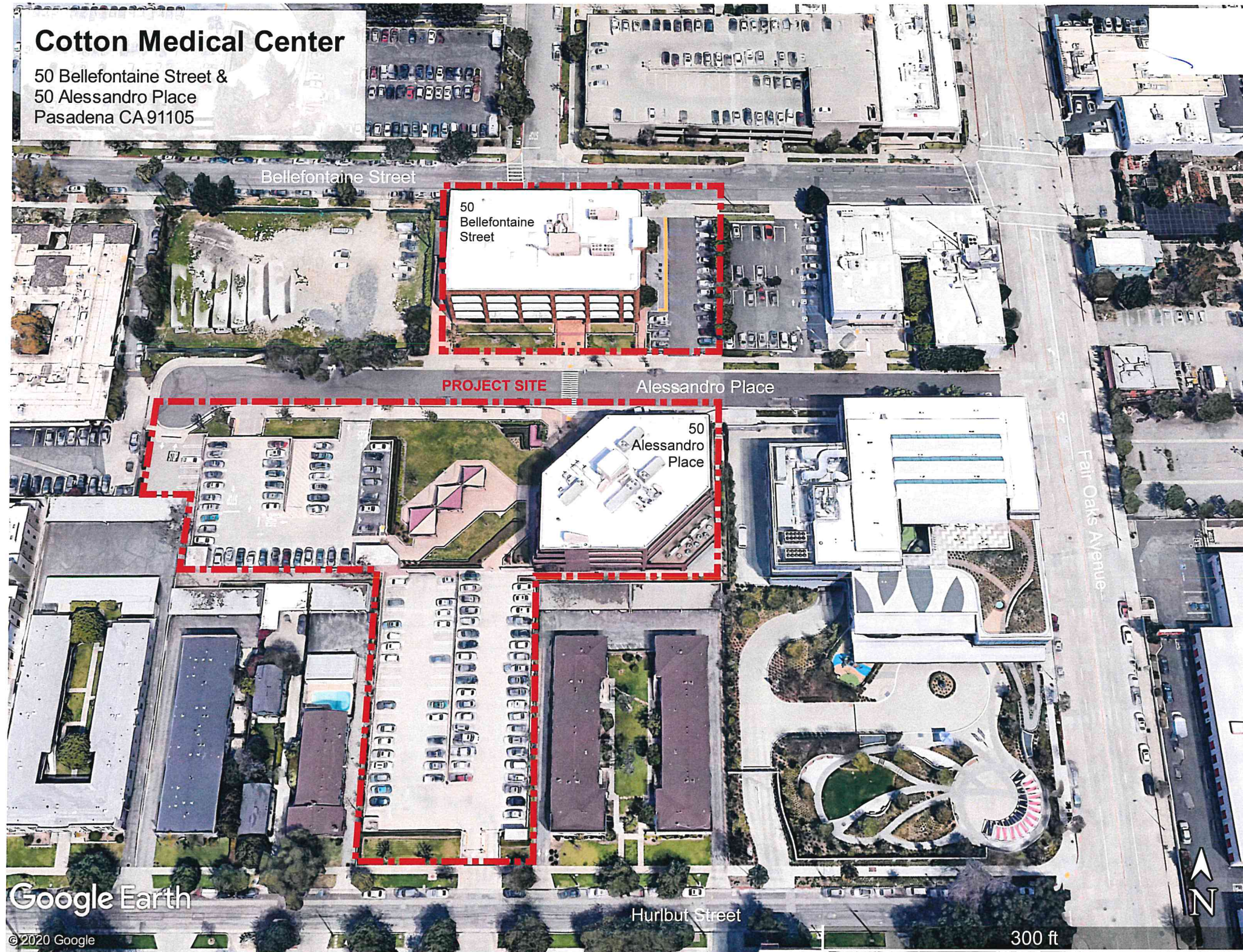


**ATTACHMENT C**

**Predevelopment Plan Review Plans**



DATE RECEIVED

APR 15 2020

PASADENA  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

HGA

AERIAL EXISTING SITE PLAN

**EXISTING MOB**

56,068 50 Bellefontaine (NORTH)  
62,300 50 Alessandro (EAST)

118,368 existing MOB sf

**EXISTING PARKING**

6 Existing surface parking stalls at end of Alessandro  
14 Existing surface parking at Bellafontaine MOB (incl. 10 ADA)  
53 Existing level 1 parking stalls at west structure (incl. ADA)  
76 Existing level 1 parking stalls at south structure  
302 Existing below grade parking (lower level 1 and 2)

451 3.81 per 1,000 sf current parking ratio

**PROPOSED MOB**

LEVEL	MEDICAL OFFICE BUILDING (sf)
1	21,725
2	20,000
3	18,275
<hr/>	
	60,000

**PARKING**

LEVEL	EXISTING PARKING	REMOVED PARKING (west)	REMOVED PARKING (south)	DEMO PARKING AREA (sf)	NEW PARKING (west)	NEW PARKING AREA (sf)	SF/NEW STALL	TOTAL PARKING PROVIDED	PARKING NEED AT 3.6/1000	NOTES
LOWER	302					(exist)				Level 1 west & south: existing grade level parking demolished
1	149	-53	-76	39,792	57	25,340				Level 1 west: includes new driveway entrance and new ADA stalls
2					65	25,340				
3					65	25,340				
4					65	25,340				
5					69	28,460				
<hr/>										
	451	-53	-76	39,792	321	129,820	404	643	642.12	

The parking is based on meeting the required standard parking stall size, per the Pasadena Municipal Code chapter 17.46

- Non parallel spaces 8.5'x18'
- Parallel spaces 8'x24'
- Aisle dimensions 24'

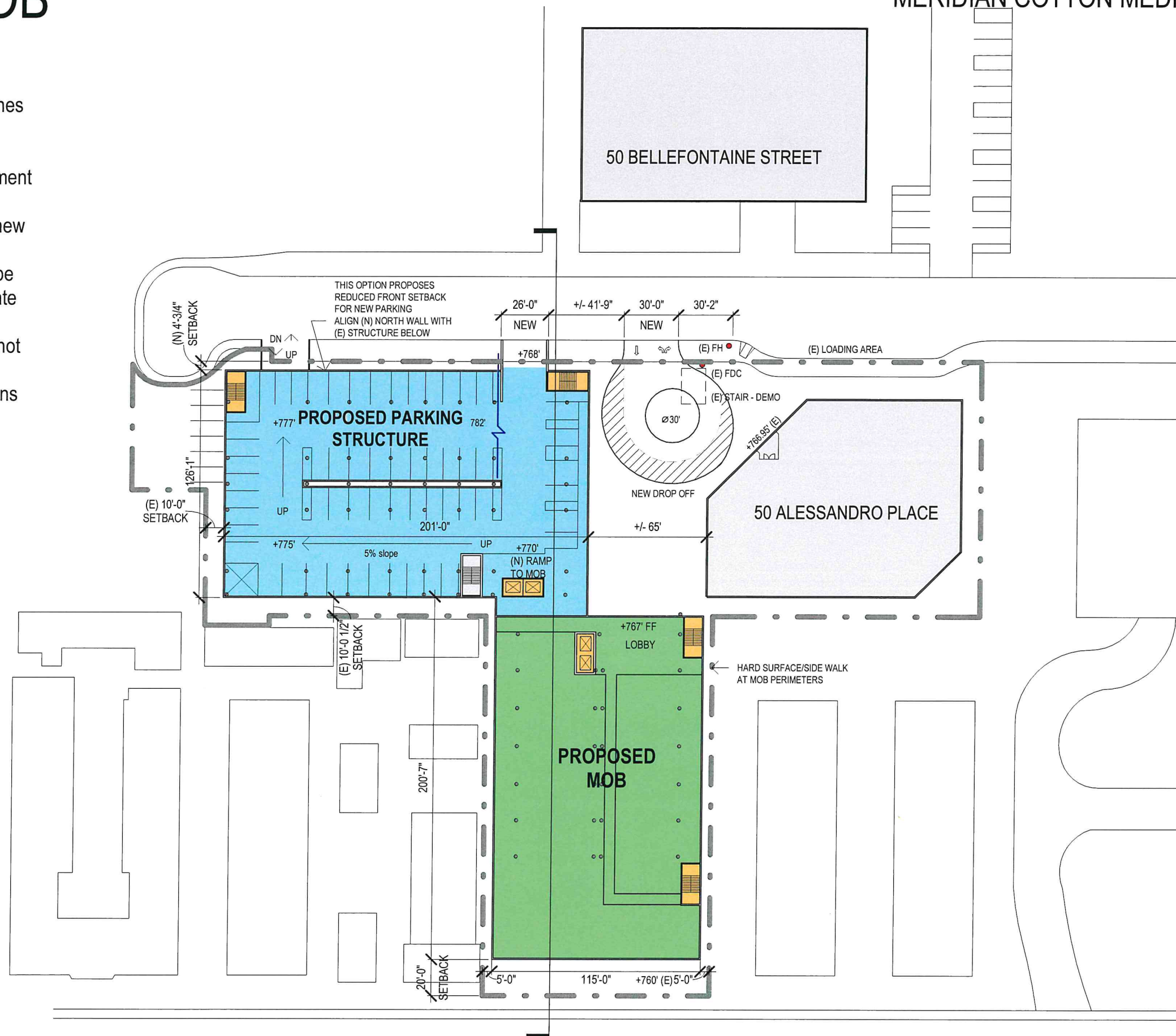
# PROPOSED MOB

## SITE PLAN NOTES

- Column locations shown are based on existing columns below. Not all column lines are carried up, creating some 40' spans
- Refer to floor plans for grid lines
- Existing fire hydrant (FH) and fire department connection (FDC) locations need to be confirmed and evaluated with proposed new driveway and drop off.
- Existing stair at Alessandro proposed to be demolished and relocated to accommodate proposed arrival and drop off
- Truck-loading and trash collection areas not yet coordinated
- Existing conditions and setback dimensions taken from existing drawings. VIF

## COLOR LEGEND

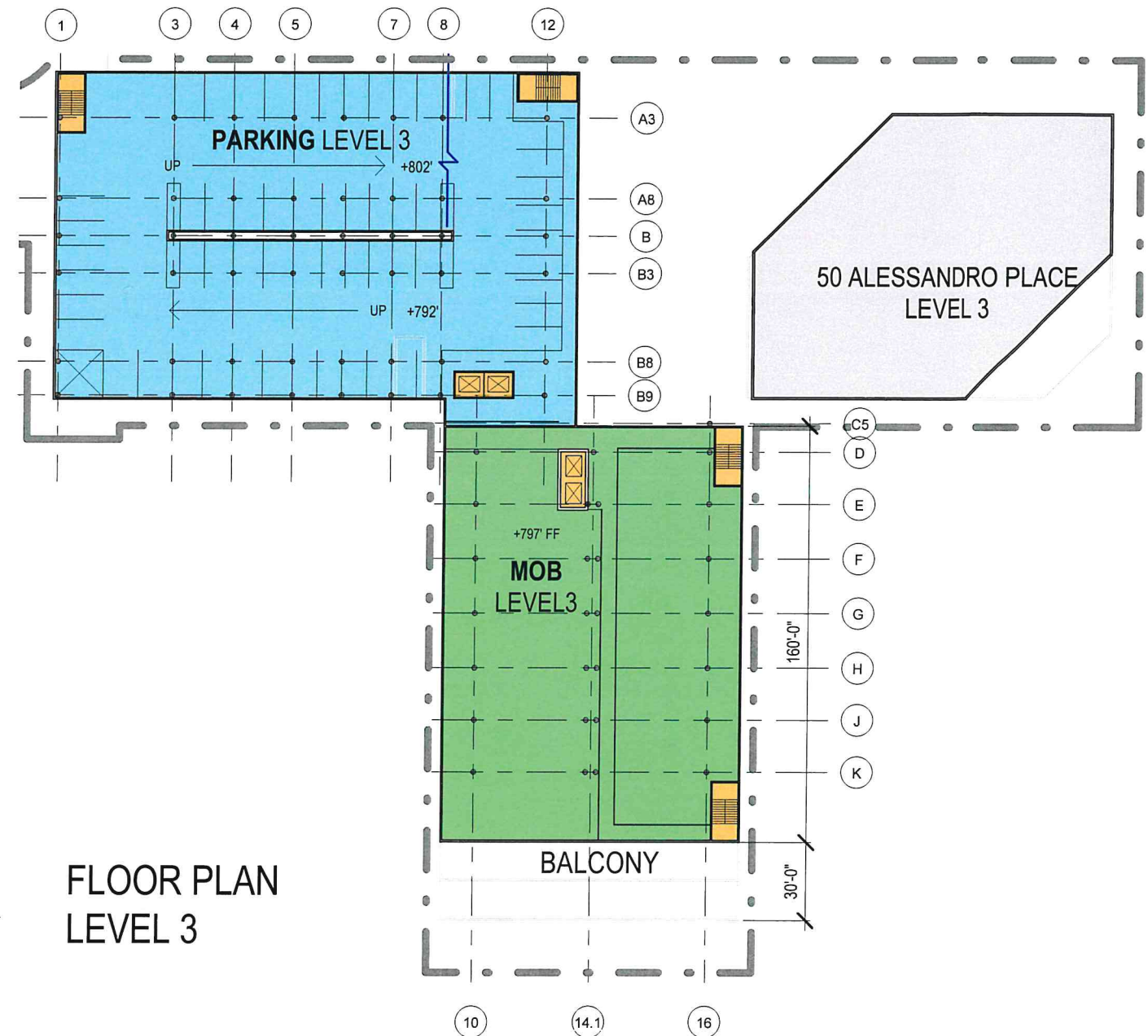
- EXISTING
- NEW VERTICAL CIRCULATION
- NEW MOB
- NEW PARKING



# PROPOSED MOB

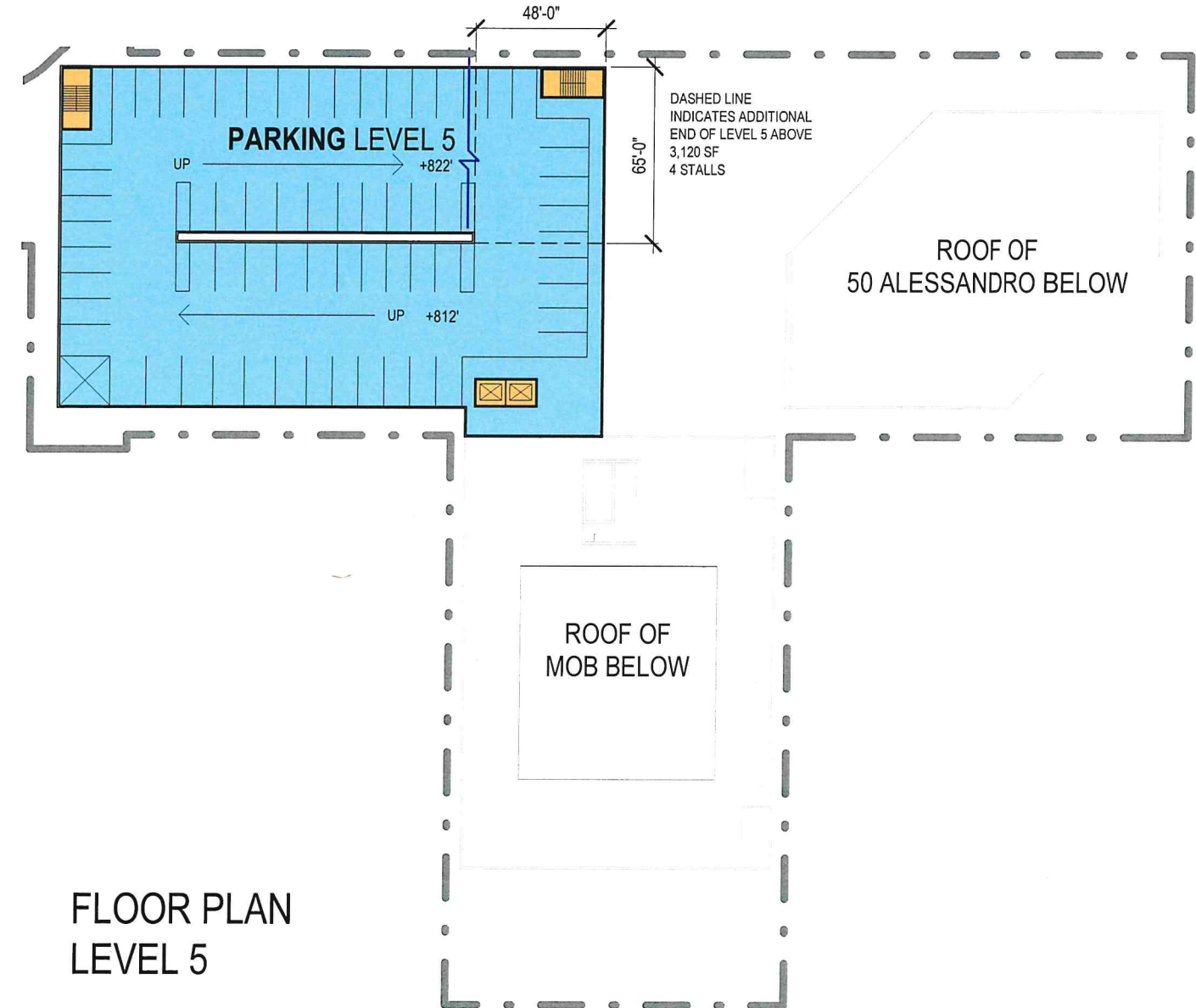
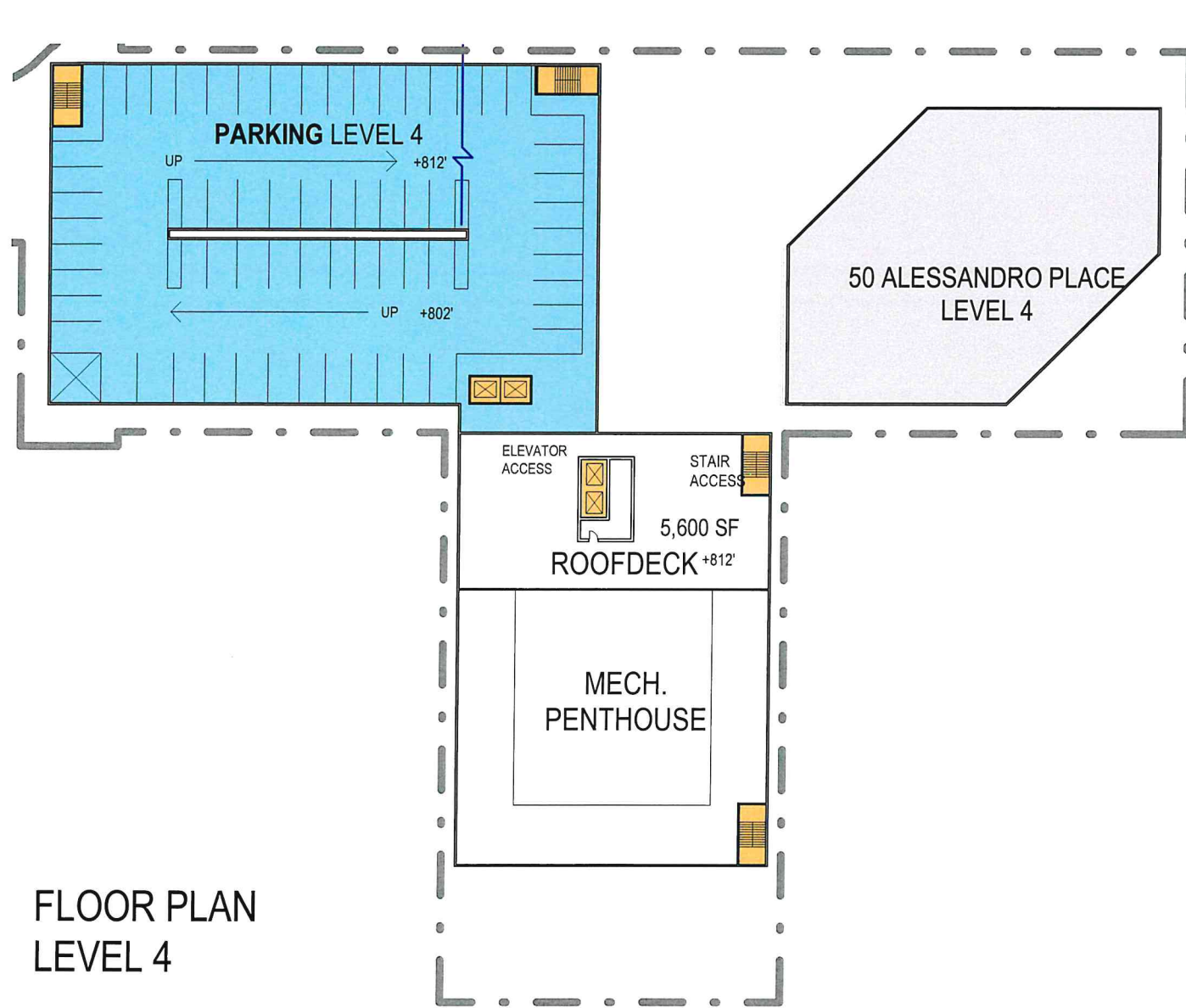


FLOOR PLAN  
LEVEL 2

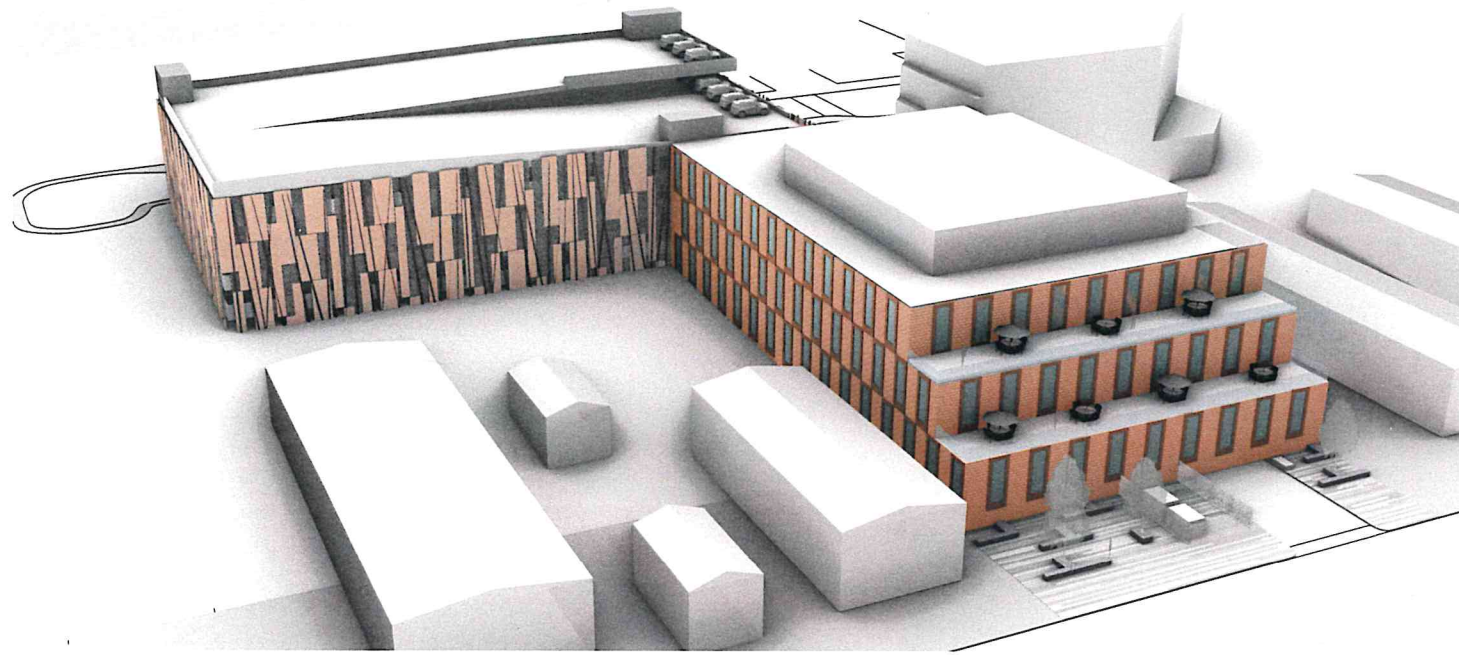


FLOOR PLAN  
LEVEL 3

# PROPOSED MOB



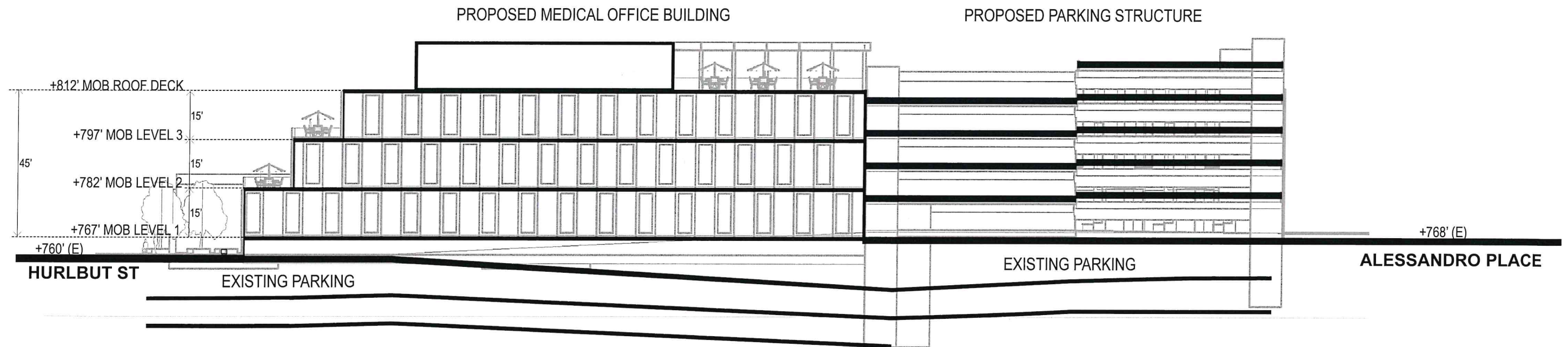
# PROPOSED MOB



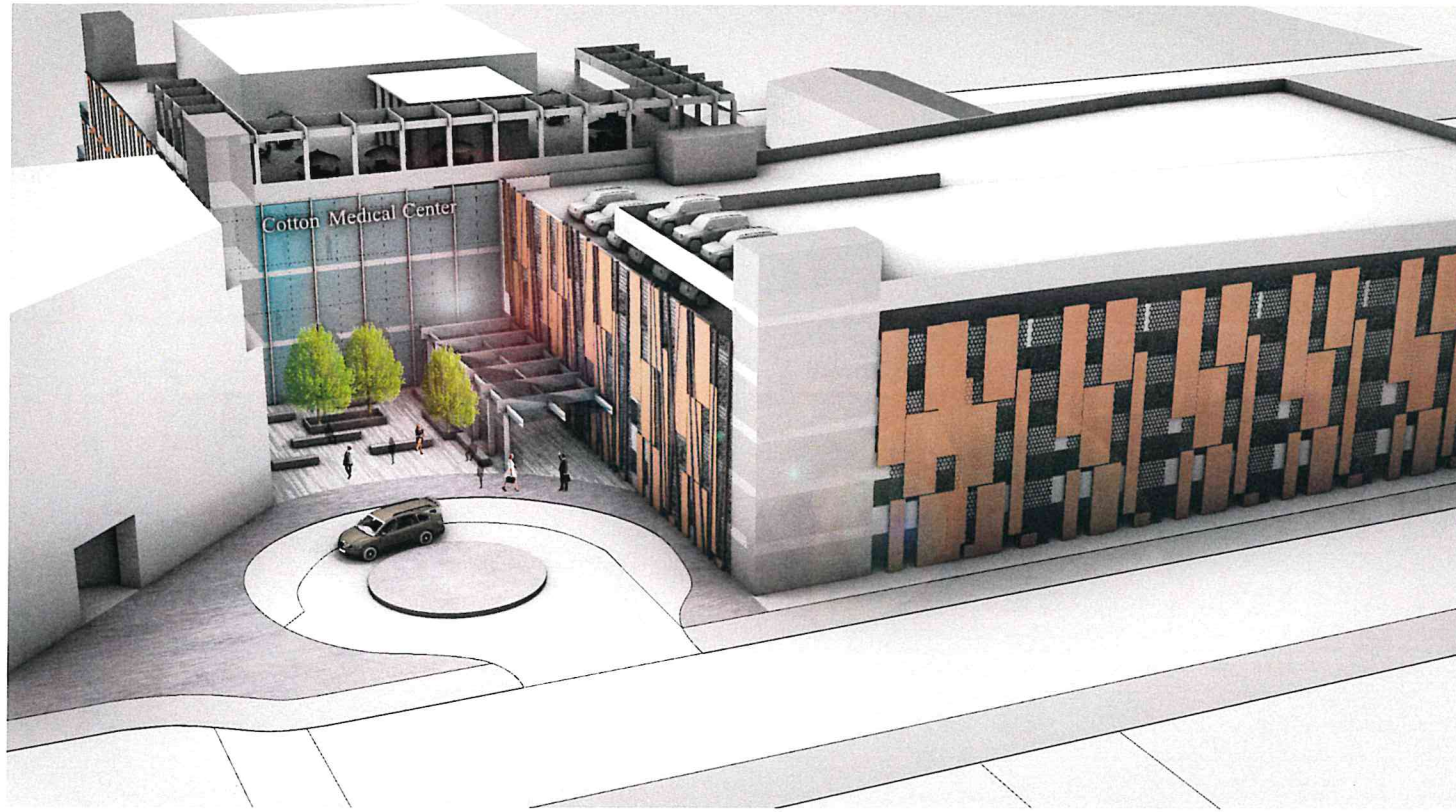
AERIAL VIEW - HURLBUT ST



STREET VIEW - HURLBUT ST



# PROPOSED MOB



AERIAL VIEW - ALESSANDRO PL



STREET VIEW - ALESSANDRO PL

