

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
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	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				
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	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'

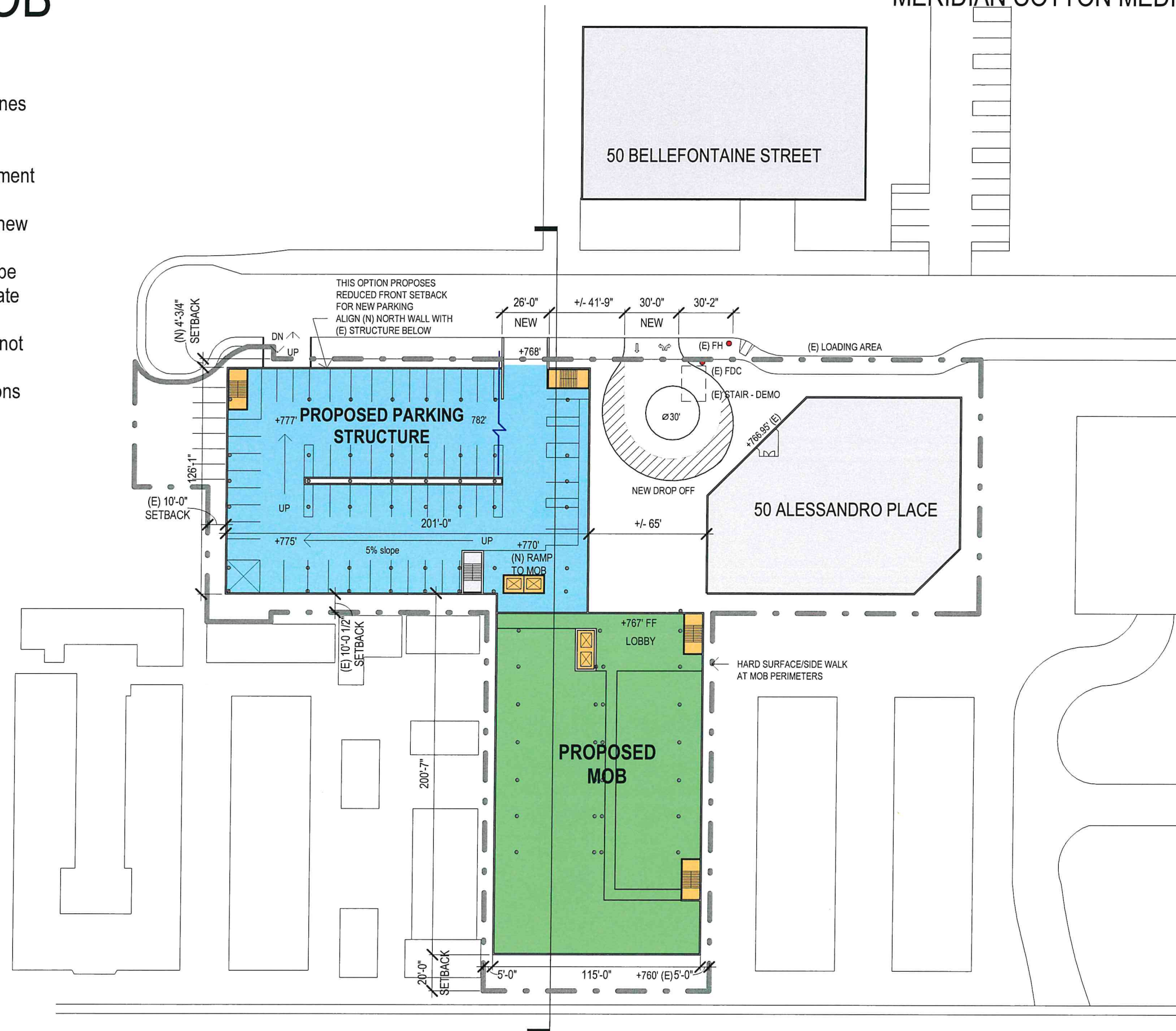
PROPOSED MOB

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

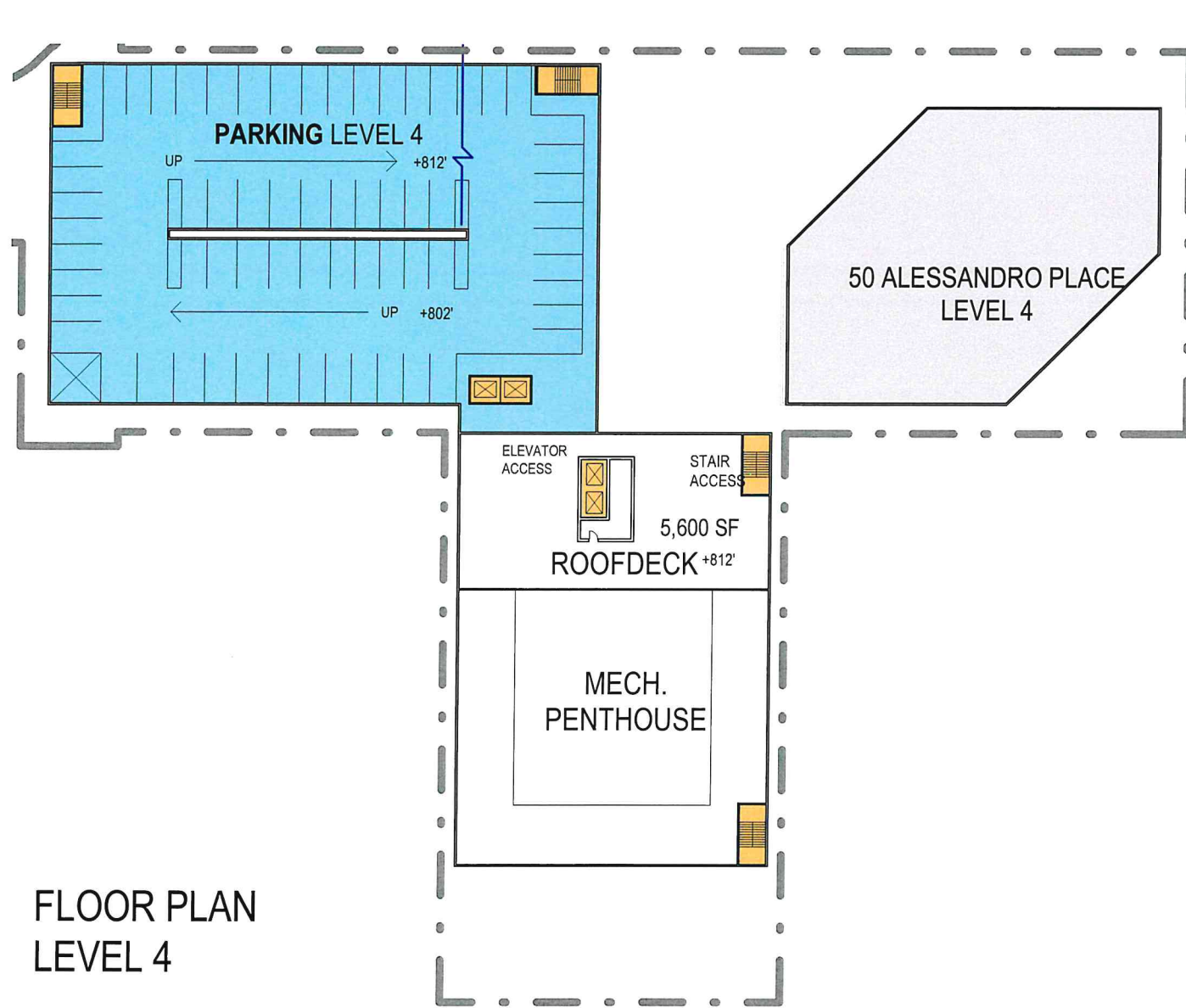


FLOOR PLAN
LEVEL 2

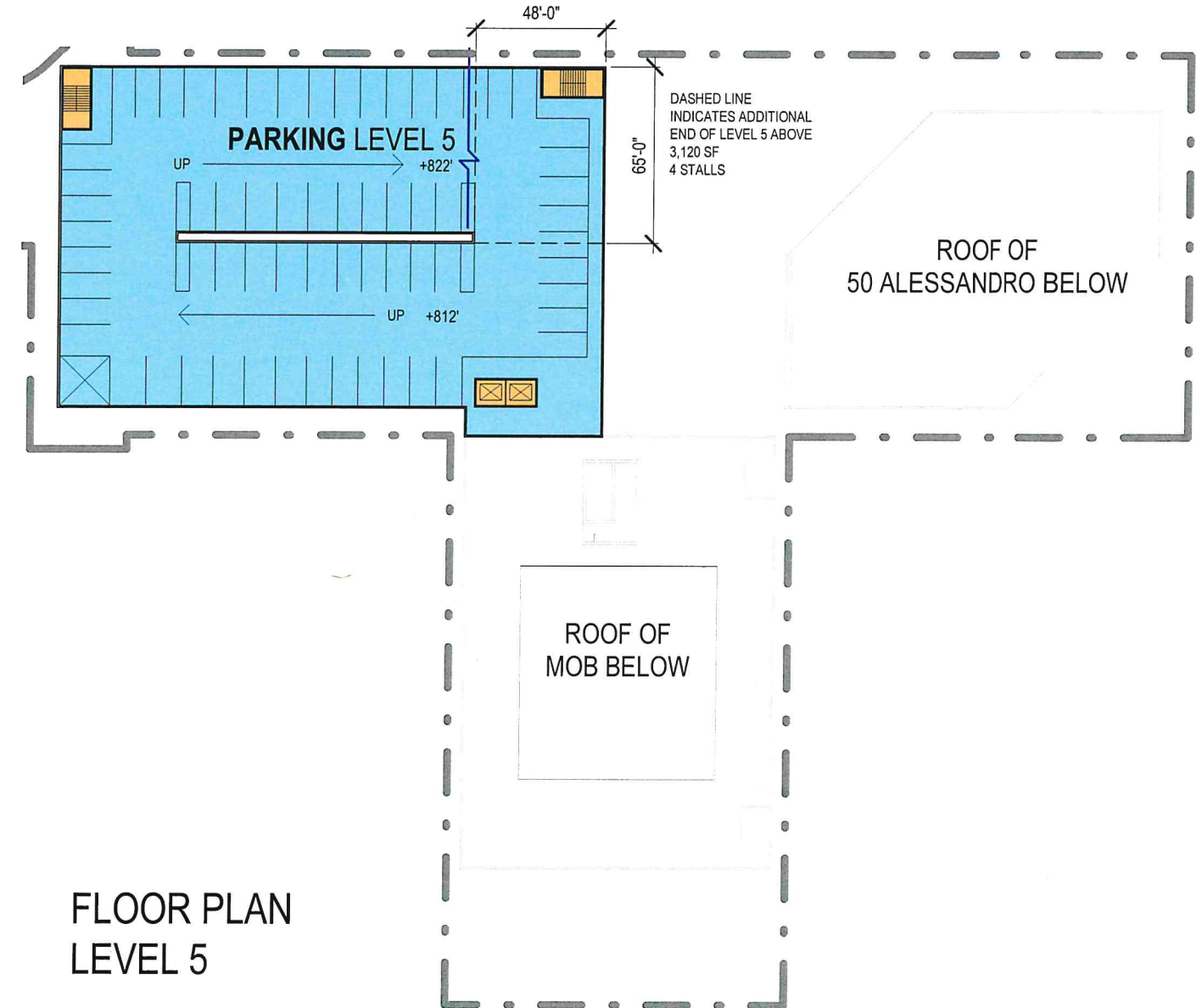


FLOOR PLAN
LEVEL 3

PROPOSED MOB

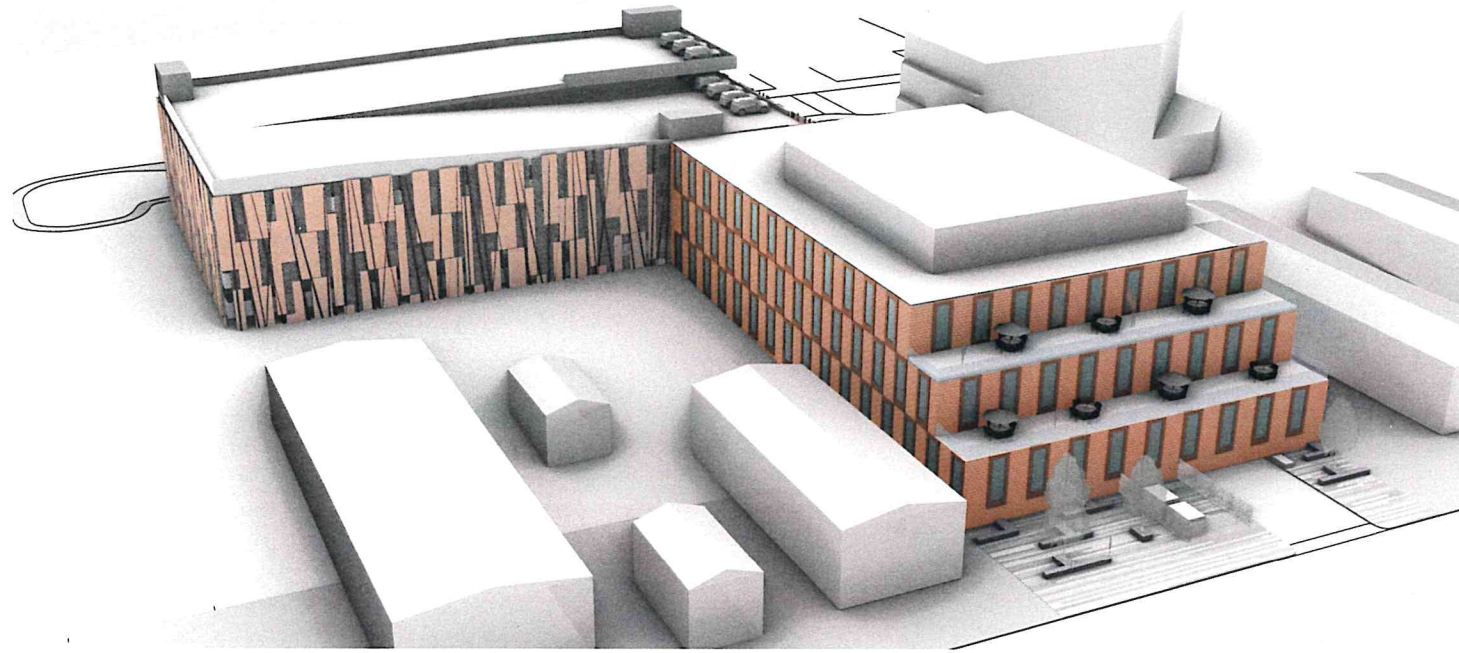


FLOOR PLAN
LEVEL 4



FLOOR PLAN
LEVEL 5

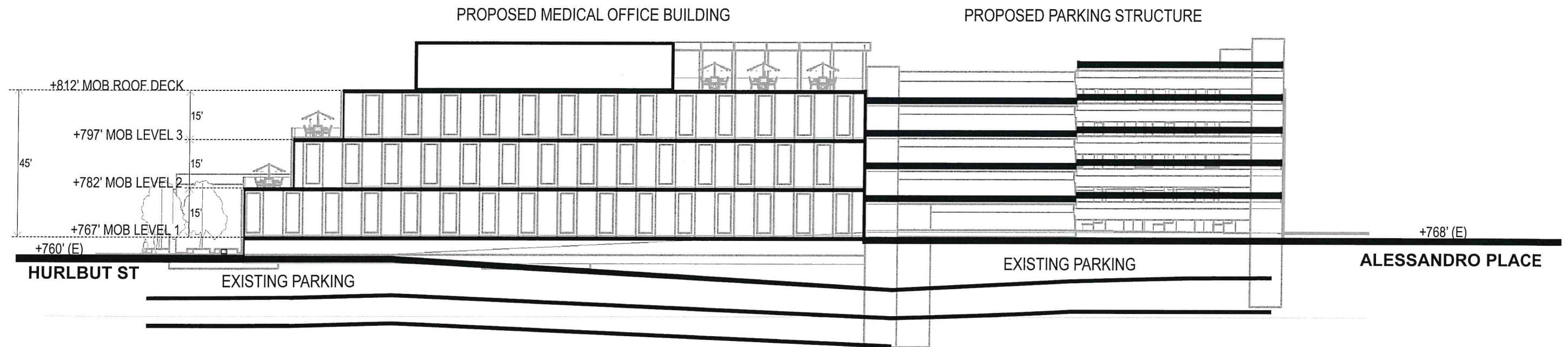
PROPOSED MOB



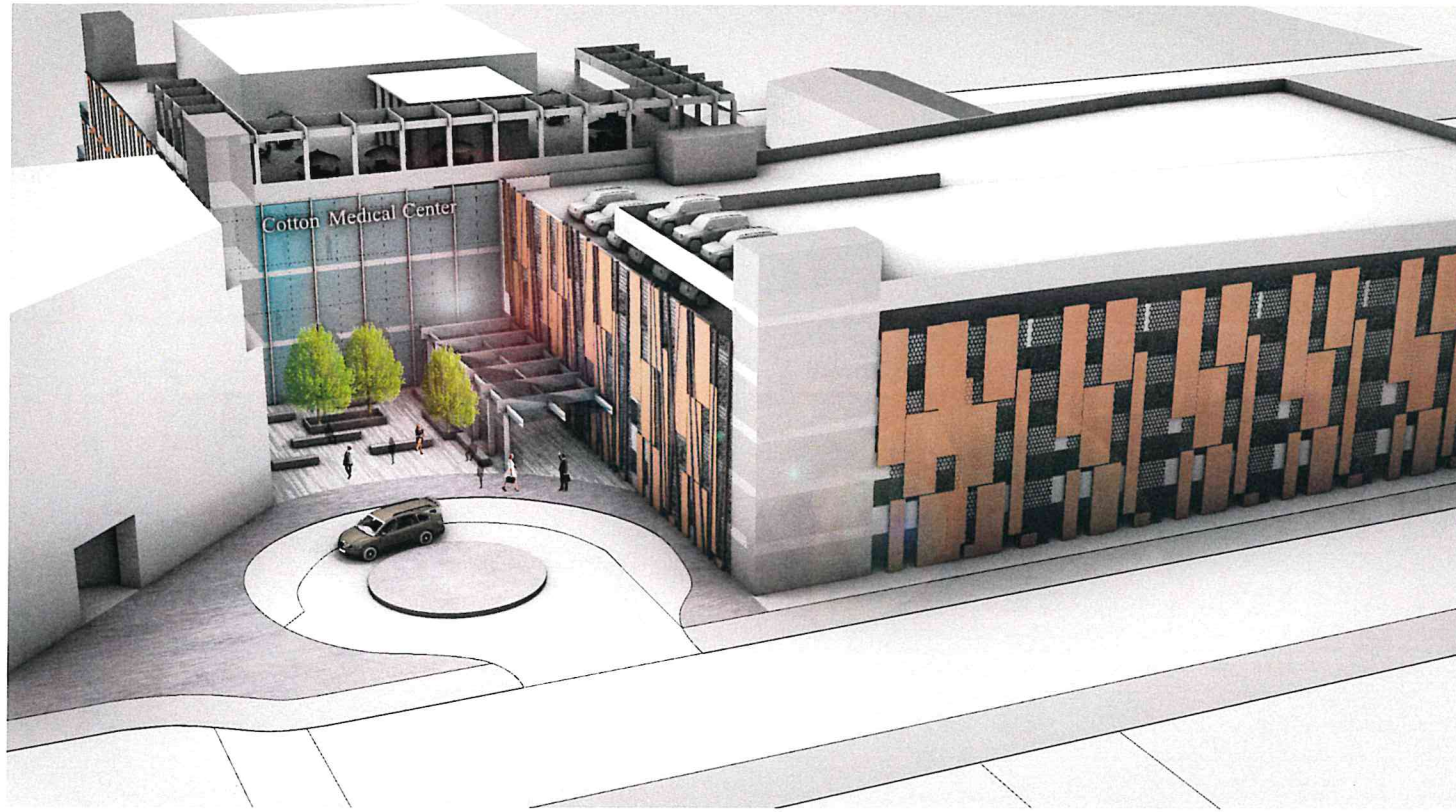
AERIAL VIEW - HURLBUT ST



STREET VIEW - HURLBUT ST



PROPOSED MOB



AERIAL VIEW - ALESSANDRO PL



STREET VIEW - ALESSANDRO PL

