

**ATTACHMENT 9**  
Project Plans

# CFT MISSION BELL CENTER

## MIXED USE COMMERCIAL AND MULTIFAMILY RESIDENTIAL

1101-1115 MISSION STREET, SOUTH PASADENA, CA

PLANNING COMMISSION SUBMITTAL, 02.11.20

### PROJECT DESCRIPTION:

#### 3 STORY MIXED USE PROJECT

THE PROJECT CAN BE DESCRIBED AS A (3) STORY MIXED USE BUILDING WITH (2) STORIES OF PARKING BELOW GRADE. THE SITE ALSO CONTAINS A (2) STORY MASONRY BUILDING WHICH IS DEEMED HISTORIC TO THE CITY OF SOUTH PASADENA WHICH IS A CRITICAL PART OF THE PROJECT'S OVERALL DESIGN.

THE PROJECT PROPOSES (35) NEW RESIDENTIAL UNITS AND REFURBISHES (1) EXISTING UNIT AS 1 BEDROOM LOFTS, FLATS, AND 2 BEDROOM FLATS. THE GROUND FLOOR COMMERCIAL SPACE 7,394 SF INCLUDING THE HISTORIC BUILDING.

### BUILDING INFORMATION:

#### BUILDING INFORMATION

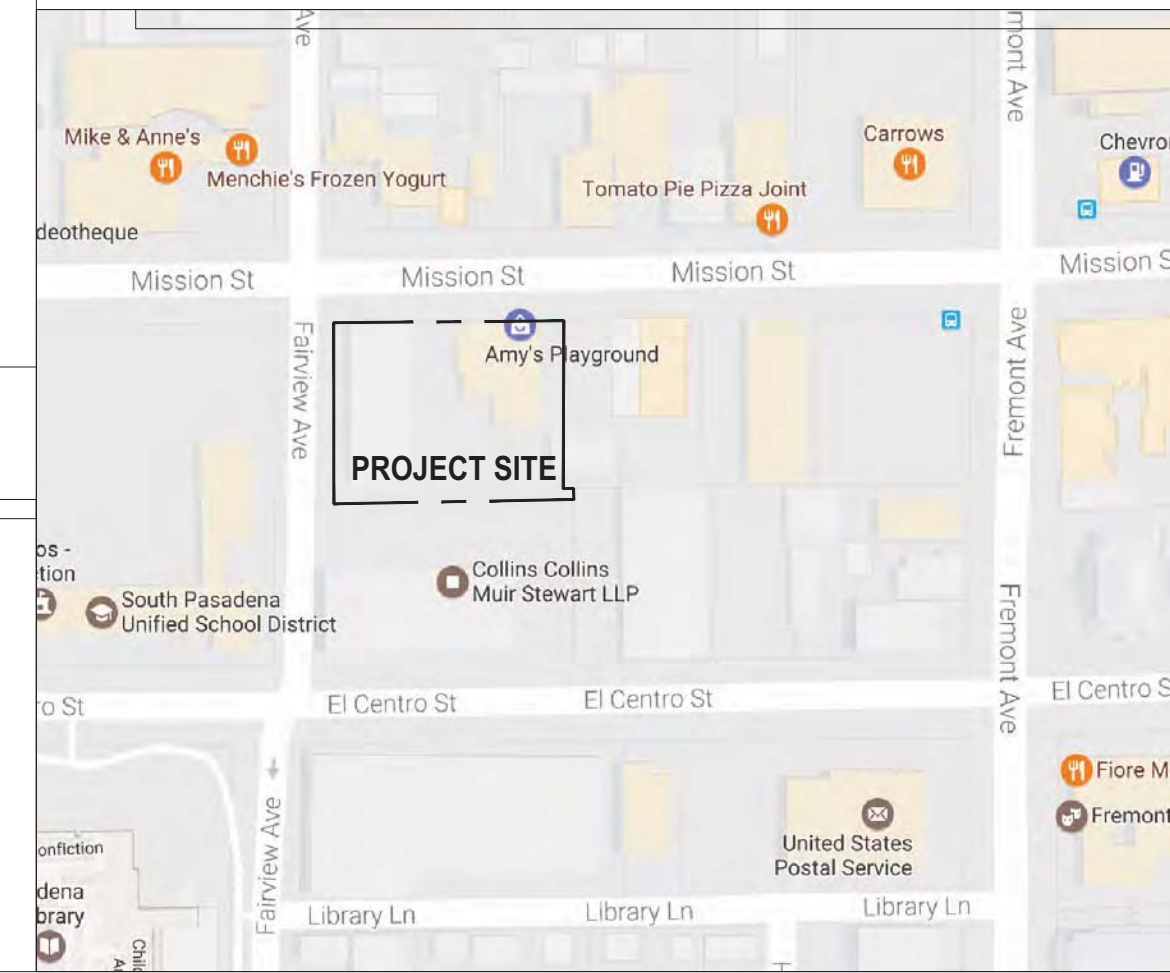
NUMBER OF STORIES: 3  
TYPE OF CONSTRUCTION: TYPE V-B OVER TYPE I PODIUM AND BASEMENT/S  
USE: MULTIFAMILY USES OVER COMMERCIAL AND PARKING USES  
OCCUPANCY: A2, M, R2, AND S2 OCCUPANCIES  
LOT AREA: 31,113 SF  
LOT COVERAGE: 69% LOT COVERAGE

### APPLICABLE CODES:

#### PROJECT SHALL COMPLY WITH:

2017 CALIFORNIA BUILDING CODE  
2017 CALIFORNIA GREEN BUILDING CODE  
2017 CALIFORNIA ELECTRICAL CODE  
2017 CALIFORNIA PLUMBING CODE  
2017 CALIFORNIA MECHANICAL CODE  
2017 TITLE 24 ENERGY COMPLIANCE

### VICINITY MAP:



### PRO

CLIENT: CHARLIE & CFT DEVELOPMENT  
1683 WALTON  
ROSEMARE  
626.372.81

PROJECT: 1101-1115 SOUTH PASADENA

COMBINED

ASSESSOR

PROPERTY SUBDIVISION: GATES AN LOT 4 BLK

REGION / I

### GENERAL NOTES:

### ABBREVIATIONS:

### PRO

#### A. GENERAL NOTES

- INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.
- ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER AND ARCHITECT.
- WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.
- SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.
- WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.
- UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE OF THE KIND AND QUALITY OF MATERIALS.
- IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.

#### B. PERMITS AND REGULATIONS

- EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE APPLICABLE BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.
- IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

#### C. PROTECTION OF WORK & PROPERTY

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

#### C. PROTECTION OF WORK & PROPERTY (CONT.)

- THE CONTRACTOR ASSUMES ALL RISKS, HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND EVEN IF THE PERFORMANCE OF THE CONTRACT INVOLVES A GREATER EXPENDITURE OF MONEY THAN THE CONTRACTOR EXPECTED AT THE TIME OF BIDDING, NO ALLOWANCE WILL BE MADE ON ACCOUNT THEREOF, AND THE CONTRACTOR SHALL CONTINUE WITH AND COMPLETE THE WORK.

#### D. SUPERVISION

- THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.

#### E. DAMAGES IN THE WORK

- THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OF CHANGES, IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.

#### F. CLEANING BUILDING AND PREMISES

- PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE, REMOVING ALL PLASTER SPOTS, STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY HAVE COLLECTED. WASH AND POLISH ALL GLASS.

#### G. GUARANTEES

- EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

#### H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

- WHEN APPLICABLE THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

#### H. TRANSPORTATION OF EXCAVATED MATERIAL

- WHEN APPLICABLE, THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL NOT REQUIRED FOR RE-COMPACTION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.

&	AND	FIN	FINISHED)	PSF	POUNDS PER SQUARE FOOT
@	AT	FIXT	FIXTURE	PSI	POUNDS PER SQUARE INCH
¢	PENNY	FL	FLOOR	PT	POINT
°	ANGLE	FLASH	FLASH(ING)	PTDF	PRESSURE TREATED
*	PERPENDICULAR	FLUOR	FLUORESCENT		DOUGLAS FIR
A/C	AIR CONDITIONER /	FOC	FACE OF CONCRETE	Q	QUARTZ
AB	CONDITIONING	FOF	FACE OF FINISH	QT	QUARRY TILE
ABV	ANCHOR BOLT	FOM	FACE OF MASONRY	QTY	QUANTITY
AC	ABOVE	FOP	FACE OF PLYWOOD	R	RISER
AD	ASPHALTIC CONCRETE	FOS	FACE OF STUDS	RAD	RADIUS
ADA	AREA DRAIN	FOW	FACE OF WALL	RCP	REFLECTED CEILING PLAN
	AMERICANS WITH	FP	FIREPROOF; FIREPLACE	RD	ROOF DRAIN
	DISABILITIES ACT	FT	FOOT OR FEET	REF	REFERENCE;
ADJ	ADJUSTABLE / ADJACENT	FTG	FOOTING	REG	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	FURR	FURRING	REIN	REGISTER
AFG	ABOVE FINISHED GRADE	GA	GAUGE	REIN	REINFORCE(D)
AFS	ABOVE FINISHED SLAB	GALV	GALVANIZE(D)	REQ	REQUIRED
AL / ALUM	ALUMINUM	GC	GENERAL CONTRACTOR	REV	REVISE / REVISION
ALT	ALTERNATE	GL	GLASS / GLAZING	RFL	REFLECTED
ANOD	ANODIZED	GR	GRADE	RH	RIGHT HAND; ROUND HEAD
AP	ACCESS PANEL	GYP	GYP SUM	RM	ROOM
APPROX	APPROXIMATELY	GYP BD	GYP SUM BOARD	RO	ROUGH OPENING
ARCH	ARCHITECT(URAL)	HB	HOSE BIB	RWD	REDWOOD
ASPH	ASPHALT	HDR	HEADER	S	SOUTH
ASTM	AMERICAN SOCIETY FOR	HDWR	HARDWARE	SCHED	SCHEDULE
	TESTING MATERIALS	HR / HORIZ	HORIZONTAL	SD	STORM DRAIN
AUTO	AUTOMATIC	HP	HIGH POINT; HORSEPOWER	SECT	SECTION
AVG	AVERAGE	HR	HANDRAIL; HOUR	SF	SQUARE FEET
BD	BOARD	HT	HEIGHT	SHT	SHEET
BET	BETWEEN	HTR	HEATER	SHTG	SHEATHING
BITUM	BITUMINOUS	HVAC	HEATING / VENTILATION / AIR	SHWR	SHOWER
BLDG	BUILDING			SM	SIMILAR
BLK	BLOCK	HW (R)	HOT WATER (RETURN)	SMCNA	RE: THE ARCH SHEET METAL
BLKG	BLOCKING	ID	INSIDE DIAMETER		MANUAL
BN	BOUNDARY NAILING	IN	INCH / INCHES	SOG	SLAB ON GRADE
BOT	BOTTOM	INCL	INCLUDE(D) / INCLUDING	SPEC	SPECIFY / SPECIFICATION
CAB	CABINET	INSUL	INSULATE / INSULATION	SO	SQUARE
CB	CATCH BASIN	INT	INTERIOR	SQFT	SQUARE FEET
CF	CUBIC FOOT	IT	JOINT	SQIN	SQUARE INCHES)
CI	CAST IRON CONTRACTOR	JAM	LAMINATE(D)	SS	STAINLESS STEEL
	INSTALLED	LAV	LAVATORY	ST	STONE
CIP	CAST IN PLACE	LB	LAG BOLT	STD	STANDARD
CJ	CONTROL JOINT; CEILING	LB(S)	POUND(S)	STL	STEEL
	JOIST	LP	LINEAR FOOT (FEET)	STOR	STORAGE
CL	CENTER LINE	LH	LEFT HAND	STRUCT	STRUCTURE / STRUCTURAL
CLG	CEILING	LIB	LIBRARY	SUSP	SUSPENDED
CLOS	CLOSET	LP	LOW POINT	SYM	SYMMETRICAL
CLR	CLEAR	LT	LIGHT	SYN	SYNTHETIC
CMU	CONCRETE MASONRY UNIT	LVR	LOUVER	SYS	SYSTEM
CO	CLEAN/CLEAR OUT	MACH	MACHINE	T&B	TOP AND BOTTOM
COL	COLUMN	MAINT	MAINTENANCE	T&G	TONGUE AND GROOVE
CONC	CONCRETE	MAS	MASONRY	T&D	TO BE DETERMINED
CONST	CONSTRUCTION	MATL	MATERIAL	TBD	TO BE DETERMINED
CONT	CONTINUOUS	MAX	MAXIMUM	TBS	TO BE SELECTED
CORR	CORRIDOR	MB	MACHINE BOLT	TEL	TELEPHONE
CSK	COUNTERSINK	MECH	MECHANICAL	TEMP	TEMPORARY /
DBL	DOUBLE	MEMB	MEMBRANE	THK	TEMPERATURE
DEMO	DEMOLISH; DEMOLITION	MEZZ	MEZZANINE	THRU	THROUGH
DF	DOUGLAS FIR	MFR	MANUFACTURE(R)	TOC	TOP OF CONCRETE
DIA	DIAMETER	MIN	MINIMUM	TOS	TOP OF SLAB
DIAG	DIAGONAL	MISC	MISCELLANEOUS	TOW	TOP OF WALL
DIM	DIMENSION	MR	MOISTURE RESISTANT	TV	TELEVISION
DIV	DIVISION	MTL	METAL	TYP	TYPICAL
DN	DOWN	(N)	NEW	UL	UNDERWRITER'S
DS	DOWNSPOUT	N	NORTH		LABORATORY
DWG	DRAWING	NA OR N/A	NOT AVAILABLE / APPLICABLE	UNF / UNFIN	UNFINISHED
(E)	EXISTING	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
E	EAST	NO / #	NUMBER	UON	UNLESS OTHERWISE NOTED
EA	EACH	NON	NON	UPS	UNINTERRUPTIBLE POWER
EJ	EXPANSION JOINT	NIS	NOT TO SCALE		SUPPLY
EL	ELEVATION	OC	ON CENTER	V	VOLT
ELEC	ELECTRICAL	OD	OUTSIDE DIAMETER	VB	VAPOR BARRIER
ELEV	ELEVATOR	OFCI	OWNER FURNISHED	VERT	VERTICAL
EMER	EMERGENCY		CONTRACTOR INSTALLED	VEST	VESTIBULE
EN	EDGE NAIL	OPG / OPNG	OPENING	VGDF	VERTICAL GRAIN DOUGLAS FIR
ENG	ENGINEER			VIF	VERIFY IN FIELD
EQ	EQUIPMENT	P	PAINT (NUMBER - SEE SPECS)	VNR	VENEER
EQPT	EQUIPMENT	PED	PEDESTAL	VOL	VOLUME
EQUIP	EQUIPMENT	PER	PERIMETER	VTR	VENT THRU ROOF
EST	ESTIMATE	PERF	PERFORATED	W	WEST
EXIST	EXISTING	PERP	PERPENDICULAR	WI	WITH
EXP	EXPANSION	PL	PROPERTY LINE	W/O	WITHOUT
EXT	EXTERIOR	PLAS	PLASTER	WC	WATER CLOSET
FAST	FASTENER)	PLYWD	PLYWOOD	WD	WOOD
FAU	FORCED AIR UNIT	POC	POINT OF CONNECTION	WF	WIDE FLANGE
FBO	FURNISHED BY OWNER	PR	PAIR	WH	WATER HEATER
FCO	FLOOR CLEAN OUT	PRCST	PRE-CAST	WI	WROUGHT IRON
FD	FLOOR DRAIN	PREFAB	PREFABRICATED	WIN	WINDOW
FF	FINISHED FLOOR	PROP	PROPERTY	WP	WATERPROOF(ING)
FG	FINISHED GRADE			WPT	WORK POINT
FH	FLAT HEAD			WWF	WELDED WIRE FABRIC
				YD	YARD

### ARCHITECT

ARCHITECT WORKSHOP  
1010 SYCAMORE  
SOUTH PASADENA  
C. 310-874  
F. 323-256  
CONTACT

LANDSCAPE SUPERJAI  
3303 N. SHERMAN  
SUITE 100  
BURBANK  
T. 818-841  
CONTACT

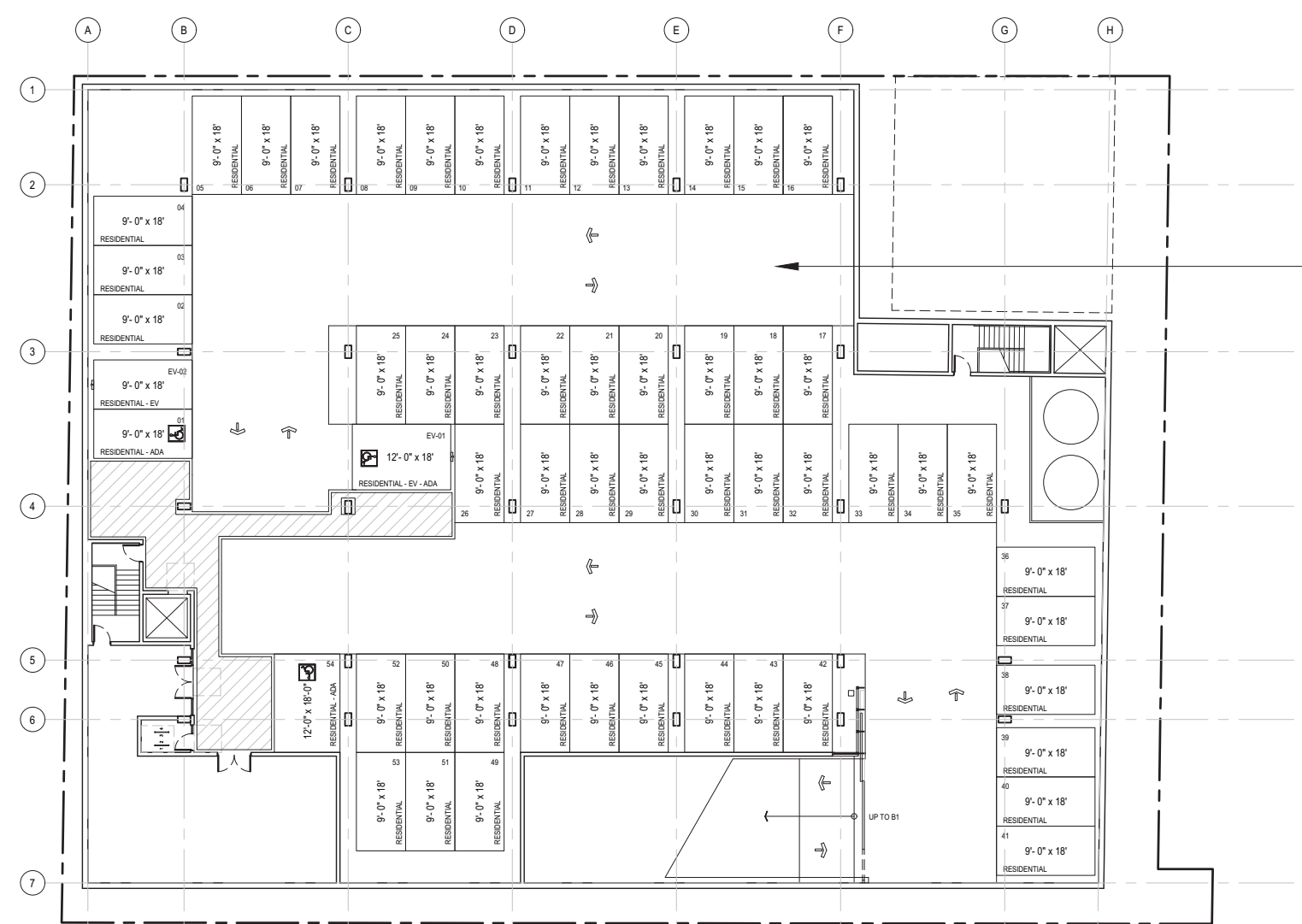
### SHE

#### #

ARCHITECTURAL	A - 0.00
	A - 0.01
	A - 0.02
	A - 0.03
	A - 0.04
	A - 0.05
	A - 0.10
	A - 0.11
	A - 0.12
	A - 0.13
A - 0.14	
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A - 0.16	
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A - 1.00	
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A - 8.11	
A - 9.10	
A - 9.11	
L - 2.00	
L - 2.01	
L - 8.00	
L - 8.01	
TPM-1	
LID-1	
LID-2	

#### CIVIL LANDSCAPE

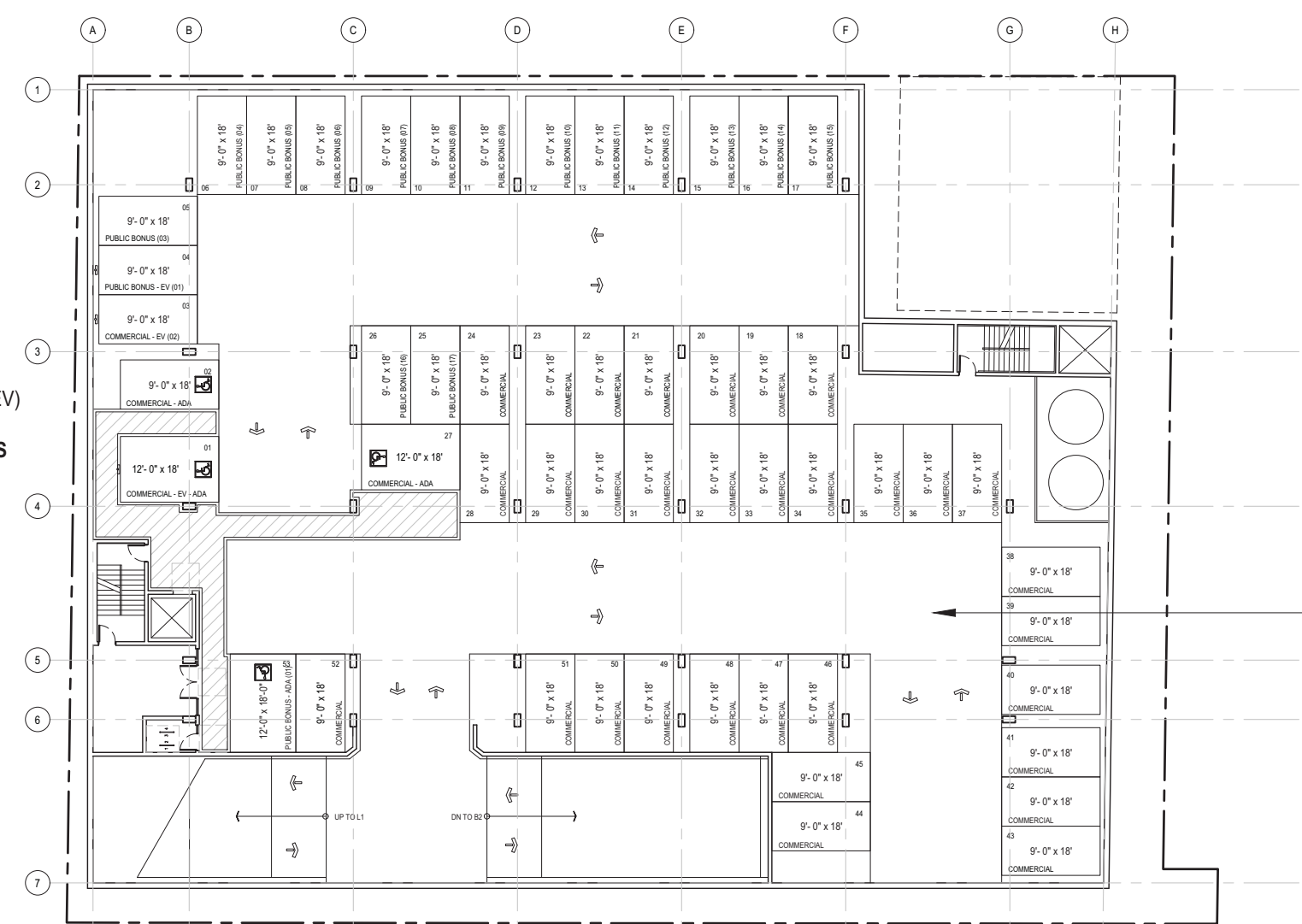




**B2 PLAN**

scale: 1" = 30'-0" 0' 15' 30'

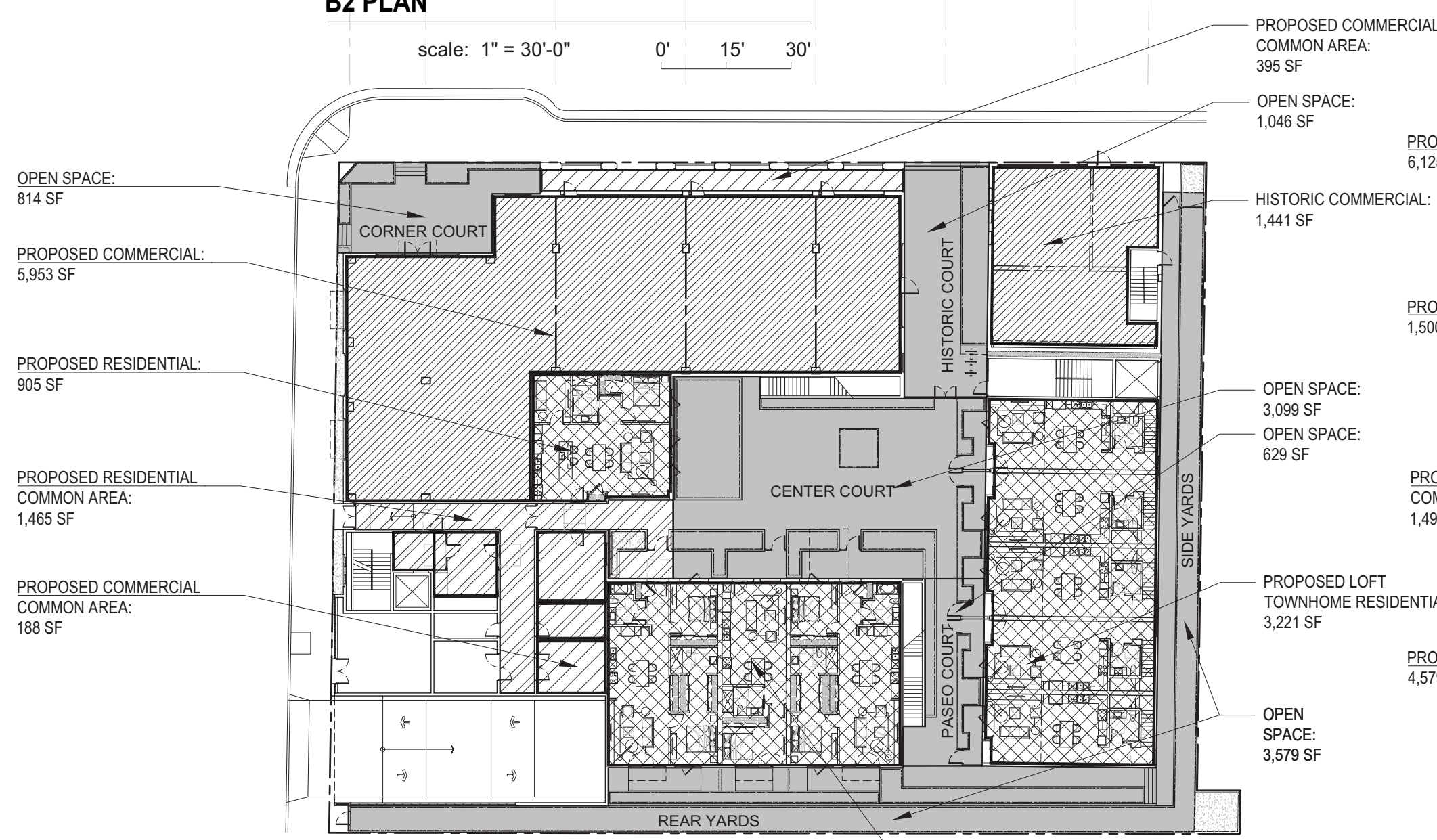
- 52 FULL SIZE SPACES
- 1 ADA VAN SPACE
- 1 ADA FULL SIZE SPACE
- 54 RESIDENTIAL SPACES
- 1 EV - ADA VAN SPACE (1 EV)
- 1 FULL SIZE SPACE (1 EV)
- 2 RESIDENTIAL EV SPACES
- 56 TOTAL SPACES
- \*\* 6 SURPLUS SPACES \*\*



**B1 PLAN**

scale: 1" = 30'-0" 0' 15' 30'

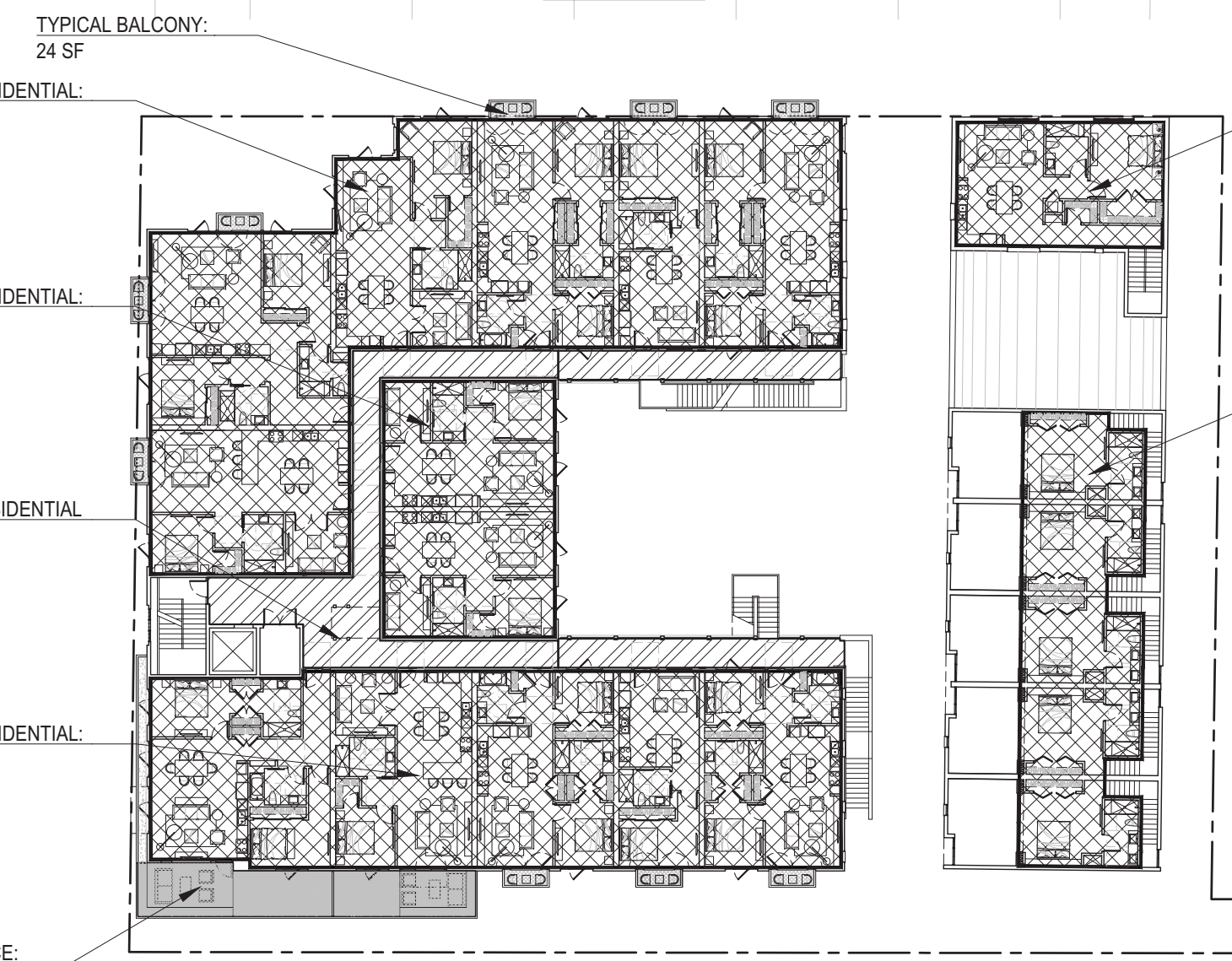
- 33 FULL SIZE SPACES (1 EV)
- 1 ADA VAN SPACE (1 EV)
- 1 ADA VAN SPACE
- 1 ADA FULL SIZE SPACE
- 36 COMMERCIAL SPACES
- 16 PUBLIC BONUS SPACES
- 1 BONUS ADA VAN SPACE (1 EV)
- 17 PUBLIC BONUS SPACES
- 53 TOTAL SPACES
- \*\* 6 SURPLUS SPACES \*\*



**L1 PLAN**

scale: 1" = 30'-0" 0' 15' 30'

- OPEN SPACE: 814 SF
- PROPOSED COMMERCIAL: 5,953 SF
- PROPOSED RESIDENTIAL: 905 SF
- PROPOSED RESIDENTIAL COMMON AREA: 1,465 SF
- PROPOSED COMMERCIAL COMMON AREA: 188 SF
- PROPOSED COMMERCIAL COMMON AREA: 395 SF
- OPEN SPACE: 1,046 SF
- HISTORIC COMMERCIAL: 1,441 SF
- OPEN SPACE: 3,099 SF
- OPEN SPACE: 629 SF
- PROPOSED LOFT TOWNHOME RESIDENTIAL: 3,221 SF
- OPEN SPACE: 3,579 SF
- PROPOSED RESIDENTIAL: 2,626 SF



**L2 PLAN**

scale: 1" = 30'-0" 0' 15' 30'

- PROPOSED RESIDENTIAL: 6,125 SF
- TYPICAL BALCONY: 24 SF
- PROPOSED RESIDENTIAL: 1,500 SF
- PROPOSED RESIDENTIAL COMMON AREA: 1,495 SF
- PROPOSED LOFT TOWNHOME RESIDENTIAL: 4,579 SF
- OPEN SPACE: 551 SF
- HISTORIC RESIDENTIAL: 875 SF
- PROPOSED LOFT TOWNHOME RESIDENTIAL: 1,785 SF

**OPEN SPACE CALCULATION:**

L1 PLAN: CENTER COURT	3,099 SF
L1 PLAN: PASEO COURT	629 SF
L1 PLAN: CORNER COURT	814 SF
L1 PLAN: HISTORIC COURT	1,046 SF
L1 PLAN: SIDE AND REAR YARDS	3,579 SF
L2 PLAN: PRIVATE DECK/S	551 SF
L3 PLAN: PRIVATE DECK/S	544 SF
24 SF X 14 BALCONIES =	336 SF
<b>TOTAL RES. OPEN SPACE:</b>	<b>10,598 SF</b>

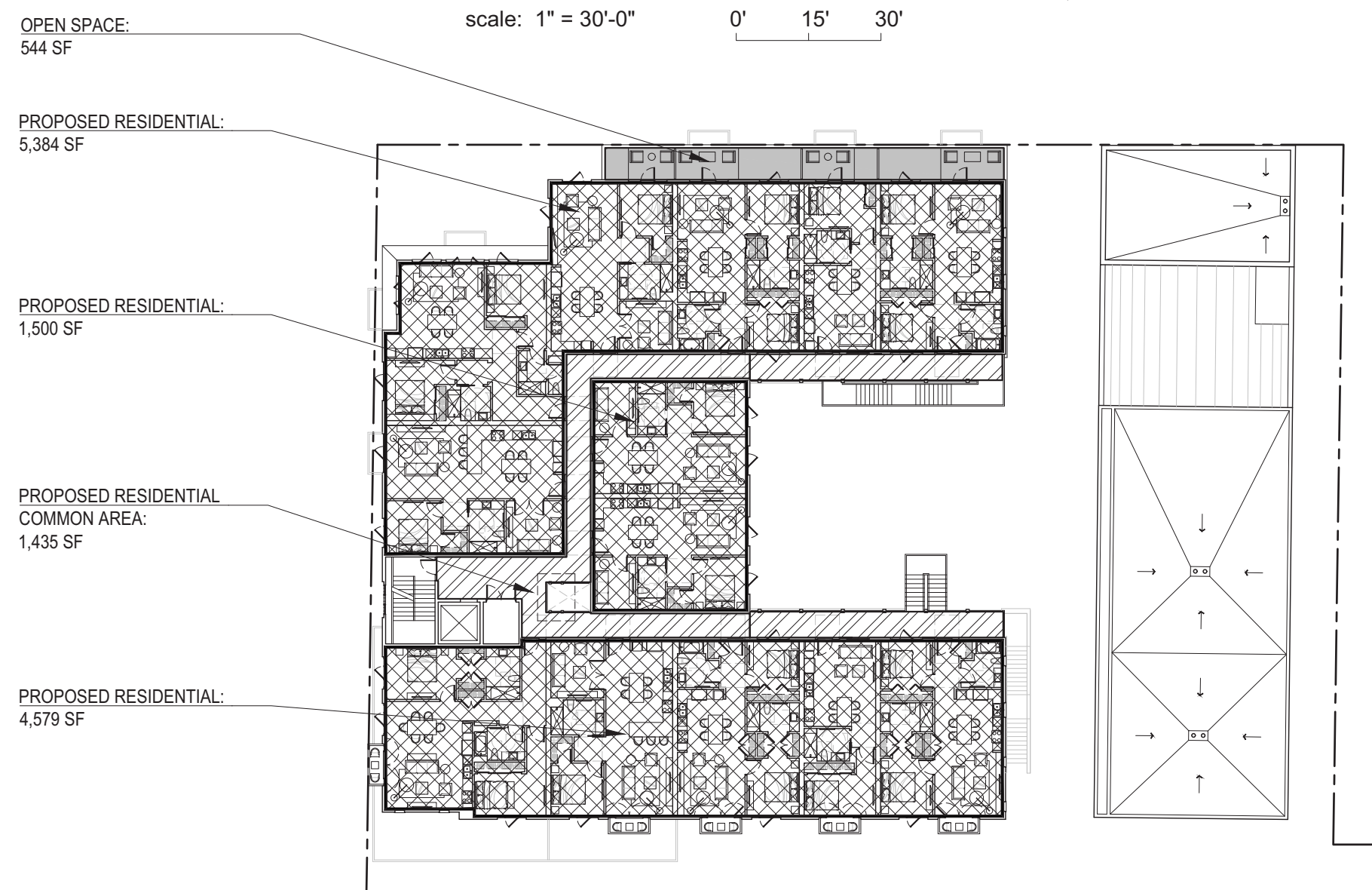
**LANDSCAPE AREA CALCULATION:**

L1 PLAN:	4,397 SF
L2 PLAN:	398 SF
L3 PLAN:	236 SF
<b>TOTAL LANDSCAPE AREA:</b>	<b>5,031 SF</b>

**LANDSCAPE AREA REQUIRED:**

9,900 SF X 50% = 4,950 SF < 5,031 SF PROVIDED

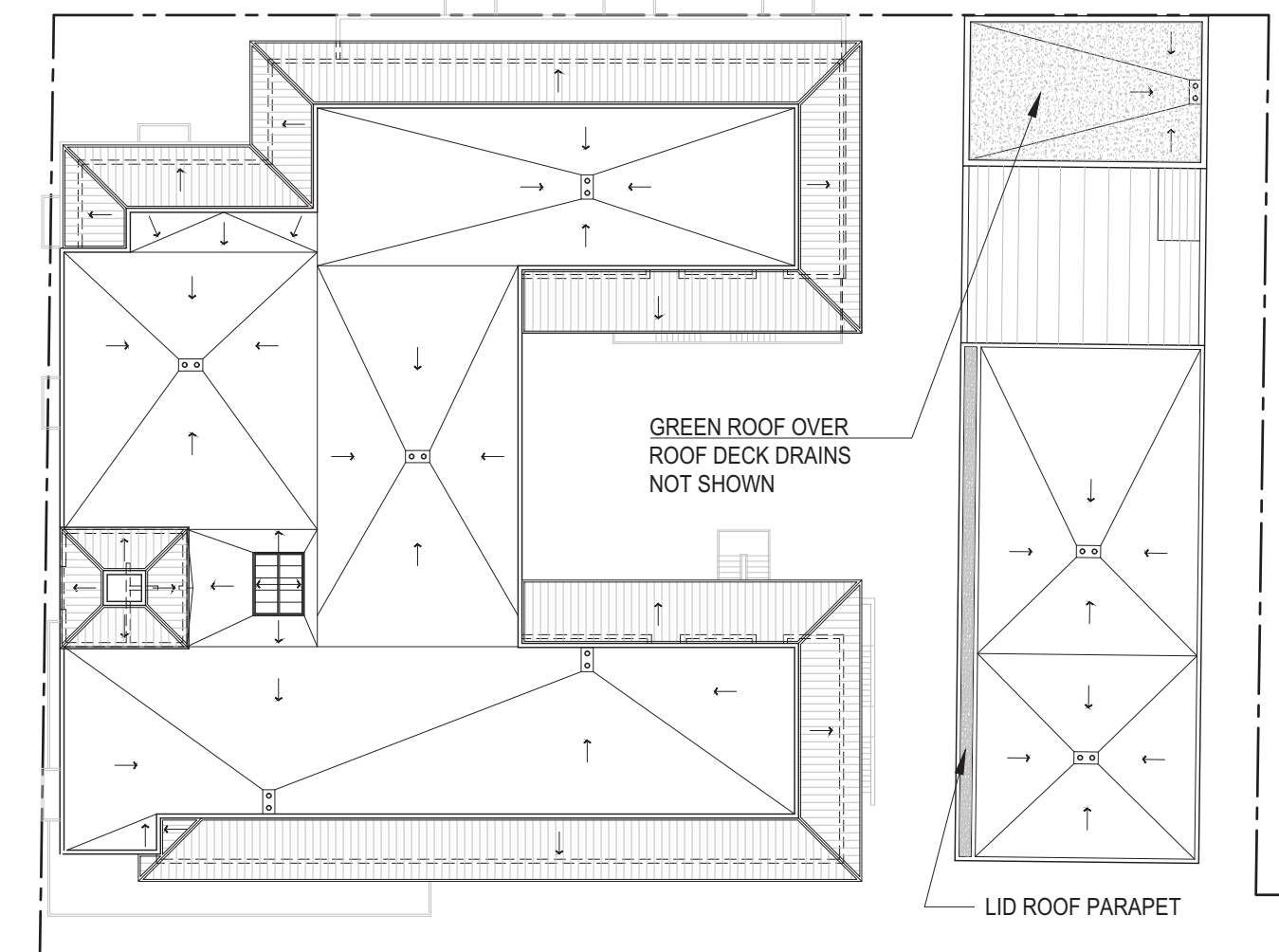
- COMMERCIAL AREA
- COMMERCIAL COMMON AREA
- RESIDENTIAL AREA
- RESIDENTIAL COMMON AREA
- OPEN SPACE



**L3 PLAN**

scale: 1" = 30'-0" 0' 15' 30'

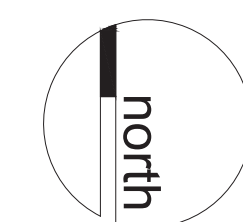
- OPEN SPACE: 544 SF
- PROPOSED RESIDENTIAL: 5,384 SF
- PROPOSED RESIDENTIAL: 1,500 SF
- PROPOSED RESIDENTIAL COMMON AREA: 1,435 SF
- PROPOSED RESIDENTIAL: 4,579 SF



**ROOF PLAN**

scale: 1" = 30'-0" 0' 15' 30'

- GREEN ROOF OVER ROOF DECK DRAINS NOT SHOWN
- LID ROOF PARAPET



**PROJECT SUMMARY (DEV)**

HISTORIC SITE AREA PER NEW PROJECT SITE AREA  
**TOTAL SITE AREA:**

HISTORIC SITE ALLOWABI  
NEW PROJECT (BONUS SI  
**PROPOSED ALLOWABLE**

PROPOSED DENSITY:

OPEN SPACE REQUIREME

RESIDENTIAL USE COURT

ALLOWABLE HEIGHT:

PARKING REQUIRED:

**PROJECT SUMMARY (PRO)**

TOTAL RESIDENTIAL AREA/

TOTAL RESIDENTIAL COM

TOTAL COMMERCIAL ARE.

TOTAL COMMERCIAL COM

**TOTAL PROJECT FLOOR /**

\*NOT INCLUDED IN NET PF

**TOTAL NET PROJECT FLC**  
33,281 SF + 7,394 SF = 40,6

**BONUS PARKING CALCUL**  
35,784.75 - (23,856.5 X 0.8)

TOTAL PARKING REQUIRE

TOTAL PARKING PROVIDE

PROPOSED RESIDENTIAL

PROPOSED COMMERCIAL

TOTAL OPEN SPACE PROI

**PROJECT SUMMARY (FLO)**

L1: RETAIL:

TOTAL L1 RETAIL:  
PARKING REQUIRED:

L1: RETAIL COMMON ARE

L1: RESIDENTIAL UNIT MI

L1: RESIDENTIAL AREA:

TOTAL L1 RESIDENTIAL AI  
PARKING REQUIRED:

L1: RESIDENTIAL COMM

TOTAL L1 RETAIL FLOOR,  
TOTAL L1 RESIDENTIAL FI

**TOTAL L1 FLOOR AREA (I**  
**TOTAL L1 FLOOR AREA (I**

L2: RESIDENTIAL UNIT MI

L2: RESIDENTIAL AREA:

TOTAL L2 RESIDENTIAL AI  
PARKING REQUIRED:

L2: RESIDENTIAL COMM

**TOTAL L2 FLOOR AREA (I**  
**TOTAL L2 FLOOR AREA (I**

L3: RESIDENTIAL UNIT MI

L3: RESIDENTIAL AREA:  
PARKING REQUIRED:

L3: RESIDENTIAL COMM

**TOTAL L3 FLOOR AREA (I**



# GRAPHIC SYMBOLS

## GRAPHIC SYMBOLS:

	NORTH ARROW (DARK LINE INDICATES NORTH)		KEY NOTE IDENTIFICATION
	MATCH LINE INDICATOR (SHADED PORTION IS SIDE OF LINE CONSIDERED)		FINISH MATERIAL CALL OUT
	ELEVATION DRAWING NUMBER SHEET NUMBER		WALL OR PARTITION TYPE
	SECTION DRAWING NUMBER SHEET NUMBER		SCOPE OF REVISION
	DETAIL DRAWING NUMBER SHEET NUMBER		ADDENDUM
	BUILDING COMPONENT BUILDING COMPONENT DESCRIPTION MATERIAL CALLOUT		PLAN CHANGE (REVISION NUMBER)
	DETAIL IDENTIFICATION DETAIL / ENLARGED PLAN REFERENCE SHEET NUMBER		ALIGN
	GRID LINE OR COLUMN IDENTIFICATION		STOREFRONT NUMBER
	DATUM POINT OR ELEVATION MARK		WINDOW + DOOR NUMBER
	HEIGHT INDICATION LEVEL LINE AND CONTROL POINT INDICATOR FLOOR/LEVEL INDICATION		FINISH CONC. SLAB ELEVATION / FIN CEILING ELEVATION
	EXISTING SPOT ELEVATION		THERMOSTAT
	NEW FINISH ELEVATION		DOOR TYPE
	NEW SPOT ELEVATION		PARTITION WHERE OCCURS TYPICAL DIMENSION TO DOOR, UNLESS OTHERWISE NOTED
			ROOM NAME
			ROOM NUMBER
			SLAB STEP IN ELEVATION
			BREAK LINE INDICATOR
			PATH OF TRAVEL FOR EXITING
			TRENCH DRAIN
			RECESSED WALL FIRE EXTINGUISHER CABINET
			INTERIOR FLOOR DRAIN
			EXTERIOR DECK DRAIN
			RECESSED WALL HOSE BIB
			RECESSED WALL FIRE HOSE CABINET

## SITE SYMBOLS:

	GAS METER, TYPICAL
	WATER METER, TYPICAL
	WATER BACK-FLOW PREVENTER, TYPICAL
	EXTERIOR LIGHTING BOLLARD
	PARKING SPACE COUNT
	FIRE HYDRANT (N) OR (E)
	MAN HOLE COVER (N) OR (E)
	STREET LIGHT STANDARD (N) OR (E)
	PROPERTY LINE
	EXITING AND PATH OF TRAVEL - BUILDING
	FIRE DEPARTMENT CONNECTION POINT
	ON GRADE ELECTRICAL TRANSFORMER AND PAD
	HANDICAP PARKING SYMBOL
	VEHICLE DIRECTION PATH
	ADA PATH OF TRAVEL STRIPING

## DISCIPLINE IDENTIFICATION INDEX:

A	ARCHITECTURAL
C	CIVIL
E	ELECTRICAL
FP	FIRE PROTECTION (DESIGN-BUILD)
L	LANDSCAPE/PLANTING/IRRIGATION
M	MECHANICAL/HVAC
P	PLUMBING
S	STRUCTURAL
SH	SHORING
VT	ELEVATOR

## TEXT SYMBOLS:

&	AND
∠	ANGLE
@	AT
x	BY
⊕	CENTERLINE
+/-	PLUS AND MINUS
⊥	FLOW LINE
#	NUMBER, POUND
/	PER
⊥	PERPENDICULAR
∕	PITCH, SLOPE
∅	ROUND, DIAMETER
'	FOOT
"	INCH

## CEILING / WALL SYMBOLS:

	ACOUSTICAL TILE CEILING GRID
	SUPPLY DIFFUSER OR GRILLE
	EXHAUST FAN WITH LIGHT COMBO
	LINEAR DIFFUSER/ RETURN
	RETURN AIR GRILL
	LINEAR FLUORESCENT WALL MOUNTED LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	CEILING MOUNT LIGHT FIXTURE
	DECORATIVE PENDANT LIGHT FIXTURE
	RECESSED DOWNLIGHT
	WALL-WASHER
	WALL MOUNTED LIGHT FIXTURE (i.e. SCONCE)
	TRACK LIGHTING REFER TO PLAN FOR NUMBER OF SPOT LIGHTS
	ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS
	SMOKE OR HEAT DETECTOR
	SPRINKLER HEAD
	ACCESS PANEL
	SPEAKER
	FIRE ALARM DEVICE
	FLUORESCENT STRIP LIGHT
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	MECHANICAL DUCT THROUGH CEILING/FLOOR ASSEMBLY
	LIGHT SWITCH 3-WAY
	DIMMER SWITCH
	DUPLEX RECEPTACLE OUTLET
	QUAD RECEPTACLE OUTLET
	TELE/DATA OUTLET
	TELEPHONE OUTLET
	WALL J-BOX
	FLOOR MOUNTED QUAD RECEPTACLE OUTLET
	FLOOR MOUNTED TELE/DATA OUTLET
	FLOOR MOUNTED FURNITURE POWER FEED
	HARDWIRE FLOOR J-BOX
	WALL MOUNTED FIRE STROBE
	STAIR MOUNTED STEP LIGHT (SITE LIGHTING PLAN ONLY)
	OVER HEAD WATER CURTAIN
	DROPPED SOFFIT
	FINISH CEILING ELEVATION

## MATERIAL INDICATI:

	A
	A
	B1
	C
	C
	C
	E
	F1
	G
	G
	G
	G
	I1
	I1
	M
	M
	P1
	P1
	P1
	S
	S
	V
	W





**DEVELOPMENT PROCESS: SOUTH PASADENA**

**SITE AREA:** 31,113 SF

**EXISTING BUILDINGS ON THE SITE:**

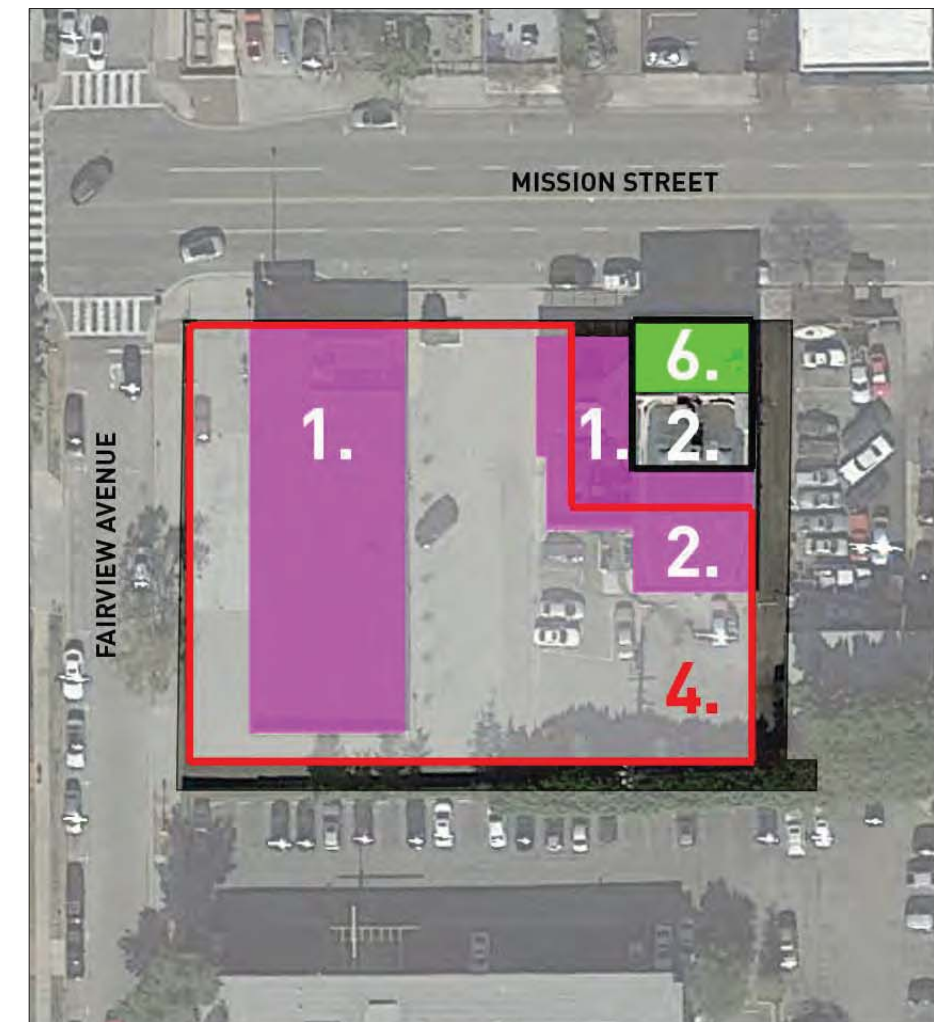
- EXISTING 1 STORY BUILDING.
- EXISTING 1 STORY RESTAURANT.
- EXISTING 1 AND 2 STORY HISTORIC BUILDING.

**APPROVAL PROCESS FOR SOUTH PASADENA**

- ENTITLEMENTS ARE REQUIRED FOR ALL PROJECTS ON MISSION STREET.
- MEET WITH THE PLANNING DEPARTMENT
- MEET WITH COMMUNITY GROUPS AND MEMBERS.
- FILE FOR ENTITLEMENT APPROVALS.
- MEET WITH CITY OFFICIALS, MAYOR, COUNCILMEN, CITY MANAGER, PLANNING DIRECTOR.
- GET APPROVALS FROM THREE COMMITTEES: CULTURAL HERITAGE COMMITTEE, DESIGN REVIEW BOARD, AND PLANNING COMMISSION.
- SUBMIT PLANS FOR BUILDING PERMITS.

**DEVELOPMENT PROCESS - EXISTING CONDITIONS**  
MISSION BELL - SOUTH PASADENA - APRIL 28, 2017

**W•RKSH•P**



**DEVELOPMENT PROCESS: SOUTH PASADENA**

**SITE AREA:** 31,113 SF

**BY-RIGHT ALLOWABLE BUILDING AREA:** 24,890 SF

**BONUS ALLOWABLE BUILDING AREA:** 46,669 SF

**ALLOWABLE DENSITY:** 35 UNITS + 1 EXISTING UNIT IN THE HISTORIC BLDG. = 36 UNITS

**DEVELOPMENT PHASING STRATEGY**

- DEMO TWO OF THE THREE BUILDINGS ON SITE.
- PARTIALLY DEMO AND REPAIR THE EXISTING HISTORIC BUILDING.
- HIRE AN HISTORIC ARCHITECT TO ASSIST WITH THE REQUIRED NATIONAL SECRETARY OF THE INTERIOR PROCESS FOR HISTORIC BUILDINGS.
- EXCAVATE THE REMAINING SITE FOR THE 2 LEVEL SUBTERRANEAN PARKING STRUCTURE.
- BUILD A NEW MIXED USE BUILDING WITH GROUND FLOOR RETAIL AND 35 UNITS.
- RENOVATE THE EXISTING SECOND FLOOR UNIT OF THE HISTORIC BUILDING.

**DEVELOPMENT PROCESS - PROJECT PHASING**  
MISSION BELL - SOUTH PASADENA - APRIL 28, 2017

**W•RKSH•P**

**NEIGHBORHOOD CONTEXT AND SITE LOCATION:**

SOUTH PASADENA HAS A RICH, CHARMING ANI BUSINESSES, BUILDINGS, COURTYARDS, PUBLI THE CITY'S PREDOMINANT HEART AND SOUL O AT THE ARROYO TO THE WEST RUNING SEVER THE NEIGHBORING CITY OF SAN MARINO. ALTH OAKS, WHICH INTERSECTS MISSION STREET, H CHARMING ARCHITECTURAL CHARACTER AND : COMMUNITY'S CENTRAL SPINE AND HUB.

OUR PROJECT SITE IS LOCATED AT THE CENTE CORNER OF MISSION AND FAIRVIEW. THE SITE CONTAINS (3) EXISTING ONE AND TWO STORY ( BUILDING IS AN HISTORIC BUILDING ON THE CIT RESOURCES.

**OVERALL PROJECT DESIGN GOALS:**

THE PROPERTY OWNERS HAVE SET FORTH LOF RESPECT IN MIND. THE PROJECT DEVELOPEM POTENTIAL FOR THE SITE BASED ON CURRENT OPPORTUNITIES.

IT IS THE OWNERSHIP AND DESIGN TEAM'S BEL FOR FUTURE DEVELOPMENT ALONG MISSION A ARCHITECTURAL DESIGN THAT RESPONDS TO I IMPORTANTLY, CREATING A PROJECT THAT TH AS A CONTRIBUTING ARCHITECTURAL COMPOI

IN ORDER TO ACHIEVE THIS, THE PROPOSED DI GOALS:

- A. THE PROJECT'S MASSING SHOULD WORI
- B. THE PROJECT SHOULD CREATE COMPEL
- C. THE PROJECT SHOULD USE MATERIALS . MISSION STREET URBAN TEXTURE.
- D. THE PROJECT SHOULD USE DROUGHT R STOREFRONTS, AND OUTDOOR SEATING PEDESTRIAN EXPERIENCE.
- E. THE PROJECT SHOULD MEET THE ALLOV PARAMETERS PROVIDED BY THE SPECIF

**COMMUNITY DESIGN PROCESS:**

THE OWNERSHIP AND DESIGN TEAM'S PROJEC INTERACTIVE EFFORT FROM THE BEGINNING S THE CITY'S PLANNING DEPARTMENT DIRECTOR AND LEADERS IN ORDER TO DETERMINE THE P. DETERMINE ANY ISSUES, CONCERNS, AND OPP REQUIRE AND REQUEST, WHICH IS A CRITICAL I

THESE EFFORTS ARE DESCRIBED IN THE (6) DI/ AND RESPONSE TO SEVERAL PLANNING DEPAF MEETINGS, MEETINGS WITH MEMBERS OF WIS: CONDUCTED AT THE LIBRARY'S LARGE COMMU

AS NOTED IN THE DIAGRAMS ON THIS SHEET, T ORIGINAL MASSING CONCEPT TO THE EXCITING PACKAGE, NOTED AS THE "FINAL PROPOSED DI

**PROJECT DESIGN PROPOSAL:**

FROM THE OUTSET, THIS PROJECT WAS ALWAYS PROJECT WITH COMMERCIAL USES ON THE GR SUBTERRANEAN PARKING TO SUPPORT BOTH I

AS THE DIAGRAMS IMPLY, WE STUDIED A VARIE FOLLOWING IMPORTANT CONSIDERATIONS:

- A. HOW SHOULD WE ADDRESS THE MAIN C
- B. HOW CAN WE PROVIDE PARKING ACCES PROJECT USES.
- C. WHAT KIND OF ARCHITECTURAL LANGUA/ FABRIC AND OUR PROJECT'S HISTORIC E
- D. HOW CAN WE ORGANIZE THE PUBLIC AN COMPELLING GATHERING SPACES.

WE FEEL OUR FINAL DESIGN PROPOSAL ACHIE' RICH PALETTE OF COMPLIMENTARY MATERIALS INTERESTING BUILDING MASSING SETBACKS AL SUCCESSES WAS FINDING A WAY TO ORGANIZE THAT WOULD ALLOW FOR A PUBLIC CORNER PI

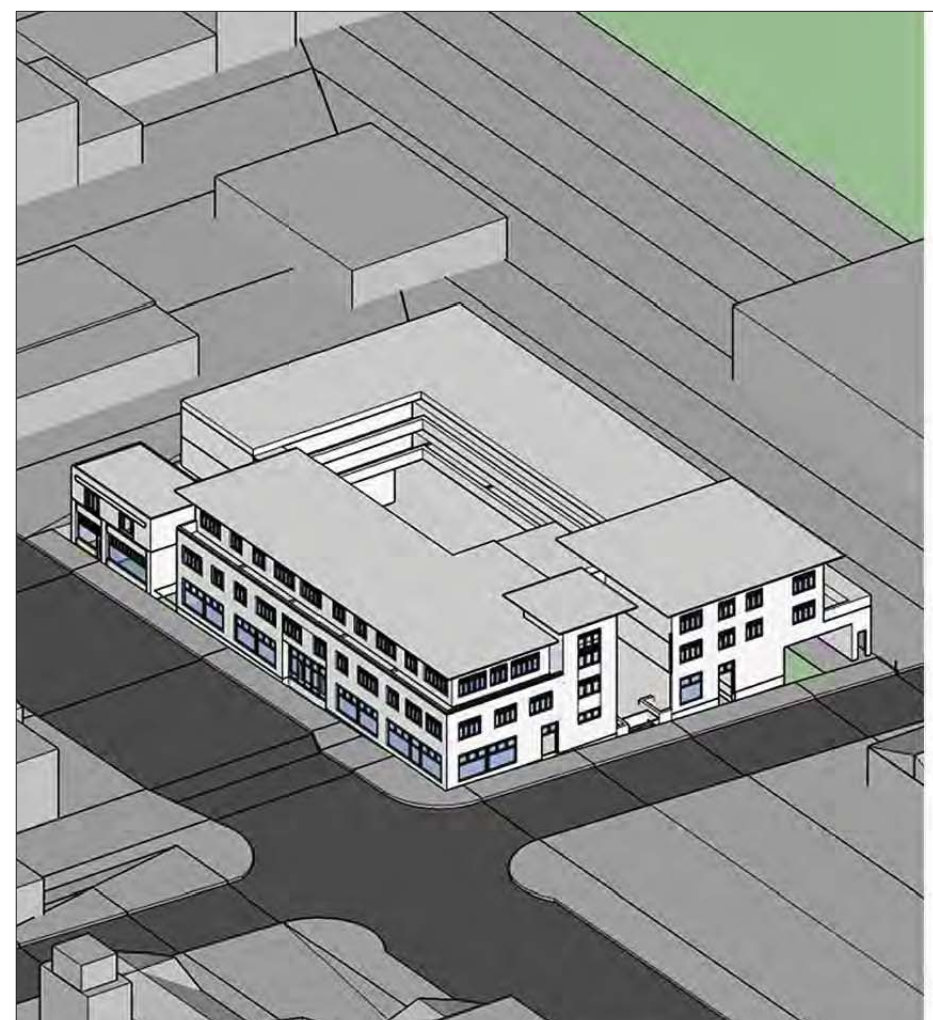
ALSO, WORKING WITH THE EXISTING HISTORIC LOFT UNITS BEHIND THE HISTORIC BUILDING ST PROJECT DOWN TO THREE DIFFERENT BUILDI

THE OTHER TWO POSITIVE GATHERING SPACE: COURTYARD FOR THE RESIDENTIAL TENANTS , BETWEEN THE NEW AND HISTORIC BUILDING SI

OUR RESTORATION EFFORTS FOR THE HISTOR A - 1.22. ADDITIONAL SECRETARY OF THE INTEI ARCHITECT'S RESEARCH DOCUMENT PROVIDE!

1.

2.



**DEVELOPMENT PROCESS: SOUTH PASADENA**

**DESIGN OPTION 2: AUGUST, 2016**

**PROPOSED BUILDING AREA:** 43,279 SF  
**ALLOWABLE BUILDING AREA:** 46,669 SF

**PROPOSED UNIT DENSITY:** 35 UNITS  
**ALLOWABLE UNIT DENSITY:** 36 UNITS

**PROJECT SUMMARY**


RETAIL (NEW):	5,888 SF
RETAIL (HISTORIC):	974 SF
<b>TOTAL RETAIL:</b>	<b>6,862 SF</b>
RESIDENTIAL (NEW):	35,443 SF
RESIDENTIAL (HISTORIC):	974 SF
<b>TOTAL RESIDENTIAL:</b>	<b>36,417 SF</b>
<b>TOTAL PROJECT:</b>	<b>43,279 SF</b>

**PROJECT DESIGN COMMENTS:**

- THE PROJECT IS WITHIN 3,400 SF OF ALLOWABLE AREA.
- PLANNING DEPARTMENT DOES NOT ACCEPT THE NEW MASSING AND DEMOLITION OF HISTORIC BUILDING.
- HISTORIC ARCHITECT SAYS THE NEW MASSING IS NOT COMPATIBLE WITH THE HISTORIC BUILDING.

**DESIGN STUDIES - DESIGN OPTION 2**  
MISSION BELL - SOUTH PASADENA - APRIL 28, 2017

**W•RKSH•P**



**DEVELOPMENT PROCESS: SOUTH PASADENA**

**DESIGN OPTION 3: SEPTEMBER, 2016**

**PROPOSED BUILDING AREA:** 44,757 SF  
**ALLOWABLE BUILDING AREA:** 46,669 SF

**PROPOSED UNIT DENSITY:** 35 UNITS  
**ALLOWABLE UNIT DENSITY:** 36 UNITS

**PROJECT SUMMARY**

RETAIL (NEW):	6,367 SF
RETAIL (HISTORIC):	1,442 SF
<b>TOTAL RETAIL:</b>	<b>7,809 SF</b>
RESIDENTIAL (NEW):	36,073 SF
RESIDENTIAL (HISTORIC):	875 SF
<b>TOTAL RESIDENTIAL:</b>	<b>36,948 SF</b>
<b>TOTAL PROJECT:</b>	<b>44,757 SF</b>

**PROJECT DESIGN COMMENTS:**


- THE PROJECT IS WITHIN 1,900 SF OF ALLOWABLE AREA.
- PLANNING, CULTURAL HERITAGE, DESIGN REVIEW AND COMMUNITY SUPPORT THE LOFT BUILDING.
- PLANNING AND COMMUNITY FEEL THE MASSING IS TOO BULKY. WILL SUPPORT MORE RELIEF IN THE MASSING ALONG MISSION.

**DESIGN STUDIES - DESIGN OPTION 3**  
MISSION BELL - SOUTH PASADENA - APRIL 28, 2017

**W•RKSH•P**

3.

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**DEVELOPMENT PROCESS: SOUTH PASADENA**

**DESIGN OPTION 4: NOVEMBER, 2016**

**PROPOSED BUILDING AREA:** 43,882 SF  
**ALLOWABLE BUILDING AREA:** 46,669 SF

**PROPOSED UNIT DENSITY:** 35 UNITS  
**ALLOWABLE UNIT DENSITY:** 36 UNITS

**PROJECT SUMMARY**


RETAIL (NEW):	6,367 SF
RETAIL (HISTORIC):	1,442 SF
<b>TOTAL RETAIL:</b>	<b>7,809 SF</b>
RESIDENTIAL (NEW):	35,198 SF
RESIDENTIAL (HISTORIC):	875 SF
<b>TOTAL RESIDENTIAL:</b>	<b>36,073 SF</b>
<b>TOTAL PROJECT:</b>	<b>43,882 SF</b>

**PROJECT DESIGN COMMENTS:**

- THE PROJECT IS WITHIN 2,800 SF OF ALLOWABLE AREA.
- PLANNING AND COMMUNITY SUPPORT THE NEW ROOFS TO REDUCE THE HEIGHT.
- PLANNING AND COMMUNITY FEEL THE MASSING IS STILL TOO BULKY. WILL SUPPORT A PLAZA AT THE CORNER OF MISSION AND FAIRVIEW.

**DESIGN STUDIES - DESIGN OPTION 4**  
MISSION BELL - SOUTH PASADENA - APRIL 28, 2017

**W•RKSH•P**



**DEVELOPMENT PROCESS: SOUTH PASADENA**

**DESIGN OPTION 4: NOVEMBER, 2016**

**PROPOSED BUILDING AREA:** 44,830 SF  
**ALLOWABLE BUILDING AREA:** 46,669 SF

**PROPOSED UNIT DENSITY:** 36 UNITS  
**ALLOWABLE UNIT DENSITY:** 36 UNITS

**PROJECT SUMMARY**

RETAIL (NEW):	6,069 SF
RETAIL (HISTORIC):	1,441 SF
<b>TOTAL RETAIL:</b>	<b>7,510 SF</b>
RESIDENTIAL (NEW):	36,445 SF
RESIDENTIAL (HISTORIC):	875 SF
<b>TOTAL RESIDENTIAL:</b>	<b>37,320 SF</b>
<b>TOTAL PROJECT:</b>	<b>44,830 SF</b>

**PROJECT DESIGN COMMENTS:**

- THE PROJECT IS WITHIN 1,840 SF OF ALLOWABLE AREA.
- PLANNING AND COMMUNITY STRONGLY SUPPORT THE CORNER PLAZA AND LARGE WINDOW OPENINGS WITH BALCONIES.
- PLANNING AND COMMUNITY SUPPORT THE STREETScape, LANDSCAPING, AND MATERIALS.

**DESIGN STUDIES - DESIGN OPTION 5 - FINAL DESIGN**  
MISSION BELL - SOUTH PASADENA - APRIL 28, 2017

**W•RKSH•P**

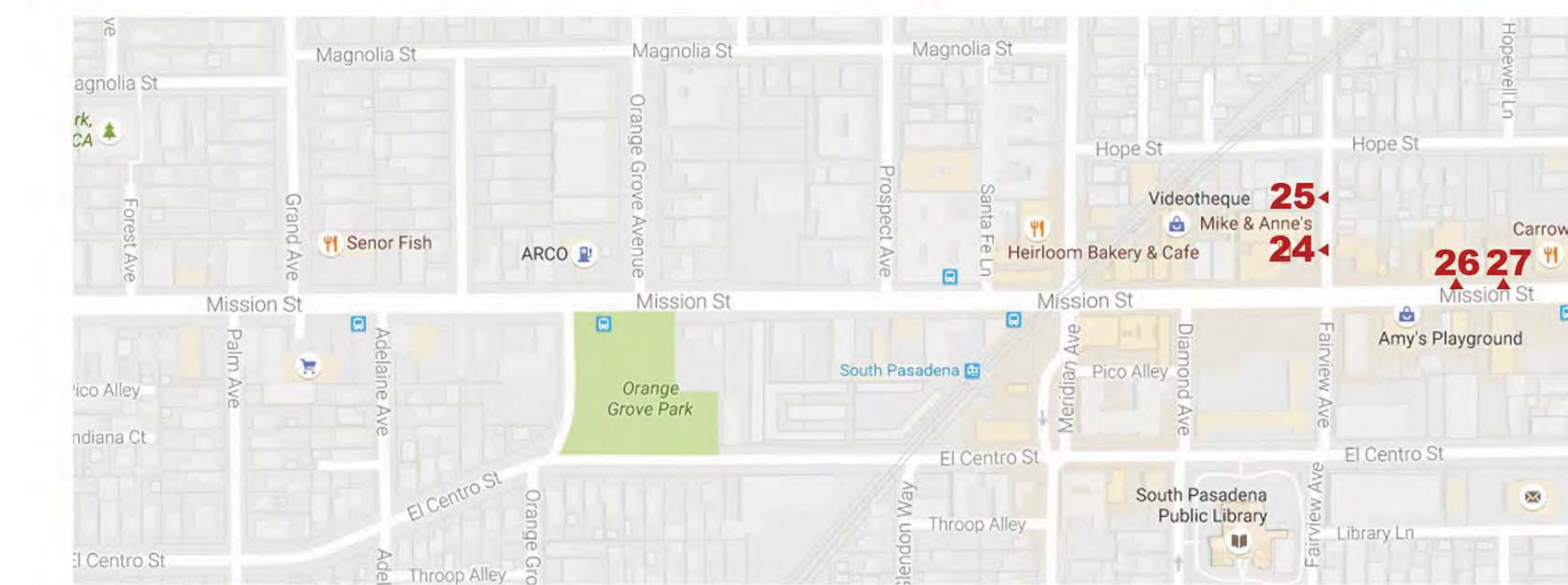
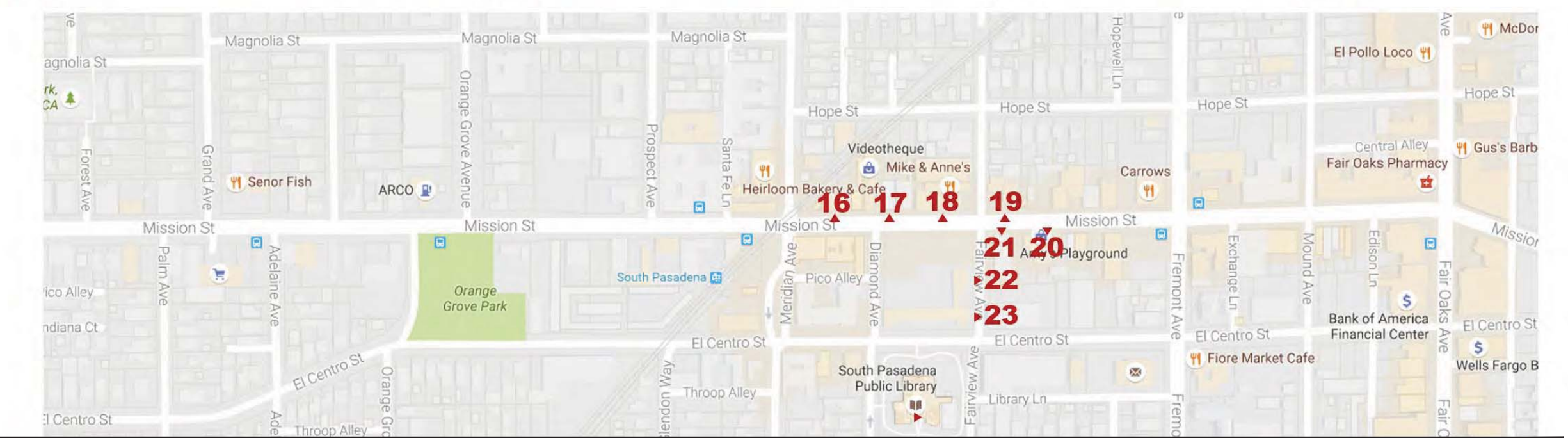
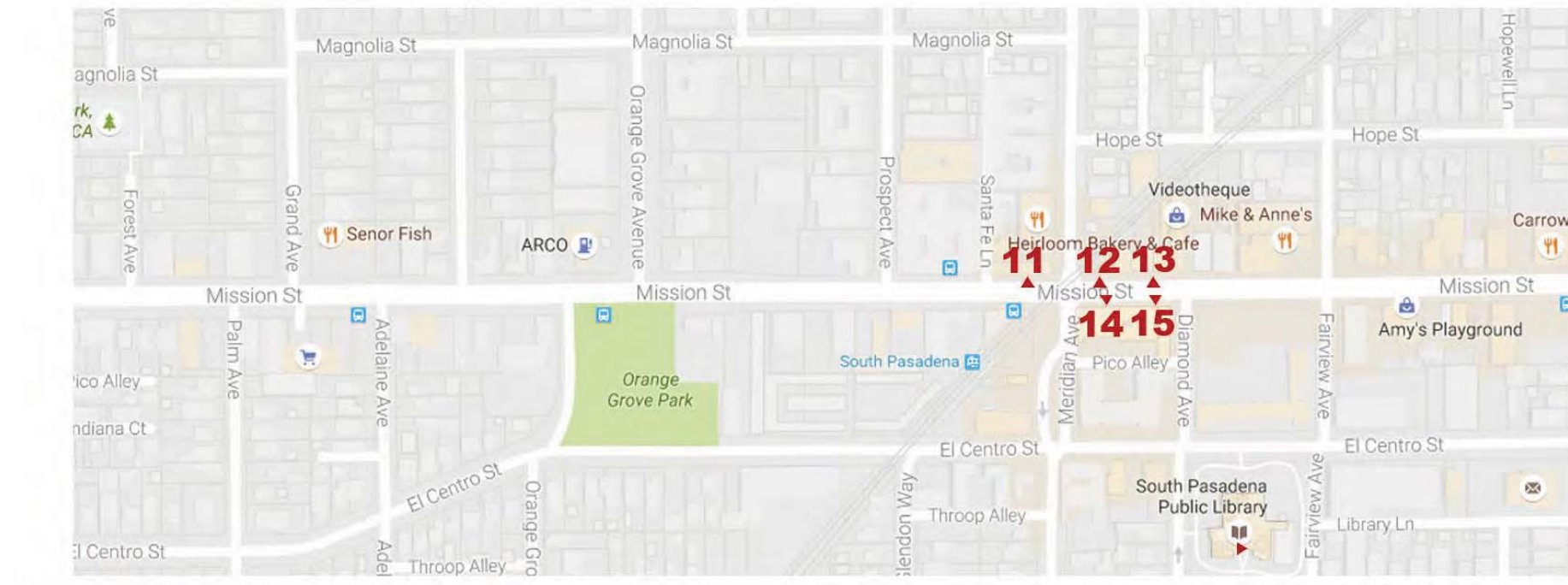
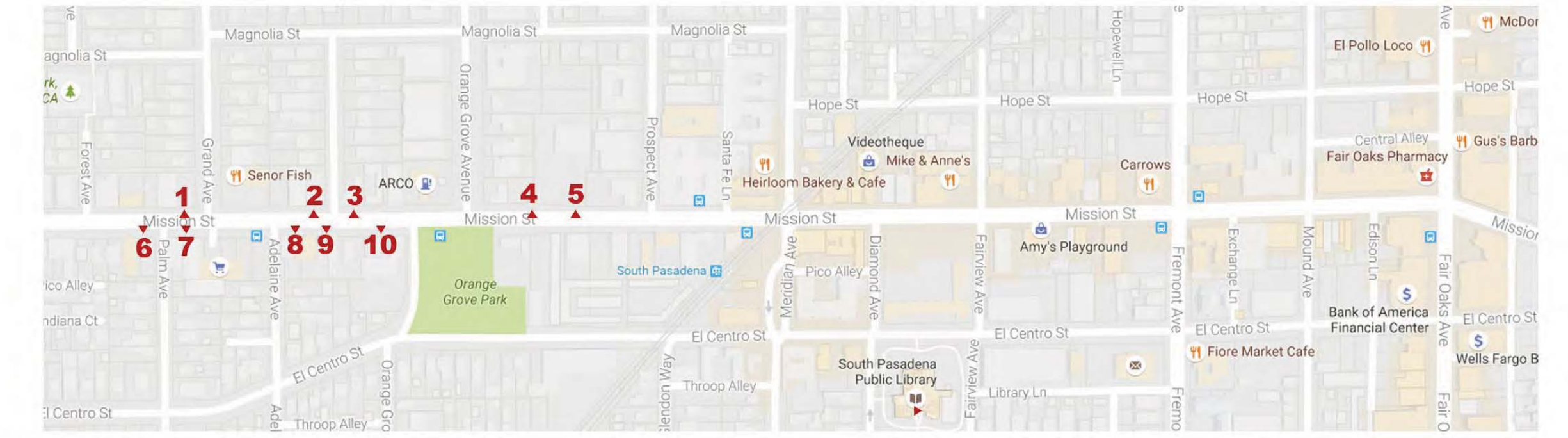
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**PRELIMINARY ENTITLEMENT DESIGN**

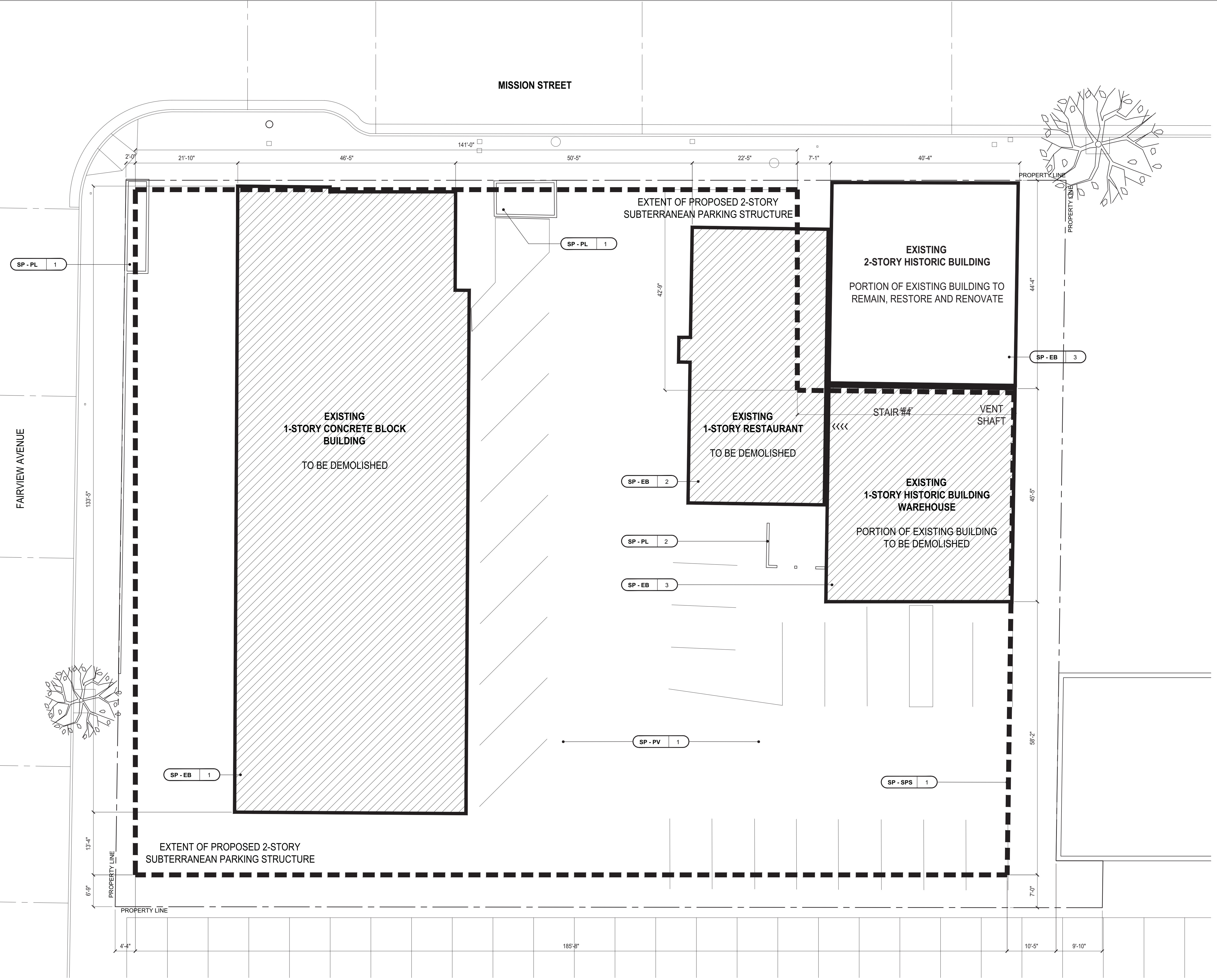


EXISTING SITE AND NEIGHBORHOOD CONTEXT IMAGES



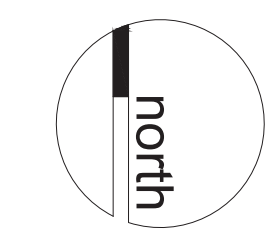
EXISTING SITE BUILDING IMAGES





**SITE PLAN**

scale: 1" = 10'-0" 0' 2' 5' 10'







MISS





MISS





VIEW OF THE HISTORIC 11





MAIN





VIEW





PRIV



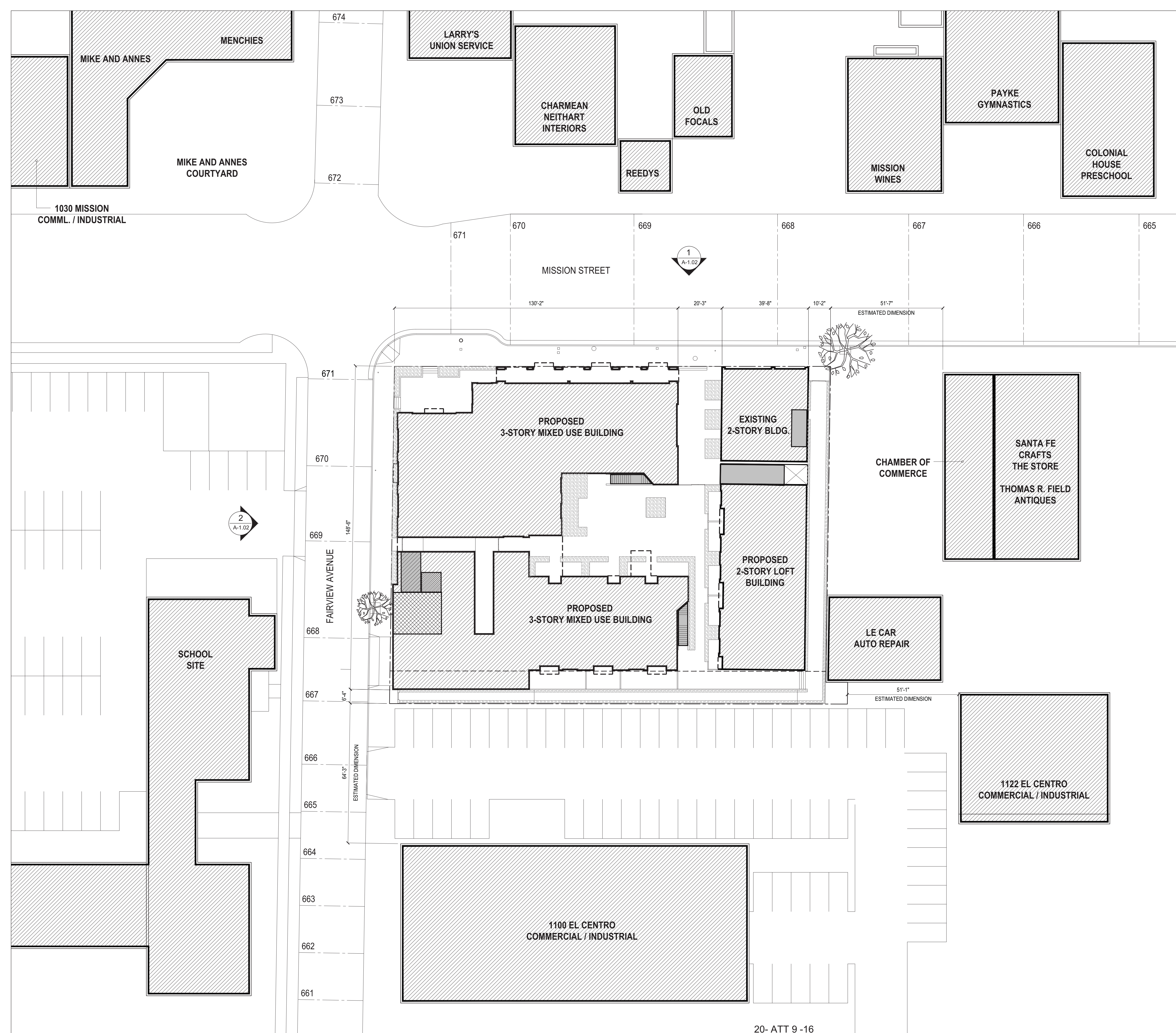






PRIV









SANTE FE CRAFTS  
THOMAS R. FIELD

CHAMBER OF  
COMMERCE

LE CAR AUTO REPAIR

SIDE  
YARD

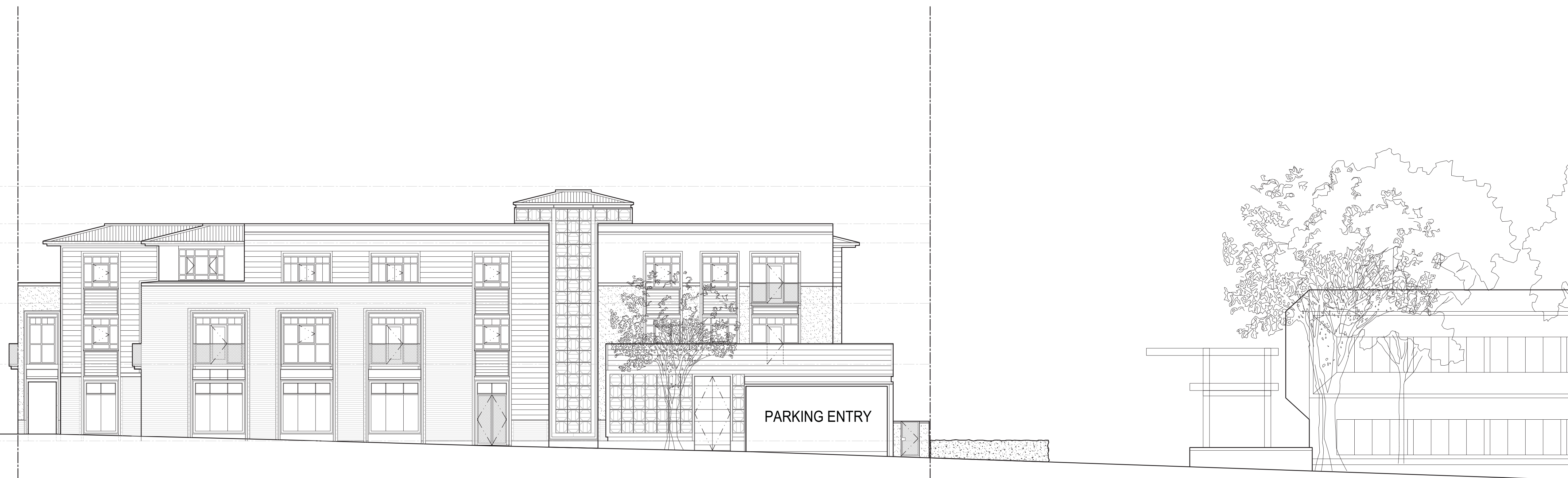
RENOVATED  
HISTORIC 1115 BLDG.

GARDEN  
ALLEY SEATING

PROPOSED NEW MIXED USE PROJE

MISSION ELEV

scale: 1



PARKING ENTRY

PROPOSED NEW MIXED USE PROJECT

ADJACENT PARKING LOT

1100 EL CENTR

FAIRVIEW ELE

scale: 1



