



Willow Specific Plan

Prepared For: City of Fullerton

Application and Preparation By:

Brandywine Homes
16580 Aston, Irvine, CA. 92606
(949)296-2400
brandywine-homes.com

January, 2013

Approved City Council March 19, 2013
Resolution No. 2013-17

Willow

Specific Plan

Table of Contents

<u>Chapters:</u>	<u>Page:</u>
Chapter 1.0 – Introduction.....	1
1.1 - Purpose and Intent.....	1
1.2 - Applications Filed.....	1
1.3 - Background.....	1
1.4 - Project Objectives.....	2
1.5 - General Plan Consistency Analysis.....	2
Chapter 2.0 – Project Description.....	18
2.1 - Summary of Proposed Land Uses.....	18
2.2 - Infrastructure.....	19
Chapter 3.0 – Land Use Development Standards.....	19
3.1 - Permitted Uses.....	19
3.2 - Development Standards.....	19
3.3 - Landscape and Site Lighting Guidelines.....	21
Chapter 4.0 – Implementation.....	22
4.1 - Entitlements.....	22
4.2 - Consistency Findings.....	22
4.3 - Specific Plan Adoption.....	23
4.4 - Consistency Determination.....	23
4.5 - Specific Plan Appeal Process.....	23

Table of Contents

APPENDIX:.....24

- Aerial Site Boundary Map
- Tentative Tract Map
- Site Plan
- Pedestrian Circulation Exhibit
- Floor Plans
- Elevations
- Fencing Diagram
- Conceptual Landscape Plan
- Color and Materials Board

Chapter 1.0 - Introduction

1.1 - Purpose and Intent:

The use of the Specific Plan as a regulatory tool as authorized by State of California Planning and Zoning laws, has been defined under the Fullerton Municipal Code (FMC) Section 15.21, and is further authorized by the Fullerton City Council approval of the Specific Plan Authorization Consideration dated February 21, 2012. The Willow Specific Plan will serve as the zoning document to regulate the development of the property at 1030 and 1110 West Orangethorpe Avenue, Fullerton, California, by (Reference Appendix Tentative Tract 17487). Any and all circumstances or conditions that may arise that are not addressed in the Specific Plan shall comply with those regulations within the Fullerton Municipal Code.

1.2 - Applications Filed:

The process by which a development proposal is granted the legal right to build for retention or sale/lease are entitlements. In this case the requested entitlements are:

- General Plan Amendment
- Zone Change to Willow Specific Plan District
- Tentative Tract Map
- Major Site Plan

1.3 - Background:

Willow is located at 1030 & 1110 West Orangethorpe Avenue in the city of Fullerton, California. It currently exists as a vacant auto dealership and is bound on three sides by streets; West Orangethorpe Avenue on the north; West Woodcrest Avenue on the south; and, South Citrus Avenue on the west. The east property line abuts the rear property line of the adjoining commercial parcel. The land is a flat, improved and vacant 2.7 acre parcel of land rectangular in shape.

The Specific Plan was created in a cooperative environment with City staff, neighborhood residents and the development team. The project presented was initially proposed as an

apartment complex. Many discussions were conducted that resulted in an understanding between all parties that the most important aspect of the development to the surrounding community is home ownership. Therefore, the developer, in keeping with a sense of responsibility to community, redesigned the project to accommodate this priority. Other issues included softening the edge along the bordering streets; West Orangethorpe Avenue, South Citrus Avenue and West Woodcrest Avenue, a diversity of building planes and fenestrations to create a pleasant architectural pallet and space for passive recreation, openness and livability, and interconnectivity with the surrounding neighborhood. This project represents the culmination of input from varied sources with the end goal of developing the property for the greatest benefit to the community at large.

1.4 – Project Objectives:

The project objectives include the following:

- To further facilitate new residential infill development to provide new housing opportunities for various income groups and promote home ownership;

- To ensure that the proposed project conforms to all pertinent land use and development policies and regulations; and,
- To ensure that the proposed project provides for a safe and aesthetically pleasing neighborhood, which is complimentary and connected to the surrounding community.

1.5 - General Plan Consistency Analysis:

The Willow Specific Plan (WSP) must be consistent with the City’s General Plan, known as “The Fullerton Plan” adopted on May 1, 2012.

The City of Fullerton has constructed their General Plan document as follows:

- Part I: The Fullerton Vision
- Part II: The Fullerton Plan Elements
- Master Element A: The Fullerton Built Environment
- Master Element B: The Fullerton Economy
- Master Element C: The Fullerton Community
- Master Element D: The Fullerton Natural Environment

Part 1 - The Fullerton Vision:

The Fullerton Vision identifies twelve Focus Areas:

- Focus Area A: Airport Industrial
- Focus Area B: Commonwealth Corridor
- Focus Area C: Orangethorpe Corridor Nodes
- Focus Area D: Harbor Gateway
- Focus Area E: Downtown
- Focus Area F: Transportation Center
- Focus Area G: North Harbor Corridor
- Focus Area H: North Industrial
- Focus Area I: Chapman Corridor
- Focus Area J: Education
- Focus Area K: Southeast Industrial
- Focus Area L: West Coyote Hills

Willow Specific Plan falls into Focus Area C: “Orangethorpe Corridor Nodes”.

Focus Area C is envisioned to be multi-use with a blend of commercial, residential and open space uses. It promotes higher density and higher floor area ratios than what is presently developed. The Willow Specific Plan provides for a

medium density townhome and condominium project at 19 dwelling units per acre. It will serve as a catalyst for future higher density residential projects within Focus Area C and provide a scale that is compatible with the surrounding lower density residential neighborhoods. The proposed use is consistent with uses identified as “*Appropriate*” for this area by Table 2: Projected Focus Area Development of the Fullerton General Plan; Page 21.

Table 2 also identifies the level of Anticipated Land Use Change for focus area C as; “*transform*”, emphasizing a change in character from the existing land uses to those that look to the future character of the community. The development of this site, as proposed, removes the outdated commercial use and replaces it with an appropriately scaled, medium density residential use. The project also serves to provide an appropriate land use transition from commercial to residential. It further addresses the need for suitable uses as a mixed use district that provides a pleasing interface amongst varied land uses.

Willow has been designed with a sense of openness to the adjacent neighborhood. It provides for front elevations facing the perimeter streets, landscaped courtyards with decorative



Willow

Specific Plan

amenities, low wrought iron perimeter fencing and a well defined, tree lined pedestrian/bike path that invites the community to interact with the neighboring residents. The pedestrian/ bike movement also allows people to traverse the property from the surrounding neighborhoods to the commercial uses and bike paths along West Orangethorpe and Euclid Avenues.

The developer has met with members of the community and City Staff on several occasions. They responded to the community's input by redesigning the proposed project from the originally proposed apartment complex to the townhome and condominium product, in an effort to promote home ownership opportunities.

The Willow Specific Plan also conforms to the policy to revitalize underused infill sites. The existing property is a well located site that produces little value to the area as a vacant auto dealership. It is better suited to be transformed to a multi-family residential project that provides home ownership opportunities and enhances a sense of community.

The Fullerton Plan Elements:

The Fullerton Plan Elements are categorized into four Master Elements: The Built Environment, Economy, Community and Natural Environment. Within each Element are Chapters each with their own set of Goals and Policies. The Fullerton Plan goals and policies are supported by the following:

Master Element A: The Built Environment

Community Development and Design:

Goal 1: Resilient and vital neighborhoods and districts:

Policy P1.11 - Compatibility of Design and Uses:

“Support programs, policies and regulations to consider the immediate and surrounding contexts of projects to promote positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm.”

It is the intent to develop underutilized sites and to redevelop sites to provide compatible land uses. This proposal is in keeping with this policy by providing a land use that provides the neighborhood with a logical land use that defines the area as a cohesive community. The project is neighborhood



Willow

Specific Plan

oriented in its design and community oriented in its function. It provides a natural land use bridge between the low density residences and the higher intensity commercial uses.

Policy P1.12 – Energy and Resource Efficient Design:

“Support projects, programs, policies and regulations to encourage energy and resource efficient practices in site and building design for private and public projects. (See Chapter 19: Open Space and Natural Resources for related policies.) “

The City administrators will ensure that the project is built in compliance with all building codes and quality standards that have been applied to similar projects within the City. The project will also provide a design that maximizes the use of natural lighting, triple glazed windows, Energy Star rated appliances and low pressure faucets and toilets. The site is also designed with minimal impervious hardscape.

The emphasis on conservation and responsible development practices will be stipulated in the Water Quality Management Plan (WQMP) as well as the Storm Water Pollution Prevention Plan (SWPPP) that will accompany the entitlement process. The project will also meet all requirements of the California Environmental Quality Act (CEQA). The plan promotes

responsible development concepts by removing acres of asphalt, remediating any toxins resulting from years of auto use, replacing much of the hardscape with landscape and using permeable pavement to significantly increase water retention and eliminating the oil and solvent runoffs that are associated with parking lots. The interior 36 feet wide main drive is an inverted grade as opposed to the traditional crowned design. This driveway is capped with permeable pavement that allows water to permeate through the pavement, which enhances water retention. Removal of most of the existing asphalt will also remove a source of radiant heat.

Policy P1.13 - Universal Design:

“Support projects, programs, policies and regulations to produce buildings and environments that are inherently accessible to people of all abilities”.

All criteria specified by the American Disabilities Act shall be employed to provide accommodations for all consumers.

GOAL 2: A positive identity and distinctive image

Policy P2.4 - Sense of Place:

“Support projects, programs, policies and regulations to reinforce the character and sense of place of established

neighborhoods and districts by preserving and enhancing the attributes which contribute to neighborhood and district identity, vitality and livability”.

The existing zoning designation of Commercial Highway at this specific location does little to enhance the surrounding residential community. Rather than melding into the fabric of the neighborhood, the vacant commercial site stands as harsh contrast between existing residences and viable commercial establishments. One district has no bearing on the other. The two distinct districts have been developed with their backs to one another. Adopting the Willow Specific Plan will redefine the land use at the junction of these districts and to accommodate a medium density townhome and condominium project. The nature of this use is compatible with both the commercial uses along West Orangethorpe Avenue and Euclid Avenue, as well as the residential neighborhood abutting the commercial district to the south and southeast. It will remove the existing impediment land use and visually open the commercial corridor to the residences. The development will promote the consumer synergy and support the commercial district.

Policy P2.7 - Relationship to Street:

“Support projects, programs, policies and regulations to site and design buildings to create a positive, accessible image along the street and reinforce a vibrant and comfortable public realm”.

The City administrators will ensure, by review and onsite inspection, that the project is built in compliance with all building codes and adheres to the quality standards that have been applied to similar projects within the City. The project will also provide an aesthetically pleasing edge along its perimeters by using quality architecture and landscaping: to be maintained by a well supported and professionally administered homeowners association.

Housing:

GOAL 3: A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.

Policy 3.4 - Facilitate Infill Development:

“The built-out nature of the City requires the evaluation of land currently developed with existing uses for potential residential development. The City will facilitate infill development within feasible development sites for homeownership and rental units. The City shall facilitate the

development of infill residential development through proactive and coordinated efforts with the Redevelopment Agency, Planning Division, private development and non-profit entities, and any other housing related groups to encourage the construction of residential development affordable to extremely-low, very-low, low, and moderate income households through a menu of regulatory incentives (i.e., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and other methods that will effectively encourage infill development)”.

It is the intent to develop underutilized sites and to redevelop sites to provide compatible land uses.

Policy 3.7 - Development of Housing for Families:

“The City understands that appropriately sized housing units for families is an important means to improve livability, reduce incidence of overcrowding and minimize deferred maintenance issues. To support the development of rental and for-sale housing for larger families, especially extremely-low income larger families, the City encourages developers/builders to incorporate larger bedroom counts in future housing developments, as appropriate, to accommodate the needs of larger families. The City will

encourage development of housing for families through a variety of activities such as outreaching to housing developers, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, and/or offering additional incentives beyond the density bonus provisions”.

It is the intent of the City that residential development provide adequate, quality housing that the population can afford and that they do not have to move outside the city for housing. This project is in keeping with this policy as the units will be sold at moderate rate as townhomes and condominiums which will promote home ownership. Aside from traditional living space, eleven units each of Plans 3 and 4 have been designed to accommodate extended family living. These floor plans provide semi enclosed interior space that share living area on the first floor that can be closed off for privacy. These designs are responsive to a diverse population and lifestyle that is responsive to an aging population that relies on family care.

Policy 3.24 - Encourage Sustainability and Green Building

Practices:

“The City has acknowledged the community’s concerns regarding the use and conservation of energy resources and embraces the concept of sustainability and “green building” in new and existing housing development. To encourage “green building” practices in new and existing residential development, the City shall evaluate industry trends, technologies, and techniques that encourage the sustainable use of resources in new housing development and the retrofit of existing housing. Based upon this evaluation, the City shall develop programs and procedures, as appropriate, that encourage the incorporation of sustainability in new and existing residential development. The City shall determine the appropriateness of offering incentives or other mechanisms to further encourage the incorporation of sustainability in residential development”.

The project is in keeping with the desires of the City to promote sustainability. The close proximity to the freeway will reduce work trip miles and lower carbon emissions complying with the goal of compact and walkable neighborhoods. The plan calls for extensive use of permeable pavement that will significantly increase the water capture

rates over the existing asphalt pavement that now dominates the property. Enhancing the property with landscaping will also add to the reduction of heat affiliated with large areas of asphalt and will eliminate the now existing oil runoffs that come from auto and parking lot related uses that ultimately seep into the water table. A Phase 1 and Phase 2 environmental study has been completed and those areas designated as questionable will be remediated.

Historic Preservation:

Non-applicable to the Specific Plan.

Mobility:

Policy 5.14 - Fair Share of Improvements:

“Support policies and regulations which require new development to pay a fair share of needed transportation improvements based on a project’s impacts to the multi-modal transportation network”.

The developer will pay all fees required at the time the City issues a building permit, including traffic impact fees.

Policy 5.15 - Neighborhood and Focus Area Connections:

“Support projects, programs, policies and regulations to connect neighborhoods via a multi-modal network to each other and to the City’s Focus Areas”.

The project is designed to maximize non-motorized access through the site to West Orangethorpe Avenue and has not inhibited free access to any bicycle route and/or mass transit line.

Bicycle:

The development of the project will not inhibit free access to any the existing bike lane along W. Orangethorpe Avenue. Further, the circulation pattern around the site and within has been designed to allow easy access to traverse the site on foot or bicycle.

Growth Management:

Goal 7: Growth and development aligned with infrastructure capabilities.

Policy 7.5 - Appropriate Development Scale:

“Support projects, programs, policies and regulations to ensure that development is appropriate in scale to current and planned infrastructure capabilities”.

The developer has conducted capacity studies and has met with the various utility agencies to verify that the current infrastructure is sufficient to accommodate the proposed development.

Noise:

The construction documents will be developed with the guidance of an acoustic engineer. All recommendations will be addressed in the final construction documents and reviewed thru the plan check process prior to any issuance of building permits.

Master Element B: The Fullerton Economy

Economic Development:

GOAL 9: Long-term fiscal strength and stability that has a foundation in local economic assets and adapts to dynamic market conditions.

Policy P9.16 - Focus Areas:

“Support projects, programs, policies and regulations to evaluate ways to improve long-term fiscal strength and stability as part of community-based planning of Focus Areas”.

The proposed development is responsive to the input received from the local residents, as well as city staff. The initially proposed apartment project was redesigned to provide a homeowner oriented product; townhomes and condominiums. Homeowners pay taxes, shop at local markets, contribute to local school programs, and many other community based programs. Residents also pay for utilities, trash pickup, emergency services and street maintenance, dog licenses and other city user fees. Homeowners are long term fiscal contributors.

Policy P9.17 - Fiscally Sound Development:

“Support projects that do not compromise the City’s ability to provide quality services to its existing and future residents and businesses”.

The project will upgrade portions of the City’s sewer and water lines in and around the project site as required by the Fullerton Engineering Department.

Policy P10.16 - Economic Strategies in Focus Areas:

“Support policies, programs and regulations pertaining to planning efforts for the City’s Focus Areas that facilitate investment and encourage economic activity that benefits the Fullerton community and the City”.

The project is located in Focus Area C: *“The Orangethorpe Corridor”*. The development of 52 condominiums and townhomes at this location and the removal of a vacant car dealership is a significant investment to the upgrading of the quality of life in the area at large.

Revitalization:

“Fullerton will be a city which encourages growth in its tax base to support our city services and ensure adequate infrastructure”.

-The Fullerton Vision

(See response to P9.16; Chapter 8: Economic Development)

Master Element C: The Fullerton Community

“The Fullerton Community” policies are expressed in the following:

Public Safety:

Policy P12.12 - Crime Prevention:

“Support policies, programs and regulations that implement crime prevention strategies that have demonstrated success, including Crime Prevention Through Environmental Design (CPTED), Crime-Free Multi-Housing, Business Watch; Neighborhood Watch, iWatch and other similar strategies”.

Developing the property with townhomes and condominiums will be regulated through a homeowners association. The association becomes the central point of contact between the residences and community functions. This will enhance communications between groups and provide a clear point of contact for a variety of community based exchanges. The neighborhood oriented design provides a visual interaction between the residences and the surrounding community. The openness allows for increased visibility, visual familiarity with one another and heightens observation capabilities throughout.

Policy P12.13 - Safety through Design:

“Support policies, projects, programs and regulations that make crime prevention and the maintenance of public safety service levels considerations in design and management of existing and new private and public spaces”.

Crimes are reduced through human activity and the presence of people. The Willow project will replace a vacant 2.7 acre site with 52 townhomes and condominiums. This will increase the numbers of residences that all share a common need to be safe. The project has also been designed to provide easy access by Police and emergency services.

Public Health:

Policy P14.9 - Healthy Buildings:

“Support policies, projects, programs and regulations that encourage buildings to support the health of occupants and users by using non-toxic building materials and finishes, using windows and design features to maximize natural light and ventilation, and providing access to the outdoor environment”.

There will be no noxious fumes, toxins or other hazardous materials introduced by the construction of this project. The project is built using ample sunlight solutions and conservation methods in choice of building materials and site engineering methods.

Parks and Recreation:

Policy P15.10 - Park Dwelling Fee:

“Support policies and regulations which require new construction of dwelling units in the City to pay a park dwelling fee that provides for the creation and enhancement of open space, parks and recreational facilities accessible to all residents”.

The developer will pay the required park dwelling fee(s) as part of the issuance of building permit process.

Policy P15.16 - Relationships to Development Projects:

“Support projects located adjacent to or near parks and trail facilities that facilitate connections and reinforce a positive relationship between private property and public parks and trails”.

The Willow project is in near proximity/walking distance to Nicolas Park and Nicolas Elementary school. Both facilities have sufficient amounts of open space to accommodate the needs of the additional residences. The development also provides significant open space for passive conversation as well as a pocket park and tot lot play area.

Arts and Culture:

Policy P16.8 - City Cultural Events:

“Support projects and programs that recognize and celebrate Fullerton's status as an arts center and build upon its regional reputation through the support of existing City cultural events, and the development of new events, such as the Leo Fender Music Festival”.

The development of this parcel as medium density residential townhomes and condominiums provides additional people into the community that represent a potential increase in patronage of the Arts.

Education:

Policy P17.10 - Housing to Support Educational Facilities:

“Support policies, projects and programs that facilitate efforts by educational institutions and the private sector to develop an adequate supply of housing for faculty and staff of all schools, as well as adequate housing for college and university students. (See Chapter 2: Housing for related policy actions)”.

Developing the site with a market rate residential product will provide new homes that are in short supply. Faculty and staff from nearby college campuses; California State University at Fullerton, Fullerton College are among the many consumers that can benefit from the purchase of housing nearby their place of work.

Policy P17.15 - Mitigate Growth Impacts on School Facilities:

“Continue to mitigate the impacts of growth by assessing school impact fees and other appropriate mitigation measures”.

The developer will pay the required school fees as part of the issuance of a building permit.

Community Involvement:

Policy P18.3 - Opportunities for Community Involvement:

“Support policies, projects, programs and regulations that maximize opportunities for public participation in planning and decision-making processes pertaining to community development and design, including outreach to members of underrepresented communities”.

The project was initially presented as an apartment complex. Based upon the feedback received from community outreach, the project was re-designed to create a homeowner based product. The project will also facilitate a homeowners association to maintain a presence with the community and city representatives.

Policy P18.15 - Early Notification Opportunities:

“Support policies, programs and regulations that maximize opportunities for early notification of proposed projects, or projects/issues under consideration, using the most current technologies as they become available”.

The establishment of a homeowners association provides timely communication with various community based agendas.

Master Element D: The Natural Environment

Fullerton Natural Environment includes the following:

Water Quality:

Policy P19.7 - Sustainable Water Practices in New Development:

“Support projects, programs, policies and regulations to encourage water efficient practices in site and building design for private and public projects”.

The site and architecture will be designed to utilize current water conservation facilities, components and building materials such as, low flow faucets, shower heads and toilets. Landscaped area water usage will be controlled via fully

automated valves, controllers and low flow sprinkler heads. Landscaped areas will be monitored and maintained by a licensed landscape maintenance firm and will be managed by the Homeowners Association.

Air Quality and Climate Change:

Policy P20.5 - Water Quality of Focus Areas:

“Support projects, programs, policies and regulations to encourage site and infrastructure improvements within the City’s Focus Areas to support cleaner and reduced urban runoff”.

Management programs will be implemented via the CC&R’s to mitigate the potential dangers of fertilizer and pesticide usage, amongst other home owner impacts. The developer will educate the residents on proper usage and disposal of common household materials that may affect water quality. Per the WQMP, permeable pavement, reverse grade drainage systems and bio-swale infiltration systems will also improve water retention.

Policy P20.6 - Construction Impacts:

“Support projects, programs, policies and regulations to reduce impacts to watersheds and urban runoff caused by private and public construction projects”.

A Storm Water Pollution Prevention Plan (SWPPP), including Best Management Practices (BMP) will accompany the entitlement process. They will include procedures and schedules for mitigating onsite washing of equipment, storage of chemicals, barriers for pollution control and surface runoffs, dust/mud control, concrete washout bins and other temporary affects from the construction activity.

Policy P20.7 - Development Impacts:

“Support projects, programs, policies and regulations to reduce impacts to watersheds and urban runoff caused by the design or operation of a site or use”.

Brandywine will provide the home owners a group of educational pamphlets that have been designed and used as industry standards to increase home owner awareness of pollution prevention. Additional site improvements mentioned in the response to P20.5 Water Quality of Focus Areas in Chapter 17: Air Quality and Climate Change will further address concerns particular to the impacts on water runoff.

Integrated Waste Management:

Policy P21.4 - Balanced Land Use:

“Support projects, programs, policies and regulations to promote a balance of residential, commercial, industrial, recreational and institutional uses located to provide options to reduce vehicle trips and vehicle miles traveled. (See Chapter 1: Community Development and Design for related policies.)”

The project location is within a one mile radius of essential land uses that facilitate the daily needs of the residents. The amenities in close proximity to the project site include a park, school, church, retail development, bike paths, pedestrian interconnections with transit, circulation system within a quarter mile to freeway on ramp. The location is ideal to daily living and significantly lessens the amount and distances of vehicular travel.

Policy P21.5 - Product Handling and Disposal Impacts:

“Support projects, programs, policies and regulations to reduce impacts to air quality from the improper handling and disposal of commercial products. (See Chapter 18: Integrated Waste Management for related policies.)”

The project consists of 52 townhomes and condominiums for residential occupancy. There are no commercial activities proposed that would impact air quality.

Policy P21.6 - Construction Impacts:

“Support projects, programs, policies and regulations to reduce impacts to air quality caused by private and public construction projects”.

The project will be designed and constructed following strict adherence to the regulations governing air emissions and will be monitored by State and City inspection staff. Air Quality Management (AQMD) permits will be required in order to facilitate the demolition and grading activities.

Open Space and Natural Resources:

Policy P22.8 - Sustainable Communities Strategies:

“Support projects, programs, policies and regulations to coordinate future community-based planning efforts of the Focus Areas for consistency with the SCAG Sustainable Communities Strategy and Orange County Sustainable Communities Strategy”.

The property is ideally located to existing public infrastructure and significantly lessens the distance of vehicular trips required to maintain sustainability. These circumstances will result in lower carbon emissions in compliance with the policies of SCAG and OC Sustainable Communities Strategy.

Natural Hazards:

Policy P23.2 - Hazardous Waste:

“Support projects, programs, policies and regulations to promote safe handling and disposal by households, businesses and City operations of solid waste which has specific disposal requirements”.

The Developer will provide the Homeowners Association and residents with CC&R’s and educational pamphlets that will assist the residents in establishing a waste disposal awareness program. The program will address the issues of the impacts of dumping oils, paints, solvents or other harmful chemicals into the storm drain system. These materials and others will be added to the Appendix of the WQMP and will accompany the entitlement process.

Policy P23.3 - Waste Reduction and Diversion:

“Support projects, programs, policies and regulations to promote practices to reduce the amount of waste disposed in landfills”.

Within the educational material that the Developer will provide to the homeowners association (reference response P23.2 Hazardous Waste) will be handouts that address common practices to guide homeowners in recycling waste.

Policy P23.4 - Waste Stream Separation and Recycling:

“Support projects, programs, policies and regulations to expand source separation and recycling opportunities to all households, businesses and City operations”.

Each unit will be provided three trash receptacles: household trash, recyclables and green waste. These receptacles will be stored in the resident’s garage. They will be picked up on a regularly scheduled time to be arranged by the homeowners association with a reputable, licensed waste hauler. The maintenance and cleanliness of the storage areas and receptacles will be regulated and monitored by the homeowners association and stipulated within the Conditions, Covenants and Restrictions (CC&R’s).

Neighborhood/District Level:

Policy P23.6 - Focus Area Waste Management:

“Support projects, programs, policies and regulations to evaluate ways to increase recycling and product reuse and reduce waste as part of community-based planning of Focus Areas”.

Developer will provide the residents and homeowners association educational materials addressing the handling and recycling of waste material.

Project Level:

Policy P23.7 - Waste Management:

“Support projects, programs, policies and regulations to consider project level solid waste management needs at the site and building design stages”.

Developer will contract with a reputable, licensed waste hauler as directed by the City, to remove any debris resulting from construction and dispose of it in accordance with the rules and regulations of the State. Material generated by the demolition of the existing buildings will be recycled as directed by the City.

Chapter 2.0 – Project Description

2.1 - Summary of Proposed Land Uses:

The development plan consists of fifty two (52) townhome and condominium units (EXHIBIT SP.I SITE PLAN) and represents a typical development scenario that meets the criteria of the Willow Specific Plan. The floor plans range in size from approximately 1,700 square feet to 1,950 square feet. It provides for four diverse plans and architectural presentations. (See Appendix for proposed floor plans and elevations).

The Unit Mix Is As Follows:

- **Plan 1:** (16 units), 3 bedroom, two story townhomes at 1,721 square feet;
- **Plan 2:** (11 units), 3 bedroom flats at 1,818 square feet;
- **Plan 3:** (11 units), 3 bedroom townhomes at 1,795 square feet;
- **Plan 4:** (14 units), 4 bedroom townhomes at 1,954 square feet.

The units in this proposed development are configured in groupings of three, four and five attached townhomes placed in quadrants that are serviced by 26 feet wide, private drives aisles. Each unit has a two car attached garage for a total of

104 spaces and the site provides an additional 33 guest parking spaces. Additional non assigned parking can also be accommodated along West Woodcrest Avenue, but are not included in the overall required parking count. The groupings of townhomes are facing landscaped courtyards (Reference: Appendix; SP-1: Site Plan, and SP-2: Pedestrian Plan) that provide each resident a pleasant arrival and creates a space for interaction between neighbors, to promote the sense of community in a micro neighborhood setting.

Vehicular access to the site is from South Citrus Avenue. It is a non gated, enhanced point of entry with landscaping, decorative pavement, upgraded lighting and monument signage.

2.2 - Infrastructure:

The services and facilities necessary to accommodate the proposed development are as follows:

- Sewer
- Water
- Storm Drain
- Electric
- Gas
- Phone
- Cable/Internet
- Police Department
- Fire Department
- School District

The developer has conducted capacity studies and has met with the various agencies and emergency service providers. The current infrastructure has been verified as sufficient to accommodate the proposed development.

Chapter 3.0 – Land Use Development Standards

3.1 – Permitted Uses:

Uses Permitted: Residential uses, incidental storage supporting the primary residential use and home based businesses per the regulations of the City of Fullerton.

Density: The Willow Specific Plan prescribes densities that are consistent with the Medium Density Residential land use designation of the General Plan at 15 to 28 dwelling units per acre. Projects proposed within this density range are consistent with the General Plan and zoning through the adoption of this Willow Specific Plan

Product Types:

- Townhomes
- Flats
- Condominiums

3.2 – Development Standards:

Building Footprint Coverage – Shall not exceed 35%.

Building Height – Buildings shall not exceed 38 feet as measured from the adjacent finish grade to the top of the roof ridgeline.

Open Space Coverage – Minimum 30%. Includes all landscaped areas, parkways, pedestrian walkways, courtyards, pocket parks and tot lots.

Pavement/Street Improvement Coverage – Shall not exceed 35%. Includes; streets, curb & gutter, drive approaches, drive aisles, emergency vehicle access points, decorative paving and parking stalls.

Front Setback (S. Citrus Ave.) - 14 feet measured from property line to the front wall of the building.

Front Setback (W. Orangethorpe Ave.) - 10 feet measured from property line to the front wall of the building.

Front Setback (W. Woodcrest Ave.) - 10 feet measured from property line to the front wall of the building.

Side Setback (East Commercial Parcel) - 6 feet measured from property line to the side wall of the building.

Setback Between Buildings - 16 feet measured from building to building at narrowest point.

Parking: 2.6 per dwelling unit.

- **Private:** 2 per dwelling unit in garage.
- **Guest:** 0.6 per dwelling unit on-site.
- **ADA/Handicap:** Per Building Code.

Walls, Fences and Signage:

- **North Perimeter:** 42” high wrought iron fence with pedestrian gates at each courtyard and emergency access points.
- **South Perimeter:** 42” high wrought iron fence with pedestrian gates at each courtyard and emergency access points.
- **West Perimeter:** 42” high wrought iron fence with pedestrian walkways at each corner.
- **East Perimeter:** Shall not exceed 8’ high block wall abutting the existing commercial property.

- **Cell Site Area:** Shall not exceed 6' high block wall along the perimeter and 6' wrought iron fence along the interior.
- **Entry Monument Sign:** Shall not exceed 42" high and 96" in length.

Trash/Waste Management - Trash containers will be provided to each residence by the trash service provider. The containers will be kept in the respective garages which have been designed to accommodate the receptacles without interference with the parking of vehicles. As a result from discussions with the City and the trash service provider, the circulation plan has been modified from the original proposal to facilitate the turning/backup maneuvers of trash vehicles. A back up area with a standard hammerhead design is incorporated at the West Woodcrest and South Orange Avenue portion of the property. The design will allow trash trucks to pick up receptacles directly from the units, back up, and turn around on site. It will also serve as an additional Fire access point for the complex.

Homeowner Improvement Guidelines – Exterior homeowner improvements such as: patio covers, room additions, common area landscape, garage to living space conversion and balconies to interior living space conversions etc... are strictly prohibited. These activities will be monitored/enforced by the Homeowners Association and documented in the Covenants, Conditions and Restrictions (CC&R's).

3.3 – Landscape and Site Lighting Guidelines:

The developer shall hire a licensed landscape architect to design the landscape, irrigation and site lighting systems. The homeowners association will maintain all landscaped common areas. Landscape shall be designed to provide a pleasant pedestrian buffer along the project perimeter and internal walkways. Irrigation design will utilize water efficient facilities and shall comply with City of Fullerton Municipal Code 15.50.

Chapter 4.0 – Implementation

4.1 - Entitlements:

The process by which a development proposal is granted the legal right to build for retention or sale/lease are entitlements. In this case the requested entitlements are:

- **General Plan Amendment:** The existing General Plan designation of Commercial, will be revised to Specific Plan once adopted.
- **Zone Change/Willow Specific Plan District:** The Commercial /Highway zone will be changed to the Willow Specific Plan District through the approval of this discretionary action by the City Council. It gives the legal authority to build the project under the standards and guidelines stipulated in the Willow Specific Plan District.
- **Tentative Tract Map:** Per the State of California Subdivision Map Act a Tentative tract map is required when subdividing a parcel or parcels of land. Once approved by the City Council, it must be recorded with the County of Orange prior to the sale of any units. The

County of Orange has provided the project a Tentative Tract Number 17487.

- **Major Site Plan—** Projects of this nature are required to have a Major Site Plan approval. However, in this case, the action is incorporated as part of the Specific Plan approval.

4.2 – Consistency Findings:

The construction documents must be designed and found consistent within the criteria as set forth in the Willow Specific Plan. The Specific Plan is the equivalent to the zoning and development standards as contained in a zoning ordinance. Where the Specific Plan is silent on any issue, then Fullerton Municipal Code standards shall apply.

The findings of consistency are that;

- A proposed change shall not increase the number of units allowed by the Willow Specific Plan;
- The primary use does not change;
- The access points to the project do not change in such a way as to impact the surrounding circulation system;

These findings of consistency are to serve as a guideline for the city to make such determination if construction documents vary from the plans shown herein, and are not meant to override the State of California, Office of Planning and Research; planning and zoning laws that are in effect at the time of the decision.

4.3 – Specific Plan Adoption:

Adoption of the Specific Plan can be achieved either by resolution or ordinance.

4.4 – Consistency Determination:

Should a development proposal be presented that does not meet the standards contained herein, or for which the findings of consistency cannot be made, then the development proposal shall be revised or the Specific Plan amended. The City Community Development Director has the authority to determine if a development proposal is consistent with the intent of the Specific Plan. The Director may permit a minor deviation when it does not detract from the intent of the Specific Plan. Deviations which are inconsistent with the Specific Plan may be permitted only upon approval of a Specific Plan amendment. The Specific Plan amendment process is the same as the adoption process.

4.5 – Specific Plan Appeal Process:

Any decisions made by the Community Development Director may be appealed to the Planning Commission. Any decisions of the Planning Commission can be appealed to the City Council.

APPENDIX

Willow

Specific Plan



FULLERTON TOWNHOMES



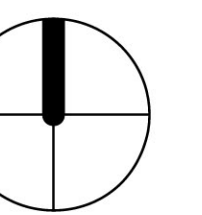
Brandywine Homes
16580 Aston
Irvine, CA 92606
909.296.2400

FULLERTON - SPECIFIC PLAN EXHIBIT

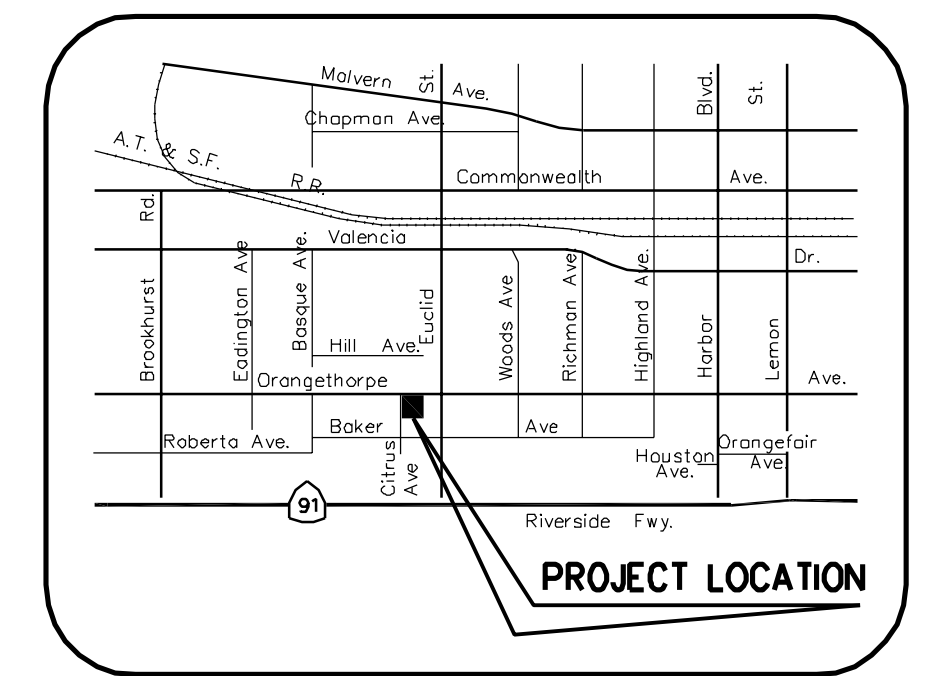
FULLERTON, CA
KTGY # 2012-0137

09.25.2012

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



TENTATIVE TRACT MAP NO. 17487 FOR CONDOMINIUM PURPOSES



VICINITY MAP
NTS

LEGAL DESCRIPTION

PARCEL 1
THAT PORTION OF LOT 1 OF BAKER AND LOVERING'S SUBDIVISION OF A PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 10 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER MAP RECORDED IN BOOK 31, PAGE 84 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION WEST 280.78 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 330.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE WEST 100.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION; THENCE NORTH 330.00 FEET PARALLEL WITH SAID EAST LINE; TO SAID NORTH LINE; THENCE EAST 100.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL 2
LOT 28 OF TRACT NO. 2684, AS PER MAP RECORDED IN BOOK 125, PAGES 26 AND 27 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 072-161-12; 072-161-13

LEASE NOTES:

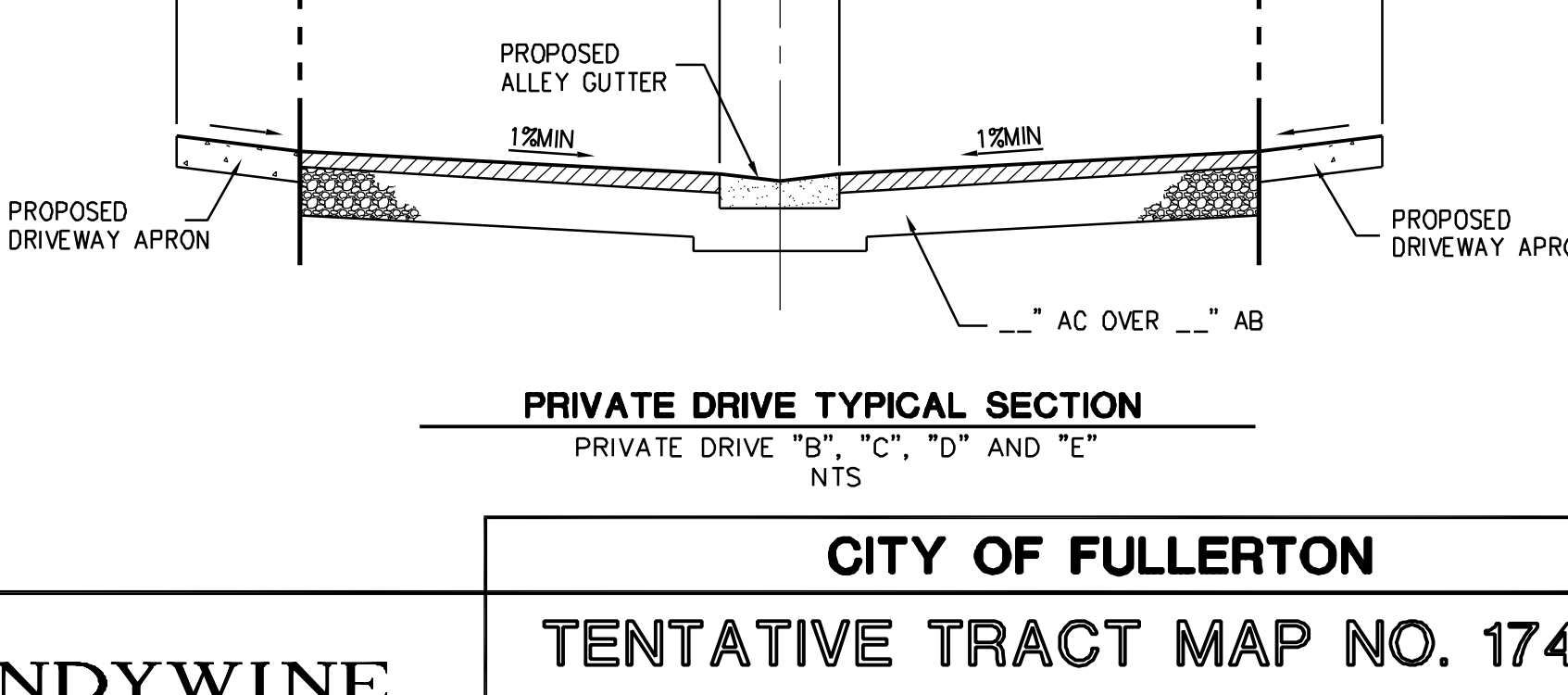
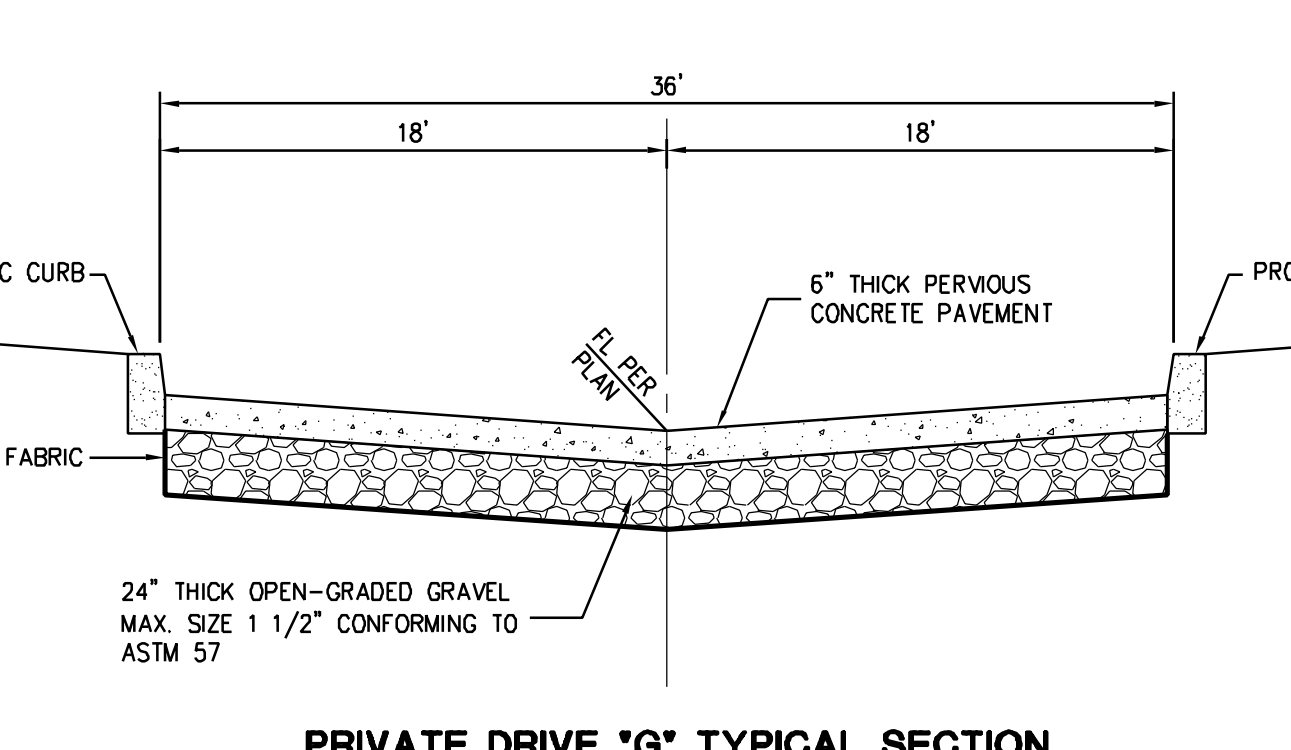
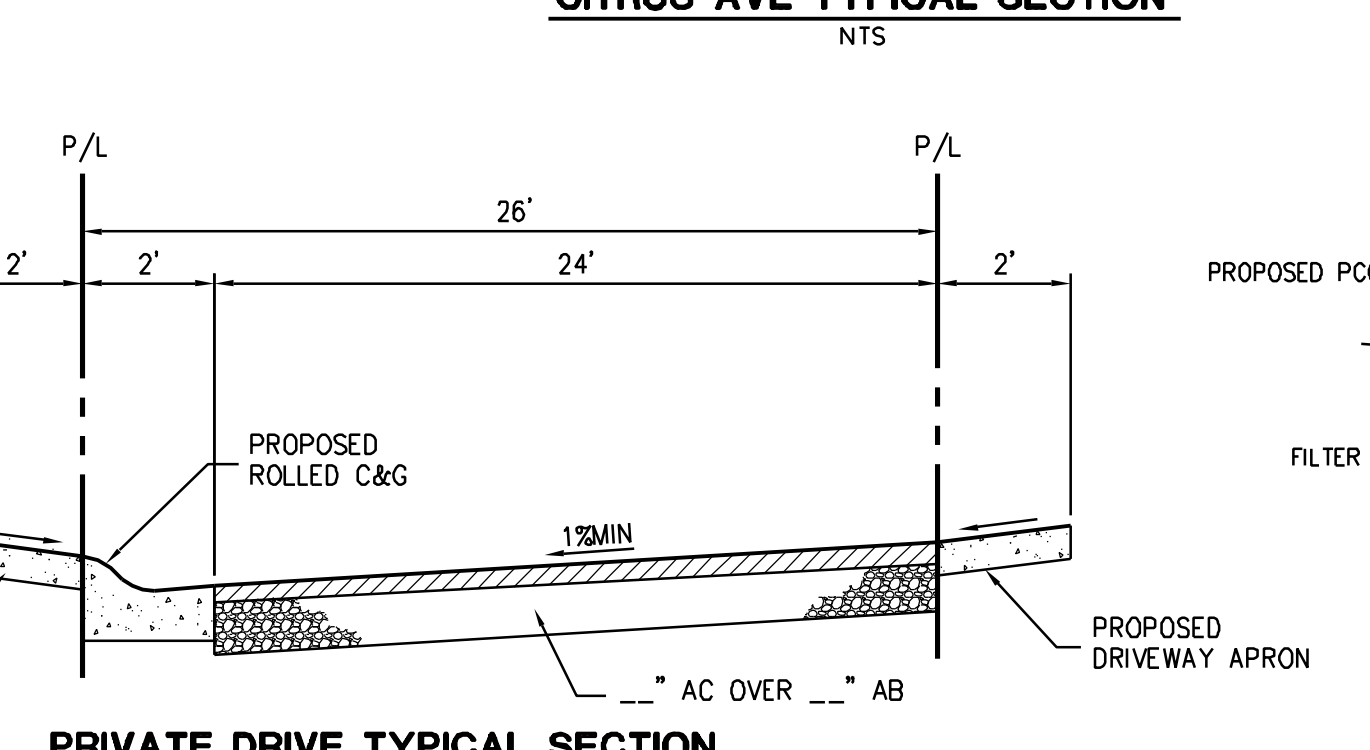
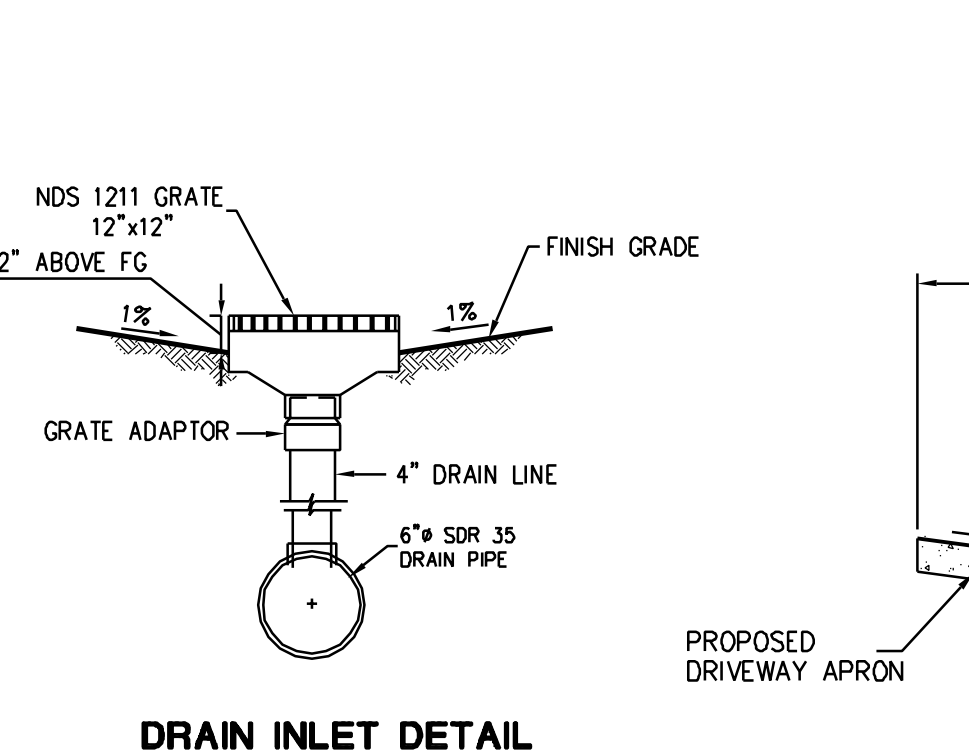
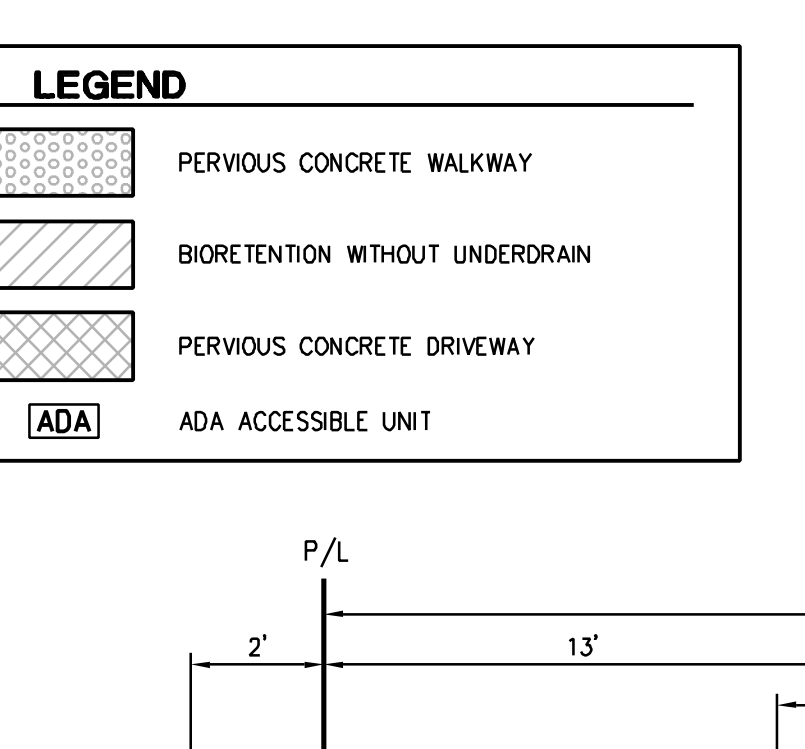
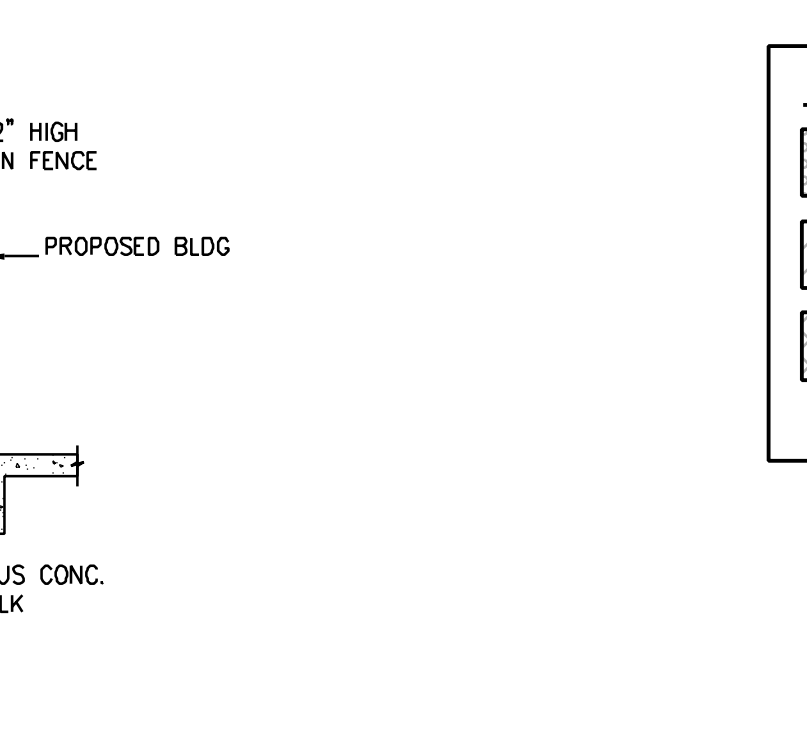
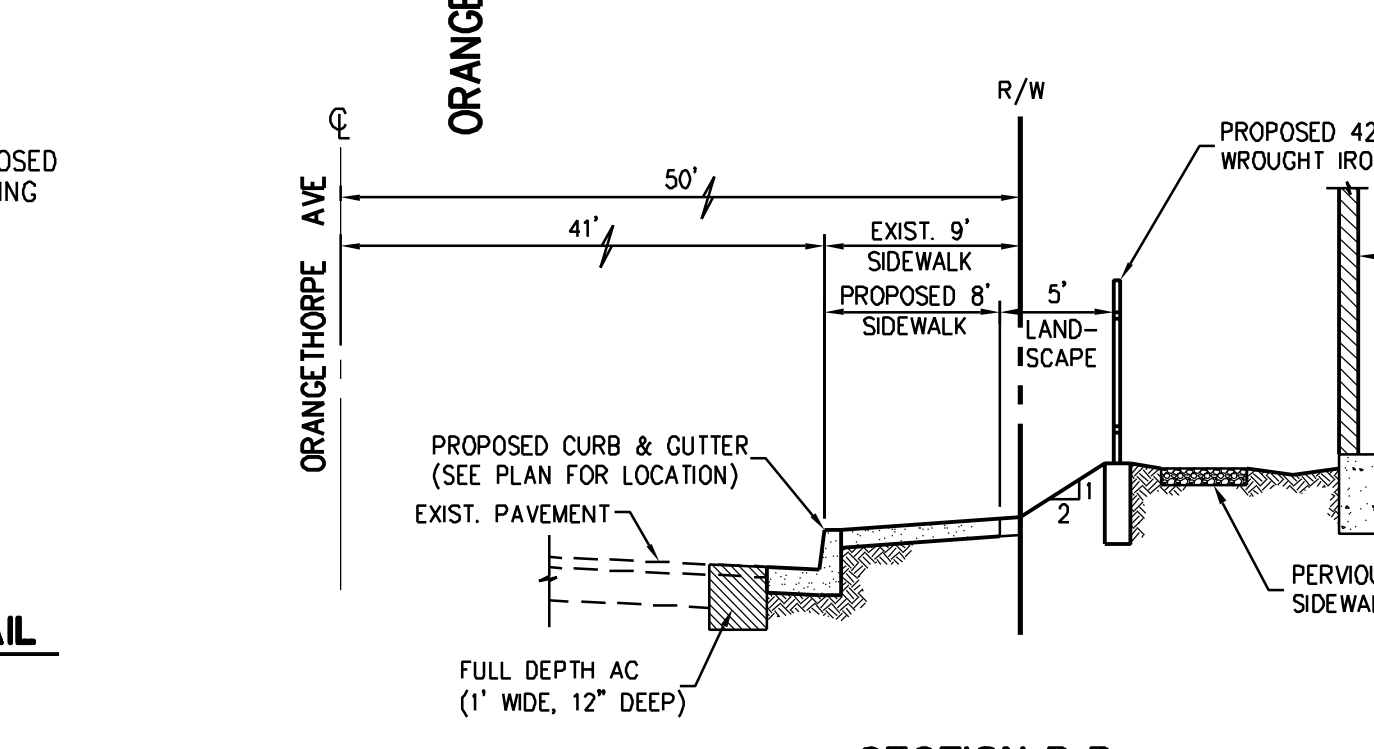
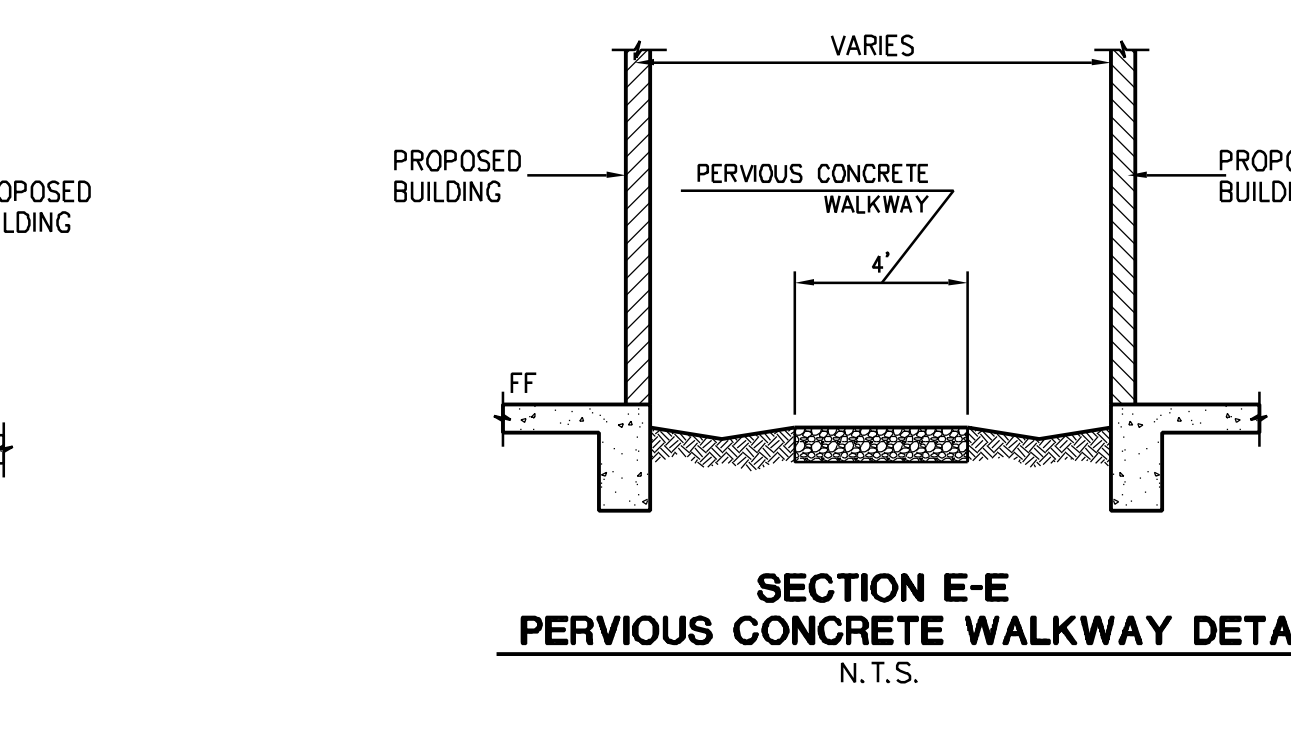
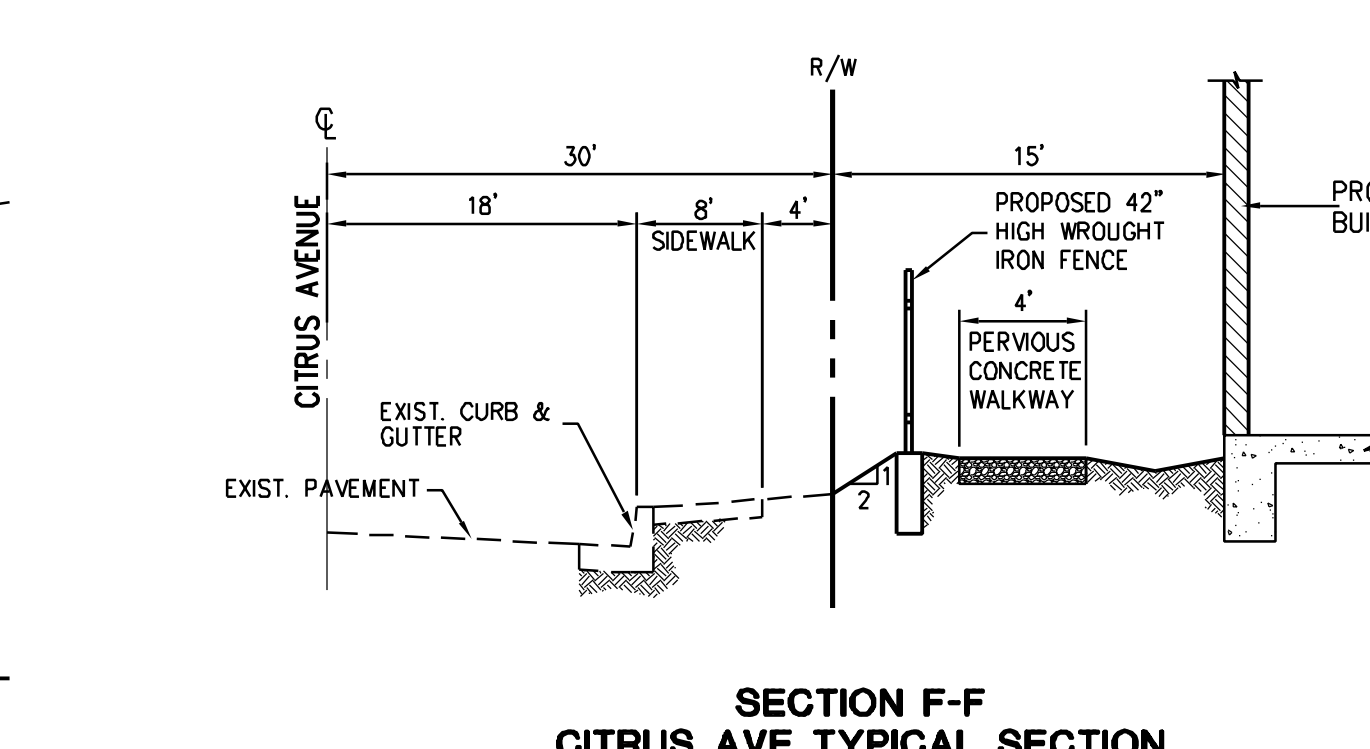
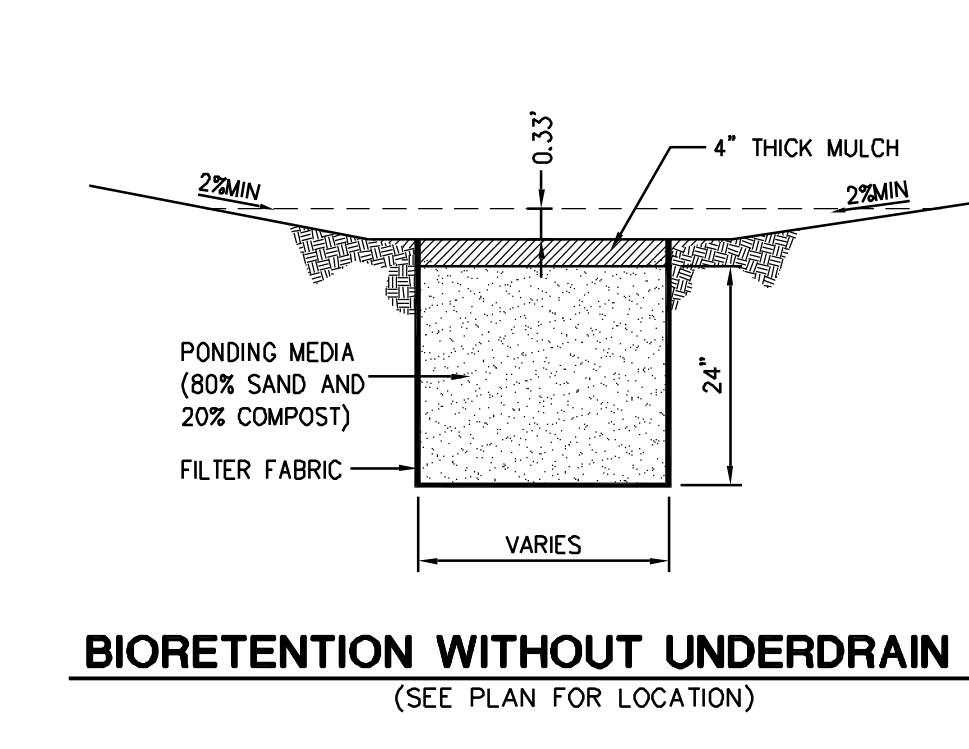
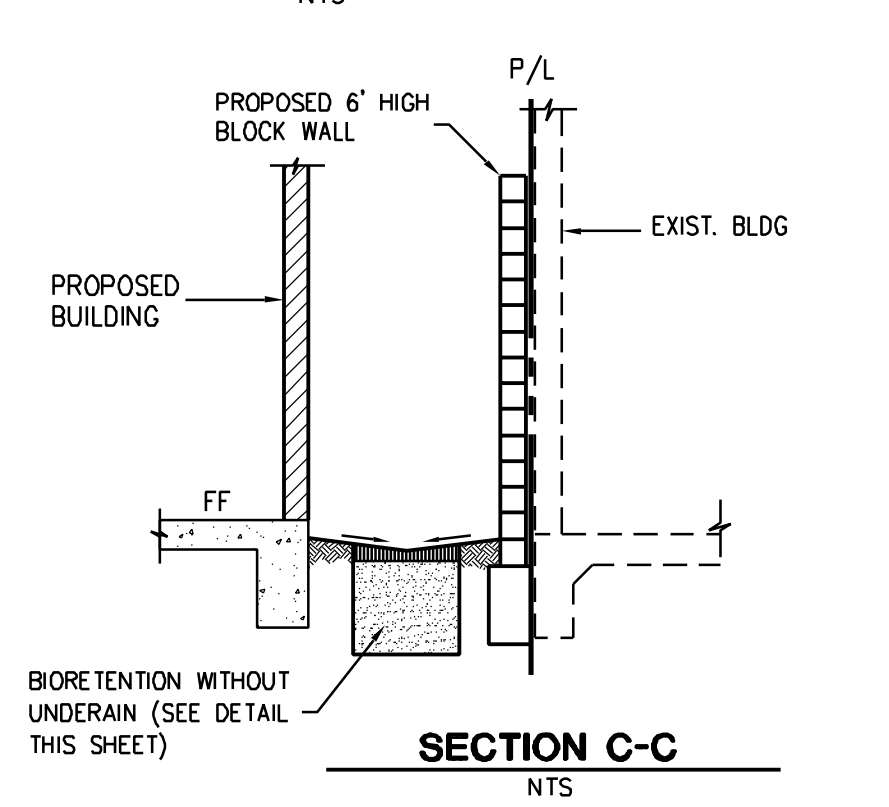
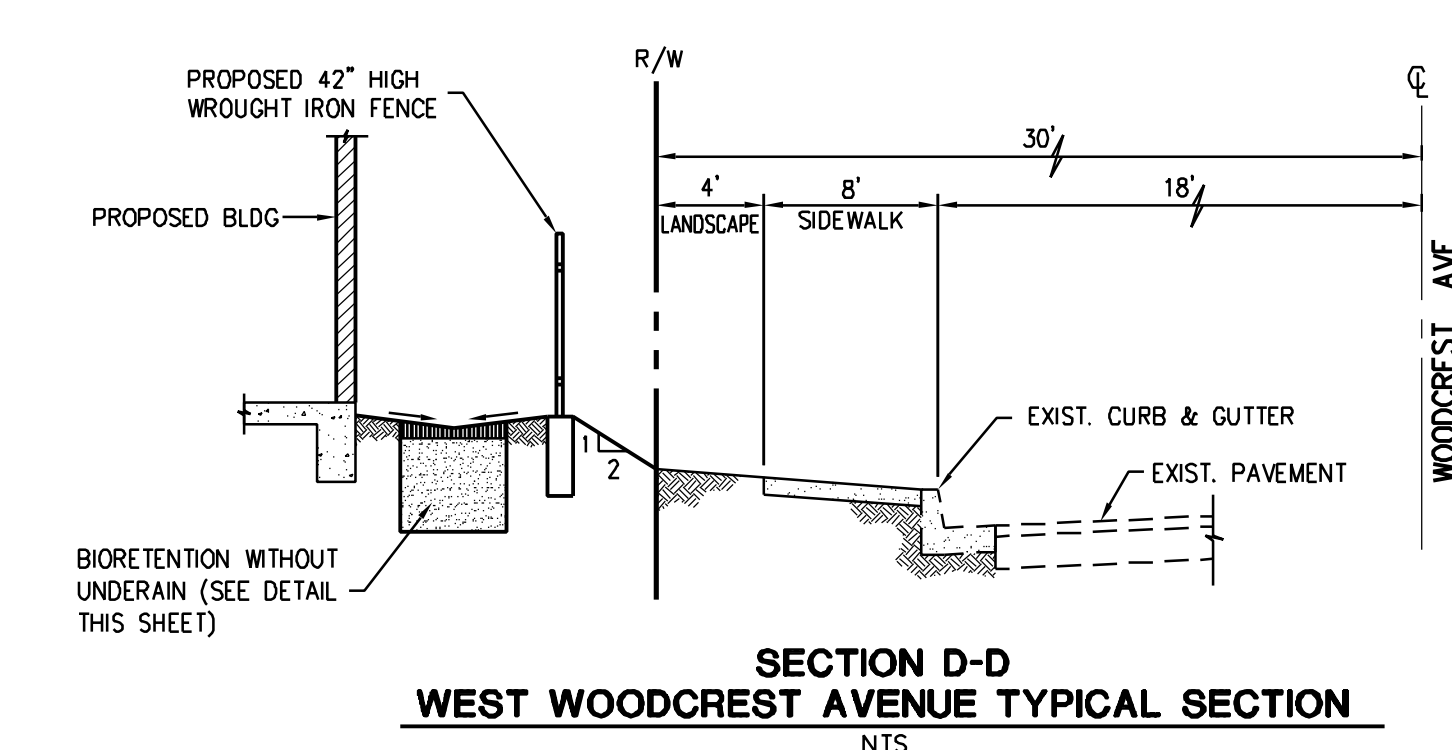
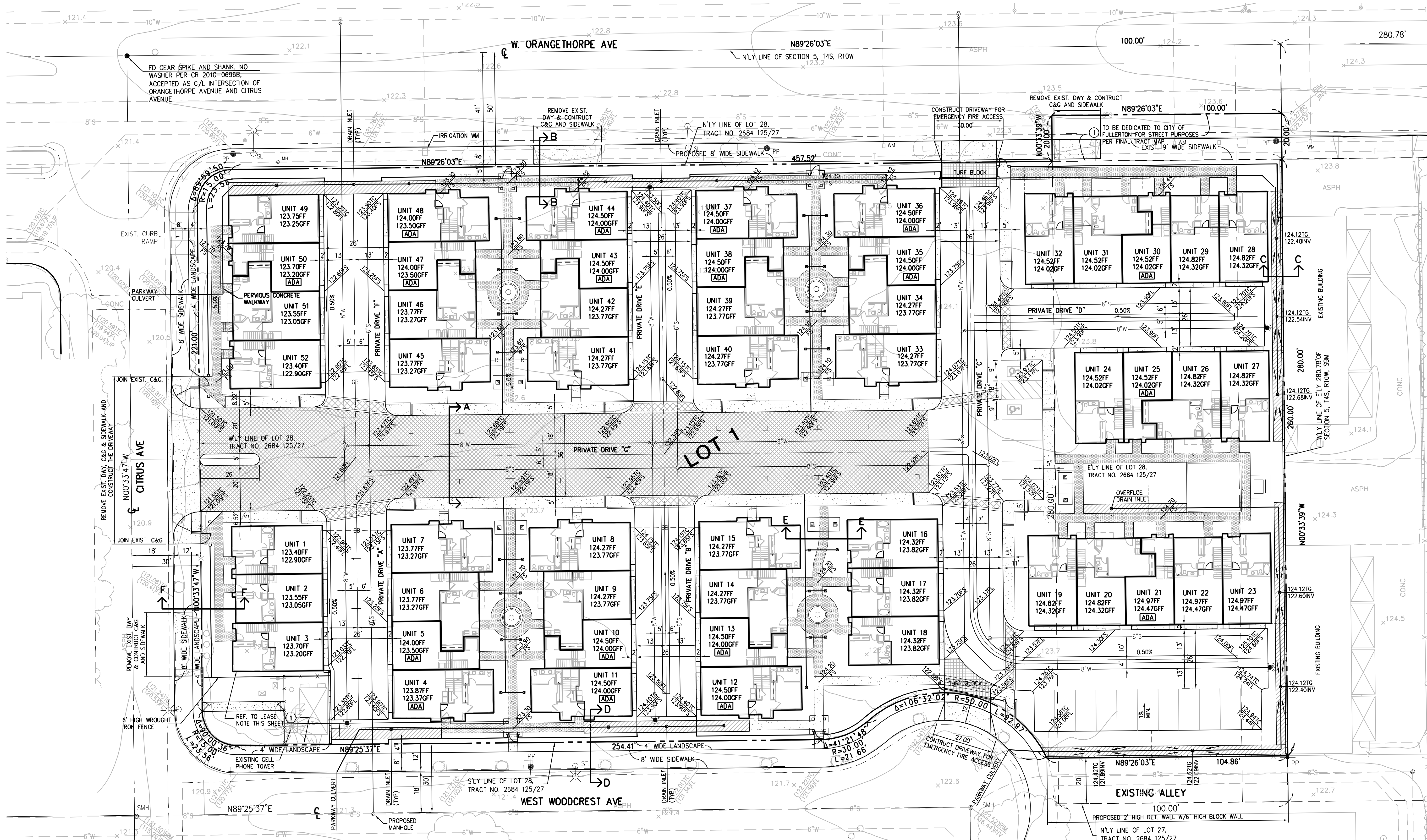
1 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT: ENTITLED "MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE" WITH LESSEE BEING WIRELESS CAPITAL PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LESSOR BEING STONE PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED ON APRIL 22, 2008, INSTRUMENT NO. 2008-187274, OR OFFICIAL RECORDS.

ASSIGNMENT OF THE LESSEE'S INTEREST UNDER SAID LEASE WITH ASSIGNOR BEING WIRELESS CAPITAL PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ASSIGNEE BEING WCP WIRELESS LEASE SUBSIDIARY, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS DESCRIBED IN THE DOCUMENT RECORDED ON JULY 3, 2008, INSTRUMENT NO. 2008-318929, OF OFFICIAL RECORDS.

EASEMENT NOTE:

1 20 FT WIDE EASEMENT FOR ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 3798, PAGE 86 OF OFFICIAL RECORDS.

GROSS AREA = 2.76 Acres
NET AREA = 2.72 Acres



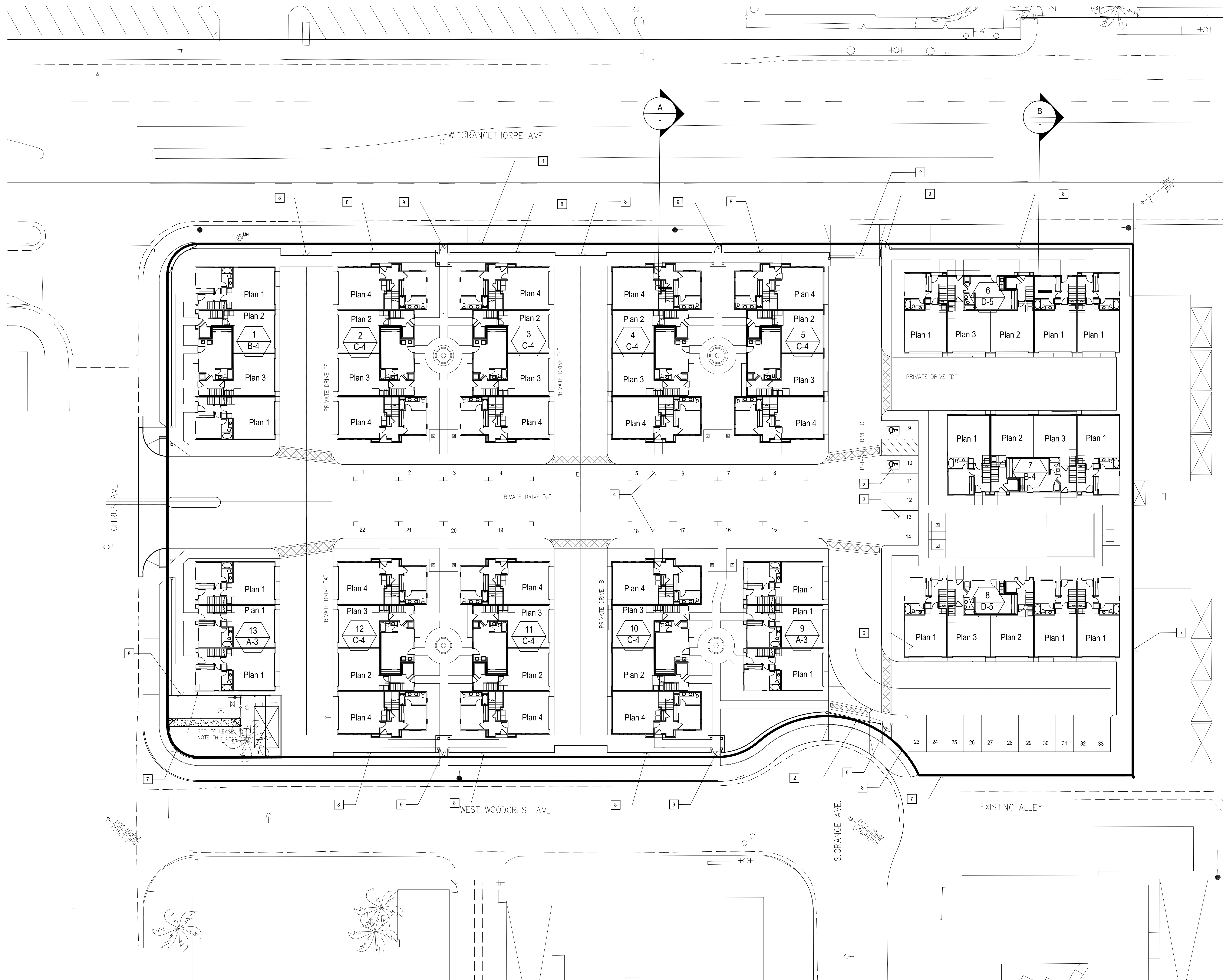
LEGEND

	PERVIOUS CONCRETE WALKWAY
	BIORETENTION WITHOUT UNDERDRAIN
	PERVIOUS CONCRETE DRIVEWAY
	ADA ACCESSIBLE UNIT



SCALE: 1"=20'

<p>BENCHMARK: BM NO. 5-12 ELEV: 117.830</p> <p>CHIS. TRIANGLE SOUTHWEST CORNER ORANGETHORPE AVENUE AND ORCHARD AVENUE.</p>	<p>PREPARED UNDER THE SUPERVISION OF:</p> <p>DMS CONSULTANTS, INC. CIVIL ENGINEERS</p> <p>NO. 34659 Exp. 9/30/13 CIVIL STATE OF CALIFORNIA</p>	<p>DEVELOPER:</p> <p>BRANDYWINE -HOMES-</p> <p>16580 Aston-Irvine, CA 92606 Tel: (949) 296-2400 Fax: (949) 296-2420</p>	<p>CITY OF FULLERTON</p> <p>TENTATIVE TRACT MAP NO. 17487 FOR CONDOMINIUM PURPOSES</p> <p>1030 & 1110 W ORANGETHORPE AVE, FULLERTON, CA</p> <p>DATE: 12/19/12 SHEET 1 OF 1</p>
--	---	--	---

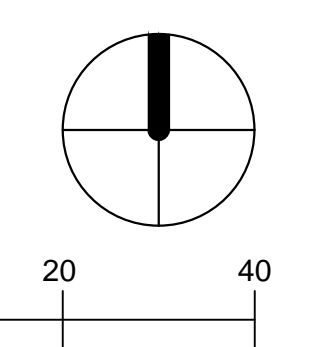
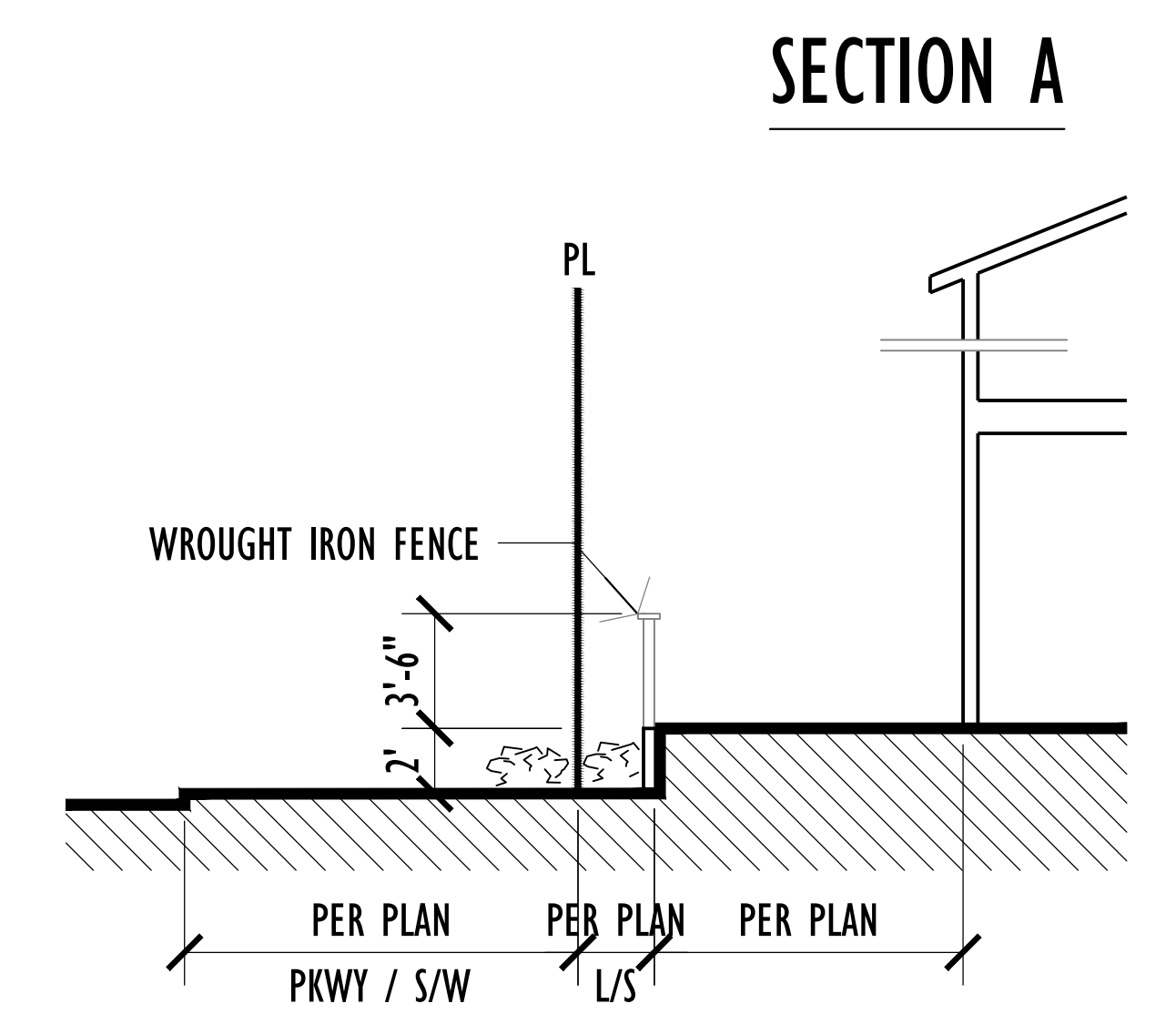
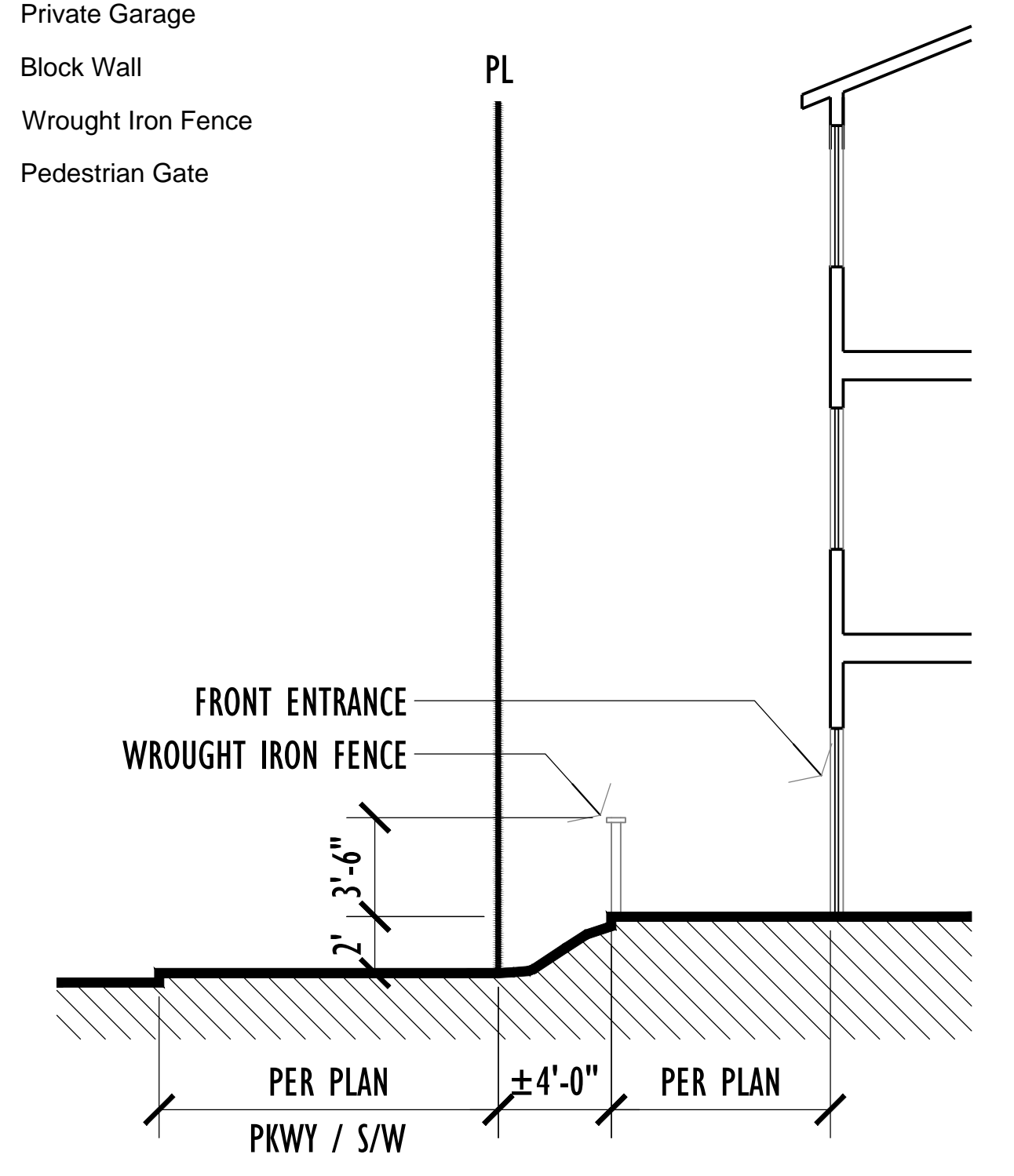
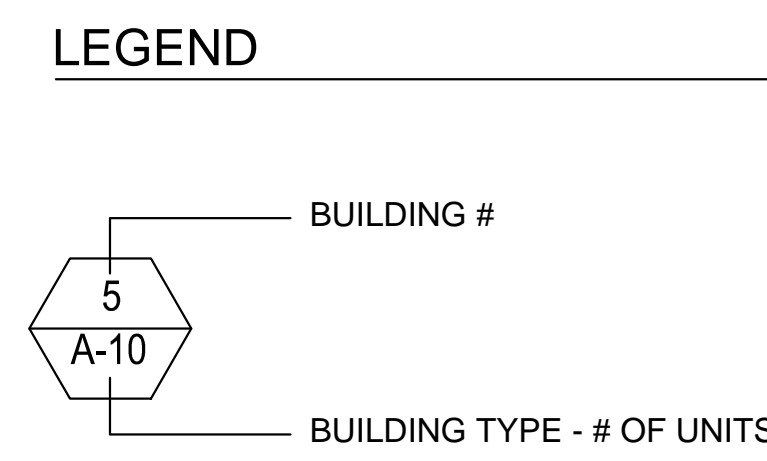


PROJECT SUMMARY	
SITE AREA	±2.7 ACRES
TOTAL DWELLING UNITS	52 D.U.
NET DENSITY	19 DU/AC

BUILDING SUMMARY				
PLAN	TYPE	AREA	NO.	%
PLAN 1	3 BED TOWNHOME	1721	16	31
PLAN 2	3 BED FLAT	1818	11	21
PLAN 3	3 BED TOWNHOME	1795	11	21
PLAN 4	4 BED TOWNHOME	1954	14	27

PARKING SUMMARY	
PARKING PROVIDED	
PRIVATE GARAGES	104
ONSITE CARPORTS/OPEN PARKING	33
TOTAL ONSITE PARKING PROVIDED	137 (2.6/DU)

- KEYNOTES**
- 1 Property Line
 - 2 E.V.A with Wrought Iron Gate
 - 3 Perpendicular Parking 9'x18'
 - 4 Parallel Parking 8'x22'
 - 5 Accessible Parking
 - 6 Private Garage
 - 7 Block Wall
 - 8 Wrought Iron Fence
 - 9 Pedestrian Gate



FULLERTON TOWNHOMES



Brandywine Homes
 16580 Aston
 Irvine, CA 92606
 909.296.2400

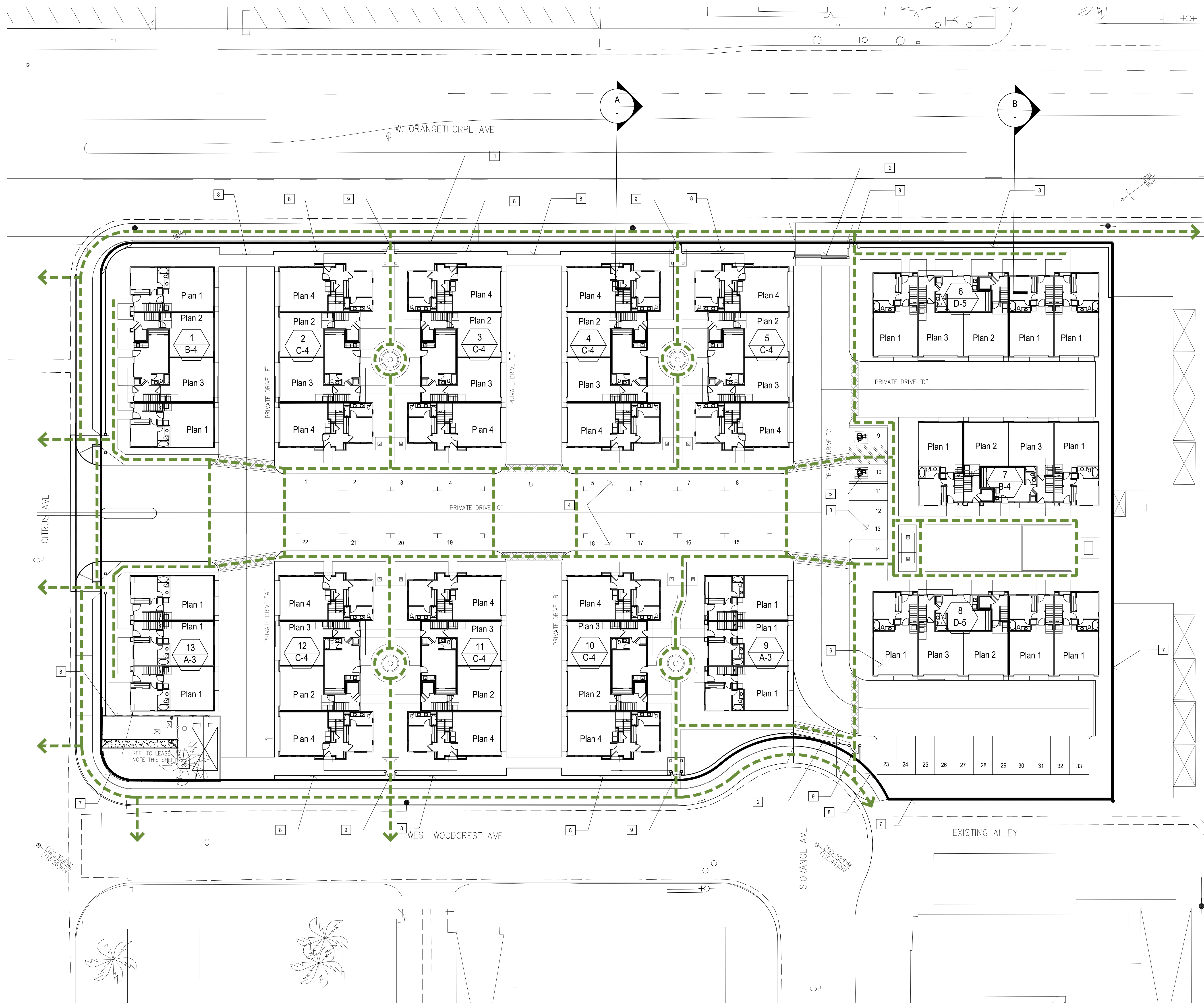
SITE PLAN

FULLERTON, CA
 KTG # 2012-0137 12.14.2012

KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



SP.1

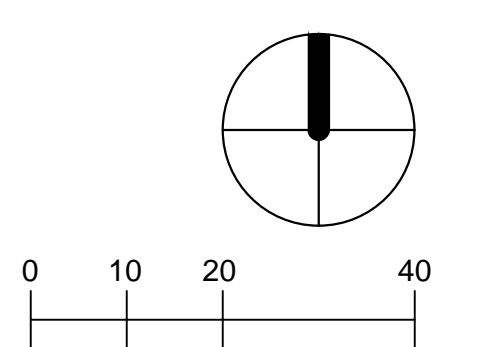


KEYNOTES

- 1 Property Line
- 2 E.V.A
- 3 Perpendicular Parking 9'x18'
- 4 Parallel Parking 8'x22'
- 5 Accessible Parking
- 6 Private Garage
- 7 Block Wall
- 8 Wrought Iron Fence

LEGEND

- BUILDING #
- BUILDING TYPE - # OF UNITS
- PEDESTRIAN TRAFFIC



FULLERTON TOWNHOMES



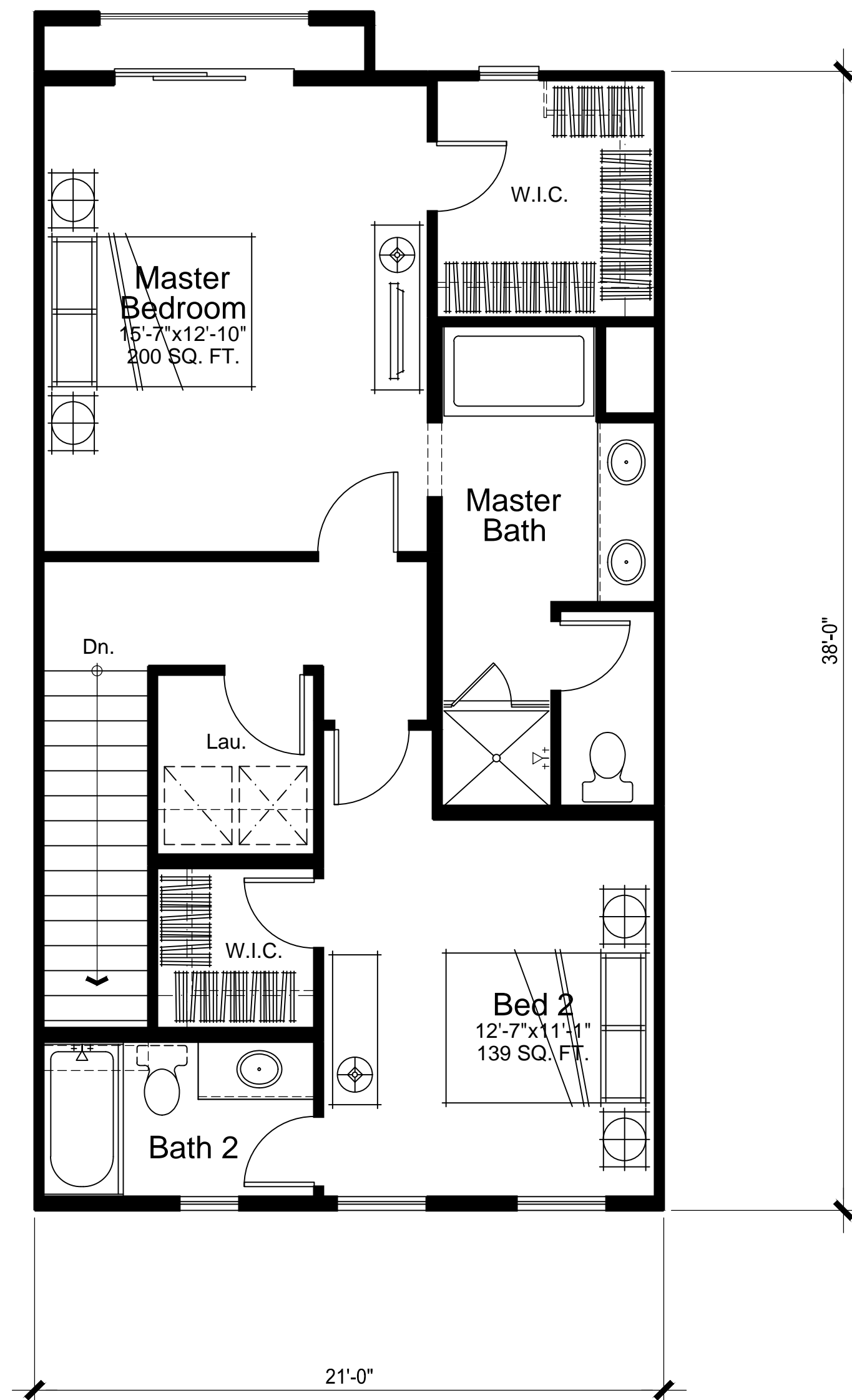
Brandywine Homes
 16580 Aston
 Irvine, CA 92606
 909.296.2400

PEDESTRIAN CIRCULATION

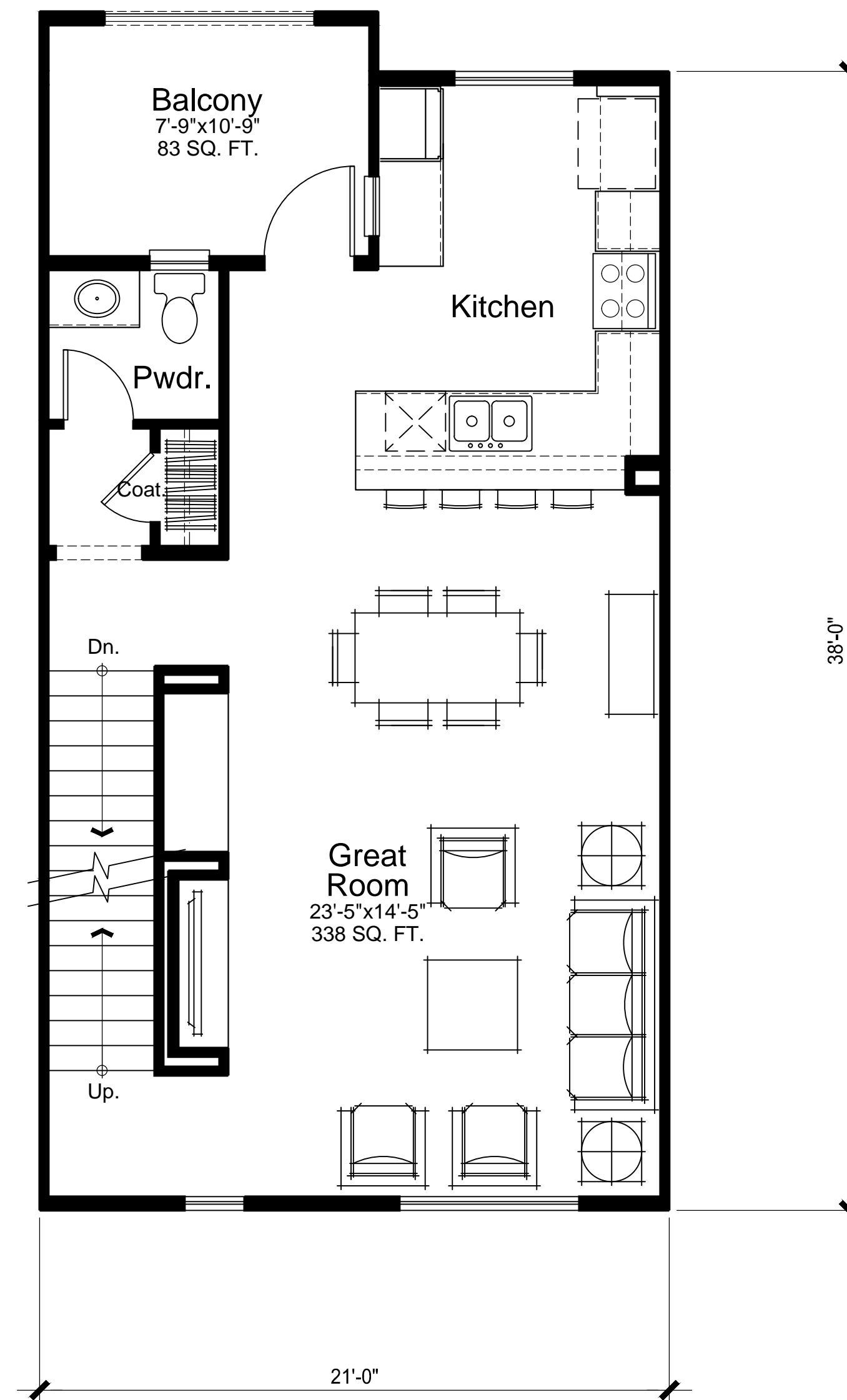
FULLERTON, CA
 KTG # 2012-0137 12.14.2012

KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com

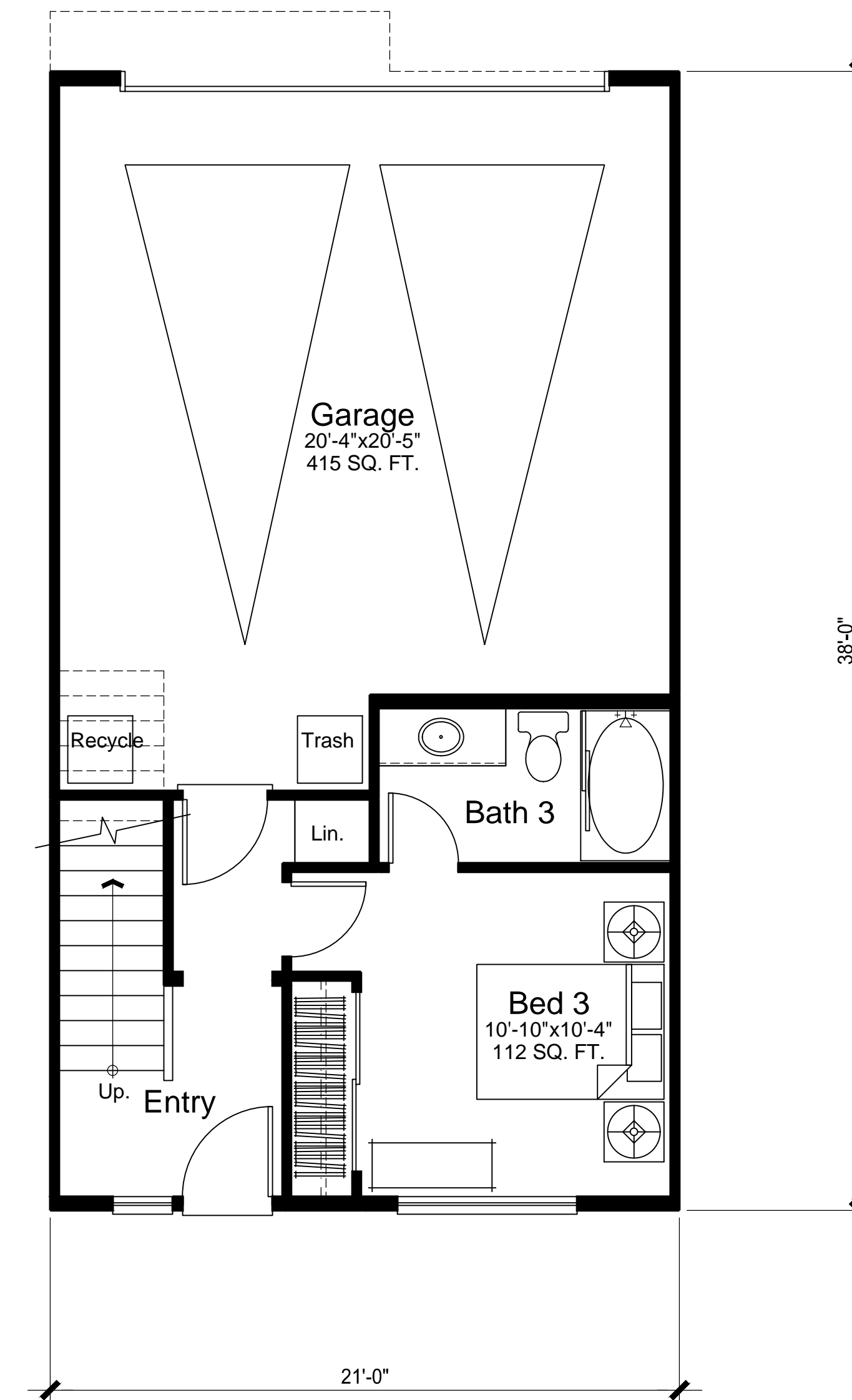




Third Floor
710 SQ. FT.

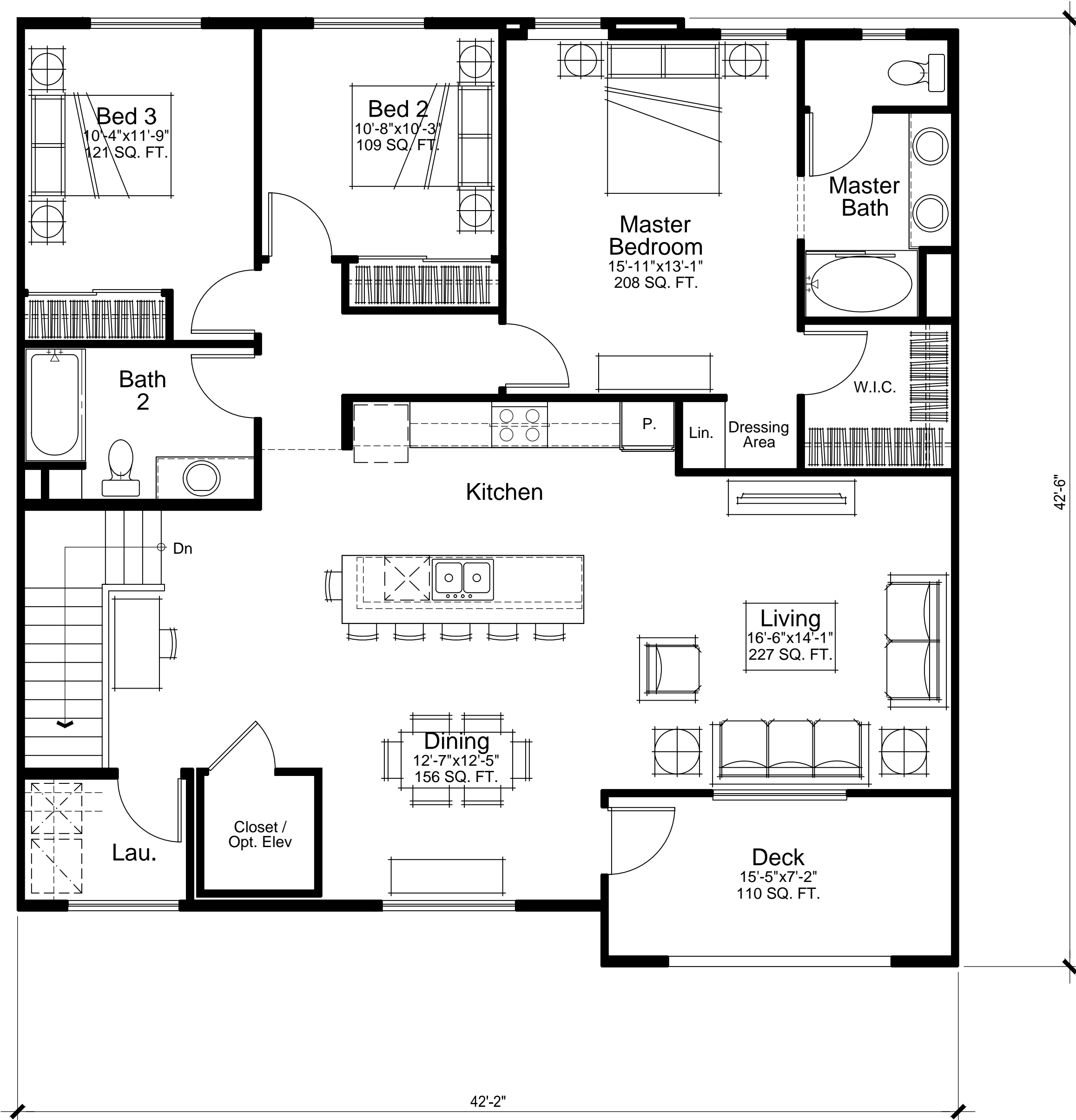


Second Floor
688 SQ. FT.

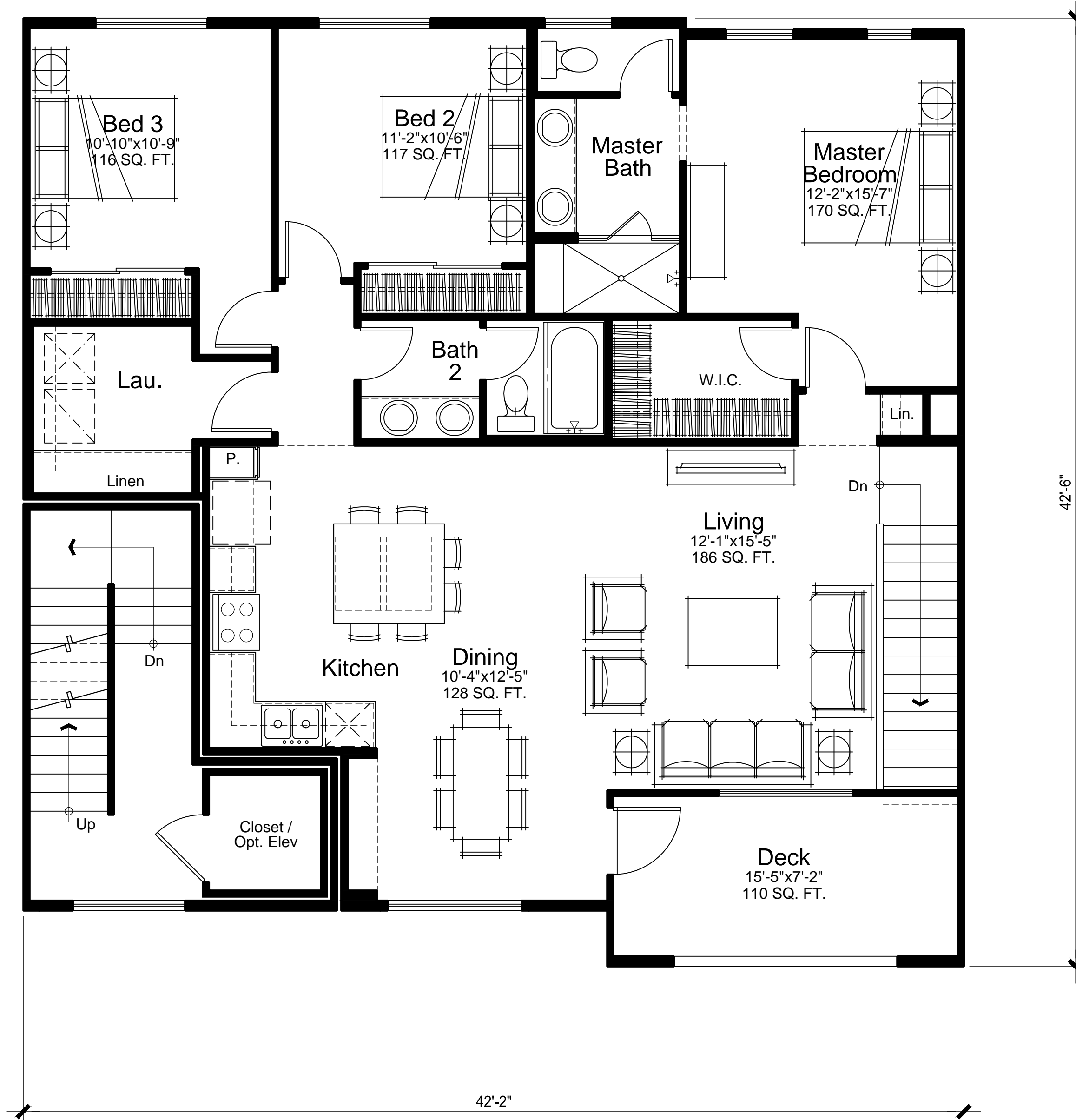


First Floor
323 SQ. FT.

Plan 1
3 Bed, 3.5 Bath
1,721 SQ. FT. Net



Plan 2
Second Floor
1488 SQ. FT.

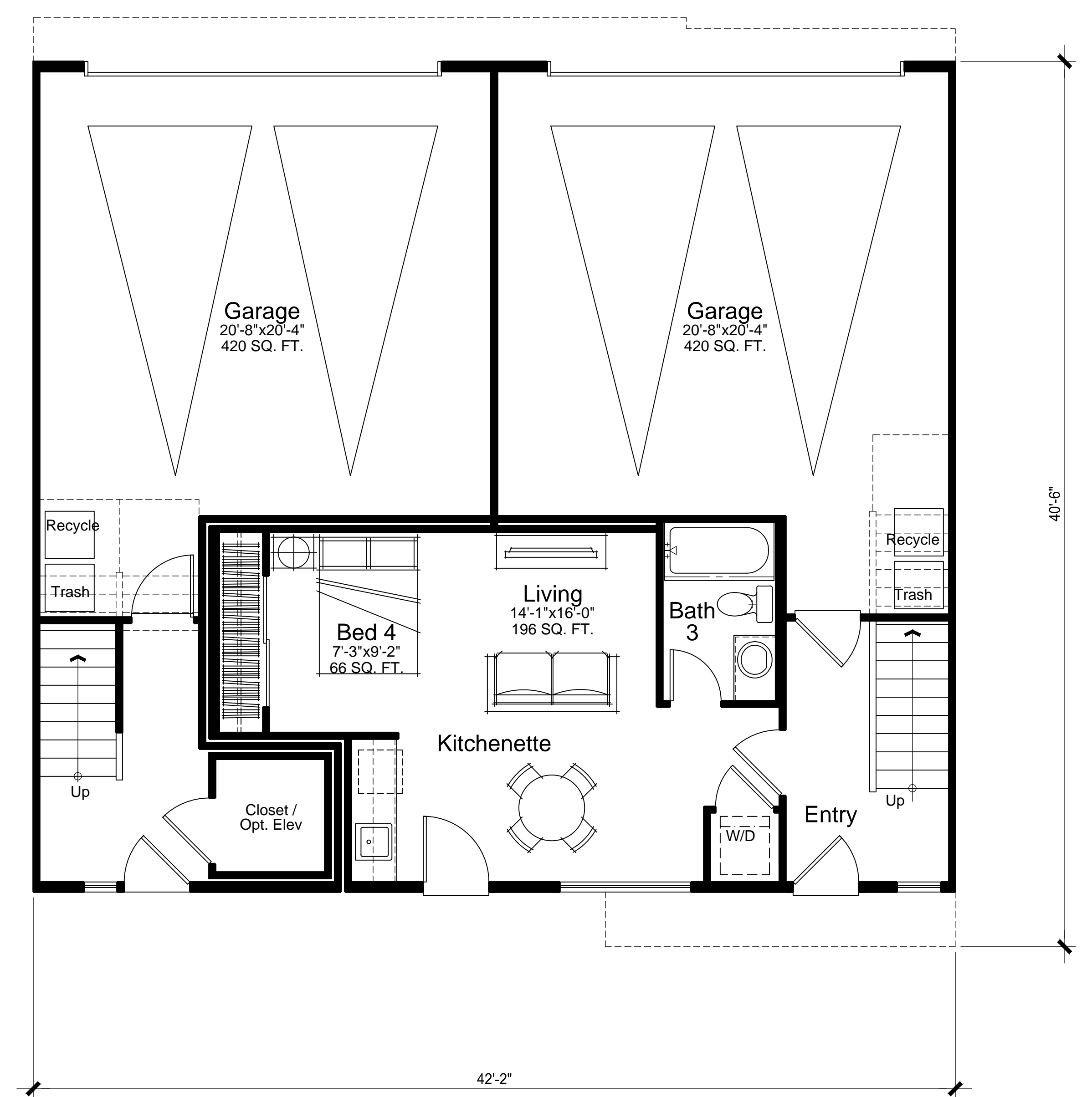


Plan 2
Second Floor
165 SQ. FT.

Plan 3
Second Floor
1298 SQ. FT.

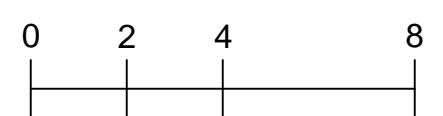
Plan 2
3 Bed, 2 Bath
1818 SQ. FT. Net

Plan 3
3 Bed + Suite, 3 Bath
1795 SQ. FT. Net



Plan 2
First Floor
165 SQ. FT.

Plan 3
First Floor
497 SQ. FT.



A.2

FULLERTON TOWNHOMES



Brandywine Homes
16580 Aston
Irvine, CA 92606
909.296.2400

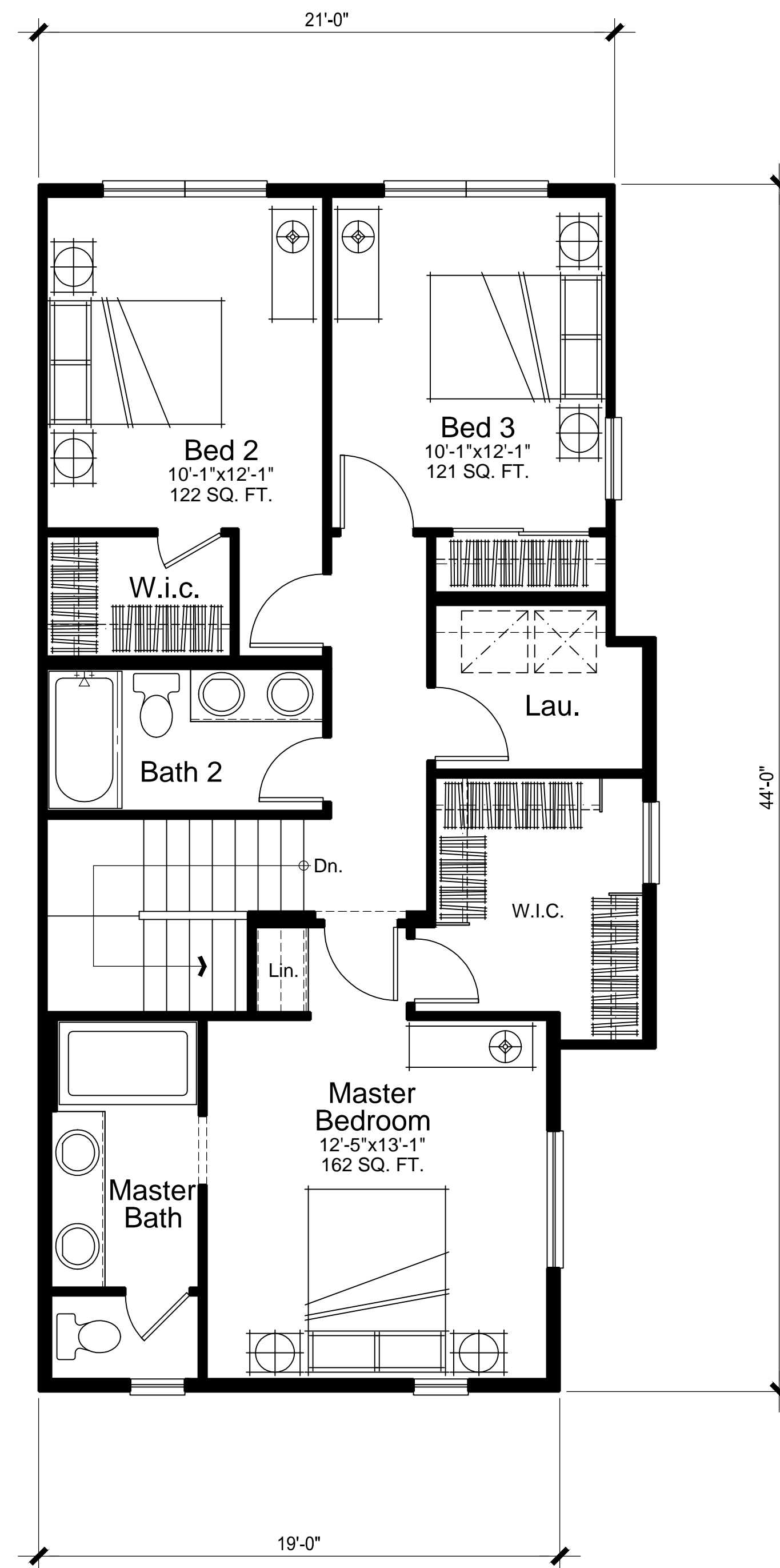
UNIT PLANS - PLAN 2 + PLAN 3

FULLERTON, CA
KTGY # 2012-0137

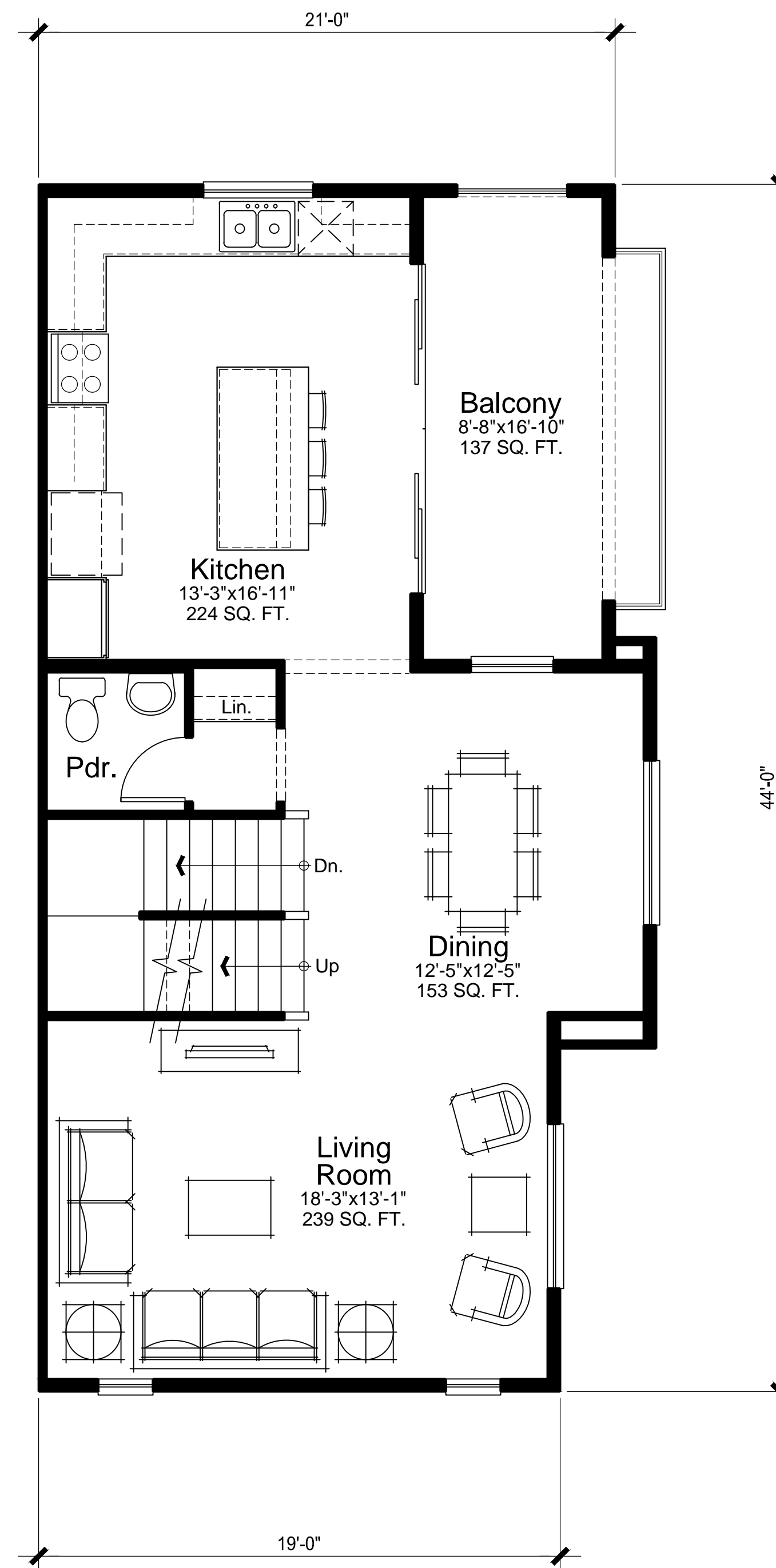
12.14.2012

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

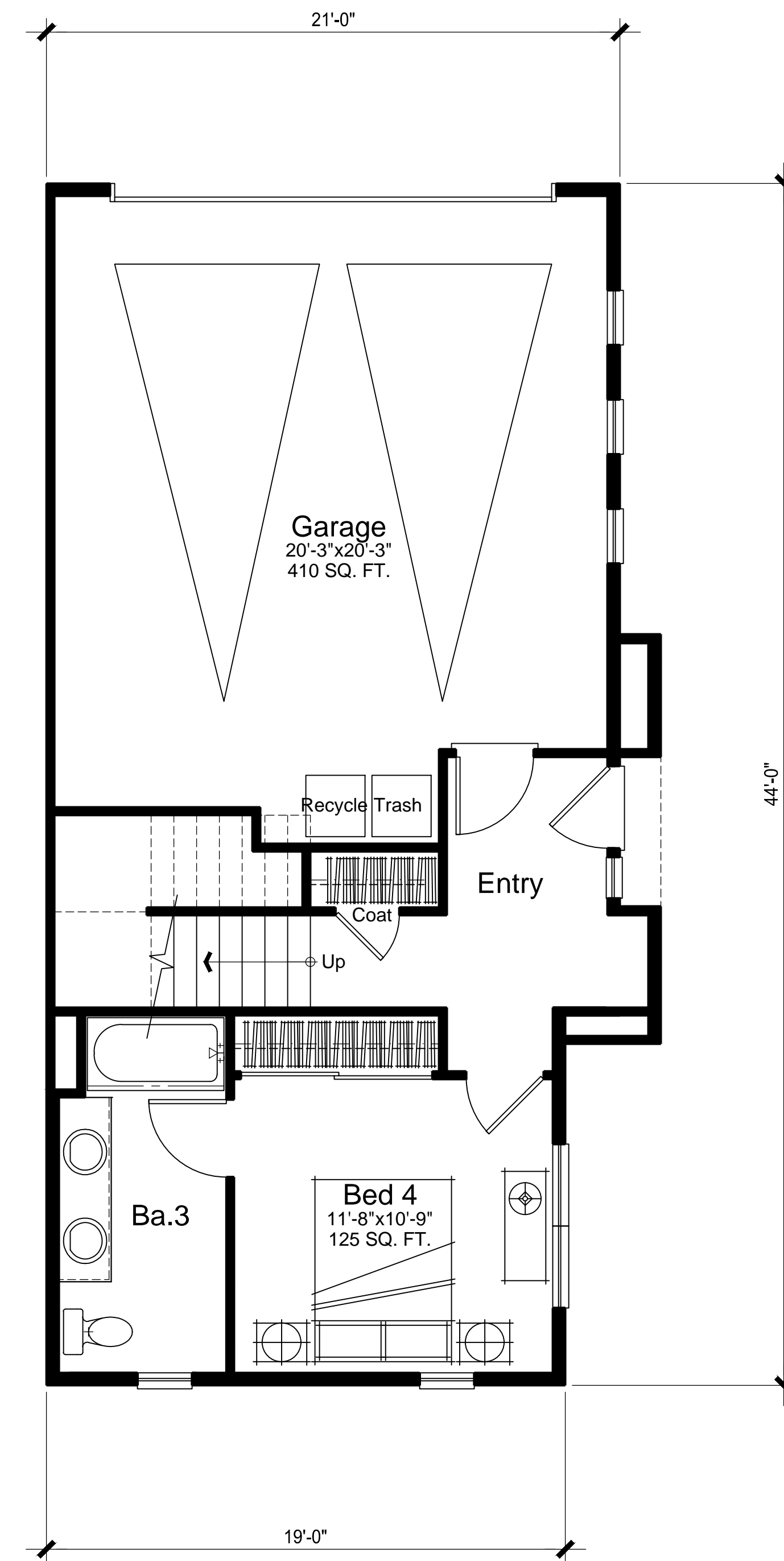




Third Floor
811 SQ. FT.

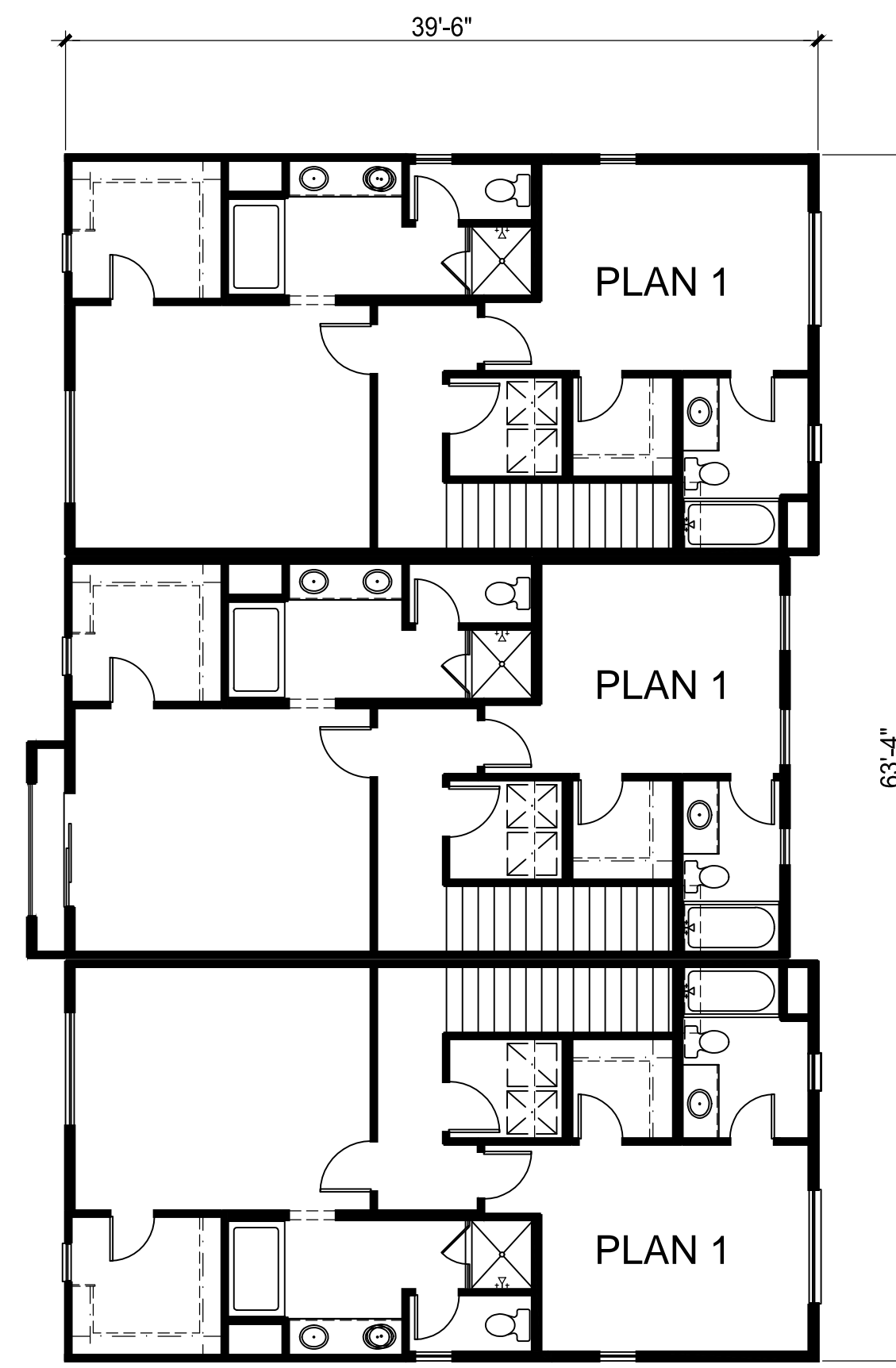


Second Floor
743 SQ. FT.

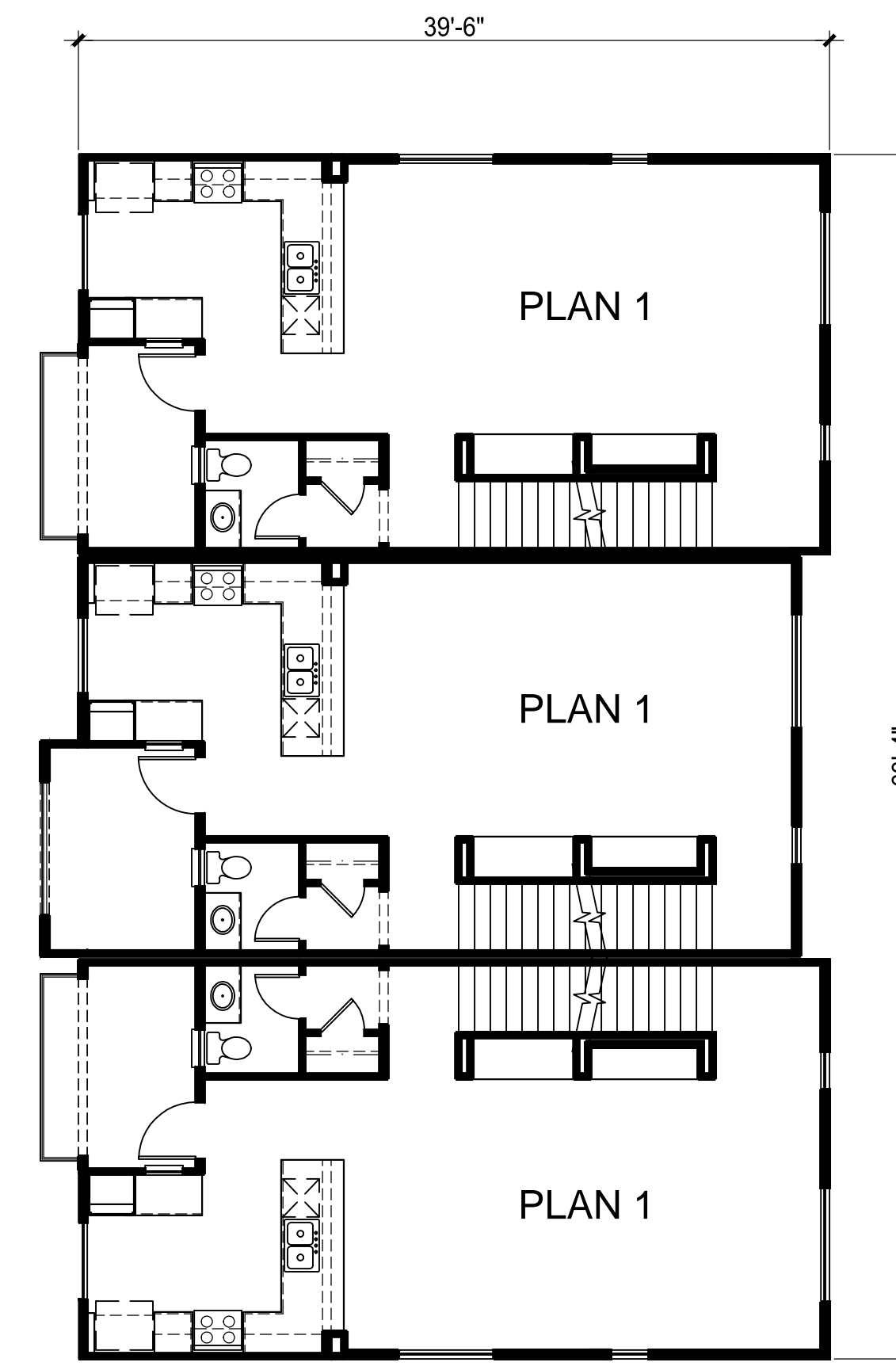


First Floor
400 SQ. FT.

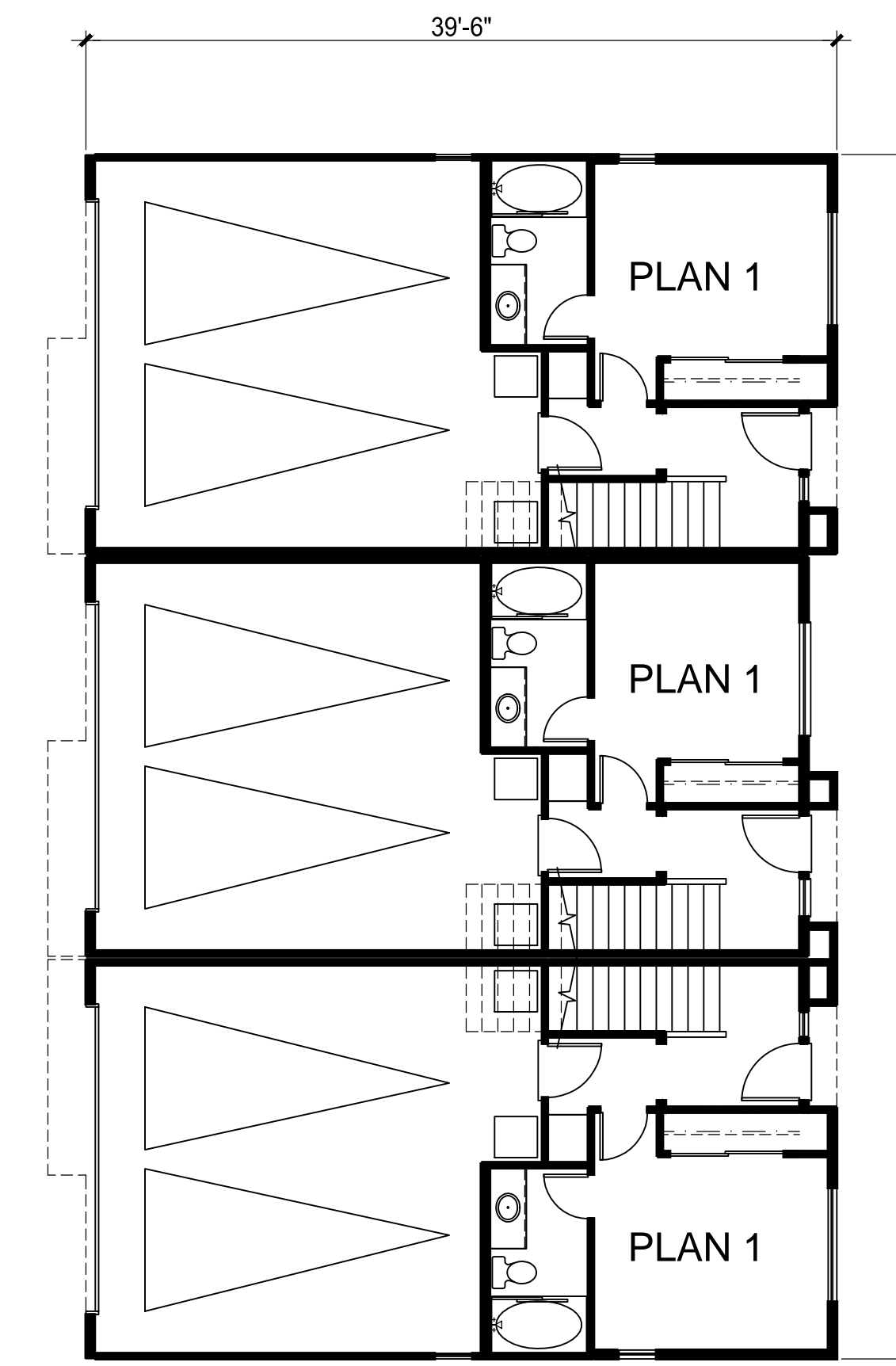
Plan 4
4 Bed, 3.5 Bath
1,954 SQ. FT. Net



Third Floor



Second Floor



First Floor

FULLERTON TOWNHOMES



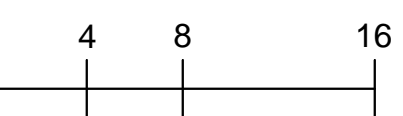
Brandywine Homes
 16580 Aston
 Irvine, CA 92606
 909.296.2400

BUILDING COMPOSITE - BLDG 'A' (3-PLEX)

FULLERTON, CA
 KTG # 2012-0137

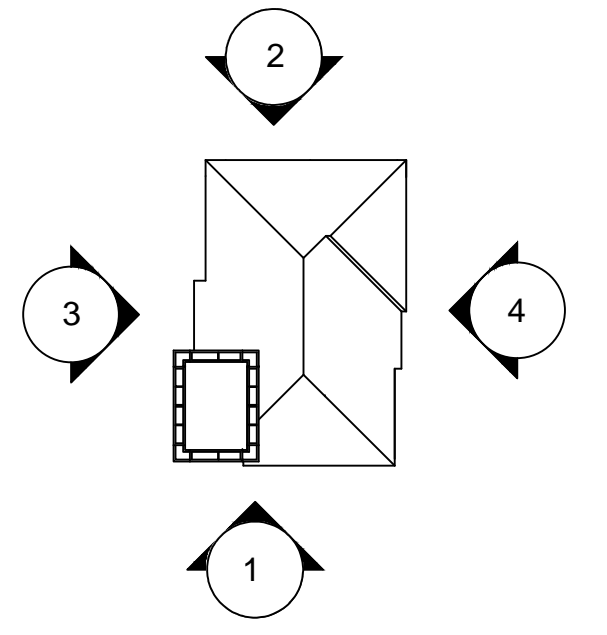
12.14.2012

KTGY Group, Inc.
Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



AA.1

- Material Legend**
1. Concrete Flat Tile
 2. Stucco
 3. Stone Veneer
 4. Metal Garage Door
 5. Foam Trim
 6. Brick Trim
 7. Metal Railing
 8. Metal Awning
 9. Fiber-Cement Siding
 10. Address Sign



Key Map n.t.s.



3. Front Elevation



1. Right Elevation



4. Rear Elevation



2. Left Elevation

FULLERTON TOWNHOMES



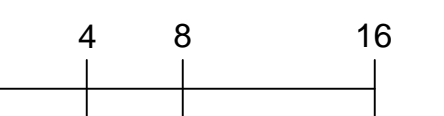
Brandywine Homes
 16580 Aston
 Irvine, CA 92606
 909.296.2400

BLDG 'A' (3-PLEX) Elevations

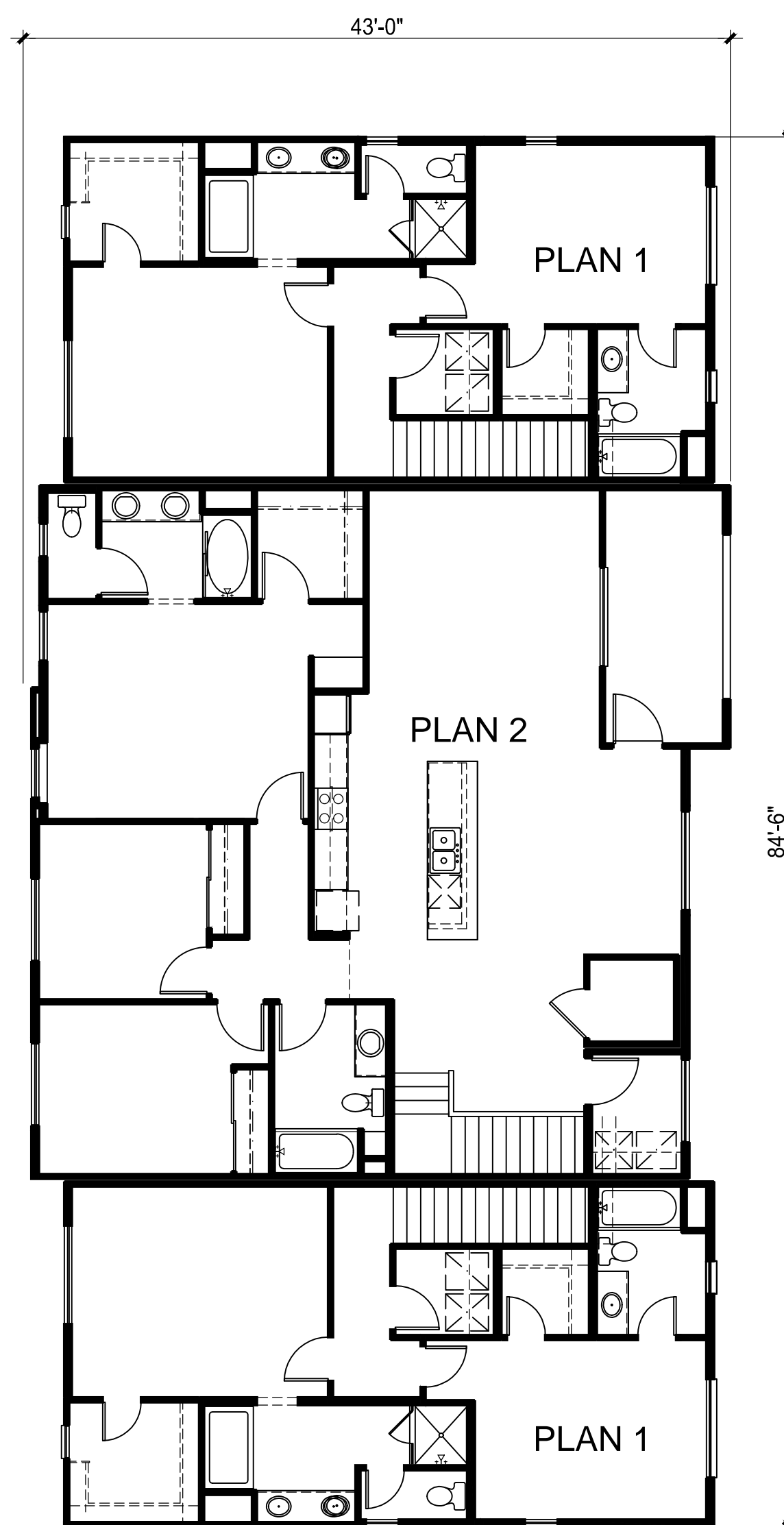
FULLERTON, CA
 KTG # 2012-0137

12.14.2012

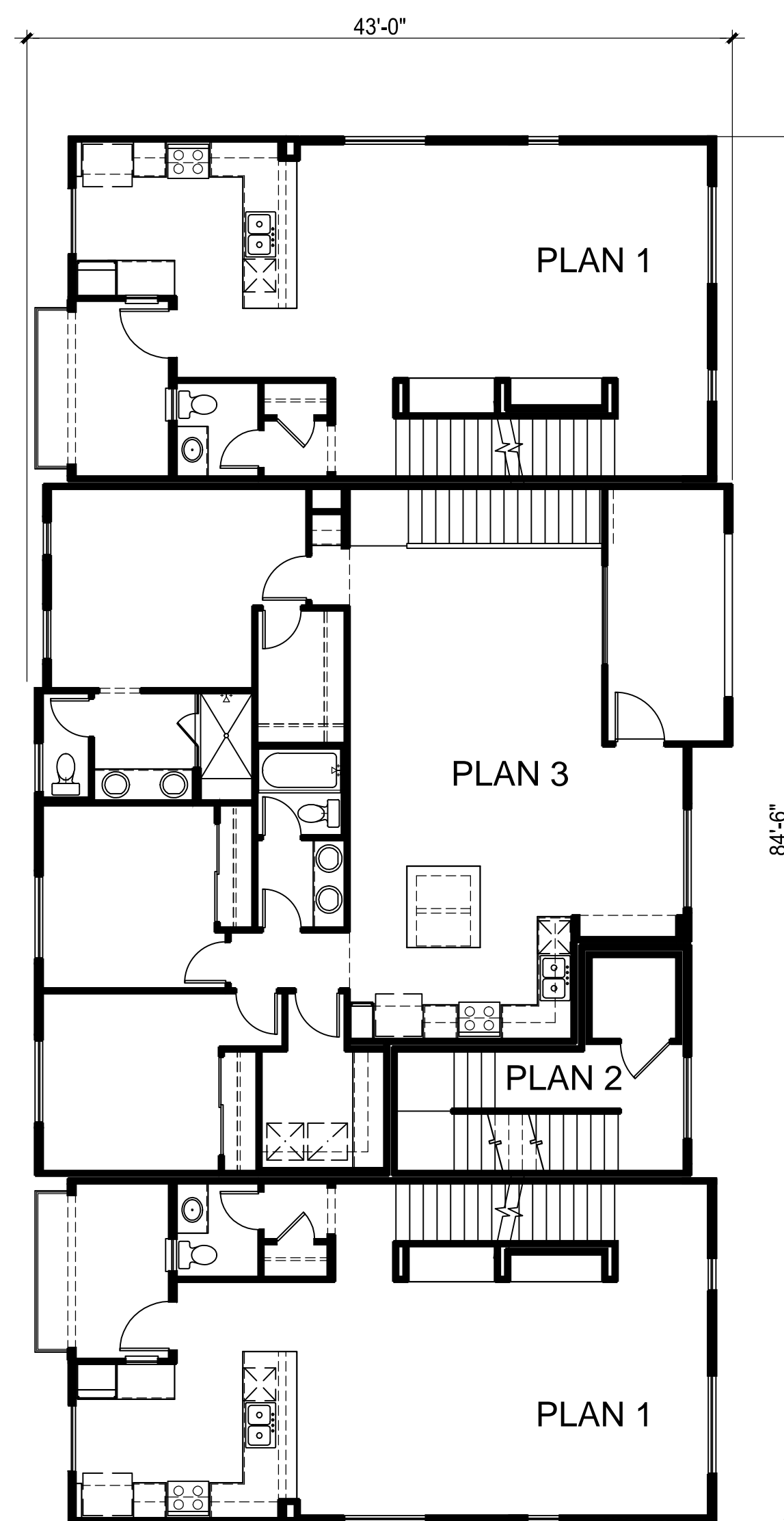
KTGY Group, Inc.
Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



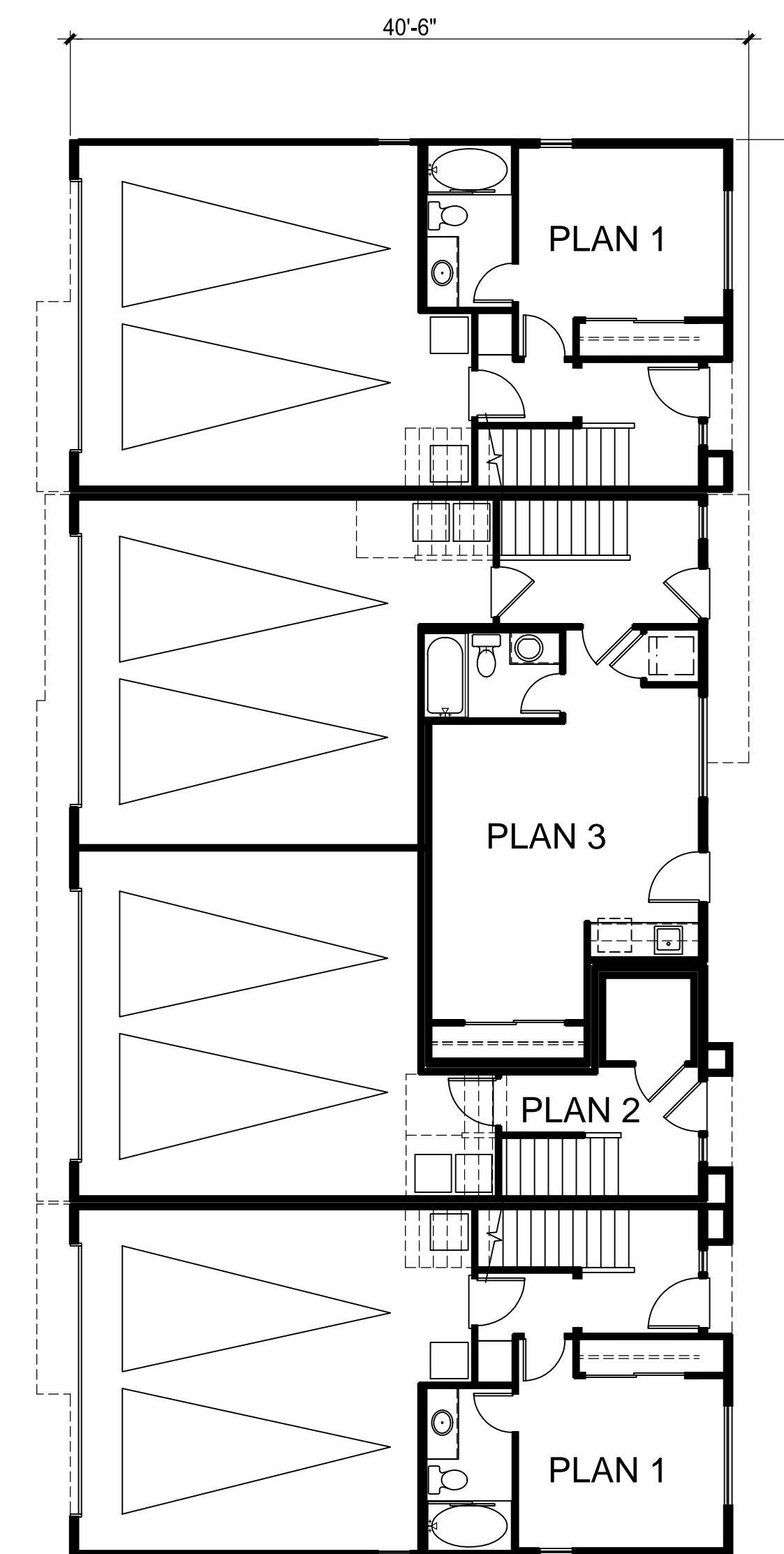
AA.2



Third Floor



Second Floor



First Floor

FULLERTON TOWNHOMES



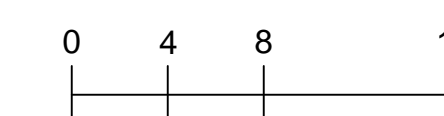
Brandywine Homes
16580 Aston
Irvine, CA 92606
909.296.2400

BUILDING COMPOSITE - BLDG 'B' (4-PLEX)

FULLERTON, CA
KTGY # 2012-0137

12.14.2012

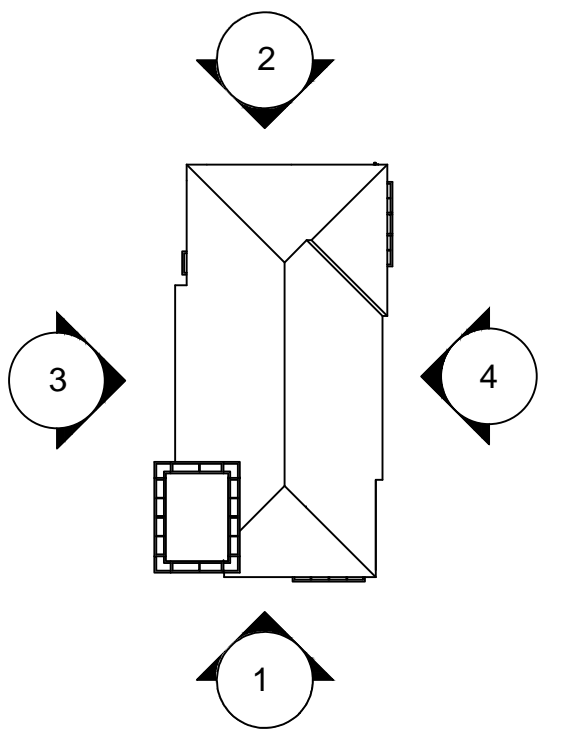
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



AB.1

Material Legend

- 1. Concrete Flat Tile
- 2. Stucco
- 3. Stone Veneer
- 4. Metal Garage Door
- 5. Foam Trim
- 6. Brick Trim
- 7. Metal Railing
- 8. Metal Awning
- 9. Fiber-Cement Siding
- 10. Address Sign



Key Map n.t.s.



3. Front Elevation



1. Right Elevation



4. Rear Elevation



2. Left Elevation

FULLERTON TOWNHOMES



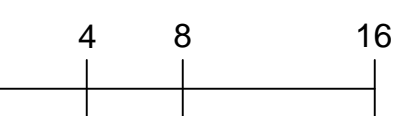
Brandywine Homes
16580 Aston
Irvine, CA 92606
909.296.2400

BLDG 'B' (4-PLEX) Elevations

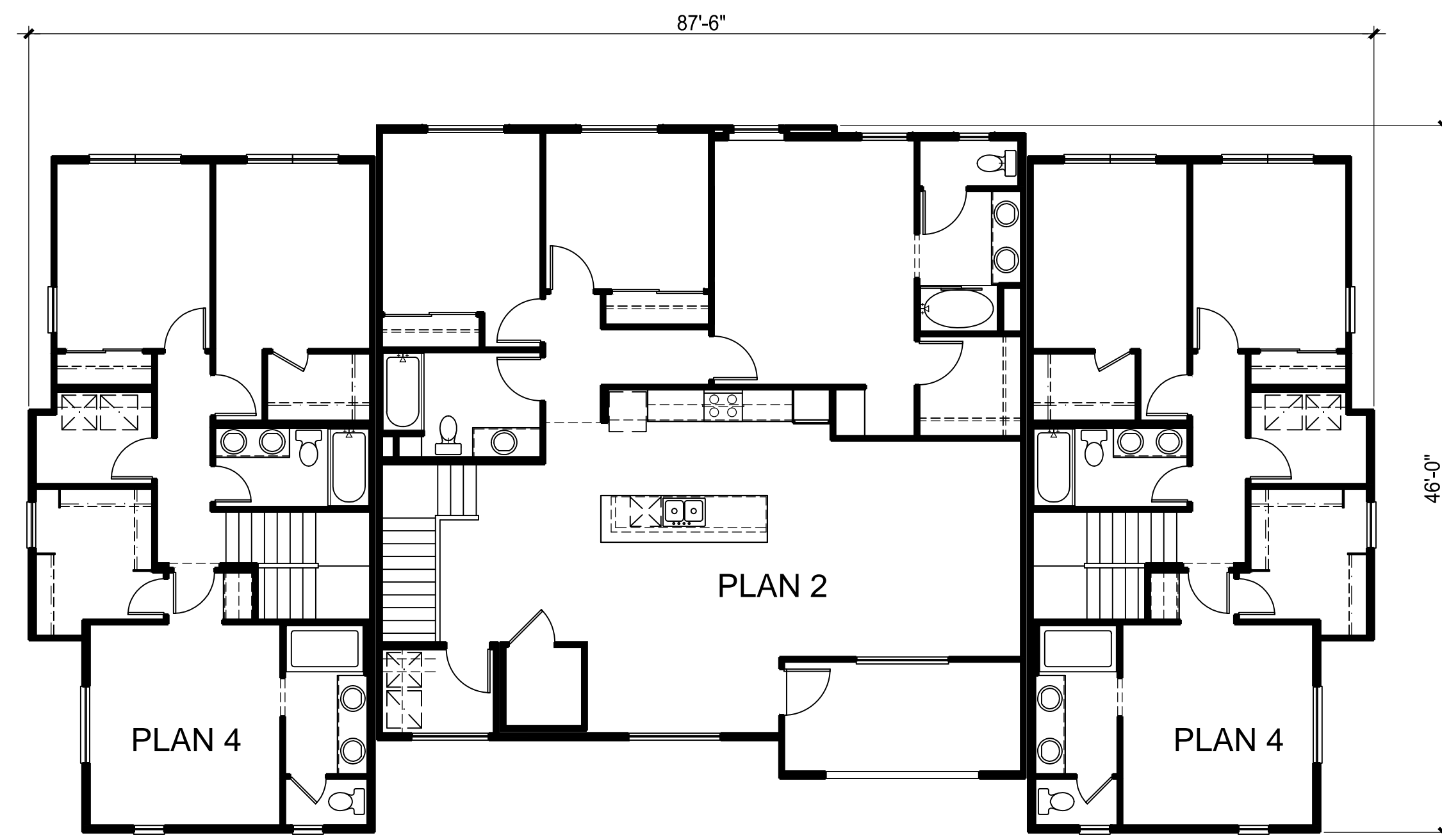
FULLERTON, CA
KTGY # 2012-0137

12.14.2012

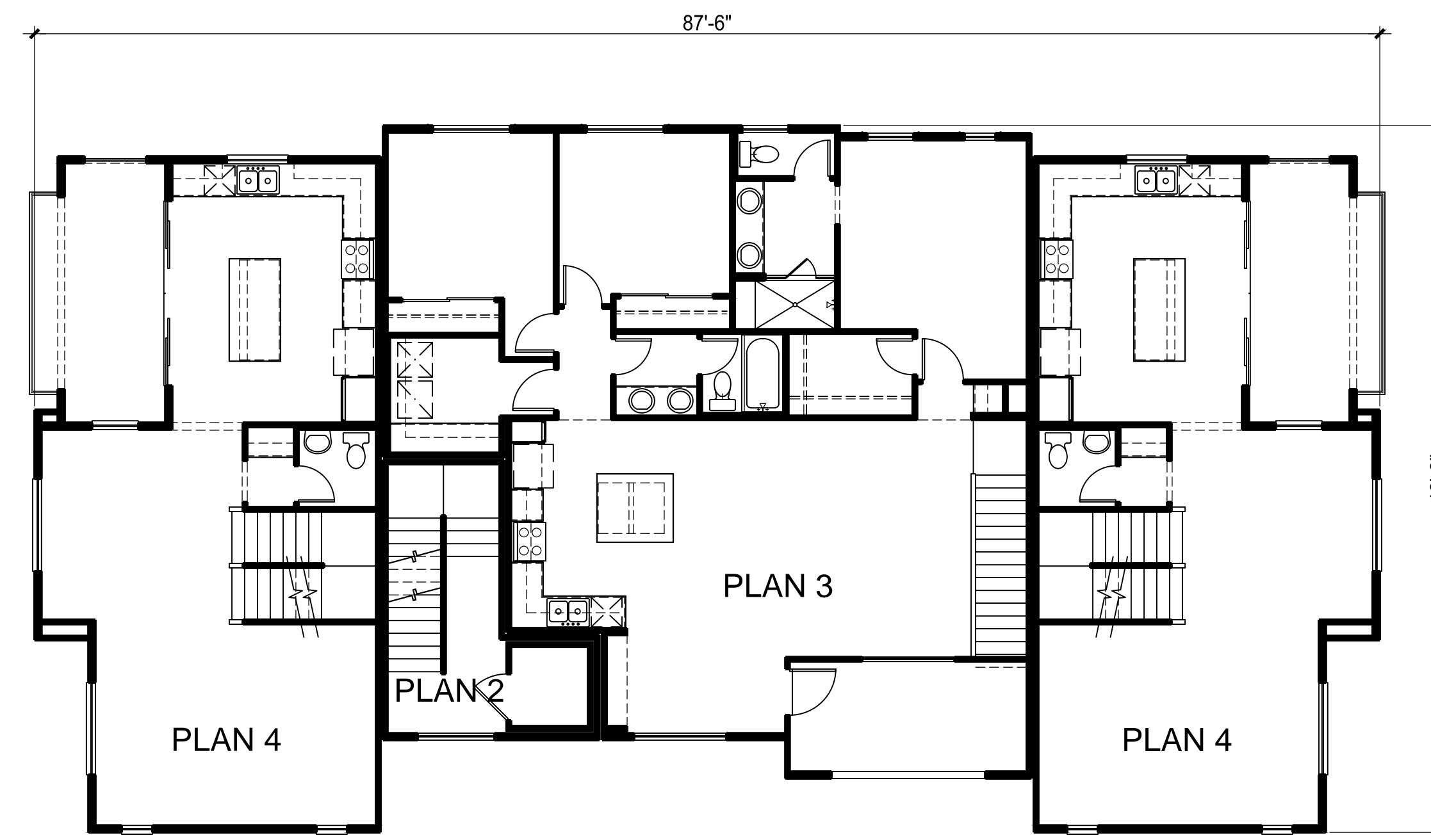
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



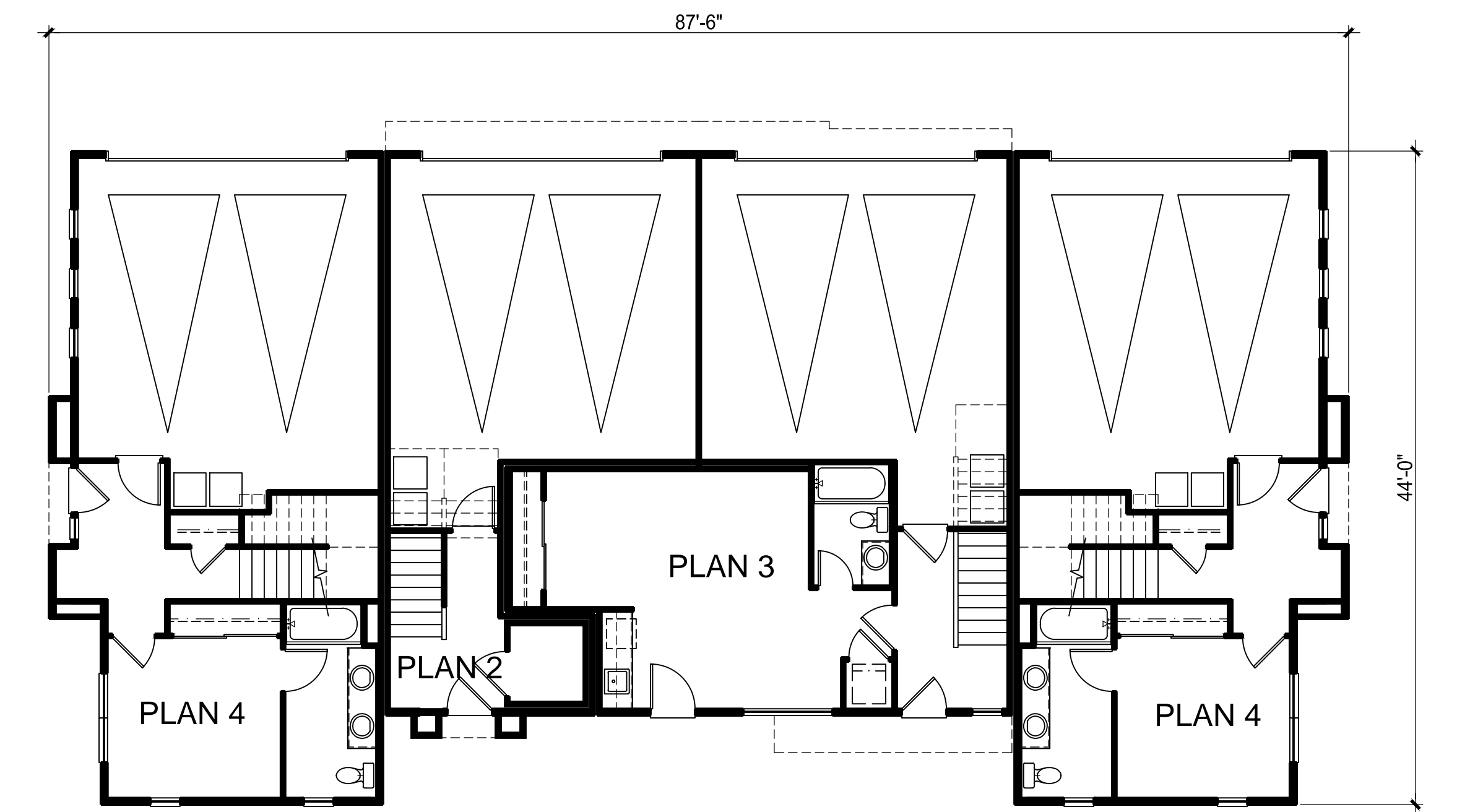
AB.2



Third Floor



Second Floor



First Floor

FULLERTON TOWNHOMES



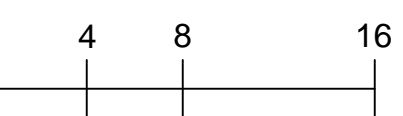
Brandywine Homes
 16580 Aston
 Irvine, CA 92606
 909.296.2400

BUILDING COMPOSITE - BLDG 'C' (4-PLEX)

FULLERTON, CA
 KTG # 2012-0137

12.14.2012

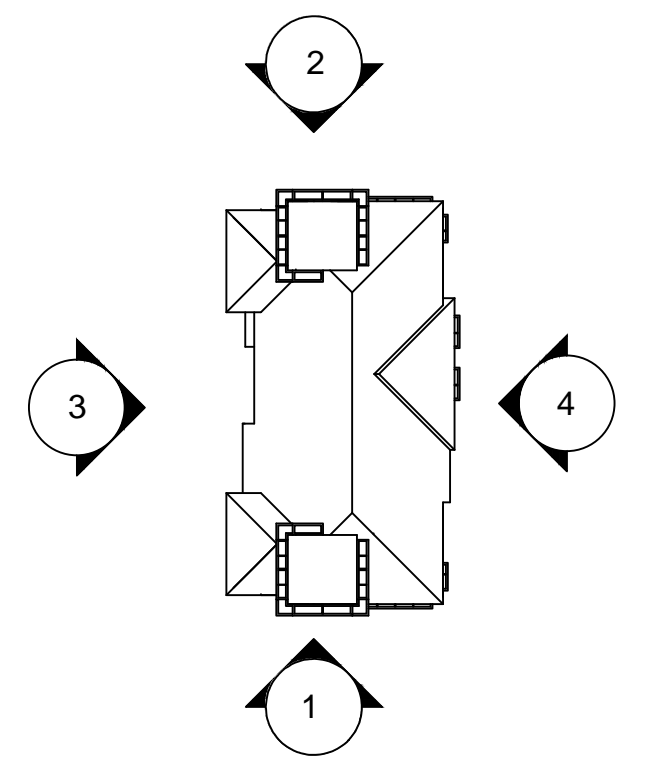
KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



AC.1

Material Legend

- 1. Concrete Flat Tile
- 2. Stucco
- 3. Stone Veneer
- 4. Metal Garage Door
- 5. Foam Trim
- 6. Brick Trim
- 7. Metal Railing
- 8. Metal Awning
- 9. Fiber-Cement Siding
- 10. Address Sign



Key Map n.t.s.



3. Front Elevation



1. Right Elevation



4. Rear Elevation



2. Left Elevation

FULLERTON TOWNHOMES



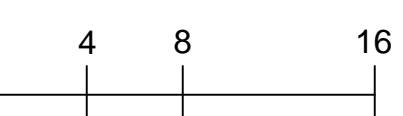
Brandywine Homes
 16580 Aston
 Irvine, CA 92606
 909.296.2400

BLDG 'C' (4-PLEX) Elevations

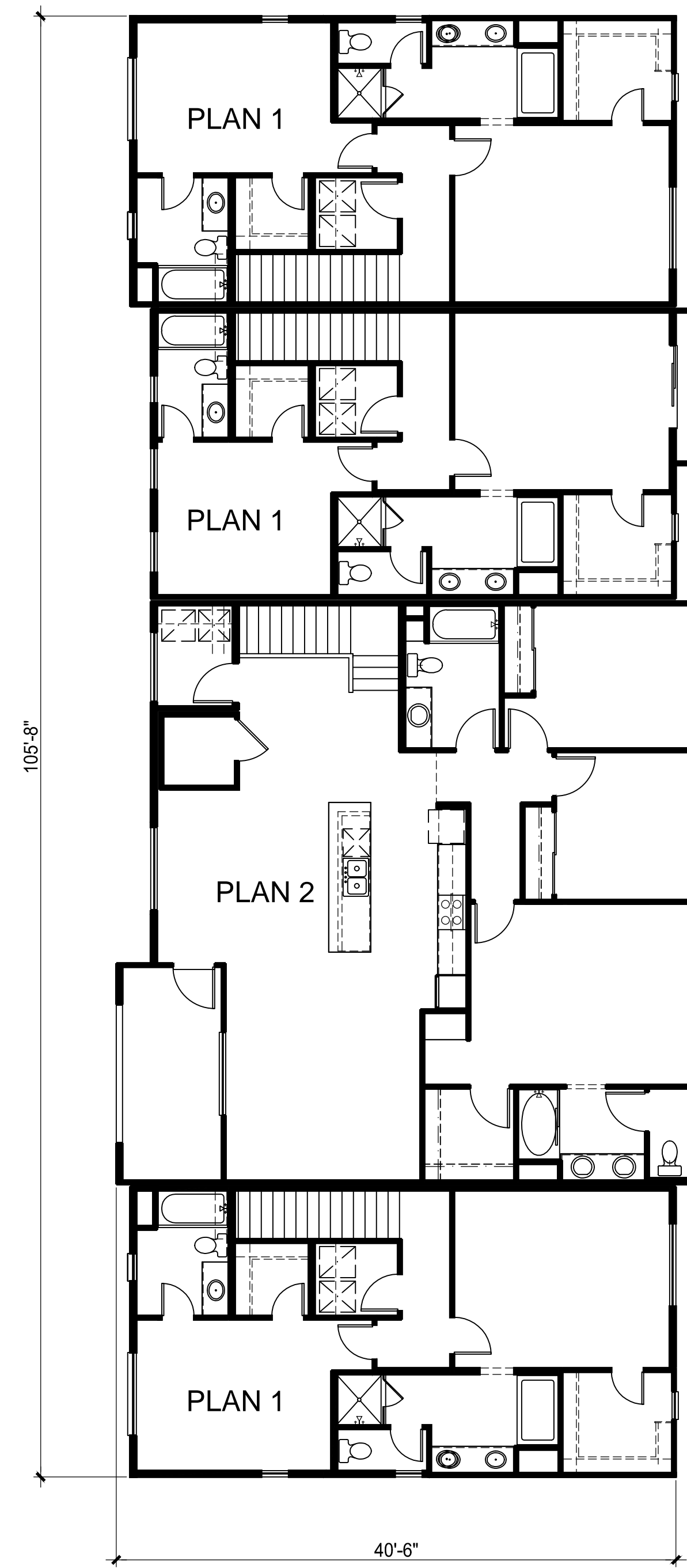
FULLERTON, CA
 KTG # 2012-0137

12.14.2012

KTGY Group, Inc.
Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



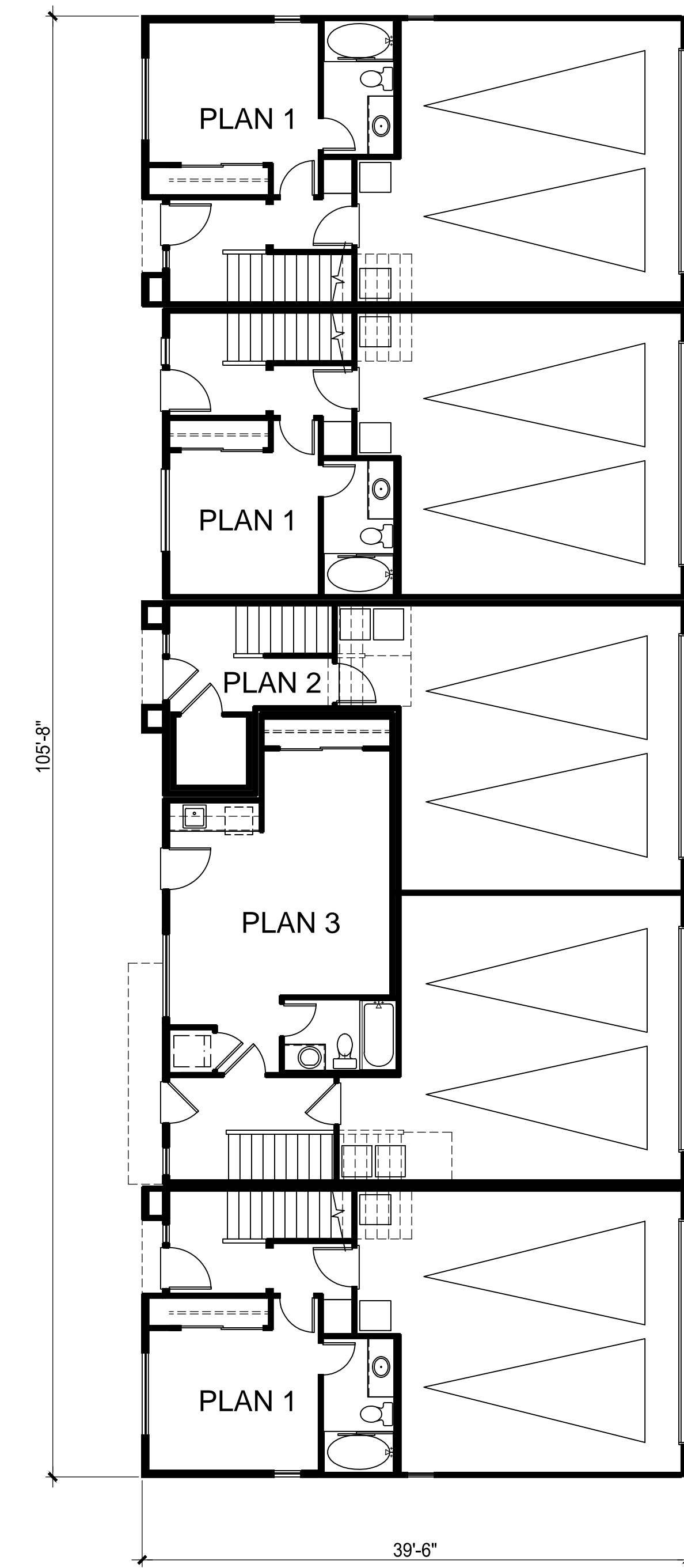
AC.2



Third Floor



Second Floor



First Floor

FULLERTON TOWNHOMES



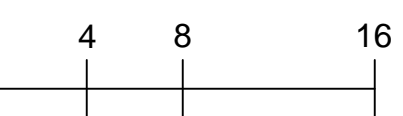
Brandywine Homes
 16580 Aston
 Irvine, CA 92606
 909.296.2400

BUILDING COMPOSITE - BLDG 'D' (5-PLEX)

FULLERTON, CA
 KTYG # 2012-0137

12.14.2012

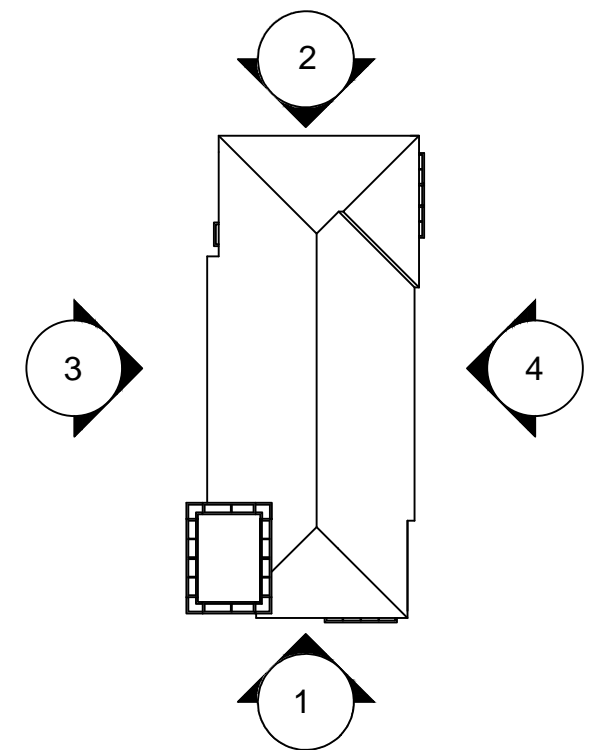
KTYG Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



AD.1

Material Legend

- 1. Concrete Flat Tile
- 2. Stucco
- 3. Stone Veneer
- 4. Metal Garage Door
- 5. Foam Trim
- 6. Brick Trim
- 7. Metal Railing
- 8. Metal Awning
- 9. Fiber-Cement Siding
- 10. Address Sign



Key Map n.t.s.



3. Front Elevation



1. Right Elevation



4. Rear Elevation



2. Left Elevation

FULLERTON TOWNHOMES



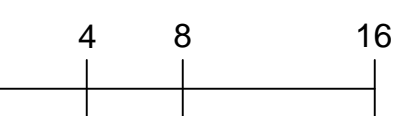
Brandywine Homes
16580 Aston
Irvine, CA 92606
909.296.2400

BLDG 'D' (5-PLEX) Elevations

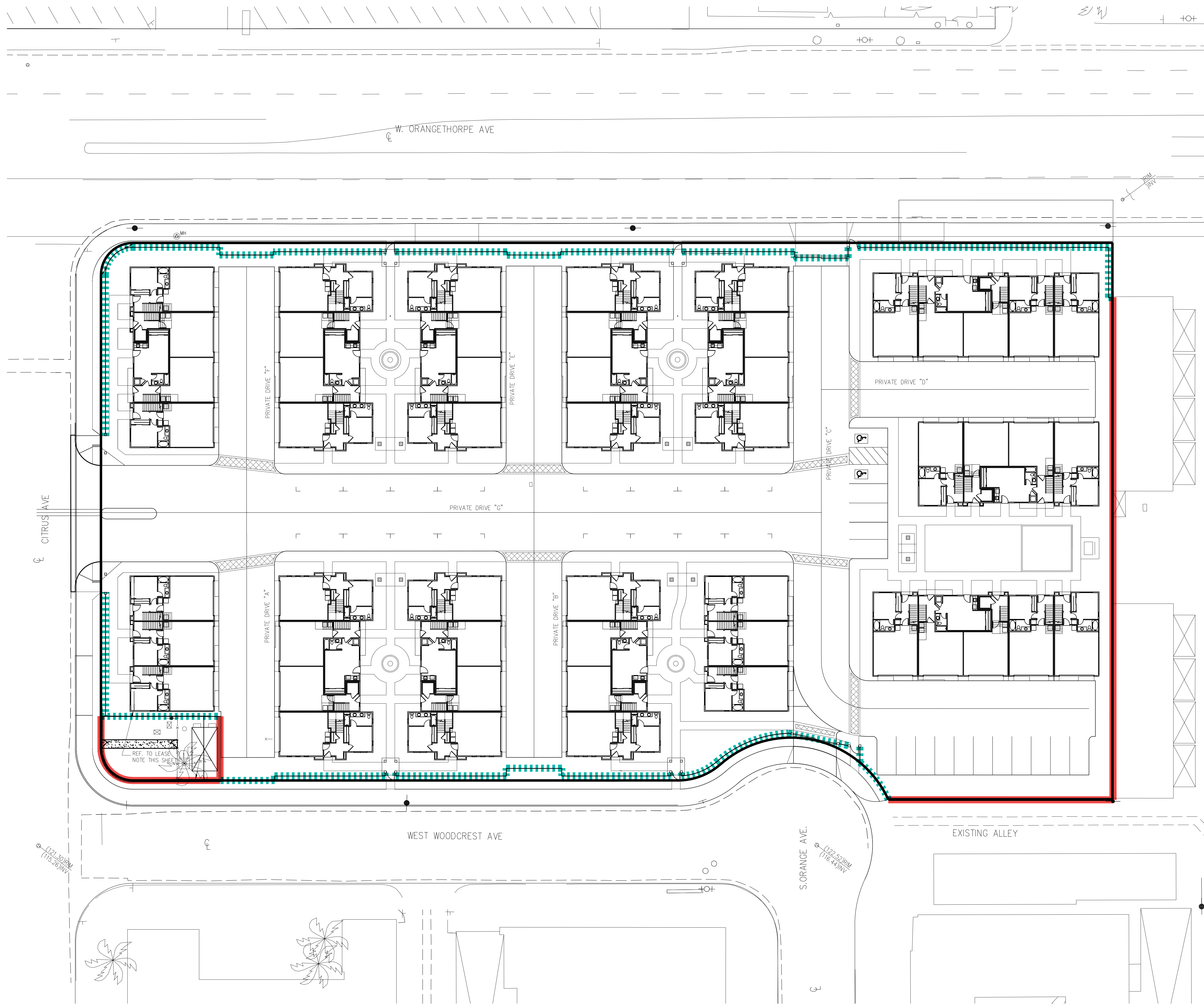
FULLERTON, CA
KTGY # 2012-0137

12.14.2012

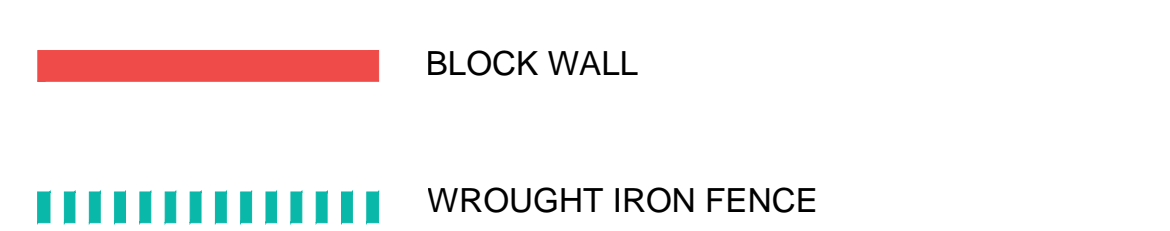
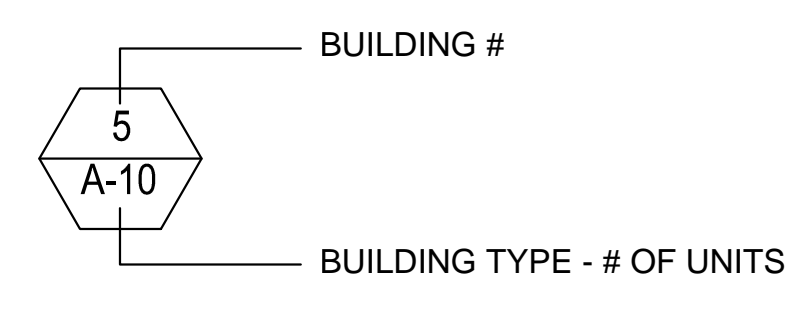
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



AD.2



LEGEND



FULLERTON TOWNHOMES

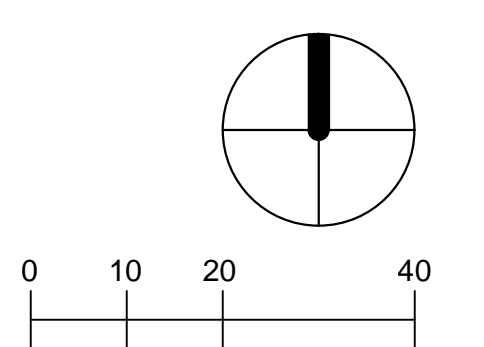


Brandywine Homes
 16580 Aston
 Irvine, CA 92606
 909.296.2400

FENCING DIAGRAM

FULLERTON, CA
 KTG # 2012-0137 12.14.2012

KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



SP.1

Conceptual Landscape Plan

Fullerton Townhomes

TT 17487
1030-1110 W. Orangethorpe Fullerton, CA
W. ORANGETHORPE AVE

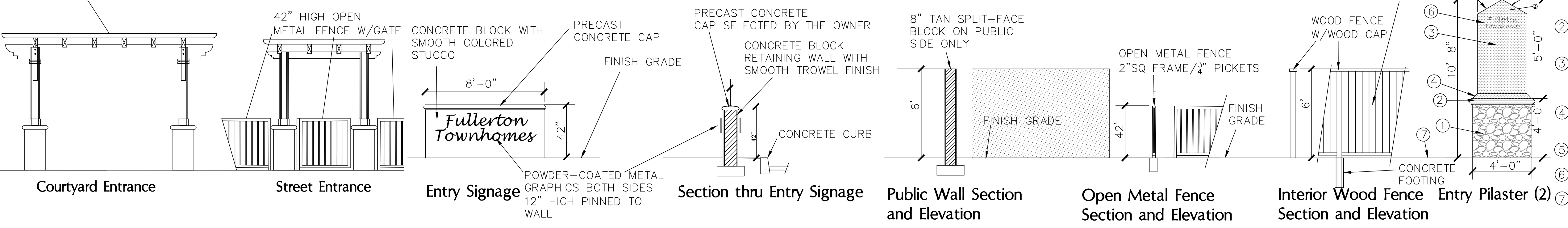
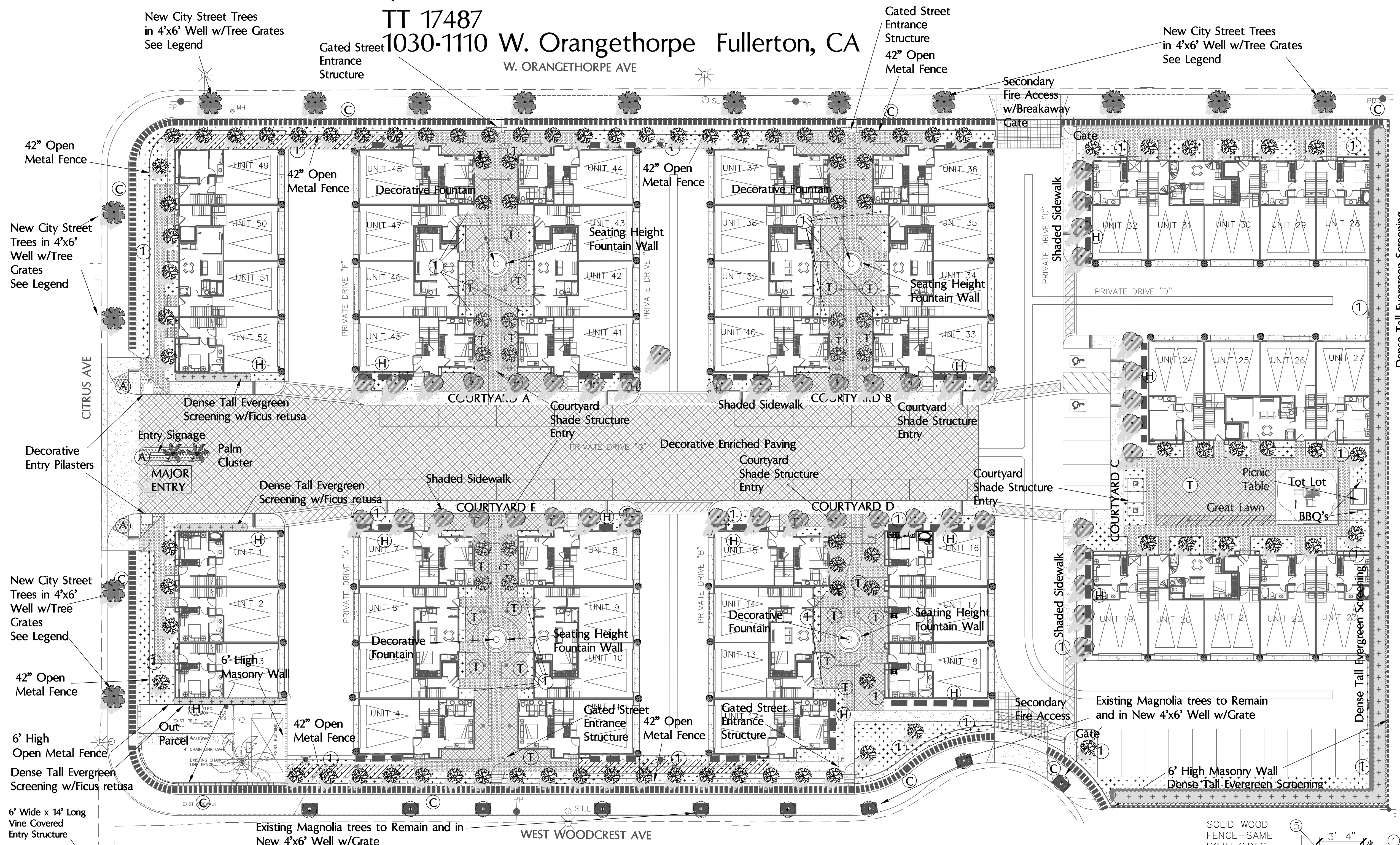
PLANTING LEGEND

- PALM GROVE MAJOR ENTRY
Syagrus romanzoffiana (Queen Palm)
16' of trunk height
- BACKDROP/EDGE SCREENING
Tristania (Lophostemon) conferta (Brisbane Box)
Entry is Ficus retusa columnar form
- SHADED SIDEWALK
Rhus lancea (African Sumac)
- STREETSCAPE TREE
Orangethorpe-Cinnomonum champhora (Champhor Tree)
Citrus-Jacaranda mimosifolia (Jacaranda)
- COMMUNITY PERIMETER EDGE PLANTING (4' Wide)
Hemerocallis cultivars
Alyogyne huegelii (Blue Hibiscus)
Rhapiolepis cultivars
Bougainvillea mixed colors
Lantana cultivars
- INTERIOR COURTYARD/PERIMETER TREE ACCENTS
Eriobotrya japonica (Loquat)
Ligustrum lucidum
Arbutus unedo (Strawberry Tree)
Metrosederos excelsus (New Zealand Christmas Tree)
- ALLEY ACCENT
Juniperus torulosa

- HIGH EDGE SCREEN
Ligustrum texanum (Texas Privet) pruned to 5'
Photonia fraserii
Pittosporum tenuifolium

- ANNUALS IN SEASON
- TURF

- SUGGESTED LIST of DROUGHT TOLERANT
with some CALIFORNIA NATIVE PLANTINGS
for Community Edge Planting (average height is 42")
- ALOE 'BLUE ELF'
 - AGAPANTHUS 'TINKERBELL'
 - BOUGAINVILLEA ROSENKA
 - LIRIOPE MUSCARI (BIG BLUE LILY TURF)
 - CARISSA 'GREEN CARPET' (NATAL PLUM)
 - CARPENTERIA CALIFORNICA (BUSH ANEMONE)
 - LANTANA 'GOLD RUSH'
 - LIRIOPE SPICATA 'SILVER DRAGON'
 - HEMEROCALLIS AURANTIACA (DAY LILY)
 - LEUCOPHYLLUM FRUTESCENS (TEXAS RANGER)
 - MAHONIA AQUIFOLIA (OREGON GRAPE)
 - MAHONIA LOMARIFOLIA
 - MAHONIA REPENS (CREEPING MAHONIA)
 - NANDINA DOMESTICA (HEAVENLY BAMBOO)
 - RHAPIOLEPIS BALLERINA 'CANYON PINK'
 - TEUCRIUM CHAMAEDRYS (GERMANDER)
 - TRACHELOSPERMUM JASMINIODES (STAR JASMINE)
 - WESTRINGIA 'MORNING LIGHT' (COAST ROSEMARY)
 - ERIGERON KARVINSKIANUS (SANTA BARBARA DAISY)

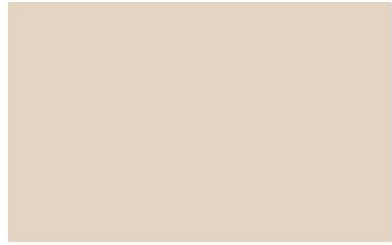


Brandywine Homes
16580 Aston
Irvine, CA 92606
949-296-2400

Malefy Land Planning
Land Planning Landscape Architecture
3434 Via Lido
Newport Beach, California 92663
(949) 675-2154 FAX (949) 675-4291
malefy.net

1"=20'
18Dec12

COLOR/MATERIAL BOARD



STUCCO 1



STUCCO 2



SIDING



FASCIA/TRIM/DOWNSPOUTS



ENTRY DOOR 1



ENTRY DOOR 2



GARAGE DOOR 1



GARAGE DOOR 2



METAL RAIL



ROOFING



STONE VENEER



BRICK TRIM