



REDEVELOPMENT OF ST. LUKES PASADENA MEDICAL MALL 2632 EAST WASHINGTON BOULEVARD PASADENA, CA.

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TITLE SHEET

PROJECT SUMMARY:

SITE SUMMARY:
EXISTING LOT SIZE: 811,961 S.F.
EXISTING LOT COVERAGE: 140,282 S.F. (17%)
PROPOSED LOT COVERAGE: 155,803 S.F. (19%)
EXISTING BUILDING TOTAL AREA: 216,468 S.F.
EXISTING BUILDING OCCUPABLE AREA: 178,788 S.F.
PROPOSED BUILDING TOTAL AREA: 262,842 S.F.
PROPOSED BUILDING OCCUPABLE AREA: 150,371 S.F.

PROPOSED STRUCTURES:

NEW 3 STORY PARKING STRUCTURE
TOTAL HEIGHT: 40'
FOOTPRINT AREA: 29,468 SF
TOTAL AREA: 29,468 SF
TOTAL CARG: 282

NEW 1 STORY BUILDING (RECEIVING)
TOTAL HEIGHT: 16'
FOOTPRINT AREA: 150 SF
TOTAL AREA: 150 SF

EXISTING AND NEW BUILDINGS:

- A. COOLING TOWER ENCLOSURE**
1 STORY STUCCO. (HEIGHT 19' ±)
FOOTPRINT AREA: 3,000 S.F.
BUILDING AREA: 3,000 S.F.
- B. OFFICE BUILDING - DEMOLISHED (HEIGHT 15' ±)**
1 STORY STUCCO WOOD
FOOTPRINT AREA: 2,388 S.F.
BUILDING AREA: 2,388 S.F.
- C. POWER PLANT / MAINTENANCE**
1 STORY STUCCO. (HEIGHT 23' ±)
FOOTPRINT AREA: 8,215 S.F.
BUILDING AREA: 29,504 S.F.
- D. MEDICAL OFFICE BUILDING 3 STORY (HEIGHT 39' ±)**
FOOTPRINT AREA: 29,504 S.F.
BUILDING AREA: 29,504 S.F.
- E. OFFICES PORTABLE 1 STORY METAL (HEIGHT 10' ±)**
FOOTPRINT AREA: 2,380 S.F.
BUILDING AREA: 2,380 S.F.
- F. UNDER 1 STORY 8' TOCCO - DEMOLISH (HEIGHT 19' ±)**
FOOTPRINT AREA: 12,228 S.F.
BUILDING AREA: 12,228 S.F.
- G. SURGERY 2 STORY STUCCO. (HEIGHT 21' ±)**
FOOTPRINT AREA: 12,153 S.F.
BUILDING AREA: 24,307 S.F.
- H. EMERGENCY 1 STORY STUCCO. (HEIGHT 12' ±)**
FOOTPRINT AREA: 2,337 S.F.
BUILDING AREA: 2,337 S.F.
- J. RADIOLOGY 1 STORY STUCCO. (HEIGHT 19' ±)**
FOOTPRINT AREA: 8,514 S.F.
BUILDING AREA: 8,514 S.F.
- K. MAIN BUILDING 6 STORY CONCRETE. (HEIGHT 87')**
FOOTPRINT AREA: 16,644 S.F.
BUILDING AREA: 99,860 S.F.
- L. UNDER 1 STORY STUCCO. (HEIGHT 12' ±)**
FOOTPRINT AREA: 2,208 S.F.
BUILDING AREA: 2,208 S.F.
- M. CHAPEL CONVENT 2 STORY STUCCO. (HEIGHT 12' ±)**
FOOTPRINT AREA: 1,758 S.F.
BUILDING AREA: 15,512 S.F.
- N. PROPOSED NEW 3 STORY PARKING (HEIGHT 30')**
FOOTPRINT AREA: 24,468 S.F.
BUILDING AREA: 73,404 S.F.
- P. EXISTING PARKING**
- Q. PROPOSED NEW LOADING DOCK 1 STORY (HEIGHT 16')**
FOOTPRINT AREA: 750 S.F.
BUILDING AREA: 750 S.F.

PROJECT DESCRIPTION:

1. NEW 3 STORY PARKING STRUCTURE
2. DEMOLITION OF BUILDING B AND F (FREE EXISTING BUILDING ON THIS SHEET)
3. EXTERIOR RENOVATIONS OF BUILDINGS "G" "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", "MB", "MC", "MD", "ME", "MF", "MG", "MH", "MI", "MJ", "MK", "ML", "MN", "MO", "MP", "MQ", "MR", "MS", "MT", "MU", "MV", "MW", "MX", "MY", "MZ", "NA", "NB", "NC", "ND", "NE", "NF", "NG", "NH", "NI", "NJ", "NK", "NL", "NM", "NO", "NP", "NQ", "NR", "NS", "NT", "NU", "NV", "NW", "NX", "NY", "NZ", "OA", "OB", "OC", "OD", "OE", "OF", "OG", "OH", "OI", "OJ", "OK", "OL", "OM", "ON", "OO", "OP", "OQ", "OR", "OS", "OT", "OU", "OV", "OW", "OX", "OY", "OZ", "PA", "PB", "PC", "PD", "PE", "PF", "PG", "PH", "PI", "PJ", "PK", "PL", "PM", "PN", "PO", "PP", "PQ", "PR", "PS", "PT", "PU", "PV", "PW", "PX", "PY", "PZ", "QA", "QB", "QC", "QD", "QE", "QF", "QG", "QH", "QI", "QJ", "QK", "QL", "QM", "QN", "QO", "QP", "QQ", "QR", "QS", "QT", "QU", "QV", "QW", "QX", "QY", "QZ", "RA", "RB", "RC", "RD", "RE", "RF", "RG", "RH", "RI", "RJ", "RK", "RL", "RM", "RN", "RO", "RP", "RQ", "RR", "RS", "RT", "RU", "RV", "RW", "RX", "RY", "RZ", "SA", "SB", "SC", "SD", "SE", "SF", "SG", "SH", "SI", "SJ", "SK", "SL", "SM", "SN", "SO", "SP", "SQ", "SR", "SS", "ST", "SU", "SV", "SW", "SX", "SY", "SZ", "TA", "TB", "TC", "TD", "TE", "TF", "TG", "TH", "TI", "TJ", "TK", "TL", "TM", "TN", "TO", "TP", "TQ", "TR", "TS", "TT", "TU", "TV", "TW", "TX", "TY", "TZ", "UA", "UB", "UC", "UD", "UE", "UF", "UG", "UH", "UI", "UJ", "UK", "UL", "UM", "UN", "UO", "UP", "UQ", "UR", "US", "UT", "UU", "UV", "UW", "UX", "UY", "UZ", "VA", "VB", "VC", "VD", "VE", "VF", "VG", "VH", "VI", "VJ", "VK", "VL", "VM", "VN", "VO", "VP", "VQ", "VR", "VS", "VT", "VU", "VV", "VW", "VX", "VY", "VZ", "WA", "WB", "WC", "WD", "WE", "WF", "WG", "WH", "WI", "WJ", "WK", "WL", "WM", "WN", "WO", "WP", "WQ", "WR", "WS", "WT", "WU", "WV", "WW", "WX", "WY", "WZ", "XA", "XB", "XC", "XD", "XE", "XF", "XG", "XH", "XI", "XJ", "XK", "XL", "XM", "XN", "XO", "XP", "XQ", "XR", "XS", "XT", "XU", "XV", "XW", "XX", "XY", "XZ", "YA", "YB", "YC", "YD", "YE", "YF", "YG", "YH", "YI", "YJ", "YK", "YL", "YM", "YN", "YO", "YP", "YQ", "YR", "YS", "YT", "YU", "YV", "YW", "YX", "YZ", "ZA", "ZB", "ZC", "ZD", "ZE", "ZF", "ZG", "ZH", "ZI", "ZJ", "ZK", "ZL", "ZM", "ZN", "ZO", "ZP", "ZQ", "ZR", "ZS", "ZT", "ZU", "ZV", "ZW", "ZX", "ZY", "ZZ"

ADDRESS:

2632 EAST WASHINGTON BOULEVARD PASADENA, CA. 91107
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

PARCEL A.
PARCEL 1 AND 3 OF PARCEL MAP 15194, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP NO. 14906 FILED IN MAP BOOK 378, PAGES 1 THROUGH 3, INCLUSIVE, PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL B APN: 9751-007-027-028-029
PARCEL 2 OF PARCEL MAP 15194, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP NO. 14906 FILED IN MAP BOOK 378, PAGES 1 THROUGH 3, INCLUSIVE, PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL C.
PARCEL 1 AND 3 OF PARCEL MAP 15194, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP NO. 14906 FILED IN MAP BOOK 378, PAGES 1 THROUGH 3, INCLUSIVE, PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL D.
PARCEL 1 AND 3 OF PARCEL MAP 15194, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP NO. 14906 FILED IN MAP BOOK 378, PAGES 1 THROUGH 3, INCLUSIVE, PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL E.
PARCEL 1 AND 3 OF PARCEL MAP 15194, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP NO. 14906 FILED IN MAP BOOK 378, PAGES 1 THROUGH 3, INCLUSIVE, PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL F.
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PARCEL G.
PARCEL 1 AND 3 OF PARCEL MAP 15194, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP NO. 14906 FILED IN MAP BOOK 378, PAGES 1 THROUGH 3, INCLUSIVE, PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

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ARCHITECT:
GREGORY CHRISTMAN
1719 MC CADDEN PLACE, LOS ANGELES, CA. 90028
TEL. (323) 969-4100, EXT. 118

SHEET INDEX

ARCHITECTURAL DRAWINGS

- 1.0 COVER TITLE SHEET
- 2.0 EXISTING SITE PLAN
- 3.0 EXISTING SITE PLAN
- 4.0 FIRST FLOOR (RECEIVING AREA BUILDING Q)
- 5.0 THIRD FLOOR
- 6.0 ELEVATIONS
- 7.0 ELEVATIONS
- 8.0 ELEVATIONS
- 8.1 PROJECT PHOTOGRAPHS AND AERIAL
- 8.2 PROJECT PHOTOGRAPHS
- 9.0 ALTA SURVEY SHEET 1
- 9.1 ALTA SURVEY SHEET 2
- 9.2 ALTA SURVEY SHEET (ARBORIS SURVEY)
- 9.3 ALTA SURVEY SHEET (ARBORIS SURVEY)
- 9.4 ALTA SURVEY SHEET (ARBORIS SURVEY)

VICINITY MAP



TITLE SHEET

1.0

Sheet

EXISTING SITE PLAN

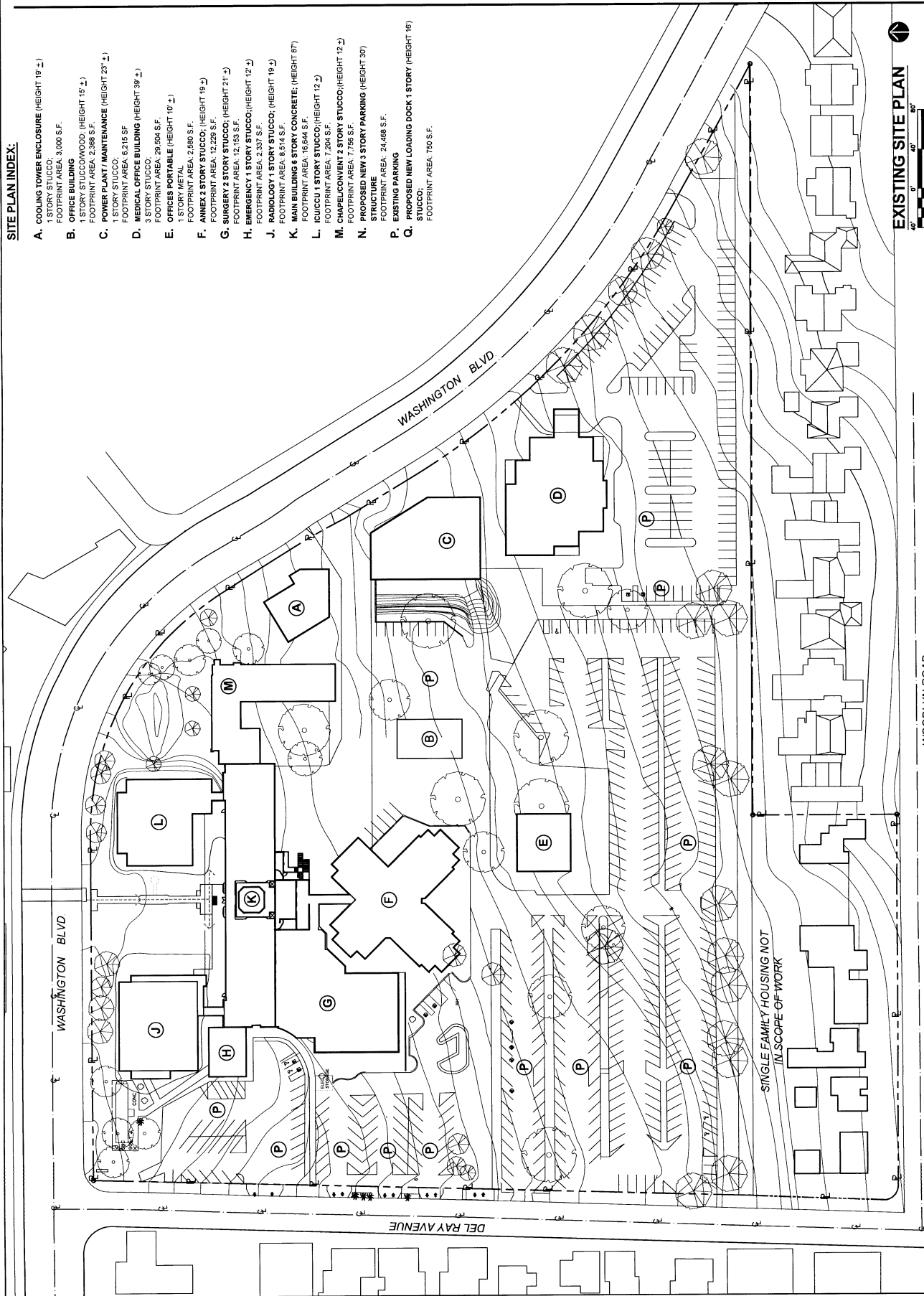
NO.	REVISIONS	DATE
1	ISSUED FOR PERMITTING	11/26/13
2	REVISED PER COMMENTS	1/14/14

EXISTING
 SITE PLAN

Sheet
2.0

SITE PLAN INDEX:

- A.** COOLING TOWER ENCLOSURE (HEIGHT 19' ±)
 1 STORY STUCCO; 3,000 S.F.
 FOOTPRINT AREA: 3,000 S.F.
- B.** OFFICE BUILDING
 2 STORY STUCCO/WOOD; (HEIGHT 15' ±)
 FOOTPRINT AREA: 2,388 S.F.
- C.** POWER PLANT / MAINTENANCE (HEIGHT 23' ±)
 1 STORY STUCCO
 FOOTPRINT AREA: 6,215 S.F.
- D.** MEDICAL OFFICE BUILDING (HEIGHT 39' ±)
 3 STORY STUCCO
 FOOTPRINT AREA: 29,504 S.F.
- E.** OFFICES PORTABLE (HEIGHT 10' ±)
 1 STORY METAL
 FOOTPRINT AREA: 2,890 S.F.
- F.** ANNEX 2 STORY STUCCO; (HEIGHT 19' ±)
 FOOTPRINT AREA: 12,229 S.F.
- G.** SURGERY 2 STORY STUCCO; (HEIGHT 21' ±)
 FOOTPRINT AREA: 12,153 S.F.
- H.** EMERGENCY 1 STORY STUCCO; (HEIGHT 12' ±)
 FOOTPRINT AREA: 2,337 S.F.
- J.** RADIOLOGY 1 STORY STUCCO; (HEIGHT 19' ±)
 FOOTPRINT AREA: 8,514 S.F.
- K.** MAIN BUILDING 6 STORY CONCRETE; (HEIGHT 87')
 FOOTPRINT AREA: 16,644 S.F.
- L.** ICU/CCU 1 STORY STUCCO; (HEIGHT 12' ±)
 FOOTPRINT AREA: 7,204 S.F.
- M.** CHAPEL/CONVENT 2 STORY STUCCO; (HEIGHT 12' ±)
 FOOTPRINT AREA: 7,756 S.F.
- N.** PROPOSED NEW 3 STORY PARKING (HEIGHT 30')
 STRUCTURE
 FOOTPRINT AREA: 24,468 S.F.
- P.** EXISTING PARKING
- Q.** PROPOSED NEW LOADING DOCK 1 STORY (HEIGHT 16')
 STUCCO;
 FOOTPRINT AREA: 750 S.F.



EXISTING SITE PLAN
 40' 0" 20' 0" 0' 0" 40' 0" 80'
 SCALE: 1" = 40'

WOODLYN ROAD

WASHINGTON BLVD.

WASHINGTON BLVD.

DEL RAY AVENUE

SINGLE FAMILY HOUSING NOT
 IN SCOPE OF WORK

PROPOSED SITE PLAN

SITE PLAN INDEX:

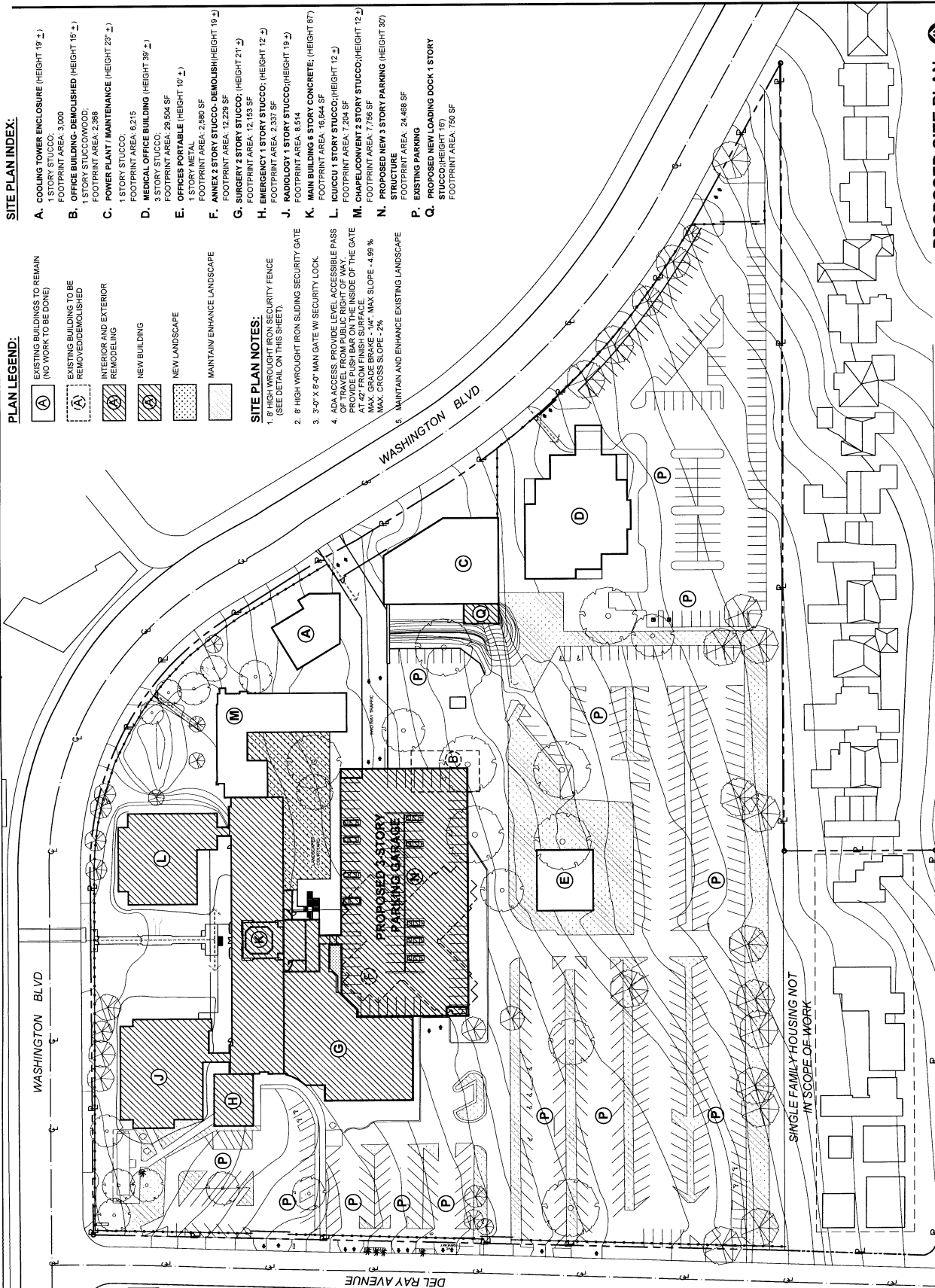
- A. COOLING TOWER ENCLOSURE (HEIGHT 19' ±)
FOOTPRINT AREA: 3,000
- B. OFFICE BUILDING- DEMOLISHED (HEIGHT 15' ±)
FOOTPRINT AREA: 6,300
- C. POWER PLANT / MAINTENANCE (HEIGHT 23' ±)
FOOTPRINT AREA: 6,215
- D. MEDICAL OFFICE BUILDING (HEIGHT 39' ±)
FOOTPRINT AREA: 28,804 SF
- E. 1 STORY PORTABLE (HEIGHT 10' ±)
FOOTPRINT AREA: 2,580 SF
- F. ANNEX 2 STORY STUCCO- DEMOLISH (HEIGHT 19' ±)
FOOTPRINT AREA: 12,228 SF
- G. SURGERY 2 STORY STUCCO (HEIGHT 21' ±)
FOOTPRINT AREA: 12,153 SF
- H. EMERGENCY 1 STORY STUCCO (HEIGHT 12' ±)
FOOTPRINT AREA: 2,327 SF
- J. RADIOLOGY 1 STORY STUCCO (HEIGHT 19' ±)
FOOTPRINT AREA: 8,514
- K. MAIN BUILDING 6 STORY CONCRETE (HEIGHT 87')
FOOTPRINT AREA: 16,644 SF
- L. ICU/CU 1 STORY STUCCO (HEIGHT 12' ±)
FOOTPRINT AREA: 7,204 SF
- M. CHAPEL/CONVENT 2 STORY STUCCO (HEIGHT 12' ±)
FOOTPRINT AREA: 7,758 SF
- N. PROPOSED NEW 3 STORY PARKING (HEIGHT 30')
STRUCTURE
FOOTPRINT AREA: 24,468 SF
- P. EXISTING PARKING
- Q. PROPOSED NEW LOADING DOCK 1 STORY STUCCO (HEIGHT 16')
FOOTPRINT AREA: 750 SF

PLAN LEGEND:

- (A) EXISTING BUILDINGS TO REMAIN (NO WORK TO BE DONE)
- (A) EXISTING BUILDING TO BE REMOVED/DEMOLISHED
- (A) INTERIOR AND EXTERIOR REMODELING
- (A) NEW BUILDING
- (A) NEW LANDSCAPE
- (A) MAINTAIN ENHANCE LANDSCAPE

SITE PLAN NOTES:

1. 8" HIGH WROUGHT IRON SECURITY FENCE (SEE DETAIL ON THIS SHEET).
2. 8" HIGH WROUGHT IRON SLIDING SECURITY GATE
3. 3'-0" X 8'-0" MAIN GATE W/ SECURITY LOCK.
4. ADA ACCESS. PROVIDE LEVEL ACCESSIBLE PASS OF TRAVEL FROM PUBLIC RIGHT OF WAY. PROVIDE PUSH BAR ON THE INSIDE OF THE GATE.
5. MAX. GRADE BEHIND 1'-0" MAX. SLOPE - 4.88 % MAX. CROSS SLOPE - 2%.
6. MAINTAIN AND ENHANCE EXISTING LANDSCAPE



FIRST FLOOR PLAN

SITE PLAN INDEX:

- A. COOLING TOWER ENCLOSURE (HEIGHT 19' ±)**
1 STORY STUCCO. FOOTPRINT AREA: 3,000 SF
- B. OFFICE BUILDING- DEMOLISHED (HEIGHT 15' ±)**
1 STORY STUCCO/WOOD. FOOTPRINT AREA: 2,388 SF
- C. POWER PLANT/ MAINTENANCE (HEIGHT 23' ±)**
1 STORY STUCCO. FOOTPRINT AREA: 6,215 SF
- D. MEDICAL OFFICE BUILDING (HEIGHT 39' ±)**
3 STORY STUCCO. FOOTPRINT AREA: 29,504 SF
- E. OFFICES PORTABLE (HEIGHT 10' ±)**
1 STORY METAL. FOOTPRINT AREA: 2,580 SF
- F. ANNEX 2 STORY STUCCO- DEMOLISH (HEIGHT 19' ±)**
FOOTPRINT AREA: 12,229 SF
- G. SURGURY 2 STORY STUCCO. (HEIGHT 21' ±)**
FOOTPRINT AREA: 12,153 SF
- H. EMERGENCY 1 STORY STUCCO. (HEIGHT 12' ±)**
FOOTPRINT AREA: 2,337 SF
- J. RADIOLOGY 1 STORY STUCCO. (HEIGHT 19' ±)**
FOOTPRINT AREA: 6,514 SF
- K. MAIN BUILDING 8 STORY CONCRETE. (HEIGHT 87' ±)**
FOOTPRINT AREA: 16,644 SF
- L. RADIOLOGY 1 STORY STUCCO. (HEIGHT 12' ±)**
FOOTPRINT AREA: 7,264 SF
- M. CHAPEL/DENYMENT 2 STORY STUCCO. (HEIGHT 12' ±)**
FOOTPRINT AREA: 7,795 SF
- N. PROPOSED NEW 3 STORY PARKING (HEIGHT 30')**
FOOTPRINT AREA: 24,466 SF
- P. EXISTING PARKING**
- Q. PROPOSED NEW LOADING DOCK 1 STORY**
FOOTPRINT AREA: 750 SF

GENERAL NOTES:

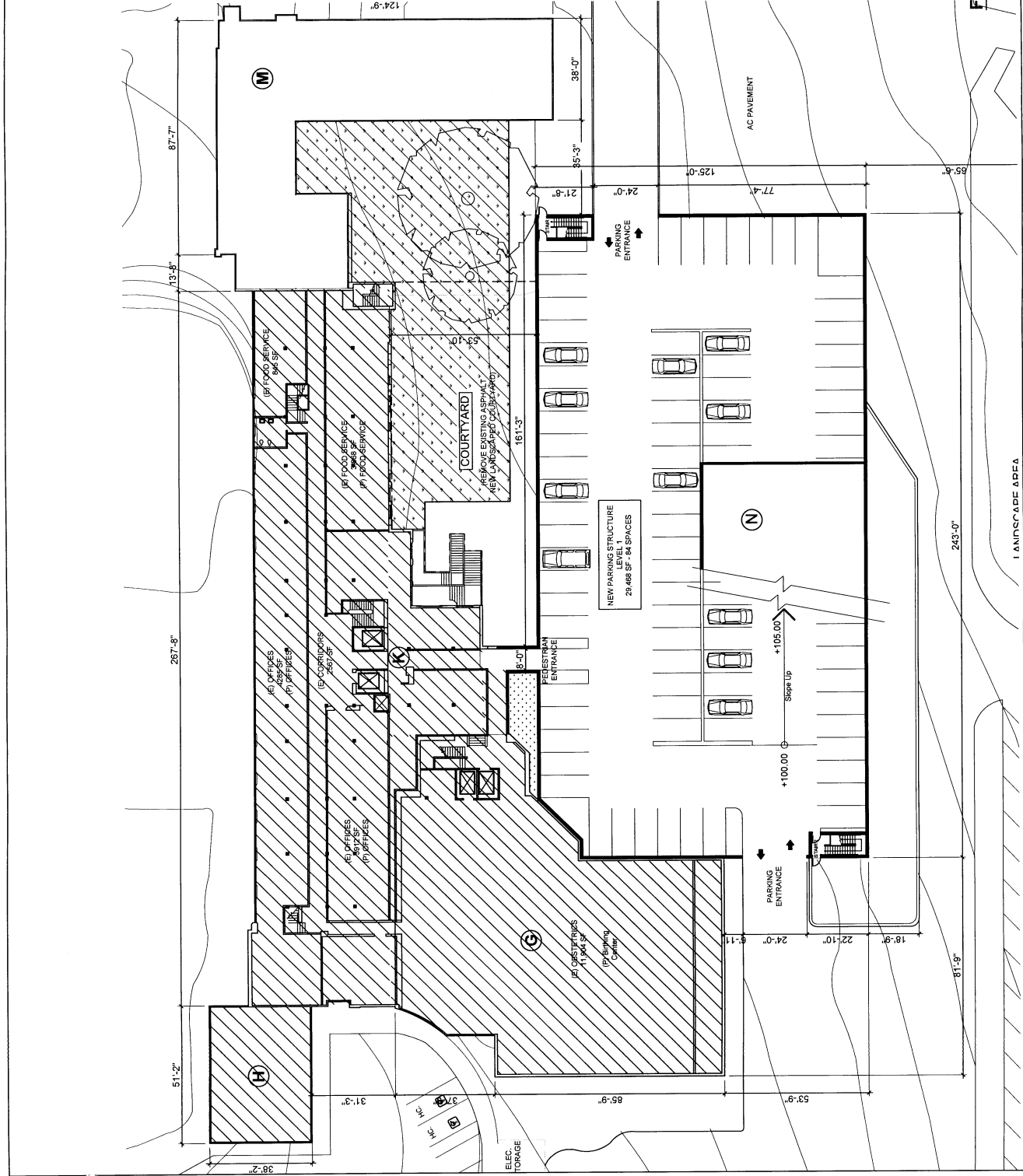
- 1. EXISTING ANNEX WILL BE REMOVED FOR NEW 281 SPACE PARKING STRUCTURE

PLAN NOTES:

- 1. NEW 281 SPACE PARKING STRUCTURE
- 2. NEW AREA LINK TO EXISTING BUILDINGS
- 3. NEW LANDSCAPE

PLAN LEGEND:

	EXISTING BUILDINGS TO REMAIN (NO WORK TO BE DONE)
	EXISTING BUILDING TO BE REMOVED/DEMOLISHED
	INTERIOR AND EXTERIOR REMODELING
	NEW BUILDING
	NEW LANDSCAPE
	LANDSCAPE TO BE MAINTAINED/ENHANCED



FIRST FLOOR PLAN

FIRST FLOOR PLAN

SITE PLAN INDEX:

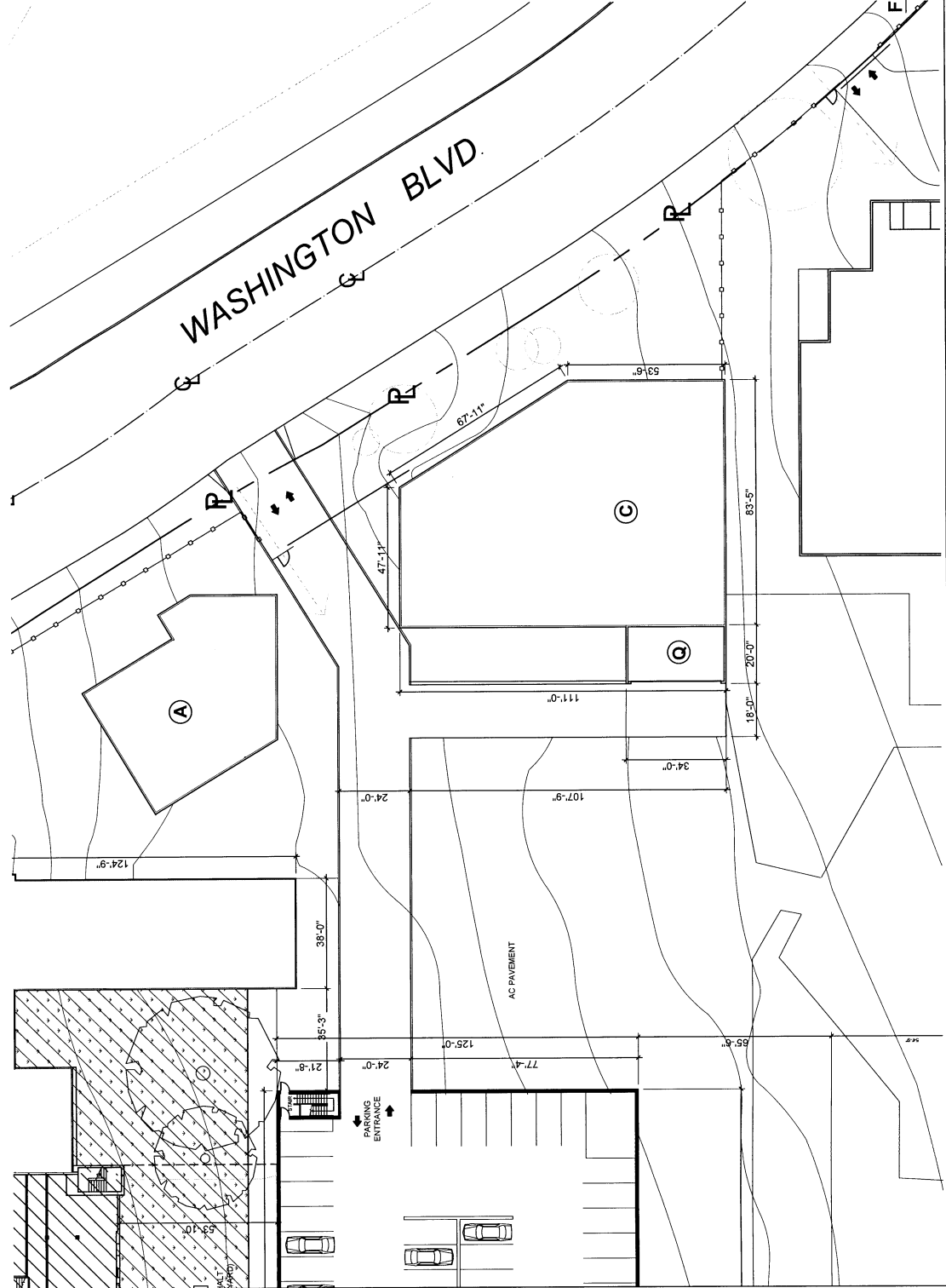
- A.** COOLING TOWER ENCLOSURE (HEIGHT 19' ±)
1 STORY STUCCO.
FOOTPRINT AREA: 3,000
- B.** OFFICE BUILDING - DEMOLISHED (HEIGHT 15' ±)
1 STORY STUCCOWOOD.
FOOTPRINT AREA: 2,368
- C.** POWER PLANT / MAINTENANCE (HEIGHT 23' ±)
1 STORY STUCCO.
FOOTPRINT AREA: 6,215
- D.** MEDICAL OFFICE BUILDING (HEIGHT 39' ±)
3 STORY STUCCO.
FOOTPRINT AREA: 29,504 SF
- E.** OFFICES PORTABLE (HEIGHT 10' ±)
1 STORY METAL
FOOTPRINT AREA: 2,580 SF
- F.** ANNEX 2 STORY STUCCO - DEMOLISH (HEIGHT 19' ±)
FOOTPRINT AREA: 12,228 SF
- G.** SURGERY 2 STORY STUCCO (HEIGHT 21' ±)
FOOTPRINT AREA: 12,163 SF
- H.** EMERGENCY 1 STORY STUCCO (HEIGHT 12' ±)
FOOTPRINT AREA: 2,337 SF
- J.** RADIOLOGY 1 STORY STUCCO (HEIGHT 19' ±)
FOOTPRINT AREA: 5,314
- K.** MAIN BUILDING & STORY CONCRETE (HEIGHT 67')
FOOTPRINT AREA: 16,844 SF
- L.** COCCU 1 STORY STUCCO (HEIGHT 12' ±)
FOOTPRINT AREA: 7,284 SF
- M.** CHAPELCONENT 2 STORY STUCCO (HEIGHT 12' ±)
FOOTPRINT AREA: 17,526 SF
- N.** PROPOSED NEW 3 STORY PARKING (HEIGHT 30')
FOOTPRINT AREA: 24,488 SF
- P.** EXISTING PARKING
- Q.** PROPOSED NEW LOADING DOCK 1 STORY
FOOTPRINT AREA: 750 SF

PLAN NOTES:

1. NEW 281 SPACE PARKING STRUCTURE
2. NEW AREA LINK TO EXISTING BUILDINGS
3. NEW LANDSCAPE

PLAN LEGEND:

- (A) EXISTING BUILDINGS TO REMAIN (NO WORK TO BE DONE)
- (B) EXISTING BUILDING TO BE REMOVED/DEMOLISHED
- (C) INTERIOR AND EXTERIOR REMODELING
- (D) NEW BUILDING
- (E) NEW LANDSCAPE
- (F) LANDSCAPE TO BE MAINTAINED/ENHANCE



FIRST FLOOR PLAN

SECOND FLOOR PLAN

SITE PLAN INDEX:

- A. COOLING TOWER ENCLOSURE (HEIGHT 12' ±)**
1 STORY STUCCO
FOOTPRINT AREA: 3,000
- B. OFFICE BUILDING-DEMOLISHED (HEIGHT 18' ±)**
1 STORY STUCCO/WOOD
FOOTPRINT AREA: 2,368
- C. POWER PLANT / MAINTENANCE (HEIGHT 23' ±)**
1 STORY STUCCO
FOOTPRINT AREA: 6,215
- D. MEDICAL OFFICE BUILDING (HEIGHT 39' ±)**
3 STORY STUCCO
FOOTPRINT AREA: 29,504 SF
- E. OFFICES PORTABLE (HEIGHT 10' ±)**
1 STORY METAL
FOOTPRINT AREA: 2,586 SF
- F. ANNEX 2 STORY STUCCO- DEMOLISH (HEIGHT 19' ±)**
FOOTPRINT AREA: 12,229 SF
- G. SURGERY 2 STORY STUCCO; (HEIGHT 21' ±)**
FOOTPRINT AREA: 12,153 SF
- H. EMERGENCY 1 STORY STUCCO; (HEIGHT 12' ±)**
FOOTPRINT AREA: 2,337 SF
- J. RADIOLOGY 1 STORY STUCCO; (HEIGHT 19' ±)**
FOOTPRINT AREA: 8,514
- K. MAIN BUILDING 8 STORY CONCRETE; (HEIGHT 87')**
FOOTPRINT AREA: 16,654 SF
- L. ICU/CU 1 STORY STUCCO; (HEIGHT 12' ±)**
FOOTPRINT AREA: 7,204 SF
- M. CHAPELCONVENT 2 STORY STUCCO; (HEIGHT 12' ±)**
FOOTPRINT AREA: 7,756 SF
- N. PROPOSED NEW 3 STORY PARKING (HEIGHT 30')**
FOOTPRINT AREA: 24,488 SF
- P. EXISTING PARKING**
- Q. PROPOSED NEW LOADING DOCK 1 STORY STUCCO; (HEIGHT 18')**
FOOTPRINT AREA: 750 SF

GENERAL NOTES:

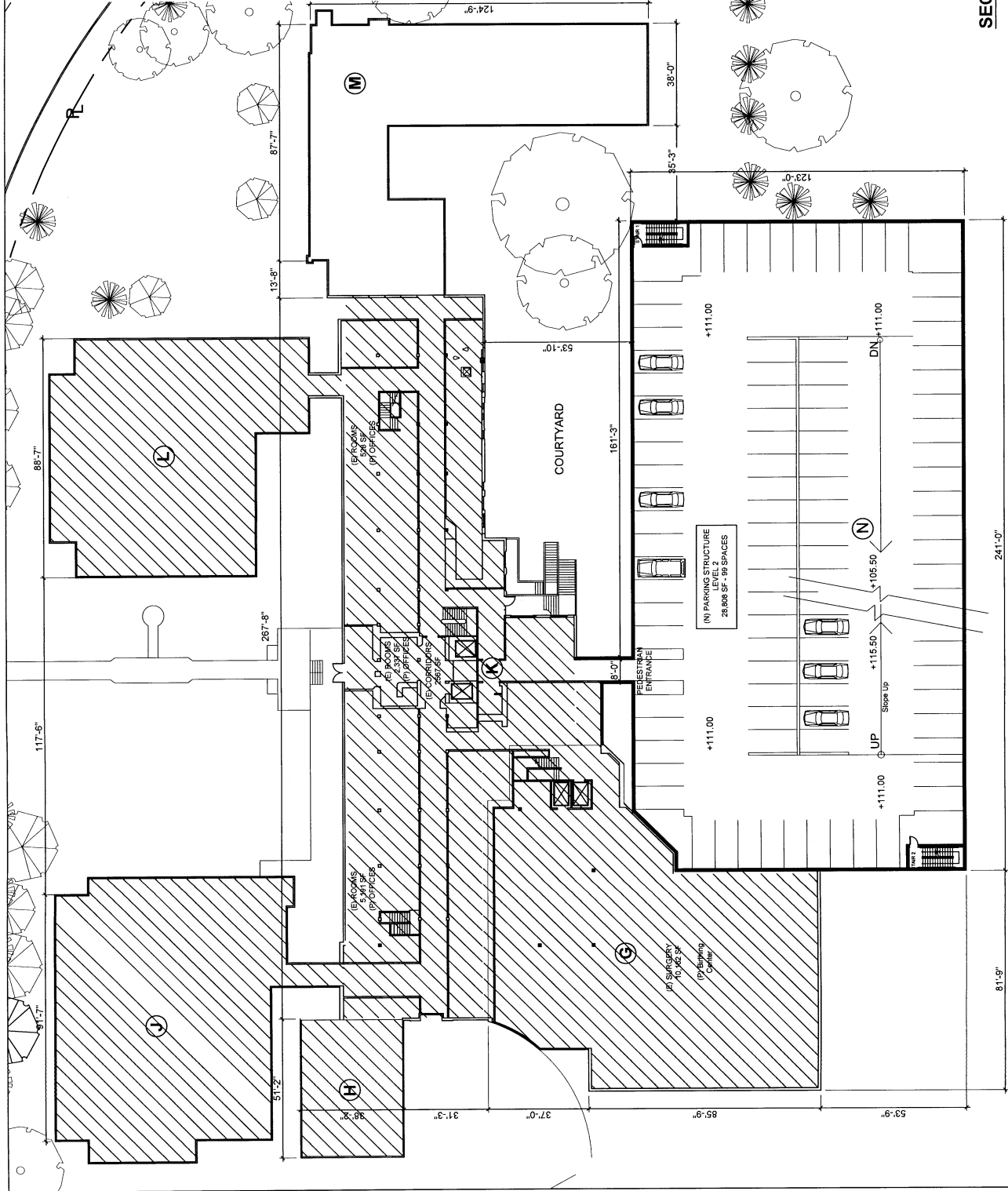
- 1. EXISTING ANNEX WILL BE REMOVED FOR NEW 281 SPACE PARKING STRUCTURE

PLAN NOTES:

- 1. NEW 281 SPACE PARKING STRUCTURE
- 2. NEW AREA LINK TO EXISTING BUILDINGS
- 3. NEW LANDSCAPE

PLAN LEGEND:

- EXISTING BUILDINGS TO REMAIN (NO WORK TO BE DONE)
- EXISTING BUILDING TO BE REMOVED/DEMOLISHED
- INTERIOR AND EXTERIOR REMODELING
- NEW BUILDING
- NEW LANDSCAPE
- LANDSCAPE TO BE MAINTAINED/ENHANCED



SECOND FLOOR PLAN

THIRD FLOOR PLAN

SITE PLAN INDEX:

- A. COOLING TOWER ENCLOSURE (HEIGHT 19' ±)
FOOTPRINT AREA: 3,000
- B. OFFICE BUILDING- DEMOLISHED (HEIGHT 15' ±)
FOOTPRINT AREA: 12,300
FOOTPRINT AREA: 12,300
- C. POWER PLANT / MAINTENANCE (HEIGHT 23' ±)
1 STORY STUCCO
FOOTPRINT AREA: 6,215
- D. MEDICAL OFFICE BUILDING (HEIGHT 39' ±)
2 STORY STUCCO
FOOTPRINT AREA: 29,504 SF
- E. OFFICES PORTABLE (HEIGHT 10' ±)
3 STORY METAL
FOOTPRINT AREA: 2,560 SF
- F. ANNEX 2 STORY STUCCO- DEMOLISH(HEIGHT 18' ±)
FOOTPRINT AREA: 12,229 SF
- G. SURGERY 2 STORY STUCCO; (HEIGHT 21' ±)
FOOTPRINT AREA: 12,163 SF
- H. EMERGENCY 1 STORY STUCCO; (HEIGHT 12' ±)
FOOTPRINT AREA: 2,337 SF
- J. RADIOLOGY 1 STORY STUCCO;(HEIGHT 18' ±)
FOOTPRINT AREA: 8,514
- K. MAIN BUILDING & STORY CONCRETE; (HEIGHT 87')
FOOTPRINT AREA: 16,644 SF
- L. ICU/CCU 1 STORY STUCCO;(HEIGHT 12' ±)
FOOTPRINT AREA: 7,204 SF
- M. CHAPELCONVENT 2 STORY STUCCO;(HEIGHT 12' ±)
FOOTPRINT AREA: 7,756 SF
- N. PROPOSED NEW 3 STORY PARKING (HEIGHT 30')
STRUCTURE
FOOTPRINT AREA: 24,468 SF
- P. EXISTING PARKING
STUCCO;(HEIGHT 16')
FOOTPRINT AREA: 750 SF

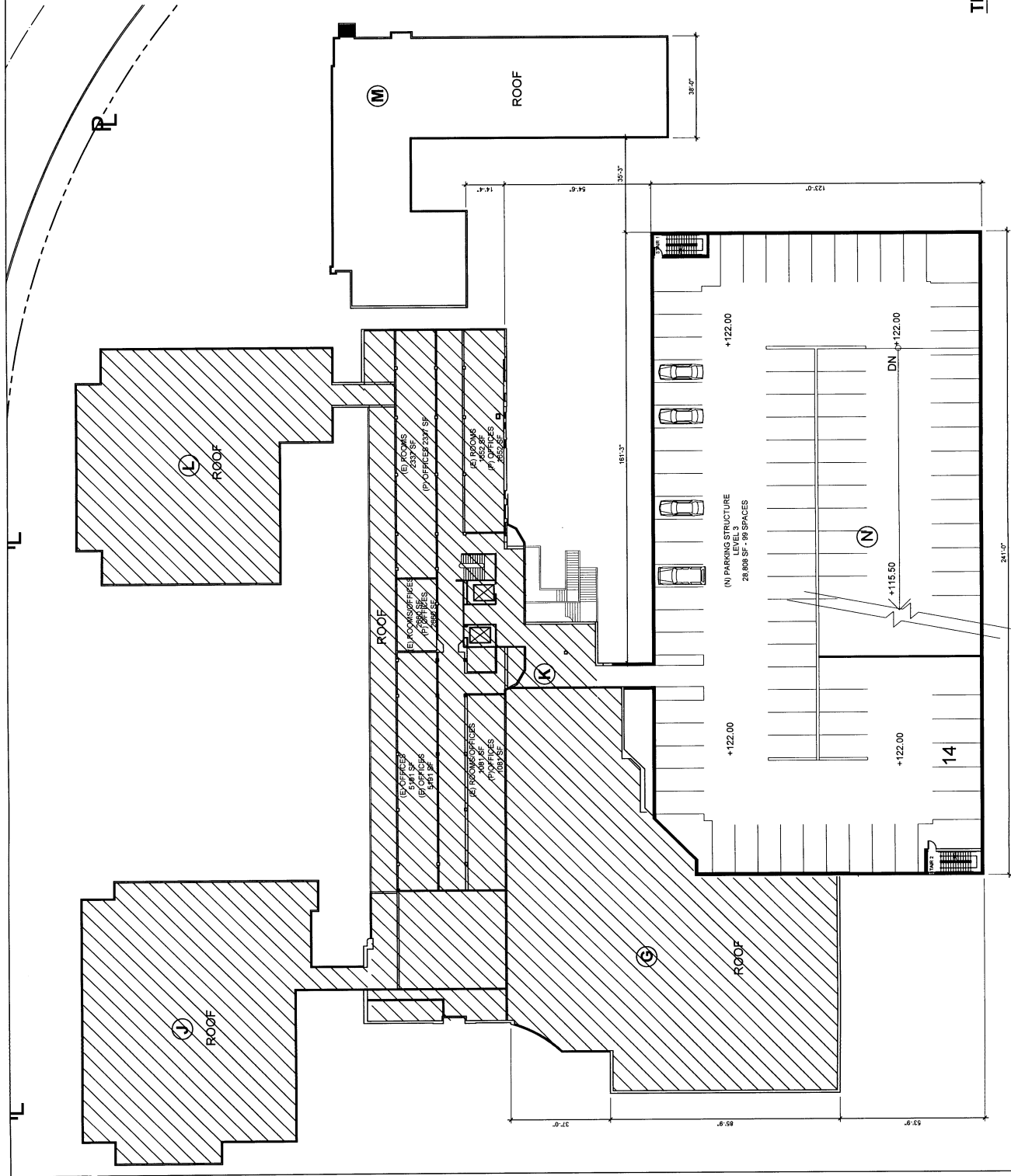
PLAN NOTES:

1. NEW 281 SPACE PARKING STRUCTURE
2. NEW AREA LINK TO EXISTING BUILDINGS
3. NEW LANDSCAPE

PLAN LEGEND:

- (A) EXISTING BUILDINGS TO REMAIN (NO WORK TO BE DONE)
- (D) EXISTING BUILDING TO BE REMOVED/DEMOLISHED
- (E) INTERIOR AND EXTERIOR REMODELING
- (F) NEW BUILDING
- (G) NEW LANDSCAPE
- (H) LANDSCAPE TO BE MAINTAINED/ENHANCE

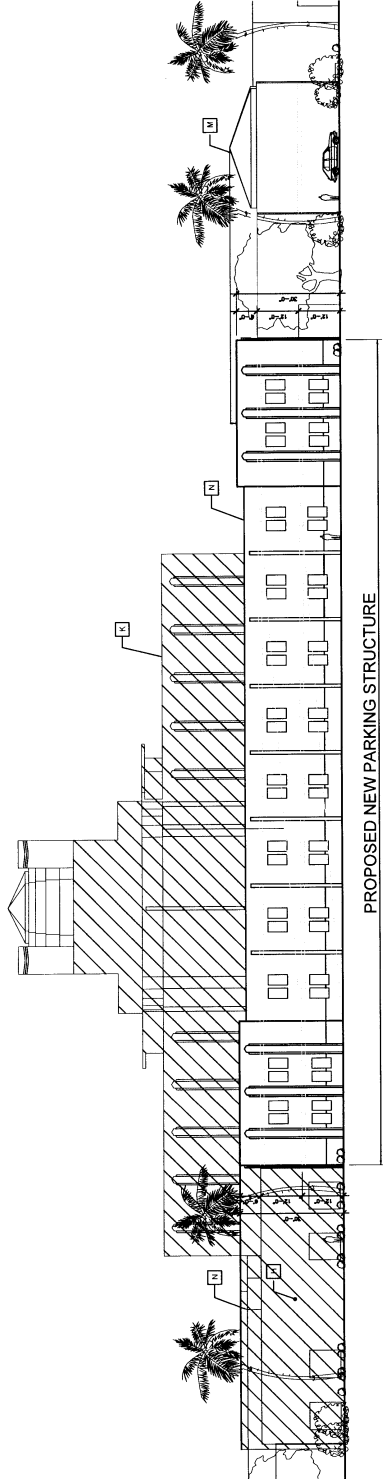
THIRD FLOOR PLAN



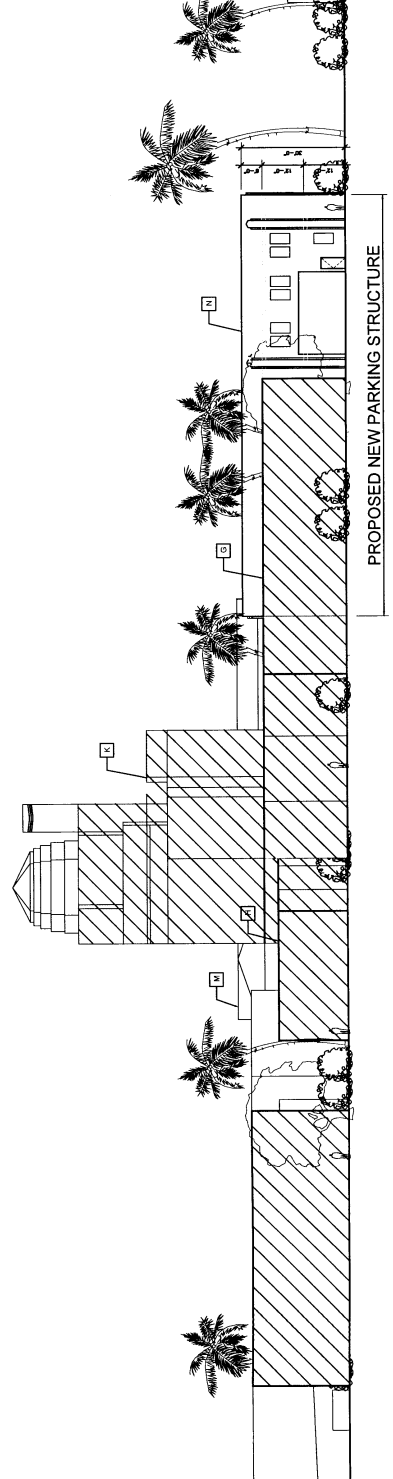
ELEVATIONS

SITE PLAN INDEX:

- A. COOLING TOWER ENCLOSURE (HEIGHT 19' ±)
1 STORY STUCCO;
FOOTPRINT AREA: 3,000
- B. OFFICE BUILDING DEMOLISHED (HEIGHT 16' ±)
FOOTPRINT AREA: 2,387
- C. POWER PLANT MAINTENANCE (HEIGHT 23' ±)
1 STORY STUCCO;
FOOTPRINT AREA: 6,215
- D. MEDICAL OFFICE BUILDING (HEIGHT 39' ±)
FOOTPRINT AREA: 29,544 SF
- E. OFFICES PORTABLE (HEIGHT 10' ±)
1 STORY METAL
FOOTPRINT AREA: 2,590 SF
- F. ANNEX 2 STORY STUCCO - DEMOLISH (HEIGHT 19' ±)
FOOTPRINT AREA: 12,229 SF
- G. SURGERY 2 STORY STUCCO; (HEIGHT 21' ±)
FOOTPRINT AREA: 12,193 SF
- H. EMERGENCY 1 STORY STUCCO; (HEIGHT 12' ±)
FOOTPRINT AREA: 2,337 SF
- J. RADIOLOGY 1 STORY STUCCO; (HEIGHT 19' ±)
FOOTPRINT AREA: 8,514
- K. MAIN BUILDING 8 STORY CONCRETE; (HEIGHT 87')
FOOTPRINT AREA: 16,644 SF
- L. ICU/CU 1 STORY STUCCO; (HEIGHT 12' ±)
FOOTPRINT AREA: 7,204 SF
- M. CHAPEL CONVENT 2 STORY STUCCO; (HEIGHT 12' ±)
FOOTPRINT AREA: 7,756 SF
- N. PROPOSED NEW 3 STORY PARKING (HEIGHT 30')
STRUCTURE
FOOTPRINT AREA: 24,468 SF
- P. EXISTING PARKING
FOOTPRINT AREA: 750 SF
- Q. PROPOSED NEW LOADING DOCK 1 STORY
STUCCO; (HEIGHT 18')
FOOTPRINT AREA: 750 SF



SOUTH ELEVATION



WEST ELEVATION

GENERAL NOTES:

- 1. EXISTING ANNEX WILL BE REMOVED FOR
NEW 281 SPACE PARKING STRUCTURE

PLAN NOTES:

- 1. NEW 281 SPACE PARKING
STRUCTURE
- 2. NEW AREA LINK TO
EXISTING BUILDINGS
- 3. NEW LANDSCAPE

PLAN LEGEND:

	EXISTING BUILDINGS TO REMAIN (NO WORK TO BE DONE)
	EXISTING BUILDING TO BE REMOVED/DEMOLISHED
	INTERIOR AND EXTERIOR REMODELING
	NEW BUILDING
	NEW LANDSCAPE
	LANDSCAPE TO BE MAINTAINED/ENHANCED

ELEVATIONS

EXISTING SITE PHOTOS

SITE PLAN INDEX:

- A. COOLING TOWER ENCLOSURE (HEIGHT 19' ±)
1 STORY STUCCO
FOOTPRINT AREA: 3,000
- B. OFFICE BUILDING - DEMOLISHED (HEIGHT 19' ±)
1 STORY STUCCO/WOOD
FOOTPRINT AREA: 2,386
- C. POWER PLANT / MAINTENANCE (HEIGHT 23' ±)
1 STORY STUCCO
FOOTPRINT AREA: 6,215
- D. MEDICAL OFFICE BUILDING (HEIGHT 39' ±)
2 STORY STUCCO
FOOTPRINT AREA: 29,644 SF
- E. OFFICES PORTABLE (HEIGHT 10' ±)
1 STORY METAL
FOOTPRINT AREA: 2,580 SF
- F. ANNEX 2 STORY STUCCO, DEMOLISH (HEIGHT 19' ±)
FOOTPRINT AREA: 12,229 SF
- G. SURGERY 2 STORY STUCCO; (HEIGHT 21' ±)
FOOTPRINT AREA: 12,133 SF
- H. EMERGENCY 1 STORY STUCCO; (HEIGHT 12' ±)
FOOTPRINT AREA: 2,337 SF
- J. RADIOLOGY 1 STORY STUCCO; (HEIGHT 19' ±)
FOOTPRINT AREA: 8,514
- K. MAIN BUILDING 8 STORY CONCRETE; (HEIGHT 87')
FOOTPRINT AREA: 16,644 SF
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- M. CHAPEL/CONVENT 2 STORY STUCCO; (HEIGHT 12' ±)
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- N. PROPOSED NEW 3 STORY PARKING (HEIGHT 30')
STRUCTURE
FOOTPRINT AREA: 24,489 SF
- P. EXISTING PARKING
STUCCO; (HEIGHT 18')
FOOTPRINT AREA: 750 SF
- Q. PROPOSED NEW LOADING DOCK 1 STORY
STUCCO; (HEIGHT 18')
FOOTPRINT AREA: 750 SF



BUILDING "C"



BUILDING "F"



BUILDING "J"



BUILDING "M"



BUILDING "B"



BUILDING "E"



BUILDING "H"



BUILDING "L"



BUILDING "A"



BUILDING "D"



BUILDING "G"



BUILDING "K"

GENERAL NOTES:

- 1. EXISTING ANNEX WILL BE REMOVED FOR
NEW 281 SPACE PARKING STRUCTURE

PLAN NOTES:

- 1. NEW 281 SPACE PARKING
STRUCTURE
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	NEW BUILDING
	NEW LANDSCAPE
	LANDSCAPE TO BE MAINTAINED/ENHANCE

EXISTING
SITE PHOTOS

ALTA/ACSM LAND TITLE SURVEY

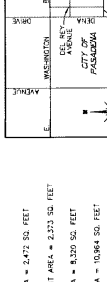
LAKESIDE PASADENA
PASADENA, CALIFORNIA

233 AVEHWA FABRICATE, SITE 107
PASADENA, CALIFORNIA
(949) 248-4685 FAX (949) 248-4687

FILE NO. 10798
DRAWN BY: JFC
DATE: 09/30/10
SCALE: 1" = 40'
SHEET 1 OF 2

CLIENT: PADRE SAN LUIS LLC
ADDRESS: LAKESIDE PASADENA
CITY OF PASADENA, CA 92372

REVISIONS



- ### BUILDING INFORMATION:
- A. BUILDING 1 STORY BRICK, FOOTPRINT AREA = 2,472 SQ. FEET (HEIGHT = 19'3")
 - B. BUILDING 1 STORY BRICK/WOOD, FOOTPRINT AREA = 2,233 SQ. FEET (HEIGHT = 19'3")
 - C. BUILDING 1 STORY BRICK, FOOTPRINT AREA = 1,230 SQ. FEET (HEIGHT = 19'3")
 - D. BUILDING 1 STORY BRICK, FOOTPRINT AREA = 1,094 SQ. FEET (HEIGHT = 19'3")
 - E. PORTABLE 1 STORY METAL (HEIGHT = 10'2")
 - F. GARAGE 1 STORY BRICK, FOOTPRINT AREA = 9'4 SQ. FEET (HEIGHT = 10'2")
 - G. GARAGE 1 STORY BRICK, FOOTPRINT AREA = 479 SQ. FEET (HEIGHT = 10'2")
 - H. BRICK, FOOTPRINT AREA = 1,283 SQ. FEET (HEIGHT = 13'6")
 - I. BUILDING 1 STORY BRICK, FOOTPRINT AREA = 1,189 SQ. FEET (HEIGHT = 13'6")
 - J. BRICK, FOOTPRINT AREA = 2,108 SQ. FEET (HEIGHT = 13'6")
 - K. BRICK, FOOTPRINT AREA = 4,188 SQ. FEET (HEIGHT = 17'5")
 - L. BRICK, FOOTPRINT AREA = 1,771 SQ. FEET (HEIGHT = 13'5")

LAND AREA:

58,838 SQUARE FEET
13,357 ACRES

SITE RESTRICTIONS:

- FLOOR AREA RATIO - N/A
- SETBACKS - SEE SEPARATE SHEETS
- STREET SIDE - 5 FEET
- REAR - 5 FEET
- RIGHT - 5 FEET
- ZONE - RCA - (SINGLE FAMILY RESIDENTIAL)
- PLANNING REQUIREMENT 1 - COVERED SPACE PER FOOT 3 HURD-PALE

THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXISTING FOOTPRINT OF THE BUILDINGS DESCRIBED IN THIS SURVEY. ALL SITE RESTRICTIONS WERE OBTAINED FROM THE CITY OF PASADENA (PLANNING DEPARTMENT) BY CONTACTING THE ZONING DEPARTMENT OR CONTACT THE ZONING DEPARTMENT DIRECTLY. THIS INFORMATION IS NOT PROVIDED FOR DESIGN PURPOSES.

STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF IDENTIFIED ENCROACHMENTS THAT WERE OBSERVED AT THE TIME OF THIS SURVEY. THE SURVEYOR HAS NOT CONDUCTED VISUAL INSPECTIONS OR PHOTOGRAPHIC SURVEYS TO VERIFY THE EXISTENCE OF ANY OF THE ENCROACHMENTS LISTED BELOW. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND PHOTOGRAPHIC SURVEYS TO VERIFY THE EXISTENCE OF ANY OF THE ENCROACHMENTS LISTED BELOW.

LEGAL DESCRIPTION:

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ITEMS CORRESPONDING TO SCHEDULE "B":

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STATEMENT OF ENCROACHMENTS:

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LEGAL DESCRIPTION:

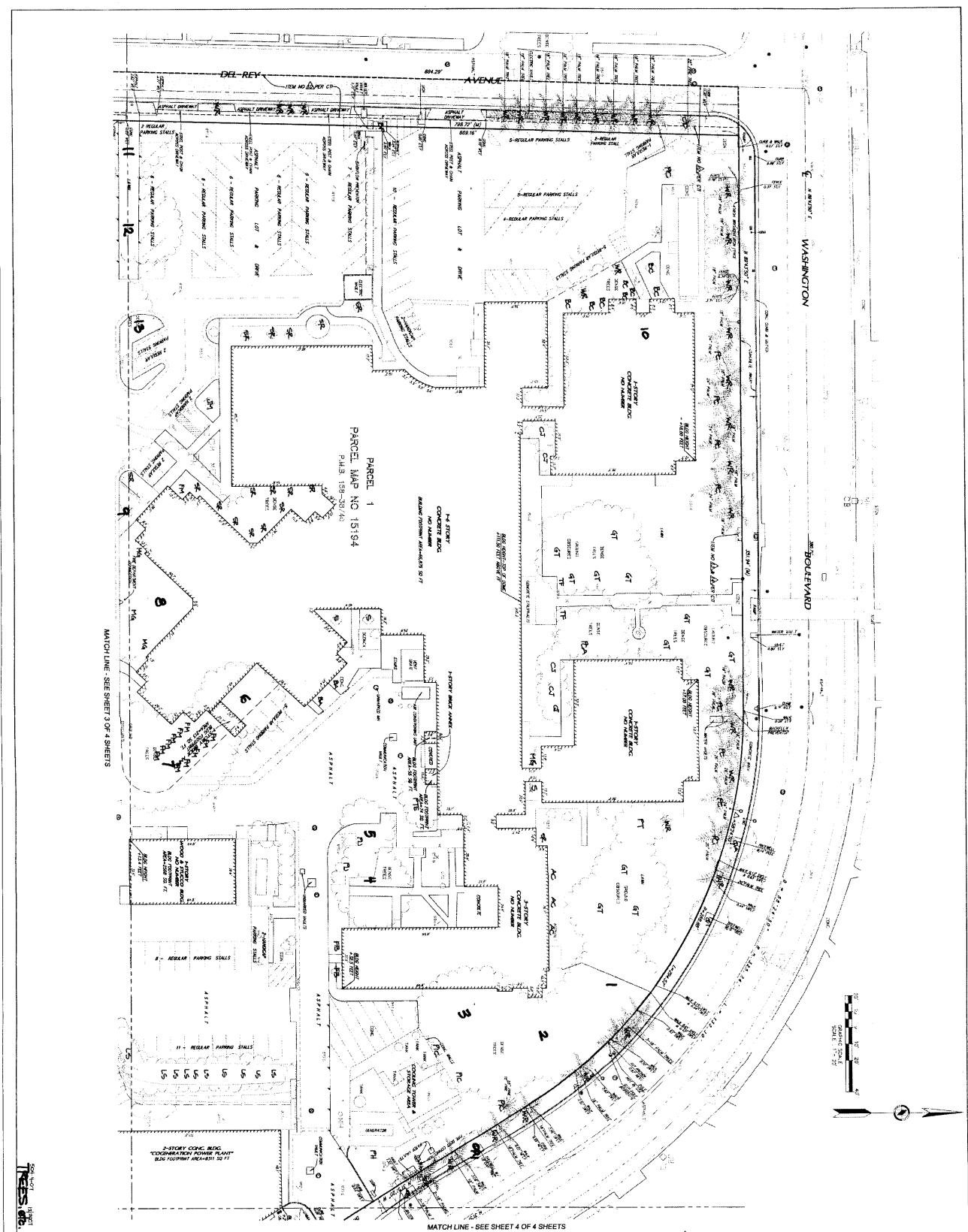
PARCEL A
PARCEL B
PARCEL C
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I
PARCEL J
PARCEL K
PARCEL L

LEGAL DESCRIPTION:

PARCEL A
PARCEL B
PARCEL C
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I
PARCEL J
PARCEL K
PARCEL L

LEGAL DESCRIPTION:

PARCEL A
PARCEL B
PARCEL C
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I
PARCEL J
PARCEL K
PARCEL L

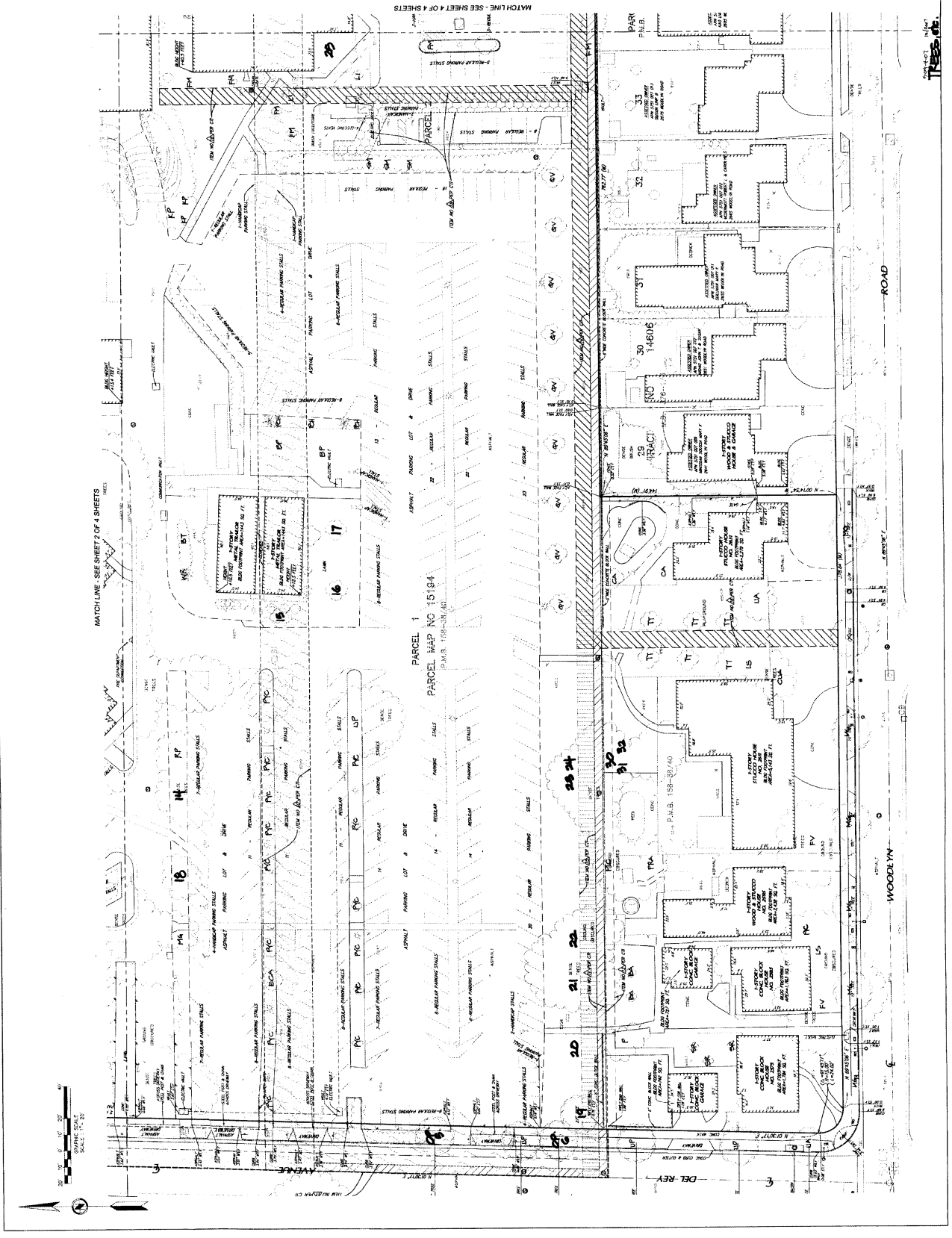


RES

DATE: 11/13/2003
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: AS SHOWN
PROJECT NO: 03001 LA 0008

ALTA/ACSM LAND TITLE SURVEY
SHOWING
PARCELS 1, 2 AND 3, PARCEL MAP NO. 15194
P.M.B. 158-38/40
CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

MOLLENHAUS GROUP
CIVIL ENGINEERING
SURVEYING & MAPPING
1112 N. GARDEN ST.
PASADENA, CA 92369
TEL: 626.792.1100
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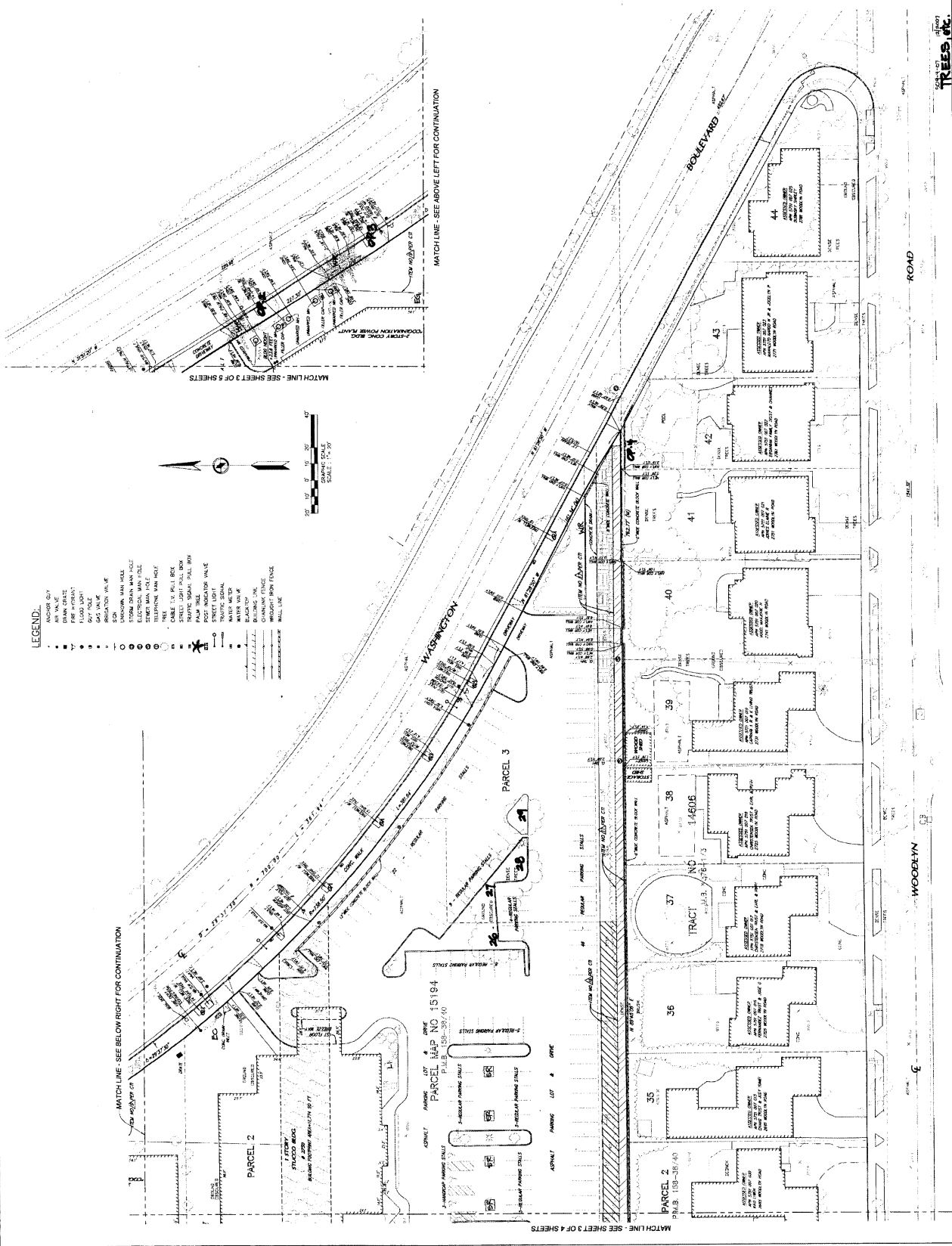


MOLLENHAUER GROUP
 CIVIL ENGINEERING
 LAND DEVELOPMENT
 211 4TH ST
 LOS ANGELES, CALIFORNIA 90012

NO.	REVISION	DATE

ALTAGSM LAND TITLE SURVEY
 SHOWING
PARCELS 1, 2 AND 3, PARCEL MAP NO. 15194
 P.M.B. 158-38/40
 CITY OF PASADENA, COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

DS VENTURES, LLC
 SHEET NO. 4 OF 4
 TOTAL SHEETS 4
 DATE 08/20/14
 DRAWN BY [Name]
 CHECKED BY [Name]
 APPROVED BY [Name]



LEGEND:

- ANCHOR BOLT
- AIR VALVE
- FIRE HYDRANT
- FLOOD LIGHT
- GAS VALVE
- IRRIGATION VALVE
- LAMPPOST
- LAMPPOST MAN HOLE
- STORM DRAIN MAN HOLE
- TELEPHONE MAN HOLE
- SEWER MAN HOLE
- WATER MAN HOLE
- 1/2" BALL BOX
- STREET LIGHT PULL BOX
- RIGHTS SIGNAL PULL BOX
- STREET LIGHT
- FOOT INDICATOR VALVE
- WATER VALVE
- WATER METER
- CHIMNEY
- CHIMNEY FLUE
- BUILDING
- WALL LINE

