



6540 ROSEMEAD TOWNHOMES

PICO RIVERA, CALIFORNIA

APRIL 11, 2024

PROPERTY OWNER :
BRANDYWINE HOMES

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ARCHITECTURAL :
DANIELIAN ASSOCIATES ARCHITECTS + PLANNERS

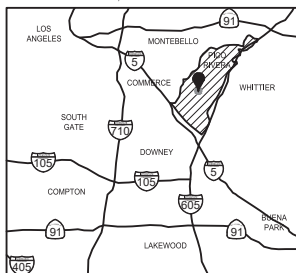
TEL: 949.474.6030
EMAIL: JDANIELIAN@DANIELIAN.COM
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ADDRESS: 60 CORPORATE PARK IRVINE, CA 92606

CIVIL :
C&V CONSULTING, INC.

TEL: 949.916.3800
ADDRESS: 9830 IRVINE CENTER DRIVE
IRVINE, CA 92618

LANDSCAPE :
HOWARD ASSOCIATES

TEL: 619.718.9660
ADDRESS: 1951 FOURTH AVENUE, SUITE 302
SAN DIEGO, CA 92101



VICINITY MAP
N.T.S.

PROJECT SITE LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF TRACT 4245 AS PER MAP RECORDED IN BOOK 47 PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT WESTERLY THEREON 10.03 CHAINS FROM THE MOST SOUTHERLY CORNER OF SAID TRACT 4245; SAID POINT OF BEGINNING ALSO BEING THE POINT OF BOUNDARY OF TRACT 14489, AS PER MAP RECORDED IN BOOK 365 PAGES 43 TO 46 INCLUSIVE OF SAID MAPS, IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID TRACT 14489; SOUTH 27 DEGREES 31' 58" WEST 637.39 FEET TO THE SOUTHWESTERLY CORNER OF LOT 155 OF SAID TRACT 14489; THENCE ALONG THE PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 155; NORTH 92 DEGREES 24' 45" WEST TO THE SOUTHWESTERLY LINE OF ROSEMEAD BOULEVARD, 100 FEET WIDE, AS DESCRIBED IN THE DEEDS TO THE STATE OF CALIFORNIA, RECORDED ON DECEMBER 13, 1948, AS INSTRUMENT NO. 2472 IN BOOK 2989 PAGE 8, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND RECORDED ON DECEMBER 30, 1948 AS INSTRUMENT NO. 2899 IN BOOK 2939 PAGE 100 OF OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID ROSEMEAD BOULEVARD TO THE SOUTHERLY LINE OF SAID TRACT 4245; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, EXCEPT THE NORTHEASTERLY 213 FEET, MEASURED AT RIGHT ANGLES OF SAID LAND. APN: 6376-017-004

TYPE OF CONSTRUCTION – VB

OCCUPANCY CLASSIFICATION – R2

ZONING DESIGNATION – C-3 (GENERAL COMMERCIAL) (R-M (MULTIFAMILY RESIDENTIAL) ZONING CODE APPLIED)

ADDRESS – 6540 ROSEMEAD BOULEVARD
PICO RIVERA, CA 90660

EXISTING USE – GENERAL COMMERCIAL

PROPOSED USE – RM ZONING RESIDENTIAL

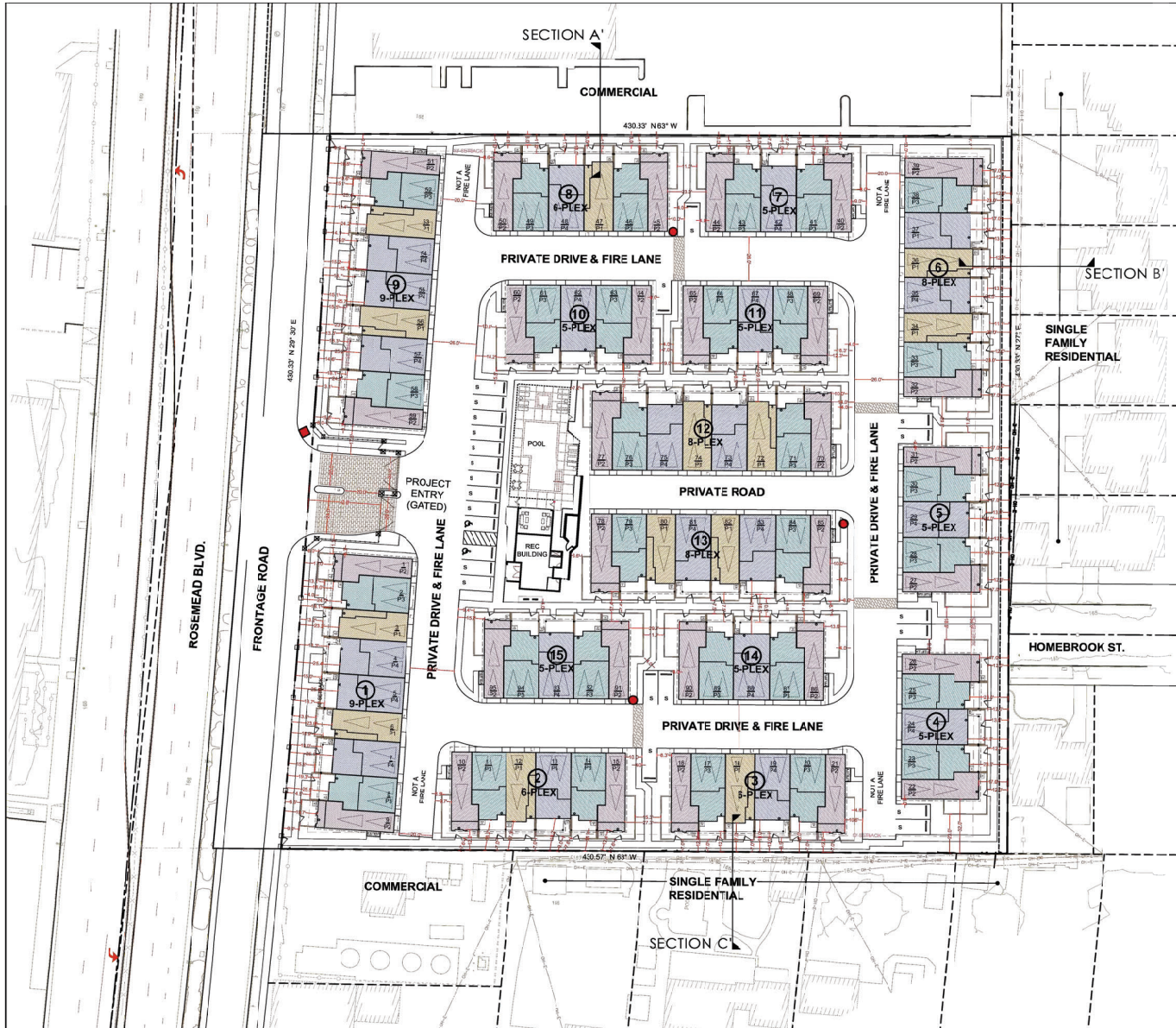
TOTAL LANDSCAPED AREA – 25,047 SF

SITE SUMMARY						
SITE AREA		4.04 ACRES				
PRODUCT TYPE		3-STORY TOWNHOMES				
TOTAL UNITS		95 UNITS				
DENSITY		23.5 DU/AC				
F.A.R. SUMMARY						
BUILDING TYPE	# BUILDINGS	GROUND FLOOR BUILDING FOOTPRINT (SF)	TOTAL GROUND FLOOR BUILDING FOOTPRINT (SF)	STORES	BUILDING COVERAGE (50% MAX.)	
5-PLEX (BLDG. 4, 5, 7, 10, 11, 14, 15)	7	3,911	27,377	3	44%	
6-PLEX (BLDG. 2, 3, 8)	3	4,701	14,103	3		
8-PLEX (BLDG. 6, 12, 13)	3	6,435	19,305	3		
9-PLEX (BLDG. 1, 9)	2	7,379	14,758	3		
AMENITY BLDG	1	1,260	1,260	1		
TOTAL	16		76,803			
UNIT SUMMARY						
UNIT PLAN	SQ. FT.	BOBA	# UNITS	% MIX	TOTAL S.F.	
PLAN 1 (TANDEM GARAGE)	1,398	2.8D/2.5 BA	13	14%	18,148	
PLAN 2 (TANDEM GARAGE)	1,366	2.8D/2.5 BA	30	32%	40,980	
PLAN 3 (SIDE BY SIDE GARAGE)	1,809	3.8D/3.5 BA	30	32%	54,270	
PLAN 4 (SIDE BY SIDE GARAGE)	2,038	4.8D/3.5 BA	22	23%	44,836	
TOTAL			95	100%	158,234	
BUILDING SUMMARY						
BUILDING #	UNITS	BUILDING AREA (EA BUILDING) SF	# OF BUILDINGS PER TYPE	% MIX	TOTAL BUILDING AREA (SF)	
BUILDINGS 4, 5, 7, 10, 11, 14, 15	2, 3, 4, 3, 2	12,282	7	47%	85,974	
BUILDINGS 2, 3, 8	2, 3, 4, 1, 3, 2	14,591	3	20%	43,773	
BUILDINGS 6, 12, 13	2, 3, 4, 1, 4, 1, 3, 2	17,662	3	20%	52,986	
BUILDINGS 1, 9	2, 3, 4, 1, 4, 4, 1, 3, 2	22,564	2	13%	45,128	
TOTAL			15	100%	227,861	
CLUBHOUSE		1,260				
PARKING SUMMARY						
REQUIRED PARKING			PROVIDED (Minimum Parking Space 9'x20')			
RESIDENT: 2 GARAGE SPACES/UNIT	190		RESIDENT	190*		
GUEST: 1 OPEN SPACE/8 UNIT (0.125DU)	12		GUEST	24**		
TOTAL	202		2.25 SPACES PER UNIT	214		
*Per CBC 4.106.4 one recessed provided at each garage for future EV Charger.						
**Include (2) accessible spaces (5% per CBC 1109A.5)						
OPEN SPACE SUMMARY						
COMMON OPEN SPACE		REQUIRED	PROVIDED			
		200 SQ.FT./DU (19,000 SQ.FT. TOTAL)	20,000 SQ.FT.			
PRIVATE OPEN SPACE ON GROUND FLOOR		150 SQ.FT./DU	150 SQ.FT./DU			
PRIVATE OPEN SPACE ON UPPER FLOOR		100 SQ.FT./DU	100 SQ.FT./DU			

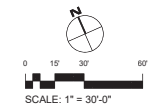
SHEET INDEX:

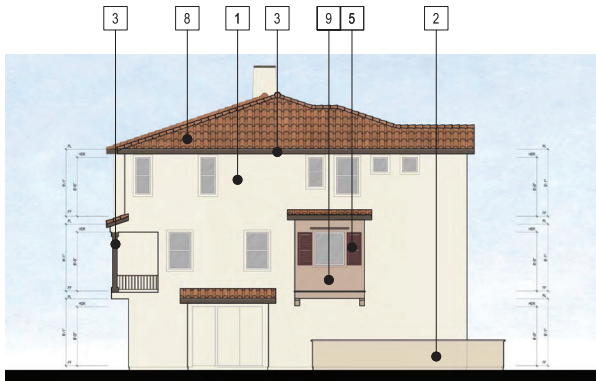
- SECTION 1
- A1 DEVELOPMENT SUMMARY SHEET & SHEET INDEX
- A2 ARCHITECTURAL SITE PLAN
- A3 PHOTOGRAPHIC SURVEY - KEYMAP (SUBMITTED AS SEPARATE PACKAGE)
- A4 PHOTOGRAPHIC SURVEY - PHOTOS (SUBMITTED AS SEPARATE PACKAGE)
- A5 PHOTOGRAPHIC SURVEY - PHOTOS (SUBMITTED AS SEPARATE PACKAGE)
- A6 PHOTOGRAPHIC SURVEY - PHOTOS (SUBMITTED AS SEPARATE PACKAGE)
- A7 ARCHITECTURAL RENDERINGS
- SECTION 2 (SUBMITTED AS SEPARATE PACKAGE)
- C1 VESTING TENTATIVE TRACT MAP
- C2 EXISTING SITE PLAN
- C3 PRELIMINARY GRADING PLAN
- C4 PRELIMINARY UTILITY PLAN
- C5 PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
- SECTION 3
- A8 5 PLEX EXTERIOR ELEVATIONS
- A9 5 PLEX FIRST FLOOR PLAN
- A10 5 PLEX SECOND FLOOR PLAN
- A11 5 PLEX THIRD FLOOR PLAN
- A12 5 PLEX ROOF PLAN
- A13 6 PLEX EXTERIOR ELEVATIONS
- A14 6 PLEX EXTERIOR ELEVATIONS
- A15 6 PLEX FIRST FLOOR PLAN
- A16 6 PLEX SECOND FLOOR PLAN
- A17 6 PLEX THIRD FLOOR PLAN
- A18 6 PLEX ROOF PLAN
- A19 8 PLEX EXTERIOR ELEVATIONS
- A20 8 PLEX EXTERIOR ELEVATIONS
- A21 8 PLEX FIRST FLOOR PLAN
- A22 8 PLEX SECOND FLOOR PLAN
- A23 8 PLEX THIRD FLOOR PLAN
- A24 8 PLEX ROOF PLAN
- A25 9 PLEX EXTERIOR ELEVATIONS
- A26 9 PLEX EXTERIOR ELEVATIONS
- A27 9 PLEX FIRST FLOOR PLAN
- A28 9 PLEX SECOND FLOOR PLAN
- A29 9 PLEX THIRD FLOOR PLAN
- A30 9 PLEX ROOF PLAN
- A31 PLAN 1
- A32 PLAN 3 & 3 PARKING
- A33 PLAN 4
- A34 CLUBHOUSE EXTERIOR ELEVATIONS
- A35 CLUBHOUSE FLOOR PLAN
- A36 CLUBHOUSE ROOF PLAN
- A37 MATERIAL & COLOR BOARD
- A38 LINE OF SITE ANALYSIS
- A39 SITE SHADOW ANALYSIS
- A40 PARKING PLAN
- SECTION 4 (SUBMITTED AS SEPARATE PACKAGE)
- L1 CONCEPTUAL LANDSCAPE PLAN
- L2 ENTRY AND POOL ENLARGMENT
- L3 PROPOSED PLANT PALETTE
- L4 HYDROZONE MAP AND WATER USE CALCULATIONS
- L5 WALL AND FENCE PLAN

PREPARED DATE: 11/17/2023
REVISION DATE: 03/28/2024



- LEGEND**
- PLAN 1
 - PLAN 2
 - PLAN 3
 - PLAN 4
 - PROPOSED PUBLIC OFF-SITE FIRE HYDRANT
 - PROPOSED PRIVATE ON-SITE FIRE HYDRANT

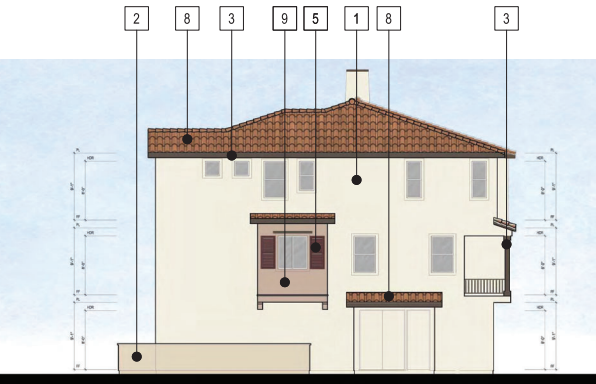




LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIALS LEGEND

- 1 STUCCO
SW 6385 – Dover White
- 2 STUCCO
SW 6799 – Sand Dollar
- 3 FASCIA / POSTS / RAILINGS / TRIM /
GARAGE DOOR
SW 2808 – RW Dark Brown
- 4 CLAY PIPES
SW 6061 – Tan Bark
- 5 FRONT DOOR / SHUTTERS
SW 7595 – Sommler
- 6 FRONT DOOR / SHUTTERS
SW 6167 – Garden Gate
- 7 FRONT DOOR
SW 6230 – Rainstorm
- 8 ROOFING
Eagle Roofing – Capistrano
3526 Valencia
- 9 STUCCO
SW 6059 – Interface Tan
- 10 STUCCO
SW 6080 – Utterly Beige
- 11 EXTERIOR LIGHTING

PAD & FF ELEVATION VARIES
(BUILDING STEP OCCURS PER
GRADING PLAN)

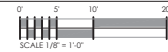
PAD & FF ELEVATION VARIES
(BUILDING STEP OCCURS PER
GRADING PLAN)

FINISH FLOOR & PAD ELEVATION HEIGHTS:

BUILDING 4	165.10' PAD	165.77' FF	165.35' PAD	166.02' FF
BUILDING 5	165.25' PAD	165.92' FF	165.00' PAD	165.67' FF
BUILDING 7	166.81' PAD	167.48' FF	166.36' PAD	166.98' FF
BUILDING 10	167.31' PAD	167.98' FF	167.81' PAD	168.48' FF
BUILDING 11	166.36' PAD	166.98' FF	166.81' PAD	167.48' FF
BUILDING 14	165.51' PAD	166.18' FF	165.26' PAD	165.93' FF
BUILDING 15	166.09' PAD	166.78' FF	165.84' PAD	166.51' FF

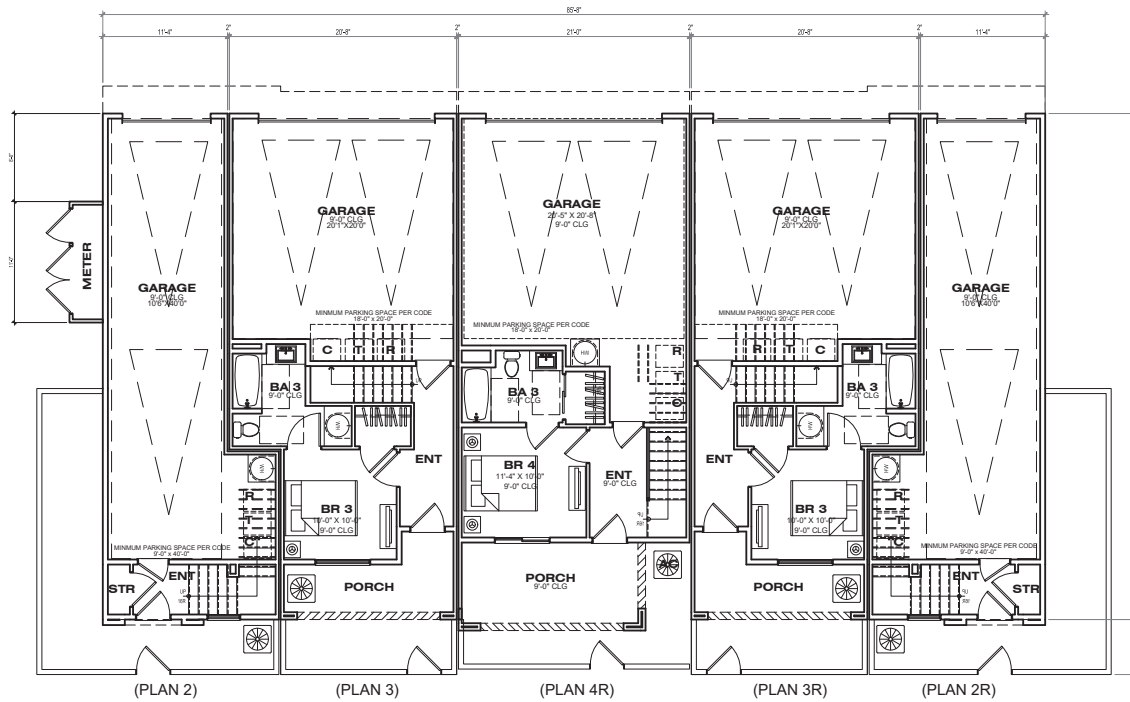
5-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



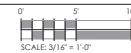
PREPARED DATE: 11/17/2023
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EXTERIOR ELEVATIONS SHEET A8 OF 46



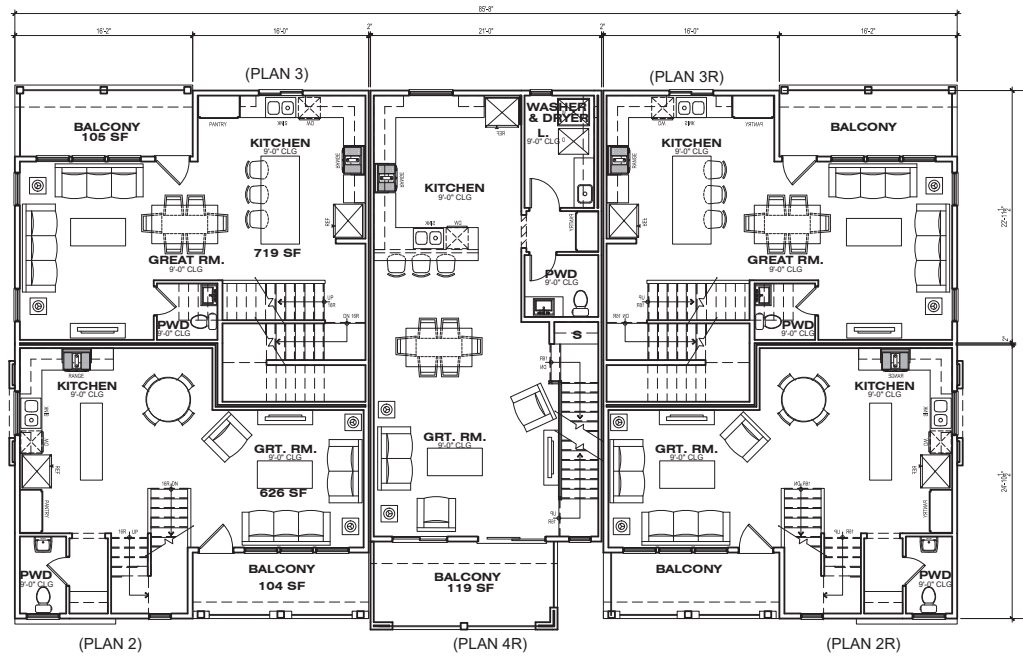
5-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



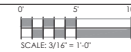
PREPARED DATE: 11/17/2023
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FIRST FLOOR PLAN SHEET A9 OF 46



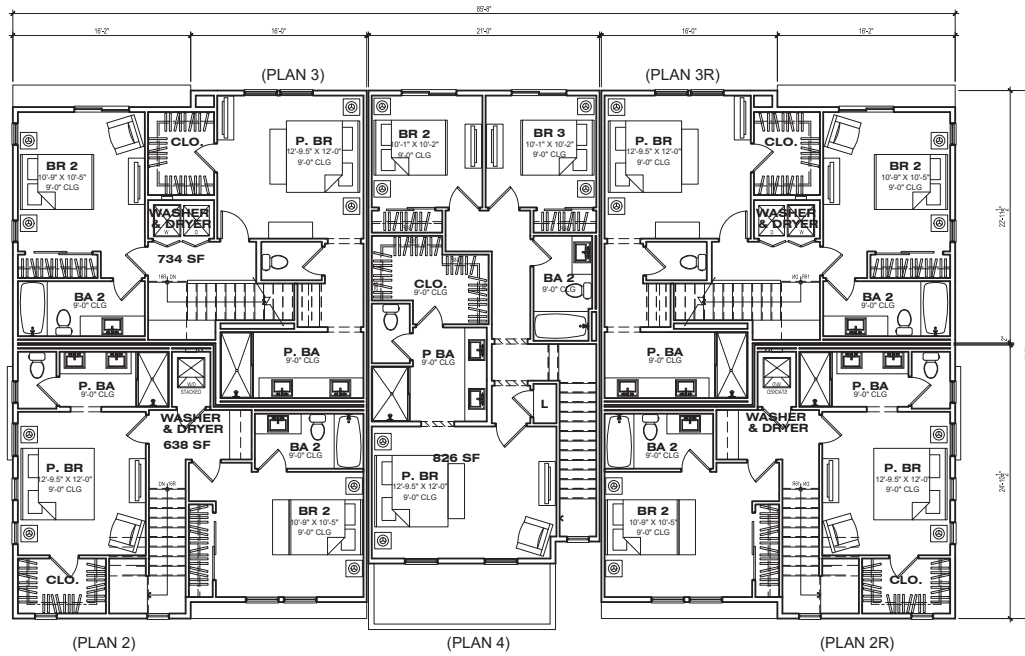
5-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



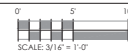
PREPARED DATE: 11/17/2023
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SECOND FLOOR PLAN SHEET A10 OF 46



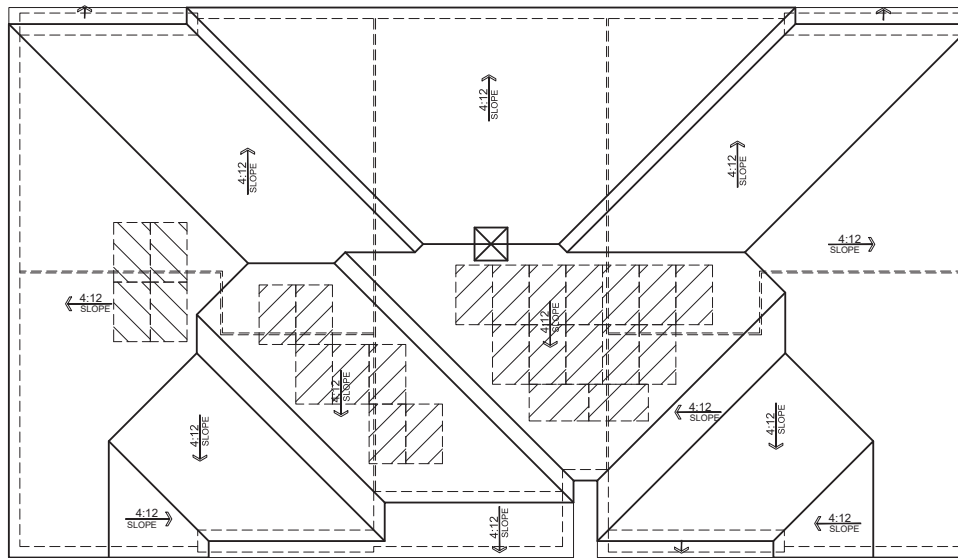
5-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



PREPARED DATE: 11/17/2023
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THIRD FLOOR PLAN SHEET A11 OF 46



SOLAR PANEL REQUIREMENT CALCULATION:

	SF	S/PLEX	AREA
PLAN 1	1396		
PLAN 2	1365	2	2732
PLAN 3	1809	2	3618
PLAN 4	2038	1	2038
TOTAL AREA			8388
TOTAL AREA/330 SF			25.4
SOLAR PANELS REQUIRED			26
SOLAR PANELS PROPOSED			26

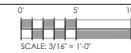
LEGEND:



SOLAR PANEL
SIZE: 3'0"X5'0"

5-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



PREPARED DATE: 11/17/2023
REVISION DATE: 03/28/2024

ROOF PLAN SHEET A12 OF 46

MATERIALS LEGEND

- 1 STUCCO
SW 6385 – Dover White
- 2 STUCCO
SW 6799 – Sand Dollar
- 3 FASCIA / POSTS / RAILINGS / TRIM /
GARAGE DOOR
SW 2808 – RW Dark Brown
- 4 CLAY PIPES
SW 6061 – Tan Bark
- 5 FRONT DOOR / SHUTTERS
SW 7595 – Sommeler
- 6 FRONT DOOR / SHUTTERS
SW 6167 – Garden Gate
- 7 FRONT DOOR
SW 6230 – Rainstorm
- 8 ROOFING
Eagle Roofing – Capistrano
3526 Valencia
- 9 STUCCO
SW 6059 – Interface Tan
- 10 STUCCO
SW 6080 – Utterly Beige
- 11 EXTERIOR LIGHTING



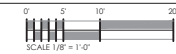
FRONT ELEVATION



LEFT ELEVATION

6-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



PREPARED DATE: 11/17/2023
REVISION DATE: 03/28/2024

EXTERIOR ELEVATIONS

SHEET A13 OF 46

MATERIALS LEGEND

- 1 STUCCO
SW 6385 – Dover White
- 2 STUCCO
SW 6099 – Sand Dollar
- 3 FASCIA / POSTS / RAILINGS / TRIM /
GARAGE DOOR
SW 2808 – RW Dark Brown
- 4 CLAY PIPES
SW 6061 – Tan Bark
- 5 FRONT DOOR / SHUTTERS
SW 7595 – Sommeller
- 6 FRONT DOOR / SHUTTERS
SW 6167 – Garden Gate
- 7 FRONT DOOR
SW 6230 – Rainstorm
- 8 ROOFING
Eagle Roofing – Capistrano
3526 Valencia
- 9 STUCCO
SW 6059 – Interface Tan
- 10 STUCCO
SW 6080 – Utterly Beige
- 11 EXTERIOR LIGHTING



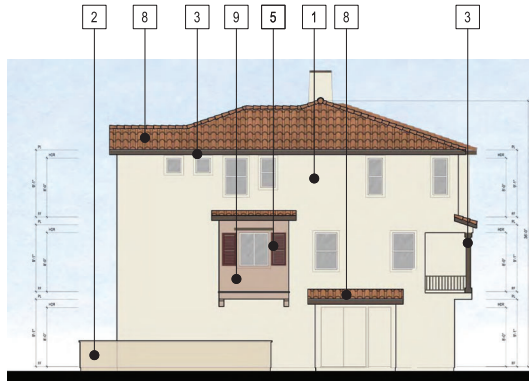
PAD & FF ELEVATION VARIES
(BUILDING STEP OCCURS PER
GRADING PLAN)

REAR ELEVATION

PAD & FF ELEVATION VARIES
(BUILDING STEP OCCURS PER
GRADING PLAN)

FINISH FLOOR & PAD ELEVATION HEIGHTS:

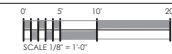
BUILDING 2	166.40' PAD	167.07' FF	166.65' PAD	167.32' FF
BUILDING 3	165.75' PAD	166.45' FF	166.00' PAD	166.67' FF
BUILDING 8	167.81' PAD	168.48' FF	167.31' PAD	167.98' FF



RIGHT ELEVATION

6-PLEX TOWNHOMES

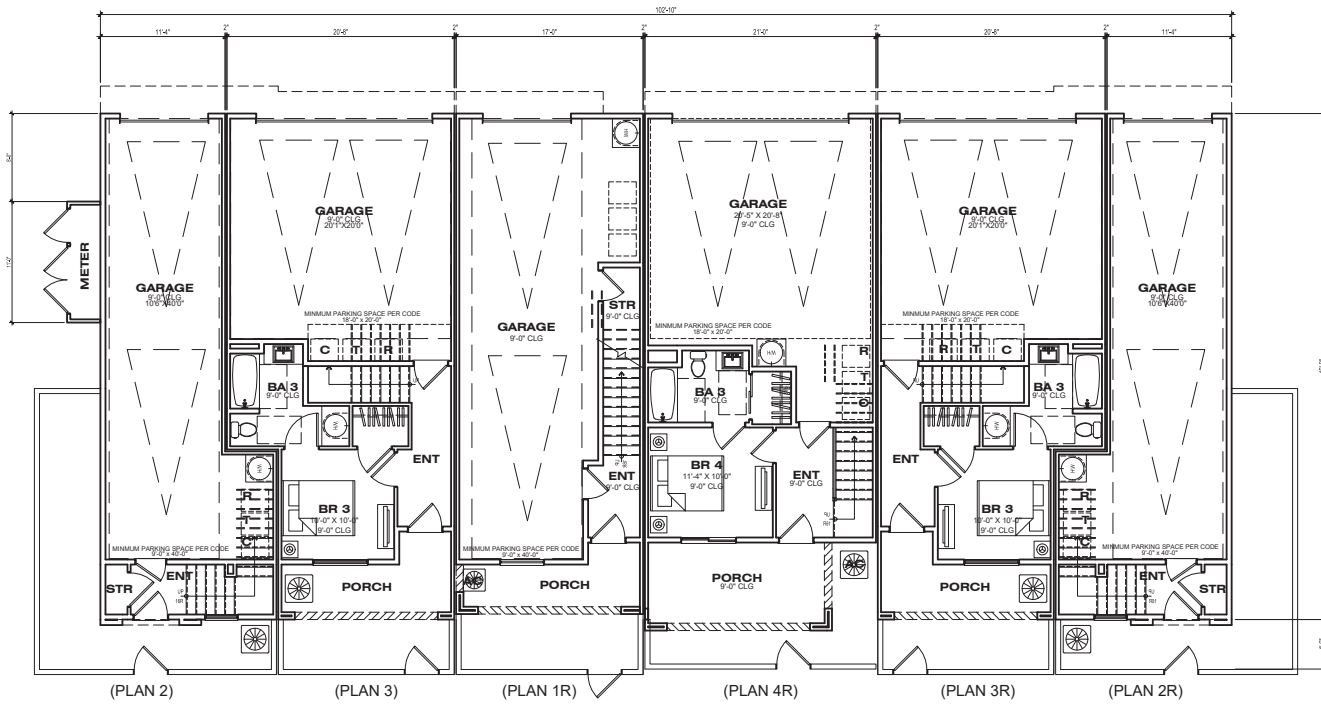
6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



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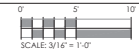
EXTERIOR ELEVATIONS

SHEET A14 OF 46



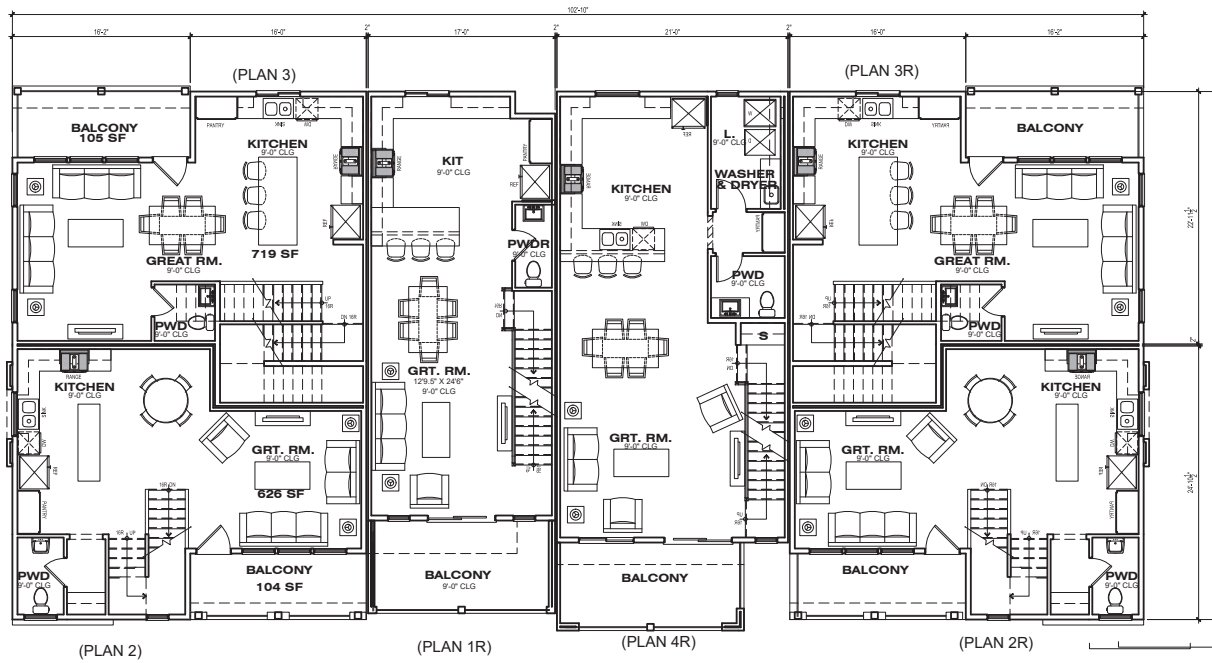
6-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



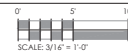
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REVISION DATE: 03/28/2024

FIRST FLOOR PLAN SHEET A15 OF 46



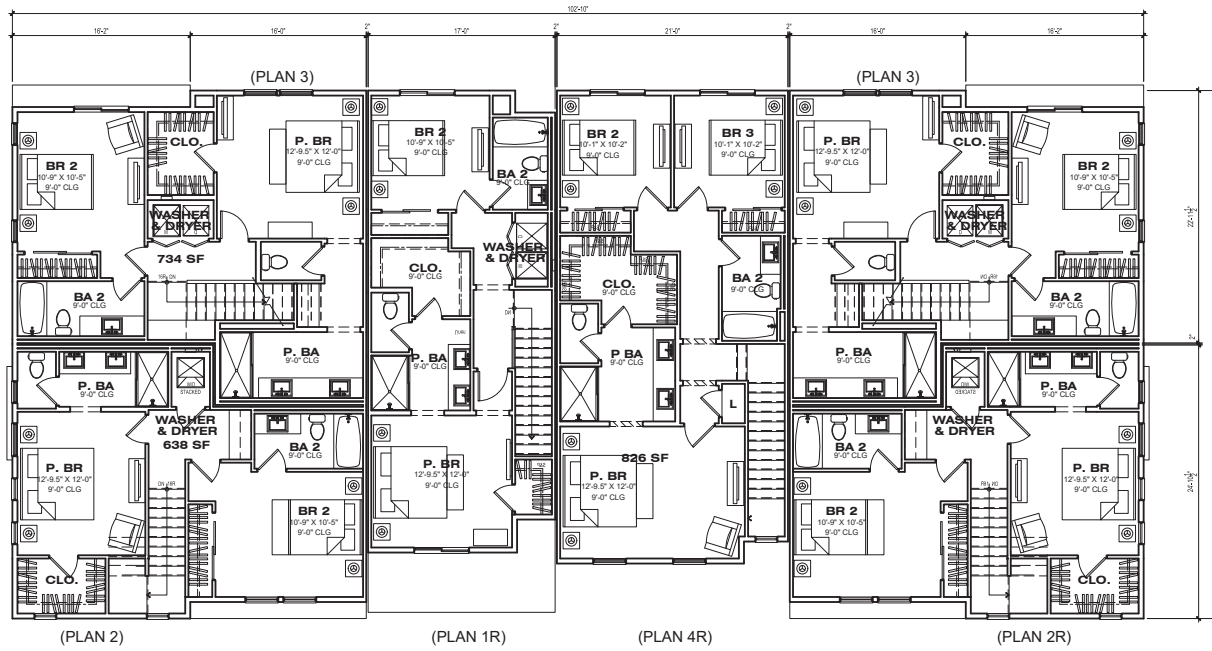
6-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



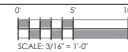
PREPARED DATE: 11/17/2023
REVISION DATE: 03/28/2024

SECOND FLOOR PLAN SHEET A16 OF 46



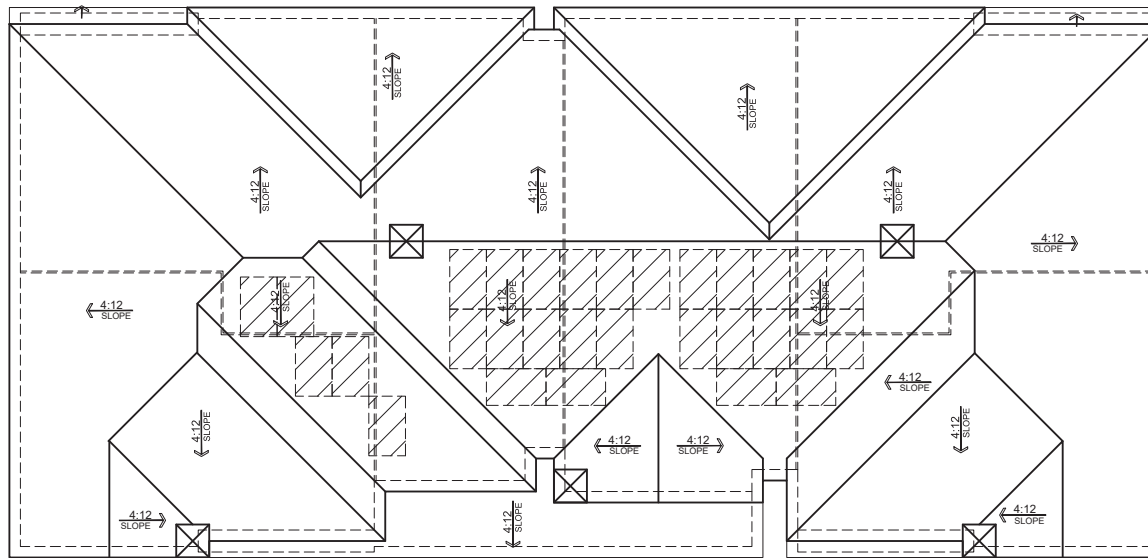
6-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



PREPARED DATE: 11/17/2023
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THIRD FLOOR PLAN SHEET A17 OF 46



SOLAR PANEL REQUIREMENT CALCULATION:

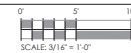
	SF	6PLEX	AREA
PLAN 1	1396	1	1396
PLAN 2	1366	2	2732
PLAN 3	1809	2	3618
PLAN 4	2038	1	2038
TOTAL AREA			9784
TOTAL AREA/330 SF			29.6
SOLAR PANELS REQUIRED			30
SOLAR PANELS PROPOSED			30

LEGEND:



6-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



PREPARED DATE: 11/17/2023
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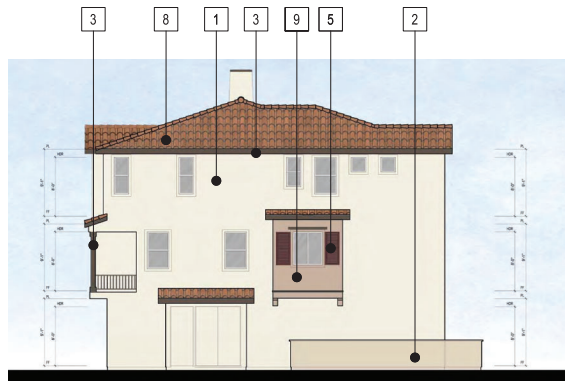
ROOF PLAN SHEET A18 OF 46



FRONT ELEVATION

MATERIALS LEGEND

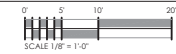
- 1 STUCCO
SW 6385 – Dover White
- 2 STUCCO
SW 6799 – Sand Dollar
- 3 FASCIA / POSTS / RAILINGS / TRIM /
GARAGE DOOR
SW 2808 – RW Dark Brown
- 4 CLAY PIPES
SW 6061 – Tan Bark
- 5 FRONT DOOR / SHUTTERS
SW 7595 – Sommelner
- 6 FRONT DOOR / SHUTTERS
SW 6167 – Garden Gate
- 7 FRONT DOOR
SW 6230 – Rainstorm
- 8 ROOFING
Eagle Roofing – Capistrano
3526 Valencia
- 9 STUCCO
SW 6059 – Interface Tan
- 10 STUCCO
SW 6080 – Utterly Beige
- 11 EXTERIOR LIGHTING



LEFT ELEVATION

8-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



PREPARED DATE: 11/17/2023
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EXTERIOR ELEVATION



PAD & FF ELEVATION VARIES
(BUILDING STEP OCCURS PER
GRADING PLAN)

REAR ELEVATION

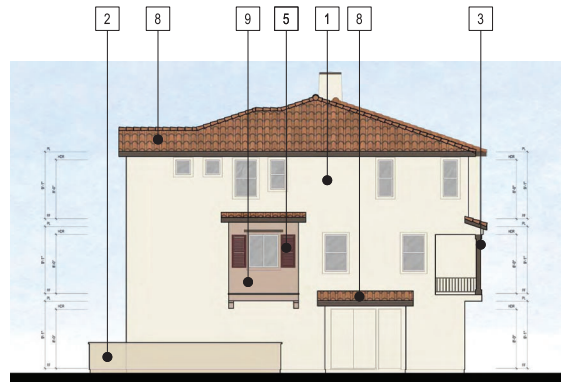
PAD & FF ELEVATION VARIES
(BUILDING STEP OCCURS PER
GRADING PLAN)

FINISH FLOOR & PAD ELEVATION HEIGHTS:

BUILDING 6	166.52' PAD	167.19' FF	166.27' PAD	166.94' FF	165.52' PAD	166.44' FF
BUILDING 12	166.68' PAD	167.35' FF	166.18' PAD	166.85' FF	165.68' PAD	166.35' FF
BUILDING 13	165.25' PAD	165.92' FF	165.75' PAD	166.42' FF	166.25' PAD	166.92' FF

MATERIALS LEGEND

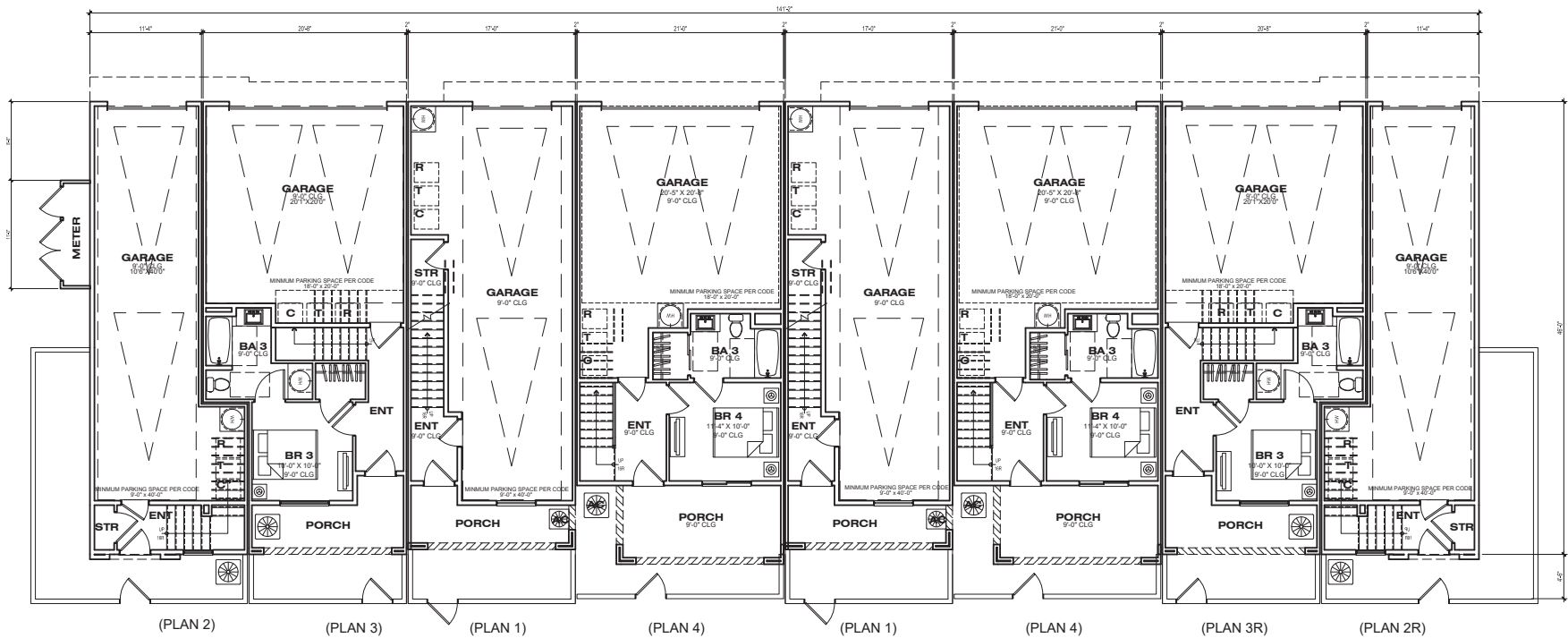
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SW 6385 – Dover White
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SW 6099 – Sand Dollar
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SW 6061 – Tan Bark
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SW 6167 – Garden Gate
- 7 FRONT DOOR
SW 6230 – Rainstorm
- 8 ROOFING
Eagle Roofing – Capistrano
3526 Valencia
- 9 STUCCO
SW 6059 – Interface Tan
- 10 STUCCO
SW 6080 – Utterly Beige
- 11 EXTERIOR LIGHTING



RIGHT ELEVATION

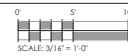
8-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



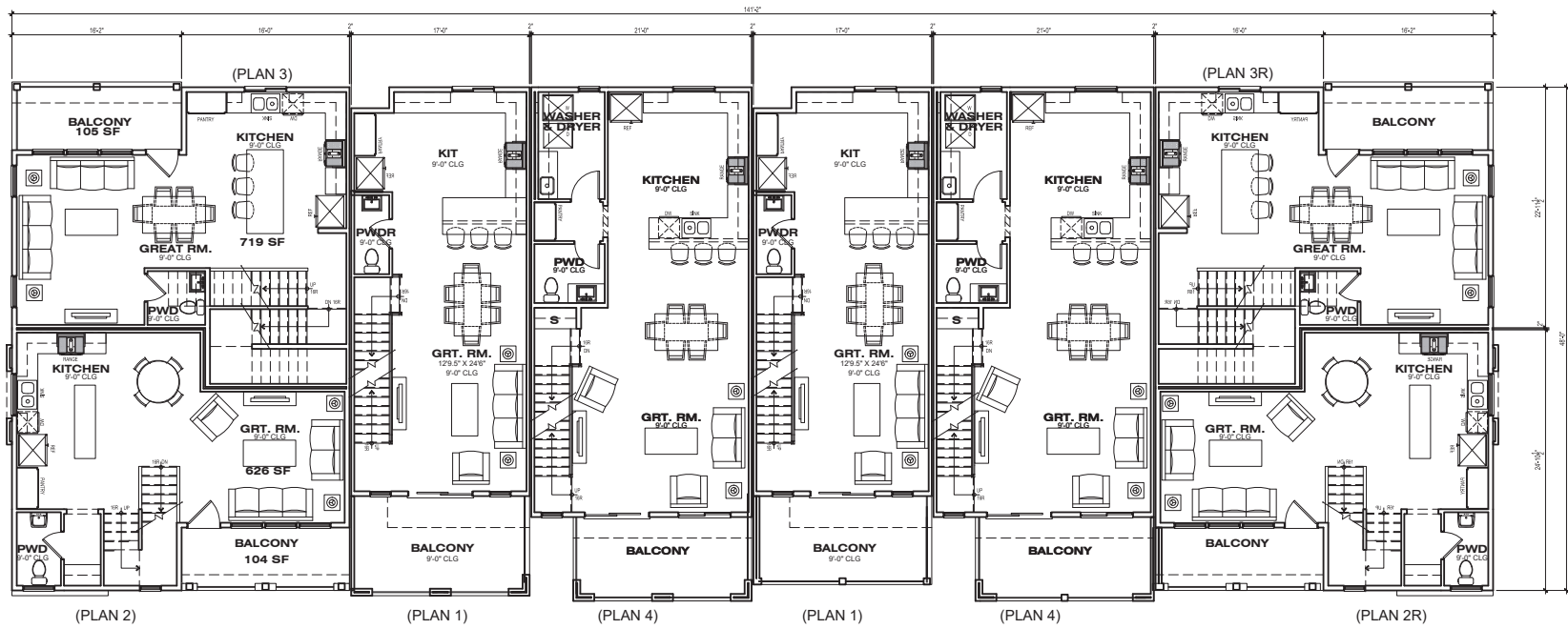
8-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



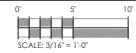
PREPARED DATE: 11/17/2023
REVISION DATE: 03/28/2024

FIRST FLOOR PLAN SHEET A21 OF 46



8-PLEX TOWNHOMES

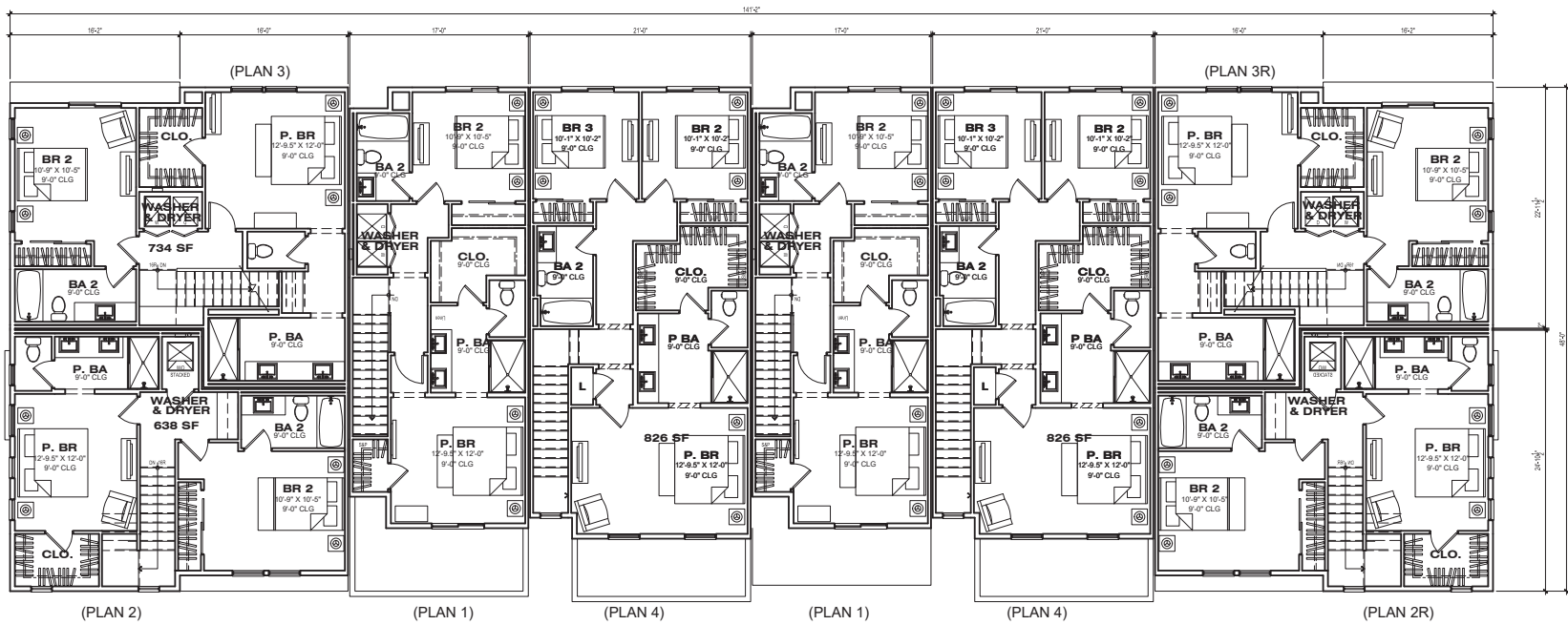
6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



PREPARED DATE: 11/17/2023
REVISION DATE: 03/28/2024

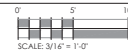
SECOND FLOOR PLAN SHEET A22 OF 46

23059.00



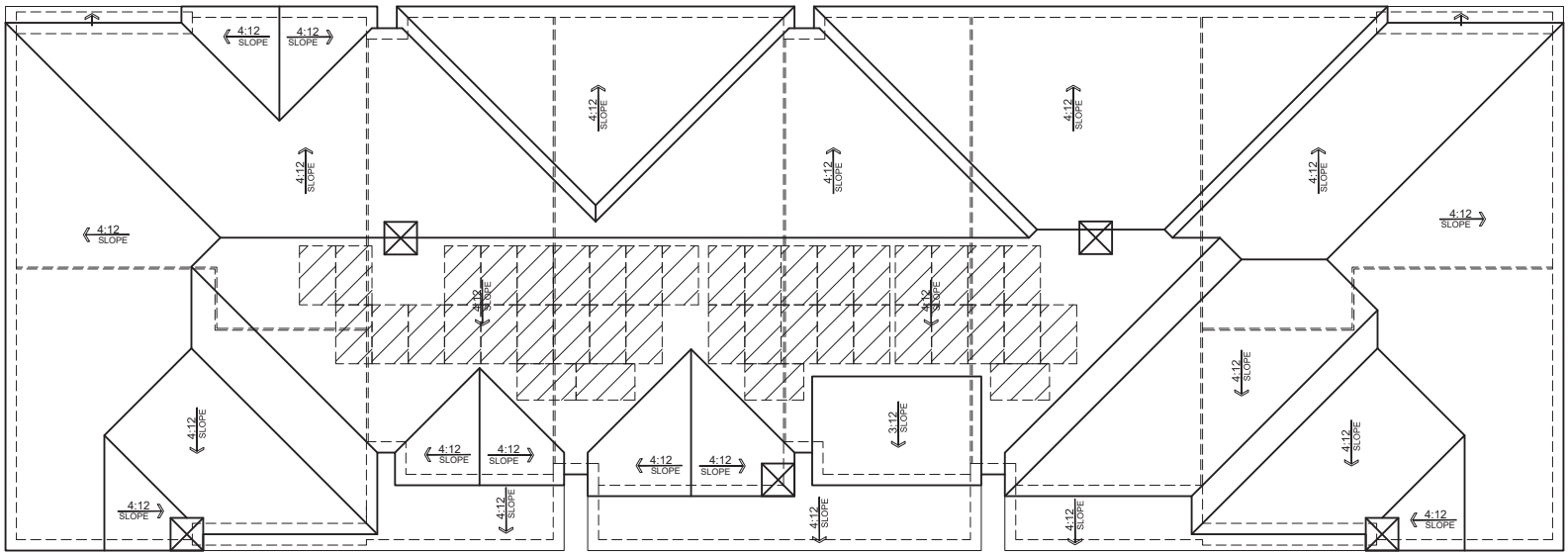
8-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



PREPARED DATE: 11/17/2023
REVISION DATE: 03/28/2024

THIRD FLOOR PLAN SHEET A23 OF 46



SOLAR PANEL REQUIREMENT CALCULATION:

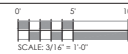
	SF	#PLEX	AREA
PLAN 1	1396	2	2792
PLAN 2	1366	2	2732
PLAN 3	1809	2	3618
PLAN 4	2098	2	4196
TOTAL AREA			13238
TOTAL AREA/330 SF			40.1
SOLAR PANELS REQUIRED			41
SOLAR PANELS PROPOSED			41

LEGEND:



8-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES
PICO RIVERA, CA



PREPARED DATE: 11/17/2023
REVISION DATE: 03/28/2024

ROOF PLAN SHEET A24 OF 46