

ATTACHMENT C

590 FAIR OAKS AVENUE

PREDEVELOPMENT PLAN REVIEW



VIEW NORTH FROM FAIR OAKS AVENUE

APPLICANT NAME

FAIR OAKS DEVELOPMENT, LLC

APPLICANT ADDRESS

303 SOUTH UNION AVENUE
FIRST FLOOR
LOS ANGELES, CA 90017

PHONE NUMBER

213 550 7200

PROJECT ADDRESS

590 FAIR OAKS AVENUE
PASADENA, CA 91105

PARCEL NUMBERS

5720-001-001, 5720-001-002, 5720-001-003,
5720-001-004, & 5720-001-005

ZONING DESIGNATION

IG (INDUSTRY, GENERAL)

GENERAL PLAN LAND USE DESIGNATION

SP-2 (SOUTH FAIR OAKS SPECIFIC PLAN)

PROJECT DESCRIPTION

NEW 100,000 GSF 4 STORY MEDICAL OFFICE BUILDING WITH TWO LEVELS OF UNDERGROUND PARKING. SITE IMPROVEMENT INCLUDE IMPROVEMENT OF STREET SIDEWALKS AND EDMONDSON ALLEY.

LOT SIZE

42,090 SF

FLOOR AREA

100,000 GSF

LOT COVERAGE

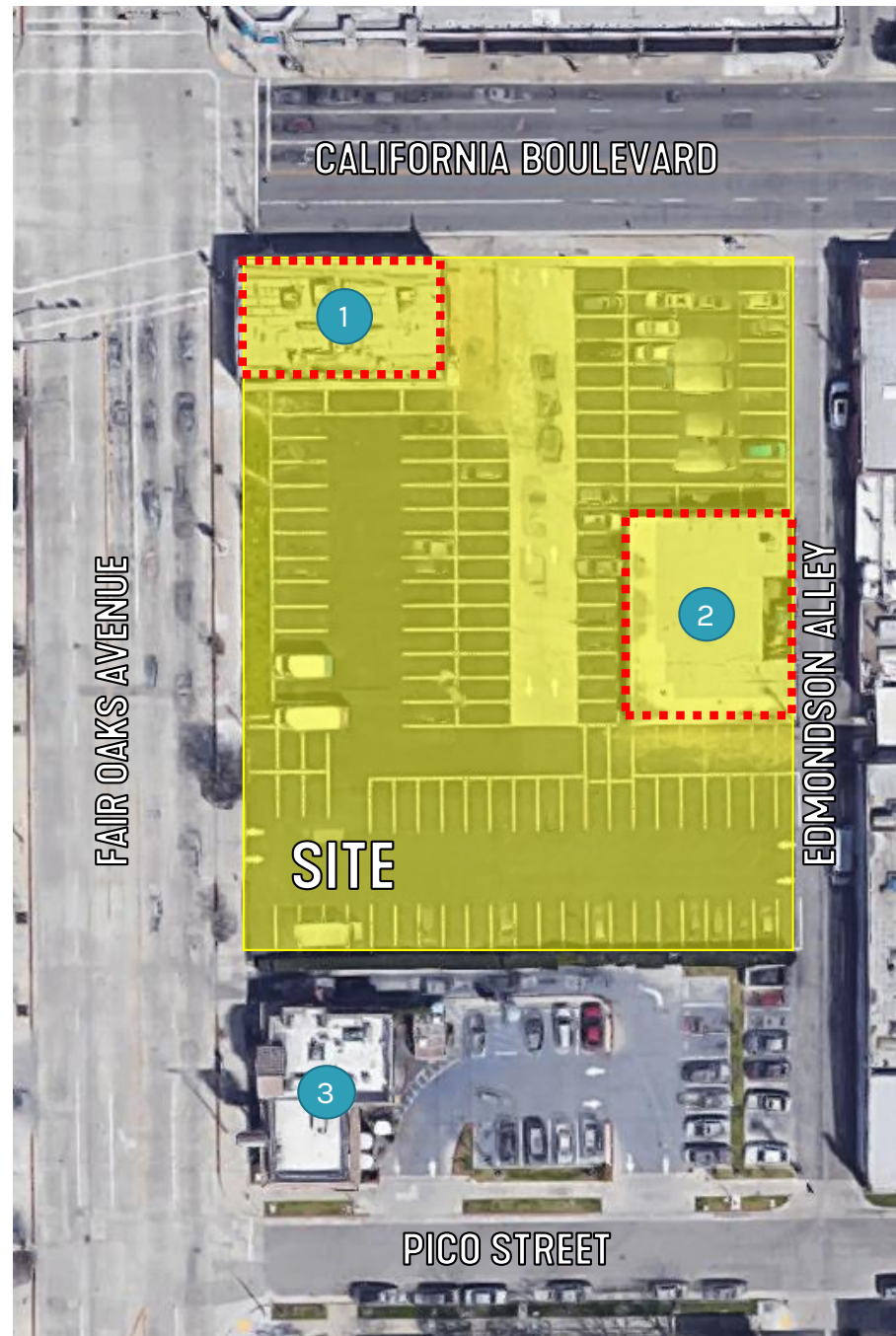
27,000 SF, 64% OF THE TOTAL SITE AREA

SITE CONTEXT



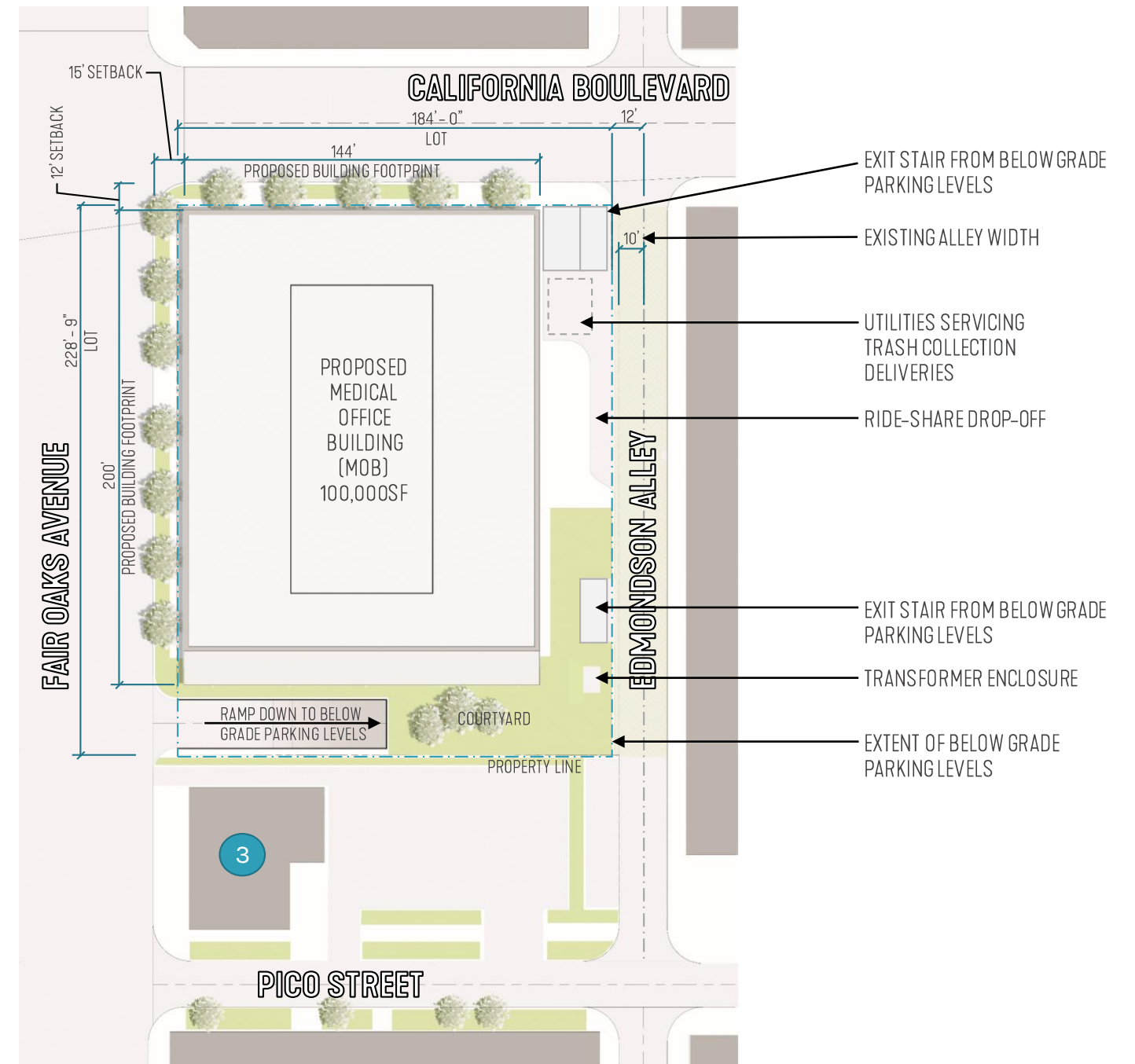
- N** MEDICAL FACILITIES IN THE AREA
- 1. HUNTINGTON HOSPITAL & ADJACENT MEDICAL FACILITIES
 - 2. COTTON MEDICAL CENTER
 - 3. KINDER PEDIATRICS
 - 4. SHRINERS FOR CHILDREN MEDICAL CENTER
 - 5. HMRI
 - 6. KING EASTERN MEDICAL
 - 7. ALCAZAR MEDICAL
 - 8. MELIEN INSTITUTE OF REGENERATIVE MEDICINE
 - 9. CITY OF HOPE PASADENA

SITE PLAN



EXISTING

- 1 APPROX. 2800SF EXISTING BUILDING TO BE REMOVED
- 2 APPROX. 4200SF EXISTING BUILDING TO BE REMOVED
- 3 EXISTING BURGER KING BUILDING AND PARKING LOT ADJACENT TO SITE



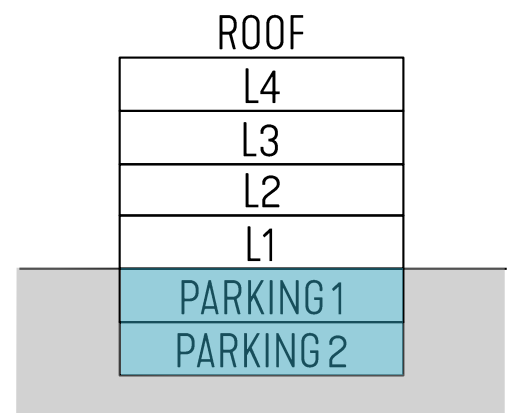
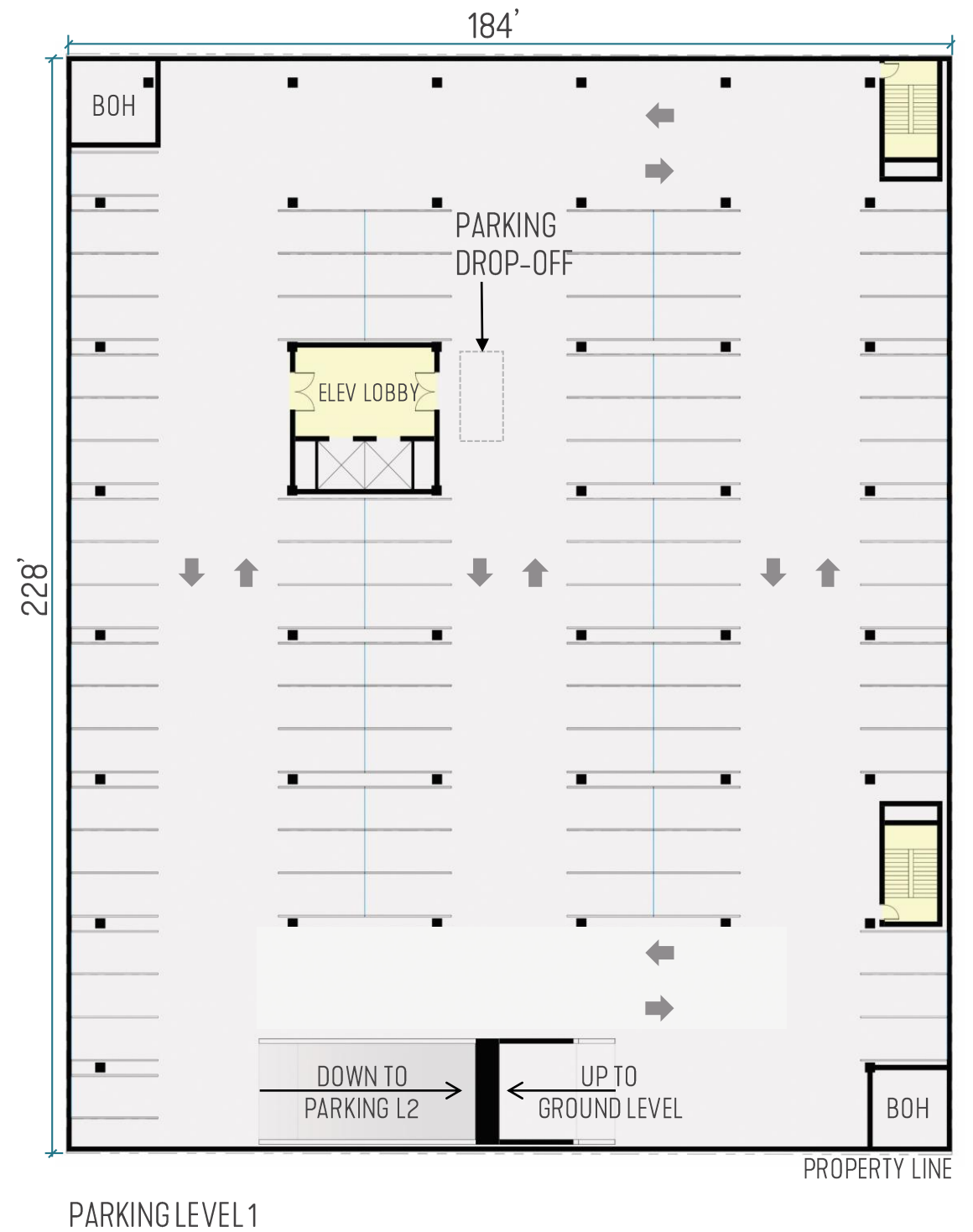
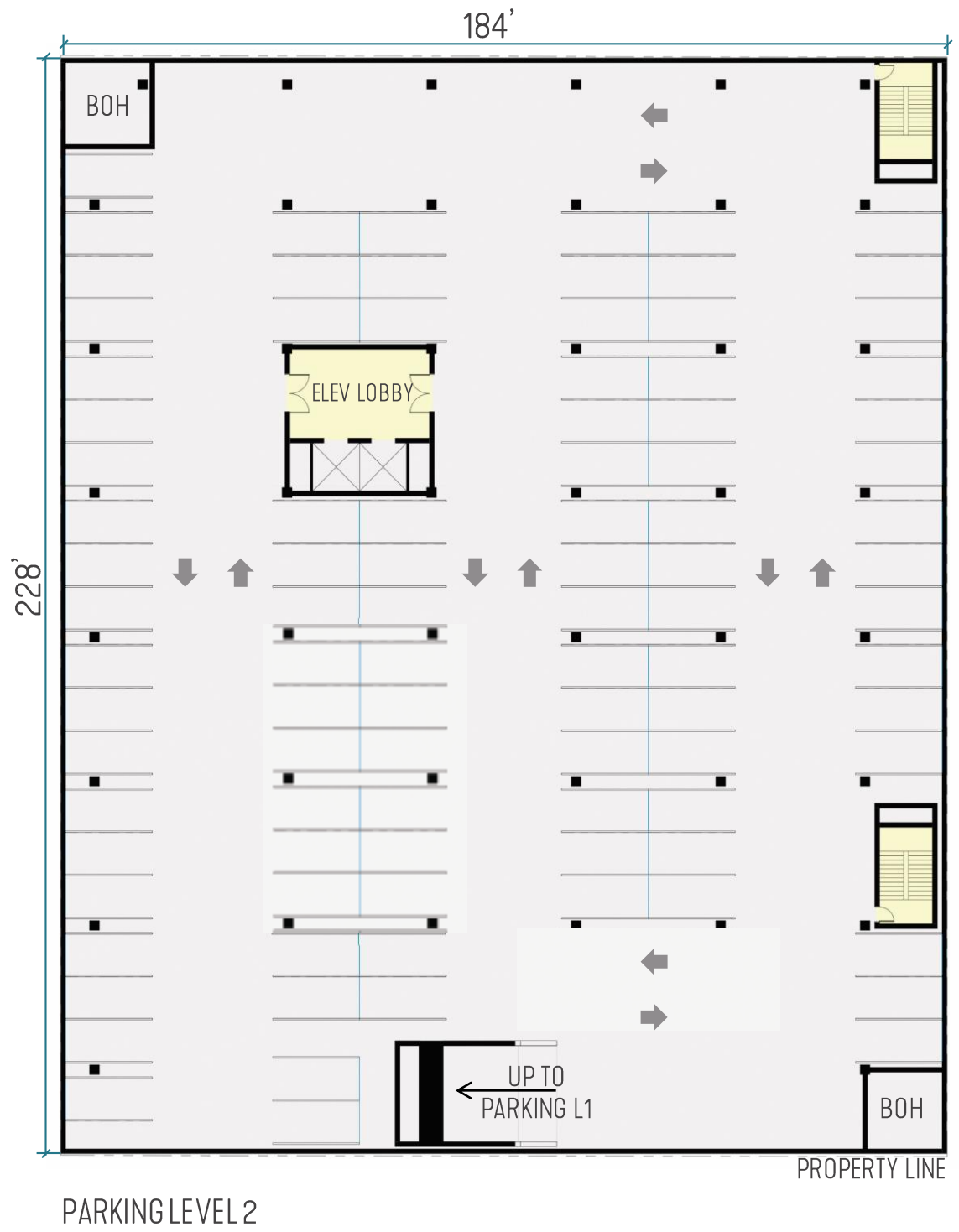
PROPOSED



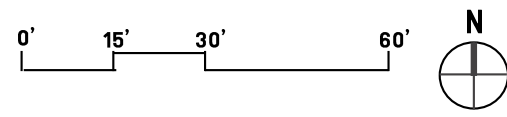
PARKING LEVELS 1 & 2

PARKING LEVEL 1 : 89 STALLS
 PARKING LEVEL 2 : 85 STALLS

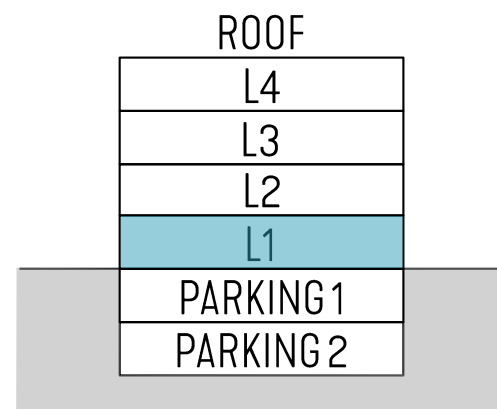
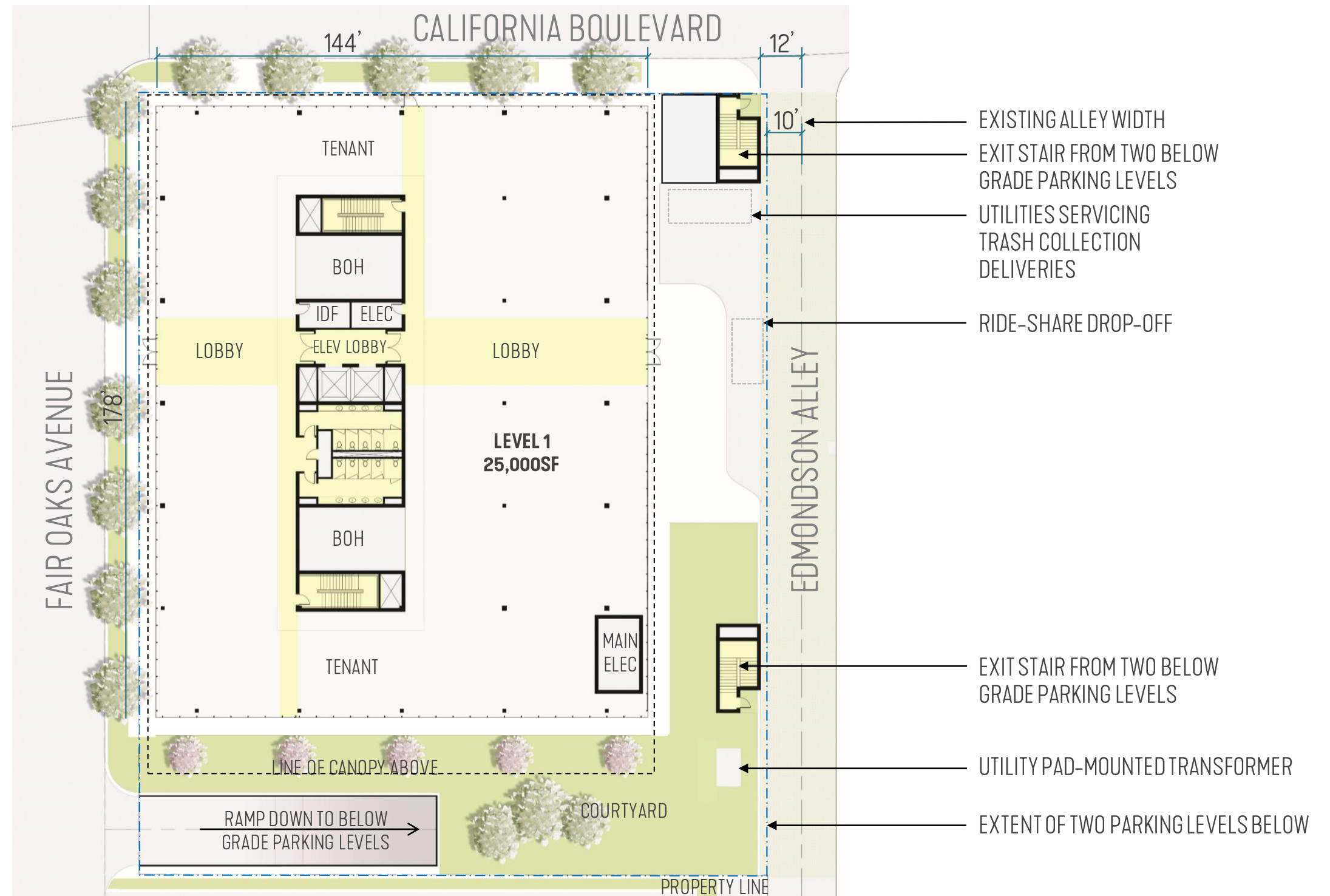
 TOTAL : 184 STALLS



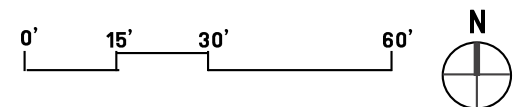
SECTION DIAGRAM



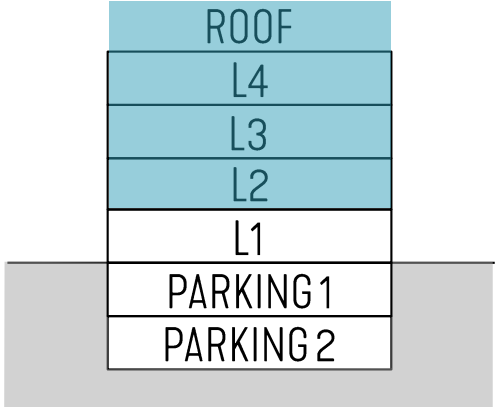
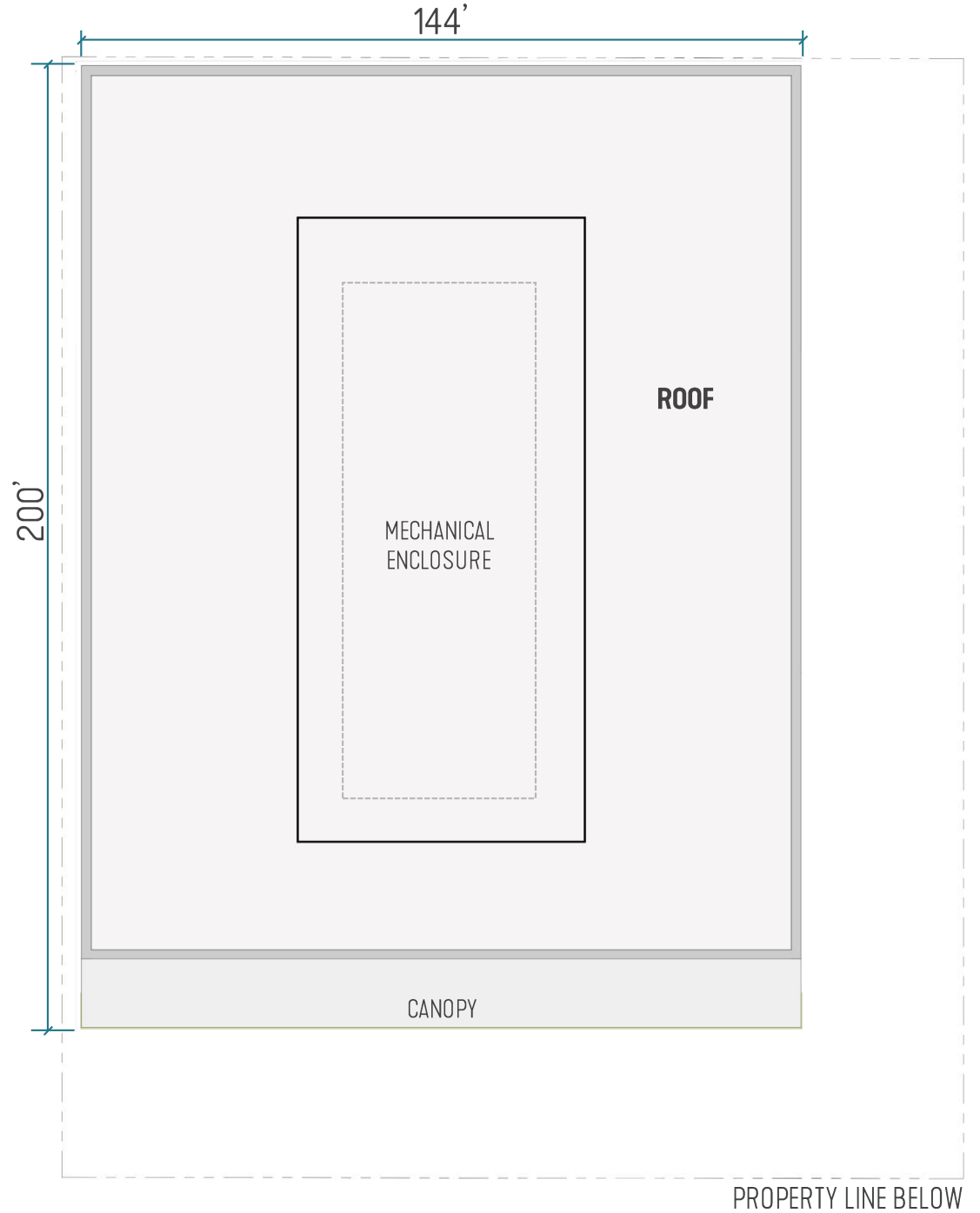
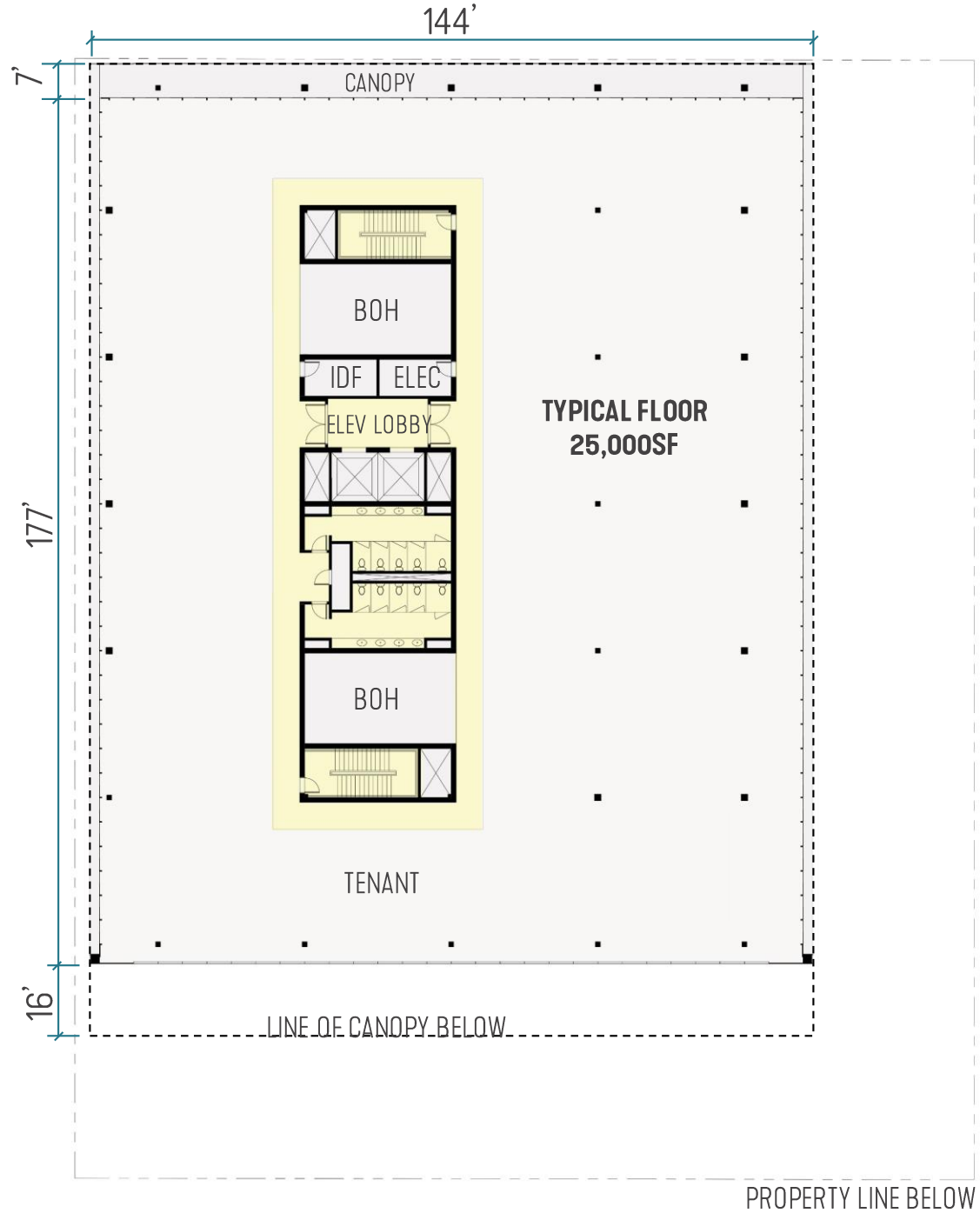
LEVEL 1 FLOOR PLAN



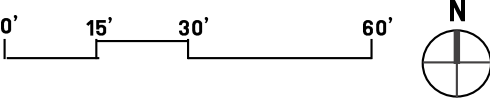
SECTION DIAGRAM



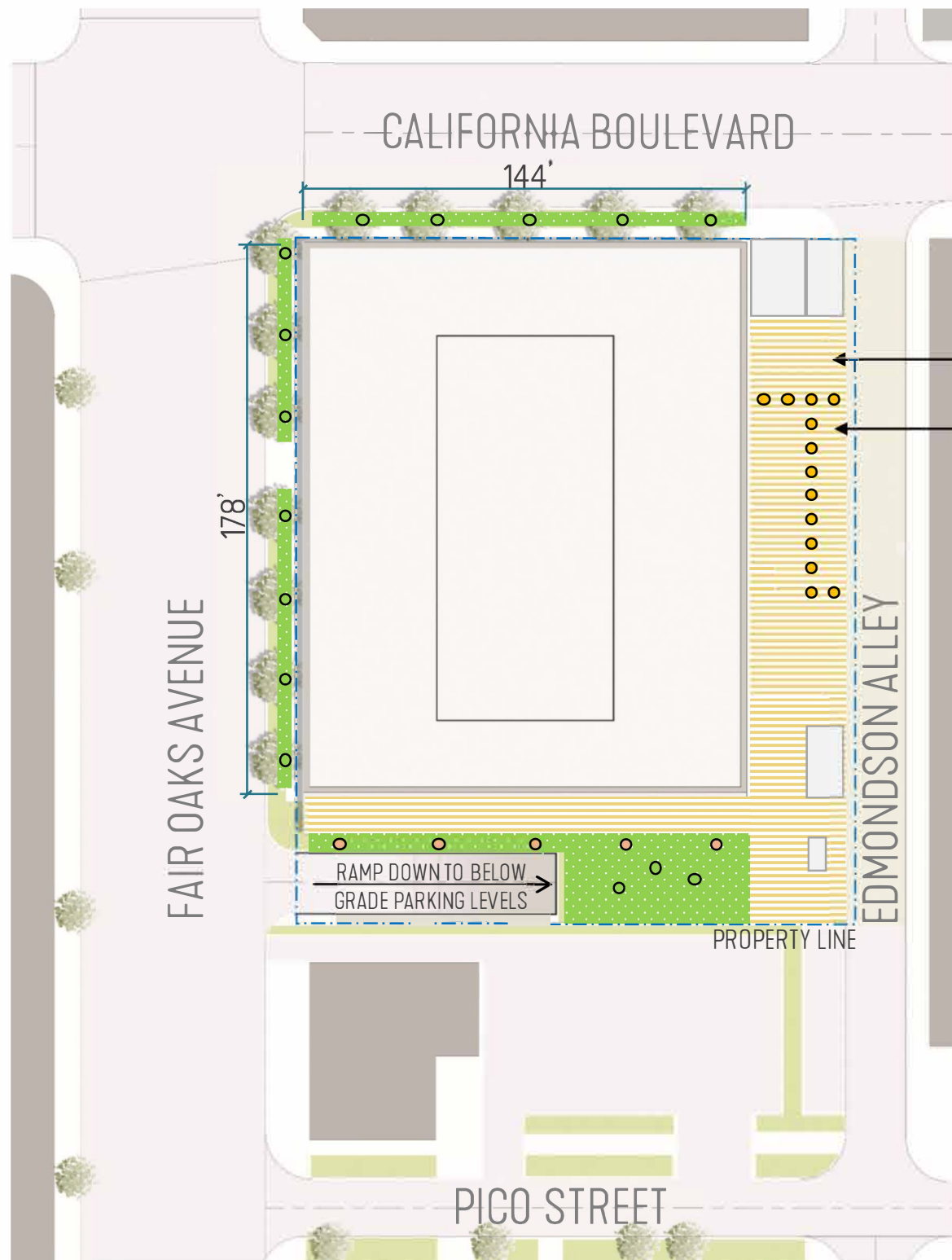
TYPICAL FLOOR PLAN & ROOF PLAN



SECTION DIAGRAM



LANDSCAPE PLAN

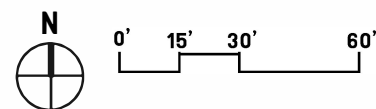
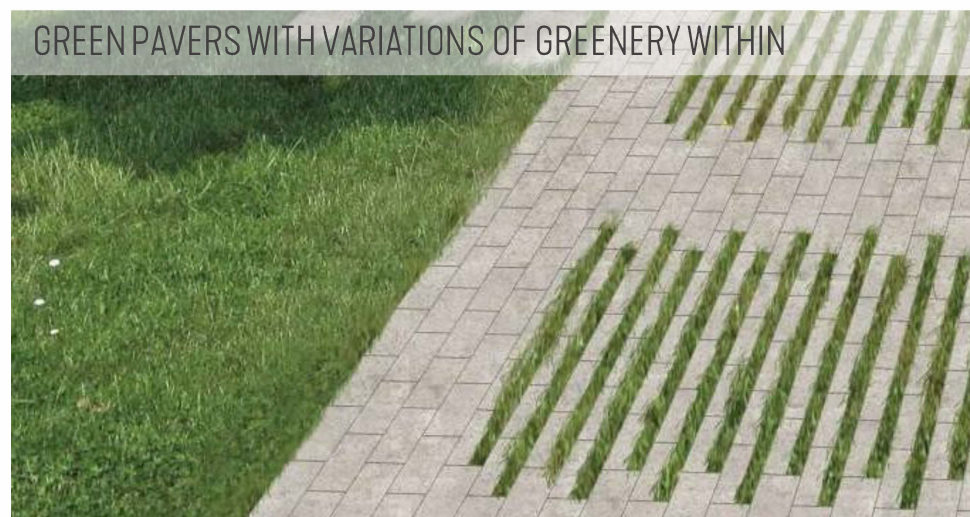
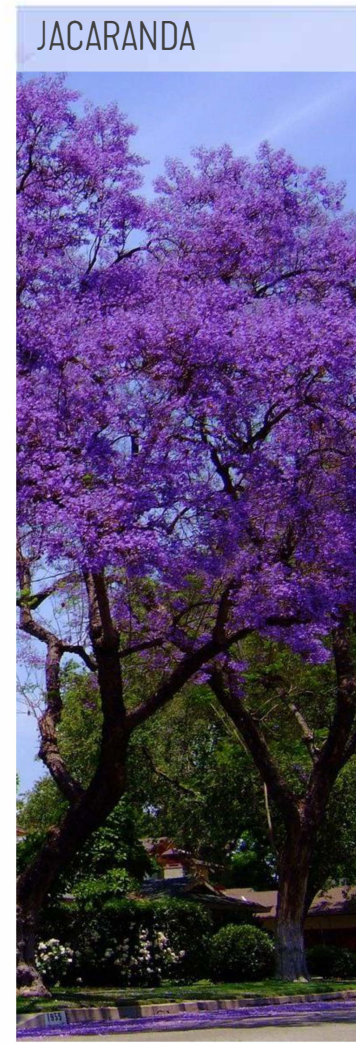
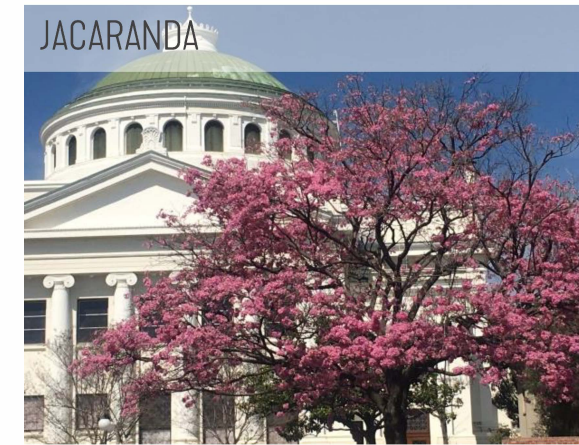


UTILITIES SERVICING, TRASH
COLLECTION & DELIVERIES

RIDE-SHARE DROP-OFF

LEGEND

- TREE
- SHRUB
- BOLLARD
- HARDSCAPE – GREEN PAVERS
- SOFTSCAPE





VIEW EAST FROM FAIR OAKS AVENUE