

PROPOSED NEW BUILDING FOR:

# P A R K C E N T E R

221 EAST WALNUT STREET  
PASADENA, CA 91101

## PROJECT SUMMARY

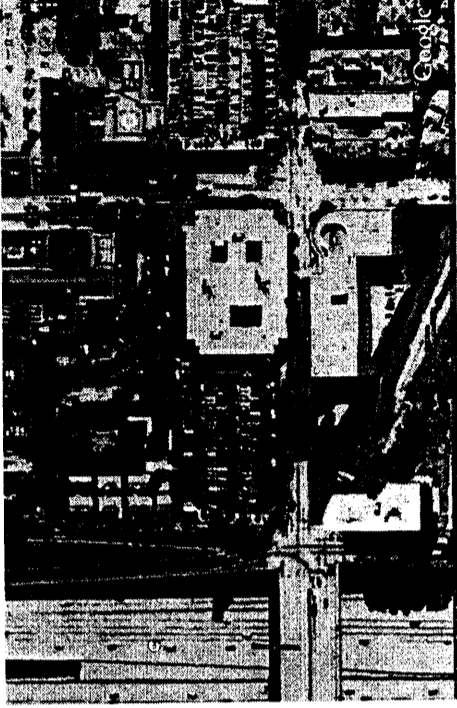
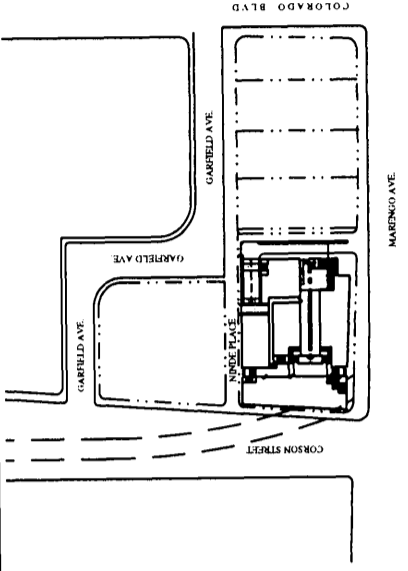
<b>I. SITE</b>	
A. LOT AREA:	99,029 S.F.
B. ZONING	CD-2
C. LAND-USE DESIGNATION	COMMERCIAL
D. OCCUPANCY GROUP	B
OFFICE	S3
PARKING	
E. TYPE OF CONSTRUCTION	TYPE 1 FR FULLY SPRINKLERED
<b>II. PROJECT</b>	
A. EXISTING TWO STORY BUILDING	31,451 S.F.
FIRST FLOOR	31,451 S.F.
SECOND FLOOR	
TOTAL EXISTING BUILDING	62,902 S.F.
B. NEW BUILDINGS:	
BUILDING #1 @ TWO (2) STORIES	
1ST FLOOR	18,845 S.F.
2ND FLOOR	31,000 S.F.
TOTAL	49,845 S.F.
BUILDING #2 @ THREE (3) STORIES	
1ST FLOOR	7,340 S.F.
2ND FLOOR	7,340 S.F.
3RD FLOOR	7,340 S.F.
TOTAL	22,020 S.F.
C. TOTAL FOR NEW BUILDINGS	71,865 S.F.
D. TOTAL STORAGE SPACES	15,700 S.F.
IN FOUR (4) PARKING LEVELS	
E. TOTAL OF NEW PROJECT	79,665 S.F.
F. TOTAL NEW + EXISTING	142,567 S.F.
G. ALLOWED AT 1.5 F.A.R.	148,544 S.F.

<b>III. PARKING</b>	
A. EXISTING PARKING TO BE REMOVED	150 SPACES
B. NEW PARKING REQUIRED FOR OFFICES AND STORAGE AT 2.25/1000	356 SPACES
C. PARKING PROVIDED	313 SPACES REGULAR 8 SPACES HANDICAP 38 SPACES TANDEM
TOTAL PARKING PROVIDED	359 SPACES

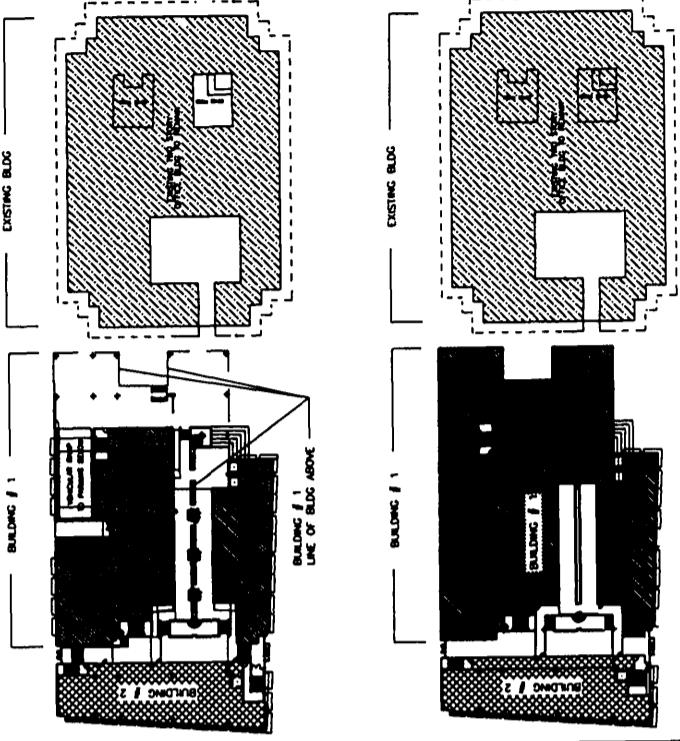
## SHEET INDEX

T-1	TITLE, PROJECT SUMMARY, VICINITY MAP, NOTES & SHEET INDEX
T-1.1	PROPOSED SITE PLAN
T-1.2	EXISTING SITE PLAN
T-1.3	SURVEY
A-1	GROUND FLOOR PLAN
A-1.1	SECOND FLOOR PLAN
A-1.2	ROOF PLAN
A-1.3	COURTYARD FLOOR PLAN
A-1.4	PARKING LEVEL 1
A-1.5	PARKING LEVEL 2 & 3
A-1.6	PARKING LEVEL 4
A-2	ELEVATIONS
A-2.1	ELEVATIONS
A-2.2	COURTYARD ELEVATIONS
A-2.3	COURTYARD ELEVATIONS
A-2.4	COURTYARD ELEVATIONS
A-2.5	STREET ELEVATIONS
A-3	SECTIONS
A-3.1	SECTIONS
A-3.2	SECTIONS
A-3.3	SECTIONS
P-1	PHOTOGRAPHS
P-2	PHOTOGRAPHS
P-3	PHOTOGRAPHS
P-4	PHOTOGRAPHS

## VICINITY MAP



## PROPOSED & EXISTING BLDGS. ON THE SITE



PROPOSED BUILDING FOR:  
**PARK CENTER**  
221 EAST WALNUT STREET  
PASADENA, CA. 91101

Sheet Description:  
PROJECT TITLE, PROJECT SUMMARY, VICINITY MAP, SHEET INDEX & PROPOSED & EXISTING BLDGS. ON THE SITE

McClellan & Associates  
ARCHITECTS  
555 E. GARDEN BLVD STE 200  
PASADENA, CA 91101  
TEL. NOS. 826-448-7338

Date: 01/11/2008  
Scale: as shown  
Drawn:  
Job:  
Sheet: **T-1**  
Of: 5

JAN 14 2008

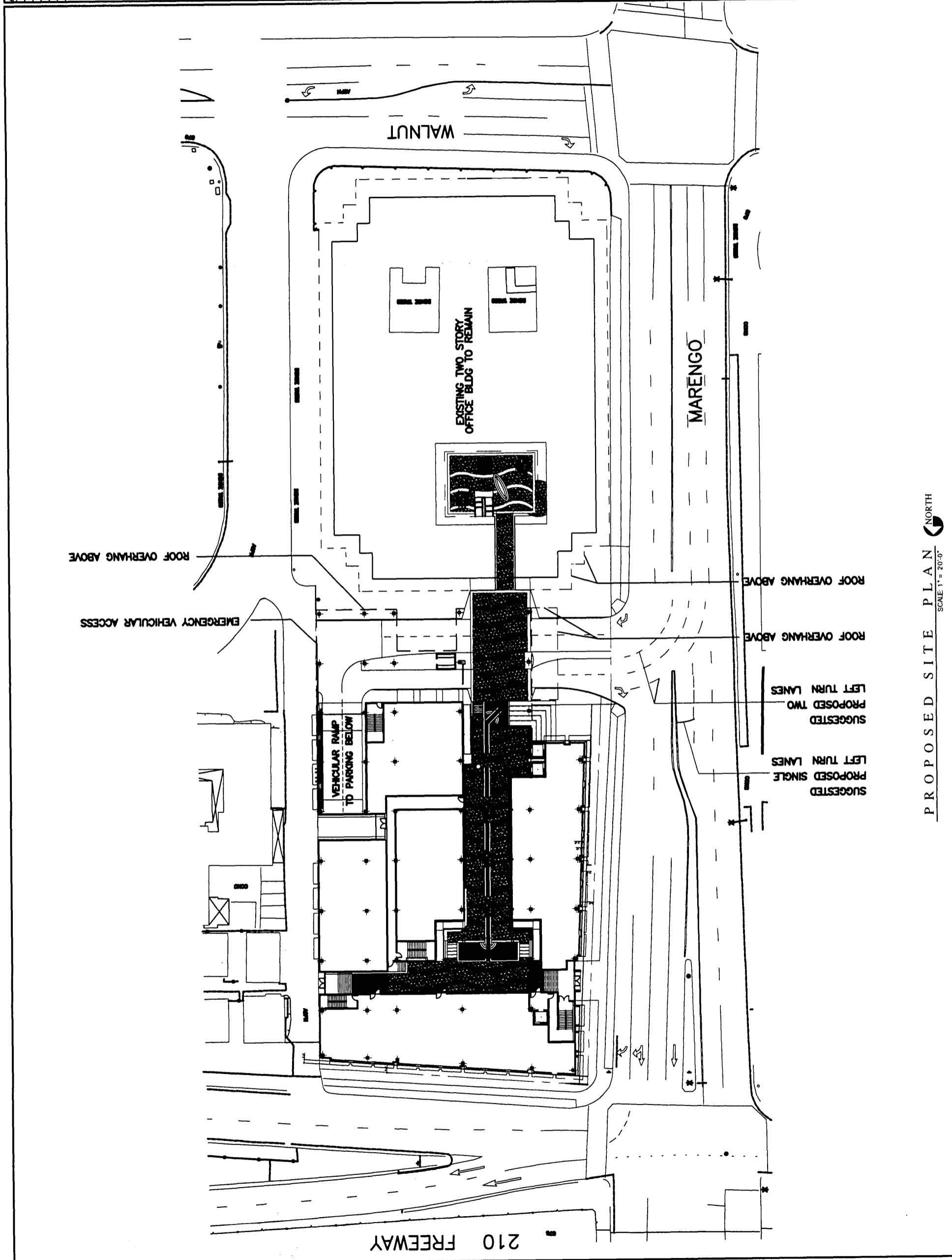
NO.	DATE	REVISION

McClellan & Associates  
 ARCHITECTS  
 505 E. COLONADO BLVD. STE 200  
 PASADENA, CA 91101  
 TEL. NOS. 826.448.7338

PROPOSED  
 SITE PLAN  
 Sheet Description:

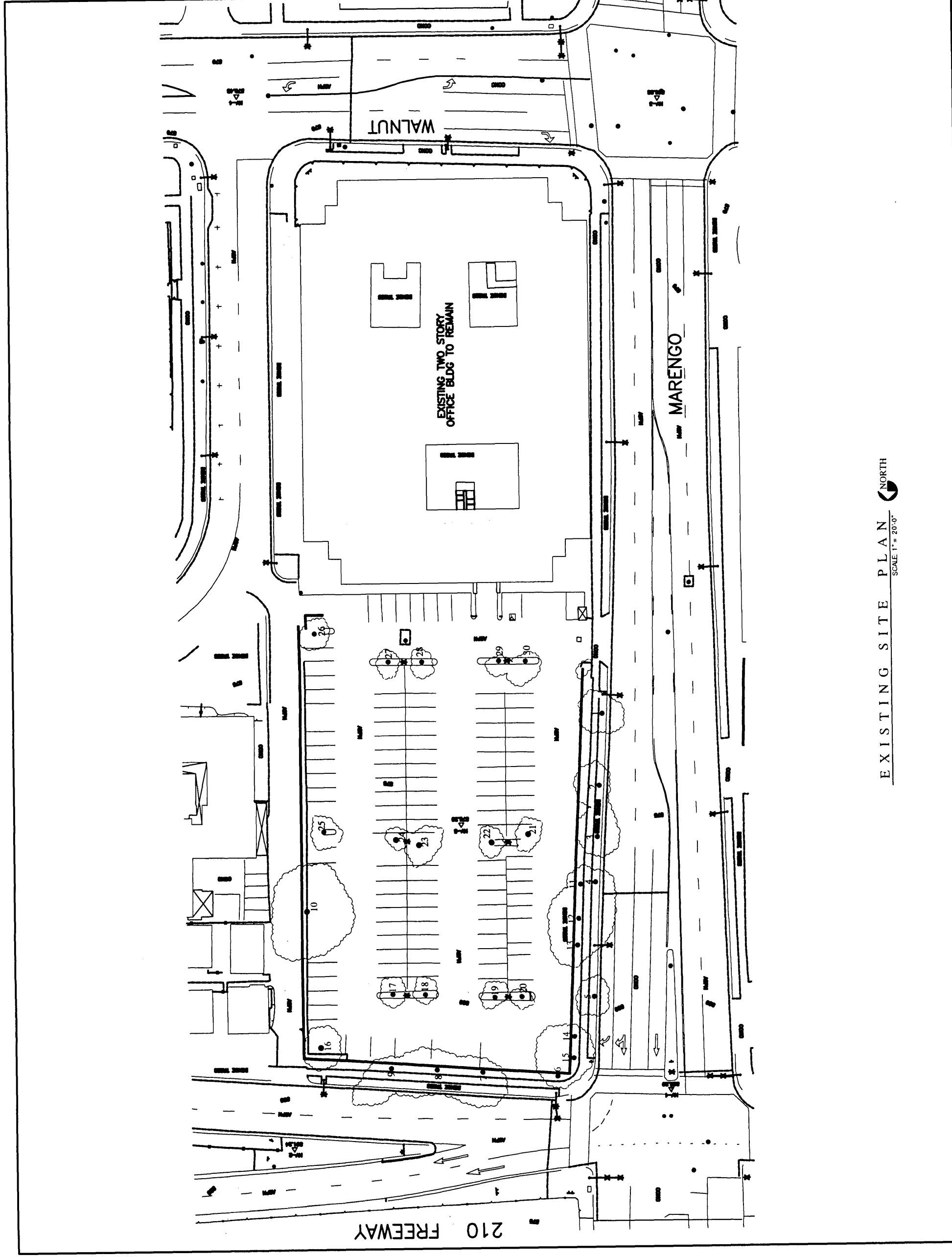
PROPOSED BUILDING FOR:  
**PARK CENTER**  
 221 EAST WALNUT STREET  
 PASADENA, CA. 91101

Date: 11/05/2007  
 Scale: as shown  
 Drawn:  
 Job:  
 Sheet  
**T-1.1**  
 Of  
 5  
 Sheets



PROPOSED SITE PLAN NORTH  
 SCALE 1" = 20'-0"

REVISION	DATE



EXISTING SITE PLAN NORTH  
SCALE 1" = 20'-0"

NO.	DATE	REVISION

TEL. NO. 628 448 7333

**McClellan & Associates**  
ARCHITECTS

505 E. COLORADO BLVD STE 200  
PASADENA, CA 91101

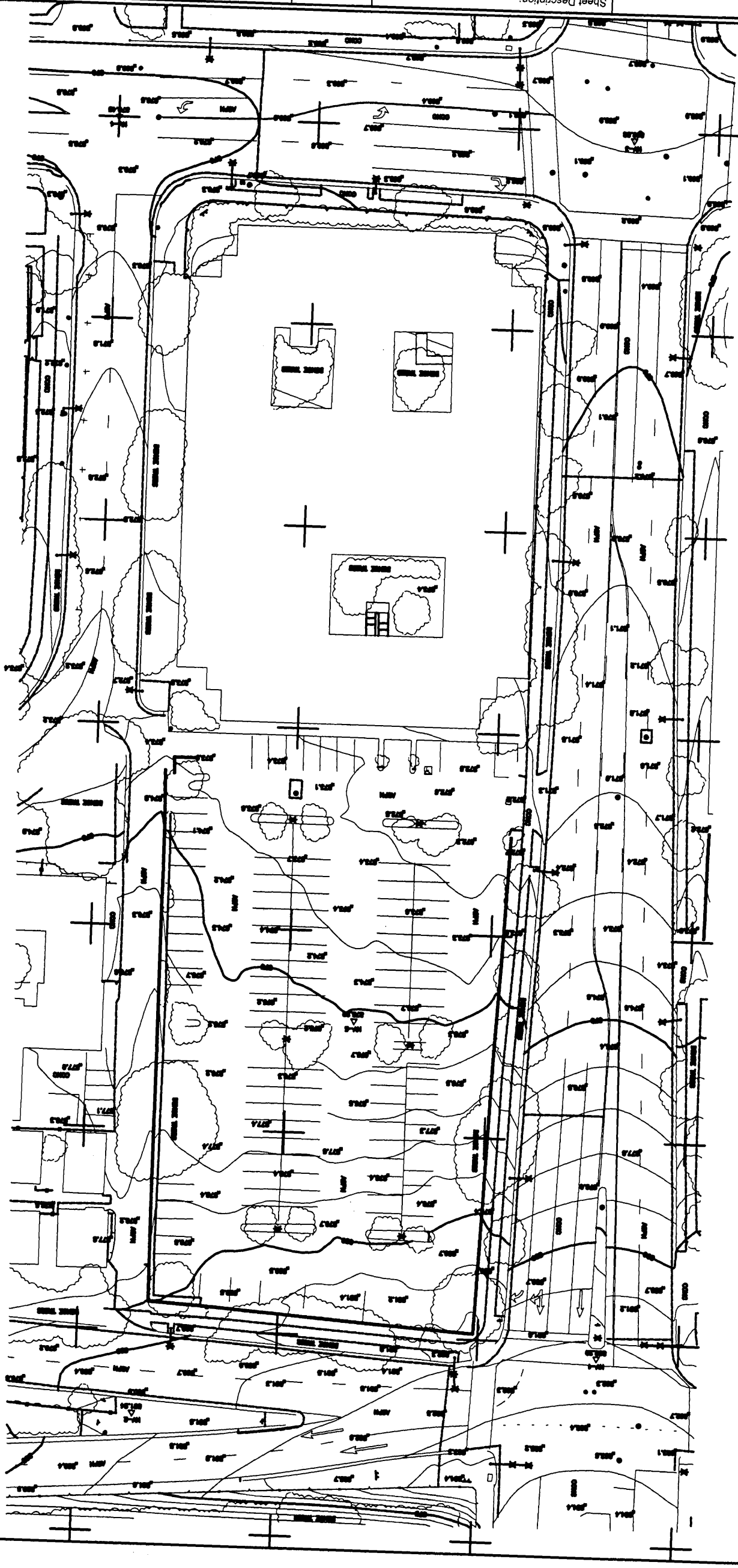
SURVEY

Sheet Description:

**PARK CENTER**  
221 EAST WALNUT STREET  
PASADENA, CA 91101

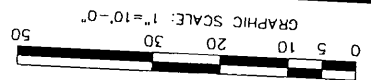
PROPOSED BUILDING FOR:

Date: 01/11/2008  
Scale: as shown  
Drawn:  
Job:  
Sheet:  
C-1.3  
Of Sheets



10' 11' 12' 13' 14' 15'

GROUND FLOOR PLAN  
SCALE 1" = 10'-0"



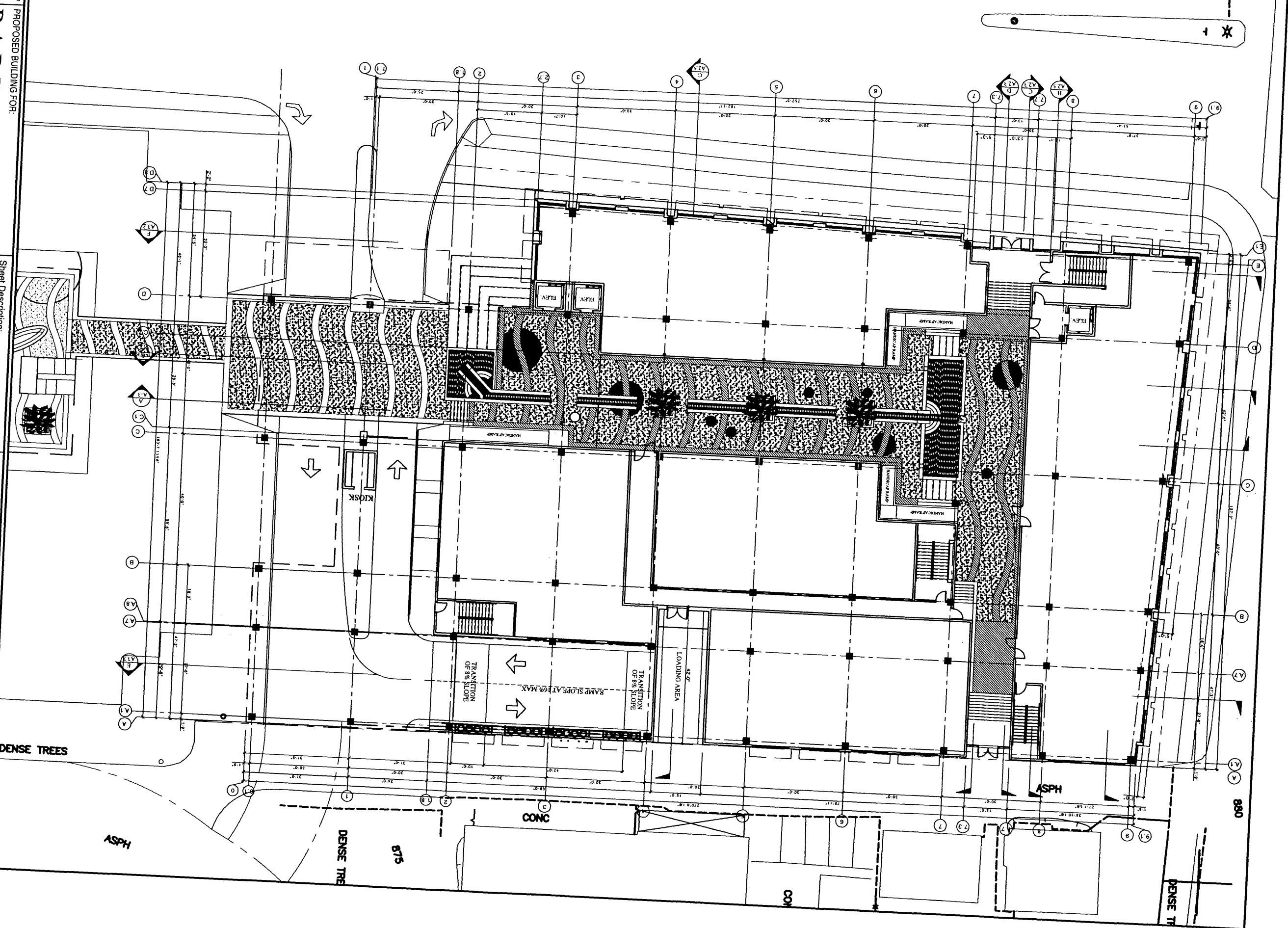
PROPOSED BUILDING FOR:  
**PARK CENTER**  
221 EAST WALNUT STREET  
PASADENA, CA. 91101

Sheet Description:  
**GROUND FLOOR PLAN**

**McClellan & Associates**  
ARCHITECTS

545 E. COLONADO BLVD. STE 200  
PASADENA, CA 91101  
TEL. NOS. 828 448 7238

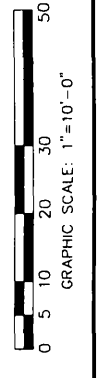
Job:	
Drawn:	
Scale:	AS SHOWN
Date:	01/11/2008
Sheet:	A-1



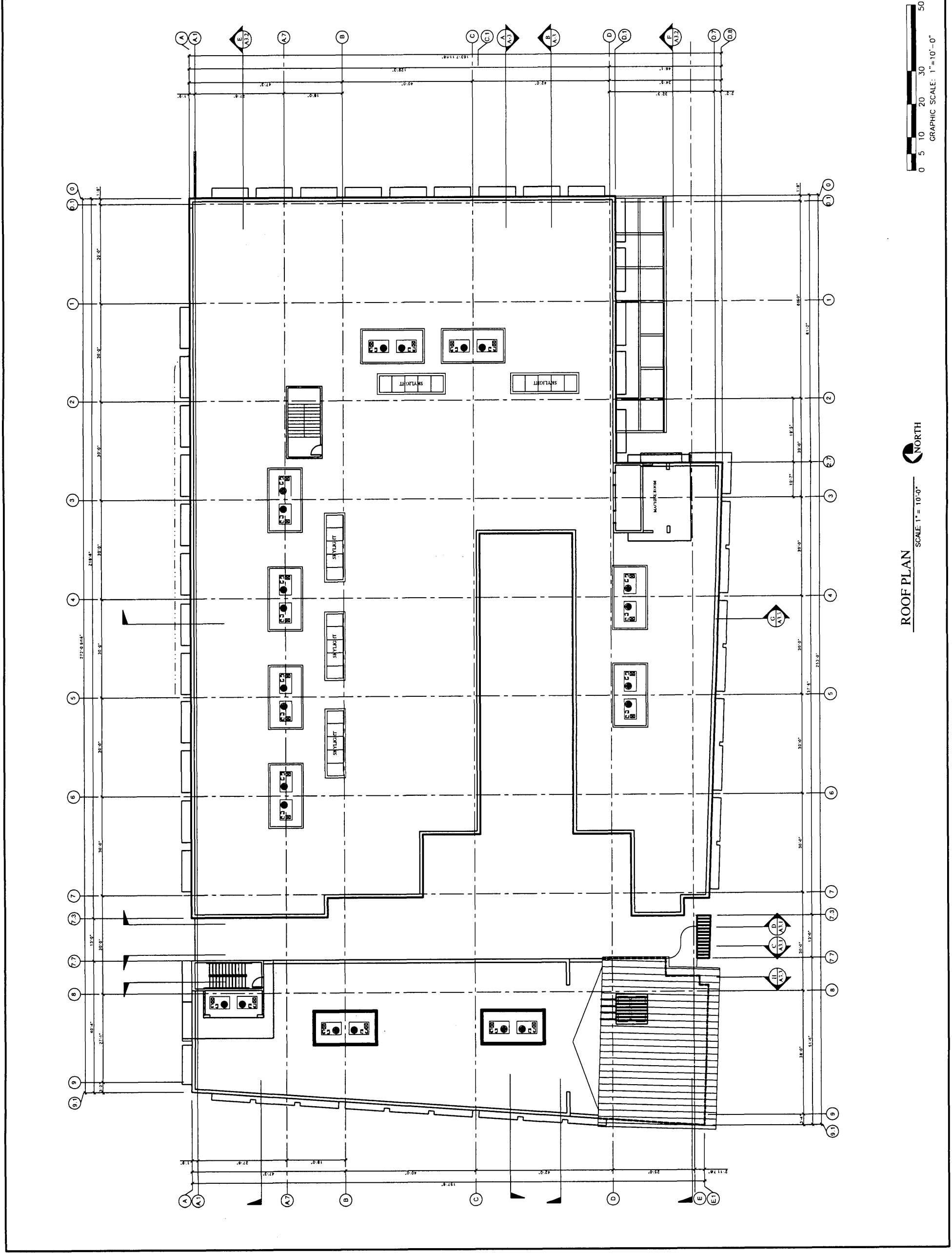
NO.	REVISION	DATE



REVISION	DATE



**ROOF PLAN** SCALE 1" = 10'-0"  
NORTH









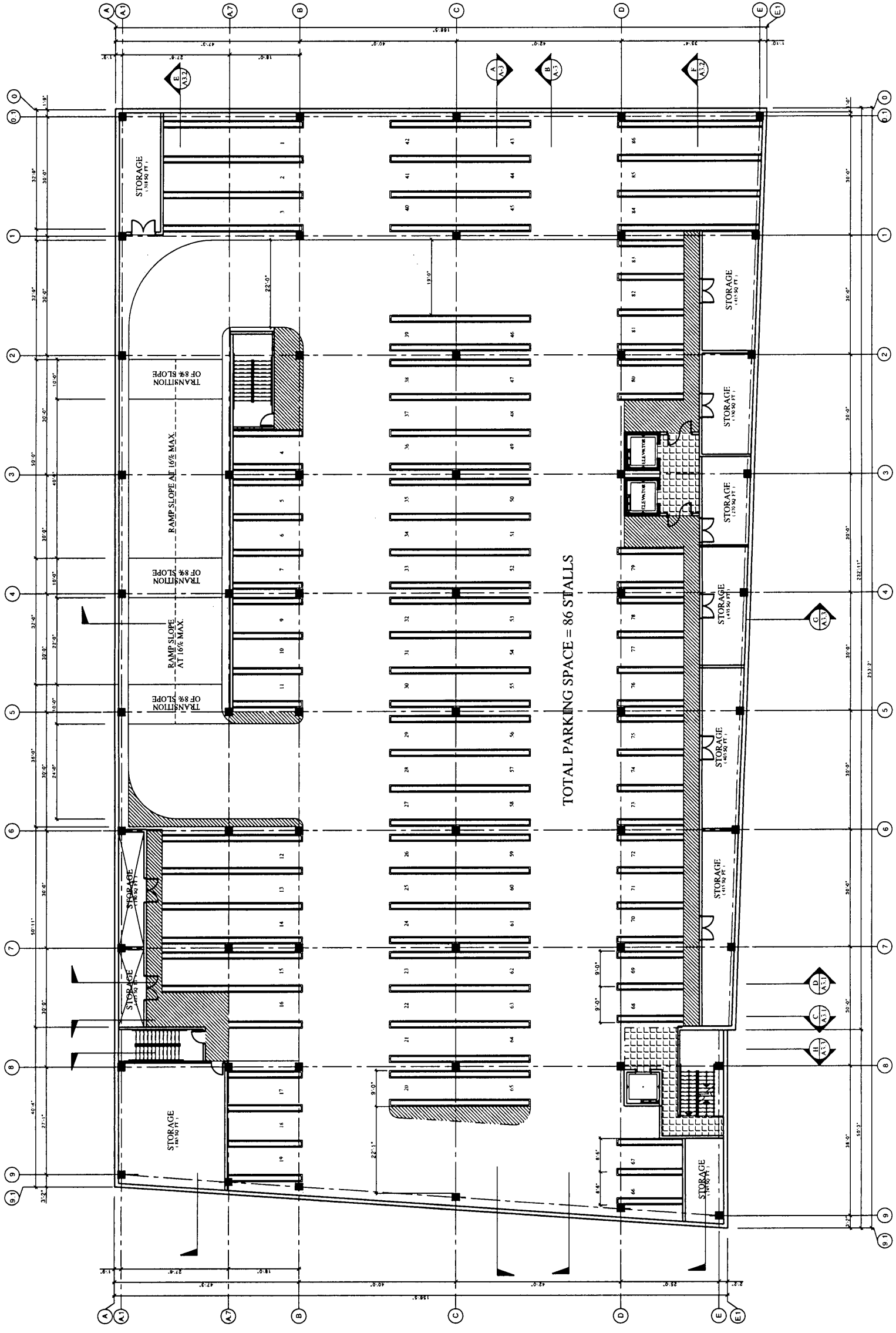
REVISION	DATE

McClellan & Associates  
 ARCHITECTS  
 505 E. COLONADO BLVD. STE. 200  
 PASADENA, CA 91101  
 TEL. NOS. 626.449.7326

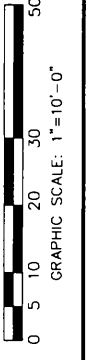
Sheet Description:  
**PAKING LEVEL 2 & 3**

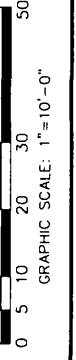
PROPOSED BUILDING FOR:  
**PARK CENTER**  
 221 EAST WALNUT STREET  
 PASADENA, CA. 91101  
 Date: 01/11/2008  
 Scale: as shown  
 Drawn:  
 Job:  
 Sheet:  
 Of Sheets:

**A-1.5**  
 50



PARKING LEVEL 2  
 SCALE: 1" = 10'-0"  
 PARKING LEVEL 3  
 SCALE: 1" = 10'-0"  
 NORTH





NORTH  
 SCALE 1" = 10'-0"  
**FOURTH FLOOR PARKING PLAN**

50  
 OF SHEETS  
**A-1.6**

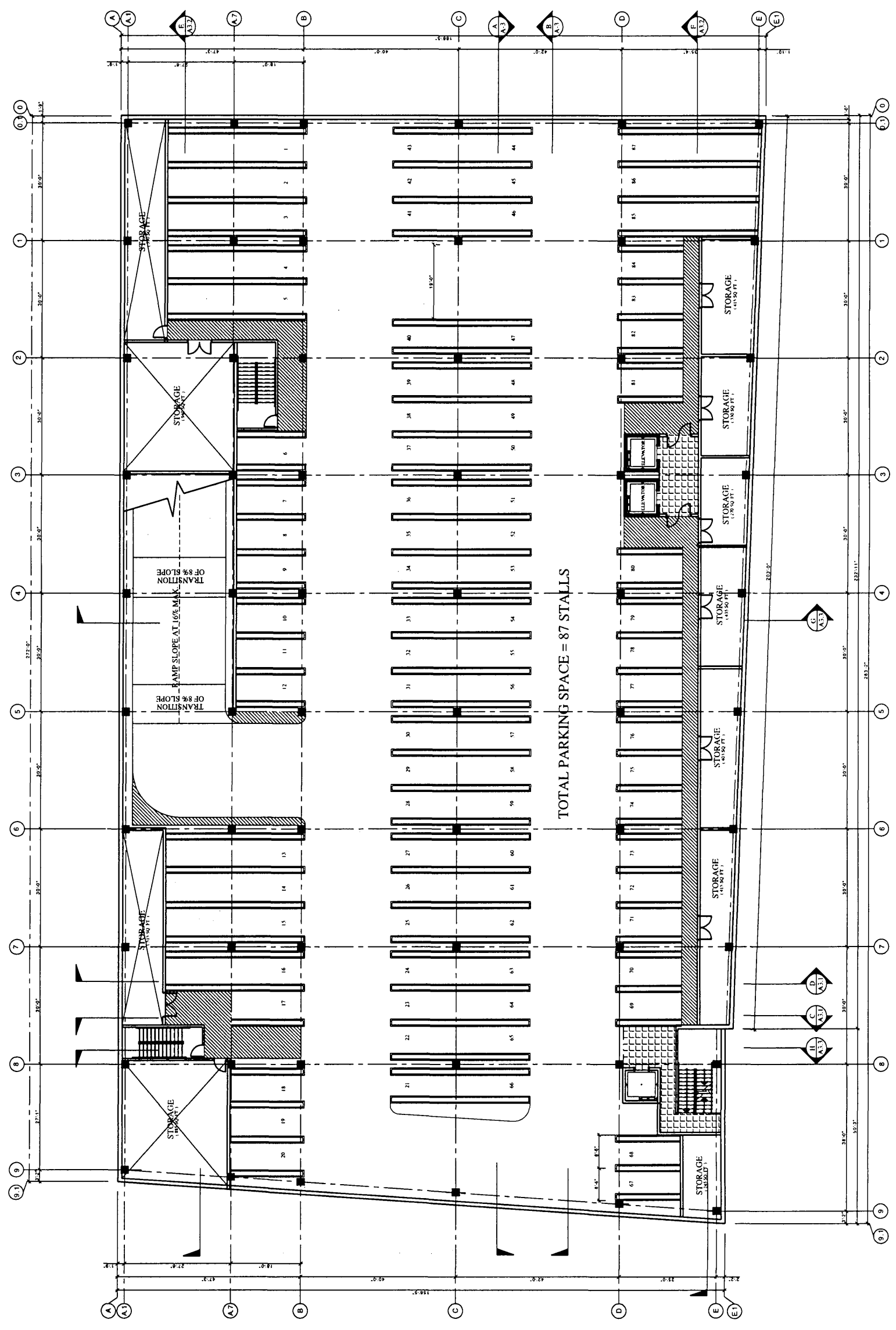
Job: \_\_\_\_\_  
 Drawn: \_\_\_\_\_  
 Scale: as shown  
 Date: 01/11/2008

PROPOSED BUILDING FOR:  
**PARK CENTER**  
 221 EAST WALNUT STREET  
 PASADENA, CA. 91101

Sheet Description:  
**PAKING LEVEL 4**

**McClellan & Associates**  
 ARCHITECTS  
 502 E COLORADO BLVD. STE 200  
 PASADENA, CA 91101  
 TEL. NOS. 626 448 7338

REVISION	DATE



GRAPHIC SCALE: 1"=10'-0"  
0 5 10 20 30 50

Sheet A-2  
Of 50

PROPOSED BUILDING FOR:  
**PARK CENTER**  
221 EAST WALNUT STREET  
PASADENA, CA. 91101

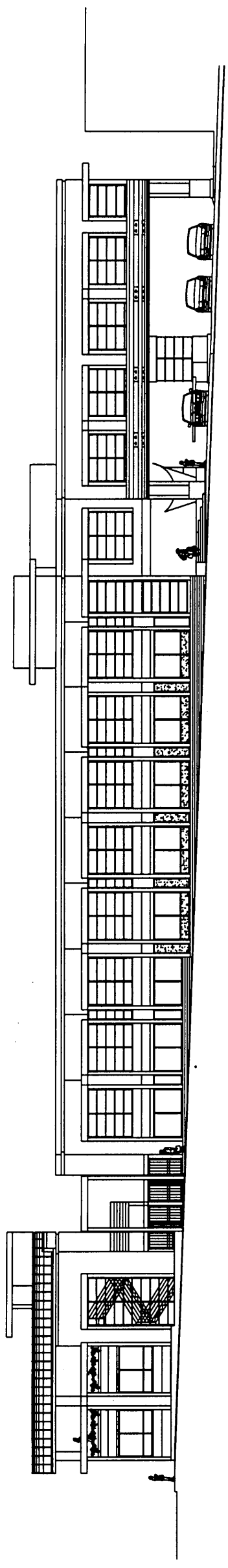
ELEVATIONS

Sheet Description:

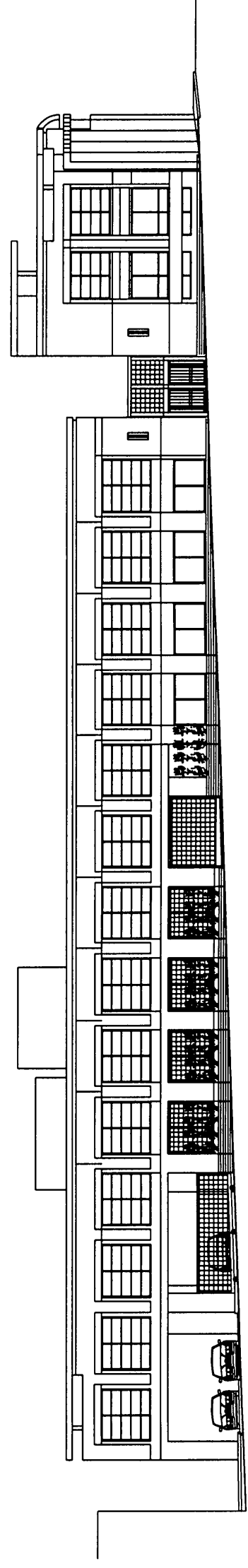
**McClellan & Associates**  
ARCHITECTS

505 E. COLONADO BLVD. STE. 200  
PASADENA CA 91101  
TEL. NOS. 828 449 7338

REVISION	DATE



**EAST ELEVATION**  
SCALE: 1" = 10'-0"



**WEST ELEVATION**  
SCALE: 1" = 10'-0"

PROPOSED BUILDING FOR:  
P A R K  
C E N T E R

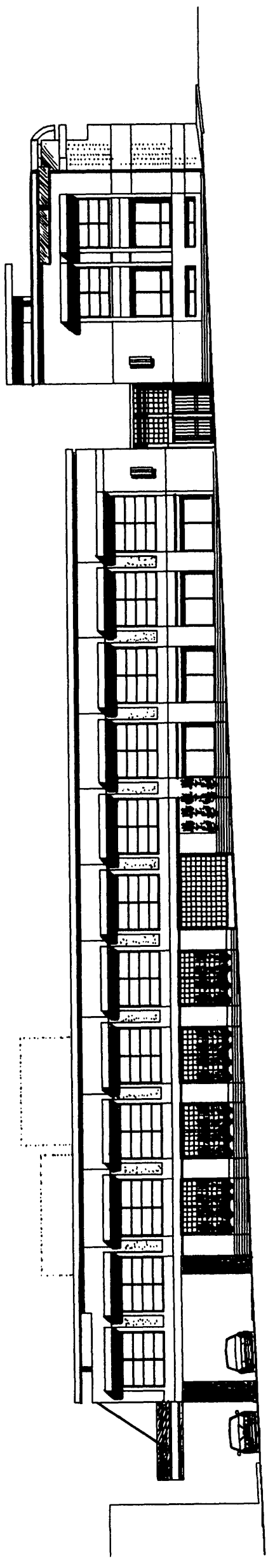
221 EAST WALNUT STREET  
PASADENA, CA. 91101

McClellan & Associates  
ARCHITECTS

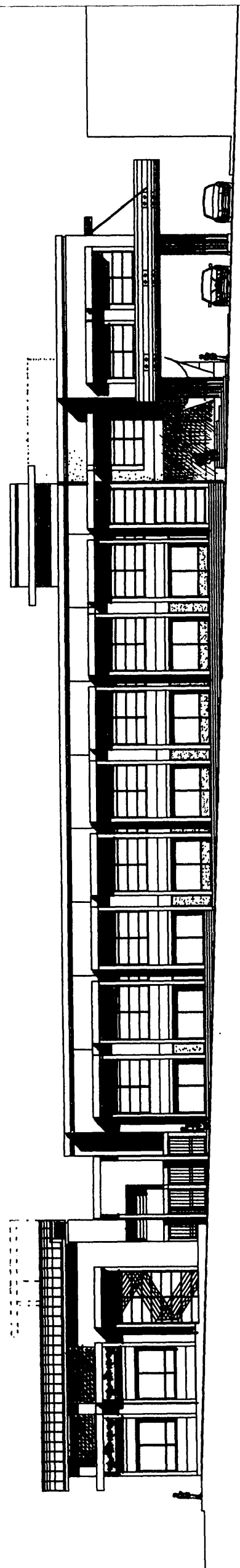
808 E. COLORADO BLVD. STE. 200  
PASADENA, CA 91101  
TEL. NOS. 626.449.7396

REVISION	DATE

EAST ELEVATION



WEST ELEVATION



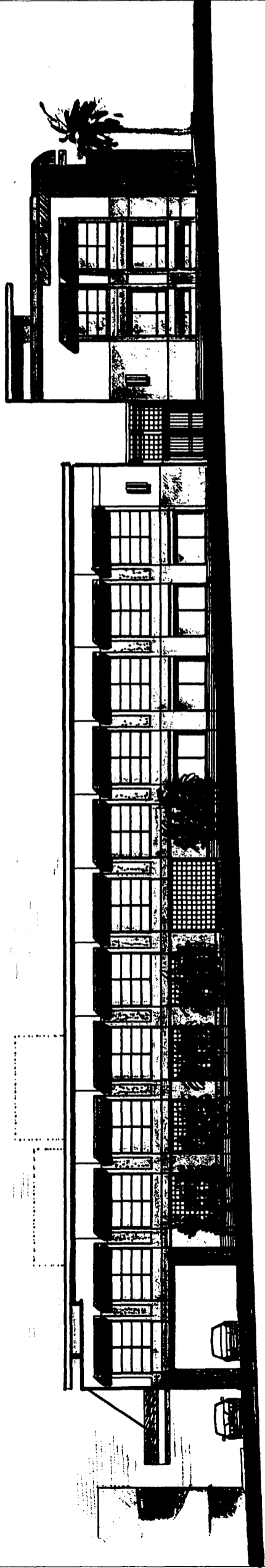
PROPOSED BUILDING FOR:  
P A R K  
C E N T E R  
221 EAST WALNUT STREET  
PASADENA, CA 91101

McClellan & Associates  
ARCHITECTS

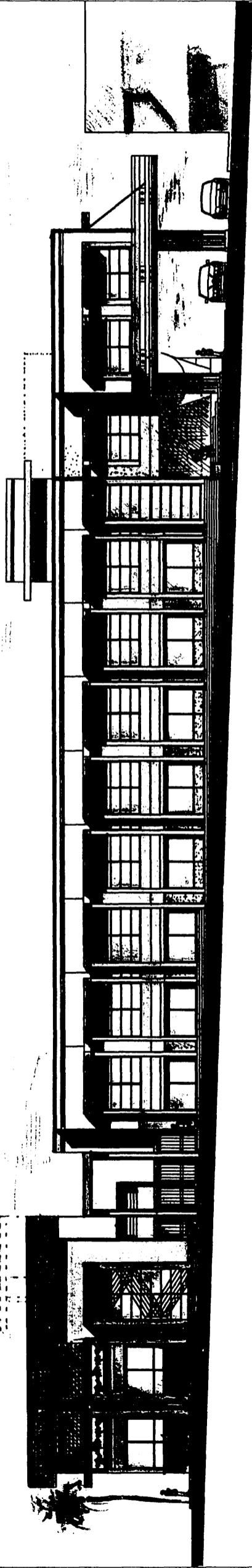
205 E. COLORADO BLVD. STE. 200  
PASADENA, CA 91101  
TEL. NO. 626.449.7398

DATE	DESCRIPTION

EAST ELEVATION



WEST ELEVATION



0 5 10 20 30 50  
GRAPHIC SCALE: 1" = 10'-0"

Sheet  
A-2.1  
Of  
50  
Sheets

Date: 01/11/2008  
Scale: as shown

Job:  
Drawn:  
Job:

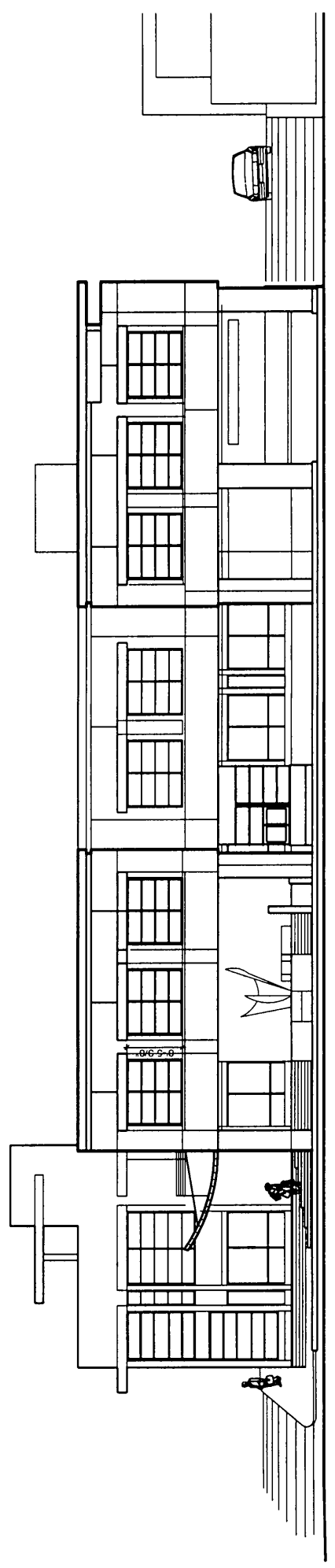
PROPOSED BUILDING FOR:  
**PARK CENTER**  
221 EAST WALNUT STREET  
PASADENA, CA. 91101

Sheet Description:  
**ELEVATIONS**

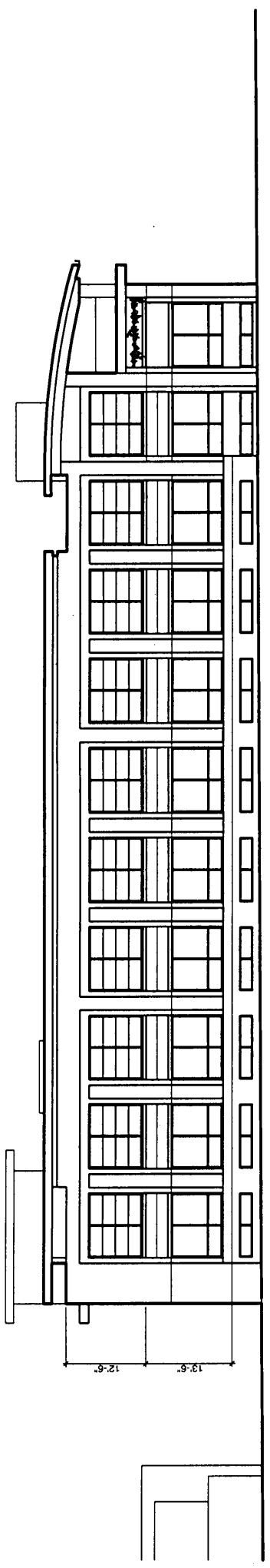
505 E. COLORADO BLVD. STE. 200  
PASADENA, CA 91101  
TEL. NOS. 626.448.7336

**McClellan & Associates**  
ARCHITECTS

REVISION	DATE



**SOUTH ELEVATION**  
SCALE: 1" = 10'-0"



**NORTH ELEVATION**  
SCALE: 1" = 10'-0"





PROPOSED BUILDING FOR:  
P A R K  
C E N T E R  
221 EAST WALNUT STREET  
PASADENA, CA. 91101

DATE: 10/02/07

SCALE:

DRAWN:

JOB:

SHEET

505 E. COLORADO BLVD. STE. 200  
PASADENA, CA 91101

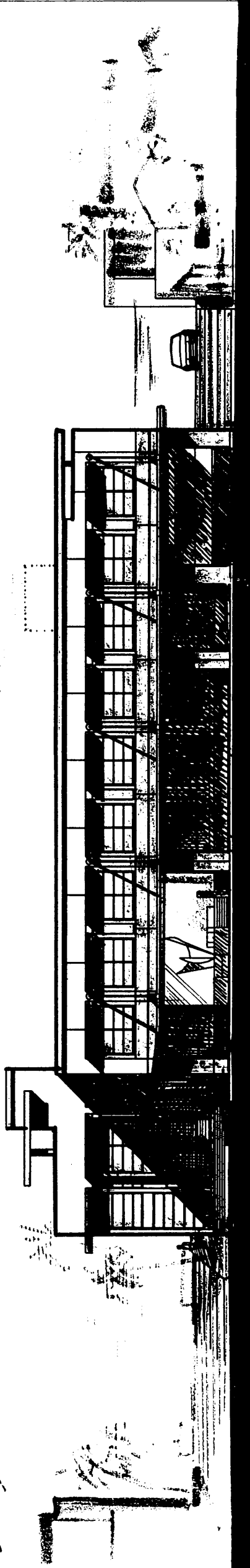
ARCHITECTS

McClellan & Associates

TEL. NOS.: 626.448.7336

DATE	REVISION

SOUTH ELEVATION

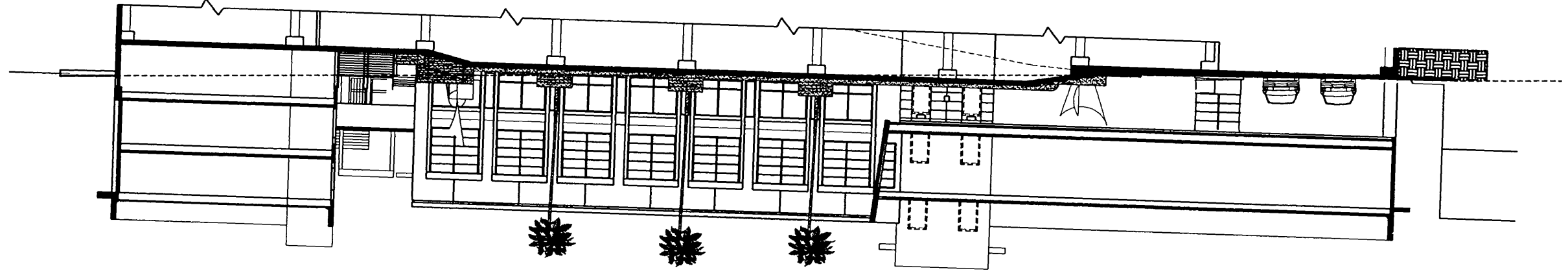


NORTH ELEVATION

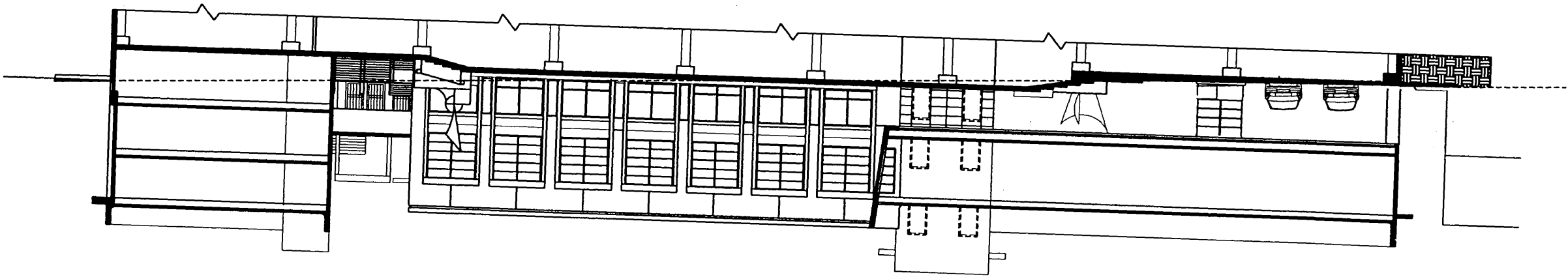


0 5 10 20 30 40 50  
 GRAPHIC SCALE: 1"=10'-0"

EAST COURT YARD ELEVATION  
 WITH LANDSCAPE  
 SCALE 1" = 10'-0"



EAST COURT YARD ELEVATION  
 SCALE 1" = 10'-0"



PROPOSED BUILDING FOR:  
**PARK CENTER**  
 221 EAST WALNUT STREET  
 PASADENA, CA, 91101

Sheet Description:  
**COURTYARD  
 ELEVATIONS**

**McClellan & Associates**  
 ARCHITECTS

555 S. COLORADO AVE. STE. 200  
 PASADENA, CA 91101  
 TEL. NOS. 959.449.7234

NO.	REVISION	DATE

Job  
 Drawn  
 Scale: AS SHOWN  
 Date: 01/12/08  
 Sheet  
**A-22**  
 OF  
 SHEETS

0 5 10 20 30 50  
GRAPHIC SCALE: 1"=10'-0"

A-2.3  
Of Sheets

Date: 11/05/2007  
Scale: as shown  
Drawn:  
Job:

PROPOSED BUILDING FOR:  
**PARK CENTER**  
221 EAST WALNUT STREET  
PASADENA, CA. 91101

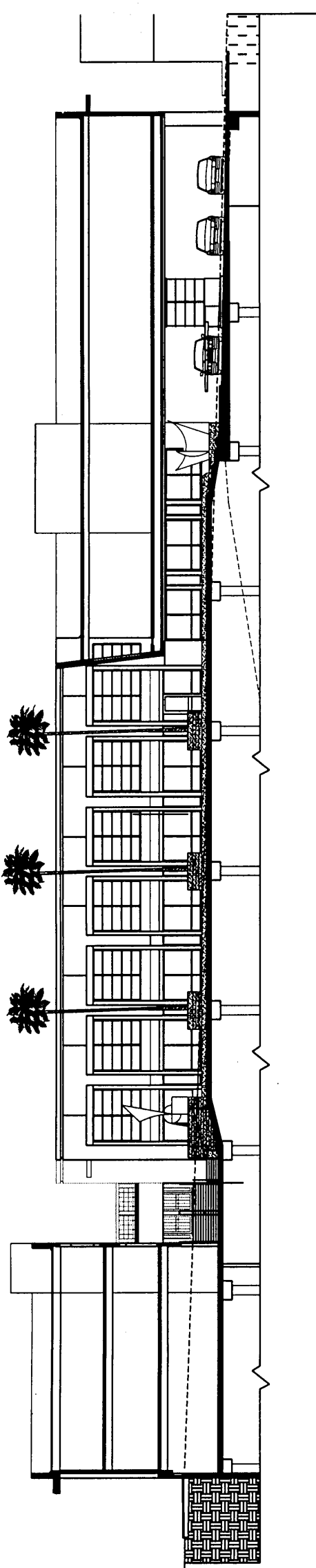
ELEVATIONS

Sheet Description:

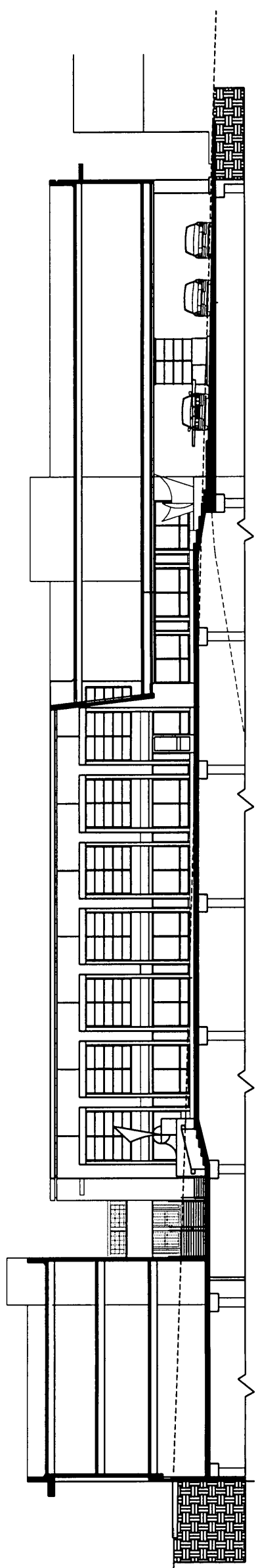
**McClellan & Associates**  
ARCHITECTS

305 E. COLONADO BLVD STE 200  
PASADENA, CA 91101  
TEL. NOS. 628 448 7338

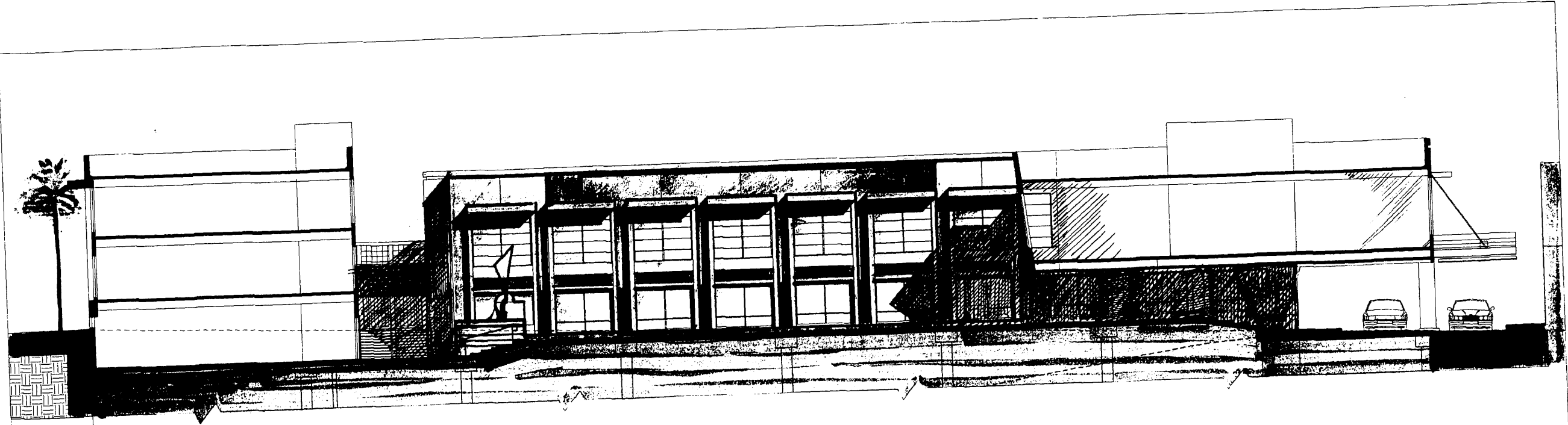
REVISION	DATE



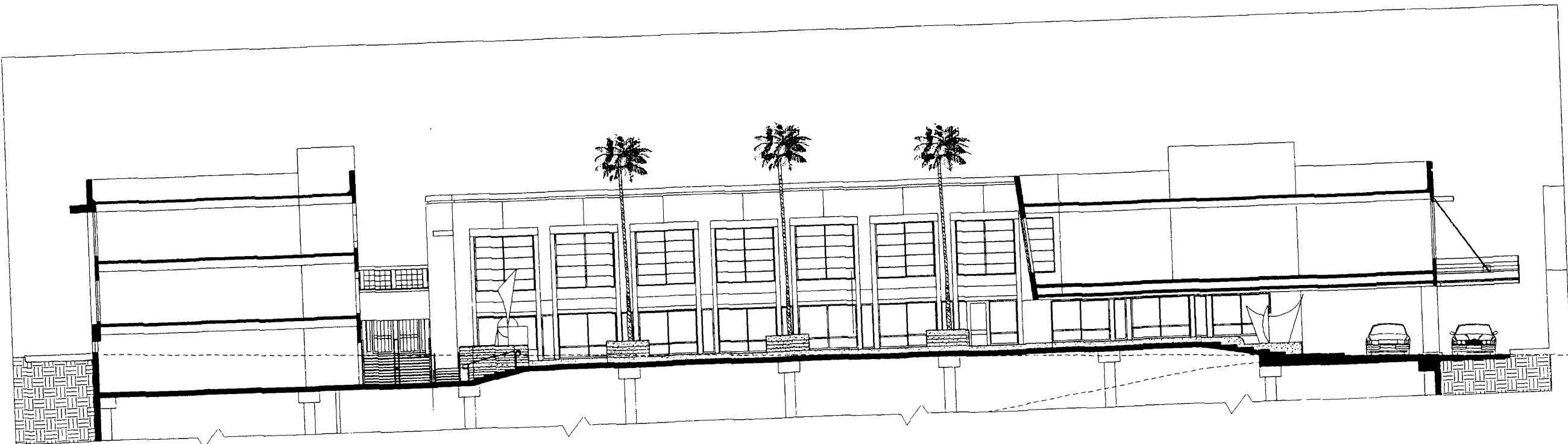
WEST COURTYARD ELEVATION  
SCALE 1" = 10'-0"



WEST COURTYARD ELEVATION  
WITH LANDSCAPED  
SCALE 1" = 10'-0"



SECTION "B" -- COURT YARD'S EAST ELEVATION  
SCALE: 1/8" = 1'-0"



SECTION "B" -- COURT YARD'S EAST ELEVATION- FOUNTAIN AND LANDSCAPING  
SCALE: 1/8" = 1'-0"

REVISION	DATE

**McClellan & Associates**  
ARCHITECTS

TEL. NOS: 626.440.7336

808 E COLORADO BLVD. STE. 200  
PASADENA, CA 91101

PROPOSED BUILDING FOR  
**P A R K C E N T E R**

221 EAST WALNUT STREET  
PASADENA, CA 91101

Date: 10/10/2007  
Scale:  
Drawn:  
Job:  
Sheet:

Of Sheets





Sheet  
A-2.5  
Of  
10

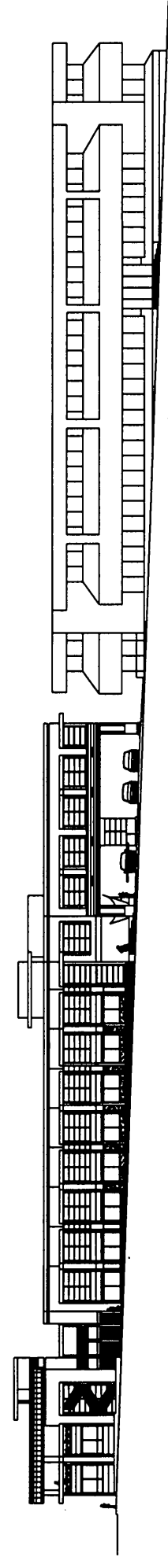
Date: 11.05.2007  
Scale: as shown  
Drawn:  
Job:

PROPOSED BUILDING FOR:  
**PARK CENTER**  
221 EAST WALNUT STREET  
PASADENA, CA. 91101

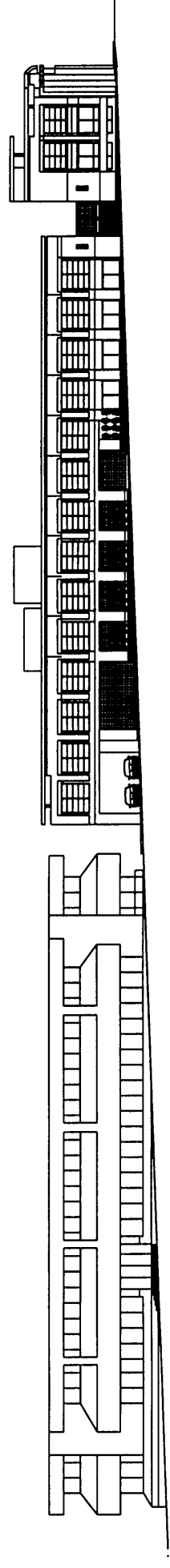
Sheet Description:  
**STREET  
ELEVATIONS**

**McClellan & Associates**  
ARCHITECTS  
505 E. COLONADO BLVD. STE. 200  
PASADENA, CA 91101  
TEL. NOS. 828 448 7338

REVISION	DATE



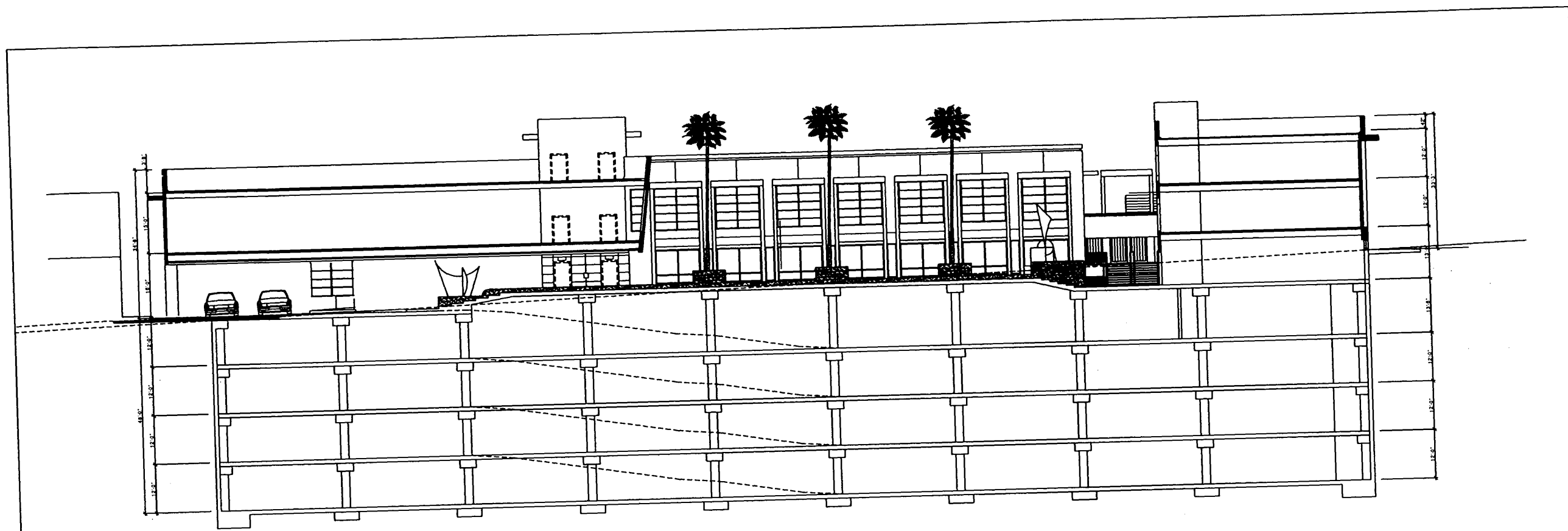
STREET ELEVATION ALONG MARENGO AVENUE  
SCALE 1" = 20'-0"



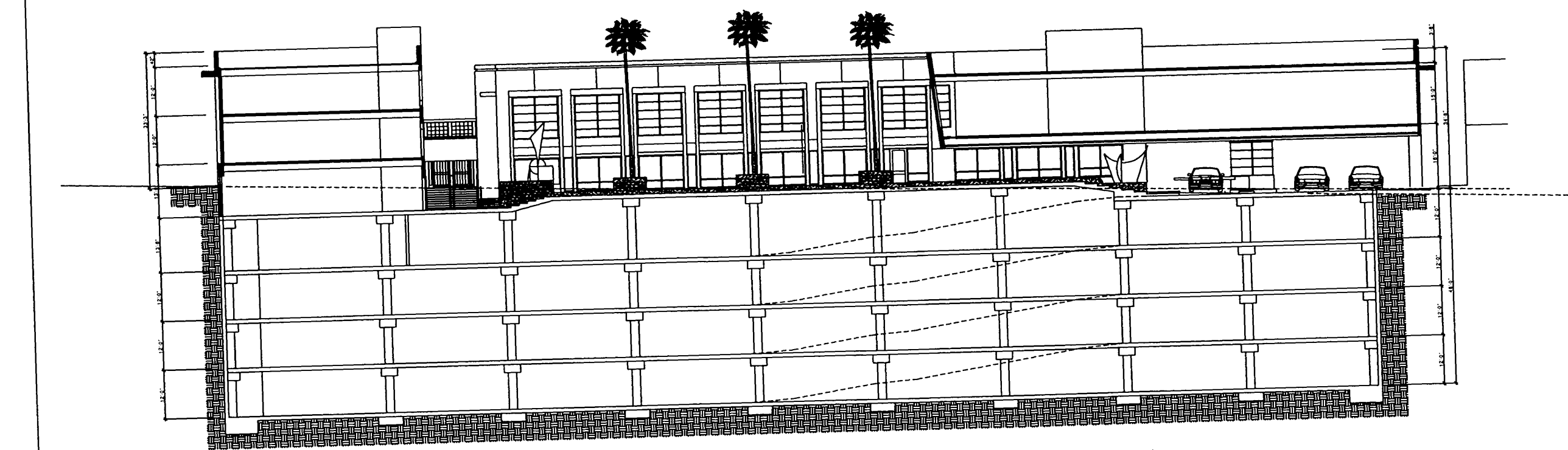
STREET ELEVATION ALONG GARFIELD AVENUE  
SCALE 1" = 20'-0"

REVISION	DATE

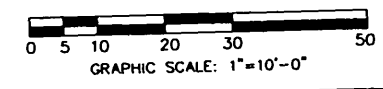
McClellan & Associates  
 ARCHITECTS  
 508 E. COLORADO BLVD. STE 200  
 PASADENA, CA 91101  
 TEL. NOS. 626 448 7238



SECTION "A"  
 SCALE 1" = 10'-0"



SECTION "B"  
 SCALE 1" = 10'-0"



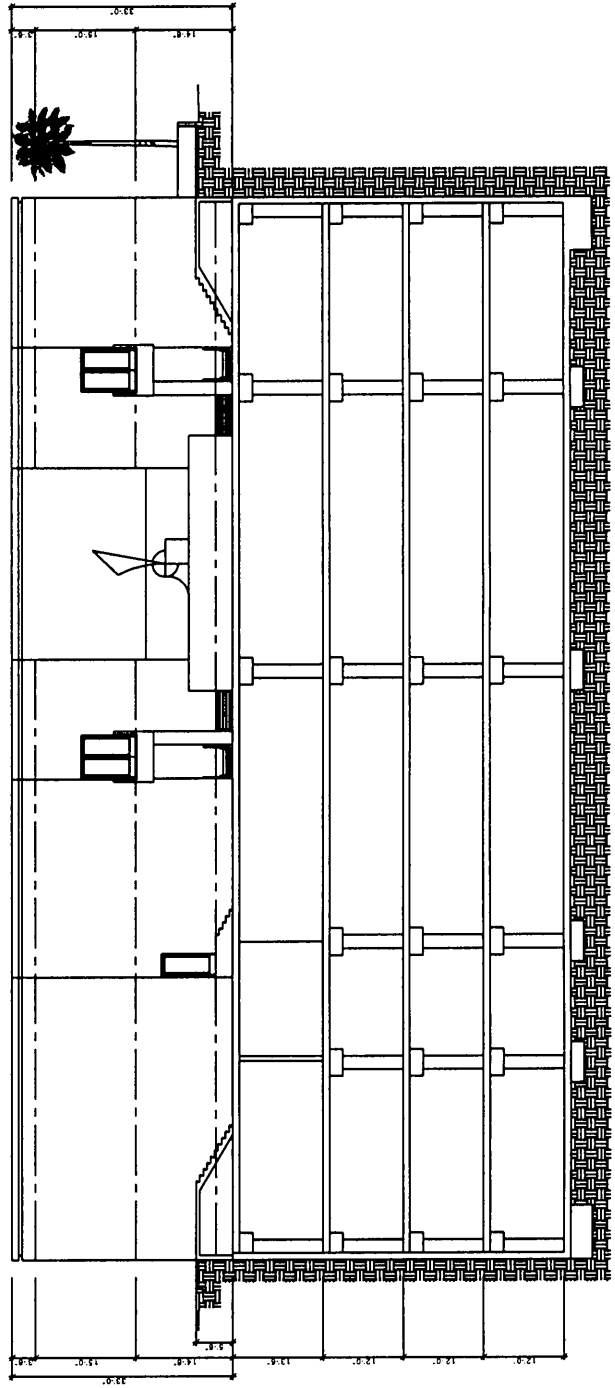
Sheet Description: SECTIONS

PROPOSED BUILDING FOR:  
**PARK CENTER**  
 221 EAST WALNUT STREET  
 PASADENA, CA. 91101

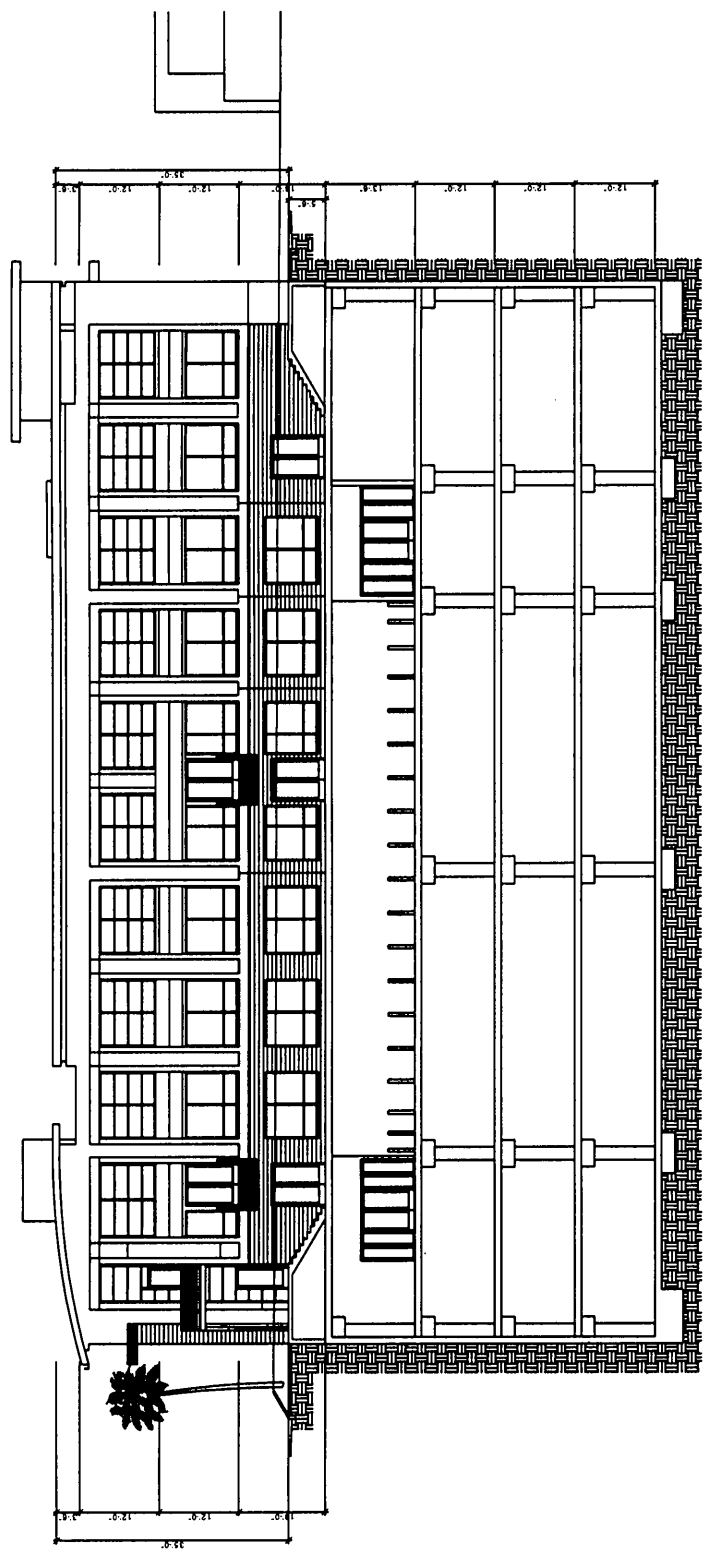
Date: 11/05/2007  
 Scale: as shown  
 Drawn:  
 Job:  
 Sheet: **A-3**  
 Of: Sheets

0 5 10 20 30 50  
 GRAPHIC SCALE: 1"=10'-0"

SECTION "D"  
 SCALE 1"=10'-0"



SECTION "C"  
 SCALE 1"=10'-0"





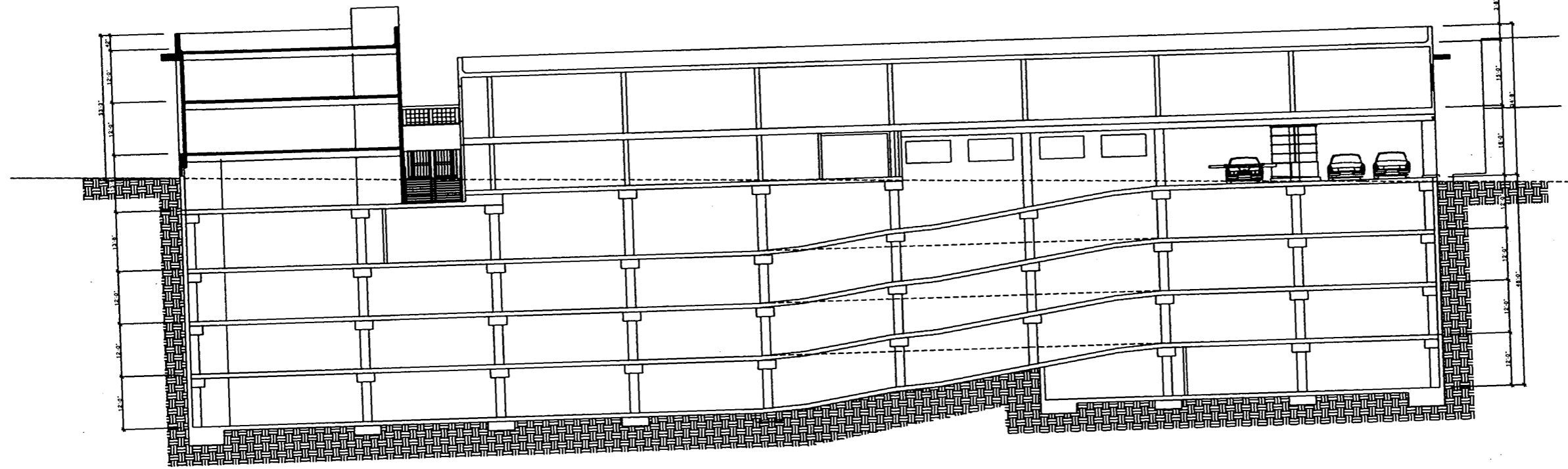
REVISION	DATE

**McClellan & Associates**  
 ARCHITECTS  
 555 E. COLORADO BLVD. STE 250  
 PASADENA, CA 91101  
 TEL. NOS. 626.448.7338

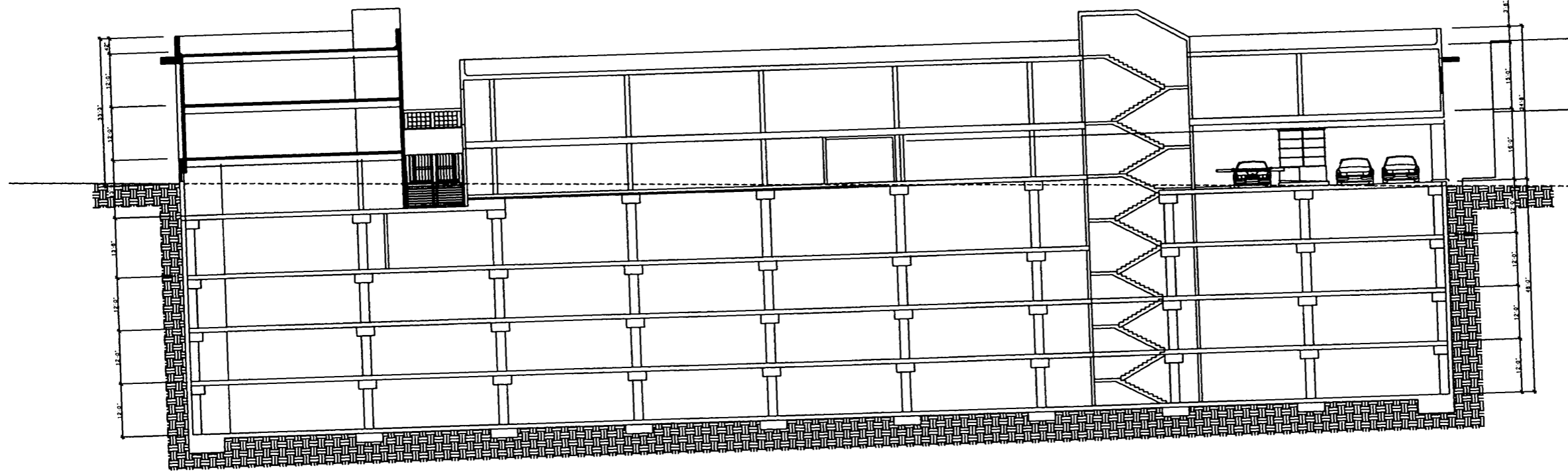
Sheet Description:  
**SECTIONS**

PROPOSED BUILDING FOR:  
**PARK CENTER**  
 221 EAST WALNUT STREET  
 PASADENA, CA. 91101

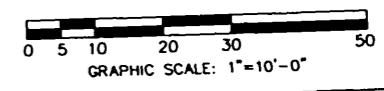
Date: 11/05/2007  
 Scale: as shown  
 Drawn:  
 Job:  
 Sheet  
**A-3.2**  
 Of Sheets

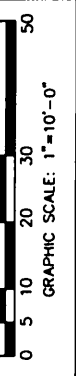


**SECTION "E"**  
 SCALE 1" = 10'-0"

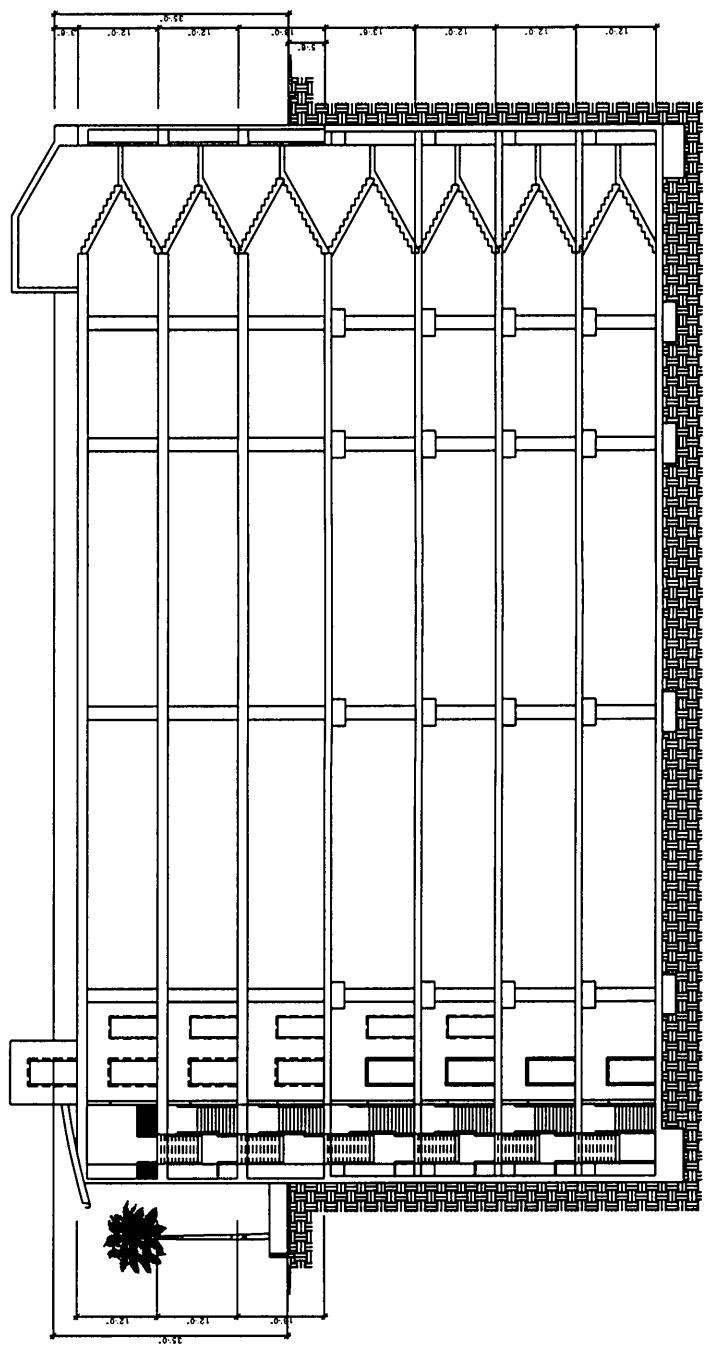


**SECTION "F"**  
 SCALE 1" = 10'-0"

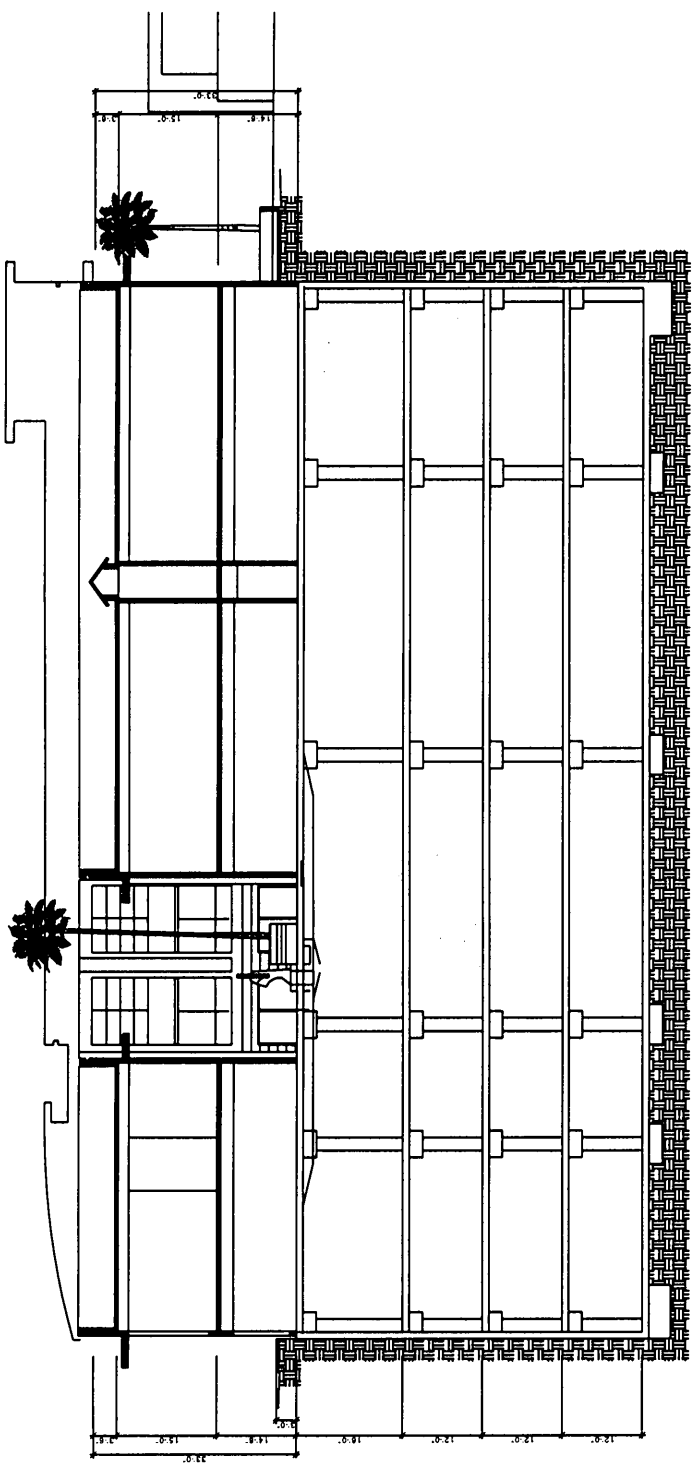




SECTION "H"  
SCALE 1" = 10'-0"



SECTION "G"  
SCALE 1" = 10'-0"



PROPOSED BUILDING FOR:  
**PARK CENTER**  
221 EAST WALNUT STREET  
PASADENA, CA. 91101

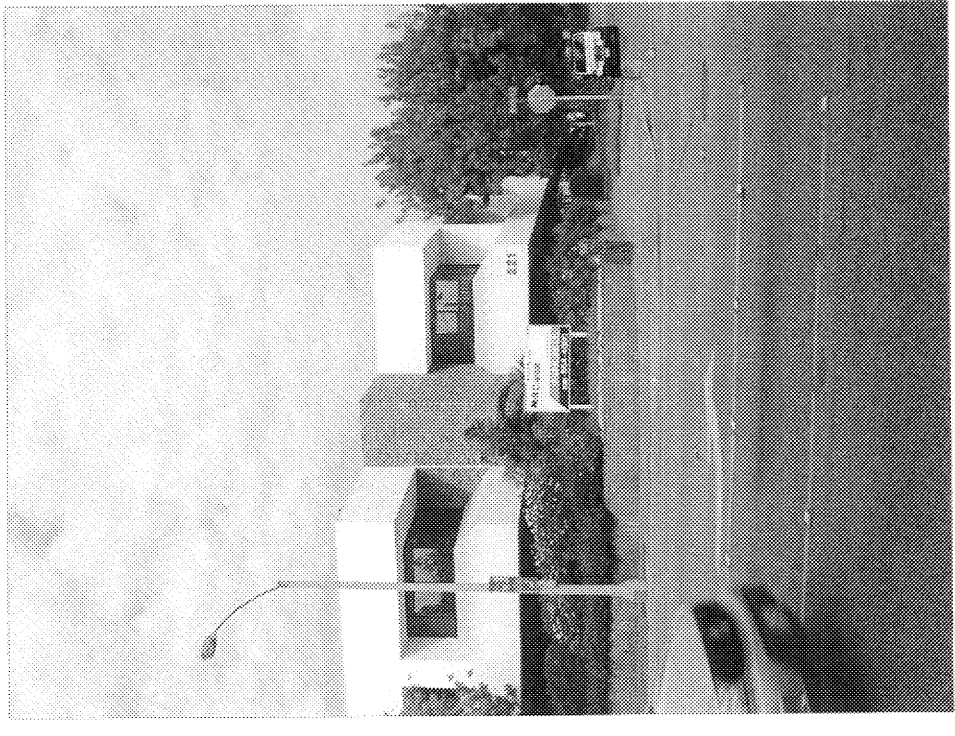
Sheet Description:  
**SECTIONS**

**McClellan & Associates**  
ARCHITECTS  
505 E. COLONADO BLVD. STE. 200  
PASADENA CA 91101  
TEL. NOS. 828 449 7338

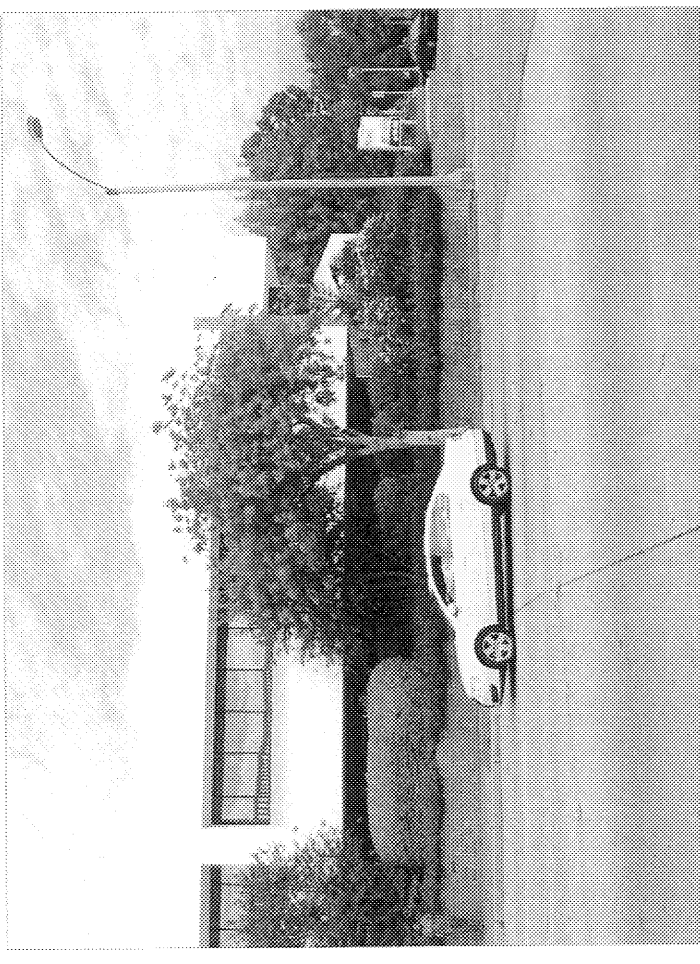
REVISION	DATE

Date: 11/05/2007  
Scale: as shown  
Drawn:  
Job:  
Sheet:  
**A-3.3**  
Of Sheets

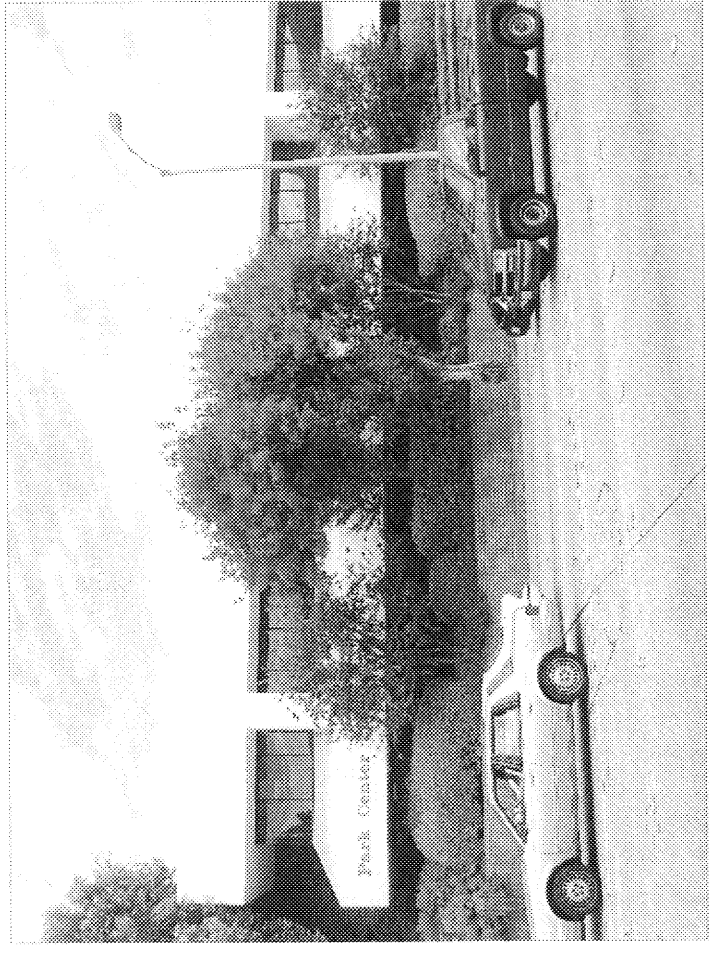
ALONG WALNUT STREET



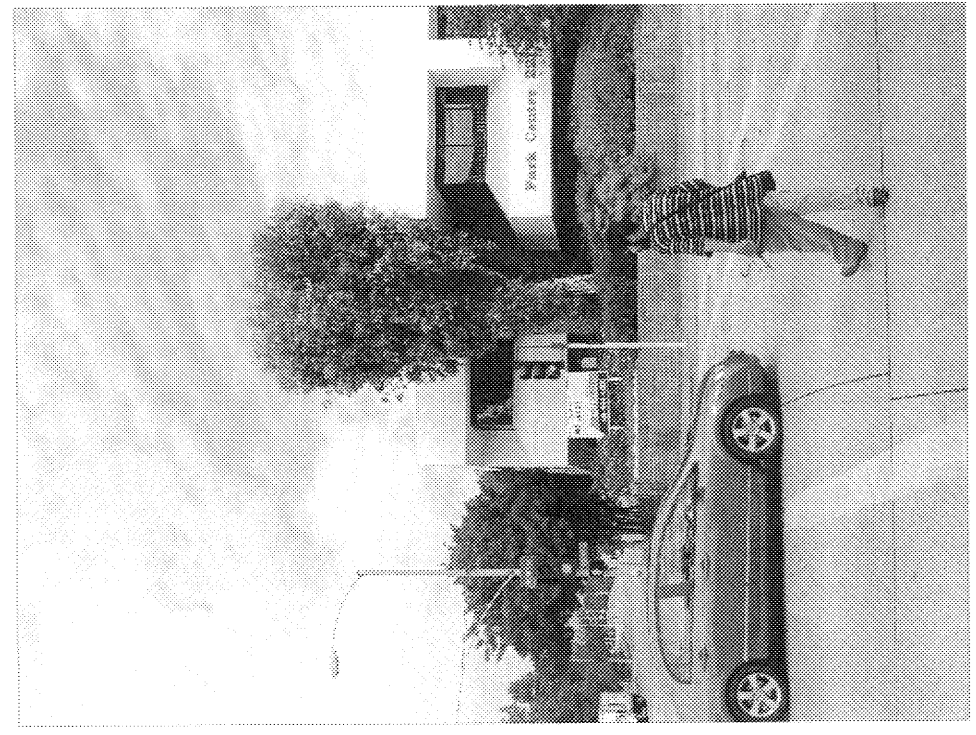
④



③



②



①

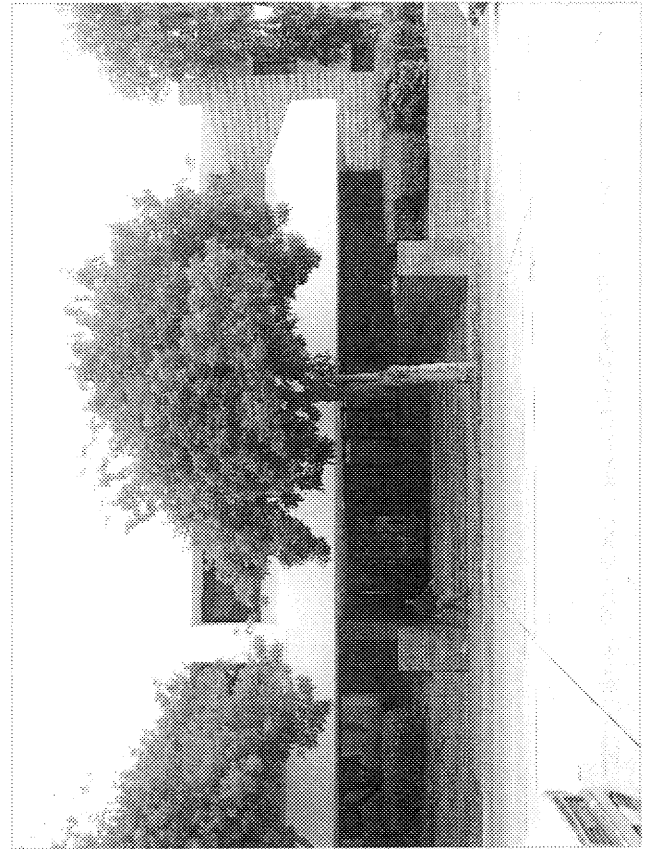
NO.	DATE

ALONG MARENGO AVENUE  
GOING NORTH TO SOUTH

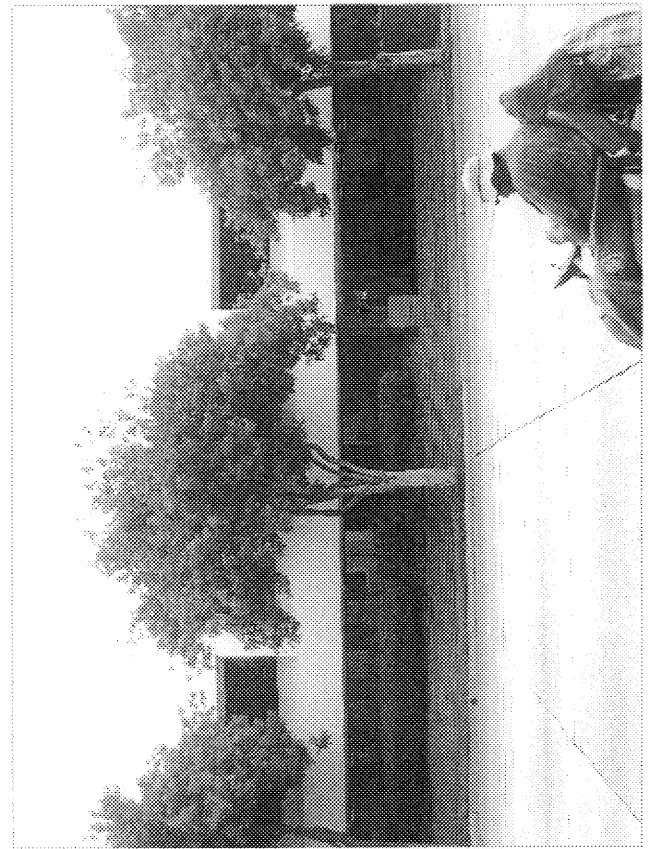
⑥



⑤



④



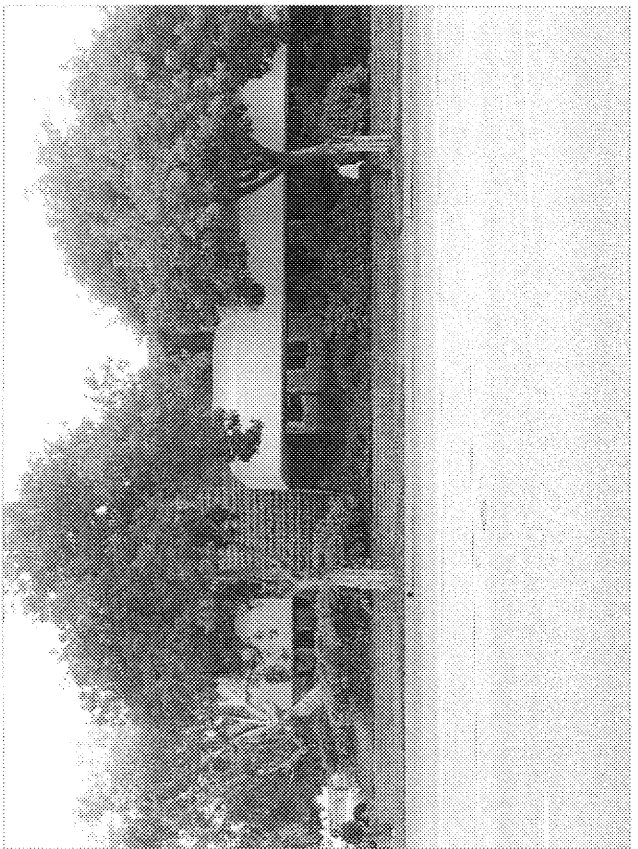
③



②



①



NO.	DATE

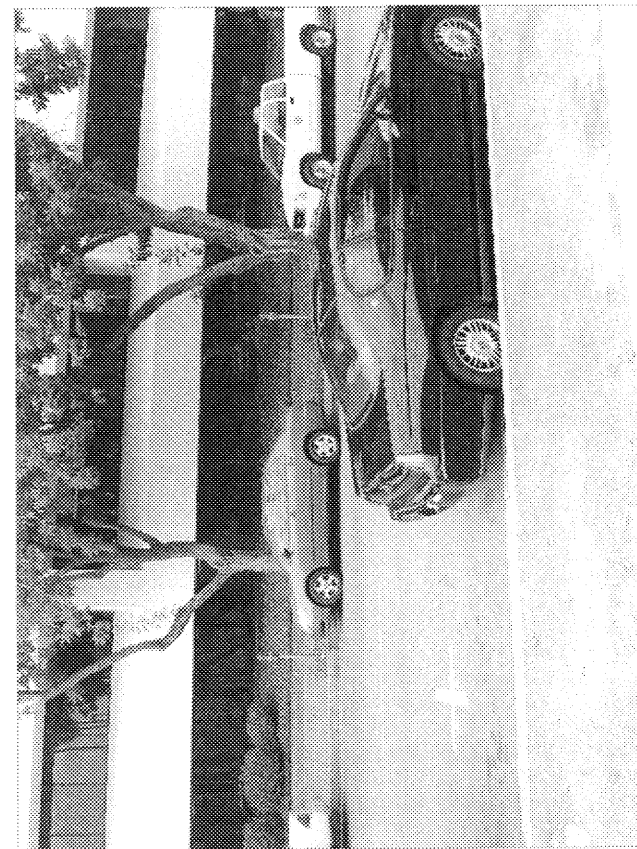
ALONG GARFIELD AVENUE



6



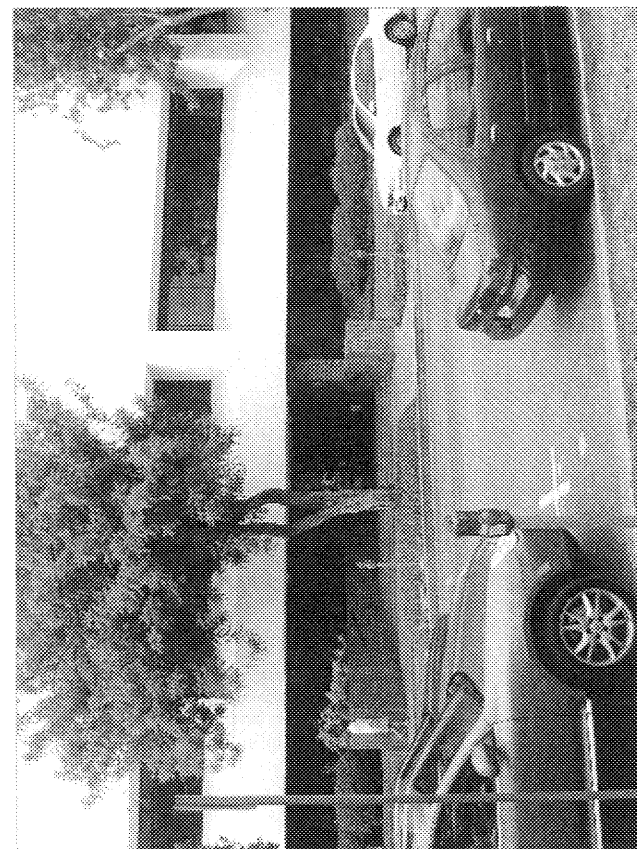
5



4



3



2

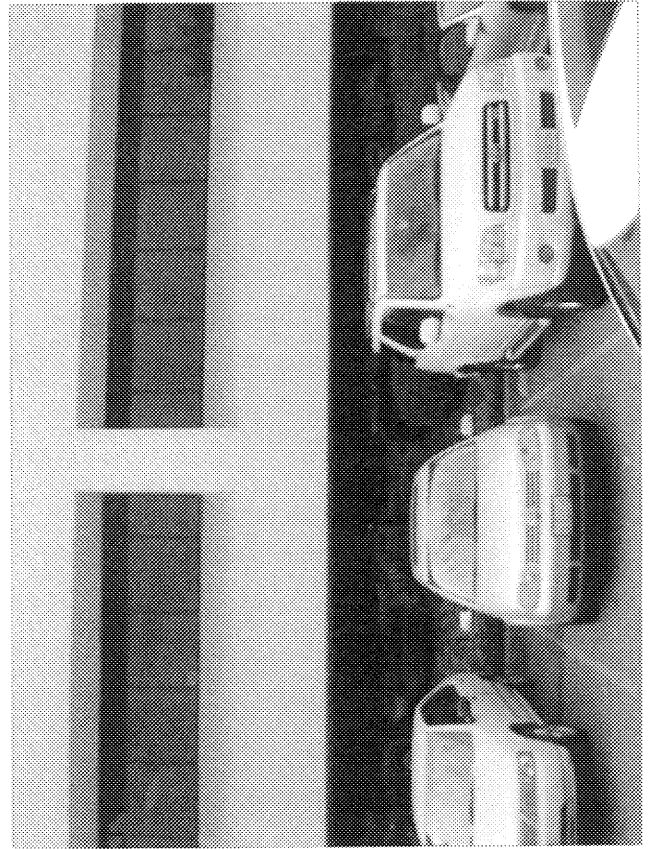


1

NO.	REVISION

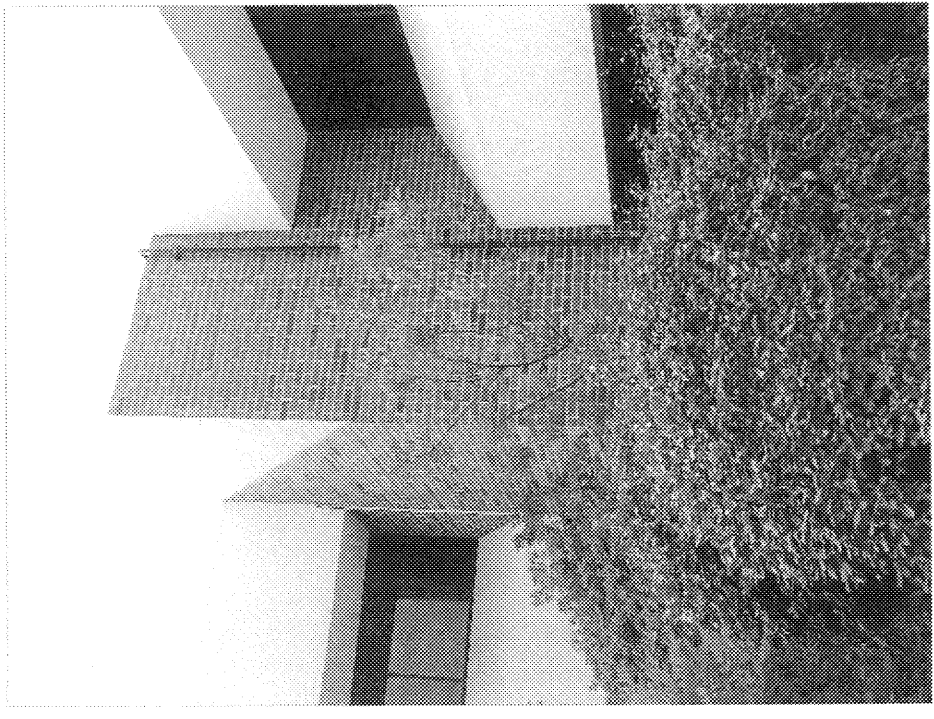


5

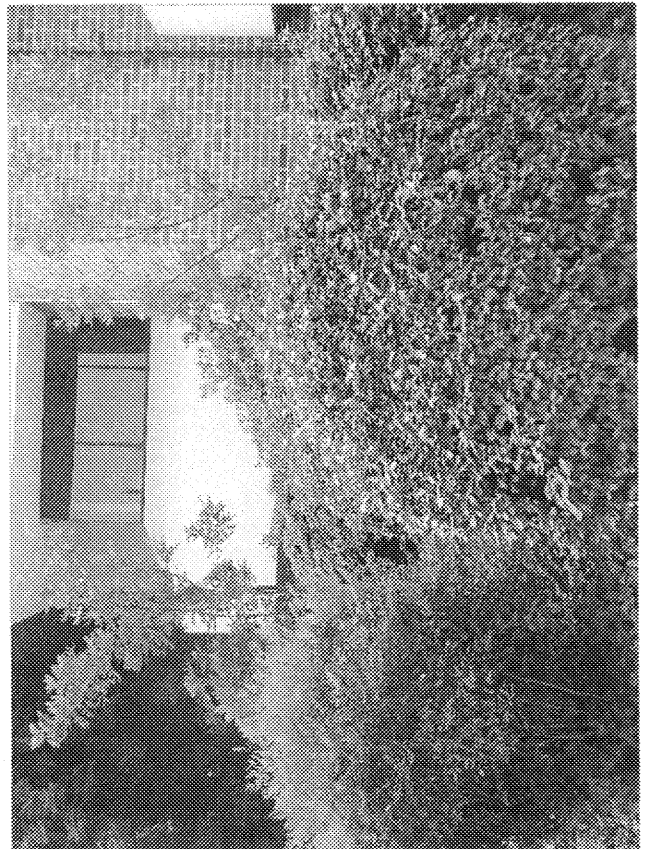


4

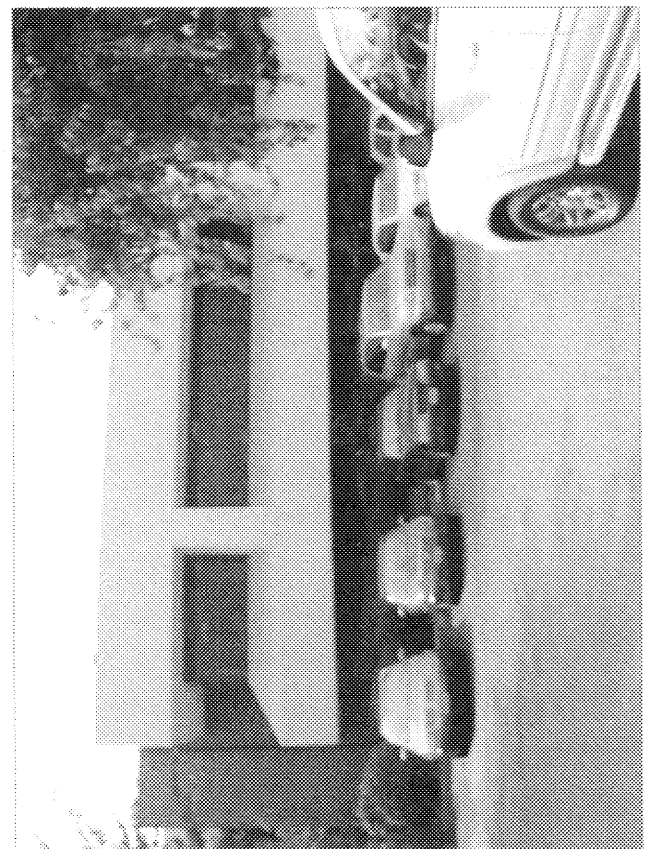
ALONG EXISTING PARKING LOT



3



2



1