

ASSISTED LIVING FACILITY, CHINO

10TH STREET, CHINO, CA 91710



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THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE PLANS AND SPECIFICATIONS ARE COPYRIGHTED BY SOURCE ARCHITECTURE, INC.

THE PLANS AND SPECIFICATIONS ARE PREPARED AS PART OF DESIGN-BUILD CONTRACT OF CAL-CITY CONSTRUCTION, INC. WITH THE CLIENT, CAL-CITY CONSTRUCTION, INC. ARCHITECT AND CONSULTANTS SHALL NOT BE HELD ANY LIABILITY ARISING FROM THEIR SERVICE RENDERED, INCLUDING, BUT NOT LIMITED TO, PLANS, SPECIFICATIONS AND DESIGN IN THE CASE OF THE CONSTRUCTION OF THE PROJECT DONE BY OTHERS.

PROJECT PHASING PLAN

PHASE 1: BUILDING A, BUILDING B, AND ON-SITE & OFF-SITE WORK
PHASE 2: BUILDING C
SEE A1.1-3

BUILDING STORY/ HEIGHT/ AREA ANALYSIS

1. BUILDING STORY AND HEIGHT ALLOWED
- A-2, A-3, TYPE I-B, NOT EQUIPPED WITH FIRE SPRINKLER SYSTEM; 11 STORY & UNLIMITED HEIGHT
- R-2.1, TYPE V-A, NOT EQUIPPED WITH FIRE SPRINKLER SYSTEM; 3 STORY & 50' HIGH

2. BUILDING STORY AND HEIGHT PROPOSED
- BUILDING A, 1ST FLOOR
- A-2, A-3, TYPE I-B, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019); 1 STORY & 15' HIGH
- BUILDING A, 2ND AND 3RD FLOOR
- R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019); 2 STORY & 31' HIGH
- BUILDING B
- R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019); 3 STORY & 41'-10" HIGH
- BUILDING C
- R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019); 3 STORY & 41'-10" HIGH

3. BUILDING AREA ALLOWED
- A-2, A-3, TYPE I-B, EQUIPPED WITH FIRE SPRINKLER SYSTEM (SM, PER SEC. 903.3.1.1 CBC 2019); UNLIMITED AREA
- R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (SM, PER SEC. 903.3.1.1 CBC 2019); 31,500 SF

4. BUILDING AREA PROPOSED
- BUILDING A, 1ST FLOOR
- A-2, A-3, TYPE I-B, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019); SEE SEE AREA TABULATION ON LOT "A" IN THIS SHEET
- BUILDING A, 2ND AND 3RD FLOOR
- R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019); SEE SEE AREA TABULATION ON LOT "A" IN THIS SHEET
- BUILDING B
- R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019); SEE SEE AREA TABULATION ON LOT "A" IN THIS SHEET
- BUILDING C
- R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019); SEE SEE AREA TABULATION ON LOT "A" IN THIS SHEET

NOTE: ALL BUILDINGS WILL BE SEPARATED FROM EACH OTHER BY THE FIRE WALLS PER SEC. 706, CBC 2019

DEVELOPMENT STANDARDS

1. NO RESIDENTIAL CARE FACILITY MAY LOCATED WITHIN 500 FEET OF ANY OTHER SUCH FACILITY.
2. THE TOTAL SQUARE FOOTAGE OF THE RESIDENTIAL CARE FACILITY SHALL AVERAGE 350 SQUARE FEET PER RESIDENT
3. RECREATION AREAS SHALL BE ENCLOSED BY A MINIMUM 6' HIGH DECORATIVE FENCE OR WALL. PROPERTY LINE FENCES AND WALLS MAY BE USED TO FULFILL THIS REQUIREMENT.
4. IF APPLICABLE ANY SWIMMING POOLS, POND, WADING POOLS, OR SIMILAR BODIES OF WATER GREATER THAN 8 INCHES IN DEPTH SHALL BE FULLY ENCLOSED BY A MINIMUM 5' HIGH NON-CRIMBLE FENCE.
5. ALL ENTRANCES AND EXITS SHALL HAVE SELF-CLOSING AND LATCHING GATES. ALL LATCHES SHALL BE LOCATED AT LEAST 54" ABOVE ADJACENT GRADE.
6. THE MINIMUM SIZE OF RECREATION AND ENTERTAINMENT FACILITIES SHALL EQUAL 150 SQUARE FEET FOR EACH LIVING UNIT.
7. AN ASSEMBLY/LOUNGE AREA WITH ENOUGH SEATING CAPACITY TO ACCOMMODATE 60% OF ALL RESIDENTS AT ONE TIME SHALL BE INCLUDED IN THE FACILITY, IN ADDITION TO ADEQUATE RESTROOMS AND AN ACTIVITY ROOM.
8. A MINIMUM OF 30% OF THE NET LOT AREA SHALL BE DEDICATED TO IMPROVED PERMANENT OPEN SPACE ACCESSIBLE TO ALL RESIDENTS OF THE DEVELOPMENT, EXCLUSIVE OF DRIVEWAYS, PARKING AREAS, DWELLINGS, AND NON-RECREATION BUILDING AREAS.
9. A MINIMUM INTERIOR UNIT AREA OF 350 SQUARE FEET SHALL BE PROVIDED.
10. OFF-STREET PARKING SPACES SHALL BE LOCATED A MAXIMUM OF 150 FEET FROM BUILDING ENTRANCES.

CIVIL/ PLAN CHECK BY PUBLIC WORKS DEPT.

1	P-1	PRELIMINARY GRADING PLAN
2	P-2	PRELIMINARY STREET PLAN
3	P-3	PRELIMINARY GRADING PLAN 2
4	P-4	PRELIMINARY GRADING PLAN 3
5	P-5	PRELIMINARY GRADING PLAN 4
6	P-6	PRELIMINARY GRADING PLAN 5
7	P-7	PRELIMINARY UTILITY PLAN

LANDSCAPE/ PLAN CHECK BY PLANNING DEPT., PHASE 1

1	L-1	PRELIMINARY LANDSCAPE PLAN
2	LE-1	ELEVATION
3	LE-2	ELEVATION

LANDSCAPE/ PLAN CHECK BY PLANNING DEPT., PHASE 2

1	L-1	PRELIMINARY LANDSCAPE PLAN
2	LE-1	ELEVATION
3	LE-2	ELEVATION

DRAWING INDEX

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2	LE-1	ELEVATION
3	LE-2	ELEVATION
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1	L-1	PRELIMINARY LANDSCAPE PLAN
2	LE-1	ELEVATION
3	LE-2	ELEVATION

AREA TABULATION ON LOT "A"

PROPERTY AREA, LOT A: 134,048.66 SF (100%)
- BUILDING FOOTPRINT: 39,720.74 SF
- CON'C WALKWAY: 6,608.17 SF
- PARKING AREA: 33,271.06 SF
- LANDSCAPE AREA: 47,073.64 SF
- BBO AREA: 1,591.79 SF
- HARDSCAPE AND TRAIL: 5,783.26 SF

BLDG	BLDG A	BLDG B	BLDG C	TOTAL
CORRIDOR	391 SF	427 SF	321 SF	1,139 SF
1ST	15,285 SF	13,546 SF	9,057 SF	37,888 SF
2ND	12,953 SF	13,690 SF	9,189 SF	35,832 SF
3RD	12,658 SF	13,336 SF	8,728 SF	34,722 SF
TOTAL	41,287 SF	40,999 SF	27,295 SF	109,581 SF

- UNIT:

	1 BED RM	2 BED RM
TYPE	A B D E F G H I J K L M N O P Q	
SIZE	670 633 931 1004 1003 1015 978 986 967 967 1292 1073 986 955 1153 971	
NUMBER	6 6 8 7 18 4 6 3 8 2 1 2 1 1 1 2	

TOTAL 1 BEDROOM UNIT: 12 UNITS X 1 EACH = 12 BED
2 BEDROOM UNIT: 60 UNITS X 2 EACH = 120 BED
= 132 BED (TOTAL)

- NUMBER OF RESIDENTS: 132 RESIDENTS
- NUMBER OF EMPLOYEES: 40 EMPLOYEES (3 SHIFTS: 15 + 15 + 10)
- RECREATION AREA REQUIRED: 150 SF X 72 UNITS = 10,800 SF
RECREATION AREA PROVIDED:

INTERIOR:
GYM B-117 306 SF
GYM C-113 389 SF
VIDEO ROOM A-211 299 SF
VIDEO ROOM B-212 769 SF
VIDEO ROOM C-208 784 SF
VIDEO ROOM A-311 299 SF
GAME ROOM A-209 633 SF
GAME ROOM A-308 718 SF
GAME ROOM B-312 769 SF
GAME ROOM C-309 633 SF
INTERIOR TOTAL 5,599 SF

EXTERIOR:
ACTIVITY AREA 4,788 SF
BBO AREA 1,089 SF
GOLF PUTTING AREA 1,810 SF
TRAIL 8,000 SF
VEGETABLE GARDEN 1,600 SF
EXTERIOR TOTAL 17,368 SF
TOTAL 21,188 SF

- ASSEMBLY AREA REQUIRED: 80 PEOPLE
ASSEMBLY AREA PROVIDED: 80 PEOPLE (AT DINING, ROOM A-111)
- OPEN SPACE REQUIRED: 30% OF 134,048 SF = 40,214 SF
OPEN SPACE PROVIDED: 54,447 SF (40.49%) / 47,073 SF + 1,591 SF + 5,783 SF = 54,447 SF
- LANDSCAPING REQUIRED: 40% OF 134,048 = 53,619.2
LANDSCAPING PROVIDED: LAWN (41,362.75 SF, 30.85%) + HARDSCAPE (13,145.59 SF, 9.80%)
= TOTAL 54,508.34 SF (40.68%) > 53,619.20 (40%)
- NUMBER OF UNITS PROVIDED W/ PATIO - 16 UNITS
NUMBER OF UNITS PROVIDED W/O PATIO - 2 UNITS
NUMBER OF UNITS PROVIDED W/ BALCONY - 44 UNITS
NUMBER OF UNITS PROVIDED W/O BALCONY - 10 UNITS

CHINO VALLEY FIRE DISTRICT NOTES

1. FIRE ACCESS ROADS SHALL BE DESIGNED AND PLANS SUBMITTED TO THE FIRE DISTRICT FOR APPROVAL. FIRE ACCESS ROADS SHALL BE CONSTRUCTED OF ASPHALT OR CONCRETE AND BE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET AND HEIGHT OF 13 FT. 6 INCHES. THE FIRE DISTRICT STANDARD NO. 111 SHALL BE COMPLIED WITH.

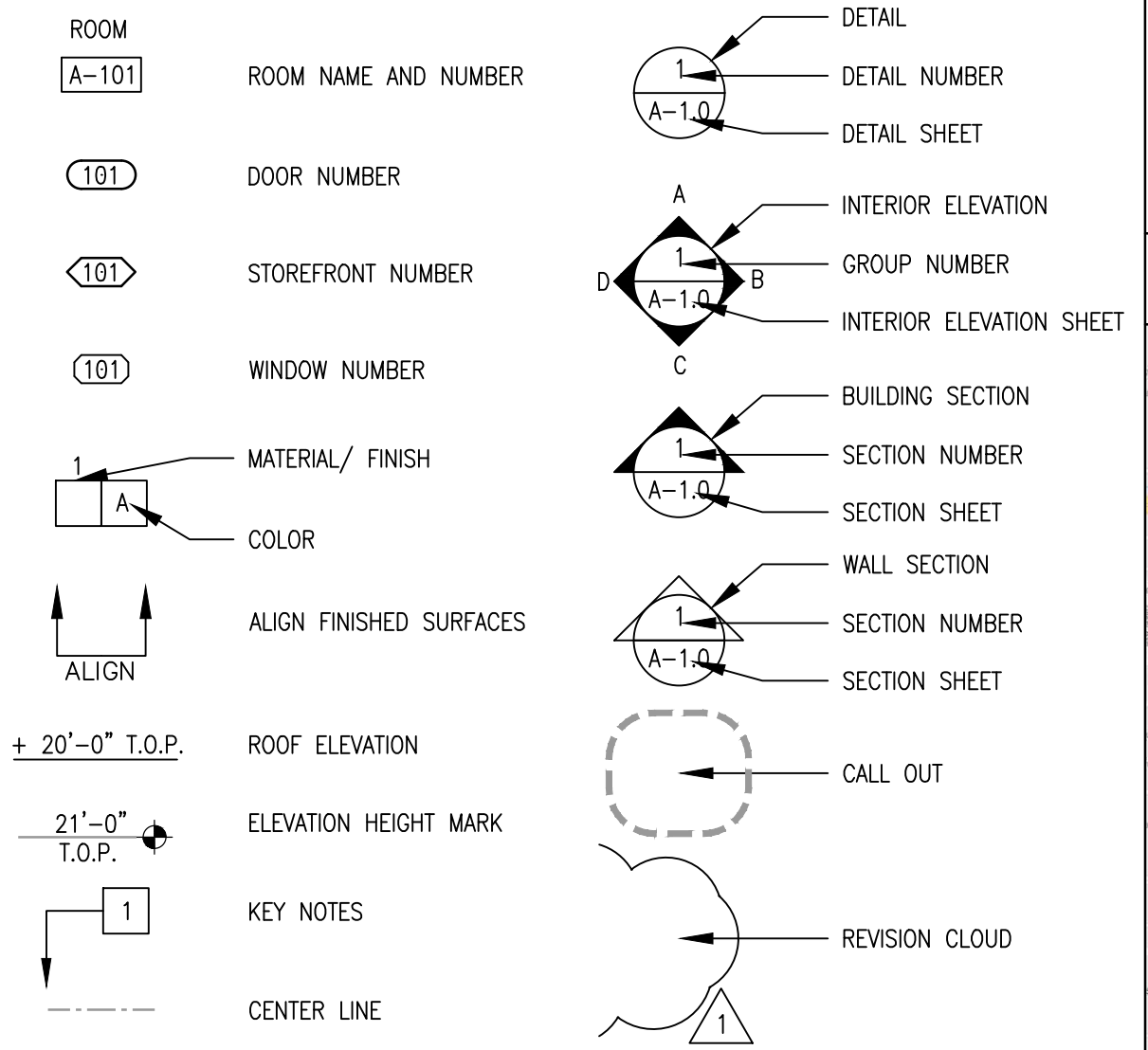
2. AERIAL ACCESS SHALL BE PROVIDED FOR ANY BUILDINGS 30 FT. AND HIGHER PER 2016 CFC, APPENDIX D. A 26 FT. WIDE ACCESS ROAD SHALL BE A MINIMUM OF 15 FT TO THE BUILDING AND A MAXIMUM OF 30 FT. FROM THE BUILDING.

3. FIRE APPARATUS ACCESS ROADS TURNING RADIUS SHALL MEET CVFD STANDARD #111, 20 FT. INSIDE AND 35 FT. OUTSIDE. PROVIDE A TRUCK TURNING TEMPLATE SHOWING TURNING MOVEMENTS OF A FIRE ENGINE.

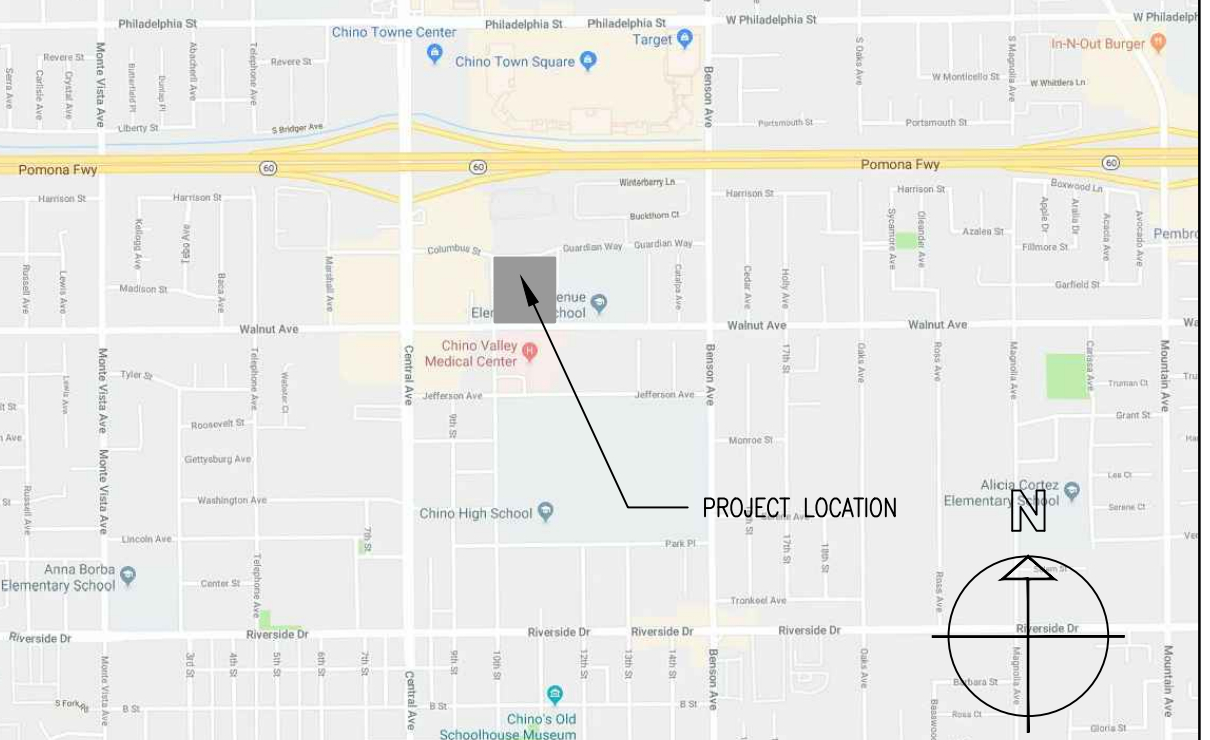
4. PROVIDE A UTILITY PLAN SHOWING PROPOSED FIRE LINE AND HYDRANTS, AS WELL AS, EXISTING PUBLIC STREET HYDRANTS. FIRE HYDRANTS SHALL BE SIX INCH (6") DIAMETER WITH A MINIMUM ONE FOUR INCH (4") AND ONE TWO AND ONE-HALF INCH (2-1/2") CONNECTIONS. THE HYDRANT TYPE SHALL BE APPROVED BY THE FIRE PREVENTION DIVISION. ALL FIRE HYDRANTS SHALL BE SPACED A MAXIMUM OF THREE HUNDRED FEET (300') APART. PRIVATE WATER SYSTEMS SHALL COMPLY WITH FIRE DISTRICT STANDARD NOS. 101, 102, AND 114.

5. PRIVATE WATER SYSTEMS SHALL BE DESIGNED TO MEET THE REQUIRED FIRE FLOW OF THIS DEVELOPMENT AND BE APPROVED BY THE FIRE PREVENTION DIVISION. BUILDINGS IN EXCESS OF 100,000 SQUARE FEET SHALL HAVE A MINIMUM OF TWO (2) CONNECTIONS TO A PUBLIC MAIN.

SYMBOL LEGEND



VICINITY MAP



PROJECT INFORMATION

1. ADDRESS: 10TH CHINO STREET, CHINO, CA 91710
2. APN #
- LOT A: 1015-281-027
3. LEGAL DESCRIPTION
- LOT A: LOT 2 OF TRACT NO. 18785, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 339 PAGES 43 THROUGH 47, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
4. LOT SIZE
- LOT A: 134,048.66 SF (3.07 ACRE, APP.)
5. ZONE: RD 20
6. TYPE OF CONSTRUCTION: V-A, I-B
7. AUTOMATIC FIRE-SPRINKLER SYSTEM: YES, PER SEC 903.3.1.1, CBC 2019
8. OCCUPANCY: R-2.1, A-2, A-3
9. PROJECT DESCRIPTION: ASSISTED LIVING FOR ELDERLY (60 +)
10. HEIGHT AND STORY
- RD 20: 45' MAX AND 3 STORY
- PROPOSED: 46'-5" (AT STAIR ENCLOSURE ROOF) AND 3 STORY
11. PARKING
- NUMBER OF PARKING REQUIRED: 132 BED/ 4 = 33 STALLS
+ 15 EMPLOYEE/ SHIFT = 15 STALLS
= 48 STALLS (INCLUDING 3 ACCESSIBLE STALLS)
- NUMBER OF PARKING PROVIDED: 67 STALLS (INCLUDING 4 ACCESSIBLE STALLS, 16 COMPACT PARKING STALLS)
- NUMBER OF CLEAN AIR/ VAN POOL/ EV PARKING REQUIRED 6 STALLS/ T-5.106.5.2 CALGREEN PROVIDED 6 STALLS
- NUMBER OF EV CHARGING STATION REQUIRED 4/ T-5.106.5.3 CALGREEN PROVIDED 4, EA
12. LOT COVERAGE: 39,095.83 SF / 134,048.66 SF = 29.16%
13. FLOOR AREA RATIO: 109,581 SF / 134,048.66 SF = 0.81
14. CODES APPLICABLE:
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- CITY OF CHINO MUNICIPAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY EFFICIENCY STANDARD

DESCRIPTION OF OPERATION

1. STATE LICENSE NUMBER: OWNER SHALL ACQUIRE STATE LICENSE NUMBER
2. HOURS OF OPERATION: 24 HRS/ 7 DAYS
3. TYPE OF SERVICE PROVIDED: RESIDENTIAL CARE FACILITY FOR CLIENTS SIXTY PLUS (60+) YEARS OLD
4. NUMBER OF RESIDENTS: 132 RESIDENTS
5. NUMBER OF EMPLOYEES: 40 (15+15+10)
6. TOTAL NUMBER OF SHIFT 3 SHIFTS
7. PEAK SHIFTS DAYS AND TIMES: 24HRS/ 7DAYS
8. VISITATION HOURS: 8:00 A.M. TO 10:00 P.M.
9. PEAK VISITATION DAYS AND TIMES: 8:00 A.M. TO 10:00 P.M.
10. USE OF INDOOR AMENITIES:
-ACTIVITY ROOMS/ LIBRARY/ GAME ROOM/ GYM/ VIDEO ROOM
-BAR
-SALON
11. USE OF OUTDOOR AMENITIES:
-ACTIVITY AREA
-BBO AREA
-GOLF PUTTING AREA
-TRAIL
-VEGETABLE GARDEN

PROJECT DIRECTORY

OWNER
GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE.
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victoriemd@gmail.com
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CONTACT: SAMUEL KIM

TRAFFIC ENGINEER
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949)270-9400
CONTACT: NAREE KIM

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA

OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT INFORMATION, VICINITY MAP, DIRECTORY

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

G 1.1

OF SHEETS



CHINO PD

CG Superior Grocers

RD8

P

Guardian Way

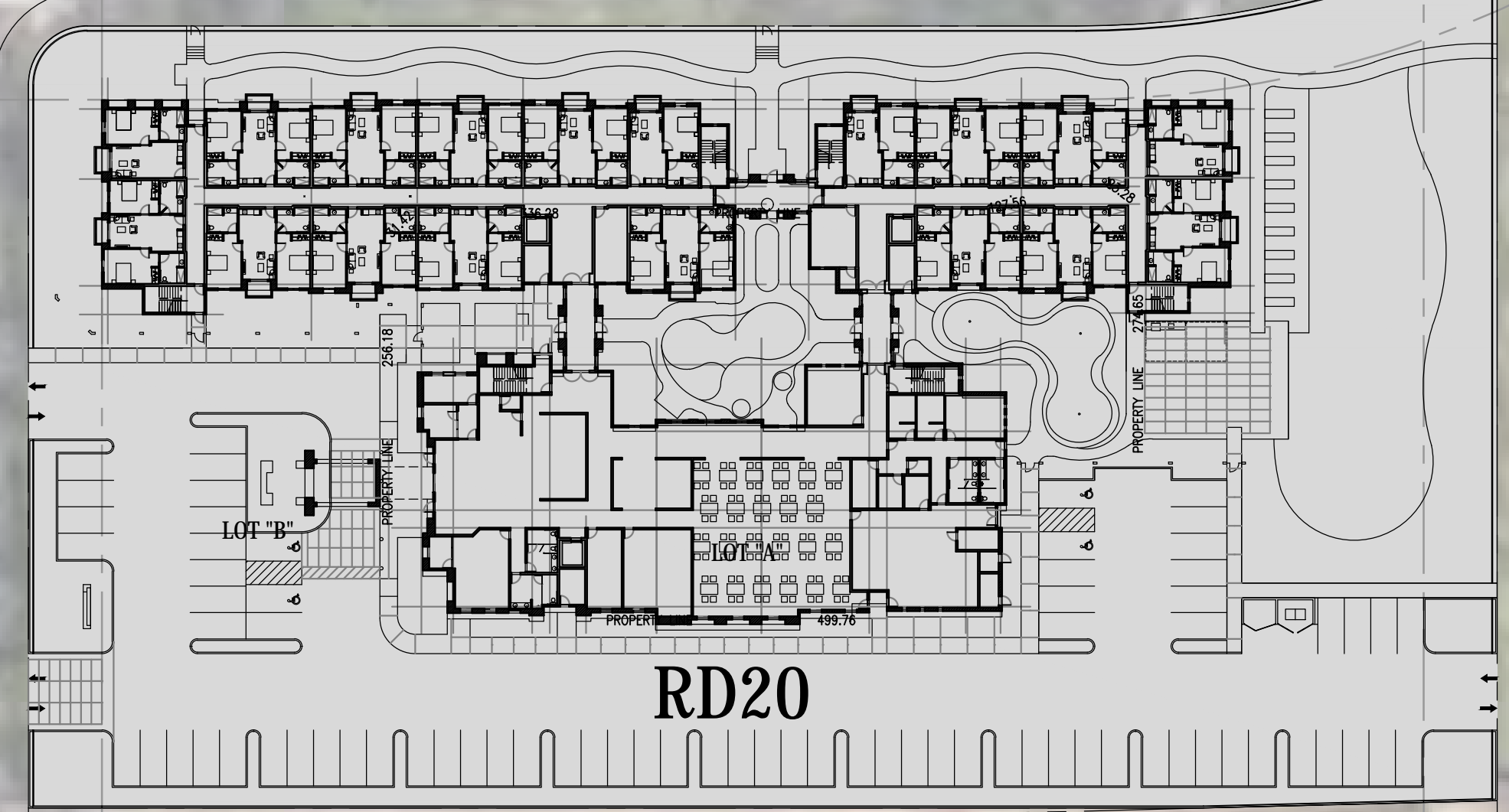
GUARDIAN WAY

CG rto's Mexican Food

CG

RD20

10th St



RD20

TRELLIS ASSISTED LIVING

3454 Walnut Avenue

PS

CG H Salt

CG s Fargo Bank

CG

CG

Vernon Ave

Walnut Ave Elementary

Ave

Walnut Ave

Walnut Ave

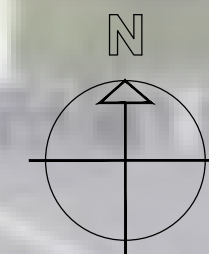
CG

P

CO

10th

1 SITE UTILIZATION PLAN
SCALE: 1" = 50'-0"



P

POST OFFICE

CHINO VALLEY MEDICAL CENTER

SEAL/SIGNATURE

CONSULTANT

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA

OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

TITLE

SITE UTILIZATION PLAN

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITAL	

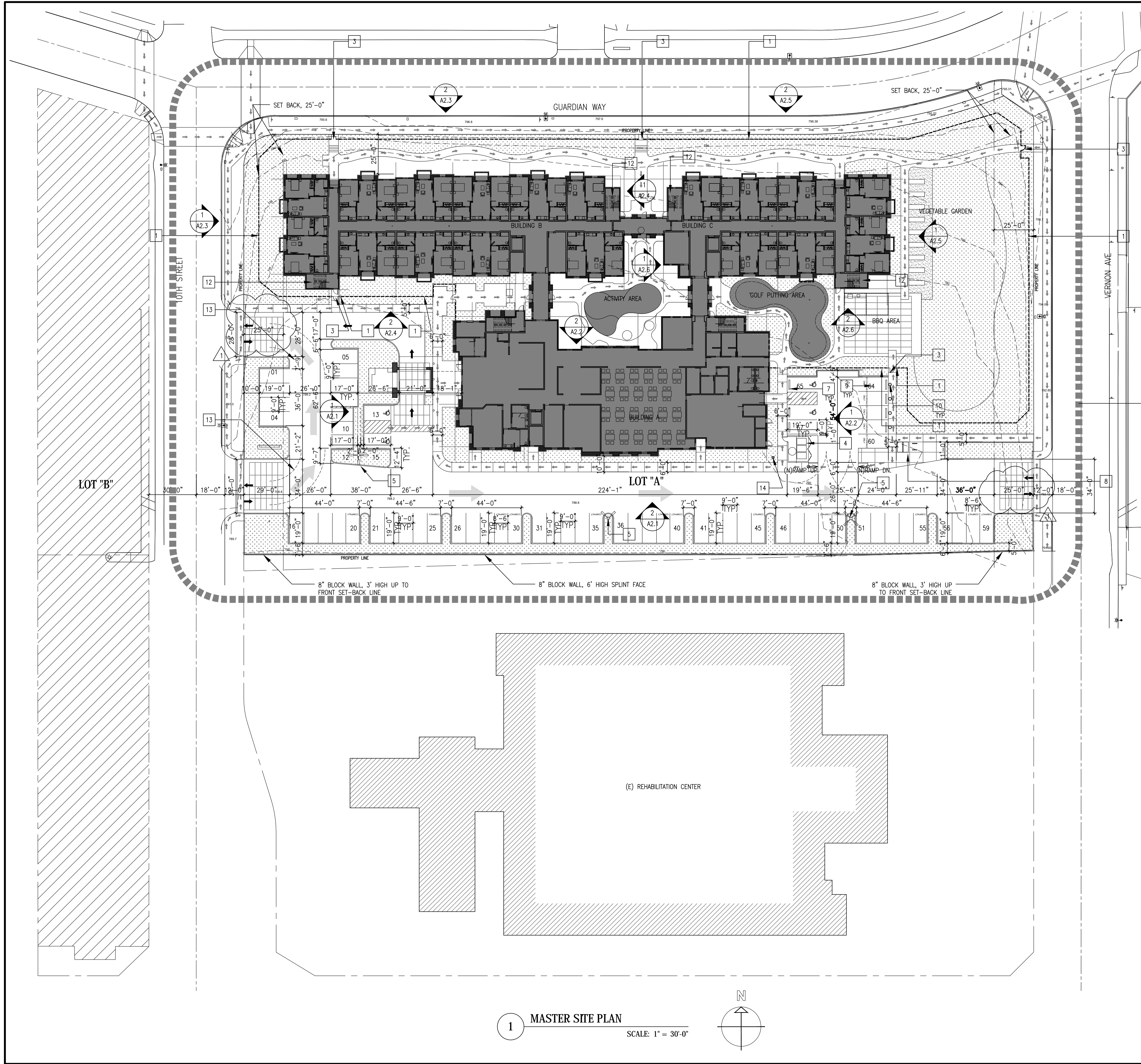
DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

G-1.2

OF SHEETS



SITE PLAN NOTES

1. PARKING STALL SHALL BE DOUBLE STRIPED, PER CITY STANDARD.
2. ALL ROOFTOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
3. ALL PARKING SPACES SHALL BE DOUBLE STRIPED AND ALL PARKING SPACES ADJACENT TO WALKWAYS SHALL HAVE WHEEL STOPS

SITE PLAN KEY NOTES

- 1 6" H. FENCE W/ 8" X 16" PILASTER
- 2 NOT USED
- 3 GATE FOR FIREDEPT. ACCESS ONLY W/ KNOT BOX
- 4 TRASH ENCLOSURE SPACE PER CITY STANDARD, COMPLYING ADA & ACCESSIBILITY CODE, WITH TRELLISES
- 5 LIGHT POLE
- 6 MONUMENT SIGN
- 7 WHEEL STOP
- 8 BICYCLE PARKING AREA, MIN. 3 BICYCLE PARKING SPACE PROVIDED, 46 STALLS X 5% = 3 SPACES
- 9 CLEAN AIR VAN POOL/ EV PARKING (6 EA.)
- 10 EV CHARGING STALL (4 EA.)
- 12 STAIR TO THE ROOF W/ (1)-HR ENCLOSURE
- 13 FIRE APPARATUS ACCESS ROAD, R: 20' INSIDE, 35' OUTSIDE
- 14 FIRE HYDRANT

SITE PLAN SYMBOL LEGEND

- 6" H. FENCE W/ 8" X 16" PILASTER
- 8" BLOCK WALL, 6' HIGH SPLINT FACE
- LANDSCAPE AREA
- SYNTHETIC PUTTING AREA
- CONCRETE PAVING
- DECOMPOSED GRANITE
- FIRE ACCESS ROAD PER CHINO FIRE STANDARD #111
- ACCESSIBLE ROUTE PER 11B-402, CBC 2019, MIN. 4'-0" CLEAR WIDTH, MIN. 5' x 5' CLEAR SPACE IN FRONT OF THE DOORS SHOULD BE PROVIDED. THE SLOPE IN THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 5% AND THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 2%. CONTRACTOR TO VERIFY THE SLOPE. ANY NECESSARY WORK SHOULD BE DONE TO ENSURE THE SLOPE AS REQUIRED.
- VEHICLE TRAFFIC

1 MASTER SITE PLAN
SCALE: 1" = 30'-0"

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SEAL/SIGNATURE

CONSULTANT

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT: TITLE

MASTER SITE PLAN

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

SITE PLAN KEY NOTES

- 1 6" H. FENCE W/ 8" X 24" PILASTER
- 2 CON'C WALKWAY, COLOR CONCRETE
- 3 GATE FOR FIREDEPT. ACCESS ONLY W/ KNOT BOX
- 4 TRASH ENCLOSURE SPACE PER CITY STANDARD, COMPLYING ADA & ACCESSIBILITY CODE, WITH TRELLISES
- 5 LIGHT POLE
- 6 MONUMENT SIGN
- 7 WHEEL STOP
- 8 BICYCLE PARKING AREA, MIN. 3 BICYCLE PARKING SPACE PROVIDED, 46 STALLS X 5X= 3 SPACES

- 9 CLEAN AIR VAN POOL/ EV PARKING (6 EA.)
- 10 EV CHARGING STALL (4 EA.)
- 12 STAIR TO THE ROOF W/ (1)-HR ENCLOSURE
- 13 FIRE APPARATUS ACCESS DRIVEWAY R: 20' INSIDE, 35' OUTSIDE
- 14 (N) FIRE HYDRANT
- 15 DRIVEWAY PER CITY STD. 250, W=28' OR W=34', SEE CIVIL
- 16 CON'C CURB AND GUTTER PER SPPWC STD. 120-2,A2-150(6), 2=2', SEE CIVIL
- 17 5' WIDE SIDEWALK PER CITY STD. 230, S=2%, SEE CIVIL
- 18 CURB RAMP ON MC PER SPPWC STD. 111-5, CASE A, TYPE 3, X=6, Y=7.92', SEE CIVIL
- 19 PARKWAY LANDSCAPING, SEE CIVIL & LANDSCAPE
- 20 (E) STREET LIGHT
- 21 F.D.C.

SITE PLAN SYMBOL LEGEND

- 6" H. FENCE W/ 8" X 16" PILASTER
- 8" BLOCK WALL, 6' HIGH SPLINT FACE
- LANDSCAPE AREA
- BUILDING FOOTPRINT

- FIRE ACCESS ROAD PER CHINO FIRE STANDARD #111
- ACCESSIBLE ROUTE PER 11B-402, CBC 2019, MIN. 4'-0" CLEAR WIDTH, MIN. 5' X 5' CLEAR SPACE IN FRONT OF THE DOORS SHOULD BE PROVIDED. THE SLOPE IN THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 5% AND THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 2%. CONTRACTOR TO VERIFY THE SLOPE. ANY NECESSARY WORK SHOULD BE DONE TO ENSURE THE SLOPE AS REQUIRED.
- (E) STREET LIGHT

SITE PLAN NOTES

- 1. PARKING STALL SHALL BE DOUBLE STRIPED, PER CITY STANDARD.
- 2. ALL ROOFTOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- 3. ALL PARKING SPACES SHALL BE DOUBLE STRIPED AND ALL PARKING SPACES ADJACENT TO WALKWAYS SHALL HAVE WHEEL STOPS

CALEITY
CONSTRUCTION
DESIGN/BUILD
SOURCE
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P: (714) 309-7444
E: Plan@SourceArchitecture.net

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SEAL/SIGNATURE

CONSULTANT

ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA

GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT: OWNER:

TITLE: **SITE PLAN**

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

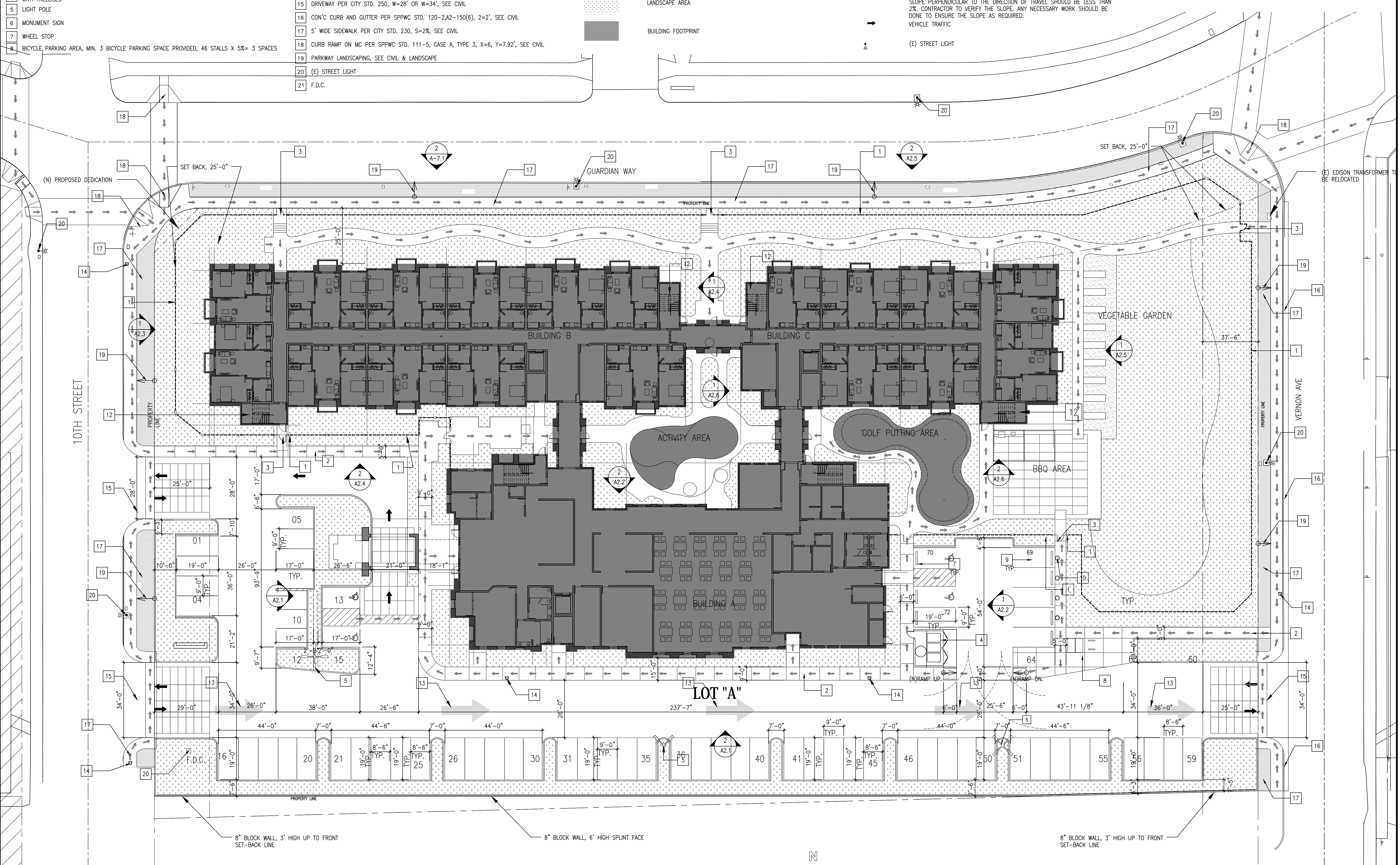
DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

A 1.1-1

OF SHEETS



1 SITE PLAN
SCALE: 1" = 20'-0"

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SEAL/SIGNATURE

CONSULTANT

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA

OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

TITLE

PEDESTRIAN ACCESS PLAN

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITAL	

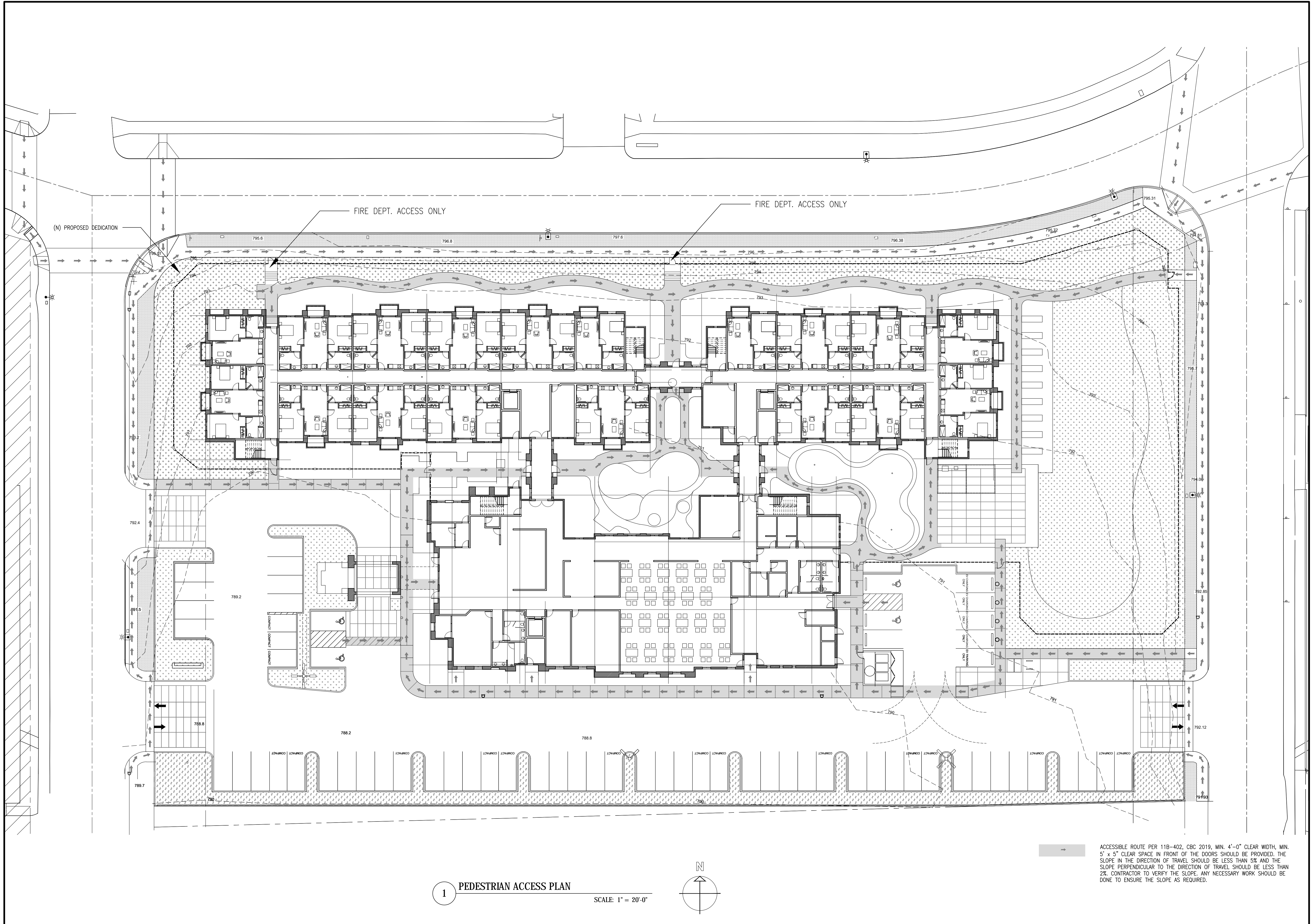
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DATE: SCALE:

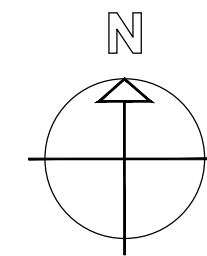
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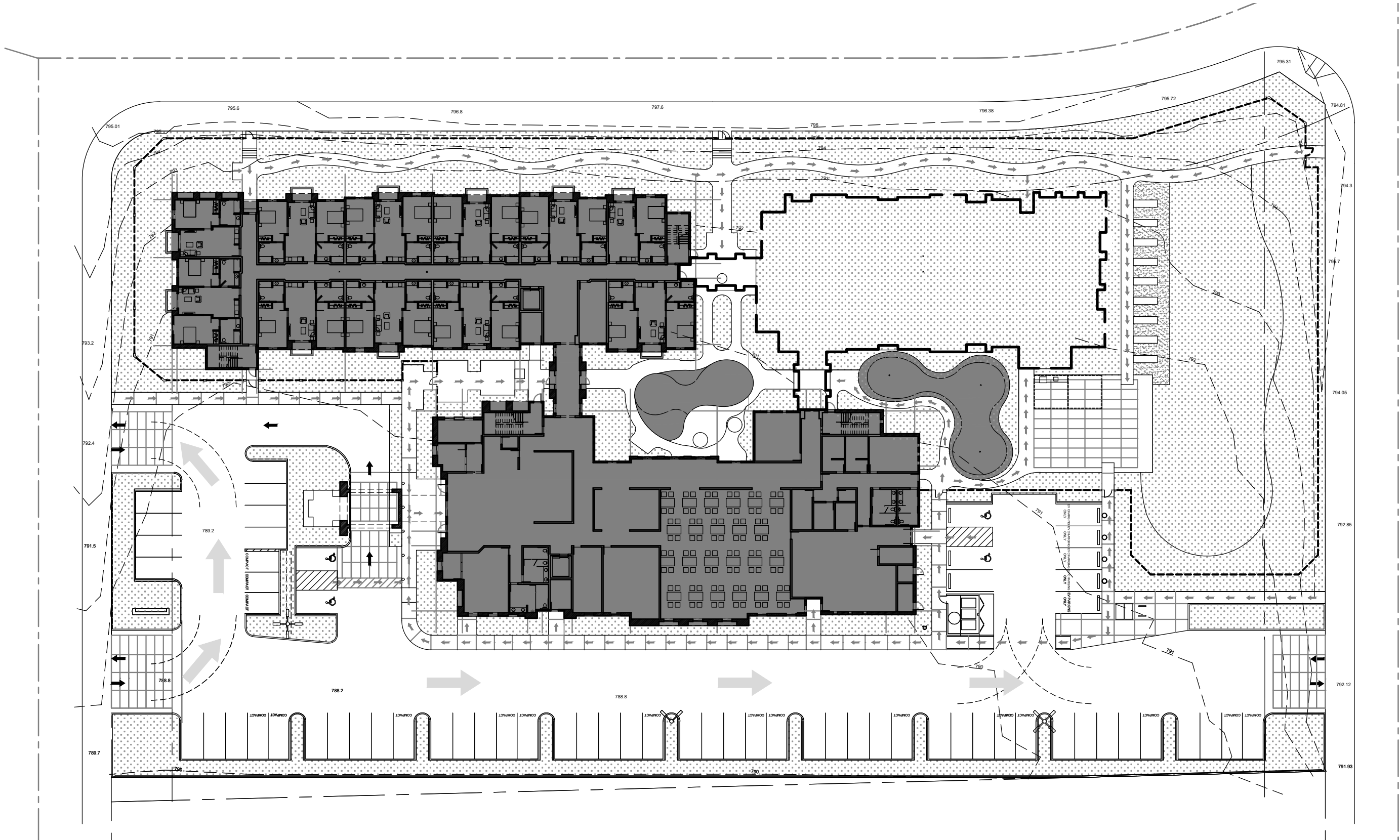
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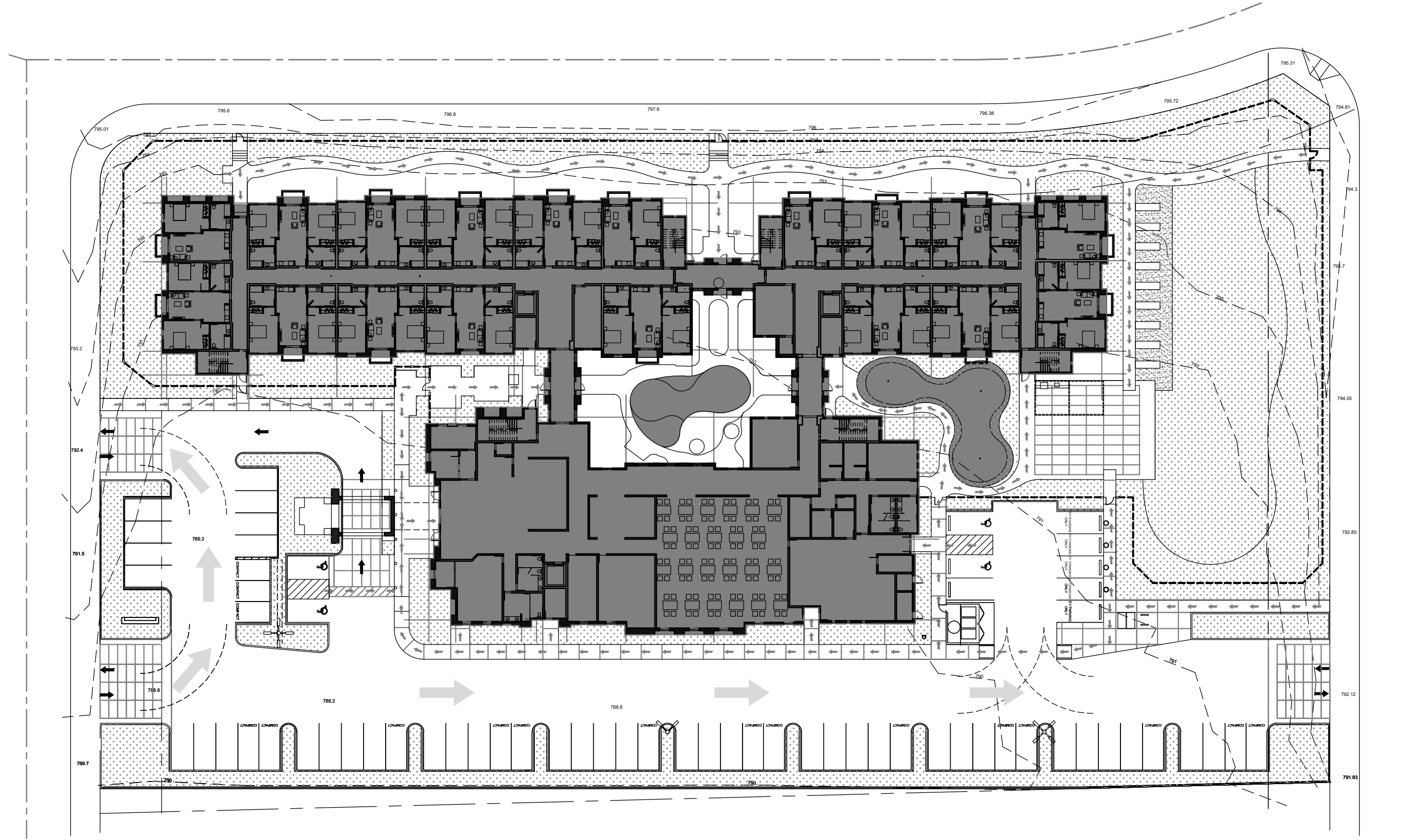
1 PEDESTRIAN ACCESS PLAN
SCALE: 1" = 20'-0"



ACCESSIBLE ROUTE PER 11B-402, CBC 2019, MIN. 4'-0" CLEAR WIDTH, MIN. 5' x 5' CLEAR SPACE IN FRONT OF THE DOORS SHOULD BE PROVIDED. THE SLOPE IN THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 5% AND THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 2%. CONTRACTOR TO VERIFY THE SLOPE. ANY NECESSARY WORK SHOULD BE DONE TO ENSURE THE SLOPE AS REQUIRED.



2 SITE PLAN PHASE-I
SCALE: 1" = 30'-0"



1 SITE PLAN PHASE-II
SCALE: 1" = 30'-0"

SEAL/SIGNATURE

CONSULTANT

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA

OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

TITLE
PHASE SITE PLAN

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

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SEALS/SIGNATURE

CONSULTANT

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT:

TITLE

1ST FLOOR PLAN

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

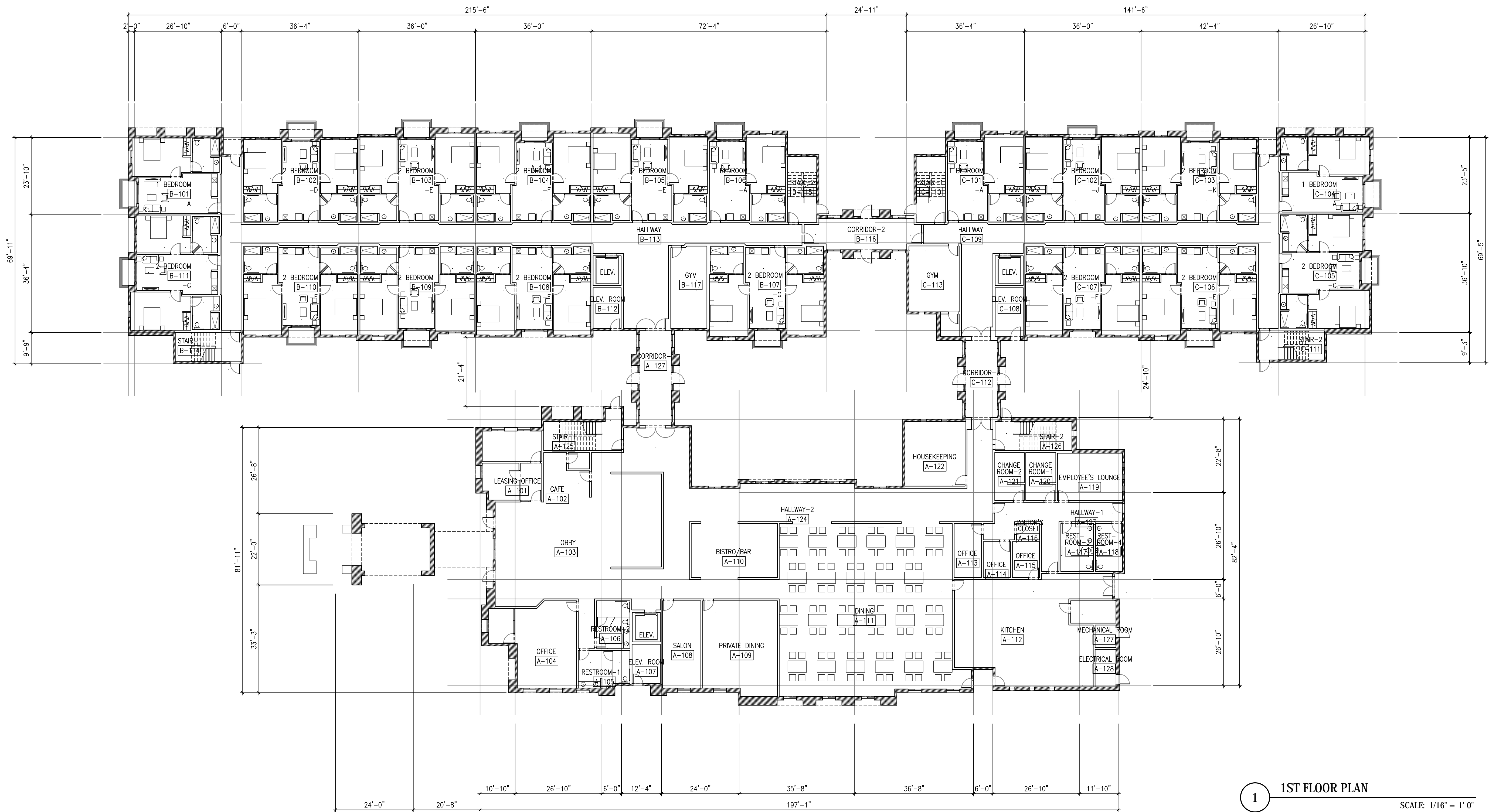
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DATE: SCALE:

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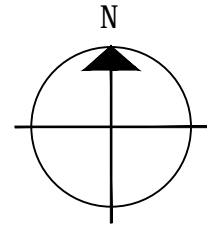
A 1.2

OF SHEETS



1 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"



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SEAL/SIGNATURE

CONSULTANT

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

TITLE: 2ND FLOOR PLAN

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

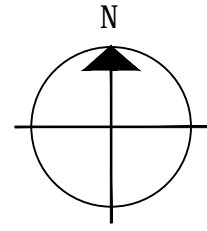
A 1.3

OF SHEETS



1 2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



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SEAL/SIGNATURE

CONSULTANT

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

3RD FLOOR PLAN

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

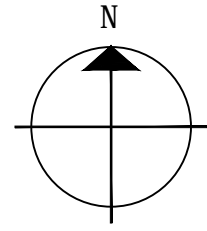
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OF SHEETS

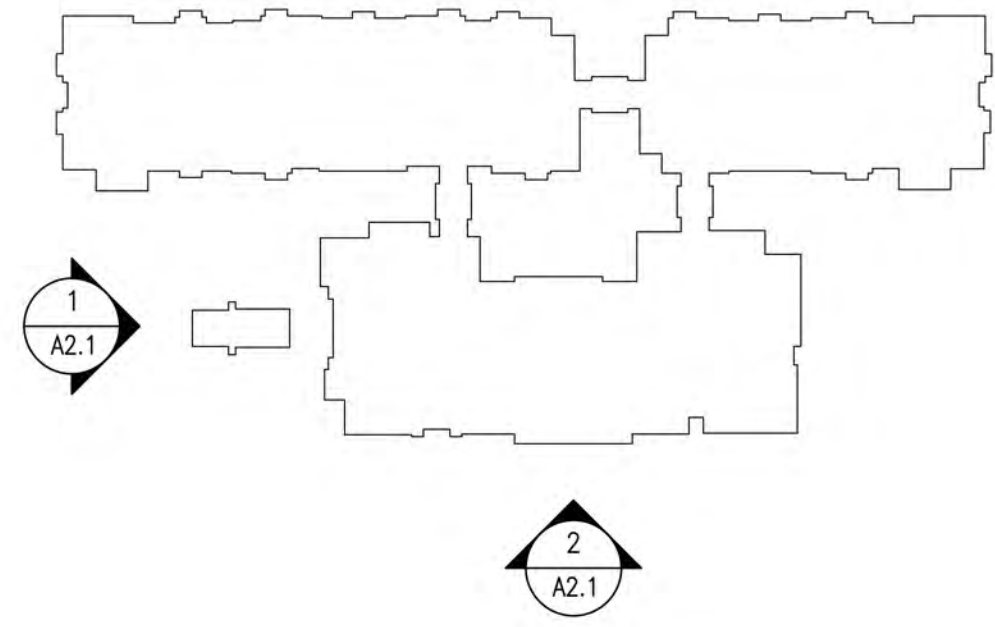


1 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"



MASTER PLAN



COLOR KEY NOTES

- A SW 7004, SNOWBOUND
- B SW 7026, GRIFFIN
- C SANTA CRUZ BLEND + SANTA JUAN BLEND, CAPISTRANO, S-TILE, EAGLE ROOFING
- D SW 0015, GALLERY GREEN
- E BEAUFORT FOREST GREEN/ NATURAL 6 BAR 4806-0000, SUNBRELLA
- F DARK BRONZE ANODIZED
- G SW 2846, ROYCROFT BRONZE GREEN
- H FACTORY BURNED
- J SW 7550, RESORT TAN



MATERIAL KEY NOTES

- 1 7/8" CEMENT PLASTER, FINE SAND FINISH
- 2 TERRACOTTA LATTICE
- 3 W.I. RAILING
- 4 METAL GUTTER
- 5 CONCRETE ROOF TILE
- 6 WOOD SHUTTER
- 7 METAL AWNING
- 8 WINDOWS
- 9 METAL DOOR AND FRAME, PRIMED AND PAINTED
- 10 FOAM MOLDING, TRIM & CORNICE WITH PLASTER SKIN COAT OVER FIBERGLASS REINFORCING MESH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SMOOTH TROWEL FINISH, PAINTED
- 11 GALVANIZED SHEET METAL COPING, PAINTED
- 12 EXTERIOR WALL LIGHTING FIXTURE, SEE ELECTRICAL
- 13 IRON GRILLE
- 14 W.I. PLANTER BOX
- 15 DECORATIVE TILE



1 WEST ELEVATION / BLDG.A
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION / BLDG.A
SCALE: 3/32" = 1'-0"

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SEAL/SIGNATURE

CONSULTANT

ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT:

OWNER:

TITLE

ELEVATION-
BUILDING A -1

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/28/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

A 2.1

OF SHEETS

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SEAL/SIGNATURE

CONSULTANT

ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT:
OWNER:

TITLE
ELEVATION-
BUILDING A -2

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/28/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITAL	

DRAWN BY: APPROVED:

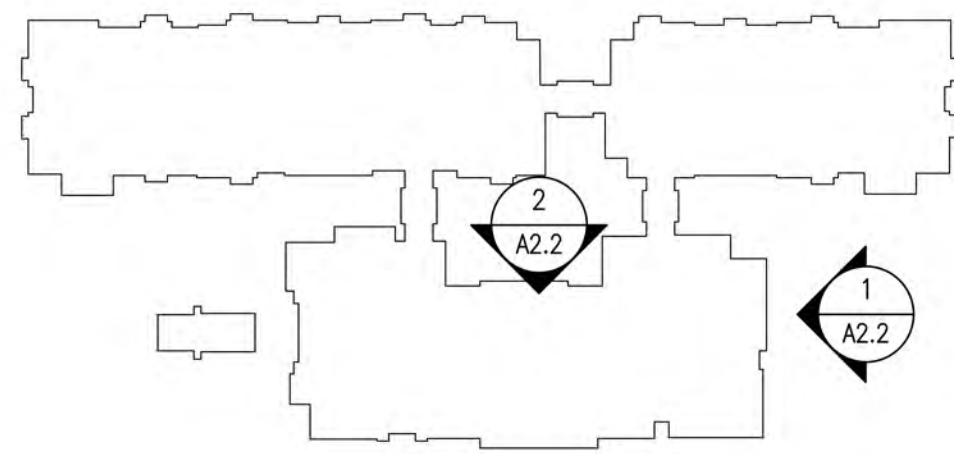
DATE: SCALE:

SHEET:

A 2.2

OF SHEETS

MASTER PLAN



COLOR KEY NOTES

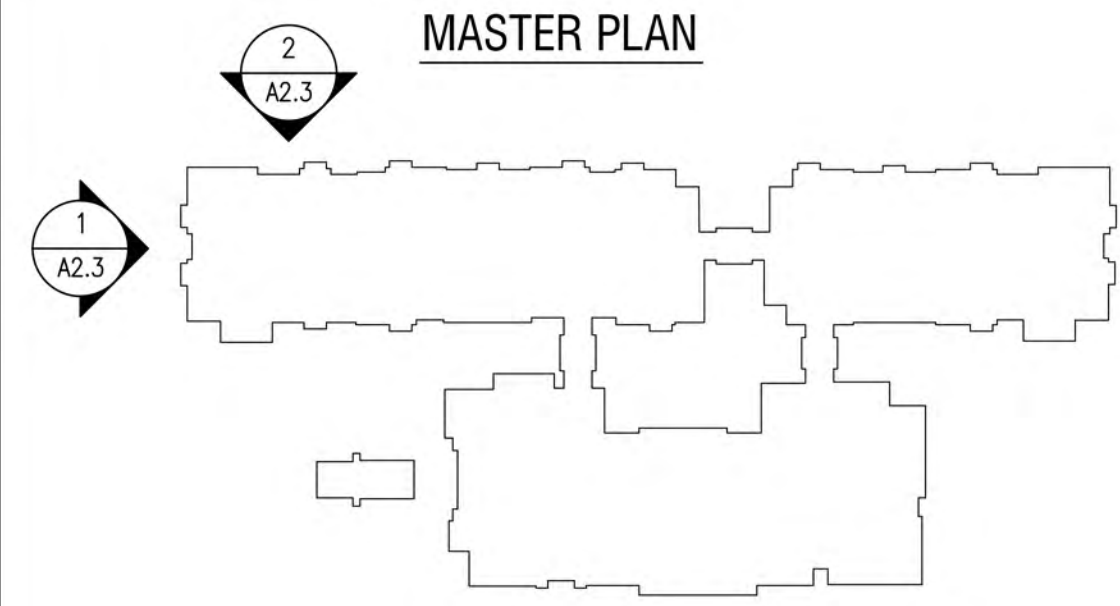
- A SW 7004, SNOWBOUND
- B SW 7026, GRIFFIN
- C SANTA CRUZ BLEND + SANTA JUAN BLEND, CAPISTRANO, S-TILE, EAGLE ROOFING
- D SW 0015, GALLERY GREEN
- E BEAUFORT FOREST GREEN/ NATURAL 6 BAR 4806-0000, SUNBRELLA
- F DARK BRONZE ANODIZED
- G SW 2846, ROYCROFT BRONZE GREEN
- H FACTORY BURNED
- J SW 7550, RESORT TAN



MATERIAL KEY NOTES

- 1 7/8" CEMENT PLASTER, FINE SAND FINISH
- 2 TERRACOTTA LATTICE
- 3 W.I. RAILING
- 4 METAL GUTTER
- 5 CONCRETE ROOF TILE
- 6 WOOD SHUTTER
- 7 METAL AWNING
- 8 WINDOWS
- 9 METAL DOOR AND FRAME, PRIMED AND PAINTED
- 10 FOAM HOLDING, TRIM & CORNICE WITH PLASTER SKIN COAT OVER FIBERGLASS REINFORCING MESH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SMOOTH TROWEL FINISH, PAINTED
- 11 GALVANIZED SHEET METAL COPING, PAINTED
- 12 EXTERIOR WALL LIGHTING FIXTURE, SEE ELECTRICAL
- 13 IRON GRILLE
- 14 W.I. PLANTER BOX
- 15 DECORATIVE TILE





COLOR KEY NOTES

- A SW 7004, SNOWBOUND
- B SW 7026, GRIFFIN
- C SANTA CRUZ BLEND + SANTA JUAN BLEND, CAPISTRANO, S-TILE, EAGLE ROOFING
- D SW 0015, GALLERY GREEN
- E BEAUFORT FOREST GREEN/ NATURAL 6 BAR 4806-0000, SUNBRELLA
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- H FACTORY BURNED
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MATERIAL KEY NOTES

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- 12 EXTERIOR WALL LIGHTING FIXTURE, SEE ELECTRICAL
- 13 IRON GRILLE
- 14 W.I. PLANTER BOX
- 15 DECORATIVE TILE



1 WEST ELEVATION / BLDG.B
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION/ BLDG.B
SCALE: 3/32" = 1'-0"

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SEAL/SIGNATURE

CONSULTANT

ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT:
TITLE

ELEVATION
BUILDING B -1

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/28/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

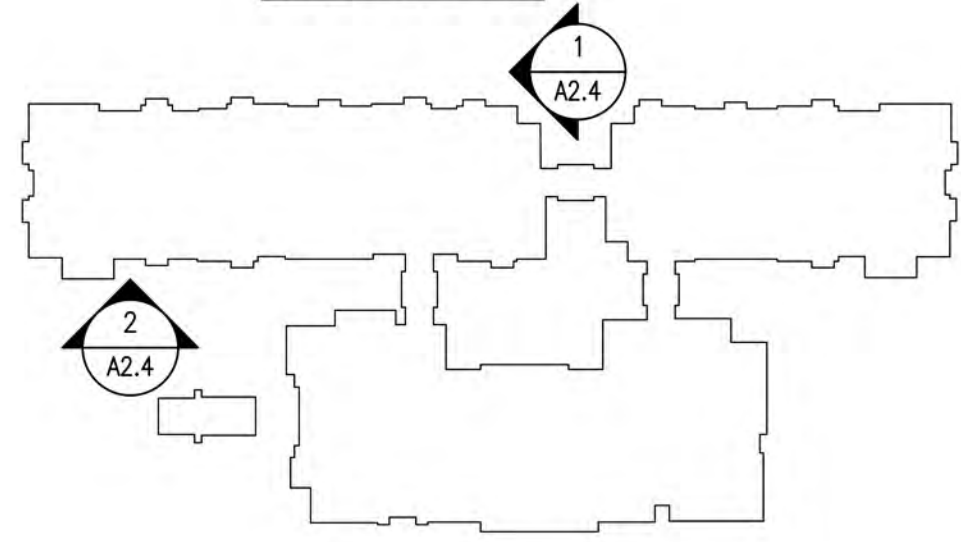
DATE: SCALE:

SHEET:

A 2.3

OF SHEETS

MASTER PLAN



COLOR KEY NOTES

- A SW 7004, SNOWBOUND
- B SW 7026, GRIFFIN
- C SANTA CRUZ BLEND + SANTA JUAN BLEND, CAPISTRANO, S-TILE, EAGLE ROOFING
- D SW 0015, GALLERY GREEN
- E BEAUFORT FOREST GREEN/ NATURAL 6 BAR 4806-0000, SUNBRELLA
- F DARK BRONZE ANODIZED
- G SW 2846, ROYCROFT BRONZE GREEN
- H FACTORY BURNED
- J SW 7550, RESORT TAN



MATERIAL KEY NOTES

- 1 7/8" CEMENT PLASTER, FINE SAND FINISH
- 2 TERRACOTTA LATTICE
- 3 W.I. RAILING
- 4 METAL GUTTER
- 5 CONCRETE ROOF TILE
- 6 WOOD SHUTTER
- 7 METAL AWNING
- 8 WINDOWS
- 9 METAL DOOR AND FRAME, PRIMED AND PAINTED
- 10 FOAM MOLDING, TRIM & CORNICE WITH PLASTER SKIN COAT OVER FIBERGLASS REINFORCING MESH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SMOOTH TROWEL FINISH, PAINTED
- 11 GALVANIZED SHEET METAL COPING, PAINTED
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- 13 IRON GRILLE
- 14 W.I. PLANTER BOX
- 15 DECORATIVE TILE

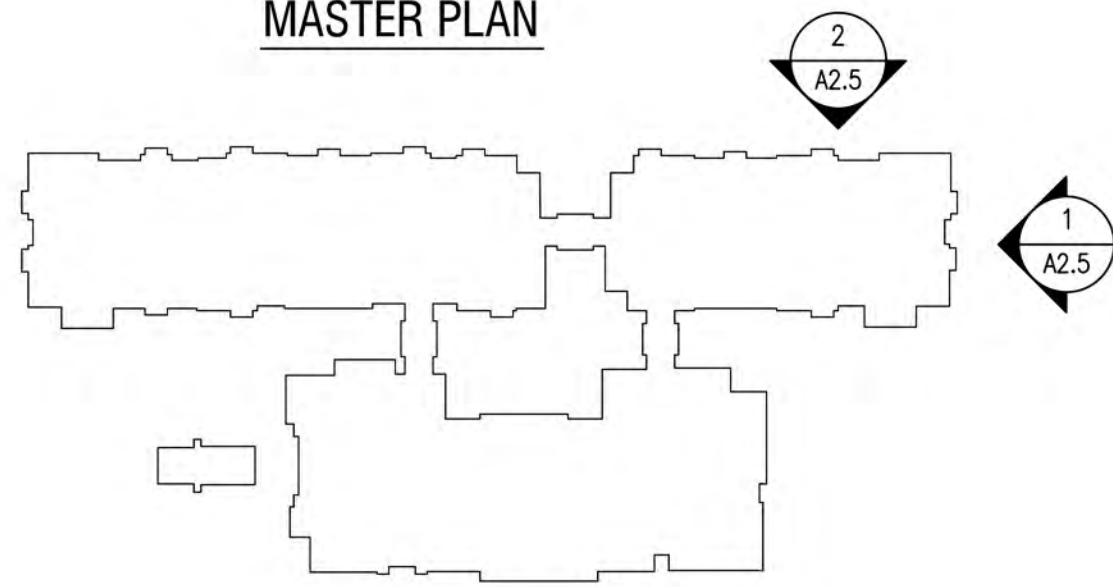


1 EAST ELEVATION/ BLDG.B
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION/ BLDG. B
SCALE: 3/32" = 1'-0"

MASTER PLAN



COLOR KEY NOTES

- A SW 7004, SNOWBOUND
- B SW 7026, GRIFFIN
- C SANTA CRUZ BLEND + SANTA JUAN BLEND, CAPISTRANO, S-TILE, EAGLE ROOFING
- D SW 0015, GALLERY GREEN
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- F DARK BRONZE ANODIZED
- G SW 2846, ROYCROFT BRONZE GREEN
- H FACTORY BURNED
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MATERIAL KEY NOTES

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- 13 IRON GRILLE
- 14 W.I. PLANTER BOX
- 15 DECORATIVE TILE



SEAL/SIGNATURE

CONSULTANT

ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT:
OWNER:

TITLE
**ELEVATION
BUILDING C - 1**

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/28/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

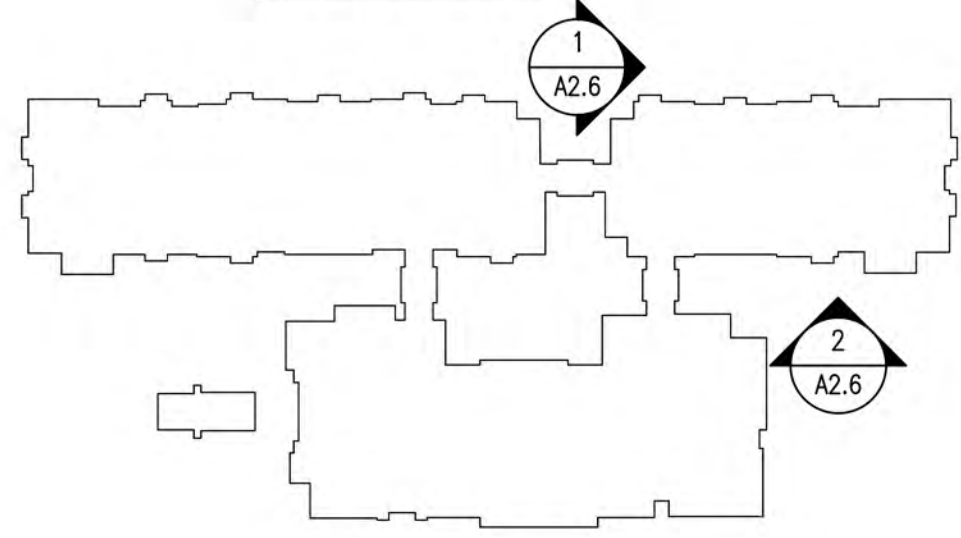
DATE: SCALE:

SHEET:

A 2.5

OF SHEETS

MASTER PLAN



COLOR KEY NOTES

- A SW 7004, SNOWBOUND
- B SW 7026, GRIFFIN
- C SANTA CRUZ BLEND + SANTA JUAN BLEND, CAPISTRANO, S-TILE, EAGLE ROOFING
- D SW 0015, GALLERY GREEN
- E BEAUFORT FOREST GREEN/ NATURAL 6 BAR 4806-0000, SUNBRELLA
- F DARK BRONZE ANODIZED
- G SW 2846, ROYCROFT BRONZE GREEN
- H FACTORY BURNED
- J SW 7550, RESORT TAN



MATERIAL KEY NOTES

- 1 7/8" CEMENT PLASTER, FINE SAND FINISH
- 2 TERRACOTTA LATTICE
- 3 W.I. RAILING
- 4 METAL GUTTER
- 5 CONCRETE ROOF TILE
- 6 WOOD SHUTTER
- 7 METAL AWNING
- 8 WINDOWS
- 9 METAL DOOR AND FRAME, PRIMED AND PAINTED
- 10 FOAM MOLDING, TRIM & CORNICE WITH PLASTER SKIN COAT OVER FIBERGLASS REINFORCING MESH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SMOOTH TROWEL FINISH, PAINTED
- 11 GALVANIZED SHEET METAL COPING, PAINTED
- 12 EXTERIOR WALL LIGHTING FIXTURE, SEE ELECTRICAL
- 13 IRON GRILLE
- 14 W.I. PLANTER BOX
- 15 DECORATIVE TILE



1 WEST ELEVATION/ BLDG.C
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION/ BLDG.C
SCALE: 3/32" = 1'-0"

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SEAL/SIGNATURE

CONSULTANT

ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT:
OWNER:

TITLE
ELEVATION
BUILDING C - 2

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/28/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

A 2.6

OF SHEETS

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SEAL/SIGNATURE

CONSULTANT

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

PROJECT:

TITLE

DETAILS

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/28/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITAL	

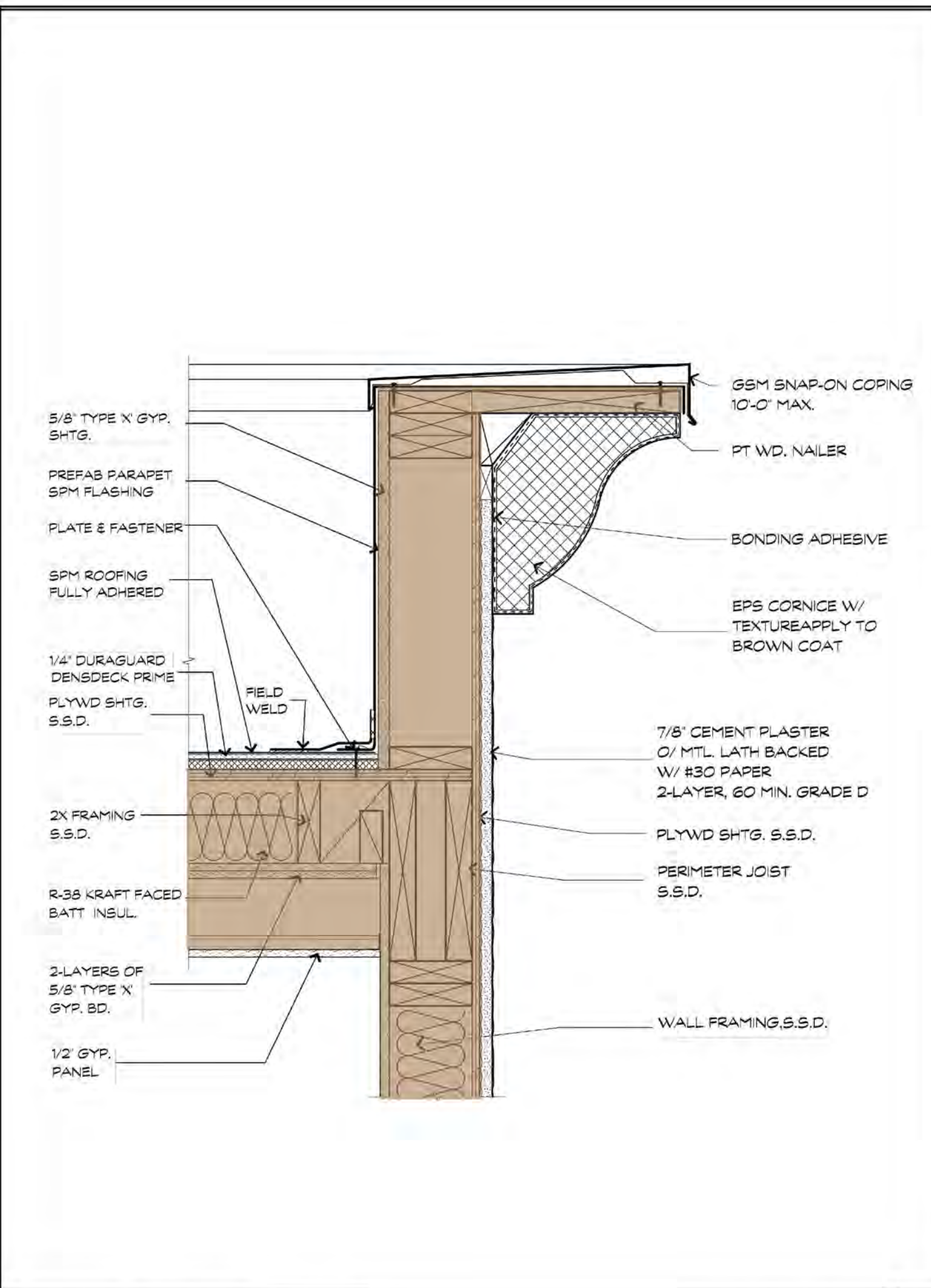
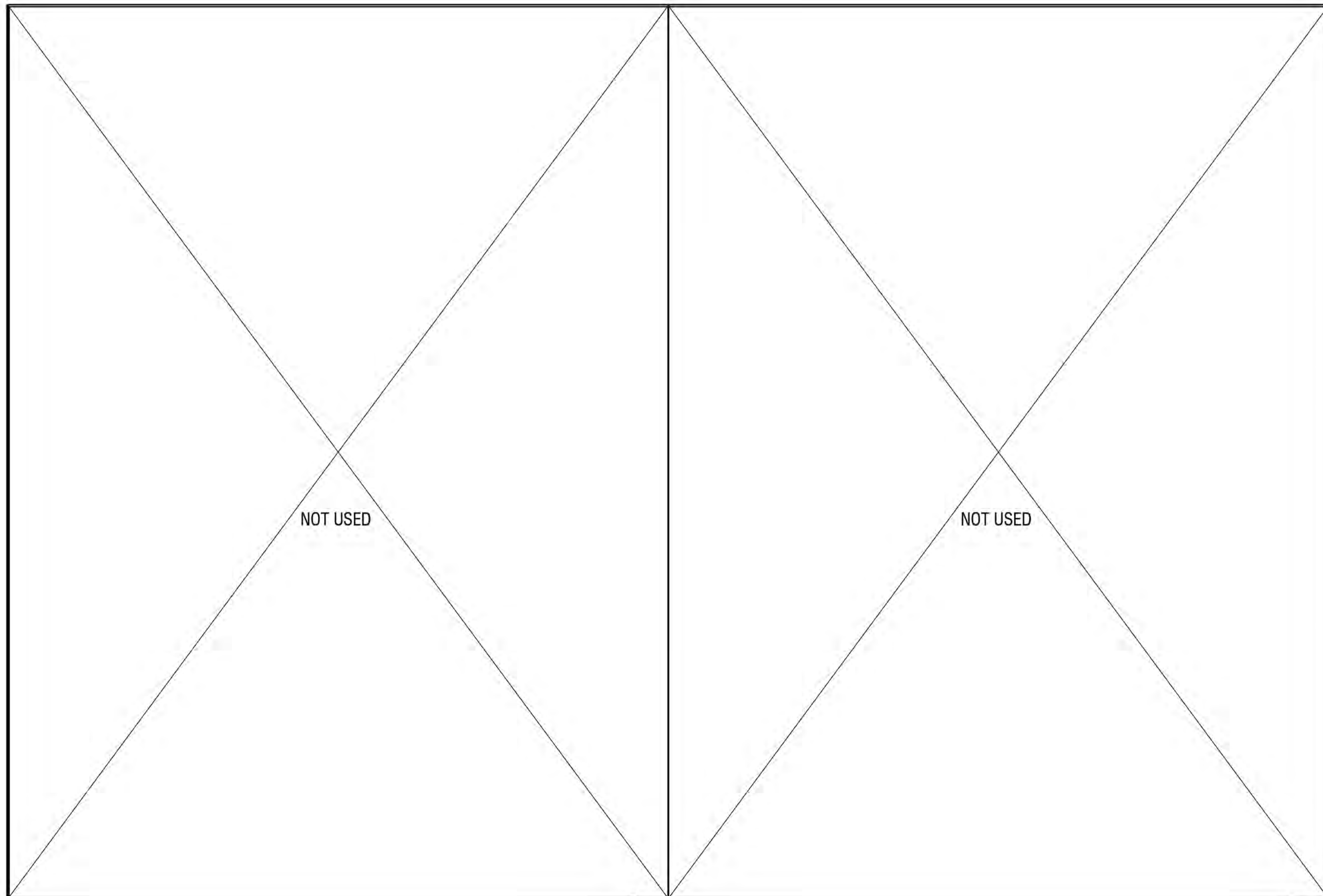
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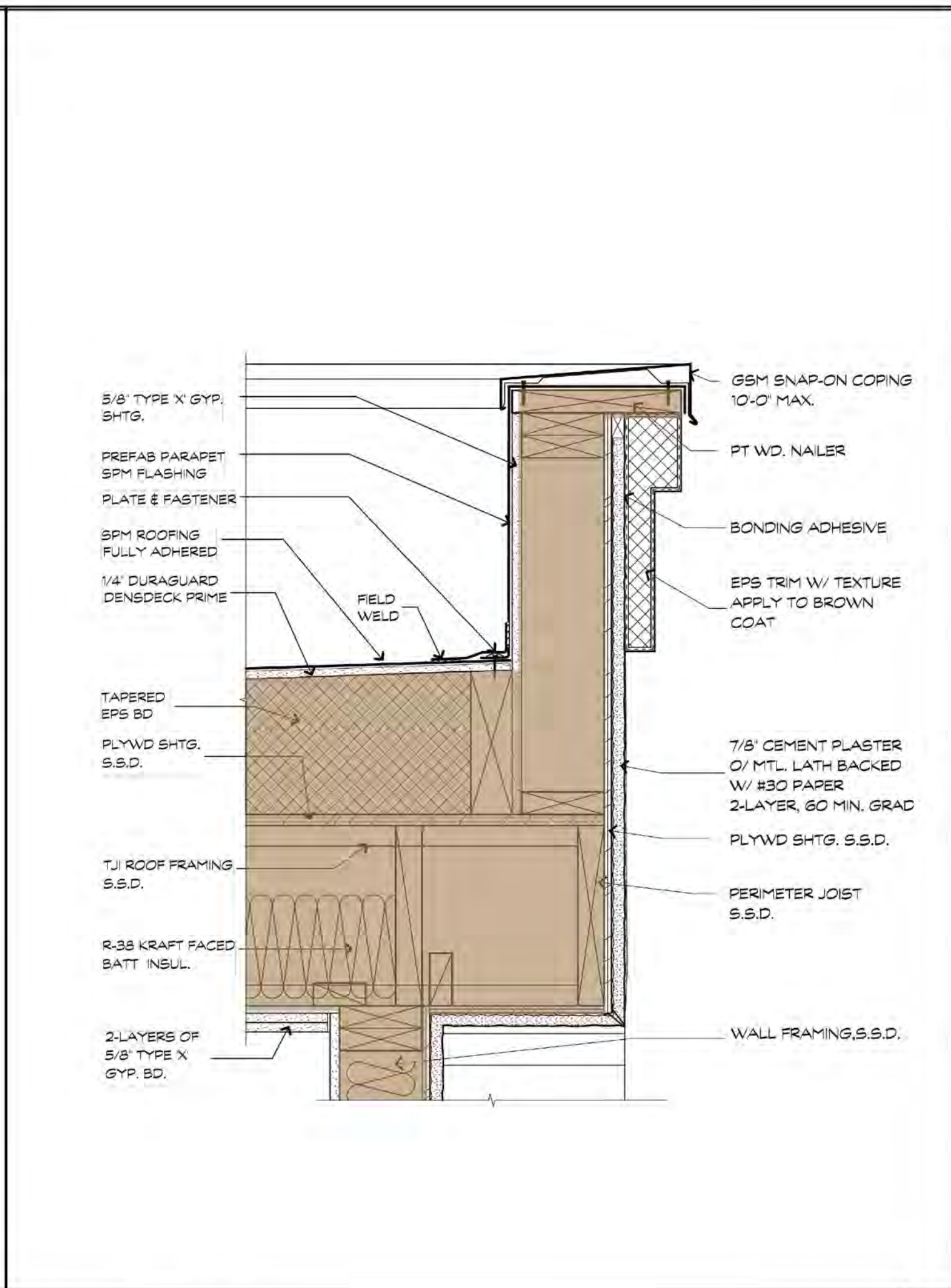
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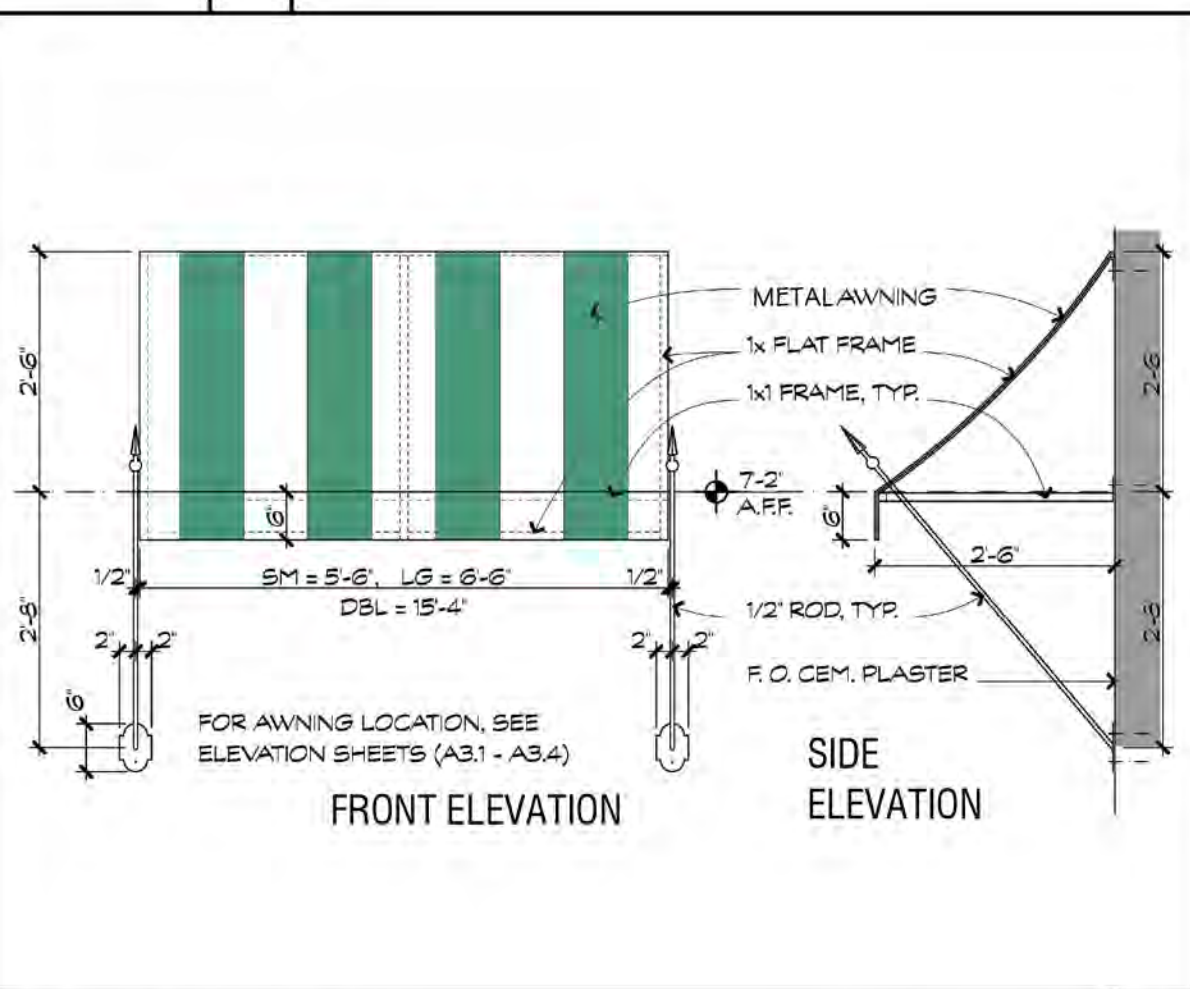
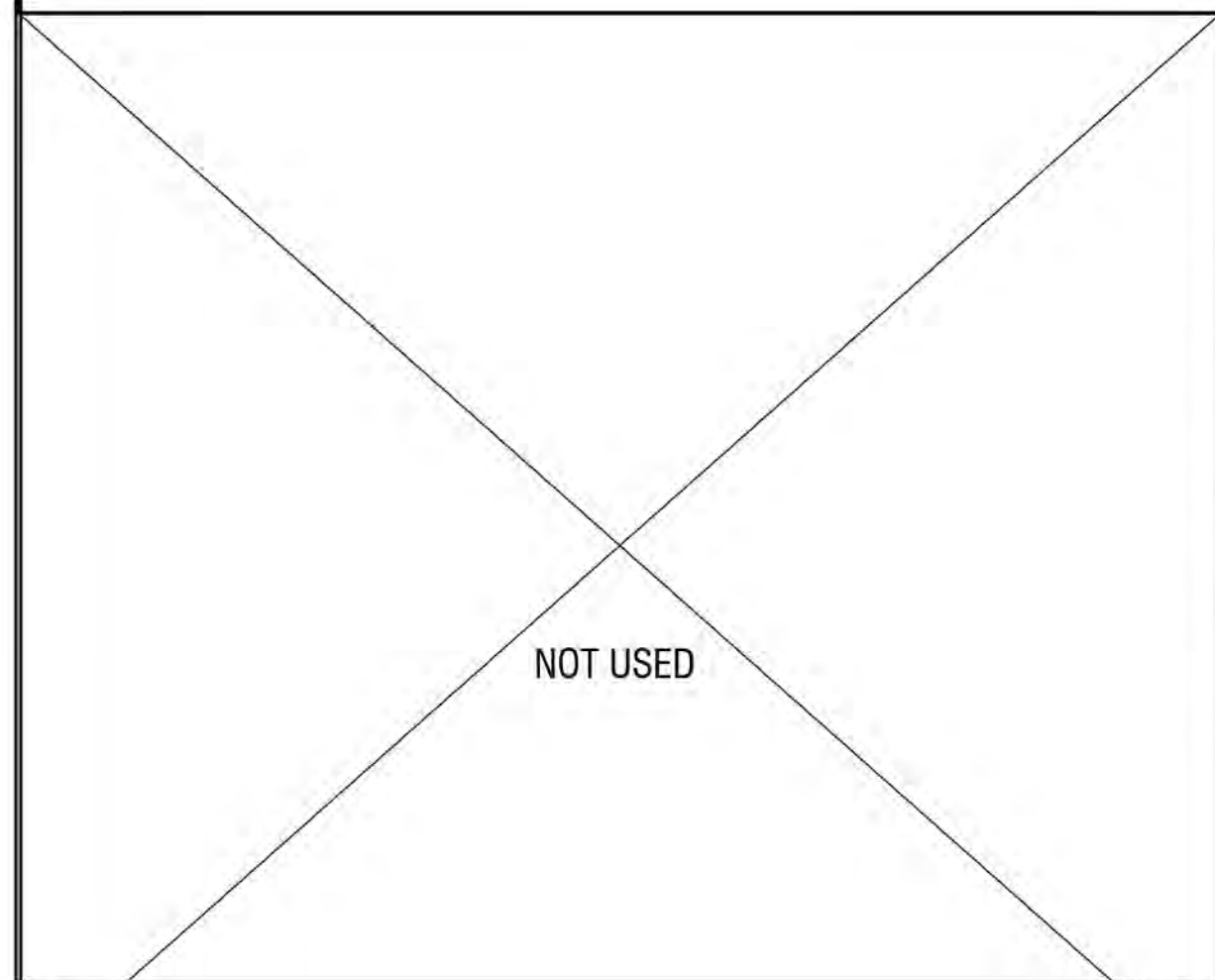
OF SHEETS



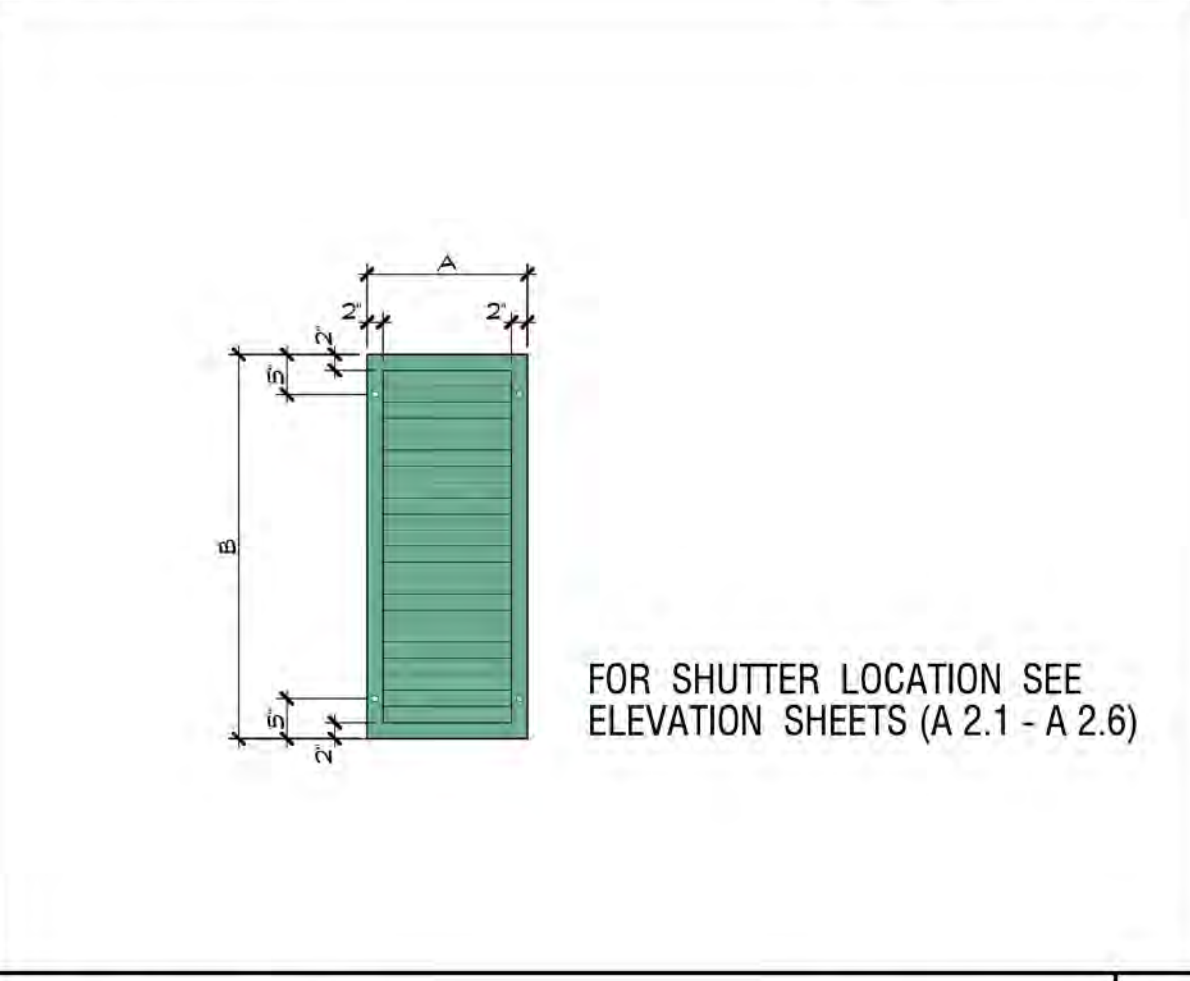
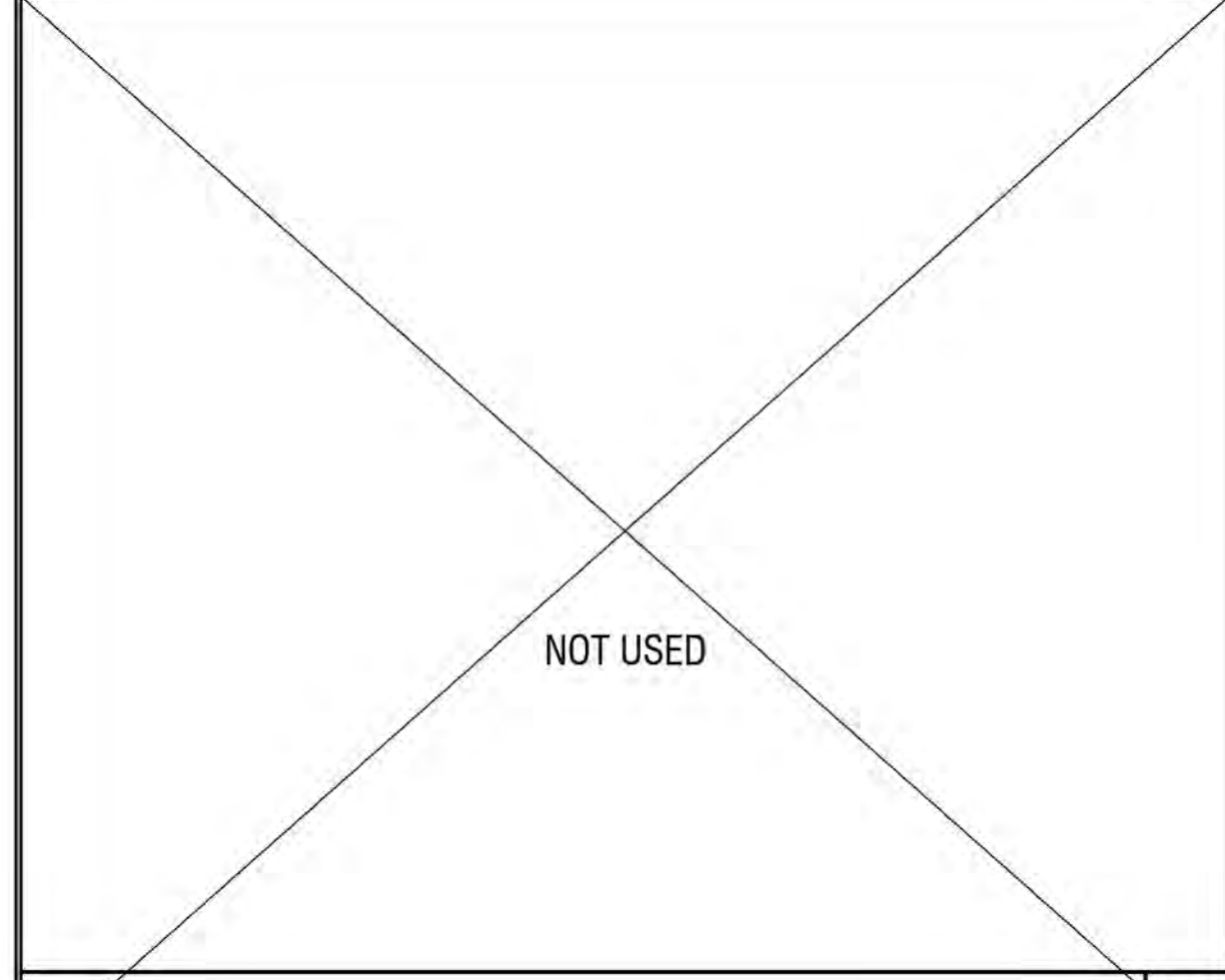
PARAPET W/ CORNICE MouldING SCALE: 1-1/2" = 1'-0" 4



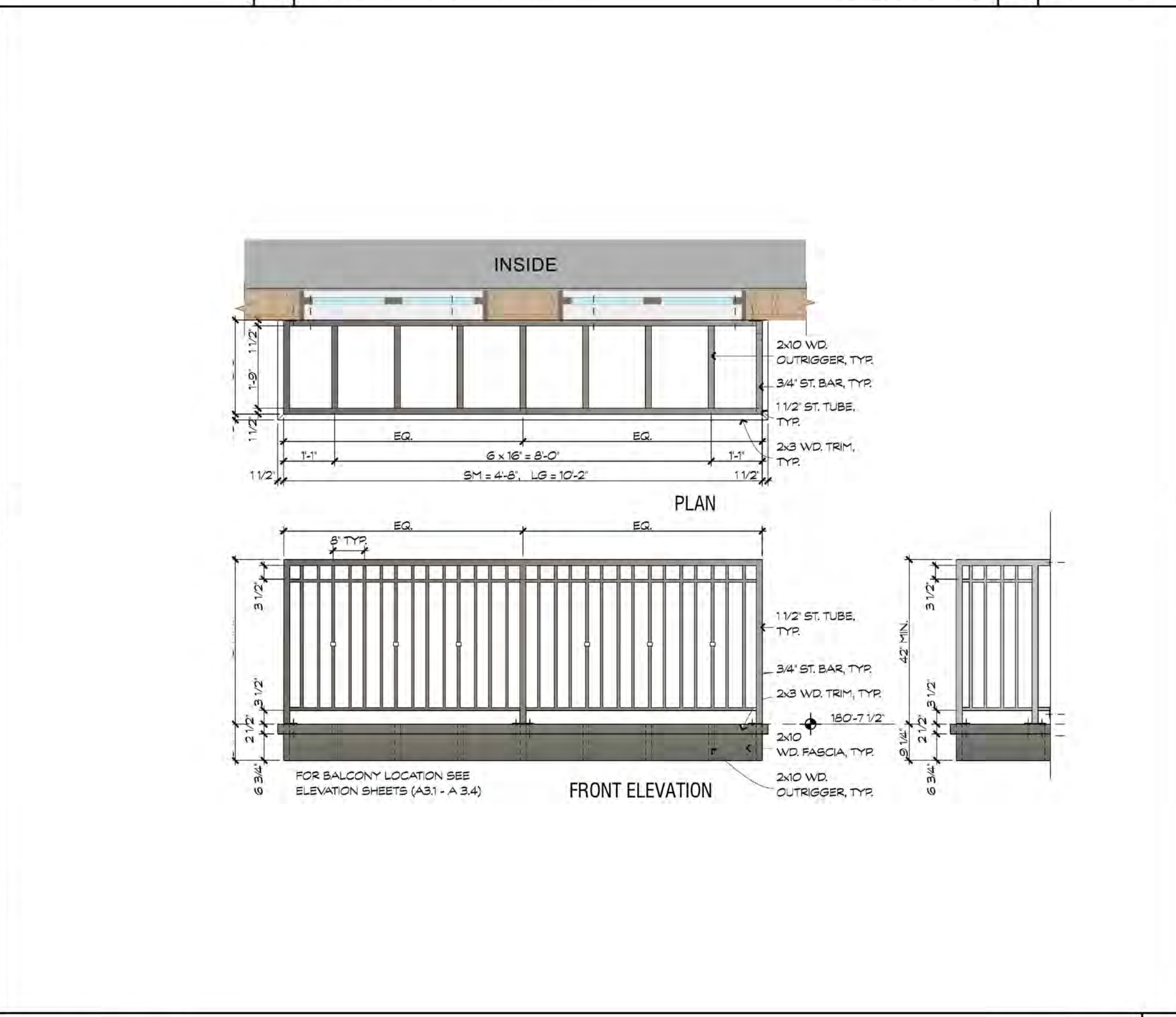
PARAPET W/ EPS TRIM SCALE: 3" = 1'-0" 3



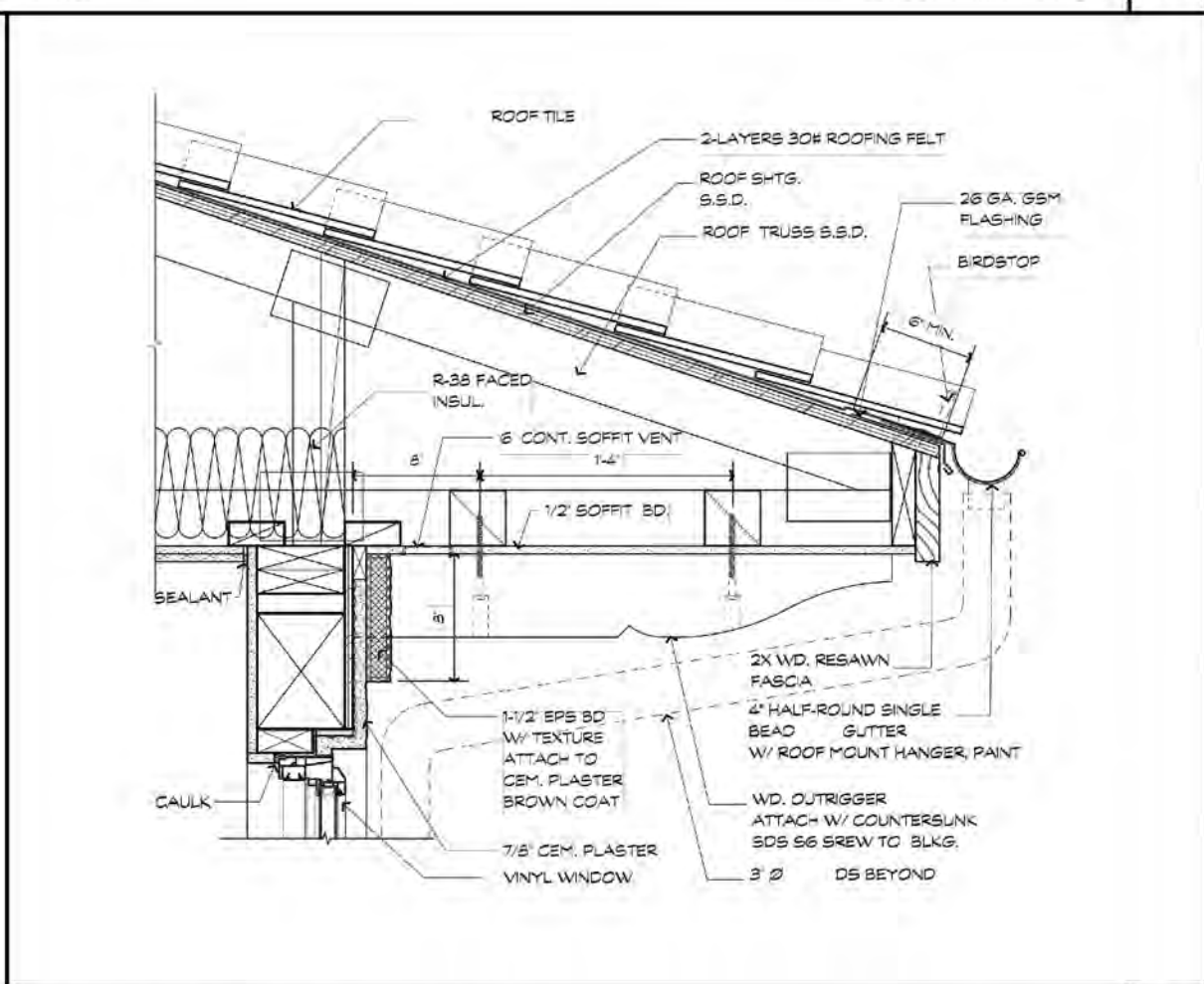
AWNING DETAIL / TYP. SCALE: 1/2" = 1'-0" 9



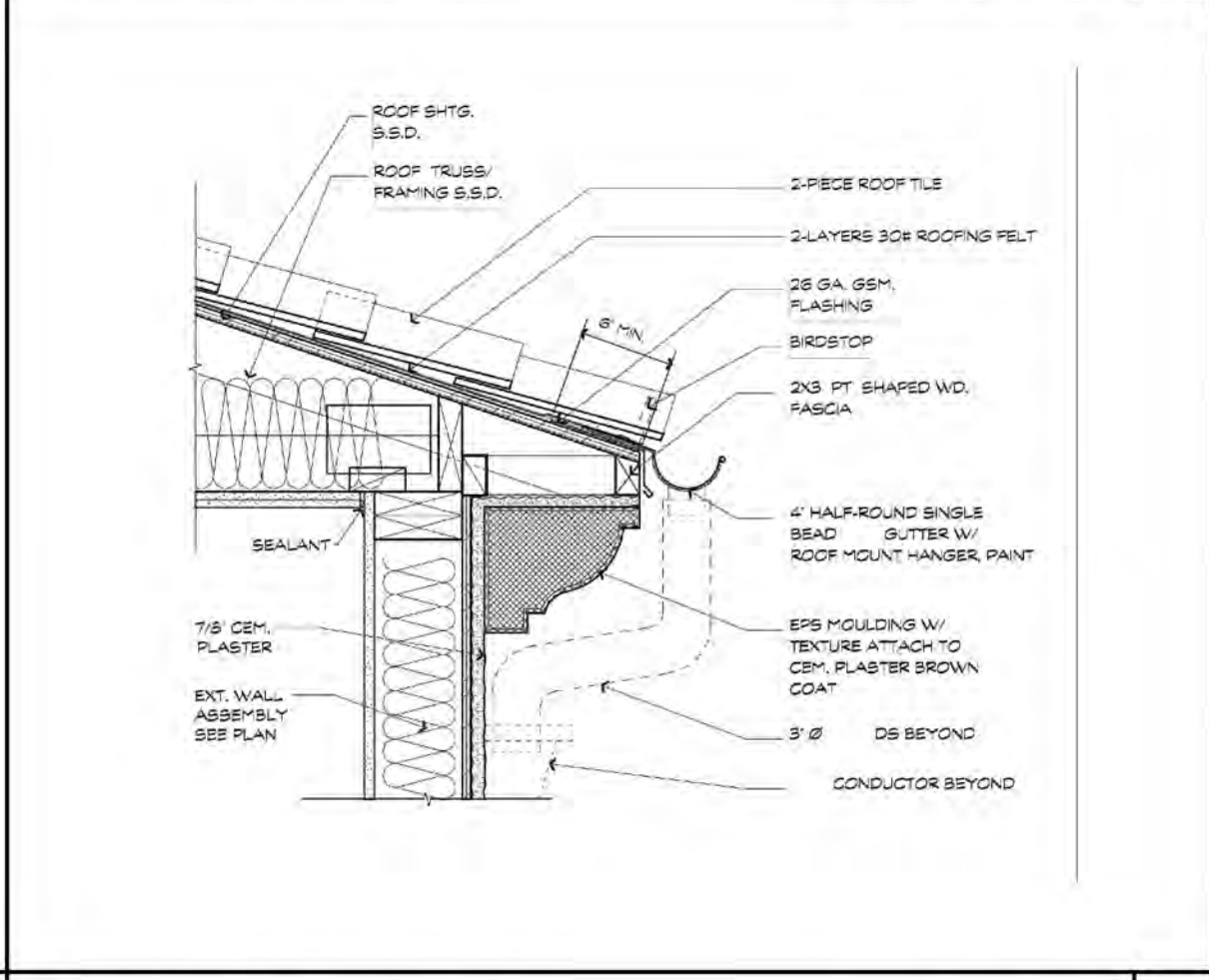
SHUTTER DETAIL / TYP. SCALE: 1/2" = 1'-0" 8



BALCONY DETAIL / TYP. SCALE: 1/2" = 1'-0" 7



TYP. ROOF EAVE W/ OUTRIGGER SCALE: 1-1/2" = 1'-0" 2



TYP. ROOF EAVE W/ CORNICE SCALE: 1-1/2" = 1'-0" 1

FINISH MATERIALS



STUCCO BODY
SW7004 SNOWBOUND



SPANISH TILE VENT
TILE VENT ROUND
TV- HOLE, HALF ROUND



CONCRETE ROOF TILE
SMC 8402 Santa Cruz Blend
SMC 8404 San Juan Blend



WOOD SHUTTER
SW0015 GALLERY GREEN



METAL GUTTER
SW7550 RESORT TAN



METAL AWNING
BEAUFORT FOREST GREEN



W.I. RAILING
SW7026 GRIFFIN



EXTERIOR LIGHTS
Feiss-The Warren Outdoor Wall Sconce



IRON GRILLE
SW2846 ROYCROFT BRONZE GREEN



2 SOUTH ELEVATION/ BLDG.A
SCALE: 3/32" = 1'-0"

TRISTANIA CONFERTA BRISBANE BOX
WASHINGTON ROBUSTA MEXICAN FAN PALM
RHUS LANCEA AFRICAN SUMAC
CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE

KEYNOTES
1. SIGN WALL
2. 6' H. FENCE W/ PILASTER



10TH STREET

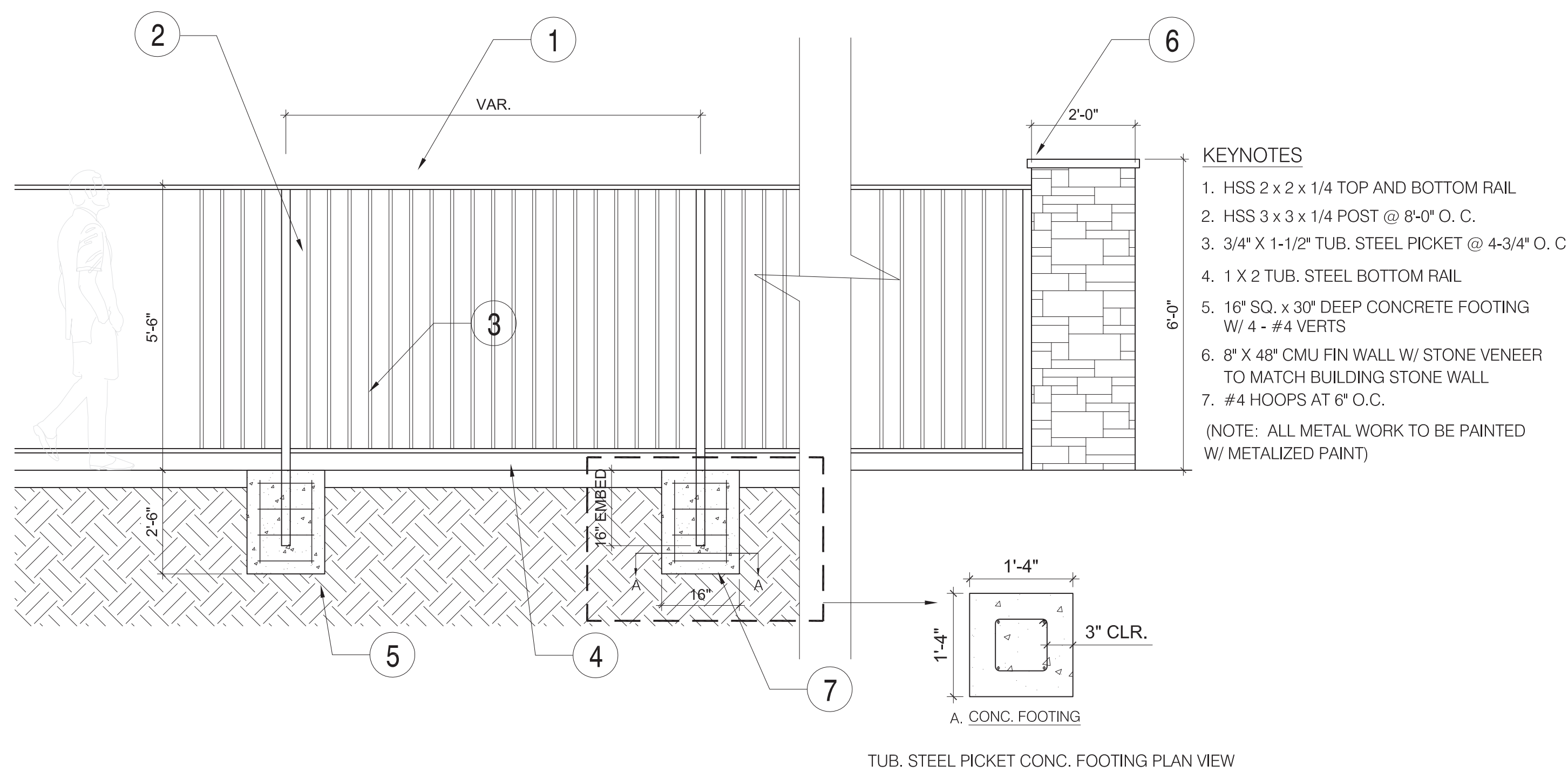
1 ELEVATION - A (10TH STREET)
SCALE: 1/8"= 1'-0"

RHUS LANCEA AFRICAN SUMAC
CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE
TRISTANIA CONFERTA BRISBANE BOX
OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE
GINKGO BILBOA MAIDENHAIR TREE

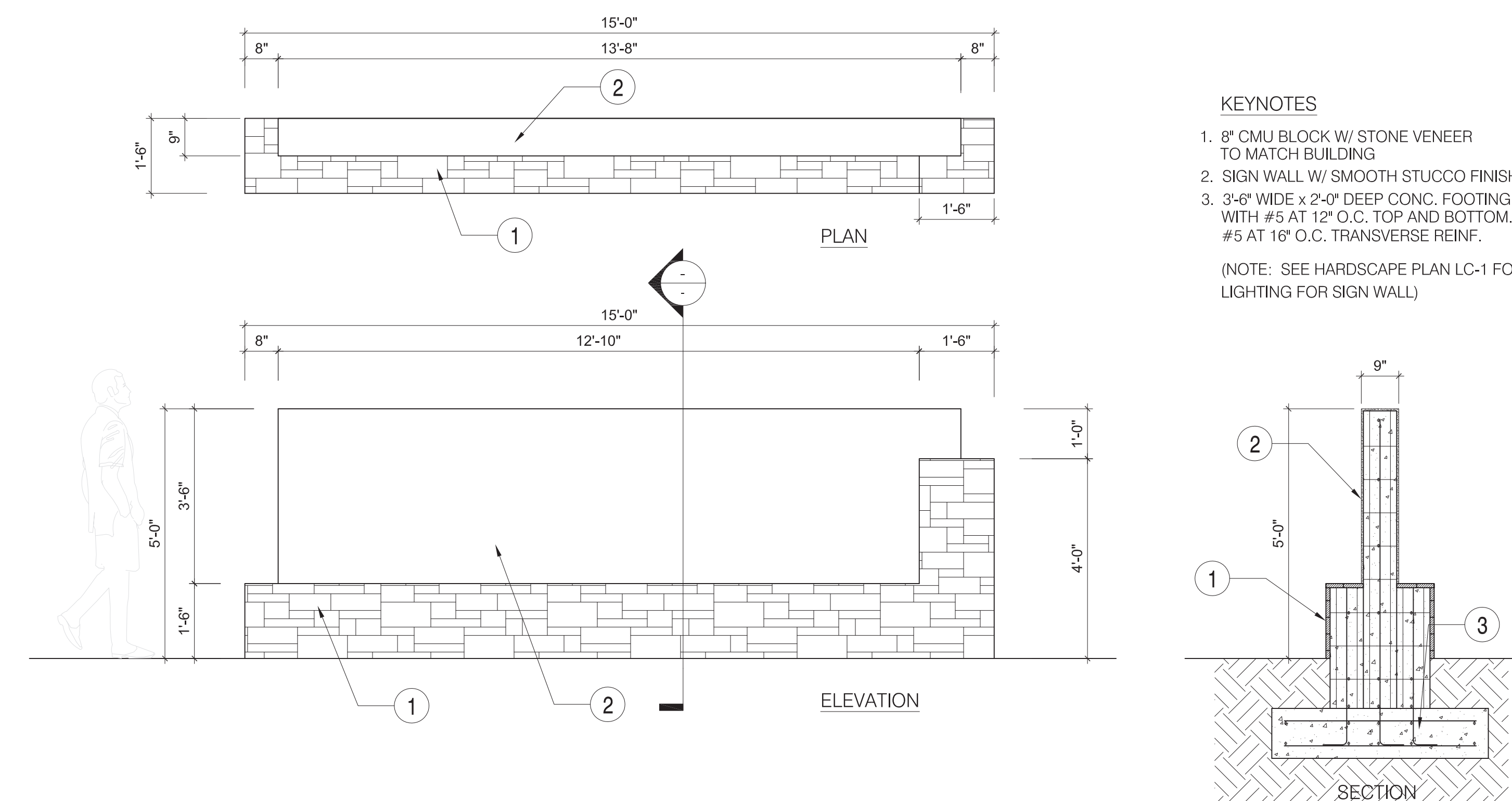


VERNON AVE

2 ELEVATION - B (VERNON AVE.)
SCALE: 1/8"= 1'-0"



4 6' H. TUB. STEEL FENCE
SCALE: 1/2"= 1'-0"



3 SIGN WALL - UNDER SEPERATE PERMIT
SCALE: 1/2"= 1'-0"

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SEAL/SIGNATURE

CONSULTANT
SQLA INC
Landscape Architects
201 N. PALMIST DRIVE # 1, SUITE 200 (PACIFIC)
BREA, CA 92621 # 949-450-0800
info@sqla.com 1.213.568.1788 (SHURE)



1 ELEVATION - C (GUARDIAN WAY)
SCALE: 1/16" = 1'-0"

KEYNOTES
1. 6' H. FENCE W/ PILASTER

ASSISTED LIVING FACILITY, CHINO
107th STREET
CHINO, CA
MR. VICTOR LE

PROJECT: _____
OWNER: _____
TITLE

LANDSCAPE
ELEVATION

DATE	REVISION	BY

DRAWN BY: KJG APPROVED: _____

DATE: 03-14-2020 SCALE: AS SHOWN

SHEET:
LE-2
#21839 OF SHEETS



1 PRELIMINARY LANDSCAPE PLAN - GL.
SCALE: 1/16"=1'-0"

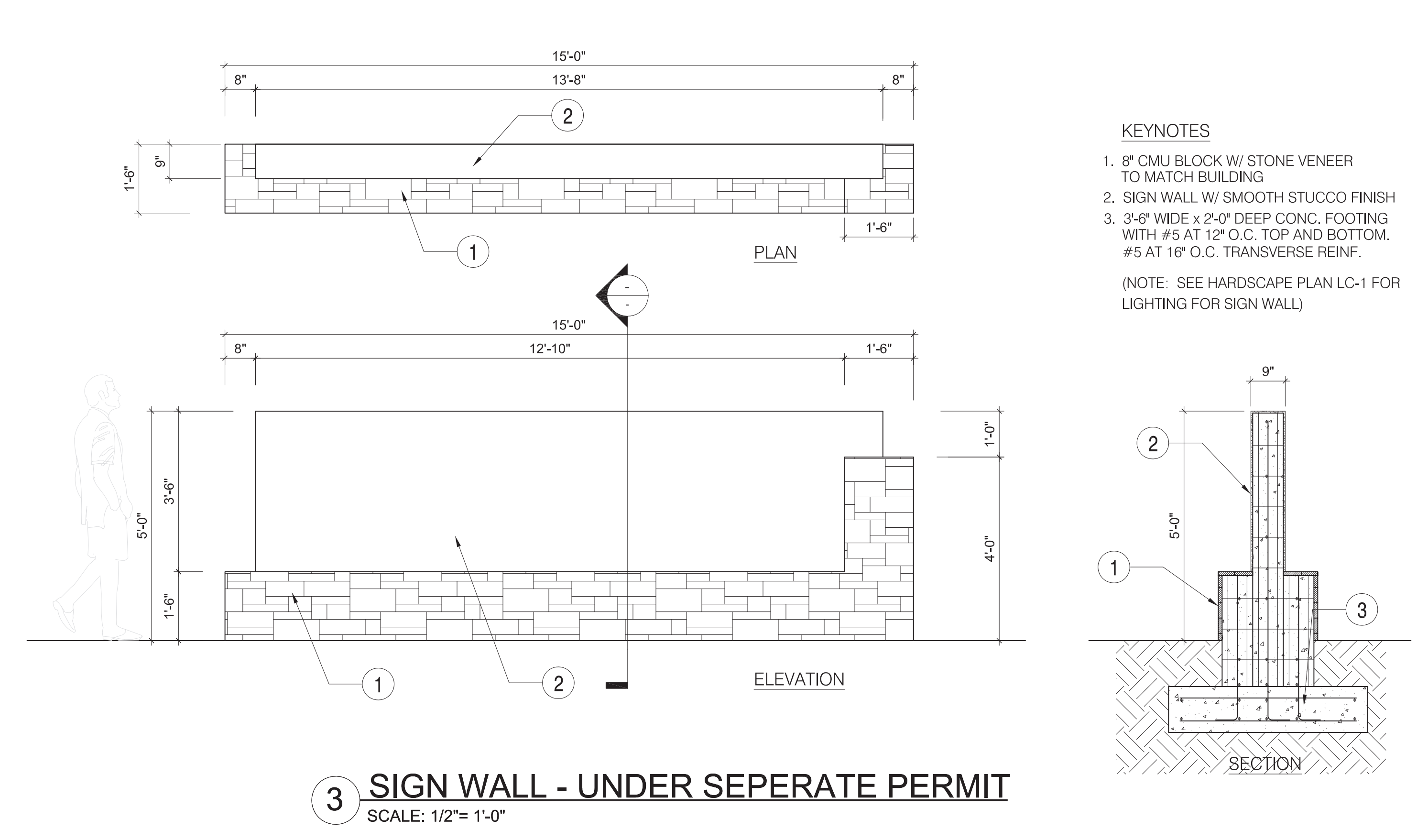
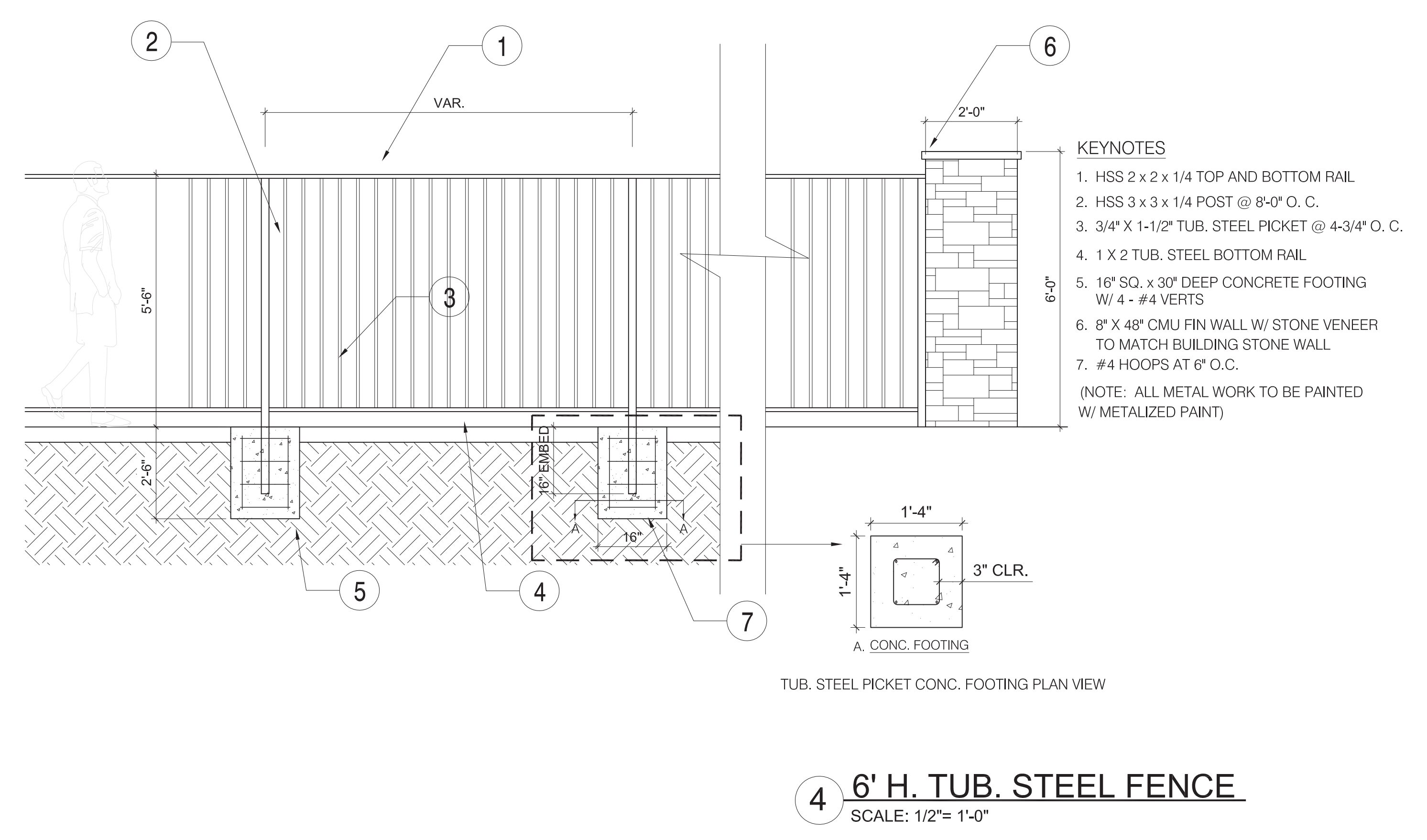


PLANTING LEGENDS	SIZE & QUAN.	WUCOLS	PLANTING LEGENDS	QUANTITY
TREES			EXISTING STREET TREE (LONDON PLANE) TO REMAIN	15 EA.
BUILDING FACADE TREE WASHINGTON ROBUSTA MEXICAN FAN PALM	15 FT. TRUNK HT./ 17 EA.	LOW	EXISTING STREET TREE (JACARANDA) TO REMAIN	2 EA.
PARKING LOT SHADE TREE RHUS LANCEA AFRICAN SAMAC	24" BOX / 14 EA.	LOW	EXISTING STREET TREE (LONDON PLANE) TO BE REMOVED	6 EA.
ENTRANCE & CORNER AREA ACCENT TREE CERCIDILUM HYBRID DESERT MUSEUM PALO VERDE	24" BOX / 18 EA.	LOW	EXISTING STREET TREE (JACARANDA) TO BE REMOVED	13 EA.
PLAZA TREE TABERNAEMONTANA PINK TRUMPET TREE	24" BOX / 5 EA.	MODERATE	EXISTING STREET TREE (CARROTWOOD) TO BE REMOVED	2 EA.
DECIDUOUS GROVE TREE GINKGO BILOBA MAIDENHAIR TREE	24" BOX / 27 EA.	MODERATE	EXISTING STREET TREE (FAN PALM) TO BE REMOVED	2 EA.
EVERGREEN GROVE TREE OLEA EUROPAEA MAJESTIC BEAUTY FRUITLESS OLIVE TREE	15 GAL. / 54 EA.	LOW		
COURTYARD SHADE TREE GLEDITSIA TRIACANTHOS HONEY LOCUST	15 GAL. / 8 EA.	LOW		
LOOP ROAD TREE TRISTANIA CONFERTA BRISBAKE BOX	15 GAL. / 22 EA.	MODERATE		
HEDGE SCREENING PLANT FERN PINE COLUMN	15 GAL. / 77 EA.	MODERATE		
NEW STREET TREE PER CITY OF LA URBAN FORESTRY STREET TREE DIV.	6 EA.			

LANDSCAPE TABULATION	QUANTITY
LOT SIZE:	134,048.66 SF.
LANDSCAPE AREA PROPOSED:	41,362.75 SF. (31%)
NUMBER OF TREE REQUIRED (40 TREES PER ACRE):	120 TREES (3 ACRES)
NUMBER OF TREE PROPOSED:	242 TREES
NUMBER OF SHADE TREE PROPOSED:	165 TREES (68%)
NUMBER OF 36" BOX OR LARGER TREE PROPOSED:	17 EA. (7%)
NUMBER OF 24" BOX TREE PROPOSED:	64 EA. (27%)
NUMBER OF 15 GAL. TREE PROPOSED:	161 EA. (67%)
TOTAL EXISTING TREES TO REMAIN:	17 EA.
TOTAL EXISTING TREES TO BE REMOVED:	23 EA.
TOTAL NEW STREET TREE PROPOSED:	6 EA.

LANDSCAPE AREA	WUCOLS	PAVING LEGENDS	KEYNOTES
JUNCUS PATENS ELK BLUE	LOW	PLANTING AREA	1. FIRE PIT FF & E
CALIFORNIA GRAY RUSH	LOW	SYNTHETIC GRASS	2. BENCH FF & E
BOUGAINVILLEA OO LA LA MONA BOUGAINVILLEA	LOW	SYNTHETIC GRASS	3. PUTTING GREEN
CHONDROPETALUM TECTORUM EL CAMPO EL CAMPO SMALL CAPE RUSH	LOW	SYNTHETIC GRASS	5. TRELLIS
PEROVSKIA ATRIPLOCFOLIA RUSSIAN SAGE	LOW	LAWN AREA	6. VEGETABLE PLANTER
ARTOSTAPHYLOS DENSIFLORA HOWARD MCMUR MANZANITA	LOW	COLORED CONCRETE PAVING	7. MONUMENT SIGN
BOUTELLOIA GRACILIS BLOOMER AMBITON BLUE GRAMMA	LOW	DECOMPOSED GRANITE	8. BUMP LIGHT
FESTUCA MAIREI MAIRE'S FESCUE	LOW		9. TRUNCATE DOME
SALVIA GREGGII FURMAN'S REEF FURMAN'S RED AUTUMN SAGE	LOW		10. 6" H. FENCE W/ 8" X 16" PILASTER
HESPERALOE PARVIFLORA RED YUCCA	LOW		11. 8" X 16" PILASTER
LANTANA 'NEW GOLD' TRAILING LANTANA	LOW		12. GATE
CAREX DIVULSA EUROPEAN GRAY SEDGE	LOW		13. TABLE 7 CHAIRS FF & E
TULBAGHIA VIOLACEA SILVER LACE VARIEGATED SOCIETY GARLIC	LOW		14. HEDGE PLANTING AT PATIO TYP.
DIETES BICOLOR FORTNIGHT LILY	LOW		15. LAWN EDGING
BACCHARIS PILULARIS TWIN PEAKS DWARF COYOTE BUSH	LOW		16. CONCRETE WALKWAY
ARMERIA MARITIMA COMMON SEATHRIFT	LOW		17. TREE WELL TYP.
UC VERDE BUFFALO GRASS PLUG/ 4.435 SF.	LOW		18. CONC. STEPS PER ARCH. PLAN

KEYNOTES
1. SIGN WALL
2. 6' H. FENCE W/ PILASTER



ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
MR. VICTOR LE

PROJECT: _____ OWNER: _____

TITLE: LANDSCAPE ELEVATIONS (PHASE 2)

DATE	REVISION	BY

DRAWN BY: _____ APPROVED: _____

DATE: 03-14-2020 SCALE: AS SHOWN

SHEET: LE-1 #21839 OF SHEETS



GUARDIAN WAY

1 ELEVATION - C (GUARDIAN WAY)
SCALE: 1/16"= 1'-0"

KEYNOTES
1. 6' H. FENCE W/ PILASTER

ASSISTED LIVING FACILITY, CHINO
1074 STREET
CHINO, CA
MR. VICTOR LE

PROJECT: _____ OWNER: _____
TITLE

LANDSCAPE
ELEVATION
(PHASE 2)

DATE	REVISION	BY

DRAWN BY: KJG APPROVED: _____

DATE: 03-14-2020 SCALE: AS SHOWN

SHEET:
LE-2
#21839 OF SHEETS

GENERAL NOTES:

- All work shall be done in accordance with the approved grading plan, Municipal Code Sections 15.05.152, 15.07.140, and 15.08.030, Appendix J of the California Building Code, latest edition, and preliminary soils report dated _____ done under the direction and supervision of a Licensed Soils Engineer. Deviation from the approved grading plan shall be approved prior to the commencement of construction.
- Survey monuments shall be protected and perpetuated in place. Any disturbed or covered monuments shall be reset by a Registered Civil Engineer or a Licensed Land Surveyor.
- Hours of operation shall be from 7:00 AM to 5:00 PM, Monday through Friday. Other hours shall require written authorization from the City Engineer or the Building Official. Roadway closure shall be limited to the hours of 8:30 AM to 3:30 PM on weekdays.
- Prior to construction work, all Contractors, including Subcontractors, shall obtain a City Business License and an Encroachment Permit.
- No work shall be undertaken without obtaining a permit from the City. The Public Works Inspector shall be notified at (906) 334-6250 at least 24 hours in advance of required inspections.
- The Contractor shall repair or replace all existing damaged or altered public improvements as required by the City Engineer.
- Any material incorporated as part of the compacted fill shall be approved by a Soils Engineer. Inspection and certification of fill placement shall be provided by a Soils Engineer during the process of grading. No rock or similar material greater than eight inches in diameter shall be placed in the fill unless recommendations for such placement have been submitted by a Soils Engineer in advance and approved by the City Engineer.
- It shall be the Contractor's responsibility to verify the location of all utilities or structures, above or below ground, shown or not shown on these plans. He shall be held responsible for damage caused by his operations. The City Engineer shall be notified of any conflicts. Construction shall be terminated and streets restored until corrective measures have been approved by the City Engineer.
- Any unknown sub-surface structures encountered during construction shall be immediately brought to the attention of a Soils Engineer and the City Engineer prior to proceeding with grading options.
- All areas shall slope a minimum of 1.0% to street, drive or swale unless shown otherwise.
- Maximum fill slope shall not exceed 2:1 unless approved by a Soils Engineer. Fill slopes shall have not less than 90% relative compaction as determined by ASTM D 1557-70 and certified by a Soils Engineer. Toe of slopes shall be located per Appendix J of the California Building Code.
- Separate permits shall be required for any improvement work in the public right-of-way.
- Backfill of trenches shall be certified by a Soils Engineer (90% minimum compaction) per City Standards and Specifications. Excavations, construction and installations in the public right-of-way shall require inspection by the City Inspector. Failure to have inspection may require re-excavation of the construction.
- The contractor shall sweep daily and clean up all visible dirt, silt, sand or other substances deposited in public streets by construction activities associated with the project.
- Earthwork quantities for street and site grading are estimated to be:
Cut: 20 C.Y. Fill: 8,920 C.Y. Import: 8,900 C.Y.
These quantities are based on the assumption that a _____ subsidence will occur over the entire site.
The undersigned Civil Engineer certifies that this grading work will be supervised in accordance with Section J and Section 1705.6 of the California Building Code.
Signature: _____ Date: 4/27/2020
R.C.E. No. _____
- An "As-Built" or record drawing of the grading plan shall be submitted by the developer along with a final grade certification prior to an issuance of occupancy.
- No water shall be taken from City fire hydrants without an authorized hydrant meter.
- The City Engineer may require protective measures and/or temporary drainage provisions to protect adjoining properties during grading operations and periods of heavy rainfall. Erosion control plans shall be approved for the project prior to issuance of a grading permit.
- Utility lines adjoining and interior to the project, including power lines of 34.5kV or less, shall be undergrounded in accordance with Chapter 13.33 of the City Code.
- These plans are approved for grading only. Retaining walls and non-retaining walls shall require separate permits and inspection.

ATTACHMENT A NOTES

- Every effort should be made to eliminate the discharge of non stormwater from the project site at all times.
- Eroded sediment and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed away into the drainage system.
- Excess waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

ATTACHMENT B NOTES

THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY PROJECT ENGINEER OR THE BUILDING OFFICIAL)

EROSION CONTROL	NON-STORMWATER MANAGEMENT
EC1- SCHEDULING	NS1- WATER CONSERVATION PRACTICES
EC2- PRESERVATION OF EXISTING VEGETATION	NS2- DOWATERING OPERATIONS
EC3- HYDRAULIC MULCH	NS3- PAVING AND GRINDING OPERATIONS
EC4- HYDROSEEDING	NS4- TEMPORARY STREAM CROSSING
EC5- SOIL BINDER	NS5- CLEAR WATER DIVERSION
EC6- STRAW MULCH	NS6- ILLICIT CONNECTION/DISCHARGE
EC7- GEOTEXTILES & MATS	NS7- POTABLE WATER/IRRIGATION
EC8- WOOD MULCHING	NS8- VEHICLE AND EQUIPMENT CLEANING
EC9- EARTH DIKES AND DRAINAGE SWALES	NS9- VEHICLE AND EQUIPMENT FUELING
EC10- VELOCITY DISSIPATION DEVICES	NS10- VEHICLE AND EQUIPMENT MAINTENANCE
EC11- SLOPE DRAINS	NS11- FILE DRIVING OPERATIONS
EC12- STREAMBANK STABILIZATION	NS12- CONCRETE CURING
EC13- POLYACRYLAMIDE	NS13- CONCRETE FINISHING
TEMPORARY SEDIMENT CONTROL	NS14- MATERIAL AND EQUIPMENT USE
SE1- SILT FENCE	NS15- DEMOLITION ADJACENT TO WATER
SE2- SEDIMENT BASIN	NS16- TEMPORARY BATCH PLANTS
SE3- SEDIMENT TRAP	WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
SE4- CHECK DAM	WM1- MATERIAL DELIVERY AND STORAGE
SE5- FIBER ROLLS	WM2- MATERIAL USE
SE6- GRAVEL BAG BERM	WM3- STOCKPILE MANAGEMENT
SE7- STREET SWEEPING AND VACUUMING	WM4- SPILL PREVENTION AND CONTROL
SE8- SANDBAG BARRIER	WM5- SOLID WASTE MANAGEMENT
SE9- STRAW BALE BARRIER	WM6- HAZARDOUS WASTE MANAGEMENT
SE10- STORM DRAIN INLET PROTECTION	WM7- CONTAMINATION SOIL MANAGEMENT
WIND EROSION CONTROL	WM8- CONCRETE WASTE MANAGEMENT
WE1- WIND EROSION CONTROL	WM9- SANITARY/SEPTIC WASTE MANAGEMENT
EQUIPMENT TRACKING CONTROL	WM10- LIQUID WASTE MANAGEMENT
TC1- STABILIZED CONSTRUCTION ENTRANCE EXIT	
TC2- STABILIZED CONSTRUCTION ROADWAY	
TC3- ENTRANCE/OUTLET TIRE WASH	

ENGINEER'S NOTICE TO CONTRACTOR'S

- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' CONSTRUCTION SAFETY ORDERS.
- THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH ANY OF THE GOVERNMENT, STATE OR CITY RULES AND REGULATIONS. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING. PRIOR TO EXCAVATION THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 1-800-422-4133.

CERTIFICATION OF PLANS & INFORMATION

I hereby certify that the plans and information provided present all of the data and information required by the "Minimum Required Information Checklist," and that the facts, statements and information presented are true and correct to the best of my knowledge and belief. Furthermore, I understand that failure to provide the plans and information required by this checklist may result in this application not being accepted as complete for filing and/or processing.

Preparer's Signature: John Woo Date: 4/27/2020
Name (print or type): John C. Woo Phone: 626.224.2813
Address: 1411 Riderwood Ave. City: Hacienda Heights State: CA Zip: 91745

LEGEND

△	CONTROL POINT	—x—x—	FENCE
○	FIRE HYDRANT	— — —	GATE
⊕	GUY ANCHOR	— — —	PAVED AREA
⊙	LIGHT POLE	— — —	TREE LINE
⊙	LIGHT POLE	— — —	BRUSH
○	MANHOLE	— — —	BUSH
○	MISC UTILITY	— — —	ROCKS
○	POST	— — —	CONCRETE
⊙	ROCK	— — —	SIDEWALK
⊙	SIGN	— — —	CURB & GUTTER
⊙	SINGLE POLE SIGN	— — —	PAVED ROAD
⊙	DOUBLE POLE SIGN	— — —	WALL
⊙	STAND PIPE	— — —	RETAINING WALL
⊙	SPOT ELEVATION	— — —	RAMP
⊙	TRAFFIC SIGNAL	— — —	INDEX CONTOUR
⊙	TRAFFIC SIGNAL	— — —	INTERMEDIATE CONTOUR
⊙	UTILITY BOX	— — —	OBSCURD INDEX CONTOUR
⊙	UTILITY POLE	— — —	OBSCURD INTERMEDIATE
⊙	BUILDING & AWNING	— — —	INDEX DEPRESSION
		— — —	INTERMEDIATE DEPRESSION
		— — —	PAINT STRIPING



INDEX TO SHEET

DWG. NO.	SHEET TITLE
C-1	TITLE SHEET & GENERAL NOTES
C-2	PRELIMINARY STREET PLAN
C-3	PRELIMINARY GRADING PLAN
C-4 & 5	SECTIONS
C-6	SECTIONS & DETAILS
C-7	PRELIMINARY UTILITY PLAN

CONSTRUCTION NOTES:

- CONST. DRIVEWAY PER CITY STD. 250, W=28' OR W=34'.
- CONST. PARKWAY CULVERT PER SPPWC STD. 151-2, S=36" OR S=27"
- INSTALL 24" X 48" CATCH BASIN WITH TRAFFIC GRATE PER BROOKS PRODUCTS #2448 OR EQUIVALENT. PROVIDE LABEL WITH "NO DUMPING - DRAINS TO OCEAN" PER DETAIL A ON SHEET 6.
- INSTALL 24" X 36" CATCH BASIN WITH TRAFFIC GRATE PER BROOKS PRODUCTS #2436 OR EQUIVALENT. PROVIDE LABEL WITH "NO DUMPING - DRAINS TO OCEAN" PER DETAIL A ON SHEET 6.
- INSTALL 12" X 12" CATCH BASIN WITH TRAFFIC GRATE PER BROOKS PRODUCTS #1212 OR EQUIVALENT. PROVIDE LABEL WITH "NO DUMPING - DRAINS TO OCEAN" PER DETAIL A ON SHEET 6.
- INSTALL 12" PVC PIPE, SCHEDULE 40 OR SDR 35, S=1.0% MIN.
- INSTALL 8" PVC PIPE, SCHEDULE 40 OR SDR 35, S=1.0% MIN.
- INSTALL 10" PVC PIPE, SCHEDULE 40 OR SDR 35, S=1.0% MIN.
- CONST. 6" CONCRETE CURB PER DETAIL B ON SHEET 6.
- CONST. 3" WIDE CONCRETE LONGITUDINAL GUTTER PER DETAIL C ON SHEET 6.
- CONST. 4" THICK A.C. PAVEMENT OVER 4" AGGREGATE BASE PER SOIL ENGINEER'S RECOMMENDATION.
- CONST. 4" POROUS CONCRETE WALK.
- CONST. UNDERGROUND INFILTRATION PER DETAIL ON SHEET 6.
- INSTALL 30" X 30" CATCH BASIN WITH TRAFFIC GRATE PER BROOKS PRODUCTS #3030 OR EQUIVALENT. PROVIDE LABEL WITH "NO DUMPING - DRAINS TO OCEAN" PER DETAIL A ON SHEET 6.
- CONST. TURF BLOCK PAVING, DETAIL PER ARCH. PLAN.
- REMOVE EX. A.C. BERM AND CONSTRUCT CONCRETE CURB AND GUTTER PER SPPWC STD. 120-2, A2-150(6), W=2'.
- CONSTRUCT 5' WIDE SIDEWALK PER CITY STD. 230, S=2%.
- CONSTRUCT CURB RAMP ON MC PER SPPWC STD. 111-5, CASE A, TYPE 3, X=6, Y=7.92'.
- GRADE ONLY, S=2%.

GENERAL NOTES:

LEGAL DESCRIPTION

PARCEL A: (1015-281-27)
LOT 2 OF TRACT NO. 18785, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 339 PAGES 43 THROUGH 47, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THAT PORTION OF LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 87° 58' 08" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 99.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87° 58' 08" WEST, ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 399.82 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00° 35' 01" WEST, ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 10.10 FEET; THENCE NORTH 89° 24' 59" EAST, A DISTANCE OF 399.69 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS PROPOSED LOT 2 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT DATED DECEMBER 21, 2015 AND RECORDED ON DECEMBER 29, 2015 AS INSTRUMENT NO. 2015-0564481 OF OFFICIAL RECORDS.

PARCEL B: (1015-281-24)
LOT 5 OF TRACT NO. 18785, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 339, PAGES 43 THROUGH 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

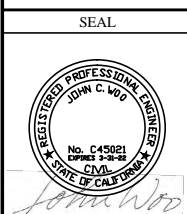
BASIS OF BEARING:
THE CENTERLINE OF WALNUT STREET BEARING NORTH 89°24'59" EAST AS SHOWN PER TRACT MAP NO. 18785, M.B. 339/43-47, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY

AREA : LOT 2 ; 134,049 SQ.FT. OR 3.077 AC.
LOT 5 ; 37,643 SQ.FT. OR 0.864 AC.

FLOOD ZONE DESIGNATION ; ZONE X
FEMA PANEL NUMBER ; 06071C0620H

PROJECT ADDRESS: CHINO ASSISTED LIVING
10th STREET
CHINO, CA 91710

OWNER/DEVELOPER: MR. VICTOR LE
GOLDEN DRAGON HOLDING COMPANY, LLC
6301 BEACH BLVD., STE 180
BUENA PARK, CA 90621
Tel. 714/612-9309
e-mail: victorlend@gmail.com



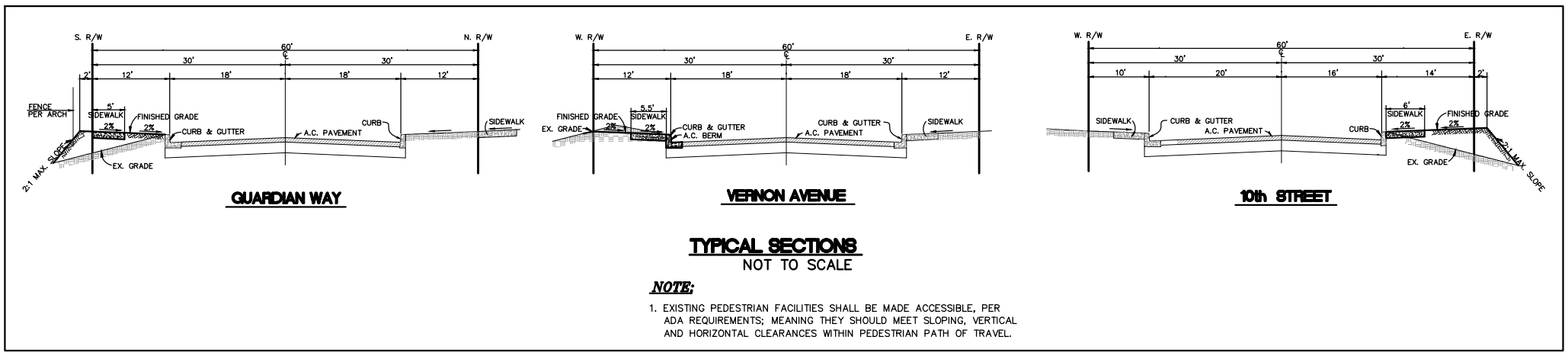
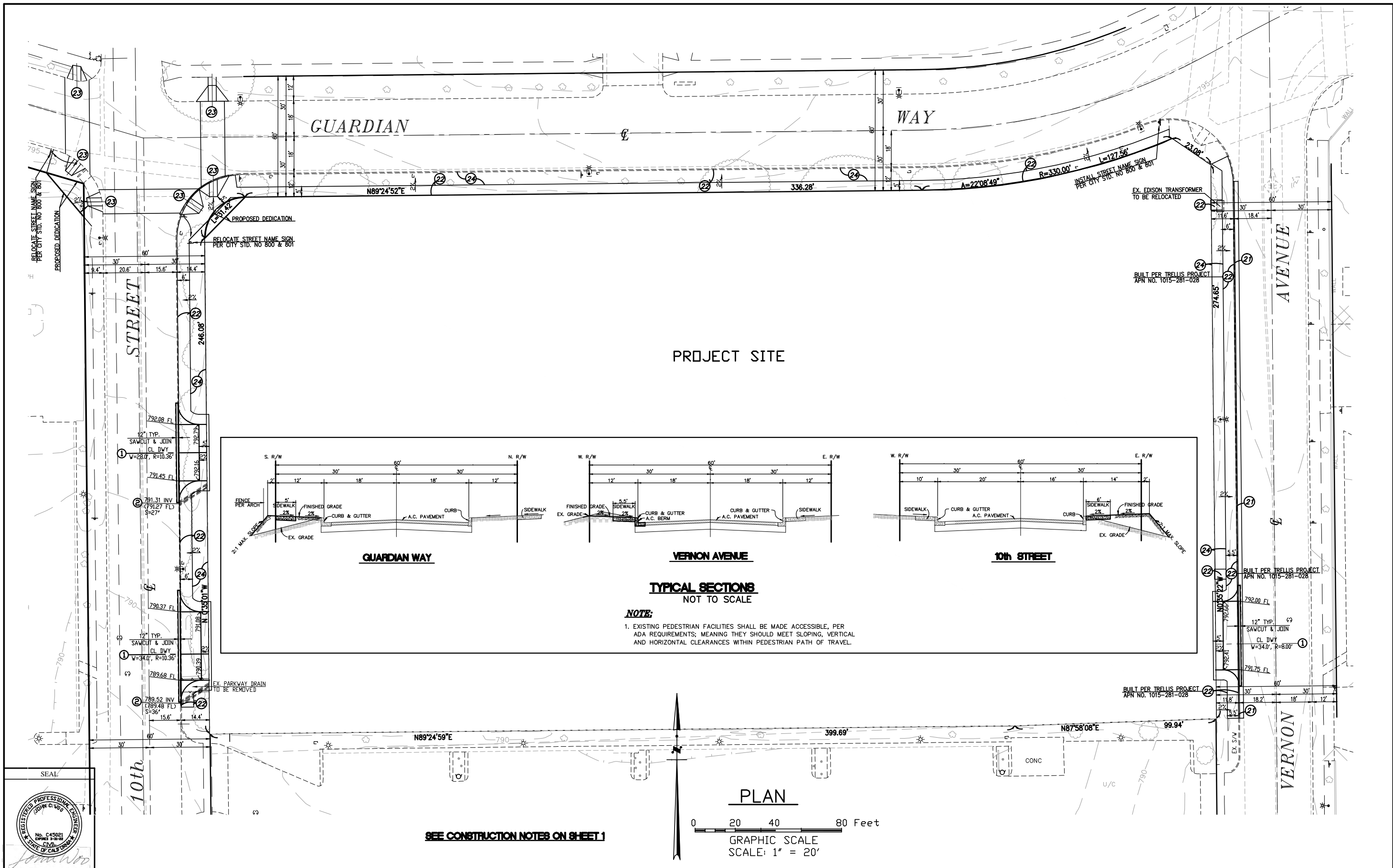
PREPARED BY
J. Woo, Engineers
1411 Riderwood Avenue
Hacienda Heights, California 91745
Tel. 626/224-2813
e-mail: jwooenr@gmail.com

4/27/2020

REVISIONS

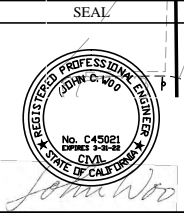
MADE	APPROVED	BENCH MARK DATA	REFERENCE DRAWINGS	REVIEWED BY STAFF	BY	DATE	CITY ENGINEERS STAFF	BY	DATE	RECOMMENDED BY:
BY: _____	BY: _____	CITY OF CHINO BENCHMARK NO. 125 / 57		WATER			DRAWN:			
		A 2.5" BASS DISC STAMPED "H" LOCATED IN TOP OF CURB, 7' EAST OF THE EOR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE		FIRE			DESIGNED:			
				PLANNING			CHECKED:			
				TRAFFIC			RECOMMENDED:			
				SERVICES						

CITY OF ENGINEERING DIVISION		PROJECT NO. SA 18-0058
PRELIMINARY GRADING PLAN		SHEET 1 OF 7
CHINO ASSISTED LIVING 10th STREET, CHINO, CA 91710		DRAWING NO.



NOTE:
 1. EXISTING PEDESTRIAN FACILITIES SHALL BE MADE ACCESSIBLE, PER ADA REQUIREMENTS; MEANING THEY SHOULD MEET SLOPING, VERTICAL AND HORIZONTAL CLEARANCES WITHIN PEDESTRIAN PATH OF TRAVEL.

SEE CONSTRUCTION NOTES ON SHEET 1



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 Hacienda Heights, California 91745
 Tel. 626/224-2813
 e-mail: jwooenr@gmail.com

REVISIONS	MADE BY: Date	APPROVED BY: Date

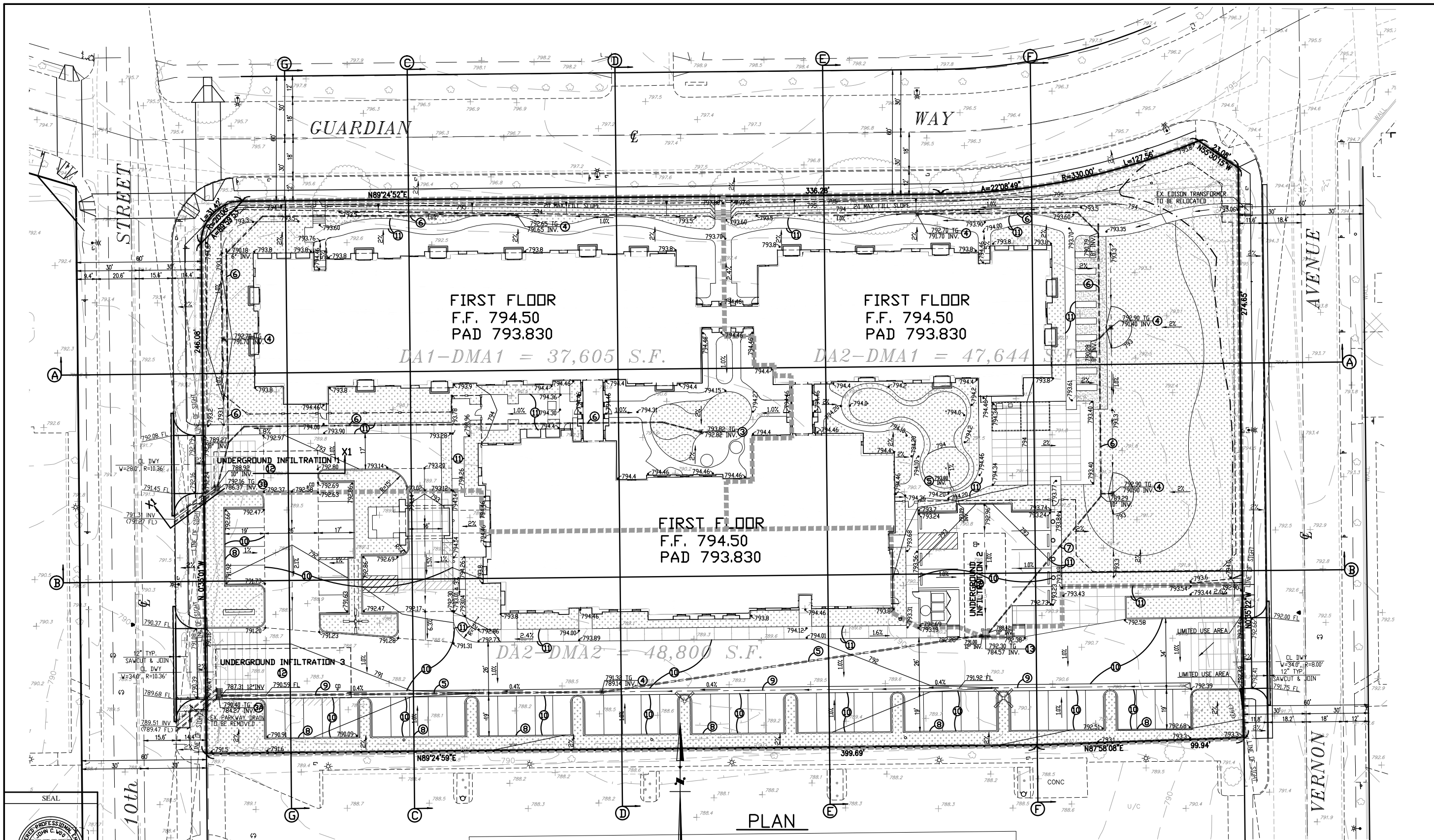
BENCH MARK DATA
 CITY OF CHINO BENCHMARK NO. 125 / 57
 A 2.5" BASS DISC STAMPED "B" LOCATED IN TOP OF CURB, 7' EAST OF THE EOR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE

REFERENCE DRAWINGS	REVIEWED BY STAFF	BY	DATE	CITY ENGINEERS STAFF	BY	DATE
WATER ENVIRONMENTAL FIRE PLANNING TRAFFIC SERVICES						

RECOMMENDED BY:
 CITY ENGINEER
 DATE _____

CITY OF ENGINEERING DIVISION
PRELIMINARY STREET PLAN
 CHINO ASSISTED LIVING
 10th STREET, CHINO, CA 91710

PROJECT NO.
 SA 18-0058
 SHEET **2 OF 7**
 DRAWING NO.

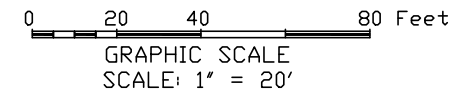


FIRST FLOOR
F.F. 794.50
PAD 793.830
DA1-DMA1 = 37,605 S.F.

FIRST FLOOR
F.F. 794.50
PAD 793.830
DA2-DMA1 = 47,644 S.F.

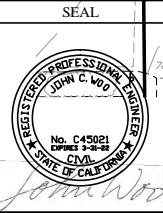
FIRST FLOOR
F.F. 794.50
PAD 793.830
DA2-DMA2 = 48,800 S.F.

PLAN



SEE CONSTRUCTION NOTES ON SHEET 1
SEE SECTIONS ON SHEETS 4-6

LEGEND
DECORATIVE PAVEMENT PER ARCH.



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REVISIONS	MADE BY: Date	APPROVED BY: Date

BENCH MARK DATA
CITY OF CHINO BENCHMARK NO. 125 / 57 A 2.5" BASS DISC STAMPED "BM" LOCATED IN THE NORTHWEST CORNER RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE

REFERENCE DRAWINGS

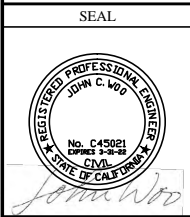
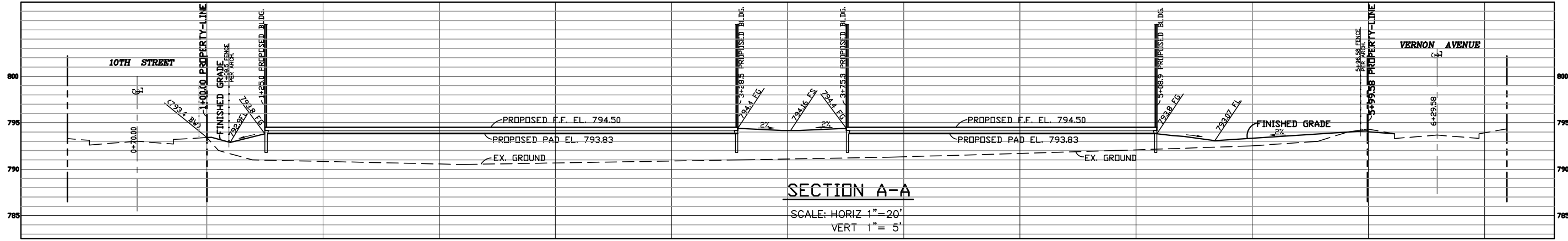
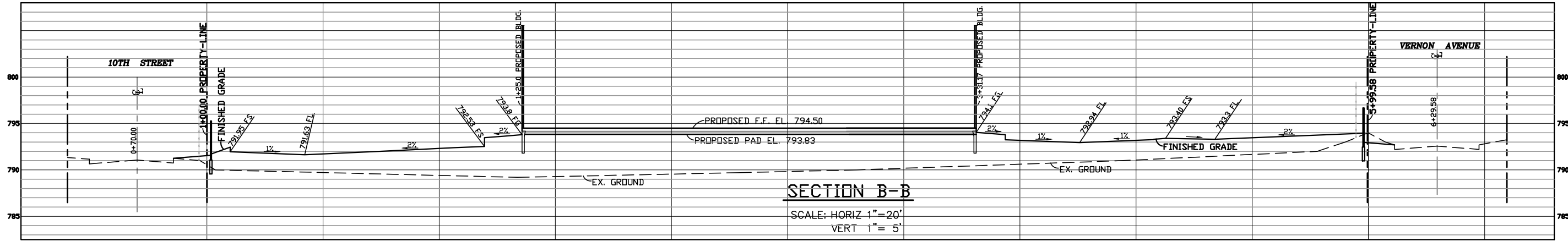
REVIEWED BY STAFF	BY	DATE
WATER ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC SERVICES		

CITY ENGINEERS STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

RECOMMENDED BY:	DATE
CITY ENGINEER	

CITY OF ENGINEERING DIVISION
PRELIMINARY GRADING PLAN
CHINO ASSISTED LIVING
10th STREET, CHINO, CA 91710

PROJECT NO.
SA 18-0058
SHEET 3 OF 7
DRAWING NO.



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REVISIONS	MADE	APPROVED
	BY: Date	BY: Date

BENCH MARK DATA
 CITY OF CHINO BENCHMARK NO. 125 / 57
 A 2.5" BASS DISC STAMPED "B" LOCATED IN TOP OF CURB, 7' EAST OF THE EOR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE

REFERENCE DRAWINGS

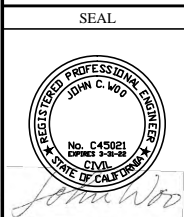
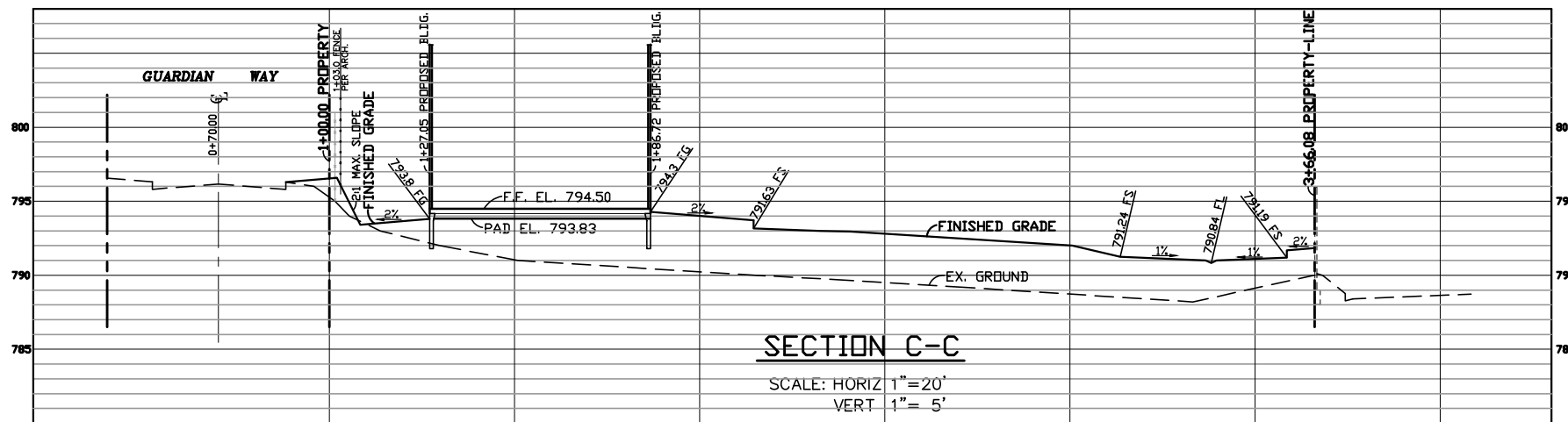
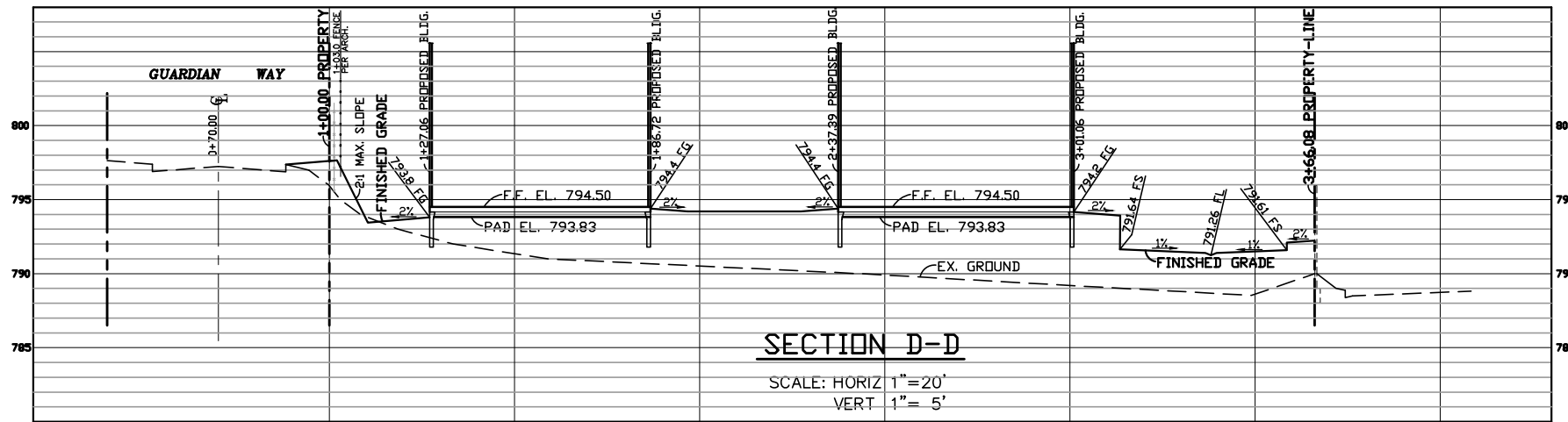
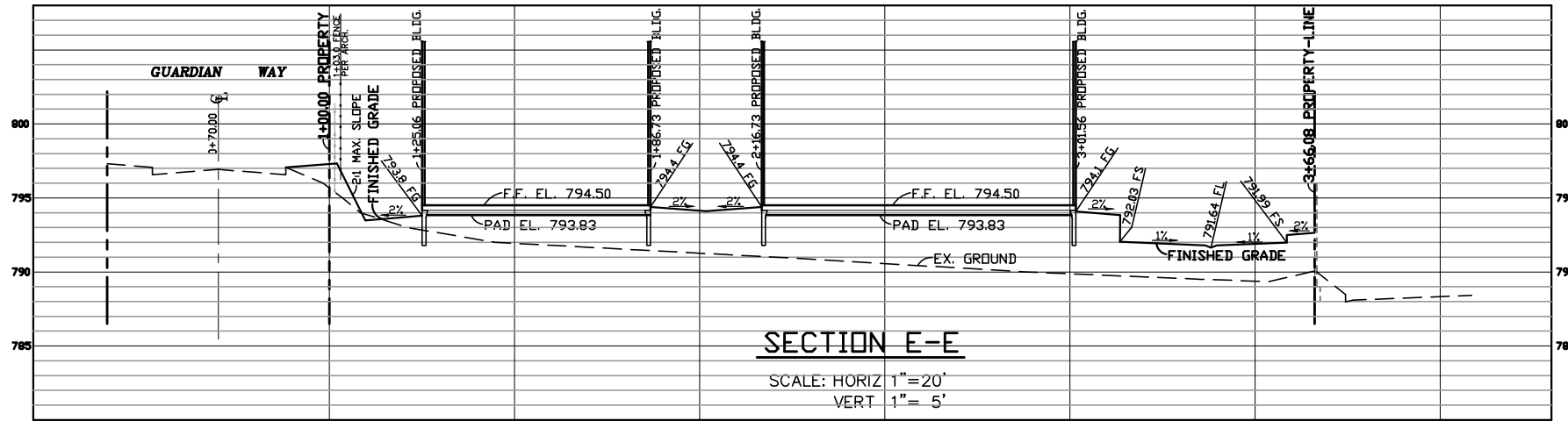
REVIEWED BY STAFF	BY	DATE
WATER		
ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC		
SERVICES		

CITY ENGINEERS STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

RECOMMENDED BY:
 CITY ENGINEER
 DATE _____

CITY OF ENGINEERING DIVISION
PRELIMINARY GRADING PLAN
 CHINO ASSISTED LIVING
 10th STREET, CHINO, CA 91710

PROJECT NO.
SA 18-0058
 SHEET **4 OF 7**
 DRAWING NO.



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4/27/2020

REVISIONS	

MADE	APPROVED
BY: Date	BY: Date

BENCH MARK DATA
 CITY OF CHINO BENCHMARK NO. 125 / 57
 A 2.5" BASS DISC STAMPED "B" LOCATED IN TOP OF CURB, 7' EAST OF THE EOR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE

REFERENCE DRAWINGS

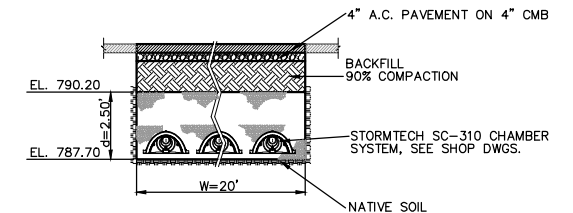
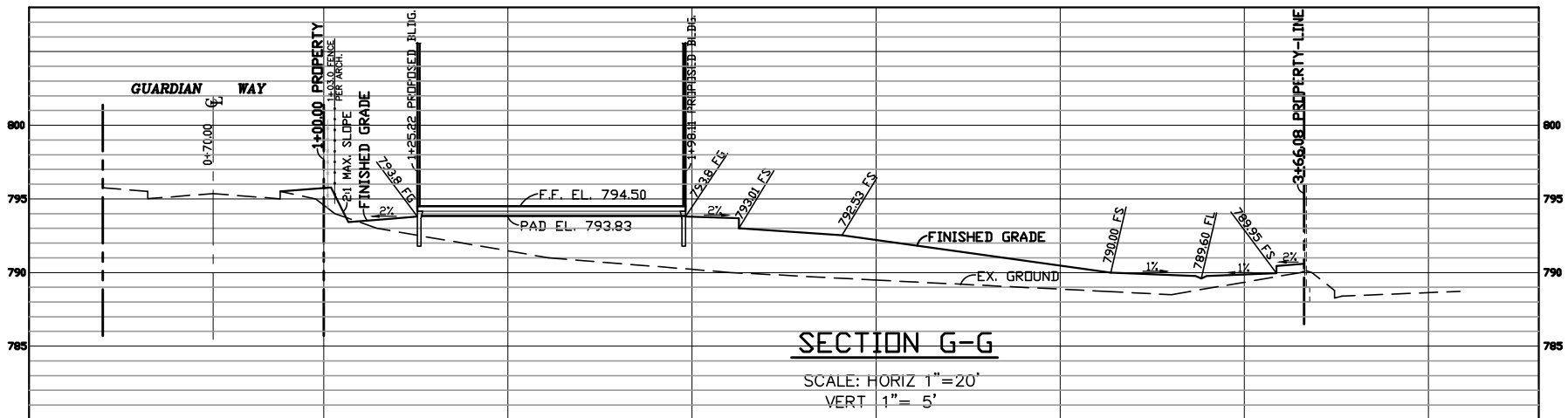
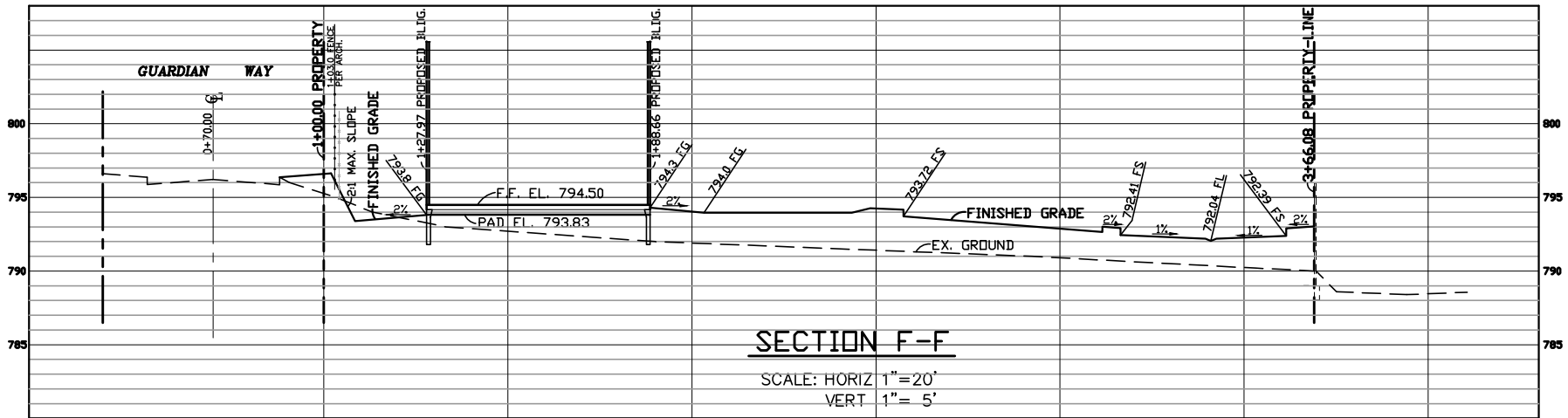
REVIEWED BY STAFF	BY	DATE
WATER ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC SERVICES		

CITY ENGINEERS STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

RECOMMENDED BY:
CITY ENGINEER
DATE _____

CITY OF ENGINEERING DIVISION
PRELIMINARY GRADING PLAN
 CHINO ASSISTED LIVING
 10th STREET, CHINO, CA 91710

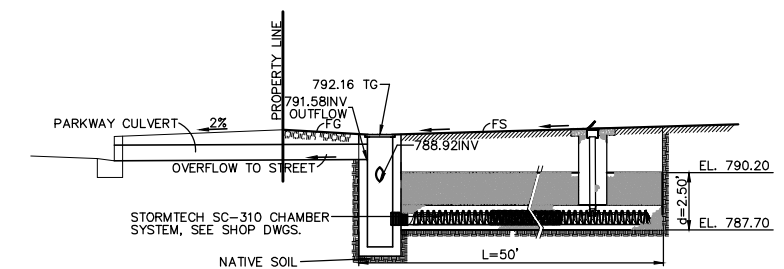
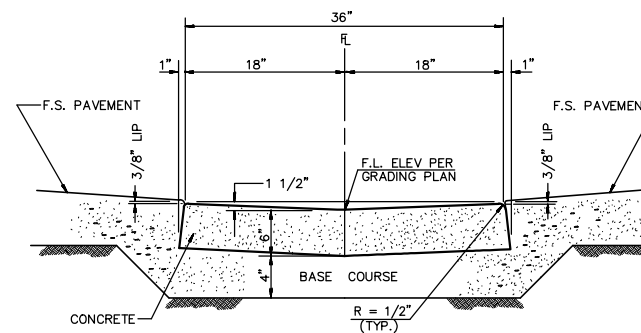
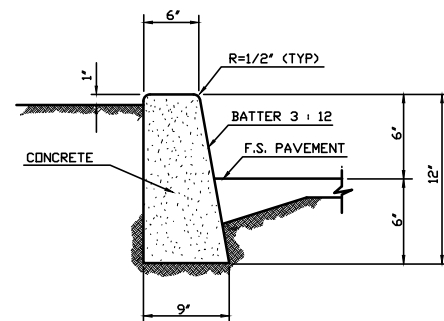
PROJECT NO.
 SA 18-0058
 SHEET **5** OF **7**
 DRAWING NO.



INFILTRATION TRENCH SIZING CALCULATION

P6 ; STORM RAINFALL DEPTH = $P_{2yr,1hr} \cdot a_1$
 $= 0.593 \text{ inch} \times 1.4807 = 0.88 \text{ inch}$
 where $P_{2yr,1hr} = 0.593 \text{ inch}$, $a_1 = 1.4807 \text{ per table}$
 $DCV = DA \cdot C \cdot a_2 \cdot P_6/12$
 where DA_1 ; total tributary area in s.f.
 $i = \text{imperviousness}$
 $C = 0.858 \times (i)^2 - 0.78 \times (i) + 0.774 \times (i) + 0.04$
 $a_2 = 1.963 \text{ for } 48 \text{ hr drawdown}$
 $DCV = DA \times C \times 1.963 \times 0.88/12$
 infiltration rate ; $0.0036 \text{ in/sec} \times 60 \text{ sec/min} \times 60 \text{ min/hr}$
 $= 12.96 \text{ in/hr}$
 48 hr drawdown used
 infiltration safety factor = 3.0
 $P_{design} = 4.32 \text{ in/hr}$
 use $P_{design} = 0.40 \text{ in/hr per Soil Type A}$
 $Vret = (P_{design}/12 \cdot SA_{in} \cdot T_{fill}) + (SA_{gravel} \cdot d_{gravel} \cdot n_{gravel})$
 $SA_{1\&2} = 20' \times 50' = 1,000 \text{ s.f.}$
 $d_{gravel1\&2} = 3'$
 $Vret_{1\&2} = (0.4/12 \times 1,000 \text{ s.f.} \times 48) + (1,187/1,179 \text{ c.f. from StormTech})$
 $= 2,787 \text{ cu-ft} > 2,568 \text{ cu-ft} = DCV_1$; O.K.
 $= 2,779 \text{ cu-ft} > 2,073 \text{ cu-ft} = DCV_2$; O.K.
 $SA_3 = 24' \times 65' = 1,560 \text{ s.f.}$
 $d_{gravel3} = 4'$
 $Vret_3 = (0.4/12 \times 1,560 \text{ s.f.} \times 48) + (2,635 \text{ c.f. from StormTech})$
 $= 5,131 \text{ cu-ft} > 4,496 \text{ cu-ft} = DCV_3$; O.K.

UNDERGROUND INFILTRATION SIZING CALCULATION							
SUB-AREA	TOTAL AREA DA(SF)	IMPERV AREA (SF)	IMPERV COEFF C	RUNOFF COEFF	DCV (cu-ft)	Vret (cu-ft)	INFILTRATION SIZE (ft)
INFILTRATION 1	37,605	25,664	0.68	0.48	2,598	2,787	20'W x 50'L
INFILTRATION 2	47,644	21,000	0.44	0.30	2,073	2,779	20'W x 50'L
INFILTRATION 3	48,800	40,682	0.83	0.64	4,496	5,131	24'W x 65'L
TOTAL	134,049	87,346			9,167	10,697	



- NOTES**
- PROVIDE 1/4" EXPANSION JOINT WITH PROFORMED JOINT FILLER AT ALL ANGLE POINTS AND AT THE BEGINNING AND END OF ALL CURVES PER SPPWC STD. PLAN 112-1.
 - PROVIDE CONTRACTION JOINTS CONSISTING OF ONE INCH DEEP CUT SCORES AT 20' o.c. MAX. PER SPPWC STD. PLAN 112-1.
 - WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL LINE WITH JOINTS IN THE WALK.

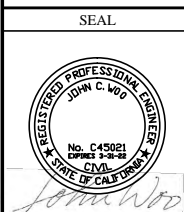
- NOTES**
- PROVIDE 1/4" EXPANSION JOINT WITH PROFORMED JOINT FILLER AT ALL ANGLE POINTS PER CITY OF BUENA PARK STD.
 - PROVIDE CONTRACTION JOINTS CONSISTING OF ONE INCH DEEP CUT SCORES AT 20' o.c. MAX. PER CITY OF BUENA PARK STD.



SAMPLE STENCIL (A)

CONCRETE CURB (B)
NOT TO SCALE

LONGITUDINAL CONC. GUTTER (C)
NOT TO SCALE

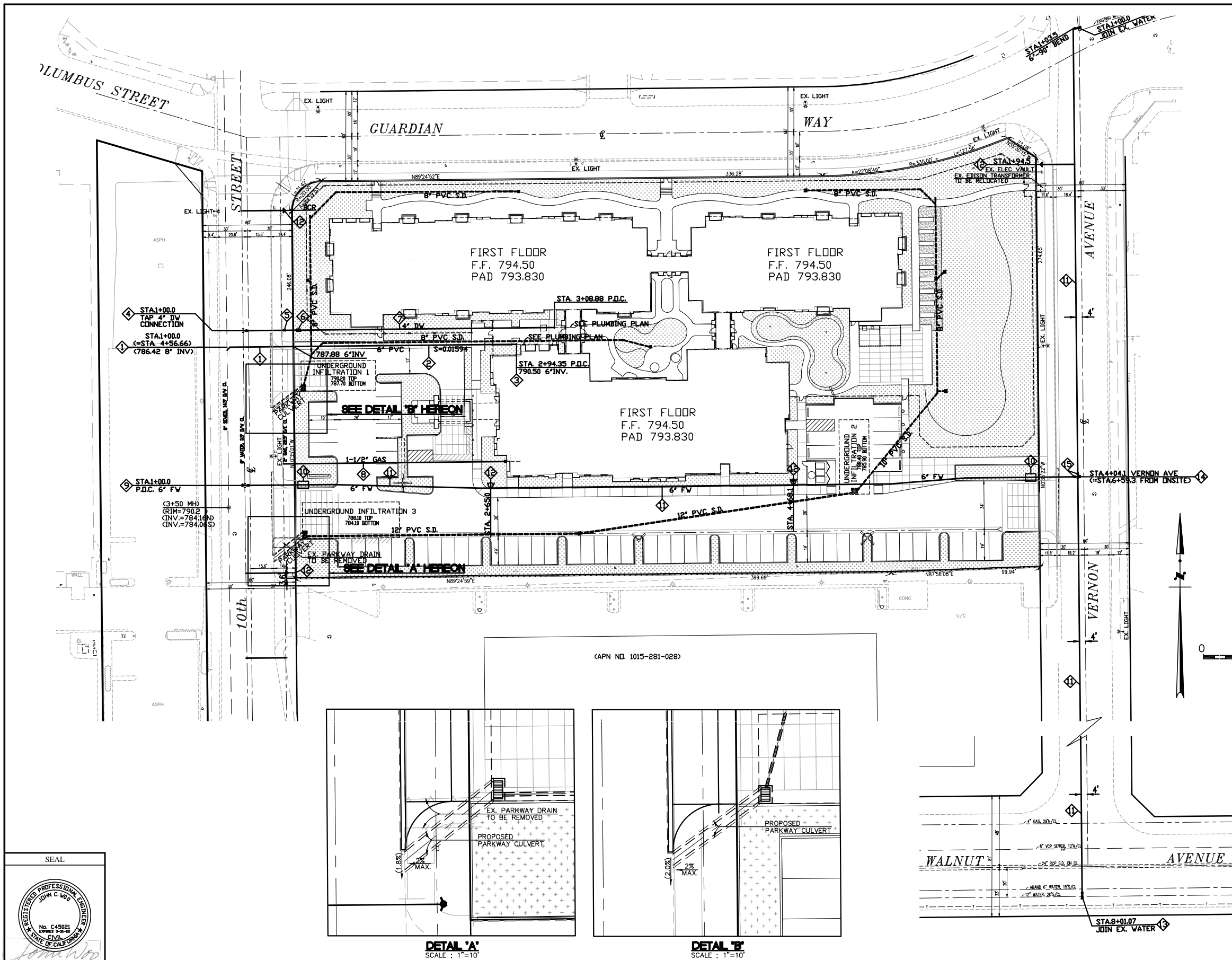


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4/27/2020

REVISIONS	MADE BY: Date	APPROVED BY: Date	BENCH MARK DATA	REFERENCE DRAWINGS	REVIEWED BY STAFF	BY	DATE	CITY ENGINEERS STAFF	BY	DATE	RECOMMENDED BY:
			CITY OF CHINO BENCHMARK NO. 125 / 57		WATER			DRAWN:			
			A 2.5" BASS DISC STAMPED "P" LOCATED IN TOP OF CURB, 7" EAST OF THE EOR OF THE NORTHWEST CURB RETURN, AND BEING 57" WEST AND 21.5" NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE		ENVIRONMENTAL			DESIGNED:			
					FIRE			CHECKED:			CITY ENGINEER
					PLANNING			RECOMMENDED:			DATE _____
					TRAFFIC						
					SERVICES						

CITY OF ENGINEERING DIVISION		PROJECT NO. SA 18-0058
PRELIMINARY GRADING PLAN		SHEET 6 OF 7
CHINO ASSISTED LIVING 10th STREET, CHINO, CA 91710		DRAWING NO.



CONSTRUCTION NOTES:

- 1. INSTALL 6" VCP SEWER LATERAL PER CITY STD. 500.
- 2. INSTALL 6" PVC PIPE SEWER, SDR 35, PER CITY STD.
- 3. CONST. 6" SEWER TERMINAL CLEANOUT PER SPPWC STD. 204-2.
- 4. INSTALL 8" X 4" HOT TAP WITH R.W. GATE VALVE PER CITY STD. 490.
- 5. INSTALL 4" WATER SERVICE PER CITY STD. 415.
- 6. INSTALL 4" BACK FLOW PREVENTION ASSEMBLY PER CITY STD. 472.
- 7. INSTALL 4" COPPER K FOR DOMESTIC USE.
- 8. INSTALL 1-1/2" GAS LINE WITH GAS METER PER GAS PROVIDER.
- 9. INSTALL 8" X 6" HOT TAP WITH R.W. GATE VALVE PER CITY STD. 490.
- 10. INSTALL 6" FIRE SYSTEM DETECTOR ASSEMBLY PER CITY STD. 473.
- 11. INSTALL 6" DUCTILE IRON PIPE, ANMA C110-87.
- 12. INSTALL FIRE HYDRANT ASSEMBLY PER CITY STD. 445A.
- 13. INSTALL 8" X 6" HOT TAP WITH R.W. GATE VALVE PER CITY STD. 490.
- 14. INSTALL 6" X 6" X 6" TEE.
- 15. INSTALL 6" R.W. GATE VALVE.

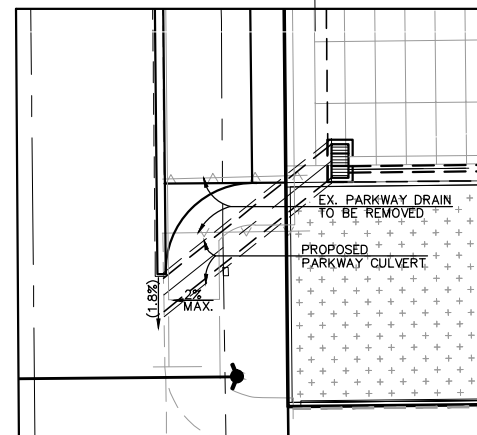
NOTE:

1. SEE PRELIMINARY GRADING PLAN ON SHEET C-3 FOR STORM DRAIN SYSTEM.

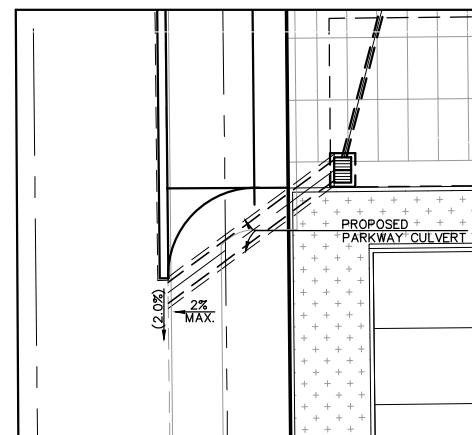
PLAN



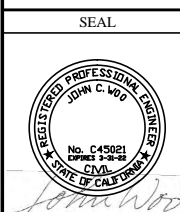
GRAPHIC SCALE
SCALE: 1" = 30'



DETAIL 'A'
SCALE: 1"=10'



DETAIL 'B'
SCALE: 1"=10'



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REVISIONS	MADE BY: Date	APPROVED BY: Date	BENCH MARK DATA	REFERENCE DRAWINGS	REVIEWED BY STAFF	BY	DATE	CITY ENGINEERS STAFF	BY	DATE	RECOMMENDED BY:
			CITY OF CHINO BENCHMARK NO. 125 / 57 A 2.5" BASS DISC STAMPED "B" LOCATED IN TOP OF CURB, 7' EAST OF THE EOR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE		WATER ENVIRONMENTAL FIRE PLANNING TRAFFIC SERVICES			DRAWN: DESIGNED: CHECKED: RECOMMENDED:			CITY ENGINEER DATE

CITY OF ENGINEERING DIVISION
PRELIMINARY UTILITY PLAN
CHINO ASSISTED LIVING
10th STREET, CHINO, CA 91710

PROJECT NO.
SA 18-0058
SHEET **7 OF 7**
DRAWING NO.