

SITE SUMMARY

LOT	ACREAGE	LAND USE
1	0.82 AC	FOR MULTI-FAMILY RESIDENTIAL (17 UNITS)
2	0.11 AC	TO BE DEDICATED TO THE CITY OF ARCADIA
3	0.17 AC	TO BE DEDICATED TO THE CITY OF ARCADIA
TOTAL	1.10 AC	

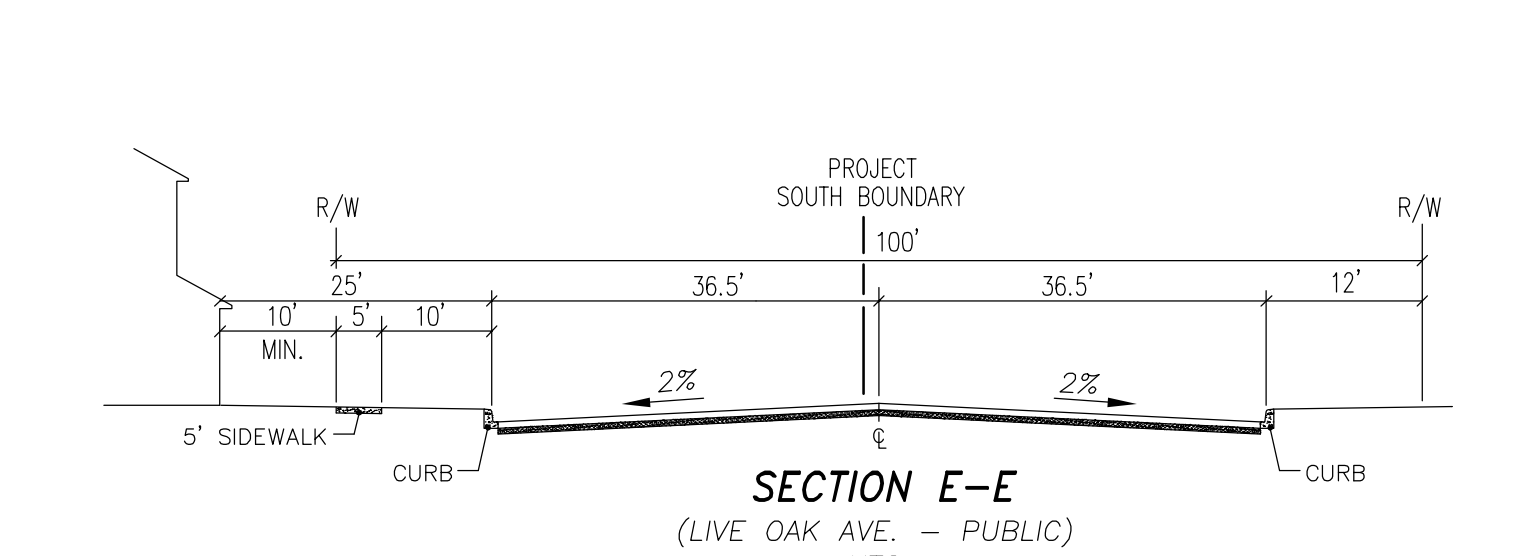
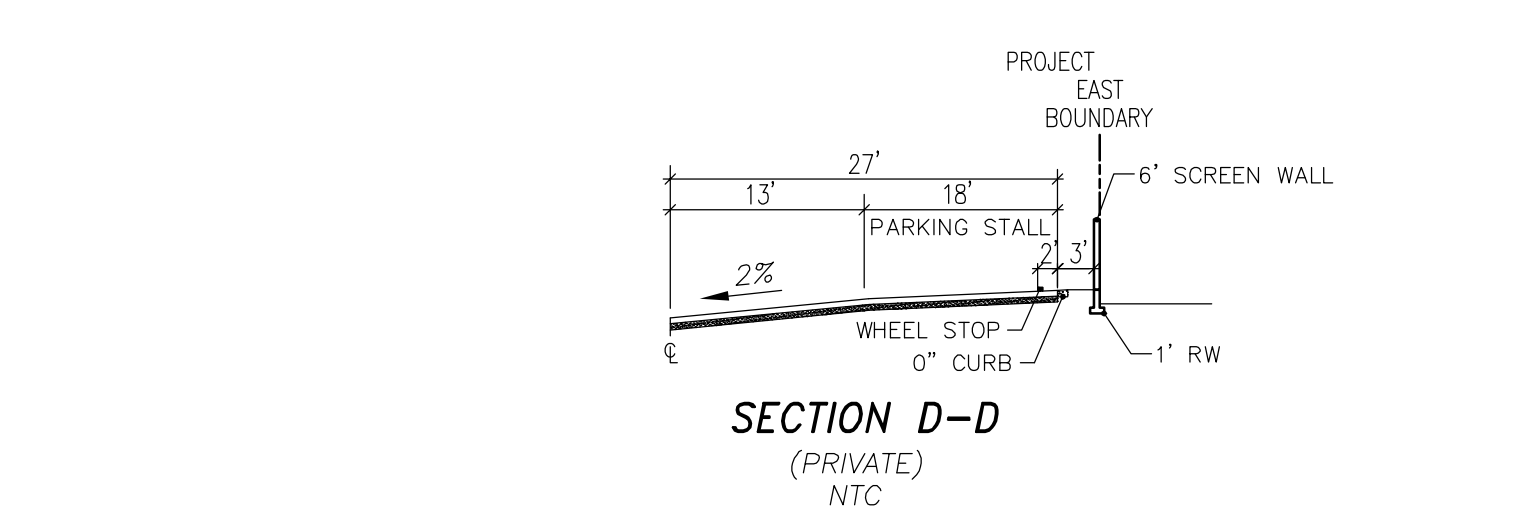
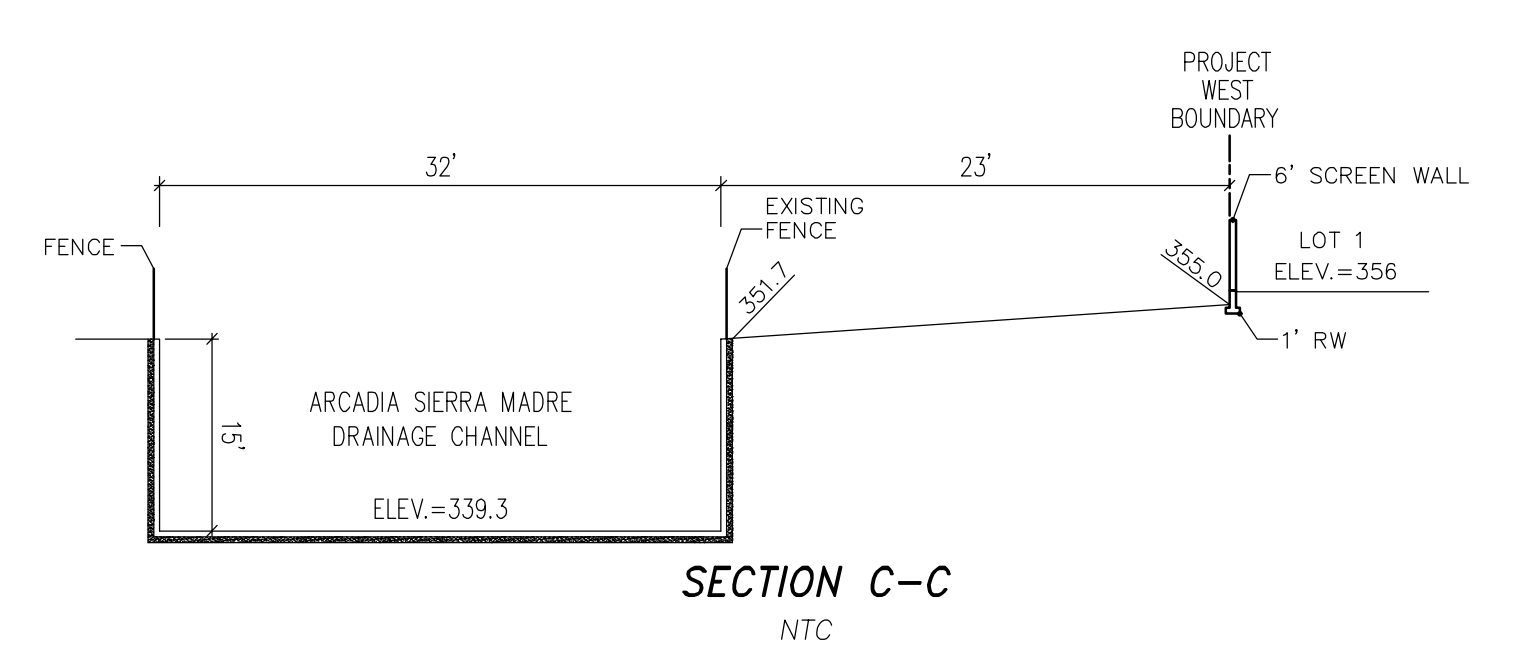
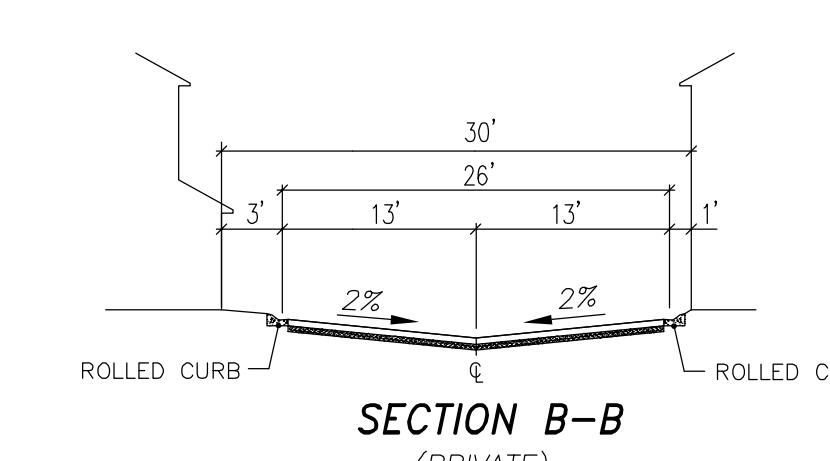
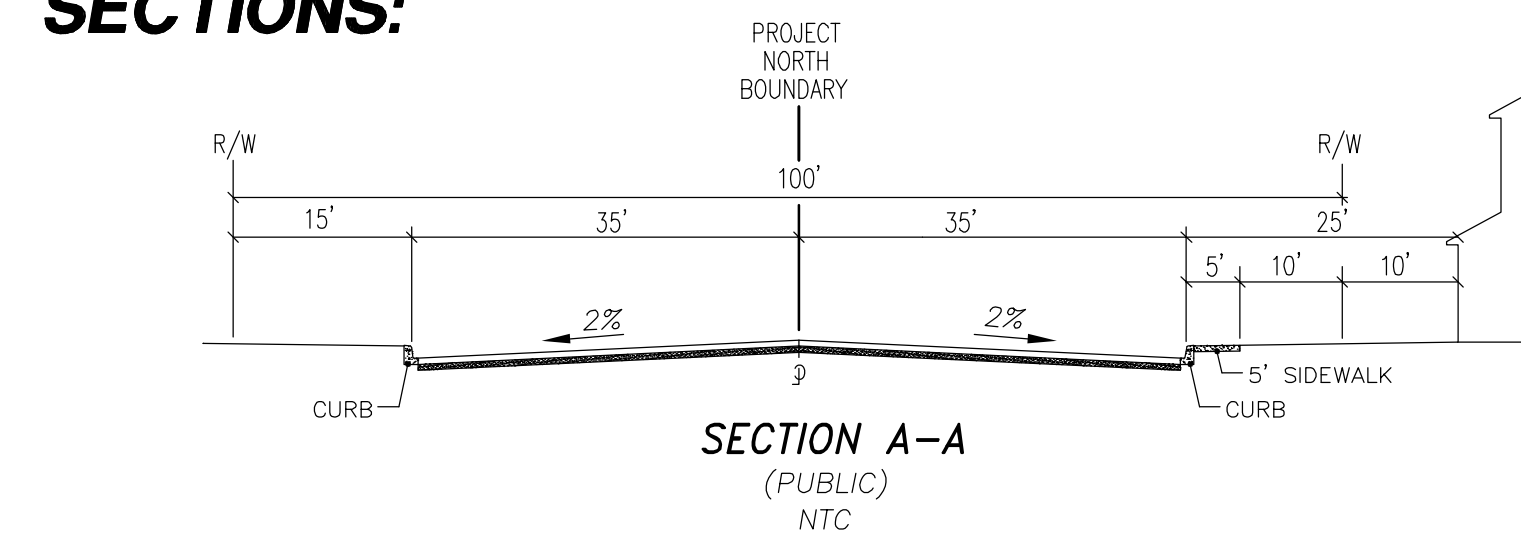
PRODUCT SUMMARY

PLAN TYPE	NUMBER OF PLANS	BEDROOMS	PLAN SIZE (S.F.)
1	2	3	1,738
2	2	3	1,977
3	9	3	2,535
4	4	3	2,622
TOTAL	17		

PARKING SUMMARY

PLAN	COVERED REQUIRED 2/UNIT	COVERED PROPOSED 2/UNIT	GUEST REQUIRED 1 SPACE/ 3 DWELLINGS	GUEST PROVIDED 1 SPACE/ 3 DWELLINGS
1	4	4		
2	4	4		
3	18	18	6	6
4	8	8		
TOTAL:	34	34	6	6

SECTIONS:



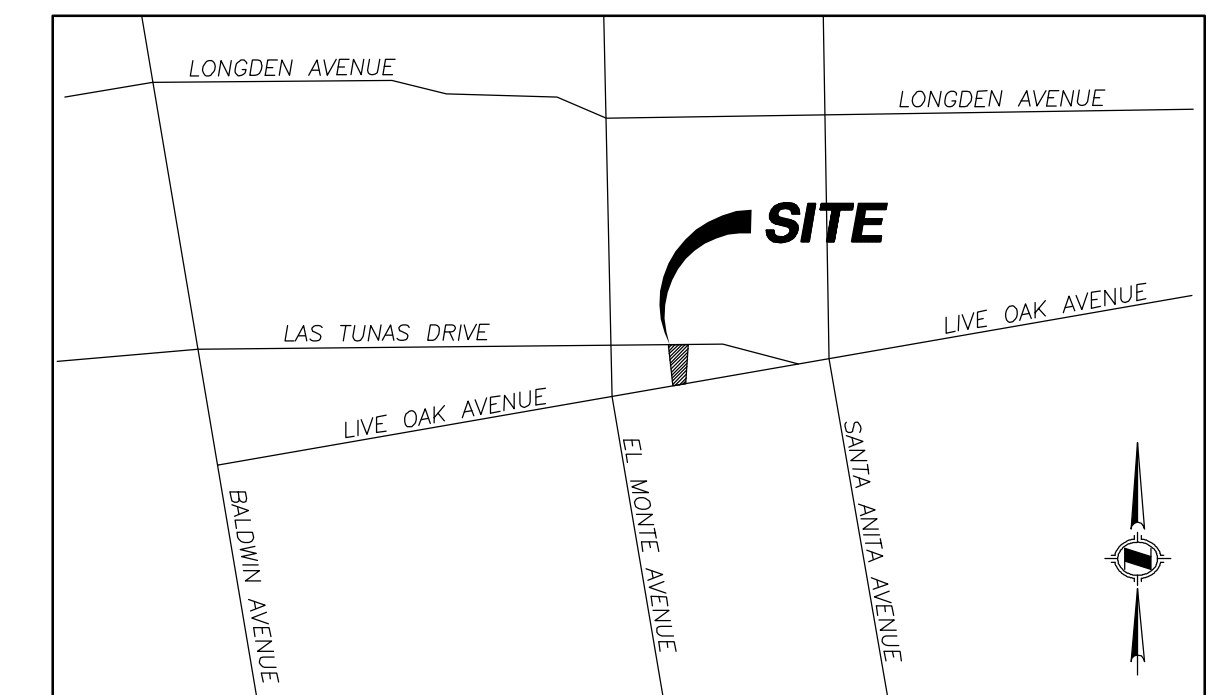
LEGEND

- TRACT BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE
- ~ CONTOUR LINE
- V-DITCH
- EXISTING FIRE HYDRANT
- ⊕ EXISTING POWER POLE
- ① PROPOSED LOT NUMBER

NOTES

1. EXISTING LAND USE: COMMERCIAL
2. PROPOSED LAND USE: RESIDENTIAL-FLEX OVERLAY
3. EXISTING ZONING: C2 GENERAL COMMERCIAL
4. PROPOSED ZONING: C2 & R-F, GENERAL COMMERCIAL WITH A RESIDENTIAL-FLEX OVERLAY
5. PROPOSED DEVELOPMENT IS WITHIN THE ARCADIA UNIFIED SCHOOL DISTRICT.
6. ALL UTILITIES SHALL BE UNDERGROUND.
DOMESTIC WATER - CITY OF ARCADIA WATER
SANITARY SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
FIRE - CITY OF ARCADIA FIRE DEPARTMENT
SCHOOL - ARCADIA CITY SCHOOL DISTRICT
SHERIFF - CITY OF ARCADIA POLICE
7. GRADED SLOPES SHALL BE 2:1 UNLESS OTHERWISE SHOWN.
8. 20.7 DU/AC NET
9. TRASH: INDIVIDUAL PICK-UP

VICINITY MAP



UTILITY SERVICES:

- DOMESTIC WATER - CITY OF ARCADIA WATER
- SANITARY SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
- GAS - SOUTHERN CALIFORNIA GAS CO.
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- SCHOOL - ARCADIA CITY SCHOOL DISTRICT
- SHERIFF - CITY OF ARCADIA POLICE

BENCH MARK:

LOS ANGELES COUNTY BENCH MARK NO. G 300
ELEVATION: 353.533
DATUM: NAVD 88
YEAR: 2005
DESCRIPTION: PK NAIL IN SOUTH CURB, 5' EAST OF BCR AT SOUTHEAST CORNER OF LIVE OAK AVENUE AND PERSIMMON AVENUE.

EASEMENTS:

- (A) EASEMENT FOR PUBLIC HIGHWAY (LAS TUNAS DRIVE) PURPOSES.
- (B) EASEMENT FOR PUBLIC HIGHWAY (LIVE OAK AVENUE) PURPOSES.
- (C) EASEMENT FOR SLOPE PURPOSES.

DATE: 4/29/2014
W.O.: 3928-3
GROSS AREA: 1.10 ±
CONTOUR INTERVAL: 1'
TOTAL LOTS: 3
1-MF LOT
2-R/W LOTS

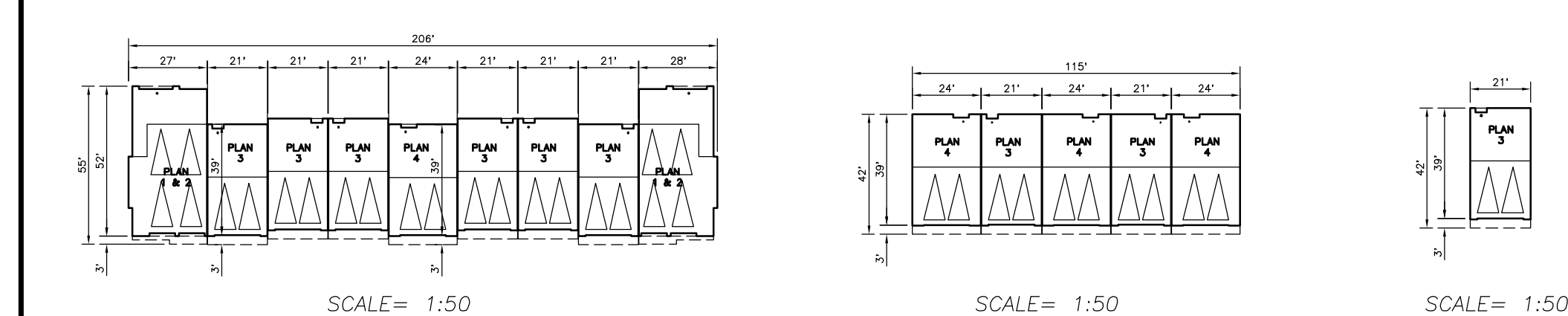
PREPARED FOR:

ARCADIA 17 DEVELOPMENT, LLC
1278 GLENNEYRE
SUITE 439
LAGUNA BEACH
CA, 92651
(949) 276-7570

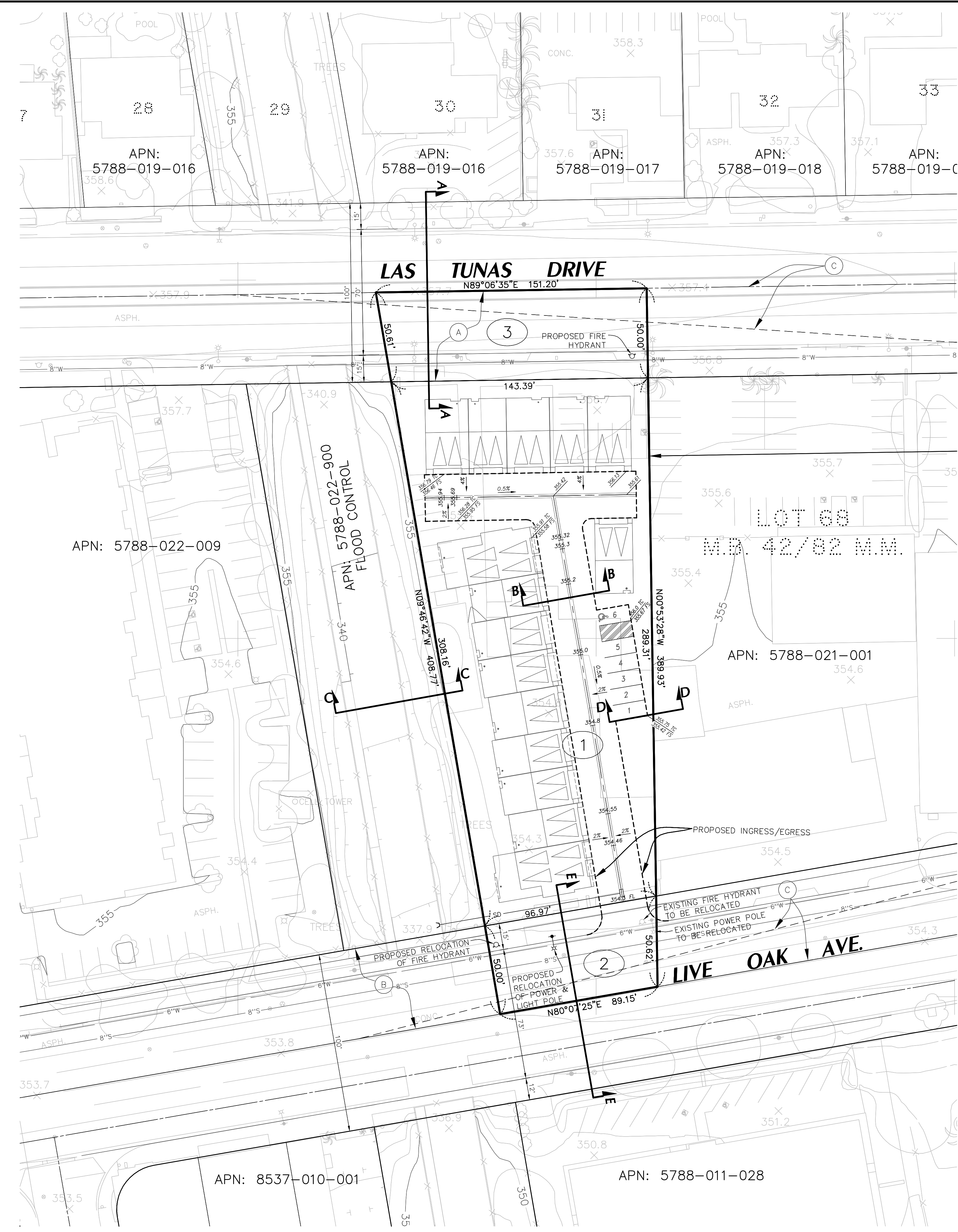
PREPARED BY:

H & A
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
FX (949) 583-0759 • PH (949) 583-1010

FOOTPRINT SUMMARY



FOR CONDOMINIUM PURPOSES
SITE PLAN
TENTATIVE TRACT
NO. 72894



UTILITY SERVICES:

DOMESTIC WATER - CITY OF ARCADIA WATER
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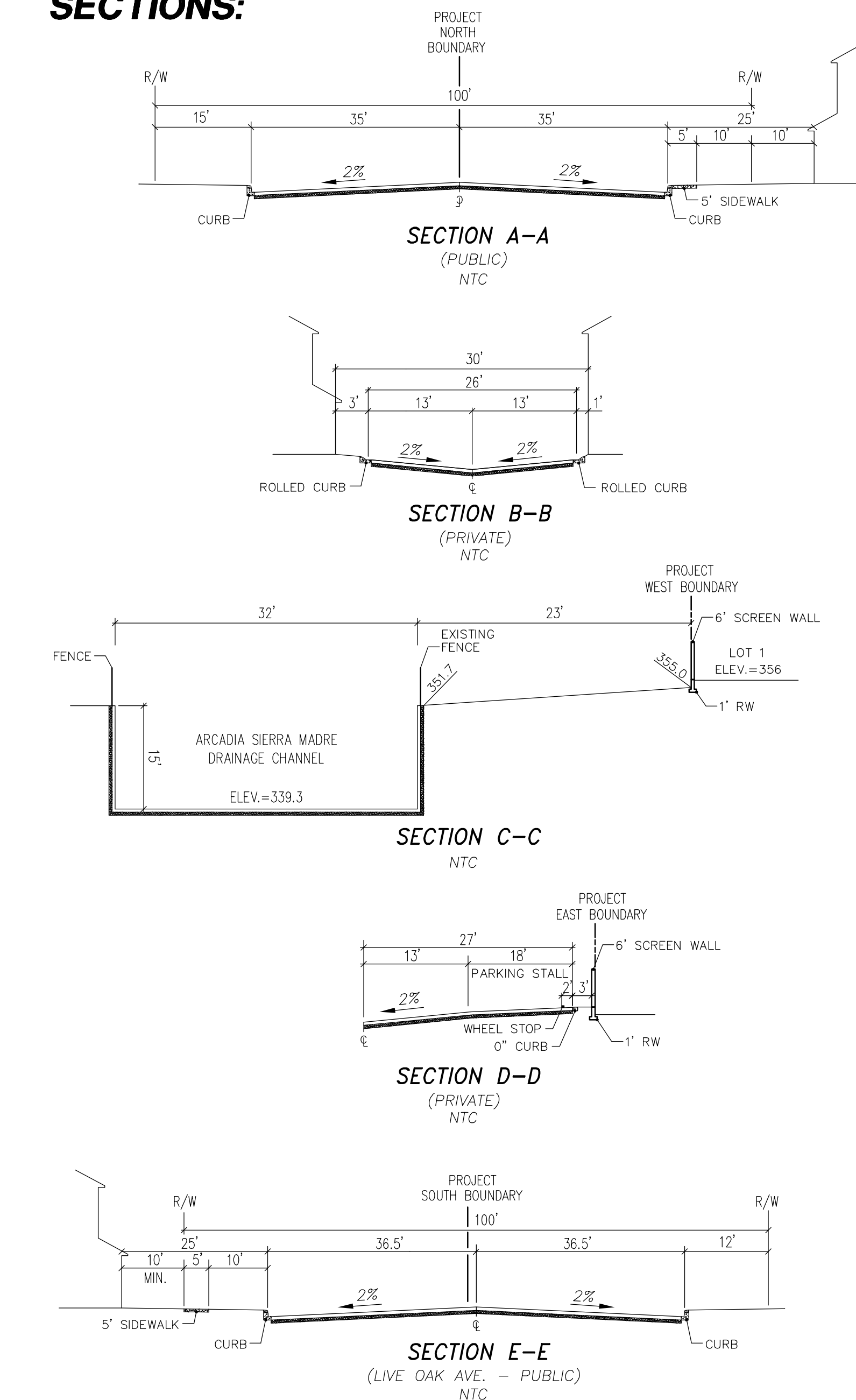
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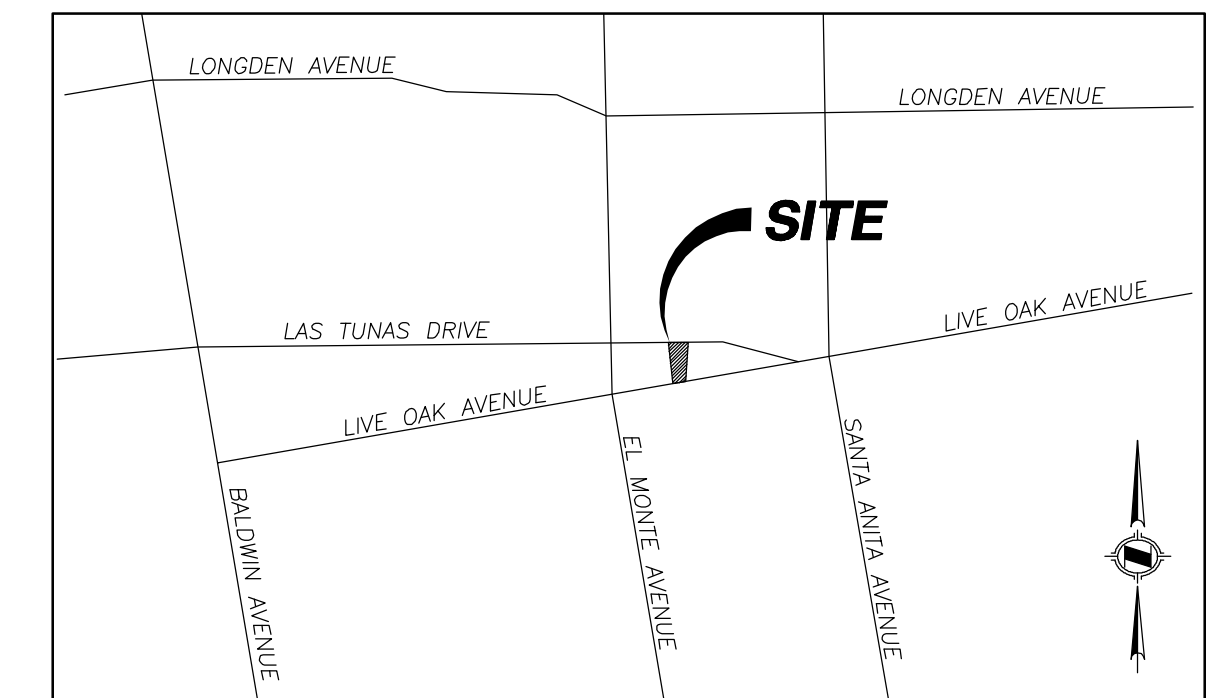
SECTIONS:



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VICINITY MAP



LEGAL DESCRIPTION

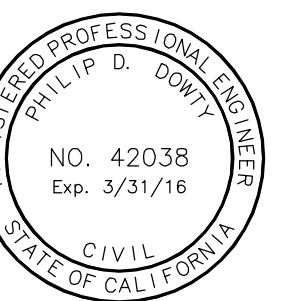
REAL PROPERTY IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WESTERLY 200 FEET OF THE EASTERLY 582.52 FEET OF LOT 68, OF SANTA ANITA COLONY, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 87 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5788-022-007

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.



DATE _____

DATE 4/29/2014

W.O. 3928-3

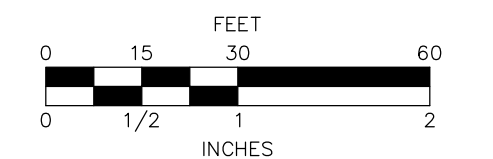
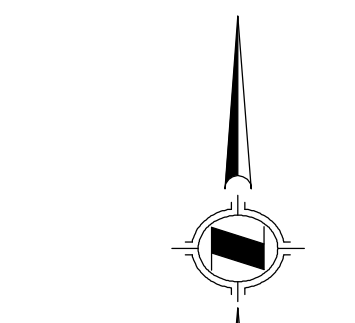
GROSS AREA 1.10±

CONTOUR INTERVAL 1'

TOTAL LOTS 3

1-MF LOT

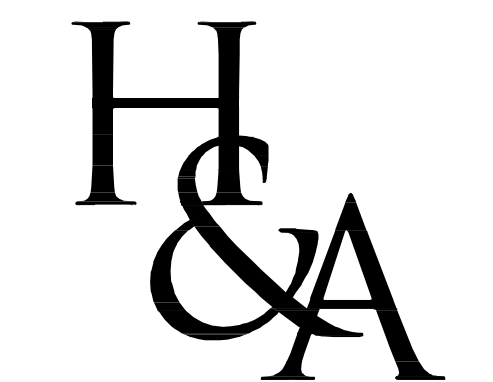
2-R/W LOTS



PREPARED FOR:

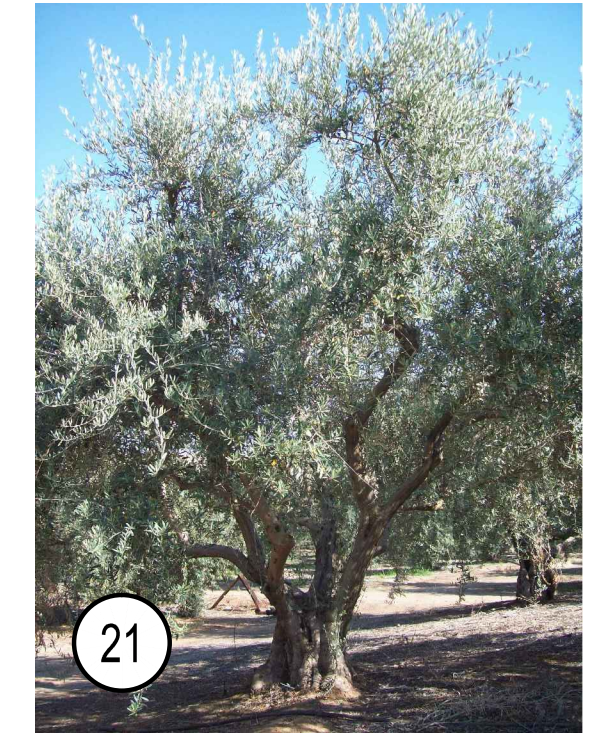
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PREPARED BY:



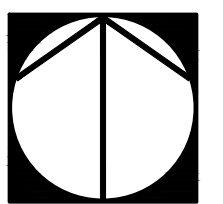
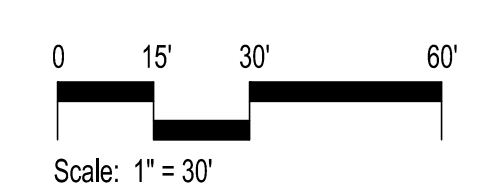
HUNSAKER & ASSOCIATES
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 PLANNING + ENGINEERING + SURVEYING
 Three Hughes Irvine, CA 92618
 FX (949) 583-0759 PH (949) 583-1010

**FOR CONDOMINIUM PURPOSES
 TENTATIVE TRACT MAP
 NO. 72894**



LEGEND

1. Project entry with colorful pattern planting and accent palms at corners.
2. Enhanced vehicular paving at project entry.
3. Decorative pot on plinth.
4. Stucco over block wall w/ flat stucco cap, see sheet L-2.
5. Tubular steel fence, see sheet L-2.
6. Stone veneer pilaster w/ precast cap, see sheet L-2.
7. Stone veneer patio wall w/ precast cap, see sheet L-2.
8. Stucco over block patio wall w/ flat stucco cap, see sheet L-2.
9. Horizontal wood slat patio gate, see sheet L-2.
10. Horizontal wood slat sideyard gate, see sheet L-2.
11. Enhanced paving node at change of direction.
12. 4' Wide community concrete sidewalk.
13. 3' Wide unit entry concrete walkways.
14. Existing Live Oak Ave./Las Tunas Dr. public sidewalk.
15. Guest parking stall.
16. Private driveway.
17. Private yard.
18. ADA accessible sidewalk ramp.
19. Mailbox cluster box units, per local USPS specifications.
20. Palm tree, see sheet L-3.
21. Specimen tree, see sheet L-3.
22. Canopy tree, see sheet L-3.
23. Medium evergreen tree, see sheet L-3.
24. Small flowering deciduous tree, see sheet L-3.
25. Small evergreen tree, see sheet L-3.
26. Vertical buffer tree, see sheet L-3.
27. Columnar tree, see sheet L-3.
28. City ROW.
29. Fire hydrant, per Civil dwgs.
30. Light pole, per Civil dwgs.



Conceptual Landscape Plan

Walbern Developments



Submittal | Project No.: WD01-D
Date: May 12th, 2014

L-1

Arcadia - 17

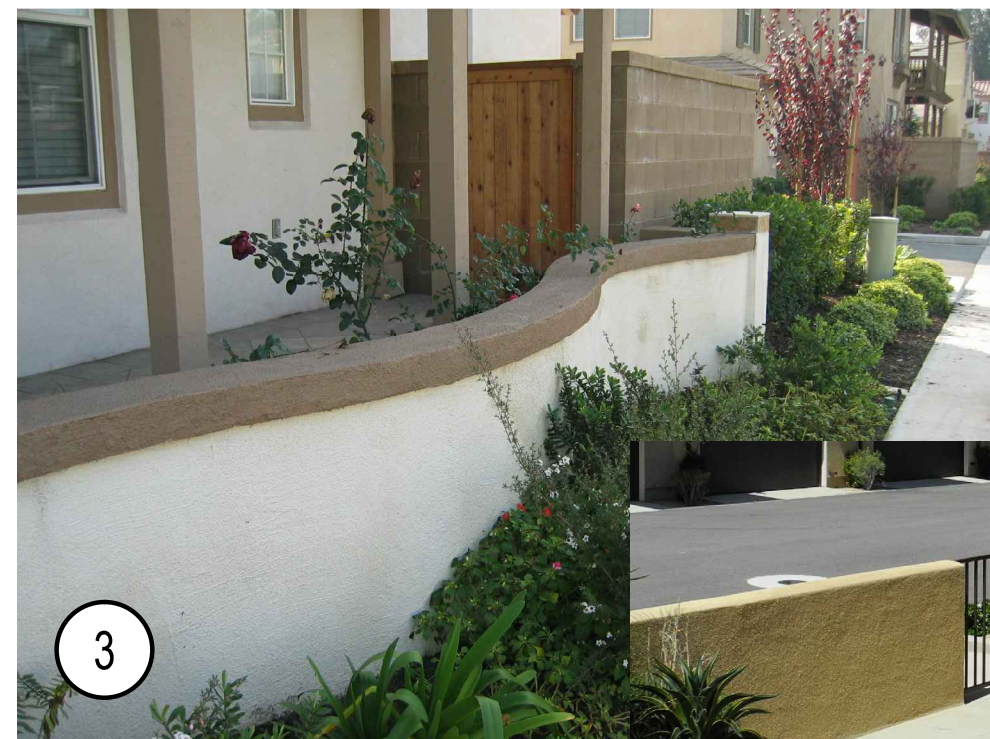




1



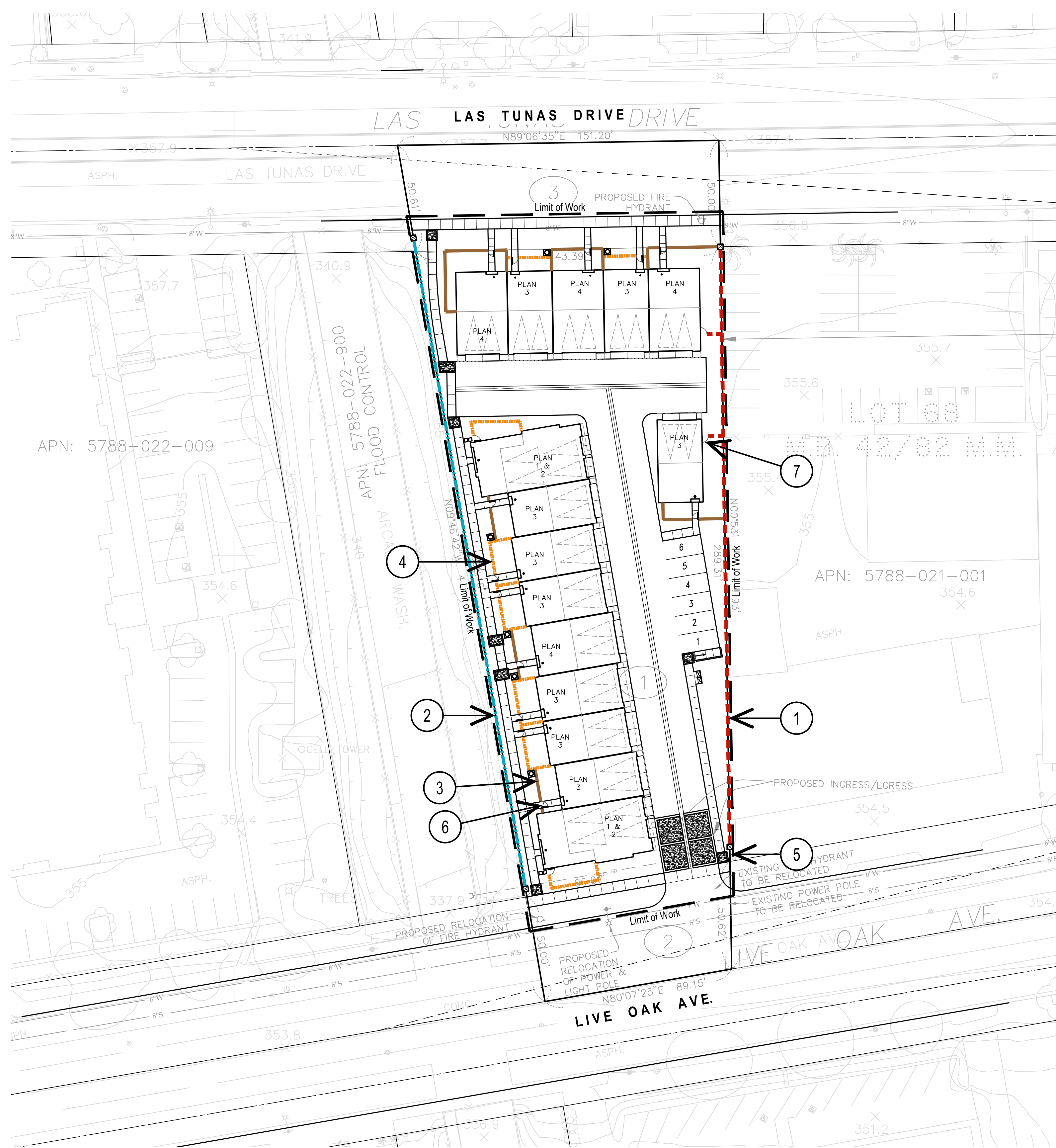
2



3



3



5



6



7

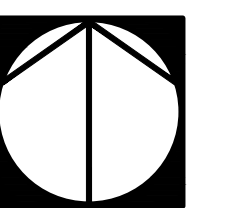
WALL LEGEND

- 1 — 6'-0" High stucco wall with flat stucco cap.
- 2 — 5'-6" High metal fence.
- 3 — 3'-0" High stucco patio wall with flat stucco cap.
- 4 — 3'-6" High stone veneer patio wall with precast concrete cap.
- 5 — 6'-6" High stone veneer pilaster with precast concrete cap.
- 6 — 3'-0" High horizontal wood slat gate.
- 7 — 5'-6" High wood side yard gate.

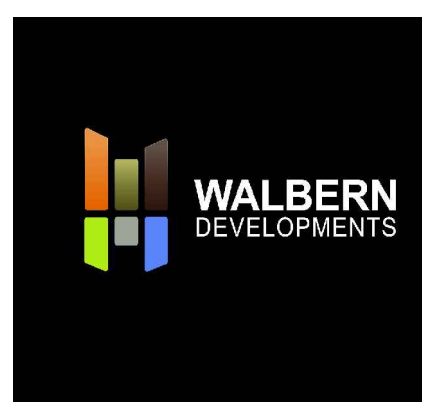


4

Conceptual Wall & Fence Plan



Walbern Developments



Submittal | Project No.: WD01-D
Date: May 12th, 2014

L-2

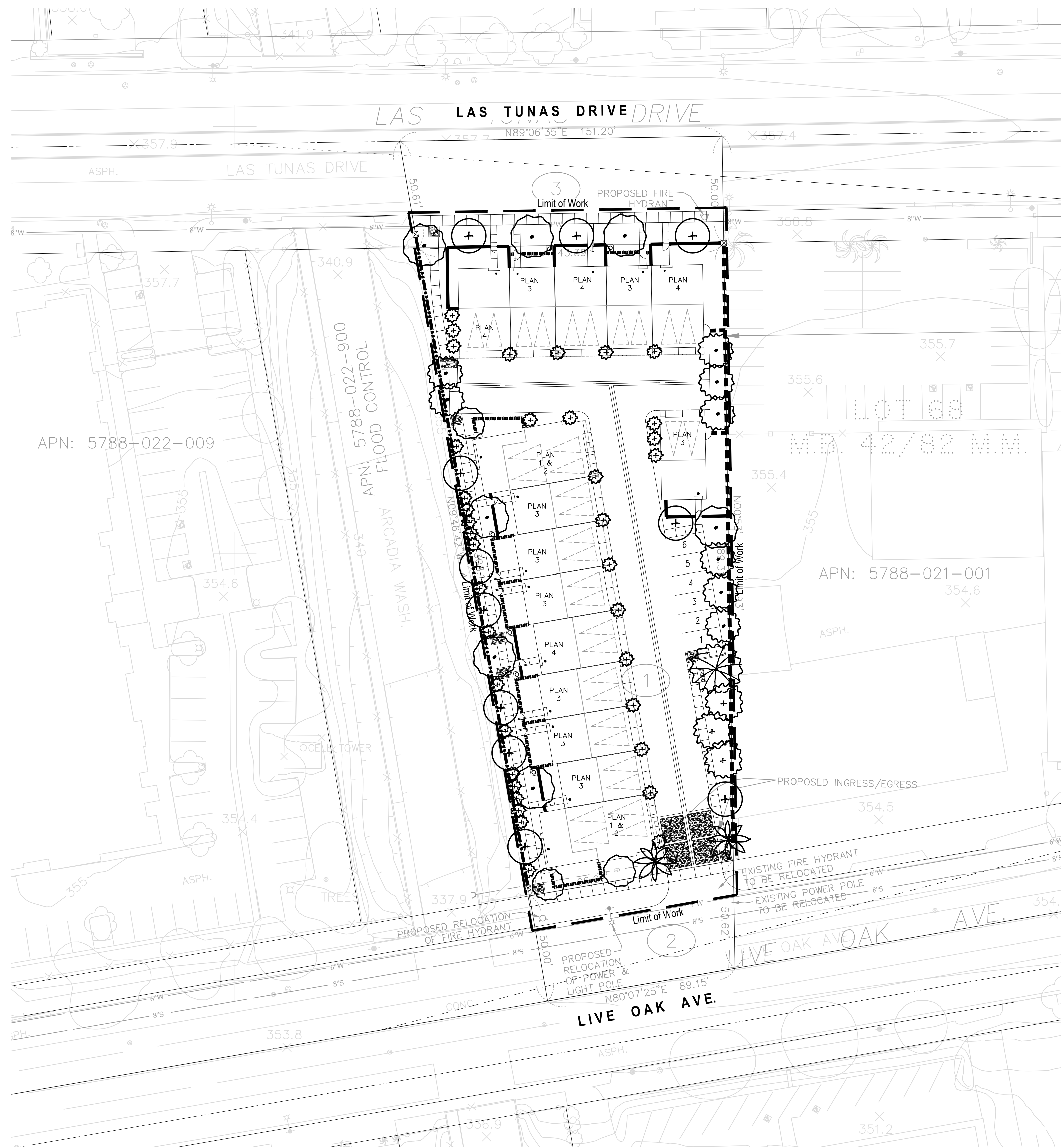
Arcadia - 17 PAD



SHRUBS and GROUND COVER

Anigozanthos	Kangaroo Paw
Agapanthus	Dwarf Lily of the Nile
Agave sp.	Agave
Aloe sp.	Aloe
Berberis thunbergii 'Atropurpurea'	Redleaf Japanese Barberry
Bougainvillea sp.	Bougainvillea
Bougainvillea La Jolla	La Jolla Bougainvillea
Buddleja 'Purple Haze'	Lo & Behold® Purple Haze Summer Lilac
Buxus microphylla 'Faulkner'	Faulkner Boxwood
Buxus m. japonica 'Green Beauty'	Japanese Boxwood
Callistemon citrinus 'Little John'	Dwarf Bottlebrush
Carex	Sedges
Carissa m. 'Green Carpet'	Dwarf Natal Plum
Chamaerops humilis	Mediterranean Fan Palm
Cordyline australis 'Jel01'	Burgundy Spire™ Dracaena Palm
Cordyline 'Pink Passion'	Pink Passion Dracaena Palm
Dasyliiron longissimum	Mexican Grass Tree
Delosperma cooperi	Trailing Ice Plant
Dietes bicolor	Fortnight Lily
Dymondia margaretae	Silver Carpet
Feijoa sellowiana	Pinapple Guava
Gardenia jasminoides	Gardenia
Hemerocallis sp.	Daylily
Hemerocallis x 'Alabama Jubilee'	Alabama Jubilee Daylily
Iris sp.	Iris
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender
Ligustrum japonicum 'Texanum'	Japanese Privet
Lonicera sp.	Honeysuckle
Nassella pulchra	Purple Needlegrass
Muhlenbergia rigens	Deer Grass
Pittosporum tenuifolium 'Golf Ball'	Golf Ball Kohuhu
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange
Rhaphiolepis indica 'Clara'	India Hawthorn
Rhapis excelsa	Lady Palm
Rosa sp.	Roses & Carpet Roses
Rosa rugosa 'Jacrulav'	Wildberry Breeze Shrub Rose
Rosmarinus p. 'Huntington Carpet'	Groundcover / Prostrate Rosemary
Rosmarinus officinalis 'Tuscan Blue'	Rosemary
Strelitzia reginae	Bird of Paradise
Trachelospermum jasminoides	Star Jasmine
Vinca major	Periwinkle
Viburnum sp.	Viburnum
Xylosma congestum 'Compact'	Compact Xylosma

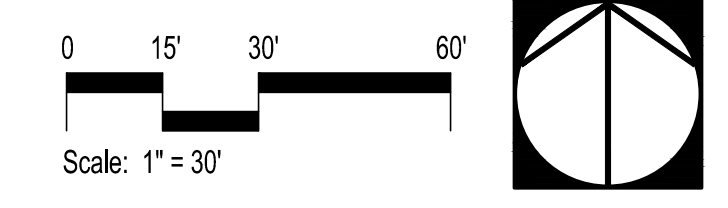
VINES & ESPALIERS	
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea
Pandorea jasminoides 'Lady Di'	White Bower Vine
Trachelospermum jasminoides	Star Jasmine



- NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
 2. Vehicular Swinging Gates to be installed per local Fire Codes & Regulations.
 3. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
 4. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.

PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOL	Qty.
PALMS						
	Vertical	Phoenix dactylifera (Date Palm)	Single	8-10' BT	Low	2
TREES						
	Specimen	Olive sp. (Fruitless Olive) Magnolia 'Somers Samuel' Southern Magnolia	Single	B&B	Low Med	1
	Canopy	Platanus racemosa (California Sycamore)	Single	24" Box	Med	7
	Medium Evergreen	Agonis flexuosa (Peppermint Tree) Rhus lancea (African Sumac)	Single	15 Gal	Med Low	3
	Small Deciduous	Lagerstroemia i. 'Natchez' (White Crape Myrtle)	Single	15 Gal	Med	11
	Small Evergreen	Geijera parviflora (Australian Willow)	Single	15 Gal	Med	3
	Vertical Buffer	Melaleuca quinquenervia (Paperbark Melaleuca) Tristania conferta (Brisbane Box)	Single	15 Gal	Med	8
	Columnar	Cupressus sempervirens (Italian Cypress) Juniperus 'Sky Rocket' (Sky Rocket Juniper) Podocarpus macrophyllus (Yew Pine)	Single	15 Gal	Low Med Med	37



Conceptual Planting Plan

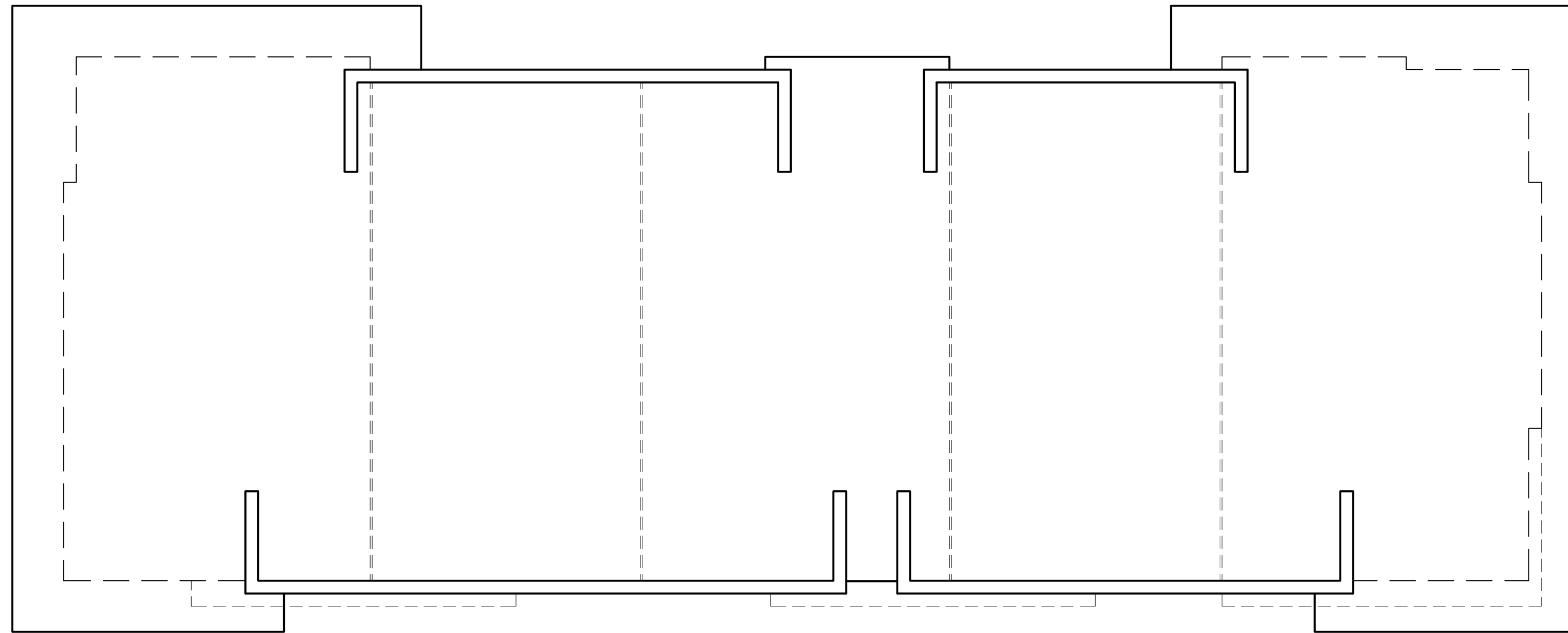
Walbern Developments



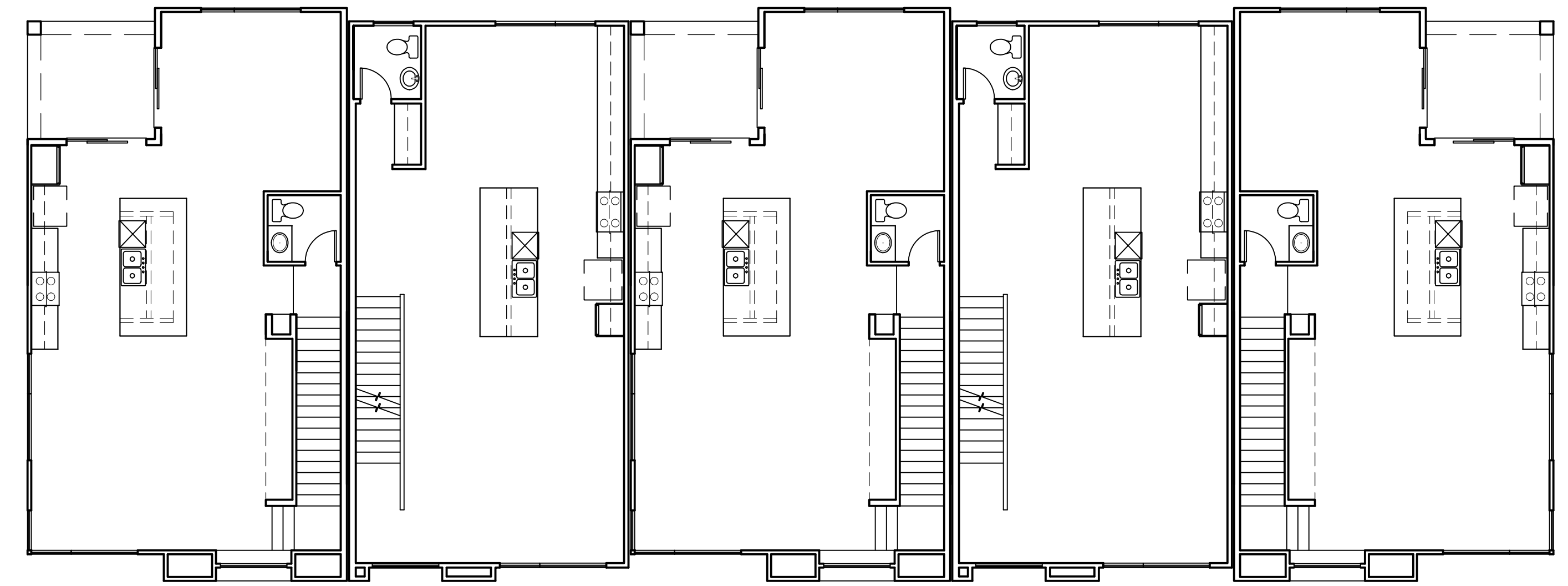
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Arcadia - 17 PAD

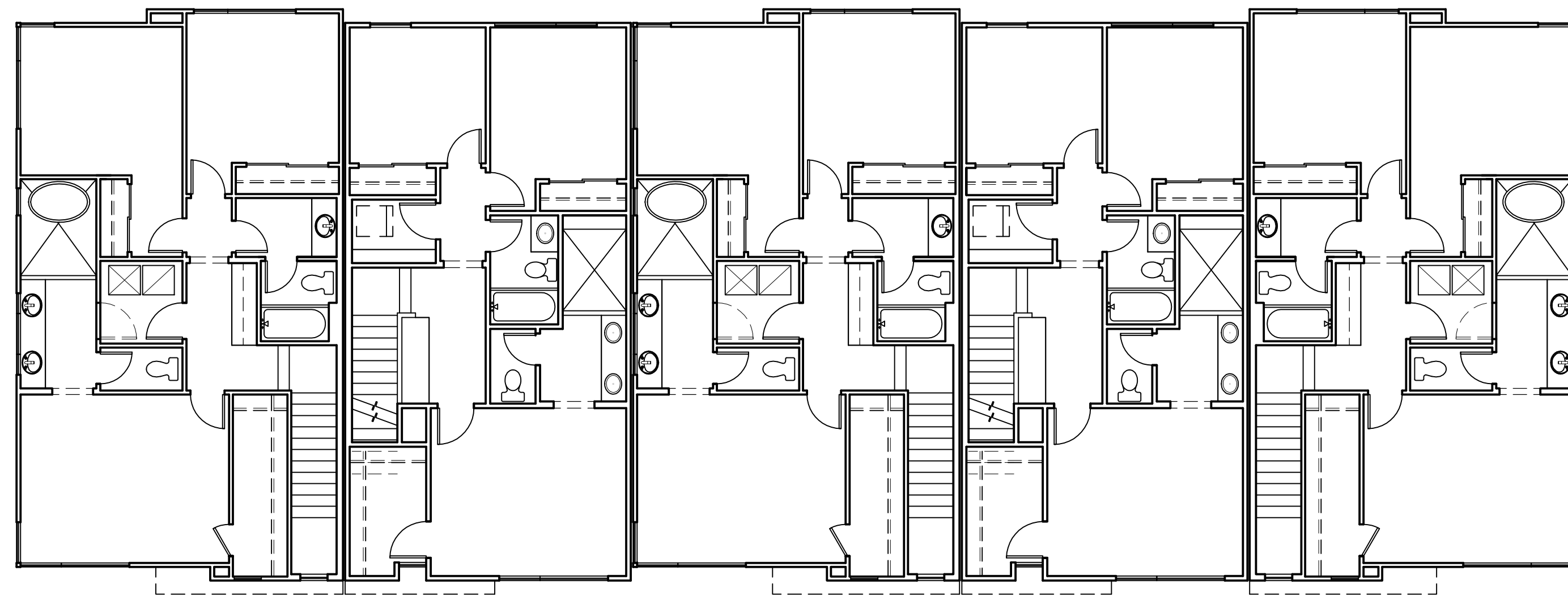




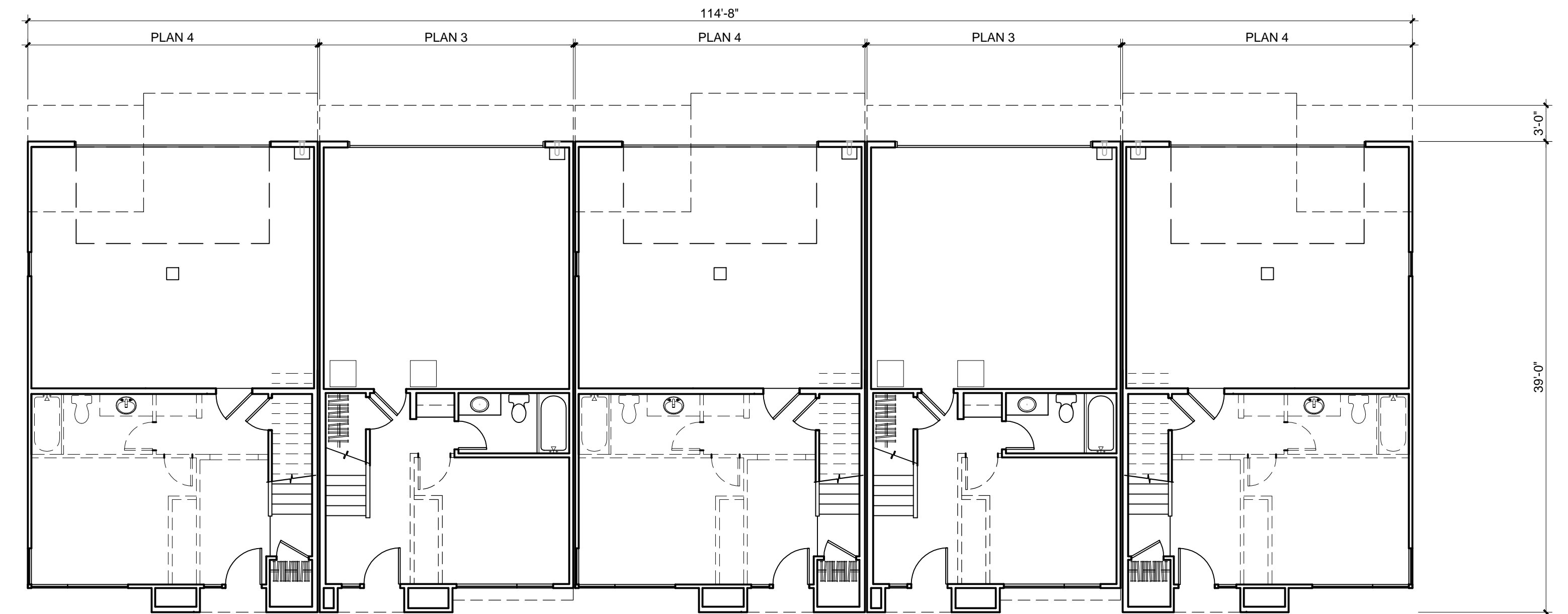
ROOF PLAN



SECOND FLOOR



THIRD FLOOR

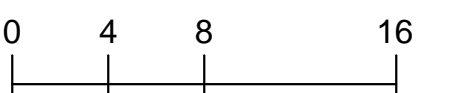


FIRST FLOOR

ARCADIA 17

5-unit Building Plans

AI.0



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 San Juan Capistrano, CA 92675
 949.276.7570
 walberndevelopment.com

Arcadia, CA
 KTG # 2013-0706

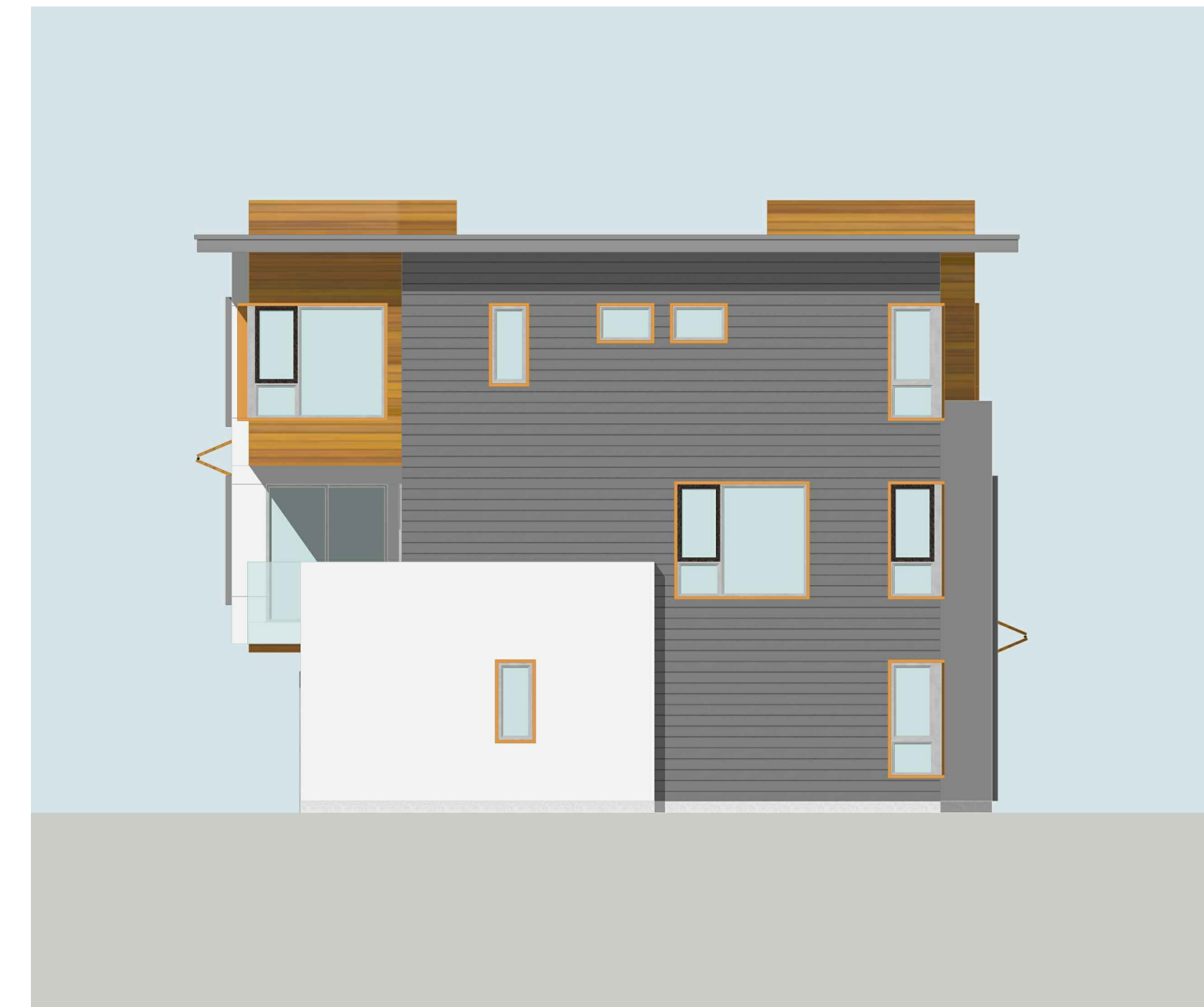
5/12/2014

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 Architecture+Planning
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 Irvine, CA 92614
 949.851.2133
 ktgy.com





FRONT ELEVATION



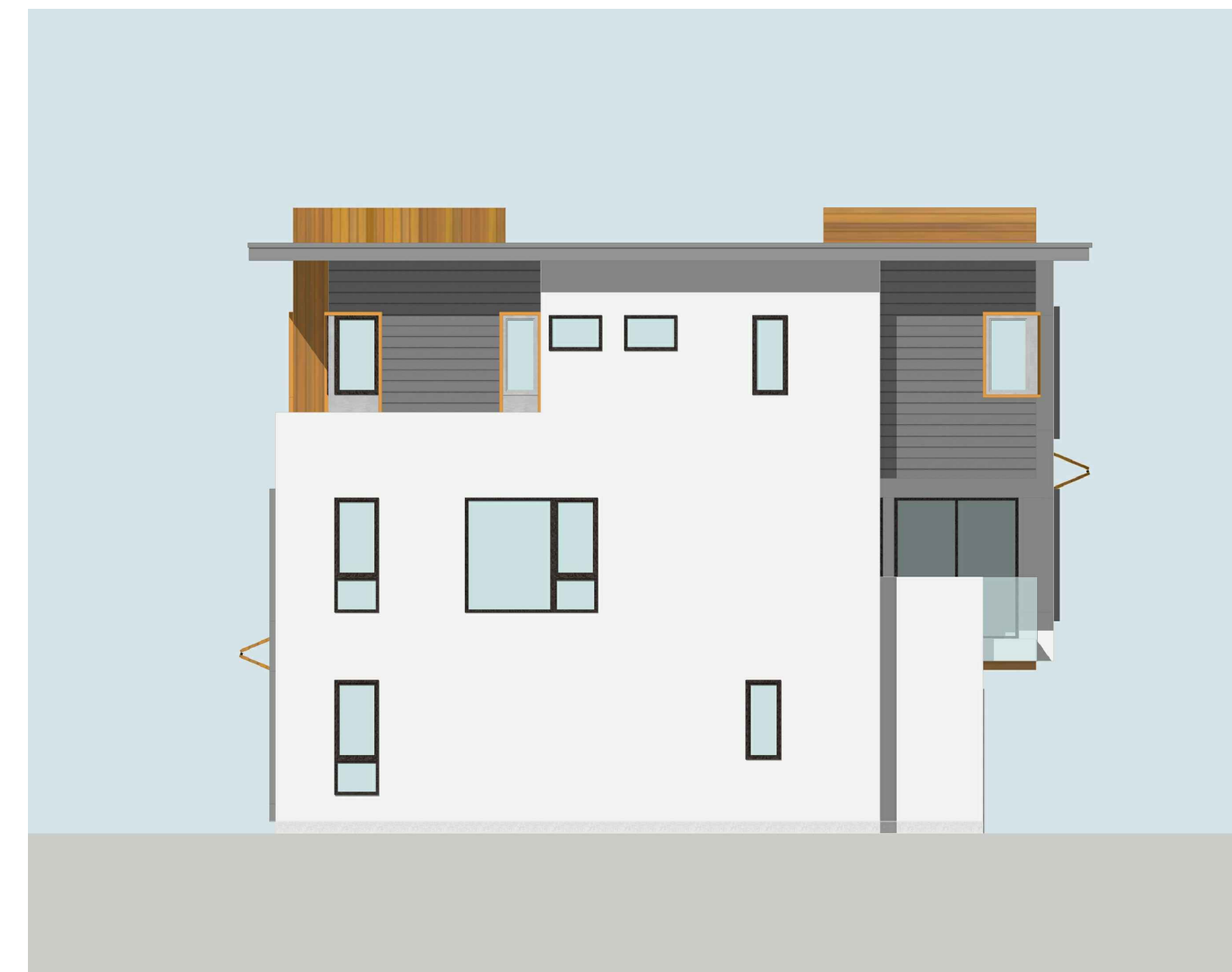
RIGHT ELEVATION

MATERIAL LEGEND

- 1. STAINED LAP SIDING
- 2. FIBER CEMENT SIDING
- 3. STUCCO, LIGHT SAND FINISH
- 4. ALUMINUM WINDOWS
- 5. WINDOW TRIM
- 6. METAL SCREED
- 7. FIBERGLASS ENTRY DOOR
- 8. METAL SECTION GARAGE DOOR
- 9. ILLUMINATED ADDRESS SIGN
- 10. GLASS GUARDRAIL
- 11. AWNING



REAR ELEVATION



LEFT ELEVATION



ARCADIA 17

5-unit Building Elevations

AI.1



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5/12/2014

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ARCADIA 17

5-unit Building Perspective

AI.2



WALBERN
DEVELOPMENTS

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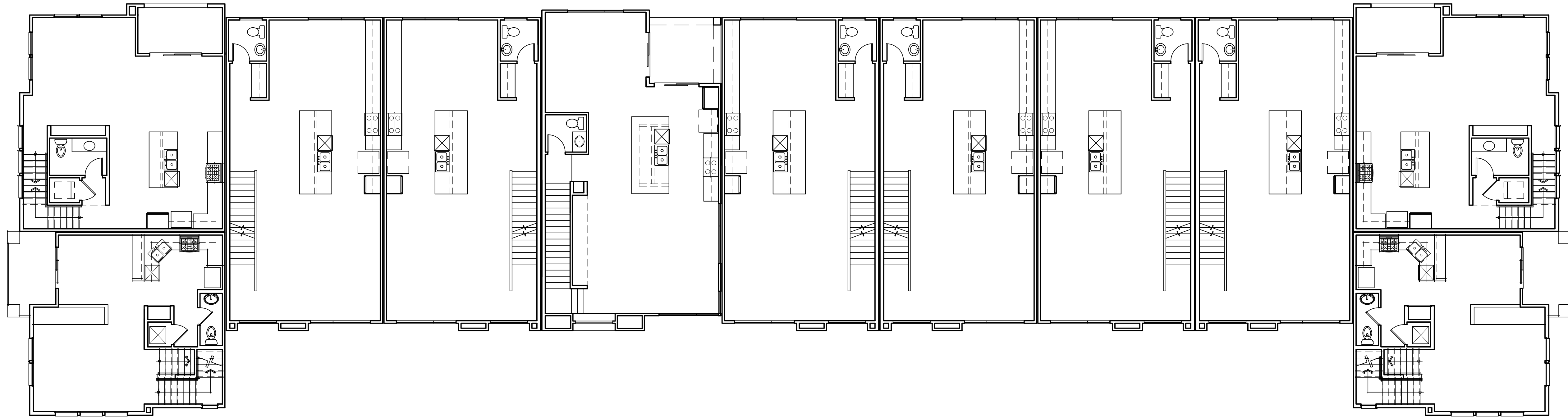
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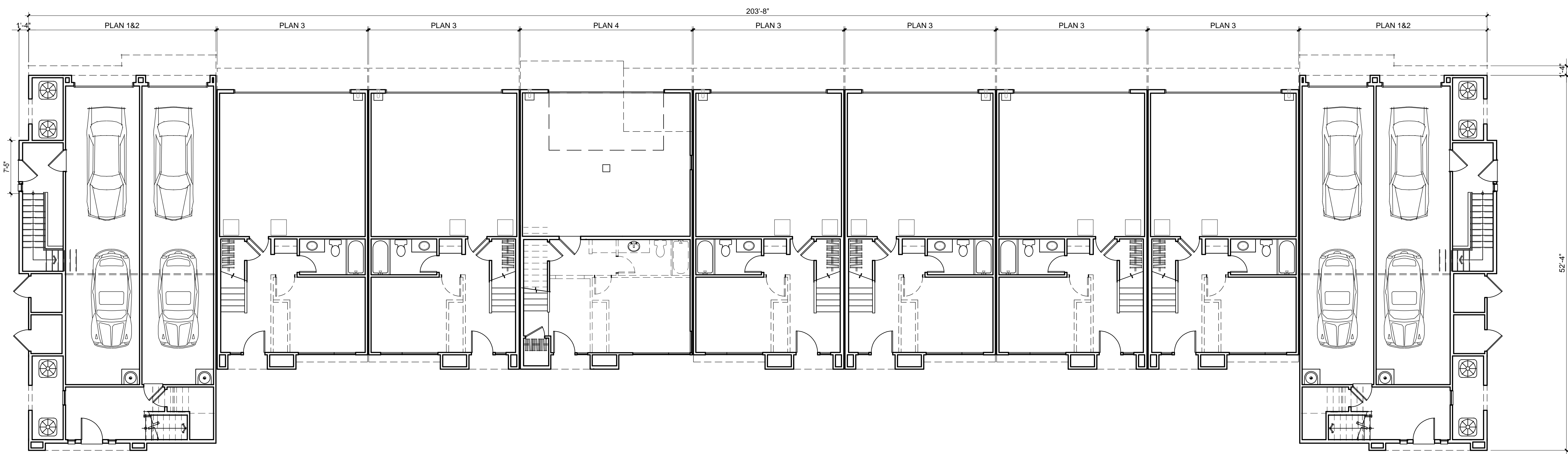
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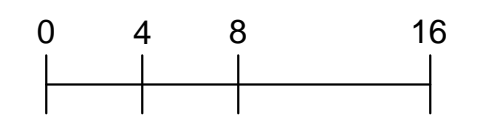




SECOND FLOOR



FIRST FLOOR



ARCADIA 17

11-unit Building Plans

A2.0



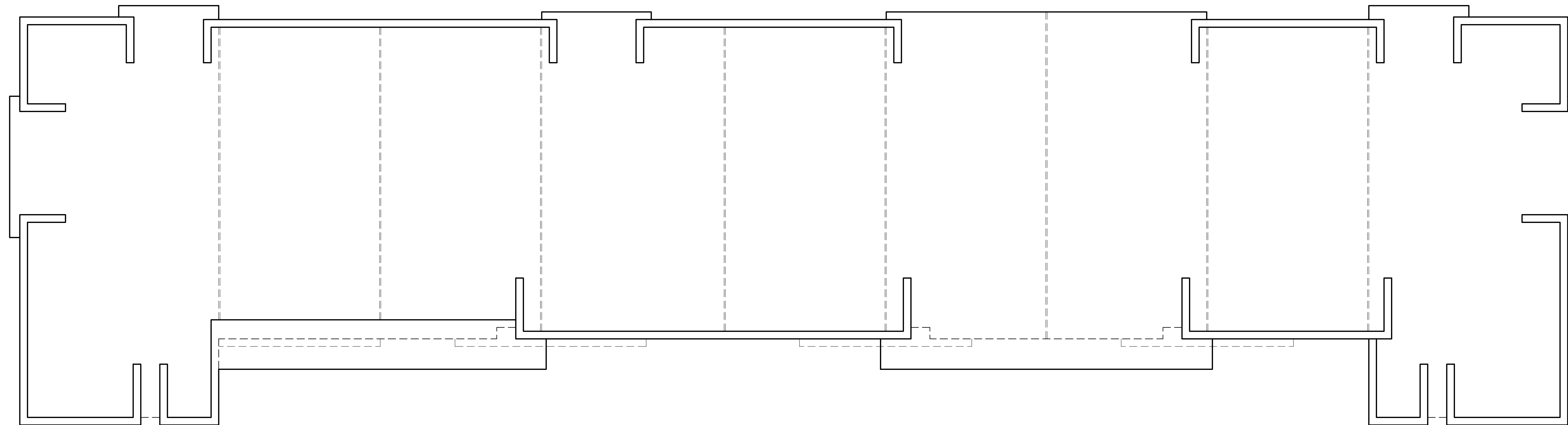
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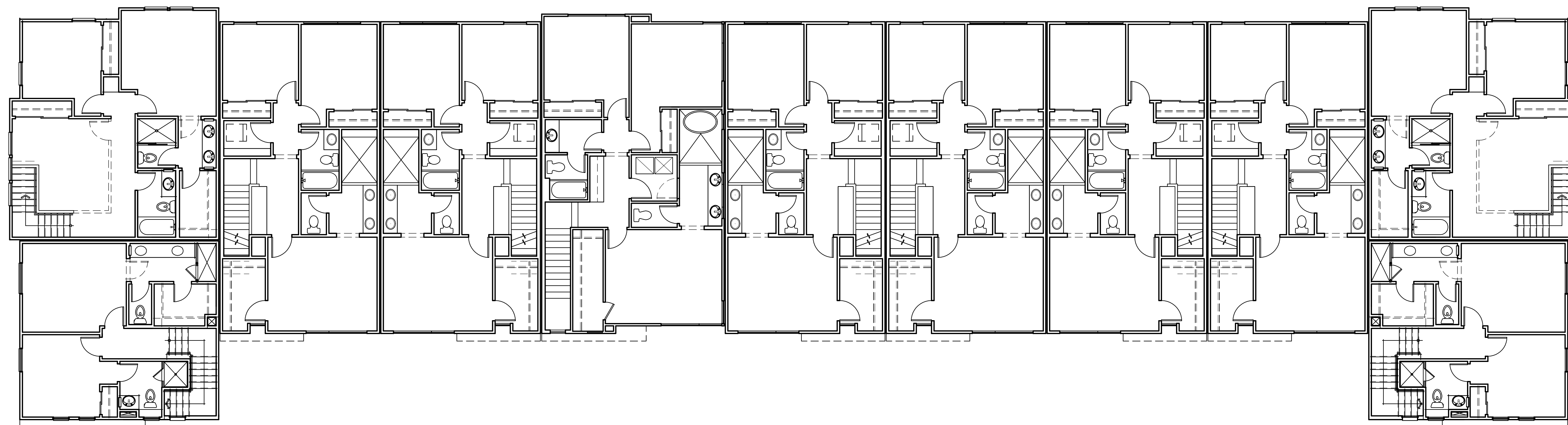
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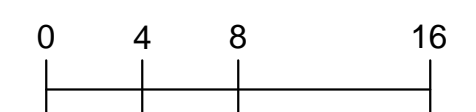




ROOF PLAN



THIRD FLOOR



ARCADIA 17

11-unit Building Plans

A2.1



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FRONT ELEVATION



REAR ELEVATION

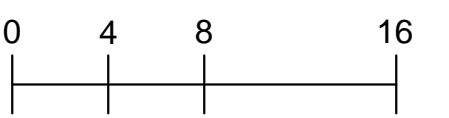


TYP. SIDE ELEVATION



MATERIAL LEGEND

- 1. STAINED LAP SIDING
- 2. FIBER CEMENT SIDING
- 3. STUCCO, LIGHT SAND FINISH
- 4. VINYL WINDOWS
- 5. WINDOW TRIM
- 6. METAL SCREED
- 7. FIBERGLASS ENTRY DOOR
- 8. METAL SECTION GARAGE DOOR
- 9. ILLUMINATED ADDRESS SIGN
- 10. GLASS GUARDRAIL
- 11. AWNING



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11-unit Building Elevations

A2.2



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11-unit Building Perspective A2.3



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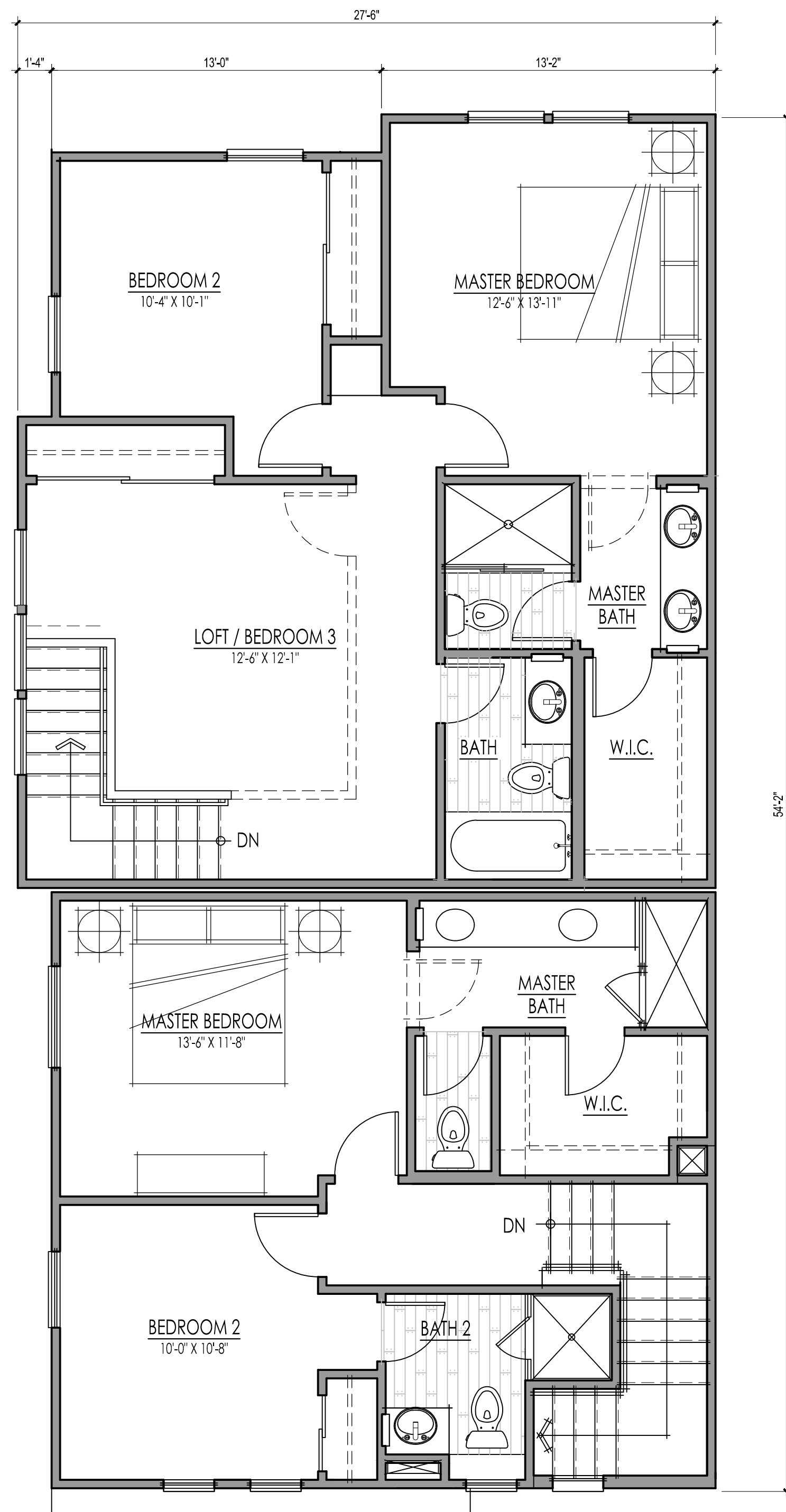
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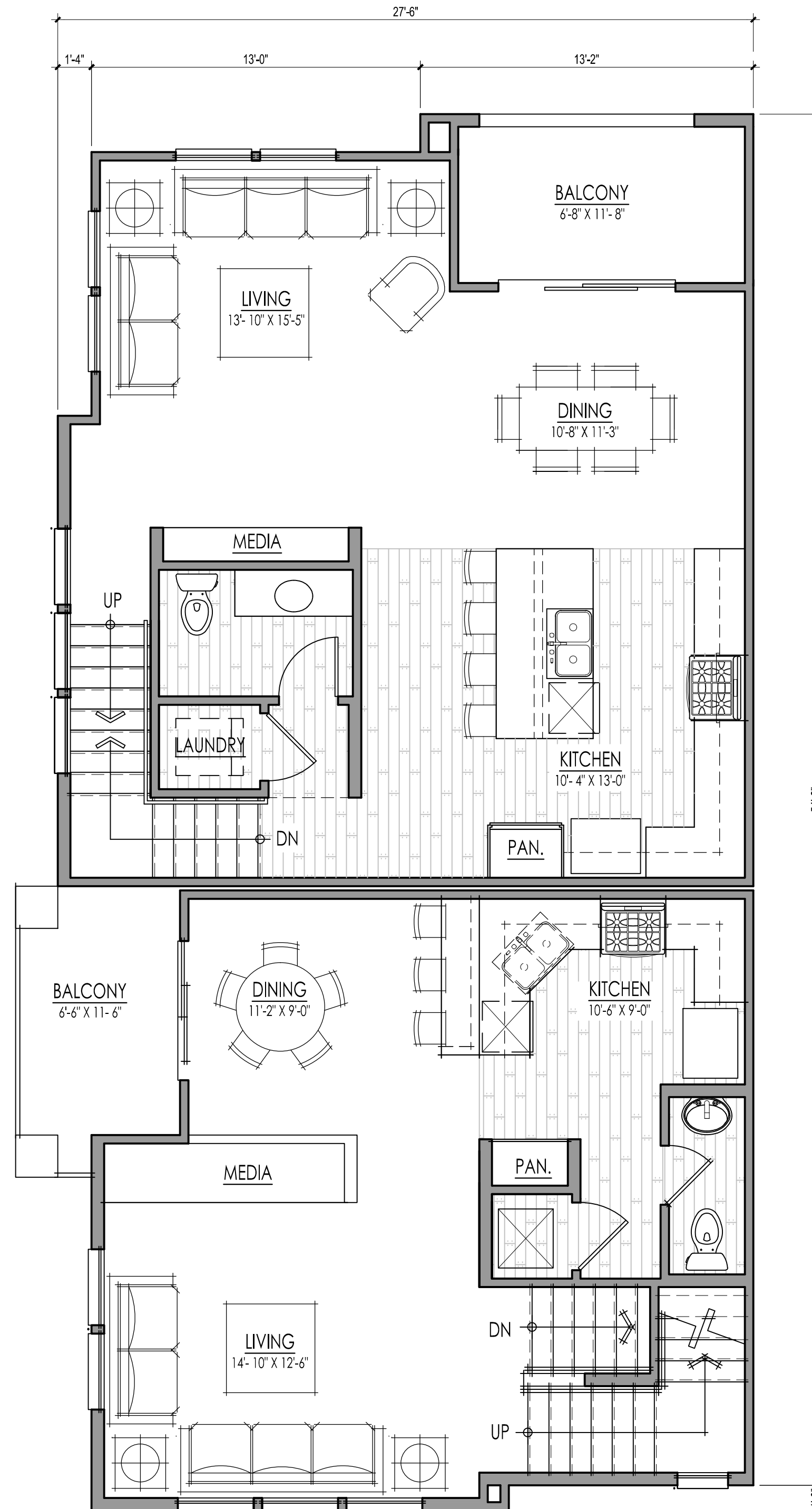
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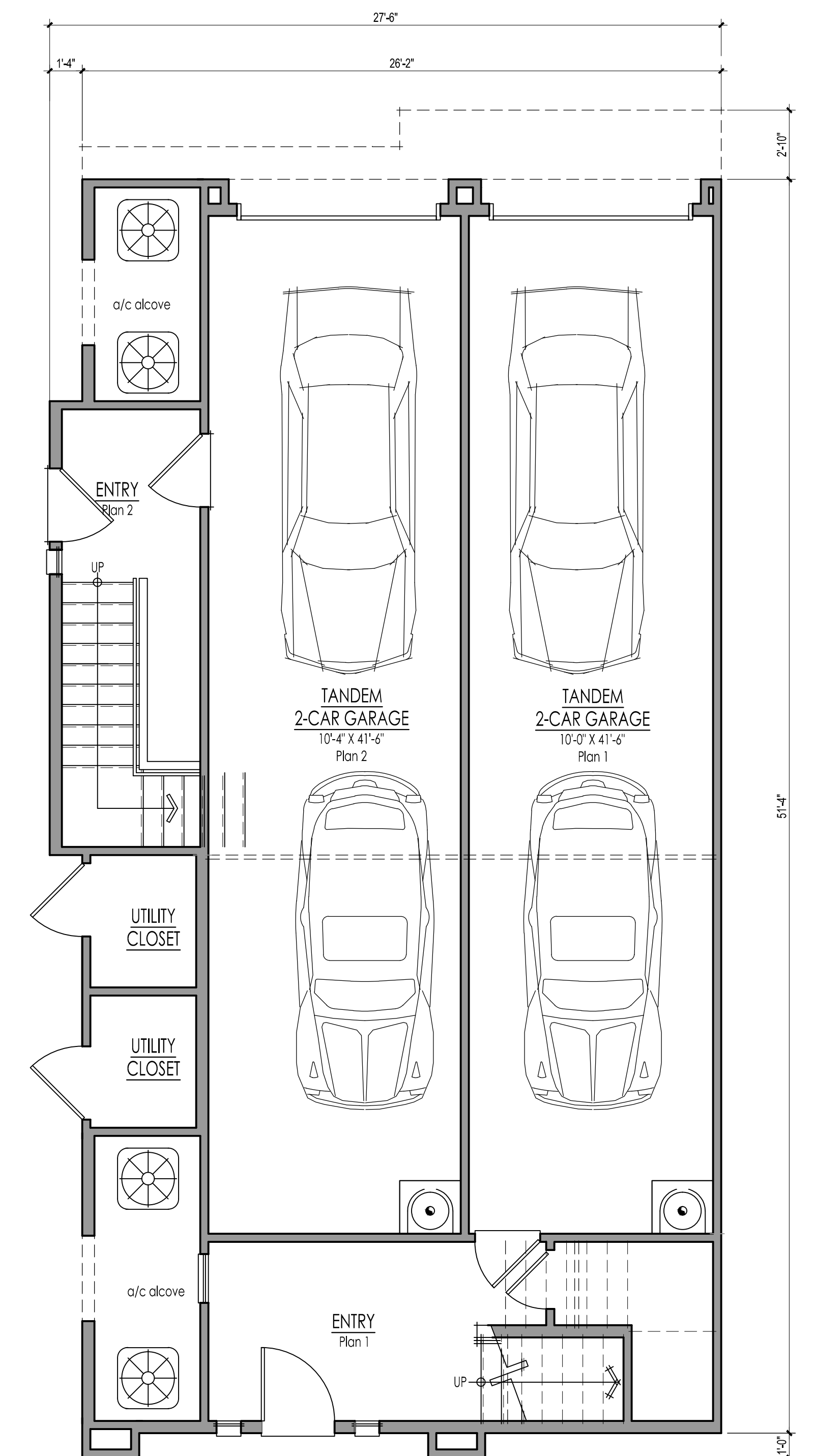




THIRD FLOOR



SECOND FLOOR

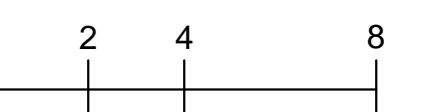


FIRST FLOOR

ARCADIA 17

Plans 1 & 2

P1 GROSS SF		P2 GROSS SF	
1ST FLOOR	167 SQ. FT.	1ST FLOOR	116 SQ. FT.
2ND FLOOR	597 SQ. FT.	2ND FLOOR	681 SQ. FT.
3RD FLOOR	543 SQ. FT.	3RD FLOOR	754 SQ. FT.
TOTAL LIVING	1307 SQ. FT.	TOTAL LIVING	1551 SQ. FT.
GARAGE	417 SQ. FT.	GARAGE	431 SQ. FT.



A3.0



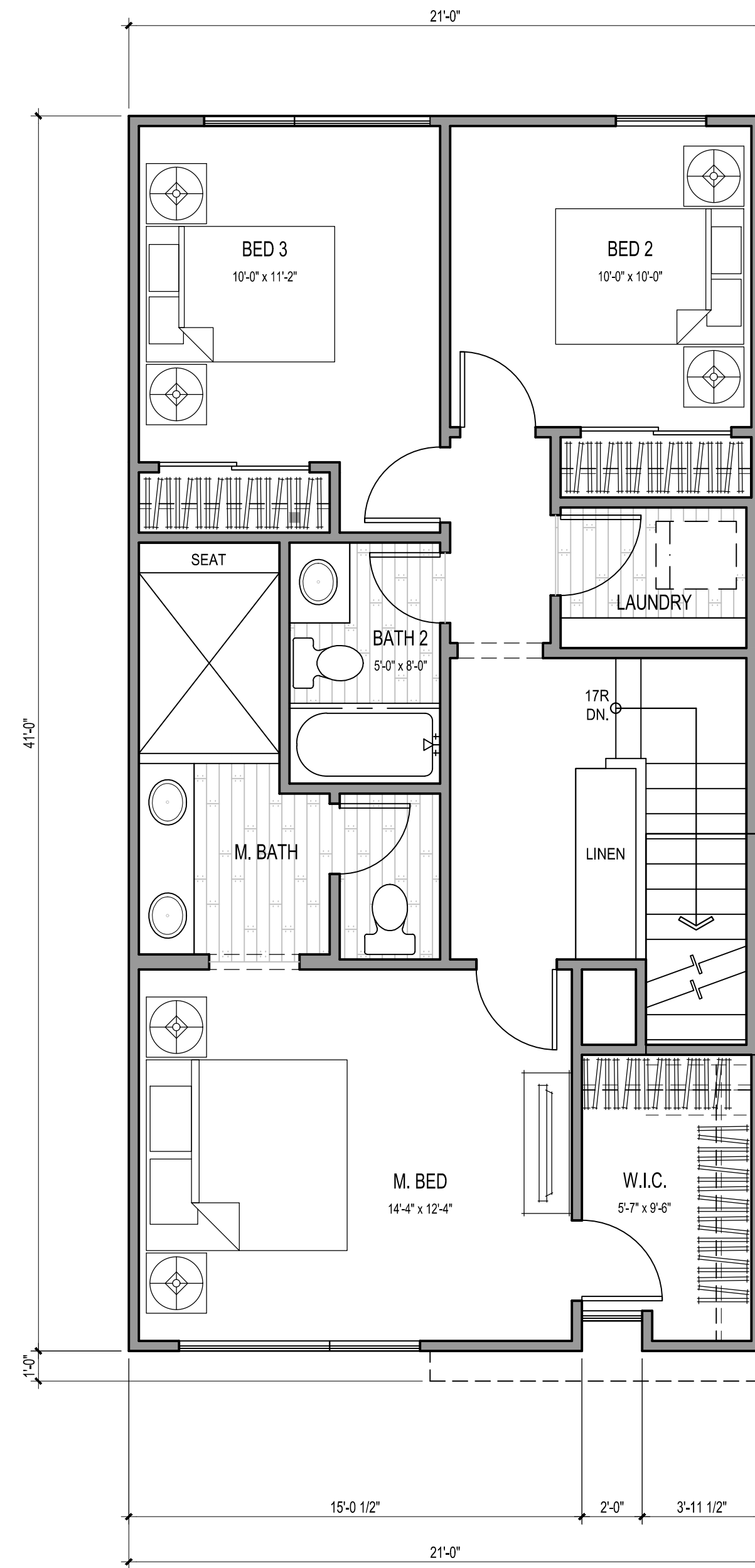
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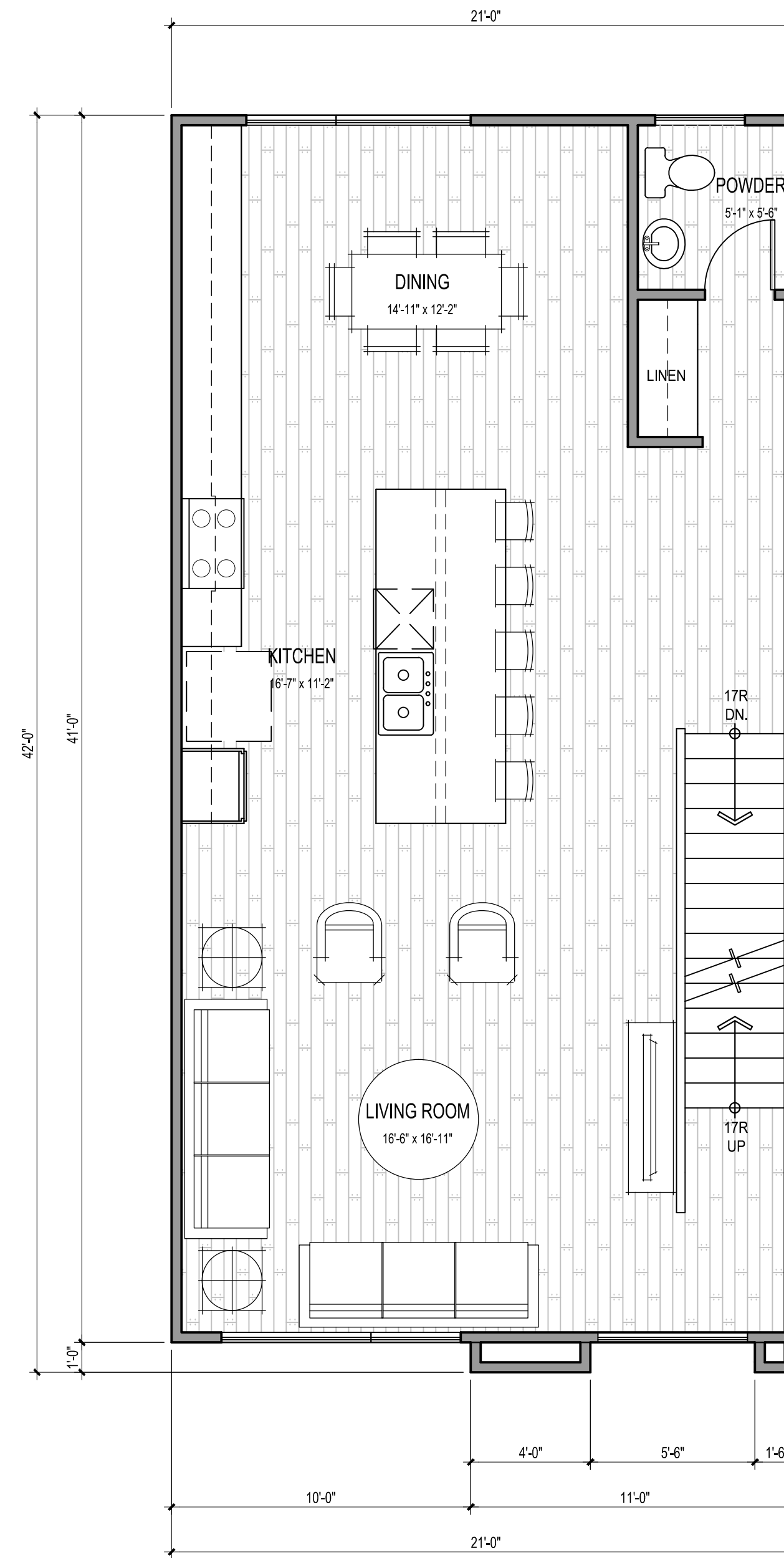
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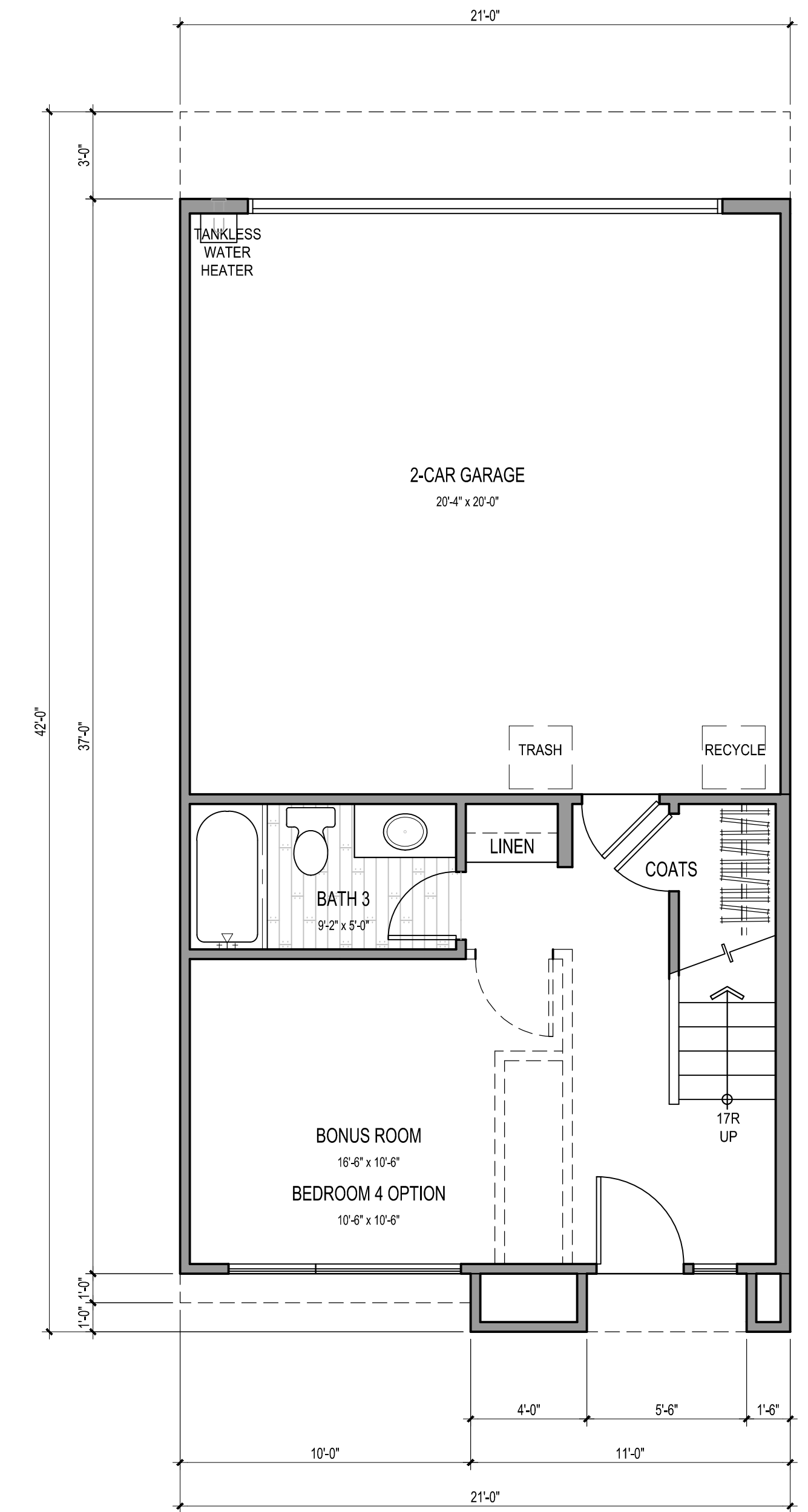




THIRD FLOOR



SECOND FLOOR

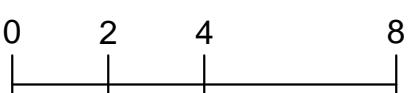


FIRST FLOOR

ARCADIA 17

Plan 3

P3 GROSS SF	
1ST FLOOR	346 SQ. FT.
2ND FLOOR	861 SQ. FT.
3RD FLOOR	831 SQ. FT.
TOTAL LIVING	2038 SQ. FT.
GARAGE	431 SQ. FT.



A3.1



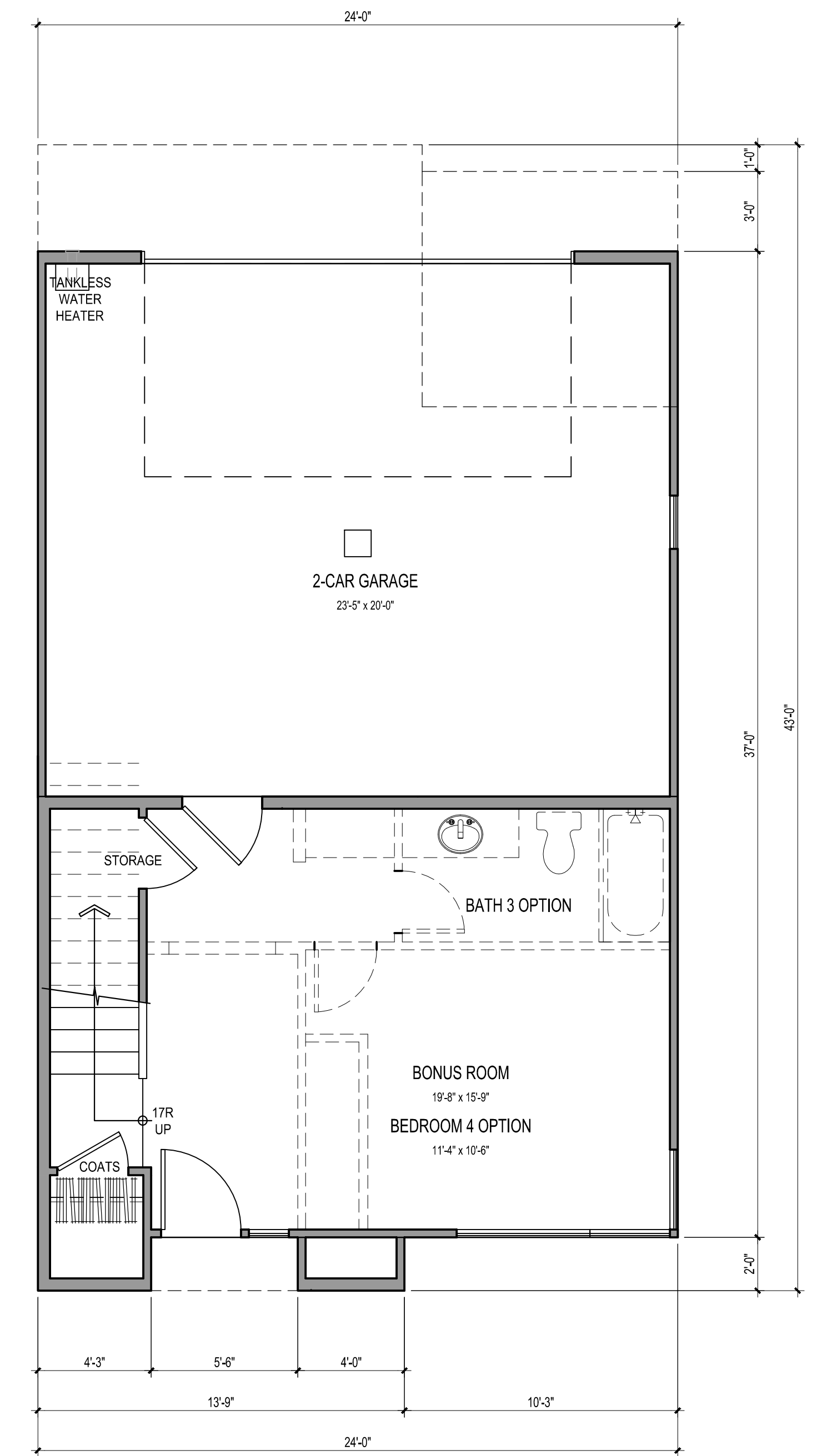
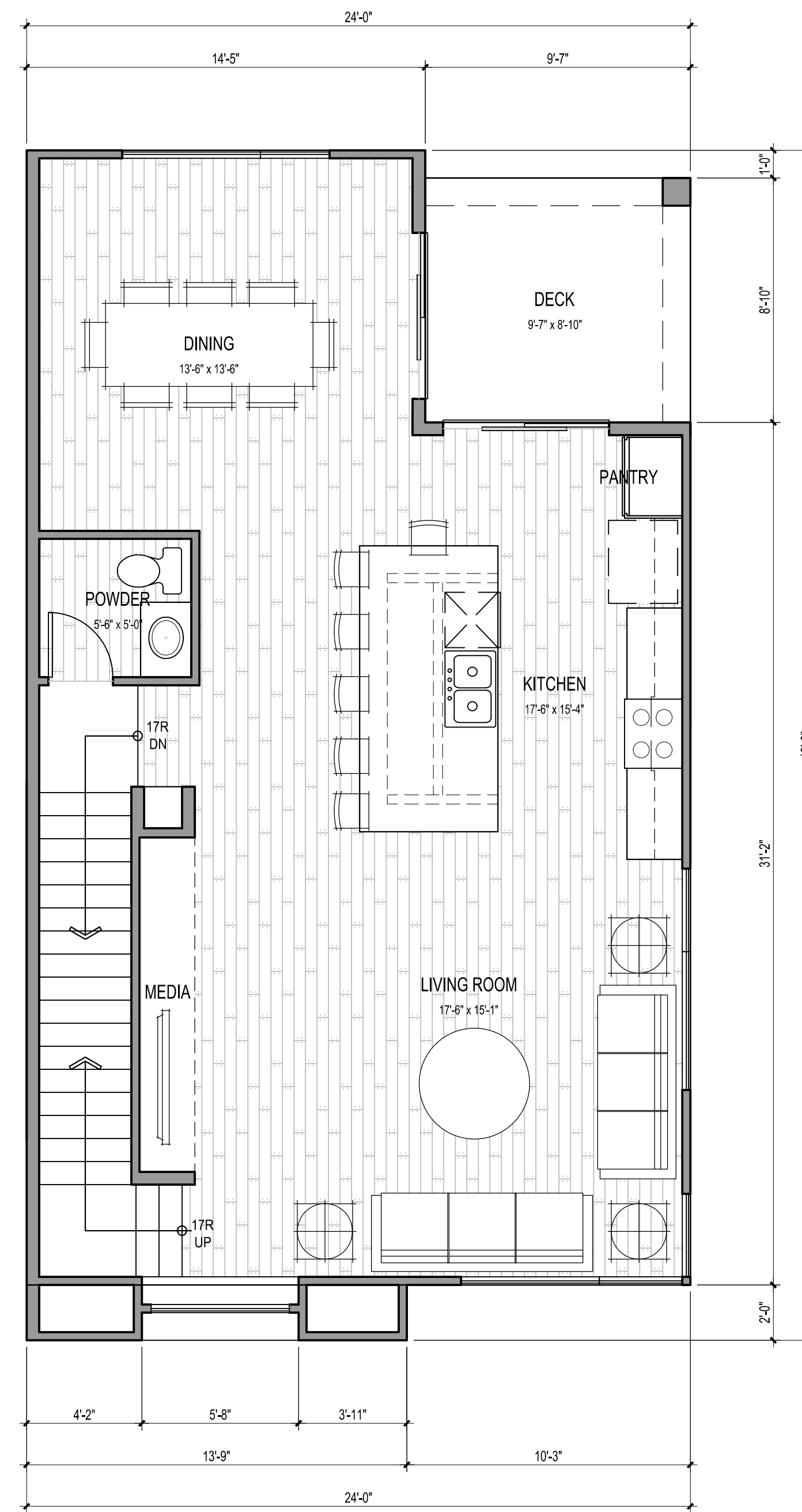
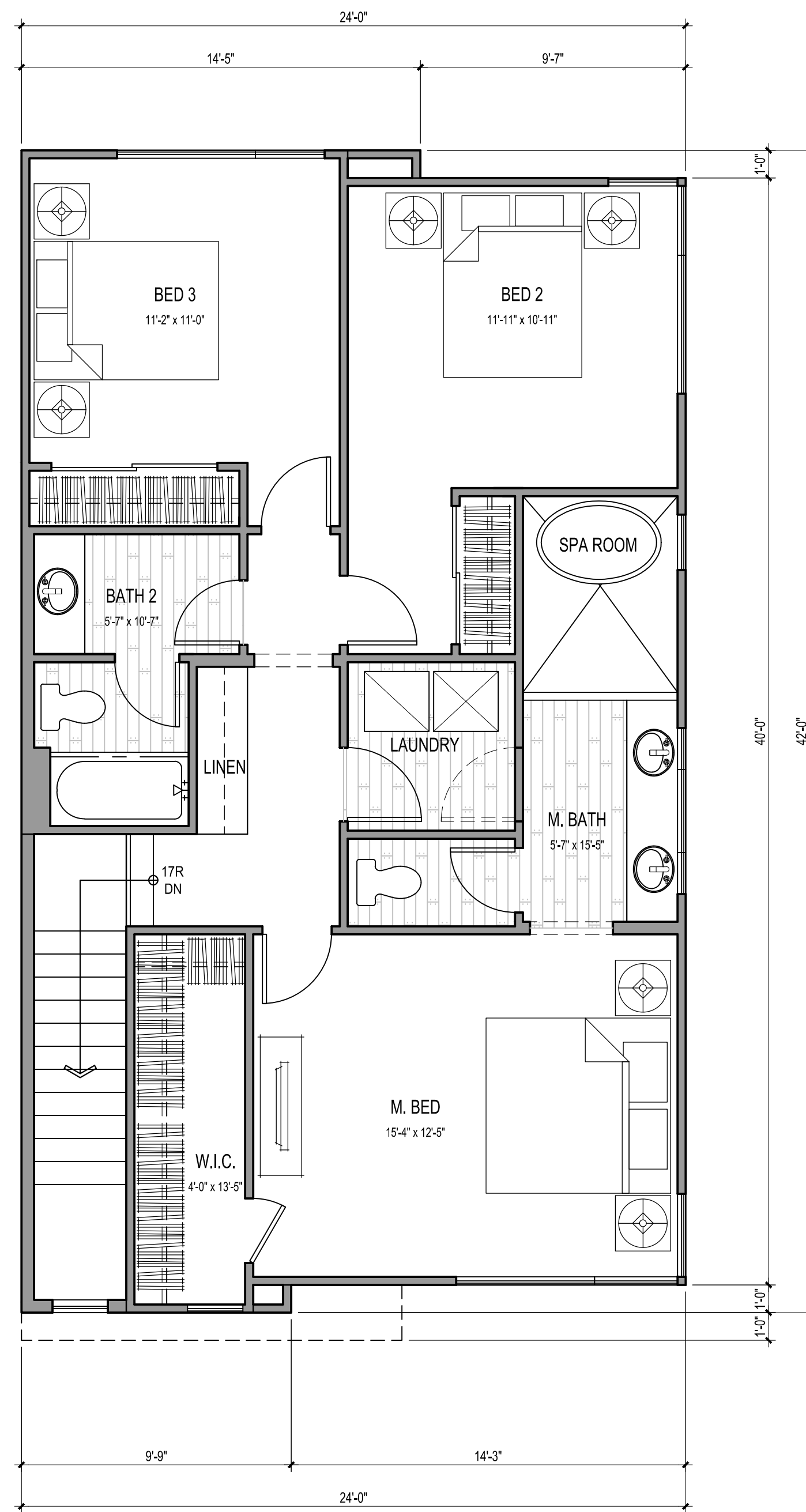
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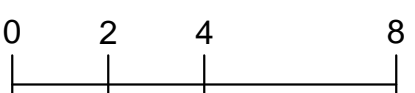
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P4 GROSS SF	
1ST FLOOR	406 SQ. FT.
2ND FLOOR	890 SQ. FT.
3RD FLOOR	915 SQ. FT.
TOTAL LIVING	2210 SQ. FT.
DECK	85 SQ. FT.
GARAGE	468 SQ. FT.



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Plan 4

A3.2



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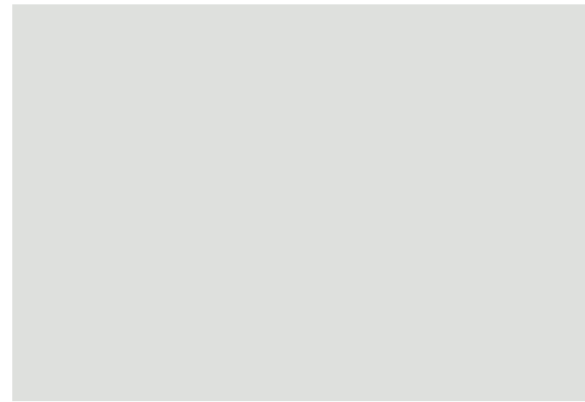
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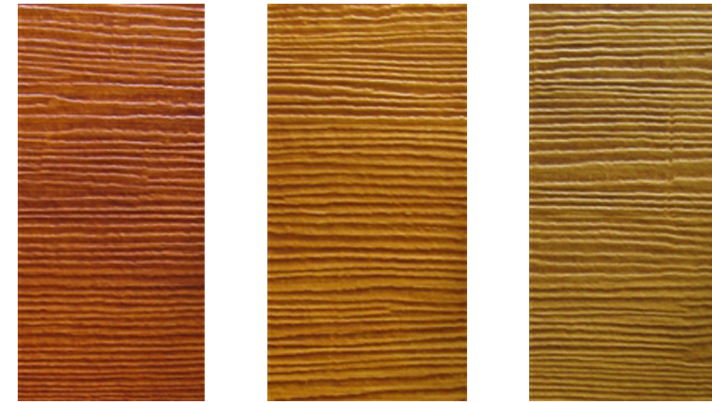
COLOR / MATERIAL BOARD



SMOOTH FIBER CEMENT SIDING
SOFTWARE
SW 7074



STUCCO
SITE WHITE
SW 7070



FIBER CEMENT SIDING
MAHOGANY, CEDAR, MAPLE



WINDOW / GARAGE
CLEAR ANODIZED, BRONZE ANODIZED
MILGARD ALUMINUM WINDOW



WINDOW TRIM
ADVENTURE ORANGE
SW 6655



ENTRY DOOR
GRAY SCREEN
SW 7071

*NOTE: DUE TO THE VARIATIONS IN COLOR PRINTERS, SEE PAINT CHIPS FOR ACTUAL COLORS

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COLOR SCHEME

Arcadia, CA

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