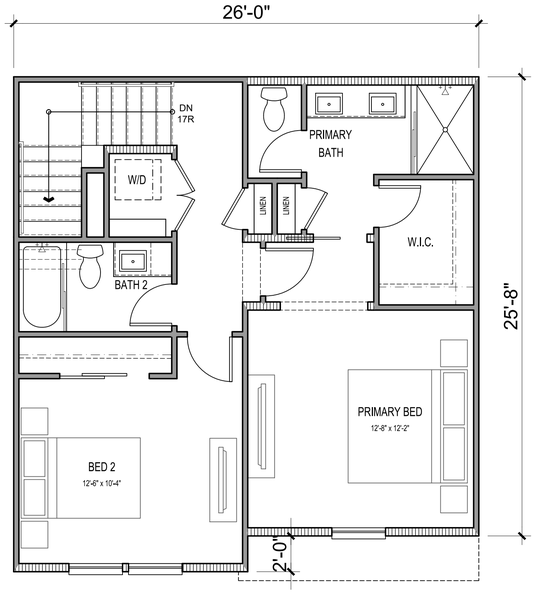
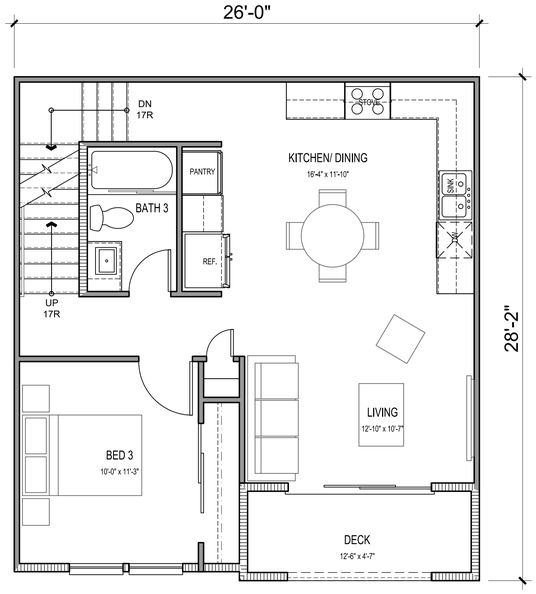
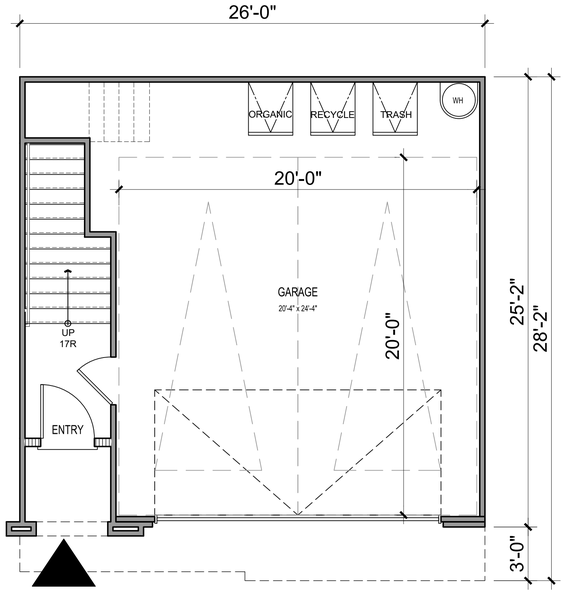


THIRD FLOOR



SECOND FLOOR



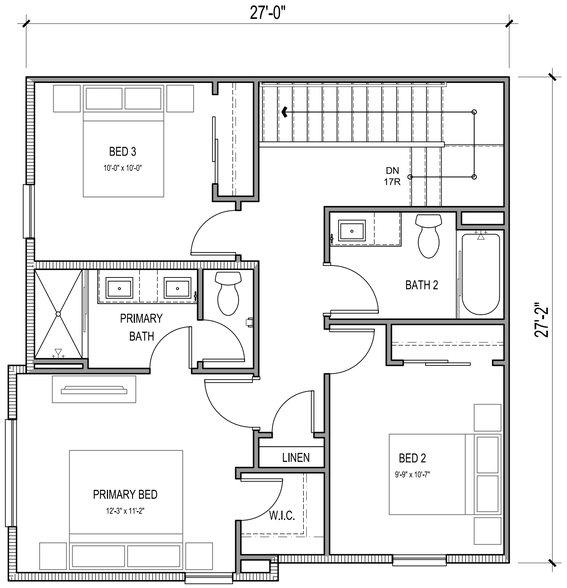
FIRST FLOOR

3 BED / 3 BATH

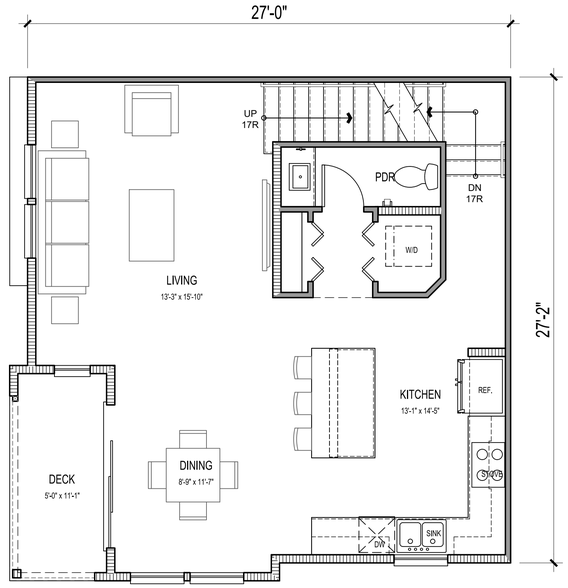
GROSS SF	
1ST FLOOR	111 SQ. FT.
2ND FLOOR	661 SQ. FT.
3RD FLOOR	640 SQ. FT.
TOTAL LIVING	1412 SQ. FT.
GARAGE	545 SQ. FT.
DECK	57 SQ. FT.
FRONT PATIO	0 SQ. FT.

RE: SITE PLAN

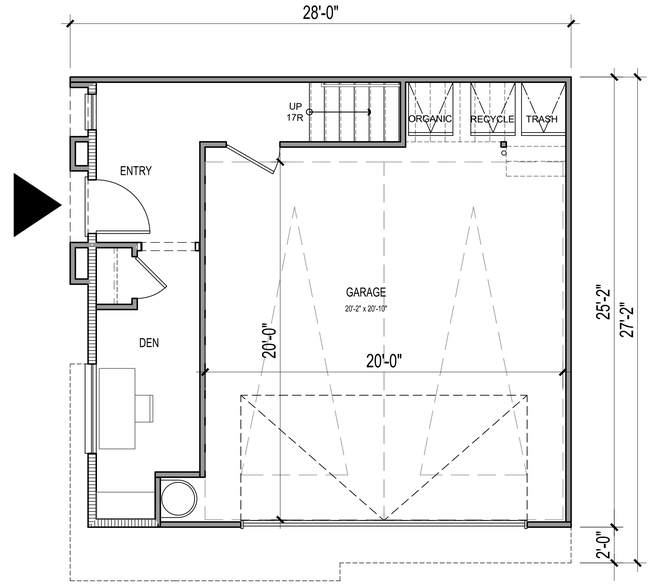
NET SF	
1ST FLOOR	95 SQ. FT.
2ND FLOOR	625 SQ. FT.
3RD FLOOR	597 SQ. FT.
TOTAL LIVING	1317 SQ. FT.



THIRD FLOOR



SECOND FLOOR



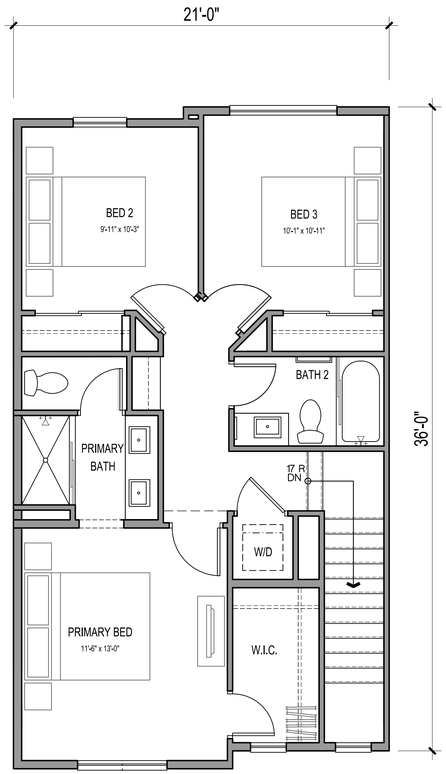
FIRST FLOOR

3 BED / 2.5 BATH

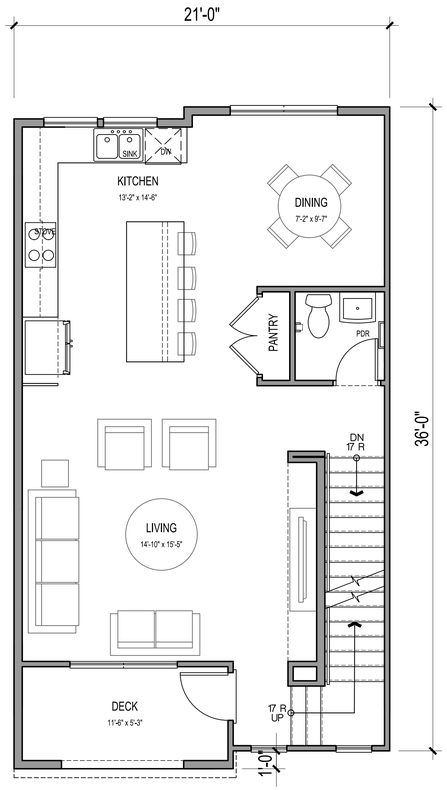
GROSS SF	
1ST FLOOR	242 SQ. FT.
2ND FLOOR	696 SQ. FT.
3RD FLOOR	687 SQ. FT.
TOTAL LIVING	1625 SQ. FT.
GARAGE	478 SQ. FT.
DECK	55 SQ. FT.
FRONT PATIO	0 SQ. FT.

RE: SITE PLAN

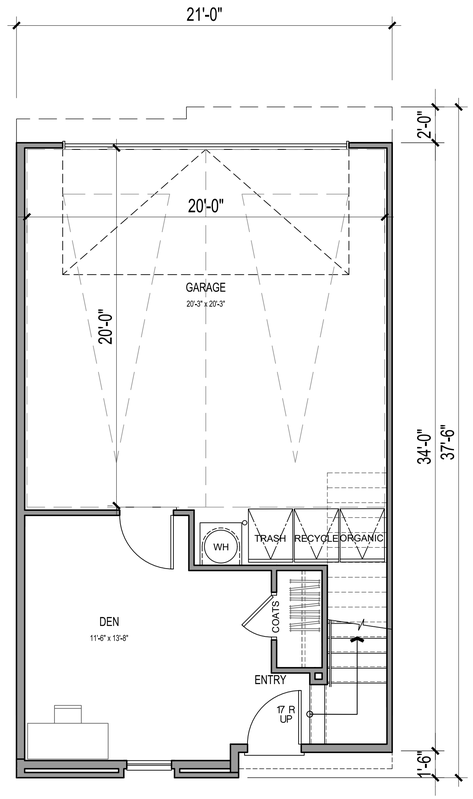
NET SF	
1ST FLOOR	209 SQ. FT.
2ND FLOOR	655 SQ. FT.
3RD FLOOR	646 SQ. FT.
TOTAL LIVING	1511 SQ. FT.



THIRD FLOOR



SECOND FLOOR



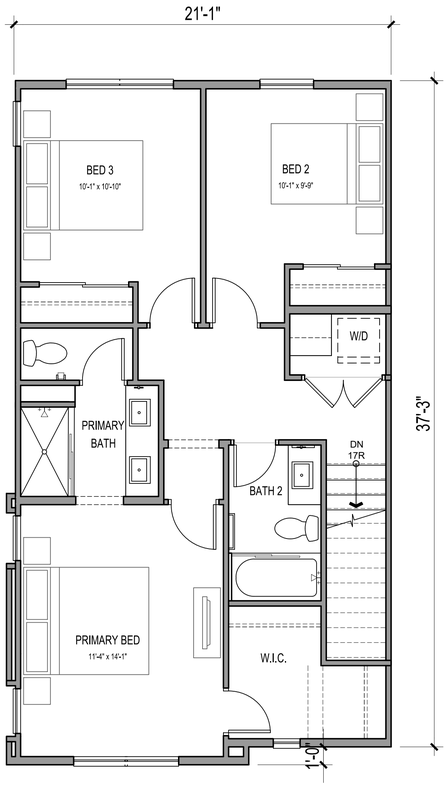
FIRST FLOOR

3 BED / 2.5 BATH

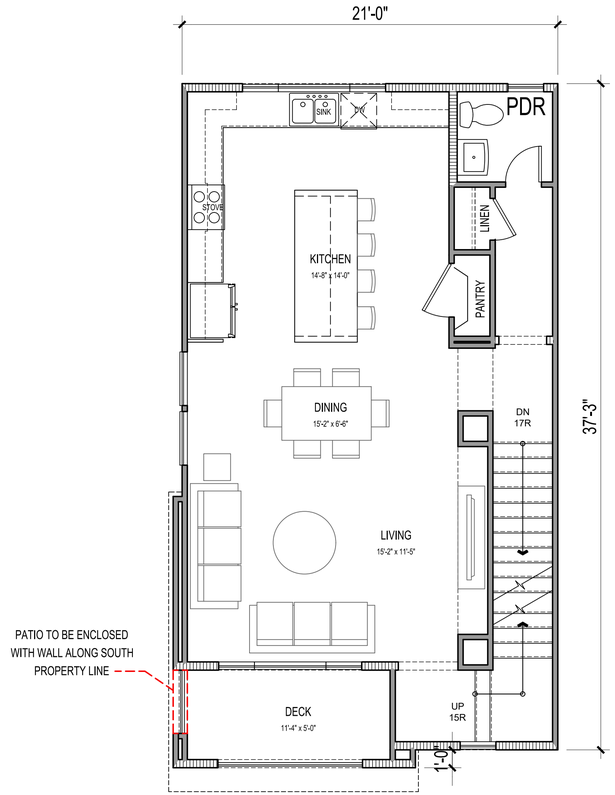
GROSS SF	
1ST FLOOR	274 SQ. FT.
2ND FLOOR	690 SQ. FT.
3RD FLOOR	695 SQ. FT.
TOTAL LIVING	1659 SQ. FT.
GARAGE	466 SQ. FT.
DECK	60 SQ. FT.
FRONT PATIO	159.1 SQ. FT.

RE: SITE PLAN

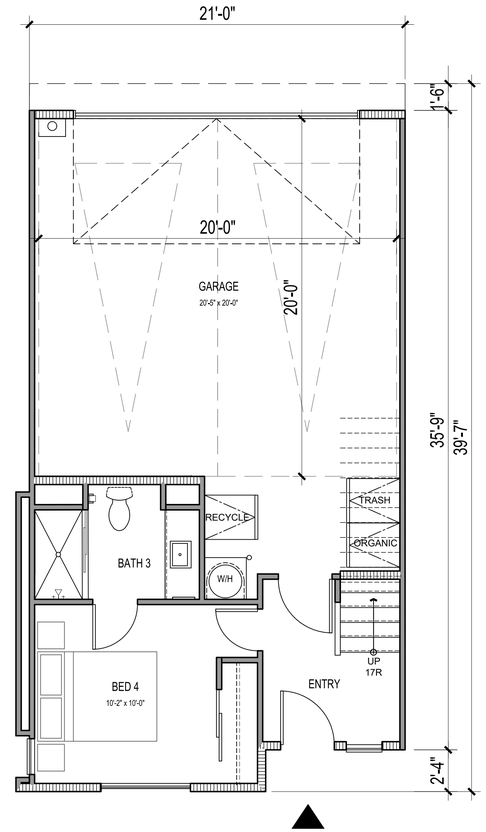
NET SF	
1ST FLOOR	248 SQ. FT.
2ND FLOOR	652 SQ. FT.
3RD FLOOR	649 SQ. FT.
TOTAL LIVING	1549 SQ. FT.



THIRD FLOOR



SECOND FLOOR



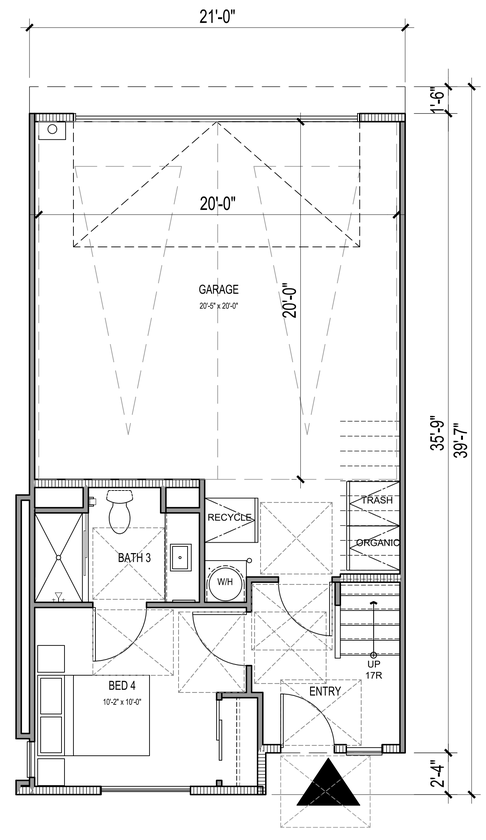
FIRST FLOOR

4 BED / 3.5 BATH

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

RE: SITE PLAN

NET SF	
1ST FLOOR	288 SQ. FT.
2ND FLOOR	690 SQ. FT.
3RD FLOOR	712 SQ. FT.
TOTAL LIVING	1690 SQ. FT.


21'-0"
1'-6"
20'-0"
GARAGE
20'-5" x 20'-0"
20'-0"
35'-9"
39'-7"
TRASH
ORGANIC
RECYCLE
BATH 3
W/H
UP
17R
BED 4
10'-2" x 10'-0"
ENTRY
2'-4"

FIRST FLOOR

COLOR SCHEME 1 - SPANISH STYLE

STUCCO BODY 1, LIGHT SAND FINISH
SW 7004 SNOWBOUND

STUCCO BODY 2, LIGHT SAND FINISH
SW 7018 DOVETAIL

STUCCO BODY 3, LIGHT SAND FINISH
SW 7634 PEDIMENT

STUCCO BODY 4, LIGHT SAND FINISH
SW 7045 INTELLECTUAL GRAY

STUCCO BODY 5, LIGHT SAND FINISH
SW 7026 GRIFFIN

S SHINGLE ROOF
BARCELONA - COPPER MOUNTAIN BLEND

METAL DECK RAILING
SW7069 IRON ORE

WINDOW
WHITE

SPANISH TILE SURROUND
TERRA Y FUEGO, OLIVE DORS

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

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

GARAGE DOOR 1
SW 6006 BLACK BEAN



4-PLEX FRONT

COLOR SCHEME 2 - SPANISH STYLE

STUCCO BODY 1, LIGHT SAND FINISH
SW 6063 NICE WHITE

STUCCO BODY 2, LIGHT SAND FINISH
SW 0002 CHELSEA MAUVE

STUCCO BODY 3, LIGHT SAND FINISH
SW 9084 COCOA WHIP

STUCCO BODY 4, LIGHT SAND FINISH
SW 7509 TIKI HUT

STUCCO BODY 5, LIGHT SAND FINISH
SW 7675 SEALSKIN

S SHINGLE ROOF
BARCELONA - GARNET BLEND

METAL DECK RAILING
SW7069 IRON ORE

WINDOW
WHITE

SPANISH TILE SURROUND
TERRA Y FUEGO, MANZANILLA 3

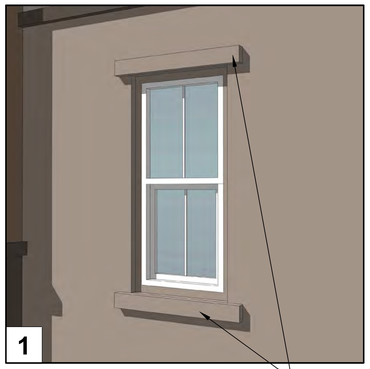
ENTRY DOOR 1
SW 7745 MUDDLED BASIL
ENTRY DOOR 2
SW 6195 ROCK GARDEN

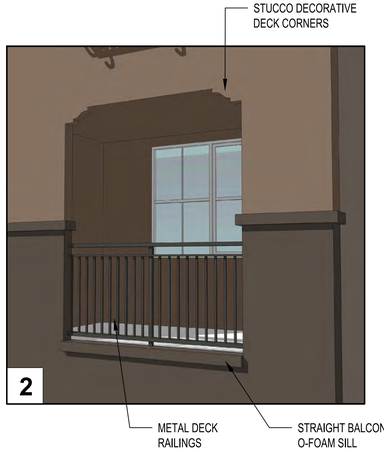
FASCIA BOARD / RAFTER TAILS / FAUX BEAMS & POSTS
TRIM / SHUTTERS / VINYL FENCE
SW 7675 SEALSKIN

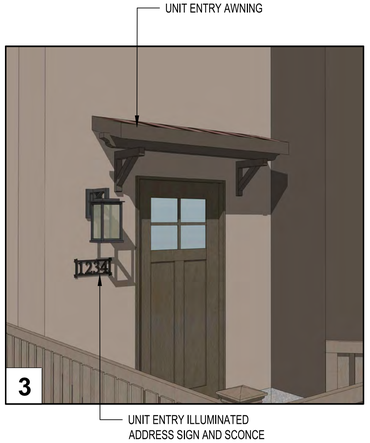
GARAGE DOOR 1
SW 7514 FOOTHILLS



5-PLEX FRONT


1
STRAIGHT WINDOW
O-FOAM SILL AND
HEADER

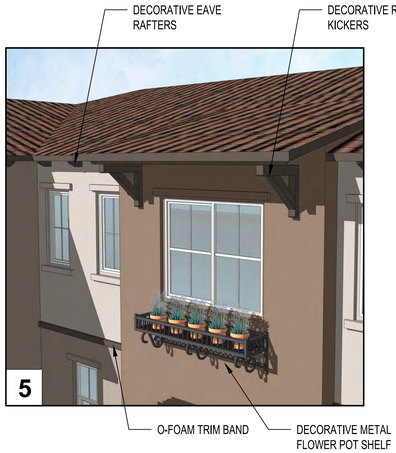

STUCCO DECORATIVE
DECK CORNERS
2
METAL DECK
RAILINGS
STRAIGHT BALCONY
O-FOAM SILL

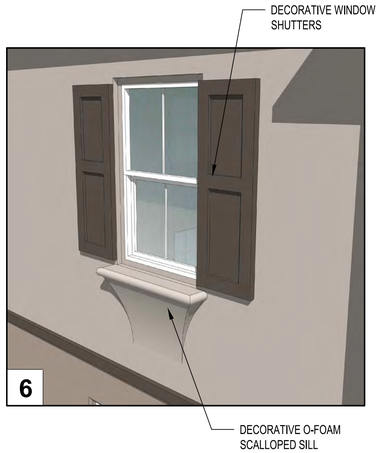

UNIT ENTRY AWNING
3
UNIT ENTRY ILLUMINATED
ADDRESS SIGN AND SCONCE

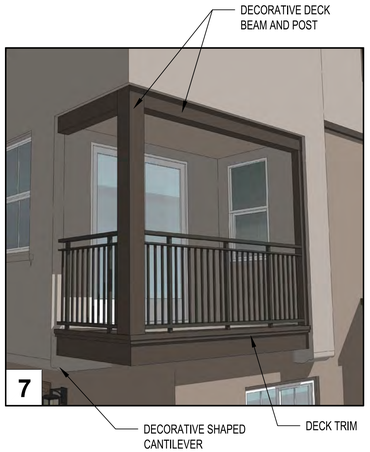

UNIT ENTRY TILE AND
STUCCO SURROUND
4

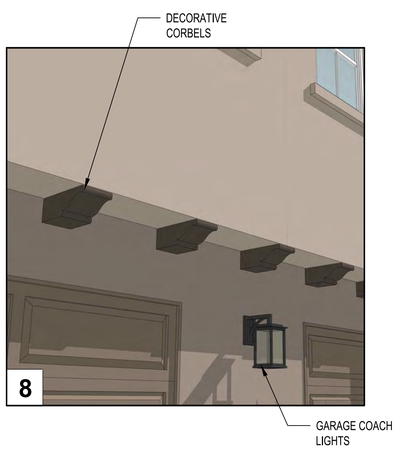

8
7


6
5
1
2
3
4


DECORATIVE EAVE
RAFTERS
DECORATIVE ROOF
KICKERS
5
O-FOAM TRIM BAND
DECORATIVE METAL
FLOWER POT SHELF


DECORATIVE WINDOW
SHUTTERS
6
DECORATIVE O-FOAM
SCALLOPED SILL


DECORATIVE DECK
BEAM AND POST
7
DECORATIVE SHAPED
CANTILEVER
DECK TRIM


DECORATIVE
CORBELS
8
GARAGE COACH
LIGHTS

P3 DETAILS



WINDOW PLANTER



CORBEL



WINDOW



BALCONY



ENTRY DOOR









P4 DETAILS



GARAGE



WINDOW W/ SHUTTER



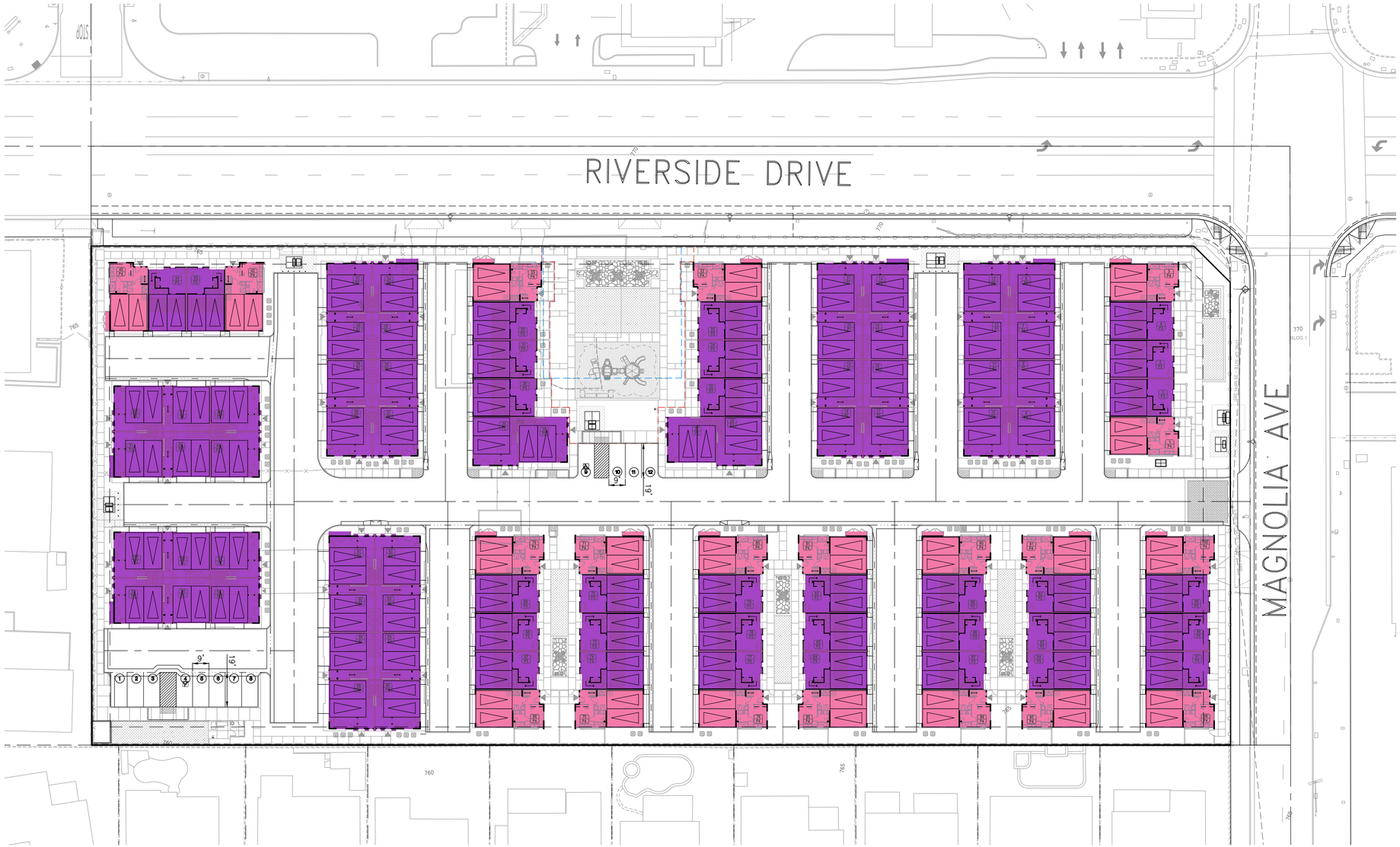
WINDOW



BALCONY



ENTRY DOOR



LEGEND:

SINGLE VEHICLE GARAGE PARKING SPACE

VISITOR PARKING (9'x19') (XX)

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

PARKING SUMMARY

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

1" = 30'

0 15 30 60

PARKING EXHIBIT

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:

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

CITY OF CHINO
DEPARTMENT OF PLANNING AND DEVELOPMENT

MAGNOLIA & RIVERSIDE
6033 - 6041 RIVERSIDE DRIVE
CHINO, CA

PROJECT NO. WARM-025

SHEET 1 OF 1

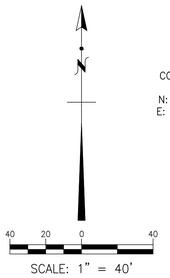
PLAN SET: X
DATE: 10/XX/2025

P:\P WARM-025\DWG\SHEETS\DA\PARKING EXHIBIT\PARKING EXHIBIT.DWG
BY: ANTONIO RUIZ

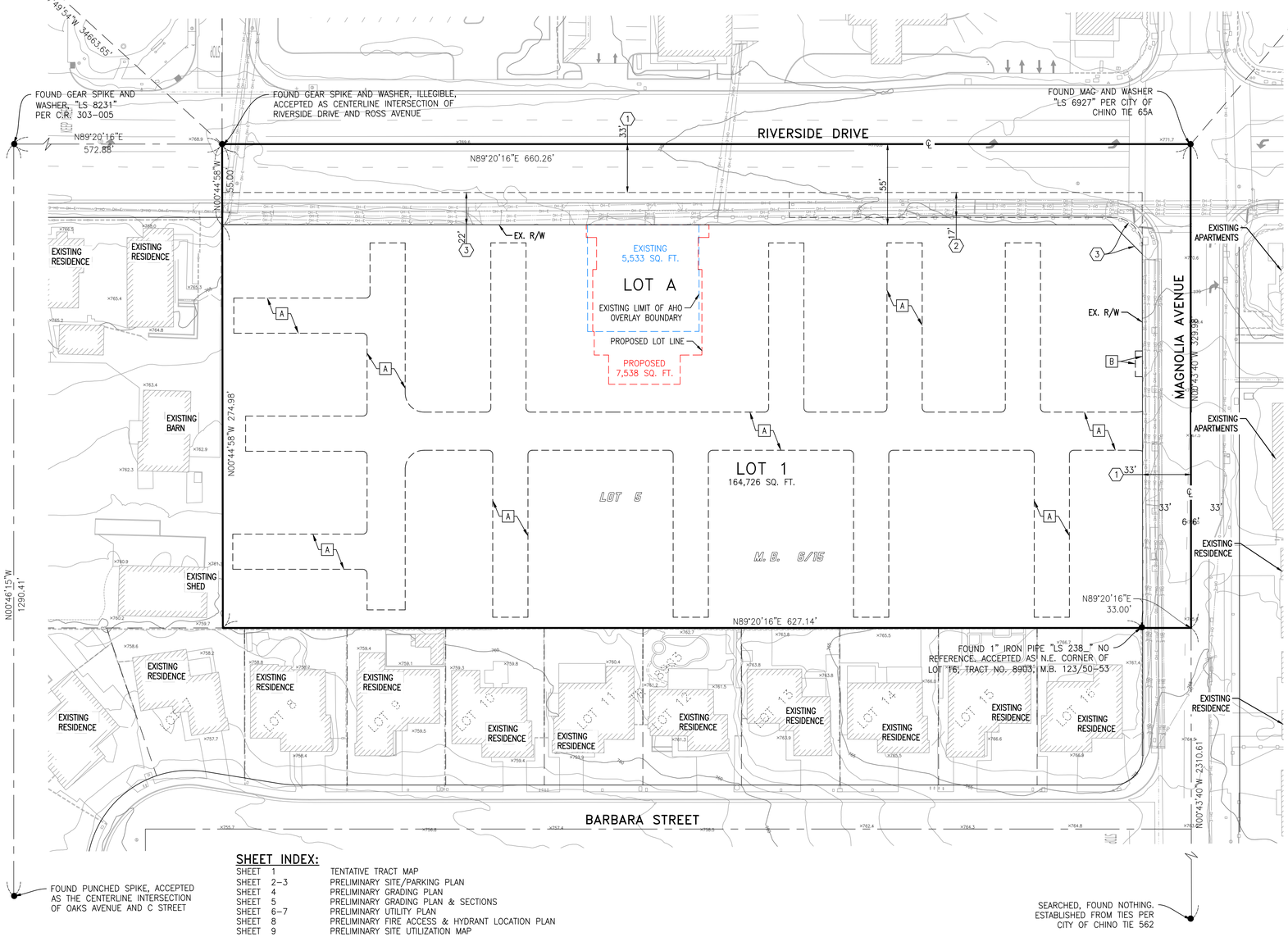
VESTING TENTATIVE TRACT MAP NO. 20794

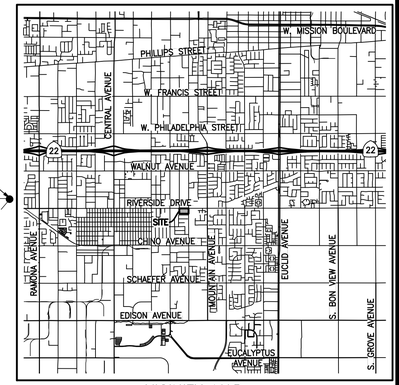
LOT 1 FOR CONDOMINIUM PURPOSES

IN THE CITY OF CHINO , COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



SCALE: 1" = 40'





VICINITY MAP

SCALE: NONE

LEGAL DESCRIPTION:

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

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

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

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

SITE ADDRESS:

6033-6041 RIVERSIDE DRIVE, CHINO, CALIFORNIA

VESTED OWNER:

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

BASIS OF BEARINGS:

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

DATUM STATEMENT:

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

BENCHMARK STATEMENT:

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

FLOOD NOTE:

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

LAND USE SUMMARY:

TOTAL PROPOSED: 2 LOTS
- LOT 1 - FOR CONDOMINIUM PURPOSES
- LOT A - FOR PRIVATE LANDSCAPE AND OPEN SPACE

TOTAL PROPOSED DWELLING UNITS: 100
DENSITY (ADJUSTED GROSS): 26.60 DU/AC
TOTAL LAND AREA
- LOT 1: 3.782 AC
- LOT A: 7538 SQ. FT.
- GROSS: 5.001 AC
- ADJUSTED GROSS: 3.76 AC (DOES NOT INCLUDE LOT A)
- NET: 3.955 AC

UTILITY PURVEYORS & SERVICES:

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

NOTE:

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

SURVEYOR'S STATEMENT:

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

PROFESSIONAL LAND SURVEYOR DANE P. MCDOUGALL L.S. 9297 STATE OF CALIFORNIA

DANE P. MCDOUGALL, L.S. 9297

SHEET INDEX:

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

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON MARCH 4, 2026.

DANE P MCDOUGALL, R.C.E. 80705

SUBDIVIDER:

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

ENGINEER:

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

EXISTING EASEMENTS:

(1) AN EASEMENT FOR PIPELINES, RAILROADS, TRAMWAYS, STREETS, AVENUES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 419 OF DEEDS, PAGE 163. (EASEMENT FOR WATER PIPELINES: LOCATION INDETERMINATE. EASEMENT FOR RAILROADS, TRAMWAYS, STREETS AND AVENUES: PLOTTED)

(2) AN EASEMENT FOR PUBLIC STREET, ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 4, 1986 AS INSTRUMENT NO. 86-030018 OF OFFICIAL RECORDS.

(3) AN EASEMENT FOR PUBLIC STREET, ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 28, 2000 AS INSTRUMENT NO. 20000230470 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS:

[A] INDICATES AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE PURPOSES, TO BE DEDICATED TO THE CITY OF CHINO

[B] INDICATES AN EASEMENT FOR DOMESTIC WATER PURPOSES, TO BE DEDICATED TO THE CITY OF CHINO

EXISTING ZONING:

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

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

LEGEND:

AP	ANGLE POINT
ASPH	ASPHALT PAVEMENT
BC	BUILDING CORNER
BEG	BEGIN
BO	BLOW-OFF VALVE
BLDG	BUILDING
BW	BLOCK WALL
CB	CATCH BASIN
CF	CURB FACE
CLF	CHAIN LINK FENCE
CMF	CORRUGATED METAL FENCE
CONC	CONCRETE PAVEMENT
DI	DRAIN INLET
DWY	DRIVEWAY
FH	FIRE HYDRANT
GM	GAS METER
LS	LANDSCAPING
MH	MANHOLE
PKWY	PARKWAY
P/L	PROPERTY LINE
RET	RETAINING
ROW	RIGHT-OF-WAY
SFH	SINGLE-FAMILY HOME
ST LT	STREET LIGHT
TE	TRASH ENCLOSURE
TEMP	TEMPORARY
TF	TRANSFORMER
WF	WOOD FENCE
WL	WALL
WM	WATER METER
V	VALVE

SYMBOLS:

BO	BLOW-OFF VALVE
DI	DRAIN INLET
FH	FIRE HYDRANT
	LIGHT STANDARD
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	SIGN POST
GM	GAS METER
WM	WATER METER
V	UTILITY VALVE
	UTILITY/POWER POLE
	BLOCK/RETAINING SCREEN WALL
	BLOCK/RETAINING LOW WALL
	PLANTER/DECORATIVE WALL
OH-E	OVERHEAD WIRE
	EDGE OF ASPHALT PAVEMENT
	WOOD/WROUGHT IRON FENCE
X	CHAIN LINK FENCE
	DIRECTION OF FLOW
93	MINOR CONTOUR (1' INTERVAL)
100	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION

PREPARED BY:

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

PREPARED FOR:

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

CITY OF CHINO
DEPARTMENT OF PLANNING AND DEVELOPMENT

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

PROJECT NO. WARM-025

SHEET 1 OF 9

PLAN SET: X
DATE: XX/XX/XXXX

P:\CVC WARM-025\DWG\SHEETS\TM\TM-01.DWG
BY: ANTONIO RUIZ

RIVERSIDE DRIVE

EX. PP (PROTECT-IN-PLACE)

PROP. 10' WIDE PKWY

PROP. 5' WIDE S/W

CLOSE EXIST. DWY. W=21.4'

CLOSE EXIST. DWY. W=21.1'

CLOSE EXIST. DWY. W=23.2'

PROP. STREETLIGHT

GRIND AND OVERLAY AC

SAWCUT R&R

EX. R/W

PROP. SS CO

PROP. 8" SS

PROP. SS MH

PROP. DW

PROP. DI

PROP. SD DETENTION BASIN

PRIVATE DRIVE

PROP. C&G

PROP. CB

LOT "A"

"OPEN SPACE" AREA NOT PART OF AFFORDABLE HOUSING OVERLAY

MATCHLINE

SEE SHEET 3

EX. ℄

LEGEND:

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

ABBREVIATIONS:

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

1" = 20'

0 10 20 40

PREPARED BY:

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CIVIL ENGINEERING
LAND PLANNING & SURVEYING

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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

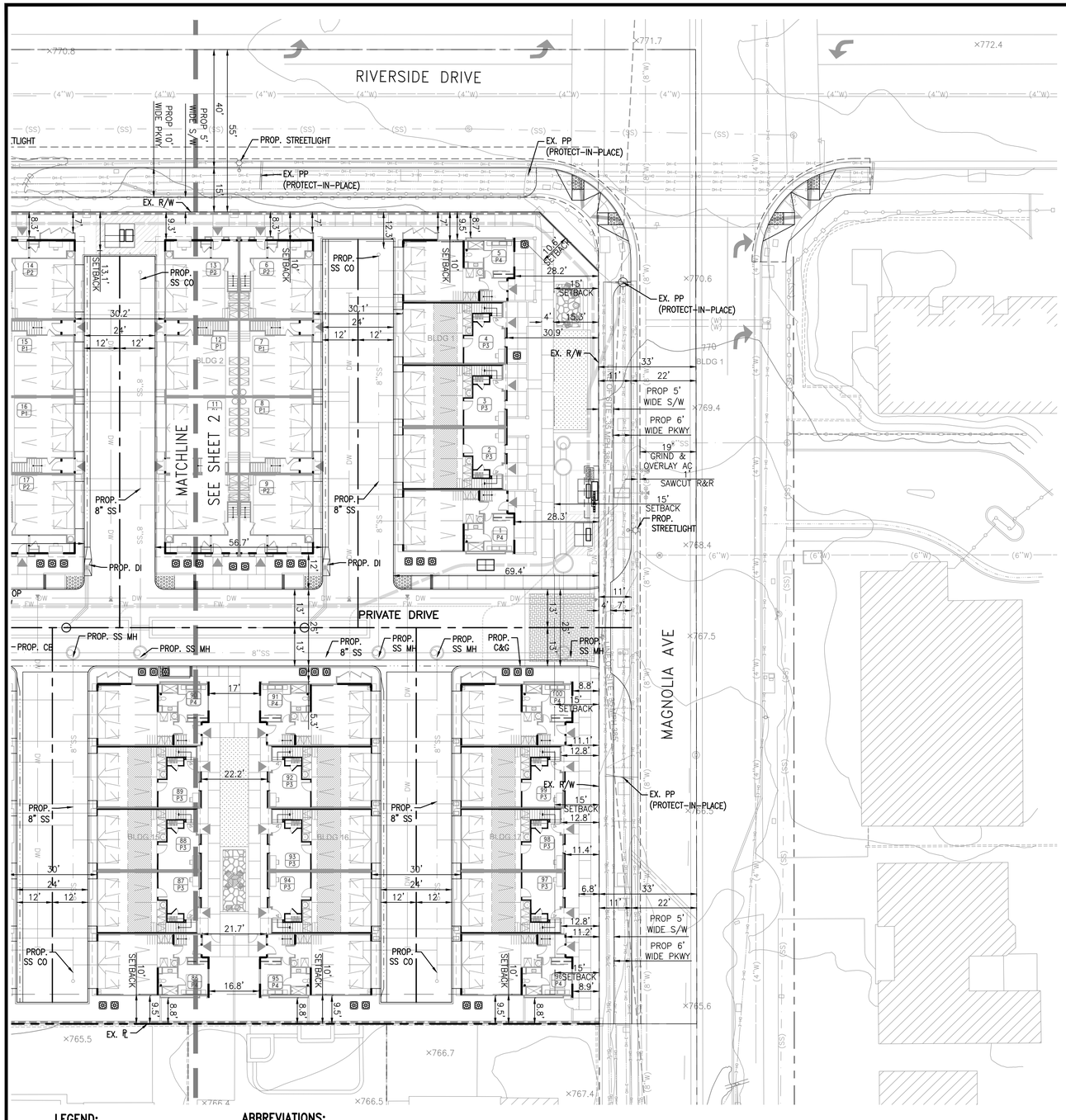
PRELIMINARY SITE PLAN

PROJECT NO. WARM-025

SHEET 2 OF 9

PLAN SET: X
DATE: XX/XX/XXXX

P:\PLANNING-DOCS\CHINO\TTM-20-DRS.DWG
BY: ANTONIO RUIZ



LEGEND:

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

ABBREVIATIONS:

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FH	FIRE HYDRANT
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JS	JUNCTION STRUCTURE
MH	MANHOLE
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PKWY	PARKWAY
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STALL
STLT	STREETLIGHT
S/W	SIDEWALK
TB	TRUST BLOCK
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

1" = 20'

0 10 20 40

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CITY OF CHINO
DEPARTMENT OF PLANNING AND DEVELOPMENT

TENTATIVE TRACT MAP NO. 20794

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

PRELIMINARY SITE PLAN

PROJECT NO. WARM-025

SHEET 3 OF 9

PLAN SET: X
DATE: XX/XX/XXXX

I:\WARM-025\DWG\SHEETS\TM\TM-02-SITE.DWG

RIVERSIDE DRIVE

PROTECT EX DRIVE APRON

PROTECT EX PP, RELOCATE GUY

PROTECT EX PP

CLOSE EXIST. DWY. W=21.4'

CLOSE EXIST. DWY. W=21.1'

R&R EX C&G

CLOSE EXIST. DWY. W=23.2'

607.2', Hr=1.5'-5.5'

PROP. ST. LIGHT

37' WIDE C&G

1' WIDE SAWCUT R&R

PROP. 5' S/W

40'

55'

15'

PROP. R/W

Hr=6'

Hr=4'

Hr=3'

Hr=2'

Hr=0'

Hr=1'

Hr=1'-2'

Hr=3'

Hr=2'

Hr=4'

Hr=3'

Hr=2'

PROP. ADA PATH OF TRAVEL

EXIST. P/L

764.50FF

764.97FF

765.47FF

765.70FF

764.70FF

767.80FF

767.90FF

768.57FF

768.70FF

764.37FF

763.20FF

763.17FF

762.00FF

762.82FF

763.90FF

764.10FF

765.40FF

765.60FF

766.75FF

766.90FF

766.55FF

LOT "A"

"OPEN SPACE" AREA NOT PART OF AFFORDABLE HOUSING OVERLAY

PRIVATE DRIVE

14" FF STEP

12" FF STEP

6" FF STEP

8" FF STEP

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

BLDG 9

BLDG 10

BLDG 11

BLDG 12

BLDG 13

BLDG 14

ADA

MATCHLINE

SEE SHEET 5

EXISTING RESIDENCE

EXISTING BARN

EXISTING SHED

OVERFLOW BUBBLER W/ RIP RAP

SCREEN WALL W/ KNOCKOUTS

PROP. TUBE STEEL FENCE

EX BLOCK WALL

EXIST. P/L

10' WIDE ESMT DEDICATED TO THE CITY OF CHINO FOR STORM DRAIN PURPOSES

EX CULVERT

1" = 20'

0 10 20 40

PREPARED BY:

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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

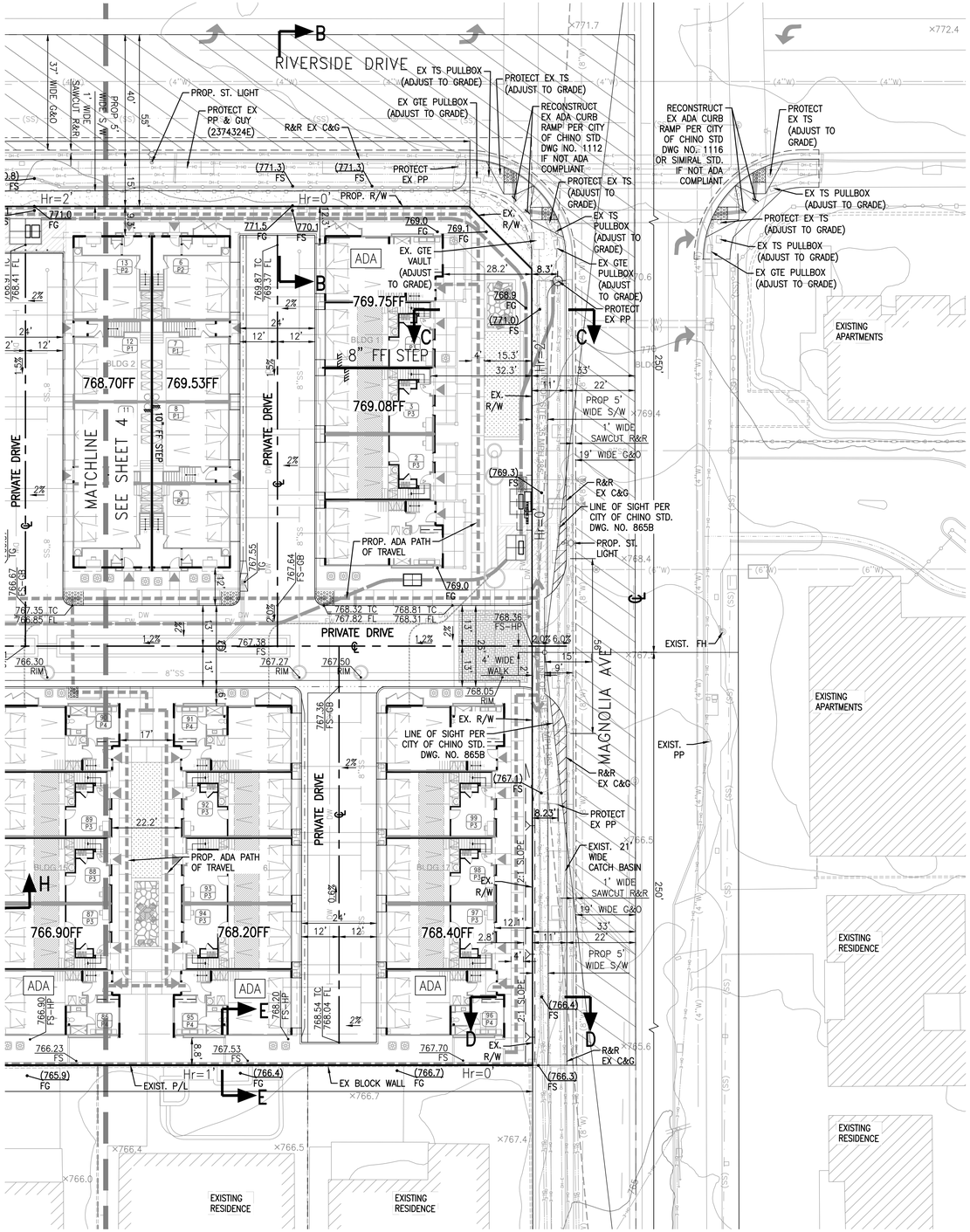
PRELIMINARY GRADING PLAN

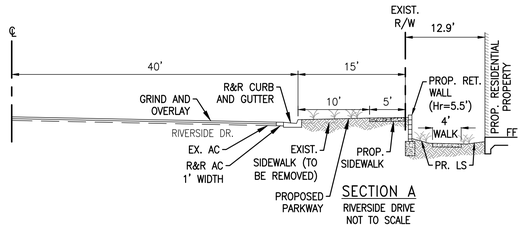
PROJECT NO. WARM-025

SHEET 4 OF 9

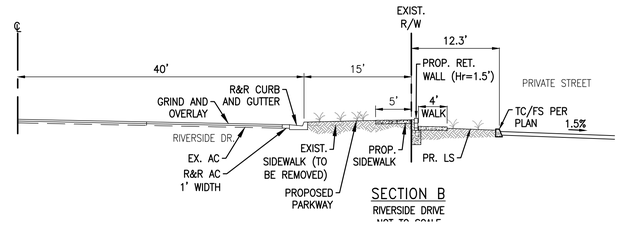
PLAN SET: X
DATE: XX/XX/XXXX

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BY: ANTONIO RUIZ

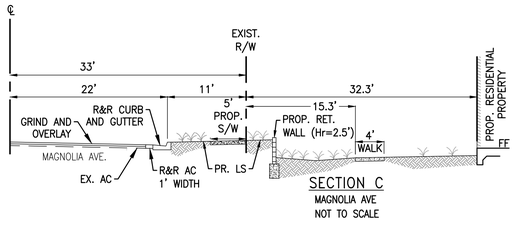




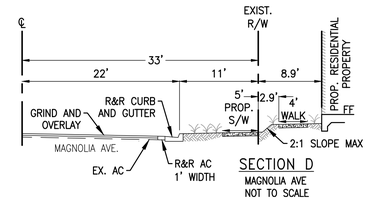
SECTION A
RIVERSIDE DRIVE
NOT TO SCALE



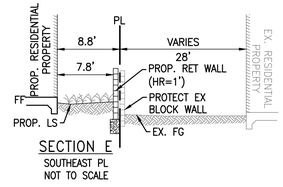
SECTION B
RIVERSIDE DRIVE
NOT TO SCALE



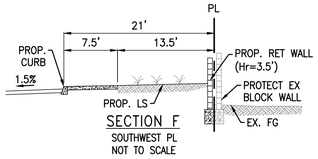
SECTION C
MAGNOLIA AVE
NOT TO SCALE



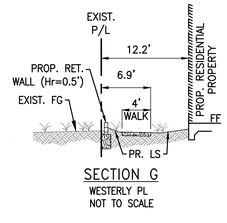
SECTION D
MAGNOLIA AVE
NOT TO SCALE



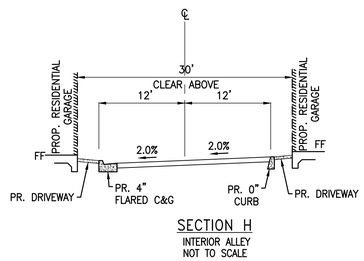
SECTION E
SOUTHEAST PL
NOT TO SCALE



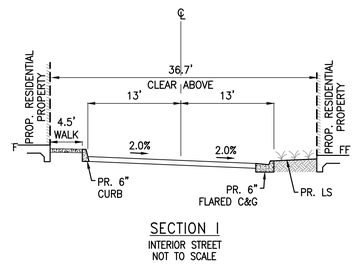
SECTION F
SOUTHWEST PL
NOT TO SCALE



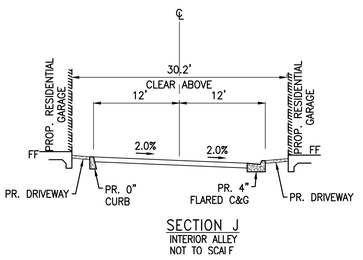
SECTION G
WESTERLY PL
NOT TO SCALE



SECTION H
INTERIOR ALLEY
NOT TO SCALE



SECTION I
INTERIOR STREET
NOT TO SCALE



SECTION J
INTERIOR ALLEY
NOT TO SCALE

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:

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

CITY OF CHINO
DEPARTMENT OF PLANNING AND DEVELOPMENT

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

PROJECT NO.
WARM-025

SHEET
5
OF
9

PLAN SET: X
DATE: XX/XX/XXXX
P:\#WARM\-025\DWG\SHEETS\TM\TM-25-GRD-SECTIONS.DWG
PLOTTED BY: ANTONIO RUIZ

RIVERSIDE DRIVE

PROP. R/W

EXIST. P/L

PRIVATE DRIVE

PROP. 8" PVC SS S=0.005

PROP. SS MH
763.95 RIM
754.03 INV(IN)
754.13 INV(OUT)

LOT "A"

"OPEN SPACE" AREA NOT PART OF AFFORDABLE HOUSING OVERLAY

PROP. UNDERGROUND DETENTION (TYP.)

PROP. INFILTRATION TRENCH (TYP.)

754.37 INV

754.47 INV

759.02 INV

762.58FS
759.08INV

754.64 INV

754.51 INV

SCREEN WALL W/ OVERFLOW KNOCKOUTS

OVERFLOW BUBBLER & RIP RAP

PROP. SS MH
762.74 RIM
753.64 INV(IN)
753.54 INV(OUT)

PROP. SS MH
761.54 RIM
754.12 INV(IN)
754.02 INV(OUT)

PROP. SS MH
763.23 RIM
753.14 INV(IN)
753.04 INV(OUT)

PROP. SS MH
764.71 RIM
752.45 INV(IN)
753.35 INV(OUT)

PROP. SS MH
765.49 RIM
752.04 INV(IN)
751.94 INV(OUT)

PROP. SS MH
766.02 RIM
751.67 INV(IN)
751.57 INV(OUT)

PROP. SS MH
766.30 RIM
751.48 INV(IN)
751.38 INV(OUT)

PROP. SS MH
767.50 RIM
750.82 INV(IN)
750.72 INV(OUT)

768.77TG
762.27INV

767.56TG
764.05INV

765.70FS
762.20INV

762.55TG
762.36INV

MATCHLINE SEE SHEET 8

BLDG 1 BLDG 2 BLDG 3 BLDG 4 BLDG 5 BLDG 6 BLDG 11 BLDG 12 BLDG 13 BLDG 14 BLDG 15 BLDG 16

1" = 20'

0 10 20 40

PREPARED BY:

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LAND PLANNING & SURVEYING

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CITY OF CHINO
DEPARTMENT OF PLANNING AND DEVELOPMENT

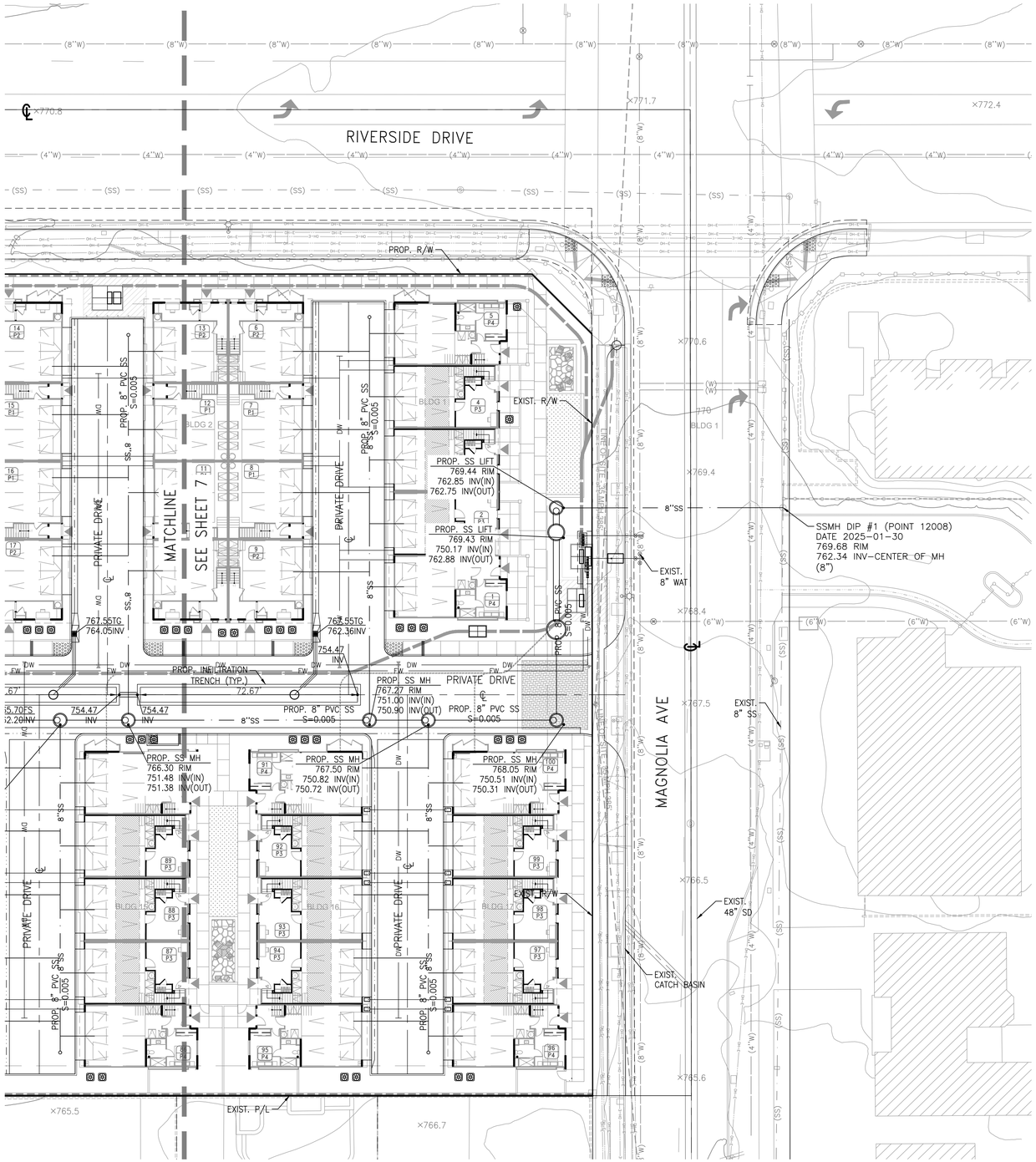
TENTATIVE TRACT MAP NO. 20794
CHINO - MAGNOLIA & RIVERSIDE
6033 - 6041 RIVERSIDE DRIVE
CHINO, CA
PRELIMINARY UTILITY PLAN

PROJECT NO.
WARM-025

SHEET
6
OF
9

PLAN SIZE: X
DATE: XX/XX/XXXX

P:\WARM\WARM-025\DWG\SHEETS\TM\TM-SS-PRELIMS.DWG
BY: ANTONIO RUIZ

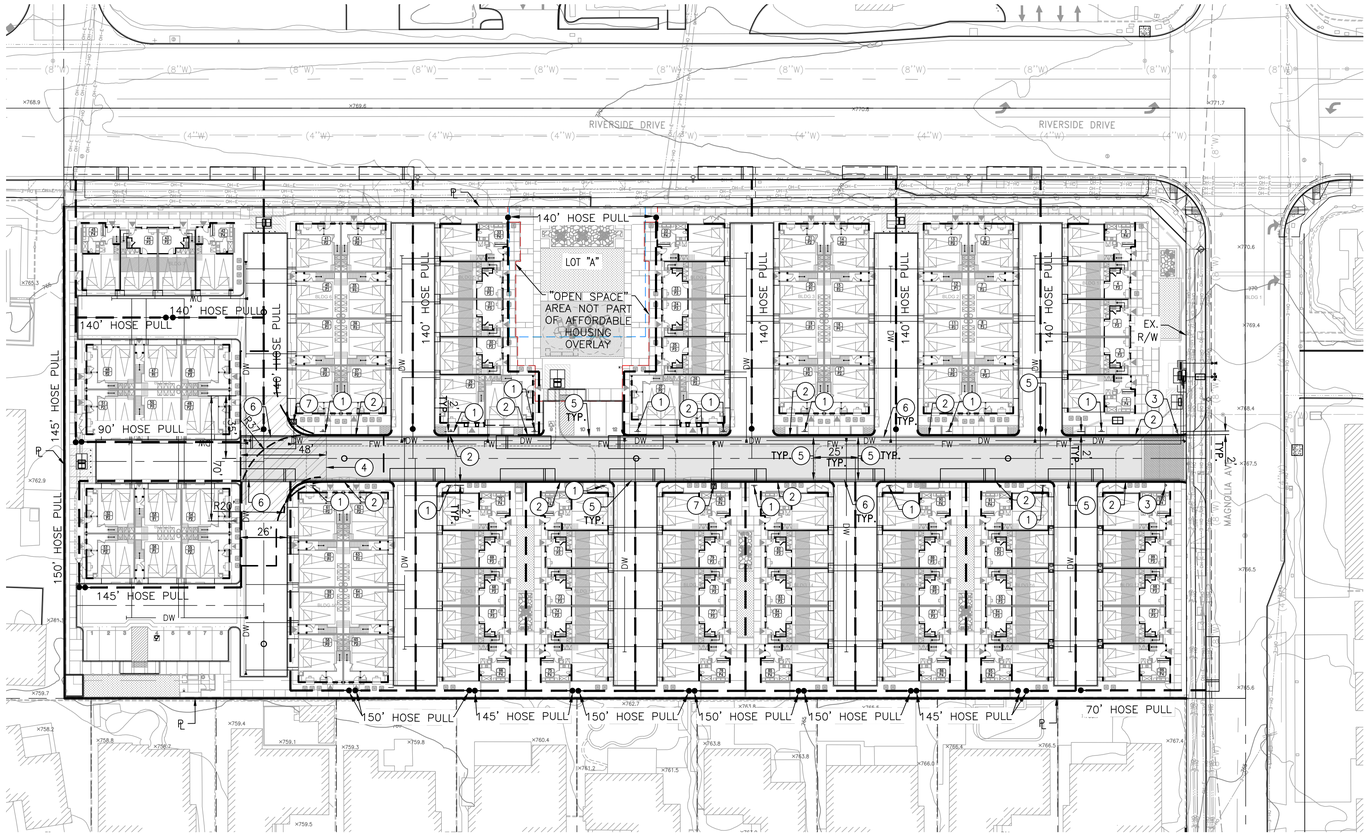


1" = 20'

0 10 20 40

PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	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 UTILITY PLAN**	PROJECT NO. WARM-025 SHEET 7 OF 9

PLAN SET: X
DATE: XX/XX/XXXX
J:\JOBS\WARM-025\SHEETS\TM\TM-06-UTIL.DWG
BY: ANTONIO RUIZ

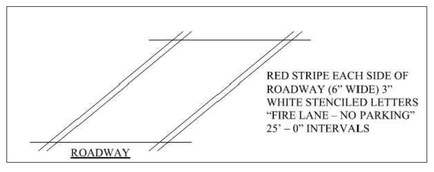


LEGEND

- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE TRUCK ACCESS
- HOSE PULL
- PROPERTY LINE
- RED CURB STRIPING
- FH — FIRE HYDRANT
- PR. — PROPOSED
- EX — EXISTING
- ℄ — PROPERTY LINE
- R/W — RIGHT OF WAY
- TYP. — TYPICAL
- FIRE TRUCK TURNING RADII

1" = 40'

0 20 40 80

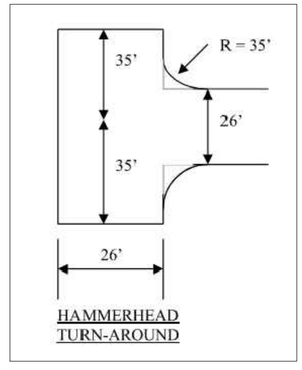


1. 6" WIDE RED STRIPE EACH SIDE OF FIRE ACCESS ROAD WITH 3" WHITE STENCILED LETTERS READING "FIRE LANE– NO PARKING" AT 25' INTERVALS.

5 **FIRE ACCESS ROAD STRIPING**

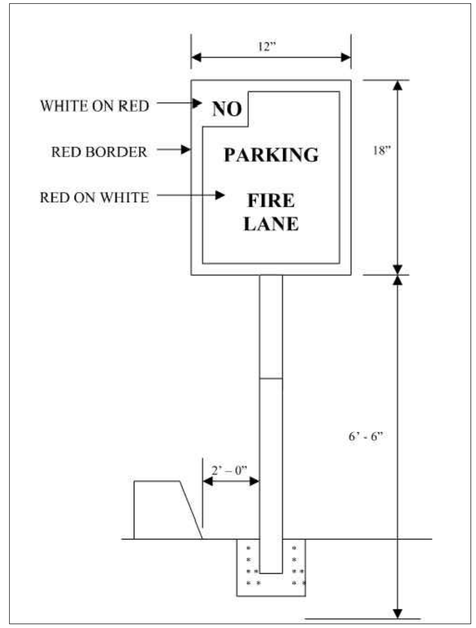
6 **FIRE ACCESS ROAD LETTERING**

NOT TO SCALE



4 **HAMMERHEAD TURN–AROUND**

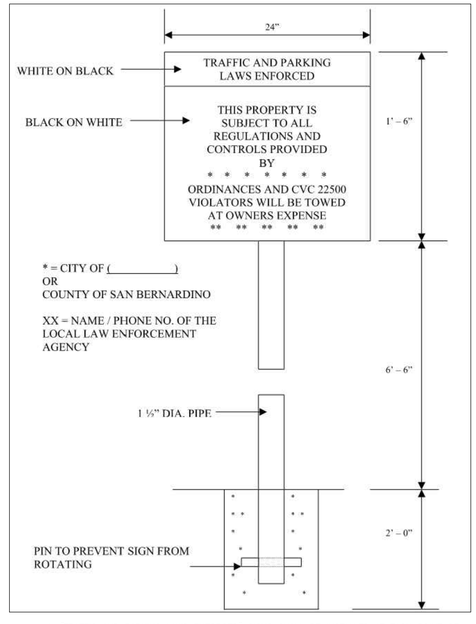
NOT TO SCALE



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

1 **NO PARKING SIGN**

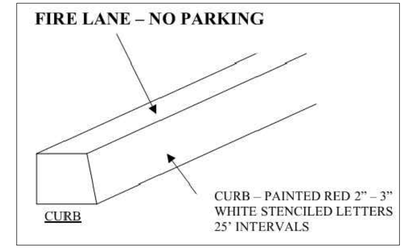
NOT TO SCALE



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

3 **BEGIN & END PARKING ENFORCEMENT SIGN**

NOT TO SCALE



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

2 **RED CURB PAVEMENT MARKING**

NOT TO SCALE

CONSTRUCTION NOTES:

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

PROJECT GENERAL NOTES:

1. FIRE ACCESS ROADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5 OF THE CALIFORNIA FIRE CODE (CFC) AND CHINO VALLEY INDEPENDENT FIRE DISTRICT STANDARD #111.
2. FIRE ACCESS ROADS SHALL MEET CVIFD MINIMUM REQUIREMENT 26' UNOBSTRUCTED WIDTH AND INCLUDE PARKING RESTRICTIONS ON BOTH SIDES.
3. TURNS AND CURVES IN FIRE ACCESS ROADS SHALL MEET CVIFD MINIMUM REQUIREMENTS 20' INNER AND 35' OUTER RADII WITH A VERTICAL CLEARANCE OF 13'6".
4. FIRE ACCESS ROADS SHALL BE CONSTRUCTED WITH AN ALL WEATHER SURFACE, SUCH AS CONCRETE OR ASPHALT, AND BE DESIGNED TO SUPPORT AN IMPOSED LOAD OF 67,000 POUNDS FROM THE FIRE APPARATUS.
5. FIRE ACCESS ROADS SHALL NOT EXCEED A 12% GRADE.
6. FIRE ACCESS ROADS IN EXCESS OF 150' SHALL BE PROVIDED WITH AN APPROVED TURN–AROUND.
7. FIRE ACCESS ROADS SHALL NOT BE OBSTRUCTED BY ANY MEANS, INCLUDING BUT NOT LIMITED TO TRASH ENCLOSURES, UTILITIES, GATES, FENCING, ETC.
8. ALL DEAD–END STREETS SHALL END IN A TURN–AROUND OR CUL–DE–SACS FOR EMERGENCY EQUIPMENTS.
9. ALL MULTI–FAMILY RESIDENTIAL UNITS SHALL BE WITHIN 150' OF THE EDGE OF THE TRAVEL WAY OF AN IMPROVED PUBLIC ALLEY, STREET, DRIVEWAY, OR DESIGNATED FIRE LANE.
10. WALKWAYS TO BUILDINGS SHALL BE A MINIMUM OF 5' WIDE AND BE PROVIDED AT A MINIMUM OF 150' INTERVALS.
11. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
12. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2025 EDITION.
13. LARGEST BUILDING SQ. FOOTAGE = 12,148 SQ. FT.
14. BUILDINGS ARE DESIGNATED TYPE–VB.
15. BUILDING OCCUPANCIES ARE R–3 FOR ATTACHED MULTI–FAMILY UNITS.
16. THE BUILDING HEIGHTS ARE APPROXIMATELY 40 FEET MAX.
17. ALL R–3 BUILDINGS WILL BE SPRINKLERED PER NFPA–13.
18. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 4 INCHES HIGH, 1 INCH WIDE WITH A 1/2 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
19. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
20. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 4,000 GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 4 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1.
21. THE REQUIRED FIRE FLOW FOR ON–SITE PRIVATE FIRE HYDRANTS AT THIS LOCATION IS 1,250 GPM AT 20 PSI RESIDUAL PRESSURE FOR 2 HOURS. ONE (1) ON–SITE FIRE HYDRANTS FLOWING MAY BE USED TO ACHIEVED THE REQUIRED FLOW.
22. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2–1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
23. ALL ON–SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
24. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

PREPARED BY:
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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

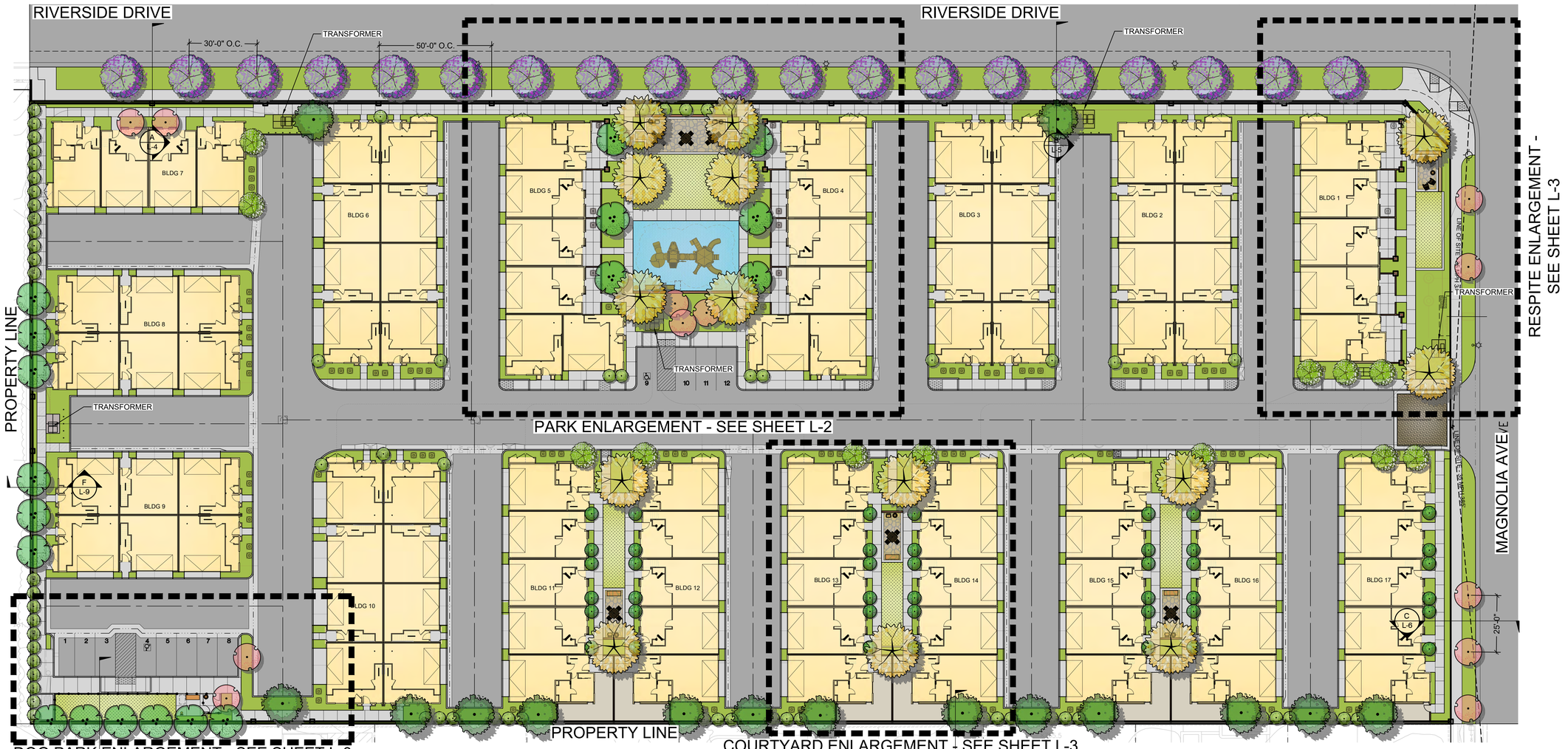
TENTATIVE TRACT MAP NO. 20794
CHINO - MAGNOLIA & RIVERSIDE
6033 - 6041 RIVERSIDE DRIVE
CHINO, CA
PRELIMINARY FIRE ACCESS

PROJECT NO. WARM-025

SHEET 8 OF 9

PLAN SET: X
DATE: XX/XX/XXXX

P:\PW\WARM-025\DWG\EXHIBITS\TM-06-FLOW2.DWG
BY: ANTONIO RUIZ



AMENITIES:

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

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

WATER EFFICIENT LANDSCAPE WORKSHEET

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

This w orksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 54.7
Conversion Factor 0.62

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method†	Irrigation Efficiency (IE)‡	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)§
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	15615	5783	196,136
Medium water use plantings	0.5	Drip	0.81	0.62	10411	6427	217,950
High water use turf	0.7	Drip	0.81	0.86	0	0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	1392	928	31,472
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0
				TOTALS	27,418	13138	445,558
Special Landscape Areas							
Turf areas parks				1	3,023	3,023	102,522
Irrigated w/ recycled water				1	0	0	0
Water features				1	0	0	0
				TOTALS	3,023	3,023	102,522
					ETWU Total (Gallons/year)		548,080
				Maximum Allowed Water Allowance (MAWA)* (Gallons/year)			613,942

MAWA

ETAF for residential areas is .55 or .45 for non-residential areas

MAWA =	ETO *	Conv Factor *	((ETAF	*	LA)	+	(1-ETAF)	*	SLA))
	54.7	0.62	0.55		30,441		0.45		3,023
MAWA=	**613,942**								

ETAF Calculations

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area	13,138	Total ETAF x Area	16,161
Total Area	27,418	Total Area	30,441
Average ETAF	**0.48**	**Sitewide ETAF**	**0.53**

* Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PLANT SCHEDULE

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

LANDSCAPE CONCEPT NOTE:

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

NOTE: ALL TRANSFORMERS TO BE SCREENED WITH PLANTS

IRRIGATION CONCEPT NOTE:

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

SHEET INDEX

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

CHINO 100

L-1

NORTH 0' 20' 40' 60'

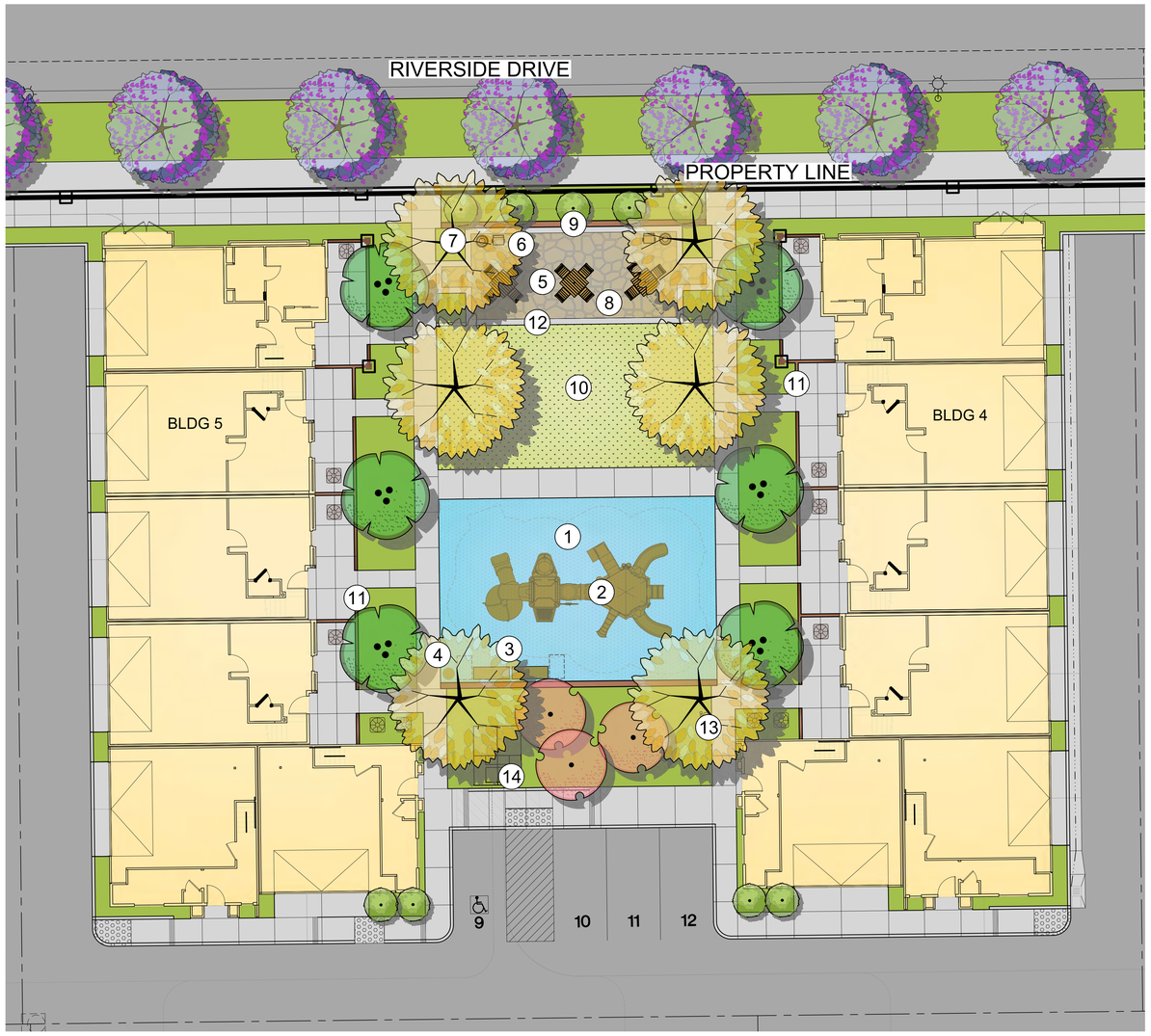
CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR WARMINGTON RESIDENTIAL

3090 PULLMAN STREET COSTA MESA, CA 92626

3/31/2026

bmla LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551



PARK ENLARGEMENT

SCALE: 1" = 10'-0"



PLAYGROUND BY GAMETIME
MDL#PS25036



BEACON HILL RECYCLED PLASTIC TABLE BY ANOVA
MDL##BH1840R



PLANK ADIRONDACK CHAIR BY ANOVA
MDL#PLK60T



POST MODEL GRILL BY AMERICAN OUTDOOR GRILL
MDL 24NPT



BEACON HILL RECYCLED PLASTIC RECEPTACLE/RECYCLER
MDL#BH1870RBT



BEACON HILL RECYCLED PLASTIC CONTOUR BENCH BY ANOVA
MDL#BH1880R

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

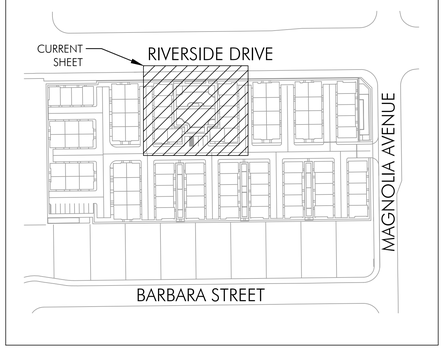
NOTE: VINES TO BE INSTALLED AT BLOCK WALLS

LEGEND:

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

NOTE: ALL TRANSFORMERS TO BE SCREENED WITH PLANTS

INDEX MAP NTS



CHINO 100

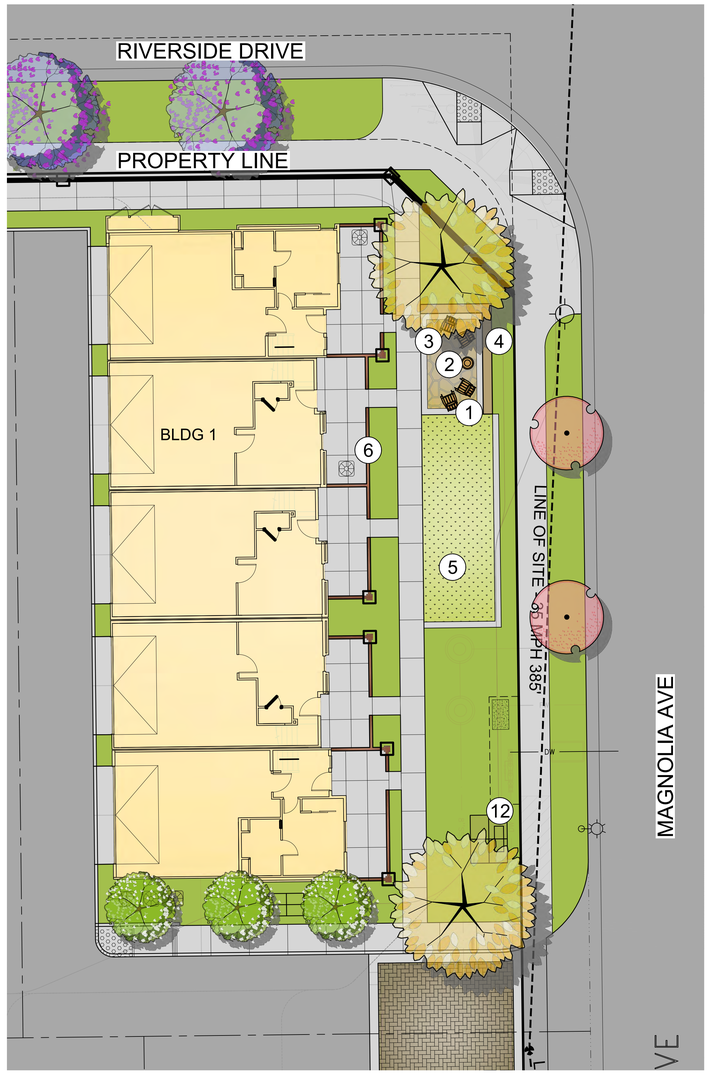
L-2

NORTH 0' 10' 20' 30'

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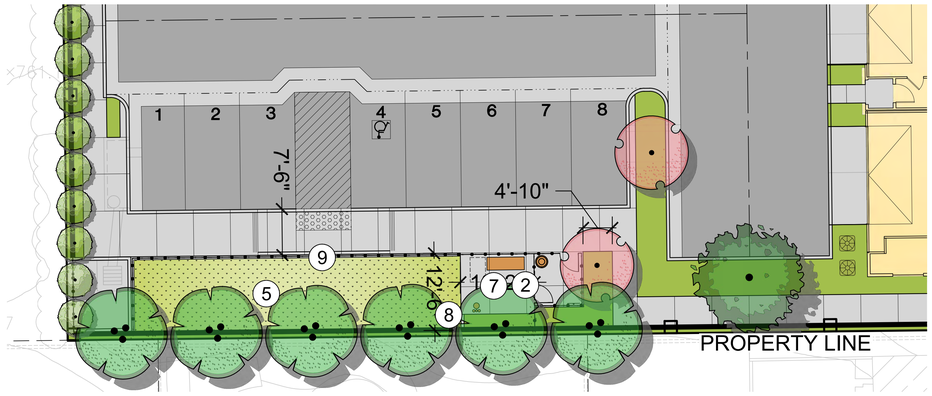
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS

PREPARED FOR WARMINGTON RESIDENTIAL
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3/31/2026



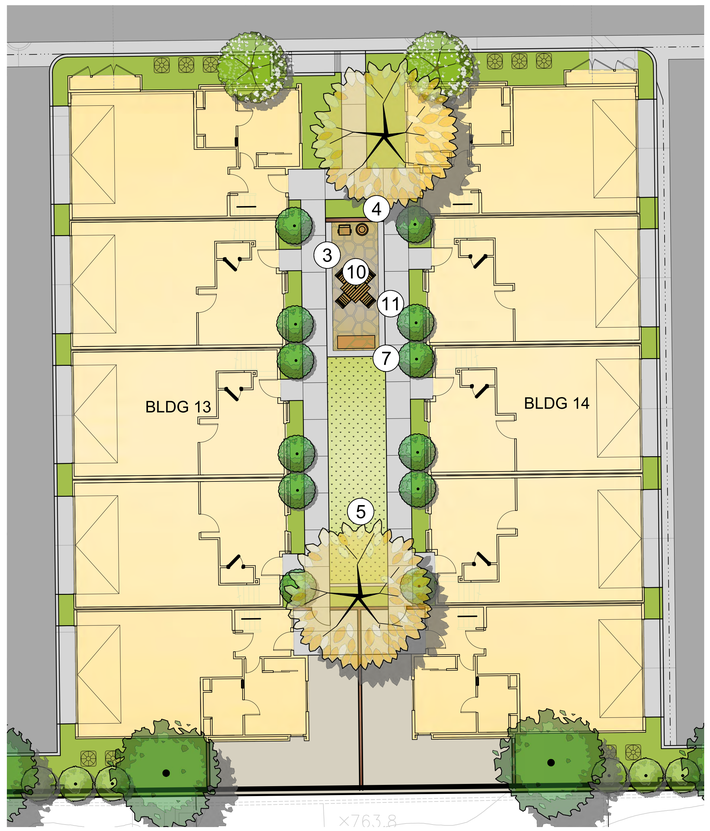
RESPITE ENLARGEMENT

SCALE: 1" = 10'-0"



DOG PARK ENLARGEMENT

SCALE: 1" = 10'-0"



COURTYARD ENLARGEMENT

SCALE: 1" = 10'-0"



UNIT PAVERS
HERRINGBONE PATTERN



9'x10' ALUMINUM TRELLIS
SHADE STRUCTURE

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Anigozanthos x Big Red	Big Red Kangaroo Paw	5 Gal	L	36" oc
	Salvia leucantha	Santa Babara Sage	5 Gal	L	36" oc
	Westringia fruticosa	Coast Rosemary	5 Gal	L	36" oc
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	Nandina domestica	Heavenly Bamboo	5 Gal	M	36" oc
	Convolvulus cneorum	Bush Morning Glory	5 Gal	L	24" oc
	Juncus patens	California Gray Rush	5 Gal	L	24" oc
	Olea europaea 'Little Ollie'	Little Ollie	5 Gal	L	48" oc
	Hesperaloe parviflora	Red Yucca	5 Gal	L	36" oc
BACKGROUND/ SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
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	Rhamnus califonica	Coffeeberry	5 Gal	L	60" oc
	Ligustrum japonicum	Japanese Privet	5 Gal	M	60" oc
	Xylosma congestum	Shiny Xylosma	5 Gal	M	60" oc
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	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 Gal	L	48" oc
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TURF SCHEDULE	BOTANICAL NAME	COMMON NAME			
	Cynodon dactylon	Common Bermuda	Sod	H	

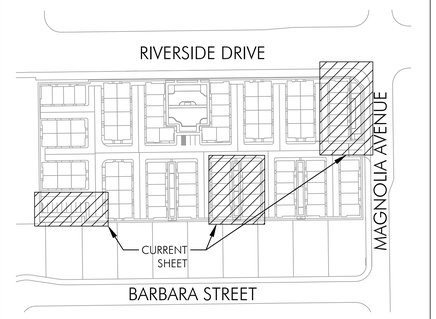
NOTE: VINES TO BE INSTALLED AT BLOCK WALLS

LEGEND:

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

NOTE: ALL TRANSFORMERS TO BE SCREENED WITH PLANTS

INDEX MAP NTS



NORTH 0' 10' 20' 30'

L-3

CHINO 100

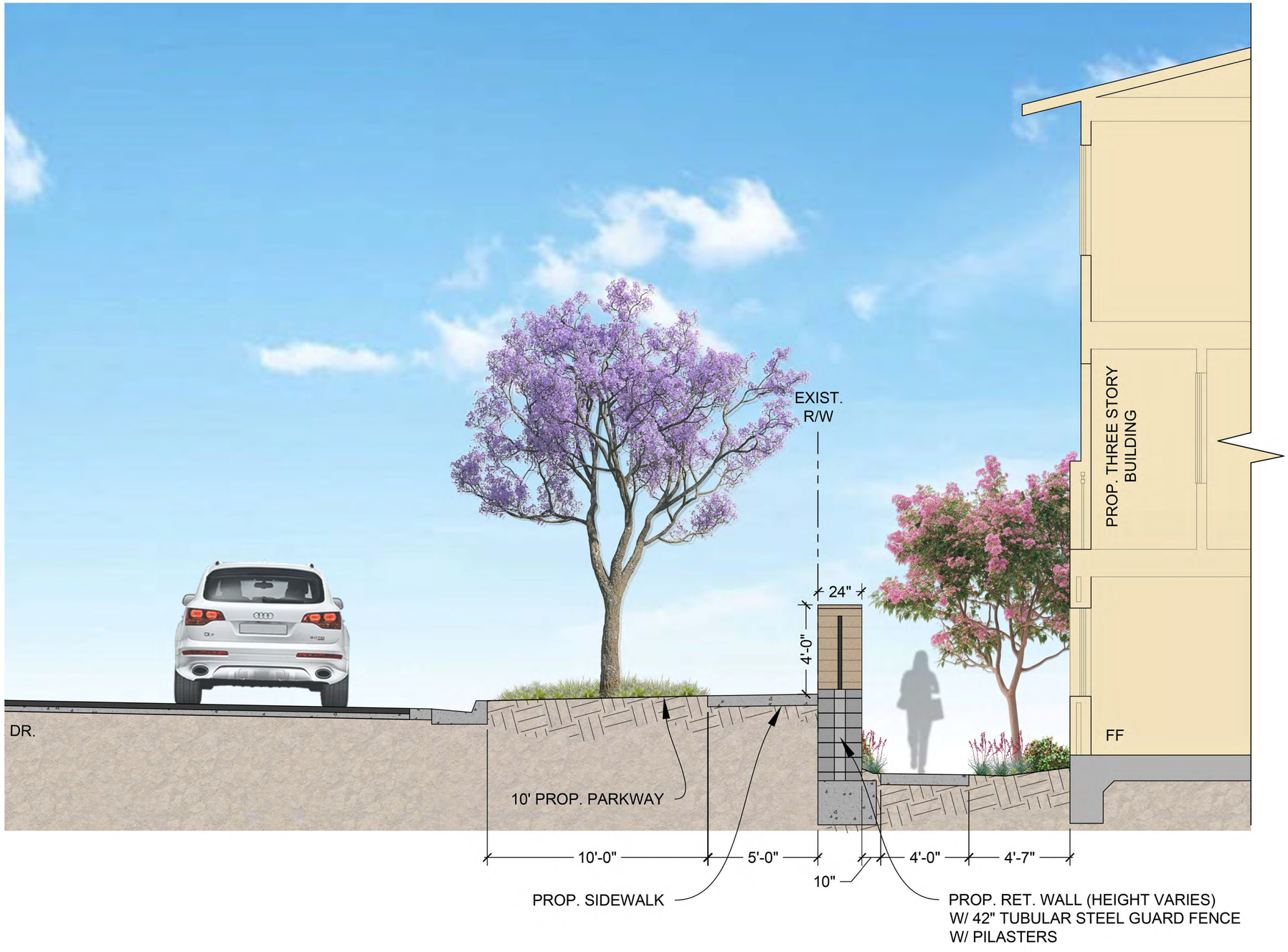
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS

PREPARED FOR WARMINGTON RESIDENTIAL

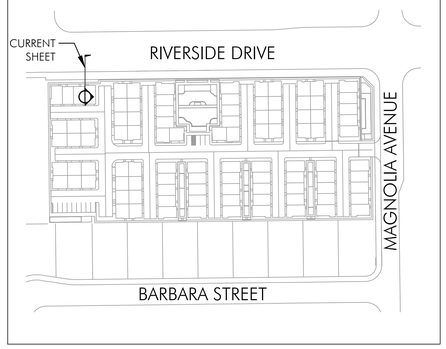
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3/31/2026

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INDEX MAP NTS



CHINO 100

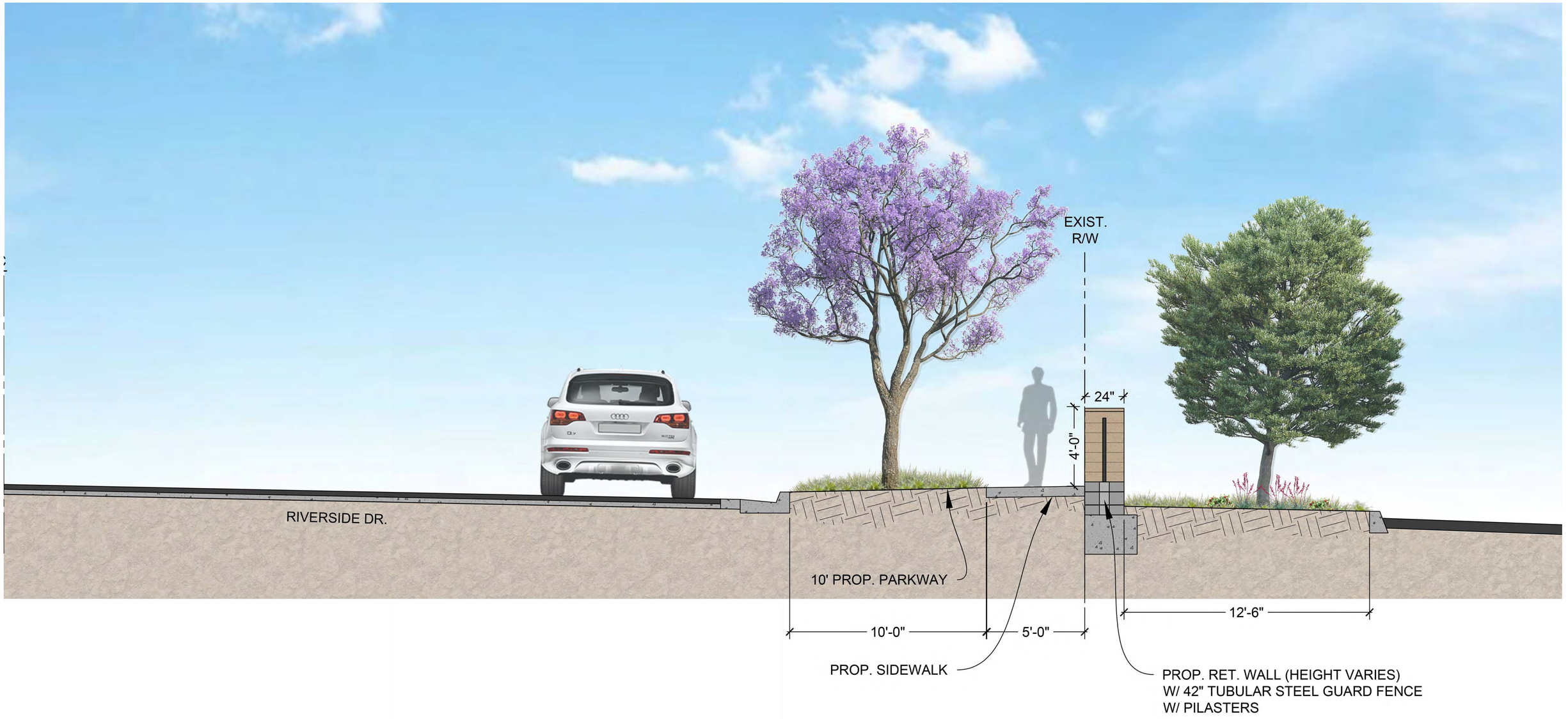
L-4

NORTH 0' 1' 2' 4' 6'

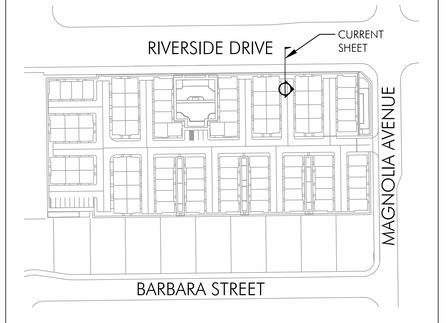
SECTION A

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3/31/2026

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INDEX MAP NTS



CHINO 100

L-5

NORTH

0' 1' 2' 4' 6'

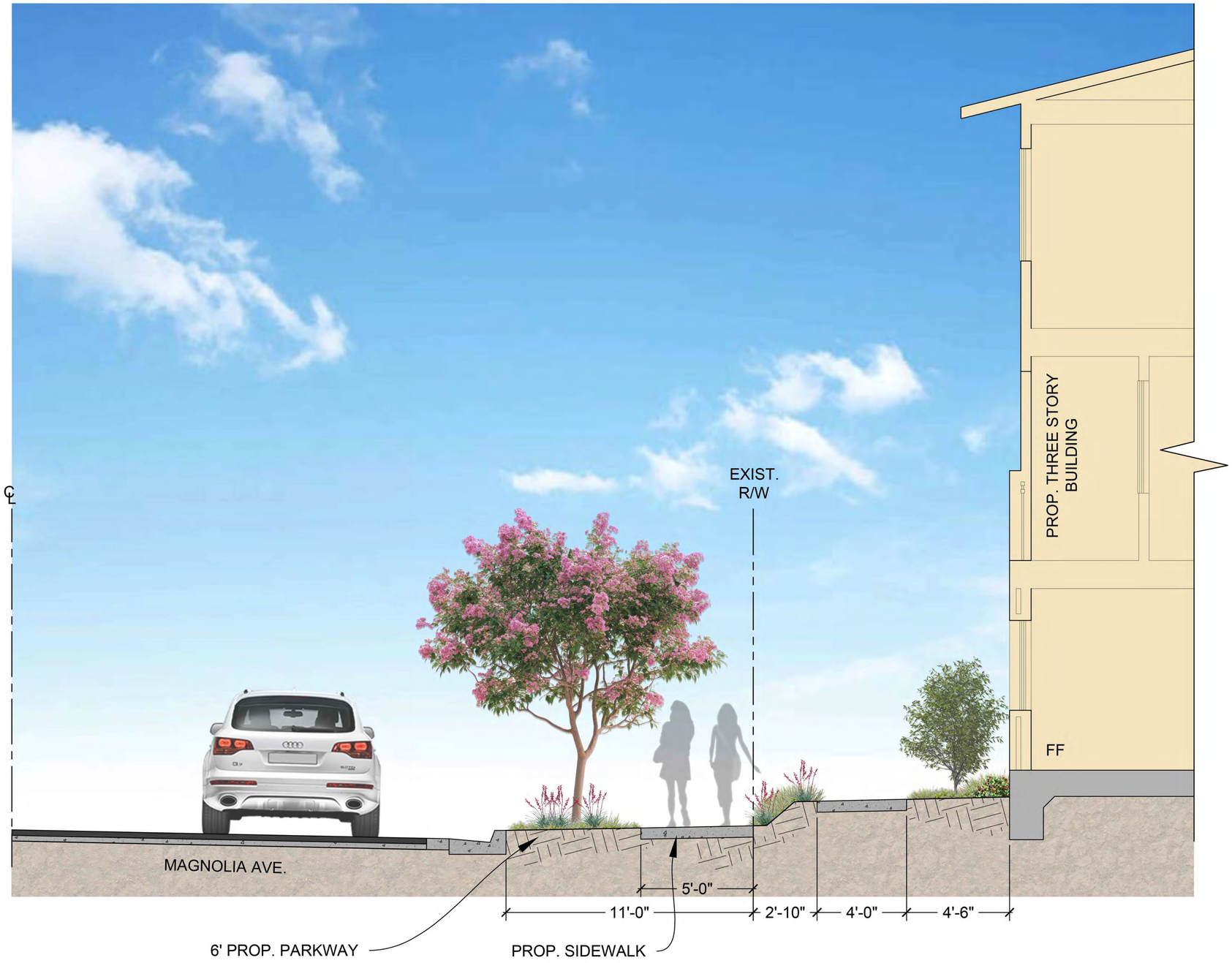
SECTION B

PREPARED FOR WARMINGTON RESIDENTIAL

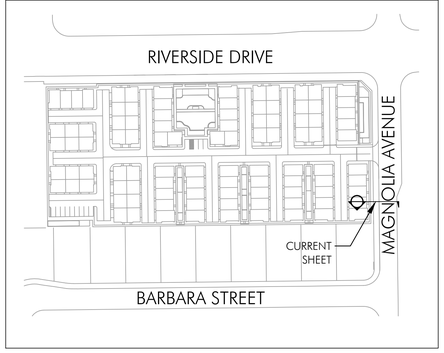
3090 PULLMAN STREET COSTA MESA, CA 92626

3/31/2026

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
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INDEX MAP NTS



CHINO 100

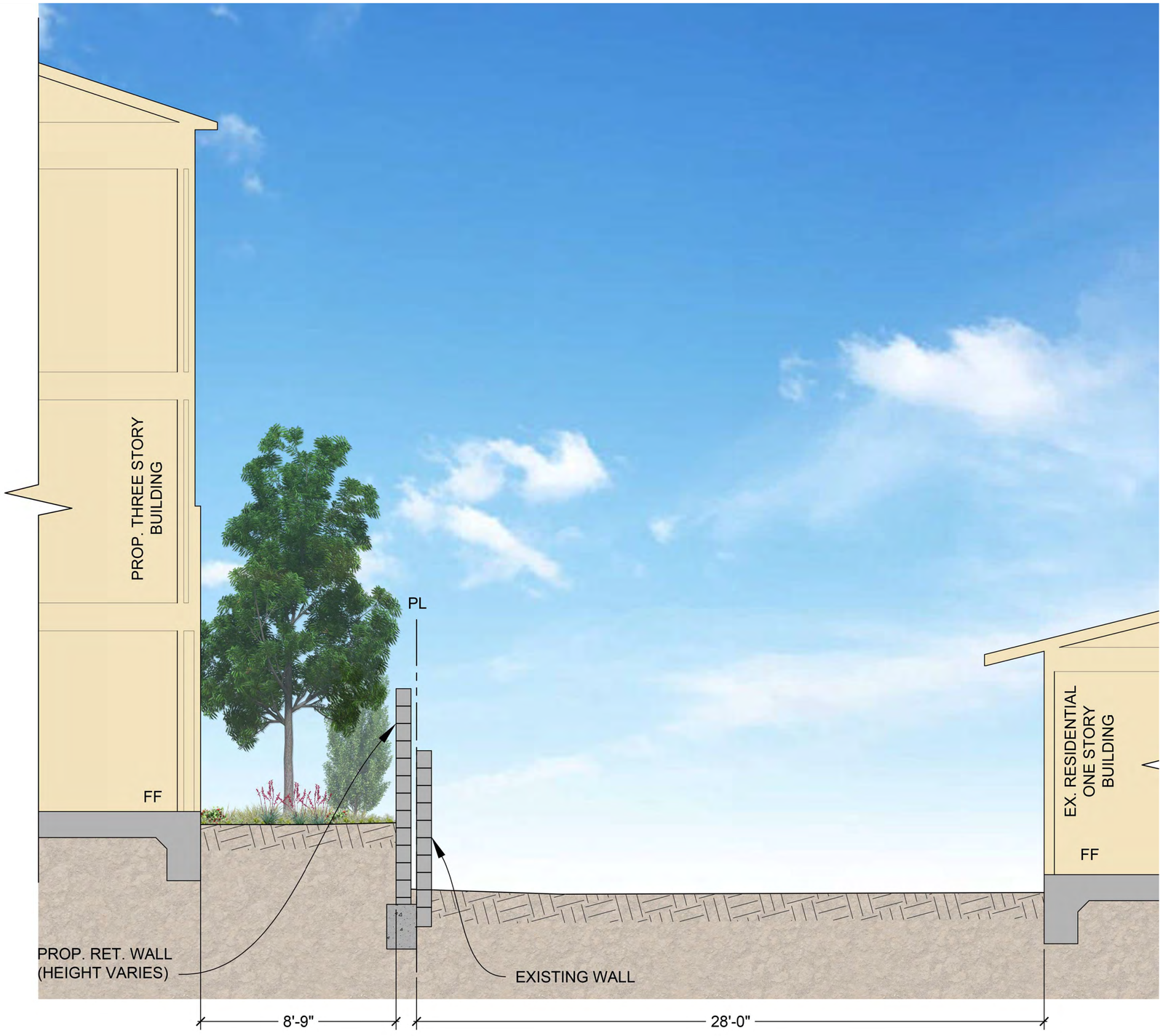
L-6

NORTH 0' 1' 2' 4' 6'

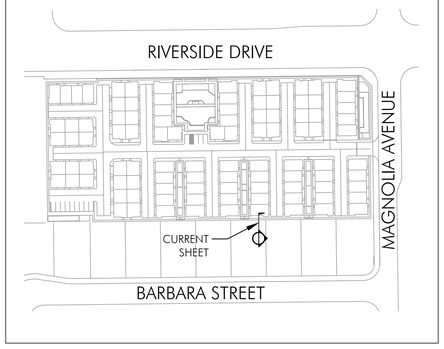
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SECTION C

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3/31/2026



INDEX MAP NTS



CHINO 100

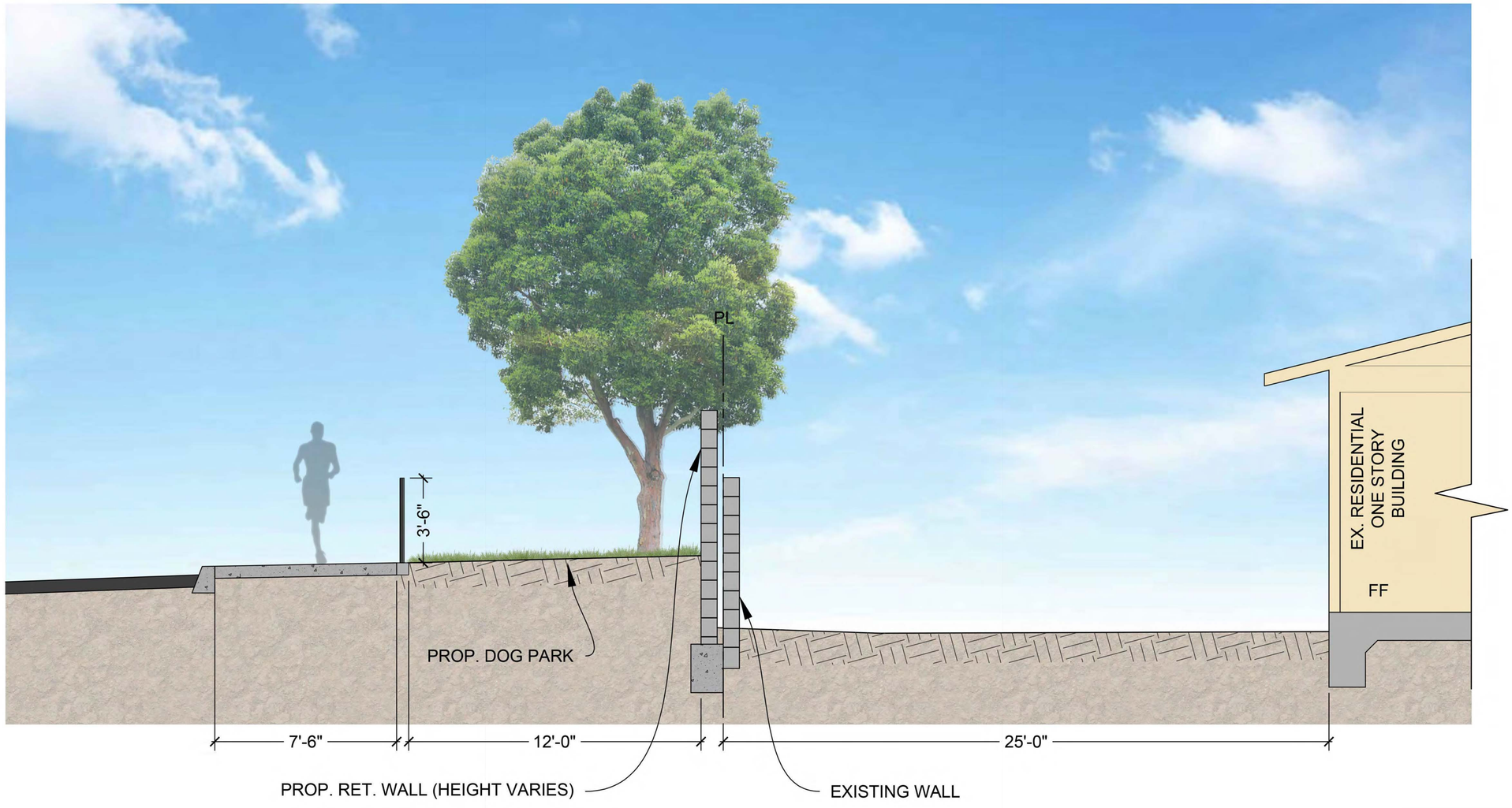
L-7

NORTH 0' 1' 2' 4' 6'

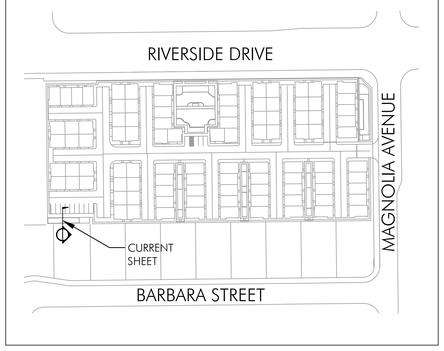
SECTION D

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INDEX MAP NTS



CHINO 100

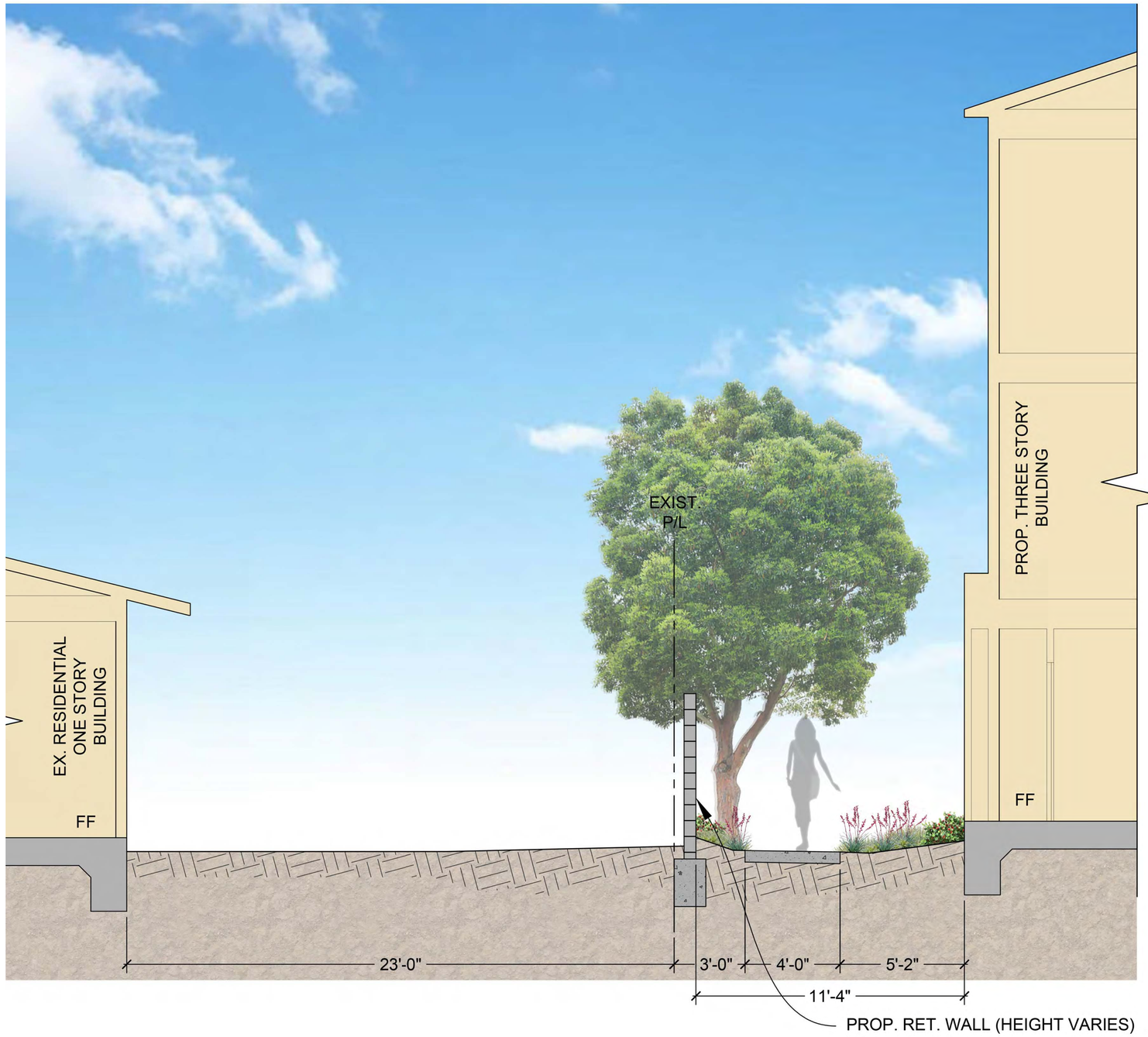
L-8

NORTH 0' 1' 2' 4' 6'

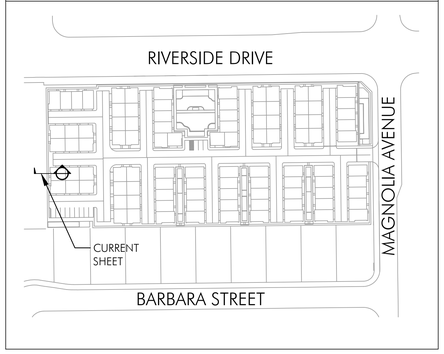
SECTION E

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INDEX MAP NTS



CHINO 100

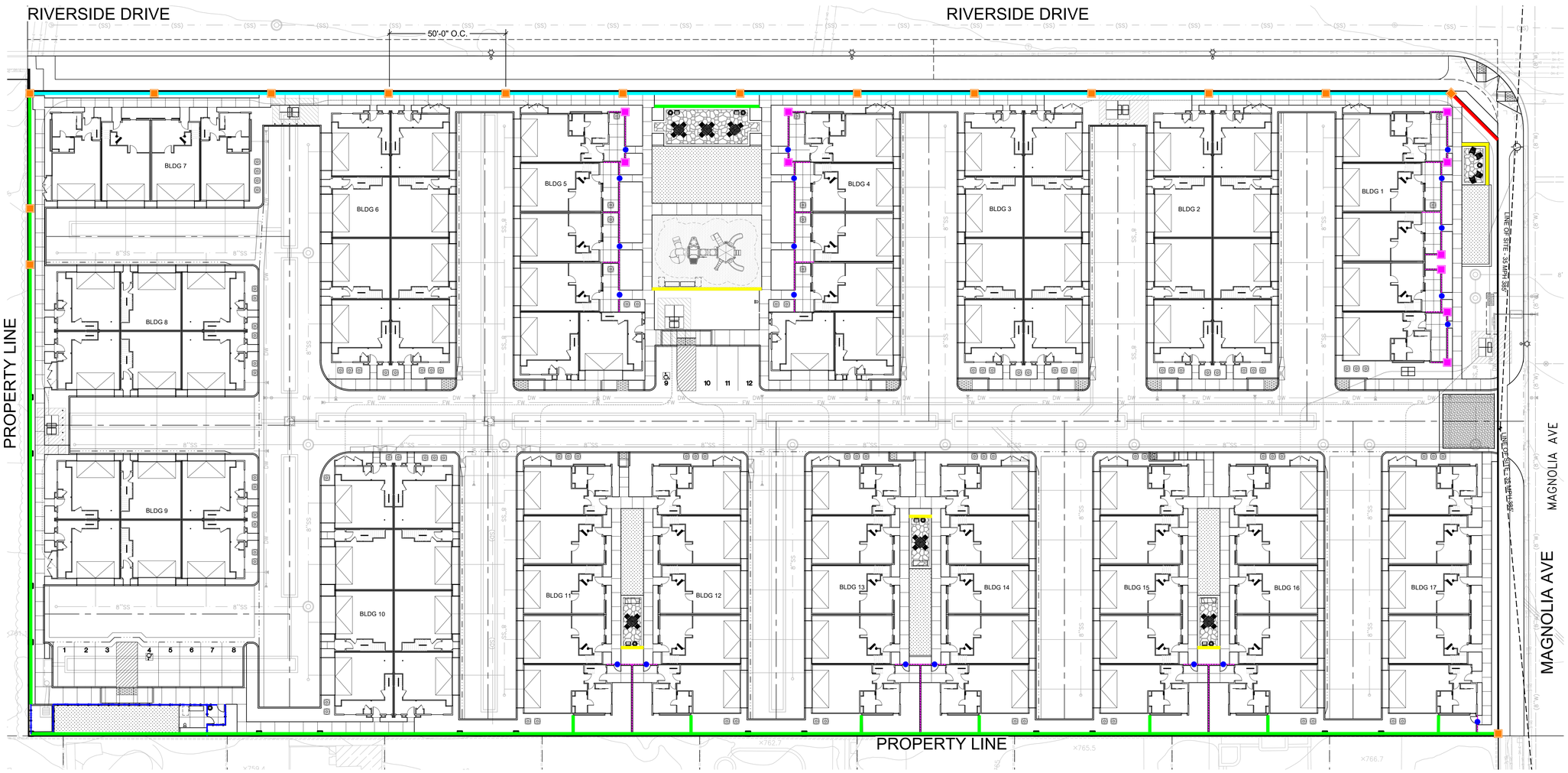
L-9

NORTH 0' 1' 2' 4' 6'

SECTION F

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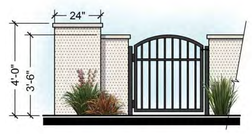




W-01 & W-02
6'-0" TALL SPLIT-FACE DECORATIVE BLOCK WALL W/
2" THICK SPLIT-FACE CAP
SCALE : 3/8" = 1'-0"



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



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



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





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

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

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

CHINO 100

L-10

NORTH 0' 20' 40' 60'

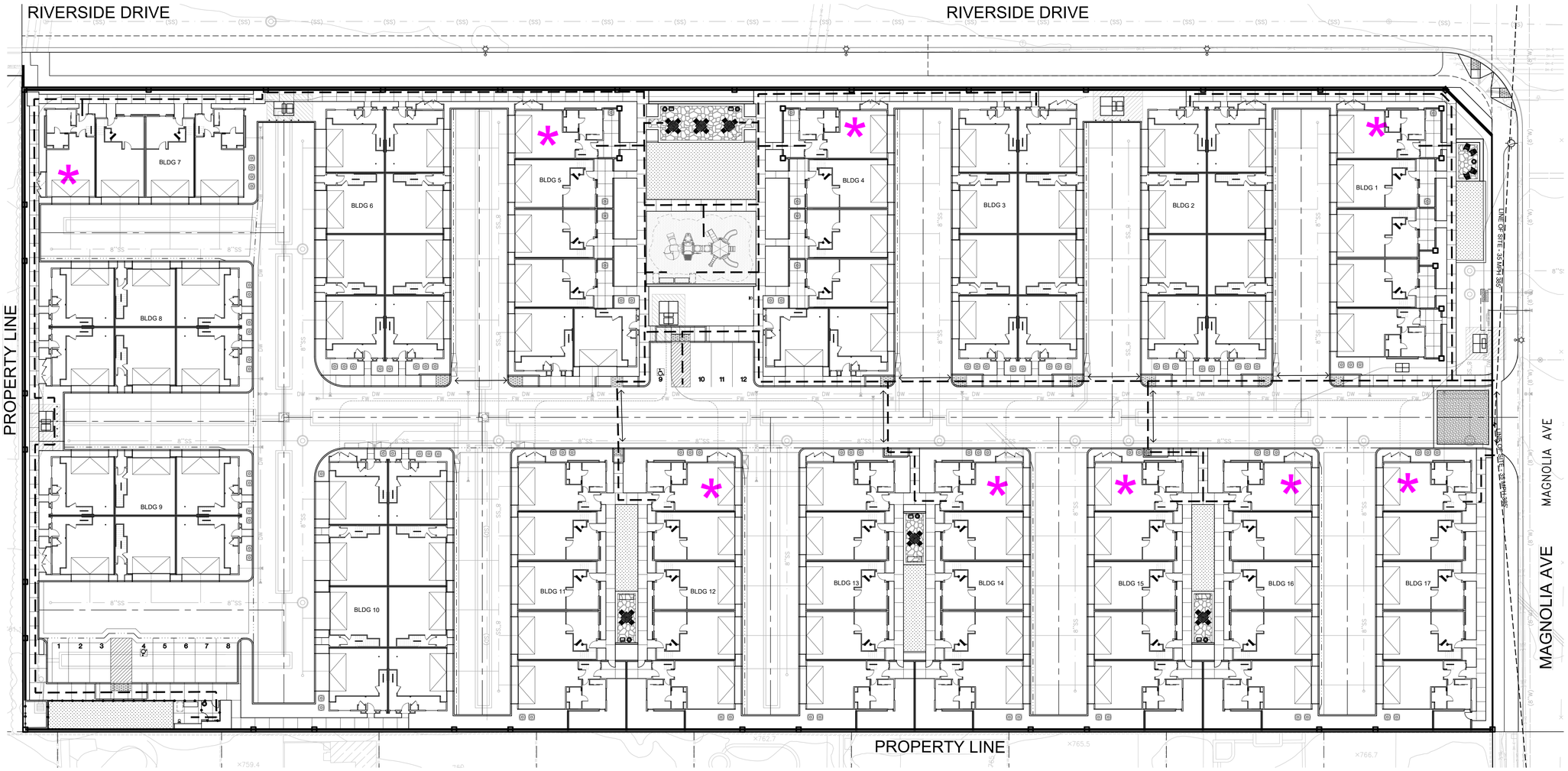
WALL AND FENCE PLAN

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PEDESTRIAN ACCESS PLAN LEGEND

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

CHINO 100

L-11

NORTH 0' 20' 40' 60'

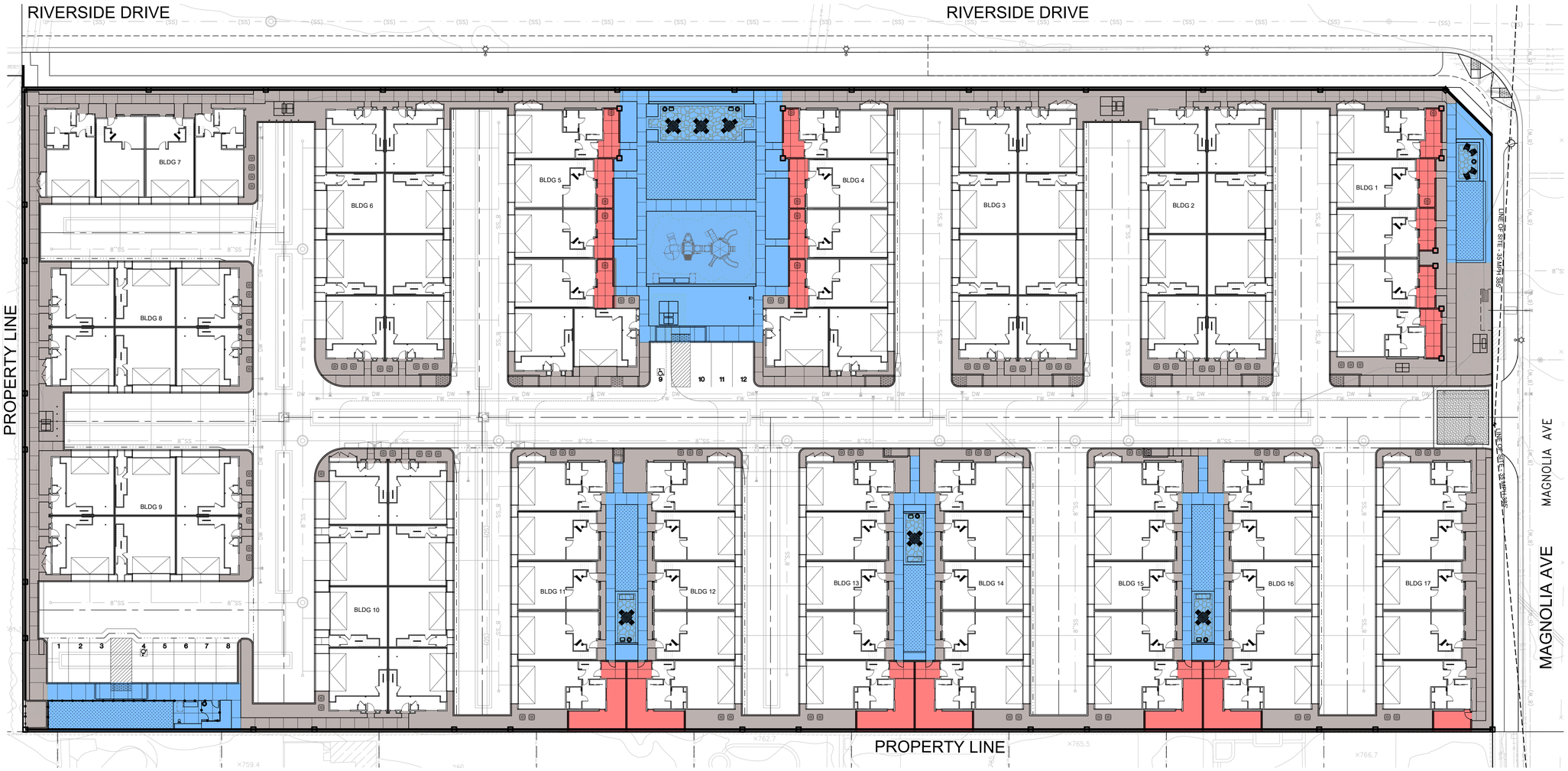
PEDESTRIAN ACCESS PLAN

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20.09 H Open space standards for residential projects				Required	Provided
1 Minimum amount of outdoor living area				**72,945 SF**	**19,084 SF**
Permanent open space		20%		32,945 SF	
Outdoor living area		400 SF/unit		40,000 SF	
2 Minimum amount of private open space		**25%**		**10,000 SF**	**9,934 SF**
a. Ground floor units		150 SF/unit	10' min. length		**4,194** SF
Plan 1		0 SF/unit	0		0 SF
Plan 2		0 SF/unit	0		0 SF
Plan 3	P3	150 SF/unit	9		1,350 SF
Plan 4	P4-A	364 SF/unit	6		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				**26,000 SF**	**9,150 SF**
Contiguous		65%	20' min. dim.		
a.Non-contiguous		20%			
1. Paseo					9,150 SF
b. Up to one-half of covered patio areas		25%			
c. Recreational building		15%			
Lot A					**7,378 SF**
1. Children's play area					
2. Picnic and barbecue area					

OPEN SPACE LEGEND

PRIVATE OPEN SPACE (GROUND LEVEL)
4,800 SQUARE FEET

PUBLIC OPEN SPACE (ACTIVE AREAS)
14,361 SQUARE FEET

PUBLIC OPEN SPACE (PASSIVE AREAS)
22,697 SQUARE FEET

*MAXIMUM PRIVATE OPEN SPACE: 425 SQUARE FEET

CHINO 100

L-12

NORTH 0' 20' 40' 60'

OPEN SPACE PLAN

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