

LOT LEGAL

219 NORTH SIERRA MADRE BLVD.
PASADENA, CA 91107

ASSESSOR ID NUMBER : 5746-021-031

LEGAL DESCRIPTION:
NEW ALTA VISTA PLACE NO 2 LOT COM AT SE
COR OF LOT 3 TH SW ON SE LINE OF SD LOT 59.43
FT TH N ON W LINE OF SD LOT 89.45 FT TH N
89'48" E 50 FT TH S 57.27 FT TO BEG PART OF LOT
3

LOT INFO
ZONE: EPSP-d1-CG

EXISTING STRUCTURE: 836 S.F.

OCCUPANCY: M (FIRST LEVEL)
B (SECOND LEVEL)

BUILDING TYPES: V-B

LOT AREA : 3,670 S.F.

SCOPE OF WORK

1 - NEW 2,120 SQUARE FEET TWO STORY COMMERCIAL BUILDING.

(PROPOSED USES: RETAILS SALES AND ADMINISTRATIVE OFFICES)

PROJECT AREA BREAKDOWN

PROPOSED SIZE OF NEW BUILDING = 2,120 S.F. GROSS

GROUND LEVEL - GROSS AREA = (710 S.F. PER DEFINITION)
-STAIR SHAFT = 130 S.F.
-RETAIL SALES AREA (INCLUDING RESTROOM) = 580 S.F.

SECOND LEVEL - GROSS AREA = (1,410 S.F. PER DEFINITION)
-STAIR SHAFT = 130 S.F.
-ADMINISTRATIVE OFFICE AREA (INCLUDING RESTROOM) = 1,280 S.F.

PROJECT INFORMATION

TYPE OF CONSTRUCTION: TYPE-V-B (2-HR. EXTERIOR WALLS)

TYPE OF USE: M & B (RETAIL SALES & OFFICES-ADMINISTRATIVE)
- FIRST LEVEL RETAIL AREA = 580 S.F.
- SECOND LEVEL OFFICE AREA = 1,331 S.F.

PARKING REQUIREMENT

-GROSS FLOOR AREA FIRST LEVEL = 710 S.F.
-GROSS FLOOR AREA SECOND LEVEL = 1,410 S.F.

TOTAL AREA = 2,120 S.F.

PARKING REQUIREMENT = 3 PER 1000 S.F.

REQUIRED NUMBER OF SPACES = 6
PARKING SPACES PROVIDED = 6

4 SURFACE PARKING AND 2 CARLIFTS

LANDSCAPING CALCULATION

PARKING AREA = 2,490 S.F.
MINIMUM LANDSCAPING REQUIRED = 5% OF PARKING AREA
MINIMUM LANDSCAPING REQUIRED = 124.5 S.F.

LANDSCAPING PROVIDED = 450 S.F.

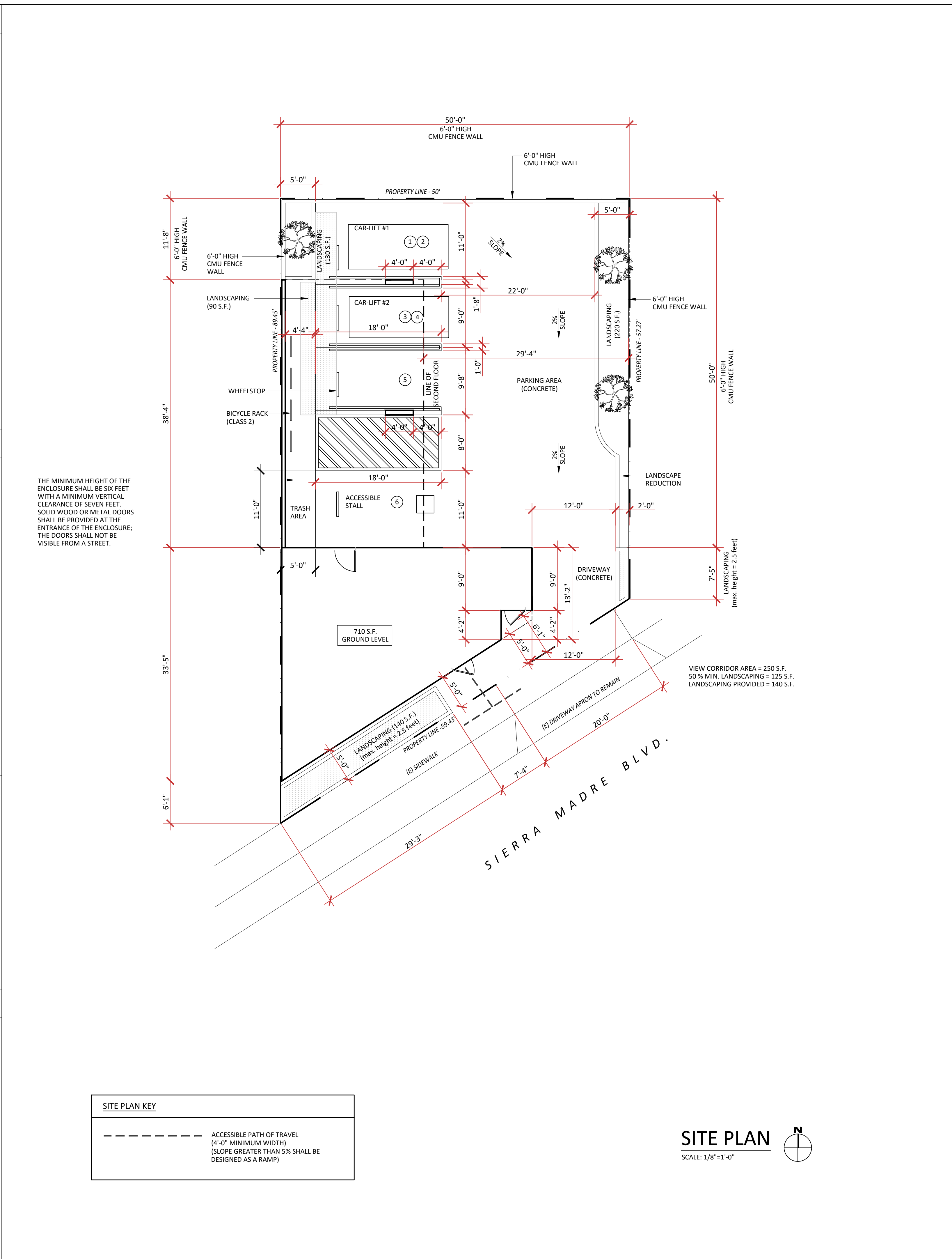
LANDSCAPE AREA W

TREES PROVIDED = 3 BIRCH TREES
VINES AROUND THE PERIMETER
GRASS FOR GROUND COVER

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E-1 - E-6 - ELECTRICAL
P-1 - P-4 - PLUMBING
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EXCLUSIVE DESIGN GROUP
3800 LA CRESCENTA AVE. suite 104
LA CRESCENTA, CA 91214
818-429-3373
ArisArturnyan@gmail.com

SUBMITTAL: DATE:

REVISIONS: DATE:

PROJECT NAME:
NEW COMMERCIAL BUILDING

PROJECT OWNER:
**219 N. SIERRA MADRE BLVD.
PASADENA, CA 91107**

DRAWING TITLE:
**SITE PLAN
&
PROJECT INFORMATION**

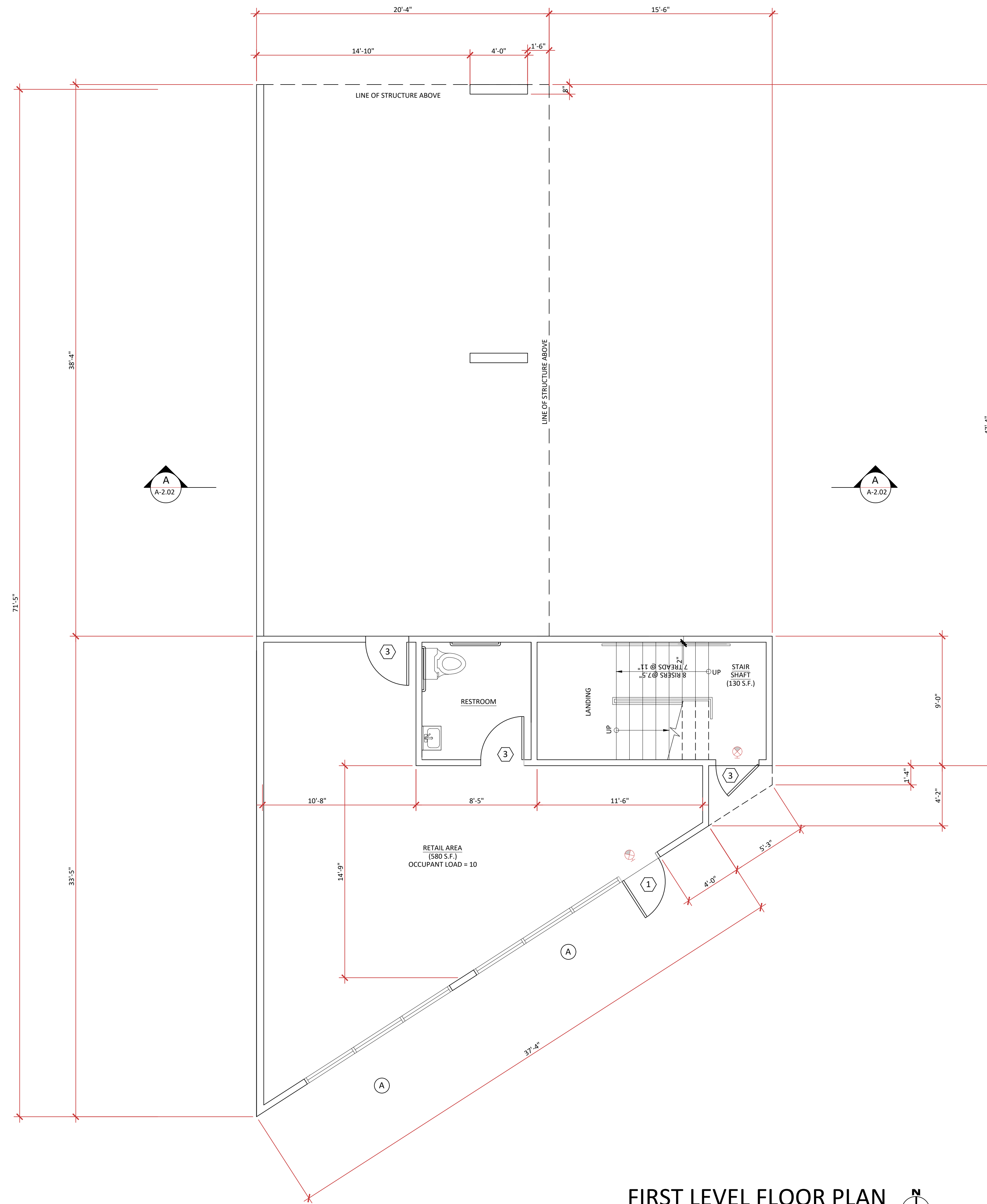
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DATE: 1-5-2023

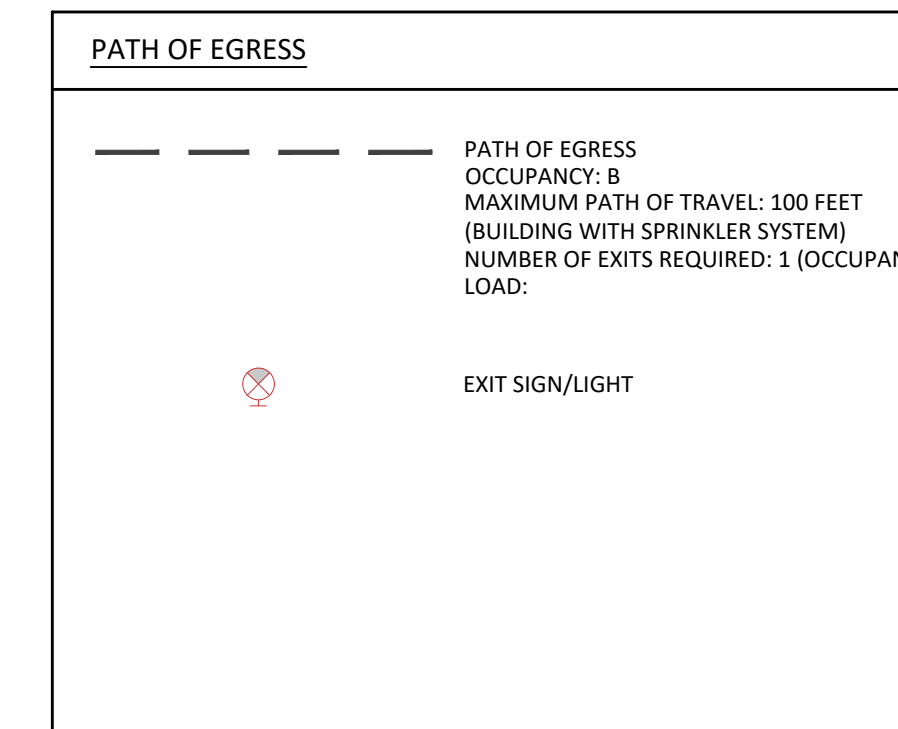
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JOB NUMBER:

REVIEWED: DRAWING NUMBER: **A-1.01**



FIRST LEVEL FLOOR PLAN
Scale: 1/4"=1'-0"



DOOR SCHEDULE					
SYM.	MAT.	W	H	TYP.	REMARKS
1		3'-0"	7'-0"		STOREFRONT DOOR (single action hardware)
2		14'-0"	12'-0"		ROLL UP DOOR
3		3'-0"	7'-0"		RESTROOM DOOR (single action hardware)

WINDOW SCHEDULE								
SYM.	TYPE	W	H	MAT.	REMARKS	TEMPERED	U-FACTOR	SHGC
A	FIXED	12'-0"	7'-0"	ALUM.	STOREFRONT GLAZING (tempered)			
B	SLIDING	6'-0"	6'-0"	ALUM.	STOREFRONT GLAZING (tempered)			

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PROJECT ADDRESS:

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DRAWING TITLE:

FIRST LEVEL FLOOR PLAN

SCALE:

1/4"=1'-0"

DATE:

11-5-2022

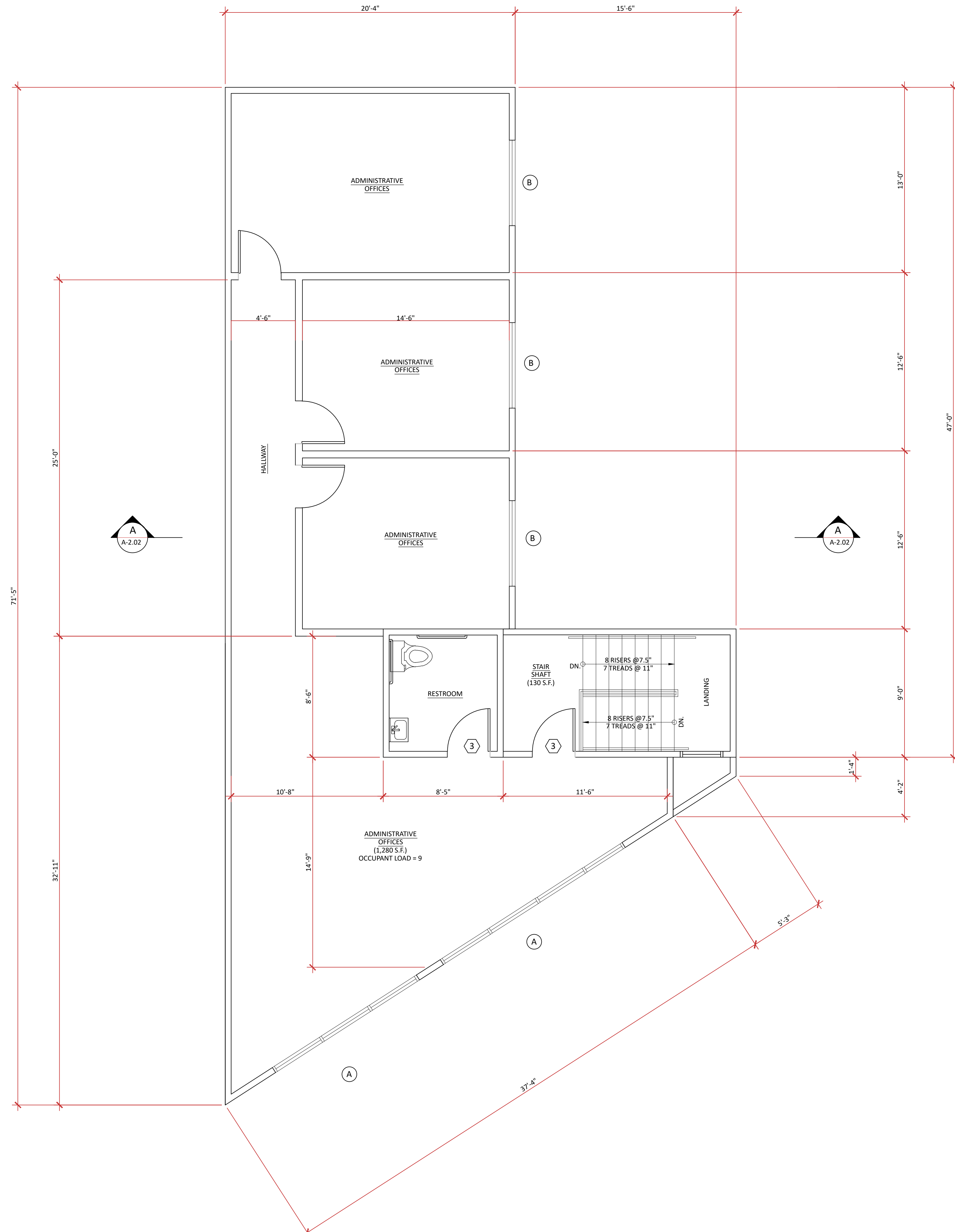
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DRAWING NUMBER:

A-2.01



SECOND LEVEL FLOOR PLAN 
 Scale: 1/4"=1'-0"

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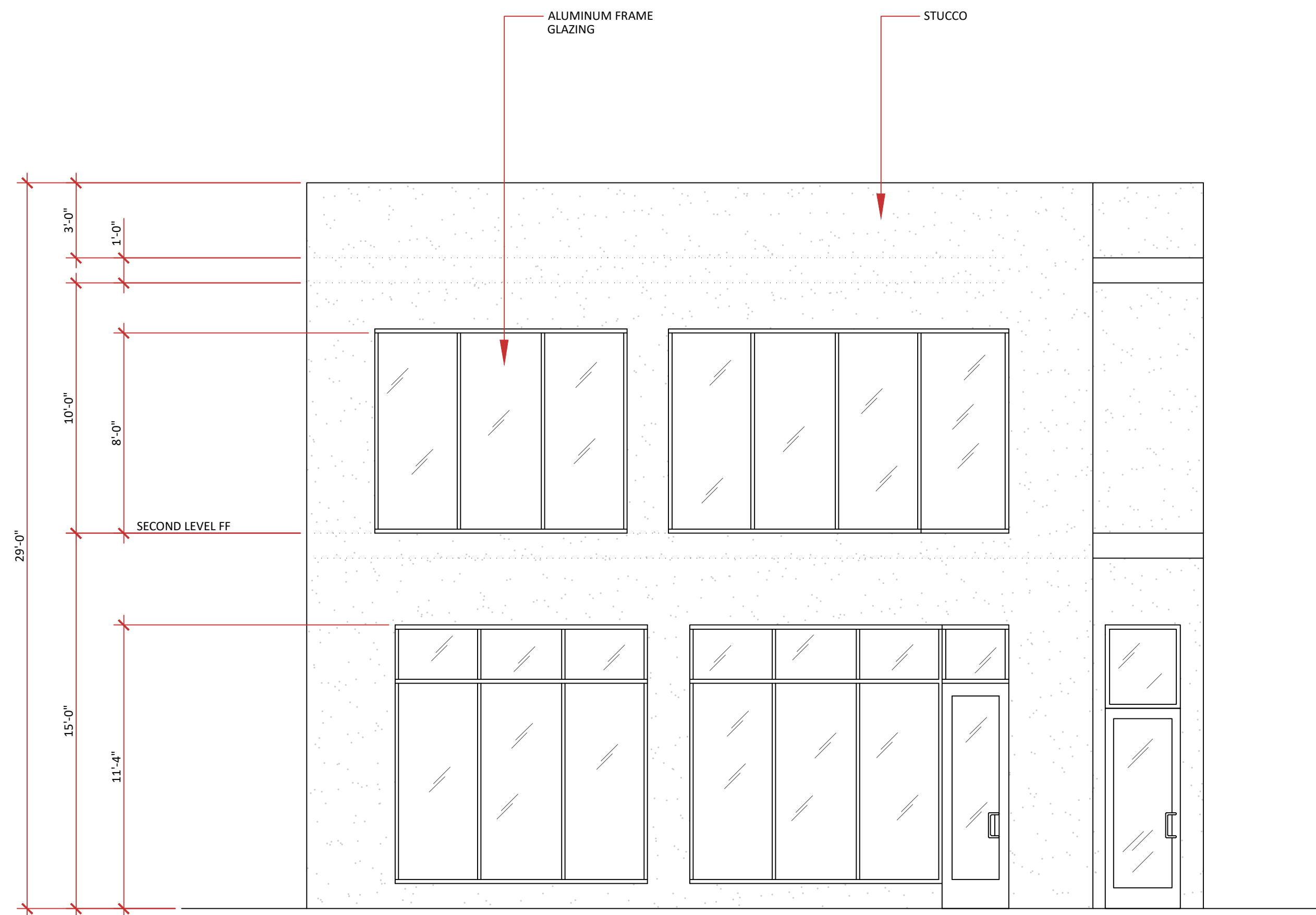
PROJECT OWNER:
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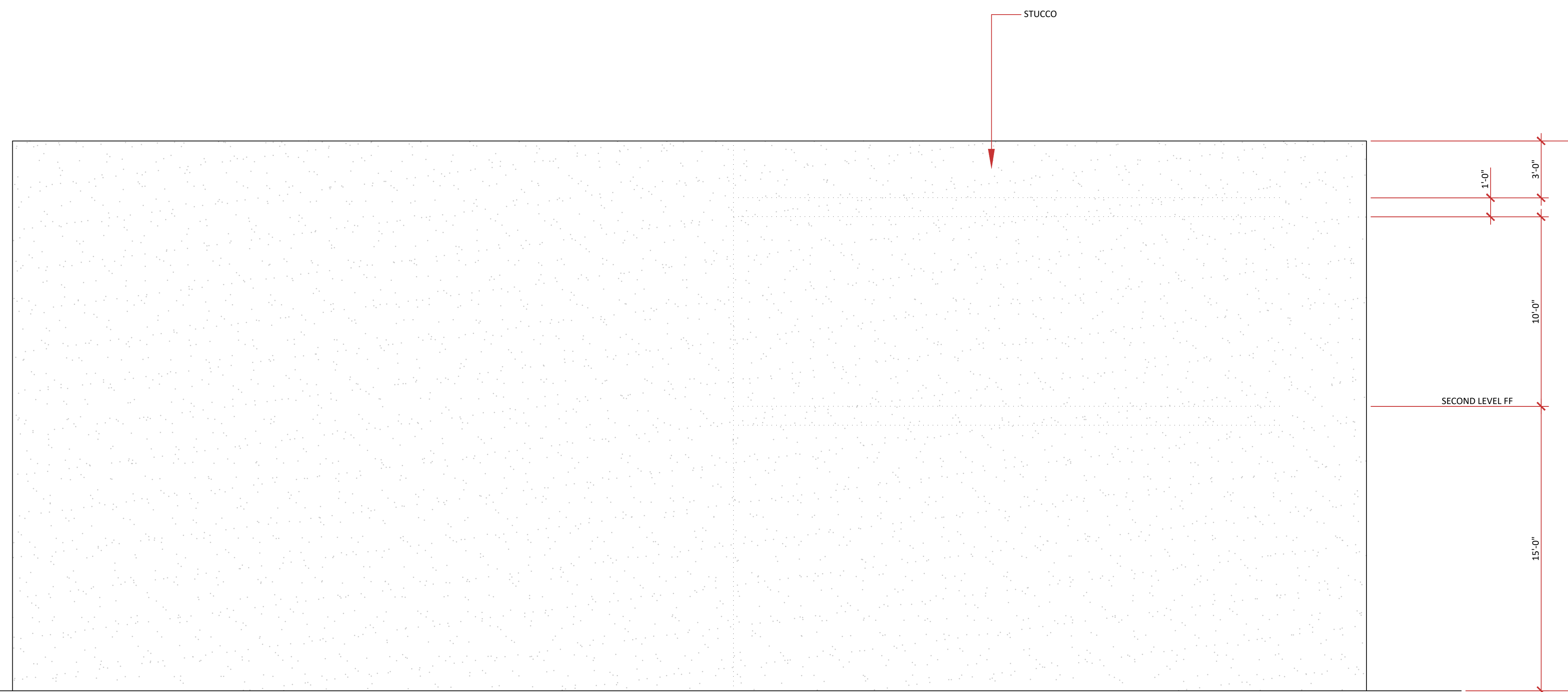
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SECOND LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"
DATE: 11-5-2022
DRAWN BY:
JOB NUMBER:
REVIEWED:

DRAWING NUMBER:
A-2.02



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

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DRAWING TITLE:
ELEVATIONS

SCALE:
1/4"=1'-0"

DATE:
8-12-2022

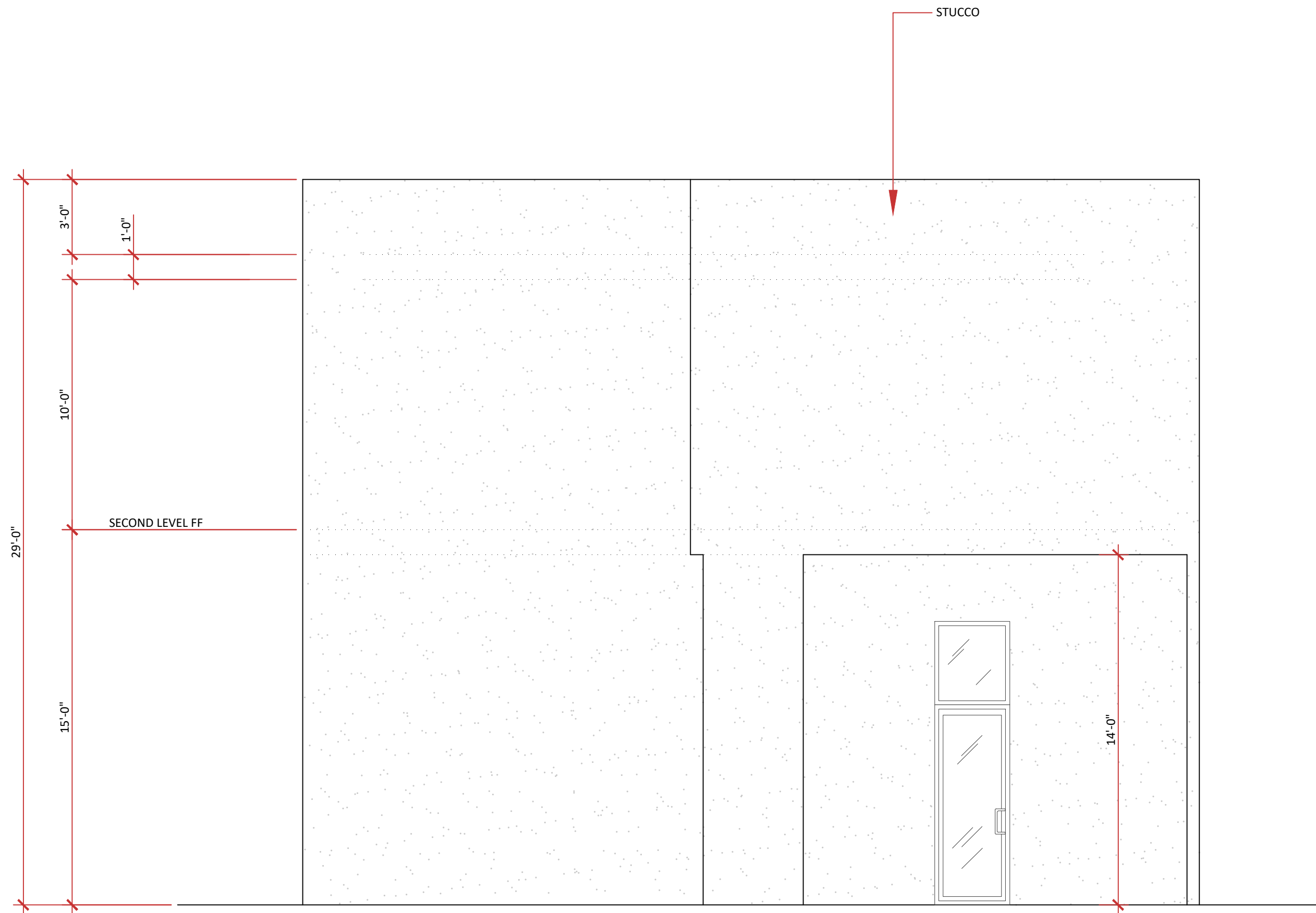
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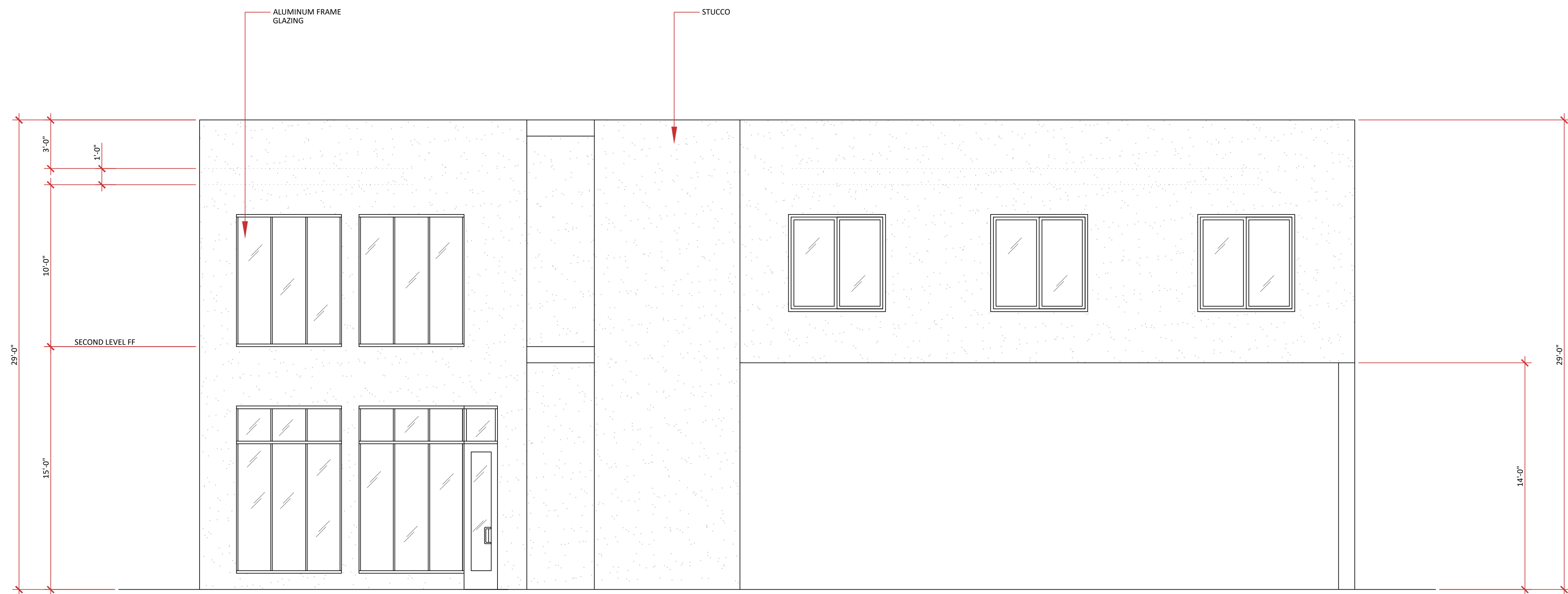
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A-3.01



NORTH ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"

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ELEVATIONS

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JOB NUMBER:	
REVIEWED:	DRAWING NUMBER:

A-3.02