

DRAWING INDEX	
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LEGAL DESCRIPTION
 APN: 5738-020-001
 TRACT NO: 7637
 LEGAL DESC.: FERRY SUB PART OF THE GROGAN TRACT VAC ALLEY ADJ ON N AND EX OF ST LOT 1

INFORMATION
 LOT AREA 14,328.0 S.F.
 EX. BUILDING 13,125.0 S.F.

BUILDING INFO	OCCUPANT LOAD
CONSTRUCTION TYPE: V-B	412.4 S.F. KITCHEN/PREP/200 = 2.06 3302.1 S.F. DINING/15 = 220.14 TOTAL OCCUPANCY LOAD=223
OCCUPANCY	SCOPE OF WORK
GROUP A-2 BANQUET HALL	CONDITIONAL USE PERMIT FOR BANQUET HALL

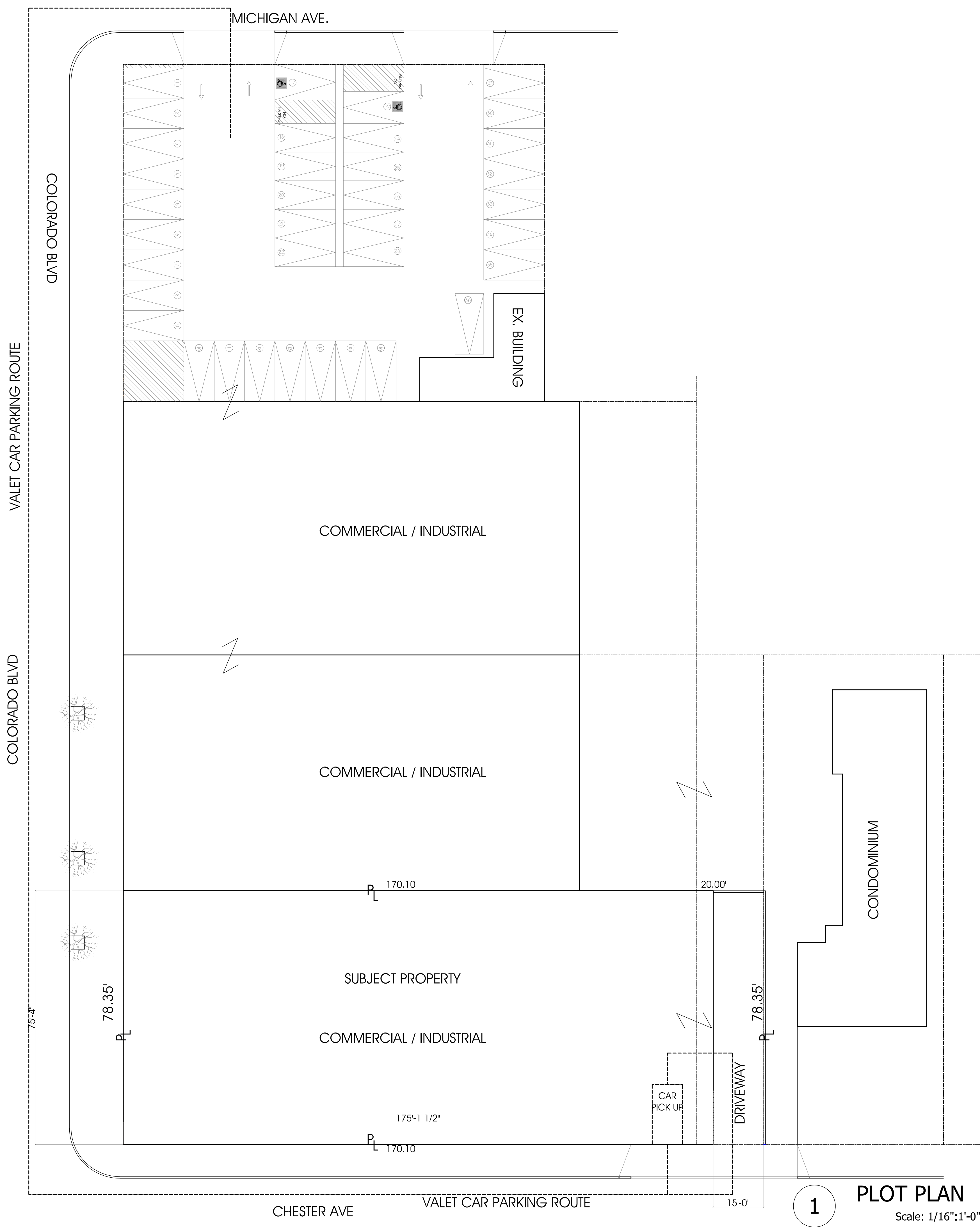
Parking Calculations

3,302.1 s.f. Dining Area
 +807.6 s.f. Lobby
 =4,109.7 s.f. of assembly area

Required parking is 10 stalls per
 1,000 s.f. of assembly area

$4109.7/1,000 \times 10$
 =41.097 = 41 required parking stalls

Provided parking on-site: 12 stalls
 Provided parking off-site: 36 stalls
 Total provided parking: 48 stalls



ARCH-DESIGN
 & CONSTRUCTION CO., INC.

TEL (818) 517-5224

409 IRVING DR.
 BURBANK, CA 91504

OWNER

PROJECT

LOCATION

CONDITIONAL USE PERMIT FOR BANQUET HALL

1253 E COLORADO BLVD PASADENA CA 91106

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CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK, AT THE SITE BEFORE PROCEEDING WITH WORK.

REVISIONS		
NO.	ISSUE	BY

DRAWN BY: A.A.
 CHECKED BY: ARAM M.
 DESIGN BY: ARAM M.
 SCALE:
 DATE:
 JOB NO.:

SHEET NUMBER:
A-1
 OF SHEETS

1 PLOT PLAN
 Scale: 1/16"=1'-0"

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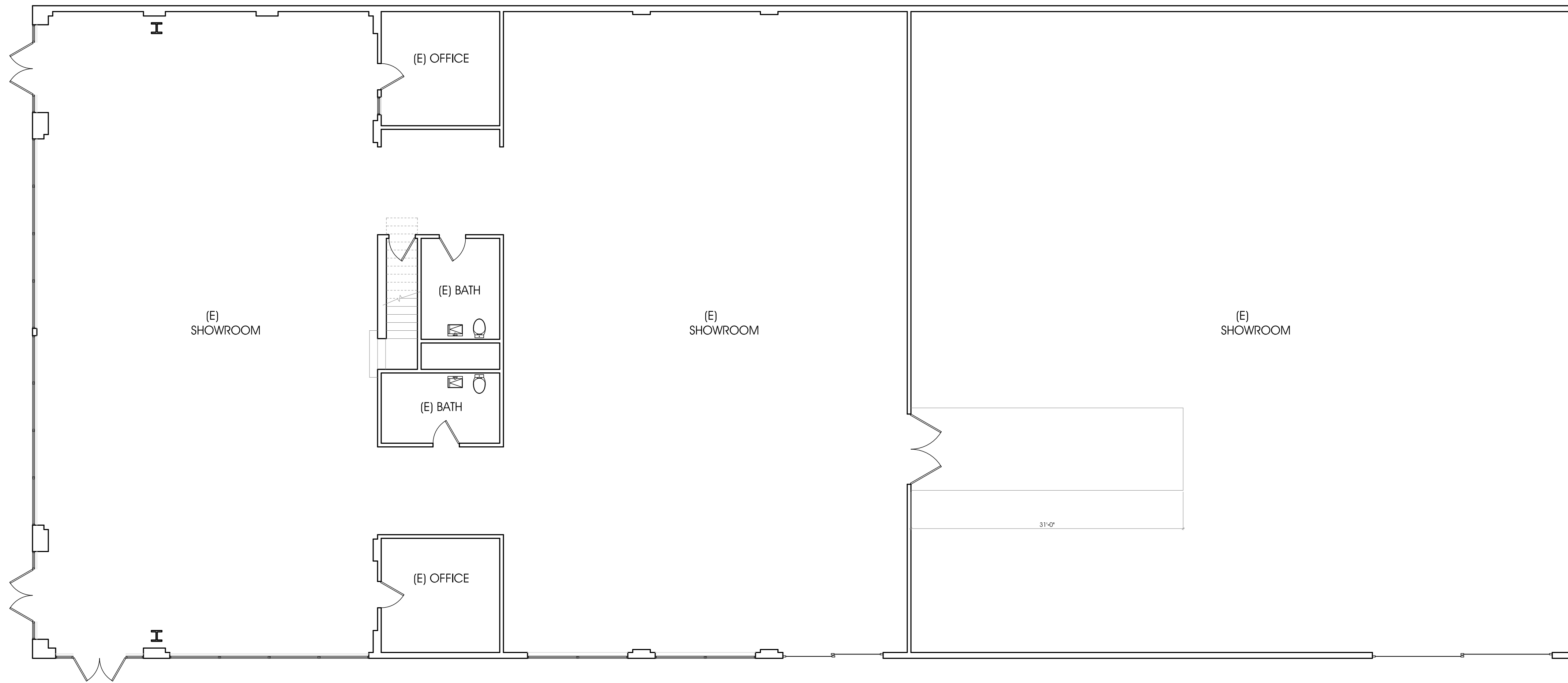
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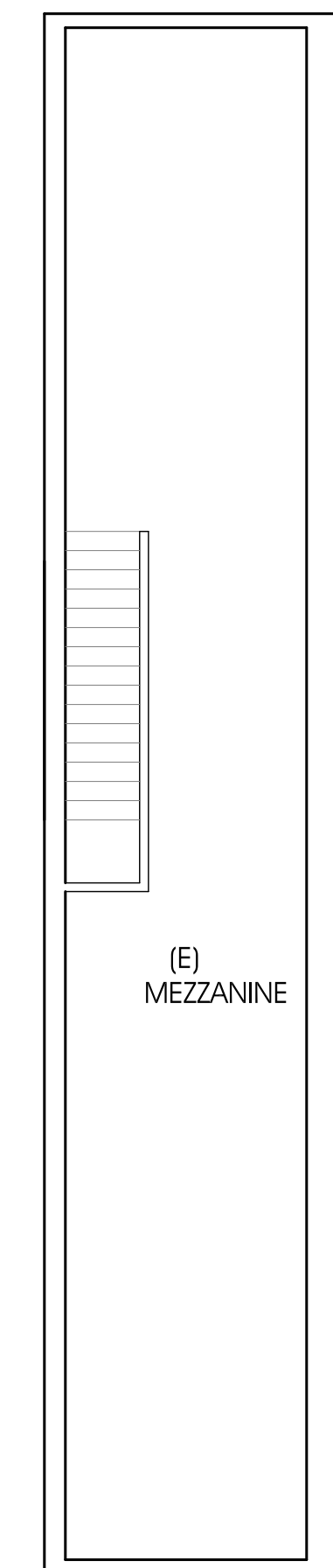
A-2

OF SHEETS



1 EX. MAIN FLOOR PLAN

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



2 EX. MEZZANINE PLAN

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

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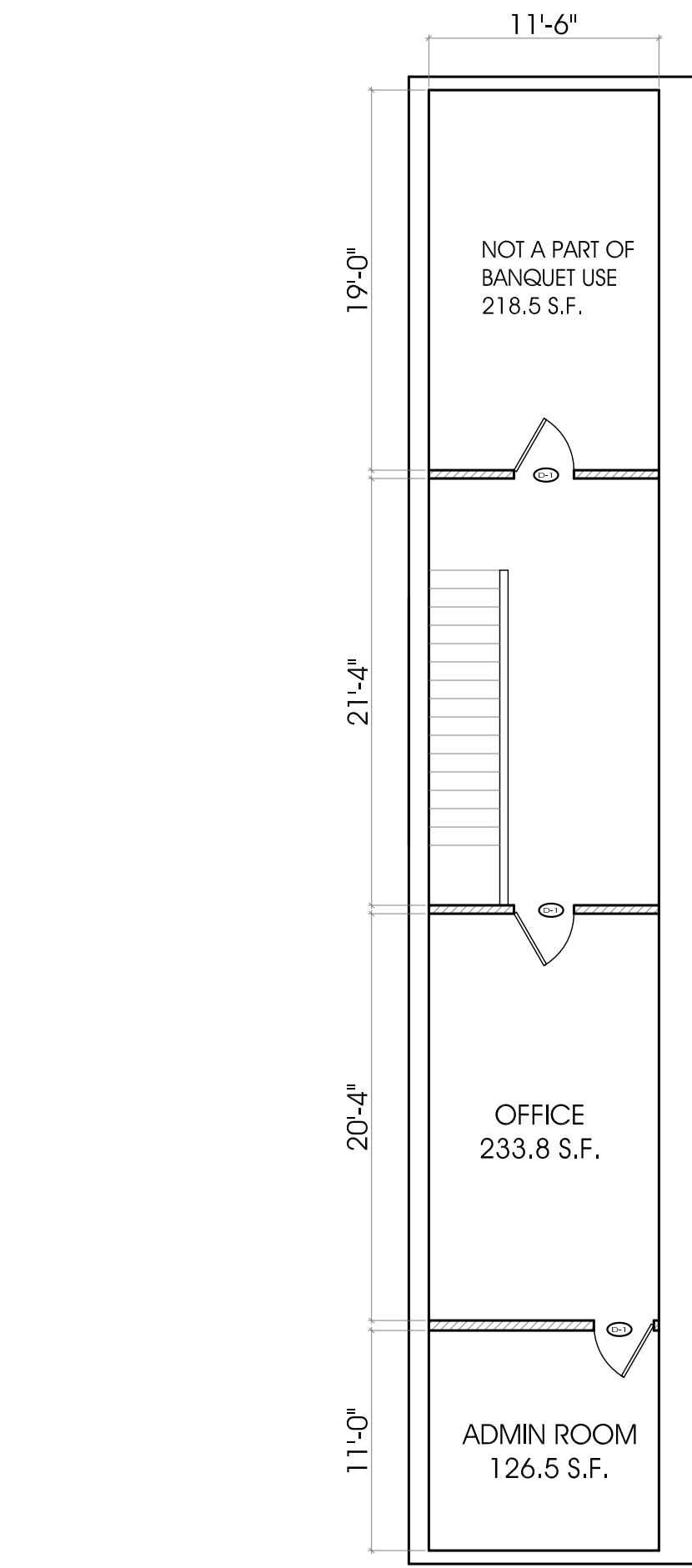
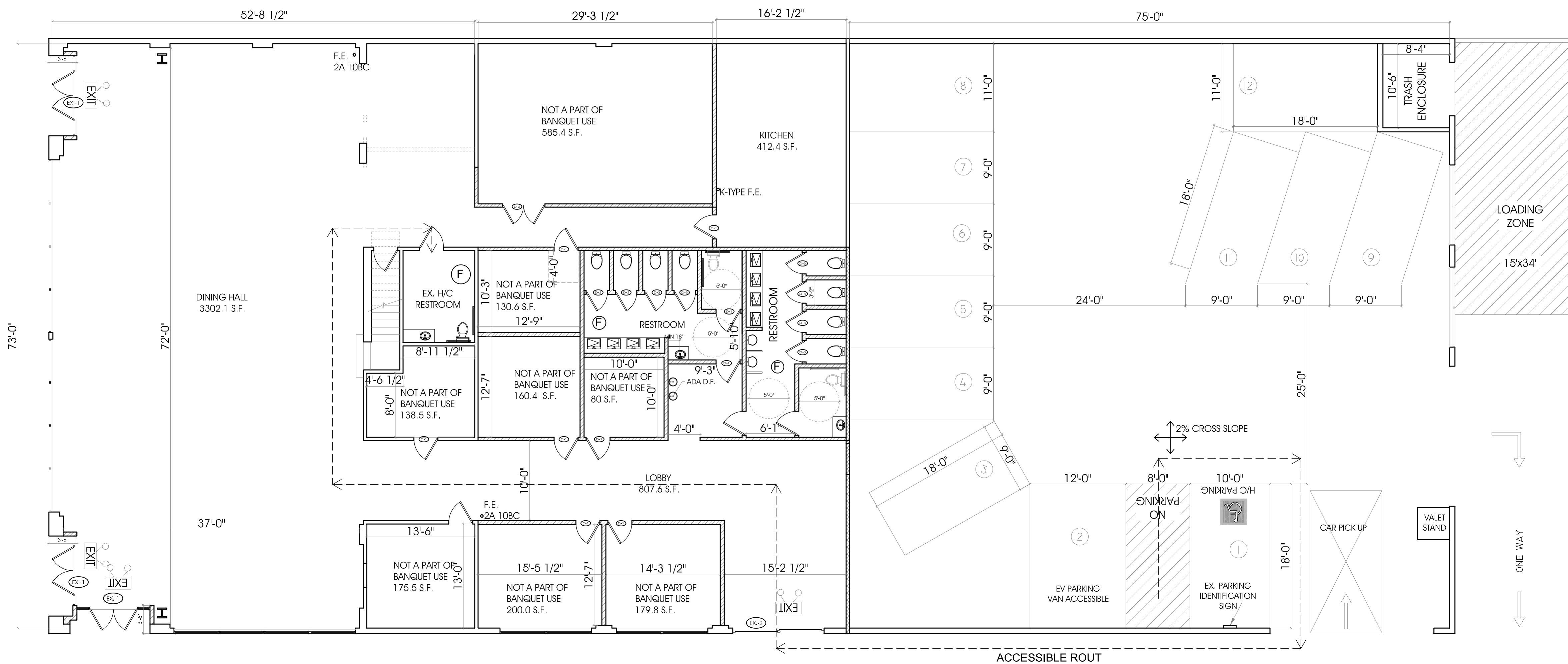
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A-3

#	DOOR SIZE		MAT.	TYPE	REMARKS
	WIDTH	HEIGHT			
1	3'-0"	6'-8"	HOLLOW CORE	SWING	LEVER/LATCH W/ AUTO CLOSER
2	5'-4"	6'-8"	HOLLOW CORE	SWING	LEVER/LATCH W/ AUTO CLOSER
3	2'-8"	6'-8"	HOLLOW CORE	SWING	LEVER/LATCH W/ AUTO CLOSER

○ DOOR SYMBOL

FLOOR AREA TABULATION		PARKING	
DINING HALL:	3,302.1 S.F.	STANDARD PARKING:	11
LOBBY:	807.6 S.F.	HANDICAP PARKING:	1
KITCHEN:	412.4 S.F.		
OFFICE/ADMIN:	360.3 S.F.		
RESTROOM/CORRIDOR	898.9 S.F.		
NOT A PART OF BANQUET USE	1,868.7 S.F.	TOTAL PARKING:	12
TOTAL	7,650.0 S.F.		
COVERED PARKING:	5,475 S.F.		
TOTAL BUILDING:	13,125.0 S.F.		



1 PR. MAIN FLOOR PLAN

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

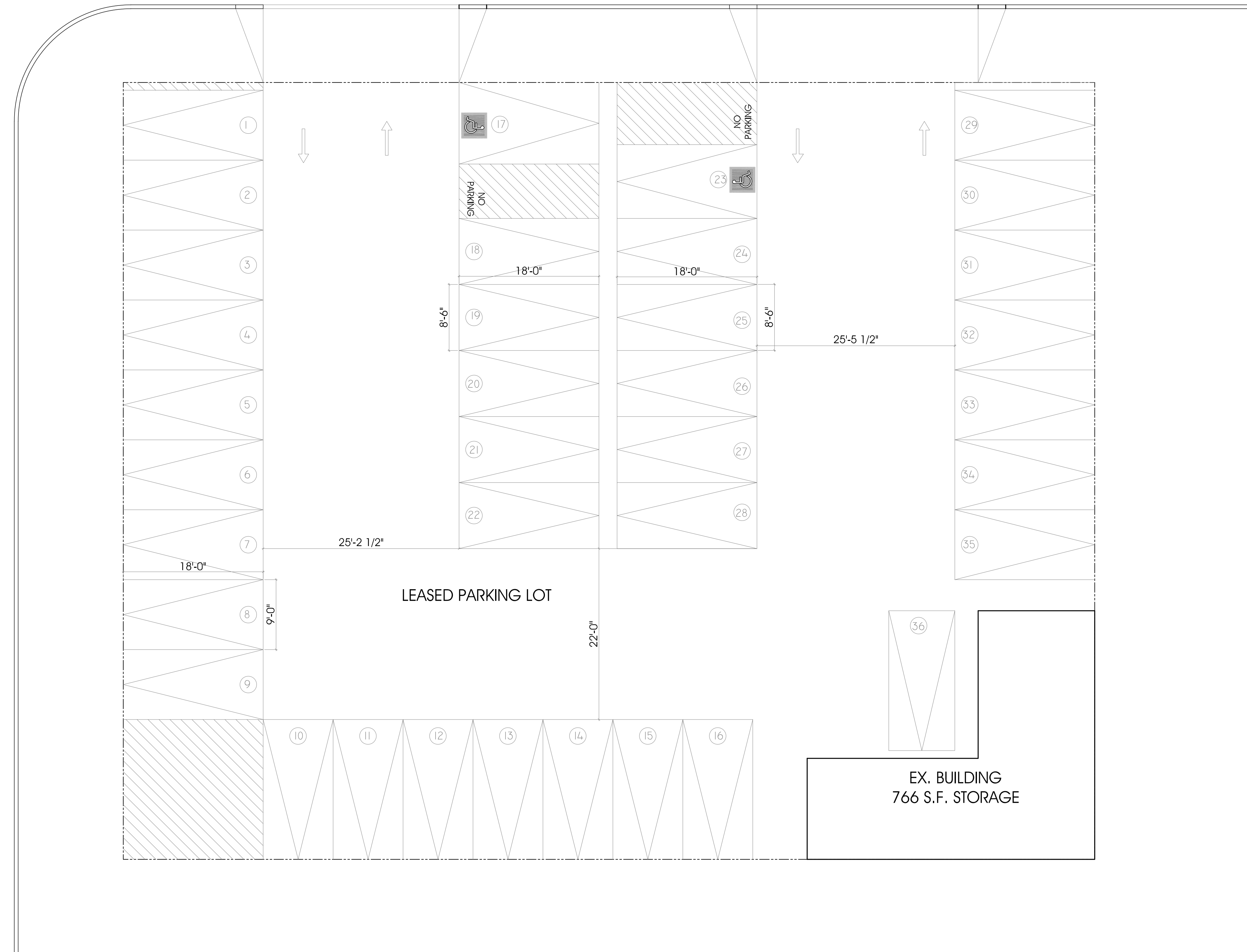
2 PR. MEZZANINE PLAN

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

OWNER	T.I. FOR ADULT DAY CARE
PROJECT	
LOCATION	1253 E COLORADO BLVD PASADENA CA 91106

COLORADO BLVD

MICHIGAN AVE.



1 PARKING LOT LAYOUT
Scale: 1/8":1'-0"

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SHEET NUMBER:
A-6
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