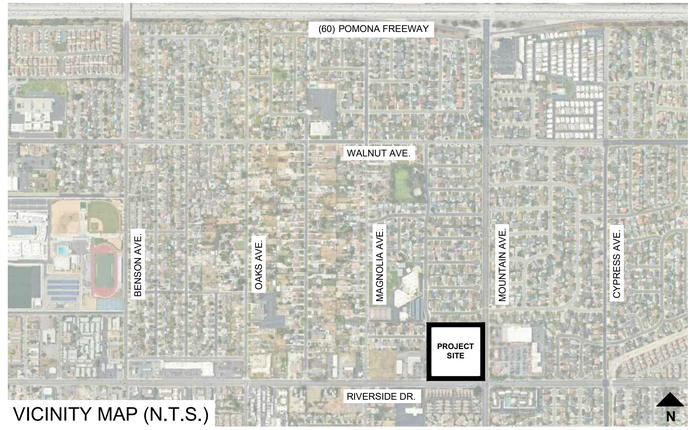
6210 RIVERSIDE DR.

CHINO, CALIFORNIA





VICINITY MAP (N.T.S.)

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SITE SUMMARY	
APN	1015-511-27
Address	6210 Riverside Dr.
City	Chino, CA
Zoning	CO, RD4.5 with AHO
Occupancy	R-2
Construction Type	VB
Sprinkler	NFPA 13
Site Area	8.0 AC
Dwelling Units (DU)	210 DU
Adjusted Gross Density	26 DU/AC

AHO (Affordable Housing Overlay) Site Development Standards	
Max. Density	30 DU/AC
Min. Lot Area	10,000 SF
Min. Lot Width	100'
Max. Lot Coverage	65%
Building Height	40'
Minimum Building Setbacks	
Front	15', 10' on Riverside Dr.
Street Side	10'
Interior Side	5'
	10' when adjacent to residential zone
Rear	10'
	15' when adjacent to residential zone
Building Separation	15'
GFU	15' for Ground Floor Units Along Riverside Dr.

UNIT SUMMARY		NSF	Units
TH Plan 1	2 beds-side-by-side	1,167	17
TH Plan 1-alt	2 beds-tandem	1,167	11
TH Plan 2	2 beds-side-by-side	1,185	17
TH Plan 2-alt	2 beds-tandem	1,214	11
TH Plan 3	3 beds-tandem	1,378	69
TH Plan 3-alt	3 beds-tandem	1,378	16
TH Plan 4	4 beds-side-by-side	1,641	60
TH Plan 5 (2-Story)	2 beds-side-by-side	1,164	3
TH Plan 6 (2-Story)	3 beds-side-by-side	1,434	6
Total Units			210

UNIT MIX	Units	%
Total # of 2-Bedroom Units	59	28%
Total # of 3-Bedroom Units	91	43%
Total # of 4-Bedroom Units	60	29%
Total	210	100%

PARKING REQUIRED	PER 20.18		PER GOV. CODE § 65915	
2+ bedroom units: 2.0 spaces/unit	420		2-3 bed: 1.5 sp/unit	225
0.1 spaces/unit	21		4 bed: 2.5 sp/unit	150
Total Required	**441**			**375**

PARKING PROVIDED	
Covered Spaces (Garage)	420
Open Spaces (Includes 2 Accessible)	30
Total Provided	*±2.1 spaces/unit* **450**

PARKING SPACE SIZES			
Tandem	2-Car Garage	Head-in	Parallel
10'x40'*	20'x20'	9'x19' Min.	9'-6"x22'

Landscape Coverage	
Adjusted Gross Acreage	7.9 AC
Total Landscape Area	61,619 SF
On Site Landscape Area	52,441 SF
ROW Landscape Area	9,178 SF
On-Site Landscape Coverage %	15.23 %

Lot Coverage	
Maximum per Affordable Housing Overlay (AHO)	65%
Provided	43%

*ENH. ENHANCED LOCATIONS
REFER TO SHEET A2.31 FOR TREATMENT

- UNIT 39 - BUILDING 5
- UNIT 40 - BUILDING 6
- UNIT 167 - BUILDING 20
- UNIT 168 - BUILDING 24
- UNIT 151 - BUILDING 19

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FOR ADDITIONAL INFORMATION

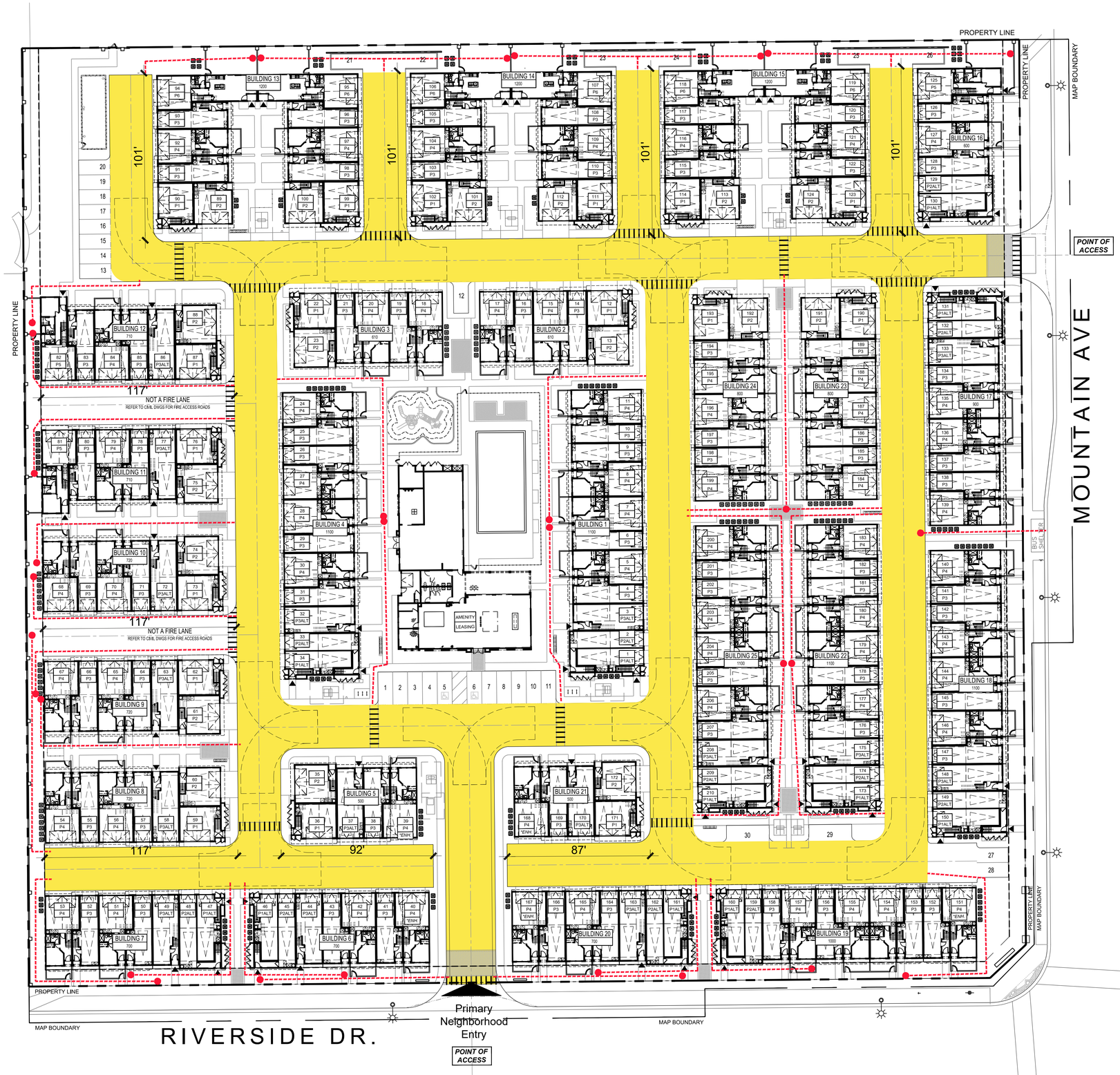
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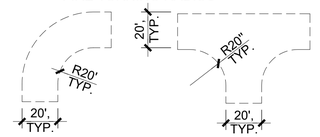
SCHEMATIC DESIGN
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ARCHITECTURAL SITE PLAN **A1.00**



LEGEND

FIRE TURNING RADIUS



150' FIRE HOSE PULL MAX.

FIRE LANE
26' CLEAR

See Civil plans for additional infor regarding surfaces, striping, hydrants,signage, etc

GENERAL NOTES:

Fire access roads shall be designed and plans submitted to the Fire District for approval.

Fire access roads shall be constructed of an all-weather hard surface, such as, asphalt or concrete, and be a minimum unobstructed width of 26 feet.

The road grade shall not exceed twelve percent (12%) maximum.

An approved turn around shall be provided at the end of each roadway in excess of 150 feet in length.

Aerial access shall be provided for any buildings 30' ft. and higher per 2022 CFC. Appendix D.

A 26' ft. wide access road shall be a minimum of 15' ft. to the building and a maximum of 30' ft. from the building.

Access roads shall comply with Fire District Standard No. 111.

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FOR ADDITIONAL INFORMATION

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SITE FIRE ACCESS **A1.01**



20.09.090 H Open space standards for residential projects					Required	Provided
1 Minimum amount of outdoor living area						
	Permanent open space		20% Req.		63,297	58,325
	Outdoor living area		400 SF/Unit		84,000	81,026
2 Minimum amount of private open space			25%		**21,000**	**22,701**
	a. Ground floor units	*10' min. length*	150 SF/unit			**10,003**
**GFU-W	TH Plan 4^^	90 SF min.	106 SF/unit avg.	60		6,400
*GFU	TH Plan 5 (2-Story)^^		201 SF/unit	3		603
*GFU	TH Plan 6 (2-Story)^^		500 SF/unit	6		3,000
	b. Upper level units	*6' min. length*	72 SF/ unit			**12,698**
	TH Plan 1^		78 SF/ unit	17		1,326
	TH Plan 1-alt^		78 SF/ unit	11		858
	TH Plan 2^		78 SF/ unit	17		1,326
	TH Plan 2-alt^		78 SF/ unit	11		858
	TH Plan 3^		98 SF/ unit	69		6,762
	TH Plan 3-alt^		98 SF/ unit	16		1,568
3 Minimum amount of common open space areas					**54,600**	**58,325**
	Contiguous	*20' min. dim.*	65%		54,600	42,334
	a. Non-contiguous		20% max.		10,920	10,471
	b. Up to 1/2 of covered patio areas		25% max.		13,650	251
	c. Recreational building		15% max.		8,190	5,269
	Up to 15% of Common Open Space Area					
	Leasing, Fitness, Club Room, Restrooms, Yoga, Maintenance, Equipment					
4 Usability						
			Refer to Civil and Landscape sheets			Yes*
5 Accessibility						
	a. Private open space		*Refer to unit plan sheets for layout*			Yes*
	b. Common open space		*Refer to site plan sheets for layout*			Yes*
6 Recreational facilities requirements* (20.07.050.C)						
Major						
MA-1. Recreation Building w/ Leasing, Amenity, Fitness						
MA-2. Swimming Pool						
MA-3. Tot Lot						
MA-4. Fenced Dog Run						
Minor						
MI-1. Picnic & BBQ Area						
MI-2. Seating Areas						
MI-2a. Lounge Seating						
MI-2b. Soft Seating with Shade Structure						
MI-3. Open Lawn Play Area						

Refer to L-4 for additional information on Recreational facilities

*GFU Ground Floor Unit
2-Story unit with living area at the ground floor. Additionally, unit #123 is a 2-story unit with living area at street level.

**GFU-W Ground Floor Unit (Waiver)
Along Riverside Dr.

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OPEN SPACE DIAGRAM **A1.02**

PARKING REQUIRED	PER 20.18		PER GOV. CODE § 65915	
2+ bedroom units: 2.0 spaces/unit		420	2-3 bed: 1.5 sp/unit	225
0.1 spaces/unit		21	4 bed: 2.5 sp/unit	150
Total Required		**441**		**375**

PARKING PROVIDED		
Covered Spaces (Garage)		420
Open Spaces (Includes 2 Accessible)		30
Total Provided	*±2.1 spaces/unit*	**450**

PARKING SPACE SIZES			
Tandem	2-Car Garage	Head-in	Parallel
10'x40'*	20'x20'	9'x19' Min.	9'-6"x22'

AC UNITS, TYP. TO BE SCREENED PER LANDSCAPE DRAWINGS

UTILITY CLOSET, TYP. (GAS, ELEC, CATV) REFER TO BUILDING PLANS FOR MORE INFORMATION

9'-6" x 22'-0" PARALLEL PARKING

9'-0" x 19'-0" HEAD-IN PARKING, TYP.

120/208V TRANSFORMER (TYP) 8'X10' SLAB BOX

PROJECT MONUMENT SIGN

PROPERTY LINE

MAP BOUNDARY

POINT OF ACCESS

MOUNTAIN AVE

RIVERSIDE DR.

Primary Neighborhood Entry

NOT A FIRE LANE
REFER TO CIVIL DWGS FOR FIRE ACCESS ROADS

AMENITY
LEASING

BUS SHELTER

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PARKING PLAN **A1.03**

BUILDING 7 (B700)
SPANISH COLONIAL, COLOR SCHEME 1

BUILDING 6 (B700)
SANTA BARBARA, COLOR SCHEME 2

PROJECT ENTRY

BUILDING 20 (B700)
SANTA BARBARA, COLOR SCHEME 3

BUILDING 19 (B1000)
SPANISH COLONIAL, COLOR SCHEME 1

MOUNTAIN AVE.



RIVERSIDE DR. STREET SCENE

RIVERSIDE DR.

BUILDING 19 (B1000)
SPANISH COLONIAL, COLOR SCHEME 1

BUILDING 18 (B1100)
SANTA BARBARA, COLOR SCHEME 2

BUILDING 17 (B900)
SPANISH COLONIAL, COLOR SCHEME 3

BUILDING 16 (B600)
SANTA BARBARA, COLOR SCHEME 1

PL



MOUNTAIN AVE. STREET SCENE

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0 10 20 40

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SITE STREET SCENE

A1.10



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SITE PERSPECTIVE RENDERING **A1.11**
VIEW AT THE CORNER OF RIVERSIDE DR. AND MOUNTAIN AVE.



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SITE PERSPECTIVE RENDERING **A1.12**
VIEW OF MAIN PROJECT ENTRY ALONG RIVERSIDE DRIVE



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SITE PERSPECTIVE RENDERING
AMENITY BUILDING AND TOT LOT

A1.13



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SITE PERSPECTIVE RENDERING
VIEW ALONG MOUNTAIN AVE

A1.14



B500 Building Number	B - Spanish Colonial Scheme
5	1
21	2

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B500 PERSPECTIVE - SPANISH COLONIAL **A2.00**
SHOWN: COLOR SCHEME 2



FRONT



RIGHT



REAR



LEFT

LEGEND - SPANISH COLONIAL

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Eave/Rake Board
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Trim
13. Faux Wood Corbels
14. Faux Wood Beam
15. Shaped Stucco Accent Sill Trim
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Decorative Pot Shelf
20. Tile Surround

B500 Building Number	B - Spanish Colonial Scheme
5	1
21	2

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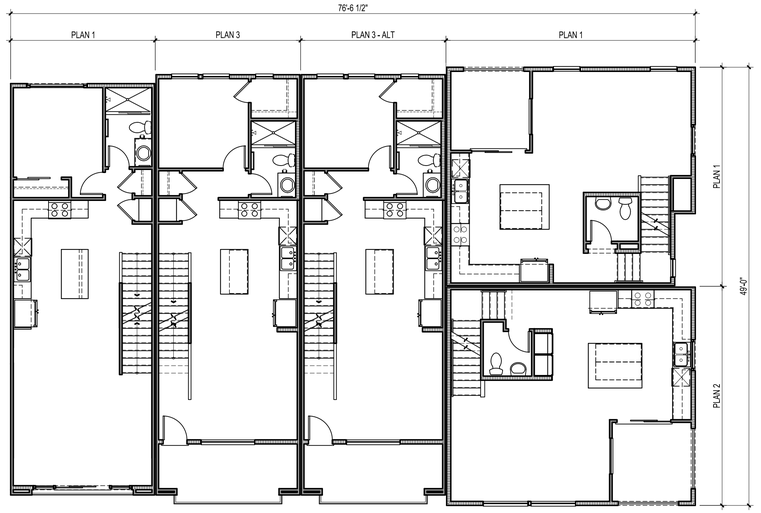
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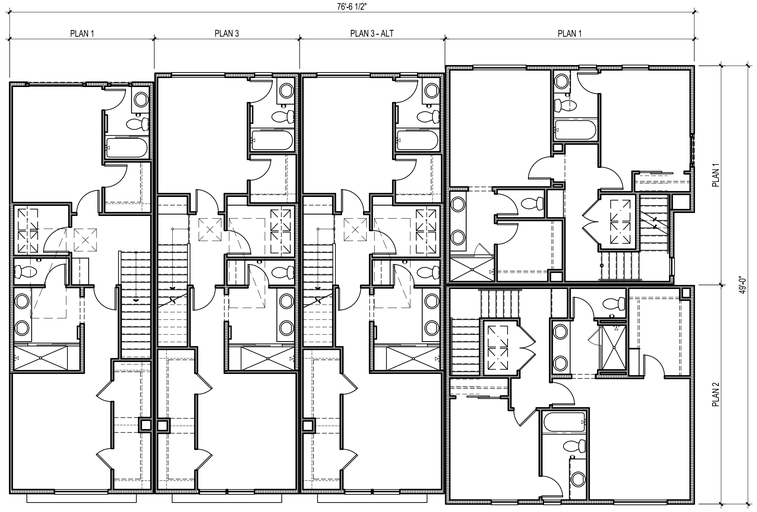
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SCHEMATIC DESIGN
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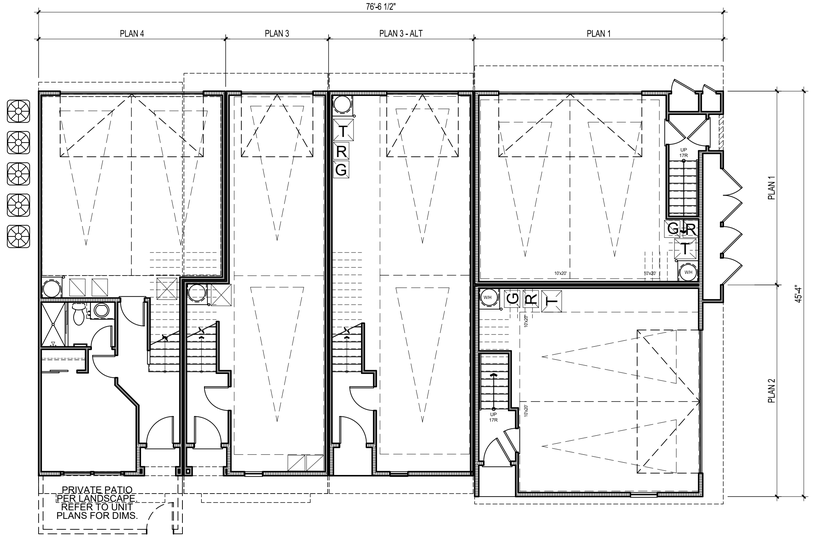
B500 ELEVATIONS - SPANISH COLONIAL **A2.01**
SHOWN: COLOR SCHEME 2



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

REFER TO INDIVIDUAL UNIT PLANS FOR ROOM LABELS AND SIZES, GARAGE DIMENSIONS, FURNITURE LAYOUT, AND OVERALL SQUARE FOOTAGES.

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B500 BUILDING PLANS **A2.02**



B600	A - Santa Barbara
Building Number	Scheme
16	1

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B600 PERSPECTIVE - SANTA BARBARA **A2.10**
SHOWN: COLOR SCHEME 1



FRONT



RIGHT



REAR



LEFT

LEGEND - SANTA BARBARA

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Stucco Trim
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Smooth Stucco o/ Foam Surround

B600	A - Santa Barbara
Building Number	Scheme
16	1

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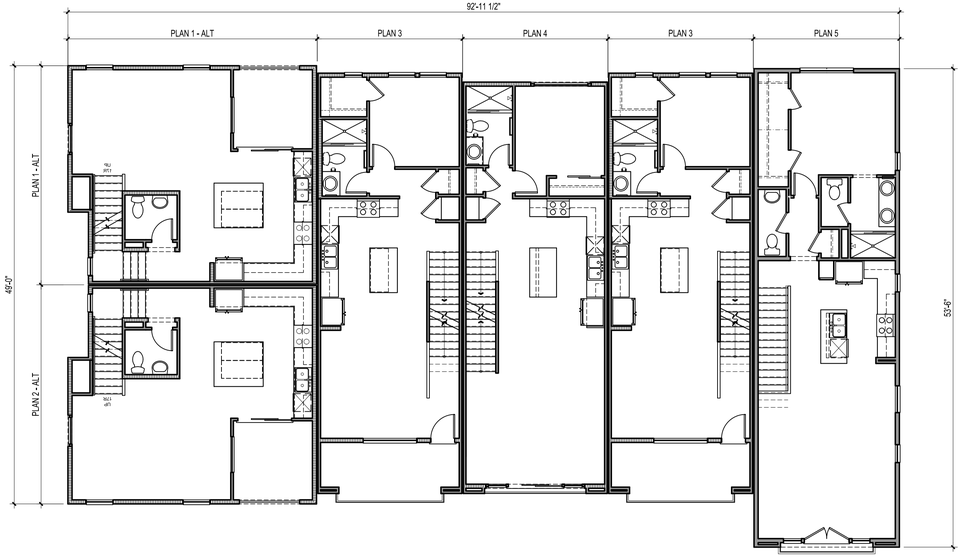
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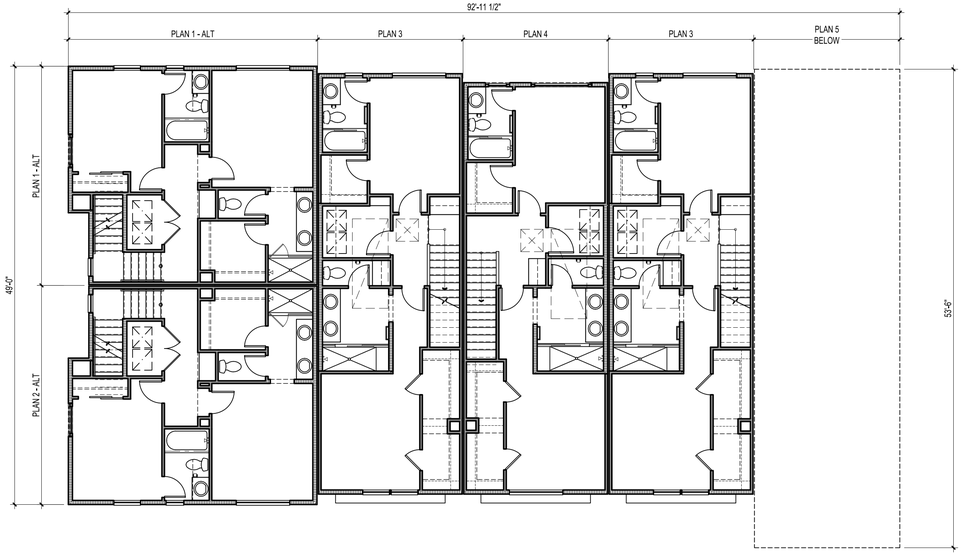
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SCHEMATIC DESIGN
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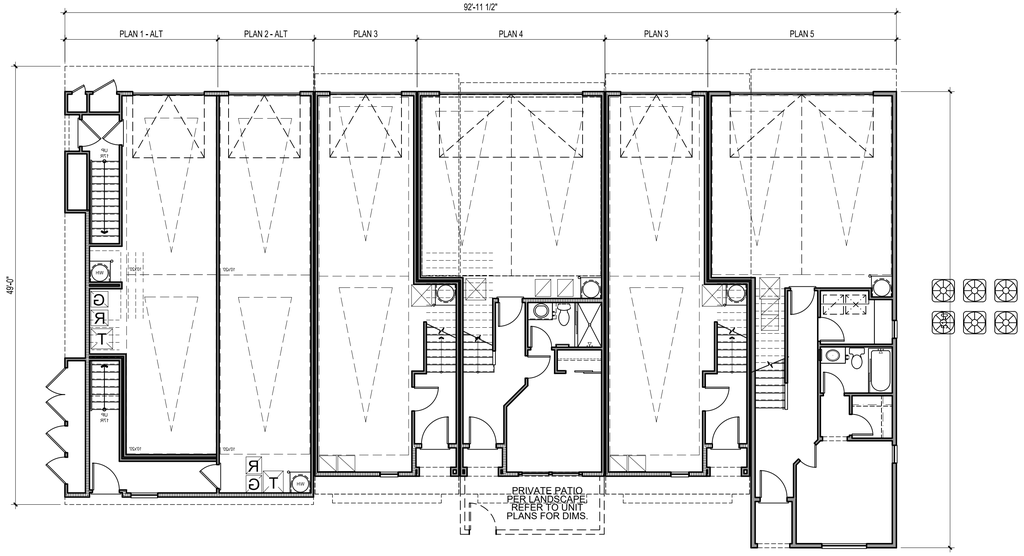
B600 ELEVATIONS - SANTA BARBARA **A2.11**
SHOWN: COLOR SCHEME 1



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

REFER TO INDIVIDUAL UNIT PLANS FOR ROOM LABELS AND SIZES, GARAGE DIMENSIONS, FURNITURE LAYOUT, AND OVERALL SQUARE FOOTAGES.

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B600 BUILDING PLANS **A2.12**



B610 Building Number	B - Spanish Colonial Scheme
2	1
3	3

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SCHEMATIC DESIGN
May 21, 2026

B610 PERSPECTIVE - SPANISH COLONIAL **A2.20**
SHOWN: COLOR SCHEME 1



FRONT



RIGHT



REAR



LEFT

LEGEND - SPANISH COLONIAL

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Eave/Rake Board
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Trim
13. Faux Wood Corbels
14. Faux Wood Beam
15. Shaped Stucco Accent Sill Trim
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Decorative Pot Shelf
20. Tile Surround

B610 Building Number	B - Spanish Colonial Scheme
2	1
3	3

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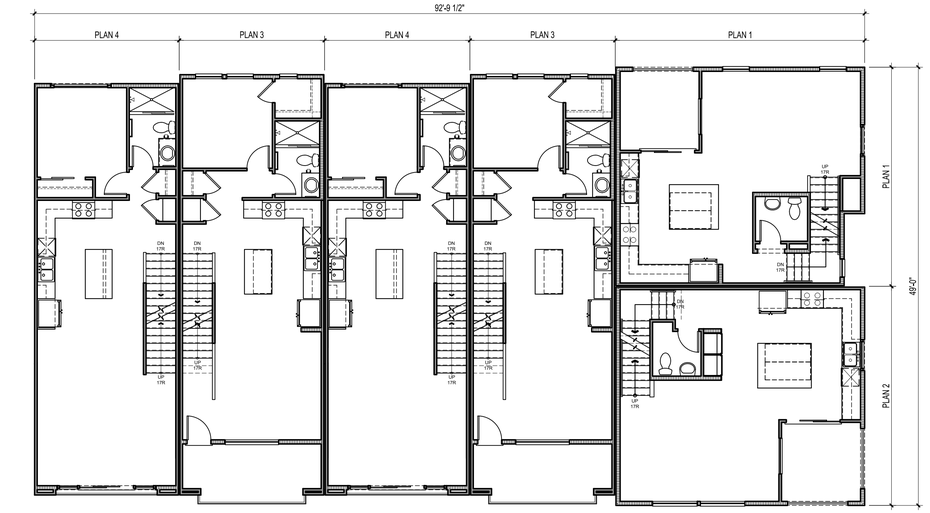
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Chino, CA

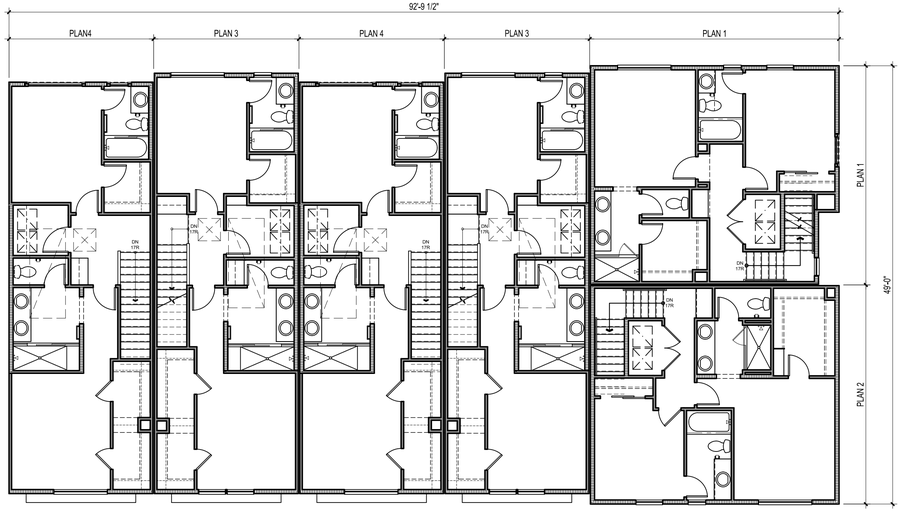
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
May 21, 2026

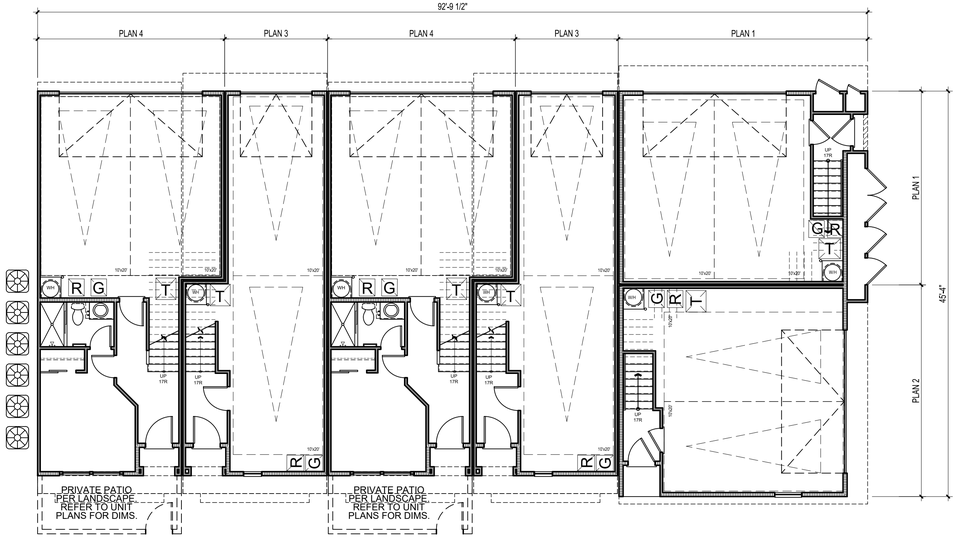
B610 ELEVATIONS - SPANISH COLONIAL **A2.21**
SHOWN: COLOR SCHEME 1



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

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B610 BUILDING PLANS

A2.22



B700 Building Number	A - Santa Barbara Scheme
6 20	2 3

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B700 PERSPECTIVE - SANTA BARBARA **A2.30**
SHOWN: COLOR SCHEME 3



FRONT



RIGHT



REAR



LEFT



RIGHT (ENHANCED)
REFER TO SHEET A1.00 FOR LOCATIONS

- (1) POP-OUT WITH GABLE END DETAIL
- (3) DEEP RECESSED WINDOWS
- (2) WINDOW SHUTTERS
- (2) POT SHELVES
- ALTERNATE STYLES SIMILAR

LEGEND - SANTA BARBARA

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Stucco Trim
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Smooth Stucco o/ Foam Surround

B700 Building Number	A - Santa Barbara Scheme
6	2
20	3

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B700 ELEVATIONS - SANTA BARBARA **A2.31**
SHOWN: COLOR SCHEME 3



B700	B - Spanish Colonial
Building Number	Scheme
7	1

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B700 PERSPECTIVE - SPANISH COLONIAL **A2.32**
SHOWN: COLOR SCHEME 1



FRONT



RIGHT



REAR



LEFT

LEGEND - SPANISH COLONIAL

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Eave/Rake Board
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Trim
13. Faux Wood Corbels
14. Faux Wood Beam
15. Shaped Stucco Accent Sill Trim
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Decorative Pot Shelf
20. Tile Surround

B700	B - Spanish Colonial
Building Number	Scheme
7	1

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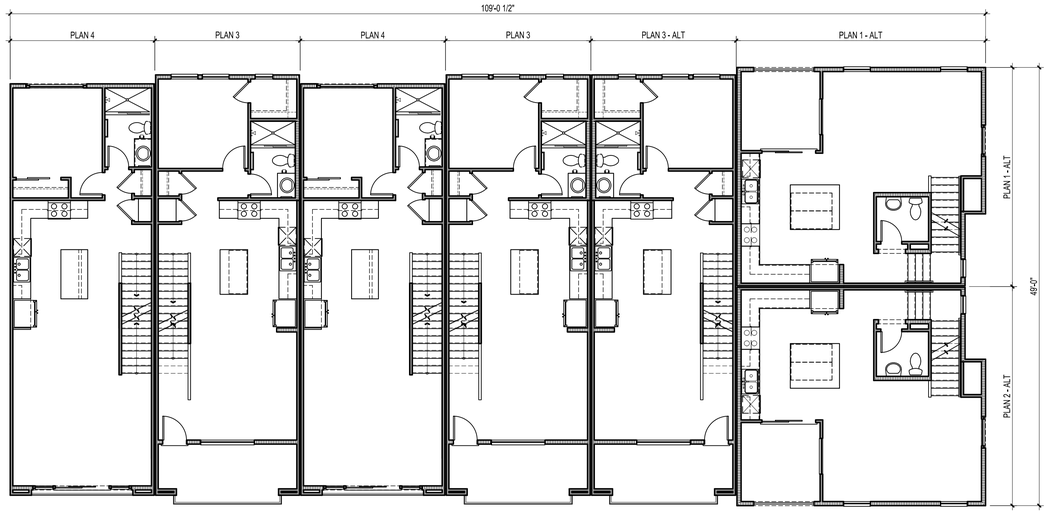
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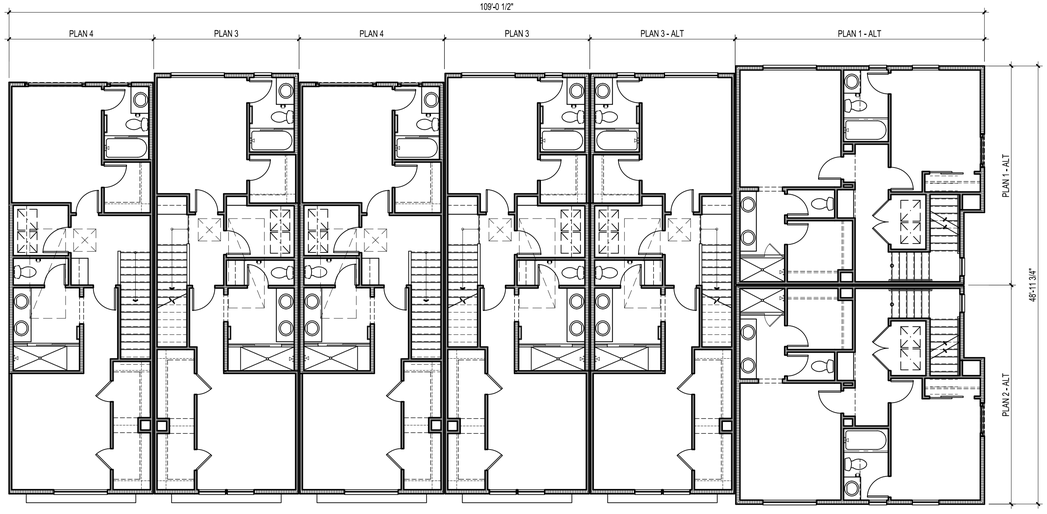
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SCHEMATIC DESIGN
May 21, 2026

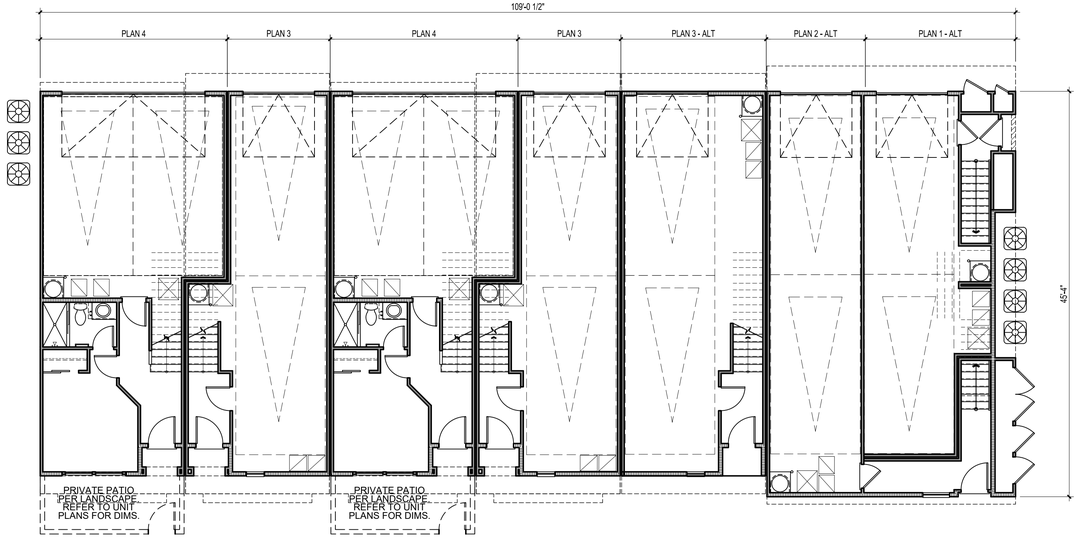
B700 ELEVATIONS - SPANISH COLONIAL **A2.33**
SHOWN: COLOR SCHEME 1



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

REFER TO INDIVIDUAL UNIT PLANS FOR ROOM LABELS AND SIZES, GARAGE DIMENSIONS, FURNITURE LAYOUT, AND OVERALL SQUARE FOOTAGES.

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SCHEMATIC DESIGN
May 21, 2026

B700 BUILDING PLANS

A2.34



B710 Building Number	A - Santa Barbara Scheme
11	1
12	2

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B710 PERSPECTIVE - SANTA BARBARA
SHOWN: COLOR SCHEME 3

A2.40



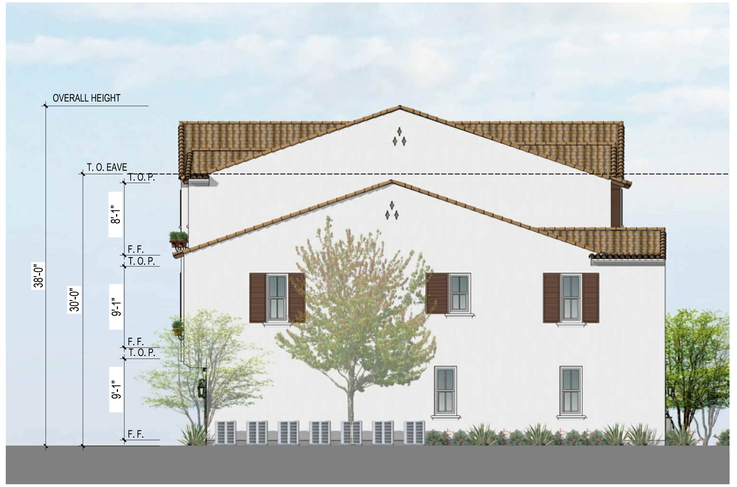
FRONT



RIGHT



REAR



LEFT

LEGEND - SANTA BARBARA

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Stucco Trim
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Smooth Stucco o/ Foam Surround

B710 Building Number	A - Santa Barbara Scheme
11	1
12	2

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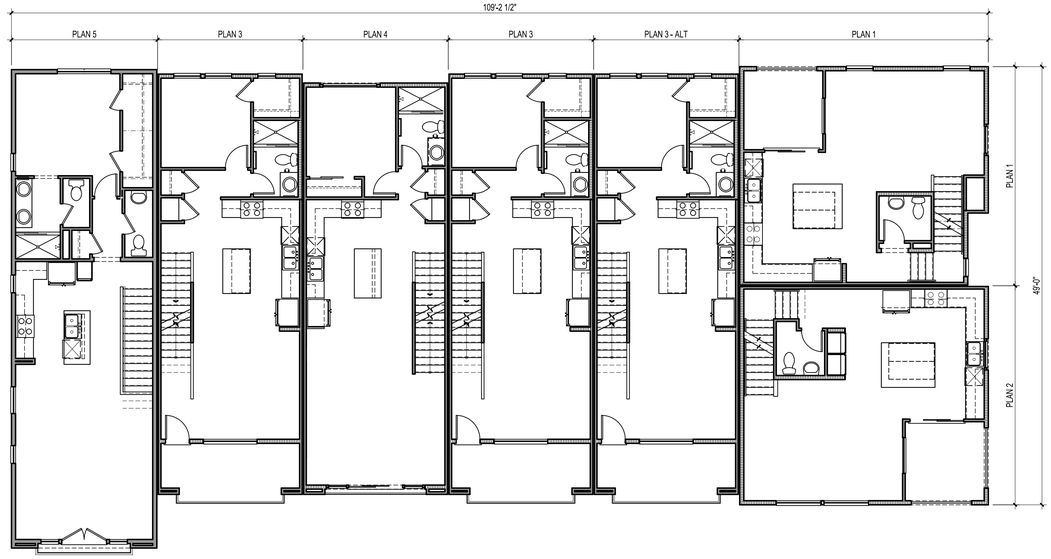
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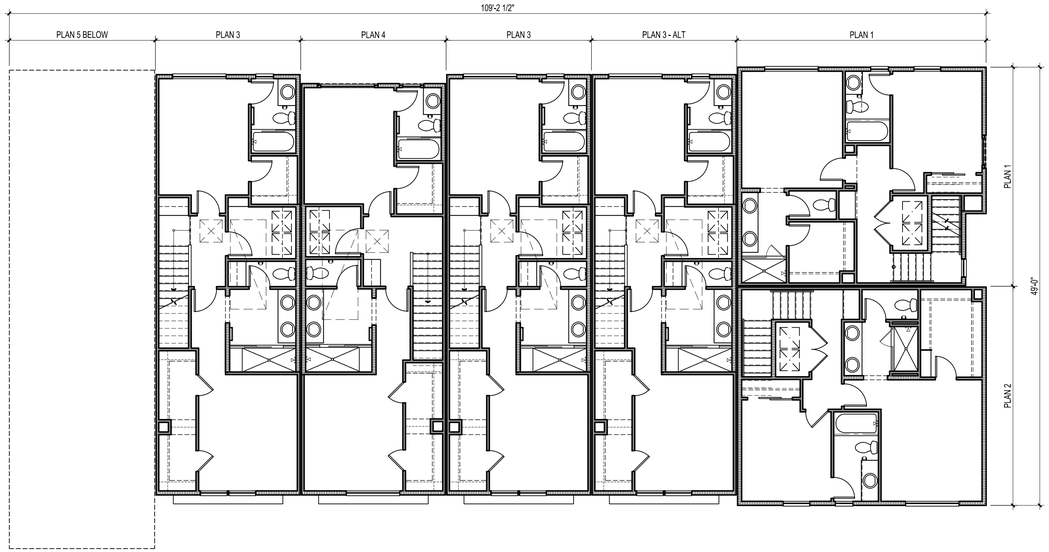
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
May 21, 2026

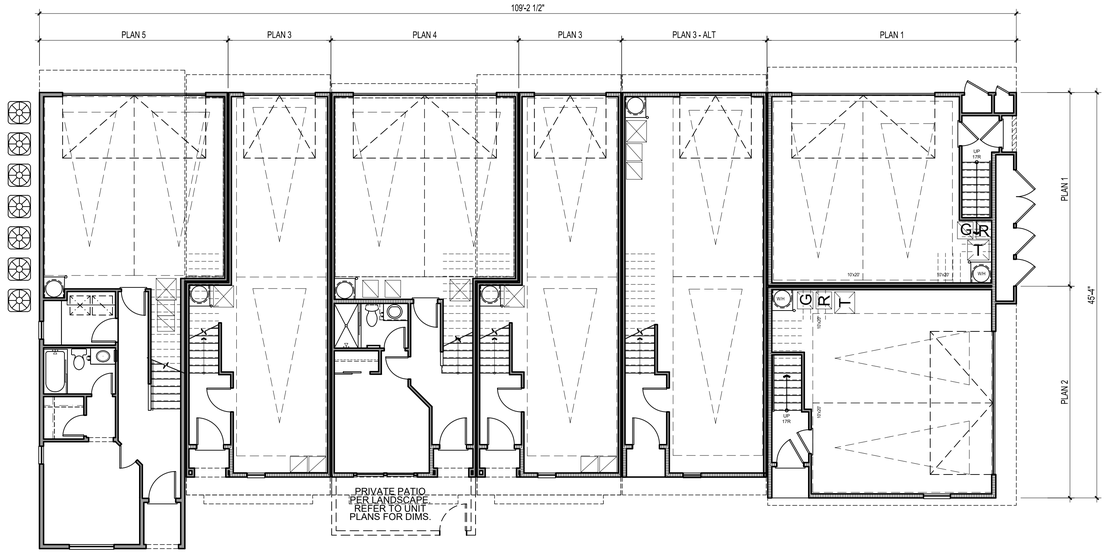
B710 ELEVATIONS - SANTA BARBARA **A2.41**
SHOWN: COLOR SCHEME 3



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

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SCHEMATIC DESIGN
May 21, 2026

B710 BUILDING PLANS **A2.42**



B720 Building Number	A - Santa Barbara Scheme
8	1
9	2
10	3

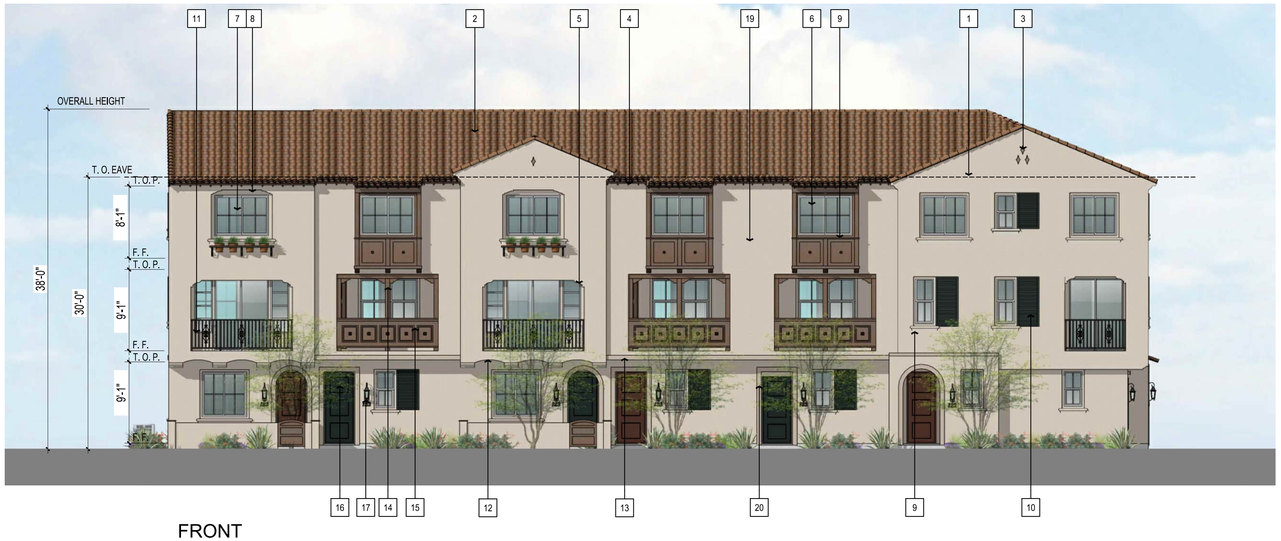
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B720 PERSPECTIVE - SANTA BARBARA **A2.50**
SHOWN: COLOR SCHEME 1



FRONT



RIGHT



REAR



LEFT

LEGEND - SANTA BARBARA

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Stucco Trim
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Smooth Stucco o/ Foam Surround

B720 Building Number	A - Santa Barbara Scheme
8	1
9	2
10	3

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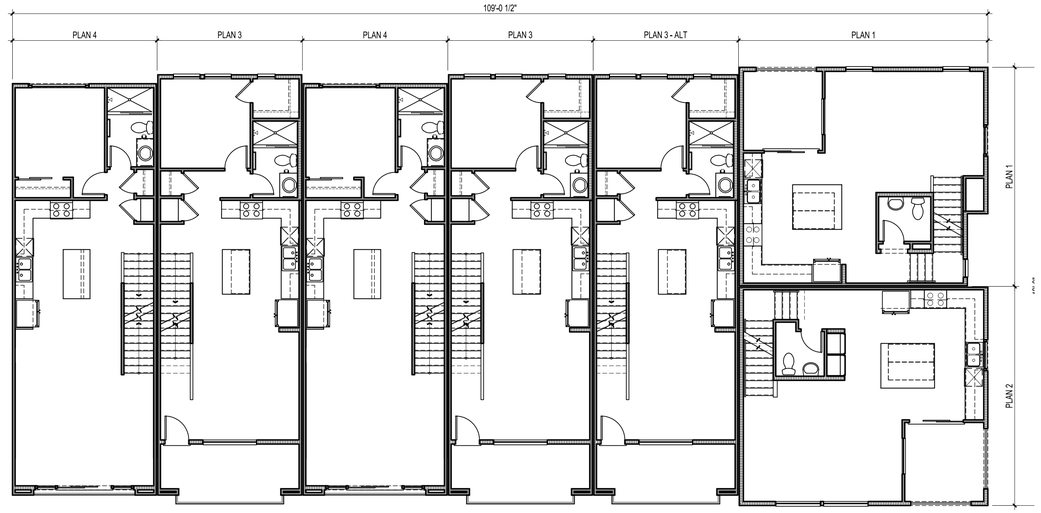
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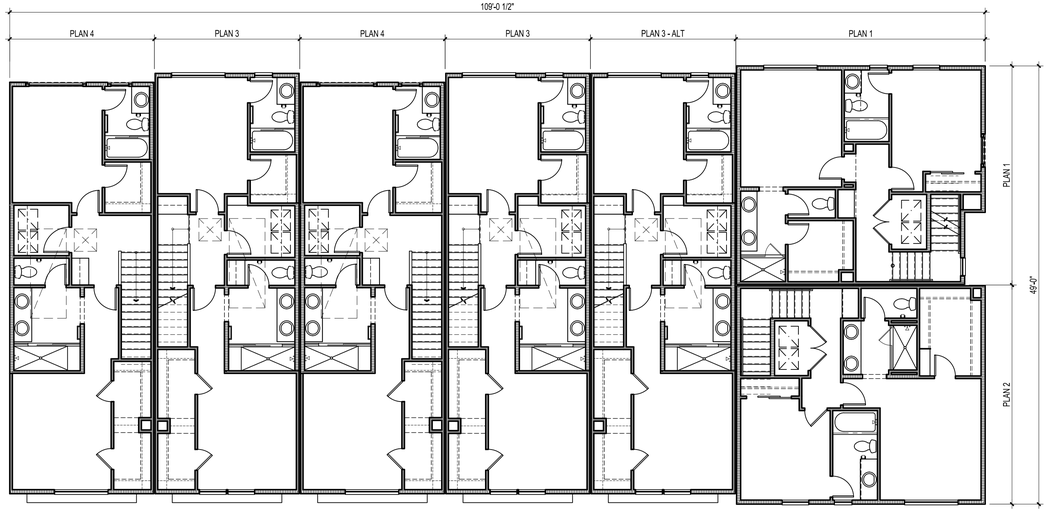
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
May 21, 2026

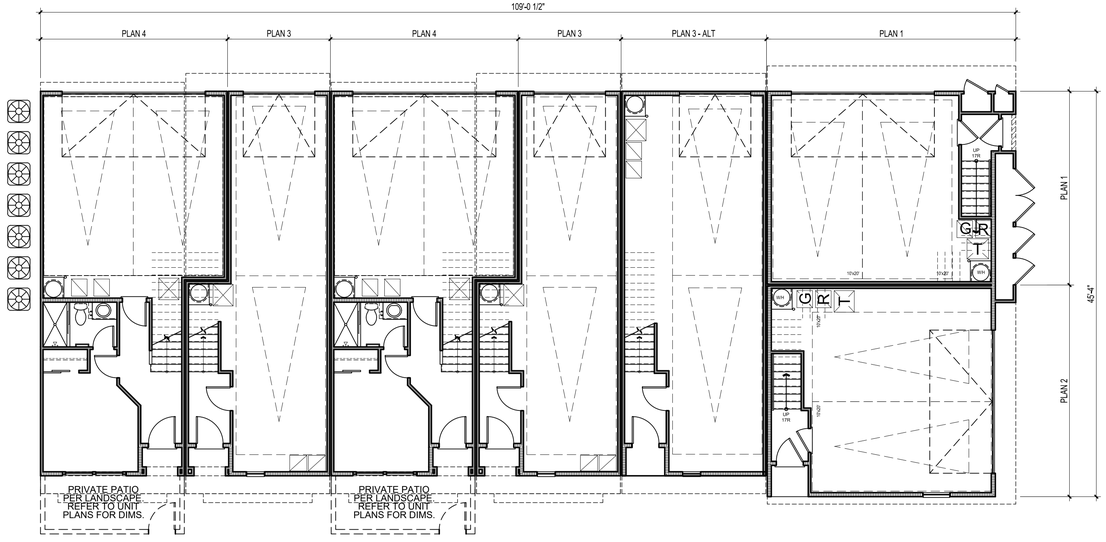
B720 ELEVATIONS - SANTA BARBARA **A2.51**
SHOWN: COLOR SCHEME 1



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
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B720 BUILDING PLANS **A2.52**



B800 Building Number	B - Spanish Colonial Scheme
23	1
24	2

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B800 PERSPECTIVE - SPANISH COLONIAL **A2.60**
SHOWN: COLOR SCHEME 3



FRONT



RIGHT



REAR



LEFT

LEGEND - SPANISH COLONIAL

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Eave/Rake Board
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Trim
13. Faux Wood Corbels
14. Faux Wood Beam
15. Shaped Stucco Accent Sill Trim
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Decorative Pot Shelf
20. Tile Surround

B800 Building Number	B - Spanish Colonial Scheme
23	1
24	2

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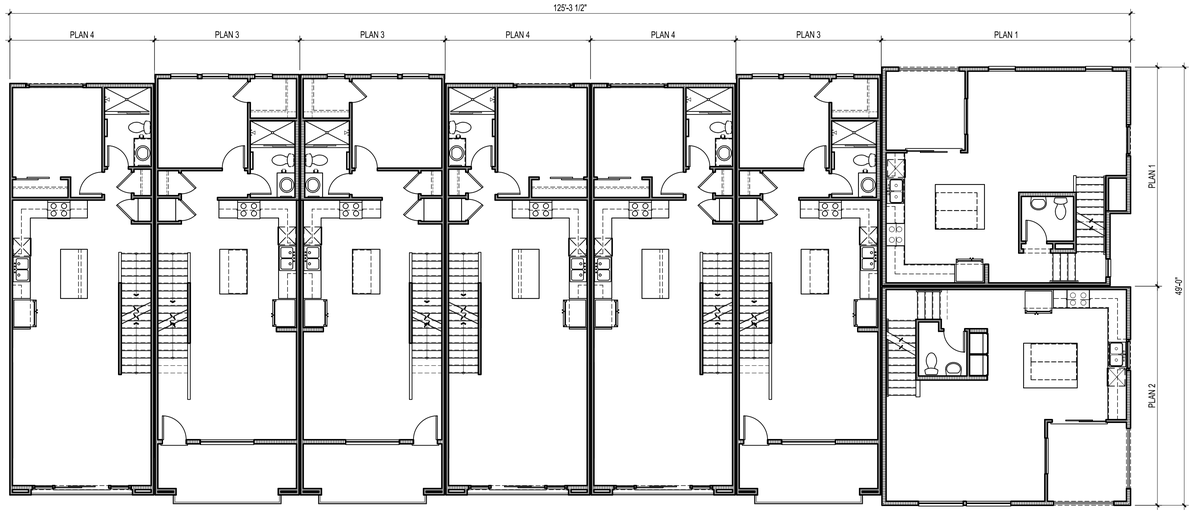
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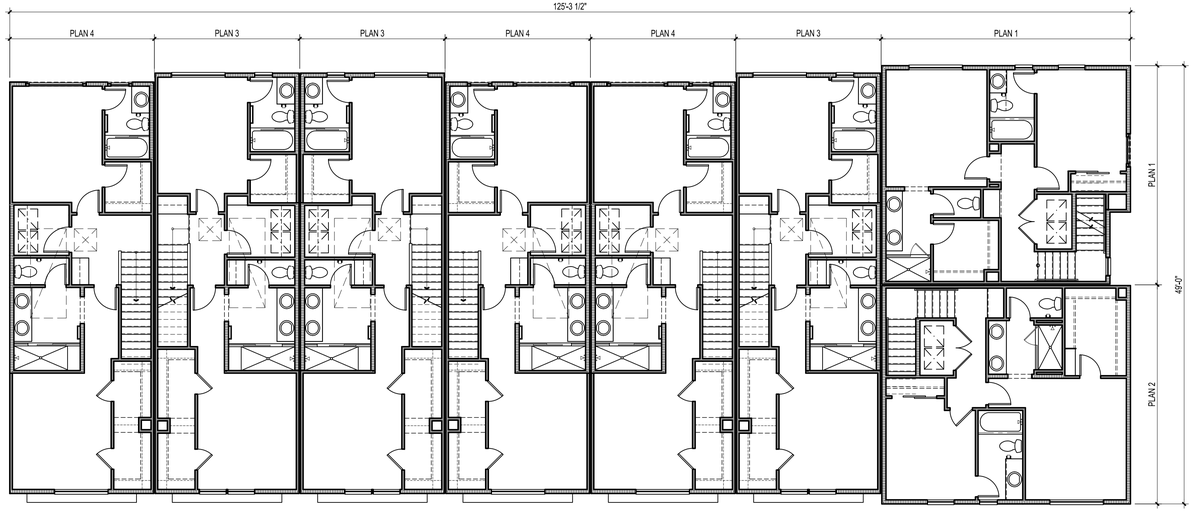
0 4 8 16 Scale 1" = 8'

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May 21, 2026

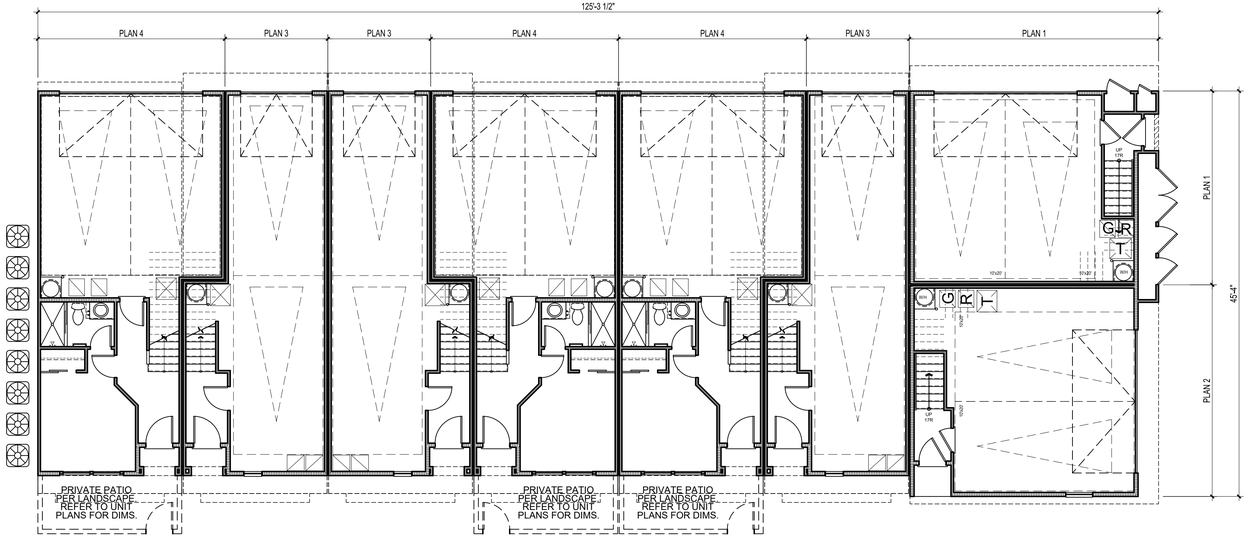
B800 ELEVATIONS - SPANISH COLONIAL **A2.61**
SHOWN: COLOR SCHEME 3



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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B800 BUILDING PLANS

A2.62



B900	B - Spanish Colonial
Building Number	Scheme
17	3

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B900 PERSPECTIVE - SPANISH COLONIAL **A2.70**
SHOWN: COLOR SCHEME 3



FRONT



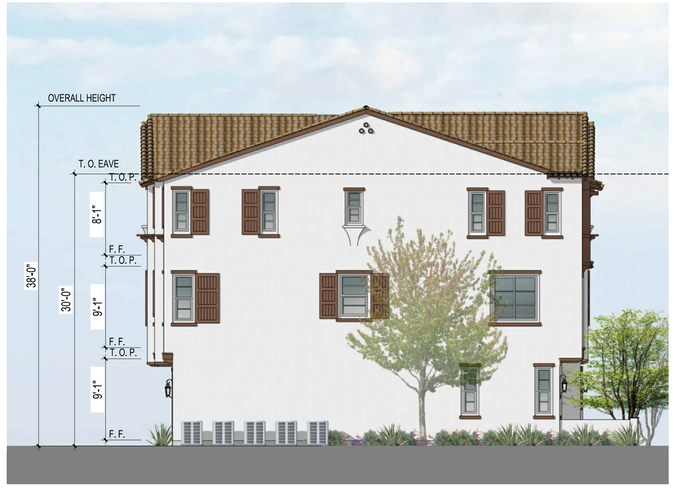
RIGHT

LEGEND - SPANISH COLONIAL

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Eave/Rake Board
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Trim
13. Faux Wood Corbels
14. Faux Wood Beam
15. Shaped Stucco Accent Sill Trim
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Decorative Pot Shelf
20. Tile Surround



REAR



LEFT

B900	B - Spanish Colonial
Building Number	Scheme
17	3

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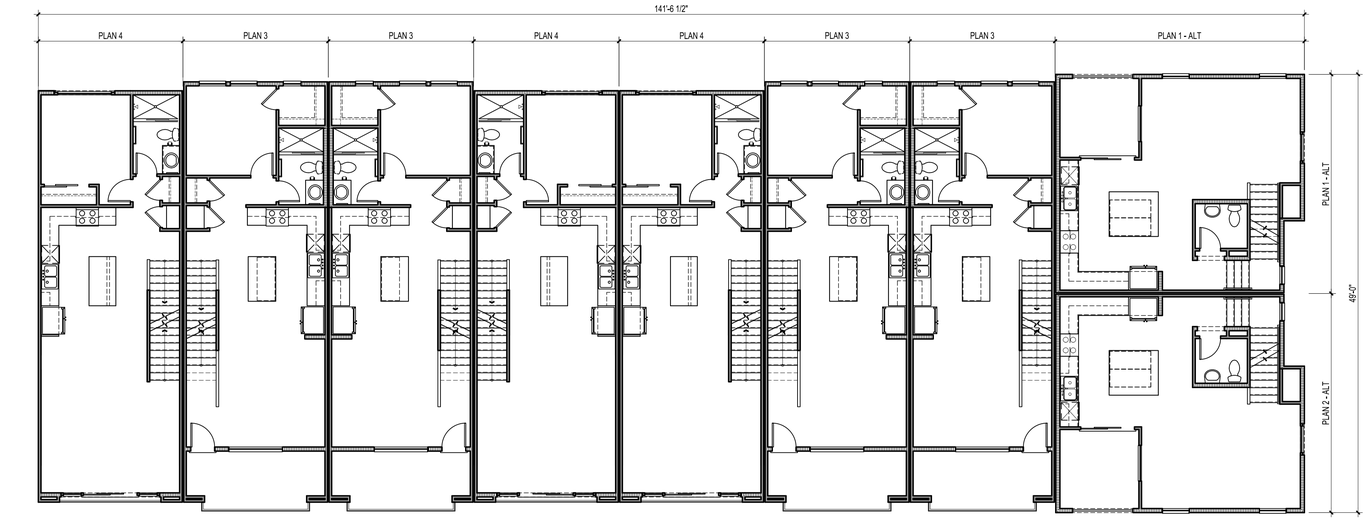
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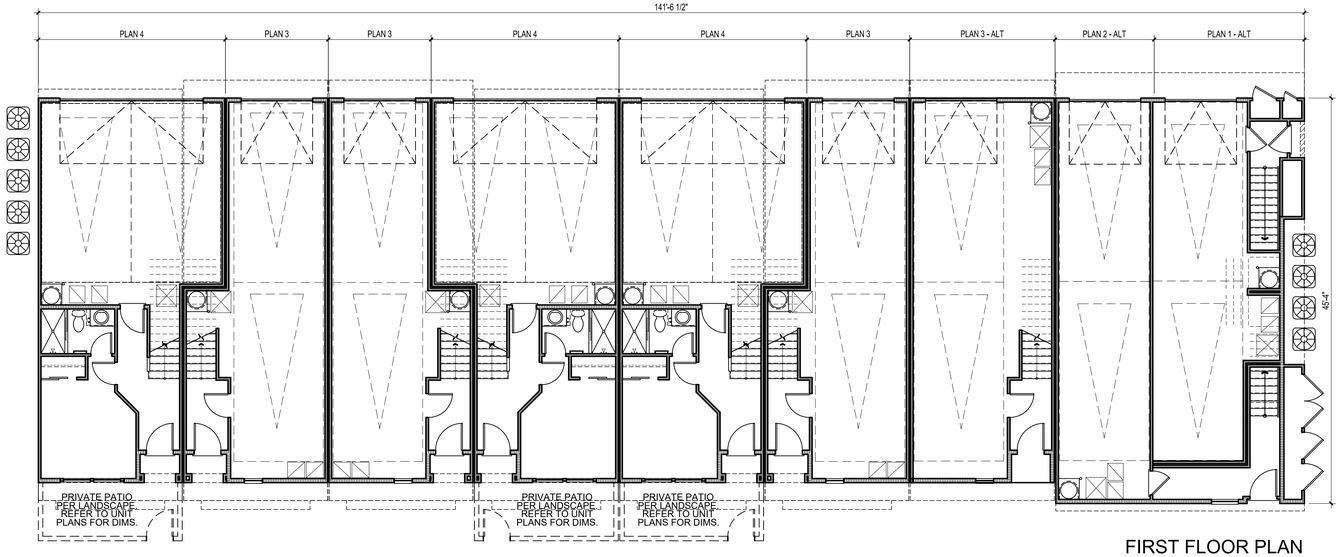
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
May 21, 2026

B900 ELEVATIONS - SPANISH COLONIAL **A2.71**
SHOWN: COLOR SCHEME 2



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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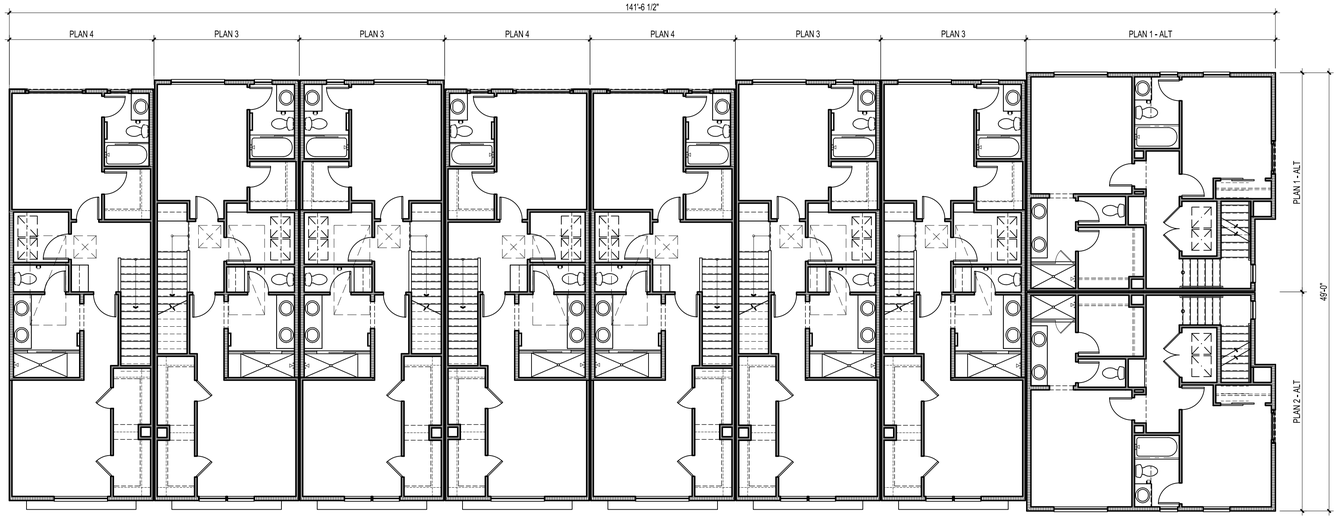
Riverside and Mountain
Chino, CA

0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
May 21, 2026

B900 BUILDING PLANS

A2.72



THIRD FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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0 4 8 16 Scale 1" = 8'

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B900 BUILDING PLANS **A2.73**



B1000 Building Number	B - Spanish Colonial Scheme
19	1

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B1000 PERSPECTIVE - SPANISH COLONIAL **A2.80**
SHOWN: COLOR SCHEME 1

LEGEND - SPANISH COLONIAL

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Eave/Rake Board
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Trim
13. Faux Wood Corbels
14. Faux Wood Beam
15. Shaped Stucco Accent Sill Trim
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Decorative Pot Shelf
20. Tile Surround



FRONT



RIGHT

B1000	B - Spanish Colonial
Building Number	Scheme
19	1

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0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
May 21, 2026

B1000 ELEVATIONS - SPANISH COLONIAL **A2.81**
SHOWN: COLOR SCHEME 1

LEGEND - SPANISH COLONIAL

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Faux Gable Vents
4 Eave/Rake Board
5 Stucco Arched Soffit
6 Bay Window
7 Vinyl Window
8 Stucco Recess / Reveal at Windows/Doors
9 Stucco Sill Trim
10 Decorative Shutters
11 Metal Railing
12 Stucco Over Foam Trim
13 Faux Wood Corbels
14 Faux Wood Beam
15 Shaped Stucco Accent Sill Trim
16 Fiberglass Entry Door
17 Decorative Exterior Lights & Raised Address Sign
18 Metal Sectional Garage Door
19 Decorative Pot Shelf
20 Tile Surround



REAR



LEFT

B1000 Building Number	B - Spanish Colonial Scheme
19	1

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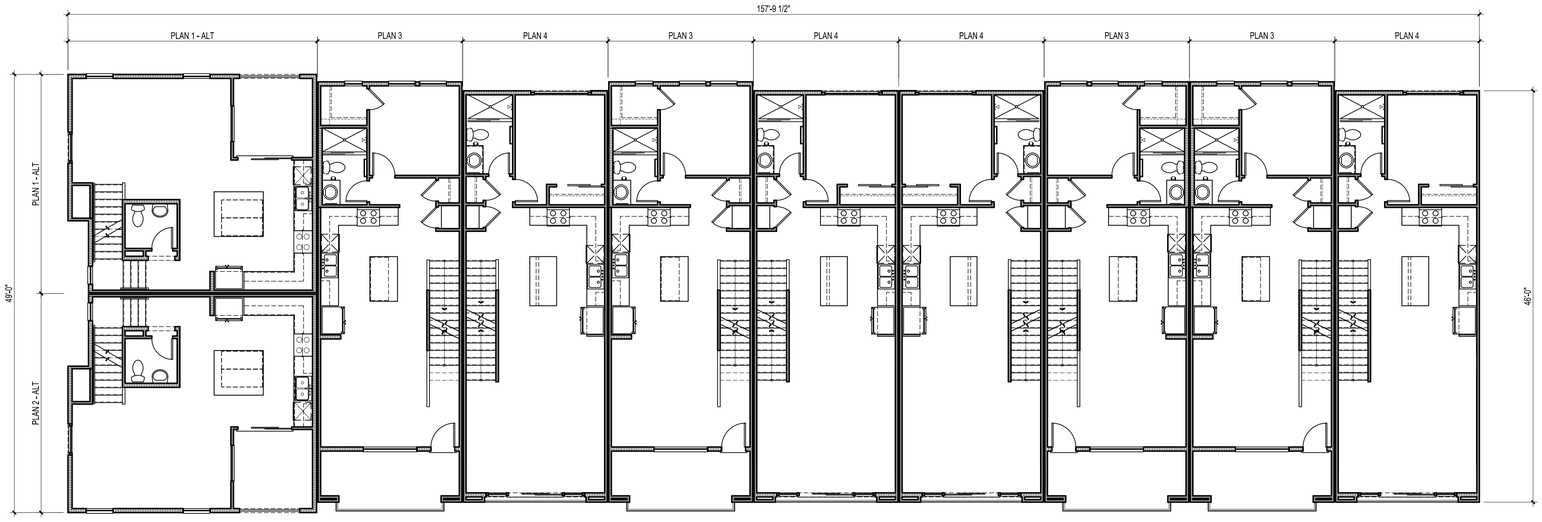
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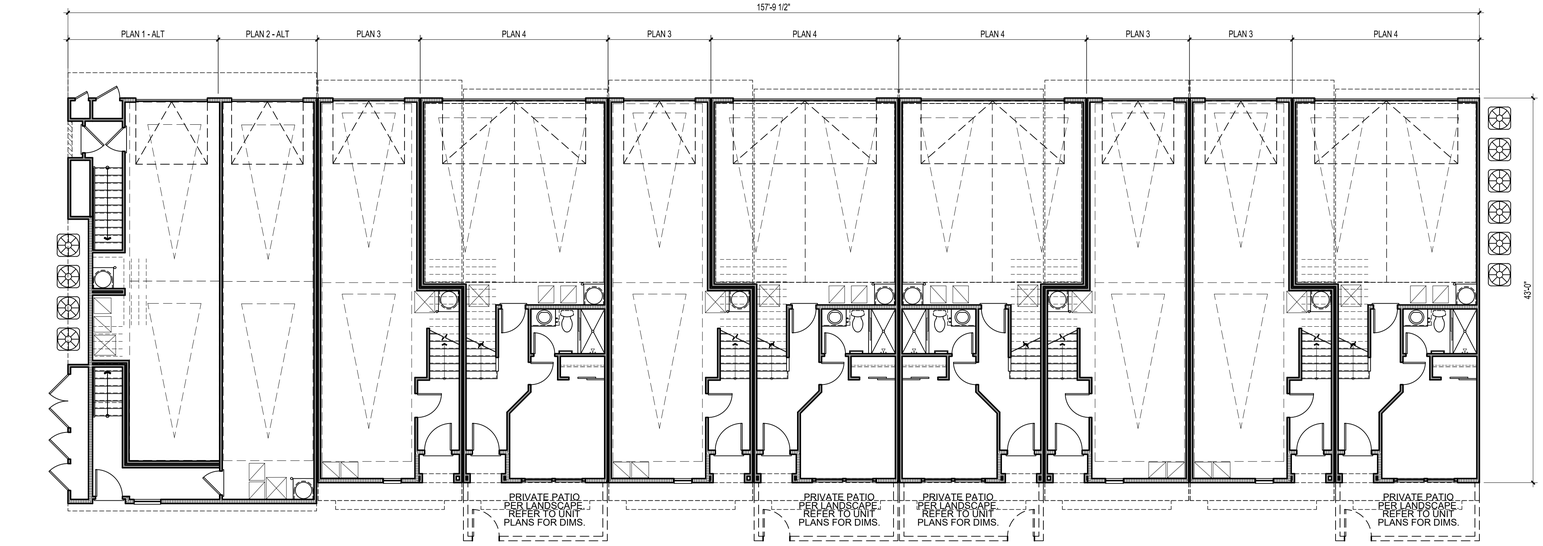
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
May 21, 2026

B1000 ELEVATIONS - SPANISH COLONIAL **A2.82**
SHOWN: COLOR SCHEME 1



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

REFER TO INDIVIDUAL UNIT PLANS FOR ROOM LABELS AND SIZES, GARAGE DIMENSIONS, FURNITURE LAYOUT, AND OVERALL SQUARE FOOTAGES.

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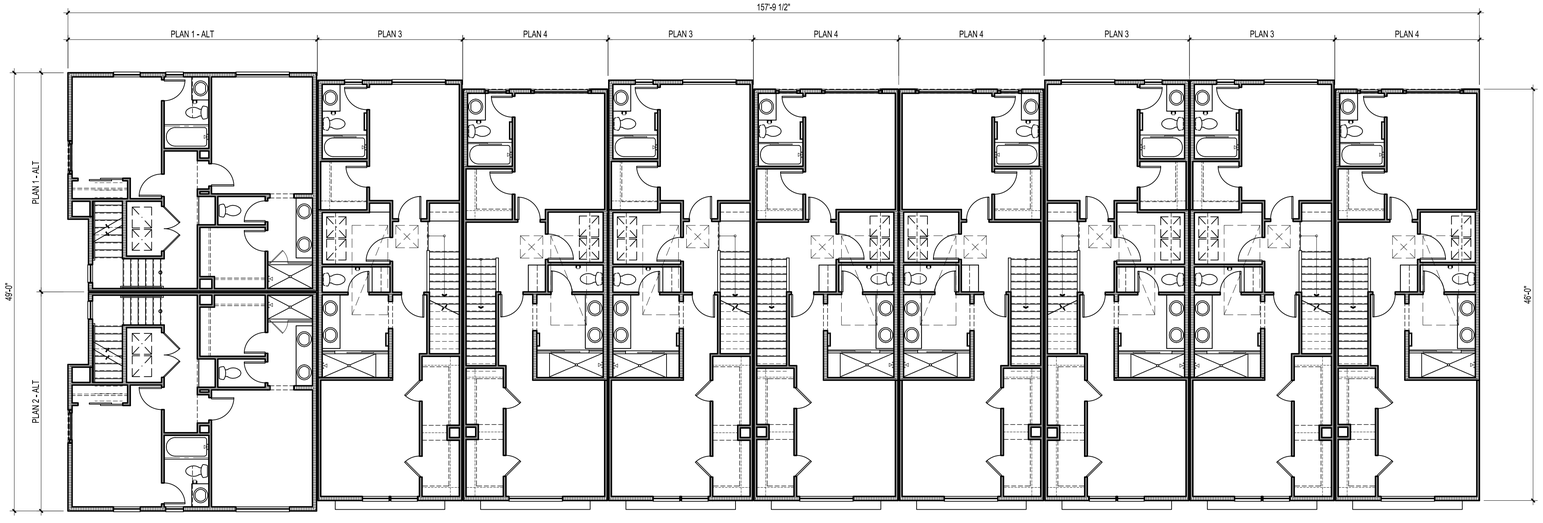
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SCHEMATIC DESIGN
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B1000 BUILDING PLANS **A2.83**



THIRD FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

REFER TO INDIVIDUAL UNIT PLANS FOR ROOM LABELS AND SIZES, GARAGE DIMENSIONS, FURNITURE LAYOUT, AND OVERALL SQUARE FOOTAGES.

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B1000 BUILDING PLANS **A2.84**



B1100 Building Number	A - Santa Barbara Scheme
1	3
4	2
18	2
22	3
25	1

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SCHEMATIC DESIGN
May 21, 2026

B1100 PERSPECTIVE - SANTA BARBARA **A2.90**
SHOWN: COLOR SCHEME 1

LEGEND - SANTA BARBARA

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Faux Gable Vents
4 Stucco Over Foam Eave
5 Stucco Arched Soffit
6 Bay Window
7 Vinyl Window
8 Stucco Recess / Reveal at Windows/Doors
9 Stucco Scalloped Sill Trim
10 Decorative Shutters
11 Metal Railing
12 Stucco Over Foam Corbels
13 Stucco Trim
14 Faux Wood Header/Post
15 Faux Wood Solid Railing
16 Fiberglass Entry Door
17 Decorative Exterior Lights & Raised Address Sign
18 Metal Sectional Garage Door
19 Metal Pot Shelf
20 Smooth Stucco o/ Foam Surround



FRONT



RIGHT

B1100 Building Number	A - Santa Barbara Scheme
1	3
4	2
18	2
22	3
25	1

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B1100 ELEVATIONS - SANTA BARBARA **A2.91**
SHOWN: COLOR SCHEME 1

LEGEND - SANTA BARBARA

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Faux Gable Vents
4 Stucco Over Foam Eave
5 Stucco Arched Soffit
6 Bay Window
7 Vinyl Window
8 Stucco Recess / Reveal at Windows/Doors
9 Stucco Scalloped Sill Trim
10 Decorative Shutters
11 Metal Railing
12 Stucco Over Foam Corbels
13 Stucco Trim
14 Faux Wood Header/Post
15 Faux Wood Solid Railing
16 Fiberglass Entry Door
17 Decorative Exterior Lights & Raised Address Sign
18 Metal Sectional Garage Door
19 Metal Pot Shelf
20 Smooth Stucco o/ Foam Surround



REAR



LEFT

B1100 Building Number	A - Santa Barbara Scheme
1	3
4	2
18	2
22	3
25	1

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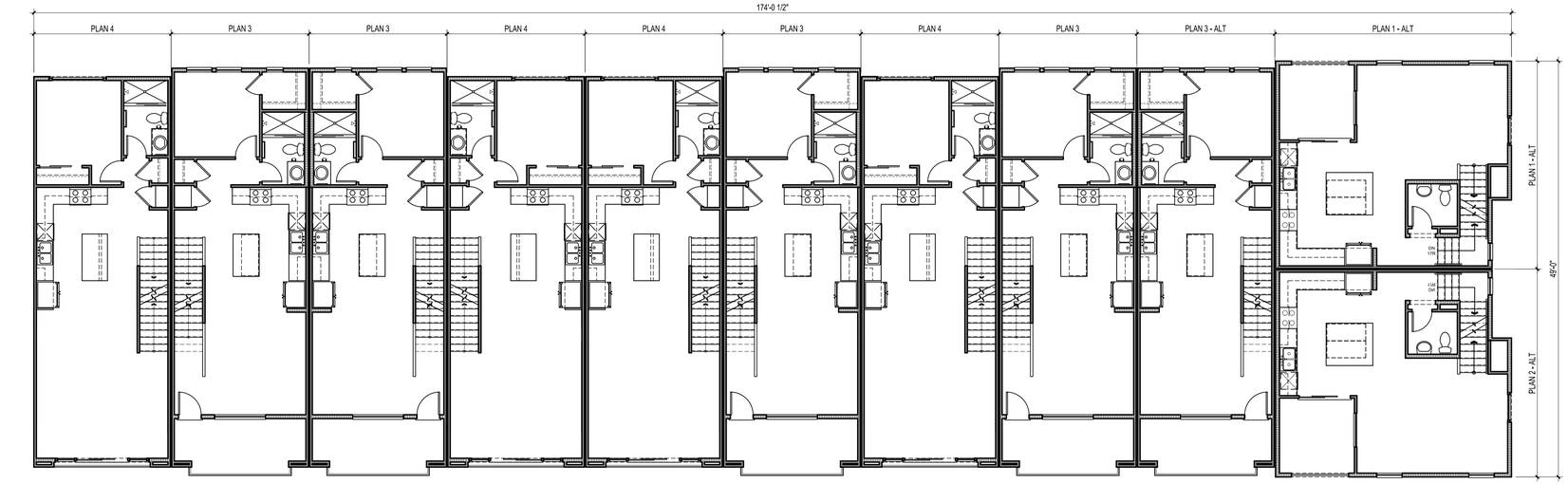
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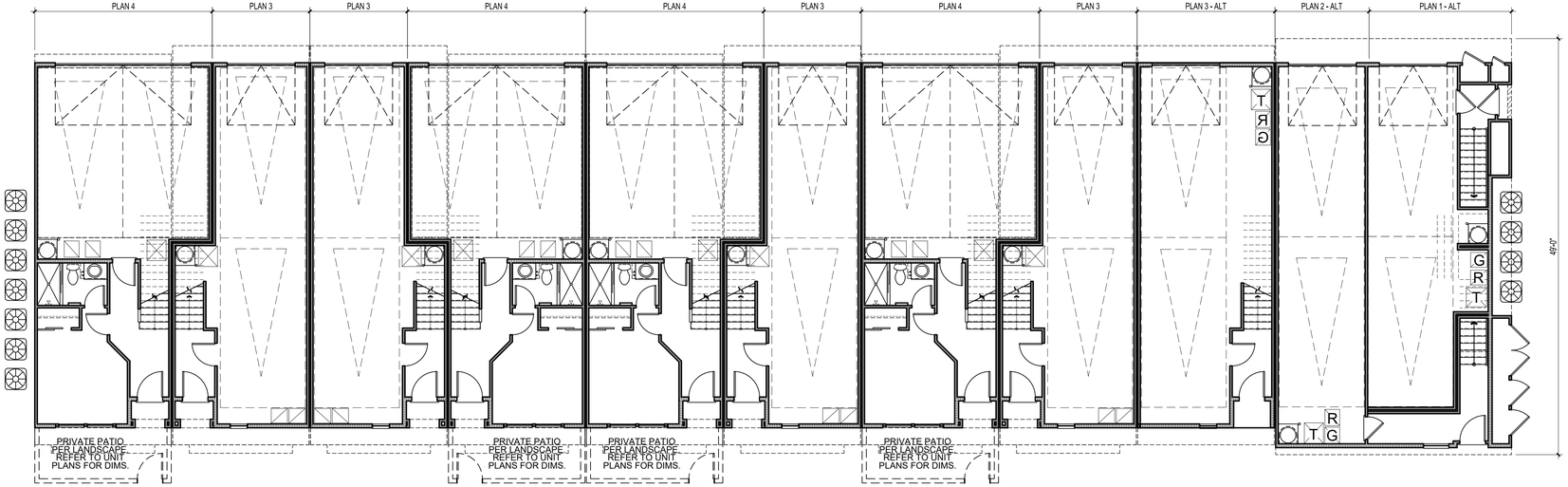
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
May 21, 2026

B1100 ELEVATIONS - SANTA BARBARA **A2.92**
SHOWN: COLOR SCHEME 1



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

REFER TO INDIVIDUAL UNIT PLANS FOR ROOM LABELS AND SIZES, GARAGE DIMENSIONS, FURNITURE LAYOUT, AND OVERALL SQUARE FOOTAGES.

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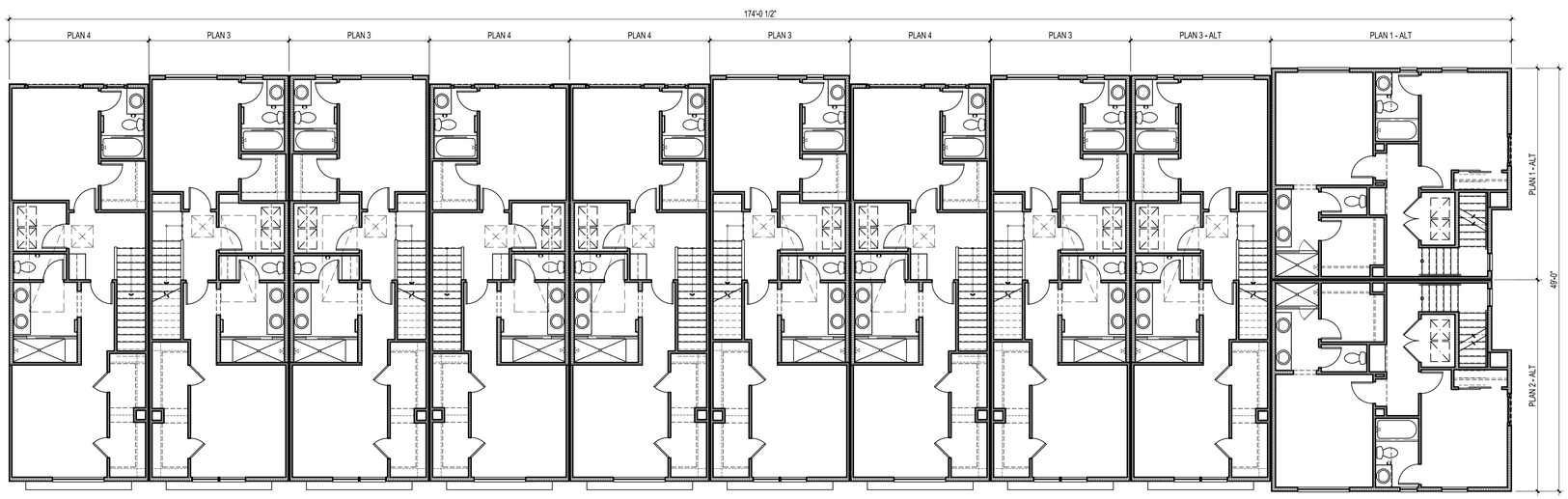
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SCHEMATIC DESIGN
May 21, 2026

B1100 BUILDING PLANS **A2.93**



THIRD FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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B1100 BUILDING PLANS **A2.94**



B1200 Building Number	B - Spanish Colonial Scheme
13	1
14	2
15	3

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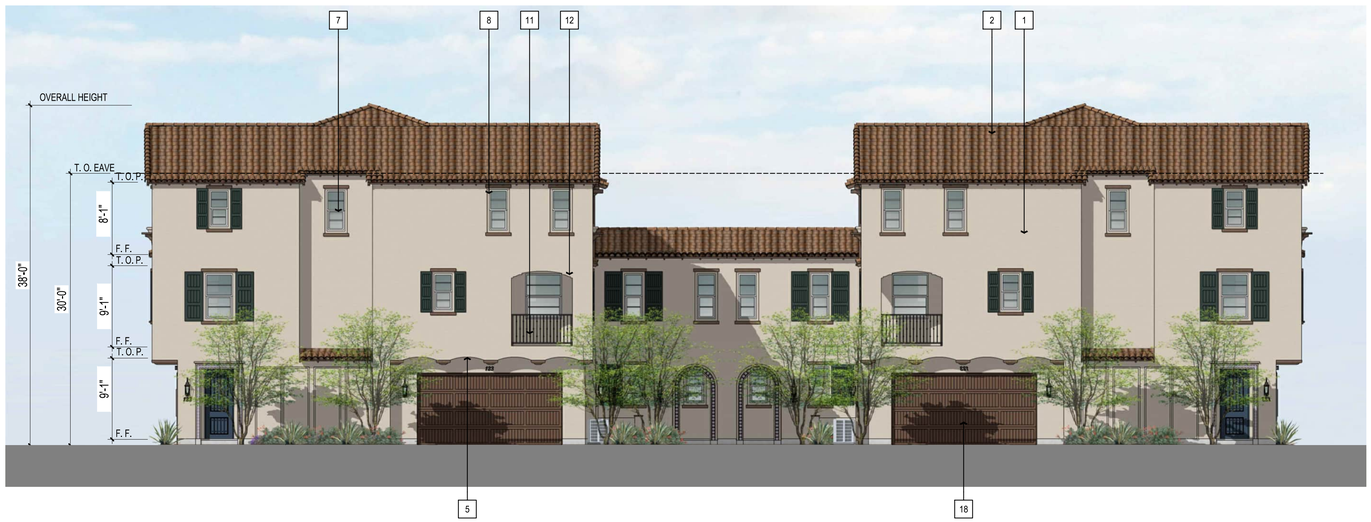
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SCHEMATIC DESIGN
May 21, 2026

B1200 PERSPECTIVE - SPANISH COLONIAL **A2.100**
SHOWN: COLOR SCHEME 1



FRONT - INTERIOR COURTYARD



FRONT



RIGHT

LEGEND - SPANISH COLONIAL

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Eave/Rake Board
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Trim
13. Faux Wood Corbels
14. Faux Wood Beam
15. Shaped Stucco Accent Sill Trim
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Decorative Pot Shelf
20. Tile Surround

B1200 Building Number	B - Spanish Colonial Scheme
13	1
14	2
15	3

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SCHEMATIC DESIGN
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B1200 ELEVATIONS - SPANISH COLONIAL **A2.101**
SHOWN: COLOR SCHEME 1

LEGEND - SPANISH COLONIAL

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Eave/Rake Board
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Trim
13. Faux Wood Corbels
14. Faux Wood Beam
15. Shaped Stucco Accent Sill Trim
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Decorative Pot Shelf
20. Tile Surround



REAR



LEFT

B1200 Building Number	B - Spanish Colonial Scheme
13	1
14	2
15	3

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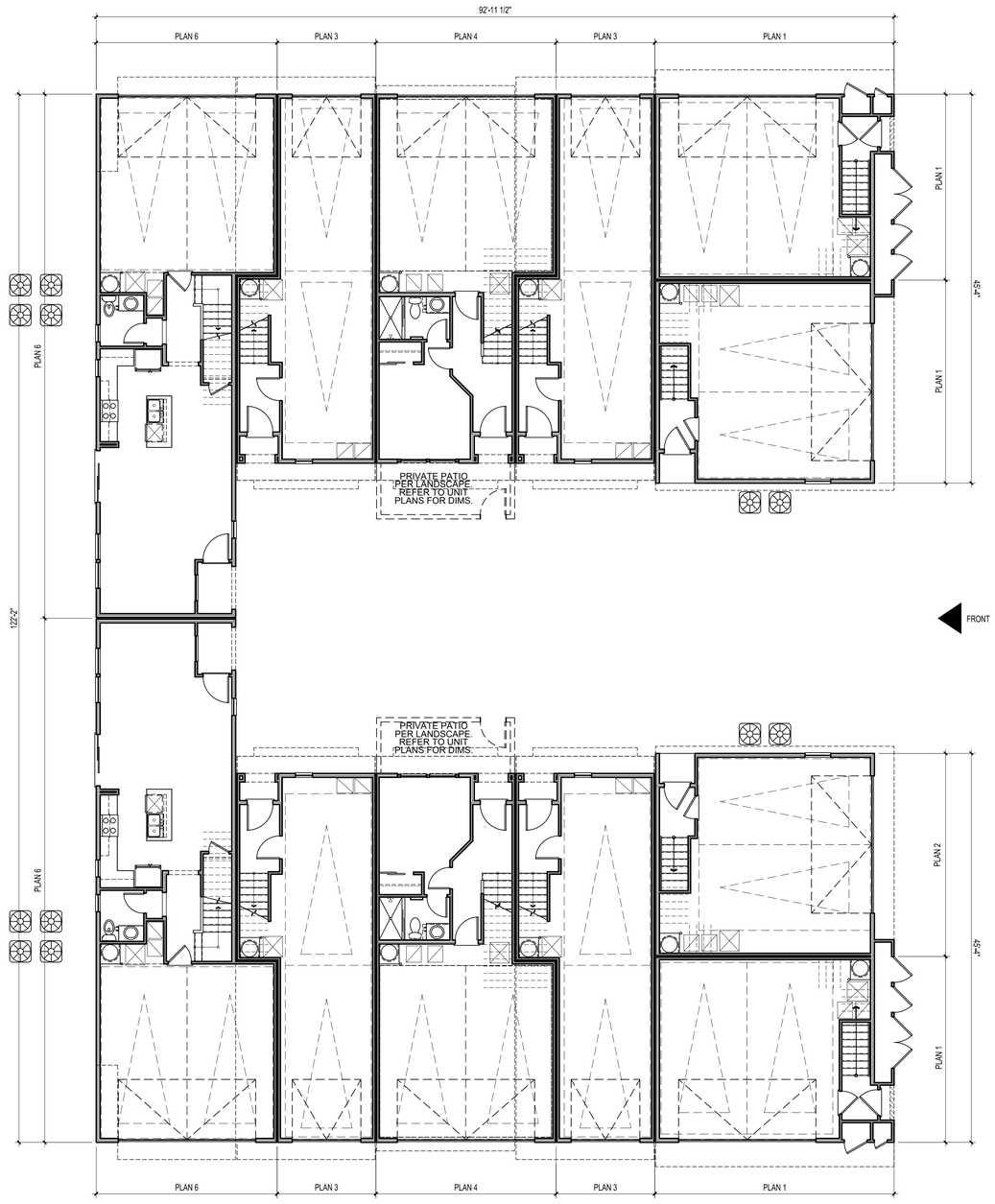
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
May 21, 2026

B1200 ELEVATIONS - SPANISH COLONIAL **A2.102**
SHOWN: COLOR SCHEME 1



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

REFER TO INDIVIDUAL UNIT PLANS FOR ROOM LABELS AND SIZES, GARAGE DIMENSIONS, FURNITURE LAYOUT, AND OVERALL SQUARE FOOTAGES.

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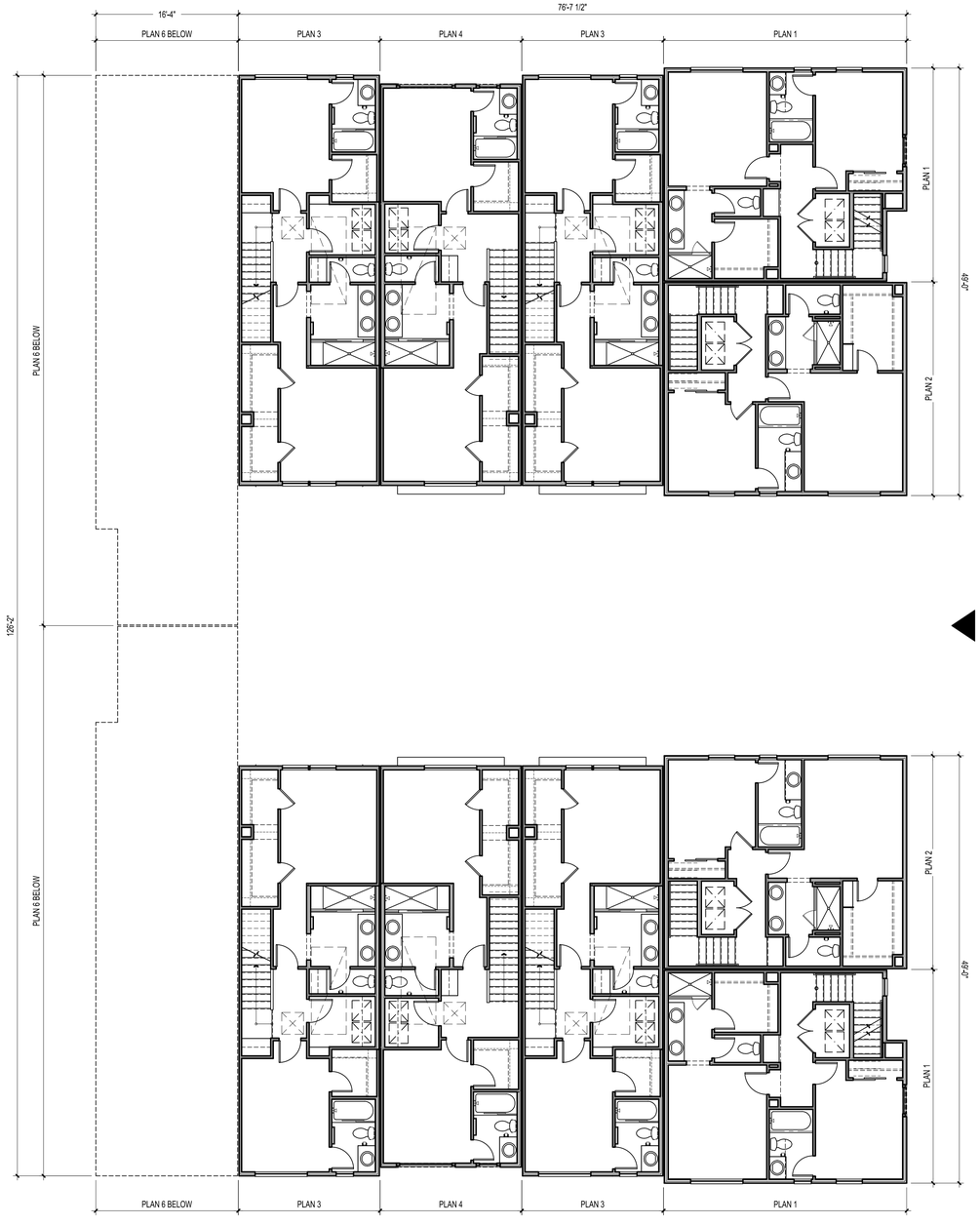
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0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
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B1200 BUILDING PLANS **A2.103**



THIRD FLOOR PLAN

REFER TO INDIVIDUAL UNIT PLANS FOR ROOM LABELS AND SIZES, GARAGE DIMENSIONS, FURNITURE LAYOUT, AND OVERALL SQUARE FOOTAGES.

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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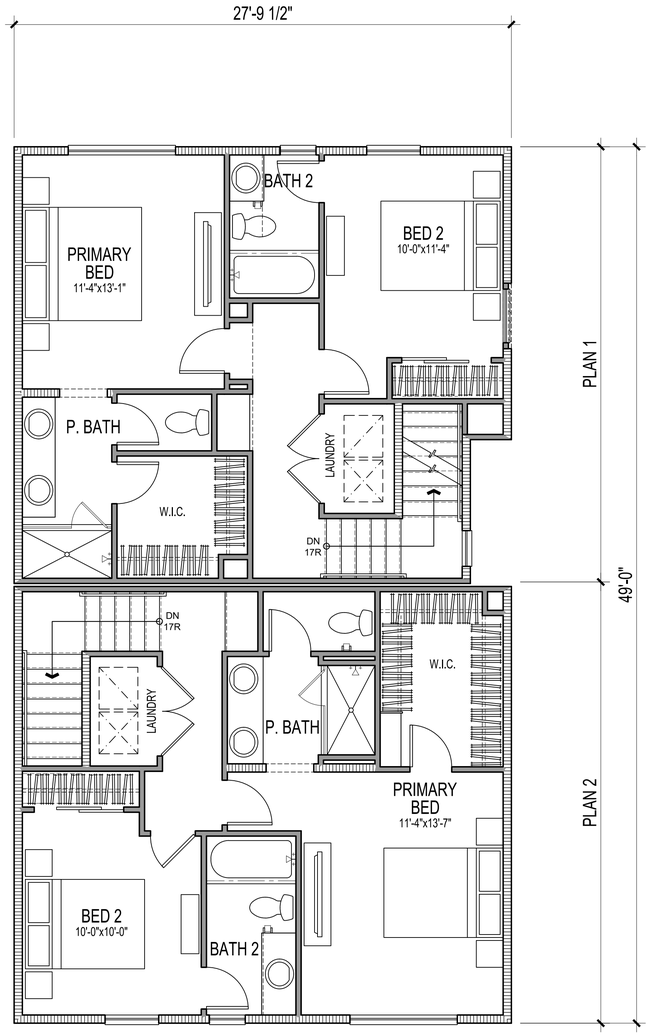
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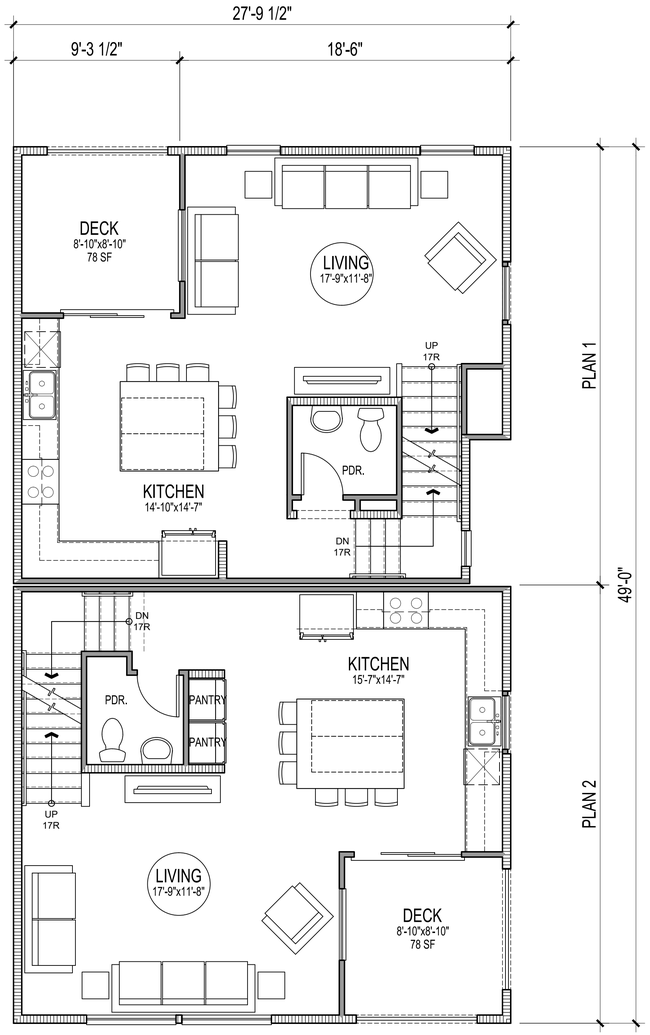
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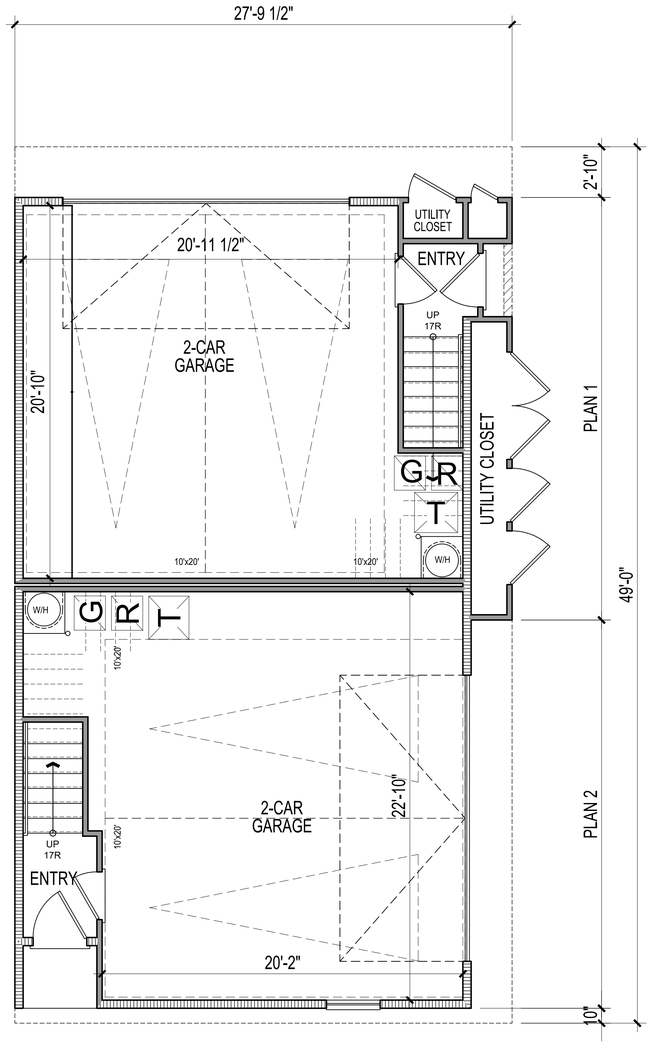
B1200 BUILDING PLANS **A2.104**



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2 NET SF		PLAN 1 NET SF	
1ST FLOOR	45 SQ. FT.	1ST FLOOR	75 SQ. FT.
2ND FLOOR	553 SQ. FT.	2ND FLOOR	525 SQ. FT.
3RD FLOOR	588 SQ. FT.	3RD FLOOR	567 SQ. FT.
TOTAL LIVING	1185 SQ. FT.	TOTAL LIVING	1167 SQ. FT.
DECK	78 SQ. FT.	DECK	78 SQ. FT.
GARAGE	496 SQ. FT.	GARAGE	462 SQ. FT.
PLAN 2 GROSS SF		**PLAN 1 GROSS SF**	
1ST FLOOR	57 SQ. FT.	1ST FLOOR	89 SQ. FT.
2ND FLOOR	592 SQ. FT.	2ND FLOOR	565 SQ. FT.
3RD FLOOR	625 SQ. FT.	3RD FLOOR	602 SQ. FT.
TOTAL LIVING	1274 SQ. FT.	TOTAL LIVING	1256 SQ. FT.
DECK	86 SQ. FT.	DECK	86 SQ. FT.
GARAGE	528 SQ. FT.	GARAGE	493 SQ. FT.

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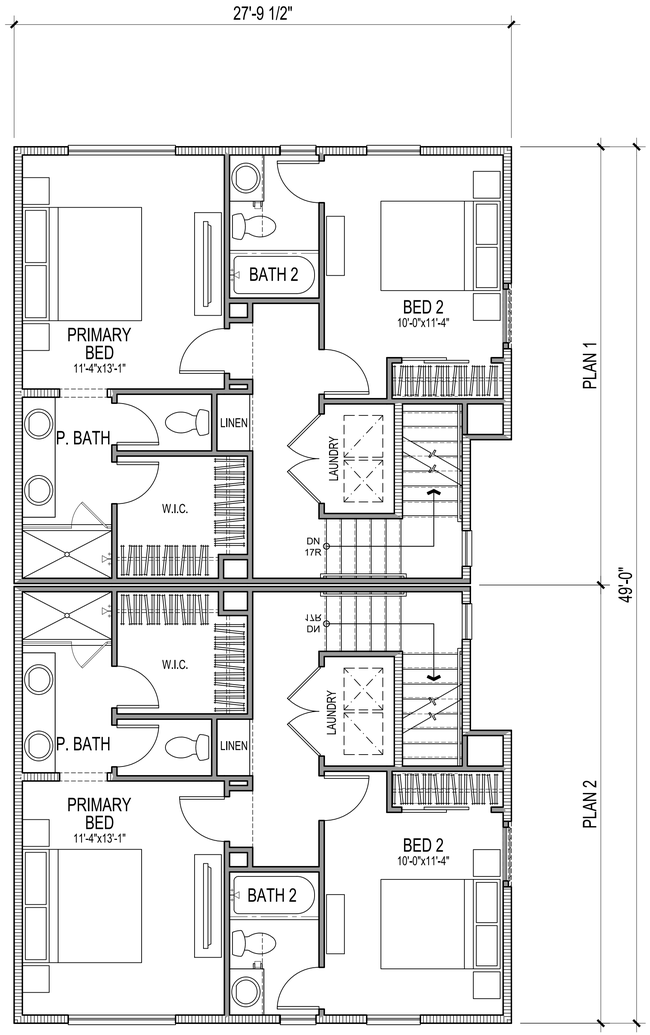
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0 2 4 8 Scale 1" = 4'

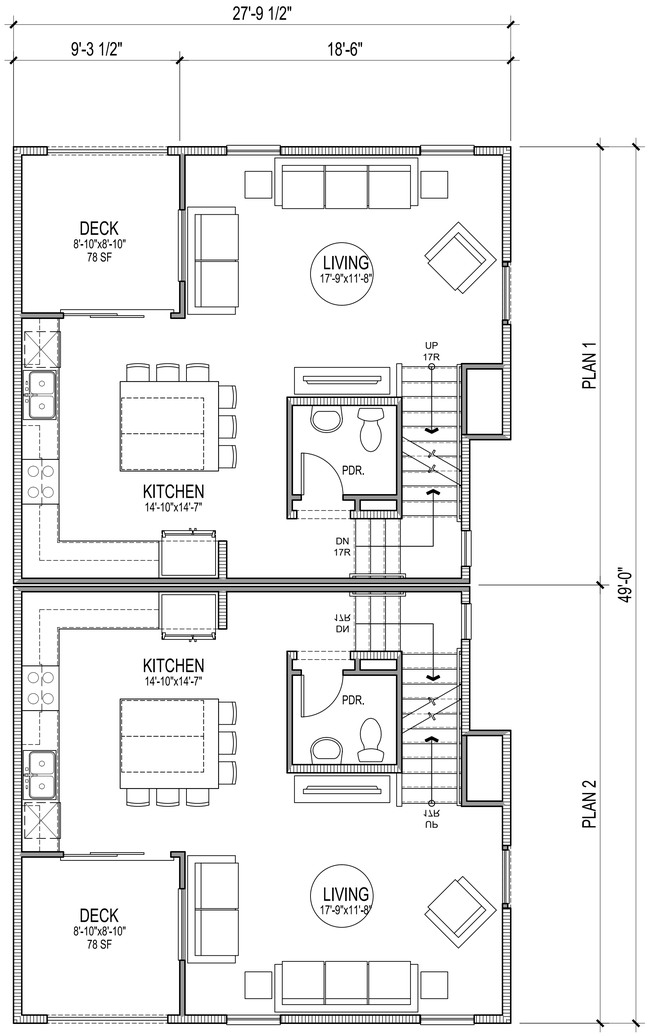
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UNIT PLANS - P1 & P2

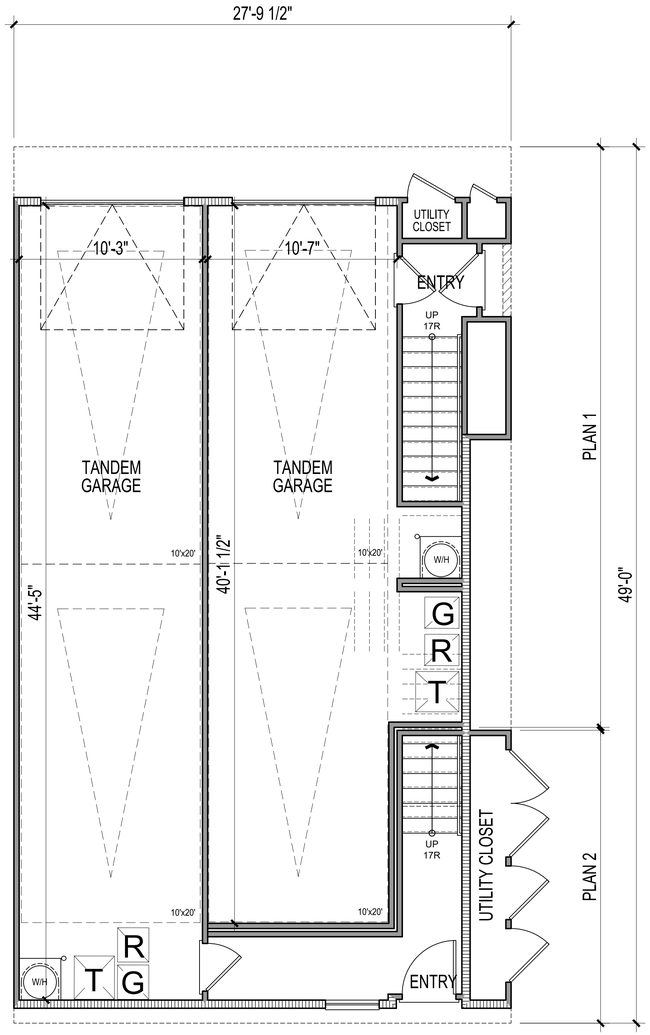
A3.00



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2ALT NET SF		PLAN 1ALT NET SF	
1ST FLOOR	122 SQ. FT.	1ST FLOOR	75 SQ. FT.
2ND FLOOR	525 SQ. FT.	2ND FLOOR	525 SQ. FT.
3RD FLOOR	567 SQ. FT.	3RD FLOOR	567 SQ. FT.
TOTAL LIVING	1214 SQ. FT.	TOTAL LIVING	1167 SQ. FT.
DECK	78 SQ. FT.	DECK	78 SQ. FT.
GARAGE	455 SQ. FT.	GARAGE	463 SQ. FT.
PLAN 2ALT GROSS SF		**PLAN 1ALT GROSS SF**	
1ST FLOOR	144 SQ. FT.	1ST FLOOR	87 SQ. FT.
2ND FLOOR	565 SQ. FT.	2ND FLOOR	565 SQ. FT.
3RD FLOOR	602 SQ. FT.	3RD FLOOR	602 SQ. FT.
TOTAL LIVING	1311 SQ. FT.	TOTAL LIVING	1254 SQ. FT.
DECK	86 SQ. FT.	DECK	86 SQ. FT.
GARAGE	485 SQ. FT.	GARAGE	488 SQ. FT.

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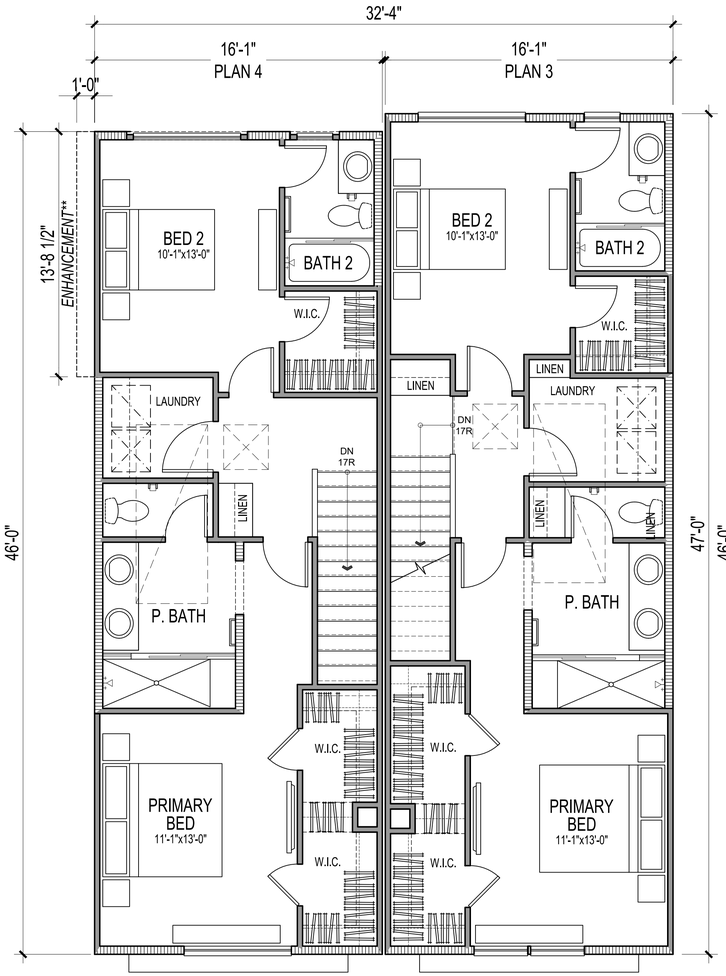
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Chino, CA

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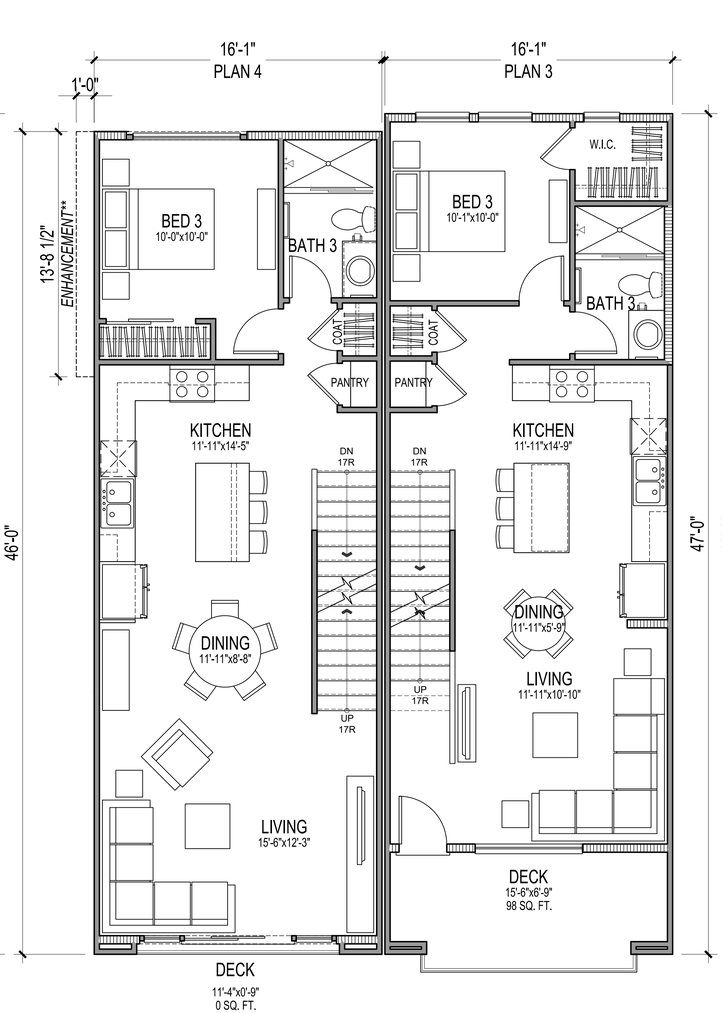
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UNIT PLANS - P1ALT & P2ALT

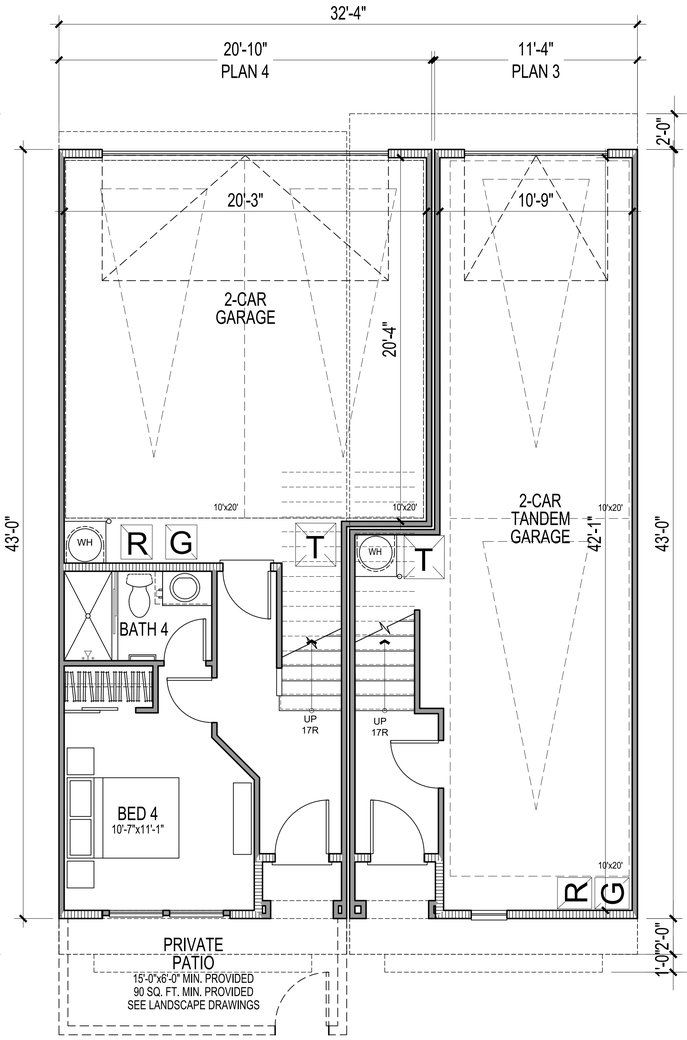
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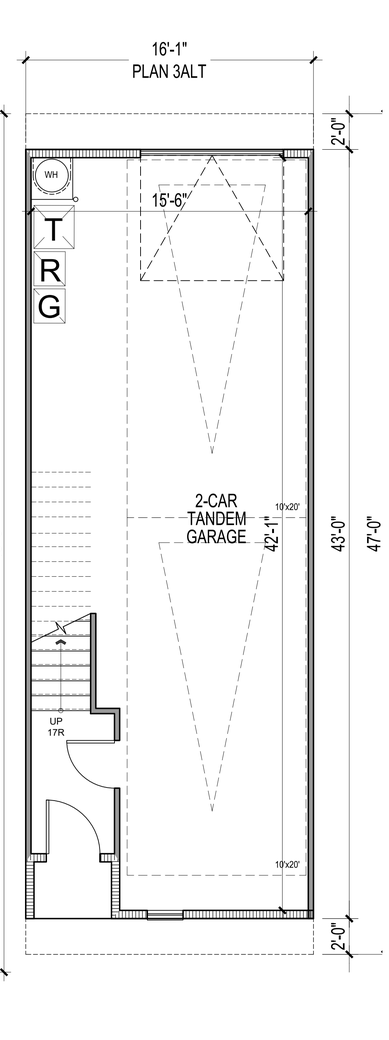
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - PLAN 3ALT GARAGE

PLAN 4 NET SF		PLAN 3 NET SF		PLAN 3ALT NET SF	
1ST FLOOR	297 SQ. FT.	1ST FLOOR	82 SQ. FT.	1ST FLOOR	82 SQ. FT.
2ND FLOOR	690 SQ. FT.	2ND FLOOR	624 SQ. FT.	2ND FLOOR	624 SQ. FT.
3RD FLOOR	655 SQ. FT.	3RD FLOOR	672 SQ. FT.	3RD FLOOR	672 SQ. FT.
TOTAL LIVING	1641 SQ. FT.	TOTAL LIVING	1378 SQ. FT.	TOTAL LIVING	1378 SQ. FT.
DECK	0 SQ. FT.	DECK	98 SQ. FT.	DECK	98 SQ. FT.
PATIO	97 SQ. FT. MIN.				
GARAGE	448 SQ. FT.	GARAGE	476 SQ. FT.	GARAGE	576 SQ. FT.
P4 GROSS SF		**P3 GROSS SF**		**PLAN 3ALT GROSS SF**	
1ST FLOOR	322 SQ. FT.	1ST FLOOR	94 SQ. FT.	1ST FLOOR	94 SQ. FT.
2ND FLOOR	733 SQ. FT.	2ND FLOOR	657 SQ. FT.	2ND FLOOR	657 SQ. FT.
3RD FLOOR	697 SQ. FT.	3RD FLOOR	715 SQ. FT.	3RD FLOOR	715 SQ. FT.
TOTAL LIVING	1752 SQ. FT.	TOTAL LIVING	1465 SQ. FT.	TOTAL LIVING	1465 SQ. FT.
DECK	0 SQ. FT.	DECK	104 SQ. FT.	DECK	104 SQ. FT.
PATIO	97 SQ. FT. MIN.				
GARAGE	454 SQ. FT.	GARAGE	509 SQ. FT.	GARAGE	610 SQ. FT.

* NOTE: ENHANCEMENTS TO OCCUR AT KEY AREAS
REFER TO SHEET A1.00 FOR LOCATIONS
REFER TO SHEET A2.31 FOR TREATMENT

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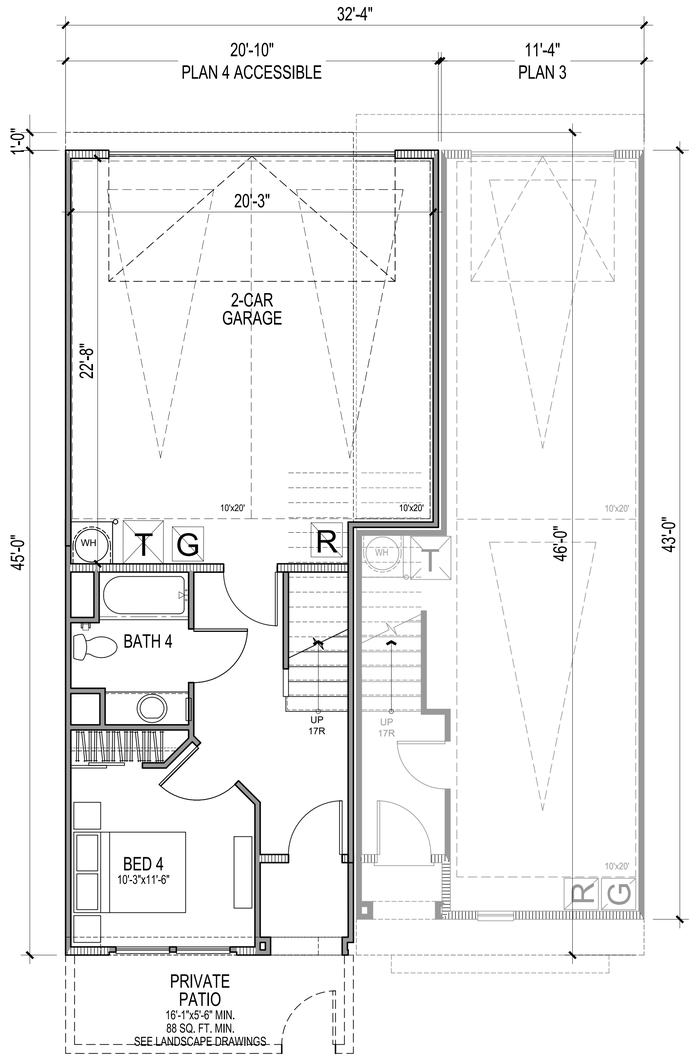
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0 2 4 8 Scale 1" = 4'

SCHEMATIC DESIGN
May 21, 2026

UNIT PLANS - P3 & P4

A3.02



FIRST FLOOR (ACCESSIBLE UNIT)
*REFER TO SITE PLAN FOR LOCATIONS

PLAN 4 NET SF	
1ST FLOOR	306 SQ. FT.
2ND FLOOR	690 SQ. FT.
3RD FLOOR	655 SQ. FT.
TOTAL LIVING	1650 SQ. FT.
DECK	21 SQ. FT.
PATIO	97 SQ. FT. MIN.
GARAGE	448 SQ. FT.

P4 GROSS SF	
1ST FLOOR	340 SQ. FT.
2ND FLOOR	733 SQ. FT.
3RD FLOOR	697 SQ. FT.
TOTAL LIVING	1770 SQ. FT.
DECK	21 SQ. FT.
PATIO	97 SQ. FT. MIN.
GARAGE	454 SQ. FT.

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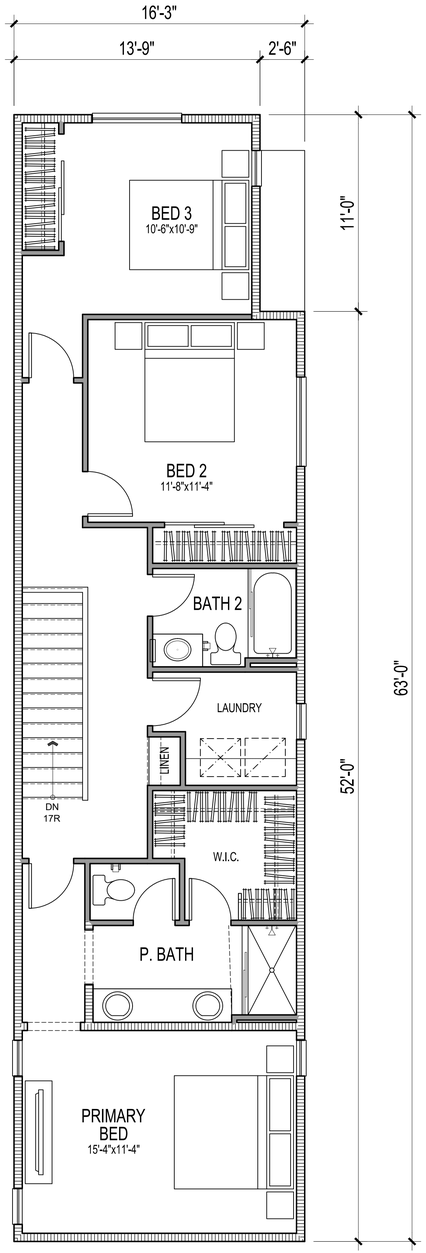
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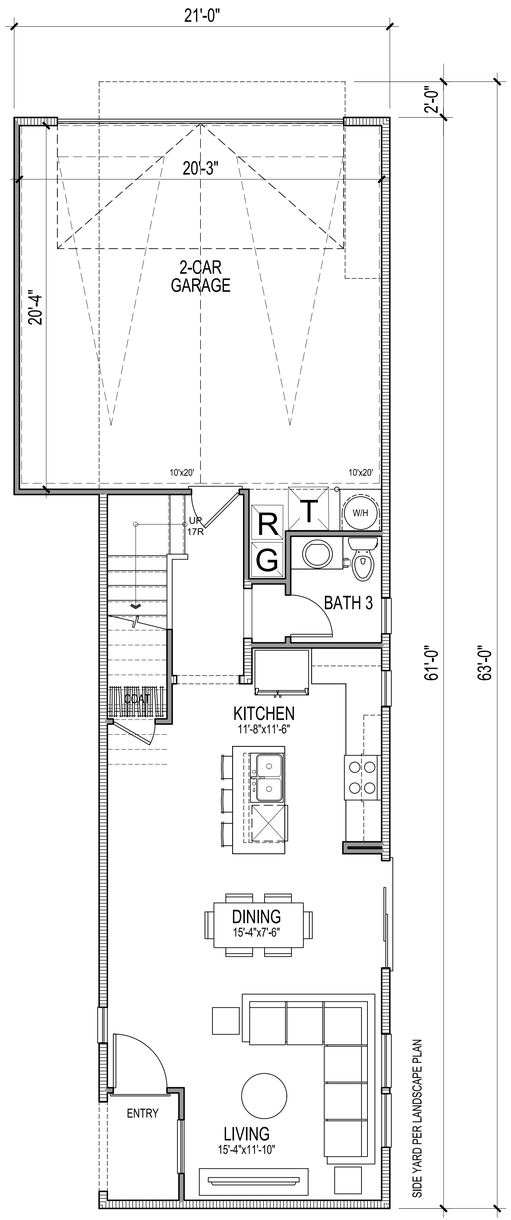
0 2 4 8 Scale 1" = 4'

SCHEMATIC DESIGN
May 21, 2026

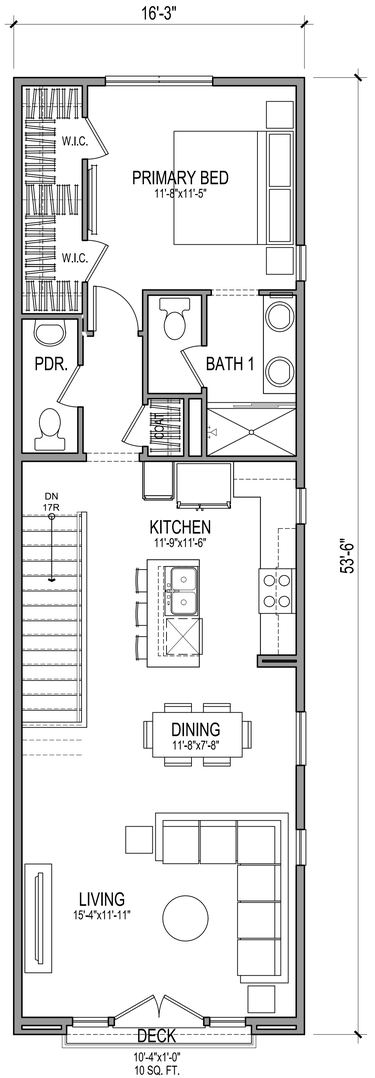
UNIT PLANS - P4 ACCESSIBLE **A3.03**



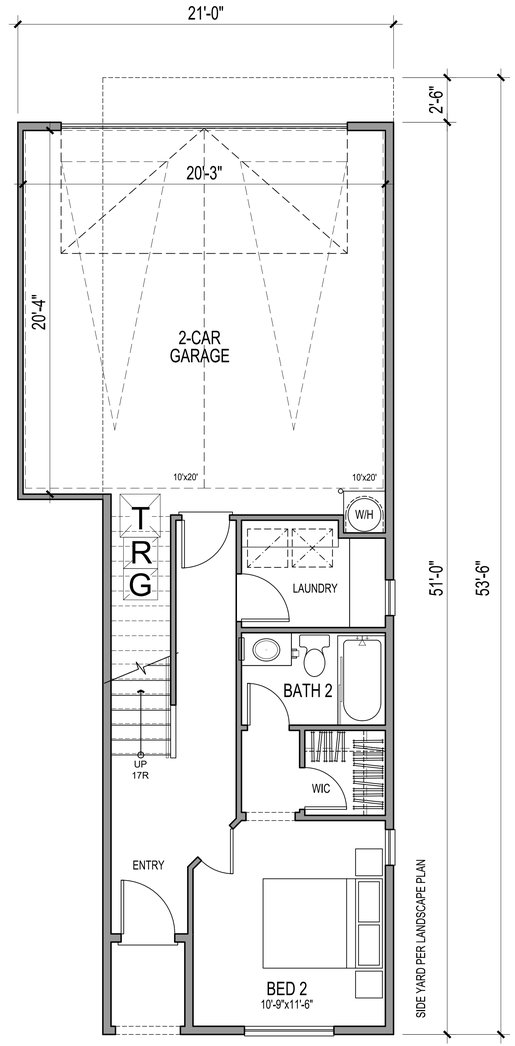
P6 SECOND FLOOR



P6 FIRST FLOOR



P5 SECOND FLOOR



P5 FIRST FLOOR

PLAN 6 NET SF		PLAN 5 NET SF	
1ST FLOOR	553 SQ. FT.	1ST FLOOR	408 SQ. FT.
2ND FLOOR	881 SQ. FT.	2ND FLOOR	756 SQ. FT.
TOTAL LIVING	1434 SQ. FT.	TOTAL LIVING	1164 SQ. FT.
DECK	10 SQ. FT.	DECK	
SIDE YARD	500 SQ. FT. MIN.	SIDE YARD	200 SQ FT. MIN.
GARAGE	435 SQ. FT.	GARAGE	449 SQ. FT.
P6 GROSS SF		**P5 GROSS SF**	
1ST FLOOR	601 SQ. FT.	1ST FLOOR	445 SQ. FT.
2ND FLOOR	948 SQ. FT.	2ND FLOOR	813 SQ. FT.
TOTAL LIVING	1549 SQ. FT.	TOTAL LIVING	1259 SQ. FT.
DECK	10 SQ. FT.	DECK	
SIDE YARD	500 SQ. FT. MIN.	SIDE YARD	500 SQ. FT. MIN.
GARAGE	460 SQ. FT.	GARAGE	479 SQ. FT.

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888.456.5849 | ktgy.com
No. 241003
BCT development
130 Newport Center Dr.,
Suite 210
Newport Beach CA 92660

Riverside and Mountain
Chino, CA

0 2 4 8 Scale 1" = 4'

SCHEMATIC DESIGN
May 21, 2026

UNIT PLANS - P5 & P6

A3.04



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SCHEMATIC DESIGN
May 21, 2026

LEASING & AMENITY CENTER PERSPECTIVE **A4.00**



FRONT



LEFT



RIGHT



REAR

LEGEND - SANTA BARBARA

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Faux Gable Vents
4 Stucco Over Foam Eave
5 Stucco Arched Soffit
6 Bay Window
7 Vinyl Window
8 Stucco Recess / Reveal at Windows/Doors
9 Stucco Scalloped Sill Trim
10 Decorative Shutters
11 Metal Railing
12 Stucco Over Foam Corbels
13 Stucco Trim
14 Faux Wood Header/Post
15 Faux Wood Solid Railing
16 Fiberglass Entry Door
17 Decorative Exterior Lights & Raised Address Sign
18 Metal Sectional Garage Door
19 Metal Pot Shelf
20 Smooth Stucco o/ Foam Surround

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No. 241003

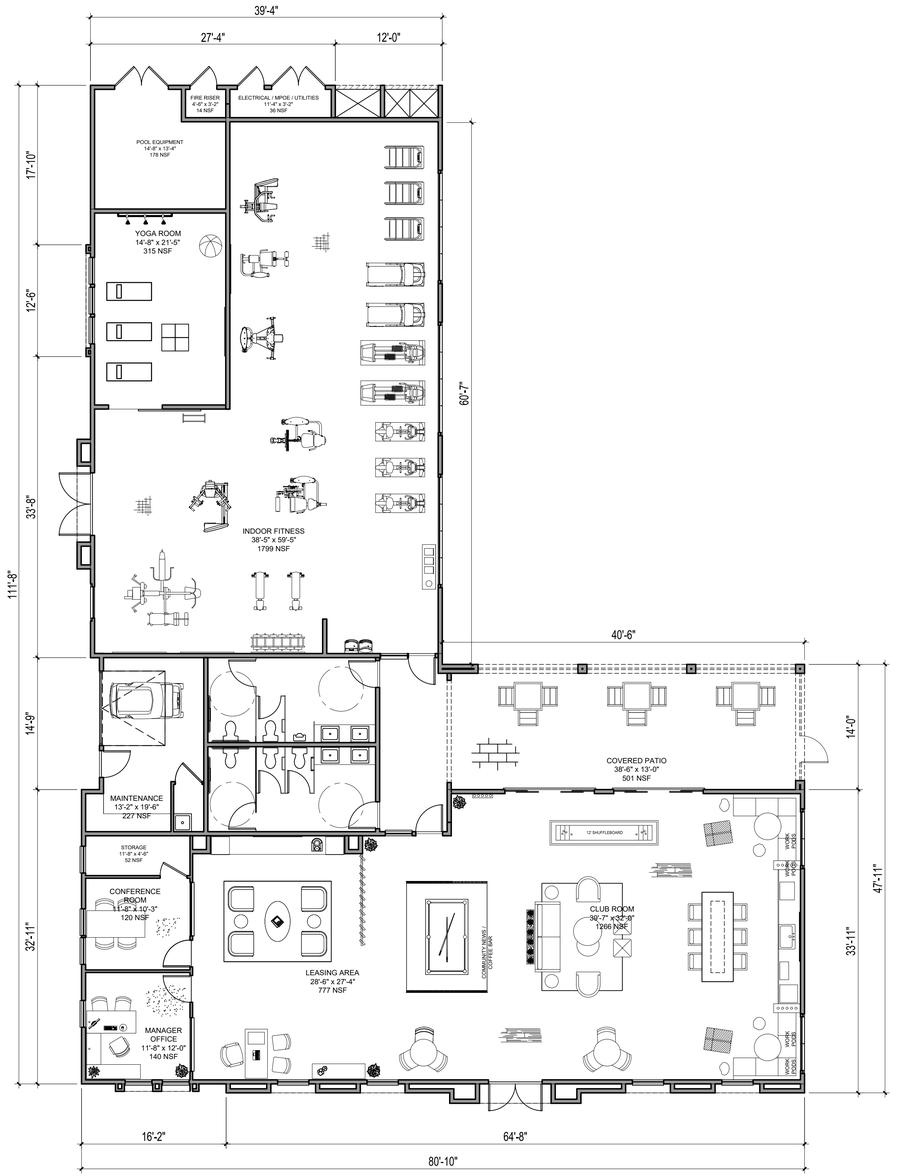
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Riverside and Mountain
Chino, CA

0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
May 21, 2026

LEASING & AMENITY CENTER ELEVATIONS **A4.01**



CLUBHOUSE - GROSS AREA	
LEASING AREA	1121 SQ. FT.
INDOOR FITNESS	1811 SQ. FT.
CLUB ROOM	1315 SQ. FT.
RESTROOM	392 SQ. FT.
POOL EQUIP.	315 SQ. FT.
YOGA ROOM	315 SQ. FT.
MAINTENANCE	227 SQ. FT.
TOTAL	5269 SQ. FT.
COVERED PATIO	501 SQ. FT.

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SCHEMATIC DESIGN
May 21, 2026

LEASING & AMENITY CENTER BUILDING PLANS **A4.02**

COLOR SCHEME 1

STUCCO BODY 1
SW 7036 ACCESSIBLE BEIGE

STUCCO TRIM
SW 7037 BALANCED BEIGE

ENTRY DOOR 1
SW 6244 NAVAL

ENTRY DOOR 2 | SHUTTERS
SW 2809 ROCKWOOD SHUTTER GREEN

FASCIA | BARGE BD. | TRIMS | WOOD ACCENTS
RAFTER TAILS | CORBELS
SW 6082 COBBLE BROWN

WINDOW FRAME
WHITE - VINYL

GARAGE DOOR 1
SW 9114 FALLEN LEAVES

GARAGE DOOR 2
SW 6083 SABLE



'S' TILE ROOFING
EAGLE ROOFING - CAPISTRANO - 3646 SUNSET BLEND



SPANISH TILE
TERRA Y FUEGO
MANZANILLA 3

ALL METAL
SW 6258 TRICORN BLACK

COLOR SCHEME 2

STUCCO BODY 1
SW 7035 AESTHETIC WHITE

STUCCO TRIM
SW 7512 PAVILION BEIGE

ENTRY DOOR 1
SW 7603 POOLHOUSE

ENTRY DOOR 2 | SHUTTERS
SW 7033 BRAINSTORM BRONZE

FASCIA | BARGE BD. | TRIMS | WOOD ACCENTS
RAFTER TAILS | CORBELS
SW 7032 WARM STONE

WINDOW FRAME
WHITE - VINYL

GARAGE DOOR 1
SW 7026 GRIFFIN

GARAGE DOOR 2
SW 9088 UTAUPEIA



'S' TILE ROOFING
EAGLE ROOFING - CAPISTRANO - 3602 CONCORD BLEND



SPANISH TILE
TERRA Y FUEGO
OLIVE DORIS

ALL METAL
SW 6258 TRICORN BLACK

COLOR SCHEME 3

STUCCO BODY 1
SW 7006 EXTRA WHITE

STUCCO TRIM
SW 7070 SITE WHITE

ENTRY DOOR 1
SW 6333 FOXY

ENTRY DOOR 2 | SHUTTERS
SW 6068 BREVITY BROWN

FASCIA | BARGE BD. | TRIMS | WOOD ACCENTS
RAFTER TAILS | CORBELS
SW 6089 GROUNDED

WINDOW FRAME
WHITE - VINYL

GARAGE DOOR 1
SW 7027 HICKORY SMOKE

GARAGE DOOR 2
SW 7040 SMOKEHOUSE



'S' TILE ROOFING
EAGLE ROOFING - CAPISTRANO - 3773 WALNUT CREEK BLEND



SPANISH TILE
TERRA Y FUEGO
OLIVE ALAMEDA

ALL METAL
SW 6258 TRICORN BLACK

COLOR SCHEMES INDICATE TYPICAL COLOR AND MATERIAL APPLICATION
ALL PAINT TO BE SHERWIN WILLIAMS OR EQUAL
ALL ROOFING TO BE EAGLE ROOFING PRODUCT OR EQUAL
DUE TO VARIATIONS IN COLOR PRINTERS, SEE PAINT CHIPS FOR ACTUAL COLORS

Scheme	Buildings
1	2, 5, 7, 8, 11, 13, 16, 19, 23, 25
2	4, 6, 9, 12, 14, 18, 21, 24
3	1, 3, 10, 15, 17, 20, 22

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SCHEMATIC DESIGN
May 21, 2026

COLOR BOARD

A5.00



ELEVATION STYLE LEGEND	
STYLE A	SANTA BARBARA
STYLE B	SPANISH COLONIAL

STYLE PLOTTING

Building Number	Building Type	Style	Scheme
1	B1100	A - Santa Barbara	3
2	B500	B - Spanish Colonial	1
3	B500	B - Spanish Colonial	3
4	B1100	A - Santa Barbara	2
5	B500	B - Spanish Colonial	1
6	B700	A - Santa Barbara	2
7	B700	B - Spanish Colonial	1
8	B700	A - Santa Barbara	1
9	B700	A - Santa Barbara	2
10	B700	A - Santa Barbara	3
11	B710	A - Santa Barbara	1
12	B710	A - Santa Barbara	2
13	B1200	B - Spanish Colonial	1
14	B1200	B - Spanish Colonial	2
15	B1200	B - Spanish Colonial	3
16	B600	A - Santa Barbara	1
17	B900	B - Spanish Colonial	3
18	B1100	A - Santa Barbara	2
19	B1000	B - Spanish Colonial	1
20	B700	A - Santa Barbara	3
21	B500	B - Spanish Colonial	2
22	B1100	A - Santa Barbara	3
23	B800	B - Spanish Colonial	1
24	B800	B - Spanish Colonial	2
25	B1100	A - Santa Barbara	1

FOR ARCHITECTURAL REFERENCE ONLY
REFER TO CIVIL/LANDSCAPE DRAWINGS
FOR ADDITIONAL INFORMATION

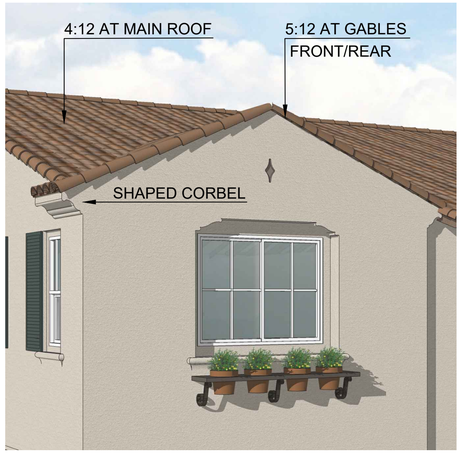
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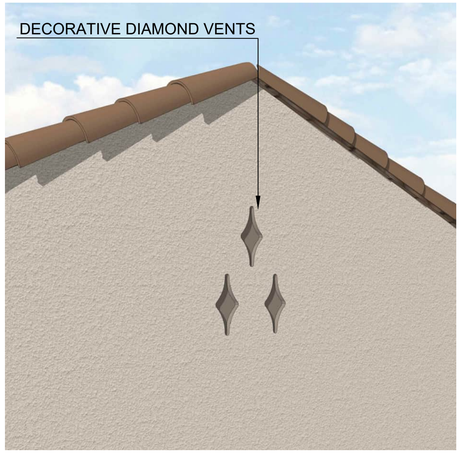
SCALE: 1"=30'

SCHEMATIC DESIGN
May 20, 2026

COLOR AND STYLE PLOTTING **A5.01**



1. ROOF DETAIL



2. GABLE END DETAIL



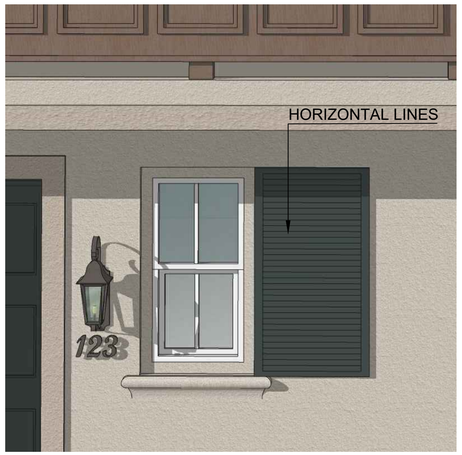
3. BALCONY A DETAIL



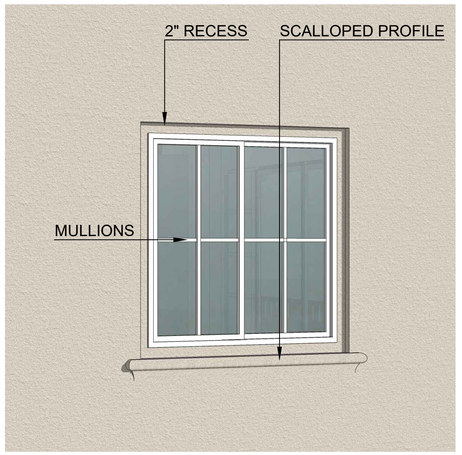
4. BALCONY B DETAIL



5. POT SHELF



6. SHUTTER DESIGN



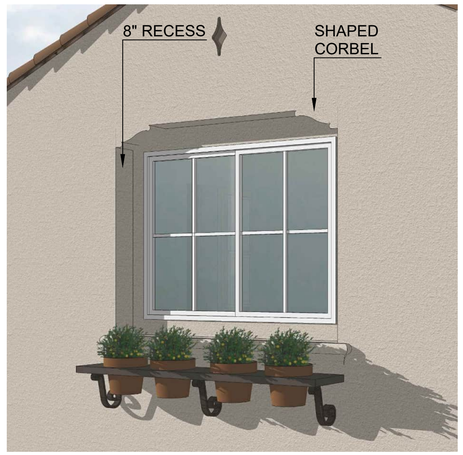
7. WINDOW TRIM - STANDARD



8. SCALLOPED CANTILEVER TRIM



9. BAY WINDOW



10. ENHANCED WINDOW DESIGN



11. ENTRY DOOR TRIM / DOOR STYLE



12. GARAGE DOOR DESIGN



13. TRIM BAND



REFERENCE FRONT ELEVATION - BUILDING 500 SHOWN

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Riverside and Mountain
Chino, CA

Style	Buildings
A - Santa Barbara	1, 4, 6, 8, 9, 10, 11, 12, 16, 18, 20, 22, 25
B - Spanish Colonial	2, 3, 5, 7, 13, 14, 15, 17, 19, 21, 23, 24

SCHEMATIC DESIGN
May 21, 2026

DESIGN DETAILS - STYLE A
SANTA BARBARA

A6.00



1. ROOF DETAIL



2. GABLE END DETAIL



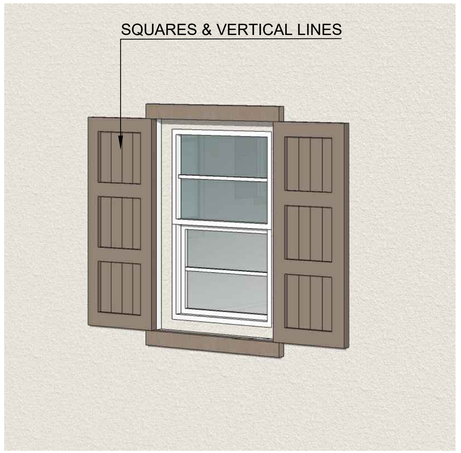
3. BALCONY A DETAIL



4. BALCONY B DETAIL



5. POT SHELF



6. SHUTTER DESIGN



7. WINDOW TRIM - STANDARD



8. WINDOW TRIM - ENHANCED



9. BAY WINDOW



10. ENHANCED WINDOW DESIGN



11. ENTRY DOOR TRIM



12. GARAGE DOOR DESIGN



13. TRIM DETAIL AT FLOOR LINE



REFERENCE FRONT ELEVATION - BUILDING 500 SHOWN

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Riverside and Mountain
Chino, CA

Style	Buildings
A - Santa Barbara	1, 4, 6, 8, 9, 10, 11, 12, 16, 18, 20, 22, 25
B - Spanish Colonial	2, 3, 5, 7, 13, 14, 15, 17, 19, 21, 23, 24

SCHEMATIC DESIGN
May 21, 2026

DESIGN DETAILS - STYLE B
SPANISH COLONIAL

A6.01

RIVERSIDE DRIVE - SITE PLAN

CITY OF CHINO-COUNTY OF SAN BERNARDINO

SITE DATA

1. TOTAL GROSS AREA: 8.40 ACRES
2. ADJUSTED GROSS AREA: 7.90 ACRES
3. PROPOSED DENSITY: 26.6 DU/AC
4. GENERAL PLAN DESIGNATION: RD4.5(RESIDENTIAL) AND CO(COMMERCIAL OFFICE) WITH AFFORDABLE HOUSING OVERLAY
USE - MULTIFAMILY RESIDENTIAL
5. ZONING DESIGNATION: RD4.5(RESIDENTIAL) AND CO(COMMERCIAL OFFICE) WITH AFFORDABLE HOUSING OVERLAY
USE - MULTIFAMILY RESIDENTIAL
6. SPECIFIC PLAN: N/A
7. LOT CRITERIA: FOR RENT PRODUCT
8. LOT USAGE: FOR RENT PRODUCT
9. SURROUNDING ZONES:
   - NORTH: RD4.5 - RESIDENTIAL
   - SOUTH: RD12 - RESIDENTIAL
   - EAST: CN - COMMERCIAL NEIGHBORHOOD
   - WEST: RD4.5 - RESIDENTIAL / CG - COMMERCIAL GENERAL
10. LEGAL DESCRIPTION:
    REAL PROPERTY IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

    LOT 62, SECTION 1, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, 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.

    EXCEPTING THEREFROM THE NORTH 35.97 FEET THEREOF.

    ALSO EXCEPTING THEREFROM THE INTEREST IN THAT PORTION CONVEYED TO THE CITY OF CHINO FOR STREET AND HIGHWAY PURPOSES BY DEED RECORDED FEBRUARY 1, 1977, IN BOOK 9105, PAGE 776, OFFICIAL RECORDS.

    ALSO EXCEPTING THEREFROM THE INTEREST IN THAT PORTION CONVEYED TO THE CITY OF CHINO FOR STREET AND HIGHWAY PURPOSES BY DEED RECORDED FEBRUARY 1, 1977, IN BOOK 9105, PAGE 779, OFFICIAL RECORDS.

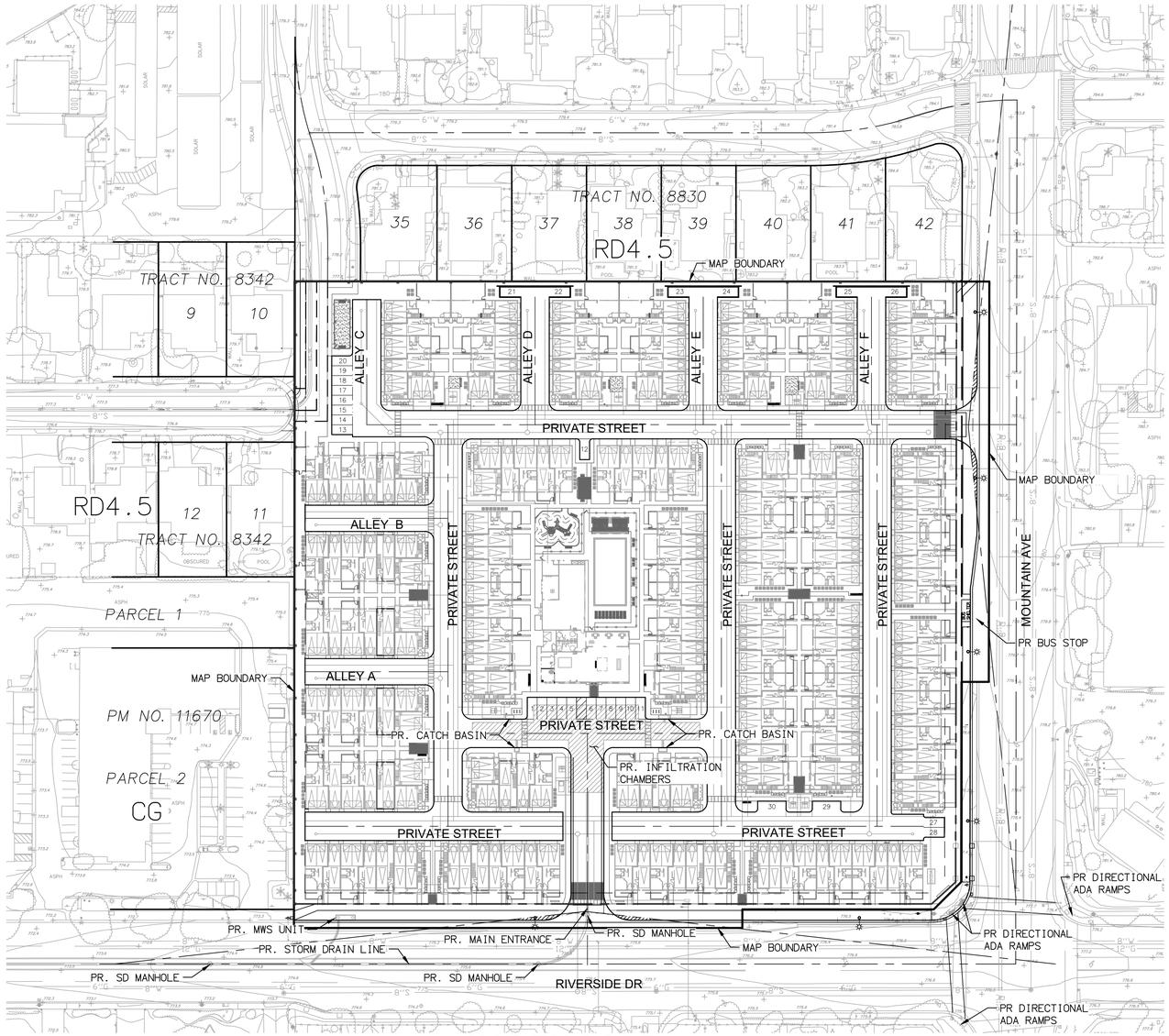
    ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, TOGETHER WITH THE RIGHT OF ENTRY, AS RESERVED IN THE DEED RECORDED AUGUST 28, 1951, IN BOOK 2815, PAGE 479, OFFICIAL RECORDS.
11. ASSESSOR'S PARCEL NUMBER:
    1015-511-27-0-000
12. PREPARATION DATE: FEBRUARY 21, 2025
13. TRASH ENCLOSURES NOT INCLUDED, TRASH BINS TO BE PROVIDED IN GARAGE SPACES PER WASTE MANAGEMENT DIRECTION.
14. PROPOSED WATER/FIRE LINE SIZES APPROXIMATED, TO BE CONFIRMED DURING FINAL ENGINEERING.
15. RIVERSIDE DRIVE - SLURRY FILL WILL BE REQUIRED FOR THE FULL WIDTH OF EXISTING LANE CLOSEST TO PROJECT ALONG THE ENTIRE PROJECT FRONTAGE.
    MOUNTAIN AVENUE - SLURRY FILL WILL BE REQUIRED FOR THE FULL WIDTH OF EXISTING LANE CLOSEST TO PROJECT ALONG THE ENTIRE PROJECT FRONTAGE.

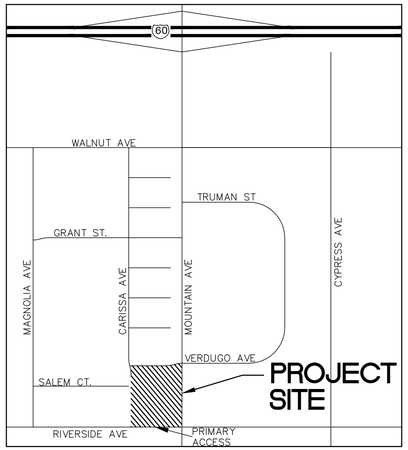
SITE SUMMARY

APN	1015-511-27
ADDRESS	6210 RIVERSIDE DR
CITY	CHINO, CA
ZONING	CO, RD4.5 WITH AHO
OCCUPANCY	R-2
CONSTRUCTION TYPE	VB
SPRINKLER	NFPA 13
SITE AREA (ADJUSTED GROSS AREA)	7.90 AC
DWELLING UNITS (DU)	210 DU
GROSS DENSITY	26.58 DU/AC

NOTE:

**TRASH ENCLOSURES NOT INCLUDED AS TRASH BINS
WILL BE PROVIDED IN GARAGE SPACE PER WASTE MANAGEMENT DIRECTION.





VICINITY MAP

N.T.S.

SHEET INDEX

SHEET C-01	TITLE/INDEX
SHEET C-02	TYPICAL SECTIONS
SHEET C-03	SITE UTILIZATION EXHIBIT
SHEET C-04	TECHNICAL SITE PLAN
SHEET C-05	PRELIMINARY GRADING PLAN
SHEET C-06	PEDESTRIAN ACCESS PLAN

UTILITY SUMMARY:

UTILITY AND SERVICES WILL BE PROVIDED BY:

1. ELECTRICAL SERVICES:

   SOUTHERN CALIFORNIA EDISON (SCE)
   1351 E FRANCIS ST
   ONTARIO, CA 91761
   800-655-4555

2. GAS:

   SOUTHERN CALIFORNIA GAS COMPANY
   13525 12TH STREET
   CHINO, CA 91710
   877-238-0092

3. DOMESTIC WATER AND SEWER:

   CHINO CITY UTILITIES
   13220 CENTRAL AVE
   CHINO, CA 91710
   (909)591-9820

OWNER:

BCT DEV ACQUISITION CO, LLC
130 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

DEVELOPER:

BCT DEVELOPMENT
130 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

CIVIL ENGINEER:

PROACTIVE ENGINEERING CONSULTANTS
200 S. MAIN ST., SUITE #300
CORONA, CA 92882
CONTACT: DILLON STRAND
dstrand@proeng.net

GEOTECHNICAL ENGINEER:

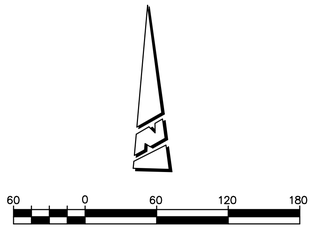
ENGEO INCORPORATED
320 GODDARD, #100
IRVINE, CA 92618
(949)529-3479

LEGEND/ABBREVIATIONS

- 2365 - EXISTING CONTOUR
- 217.58 FG - PROPOSED ELEVATION
- (217.58) EG - EXISTING ELEVATION
- 1.0% - PROPOSED GRADE
- 80 - PROPOSED LOT NUMBER
- 1004.4 - PROPOSED PAD ELEVATION
- PROPOSED SLOPE (2: 1 MAX.) UNLESS NOTED OTHERWISE
- STREET CENTER LINE
- TRACT BOUNDARY
- DAYLIGHT
- CUT/FILL
- TRAIL PATH OF TRAVEL
- EASEMENTS
- A A - SECTION REFERENCE
- LINE OF SIGHT

FL	FLOW LINE
TC	TOP OF CURB
FS	FINISHED SURFACE
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
EP	EDGE OF PAVEMENT
TR	TOP OF RISER
TW	TOP OF WALL
TF	TOP OF FOOTING
EG	EXISTING GROUND
RW	RETAINING WALL
EX	EXISTING
PIP	PROTECT IN PLACE

INDEX MAP



SEAL

REGISTERED PROFESSIONAL ENGINEER
DILLON M. STRAND
NO. 91273
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

DILLON M. STRAND
R.C.E. #91273
DATE

REVISIONS	MADE BY DATE	APPROVED BY DATE

BENCH MARK DATA
CITY OF CHINO DESIGNATION: 129/61
DESCRIPTION: FOUND BRASS DISC DESTROYED. SET NEW 2-1/2" BRASS DISC STAMPED "129/61 RESET 6-01", LOCATED IN THE TOP OF CURB 5' EAST OF THE ECR OF THE NORTHWEST CURB RETURN AT THE INTERSECTION OF MAGNOLIA AVENUE AND RIVERSIDE DRIVE.
ELEVATION (FEET): 769.7803 (NVGD 29)
DATED 8/2001

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER		
ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC		
SERVICES		

ENGINEERS STAFF	BY	DATE
DRAWN:	JS	2/2025
DESIGNED:		
CHECKED:		
RECOMMENDED		

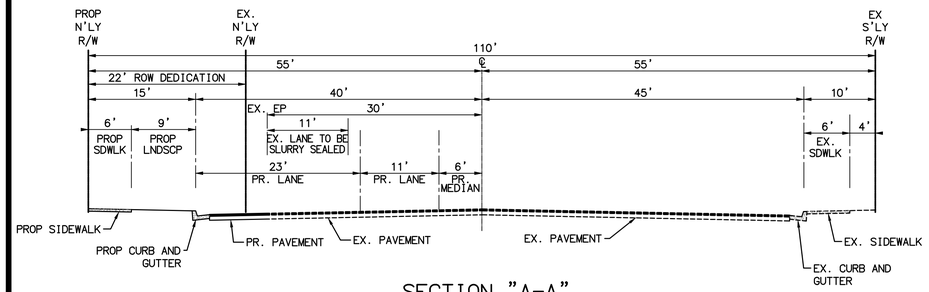
RECOMMENDED BY:
CITY ENGINEER
DATE

CITY OF CHINO ENGINEERING DIVISION

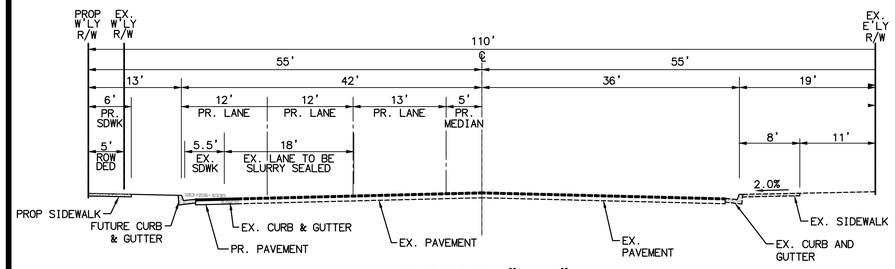
RIVERSIDE DRIVE - SITE PLAN
TITLE SHEET

PROJECT NO.
C-01
SHEET 1 OF 6
DRAWING NO.

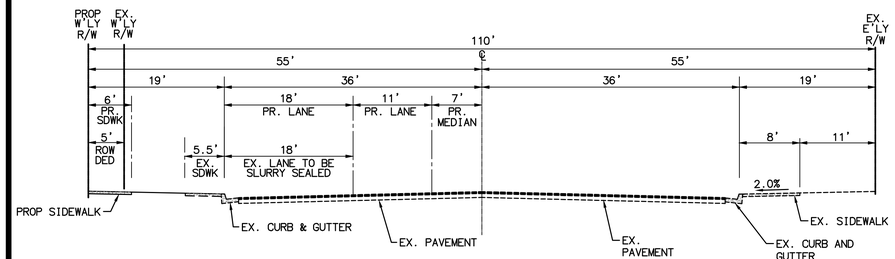
Drawing Name: Z:\10.1351_Chino Riverside Drive-BCT\Drawings\Site Plan\10.150 - SITE PLAN_SHEET 1.dwg
Plotted: May 26, 2026 - 12:16pm by: JLStockley



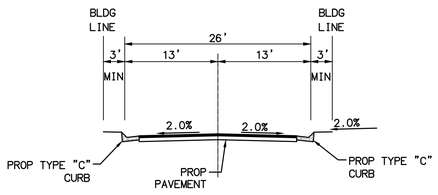
SECTION "A-A"
RIVERSIDE DRIVE
N.T.S.



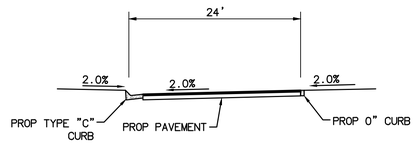
SECTION "B-B"
MOUNTAIN AVENUE
N.T.S.



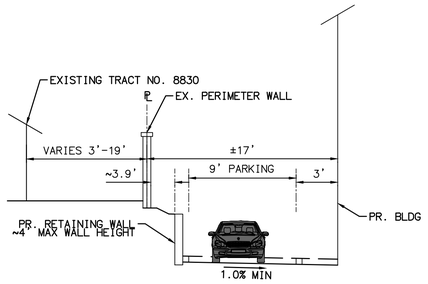
SECTION "C-C"
MOUNTAIN AVENUE
N.T.S.



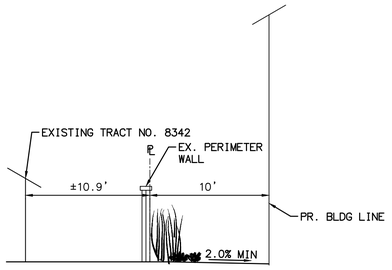
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DRIVE AISLE (PRIVATE)
CITY OF CHINO STD - 141B
N.T.S.



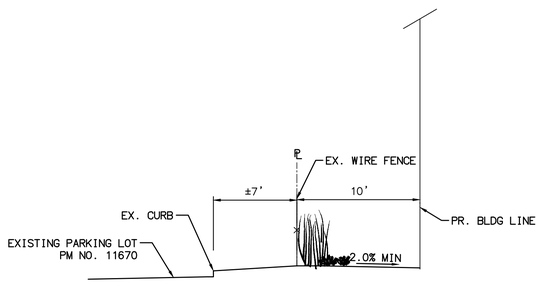
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DRIVE AISLE (PRIVATE)
CITY OF CHINO STD - MODIFIED 141D
N.T.S.



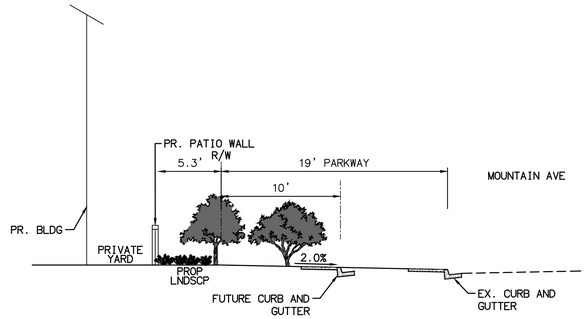
SECTION "F-F"
NORTH PROPERTY LINE
N.T.S.



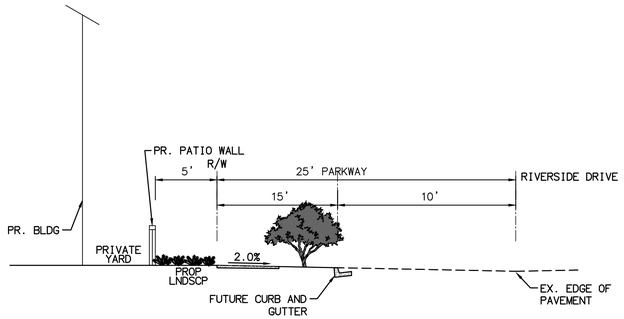
SECTION "G-G"
WEST PROPERTY LINE
N.T.S.



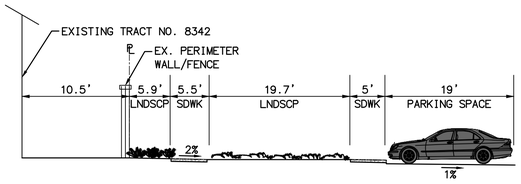
SECTION "H-H"
WEST PROPERTY LINE
N.T.S.



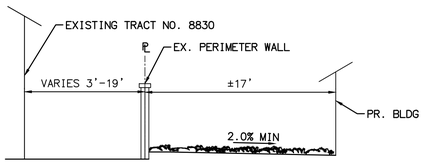
SECTION "I-I"
EDGE CONDITION ALONG MOUNTAIN AVE
N.T.S.



SECTION "J-J"
EDGE CONDITION ALONG RIVERSIDE DRIVE
N.T.S.



SECTION "K-K"
NORTHWEST CORNER CONDITION
N.T.S.



SECTION "L-L"
NORTH PROPERTY LINE
N.T.S.

SEAL

REGISTERED PROFESSIONAL ENGINEER — DILLON M. STRAND — NO. 91273 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

DILLON M. STRAND
R.C.E. #91273
DATE

REVISIONS	MADE BY DATE	APPROVED BY DATE

BENCH MARK DATA
CITY OF CHINO DESIGNATION: 129/61
DESCRIPTION: FOUND BRASS DICE DESTROYED. SET NEW 2-1/2" BRASS DISC STAMPED "129/61 RESET 6-01", LOCATED IN THE TOP OF CURB 5' EAST OF THE ECR OF THE NORTHWEST CURB RETURN AT THE INTERSECTION OF MAGNOLIA AVENUE AND RIVERSIDE DRIVE.
ELEVATION (FEET): 769.7803 (NVGD 29)
DATED: 8/2001

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER		
ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC		
SERVICES		

ENGINEERS STAFF	BY	DATE
DRAWN:	JS	2/2025
DESIGNED:		
CHECKED:		
RECOMMENDED		

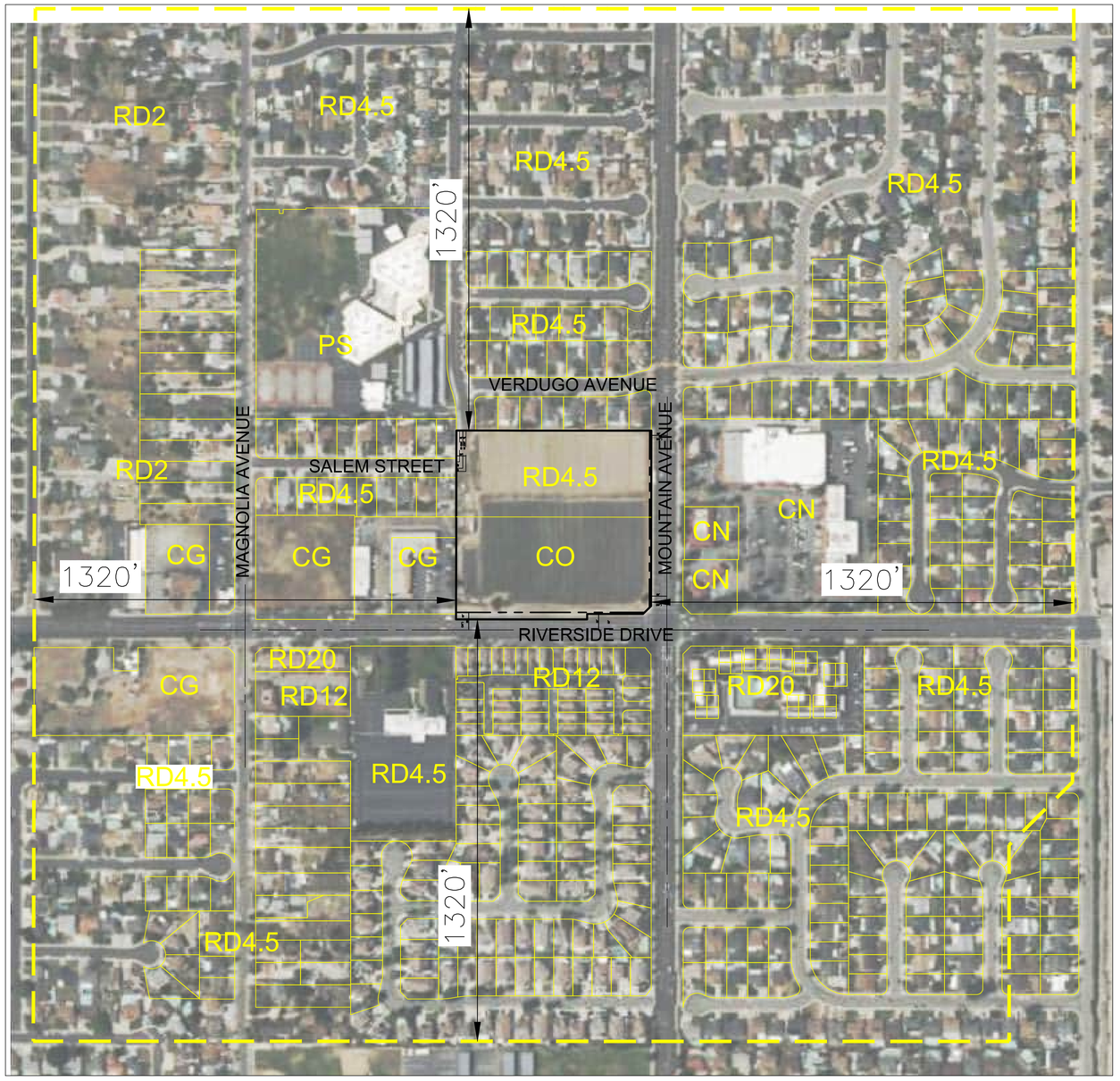
RECOMMENDED BY:
CITY ENGINEER
DATE _____

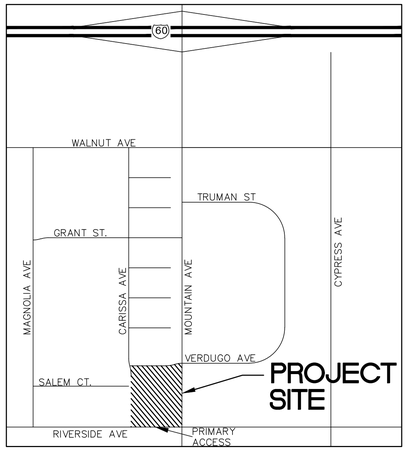
CITY OF CHINO ENGINEERING DIVISION

RIVERSIDE DRIVE - SITE PLAN
TYPICAL SECTIONS

PROJECT NO.
C-02
SHEET 2 OF 6
DRAWING NO.

Plotted: May 26, 2026 - 12:17pm by: J_Stockley
Drawing Name: Z:\10150_Chino Riverside Drive-BCT\Drawings\Site Plan\10150 - SITE PLAN_SHEET 2.dwg





VICINITY MAP
N.T.S.

LEGEND

	TRACT BOUNDARY
(RD)	RESIDENTIAL, DENSITY <#>
(PS)	PUBLIC SCHOOL
(CG)	GENERAL COMMERCIAL
(CN)	NEIGHBORHOOD COMMERCIAL
(CO)	OFFICE COMMERCIAL

200 100 0 200 400 600

SCALE: 1"=200'

SEAL

REGISTERED PROFESSIONAL ENGINEER
DILLON M. STRAND
NO. 91273
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS
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Corona, CA 92882 (951) 280-3300

DILLON M. STRAND
R.C.E. #91273
DATE

REVISIONS	MADE BY DATE	APPROVED BY DATE

BENCH MARK DATA
CITY OF CHINO DESIGNATION: 129/61
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ELEVATION (FEET) 769.7803 (NVGD 29)
DATED 8/2001

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER		
ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC		
SERVICES		

ENGINEERS STAFF	BY	DATE
DRAWN:	JS	2/2025
DESIGNED:		
CHECKED:		
RECOMMENDED		

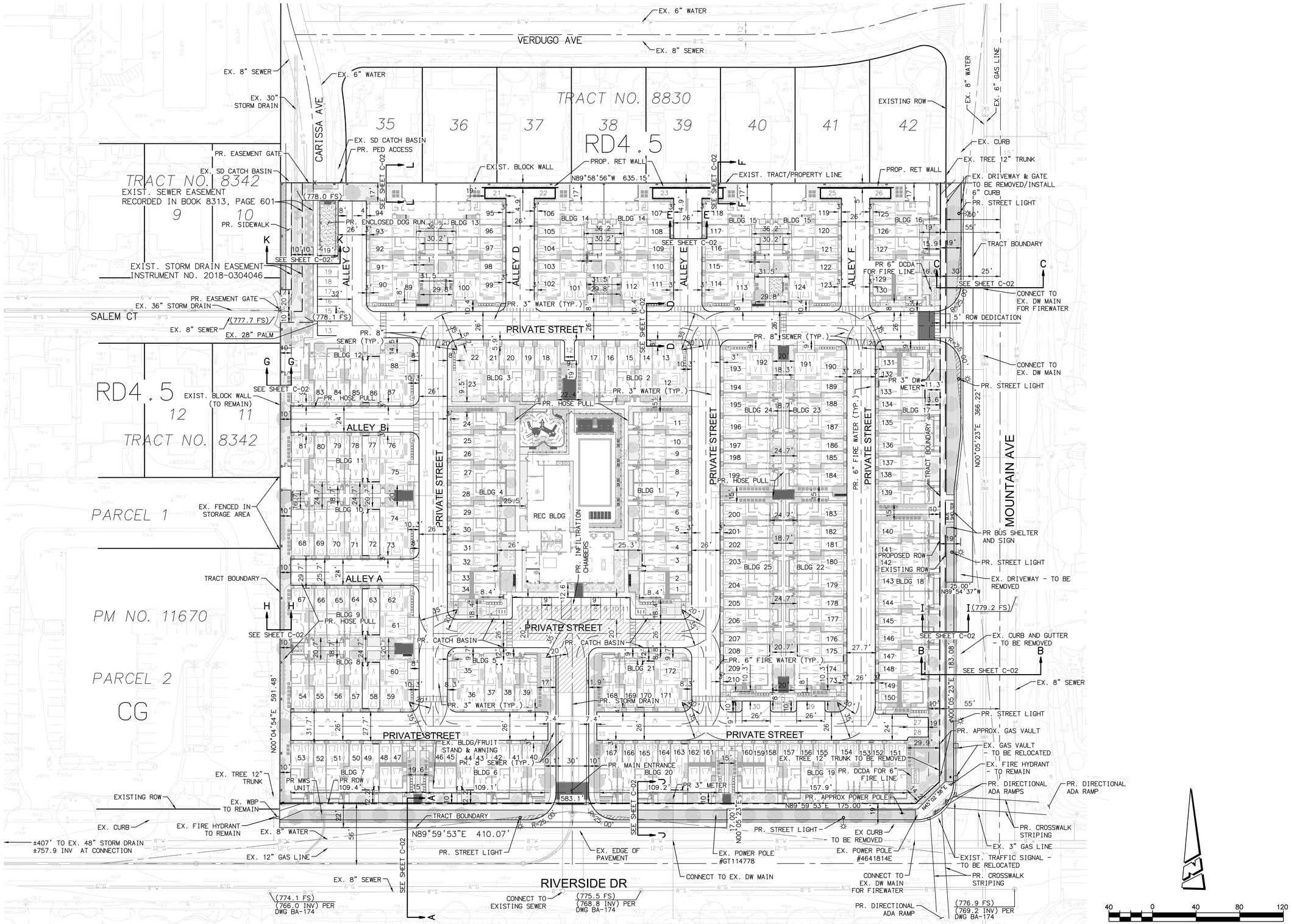
RECOMMENDED BY:
CITY ENGINEER
DATE _____

CITY OF CHINO ENGINEERING DIVISION

RIVERSIDE DRIVE - SITE PLAN
SITE UTILIZATION EXHIBIT

PROJECT NO.
C-03
SHEET 3 OF 6
DRAWING NO.

Drawing Name: Z:\10.150_Chino Riverside Drive-2BT\Drawings\Site Plan\10.150 - SITE PLAN_SHEET 3.dwg
Plotted: May 26, 2026 - 12:19pm by: J_Stockley



SEAL

REGISTERED PROFESSIONAL ENGINEER
DILLON M. STRAND
NO. 91273
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

PROACTIVE ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

DILLON M. STRAND
R.C.E. #91273
DATE

REVISIONS	MADE BY DATE	APPROVED BY DATE

BENCH MARK DATA

CITY OF CHINO DESIGNATION: 129/61
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ELEVATION (FEET): 769.7803 (NAVD 29)
DATED: 8/2001

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER		
ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC		
SERVICES		

ENGINEERS STAFF	BY	DATE
DRAWN:	JS	2/2025
DESIGNED:		
CHECKED:		
RECOMMENDED		

RECOMMENDED BY:

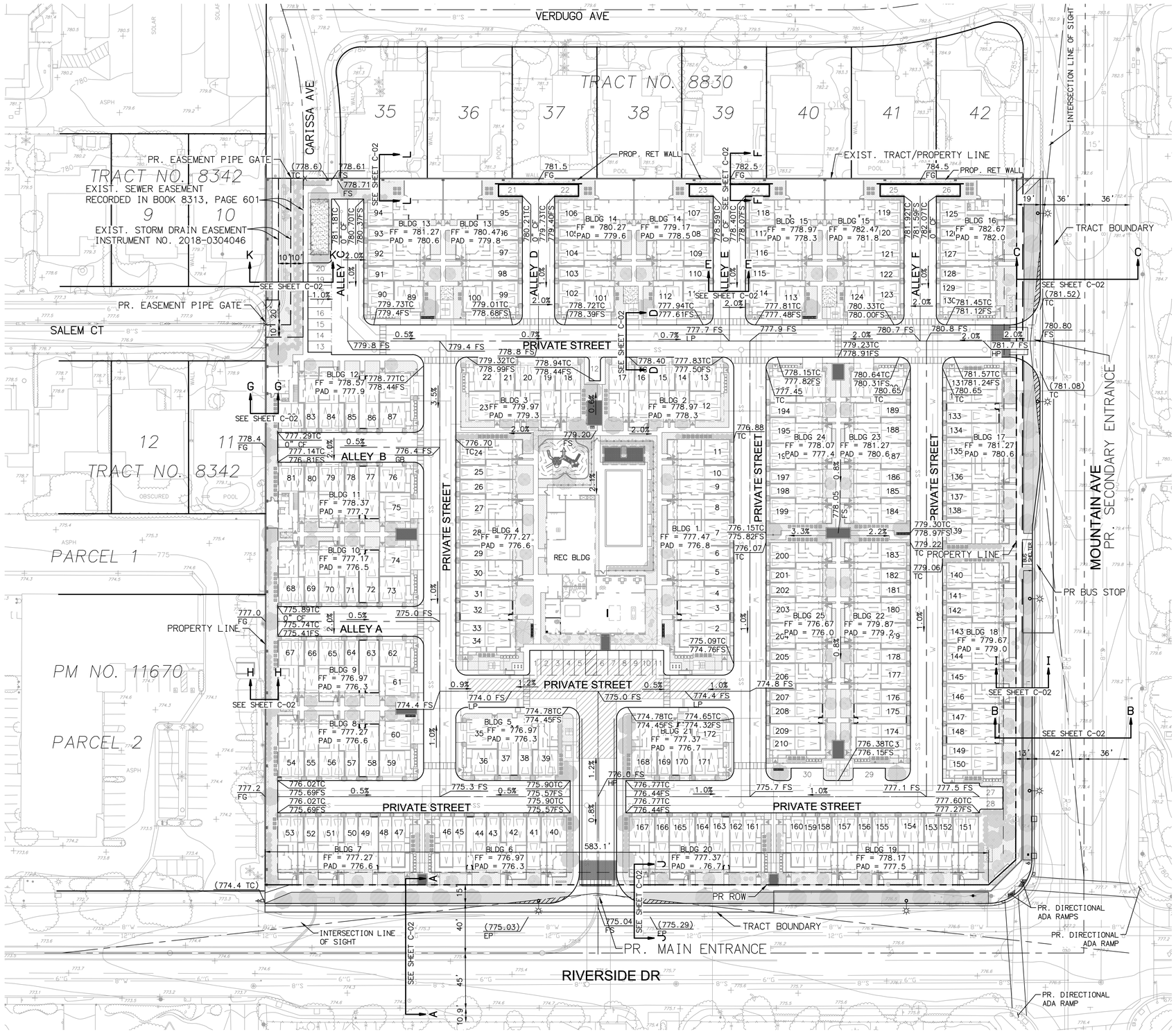
CITY ENGINEER
DATE _____

CITY OF CHINO ENGINEERING DIVISION

RIVERSIDE DRIVE - SITE PLAN
TECHNICAL SITE PLAN

PROJECT NO.
C-04
SHEET 4 OF 6
DRAWING NO.

Plotted: May 26, 2026 - 2:25pm by: J.Stockley
Drawing Name: Z:\10.150_Chino Riverside Drive-BCT\Drawings\Site Plan\10.150 - SITE PLAN_SHEET 4.dwg



SEAL

REGISTERED PROFESSIONAL ENGINEER
DILLON M. STRAND
NO. 91273
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

DILLON M. STRAND
R.C.E. #91273
DATE

REVISIONS	MADE BY DATE	APPROVED BY DATE

BENCH MARK DATA

CITY OF CHINO DESIGNATION: 129/61
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ELEVATION (FEET): 769.7803 (NVGD 29)
DATED: 8/2001

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER		
ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC		
SERVICES		

ENGINEERS STAFF	BY	DATE
DRAWN:	JS	2/2025
DESIGNED:		
CHECKED:		
RECOMMENDED		

RECOMMENDED BY:

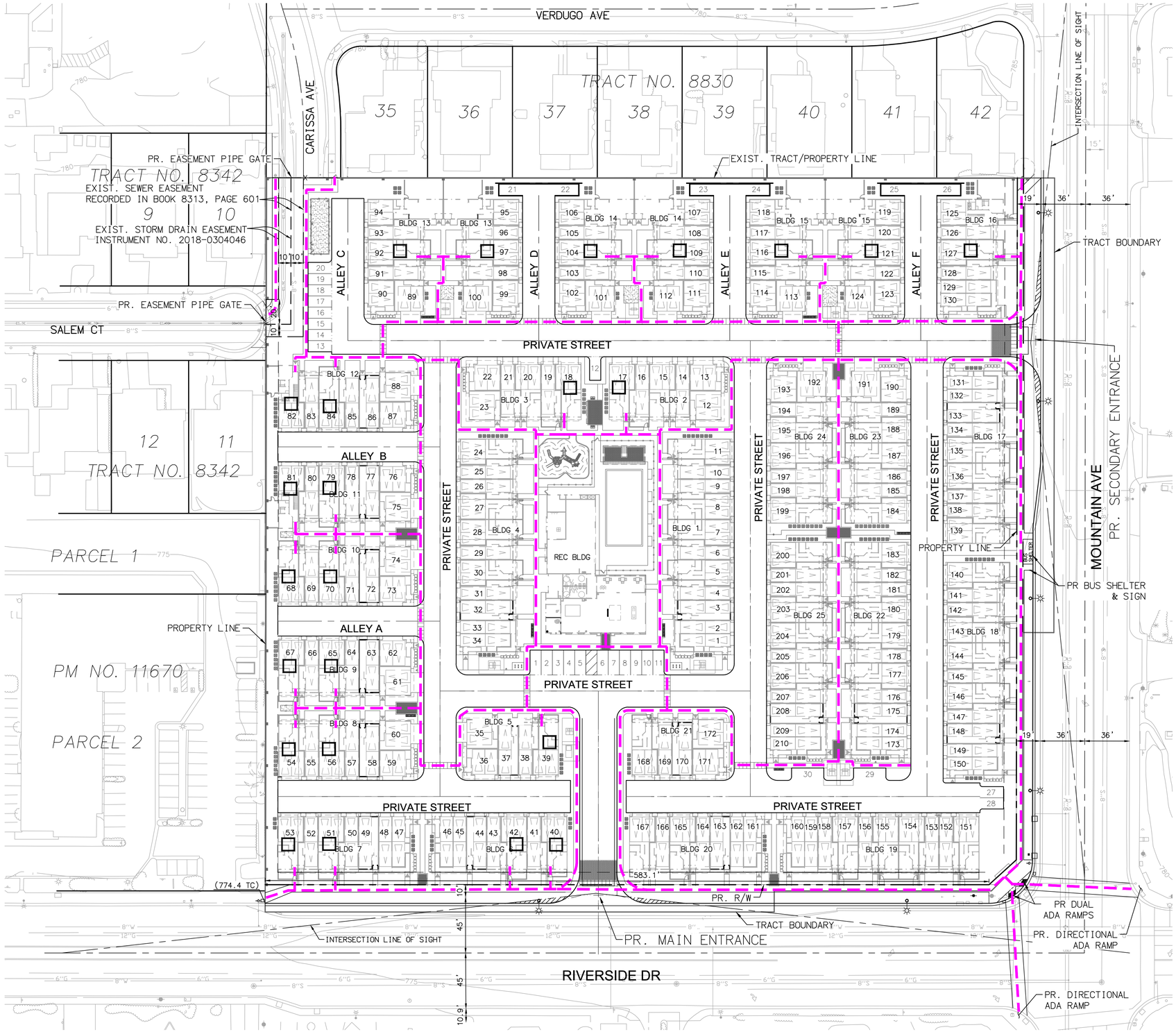
CITY ENGINEER
DATE _____

CITY OF CHINO ENGINEERING DIVISION

RIVERSIDE DRIVE - SITE PLAN
PRELIMINARY GRADING PLAN

PROJECT NO.
C-05
SHEET 5 OF 6
DRAWING NO.

Plotted: May 26, 2026 - 12:43pm by: J.Shockley
Drawing Name: Z:\10150_Chino Riverside Drive-BCP\Drawings\Site Plan\10150 - SITE PLAN_SHEET 5.dwg



LEGEND –

□ – ADA ACCESSIBLE UNIT

– – – – ADA PATH OF TRAVEL

SEAL

REGISTERED PROFESSIONAL ENGINEER
DILLON M. STRAND
NO. 91273
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

DILLON M. STRAND
R.C.E. #91273
DATE

REVISIONS	MADE BY DATE	APPROVED BY DATE

BENCH MARK DATA

CITY OF CHINO DESIGNATION: 129/61
DESCRIPTION: FOUND BRASS DICE DESTROYED. SET NEW 6-1/2" BRASS DISC STAMPED "129/61 RESET 6-01", LOCATED IN THE TOP OF CURB 5' EAST OF THE ECR OF THE NORTHWEST CURB RETURN AT THE INTERSECTION OF MAGNOLIA AVENUE AND RIVERSIDE DRIVE.

ELEVATION (FEET): 769.7803 (NVGD 29)
DATED: 8/2001

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER		
ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC		
SERVICES		

ENGINEERS STAFF	BY	DATE
DRAWN:	JS	2/2025
DESIGNED:		
CHECKED:		
RECOMMENDED		

RECOMMENDED BY:

CITY ENGINEER
DATE _____

CITY OF CHINO ENGINEERING DIVISION

RIVERSIDE DRIVE – SITE PLAN
PEDESTRIAN ACCESS PLAN

PROJECT NO.
C-06
SHEET 6 OF 6
DRAWING NO.

Plotted: May 26, 2026 - 12:48pm by: J.Shockley
Drawing Name: Z:\10150_Chino Riverside Drive-BCT\Drawings\Site Plan\10150 - SITE PLAN_SHEET 6.dwg

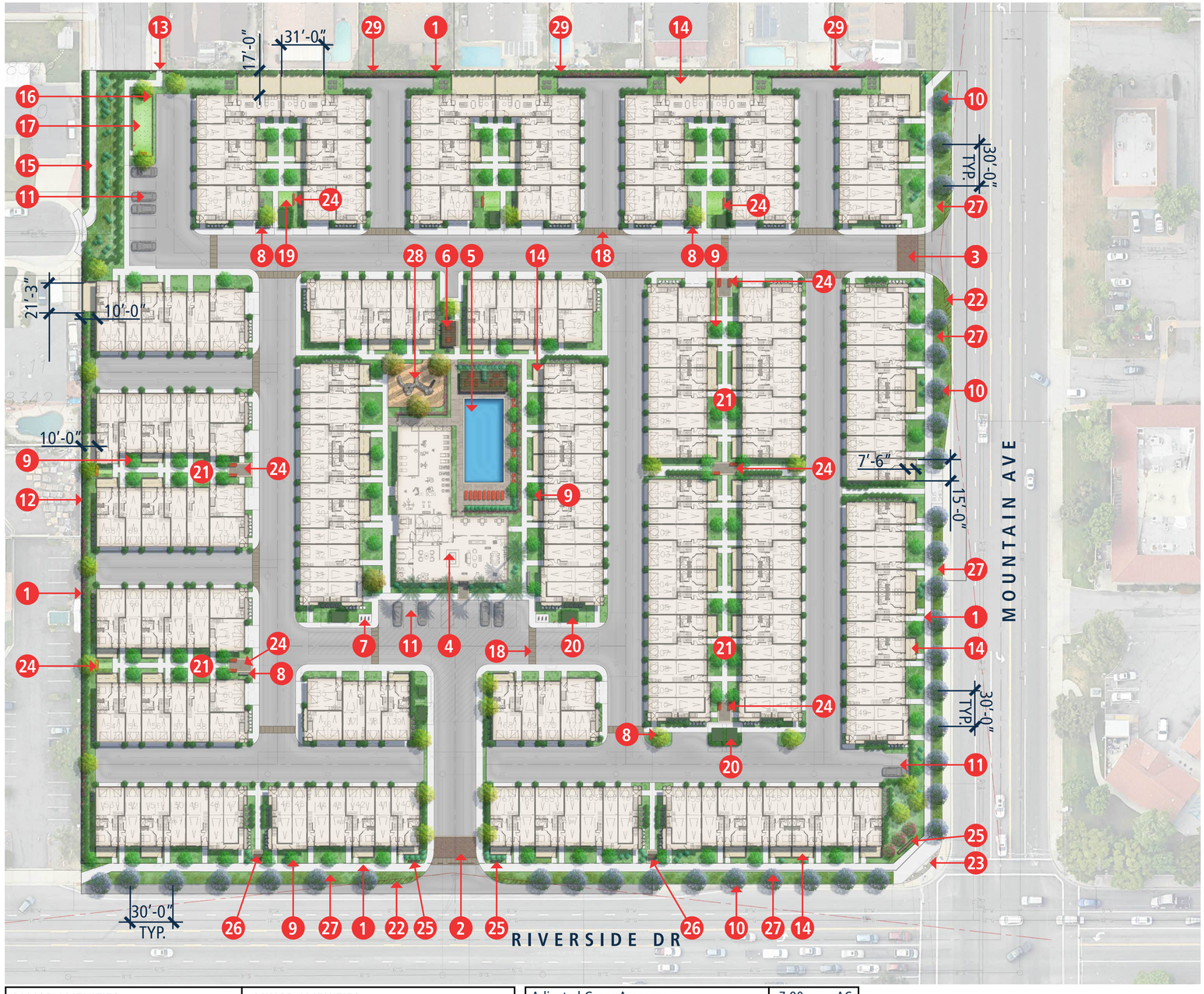








*CHARACTER IMAGERY FOR REFERENCE ONLY



LEGEND

1. Property Line
2. Primary Entry with Enhanced Paving
3. Secondary Entry with Enhanced Paving
4. Recreation Center w/Fitness Center
5. Pool Amenity
6. Shade Trellis with BBQ's
7. Bike Racks
8. Mailboxes
9. Accent Trees
10. Jacaranda Street Trees @ 30' O.C., Typical
11. Guest Parking
12. Perimeter Privacy Wall with Plasters
13. Pedestrian Access Gates
14. Typical Private Yards
15. Pedestrain Access Path
16. Typical Pet Waste Stations (Qty: 13)
17. Fenced Dog Run
18. Typical Enhanced Pedestrian Crossings
19. Typical Common Lawn Play Areas
20. Transformers
21. Typical Paseos
22. Line-of-Sight Lines
23. New Curb Ramps at Street Intersection
24. Bench Seating Areas
25. Project Monument Sign
26. Entry Arbor (Qty: 2)
27. Parkway Landscape
28. Tot Lot
29. Existing Wall to be Protected-in-Place

MAJOR AMENITIES:

- MA-1 (1) Recreation Building with:
  - Fitness Room
  - Yoga Room
  - Club Room
  - Shuffle Board
  - Leasing Office
- MA-2 (1) Swimming Pool
- MA-3 (1) Tot Lot
- MA-4 (1) Fenced Dog Run

MINOR AMENITIES:

- MI-1(1) Picnic & BBQ Area
- MI-2 (7) Seating Areas
- MI-2a Lounge Seating
- MI-2b Soft Seating with Shade Structure
- MI-3 (3) Open Lawn Play Area

Adjusted Gross Acreage:	7.90	AC
Total Landscape Area:	61,619	S.F.
On Site Landscape Area:	52,441	S.F.
ROW Landscape Area:	9,178	S.F.
On Site Landscape Coverage Percentage:	15.23	%

NOTES:
1. Landscape Plans will meet Municipal Code requirements for all types and quantities.
2. Major and Minor amenity identified in legend.
3. Refer to Sheet L-10 & L-11 for sections showing landscape treatment against existing neighborhood and along public streets.
4. Typical Private Patio dimension is 7.5'x15' minimum.

BCT development

ktgy WHERE DESIGN LIVES

RIVERSIDE DRIVE - OVERALL SITE PLAN

Chino, California

0 20' 40' 80'
Scale: 1" = 40'-0"

05.27.26

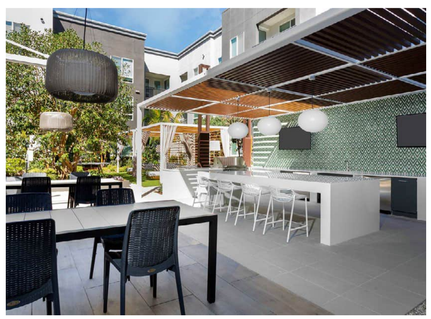
L-1

C2 Collaborative

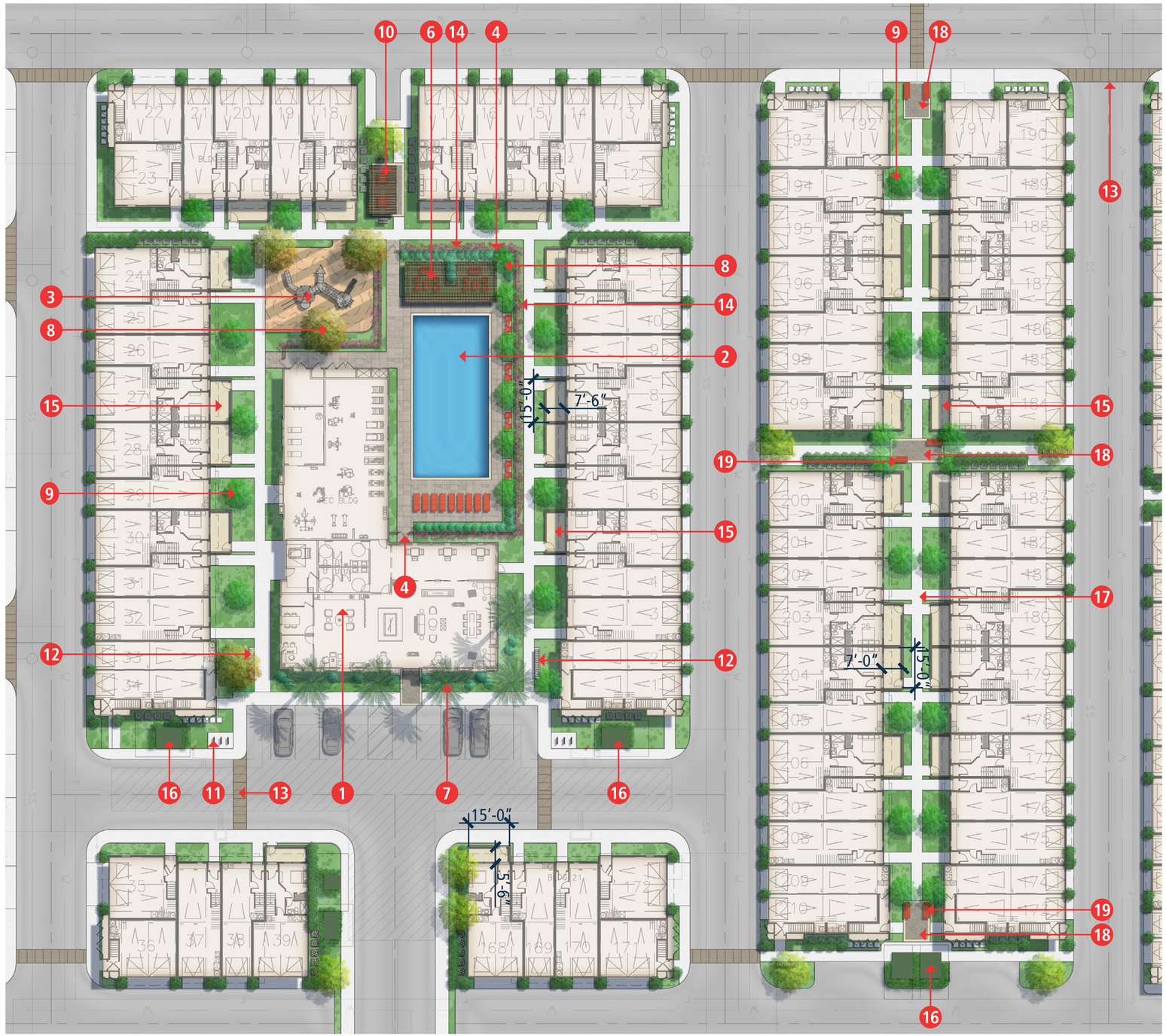








*CHARACTER IMAGERY FOR REFERENCE ONLY

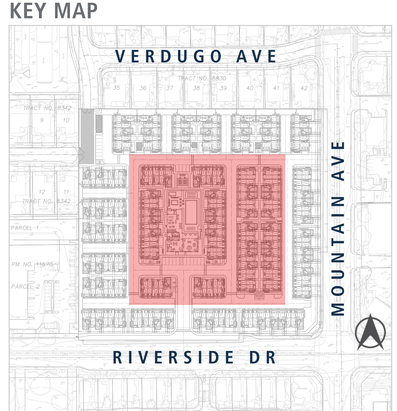


LEGEND

1. Recreation/Fitness Center
2. 28'x60' Lap Pool
3. Tot Lot
4. Pool Enclosure Fence & Gates w/shrub & vine screening
5. Lounge Seating
6. Shade Structure w/Soft Seating
7. Palm Trees
8. Canopy Shade Trees
9. Patio Trees
10. Shade Trellis with BBQ's
11. Bike Racks
12. Mailboxes
13. Pedestrian Crossings
14. Vertical Planting
15. Typical Private Yards
16. Transformers
17. Paseo
18. Enhanced Pedestrian Paving
19. Bench Seating Area

NOTES:
1.Landscape Plans will meet Municipal Code requirements for all types and quantities.
2. Major and Minor amenity identified in legend.

KEY MAP



BCT development | ktgy WHERE DESIGN LIVES

RIVERSIDE DRIVE - RECREATION & TYPYCAL PASEO ENLARGEMENT PLAN

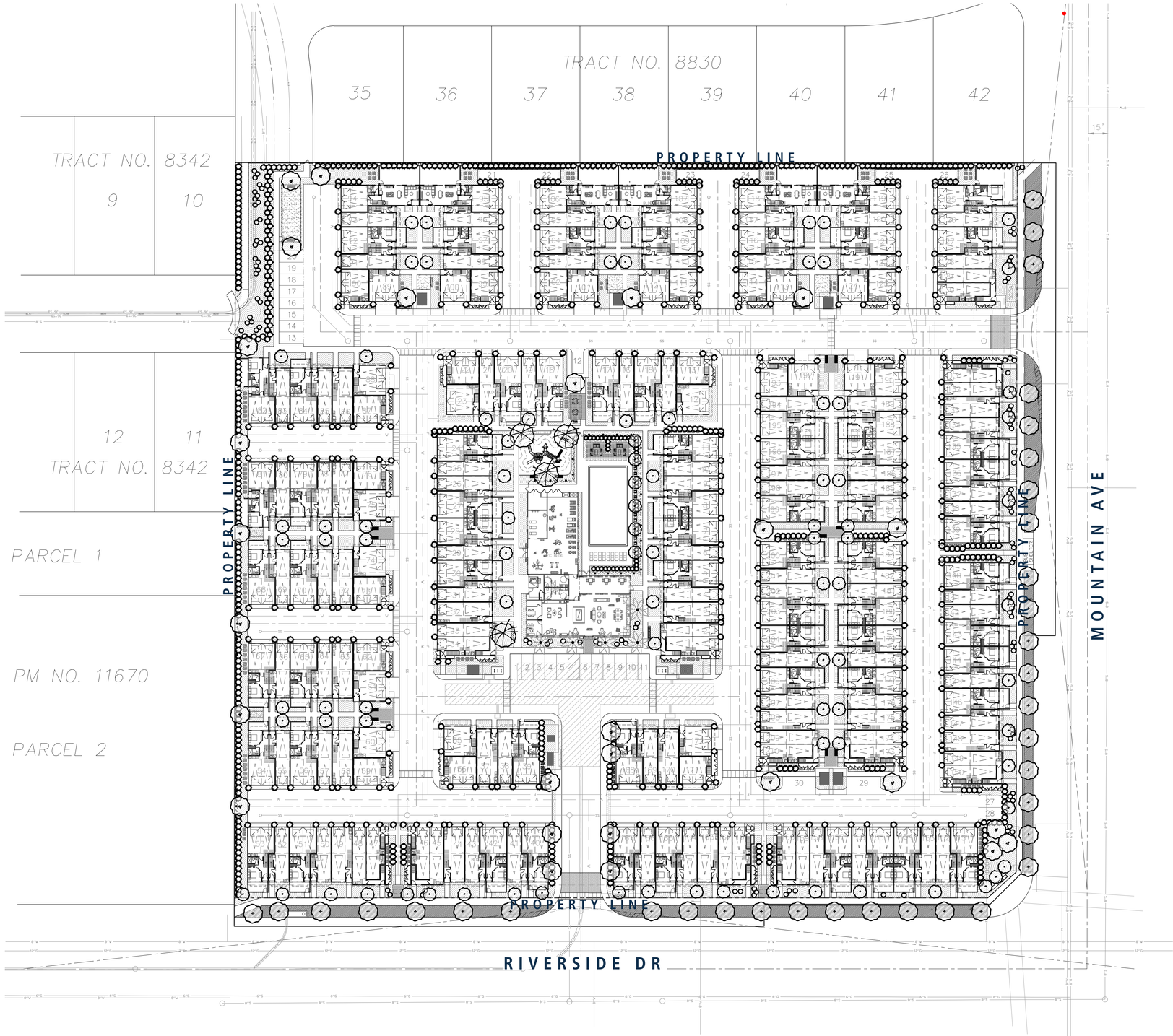
Chino, California

Scale: 1" = 20'-0"

05.27.26

L-2

C2 Collaborative



PLANTING LEGEND

TREES:

Botanical name (Common Name)

FOCAL/ENTRY TREES *[QTY: 11 | 48" Box min.]*
Parkinsonia x Desert Museum (Palo Verde)
Phoenix reclinata (Senegal Palm)
Platanus racemosa (California Sycamore)
Quercus agrifolia (Coast Live Oak)
Quercus virginiana (Southern Live Oak)

SHADE TREES *[QTY: 27 | 36" Box min.]*
Agonis flexuosa (Peppermint Tree)
Arbutus 'Marina' (Marina Srawberry Tree)
Koelreuteria paniculata (Golden Rain Tree)
Ulmus parvifolia (Chinese Elm Tree)

PALM TREES *[QTY: 5 | 15' BTH min.]*
Phoenix dactylifera (Date Palm)
Pinus canariensis (Canary Island Pine)
Syagrus romanzoffiana (Queen Palm)

STREET TREES *[QTY: 26 | 24" Box min.]*
Jacaranda mimosifolia (Jacaranda)

PATIO TREES *[QTY: 79 | 24" Box min.]*
Cercis canadensis 'Forest Pansy' (Forest Pansy Redbud)
Lagerstroemia indica x fauriei 'Muskogee' (Crape Myrtle)
Magnolia grandiflora 'Little Gem' (Little Gem Magnolia)

SHRUBS:

Botanical name (Common Name)

ACCENT SHRUBS *[QTY: 116 | 15-Gal min. | 48" O.C. Spacing]*
Agave spp. (Agave)
Aloe spp. (Aloe)
Anigozanthos 'Red' (Kangaroo Paw)
Hesperaloe parviflora (Redflower False Yucca)

SCREENING SHRUBS *[QTY: 663 | 5-Gal min. | 48" O.C. Spacing]*
Dodonaea viscosa 'Purpurea' (Purple Hopseed Bush)
Ligustrum japonicum 'Texanum' (Waxleaf Private)
Leucophyllum frutescens (Texas Ranger)
Podocarpus marcophyllus (Yew Pine)
Rhaphiolepis spp. (Indian Hawthorn)
Tristania conferta (Brisbane Box)
Westringia spp.(Coast Rosemary)

SHRUBS & GROUNDCOVERS *[(65%) QTY: 2,415 | 1-Gal min. | 48" O.C., (35%) QTY: 832 | 5-Gal min. | 60" O.C. Spacing]*
Baccharis pilularis (Dwarf Coyote Brush)
Bougainvillea "Oo La La" (Bougainvillea)
Carissa m. 'Green Carpet' (Green Carpet Natal Plum)
Dietes bicolor (Fortnight Lily)
Festuca mairei (Atlas Fescue)
Festuca ovina 'Glauca' (Blue Rescue)
Lantana x 'New Gold' (New Gold Lantana)
Ligustrum japonicum 'Texanum (Texas Privet)
Myoporum parvifolium (Creeping Myoporum)
Myrtus communis 'Compacta' (Myrtle)
Muhlenbergia spp. (Deer Grass)
Photinia fraseri (Photinia)
Rhaphiolepis indica (Indian Hawthorn 'Clara')
Rosa floribunda 'Iceberg' (Iceberg Rose)
Rosmarinus officinalis 'Prostrate' (Prostrate Rosemary)
Salvia spp. (Sage)
Senecio mandralisae (Blue Chalk Sticks)
Trachelospermum jasminoides (Star Jasmine)
Westringia 'Mundi' (Dwarf Coast Rosemary)

PARKWAY PLANTING *[(65%) QTY: 312 | 1-Gal min. | 48" O.C., (35%) QTY: 108 | 5-Gal min. | 60" O.C. Spacing]*
Baccharis pilularis (Dwarf Coyote Brush)
Dietes bicolor (Fortnight Lily)
Festuca mairei (Atlas Fescue)
Lantana x 'New Gold' (New Gold Lantana)
Rosa floribunda 'Iceberg' (Iceberg Rose)
Rosmarinus officinalis 'Prostrate' (Prostrate Rosemary)

SCREENING VINES *QTY: 312 | @ 18" O.C.*
Bougainvillea spp. (Bougainvillea)
Podocarpus marcocarpus (Yew Pine)
Trachelospermum jasminoides (Star Jasmine)

BCT development
ktgy WHERE DESIGN LIVES

RIVERSIDE DRIVE - CONCEPTUAL PLANTING PLAN

Chino, California

0 20' 40' 80'
Scale: 1" = 40'-0"

05.27.26

L-3

C2 Collaborative

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Agonis flexuosa	Peppermit Tree	15 Gal min.	L
Arbutus ‘Marina’	Strawberry Tree	15 Gal min.	L
Cercis canadensis ‘Forest Pansy’	Eastern Redbud	15 Gal min.	M
Heteromeles arbutifolia	Toyon	15 Gal min.	VL
Feijoa sellowiana	Pineapple Guava	15 Gal min.	L
Koelreuteria paniculata	Golden Rain Tree	15 Gal min.	L
Parkinsonia x Desert Museum	Desert Museum Palo Verde	15 Gal min.	VL
Phoenix dactylifera	Date Palm	12’ BTH min.	L
Platanus racemosa	California Sycamore	15 Gal min.	M
Pinus canariensis	Canary Island Pine	15 Gal min.	L
Prunus caroliniana	Carolina Cherry Laurel	15 Gal min.	M
Quercus agrifolia	Coast Live Oak	15 Gal. min.	VL
Quercus virginiana	Southern Live Oak	15 Gal min.	L
Syagrus romanzoffiana	Queen Palm	12’ BTH min.	M
Tristania conferta	Brisbane Box	15 Gal. min.	M
Ulmus parvifolia	Chinese Evergreen Elm	15 Gal. min.	M

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Agave spp.	Agave	5 Gal min.	L
Aloe spp.	Aloe	1 Gal min.	L
Anigozanthos “Red”	Kangaroo Paw	5 Gal min.	M
Dietes bicolor	Fortnight Lily	5 Gal min.	L
Dodonaea viscosa ‘Purpurea’	Purple Hopseed Bush	5 Gal min.	L
Festuca mairei	Atlas Fescue	1 Gal min.	L
Festuca ovina “Glauca”	Blue Rescue	5 Gal min.	L
Hesperaloe parviflora	Red Yucca	5 Gal min.	VL
Ligustrum japonicum ‘Texanum’	Waxleaf Private	5 Gal min.	M
Myrtus communis “Compacta”	Myrtle	5 Gal min.	L
Muhlenbergia spp.	Deer Grass	1 Gal min.	L
Photinia fraseri	Photinia	5 Gal min.	M
Podocarpus marcophyllus	Yew Pine	15 Gal min.	M
Rhaphiolepis indica	Indian Hawthorn ‘Clara’	5 Gal min.	L
Rhaphiolepis spp.	Indian Hawthorn	5 Gal min.	M
Rosa floribunda “Iceberg”	Iceberg Rose	5 Gal min.	M
Salvia spp.	Sage	5 Gal min.	L
Westringia spp.	Coast Rosemary	5 Gal min.	L
Xylosma congestum	Shiny xylosum	5 Gal min.	L

GROUNDCOVER SCHEDULE:

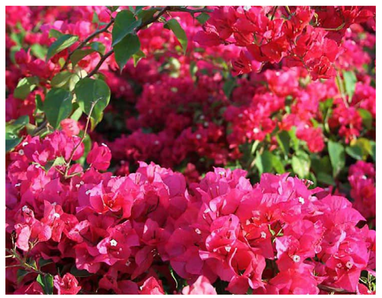
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Baccharis pilularis	Dwarf Coyote Brush	1 Gal min.	L
Bougainvillea “Oo La La”	Oo La La Bougainvillea	1 Gal min.	L
Carissa m. ‘Green Carpet’	Green Carpet Natal Plum	1 Gal min.	M
Lantana x ‘New Gold’	New Gold Lantana	1 Gal min.	L
Myoporum parvifolium	Creeping Myoporum	1 Gal min.	L
Rosmarinus officinalis ‘Prostrate’	Prostrate Rosemary	1 Gal min.	L
Senecio mandralisae	Blue Chalk Sticks	1 Gal min.	L
Trachelospermum jasminoides	Star Jasmine	1 Gal min.	M
Westringia ‘Mundi’	Dwarf Coast Rosemary	1 Gal min.	L









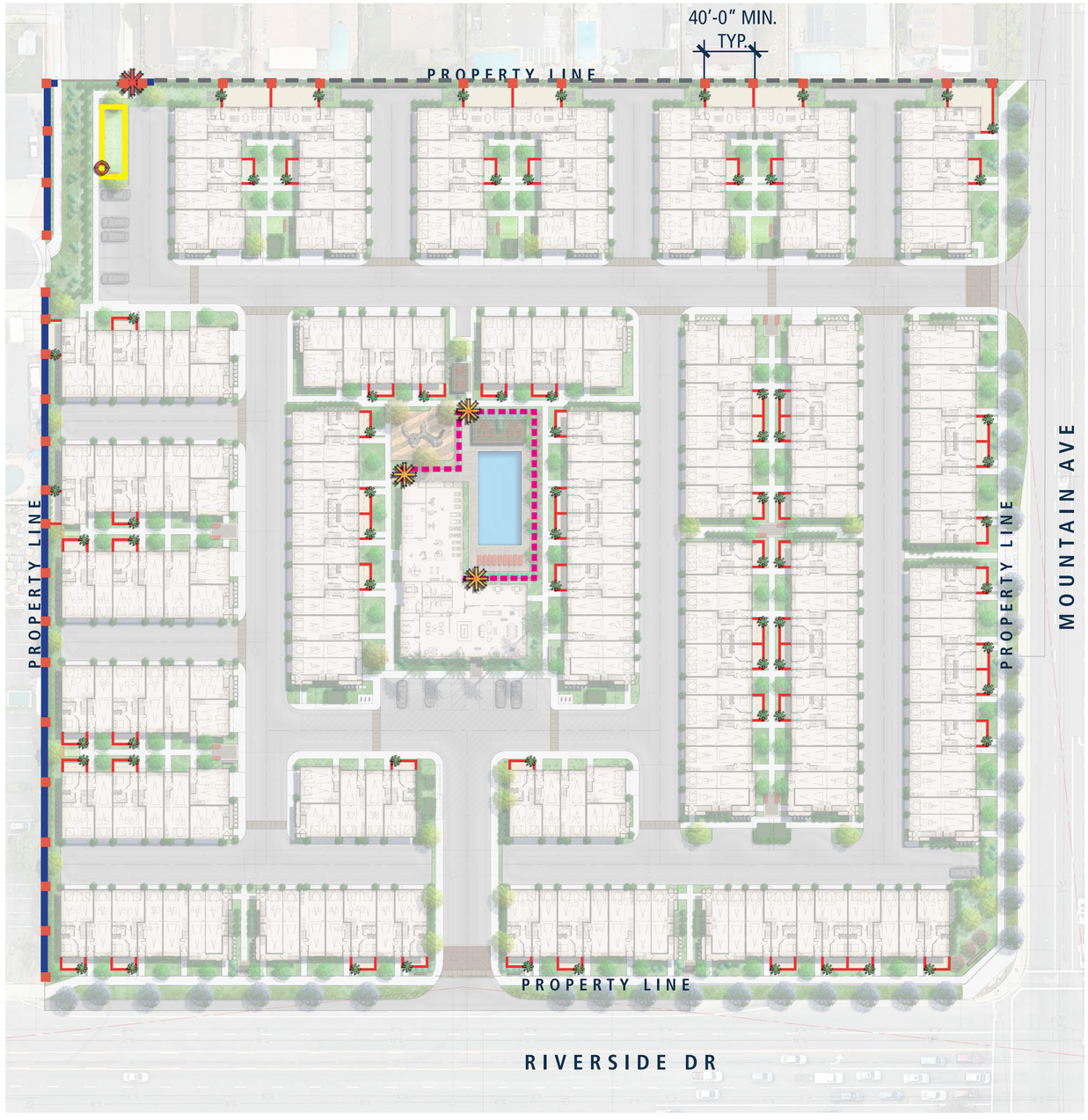










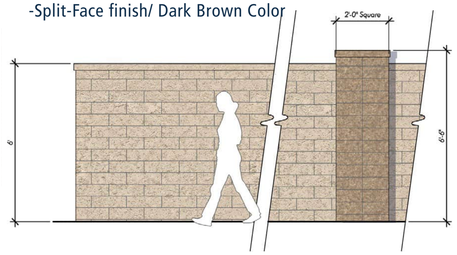
NOTES:
1. BCT Development will coordinate with neighbors and offer to remove their walls/fencing.

LEGEND

Perimeter Walls
-6'-0" min. ht.
-Masonry Construction
-Split-Face finish/ Tan Color



Pilaster
-6'-6" min. ht. x 24" SQ.@ 40' O.C. min. spacing
-Masonry Construction, stacked bond
-Split-Face finish/ Dark Brown Color



Perimeter Pedestrian Gate
-60" min ht. x 48" opening min.
-Steel fabrication
-Painted to match architecture



Pool Enclosure Fence
-60" min ht.
-Steel Fabrication
-Painted to match architecture



Pool Enclosure Gate
-60" min ht. x 48" opening min.
-Steel fabrication
-Painted to match architecture



Dog Run Fence
-42" min ht.
-Steel fabrication
-Painted to match architecture



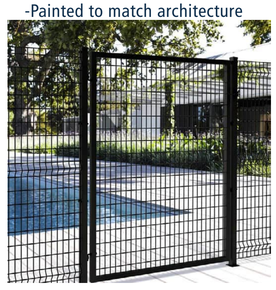
Private Patio Walls
-36" min ht.
-Masonry with stucco and brick cap
-Painted to match architecture



Private Patio Gate
-36" min ht. x 36" opening min.
-Steel fabrication
-Painted to match architecture

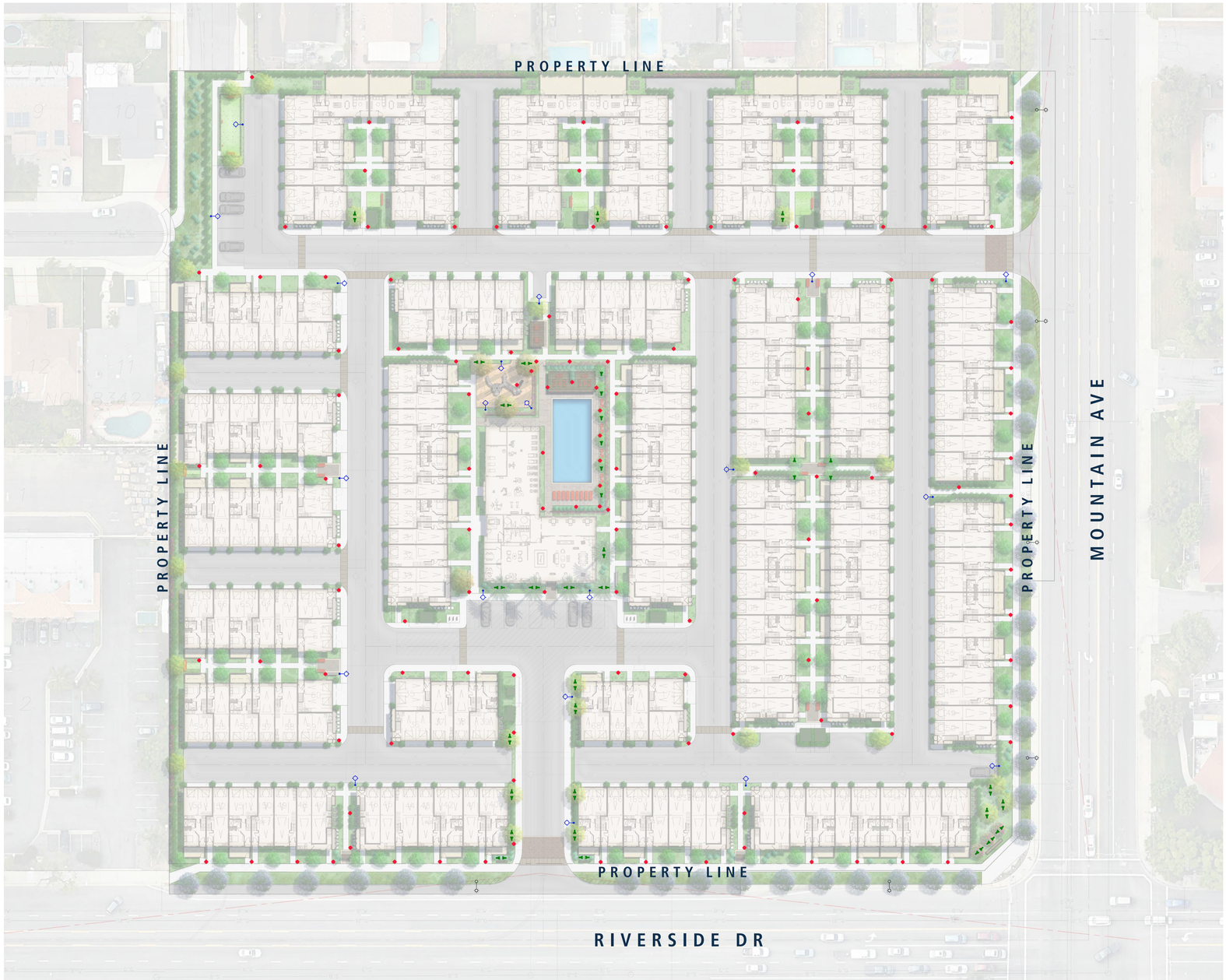


Dog Run Gate
-42" min ht. x 36" opening min.
-Steel fabrication
-Painted to match architecture



Existing Northern Wall
-+/- 6'-0" ht.
-Masonry wall with cap.

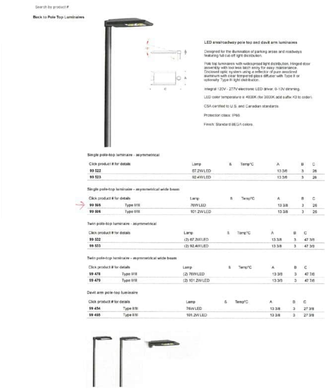




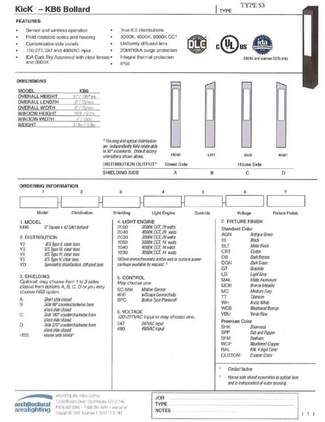
LIGHTING SCHEDULE:

KEY	DESCRIPTION
	Existing Street Light to remain and be protected in place
	S1 Parking Lot Light
	S2 Pathway Light
	S3 Tree Uplight

NOTE:
All Lighting will meet Lighting requirements per CMC 20.10.090.



Parking Lot Light (or equal)



Pathway Light (or equal)



Tree Uplight (or equal)

RIVERSIDE DRIVE - CONCEPTUAL LIGHTING PLAN

Chino, California

0 20' 40' 80'

Scale: 1" = 40'-0"

05.27.26

L-6

SECTION-A (B710)

SCALE: 1/8"=1'-0"





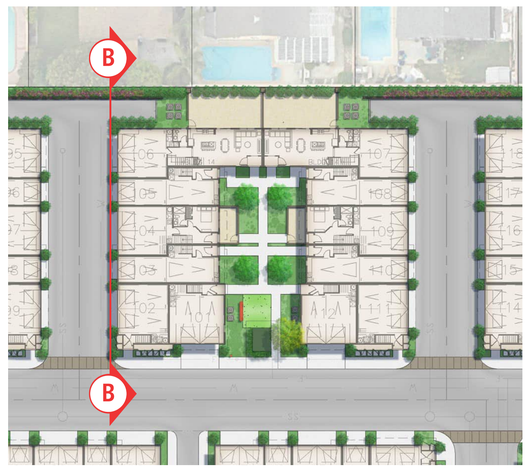
LEGEND

1. Perimeter Privacy Wall
2. Shrub and Groundcover
3. Screening Hedge
4. Internal Sidewalk
5. Internal Street
6. Building - per Architect
7. Retaining Wall - per Civil
8. Internal Guest Parking Stall
9. Existing Masonry Wall - to remain

SECTION-B (B1200)

SCALE: 1/8"=1'-0"





KEY MAP



BCT development ktgy WHERE DESIGN LIVES

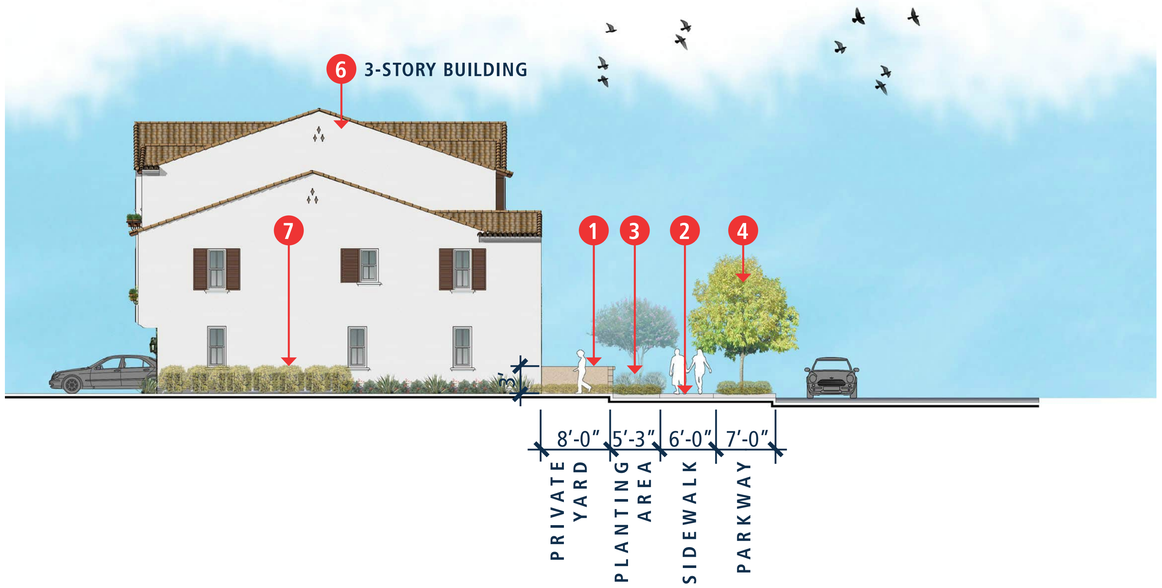
RIVERSIDE DRIVE - SECTIONS

Chino, California

C2 Collaborative

SECTION-C

SCALE: 1/8"=1'-0"



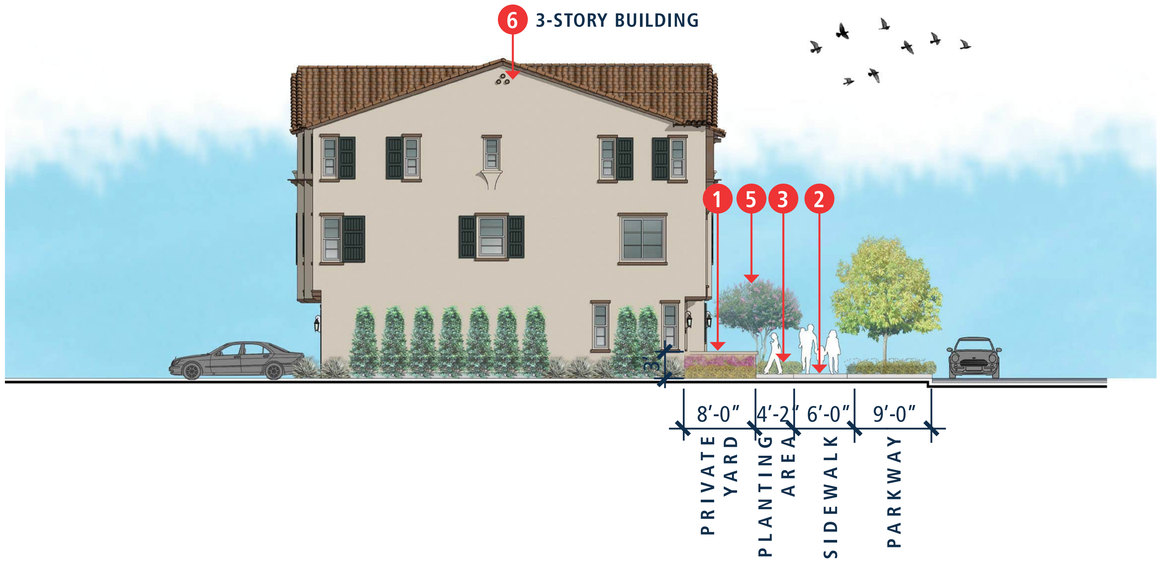


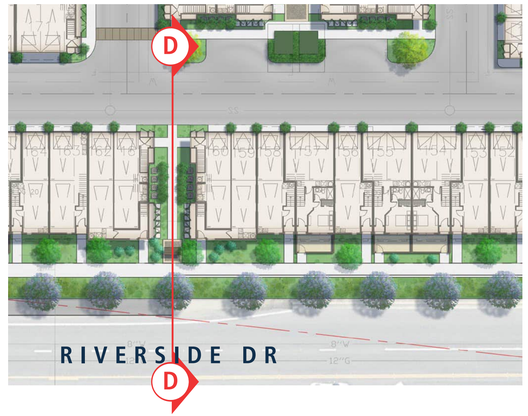
LEGEND

1. Private Yard
2. Public Sidewalk
3. Planting Area
4. Street Tree in Parkway
5. Accent Tree
6. Building - per Architect
7. Screened AC Units

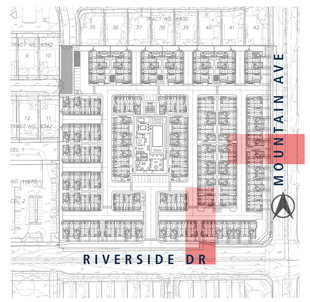
SECTION-D

SCALE: 1/8"=1'-0"





KEY MAP



PLANTING MULCH

- All shrub and groundcover planter areas shall receive a minimum 3" layer of mulch.
- Mulch specification will be Aquinaga Green "Forest Floor" mulch, natural color.

PEDESTRIAN PAVING AND POOL DECK

- Natural gray concrete with broom finish and tooled joints.
- Integral colored concrete pool deck paving with topcast etch finish.




ENHANCED ENTRY DRIVEWAY PAVING AND CROSSWALKS

- Colored asphalt paving with perimeter banding.
- Stamped pattern or equal.




PLAYGROUND STRUCTURE (AGES 5-12)

- KOMPAN or Equal Manufacturer
- Triple Tower with Wackle, Color such as Light Teal and Gray, Safety Surfacing

Triple Tower with Wackle

PCM310632

KOMPAN



Item no. PCM310632-0950	
General Product Information	
Dimensions LxWxH	28'1"x16'8"x13'5"
Age group	5 - 12
Play capacity (users)	25
Color options	





The play unit offers many levels of play: from the inclined climbing net up to the lower platform, from which the child can take the stomach-tickling slide down to the ground or enjoy the rotating movement of the Curly Climber back to the ground. An alternative route is to venture onto the wackle bridge, using the full physical concentration on balancing to the platform of the stairway. The second half leads to the roomy top of the mega deck, perfect for groups to socialise and play on an elevated level, from which they can choose their way to the ground on either, a curved, bumpy slide or a dare devil pair of banister bars at full speed. An alternative route up to the mega deck platform is up the curved tower net where climbing will challenge the physical and coordination skills. Under the platform a nice seat and a rocking hammock makes a meeting point for all.

MAILBOX

- Mailboxes.com.
- Model: 3316 Cluster Box Unit (CBU) 16 "A" Size, Doors- Type III, Black.



PET WASTE STATION

- Petpickups.com Modern Dog Kit
- Model: #MD-KIT Color Green



BENCH

- Victor Stanley
- Model: EVA Bench with Backrest & Arms, 6ft Length, Powder Coated Steel Frame & Slats (Heritage Green color), Surface Mounted.



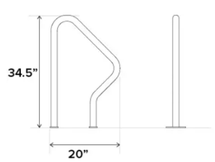
TABLE & CHAIRS

- Victor Stanley
- Model: Anthrosites N-364 Radial Table with Integrated Seating, 4-Person Capacity, Powder Coated Steel Frame (Heritage Green color) with Recycled Plastic Slats (Harbor Grain color), Surface Mounted.



BIKE RACK

- DERO - Swerve Rack
- Model: Loop Bike Rack, Bronze Color.





LITTER & RECYCLING RECEPTACLES

- Victor Stanley
- Model: SDC-45 Steelsites Collection, Surface Mounted, Bronze Color.

VICTOR STANLEY®



SDC-45

COLORS

Standard



Optional



RAL



LIDS



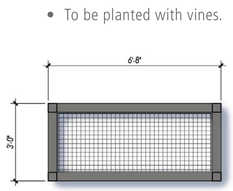
BBQ GRILLS

- Solaire Infrared Grill, Pedestal Gas Grill - 27"
- Model: #M58800013, Stainless Steel

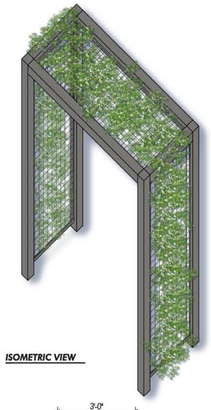


PEDESTRIAN ENTRY ARBORS

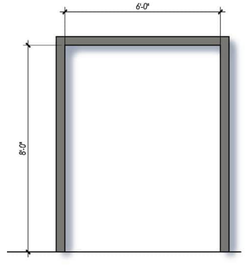
- Custom Fabricated Steel Structure with Welded Wire Mesh
- Bronze color with Satin Finish
- To be planted with vines.



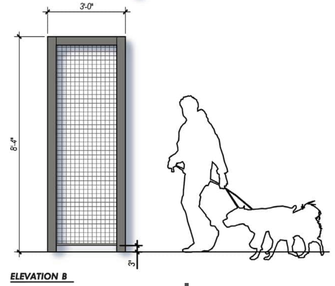
PLAN VIEW



ISOMETRIC VIEW



ELEVATION A



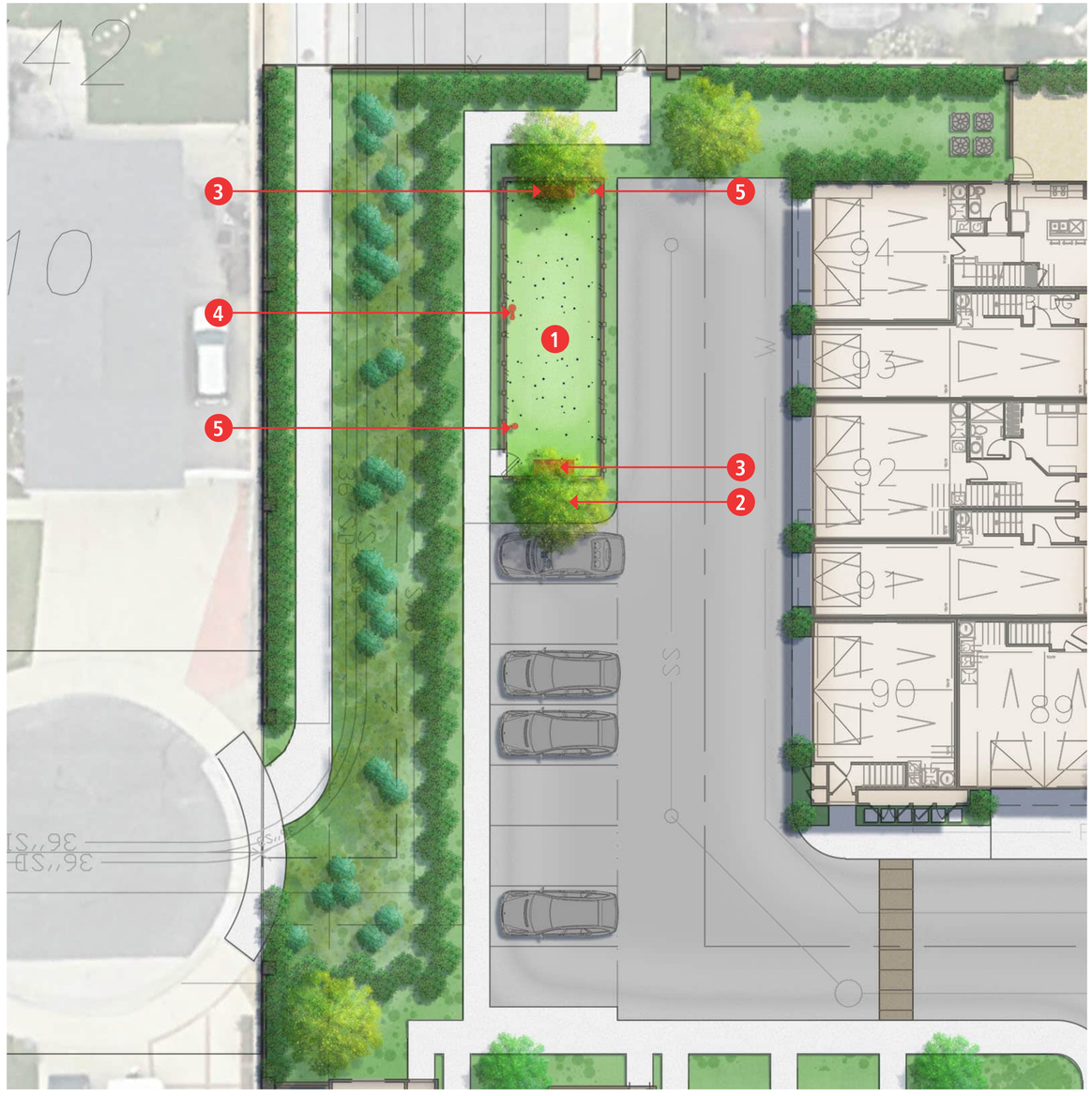
ELEVATION B







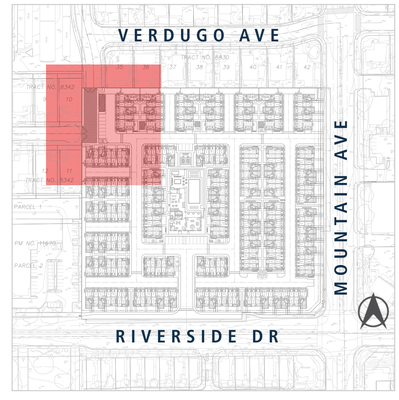
*CHARACTER IMAGERY FOR REFERENCE ONLY



LEGEND

1. Fenced Dog Run (15’ x 45’)
2. Shade Trees
3. Bench
4. Pet Water Fountain
5. Pet Waste Receptacle

KEY MAP



BCT development

ktgy WHERE DESIGN LIVES

RIVERSIDE DRIVE - FENCED DOG RUN ENLARGEMENT PLAN

Chino, California

0 5’ 10’ 20’

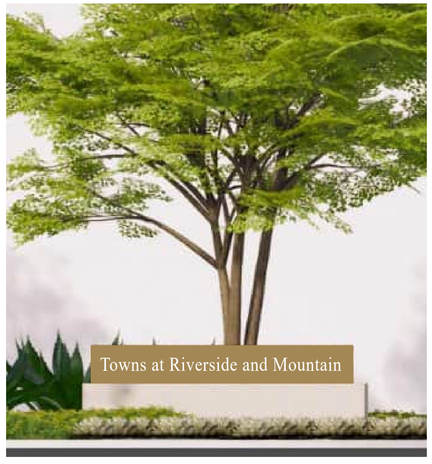
Scale: 1” = 10’-0”

05.27.26

L-10

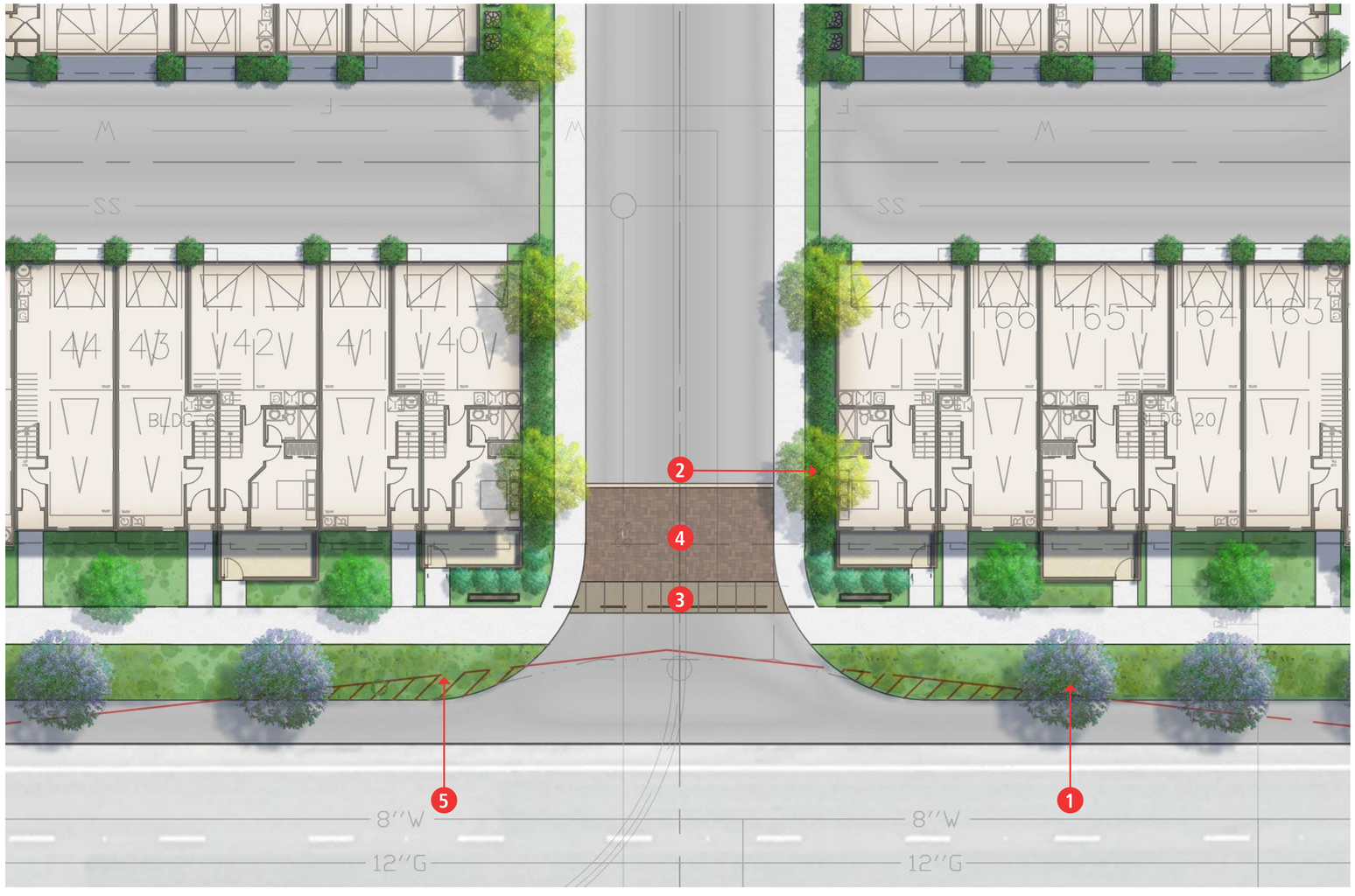
C2 Collaborative







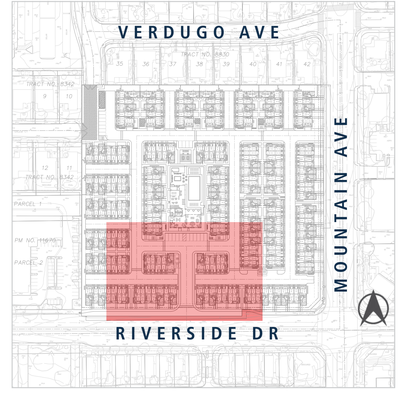
*CHARACTER IMAGERY FOR REFERENCE ONLY



LEGEND

1. Jacaranda Street Trees
2. Entry Trees
3. Enhanced Pedestrian Crossing
4. Enhanced Pavers at Entry
5. Visibility Triangle

KEY MAP



BCT development

ktgy WHERE DESIGN LIVES

RIVERSIDE DRIVE - MAIN ENTRY ENLARGEMENT PLAN

Chino, California

0 5' 10' 20'
Scale: 1" = 10'-0"

05.27.26 L-11

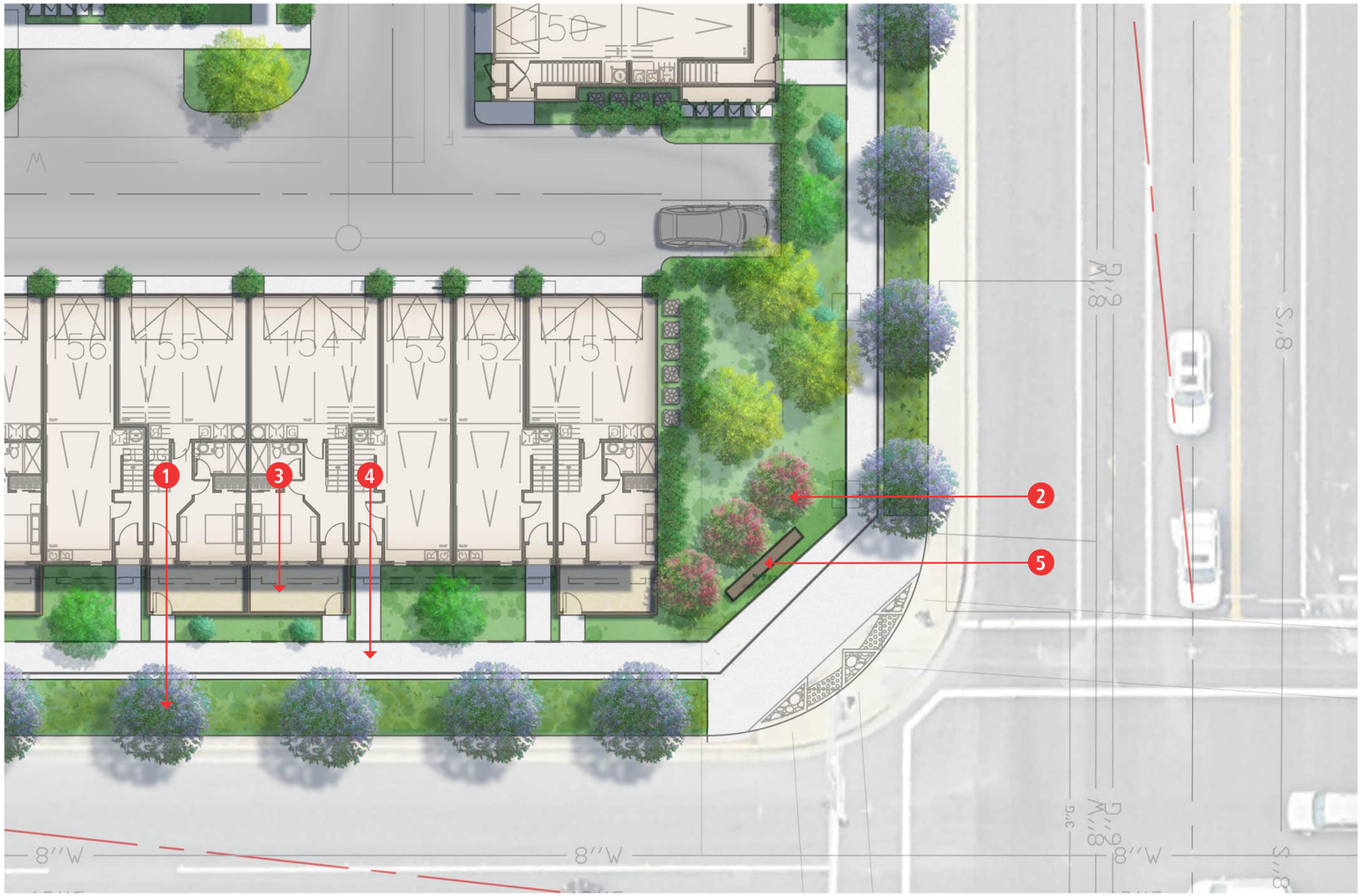
C2 Collaborative







*CHARACTER IMAGERY FOR REFERENCE ONLY



LEGEND

1. Street Trees
2. Accent Trees
3. Private Yard
4. Concrete Sidewalk
5. Project Monument Sign

KEY MAP



BCT development | ktgy WHERE DESIGN LIVES

RIVERSIDE DRIVE - MAIN CORNER AT INTERSECTION PASEO ENLARGEMENT PLAN

Chino, California

Scale: 1" = 10'-0"

05.27.26 L-12

C2 Collaborative