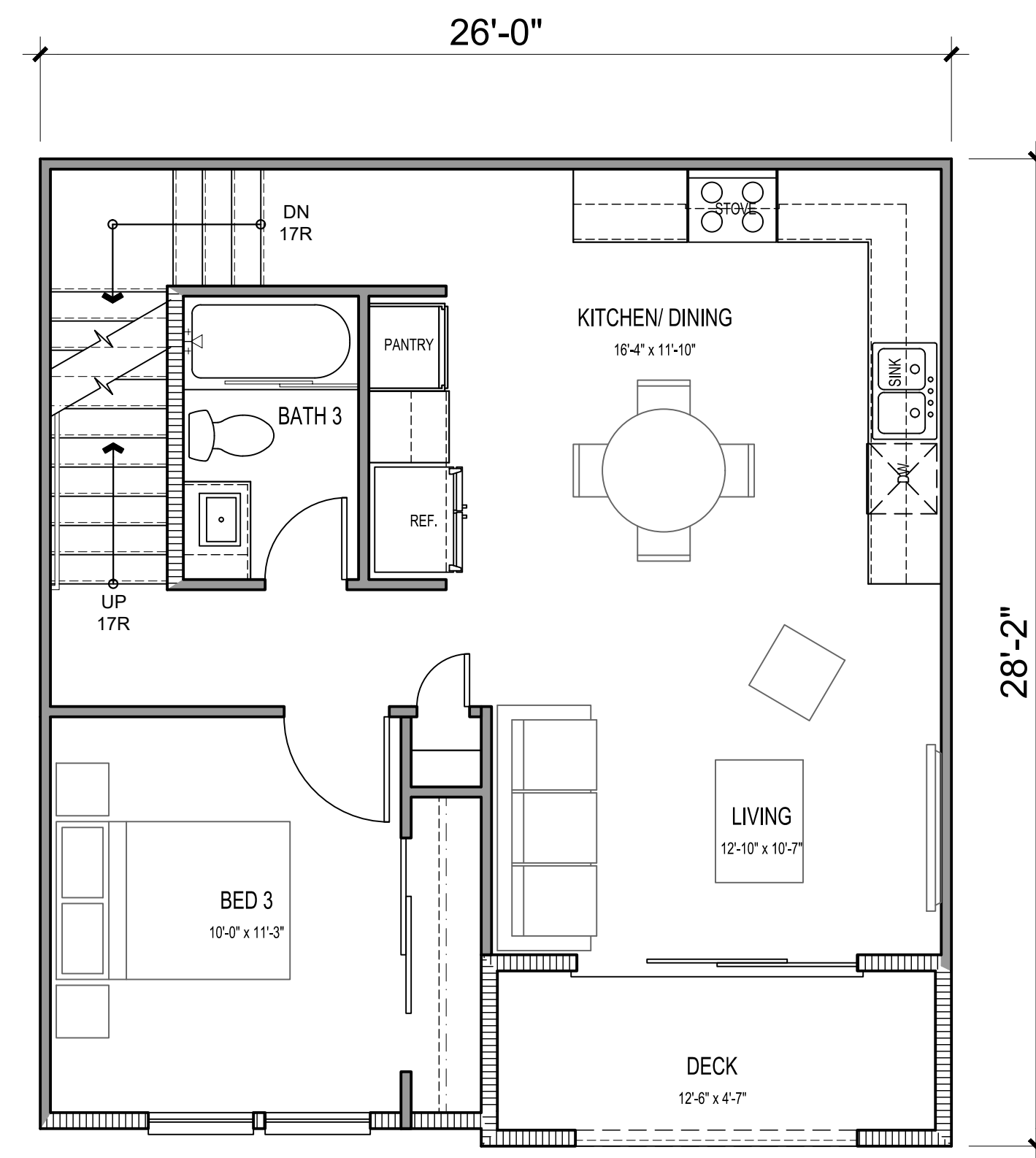
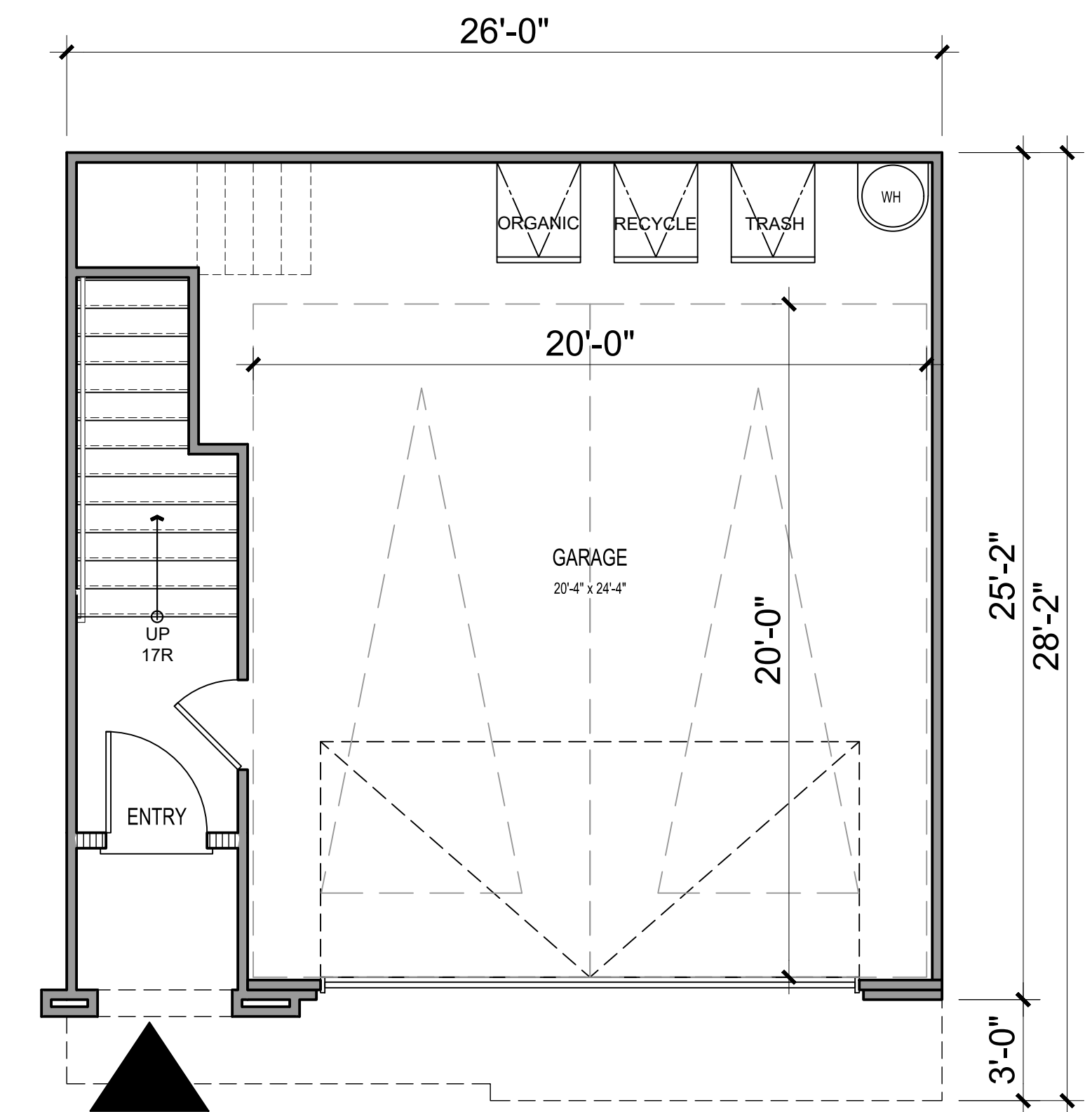


THIRD FLOOR



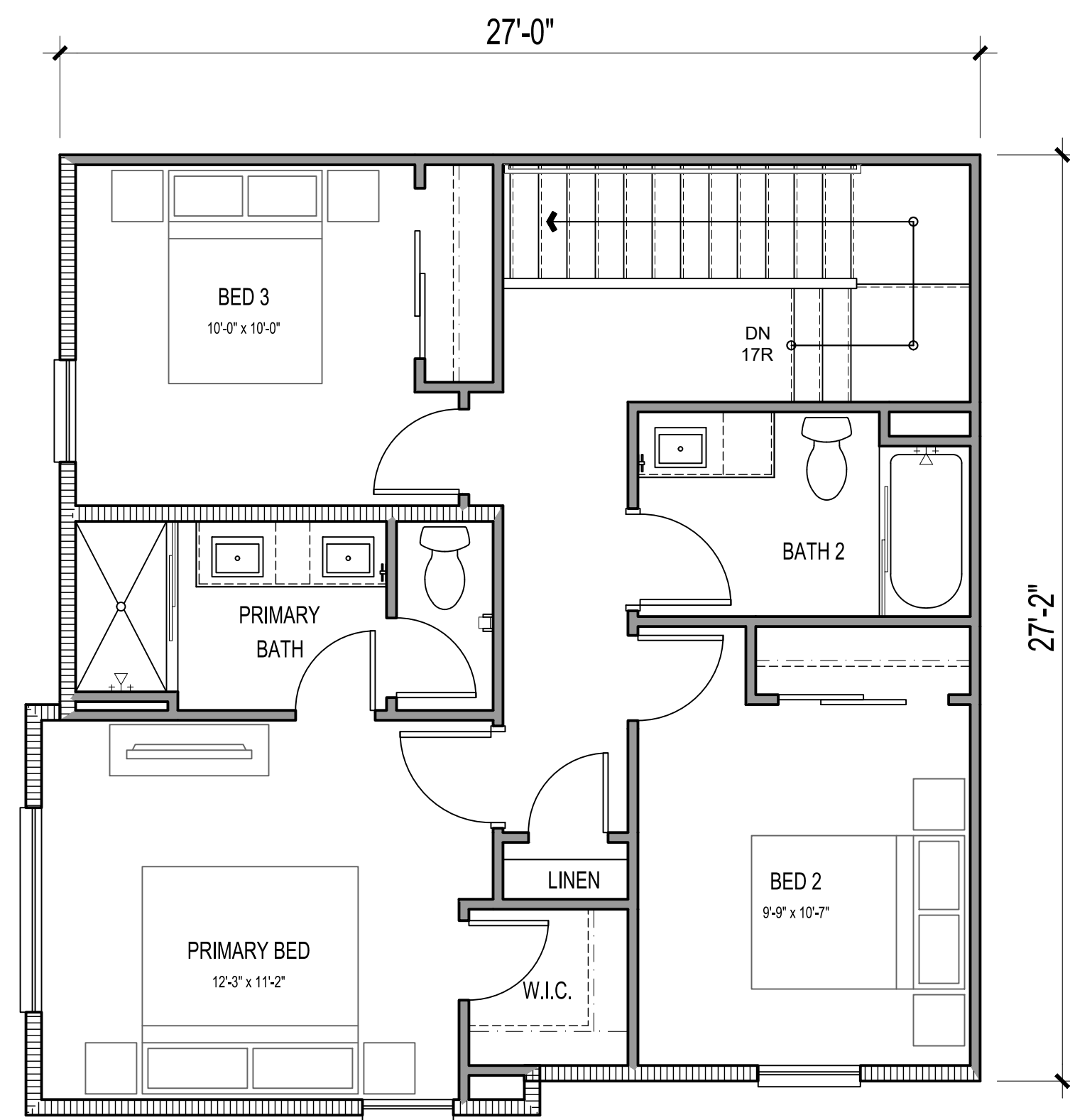
SECOND FLOOR



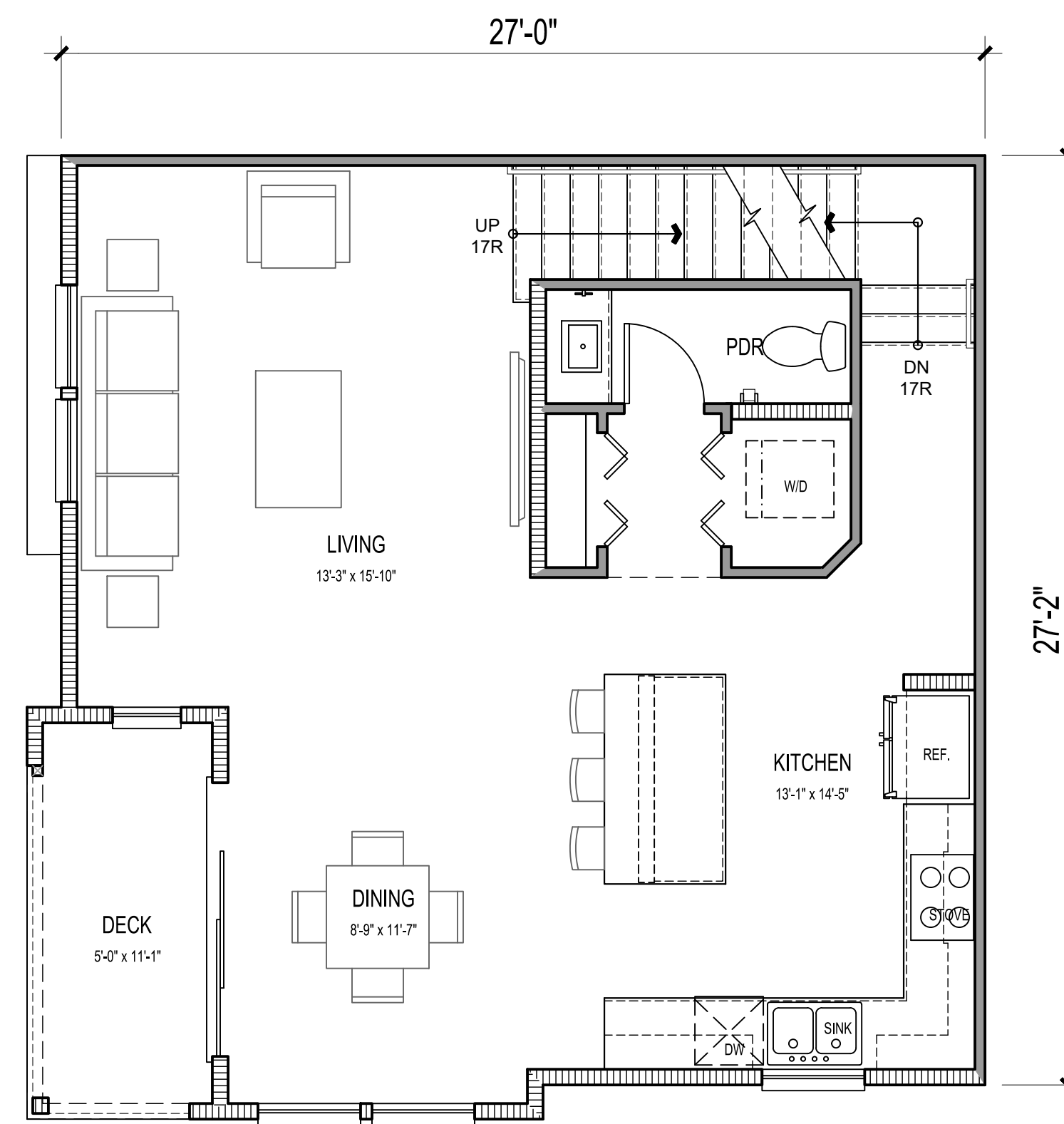
FIRST FLOOR

3 BED / 3 BATH

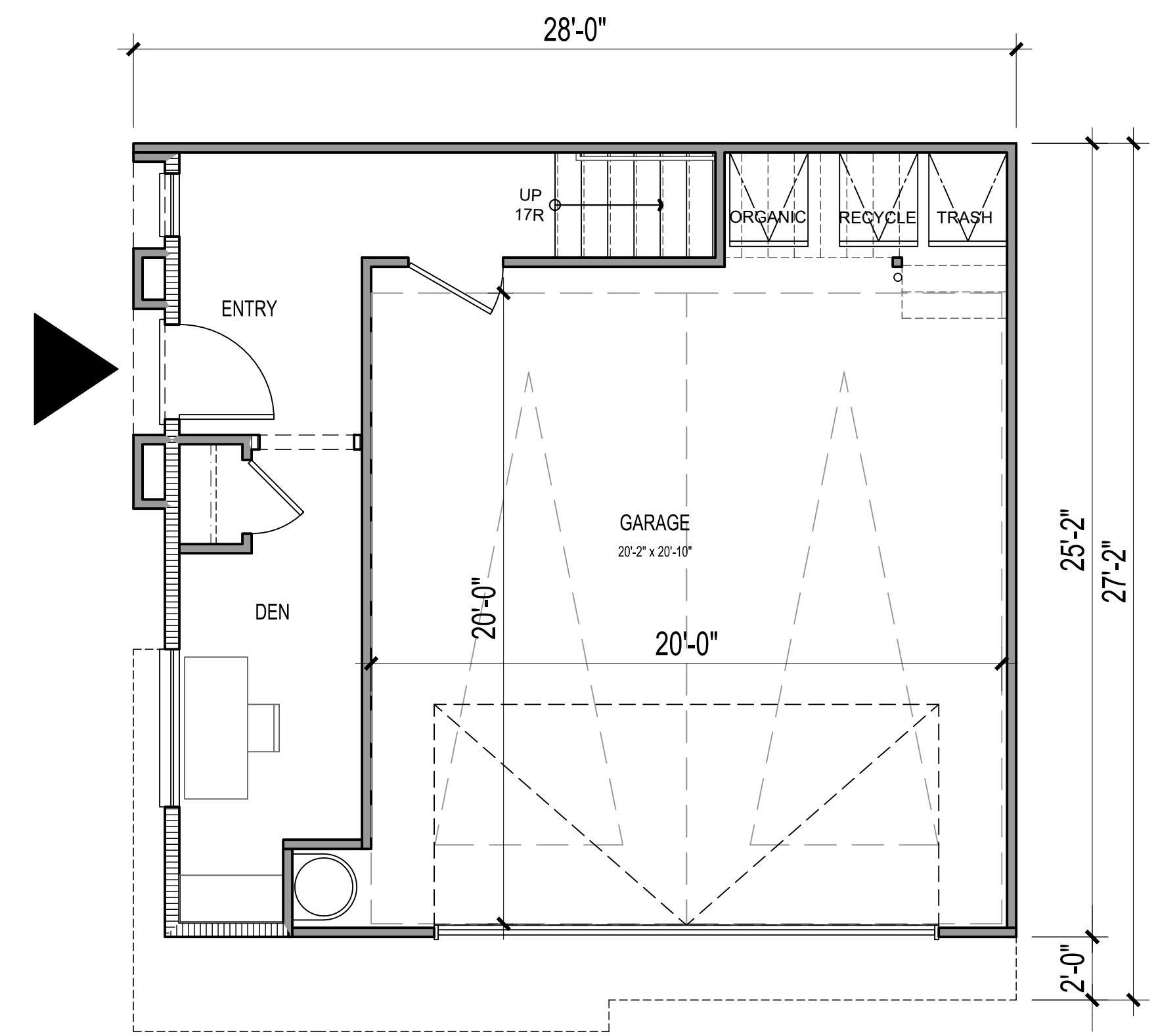
GROSS SF		NET SF	
1ST FLOOR	111 SQ. FT.	1ST FLOOR	95 SQ. FT.
2ND FLOOR	661 SQ. FT.	2ND FLOOR	625 SQ. FT.
3RD FLOOR	640 SQ. FT.	3RD FLOOR	597 SQ. FT.
TOTAL LIVING	1412 SQ. FT.	TOTAL LIVING	1317 SQ. FT.
GARAGE		545 SQ. FT.	
DECK		57 SQ. FT.	
FRONT PATIO		0 SQ. FT.	



THIRD FLOOR



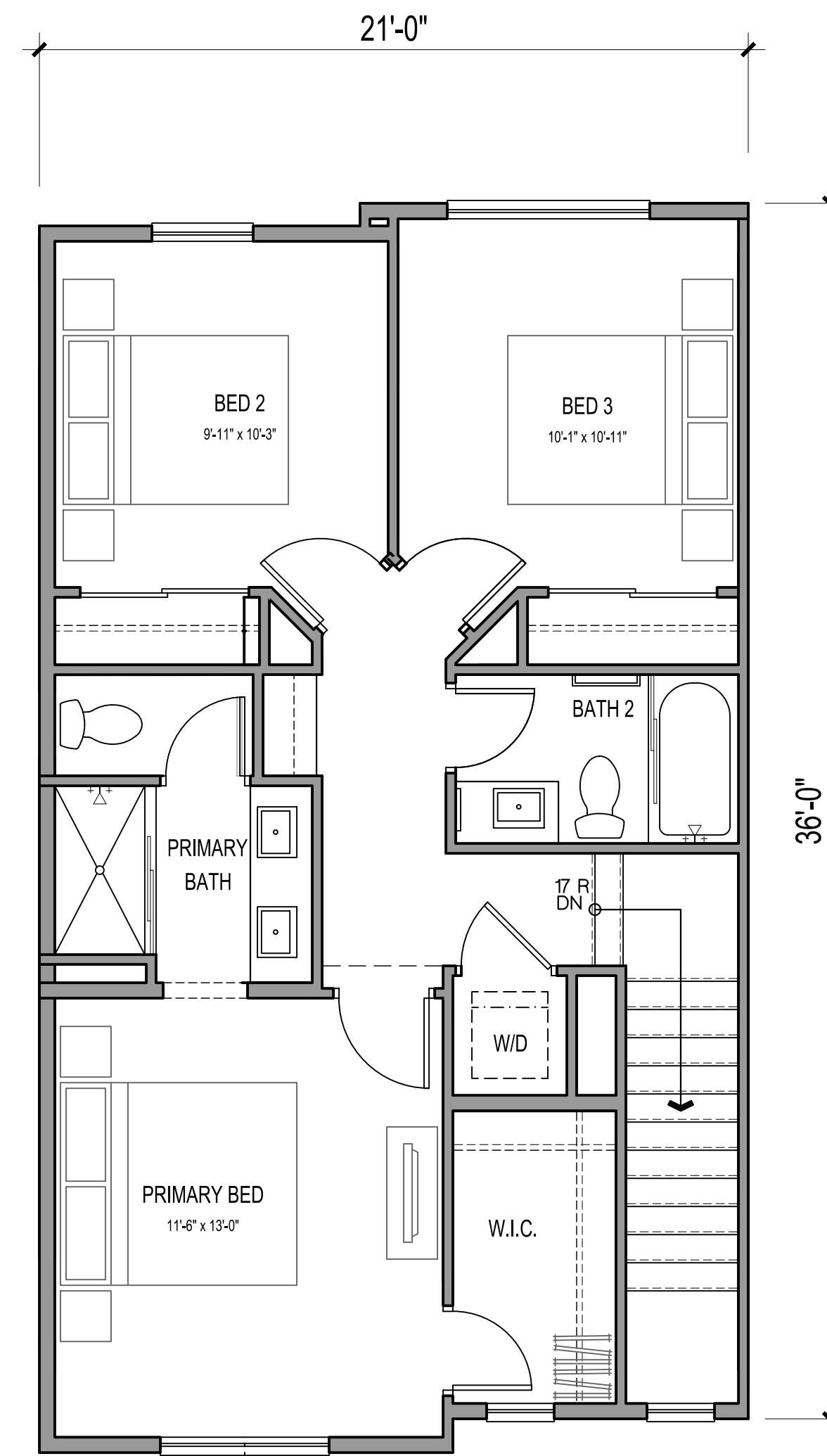
SECOND FLOOR



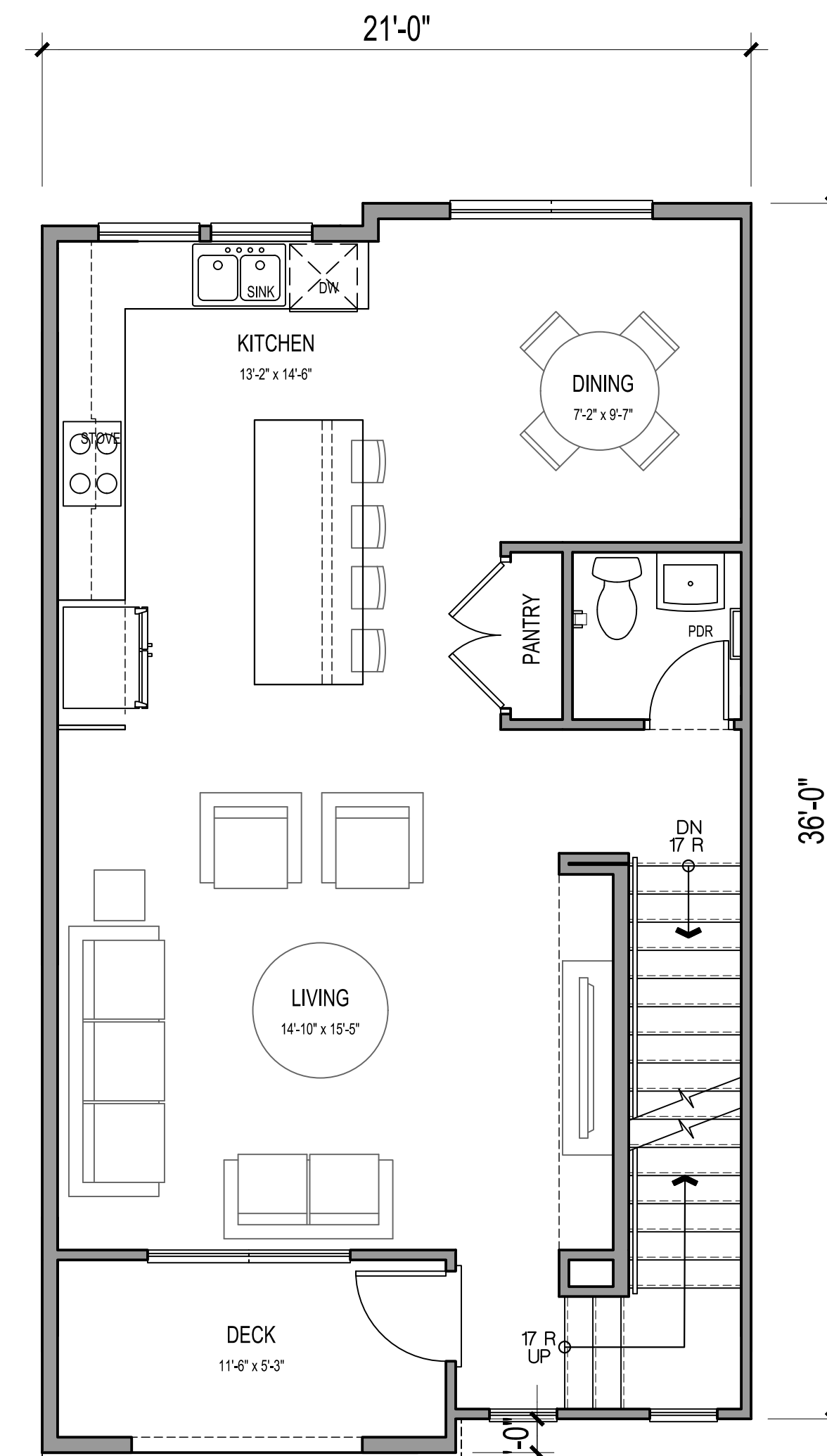
FIRST FLOOR

3 BED / 2.5 BATH

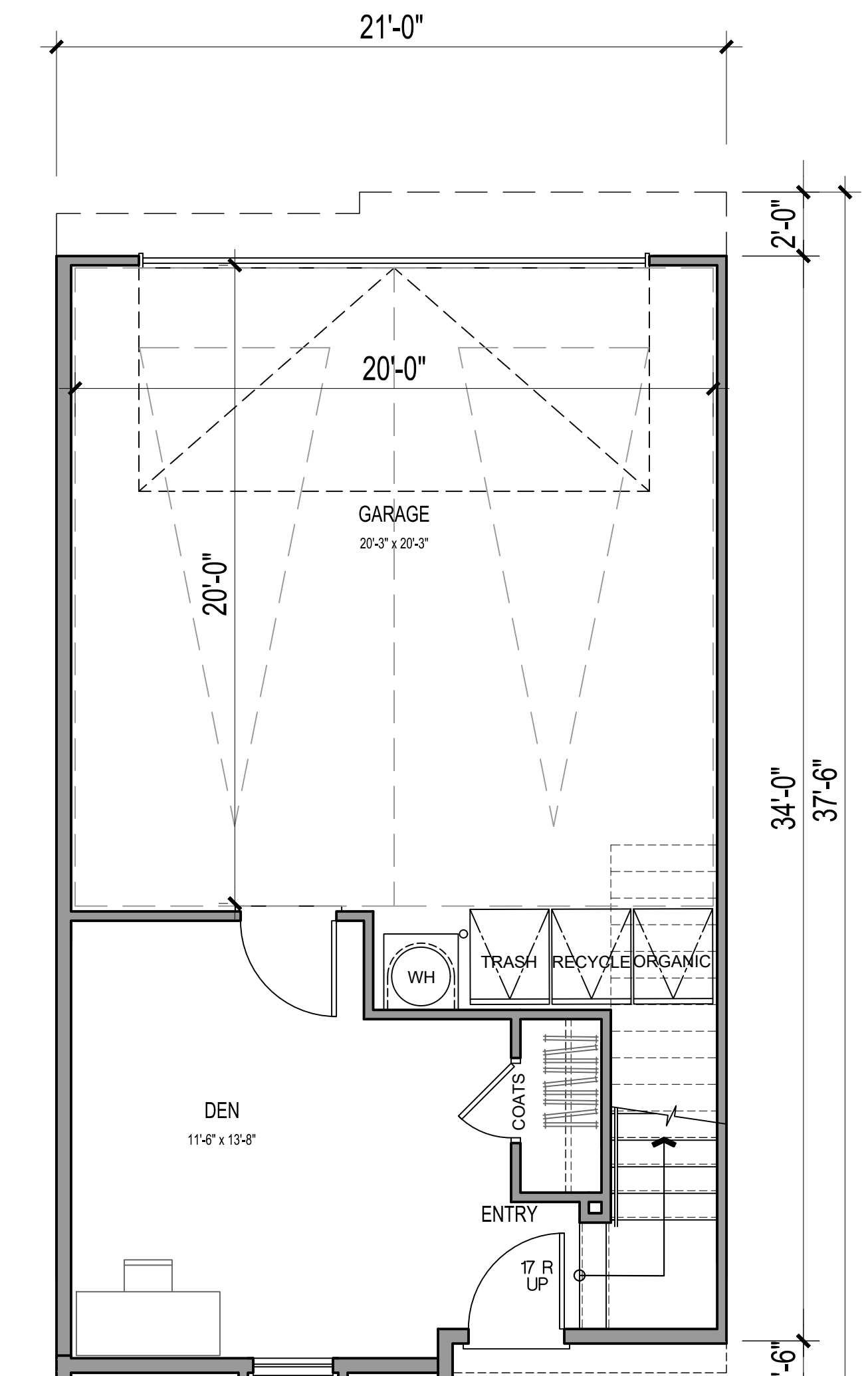
GROSS SF		NET SF	
1ST FLOOR	242 SQ. FT.	1ST FLOOR	209 SQ. FT.
2ND FLOOR	696 SQ. FT.	2ND FLOOR	655 SQ. FT.
3RD FLOOR	687 SQ. FT.	3RD FLOOR	646 SQ. FT.
TOTAL LIVING	1625 SQ. FT.	TOTAL LIVING	1511 SQ. FT.
GARAGE	478 SQ. FT.		
DECK	55 SQ. FT.		
FRONT PATIO	0 SQ. FT.		



THIRD FLOOR



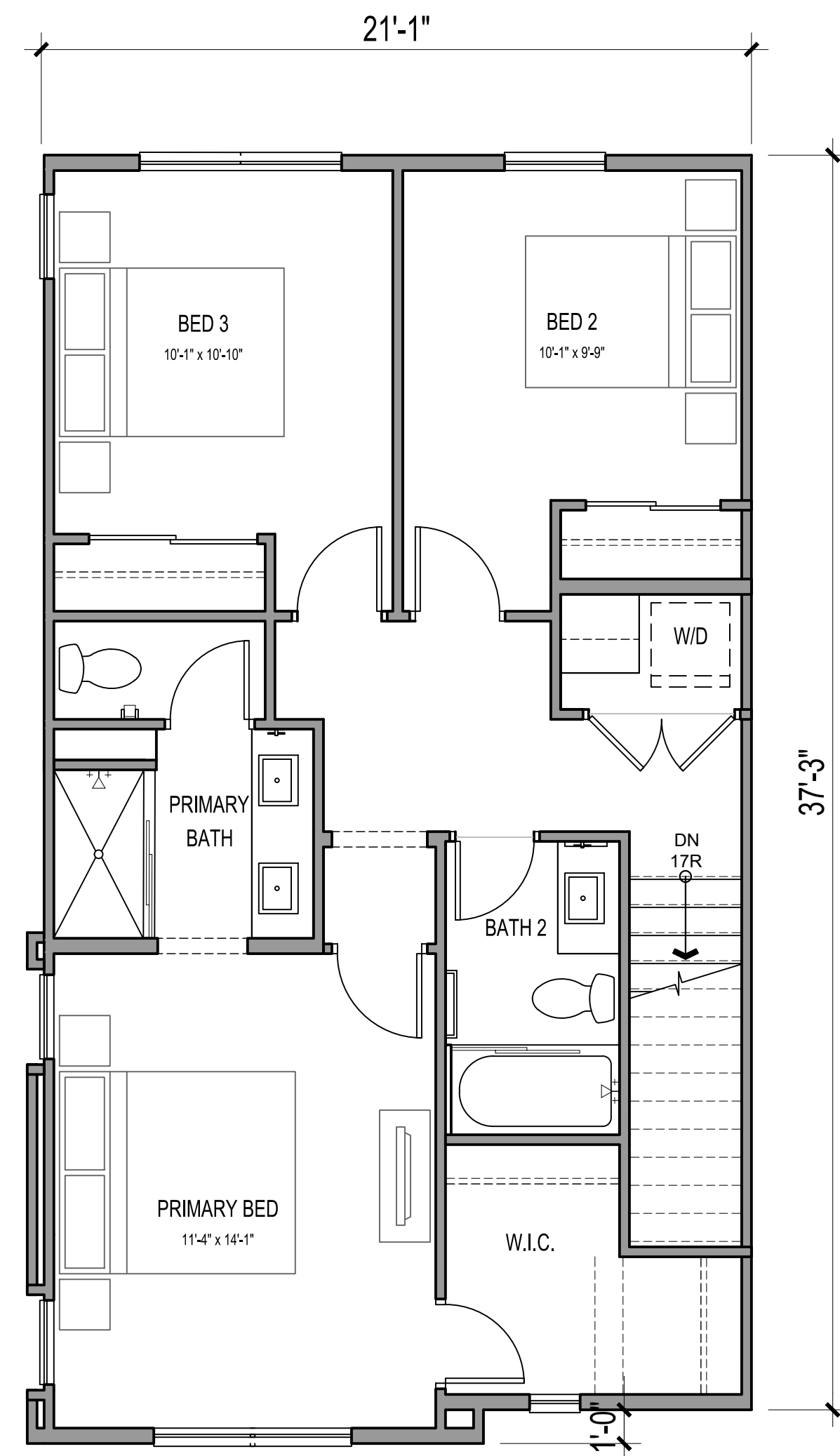
SECOND FLOOR



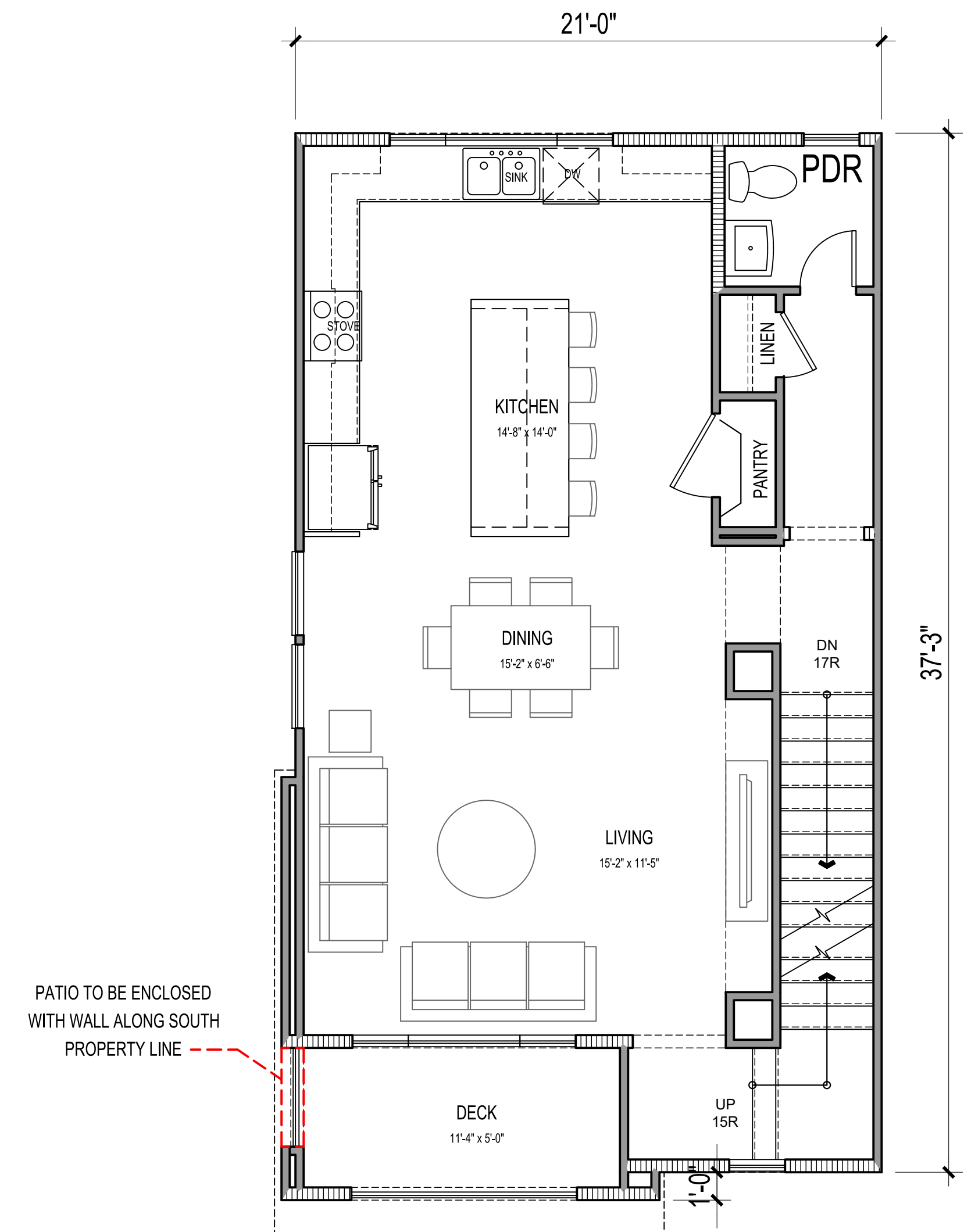
FIRST FLOOR

3 BED / 2.5 BATH

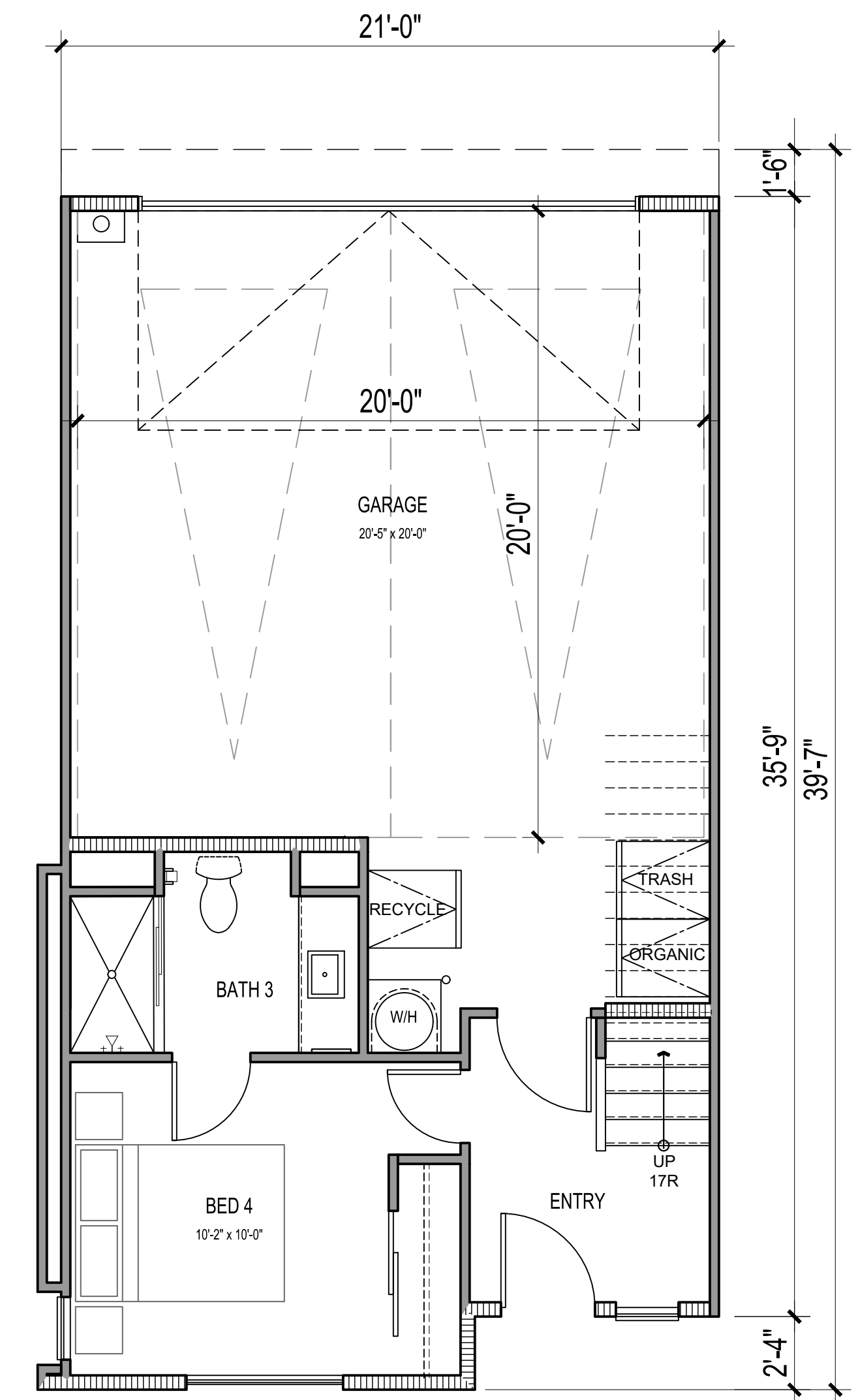
GROSS SF		NET SF	
1ST FLOOR	274 SQ. FT.	1ST FLOOR	248 SQ. FT.
2ND FLOOR	690 SQ. FT.	2ND FLOOR	652 SQ. FT.
3RD FLOOR	695 SQ. FT.	3RD FLOOR	649 SQ. FT.
TOTAL LIVING	1659 SQ. FT.	TOTAL LIVING	1549 SQ. FT.
GARAGE	466 SQ. FT.		
DECK	60 SQ. FT.		
FRONT PATIO	159.1 SQ. FT.		



THIRD FLOOR



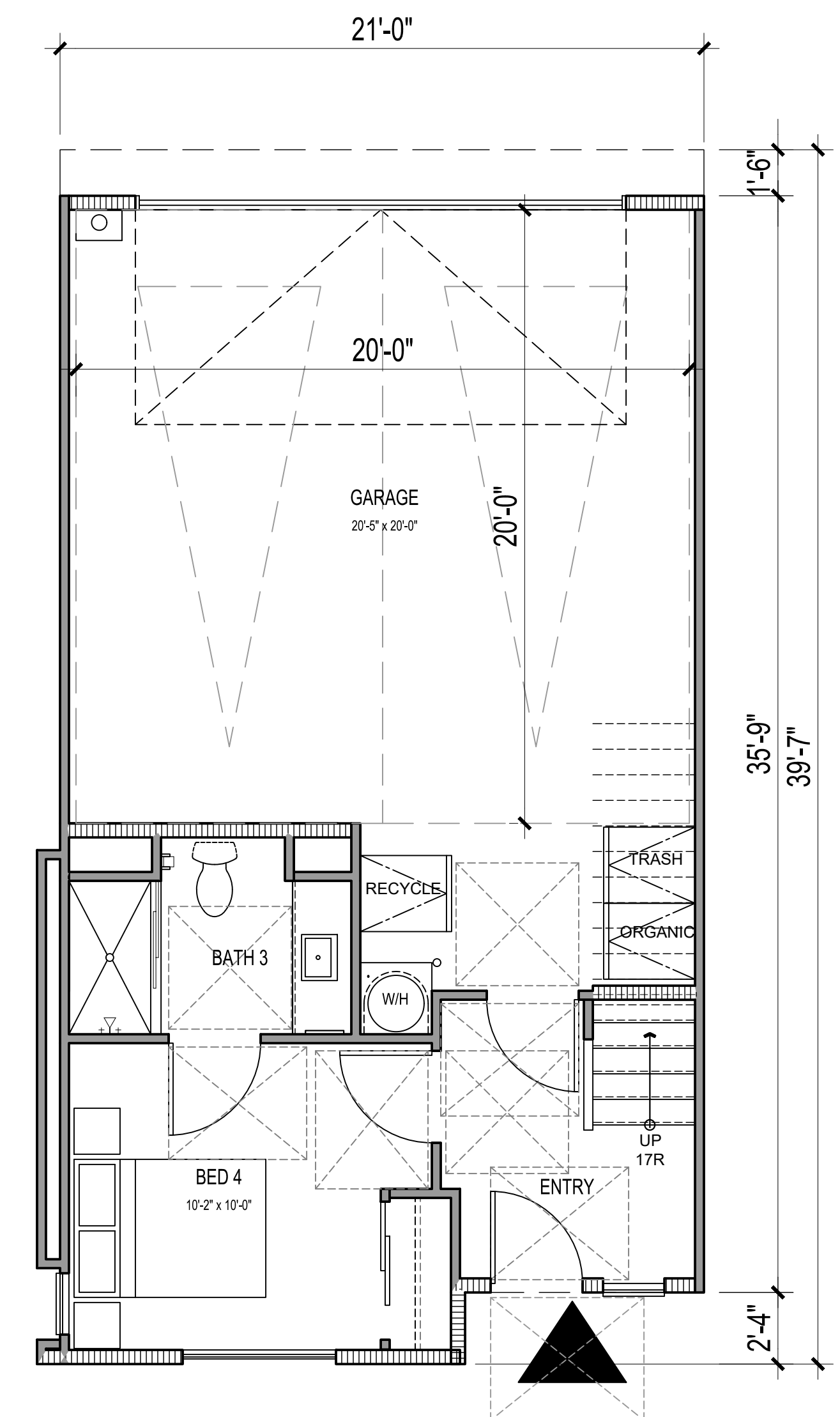
SECOND FLOOR



FIRST FLOOR

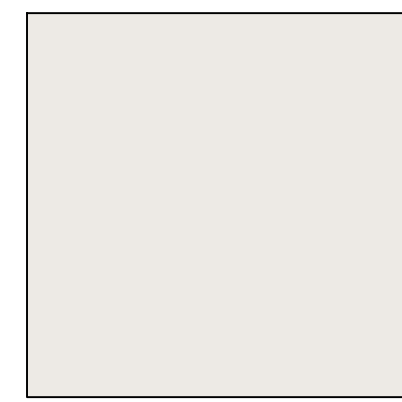
4 BED / 3.5 BATH

GROSS SF		NET SF	
1ST FLOOR	318 SQ. FT.	1ST FLOOR	288 SQ. FT.
2ND FLOOR	730 SQ. FT.	2ND FLOOR	690 SQ. FT.
3RD FLOOR	754 SQ. FT.	3RD FLOOR	712 SQ. FT.
TOTAL LIVING	1802 SQ. FT.	TOTAL LIVING	1690 SQ. FT.
GARAGE	495 SQ. FT.		
DECK	57 SQ. FT.		
FRONT PATIO	170.7 SQ. FT.		

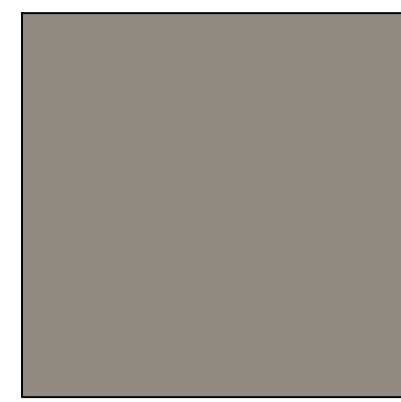


FIRST FLOOR

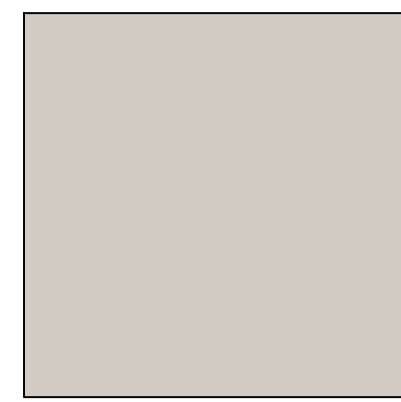
COLOR SCHEME 1 - SPANISH STYLE



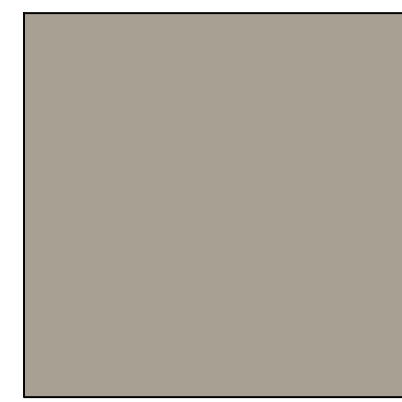
STUCCO BODY 1, LIGHT SAND FINISH
SW 7004 SNOWBOUND



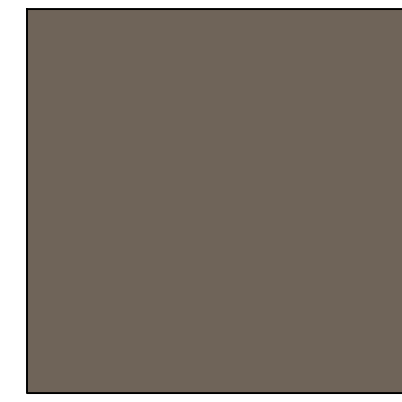
STUCCO BODY 2, LIGHT SAND FINISH
SW 7018 DOVETAIL



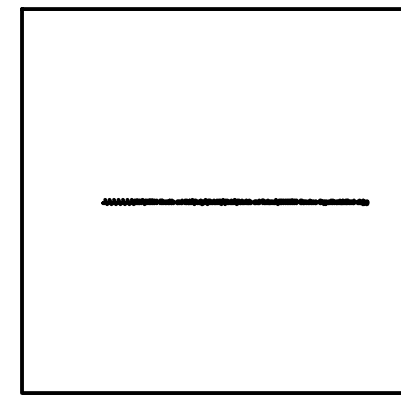
STUCCO BODY 3, LIGHT SAND FINISH
SW 7634 PEDIMENT



STUCCO BODY 4, LIGHT SAND FINISH
SW 7045 INTELLECTUAL GRAY



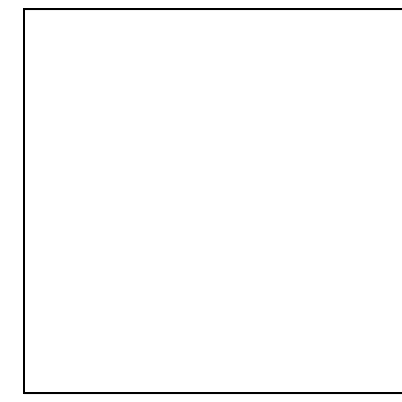
STUCCO BODY 5, LIGHT SAND FINISH
SW 7026 GRIFFIN



S SHINGLE ROOF
BARCELONA - COPPER MOUNTAIN BLEND



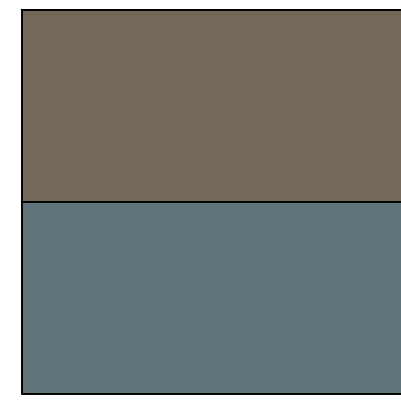
METAL DECK RAILING
SW7069 IRON ORE



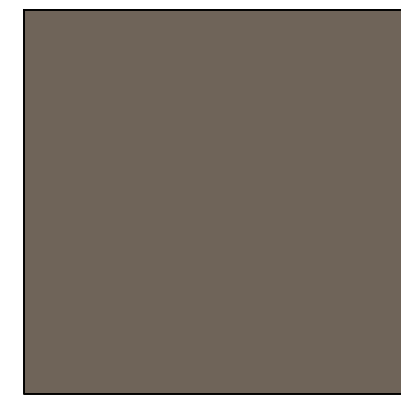
WINDOW
WHITE



SPANISH TILE SURROUND
TERRA Y FUEGO, OLIVE DOORS



ENTRY DOOR 1
SW 7033 BRAINSTORM BRONZE
ENTRY DOOR 2
SW 9635 STARGAZER



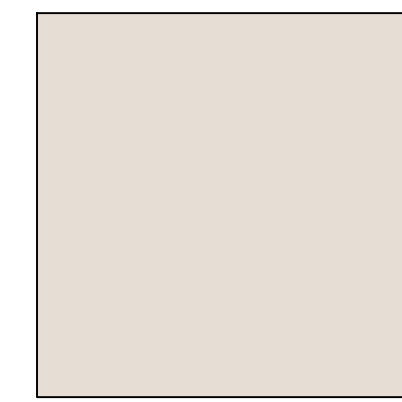
FASCIA BOARD / RAFTER TAILS / FAUX BEAMS & POSTS
TRIM / SHUTTERS / VINYL FENCE
SW 7026 GRIFFIN



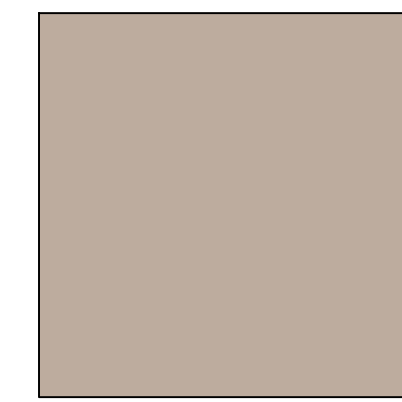
GARAGE DOOR 1
SW 6006 BLACK BEAN



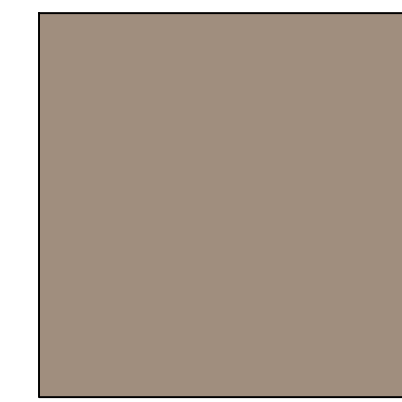
COLOR SCHEME 2 - SPANISH STYLE



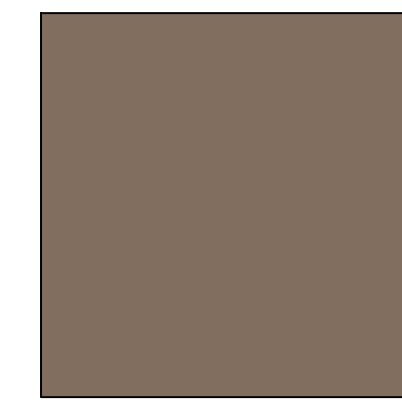
STUCCO BODY 1, LIGHT SAND FINISH
SW 6063 NICE WHITE



STUCCO BODY 2, LIGHT SAND FINISH
SW 0002 CHELSEA MAUIE



STUCCO BODY 3, LIGHT SAND FINISH
SW 9004 COCOA WHIP



STUCCO BODY 4, LIGHT SAND FINISH
SW 7509 TIKI HUT



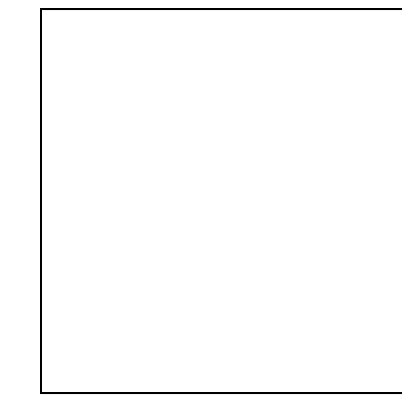
STUCCO BODY 5, LIGHT SAND FINISH
SW 7675 SEALSIN



S SHINGLE ROOF
BARCELONA - GARNET BLEND



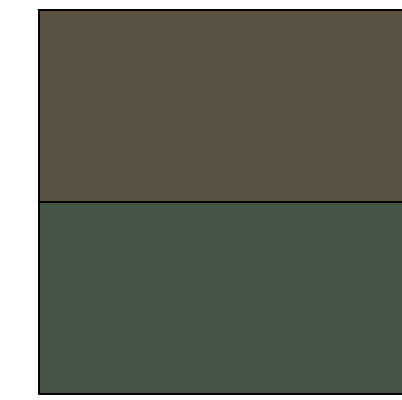
METAL DECK RAILING
SW7069 IRON ORE



WINDOW
WHITE



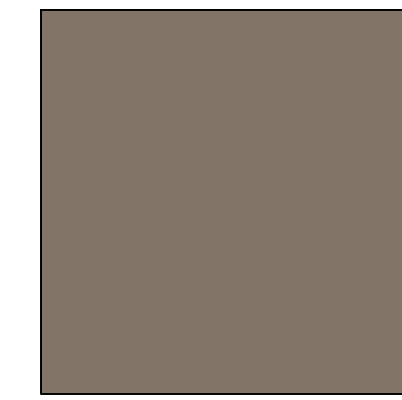
SPANISH TILE SURROUND
TERRA Y FUEGO, MANZANILLA 3



ENTRY DOOR 1
SW 7745 MUDDLED BASIL
ENTRY DOOR 2
SW 6195 ROCK GARDEN

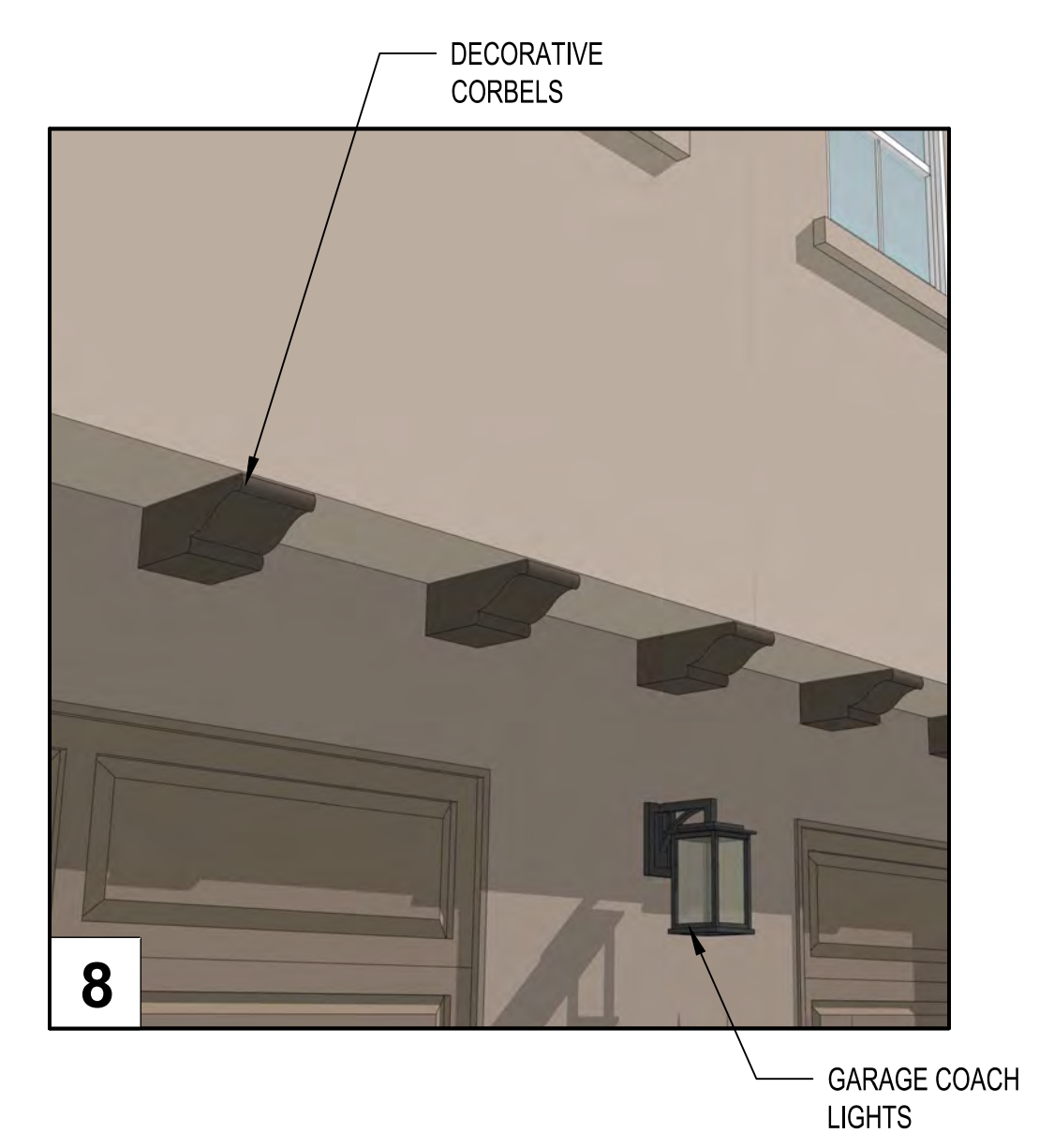
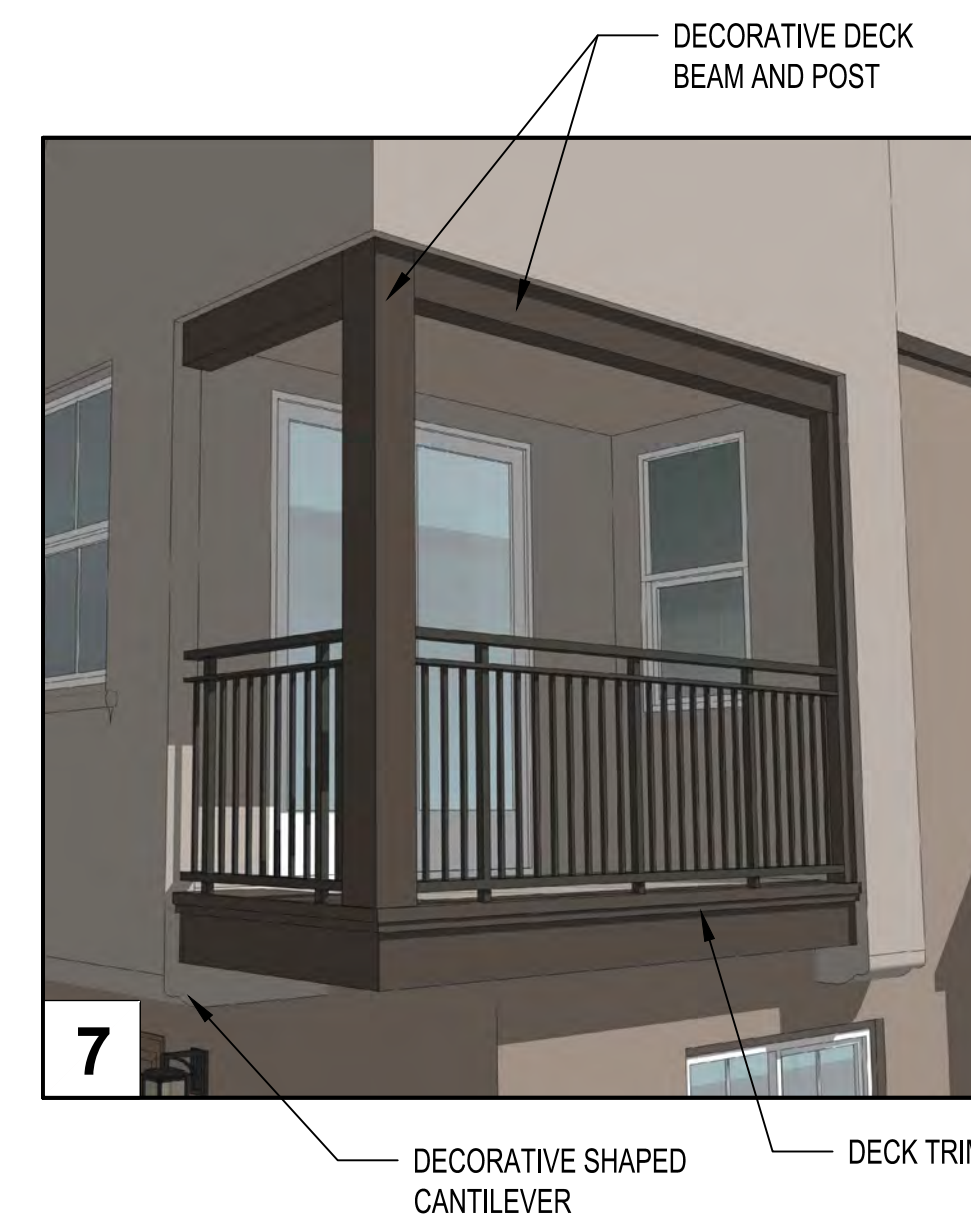
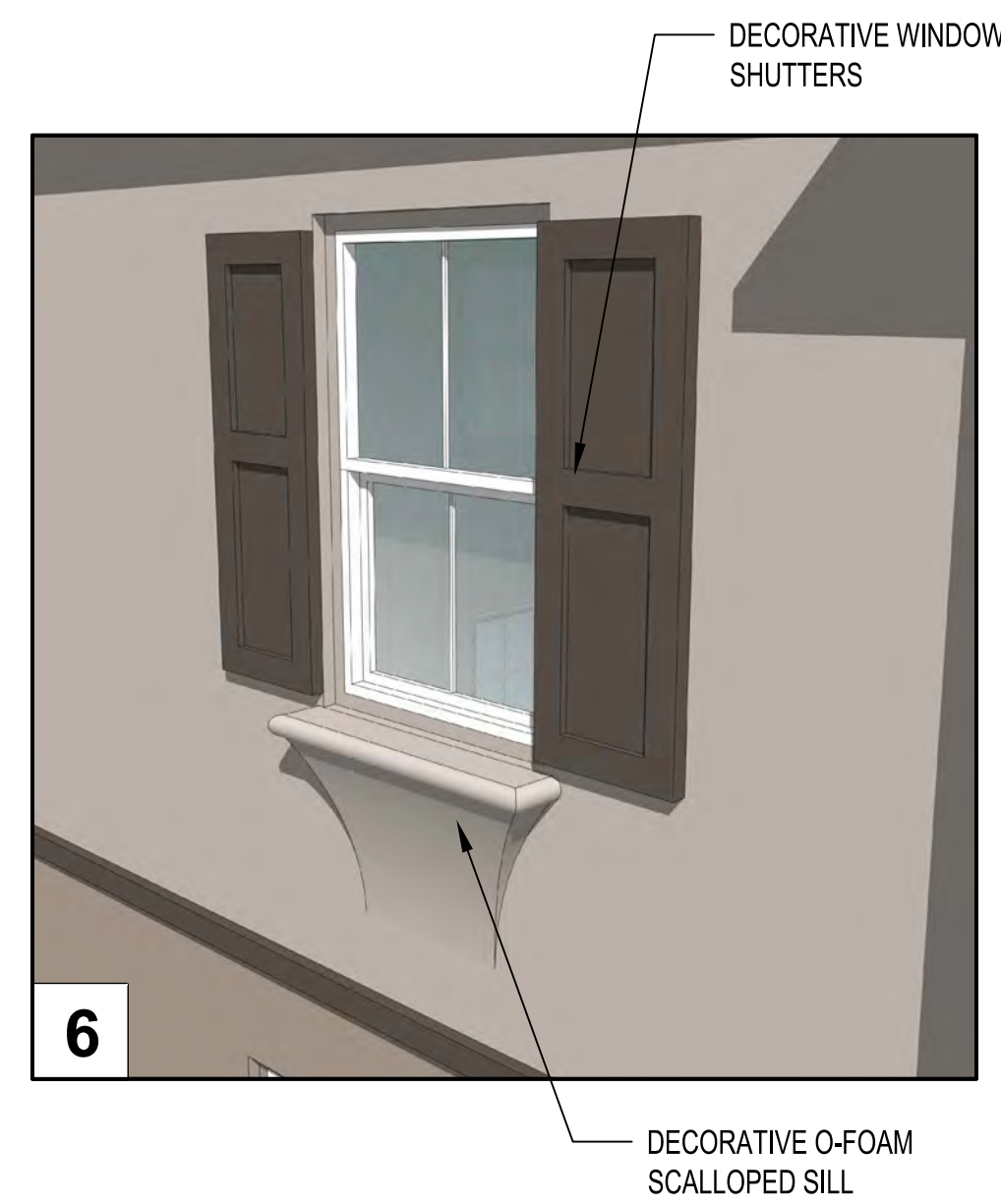
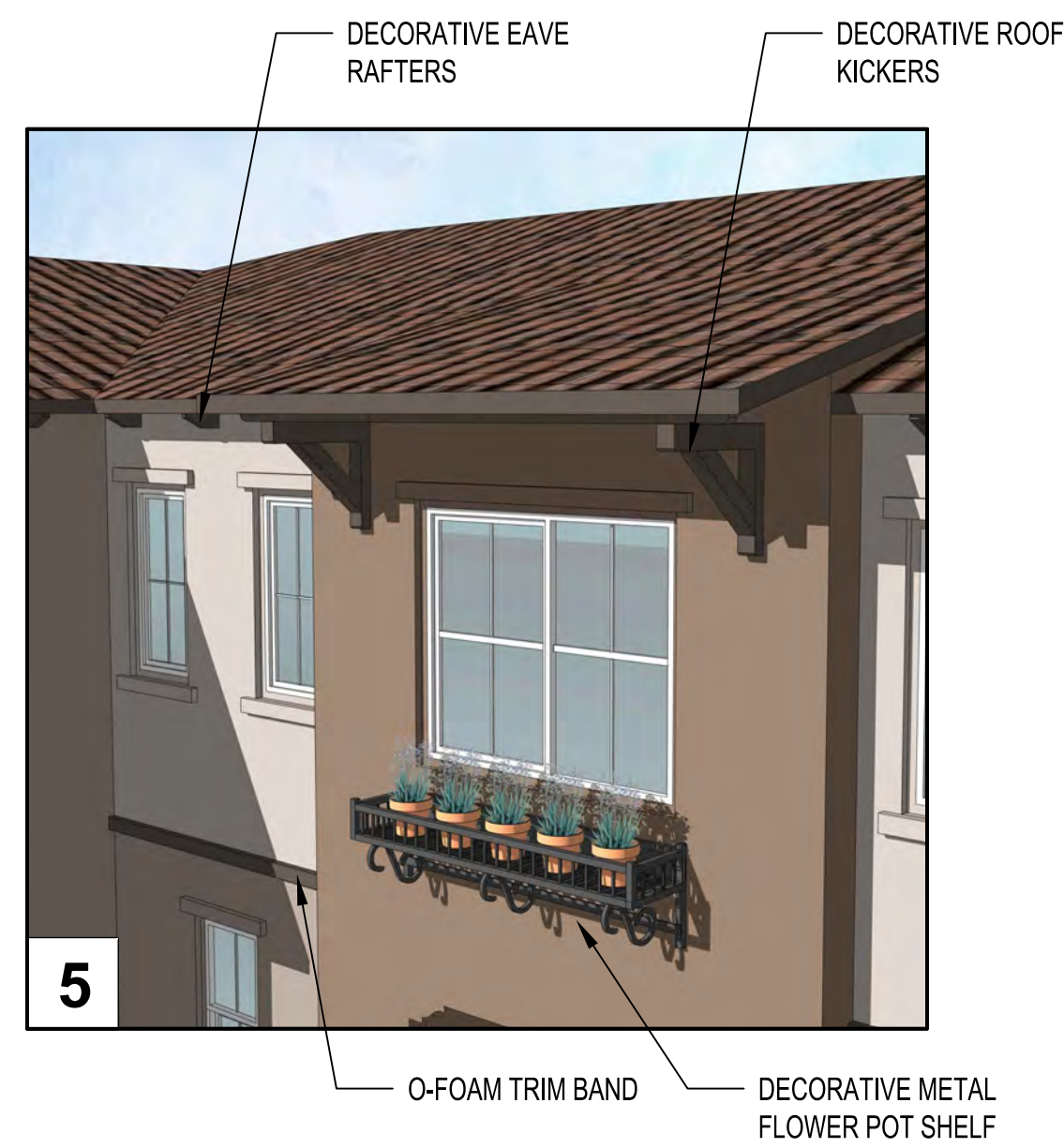
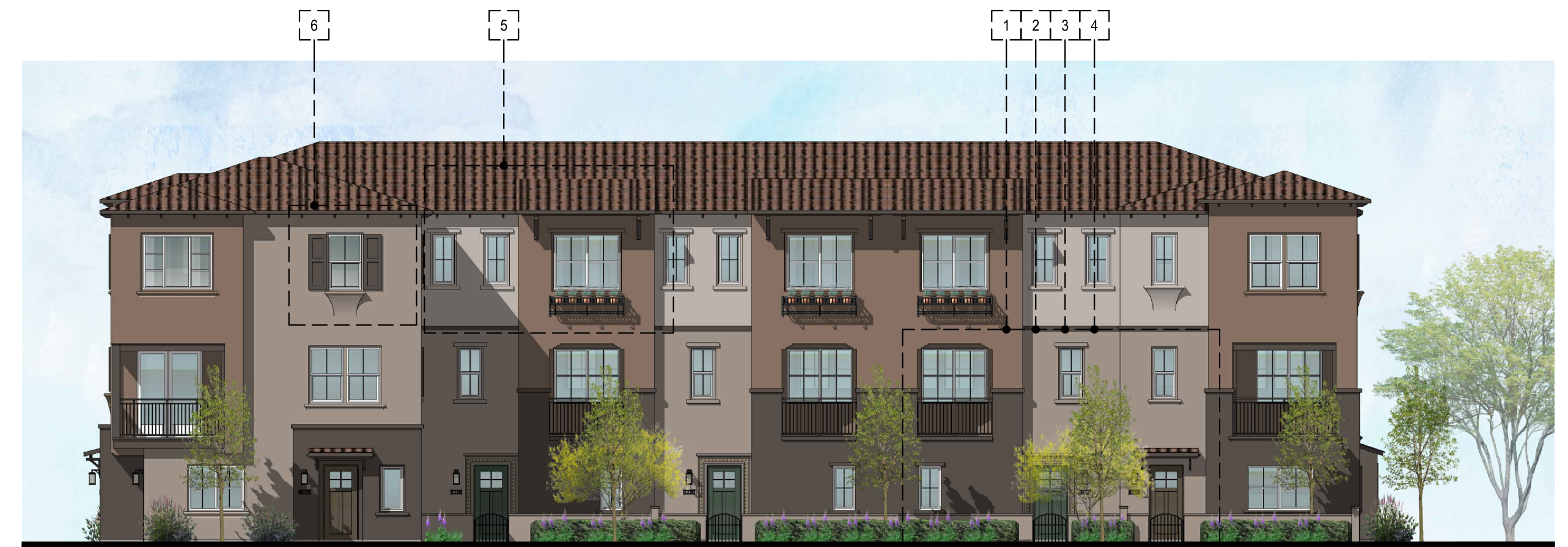
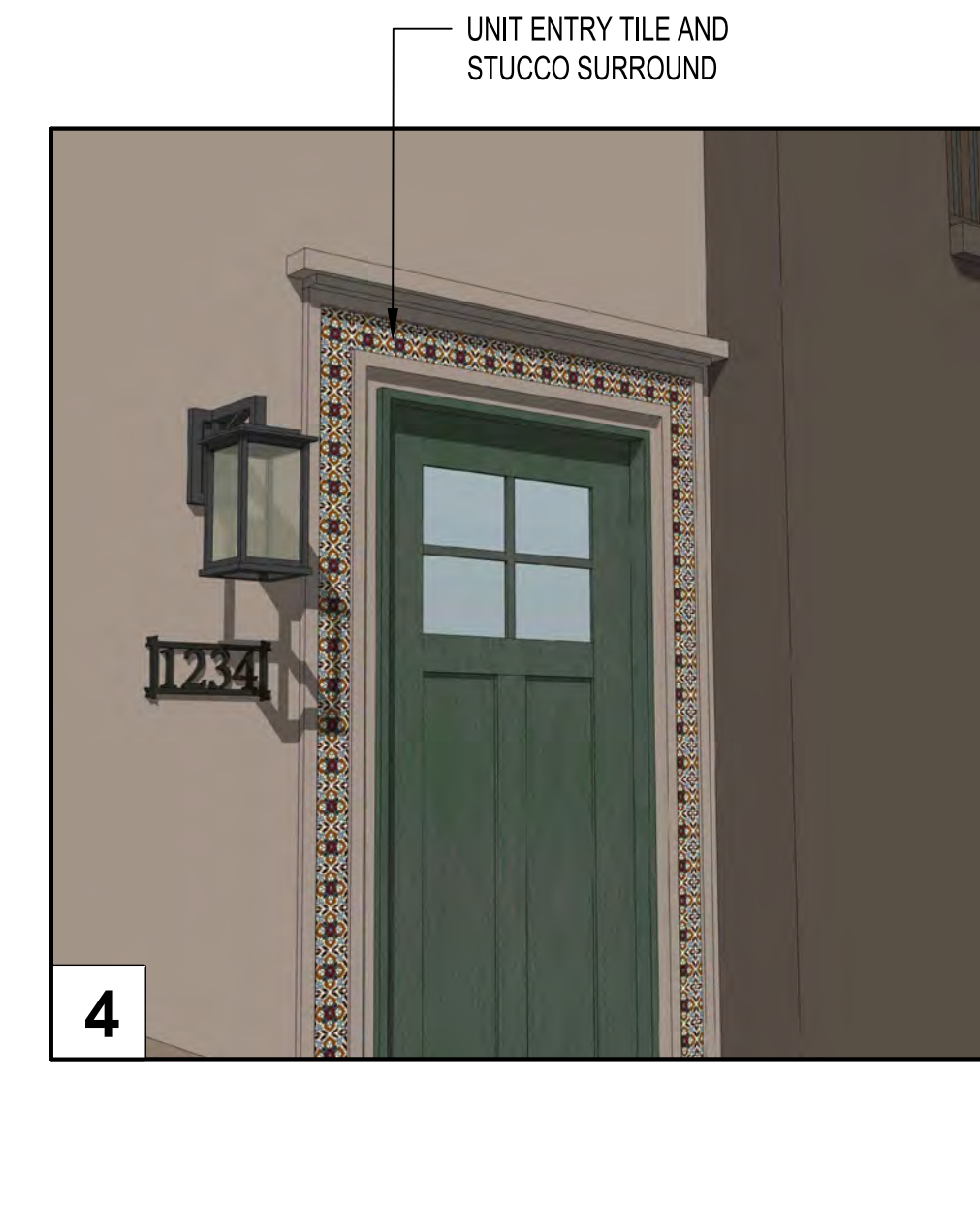
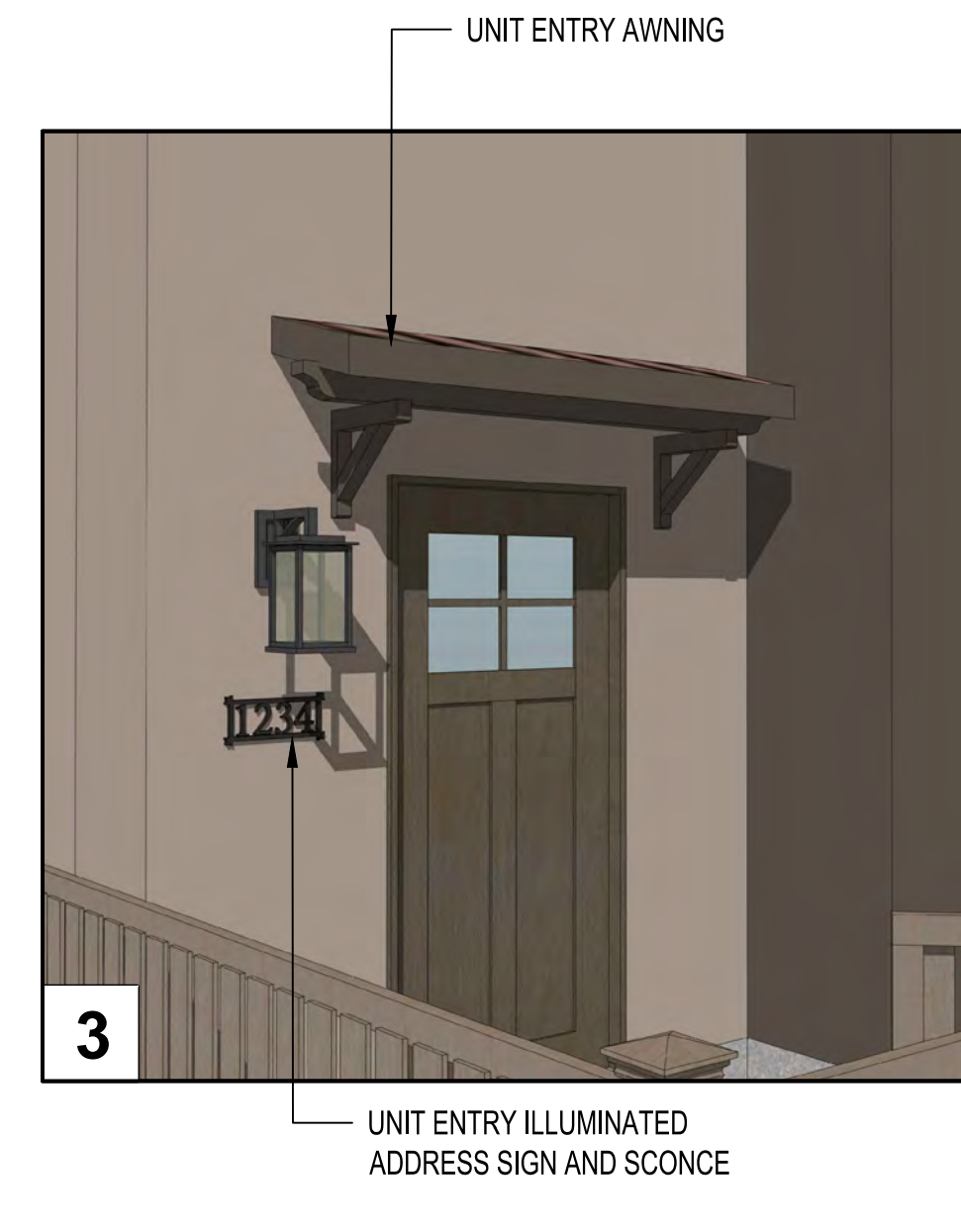
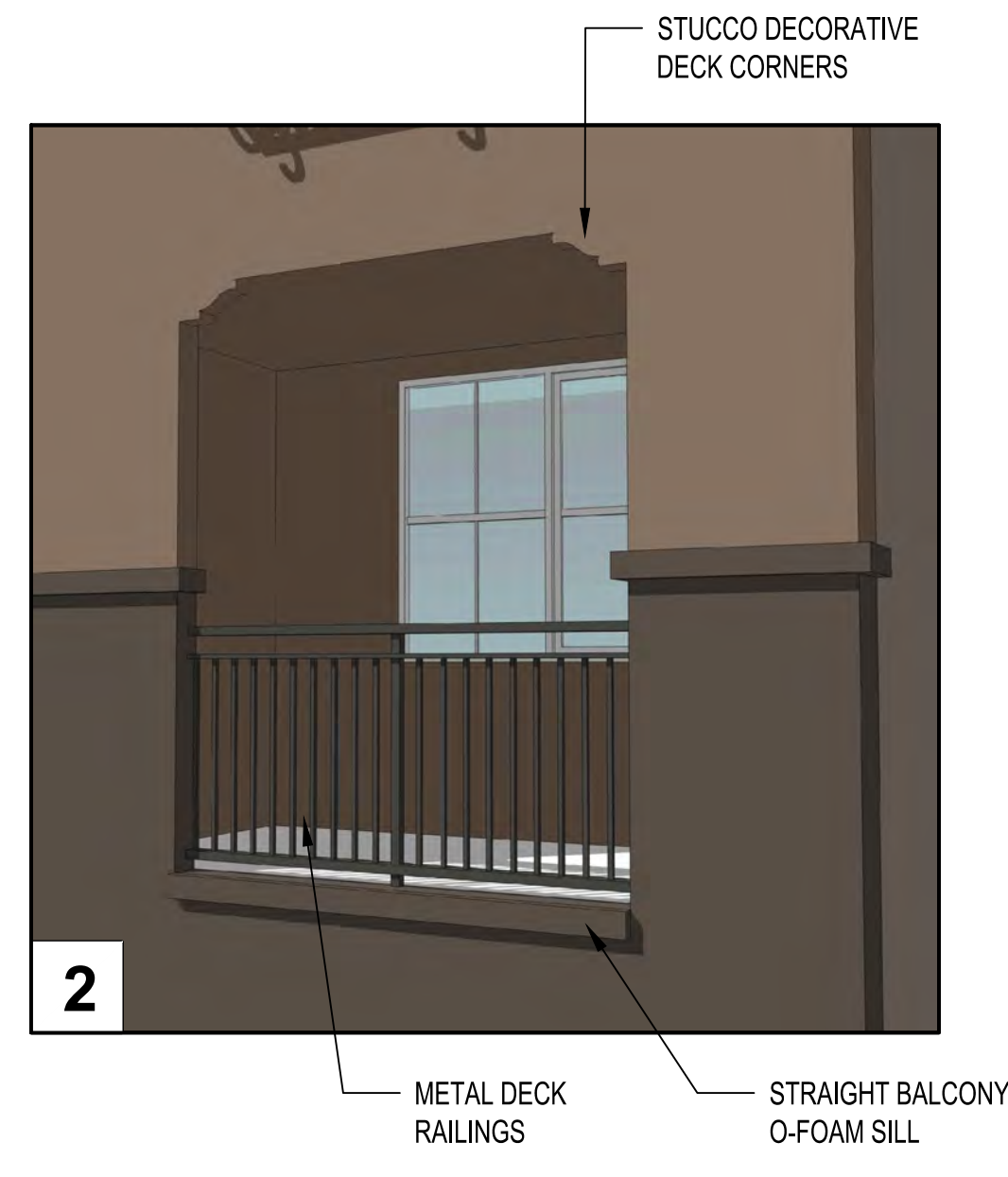
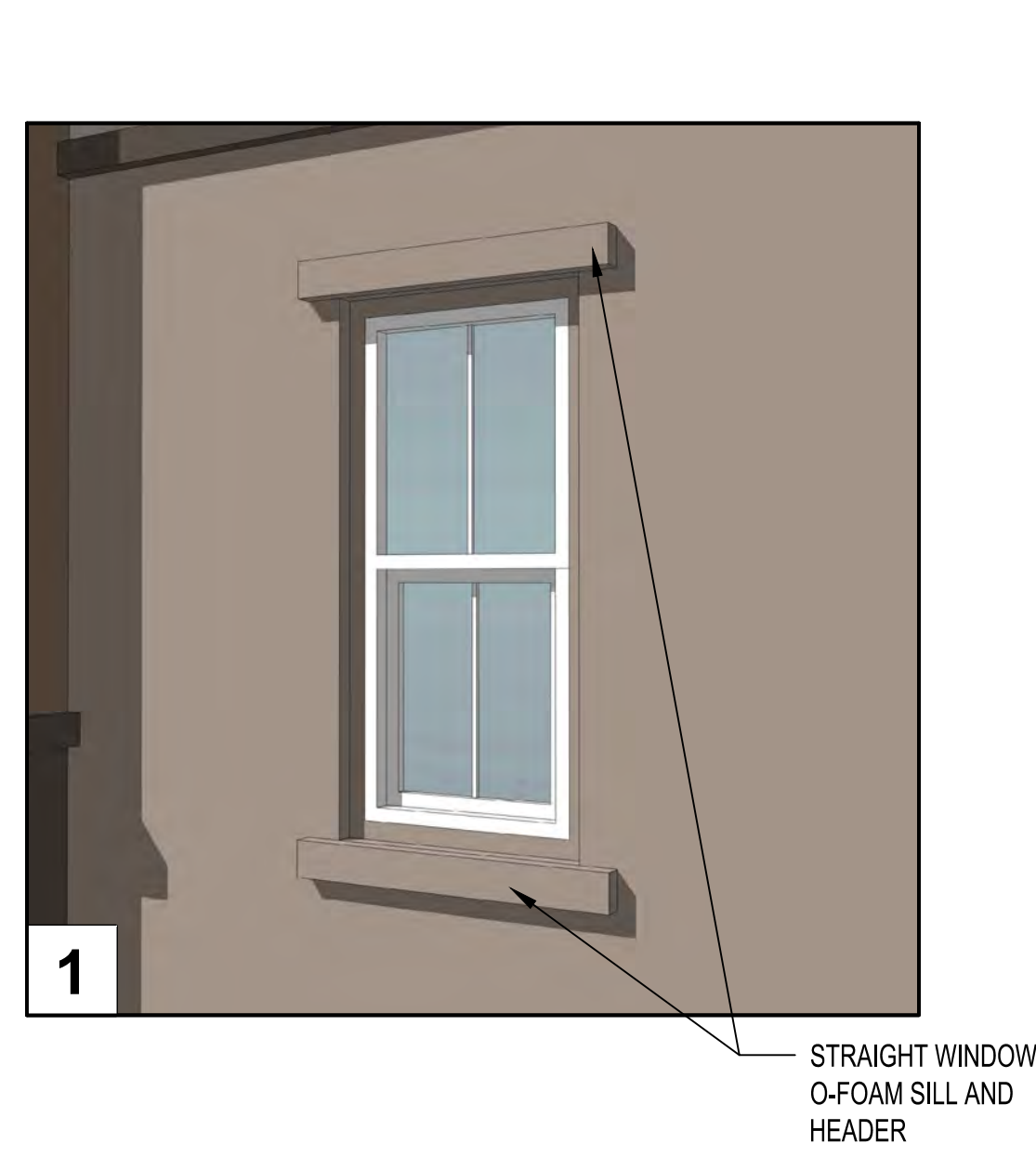


FASCIA BOARD / RAFTER TAILS / FAUX BEAMS & POSTS
TRIM / SHUTTERS / VINYL FENCE
SW 7675 SEALSIN



GARAGE DOOR 1
SW 7514 FOOTHILLS





P 3 DETAILS



WINDOW PLANTER



CORBEL



WINDOW



BALCONY



ENTRY DOOR



P 4 DETAILS



GARAGE



WINDOW W/ SHUTTER



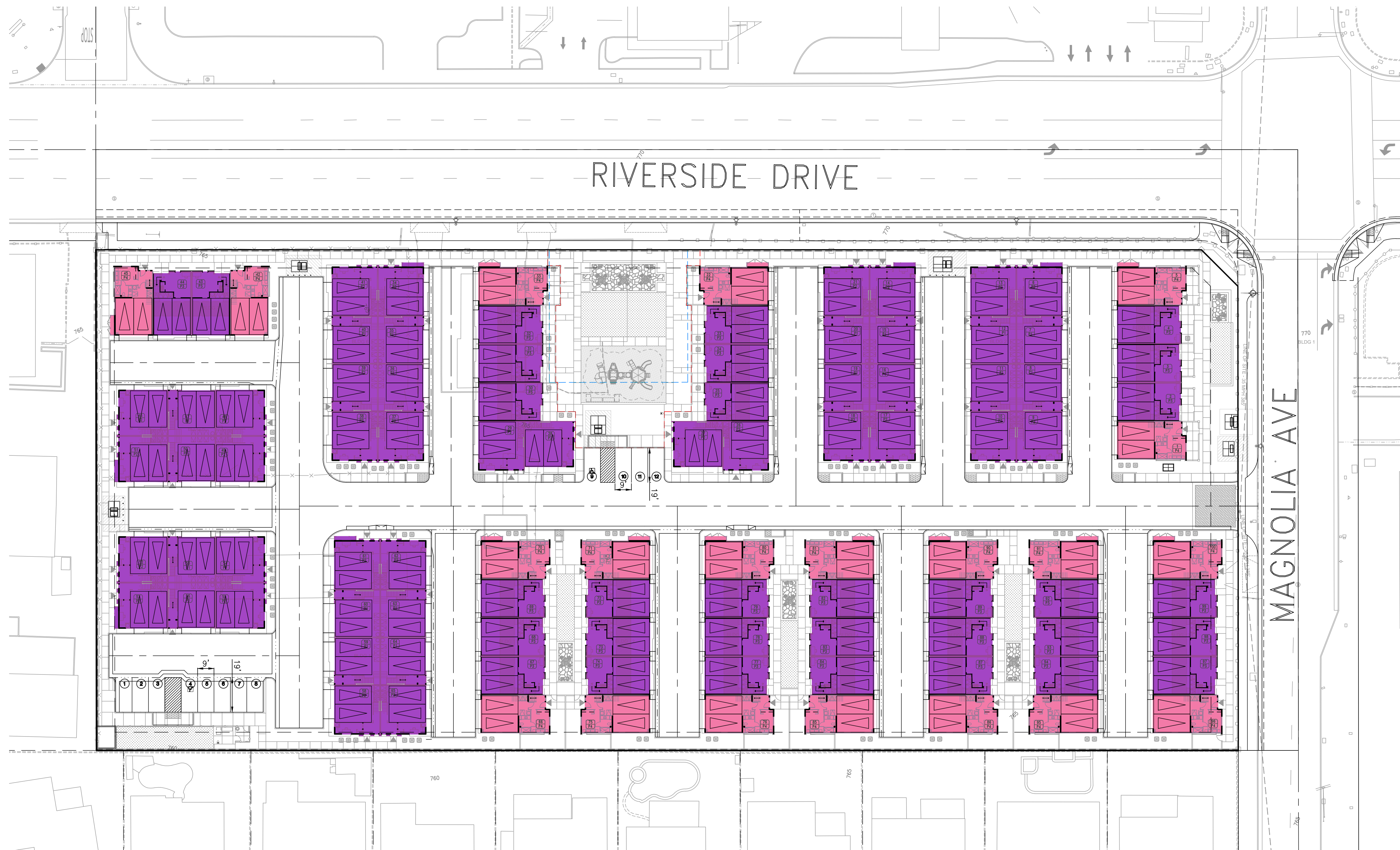
WINDOW



BALCONY



ENTRY DOOR



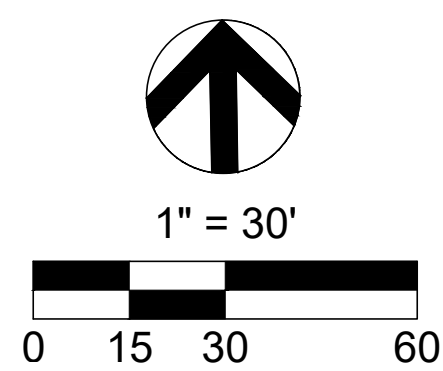
LEGEND:

SINGLE VEHICLE GARAGE PARKING SPACE

VISITOR PARKING (9'x19)

	BEDROOM(S)	PARKING/UNIT	UNITS
	3	1.5	80
	4	2.5	20

PARKING SUMMARY				
REQUIRED PARKING *PER STATE DENSITY BONUS				
0-1 BEDS	1.0 SPACES / UNIT	x	0 UNITS =	0 SPACES
2 BEDS	1.5 SPACES / UNIT	x	0 UNITS =	0 SPACES
3 BEDS	1.5 SPACES / UNIT	x	80 UNITS =	120 SPACES
4 BEDS	2.5 SPACES / UNIT	x	20 UNITS =	50 SPACES
TOTAL REQUIRED PARKING				170 SPACES
REQUIRED PARKING *PER CHINO MUNICIPAL CODE TABLE 20.18-1 OFF-STREET PARKING REQUIREMENTS				
STUDIO	1.0 SPACES / UNIT	x	0 UNITS =	0 SPACES
1 BEDS	1.5 SPACES / UNIT	x	0 UNITS =	0 SPACES
2 OR MORE BEDS	2.0 SPACES / UNIT	x	100 UNITS =	200 SPACES
GUESTS	1.0 SPACES / 10 UNITS	x	100 UNITS =	10 SPACES
TOTAL REQUIRED PARKING				210 SPACES
PROVIDED PARKING				
RESIDENTIAL (GARAGE SPACES)				
3 BEDS	80 UNITS	x	2 SPACES /DU	= 160 SPACES
4 BEDS	20 UNITS	x	2 SPACES /DU	= 40 SPACES
GUEST PARKING (INCLUDES 1 ADA STALL)				= 13 SPACES
TOTAL PROVIDED PARKING				213 SPACES
<small>SATISFIES STATE DENSITY BONUS REQUIREMENT</small>				



PARKING EXHIBIT

PREPARED BY:
CONSULTING, INC.
 CIVIL ENGINEERING
 LAND PLANNING & SURVEYING
 9830 IRVINE CENTER DRIVE
 IRVINE, CALIFORNIA 92618
 (949) 916-3800
 INFO@CVC-INC.NET
 WWW.CVC-INC.NET

PREPARED FOR:
 WARMINGTON RESIDENTIAL CALIFORNIA INC.
 3090 PULLMAN STREET
 COSTA MESA, CA 92626

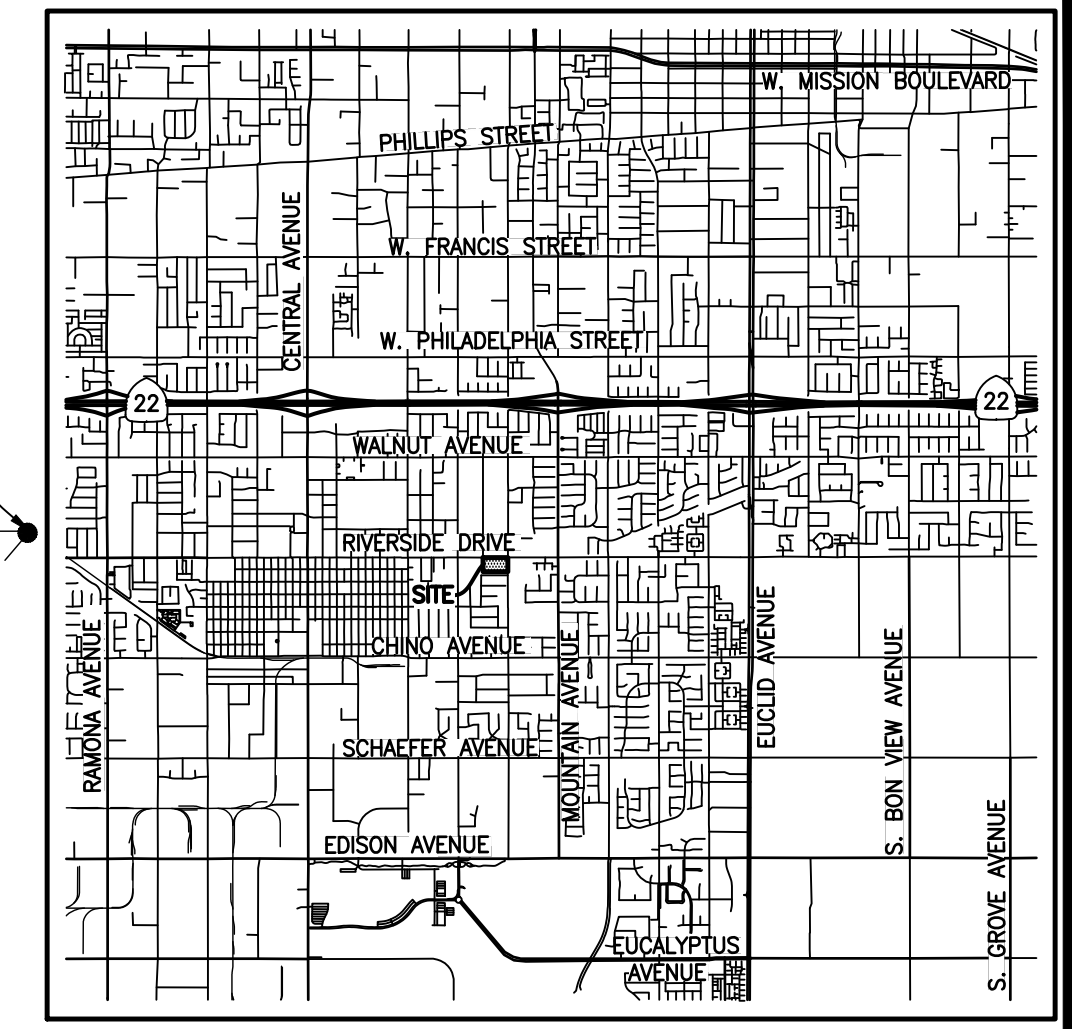
CITY OF CHINO
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 MAGNOLIA & RIVERSIDE
 6033 - 6041 RIVERSIDE DRIVE
 CHINO, CA

PROJECT NO.
WARM-025
 SHEET
1
 OF
1

PLAN SET: 1 XXXXXXXX
 DATE: 11/15/2023
 BY: JAVIER RUIZ

VESTING TENTATIVE TRACT MAP NO. 20794

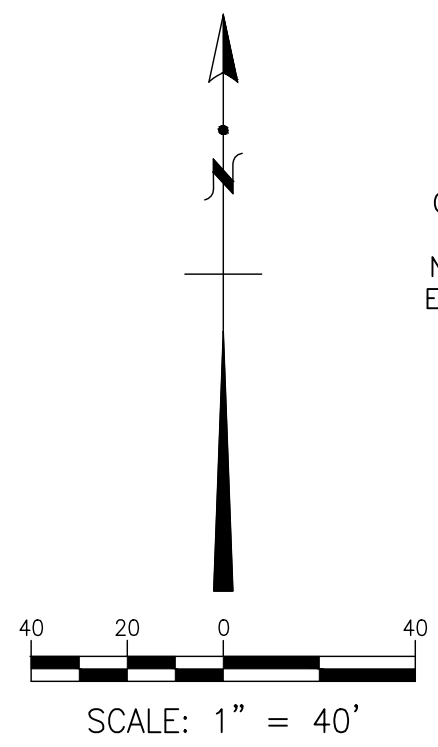
LOT 1 FOR CONDOMINIUM PURPOSES IN THE CITY OF CHINO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
SCALE: NONE

SUBDIVIDER:
WARMINGTON RESIDENTIAL CALIFORNIA INC.
3090 PULLMAN STREET
COSTA MESA, CA 92626

ENGINEER:
C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949)916-3800



CORS STATION
CLAR
N: 1862514.17
E: 6649814.24

CORS STATION
EWPP
N: 1860640.16
E: 6705286.44

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTH 329.98 FEET OF LOT 5, SECTION 12, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 15, RECORDS OF SAID COUNTY,

NOTE: THE AREA AND DISTANCES OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF THE ADJOINING STREETS SHOWN ON SAID MAP.

APN: 1020-111-01-0-000 AND 1020-111-02-0-000

SITE ADDRESS:
6033-6041 RIVERSIDE DRIVE, CHINO, CALIFORNIA

VESTED OWNER:
NOLA TSU, A MARRIED WOMEN AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 50% INTEREST AND DIANA PEDERSEN, A MARRIED WOMEN AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 50% INTEREST (SUBJECT TO ITEMS 11, 12 AND 15)

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N88°03'54"W BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "CLAR" AND "EWPP"

DATUM STATEMENT:
ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.99997345 WAS USED FOR THIS PROJECT AT NORTHING: 1829556.323, EASTING 6660271.38. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:
NATIONAL GEODETIC SURVEY BENCHMARK NO. AJ1862 (PID)
ELEV: 1194.59 FT (NAVD88)

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE" PER FEMA MAP NO. 06071C8620H, A PRINTED PANEL, EFFECTIVE AUGUST 28, 2008. (TABLE A-3)

LAND USE SUMMARY:
TOTAL PROPOSED: 2 LOTS
LOT 1 - FOR CONDOMINIUM PURPOSES
LOT A - FOR PRIVATE LANDSCAPE AND OPEN SPACE
TOTAL PROPOSED DWELLING UNITS: 100
DENSITY (ADJUSTED GROSS): 26.60 DU/AC
TOTAL LAND AREA
LOT 1: 3.782 AC
LOT A: 7538 SQ. FT.
GROSS: 5.001 AC
ADJUSTED GROSS: 3.76 AC (DOES NOT INCLUDE LOT A)
NET: 3.955 AC

UTILITY PURVEYORS & SERVICES:
WATER: CITY OF CHINO PUBLIC WORKS
SEWER: CITY OF CHINO PUBLIC WORKS
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: SPECTRUM
CABLE: DIRECTV & SPECTRUM
TRASH/REFUSE: WASTE MANAGEMENT COMPANY
SCHOOL DISTRICT: CHINO VALLEY UNIFIED SCHOOL DISTRICT

NOTE:
1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

SURVEYOR'S STATEMENT:
THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON 01/21/2025.

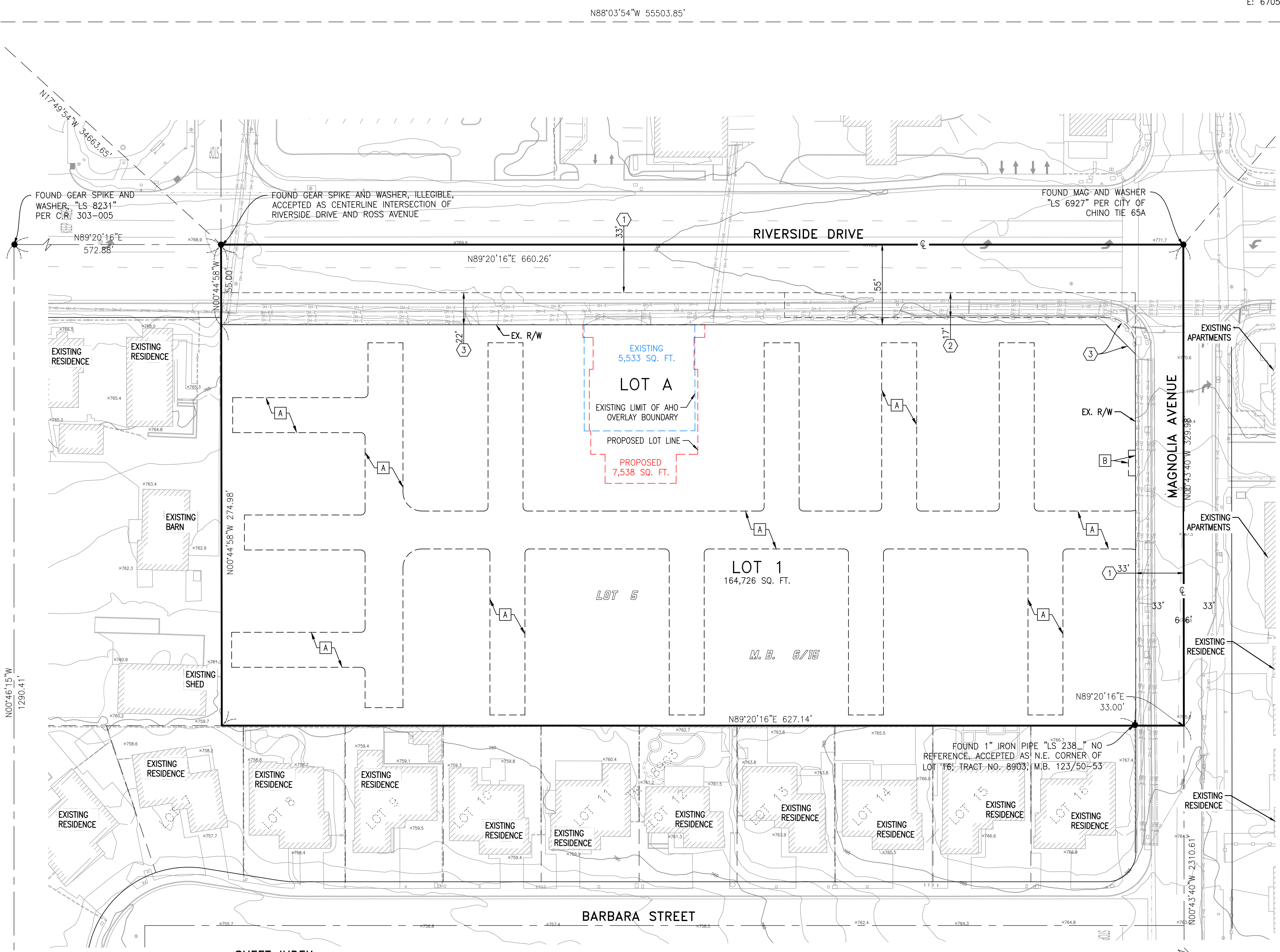


DANE P. MCDUGALL, L.S. 9297

SHEET INDEX:
SHEET 1 TENTATIVE TRACT MAP
SHEET 2-3 PRELIMINARY SITE/PARKING PLAN
SHEET 4 PRELIMINARY GRADING PLAN
SHEET 5 PRELIMINARY GRADING PLAN & SECTIONS
SHEET 6-7 PRELIMINARY UTILITY PLAN
SHEET 8 PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
SHEET 9 PRELIMINARY SITE UTILIZATION MAP

ENGINEER'S STATEMENT:
THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON MARCH 4, 2026.

DANE P. MCDUGALL, R.C.E. 80705



- EXISTING EASEMENTS:**
- AN EASEMENT FOR PIPELINES, RAILROADS, TRAMWAYS, STREETS, AVENUES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 419 OF DEEDS, PAGE 163. (EASEMENT FOR WATER PIPELINES: LOCATION INDETERMINATE. EASEMENT FOR RAILROADS, TRAMWAYS, STREETS AND AVENUES: PLOTTED)
 - AN EASEMENT FOR PUBLIC STREET, ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 4, 1986 AS INSTRUMENT NO. 86-030018 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR PUBLIC STREET, ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 28, 2000 AS INSTRUMENT NO. 20000230470 OF OFFICIAL RECORDS.

- PROPOSED EASEMENTS:**
- A INDICATES AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE PURPOSES, TO BE DEDICATED TO THE CITY OF CHINO
 - B INDICATES AN EASEMENT FOR DOMESTIC WATER PURPOSES, TO BE DEDICATED TO THE CITY OF CHINO

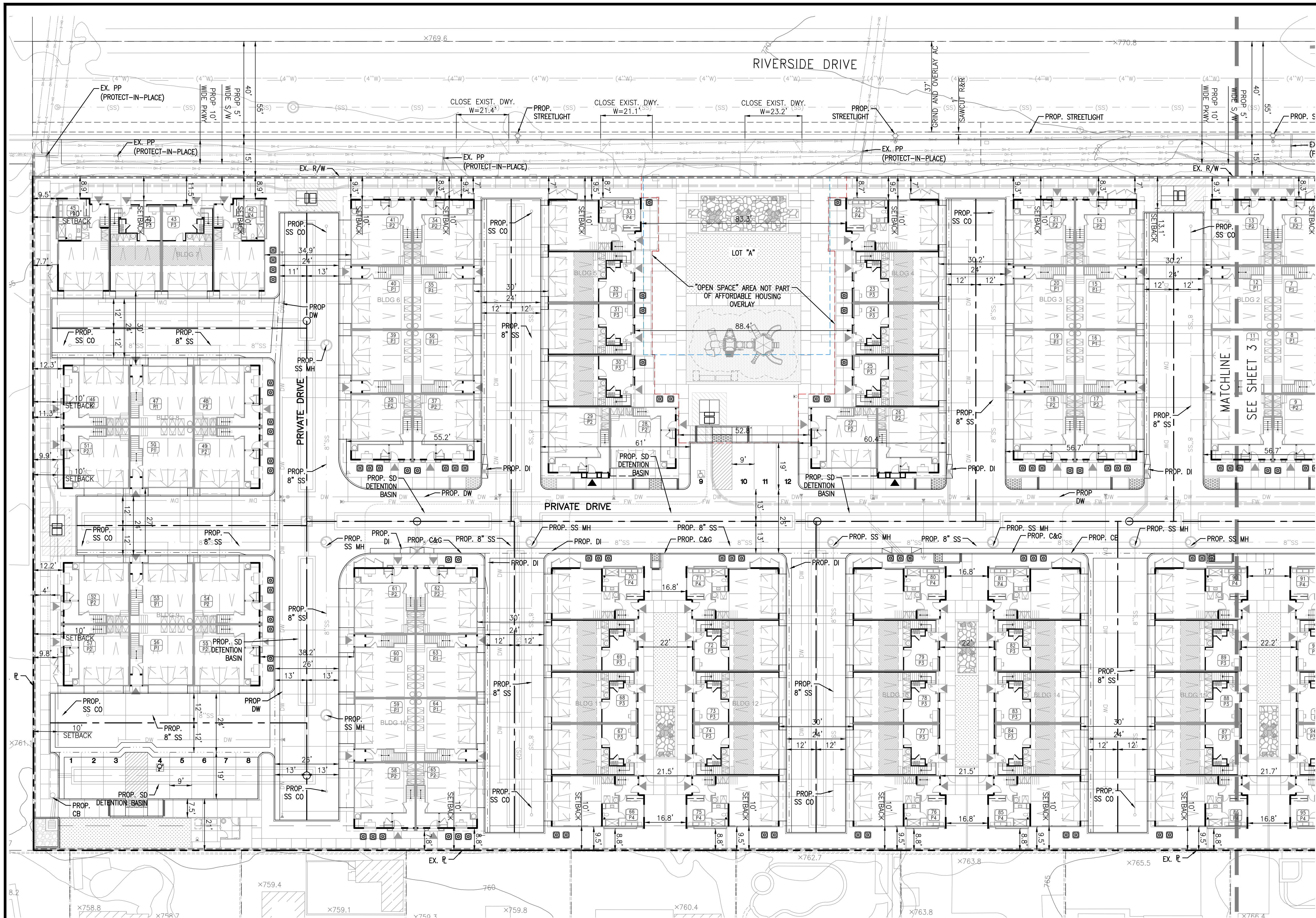
EXISTING ZONING:
COMMERCIAL GENERAL (CG) ZONE WITH AFFORDABLE HOUSING OVERLAY ON PORTION OF SITE

THIS SITE IS SURROUNDED BY COMMERCIAL GENERAL TO THE WEST AND NORTH, RESIDENTIAL RD-20 & RD-12 TO THE EAST, AND RESIDENTIAL RD-4.5 TO THE SOUTH.

LEGEND:		SYMBOLS:	
AP	ANGLE POINT	BO	BLOW-OFF VALVE
ASPH	ASPHALT PAVEMENT	DI	DRAIN INLET
BC	BUILDING CORNER	FH	FIRE HYDRANT
BEG	BEGIN	LS	LANDSCAPING
BO	BLOW-OFF VALVE	MH	MANHOLE
BLDG	BUILDING	GM	GAS METER
BW	BLOCK WALL	WM	WATER METER
CB	CATCH BASIN	V	VALVE
CF	CURB FACE	UP	UTILITY/POWER POLE
CLF	CHAIN LINK FENCE	BS	BLOCK/RETAINING SCREEN WALL
CMF	CORRUGATED METAL FENCE	BL	BLOCK/RETAINING LOW WALL
CONC	CONCRETE PAVEMENT	PL	PLANTER/DECORATIVE WALL
DI	DRAIN INLET	OW	OVERHEAD WIRE
DWY	DRIVEWAY	EA	EDGE OF ASPHALT PAVEMENT
FH	FIRE HYDRANT	WR	WOOD/WROUGHT IRON FENCE
GM	GAS METER	CF	CHAIN LINK FENCE
LS	LANDSCAPING	SD	SINGLE-FAMILY HOME
MH	MANHOLE	ST	STREET LIGHT
PKWY	PARKWAY	TE	TRASH ENCLOSURE
P/L	PROPERTY LINE	TEMP	TEMPORARY
RET	RETAINING	TF	TRANSFORMER
ROW	RIGHT-OF-WAY	WF	WOOD FENCE
SFH	SINGLE-FAMILY HOME	WL	WALL
ST LT	STREET LIGHT	WM	WATER METER
TE	TRASH ENCLOSURE	V	VALVE
TEMP	TEMPORARY		
TF	TRANSFORMER		
WF	WOOD FENCE		
WL	WALL		
WM	WATER METER		
V	VALVE		

<p>PREPARED BY:</p> <p>C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING</p> <p>9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET</p>	<p>PREPARED FOR:</p> <p>WARMINGTON RESIDENTIAL CALIFORNIA INC. 3090 PULLMAN STREET COSTA MESA, CA 92626</p>
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<p>CITY OF CHINO DEPARTMENT OF PLANNING AND DEVELOPMENT</p> <p>TENTATIVE TRACT MAP NO. 20794 CHINO - MAGNOLIA & RIVERSIDE 6033 - 6041 RIVERSIDE DRIVE CHINO, CA</p>	<p>PROJECT NO. WARM-025</p> <p>SHEET 1 OF 9</p>
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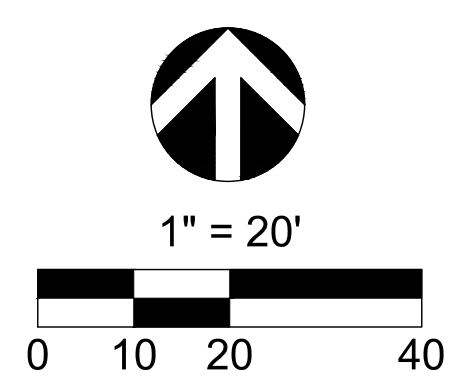


LEGEND:

- CENTERLINE
- - - EXISTING R/W
- PROPOSED PROPERTY LINE
- SETBACK
- EXISTING LOT LINE
- EXISTING WALL
- PROPOSED WALL
- ADA PATH OF TRAVEL
- (X) LOT NUMBER
- (Y) UNIT TYPE
- BIO-LIMIT

ABBREVIATIONS:

- | | | | | | |
|------|-----------------------|------|-------------------------------------|------|-------------|
| BNDY | BOUNDARY | MH | MANHOLE | WM | WATER METER |
| CB | CATCH BASIN | OH | OVERHEAD | WV | WATER VALVE |
| C&G | CURB & GUTTER | EL | ELECTRICAL LINES | XFMR | TRANSFORMER |
| CLF | CHAIN LINK FENCE | PKWY | PARKWAY | | |
| CO | CLEANOUT | PL | PROPERTY LINE | | |
| DCDA | DOUBLE CHECK DETECTOR | PP | POWER POLE | | |
| | ASSEMBLY | PROP | PROPOSED | | |
| DU | DRY UTILITY | RPPA | REDUCED PRESSURE PRINCIPLE ASSEMBLY | | |
| DW | DOMESTIC WATER | R/W | RIGHT OF WAY | | |
| DWY | DRIVEWAY | SF | SQUARE FOOT | | |
| ELEC | ELECTRIC | SD | STORM DRAIN | | |
| ESMT | EASEMENT | SS | SANITARY SEWER | | |
| EX | EXISTING | ST | STALL | | |
| FH | FIRE HYDRANT | STLT | STREETLIGHT | | |
| FW | FIRE WATER | S/W | SIDEWALK | | |
| JS | JUNCTION STRUCTURE | TB | TRUST BLOCK | | |
| | | TYP | TYPICAL | | |



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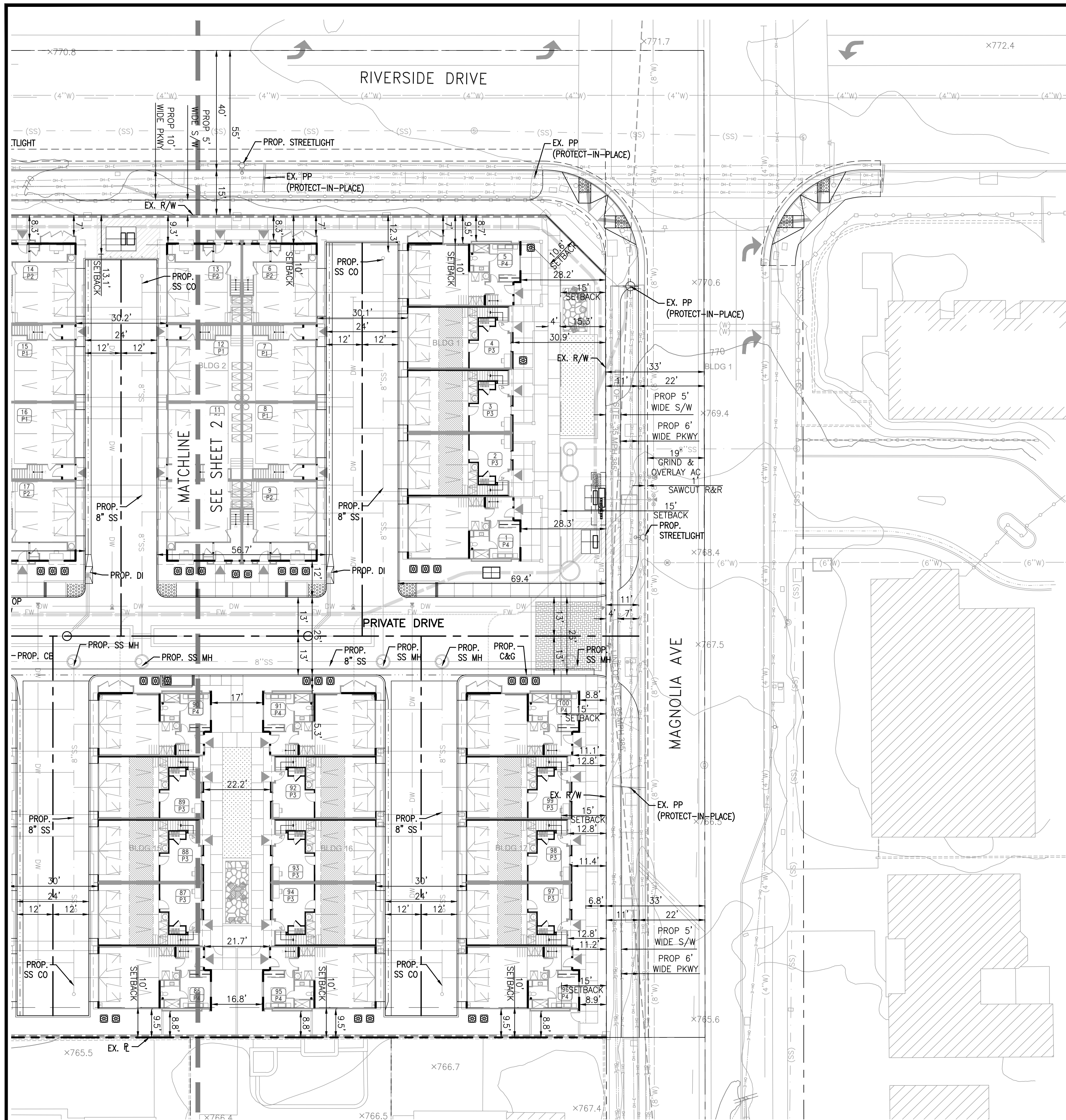
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 COSTA MESA, CA 92626

CITY OF CHINO
 DEPARTMENT OF PLANNING AND DEVELOPMENT
TENTATIVE TRACT MAP NO. 20794
 CHINO - MAGNOLIA & RIVERSIDE
 6033 - 6041 RIVERSIDE DRIVE
 CHINO, CA
PRELIMINARY SITE PLAN

PROJECT NO.
WARM-025

SHEET
2
 OF
9

PLAN SET: 15/20/2024
 DATE: 15/20/2024

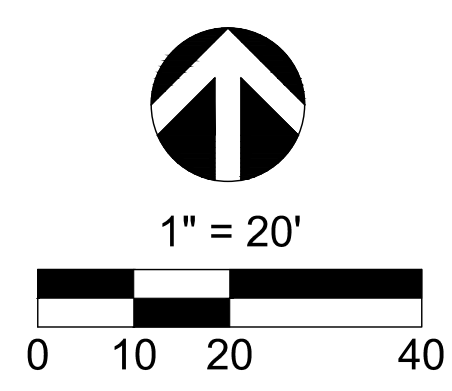


LEGEND:

---	CENTERLINE
- - - -	EXISTING R/W
---	PROPOSED PROPERTY LINE
---	SETBACK
---	EXISTING LOT LINE
---	EXISTING WALL
---	PROPOSED WALL
-----	ADA PATH OF TRAVEL
X	LOT NUMBER
Y	UNIT TYPE
---	BIO-LIMIT

ABBREVIATIONS:

BNDY	BOUNDARY	MH	MANHOLE	WM	WATER METER
CB	CATCH BASIN	OH	OVERHEAD	WV	WATER VALVE
C&G	CURB & GUTTER	EL	ELECTRICAL LINES	XFMR	TRANSFORMER
CLF	CHAIN LINK FENCE	PKWY	PARKWAY		
CO	CLEANOUT	PL	PROPERTY LINE		
DCDA	DOUBLE CHECK DETECTOR	PP	POWER POLE		
		PROP	PROPOSED		
		RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY		
DU	DRY UTILITY	R/W	RIGHT OF WAY		
DW	DOMESTIC WATER	SF	SQUARE FOOT		
DWY	DRIVEWAY	SD	STORM DRAIN		
ELEC	ELECTRIC	SS	SANITARY SEWER		
ESMT	EASEMENT	ST	STALL		
EX	EXISTING	STLT	STREETLIGHT		
FH	FIRE HYDRANT	S/W	SIDEWALK		
FW	FIRE WATER	TB	TRUST BLOCK		
JS	JUNCTION STRUCTURE	TYP	TYPICAL		



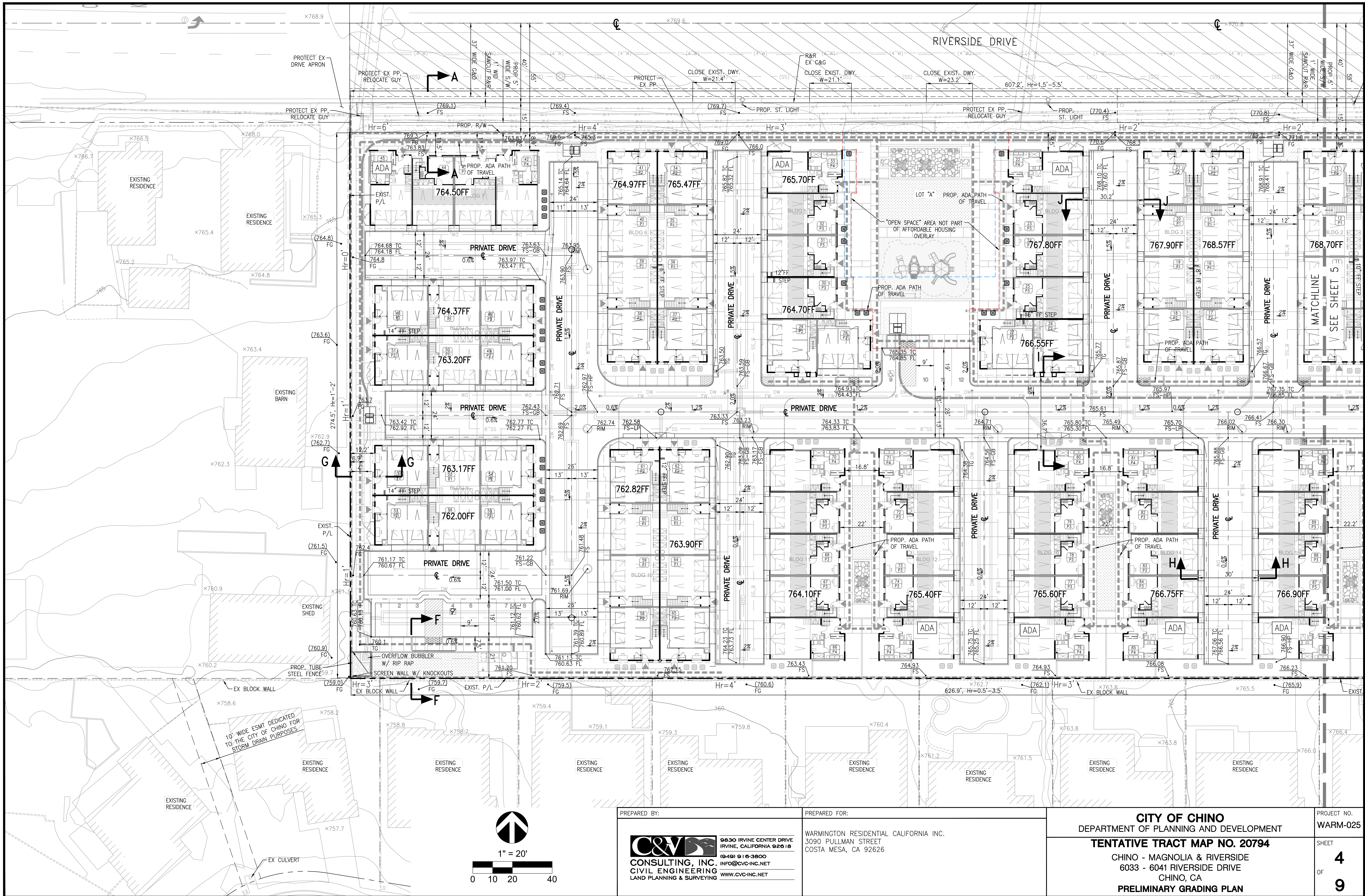
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TENTATIVE TRACT MAP NO. 20794
 CHINO - MAGNOLIA & RIVERSIDE
 6033 - 6041 RIVERSIDE DRIVE
 CHINO, CA
PRELIMINARY SITE PLAN

PROJECT NO.
WARM-025
 SHEET
3
 OF
9

PLAN SET: 15/20/2024
 DATE: 15/20/2024



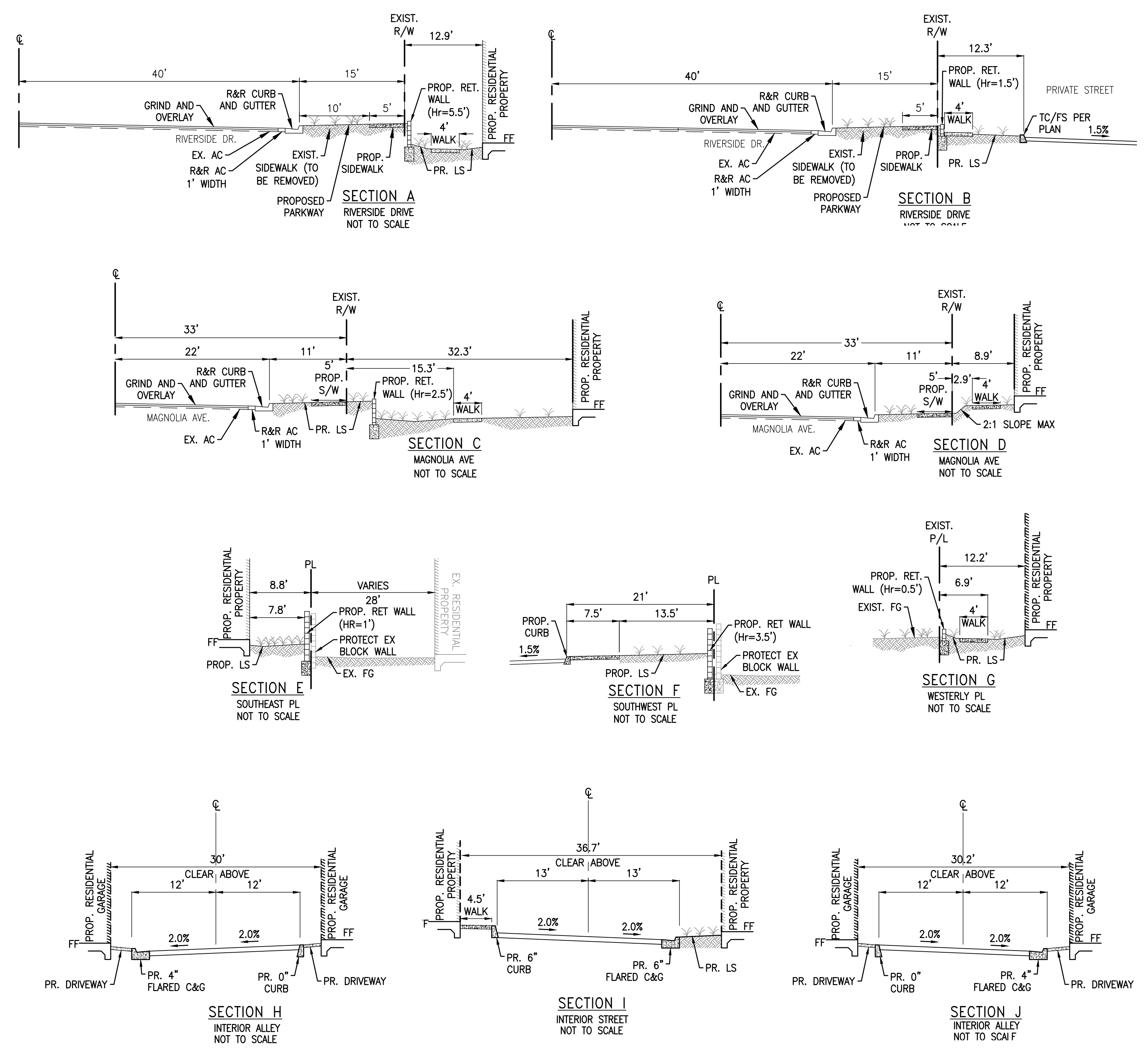
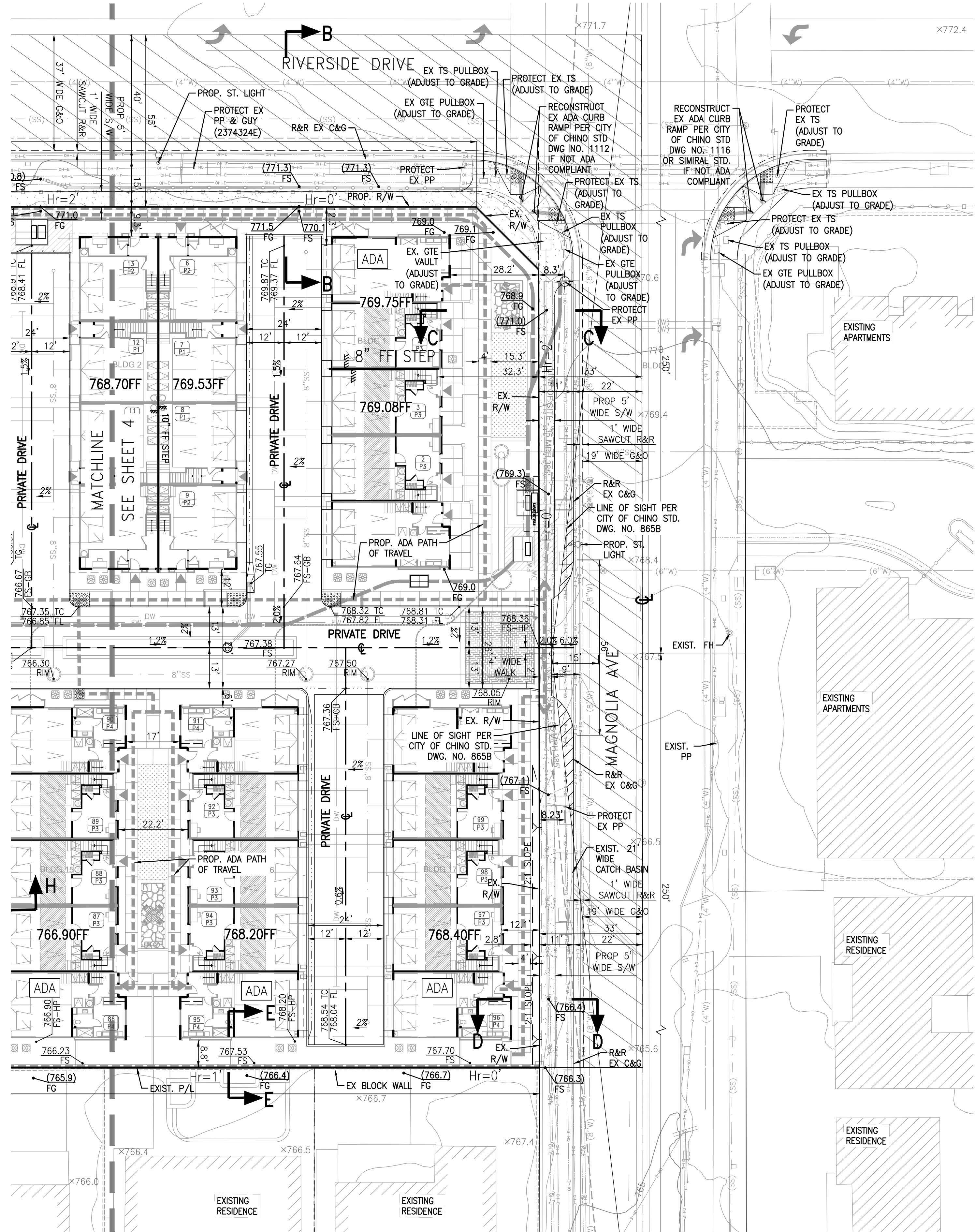
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 COSTA MESA, CA 92626

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TENTATIVE TRACT MAP NO. 20794
 CHINO - MAGNOLIA & RIVERSIDE
 6033 - 6041 RIVERSIDE DRIVE
 CHINO, CA
PRELIMINARY GRADING PLAN

PROJECT NO.
WARM-025
 SHEET
4
 OF
9



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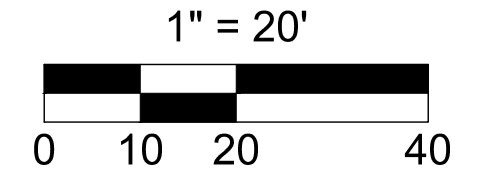
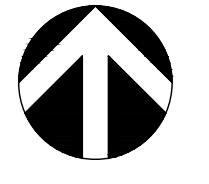
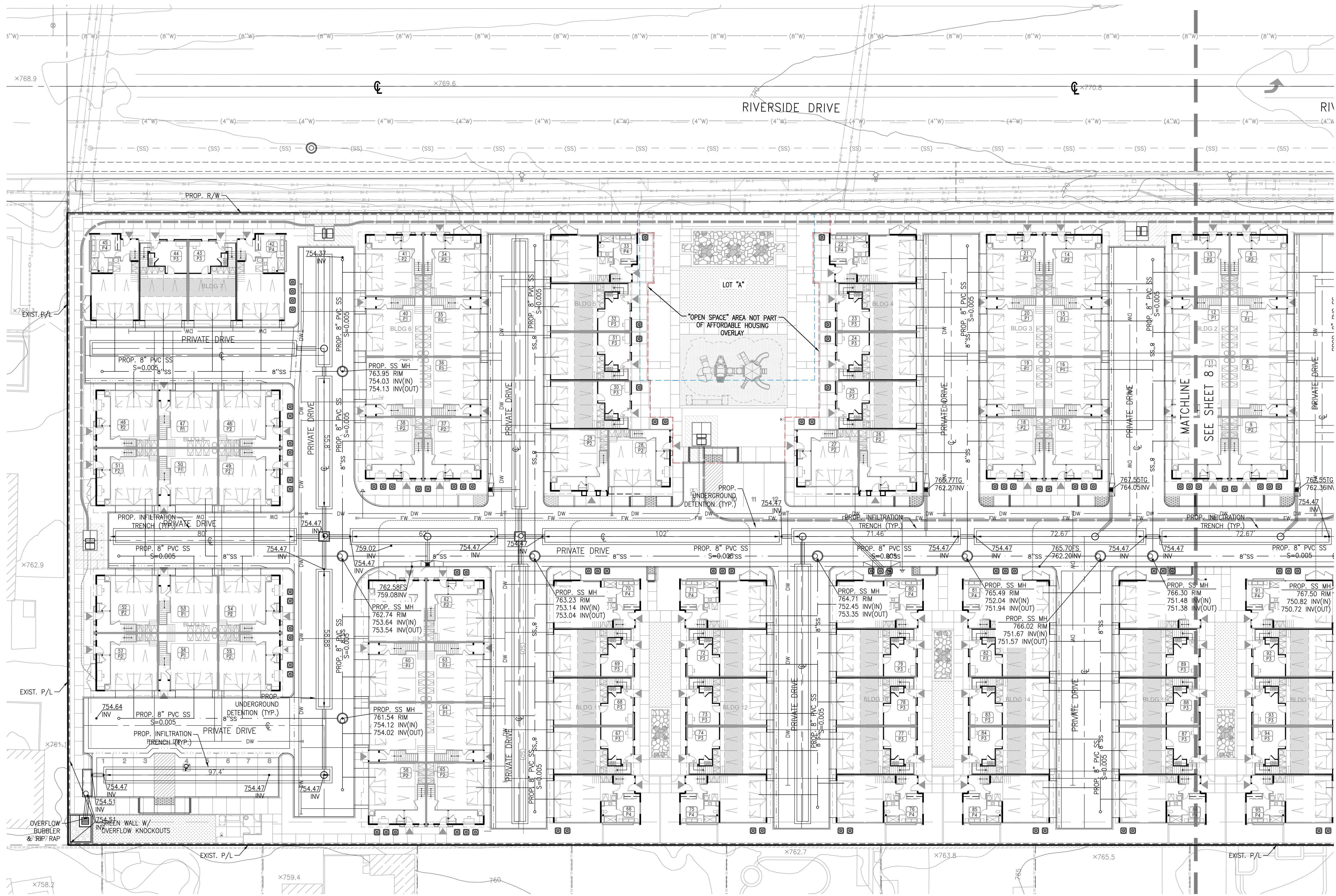
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TENTATIVE TRACT MAP NO. 20794
 CHINO - MAGNOLIA & RIVERSIDE
 6033 - 6041 RIVERSIDE DRIVE
 CHINO, CA
PRELIMINARY GRADING PLAN & SECTIONS

PROJECT NO.
WARM-025

SHEET
5
 OF
9

DATE: 11/15/2023
 DRAWN BY: JAVIER DIAZ
 CHECKED BY: JAVIER DIAZ
 PROJECT NO: WARM-025
 SHEET NO: 5 OF 9



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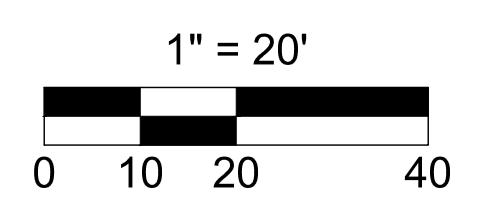
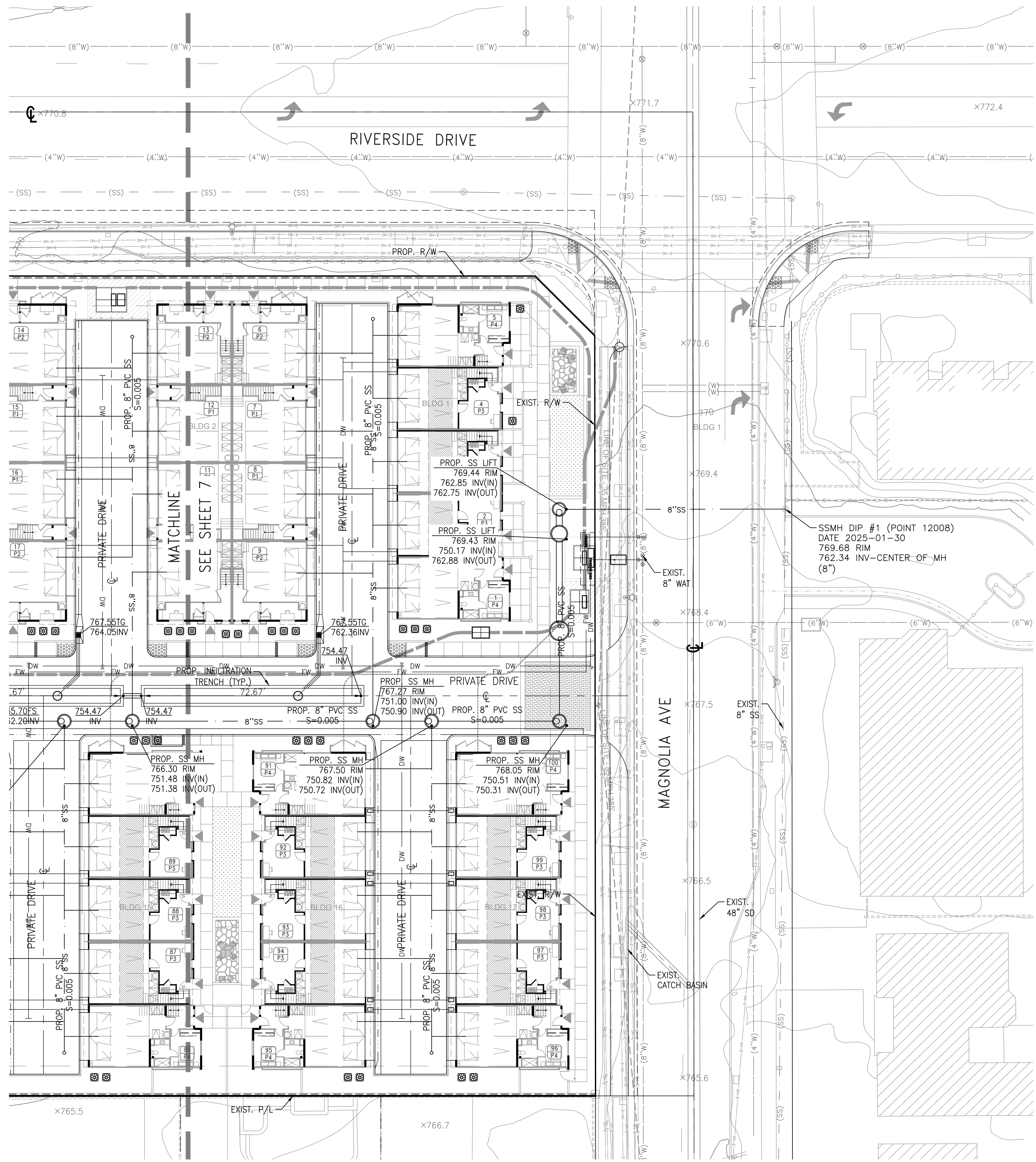
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 COSTA MESA, CA 92626

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TENTATIVE TRACT MAP NO. 20794
 CHINO - MAGNOLIA & RIVERSIDE
 6033 - 6041 RIVERSIDE DRIVE
 CHINO, CA
PRELIMINARY UTILITY PLAN

PROJECT NO.
WARM-025

SHEET
6
 OF
9

PLAN SET: 1502220001
 DATE:



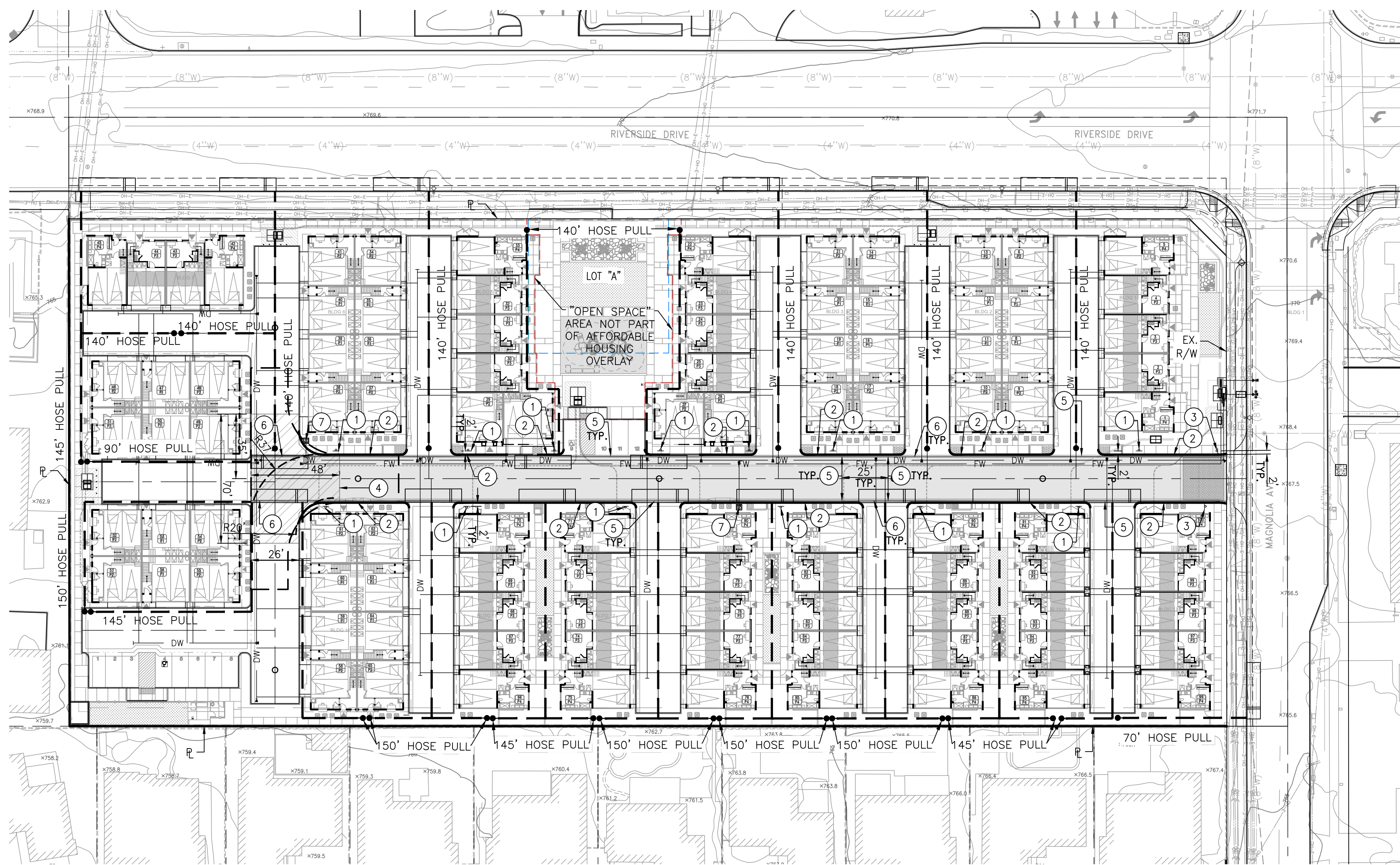
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TENTATIVE TRACT MAP NO. 20794
 CHINO - MAGNOLIA & RIVERSIDE
 6033 - 6041 RIVERSIDE DRIVE
 CHINO, CA
PRELIMINARY UTILITY PLAN

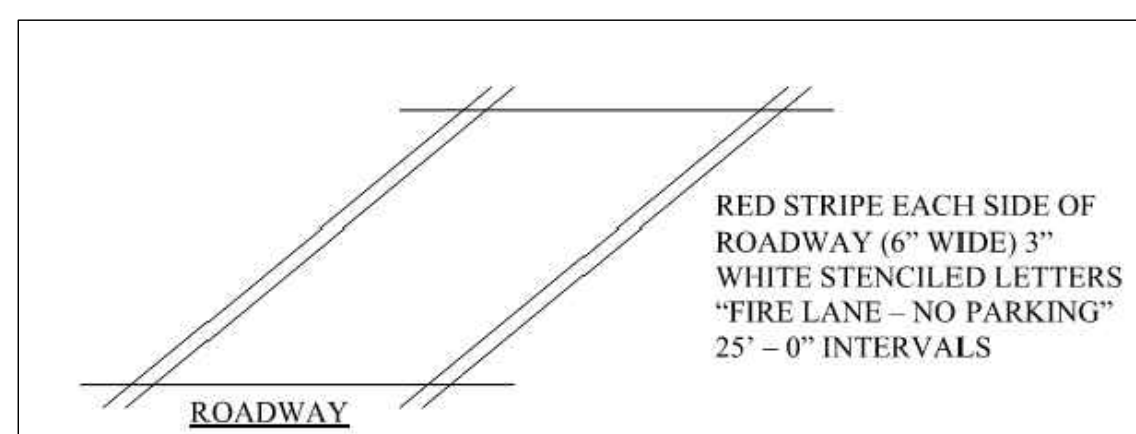
PROJECT NO.
WARM-025
 SHEET
7
 OF
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DATE: 1/23/2025 BY: JAVIER DIAZ



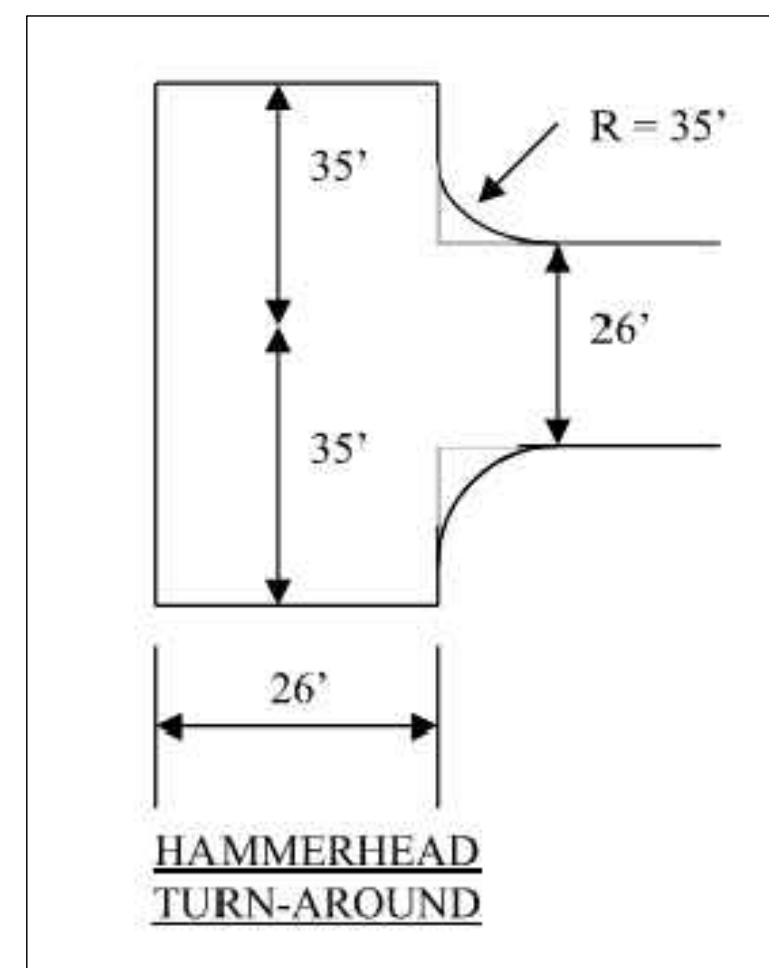
LEGEND

- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE TRUCK ACCESS
- HOSE PULL
- PROPERTY LINE
- RED CURB STRIPING
- FIRE HYDRANT
- PROPOSED
- EXISTING
- PROPERTY LINE
- RIGHT OF WAY
- TYPICAL
- FIRE TRUCK TURNING RADI

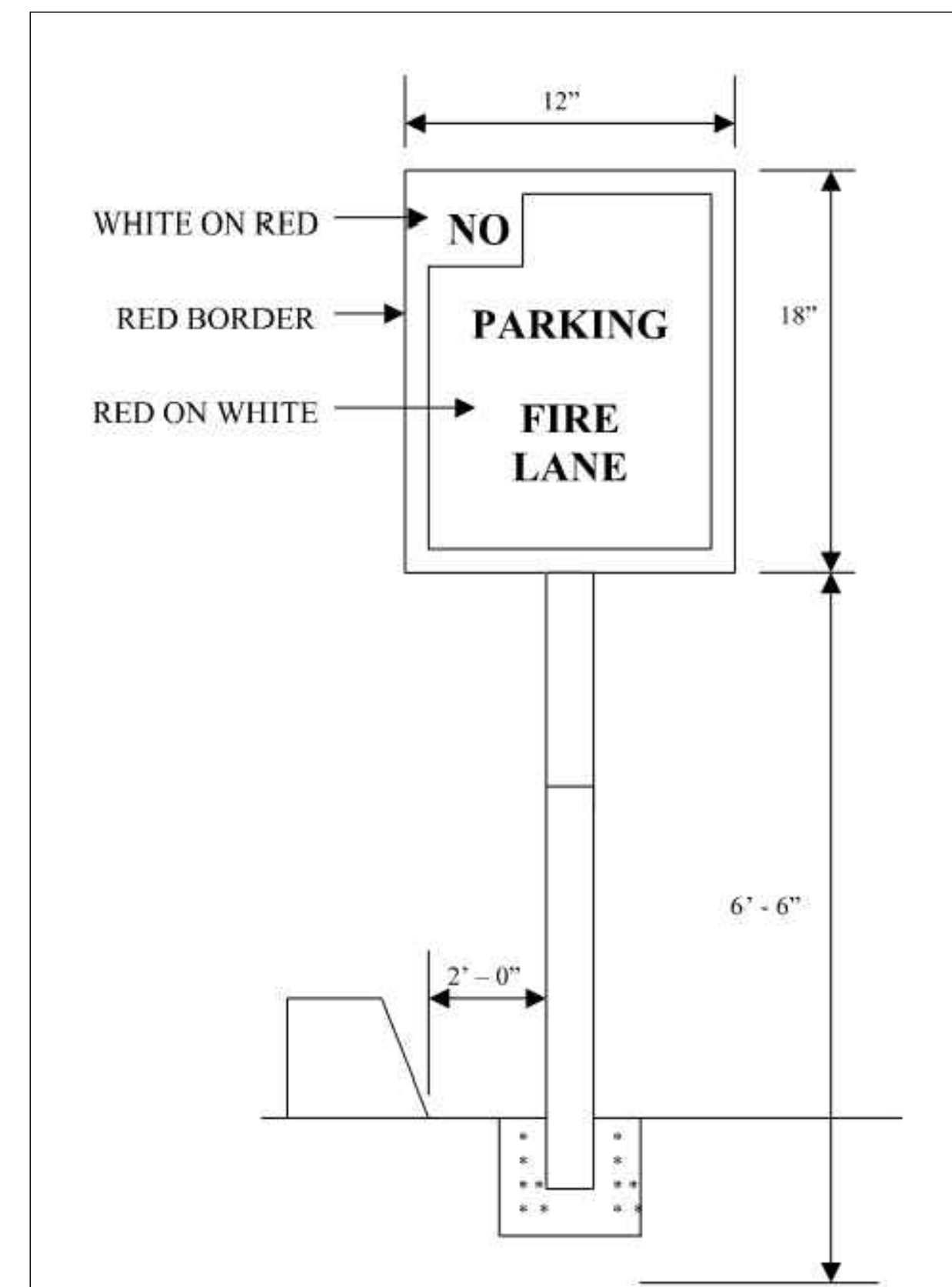


1. 6" WIDE RED STRIPE EACH SIDE OF FIRE ACCESS ROAD WITH 3" WHITE STENCILED LETTERS READING "FIRE LANE - NO PARKING" AT 25' INTERVALS.

- 5 FIRE ACCESS ROAD STRIPING
- 6 FIRE ACCESS ROAD LETTERING
NOT TO SCALE

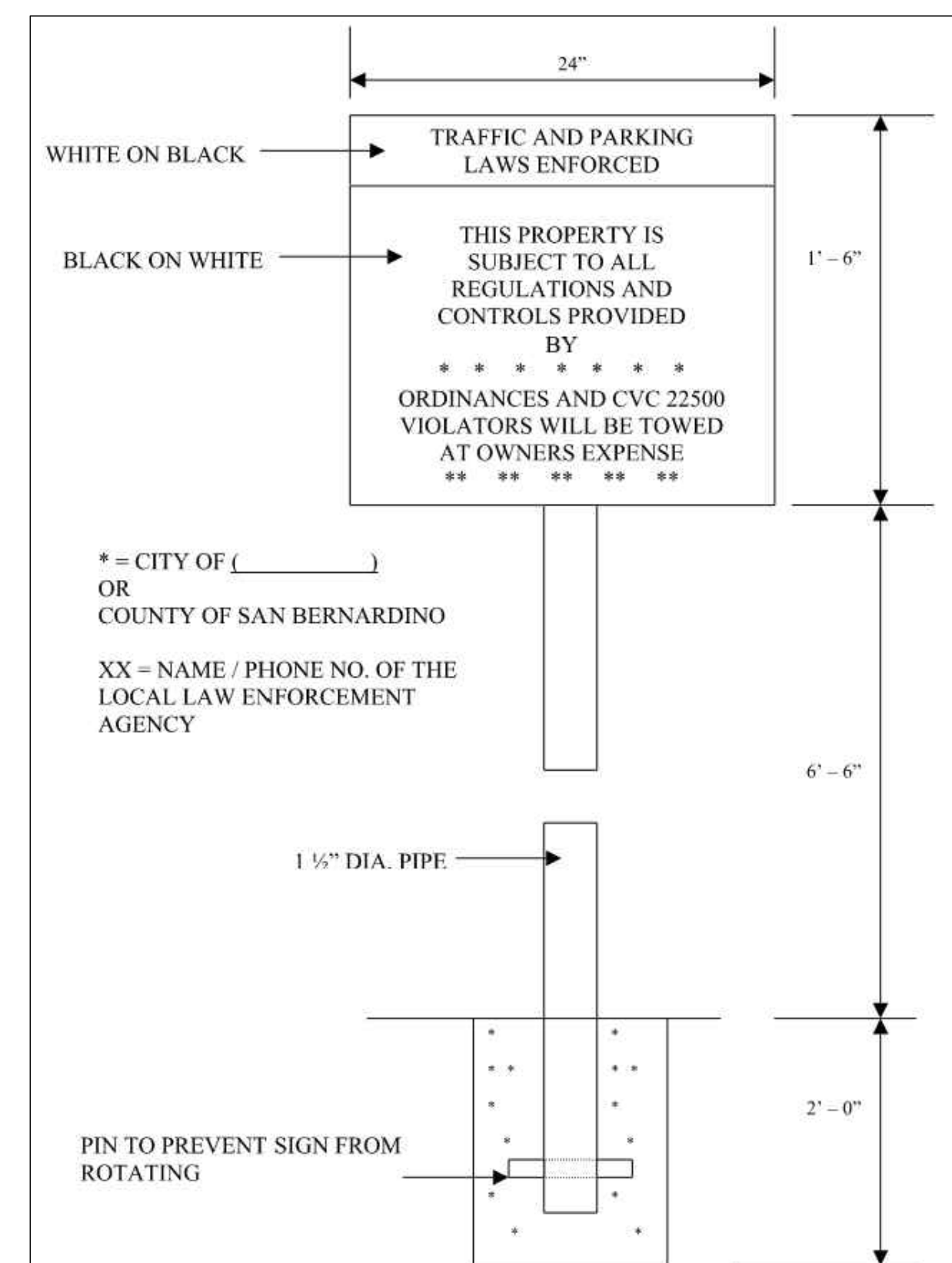


- 4 HAMMERHEAD TURN-AROUND
NOT TO SCALE



- 1. SIGNS SHALL BE LOCATED 2' FROM CURB LINE OR EDGE OF PAVEMENT AND PLACED AT 100' INTERVALS.
- 2. SIGNS SHALL READ "NO PARKING FIRE LANE".

- 1 NO PARKING SIGN
NOT TO SCALE



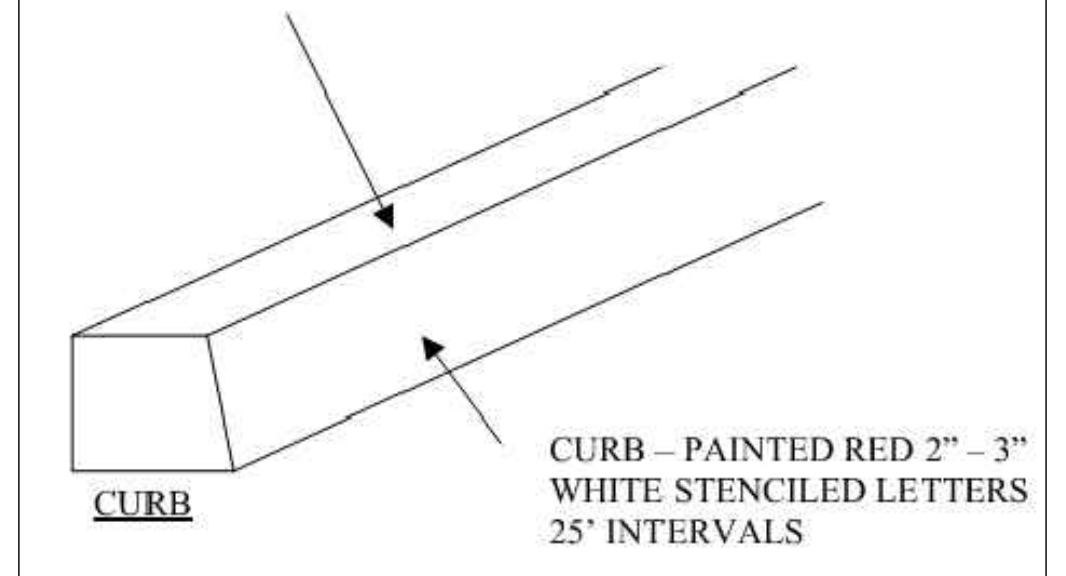
* = CITY OF () OR COUNTY OF SAN BERNARDINO

XX = NAME / PHONE NO. OF THE LOCAL LAW ENFORCEMENT AGENCY

- 1. "TRAFFIC AND PARKING LAWS ENFORCED" SIGNS SHALL BE INSTALLED AT EACH POINT OF VEHICULAR ACCESS
- 2. SIGNS SHALL BE LOCATED ON PRIVATE PROPERTY IN A MANNER EASILY VISIBLE BY DRIVERS ENTERING THE PROPERTY

- 3 BEGIN & END PARKING ENFORCEMENT SIGN
NOT TO SCALE

FIRE LANE - NO PARKING



- 1. ALL CURBS DESIGNATED "NO PARKING" SHALL BE PAINTED RED WITH CHINO VALLEY FIRE DISTRICT APPROVED RED PAINT.
- 2. "NO PARKING FIRE LANE" SHALL BE PAINTED ON TOP AND FACE OF CURB IN 2-3" WHITE STENCILED LETTERING AT 25' INTERVALS.

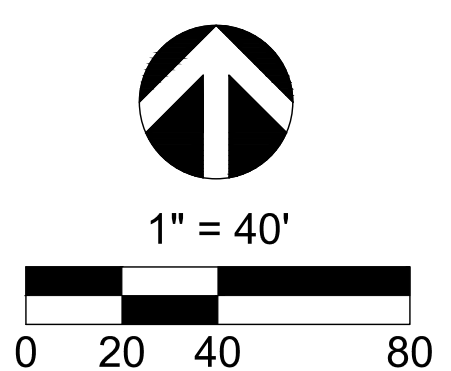
- 2 RED CURB PAVEMENT MARKING
NOT TO SCALE

CONSTRUCTION NOTES:

- 1. INSTALL "NO PARKING, FIRE LANE" SIGN PER DETAIL 1 HEREON.
- 2. FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL 2 HEREON.
- 3. INSTALL "TRAFFIC AND PARKING LAWS ENFORCED" SIGN AT BEGIN AND END PER DETAIL 3 HEREON.
- 4. PROPOSED HAMMERHEAD TURN-AROUND PER DETAIL 4 HEREON.
- 5. FIRE ACCESS ROAD STRIPING PER DETAIL 5 HEREON.
- 6. FIRE ACCESS ROAD LETTERING PER DETAIL 6 HEREON.
- 7. PROPOSED FIRE HYDRANT LOCATION.

PROJECT GENERAL NOTES:

- 1. FIRE ACCESS ROADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5 OF THE CALIFORNIA FIRE CODE (CFC) AND CHINO VALLEY INDEPENDENT FIRE DISTRICT STANDARD #111.
- 2. FIRE ACCESS ROADS SHALL MEET CIVFD MINIMUM REQUIREMENT 26' UNOBSTRUCTED WIDTH AND INCLUDE PARKING RESTRICTIONS ON BOTH SIDES.
- 3. TURNS AND CURVES IN FIRE ACCESS ROADS SHALL MEET CIVFD MINIMUM REQUIREMENTS 20' INNER AND 35' OUTER RADII WITH A VERTICAL CLEARANCE OF 13'6".
- 4. FIRE ACCESS ROADS SHALL BE CONSTRUCTED WITH AN ALL WEATHER SURFACE, SUCH AS CONCRETE OR ASPHALT, AND BE DESIGNED TO SUPPORT AN IMPOSED LOAD OF 67,000 POUNDS FROM THE FIRE APPARATUS.
- 5. FIRE ACCESS ROADS SHALL NOT EXCEED A 12% GRADE.
- 6. FIRE ACCESS ROADS IN EXCESS OF 150' SHALL BE PROVIDED WITH AN APPROVED TURN-AROUND.
- 7. FIRE ACCESS ROADS SHALL NOT BE OBSTRUCTED BY ANY MEANS, INCLUDING BUT NOT LIMITED TO TRASH ENCLOSURES, UTILITIES, GATES, FENCING, ETC.
- 8. ALL DEAD-END STREETS SHALL END IN A TURN-AROUND OR CUL-DE-SACS FOR EMERGENCY EQUIPMENTS.
- 9. ALL MULTI-FAMILY RESIDENTIAL UNITS SHALL BE WITHIN 150' OF THE EDGE OF THE TRAVEL WAY OF AN IMPROVED PUBLIC ALLEY, STREET, DRIVEWAY, OR DESIGNATED FIRE LANE.
- 10. WALKWAYS TO BUILDINGS SHALL BE A MINIMUM OF 5' WIDE AND BE PROVIDED AT A MINIMUM OF 150' INTERVALS.
- 11. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
- 12. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2025 EDITION.
- 13. LARGEST BUILDING SQ. FOOTAGE = 12,148 SQ. FT.
- 14. BUILDINGS ARE DESIGNATED TYPE-VB.
- 15. BUILDING OCCUPANCIES ARE R-3 FOR ATTACHED MULTI-FAMILY UNITS.
- 16. THE BUILDING HEIGHTS ARE APPROXIMATELY 40 FEET MAX.
- 17. ALL R-3 BUILDINGS WILL BE SPRINKLERED PER NFPA-13.
- 18. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 4 INCHES HIGH, 1 INCH WIDE WITH A 1/2 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
- 19. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
- 20. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 4,000 GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 4 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1.
- 21. THE REQUIRED FIRE FLOW FOR ON-SITE PRIVATE FIRE HYDRANTS AT THIS LOCATION IS 1,250 GPM AT 20 PSI RESIDUAL PRESSURE FOR 2 HOURS. ONE (1) ON-SITE FIRE HYDRANTS FLOWING MAY BE USED TO ACHIEVE THE REQUIRED FLOW.
- 22. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
- 23. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
- 24. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. AND NO UNDERGROUND PIPING OR THURUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4



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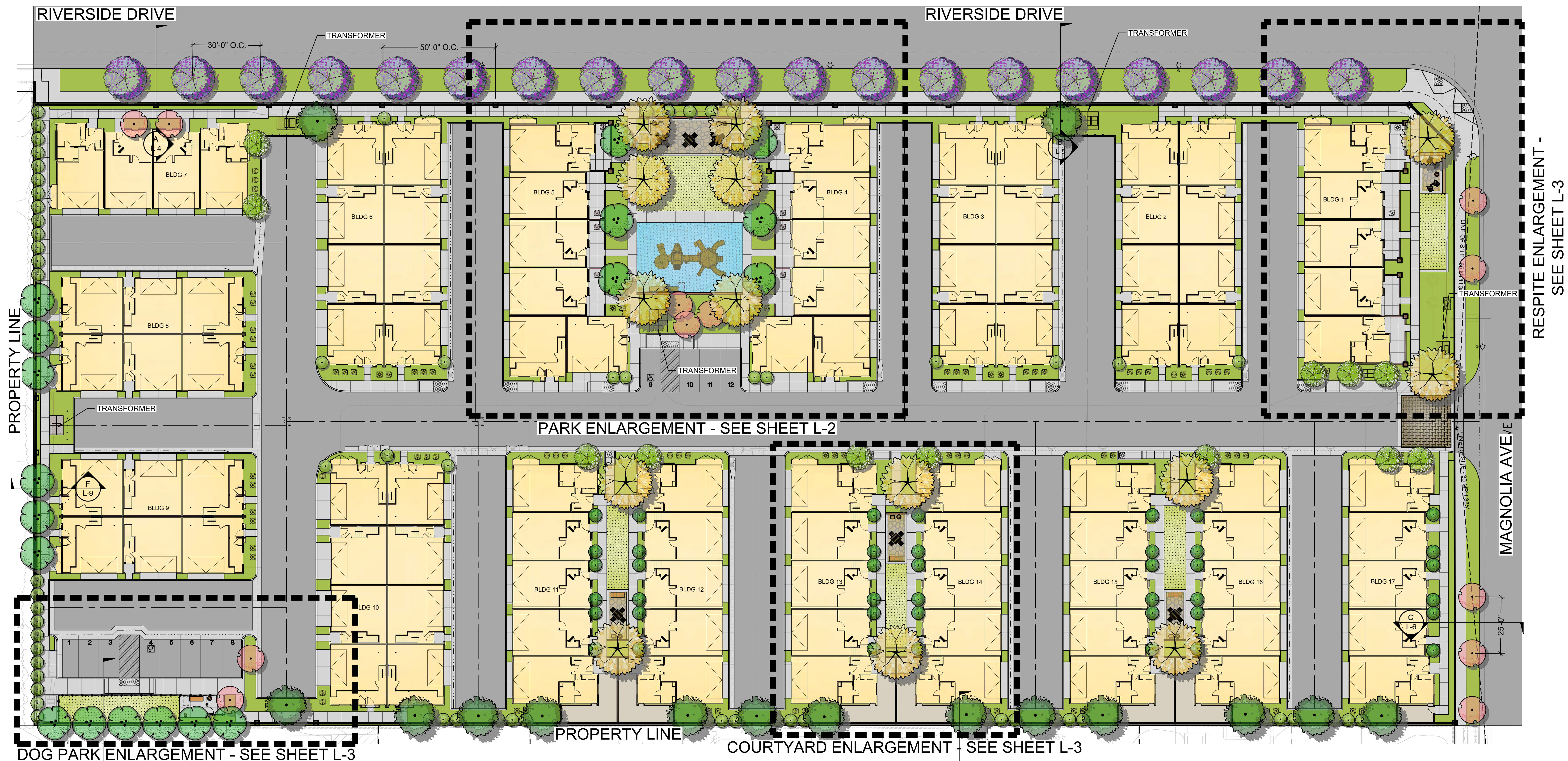
TENTATIVE TRACT MAP NO. 20794

CHINO - MAGNOLIA & RIVERSIDE
6033 - 6041 RIVERSIDE DRIVE
CHINO, CA

PRELIMINARY FIRE ACCESS

PROJECT NO. WARM-025

SHEET 8 OF 9



RESPIRE ENLARGEMENT -
SEE SHEET L-3

PARK ENLARGEMENT - SEE SHEET L-2

COURTYARD ENLARGEMENT - SEE SHEET L-3

DOG PARK ENLARGEMENT - SEE SHEET L-3

AMENITIES:

PRIMARY AMENITY SPACE

1. PLAYGROUND EQUIPMENT W/RUBBER SURFACING
2. BENCH SEATING
3. TRASH RECEPTACLE
4. PICNIC TABLES
5. BARBECUE
6. HOT ASH RECEPTACLE
7. DECORATIVE PAVING
8. PRIVACY WALL
9. TURF
10. ALUMINUM TRELLIS

SECONDARY AMENITY SPACES

1. BENCH SEATING
2. TRASH RECEPTACLE
3. PICNIC TABLES
4. BARBECUE
5. HOT ASH RECEPTACLE
6. DECORATIVE PAVING
7. PRIVACY WALL
8. TURF
9. ALUMINUM TRELLIS

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: CHINO 100 CONCEPTUAL LANDSCAPE PLAN - OVERALL DATE: 10/8/2025

This worksheet is filed out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET₀) 54.7
Conversion Factor 0.62

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF*IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ²
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	15615	5783	196,136
Medium water use plantings	0.5	Drip	0.81	0.62	10411	6427	217,950
High water use turf	0.7	Drip	0.81	0.86	0	0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	1392	928	31,472
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0
TOTALS					27,418	13138	445,558
Special Landscape Areas							
Turf areas				1	3,023	3,023	102,522
irrigated w/ recycled water features				1	0	0	0
TOTALS					3,023	3,023	102,522
ETWU Total (Gallons/year)						548,080	
Maximum Allowed Water Allowance (MAWA)³ (Gallons/year)						613,942	
MAWA							
MAWA =	ET ₀ *	Conv Factor *	(ETAF *	LA) +	(1-ETAF) *	SLA)	
	54.7	0.62	0.55	30,441	0.45	3,023	
MAWA=	613,942						
ETAF Calculations							
Regular Landscape Areas				All Landscape Areas			
Total ETAF x	13,138	Total ETAF x	16,161				
Area		Total Area	30,441				
Total Area	27,418	Total Area	30,441				
Average ETAF	0.48	Sitewide ETAF	0.53				

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	24" BOX	M	19	
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' TUSCARORA CRAPE MYRTLE	24" BOX	M	12	
	LAURUS NOBILIS SWEET BAY	24" BOX	L	67	
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M	18	
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	M	12	
	PLATANUS X ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	36" BOX	M	14	
	PODOCARPUS GRACILIOR FERN PINE	36" BOX	M	15	
	PRUNUS CAROLINIANA 'MONUS' BRIGHT 'N TIGHT CAROLINA CHERRY LAUREL	24" BOX	M	42	

LANDSCAPE CONCEPT NOTE:

THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO ALL CURRENT LANDSCAPE GUIDELINES.

NOTE: ALL TRANSFORMERS TO BE SCREENED WITH PLANTS

IRRIGATION CONCEPT NOTE:

THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY, LOW WATER USE IRRIGATION EQUIPMENT AND METHODS. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR MAINTENANCE. ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT LANDSCAPE GUIDELINES.

SHEET INDEX

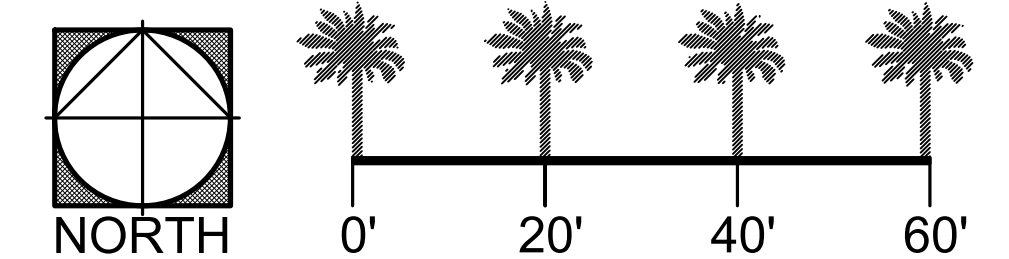
- SHEET L-1 OVERALL LANDSCAPE PLAN
- SHEET L-2 ENLARGEMENTS
- SHEET L-3 ENLARGEMENTS
- SHEET L-4 SECTION A
- SHEET L-5 SECTION B
- SHEET L-6 SECTION C
- SHEET L-7 SECTION D
- SHEET L-8 SECTION E
- SHEET L-9 SECTION F
- SHEET L-10 WALL AND FENCE PLAN
- SHEET L-11 PEDESTRIAN ACCESS PLAN
- SHEET L-12 OPEN SPACE PLAN

CHINO 100

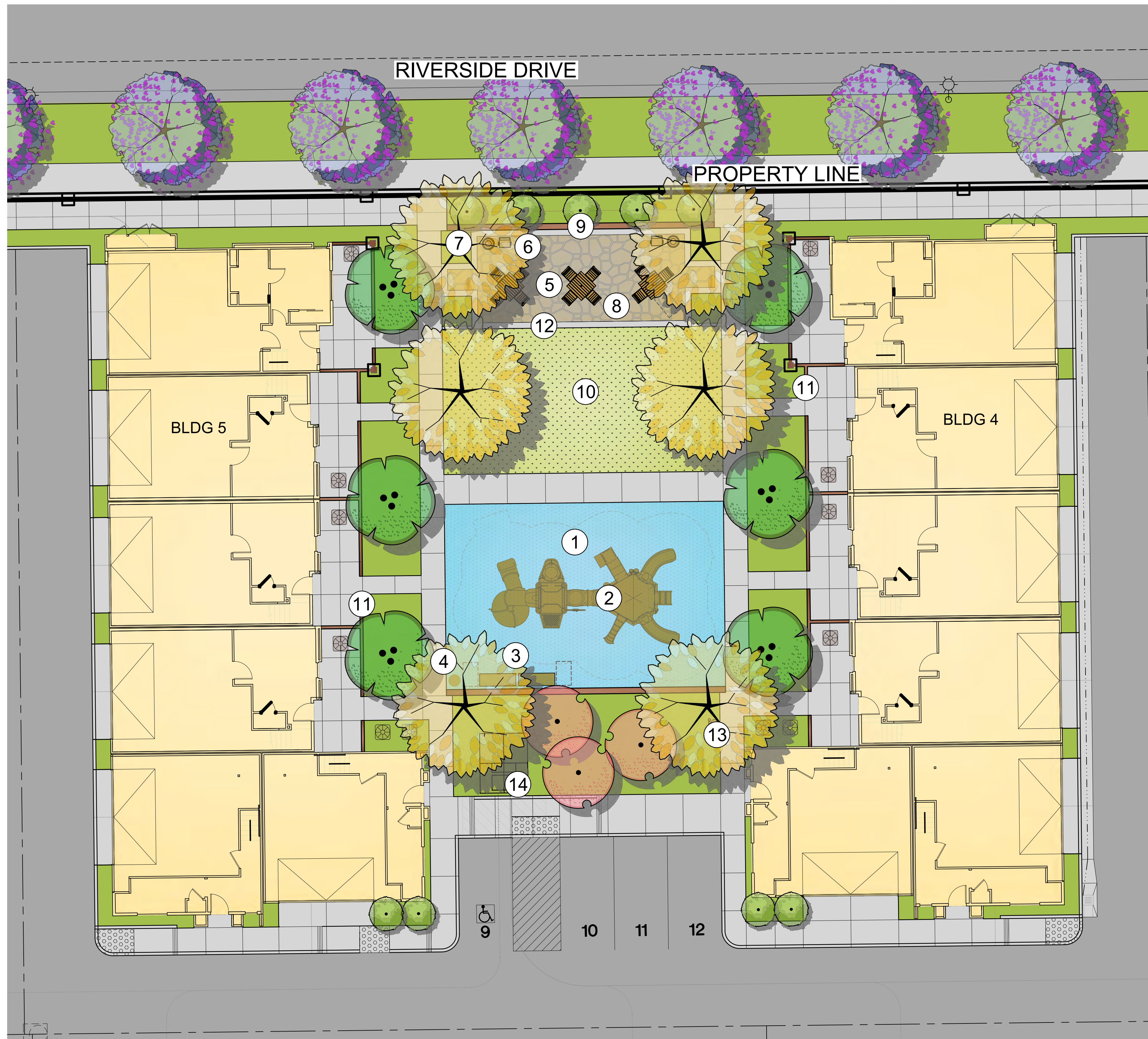


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CONCEPTUAL LANDSCAPE PLAN
PREPARED FOR WARMINGTON RESIDENTIAL



3090 PULLMAN STREET COSTA MESA, CA 92626
3/31/2026



PARK ENLARGEMENT
SCALE: 1" = 10'-0"



PLAYGROUND BY GAMETIME
MDL#PS25036



BEACON HILL RECYCLED PLASTIC TABLE BY ANOVA
MDL#BH1840R



PLANK ADIRONDACK CHAIR BY ANOVA
MDL#PLK60T



POST MODEL GRILL BY AMERICAN OUTDOOR GRILL
MDL 24NPT



BEACON HILL RECYCLED PLASTIC RECEPTACLE/RECYCLER
MDL#BH1870RBT



BEACON HILL RECYCLED PLASTIC CONTOUR BENCH BY ANOVA
MDL#BH1880R

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Anigozanthos x Big Red	Big Red Kangaroo Paw	5 Gal	L	36" oc
	Salvia leucantha	Santa Barbara Sage	5 Gal	L	36" oc
	Westringia fruticosa	Coast Rosemary	5 Gal	L	36" oc
	Muhlenbergia dubia	Pine Muhly	5 Gal	L	24" oc
	Salvia greggii	Autumn Sage	5 Gal	L	36" oc
	Rosmarinus officinalis	Rosemary	5 Gal	L	36" oc
	Dietsa bicolor	Fortnight Lily	5 Gal	M	36" oc
	Lavandula stoechas	Spanish Lavander	5 Gal	L	36" oc
	Rhaphiolepis indica 'clara'	Indian Hawthorn	5 Gal	M	24" oc
	Callistemon 'Little John'	Little John	5 Gal	L	36" oc
	Nandina domestica	Heavenly Bamboo	5 Gal	M	36" oc
	Convolvulus cneorum	Bush Morning Glory	5 Gal	L	24" oc
	Juncus patens	California Gray Rush	5 Gal	L	24" oc
	Olea europaea 'Little Ollie'	Little Ollie	5 Gal	L	48" oc
	Hesperaloe parviflora	Red Yucca	5 Gal	L	36" oc
BACKGROUND/SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal	L	48" oc
	Laurus nobilis 'MonRik'	Little Ragu Sweet Bay	5 Gal	L	48" oc
	Rhamnus californica	Coffeeberry	5 Gal	L	60" oc
	Ligustrum japonicum	Japanese Privet	5 Gal	M	60" oc
	Xylosma congestum	Shiny Xylosma	5 Gal	M	60" oc
SPREADING GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Baccharis pilularis 'Twin Peaks'	Twin Peaks Coyote Brush	1 Gal	L	48" oc
	Lonicera japonica 'Halliana'	Halls Japanese Honeysuckle	1 Gal	L	48" oc
	Myoporum parvifolium	Creeping Myoporum	1 Gal	L	48" oc
	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 Gal	L	48" oc
	Acacia redolens	Trailing Acacia	1 Gal	L	48" oc
	Carex divulsa	Berkeley Sedge	1 Gal	L	24" oc
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1 Gal	L	48" oc
VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Ficus pumila	Creeping Fig	5 Gal	M	8' oc
TURF SCHEDULE	BOTANICAL NAME	COMMON NAME			
	Cynodon dactylon	Common Bermuda	Sod	H	

NOTE: VINES TO BE INSTALLED AT BLOCK WALLS

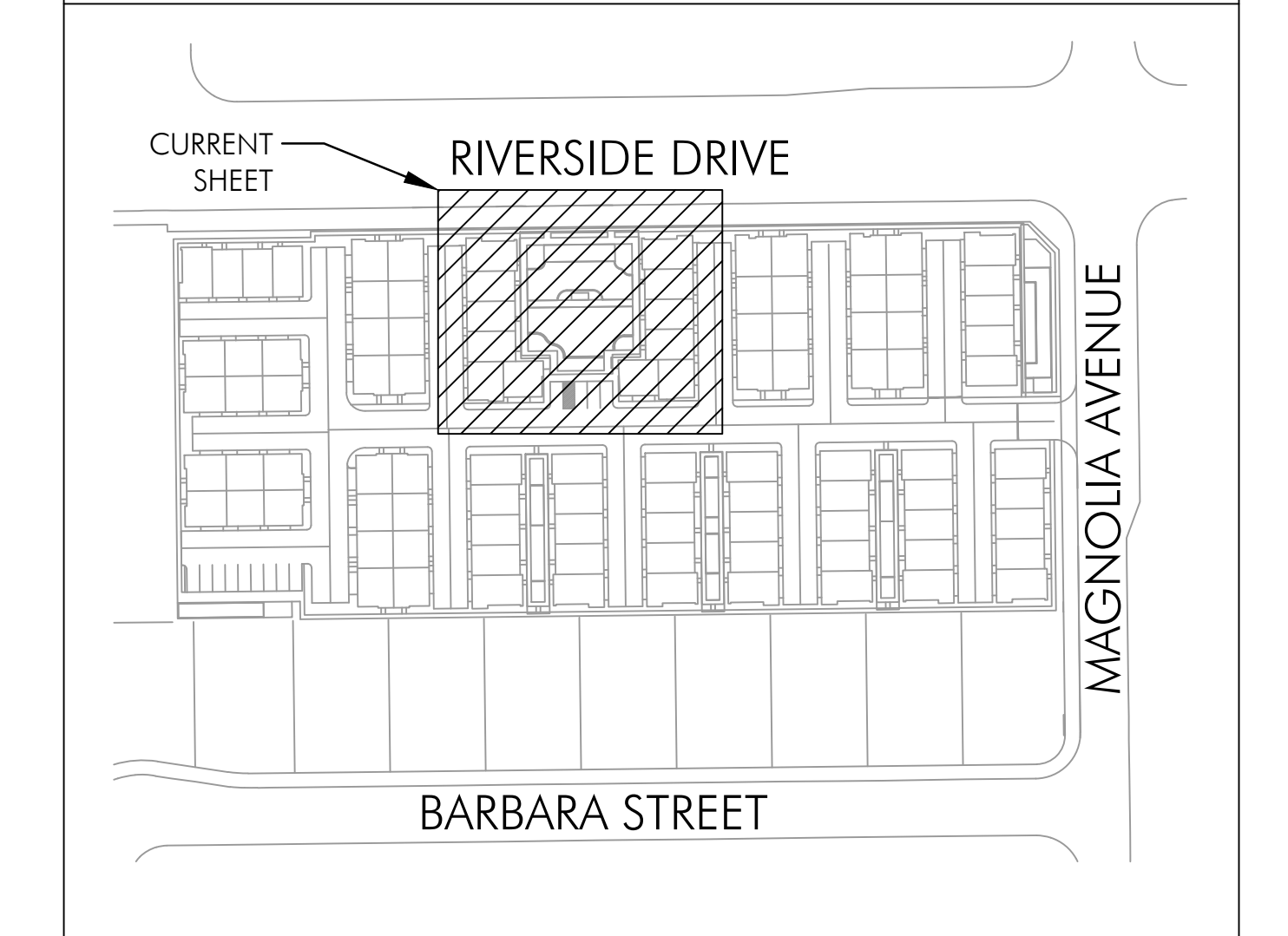
LEGEND:

1. PLAYGROUND SURFACING
2. PLAYGROUND EQUIPMENT
3. BENCH SEATING
4. TRASH RECEPTACLE
5. PICNIC TABLES
6. BARBECUE
7. HOT ASH RECEPTACLE
8. DECORATIVE PAVING
9. PRIVACY WALL
10. TURF
11. 4'-0" TALL BLOCK WALL
12. ALUMINUM TRELLIS
13. PET STATION
14. TRANSFORMER

NOTE: ALL TRANSFORMERS TO BE SCREENED WITH PLANTS

INDEX MAP

NTS

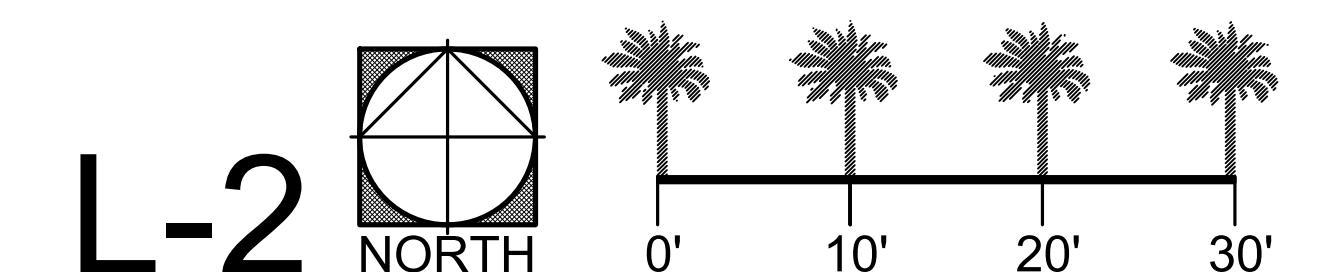


CHINO 100

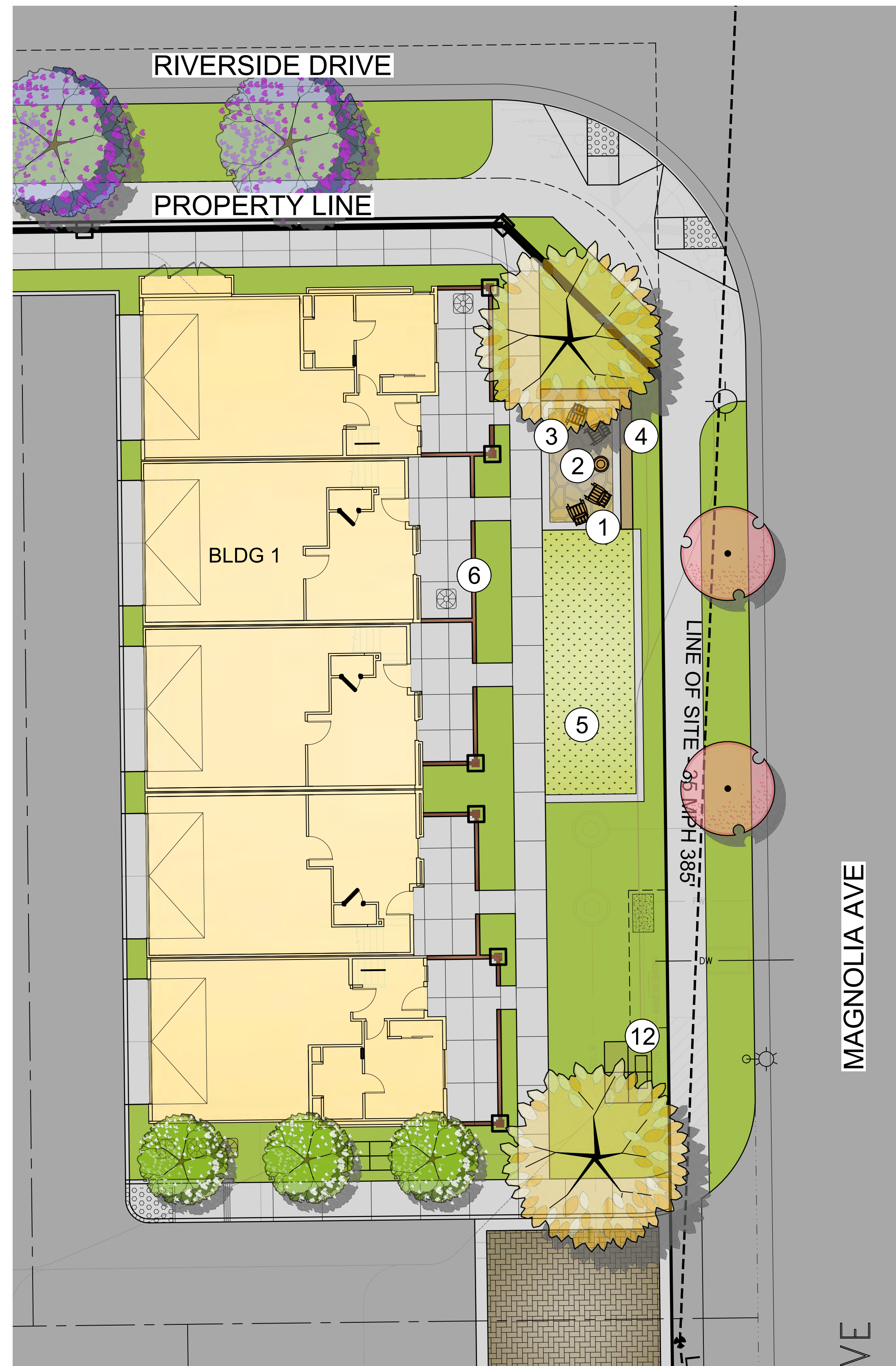


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CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS
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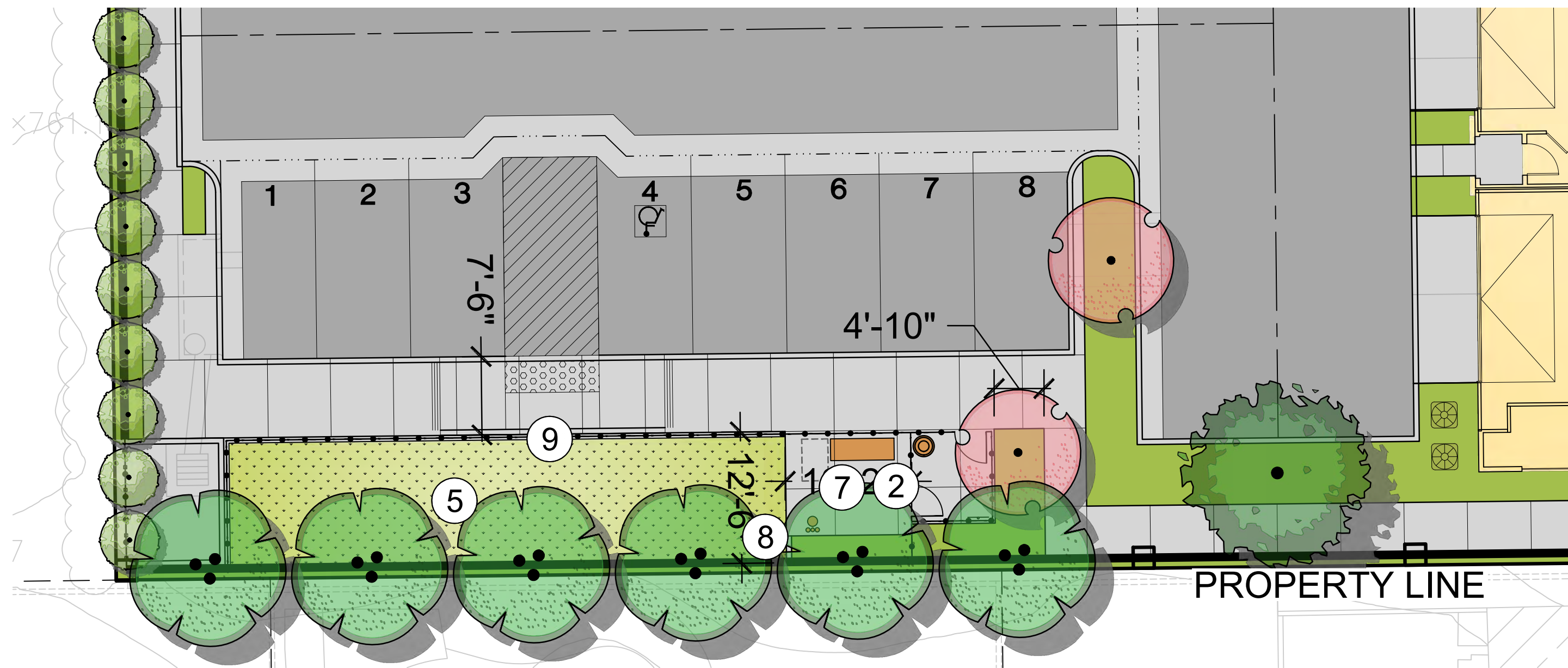
RESPITE ENLARGEMENT
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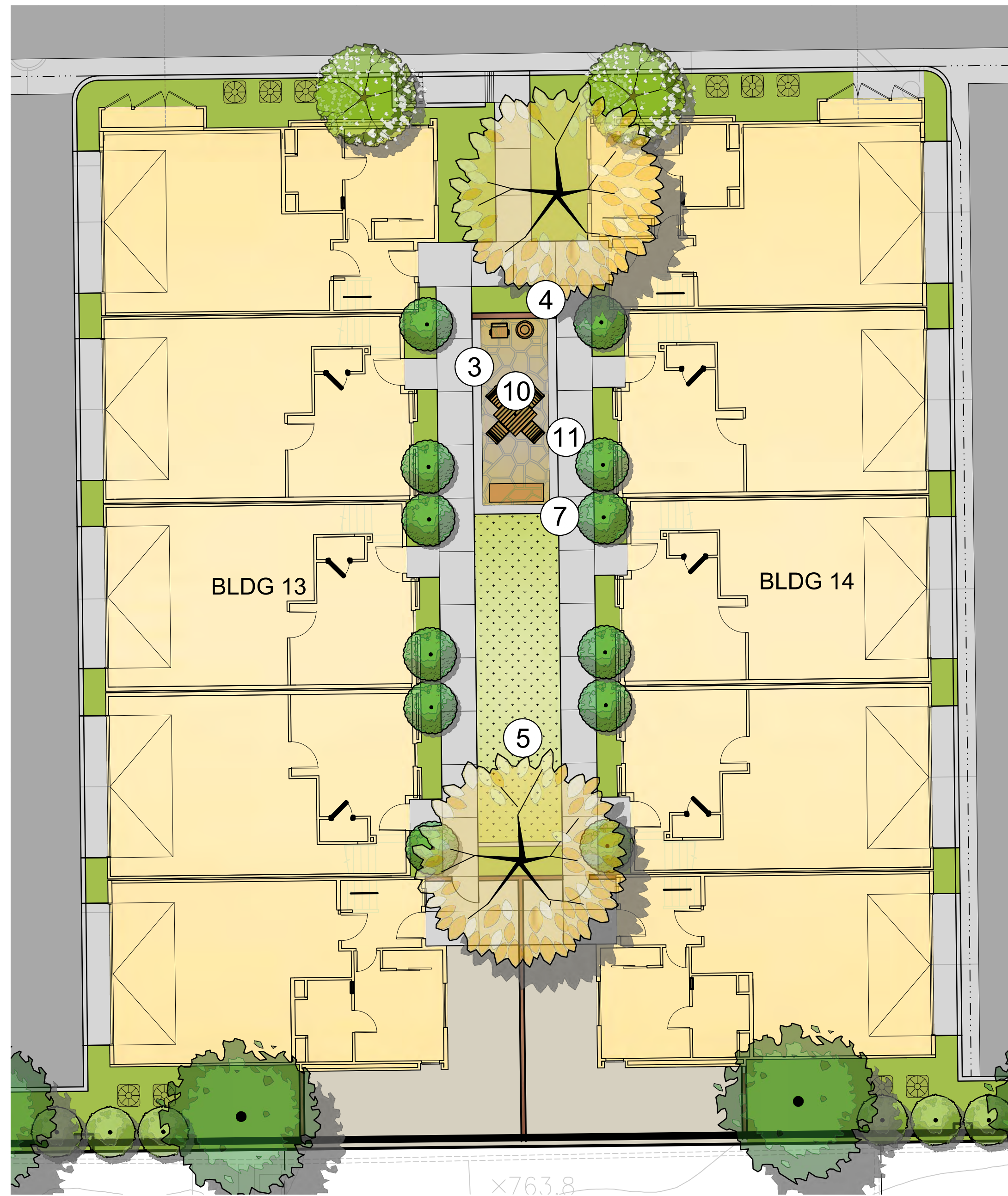
UNIT PAVERS
HERRINGBONE PATTERN



9'x10' ALUMINUM TRELLIS
SHADE STRUCTURE



DOG PARK ENLARGEMENT
SCALE: 1" = 10'-0"



COURTYARD ENLARGEMENT
SCALE: 1" = 10'-0"

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Anigozanthos x Big Red	Big Red Kangaroo Paw	5 Gal	L	36" oc
	Salvia leucantha	Santa Barbara Sage	5 Gal	L	36" oc
	Westringia fruticosa	Coast Rosemary	5 Gal	L	36" oc
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	Salvia greggii	Autumn Sage	5 Gal	L	36" oc
	Rosmarinus officinalis	Rosemary	5 Gal	L	36" oc
	Dietsa bicolor	Fortnight Lily	5 Gal	M	36" oc
	Lavandula stoechas	Spanish Lavender	5 Gal	L	36" oc
	Rhaphiolepis indica 'clara'	Indian Hawthorn	5 Gal	M	24" oc
	Callistemon 'Little John'	Little John	5 Gal	L	36" oc
	Nandina domestica	Heavenly Bamboo	5 Gal	M	36" oc
	Convolvulus cneorum	Bush Morning Glory	5 Gal	L	24" oc
	Juncus patens	California Gray Rush	5 Gal	L	24" oc
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	Rhamnus californica	Coffeeberry	5 Gal	L	60" oc
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	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 Gal	L	48" oc
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TURF SCHEDULE	BOTANICAL NAME	COMMON NAME			
	Cynodon dactylon	Common Bermuda	Sod	H	

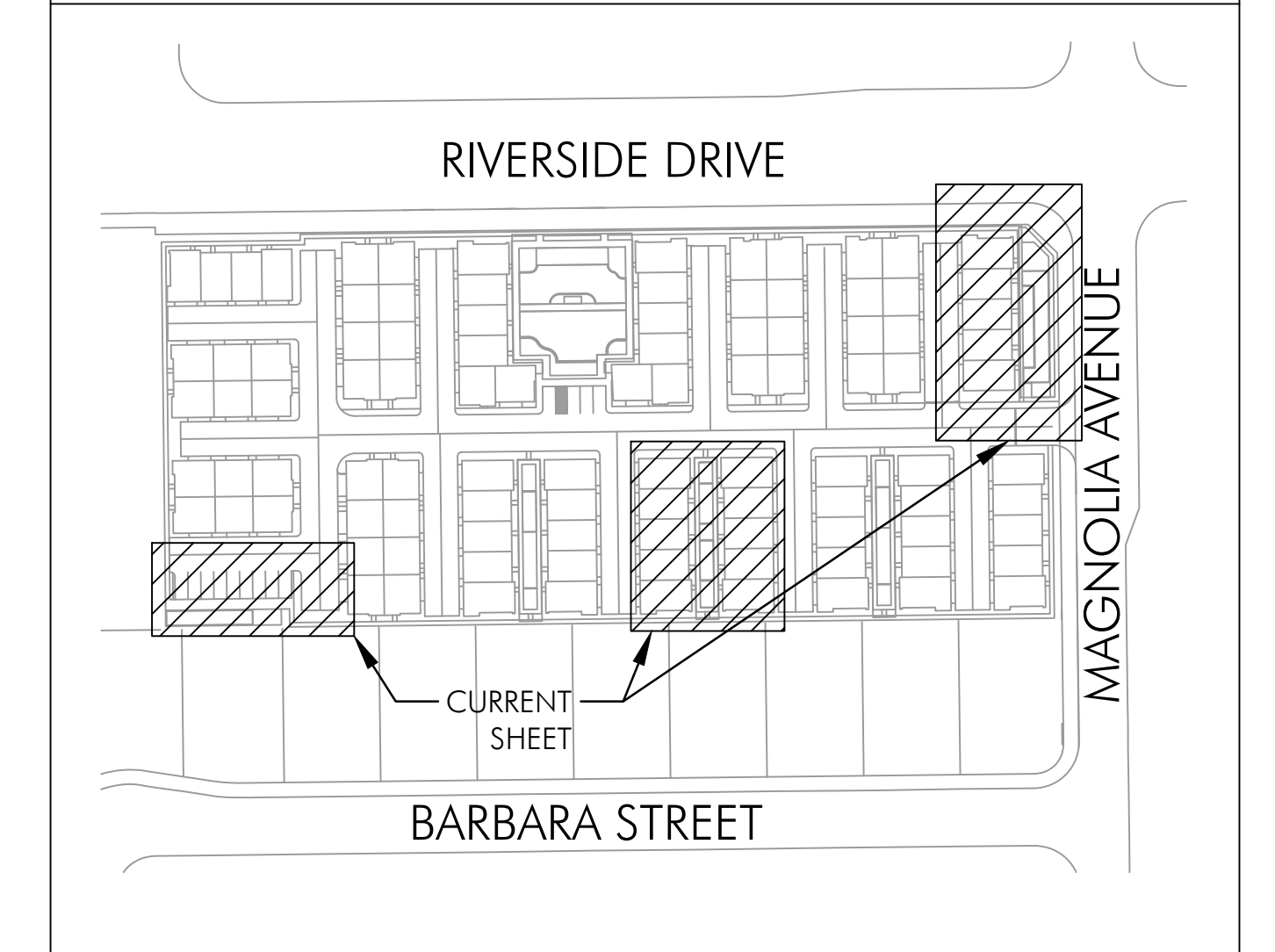
NOTE: VINES TO BE INSTALLED AT BLOCK WALLS

LEGEND:

1. LOUNGE SEATING
2. TRASH RECEPTACLE
3. DECORATIVE PAVING
4. 36" SEAT WALL
5. TURF
6. 3'-6" STUCCO WALL
7. BENCH SEATING
8. PET STATION
9. 6'-0" TALL TUBULAR STEEL FENCE
10. PICNIC TABLE
11. ALUMINUM TRELLIS
12. TRANSFORMER

NOTE: ALL TRANSFORMERS TO BE SCREENED WITH PLANTS

INDEX MAP

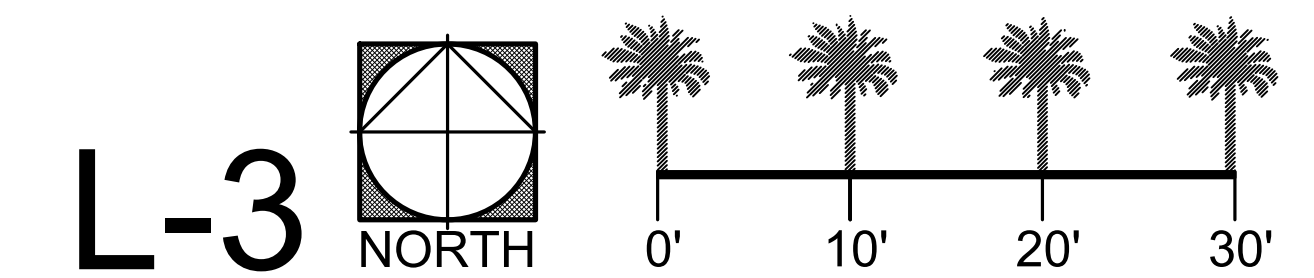


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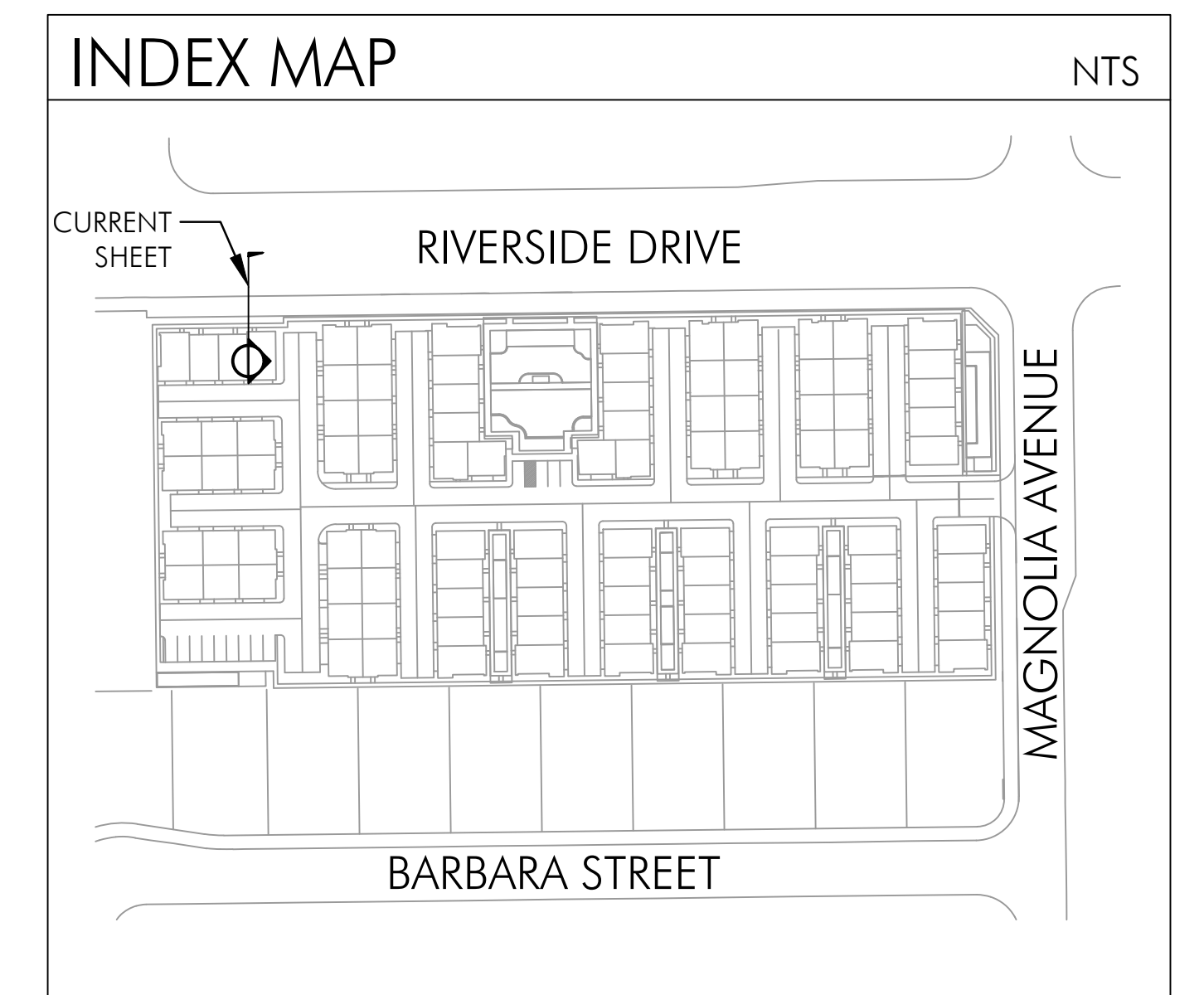
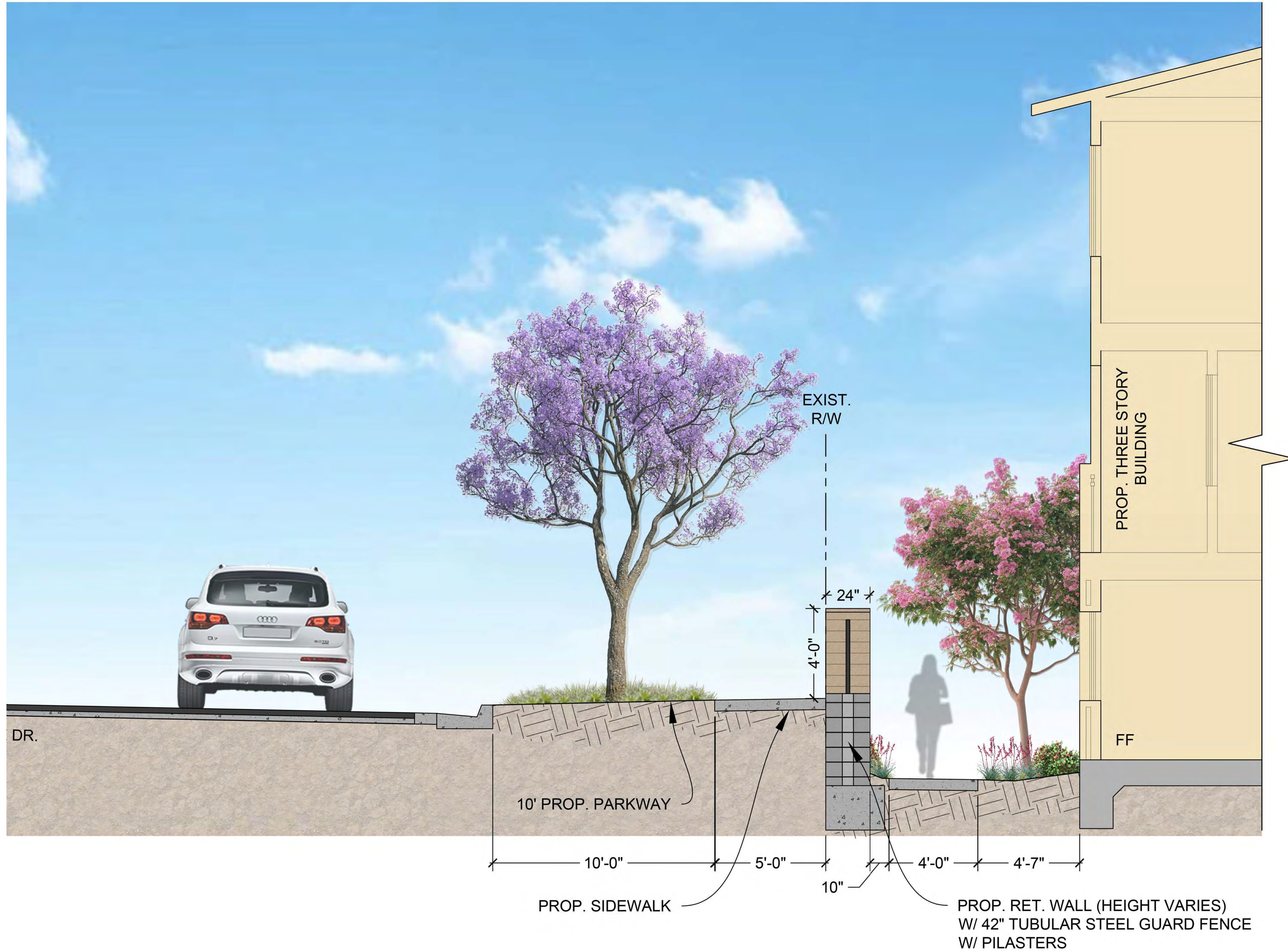


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CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS
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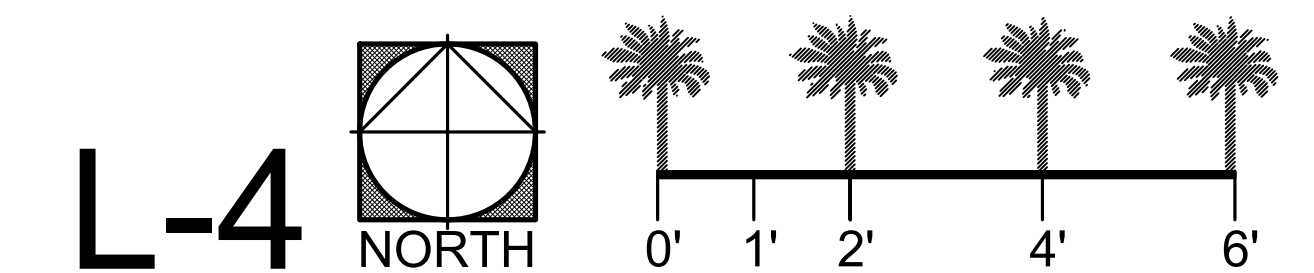
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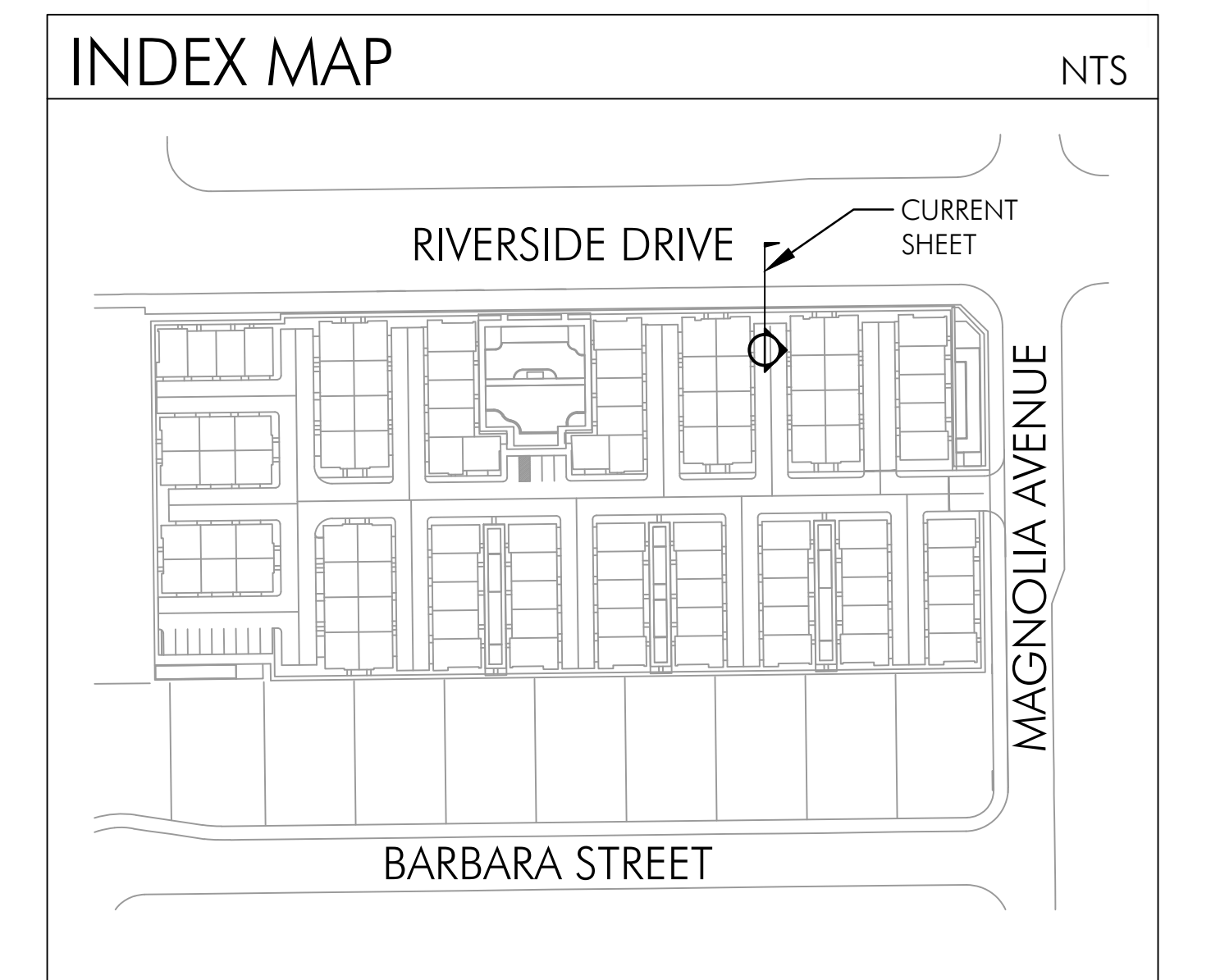
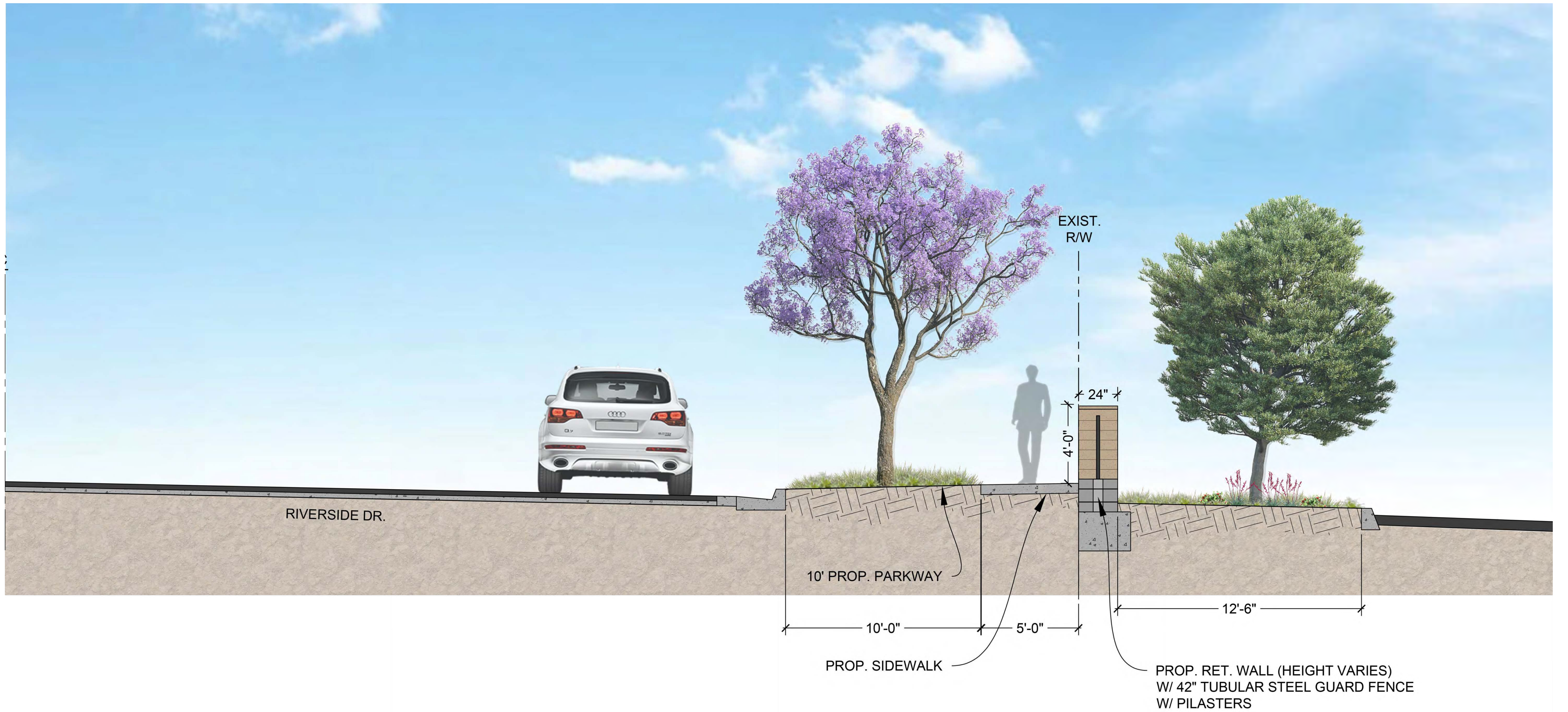


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L-4

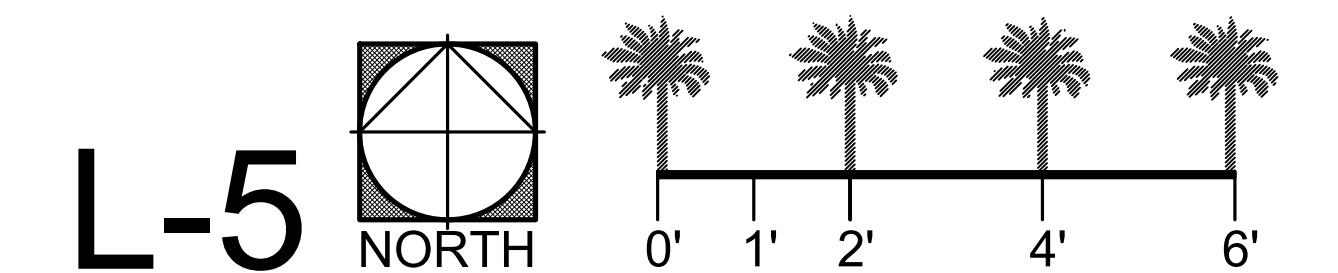
SECTION A
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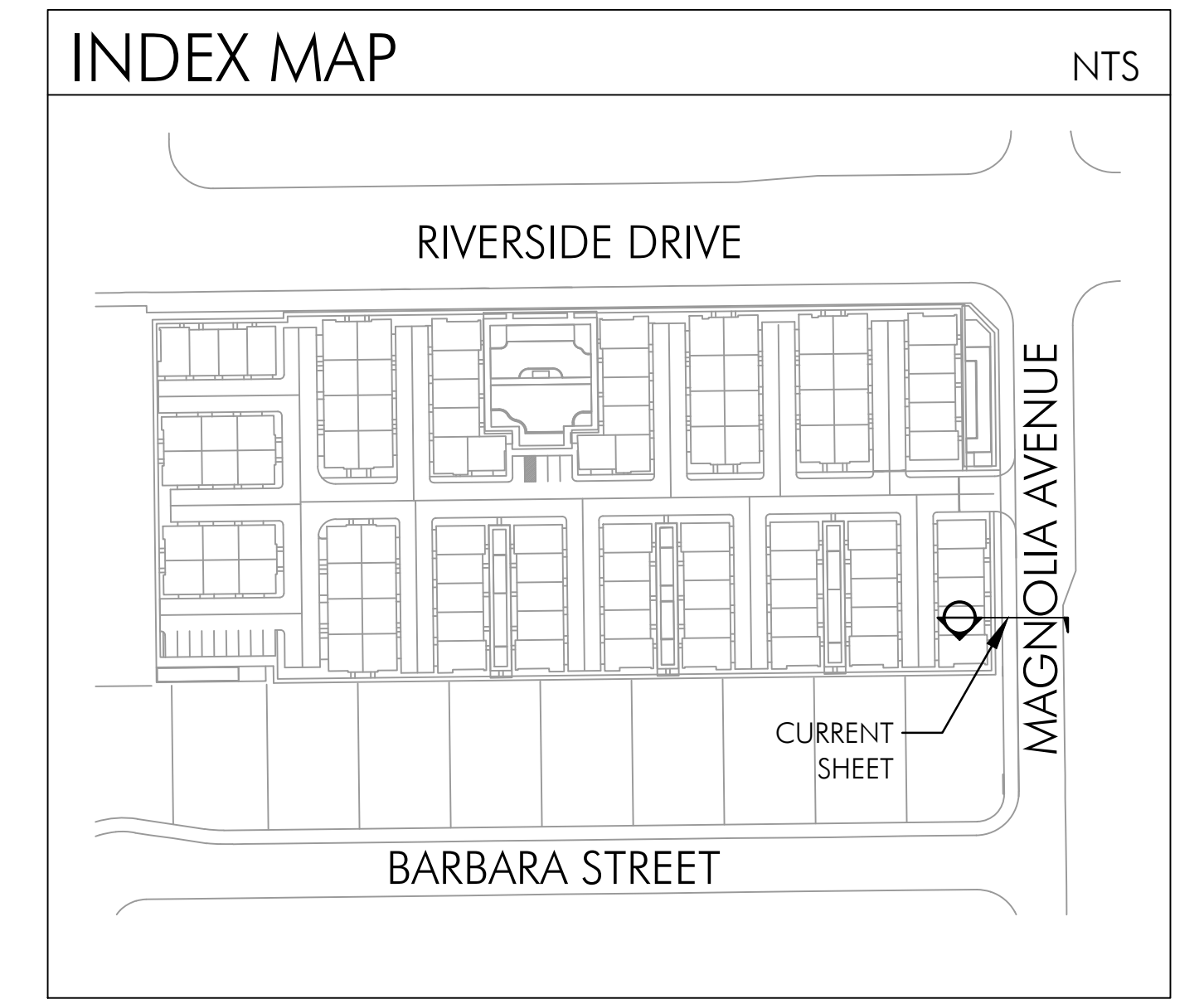
CHINO 100



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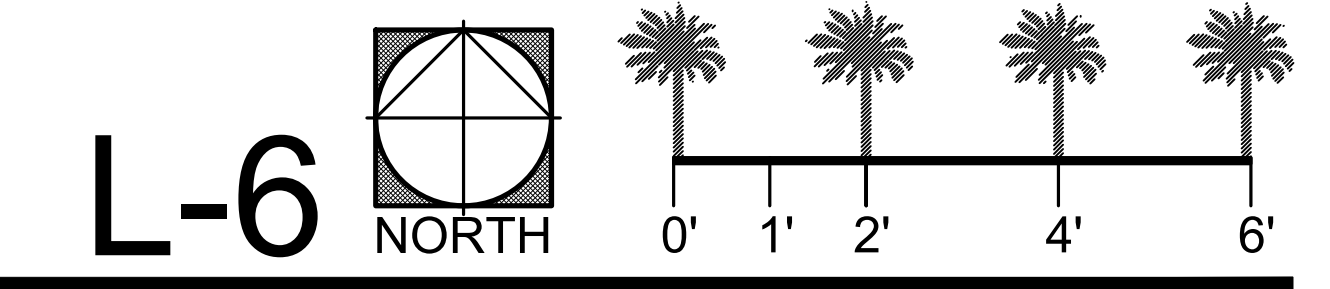
SECTION B
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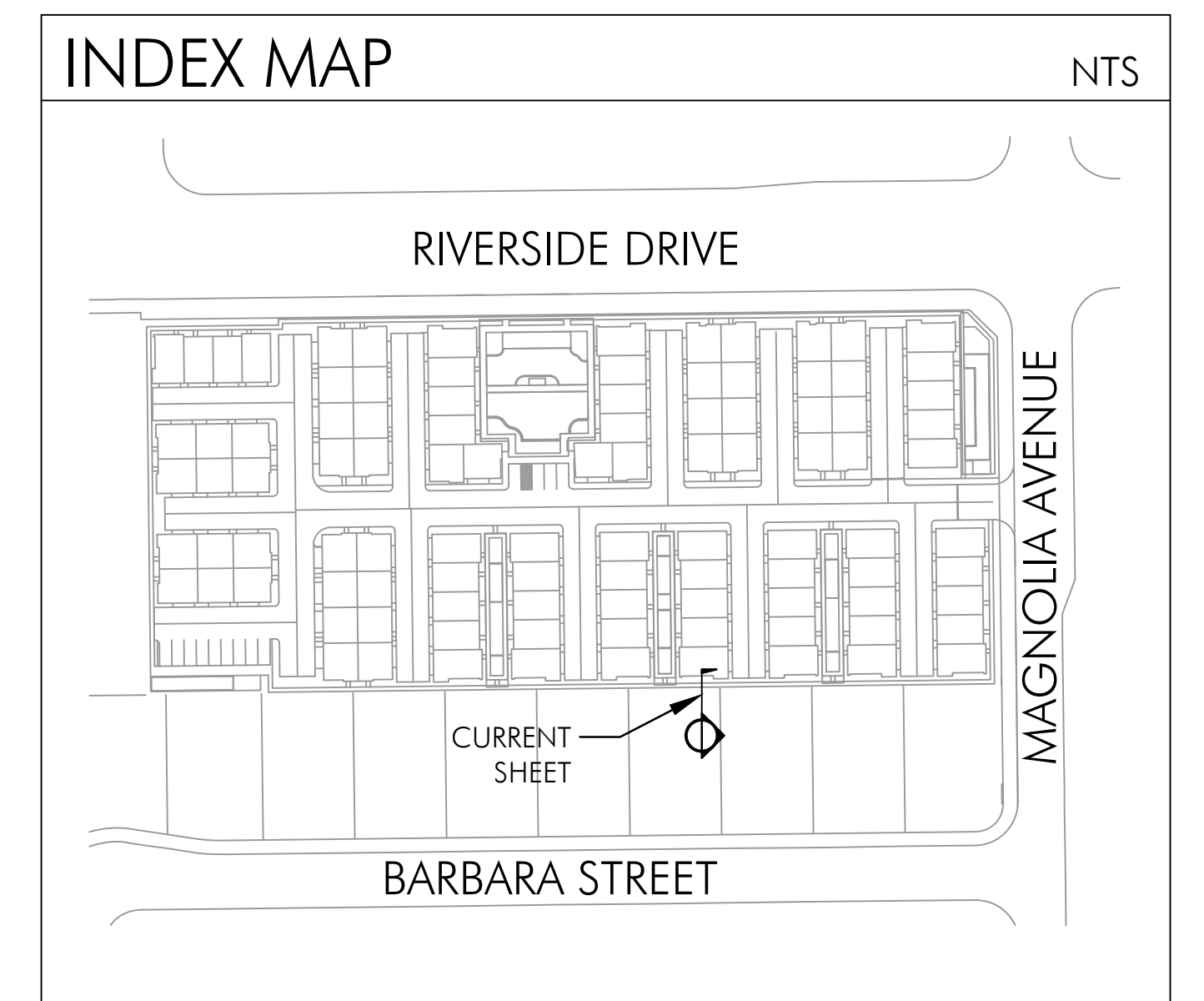
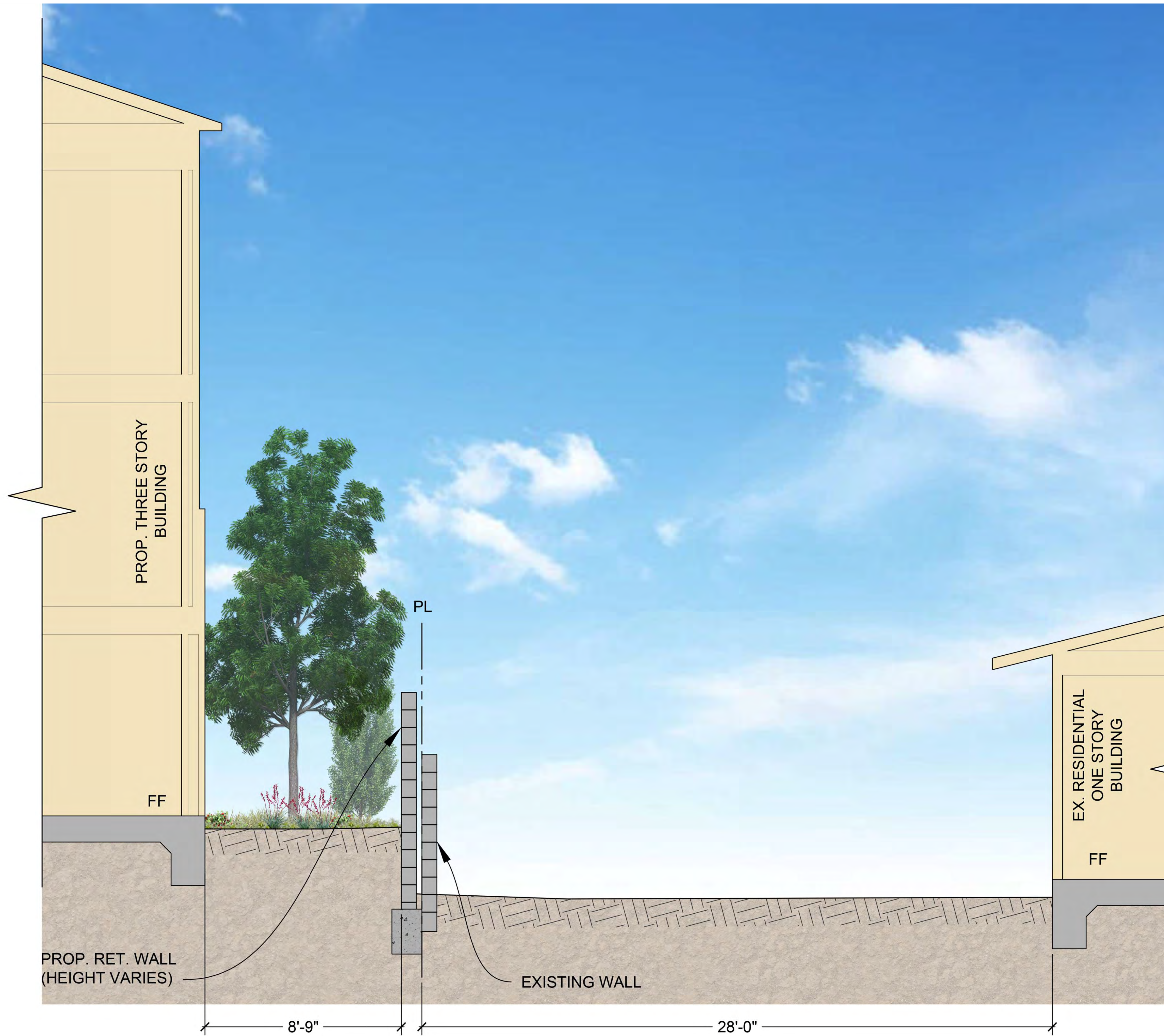
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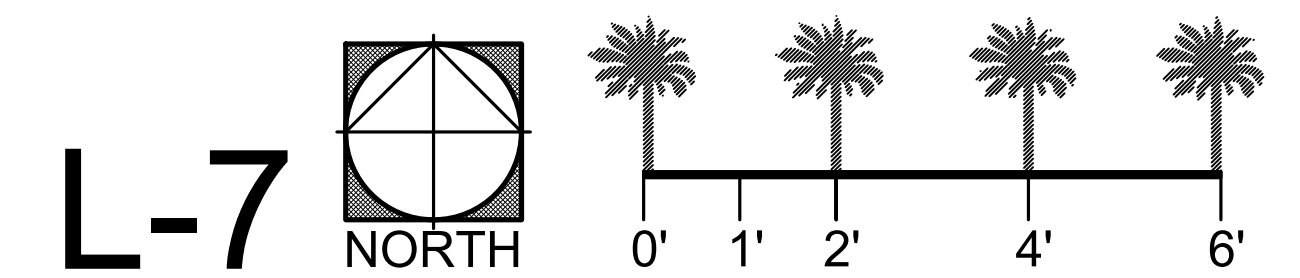
SECTION C
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 3/31/2026



CHINO 100



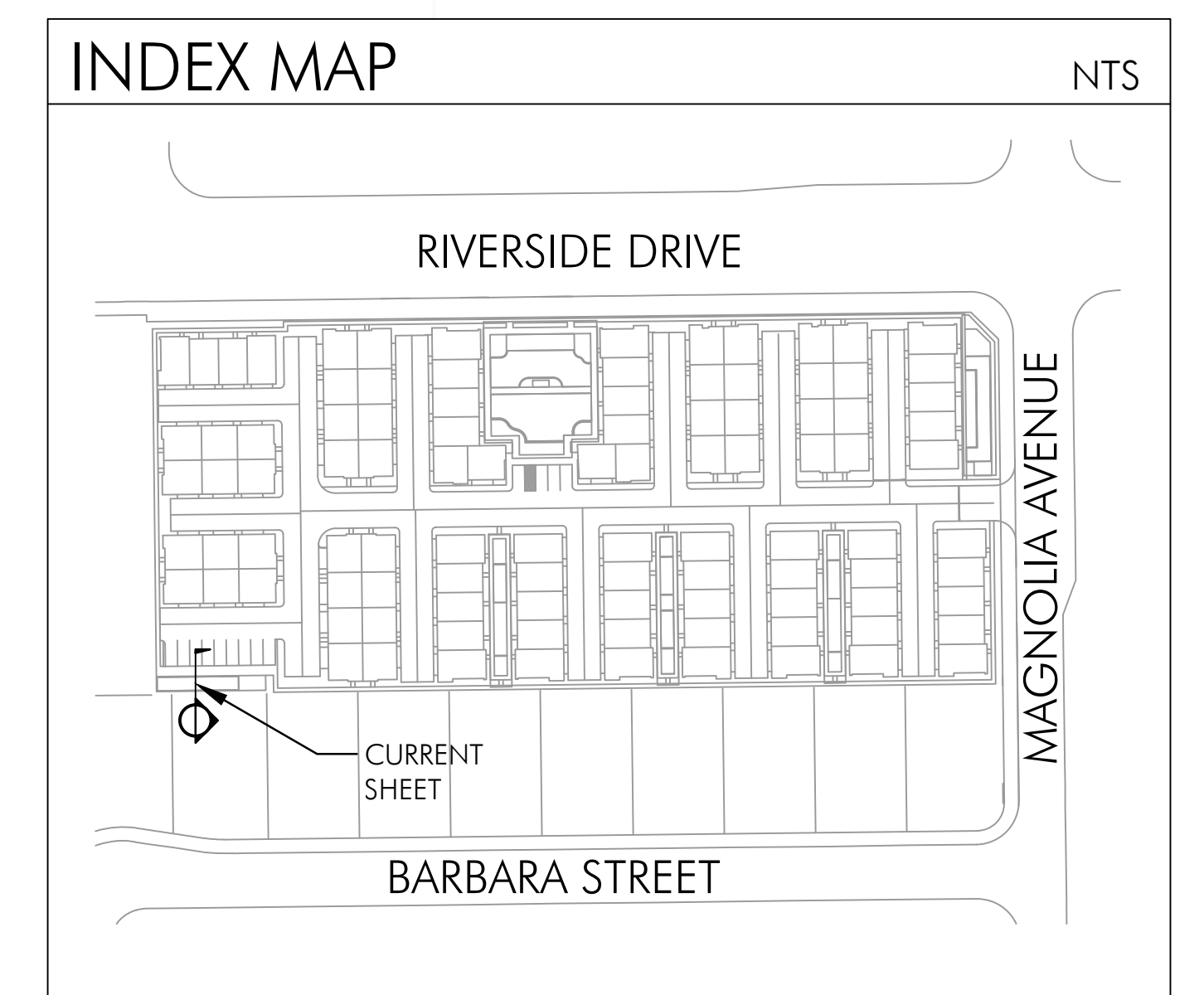
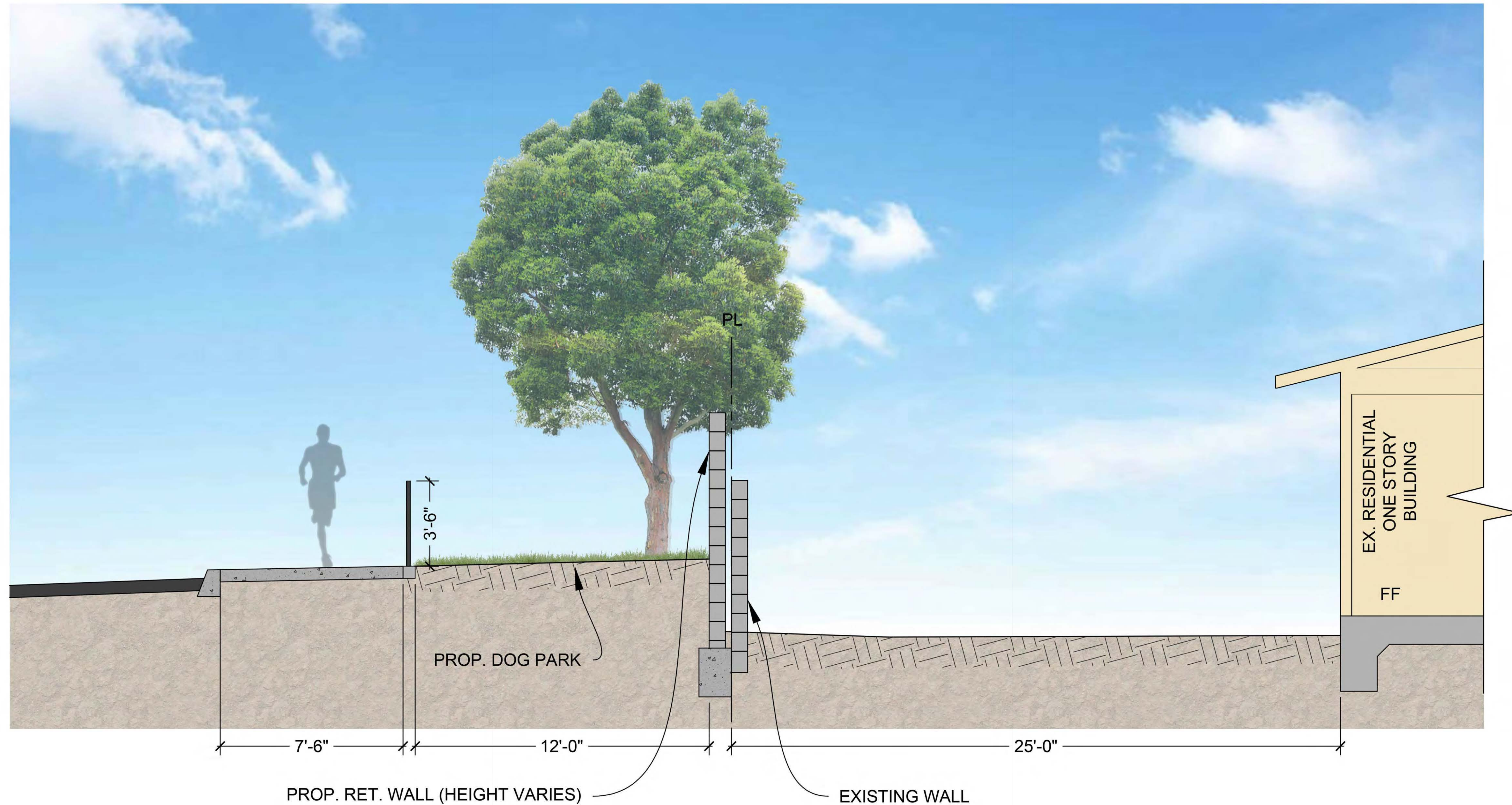
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SECTION D

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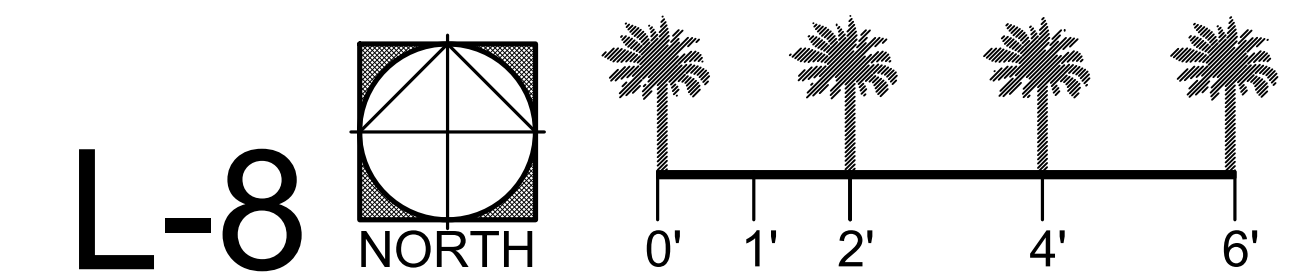
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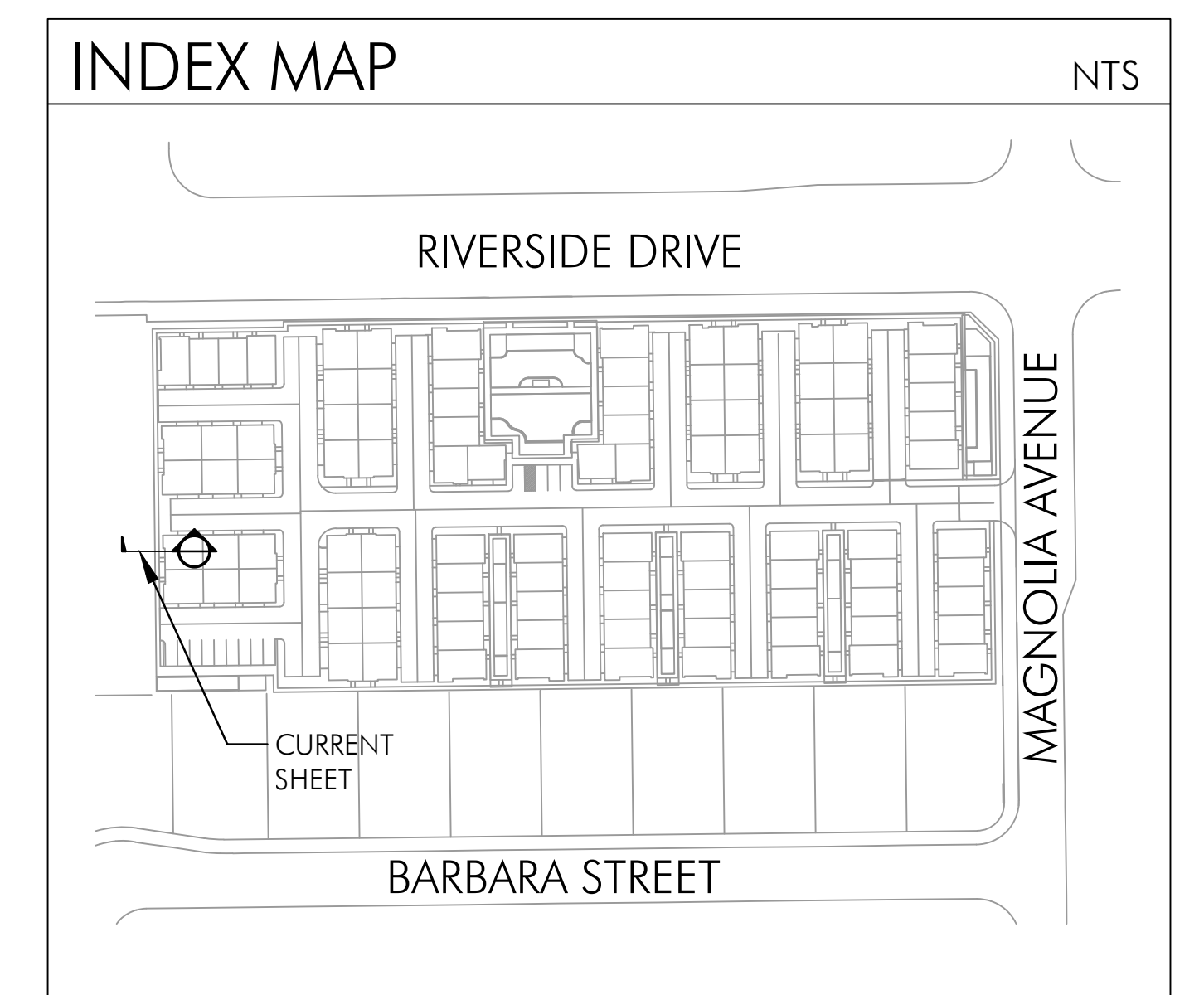
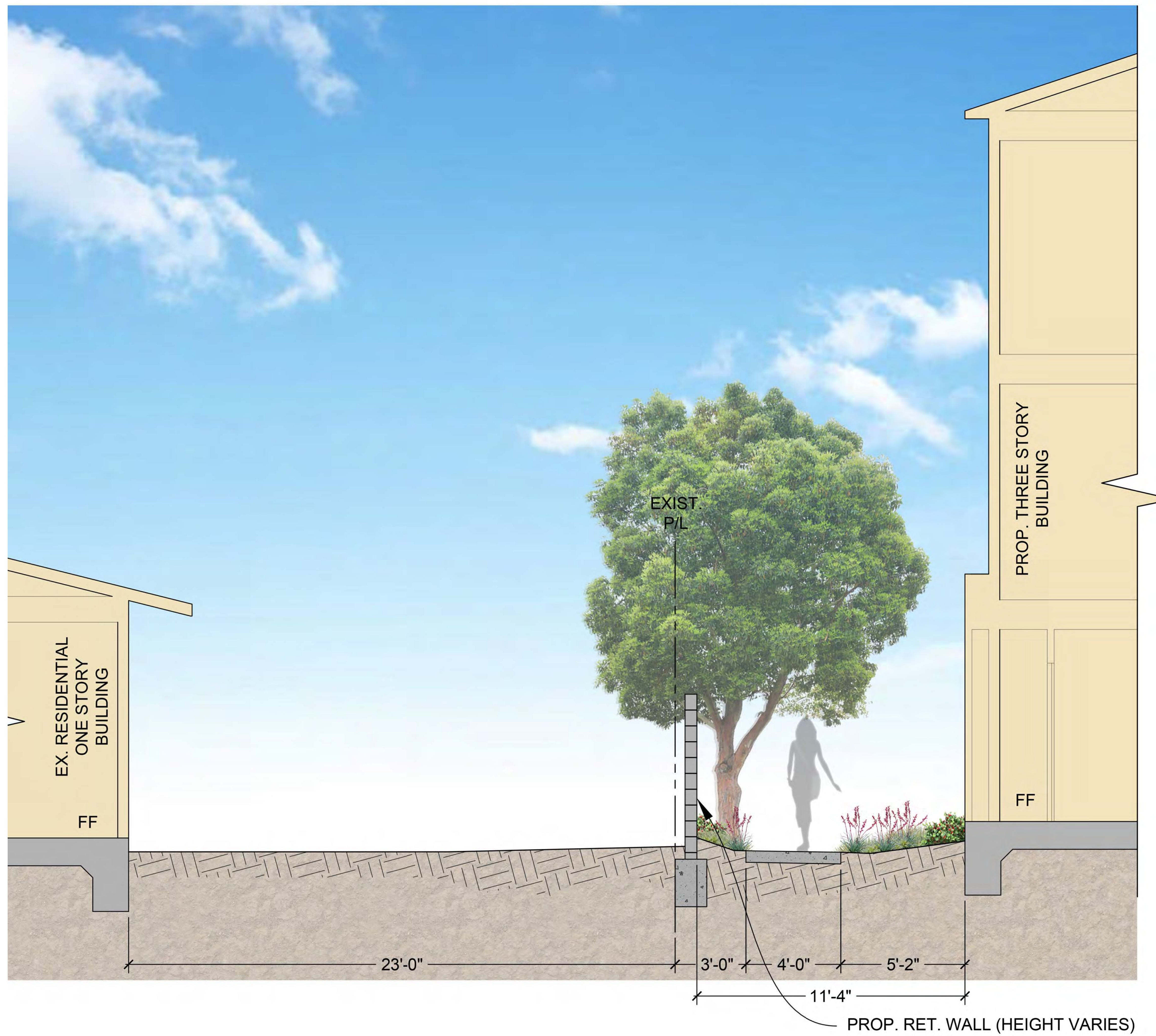
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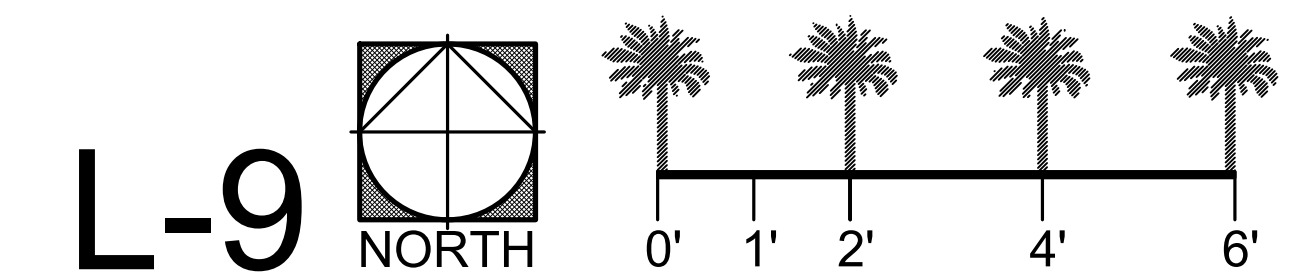
SECTION E
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CHINO 100



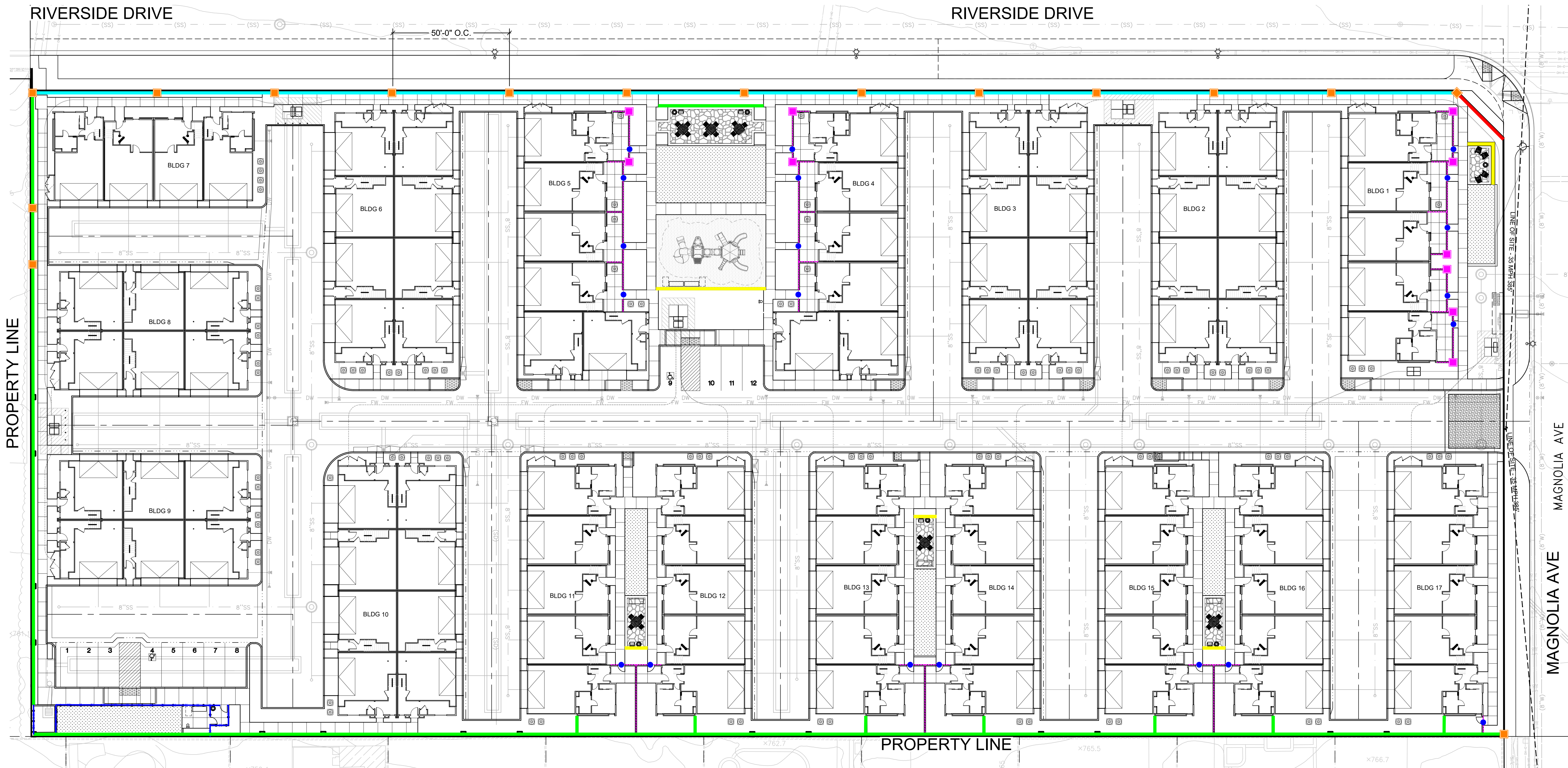
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SECTION F

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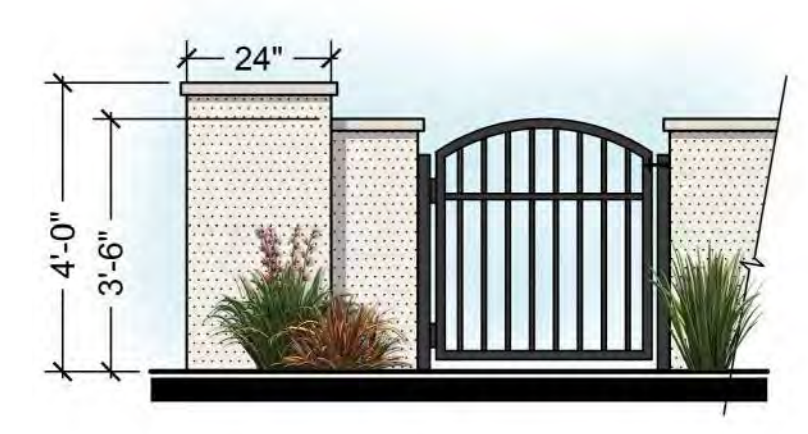
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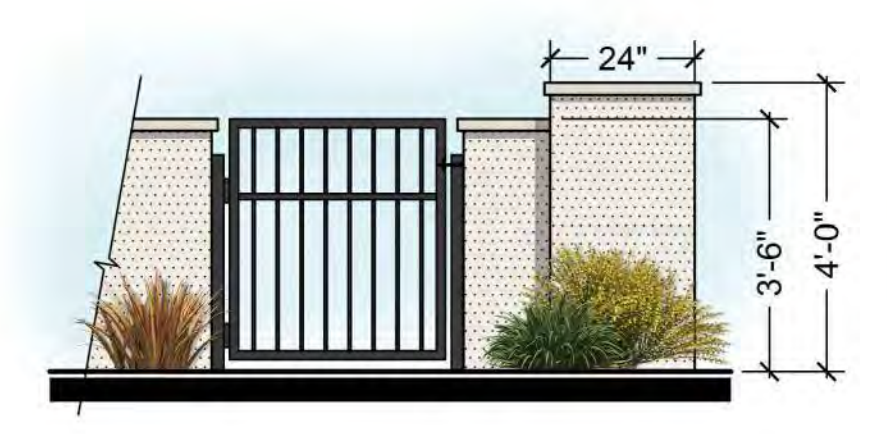
W-01 & W-02
6'-0" TALL SPLIT-FACE DECORATIVE BLOCK WALL W/
2" THICK SPLIT-FACE CAP
SCALE : 3/8" = 1'-0"



W-03 & W-08
42" TALL TUBULAR STEEL FENCE
SCALE : 3/8" = 1'-0"



W-04 & W-05
3'-6" TALL STUCCO WALL W/ 3'-0" WIDE
STEEL GATE W/ PILASTERS
SCALE : 3/8" = 1'-0"



W-06
3'-0" TALL STUCCO GARDEN WALL
SCALE : 3/8" = 1'-0"



W-07
7'-0" TALL PROJECT ENTRY MONUMENT WALL
SCALE : NTS

WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP, COLOR TAN
W-02	6'-6" TALL SPLIT-FACE BLOCK PLASTER W/ PRECISION BLOCK CAP
W-03	42" TALL TUBULAR STEEL DOG PARK FENCE
W-04	3'-6" TALL STUCCO PATIO WALL W/ PILASTERS
W-05	3'-0" WIDE STEEL GATE
W-06	3'-0" TALL STUCCO GARDEN WALL
W-07	6'-0" TALL PROJECT ENTRY MONUMENT WALL
W-08	42" HIGH STEEL GUARD FENCE ON RETAINING WALL WITH PILASTERS
W-09	4'-0" TALL STUCCO PATIO PLASTER W/ STUCCO CAP

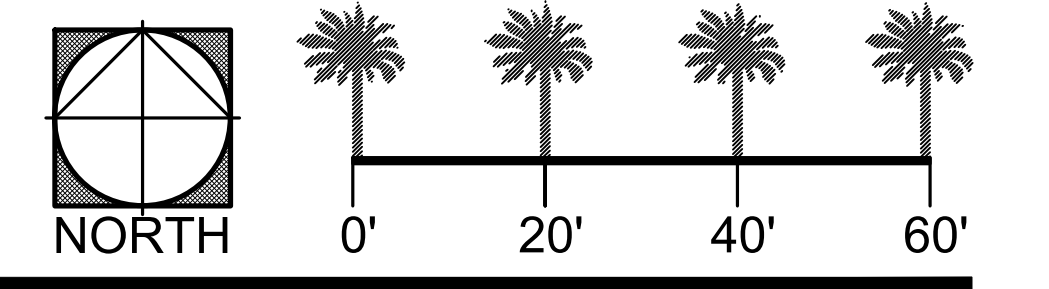
NOTE:
PILASTERS WILL BE PROVIDED AT WALL TURNS AND ENDS.

CHINO 100



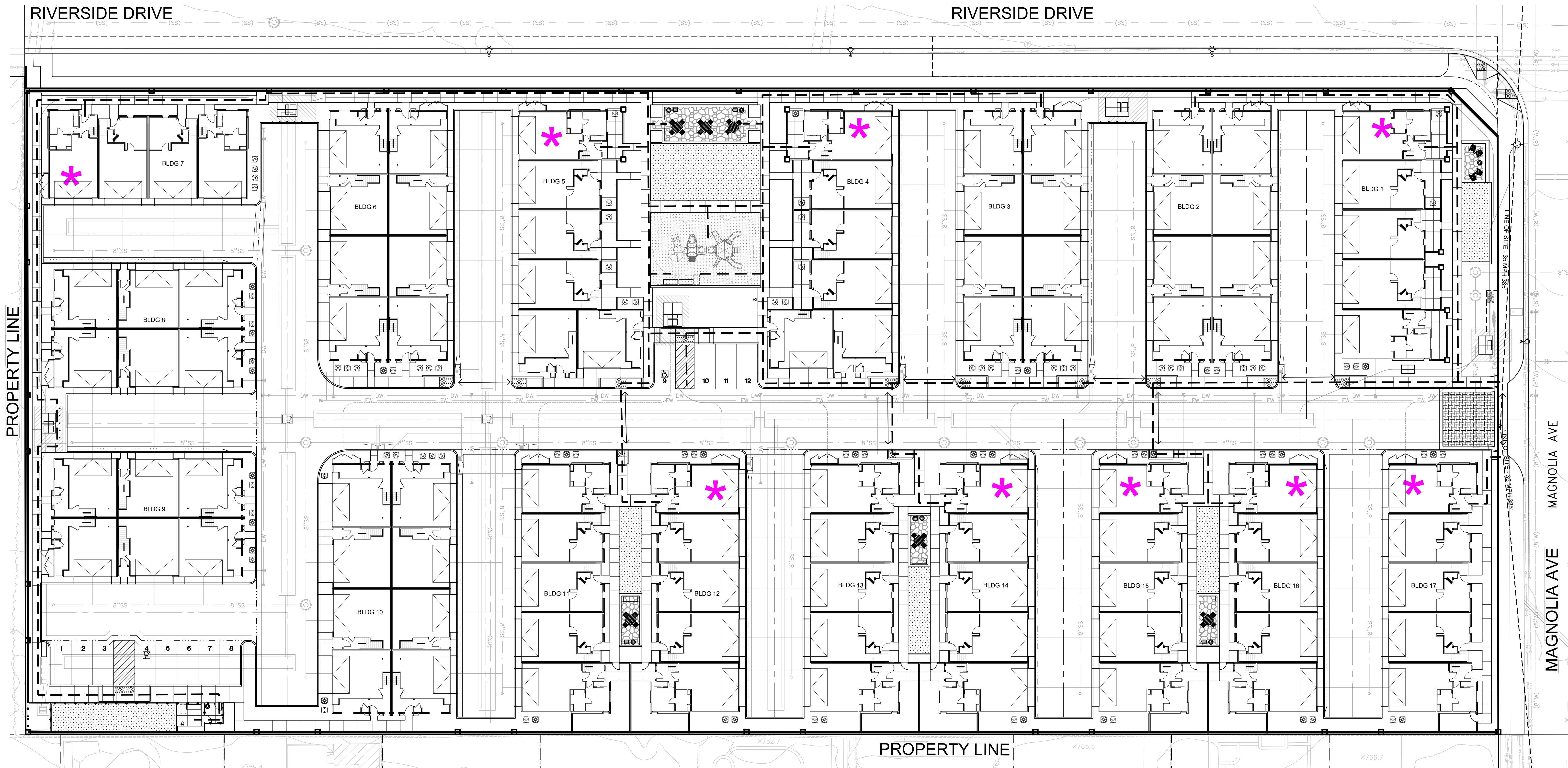
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L-10



WALL AND FENCE PLAN
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PEDESTRIAN ACCESS PLAN LEGEND

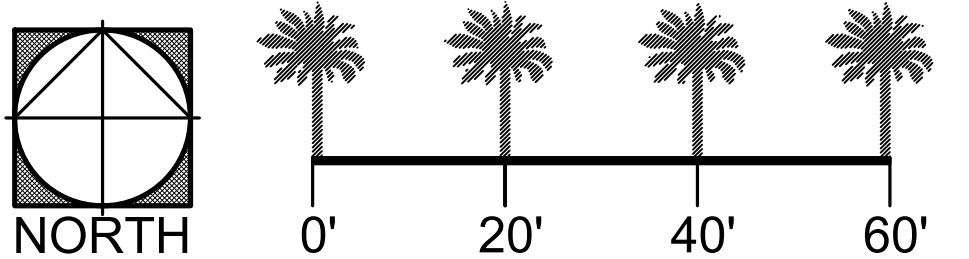
- ACCESSIBLE PATH OF TRAVEL
- ←→ PEDESTRIAN CROSSINGS
- * ACCESSIBLE UNITS

CHINO 100



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L-11



PEDESTRIAN ACCESS PLAN
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20.09 H Open space standards for residential projects				Required	Provided
1 Minimum amount of outdoor living area				72,945 SF	19,084 SF
Permanent open space		20%		32,945 SF	
Outdoor living area		400 SF/unit		40,000 SF	
2 Minimum amount of private open space				10,000 SF	9,934 SF
a. Ground floor units					4,194 SF
Plan 1		0 SF/unit	10' min. length	0	0 SF
Plan 2		0 SF/unit		0	0 SF
Plan 3		150 SF/unit		9	1,350 SF
Plan 4		364 SF/unit		6	2,184 SF
Plan 4		165 SF/unit		4	660 SF
b. Upper level units					5,740 SF
Plan 1		57 SF/unit	20'	20	1,140 SF
Plan 2		55 SF/unit	28'	28	1,540 SF
Plan 3		60 SF/unit	32'	32	1,920 SF
Plan 4		57 SF/unit	20'	20	1,140 SF
3 Minimum amount of common open space areas				26,000 SF	9,150 SF
Contiguous		65%	20' min. dim.		
a. Non-contiguous		20%			
1. Paseo					9,150 SF
b. Up to one-half of covered patio areas		25%			
c. Recreational building		15%			
Lot A					7,378 SF
1. Children's play area					
2. Picnic and barbecue area					

OPEN SPACE LEGEND

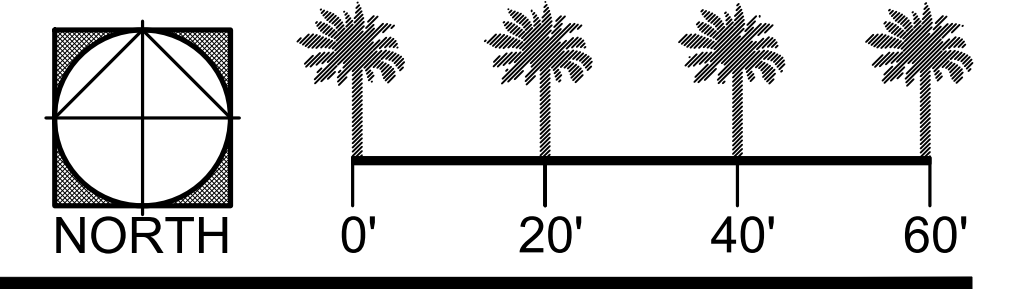
- PRIVATE OPEN SPACE (GROUND LEVEL)
4,800 SQUARE FEET
 - PUBLIC OPEN SPACE (ACTIVE AREAS)
14,361 SQUARE FEET
 - PUBLIC OPEN SPACE (PASSIVE AREAS)
22,697 SQUARE FEET
- *MAXIMUM PRIVATE OPEN SPACE: 425 SQUARE FEET

CHINO 100



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OPEN SPACE PLAN
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