

CUP FOR ADULT DAYCARE FACILITY

PALS, INC

421 SOUTH GLENDORA AVENUE, SUITE 100 & SUITE 200 WEST COVINA, CALIFORNIA 91790

VICINITY MAP



WEST COVINA

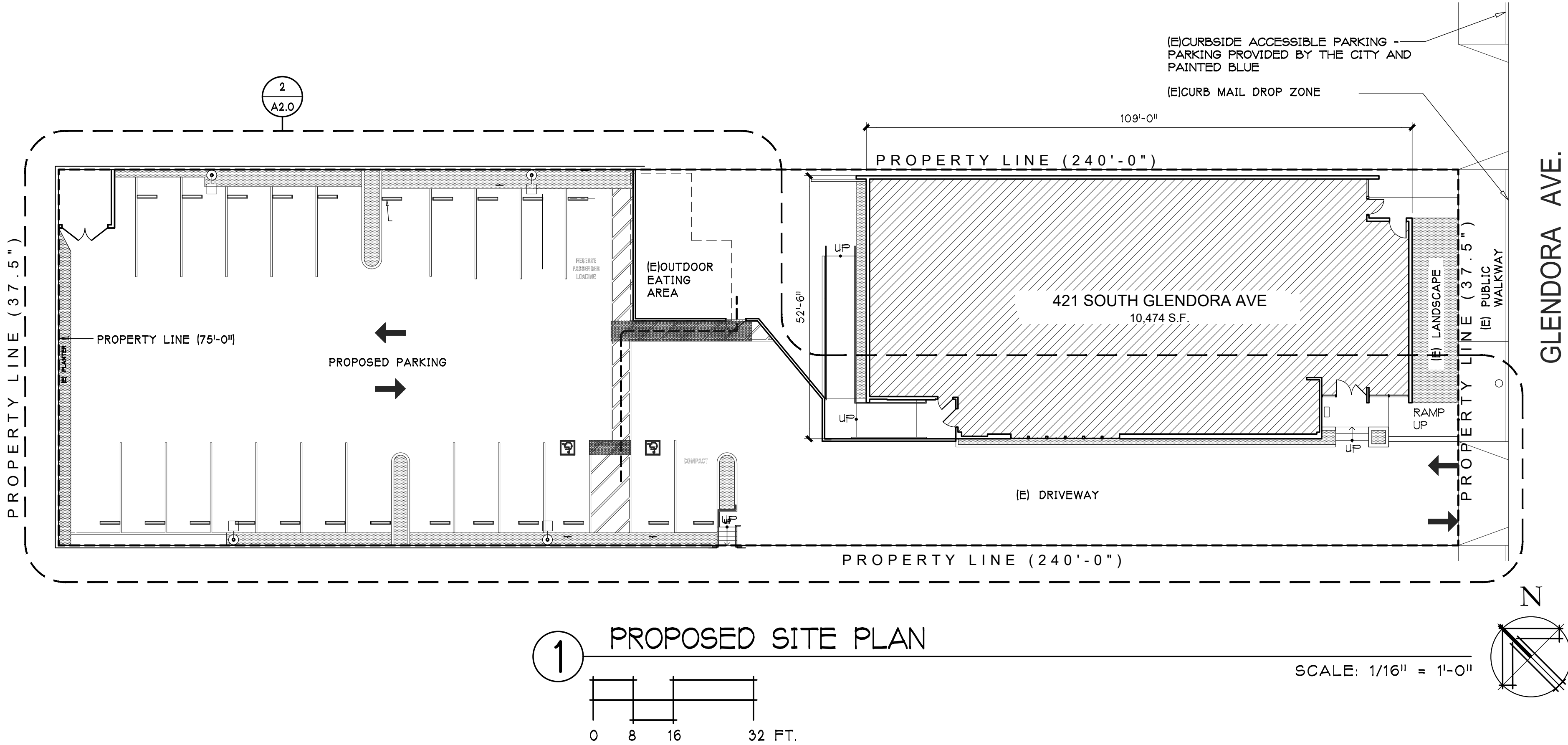
PROJECT INFO

LOT SIZE: 20,910 SQ FT
BUILDING SQUARE FOOTAGE:
1ST FLOOR: 5,237 SQ FT
2ND FLOOR: 5,237 SQ FT
TOTAL: 10,474 SQ FT
OUTDOOR EATING AREA: 350. SQ FT
DESCRIPTION OF PROPOSED USE: CUP FOR ADULT DAYCARE FACILITY - SUITE 100 & SUITE 200
ZONING: T4 - GENERAL URBAN ZONE (T4-GU) DOWNTOWN PLAN & CODE
CONDITIONAL USE PERMIT NO. 25-05
TENANTS:
SUITE 100:
(1) PALS, INC
SUITE 200:
(1) PALS, INC
NOTE: MANIFEST STUDIO, INC IS NO LONGER A TENANT AT THIS BUILDING.
SUITE 250:
(2) SOMERSET PROPERTY MANAGEMENT
(3) ALL AMERICAN SECURITY
(4) SECURE GROUP, INC

SHEET INDEX

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A1.1	SECOND FLOOR PLAN
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A2.1	PARKING DETAILS

KEY PLAN



1 PROPOSED SITE PLAN

Revisions

1

PLAN CHECK REV.

05.11.2026

DC

2

PLAN CHECK REV.

06.10.2026

DC

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

Wren Group Review:

Date:

Tenant Approval:

Date:

CALIFORNIA COUNCIL FOR PROFESSIONAL DESIGN CERTIFICATION

CCIDC

NATHAN BEAUMON

REGISTERED ARCHITECT

EXPIRES 07/31/27 CDW2335

805 7158003 YIMBOJITY9

THE WREN GROUP, INC.

Planning & Interiors

44 West Bellflower Drive Suite C Placentia, California 91105 phone 626-564-2659 fax 626-564-2654

TITLE SHEET

CUP FOR ADULT DAYCARE FACILITY

PALS, INC.

421 SOUTH GLENDORA AVENUE, SUITE 201 WEST COVINA, CALIFORNIA 91790

Date

03.30.2026

Drawn

DC

Checked

Job

805.105

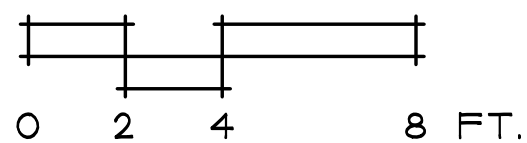
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T-1.0

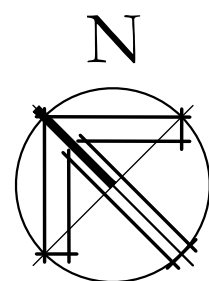


SUITE	LAND USE	SUITE AREA	FLOOR SERVICE AREA
FIRST FLOOR			
SUITE 100	ADULT DAYCARE FACILITY	4,404 SQ FT	833 SQ FT
SECOND FLOOR			
SUITE 200	ADULT DAYCARE FACILITY	2,037 SQ FT	1,400 SQ FT
SUITE 250	OFFICE	1,800 SQ FT	

1 SECOND FLOOR PLAN



SCALE: 1/4" = 1'-0"



Revisions

CALIFORNIA COUNCIL FOR
ARCHITECTURE
CCIDC
NATHAN SEAMONS
REGISTERED INTERIOR DESIGNER
EXPIRES 07/30/27 CID#2375
2003 1108003 YIN0031179

THE
WREN GROUP, INC.
Planning & Interiors
44 West Bellevue Drive Suite 6 Pasadena, California 91105 phone: (626)564-2650 fax: (626)564-2654

SECOND FLOOR PLAN
CUP FOR ADULT DAYCARE FACILITY
PALS, INC.
421 SOUTH GLENDALE AVENUE, SUITE 201 WEST COVINA, CALIFORNIA 91790

Date 03.30.2026
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Checked
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A1.1

PER "CITY OF WEST COVINA DEVELOPMENT CODE ORDINANCE - CHAPTER 26 ZONING - ARTICLE 3 - REGULATIONS APPLICABLE TO ALL ZONES - TABLE 3-2 NUMBER OF PARKING SPACES REQUIRED"

ACCESSIBLE PARKING TABULATION PER TABLE 11B-6:		
TOTAL PARKING	ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED
23	2	2 (1 VAN ACCESSIBLE + 1 STD. ACCESSIBLE)

☐ ACCESSIBLE ROUTE TO BE 5% MAXIMUM RUNNING SLOPE WITH 2% MAXIMUM CROSS SLOPE PER CBC 11B-403.3.

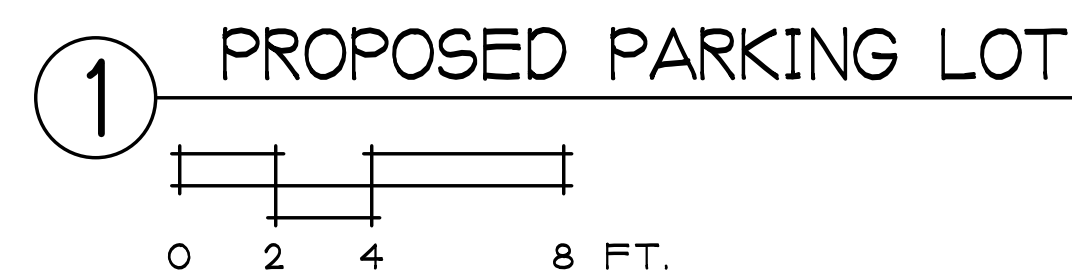
☐ DETECTABLE WARNING WHERE THE ACCESSIBLE ROUTE CROSSES OR ADJOINS THE VEHICULAR PATH OF TRAVEL PER CBC 11B-247.1.2.5, PROVIDE DETECTABLE WARNING DETAILS IN ACCORDANCE WITH CBC 11B-705.1. (SEE 3/12)

☐ ACCESSIBLE ROUTE TO BE AT LEAST 48" IN WIDTH. CBC 11B-403.5.1(1) (11)

☐ ACCESSIBLE PARKING TO MEET REQUIREMENTS OF CBC 11B DIVISION 5. (SEE 1/12)

☐ SIGNAGE STATING THE FOLLOWING PER CBC 11B-502.8.2, UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT OPERATING DISTINGUISHING LOGOS OR SPECIAL LICENSE PLATES ISSUED TO PERSONS WITH PHYSICAL DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING _____ (SEE 5/12)

☐ ACCESSIBLE PARKING LOGO. SEE DET 2/12



A geometric diagram illustrating the construction of a normal vector N . It shows a circle with a point on its circumference. A tangent line is drawn at this point. A normal vector N is shown as a line segment perpendicular to the tangent line, pointing away from the circle. The letter N is placed above the vector.