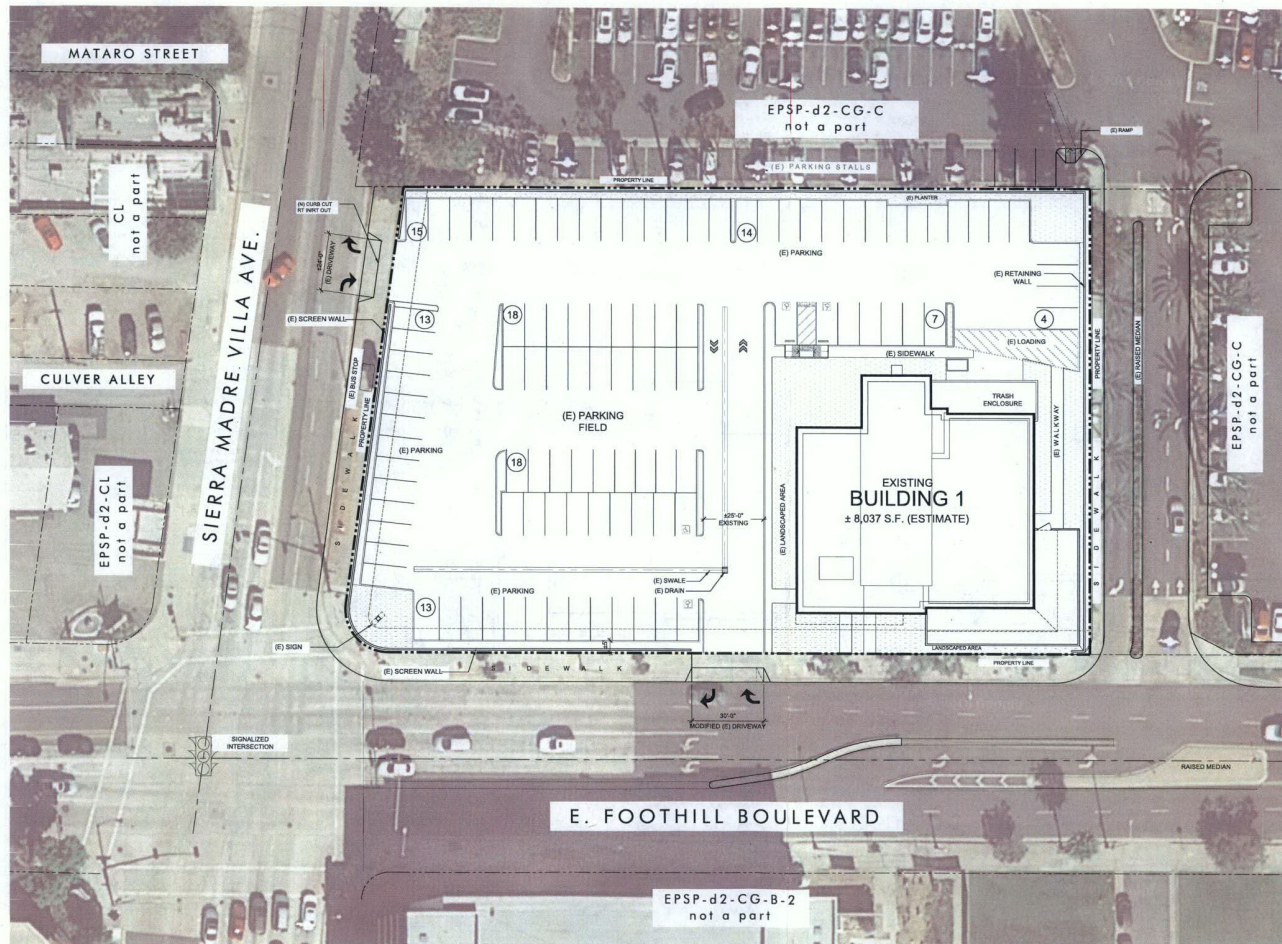


ATTACHMENT B



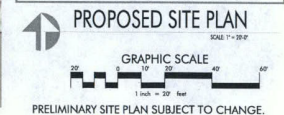
VICINITY MAP
NOT TO SCALE

PROJECT DATA

CLIENT: THE ARBA GROUP INC.
PROJECT ADDRESS: 3333 E. FOOTHILL BOULEVARD
PASADENA CA, 91107
JURISDICTION: CITY OF PASADENA, CA
APN NUMBER: 5752-025-015 (to be verified)
ZONING: EPSP-d2-CG-C
EAST PASADENA SPECIFIC PLAN
T.O.D. (TRANSIT ORIENTED DEVELOPMENT)
PROPOSED USE: RETAIL

SITE SUMMARY

SITE AREA ±1.34 AC ±58,288 SF
BUILDING DATA
EXISTING BUILDING 1 ± 8,037 SF
TOTAL BUILDING AREA ± 8,037 SF
F.A.R. 0.14 (0.40 MAX.)
PARKING DATA
T.O.D. - MIN. NUMBER OF PARKING SPACES SHALL BE REDUCED BY 10%, AND THIS REDUCTION WILL BE THE MAXIMUM ALLOWED NUMBER OF PARKING SPACES
PARKING REQUIRED:
(E) BUDO.1 REST. @ 1/100 SF) 80 STALLS
PARKING PROVIDED:
STANDARD STALL 98 STALLS
ADA ACCESSIBLE 4 STALLS
PARKING PROVIDED WITHIN PARCEL 102 STALLS
PARKING RATIO PROVIDED: 12.7/1,000
SITE LAYOUT DATA
STANDARD STALL 8'-6" x 18'-0"
COMPACT STALL NOT ALLOWED
MIN DRIVE AISLE WIDTH 24' @ 90° 18'-6" WIDE STALL
TOTAL EXISTING LANDSCAPE AREA: ± 6,720 SF
TOTAL PARKING LOT AREA: ± 38,950 SF
• MINIMUM 15% OF LOT AREA SHALL BE LANDSCAPED
• ALL STREET FRONTAGES SHALL HAVE A CONTINUOUS PLANTING AREA NO LESS THAN 10' IN DEPTH
• LOW HEDGE OR LOW MASONRY WALL ON STREET SIDE PERIMETER OF ALL PARKING LOTS, 5' LANDSCAPE SHALL BE PROVIDED IN FRONT OF WALL
• 6' MINIMUM PLANTER WIDTH (5' INSIDE DIMENSION)
• 1 TREE EVERY 4 PARKING STALLS
• PARKING STRIPING SHALL BE DOUBLE STRIPE, 4" WIDE & 12' APART MEASURED FROM OUTSIDE EDGE
• 3' MAX. LANDSCAPE OVERHANG ALLOWED FOR PARKING STALLS

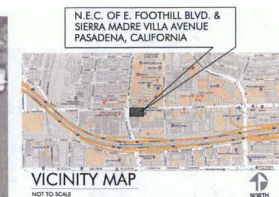
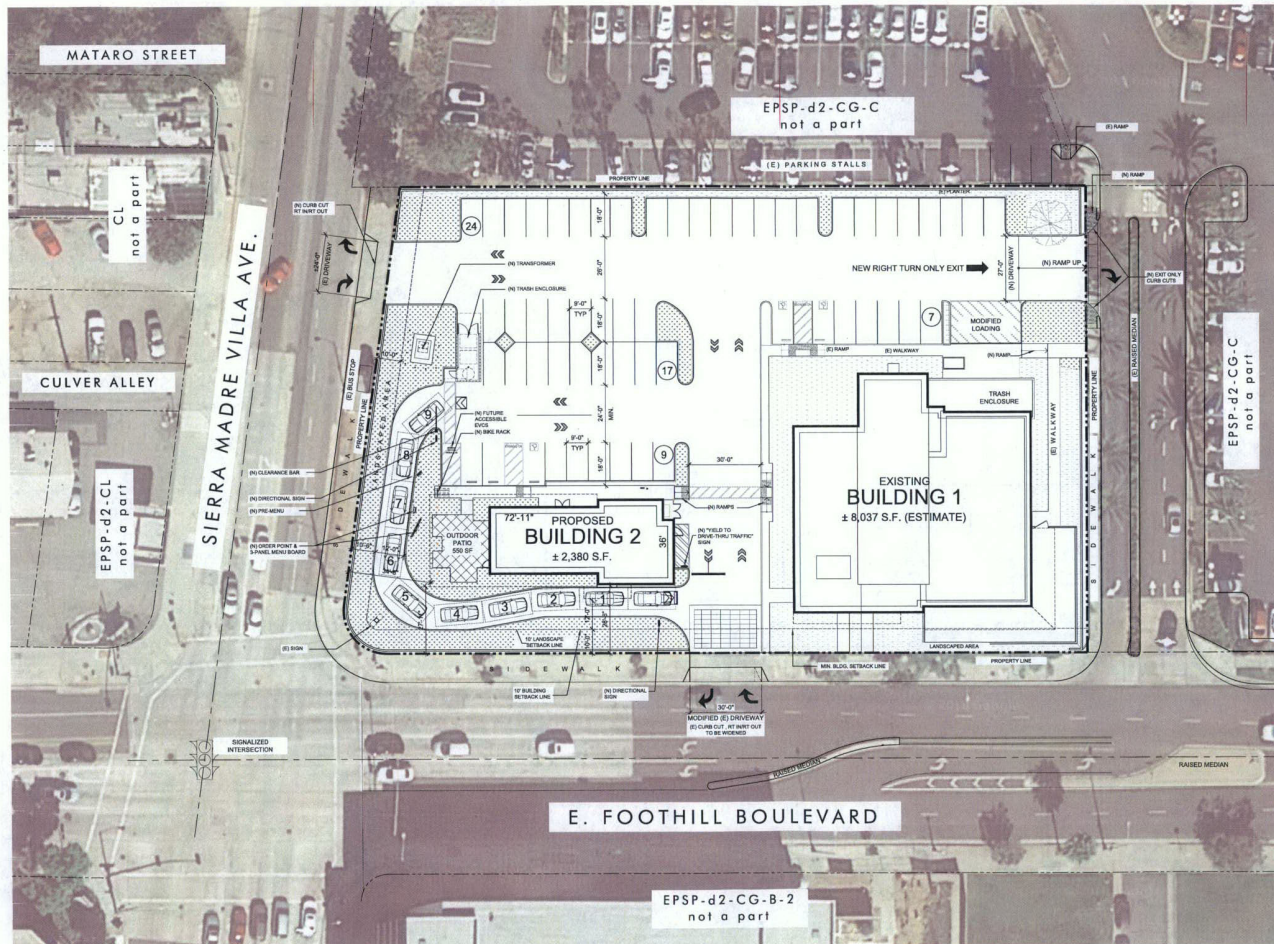


The ARBA Group, Inc.
6300 Wilshire Blvd # 1800,
Los Angeles, CA 90048

NEC of Foothill Blvd. & Sierra Madre Villa Ave.
PASADENA, CALIFORNIA

McKenty
Malak
ARCHITECTS
33 Hughes Alley Suite 200
Pasadena, California 91103
TEL: 626-794-1100
FAX: 626-794-1101

EXISTING SITE PLAN
12.21.2020 18012MMA
D010



PROJECT DATA

CLIENT: THE ARBA GROUP INC.
 PROJECT ADDRESS: 3333 E. FOOTHILL BOULEVARD
 JURISDICTION: PASADENA, CA 91107
 APN NUMBER: 5752-025-015 (to be verified)
 ZONING: EPSP-d2-CG-C
 T.O.D. (TRANSIT ORIENTED DEVELOPMENT)

SITE SUMMARY

SITE AREA ±1.34 AC ±58,288 SF

BUILDING DATA

EXISTING BUILDING 1 ± 8,037 sf
 PROPOSED BUILDING 2 ± 2,380 sf
 TOTAL BUILDING AREA ±10,417 sf

F.A.R. 0.18 (0.40 MAX.)

PARKING DATA

***T.O.D. - MIN. NUMBER OF PARKING SPACES SHALL BE REDUCED BY 10%, AND THIS REDUCTION WILL BE THE MAXIMUM ALLOWED NUMBER OF PARKING SPACES

PARKING ALLOWED

BLDG. 1 (EST. @ 1/100 SF)	80 STALLS
BLDG. 2 (EST. W.D.T. @ 1/100 SF)	23.8 STALLS
OUTDOOR SEATING	5.5 STALLS
T.O.D. (10% REDUCTION)	-10.9 STALLS
TOTAL PARKING REQUIRED:	98 STALLS

PARKING PROVIDED

STANDARD STALL	53 STALLS
ADA ACCESSIBLE	4 STALLS
PARKING PROVIDED WITHIN PARCEL	57 STALLS
ADD'L PARKING AT ADJACENT PARCEL	41 STALLS
TOTAL PARKING PROVIDED:	98 STALLS

STANDARD STALL 8'-6" x 18'-0"
 COMPACT STALL 5'-0" x 9'-0" (NOT ALLOWED)
 MIN. DRIVE AISLE WIDTH 24' @ 90° (8'-6" WIDE STALL)
 TOTAL CAR STACKING PROVIDED: 9 VEHICLES

SITE LAYOUT DATA

TOTAL EXISTING LANDSCAPE AREA: ± 5,395 SF
 TOTAL PROPOSED LANDSCAPE AREA: ± 6,550 SF
 TOTAL LANDSCAPE AREA PROVIDED: ± 11,945 SF
 TOTAL PARKING LOT AREA: ± 23,160 SF
 PERCENT OF LANDSCAPING PROVIDED: 20.1%

- MINIMUM 15% OF LOT AREA SHALL BE LANDSCAPED
- ALL STREET FRONTAGES SHALL HAVE A CONTINUOUS PLANTING AREA NO LESS THAN 10' IN DEPTH
- LOW HEDGE OR LOW MASONRY WALL ON STREET SIDE PERIMETER OF ALL PARKING LOTS, 5' LANDSCAPE SHALL BE PROVIDED IN FRONT OF WALL
- 6" MINIMUM PLANTER WIDTH (5' INSIDE DIMENSION)
- 1 TREE EVERY 4 PARKING STALLS
- PARKING STRIPING SHALL BE DOUBLE STRIPE, 4" WIDE & 12' APART MEASURED FROM OUTSIDE EDGE
- 3" MAX. LANDSCAPE OVERHANG ALLOWED FOR PARKING STALLS

PROPOSED SITE PLAN

SCALE 1" = 20'

GRAPHIC SCALE

1 inch = 20 feet

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

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PROPOSED SITE PLAN
 12.21.2020 18012MMA
A010