Note: Artist's Conception; Colors, Materials and Application May Vary.

11700 ARKANSAS ST.

Artesia, CA

SHEET LIST:

ARCHITECTURE
CONCEPTUAL SITE PLAN SP-1
CONCEPTUAL OPEN SPACE PLAN SP-2
CONCEPTUAL TRASH STAGING PLAN SP-3
CONCEPTUAL STREET SCENE SS-1
BUILDING 501 | Conceptual Floor Plans A-1
BUILDING 501 | Conceptual Elevations A-2
BUILDING 503 | Conceptual Floor Plans A-3
BUILDING 503 | Conceptual Floor Plans A-4
BUILDING 503 | Conceptual Elevations A-5
BUILDING 600 | Conceptual Floor Plans A-6
BUILDING 600 | Conceptual Floor Plans A-7

EXTERIOR COLOR / MATERIAL DESIGN
Exterior Color / Material Design CM-1
Exterior Color / Material Design CM-2
Exterior Color / Material Design CM-3

TENANT CONCEPTS
Retail Building | Tenant Concept Imagery R-1
Retail Building | Storefront Concept Imagery R-2

LANDSCAPE
Conceptual Landscape Master Plan L-1
Conceptual Landscape Enlargement Plan L-2
Design Imagery L-3
Conceptual Wall and Fence Plan/Details L-4
Conceptual Site Amenities L-5
Conceptual Master Plant Palette L-6

CIVIL
Title Sheet C-1
Conceptual Site Plan C-2
Sections C-3
Conceptual Grading Plan C-4
Conceptual Utility Plan C-5
Fire Access Plan C-6

2020299 | 08-09-22

City Ventures

City Ventures
Contact: Kim Prijatel
3121 Michelson Drive, Suite 150, Irvine, CA 92612
949.258.7540 | www.CityVentures.com

WHA. Architects . Planners . Designers .
Contact: Nick Manea
680 Newport Center Drive, Suite 300, Newport Beach, CA 92660
949.250.0607 | www.WHAinc.com

C2 Collaborative LANDSCAPE ARCHITECTURE

C2 Collaborative
Contact: Niki Wu
100 Avenida Miramar, San Clemente, CA 92672
949.366.6624 | www.c2collaborative.com

C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING

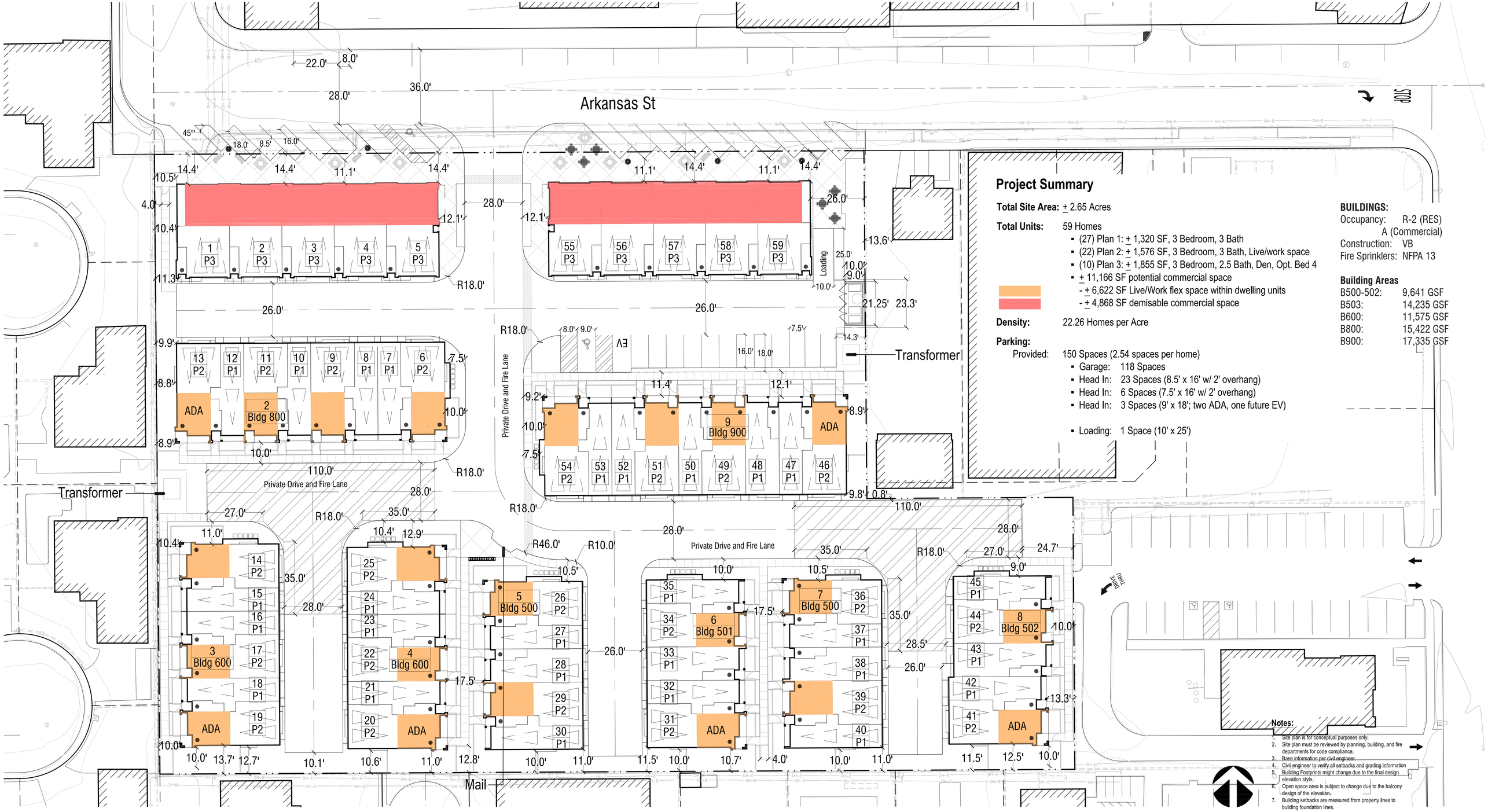
C&V Consulting
Contact: David Terry
9830 Irvine Center Drive, Irvine, CA 92618
949.916.3800 | www.cvc-inc.net

GROUND REVIEW

Ground Review
Contact: Roman Ciuni, Jason House
213.842.1539 | www.groundreview.com

Submittal Log:

First City Submittal	05/03/2021
Second City Submittal	09/20/2021
Third City Submittal	12/06/2021
Fourth City Submittal	03/09/2022
Fifth City Submittal	04/28/2022
Sixth City Submittal	08/09/2022



Project Summary

Total Site Area: ± 2.65 Acres

Total Units: 59 Homes
- (27) Plan 1: ± 1,320 SF, 3 Bedroom, 3 Bath
- (22) Plan 2: ± 1,576 SF, 3 Bedroom, 3 Bath, Live/work space
- (10) Plan 3: ± 1,855 SF, 3 Bedroom, 2.5 Bath, Den, Opt. Bed 4
- ± 11,166 SF potential commercial space
  - ± 6,622 SF Live/Work flex space within dwelling units
  - ± 4,868 SF demisable commercial space

Density: 22.26 Homes per Acre

Parking:

Provided: 150 Spaces (2.54 spaces per home)
- Garage: 118 Spaces
- Head In: 23 Spaces (8.5' x 16' w/ 2' overhang)
- Head In: 6 Spaces (7.5' x 16' w/ 2' overhang)
- Head In: 3 Spaces (9' x 18'; two ADA, one future EV)
- Loading: 1 Space (10' x 25')

BUILDINGS:

Occupancy: R-2 (RES)
A (Commercial)
Construction: VB
Fire Sprinklers: NFPA 13

Building Areas

B500-502:	9,641 GSF
B503:	14,235 GSF
B600:	11,575 GSF
B800:	15,422 GSF
B900:	17,335 GSF

Notes:
1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

Conceptual Site Plan

11700 ARKANSAS STREET

ARTESIA, CA

City Ventures

SP-1

0 10 20 40

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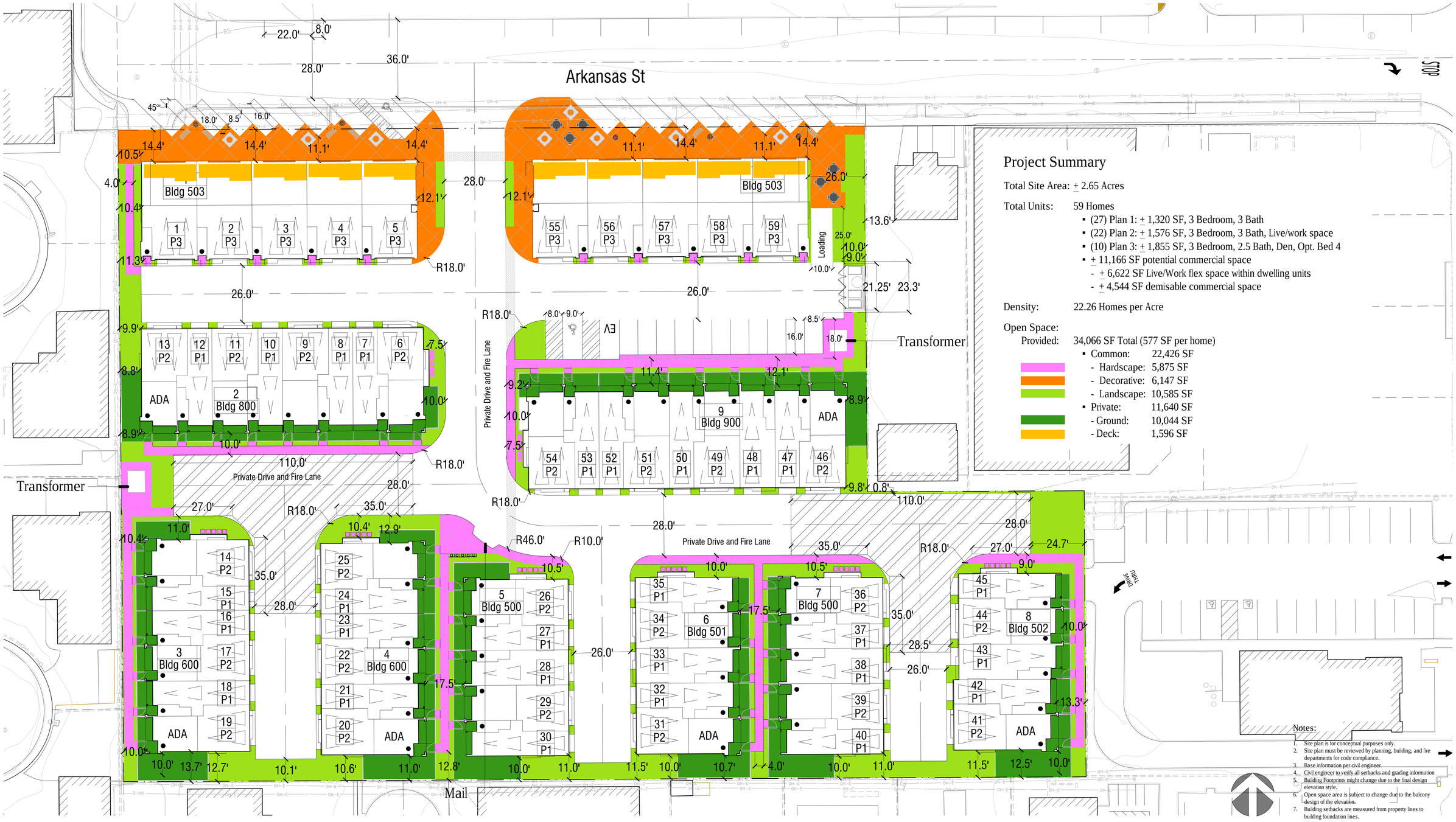

Project Summary

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Total Units: 59 Homes
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- (22) Plan 2: ± 1,576 SF, 3 Bedroom, 3 Bath, Live/work space
- (10) Plan 3: ± 1,855 SF, 3 Bedroom, 2.5 Bath, Den, Opt. Bed 4
- ± 11,166 SF potential commercial space
  - ± 6,622 SF Live/Work flex space within dwelling units
  - ± 4,544 SF demisable commercial space

Density: 22.26 Homes per Acre

Open Space:

Provided: 34,066 SF Total (577 SF per home)
- Common: 22,426 SF
  - Hardscape: 5,875 SF
  - Decorative: 6,147 SF
  - Landscape: 10,585 SF
- Private: 11,640 SF
  - Ground: 10,044 SF
  - Deck: 1,596 SF

Notes:
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3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
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7. Building setbacks are measured from property lines to building foundation lines.

Conceptual Open Space Plan

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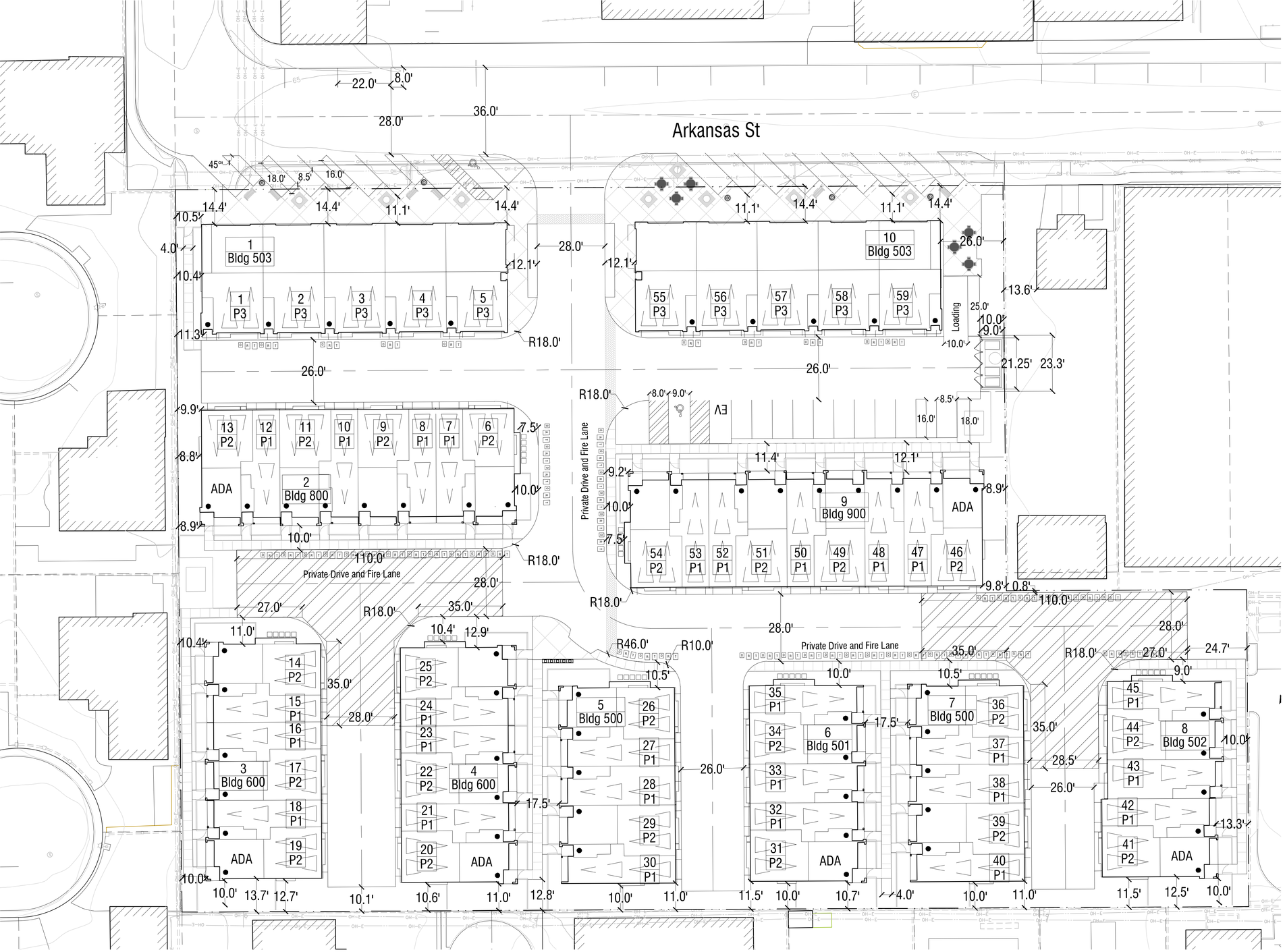

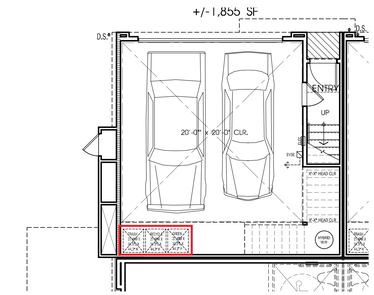

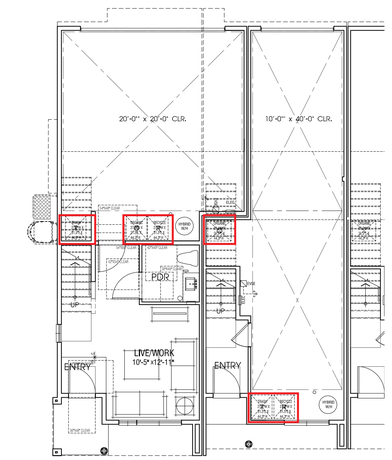

O R T

(2) 64 gallon carts for trash and recycle
(1) 32 gallon cart for organics

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

Conceptual Trash Staging Plan

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SP-3

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Entry Street Scene Enlargement

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SS-1

0 2 4 8

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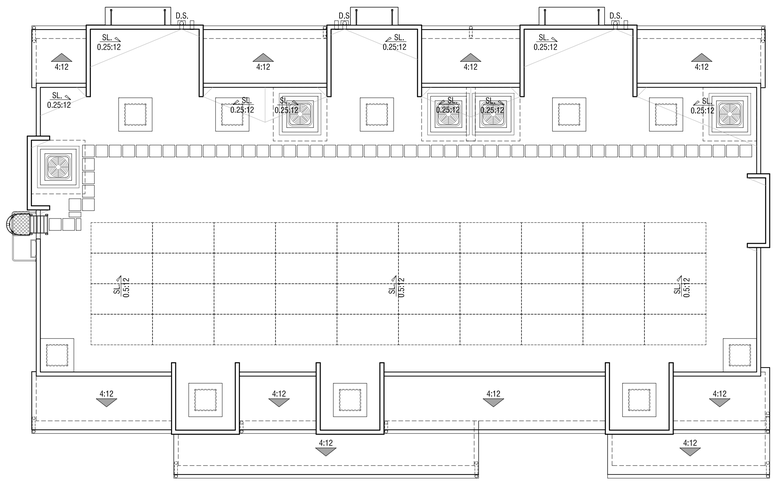
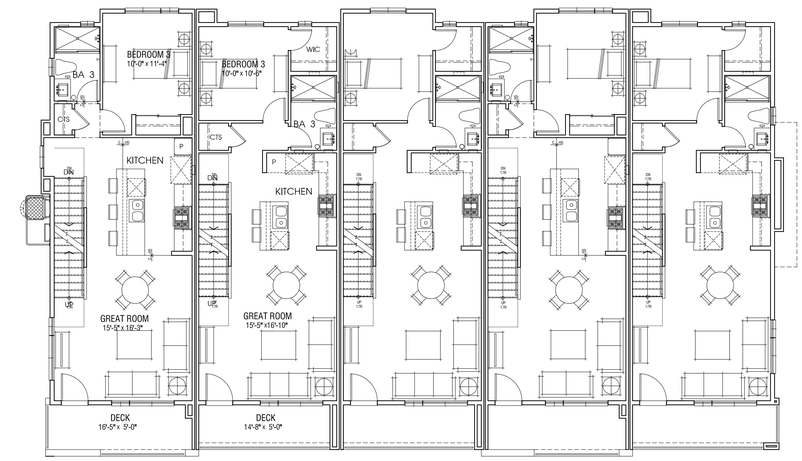


Roof Plan

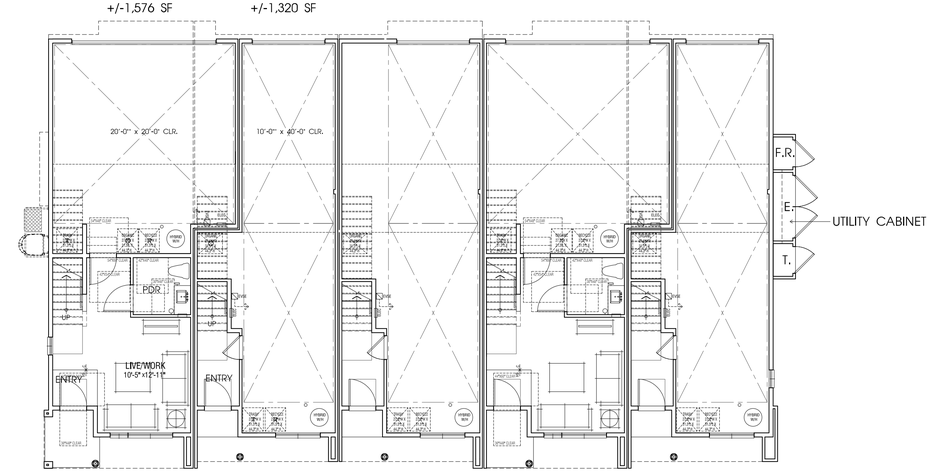


Second Floor

Third Floor

Plan 2
3 Bd / 3.5 Ba / Live/Work
2 Car Garage
+/-1,576 SF

Plan 1
3 Bd / 3 Ba /
2 Car Tandem
+/-1,320 SF



First Floor

NOTE:

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.
2. FLOOR PLAN AND ELEVATIONS ARE CONCEPTUAL.

BUILDING 501 | 5-Plex Conceptual Floor Plans

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A-1

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Right

Rear

Left

Front

Roof:	Flat, Composite Shingles
Exterior:	Stucco Finish, Fiber Cement Siding
Deck Accents:	Metal Railings
Accents:	Metal Awnings
Entry Door:	Decorative Front Entry Door
Garage Door:	Sectional Garage Doors

BUILDING 501 | 5-Plex Conceptual Elevations

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11700 ARKANSAS STREET

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A-2

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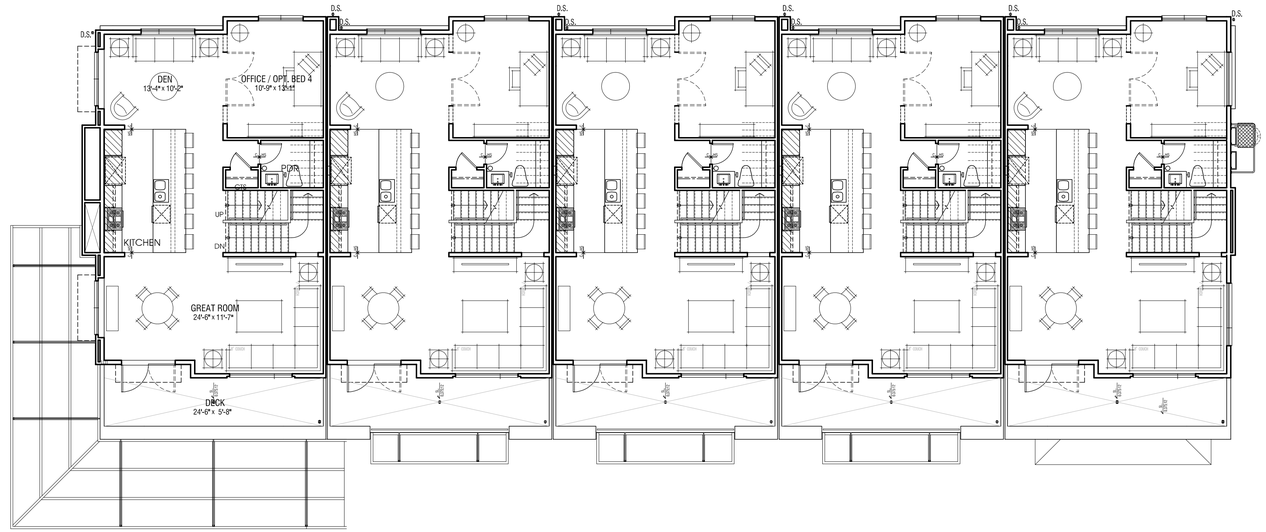
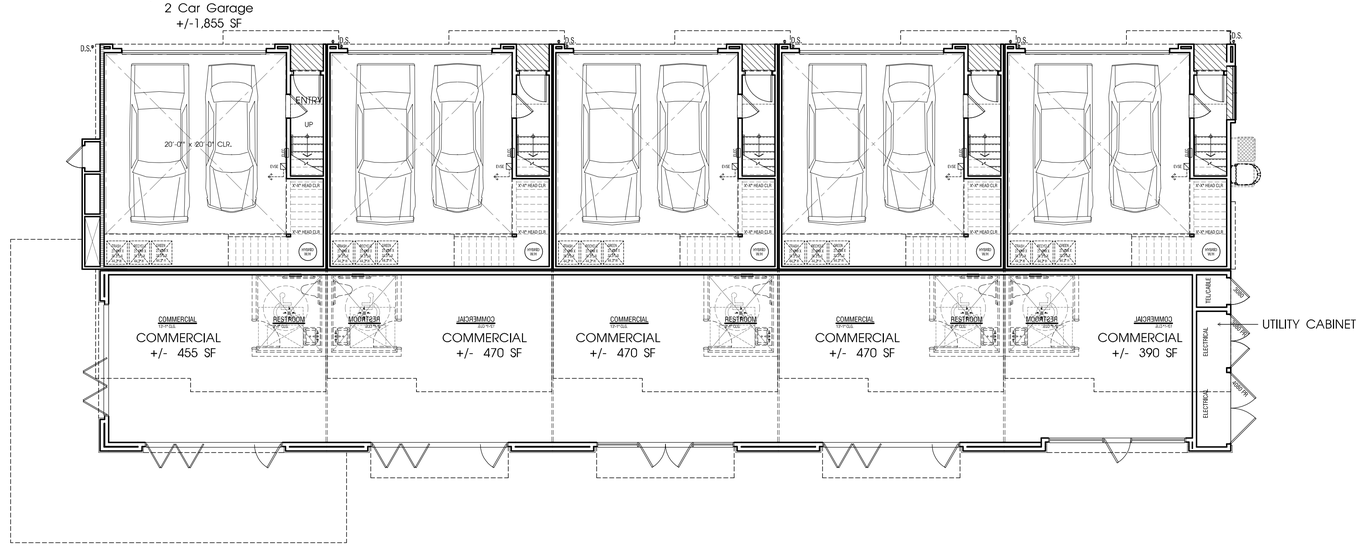


Plan 3
3 Bd / 2.5 Ba /
Home Office / Den /
Opt. Bd 4 / Opt. Ba 3
2 Car Garage
+/-1,855 SF

Second Floor



First Floor

NOTE:

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.
2. FLOOR PLAN AND ELEVATIONS ARE CONCEPTUAL.

BUILDING 503 | 5-Plex Conceptual Floor Plans

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A-3

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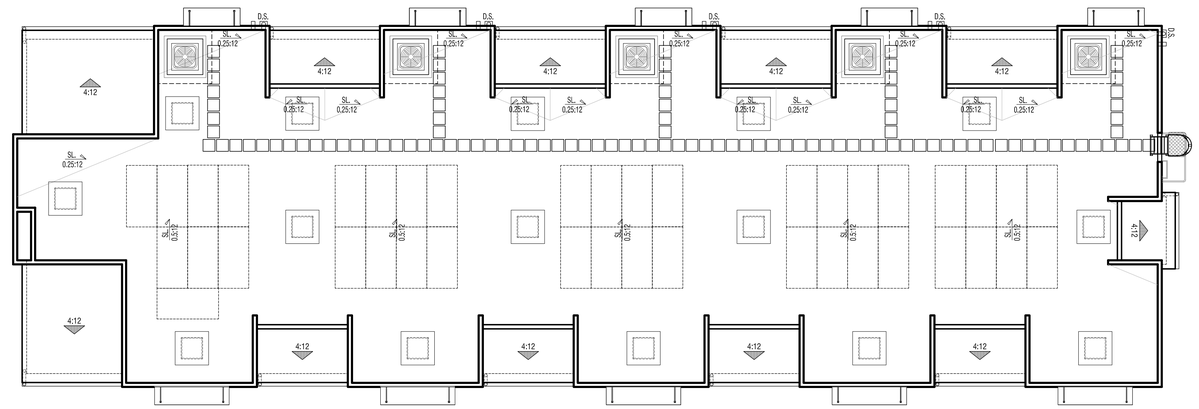

Roof Plan

Third Floor

NOTE:

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.
2. FLOOR PLAN AND ELEVATIONS ARE CONCEPTUAL.

BUILDING 503 | 5-Plex Conceptual Floor Plans

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ARTESIA, CA

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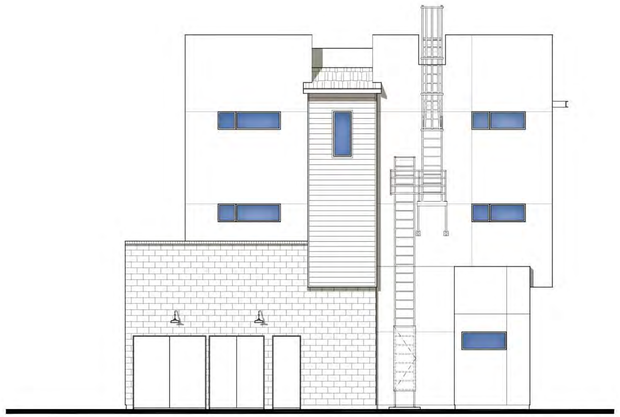

Right

Rear

Left

Front

Roof:	Flat, Composite Shingles
Exterior:	Stucco Finish, Fiber Cement Siding
Deck Accents:	Metal Railings
Accents:	Metal Awnings
Entry Door:	Decorative Front Entry Door
Garage Door:	Sectional Garage Doors

BUILDING 503 | 5-Plex Conceptual Elevations

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11700 ARKANSAS STREET

ARTESIA, CA

A-5

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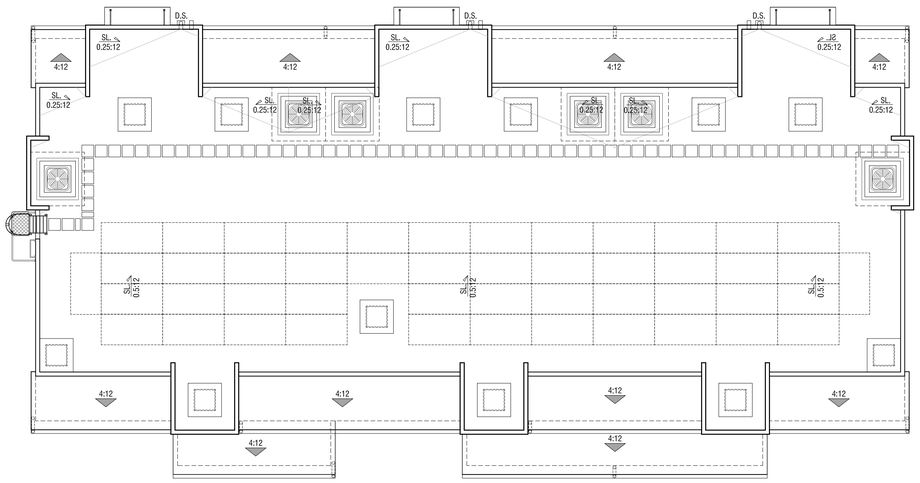
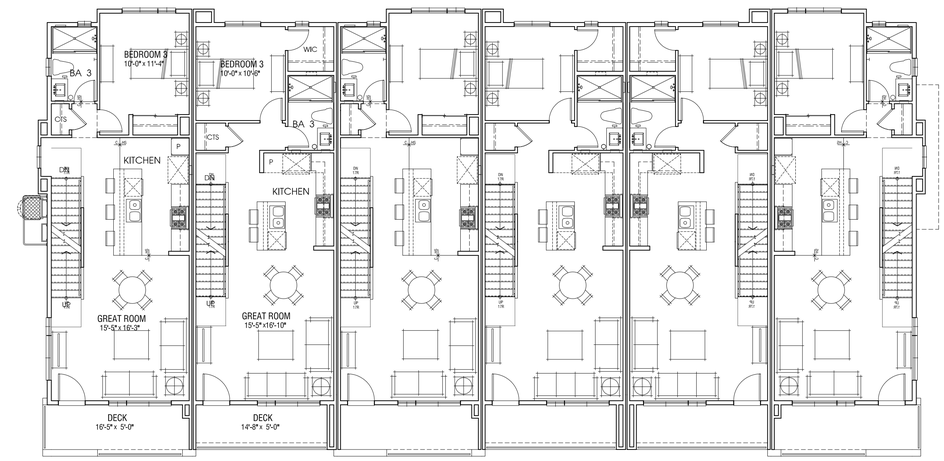
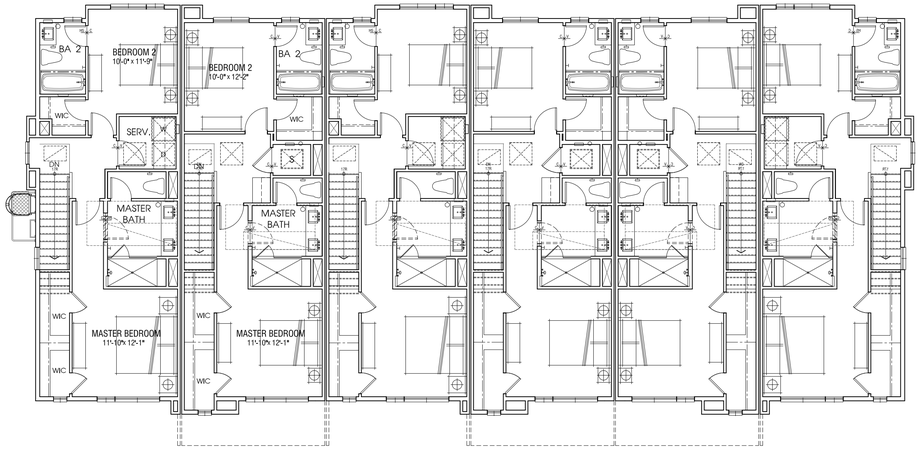


Roof Plan



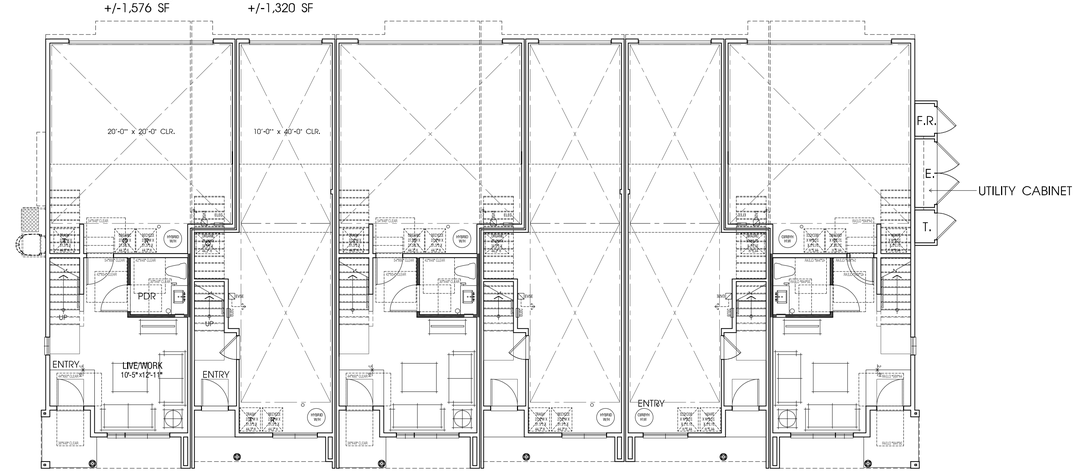
Second Floor



Third Floor

Plan 2
3 Bd / 3.5 Ba / LIVE/WORK
2 Car Garage
+/-1,576 SF

Plan 1
3 Bd / 3 Ba /
2 Car Tandem
+/-1,320 SF



First Floor

NOTE:

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2. FLOOR PLAN AND ELEVATIONS ARE CONCEPTUAL.

BUILDING 600 | 6-Plex Conceptual Floor Plans

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ARTESIA, CA

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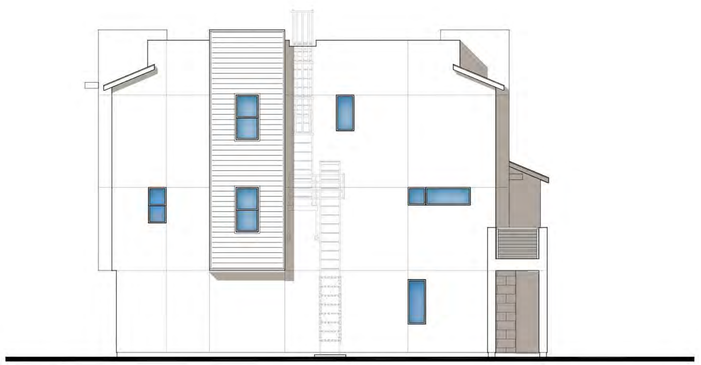
Right

Rear



Left

Front

BUILDING MATERIAL:

Roof:	Flat, Composite Shingles
Exterior:	Stucco Finish, Fiber Cement Siding
Deck Accents:	Metal Railings
Accents:	Metal Awnings
Entry Door:	Decorative Front Entry Door
Garage Door:	Sectional Garage Doors

BUILDING 600 | 6-Plex Conceptual Elevations

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A-7

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ARTESIA 1

City Submittal
EXTERIOR COLOR/ MATERIAL DESIGN

APRIL 29, 2021 | **REV. 1 - 09/20/21**

City Ventures

AT DESIGN CONSULTING, INC
2211 Michelson Drive Suite 450 Irvine, CA 92612
P: 949.724.1619 WWW.ATDESIGNCONSULTING.COM

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In our continuing efforts to improve our communities, these specifications are subject to change without notice. Some colors on shown within may be with upgrades.

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AT DESIGN CONSULTING

Exterior Color + Material Specifications

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13 Exterior Light Fixtures
14 Address Numbers

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Revisions

REV. 1
09/20/21

- Added masonry specification to Schemes 2 & 3 for the residential buildings per revised architecture.
- Adjusted Accent Color on Schemes 2 & 3 for the residential buildings per city comments. Due to color adjustment, also adjust Second Body and Garage Door Colors to better work with the new Accent Colors.

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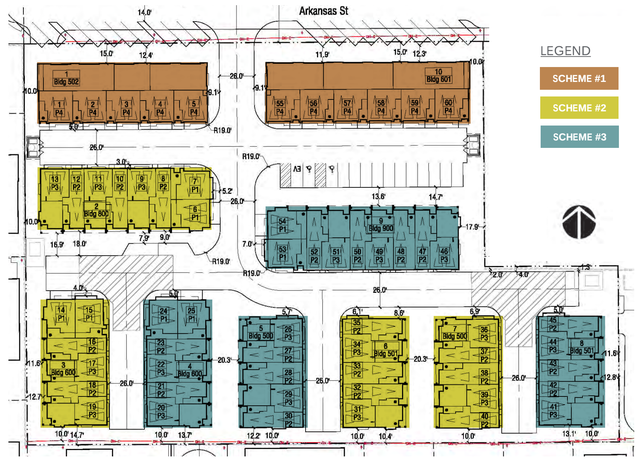
Exterior Color Plotting Site Plan



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EXTERIOR COLOR / MATERIAL DESIGN

11700 ARKANSAS STREET

ARTESIA, CA

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CM-1

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Exterior Color + Material Specifications

SCHEME 1 (Mixed-Use)

	ITEM	MANUFACTURER	COLOR & NAME
	Main Body	Sherwin Williams	7011, Natural Choice
	Second Body	Sherwin Williams	6235, Foggy Day
	Accent Body	Sherwin Williams	9106, El Caramelo
	Trim #1 (Fascias, Eaves)	Sherwin Williams	7011, Natural Choice
	Trim #2 (Awnings, Railings, Utility Doors, Roof Ladder)	Sherwin Williams	7069, Iron Ore
	Entry Doors	Sherwin Williams	7069, Iron Ore
	Garage Doors	Sherwin Williams	7069, Iron Ore
	Deck Coating	UPI (Urethane Polymers International)	Castle Gray
	Gutters, Downspouts & Scuppers	Custom-Bilt Metals	Black
	Windows	Milgard	White
	Storefronts	Arcadia	AB-7, Standard Bronze
	Roof	Certainteed Landmark Pro Series	Weathered Wood
MASONRY	**Brick**	Endicott Brick: Velour (3-5/8"H x 16"L)	Manganese Ironspot
	Brick Mortar	ORCO Blended Products	MAC Black 100
	Brick Lay-Up	**Bonding Surface:** All surfaces must be clean, free of any dirt, loose debris to create an even and flat surface for brick installation. **Brick Lay-Up:** Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings. Refer architectural drawings for all brick lay-up direction. **Brick Joints:** Brick joints should be 1/2" and should be struck with a tool. **Brick Face:** DO NOT cover brick face with mortar.	

ARTESIA 1 | *City Submittal* EXTERIOR COLOR/MATERIAL DESIGN | City Ventures | AT DESIGN CONSULTING

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Elevation Color Sudy

BULDING 502 - Scheme 1 (Mixed-Use)

Right

Rear

Left

Front

ARTESIA 1 | *City Submittal* EXTERIOR COLOR/MATERIAL DESIGN | City Ventures | AT DESIGN CONSULTING

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Exterior Color + Material Specifications

SCHEME 2 (Residential)

	ITEM	MANUFACTURER	COLOR & NAME
	Main Body	Sherwin Williams	7011, Natural Choice
	Second Body	Sherwin Williams	7046, Anonymous
	Siding	Sherwin Williams	9118, Tarnished Treasure
	Trim #1 (Fascias, Eaves, Utility Doors, Roof Access Lader)	Sherwin Williams	7011, Natural Choice
	Trim #2 (Awnings, Railings, French Doors)	Sherwin Williams	7069, Iron Ore
	Entry Doors	Sherwin Williams	9118, Tarnished Treasure
	Garage Door	Sherwin Williams	7046, Anonymous
	Deck Coating	UPI Urethane Polymers International	Castle Gray
	Gutters, Downspouts & Scuppers	Custom-Bilt Metals	Dove/Old Town Gray
	Windows	Milgard	White
	Roof	Certainteed Landmark Pro Series	Weathered Wood
STONE	**Stone**	Coronado Stone	Prairie Stone, Gray Granite
	Stone Mortar	ORCO Blended Products	Mac, Warm Granite
	Stone Lay-Up	**Bonding Surface:** All surfaces must be clean, free of any dirt, loose debris to create an even and flat surface for stone installation. **Stone Lay-Up:** Stone to be laid in a random horizontal orientation with a random stagger. Pattern to be 2 rows of 3-5/8" height stone and 1 row of 1-3/4" height stone. **Stone Joints:** Stone joints should be 1/2" and deep rake. ***See installation image to the left for reference.***	
TILE (Alternative to Stone)	**Porcelain Tile**	Emser Tile & Stone	Cassero, Moka, 12x24
	Porcelain Tile Lay-Up	**Tile Lay-Up:** Stone to be laid in running bond. **Stone Joints:** Stone joints should be 1/2" and should be struck with a tool.	
	Porcelain Tile Grout	Laticrete	24, Natural Gray

ARTESIA 1 | *City Submittal* EXTERIOR COLOR/MATERIAL DESIGN | City Ventures | AT DESIGN CONSULTING

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Elevation Color Sudy

BULDING 600 - Scheme 2

Right

Rear

Left

Front

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Exterior Color + Material Specifications

SCHEME 3 (Residential)

	ITEM	MANUFACTURER	COLOR & NAME
	Main Body	Sherwin Williams	7011, Natural Choice
	Second Body	Sherwin Williams	7046, Anonymous
	Siding	Sherwin Williams	9132, Acacia Haze
	Trim #1 (Fascias, Eaves, Utility Doors, Roof Access Lader)	Sherwin Williams	7011, Natural Choice
	Trim #2 (Awnings, Railings, French Doors)	Sherwin Williams	7069, Iron Ore
	Entry Doors	Sherwin Williams	9132, Acacia Haze
	Garage Door	Sherwin Williams	7046, Anonymous
	Deck Coating	UPI Urethane Polymers International	Castle Gray
	Gutters, Downspouts & Scuppers	Custom-Bilt Metals	Dove/Old Town Gray
	Windows	Milgard	White
	Roof	Certainteed Landmark Pro Series	Weathered Wood
STONE	**Stone**	Coronado Stone	Prairie Stone, Gray Granite
	Stone Mortar	ORCO Blended Products	Mac, Warm Granite
	Stone Lay-Up	**Bonding Surface:** All surfaces must be clean, free of any dirt, loose debris to create an even and flat surface for stone installation. **Stone Lay-Up:** Stone to be laid in a random horizontal orientation with a random stagger. Pattern to be 2 rows of 3-5/8" height stone and 1 row of 1-3/4" height stone. **Stone Joints:** Stone joints should be 1/2" and deep rake. ***See installation image to the left for reference.***	
TILE (Alternative to Stone)	**Porcelain Tile**	Emser Tile & Stone	Cassero, Moka, 12x24
	Porcelain Tile Lay-Up	**Tile Lay-Up:** Stone to be laid in running bond. **Stone Joints:** Stone joints should be 1/2" and should be struck with a tool.	
	Porcelain Tile Grout	Laticrete	24, Natural Gray

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Elevation Color Sudy

BULDING 600 - Scheme 3

Right

Rear

Left

Front

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EXTERIOR COLOR / MATERIAL DESIGN

11700 ARKANSAS STREET

ARTESIA, CA

City Ventures

CM-2

0 2 4 8

CITY SUBMITTAL

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ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

EXTERIOR LIGHT FIXTURES

at COMMERCIAL (Mixed-Use)

SUPPLIER:	Y-Lighting
MANUFACTURER:	Troy Lighting
FAMILY:	Darwin Outdoor Wall Light
PRODUCT SKU:	TRY2039639
FINISH:	Black
WIDTH/DIA:	6"
HEIGHT:	18.75"

at PATIO FRENCH DOORS

MANUFACTURER:	Progress Lighting
FAMILY:	Globe 1 Light
PRODUCT SKU:	P560092-031
FINISH:	Matte Black
WIDTH/DIA:	9.88"
HEIGHT:	11.63"

at RESIDENTIAL ENTRIES & GARAGE DOORS

SUPPLIER:	Build with Ferguson
MANUFACTURER:	Bellevue
FAMILY:	11" Tall Outdoor Wall Sconce
PRODUCT SKU:	SHM50029BK
FINISH:	Matte Black
WIDTH/DIA:	6"
HEIGHT:	11"

at UTILITY DOORS (Sides)

SUPPLIER:	Y-Lighting
MANUFACTURER:	Kuzco Lighting
FAMILY:	Byron Outdoor Wall Light
PRODUCT SKU:	KUZ632845
FINISH:	Black
WIDTH/DIA:	6.25"
HEIGHT:	6.25"

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ADDRESS NUMBERS

0123456789

at ENTRY DOORS & GARAGE DOORS

MANUFACTURER:	Modern House Numbers
FAMILY:	Numbers + Letters
MOUNTING TYPE:	Floating (1/2" Stand-offs)
HEIGHT:	Verify with City requirements
FONT:	Palm Springs
FINISH:	Matte Black

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EGINHOUSE

TENANT CONCEPT

EGIN- Basque for “make”

EGINHOUSE is a collection of street retail, maker and service spaces that will serve as the living room for the residents with mix of vendors serving street food, small shops and neighborhood services. Spaces open up to spill out onto street with outdoor dining, kiosks and garden patios to create a lively urban street scene.

RETAIL BUILDING | Tenant Concept Imagery

City Ventures

11700 ARKANSAS STREET

ARTESIA, CA

R-1

0 2 4 8

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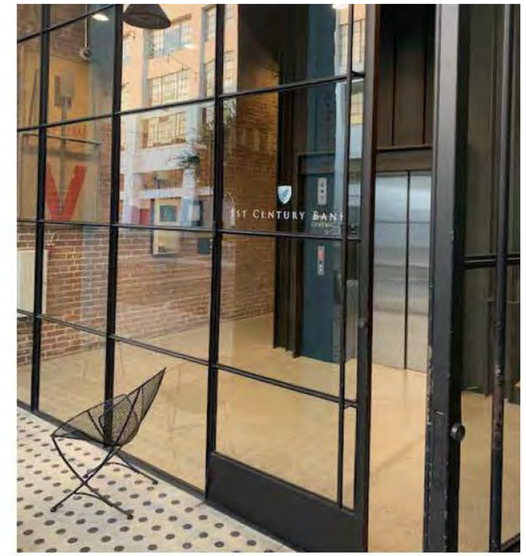
EGINHOUSE

DIVERSE STOREFRONTS



RETAIL BUILDING | Storefront Concept Imagery

11700 ARKANSAS STREET

ARTESIA, CA

R-2

0 2 4 8

CITY SUBMITTAL

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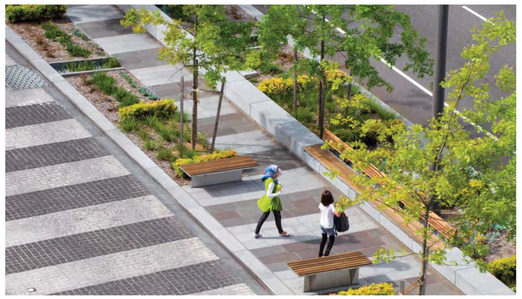
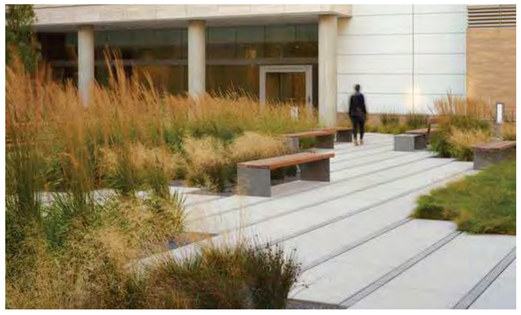
LEGEND

1. Live and Work Plaza
   - Accent Paving
   - Tables and Chairs
   - Benches
   - Recycle Receptacles
2. Paseo with Private Patios
3. Accent Trees
4. Common Landscape Area with Screening Planting
5. Enhanced Pedestrian Crossing
6. Entry Accent Planing
7. Trash Enclosure
8. Mailbox Cluster





City Ventures

11700 ARKANSAS STREET SITE - CONCEPTUAL LANDSCAPE MASTER PLAN

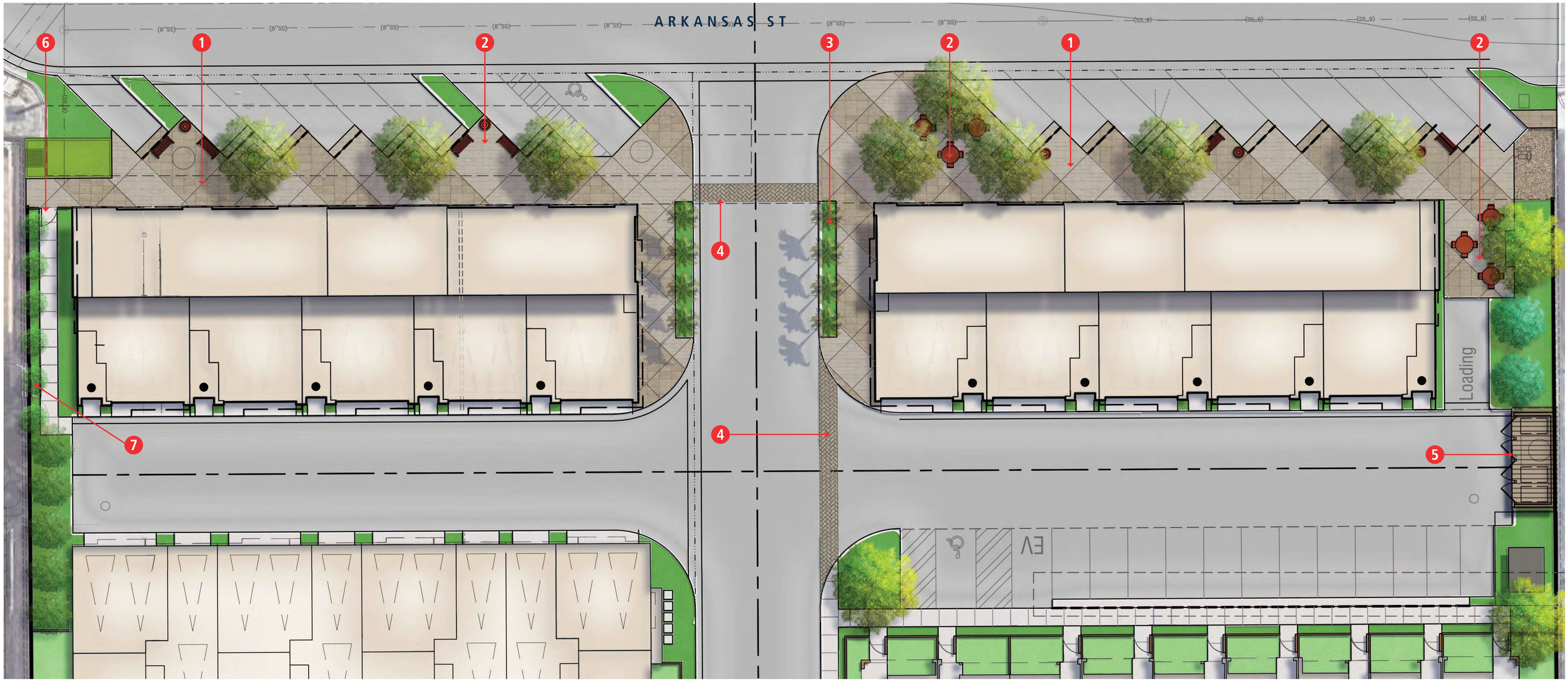
ARTESIA, CALIFORNIA

0 10' 20' 40'
Scale: 1" = 20'-0"

08.03.22

L-1

C2 Collaborative
LANDSCAPE ARCHITECTURE



LEGEND

1. Enhanced Pedestrian Paving
2. Live and Work Plaza with Seating and Shade trees
3. Entry Accent Planting
4. Enhanced Pedestrian Crossing
5. Trash Enclosure
6. Pedestrian Access Gate
7. Screening Hedge and Vines

KEYMAP

City Ventures

11700 ARKANSAS STREET SITE - CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

ARTESIA, CALIFORNIA

0 5' 10' 20'
Scale: 1" = 10'-0"

08.03.22

L-2

C2 Collaborative
LANDSCAPE ARCHITECTURE

City Ventures

11700 ARKANSAS STREET SITE - DESIGN IMAGERY

ARTESIA, CALIFORNIA

08.03.22

C2 Collaborative
LANDSCAPE ARCHITECTURE

LEGEND

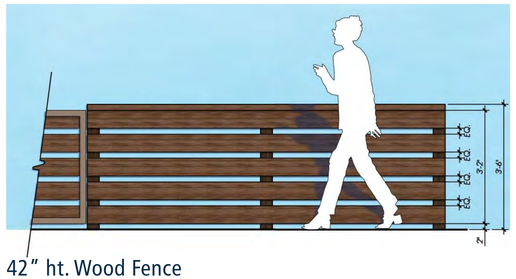
- Private Yard Wall
- Wood Fence, 42" ht.
- Wood Gate, Match Height of Adjacent Fence

PRIVATE YARD WALL

6' ht. Slump Block Wall with Slump Cap
Color to Match Architecture

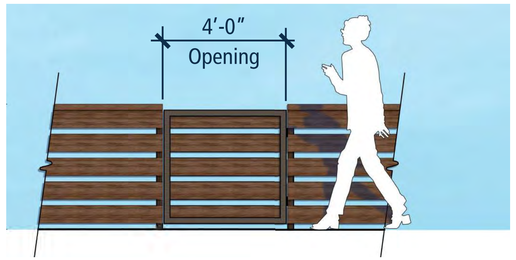
Note: 6-foot block walls shall be provided in those locations where there is no existing block wall.

WOOD FENCE



42" ht. Wood Fence

WOOD GATE



42" ht. Pedestrian Gate

City Ventures

11700 ARKANSAS STREET SITE - CONCEPTUAL WALL AND FENCE PLAN/DETAILS

ARTESIA, CALIFORNIA

0 10' 20' 40'
Scale: 1" = 20'-0"

08.03.22

C2 Collaborative
LANDSCAPE ARCHITECTURE

URBAN SPACE ROUND PICNIC TABLE - ALL ALUMINUM

Model Number : USPT-70 Regular
USPTWC-70 Wheel Chair Accessible Version

Wishbone site furnishings

PRODUCT SPECIFICATIONS

Durable Powder Coated Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki
Long Lasting Stainless Steel Hardware
Easy on Site Seat Replacement

CUSTOMIZED SOLUTIONS

Custom Powder Coating (Setup Charges May Apply)
Wheel Chair Accessible Version Model # USPTWC-70
Custom Branding of Seat and Table Sections
INST- 2.75 Stainless Steel Wedge Anchor Bolt Down Kit

DESIGNER NOTES

Ideal for high-traffic seating areas in parks, campuses, urban settings, the Urban Space Picnic Table is designed to encourage face-to-face interaction. This modern, all-aluminum design has several key benefits. Spacious seating and rounded corners make it both comfortable and accessible providing seating for up to as many as 8 people. The top surfaces are "perforated" with an attractive pattern to reduce the temperature of the metal in direct sunlight by decreasing surface area and increasing airflow. This feature also discourages graffiti. The pedestal and cantilevered seat design make it easily convertible to wheel chair accessibility by omitting one of the seat sections. There are intentional blank sections on the tabletop and seat sections that be used for customization purposes. During the manufacturing process we can C&C router logos or inscriptions for branding or dedication purposes. From a maintenance perspective the powder-coated aluminum is simple to upkeep and seat sections can be removed easily if needed.

PRODUCT DIMENSIONS

Table Height	30 inches / 762 mm
Table Top	40 inches round / 1010 mm
Seat Height	18 inches / 457 mm
Seat Depth	12 inches / 305mm
Seat Length	37.5 inches / 953 mm
Total OutsideDiameter	70 inches / 1790 mm
Weight	125 lbs / 57 kg

RECYCLED CONTENT

0% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made
Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.
Visit us online at www.Wishboneltd.com

PICNIC TABLE
AT LIVE WORK PLAZA

BESELT PARK BENCH ALL-METAL

Model Number : BAL-5

Wishbone site furnishings

PRODUCT SPECIFICATIONS

Durable Powder Coated Cast Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki
Innovative NO WELD Design
Easy on site component replacement
Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Custom Lengths from 2 ft –6 ft
Stainless Steel Bolt-Down Kit

DESIGNER NOTES

The All-Metal Beselt Bench, shares all of the comfort and form of the Beselt Park Bench while employing an innovative industry-first no-weld design. It is ideal in locales where vandalism and graffiti are prevalent, as the metal slats minimize the available canvas for the would-be graffiti artist. From a maintenance perspective each component can be replaced individually on site if the bench incurs any damage. We manufacture our own castings used on the leg ends from 100% recycled aluminum car and truck rims.

PRODUCT DIMENSIONS

Total Height	31 inches / 787mm
Seat Height	17.5 inches / 445mm
Seat Depth	13.5 inches / 343mm
Total Length	5 feet / 152cm
Weight	59lbs / 27kg

RECYCLED CONTENT

35% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made
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Visit us online at www.Wishboneltd.com

BENCH
AT LIVE WORK PLAZA

BESELT 2 SPACE BIKE RACK

Model Number : BBRP-37

Wishbone site furnishings

PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats
The UV stabilized Re-plast recycled plastic planks are made of thermoplastic polymers (100% recycled plastic). It is extremely resistant to chemical products, oil, mould and mildew, salt spray and insects. It does not absorb moisture; therefore will not split, rot or splinter.

Colours Available: Black, Green, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY

Super Durable Powder Coated Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki

Long Lasting Stainless Steel Hardware
Designed to Protect the Bike
Surface Mountable

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
In-ground Mounting
Galvanized Steel Frame only BBRG-37
LED Lighting
Stainless steel bolt down kit

DESIGNER NOTES

The Beselt 2 Space Bike Rack takes its reserved but elegant design cues from the Beselt series of benches and picnic tables. Built with form and function in mind, it's aluminum frame is extremely strong and corrosion resistant and can be powder coated to match the environment it's being used. The low maintenance recycled plastic lumber acts as a buffer between the bicycle frame and the bike rack minimizing any wear and tear on both the bike and the bike rack. Easy to instal and remove, its perfect in environments where the use of bike racks is seasonal. Simply add and take away as needed.

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS

Black, Grey, Redwood, Sand, Walnut

PRODUCT DIMENSIONS

Total Height	36.5 inches / 930 mm
Depth	3.5 inches / 89 mm
Width	24inches / 610 mm
Weight	50 lbs / 23 kg

RECYCLED CONTENT

10% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made
Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.
Visit us online at www.Wishboneltd.com

BIKE RACK
AT LIVE WORK PLAZA

BESELT ROUND
WASTE RECEPTACLE

Model Number : BTRR-24

Wishbone site furnishings

PRODUCT SPECIFICATIONS

Durable Powder Coated Cast Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki
Top Load Design with Heavy Duty Hinged Cast Aluminum Lid
9" round opening with flap
Galvanized Liner
Surface Mount

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Lockable Lid
Bottle and Can Recycler
Urban Cigarette Receptacle
Stainless steel bolt down kit

DESIGNER NOTES

This traditional top-load waste receptacle was designed to go alongside the Beselt Park Bench at the request of a customer. The cast aluminum construction, vertical slats, foot design, and overall aesthetic compliment the Beselt Bench nicely. The round lid is intentionally designed with a small opening to restrict the type and size of garbage that can go in it. The lid is secured to the base to prevent it being stolen or taking off in high winds and to allow for easy replacement due to damage or vandalism. On the durability side, aluminum is not as corrosive as steel and will last longer and look better with years of use.

PRODUCT DIMENSIONS

Total Height	33.5 inches / 851mm
Width	24 inches / 609mm
Depth	24inches / 609mm
Capacity	20.5 Gal / 75L
Weight	90lbs / 41kg

RECYCLED CONTENT

70% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made
Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.
Visit us online at www.Wishboneltd.com

WASTE RECEPTACLE
AT LIVE WORK PLAZA

Includes Pedestal

All Aluminum Construction

MAIL BOX

Mfr./Supplier: Urban Accessories
Model: COHO, 4'SQ
Finish: Raw Natural Finish

TREE GRATES

City Ventures

11700 ARKANSAS STREET SITE - CONCEPTUAL SITE AMENITIES

ARTESIA, CALIFORNIA

08.03.22

C2 Collaborative
LANDSCAPE ARCHITECTURE

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Arbutus unedo	Strawberry Tree	24" min
Cercidium 'Desert Museum'	Desert Museum Palo Verde	36" min
Dracaena draco	Dragon Tree	15 gal min
Jacaranda mimosifolia	Jacaranda Tree	24" min
Koelreuteria bipinnata	Chinese Flame Tree	24" min
Lagerstroemia 'Natchez'	Crape Myrtle	24" min
Magnolia g. 'St. Mary's'	Magnolia	24" min
Olea europaea 'Swan Hill'	Swan Hill Olive	36" min
Podocarpus gracilior	Fern Podocarpus	24" min
Platanus acerifolia 'Columbia'	London Plane Sycamore	24" min
Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	24" min
Rhus lancea	African Sumac	24" min
Tristania conferta	Brisbane Box	24"min

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Agapanthus 'Peter Pan'	Dwarf Lily of the Nile	1 gal
Agave desmettiana 'Variegata'	Variegated Smooth Agave	15 gal
Aloe vera	Aloe Vera	5 gal
Bougainvillea 'Oo La La'	Bougainvillea	5 gal
Calliandra haematocephala	Pink Powder Puff	5 gal
Carissa m. 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 gal
Dietes bicolor	Fortnight Lily	5 gal
Euonymus japonicus	Evergreen Euonymus	15 gal
Euonymus j. 'Microphyllus'	Boxleaf Euonymus	5 gal
Hesperaloe parviflora	Red Yucca	1 gal
Lavandula dentata	French Lavender	5 gal
Prunus caroliniana 'Bright n Tight'	Cherry Laurel	15 gal
Podocarpus macrophyllus	Yew Pine	5 gal
Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn	5 gal
Rhaphiolepis i. 'Majestic Beauty'	Majestic Beauty Hawthorn	5 gal
Rosa x 'Radrazz'	Knock Out Shrub Rose	5 gal
Salvia leucantha	Mexican Bush Sage	5gal

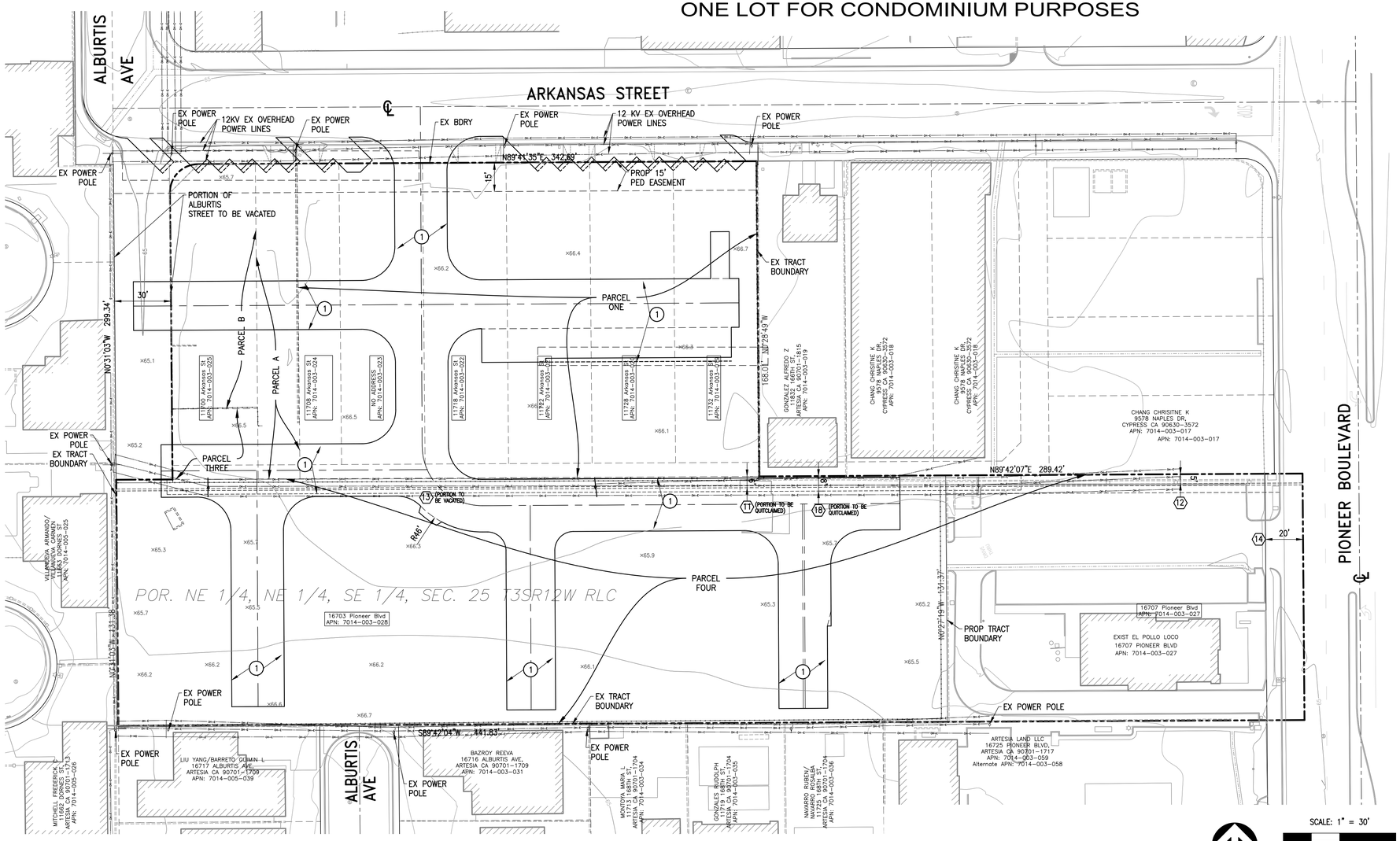
GROUNDCOVER SCHEDULE:

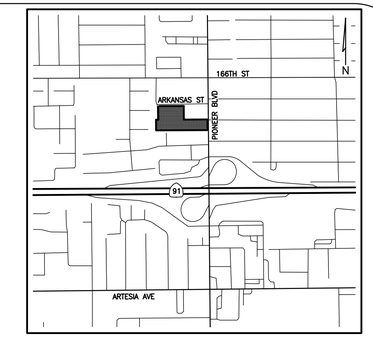
BOTANICAL NAME	COMMON NAME	SIZE
Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal
Lonicera japonica 'Halliana'	Hall's Honeysuckle	1 gal
Rosmarinus 0. 'Huntington Carpet'	Rosemary Huntington Carpet	1 gal
Senecio mandraliscae	Blue Chalk Sticks	1 gal

Note:
1. All planting areas shall have a fully automatic irrigation system. Utilization water conserving features such as low-precipitation rate heads; low-flow micro sprays or drip irrigation, water sensors and multi-program controllers with weather station capability and drip circuit features. "Water Efficient Landscapes" irrigation system, scheduling and water use WELO calculations shall be designed to meet the requirements of the specifications of the City of Artesia.

2. All utility infrastructure and other potential conflicts including off site and below-grade that could affect irrigation design considered.

CITY OF ARTESIA
TENTATIVE TRACT MAP No. 83442
ONE LOT FOR CONDOMINIUM PURPOSES





VICINITY MAP
N.T.S.

SHEET INDEX

SHEET 1: TITLE SHEET, TENTATIVE MAP
SHEET 2: CONCEPTUAL SITE PLAN
SHEET 3: SECTIONS
SHEET 4: CONCEPTUAL GRADING PLAN
SHEET 5: CONCEPTUAL UTILITY PLAN
SHEET 6: FIRE ACCESS PLAN

PRELIMINARY EARTHWORK QUANTITIES

RAW FILL:	3660 CY
RAW CUT:	637 CY
ST UNDERCUT:	2587 CY
TOTAL CUT (IMPORT)	436 CY

NOTE: QUANTITIES DO NOT INCLUDE UTILITY SPOILS, FOOTING SPOILS, OR REMEDIAL GRADING

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: NCS-1012281-SA1 DATED JUNE 22, 2020

(#) DENOTES PLOTTED ITEM.

(11) AN EASEMENT FOR PUBLISH UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 14, 1954 AS INSTRUMENT NO. 2693 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PARCEL FOUR, AS DESCRIBED THEREIN

(12) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSE, RECORDED MAY 3, 1954 AS INSTRUMENT NO. 2482 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PARCEL FOUR, AS DESCRIBED THEREIN

(13) THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN ALLEY AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JANUARY 15, 1970 AS INSTRUMENT NO. 3708 OF OFFICIAL RECORDS.

(14) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MARCH 19, 1970 AS INSTRUMENT NO(S). 1457 AND 1458 BOTH OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF ARTESIA
AFFECTS: PARCEL FOUR, AS DESCRIBED THEREIN

(18) AN EASEMENT FOR OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 3, 2001 AS INSTRUMENT NO. 01-18799741 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PARCEL FOUR, AS DESCRIBED THEREIN

LEGAL DESCRIPTION:

PARCEL ONE:

LOTS 34, 35, 36, 37, 38 AND THE EAST 1/2 OF LOT 39, OF TRACT NO. 7991, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 115, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
TOGETHER WITH THAT PORTION OF THE ALLEY ADJOINING ON THE SOUTH VACATED BY CITY OF ARTESIA, RESOLUTION NO. 409, RECORDED JANUARY 15, 1970 UNDER INSTRUMENT NO. 3708, OFFICIAL RECORDS, LYING WITHIN THE SOUTHERLY PROLONGATION OF THE EASTERLY AND WESTERLY LINES OF SAID LOTS.

PARCEL TWO:

PARCEL A:

THE WESTERLY HALF OF LOT 39 OF TRACT NO. 7991, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 115 PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
TOGETHER WITH THE 7.5 FOOT ALLEY ADJOINING SAID LOT ON THE SOUTH LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EASTERLY AND WESTERLY LINES OF THE WESTERLY HALF OF LOT 39 AS SET FORTH IN THE ORDER OF VACATION RECORDED JANUARY 15, 1970 AS INSTRUMENT NO. 3708 OF OFFICIAL RECORDS.

PARCEL B:

LOT 40 OF TRACT NO. 7991, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 115 PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 30 FEET THEREOF.

PARCEL THREE:

THE SOUTHERLY THIRTY FEET (30 FEET) OF LOT 40 IN TRACT NO. 7991, AS PER MAP RECORDED IN BOOK 115, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF VACATED 7.50 FEET PUBLIC ALLEY, PURSUANT TO THAT CERTAIN DOCUMENT ENTITLED "RESOLUTION NO. 409" RECORDED AS JANUARY 15, 1970 AS INSTRUMENT NO. 3708 OF OFFICIAL

PARCEL FOUR:

THE SOUTH 2 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH RANGE 12 WEST IN THE RANCHO LOS COYOTES, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP MADE BY CHARLES T. HEALEY UPON SURVEY MADE BY HIM ABOUT 1870 FOR THE STEARNS RANCHO COMPANY.
RECORDS.
EXCEPT FROM SAID 2 ACRES THE EAST 30 FEET THEREOF, AS CONVEYED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED IN BOOK 1429 PAGE 218 OF DEEDS.
FOR CONVEYANCING PURPOSES ONLY: APN 7014-003-020 (AFFECTS: LOT 34 OF PARCEL ONE)
7014-003-021 (AFFECTS: LOT 35 OF PARCEL ONE)
7014-003-022 (AFFECTS: LOT 36 OF PARCEL ONE)
7014-003-023 (AFFECTS: LOT 37 OF PARCEL ONE)
7014-003-024 (AFFECTS: LOT 38 AND EAST 1/2 OF LOT 39 OF PARCEL ONE)
7014-003-025 (AFFECTS: PARCEL TWO)
7014-003-026 (AFFECTS: PARCEL THREE)
7014-003-027 (AFFECTS: PORTION OF PARCEL FOUR) AND
7014-003-028 (AFFECTS: PORTION OF PARCEL FOUR)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 15°17'21" EAST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRS, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "LBC1" AND "BKMS".

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE V, NORTH AMERICAN DATUM OF 1983, 2010.00 EPOCH, NAD83(2011), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 1.00003950 WAS USED FOR THIS PROJECT AT NORTHING 1778293.844, EASTING 6536175.997. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

LA COUNTY BENCHMARK NO. 2Y12315 ELEV: 66.092 FT
DESCRIBED AS: L&DPW IN E CB 3M(10') N/O BCR @ SE COR PIONEER BL & 166TH ST (TABLE A-5)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X; AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." PER FEMA MAP NO. 06037C1839F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008 (TABLE A-3).

TOPOGRAPHY NOTE:

TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMETRY FLOWN BY C&V CONSULTING INC. ON 4/2/2019. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' OF THEIR ACTUAL LOCATIONS.

LEGEND:

- CENTERLINE
- EX. TRACT BOUNDARY/ RIGHT-OF-WAY LINE
- PROP. TRACT BOUNDARY/ RIGHT-OF-WAY LINE
- EX EASEMENT LINE
- PROP. EASEMENT LINE

ARCHITECT:

WHA
680 NEWPORT CENTER DRIVE
SUITE 300
NEWPORT BEACH, CA 92660
(949) 250-0607
CONTACT: LOUISA FELLETTO

GEOTECHNICAL ENGINEER:

ALTA CALIFORNIA GEOTECHNICAL, INC.
170 N. MAPLE STREET
CORONA, CA 92880
(951) 509-7090
CONTACT: SCOTT A. GRAY

AREA SUMMARY:

115,622.91 SQ. FT. (2.65 AC) NET
PROPOSED UNITS: 59 UNITS

PROPOSED EASEMENTS

(1) INGRESS, EGRESS AND PUBLIC EMERGENCY ACCESS EASEMENT

VESTED OWNER:

PARCEL ONE: PIONEER REALITY DEVELOPMENT LLC
PARCEL TWO: ROLAND C. SPONGBERG
PARCEL THREE: DONALD L. BROWN AND CATHERINE F. BROWN, TRUSTEES OF THE BROWN FAMILY TRUST
PARCEL FOUR: QSR REALTY HOLDINGS

DEVELOPER:

CITY VENTURES
3121 MICHELSON DR. SUITE 150
IRVINE, CA 92612
(949) 258-7555
CONTACT: KIM PRIJATEL

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949) 916-3800
CONTACT: DAVID TERRY

SCALE: 1" = 30'
0 15 30 60

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED UNDER THE SUPERVISION OF:

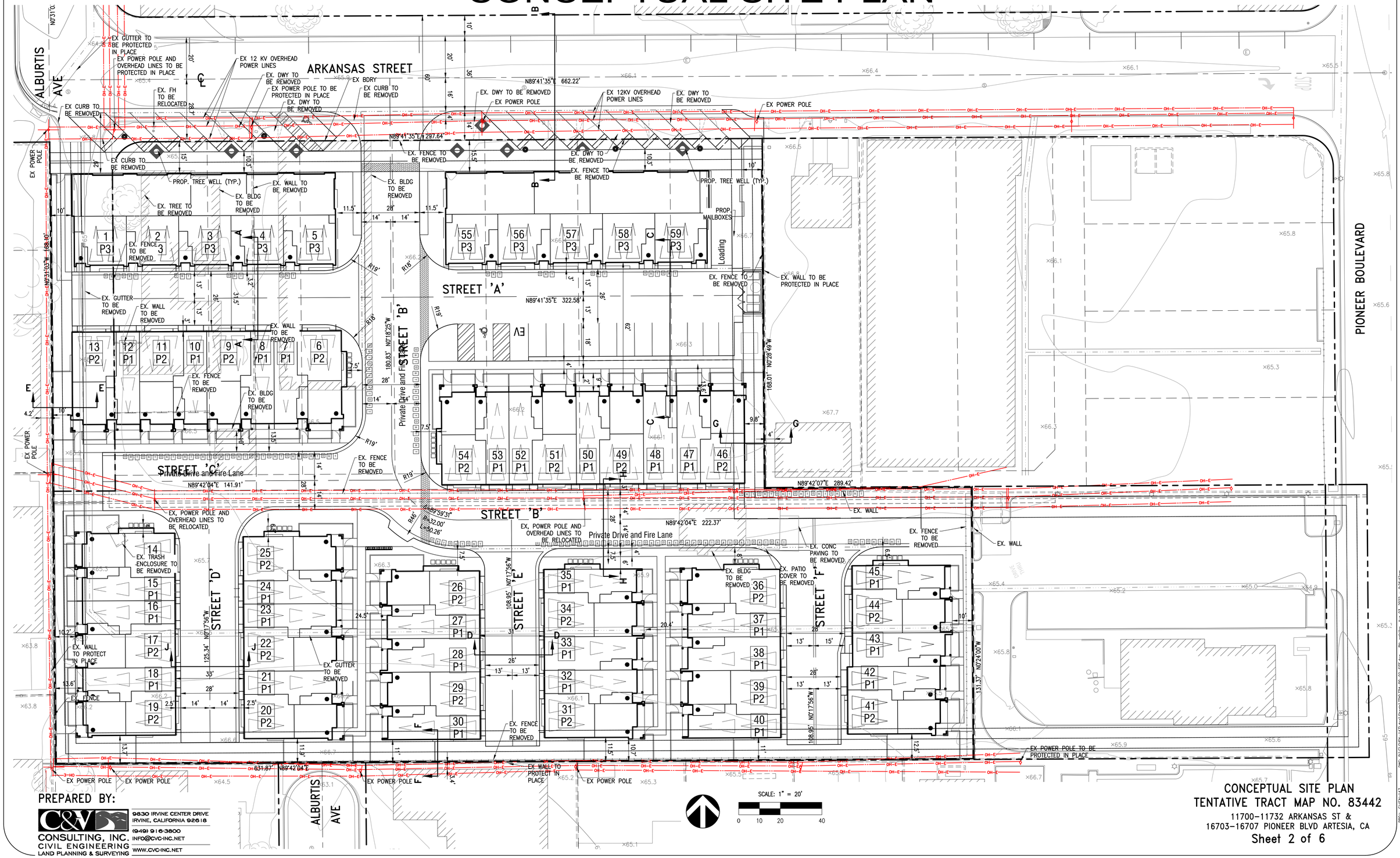
RYAN J. BITTNER RCE 68167 DATE

REGISTERED PROFESSIONAL ENGINEER RYAN J. BITTNER No. 68167 CIVIL STATE OF CALIFORNIA

TITLE SHEET
TENTATIVE TRACT MAP NO. 83442
11700-11732 ARKANSAS ST &
16703-16707 PIONEER BLVD ARTESIA, CA
Sheet 1 of 6

PROJ: CVEN-147
DWG: P:\CVCEN-147\dwg\Sheets\TTM\TTM-PD-01-TITLE.dwg BY: spfeiffer Aug 03, 2022 - 9:26:22am

CITY OF ARTESIA
CONCEPTUAL SITE PLAN



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INFO@CVC-INC.NET
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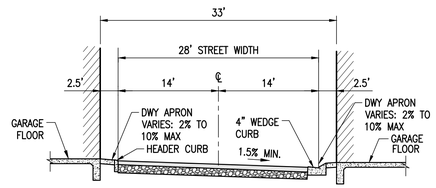
CONCEPTUAL SITE PLAN
TENTATIVE TRACT MAP NO. 83442
11700-11732 ARKANSAS ST &
16703-16707 PIONEER BLVD ARTESIA, CA
Sheet 2 of 6

PROJ: CVC#-147 DWG: P:\CVC#-147\dwg\Sheets\TTM\TTM-PD-02-SITE.dwg BY: spfeifer Aug 03, 2022 - 9:26:42am

SECTIONS



SECTION 'J-J'

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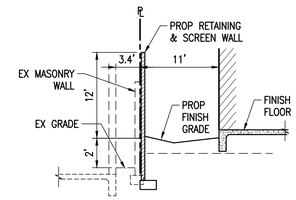

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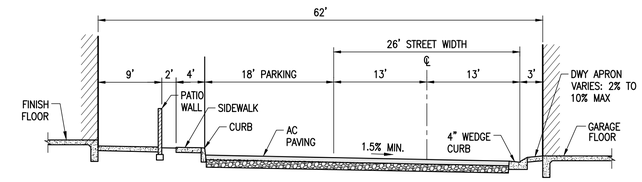

SECTION 'C-C'

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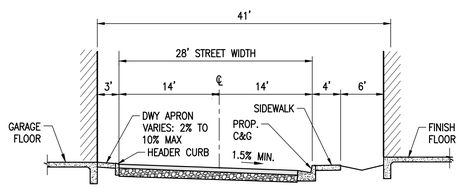

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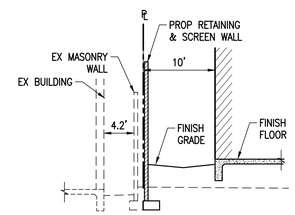

SECTION 'E-E'

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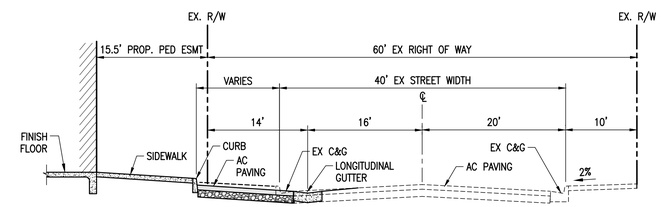

SECTION 'B-B' ARKANSAS STREET

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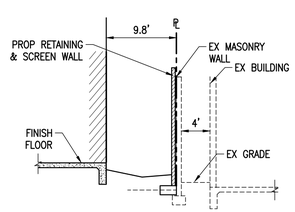

SECTION 'G-G'

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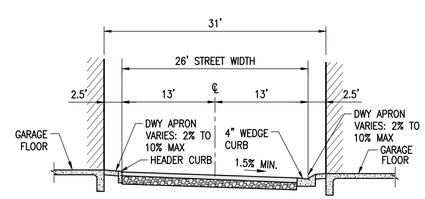

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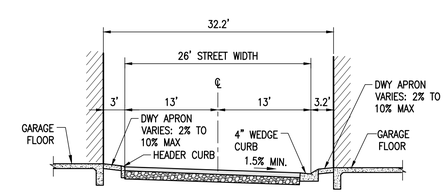

SECTION 'A-A'

N.T.S.

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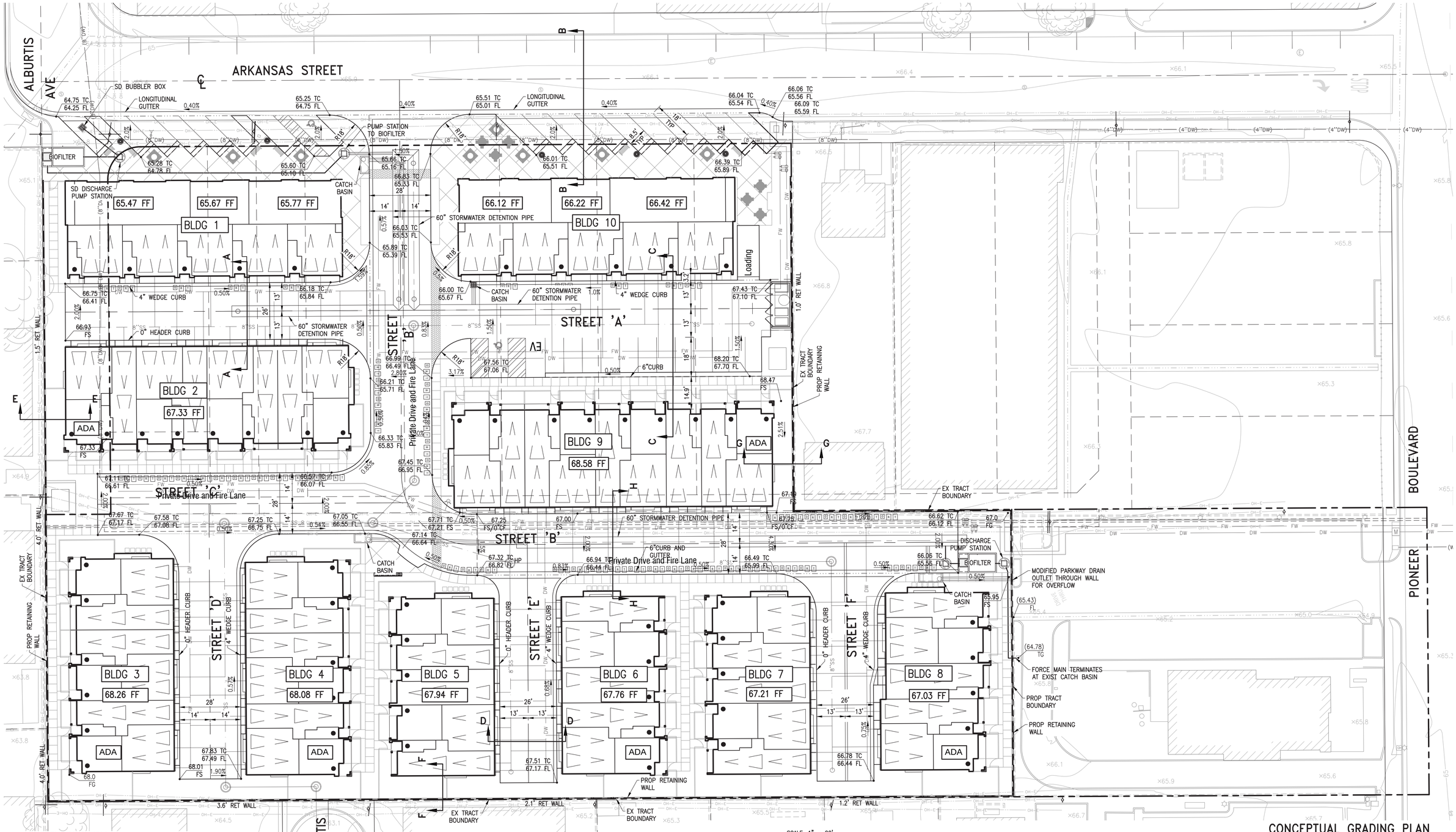
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

SECTIONS
TENTATIVE TRACT MAP NO. 83442
11700-11732 ARKANSAS ST &
16703-16707 PIONEER BLVD ARTESIA, CA
Sheet 3 of 6

PROJ: CVEN-147
DWG: P:\CVEN-147\dwg\Sheets\TTM\TM-PD-03-SECTION.dwg BY: spfeifer Aug 03, 2022 - 9:26:56am

CONCEPTUAL GRADING PLAN



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CIVIL ENGINEERING
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

SCALE: 1" = 20'
0 10 20 40

CONCEPTUAL GRADING PLAN
TENTATIVE TRACT MAP NO. 83442
11700–11732 ARKANSAS ST &
16703–16707 PIONEER BLVD ARTESIA, CA
Sheet 4 of 6

PROJ: CVEN-147
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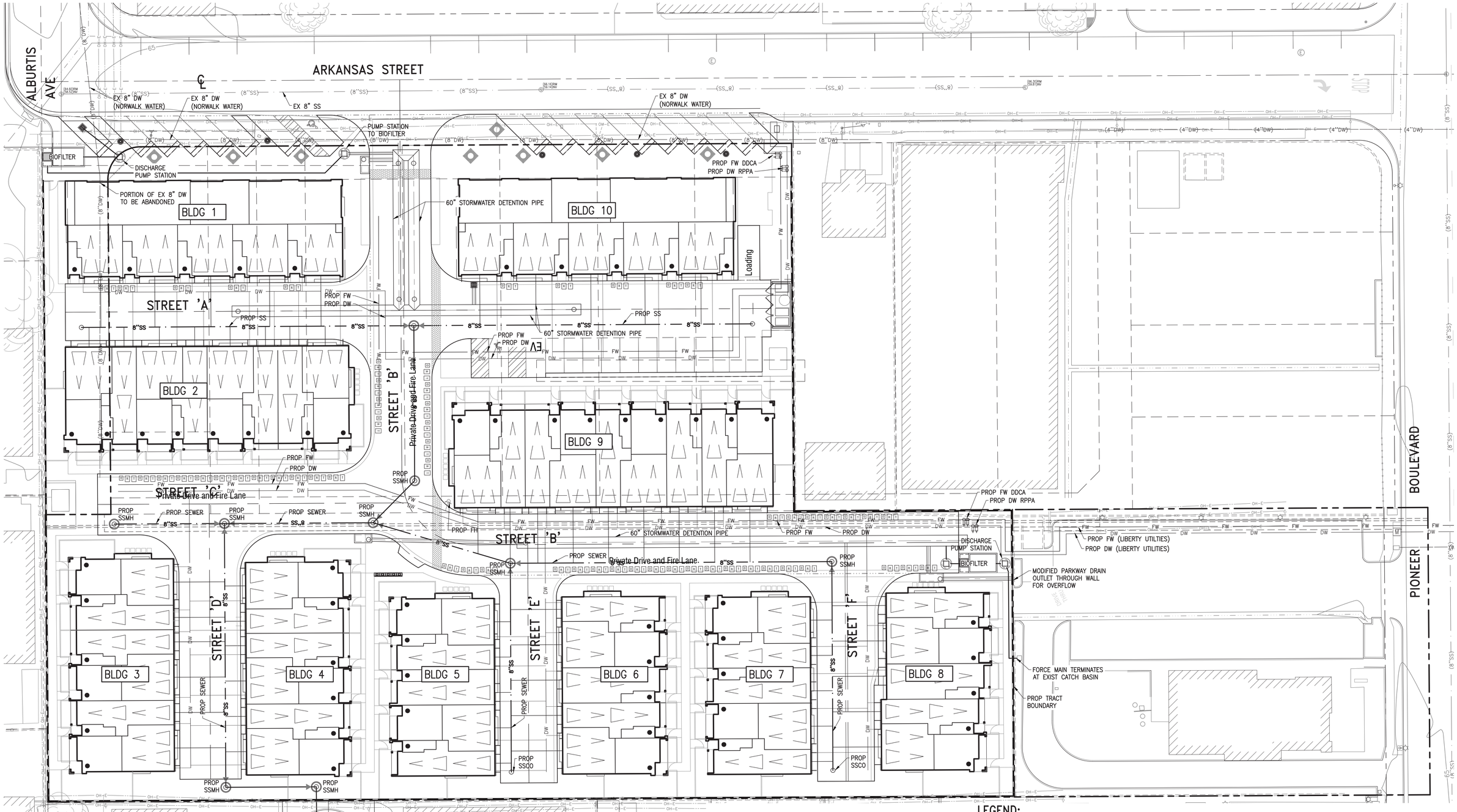
CONCEPTUAL UTILITY PLAN



LEGEND:

CENTERLINE	PROP. WATER METER
EX. WATER LINE	PROP. WATER VALVE
PROP. WATER LINE	PROP. SEWER MANHOLE
EX. SEWER LINE	PROP. CLEANOUT
PROP. SEWER LINE	EX. POWER POLE
EX. FENCE	EX. STREET LIGHT
PROP. WALL	EX. SEWER MANHOLE
EX. CONTOUR LINE	EX. FIRE HYDRANT

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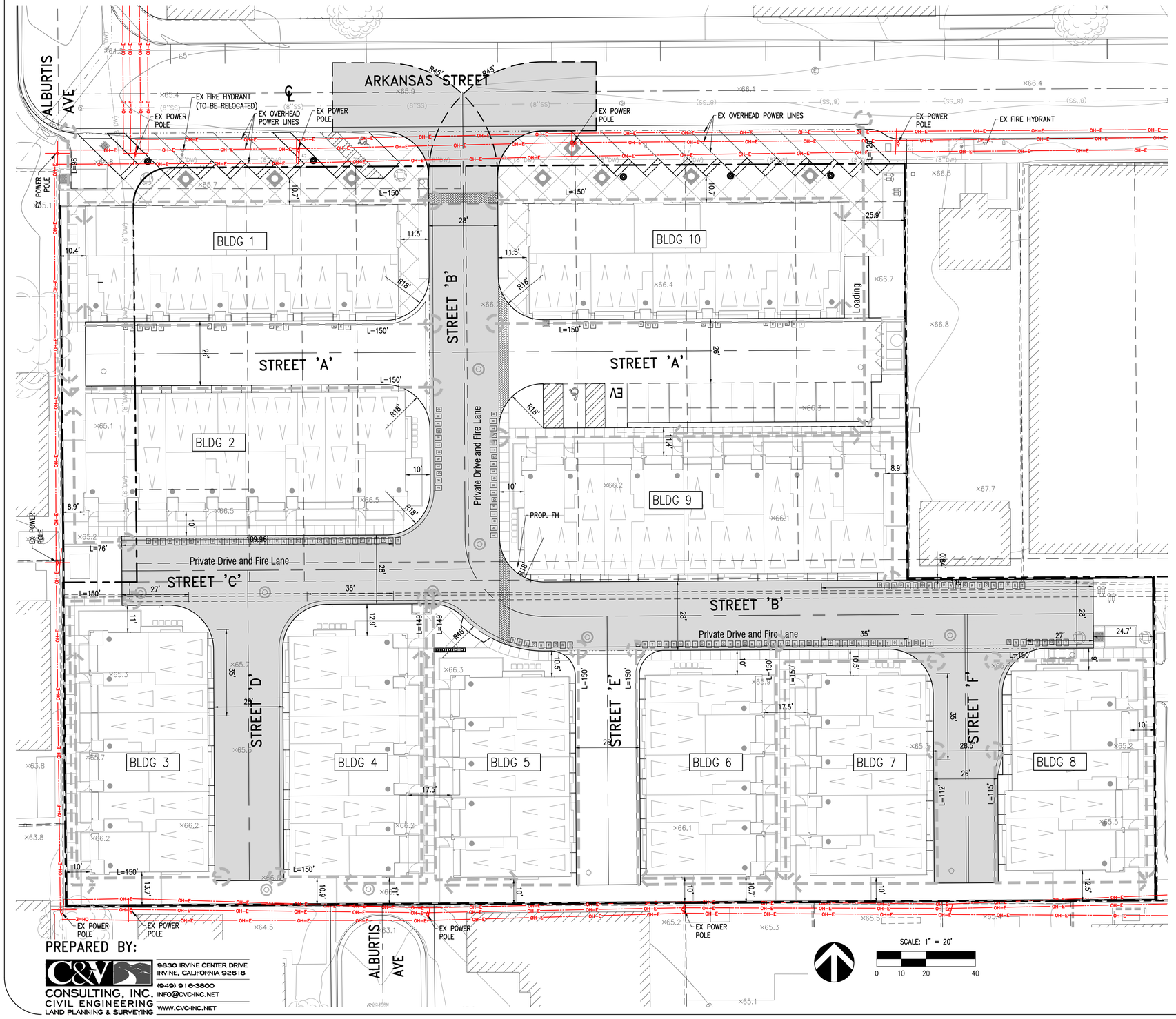
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

CONCEPTUAL UTILITY PLAN
TENTATIVE TRACT MAP NO. 83442
11700–11732 ARKANSAS ST &
16703–16707 PIONEER BLVD ARTESIA, CA
Sheet 5 of 6

PROJ: CVCN-147
DWG: P:\CVCN-147\dwg\Sheets\TTM\TM-PD-05-UTIL.dwg BY: spfeiffer Aug 03, 2022 - 9:26:05am

FIRE ACCESS AND HYDRANT LOCATION PLAN



LEGEND:

- INDICATES FIRE HYDRANT
- INDICATES APPARATUS ACCESS ROAD
- RIGHT-OF-WAY/PROPERTY LINE
- FIRE HOSE PULL LENGTH
- FIRE DEPARTMENT CONNECTION (FDC)
- LADDER PAD LOCATION

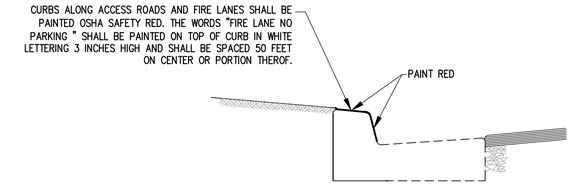
FIRE DEPARTMENT NOTES:

1. ANY AUTOMATIC GATES ACROSS FIRE ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED KNOX KEY SWITCH ALONG WITH THE INTERNAL GROUND LOOP FOR EXITING. IF NO GROUND LOOP IS INSTALLED, THEN A SECOND KEY SWITCH WILL BE REQUIRED. IF GATES ARE MANUAL GATES, THEY SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW, APPROVED AND INSTALLED AS DIRECTED BY THE FIRE DEPARTMENT.
2. NO COMBUSTIBLE MATERIALS WILL BE BROUGHT ON SITE UNTIL FIRE DEPARTMENT ACCESS AND A RELIABLE SOURCE OF WATER IS AVAILABLE WITHIN 150 FEET OF THE MOST REMOTE LOCATION OF THE STRUCTURE BEING CONSTRUCTED. EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION. SUCH STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS MORE THAN 35 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACESS.
3. ALL WORK SHALL COMPLY WITH THE LATEST VERSION OF THE CALIFORNIA FIRE CODE.

NOTE:
75,000 LB. LOAD CAPACITY ON "FIRE APPARATUS ACCESS ROADS" PER CFC D102-1

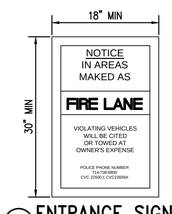
CONSTRUCTION NOTES:

1. PAINT TOP & FACE OF CURB OSHA SAFETY RED AND PAINT WHITE "FIRE LANE-NO PARKING" ON TOP OF CURB PER DETAIL THIS SHEET.
2. INSTALL FIRE LANE ENTRANCE SIGN PER DETAIL HEREON.
3. INSTALL FIRE LANE SIGN PER DETAIL HEREON.



1 RED CURB DETAIL STD CURB
NOT TO SCALE

EXAMPLE:
FIRE LANE ENTRANCE SIGN
MINIMUM SIZE 18" X 30"



2 ENTRANCE SIGN
NOT TO SCALE

EXAMPLE:
FIRE LANE SIGN
MINIMUM SIZE 12" X 18"

3 DRIVE AISLE SIGN
NOT TO SCALE

NOTE:
REFERENCE COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION STANDARDS FOR SIGN MATERIALS, HEIGHTS, AND MOUNTING REQUIREMENTS.

PREPARED BY:
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9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
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FIRE ACCESS PLAN

TENTATIVE TRACT MAP NO. 83442

11700-11732 ARKANSAS ST &
16703-16707 PIONEER BLVD ARTESIA, CA

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