BRANDYWINE HOMES

CANDLEWOOD GOLF HOMES

WHITTIER, CA

6-PLEX

CONCEPTUAL ELEVATION

NOVEMBER 19, 2014 11029.00

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

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SITE PLAN SUMMARY

PROJECT SUMMARY

TOTAL GROSS SITE AREA	**3.67 ACRES**	NET SITE AREA	3.62 ACRES
TOTAL UNITS	**53 UNITS**		
TOTAL GROSS DENSITY	**14.5 DU/AC**		
LOT 1 GROSS AREA	**1.21 ACRES**	NET SITE AREA	1.19 ACRES
LOT 1 TOTAL UNITS	**20 UNITS**		
LOT 1 GROSS DENSITY	**16.5 DU/AC**		
LOT 2 GROSS AREA	**2.46 ACRES**	NET SITE AREA	2.43 ACRES
LOT 2 TOTAL UNITS	**33 UNITS**		
LOT 2 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	11	15,356	21%
PLAN 2 (END UNIT)	3/2.5	1,546	1,500	2	12	18,552	23%
PLAN 3 (INTERIOR UNIT)	3/3.5	1,779	1,600	3	15	26,685	28%
PLAN 4 (INTERIOR UNIT)	4/3.5	2,088	1,800	3	15	31,320	28%
TOTAL					**53**	**91,913**	**100%**

BUILDING SUMMARY

BUILDING TYPE	# BLDGS.	PLAN 1	PLAN 2	PLAN 3	PLAN 4	TOTAL UNITS	% BUILDING MIX
6 PLEX (BLDGS. 2, 6, 9, & 10)	4	4	4	8	8	24	33%
5 PLEX (BLDGS. 1 & 3)	2	2	2	4	2	10	17%
5 PLEX ALT. (BLDG. 8)	1	1	1	2	1	5	8%
4 PLEX (BLDG. 4)	1	1	1	1	1	4	8%
3 PLEX (BLDG. 7)	1	1	1	0	1	3	8%
3 PLEX ALT. (BLDG. 5)	1	0	1	0	2	3	8%
DUPLEX (BLDGS. 11 & 12)	2	2	2	0	0	4	17%
TOTAL	**12**	**11**	**12**	**15**	**15**	**53**	**100%**

SITE COVERAGE

COVERAGE TYPE	SQ. FT.	ACRES	% OF SITE
COMMON OPEN SPACE	42,734	0.98	27%
PRIVATE OPEN SPACE	6,510	0.15	4%
BUILDING COVERAGE	51,440	1.18	32%
ROADS, PARKING	46,310	1.06	29%
TELEGRAPH RD. (to CL)	12,676	0.29	8%
TOTAL	**159,670**	**3.67**	**100%**

PARKING SUMMARY

PARKING SUMMARY PER LOT			PROVIDED	REQUIRED	
LOT NUMBER	NO. OF UNITS	GARAGE SPACES	SURFACE PARKING SPACES	SURFACE PARKING SPACES	HANDICAP SPACES (REQ. & PROV.)
1	20	40	3	4	1
2	33	66	13	7	1
TOTAL	**53**	**106**	**16**	**11**	**2**
RATIO		2 / UNIT	0.33 / UNIT		2% OF TOTAL

PARKING REQUIRED			PARKING PROVIDED	
UNIT TYPE	SPACES PER UNIT		PARKING TYPE	SPACES
2+ BDRMS.	2 / UNIT	106	GARAGE	106
GUEST	1 PER 4	13	GUEST (INCL. 2 HC)	18
TOTAL		**119**	TOTAL	**124**

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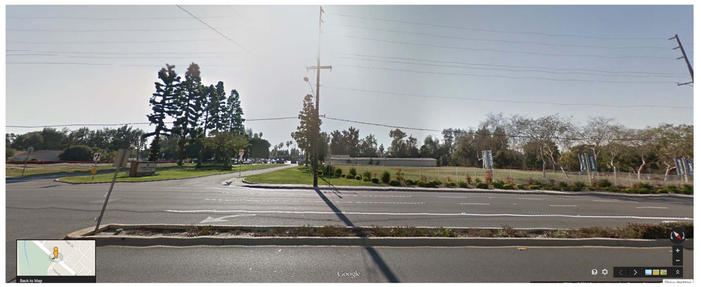

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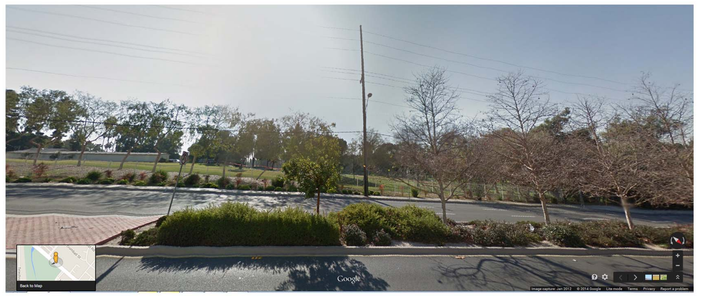

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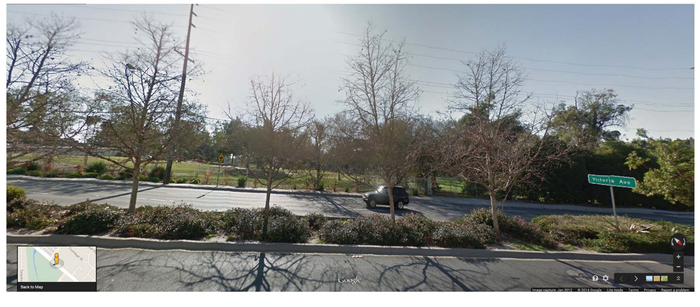

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WHITTIER, CA

STREET PHOTOS ALONG TELEGRAPH ROAD

November 19, 2014 11029.00

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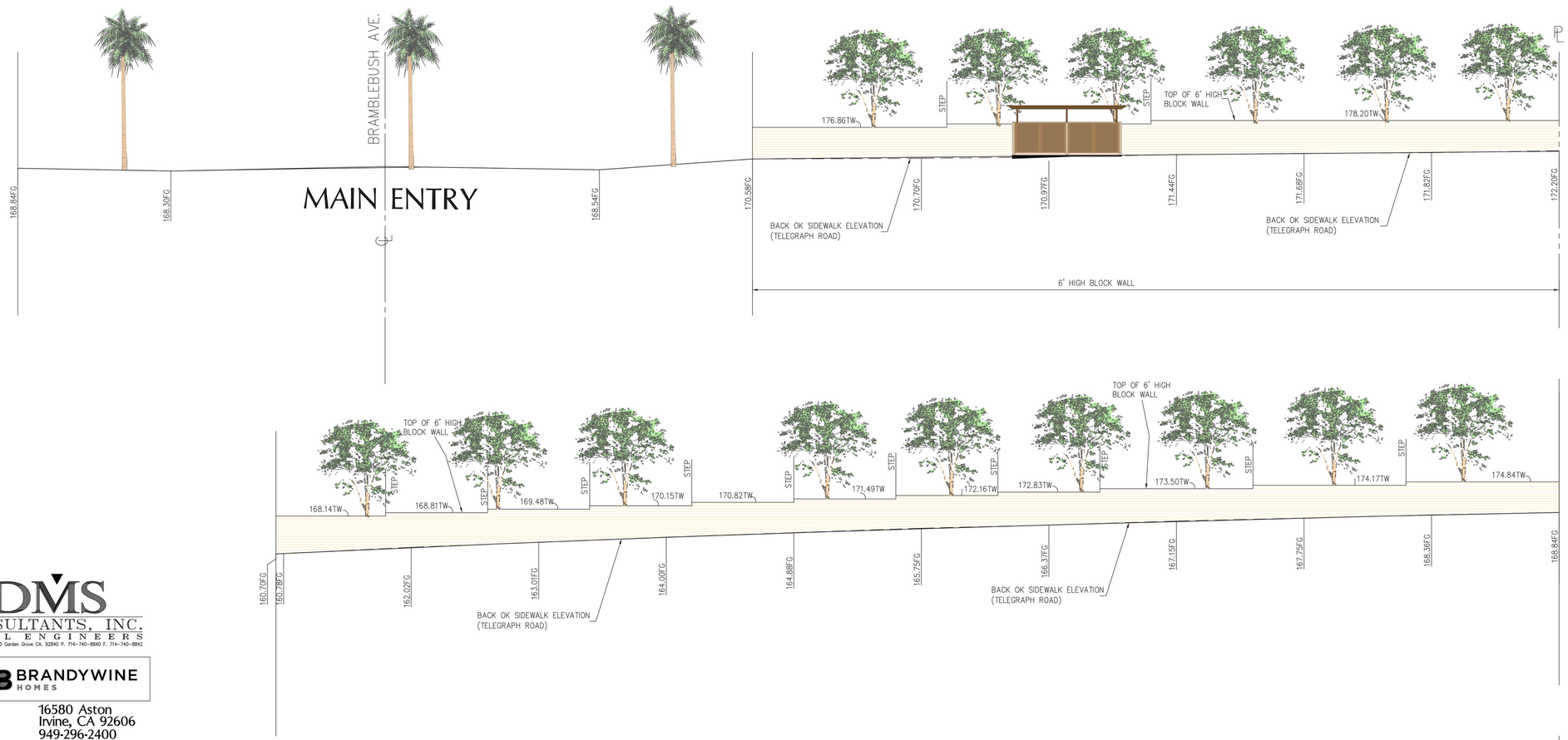
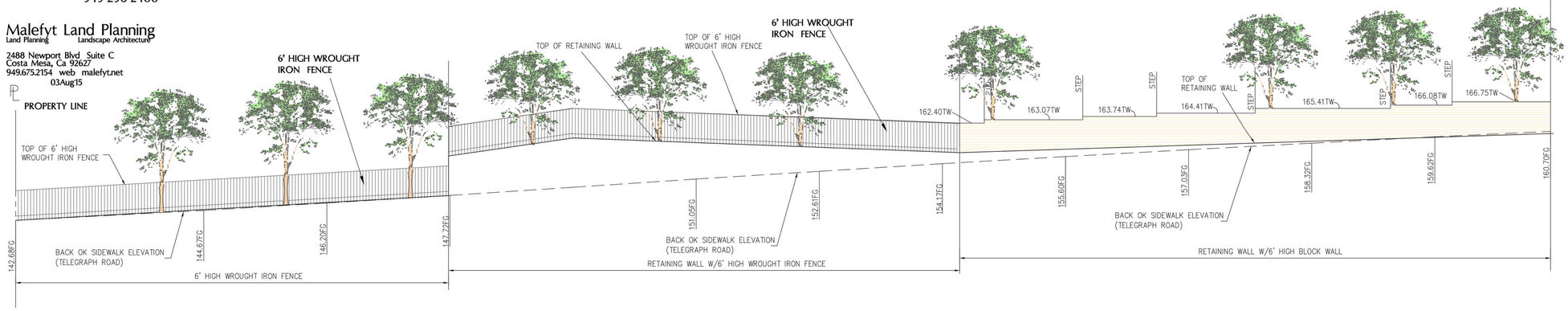
Elevation looking towards Telegraph Road

Candlewood

TT Tract 072684 14000 Telegraph Whittier, CA

SCALE :
HORIZ. 1"=10'
VERT. 1"=10'





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03Aug15

BRANDYWINE HOMES

CANDLEWOOD GOLF HOMES

WHITTIER, CA

STREETSCAPE ELEVATION TOWARDS TELEGRAPH ROAD

August 4, 2015 11029.00

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Streetscape Elevation along Telegraph Road

Candlewood

TT Tract 072684 14000 Telegraph whittier, CA

SCALE :
HORIZ. 1"=10'
VERT. 1"=10'

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