

DRAINAGE EASEMENT/
PEDESTRIAN ACCESS (PER L.A.
COUNTY HEALTHY ORDINANCE)

BIKE RACK / STORAGE PER L.A.
COUNTY HEALTHY ORDINANCE

PROPOSED LOCATION FOR
COMMUNITY GARDENS (PER L.A.
COUNTY HEALTHY ORDINANCE)

WALKWAYS CONNECT TO MAJOR
STREET SIDEWALKS TO PROVIDE
SUFFICIENT PEDESTRIAN ACCESS PER
L.A COUNTY HEALTHY ORDINANCE

SITE PLAN SUMMARY							
PROJECT SUMMARY							
GROSS SITE AREA	3.96 ACRES						
TOTAL UNITS	53 UNITS						
GROSS DENSITY	13.4 DU/AC						
PRODUCT SUMMARY							
PLAN	BR/BA	ACTUAL SQ. FT.	TARGET SQ. FT.	# STORIES	# UNITS	SALEABLE S.F.	% MIX
PLAN 1 (END UNIT)	3/2.5	1,396	1,300	2	12	16,752	23%
PLAN 2 (END UNIT)	3/2.5	1,546	1,500	2	12	18,552	23%
PLAN 3 (INTERIOR UNIT)	3/3.5	1,744	1,600	3	14	24,416	26%
PLAN 4 (INTERIOR UNIT)	3/3.5	2,088	1,800	3	15	31,320	28%
TOTAL					53	91,040	100%
BUILDING SUMMARY							
BUILDING TYPE	# BLDGS.	PLAN 1	PLAN 2	PLAN 3	PLAN 4	TOTAL UNITS	% BUILDING MIX
6 UNIT BUILDING	4	1	1	2	2	24	33%
5 UNIT BUILDING	3	1	1	1	2	15	25%
4 UNIT BUILDING	1	1	1	1	1	4	8%
3 UNIT BUILDING	2	1	1	1	0	6	17%
2 UNIT BUILDING	2	1	1	0	0	4	17%
TOTAL	12	12	5	5	7	53	100%
SITE COVERAGE							
COVERAGE TYPE	SQ. FT.		ACRES	% OF SITE			
COMMON OPEN SPACE	55,390		1.27	32%			
PRIVATE OPEN SPACE	6,510		0.15	4%			
BUILDING COVERAGE	51,440		1.18	30%			
ROADS, PARKING	46,310		1.06	27%			
TELEGRAPH RD. (to CL)	12,676		0.29	7%			
TOTAL	172,326		3.96	100%			
PARKING SUMMARY							
PARKING REQUIRED			PARKING PROVIDED				
UNIT TYPE	SPACES PER UNIT		PARKING TYPE		SPACES		
2+ BR	2 /UNIT	106	GARAGE		106		
GUEST	1 PER 4	13	GUEST		15		
TOTAL		119	TOTAL		121		



16 HOMES WITH DIRECT GOLF VIEWS

NEIGHBORHOOD AMENITY AREA
WITH GOLF VIEWS

PROJECT ENTRY OFFERS VIEWS OF GOLF COURSE AND
RECREATION AREA, WITH LANDSCAPING AND SPECIAL
PAVING TO ENHANCE ARRIVAL INTO COMMUNITY.

TWO STORY END UNITS

CART PATH REROUTED TO ACCOMMODATE
ACCESS TO CART STAGING AREA

LONG DRIVEWAYS TO
PROVIDE ADDITIONAL
PARKING SPACES

THREE-STORY INTERIOR UNITS

DEPT OF REGIONAL PLANNING
TR072684 SITE PLAN
12 MAR 2014

BRANDYWINE HOMES CANDLEWOOD GOLF HOMES

WHITTIER, CA

CONCEPTUAL SITE PLAN



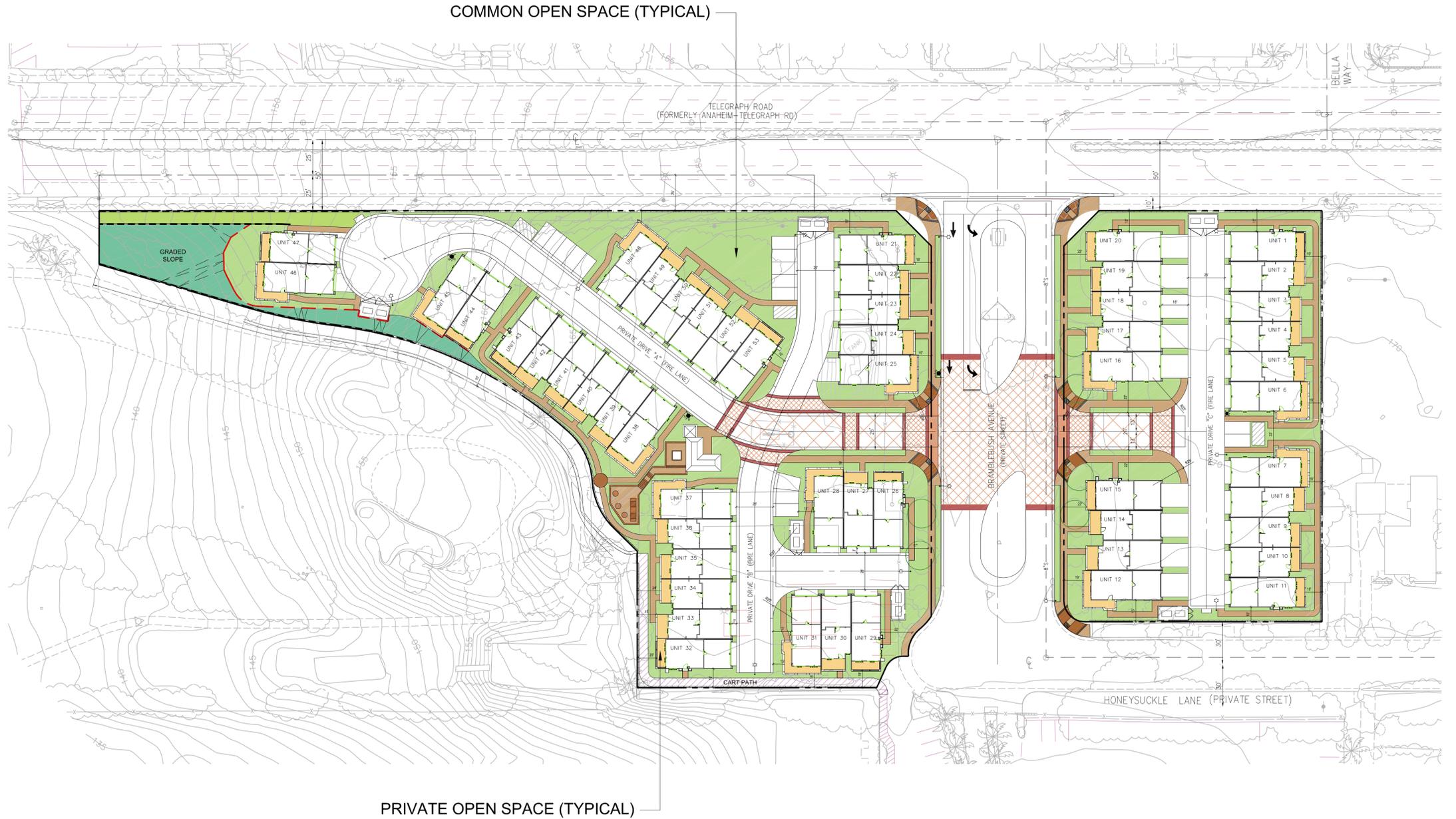
JANUARY 6, 2014

11029.00

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ARCHITECTURE + PLANNING

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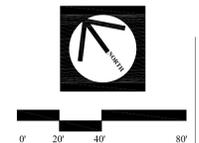
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BRANDYWINE HOMES CANDLEWOOD GOLF HOMES

WHITTIER, CA

OPEN SPACE PLAN



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