Item #10

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Item #10

Santa Anita Village

Arcadia, California

Developer:
Prime Enterprises LLC

Architect:
Withee Malcolm Architects

PROJECT SUMMARY

LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOTS 144 AND 145, ARCADIA ACREAGE TRACT, M.B. 10-18 AND A PORTION OF LOTS 2, 3, 4, AND 5, TRACT NO. 14718, M.B. 382-3, ALL RECORDS OF SAID COUNTY.

GROSS LOT AREA:	12.05 acres
NET LOT AREA:	11.35 acres
TOTAL UNITS:	318 residential units provided
DENSITY:	26.4 dua
CONSTRUCTION TYPE:	TYPE V - 1 HOUR RATED
OCCUPANCY CLASS:	R-1
BUILDING COVERAGE TOTAL: (inc. footprint of townhomes A & B, footprint of senior condominium buildings 1 & 2 above parking, club house & community center, trash enclosures)	4.11 acre (179,101 S.F.)
LANDSCAPE COVERAGE TOTAL: (inc. all planted areas and walkways and building set back areas) (inc. usable open space - 0.87 acre (37,803 S.F.))	4.52 acre (197,010 S.F.)
HARDSCAPE COVERAGE TOTAL: (inc. all roads, driveways & exterior parking spaces)	3.42 acre (148,787 S.F.)

RESIDENTIAL UNIT SUMMARY

ATTACHED TOWNHOMES: TYPE A / (6) 8-PLEX BUILDINGS

TYPE	PLAN	QNTY./ BLDG	DESCRIPTION	GROSS AREA	TOTAL UNITS	SUBTOTAL
3-STORY	1A	2	2 BR / 2.5 BATH	1,181 S.F.	12	14,172 S.F.
3-STORY	2A	1	3 BR / 3 BATH	1,401 S.F.	6	8,406 S.F.
3-STORY	2B	2	3 BR / 3 BATH	1,493 S.F.	12	17,916 S.F.
3-STORY	3A	1	4 BR / 4 BATH	1,766 S.F.	6	10,596 S.F.
3-STORY	3B	2	4 BR / 4 BATH	1,766 S.F.	12	21,192 S.F.
UNITS per bldg:		8			48	72,282 S.F.

ATTACHED TOWNHOMES: TYPE A1 / (9) 7-PLEX BUILDINGS

TYPE	PLAN	QNTY./ BLDG	DESCRIPTION	GROSS AREA	TOTAL UNITS	SUBTOTAL
3-STORY	1B	1	2 BR / 2.5 BATH	1,357 S.F.	9	12,213 S.F.
3-STORY	2A	1	3 BR / 3 BATH	1,401 S.F.	9	12,609 S.F.
3-STORY	2B	2	3 BR / 3 BATH	1,493 S.F.	18	26,874 S.F.
3-STORY	3A	1	4 BR / 4 BATH	1,766 S.F.	9	15,894 S.F.
3-STORY	3B	2	4 BR / 4 BATH	1,766 S.F.	18	31,788 S.F.
UNITS per bldg:		7			63	99,378 S.F.

ATTACHED TOWNHOMES: TYPE B / (1) 10-PLEX BUILDING

TYPE	PLAN	QNTY./ BLDG	DESCRIPTION	GROSS AREA	TOTAL UNITS	SUBTOTAL
3-STORY	1A	6	2 BR / 2.5 BATH	1,177 S.F.	6	7,062 S.F.
3-STORY	2A	2	2 BR + DEN / 2.5 BATH	1,361 S.F.	2	2,722 S.F.
3-STORY	3A	2	2 BR + DEN/ 2.5 BATH	1,471 S.F.	2	2,942 S.F.
UNITS per bldg:		10			10	12,726 S.F.

ATTACHED TOWNHOMES: TYPE B1 / (7) 7-PLEX BUILDINGS

TYPE	PLAN	QNTY./ BLDG	DESCRIPTION	GROSS AREA	TOTAL UNITS	SUBTOTAL
3-STORY	1A	4	2 BR / 2.5 BATH	1,177 S.F.	28	32,956 S.F.
3-STORY	2A	2	2 BR + DEN/ 2.5 BATH	1,361 S.F.	14	19,054 S.F.
3-STORY	3B	1	3 BR / 3 BATH	1,485 S.F.	7	10,395 S.F.
UNITS per bldg:		7			49	62,405 S.F.
TOTAL TOWNHOME UNITS:					170	246,791 S.F.

CONDOMINIUMS (4 STORIES OVER PARKING)

TYPE	PLAN	BLDG 1	BLDG 2	DESCRIPTION	GROSS AREA	TOTAL UNITS	SUBTOTAL
FLAT	A	12	12	3 BR / 2 BATH	1,371 S.F.	24	32,904 S.F.
FLAT	B	23	23	2 BR / 2 BATH	1,177 S.F.	46	54,142 S.F.
FLAT	C	12	12	2 BR +DEN/ 2 BATH	1,214 S.F.	24	29,136 S.F.
FLAT	D	24	22	1 BR / 1 BATH	704 S.F.	46	32,384 S.F.
FLAT	E	4	4	2 BR / 2 BATH	1,150 S.F.	8	9,200 S.F.
TOTAL UNITS:						148	157,766 S.F.
TOTAL ALL UNITS:						318	404,557 S.F.

RESIDENTIAL PARKING SUMMARY

REQUIRED PARKING	SPACES REQUIRED	SPACES PROVIDED
TOWNHOMES (170 UNITS @ 2 SPACES PER UNIT)	340 SPACES	340 SPACES (in enclosed garages)
GUEST PARKING (170 UNITS @ 0.25 SPACES PER UNIT) INC. 2 ADA SPACES	43 SPACES	43 SPACES (surface parking)
ADDITIONAL GUEST PARKING (45 UNITS - 4BED/4BATH) INC. 2 ADA SPACES	NONE	28 SPACES (surface parking)
TOWNHOMES PARKING	383 SPACES	411 SPACES
CONDOMINIUMS (148 UNITS @ 2 SPACES PER UNIT) INC. 6 ADA SPACES	296 SPACES	298 SPACES (basement garage)
GUEST PARKING (148 UNITS @ 0.25 SPACES PER UNIT) INC. 2 ADA SPACES	37 SPACES	37 SPACES (37 basement garage)
CONDOMINIUMS PARKING	333 SPACES	335 SPACES
TOTAL PARKING	716 SPACES	746 SPACES

LEGEND

BUILDING COVERAGE

USABLE OPEN SPACE

PHASE AND LOT LINES

DRWY - PRIVATE DRIVEWAY

NOTE: NO BUILDING EXTENDS ON OR OVER THE DRIVEWAY

NOTE: THE PROJECT IS PROPOSED IN FIVE PHASES WITH PHASE I TO BE BUILT FIRST. THE OTHER FOUR PHASES MAY NOT BE BUILT IN NUMERICAL ORDER AND THE APPLICANT IS REQUESTING THAT NO CONDITION BE LEVIED THAT REQUIRES THE PHASING BE IMPLEMENTED IN NUMERIC ORDER.

PROJECT SUMMARY

SANTA ANITA VILLAGE
Arcadia, California

CLIENT
PRIME ENTERPRISES LLC
900 S. San Gabriel Blvd. Suite 100
San Gabriel, CA 91776
tel. (626) 285-5550

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-6885
Fax (310) 217-0425

JOB NO. A6008.200
SCALE:
DATE: 10.20.2010

PRIME ENTERPRISES LLC.

ILLUSTRATIVE SITE PLAN

SANTA ANITA VILLAGE
COUNTY OF LOS ANGELES

SITE PLAN

SANTA ANITA VILLAGE
Arcadia, California

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SHEET 02

PERSPECTIVE VIEW 1

SANTA ANITA VILLAGE
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PERSPECTIVE VIEW 2

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SHEET 04

BUILDING A
ELEVATIONS

SANTA ANITA VILLAGE
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scale: 1/4" = 1'-0"
0 4 8 12 16

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SHEET 05

elevation - style A

elevation - style B

BUILDING B
ELEVATIONS

SANTA ANITA VILLAGE
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scale: 1/4" = 1'-0"
0 4 8 12 16

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SHEET 06

BUILDING C
ELEVATIONS

SANTA ANITA VILLAGE
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scale: 1/8" = 1'-0"
0 8 16 24 32

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SHEET 07

SITE PLAN

SANTA ANITA VILLAGE

Arcadia, California

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SHEET 08

PERSPECTIVE VIEW 3

SANTA ANITA VILLAGE
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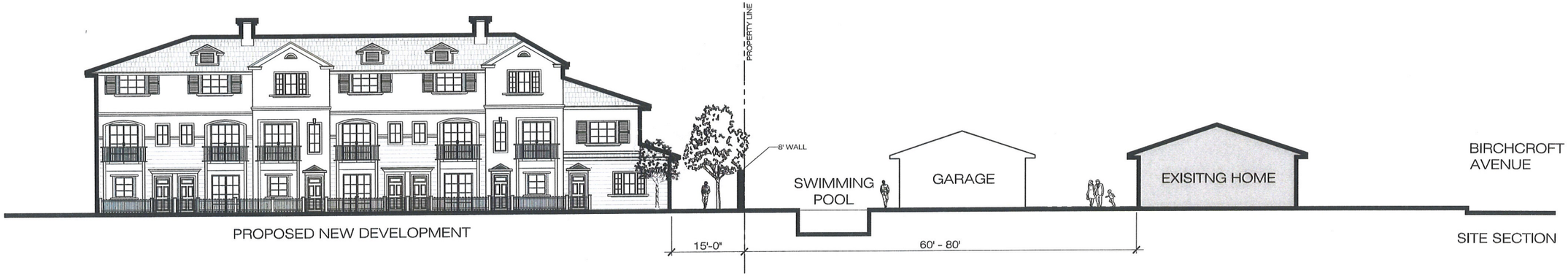

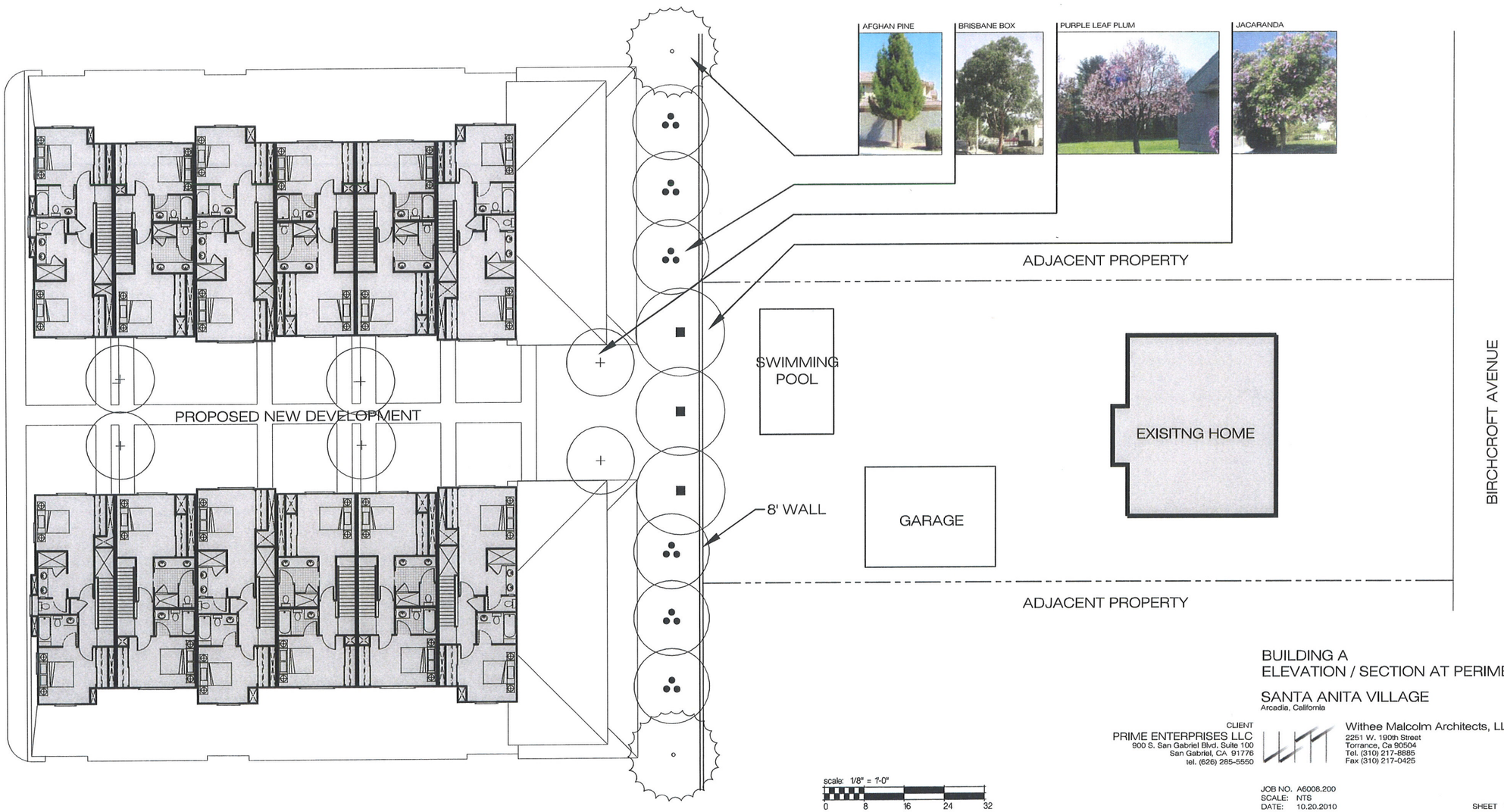

BUILDING A
ELEVATION / SECTION AT PERIMETER

SANTA ANITA VILLAGE
Arcadia, California

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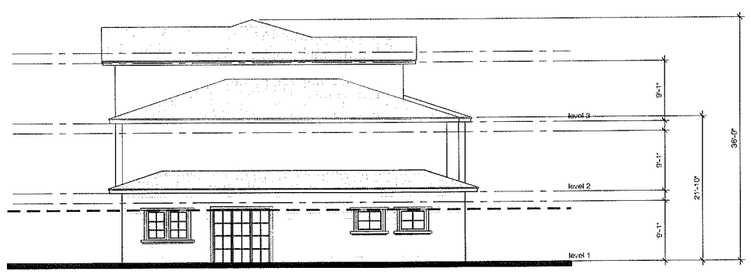
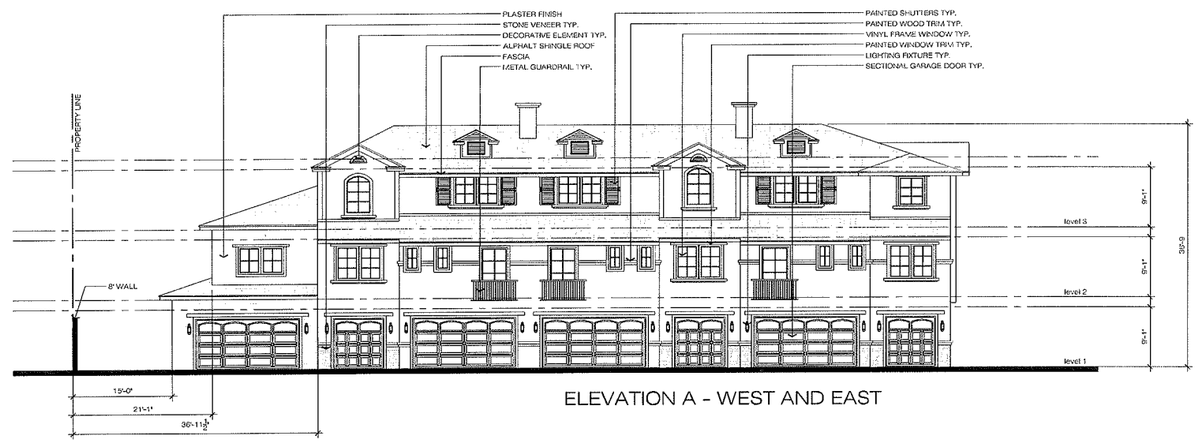
ELEVATION D - SOUTH

ELEVATION B - WEST AND EAST

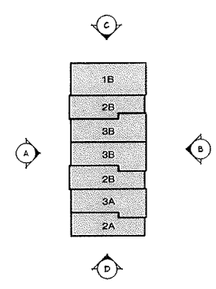


ELEVATION C - NORTH

ELEVATION FACING
BIRCHDROFT HOMES



ELEVATION A - WEST AND EAST



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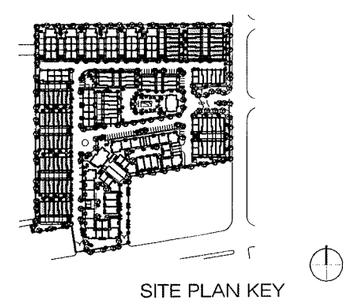

SITE PLAN KEY
SHADED AREA DEPICTS BUILDING TYPE
SHOWN IN BUILDING ELEVATIONS

scale: 1/8" = 1'-0"
0 8 16 24 32

BUILDING A
ELEVATIONS AT PERIMETER

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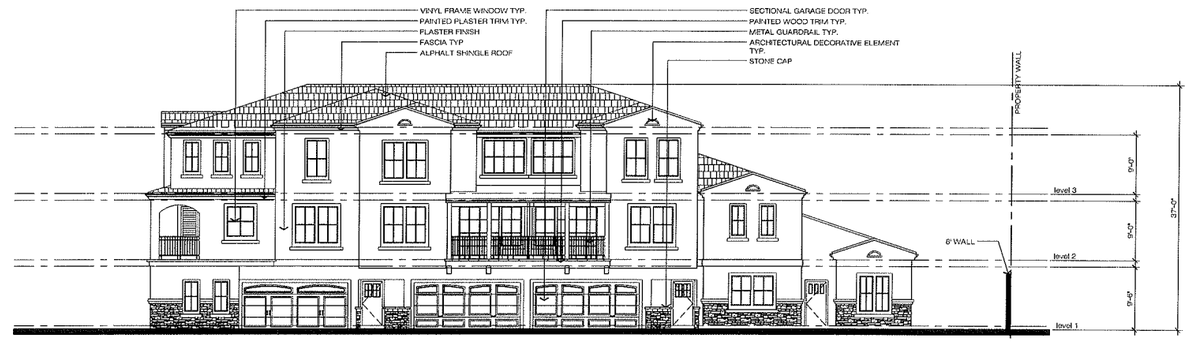
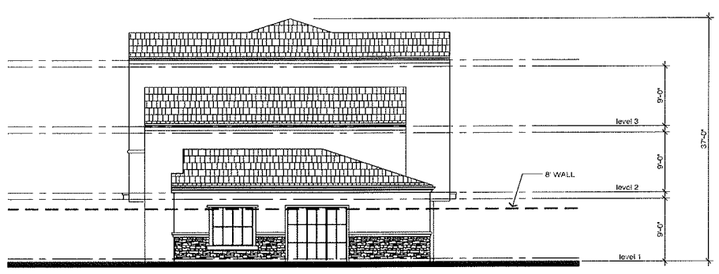
ELEVATION D - SOUTH AND EAST



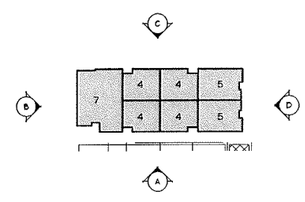
ELEVATION C



ELEVATION B - NORTH AND WEST

ELEVATION FACING BIRCHCROFT
AND 10TH STREET HOMES

ELEVATION A



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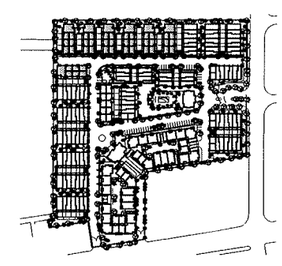

SITE PLAN KEY

SHADED AREA DEPICTS BUILDING TYPE
SHOWN IN BUILDING ELEVATIONS

BUILDING B
ELEVATIONS AT PERIMETER

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