



Arcadia Town Center, Mixed-use
 ARCADIA, CALIFORNIA
ARCHITECTURAL DESIGN REVIEW-Resubmittal
 Date : 11/ 1/ 2022
 Job # 18158

Ownership: **NEW WORLD
 INTERNATIONAL
 INVESTMENT. LLC**

Architect: **HUMPHREYS & PARTNERS ARCHITECTS, L.P.**
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

VINCITY MAP



TABLE OF CONTENTS

01	Cover Sheet
02	Project info, Table of Contents & Map
03	Project information DATA
03-A	Zoning Envelope
04	Existing civil-Alta Topographical Survey
05	Existing Site Photos
06	Illustrative Site Plan
07	B1 Level Plan (Sub-T Parking)
08	Ground Level Plan (Retail level)
09	Second Level Plan
10	3rd Level Plan
11	4th Level Plan
12	5th Level Plan
13	Roof Level Plan
14	3D Perspective Views
15	3D Perspective Views
16	3D Perspective Views
17	3D Perspective Views
18	3D Perspective Views
19	Building Elevations
20	Building Elevations
21	Building Elevations
22	Building Sections
23	Building Sections
24	Unit Plans
25	Unit Plans
26	Unit Plans
27	Unit Plans
28	Unit Plans
29	Material Board
30	Material Board
31	Material Board
32	Material Board
33	Window Schedule
34	Bicycle parking / Trash Room
P01_06	Perspective
L01	Cover Sheet
L02	Inspiration Images
L03	Ground Level Site Plan
L04	Streetscape North
L05	Streetscape South
L06	Level 2 Site Plan
L07	Pool Deck 1
L08	Pool Deck 2
L09	Courtyard 1& 2
L10	Courtyard 3& 4
L11	Skydeck-- Level 4
L12	Level 5 Site Plan
L13	Roof Deck 1
L14	Existing Tree Site Plan

Project Info

Address:	5W, 11W, 15W, 19W Huntington Dr. & 25-75 N Santa Anita Ave		
Current Zoning:	Central Business District (CBD), Downtown Mixed Use (DMU)		
Proposed Zoning:	Central Business District (CBD), Downtown Mixed Use (DMU)		
Site Area (TOTAL):	98,880 SF	2.27 AC	no change
Dedication:	3,463 SF	0.08 AC	
Site Area (Net):	95,417 SF	2.19 AC	
Max Height Proposed:	60'		
Proposed Units:	181		
Proposed Density:	79.7 DU/AC TOTAL	80 du/AC max.	

Setbacks Required:		Setbacks Proposed:	
Front (Santa Anita Ave)	10' Dedication	Front(Santa Anita Ave./ Dedication):	3' min
Side (Int., abutting nonresidential or mixed-use zone):	0'	Side (Morain PL):	0'-6" min.
Side (Huntington Dr)	1'-6" Dedication	Side (Huntington Dr ./ Dedication):	8'-6" min @ retail level
Rear (abutting nonresidential or mixed-use zone):	0'		2'-0" min.

Floor Area Ratio - Allowed:		Floor Area Ratio - Proposed:	
Net Site Area:	98,880 sf		
Max FAR:* Per AMC 9102.05.030	1.0	Nonresidential Floor Area:	0.13
Max Nonresidential Floor Area:	98,880 sf	Nonresidential Floor Area Ratio (FAR):	13,130 sf
*note: Max FAR is applicable only to non residential component of a development		*note: FAR is measured as Gross floor area (less parking) divided by Net lot area.	

Unit Summary

ARCADIA TOWN CENTER				Arcadia, CA			RESUBMITTAL	#18158
PROJECT SUMMARY								1-Nov
RESIDENTIAL	#	NET SF*		deck	total NSF	Ave NSF	Mix	
1-bedroom:								
A1	4	808		0	3,232			
A2	6	842		0	5,052			
A3	4	709		0	2,836			
A3-alt1	6	788		0	4,728			
A4	8	796		58	6,368			
A5	6	713		58	4,278			
A6	4	791		76	3,164			
A7	2	930		0	1,860			
A8	1	1,030		0	1,030			
Subtotal 1-bedroom	41				32,548	794	22.7%	
2-bedroom:								
B1	2	1,108		58	2,216			
B1-alt1	6	1,207		58	7,242			
B1-alt2	8	1,236		58	9,888			
B1-alt3	8	1,170		36	9,360			
B1-alt4	8	999		58	7,992			
B2	50	1,128		58	56,400			
B3	4	1,180		61	4,720			
B4	16	1,157		58	18,512			
B5 TH1	2	1,398		267	2,796			
B6 TH1	4	1,529		188	6,116			
Subtotal 2-bedroom	108				125,242	1,160	59.7%	
3-bedroom:								
C1	4	1,724		130	6,896			
C2	20	1,443		52	28,860			
C3	4	2,014		0	8,056			
C4	2	1,329		0	2,658			
C4-alt1	2	1,246		0	2,492			
Subtotal 3-bedroom	32				48,962	1,530	17.7%	
Total	181				9,714	206,752	1,142	
*NOTE: sf taken to outside of walls and CL of parti walls:								
*NOTE: sf is approx. and subject to change as more information is knowr								
COMMERCIAL				total NSF				
Commercial 1:	Small Restaurant	Morlan & Santa Anita Ave.		4,850				
Commercial 2:	Large Restaurant	Santa Anita Ave.		-				
Commercial 3:	Office Professional	Huntington Dr.		4,800				
Commercial 4:	Retail Sales-General	Santa Anita Ave.		3,480				
Total Commercial:				13,130				

Residential Floor Area. The floor area for buildings in single-family residential zones shall be measured as the total horizontal floor area of all the floors of a building from the outside walls. The total horizontal floor area shall include: the residential floor area of any building(s) located on the lot including the main dwelling, detached accessory structures, accessory dwelling units, all garage area except as exempted in Subsection a. below, enclosed patios, and high volume ceilings (all interior areas above 14 feet in height). The following shall be excluded from the floor area for the purposes of calculating floor area ratio

a. For houses less than 5,000 square feet in size, floor area shall exclude required parking spaces (450 square feet for a two-car garage and 650 square feet for three-car garage), For houses 5,000 square feet or larger, floor area shall exclude up to four parking spaces (850 square feet maximum).

b. Floor area shall exclude basements.

c. Floor area shall exclude non-enclosed covered structures such as covered patios or porches, decks, and balconies.

Amenity Provided:			Gross Floor Area Provided:		
Amenity 1:	REC CENTER @ PODIUM	1,500 sf	Level 5:	61,835	sf
Amenity 2:	FITNESS Above PLAZA C	640 sf	Level 4:	61,345	sf
Amenity 3:	CLUBHOUSE Above PLAZA A	720 sf	Level 3:	63,047	sf
Amenity 4:	CLUBHOUSE @ LEVEL 4	1,030 sf	Level 2:	60,394	sf
		sf	Level 1:	17,544	sf
		sf	Level B1:	1,564	sf
Total Amenity Provided:	3,890	sf	Total Gross Floor Area Provided:	265,729	sf

*note: excludes basement, non-enclosed decks, mechanical equip., parking

	Building Area*	MVP**	MEP	Deck	Loading /Trash	Parking	Lobby/ Amenity	GRSF ***	Circulation	RETAIL	NRSF
Level 5:	66,214	1,317	324	2,986	169	-	248	61,418	8,049	-	53,369
Level 4:	67,211	1,317	324	4,225	169	-	1,030	60,146	8,065	-	52,081
Level 3:	67,095	1,317	324	2,407	169	-	1,118	61,760	7,933	-	53,827
Level 2:	63,938	1,317	324	1,903	955	-	1,524	57,915	8,768	-	49,147
Level 1:	83,983	1,317	806	-	3,200	64,500	1,214	-	-	13,130	-
Level B1:	92,497	1,317	2,702	-	1,564	87,071	-	-	-	-	-
	440,938	7,902	4,804	11,521	6,226	151,571	5,134	241,239	32,815	13,130	208,424

* note: Including Unit Deck & Garage **Major Vertical Penetrator

***Gross Residential Floor Area

Parking Summary

Parking Required: per AMC Sect. 9103.07			
Residential:	# du	Ratio	Total
Studio:	0	1.5	0.0
1-bed:	41	1.5	61.5
2-bed:	108	1.5	162.0
3-bed:	32	1.5	48.0
Subtotal:	181		272.0

	# du	Ratio	Total
Guest:	181	0.33	59

Commercial:			
	sf	Ratio**	Total
Commercial 1:	4,850	1:200	Small Restaurant 24.25
Commercial 2:	-	1:100	Large Restaurant 0.00
Commercial 3:	4,800	1:250	Office Professional 19.20
Commercial 4:	3,480	1:200	Retail Sales-General 17.40
Total Commercial:	13,130		
Subtotal:			60.85
Subtotal after 25% reduction:			46
Total Stalls Required: 377			

*note: a 25 percent reduction will be applied to the off-street parking requirement for any commercial use that is located within 1,320 feet (¼ mile) of a light rail station. per AMC 9103.07.060.D

**note: per AMC 9103.07.060.C

Open Space & Bike Parking

Bike Parking Required: per AMC Sect. 9103.07.150				Bike Parking Provided:	
	#	Ratio	Total		
Resident:	181	0.20	# du 37		
Retail:	46	0.05	# vehicles 3		
Subtotal Long Term:			40	Subtotal Long Term:	40
	#	Ratio	Total		
Retail:	46	0.05	# vehicles 3		
Subtotal Short Term:			3	Subtotal Short Term:	3
Total Stalls Required:			43	Total Stalls Provided:	43
				stalls	

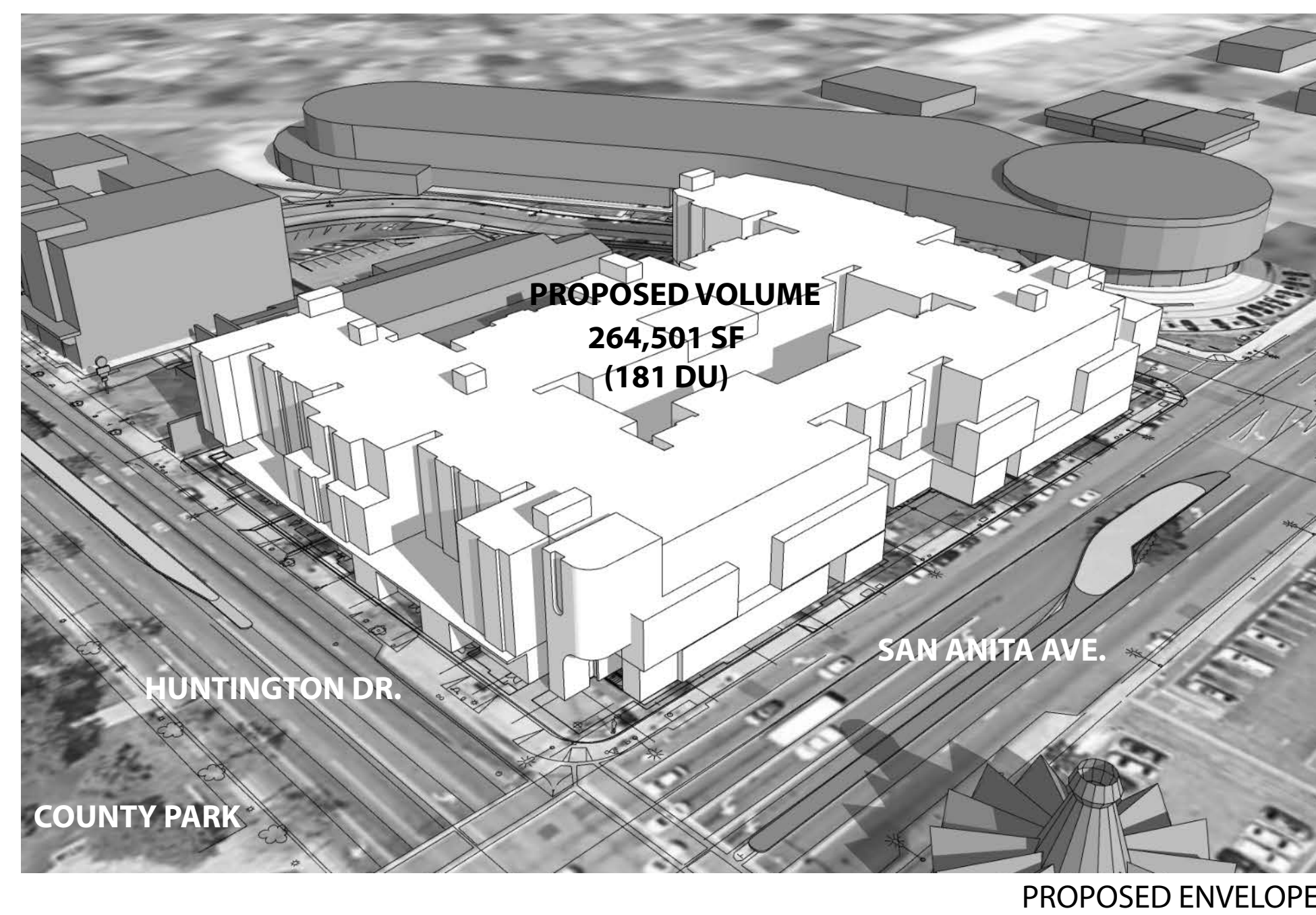
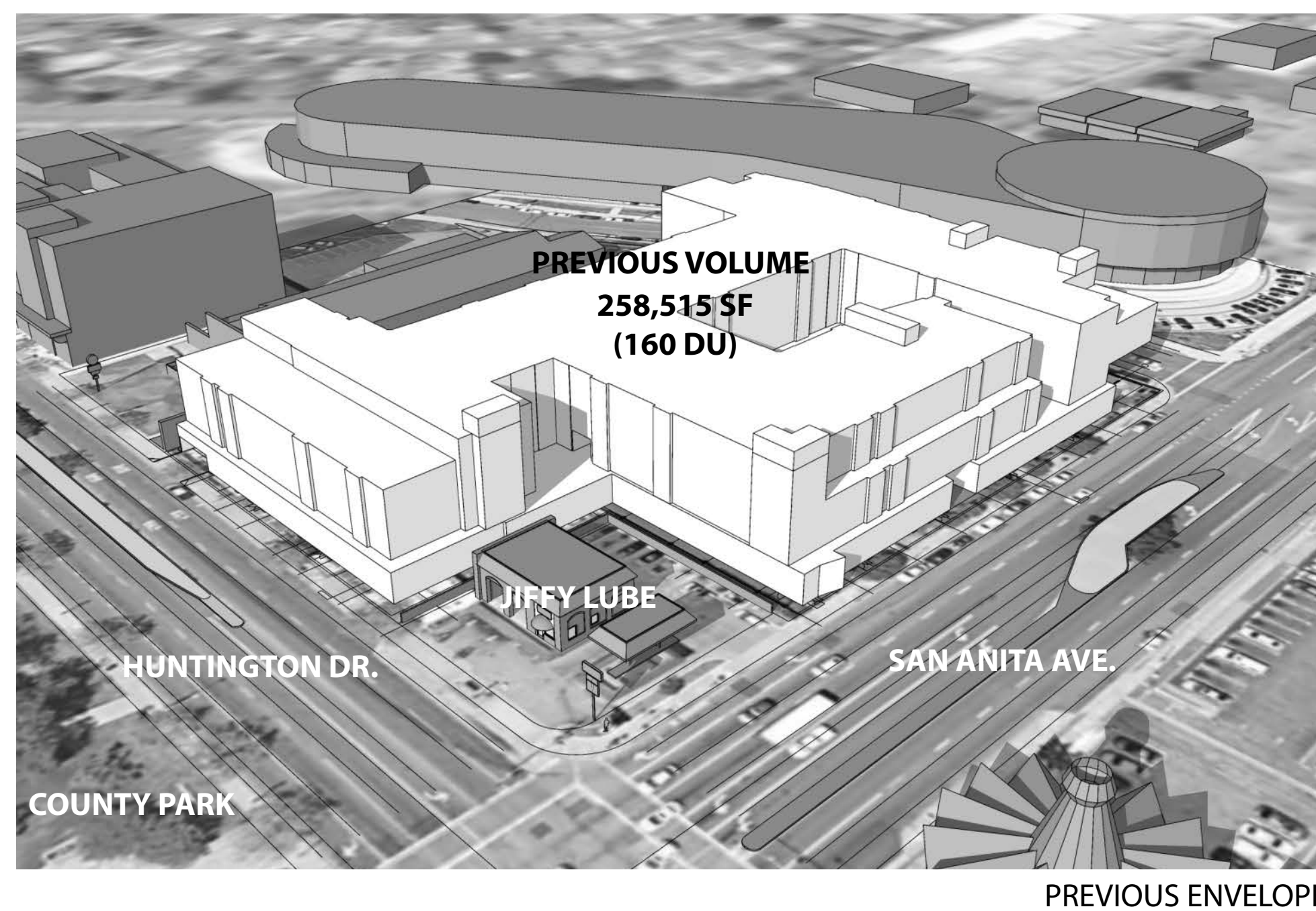
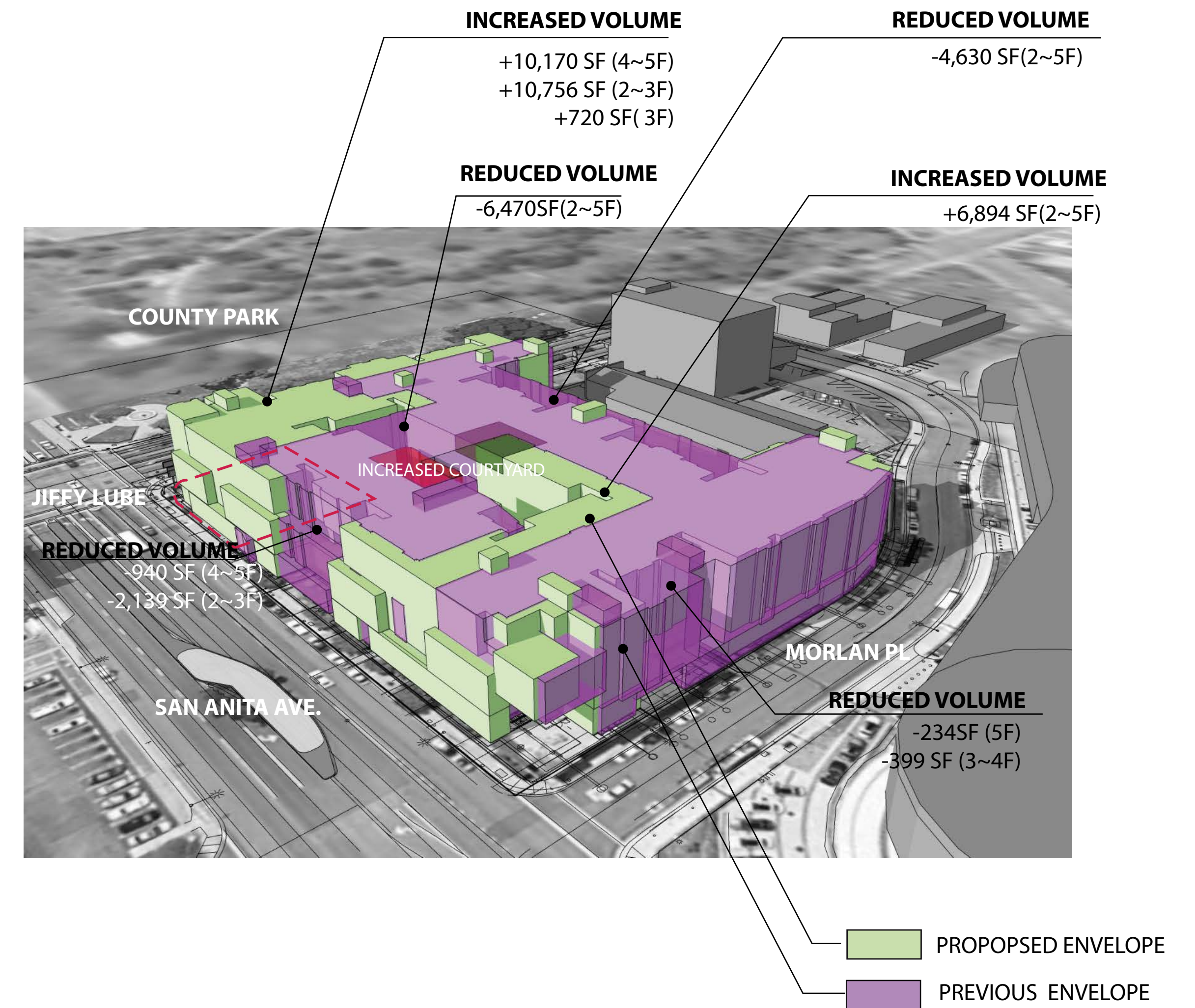
Open Space Required: per AMC Sect. 9102.05.130				Open Space Provided:	
	du	sf	Total		
1-bed:	41	100	4,100 sf	Ground Level:	6,211 sf
2-bed:	108	100	10,800 sf	Podium Level:	21,825 sf
3-bed:	32	100	3,200 sf	Private Open Space:	9,714 sf
				Skydeck (Level 4):	324 sf
				Skydeck (Level 5):	639 sf
Total Open Space Required:			18,100 sf	Total Open Space Provided:	38,713 sf

Non-Residential Floor Area: The floor area shall include the total horizontal floor area of all the floors of a building measured from the outside walls, exclusive of vents, shafts, courts, elevators, stairways, mechanical, electrical, and communications equipment, and similar facilities. Floor area shall include mezzanine and lofts. The following shall be excluded from the floor area for the purposes of calculating floor area ratio.

a. Floor area shall exclude required parking areas in the garage (with each required parking space not exceeding 200 square feet) but shall include any additional enclosed parking spaces provided on the addition to the minimum requirements.

b. Floor area shall exclude fully subterranean garage and basement.

c. Exclude non-enclosed covered structures such as decks, patios, porches, and balconies enclosed on three or fewer sides.



ZONING ENVELOPE ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

November 1, 2022

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03-A

ARCADIA TOWN CENTER

Arcadia, CA
HPA # 18158

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1. Morlan Place. Viewing West



2. Santa Calra Street. Viewing South-East



3. Viewing North from Wheeler Ave. and Santa Anita Ave.



4. N 1st Ave. Viewing South



5. Intersection at N.1st Ave & Huntingon Dr . Viewing West

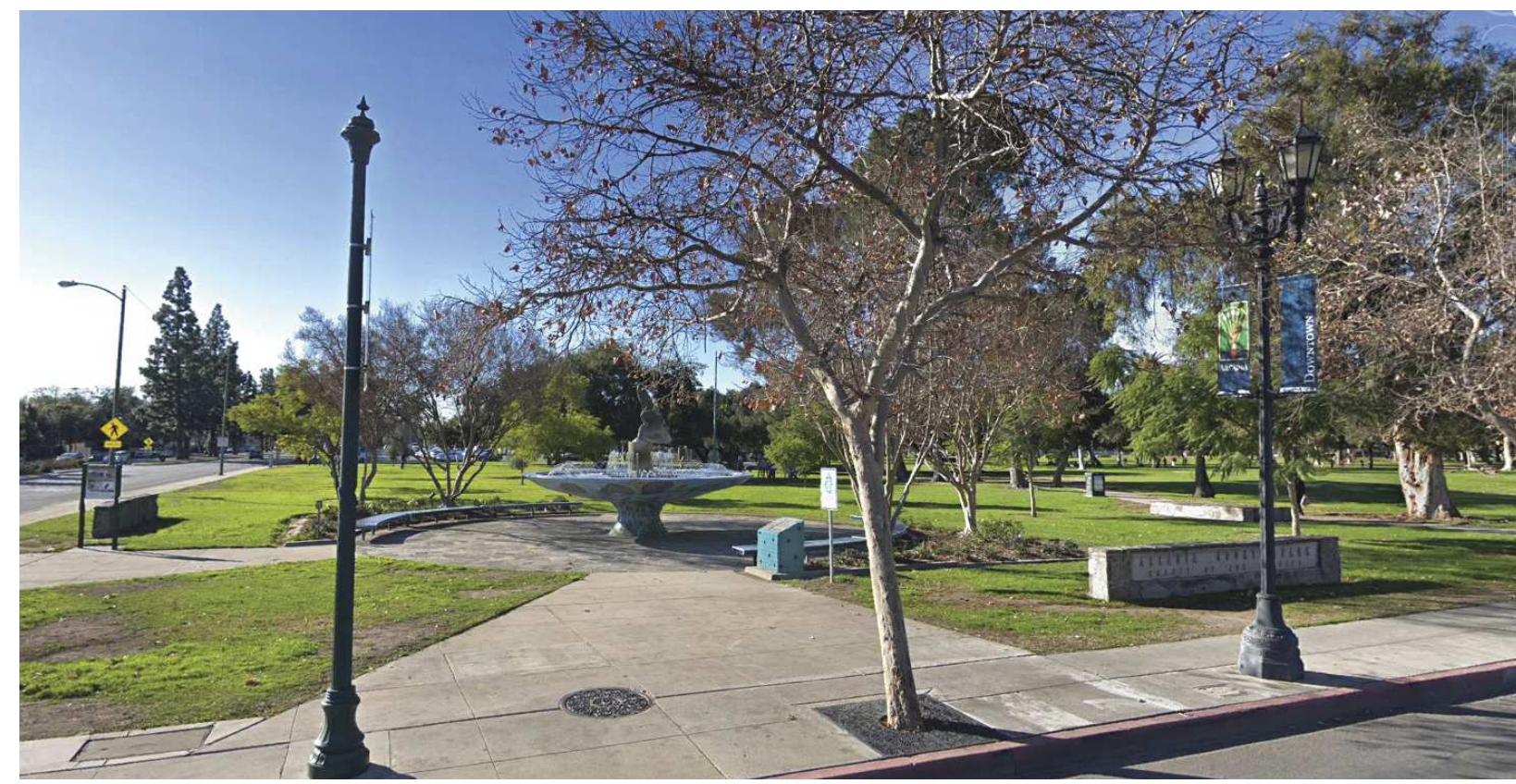


6. Intersection at N.1st Ave & Huntington Dr . Viewing North-East

7. Viewing west from Huntington Dr.



8. Viewing Park from corner of Santa Anita Ave. & Huntington Dr.



9. Viewing North-East from Santa Anita Ave. & Huntington Dr.



10. Eastern side of Property View from Santa Anita Ave.



0' 60' 120' 240'
SCALE: 1/120" = 1'-0"
NOT TO SCALE @ 11X17



PARKING LEGEND:

- RESIDENT PARKING : 38 STALLS (11 TANDEM)
- GUEST PARKING : 59 STALLS
- RETAIL PARKING : 46 STALLS

RETAIL GUEST & RESIDENTIAL PARKING - GROUND

TOTAL: 143 STALLS
STANDARD: 103
HANDICAP: 17
TANDEM: 11

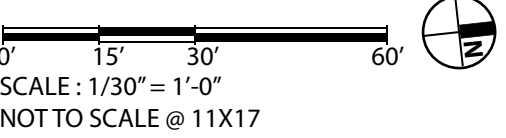
RESIDENT PARKING: 38 STALLS (STANDARD 27 TANDEM 11)
GUEST PARKING: 59 STALLS (STANDARD 56 HANDICAP 3)
RETAIL PARKING: 46 STALLS (STANDARD 42 HANDICAP 4)

EV READINESS (EV CAPABLE): 15 STALLS
RESIDENT PARKING: 4 STALLS
GUEST PARKING: 6 STALLS
RETAIL PARKING: 5 STALLS

RESIDENT :
181 DU 11.5 = 272 STALLS
(273 PROVIDED / B1: 235, G1: 38)

GUEST :
180 DU 10.33 = 59.4 STALLS (59 PROVIDED)

RETAIL :
13,220 SF / 200-250 = 61 STALLS
61 * 0.75 = 46 STALLS (46 PROVIDED)



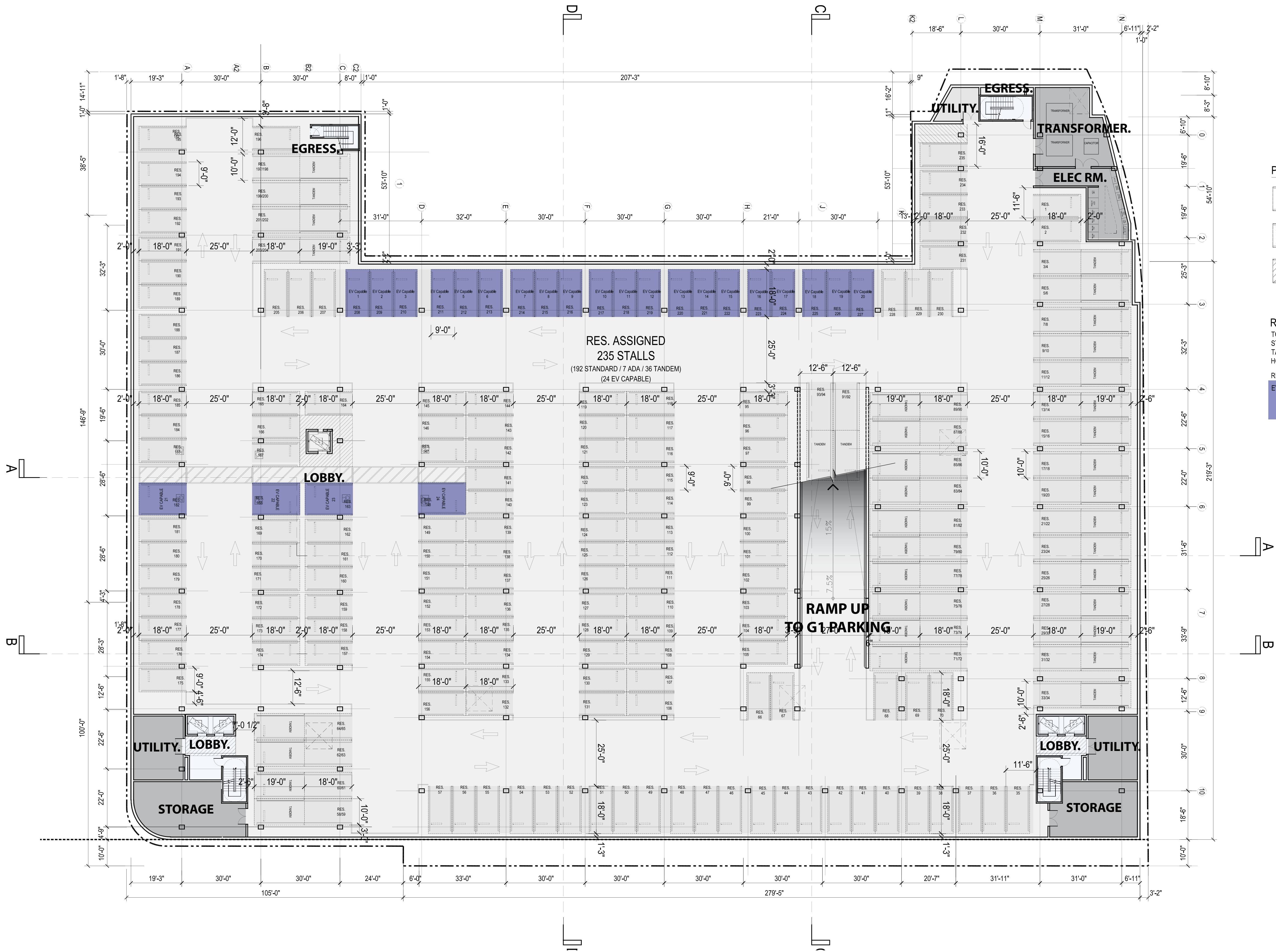
LEVEL B1 (SUB-T PARKING) PLAN
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

November 1, 2022

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07



PARKING LEGEND:

- RESIDENT PARKING : 235 STALLS
- GUEST PARKING
- RETAIL PARKING

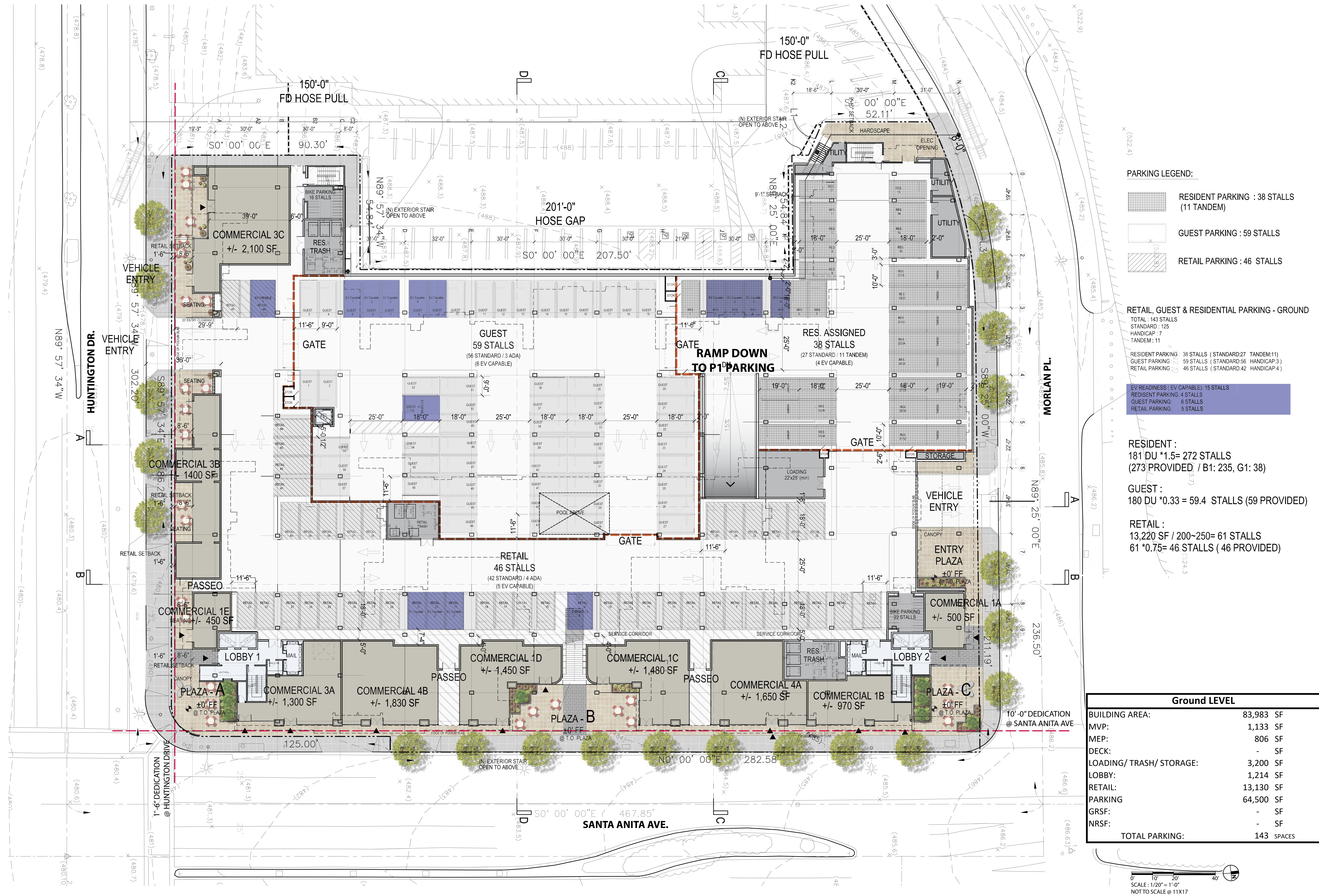
RESIDENTIAL PARKING - BASEMENT 1

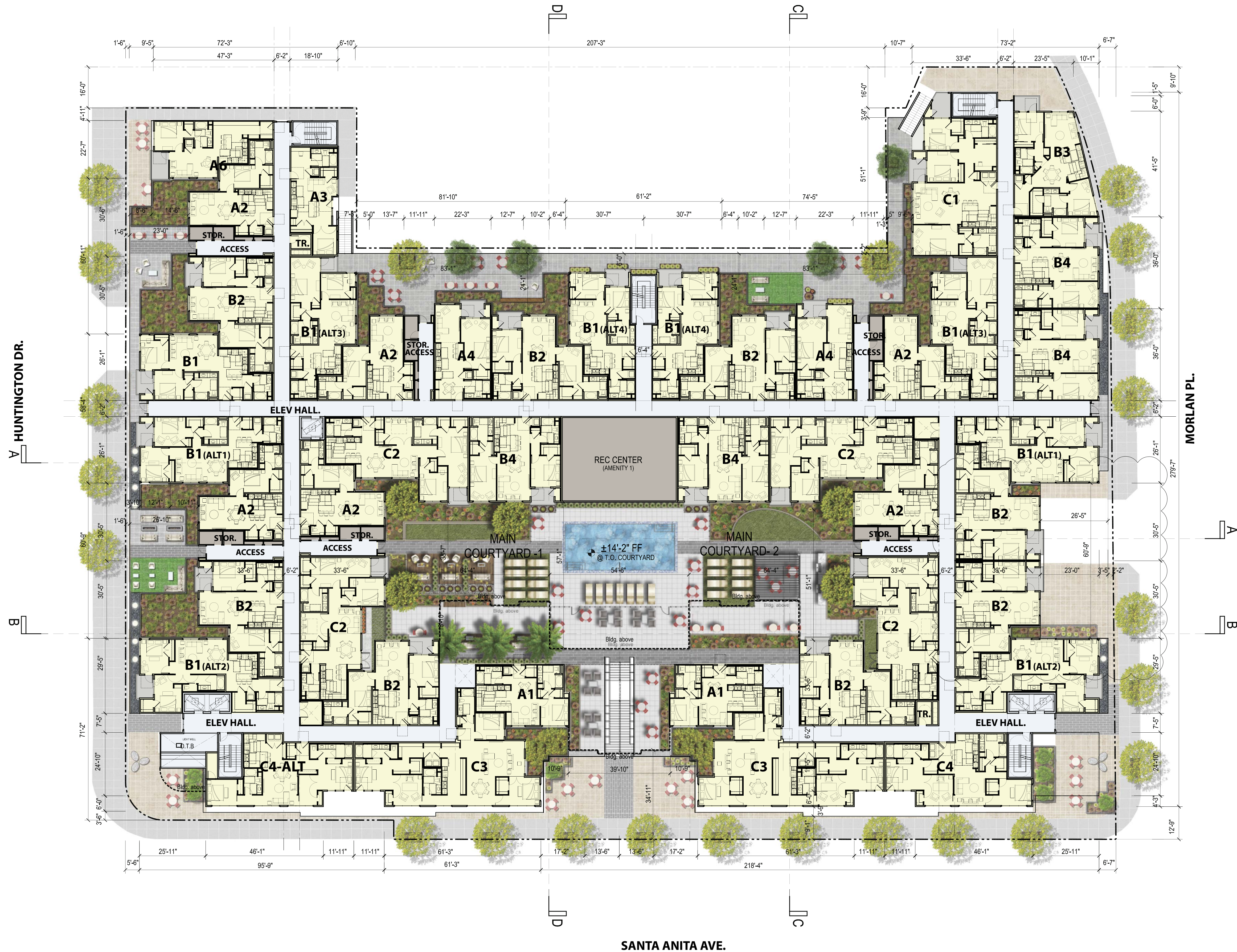
TOTAL : 235 STALLS
STANDARD : 192
TANDEM : 36
HC : 7
RESIDENTIAL PARKING : 235 STALLS (STANDARD: 192, TANDEM: 36 HANDICAP: 7)
EV READINESS (EV CAPABLE): 24 STALLS

LEVEL B1

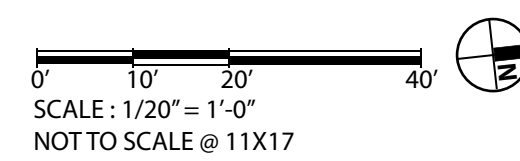
BUILDING AREA:	92,497 SF
MVP:	1,160 SF
MEP:	2,702 SF
LOADING/ TRASH/ STORAGE:	1,564 SF
PARKING	87,071 SF
GRSF:	- SF
NRSF:	- SF
TOTAL PARKING:	235 SPACES

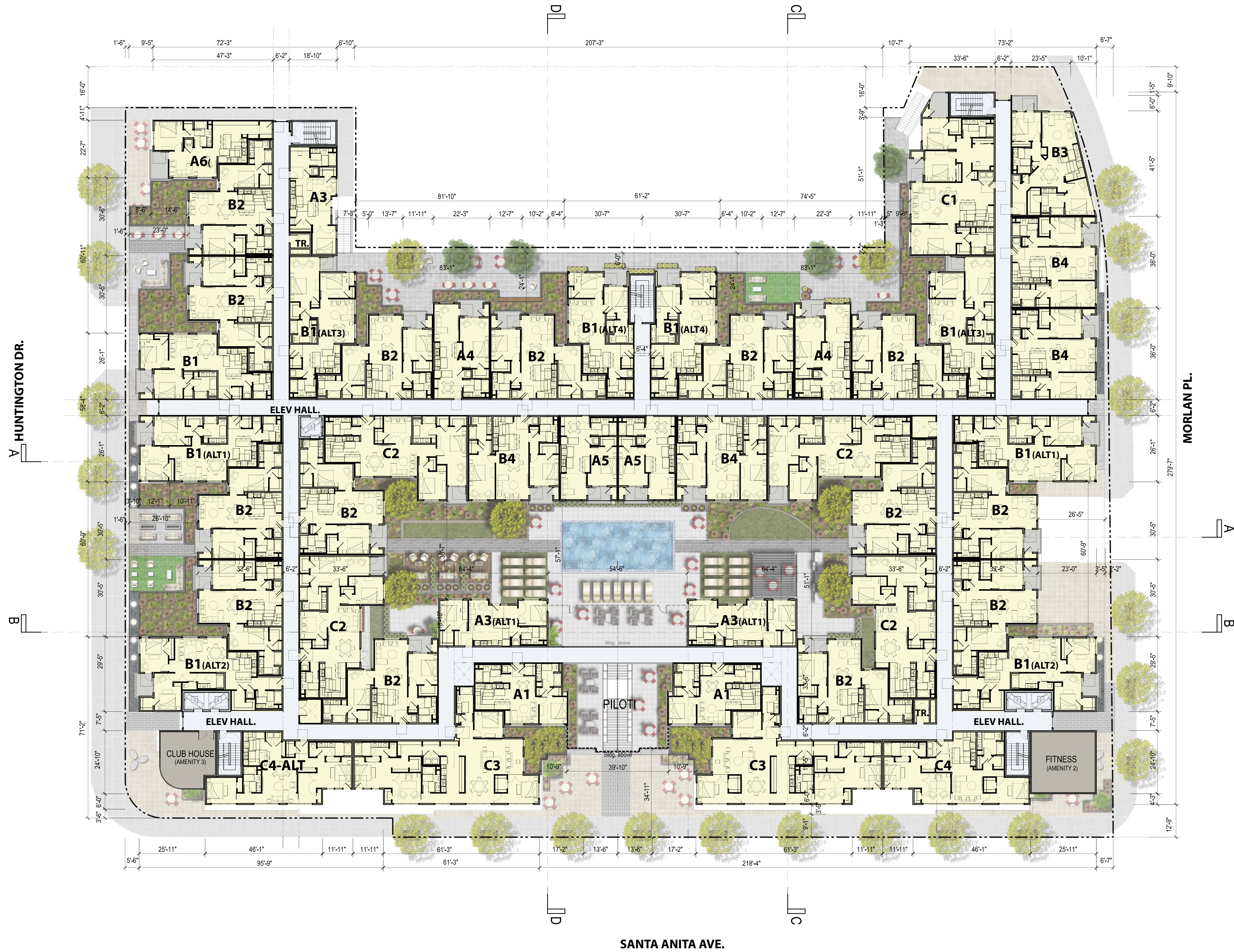
0' 10' 20' 40'
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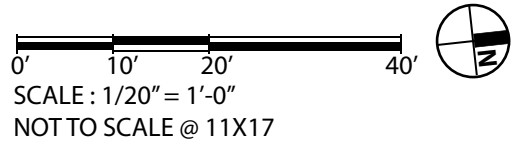


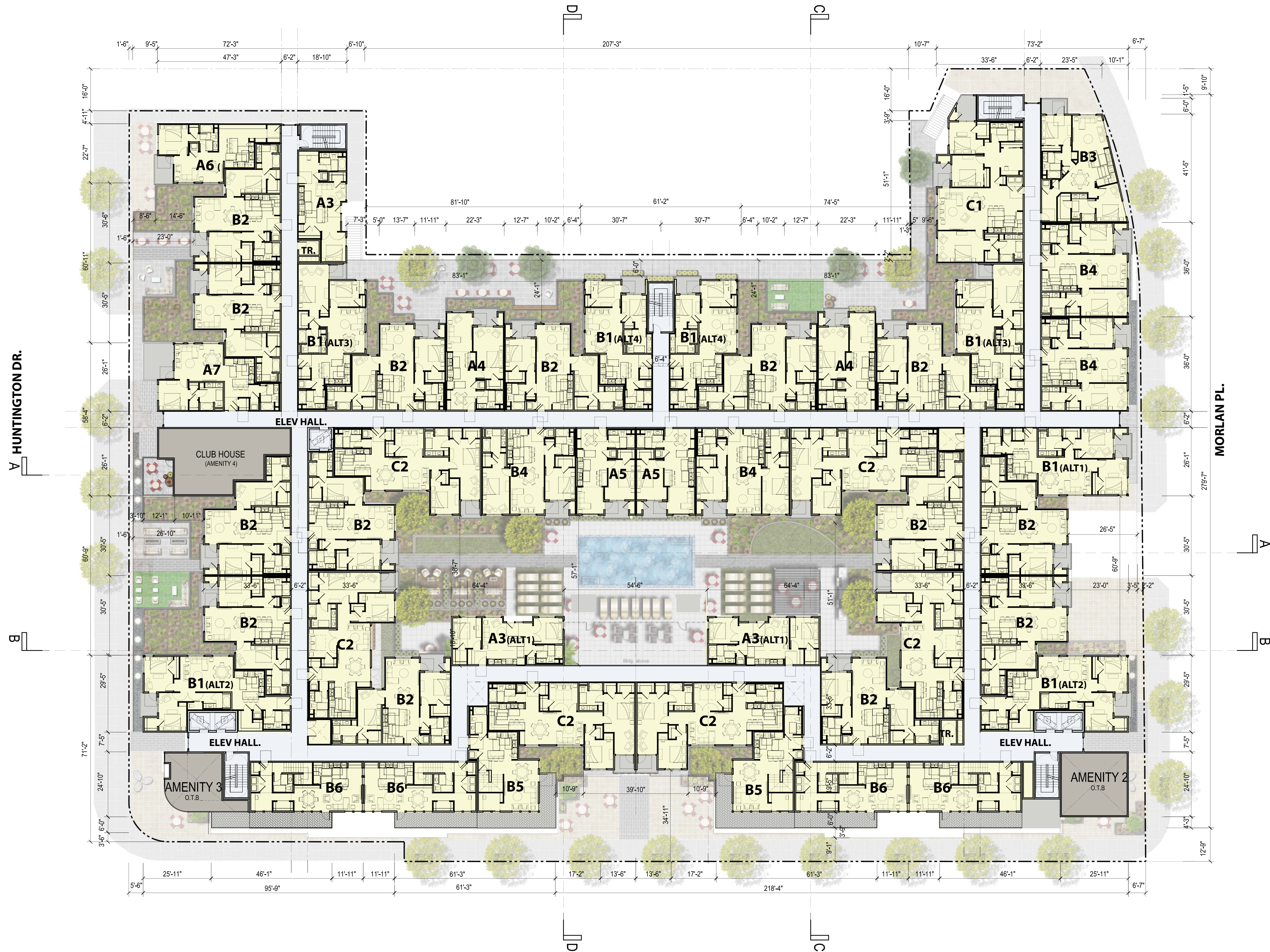
LEVEL 2	
BUILDING AREA:	63,938 SF
MVP:	1,317 SF
MEP:	324 SF
DECK:	1,903 SF
AMENITY:	1,524 SF
TRASH/ STORAGE:	955 SF
GRSF:	57,915 SF
CIRCULATION:	8,768 SF
NRSF (FOR SALE):	49,147 SF
EFFICIENCY:	84.9%
TOTAL CONDO UNITS:	43 UNITS



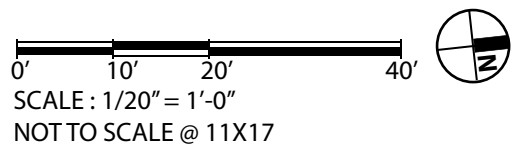


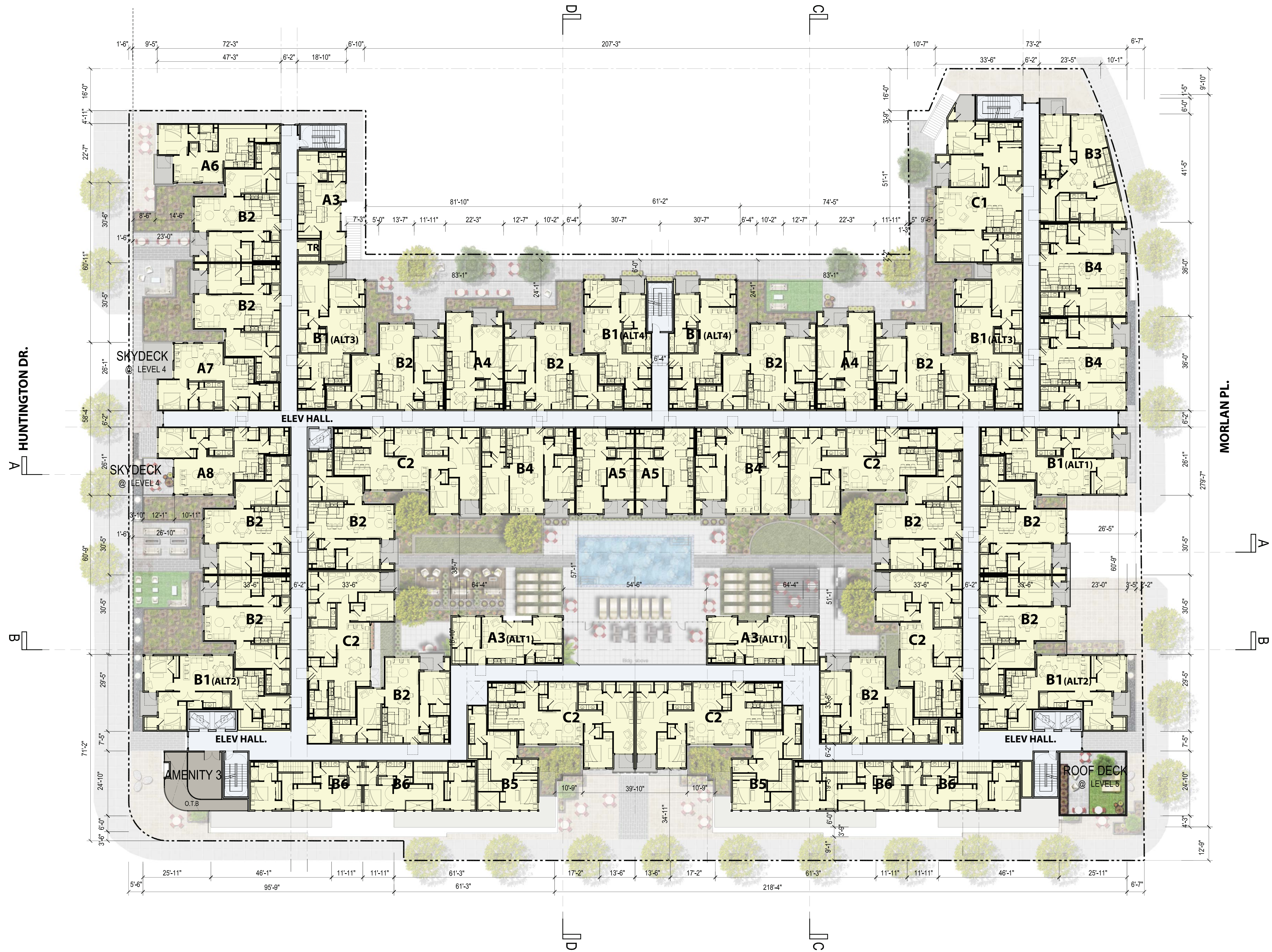
LEVEL 3	
BUILDING AREA:	67,095 SF
MVP:	1,317 SF
MEP:	324 SF
DECK:	2,407 SF
AMENITY:	1,118 SF
TRASH/ STORAGE:	169 SF
GRSF:	61,760 SF
CIRCULATION:	7,933 SF
NRSF (FOR SALE):	53,827 SF
EFFICIENCY:	87.2%
TOTAL CONDO UNITS:	47 UNITS



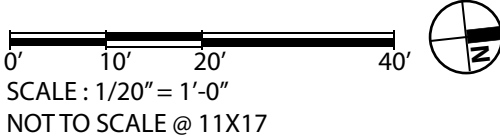


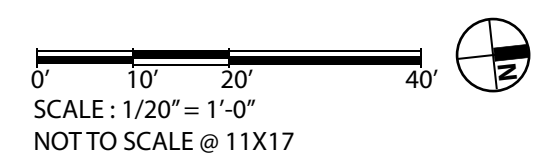
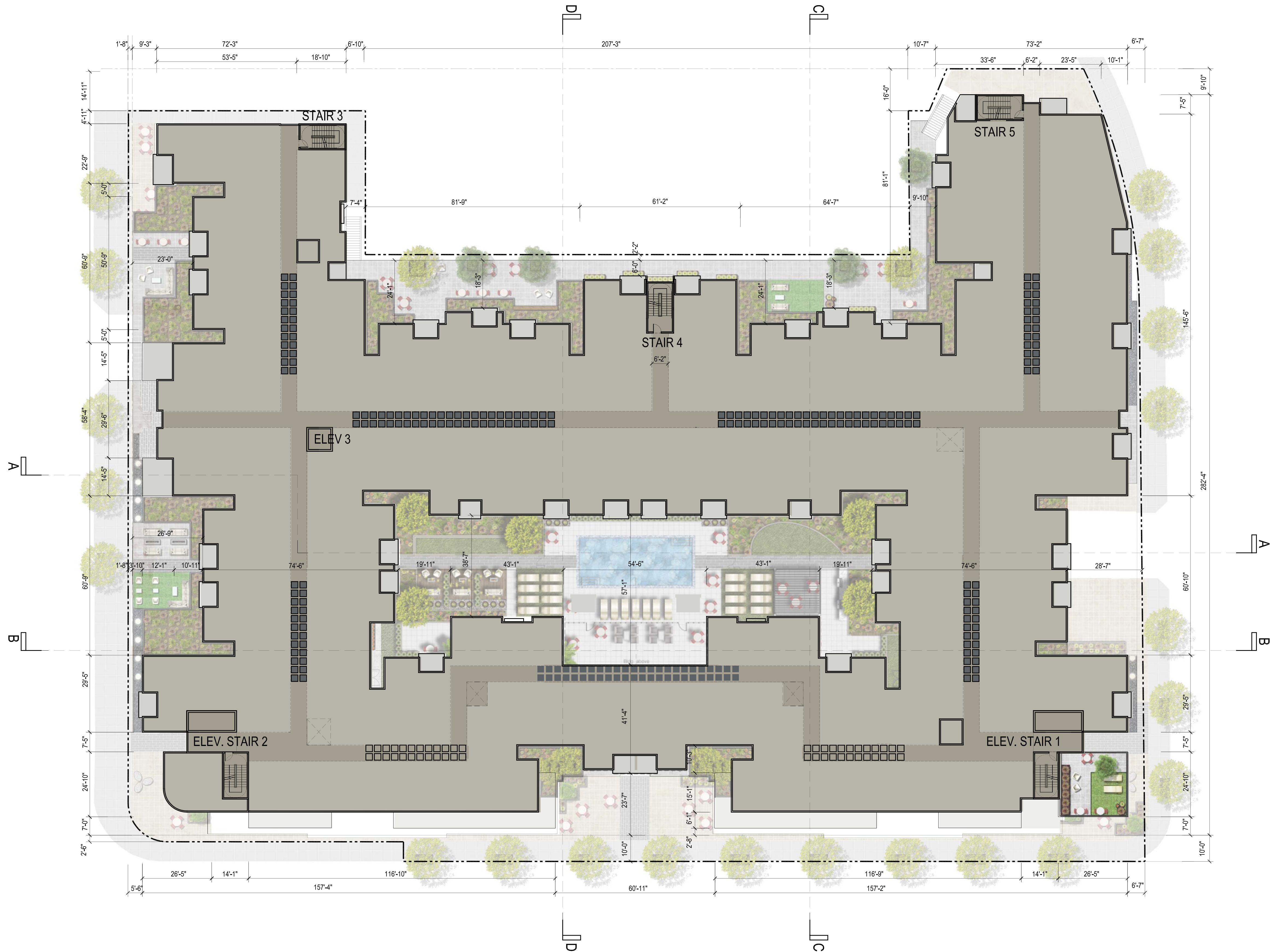
LEVEL 4	
BUILDING AREA:	67,211 SF
MVP:	1,317 SF
MEP:	324 SF
DECK:	4,225 SF
AMENITY:	1,030 SF
TRASH/ STORAGE:	169 SF
GRSF:	60,146 SF
CIRCULATION:	8,065 SF
NRSF (FOR SALE):	52,081 SF
EFFICIENCY:	86.6%
TOTAL TOWN UNITS:	6 UNITS
TOTAL CONDO UNITS:	42 UNITS





LEVEL 5	
BUILDING AREA:	66,214 SF
MVP:	1,317 SF
MEP:	324 SF
DECK:	2,986 SF
AMENITY:	248 SF
TRASH/ STORAGE:	169 SF
GRSF:	61,418 SF
CIRCULATION:	8,049 SF
NRSF (FOR SALE):	53,369 SF
EFFICIENCY:	86.9%
TOTAL TOWN UNITS:	- UNITS
TOTAL CONDO UNITS:	43 UNITS







1 : AERIAL PERSPECTIVE VIEW



2 : AERIAL PERSPECTIVE VIEW



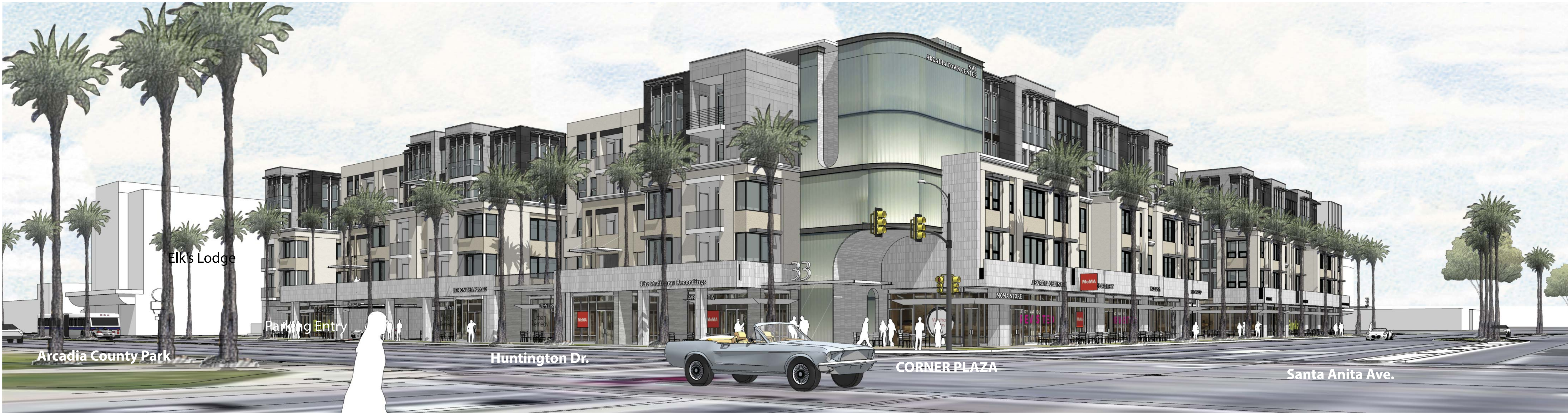
3 : CORNER AERIAL PERSPECTIVE VIEW



4 : VIEW FROM ARCADIA COUNTY PARK



1 : MAIN CORNER VIEW FROM SANTA ANITA AVE. & MORLAN PL.



2 : CORNER VIEW FROM SANTA ANITA AVE. & HUNTINGTON DR.



1 : VIEW OF SANTA ANITA AVE. CENTRAL PLAZA AND STREET SCAPE



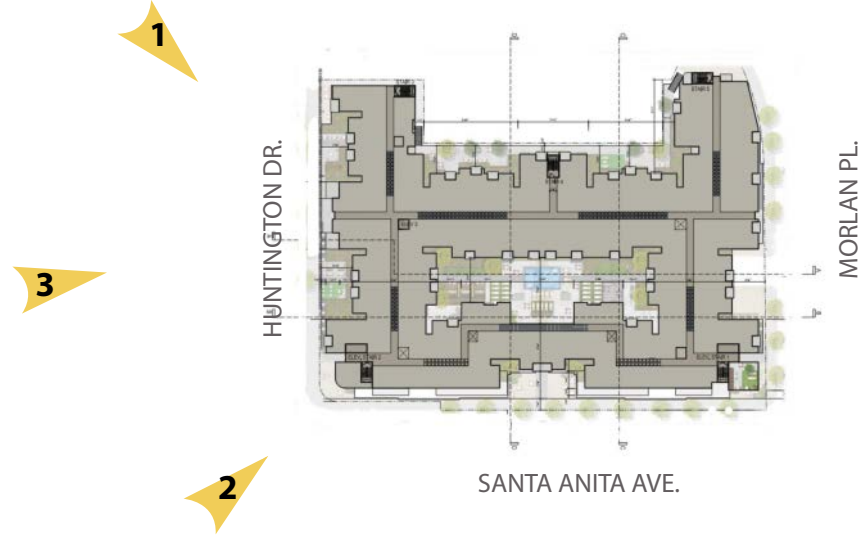
2 : LOOKING WEST FROM SANTA ANITA / MID-BLOCK PODIUM CONNECTION



3 : LOOKING NORTH FROM SANTA ANITA AVE. RETAIL & STREET SCAPE



1 : LOOKING EAST FROM HUNTINGTON DR.



2 : LOOKING WEST FROM HUNTINGTON DR. MAIN ENTRY



3 : VIEW OF HUNTINGTON DR. FROM ARCADIA COUNTY PARK



1 : LOOKING SOUTH FROM SANTA ANITA / MORLAN PL. : CORNER PLAZA



2 : LOOKING EAST FROM MORLAN PL.



3 : VIEW OF MORLAN PL. RESIDENTIAL FACADE.



0 5 10 25
SCALE: 1/150" = 1"
NOT TO SCALE @ 11X17

ARCADIA TOWN CENTER
Arcadia, CA
HPA # 18158

ELEVATIONS

ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

November 1, 2022

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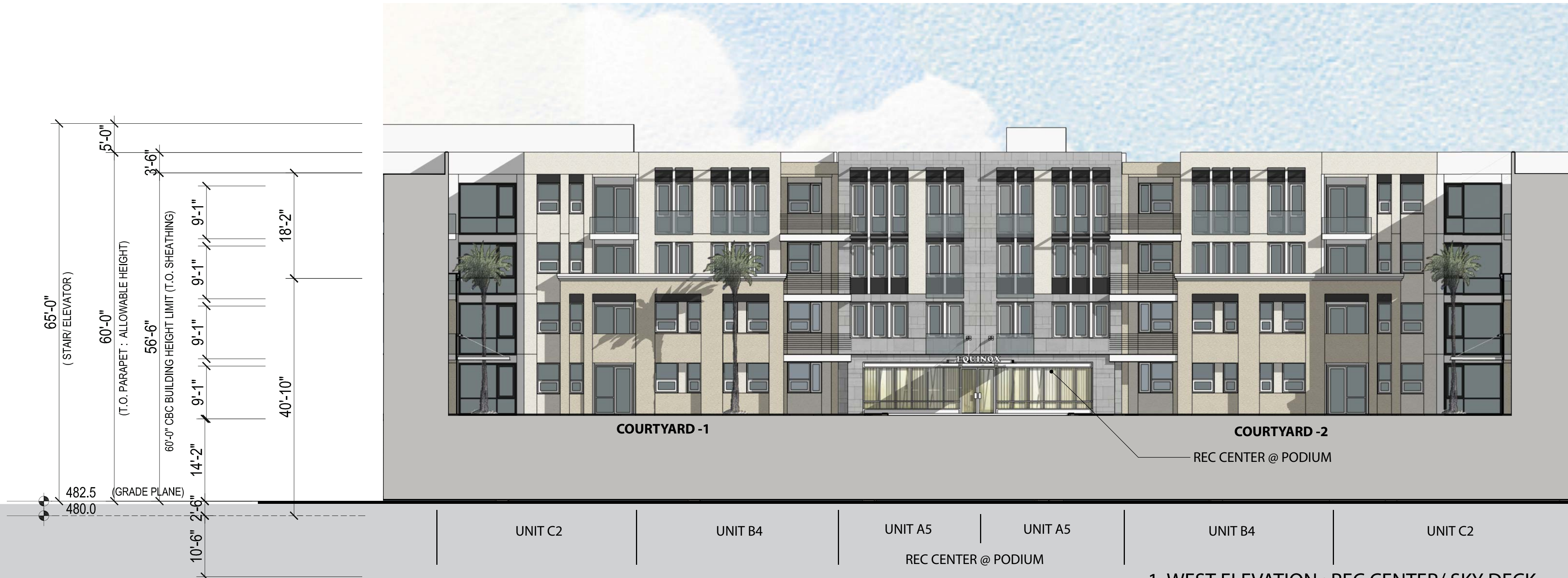
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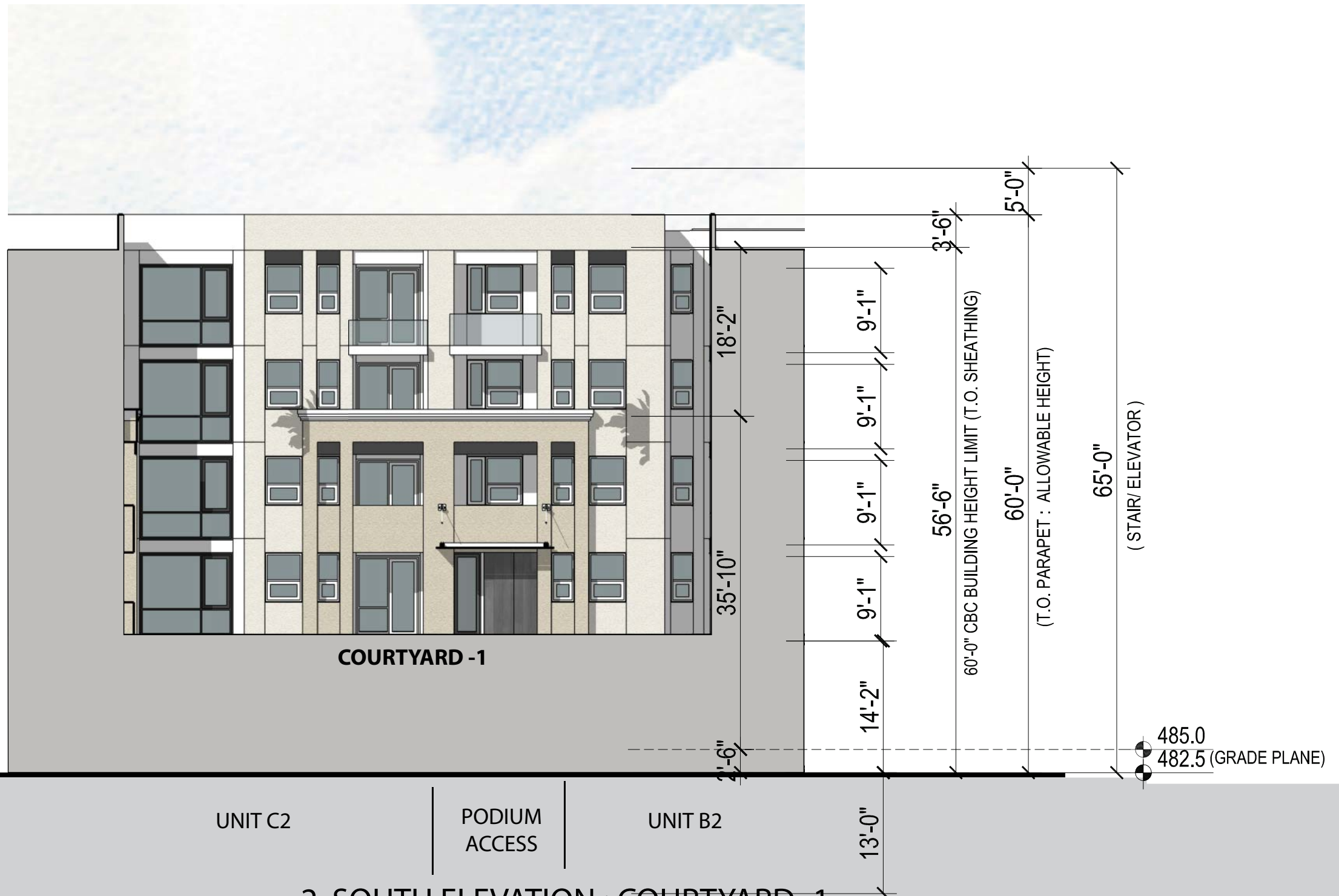
3. SOUTH ELEVATION : VIEW HUNTINGTON DRIVE.



4. WEST ELEVATION : FACING NEIGHBOR RESTAURANT



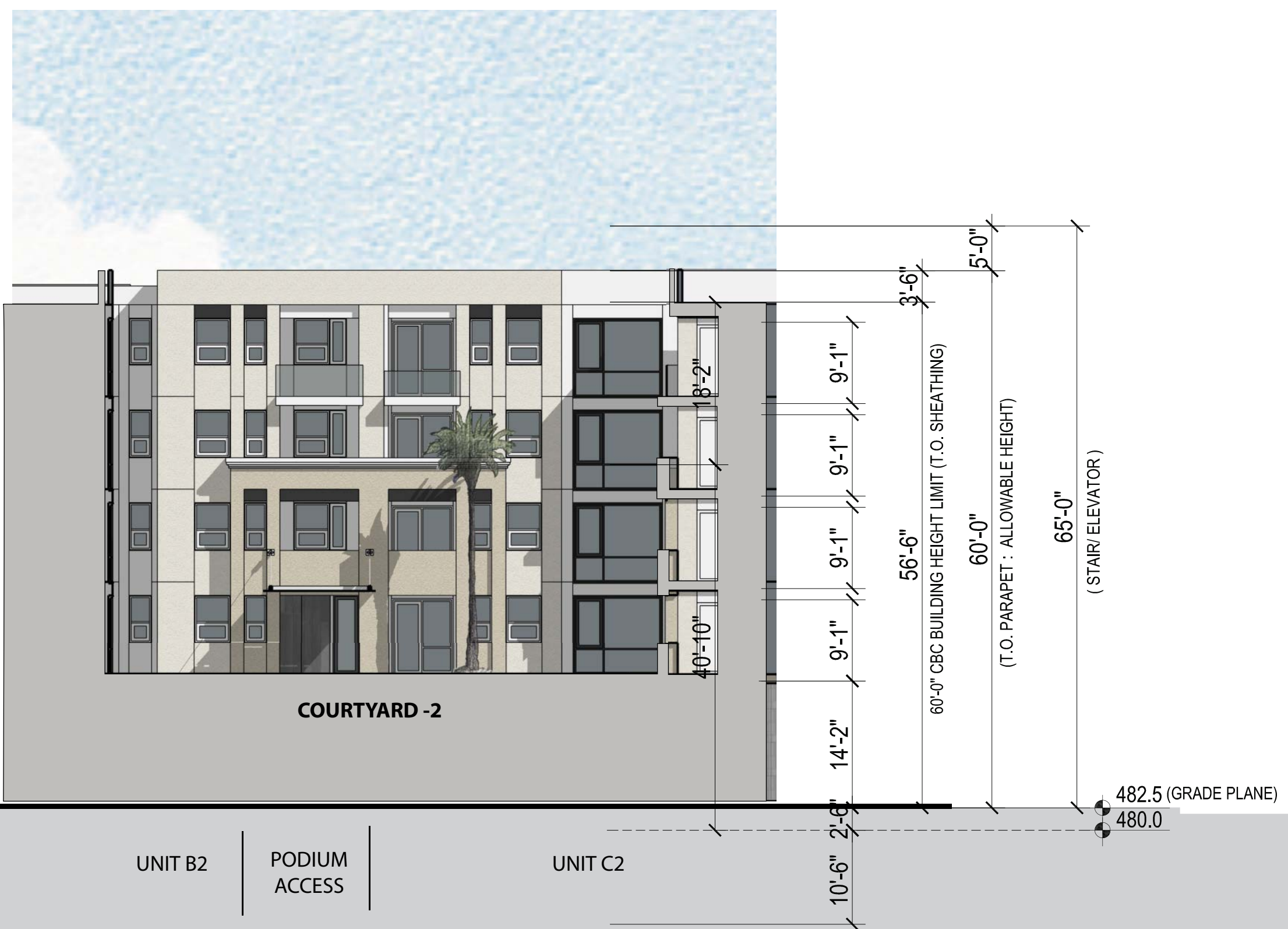
1. WEST ELEVATION : REC CENTER/ SKY DECK



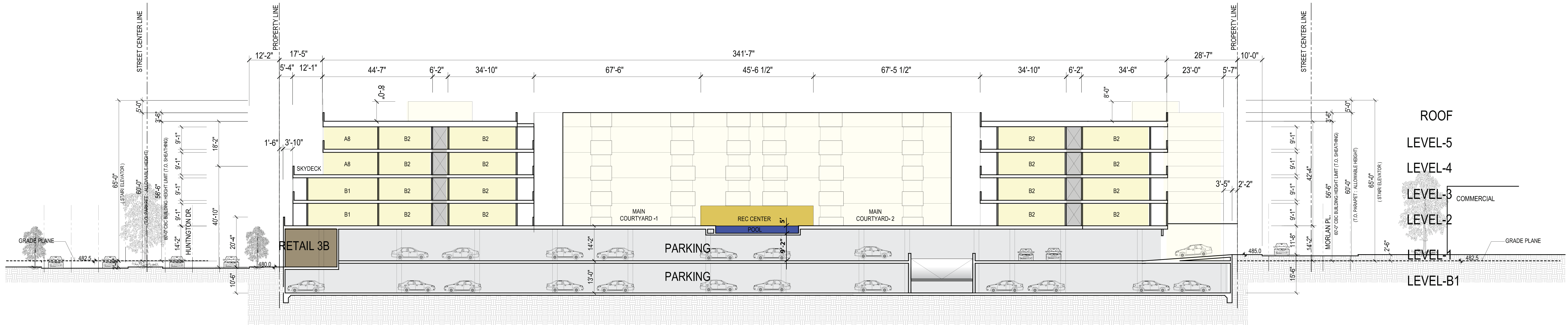
2. SOUTH ELEVATION : COURTYARD -1



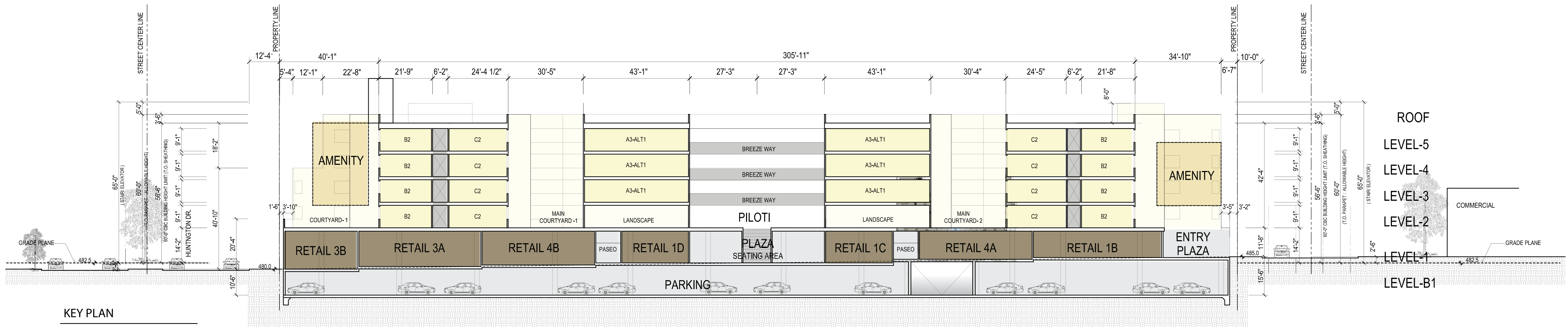
3. EAST ELEVATION : SANTA ANITA ACCESS



4. NORTH ELEVATION : COURTYARD -2

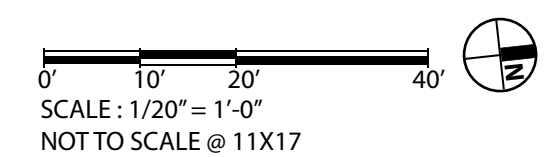
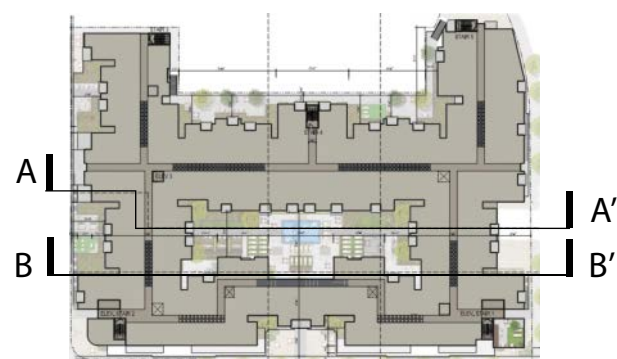


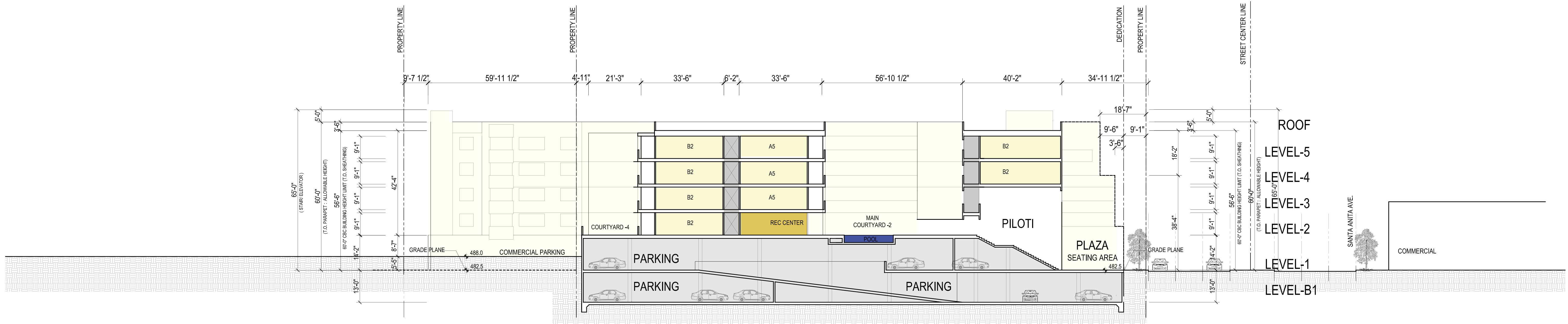
SECTION A-A'



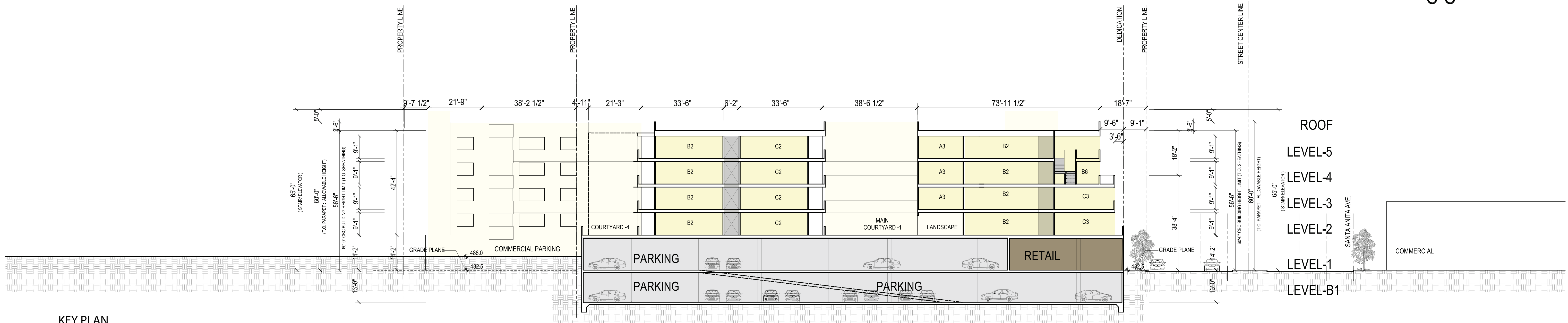
SECTION B-B'

KEY PLAN



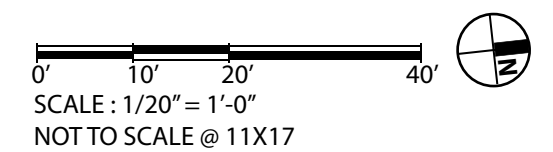
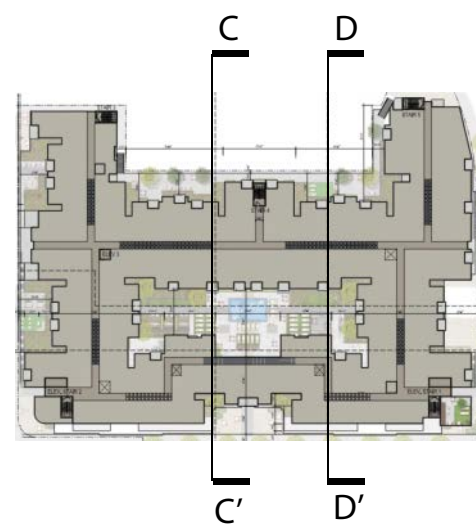


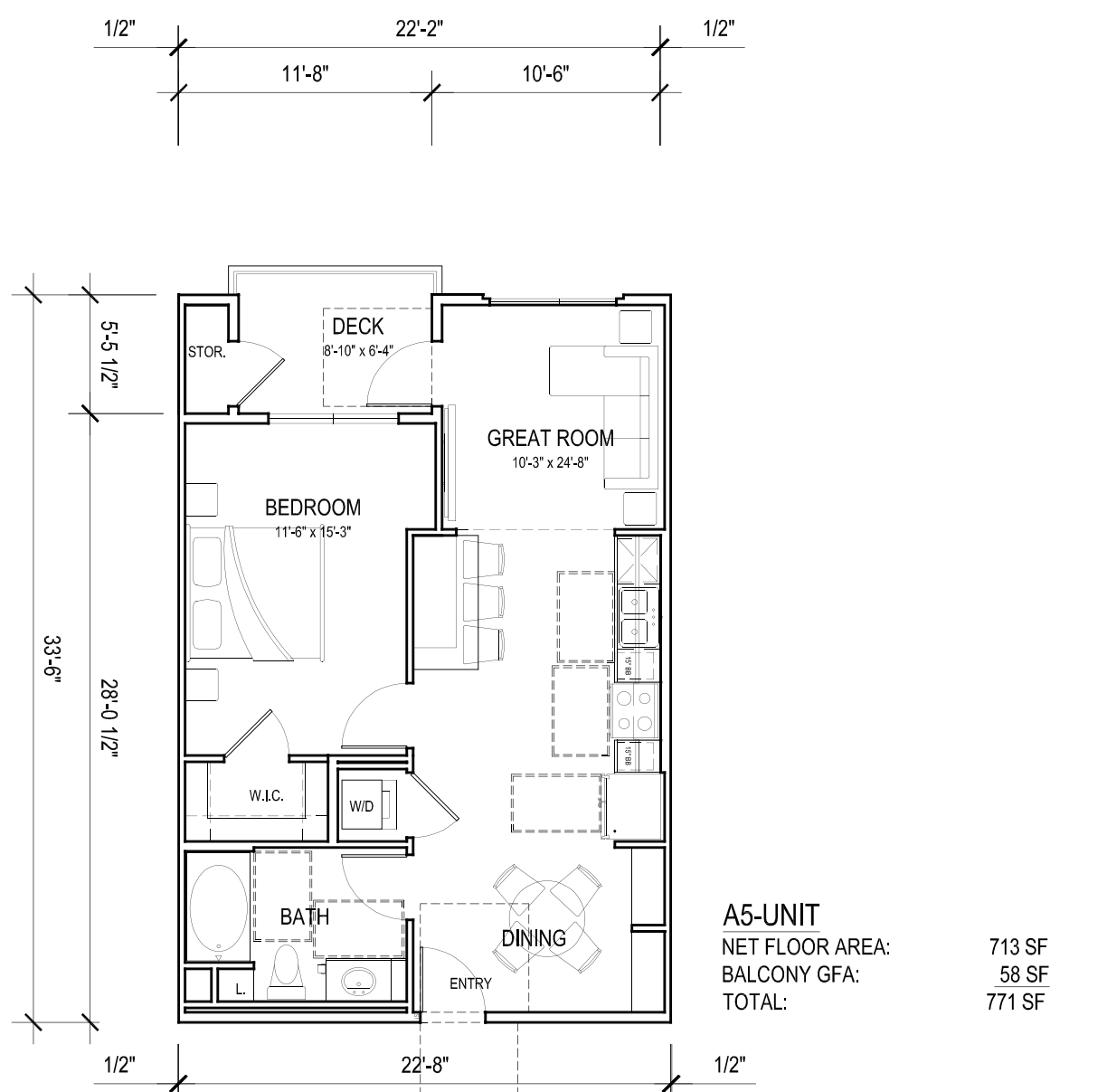
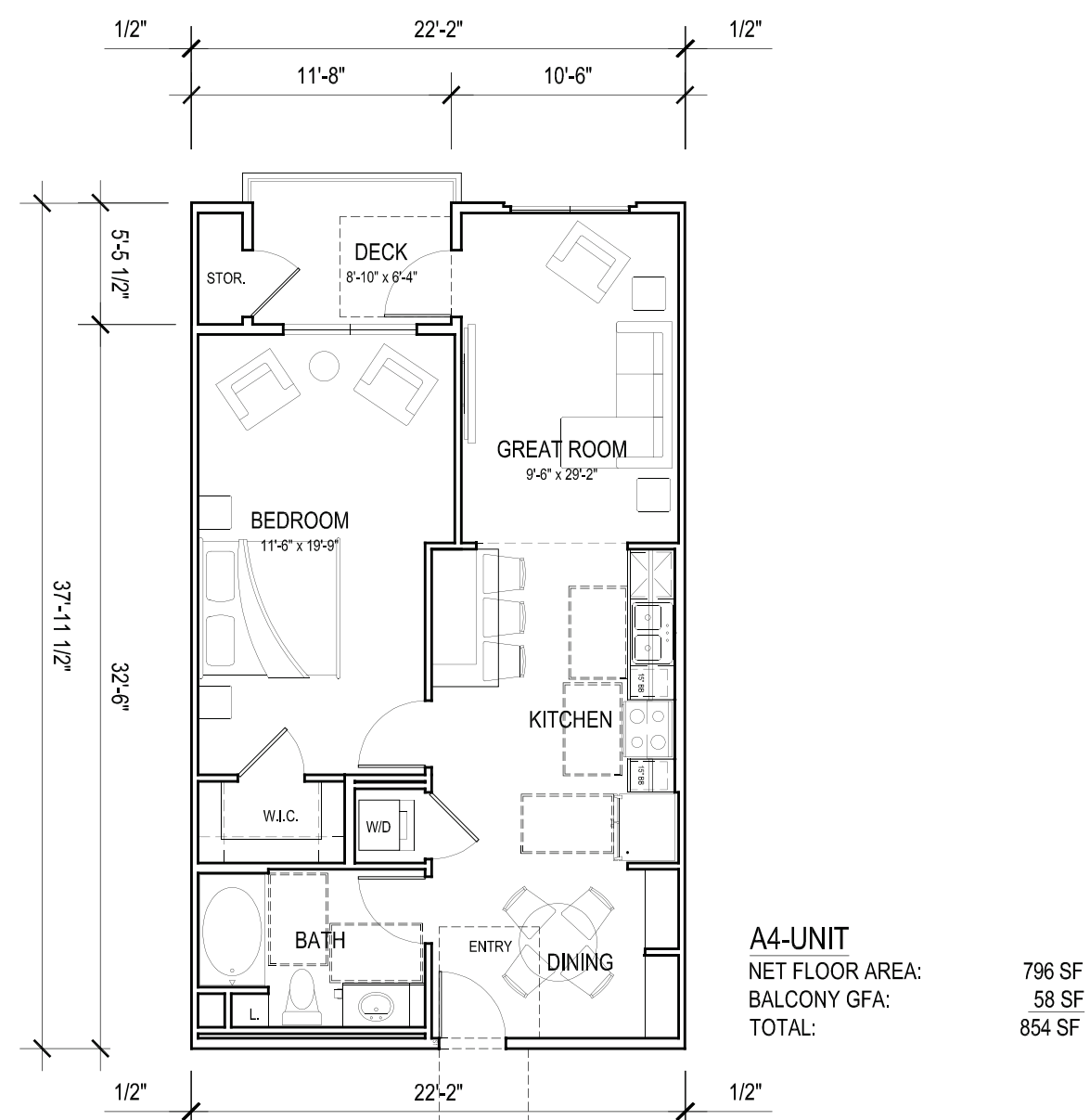
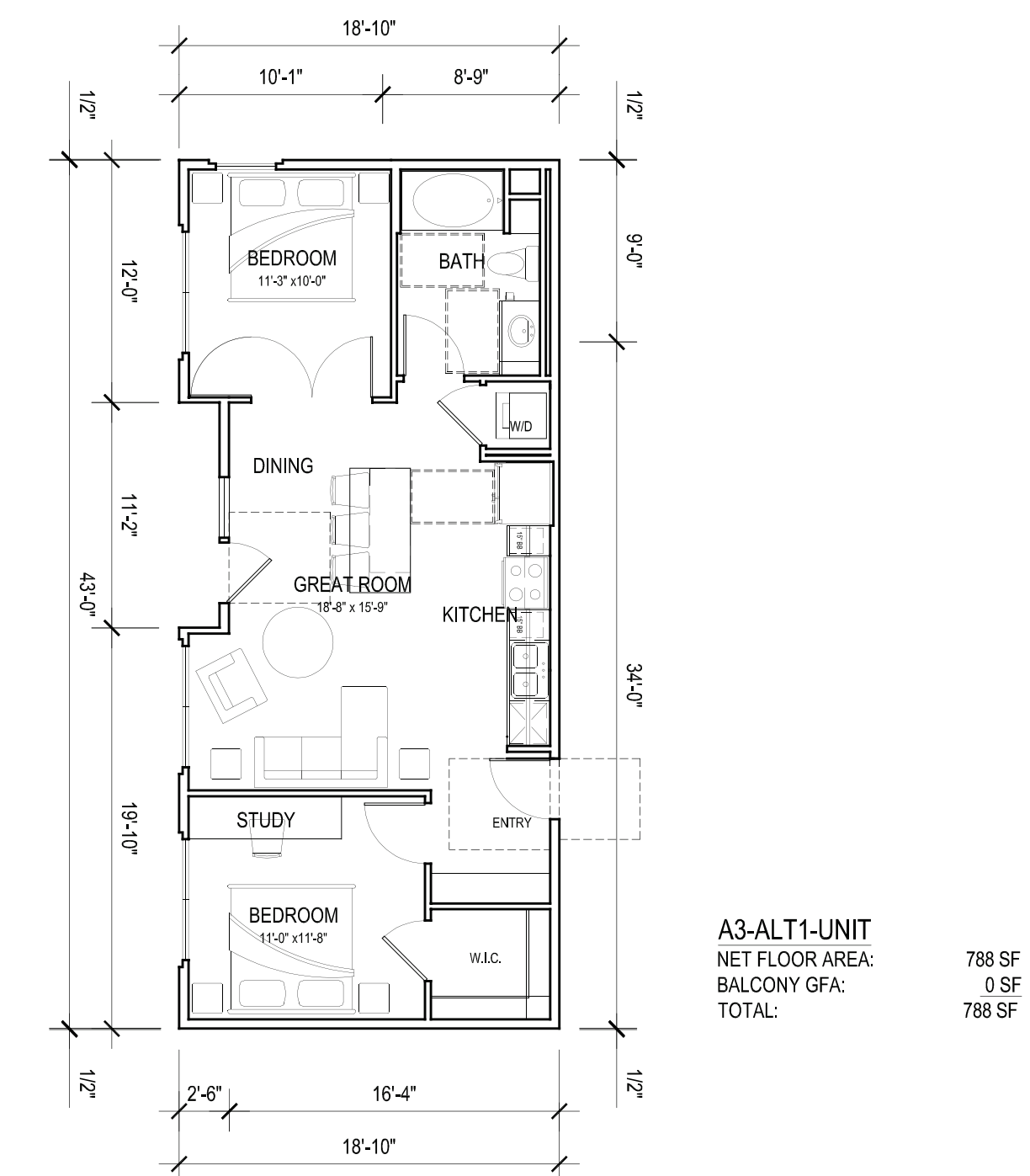
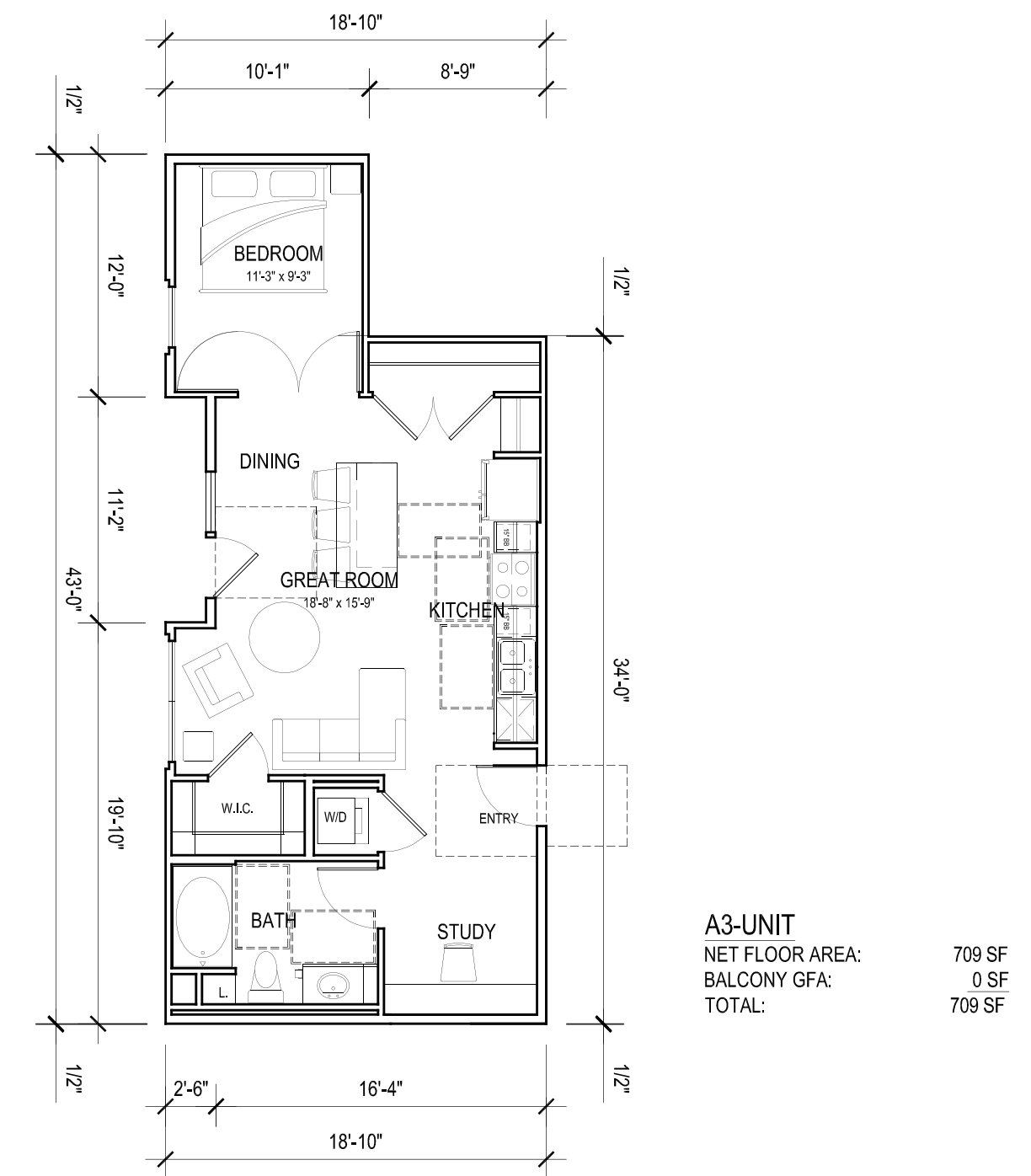
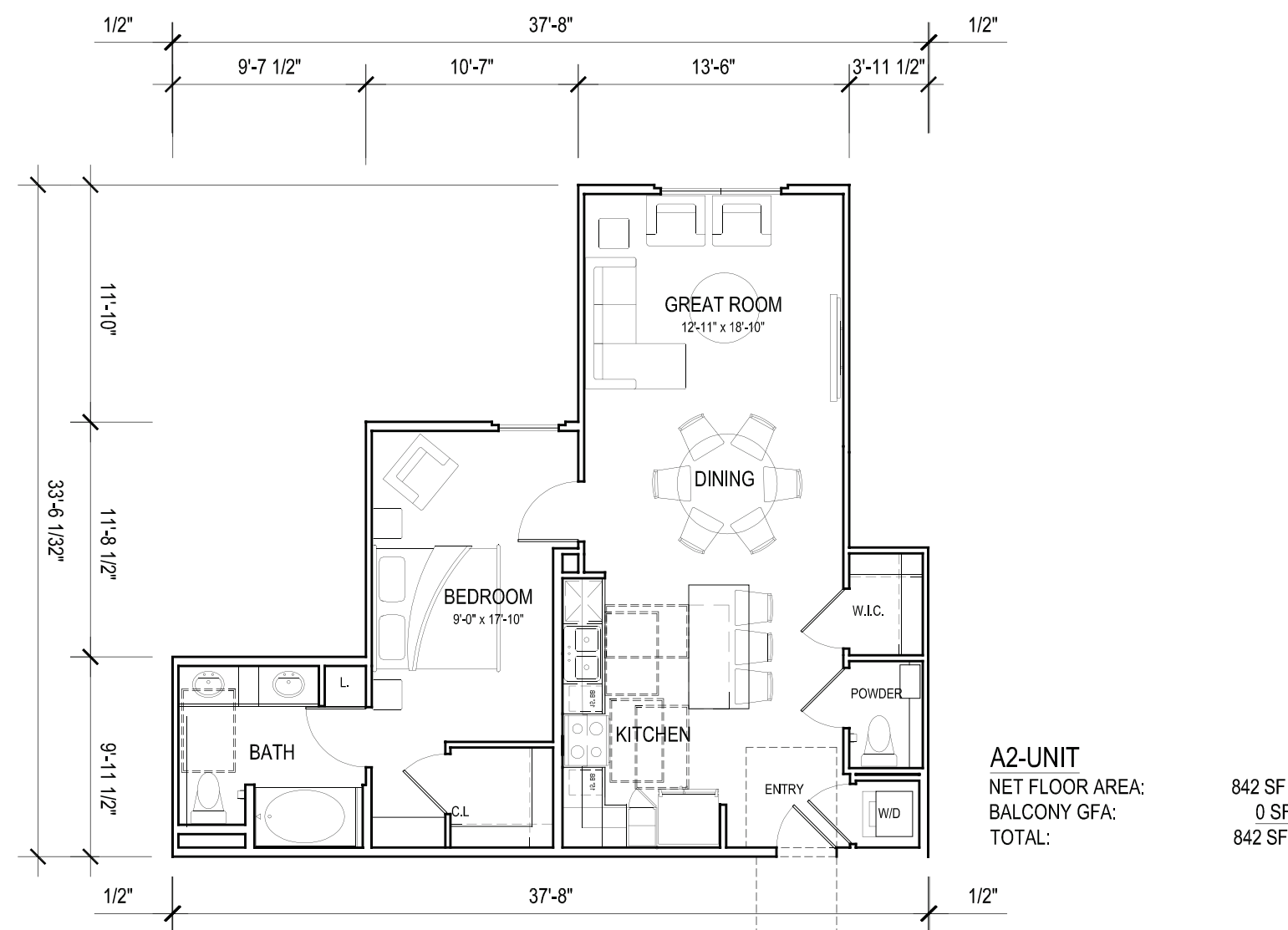
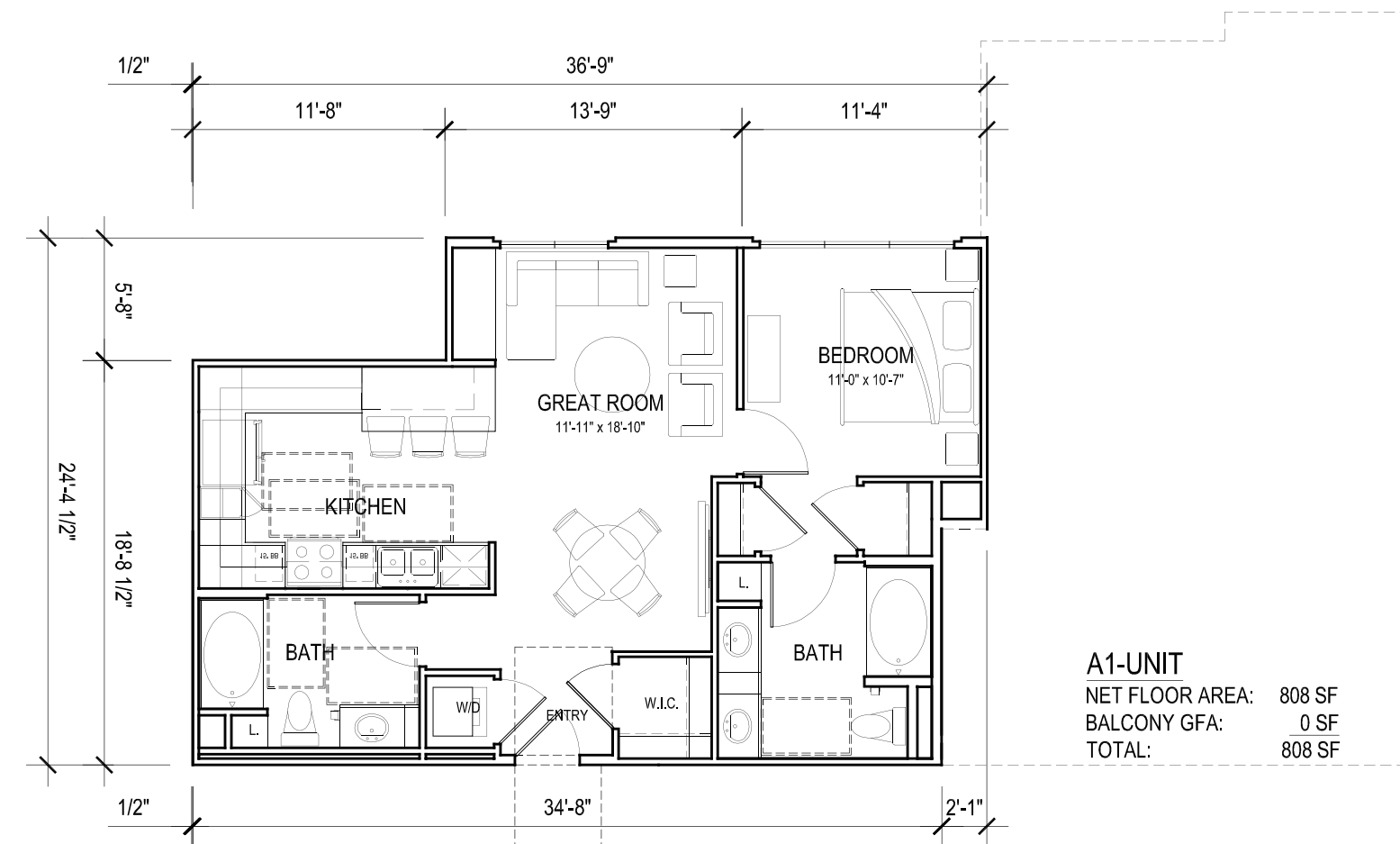
SECTION C-C'

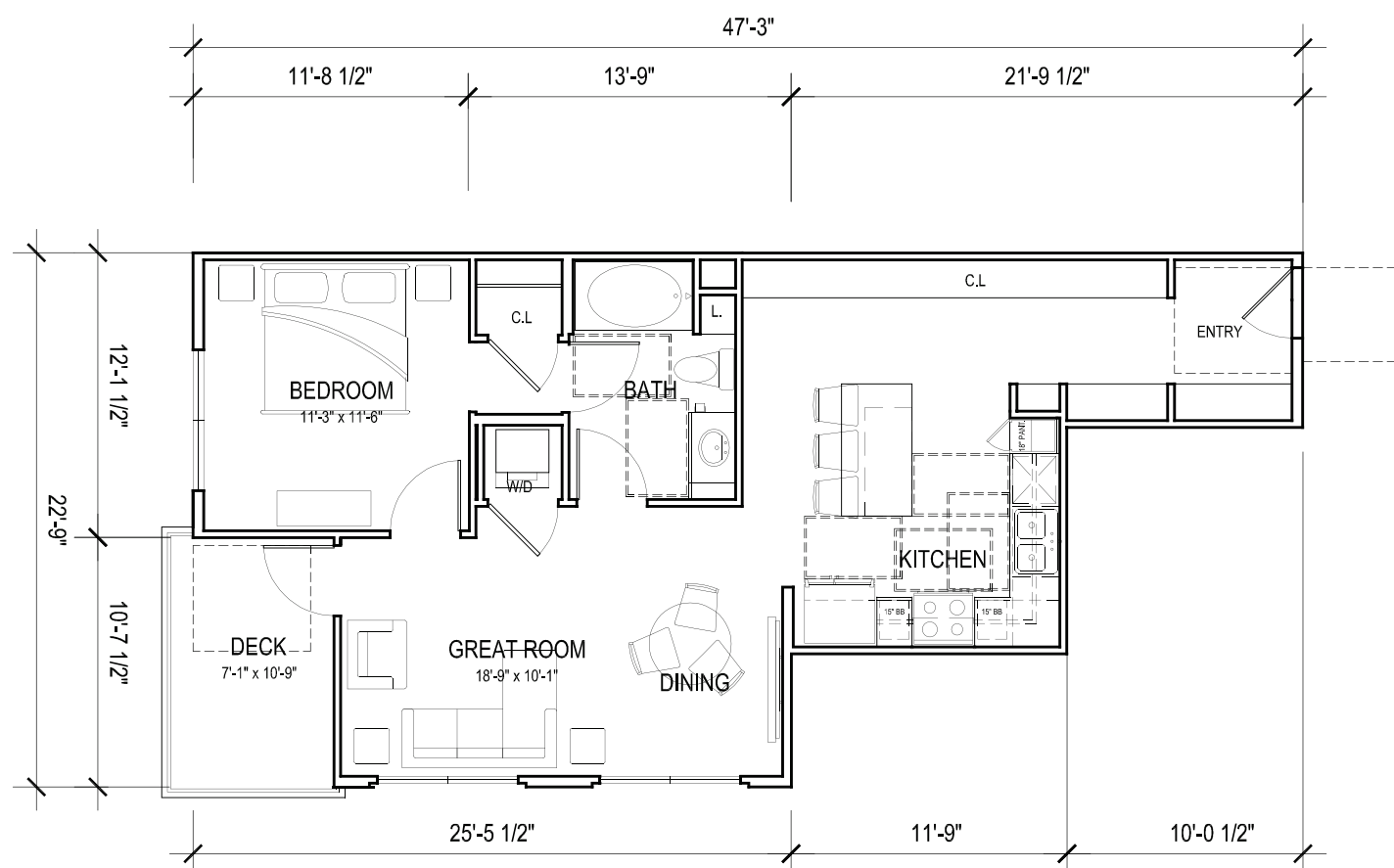


SECTION D-D'

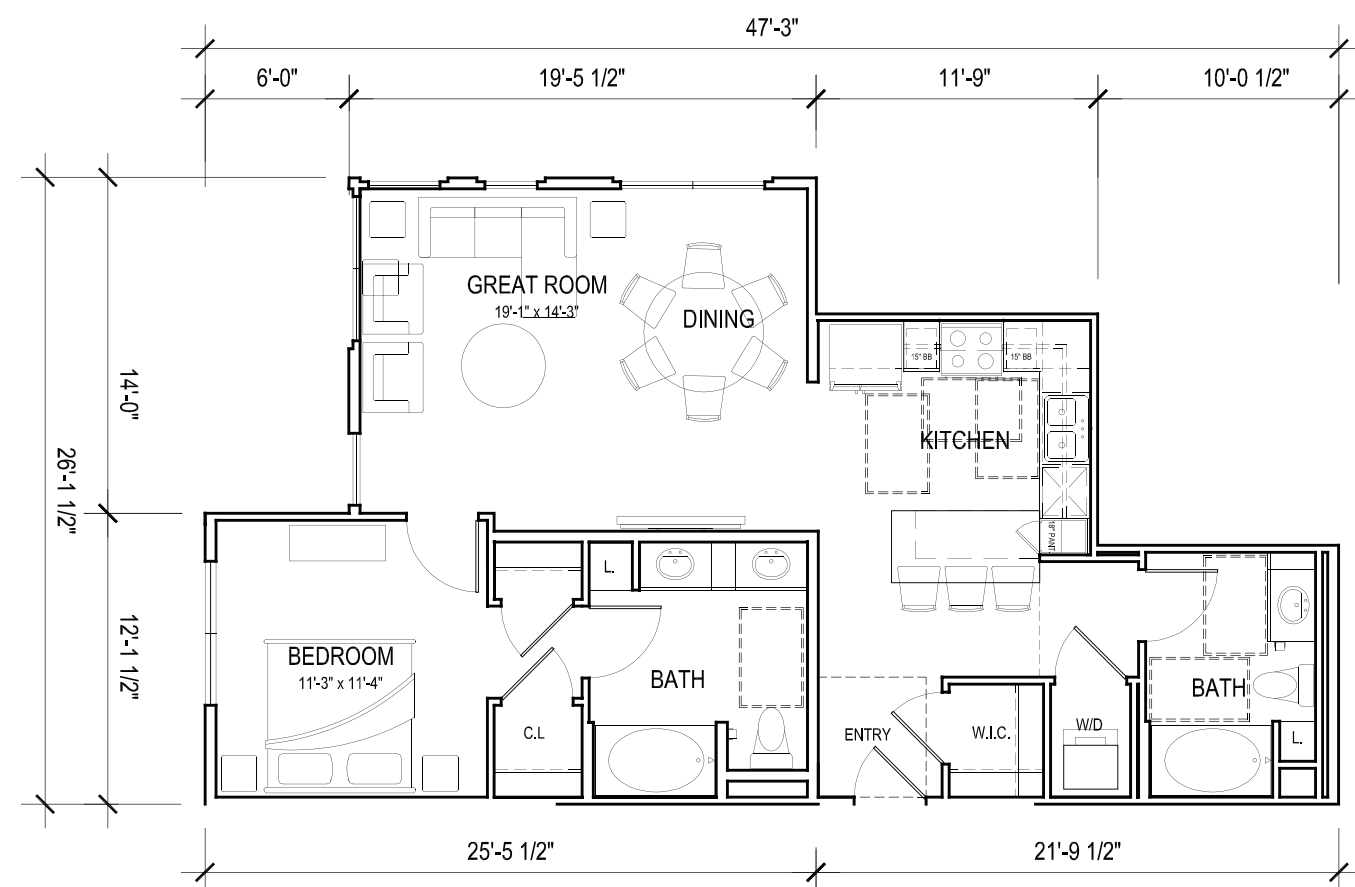
KEY PLAN



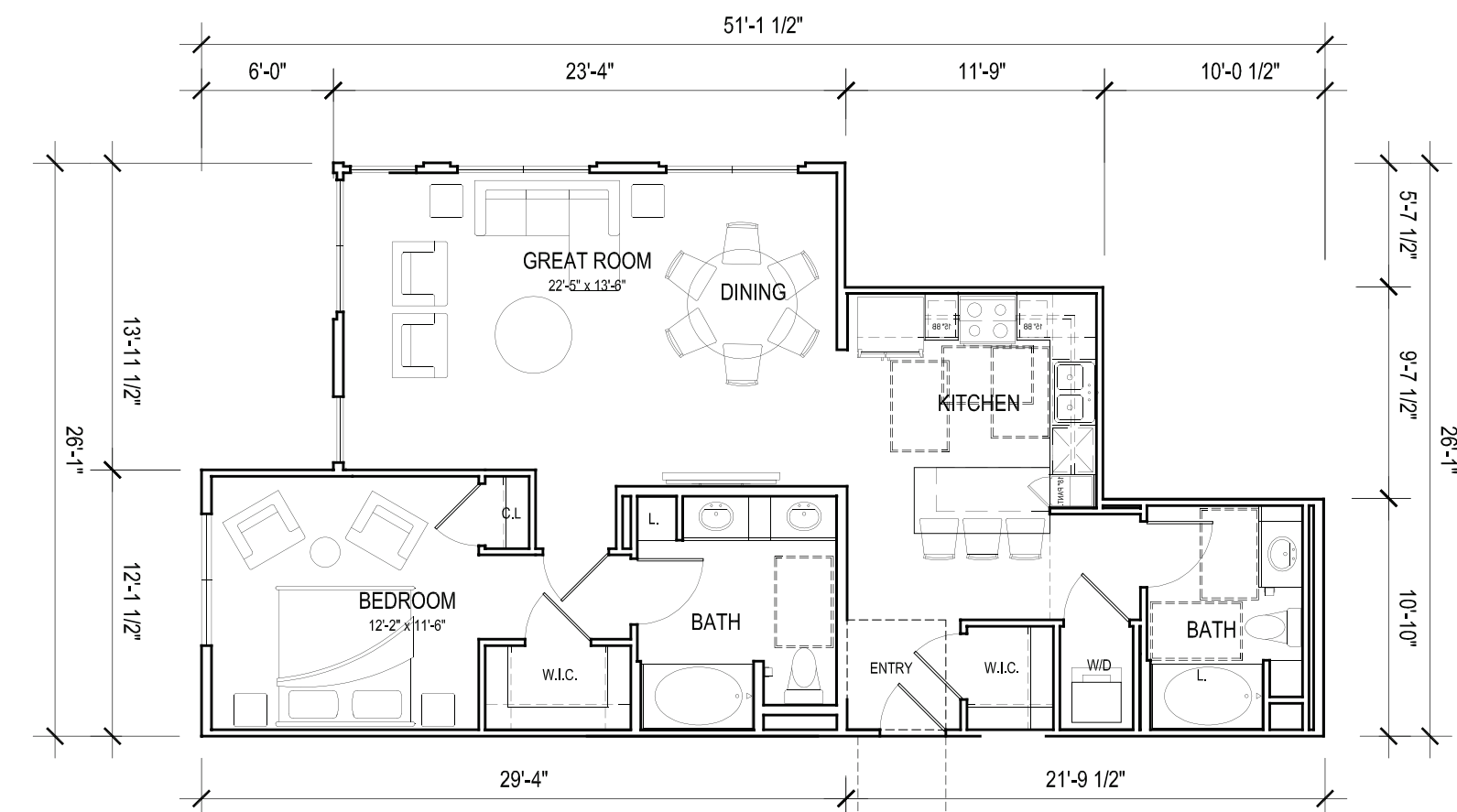




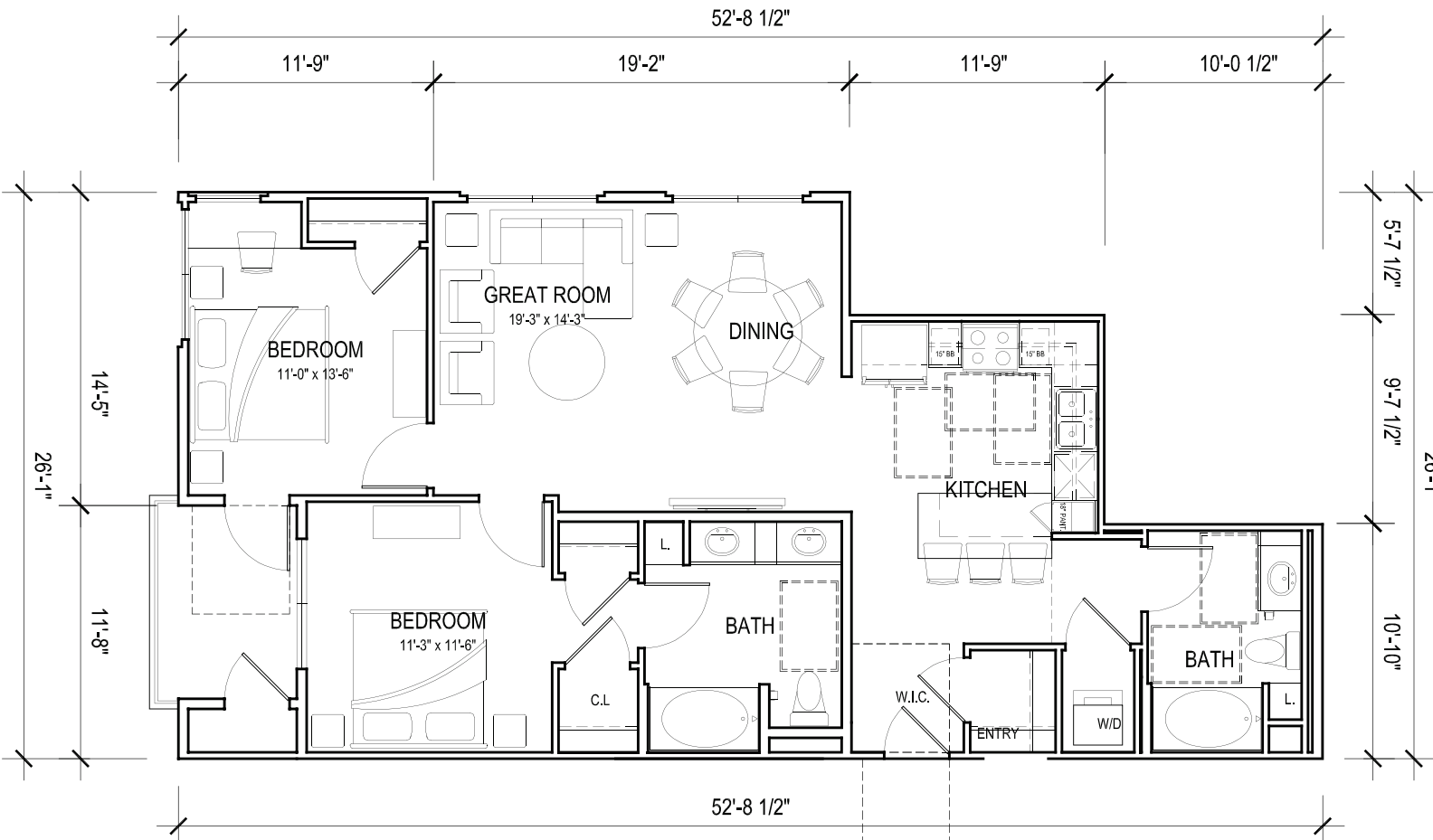
A6-UNIT
NET FLOOR AREA: 791 SF
BALCONY GFA: 76 SF
TOTAL: 1063 SF



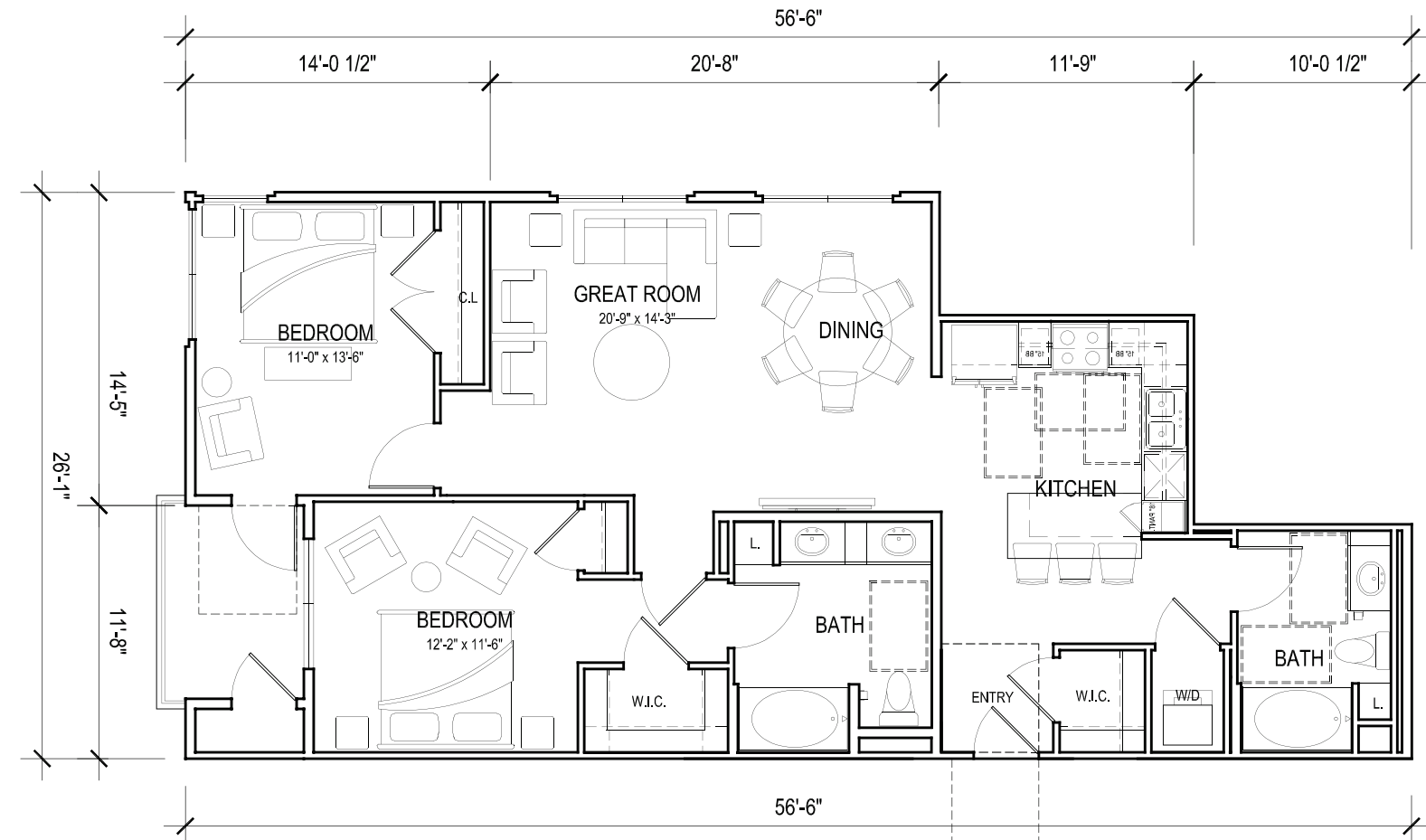
A7 UNIT
NET FLOOR AREA: 930 SF
BALCONY GFA: 0 SF
TOTAL: 930 SF



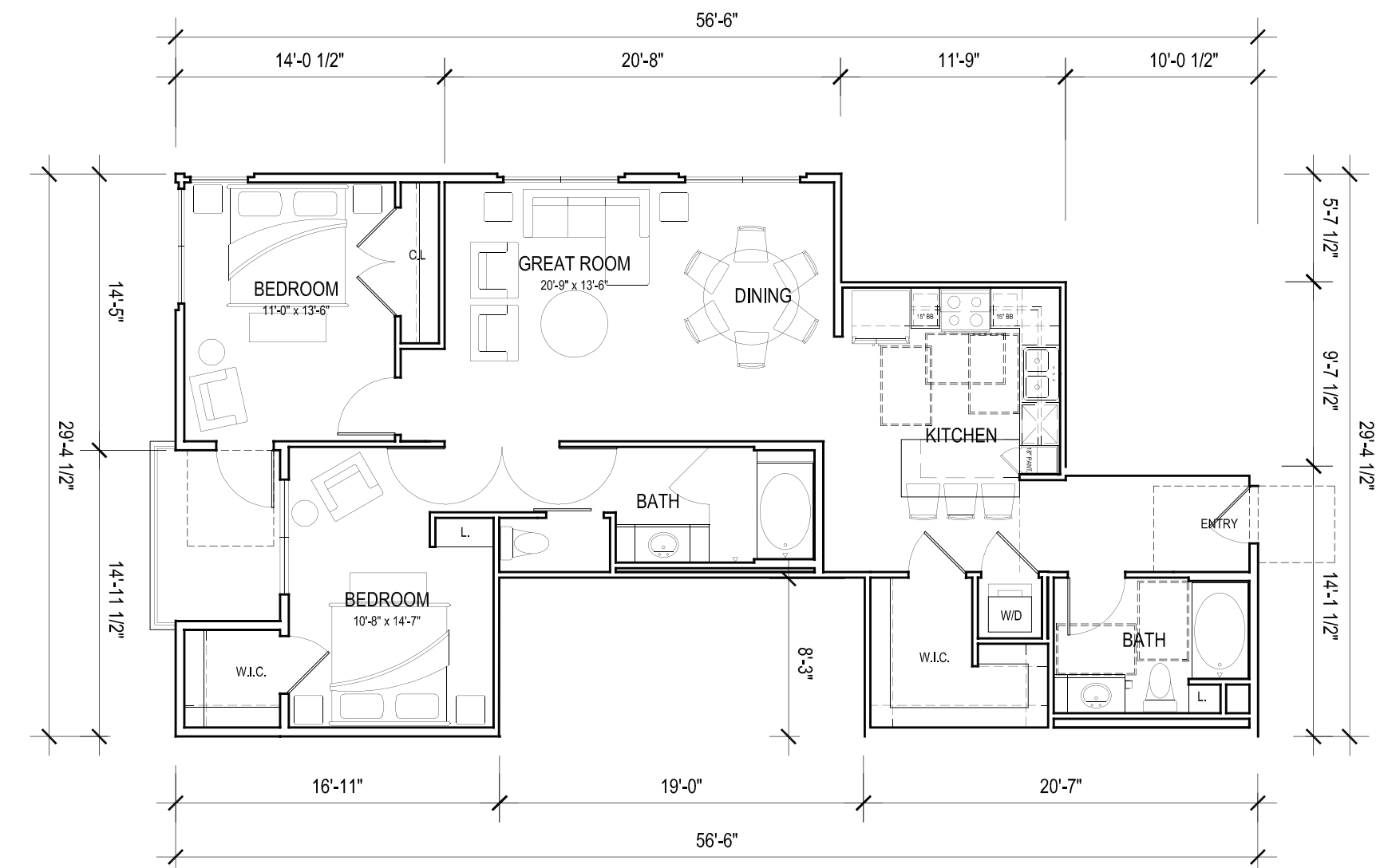
A8-UNIT
NET FLOOR AREA: 1,030 SF
BALCONY GFA: 0 SF
TOTAL: 1,030 SF



B1-UNIT
NET FLOOR AREA: 1,108 SF
BALCONY GFA: 58 SF
TOTAL: 1,166 SF

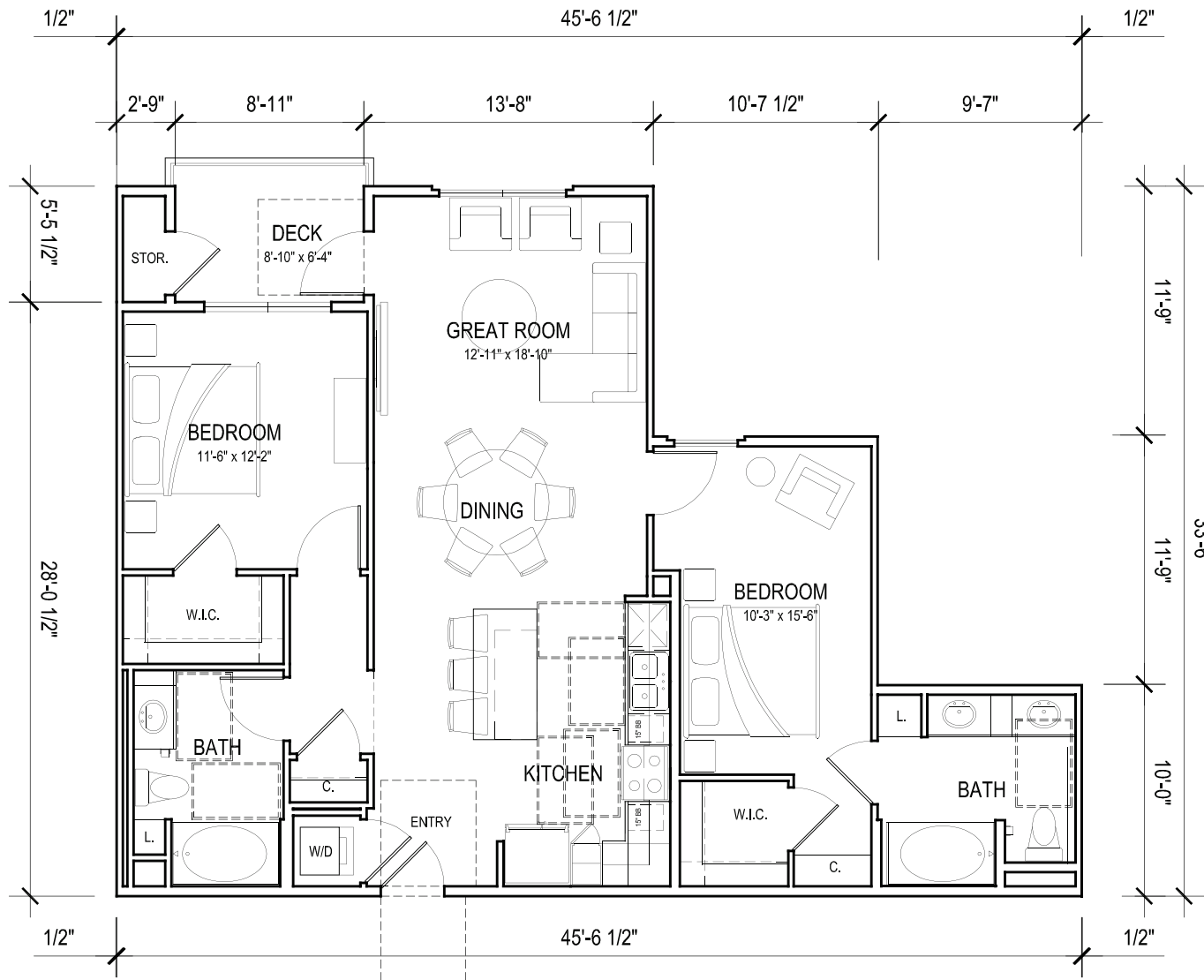


B1-ALT1-UNIT
NET FLOOR AREA: 1,207 SF
BALCONY GFA: 58 SF
TOTAL: 1,265 SF

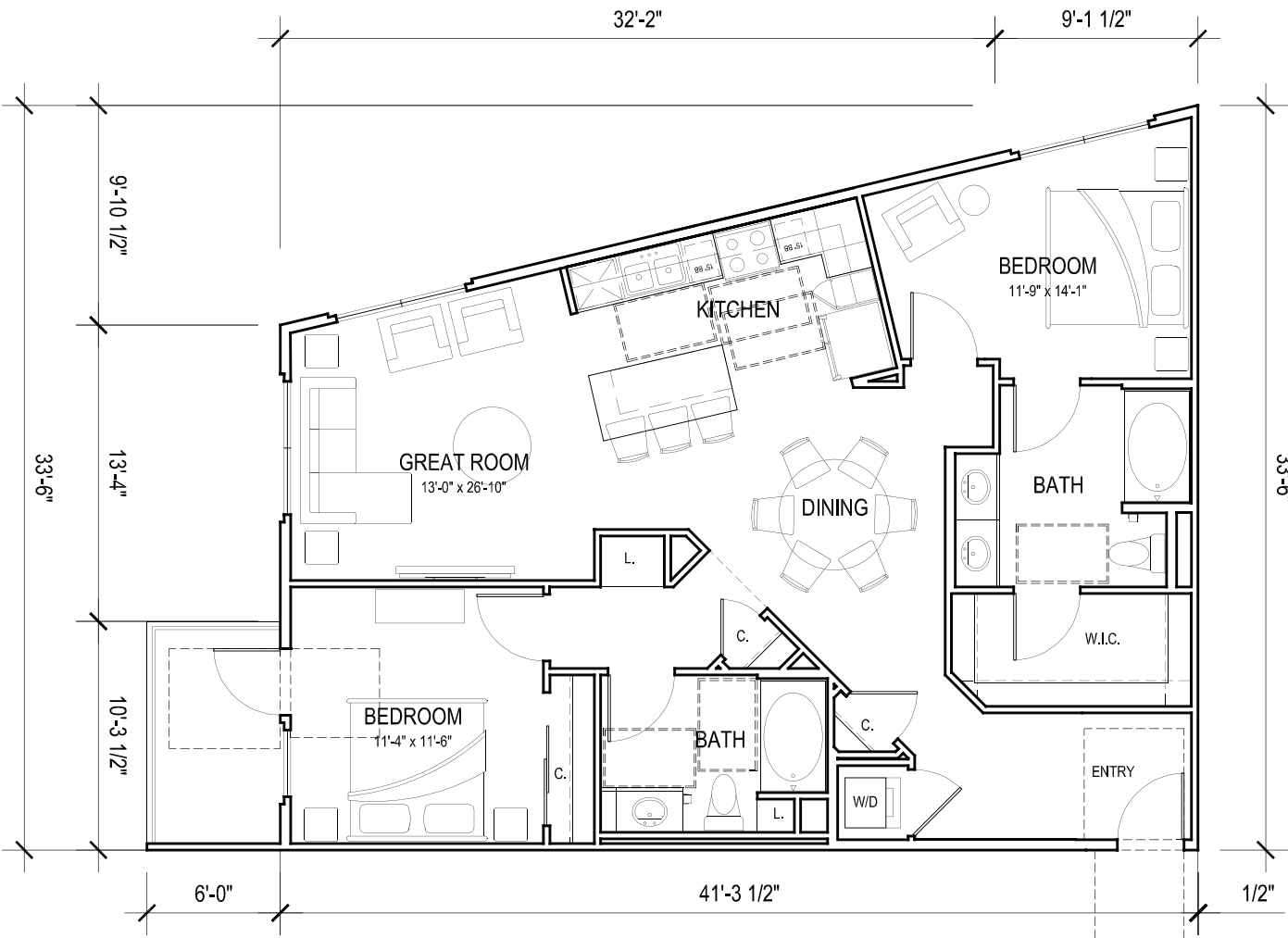


B1-ALT2-UNIT
NET FLOOR AREA: 1,236 SF
BALCONY GFA: 58 SF
TOTAL: 1,294 SF

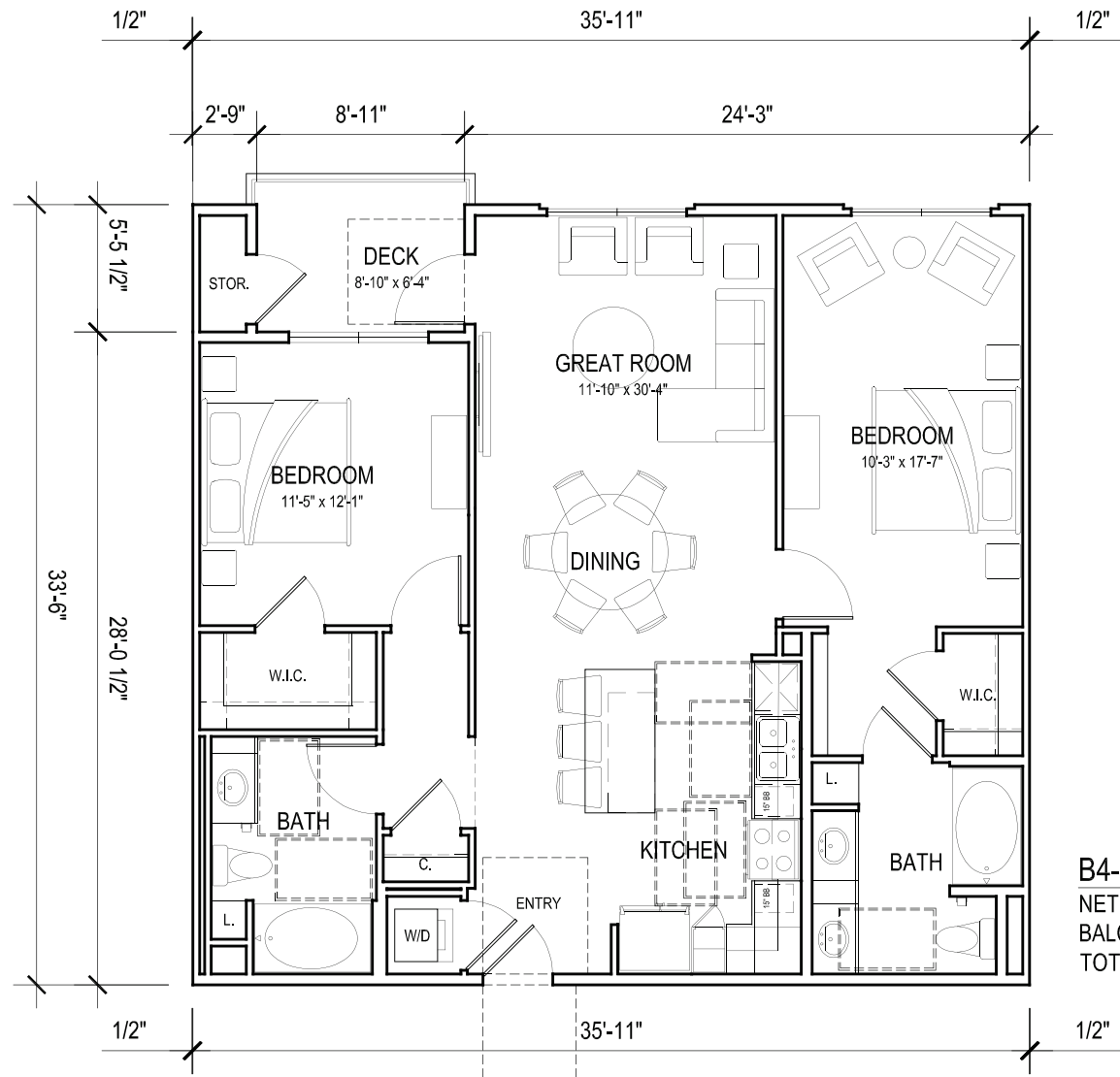
0' 4' 8' 16'
SCALE: 1/8" = 1'-0"
NOT TO SCALE @ 11X17



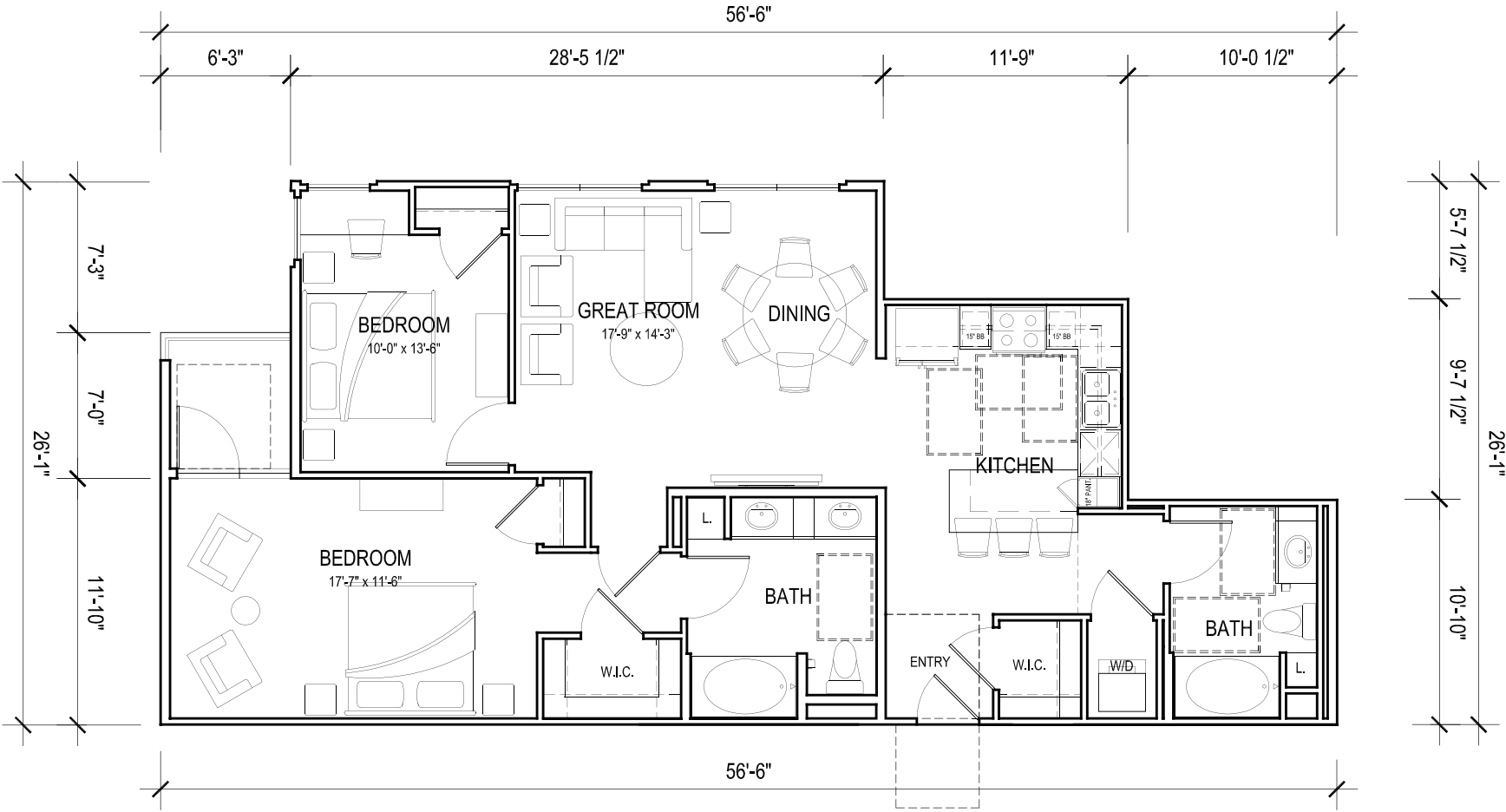
1,128 SF
58 SF
1,186 SF



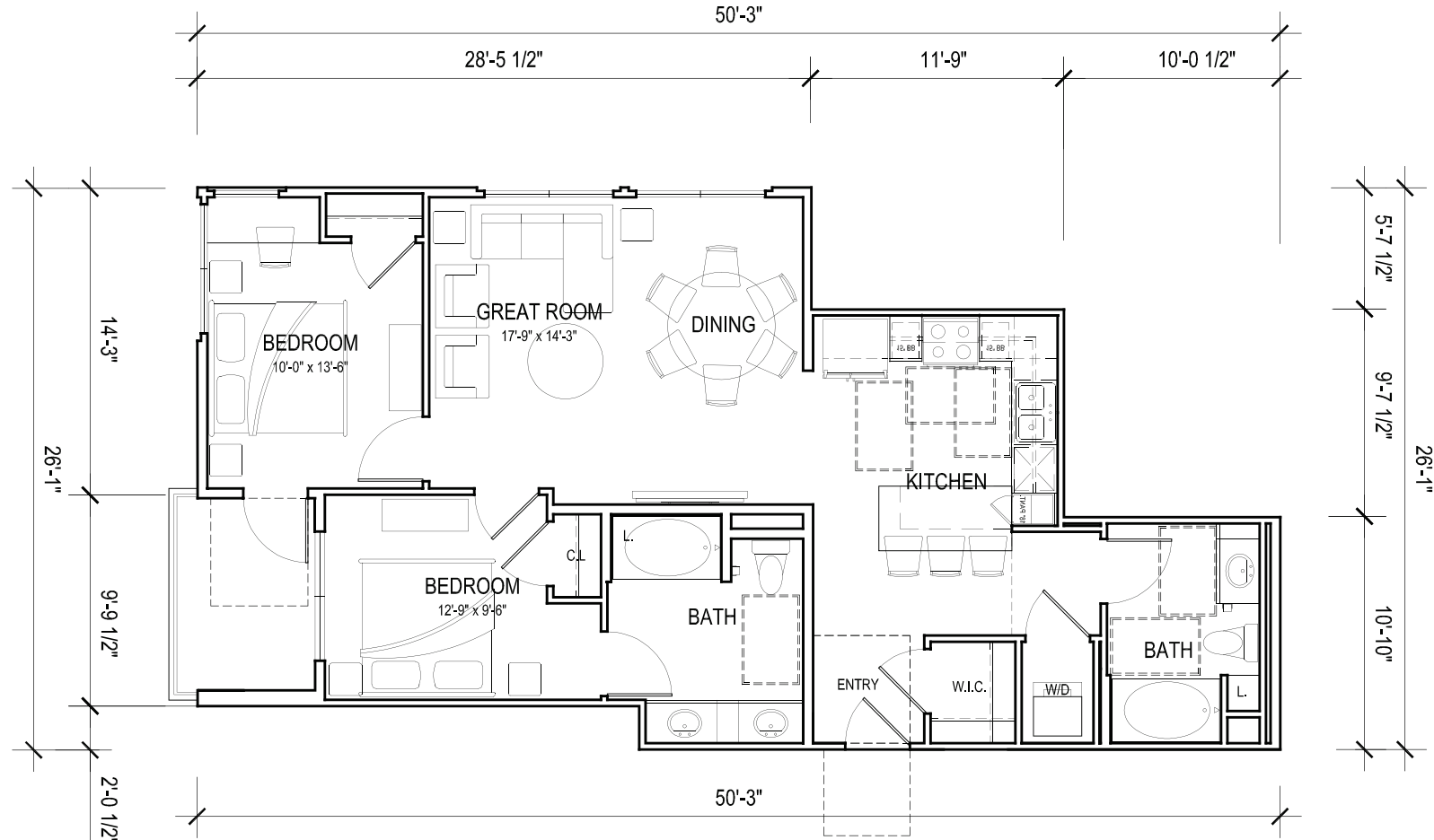
1,180 SF
61 SF
1,241 SF



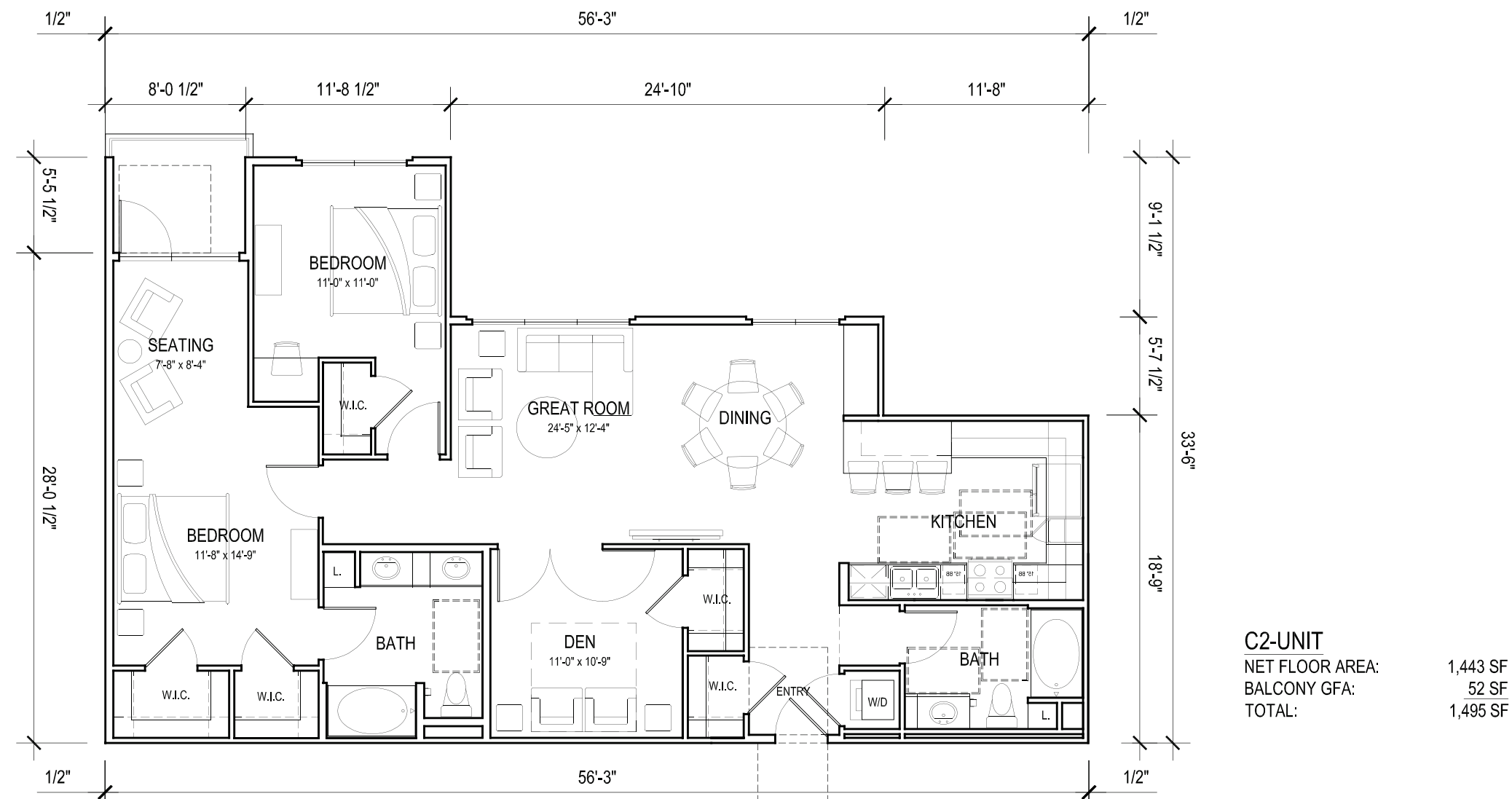
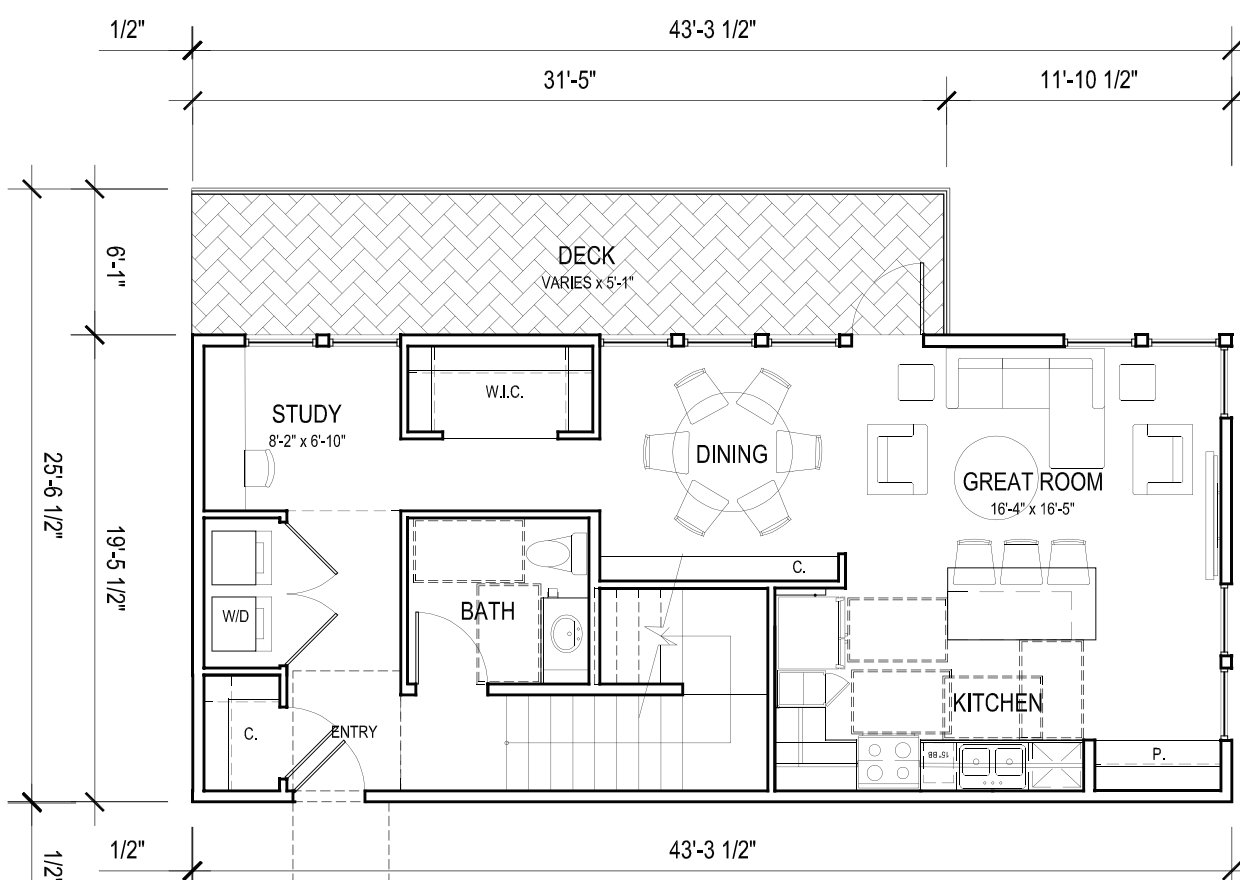
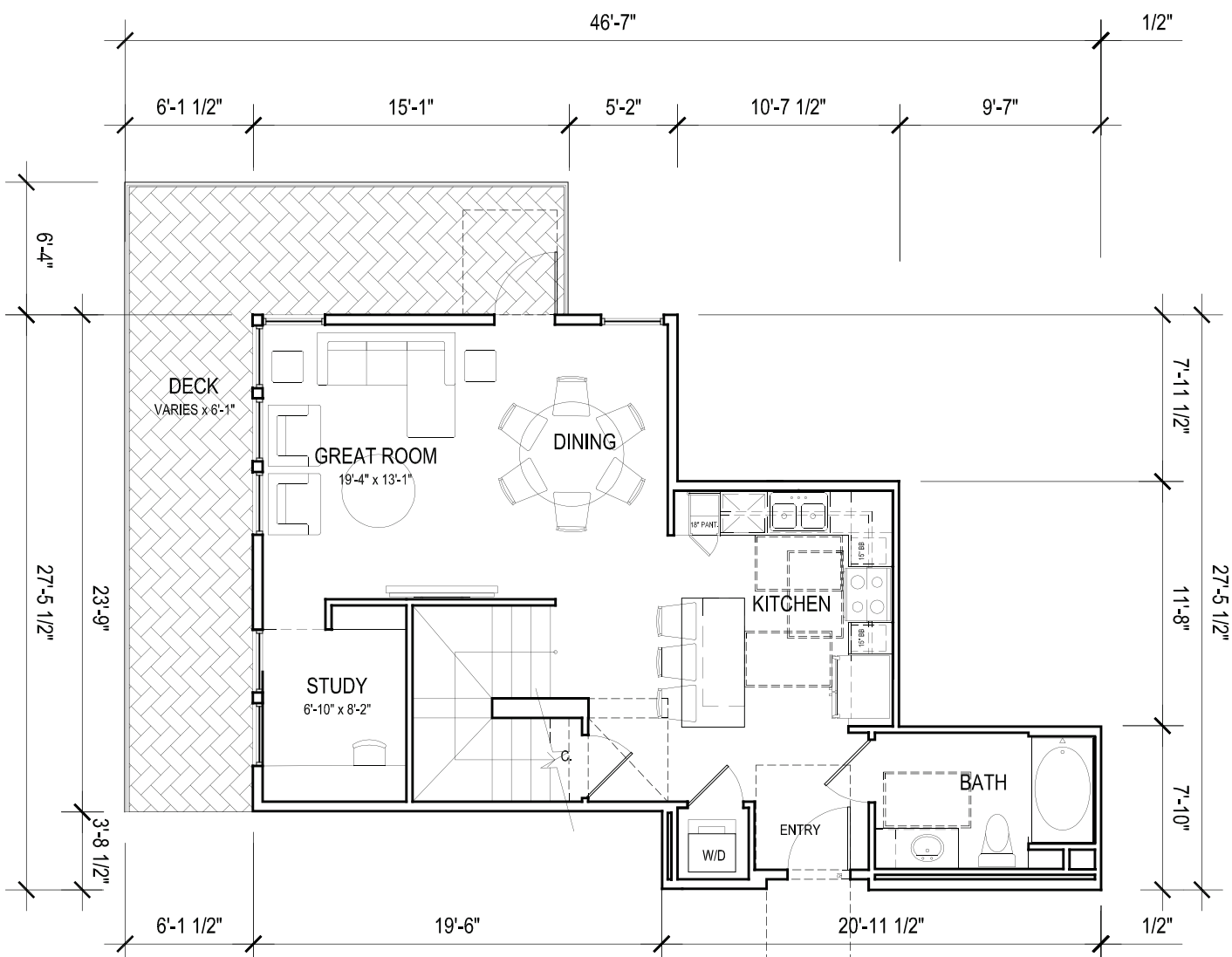
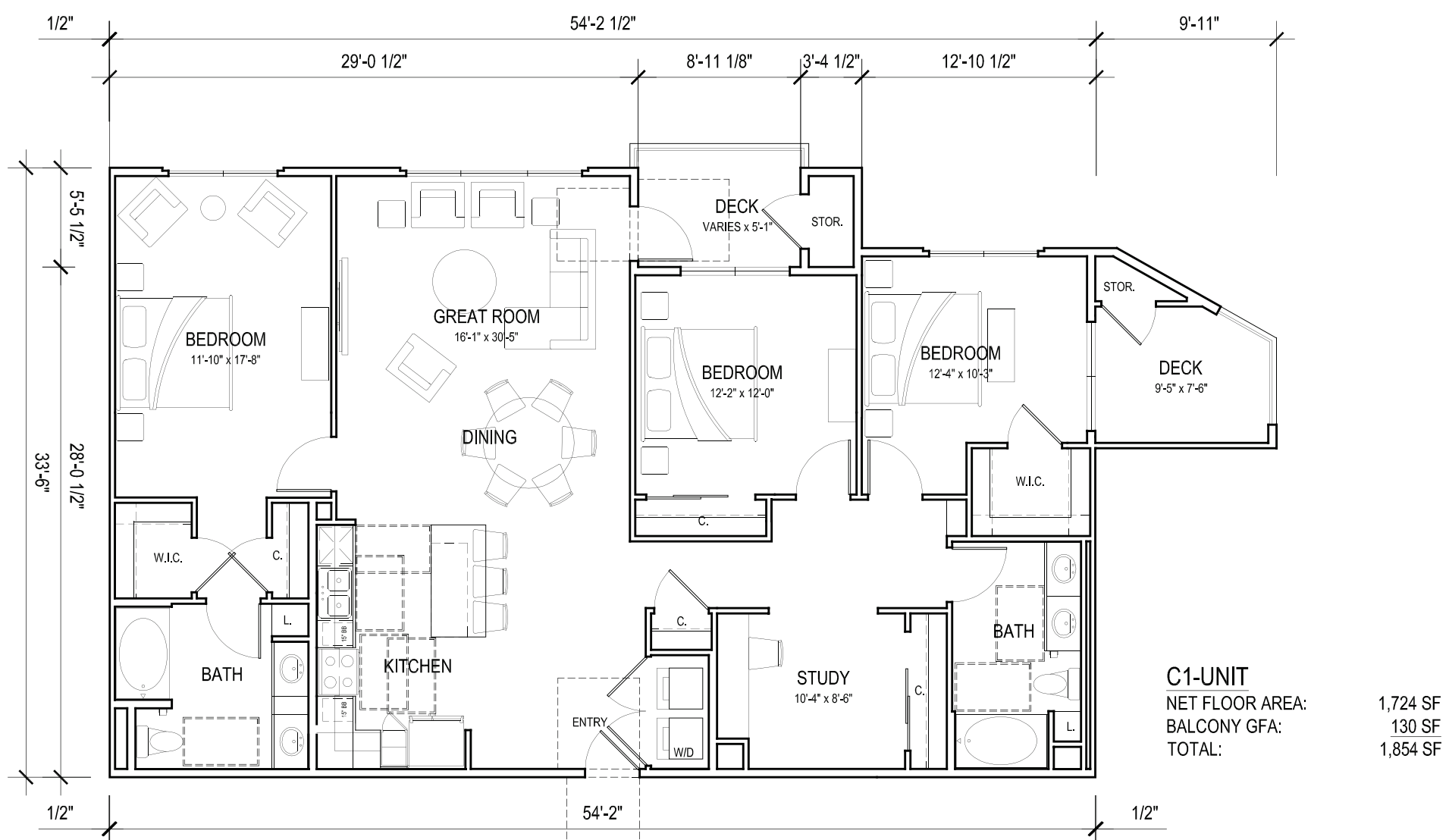
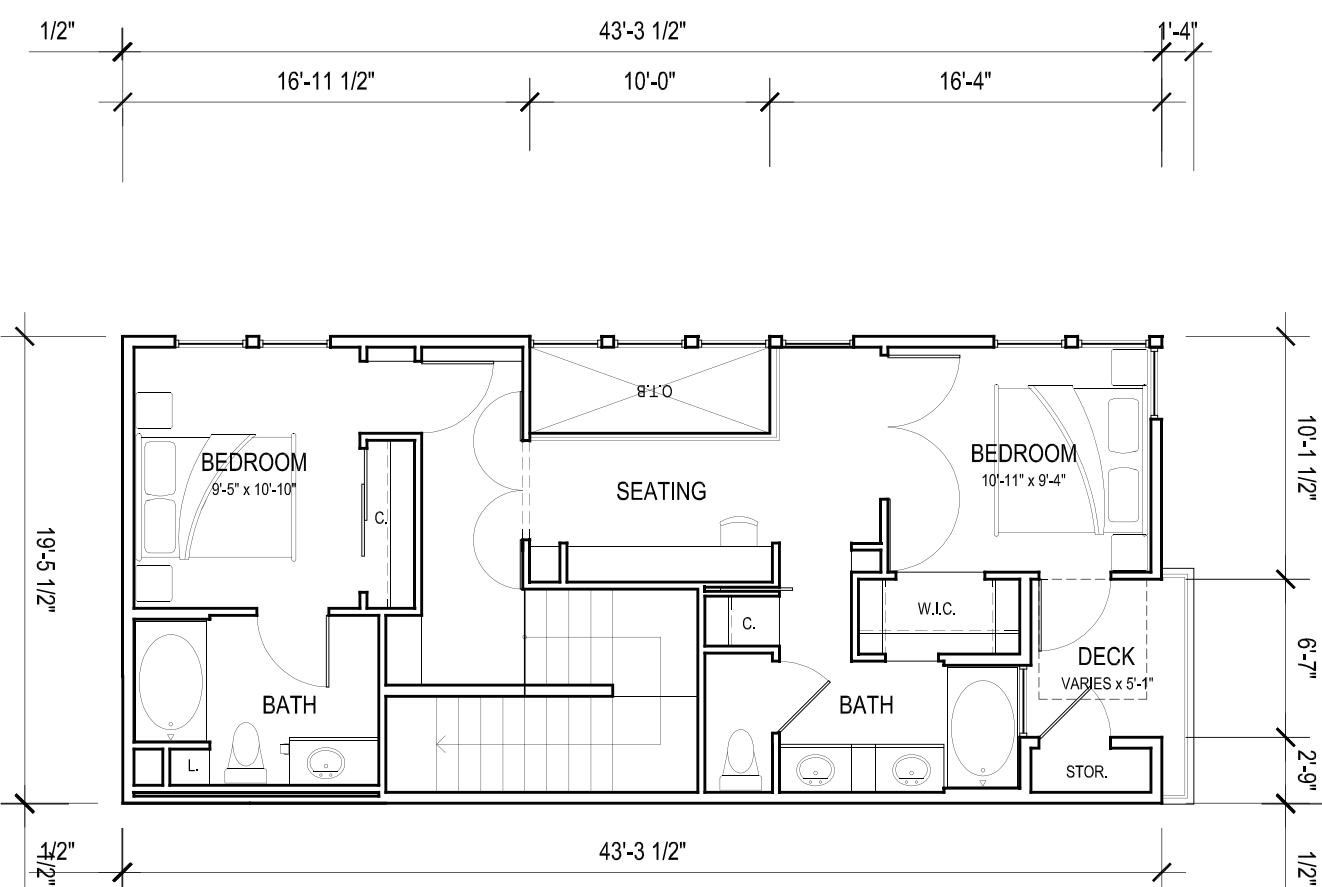
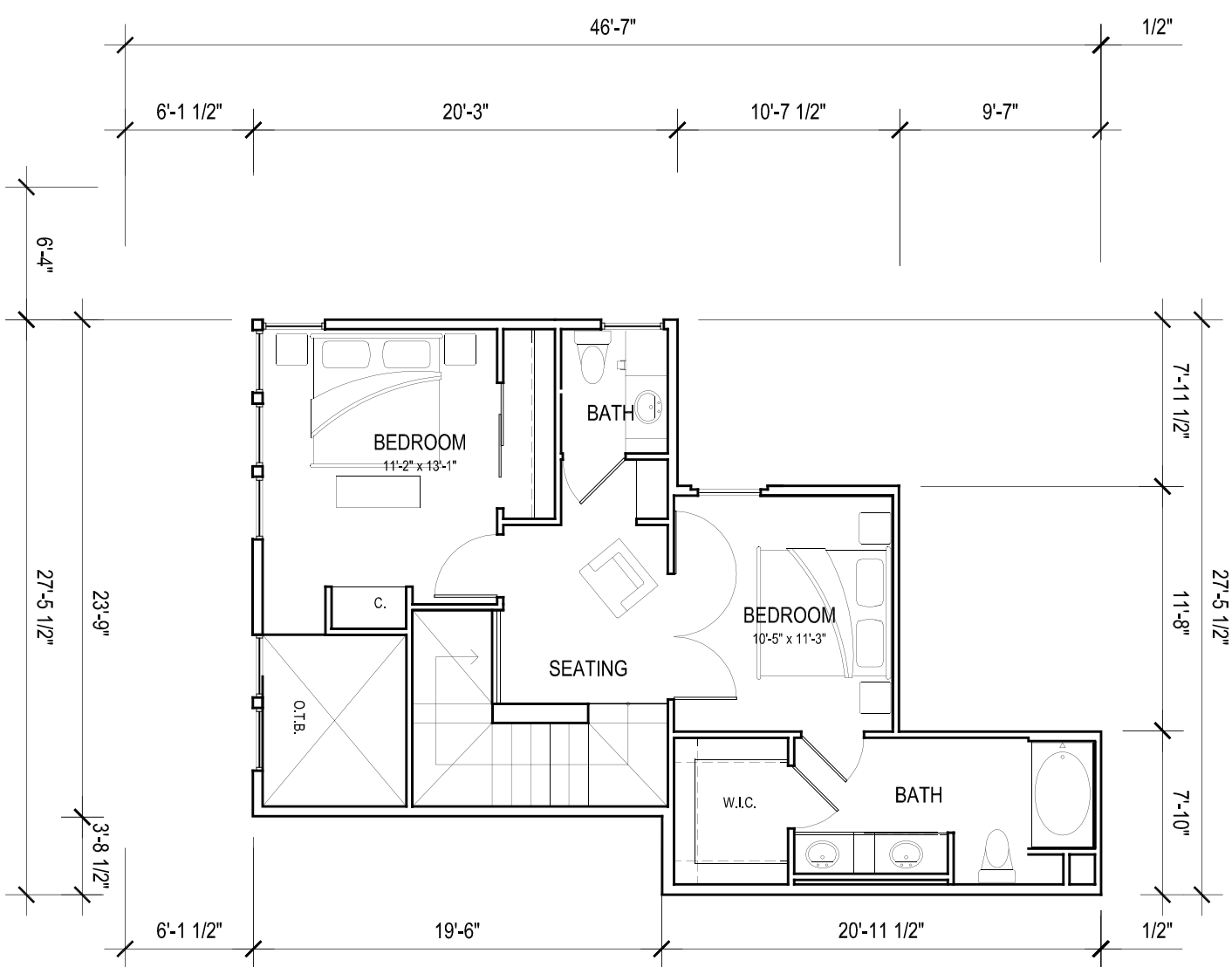
1,157 SF
58 SF
1,215 SF



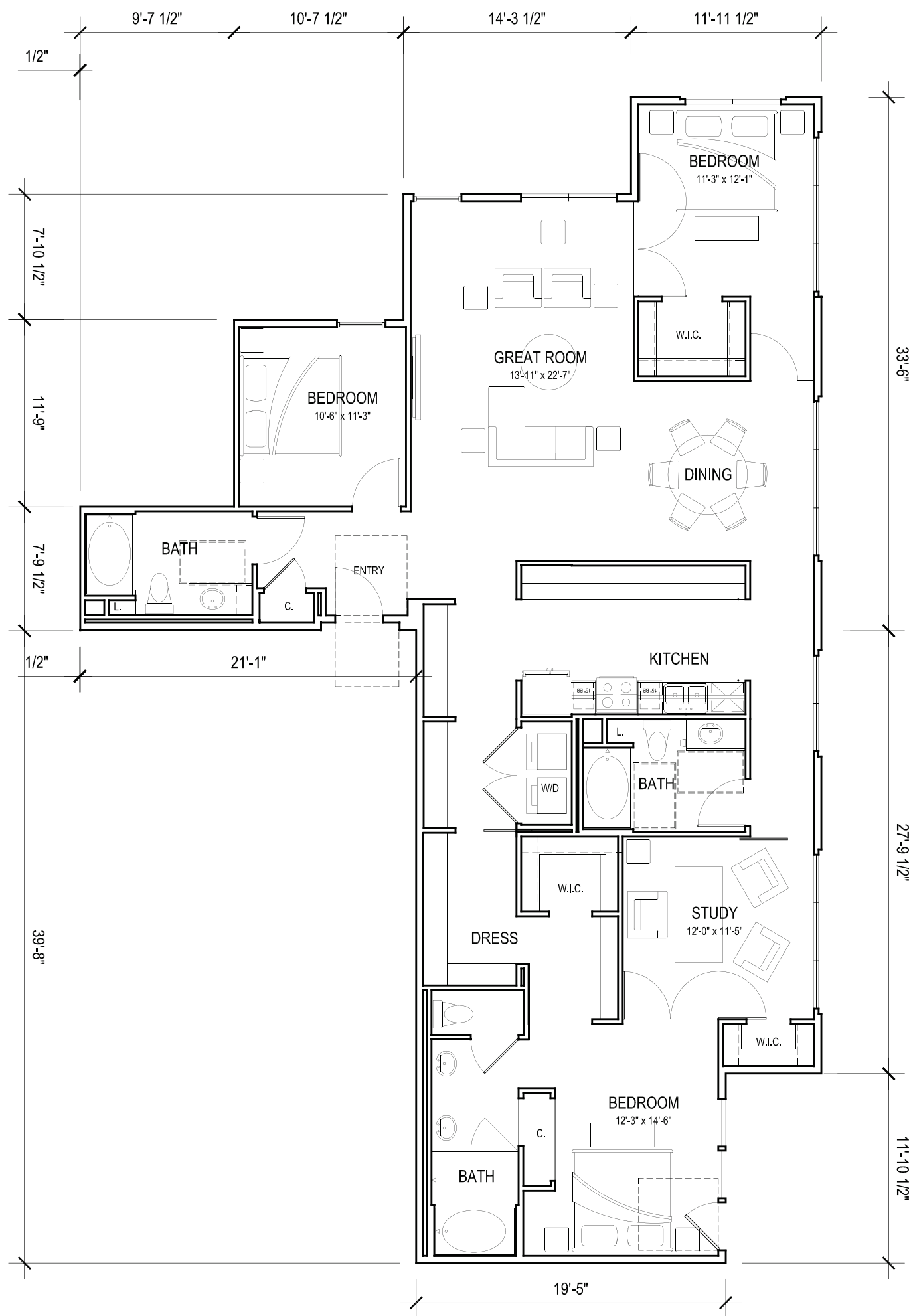
1,170 SF
36 SF
1,206 SF



996 SF
58 SF
1,057 SF

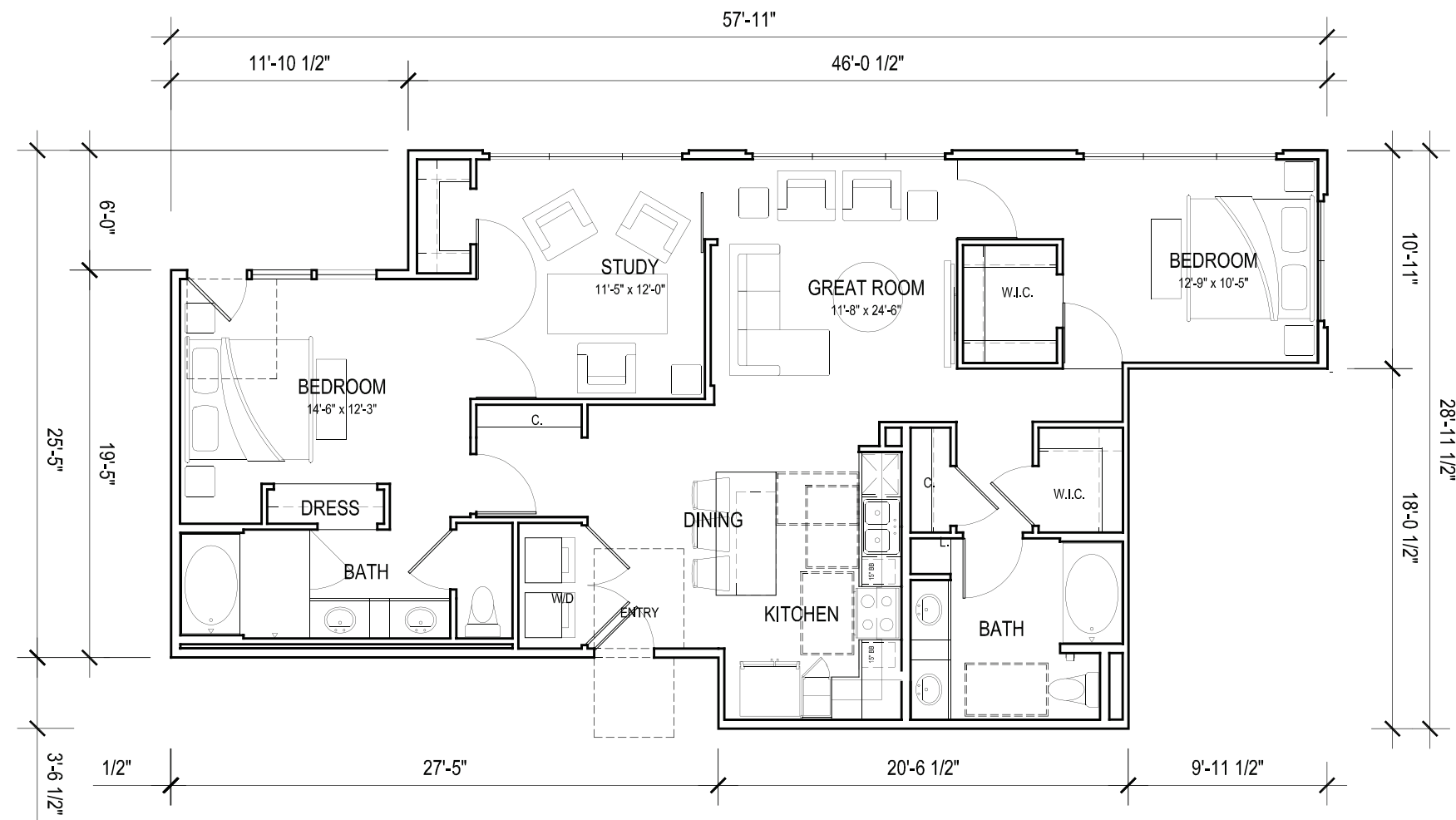


0' 4' 8' 16'
 SCALE: 1/8" = 1'-0"
 NOT TO SCALE @ 11X17



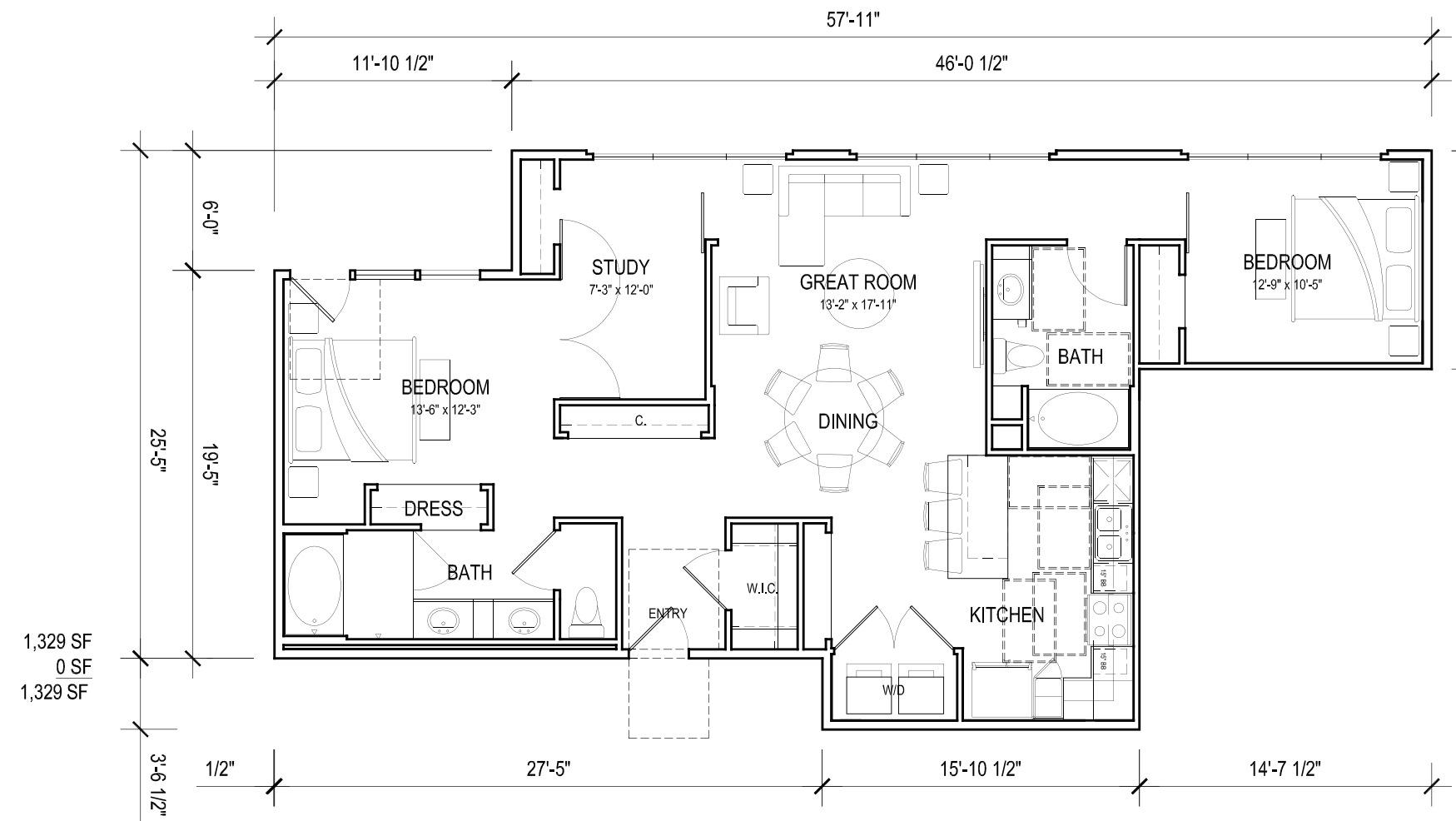
C3-UNIT
NET FLOOR AREA:
BALCONY GFA:
TOTAL:

2,014 SF
0 SF
2,014 SF



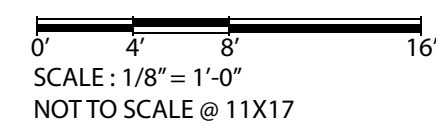
C4-UNIT
NET FLOOR AREA:
BALCONY GFA:
TOTAL:

1,329 SF
0 SF
1,329 SF




C4-ALT-UNIT
NET FLOOR AREA:
BALCONY GFA:
TOTAL:

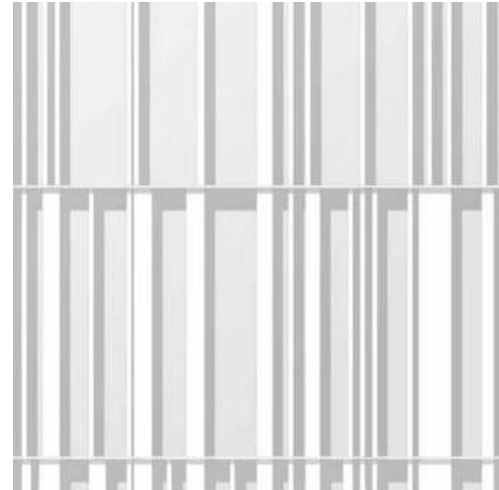
1,246 SF
0 SF
1,246 SF




NUMBERS DENOTE MATERIALS




1. EXT. PLASTER SAND FINISH



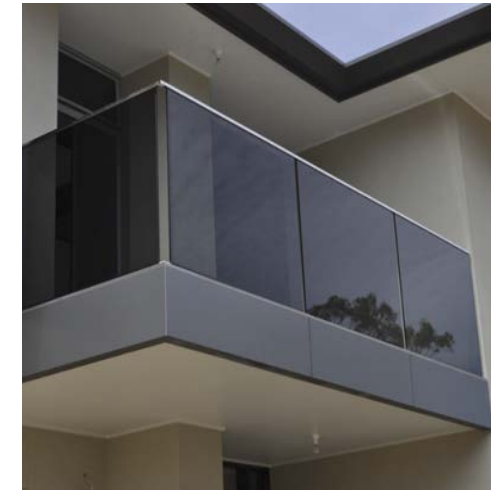
2. STAMPED CONCRETE




3. CROWN MOULDING




4. PAINTED METAL TUBE STEEL RAILING VERTICAL PICKET




5. PAINTED METAL TUBE STEEL RAILING W/ GLASS INSERT




6. PAINTED METAL AWNING W/ LOUVERS AND SIGNAGE




7. PAINTED AWNING



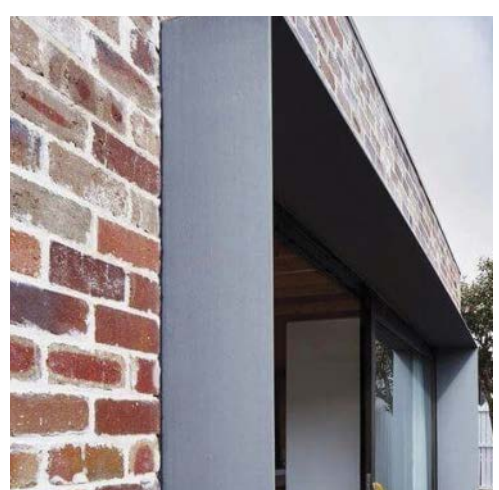
8. VINYL WINDOW
COLOR: BRONZE
COLOR: WHITE INTERIOR




9. ALUMINUM STOREFRONT ANODIZED



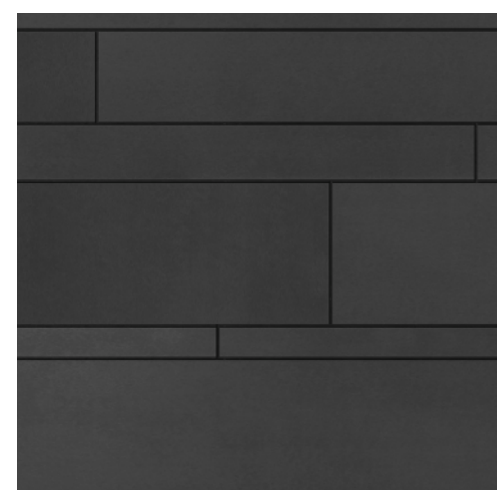
10. FIBER CEMENT PATTERN VENEER




11. METAL EXTRUDED OPENING




12. FIBER CEMENT FACADE PANEL



13. FIBER CEMENT FACADE PANEL



14. HIGH PERFORMANCE GARAGE DOOR



15. SINGLE-GLAZED VERTICAL& HORIZONTAL FACADE SYSTEM (U-GLASS)

ALL MATERIALS AS SHOWN OR APPROVED EQUAL


LETTERS DENOTE COLORS



A. DUNN EDWARDS CRYSTAL WHITE



B. DUNN EDWARDS ASPEN



C. DUNN EDWARDS MISTY



D. DUNN EDWARDS SANTA FE



F. STANDARD DARK BRONZE

ALL MATERIALS AS SHOWN OR APPROVED EQUAL


1B 7 6 13 9 1A 3 1C 5 1B 2 1A 14 6 12 2 6 8 8 13 9 1F 10 12 4 9 15 2 6



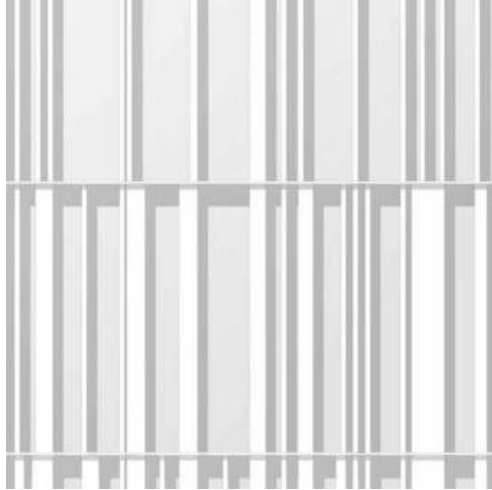
VIEW OF HUNTINGTON DRIVE.

NUMBERS DENOTE MATERIALS
LETTERS DENOTE COLORS


NUMBERS DENOTE MATERIALS




1. EXT. PLASTER
SAND FINISH




2. STAMPED CONCRETE




3. CROWN MOULDING




4. PAINTED METAL
TUBE STEEL RAILING
VERTICAL PICKET




5. PAINTED METAL
TUBE STEEL RAILING
W/ GLASS INSERT




6. PAINTED METAL
AWNING W/ LOUVERS
AND SIGNAGE




7. PAINTED AWNING




8. VINYL WINDOW
COLOR: BRONZE
COLOR: WHITE INTERIOR




9. ALUMINUM
STOREFRONT
ANODIZED




10. FIBER CEMENT
PATTERN VENEER




11. METAL EXTRUDED
OPENING




12. FIBER CEMENT
FACADE PANEL



13. FIBER CEMENT
FACADE PANEL




14. HIGH PERFORMANCE
GARAGE DOOR



15. SINGLE-GLAZED
VERTICAL& HORIZONTAL
FACADE SYSTEM (U-GLASS)

ALL MATERIALS AS SHOWN OR APPROVED EQUAL

LETTERS DENOTE COLORS




A. DUNN EDWARDS
CRYSTAL WHITE



B. DUNN EDWARDS
ASPEN



C. DUNN EDWARDS
MISTY



D. DUNN EDWARDS
SANTA FE



F. STANDARD
DARK BRONZE


ALL MATERIALS AS SHOWN OR APPROVED EQUAL

6 10 2 15 1B 6 7 1E 3 2 5 10 9 13 1C 12 6 9 5 1B 13 12 7 6 8 9 13 12 1A 2 5 9 3 8 1C 1B 6 9 2

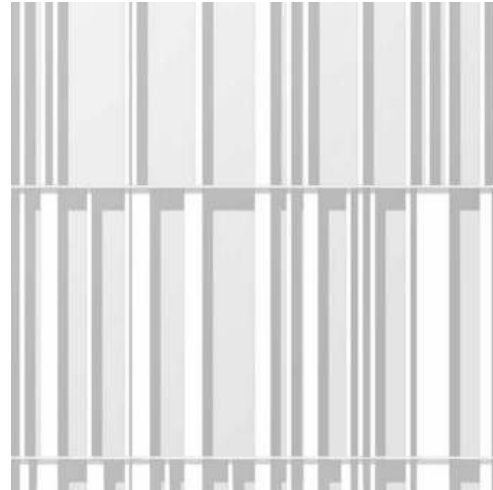


VIEW OF SANTA ANITA AVE.
NUMBERS DENOTE MATERIALS
LETTERS DENOTE COLORS


NUMBERS DENOTE MATERIALS




1. EXT. PLASTER SAND FINISH



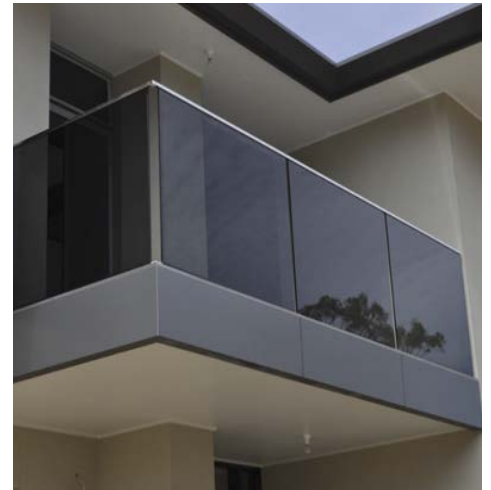
2. STAMPED CONCRETE




3. CROWN MOULDING




4. PAINTED METAL TUBE STEEL RAILING VERTICAL PICKET




5. PAINTED METAL TUBE STEEL RAILING W/ GLASS INSERT




6. PAINTED METAL AWNING W/ LOUVERS AND SIGNAGE




7. PAINTED AWNING



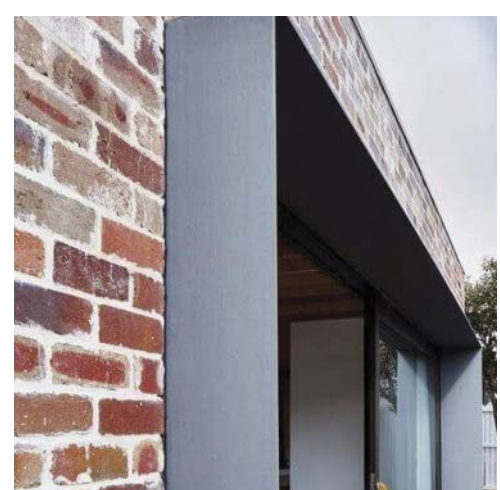
8. VINYL WINDOW
COLOR: BRONZE
COLOR: WHITE INTERIOR




9. ALUMINUM STOREFRONT ANODIZED



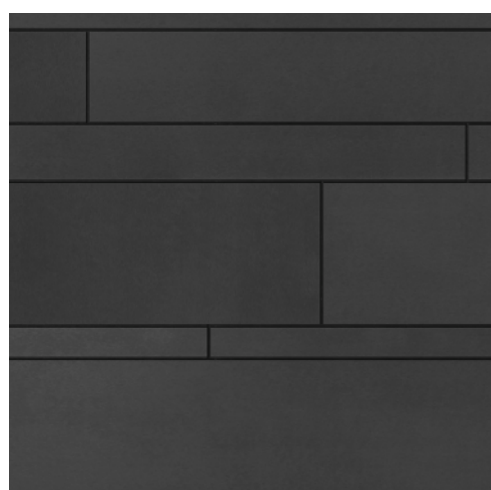
10. FIBER CEMENT PATTERN VENEER




11. METAL EXTRUDED OPENING




12. FIBER CEMENT FACADE PANEL



13. FIBER CEMENT FACADE PANEL



14. HIGH PERFORMANCE GARAGE DOOR



15. SINGLE-GLAZED VERTICAL& HORIZONTAL FACADE SYSTEM (U-GLASS)

ALL MATERIALS AS SHOWN OR APPROVED EQUAL


LETTERS DENOTE COLORS



A. DUNN EDWARDS CRYSTAL WHITE




B. DUNN EDWARDS ASPEN



C. DUNN EDWARDS MISTY



D. DUNN EDWARDS SANTA FE




F. STANDARD DARK BRONZE

ALL MATERIALS AS SHOWN OR APPROVED EQUAL

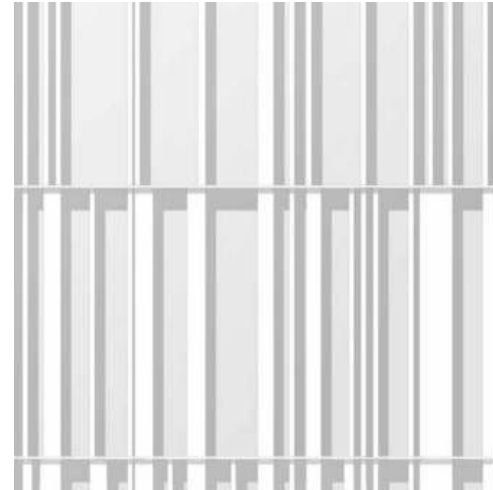


VIEW OF MORLAN PL.
NUMBERS DENOTE MATERIALS
LETTERS DENOTE COLORS


NUMBERS DENOTE MATERIALS




1. EXT. PLASTER SAND FINISH



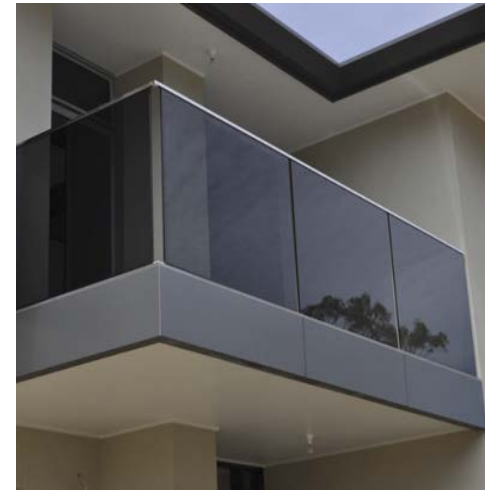
2. STAMPED CONCRETE




3. CROWN MOULDING




4. PAINTED METAL TUBE STEEL RAILING VERTICAL PICKET




5. PAINTED METAL TUBE STEEL RAILING W/ GLASS INSERT




6. PAINTED METAL AWNING W/ LOUVERS AND SIGNAGE




7. PAINTED AWNING



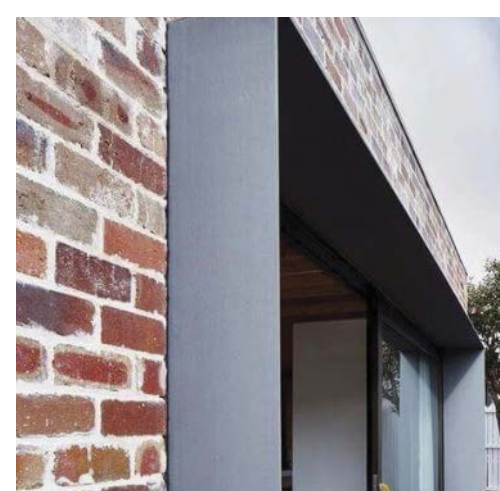
8. VINYL WINDOW
COLOR: BRONZE
COLOR: WHITE INTERIOR




9. ALUMINUM STOREFRONT ANODIZED



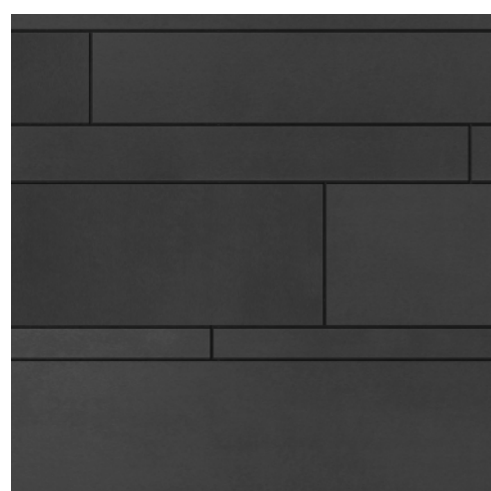
10. FIBER CEMENT PATTERN VENEER




11. METAL EXTRUDED OPENING




12. FIBER CEMENT FACADE PANEL



13. FIBER CEMENT FACADE PANEL




14. HIGH PERFORMANCE GARAGE DOOR




15. SINGLE-GLAZED VERTICAL& HORIZONTAL FACADE SYSTEM (U-GLASS)

ALL MATERIALS AS SHOWN OR APPROVED EQUAL


LETTERS DENOTE COLORS




A. DUNN EDWARDS CRYSTAL WHITE




B. DUNN EDWARDS ASPEN



C. DUNN EDWARDS MISTY



D. DUNN EDWARDS SANTA FE



F. STANDARD DARK BRONZE

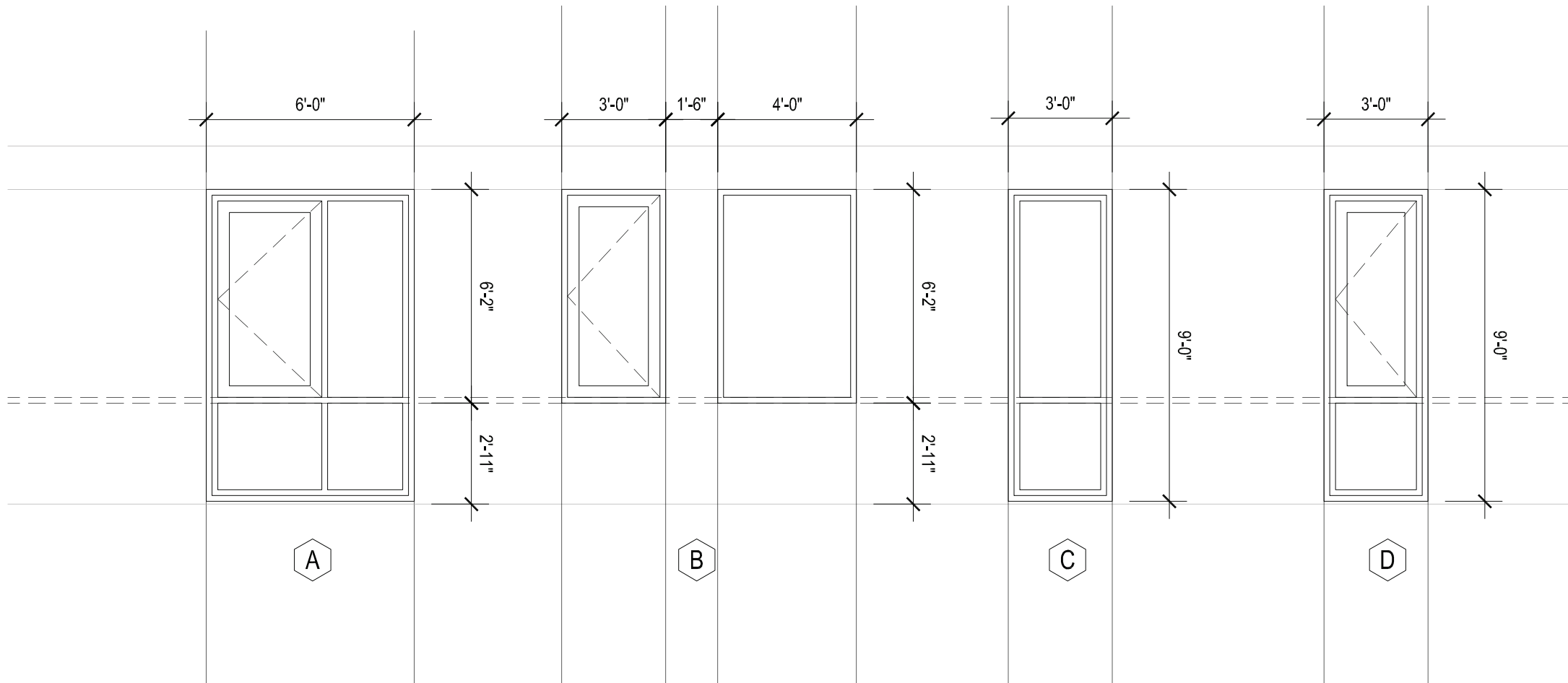
ALL MATERIALS AS SHOWN OR APPROVED EQUAL



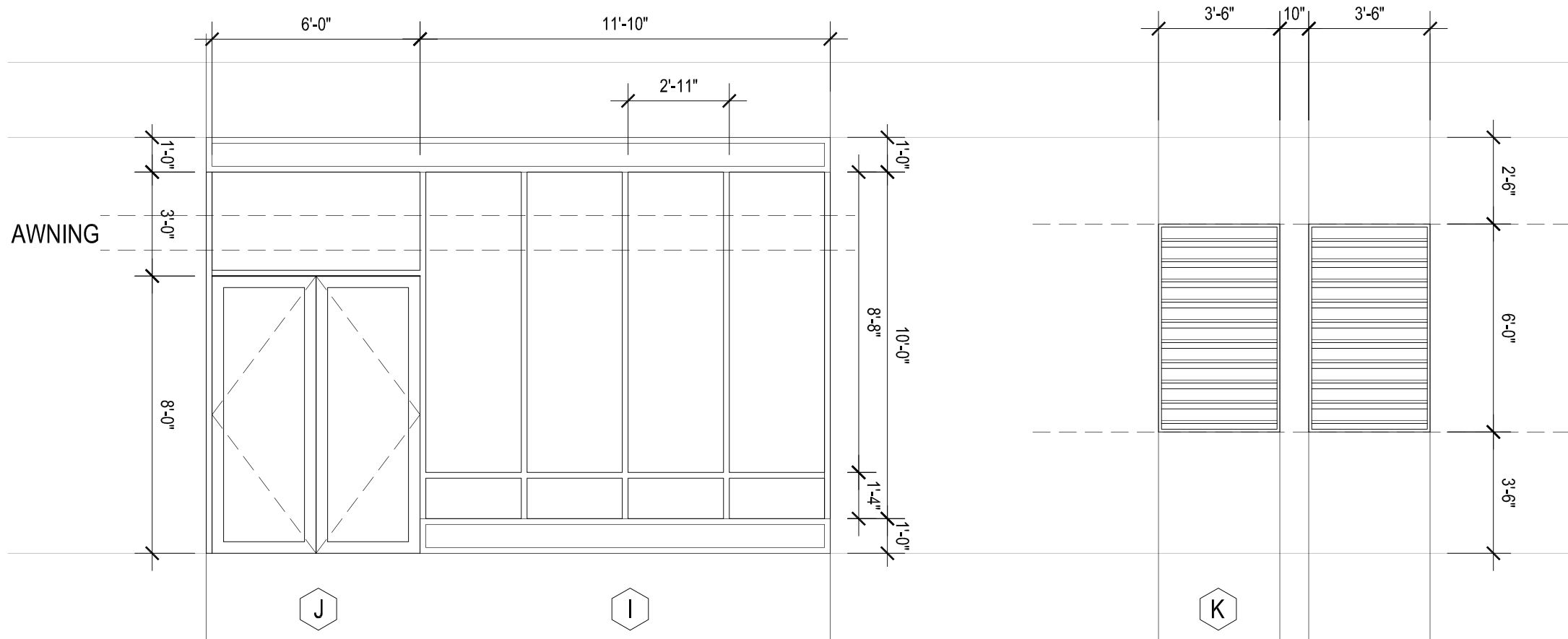
VIEW OF NORTH COURTYARD
NUMBERS DENOTE MATERIALS
LETTERS DENOTE COLORS

WINDOW TYPES

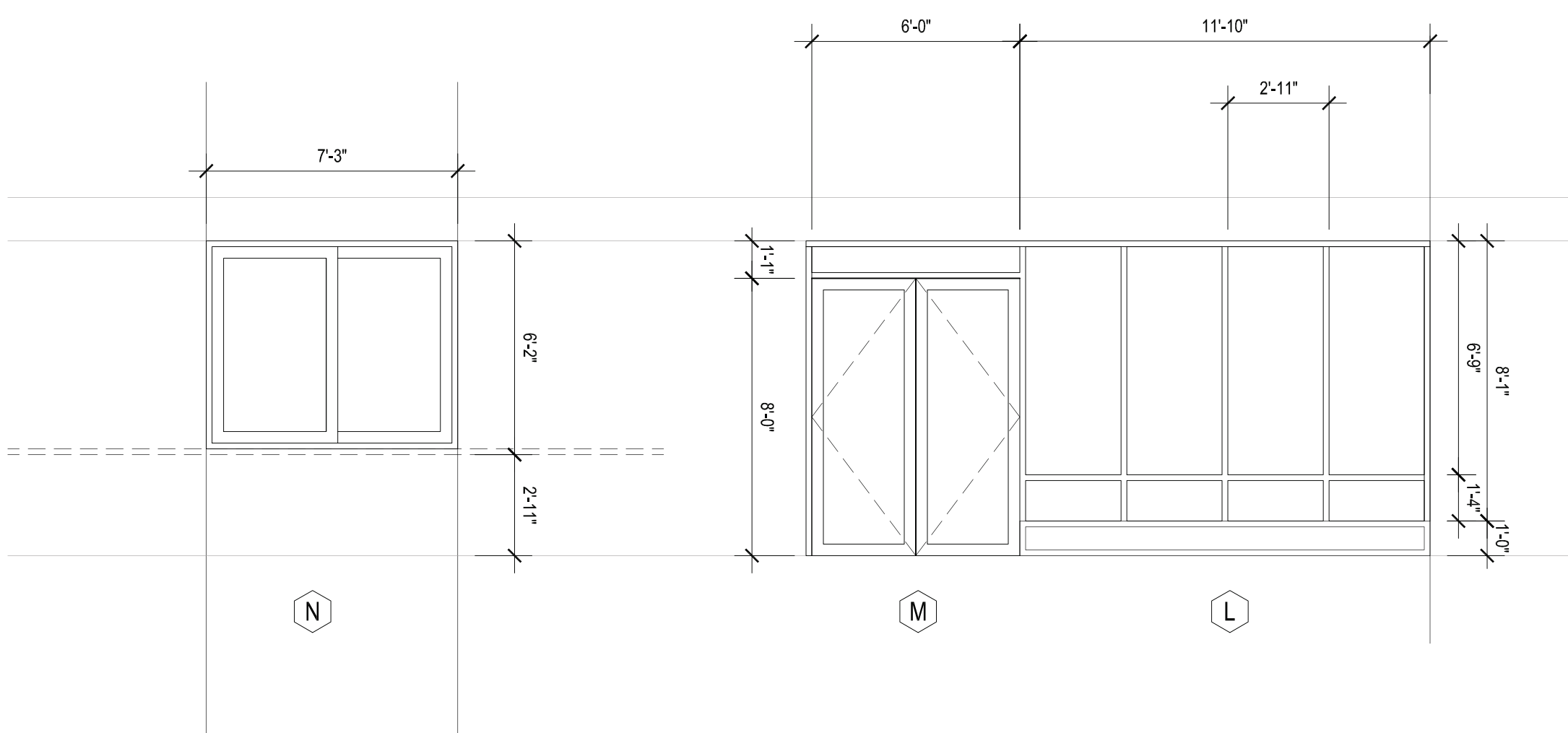
REFER TO ELEVATION FOR HEADER HEIGHT



UNIT WINDOW TYPES

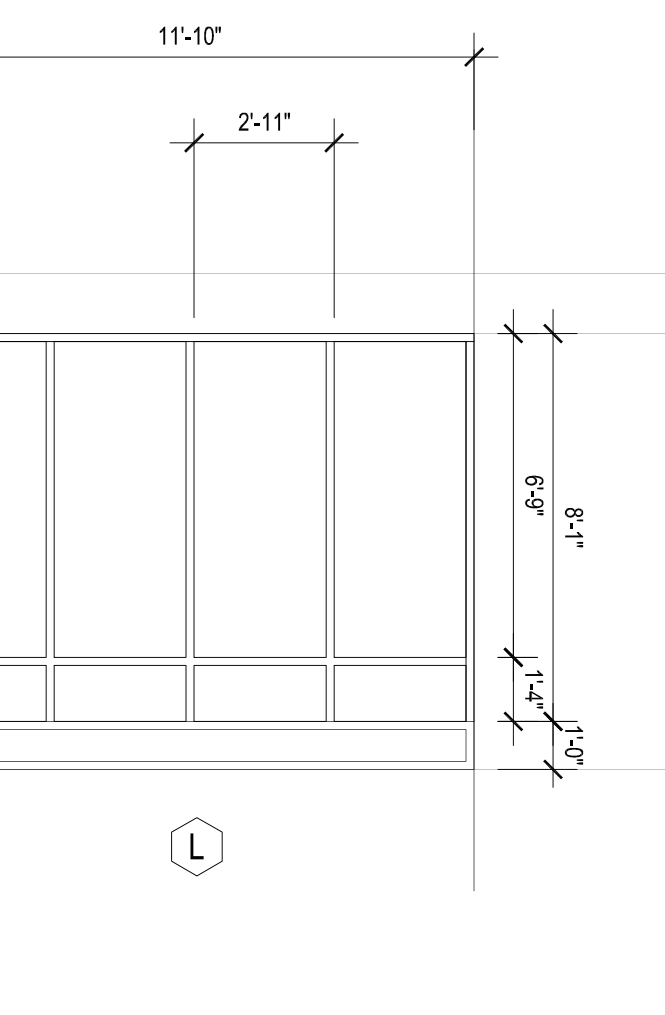


RETAIL WINDOW TYPES



STAIR WINDOW TYPES

PARKING WINDOW TYPES



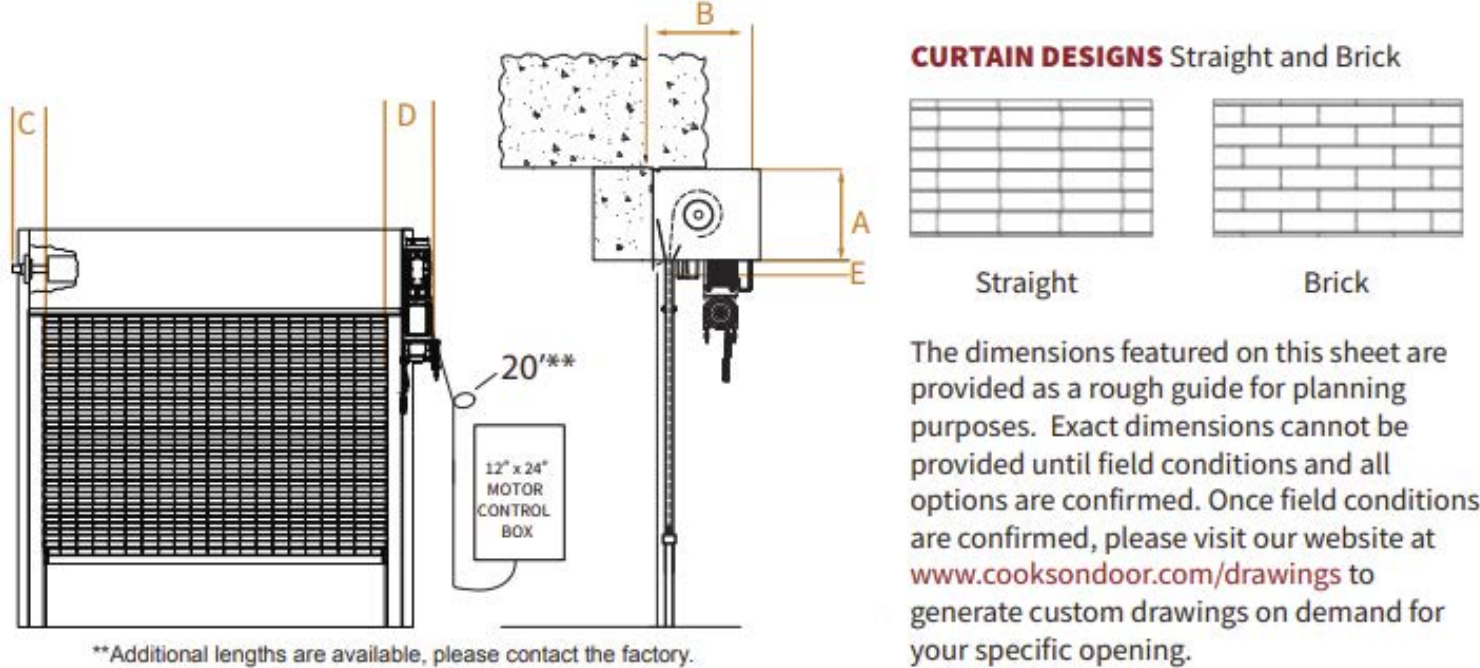
AMENITY WINDOW TYPES

T=DENOTED TEMPERED GLASS REFER TO ELEVATIONS & UNITS PLANS FOR LOCATIONS

WINDOW SCHEDULE (UNITS)

GARAGE DOOR TYPE

STINLESS STEEL CURTAIN: MICRO-COIL GRILLE-500K CYCLES



EXTERIOR - ROLLER SHUTTER



INTERIOR - ROLL UP COIL



T=DENOTES TEMPERED GLASS REFER TO ELEVATIONS & UNIT PLANS FOR LOCATIONS

WINDOW SCHEDULE (UNITS)

DENOTES WINDOW

MARK	WINDOW SIZE	TYPE	DESCRIPTION	REMARKS	HEADER HEIGHT
A	6'-0" X 9'-1"	CSMT & FIXED	VINYL WINDOW	U-VALUES.68 AND SHGC .26 *NOTE	REF.ELEVATION
B	3'-0" X 6'-2"	CSMT & FIXED	VINYL WINDOW	U-VALUES.68 AND SHGC .26 *NOTE	REF.ELEVATION
C	3'-0" X 9'-0"	FIXED	VINYL WINDOW	U-VALUES.68 AND SHGC .26 *NOTE	REF.ELEVATION
D	3'-0" X 9'-0"	CSMT & FIXED	VINYL WINDOW	U-VALUES.68 AND SHGC .26 *NOTE	REF.ELEVATION
E	1'-4" X 6'-2"	FIXED	VINYL WINDOW	U-VALUES.68 AND SHGC .26 *NOTE	REF.ELEVATION
F	11'-0" X 6'-2"	CSMT & FIXED	VINYL WINDOW	U-VALUES.68 AND SHGC .26 *NOTE	REF.ELEVATION
G	6'-6" X 6'-2"	CSMT & FIXED	VINYL WINDOW	U-VALUES.68 AND SHGC .26 *NOTE	REF.ELEVATION
H	4'-3" X 6'-2"	AWNING w/TRANSOMS	VINYL WINDOW	U-VALUES.68 AND SHGC .26 *NOTE	REF.ELEVATION
I	2'-6" X 6'-2"	AWNING w/TRANSOMS	VINYL WINDOW	U-VALUES.68 AND SHGC .26 *NOTE	REF.ELEVATION

WINDOW SCHEDULE (RETAIL)

DENOTES WINDOW

MARK	WINDOW SIZE	TYPE	DESCRIPTION	REMARKS	HEADER HEIGHT
I	11'-10" X 11'-0"	FIXED	STOREFRONT ALUMINUM WINDOW	*NOTE	REF.ELEVATION
J	6'-0" X 3'-0"	FIXED OVER DOOR	STOREFRONT ALUMINUM WINDOW	*NOTE	REF.ELEVATION
K	3'-6" X 6'-0"	FIXED LOUVER	STEEL	*NOTE	REF.ELEVATION

* ALL WINDOWS ARE ALUMINUM DUAL GLAZED PER TITLE 24 REPORT AND MANUFACTURE'S SPECS.

WINDOW SCHEDULE (PUBLIC)

DENOTES WINDOW

MARK	WINDOW SIZE	TYPE	DESCRIPTION	REMARKS	HEADER HEIGHT
L	11'-10" X 8'-0"	FIXED	STOREFRONT ALUMINUM WINDOW	*NOTE	REF.ELEVATION
M	6'-0" X 1'-0"	FIXED OVER DOOR	STOREFRONT ALUMINUM WINDOW	*NOTE	REF.ELEVATION
N	7'-3" X 6'-2"	SLIDERS	VINYL WINDOW	*NOTE	REF.ELEVATION

* ALL WINDOWS ARE ALUMINUM DUAL GLAZED PER TITLE 24 REPORT AND MANUFACTURE'S SPECS.

T= DENOTES TEMPERED GLASS PER IRC 2006 REFER TO UNIT PLANS FOR LOCATION

SAFETY GLAZING NOTES

2006.4 HAZARDOUS LOCATIONS: THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDS LOCATIONS FOR THE PURPOSE OF GLAZING:

- GLAZING IN PROGRESS AND EXPOSED DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBES DOORS.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A FINISHED SURFACE AND DRAIN INLET.
- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE FINISHED SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATION DESCRIBED IN ITEMS 5 AND 6, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - 7.1 EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 SQUARE FEET (8.4 M²).
 - 7.2 EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - 7.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - 7.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - 7.5 GLAZING IN RAILING REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.

EXCEPTION: THE FOLLOWING PRODUCTS AND APPLICATIONS ARE EXEMPT FROM THE REQUIREMENTS FOR HAZARDOUS LOCATION AS LISTED IN ITEMS 1 THROUGH 8:

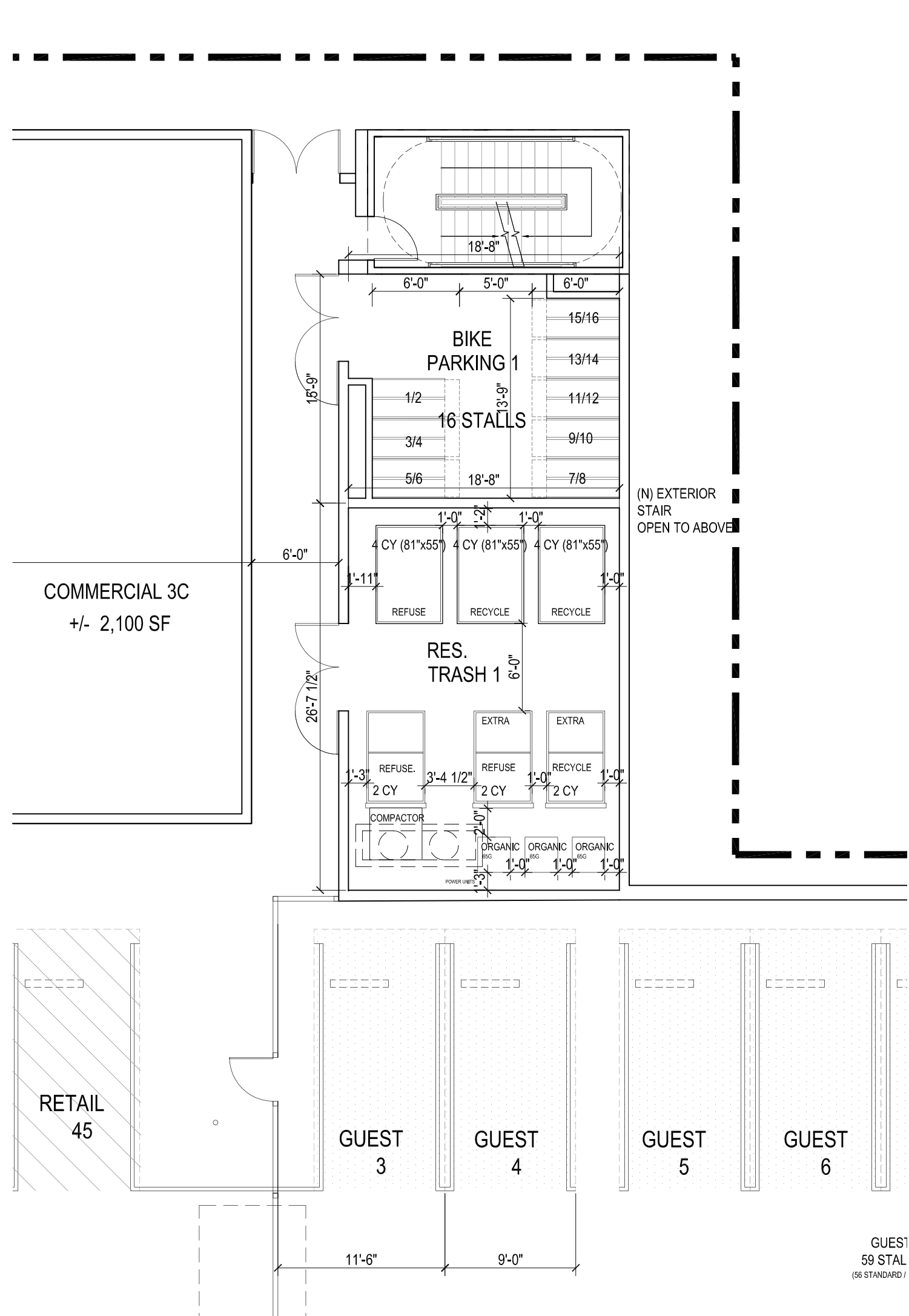
- GLAZING IN ITEM 5 WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
- GLAZING IN ITEM 7 WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES (863 MM) TO 36 INCHES (914 MM) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (725 N/MM) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 1/4 INCHES (31.8 MM) IN HEIGHT.
- OUTDOOR PANELS IN INSULATING GLASS UNITS AND IN OTHER MULTIPLE GLAZED PANELS IN ITEM 7 WHEN THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE, OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.
- OPENING IN DOOR THROUGHS (WITHIN 4 INCH DIAMETER (102 MM) SPHERE WILL NOT PASS).
- ASSEMBLIES OF LEADED, FACETED OR CARVED GLASS IN ITEM 1, 2, 6 AND 7 WHEN USED FOR DECORATIVE PURPOSES.
- CURVED PANELS IN REVOLVING DOOR ASSEMBLIES.
- DOORS IN COMMERCIAL REFRIGERATED CABINETS.
- GLASS BLOCK PANELS COMPLYING WITH SECTION 2115.
- GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
 - 9.1 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE POOLSIDE OF THE GLAZING.
 - 9.2 THE GLAZING IS WITHIN 1 FEET (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.
 - 9.3 THE GLAZING IS WITHIN 1 FEET (1525 MM) OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE.

2006.4 HAZARDOUS LOCATIONS: THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDS LOCATIONS FOR THE PURPOSE OF GLAZING:

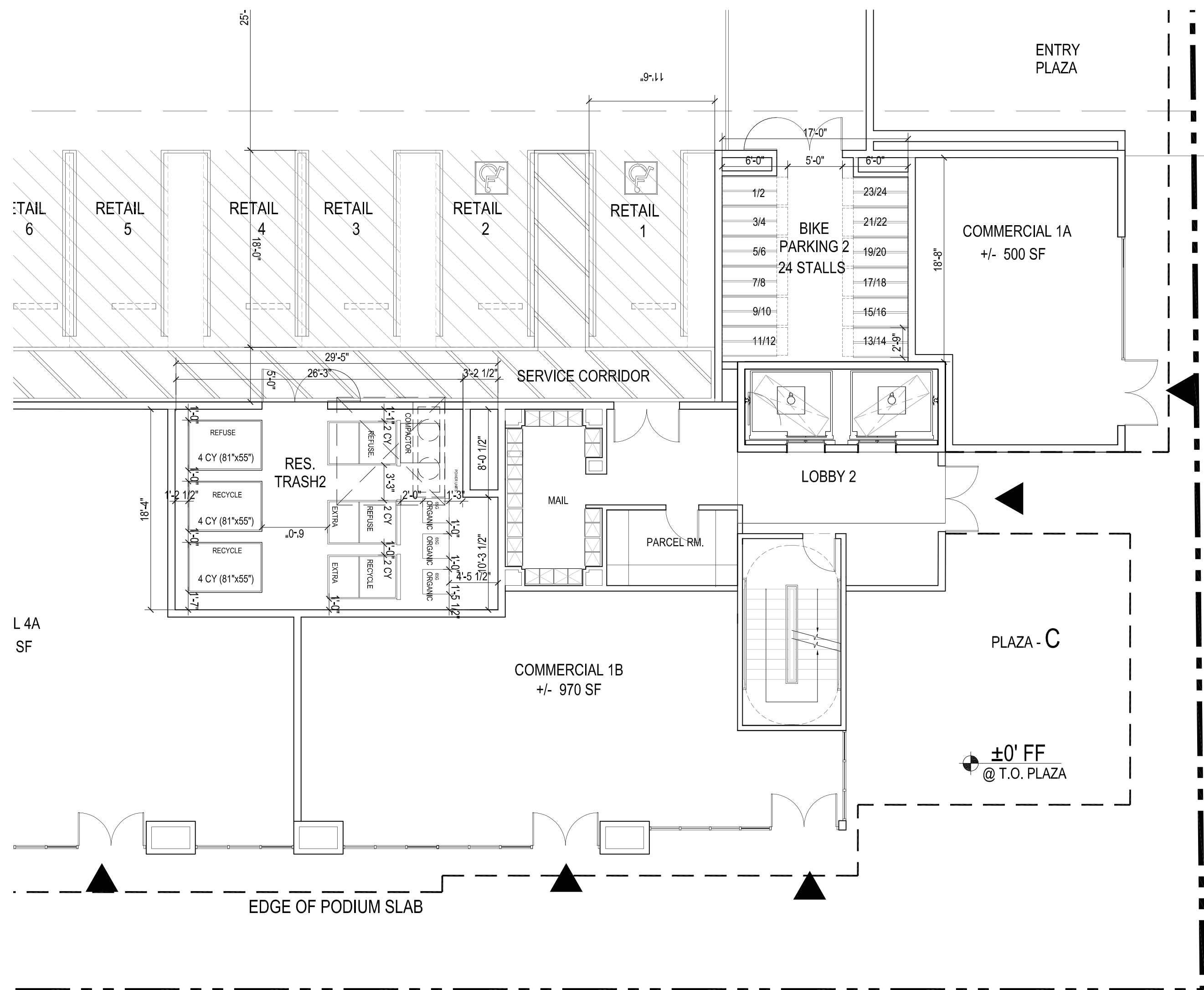
- GLAZING IN PROGRESS AND EXPOSED DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBES DOORS.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A FINISHED SURFACE AND DRAIN INLET.
- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE FINISHED SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATION DESCRIBED IN ITEMS 5 AND 6, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - 7.1 EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 SQUARE FEET (8.4 M²).
 - 7.2 EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - 7.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - 7.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - 7.5 GLAZING IN RAILING REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.

EXCEPTION: THE FOLLOWING PRODUCTS AND APPLICATIONS ARE EXEMPT FROM THE REQUIREMENTS FOR HAZARDOUS LOCATION AS LISTED IN ITEMS 1 THROUGH 8:

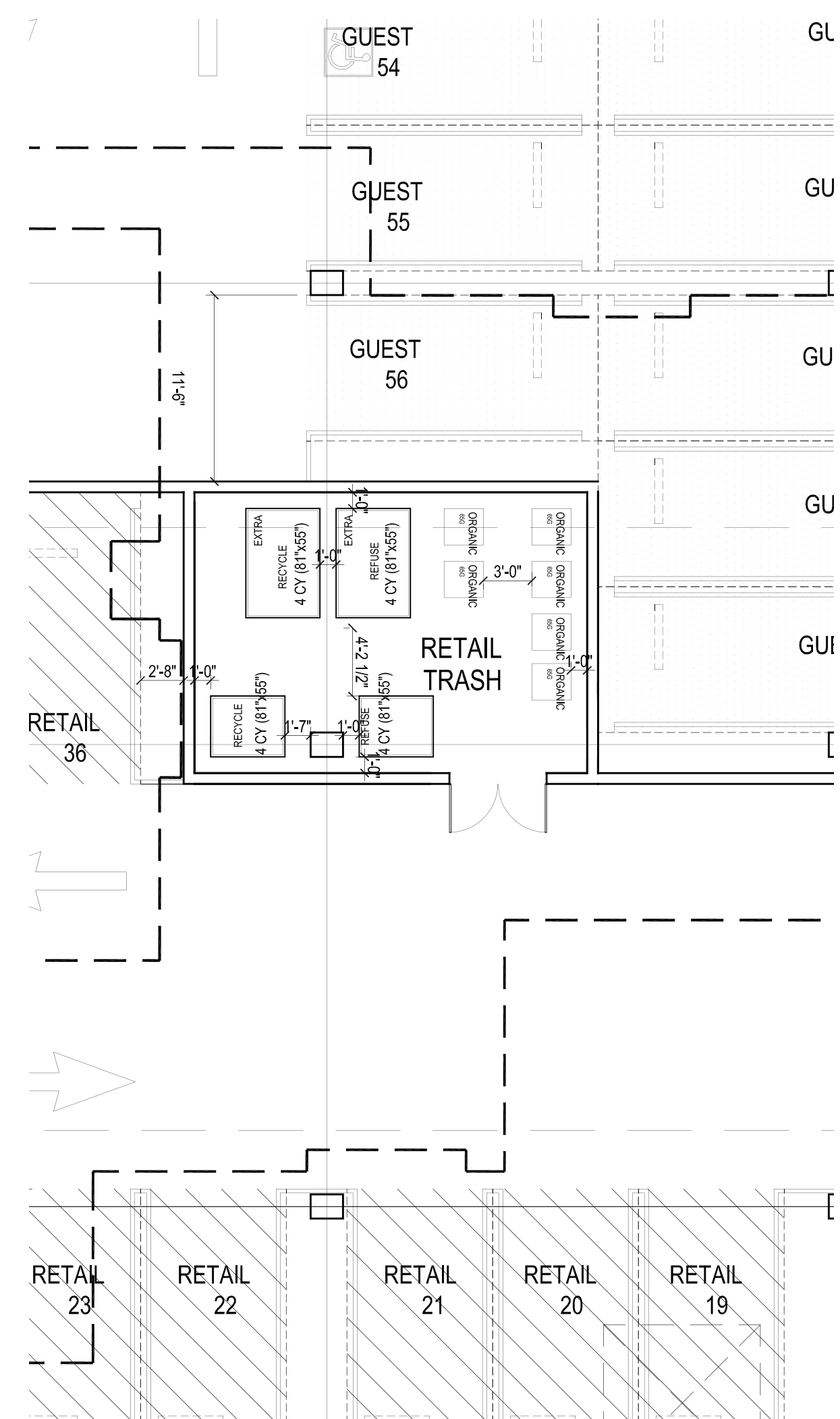
- GLAZING IN ITEM 5 WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
- GLAZING IN ITEM 7 WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES (863 MM) TO 36 INCHES (914 MM) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (725 N/MM) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 1/4 INCHES (31.8 MM) IN HEIGHT.
- OUTDOOR PANELS IN INSULATING GLASS UNITS AND IN OTHER MULTIPLE GLAZED PANELS IN ITEM 7 WHEN THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE, OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.
- OPENING IN DOOR THROUGHS (WITHIN 4 INCH DIAMETER (102 MM) SPHERE WILL NOT PASS).
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- CURVED PANELS IN REVOLVING DOOR ASSEMBLIES.
- DOORS IN COMMERCIAL REFRIGERATED CABINETS.
- GLASS BLOCK PANELS COMPLYING WITH SECTION 2115.
- GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
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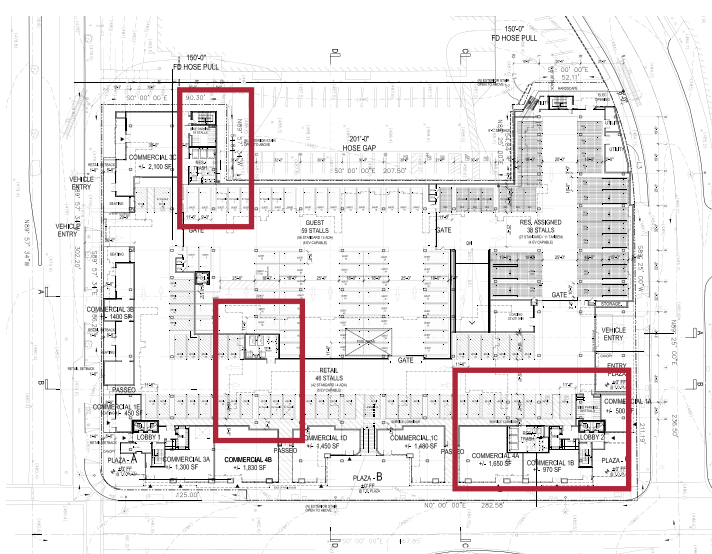
TRASH ROOM 1 & BICYCLE PARKING 1



TRASH ROOM 2 & BICYCLE PARKING 2



TRASH ROOM 3 : RETAIL TRASH



KEY MAP

RESIDENTIAL TRASH		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	0.0	0.0	56.3	56.3
	(gallons)	0	0	11375	11361
Container Size	65 gallon cart			4 yd3 dumpster	4 yd3 dumpster
Quantity	2			4	4
Frequency (pickups per week)	0			4	4
RETAIL TRASH ENCLOSURE		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	6.4	0.0	23.2	21.0
	(gallons)	1301	0	4676	4241
Container Size	65 gallon cart			4 yd3 dumpster	4 yd3 dumpster
Quantity	6			2	2
Frequency (pickups per week)	4			3	3

Bike Parking Required:		per AMC Sect. 9103.07.150	
#	Ratio	#	Total
Resident:	181	0.20 # du	37
Retail:	46	0.05 # vehicles	3
Subtotal Long Term:			40
#	Ratio	#	Total
Retail:	46	0.05 # vehicles	3
Subtotal Short Term:			3
Total Stalls Required:		43	stalls

Bike Parking Provided:	
Subtotal Long Term:	40
Subtotal Short Term:	3
Total Stalls Provided:	43 stalls



1. BIRD'S VIEW FROM HUNTINGTON DRIVE AND SANTA ANITA AVE.



1. VIEW OF SOUTH CORNER AMENITY & RETAIL



2. VIEW OF NORTH CORNER AMENITY AND PARKING ENTRY



1. VIEWING WEST FROM HUNTINGTON DRIVE



2. VIEW OF CENTRAL PLAZA PODIUM ACCESS



3. VIEW FROM ARCADIA STATE PARK



1. STREETSCAPE OF HUNTINGTON DRIVE AND SANTA ANITA AVE.



1. MAIN COURTYARD VIEWING SOUTH



2. BIRD'S EYE VIEW OF LINEAR GARDEN & POOL DECK



2. VIEW OF CENTRAL POOL COURTYARD FROM BRIDGE WAY



1. MAIN POOL DECK VIEWING MAIN ENTRY WAY

1. STREETSCAPE OF HUNTINGTON DRIVE AND SANTA ANITA AVE.

ARCADIA TOWN CENTER

ENTITLEMENTS PACKAGE

ARCADIA, CA

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SHEET INDEX

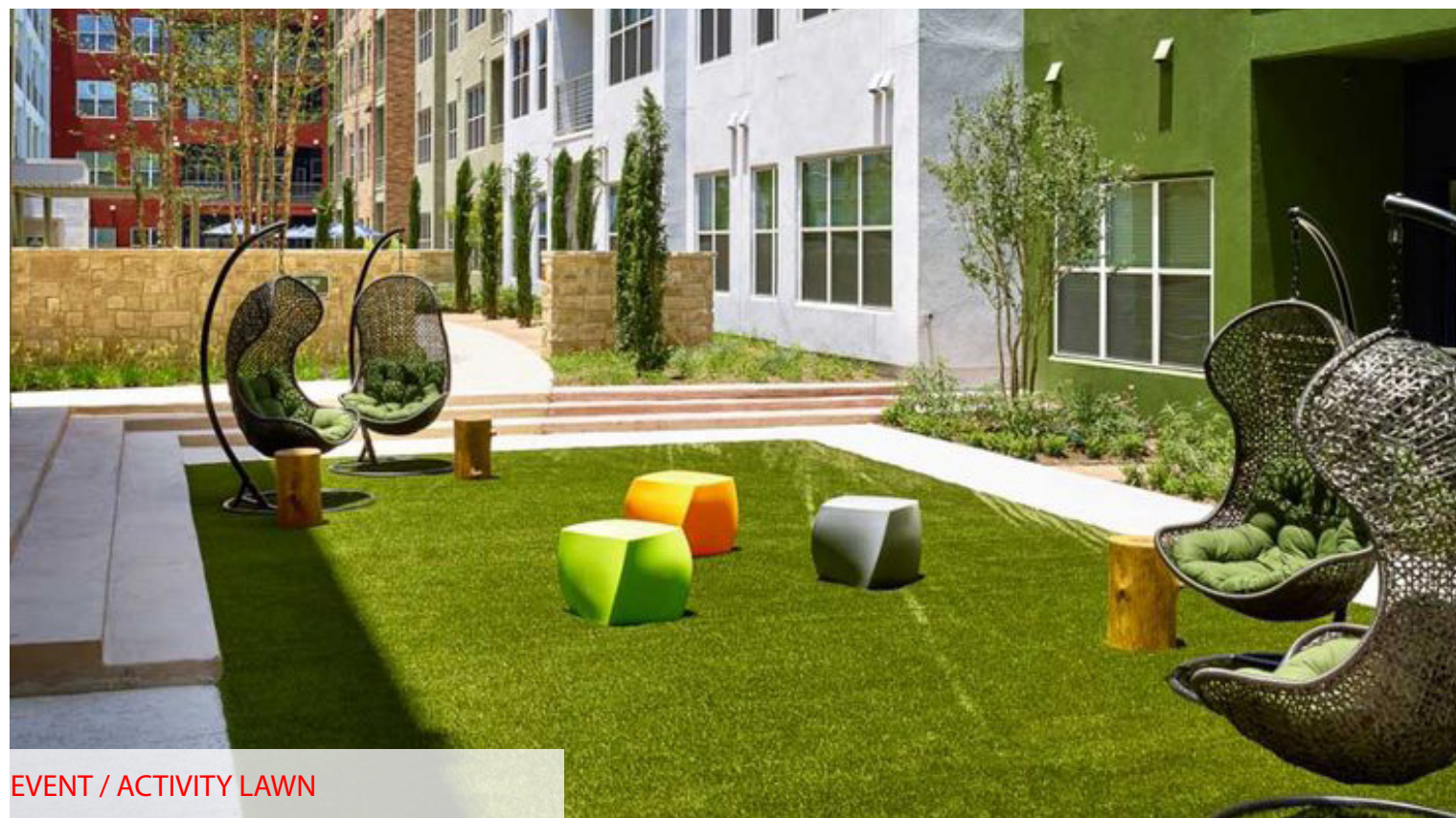
- 01. Cover Sheet
- 02. Inspirational Images
- 03. Ground Level Site Plan
- 04. Streetscape North
- 05. Streetscape South
- 06. Level 2 Site Plan

- 07. Pool Deck 1
- 08. Pool Deck 2
- 09. Courtyard 1 & 2
- 10. Courtyard 3 & 4
- 11. Sky Deck - Level 4
- 12. Level 5 Site Plan

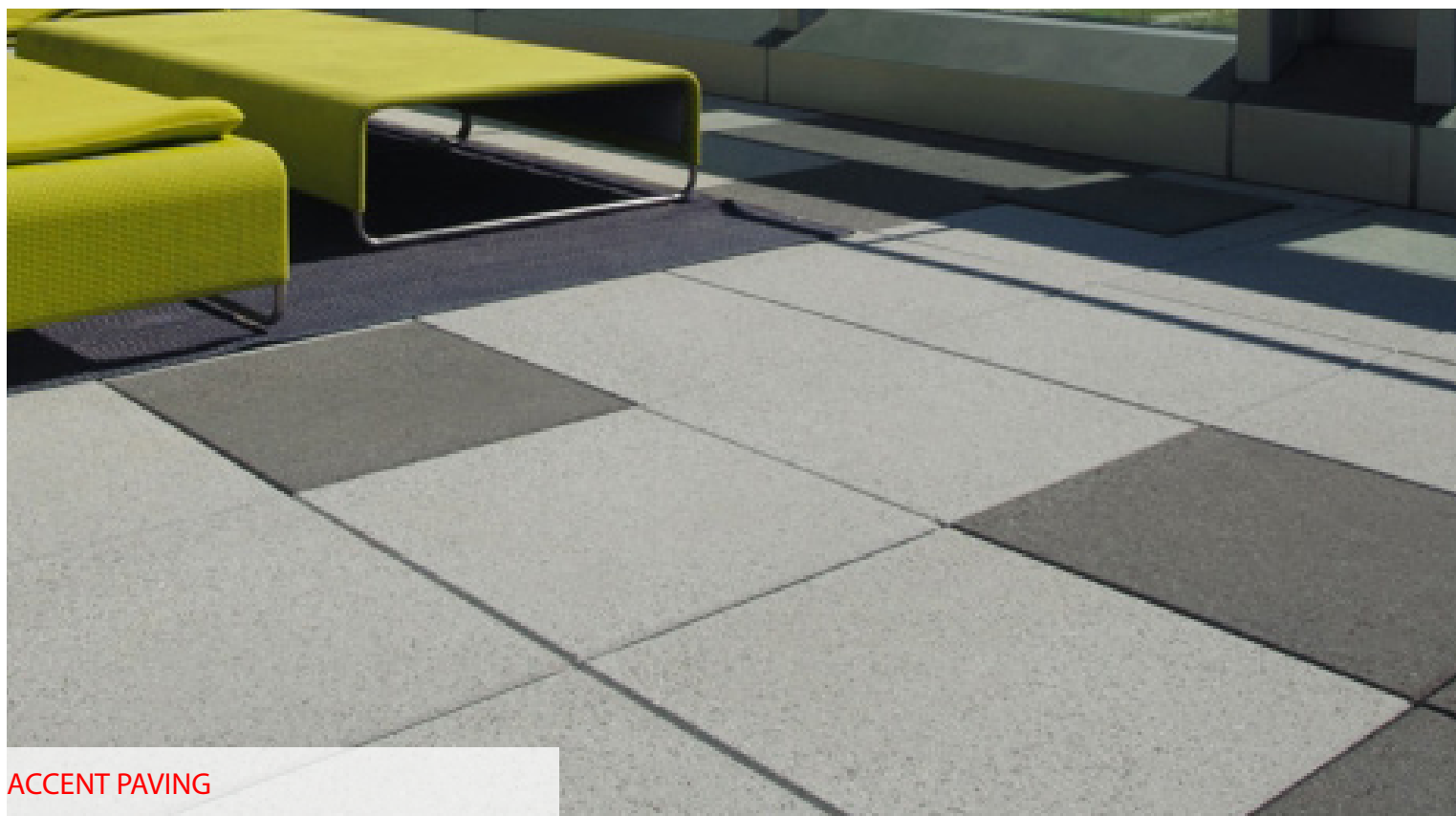
- 13. Roof Deck
- 14. Existing Tree Site Plan

100% DESIGN DEVELOPMENT

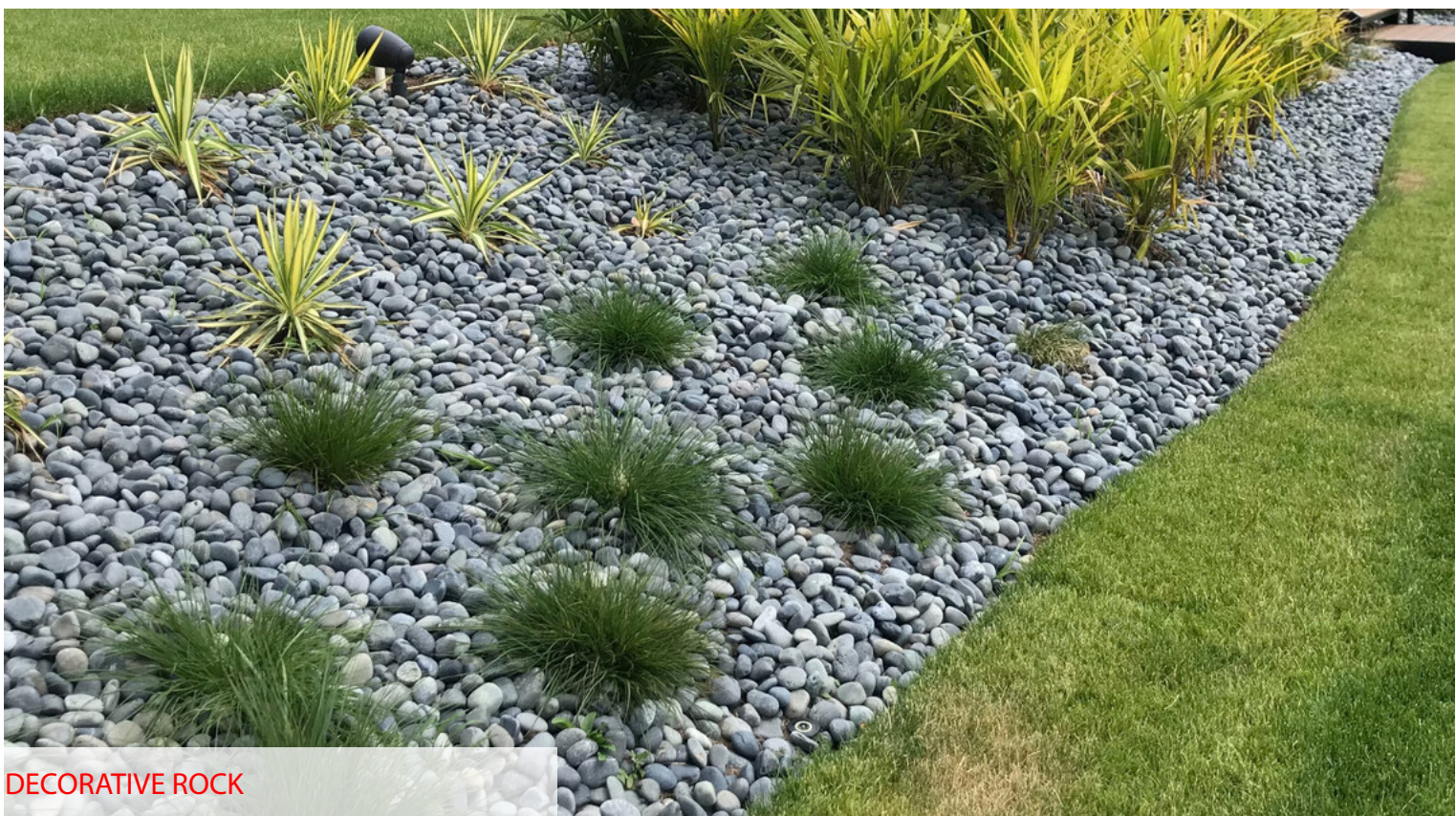
GREAT ROOM
12'-7" x 20'-3"



EVENT / ACTIVITY LAWN



ACCENT PAVING



DECORATIVE ROCK



OUTDOOR BBQ



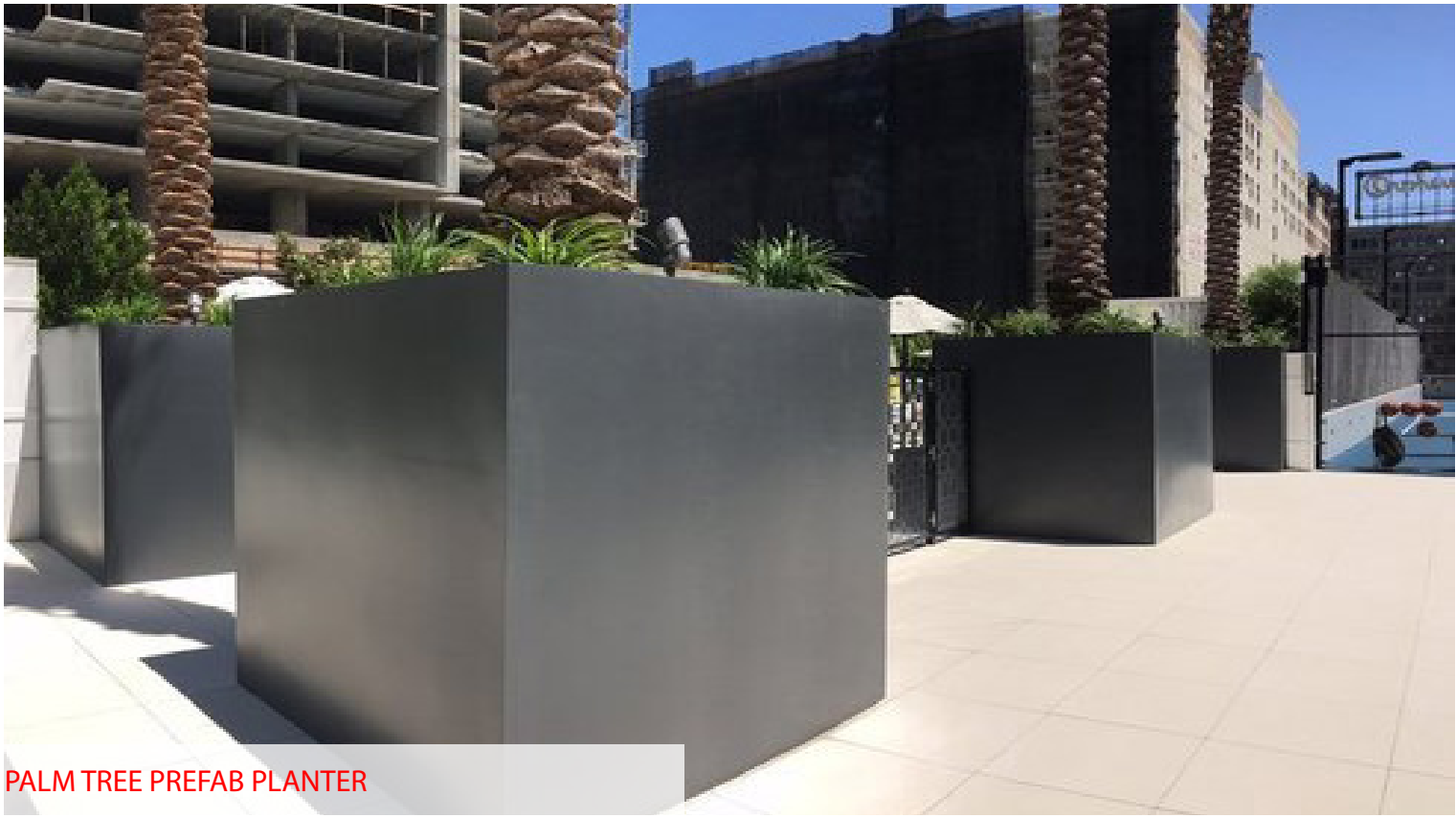
ORNAMENTAL PLANTING



OUTDOOR FURNITURE



CUSTOM CAST IN PLACE CONCRETE BENCH



PALM TREE PREFAB PLANTER



HAMMOCK ON TURF



CAVE



PREFAB FIRE FEATURE



MULTI-TONE LINEAR PAVERS

CITY OF ARCADIA

WATER EFFICIENT LANDSCAPING - ORDINANCE NO. 2330

WORKSHEET - SECTION C

THIS WORKSHEET IS REQUIRED TO BE FILLED OUT BY THE PROJECT APPLICANT

Reference Evapotranspiration (ETo) Rate = 50.2 inches per year

The ETo for the Arcadia area is based on the State Department of Water Resource, Reference Evapotranspiration rate (ETo) for the City of Monrovia – Appendix 'A' of the State MWELO.

Hydrozone # & Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF ÷ IE)	Hydrozone Area in sq. ft.	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Low Water Use	0.3	Drip	0.81	0.37	2,564	949	29,556 Gallons
2) Med Water Use	0.5	Drip	0.81	0.617	1,098	678	21,095 Gallons
				Average	Total	Total	
				0.44	3,662	1,627	
Special Landscape Areas (SLAs) - Includes areas irrigated with recycled water							
				1	0	0	0
				Totals	0	0	0
						ETWU Total	50,651 Gallons
						MAWA	51,289 Gallons

Hydrozone # & Planting Description – e.g., 1) Lawn/Turf, 2) Low Water Use Plantings, 3) Medium Water Use Plantings, etc.
Plant Factor (PF) –
Irrigation Method – Overhead Spray or Drip
Irrigation Efficiency (IE) – 0.75 for Overhead Spray, 0.81 for drip
ETWU (Annual Gallons Required) = ETo (50.2) x 0.62 x ETAF x Area
MAWA (Annual Gallons Allowed) = ETo (50.2) x 0.62 x [(ETAF x Area) + ((1-ETAF) x SLA)]
0.62 is a conversion factor to convert acre - inches per acre, to gallons per square foot per year
Area is the total Regular Landscape Areas
SLA is the total Special Landscape Areas
ETAF is 0.55 for residential areas, and 0.45 for non-residential areas

ETAF Calculations

Regular Landscape Areas: Average ETAF for Regular Landscape Areas must be 0.55

Total ETAF x Area	1,627
Total Area	3,662
Average ETAF	0.44

All Landscape Areas

Total ETAF x Area	1,627
Total Area	3,662
Sitewide ETAF	0.44

PLANTING NOTES

1. All landscape planting improvements shall follow the city and/or county of Arcadia’s guidelines.

2. The selection of plant material is based on cultural, aesthetic, water efficiency, and maintenance considerations.

3. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from a sample taken from the project site.

4. Groundcovers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration, and runoff. All shrub beds shall be mulched to a 3” depth to help conserve water, lower the soil temperature, and reduce weed growth.

5. Trees and shrubs shall be allowed to grow to their natural forms.

6. Final landscape plans shall accurately show placement of trees, shrubs, and groundcovers.

7. All required landscape planting areas shall be maintained by owner per the City’s requirements.

8. The landscape architect shall be aware of utility, sewer, and storm drain easements and place plantings accordingly.

9. Prior to the start of landscaping operations, the Landscape Architect and Landscape Constructor shall provide a sample of the weed fabric barrier to the Project Planner, City of Arcadia Planning Department.

10. All shrubs shall be installed at 5 gallons or 15 gallons.

11. All trees shall be installed at 24” box, 36” box, and/or 48” box.

STREETSCAPE NORTH

REFER TO SHEET 3

STREETSCAPE SOUTH

REFER TO SHEET 4

CONCEPTUAL PLANT PALETTE

TREES:	SIZE:	HEDGES:	SIZE:
ARBUTUS UNEDO STRAWBERRY TREE	36"	LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL.
LAGERSTROEMIA INDICA CRAPE MYRTLE	36"	PITTOSPORUM TOBIRA 'MOJO' MOJO PITTOSPORUM	3 GAL.
OLEA EUROPAEA OLIVE TREE	36"	PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE YELLOWWOOD	5 GAL.
PARKINSONIA FLORIDA PALO VERDE	36"	PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL	5 GAL.
TRISTANIA CONFERTA BRISBANE BOX	36"	SUCCULENTS:	
		AGAVE AMERI. VAR. MEDIO-PICTA 'ALBA' WHITE STRIPED CENTURY PLANT	3 GAL.
SHRUBS AND GROUNDCOVERS:			
ASCLEPIAS CURA. ' RED BUTTERFLIES' RED BUTTERFLIES MILKWEED	5 GAL.	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	1 GAL.
BUDDLEJA 'BLUE CHIP' DWARF SUMMER LILAC	5 GAL.	AGAVE DESMETTIANA SMOOTH AGAVE	5 GAL.
CARISSA MACROCARPA NATAL PLUM	3 GAL.	AGAVE WEBERI WEBER'S AGAVE	5 GAL.
CEANOTHUS GRIS. HORIZ. 'YANKEE POINT' YANKEE POINT CEANOTHUS	5 GAL.	ALOE STRIATA CORAL ALOE	1 GAL.
DIANELLA REVOLUTA 'CLARITY BLUE' CLARITY BLUE FLAXLILY	3 GAL.	ECHEVERIA SPP. HEN AND CHICKS	1 GAL.
ECHINOCACTUS GRUSONII BARREL CACTUS	3 GAL.	SEDUM SPP. STONECROP	1 GAL.
LANTANA CAMARA 'MISS HUFF' MISS HUFF HARDY LANTANA	5 GAL.	SENECIO MANDRALISCAE BLUE CHALKSTICKS	1 GAL.
LEUCOPHYLLUM SPP. TEXAS RANGER	5 GAL.	GRASSES:	
RHAPHIOLEPIS INDICA INDIAN HAWTHORNE	5 GAL.	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW MUHLY	3 GAL.
ROSMARINUS OFF. 'LOCKWOOD DE FOREST' PROSTRATE ROSMARY	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	3 GAL.
SALVIA SPP. SAGE	5 GAL.	VINES:	
		BOUGAINVILLEA SPP. BOUGAINVILLEA	5 GAL.
		CLYTOSTOMA CALLISTEGIODES VIOLET TRUMPET VINE	5 GAL.

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STREETSCAPE SITE PLAN

ARCADIA, CA

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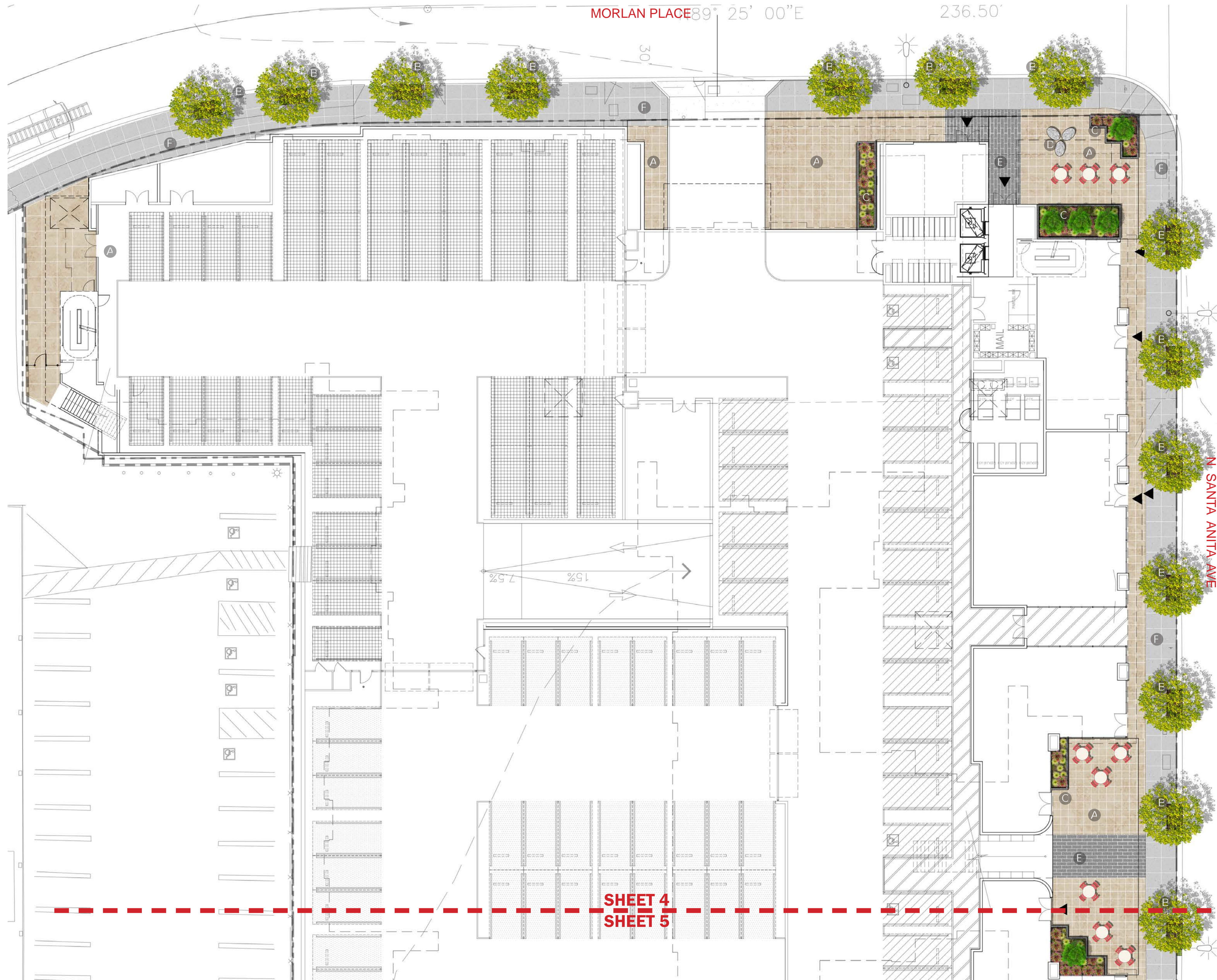
HPA: #18158

SHEET: 3 OF 15
SCALE: NTS

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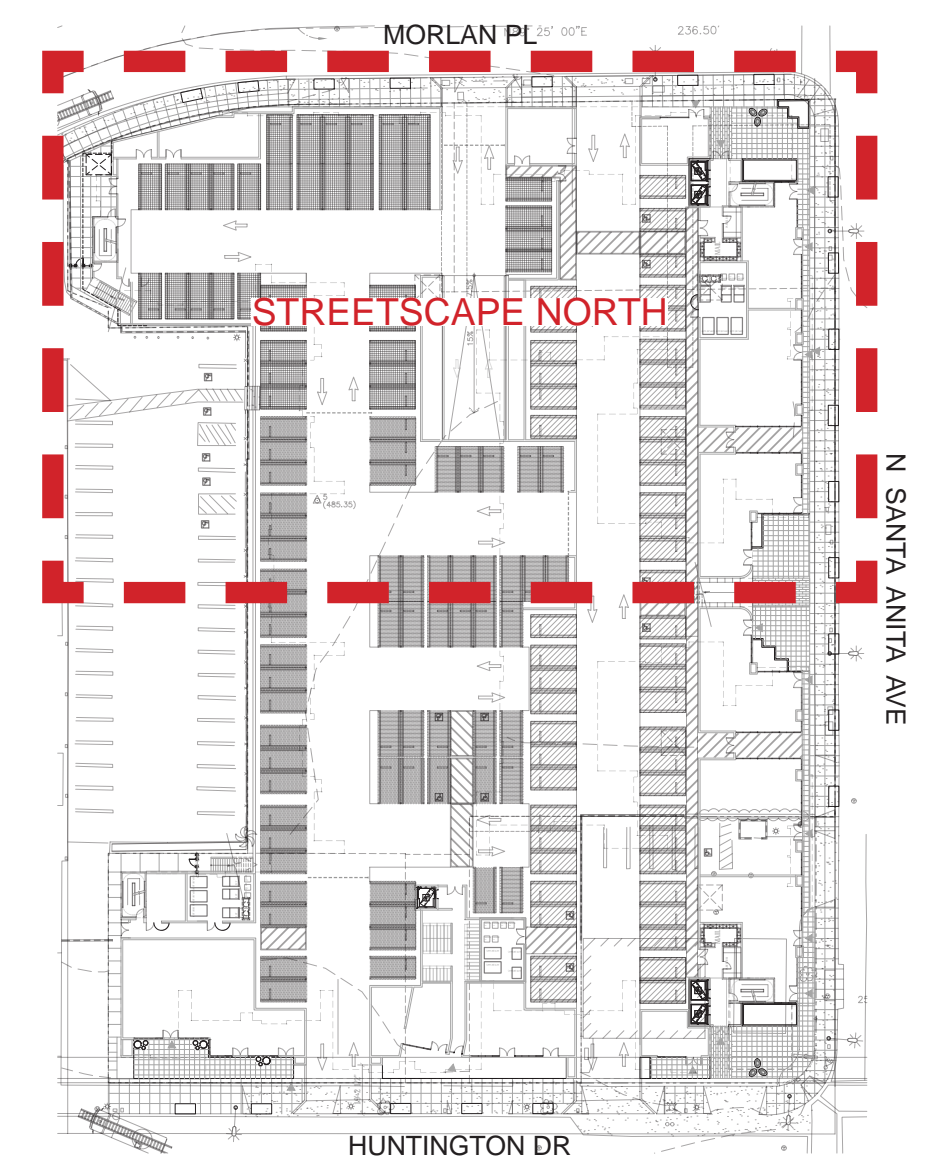
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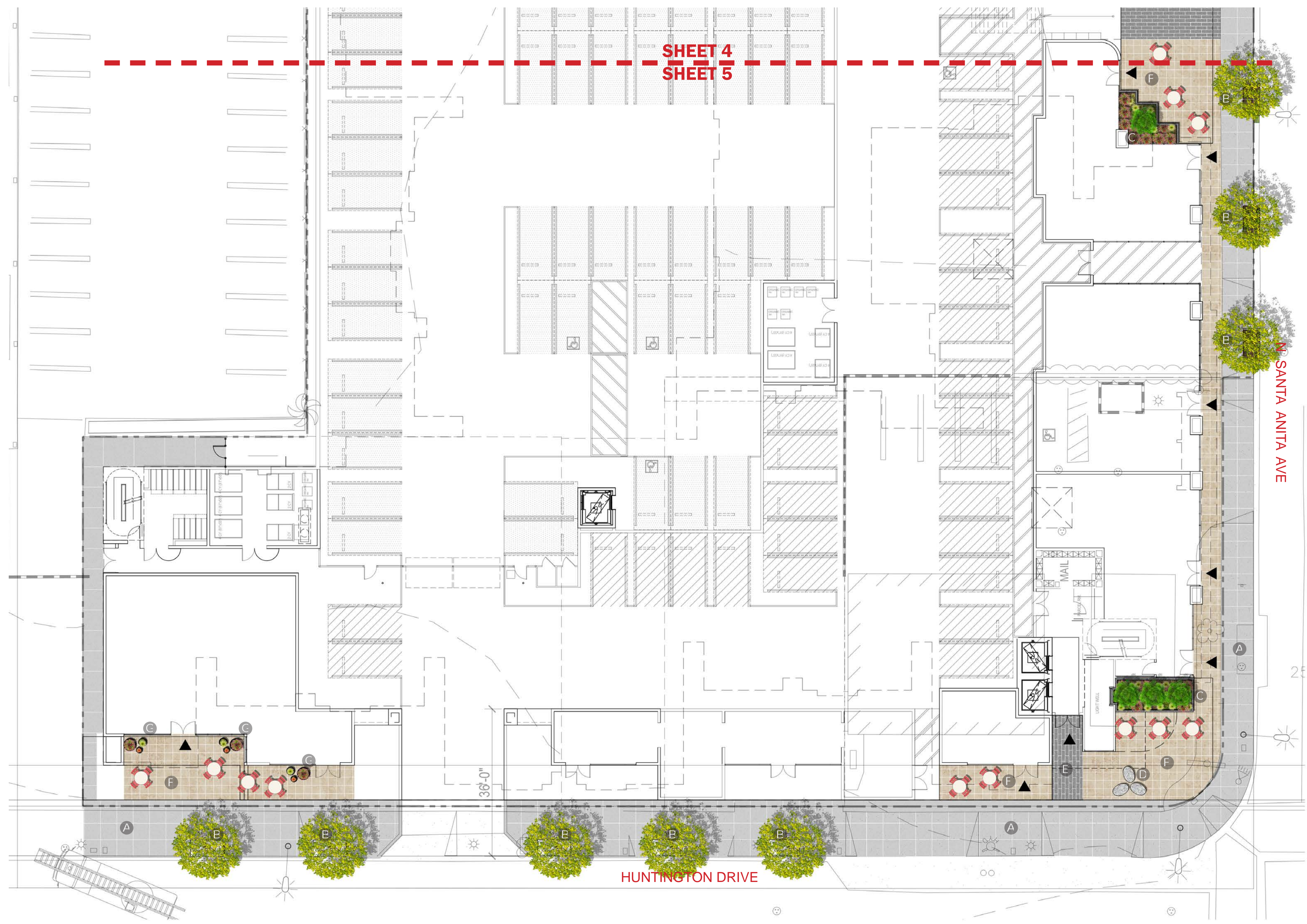
STREETSCAPE NORTH

Legend

- A 2' x 2' Concrete Pavers
- E 4' x 8' Tree Well w/ Shade Tree
- C Ornamental Planting
- D Pebble Seating
- E Accent Linear Pavers
- F Existing Sidewalk

GROUND LEVEL KEY MAP



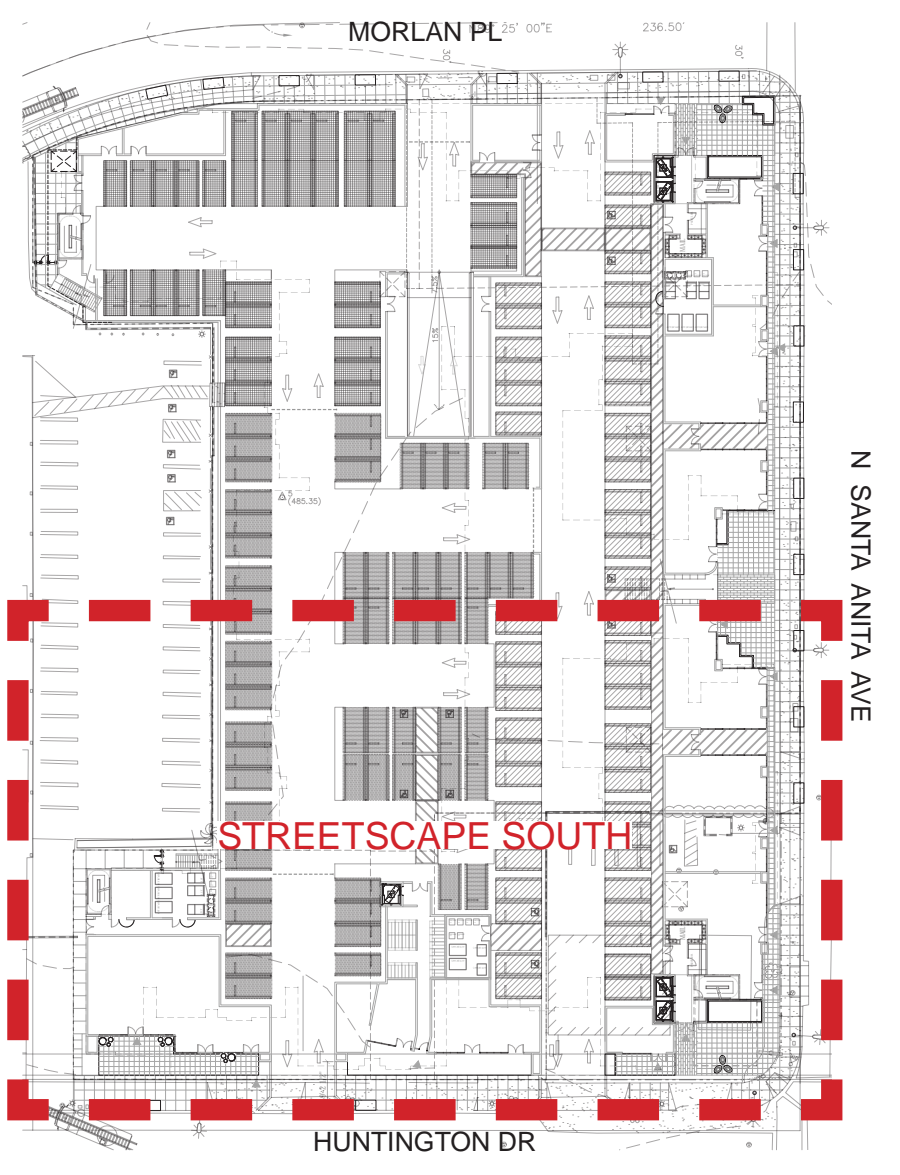


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STREETSCAPE SOUTH
Legend

- A Existing Sidewalk
- E 4' x 8' Tree Well w/ Shade Tree
- C Ornamental Planting
- D Pebble Seating
- E Accent Linear Pavers
- F 2' x 2' Concrete Pavers
- G Circular Planting Pots

GROUND LEVEL KEY MAP



COURTYARD 4
(REFER TO SHEET #10)

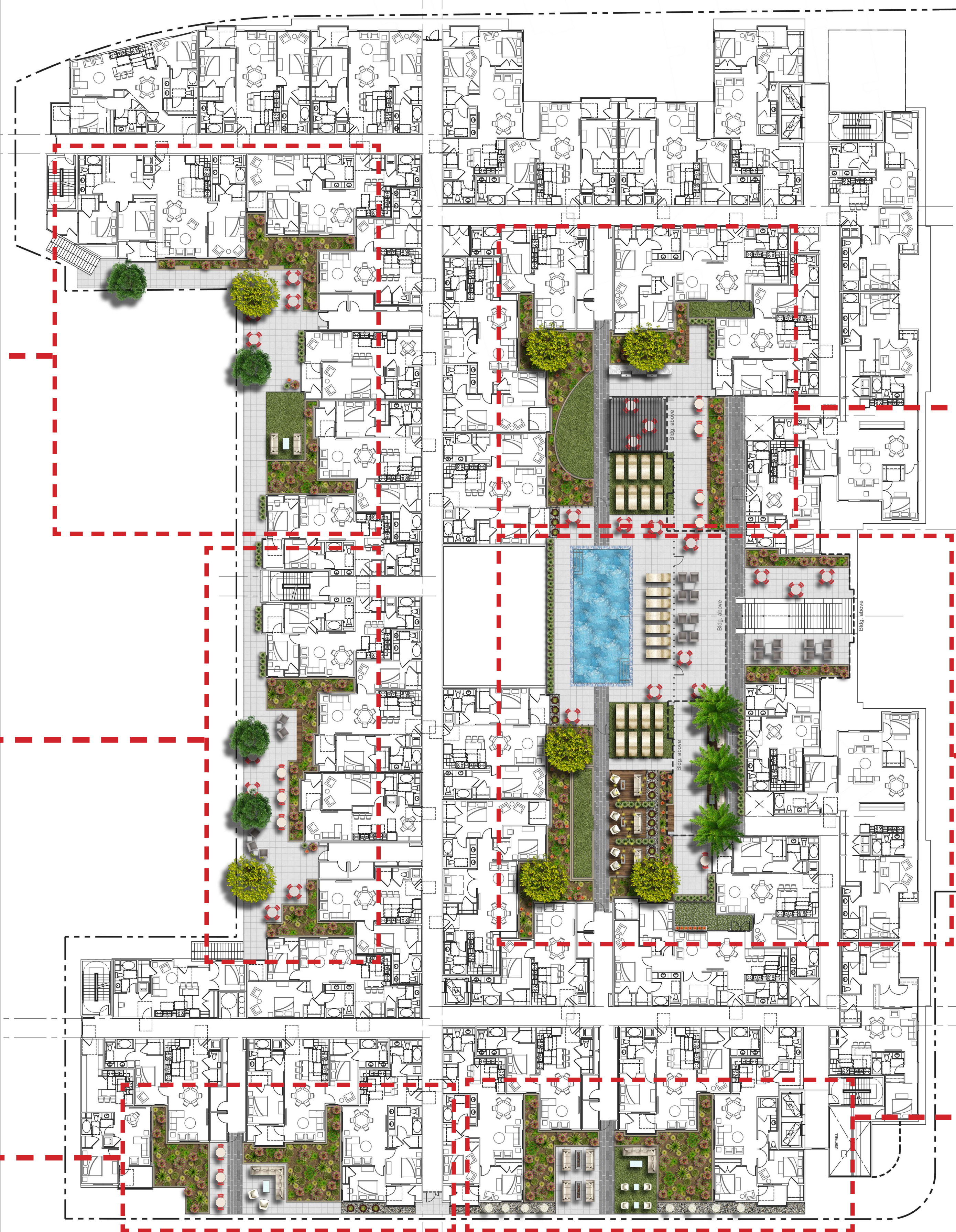
COURTYARD 3
(REFER TO SHEET #10)

COURTYARD 2
(REFER TO SHEET #9)

AMENITY DECK 2
(REFER TO SHEET #8)

AMENITY DECK 1
(REFER TO SHEET #7)

COURTYARD 1
(REFER TO SHEET #9)



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PODIUM 2nd LEVEL SITE PLAN

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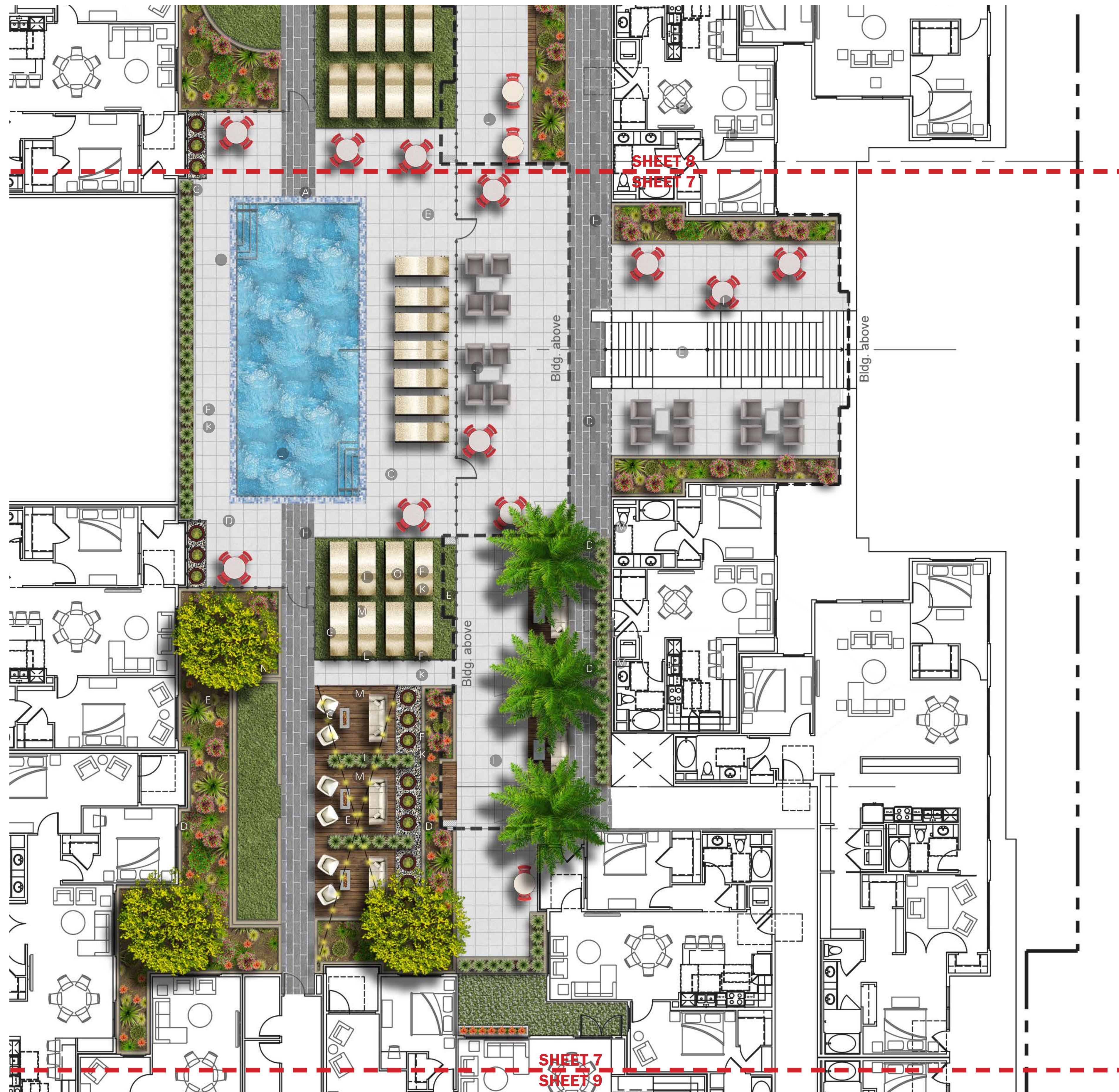
AMENITY DECK 1

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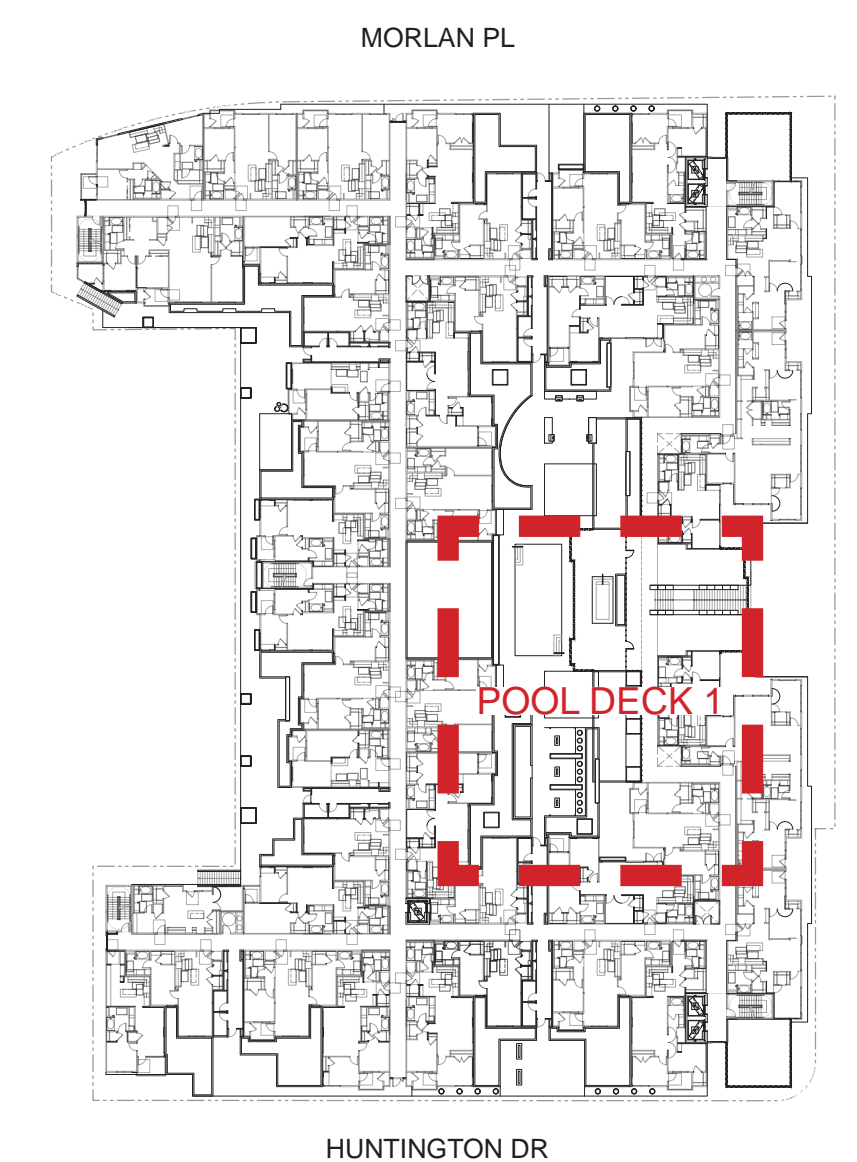


AMENITY DECK 1

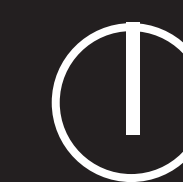
Legend

- A Swimming Pool
- E Lounge Seating without Artificial Turf
- C Artificial Turf w/ Lounge Seating
- D Pre-Fab Planter w/ Shade/Palm Tree
- E 12" Tall Built-In Planter
- F Circular Ornamental Planting Pot
- G Rectangular Pre-Fab Planter
- H Accent Linear Pavers
- I 2' x 2' Concrete Pavers
- J Pool Fence & Gate
- K Decorative Rock
- L Wood Decking
- M Pre-Fab Fire Trough
- N Bocce Ball Court
- C String Lighting

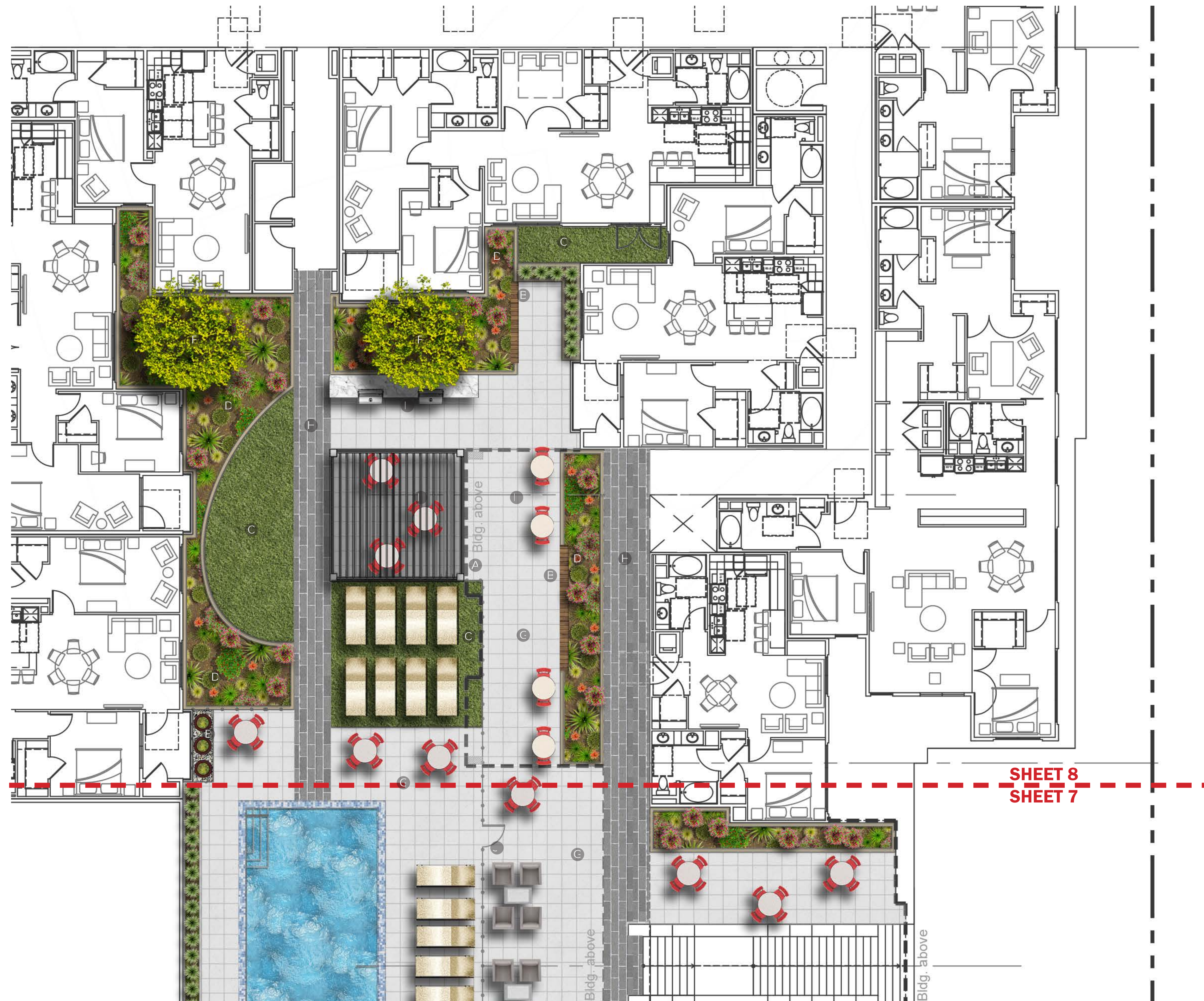
2ND LEVEL KEY MAP



SHEET: 7 OF 15
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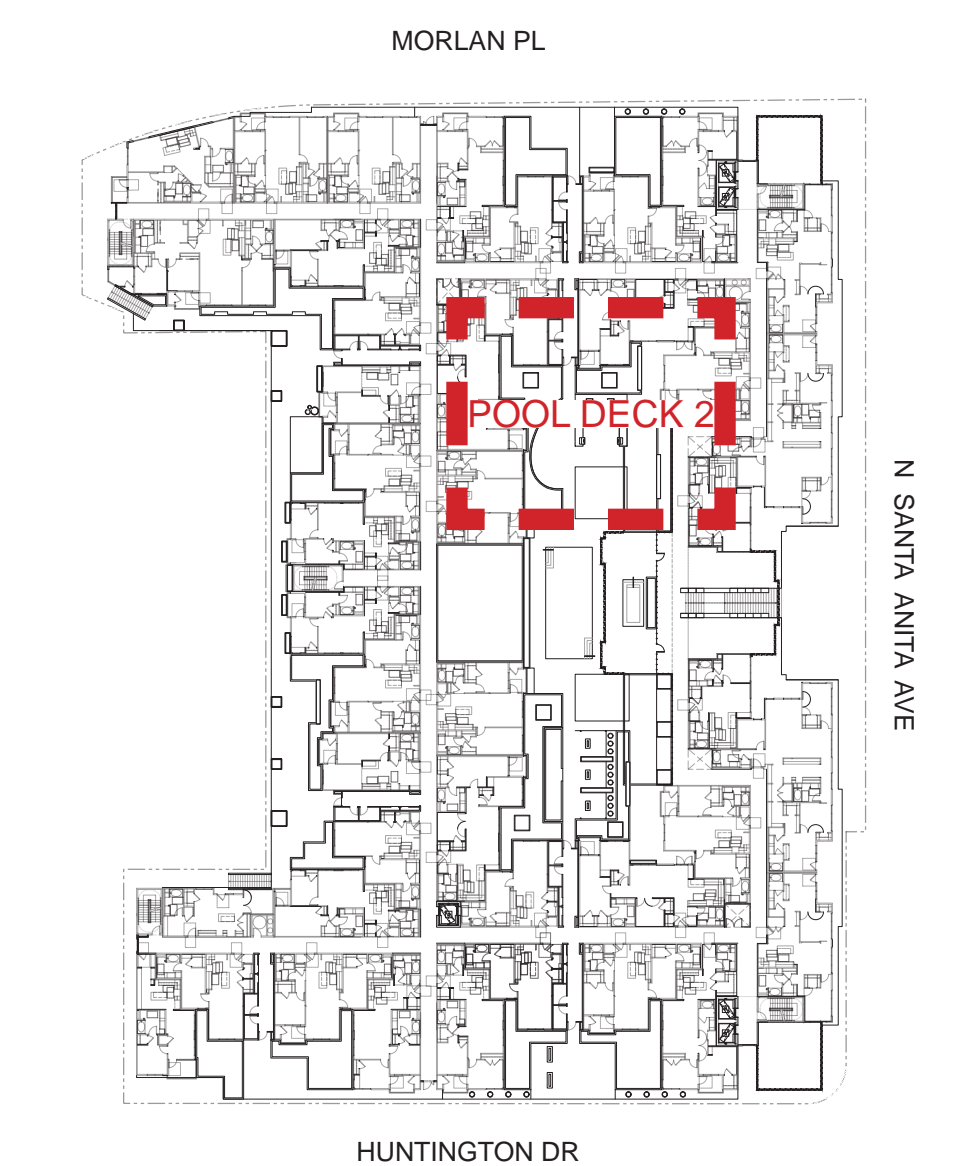


AMENITY DECK 2

Legend

- A** Custom Steel Shade Structure
- B** Wood-Cap Planter Bench
- C** Artificial Turf Area
- D** Raised Planter w/ Ornamental Planting
- E** Circular Ornamental Planting Pot
- F** 4' x 4' Pre-Fab Planter w/ Shade Tree
- G** 2' x 2' Concrete Pavers
- H** Accent Linear Pavers
- I** Barbeque Grill & Counter
- J** Pool Fence & Gate

2ND LEVEL KEY MAP



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COURTYARD 2

Legend

- Raised Planter w/ Ornamental Planting **A**
- 2' x 2' Concrete Pavers **B**
- Accent Linear Pavers **C**



COURTYARD 1

Legend

- A** Contemporary Fire Trough
- B** Decorative Rock
- C** Accent Linear Pavers
- D** Raised Planter w/ Ornamental Planting
- E** Artificial Turf
- F** 2' x 2' Two-Tone Accent Pavers
- G** Decorative Light Spheres

2ND LEVEL KEY MAP



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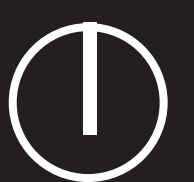
COURTYARDS 1 & 2

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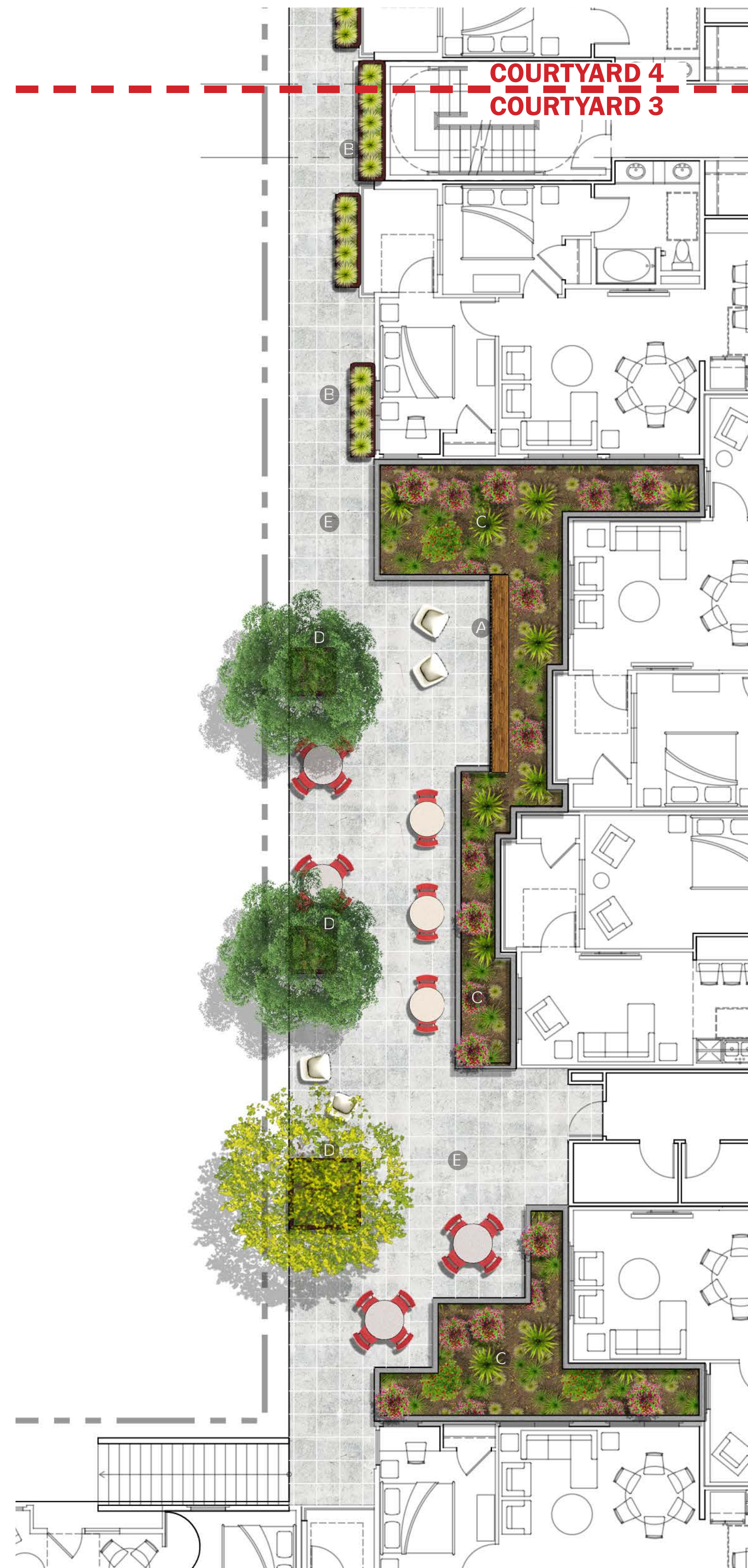


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COURTYARD 3

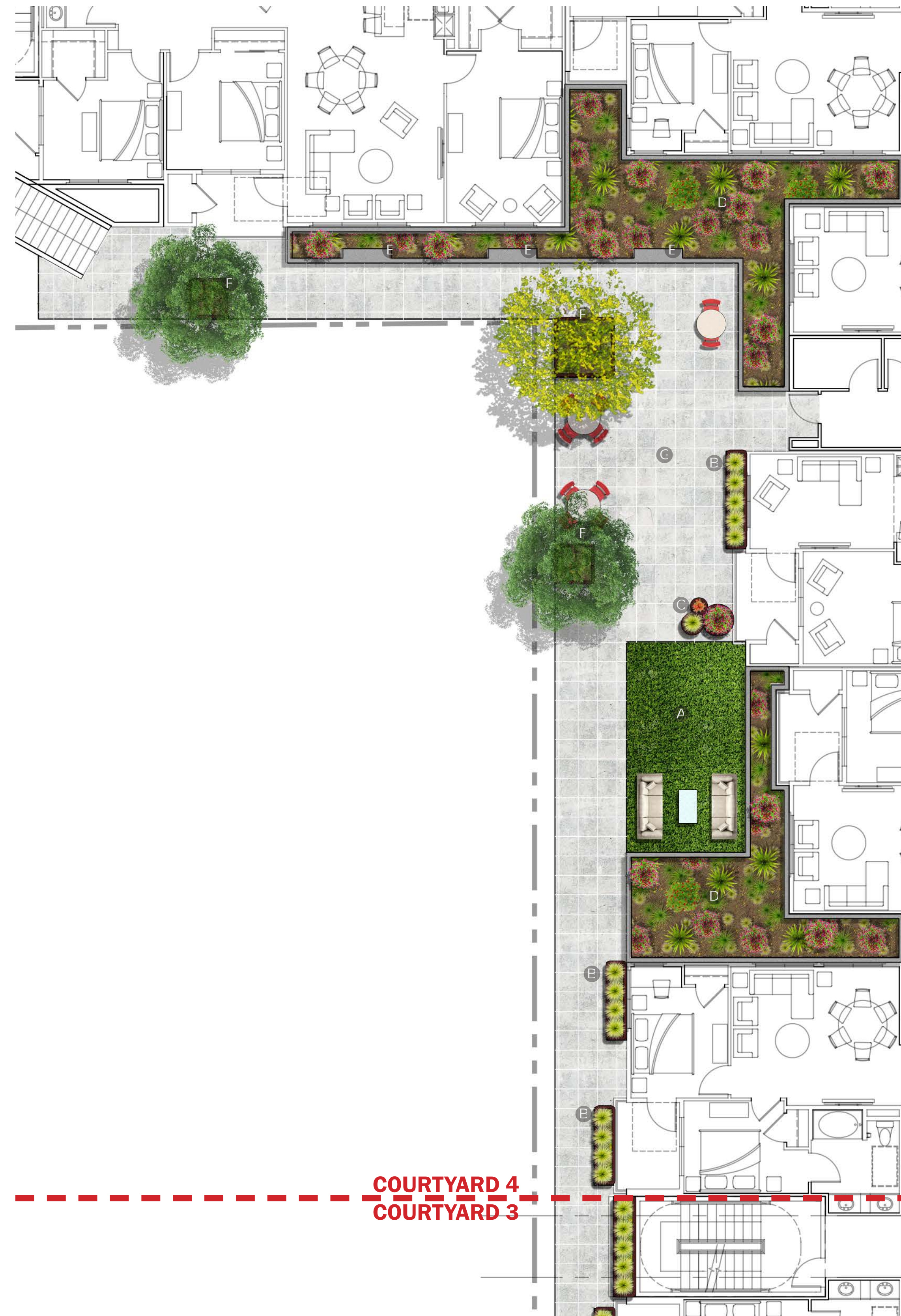
Legend

- Built-In Wood Bench **A**
- Rectangular Pre-Fab Planter **B**
- Raised Planter w/ Ornamental Planting **C**
- 4' x 4' Pre-Fab Planter w/ Shade Tree **D**
- 2' x 2' Two-Tone Accent Pavers **E**



COURTYARD 4

COURTYARD 3

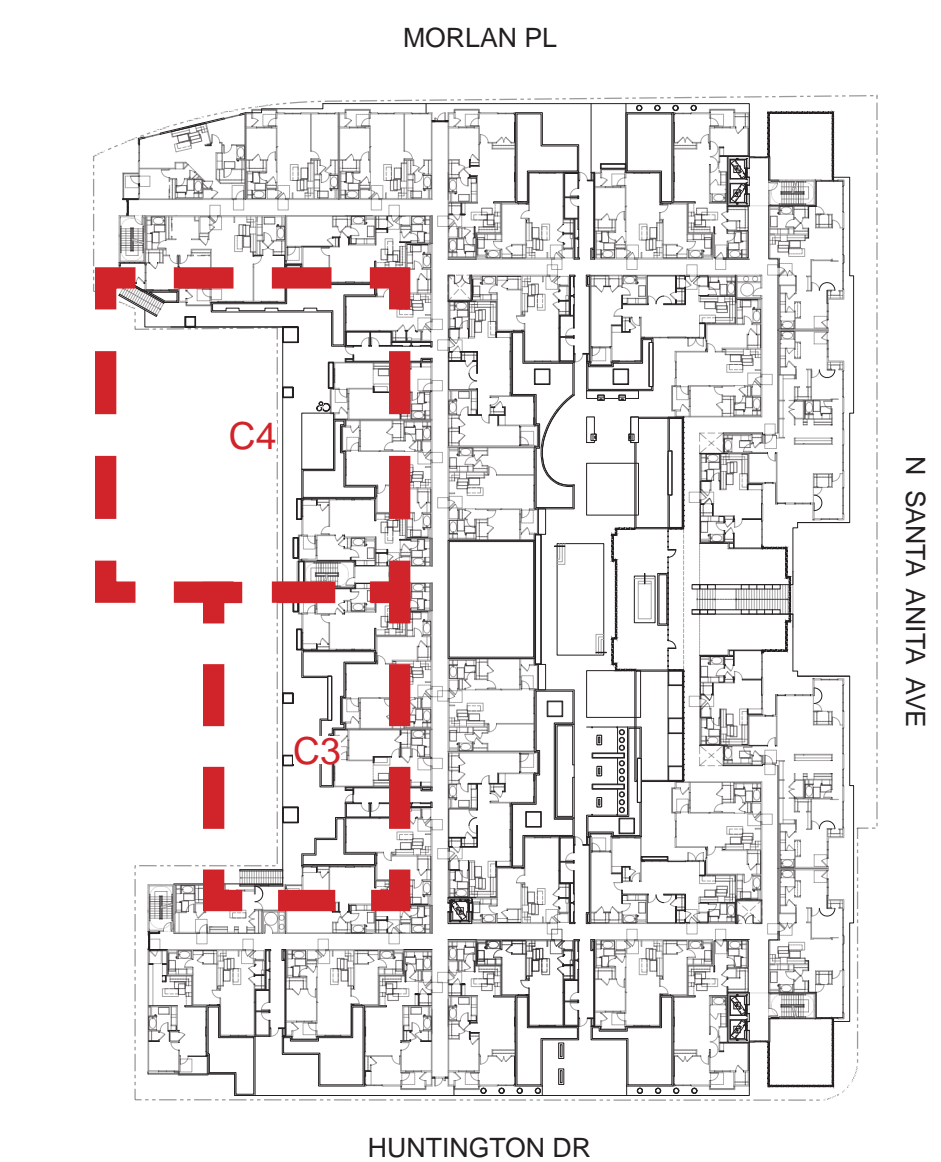


COURTYARD 4

Legend

- A** Artificial Turf Area
- B** Rectangular Pre-Fab Planter
- C** Ornamental Planting Pots
- D** Raised Planter w/ Ornamental Planting
- E** Built-In Concrete Bench Seating
- F** 4' x 4' Pre-Fab Planter w/ Shade Tree
- G** 2' x 2' Two-Tone Accent Pavers

2ND LEVEL KEY MAP

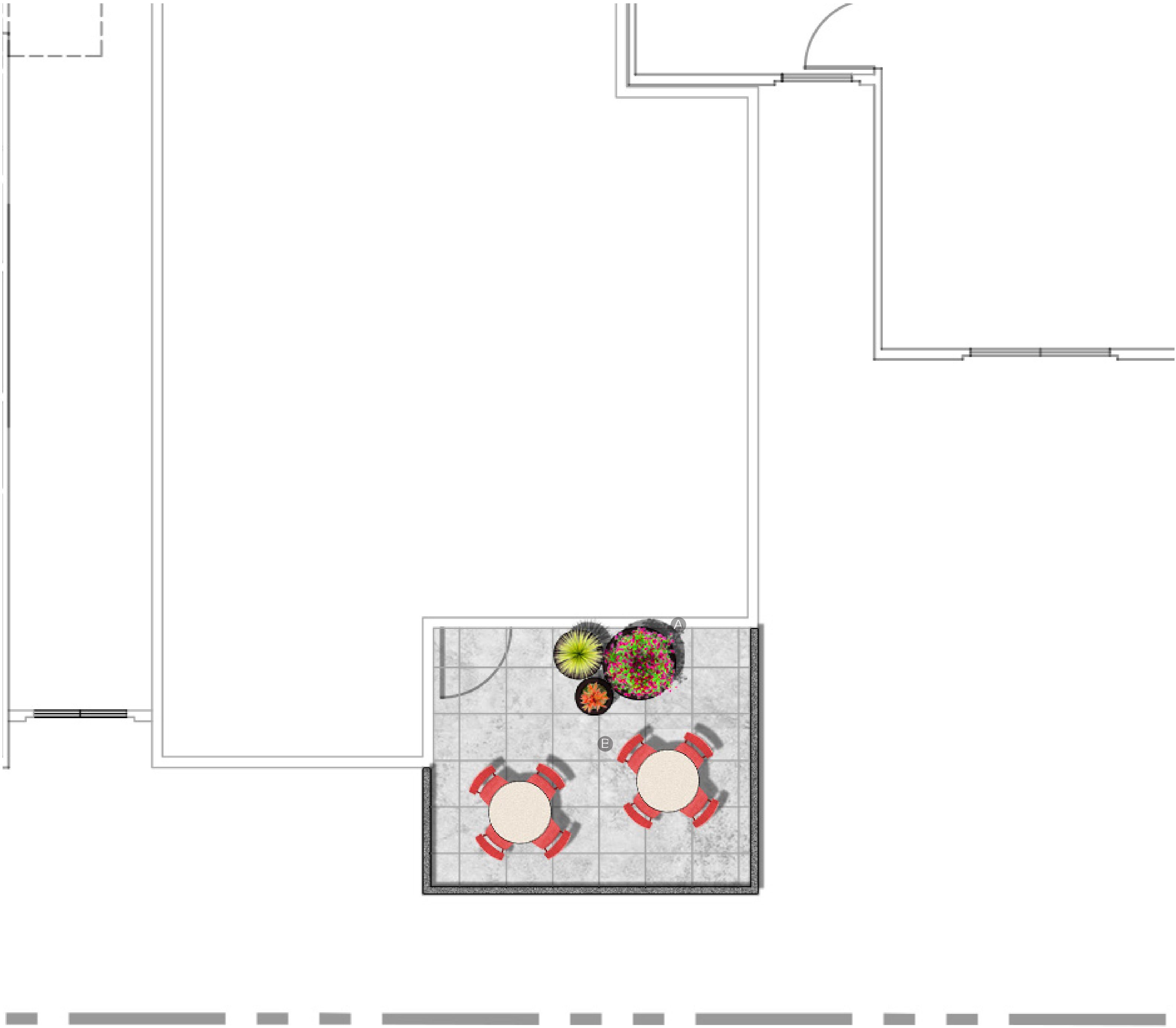


GENERAL NOTES:

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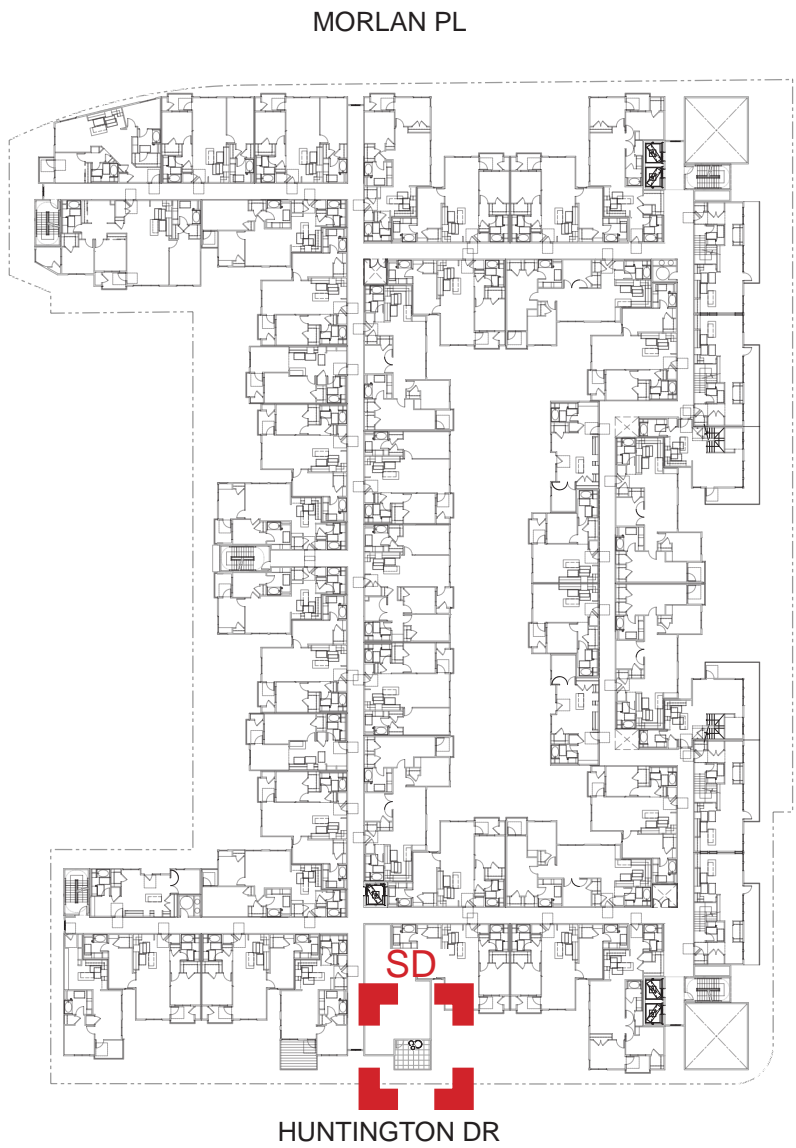


SKY DECK (4TH LEVEL)

Legend

- A Ornamental Planting Pots
- E 2' x 2' Concrete Pavers

4TH LEVEL KEY MAP



ARCADIA TOWN
CENTER

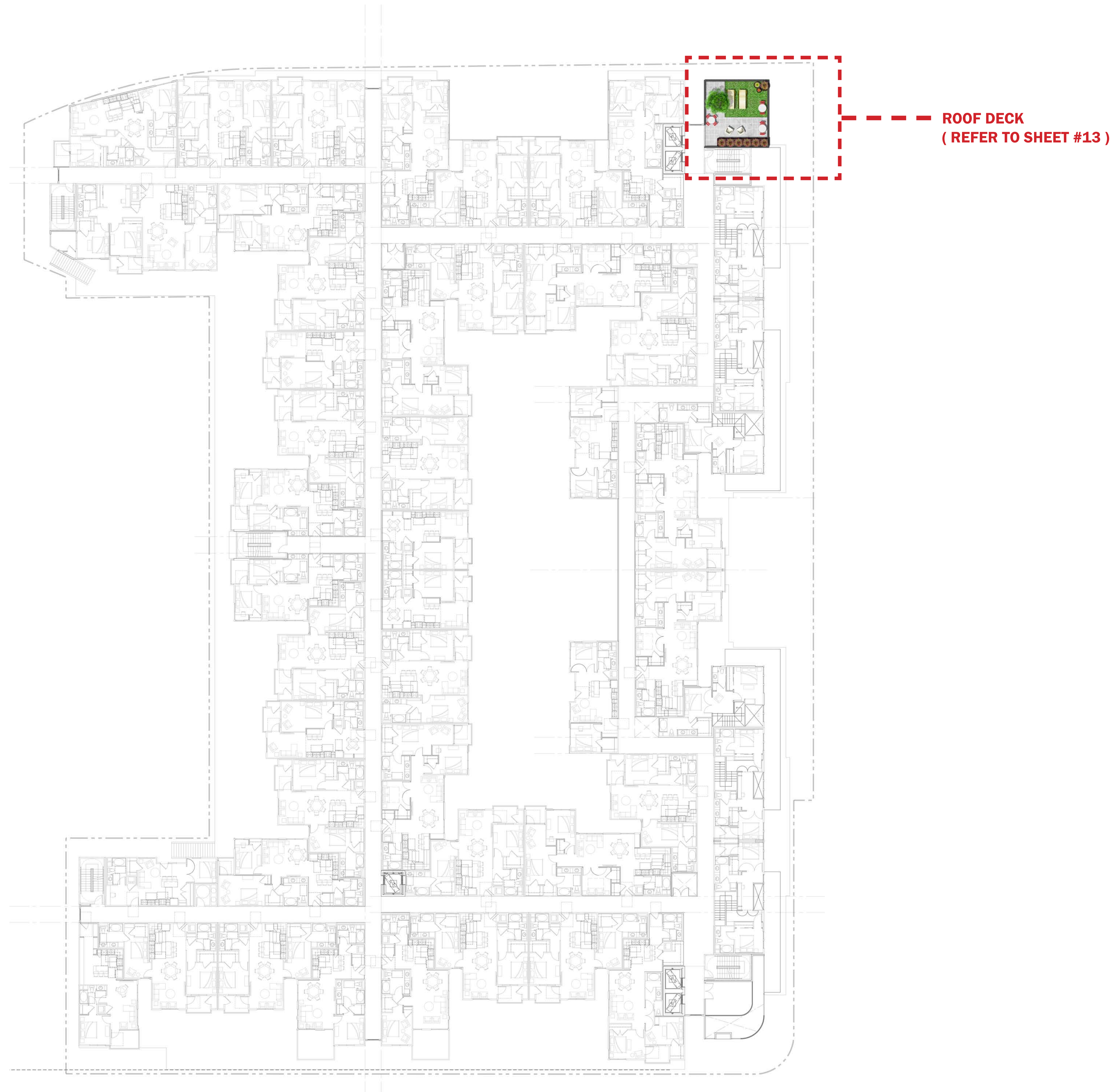
SKY DECK (4TH LEVEL)

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ROOF DECK
(REFER TO SHEET #13)

ARCADIA TOWN CENTER

ROOF DECK SITE PLAN (5TH LEVEL)

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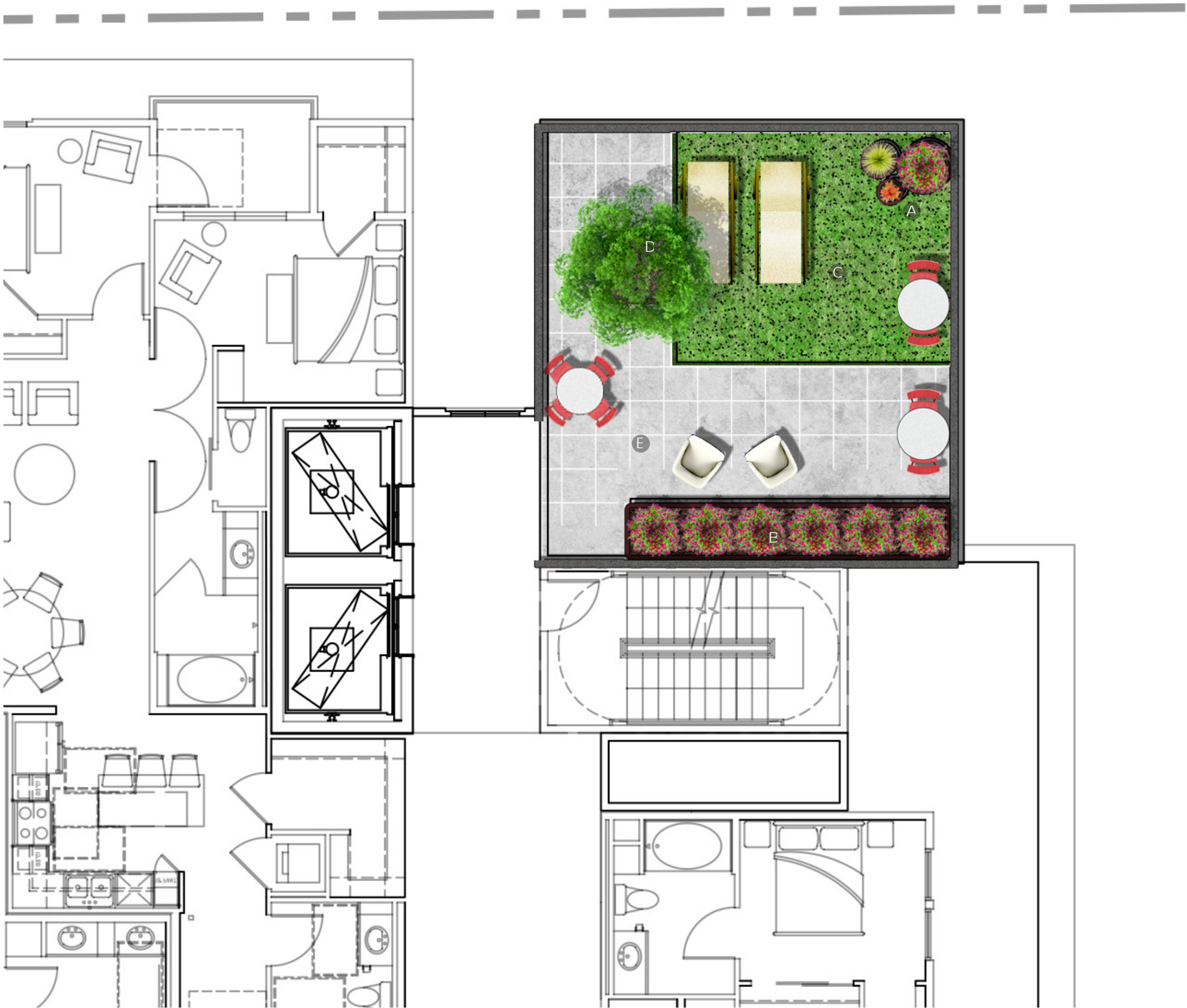
ROOF DECK (5TH LEVEL)

Legend

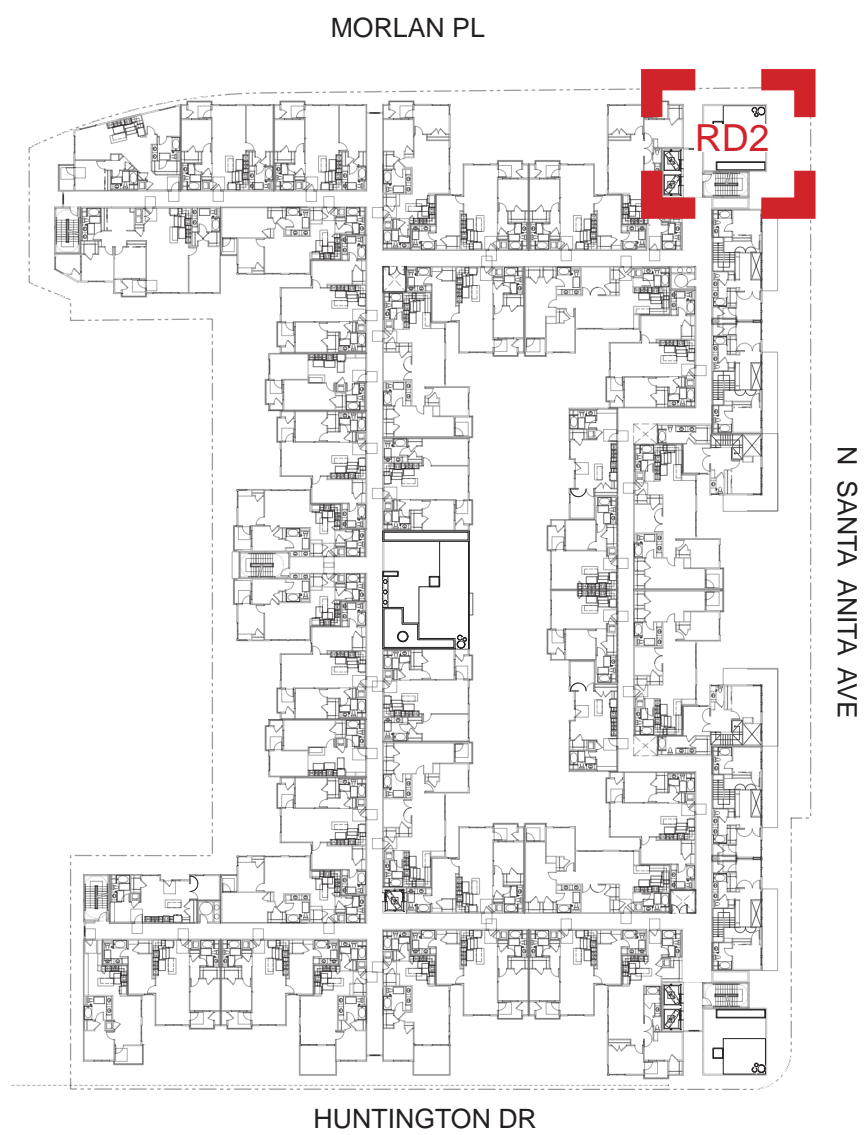
- A Ornamental Planting Pots
- E Raised Planter w/ Ornamental Planting
- C Artificial Turf Area
- D 4' x 4' Pre-Fab Planter w/ Shade Tree
- E 2' x 2' Two-Tone Accent Pavers

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5TH LEVEL KEY MAP



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