



- 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: **413,238 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	3,740 SF / 100 = 38 SPACES
CAFE	3,537 SF / 100 = 36 SPACES
RETAIL	13,997 SF / 250 = 56 SPACES
MARKET	20,330 SF / 250 = 82 SPACES
(82 REQUIRED 85 PROVIDED FOR ALDI)	
SUB-TOTAL REQUIRED:	215 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:	514 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**

