

# PACIFIC SQUARE - SAN GABRIEL MIXED USE DEVELOPMENT



700-800 SAN GABRIEL BLVD., SAN GABRIEL CA 91776

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## PROJECT TEAM

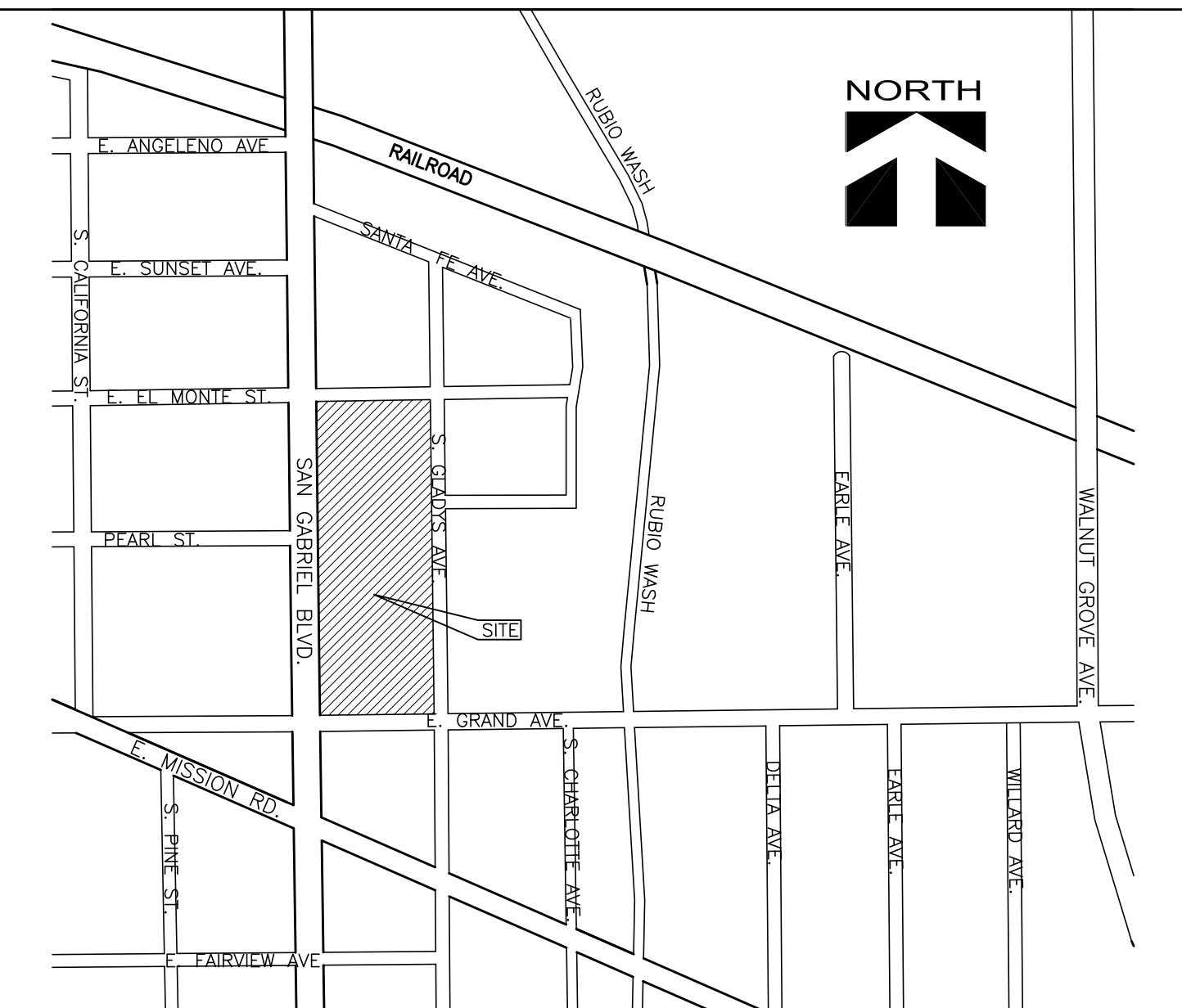
- PROJECT:** PACIFIC SQUARE SAN GABRIEL MIXED USE DEVELOPMENT  
700-800 SAN GABRIEL BLVD., SAN GABRIEL, CA 91776
- DEVELOPER:** PACIFIC SQUARE SAN GABRIEL, LLC,  
9661 E. LAS TUNAS DR. SUITE A, TEMPLE CITY, CA 91780  
TEL: (626) 642-8548
- LEGAL DESCRIPTION:** A.P.N.: 5373-029-001 TO 023 AND 5373-030-001 TO 028
- ZONING:** RETAIL COMMERCIAL DISTRICT (C-1)
- LOT SIZE:** 255,000 SF. (5.85 ACRES)
- CODE:** 2016 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), PLUMBING (CPC), GREEN BUILDING STANDARDS CODE (CALGREEN), AND 2013 ENERGY (ENS) CODES WITH LOCAL AMENDMENTS.
- OCCUPANCY GROUP:** R-2 FOR RESIDENTIAL CONDOS  
M FOR RETAIL / MARKET / SERVICES  
A-2 FOR RESTAURANT  
S-2 FOR BASEMENT PARKING
- TYPE OF CONSTRUCTION:** 4-STORIES TYPE III-A FOR RESIDENTIAL CONDOS OVER 1-STORY TYPE I-A FOR GROUND FLOOR COMMERCIAL AND BASEMENT PARKING. FULLY FIRE SPRINKLERED SYSTEM
- BUILDING HEIGHT/STORY:** MIXED USE BUILDING = 61' TO 65' / 5 STORIES

- 10. FLOOR AREA:** 700 PLAZA  
 UPPER LEVEL RESIDENTIAL (INCLUDING PUBLIC AREA):  
 5TH FLOOR 26-UNIT RESIDENTIAL = 43,800 SF.  
 4TH FLOOR 26-UNIT RESIDENTIAL = 43,800 SF.  
 3TH FLOOR 26-UNIT RESIDENTIAL = 43,800 SF.  
 2TH FLOOR 24-UNIT RESIDENTIAL = 45,000 SF.  
 GROUND FLOOR LOBBY = 2,800 SF.  
 SUB-TOTAL: 102-UNIT **179,200 SF.**
- GROUND LEVEL COMMERCIAL:  
 RESTAURANT: 5,200 SF.  
 RETAIL: 7,950 SF.  
 FITNESS: 25,233 SF.  
 SUB-TOTAL: **38,383 SF.**
- 800 PLAZA  
 UPPER LEVEL RESIDENTIAL (INCLUDING PUBLIC AREA):  
 5TH FLOOR 36-UNIT RESIDENTIAL = 57,280 SF.  
 4TH FLOOR 36-UNIT RESIDENTIAL = 57,280 SF.  
 3TH FLOOR 36-UNIT RESIDENTIAL = 57,280 SF.  
 2TH FLOOR 33-UNIT RESIDENTIAL = 58,998 SF.  
 GROUND FLOOR LOBBY = 3,200 SF.  
 SUB-TOTAL: 141-UNIT **234,038 SF.**
- GROUND LEVEL COMMERCIAL:  
 RESTAURANT/CAFE: 7,277 SF.  
 RETAIL: 13,997 SF.  
 MARKET: 20,330 SF.  
 SUB-TOTAL: **41,604 SF.**
- GROUND FLOOR COMMERCIAL TOTAL: **79,987 SF.**  
 RESIDENTIAL AREA (243-UNIT) TOTAL: **613,238 SF.**  
 DEVELOPMENT GRAND TOTAL: **493,225 SF.**

- 11. F.A.R.:** 493,225 SF. / 255,000 SF. = **1.93 F.A.R.**
- 12. RESIDENTIAL DENSITY:**  
 PROPOSED: 243-U RESIDENTIAL CONDOS / 5.85 ACRES = 42 U/ACRE
- 13. LOT COVERAGE:** 178,588 SF. / 255,000 SF. = 70%
- 14. PARKING SPACE:**
- 700 PLAZA REQUIRED:**  
 COMMERCIAL: RESTAURANT 5,200 SF / 100 = 52 SPACES  
 RETAIL 7,950 SF / 300 = 27 SPACES  
 FITNESS  
 OFFICE/GENERAL AREA 40% 10,093 SF / 300 = 34 SPACES  
 EXERCISE AREA 60% 15,140 SF / 200 = 76 SPACES  
 SUB-TOTAL REQUIRED: 189 SPACES
- CONDOS: 3-BDRM ( 28U X 2 = 56 SPACES)  
 2-BDRM ( 54U X 2 = 108 SPACES)  
 1-BDRM ( 20U X 1 = 20 SPACES)  
 GUEST PARKING ( 102 / 5 = 21 SPACES)
- SUB-TOTAL REQUIRED: 205 SPACES  
 TOTAL REQUIRED: **394 SPACES**
- PROVIDED:**  
 MEZZ. LEVEL = 102 SPACES  
 GROUND FLOOR = 79 SPACES  
 BASEMENT B1 = 219 SPACES
- TOTAL PROVIDED: **400 SPACES** = 6 SURPLUS

- 800 PLAZA REQUIRED:**
- COMMERCIAL: RESTAURANT 7,277 SF / 100 = 73 SPACES  
 CAFE 13,997 SF / 100 = 140 SPACES  
 RETAIL 20,330 SF / 250 = 81 SPACES  
 MARKET  
 SUB-TOTAL REQUIRED: 299 SPACES  
 TOTAL REQUIRED: **614 SPACES**
- CONDOS: 4-BDRM ( 4U X 3 = 12 SPACES)  
 3-BDRM ( 12U X 2 = 24 SPACES)  
 2-BDRM (109U X 2 = 218 SPACES)  
 1-BDRM ( 16U X 1 = 16 SPACES)  
 GUEST PARKING ( 141 / 5 = 29 SPACES)
- SUB-TOTAL REQUIRED: 299 SPACES  
 TOTAL REQUIRED: **614 SPACES**
- PROVIDED:**  
 MEZZ. LEVEL = 134 SPACES  
 GROUND FLOOR = 110 SPACES  
 BASEMENT B-1 = 288 SPACES
- TOTAL PROVIDED: **532 SPACES** = 18 SURPLUS
- GRAND TOTAL PROVIDED: **932 SPACES**

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## PROJECT SUMMARY

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## TITLE SHEET

N.T.S.

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