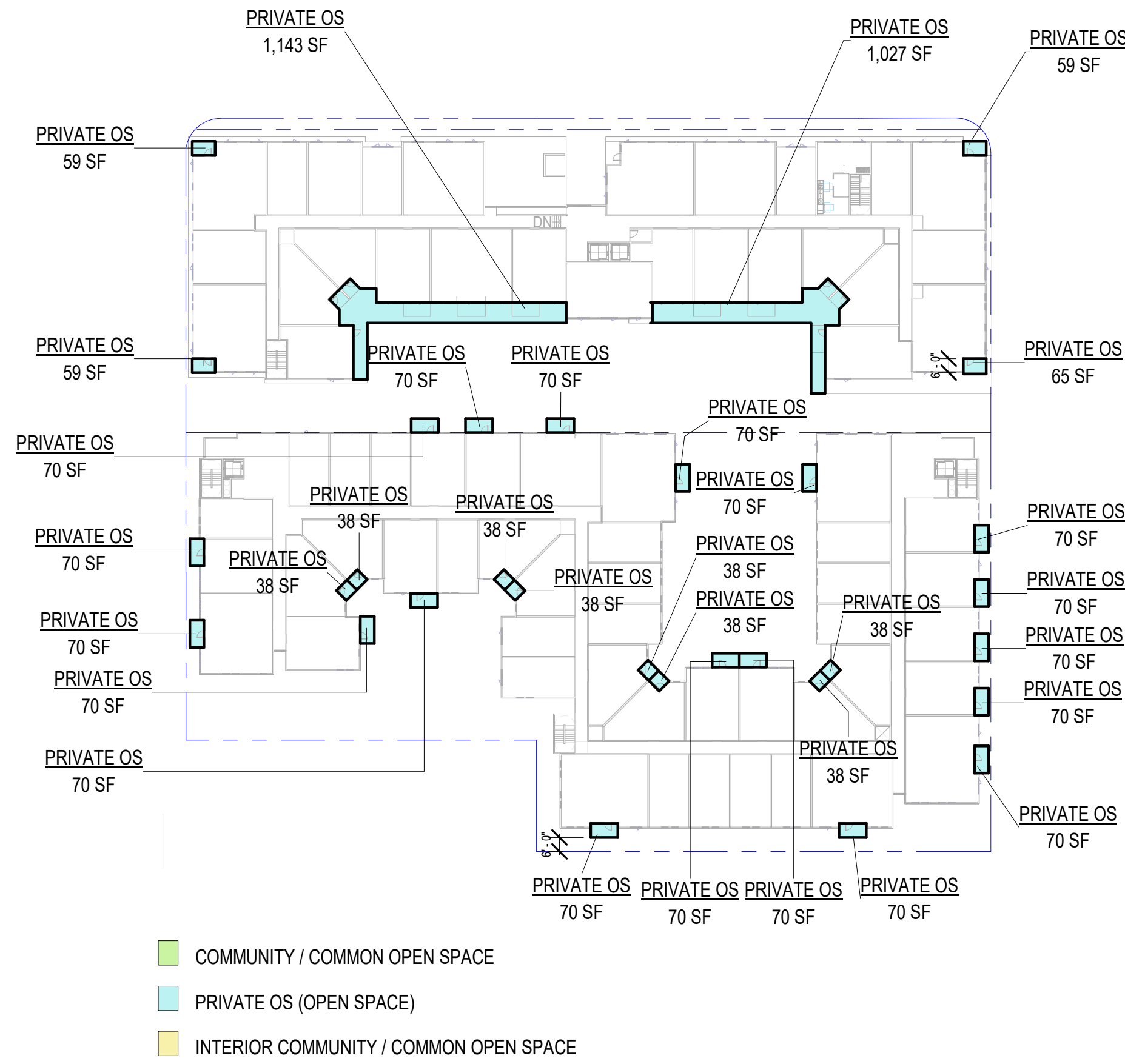
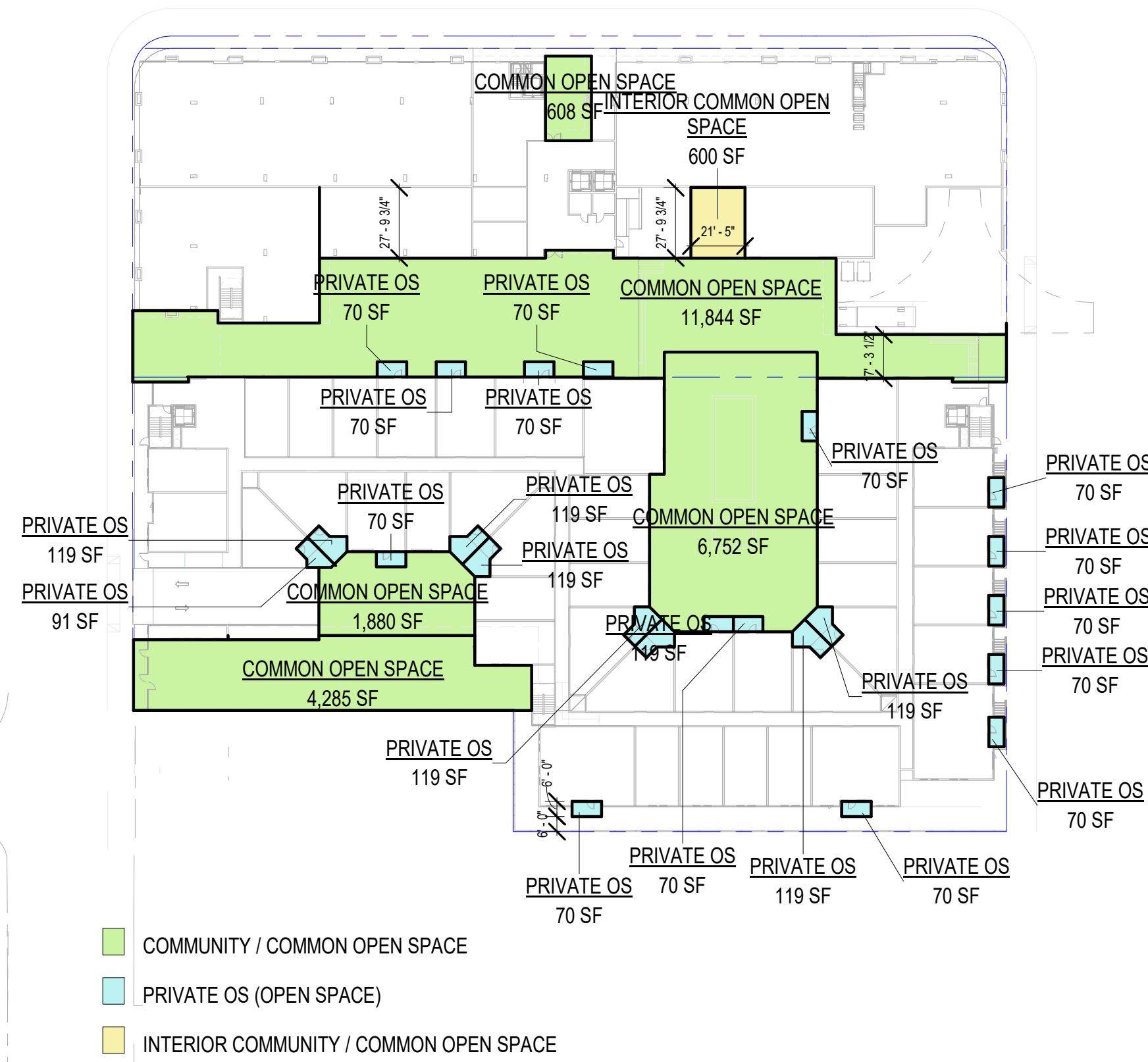
1 Level 1 - Ground Floor Height
1" = 20'-0"

17.30.040 - CD General Development Standards Table 3-2
Height - Ground Floor. The minimum height of the ground floor of all non-residential buildings (including mixed use projects) shall be 15 ft. This height shall be measured from the floor of the first story to the floor of the second story. If there is no second story, the height shall be measured to the top of the roof.

17.24.050 - Commercial Frontage and Facade Standards
C. Elevation of first floor. At least 75 percent of the street-fronting length of the first habitable floor of a nonresidential structure shall be located no more than two vertical feet above or below the sidewalk elevation at any point along the street property line.

17.43.055 (B) - Affordable Housing Concession Menu
1. Height. Increase in maximum allowable height of each building by up to 12 feet beyond otherwise applicable standard over no more than 60% of the proposed footprint of the respective building. This concession shall not be applicable to any other development standards relating to building scale and massing. Including but not limited to, encroachment plane and view corridor preservation standards.





COMMUNITY OPEN SPACE REQUIRED:

REQUIRED:	150 SF PER DWELLING UNIT PER 17.50.160 PASADENA ZONING CODE	
TOTAL REQUIRED:		39,450 SF
PROPOSED:	OUTDOOR COMMUNITY / COMMON OPEN SPACE = 27,795 SF INDOOR COMMUNITY / COMMON OPEN SPACE = 600 SF	
TOTAL COMMON CS		28,395 SF
PRIVATE OPEN SPACE		11,585 SF
* 30 % max. required area allowed for private open space (11,835 sf)		
TOTAL COMMUNITY OPEN SPACE		39,980 SF

Area Schedule (Community Open Space Summary)

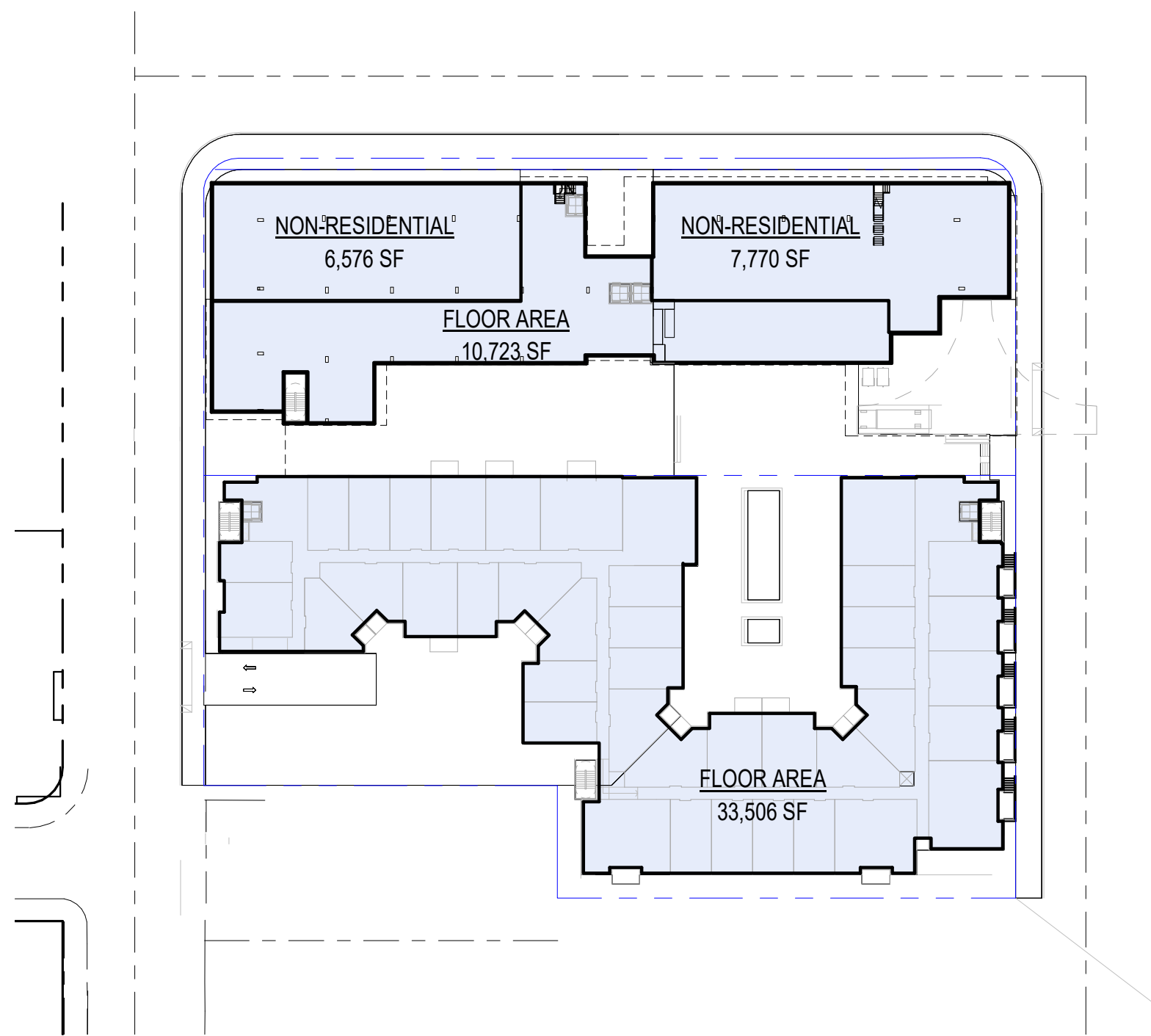
Name	Area
COMMON OPEN SPACE	27,795 SF
INTERIOR COMMON OPEN SPACE	600 SF
PRIVATE OS	11,585 SF
Grand total: 155	39,980 SF

Area Schedule (Community Open Space Analysis)

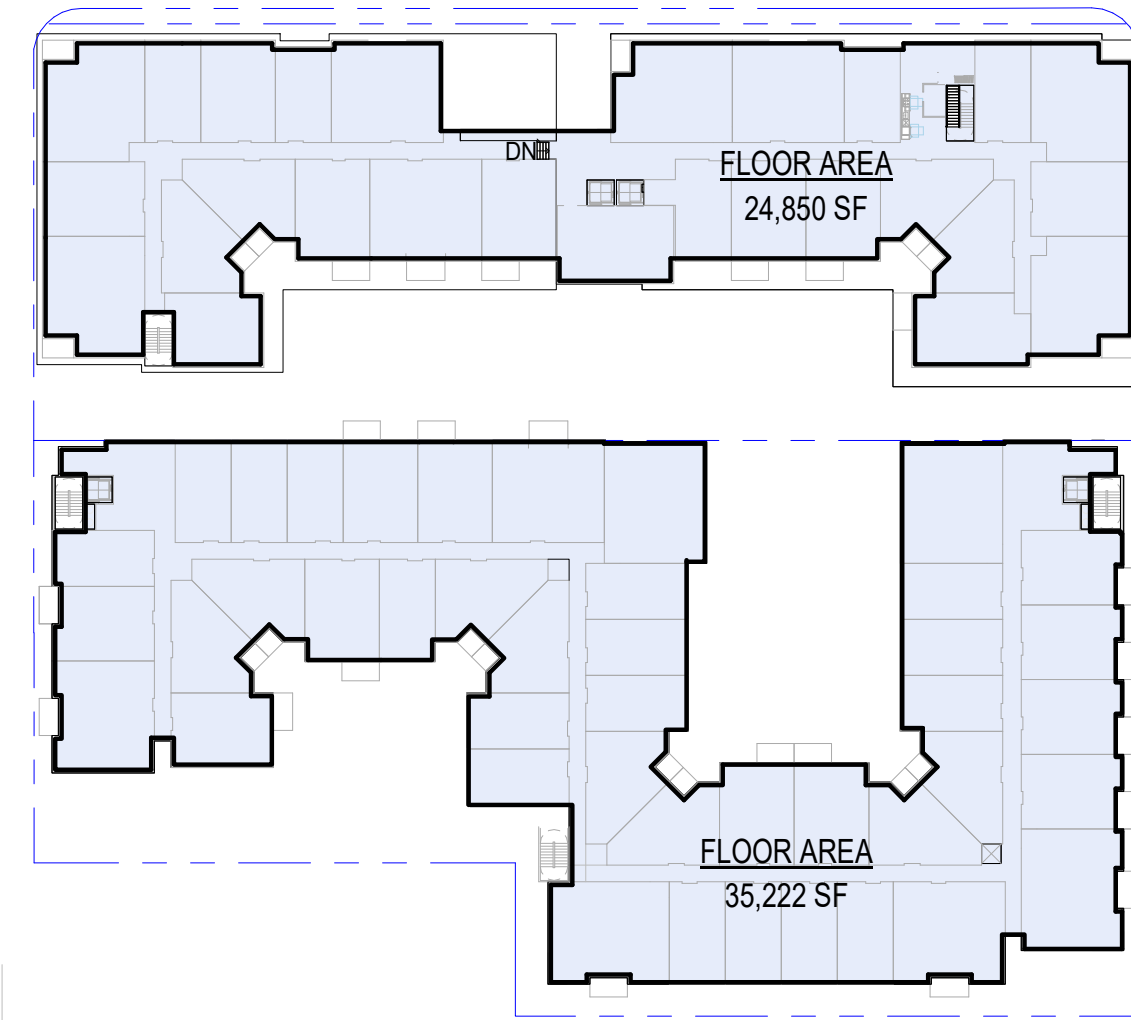
Area	Name	Level
Level 1		
25,369 SF	COMMON OPEN SPACE	Level 1
600 SF	INTERIOR COMMON OPEN SPACE	Level 1
1,975 SF	PRIVATE OS	Level 1
27,943 SF		
S. Level 2		
3,978 SF	PRIVATE OS	S. Level 2
3,978 SF		
S. Level 3		
2,587 SF	PRIVATE OS	S. Level 3
2,587 SF		
S. Level 4		
2,262 SF	PRIVATE OS	S. Level 4
2,262 SF		
S. Level 5		
2,427 SF	COMMON OPEN SPACE	S. Level 5
783 SF	PRIVATE OS	S. Level 5
3,210 SF		
39,980 SF		

*11,835 SF MAX PRIVATE OPEN SPACE COUNTED (30 % OF TOTAL REQUIRED)

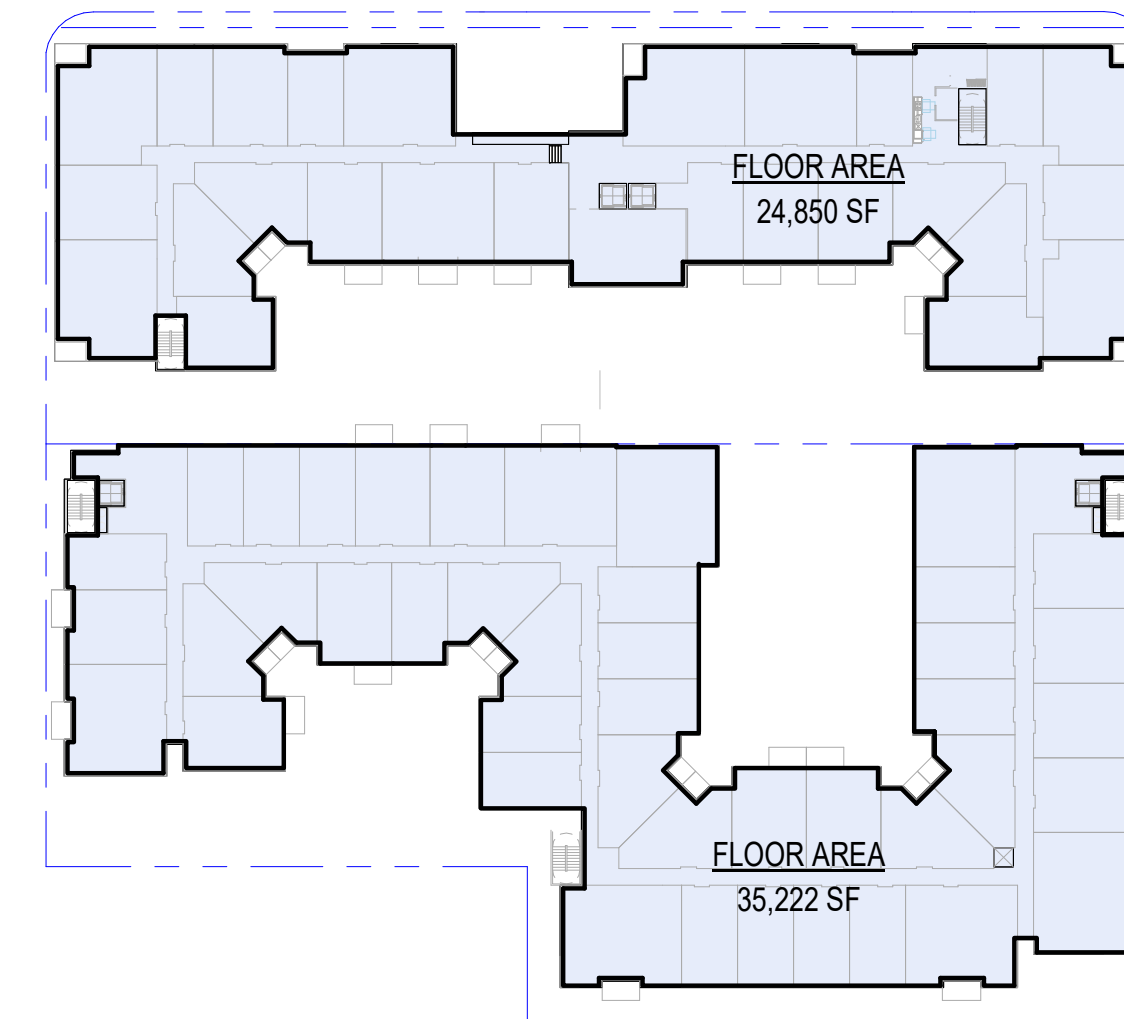




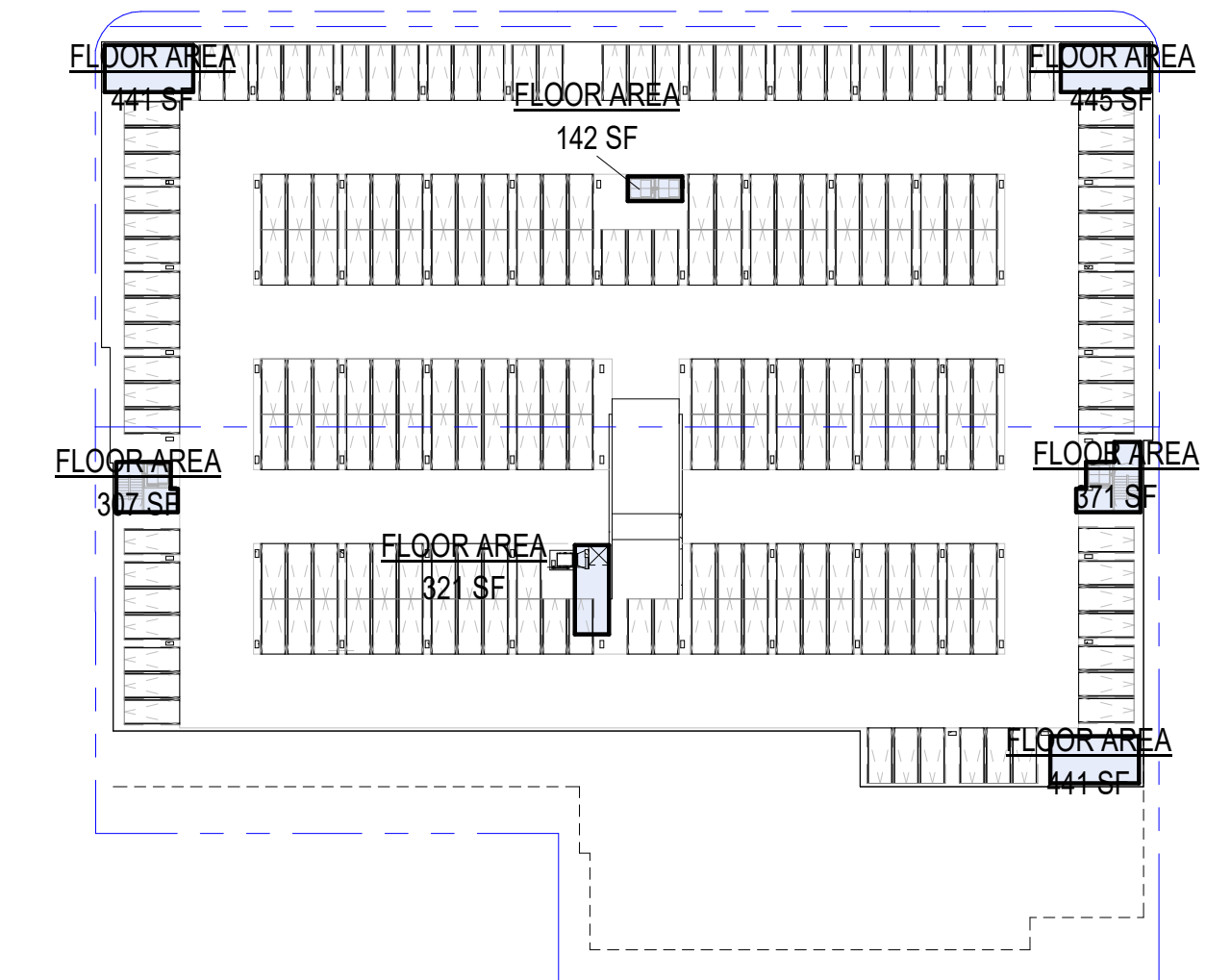
① Level 1
1" = 60'-0"



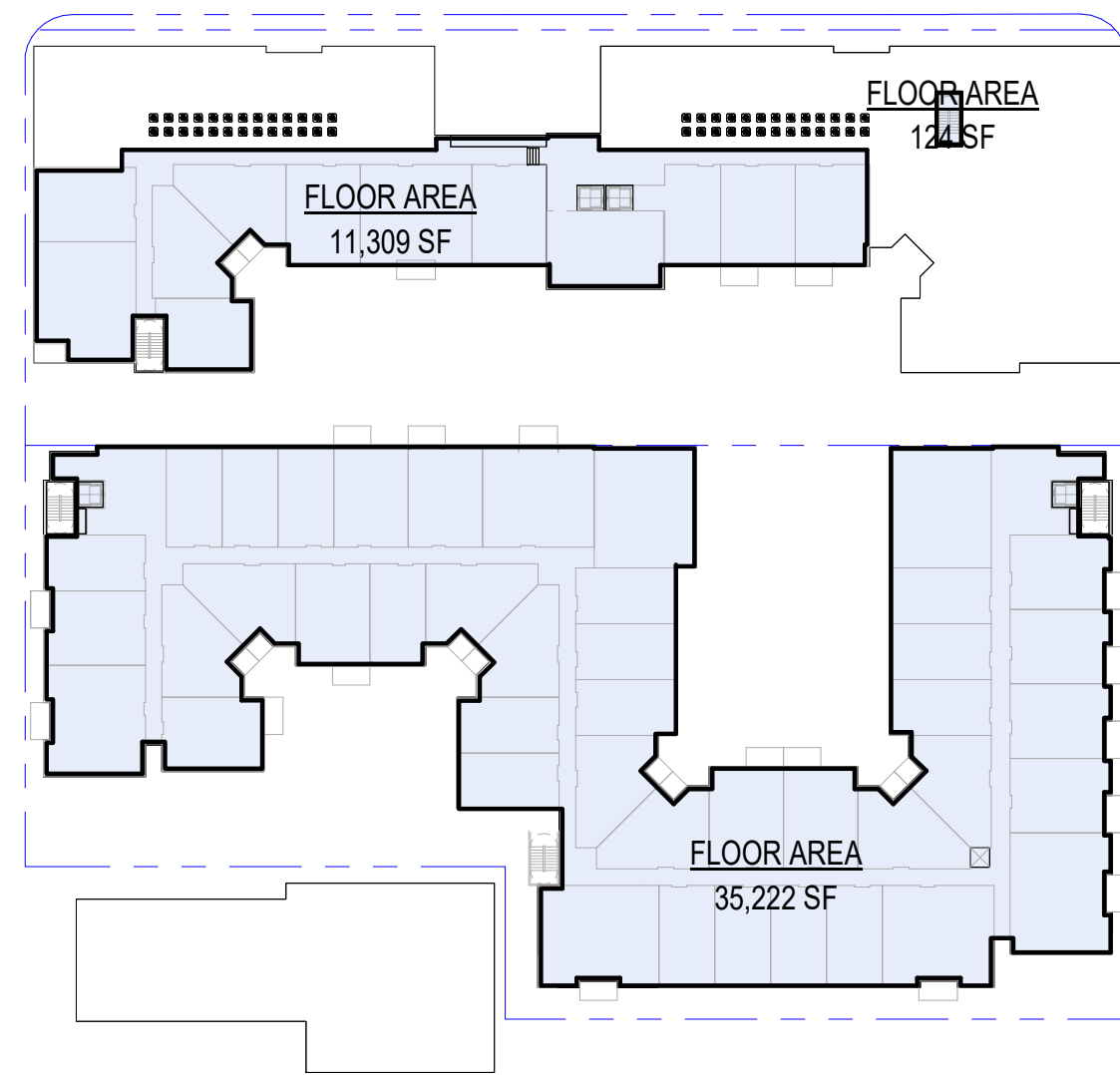
② Level 2
1" = 60'-0"



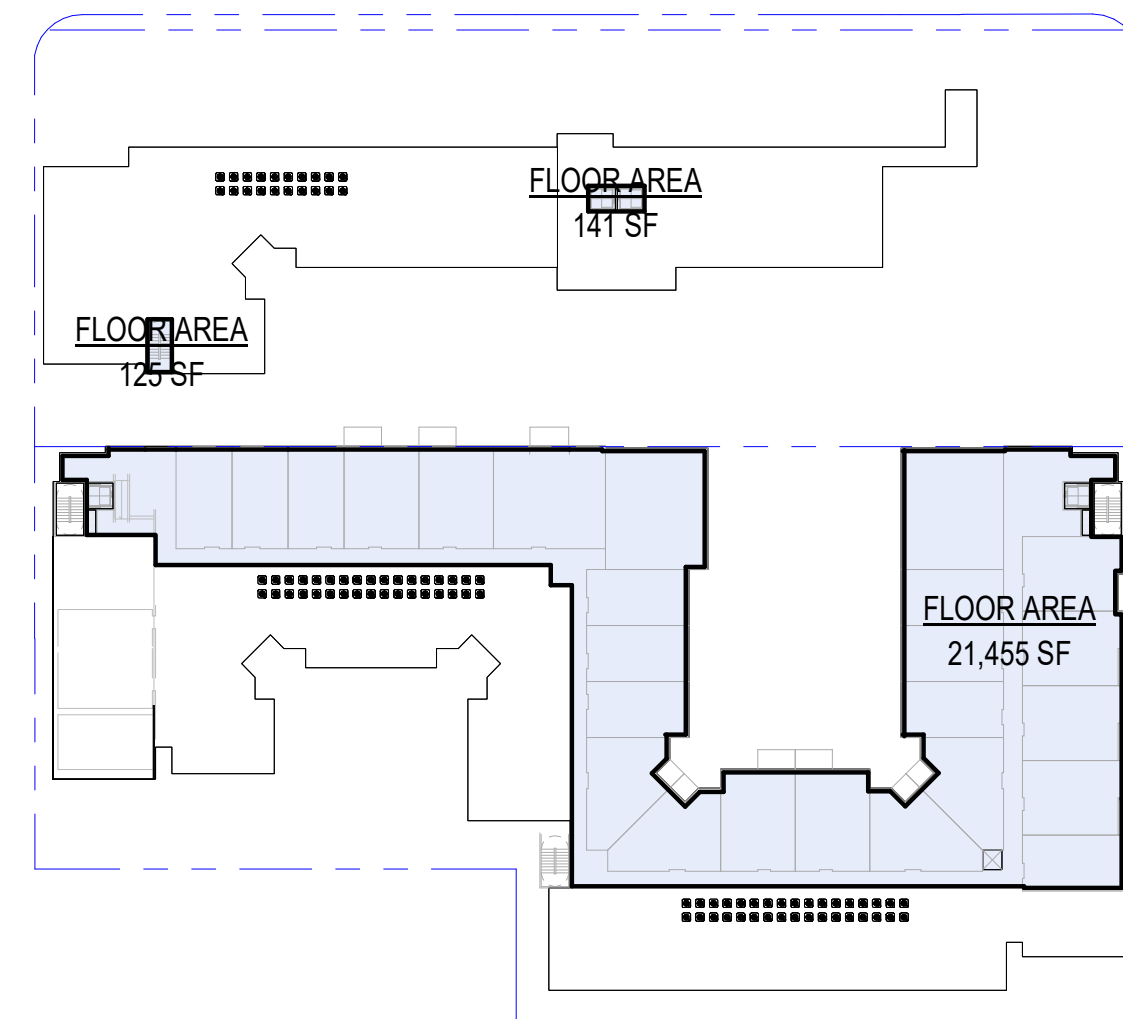
③ Level 3
1" = 60'-0"



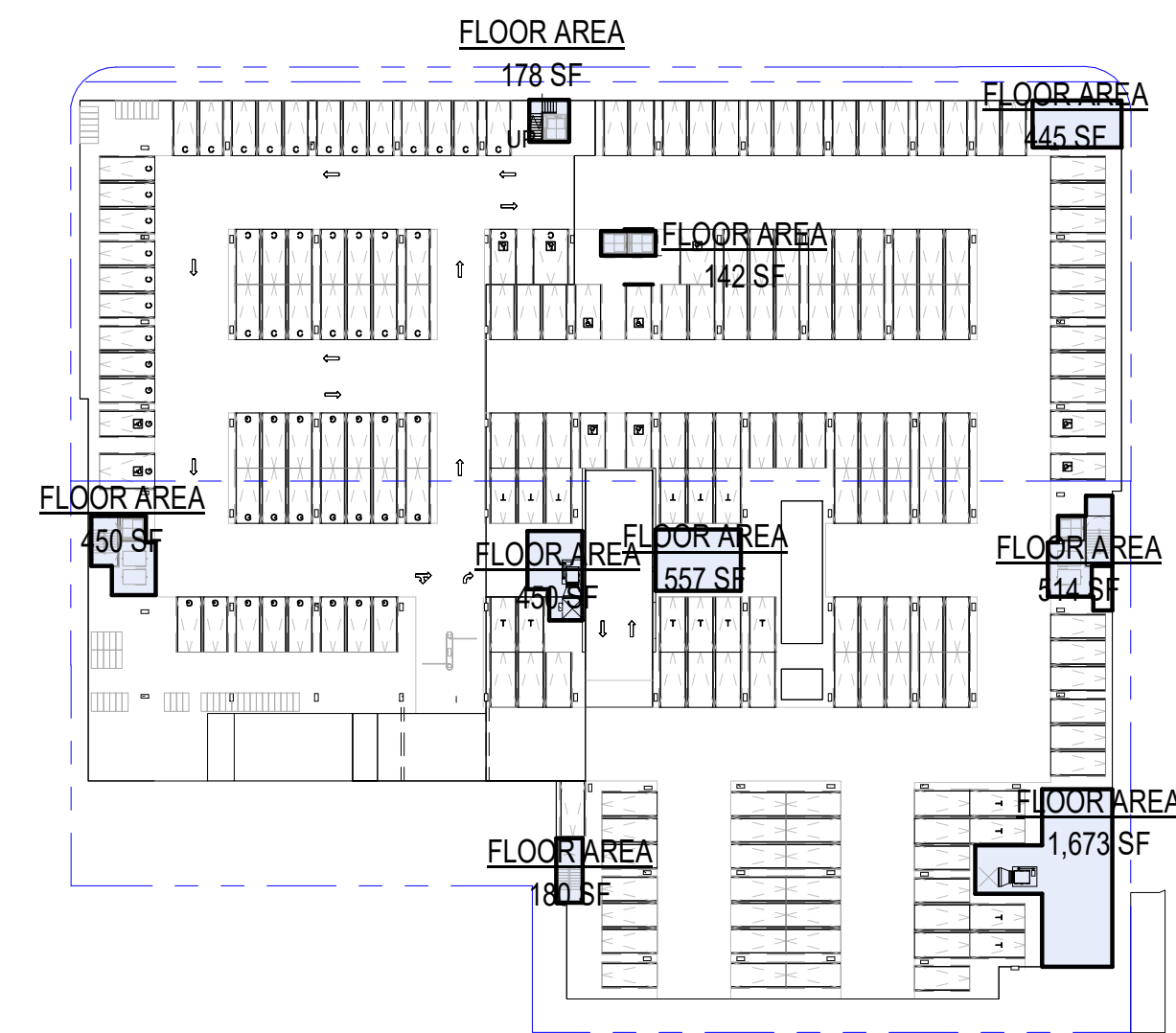
⑦ Level P2
1" = 60'-0"



④ Level 4
1" = 60'-0"



⑤ Level 5
1" = 60'-0"



⑥ Level P1
1" = 60'-0"

Area Schedule (Floor Area) Summary		
LEVEL	AREA TYPE	TOTAL AREAS

BLDG 1 FAR (NORTH)		
Level 1	FLOOR AREA	10,723 SF
Level 1	NON-RESIDENTIAL	14,346 SF
S. Level 2	FLOOR AREA	24,850 SF
S. Level 3	FLOOR AREA	24,850 SF
S. Level 4	FLOOR AREA	11,433 SF
S. Level 5	FLOOR AREA	266 SF
		86,468 SF

BLDG 2 FAR (SOUTH)		
Level 1	FLOOR AREA	33,506 SF
S. Level 2	FLOOR AREA	35,222 SF
S. Level 3	FLOOR AREA	35,222 SF
S. Level 4	FLOOR AREA	35,222 SF
S. Level 5	FLOOR AREA	21,455 SF
		160,627 SF

SUB PARKING FAR		
Level P2	FLOOR AREA	2,468 SF
Level P1	FLOOR AREA	4,589 SF
		7,057 SF

Grand total 254,152 SF

S. Level 5		
BLDG 1 FAR (NORTH)	FLOOR AREA	141 SF
BLDG 1 FAR (NORTH)	FLOOR AREA	125 SF
BLDG 2 FAR (SOUTH)	FLOOR AREA	21,455 SF
		21,721 SF

S. Level 2			
BLDG 1 FAR (NORTH)	FLOOR AREA	24,850 SF	
BLDG 2 FAR (SOUTH)	FLOOR AREA	35,222 SF	
		60,072 SF	

Level P1			
SUB PARKING FAR	FLOOR AREA	450 SF	
SUB PARKING FAR	FLOOR AREA	514 SF	
SUB PARKING FAR	FLOOR AREA	142 SF	
SUB PARKING FAR	FLOOR AREA	178 SF	
SUB PARKING FAR	FLOOR AREA	1,673 SF	
SUB PARKING FAR	FLOOR AREA	445 SF	
SUB PARKING FAR	FLOOR AREA	445 SF	
SUB PARKING FAR	FLOOR AREA	450 SF	
SUB PARKING FAR	FLOOR AREA	180 SF	
SUB PARKING FAR	FLOOR AREA	557 SF	
		4,589 SF	

Level P2		
SUB PARKING FAR	FLOOR AREA	307 SF
SUB PARKING FAR	FLOOR AREA	371 SF
SUB PARKING FAR	FLOOR AREA	321 SF
SUB PARKING FAR	FLOOR AREA	142 SF
SUB PARKING FAR	FLOOR AREA	441 SF
SUB PARKING FAR	FLOOR AREA	445 SF
SUB PARKING FAR	FLOOR AREA	441 SF
		2,468 SF
Grand total: 30		254,152 SF

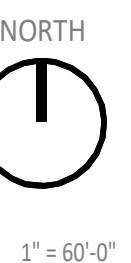
S. Level 4		
BLDG 1 FAR (NORTH)	FLOOR AREA	11,309 SF
BLDG 1 FAR (NORTH)	FLOOR AREA	124 SF
BLDG 2 FAR (SOUTH)	FLOOR AREA	35,222 SF
		46,655 SF

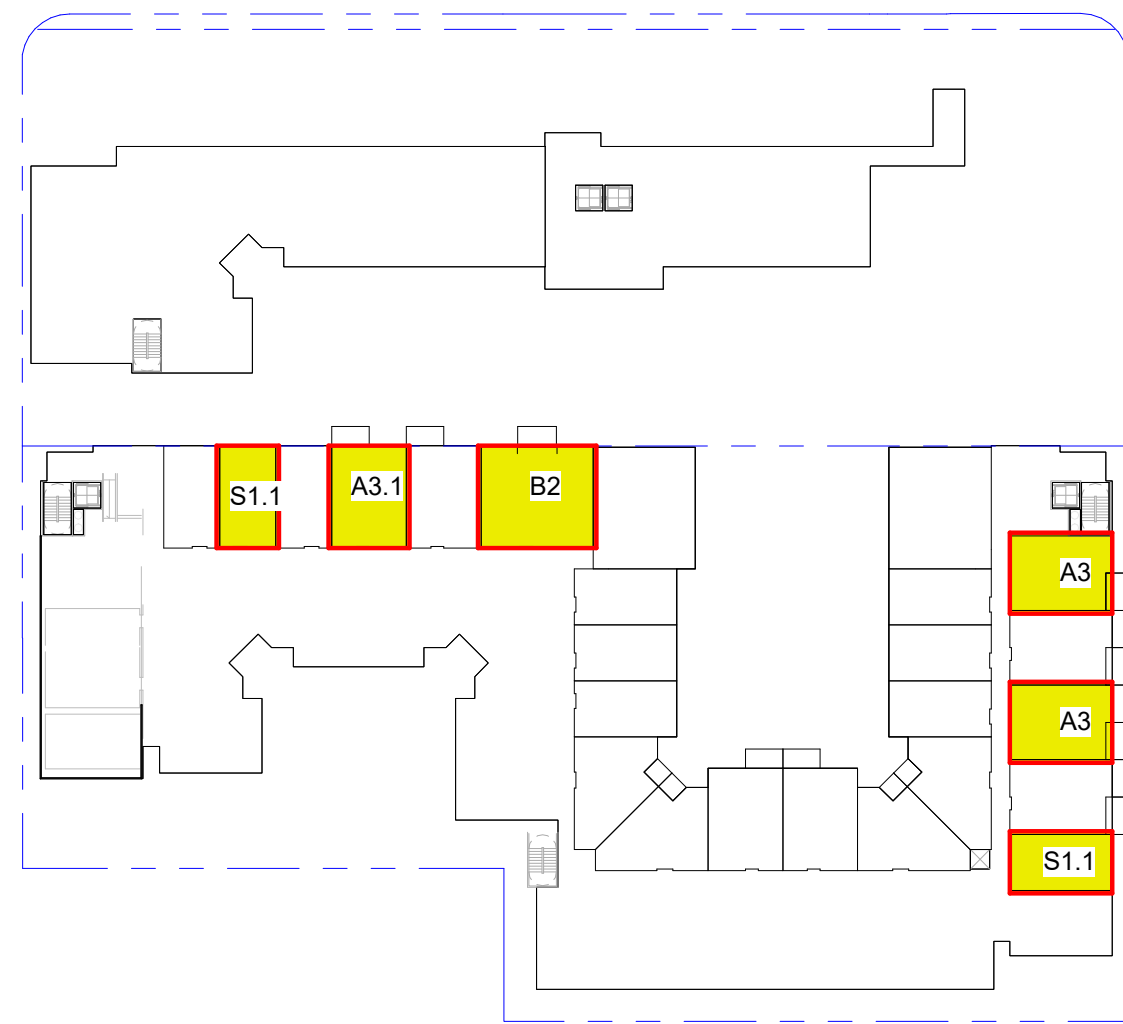
Level 1			
BLDG 1 FAR (NORTH)	FLOOR AREA	10,723 SF	
BLDG 1 FAR (NORTH)	NON-RESIDENTIAL	7,770 SF	
BLDG 1 FAR (NORTH)	NON-RESIDENTIAL	6,576 SF	
BLDG 2 FAR (SOUTH)	FLOOR AREA	33,506 SF	
		58,575 SF	

S. Level 3		
BLDG 1 FAR (NORTH)	FLOOR AREA	24,850 SF
BLDG 2 FAR (SOUTH)	FLOOR AREA	35,222 SF
		60,072 SF

FLOOR AREA RATIO		
Allowed (Maximum Allowed 2.0 + .5 FAR per FAR concession)*:		254,152 SF (2.5' :1)
Proposed:		254,152 SF

*Per Zoning Code Section 17.30.040, "Central District Max. Floor Area", maximum allowed is 2.0:1. An Additional 0.5 FAR as outlined in Zoning Code Section 17.43.065.B.2 is to be utilized.

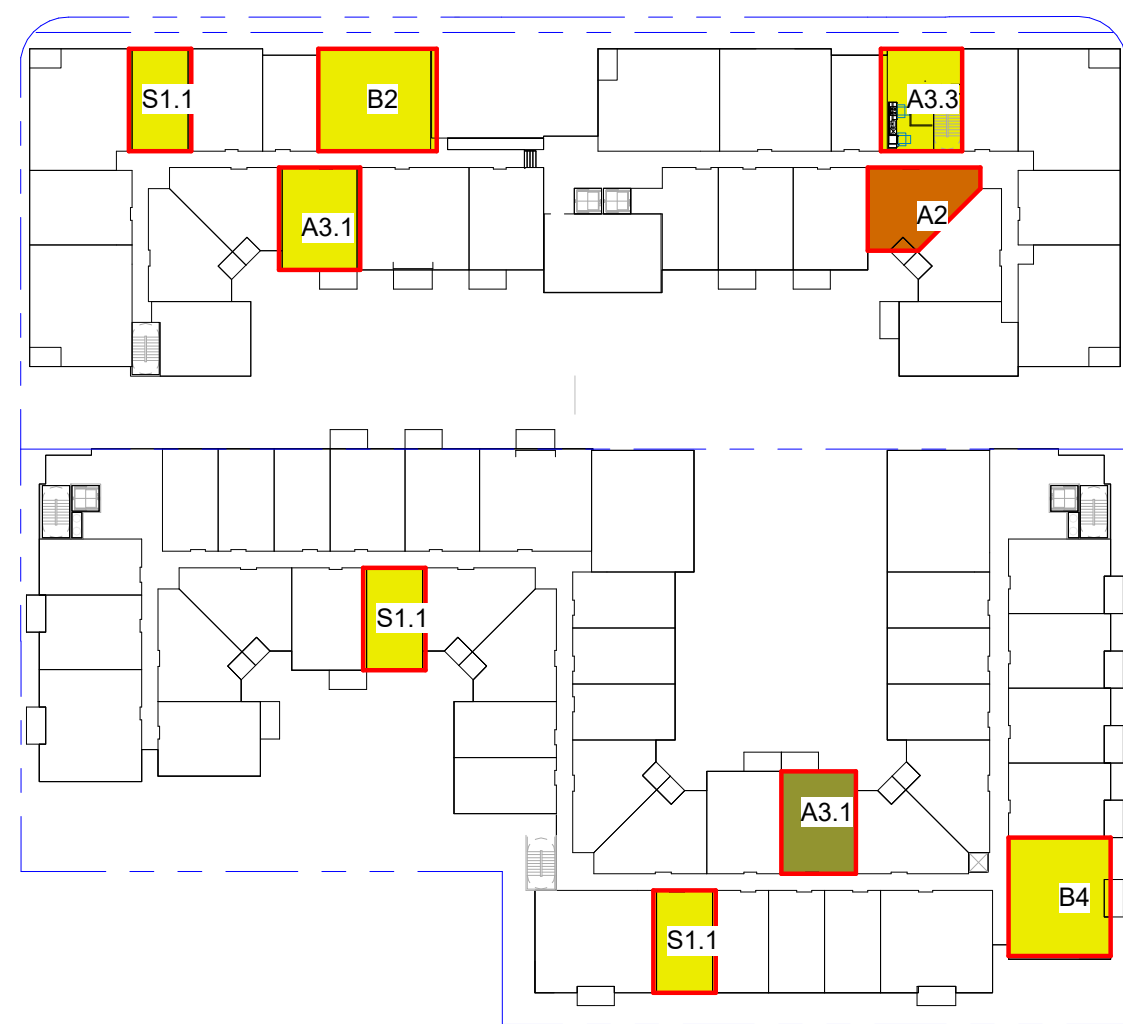




5 AFH. Level 5
1" = 60'-0"



4 AFH. Level 4
1" = 60'-0"



3 AFH. Level 3
1" = 60'-0"



2 AFH. Level 2
1" = 60'-0"



1 AFH. Level 1
1" = 60'-0"

INCLUSIONARY UNITS

2/15/2023

INCLUSIONARY UNIT TYPE DISTRIBUTION BASED ON HOUSEHOLD INCOME								
Household	Unit Type	% of Total Units	Unit Count	Unit Location				
				Level 1	Level 2	Level 3	Level 4	Level 5
Very Low-Income	Studio	5.0%	6	1	1			
	1BR			4	1	1	1	1
	2BR			1	1			
Low-Income	Studio	5.0%	6	1	1			
	1BR			4	1	1	1	1
	2BR			1	1			
Moderate-Income	Studio	27.5%	29	12	1	3	3	3
	1BR			11	2	2	2	3
	2BR			6		2	2	1
Total			41 Units					

INCLUSIONARY UNIT TYPE DISTRIBUTION TO APPROXIMATE MARKET-RATE UNIT MIX							
Unit Type	Mix %	No. of Units	Unit Location				
			Level 1	Level 2	Level 3	Level 4	Level 5
Studio	34%	14	3	3	3	3	2
1BR	46%	19	4	4	4	4	3
2BR	20%	8	2	2	2	1	1
Total	100%	41 Units					

MARKET-RATE UNIT MIX		
Unit Type	Mix %	No. of Units
Studio	33%	87
1BR	48%	125
2BR	19%	51
Total	100%	263 Units

Area Schedule (Affordable Housing) Copy 1		
HOUSEHOLD	UNIT TYPE	UNIT COUNT
VERY LOW	1 BEDROOM	4
VERY LOW	2 BEDROOM	1
VERY LOW	STUDIO	1
		6
MODERATE	1 BEDROOM	11
MODERATE	2 BEDROOM	6
MODERATE	STUDIO	12
		29
LOW INCOME	1 BEDROOM	4
LOW INCOME	2 BEDROOM	1
LOW INCOME	STUDIO	1
		6
TOTAL OF AFFORDABLE UNITS		41

LEGEND

- VERY LOW INCOME (VLI)
- LOW INCOME (LI)
- MODERATE INCOME (MI)



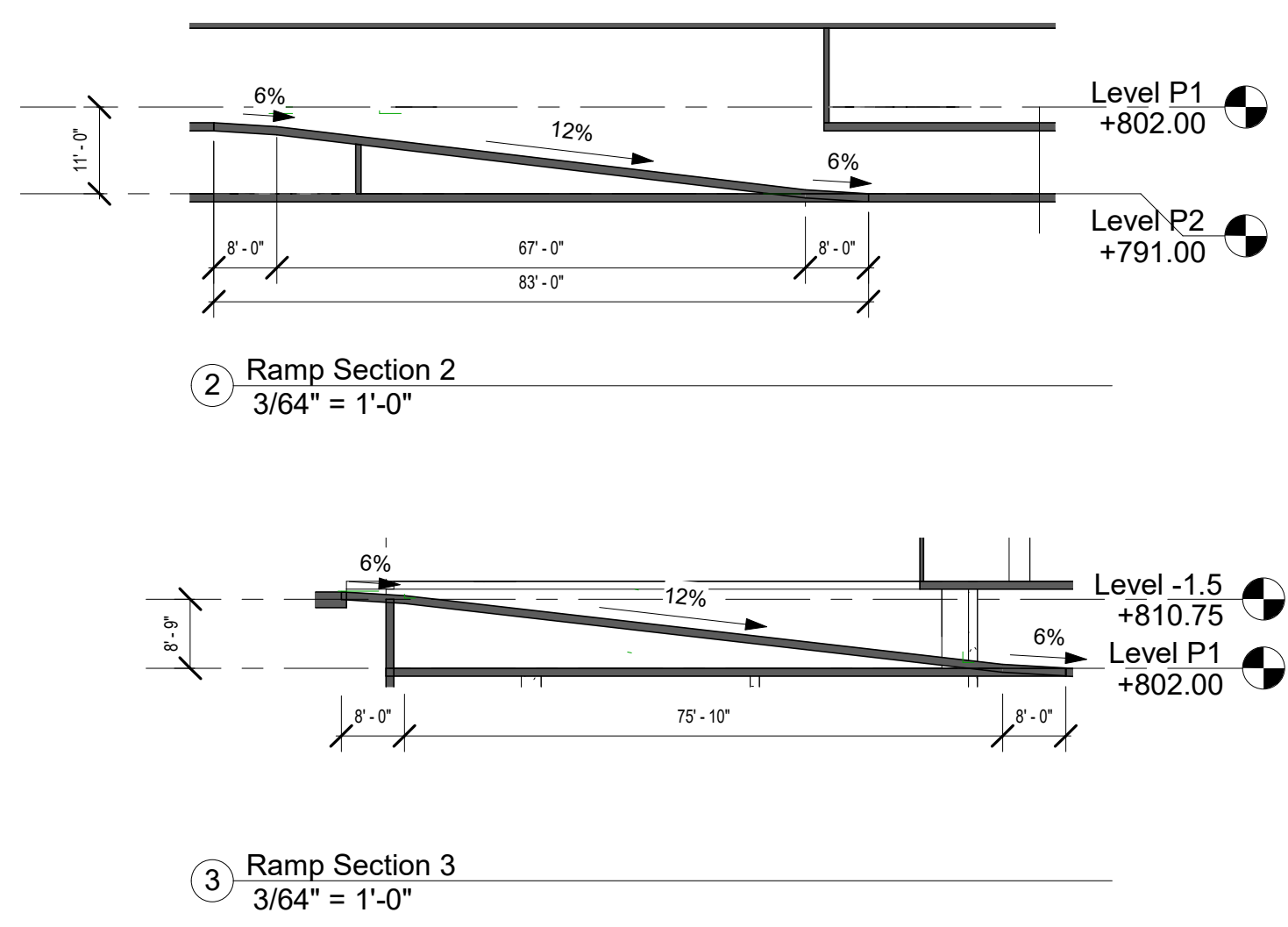
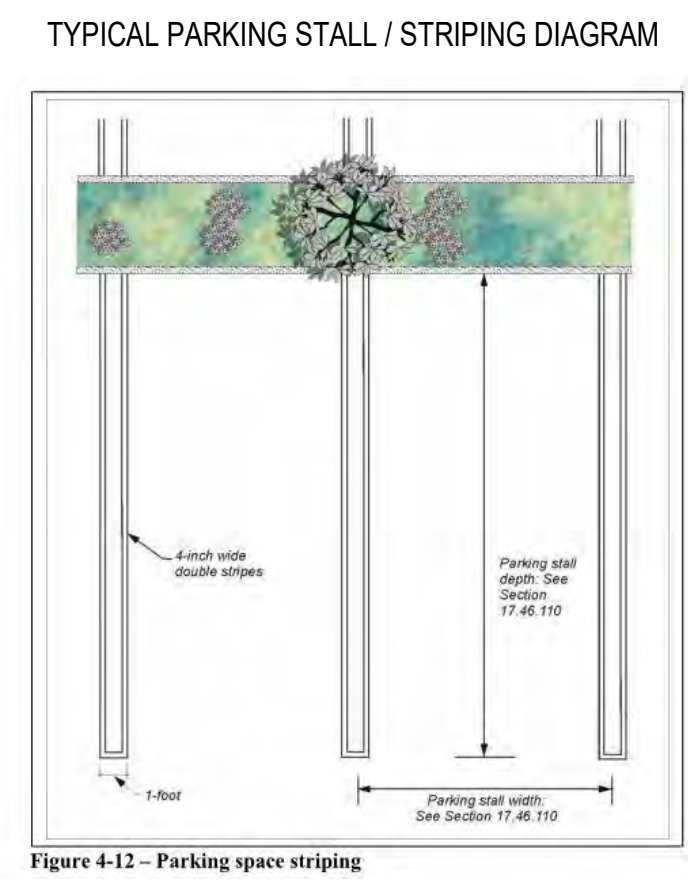
Total Parking Schedule	
Type	Count
Level P1	
Guest	
Guest ADA 9'-0" X 18'-0"	1
Guest ADA Van 12'-0" X 18'-0"	1
Guest Standard 8'-6" X 18'-0"	24
	26
Office	
Office ADA 9'-0" X 18'-0"	1
Office ADA Van 12'-0" X 18'-0"	1
Office Standard 8'-6" X 18'-0"	33
	35
Resident	
Resident ADA 9'-0" X 18'-0"	6
Resident ADA Van 12'-0" X 18'-0"	1
Resident Standard 8'-6" X 18'-0"	99
Resident Standard 9'-0" X 18'-0"	19
Resident Tandem 9'-0" X 18'-0"	16
	141
	202
Level P2	
Resident	
Resident Standard 8'-6" X 18'-0"	210
Resident Standard 9'-0" X 18'-0"	4
	214
	214
Grand Total	416

Total Residential Spaces	
Type	Count
Resident	
Resident ADA 9'-0" X 18'-0"	6
Resident ADA Van 12'-0" X 18'-0"	1
Resident Standard 8'-6" X 18'-0"	309
Resident Standard 9'-0" X 18'-0"	23
Resident Tandem 9'-0" X 18'-0"	16
	355

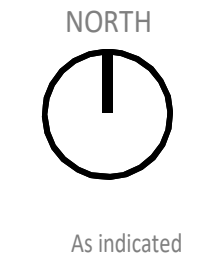
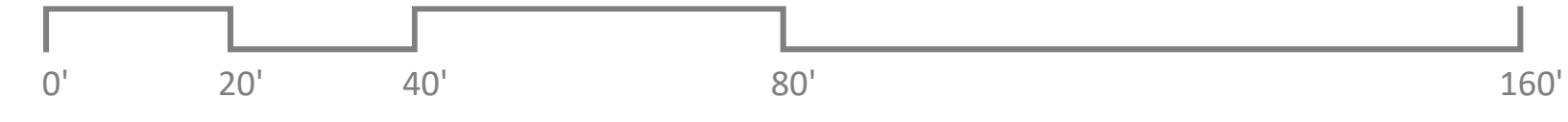
Total Residential Spaces	
Type	Count
Resident	
Resident ADA 9'-0" X 18'-0"	6
Resident ADA Van 12'-0" X 18'-0"	1
Resident Standard 8'-6" X 18'-0"	309
Resident Standard 9'-0" X 18'-0"	23
Resident Tandem 9'-0" X 18'-0"	16
	355

Total Residential Spaces	
Type	Count
Resident	
Resident ADA 9'-0" X 18'-0"	6
Resident ADA Van 12'-0" X 18'-0"	1
Resident Standard 8'-6" X 18'-0"	309
Resident Standard 9'-0" X 18'-0"	23
Resident Tandem 9'-0" X 18'-0"	16
	355

*Total Tandem Residential stalls less than 30% of Total Residential Stalls. (355 Stalls x 30% = 106 Stalls)



1 Level P1
1" = 20'-0"





Total Parking Schedule	
Type	Count
Level P1	
Guest	
Guest ADA 9'-0" X 18'-0"	1
Guest ADA Van 12'-0" X 18'-0"	1
Guest Standard 8'-6" X 18'-0"	24
	26

Office	
Office ADA 9'-0" X 18'-0"	1
Office ADA Van 12'-0" X 18'-0"	1
Office Standard 8'-6" X 18'-0"	33
	35

Resident	
Resident ADA 9'-0" X 18'-0"	6
Resident ADA Van 12'-0" X 18'-0"	1
Resident Standard 8'-6" X 18'-0"	99
Resident Standard 9'-0" X 18'-0"	19
Resident Tandem 9'-0" X 18'-0"	16
	141
	202

Level P2	
Resident	
Resident Standard 8'-6" X 18'-0"	210
Resident Standard 9'-0" X 18'-0"	4
	214
	214

Grand Total	416
--------------------	-----

Total Residential Spaces	
Type	Count
Resident	
Resident ADA 9'-0" X 18'-0"	6
Resident ADA Van 12'-0" X 18'-0"	1
Resident Standard 8'-6" X 18'-0"	309
Resident Standard 9'-0" X 18'-0"	23
Resident Tandem 9'-0" X 18'-0"	16
	355

*Total Tandem Residential stalls less than 30% of Total Residential Stalls. (355 Stalls x 30% = 106 Stalls)

TYPICAL PARKING STALL / STRIPING DIAGRAM

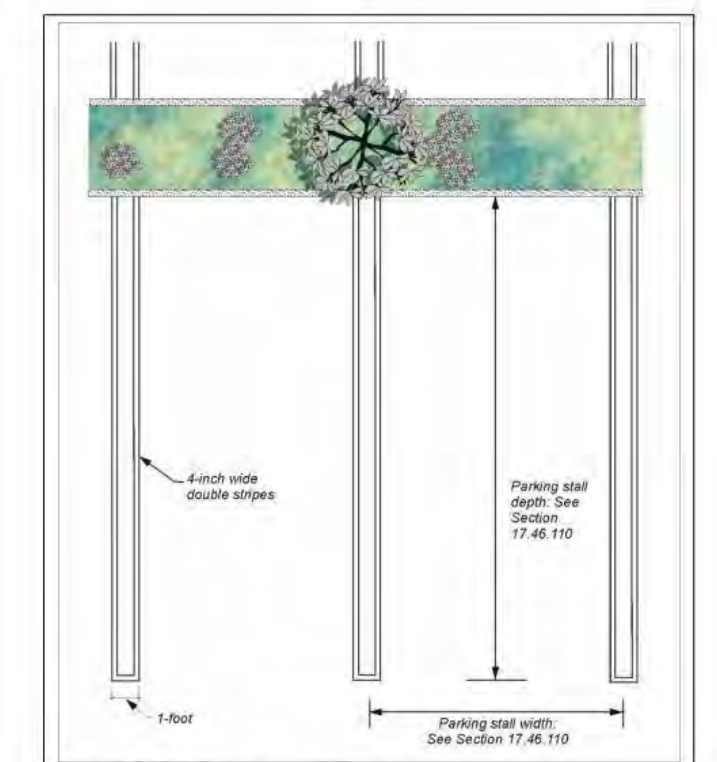
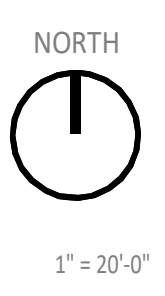
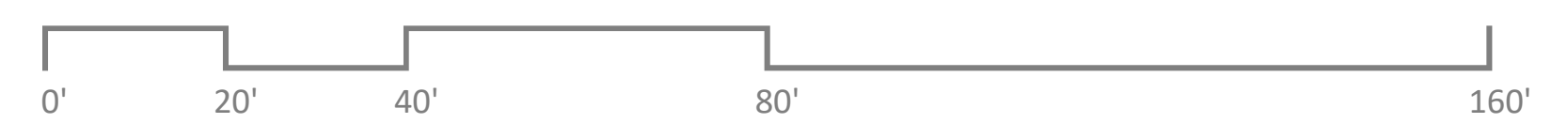
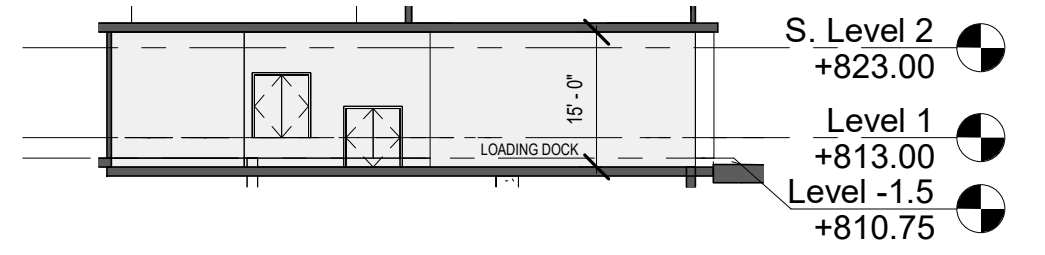
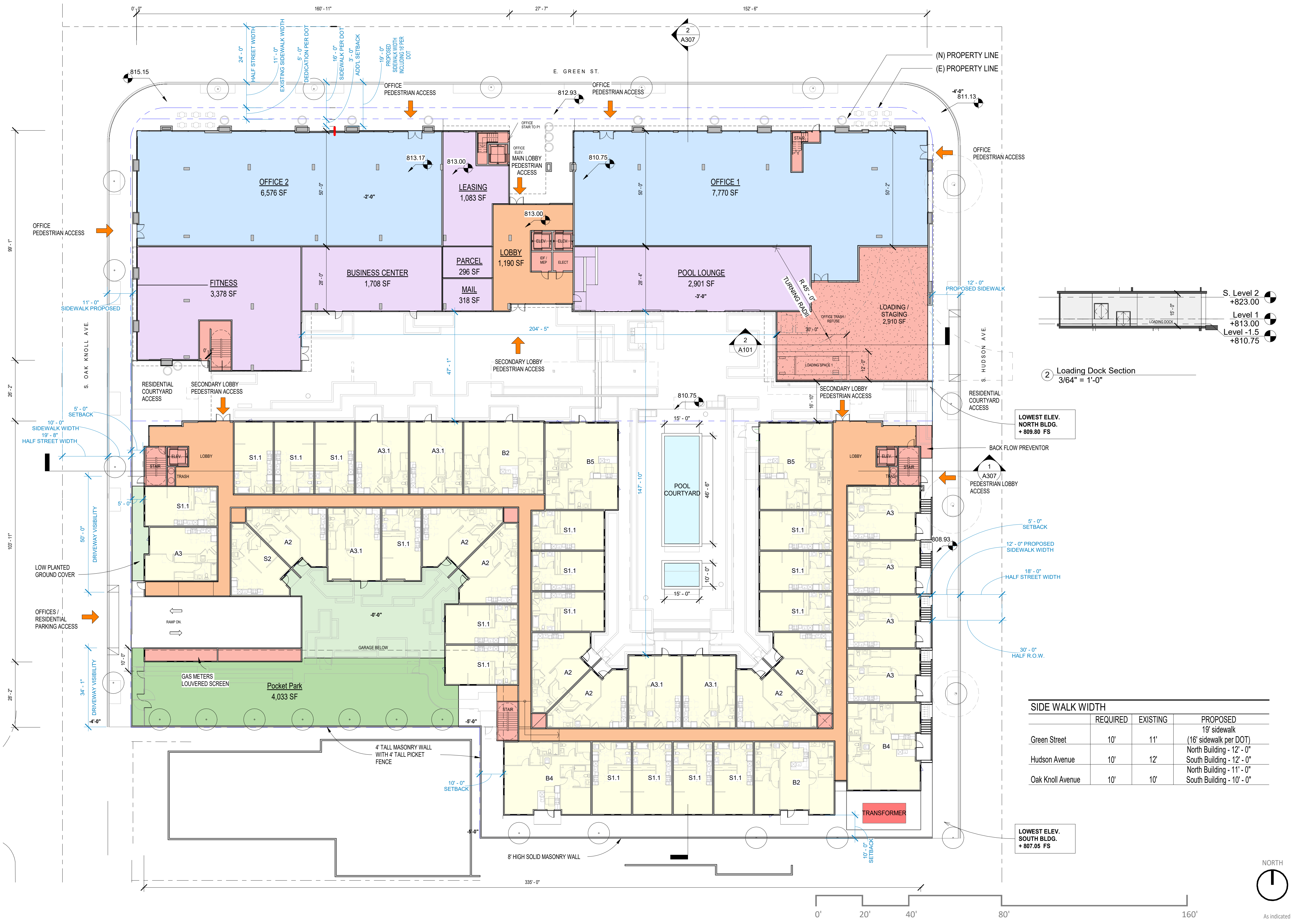


Figure 4-12 - Parking space striping

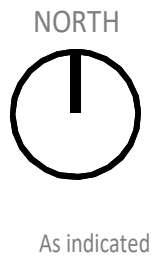




LOWEST ELEV. NORTH BLDG. +809.80 FS

LOWEST ELEV. SOUTH BLDG. +807.05 FS

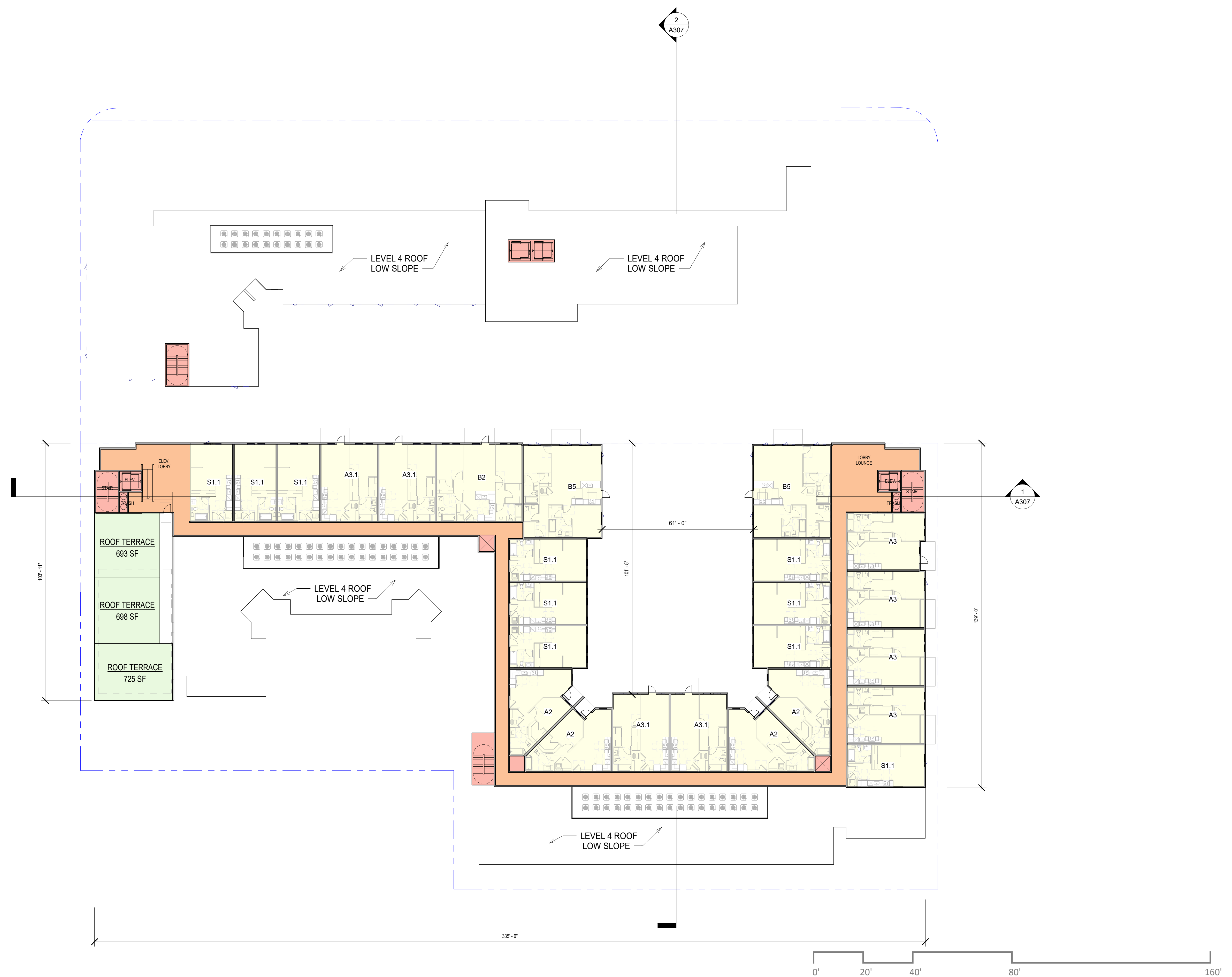
	SIDE WALK WIDTH		
	REQUIRED	EXISTING	PROPOSED
Green Street	10'	11'	(16' sidewalk per DOT) North Building - 12'-0" South Building - 12'-0"
Hudson Avenue	10'	12'	North Building - 11'-0" South Building - 10'-0"
Oak Knoll Avenue	10'	10'	

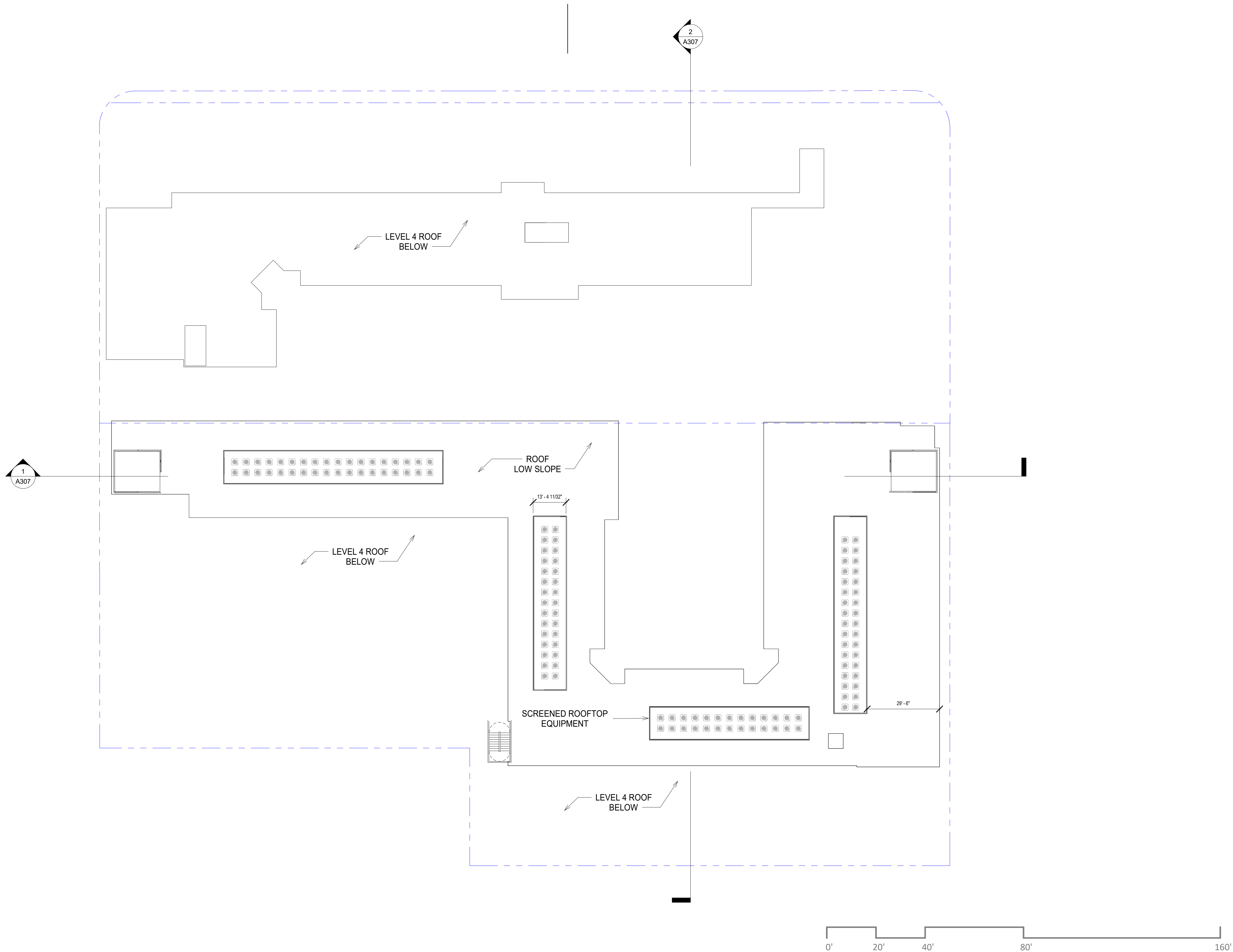


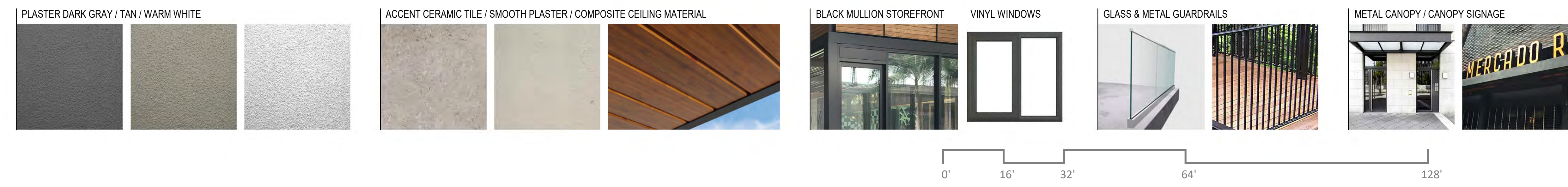










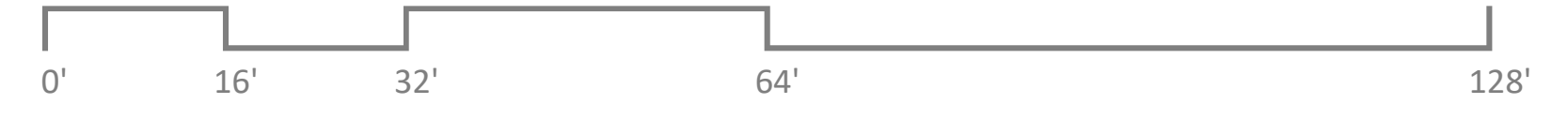


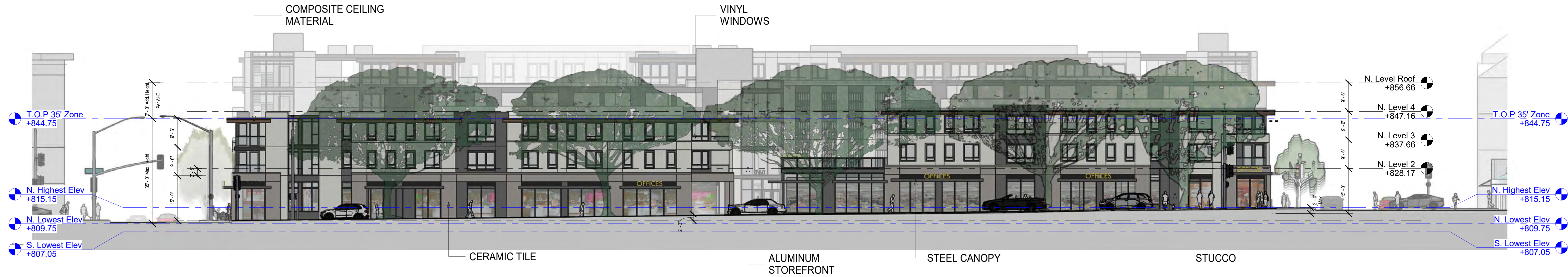


② East Elevation (S. Hudson Ave.) B&W
1/16" = 1'-0"



③ West Elevation (S. Oak Knoll Ave.) B&W
1/16" = 1'-0"

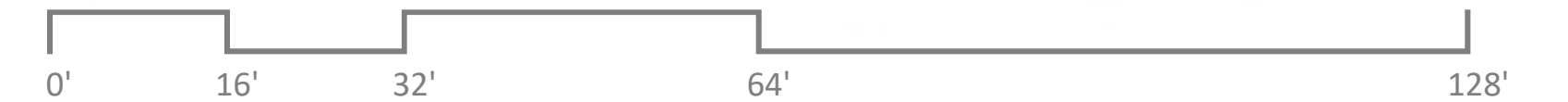
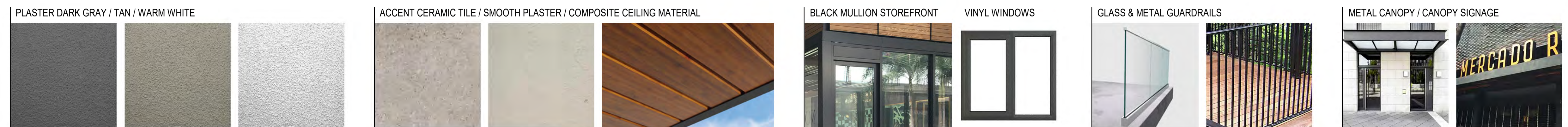


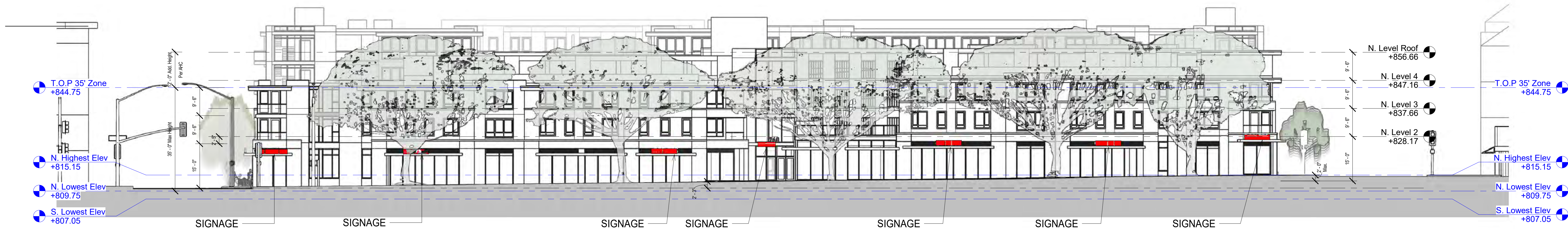


① North Elevation (Green St.)
1/16" = 1'-0"



② South Elevation
1/16" = 1'-0"





③ North Elevation (Green St.) B&W
1/16" = 1'-0"



① South Elevation B&W
1/16" = 1'-0"

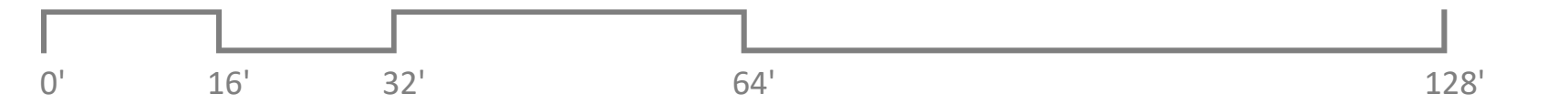


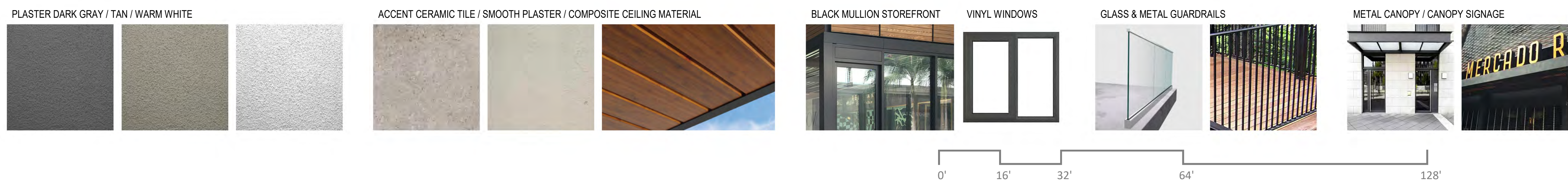


③ North Elevation (Green St.) - Ficus Trees
1/16" = 1'-0"



② North Elevation (Green St.) - Ficus Trees
Existing
1/16" = 1'-0"







1 Courtyard Elevation (North) B&W
1/16" = 1'-0"



2 Courtyard Elevation (South) B&W
1/16" = 1'-0"

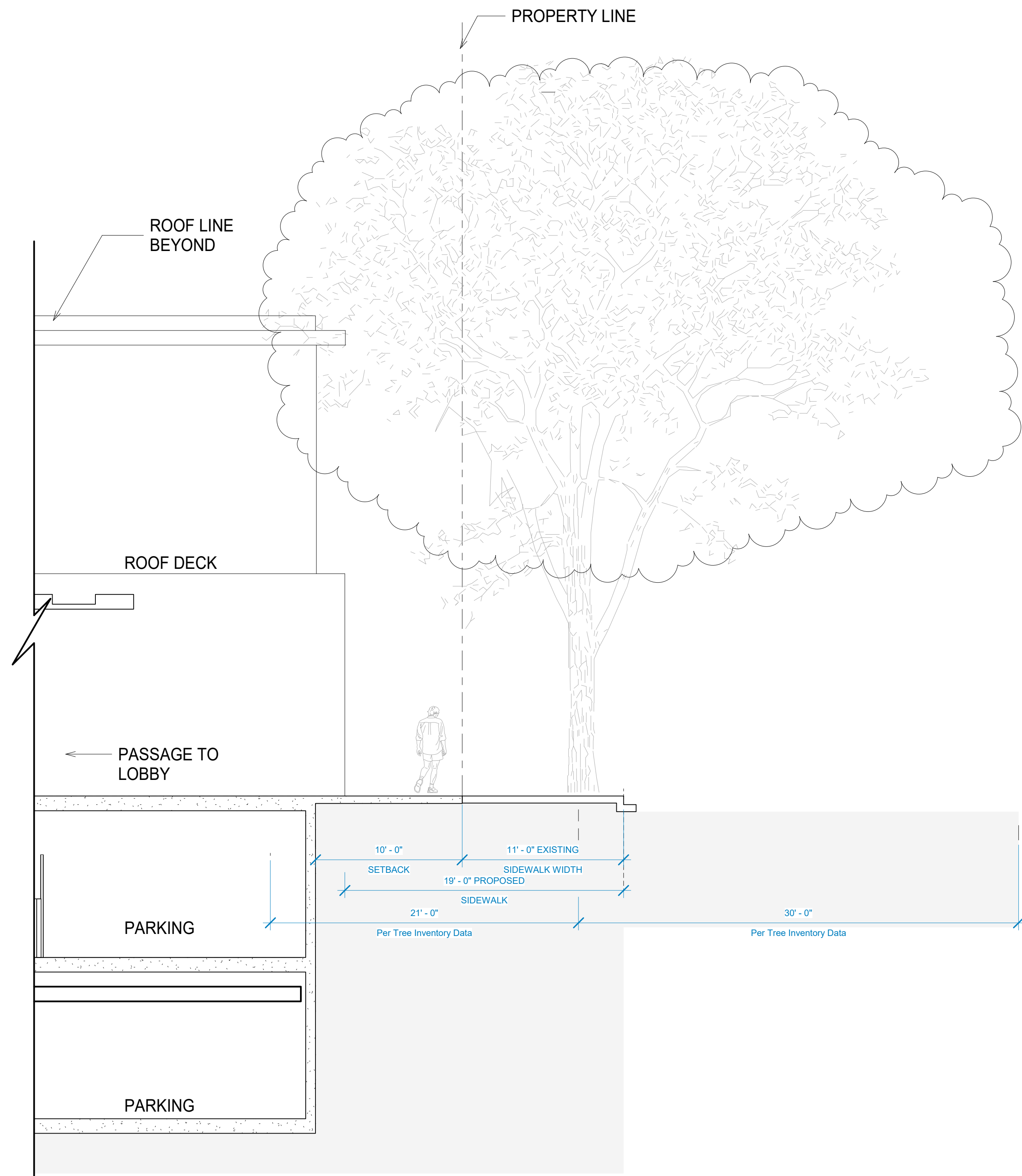


4 Courtyard Elevation (East) B&W
1/16" = 1'-0"

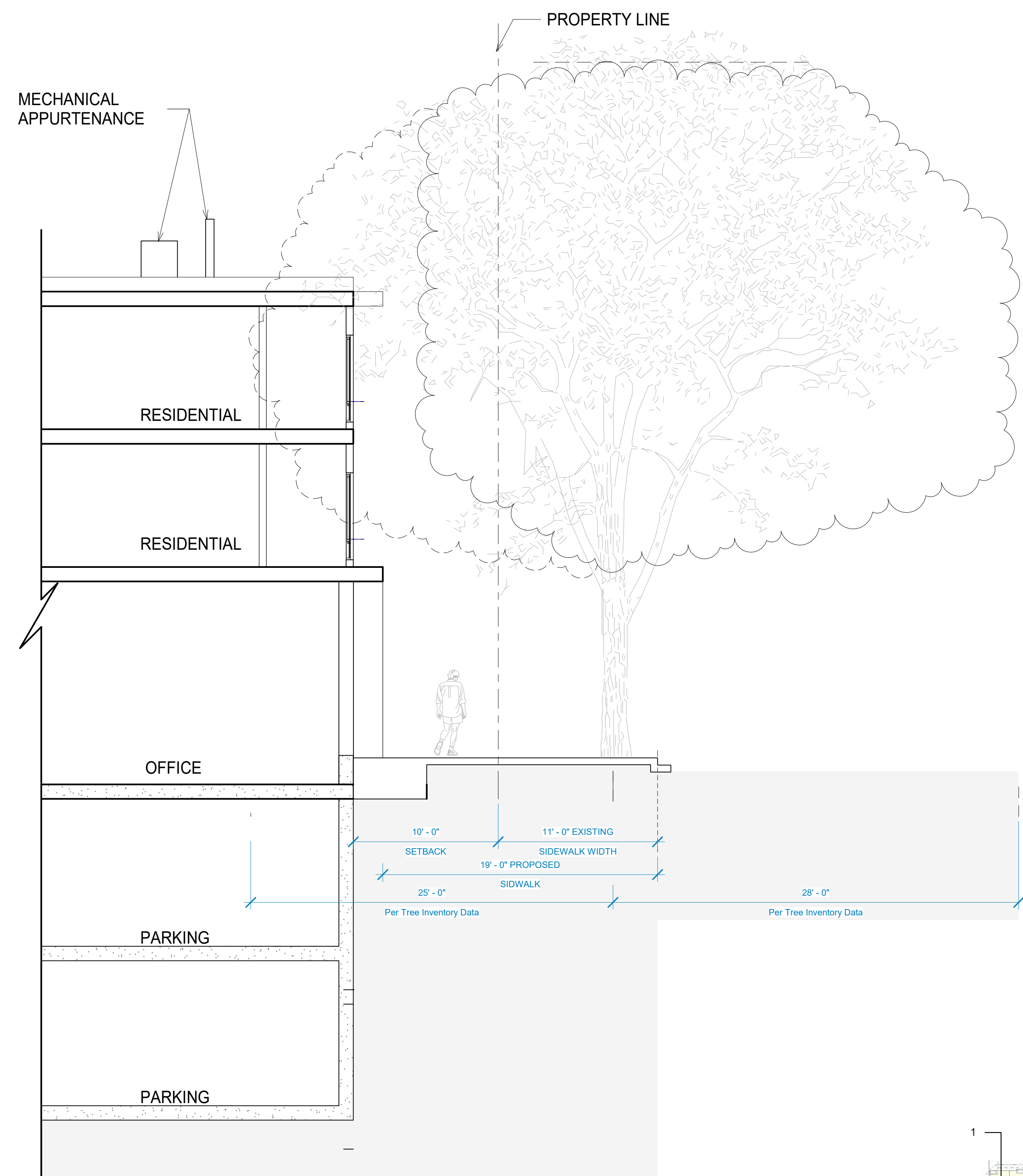


3 Courtyard Elevation (West) B&W
1/16" = 1'-0"



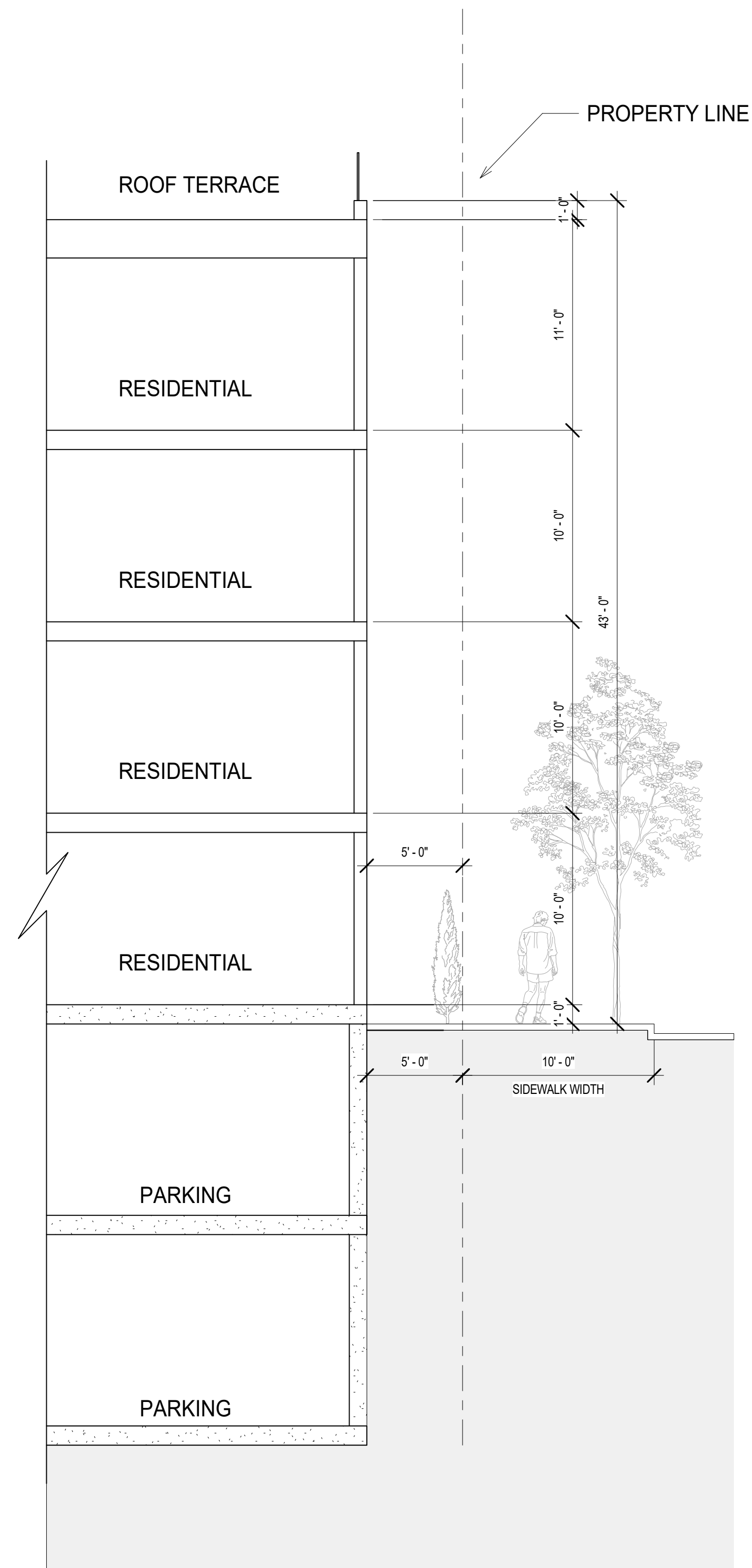


② Concept Section 2
3/16" = 1'-0"

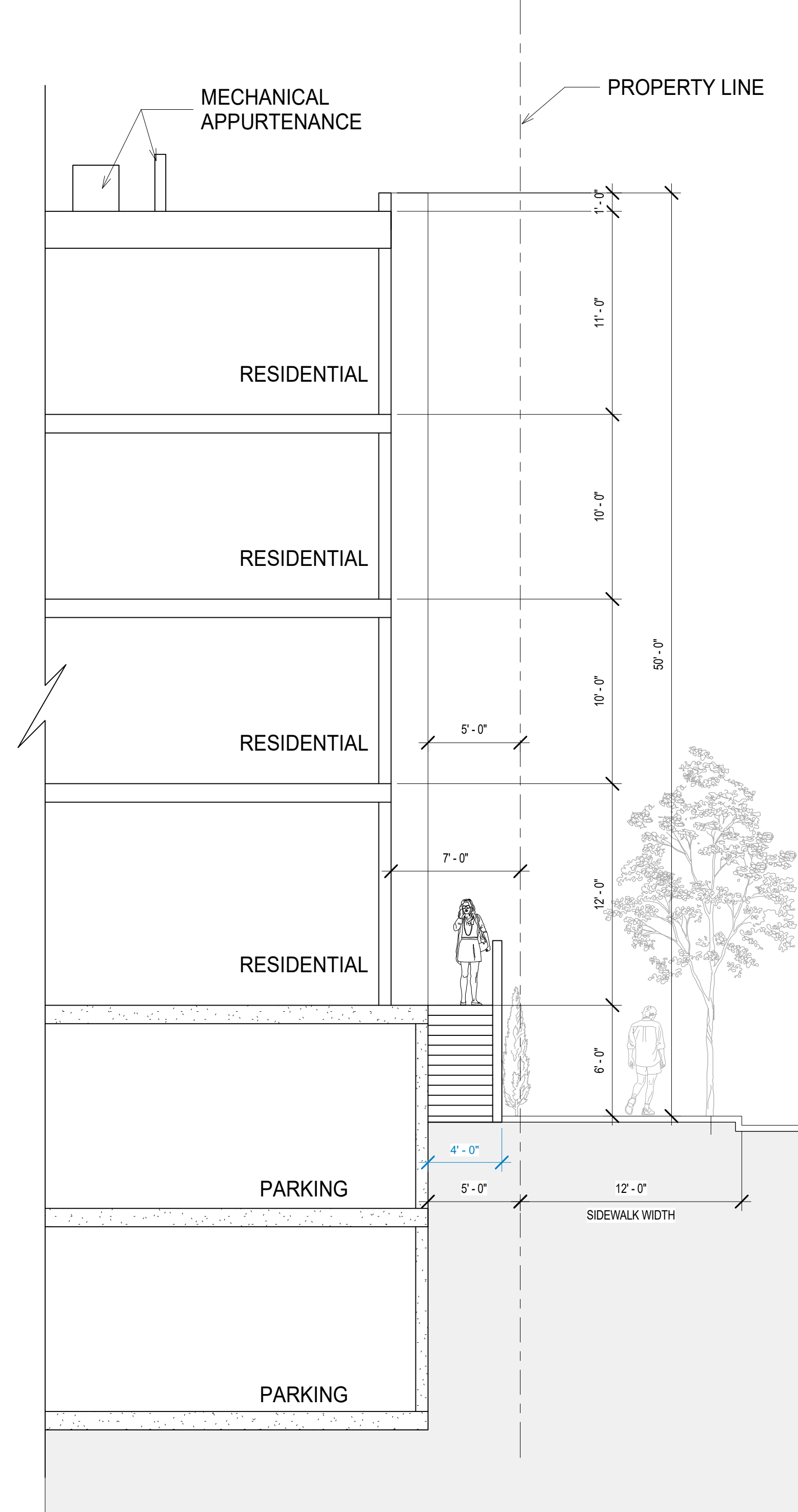


① Concept Section 1
3/16" = 1'-0"

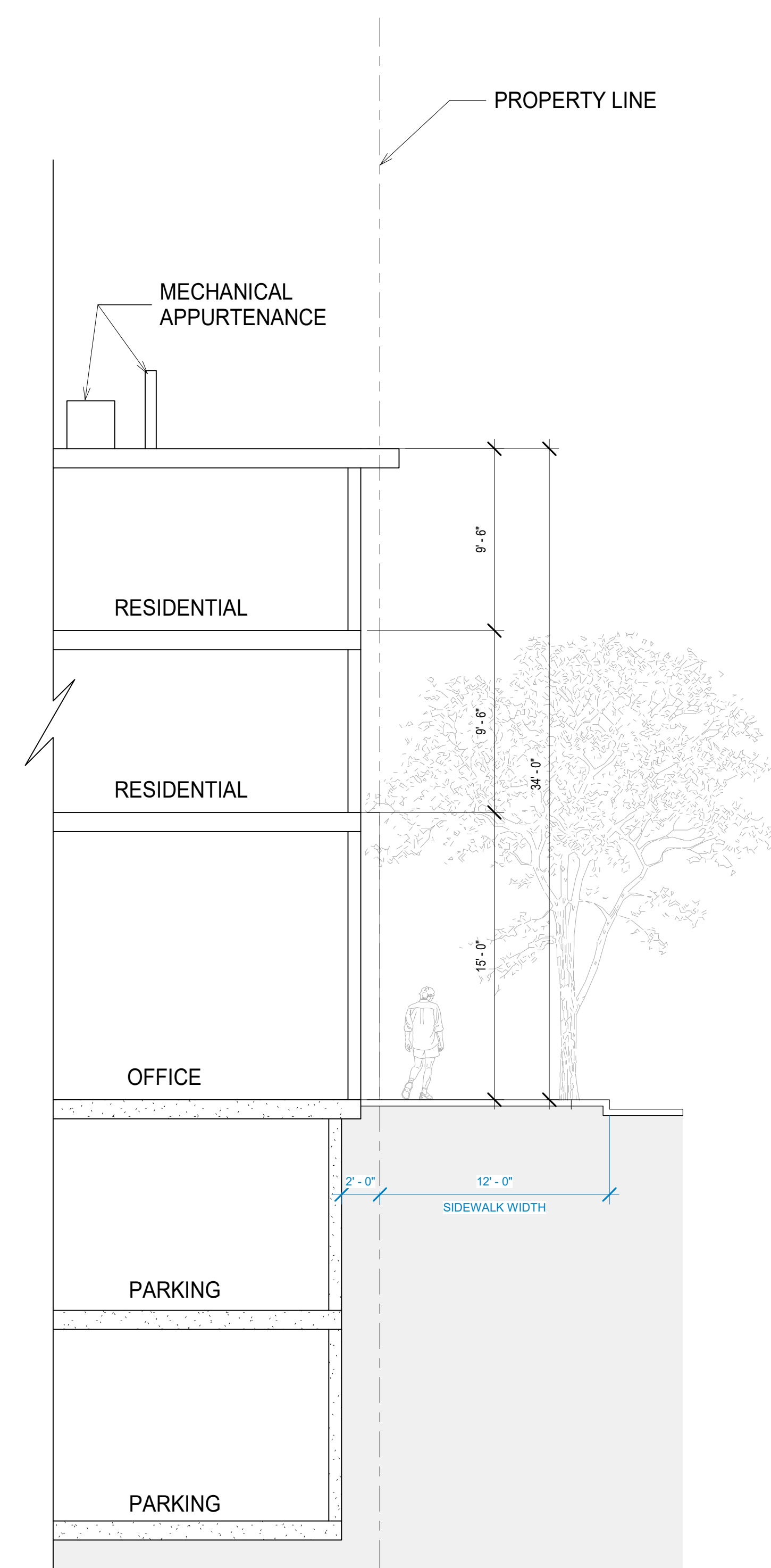




③ Concept Section 5
3/16" = 1'-0"

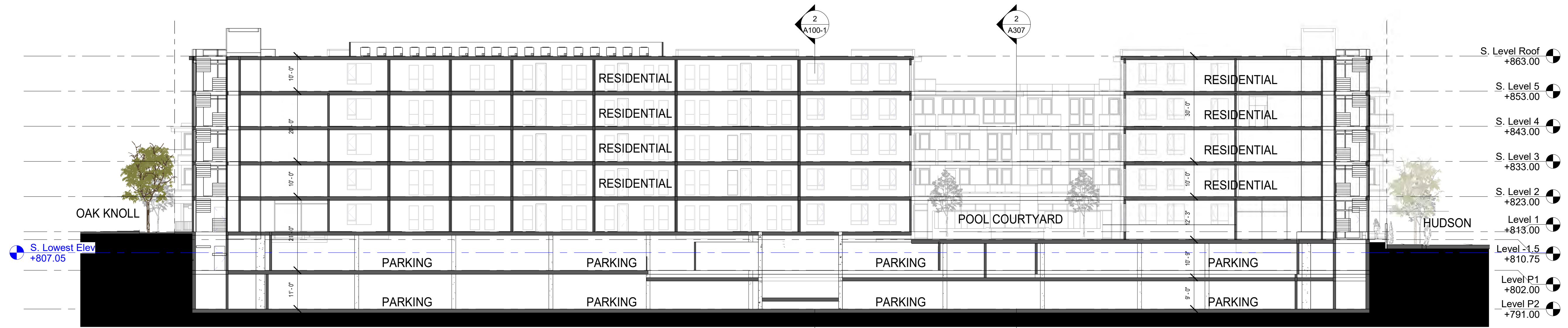


② Concept Section 4
3/16" = 1'-0"

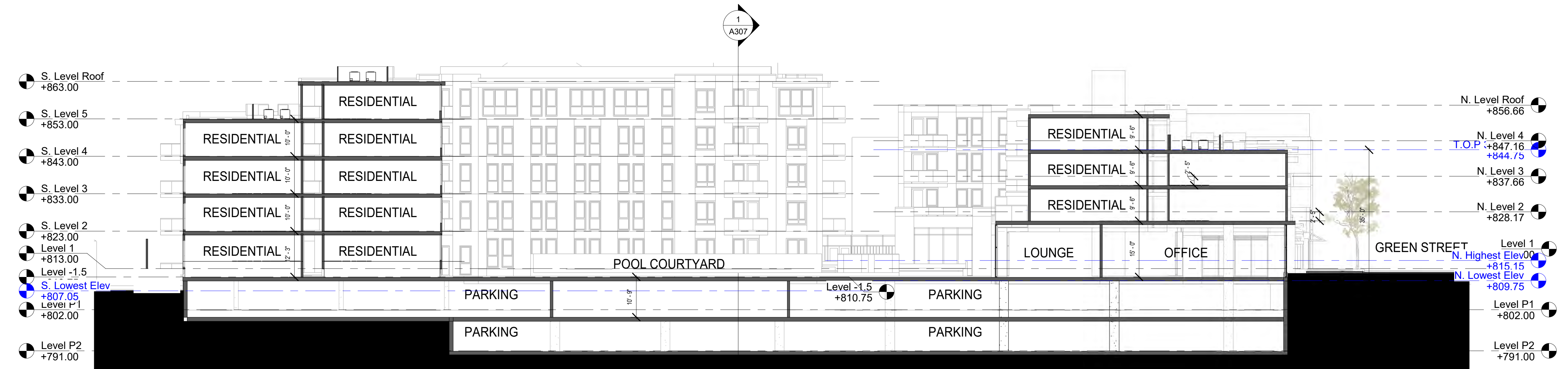


① Concept Section 3
3/16" = 1'-0"

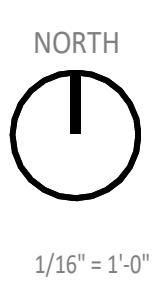
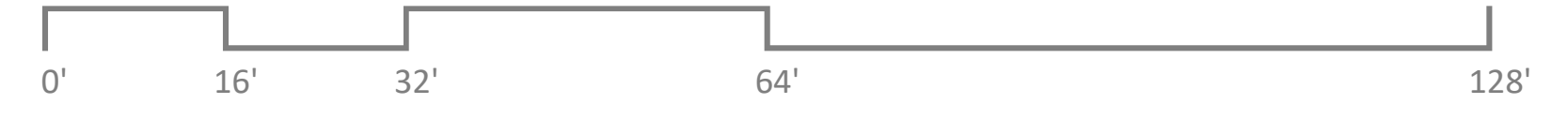




1 Section 1
1/16" = 1'-0"



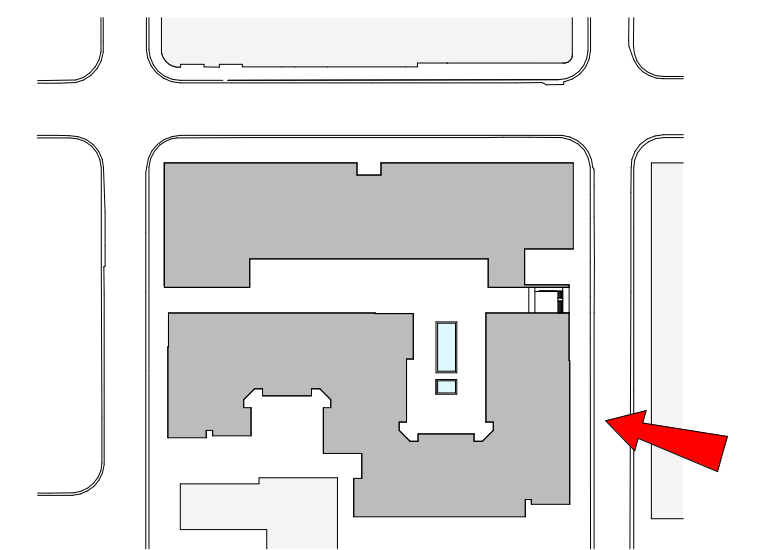
2 Section 2
1/16" = 1'-0"













770 EAST GREEN STREET

PASADENA, CALIFORNIA

MARCH 2023

CONCEPTUAL DESIGN REVIEW

Landscape Design Narrative

The Vision Statement of the City of Pasadena Open Space Master Plan reads, "To create, maintain, protect, and restore an interrelated system of parks, trails, and natural open spaces. To provide recreational opportunities which sustain a vibrant and healthy community with an emphasis on ecologically sensitive public enjoyment and education."

Core principles in the introduction and permanence of the City's open space includes the provision of open space to serve unique needs, ensuring open space is within reasonable walking distance to residents, the promotion of creative partnerships in order to develop both traditional and non-traditional park spaces, and the preservation of this open space for future generations.

To this end, the city looks to new developments for opportunities to incorporate creative urban open spaces like plazas, paseos, and gathering areas into new development plans.

At 770 E. Green Street, the provision of ample outdoor space for residents to mingle, relax, and play is essential in creating a healthy and desirable place to live. This proposed new development along Green Street is a unique opportunity to create new verdant outdoor spaces in an area of the city where it's most in need.

Both natural and cosmopolitan, the landscape theme unites the organic flow of nature with the ordered geometry of the structures, and creative energy of the city. Gestural sweeps of planting and natural forms give way to familiar patterns and intimate spaces. Accents of stone and wood bring spontaneity and texture. It's a design rooted in the timelessness of nature with a curative eye for design and harmony.

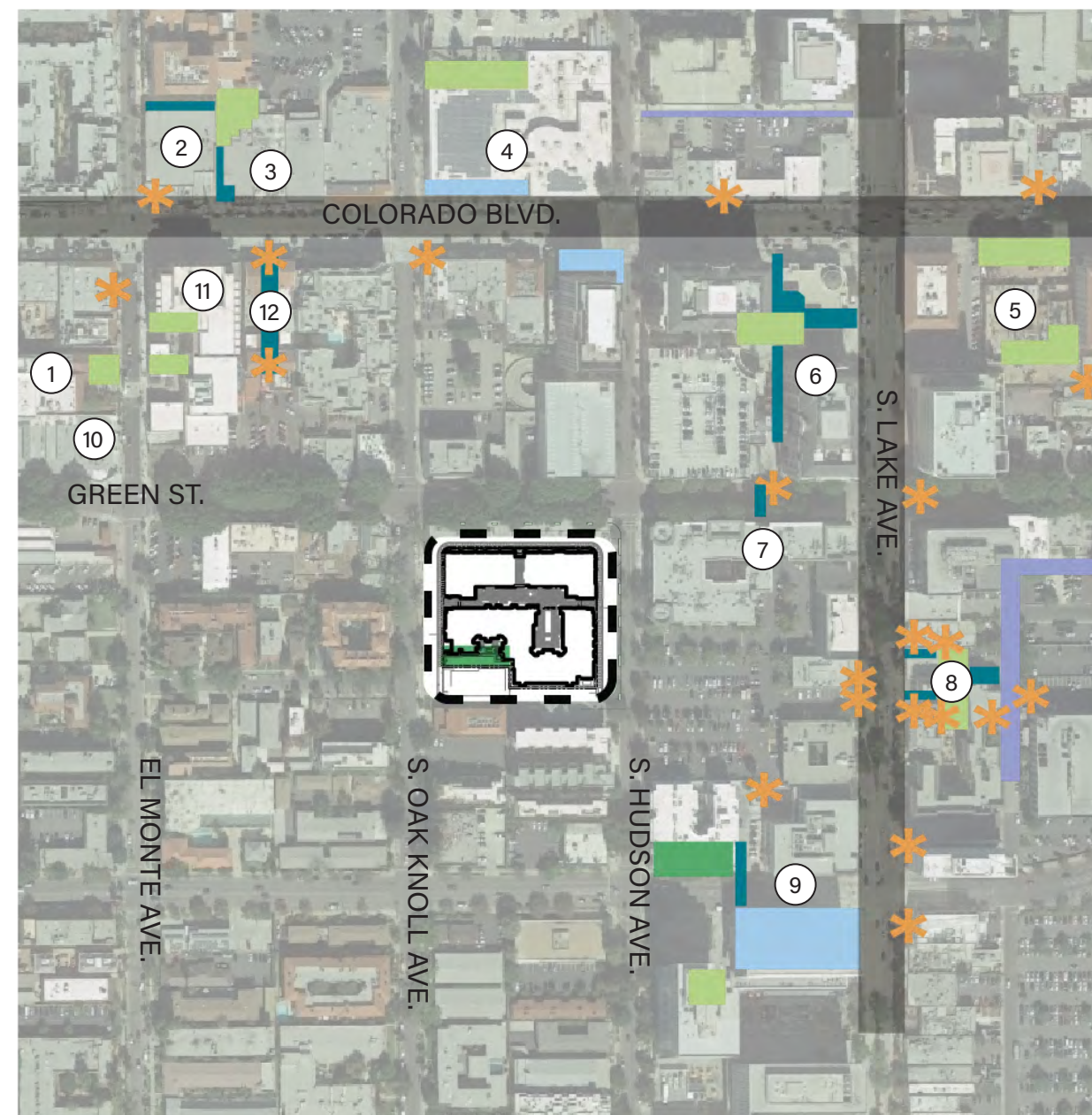
The design is rooted in an underlying architectural pattern. The architectural formal grid and repetitive patterns of the building can be seen throughout. Much like nature is "taking back" the built environment, the grid becomes graduated and eroded as natural planting makes a strong presence. Playing off the linear forms of the architecture are integrated site features such as seating, planters, fireplaces, or fountains that create areas of interest and act as sculptural focal elements.

Planting design and specie selection play major roles in the overall landscape concept. Plant material shall provide strong textures and visual interest to enhance the park-like atmosphere of the community. Our goal is to provide a palette of ecologically sensitive species, which provide great beauty and a calm setting for this urban oasis.

Key design goals of the landscape design include:

- o Be inspired by nature, and introduce materials that are rustic, unpolished, and honest.
- o Be loose and light, and provide a counterbalance to an ordered architecture.
- o Allow the landscape prominence, and harken the great natural landscapes of Pasadena.
- o Provide public spaces that are flexible, adaptable, and promote spontaneity.
- o Allow the landscape to create surprise, suspense, and discovery.

770 E. GREEN STREET NARRATIVE AND SITE CONTEXT



Legend

Alleyway

Paseo

Plaza

Urban Green

Courtyard

Outdoor Dining

① Pasadena Playhouse

② Laemmle's Playhouse

③ Vroman's Bookstore

④ Target

⑤ dusicD2 Hotel Constance

⑥ Pasadena Towers

⑦ The Prado

⑧ The Commons

⑨ Corporate Center Pasadena

⑩ Jacob Maarse Florist

⑪ Playhouse Plaza

⑫ The Arcade

Project Site

Major Corridor

GATHER

- Framed views from lobby to feature wall with enhanced materials
- Tranquil linear water feature
- Overhead trellis and festoon lighting to establish inviting sense of scale
- Variety of sizes and furnishings for lounge seating and business use

PLAY

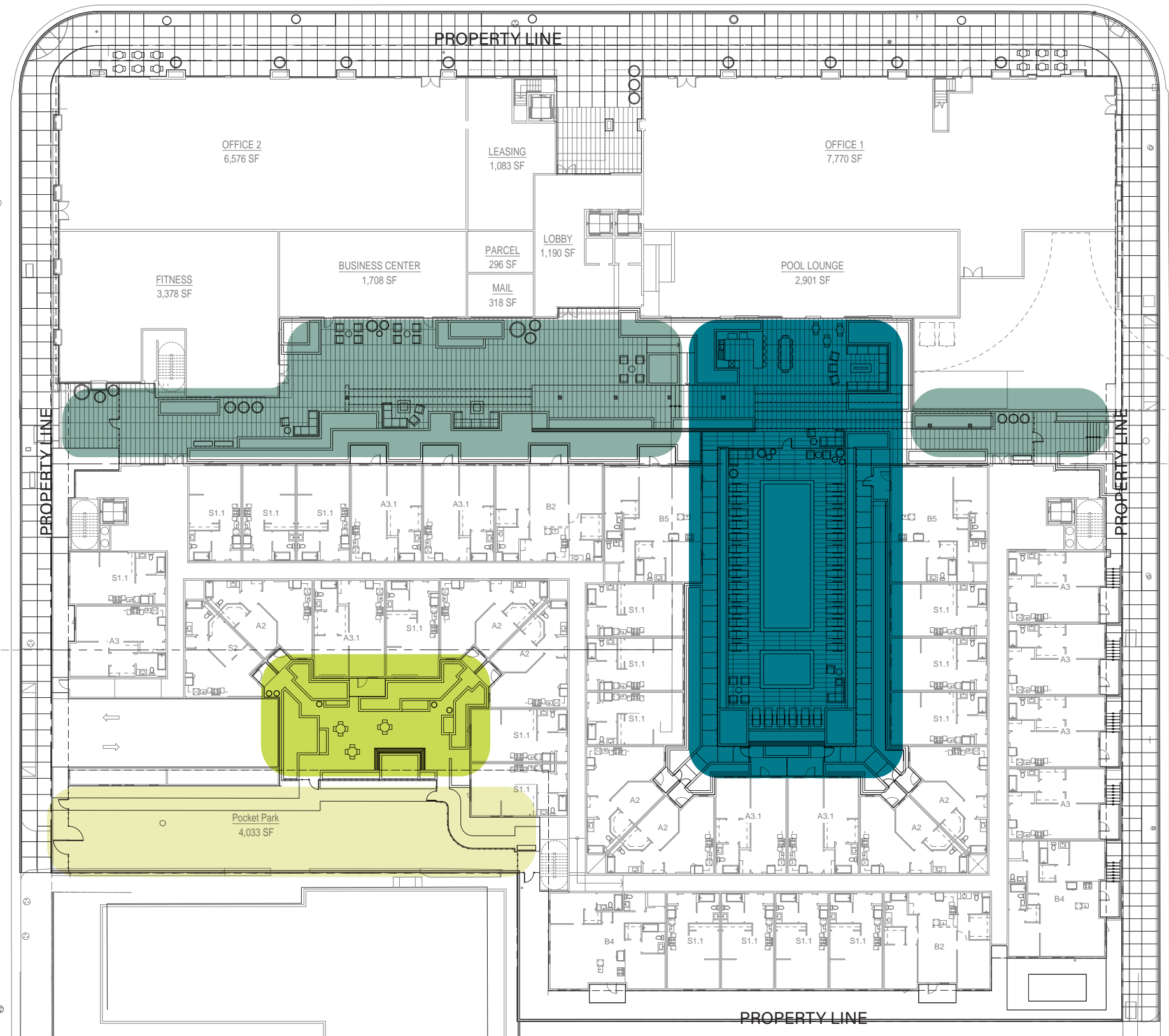
- Outdoor kitchen and dining amenities, extension of pool lounge building
- Firepits and built in lounge seating
- Enclosed pool and spa area for safety, with landscape buffer
- Feature wall for potential art / enhanced materials

CHILL

- Garden courtyard for passive activities
- Connection to residential patios
- Green screen fencing for privacy
- Specimen tree for shade canopy
- Warm and inviting materials for site furnishings

SHARE

- 4,000 SF pocket park for open space
- Landscape relief and buffer from neighboring properties
- Open to public during the day, and transparent fencing/pivot gate to enclose at night for security
- Potential mural/graphic on S. Oak Knoll building edge
- Design to be coordinated with city of Pasadena

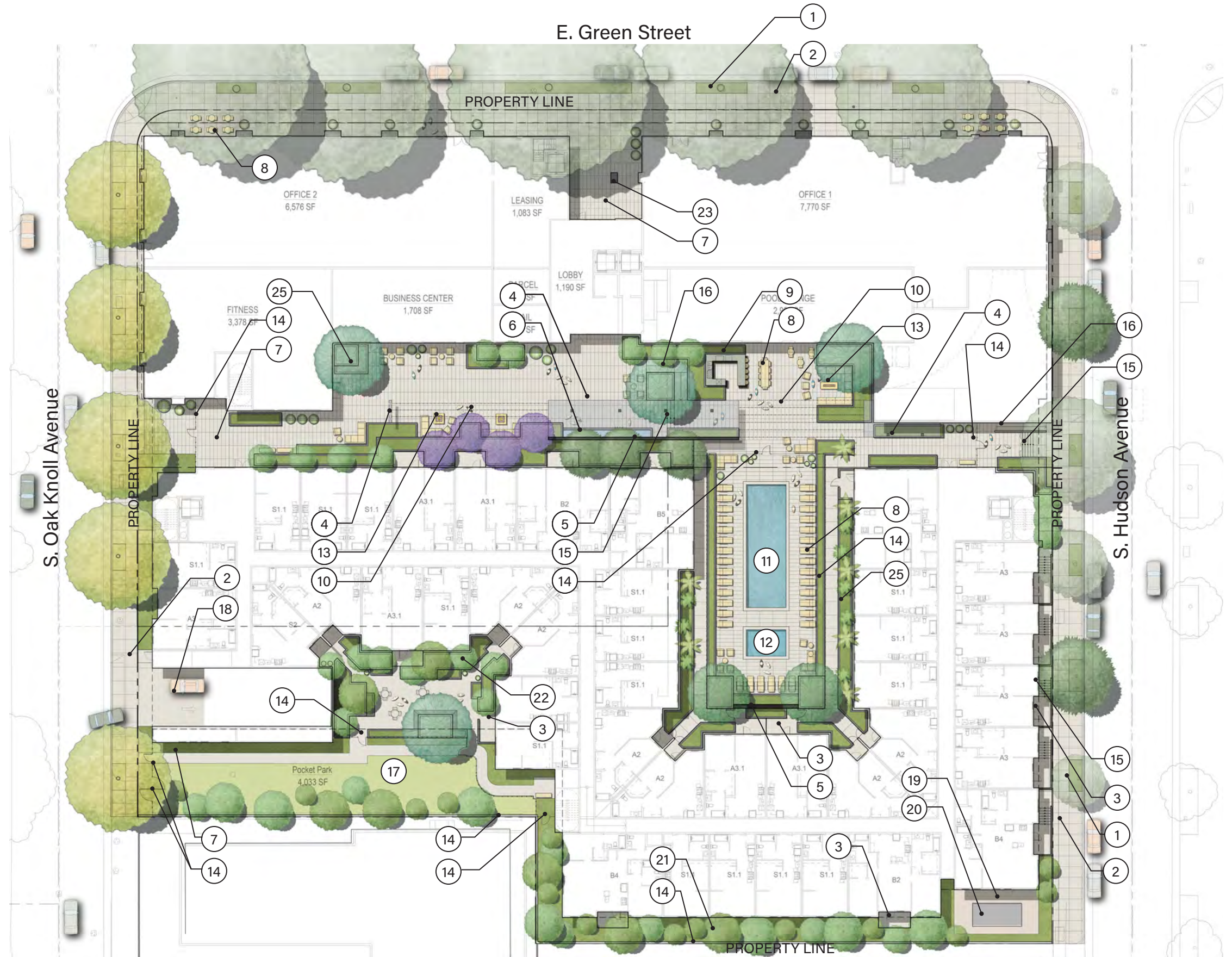


770 E. GREEN STREET CONCEPT DIAGRAM - LEVEL 1

Legend

- ① Existing Tree - Protect in place (typ.)
- ② Public Sidewalk
- ③ Residential Patio (per architecture)
- ④ Overhead Structure
- ⑤ Feature Wall
- ⑥ Water Feature
- ⑦ Concrete Paving
- ⑧ Site Furnishings
- ⑨ Outdoor Kitchen
- ⑩ Festoon Lighting
- ⑪ Pool (46.5' long x 15' wide)
- ⑫ Spa (10' long x 15' wide)
- ⑬ Firepit
- ⑭ Fencing / Gates / Walls - See PAGE 5
- ⑮ Steps
- ⑯ Ramp/Sloped Walk
- ⑰ Pocket Park*
- ⑱ Vehicular Entry to Sub-Level Parking
- ⑲ Decomposed Granite
- ⑳ Transformer (by others)
- ㉑ Landscape Buffer
- ㉒ CMU Planter Wall
- ㉓ Building Column (per architecture)

* = Final programming and design of Pocket Park to be coordinated with City












770 E. GREEN STREET SITE PLAN - OVERALL

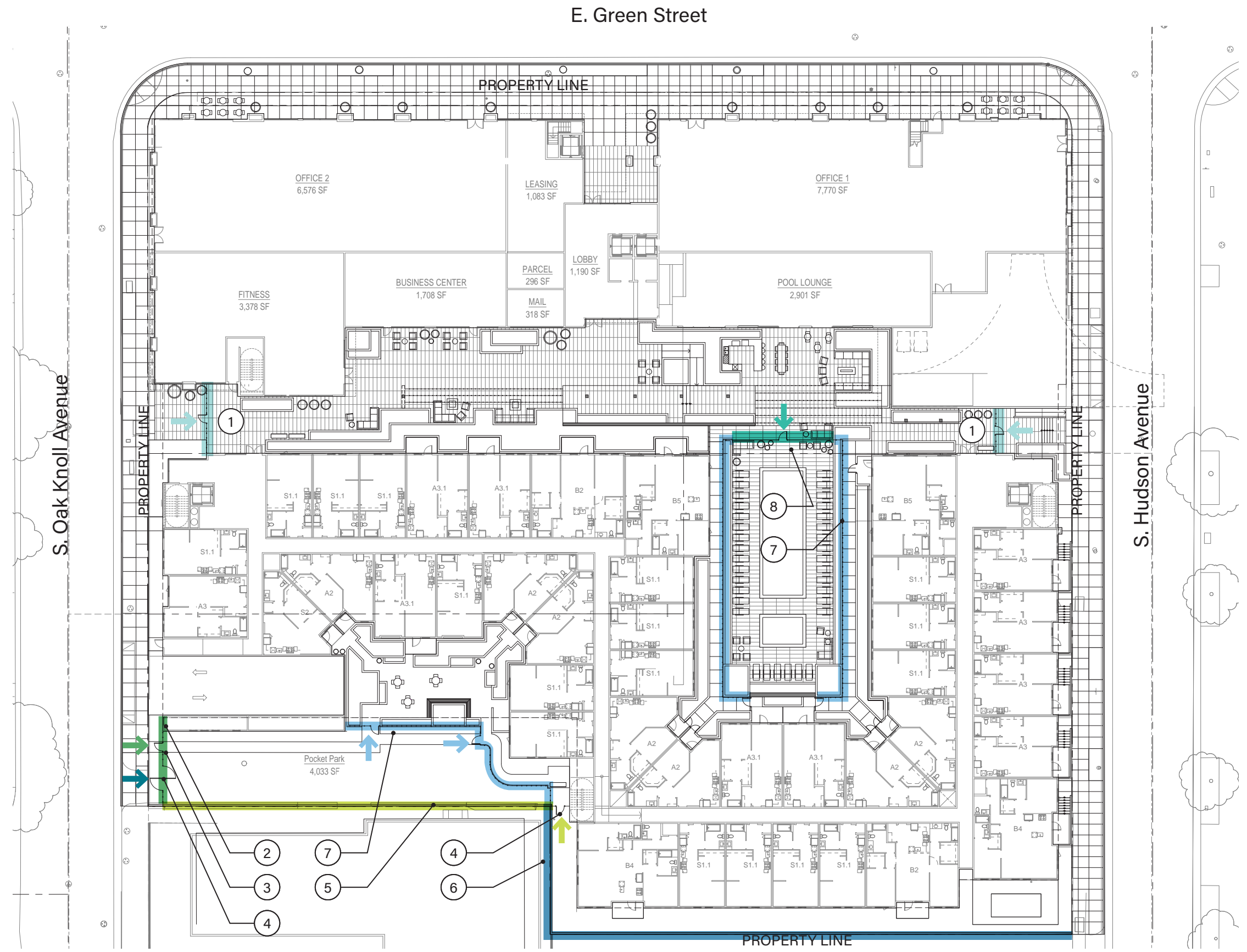
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March 2023



EPTDESIGN

Legend

-  ① Perimeter Gate & Fence @ Breezeways
 - Metal Tube Steel with Pickets, Glass Gate Panel
 - 8'-0" height
-  ② Perimeter Fence @ Pocket Park
 - Metal Tube Steel Frame with Pickets
 - 6'-0" height
-  ③ Public Gate @ Pocket Park
 - Metal Tube Steel with Pickets
 - 6'-0" height
 - Open during approved hours and closed at night for security
-  ④ Pivot Gate
 - Metal Tube Steel with Pickets
 - Pivots on central post, wider opening for maintenance equipment
 - 6'-0" height
-  ④ Perimeter Maintenance Gate
 - Metal Tube Steel with Pickets
 - 8'-0" height
-  ⑤ Perimeter Wall/Fence Hybrid
 - 4'-0" height CMU wall base
 - 4'-0" height Picket fence
-  ⑥ Perimeter Solid Wall
 - 8'-0" height CMU wall
-  ⑦ Metal Gate & Fencing
 - Metal Tube Steel with Pickets
 - 6'-0" height
-  ⑧ Glass Gate & Fencing
 - Glass with Tube Steel Frame / Steel Posts
 - 6'-0" height



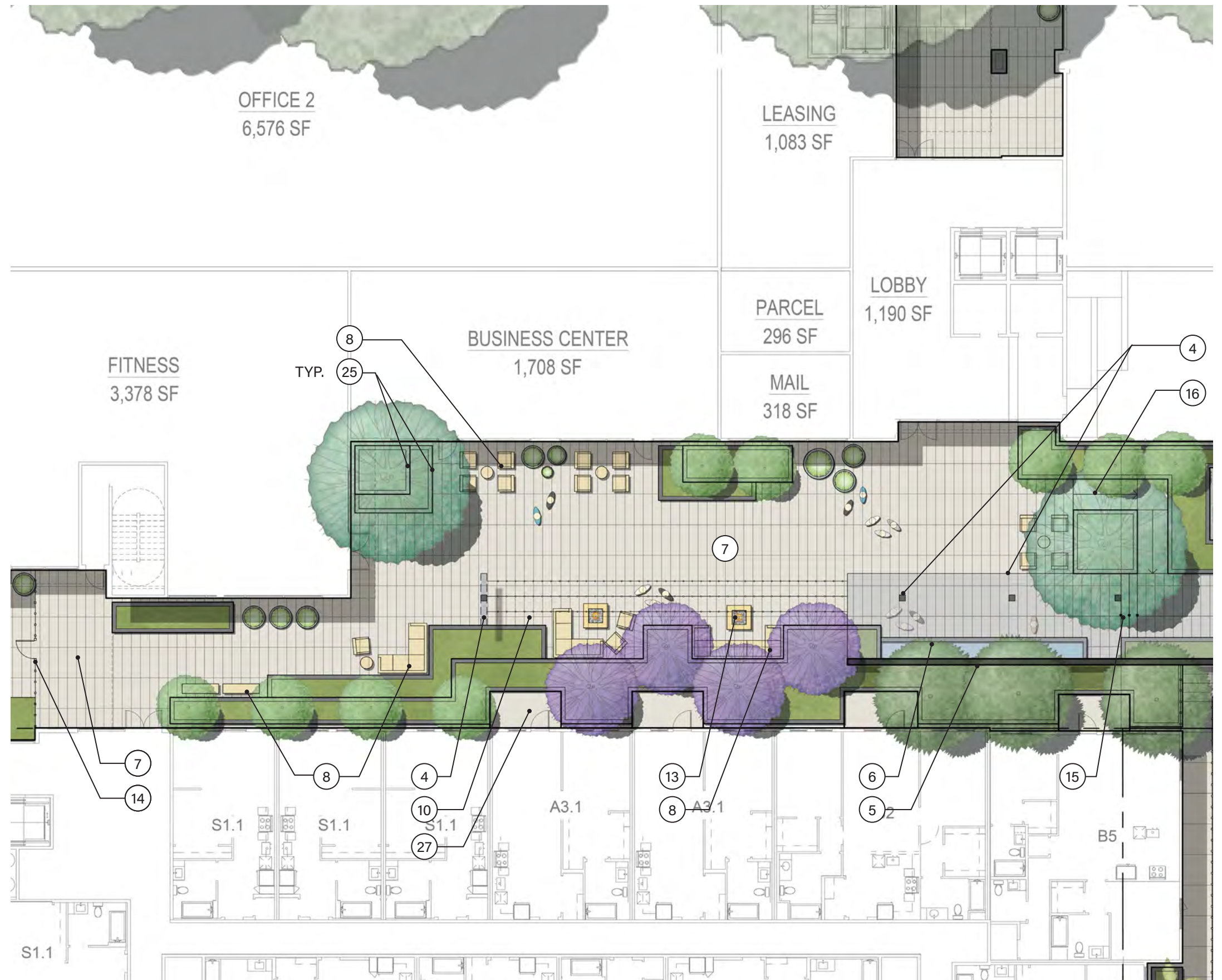
770 E. GREEN STREET SITE PLAN - OVERALL FENCING, GATES, AND WALLS EXHIBIT



Legend

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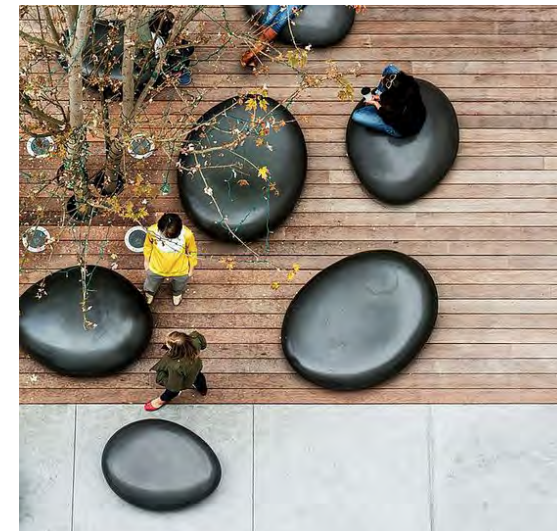
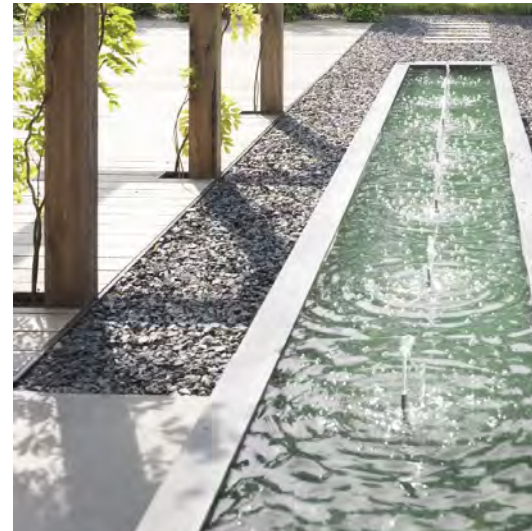
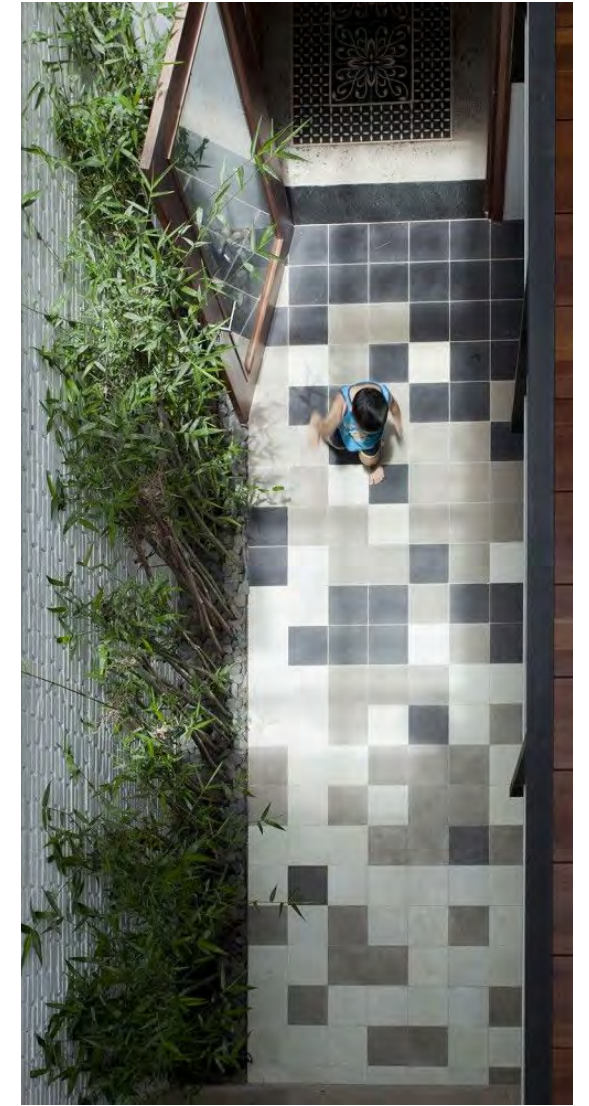
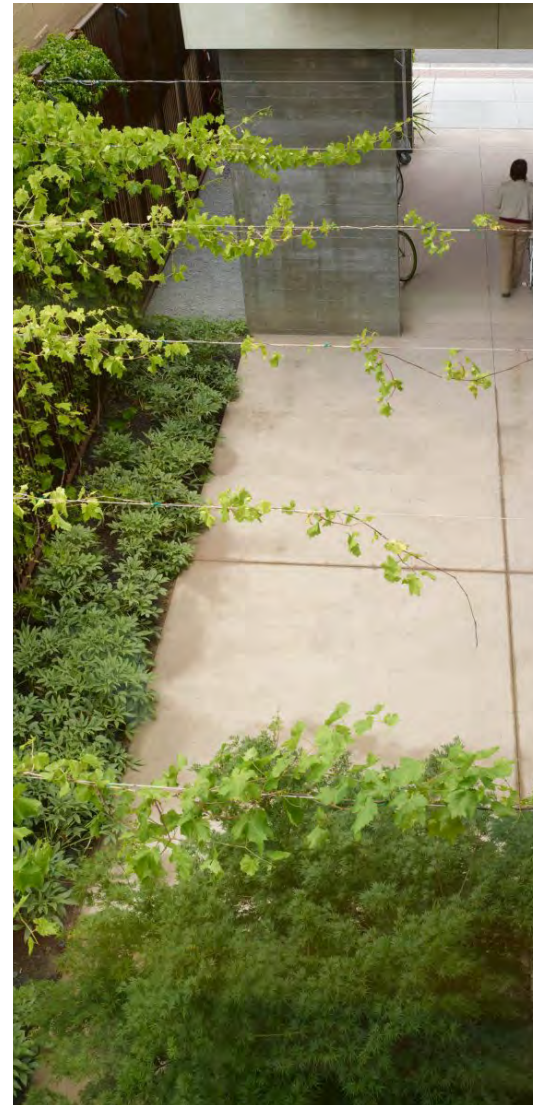
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770 E. GREEN STREET SITE PLAN - "GATHER" ENLARGEMENT

JADE ENTERPRISES | LLC
March 2023

EPTDESIGN



770 E. GREEN STREET GATHER

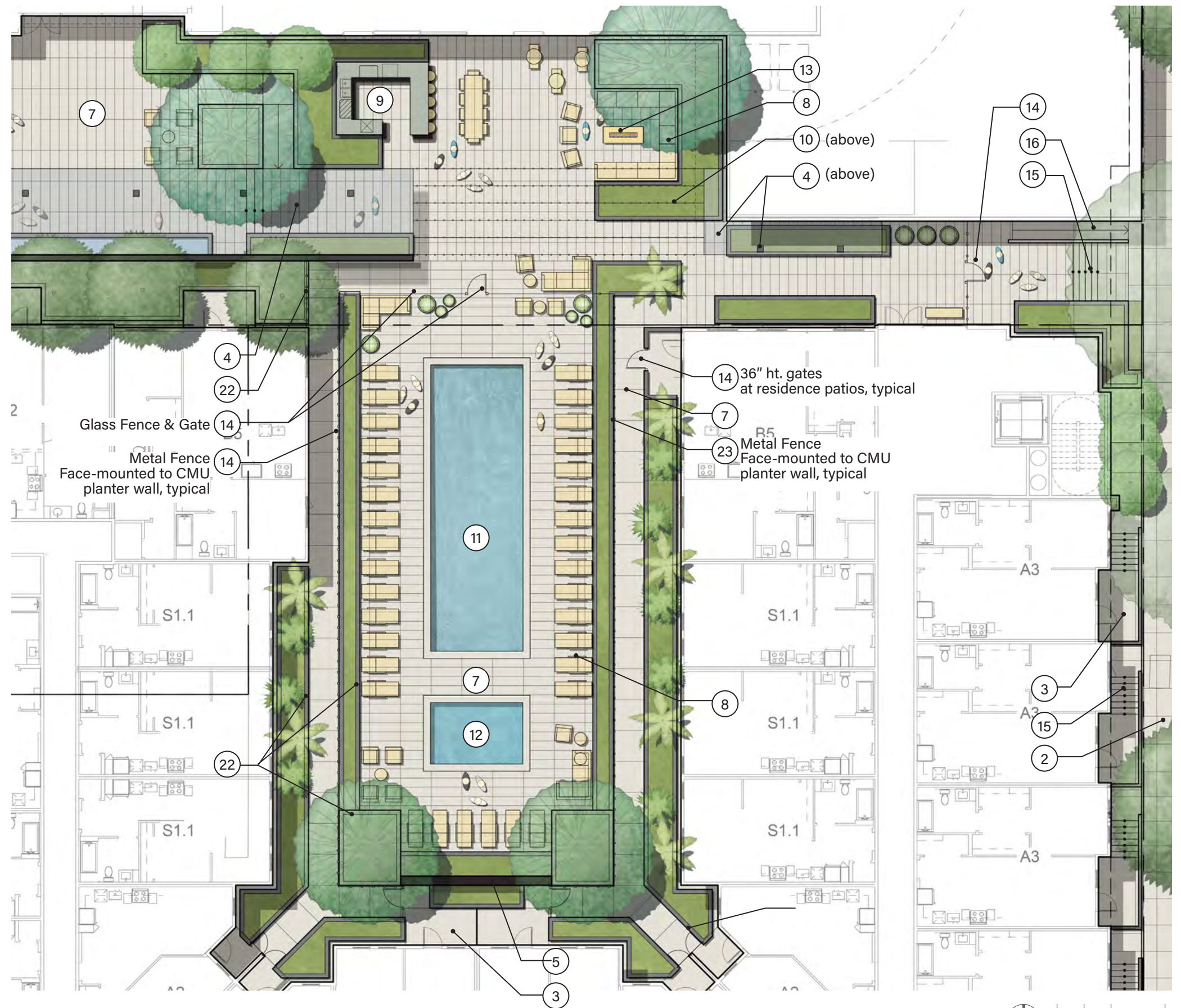
JADE ENTERPRISES | LLC
March 2023

EPTDESIGN

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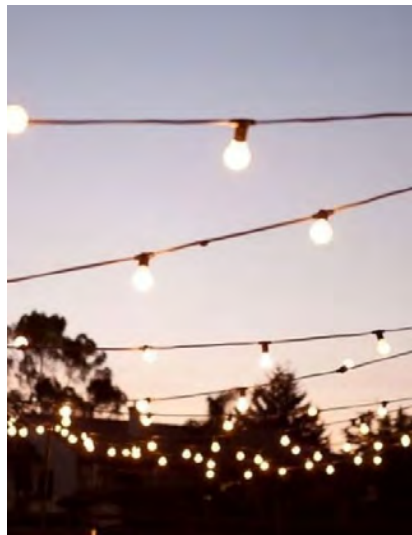
* = Final programming and design of Pocket Park to be coordinated with City



770 E. GREEN STREET SITE PLAN - "PLAY" ENLARGEMENT

JADE ENTERPRISES | LLC
March 2023

EPTDESIGN



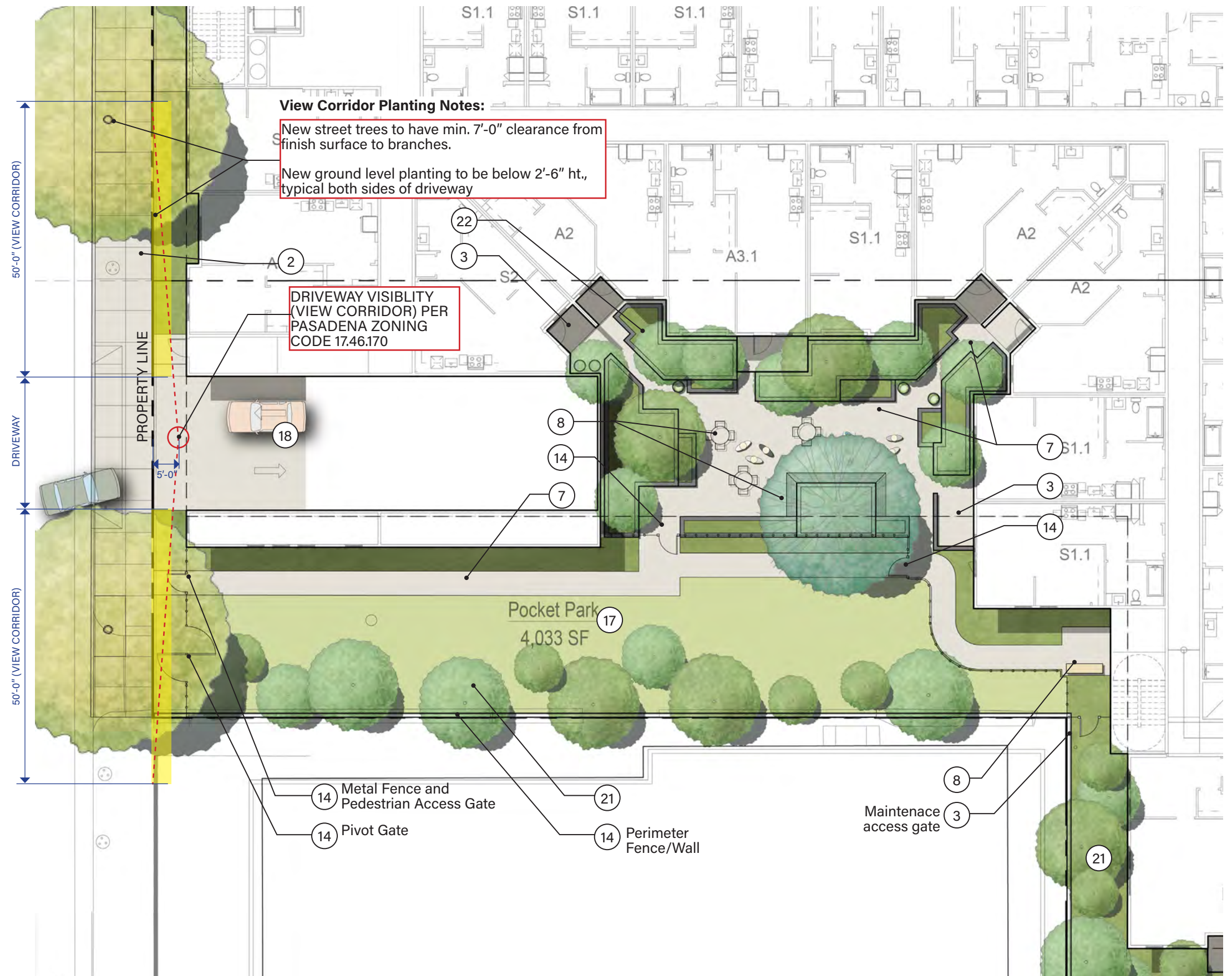
770 E. GREEN STREET PLAY

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March 2023

Legend

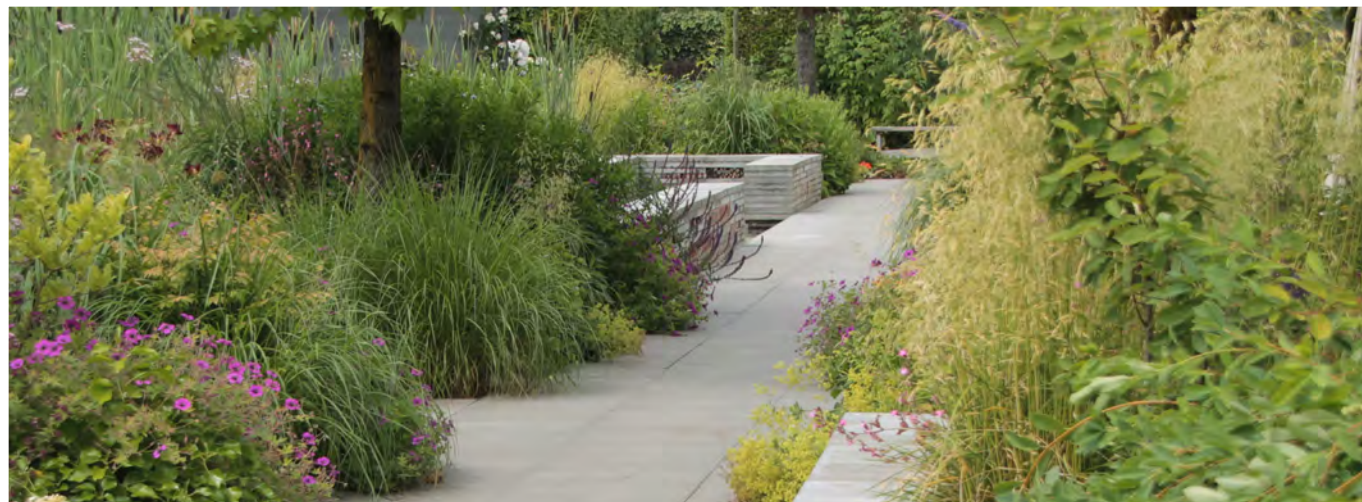
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* = Final programming and design of Pocket Park to be coordinated with City



770 E. GREEN STREET SITE PLAN - "CHILL" ENLARGEMENT





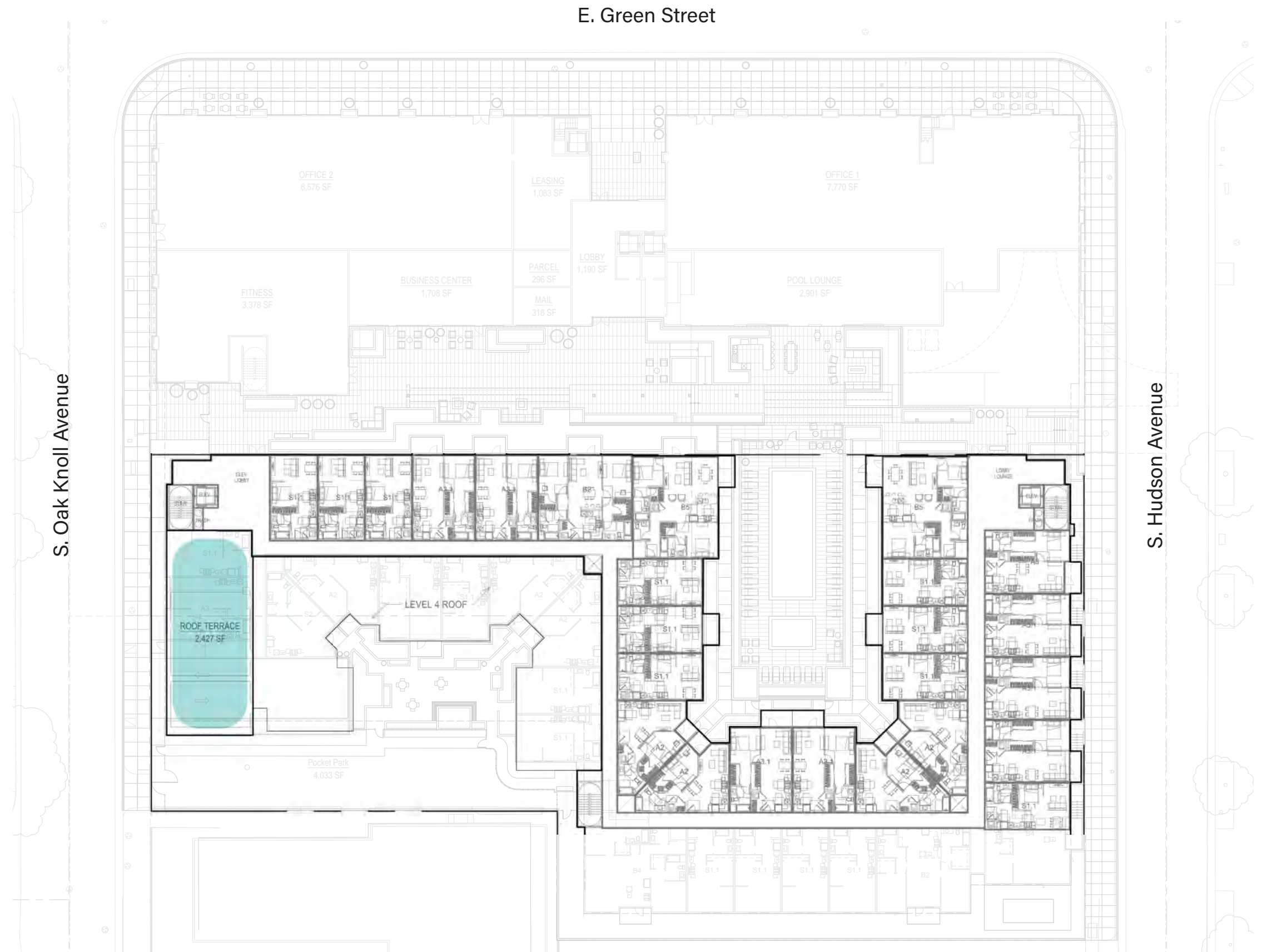
770 E. GREEN STREET CHILL

JADE ENTERPRISES | LLC
March 2023

EPTDESIGN

BREATHE

- Outdoor rooms
- Variety dining and lounge furnishings
- Destination for day and night
- Shade for comfort
- Warm and inviting materials
- A place to enjoy views to neighborhood and skyline



770 E. GREEN STREET CONCEPT PLAN - LEVEL 5

JADE ENTERPRISES | LLC
March 2023



EPTDESIGN

Legend

- ① Concrete Pedestal Pavers
- ② Wood Deck Pavers
- ③ Raised Metal Planters
- ④ Overhead Structure
- ⑤ Outdoor Kitchen
- ⑥ Festoon Lighting
- ⑦ Fire Pit
- ⑧ Site Furnishings



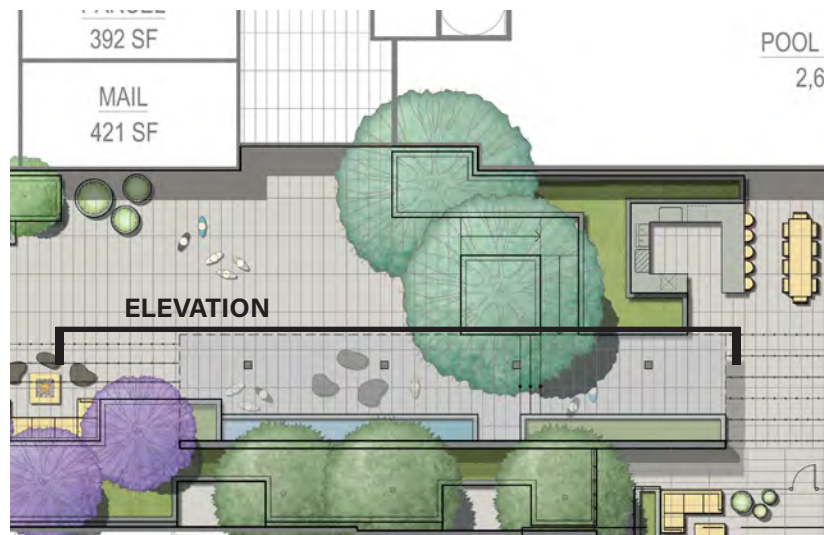
770 E. GREEN STREET LEVEL 5 - 'BREATHE'

JADE ENTERPRISES | LLC
 March 2023



770 E. GREEN STREET BREATHE

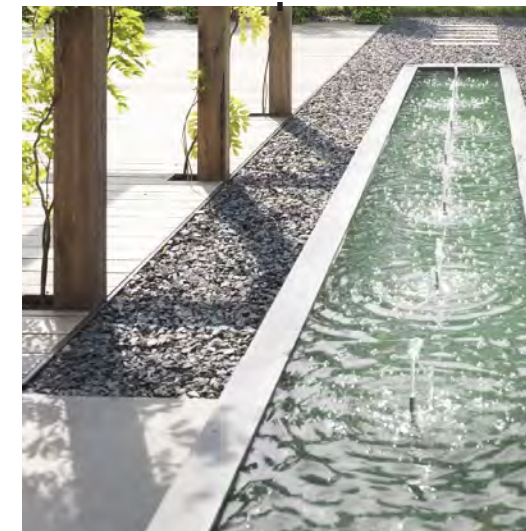
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March 2023



KEY MAP



FEATURE WALL INSPIRATION



LINEAR WATER FEATURE



FESTOON LIGHTING

770 E. GREEN STREET ELEVATION - MAIN VIEW FROM LOBBY

JADE ENTERPRISES | LLC
March 2023

EPTDESIGN

Legend

On-Grade Planting

Trees and Palms

- Ficus microcarpa (Green Street)
- Cinnamomum camphora (Oak Knoll Ave)
- Quercus ilex (Hudson Ave)
- Bauhinia x blakeana
- Cassia leptophylla
- Rhus lancea
- Schizolobium parahyba
- Syagrus romanzoffiana
- Strelitzia nicolai

Common Name (*Water Use)

- Indian Laurel (M)
- Camphor Tree (M)
- Holly Oak (L)
- Hong Kong Orchid Tree (M)
- Gold Medallion Tree (M)
- Africa Sumac (L)
- Brazilian Fern Tree (N/A)
- Queen Palm (M)
- White Bird of Paradise (M)

Shrubs and Groundcover

- Agave attenuata
- Carex praegracilis
- Eleagnus pungens 'Fruitlandii'
- Kalanchoe beharensis
- Lomandra longifolia
- Lippia nodiflora
- Miscanthus sinensis
- Pittosporum tobira 'Wheeler's Dwarf'
- Raphiolepis umbellata

- Foxtail Agave (L)
- California Field Sedge (M)
- Fruitland Silverberry (L)
- Velvet Elephant Ear (L)
- Matt Rush (M)
- Kurapia (L)
- Chinese Silver Grass (M)
- Dwarf Mock Orange (M)
- Indian Hawthorn (M)

On-Podium Planting

Trees and Palms

- Archontophoenix cunninghamiana
- Cercis canadensis
- Howea forsteriana
- Strelitzia nicolai

Common Name (*Water Use)

- King Palm (M)
- Eastern Redbud (M)
- Kentia Palm (M)
- White Bird of Paradise (M)

Shrubs and Groundcover and Vines

- Agave attenuata
- Aspidistra elatior
- Bambusa multiplex 'Alphonse Karr'
- Cissus antarctica
- Dianella ensifolia
- Hydrangea quercifolia
- Liriope muscari
- Kalanchoe beharensis
- Monstera deliciosa
- Philodendron 'Xanadu'
- Raphis excelsus
- Tibouchina urvilleana
- Woodwardia fimbriata

- Foxtail Agave (L)
- Cast Iron Plant (M)
- Alphonse Karr Bamboo (M)
- Kangaroo Vine (M)
- Harebell (M)
- Oakleaf Hydrangea (M)
- Blue Lily Turf (M)
- Velvet Elephant Ear (L)
- Swiss Cheese Plant (M)
- Philodendron Winterbourn (M)
- Lady Palm (M)
- Princess Flower (M)
- Giant Chain Fern (M)



***Water Use**
(M) = Medium water use
(L) = Low water use

770 E. GREEN STREET PLANT PALETTE

JADE ENTERPRISES | LLC
March 2023



EPTDESIGN

On-Grade Planting



Agave attenuata Foxtail Agave



Kalanchoe beharensis Velet Elephant Ear



Rhus lancea African Sumac



Lomandra longifolia Matt Rush



Elaeagnus pungens Silverberry



Miscanthus sinensis Chinese Silver Grass

On-Podium Planting



Philodendron 'Xanadu' Philodendron



Liriope muscari Blue Lily Turf



Howea forsteriana Kentia Palm



Hydrangea quercifolia Oakleaf Hydrangea



Monstera deliciosa Swiss Cheese Plant



Woodwardia fimbriata Giant Chain Fern

770 E. GREEN STREET PLANT PALETTE IMAGERY