

# PROJECT SUMMARY

**PROJECT ADDRESS:** 995 SOUTH FAIR OAKS AVENUE  
PASADENA, CA 91105

**PROJECT DESCRIPTION:** NEW ADDITION (PHASE III) TO EXISTING REGENCY PARK (PHASE I & II - FAIR OAKS ASSISTED LIVING CENTER.)  
ADDITION WILL BE COMPRISED OF A PROPOSED NEW 4 STORY LICENSED RESIDENTIAL CARE FACILITY FOR THE ELDERLY (TYPE 1-B CONSTRUCTION) OVER 1 LEVEL OF SUBTERRANEAN PARKING (TYPE-IA CONSTRUCTION) FULLY SPRINKLERED THROUGHOUT.  
ADDITION WILL INCLUDE A LINKING STRUCTURE THAT PROVIDES AN INTERIOR CONNECTION BETWEEN THE ADDITION AND THE EXISTING BUILDING.

**ASSESSOR'S ID NO:** PHASE I 5719-022-106  
PHASE II 5719-022-107  
PHASE III 5719-022-101

**LOT AREA:** PHASE I 36,622 S.F.  
PHASE II 32,746 S.F.  
PHASE III 20,869 S.F.  
TOTAL 90,234 S.F.

**ZONE:** IG-SP-2 AD-2, INDUSTRY GENERAL, SOUTH FAIR OAKS SPECIFIC PLAN

**PROPOSED USE:** RESIDENTIAL CARE FOR THE ELDERLY (RCFE) - MEMORY CARE

**OCCUPANCY:** R2.1

**DENSITY:** PHASE I 102 UNITS (EXISTING)  
PHASE II 47 UNITS (EXISTING)  
PHASE III 90 UNITS (PROPOSED)  
TOTAL 239 UNITS

**FAR ALLOWED:** 1 : 2.25 203,027 S.F. MAX.

**FAR PROPOSED:** PHASE I 88,600 S.F. (EXISTING)  
PHASE II 47,871 S.F. (EXISTING)  
PHASE III 60,000 S.F. (PROPOSED)  
TOTAL 196,471 S.F.

**LOT COVERAGE:** PHASE I & II 36,000 S.F. (EXISTING)  
PHASE III 8,000 S.F. (PROPOSED)  
TOTAL 54,000 S.F. = ±60% TOTAL LOT COVERAGE

**HEIGHT ALLOWED:** 45'

**HEIGHT PROPOSED:** 55' (SAME AS EXISTING BUILDINGS, PHASE I & II ON SITE)

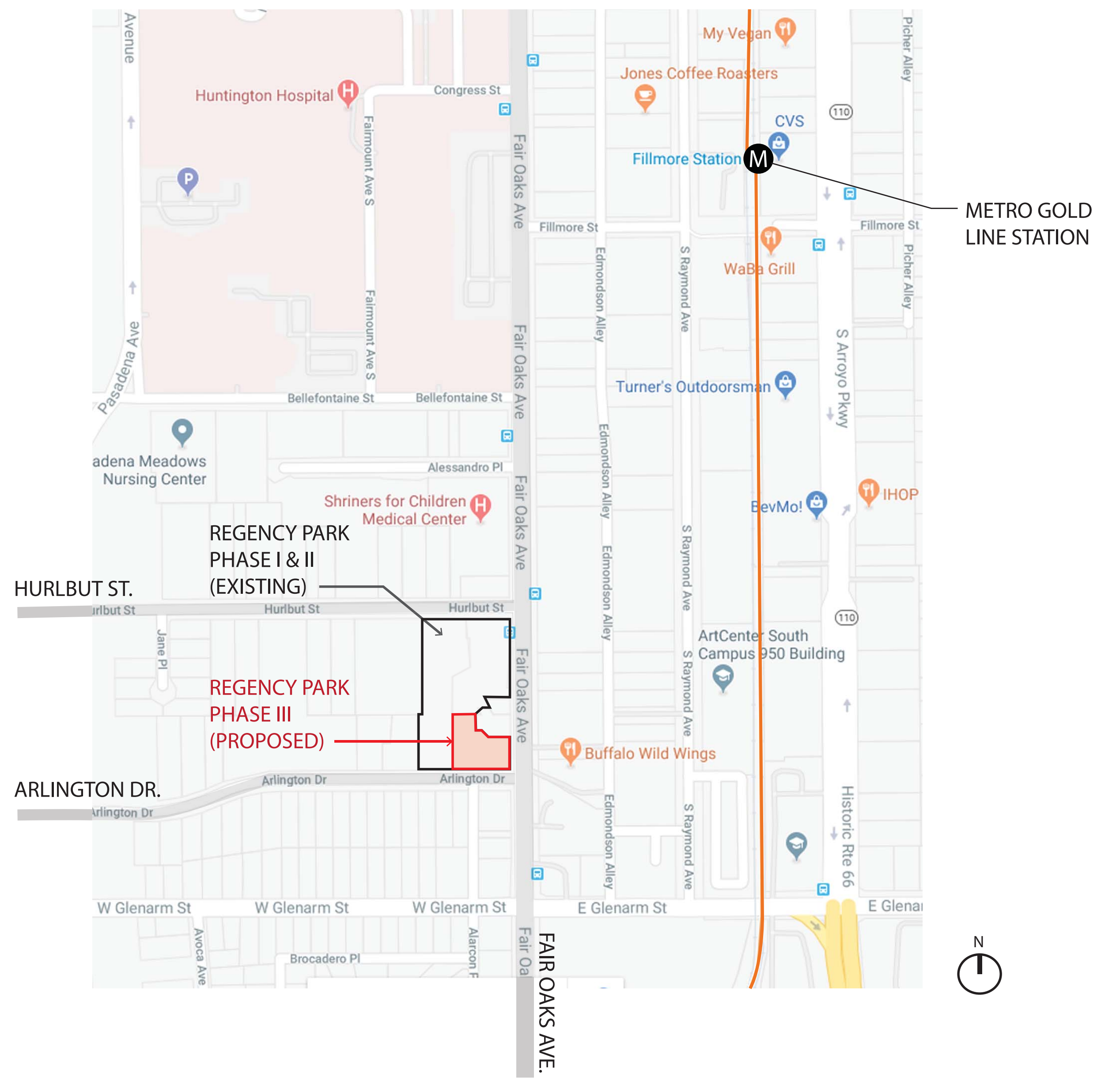
**STORIES PROPOSED:** 4 STORIES (SAME AS EXISTING BUILDINGS, PHASE I & II ON SITE)

**SETBACKS:** ALONG FAIR OAKS AVE. TBD 0' TO 5' TO MATCH EXISTING PHASES  
ALONG ARLINGTON DR. TBD 0' TO 5' TO MATCH EXISTING PHASES  
INTERIOR LOT LINES: TBD 15' TO 19' TO MATCH EXISTING PHASES

PARKING:	REQUIRED	PROVIDED
TOTAL EXISTING	62 SPACES	62 SPACES
PHASE III PROPOSED	45 SPACES	45 SPACES
TOTAL	107 SPACES	107 SPACES

LOADING:	10' x 20' SPACES	12' x 30' SPACES
EXISTING	5 SPACES	1 SPACES
PHASE III PROPOSED	2 SPACES	0 SPACES
TOTAL	7 SPACES	1 SPACES

TOTAL 8 LOADING SPACES (NEED TO VERIFY REQUIREMENT WITH CITY)



## SHEET INDEX

- A0.01 PROJECT SUMMARY
- C1 SURVEY (FOR REFERENCE)
- A0.02 SITE CONTEXT ANALYSIS
- A0.03 GROUND FLOOR PLAN
- A0.04 P1 PARKING PLAN
- A0.05 2ND - 4TH FLOOR PLAN
- A0.06 SCHEMATIC BUILDING SECTION
- A0.07 MASSING ILLUSTRATION
- A0.08 ARCHITECTURAL REFERENCES

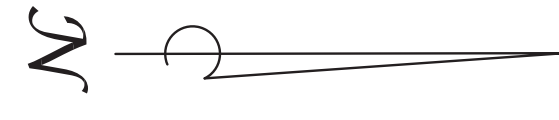
# ARLINGTON REGENCY PARK SENIOR LIVING

© Copyright 2018, GMPA Architects, Inc. (INFORMATION PROVIDED IN THIS CONCEPTUAL PLAN IS PRELIMINARY IN NATURE, AND WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND IS SUBJECT TO CHANGES AND MODIFICATIONS DURING ENTITLEMENTS)

PHASE PREDEVELOPMENT PLAN REVIEW SUBMITTAL	SHEET NO <b>A0.01</b>
FOR REGENCY PARK SENIOR LIVING, INC.	DATE FEBRUARY 20, 2018

**GMPA ARCHITECTS**  
11878 La Grange Ave, Los Angeles, CA 90025  
T. 310.450.0200 F. 310.450.0225  
www.gmpaArchitects.com

# Architectural Survey



Scale: 1" = 16'

### Legend

- FF = Finished Floor
  - FS = Finished Surface
  - FL = Foul Line
  - DO = Drain Outlet
  - CO = Catch Basin
  - BM = Bottom of Wall
  - TL = Top of Wall
  - TS = Top of Step
  - BS = Bottom of Step
  - CP = Control Point
  - CA = Core Area
  - EV = Elevation
  - AL = All Condition
  - MT = Mapped Tree
- Note: Hatch Patterns and Tree Dips Lines Are Not to Scale

### 951 S Fair Oaks Avenue

**LEGAL DESCRIPTION:** PARCEL 1: THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 10487, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 129, PAGES 30 AND 31 OF PARCEL MAPS, AND A PORTION OF LOT 1, 2, AND 4 OF THE REPLAT OF BARCLAY'S SUBDIVISION OF THE SQUARE VINEYARD TRACT, IN THE CITY COUNTY AND STATE, RECORDED IN BOOK 7, PAGE 84 OF MISCELLANEOUS RECORDS, ALL RECORDED IN THE OFFICE OF THE COUNTY RECORDER.

**PARCEL 2:** THE PORTION OF PARCEL 1 OF PARCEL MAP NO. 10487, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 129, PAGES 30 AND 31 OF PARCEL MAPS, AND A PORTION OF LOT 1, 2, AND 4 OF THE REPLAT OF BARCLAY'S SUBDIVISION OF THE SQUARE VINEYARD TRACT, RECORDED IN BOOK 7, PAGE 84 OF MISCELLANEOUS RECORDS AND A PORTION OF LOT 10 OF TRACT MAP NO. 13034, IN THE CITY COUNTY AND STATE, RECORDED IN BOOK 24, OF MAPS, ALL RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE LOS ANGELES COUNTY RECORDER.

**PARCEL 3:** THOSE PORTIONS OF LOTS 5, 6 AND 7 OF REPLAT OF BARCLAY'S SUBDIVISION, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 84 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**APN:** 5719-022-106, 5719-022-107

**SITE ADDRESS:** 951 S. FAIR OAKS AVENUE, PASADENA

**AREA:** 84,552 SQUARE FEET, 1.94 ACRES

**BOUNDARY NOTE:** THE PROPERTY LINES SHOWN HEREON ARE RECORDED PER THE LEGAL DESCRIPTION AND RELATED DOCUMENTS, UNLESS OTHERWISE NOTED, THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER FOUND CITY CENTERLINE AND/OR SURVEY MONUMENTS AND OCCUPATION.

**BASES OF BEARINGS:** THE BEARING OF NORTH 0° 30' 00" WEST WAS USED ON THE CENTERLINE OF FAIR OAKS AVENUE PER PARCEL MAP NO. 10487 MAP BOOK 129 PAGES 30-31, AS SHOWN HEREON.

**BENCH MARK:** SEA LEVEL DATUM NAVD 88

**ENCUMBRANCES:** NONE

**DATE OF FIELD SURVEY:** DECEMBER 22, 2017

### 995 S Fair Oaks Avenue

**LEGAL DESCRIPTION:** PARCEL 3 OF PARCEL MAP 10487, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 129, PAGES 30 AND 31 OF PARCEL MAPS, AND A PORTION OF LOT 10 OF TRACT MAP NO. 13034, IN THE CITY COUNTY AND STATE, RECORDED IN BOOK 24, OF MAPS, ALL RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**APN:** 5719-022-101

**SITE ADDRESS:** 995 S. FAIR OAKS AVENUE, PASADENA

**AREA:** 20,869 SQUARE FEET, 0.48 ACRES

**BOUNDARY NOTE:** THE PROPERTY LINES SHOWN HEREON ARE RECORDED PER THE LEGAL DESCRIPTION AND RELATED DOCUMENTS, UNLESS OTHERWISE NOTED, THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER FOUND CITY CENTERLINE AND/OR SURVEY MONUMENTS AND OCCUPATION.

**BASES OF BEARINGS:** THE BEARING OF NORTH 0° 30' 00" WEST WAS USED ON THE CENTERLINE OF FAIR OAKS AVENUE PER PARCEL MAP NO. 10487 MAP BOOK 129 PAGES 30-31, AS SHOWN HEREON.

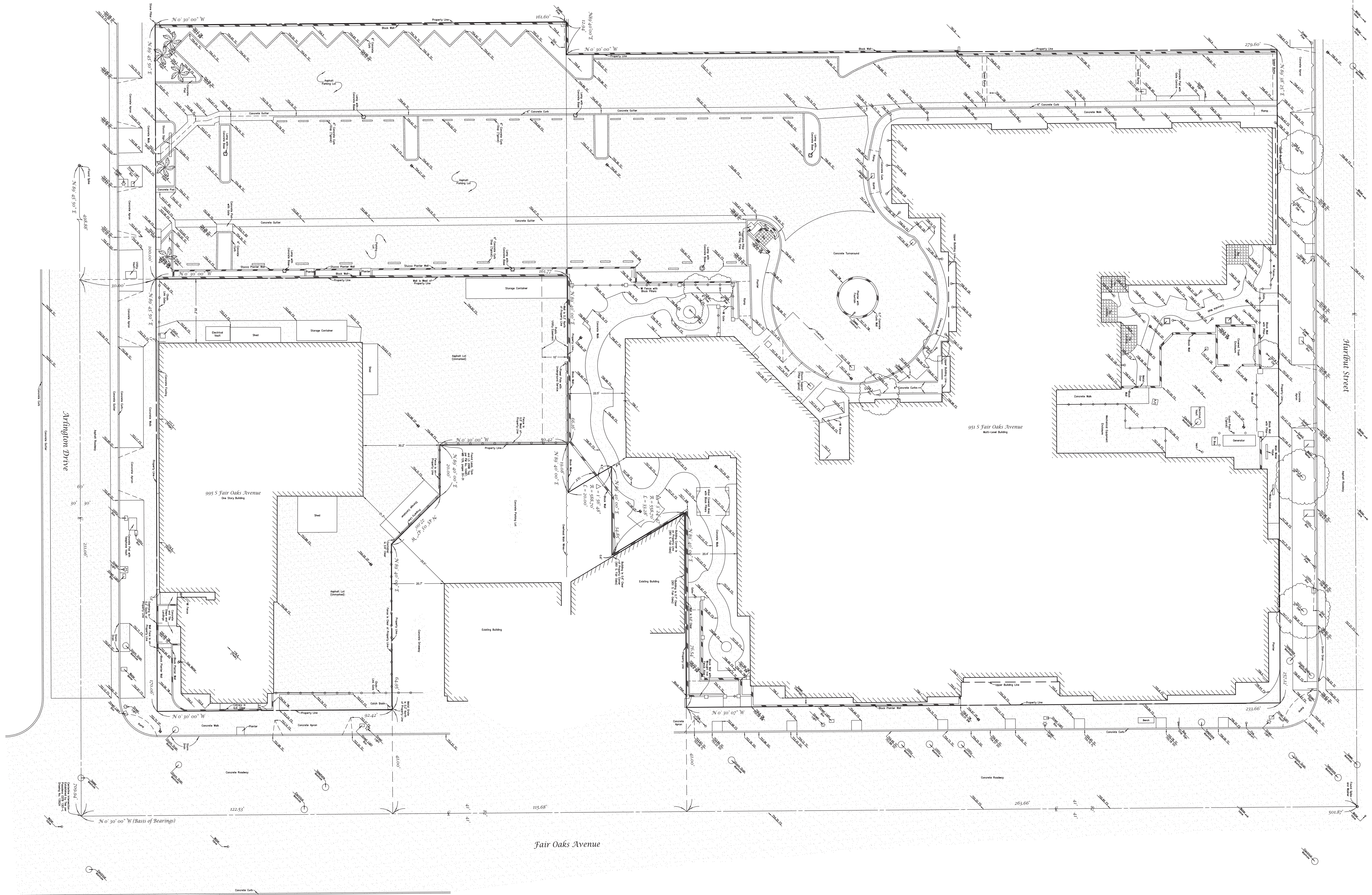
**TITLE REPORT:** THE TITLE REPORT DATED JUNE 12, 2017 BY NORTH AMERICAN TITLE COMPANY, OREGON NO. 194612, WAS USED FOR THIS SURVEY.

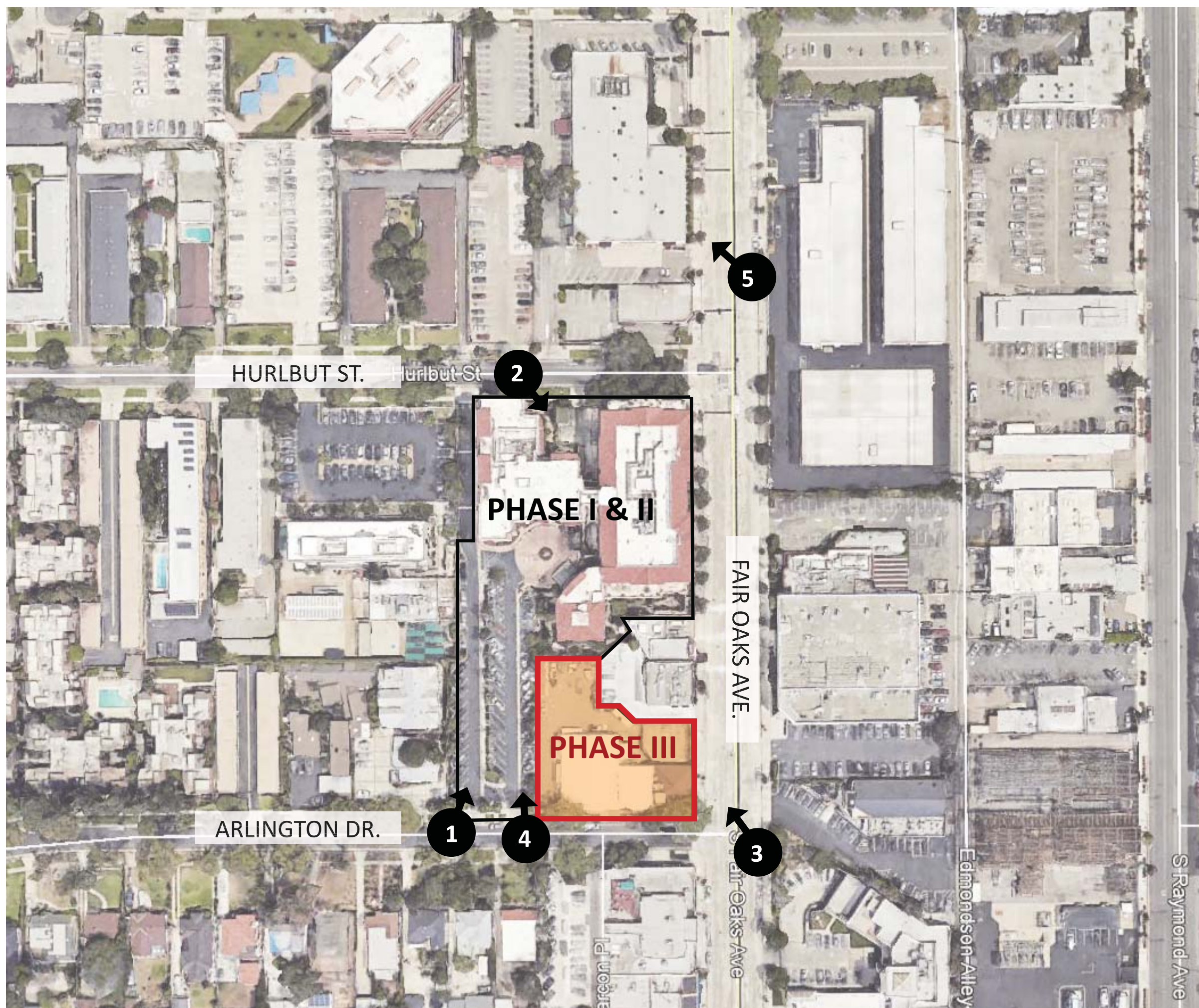
**ENCUMBRANCES:** OF RECORD OF CITY OF PASADENA FOR PUBLIC UTILITIES PURPOSES PER TRACT NO. 13034, MAP BOOK 28-34.

**DATE OF FIELD SURVEY:** JULY 24, 2017

Plan Prepared For: Richard Xale  
951 S Fair Oaks Avenue  
Pasadena, CA 91105

Plan Prepared By: M & M & Co.  
16145 Roscoe Boulevard  
North Hills, CA 91343  
(818) 891-9100  
Gregory M. Amoroso, L.S. 8771





N  
SITE MAP

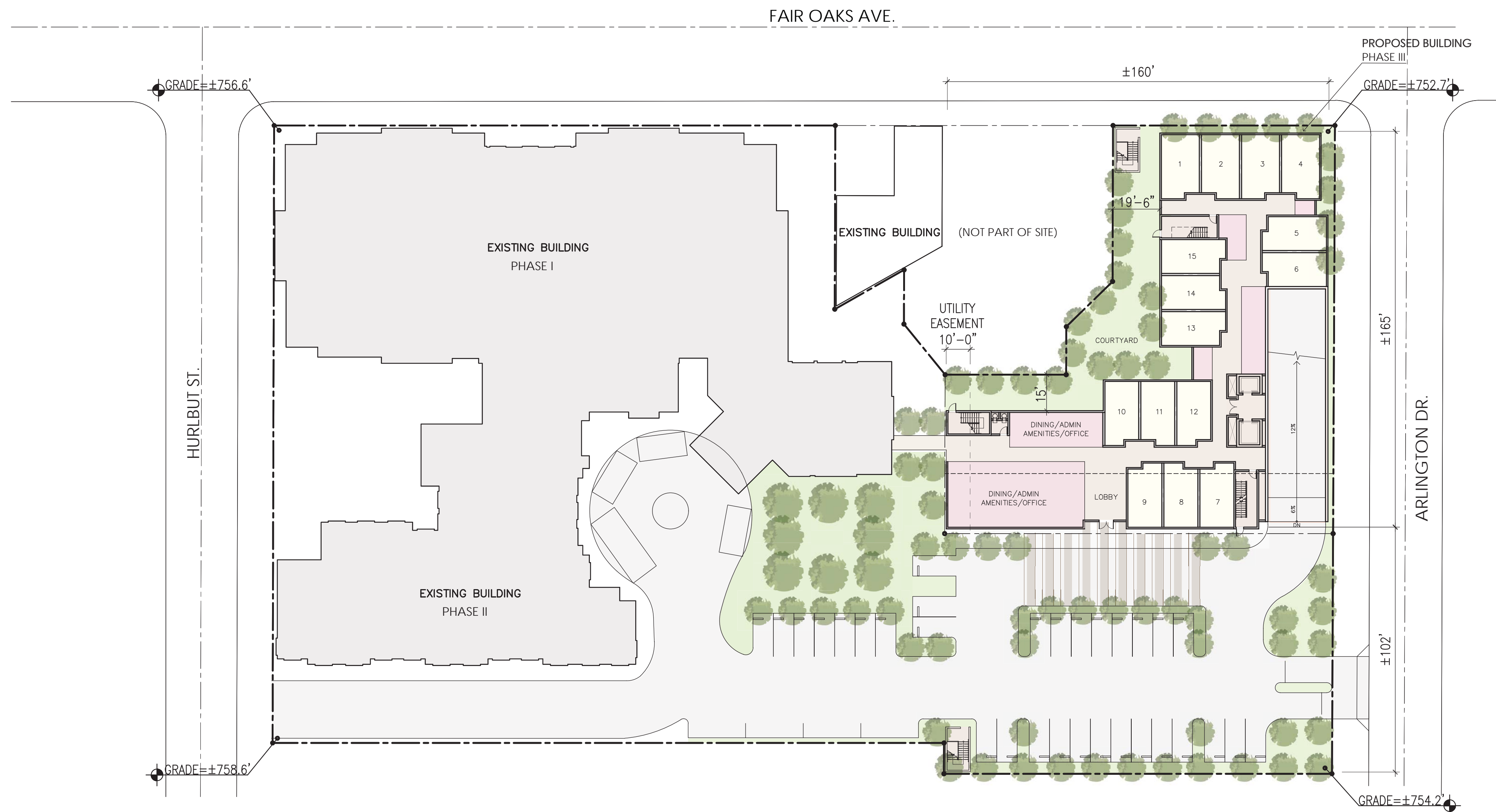


# ARLINGTON REGENCY PARK SENIOR LIVING

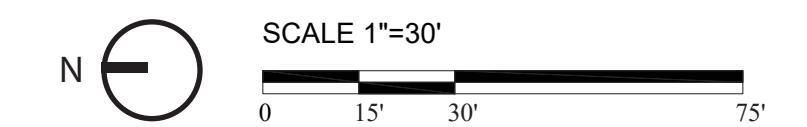
© Copyright 2018, GMPA Architects, Inc. (INFORMATION PROVIDED IN THIS CONCEPTUAL PLAN IS PRELIMINARY IN NATURE, AND WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND IS SUBJECT TO CHANGES AND MODIFICATIONS DURING ENTITLEMENTS)

PHASE PREDEVELOPMENT PLAN REVIEW SUBMITTAL	SHEET NO <b>A0.02</b>
FOR REGENCY PARK SENIOR LIVING, INC.	DATE FEBRUARY 20, 2018

**GMPA ARCHITECTS**  
11878 La Grange Ave, Los Angeles, CA 90025  
T. 310.450.0200 F. 310.450.0225  
**GMPA** www.gmpaArchitects.com



GROUND FLOOR PLAN

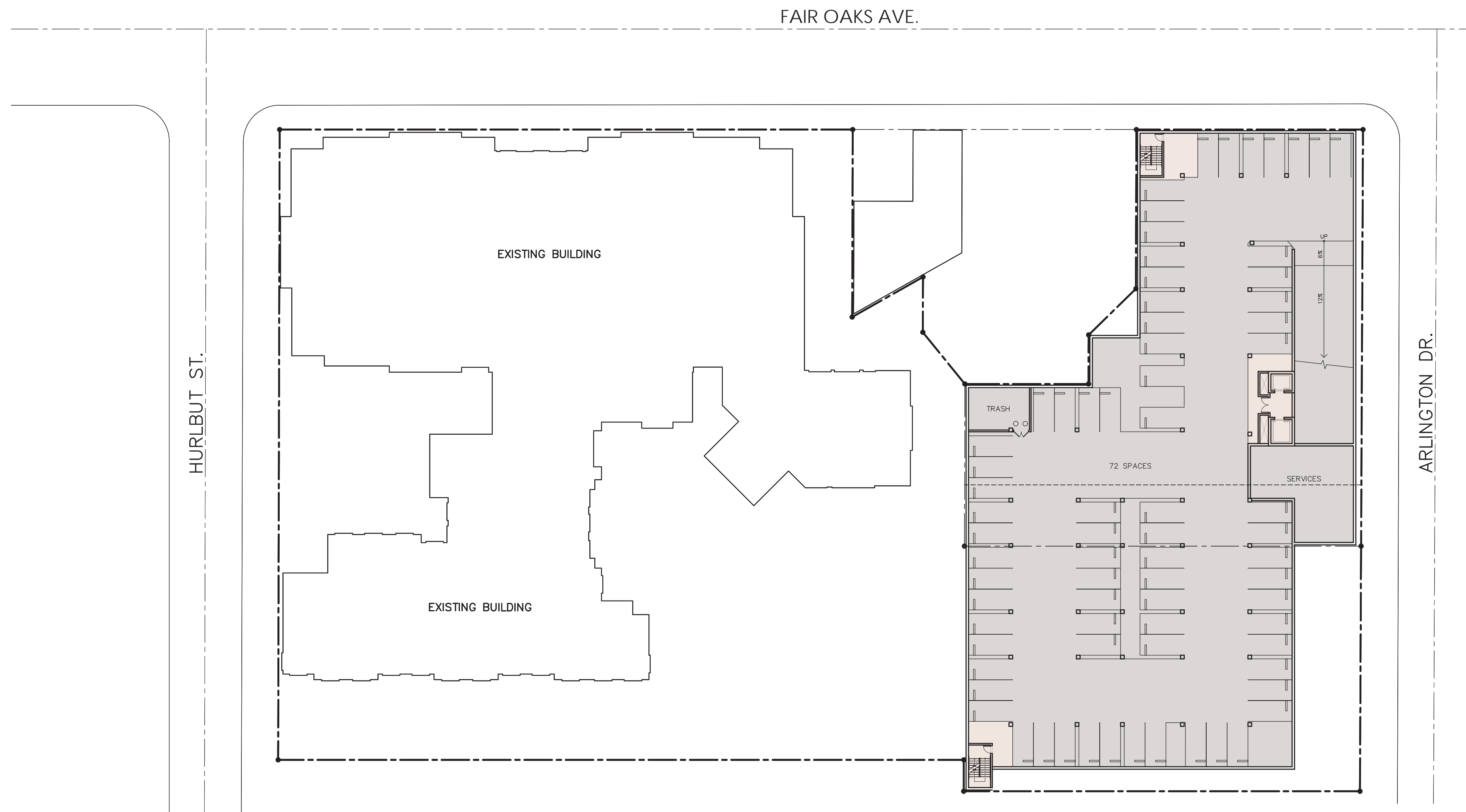


# ARLINGTON REGENCY PARK SENIOR LIVING

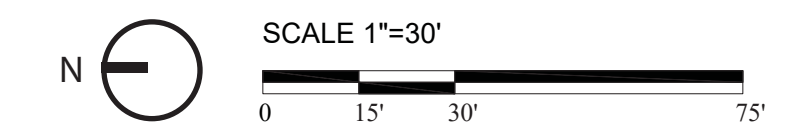
© Copyright 2018, GMPA Architects, Inc. (INFORMATION PROVIDED IN THIS CONCEPTUAL PLAN IS PRELIMINARY IN NATURE, AND WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND IS SUBJECT TO CHANGES AND MODIFICATIONS DURING ENTITLEMENTS)

PHASE PREDEVELOPMENT PLAN REVIEW SUBMITTAL	SHEET NO. <b>A0.03</b>
FOR REGENCY PARK SENIOR LIVING, INC.	DATE FEBRUARY 20, 2018

**GMPA ARCHITECTS**  
 11878 La Grange Ave, Los Angeles, CA 90025  
 T. 310.450.0200 F. 310.450.0225  
**GMPA** www.gmpaArchitects.com



P1 PARKING PLAN



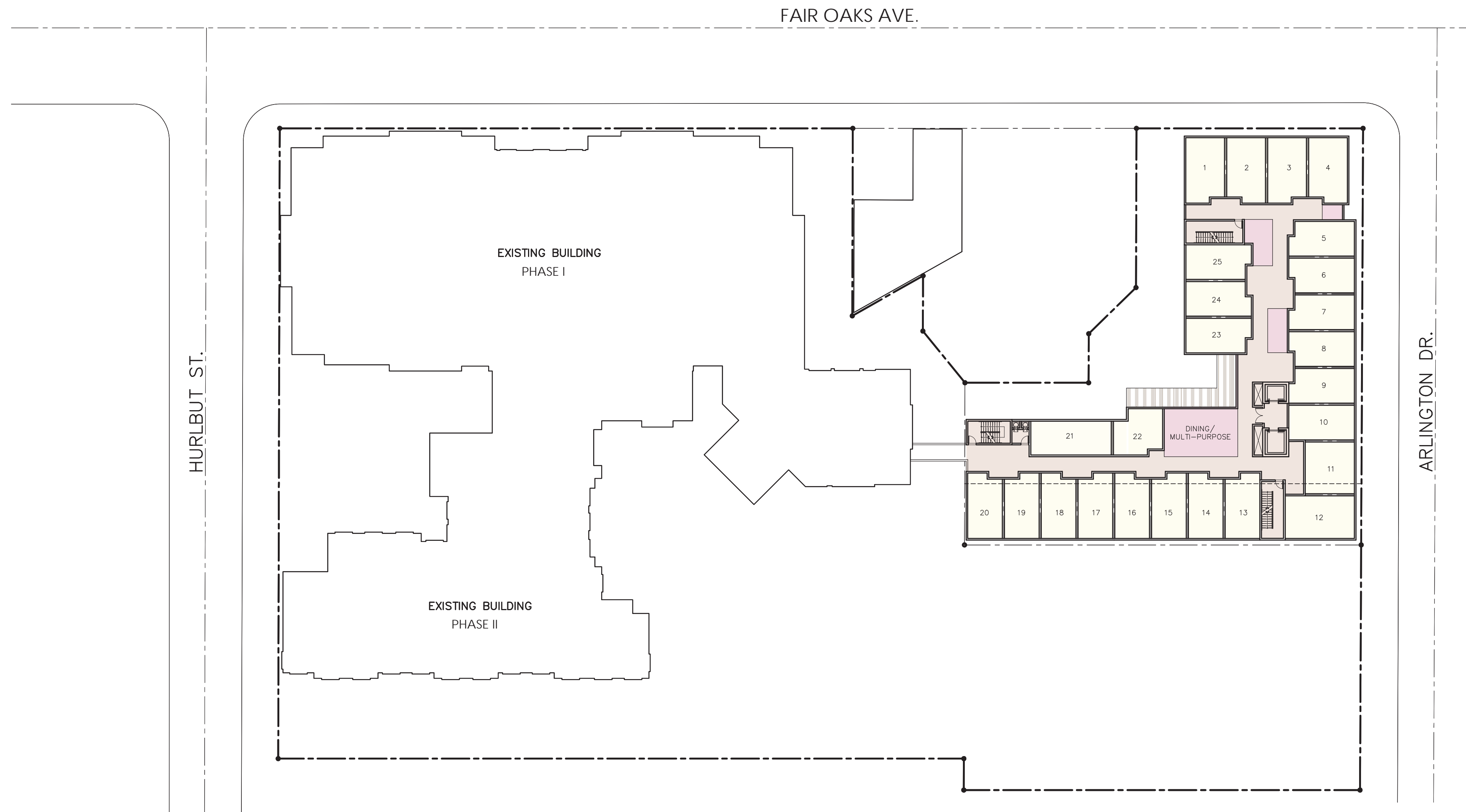
# ARLINGTON REGENCY PARK SENIOR LIVING

© Copyright 2018, GMPA Architects, Inc. (INFORMATION PROVIDED IN THIS CONCEPTUAL PLAN IS PRELIMINARY IN NATURE, AND WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND IS SUBJECT TO CHANGES AND MODIFICATIONS DURING ENTITLEMENTS)

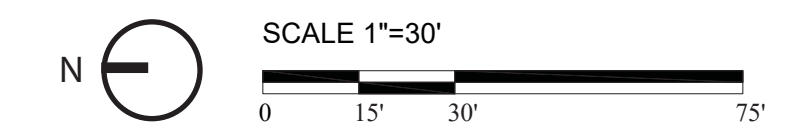
PHASE PREDEVELOPMENT PLAN REVIEW SUBMITTAL	SHEET NO. <b>A0.04</b>
FOR REGENCY PARK SENIOR LIVING, INC.	DATE FEBRUARY 20, 2018

**GMPA ARCHITECTS**  
 11878 La Grange Ave, Los Angeles, CA 90025  
 T. 310.450.0200 F. 310.450.0225  
 www.gmpaArchitects.com





2ND - 4TH FLOOR PLAN

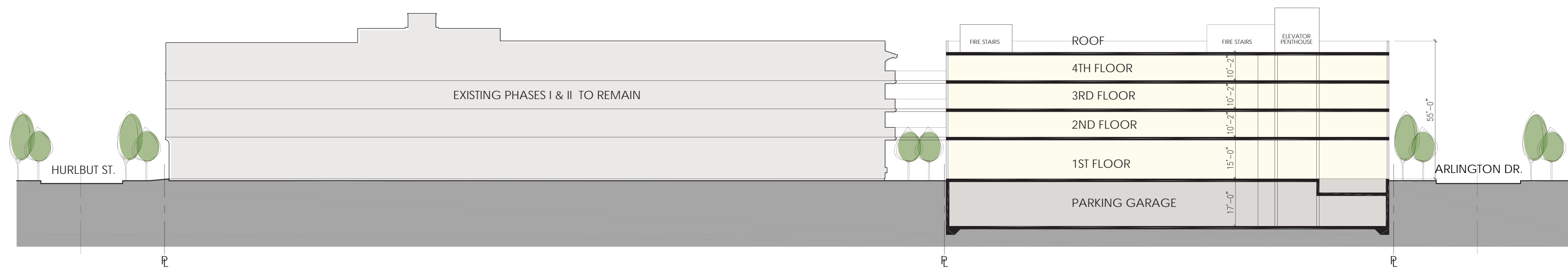


# ARLINGTON REGENCY PARK SENIOR LIVING

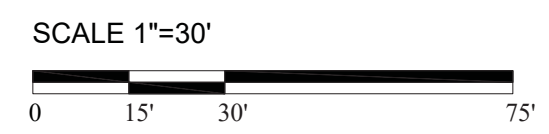
© Copyright 2018, GMPA Architects, Inc. (INFORMATION PROVIDED IN THIS CONCEPTUAL PLAN IS PRELIMINARY IN NATURE, AND WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND IS SUBJECT TO CHANGES AND MODIFICATIONS DURING ENTITLEMENTS)

PHASE PREDEVELOPMENT PLAN REVIEW SUBMITTAL	SHEET NO. <b>A0.05</b>
FOR REGENCY PARK SENIOR LIVING, INC.	DATE FEBRUARY 20, 2018

**GMPA ARCHITECTS**  
 11878 La Grange Ave, Los Angeles, CA 90025  
 T. 310.450.0200 F. 310.450.0225  
 www.gmpaArchitects.com



**SCHEMATIC SECTION**

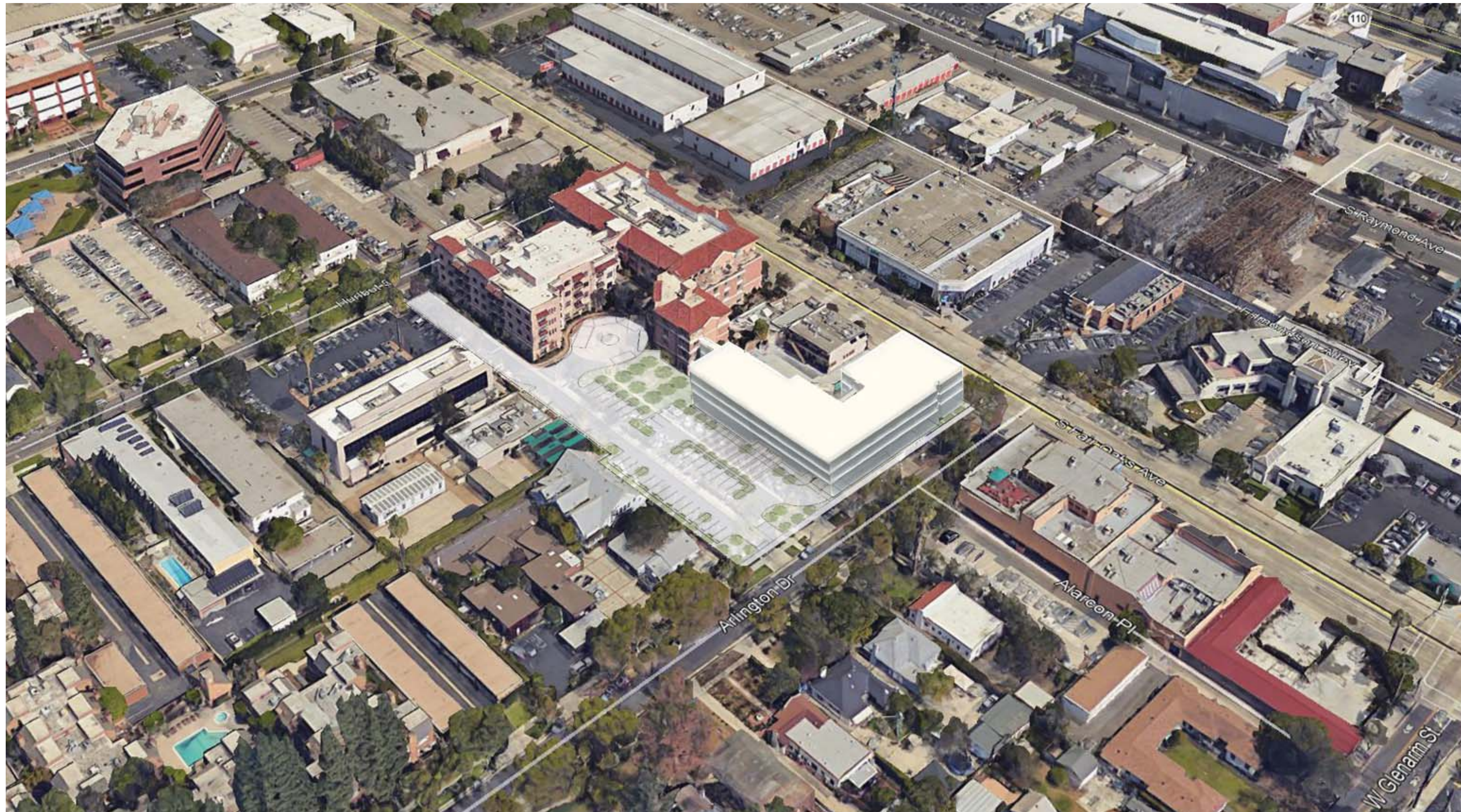


# ARLINGTON REGENCY PARK SENIOR LIVING

© Copyright 2018, GMPA Architects, Inc. (INFORMATION PROVIDED IN THIS CONCEPTUAL PLAN IS PRELIMINARY IN NATURE, AND WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND IS SUBJECT TO CHANGES AND MODIFICATIONS DURING ENTITLEMENTS)

PHASE PREDEVELOPMENT PLAN REVIEW SUBMITTAL	SHEET NO <b>A0.06</b>
FOR REGENCY PARK SENIOR LIVING, INC.	DATE FEBRUARY 20, 2018

**GMPA ARCHITECTS**  
 11878 La Grange Ave, Los Angeles, CA 90025  
 T. 310.450.0200 F. 310.450.0225  
 www.gmpaArchitects.com



ARCHITECTURAL MASSING OVERLAID ON GOOGLE EARTH VIEW

# ARLINGTON REGENCY PARK SENIOR LIVING

© Copyright 2018, GMPA Architects, Inc. (INFORMATION PROVIDED IN THIS CONCEPTUAL PLAN IS PRELIMINARY IN NATURE, AND WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND IS SUBJECT TO CHANGES AND MODIFICATIONS DURING ENTITLEMENTS)

PHASE	SHEET NO
PREDEVELOPMENT PLAN REVIEW SUBMITTAL	A0.07
FOR	DATE
REGENCY PARK SENIOR LIVING, INC.	FEBRUARY 20, 2018

**GMPA ARCHITECTS**  
 11878 La Grange Ave, Los Angeles, CA 90025  
 T. 310.450.0200 F. 310.450.0225  
 www.gmpaArchitects.com





# ARCHITECTURAL REFERENCES



## ARLINGTON REGENCY PARK SENIOR LIVING

© Copyright 2018, GMPA Architects, Inc. (INFORMATION PROVIDED IN THIS CONCEPTUAL PLAN IS PRELIMINARY IN NATURE, AND WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND IS SUBJECT TO CHANGES AND MODIFICATIONS DURING ENTITLEMENTS)

PHASE PREDEVELOPMENT PLAN REVIEW SUBMITTAL	SHEET NO. A0.08
FOR REGENCY PARK SENIOR LIVING, INC.	DATE FEBRUARY 20, 2018

**GMPA ARCHITECTS**  
 11878 La Grange Ave, Los Angeles, CA 90025  
 T. 310.450.0200 F. 310.450.0225  
 [www.gmpaArchitects.com](http://www.gmpaArchitects.com)