



Note: Artist's conception; colors, materials and application may vary.

Table of Contents

Civil

Site Utilization Map C-1

Site Plan..... C-2

Conceptual Utilities C-3

Conceptual Grading..... C-4

Parking Plan C-5

Waste Management Collection Plan C-6

Landscape

Conceptual Landscape Site Plan L1

Typical Paseo Enlargement L2

Fence and Wall Plan L3

Fence and Wall Details..... L4

Private Open Space Exhibit L5

Typical Planting Plan L6

Pedestrian Plan..... L7

Architecture

Conceptual Site Plan SP-1

Conceptual Street Scenes SS-1

Plan 1 | Conceptual Floor Plan A-1

Plan 1 | Conceptual Floor Plan A-2

Plan 1A | Conceptual Elevations A-3

Plan 1A | Conceptual Elevations A-4

Plan 1B | Conceptual Elevations A-5

Plan 1B | Conceptual Elevations A-6

Plan 1C | Conceptual Elevations A-7

Plan 1C | Conceptual Elevations A-8

Plan 2 | Conceptual Floor Plan A-9

Plan 2 | Conceptual Floor Plan A-10

Plan 2A | Conceptual Elevations A-11

Plan 2A | Conceptual Elevations A-12

Plan 2B | Conceptual Elevations A-13

Plan 2B | Conceptual Elevations A-14

Plan 2C | Conceptual Elevations A-15

Plan 2C | Conceptual Elevations A-16

Plan 3 | Conceptual Floor Plan A-17

Plan 3A | Conceptual Elevations A-18

Plan 3A | Conceptual Elevations A-19

Plan 3B | Conceptual Elevations A-20

Plan 3B | Conceptual Elevations A-21

Plan 3C | Conceptual Elevations A-22

Plan 3C | Conceptual Elevations A-23

Architectural Details : Adaptive Farmhouse A-24

Architectural Details : Industrial..... A-25

Architectural Details : Mainstreet..... A-26

Conceptual Color and Materials..... CM-1

Conceptual Color and Materials..... CM-2

The Preserve at Block 8 CHINO, CA

2024323 | 07-18-2025

Lewis
Group Of
Companies

ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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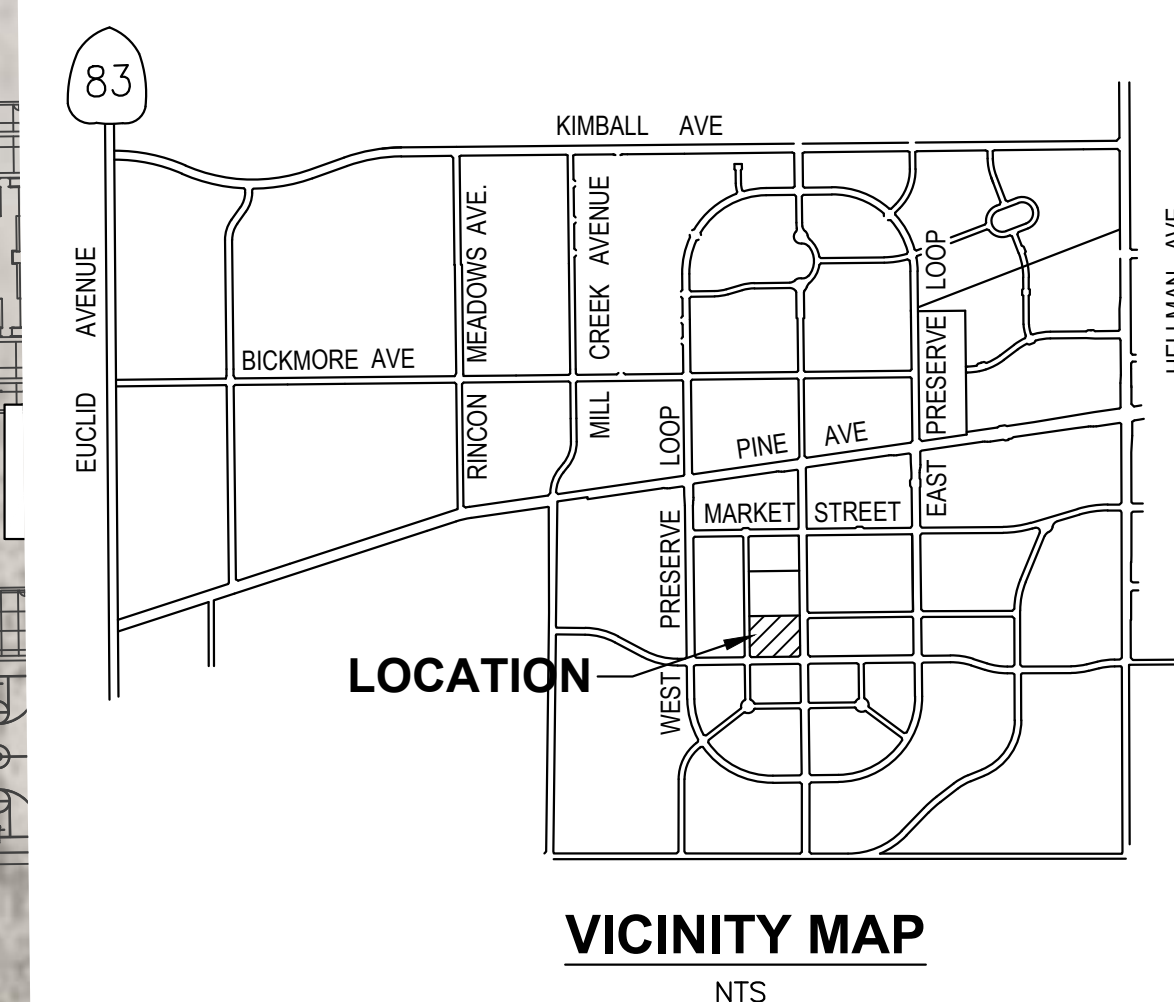
SITESCAPES

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Submittal Log	
Submittal 1	11/14/2024
Submittal 2	04/15/2025
Submittal 3	06/18/2025
Submittal 4	07/18/2025

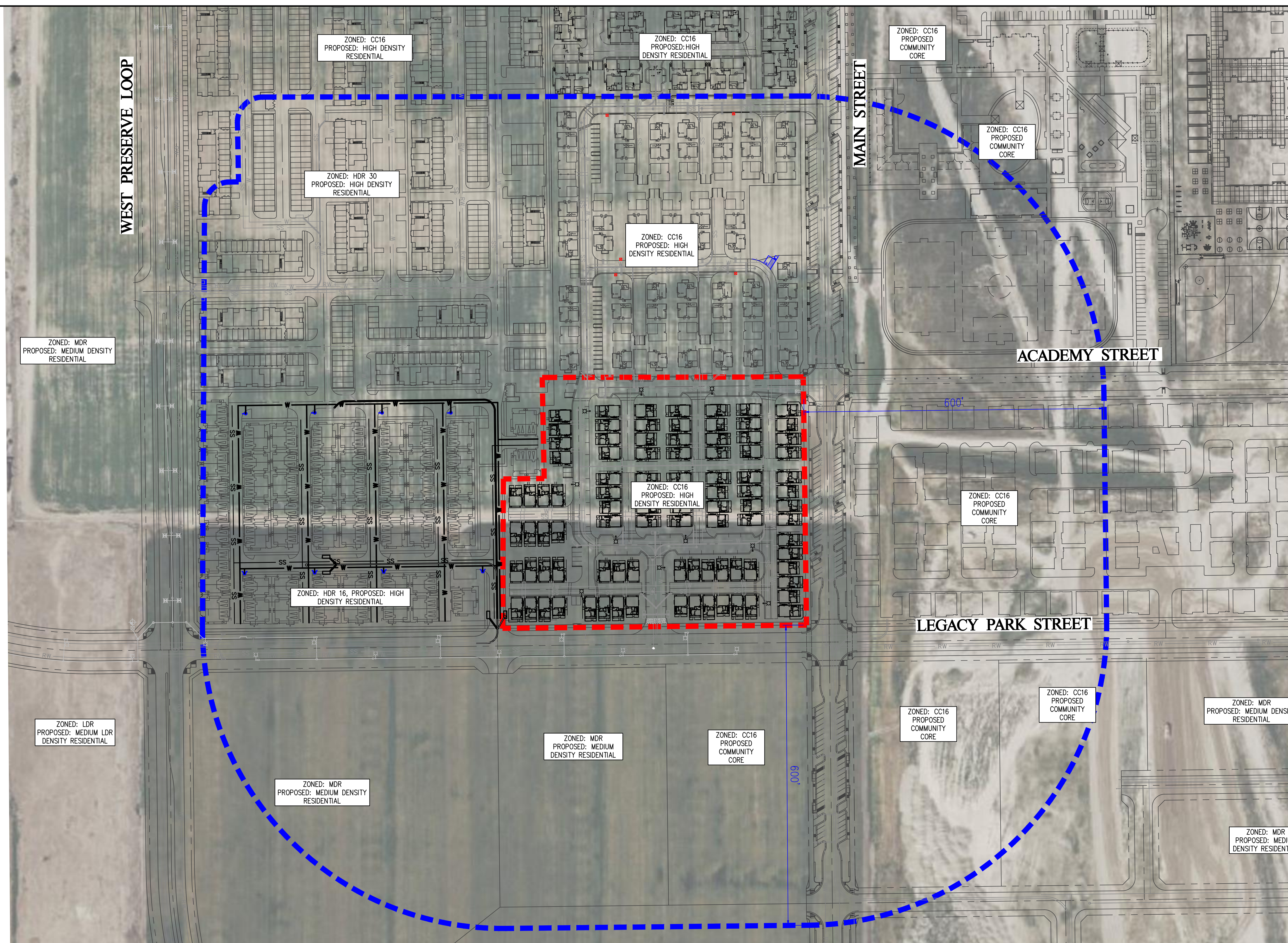


TRACT 16420 - LOT 48

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

CANNON CORP.

August 2025



NOTE: NO EXISTING GROUNDWATER WELLS LOCATED WITHIN 600
PROJECT BOUNDARY.

BLOCK 8 AT THE PRESERVE

Chino Preserve Development Corp.

1156 North Mountain Avenue

P.O. Box 670
Upland, California 91785

909.946.7523



August 28, 2025

SITE PLAN
TRACT NO. 16420 LOT 48

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7
WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

CANNON CORP.

August 2025

OWNER

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UPLAND, CALIFORNIA 91785
(909)946-7513

DEVELOPER

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ENGINEER

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SOILS ENGINEER

RMA GROUP
10851 EDISON CT.
RANCHO CUCAMONGA, CALIFORNIA 91730
(909)989-1751

SERVING UTILITY COMPANIES

- SEWER: CITY OF CHINO PUBLIC WORKS DEPT.
13220 CENTRAL AVENUE
CHINO, CALIFORNIA 91710
(909)627-7577
- WATER: CITY OF CHINO PUBLIC WORKS DEPT.
13220 CENTRAL AVENUE
CHINO, CALIFORNIA 91710
(909)627-7577
- ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO.
1351 E. FRANCIS STREET
ONTARIO, CALIFORNIA 91761-5796
(909)930-8468 (800)422-4133
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVENUE
REDLANDS, CALIFORNIA 92374-9720
(909)335-7572 (800)422-4133
- TELEPHONE: VERIZON
1400 PHILLIPS BLVD.
POMONA, CALIFORNIA 91766
(909)469-6334 (800)422-4133
- FIRE PROTECTION: CHINO VALLEY INDEPENDENT FIRE DISTRICT
2005 GRAND AVENUE
CHINO, CALIFORNIA 91709
(909)902-5280
- CABLE TELEVISION: SPECTRUM CABLE
303 W. PALM AVENUE
ORANGE, CALIFORNIA 92866
(714)903-4000 (888)892-2253
- *ALL EXISTING STRUCTURES HAVE BEEN DEMOLISHED

SITE SUMMARY

ADJUSTED GROSS ACREAGE: 6.48 AC
NET ACREAGE: 6.48 AC
EXISTING ZONING: CC16 - HIGH DENSITY RESIDENTIAL
PROPOSED ZONING: CC16 - HIGH DENSITY RESIDENTIAL
EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL DWELLING
NUMBERED LOTS: 1 LOT
LETTERED LOTS: 0 LOTS
DENSITY: 14.35 DU/AC
LOT COVERAGE: 36%
LANDSCAPE COVERAGE: REFER TO LANDSCAPE EXHIBITS

-ALL DRIVEWAY APPROACHES ARE 3' MINIMUM IN DEPTH

APNS: 1057-181-21 & 1057-181-37

LEGEND

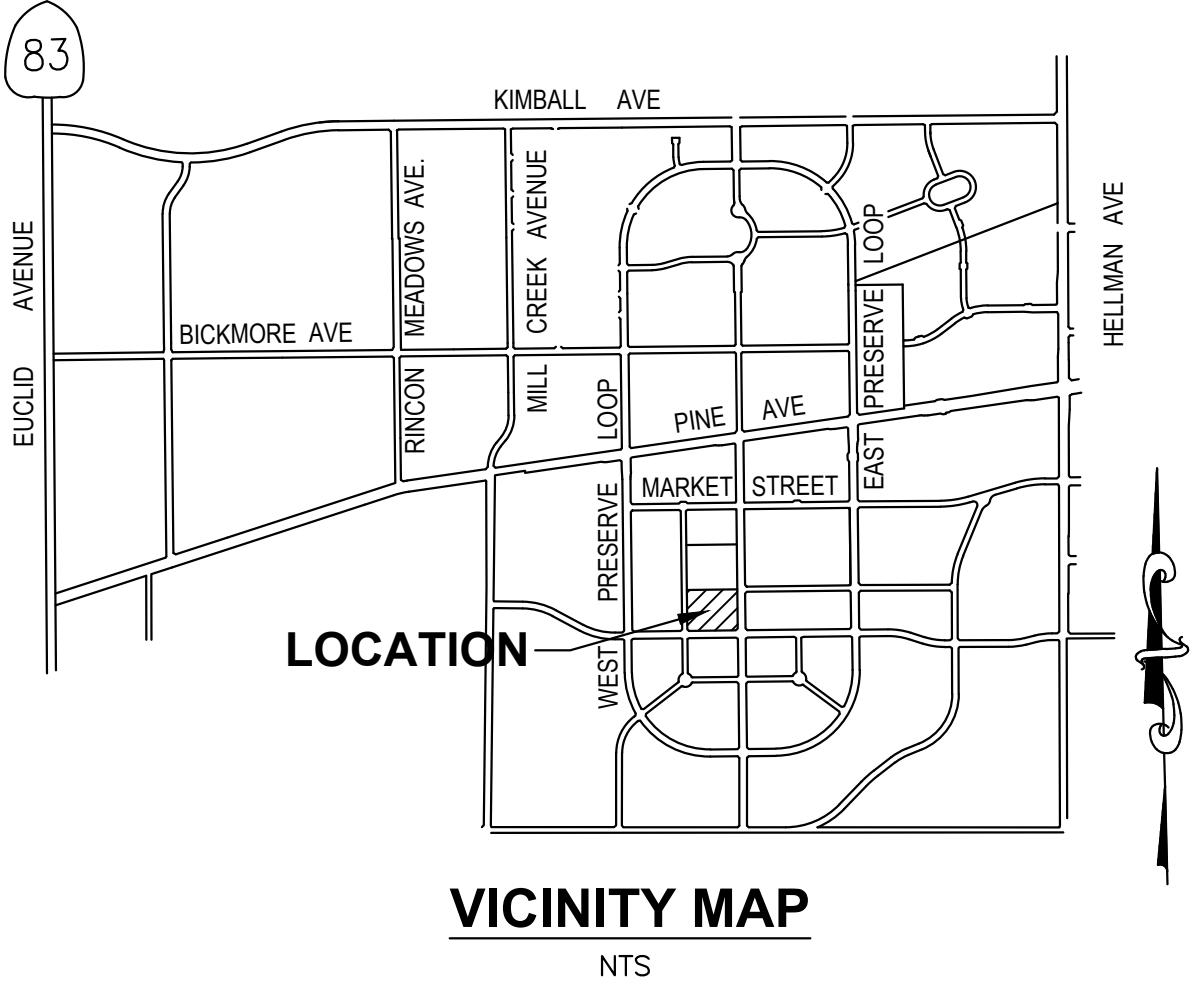
- TRACT BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE
EASEMENT LINE
EXISTING SEWER
UNIT NUMBER
PLAN NUMBER
ELEVATION STYLE
3-STORY UNIT

SITE #	DESCRIPTION	FRONTAGE REQUIREMENTS	TR/ LOT	ZONE	UNITS	ACRES	DENSITY	LANDSCAPE COVERAGE
SITE 4	NEW 3-STORY DETACHED FOR-SALE PRODUCT.	UNIT ENTRIES TO FRONT ONTO MAIN & LEGACY PARK STREET	TR 16420 LOT 48	CC16	93	6.48	14.35	20% IN ZONE CC16 PER SP TABLE 3

ENHANCEMENT LEGEND

- ENHANCED SIDE ELEVATION
PRIMARY CORNER
SECONDARY CORNER
ALLEY END ACCENT FEATURE

BLOCK 8 - SITE SUMMARY TABLE			
ELEVATION	PLAN 1	PLAN 2	PLAN 3
A - ADAPTIVE FARMHOUSE	6	12	7
B - INDUSTRIAL	8	3	11
C - MAIN STREET	6	11	8
(ENHANCED) A - ADAPTIVE FARMHOUSE	1	3	3
(ENHANCED) B - INDUSTRIAL	1	4	3
(ENHANCED) C - MAIN STREET	5	0	1
TOTAL	27	33	33
GRAND TOTAL			93



SITE PLAN

TRACT No. 16420
LOT 48

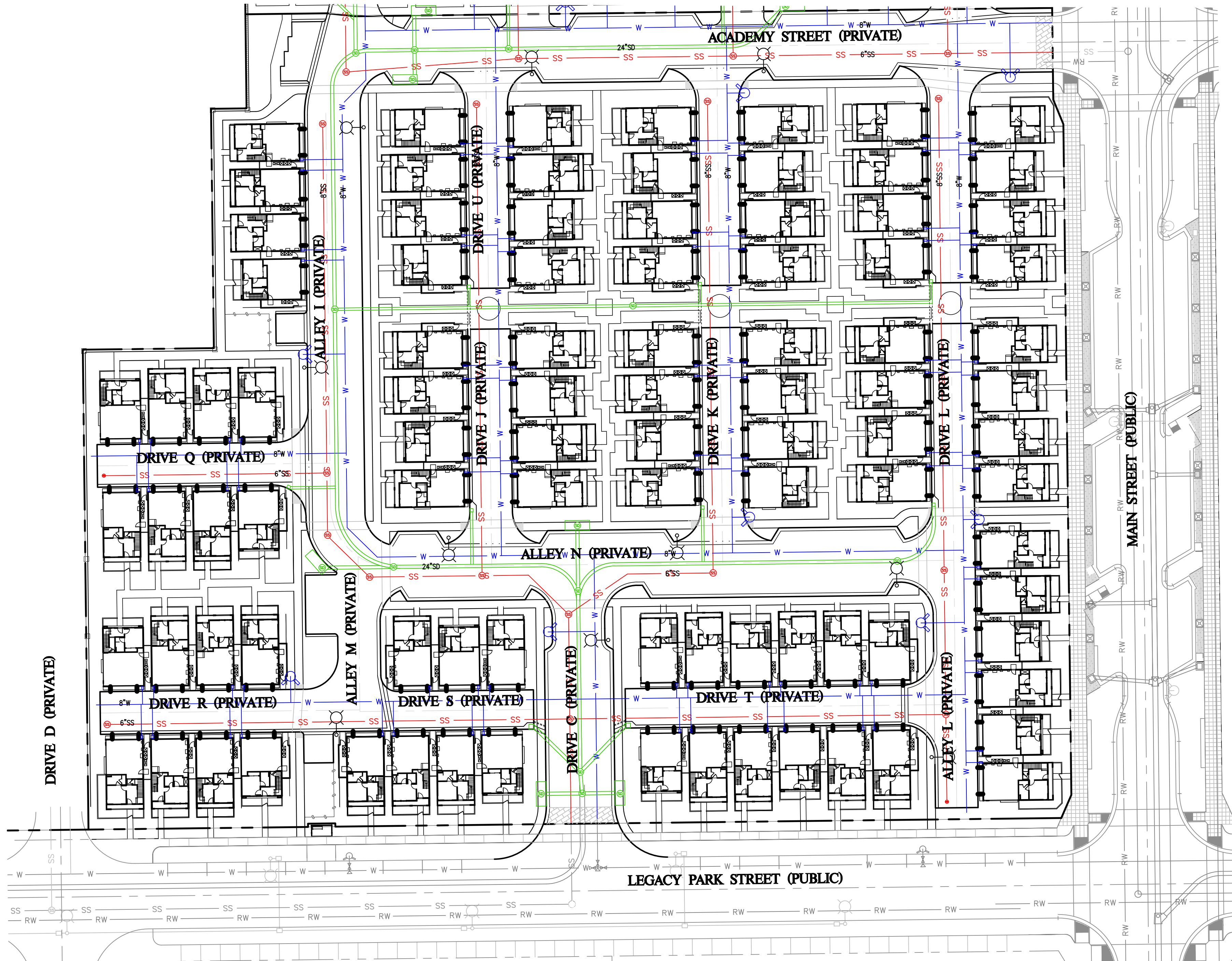
August 28, 2025

CONCEPTUAL UTILITIES
TRACT NO. 16420 LOT 48

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7
WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

CANNON CORP.

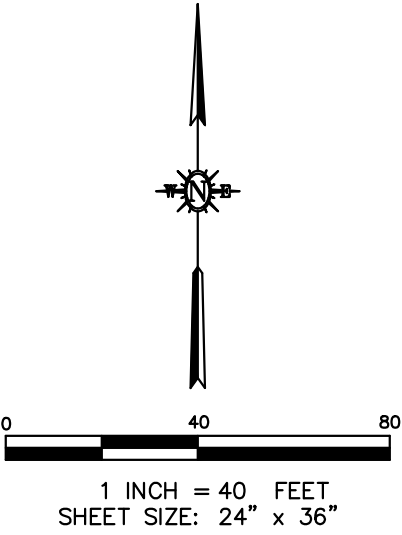
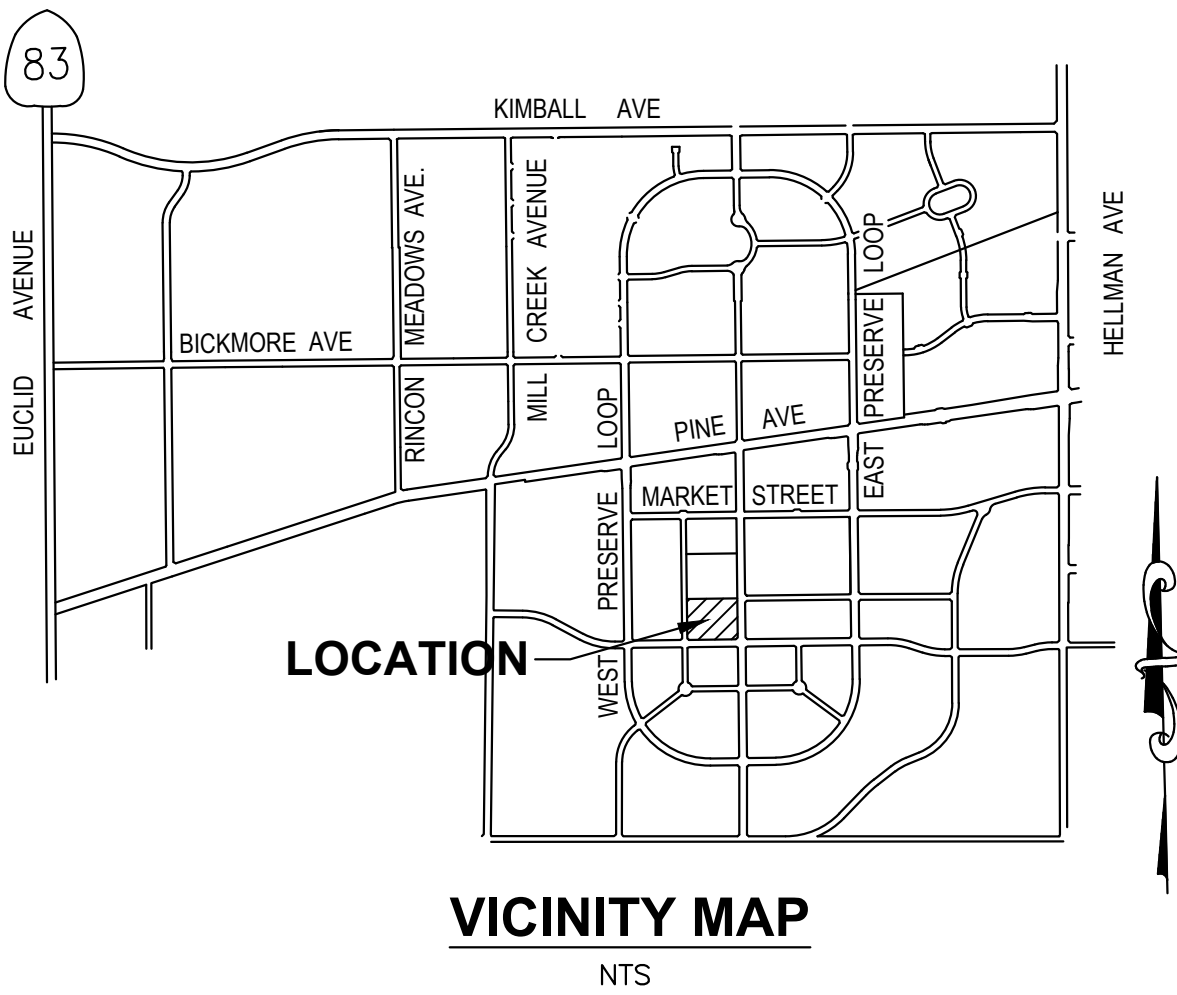
August 2025



LEGEND

	BLACK & IMPROVEMENT BOUNDARY
	RIGHT OF WAY LINE
	EASEMENT LINE
	PROPOSED PRIVATE SEWER
	EXISTING PUBLIC SEWER
	PROPOSED PUBLIC DOMESTIC WATER
	PROPOSED FIRE HYDRANT
	EXISTING PUBLIC DOMESTIC WATER
	EXISTING PUBLIC RECYCLED WATER
	PROPOSED PRIVATE STORM DRAIN
	EXISTING PUBLIC STORM DRAIN
	PROPOSED STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN CATCH BASIN
	PROPOSED STREET LIGHT

- NOTE:
- PIPE SIZES SHOWN HEREON MAY VARY AND ARE SUBJECT TO CHANGE. FINAL PIPE SIZES MUST BE BASED ON CURRENT DIF/MASTER PLANS OR STUDIES PERFORMED AT TIME OF DEVELOPMENT WITH EACH PHASE.
 - UTILITIES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE PUBLIC.
 - SEWER AND STORM DRAINS IN THE PRIVATE ALLEYS AND DRIVES ARE PRIVATE.
 - DOMESTIC WATER IN THE PRIVATE ALLEYS AND DRIVES ARE PUBLIC UP TO THE WATER METERS. EASEMENTS WILL BE PROVIDED FOR PUBLIC DOMESTIC WATER AT FINAL DESIGN.
 - UTILITIES TO BE SLEEVED UNDER DECORATIVE HARDSCAPE.
 - BACKWATER FLOW (BF) DEVICES PER FINAL DESIGN.



CONCEPTUAL UTILITIES
TRACT No. 16420
LOT 48

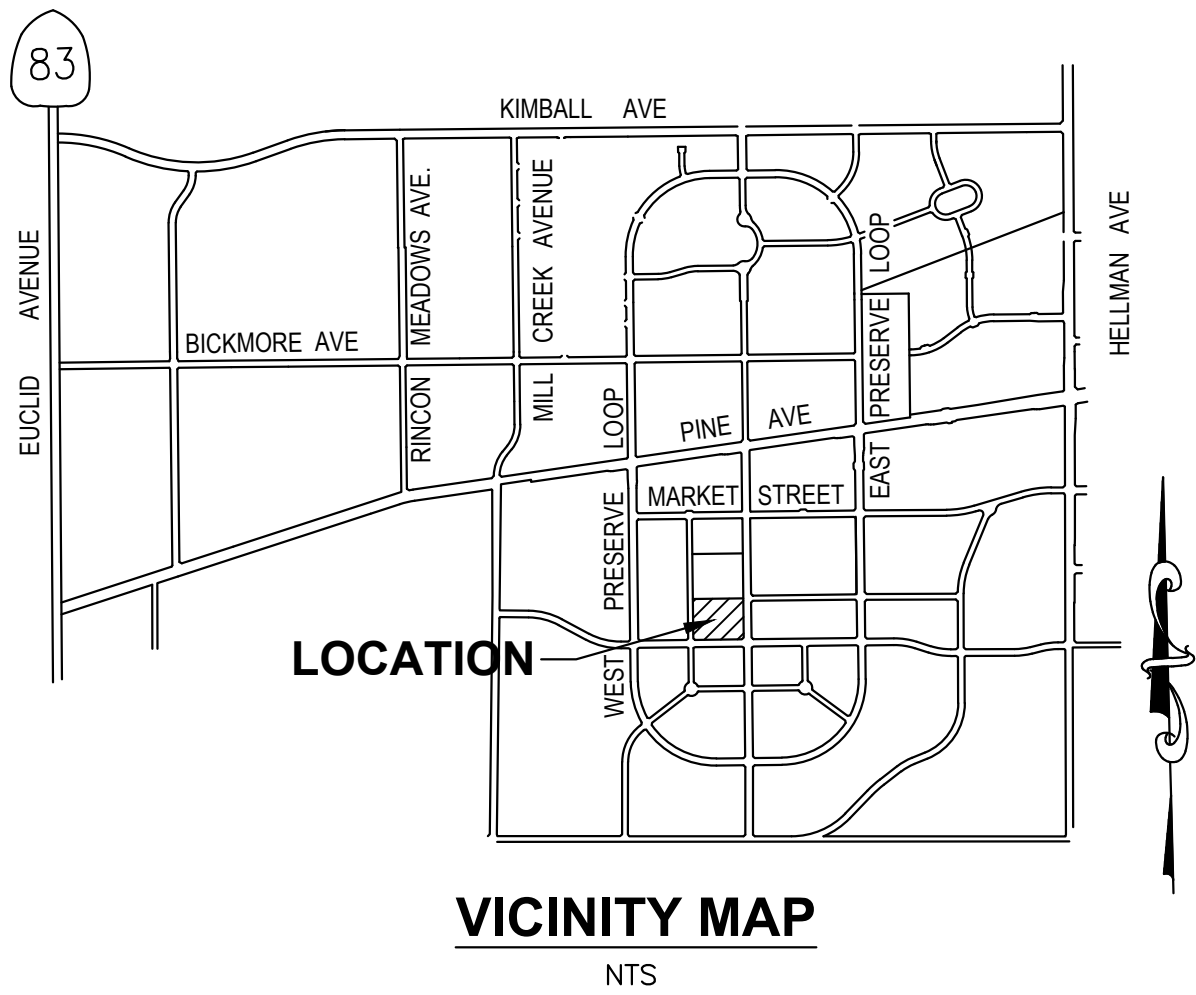
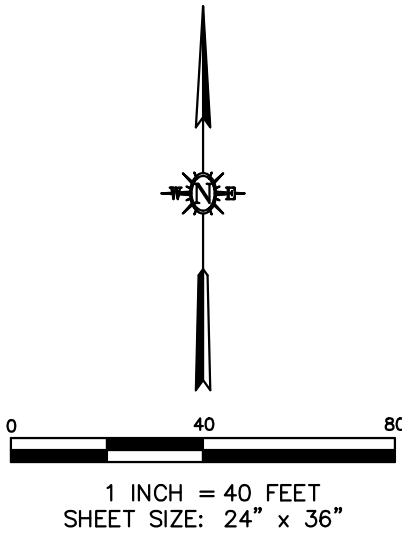
August 28, 2025

CONCEPTUAL GRADING
TRACT NO. 16420 LOT 48

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WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

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August 2025



CONCEPTUAL GRADING
TRACT No. 16420
LOT 48

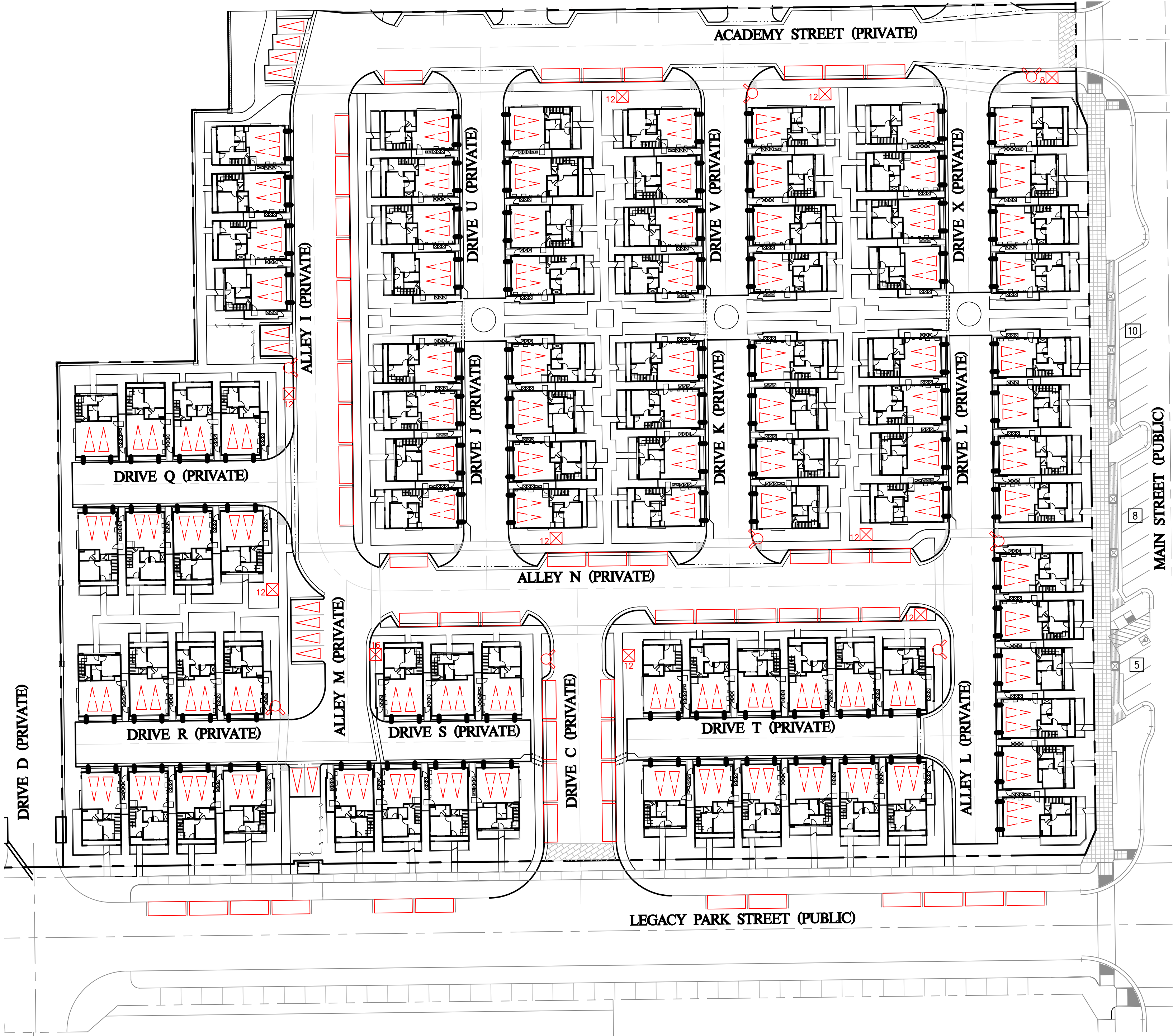
August 28, 2025

PARKING PLAN
TRACT NO. 16420 LOT 48

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7
WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

CANNON CORP.

August 2025



LEGEND

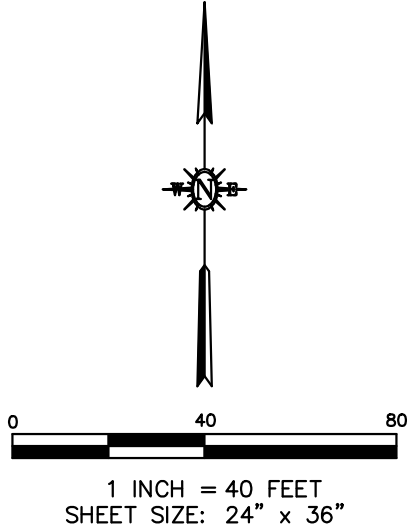
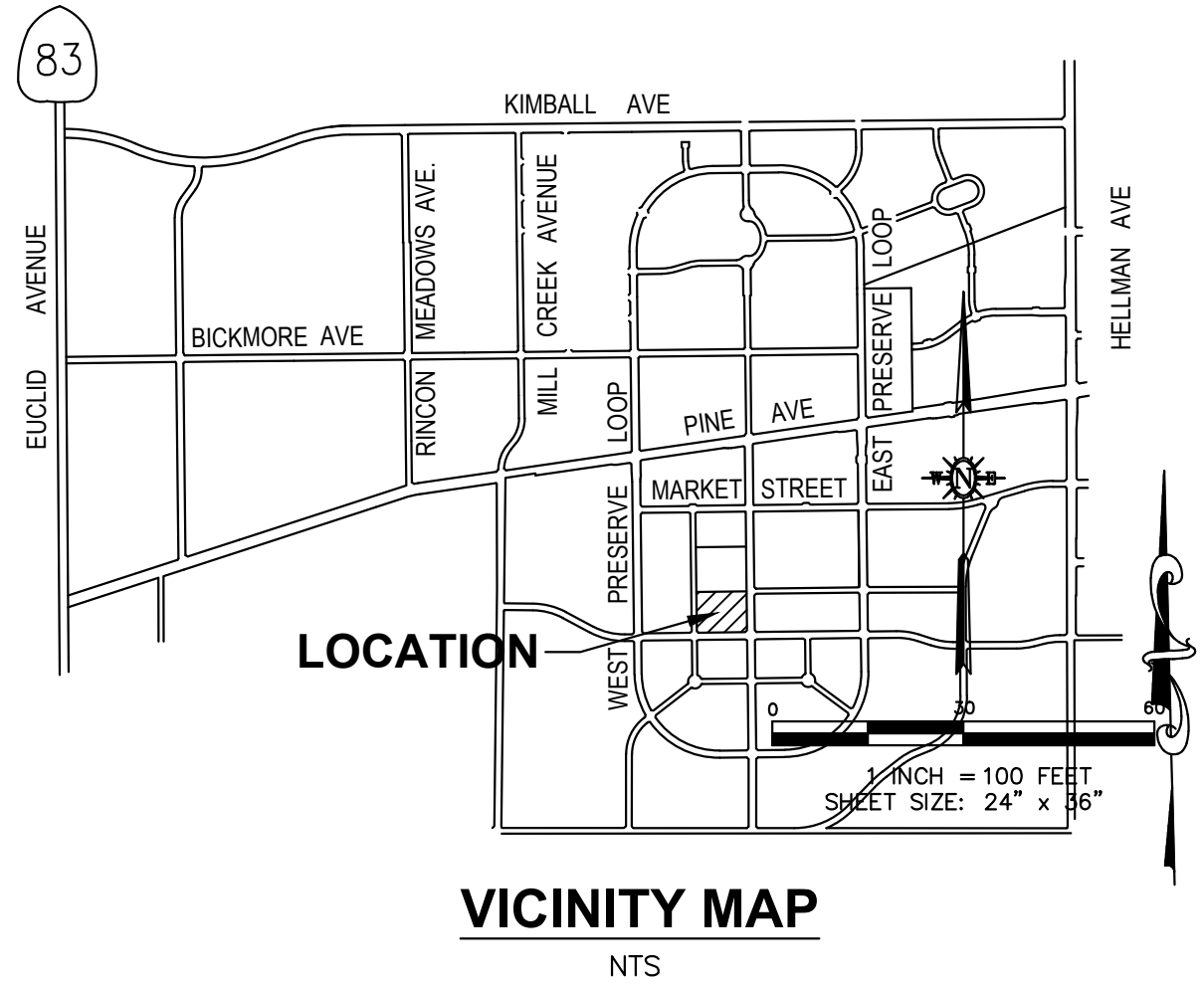
- TYPICAL CAR STALL (9'X18 PLUS OVERHANG)
- TYPICAL GARAGE CAR STALL (20'X22' INTERIOR DIMENSION)
- TYPICAL STREET CAR STALL (8'X22')
- PROPOSED FIRE HYDRANT
- PROPOSED MAILBOXES

PARKING SUMMARY

REQUIRED PARKING:	
93 X 2 COVERED SPACES =	186 STALLS
GUEST SPACES =	10 STALLS
TOTAL REQUIRED SPACES =	196 STALLS

PROPOSED PARKING:	
93 X 2 GARAGE SPACES =	186 STALLS
ON-SITE DRIVEWAY SPACES =	0 STALLS
LOCAL STREET SPACES =	65 STALLS
TOTAL PROPOSED SPACES =	251 STALLS

PARKING RATIO = 251/93 = 2.70



PARKING PLAN
TRACT No. 16420
LOT 48

August 28, 2025






IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
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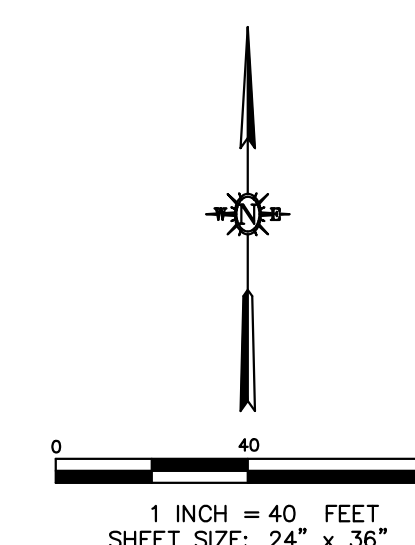
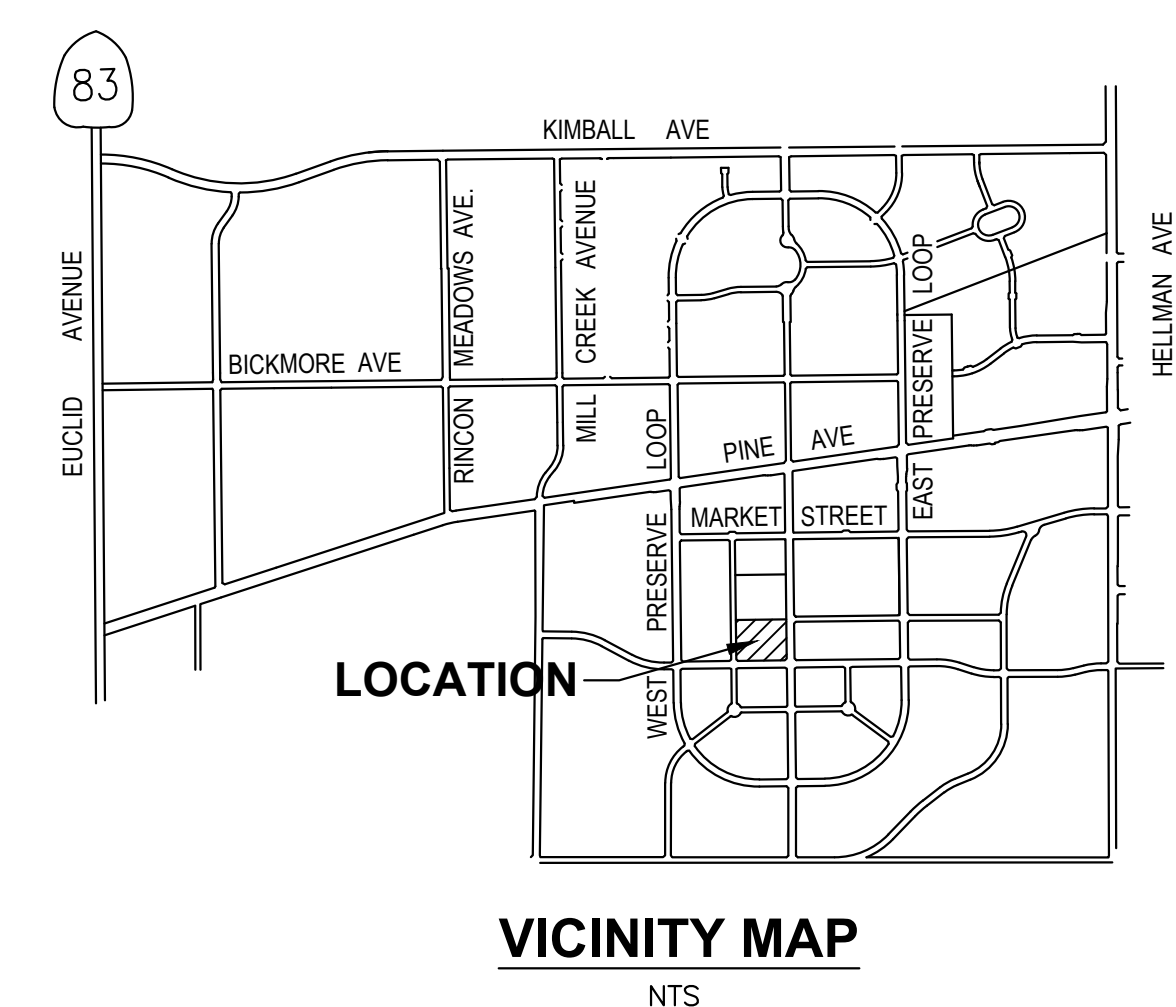
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August 2025



LEGEND

-  PROPOSED FIRE HYDRANT
 WASTE CONTAINERS PICK UP AREA
 WASTE CONTAINER
 RECYCLABLES CONTAINER
 GREEN WASTE CONTAINER



WASTE MANAGEMENT
COLLECTION PLAN
TRACT No. 16420
LOT 48

August 28, 2025



BLOCK 8

TR. 16420 LOTS 45 - DETACHED CONDO 3-STORY (93 UNITS)	
TOTAL OPEN SPACE CALCULATION	
TOTAL SITE AREA	268,403 SF
TOTAL PUBLIC OPEN SPACE AREA	77,795 SF
PERCENTAGE OF PUBLIC OPEN SPACE	29%

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	Ulmus parvifolia "Drake"	Evergreen Elm	M	24" Box
	Pistacia chinensis	Chinese Pistache	M	24" Box
	Arbutus "Marina"	Strawberry Tree	M	24" Box
Community Trees				
	Bauhinia purpurea	Orchid Tree	M	24" Box
	Geijera parviflora	Australian Willow	L	24" Box
	Magnolia g. "Samuel Sommers"	Southern Magnolia	M	24" Box
	Koeberlinia bipinnata	Chinese Flame Tree	M	24" Box
	Jacaranda mimosifolia	Jacaranda	M	24" Box
	Platanus racemosa	California Sycamore	M	24" Box
	Tristania conferta	Brisbane Box	M	24" Box
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	M	24" Box
	Raphiolepis 'Majestic Beauty'	Majestic Beauty	M	15 Gal.
	Magnolia soulangiana	Saucer Magnolia	M	15 Gal.
Main Street Tree (Per separate plan)				
	Platanus acerifolia	London Plane Tree	M	Existing
	Michelia champaca 'Alba'	Himalayan Champaca	M	Existing
	Tristania conferta	Brisbane Box	M	Existing
Legacy Park Street Tree (Per separate plan)				
	Quercus agrifolia	Coast Live Oak	L	Existing
	Pinus edularica	Afghan Pine	L	Existing

SHRUBS	BOTANICAL NAME	COMMON NAME
	ACCENT SHRUBS	
	Chamaecyparis humilis	Mediterranean Fan Palm
	Dietes grandiflora	Fortnight Lily
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine
	Rosa f. 'Trumpeter'	Trumpeter Rose
	Strelitzia reginae	Bird-of-Paradise
	Strelitzia reginae	Giant Bird of Paradise
	MEDIUM SHRUBS - GENERAL PALETTE	
	Buddleja davidii	Butterfly Bush
	Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush
	Chondropetalum tectonum	Cape Rush
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
	Lomandra longifolia 'LM500'	Breeze Dwarf Mat Rush
	Pittosporum tobira 'Wheelerii'	Wheeler's Dwarf Tobira
	LOW ACCENT SHRUBS	
	Agave 'Blue Flame'	Blue Flame Agave
	Buxus microphylla japonica	Japanese Boxwood
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily
	Dianella revoluta 'DR5000'	Little Rev Flax Lily
	Salvia greggii	Red Salvia
	LOW SHRUBS/GROUND COVER - GENERAL PALETTE	
	Senecio mandraliscae	Blue Chalk Sticks
	Festuca ovina "Glaucia"	Blue Fescue
	Myoporum parvifolium 'Pink'	Prostrate Myoporum
	Rosa x 'Noare'	Flower Carpet Rose
	Sisyrinchium bellum	Blue-eyed Grass
	PARKWAY PLANTING	
	Myoporum parvifolium 'Pink'	Prostratum Myoporum
	Rosa x 'Noare'	Flower Carpet Rose
*The parkway is to be planted in a combination of two plant types. These are to be planted so as 75% is to be one species and 25% is to be the other (75% Myoporum, 25% Rosa)		
	VINES & ESPALIERS	
	Clematis armandii	Evergreen Clematis
	Gelsemium sempervirens	Carolina Jessamine
	Pandorea jasminoides	Bower Vine
	Trachelospermum jasminoides	Star Jasmine
	Wisteria floribunda	Japanese Wisteria
VINE NOTE: Vines shall be planted on walls adjacent to open space, walk through and alleyways.		

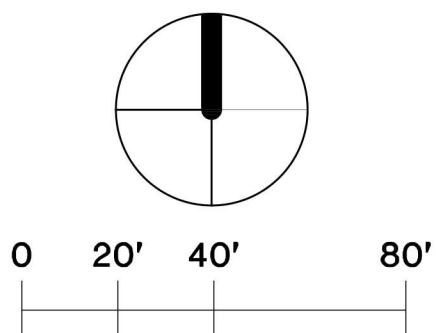
MISCELLANEOUS NOTE:

- Vines shall be planted on walls adjacent to open space, walk through and alleyways.
- Full perimeter tree barriers to be used to prevent damage to water meters.
- Recycled water to be used for parkway landscaping.
- Final recycled water meter locations to be shown on Construction Documents.
- A mulch bed of at least 3" of thickness shall be applied where appropriate.
- All 24" or smaller size trees shall be double staked. All 30" box trees or larger shall be provided with guy wires or reinforced double stakes.
- Trees located within 5 feet of any paved surface shall be provided with root barriers. Root barriers should be linear and not encircling the tree.

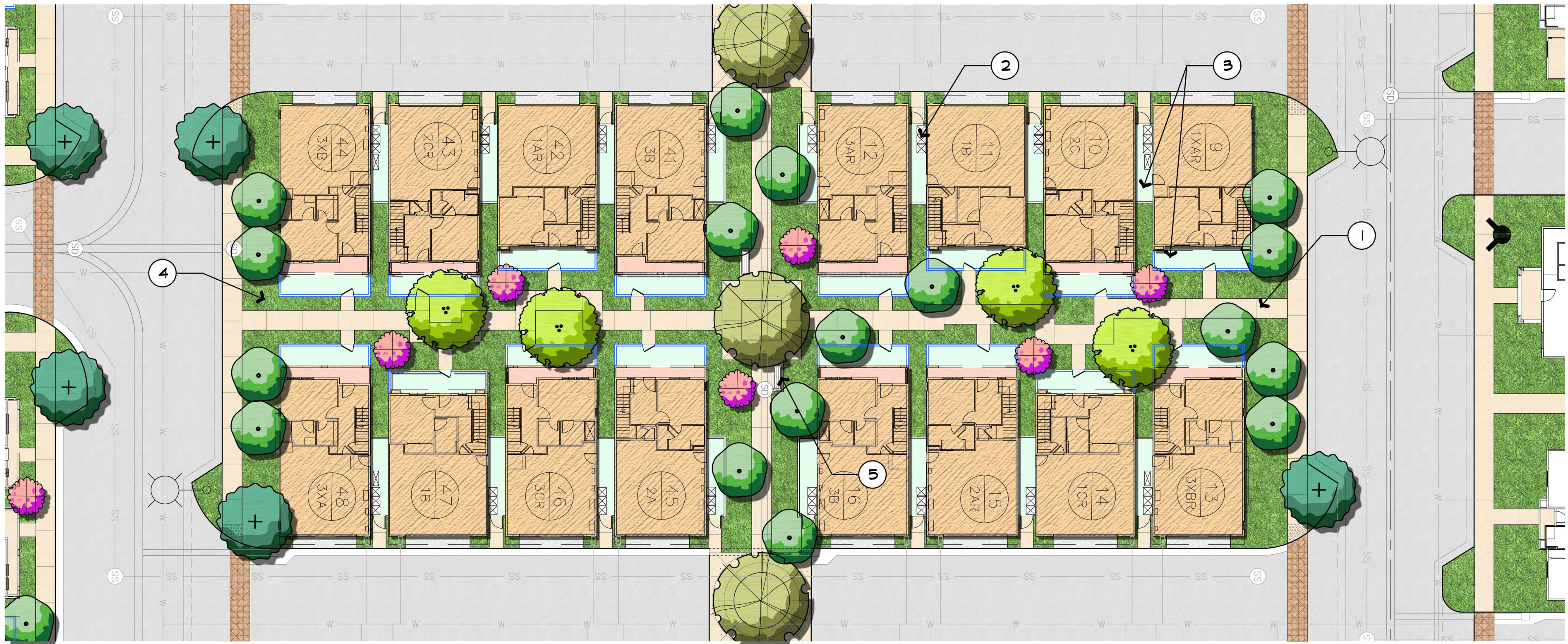
CONCEPTUAL LANDSCAPE SITE PLAN L1
BLOCK 8 AT THE PRESERVE - 3-STORY PRODUCT

Chino Preserve Development Corp.

1156 North Mountain Avenue
P. O. Box 670
Upland, California 91785
909.946.7523



JOB# 24-014 DATE: 06-09-2025



- LEGEND**
- ① WALKWAY
 - ② TRASH/RECYCLED CANS
 - ③ PRIVATE OPEN SPACE (200 SF. MIN.)
 - ④ H.O.A LANDSCAPE AREA
 - ⑤ BENCH

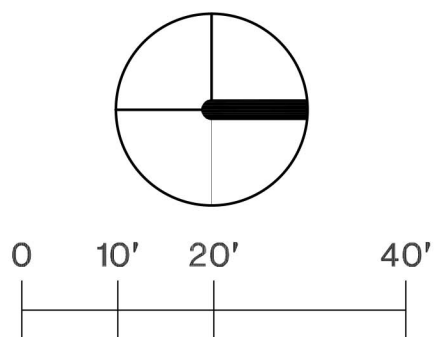
3-STORY PASEO ENLARGEMENT

TYPICAL PASEO ENLARGEMENT L2

BLOCK 8 AT THE PRESERVE - 3-STORY PRODUCT

Chino Preserve Development Corp.

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Costa Mesa, CA 92626
Richard Pathmanuk, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB# 24-014 DATE: 06-09-2025



LEGEND

NOTES:
ALL WALLS, COLUMNS, MARKERS AND SIGNS TO BE CLEAR OF LINE-OF-SIGHT
REQUIREMENTS.

-  6' HT. SPLIT FACE COMMUNITY WALL
SEE DETAIL 1, SHEET L4
-  6' HT. COMBO WALL
SEE DETAIL 2, SHEET L4
-  24" SQ. PERIMETER PILASTER
SEE DETAIL 3, SHEET L4
-  16" SQ. SPLIT FACE PILASTER
SEE DETAIL 4, SHEET L4
-  6' HT. SPLIT FACE BLOCK INTERNAL WALL
SEE DETAIL 1, SHEET L4
-  VINYL COURTYARD GATE
SEE DETAIL 5, SHEET L4
-  3' HT. PATIO WALL w/ VINYL GATE
SEE DETAIL 6, SHEET L4

FENCE AND WALL PLAN

BLOCK 8 AT THE PRESERVE - 3-STORY PRODUCT

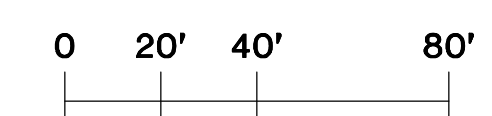
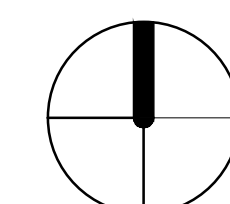
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S I T E S C A P E S

Landscape Architecture & Planning

3190-B2 Airport Loop Drive
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Richard Polthornus, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB# 24-014 DATE: 06-09-2025



- ② COMBO WALL



⑤ VINYL COURTYARD GATE



L4



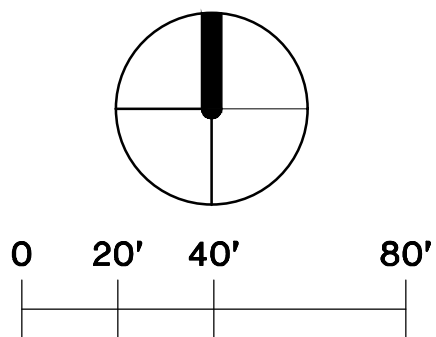
CC16 POS Requirement:
 100 SF, 6' Minimum Dimension Plans 1, 2 & 3
 have 100 SF Minimum Decks at 2nd Level. All
 open space requirements are met in the 2nd
 level decks.

PRIVATE OPEN SPACE EXHIBIT

BLOCK 8 AT THE PRESERVE - 3-STORY PRODUCT

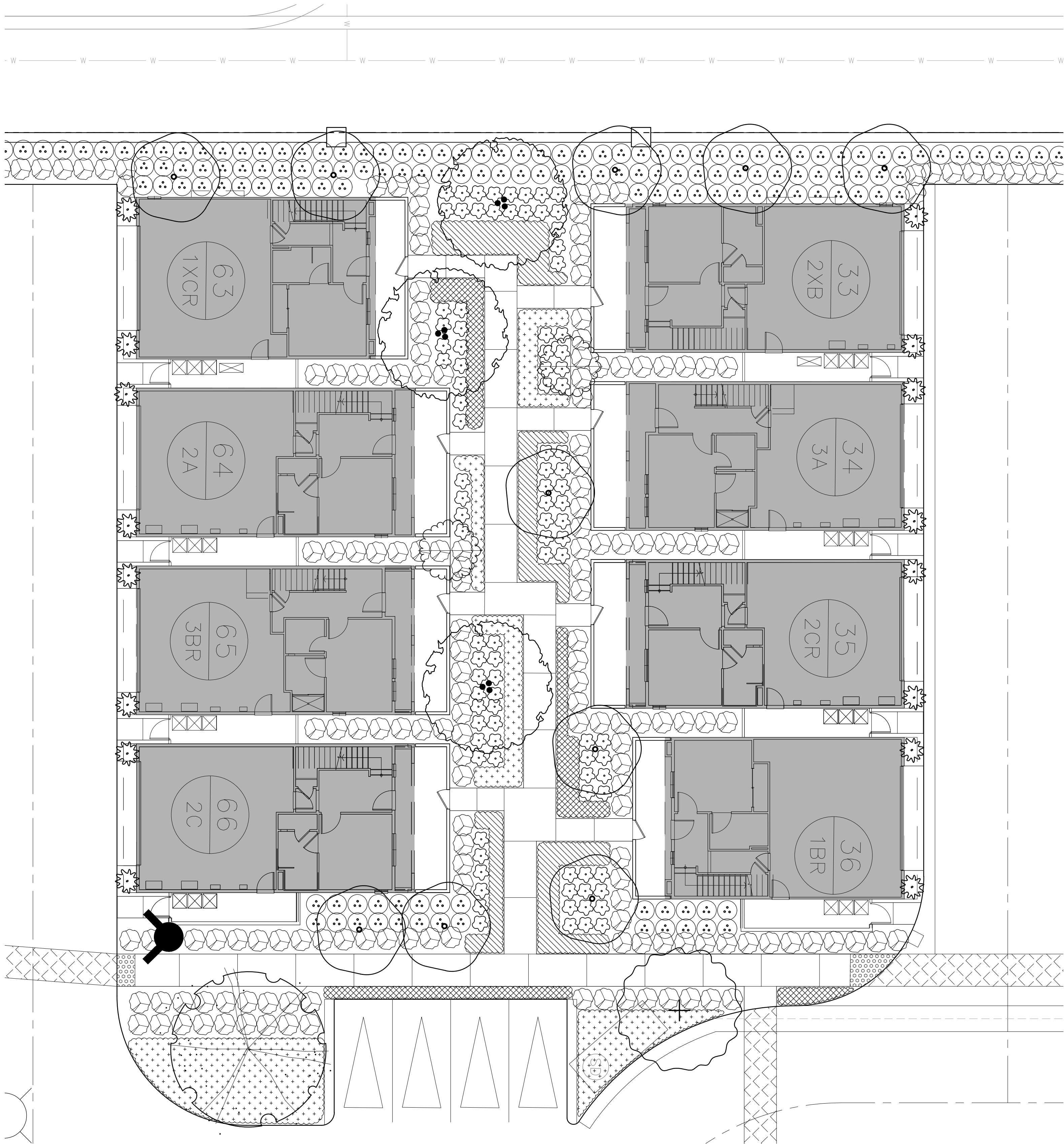
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JOB# 24-014 DATE: 06-09-2025



PLANTING CONCEPT

The central planting theme of “3-Story Product” is to create an air of individuality within a contiguous landscape community element. This will be achieved by using a combination of plants from the approved plant list for the Preserve. There are five separate categories of plant types by form. The plant types will lay out as follows: One will be an upright accent type shrub (e.g.: Podocarpus m. 'Maki') to provide elevation enhancement at corners and entries. The second will be a will be a medium flowering type shrub (e.g.: Callistemon v. "Little John") The third low accent type plant (e.g.: Dianella t. “Silver Streak”) and the fourth are the low ground cover plant types (e.g. Senecio mandraliscae). These are to be used in a manner to create a "layered" landscape design as outlined in the Design Guidelines and will be inserted within the framework of a homogenous planting scheme that will provide the thread that will bring the neighborhood together. These landscape areas are to be HOA maintained.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
Street Tree				
	Ulmus parvifolia "Drake"	Evergreen Elm	M	24" Box
	Pistacia chinensis	Chinese Pistache	M	24" Box
	Arbutus "Marina"	Strawberry Tree	M	24" Box
Community Trees				
	Bauhinia purpurea	Orchid Tre	M	24" Box
	Geijera parviflora	Australian Willow	L	24" Box
	Magnolia g. "Samuel Sommers"	Southern Magnolia	M	24" Box
	Koelreuteria bipinnata	Chinese Flame Tree	M	24" Box
	Jacaranda mimosifolia	Jacaranda	M	24" Box
	Platanus racemosa	California Sycamore	M	24" Box
	Tristania conferta	Brisbane Box	M	24" Box
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	M	24" Box
	Rhaphiolepis 'Majestic Beauty'	Majestic Beauty	M	15 Gal.
	Magnolia soulangiana	Saucer Magnolia	M	15 Gal.
Main Street Tree (Per separate plan)				
	Platanus acerifolia	London Plane Tree	M	Existing
	Michelia champaca 'Alba'	Himalayan Champaca	M	Existing
	Tristania conferta	Brisbane Box	M	Existing
Legacy Park Street Tree (Per separate plan)				
	Quercus agrifolia	Coast Live Oak	L	Existing
	Pinus eldarica	Afghan Pine	L	Existing
Shrub				
SYMBOL	BOTANICAL NAME	COMMON NAME		
	ACCENT SHRUBS			
	Rosa f. 'Trumpeter'	Trumpeter Rose		
	Diets grandiflora	Fortnight Lily		
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine		
	MEDIUM SHRUBS - GENERAL PALETTE			
	Buddleja davidii	Butterfly Bush		
	Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush		
	Chondropetalum tectorum	Cape Rush		
	Pennisetum 'Fairy Tails'	Evergreen Fountain Grass		
	Westringia fruticosa Mundi	Mundi Coast Rosemary		
	MEDIUM BACKDROP SHRUBS			
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree		
	Elaeagnus pungens	Silverthorn		
	Rhaphiolepis indica 'Clara'	Indian Hawthorn		
	Strelitzia reginae	Bird-of-Paradise		
	LOW ACCENT SHRUBS			
	Agave 'Blue Flame'	Blue Flame Agave		
	Buxus microphylla japonica	Japanese Boxwood		
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily		
	Dianella revoluta 'DR5000'	Little Rev Flax Lily		
	Salvia greggii	Red Salvia		
	LOW SHRUBS/GROUNDCOVER - GENERAL PALETTE			
	Senecio mandraliscae	Blue Chalk Sticks		
	Festuca ovina "Glaucia"	Blue Fescue		
	Myoporum parvifolium 'Pink'	Prostrate Myoporum		
	Rosa x 'Noare'	Flower Carpet Rose		
	Sisyrinchium bellum	Blue-eyed Grass		
	PARKWAY PLANTING			
	Myoporum parvifolium 'Pink'	Prostratum Myoporum		
	Rosa x 'Noare'	Flower Carpet Rose		
	*The parkway is to be planted in a combination of two plant types. These are to be planted so as 75% is to be one species and 25% is to be the other (75% Myoporum, 25% Rosa)			
	VINES & ESPALIERS			
	Clematis armandii	Evergreen Clematis		
	Gelsemium sempervirens	Carolina Jessamine		
	Pandorea jasminoides	Bower Vine		
	Trachelospermum jasminoides	Star Jasmine		
	Wisteria floribunda	Japanese Wisteria		
VINE NOTE: Vines shall be planted on walls adjacent to open space, walk throughs and alleyways.				

TYPICAL PLANTING PLAN

BLOCK 8 AT THE PRESERVE - 3-STORY PRODUCT

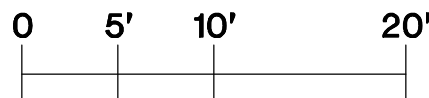
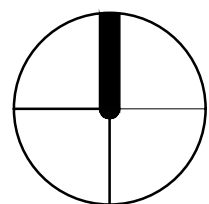
Chino Preserve Development Corp.

1156 North Mountain Avenue

P. O. Box 670

Upland, California 91785

909.946.7523



S I T E ̳ C S C A P E S ̳
Landscape Architecture & Planning
3190-82 Airport Loop Drive
Costa Mesa, CA 92626
Richard Pathman, License # 2792
(949) 644-9370 FAX (714) 210-3140

JOB# 24-014 DATE: 06-09-2025

L6



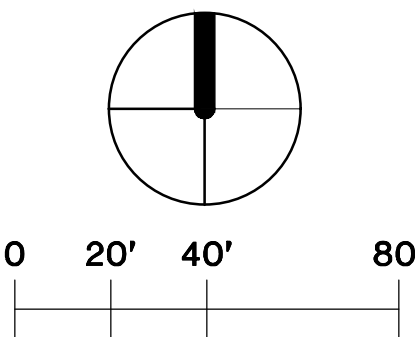
LEGEND

- PATH OF TRAVEL - MIN. 5' WIDE
- SHOWS PATH OF TRAVEL CONNECTION TO ADJOINING PROJECT
- PROPOSED DIRECTIONAL RAMP - INTERIOR
- PROPOSED DIRECTIONAL RAMP - PERIMETER
- PROPOSED DIRECTIONAL RAMP - INTERIOR
- EXISTING DIRECTIONAL RAMP (ALREADY CONSTRUCTED)
- CROSSWALK - SIGNALIZED
- CROSSWALK - MARKED/UNMARKED

PEDESTRIAN PLAN
BLOCK 8 AT THE PRESERVE - 3-STORY PRODUCT

Chino Preserve Development Corp.

1156 North Mountain Avenue
P. O. Box 670
Upland, California 91785
909.946.7523



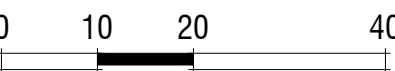
S I T E S C A P E S
Landscape Architecture & Planning
3190-82 Airport Loop Drive
Costa Mesa, CA 92626
Richard Pathman, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB# 24-014 DATE: 06-09-2025

L7

Typ. Plan Matrix

- Window Wall
- Garage - Man Door
- Enhanced Elevations



- Alley End Accent Feature
- Primary Corner
- Secondary Corner
- Enhanced Elevation



Project Summary

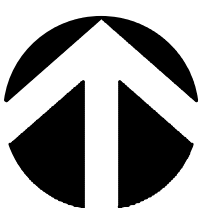
Total Units:	93 Homes	
	(19) Plan 1: 2,000 SF, 4 Bed, 3.0 Bath	20%
	(08) Plan 1X: 2,000 SF, 4 Bed, 3.0 Bath	09%
	(27) Plan 2: 2,187 SF, 4 Bed, 3.0 Bath, Opt. Flex	29%
	(06) Plan 2X: 2,187 SF, 4 Bed, 3.0 Bath, Opt. Flex	06%
	(26) Plan 3: 2,211 SF, 4 Bed, 3.0 Bath, Tech, Flex	28%
	(07) Plan 3X: 2,211 SF, 4 Bed, 3.0 Bath, Tech, Flex	08%

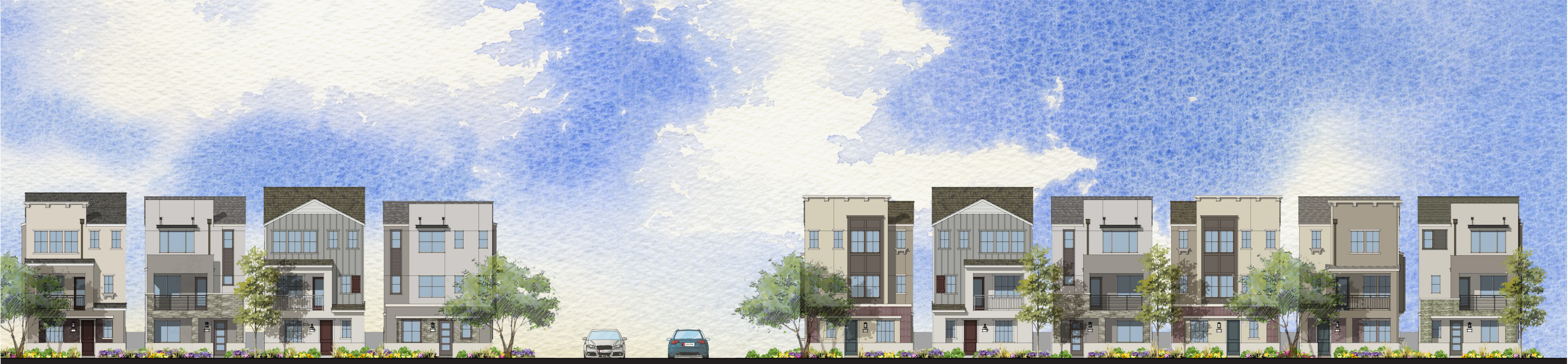
Zoning Summary

Existing Zoning:	The Preserve Specific Plan
Land Use Designation:	Community Core 16
Max. Density:	20 Homes per Acre
Building Setbacks:	Front Yard: 0' Side Yard: 0' Side Yard: 0' Rear Yard: 0'
	<small>*Page 76 of The Preserve Specific Plan</small>
Max. Building Height:	45' Feet

Notes:

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





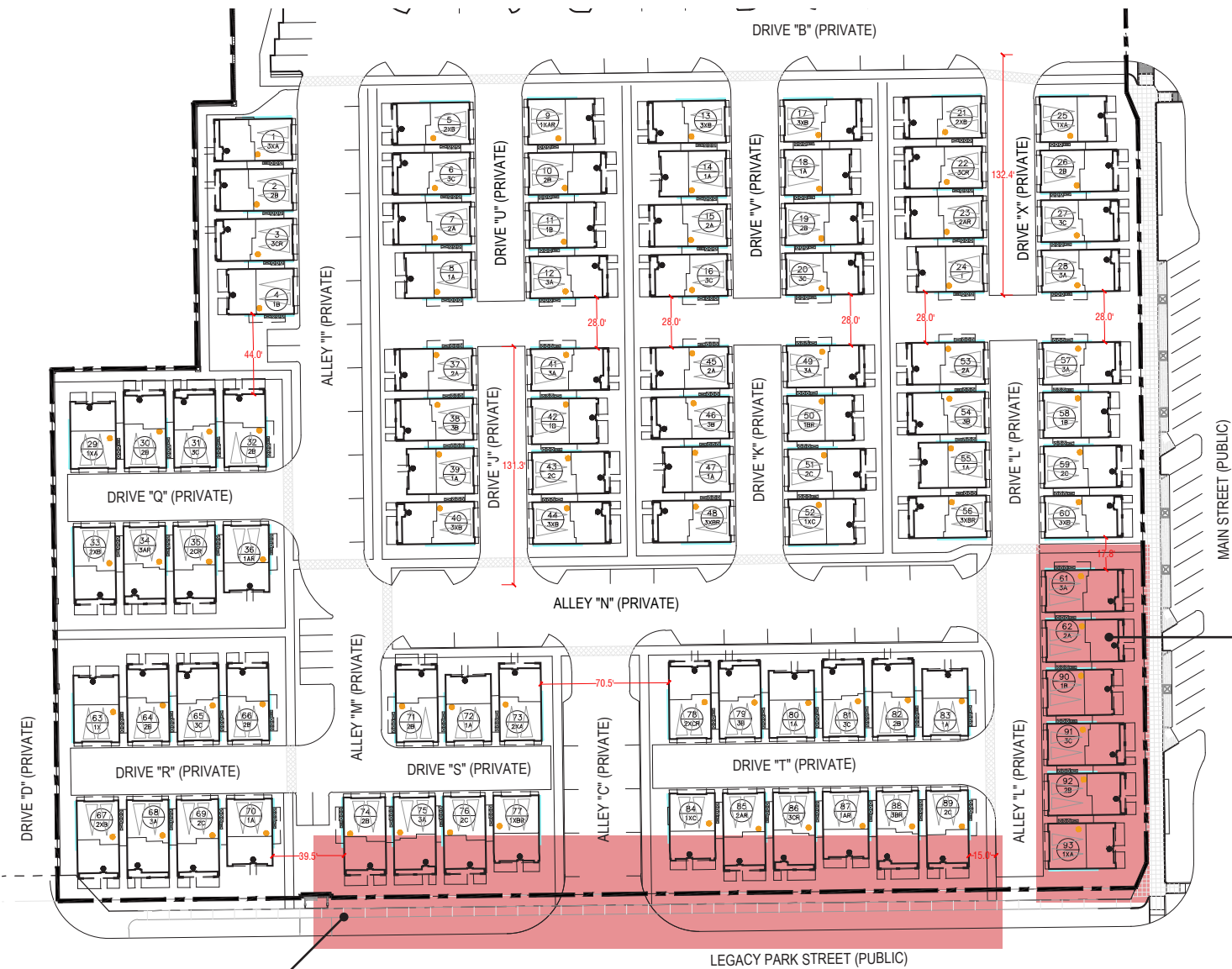
Plan 2 (Unit 74) Mainstreet Plan 3 (Unit 75) Industrial Plan 2 (Unit 76) Adaptive Farmhouse Plan 1 (Unit 77) Industrial Plan 1 (Unit 84) Mainstreet Plan 2 (Unit 85) Adaptive Farmhouse Plan 3 (Unit 86) Industrial Plan 1 (Unit 87) Mainstreet Plan 3 (Unit 88) Mainstreet Plan 2 (Unit 89) Industrial

Street Scene at Legacy Park Street



Plan 2 (Unit 93) Adaptive Farmhouse Plan 1 (Unit 92) Mainstreet Plan 3 (Unit 91) Mainstreet Plan 1 (Unit 90) Adaptive Farmhouse Plan 2 (Unit 62) Mainstreet Plan 3 (Unit 61) Industrial

Street Scene at Main Street

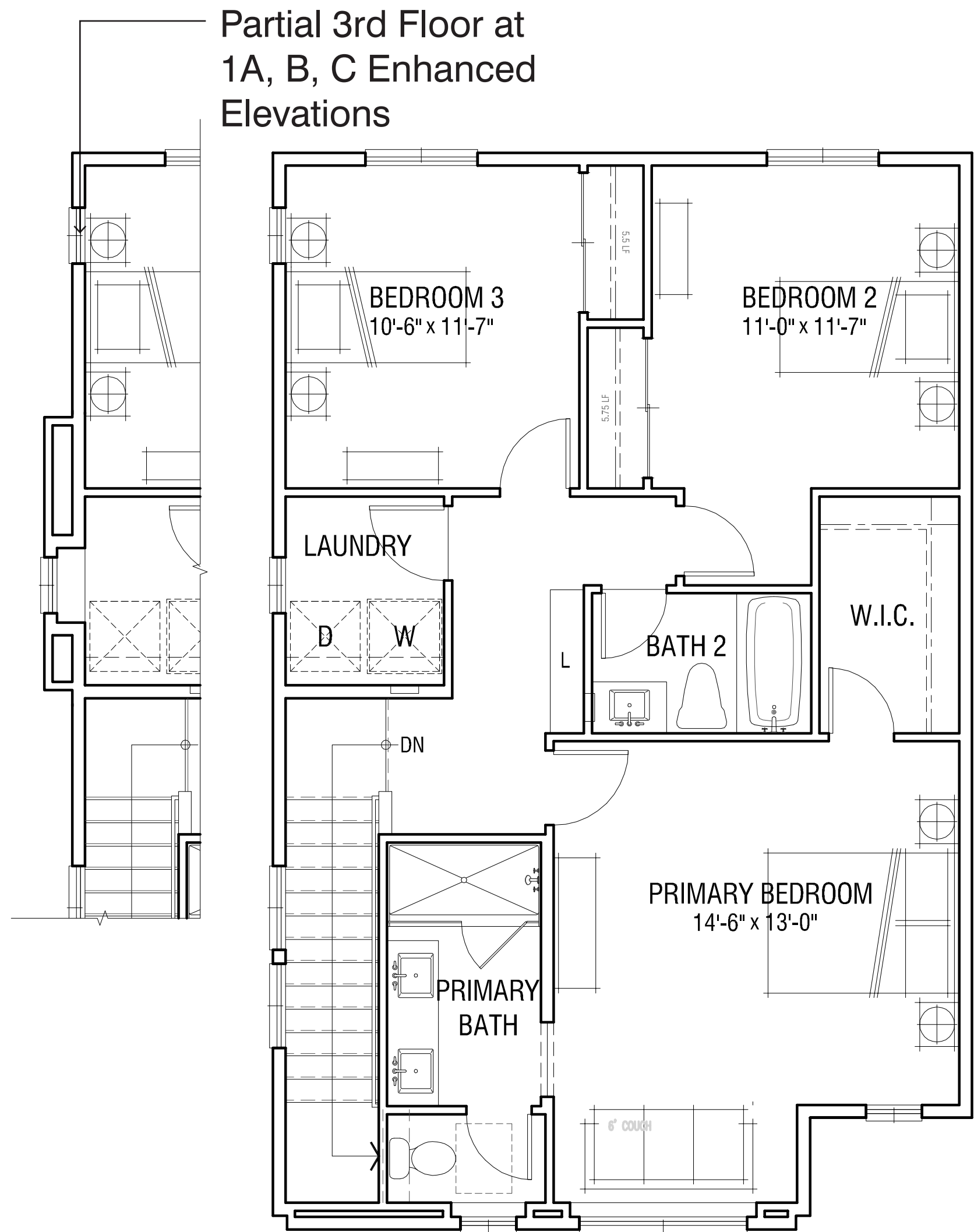


Legacy Park Street Street Scene Street Scene Key Map N.T.S.

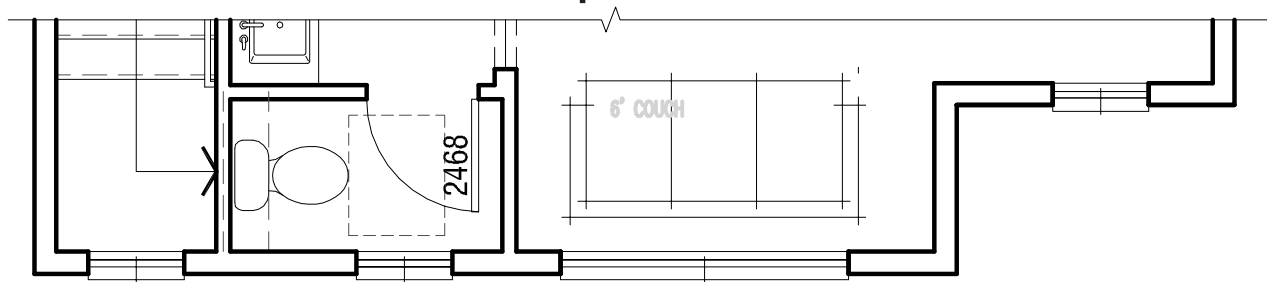
Conceptual Street Scenes

THE PRESERVE - BLOCK 8

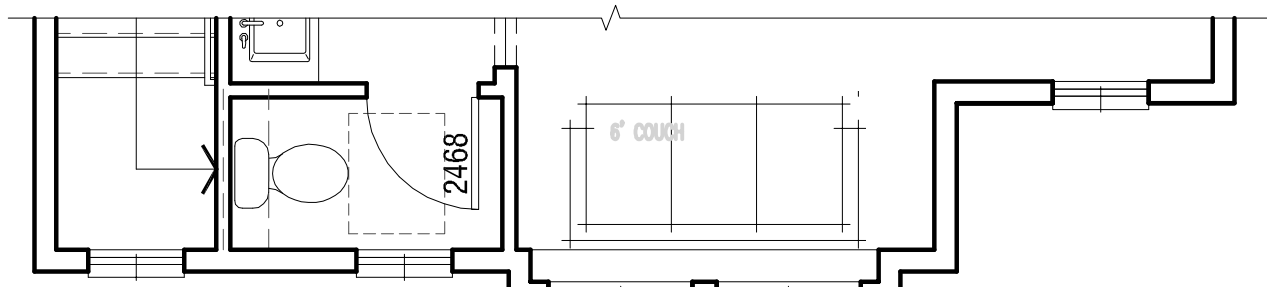
CHINO, CA



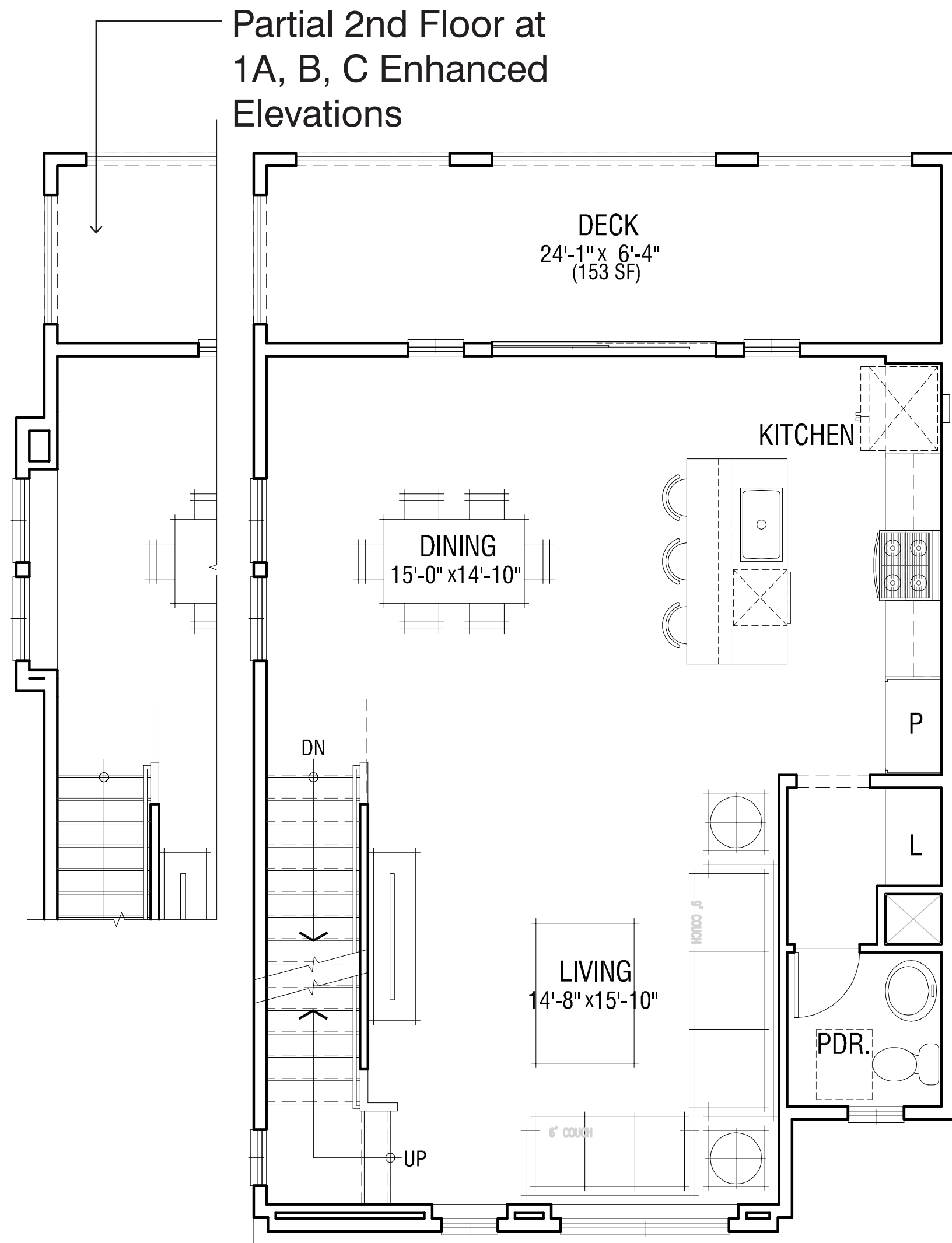
Third Floor
1A “Adaptive Farmhouse”



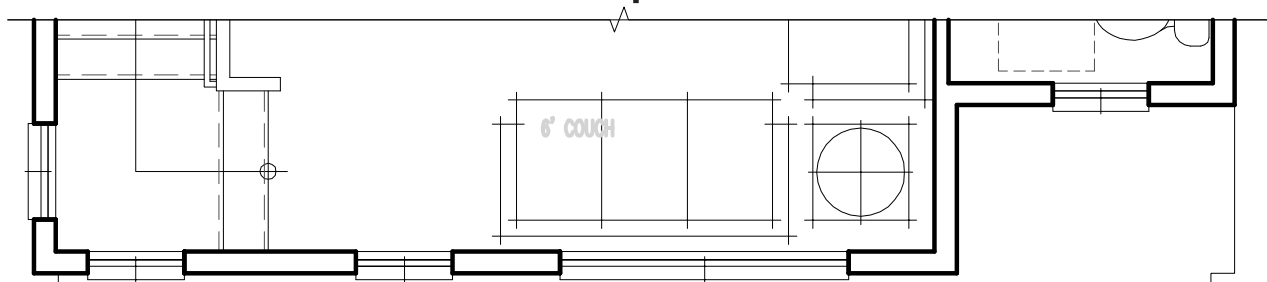
Partial 3rd Floor at 1B “Industrial”



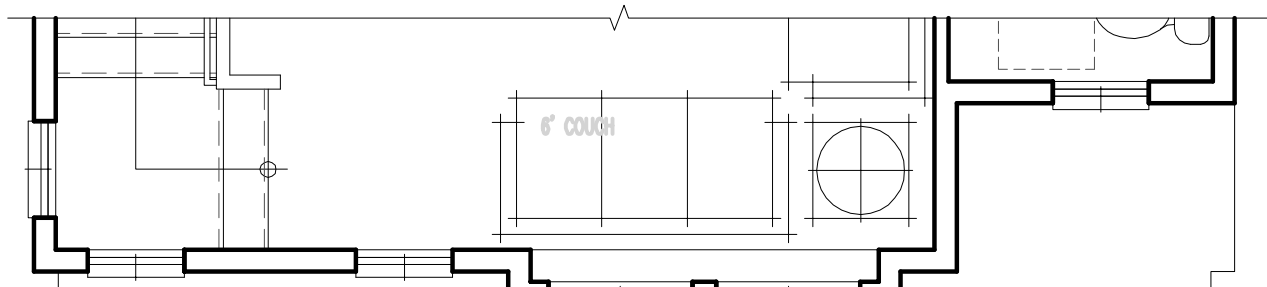
Partial 3rd Floor at 1C “Mainstreet”



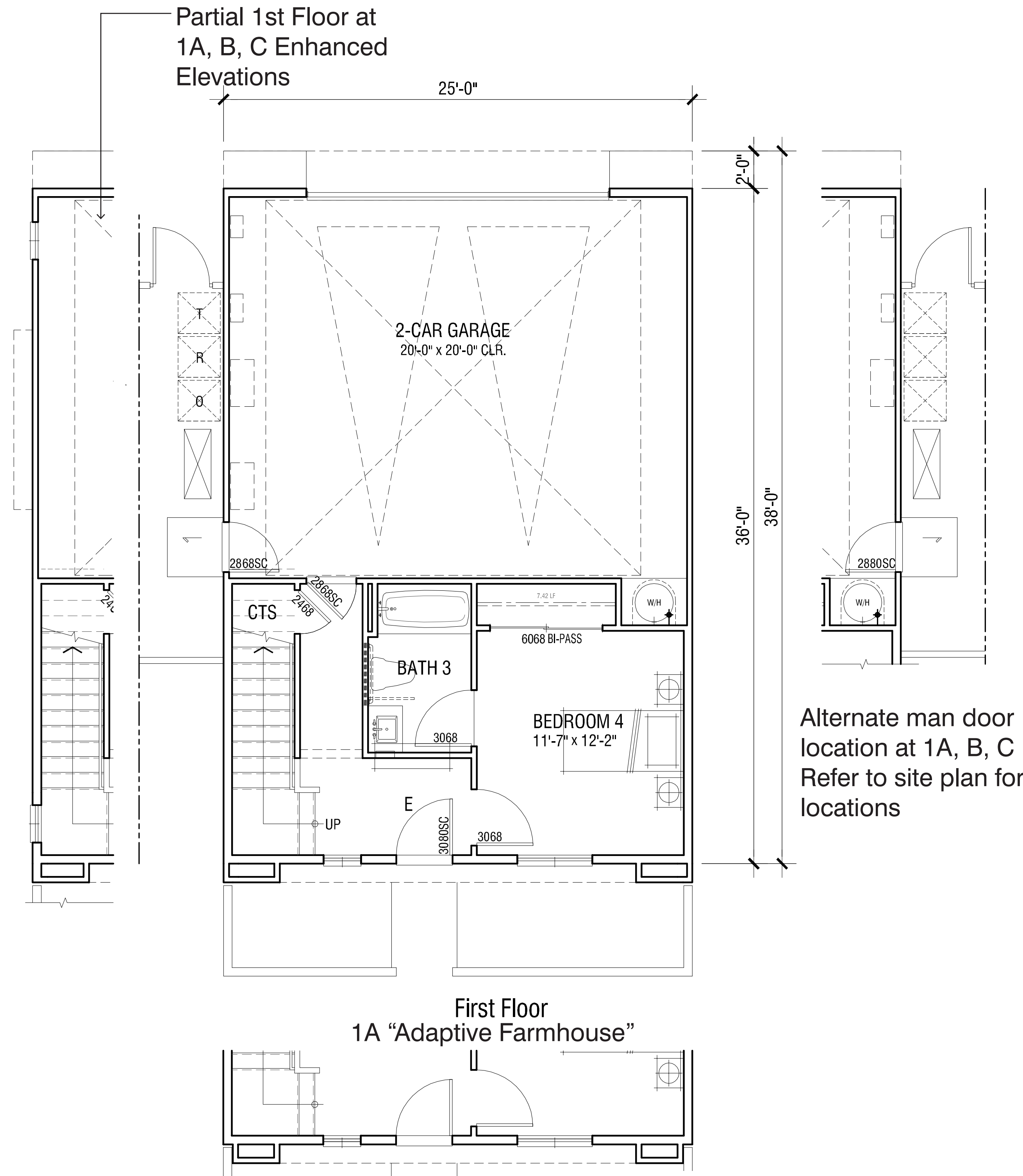
Second Floor
1A “Adaptive Farmhouse”



Partial 2nd Floor at 1B “Industrial”



Partial 2nd Floor at 1C “Mainstreet”



Alternate man door
location at 1A, B, C
Refer to site plan for
locations

First Floor
1A “Adaptive Farmhouse”

Partial 1st Floor at 1B “Industrial”
& 1C “Mainstreet”

OCCUPANCY: R3
CONSTRUCTION TYPE: VB
SPRINKLER SYSTEM: 13D

- NOTE:
1. Floor plans are for conceptual purposes only and will change through design process.
 2. Further refinements to floor plans will be needed to reflect exterior elevations.
 3. Square footage may vary depending on method of calculation.

4 Bdrm / 3 Bath / 2-Car Garage

PLAN 1 | Conceptual Floor Plan

THE PRESERVE - BLOCK 8

CHINO, CA

PLAN 1 PRIVATE OPEN SPACE TABULATION		
1st Floor Patio	N/A	N/A
2nd Floor Deck	24'-1" x 6'-4"	153 SQ. FT.
Total Private Open Space		153 SQ. FT.

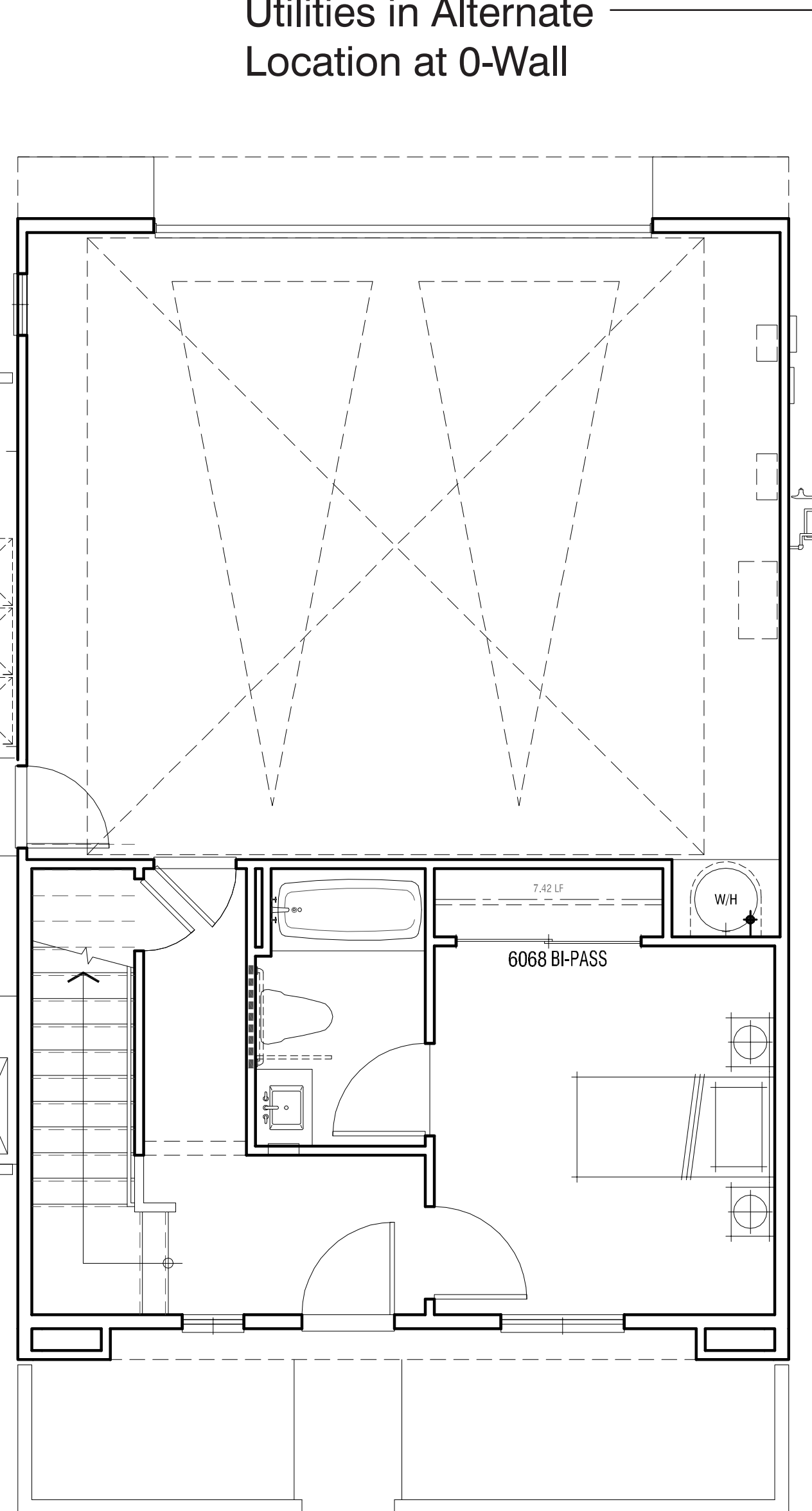
PLAN 1 AREA TABULATION		
CONDITIONED SPACE		
1st Floor Area	380	SQ. FT.
2nd Floor Area	760	SQ. FT.
3rd Floor Area	860	SQ. FT.
Total Dwelling	2000	SQ. FT.

See Sheet A-1 for
2nd and 3rd Floor
Plans

Utilities in Alternate
Location at 0-Wall

Man Door, Trash
Bins, and AC Con-
densor in Standard
Location.

6'-0" High Side Yard
Walls by Others.



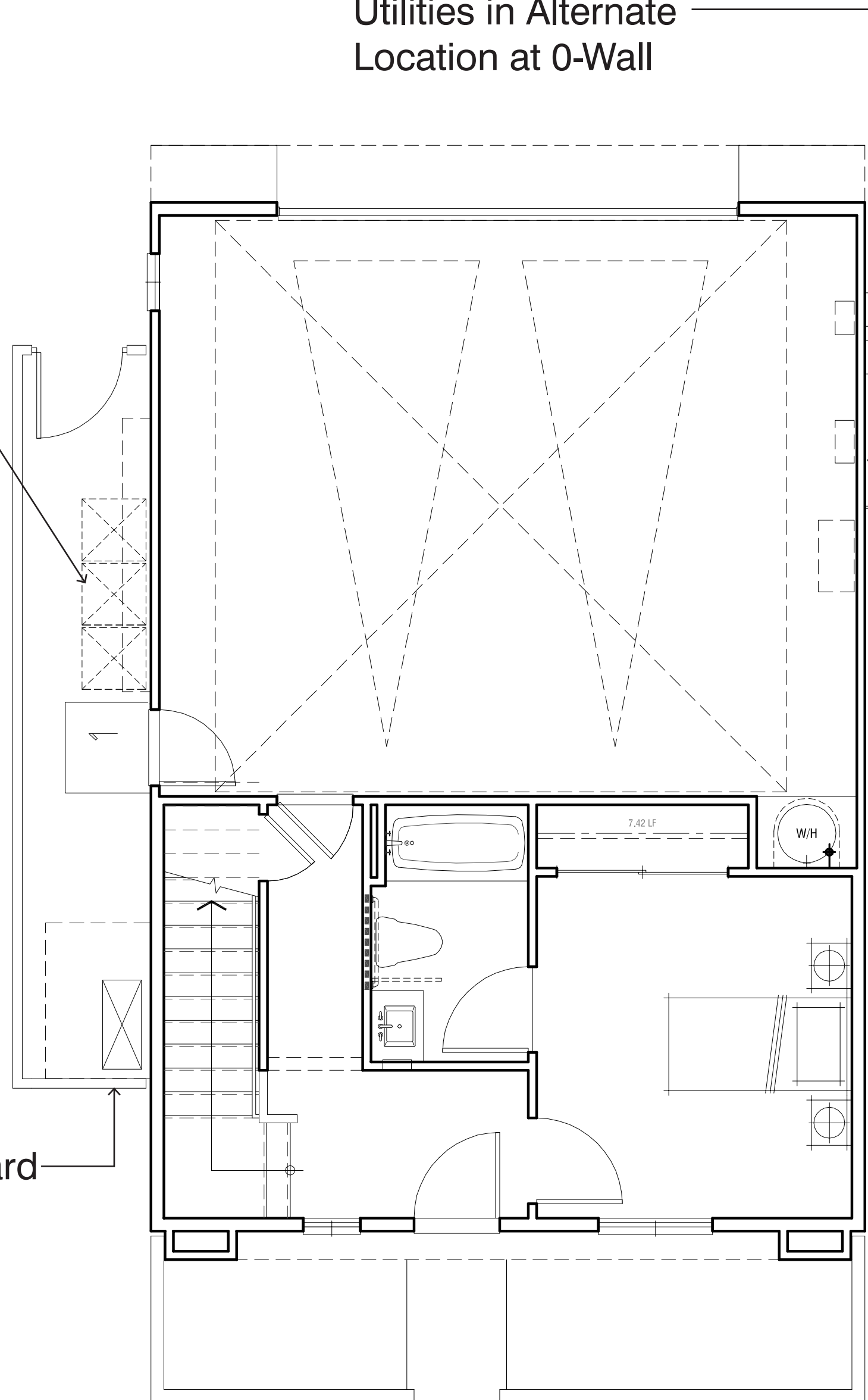
Plan 1YA: First Floor
Unit 70 (Adaptive Farmhouse)

See Sheet A-1 for
2nd and 3rd Floor
Plans

Utilities in Alternate
Location at 0-Wall

Man Door, Trash
Bins, and AC Con-
densor in Standard
Location.

6'-0" High Side Yard
Walls by Others.



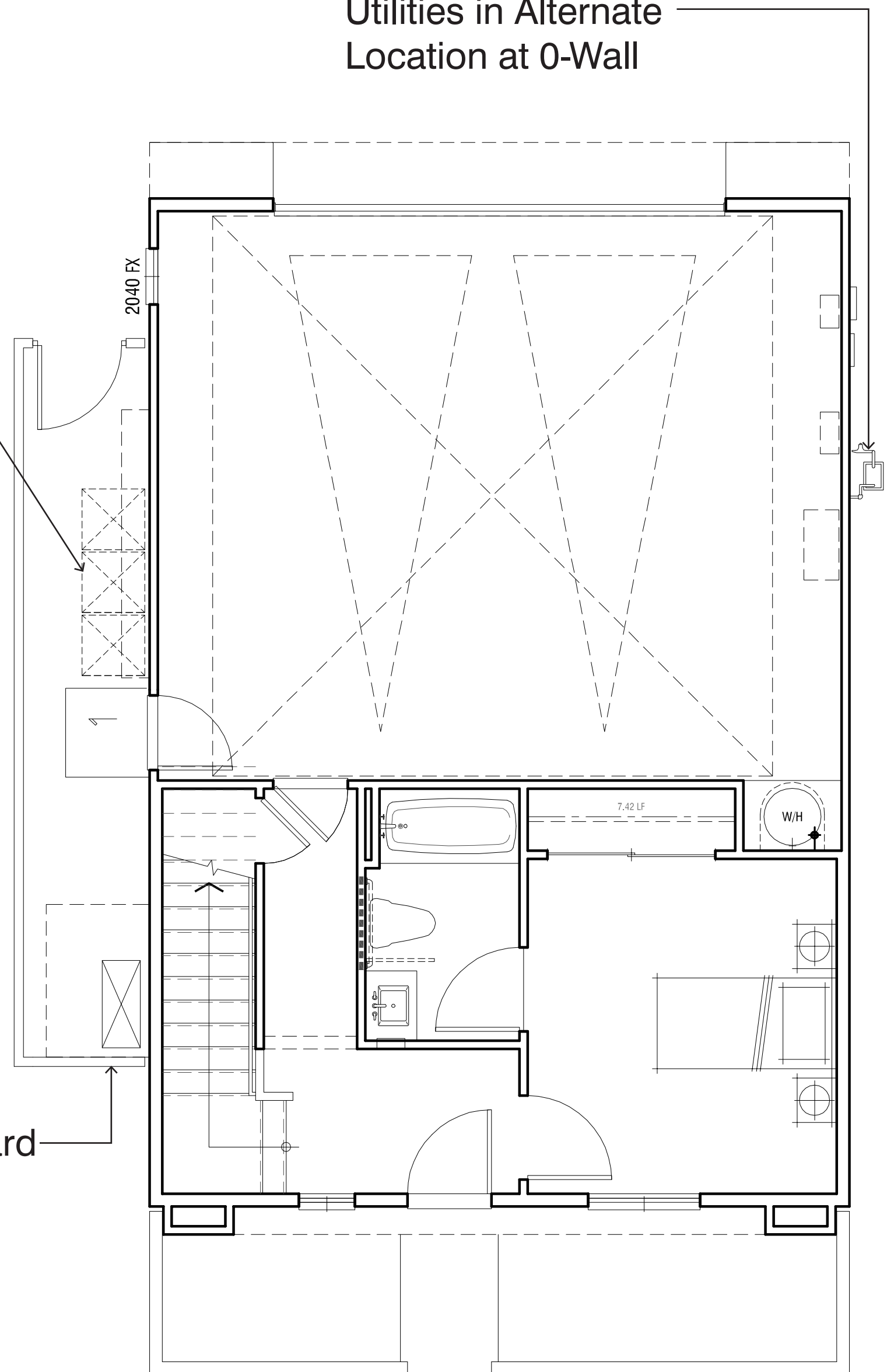
Plan 1YB: First Floor
Unit 4, 36 (Industrial)

See Sheet A-1 for
2nd and 3rd Floor
Plans

Utilities in Alternate
Location at 0-Wall

Man Door, Trash
Bins, and AC Con-
densor in Standard
Location.

6'-0" High Side Yard
Walls by Others.



Plan 1YC: First Floor
Unit 83 (Mainstreet)

Alternate Enhanced Conditions

PLAN 1 | Conceptual Floor Plan

THE PRESERVE - BLOCK 8

CHINO, CA



ROOF

Rake: 0'-0"
Eave: 0'-0"



RIGHT



REAR



LEFT



FRONT

BUILDING MATERIAL: ADAPTIVE FARMHOUSE

Roof: Flat Roof with Parapet; Concrete Flat Tile
Exterior: Stucco Finish
Accent Windows: Stucco over Foam Trim with Accent Color
Deck Accents: Decorative Metal Railing
Window & Door Trim: Vinyl
Accent: Horizontal Lap Siding, Board and Batten
Entry Door: Decorative Front Entry Door
Garage Door: Sectional Garage Doors

Color Scheme 1 Shown, Refer to Sheet CM-1

Adaptive Farmhouse Style

PLAN 1A | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA

Standard Enhanced Elevation
with Alley End Accents: Unit 9



Standard Enhanced Elevation
with Alley End Accents: Unit 70



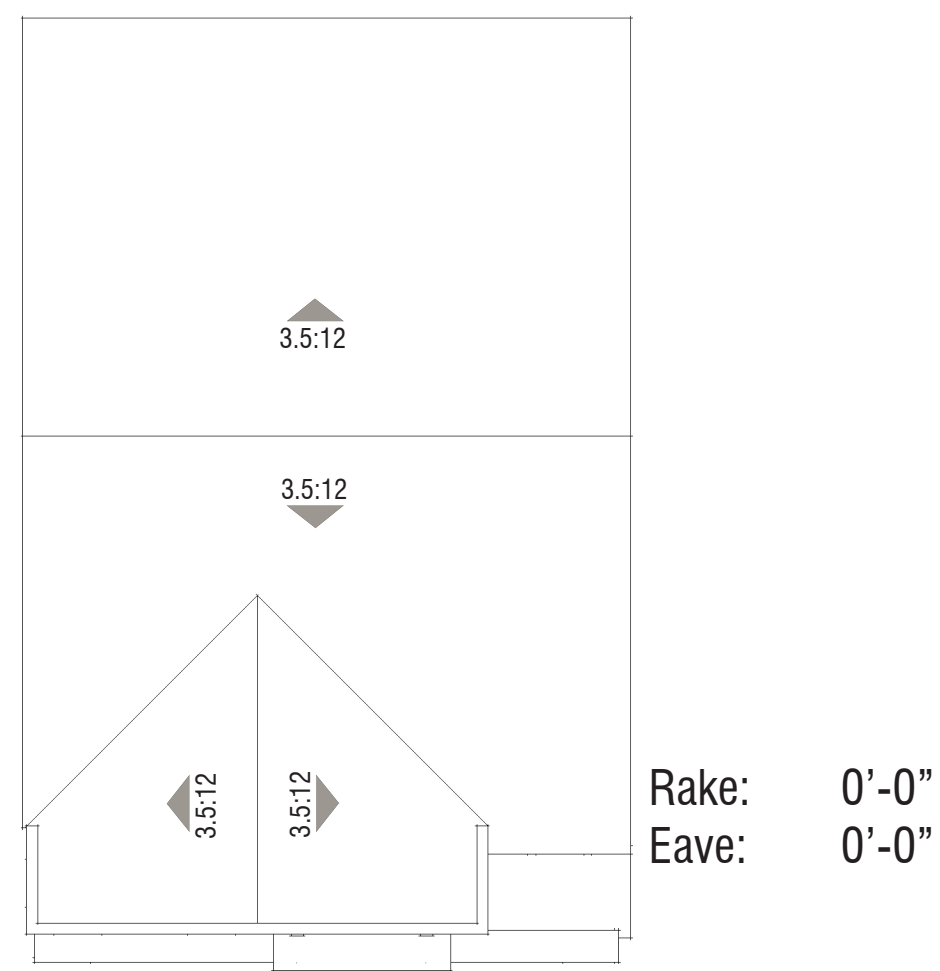
Color Scheme 1 Shown, Refer to Sheet CM-1

Adaptive Farmhouse Style

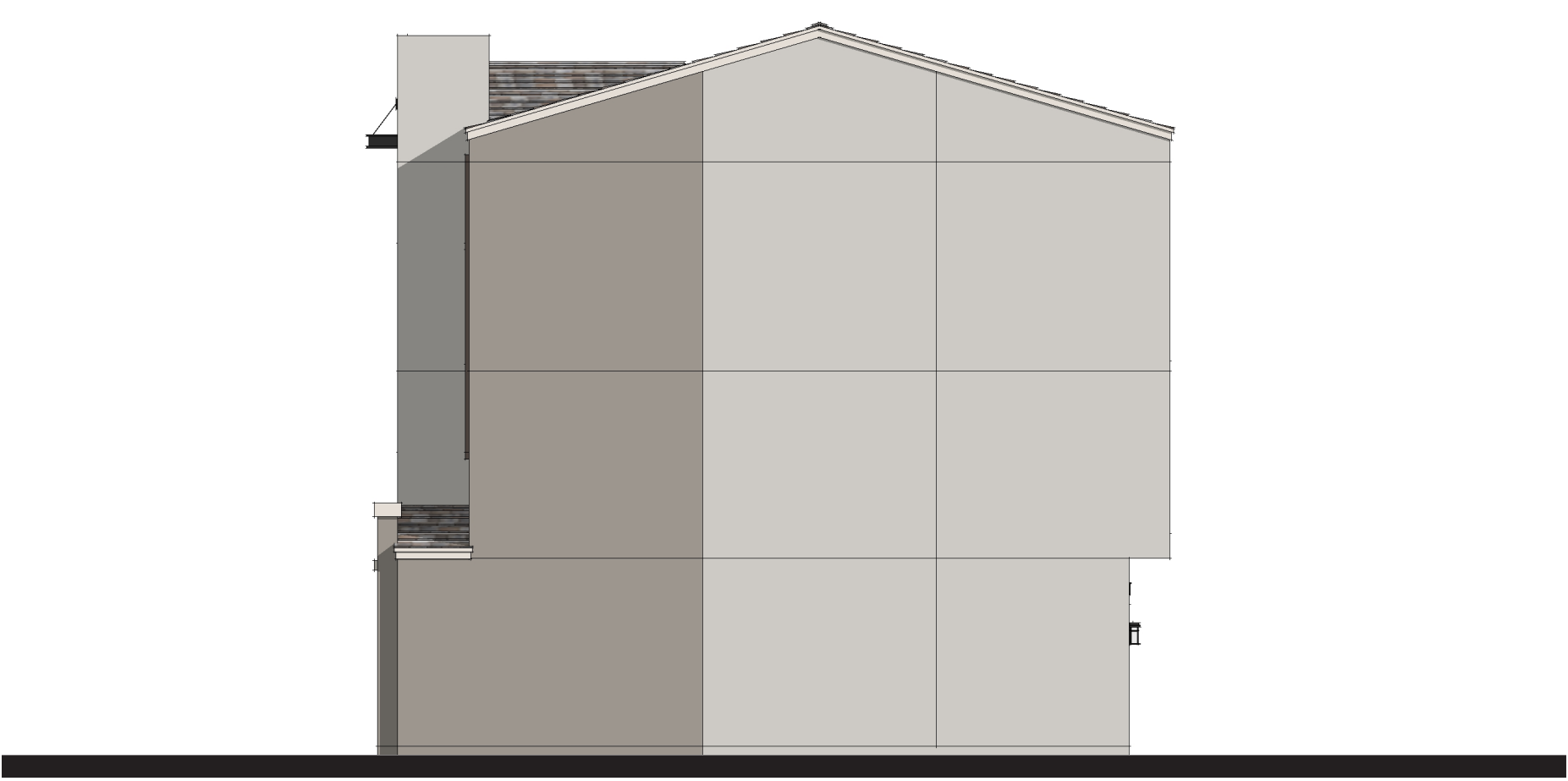
PLAN 1A | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA



ROOF



RIGHT



REAR



LEFT



FRONT

Note: Artist's conception; colors, materials and application may vary.

BUILDING MATERIAL: INDUSTRIAL

Roof:	Flat Roof with Parapet; Concrete Flat Tile
Exterior:	Stucco Finish
Accent Windows:	Stucco over Foam Trim with Accent Color
Deck Accents:	Decorative Metal Railing
Window & Door Trim:	Vinyl
Awning:	Metal Awning
Accent:	Horizontal Inset Lap Siding, Stone Veneer
Entry Door:	Decorative Front Entry Door
Garage Door:	Sectional Garage Doors

Color Scheme 3 Shown, Refer to Sheet CM-1

Industrial Style

PLAN 1B | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA



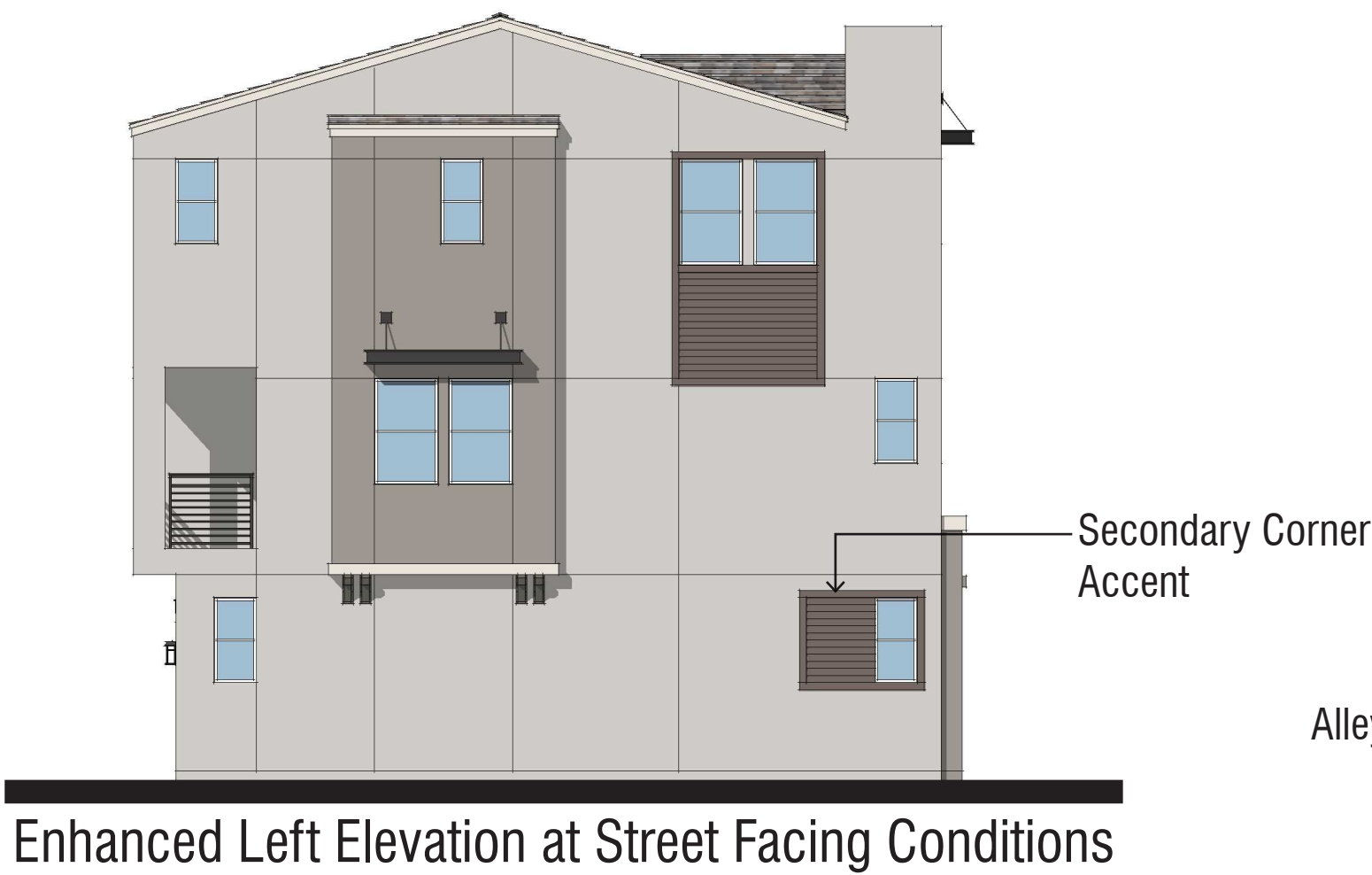
A-5

PLANNING SUBMITTAL 4

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Standard Enhanced Elevation with Secondary
Corner Accents: Units 77



Standard Enhanced Elevation with Alley
End Accents: Units 36



Standard Enhanced Elevation: Units 4



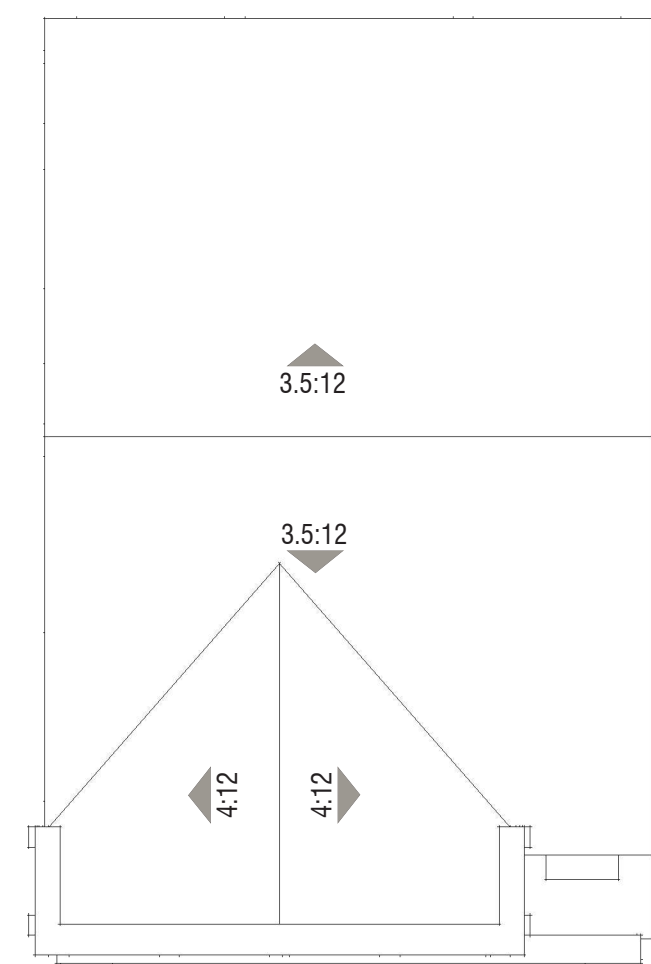
Color Scheme 3 Shown, Refer to Sheet CM-1

Industrial Style

PLAN 1B | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA



ROOF

Rake: 0'-0"
Eave: 0'-0"



RIGHT



REAR



LEFT



FRONT

Note: Artist's conception; colors, materials and application may vary.

BUILDING MATERIAL: MAINSTREET

Roof: Flat Roof with Parapet; Concrete Flat Tile
Exterior: Stucco Finish
Accent Windows: Stucco over Foam Trim with Accent Color
Deck Accents: Decorative Metal Railing
Window & Door Trim: Vinyl
Accent: Fiber Cement Panel, Brick Veneer
Entry Door: Decorative Front Entry Door
Garage Door: Sectional Garage Doors

Color Scheme 5 Shown, Refer to Sheet CM-2

Mainstreet Style

PLAN 1C | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA

Standard Enhanced Elevation with
Secondary Corner Accents: Unit 84



Standard Enhanced Elevation with
Alley End Accents: Unit 52, 83



Standard Enhanced Elevation:
Units 29, 63



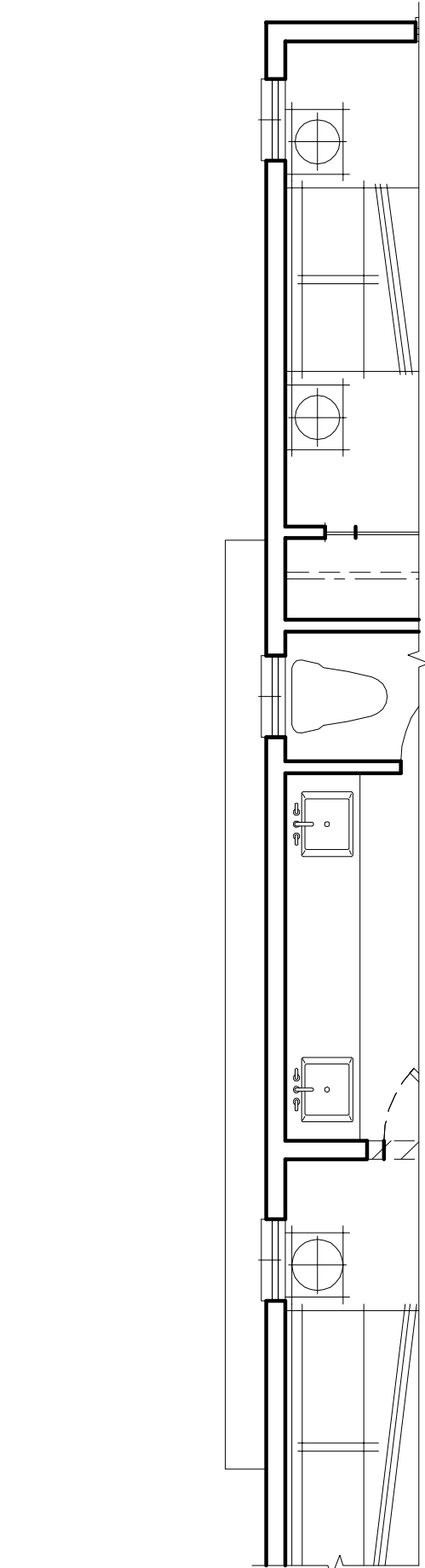
Color Scheme 5 Shown, Refer to Sheet CM-2

Mainstreet Style

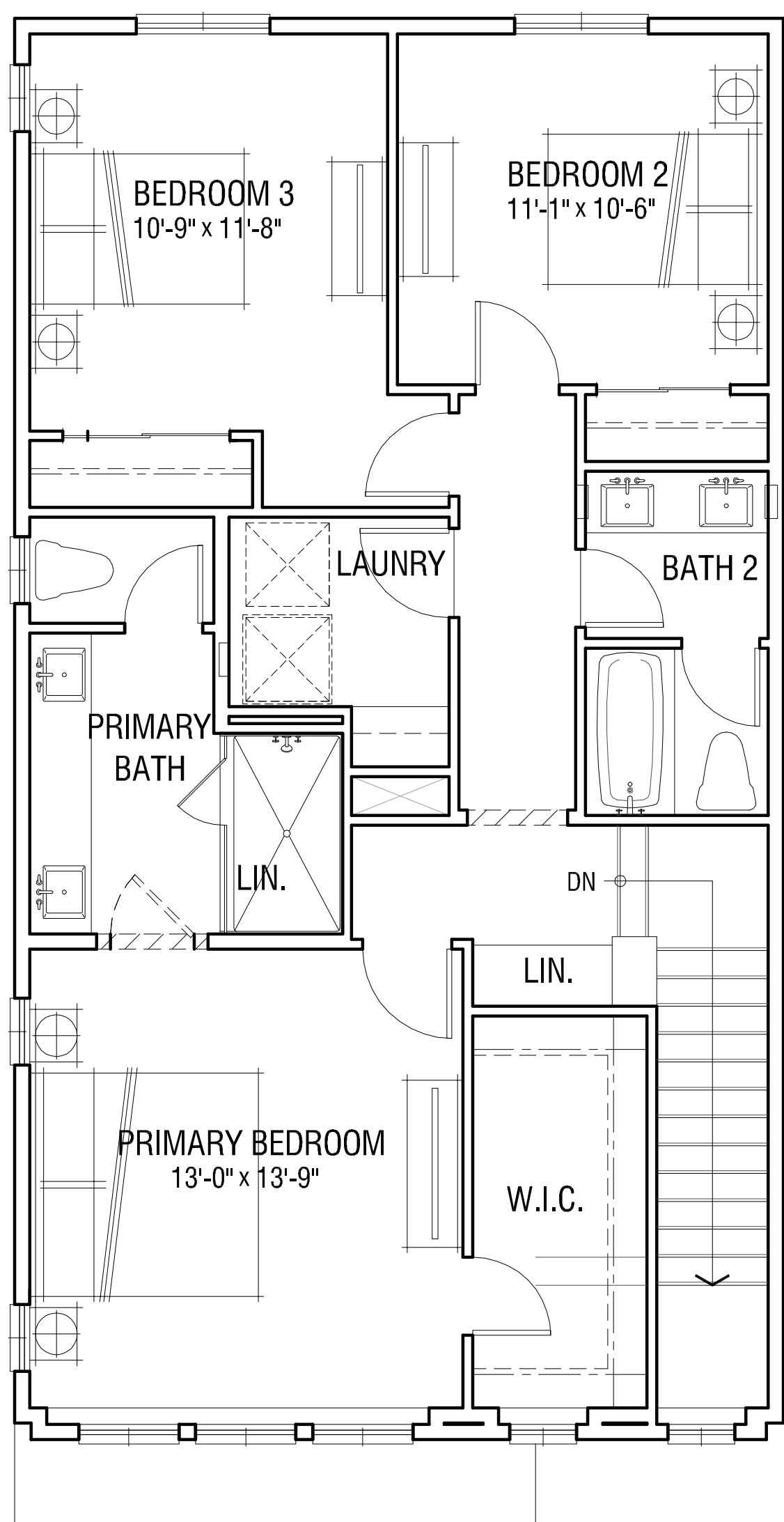
PLAN 1C | Conceptual Elevations

THE PRESERVE - BLOCK 8

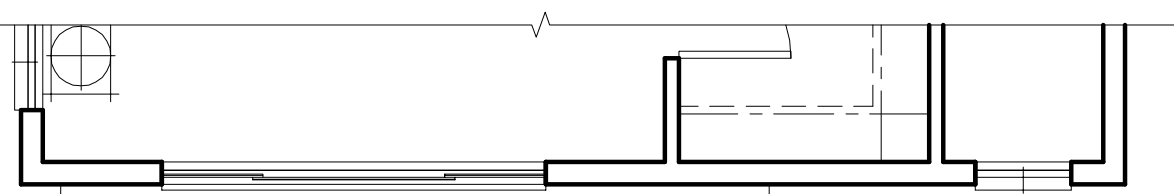
CHINO, CA



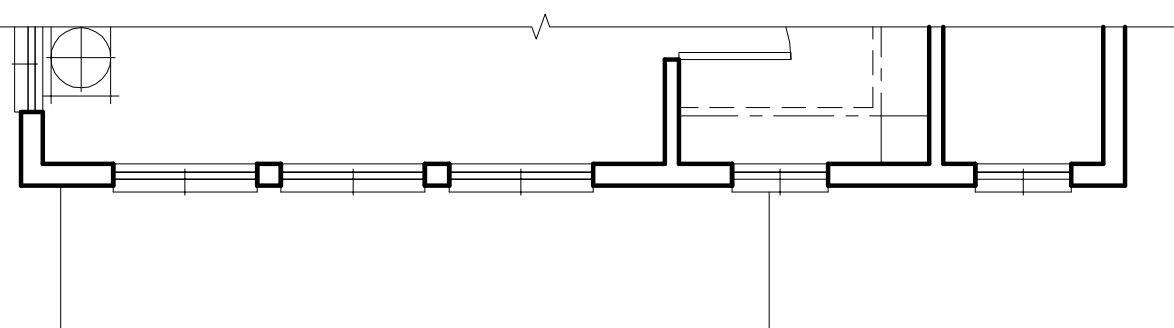
Partial 3rd Floor at
2A, B, C Enhanced
Elevations



Third Floor



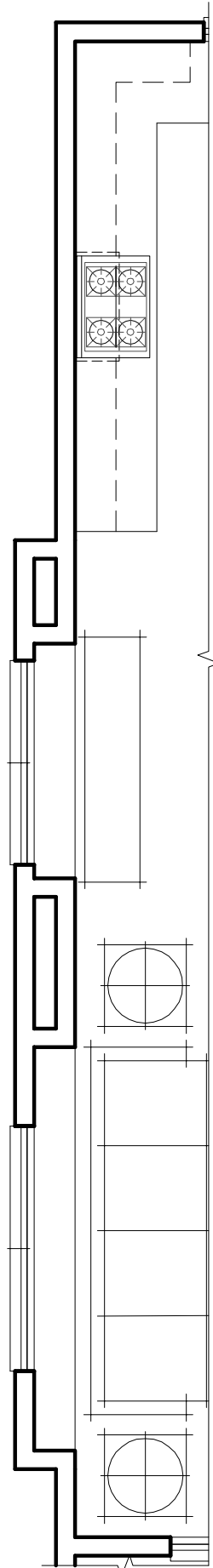
Partial 3rd Floor at 2B "Industrial"



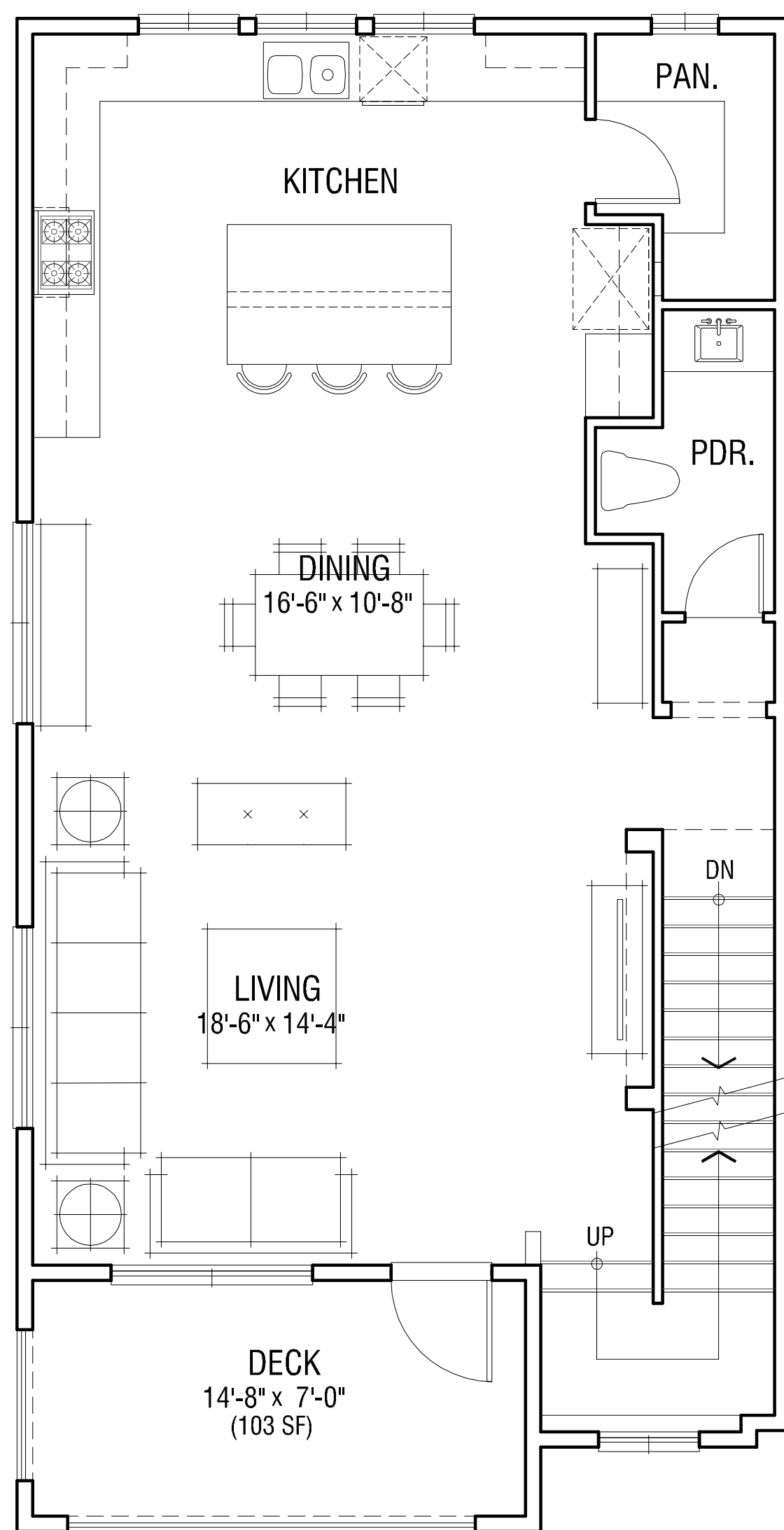
Partial 3rd Floor at 2C "Mainstreet"

OCCUPANCY: R3
CONSTRUCTION TYPE: VB
SPRINKLER SYSTEM: 13D

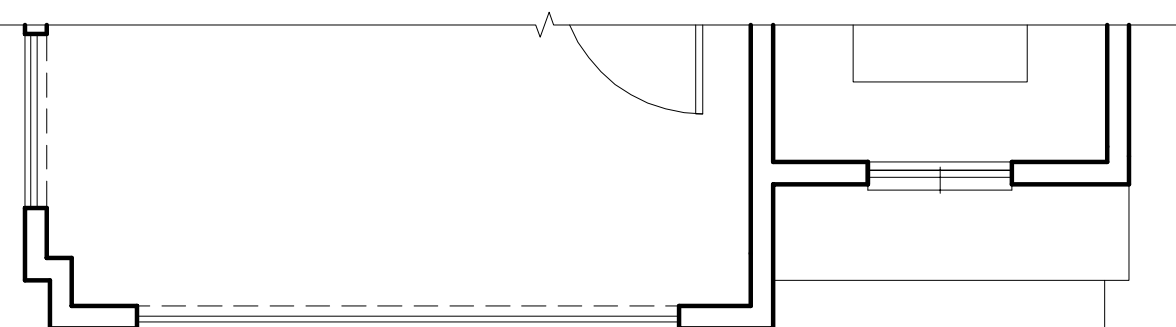
NOTE:
1. Floor plans are for conceptual purposes only
and will change through design process.
2. Further refinements to floor plans will be
needed to reflect exterior elevations.
3. Square footage may vary depending on
method of calculation.



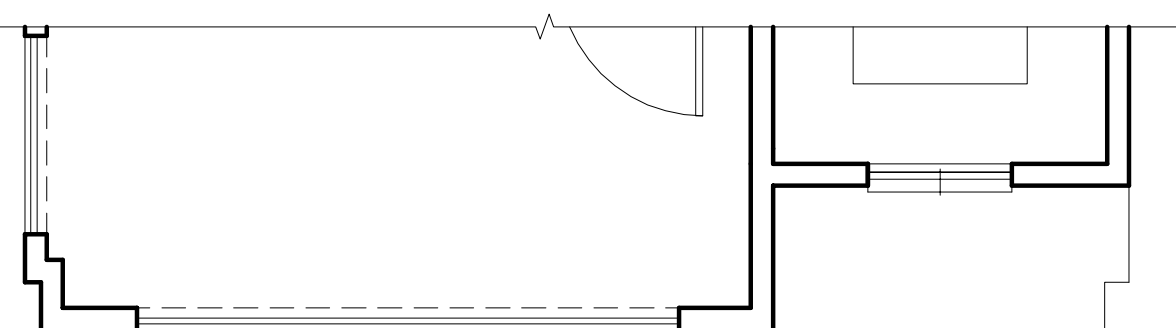
Partial 2nd Floor at
2A, B, C Enhanced
Elevations



Second Floor



Partial 2nd Floor at 2B "Industrial"



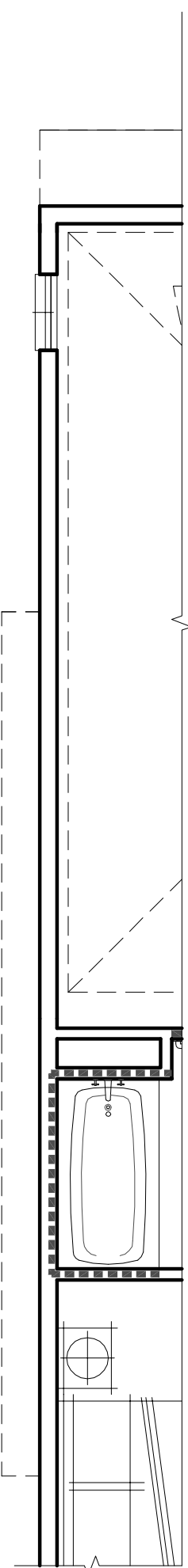
Partial 2nd Floor at 2C "Mainstreet"

4 Bdrm / 3 Bath / Opt. Flex / 2-Car Garage

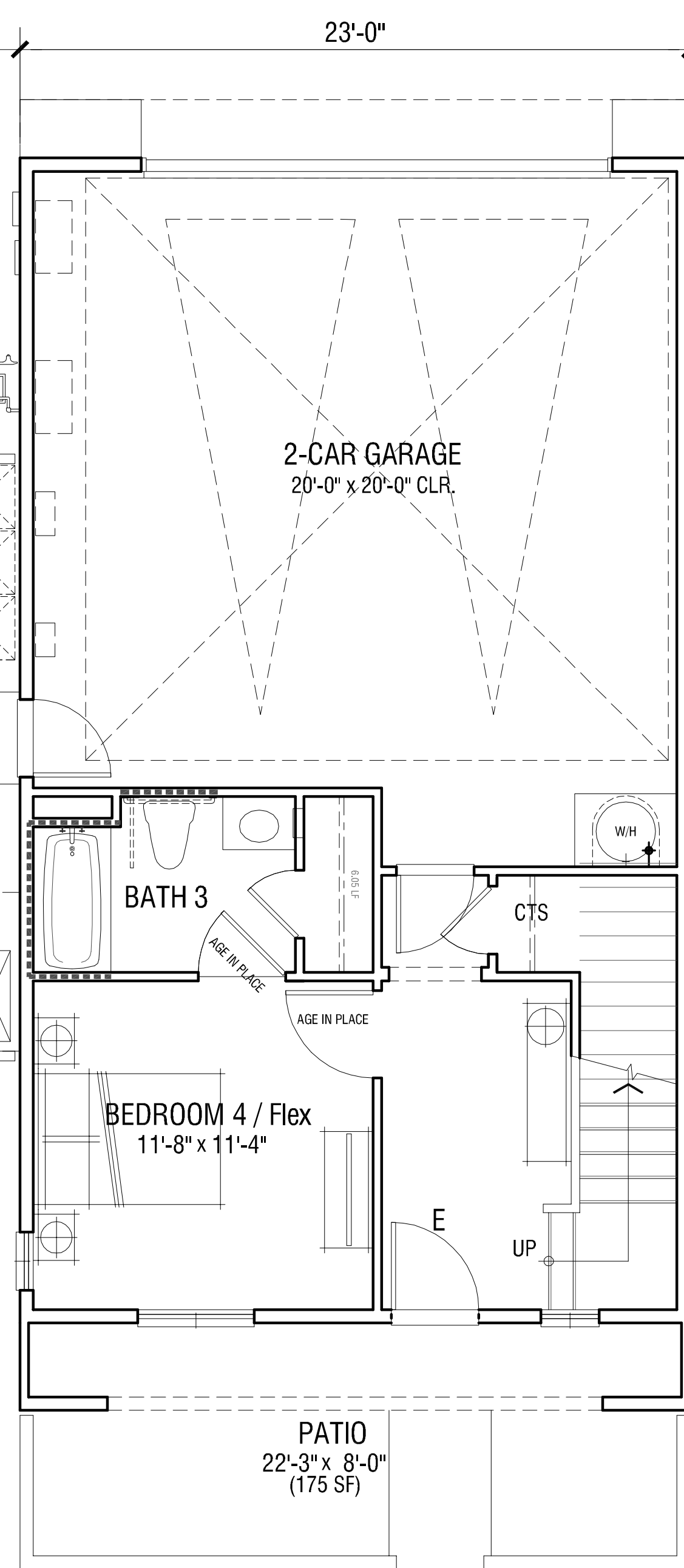
PLAN 2 | Conceptual Floor Plan

THE PRESERVE - BLOCK 8

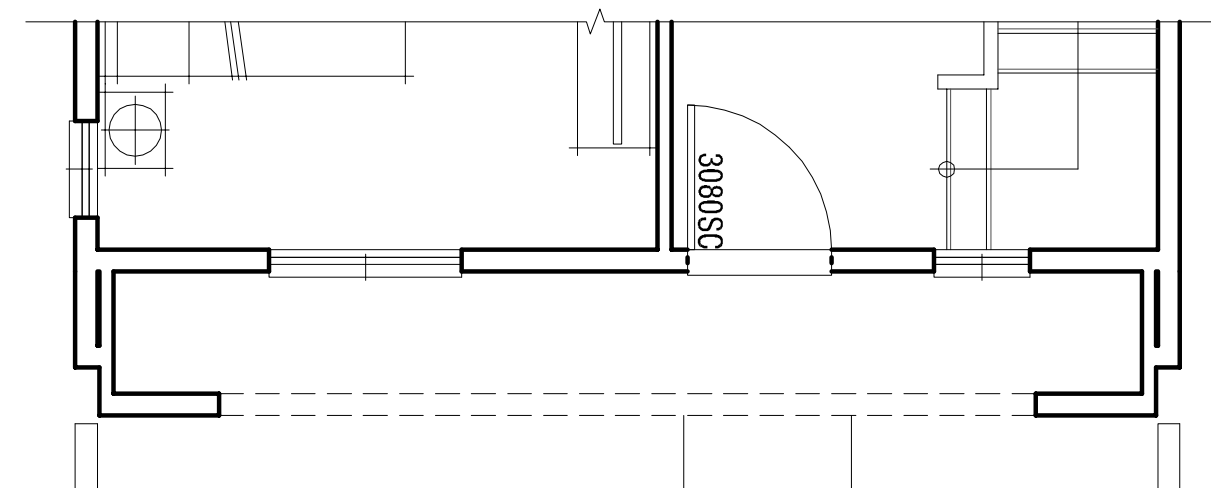
CHINO, CA



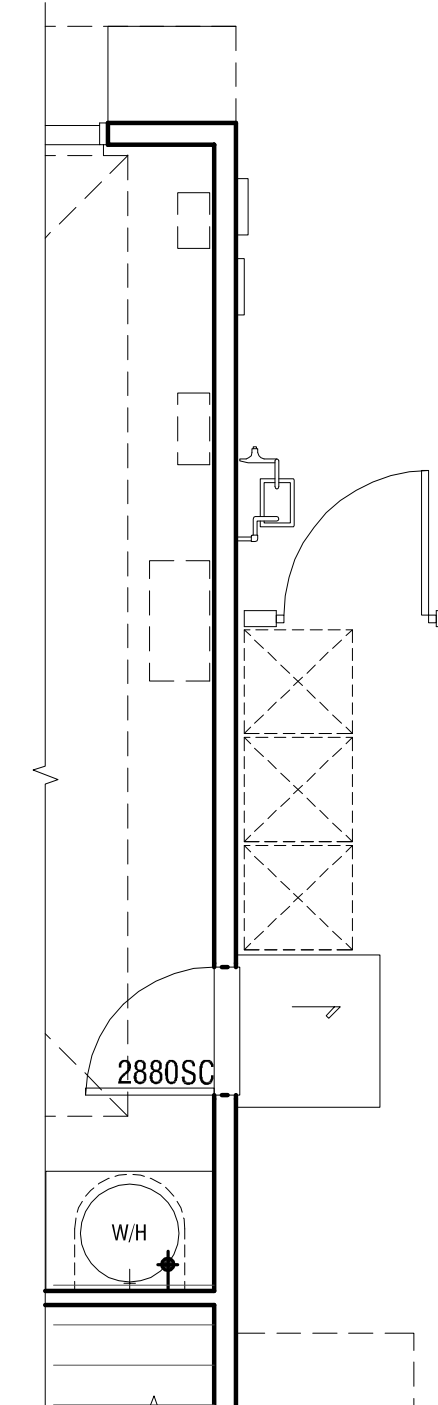
Partial 1st Floor at
2A, B, C Enhanced
Elevations



First Floor



Partial 1st Floor at 2B and 2C



Alternate man door
location at 2A, B, C
Refer to site plan for
locations

PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
1st Floor Area	394 SQ. FT.
2nd Floor Area	899 SQ. FT.
3rd Floor Area	895 SQ. FT.
Total Dwelling	2187 SQ. FT.

PLAN 2 PRIVATE OPEN SPACE TABULATION		
1st Floor Patio	22'-3" x 8'-0"	175 SQ. FT.
2nd Floor Deck	14'-8" x 7'-0"	103 SQ. FT.
Total Private Open Space		278 SQ. FT.

A-9
0 2 4 6

PLANNING SUBMITTAL 4

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

See Sheet A-1 for
2nd and 3rd Floor
Plans

See Sheet A-1 for
2nd and 3rd Floor
Plans

See Sheet A-1 for
2nd and 3rd Floor
Plans

Utilities in Alternate
Location at 0-Wall

Utilities in Alternate
Location at 0-Wall

Utilities in Alternate
Location at 0-Wall

Man Door, Trash
Bins, and AC Con-
densor in Standard
Location.

Man Door, Trash
Bins, and AC Con-
densor in Standard
Location.

Man Door, Trash
Bins, and AC Con-
densor in Standard
Location.

6'-0" High Side Yard
Walls by Others.

6'-0" High Side Yard
Walls by Others.

6'-0" High Side Yard
Walls by Others.

Plan 2YA: First Floor
Unit 32 (Adaptive Farmhouse)

Plan 2YB: First Floor
Unit 71, 89 (Industrial)

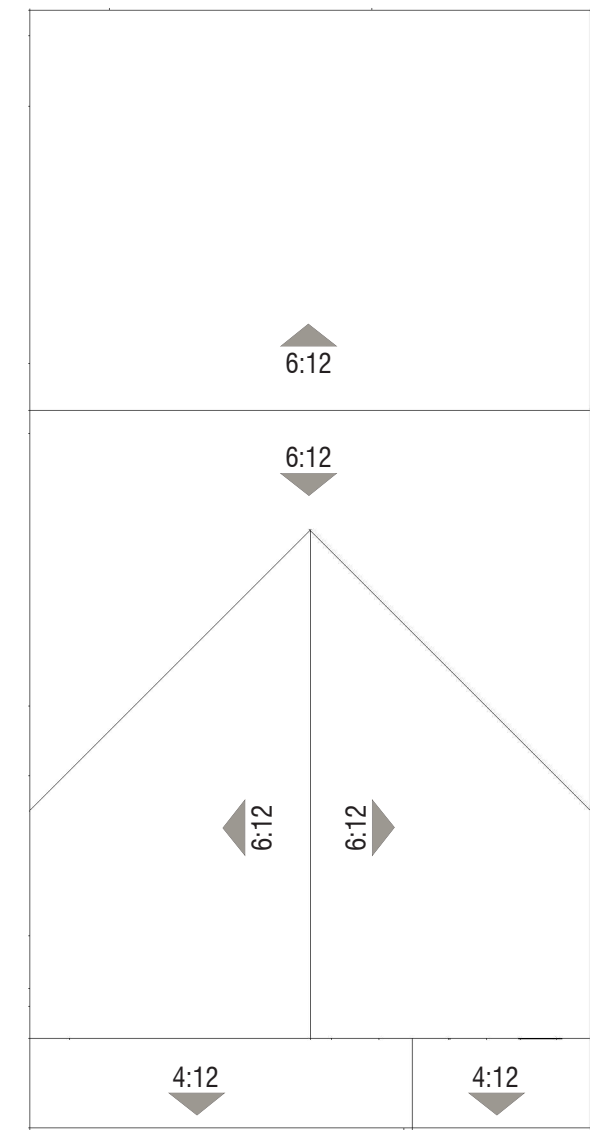
Plan 2YC: First Floor
Unit 66, 74 (Mainstreet)

Alternate Enhanced Conditions

PLAN 2 | Conceptual Floor Plan

THE PRESERVE - BLOCK 8

CHINO, CA



ROOF

Rake: 0'-0"
Eave: 0'-0"



RIGHT



REAR



LEFT



FRONT

BUILDING MATERIAL: ADAPTIVE FARMHOUSE

Roof: Flat Roof with Parapet; Concrete Flat Tile
Exterior: Stucco Finish
Accent Windows: Stucco over Foam Trim with Accent Color
Deck Accents: Decorative Metal Railing
Window & Door Trim: Vinyl
Accent: Horizontal Lap Siding, Board and Batten
Entry Door: Decorative Front Entry Door
Garage Door: Sectional Garage Doors

Color Scheme 2 Shown, Refer to Sheet CM-1

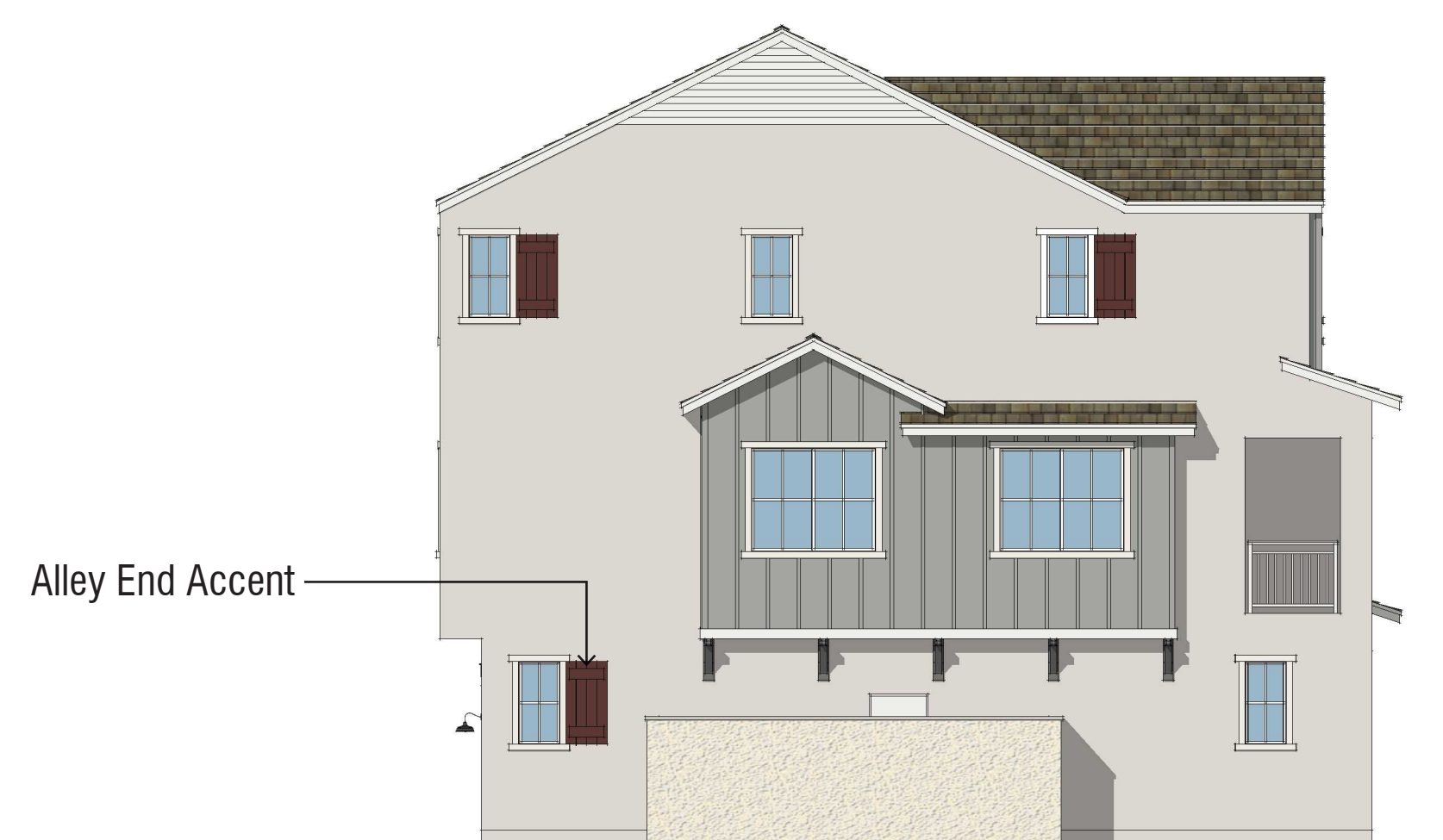
Adaptive Farmhouse Style

PLAN 2A | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA

Standard Enhanced with Alley
End Accents: Units 32



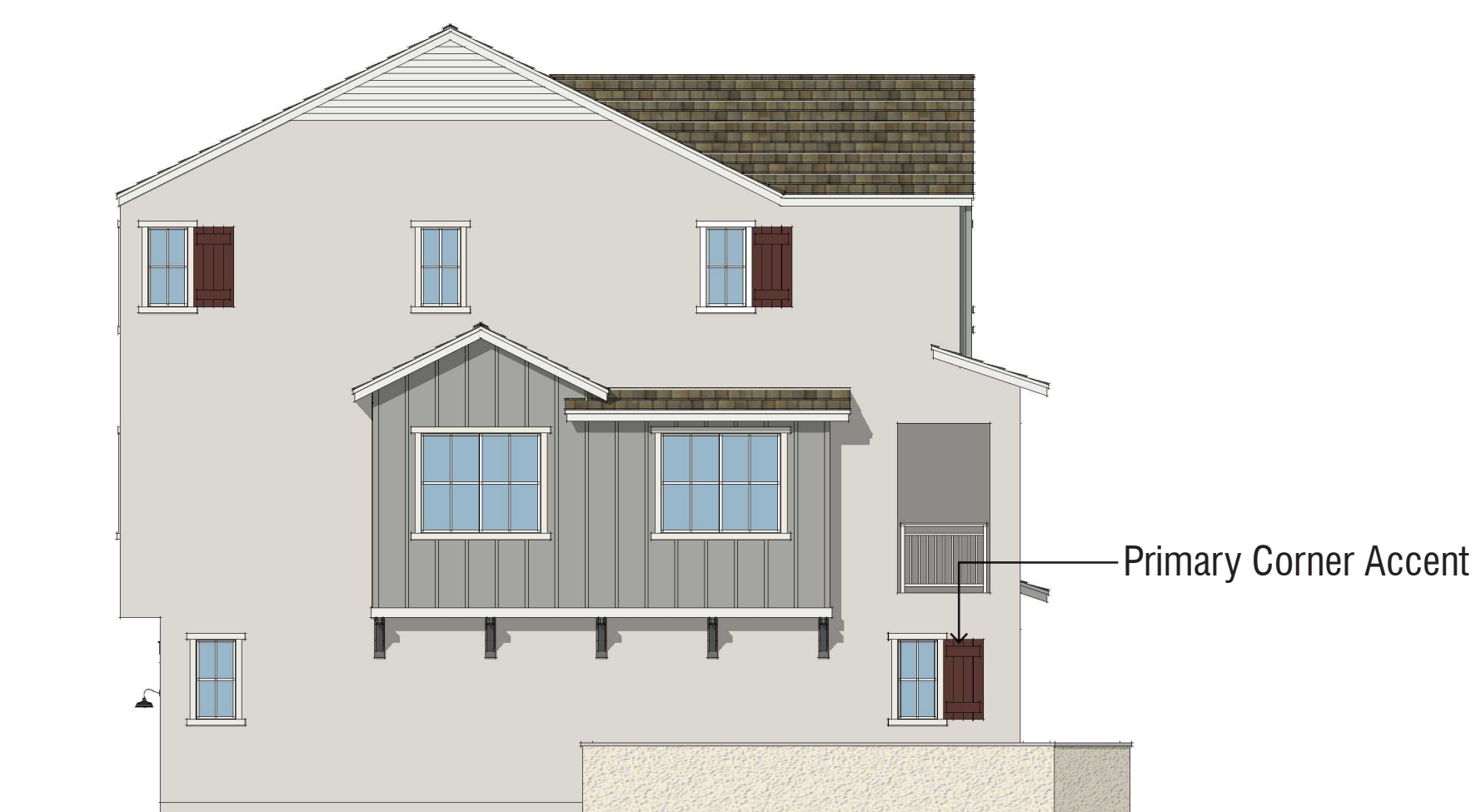
Enhanced Left Elevation at Street Facing Conditions

Standard Enhanced with Primary Corner
Accent, and Alley End Accents: Units
25, 93



Enhanced Left Elevation at Street Facing Conditions

Standard Enhanced with Secondary
Corner Accent: Unit 67



Enhanced Left Elevation at Street Facing Conditions

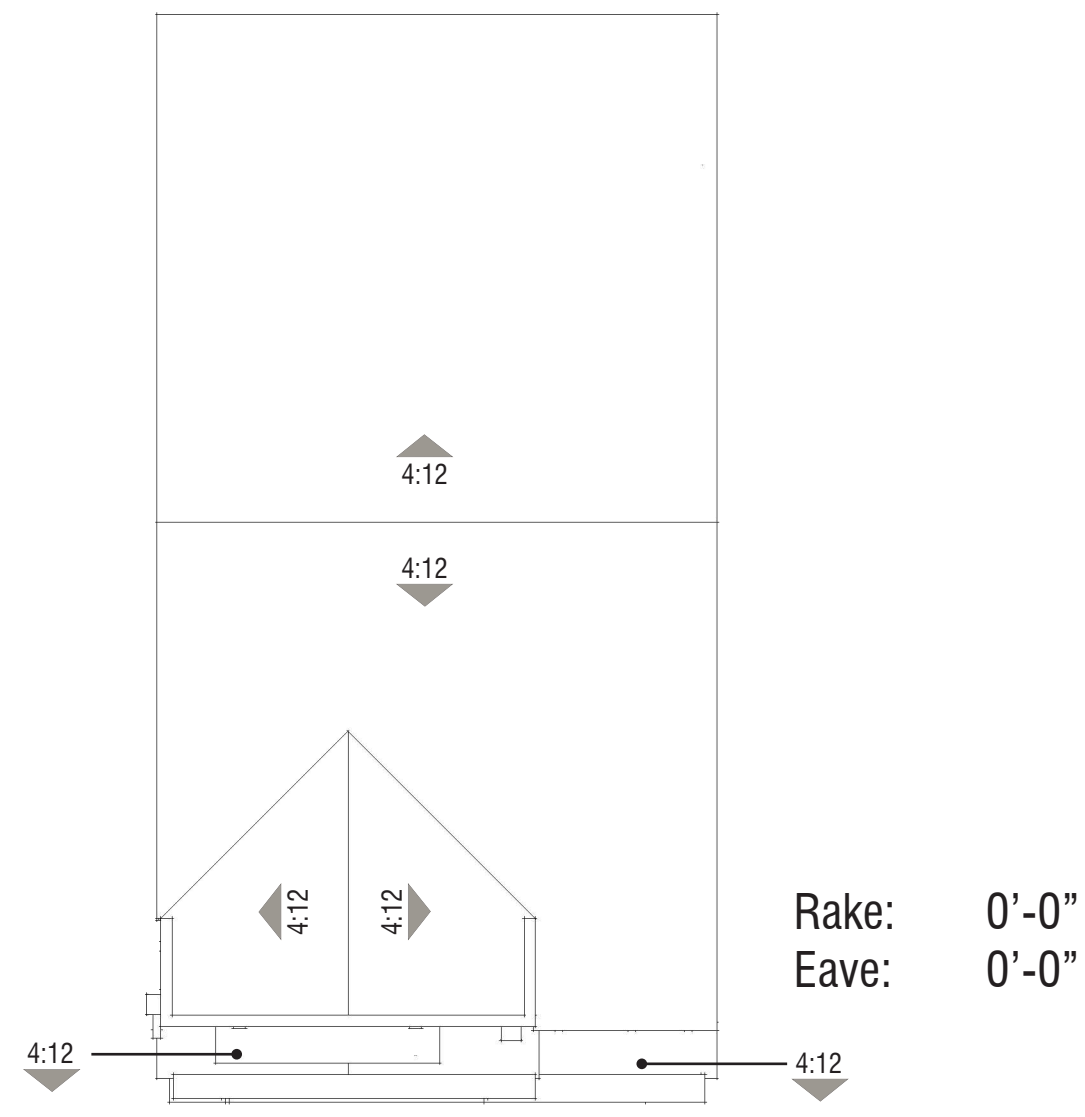
Color Scheme 2 Shown, Refer to Sheet CM-1

Adaptive Farmhouse Style

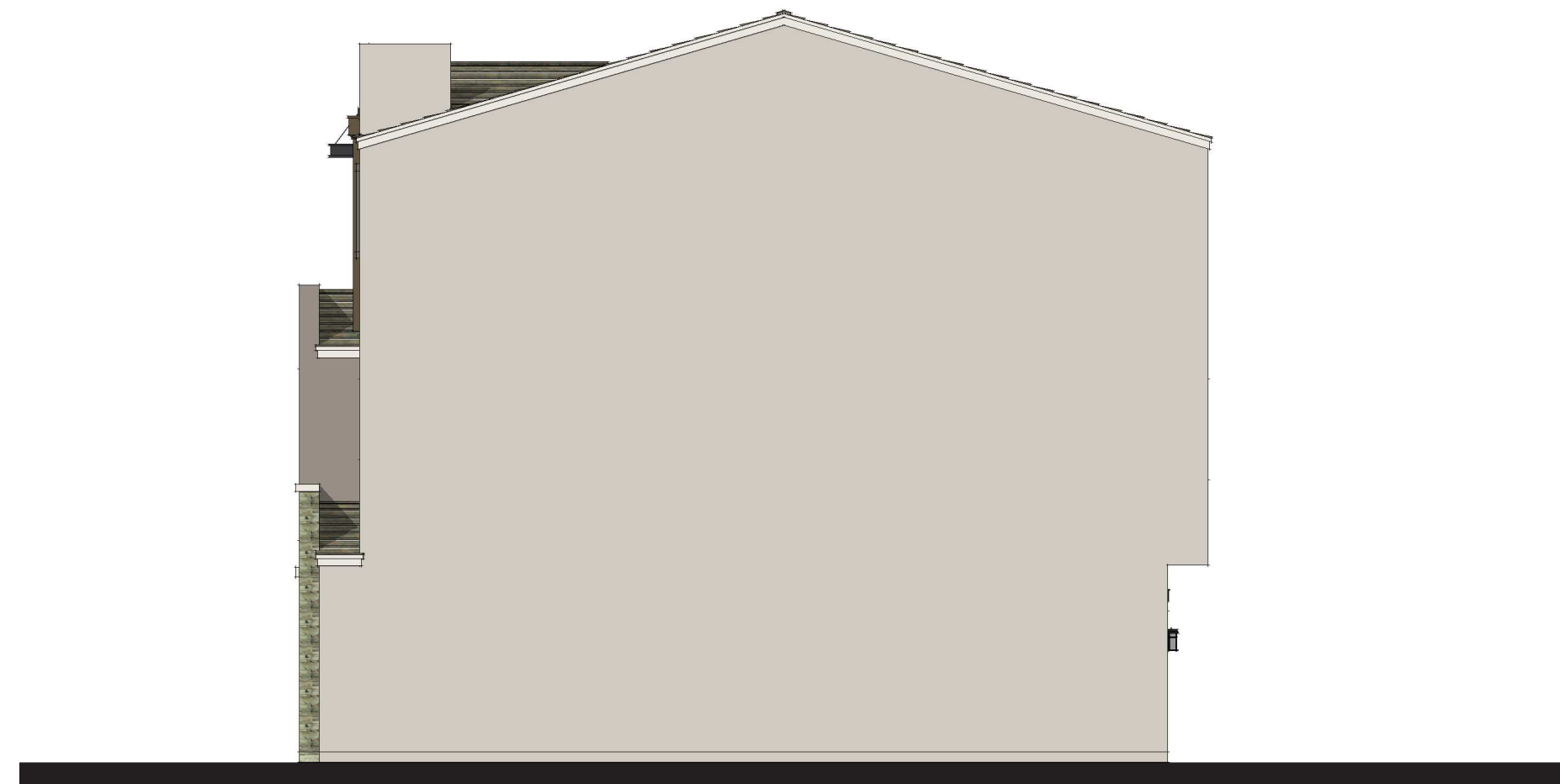
PLAN 2A | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA



ROOF



RIGHT



REAR



LEFT



FRONT

Note: Artist's conception; colors, materials and application may vary.

BUILDING MATERIAL: INDUSTRIAL

Roof:	Flat Roof with Parapet; Concrete Flat Tile
Exterior:	Stucco Finish
Accent Windows:	Stucco over Foam Trim with Accent Color
Deck Accents:	Decorative Metal Railing
Window & Door Trim:	Vinyl
Awning:	Metal Awning
Accent:	Horizontal Inset Lap Siding, Stone Veneer
Entry Door:	Decorative Front Entry Door
Garage Door:	Sectional Garage Doors

Color Scheme 4 Shown, Refer to Sheet CM-2

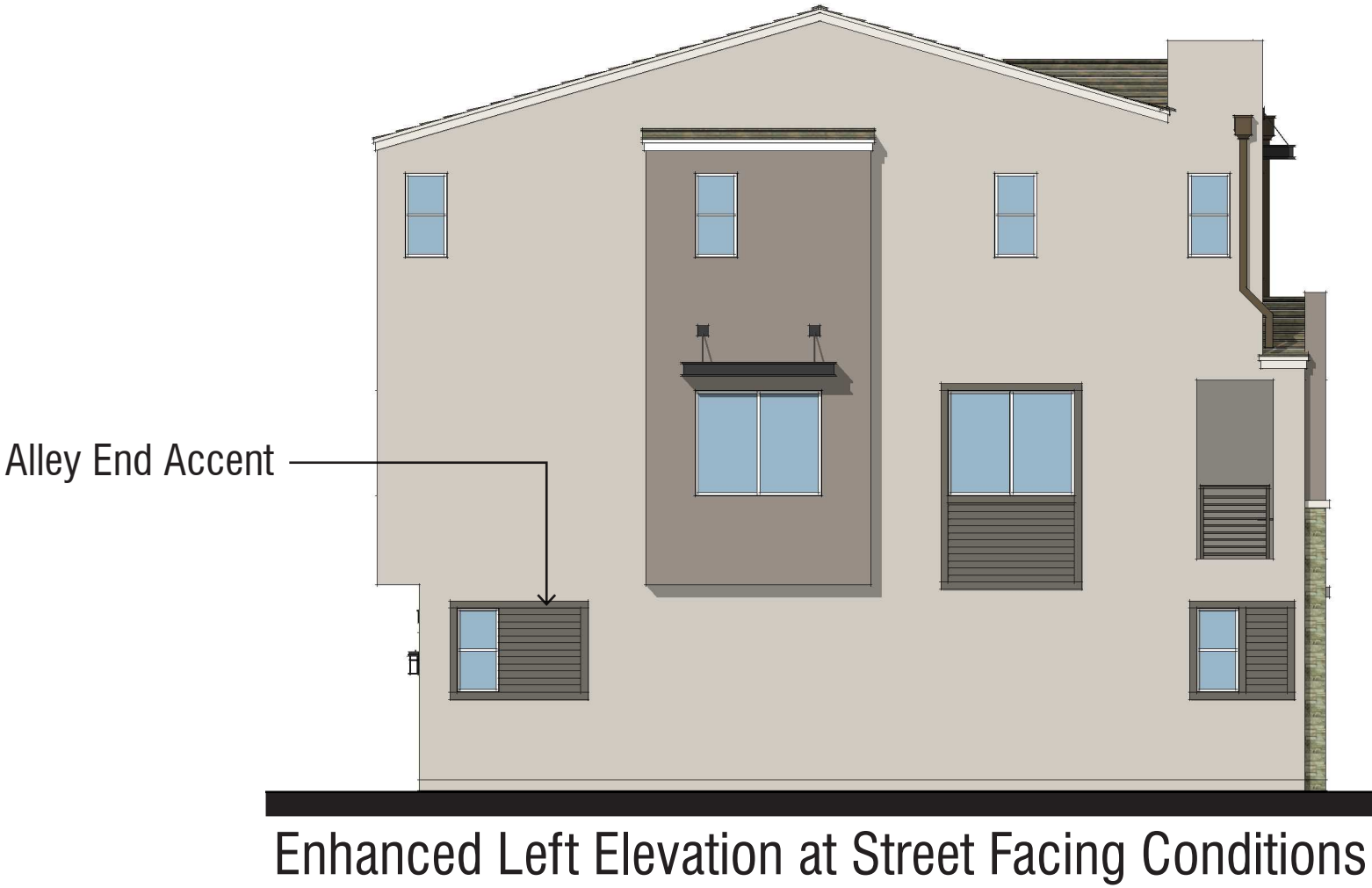
Industrial Style

PLAN 2B | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA

Standard Enhanced Elevation with Alley End Accent: Units 5, 21



Standard Enhanced Elevation: Units 33, and 78



Standard Enhanced Elevation with Alley End Accents: Units 71, and 89



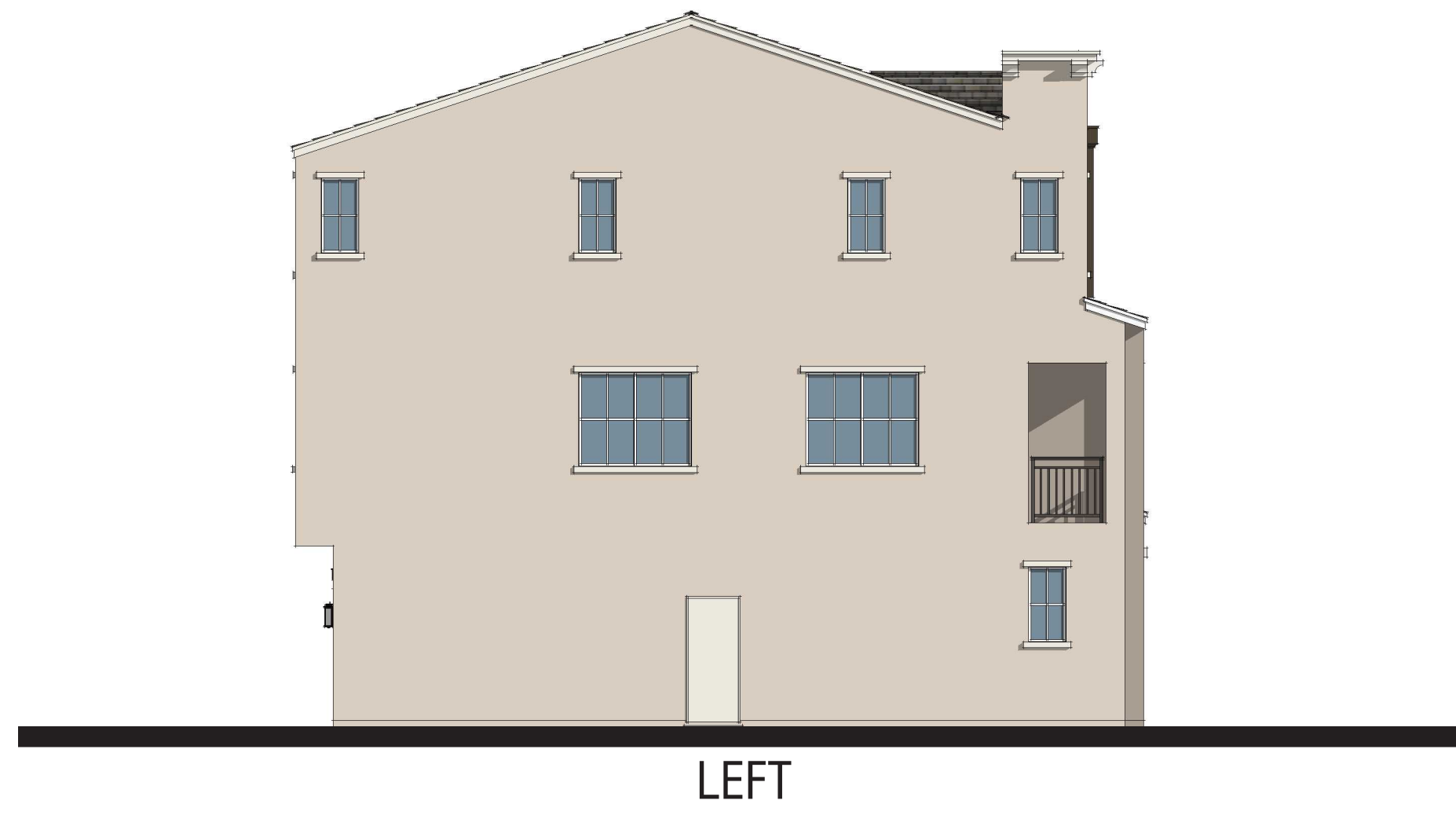
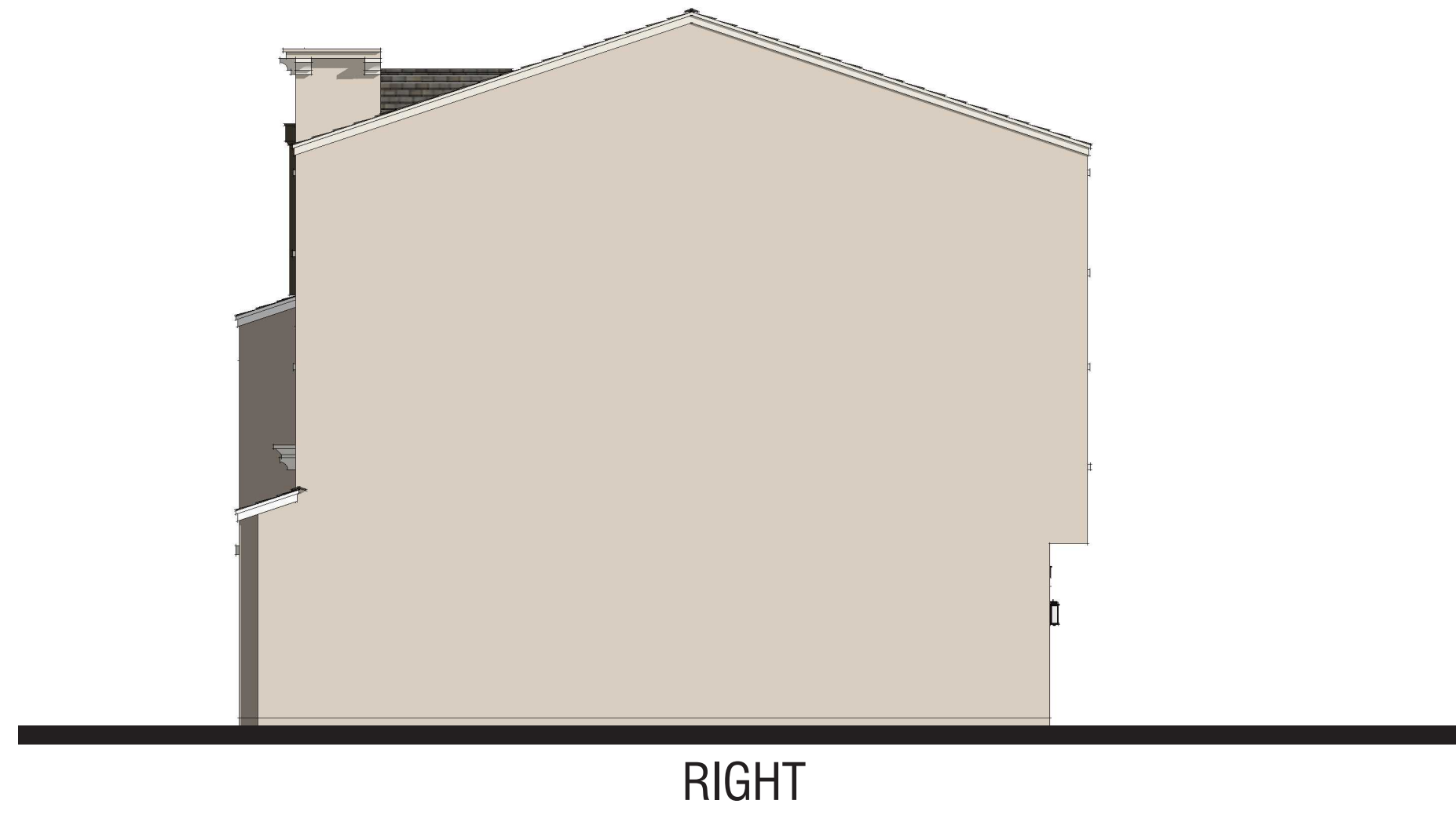
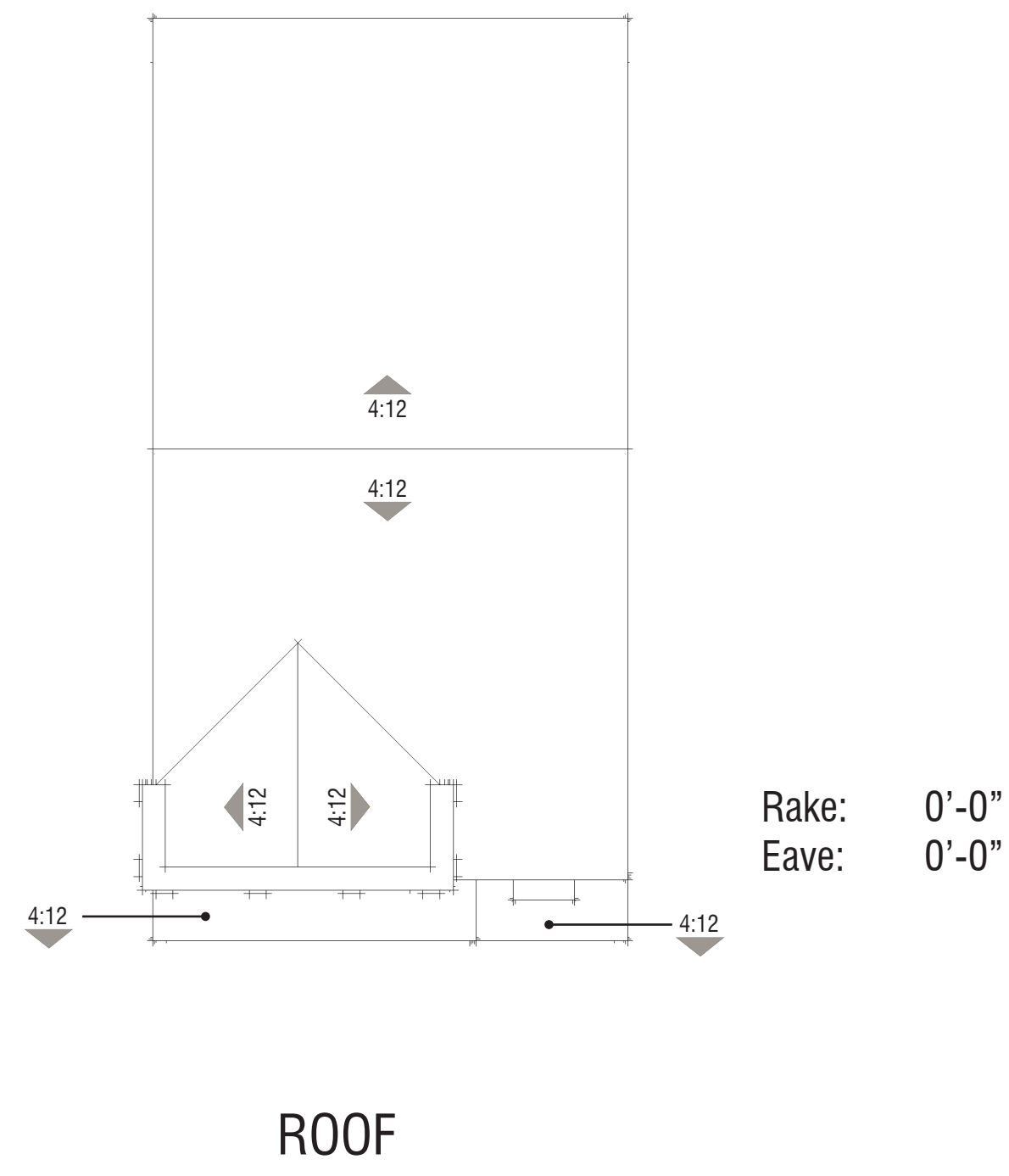
Color Scheme 4 Shown, Refer to Sheet CM-2

Industrial Style

PLAN 2B | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA



BUILDING MATERIAL: MAINSTREET

Roof:	Flat Roof with Parapet; Concrete Flat Tile
Exterior:	Stucco Finish
Accent Windows:	Stucco over Foam Trim with Accent Color
Deck Accents:	Decorative Metal Railing
Window & Door Trim:	Vinyl
Accent:	Fiber Cement Panel, Brick Veneer
Entry Door:	Decorative Front Entry Door
Garage Door:	Sectional Garage Doors

Color Scheme 6 Shown, Refer to Sheet CM-2

Mainstreet Style

PLAN 2C | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA

Standard Enhanced Elevation with Alley End
Accents: Units 66, and 74



Enhanced Left Elevation at Street Facing Conditions

Standard Enhanced Elevation: Units 73



Enhanced Left Elevation at Street Facing Conditions

Color Scheme 6 Shown, Refer to Sheet CM-2

Mainstreet Style

PLAN 2C | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA

- NOTE:
1. Floor plans are for conceptual purposes only and will change through design process.
 2. Further refinements to floor plans will be needed to reflect exterior elevations.
 3. Square footage may vary depending on method of calculation.

4 Bdrm / 3 Bath / Tech / Flex / 2-Car Garage

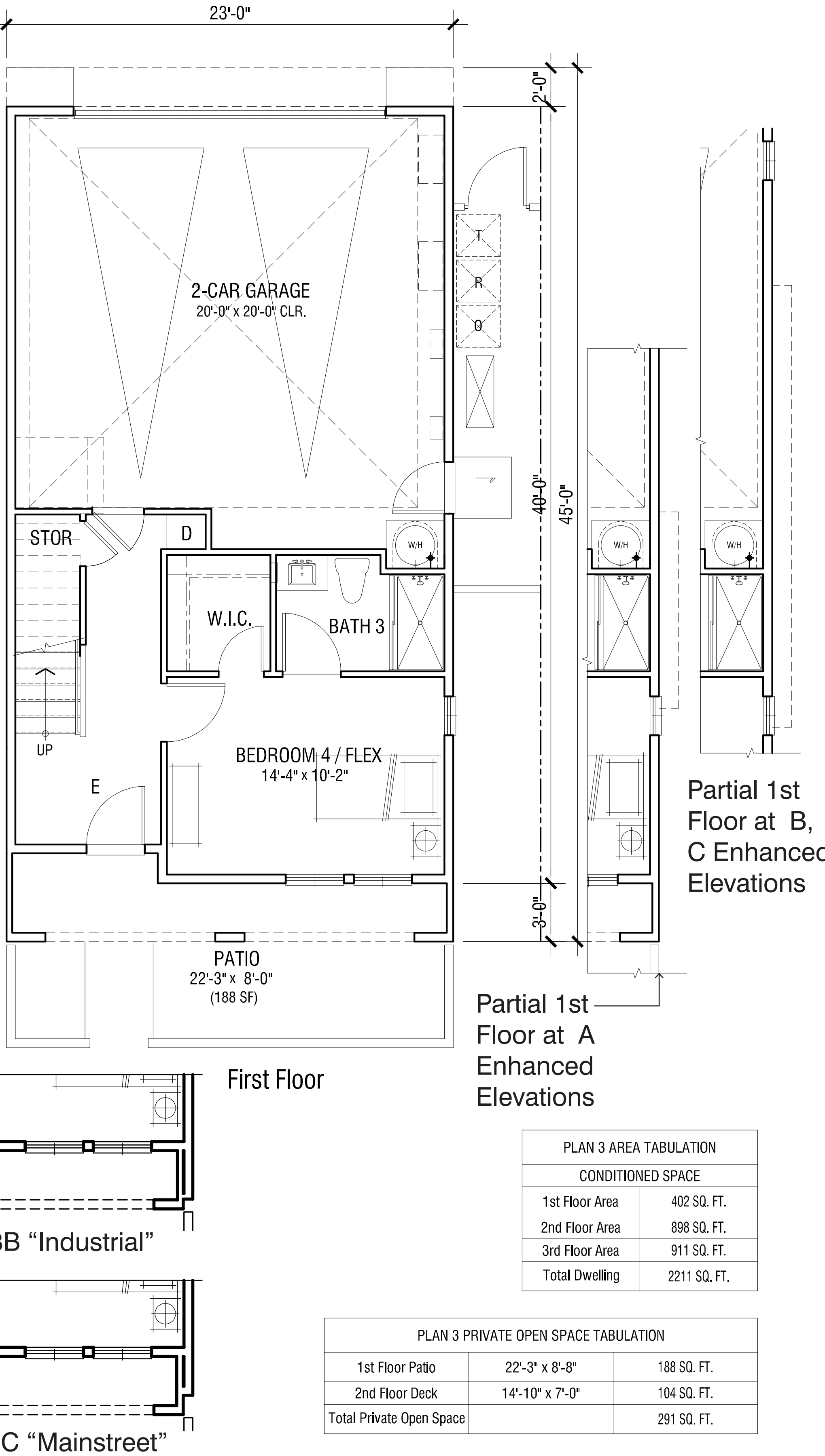
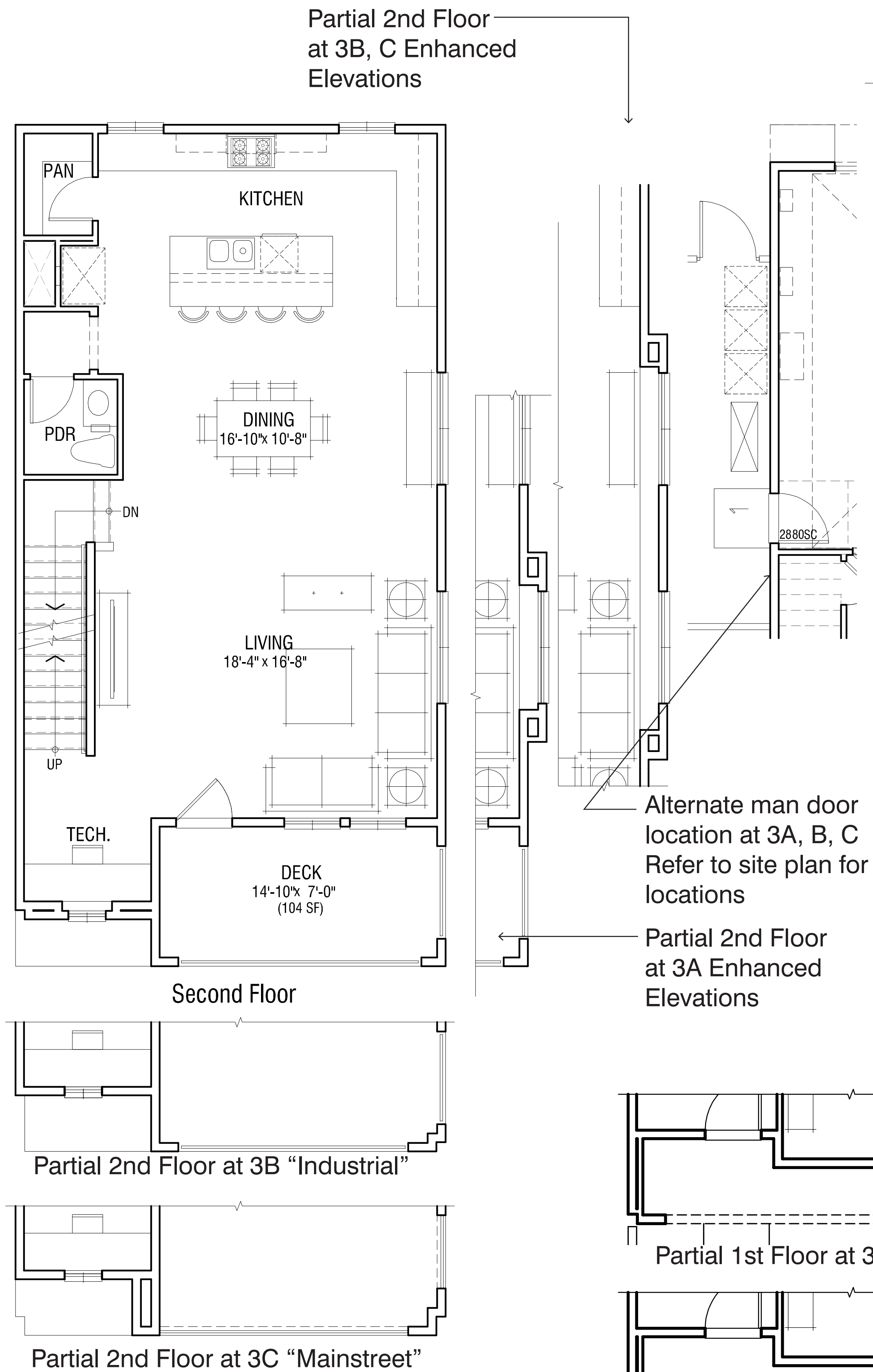
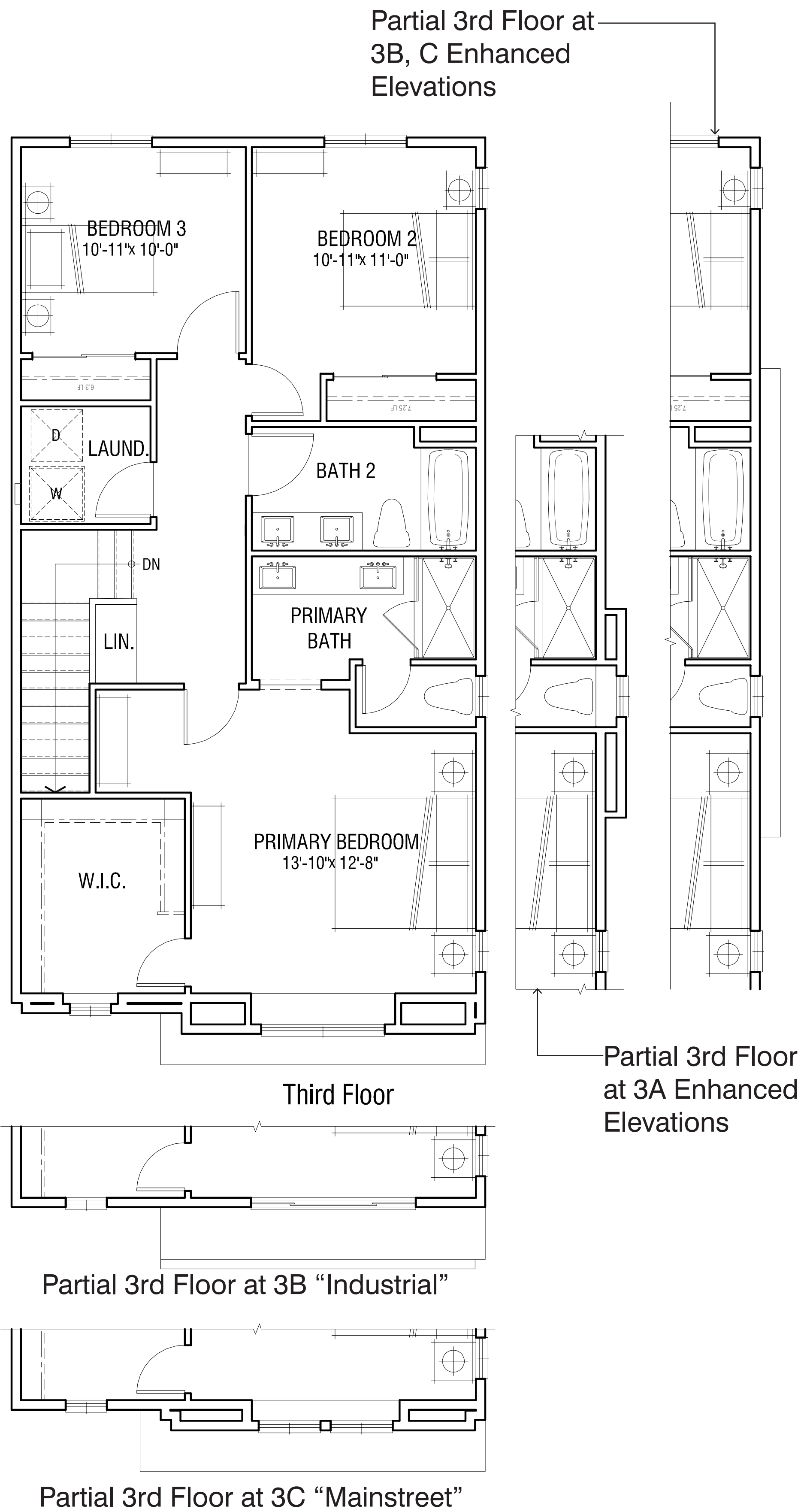
PLAN 3 | Conceptual Floor Plan

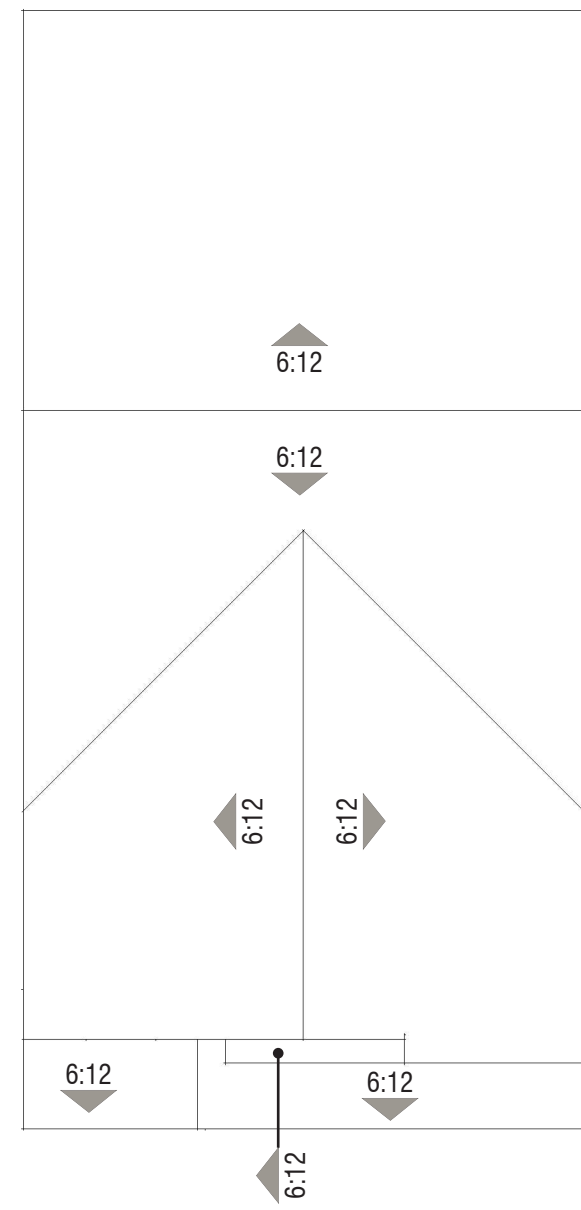
THE PRESERVE - BLOCK 8

CHINO, CA

OCCUPANCY: R3
CONSTRUCTION TYPE: VB
SPRINKLER SYSTEM: 13D

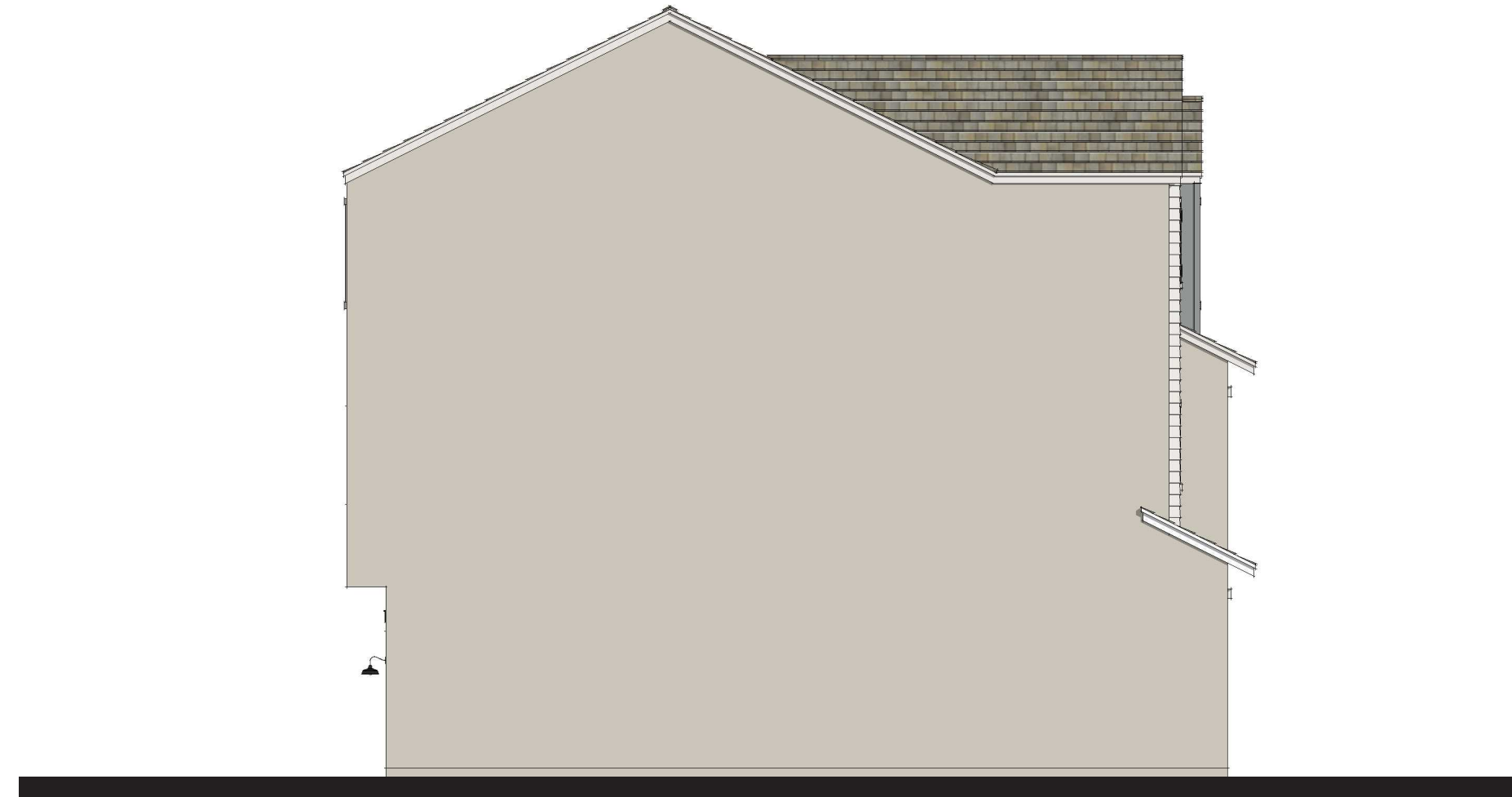
ARCHITECTS . PLANNERS . DESIGNERS





ROOF

Rake: 0'-0"
Eave: 0'-0"



LEFT



REAR



RIGHT



FRONT

Note: Artist's conception; colors, materials and application may vary.

BUILDING MATERIAL: ADAPTIVE FARMHOUSE

Roof: Flat Roof with Parapet; Concrete Flat Tile
Exterior: Stucco Finish
Accent Windows: Stucco over Foam Trim with Accent Color
Deck Accents: Decorative Metal Railing
Window & Door Trim: Vinyl
Accent: Horizontal Lap Siding, Board and Batten
Entry Door: Decorative Front Entry Door
Garage Door: Sectional Garage Doors

Color Scheme 1 Shown, Refer to Sheet CM-1

Adaptive Farmhouse Style

PLAN 3A | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA

Standard Enhanced Elevation with Alley End Accent:
Unit 40, 48, and 56



Enhanced Right Elevation at Street Facing Conditions

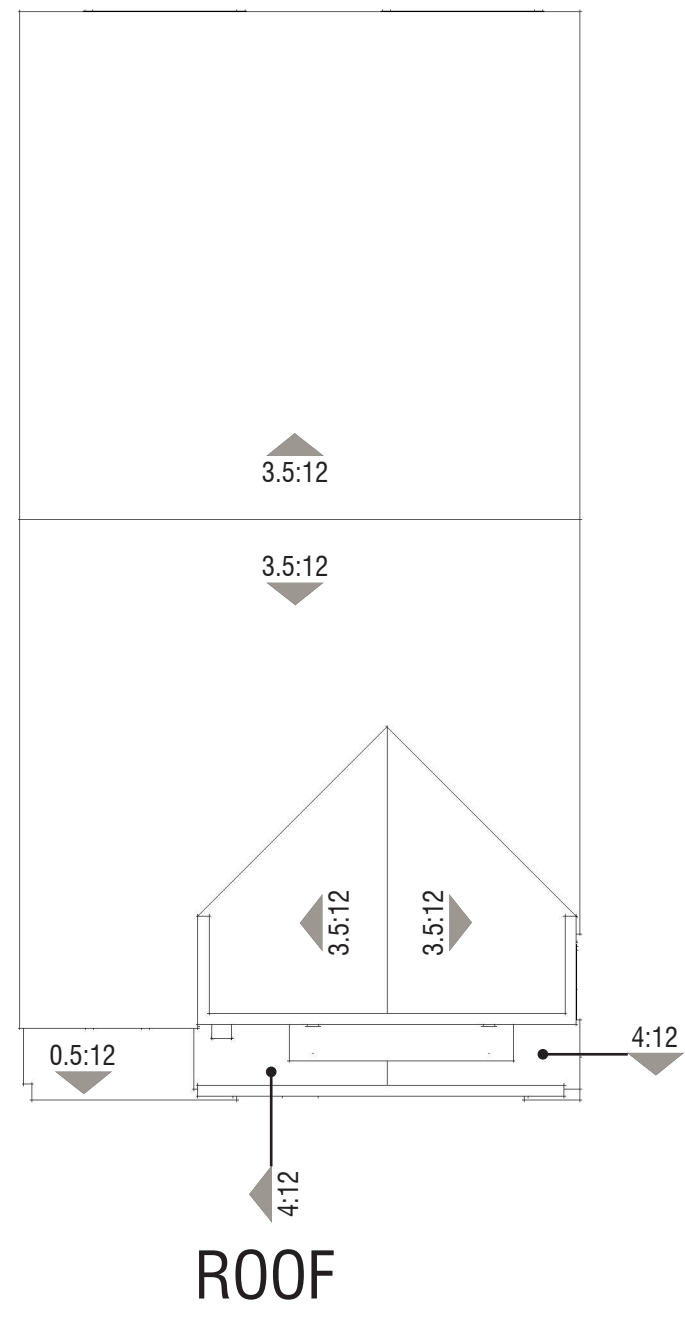
Color Scheme 1 Shown, Refer to Sheet CM-1

Adaptive Farmhouse Style

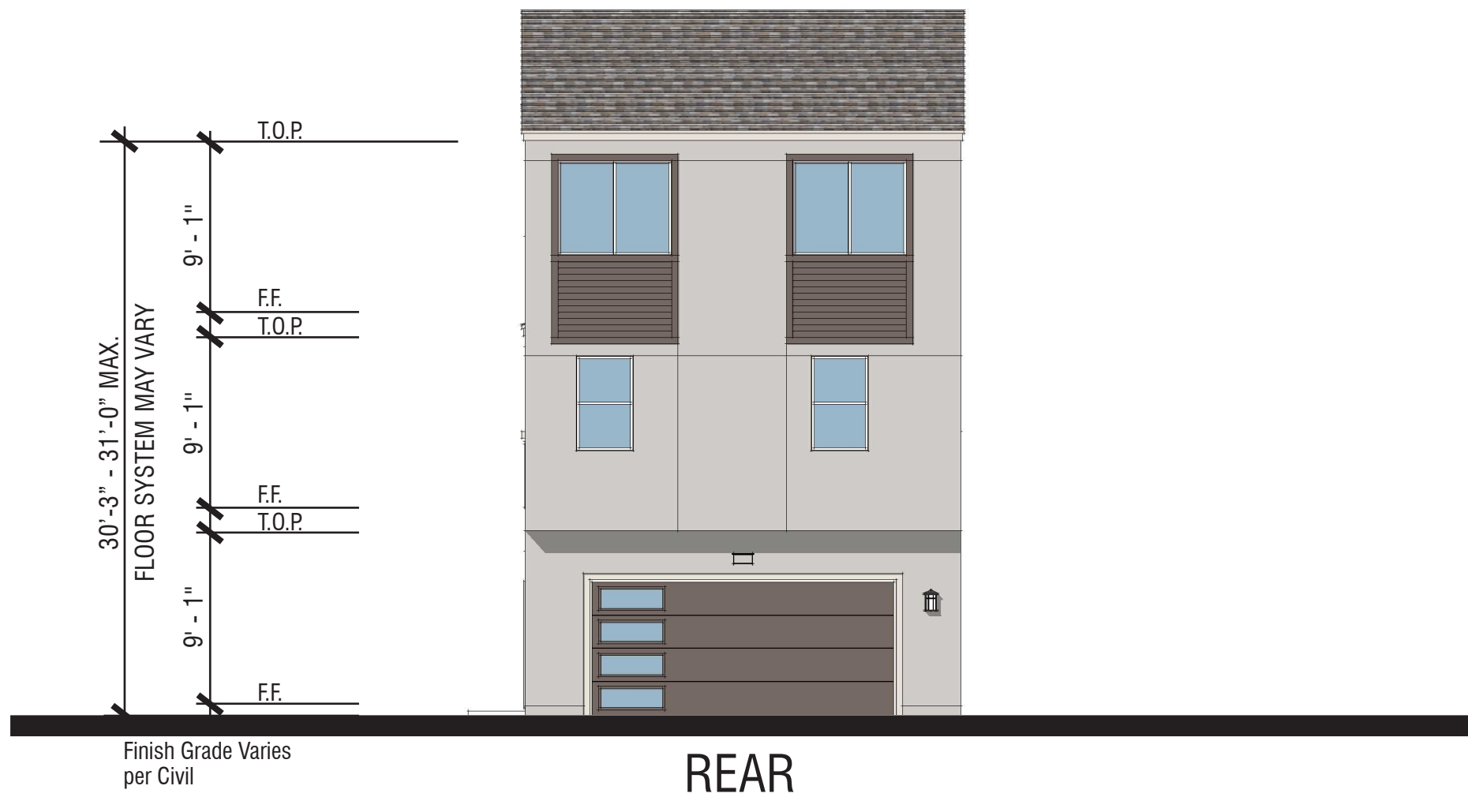
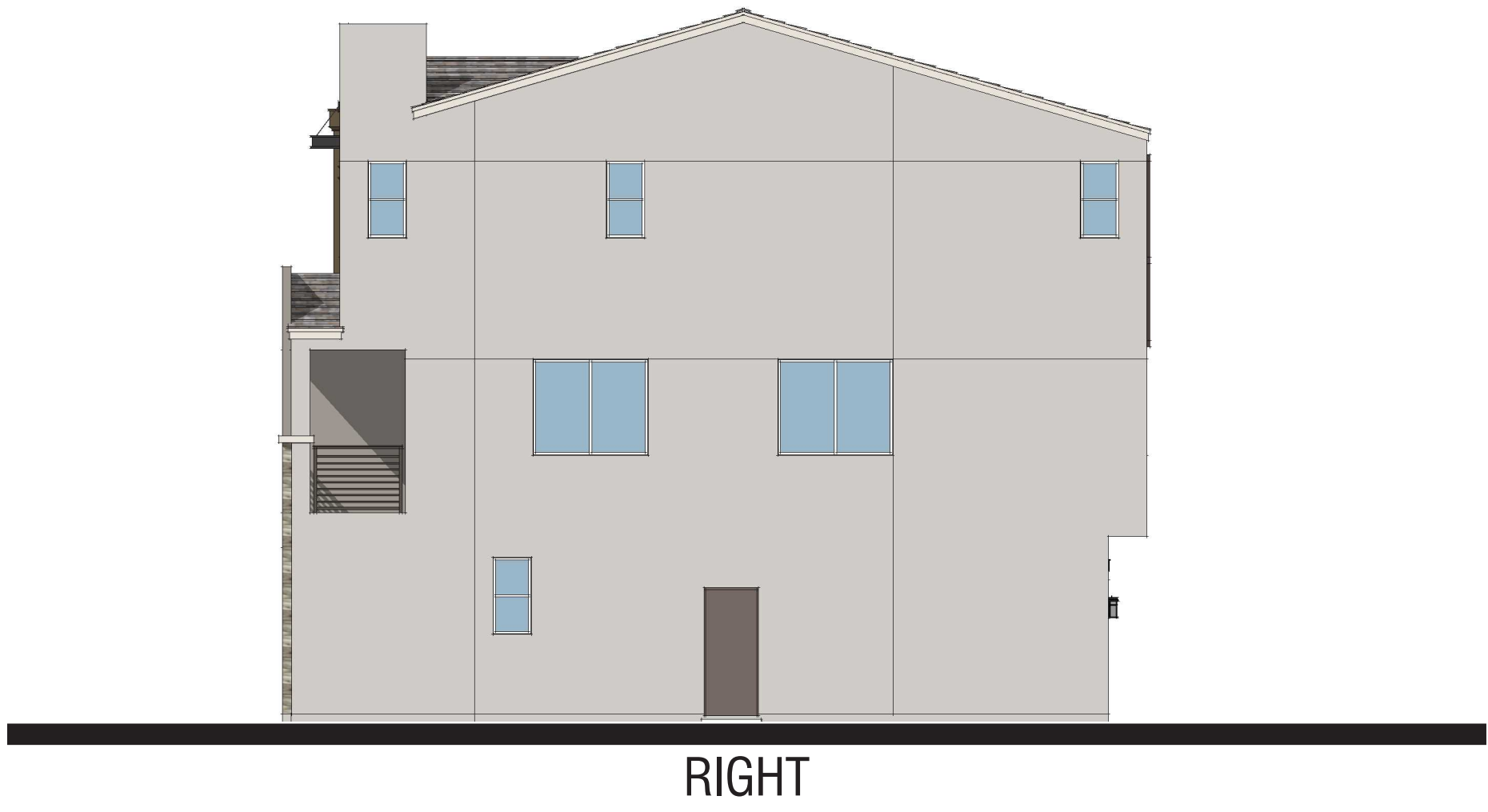
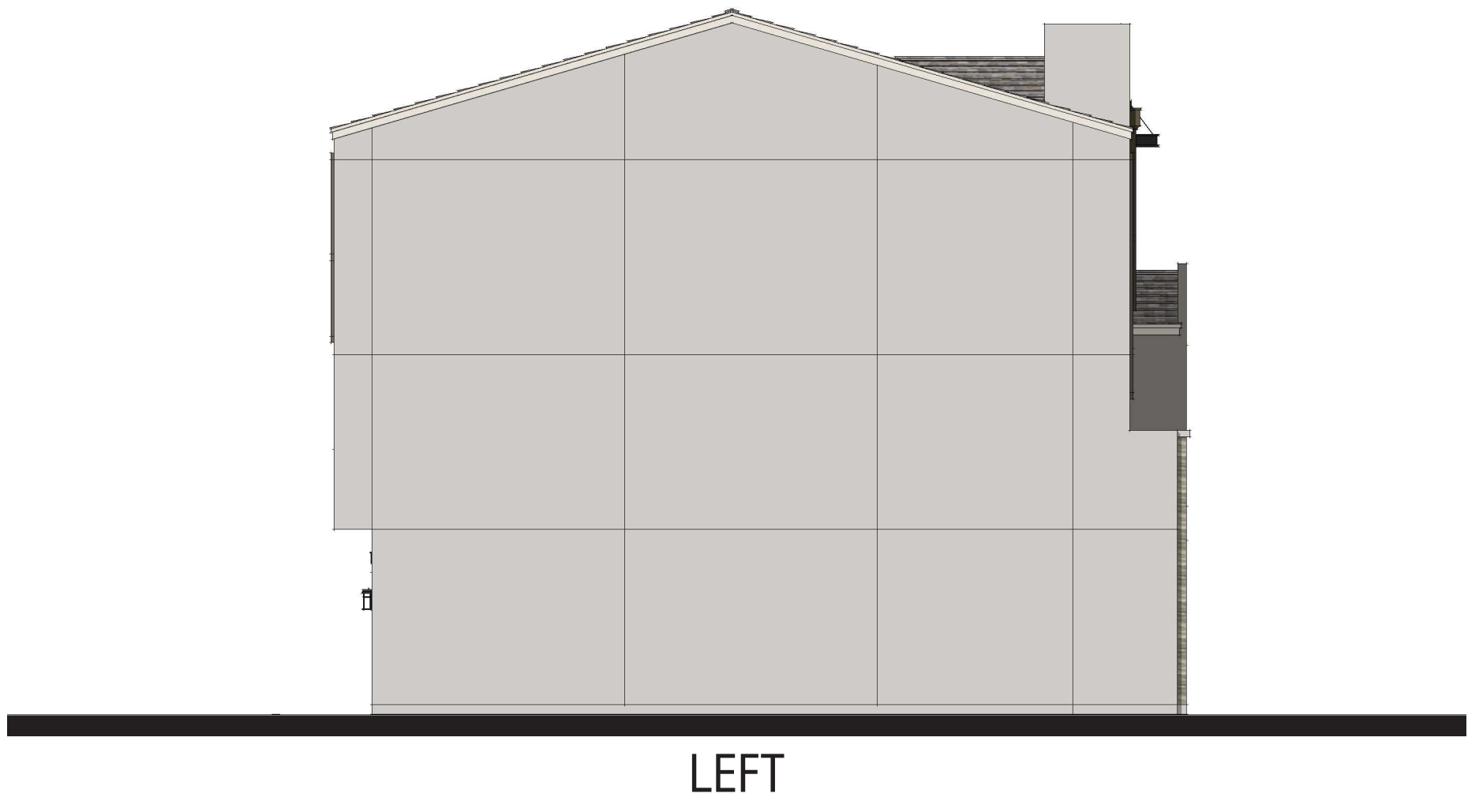
PLAN 3A | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA



Rake: 0'-0"
Eave: 0'-0"



BUILDING MATERIAL: INDUSTRIAL

Roof:	Flat Roof with Parapet; Concrete Flat Tile
Exterior:	Stucco Finish
Accent Windows:	Stucco over Foam Trim with Accent Color
Deck Accents:	Decorative Metal Railing
Window & Door Trim:	Vinyl
Awning:	Metal Awning
Accent:	Horizontal Inset Lap Siding, Stone Veneer
Entry Door:	Decorative Front Entry Door
Garage Door:	Sectional Garage Doors

Color Scheme 3 Shown, Refer to Sheet CM-1

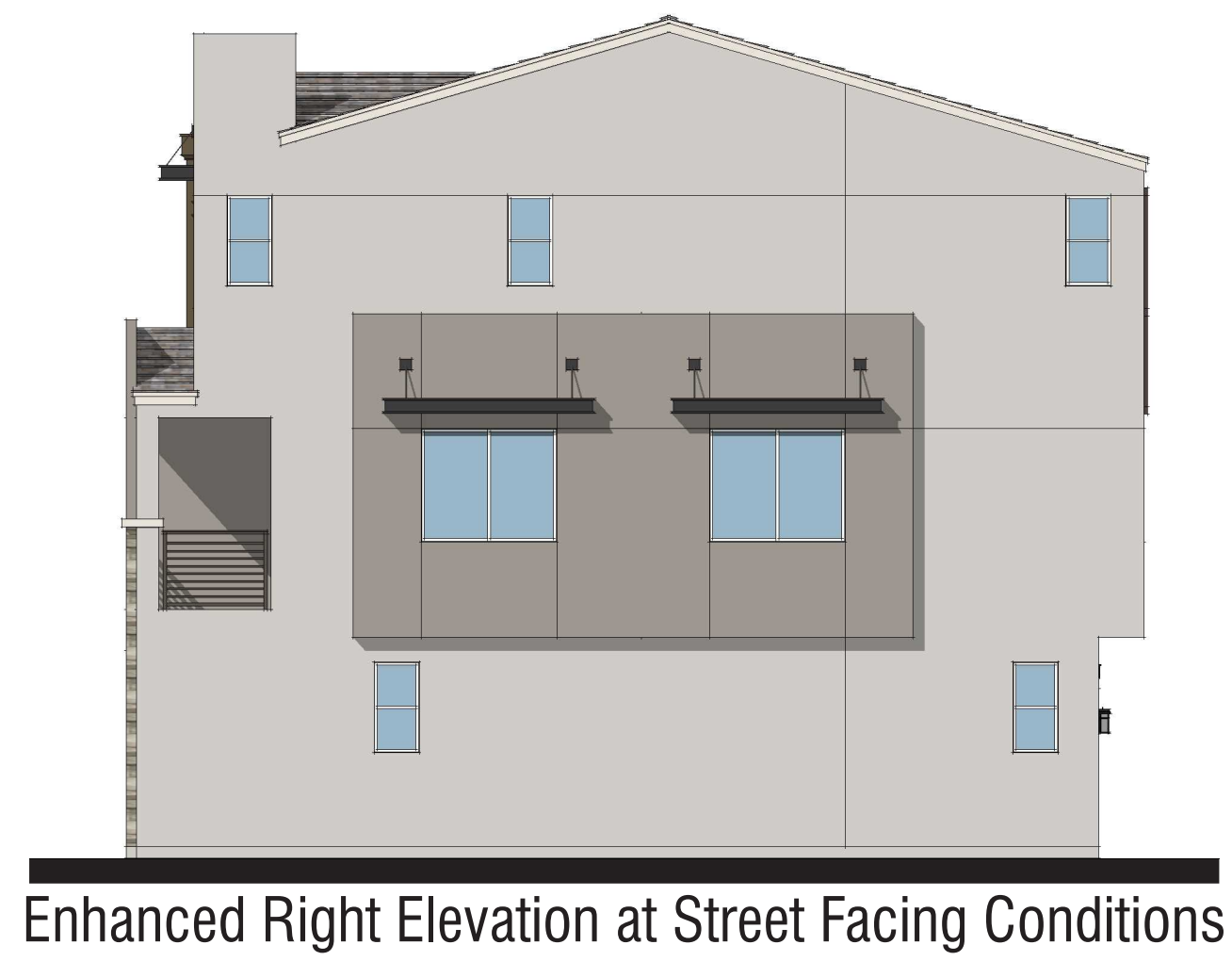
Industrial Style

PLAN 3B | Conceptual Elevations

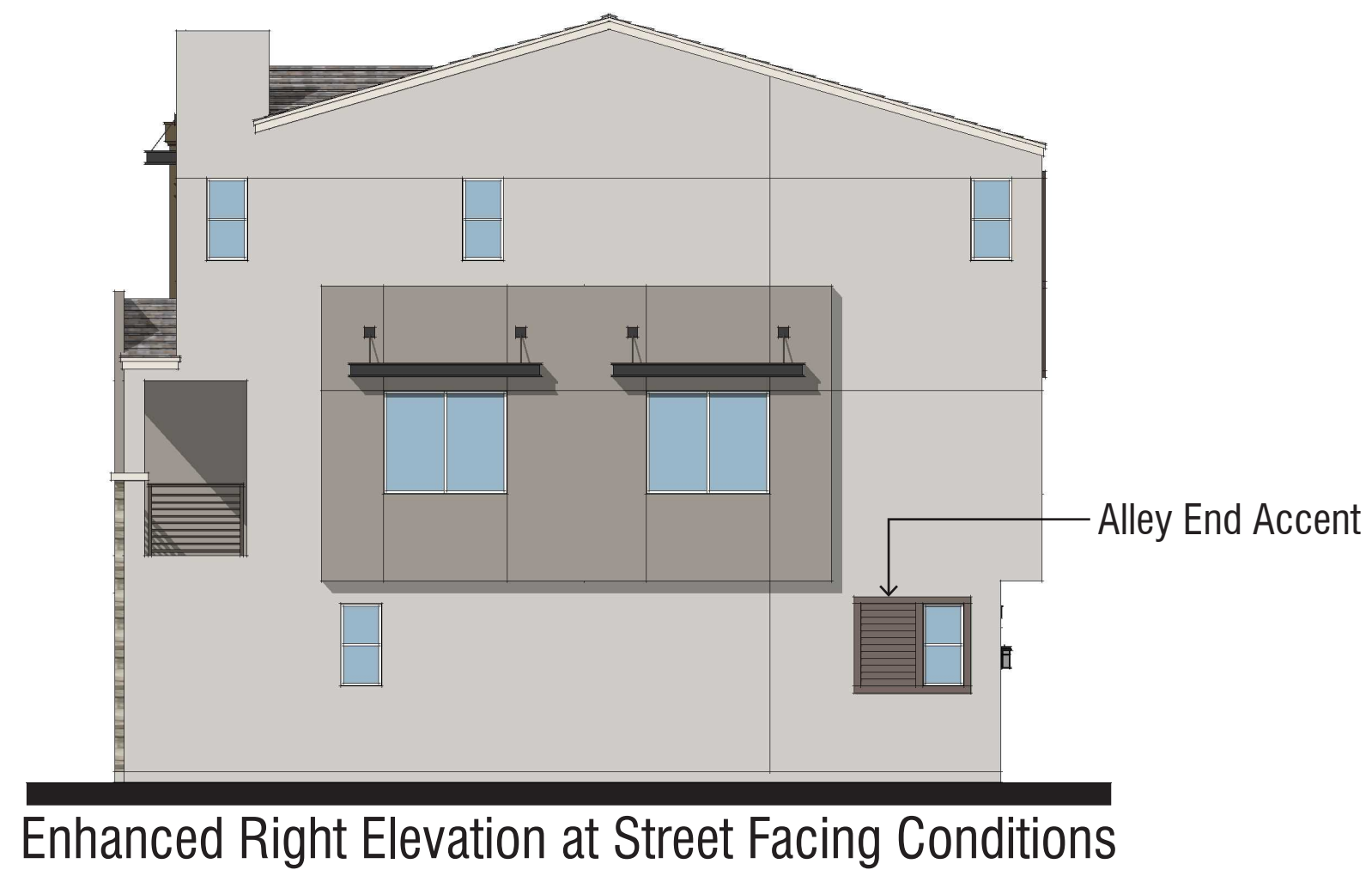
THE PRESERVE - BLOCK 8

CHINO, CA

Standard Enhanced Elevation: Unit 1



Standard Enhanced Elevation with Alley end Accents: Units 13, and 44



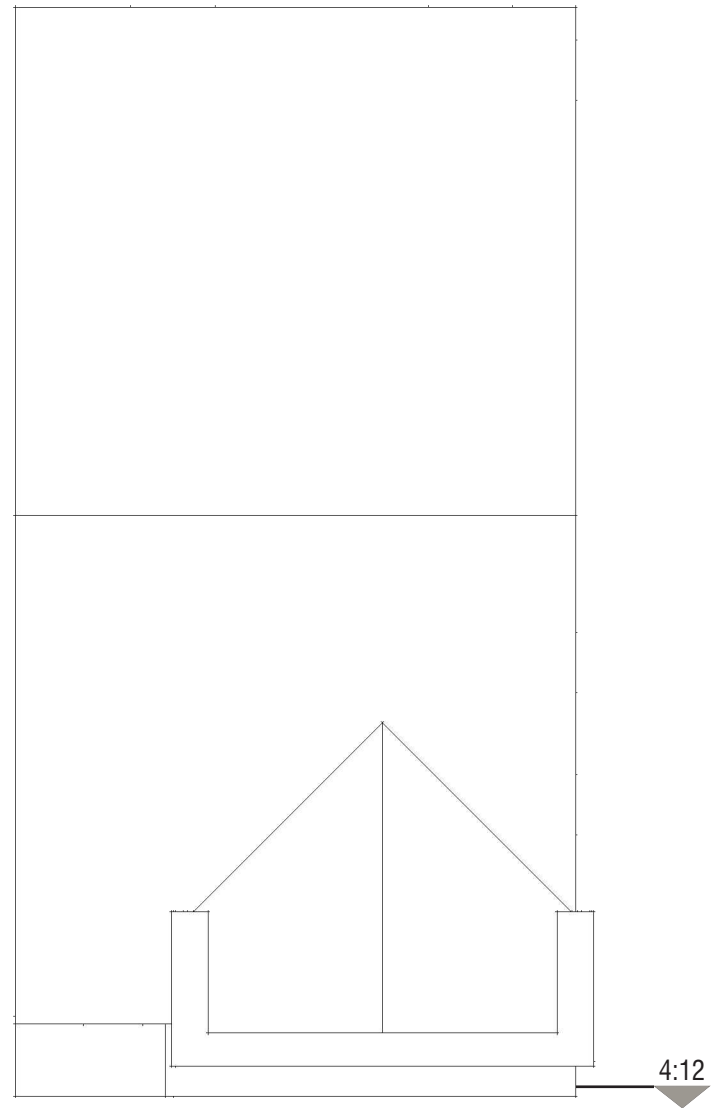
Color Scheme 3 Shown, Refer to Sheet CM-1

Industrial Style

PLAN 3B | Conceptual Elevations

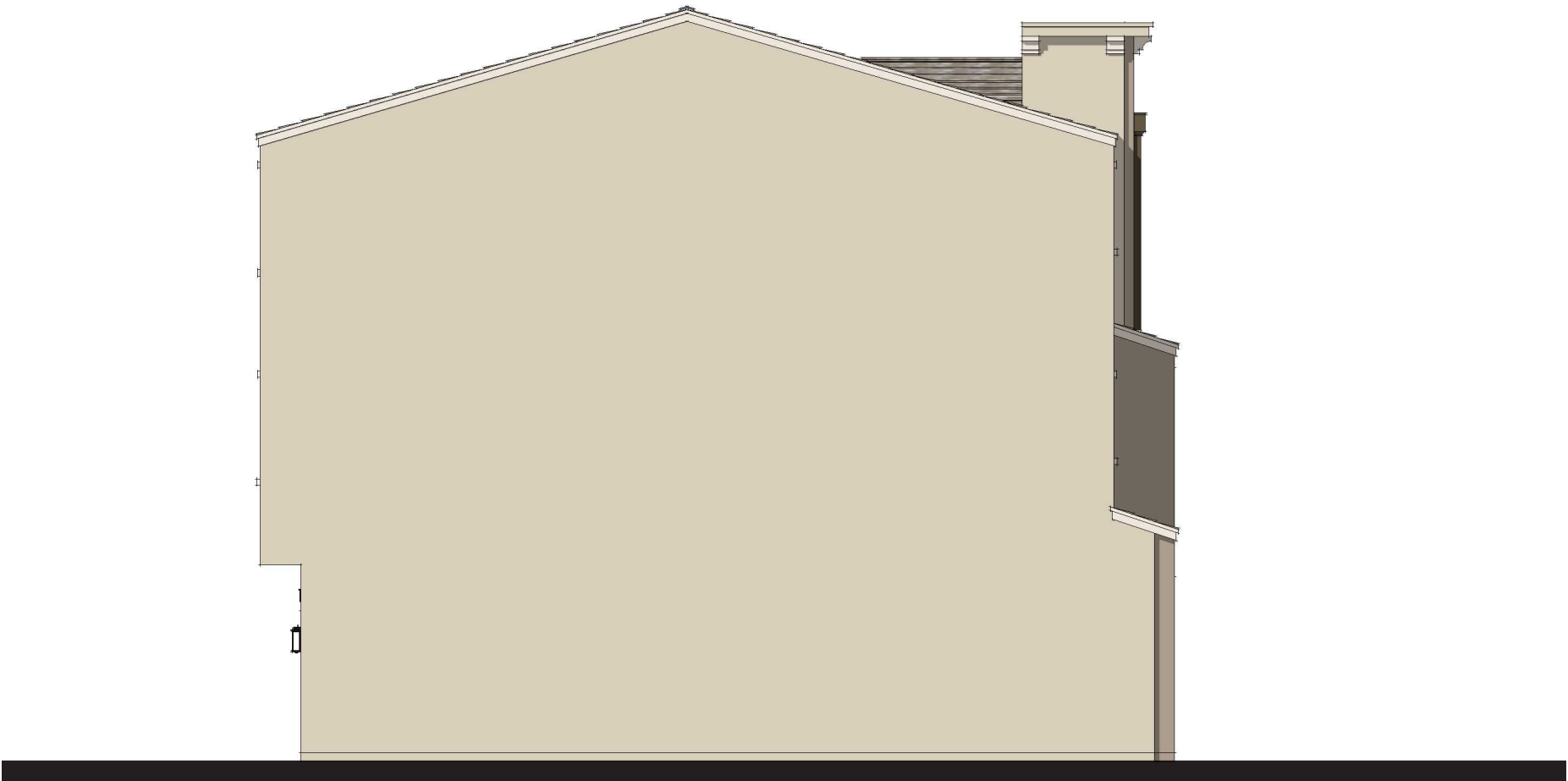
THE PRESERVE - BLOCK 8

CHINO, CA



ROOF

Rake: 0'-0"
Eave: 0'-0"



LEFT



Finish Grade Varies
per Civil

REAR



RIGHT



Highest Ridge
T.O.P.
9'-1"
FF
T.O.P.
9'-1"
FF
T.O.P.
9'-1"
FF
Finish Grade Varies
per Civil

FRONT

Note: Artist's conception; colors, materials
and application may vary.

BUILDING MATERIAL: MAINSTREET

- Roof: Flat Roof with Parapet; Concrete Flat Tile
- Exterior: Stucco Finish
- Accent Windows: Stucco over Foam Trim with Accent Color
- Deck Accents: Decorative Metal Railing
- Window & Door Trim: Vinyl
- Accent: Fiber Cement Panel, Brick Veneer
- Entry Door: Decorative Front Entry Door
- Garage Door: Sectional Garage Doors

Color Scheme 5 Shown, Refer to Sheet CM-2

Mainstreet Style

PLAN 3C | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA



A-22

PLANNING SUBMITTAL 4

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Standard Enhanced Elevation
with Alley End Accent: Unit 17



Color Scheme 5 Shown, Refer to Sheet CM-2

Mainstreet Style

PLAN 3C | Conceptual Elevations

THE PRESERVE - BLOCK 8

CHINO, CA

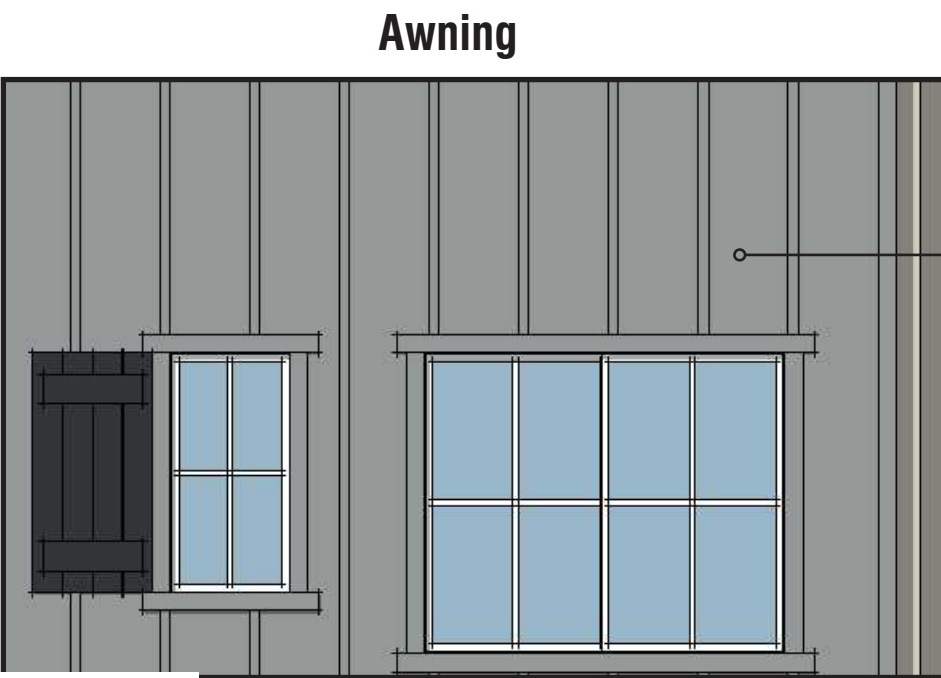
Adaptive Farmhouse Style
Design Guidelines Requirements (Pg. 64)

ELEMENT	MINIMUM REQUIREMENTS	ENHANCEMENTS
Form	<ul style="list-style-type: none">● Simple plan form massing and simple roof design	
Roof	<ul style="list-style-type: none">● 4:12 to 6:12 Main Roof Pitch● Accent Roof at 5:12-12:12 Pitch· Front to back main gable roof● Minimum 6" overhangs● Concrete tile with flat or shingled appearance	<ul style="list-style-type: none">● Side-to-side main gable roof with two front-facing smaller gables● 12" overhangs at primary locations
Walls	<ul style="list-style-type: none">· Horizontal Siding at primary exposed area● Stucco at secondary areas	<ul style="list-style-type: none">● Combination of horizontal siding and vertical siding· Stone or brick veneer accents
Windows	<ul style="list-style-type: none">● Windows with a vertical mullion pattern at front elevation and at side and rear elevations exposed to public view● Window trim on four sides of window	<ul style="list-style-type: none">· Upgraded window header or sill trim at front elevation· Bay window
Details	<ul style="list-style-type: none">· Simple wood columns and railings at porches if applicable· Shutters with louver-board detail	<ul style="list-style-type: none">· Diagonal braces at columns· Potshelves· Cupolas or weather-vanes· Dormers· Upgraded Garage Door Details● Decorative Light Fixtures
Colors	<ul style="list-style-type: none">· Field: Whites or light tinted colors· Trim: Whites or light shades complementary to field color· Accents: Light or dark shades in contrast with field color	



Parapet Beyond

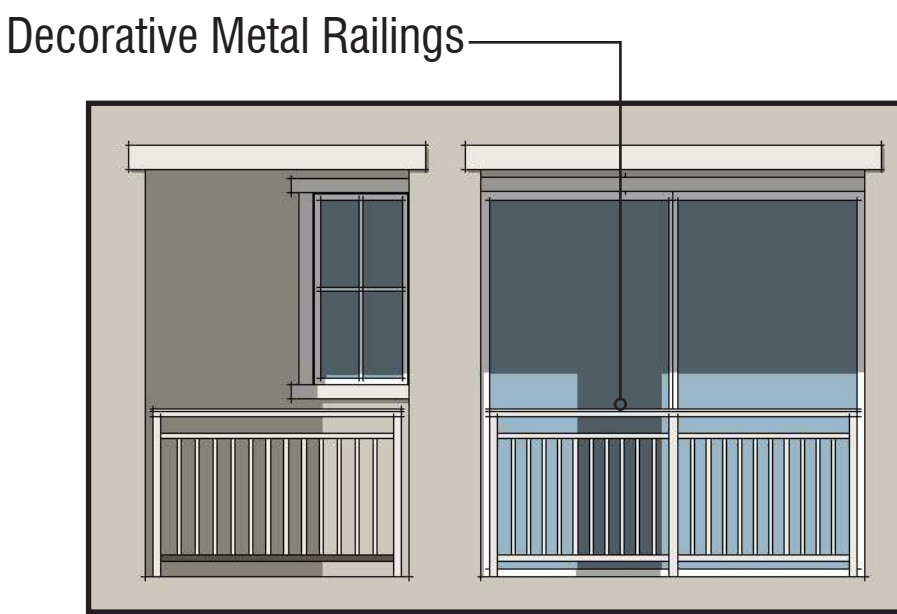
Concrete Flat Tile



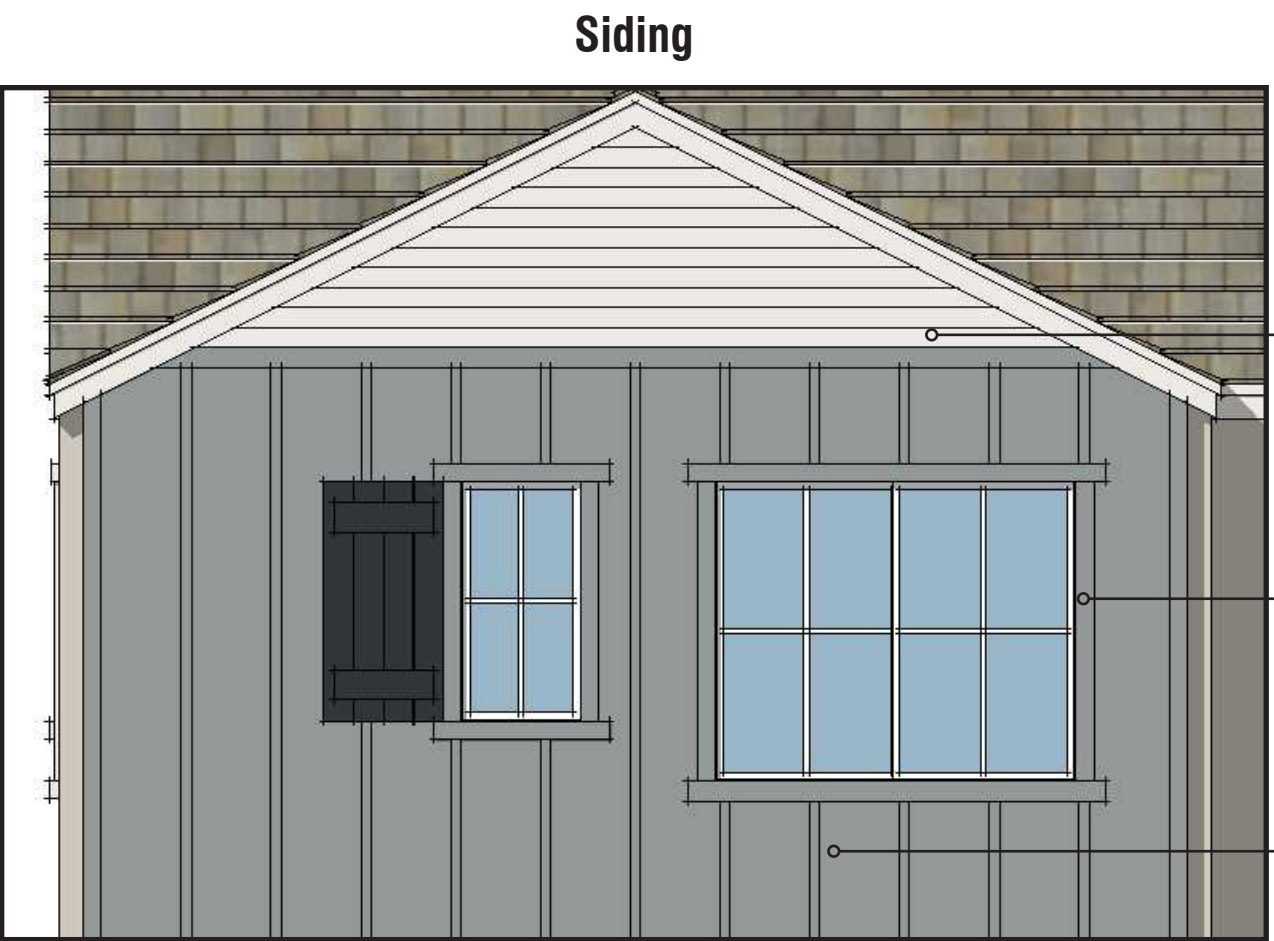
Awning w/ Brackets



Front Facing Double Gable



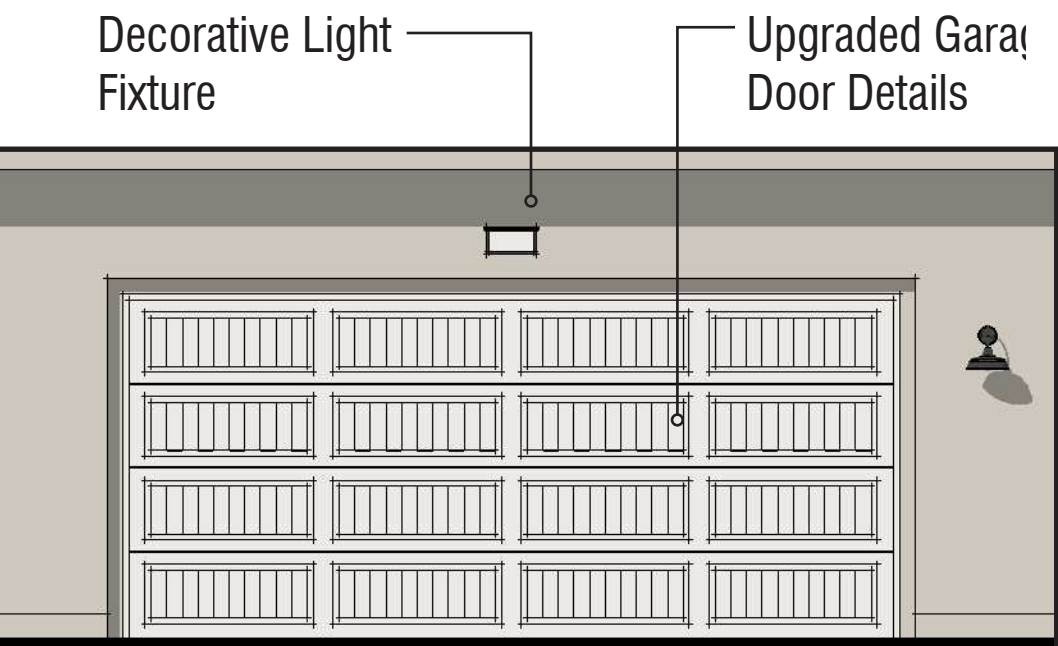
Deck



Horizontal Lap Siding

Window Trim

Vertical Board and Batten Siding



Garage Door



Bold Trim Element

Decorative Light Fixture

Decorative Entry Door

Recessed Entry

ARCHITECTURAL DETAILS : ADAPTIVE FARMHOUSE

THE PRESERVE - BLOCK 8

CHINO, CA

Industrial Style
Design Guidelines Requirements (Pg. 163)

ELEMENTS	MINIMUM REQUIREMENTS	ENHANCEMENTS
Roof	<ul style="list-style-type: none">Flat roofs work well for this stylePitched roofs allowed for added interestSimple unadorned parapet wallsBuilt-up roofing at flat areasFlat or shake tile pattern for sloped areas	<ul style="list-style-type: none">Decorative band or trim along parapetAccent roof element (shed, hip, or gable)Cantilevered projections
Walls	<ul style="list-style-type: none">Stucco predominatesFiber-cement siding accentsAsymmetrical facade	<ul style="list-style-type: none">Accents of metal, brick, or sidingUse of control joints to add interest to large expanses
Windows	<ul style="list-style-type: none">Vertically proportionedPurposely placedRepetitive mullionsMinimal or exaggerated window trim	<ul style="list-style-type: none">Simple industrial dark window trimLarge window modulesLong ribbon of windowsNon-traditional window shapes and placements
Doors	<ul style="list-style-type: none">Simple entry doorsSimple pattern garage doors	<ul style="list-style-type: none">Entry doors with windowsGarage doors with windows
Details	<ul style="list-style-type: none">Projected wall planes to articulate the façadeSimple unadorned formsAsymmetrical facade	<ul style="list-style-type: none">Utilitarian style shade devicesSleek railing linesMetal awnings or overhangsMetal, cable, or glass panel railings
Colors	<ul style="list-style-type: none">Field Colors: Neutral to bold colors including whites and tintsColor blocking recommendedTrim Colors: Contrasting neutral tones	<ul style="list-style-type: none">Accent Colors: Bold, contemporary accents strategically applied

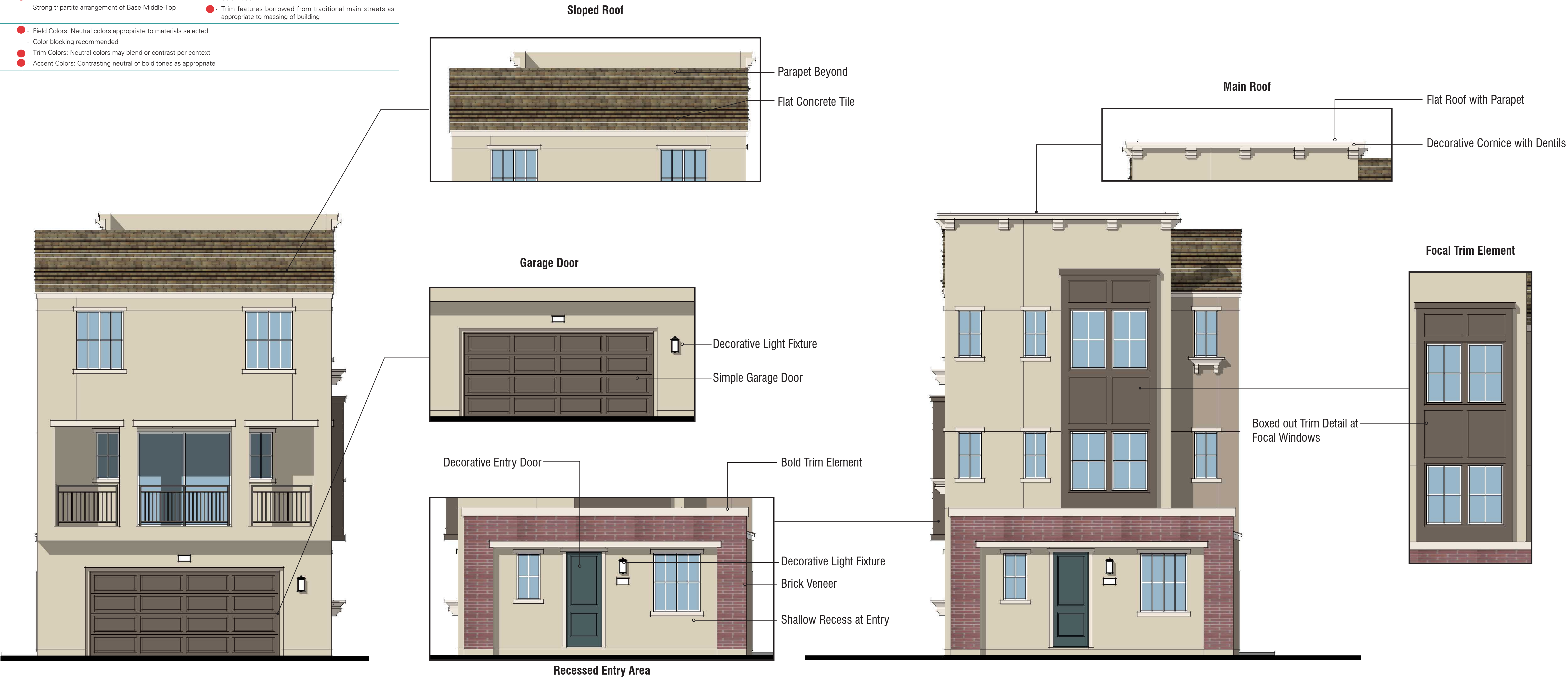


ARCHITECTURAL DETAILS : INDUSTRIAL
THE PRESERVE - BLOCK 8

CHINO, CA

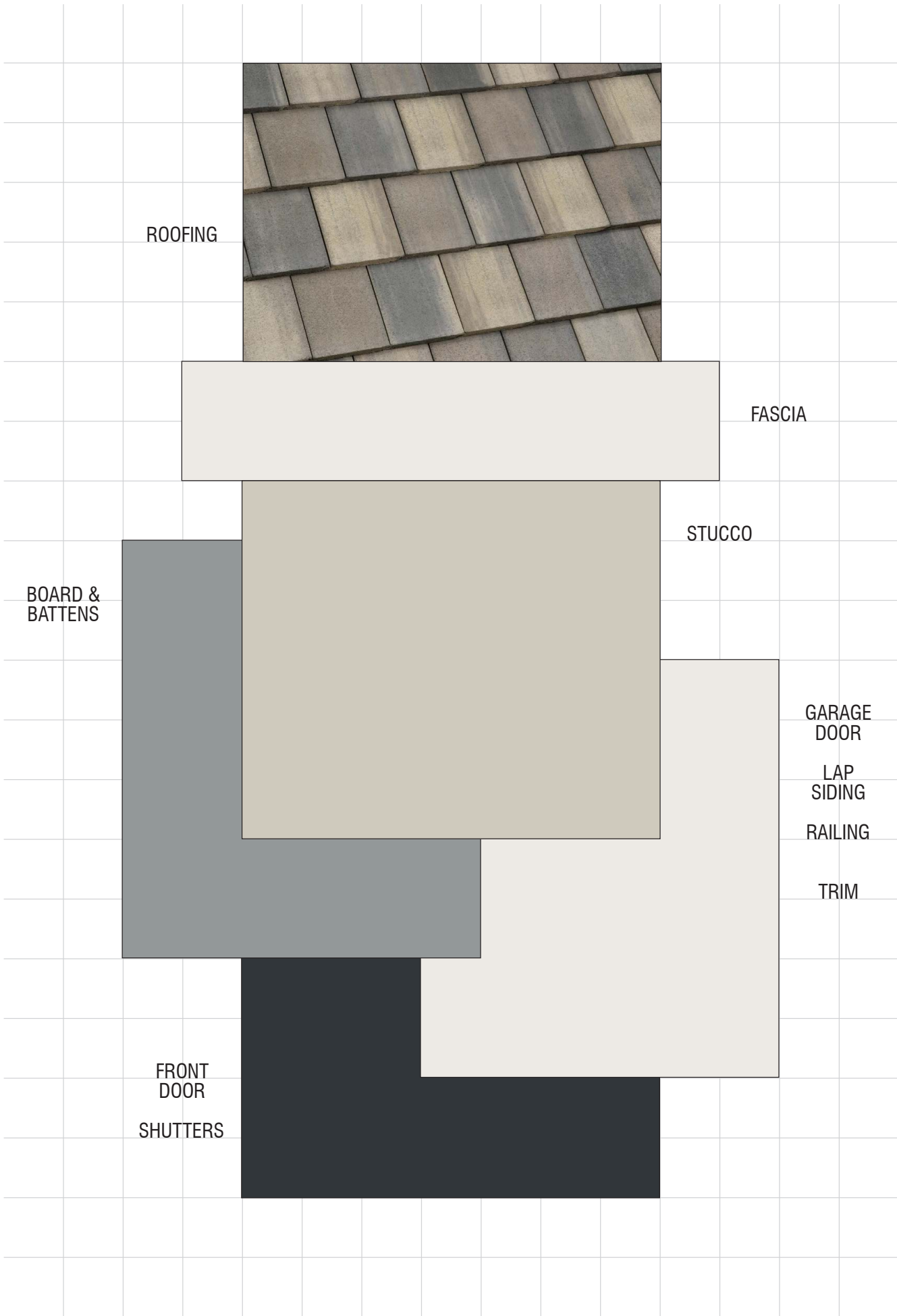
Mainstreet Style
Design Guidelines Requirements (Pg. 169)

ELEMENTS	MINIMUM REQUIREMENTS	ENHANCEMENTS
Roof	<ul style="list-style-type: none">Flat roofs work well for this styleBuilt-up roofing at flat areasFlat or shake tile pattern for sloped areas	<ul style="list-style-type: none">Decorative corniceProjecting awnings
Walls	<ul style="list-style-type: none">Stucco predominatesBold trim elementsStrong base presence	<ul style="list-style-type: none">Brick veneer accentsSiding or metal panelsUse of control joints to add interest to large expanses
Windows	<ul style="list-style-type: none">Vertically proportionedMullions at upper levelsFully trimmed windows or recessed depending on chosen vernacular	<ul style="list-style-type: none">Awnings at selected windowsWindow pediments at focal windowsTransoms
Doors	<ul style="list-style-type: none">Simple entry doorsSimple garage doors	<ul style="list-style-type: none">Entry doors with windowsGarage doors with windows
Details	<ul style="list-style-type: none">Simple box massingShallow recessed entriesStrong tripartite arrangement of Base-Middle-Top	<ul style="list-style-type: none">Horizontal belt courseStorefront-like windows at ground levelColonnadeTrim features borrowed from traditional main streets as appropriate to massing of building
Colors	<ul style="list-style-type: none">Field Colors: Neutral colors appropriate to materials selectedColor blocking recommendedTrim Colors: Neutral colors may blend or contrast per contextAccent Colors: Contrasting neutral of bold tones as appropriate	



ARCHITECTURAL DETAILS : MAINSTREET
THE PRESERVE - BLOCK 8

CHINO, CA



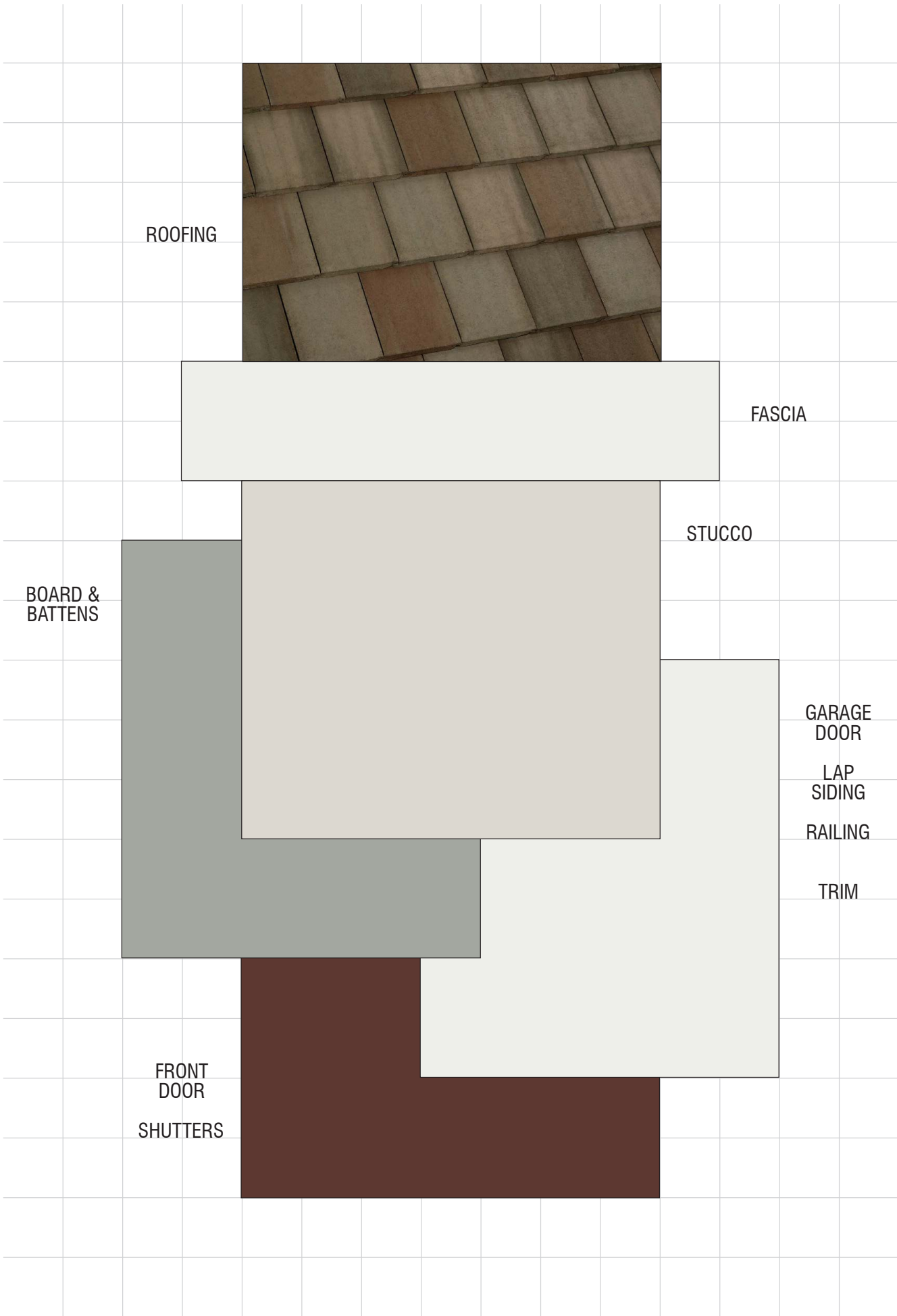
Preliminary Exterior Color & Materials

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	SCB 8827 Tacoma Blend Ref: .15 Emic: .92 A.SRI: 17 CRRC: 0918-0047	Eagle
TPO Roofing <i>(factory finish)</i>	White	TBD
Vinyl Windows <i>(factory finish)</i>	White	TBD
Gutters & Downspouts <i>(factory finish)</i>	TBD	TBD
Stucco <i>(16/20 sand finish)</i>	TBD (Match Sherwin Williams SW 7050 Useful Gray)	Omega
Siding Color <i>(applied to):</i> Board & Battens Corner Boards	SW 9162 African Gray	Sherwin Williams
Trim Color <i>(applied to):</i> Barge Boards Braces Corner Boards Eaves Fascia Garage Door Lap Siding Railing Trim	SW 7004 Snowbound	Sherwin Williams
Accent Color <i>(applied to):</i> Front Door Secondary Doors Shutters	SW 6992 Inkwell	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Jennifer Sandate (949) 250-0607.

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Adaptive Farmhouse Scheme 1



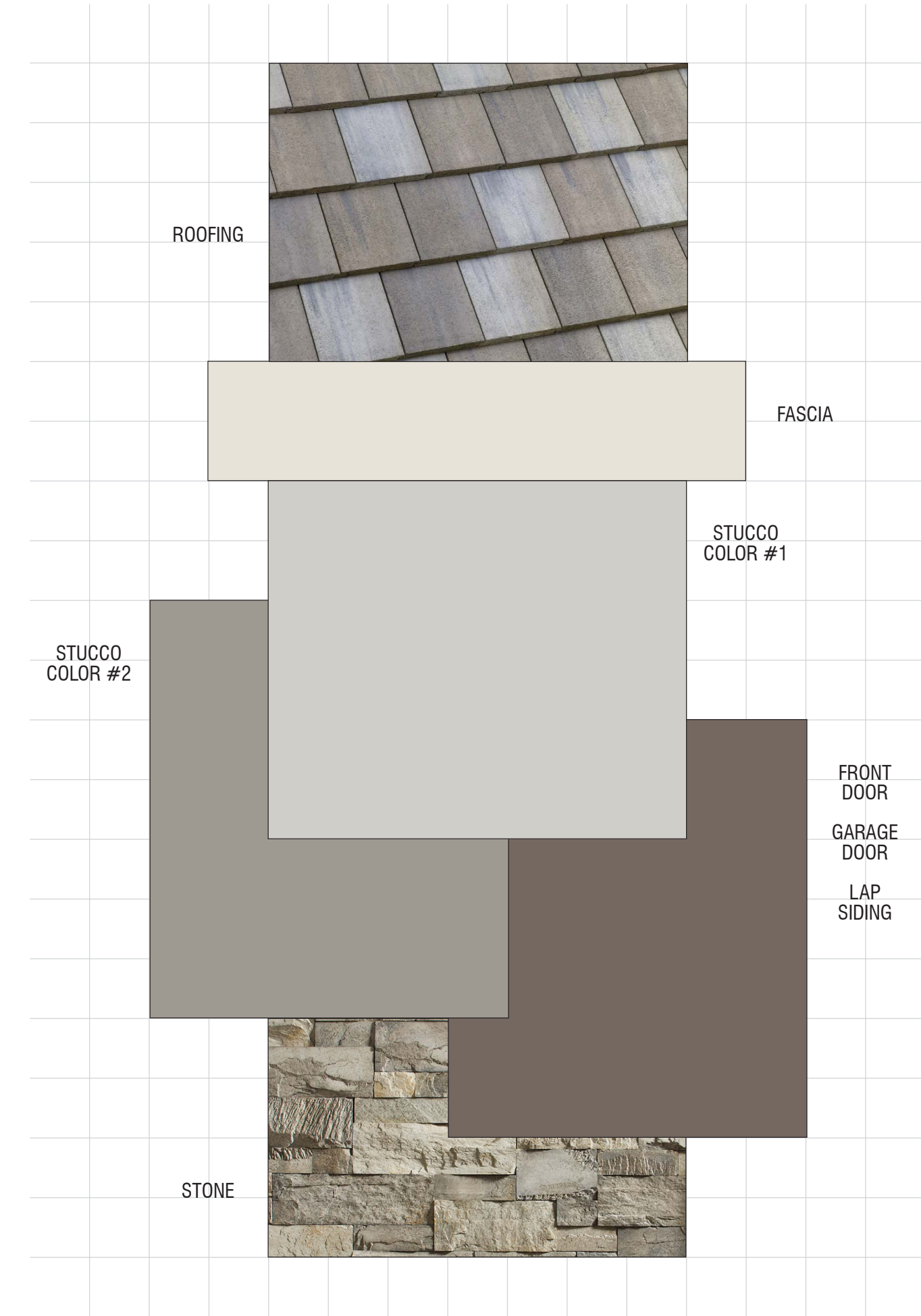
Preliminary Exterior Color & Materials

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4713 Tiburon Blend Ref: .17 Emic: .93 A.SRI: 18 CRRC: 0918-0121	Eagle
TPO Roofing <i>(factory finish)</i>	White	TBD
Vinyl Windows <i>(factory finish)</i>	White	TBD
Gutters & Downspouts <i>(factory finish)</i>	TBD	TBD
Stucco <i>(16/20 sand finish)</i>	TBD (Match Sherwin Williams SW 9166 Drift of Mist)	Omega
Siding Color <i>(applied to):</i> Board & Battens Corner Boards	SW 7059 Unusual Gray	Sherwin Williams
Trim Color <i>(applied to):</i> Barge Boards Braces Corner Boards Eaves Fascia Garage Door Lap Siding Railing Trim	SW 7006 Extra White	Sherwin Williams
Accent Color <i>(applied to):</i> Front Door Secondary Doors Shutters	SW 6055 Fiery Brown	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Jennifer Sandate (949) 250-0607.

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Adaptive Farmhouse Scheme 2



Preliminary Exterior Color & Materials

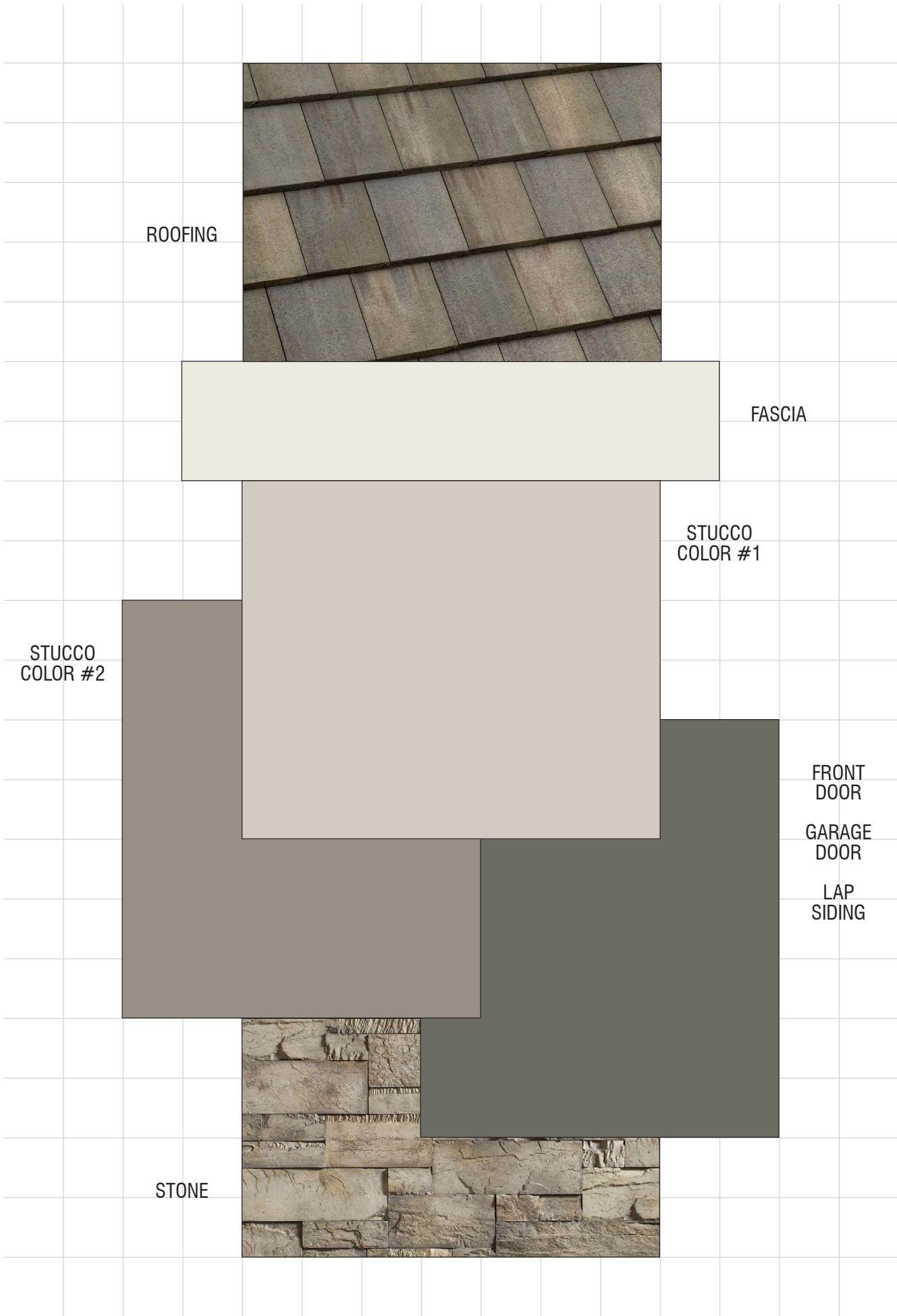
Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4883 Hillsborough Blend Ref: .17 Emic: .94 A.SRI: 19 CRRC: 0918-0098	Eagle
TPO Roofing <i>(factory finish)</i>	White	TBD
Vinyl Windows <i>(factory finish)</i>	White	TBD
Gutters & Downspouts <i>(factory finish)</i>	TBD	TBD
Manufactured Stone <i>(dry-stacked joints)</i>	Grey Pearl Craft Split Modular (50/50 blend of sizes)	Creative Mines
Stucco Color #1 <i>(16/20 sand finish)</i>	TBD (Match Sherwin Williams SW 7671 On The Rocks)	Omega
Stucco Color #2 <i>(16/20 sand finish)</i>	TBD (Match Sherwin Williams SW 9170 Acier)	Omega
Trim Color #1 <i>(applied to):</i> Front Door Garage Door Lap Siding Secondary Doors	SW 6075 Garret Gray	Sherwin Williams
Trim Color #2 <i>(applied to):</i> Eaves Fascia Trim	SW 7009 Pearly White	Sherwin Williams
Metal Accent <i>(applied to):</i> Awning Railing	SW 7069 Iron Ore	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Jennifer Sandate (949) 250-0607.

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Industrial Scheme 3

CONCEPTUAL COLOR AND MATERIALS
THE PRESERVE - BLOCK 8
CHINO, CA



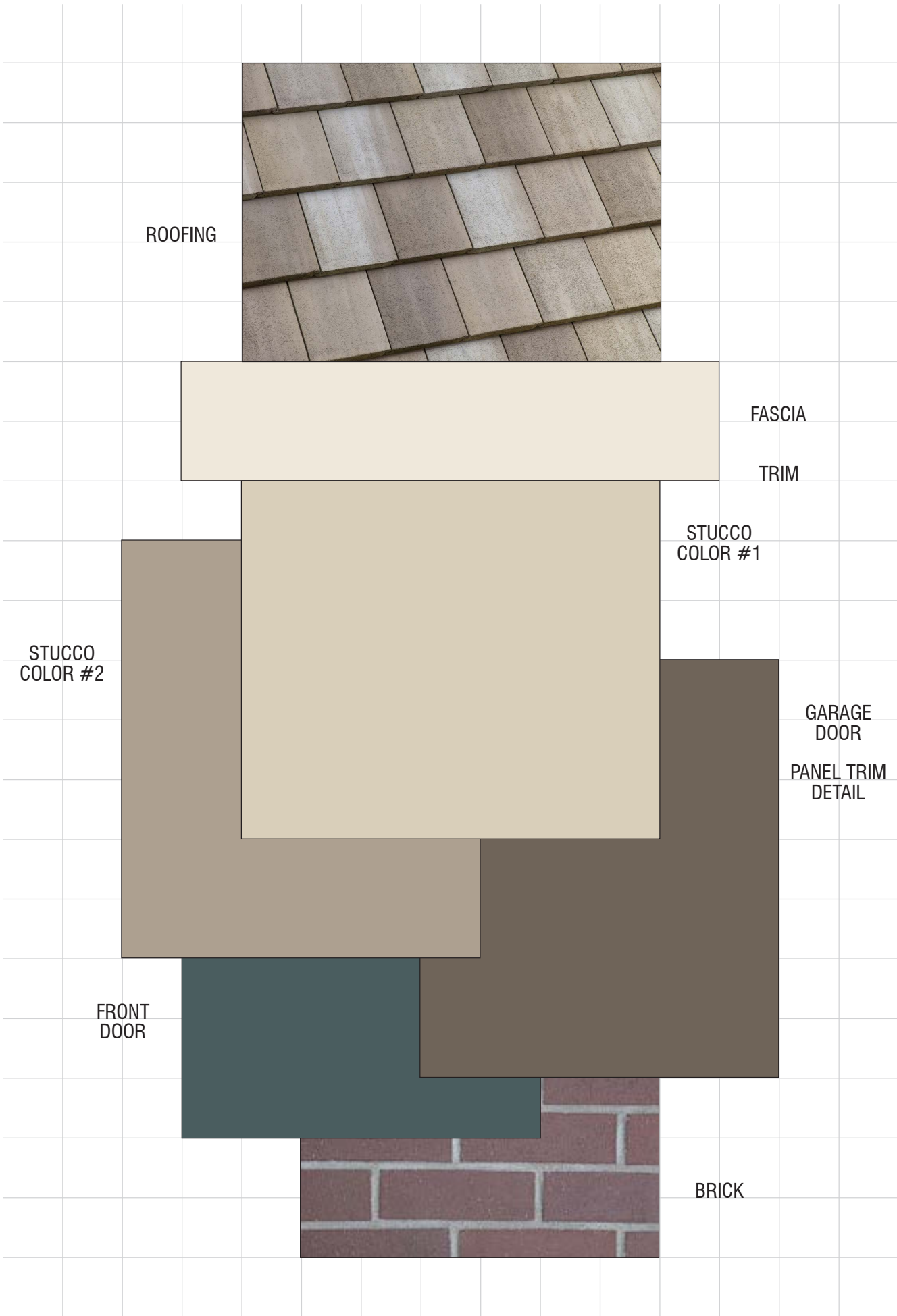
Preliminary Exterior Color & Materials

SCHEME 4 'B' ELEVATIONS ONLY, INDUSTRIAL

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4634 Kings Canyon Blend Ref. :13 Emi: .94 A.SRI: 16 CRRC: 0918-0044	Eagle
TPO Roofing <i>(factory finish)</i>	White	TBD
Vinyl Windows <i>(factory finish)</i>	White	TBD
Gutters & Downspouts <i>(factory finish)</i>	TBD	TBD
Manufactured Stone <i>(dry-stacked joints)</i>	Green Tea Craft Split Modular (50/50 blend of sizes)	Creative Mines
Stucco Color #1 <i>(16/20 sand finish)</i>	TBD (Match Sherwin Williams SW 7029 Agreeable Gray)	Omega
Stucco Color #2 <i>(16/20 sand finish)</i>	TBD (Match Sherwin Williams SW 9168 Elephant Ear)	Omega
Trim Color #1 <i>(applied to):</i> Front Door Garage Door Lap Siding Secondary Doors	SW 6201 Thunderous	Sherwin Williams
Trim Color #2 <i>(applied to):</i> Eaves Fascia Trim	SW 7008 Alabaster	Sherwin Williams
Metal Accent <i>(applied to):</i> Awning Railing	SW 7069 Iron Ore	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Jennifer Sandate (949) 250-0607.

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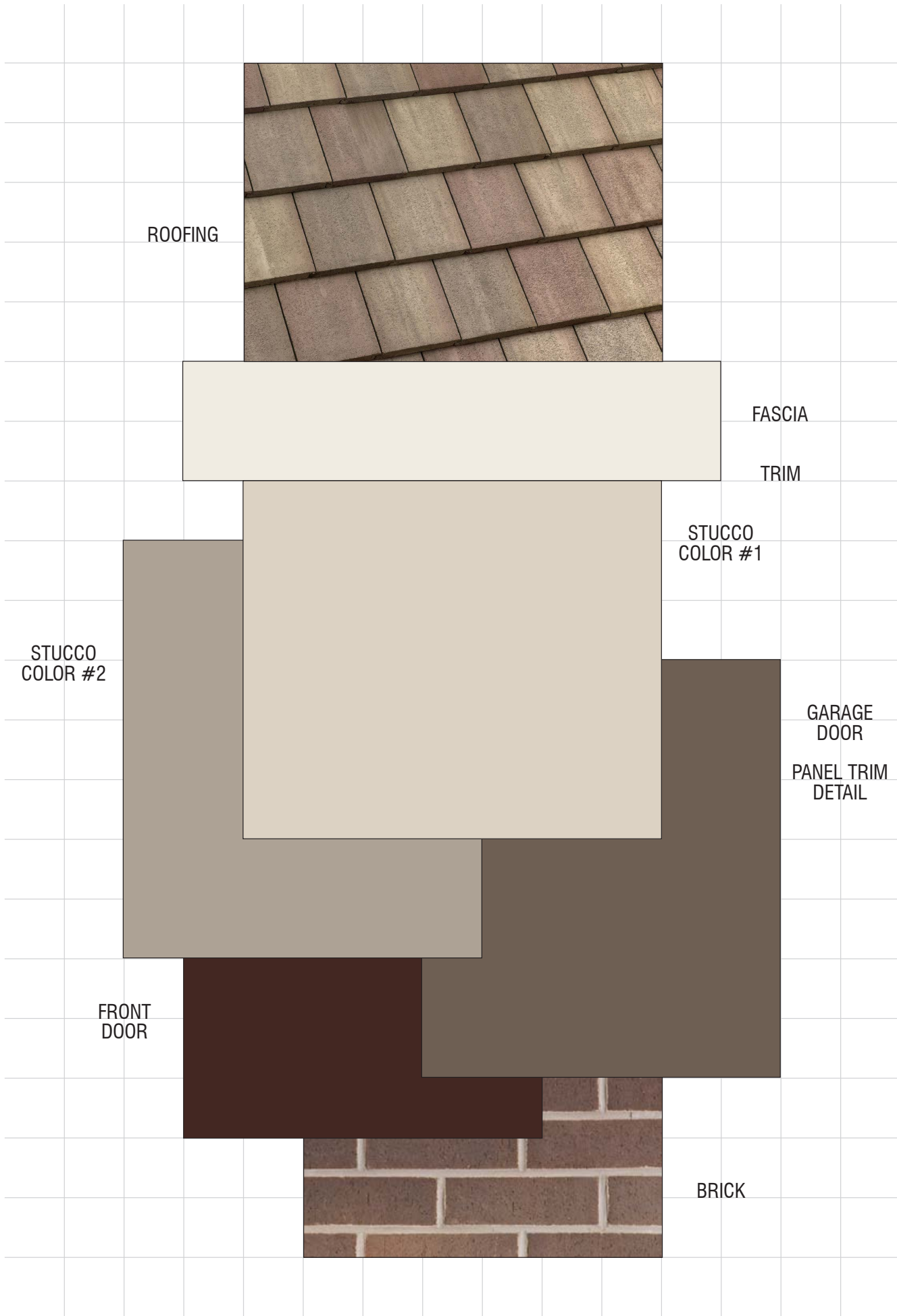
Preliminary Exterior Color & Materials

SCHEME 5 'C' ELEVATIONS ONLY, MAINSTREET

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4884 Alameda Range Ref. :16 Emi: .94 A.SRI: 18 CRRC: 0918-0095	Eagle
TPO Roofing <i>(factory finish)</i>	White	TBD
Vinyl Windows <i>(factory finish)</i>	White	TBD
Gutters & Downspouts <i>(factory finish)</i>	TBD	TBD
Brick <i>(standard raked joints)</i>	Burnt Rose (modular size)	H.C. Muddox
Grout @ Brick	TBD	Orco
Stucco Color #1 <i>(16/20 sand finish)</i>	TBD (Match Sherwin Williams SW 6148 Wool Skein)	Omega
Stucco Color #2 <i>(16/20 sand finish)</i>	TBD (Match Sherwin Williams SW 7633 Taupe Tone)	Omega
Trim Color #1 <i>(applied to):</i> Decorative Cornice Eaves Fascia Trim	SW 7012 Creamy	Sherwin Williams
Trim Color #2 <i>(applied to):</i> Garage Door Panel Trim Details	SW 7026 Griffin	Sherwin Williams
Accent Color <i>(applied to):</i> Front Door Secondary Doors	SW 6223 Still Water	Sherwin Williams
Metal Railing	SW 7048 Urbane Bronze	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Jennifer Sandate (949) 250-0607.

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Preliminary Exterior Color & Materials

SCHEME 6 'C' ELEVATIONS ONLY, MAINSTREET

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	SCB 8825 Corona Del Mar Blend Ref. :14 Emi: .90 A.SRI: 16 CRRC: 0918-0074	Eagle
TPO Roofing <i>(factory finish)</i>	White	TBD
Vinyl Windows <i>(factory finish)</i>	White	TBD
Gutters & Downspouts <i>(factory finish)</i>	TBD	TBD
Brick <i>(standard raked joints)</i>	Sierra Slate (modular size)	H.C. Muddox
Grout @ Brick	TBD	Orco
Stucco Color #1 <i>(16/20 sand finish)</i>	TBD (Match Sherwin Williams SW 7567 Natural Tan)	Omega
Stucco Color #2 <i>(16/20 sand finish)</i>	TBD (Match Sherwin Williams SW 7031 Mega Greige)	Omega
Trim Color #1 <i>(applied to):</i> Decorative Cornice Eaves Fascia Trim	SW 7551 Greek Villa	Sherwin Williams
Trim Color #2 <i>(applied to):</i> Garage Door Panel Trim Details	SW 7515 Homestead Brown	Sherwin Williams
Accent Color <i>(applied to):</i> Front Door Secondary Doors	SW 2838 Polished Mahogany	Sherwin Williams
Metal Railing	SW 7048 Urbane Bronze	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Jennifer Sandate (949) 250-0607.

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Industrial Scheme 4

Mainstreet Scheme 5

Mainstreet Scheme 6

CONCEPTUAL COLOR AND MATERIALS

THE PRESERVE - BLOCK 8

CHINO, CA