

**ATTACHMENT D**  
**PREDEVELOPMENT PLAN REVIEW PLANS**

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# COLLECTION SITE MEDICAL OFFICE BUILDING

758 & 766 S FAIR OAKS AVE,  
PASADENA, CA, 91105



## PROJECT INFORMATION

PROJECT NAME: COLLECTION SITE MEDICAL OFFICE BUILDING  
 PROJECT ADDRESS: 758 & 766 S FAIR OAKS AVE, PASADENA, CA, 91105  
 A.P.N.: 5720-003-016 AND 5720-003-018  
 ZONE: IG-SP2  
 GENERAL PLAN LAND USE DESIGNATION: HIGH DENSITY MIXED USE  
 LOT SIZE: 46,689 SF  
 BUILDING AREA: GROUND FLOOR 25,400 SF  
 LEVEL 2 27,472 SF  
 LEVEL 3 28,835 SF  
 LEVEL 4 25,400 SF  
 TOTAL BUILDING 100,285 SF  
 2 LEVELS OF UNDERGROUND PARKING  
 LOT COVERAGE: 27,600 SF, 59%  
 OPEN SPACE: 300 SF MIN. 19,089 SF PROVIDED  
 BUILDING HEIGHT: 56'-0" + 15'-0" STAIR & ELEVATOR SHAFT  
 SETBACK: 10' MIN. FRONTING FILLMORE STREET  
 PARKING STALLS: 183 STALLS

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
 PARCEL A:  
 LOT 5 IN BLOCK 'B' OF THE CENTRAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 121 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 PARCEL B:  
 LOTS 6 AND 7, AND THE NORTH 7 FEET OF LOT 8 IN BLOCK 'B' OF THE CENTRAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 121 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 EXCEPT THEREFROM THE EAST 20 FEET OF LOT 8.

## SCOPE OF WORK

REMOVAL OF AN EXISTING 18,250 SQUARE FOOT 1 STORY BUILDING AND EXISTING SURFACE PARKING.  
 CONSTRUCTION OF A NEW 100,000 SF 4 STORY PLUS 2 LEVELS OF UNDERGROUND PARKING, MEDICAL OFFICE BUILDING.

## APPLICABLE CODES

- CALIFORNIA CODE OF REGULATIONS TITLE 19, 22 & 24
- NFPA 13: INSTALLATION OF SPRINKLER SYSTEMS, 2019 MODIFIED BY THE 2019 CBC, SECTIONS 1616A AND SFM AMENDMENTS
- NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE, 2019
- NFPA 99: HEALTH CARE FACILITIES, 2019
- 2019 CALIFORNIA BUILDING ADMINISTRATIVE CODE Part 1, TITLE 24, CCR
- 2019 CALIFORNIA BUILDING CODE Part 2, TITLE 24, CCR (2018 IBC and 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ELECTRICAL CODE Part 3, TITLE 24, CCR (2018 NEC and 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA MECHANICAL CODE Part 4, TITLE 24, CCR (2018 UMC and 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA PLUMBING CODE Part 5, TITLE 24, CCR (2018 UPC and 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA FIRE CODE Part 9, TITLE 24, CCR (2018 IFC and 2019 CALIFORNIA AMENDMENTS)

## PROJECT DIRECTORY

**OWNER**  
 HUNTINGTON MEMORIAL HOSPITAL  
 100 W. CALIFORNIA BLVD.  
 SAN DIEGO, CA, 91105  
 TEL: 626.397.5555

**ARCHITECT**  
 MASCARI WARNER DINH ARCHITECTS  
 1717 KETTNER BLVD., SUITE 100  
 SAN DIEGO, CA, 92101  
 TEL: 619.814.0080

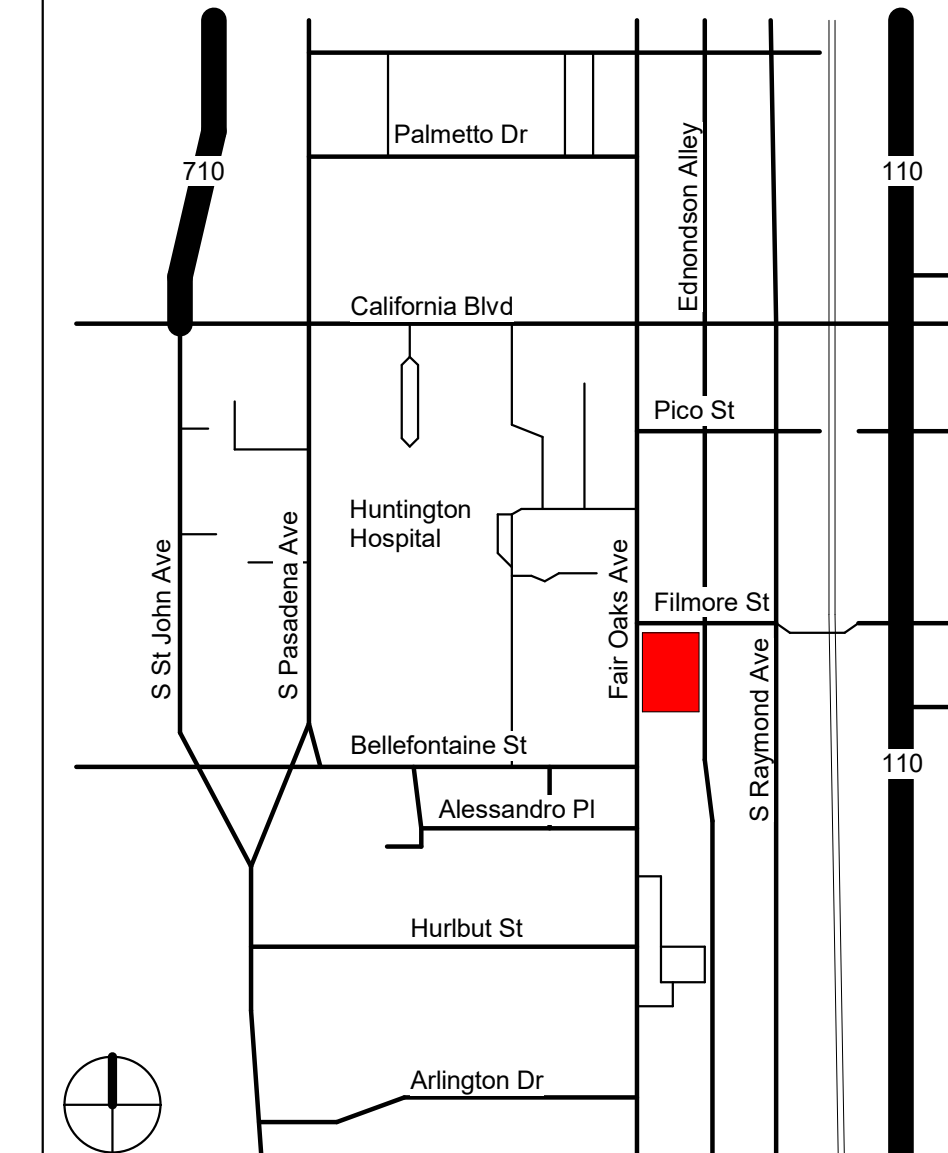
**CIVIL**  
 KPFF  
 700 SOUTH FLOWER ST., SUITE 2100  
 LOS ANGELES, CA, 90017  
 TEL: 213.418.0201

**LANDSCAPE**  
 WEILAND DESIGN GROUP  
 291 SIERRA WAVE  
 SWALL MEADOWS, CA, 93514

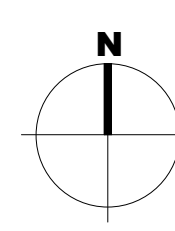
## SHEET INDEX

ARCHITECTURE	
G-001	TITLE PAGE
A-001	DEMO SITE PLAN
A-002	NEW SITE PLAN
A-101	GROUND LEVEL
A-102	LEVEL 2
A-103	LEVEL 3
A-104	LEVEL 4
A-105	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
AP-101	BUILDING SECTIONS
AP-101	PARKING LEVEL 1
AP-102	PARKING LEVEL 2
CIVIL	
C1.20	GRADING PLAN
LANDSCAPE	
L-001	SITE

## VICINITY MAP



## KEY PLAN



766 S FAIR OAKS AVE  
PASADENA, CA, 91105

## MEDICAL OFFICE BUILDING

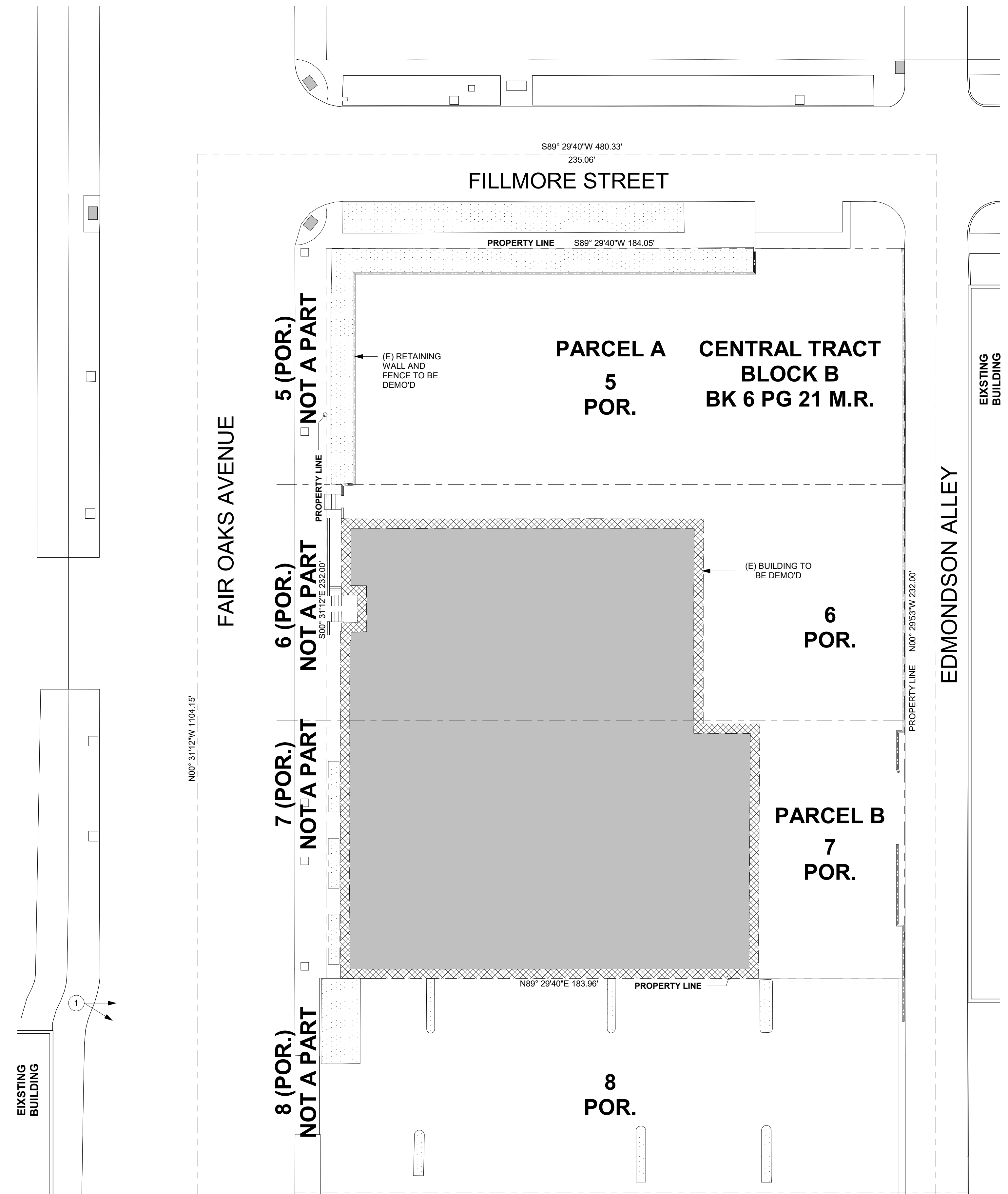
TITLE: TITLE PAGE

PROJECT NO. 2020012.20

ISSUE:	DATE:
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# G-001



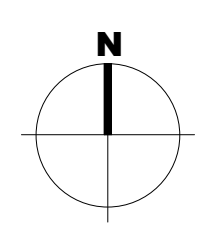


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**SITE DEMOLITION**  
1" = 20'-0"

1" = 20'-0"  
SCALE  
FEET

KEY PLAN



766 S FAIR OAKS AVE  
PASADENA, CA, 91105

**MEDICAL OFFICE BUILDING**

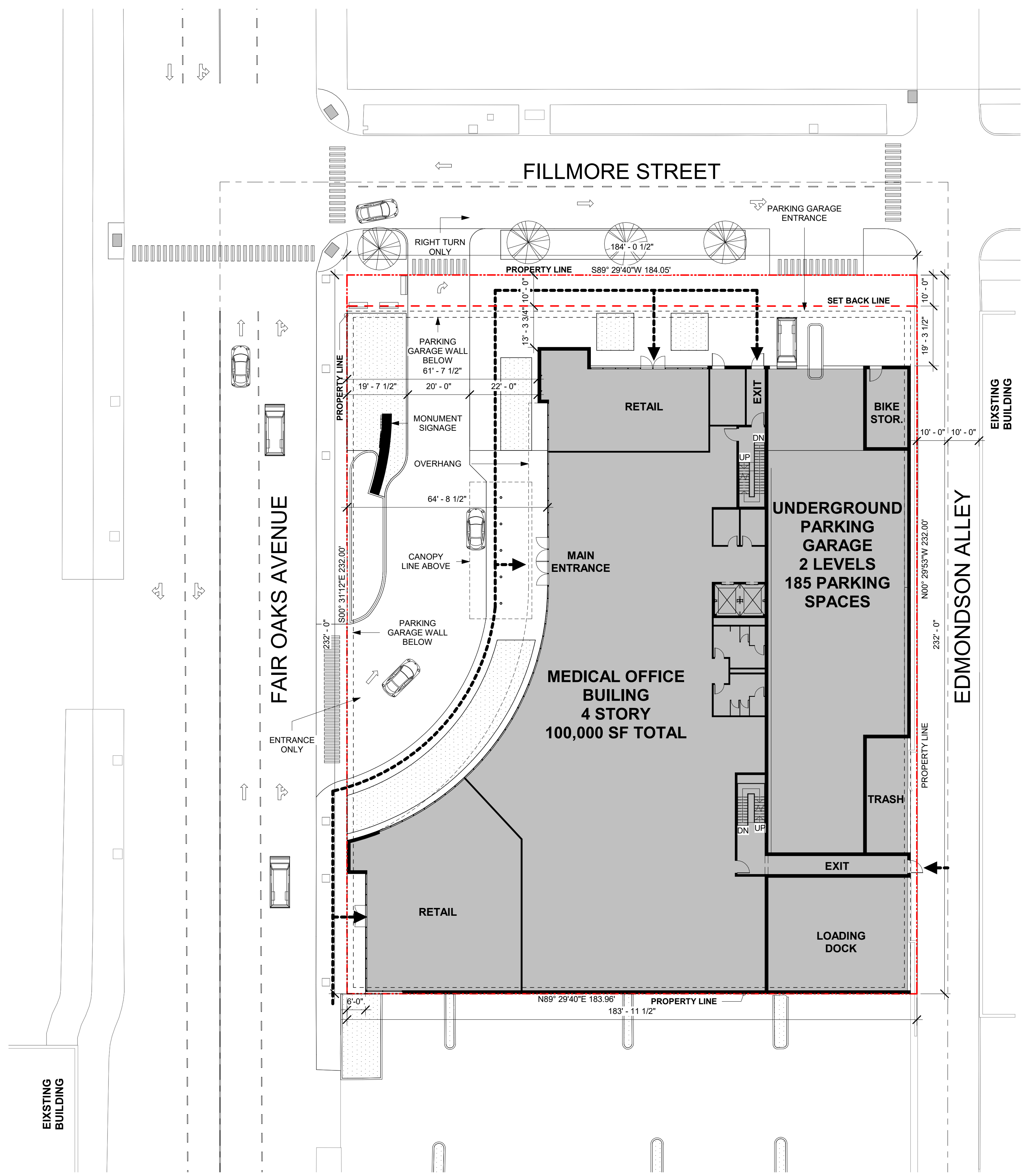
**TITLE: DEMO SITE PLAN**

**PROJECT NO. 2020012.20**

ISSUE:	DATE:
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**A-001**

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**SITE PLAN LEGEND**

- PROPERTY LINE
- SETBACK
- ACCESSIBLE ROUTE
- PERIMETER OF UNDERGROUND PARKING
- LANDSCAPING AREA

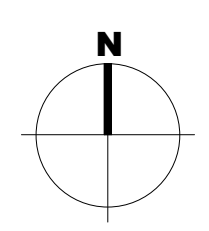
**GENERAL NOTES**

1. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO GRADING, DRAINAGE, UTILITIES, AND OTHER SITE IMPROVEMENTS.

MASCARI WARNER DINH  
architects

1717 Kettner Blvd., Suite 100  
San Diego, California 92101  
619.814.0080 Fax 619.814.0081

KEY PLAN



766 S FAIR OAKS AVE  
PASADENA, CA, 91105

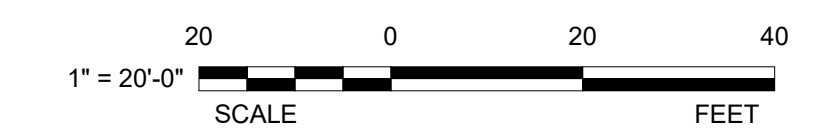
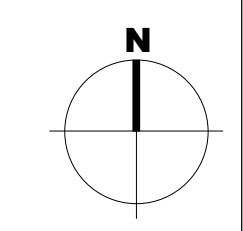
**MEDICAL OFFICE BUILDING**

TITLE: **SITE PLAN**

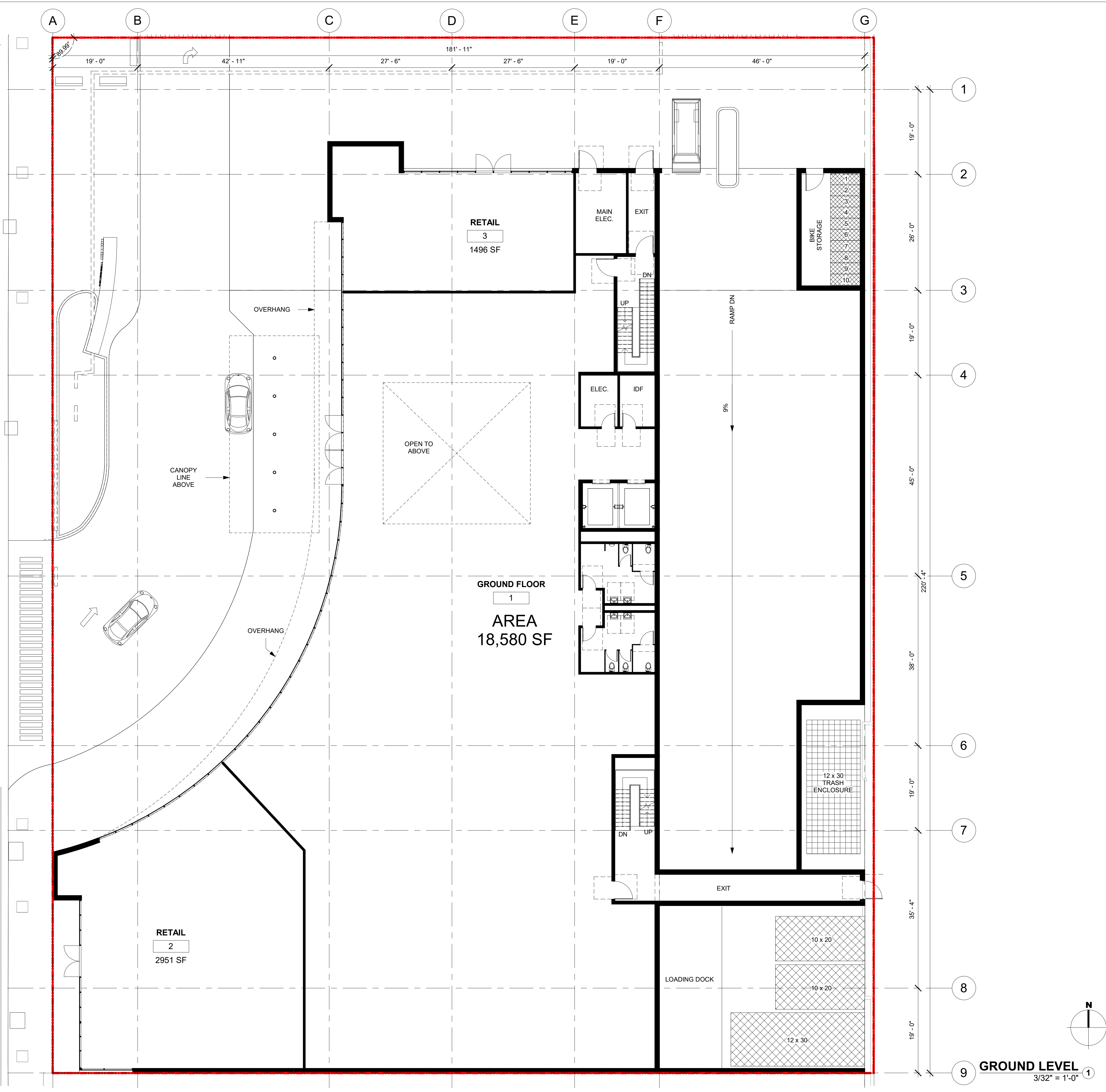
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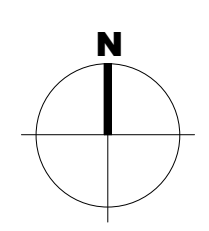
**PROPOSED SITE PLAN**  
1" = 20'-0" ①



**A-002**



KEY PLAN



**Huntington**  
Hospital

766 S FAIR OAKS AVE  
PASADENA, CA, 91105

**MEDICAL OFFICE  
BUILDING**

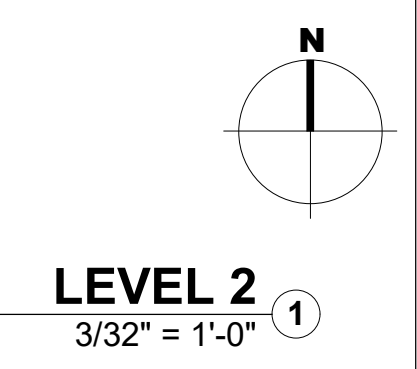
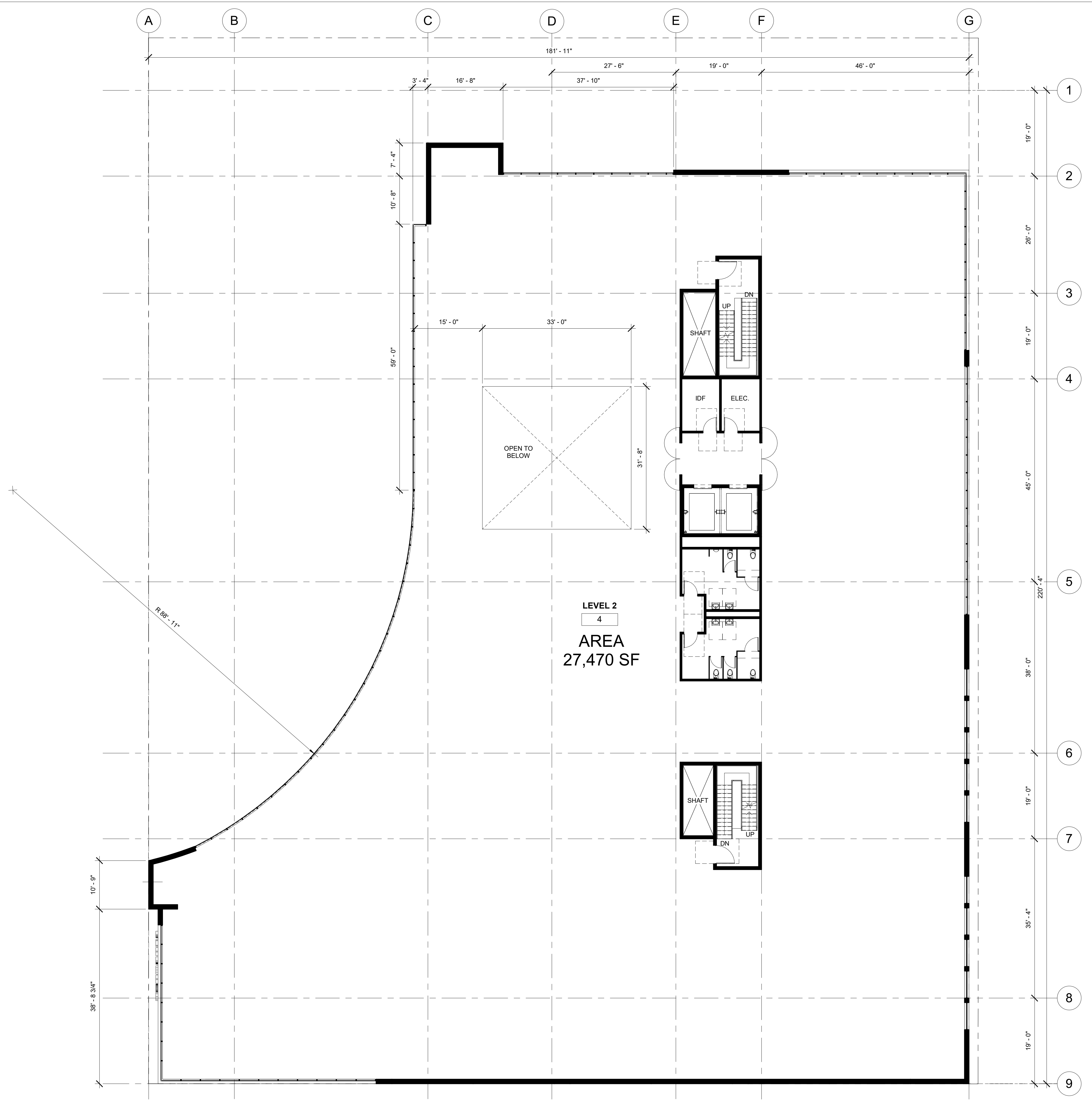
**TITLE: GROUND LEVEL**

**PROJECT NO. 2020012.20**

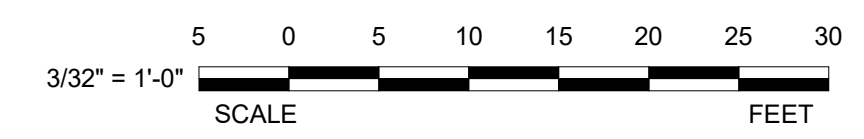
ISSUE:	DATE:
PPR SUBMITTAL	07.31.2020

**A-101**

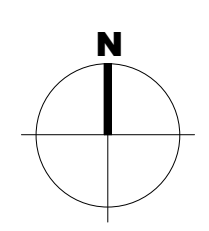




LEVEL 2  
3/32" = 1'-0"



KEY PLAN



766 S FAIR OAKS AVE  
PASADENA, CA, 91105

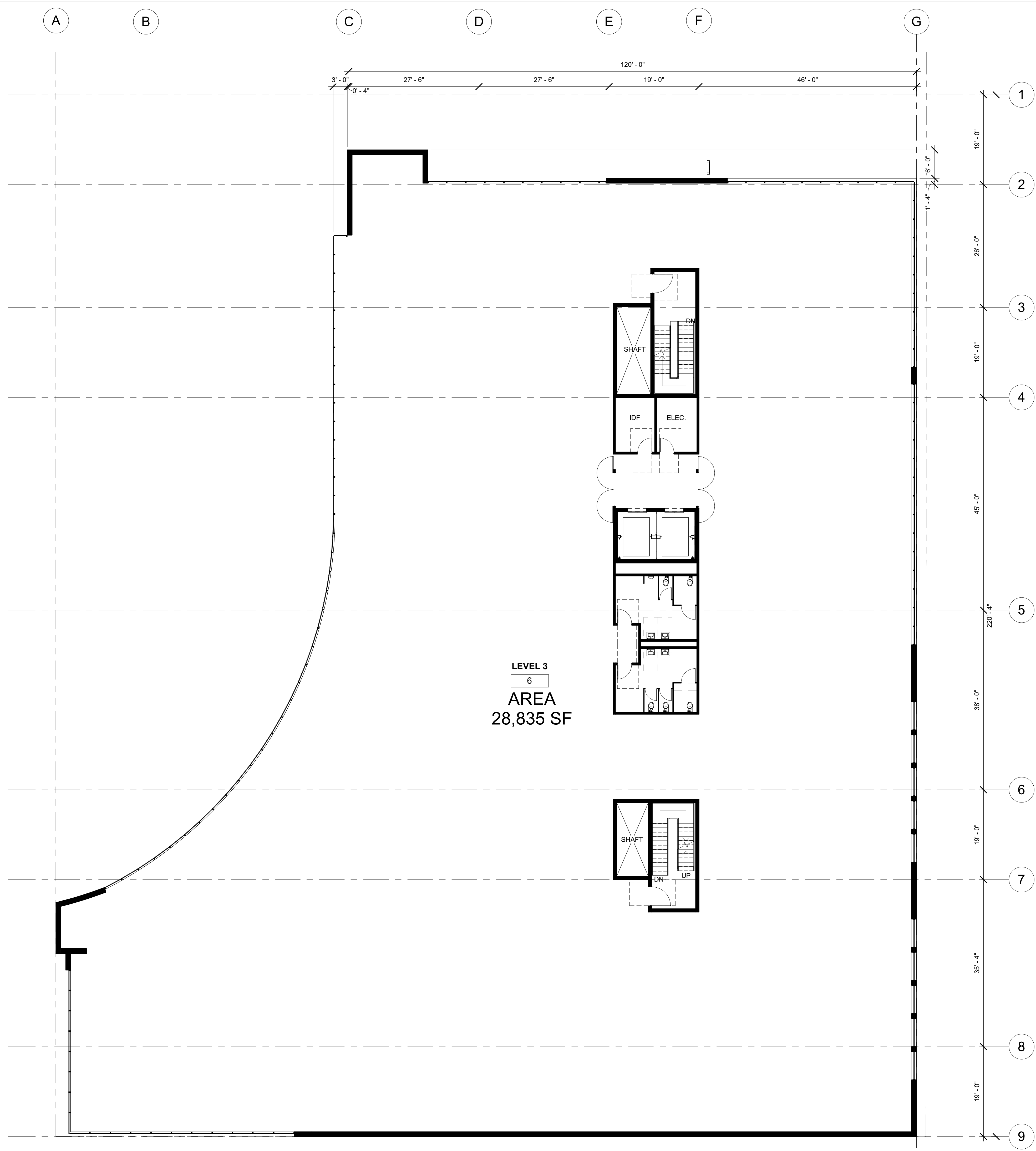
**MEDICAL OFFICE BUILDING**

TITLE: LEVEL 2

PROJECT NO. 2020012.20

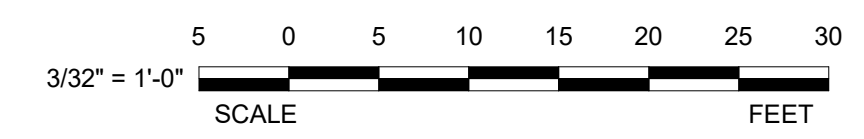
ISSUE:	DATE:
PPR SUBMITTAL	07.31.2020

**A-102**

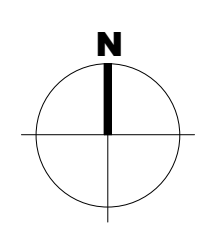


LEVEL 3  
6  
AREA  
28,835 SF

LEVEL 3  
3/32" = 1'-0"



KEY PLAN



766 S FAIR OAKS AVE  
PASADENA, CA, 91105

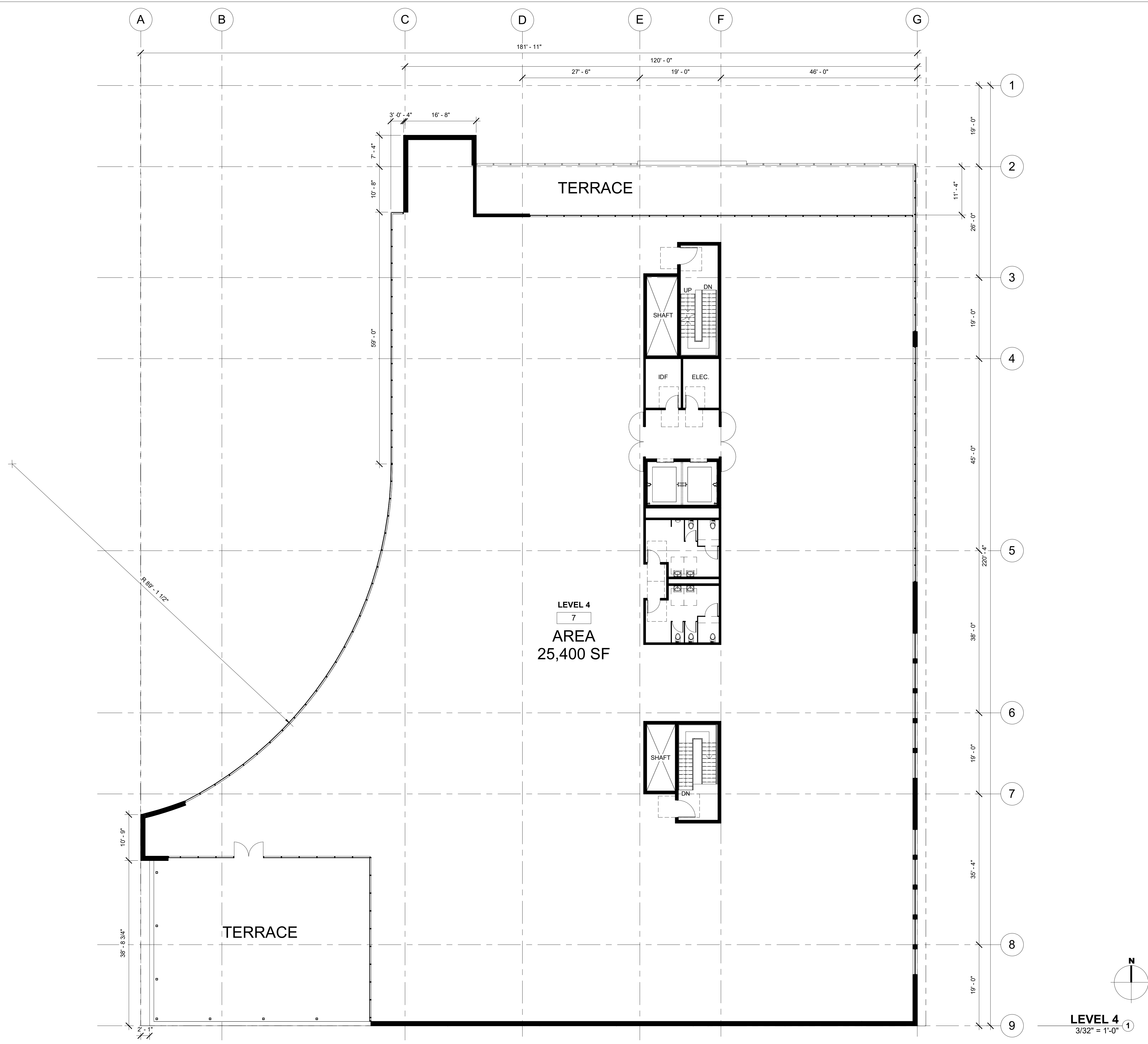
**MEDICAL OFFICE BUILDING**

TITLE: LEVEL 3

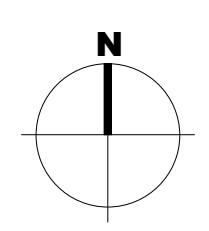
PROJECT NO. 2020012.20

ISSUE:	DATE:
PPR SUBMITTAL	07.31.2020

**A-103**



KEY PLAN



766 S FAIR OAKS AVE  
PASADENA, CA, 91105

**MEDICAL OFFICE BUILDING**

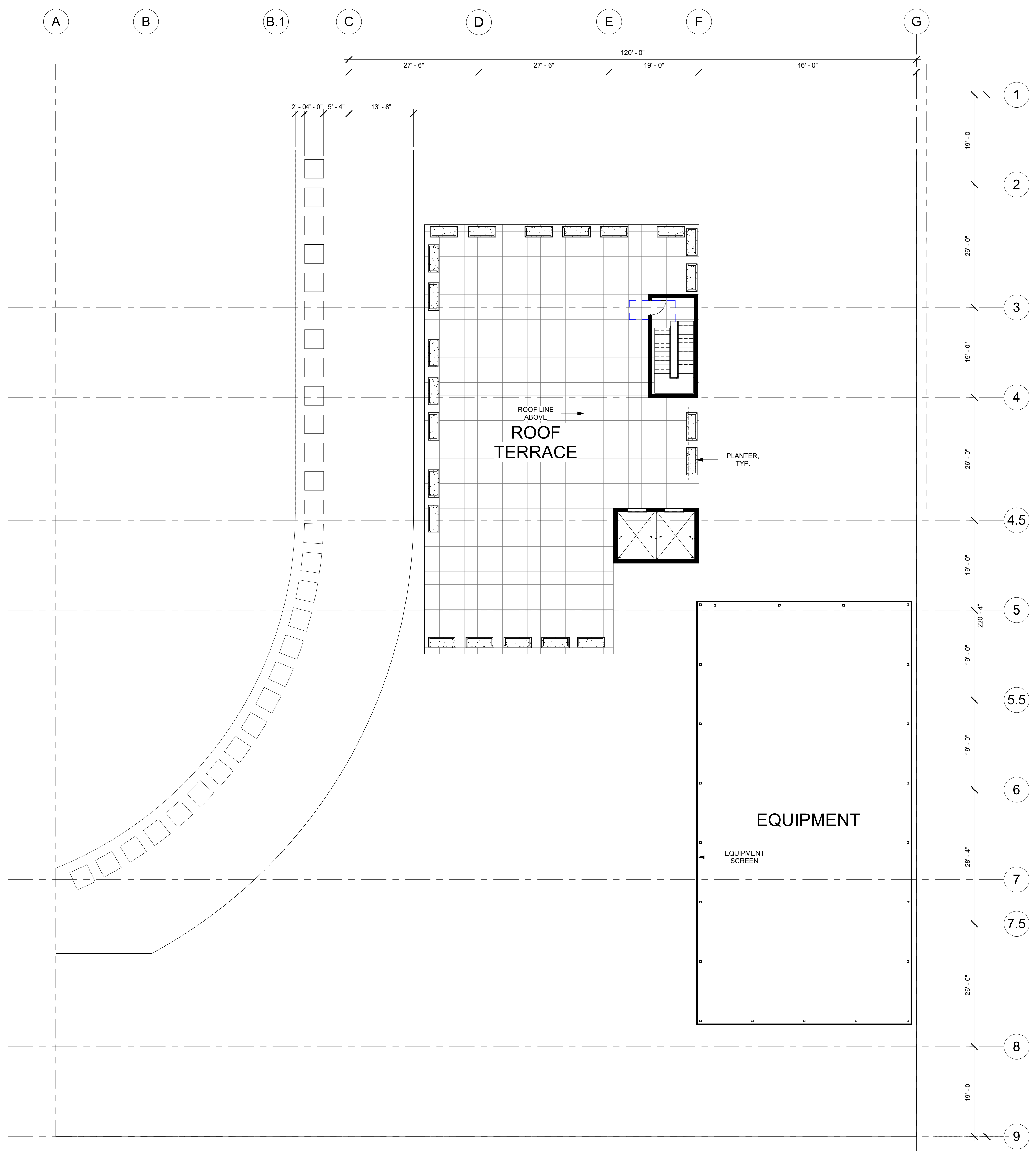
**TITLE: LEVEL 4**

**PROJECT NO. 2020012.20**

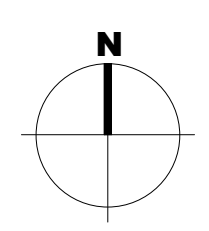
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**A-104**





KEY PLAN



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PASADENA, CA, 91105

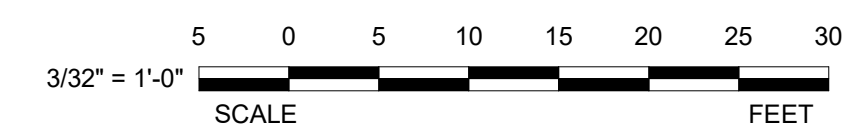
**MEDICAL OFFICE BUILDING**

**TITLE: ROOF PLAN**

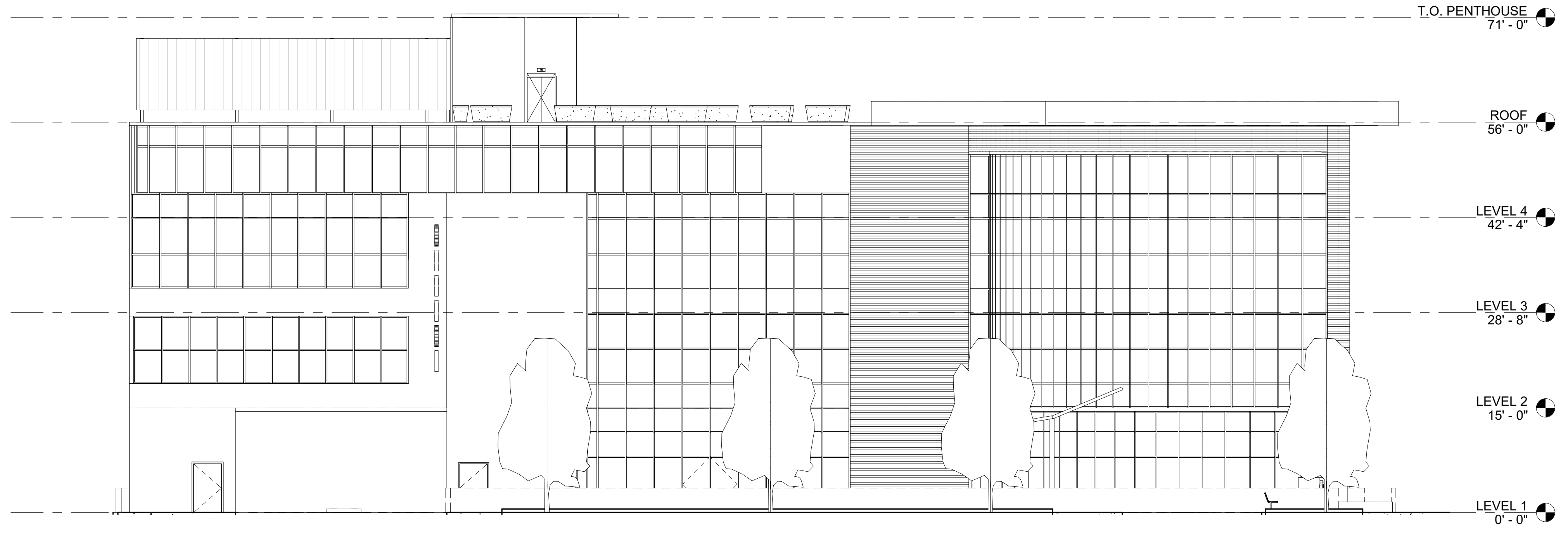
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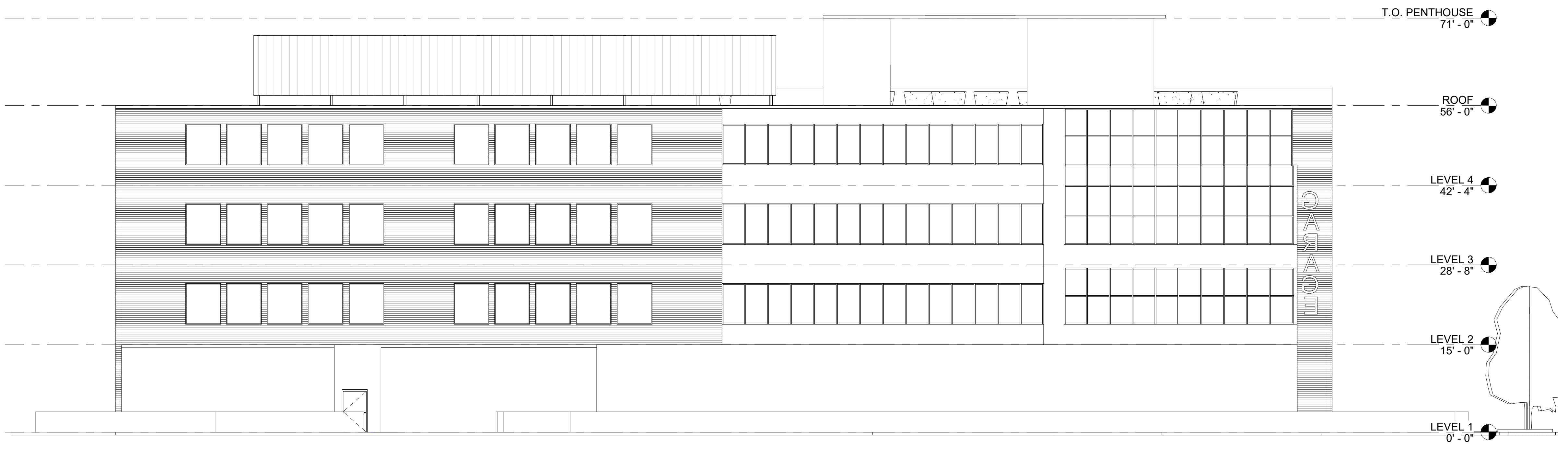
**ROOF PLAN**  
3/32" = 1'-0" 1







**North**  
3/32" = 1'-0" ①



**East**  
3/32" = 1'-0" ③



KEY PLAN



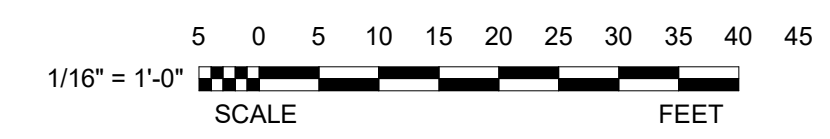
766 S FAIR OAKS AVE  
PASADENA, CA, 91105

**MEDICAL OFFICE  
BUILDING**

**TITLE: ELEVATIONS**

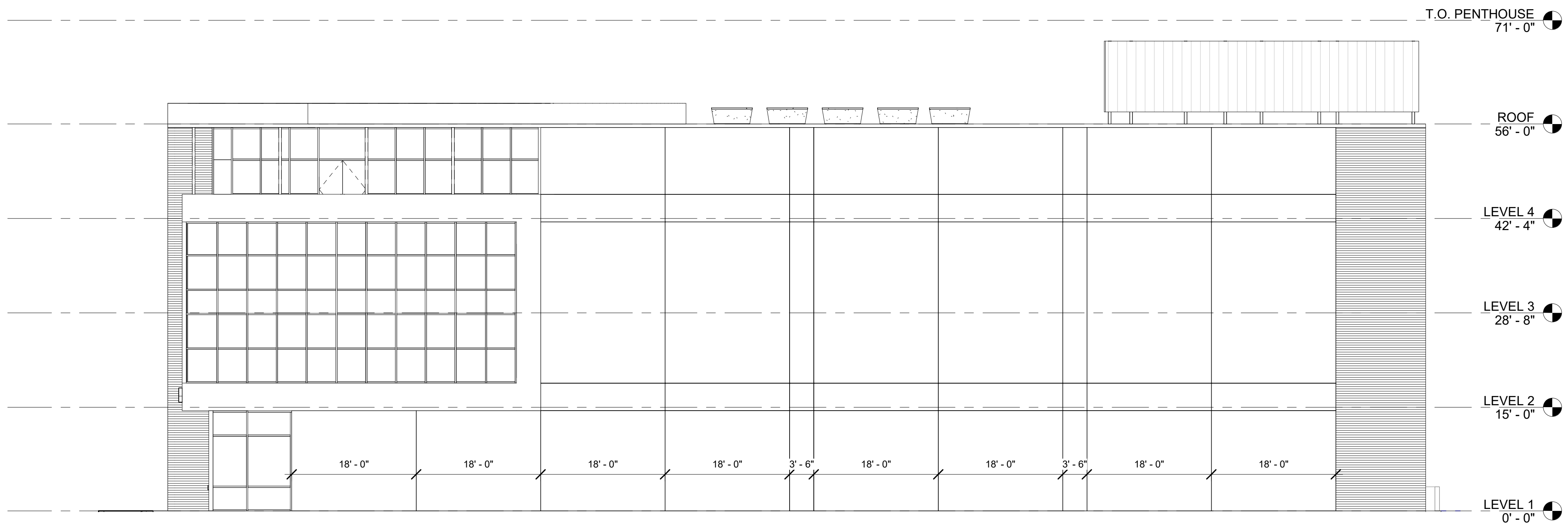
PROJECT NO. 2020012.20

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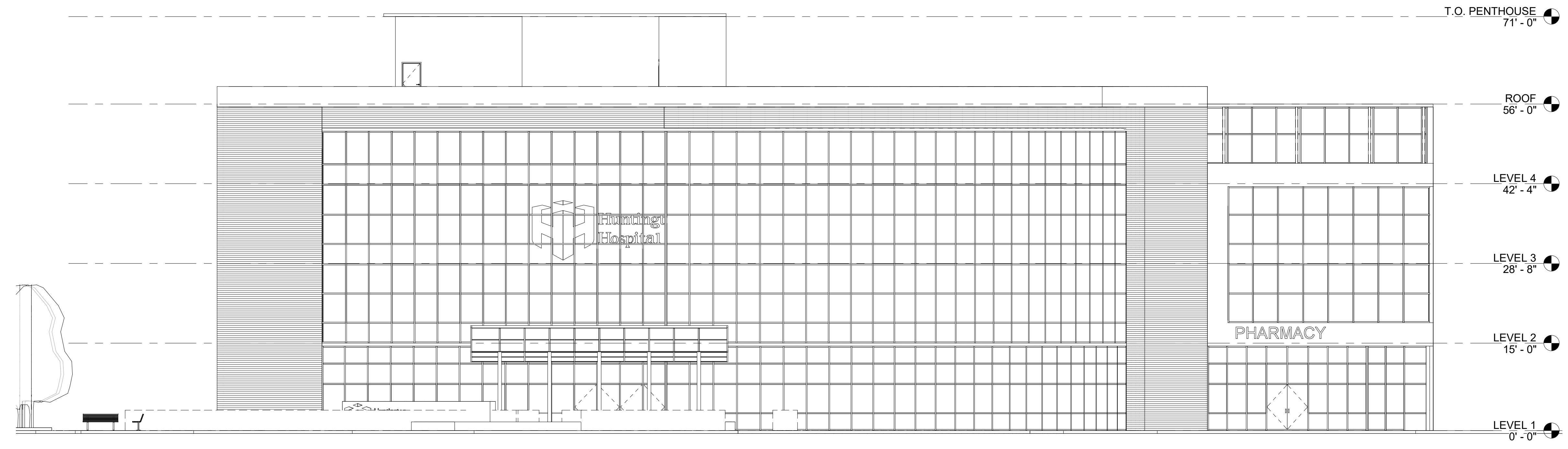


**A-201**

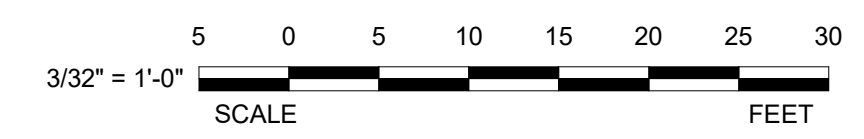




**SOUTH ELEVATION**  
3/32" = 1'-0" ①



**WEST ELEVATION**  
3/32" = 1'-0" ②



KEY PLAN



766 S FAIR OAKS AVE  
PASADENA, CA, 91105

**MEDICAL OFFICE  
BUILDING**

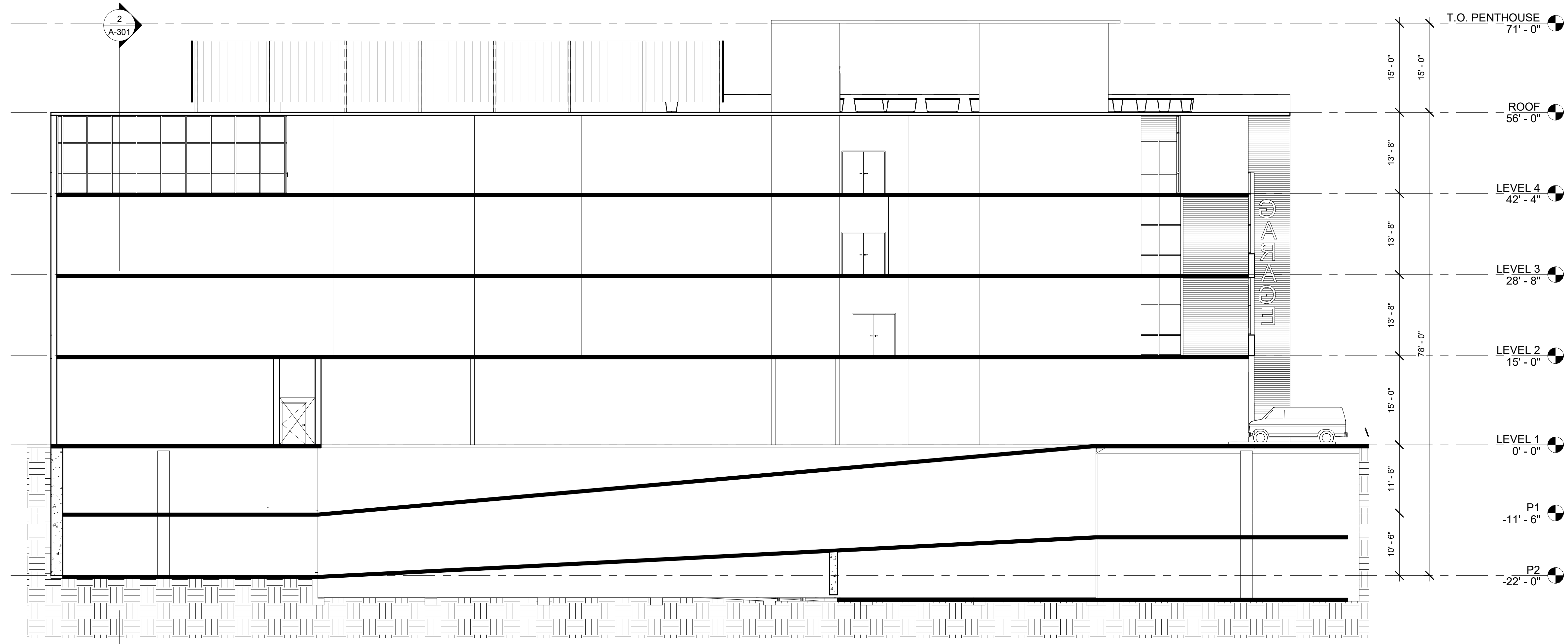
**TITLE: ELEVATIONS**

PROJECT NO. 2020012.20

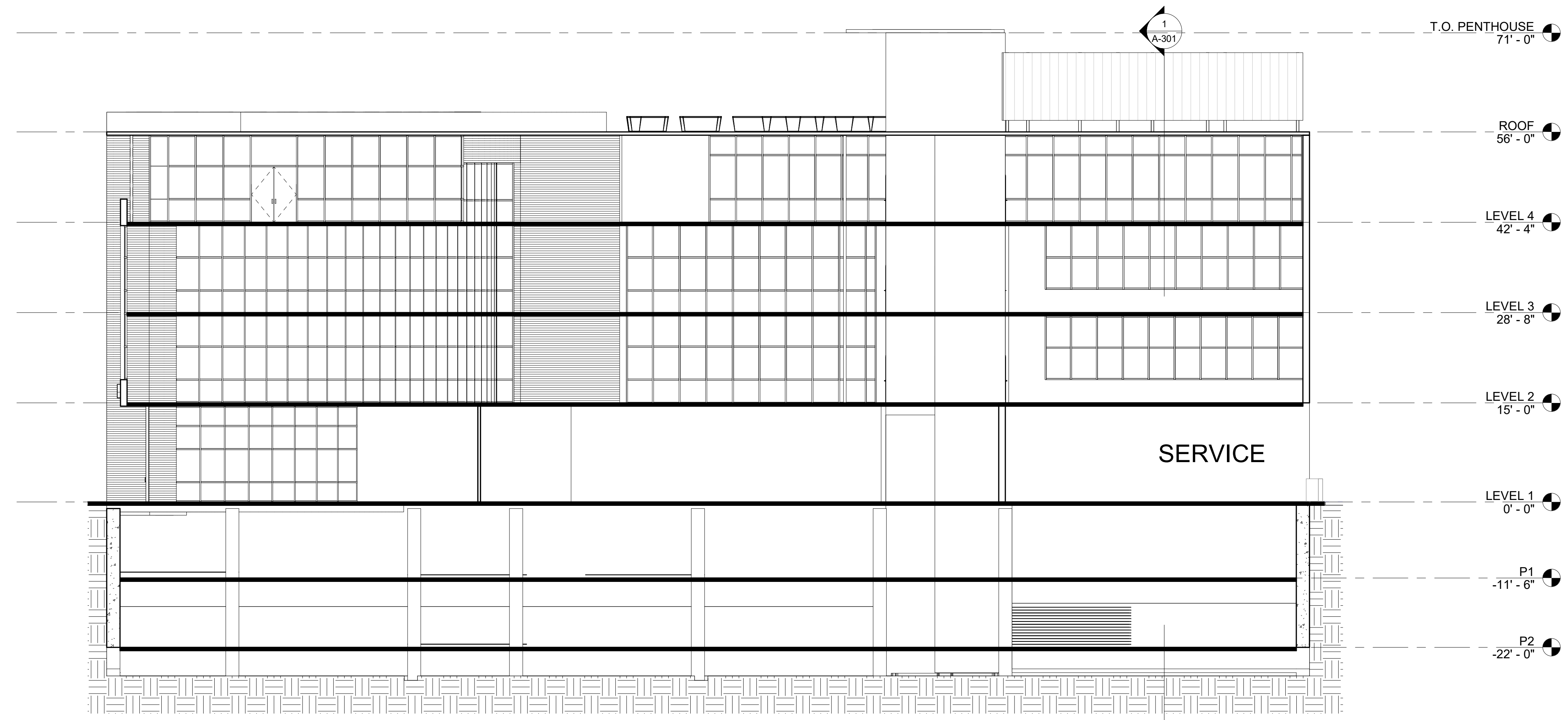
ISSUE:	DATE:
PPR SUBMITTAL	07.31.2020

**A-202**





**NORTH TO SOUTH SECTION** ①  
 3/32" = 1'-0"



**EAST TO WEST SECTION** ②  
 3/32" = 1'-0"

KEY PLAN

**Huntington**  
Hospital

766 S FAIR OAKS AVE  
PASADENA, CA, 91105

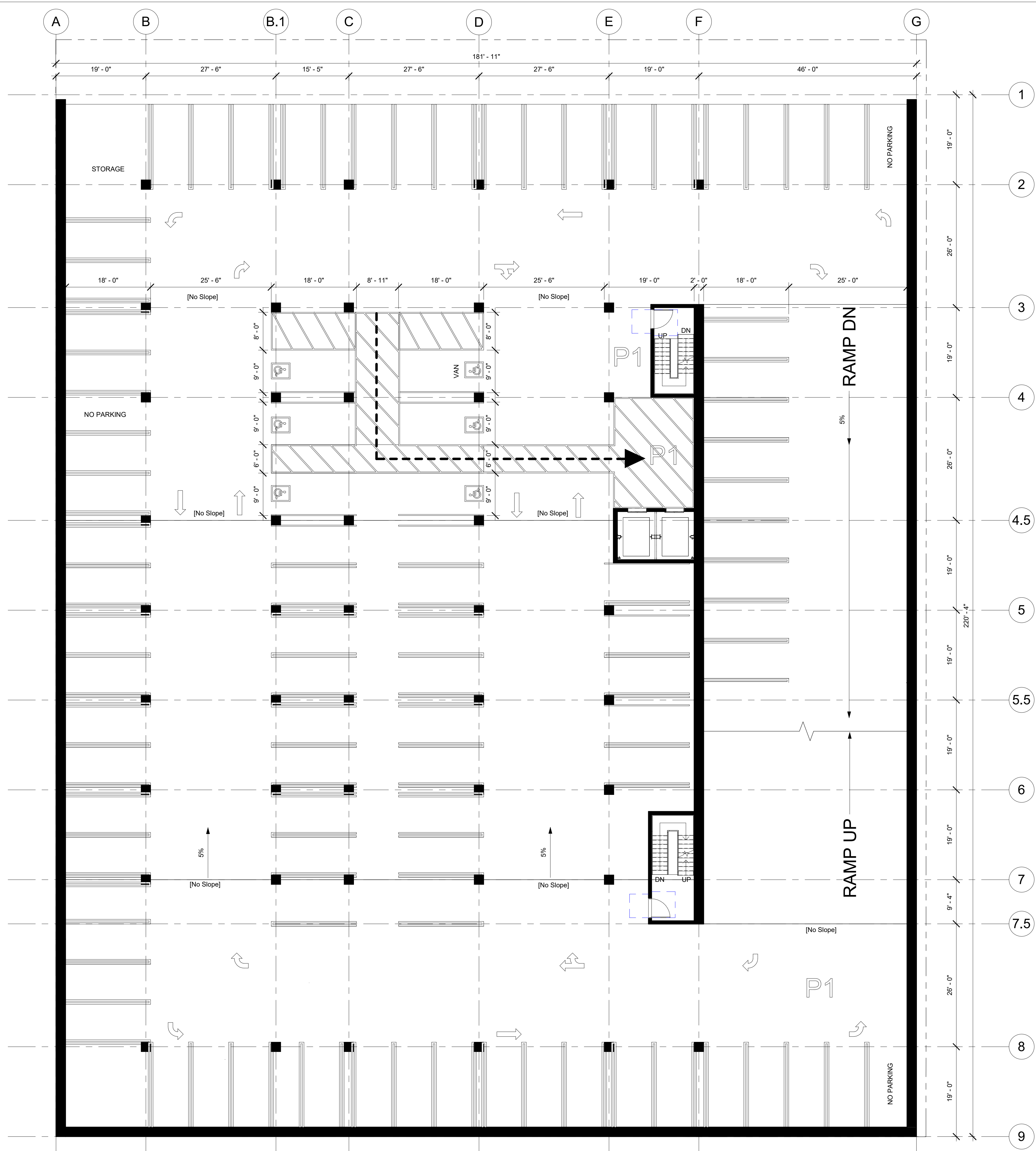
**MEDICAL OFFICE BUILDING**

**TITLE: BUILDING SECTIONS**

**PROJECT NO. 2020012.20**

ISSUE:	DATE:
PPR SUBMITTAL	07.31.2020

**A-301**

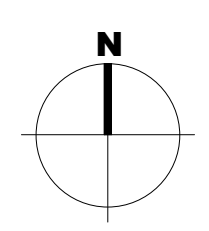


**PARKING COUNT**

LEVEL P1	
STANDARD	89
ACCESSIBLE	2
VAN ACCESSIBLE	4
<b>TOTAL PARKING P1</b>	<b>95</b>
<b>TOTAL PARKING P2</b>	<b>88</b>
<b>TOTAL PARKING COUNT</b>	<b>183</b>

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 1717 Kettner Blvd., Suite 100  
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KEY PLAN



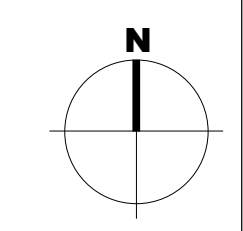
766 S FAIR OAKS AVE  
 PASADENA, CA, 91105

**MEDICAL OFFICE BUILDING**

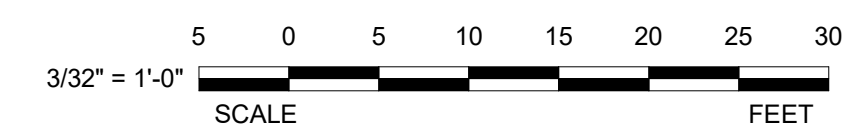
**TITLE: PARKING LEVEL 1**

PROJECT NO. 2020012.20

ISSUE:	DATE:
PPR SUBMITTAL	07.31.2020



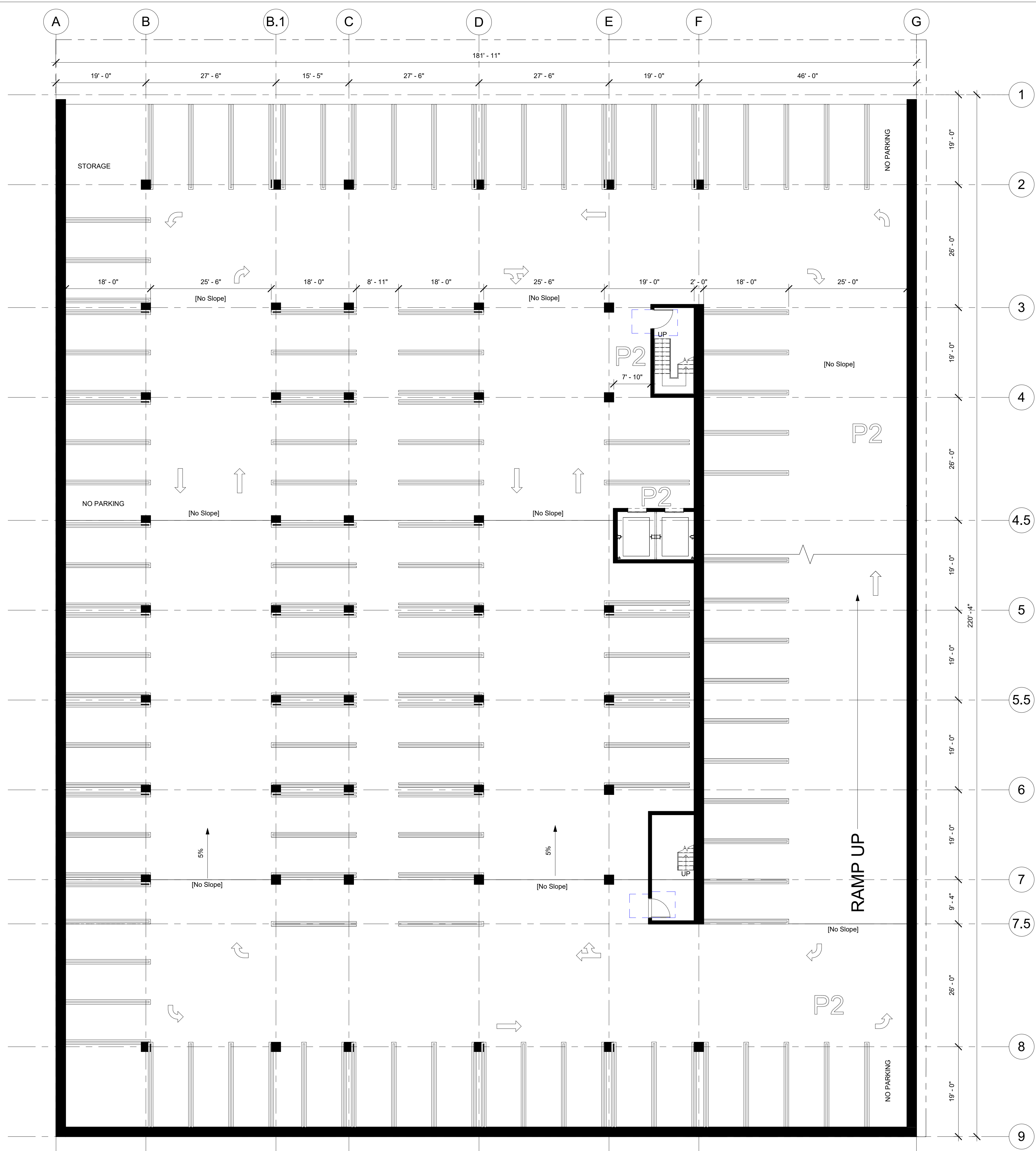
**P1**  
 3/32" = 1'-0"



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**AP-101**





PARKING COUNT	
LEVEL P1	
STANDARD	88
ACCESSIBLE	
VAN ACCESSIBLE	
<b>TOTAL PARKING P1</b>	<b>95</b>
<b>TOTAL PARKING P2</b>	<b>88</b>
<b>TOTAL PARKING COUNT</b>	<b>183</b>

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**KEY PLAN**

**Huntington Hospital**  
 766 S FAIR OAKS AVE  
 PASADENA, CA, 91105

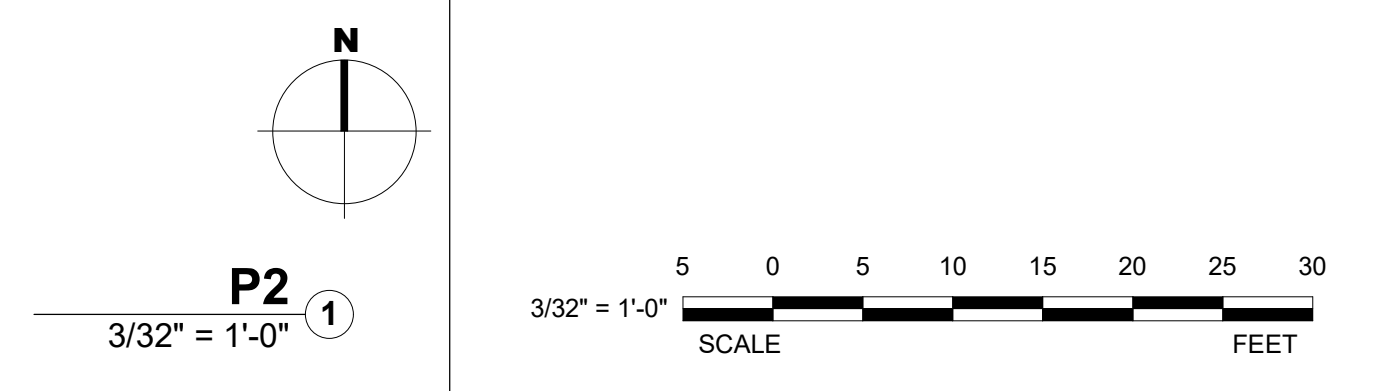
**MEDICAL OFFICE BUILDING**

**TITLE: PARKING LEVEL 2**

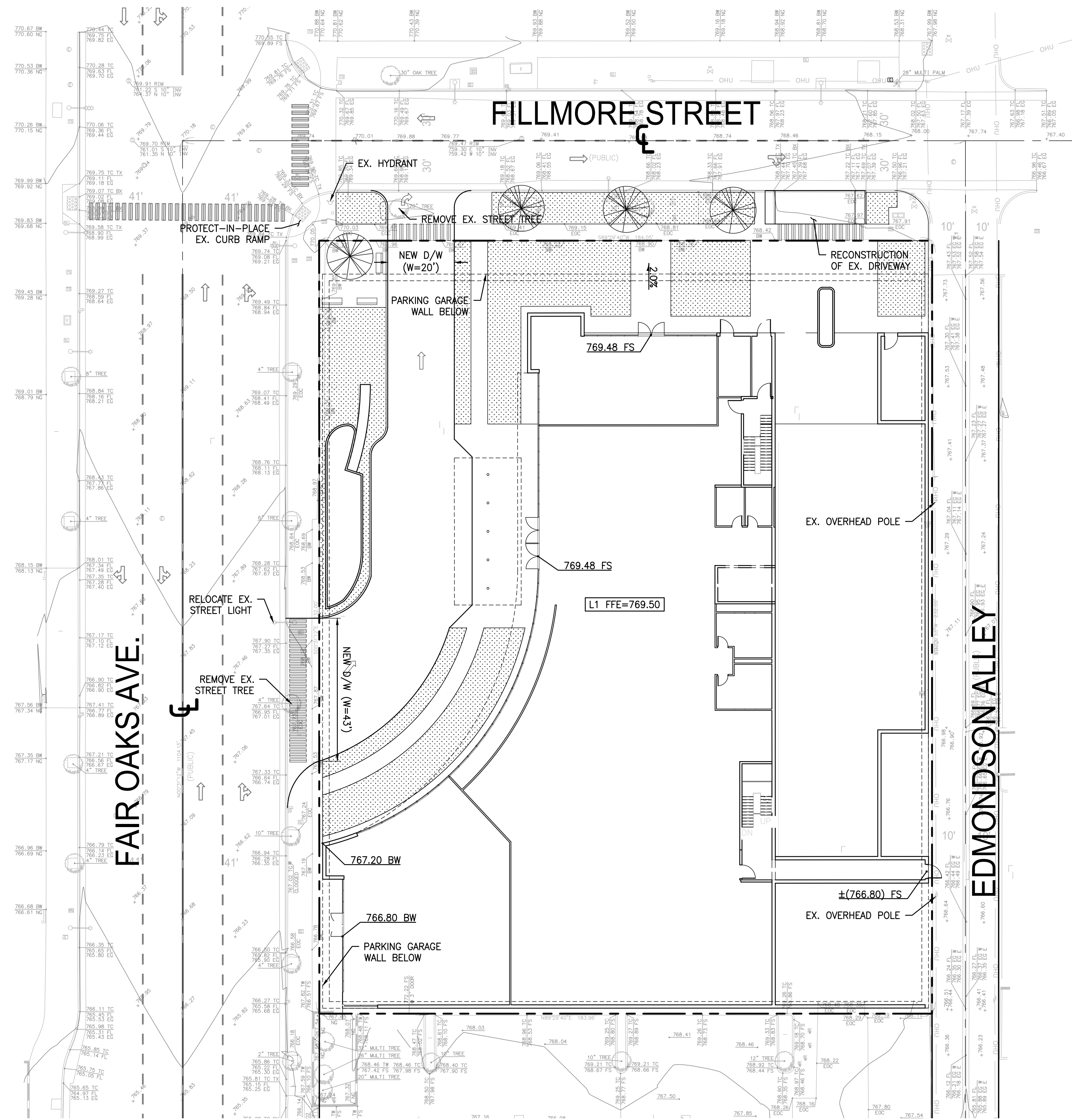
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ISSUE:	DATE:
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**AP-102**



7/30/2020 4:03:56 PM



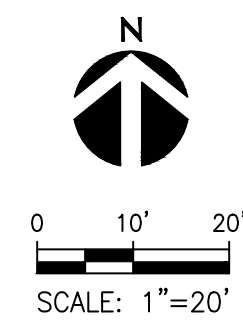
ESTIMATED EARTHWORK QUANTITIES	
CUT:	45,000 CUBIC YARDS
FILL:	0 CUBIC YARDS
NET (EXPORT):	45,000 CUBIC YARDS

**NOTES:**

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

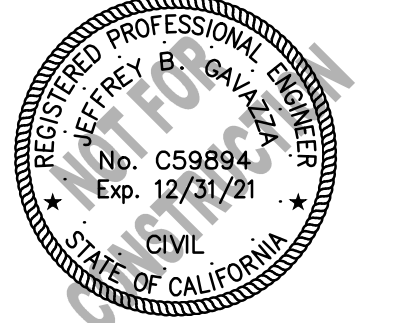
**LEGEND**

	PROPERTY LINE
	PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)



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F: 213.266.5294  
www.kpff.com



**Huntington  
Hospital**

**COLLECTION SITE  
MEDICAL OFFICE  
BUILDING**

TITLE	GRADING PLAN
PROJECT NO.	2020012.20
ISSUE:	DATE:
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**C1.20**



