

LEGEND	
	NEW WALL; SEE SECTION FOR HEIGHT
	EXISTING WALL
	DEMO WALL (NON-BEARING)



**ISSUE DATES**

B+S SET 1 03.09.17  
 B+S SET 2 04.10.17

**REVISED PARKING**

1389 EAST WASHINGTON BLVD. PASADENA, CA. 91104

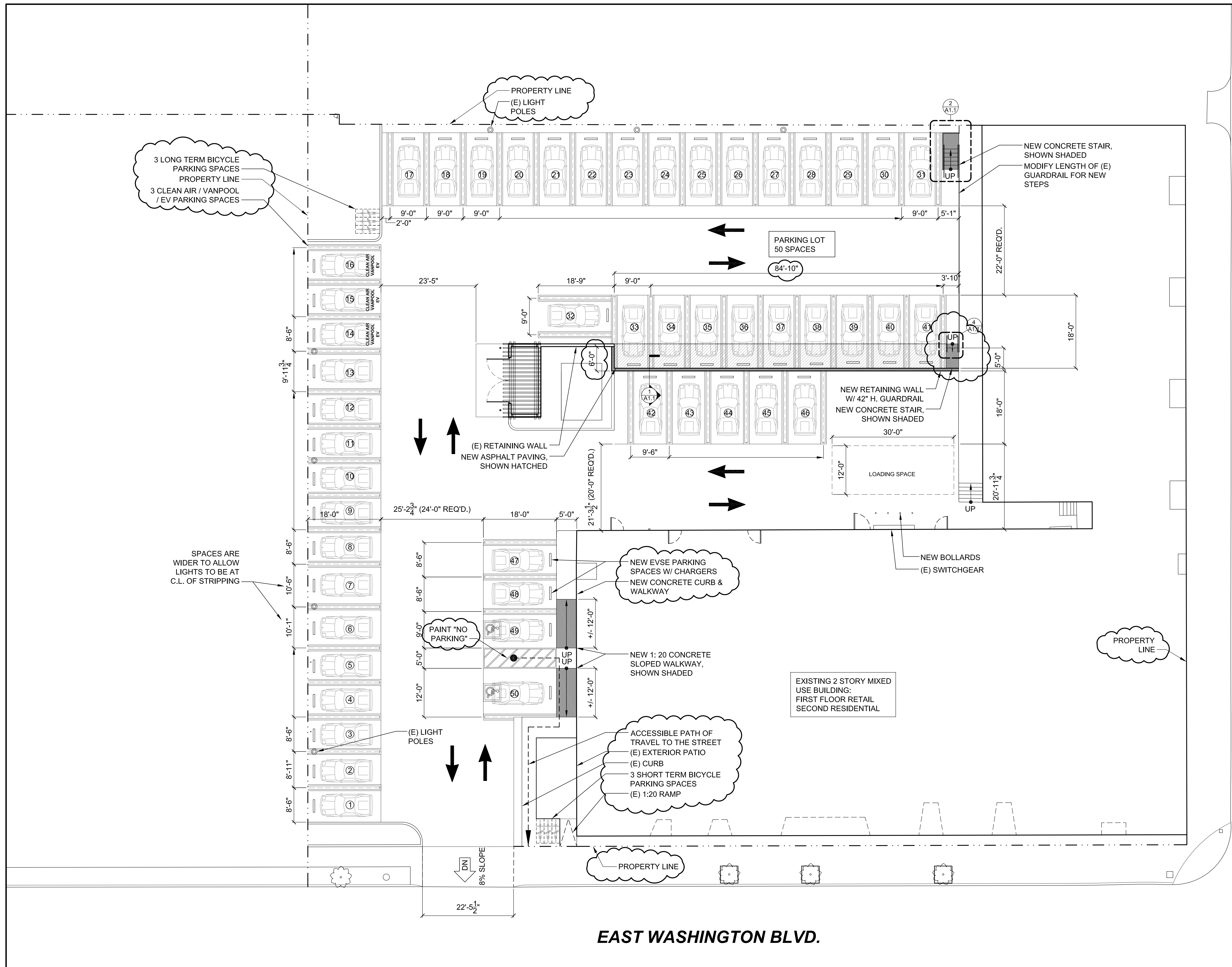


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DRAWING: **SITE PLAN**

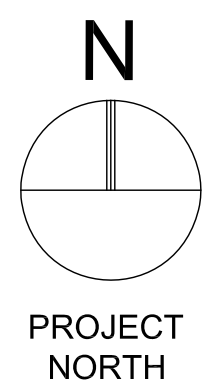
SCALE: AS SHOWN  
 DATE: 04.10.17  
 PROJECT NUMBER: -

**A1.0**



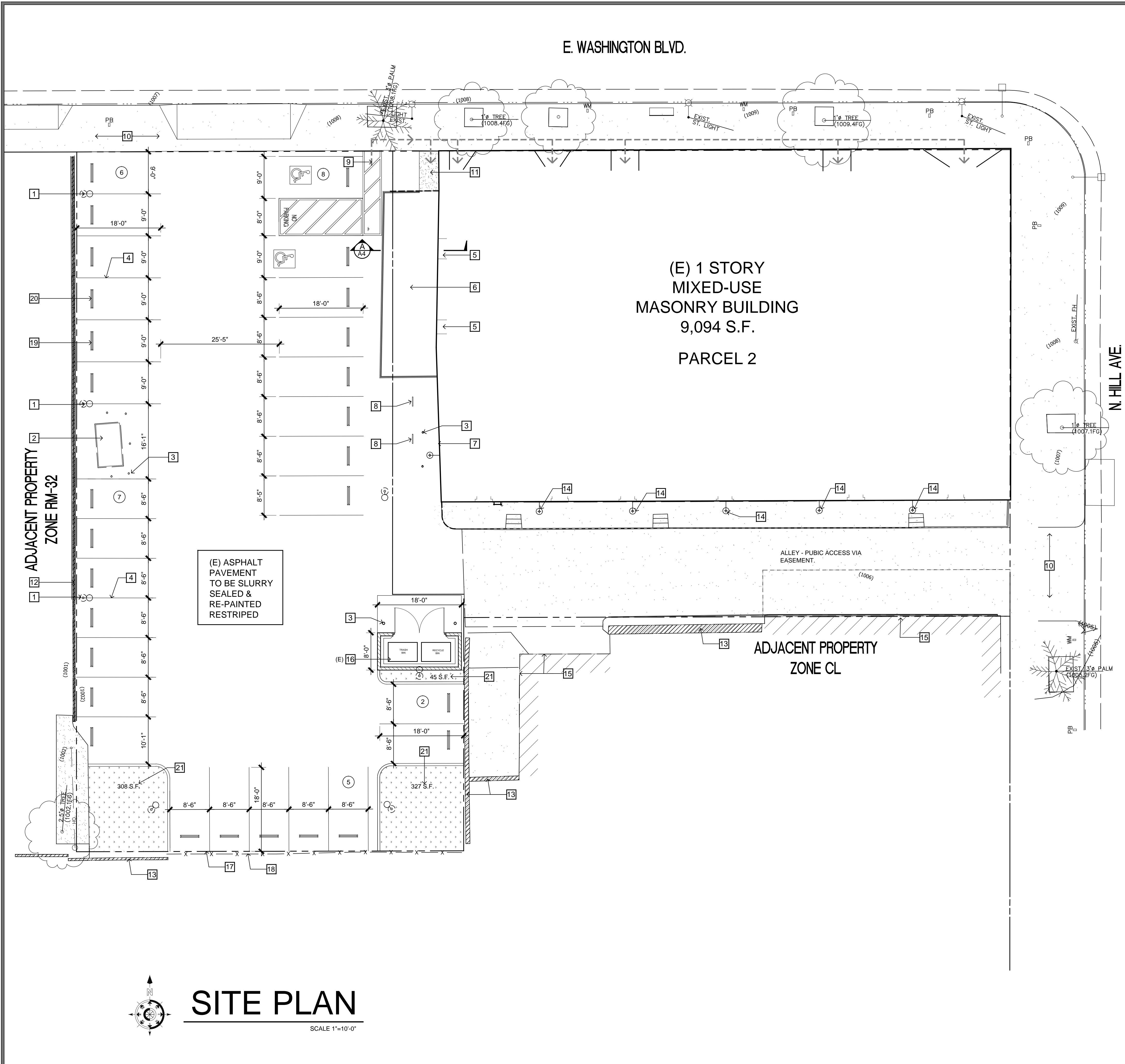
**NORTH HILL AVENUE**

**EAST WASHINGTON BLVD.**



PROJECT NORTH

**1 SITE PLAN**  
 SCALE: 3/32" = 1'-0"



(E) 1 STORY  
MIXED-USE  
MASONRY BUILDING  
9,094 S.F.  
PARCEL 2

(E) ASPHALT  
PAVEMENT  
TO BE SLURRY  
SEALED &  
RE-PAINTED  
RESTRIPED

PARCEL 2 - APN: 5741-013-016  
LEGAL DESCRIPTION:  
THE NORTH 100 FEET OF LOT 35 AND THE EAST 15.27 FEET OF THE NORTH 95 FEET OF LOT 36,  
IN TRACT NO. 6667, IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 68 PAGE 46 OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

PARCEL 3 - APN: 5741-013-017  
LEGAL DESCRIPTION:  
LOT 36 TRACT NO. 6667, IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 68 PAGE 46 OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE EAST 15.27 FEET OF THE  
NORTH 95 FEET OF SAID LOT 36.

ZONING: CL - COMMERCIAL LIMITED

SITE AREA PARCEL 2: 13,159.66 S.F.  
SITE AREA PARCEL 3: 10,999.29 S.F.  
TOTAL PROJECT SITE AREA: 24,158.95 S.F. (.055 AC.)

TOTAL EXISTING BUILDING AREA: 9,427.33 S.F.  
PATIO AREA: 481 S.F.

LOT COVERAGE: (PARCELS 2 AND 3 COMBINED)  
BUILDING AREA: 9,671.69 S.F. 40.03 %

PARKING:  
TOTAL EXISTING SPACES = 24 SPACES  
TOTAL NEW PARKING:  
24 EXISTING SPACES + 4 ADD. SPACES = 28 SPACES.

PARKING SPACES PROVIDED 28 SPACES  
STANDARD 26 SPACES  
ACCESSIBLE 2 SPACES

SITE-KEYNOTES	
1	(N) SITE LIGHTING TYP. SEE ELECTRICAL & DETAIL # ---. LIGHT SOURCE TO BE A MAX OF 18'-0" ABOVE ADJACENT GRADE
2	(E) ELEC. VAULT.
3	(E) BOLLARDS.
4	NEW PARKING STRIPPING PER CITY REQUIREMENTS. SEE DETAIL 12 ON A-4
5	(E) DOOR OPENING.
6	(E) CONCRETE SLAB (481 S.F.) FOR TENANT PATIO. TO BE DEMO & REBUILT AS REQUIRED. PROVIDE NEW RAILING WITH WHEEL GUARD. SEE SECTION
7	(E) ELEC. PANELS.
8	(N) BIKE STORAGE RACK. SEE SHEET A-4 FOR SPECS.
9	ACCESSIBLE PATH OF TRAVEL MAX. 2% CROSS SLOPE, 5% IN DIRECTION OF TRAVEL.
10	PUBLIC SIDEWALK.
11	EXISTING RAMP @ 2% SOLPE.
12	(E) BLOCK RETAINING WALL ON ADJACENT PROPERTY.
13	(E) BLOCK WALL ON ADJACENT PROPERTY.
14	NEW WALL MOUNTED LIGHTING. SEE ELEC., TYP.
15	EXISTING BUILDING
16	(E) TRASH ENCLOSURE.
17	PROPERTY LINE.
18	(E) CHAINLINK FENCE ON ADJACENT PROPERTY.
19	NEW WHEEL STOP TYP SEE DETAIL 6 ON SHEET A-4
20	EXISTING WROUGHT IRON FENCE
21	PROPOSED LANDSCAPE

**JMI CONSTRUCTION ENGINEERING**  
JMI CONSTRUCTION ENGINEERING  
STEVE MELKONIAN  
OFFICE: 818.363.0015  
CELL: 626.905.1300

**PROJECT ADDRESS:**  
SITE IMPROVEMENTS  
1366-1384 E. WASHINGTON BLVD  
PASADENA CA 91104

**SHEET TITLE:**  
SITE PLAN

SCALE: AS NOTED  
DATE: FEB 26, 2015  
JOB NO:  
DRAWN BY: G BOBADILLA  
SHEET NO:

**A-2**  
OF

REVISIONS	NO.	DATE	REMARKS
	1		
	2		
	3		
	4		

**SITE PLAN**  
SCALE 1"=10'-0"

