



RIVERSIDE DRIVE & MAGNOLIA AVENUE

C H I N O , C A L I F O R N I A

DEVELOPER INFORMATION

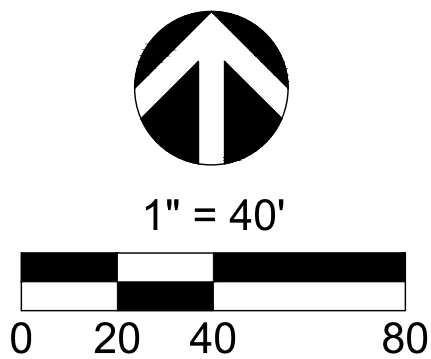
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PREPARED BY:

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LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
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PREPARED FOR:

WARMINGTON RESIDENTIAL CALIFORNIA INC.
3090 PULLMAN STREET
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 UTILIZATION PLAN

PROJECT NO.
WARM-025

SHEET
9
OF
9

PLAN SET: 15/15/2024
DATE: 15/15/2024
BY: ANDREW BAZ

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CIVIL

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COMMUNITY CONTEXT (1:400)



SITE SUMMARY										
APN: 1020-111-01; 02										
STREET ADDRESS:			6033-6041 RIVERSIDE DRIVE, CHINO, CA, 91710		OCCUPANCY:		R-3			
					TYPE OF CONSTRUCTION:		V-B			
COUNTY:			SAN BERNARDINO COUNTY		SPRINKLER SYSTEM:		NFPA 13D			
ZONING:			COMMERCIAL GENERAL (CG)		BUILDING HEIGHTS					
			AFFORDABLE HOUSING OVERLAY (AHO)							
GROSS ACREAGE			±	5.001 AC	217,844 SF	REQUIRED MAX HEIGHT: (AHO) PER TABLE 20.09-6/ (CG) PER TABLE 20.06-2			PROVIDED	
NET ACREAGE			±	3.955 AC	172,280 SF					
ADJUSTED GROSS ACREAGE (LOT 1) - AHO			±	3.76 AC	164,726 SF	40' (AHO) / 8 STORES; 120' (CG)			3 STORES/ 39'-7"	
LETTERED LOT A (OPEN SPACE)			±	0.17 AC	7,538 SF					
NUMBER OF HOMES:				100 UNITS	SETBACKS:					
			DENSITY		AHO: CMC TABLE 20.09-6/ CG: CMC TABLE 20.06-2					
			MINIMUM DENSITY (AHO) PER CMC 20.09.090.D.1.C.:		26.6 DU/ AC	REQUIRED		PROVIDED		
			MINIMUM DENSITY (CG):		N/A	* FRONT (MAGNOLIA AVENUE):		15' MIN. (AHO)	20' MIN. (CG)	8'-8"
						*SIDE RIVERSIDE DRIVE:		10' MIN. (AHO)	20' MIN. (CG)	7'-0"
			DENSITY PROVIDED:		26.60 DU/ AC	SIDE-INTERIOR (ADJACENT TO SFD):		10' MIN. (AHO)/ 15' DEN DOWN	0' (CG)	
								10' MIN. FOR BEDROOM		
LOT COVERAGE:			44% AHO LOT ONLY		SIDE & REAR YARDS:		(AHO) LIVING ROOM/ PRIMARY ROOM: 15 FT		7'-9"	*W/AIVER REQUESTED
LOT COVERAGE:			42% TOTAL (AHO + LOT A)							
LANDSCAPE COVERAGE:			24% AHO LOT + OPEN SPACE LOT				(AHO) SLEEPING ROOM: 10FT			
PRIVATE OPEN SPACE (GROUND LEVEL)			4,679 SF	3%						
PUBLIC OPEN SPACE (ACTIVE AREAS)			14,338 SF	8%						
PUBLIC OPEN SPACE (PASSIVE AREAS)			22,993 SF	13%						

UNIT SUMMARY								
DWELLING UNITS								
PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET/ UNIT	TOTAL NET	GROSS/UNIT	TOTAL GROSS	GARAGE
PLAN 1	3 BEDS / 3 BATHS	20 UNITS	20%	1,317 SF	26,340 SF	1,412 SF	28,240 SF	545 SF
PLAN 2 (GROUND FLOOR DEN)	3 BEDS / 2.5 BATHS	28 UNITS	28%	1,511 SF	42,308 SF	1,625 SF	45,500 SF	478 SF
	3 BEDS / 2.5 BATHS	32 UNITS	32%	1,549 SF	49,568 SF	1,659 SF	53,088 SF	466 SF
PLAN 4 (GROUND FLOOR BEDROOM)	4 BEDS / 3.5 BATHS	20 UNITS	20%	1,690 SF	33,800 SF	1,802 SF	36,040 SF	495 SF
	TOTAL	100 UNITS	100%		152,016 SF		162,868 SF	
	ACCESSIBLE UNITS: 10 % OF 100 UNITS = 10 ACCESSIBLE UNITS							

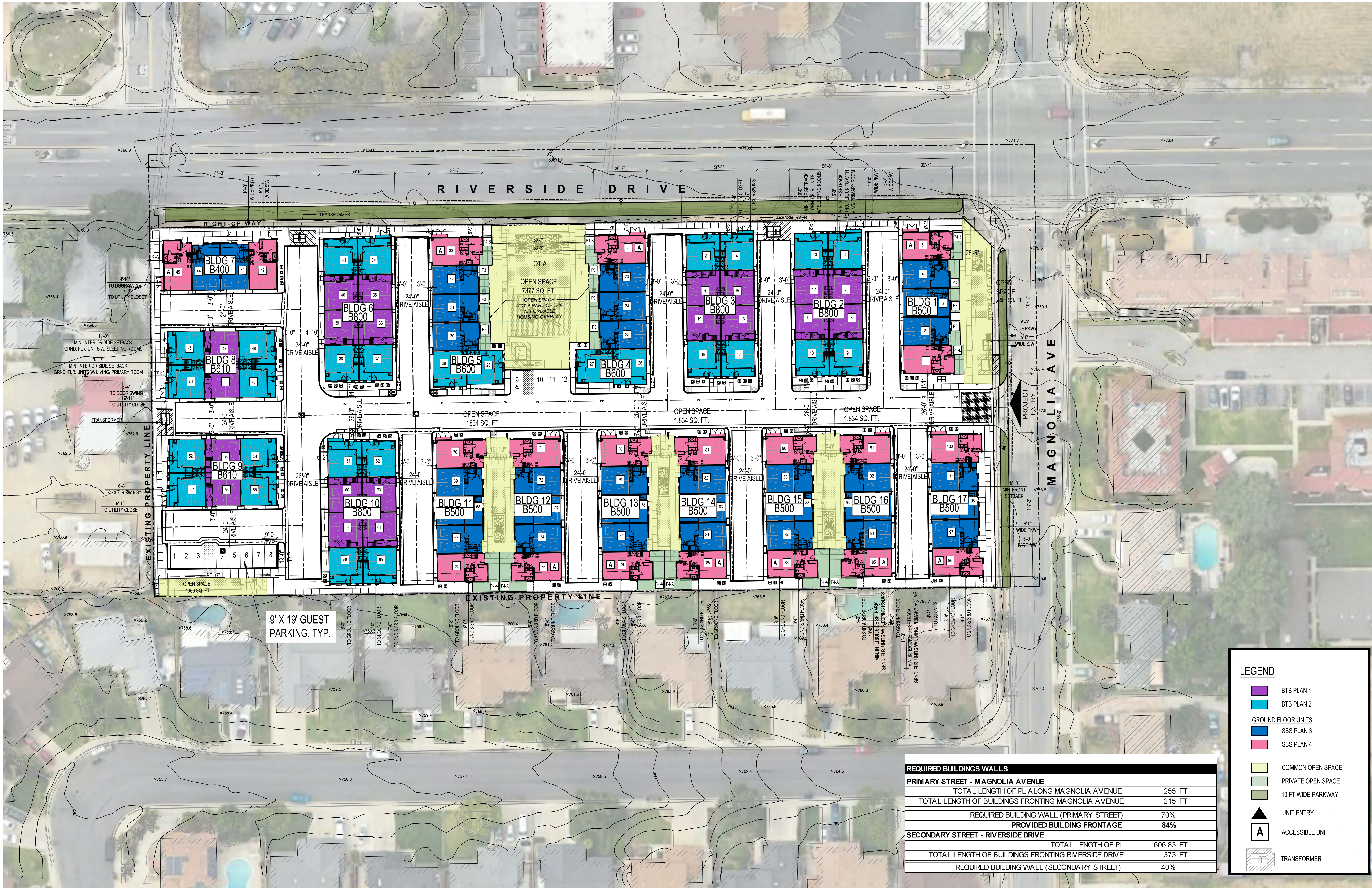
BUILDING SUMMARY				
BLDG #	DESCRIPTION	NET SF	GROSS SF	GROSS SF (+GARAGE & PRIV. DECK)
BLDG 1	B500 (5-PLEX)	8,027 SF	8,581 SF	11,263 SF
BLDG 2	B800 (8-PLEX)	11,312 SF	12,148 SF	16,688 SF
BLDG 3	B800 (8-PLEX)	11,312 SF	12,148 SF	16,688 SF
BLDG 4	B600 (6-PLEX)	9,359 SF	10,029 SF	13,225 SF
BLDG 5	B600 (6-PLEX)	9,359 SF	10,029 SF	13,225 SF
BLDG 6	B800 (8-PLEX)	11,312 SF	12,148 SF	16,688 SF
BLDG 7	B400 (4-PLEX)	6,478 SF	6,922 SF	9,078 SF
BLDG 8	B610 (6-PLEX)	8,678 SF	9,324 SF	12,660 SF
BLDG 9	B610 (6-PLEX)	8,678 SF	9,324 SF	12,660 SF
BLDG 10	B800 (8-PLEX)	11,312 SF	12,148 SF	16,688 SF
BLDG 11	B500 (5-PLEX)	8,027 SF	8,581 SF	11,263 SF
BLDG 12	B500 (5-PLEX)	8,027 SF	8,581 SF	11,263 SF
BLDG 13	B500 (5-PLEX)	8,027 SF	8,581 SF	11,263 SF
BLDG 14	B500 (5-PLEX)	8,027 SF	8,581 SF	11,263 SF
BLDG 15	B500 (5-PLEX)	8,027 SF	8,581 SF	11,263 SF
BLDG 16	B500 (5-PLEX)	8,027 SF	8,581 SF	11,263 SF
BLDG 17	B500 (5-PLEX)	8,027 SF	8,581 SF	11,263 SF
TOTAL BUILDING SF		152,016 SF	162,868 SF	217,704 SF

OPEN SPACE SUMMARY				
20.09 H Open space standards for residential projects				
1 Minimum amount of outdoor living area				Required 72,945 SF
Permanent open space		20%		19,084 SF
Outdoor living area		400 SF/unit		
2 Minimum amount of private open space				Required 10,000 SF
a. Ground floor units		150 SF/unit	10' min. length	9,934 SF
Plan 1		0 SF/unit	0	4,194 SF
Plan 2		0 SF/unit	0	0 SF
Plan 3		150 SF/unit	9	0 SF
Plan 4		364 SF/unit	6	1,350 SF
P4-A				2,184 SF
P4-B		165 SF/unit	4	660 SF
b. Upper level units		72 SF/unit	6' min. length	5,740 SF
Plan 1		57 SF/unit	20	1,140 SF
Plan 2		55 SF/unit	28	1,540 SF
Plan 3		60 SF/unit	32	1,920 SF
Plan 4		57 SF/unit	20	1,140 SF
3 Minimum amount of common open space areas				Required 26,000 SF
Contiguous		65%	20' min. dim.	9,150 SF
a.Non-contiguous		20%		
1. Paseo				
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				

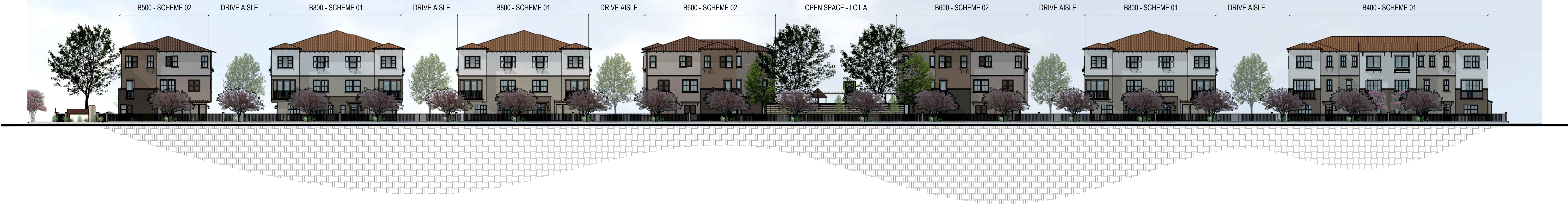
NOTES:

1. PLANS TO BE IN COMPLIANCE WITH:

- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA ENERGY CODE
- 2025 CALIFORNIA GREEN BUILDING CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 ELECTRICAL CODE.



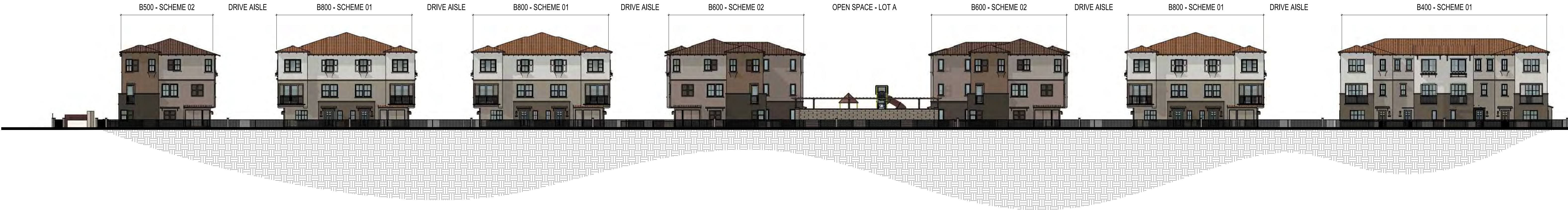
RIVERSIDE DRIVE



CORNER OF RIVERSIDE DRIVE & MAGNOLIA AVENUE



RIVERSIDE DRIVE





MAGNOLIA AVENUE





FRONT PERSPECTIVE OF BUILDING TYPE B-400



REAR PERSPECTIVE OF BUILDING TYPE B-400

NOTE: COLOR SCHEME 1 - SPANISH STYLE
DEMONSTRATED



4 - LEFT



2 - RIGHT



3 - REAR

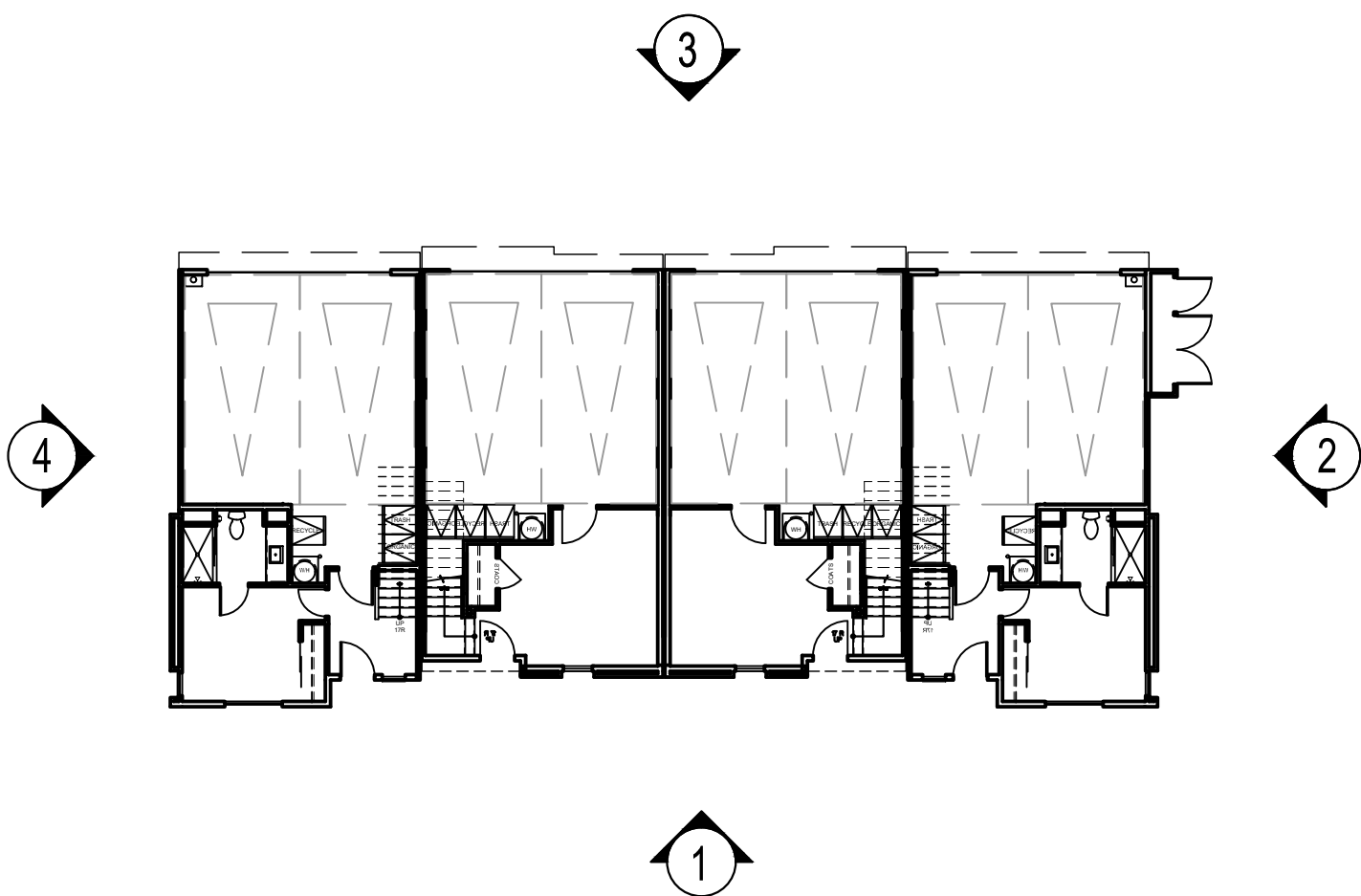


1 - FRONT

NOTE: COLOR SCHEME 1 - SPANISH STYLE DEMONSTRATED

MATERIAL LEGEND

- | | |
|------------------------------------|---------------------------------------|
| 1. STUCCO, LIGHT SAND FINISH | 10. STUCCO ARCHED OPENING |
| 2. S-TILE ROOF | 11. ILLUMINATED ADDRESS SIGN & LIGHT |
| 3. ROOF FASCIA BOARD & RAFTERS | 12. ENTRY AWNING |
| 4. STUCCO O/ FOAM SCALLOPED SILL | 13. DECORATIVE METAL FLOWER POT SHELF |
| 5. STUCCO O/ FOAM WINDOW SILL/TRIM | 14. DECORATIVE SHUTTERS |
| 6. VINYL WINDOWS | 15. METAL SECTIONAL GARAGE DOOR |
| 7. METAL DECK RAILING | 16. TILE SURROUND |
| 8. FIBERGLASS ENTRY DOOR | 17. DECORATIVE STUCCO O/ FOAM CORBELS |
| 9. ROOF KICKER | 18. VINYL PATIO FENCE |



KEY BUILDING PLAN: 1/16" = 1'-0"



FRONT PERSPECTIVE OF BUILDING TYPE B-500
NOTE: PATIO WALLS ONLY AT BUILDING 1



REAR PERSPECTIVE OF BUILDING TYPE B-500

NOTE: COLOR SCHEME 2 - SPANISH STYLE
DEMONSTRATED



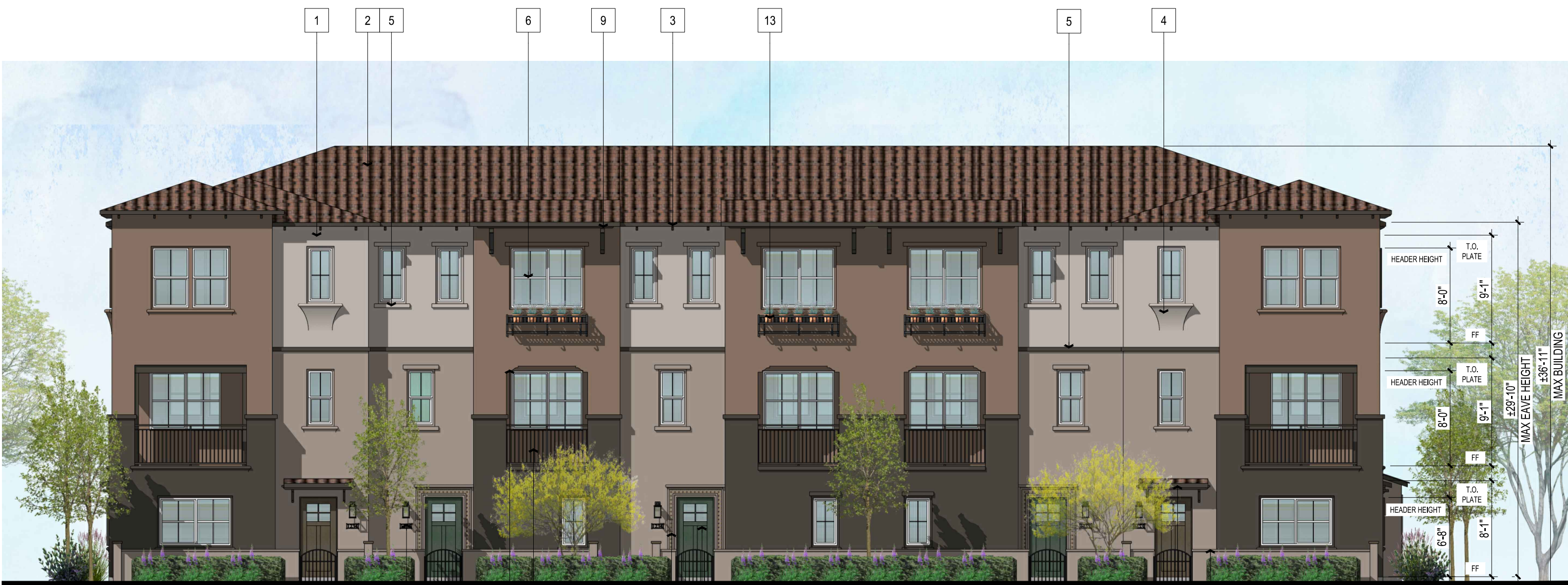
4 - LEFT



3 - REAR



2 - RIGHT



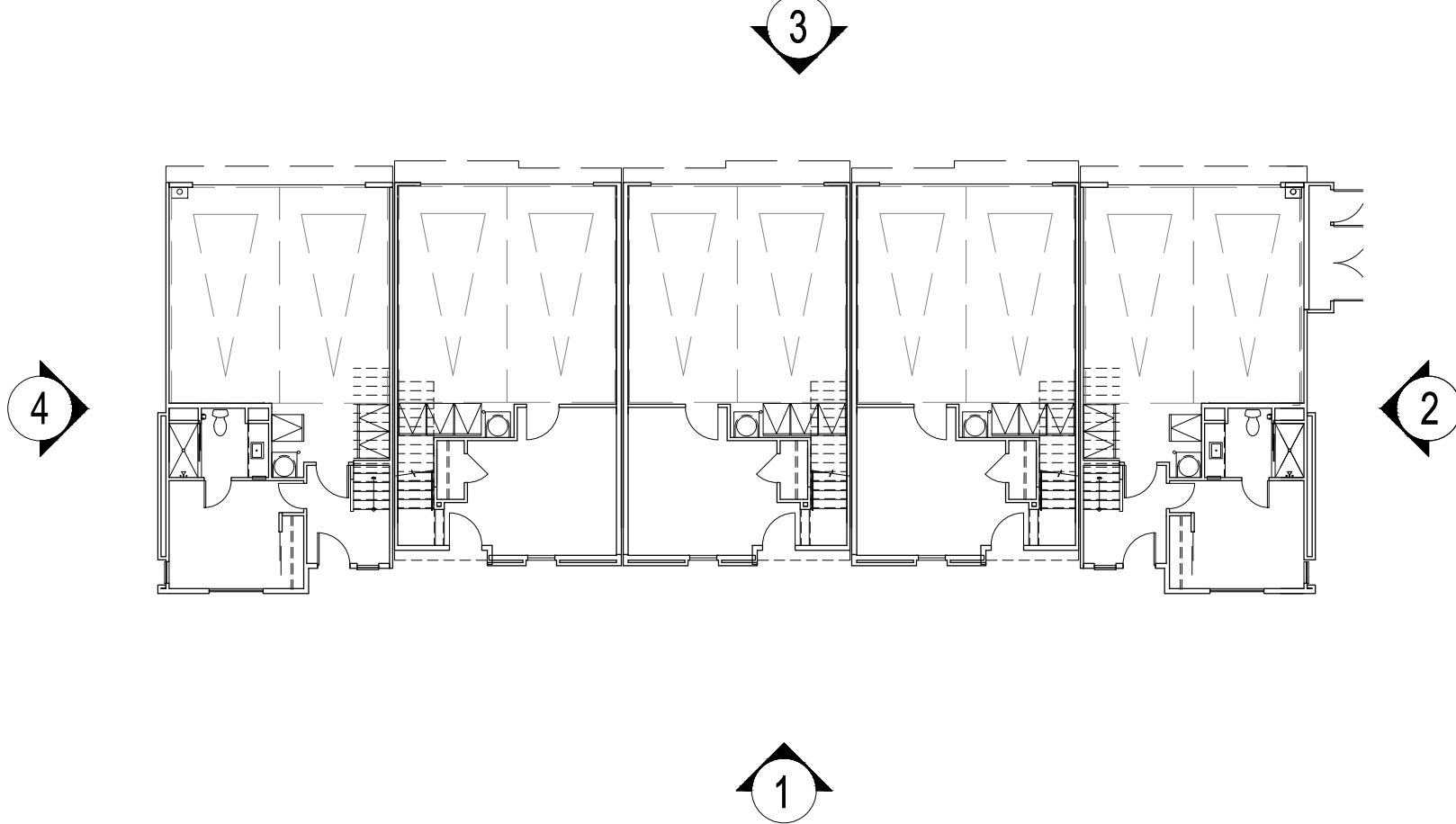
1 - FRONT

NOTE: PATIO WALLS ONLY AT BUILDING 1

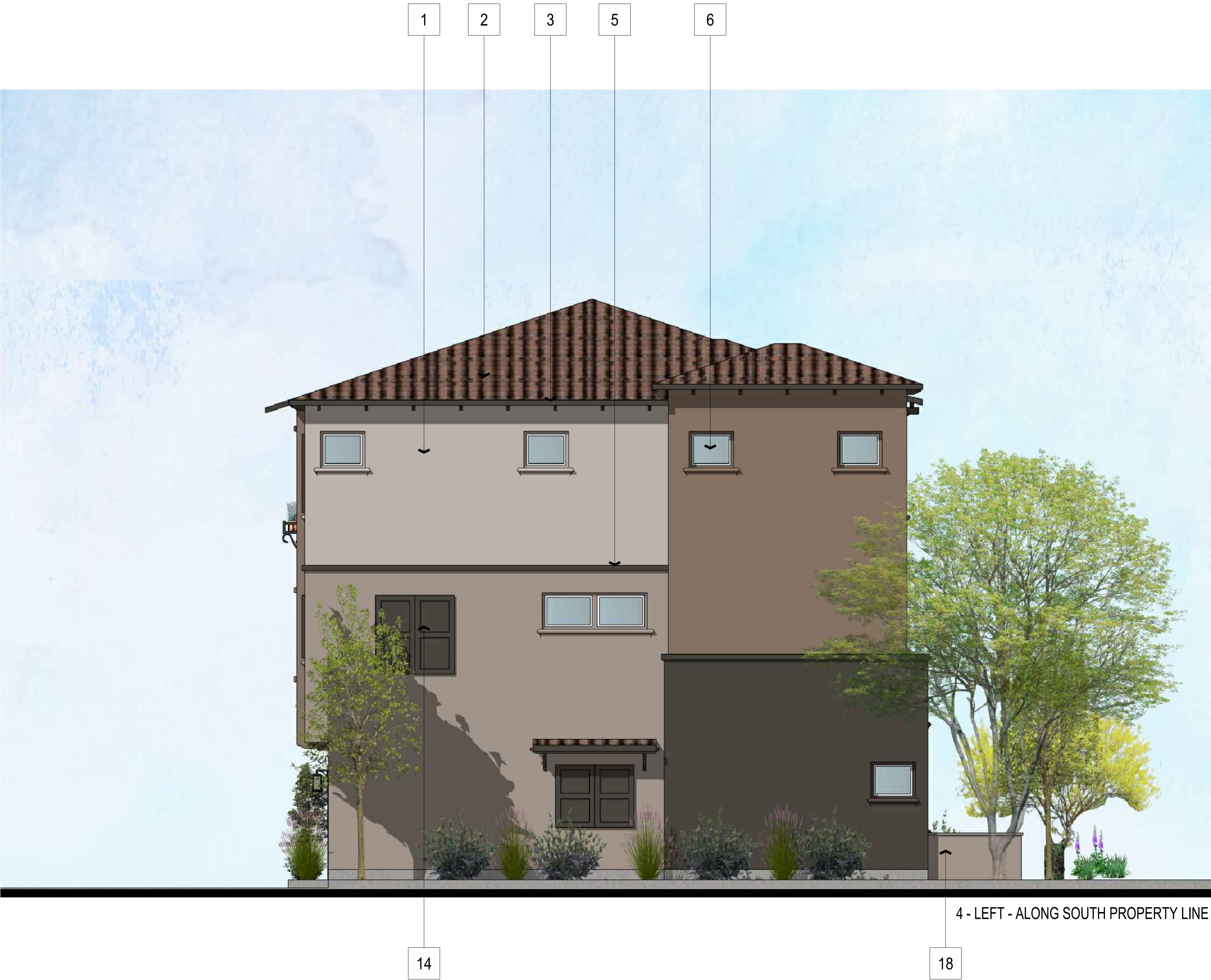
NOTE: COLOR SCHEME 2 - SPANISH STYLE DEMONSTRATED

MATERIAL LEGEND

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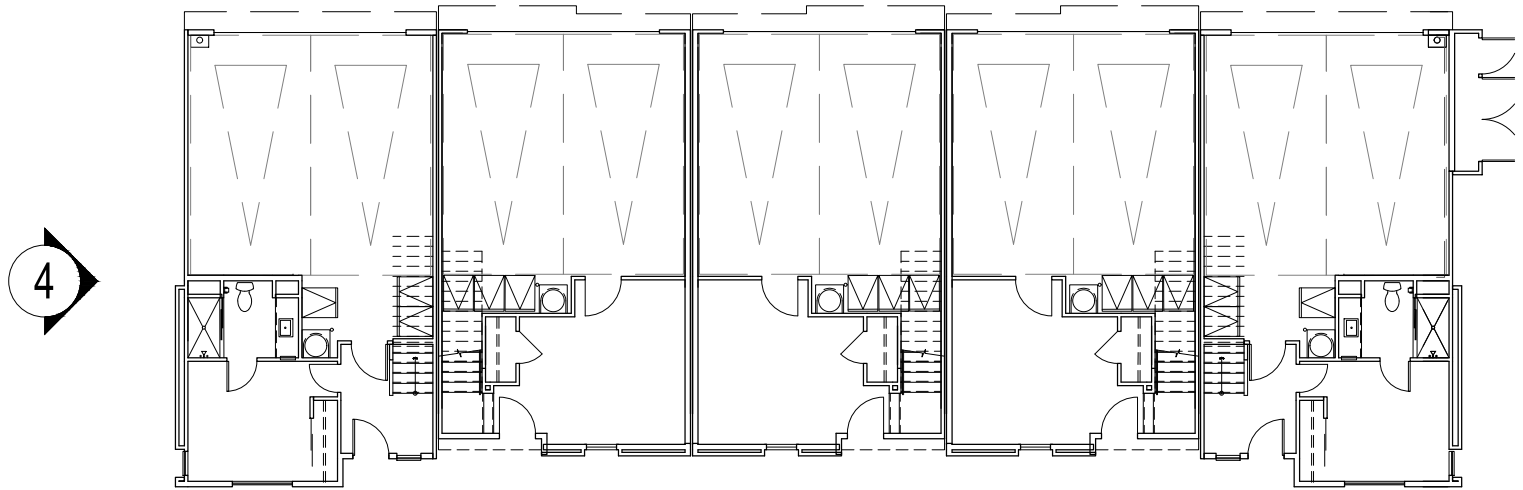
KEY BUILDING PLAN: 1/16" = 1'-0"



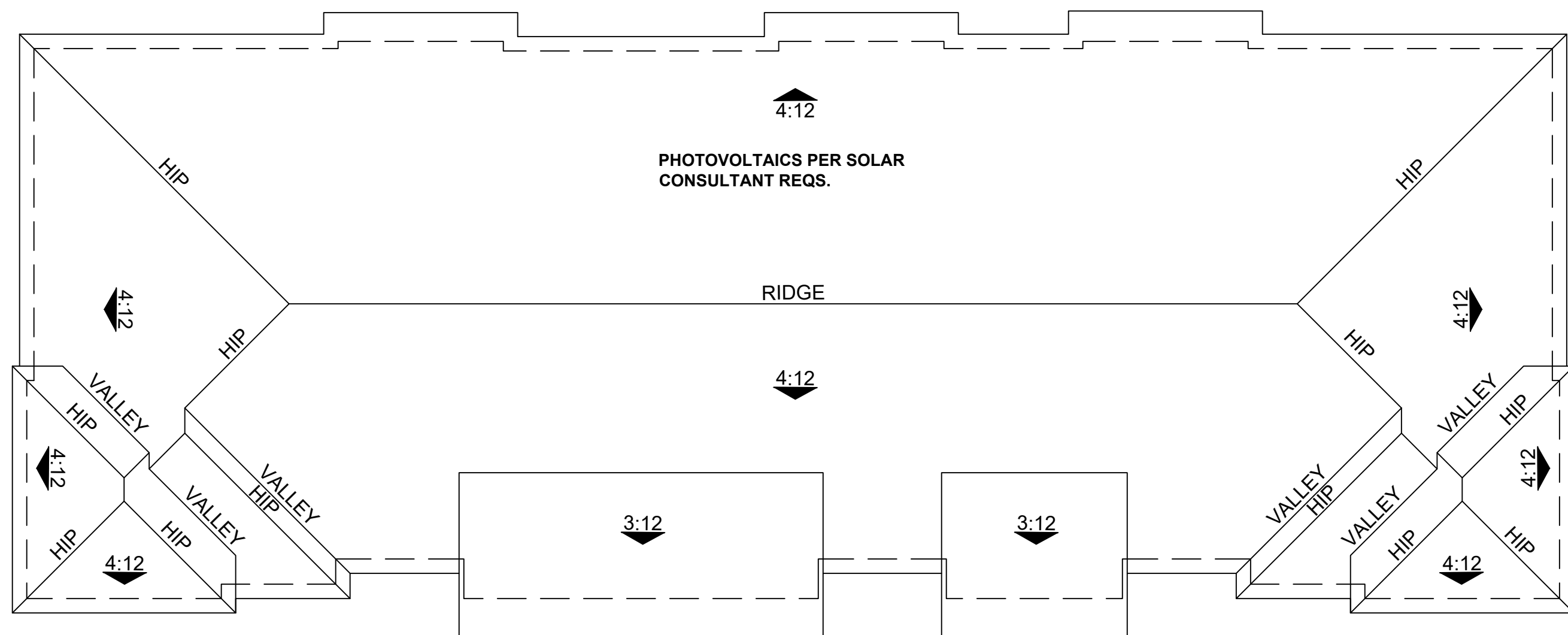
NOTE: COLOR SCHEME 2 - SPANISH STYLE DEMONSTRATED

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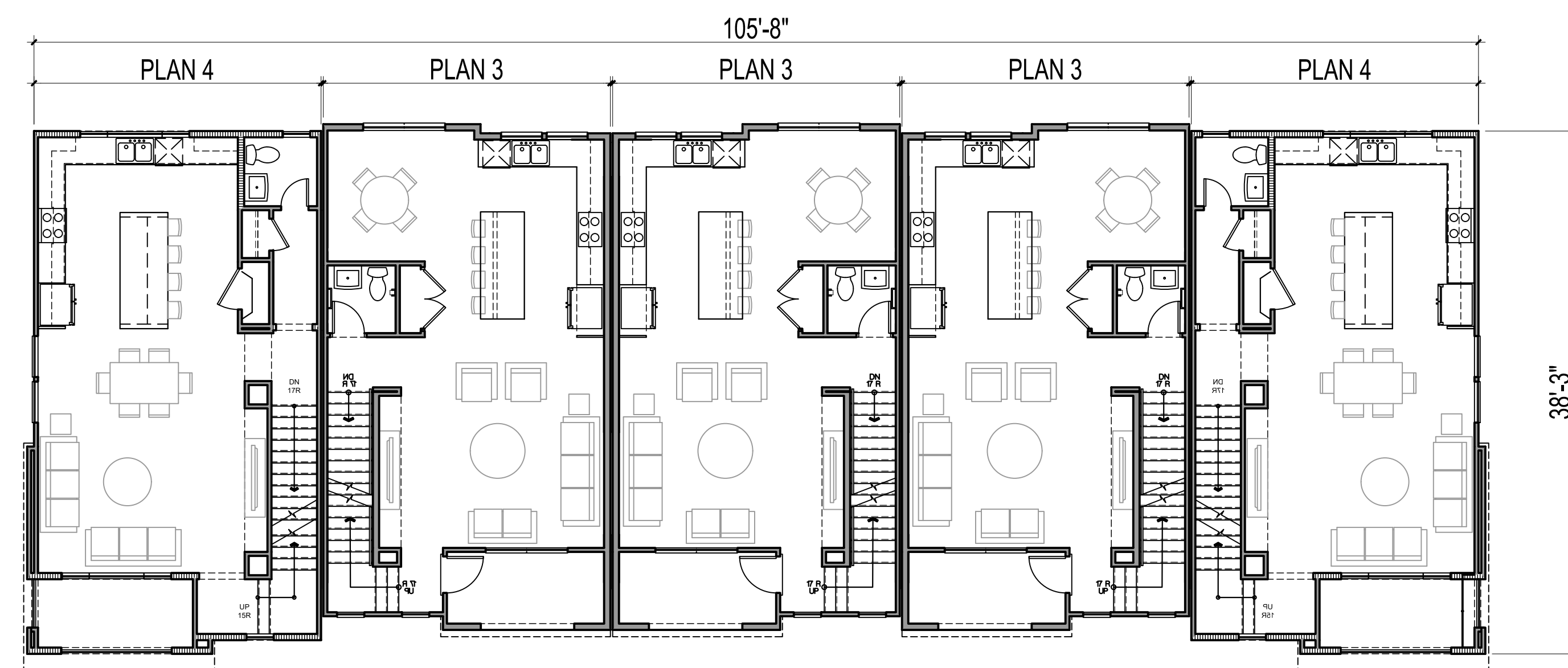
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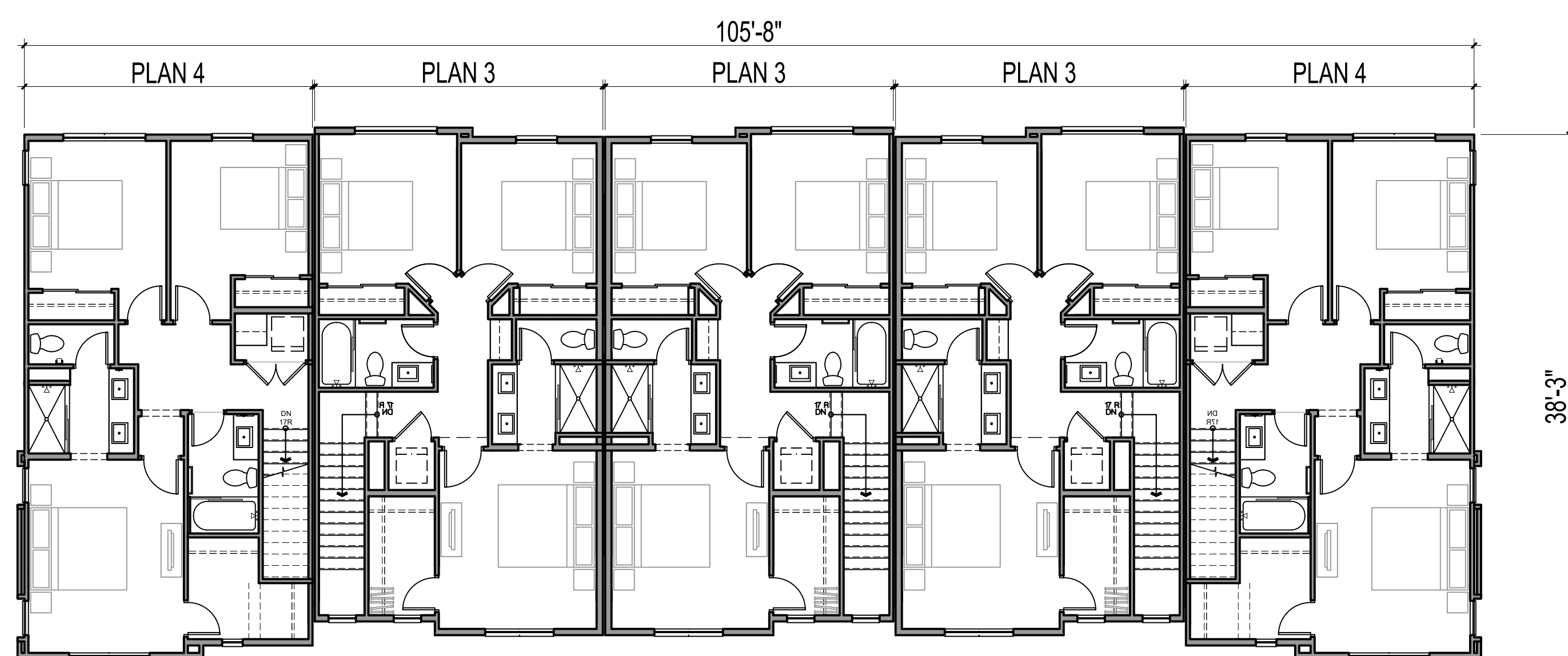
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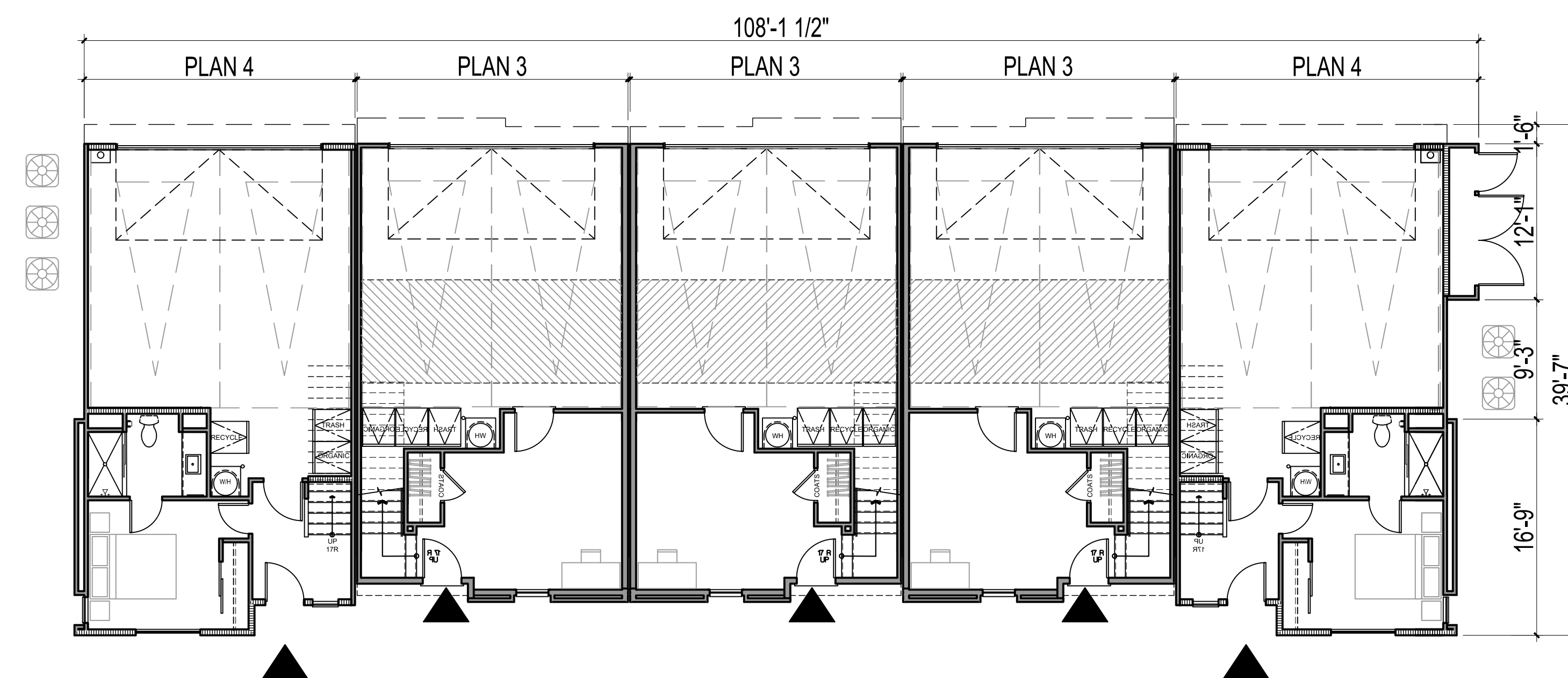
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



FRONT PERSPECTIVE OF BUILDING TYPE B-600



REAR PERSPECTIVE OF BUILDING TYPE B-600

NOTE: COLOR SCHEME 2 - SPANISH STYLE
DEMONSTRATED



4 - LEFT



3 - REAR



2 - RIGHT

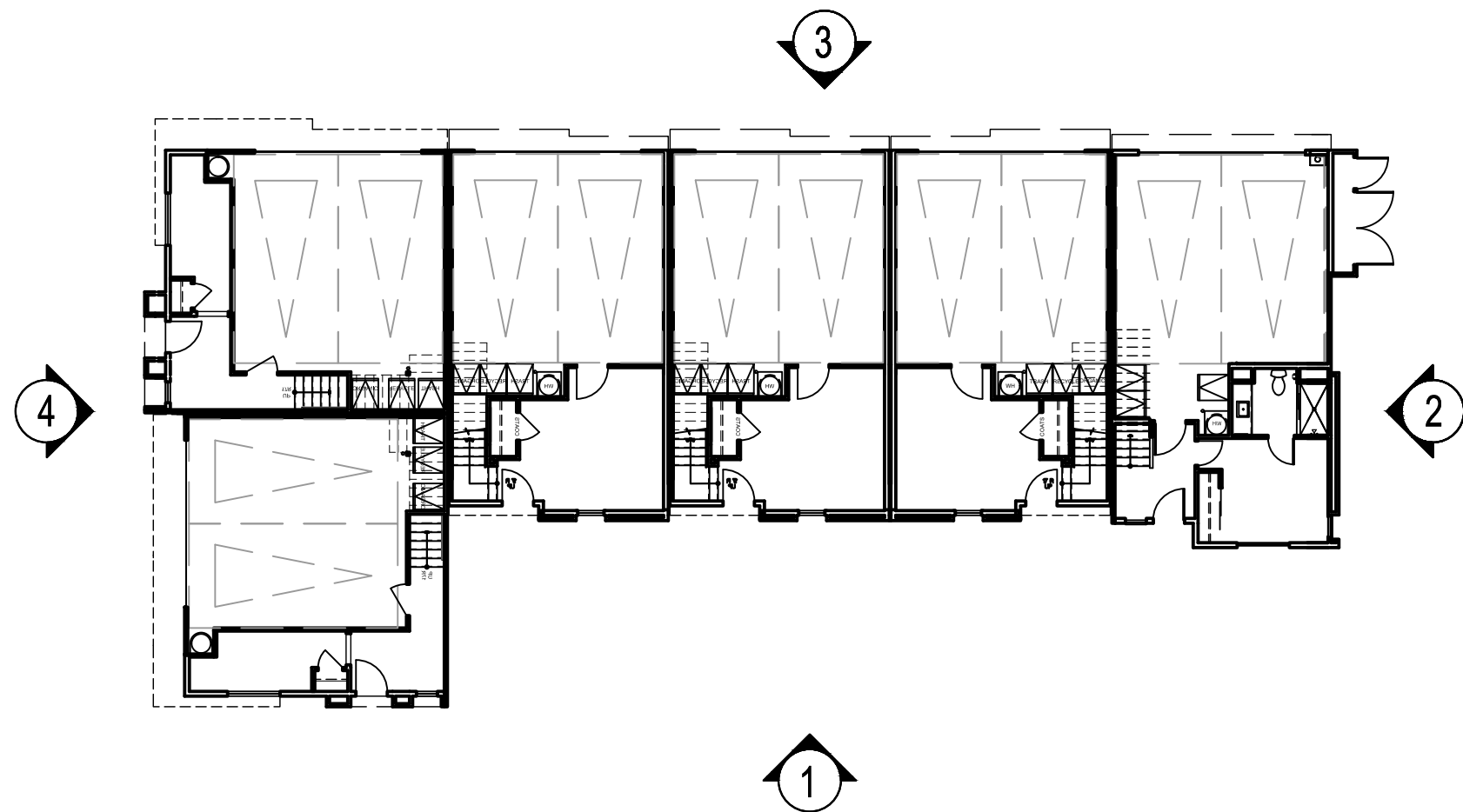


1 - FRONT

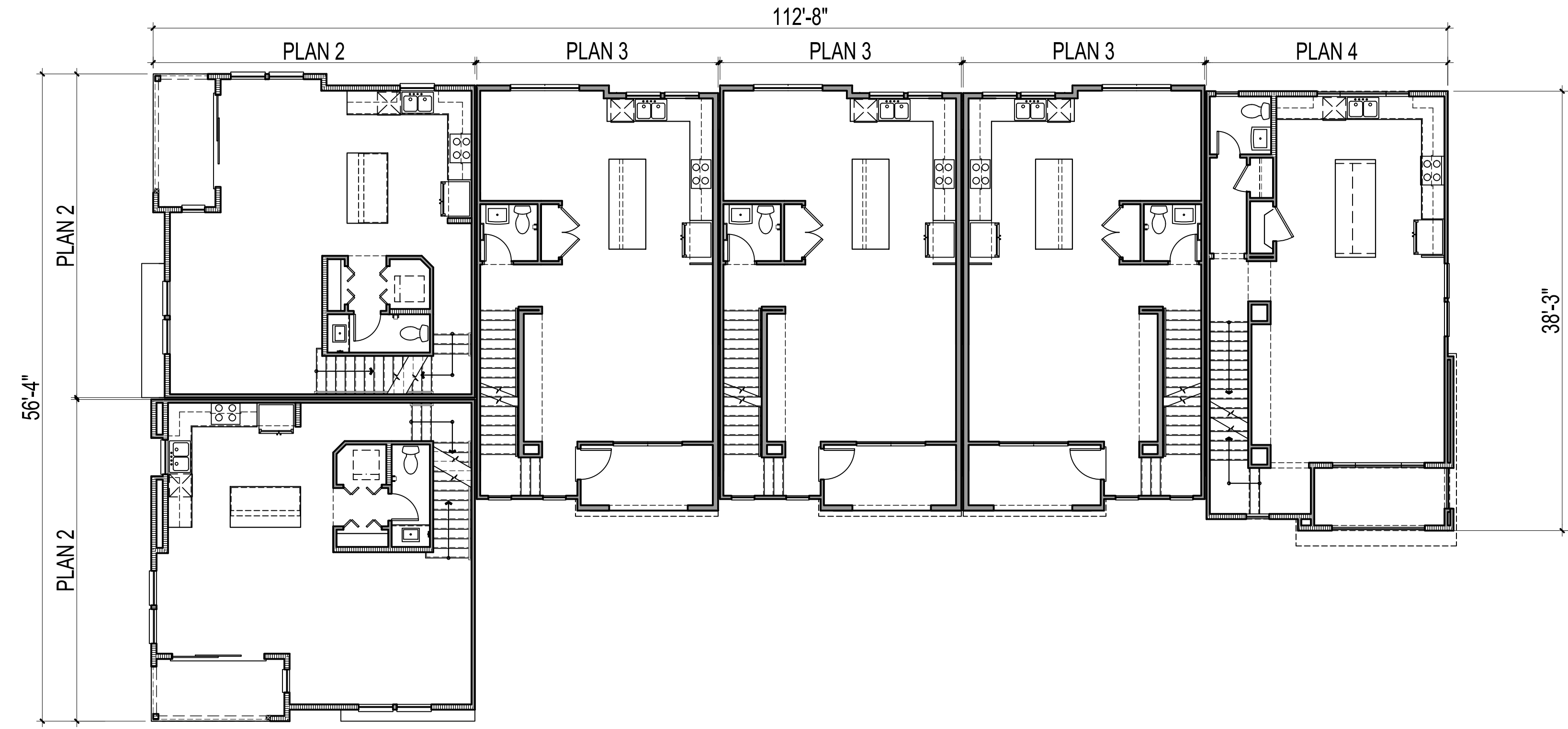
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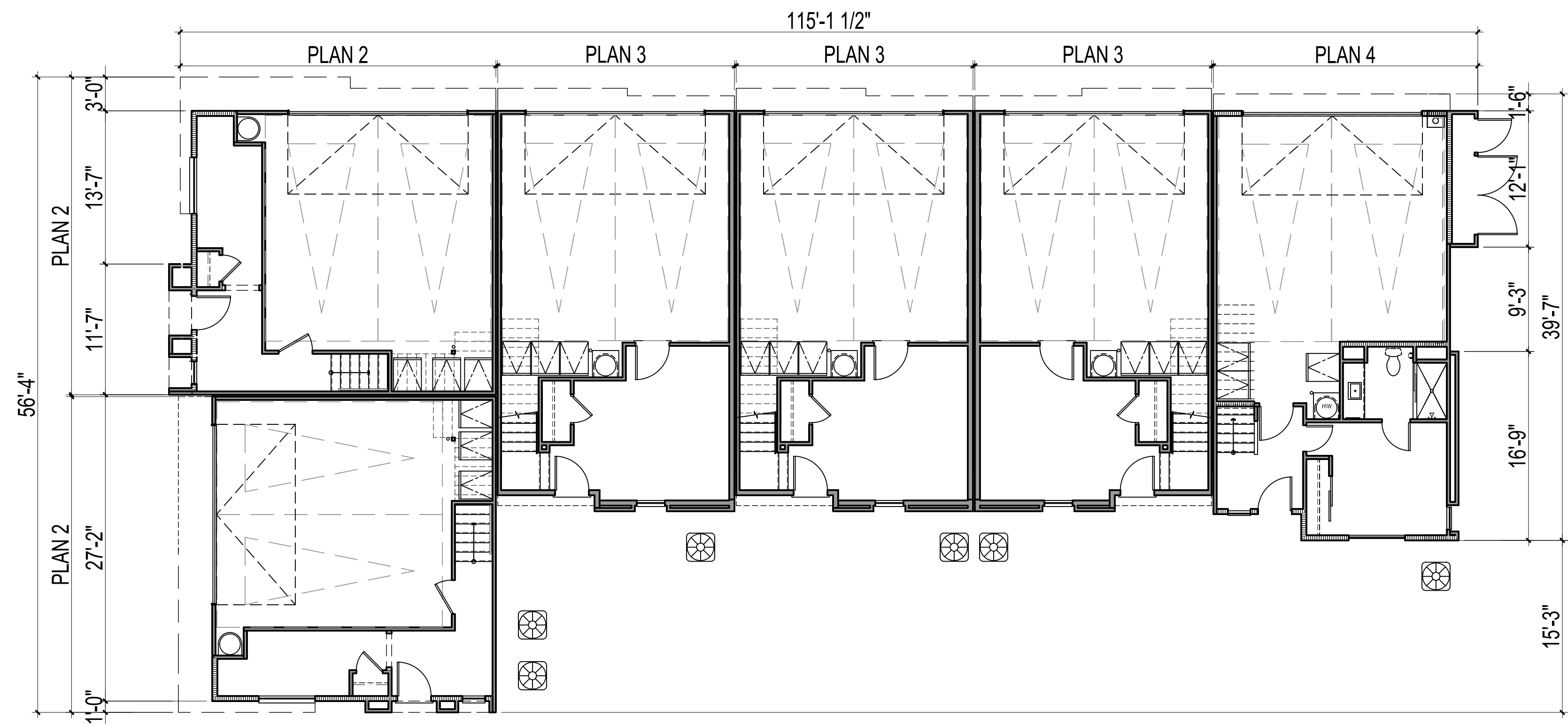
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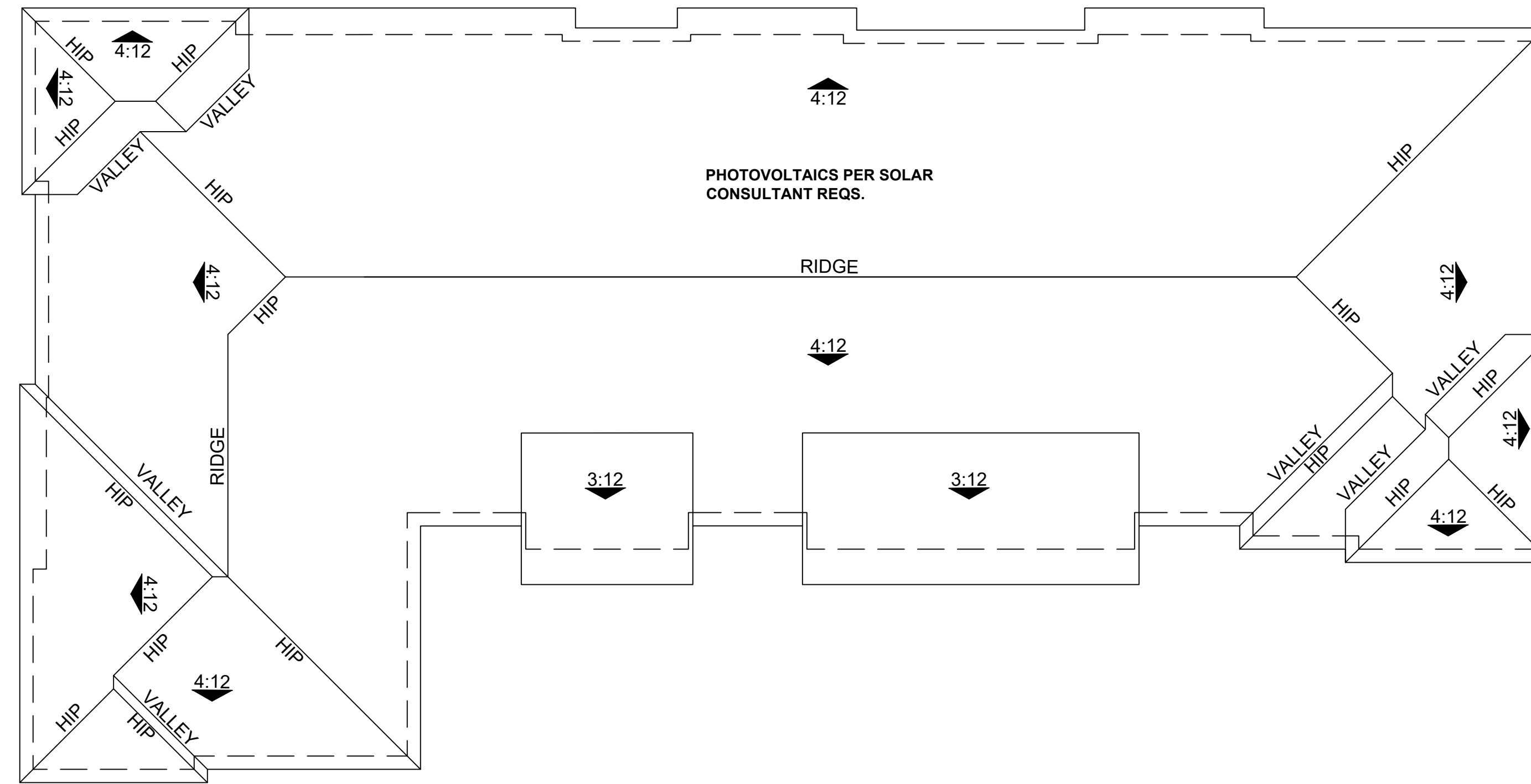
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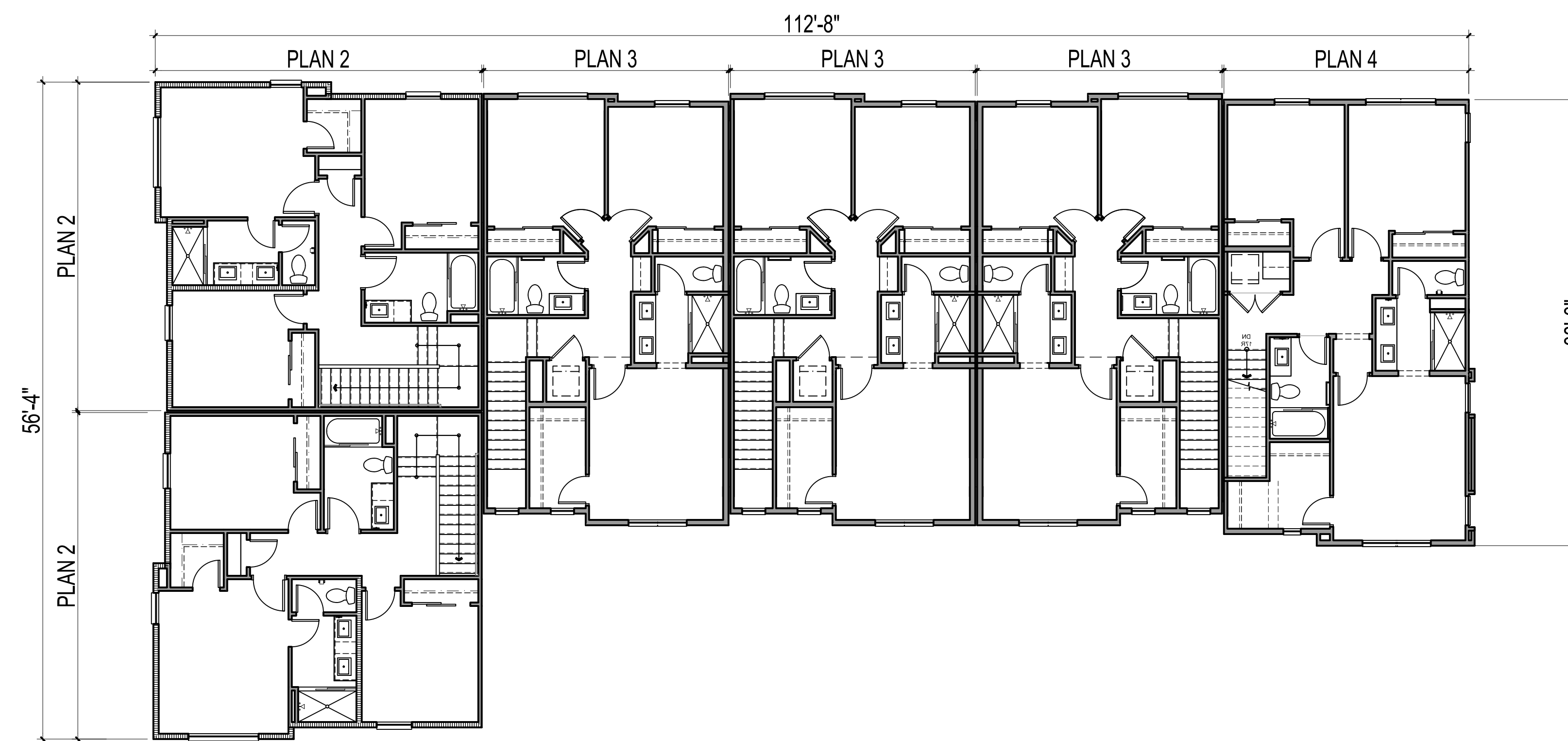
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR