

# *PRESERVE BLOCK 1*

LICENSED

*CHINO, CA*



PRESERVE BLOCK 1 - LICENSED  
CHINO, CA

#23073  
03/25/2025

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Developer:  
Lewis Group Of Companies  
1156 N. Mountain Avenue  
Upland, Ca 91786  
Contact: Joel Macy  
Business: (909) 579-1295  
[www.lewisgroupofcompanies.com](http://www.lewisgroupofcompanies.com)



Architect:  
Kevin L. Crook Architect, Inc.  
1360 Reynolds Ave. Suite 110  
Irvine, CA 92614  
Contact: Jeff Addison  
Business: (949) 660-1587  
[www.klcarch.com](http://www.klcarch.com)

Cannon

Civil Engineer:  
Cannon Engineering  
16842 Von Karman Avenue Suite #150  
Irvine, Ca. 92606  
Contact: Bill Maul  
Business: (949) 668-1683  
[www.cannoncorp.us](http://www.cannoncorp.us)



SITESCAPES  
Landscape Architecture & Planning

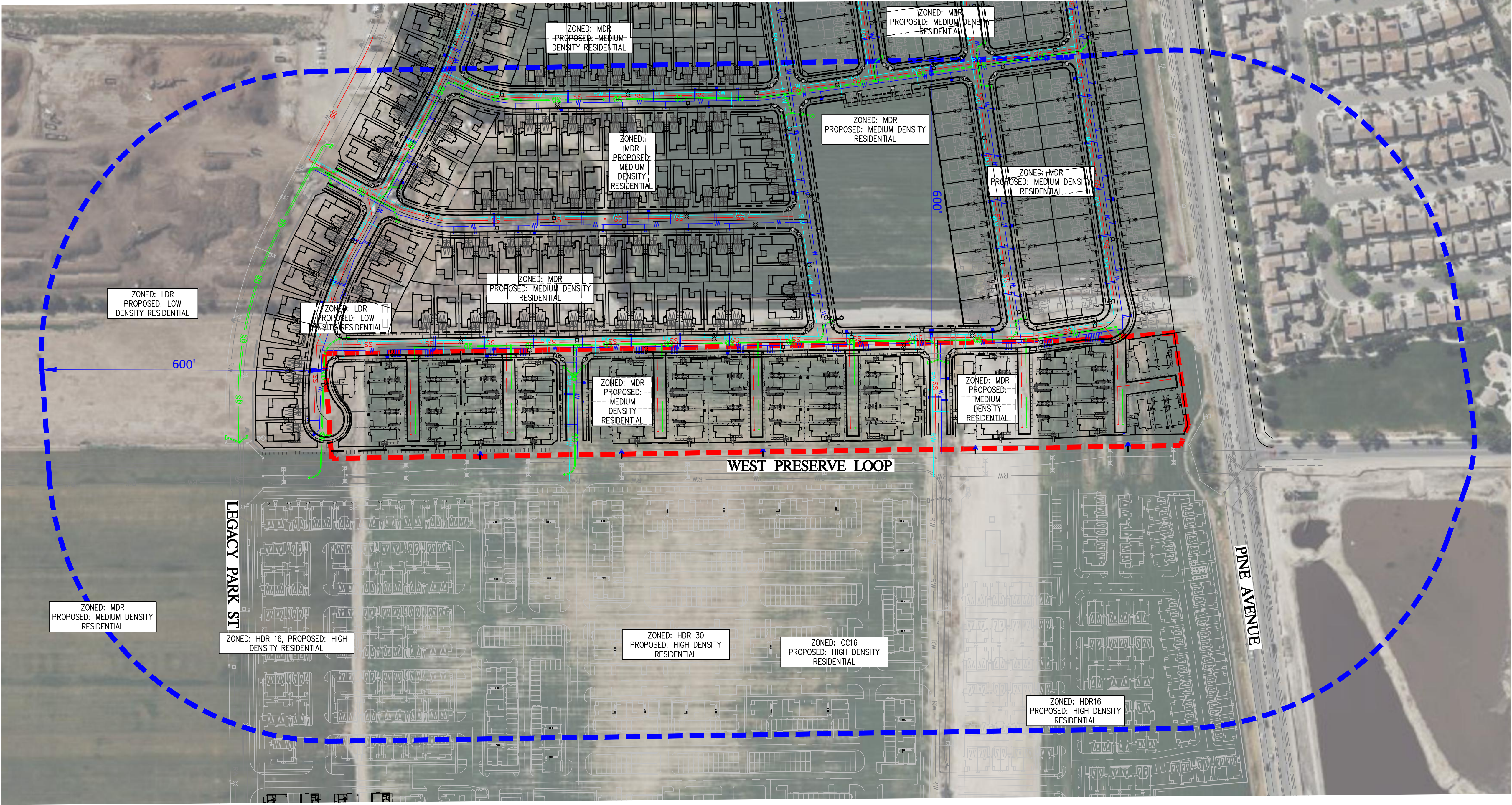
Landscape:  
Sitescapes  
3190 Airport Loop Drive, Suite B-2  
Costa Mesa, Ca 92626  
Contact: Rick Polhamus  
Business: (949) 644-9370  
[www.sitescapes.net](http://www.sitescapes.net)



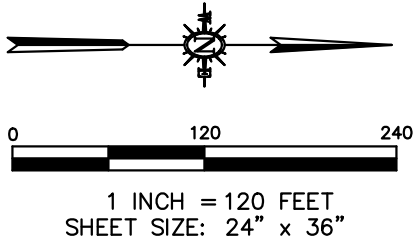
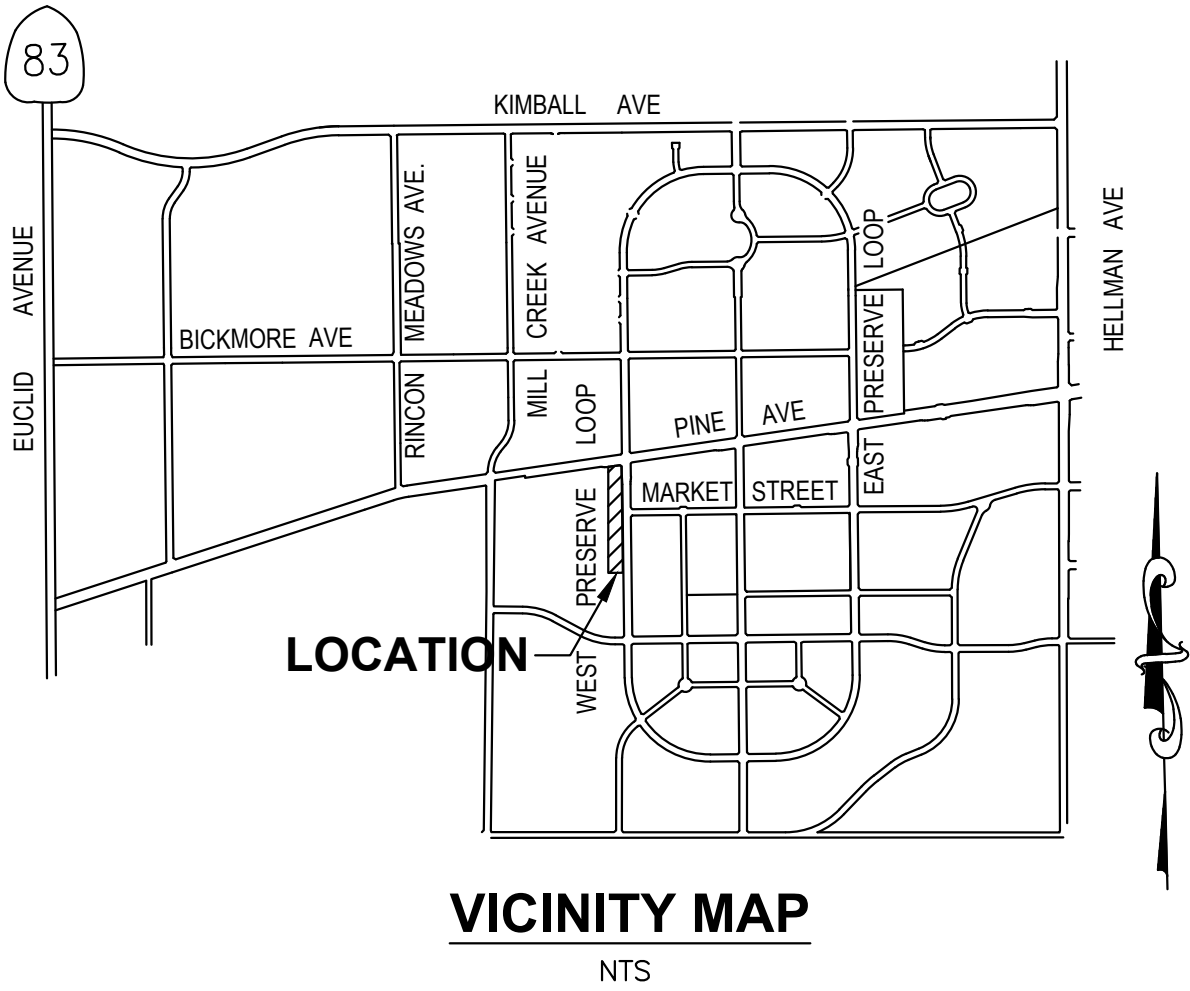
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4  
AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7  
WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.  
LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP. April 2025



- LEGEND**
- PROJECT SITE/PARCEL LINE
  - 600' BOUNDARY
  - RIGHT OF WAY LINE
  - EASEMENT LINE
  - SS PROPOSED PUBLIC SEWER
  - PROPOSED PRIVATE SEWER
  - SS EXISTING SEWER
  - W PROPOSED PUBLIC DOMESTIC WATER
  - PROPOSED FIRE HYDRANT
  - W EXISTING DOMESTIC WATER
  - RW PROPOSED RECYCLED WATER
  - RW EXISTING RECYCLED WATER
  - SD PROPOSED PUBLIC STORM DRAIN
  - PROPOSED PRIVATE STORM DRAIN
  - SD EXISTING STORM DRAIN
  - PROPOSED SANITARY SEWER CLEANOUT
  - PROPOSED SANITARY SEWER MANHOLE



SITE UTILIZATION MAP  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025



SITE PLAN - SOUTH  
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
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WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.  
LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025

OWNER

MR. PAT LOY  
CHINO PRESERVE DEVELOPMENT CORP.  
1156 N. MOUNTAIN AVE.  
UPLAND, CALIFORNIA 91785  
(909)946-7513

DEVELOPER

MR. PAT LOY  
CHINO PRESERVE DEVELOPMENT CORP.  
1156 N. MOUNTAIN AVE.  
UPLAND, CALIFORNIA 91785  
(909)946-7513

ENGINEER

CANNON CORP  
16842 VON KARMAN AVENUE, SUITE 150  
IRVINE, CALIFORNIA 92606  
(949)753-8111

SOILS ENGINEER

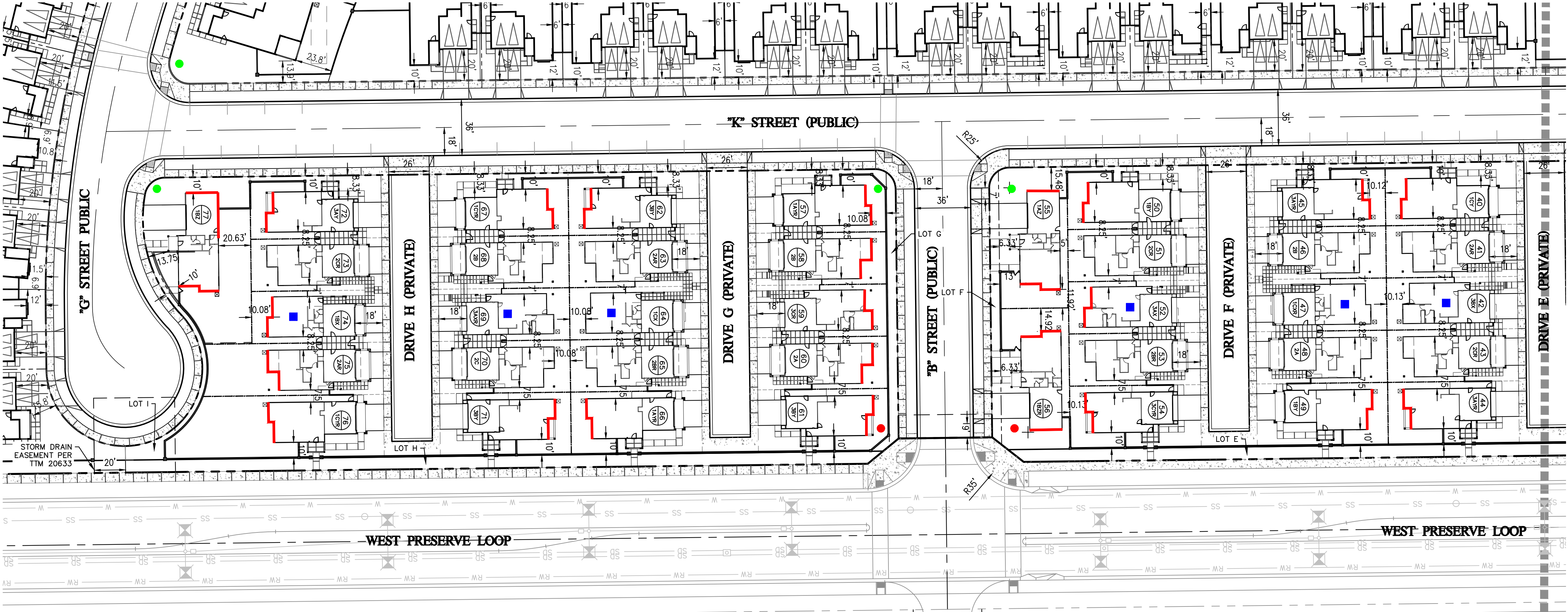
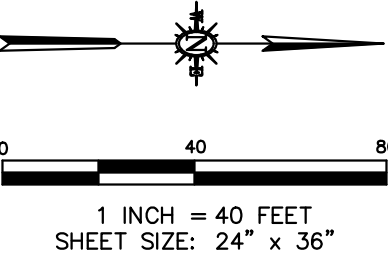
RMA GROUP  
10851 EDISON CT.  
RANCHO CUCAMONGA, CALIFORNIA 91730  
(909)989-1751

SERVING UTILITY COMPANIES

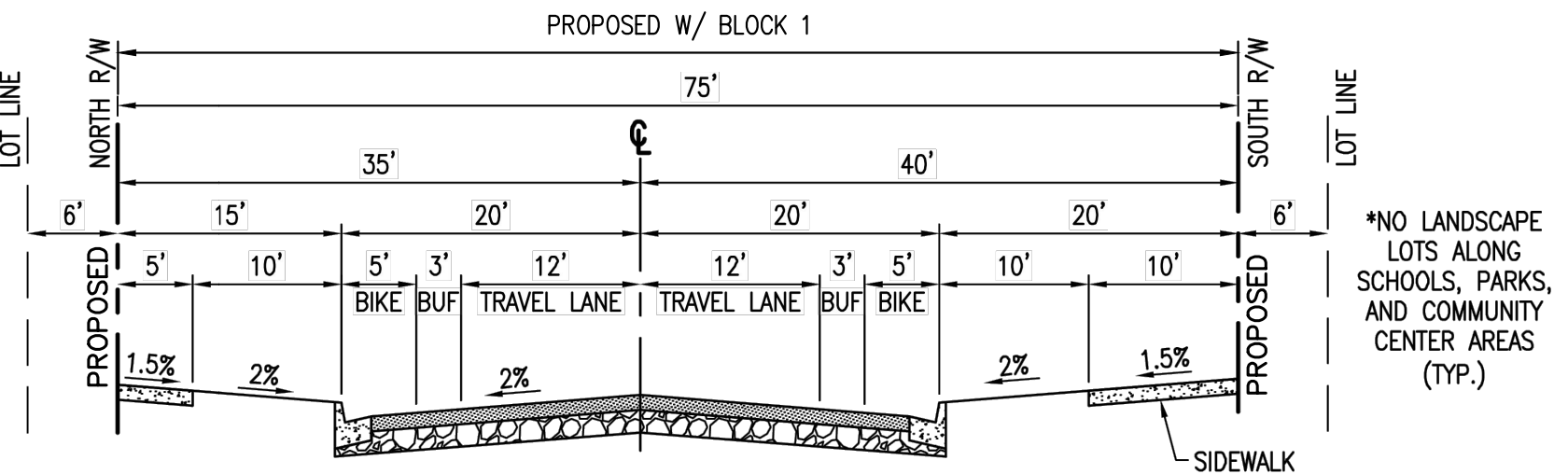
- SEWER/STORM DRAIN: CITY OF CHINO PUBLIC WORKS DEPT.  
5050 SCHAEFER AVENUE  
CHINO, CALIFORNIA 91710  
(909)334-3266
- WATER: CITY OF CHINO PUBLIC WORKS DEPT.  
5050 SCHAEFER AVENUE  
CHINO, CALIFORNIA 91710  
(909)334-3266
- ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO.  
1351 E. FRANCIS STREET  
ONTARIO, CALIFORNIA 91761-5796  
(909)930-8468 (800)422-4133
- GAS: SOUTHERN CALIFORNIA GAS COMPANY  
1981 W. LUGONIA AVENUE  
REDLANDS, CALIFORNIA 92374-9720  
(909)335-7572 (800)422-4133
- TELEPHONE: VERIZON  
1400 PHILLIPS BLVD.  
POMONA, CALIFORNIA 91766  
(909)469-6334 (800)422-4133
- FIRE PROTECTION: CHINO VALLEY INDEPENDENT FIRE DISTRICT  
2005 GRAND AVENUE  
CHINO, CALIFORNIA 91709  
(909)902-5280
- CABLE TELEVISION: SPECTRUM CABLE  
303 W. PALM AVENUE  
ORANGE, CALIFORNIA 92866  
(714)903-4000 (888)892-2253
- \*ALL EXISTING STRUCTURES HAVE BEEN DEMOLISHED

SITE SUMMARY

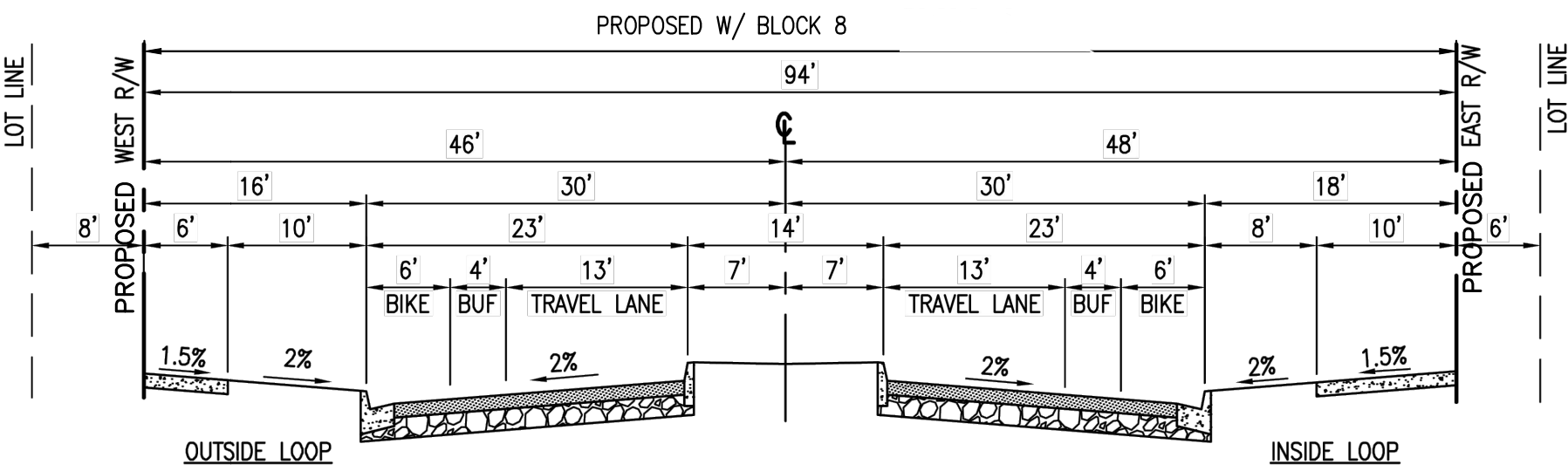
ADJUSTED GROSS ACREAGE: 9.30 AC  
NET ACREAGE: 8.82 AC  
EXISTING ZONING: LDR/MDR  
PROPOSED ZONING: LDR/MDR  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: RESIDENTIAL DWELLING  
NUMBERED LOTS: 3 LOTS  
LETTERED LOTS: 8 LOTS  
NUMBER OF RESIDENCES: 77 UNITS  
DENSITY: 8.3 DU/AC  
LOT COVERAGE: TBD  
LANDSCAPE COVERAGE: REFER TO LANDSCAPE SITE PLAN



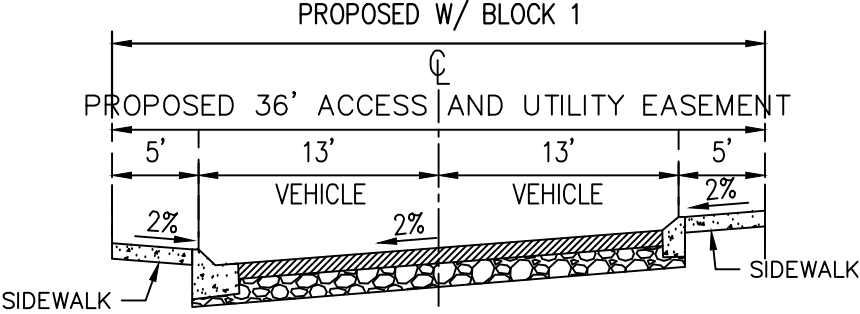
SEE SHEET C-3



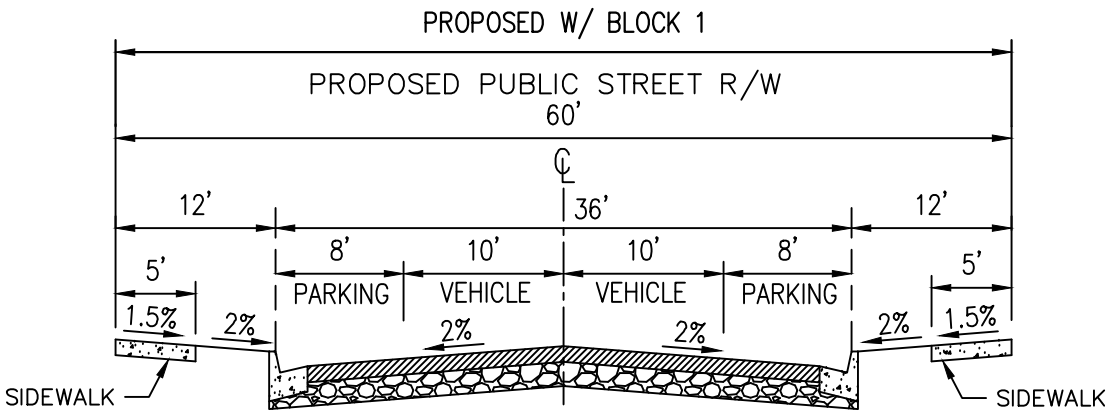
CLASS II BUFFERED BIKE LANE  
**LEGACY PARK STREET**  
NTS



CLASS II BUFFERED BIKE LANE  
**WEST PRESERVE LOOP**  
NTS



**PRIVATE DRIVE (TYPICAL)**  
NTS



**INTERIOR PUBLIC STREET (TYPICAL)**  
NTS

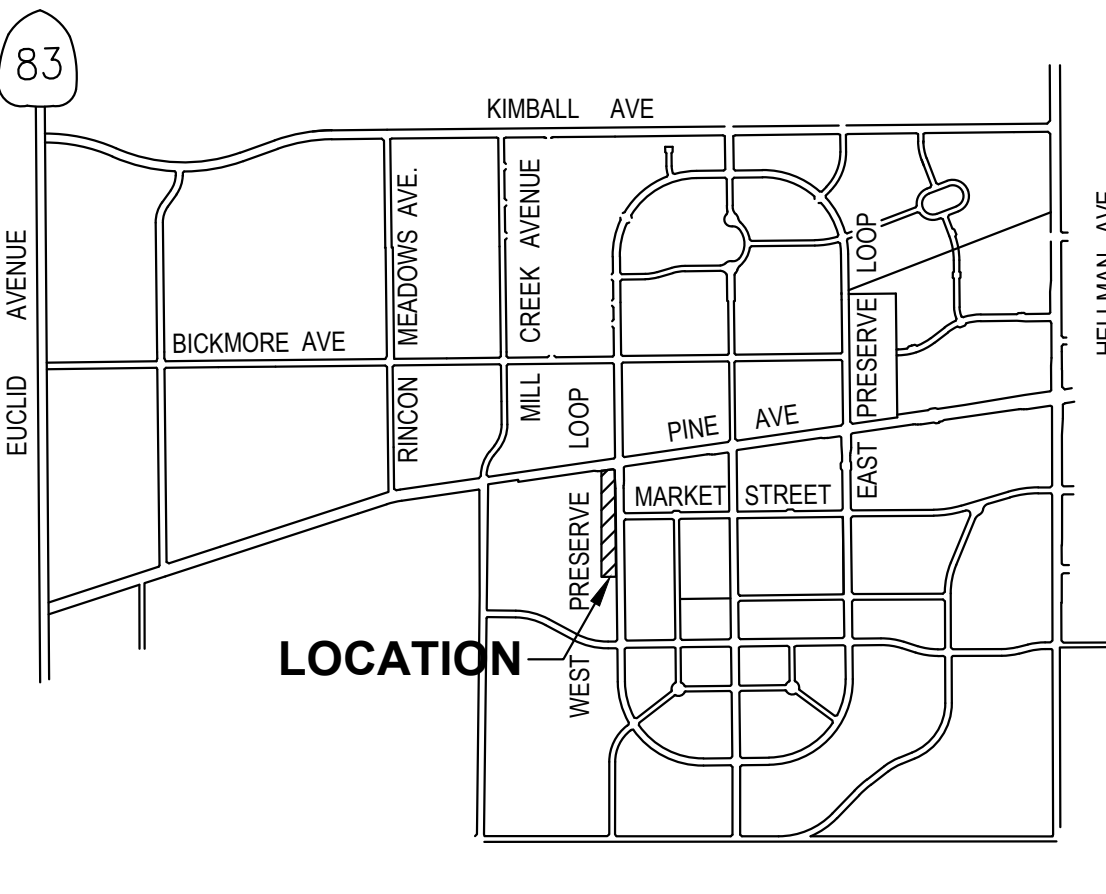
LEGEND

- TRACT BOUNDARY LINE  
--- RIGHT OF WAY LINE  
--- LOT LINE  
--- EASEMENT LINE

UNIT NUMBER 10  
PLAN NUMBER 1A ELEVATION STYLE

ENHANCEMENT LEGEND

- ADDITIONAL ENHANCED ELEVATION  
● PRIMARY CORNER UNIT  
● SECONDARY CORNER UNIT  
■ 3-STORY UNIT



**LOCATION**

**VICINITY MAP**  
NTS

BUILDING SUMMARY							
TABULATION	PLAN 1X	PLAN 1Y	PLAN 1Z	PLAN 2	PLAN 3	PLAN 3X	PLAN 3Y
A - ADAPTIVE SPANISH	1	4	4	11	0	2	5
B - ADAPTIVE ITALIAN	1	5	3	11	0	2	6
C - ADAPTIVE FARMHOUSE	4	5	2	6	1	2	2
TOTAL EACH PLAN	6	14	9	28	1	6	13
TOTAL							



SITE PLAN - SOUTH  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025



SITE PLAN - NORTH  
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

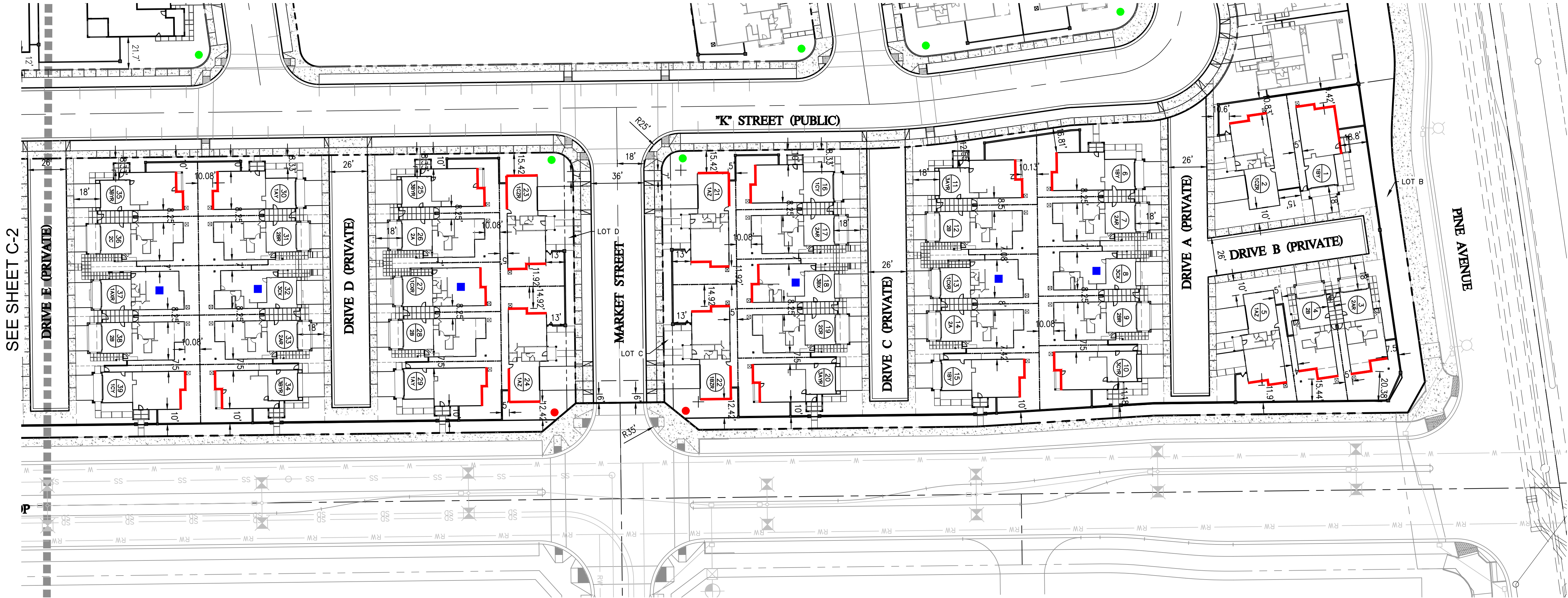
C-3

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
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WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.  
LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025

BUILDING SUMMARY							
TABULATION	PLAN 1X	PLAN 1Y	PLAN 1Z	PLAN 2	PLAN 3	PLAN 3X	PLAN 3Y
A - ADAPTIVE SPANISH	1	4	4	11	0	2	5
B - ADAPTIVE ITALIAN	1	5	3	11	0	2	6
C - ADAPTIVE FARMHOUSE	4	5	2	6	1	2	2
TOTAL EACH PLAN	6	14	9	28	1	6	13
TOTAL				77			

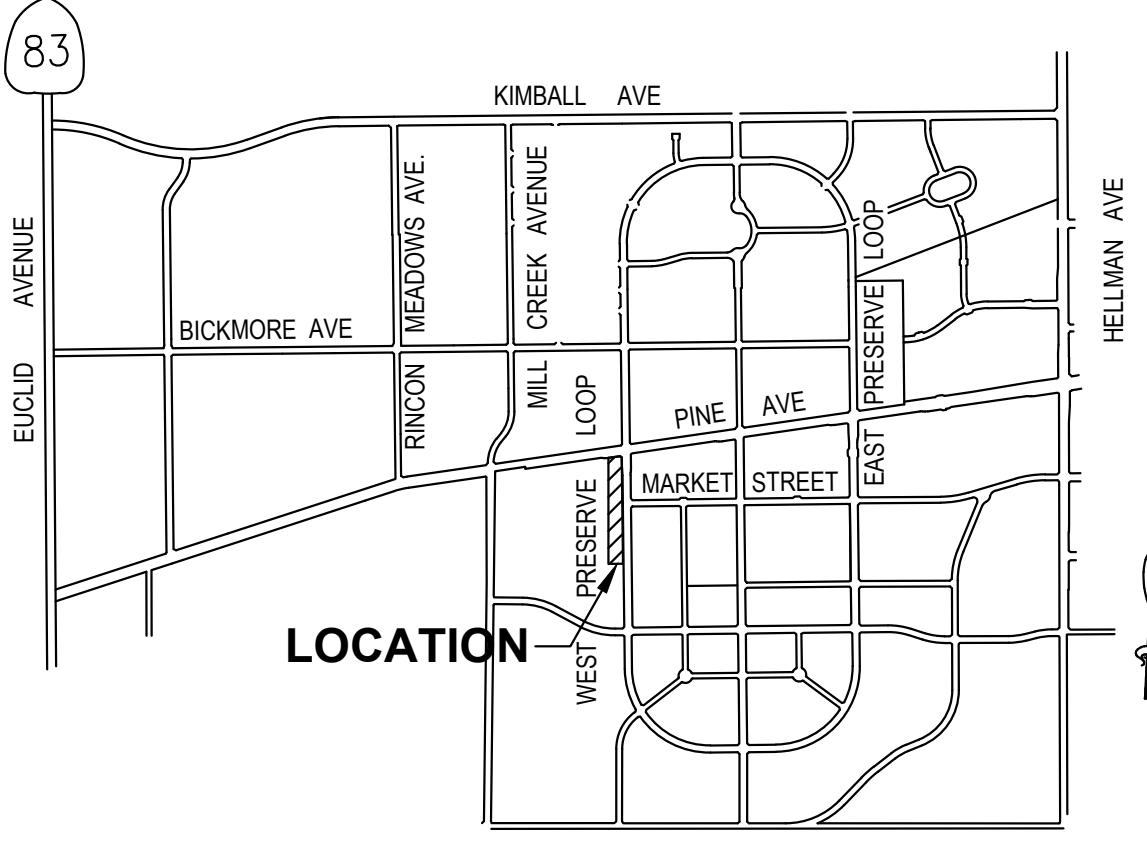
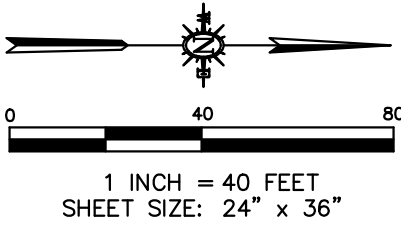


LEGEND

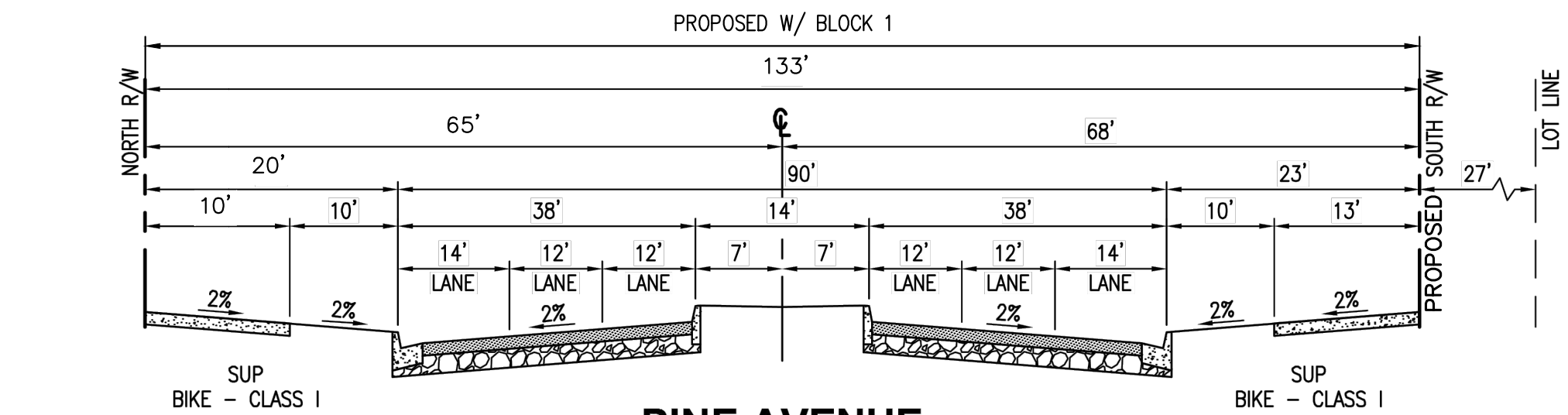
- TRACT BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- UNIT NUMBER
- PLAN NUMBER
- ELEVATION STYLE

ENHANCEMENT LEGEND

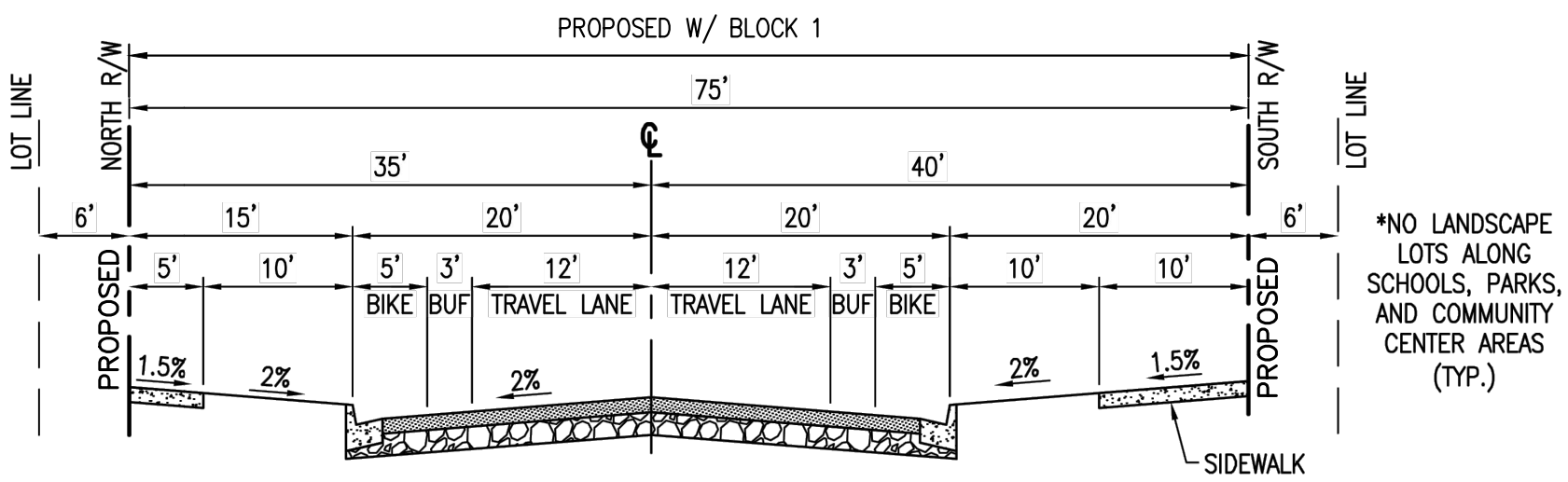
- ADDITIONAL ENHANCED ELEVATION
- PRIMARY CORNER UNIT
- SECONDARY CORNER UNIT
- 3-STORY UNIT



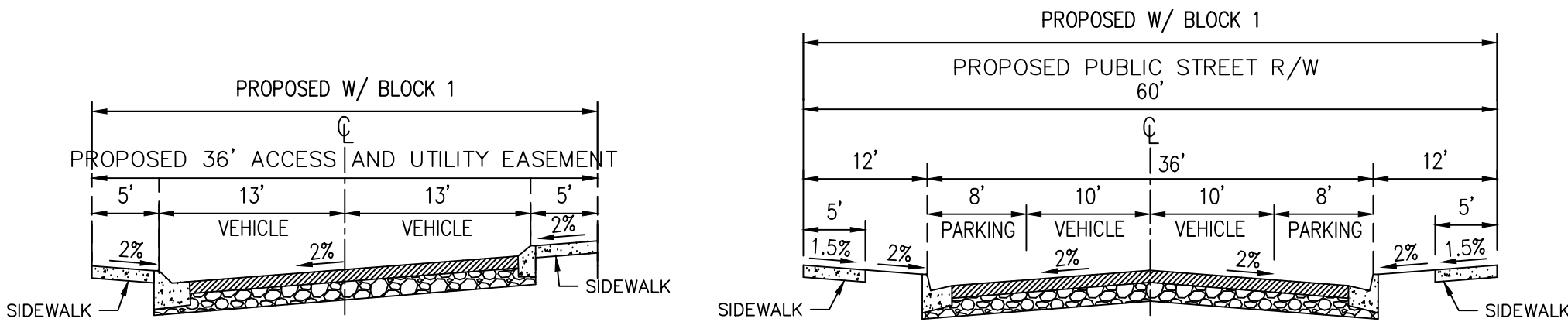
VICINITY MAP  
NTS



PINE AVENUE  
NTS

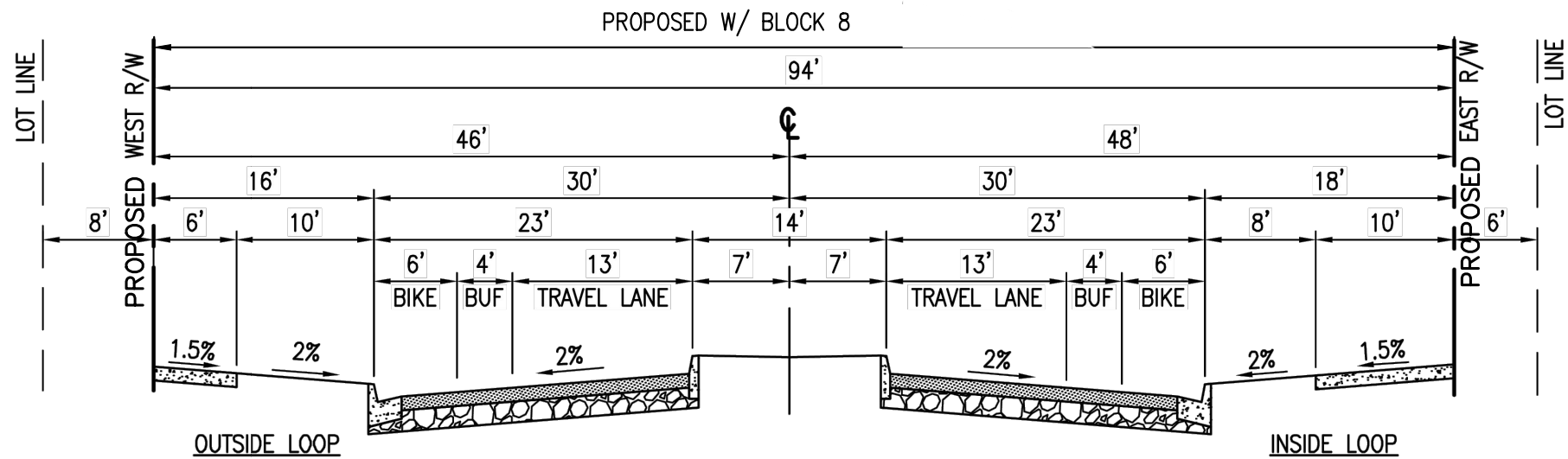


CLASS II BUFFERED BIKE LANE  
LEGACY PARK STREET  
NTS



PRIVATE DRIVE (TYPICAL)  
NTS

INTERIOR PUBLIC STREET (TYPICAL)  
NTS



CLASS II BUFFERED BIKE LANE  
WEST PRESERVE LOOP  
NTS



SITE PLAN - NORTH  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025

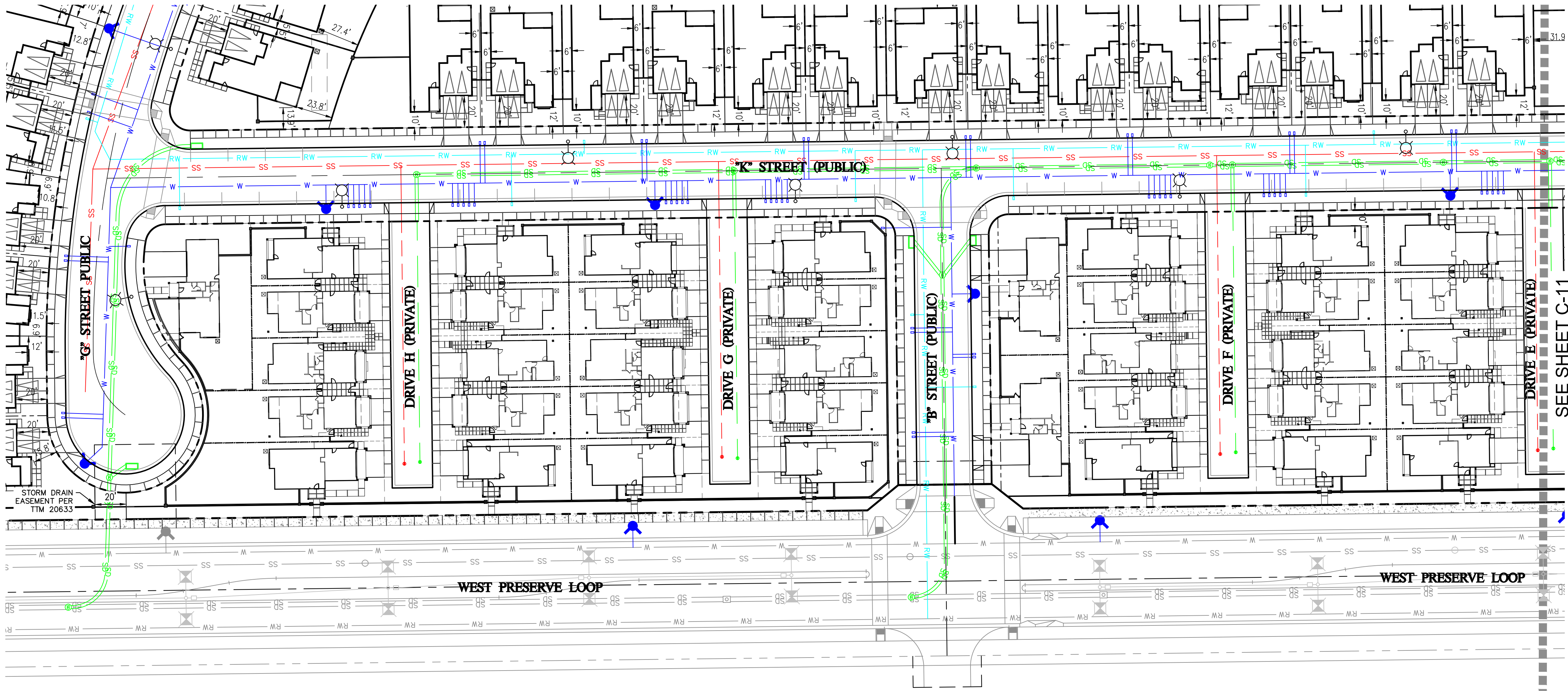


CONCEPTUAL UTILITIES - SOUTH  
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

C-4

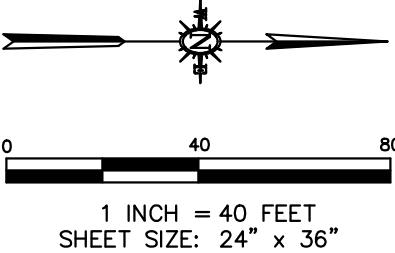
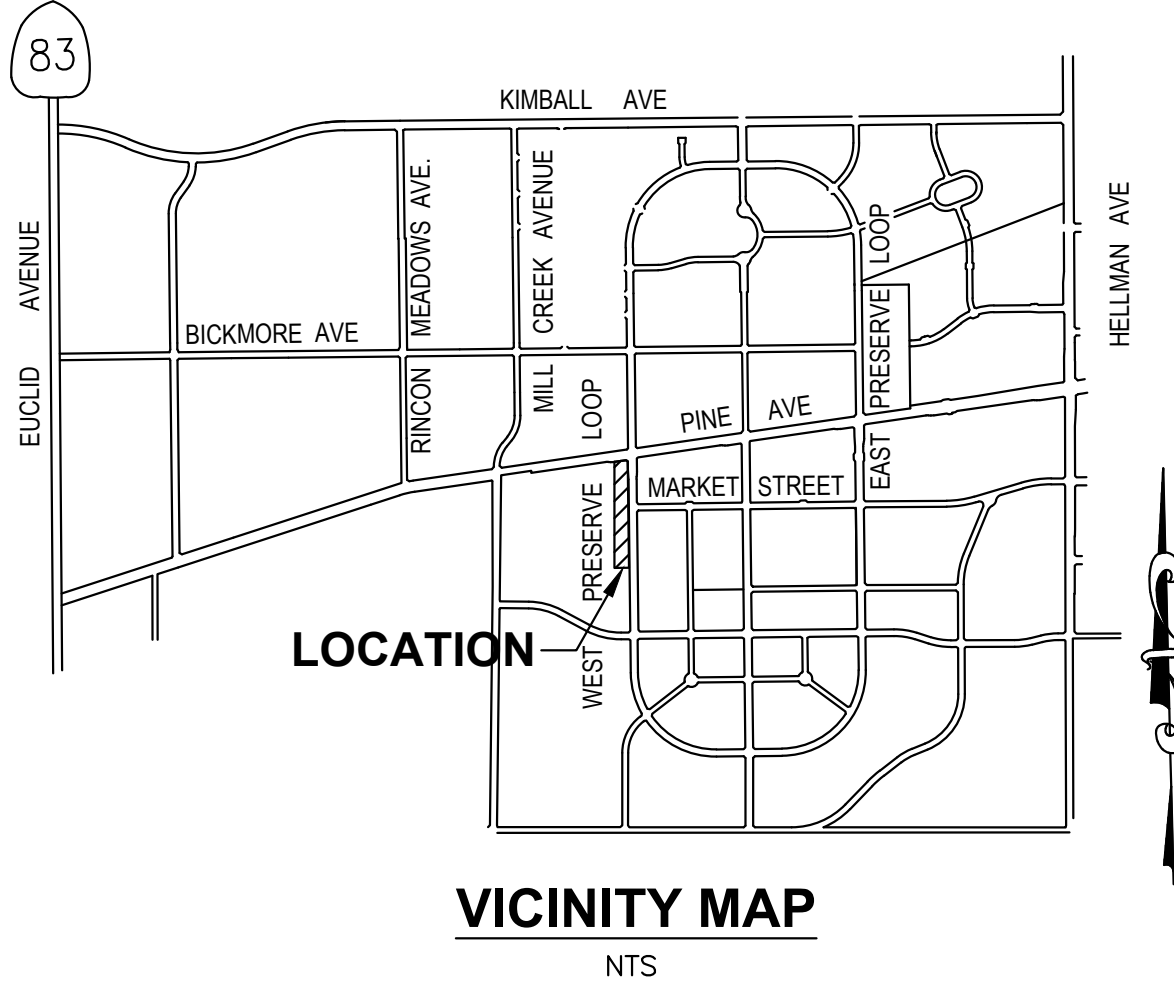
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WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.  
LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP. April 2025



- LEGEND**
- RIGHT OF WAY LINE
  - EASEMENT LINE
  - SS PROPOSED PUBLIC SEWER
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  - SS EXISTING SEWER
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  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED STORM DRAIN CLEANOUT
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN CATCH BASIN
  - PROPOSED STREET LIGHT

- NOTE:**
- PIPE SIZES SHOWN HEREON MAY VARY AND ARE SUBJECT TO CHANGE. FINAL PIPE SIZES MUST BE BASED ON CURRENT DIF/MASTER PLANS OR STUDIES PERFORMED AT TIME OF DEVELOPMENT WITH EACH PHASE.
  - UTILITIES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE PUBLIC.
  - WATER IS PRIVATE AFTER THE WATER METERS.
  - SEWER AND STORM DRAINS IN THE PRIVATE ALLEYS ARE PRIVATE.



CONCEPTUAL UTILITIES - SOUTH  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025

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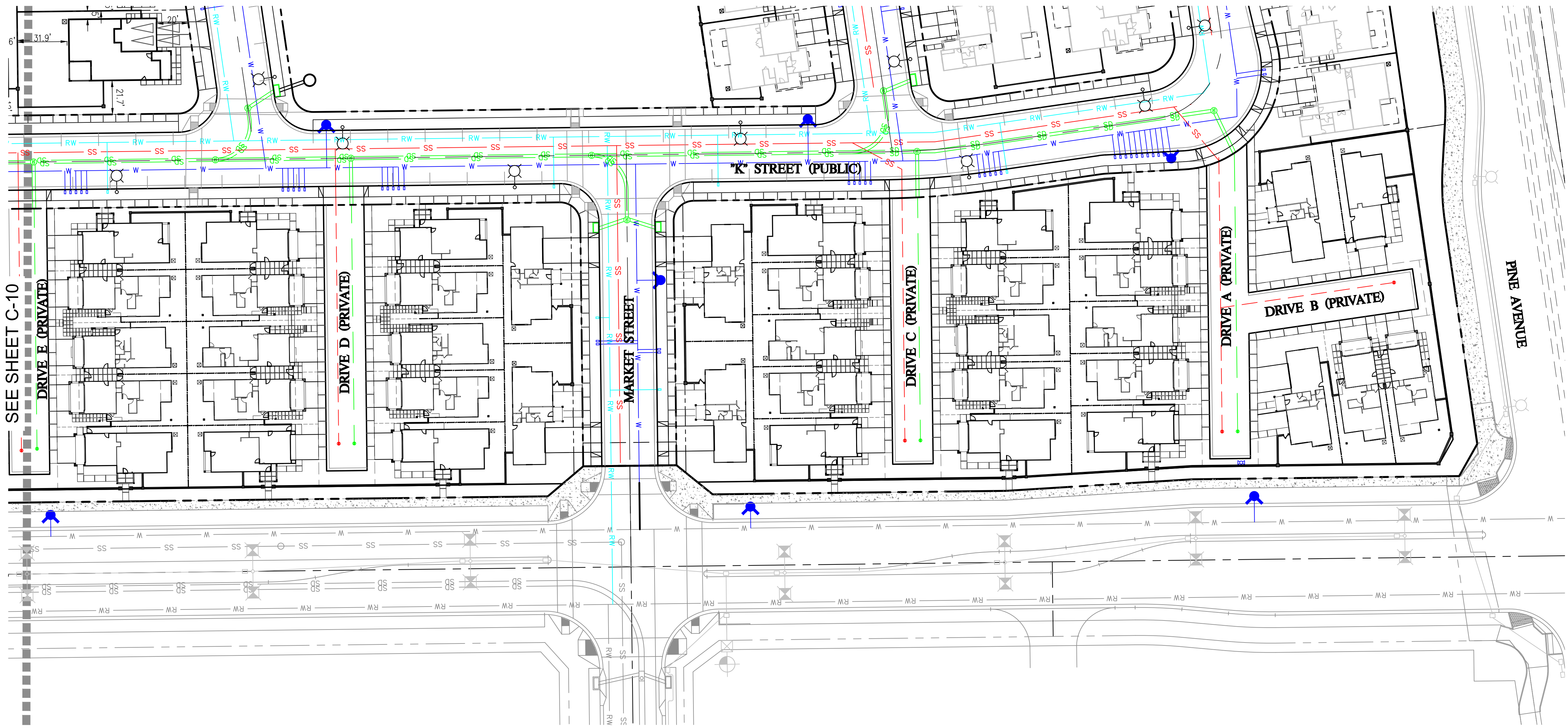


CONCEPTUAL UTILITIES - NORTH  
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

C-5

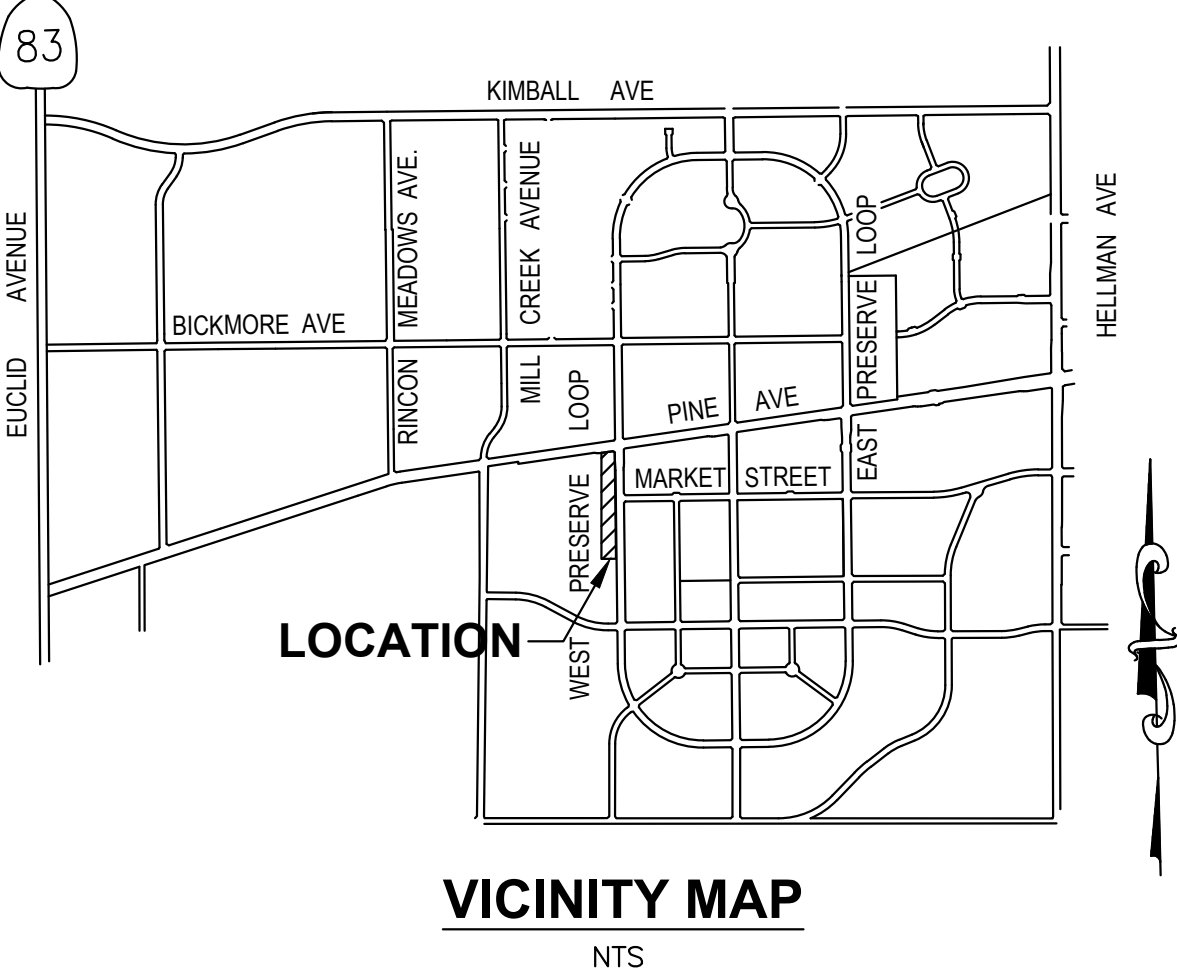
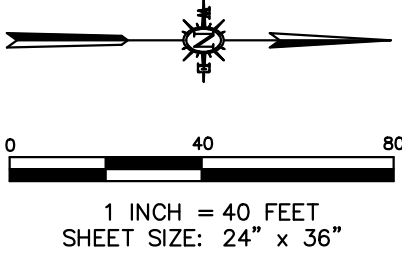
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WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.  
LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP. April 2025



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- RIGHT OF WAY LINE
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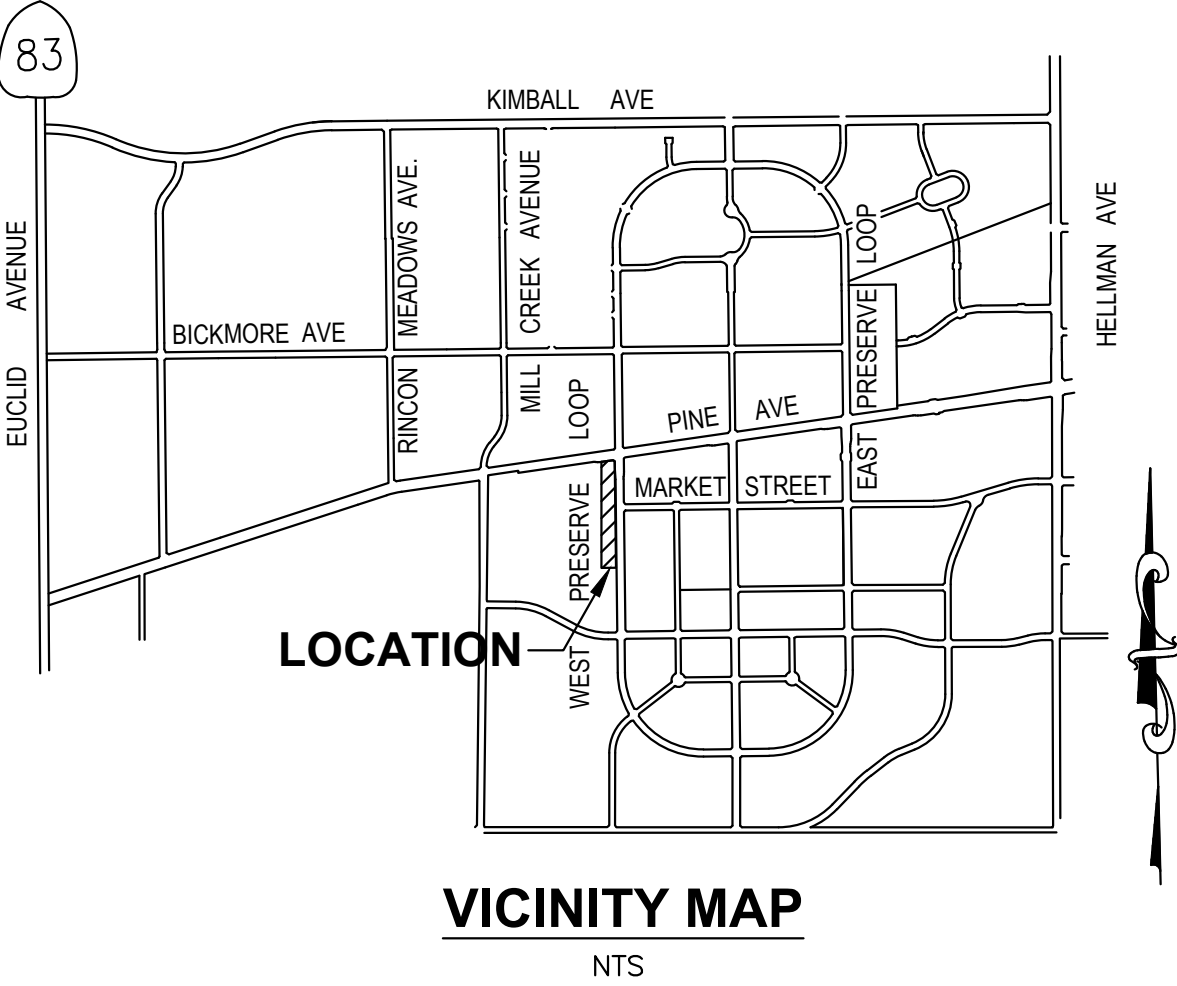
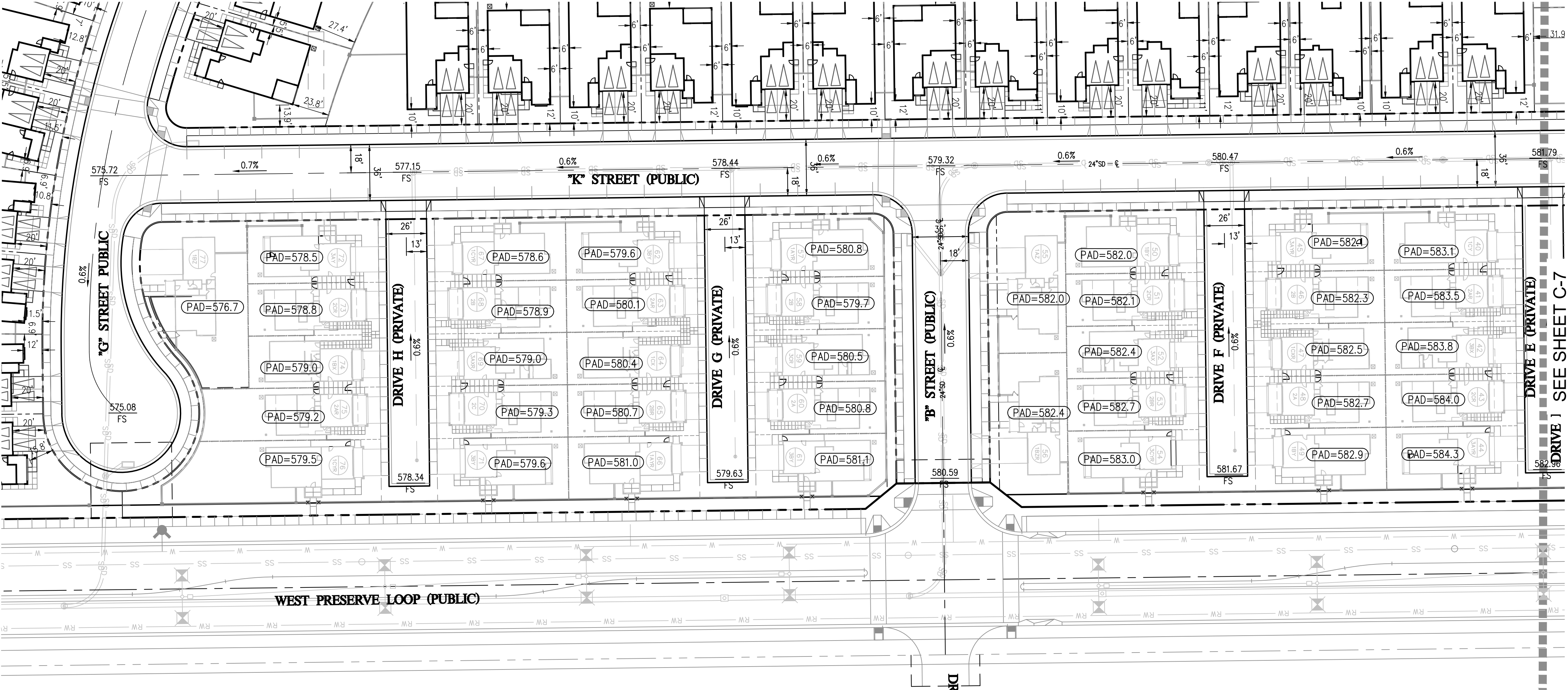
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GRADING PLAN - SOUTH  
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

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AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7  
WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.  
LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP. April 2025

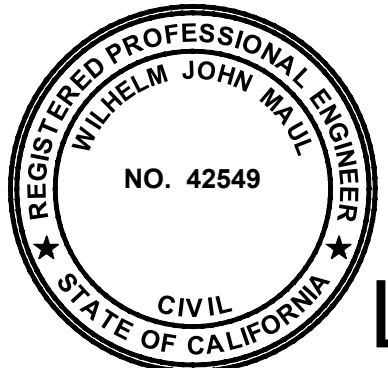
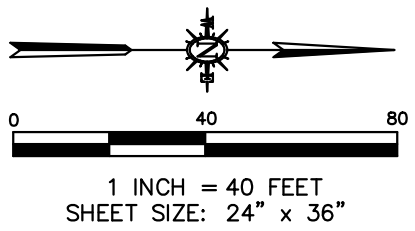


GRADING PLAN - SOUTH  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025



CANNON CORP. April 2025



GRADING PLAN - NORTH  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

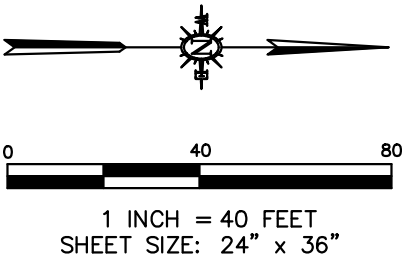
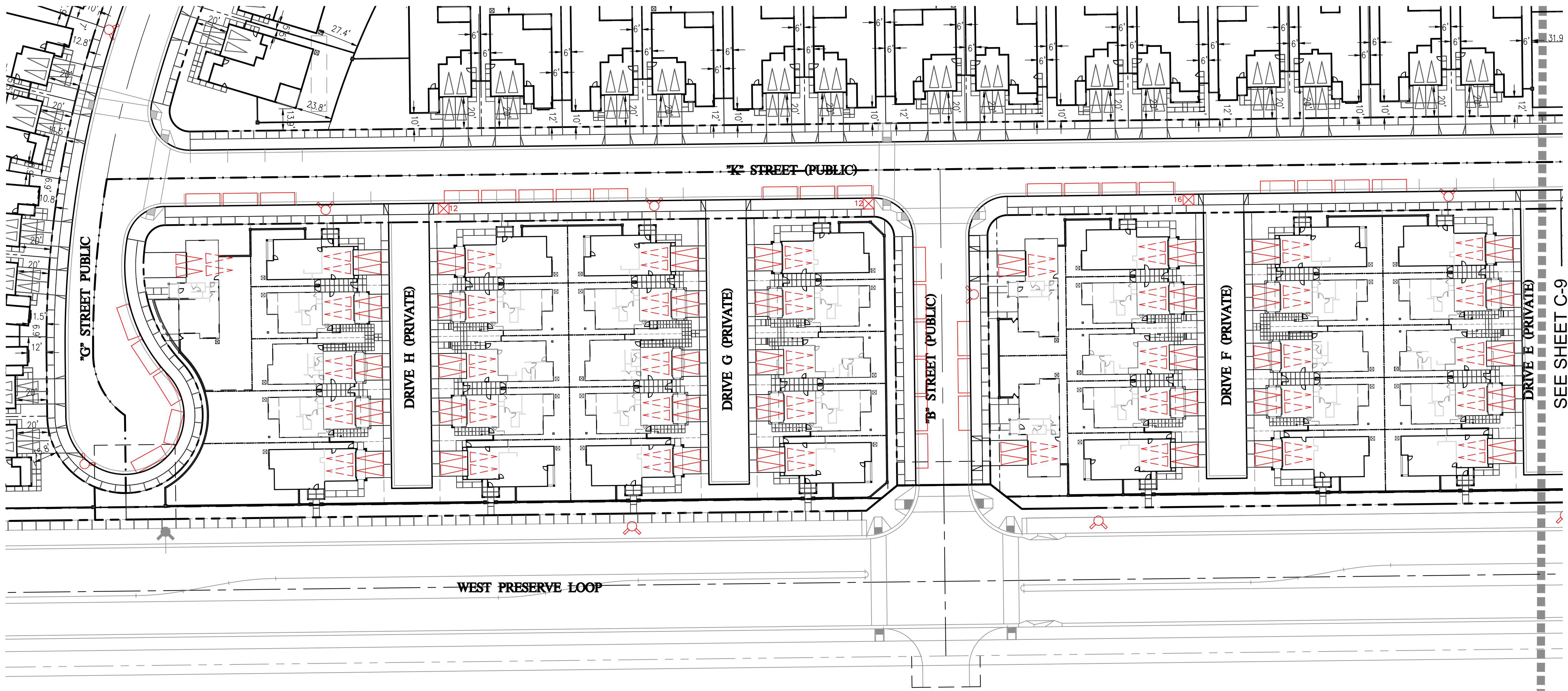
April 24, 2025



TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

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CANNON CORP. April 2025

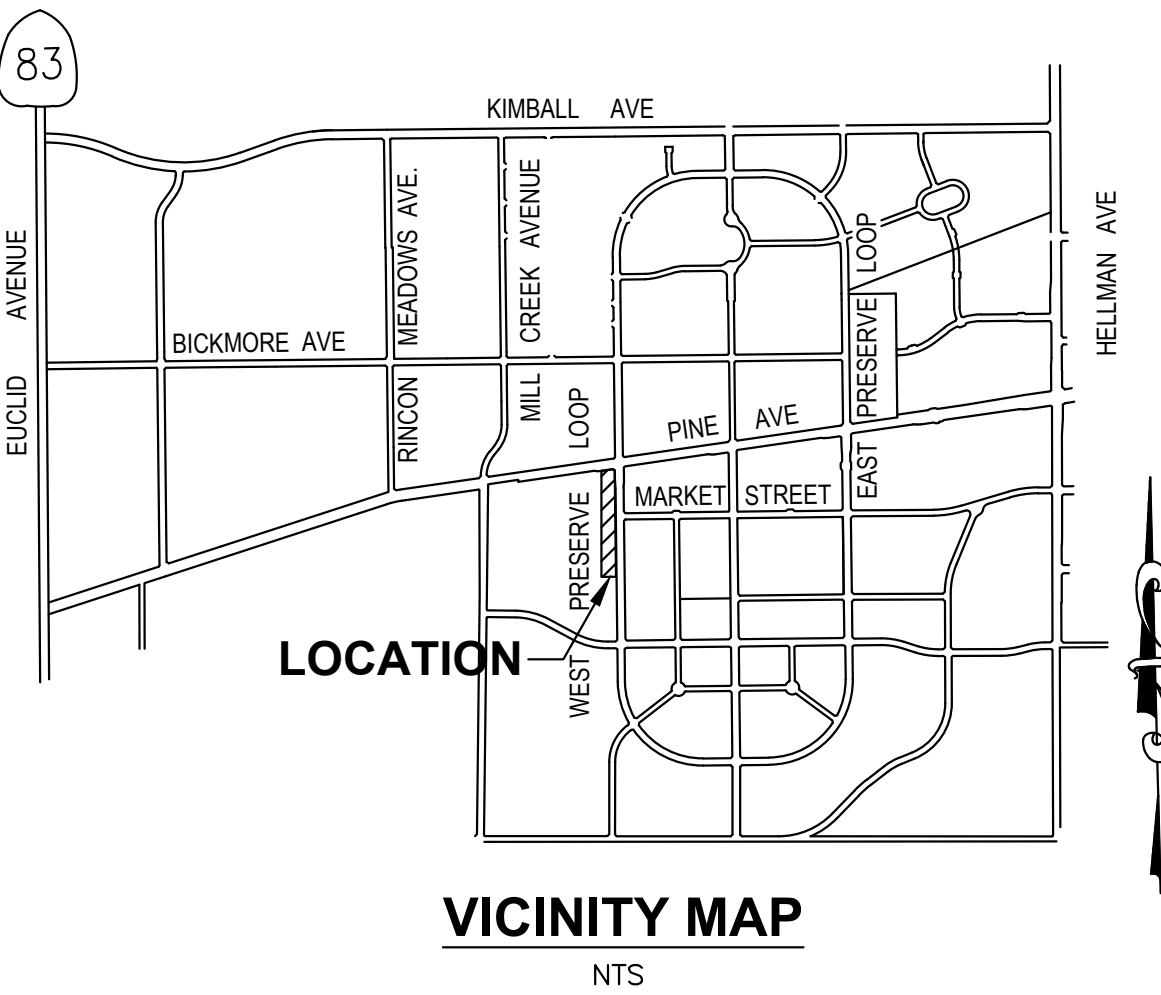


LEGEND

- TYPICAL CAR STALL (9'X18')
- TYPICAL GARAGE CAR STALL
- TYPICAL STREET CAR STALL (8'X22')
- PROPOSED FIRE HYDRANT
- PROPOSED MAILBOXES

PARKING SUMMARY

REQUIRED PARKING:	
77 X 2 COVERED SPACES =	154 STALLS
GUEST SPACES = 0 =	0 STALLS
TOTAL REQUIRED SPACES =	154 STALLS
PROPOSED PARKING:	
77 X 2 GARAGE SPACES =	154 STALLS
ONSITE SPACES (DRIVEWAYS) =	154 STALLS
LOCAL STREET SPACES =	57 STALLS
TOTAL PROPOSED SPACES =	365 STALLS
PARKING RATIO =	365/77 = 4.74



PARKING PLAN- SOUTH  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

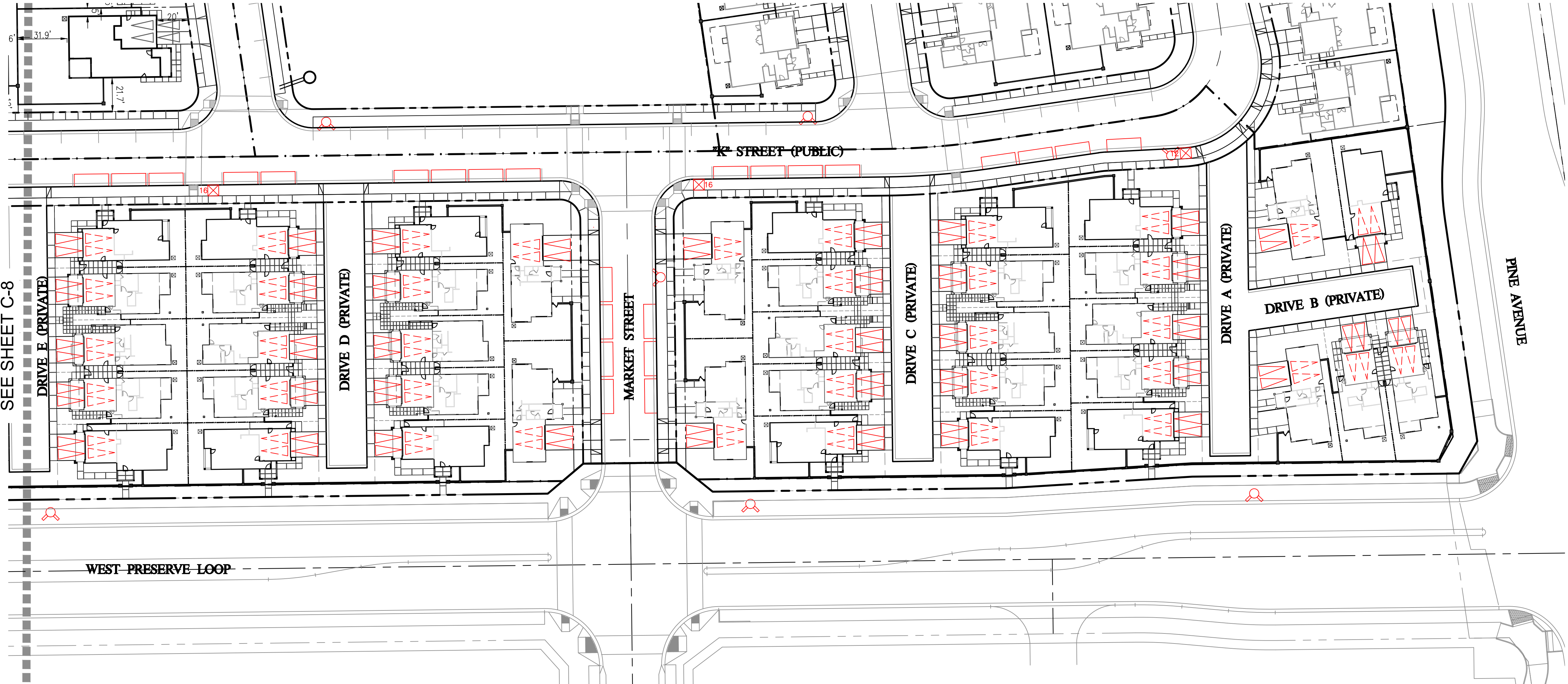
April 24, 2025



TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

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CANNON CORP. April 2025

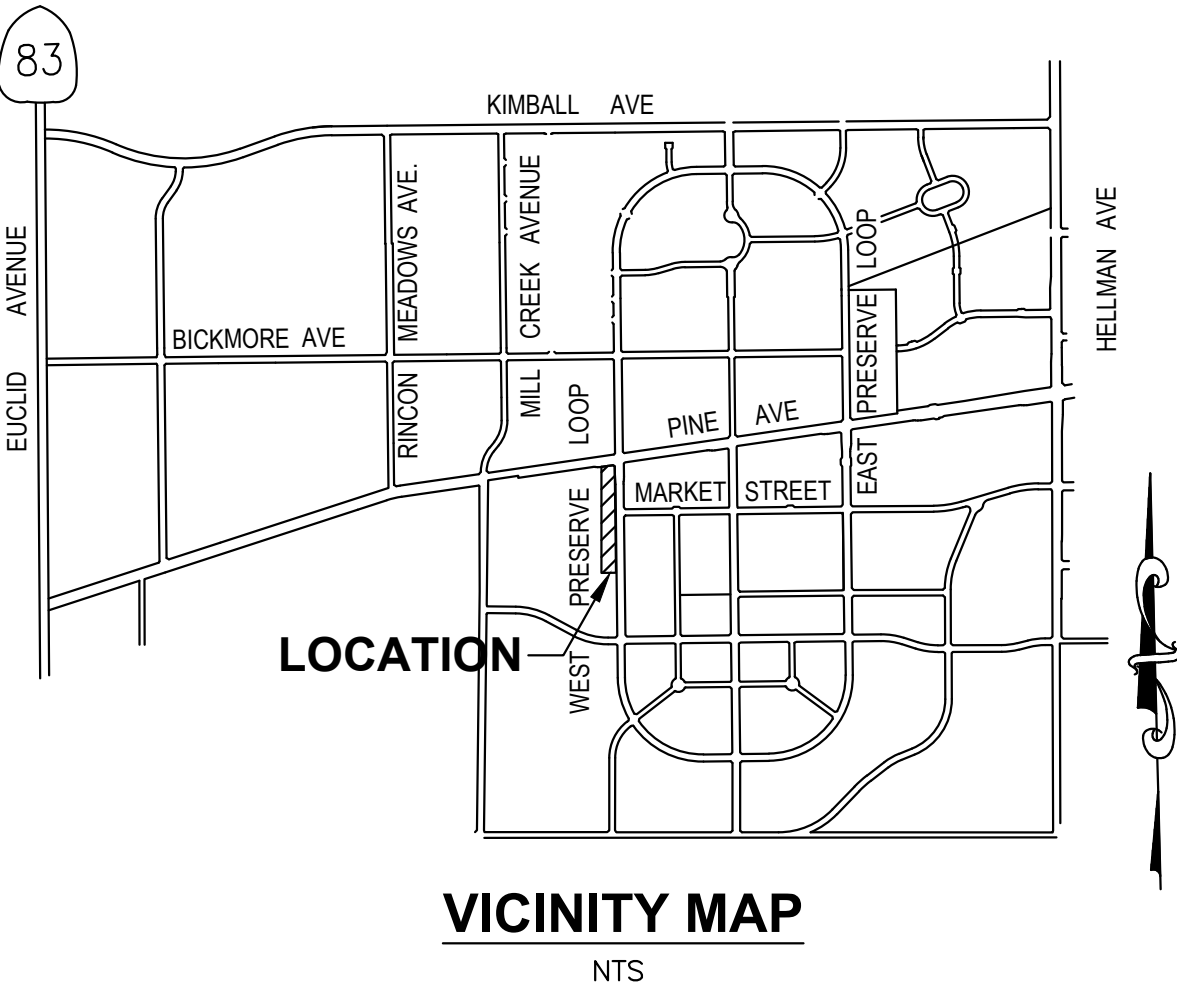
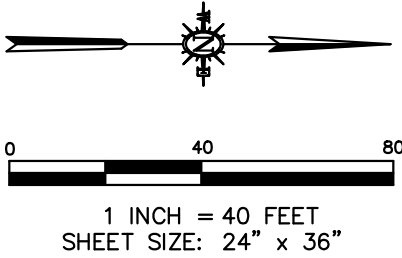


LEGEND

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PARKING PLAN- NORTH  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025



TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

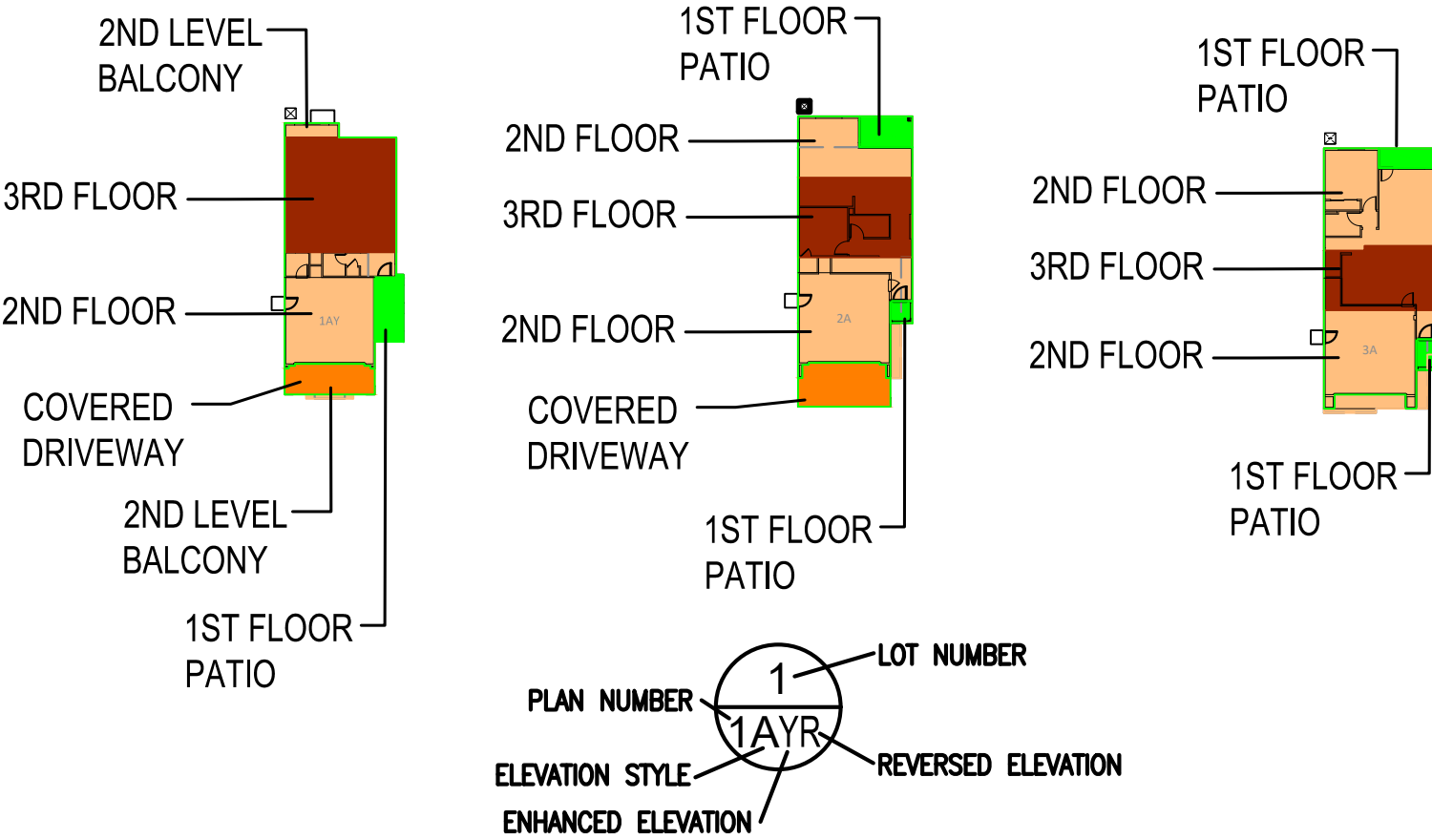
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CANNON CORP.

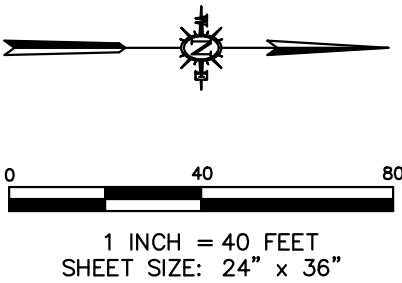
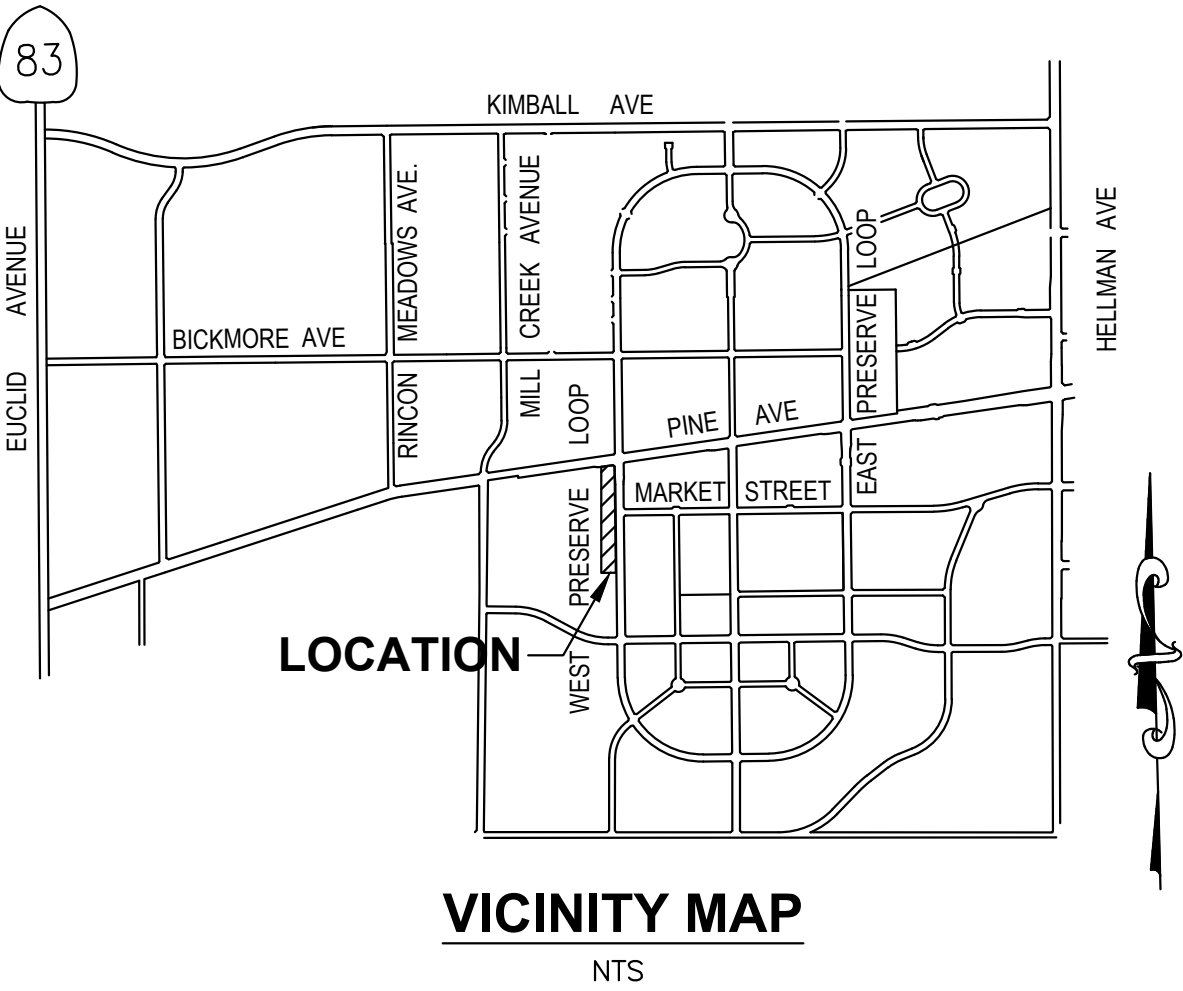
April 2025



LEGEND



BUILDING SUMMARY							
TABULATION ELEVATION	PLAN 1X	PLAN 1Y	PLAN 1Z	PLAN 2	PLAN 3	PLAN 3X	PLAN 3Y
A - ADAPTIVE SPANISH	1	4	4	11	0	2	5
B - ADAPTIVE ITALIAN	1	5	3	11	0	2	6
C - ADAPTIVE FARMHOUSE	4	5	2	6	1	2	2
TOTAL EACH PLAN	6	14	9	28	1	6	13
TOTAL	77						



MASSING PLAN - SOUTH  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025



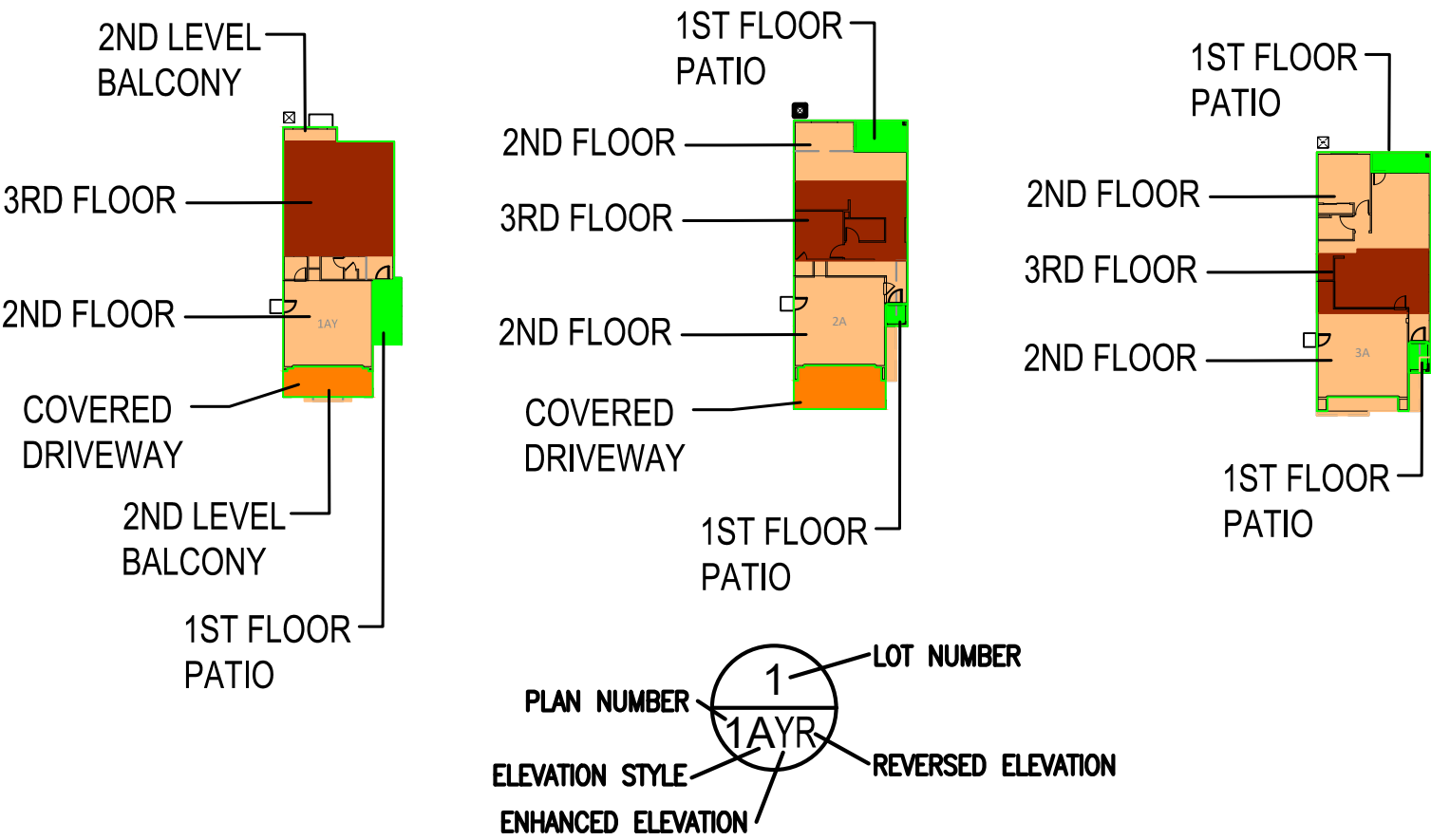
# TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

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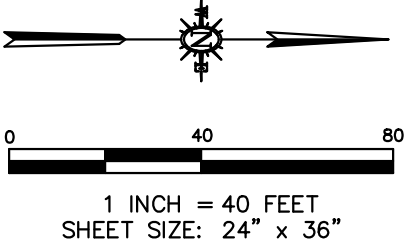
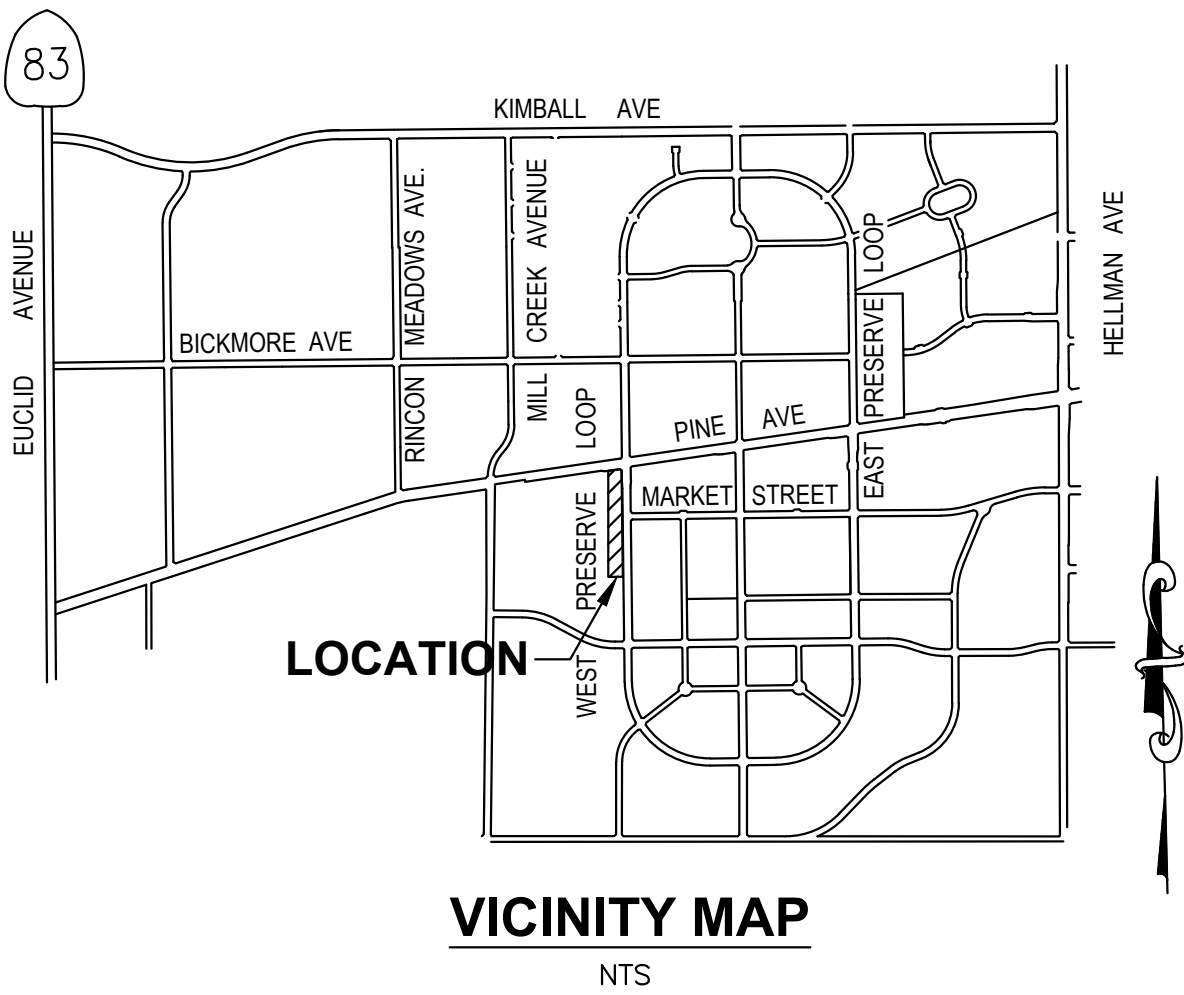
CANNON CORP. April 2025



## LEGEND



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TOTAL EACH PLAN	6	14	9	28	1	6	13
TOTAL	77						



MASSING PLAN - NORTH

TRACT No. 20633

LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025

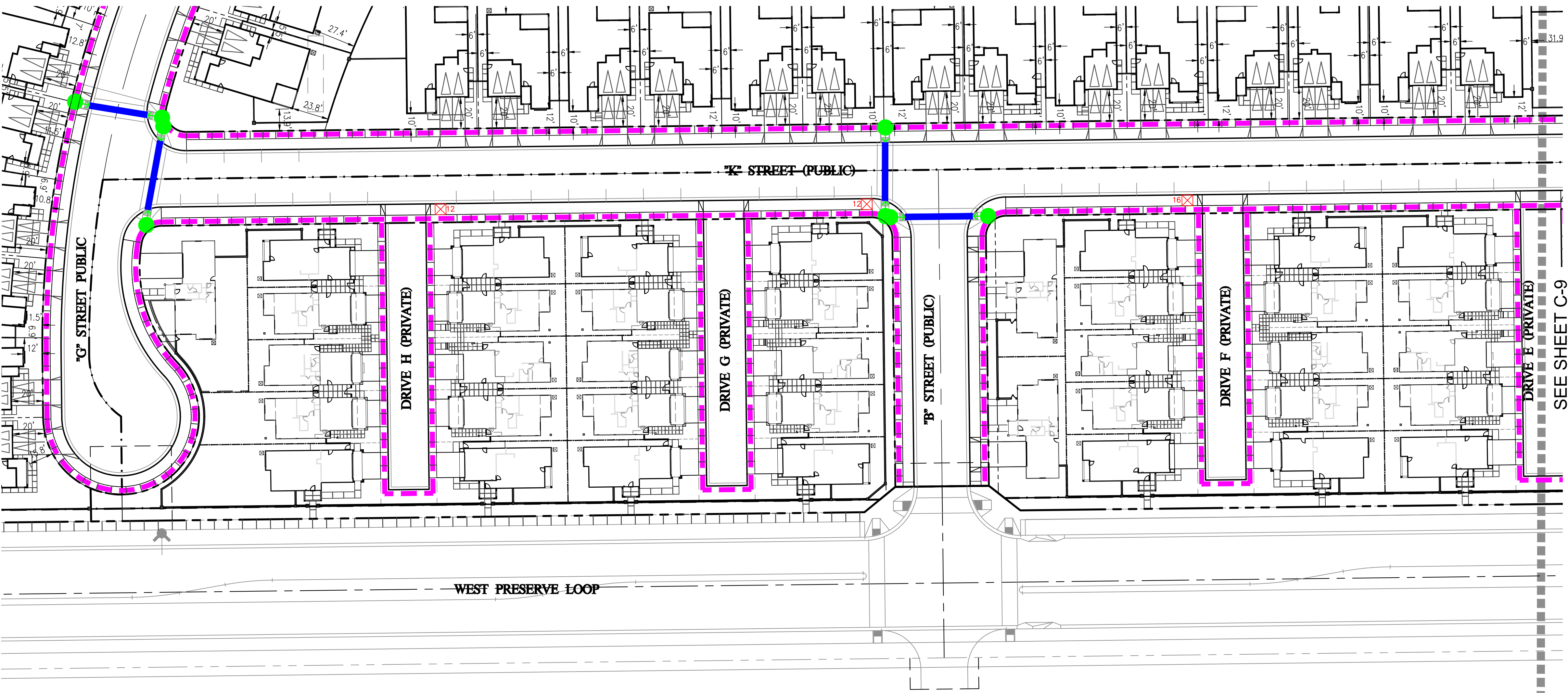


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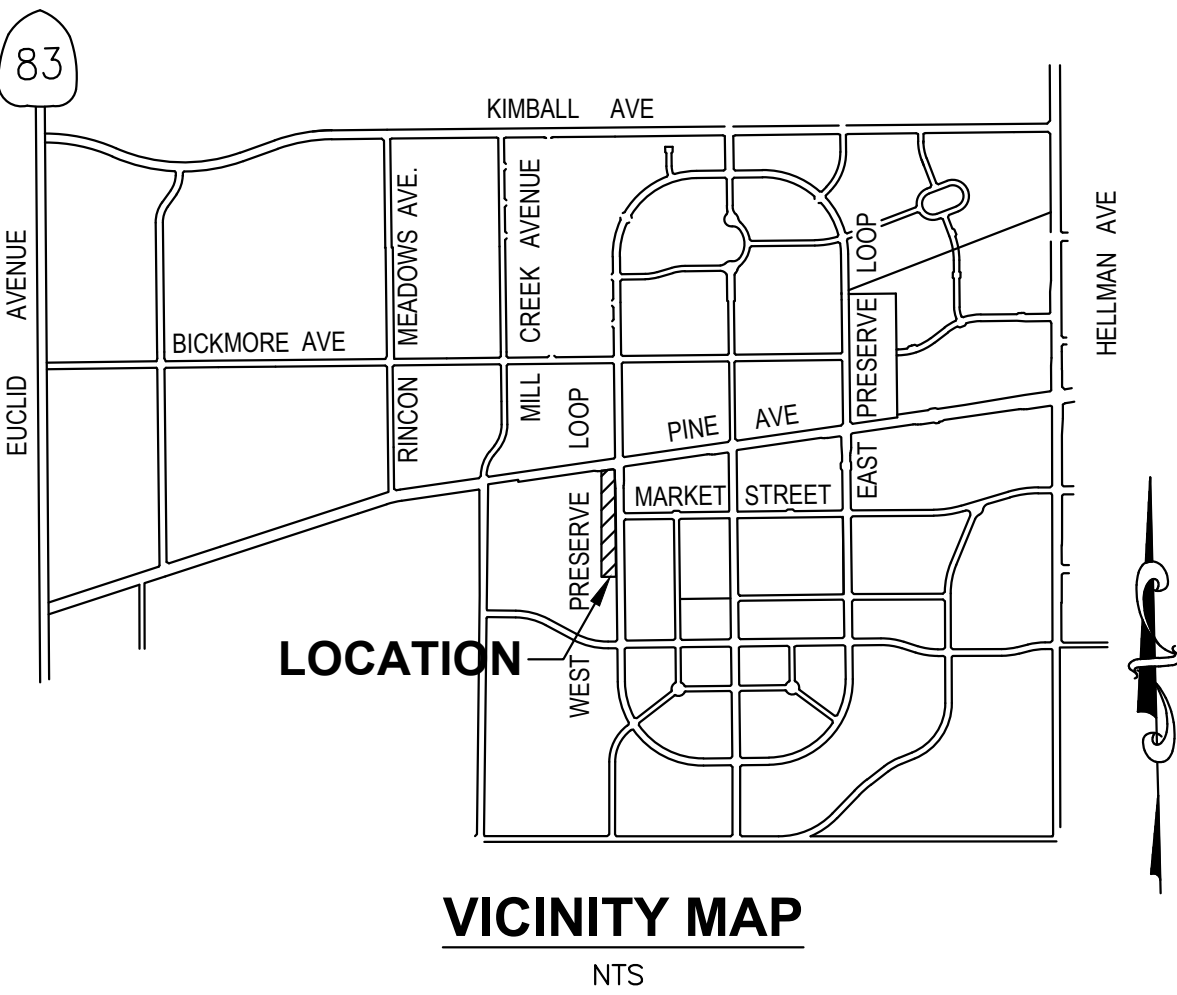
CANNON CORP.

April 2025



LEGEND

- INTERNAL 5' WIDE PEDESTRIAN PATH OF TRAVEL
- INTERNAL PEDESTRIAN STREET CROSSINGS
- PROPOSED DIRECTIONAL RAMP AT INTERSECTION
- PROPOSED MAILBOXES



SHEET C-12 OF C-13  
PEDESTRIAN ACCESS PLAN- SOUTH  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025

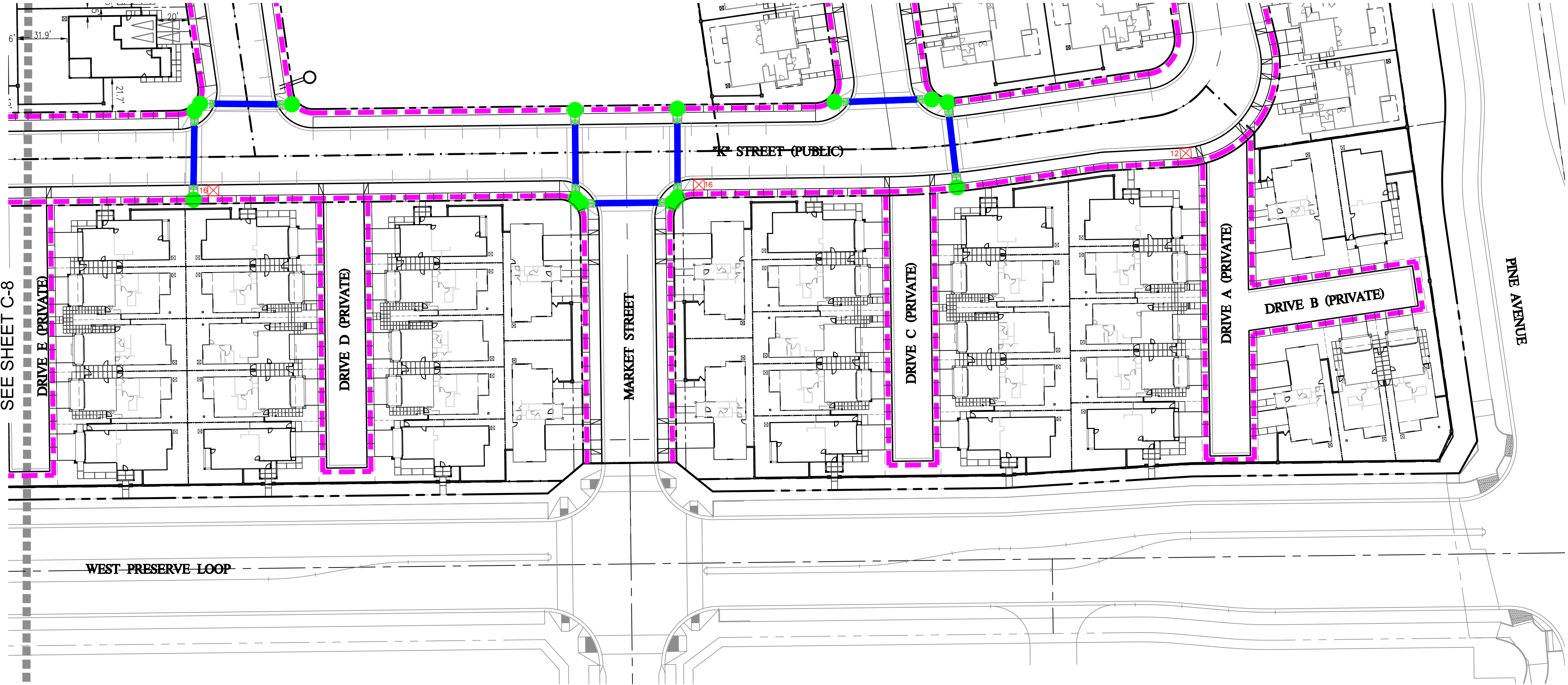


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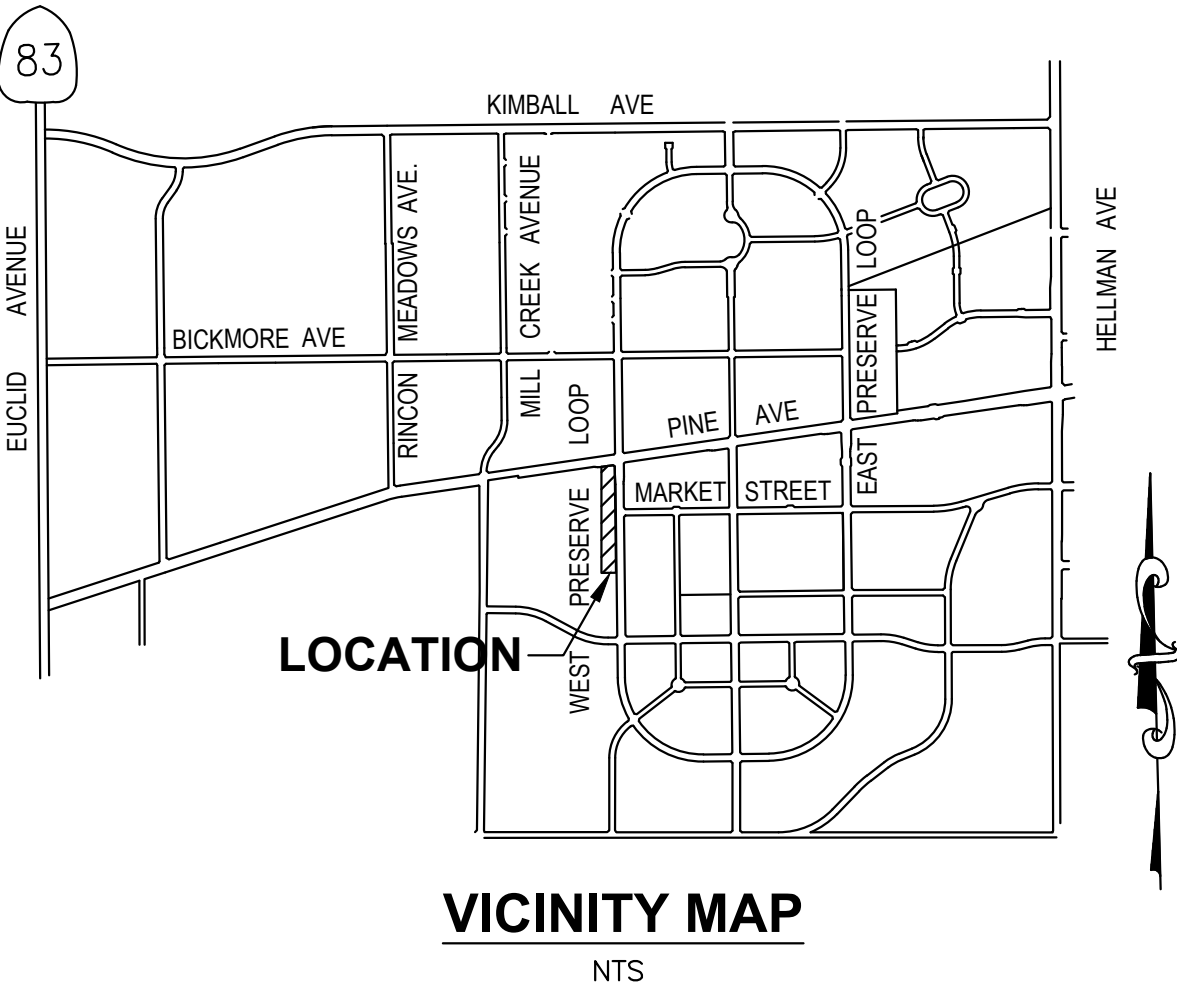
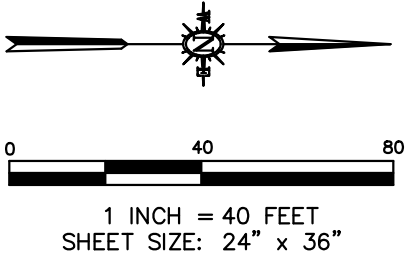
CANNON CORP.

April 2025



## LEGEND

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- INTERNAL PEDESTRIAN STREET CROSSINGS
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- PROPOSED MAILBOXES



SHEET C-13 OF C-13  
PEDESTRIAN ACCESS PLAN- NORTH  
TRACT No. 20633  
LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025





PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
TREES				
Internal Community Trees				
Street Tree				
	Ulmus parvifolia 'Drake'	Evergreen Elm	M	24" box
	Pistacia chinensis	Chinese Pistache	M	24" box
	Arbutus x 'Marina'	Marina Strawberry Tree	M	24" box
Community Trees				
	Bauhinia purpurea	Orchid Tree	M	24" box
	Geijera parviflora	Australian Willow	L	24" box
	Magnolia grandiflora "Samuel Sommers"	Southern Magnolia	M	24" box
	Platanus acerfolia 'Bloodgood'	Bloodgood Plane Tree	M	24" box
	Jacaranda mimosifolia	Jacaranda	M	24" box
	Platanus racemosa	California Sycamore	M	24" box
	Tabebuia impetiginosa	Pink Trumpet Tree	M	24" box
	Koelreuteria bipinnata	Chinese Flame Tree	M	24" box
	Tristania conferta	Brisbane Box	M	24" box
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	M	24" box
	Trees per separate plan			

SHRUBS		
SYMBOL		
ACCENT SHRUBS		
	Strelizia reginae	Bird-of-Paradise
	Rosa f. 'Trumpeter'	Trumpeter Rose
	Dietes grandiflora	Fortnight Lily
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine
MEDIUM SHRUBS - GENERAL PALETTE		
	Buddleja davidii	Butterfly Bush
	Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush
	Chondropetalum tectorum	Cape Rush
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
	Lomandra longifolia 'LM300'	Breeze Dwarf Mat Rush
	Pittosporum tobira 'Wheelerii'	Wheeler's Dwarf Tobira
LOW ACCENT SHRUBS		
	Agave 'Blue Flame'	Blue Flame Agave
	Buxus microphylla japonica	Japanese Boxwood
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily
	Dianella revoluta 'DR5000'	Little Rev Flax Lily
	Salvia greggii	Red Salvia
LOW SHRUBS/GROUNDCOVER - GENERAL PALETTE		
	Senecio mandraliscae	Blue Chalk Sticks
	Festuca ovina "Glauca"	Blue Fescue
	Myoporum parvifolium 'Pink'	Prostrate Myoporum
	Rosa x 'Noare'	Flower Carpet Rose
	Sisyrinchium bellum	Blue-eyed Grass
PARKWAY PLANTING		
	Myoporum parvifolium 'Pink'	Prostratum Myoporum
	Rosa x 'Noare'	Flower Carpet Rose

\*The parkway is to be planted in a combination of two plant types. These are to be planted so as 75% is to be one species and 25% is to be the other (75% Myoporum, 25% Rosa)

VINES & ESPALIERS	
Clematis armandii	Evergreen Clematis
Gelsemium sempervirens	Carolina Jessamine
Pandorea jasminoides	Bower Vine
Trachelospermum jasminoides	Star Jasmine
Wisteria floribunda	Japanese Wisteria

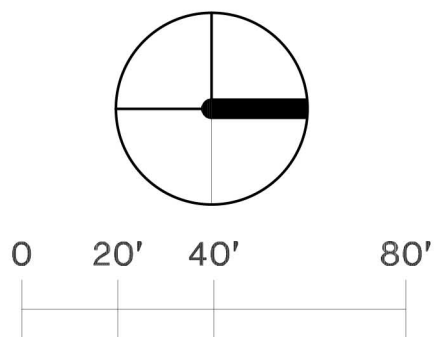
VINE NOTE:  
Vines shall be planted on walls adjacent to open space, walk throughs and alleyways.

TYPICAL  
SEE ENLARGEMENT  
SHEET L2

CONCEPTUAL LANDSCAPE SITE PLAN L1  
BLOCK I AT THE PRESERVE - LICENSED PRODUCT

Chino Preserve Development Corp.

1156 North Mountain Avenue  
P. O. Box 670  
Upland, California 91785  
909.946.7523



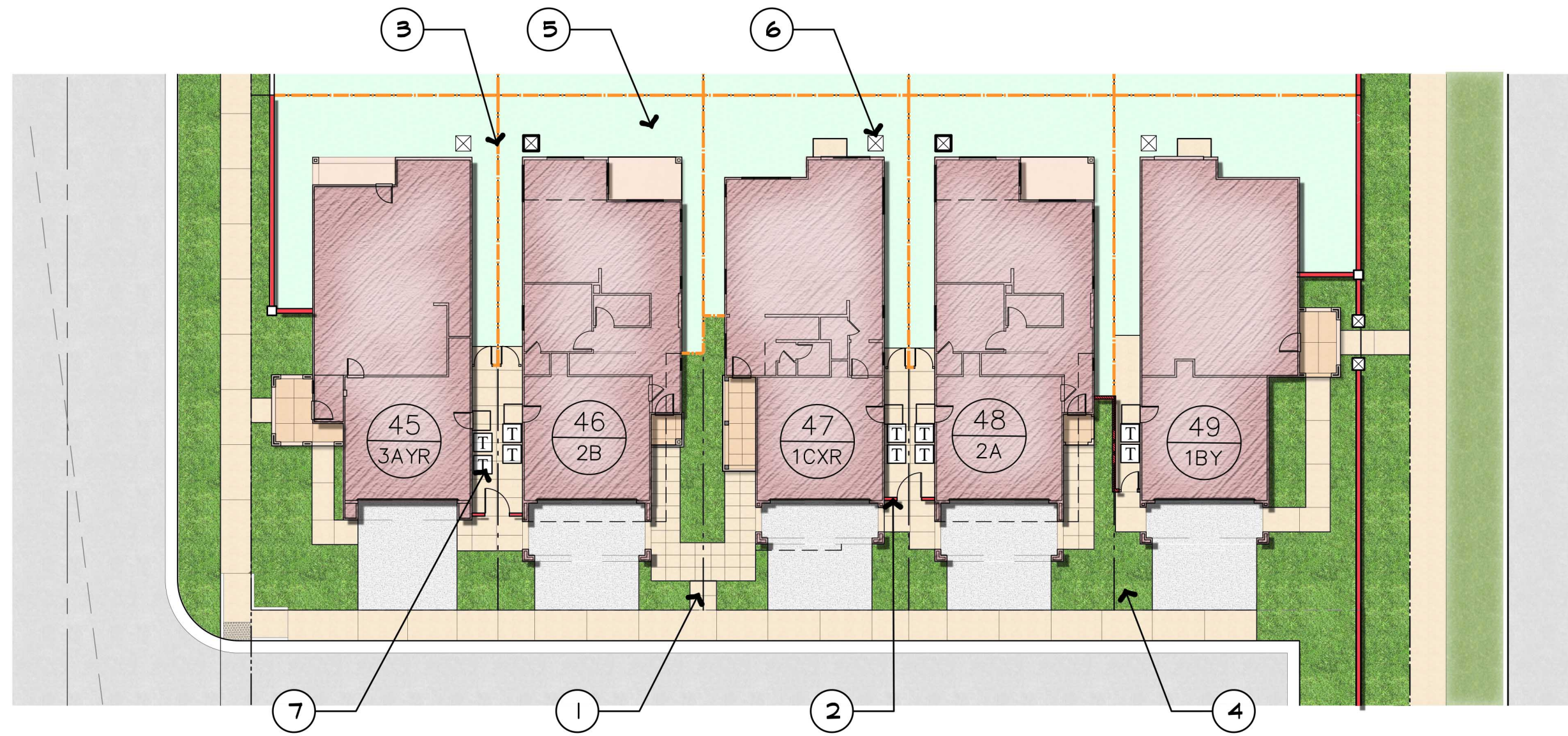
SITE SCAPES  
Landscape Architecture & Planning  
3190-82 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Pathman, License # 2782  
(949) 644-9370 FAX (714) 210-3140

JOB# 24-039 DATE: 04-24-25





MATCHLINE SEE - SEE SHEET L1



TYPICAL ENLARGEMENT

SCALE: 1"=20'

LEGEND

- 1 SHARED WALKWAY
- 2 SPLITFACE BLOCK WALL  
-SEE FENCE AND WALL PLAN
- 3 PRIVACY VINYL FENCE  
-SEE FENCE AND WALL PLAN
- 4 H.O.A LANDSCAPE AREA
- 5 PRIVATE OPEN SPACE (200 SF. MIN)
- 6 AC PAD
- 7 TRASH/RECYCLED CANS

PLANT LIST

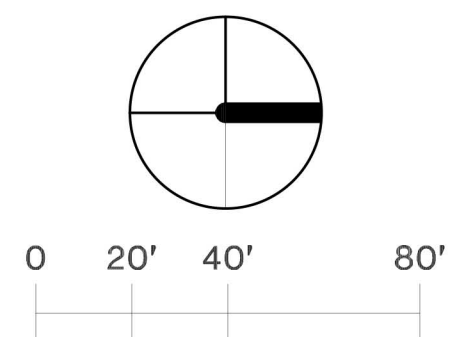
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	Pandorea jasminoides	Bower Vine
	Trachelospermum jasminoides	Star Jasmine
	Wisteria floribunda	Japanese Wisteria
VINE NOTE: Vines shall be planted on walls adjacent to open space, walk throughs and alleyways.		

CONCEPTUAL LANDSCAPE SITE PLAN L2  
BLOCK I AT THE PRESERVE - LICENSED PRODUCT

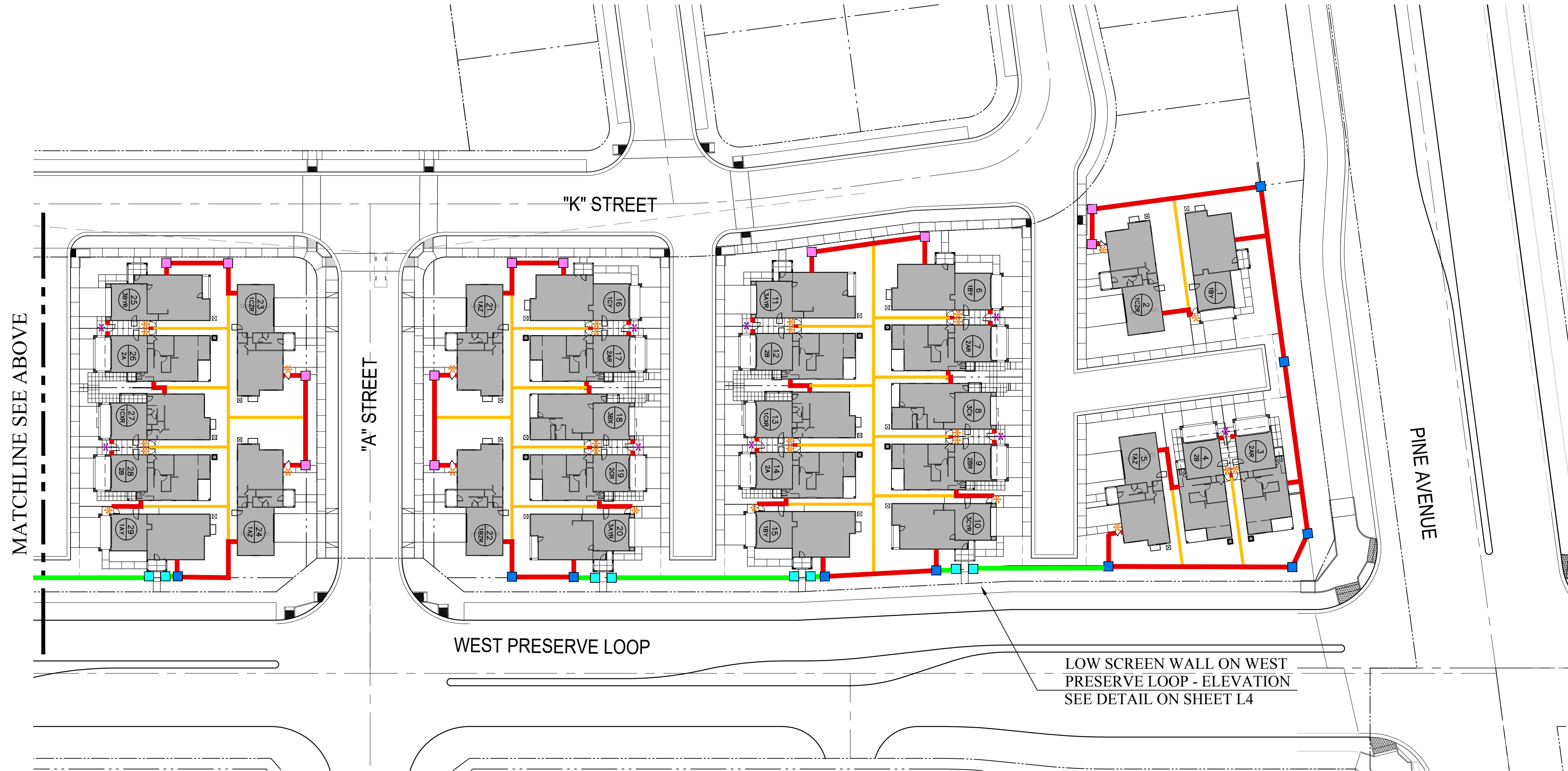
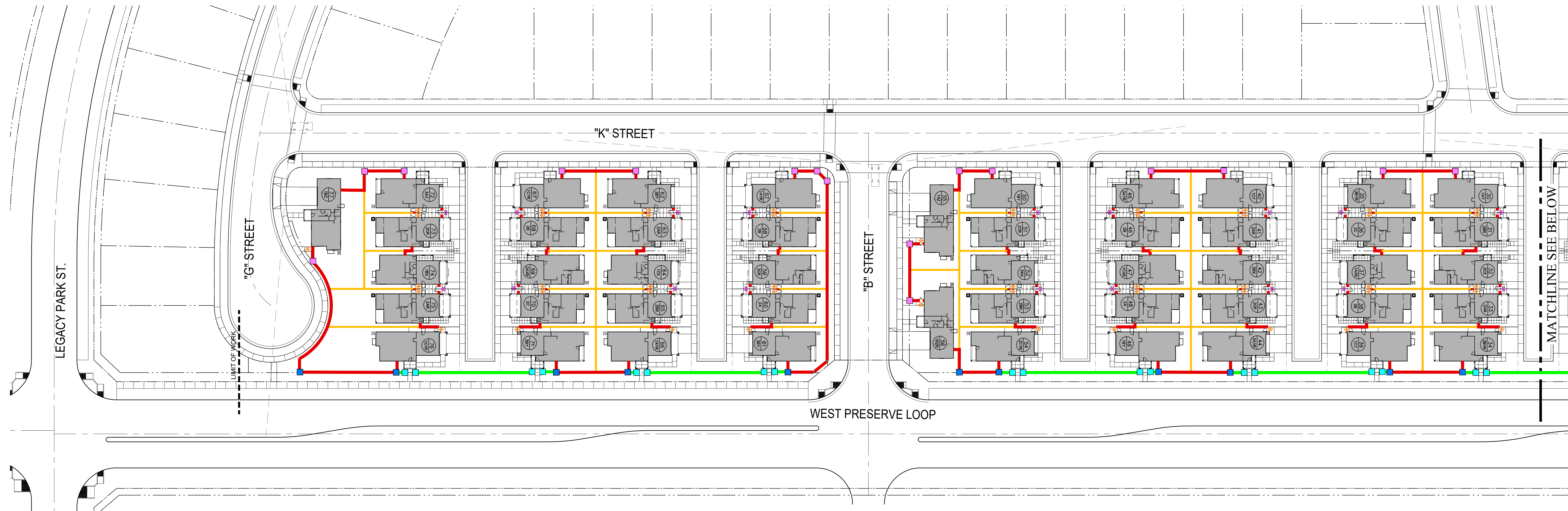
Chino Preserve Development Corp.

1156 North Mountain Avenue  
P. O. Box 670  
Upland, California 91785  
909.946.7523



JOB# 24-039 DATE: 04-24-25





# LEGEND

- 6' HT. SPLIT FACE BLOCK WALL (1-SIDE)
- 6' HT. PRIVACY VINYL FENCE
- 42" HT. SPLIT FACE SCREEN WALL (2-SIDE)
- 24" SQ. PERIMETER PILASTER SPACE (75' O.C. APPROXIMATE)
- 6'-4" HT. FULL HEIGHT  
3'-10" HT. @ WEST PRESERVE LOOP SCREEN WALL
- 24" SQ. INTERNAL PILASTER
- PRIVACY VINYL GATE
- SCREEN GATE

## FENCE AND WALL PLAN BLOCK I AT THE PRESERVE - LICENSED PRODUCT

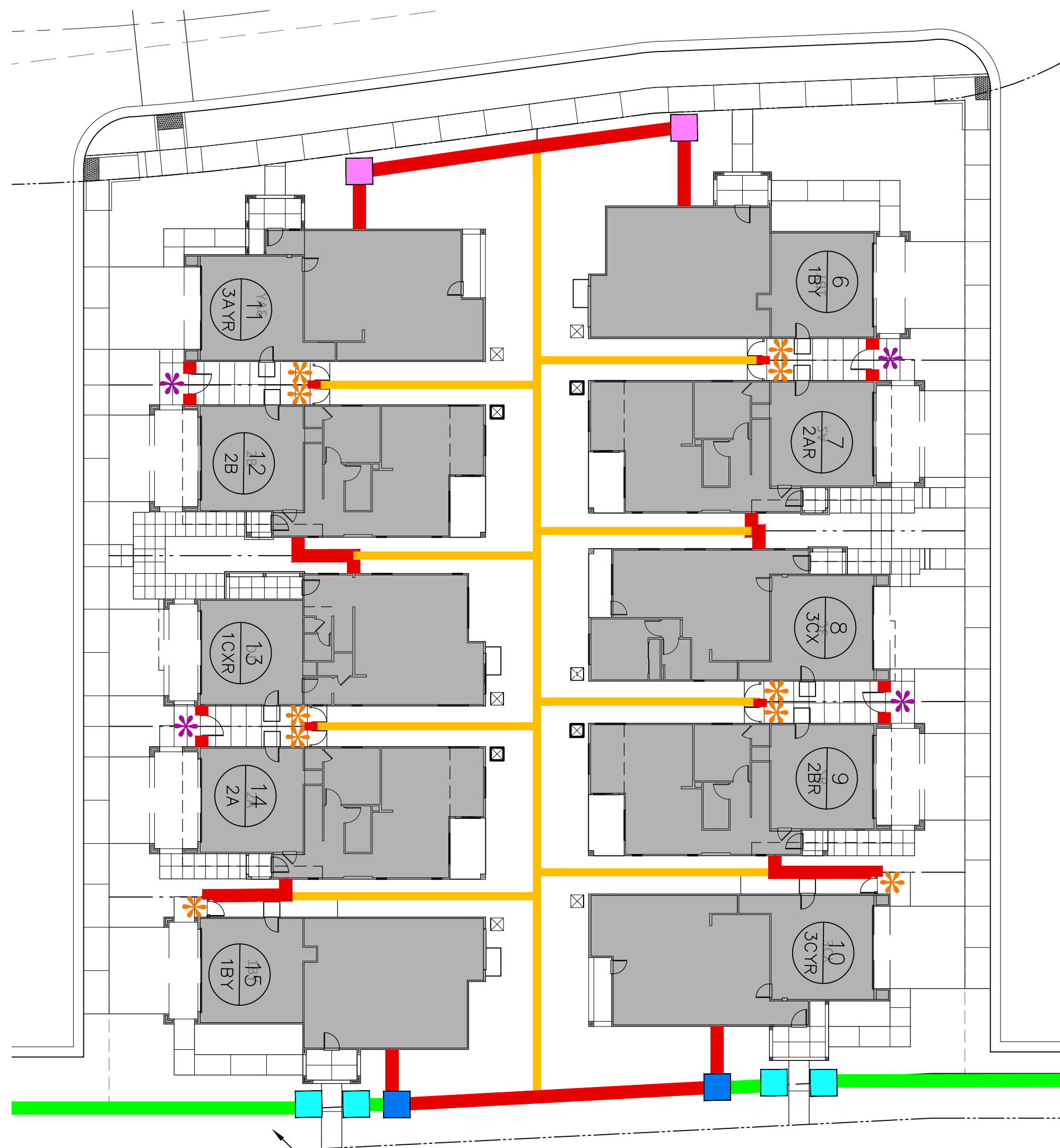
**Chino Preserve Development Corp.**  
 1156 North Mountain Avenue  
 P. O. Box 670  
 Upland, California 91785  
 909.946.7523



JOB# 24-039 DATE: 04-24-25

L3

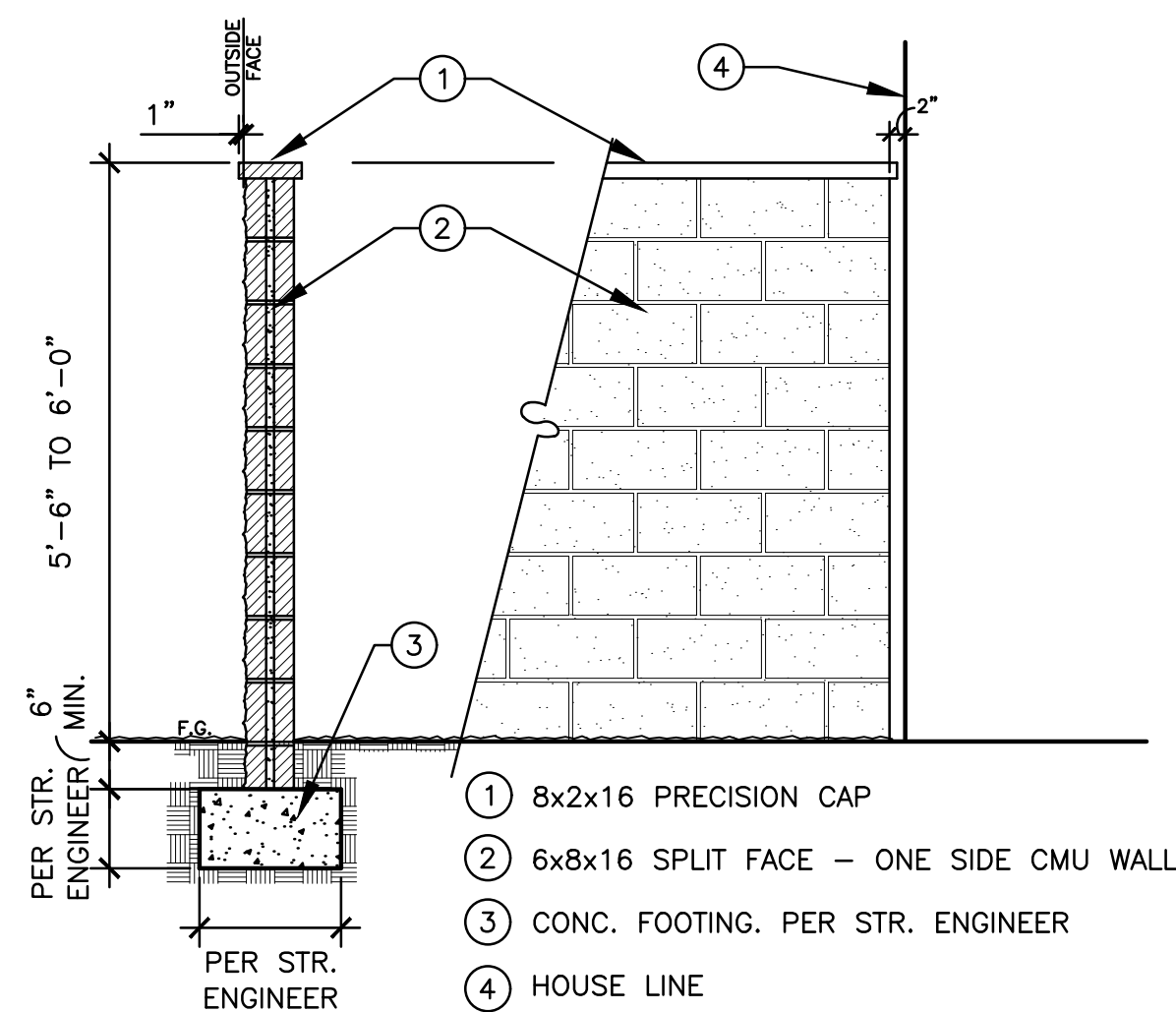




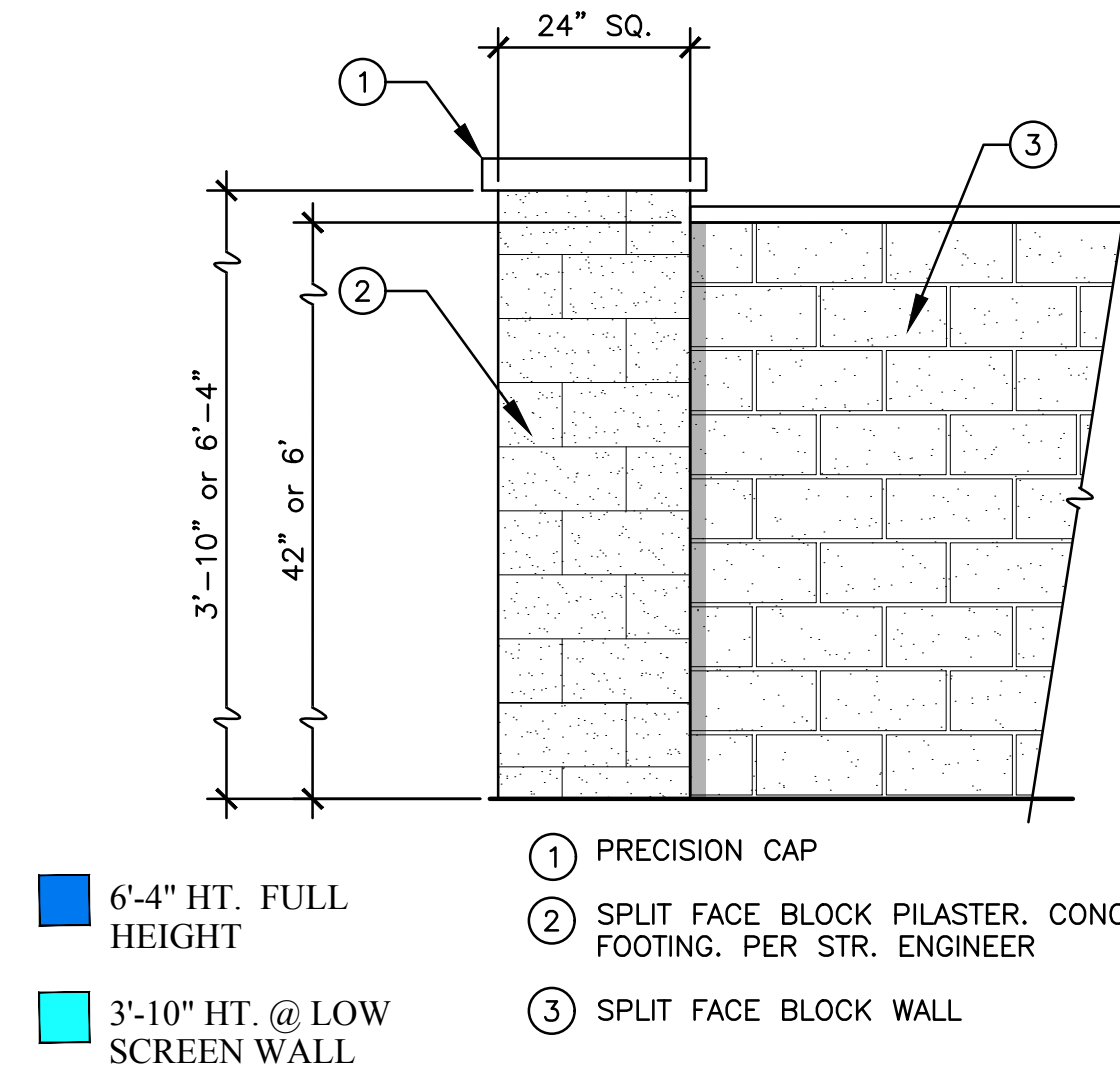
LOW SCREEN WALL W/LOW PILASTER  
ON WEST PRESERVE LOOP -  
ELEVATION

NEIGHBORHOOD ENLARGEMENT

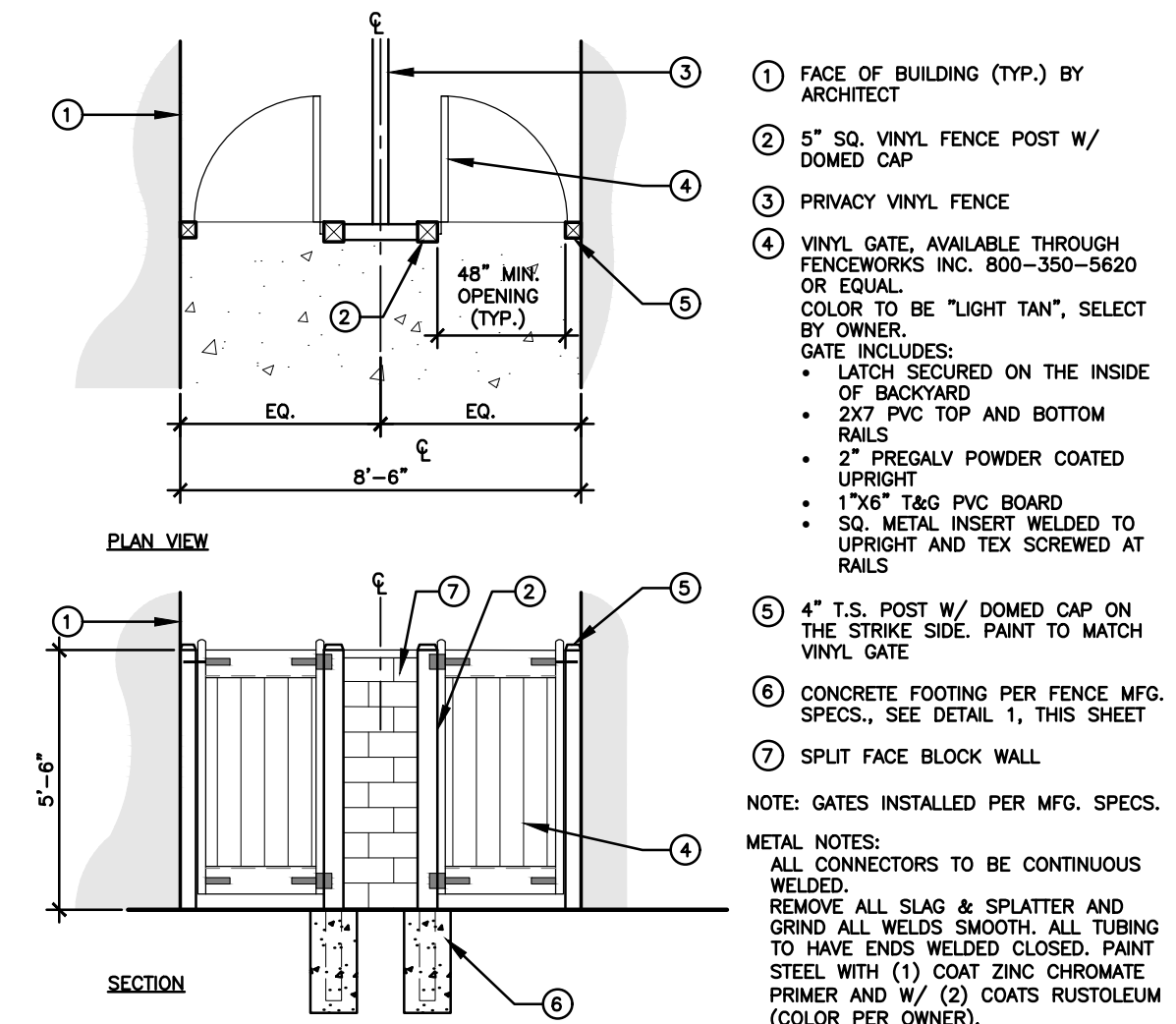
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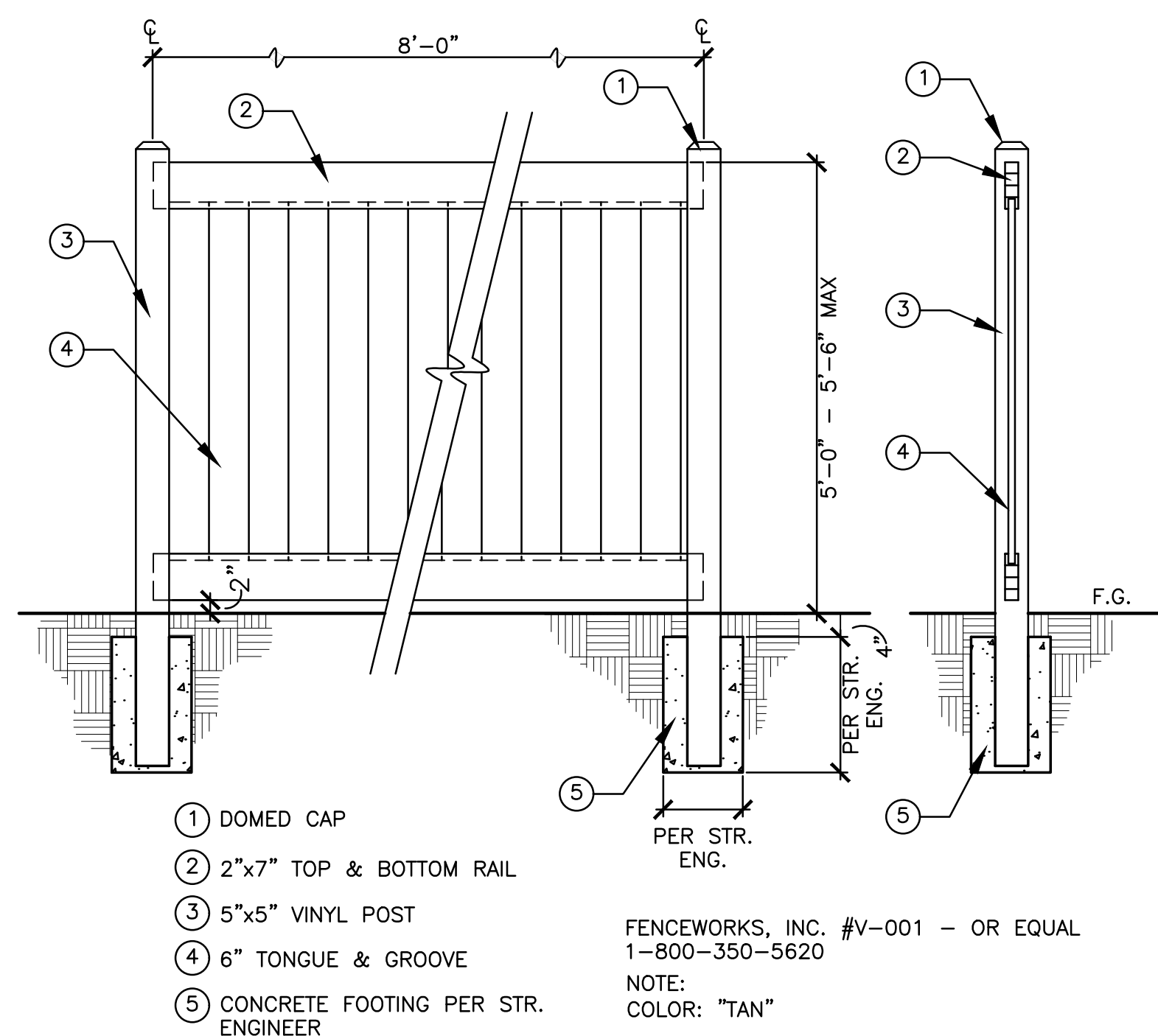
SPLIT FACE BLOCK WALL



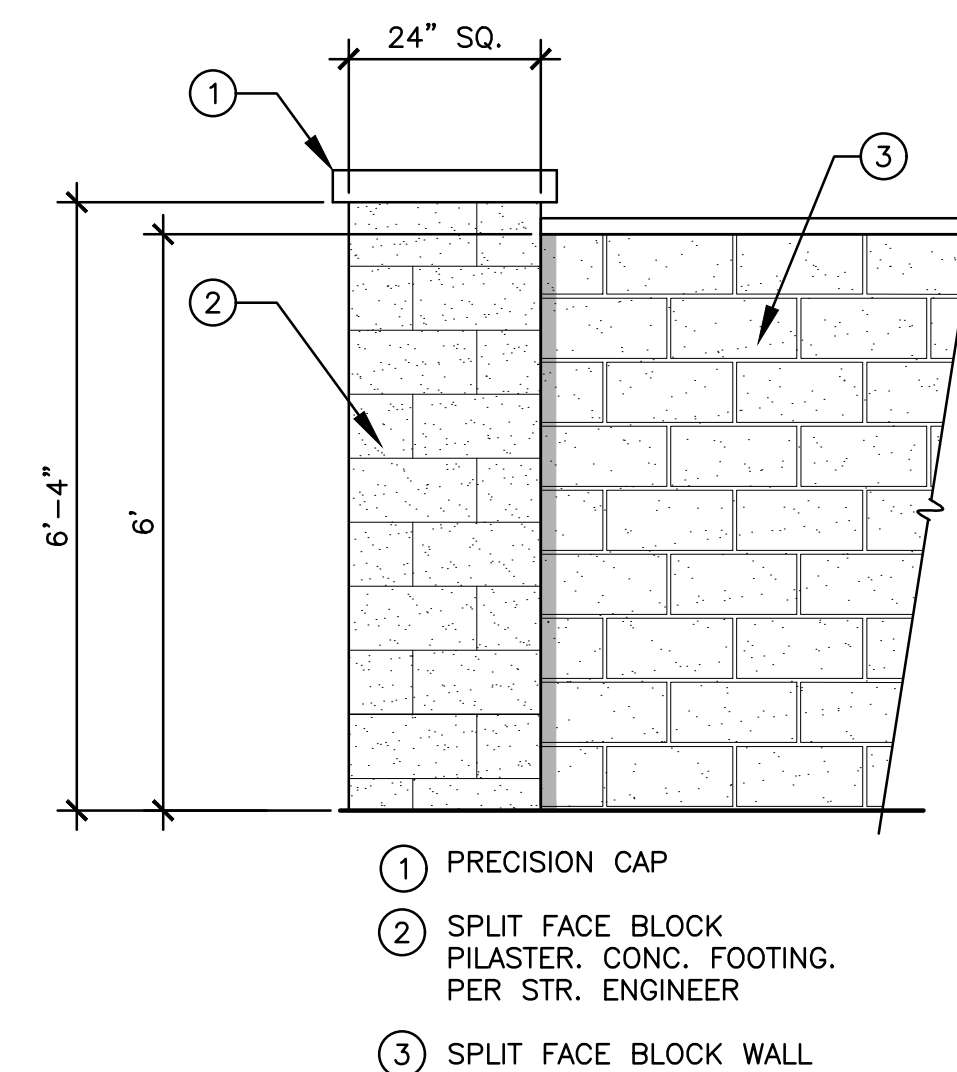
24" SQ. SPLIT FACE PERIMETER PILASTER



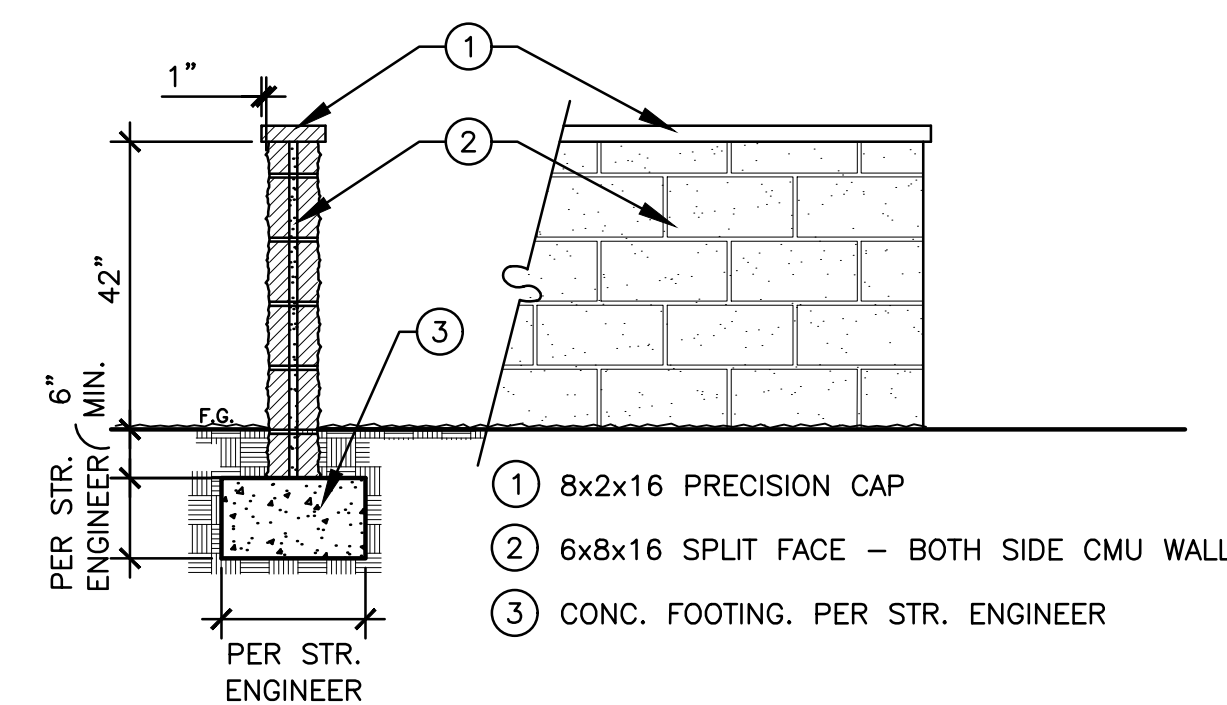
PRIVACY GATES



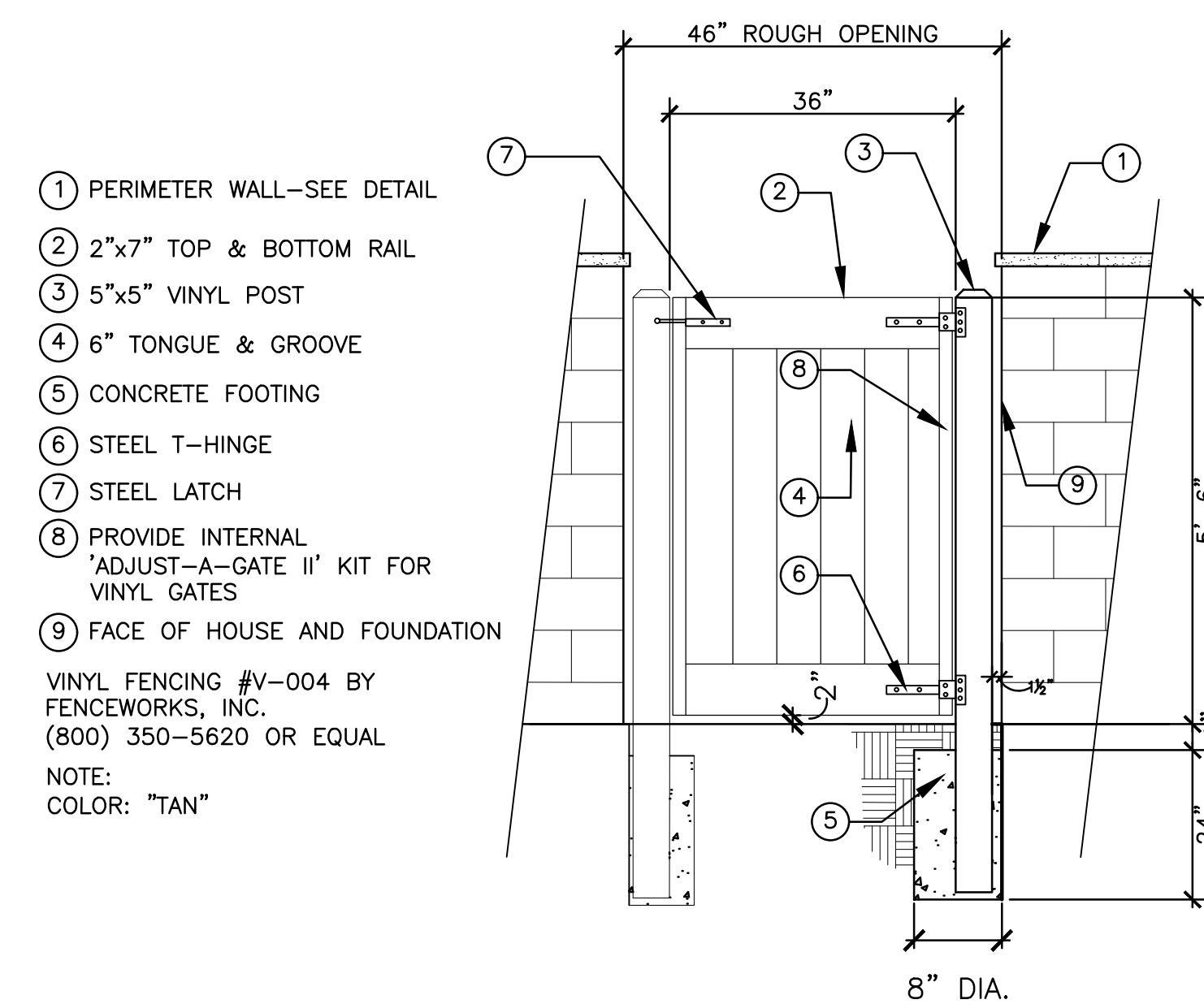
PRIVACY VINYL FENCE



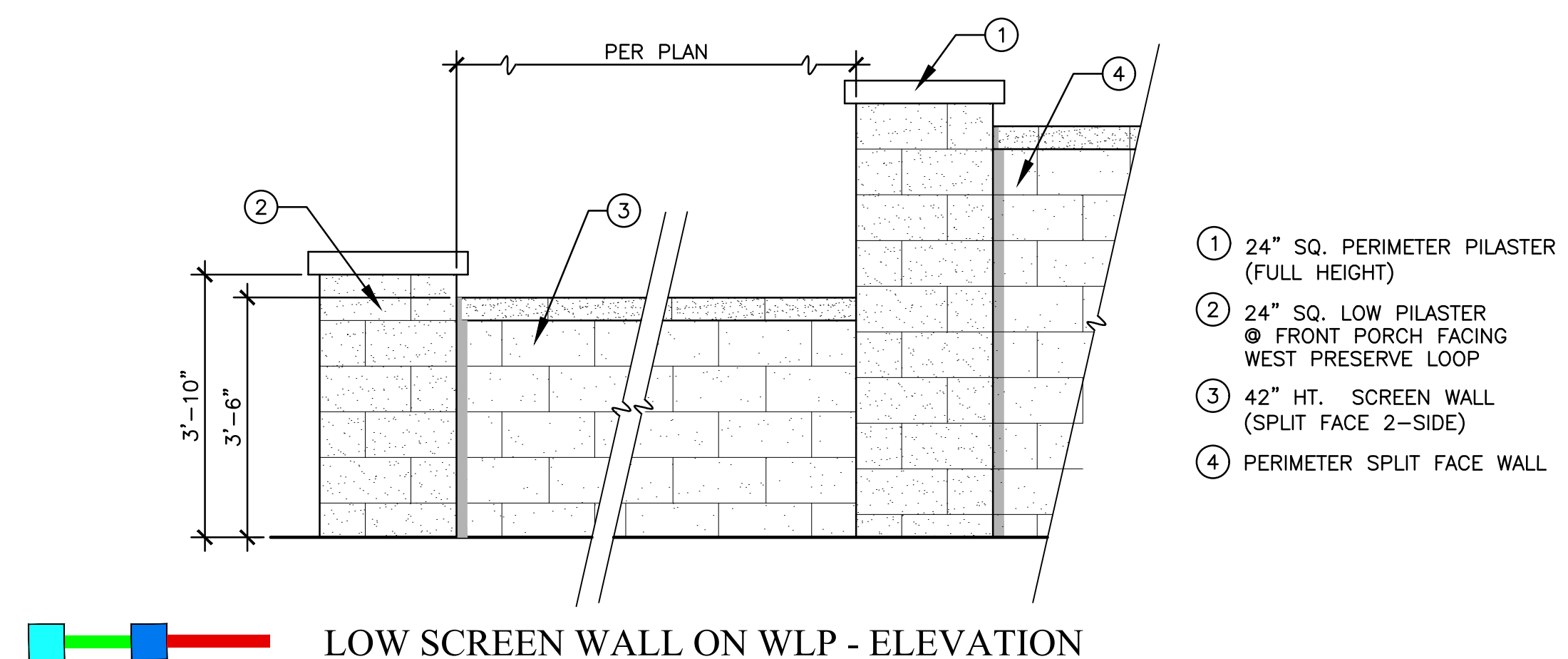
24" SQ. SPLIT FACE INTERNAL PILASTER



42" HT. SPLITFACE SCREEN WALL



SCREEN GATE



LOW SCREEN WALL ON WLP - ELEVATION

## FENCE AND WALL DETAILS BLOCK I AT THE PRESERVE - LICENSED PRODUCT

Chino Preserve Development Corp.

1156 North Mountain Avenue  
P. O. Box 670  
Upland, California 91785  
909.946.7523

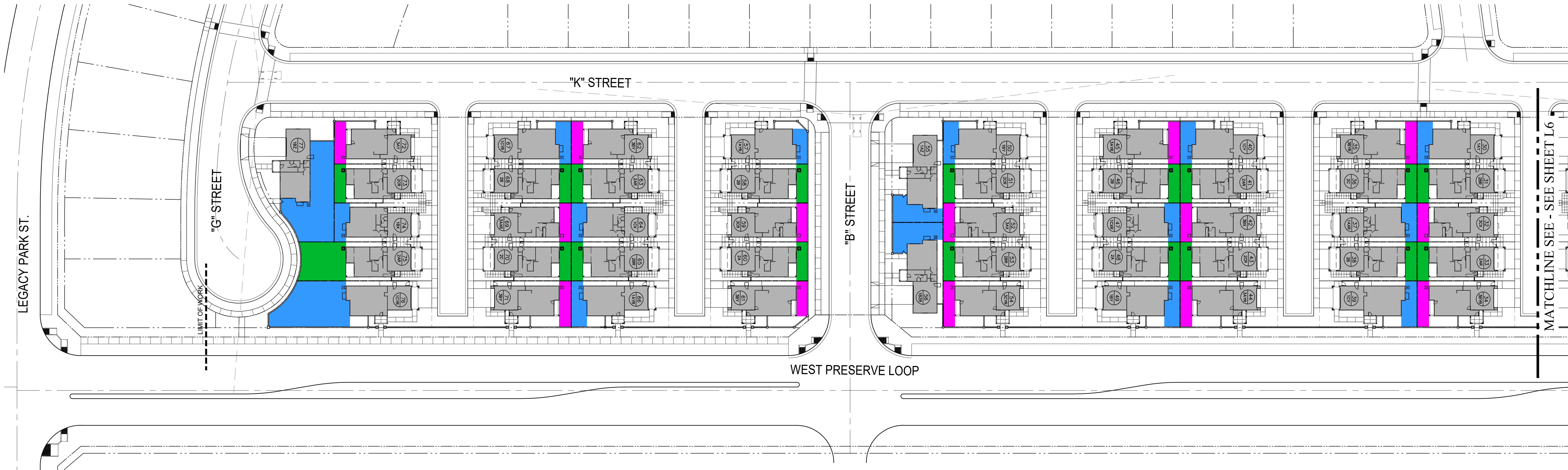


**SITE CAPER**  
Landscape Architecture & Planning  
3190-82 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Rothman, License # 2792  
(949) 644-9370 FAX (714) 210-3140

JOB# 24-039 DATE: 04-24-25

L4





Licensed Product (LOTS 77)

UNIT #	PLAN TYPE	SQ. SF	UNIT #	PLAN TYPE	SQ. SF	UNIT #	PLAN TYPE	SQ. SF
1	1BY	658	30	1AY	433	57	1AYR	322
2	1CZR	1329	31	2BR	338	58	2B	313
3	2AR	627	32	3CX	339	59	3CR	314
4	2B	493	33	2AR	338	60	2A	313
5	1AZ	511	34	3BYR	400	61	3BY	283
6	1BY	733	35	3BYR	369	62	3BY	369
7	2AR	338	36	2C	338	63	2AR	338
8	3CX	338	37	1AXR	394	64	1CX	394
9	2BR	338	38	2B	338	65	2BR	338
10	3CYR	733	39	1CY	474	66	1AYR	473
11	3AYR	783	40	1CY	433	67	1CYR	433
12	2B	338	41	2AR	338	68	2B	338
13	1CXR	394	42	3BX	339	69	3AXR	339
14	2AR	338	43	2CR	338	70	2C	338
15	1BY	466	44	3AYR	400	71	3BY	400
16	1CY	426	45	3AYR	369	72	3AY	363
17	2AR	338	46	2B	338	73	2CR	338
18	3BX	339	47	1CXR	394	74	1BX	394
19	2CR	338	48	2A	338	75	2AR	1315
20	3AYR	400	49	1BY	474	76	1CYR	2258
21	1AZ	700	50	1BY	427	77	1BZ	2443
22	1BZR	828	51	2CR	338	TOTAL PRIVATE OPEN SPACE:		16980
23	1CZR	700	52	3AX	338			
24	1AZ	828	53	2BR	338			
25	3BYR	362	54	3CYR	392			
26	2A	338	55	1AZ	698			
27	1CXR	393	56	1BZR	827			
28	2B	338						
29	1AY	465						

LEGEND

PLAN 1

PLAN 2

PLAN 3

PRIVATE OPEN SPACE EXHIBIT

BLOCK I AT THE PRESERVE - LICENSED PRODUCT

Chino Preserve Development Corp.

1156 North Mountain Avenue  
P. O. Box 670  
Upland, California 91785  
909.946.7523

020'40'80'

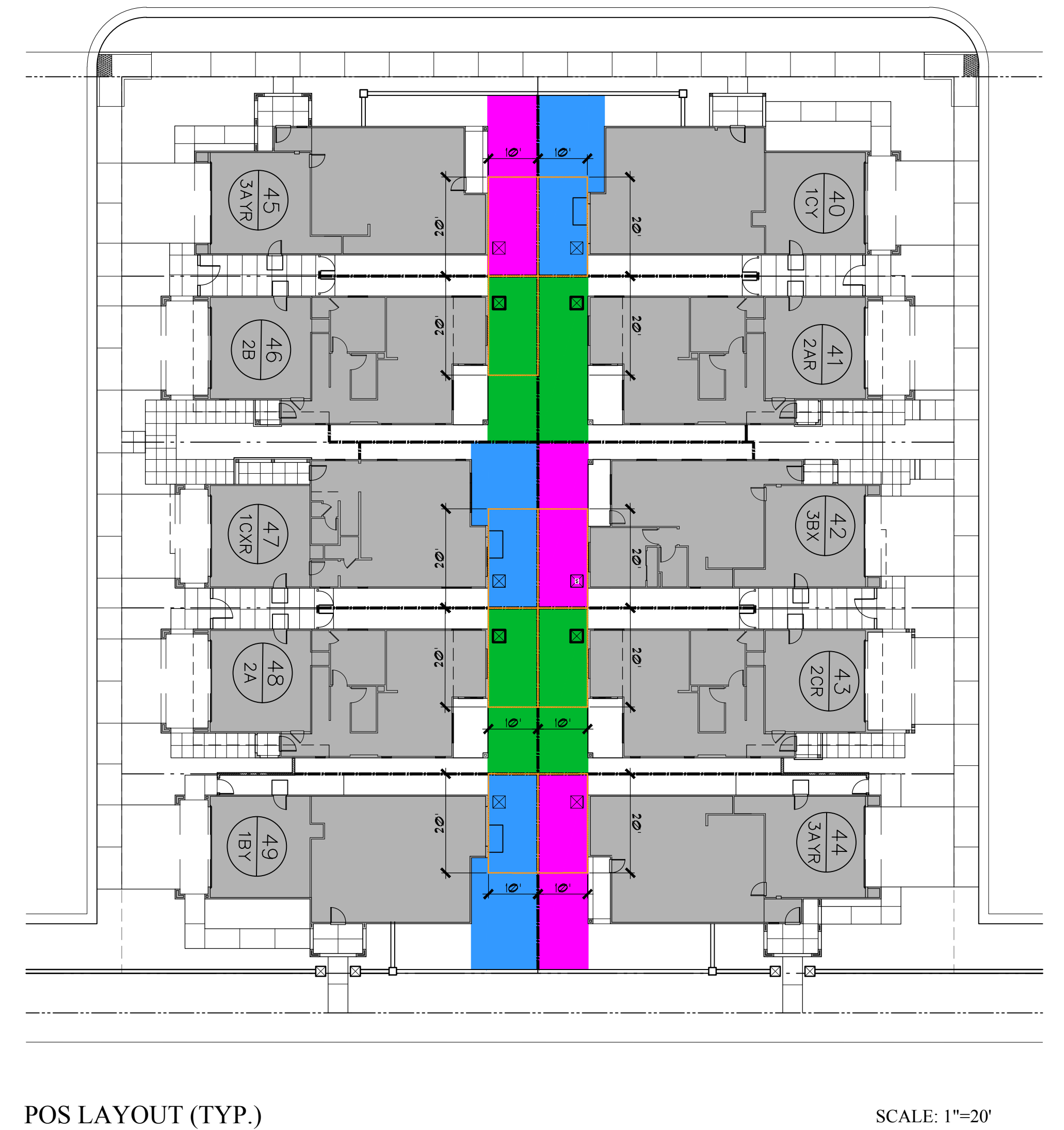
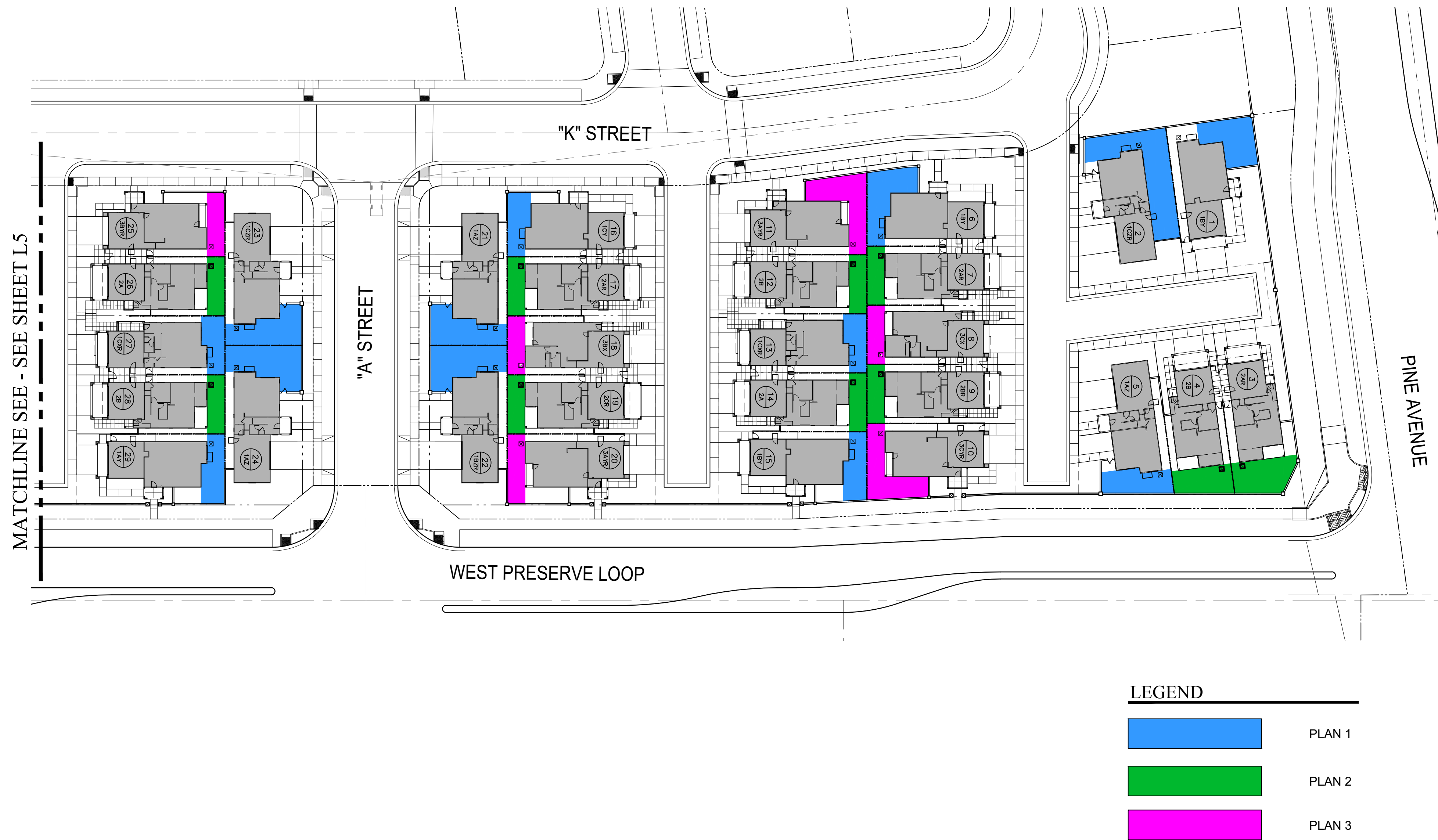
SITE SCAPES

Landscape Architecture & Planning  
3190-82 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Pothamus, License # 2782  
(949) 644-9370 FAX (714) 210-3140

JOB# 24-039 DATE: 04-24-25

L5



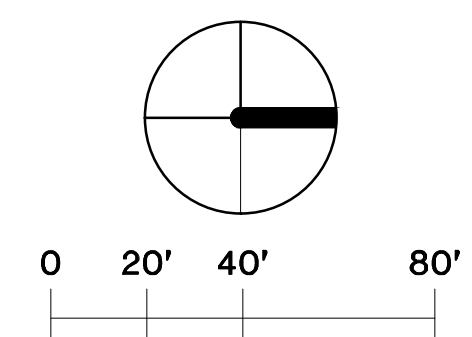


# PRIVATE OPEN SPACE EXHIBIT

## BLOCK I AT THE PRESERVE - LICENSED PRODUCT

Chino Preserve Development Corp.

1156 North Mountain Avenue  
P. O. Box 670  
Upland, California 91785  
909.946.7523

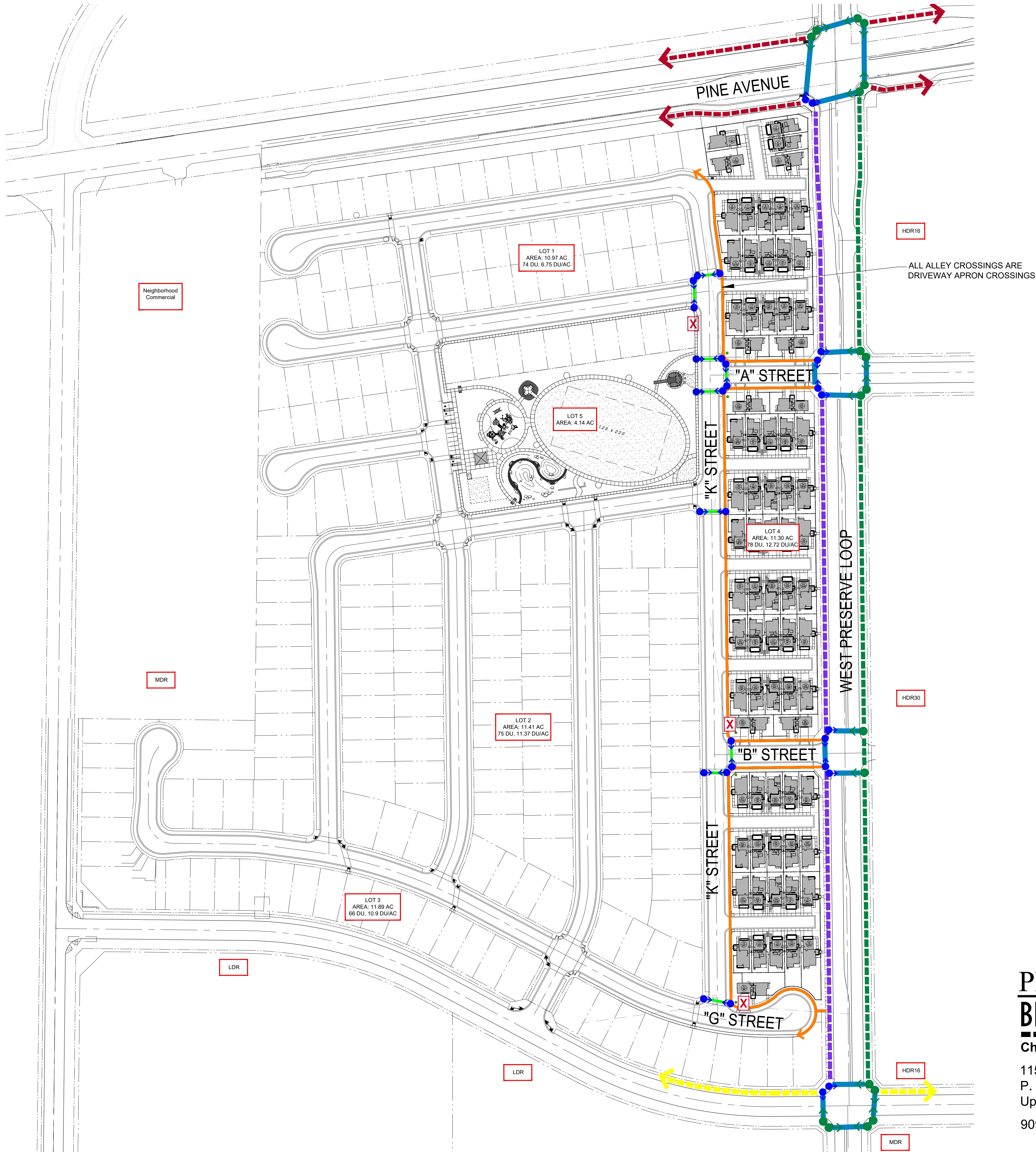


**SITE SCAPES**  
Landscape Architecture & Planning  
3190-82 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Pathman, License # 2782  
(949) 644-9370 FAX (714) 210-3140

JOB# 24-039 DATE: 04-24-25

L6





LEGEND

PINE AVENUE SIDEWALK - 13' WIDE

WEST PRESERVE LOOP SIDEWALK (EAST SIDE) - 10' WIDE

WEST PRESERVE LOOP SIDEWALK (WEST SIDE) - 6' WIDE

LEGACY PARK SIDEWALK (NORTH SIDE) - 5' WIDE

RAMPS @ CROSSWALKS TO BE CONDITIONED TO BE DEVELOPED WITH ADJACENT PROPERTIES

INTERNAL 5' WIDE PEDESTRIAN PATH OF TRAVEL

PROPOSED DIRECTIONAL RAMP @ INTERSECTIONS

INTERNAL PEDESTRIAN STREET CROSSINGS

CROSSING RESTRICTED W/ SPECIAL SIGNAGE

PEDESTRIAN ACCESS PLAN

BLOCK I AT THE PRESERVE - LICENSED PRODUCT

Chino Preserve Development Corp.

1156 North Mountain Avenue  
P. O. Box 670  
Upland, California 91785  
909.946.7523

020'40'80'

SITE SCAPES

Landscape Architecture & Planning

3190-82 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Pathman, License # 2792  
(949) 644-9370 FAX (714) 210-3140

JOB# 24-039 DATE: 04-24-25

L7





UNIT 3  
PLAN 2AR  
A - ADAPTIVE SPANISH

UNIT 1  
PLAN 1BY  
B - ADAPTIVE ITALIAN

## STREET SCENE A - PINE AVENUE



UNIT 29  
PLAN 1AY  
A - ADAPTIVE SPANISH

UNIT 24  
PLAN 1AZ  
A - ADAPTIVE SPANISH

MARKET STREET

UNIT 22  
PLAN 1BZR  
B - ADAPTIVE ITALIAN

UNIT 20  
PLAN 3AYR  
A - ADAPTIVE SPANISH

## STREET SCENE B - WEST PRESERVE LOOP

## STREET SCENES





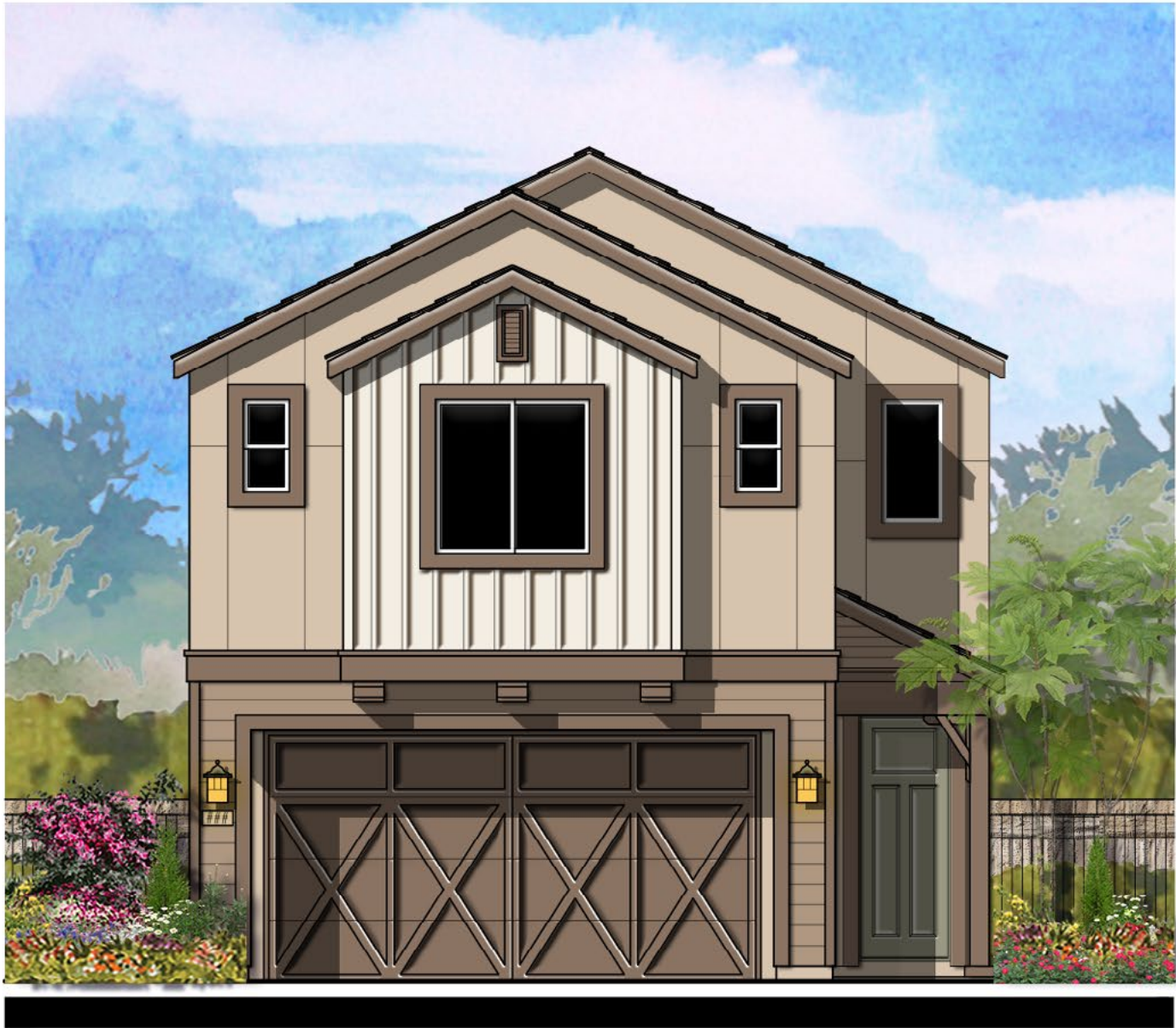
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A - ADAPTIVE SPANISH



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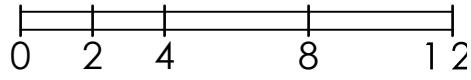
B - ADAPTIVE ITALIAN



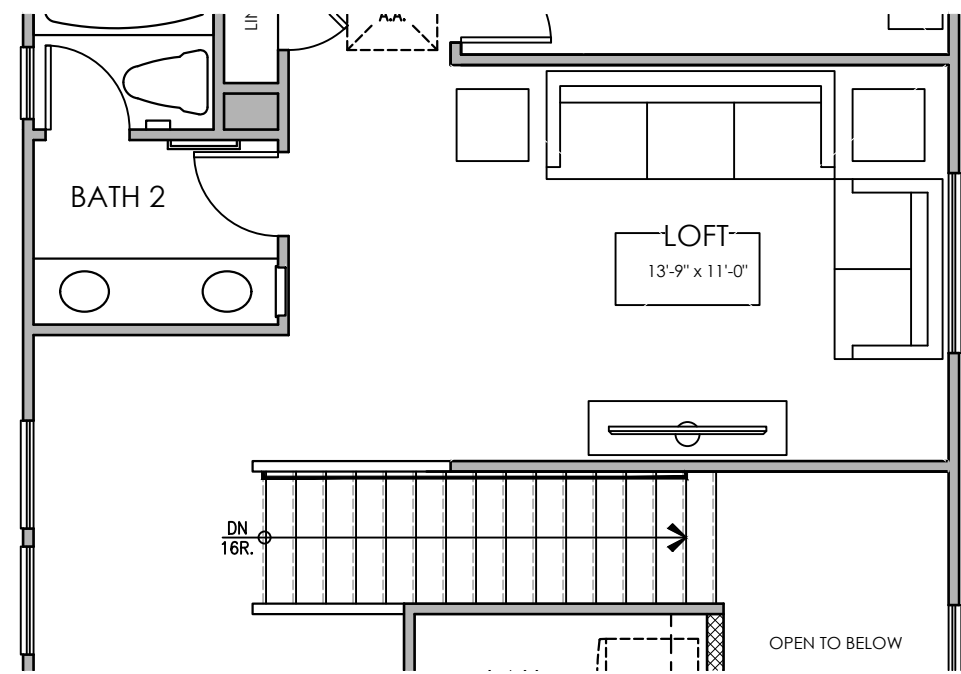
© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - ADAPTIVE FARMHOUSE

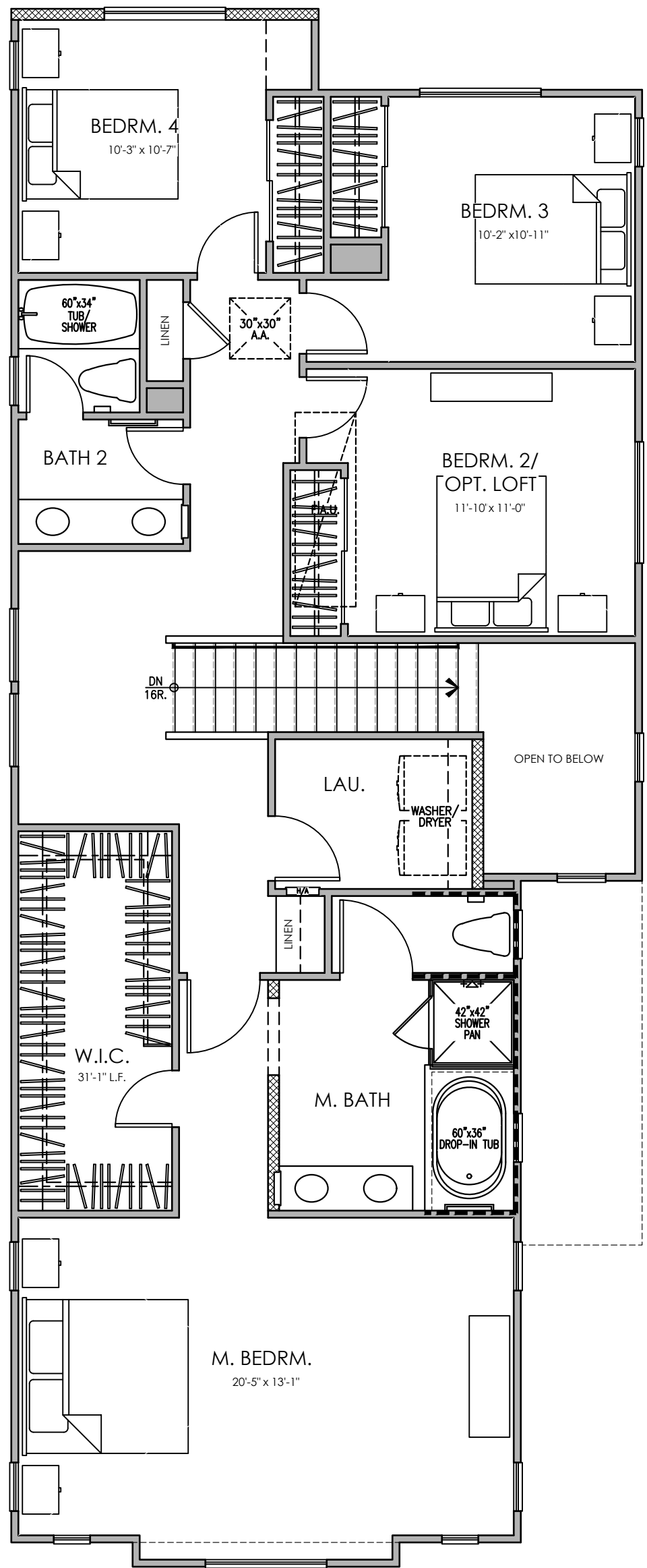
PLAN 1 (2244)  
FRONT ELEVATIONS



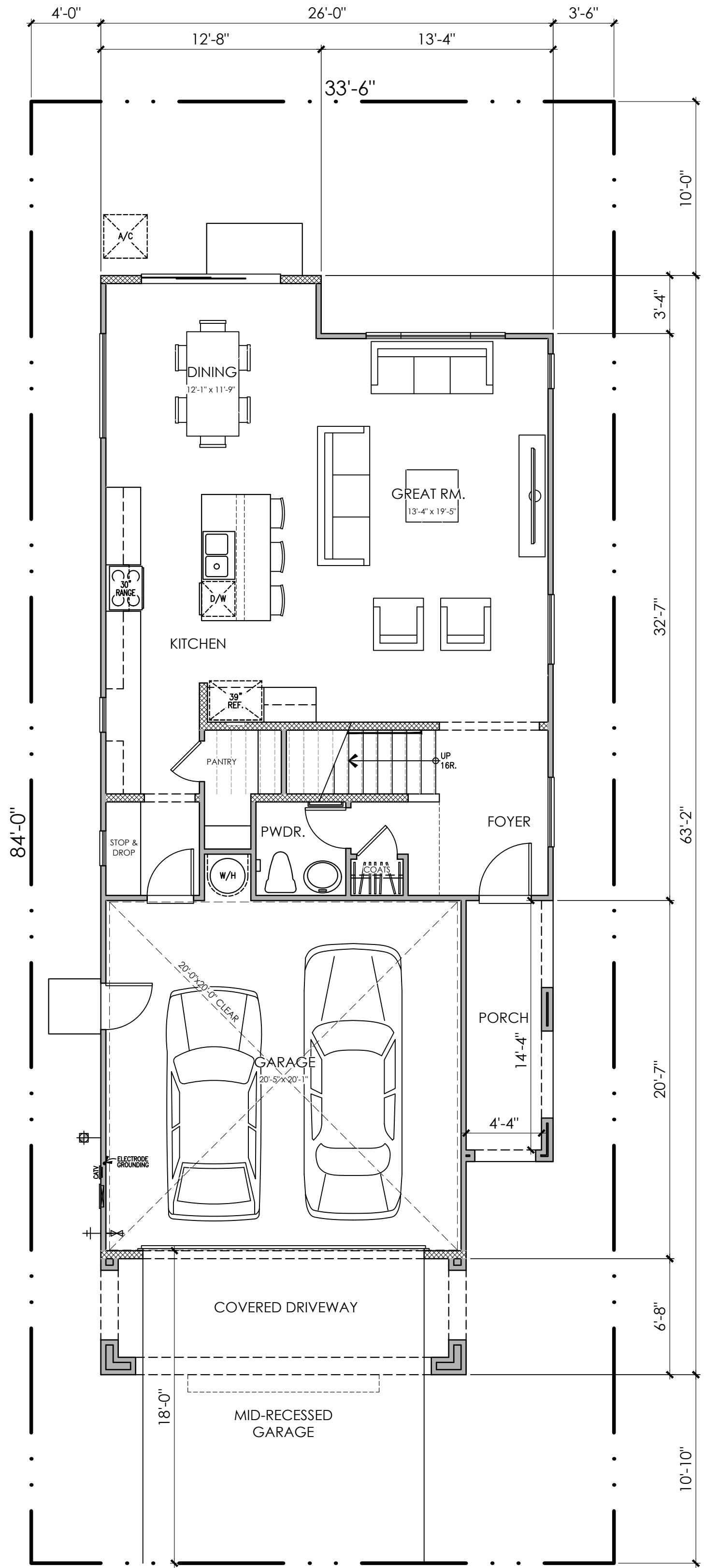




OPT. LOFT



SECOND FLOOR

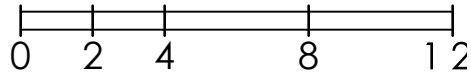


FIRST FLOOR

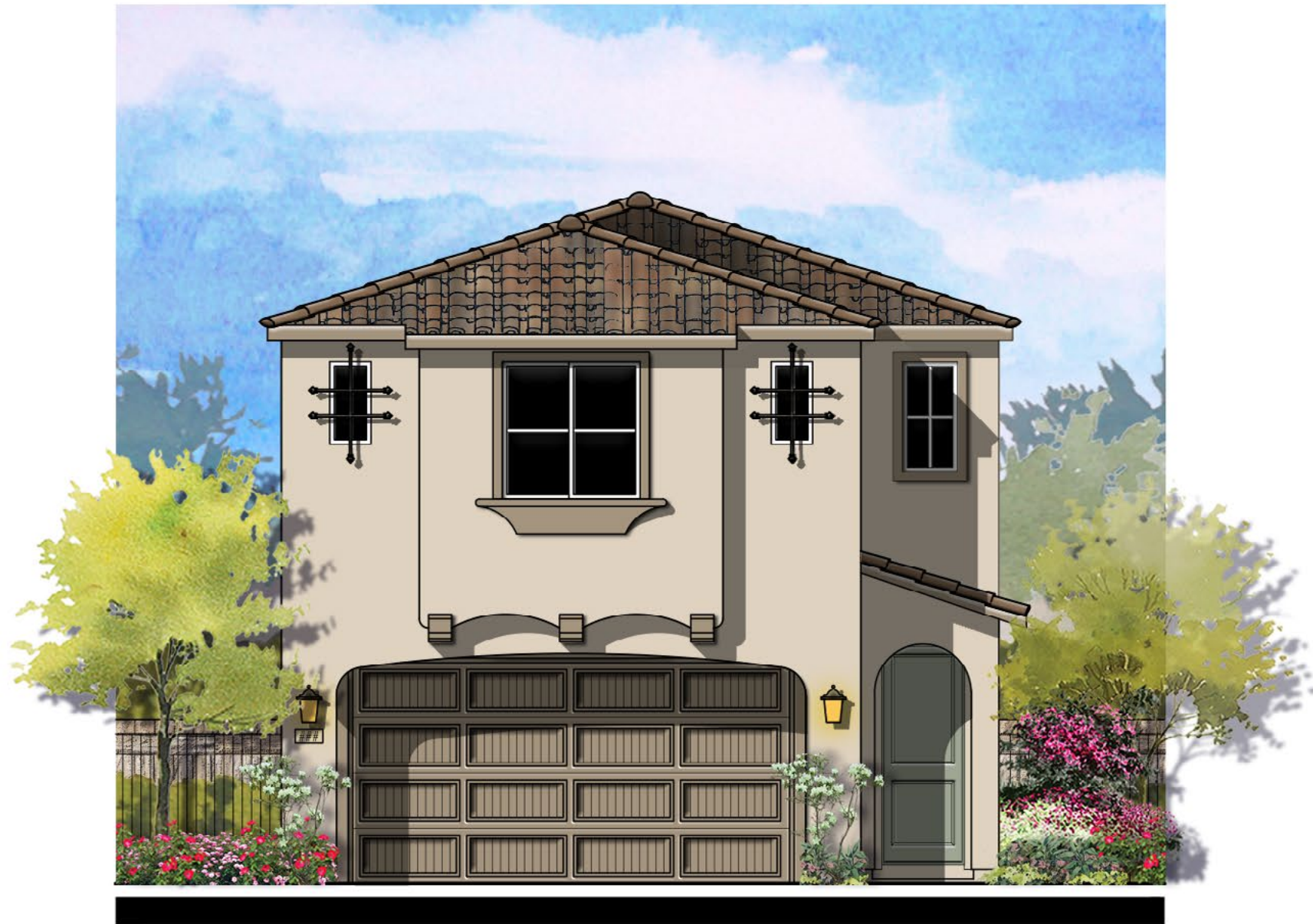
PLAN 1A (2244)  
4 BEDROOM, 2.5 BATH, OPT. LOFT  
FLOOR PLAN

PLAN 1  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	882 SQ. FT.
SECOND FLOOR AREA	1,362 SQ. FT.
TOTAL DWELLING	2,244 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	439 SQ. FT.
PORCH "A"	75 SQ. FT.
PORCH "B"	75 SQ. FT.
PORCH "C"	75 SQ. FT.







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FRONT

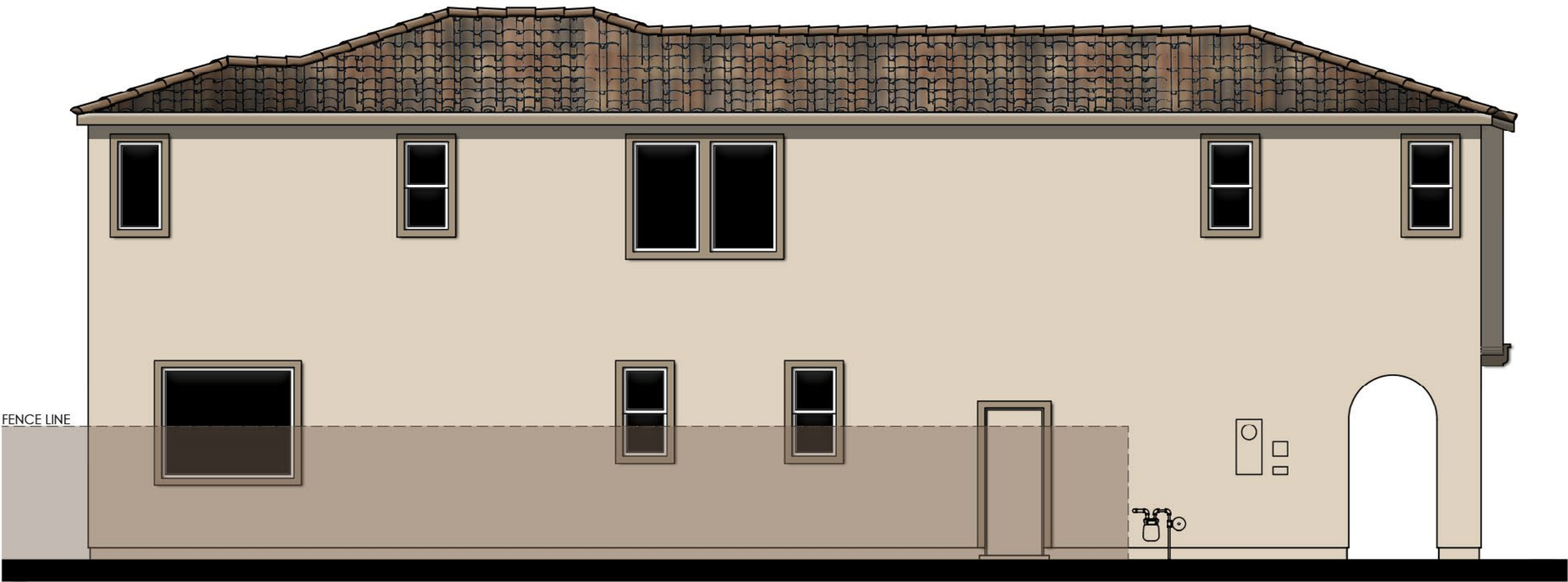


RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- |              |                        |
|--------------|------------------------|
| FRONT DOOR:  | FIBERGLASS             |
| GARAGE DOOR: | METAL SECTIONAL        |
| ROOF:        | CONCRETE "S" TILE      |
| FASCIA:      | 2x6 WOOD               |
| BARGE:       | 2x6 WOOD               |
| WALL:        | STUCCO                 |
| WINDOWS:     | VINYL W/ GRIDS         |
| WINDOW BOX:  | SIMULATED WOOD         |
| SHUTTERS:    | SIMULATED WOOD         |
| TRIM:        | STUCCO OVER RIGID FOAM |



REAR



LEFT

COLOR SCHEME 1  
PLAN 1A (2244)  
ADAPTIVE SPANISH ELEVATIONS







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FRONT

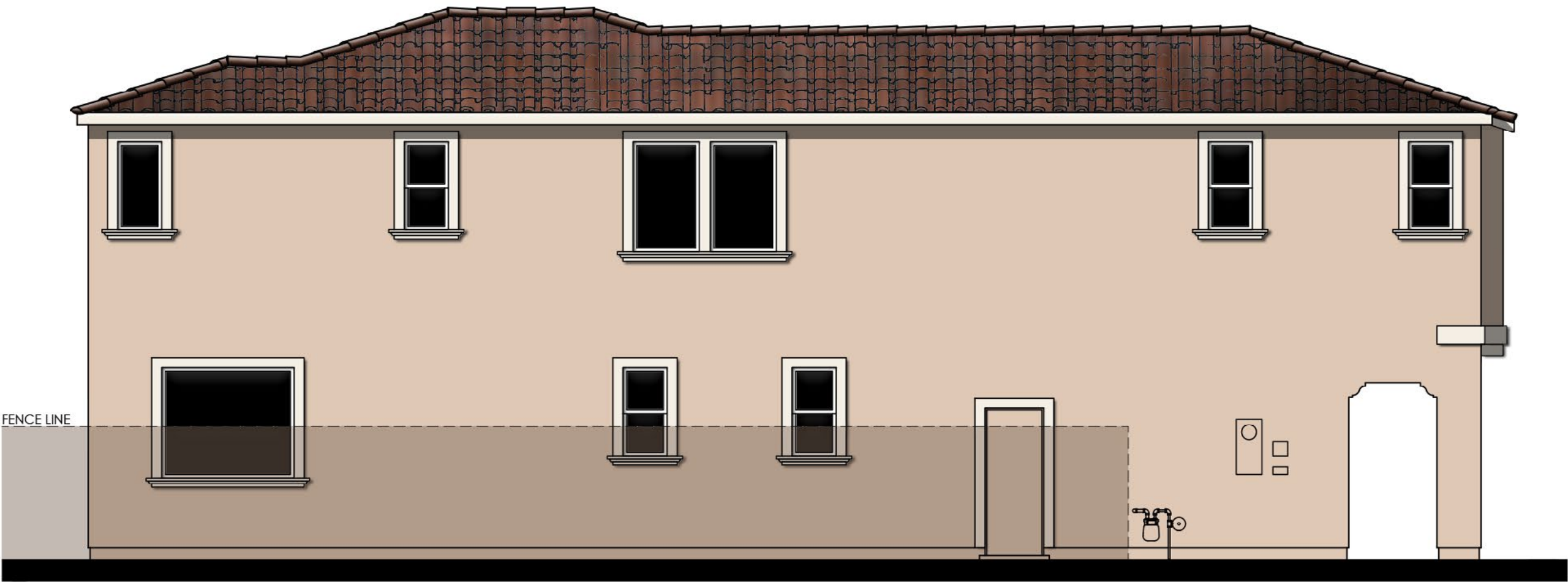


RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- |              |                        |
|--------------|------------------------|
| FRONT DOOR:  | FIBERGLASS             |
| GARAGE DOOR: | METAL SECTIONAL        |
| ROOF:        | CONCRETE "S" TILE      |
| FASCIA:      | 2x6 WOOD               |
| BARGE:       | 2x6 WOOD               |
| WALL:        | STUCCO/ REGLET DETAIL  |
| WINDOWS:     | VINYL W/ GRIDS         |
| SHUTTERS:    | SIMULATED WOOD         |
| TRIM:        | STUCCO OVER RIGID FOAM |



REAR



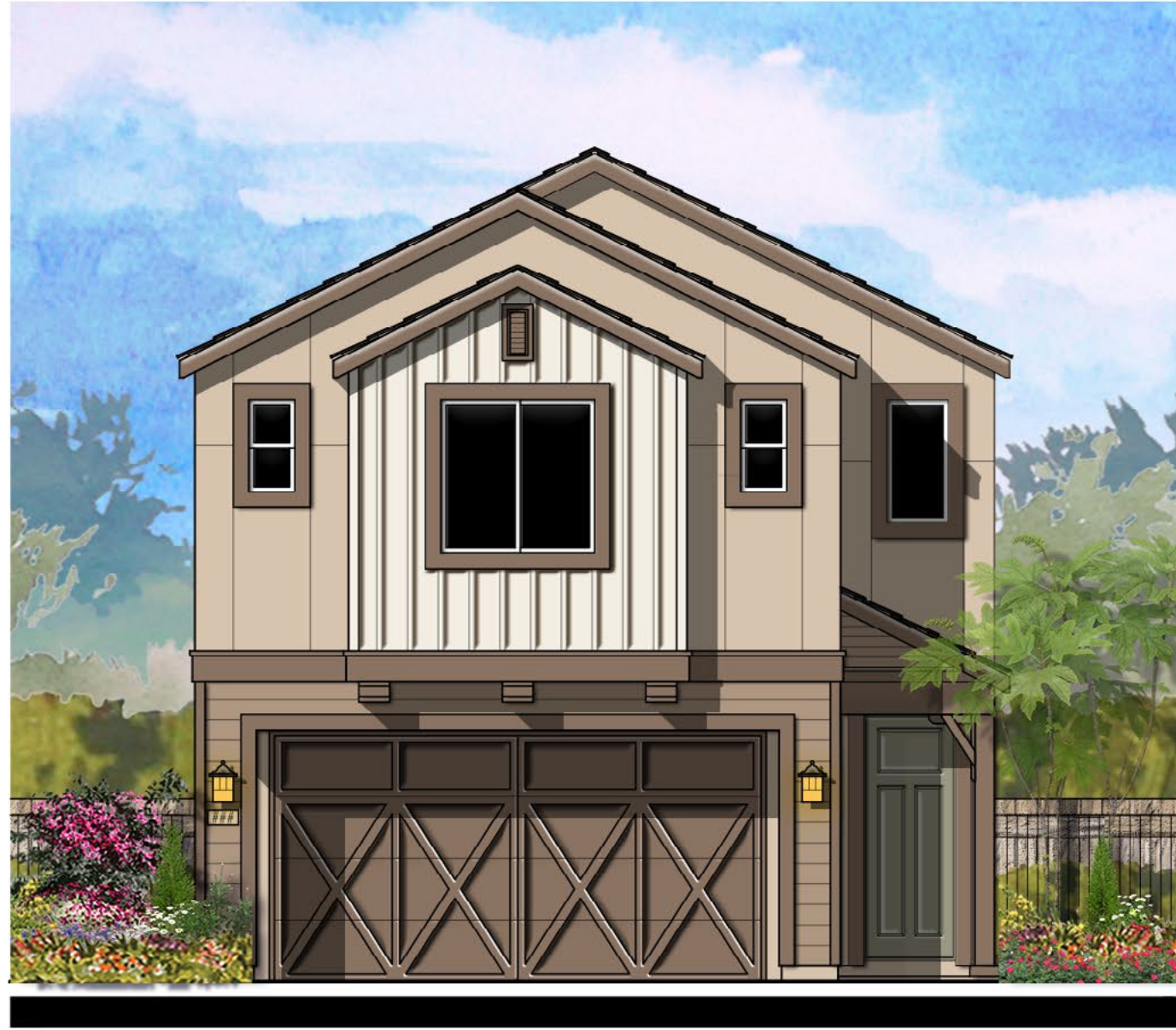
LEFT

COLOR SCHEME 4  
PLAN 1B (2244)  
ADAPTIVE ITALIAN ELEVATIONS

*PRESERVE BLOCK 1* - LICENSED  
CHINO, CA







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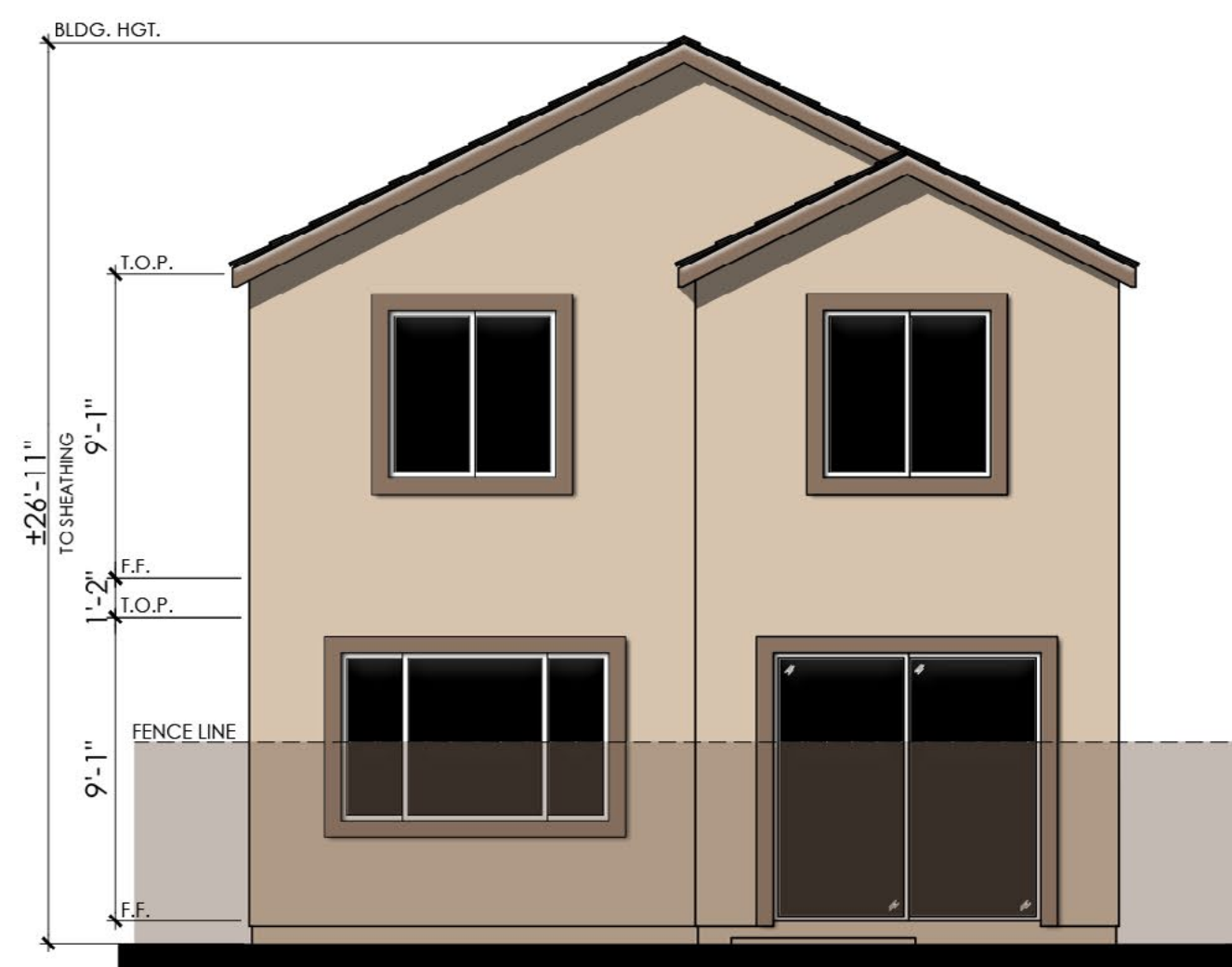
FRONT



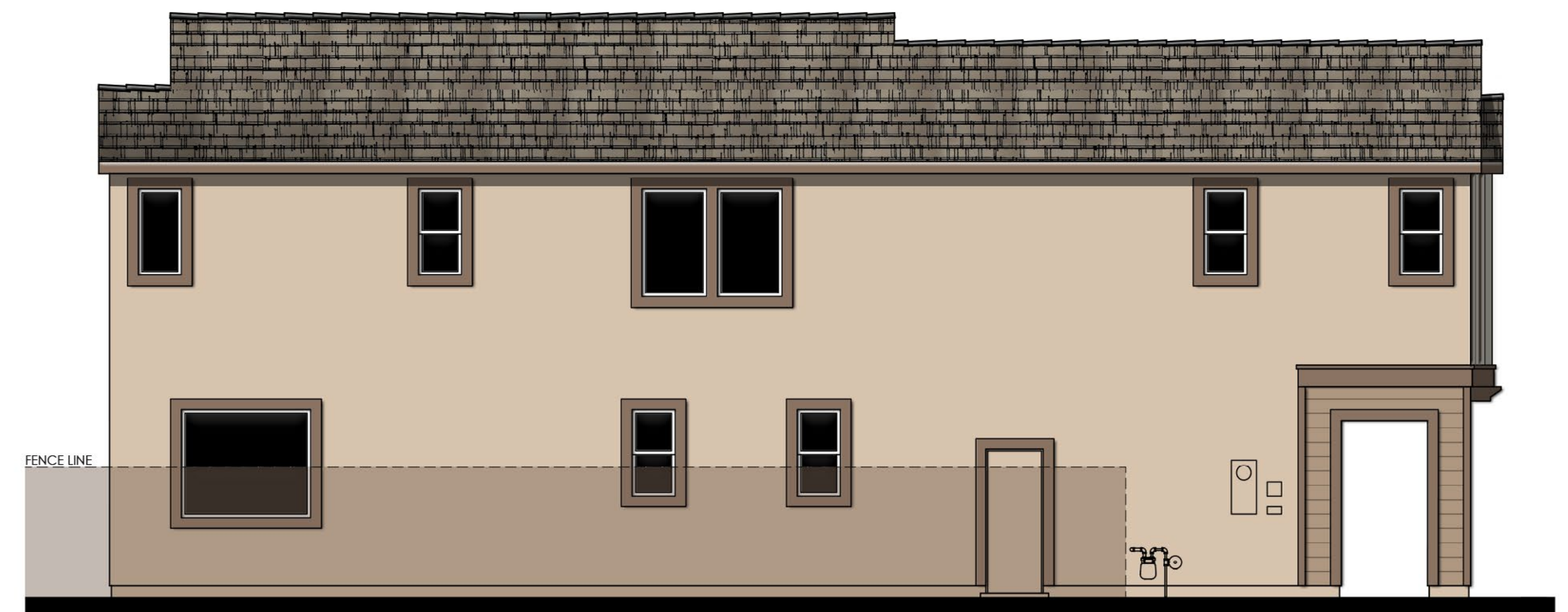
RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN
	EXPANSION JOINT DETAIL
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR



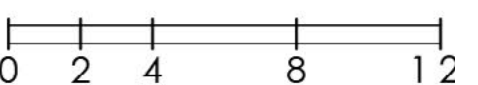
LEFT

COLOR SCHEME 7

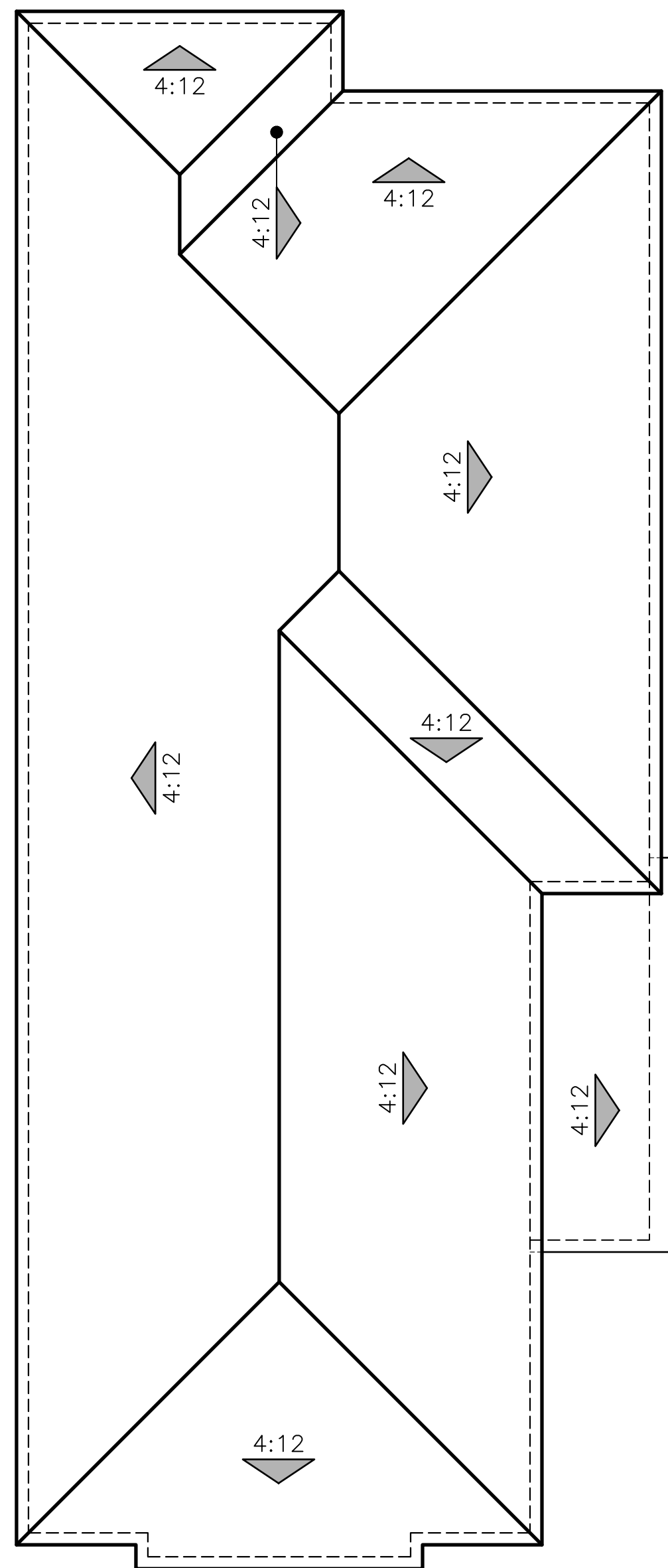
PLAN 1C (2244)

ADAPTIVE FARMHOUSE ELEVATIONS

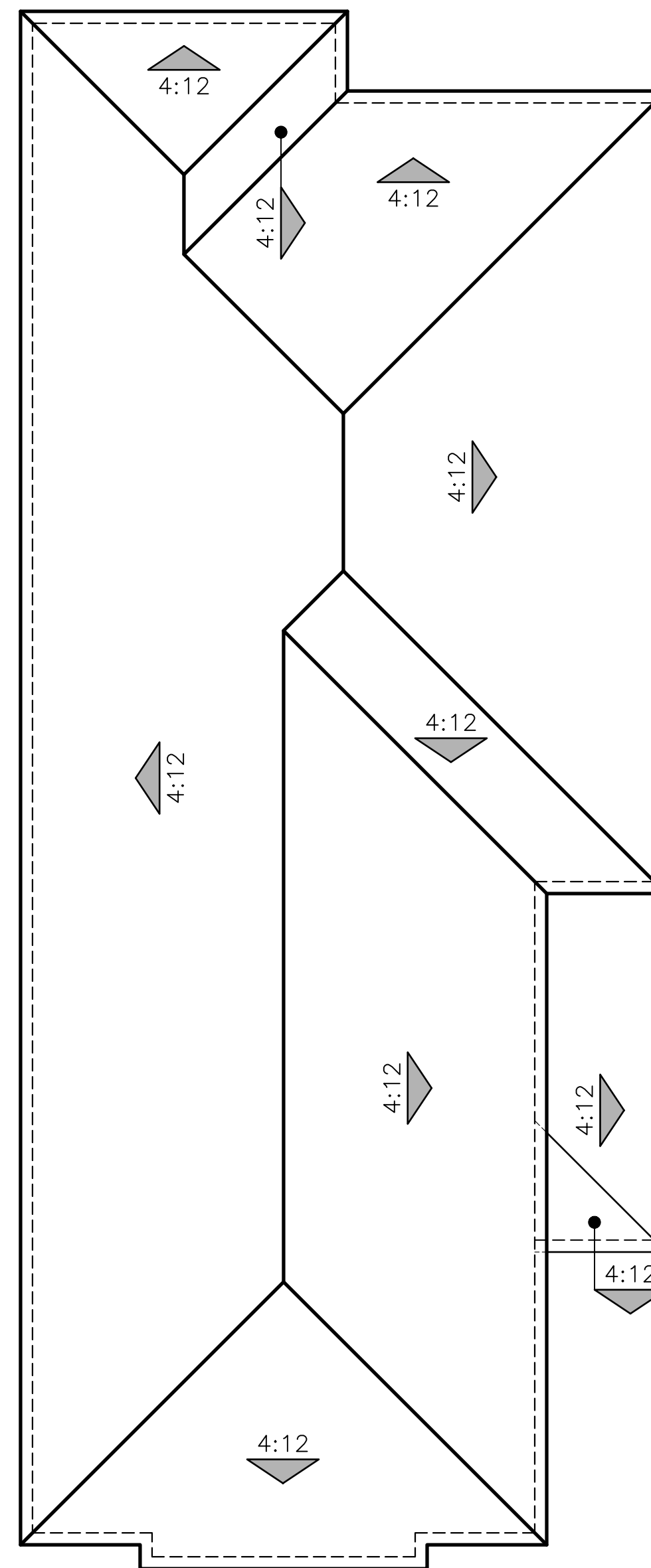
*PRESERVE BLOCK 1* - LICENSED  
CHINO, CA



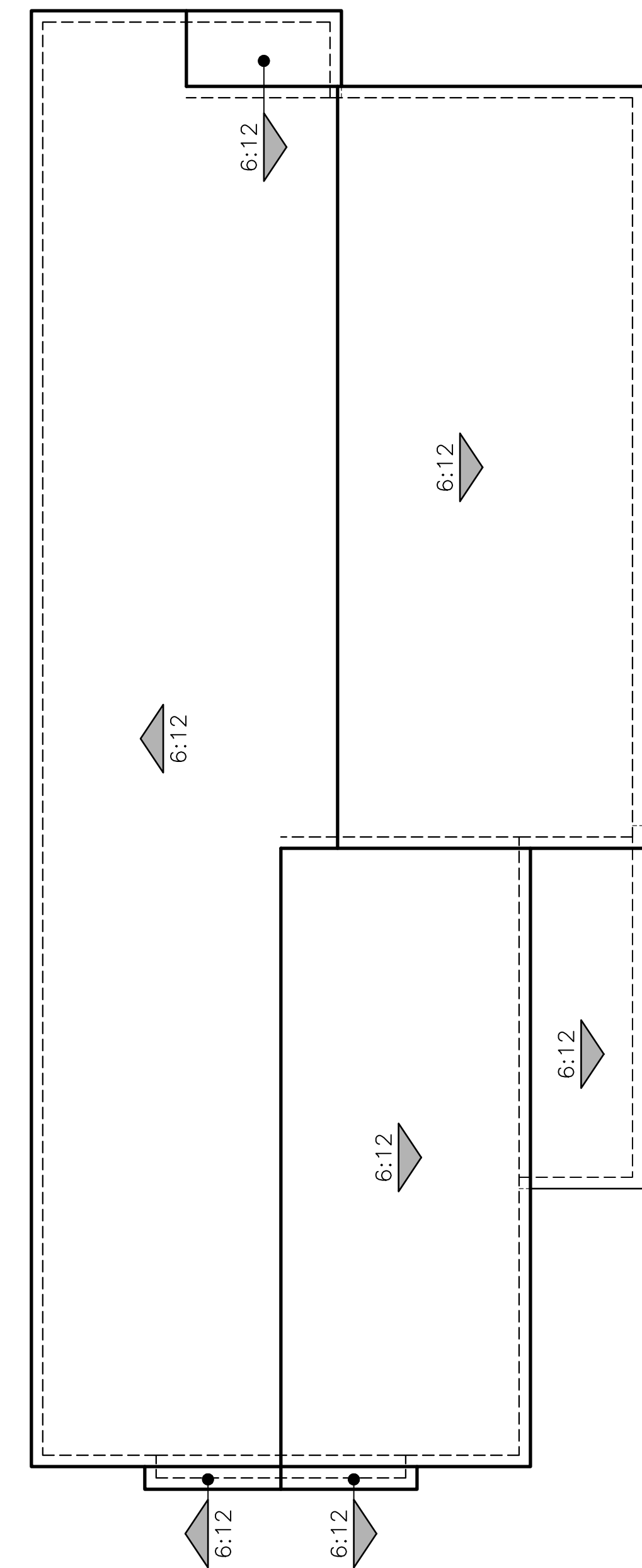




A - ADAPTIVE SPANISH

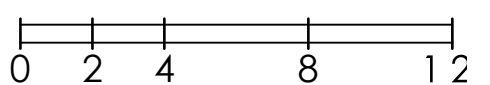


B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 1 (2244)  
ROOF PLANS







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A - ADAPTIVE SPANISH



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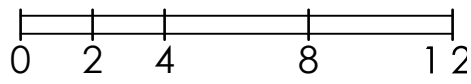
B - ADAPTIVE ITALIAN



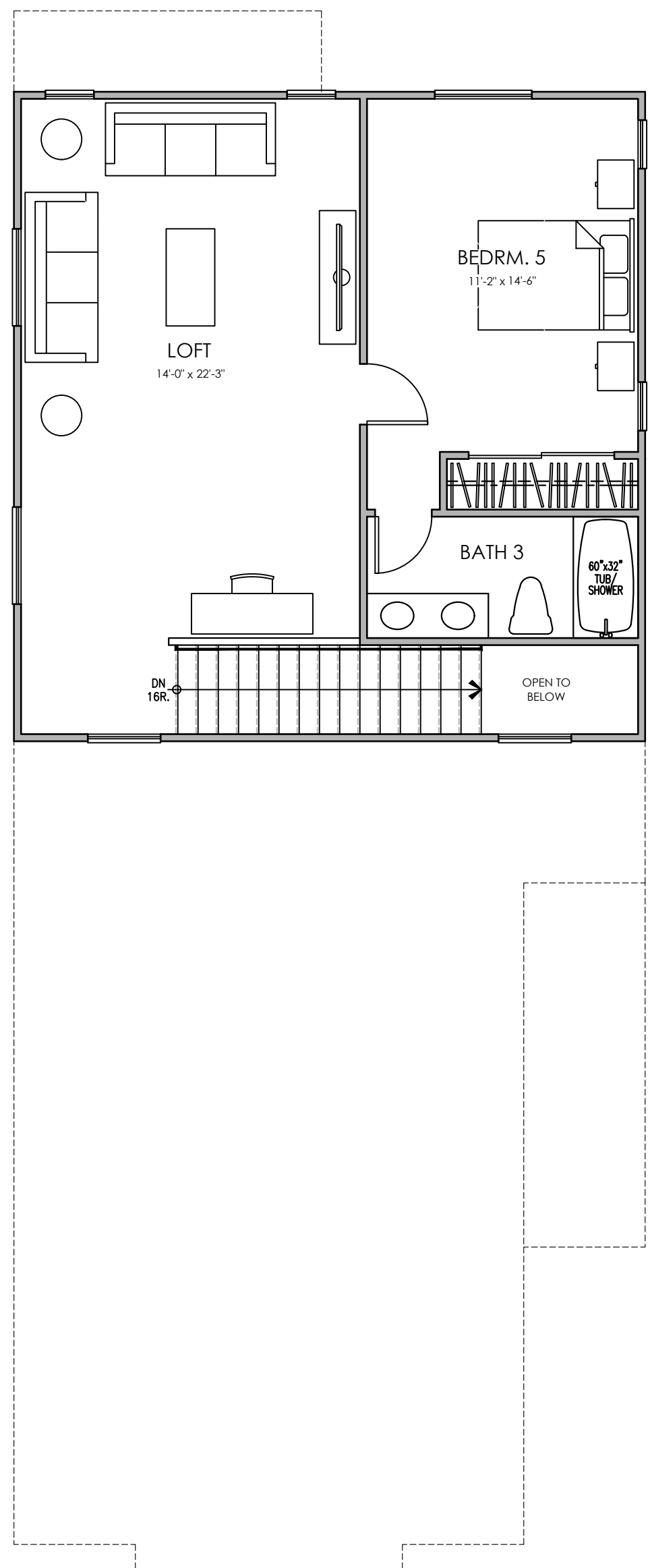
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C - ADAPTIVE FARMHOUSE

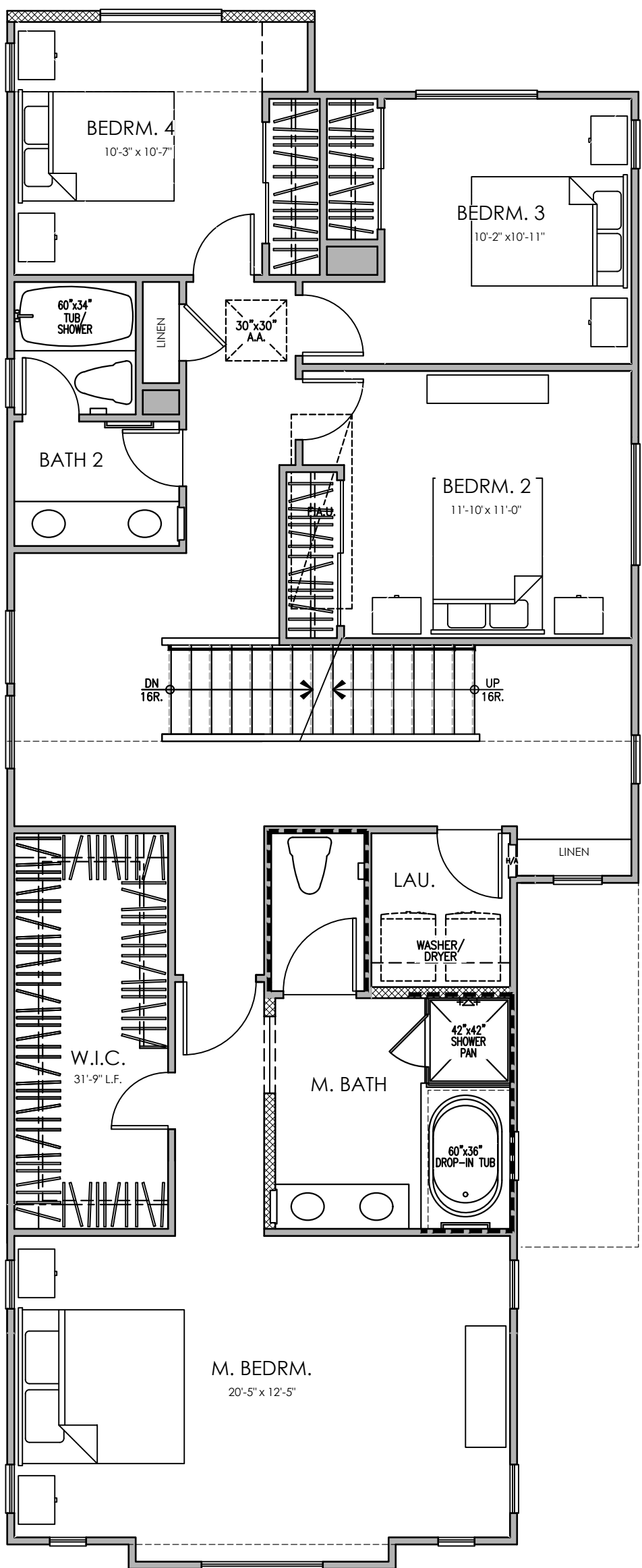
PLAN 1X (3005) - 3 STORY OPTION  
FRONT ELEVATIONS



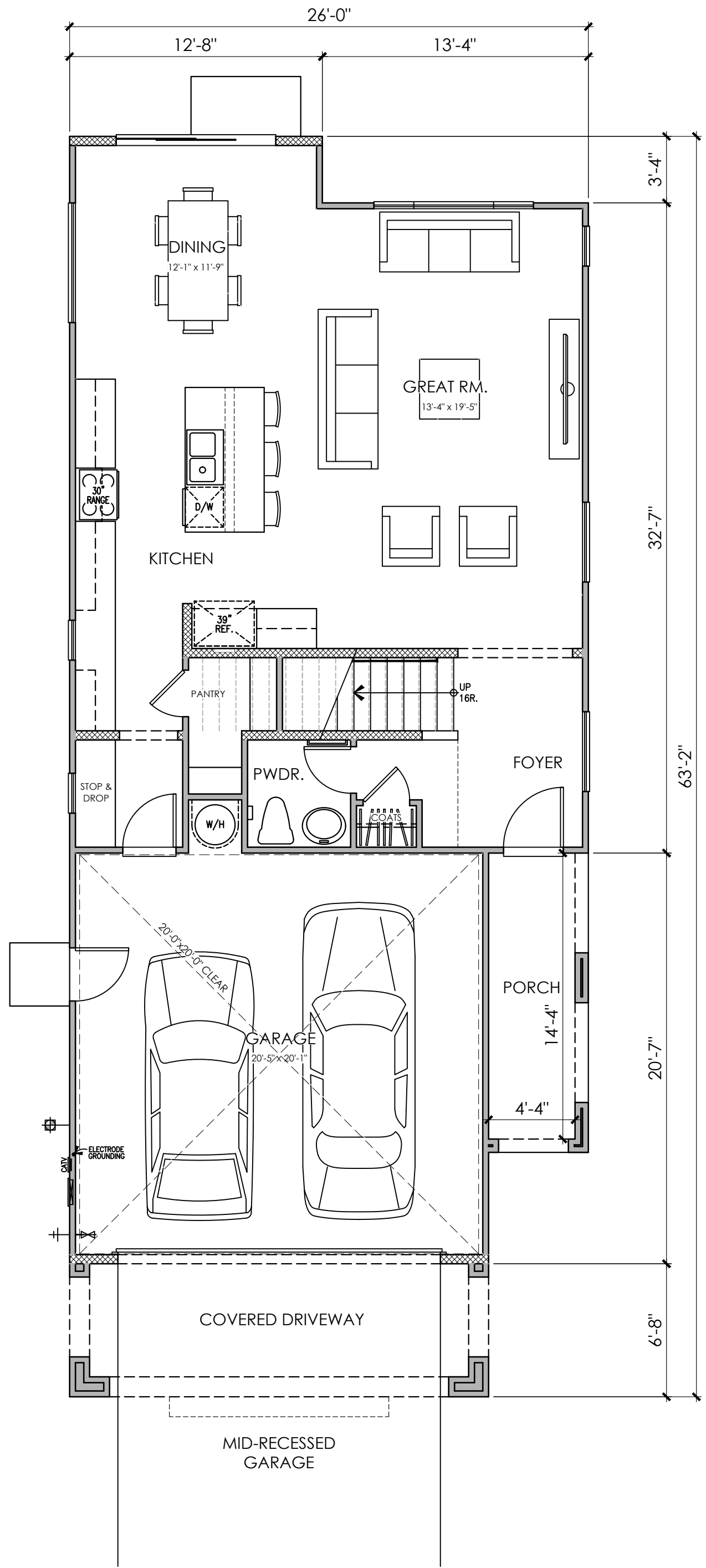




THIRD FLOOR



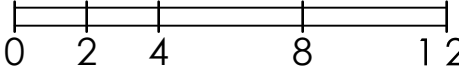
SECOND FLOOR



FIRST FLOOR

PLAN 1X (3005) - 3 STORY OPTION  
5 BEDROOM, 3.5 BATH, LOFT  
FLOOR PLAN

PLAN 1 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	882 SQ. FT.
SECOND FLOOR AREA	1,427 SQ. FT.
THIRD FLOOR AREA	696 SQ. FT.
TOTAL DWELLING	3,005 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	432 SQ. FT.
PORCH "A"	74 SQ. FT.
PORCH "B"	74 SQ. FT.
PORCH "C"	74 SQ. FT.







FRONT



REAR



RIGHT



LEFT

## MATERIALS LEGEND

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COLOR SCHEME 1

PLAN 1AX (3005) - 3 STORY OPTION  
ADAPTIVE SPANISH ELEVATIONS - UNIT 37

*PRESERVE BLOCK 1 - LICENSED*  
CHINO, CA





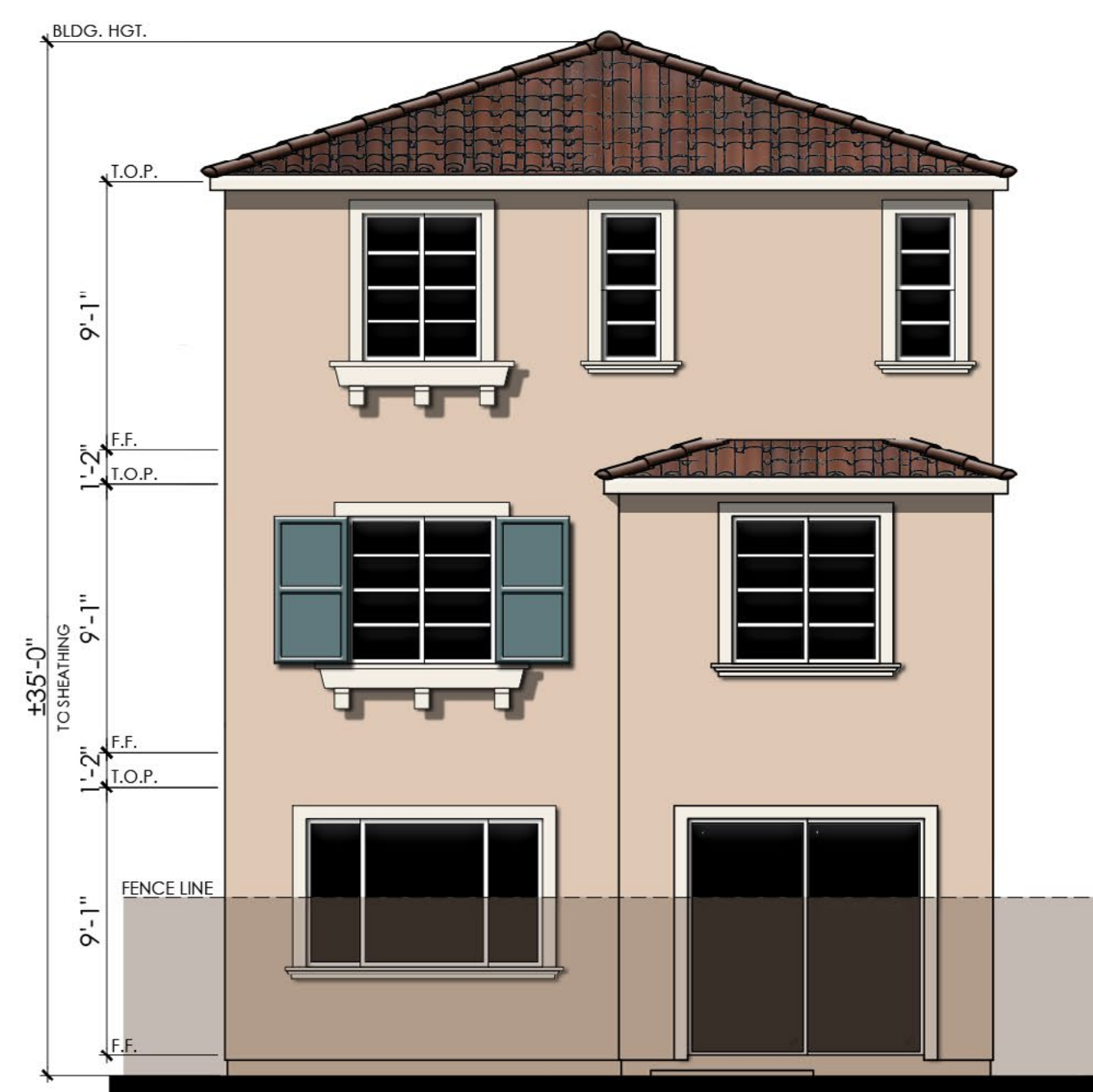


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FRONT

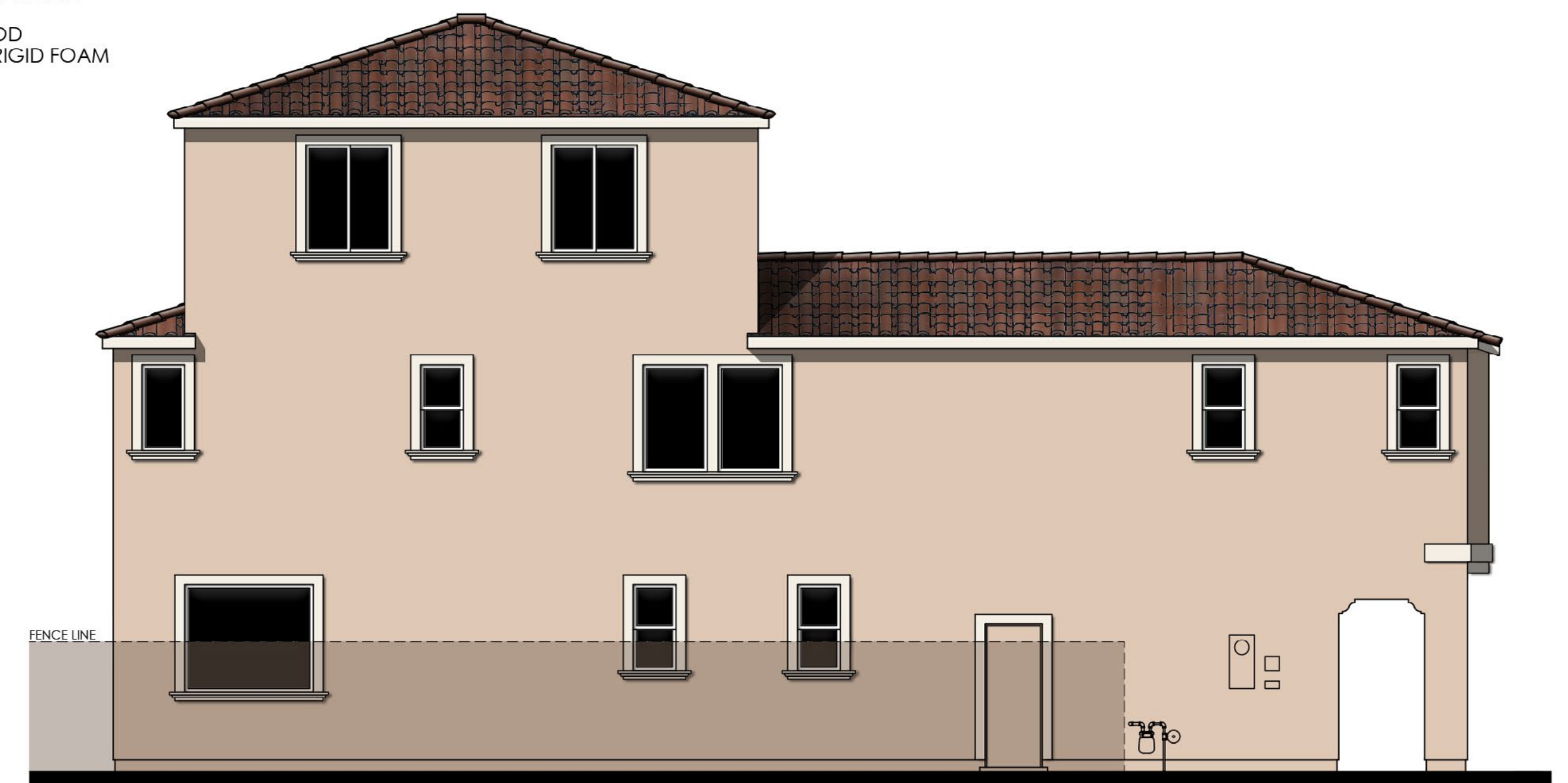


RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)  
FRONT DOOR: FIBERGLASS  
GARAGE DOOR: METAL SECTIONAL  
ROOF: CONCRETE "S" TILE  
FASCIA: 2x6 WOOD  
BARGE: 2x6 WOOD  
WALL: STUCCO/ REGLET DETAIL  
WINDOWS: VINYL W/ GRIDS  
SHUTTERS: SIMULATED WOOD  
TRIM: STUCCO OVER RIGID FOAM



LEFT

COLOR SCHEME 4  
PLAN 1BX (3005) - 3 STORY OPTION  
ADAPTIVE ITALIAN ELEVATIONS - UNIT 74

*PRESERVE BLOCK 1* - LICENSED  
CHINO, CA

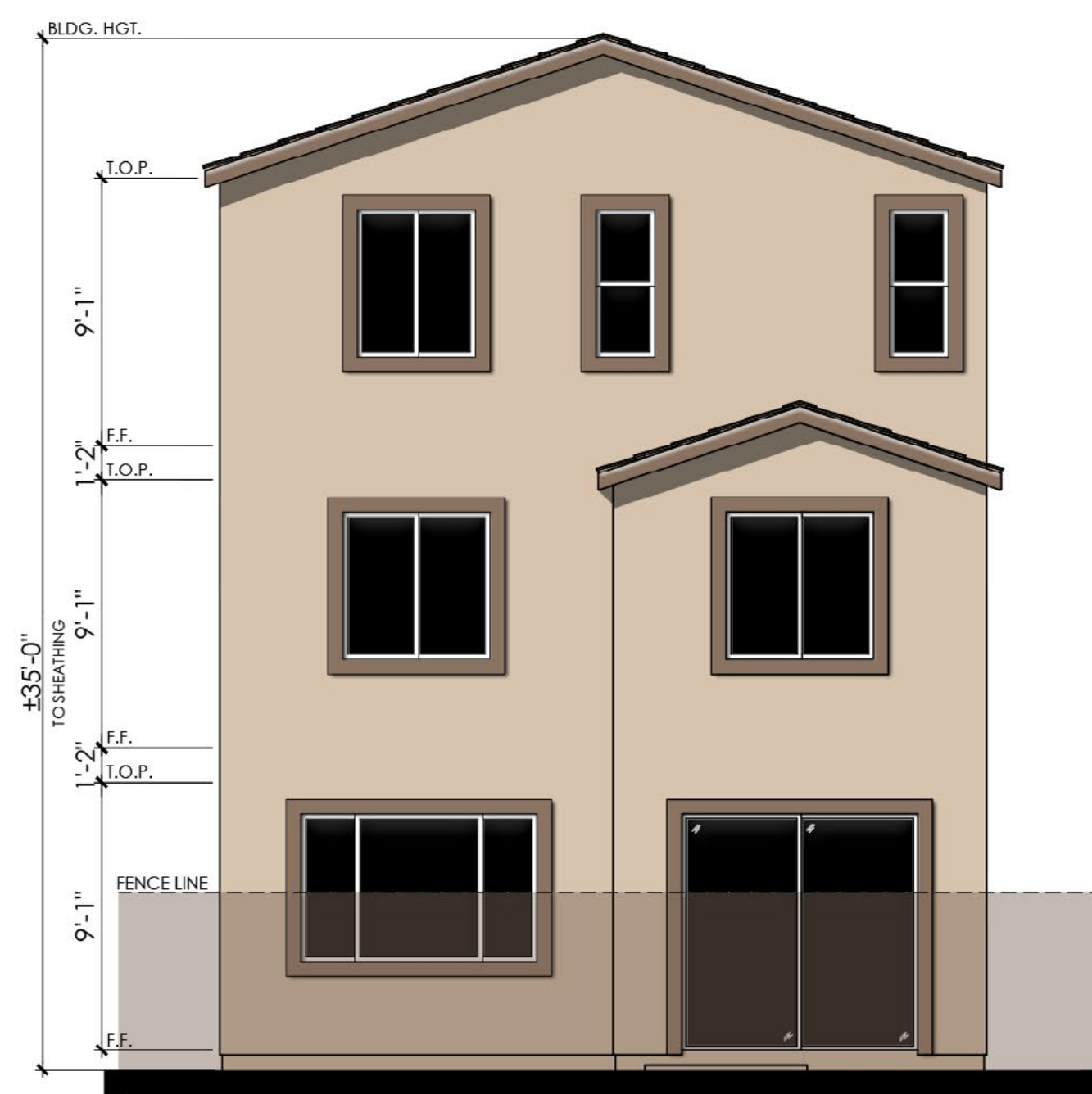
0 2 4 8 12





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FRONT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR: FIBERGLASS  
GARAGE DOOR: METAL SECTIONAL  
ROOF: CONCRETE FLAT TILE  
FASCIA: 2x6 WOOD  
BARGE: 2x6 WOOD  
GABLE END: DECORATIVE VENT  
WALL: STUCCO/ LAP SIDING/ BOARD AND BATTEN  
EXPANSION JOINT DETAIL  
POT SHELF: SIMULATED WOOD  
TRIM: STUCCO OVER RIGID FOAM  
PORCH: WOOD POST AND BEAM

COLOR SCHEME 7

**PLAN 1CX (3005) - 3 STORY OPTION**  
ADAPTIVE FARMHOUSE ELEVATIONS - UNIT 13, 47 & 64



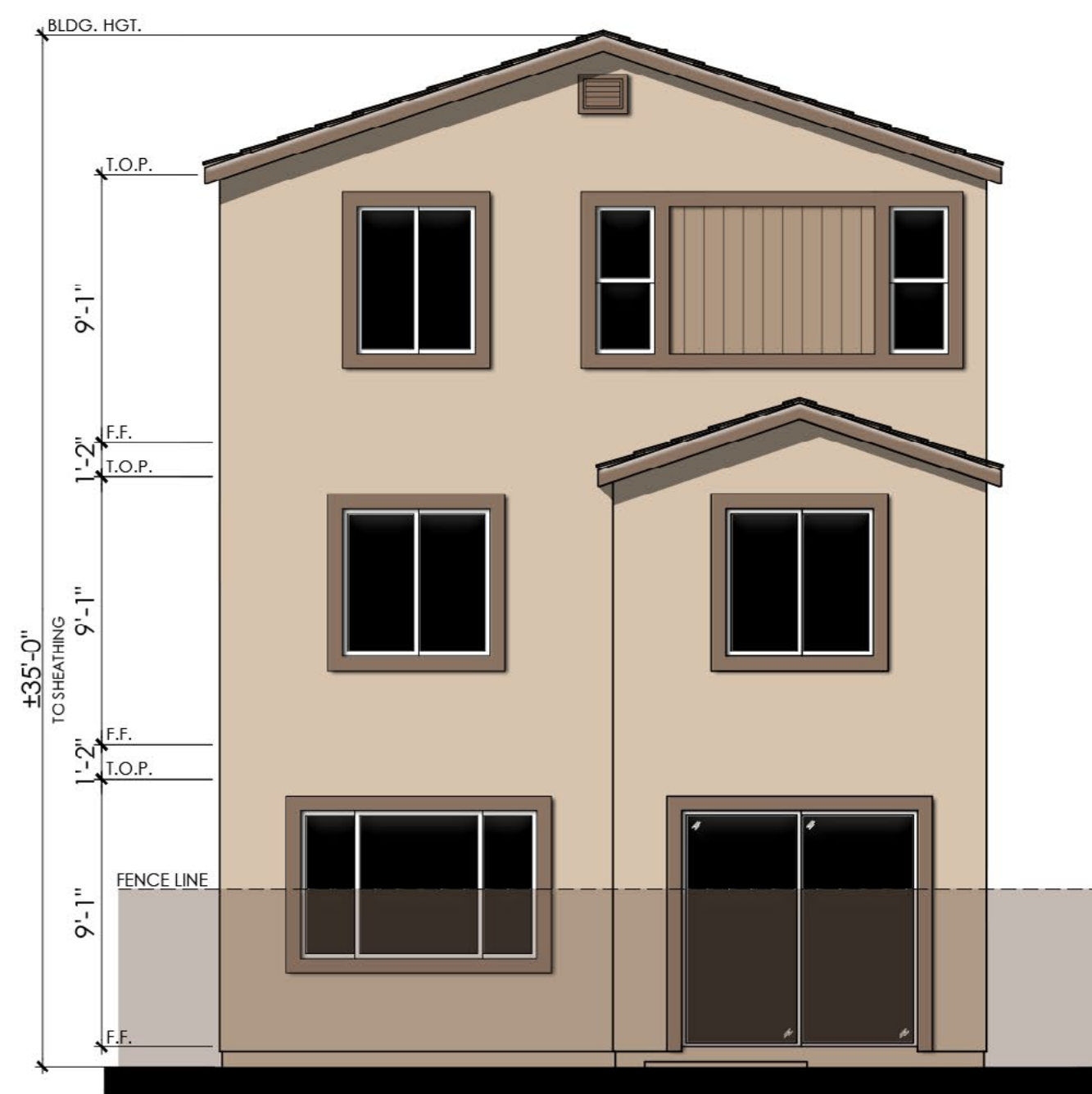
RIGHT



LEFT

0 2 4 8 12





**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR: FIBERGLASS  
GARAGE DOOR: METAL SECTIONAL  
ROOF: CONCRETE FLAT TILE  
FASCIA: 2x6 WOOD  
BARGE: 2x6 WOOD  
GABLE END: DECORATIVE VENT  
WALL: STUCCO / LAP SIDING / BOARD AND BATTEN  
EXPANSION JOINT DETAIL  
POT SHELF: SIMULATED WOOD  
TRIM: STUCCO OVER RIGID FOAM  
PORCH: WOOD POST AND BEAM

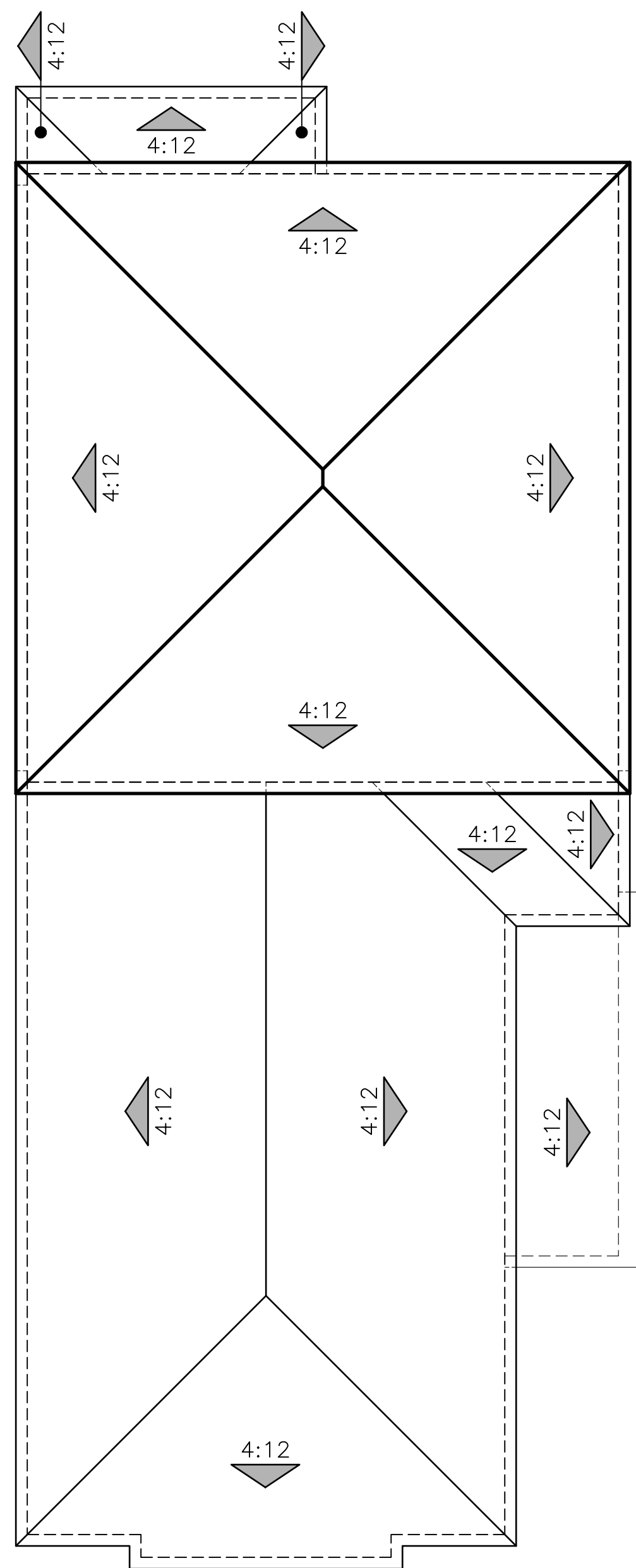
REAR

COLOR SCHEME 7

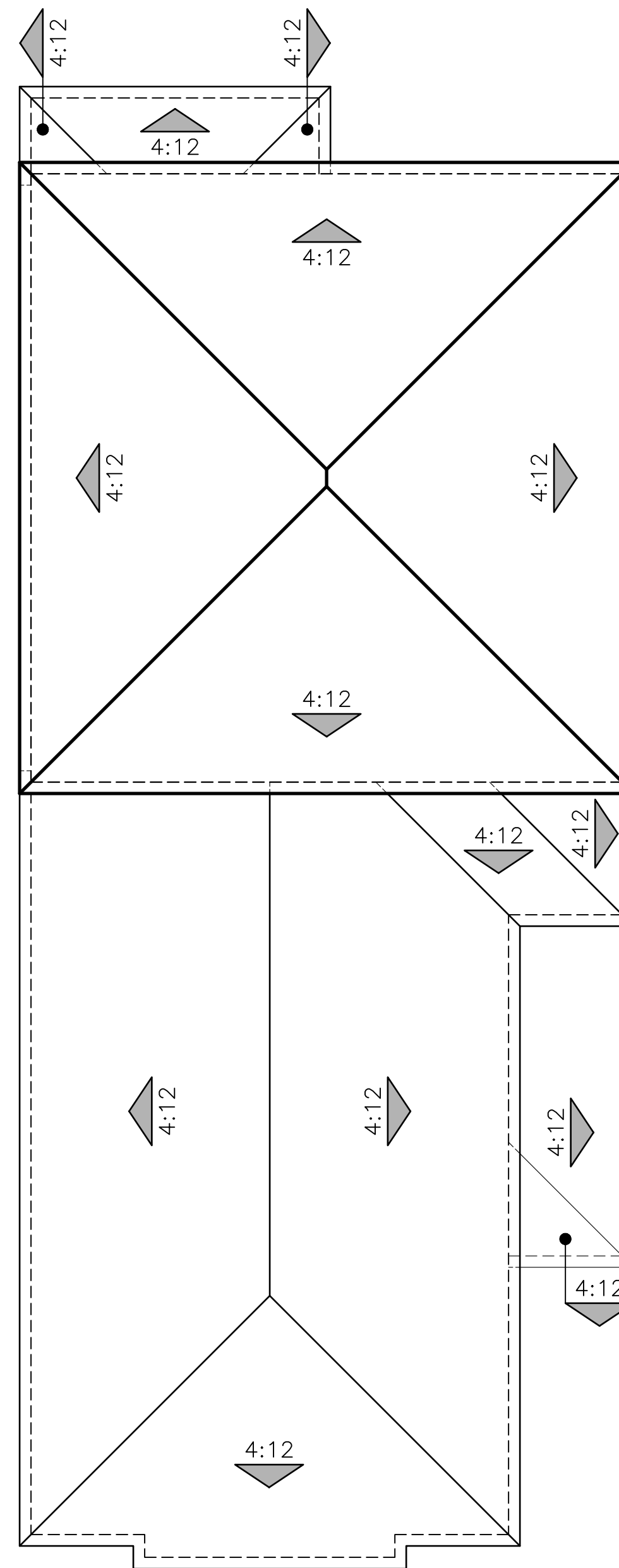
PLAN 1CX (3005) - 3 STORY OPTION  
ADAPTIVE FARMHOUSE ENHANCED ELEVATIONS - UNIT 27



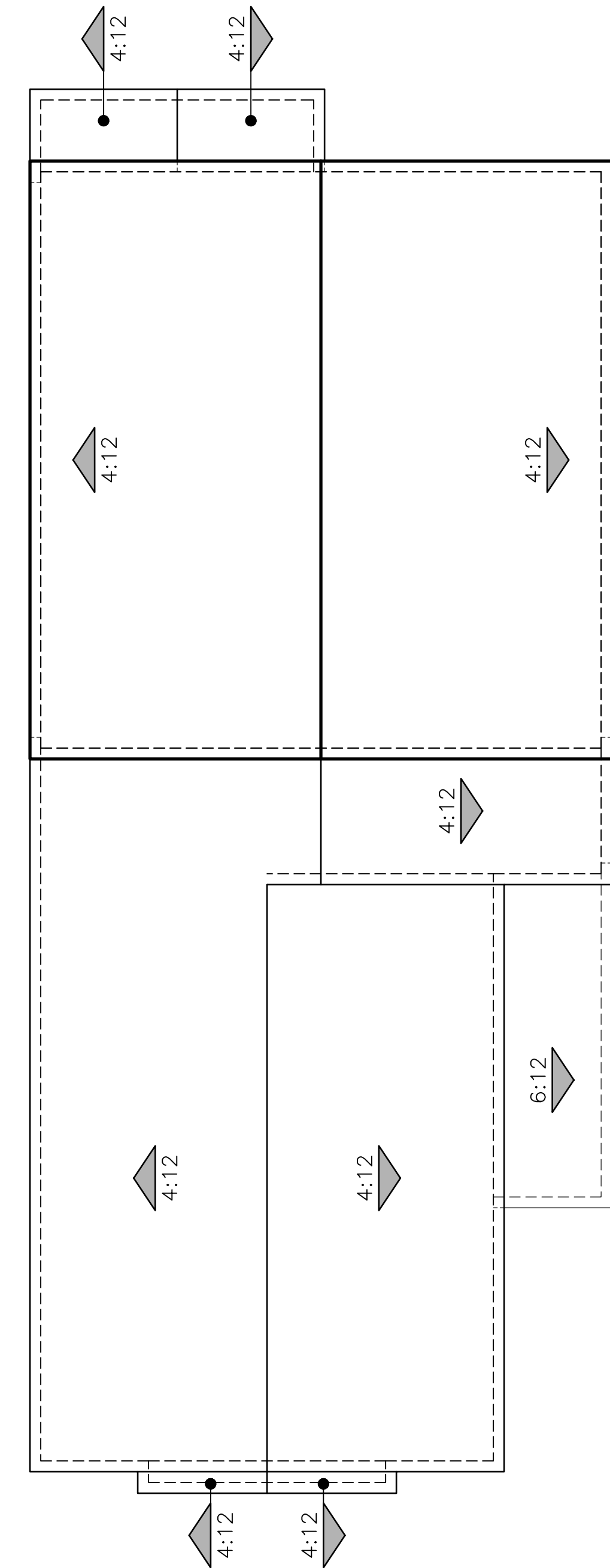




A - ADAPTIVE SPANISH



B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 1X (3005) - 3 STORY OPTION  
ROOF PLAN

0 2 4 8 12





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A - ADAPTIVE SPANISH



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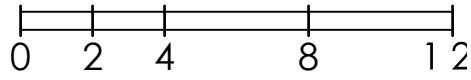
B - ADAPTIVE ITALIAN



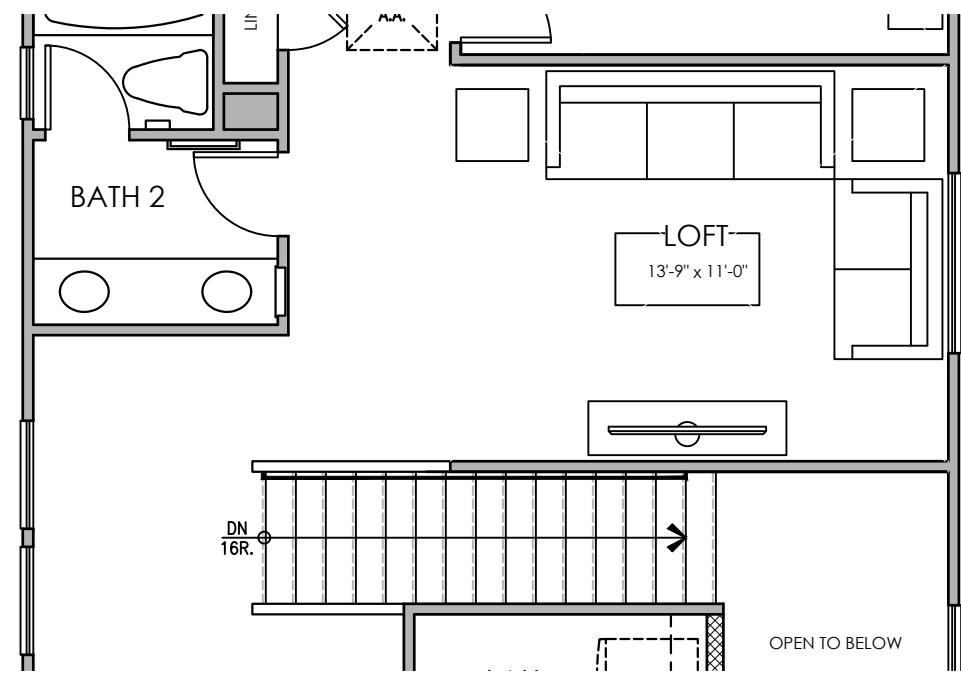
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C - ADAPTIVE FARMHOUSE

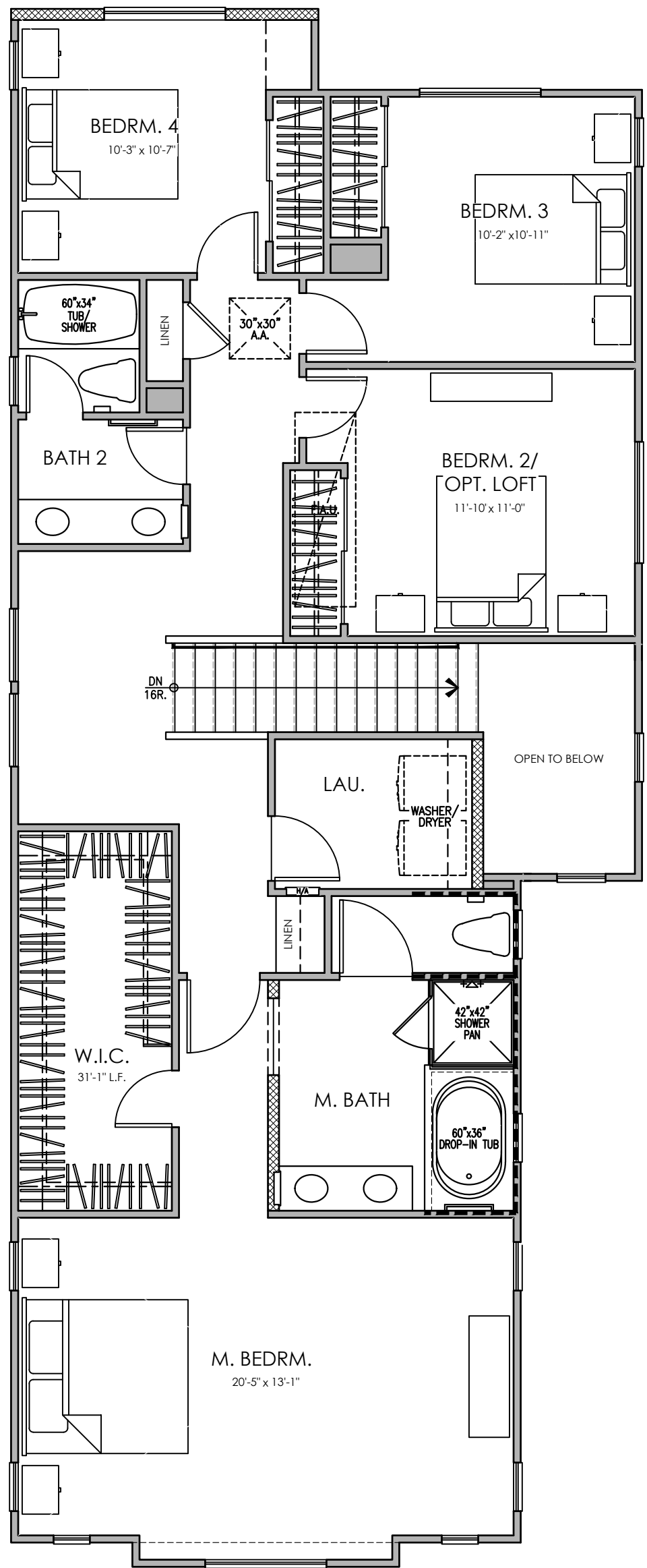
PLAN 1Y (2244)  
FRONT ELEVATIONS



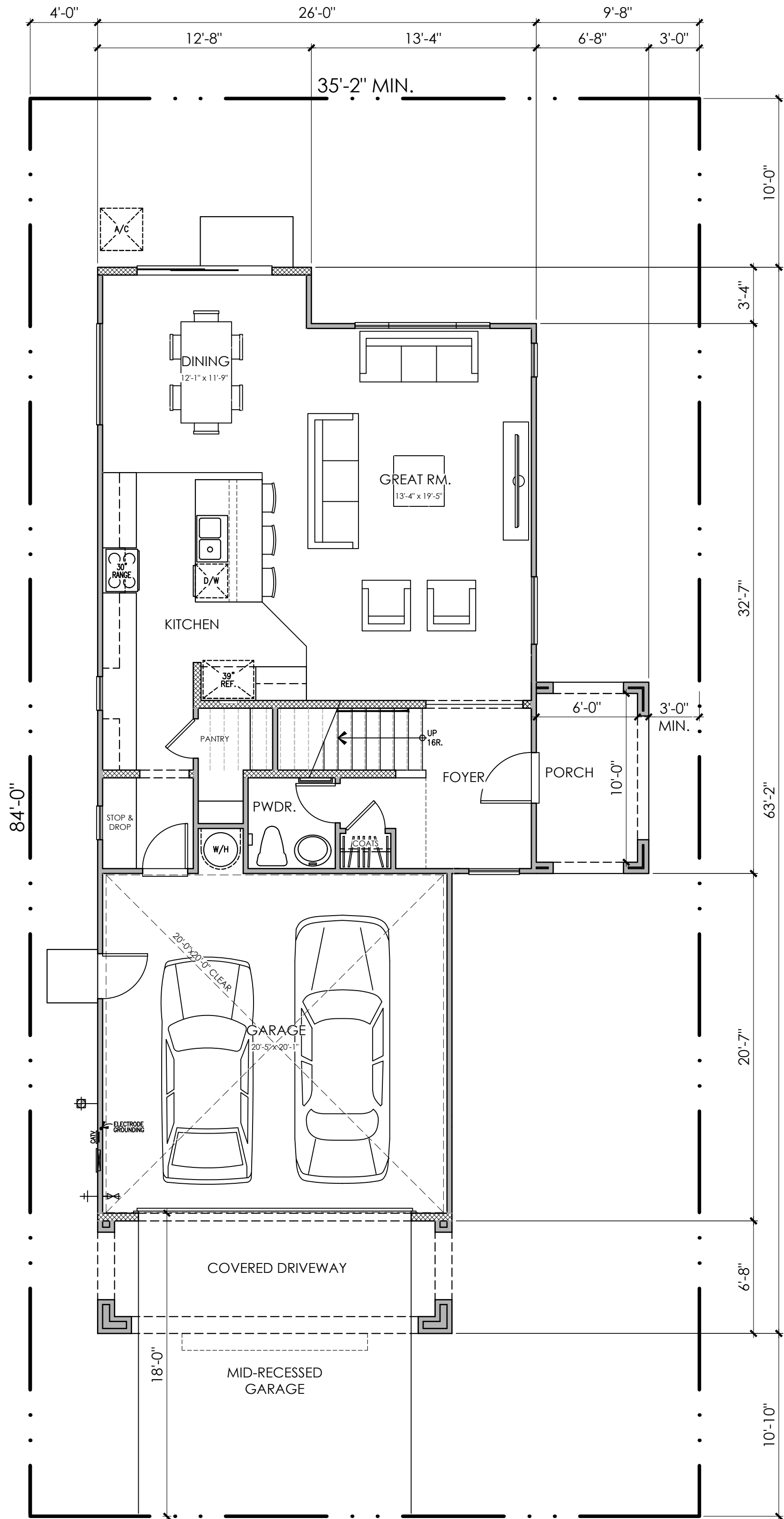




OPT. LOFT



SECOND FLOOR

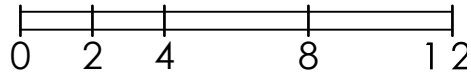


FIRST FLOOR

PLAN 1AY (2244)  
4 BEDROOM, 2.5 BATH, OPT. LOFT  
FLOOR PLAN

PLAN 1  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	882 SQ. FT.
SECOND FLOOR AREA	1,362 SQ. FT.
TOTAL DWELLING	2,244 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	439 SQ. FT.
PORCH "A"	101 SQ. FT.
PORCH "B"	101 SQ. FT.
PORCH "C"	101 SQ. FT.







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FRONT



RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- |              |                        |
|--------------|------------------------|
| FRONT DOOR:  | FIBERGLASS             |
| GARAGE DOOR: | METAL SECTIONAL        |
| ROOF:        | CONCRETE "S" TILE      |
| FASCIA:      | 2x6 WOOD               |
| BARGE:       | 2x6 WOOD               |
| WALL:        | STUCCO                 |
| WINDOWS:     | VINYL W/ GRIDS         |
| WINDOW BOX:  | SIMULATED WOOD         |
| SHUTTERS:    | SIMULATED WOOD         |
| TRIM:        | STUCCO OVER RIGID FOAM |



REAR

COLOR SCHEME 1  
PLAN 1AY (2244)  
ADAPTIVE SPANISH ENHANCED ELEVATIONS - UNIT 29,30,57 & 66

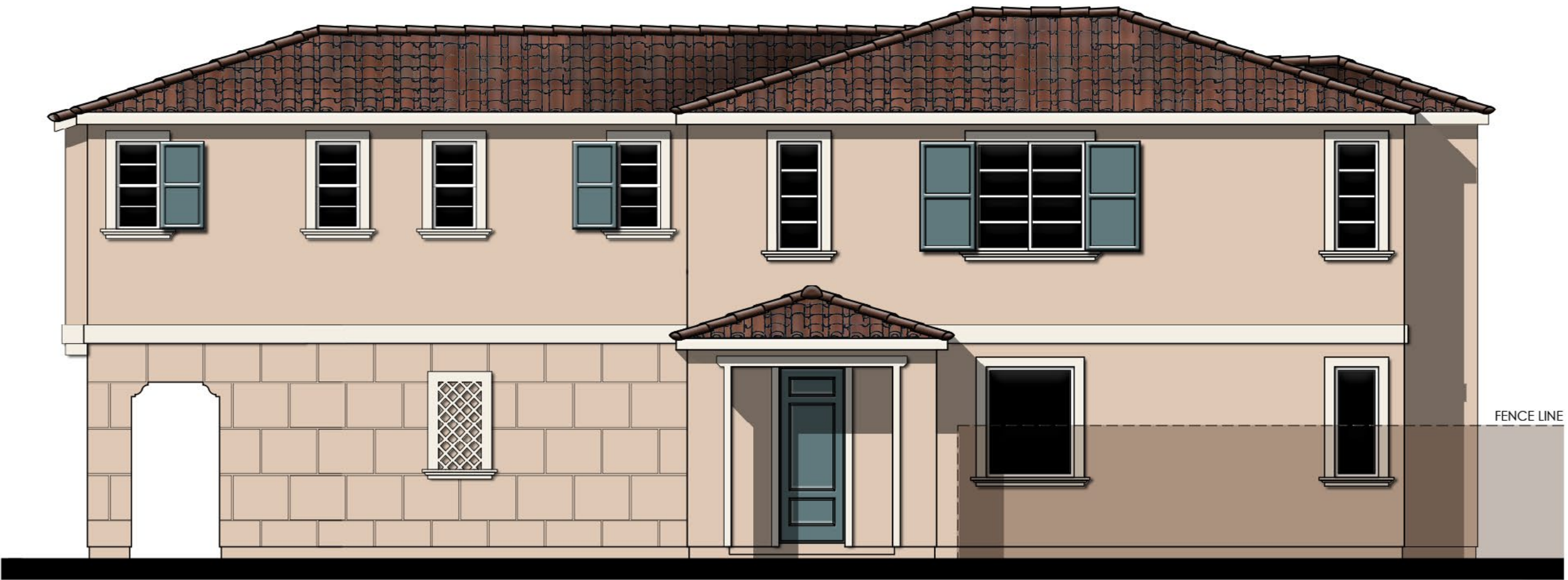






© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- |              |                        |
|--------------|------------------------|
| FRONT DOOR:  | FIBERGLASS             |
| GARAGE DOOR: | METAL SECTIONAL        |
| ROOF:        | CONCRETE "S" TILE      |
| FASCIA:      | 2x6 WOOD               |
| BARGE:       | 2x6 WOOD               |
| WALL:        | STUCCO/ REGLET DETAIL  |
| WINDOWS:     | VINYL W/ GRIDS         |
| SHUTTERS:    | SIMULATED WOOD         |
| TRIM:        | STUCCO OVER RIGID FOAM |



REAR

COLOR SCHEME 4  
**PLAN 1BY (2244)**  
ADAPTIVE ITALIAN ENHANCED ELEVATIONS - UNIT 6,15,49 & 50







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FRONT



RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

- |              |                                      |
|--------------|--------------------------------------|
| FRONT DOOR:  | FIBERGLASS                           |
| GARAGE DOOR: | METAL SECTIONAL                      |
| ROOF:        | CONCRETE FLAT TILE                   |
| FASCIA:      | 2x6 WOOD                             |
| BARGE:       | 2x6 WOOD                             |
| GABLE END:   | DECORATIVE VENT                      |
| WALL:        | STUCCO/ LAP SIDING/ BOARD AND BATTEN |
|              | EXPANSION JOINT DETAIL               |
| POT SHELF    | SIMULATED WOOD                       |
| TRIM:        | STUCCO OVER RIGID FOAM               |
| PORCH:       | WOOD POST AND BEAM                   |



REAR

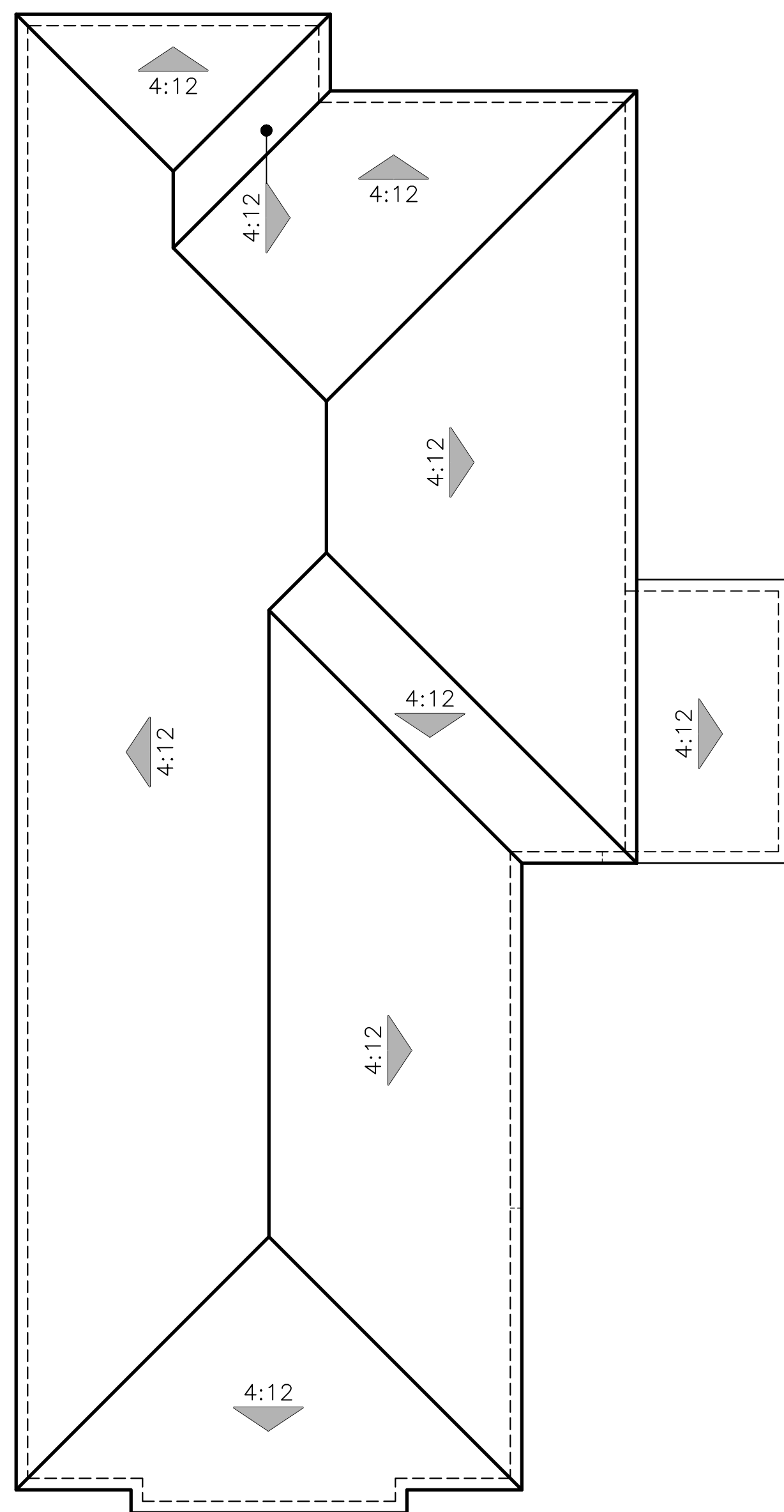
COLOR SCHEME 7

PLAN 1CY (2244)

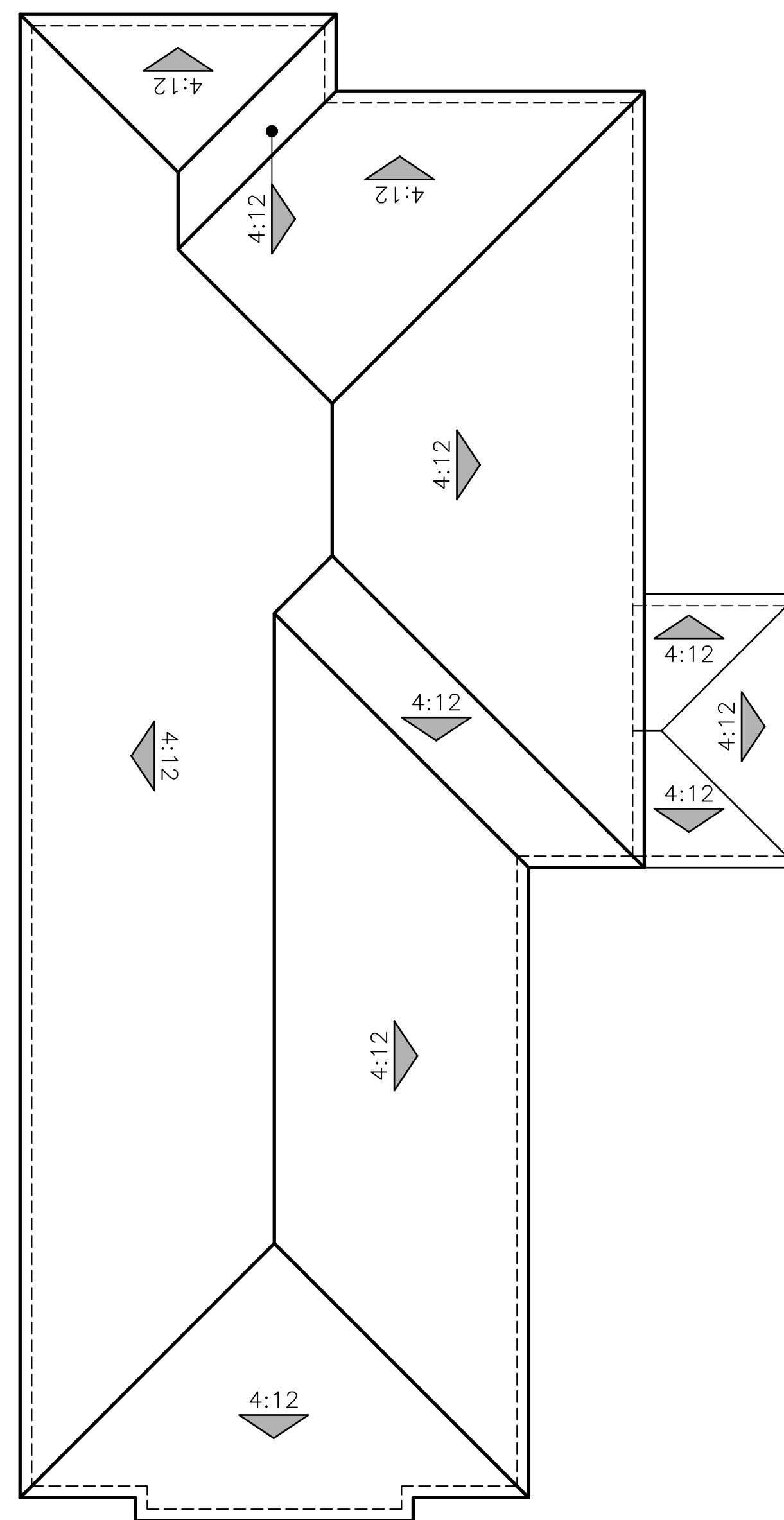
ADAPTIVE FARMHOUSE ENHANCED ELEVATIONS - UNIT 3,16,39,40,67 & 76



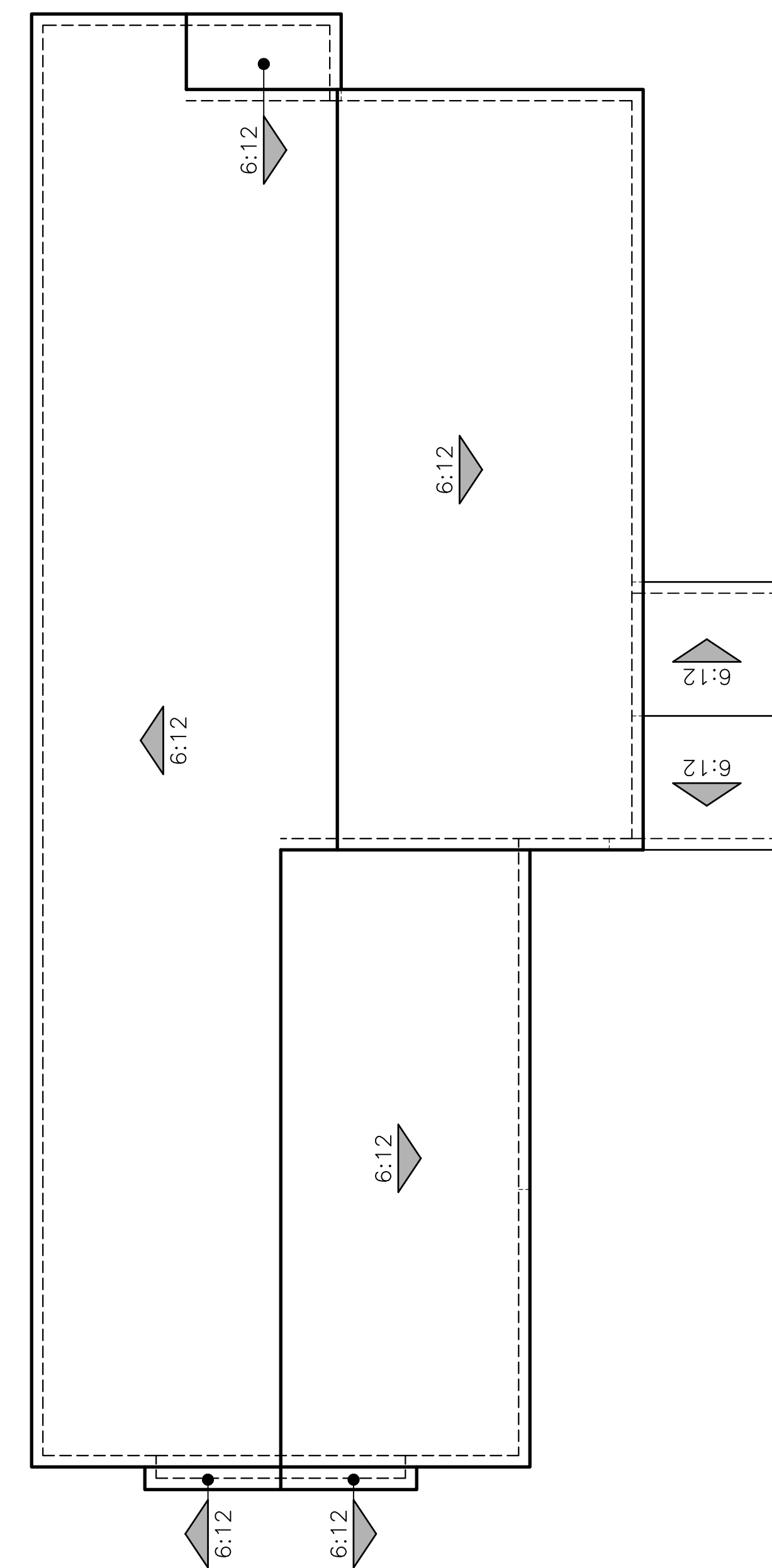




A - ADAPTIVE SPANISH

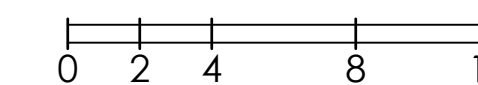


B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 1Y (2244)  
ROOF PLANS



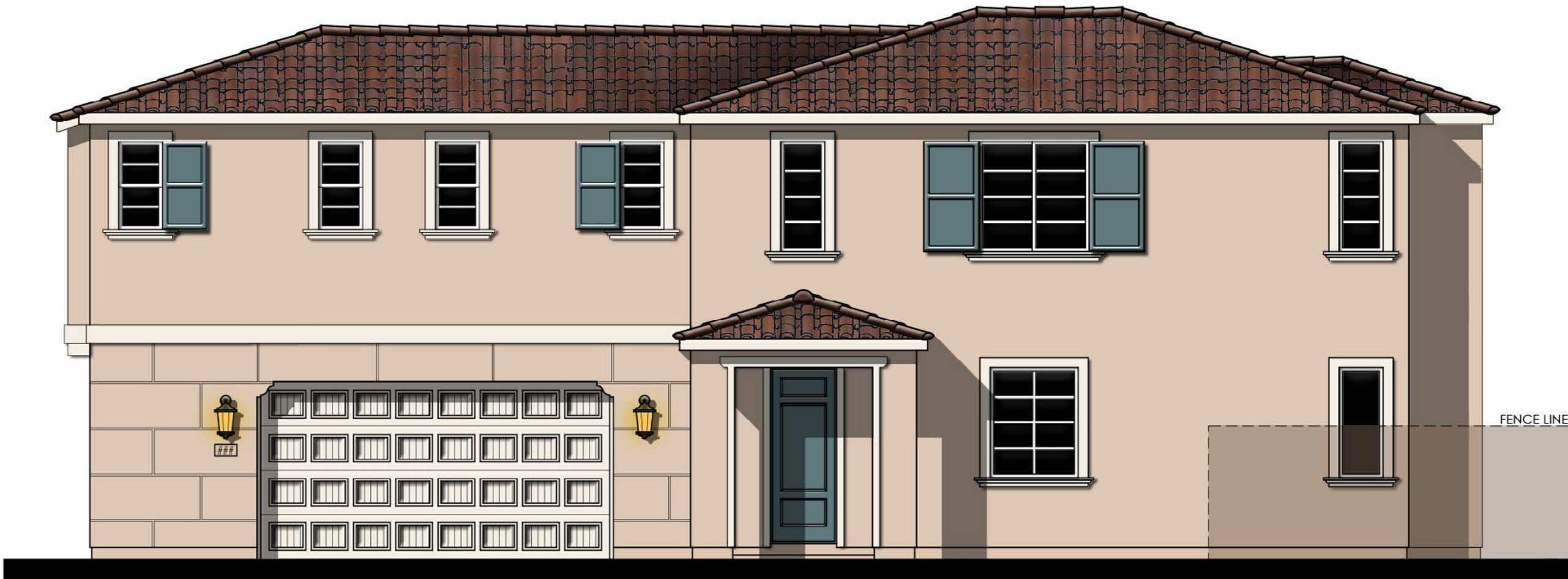




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Refer to landscape drawings for wall, tree, and shrub locations

A - ADAPTIVE SPANISH



© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

B - ADAPTIVE ITALIAN



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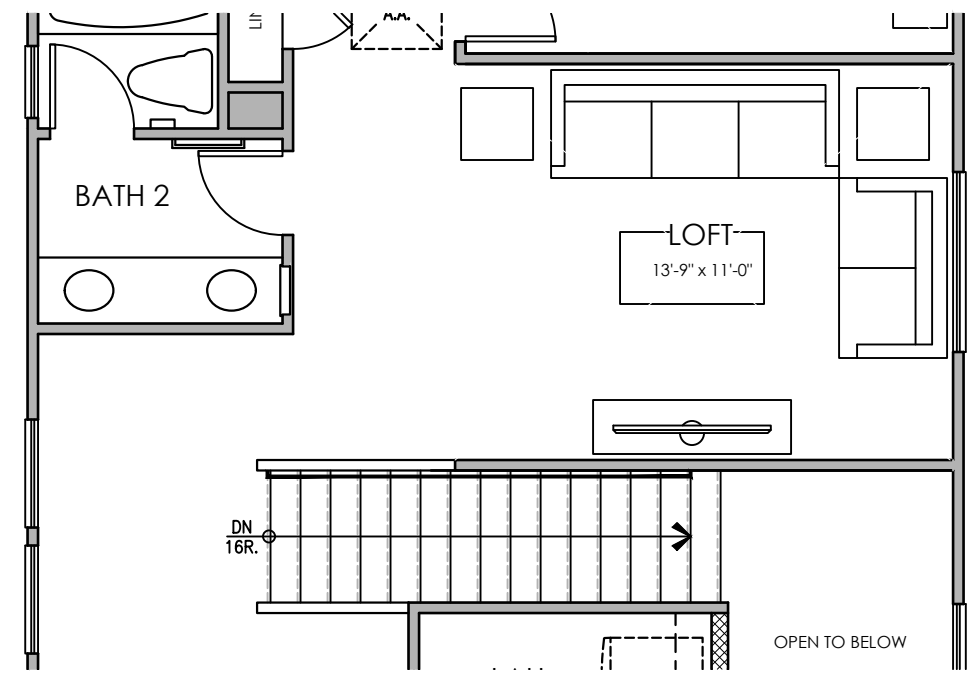
Refer to landscape drawings for wall, tree, and shrub locations

C - ADAPTIVE FARMHOUSE

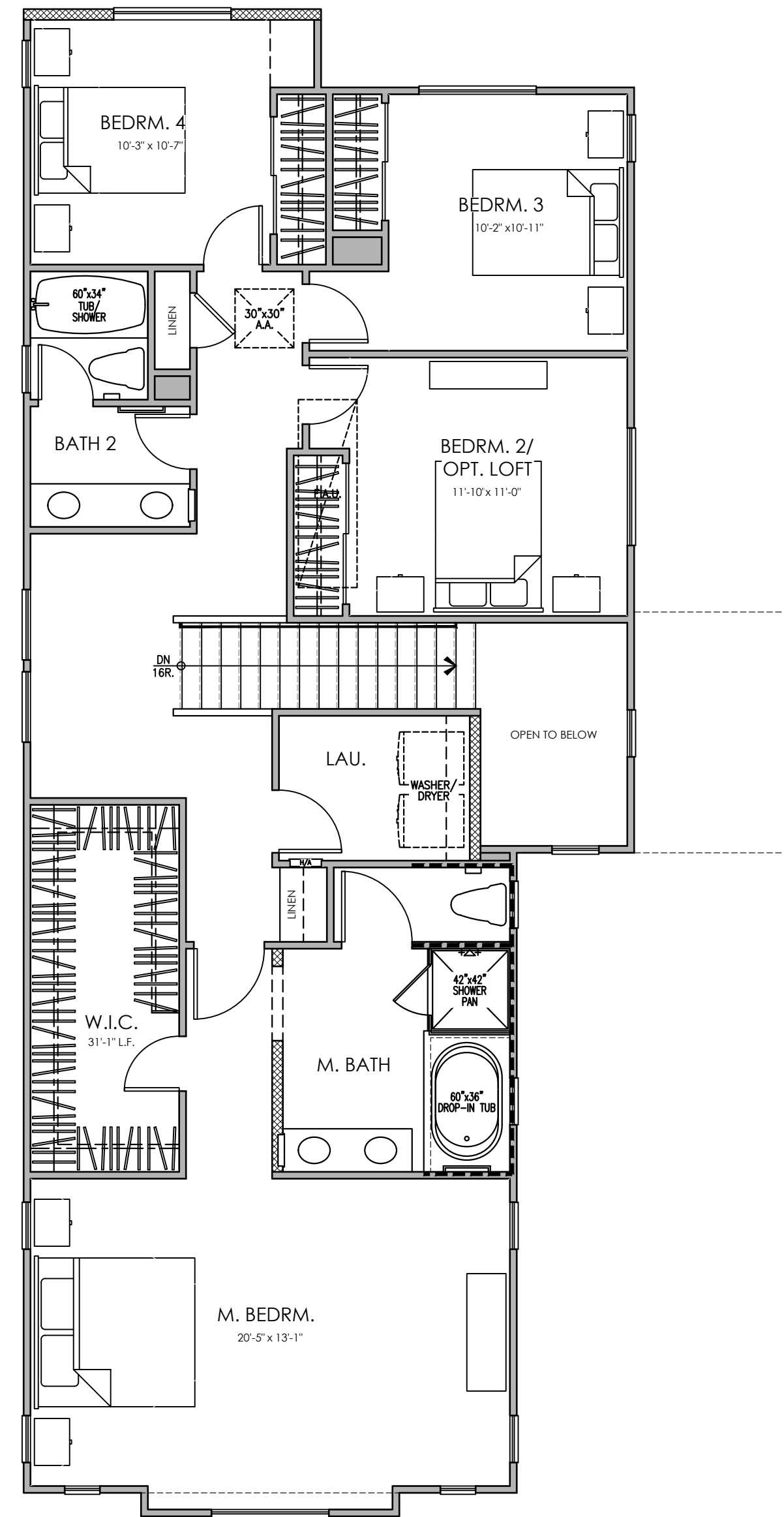
PLAN 1Z (2244) - SIDE-ENTRY GARAGE  
FRONT ELEVATIONS

0 2 4 8 12

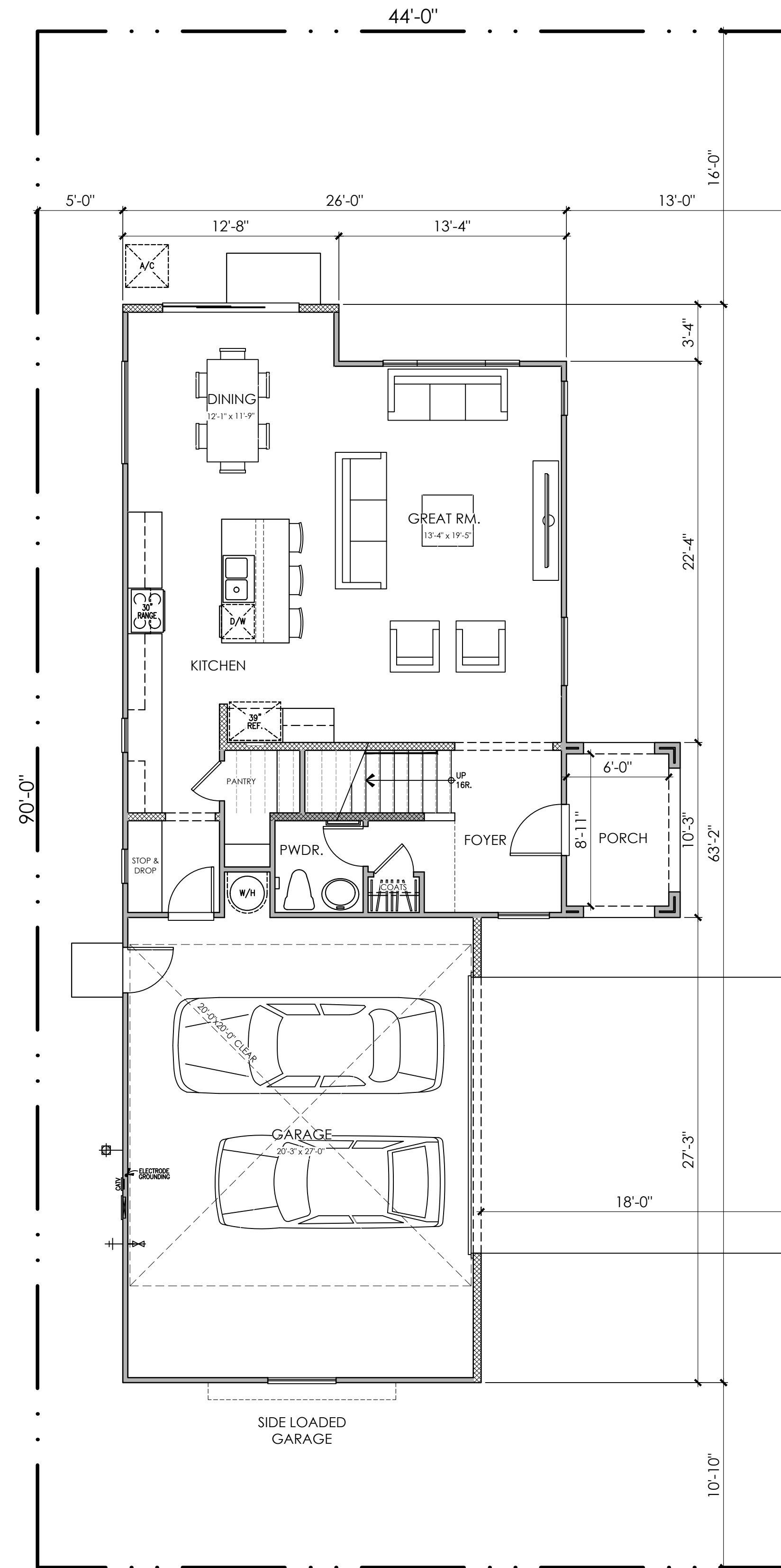




OPT. LOFT



SECOND FLOOR

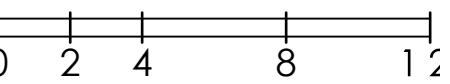


FIRST FLOOR

## PLAN 1AZ (2244) - SIDE-ENTRY GARAGE

4 BEDROOM, 2.5 BATH, OPT. LOFT  
FLOOR PLAN

PLAN 1 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	882 SQ. FT.
SECOND FLOOR AREA	1,362 SQ. FT.
TOTAL DWELLING	2,244 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	579 SQ. FT.
PORCH "A"	68 SQ. FT.
PORCH "B"	68 SQ. FT.
PORCH "C"	68 SQ. FT.







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FRONT



RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE "S" TILE
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - WINDOW BOX: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

# PLAN 1AZ (2244) - SIDE-ENTRY GARAGE

ADAPTIVE SPANISH ENHANCED ELEVATIONS - UNIT 5,21,24 & 55

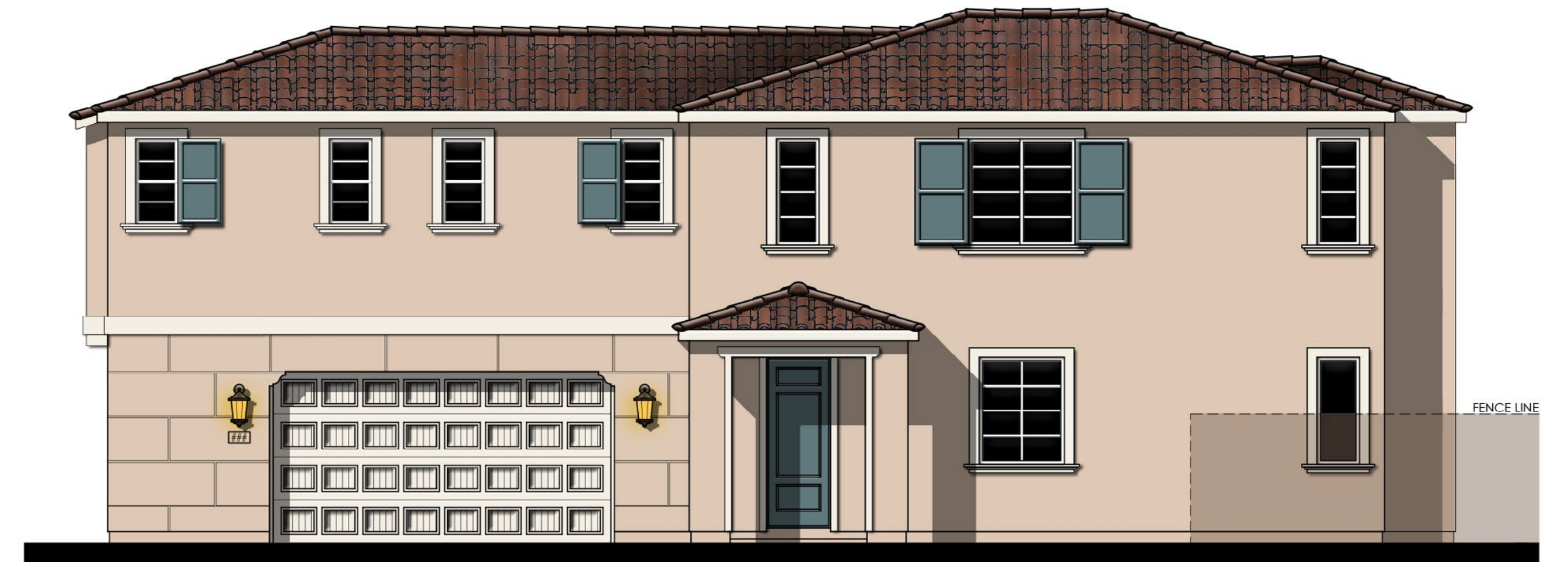






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FRONT

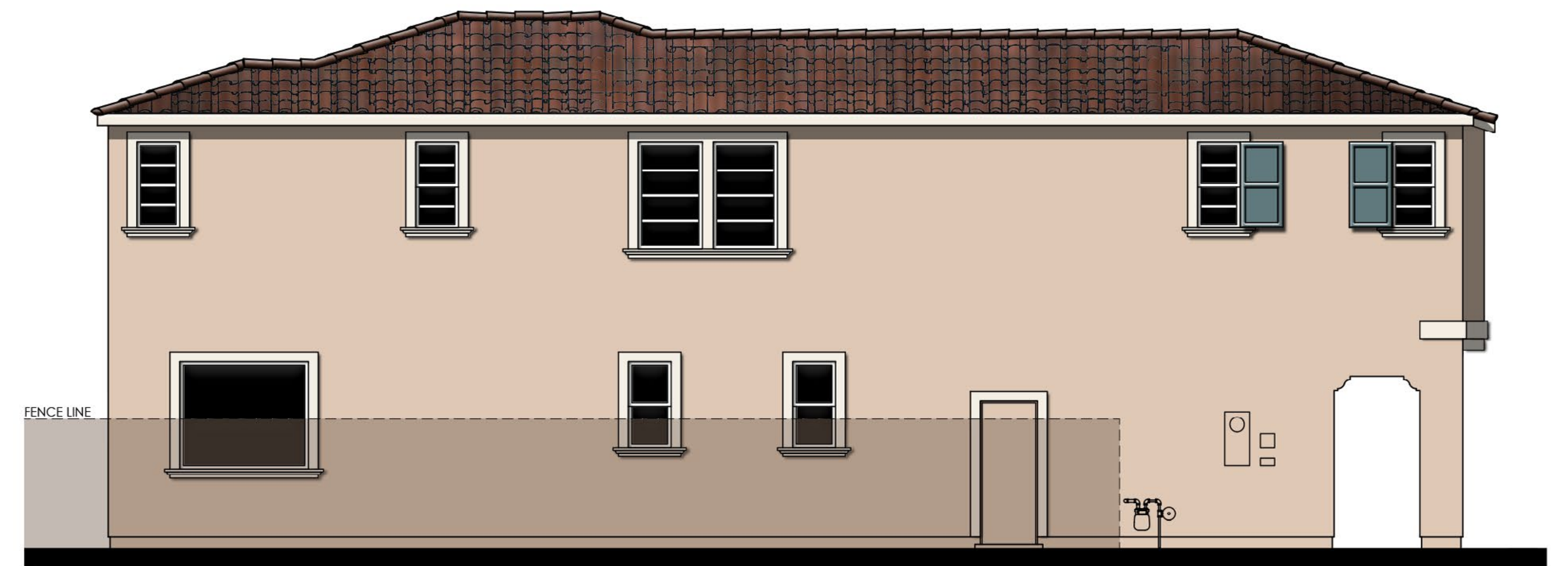


RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- |              |                        |
|--------------|------------------------|
| FRONT DOOR:  | FIBERGLASS             |
| GARAGE DOOR: | METAL SECTIONAL        |
| ROOF:        | CONCRETE "S" TILE      |
| FASCIA:      | 2x6 WOOD               |
| BARGE:       | 2x6 WOOD               |
| WALL:        | STUCCO/ REGLET DETAIL  |
| WINDOWS:     | VINYL W/ GRIDS         |
| SHUTTERS:    | SIMULATED WOOD         |
| TRIM:        | STUCCO OVER RIGID FOAM |



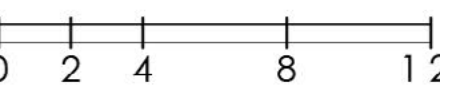
REAR



LEFT

COLOR SCHEME 4

PLAN 1BZ (2244) - SIDE-ENTRY GARAGE  
ADAPTIVE ITALIAN ENHANCED ELEVATIONS - UNIT 22,56 & 77







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FRONT



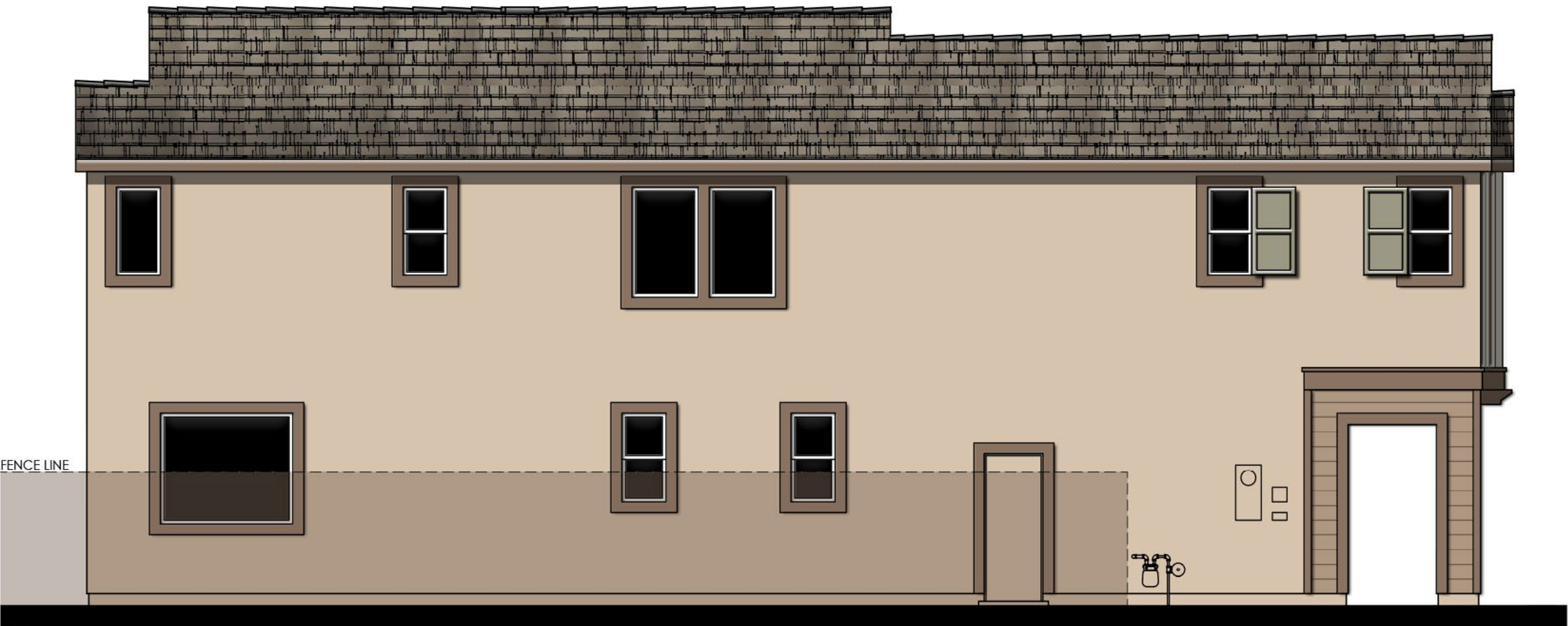
RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- |              |                                      |
|--------------|--------------------------------------|
| FRONT DOOR:  | FIBERGLASS                           |
| GARAGE DOOR: | METAL SECTIONAL                      |
| ROOF:        | CONCRETE FLAT TILE                   |
| FASCIA:      | 2x6 WOOD                             |
| BARGE:       | 2x6 WOOD                             |
| GABLE END:   | DECORATIVE VENT                      |
| WALL:        | STUCCO/ LAP SIDING/ BOARD AND BATTEN |
|              | EXPANSION JOINT DETAIL               |
| POT SHELF    | SIMULATED WOOD                       |
| TRIM:        | STUCCO OVER RIGID FOAM               |
| PORCH:       | WOOD POST AND BEAM                   |



REAR



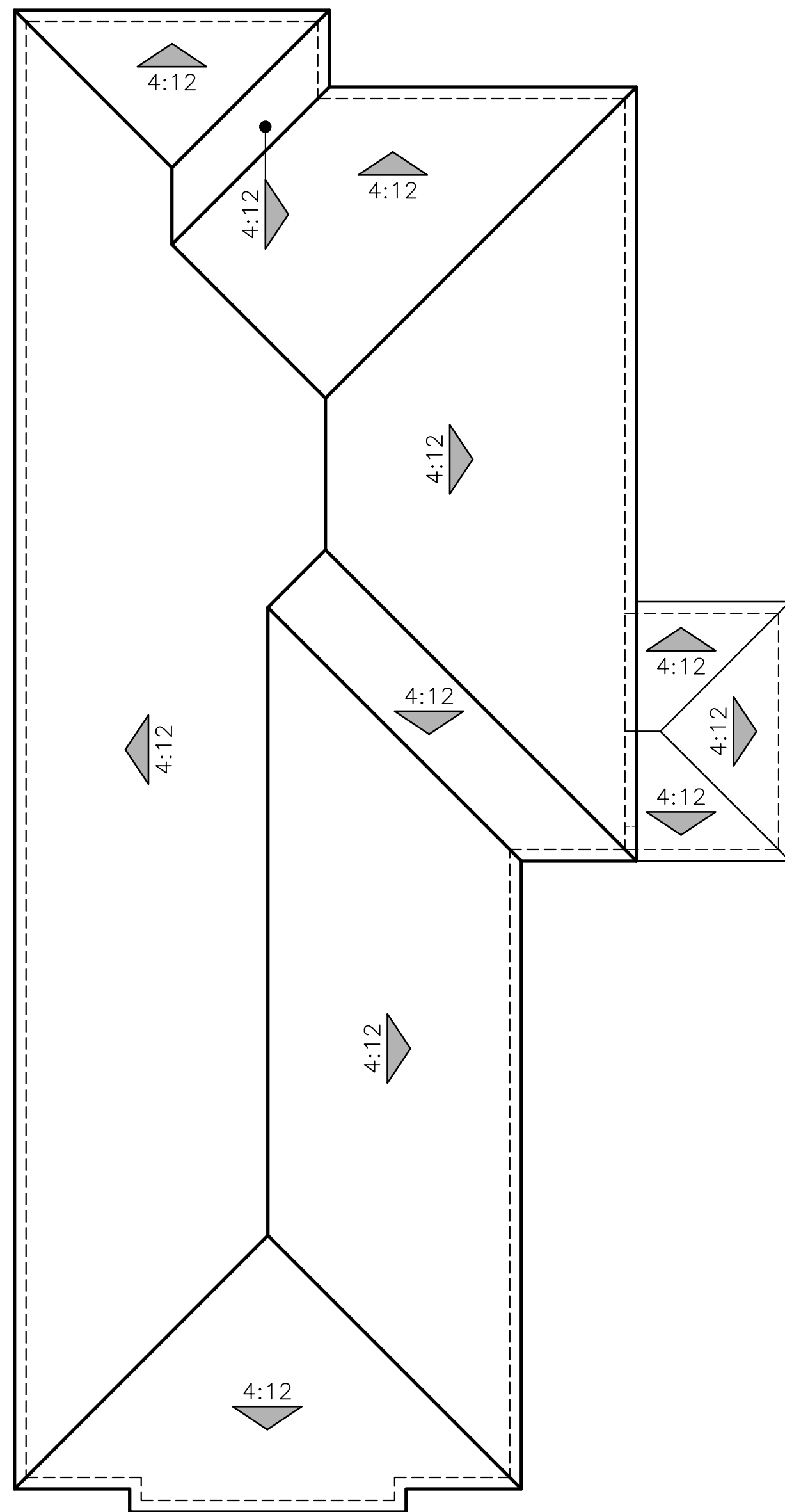
LEFT

COLOR SCHEME 7

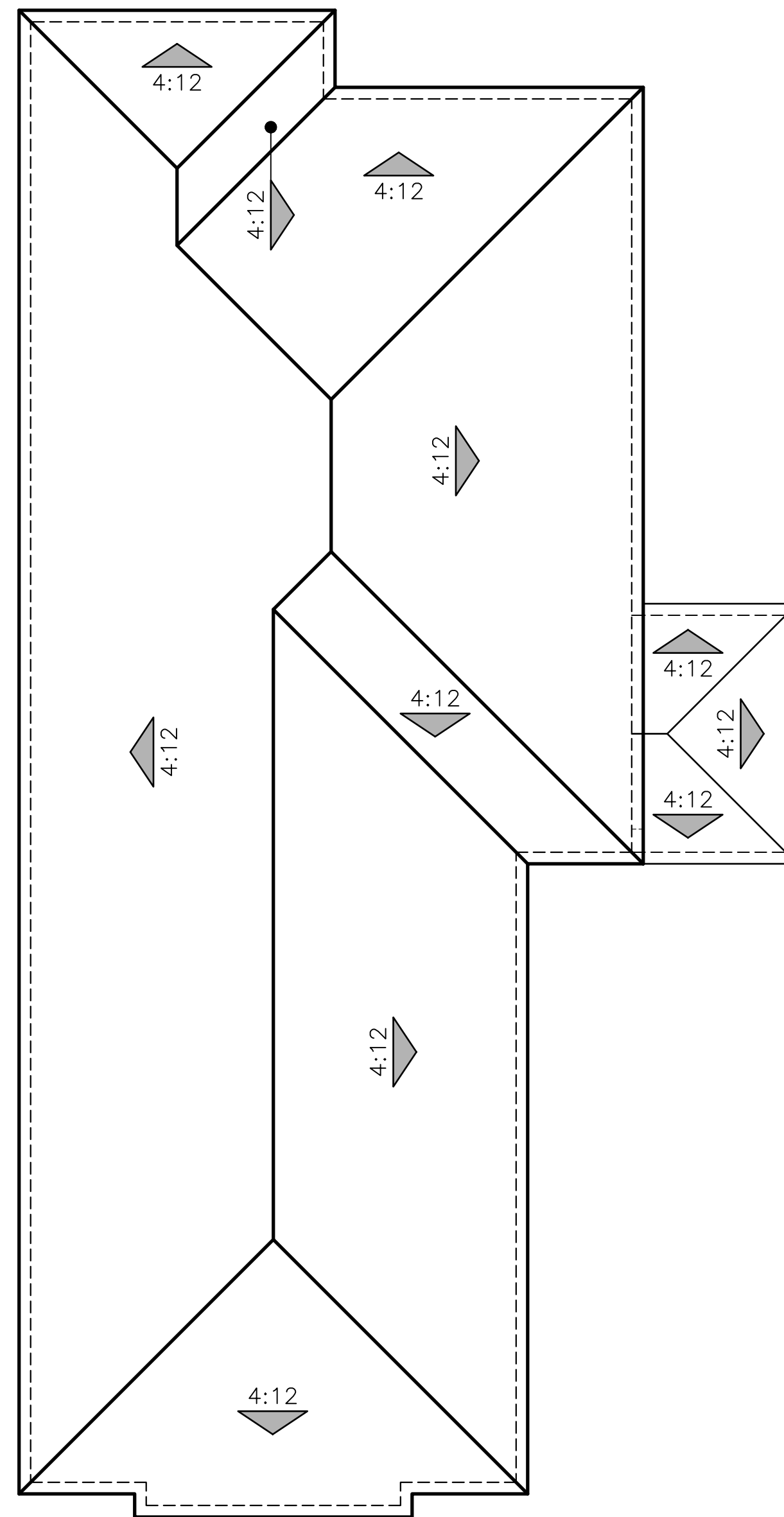
PLAN 1CZ (2244) - SIDE-ENTRY GARAGE  
ADAPTIVE FARMHOUSE ENHANCED ELEVATIONS - UNIT 2 & 23



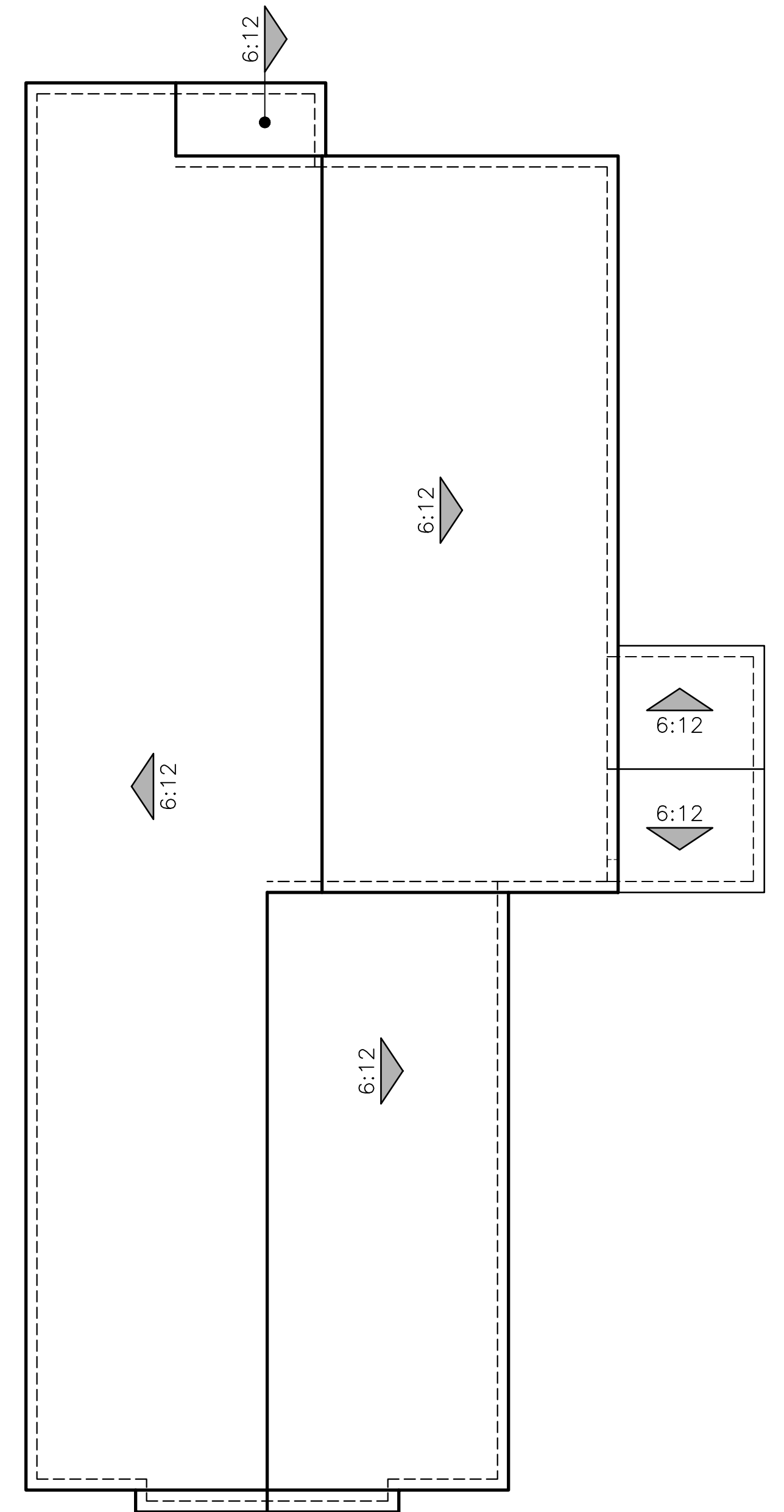




A - ADAPTIVE SPANISH

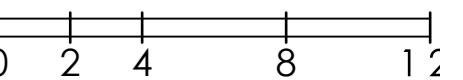


B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 1Z (2244) - SIDE-ENTRY GARAGE  
ROOF PLANS







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A - ADAPTIVE SPANISH



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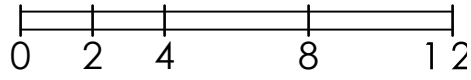
B - ADAPTIVE ITALIAN



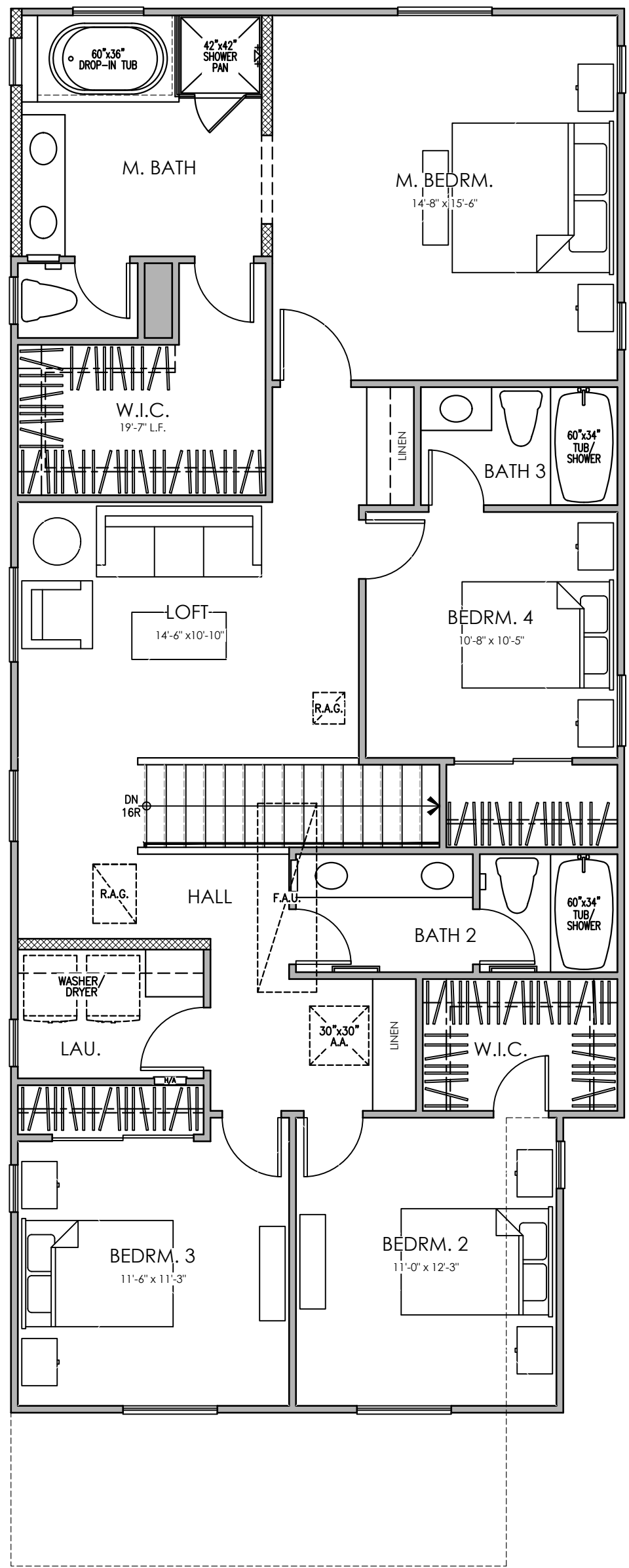
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C - ADAPTIVE FARMHOUSE

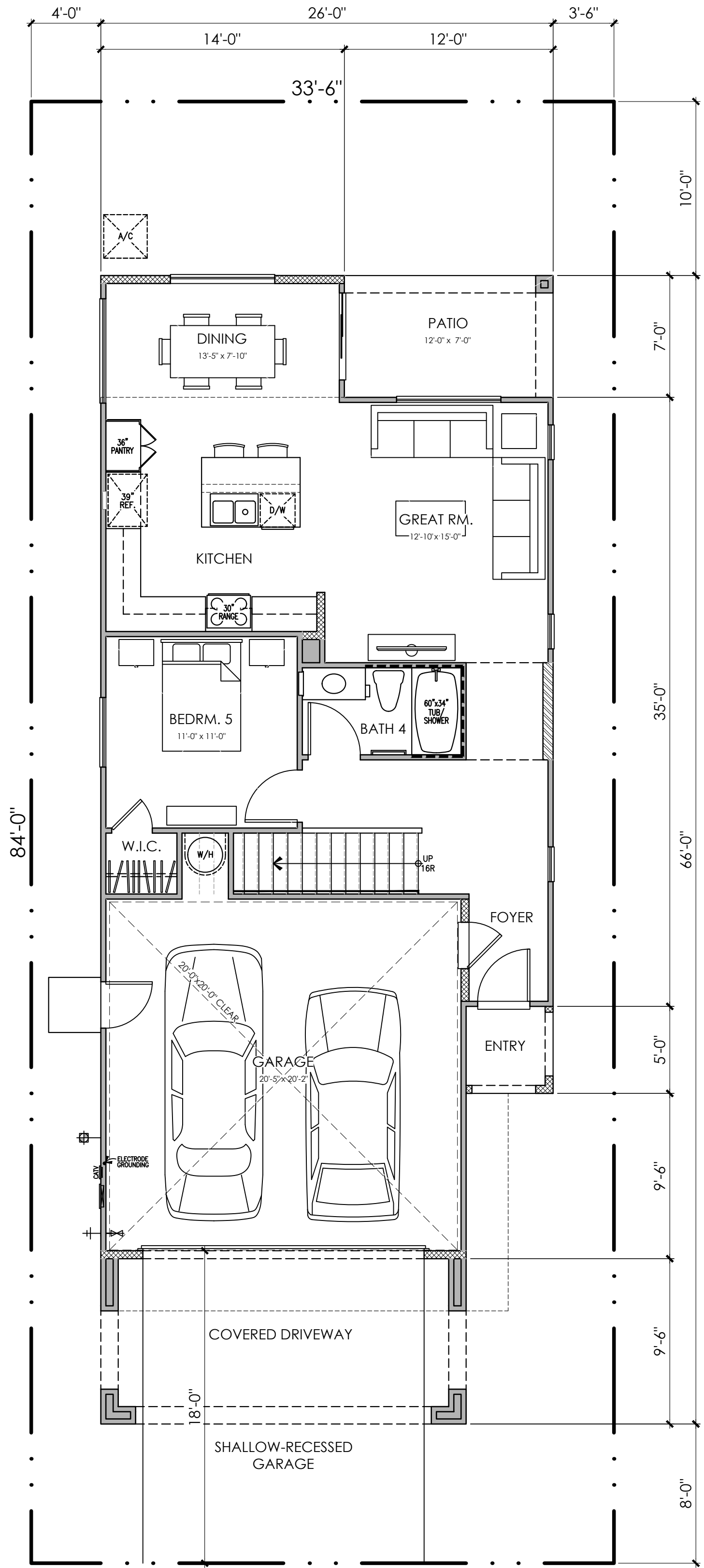
PLAN 2 (2341)  
FRONT ELEVATIONS







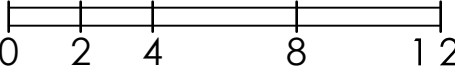
SECOND FLOOR



FIRST FLOOR

PLAN 2A (2341)  
5 BEDROOM, 4 BATH, LOFT  
FLOOR PLAN

PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	870 SQ. FT.
SECOND FLOOR AREA	1,471 SQ. FT.
TOTAL DWELLING	2,341 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	442 SQ. FT.
PATIO "A"	84 SQ. FT.
PORCH "B"	25 SQ. FT.
PORCH "C"	25 SQ. FT.

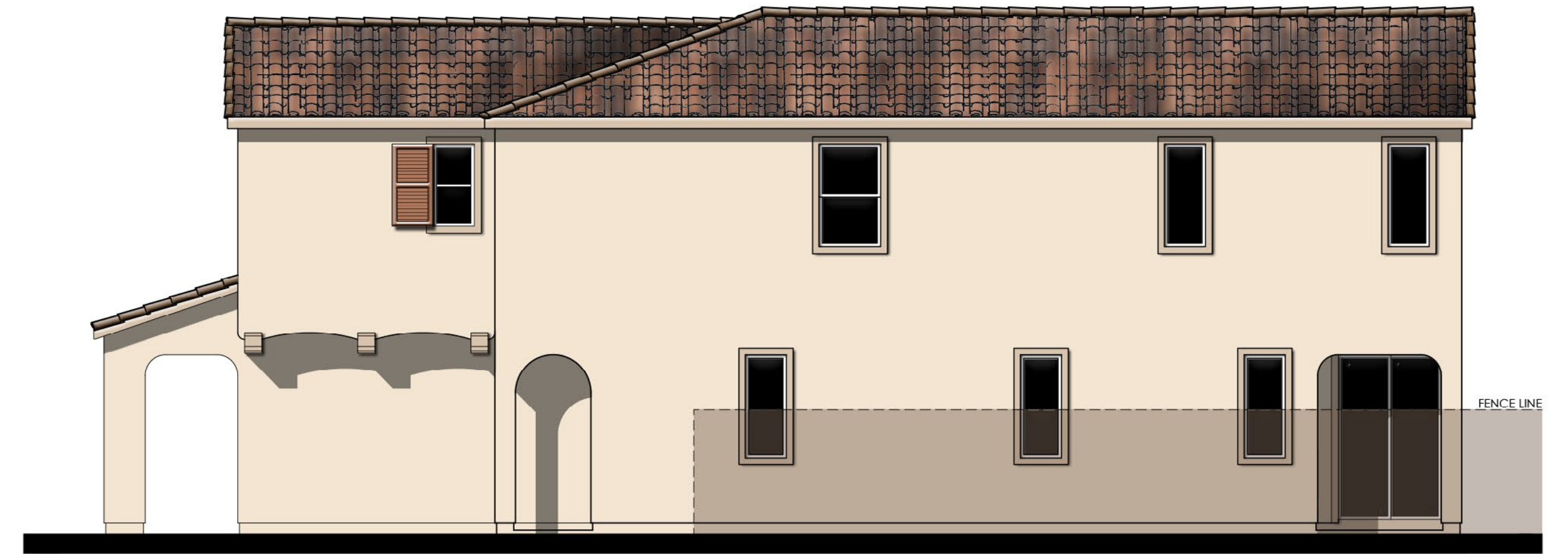






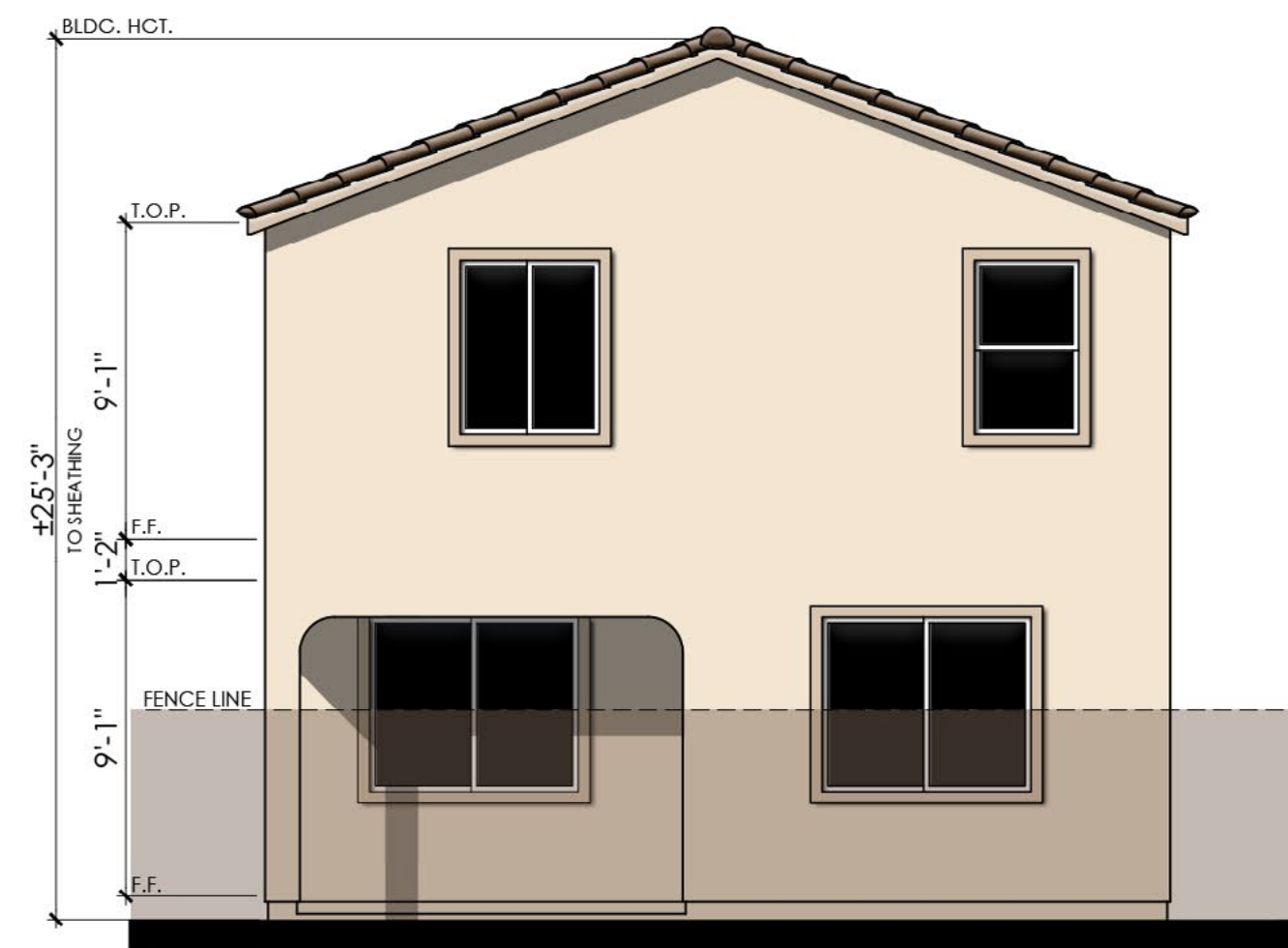
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FRONT



RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)  
FRONT DOOR: FIBERGLASS  
GARAGE DOOR: METAL SECTIONAL  
ROOF: CONCRETE "S" TILE  
FASCIA: 2x6 WOOD  
BARGE: 2x6 WOOD  
WALL: STUCCO  
WINDOWS: VINYL W/ GRIDS  
WINDOW BOX: SIMULATED WOOD  
SHUTTERS: SIMULATED WOOD  
TRIM: STUCCO OVER RIGID FOAM



REAR



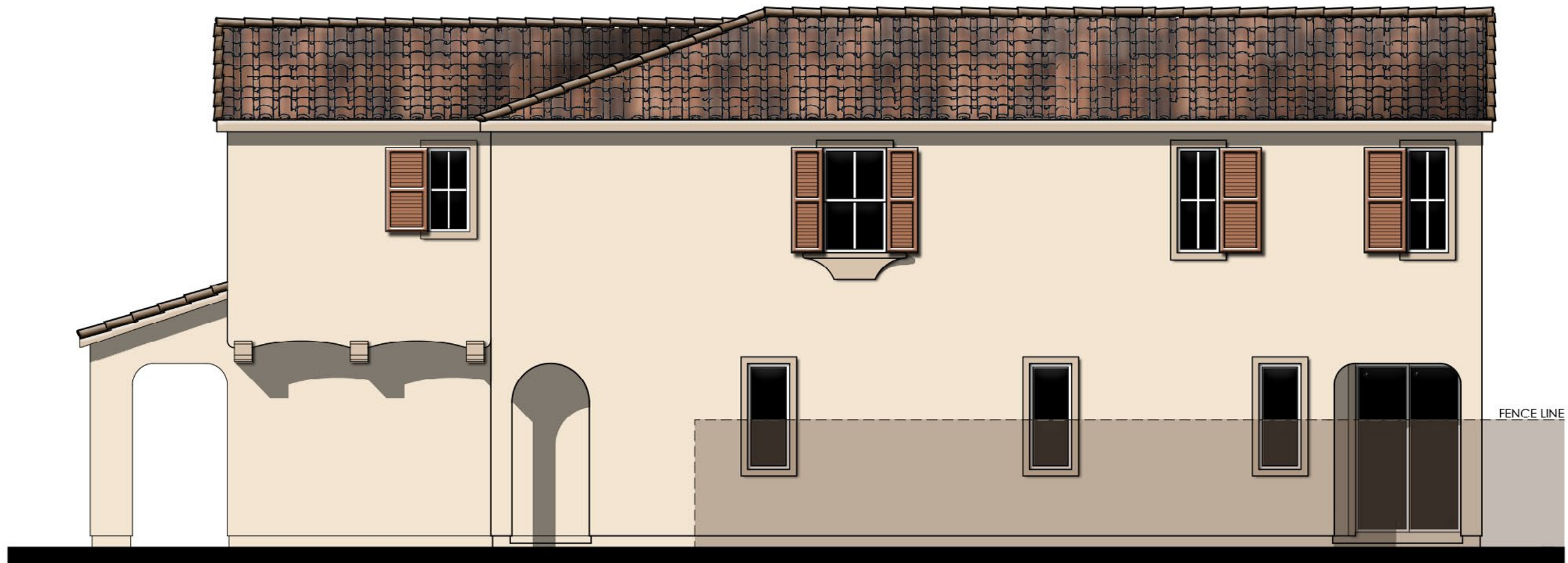
LEFT

COLOR SCHEME 2  
PLAN 2A (2341)  
ADAPTIVE SPANISH ELEVATIONS

*PRESERVE BLOCK 1* - LICENSED  
CHINO, CA

0 2 4 8 12



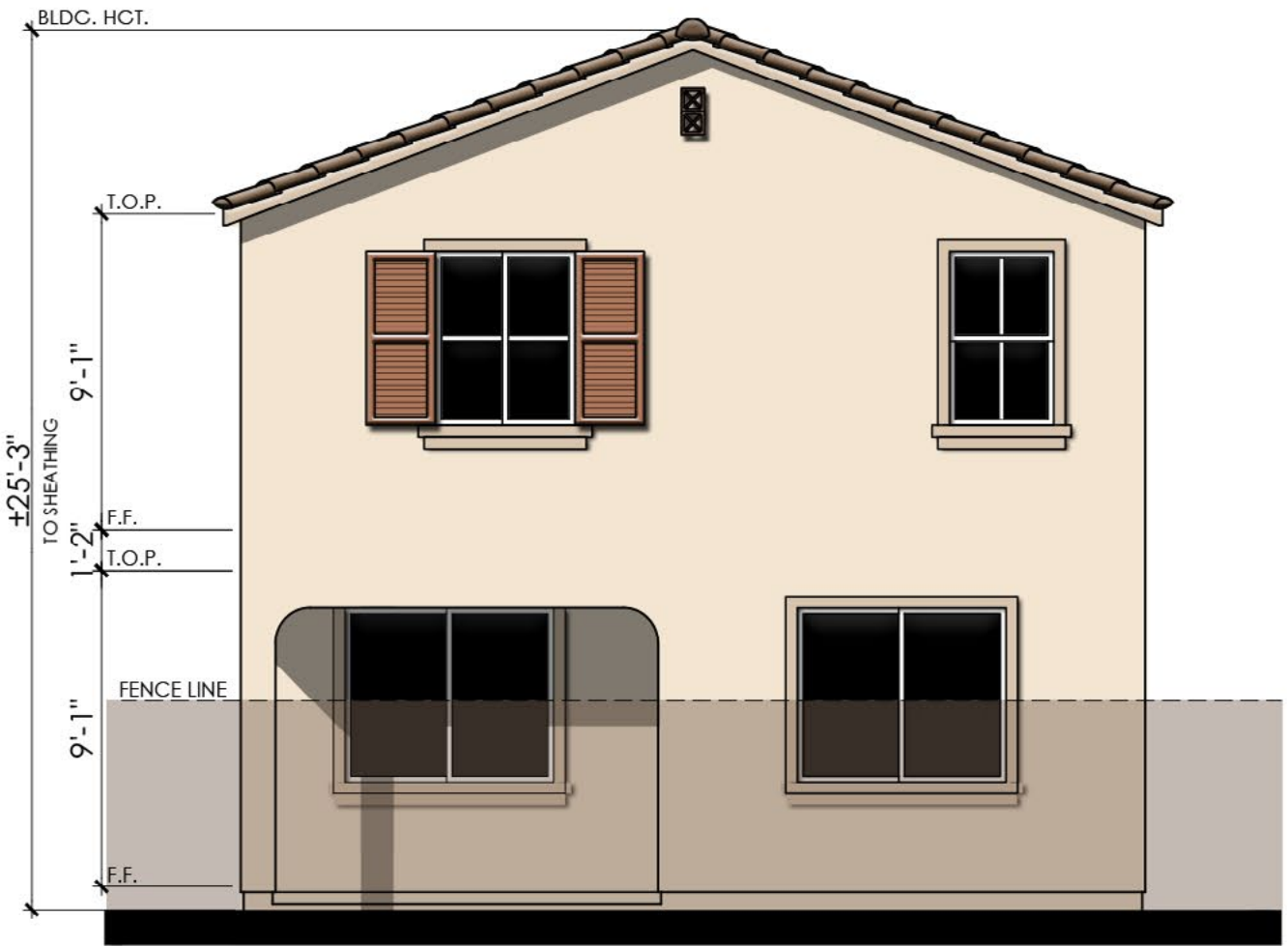


OCCUR IN UNIT 1 ONLY

RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



OCCUR IN UNIT 1, 60 & 75

REAR

COLOR SCHEME 2

**PLAN 2A (2341)**

ADAPTIVE SPANISH ENHANCED ELEVATIONS - UNIT 1, 60 & 75







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FRONT



RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 5  
**PLAN 2B (2341)**  
ADAPTIVE ITALIAN ELEVATIONS

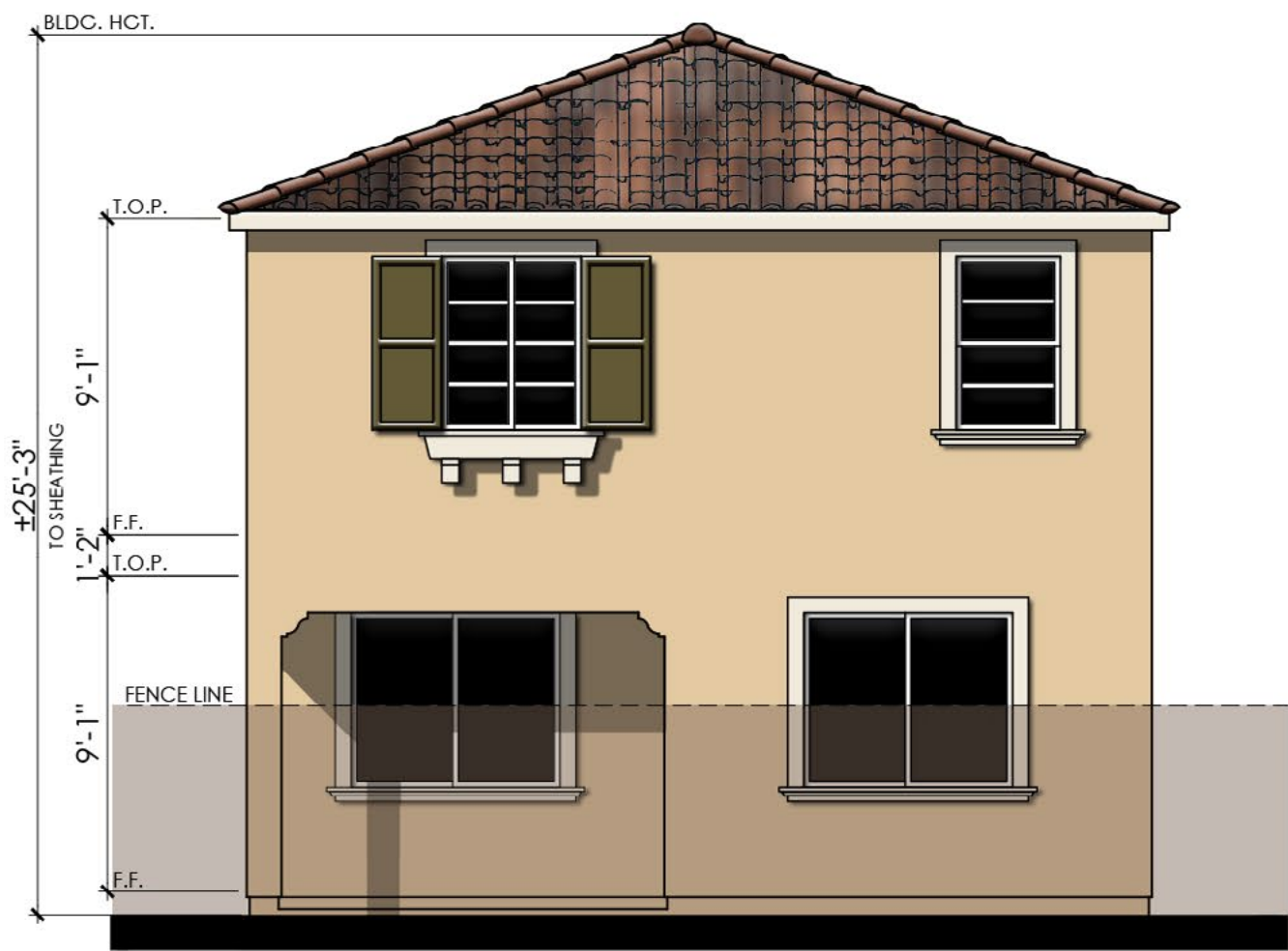
*PRESERVE BLOCK 1* - LICENSED  
CHINO, CA

0 2 4 8 12



**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

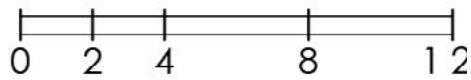


REAR

COLOR SCHEME 5

**PLAN 2B (2341)**

ADAPTIVE ITALIAN ENHANCED ELEVATIONS - UNIT 4 & 58







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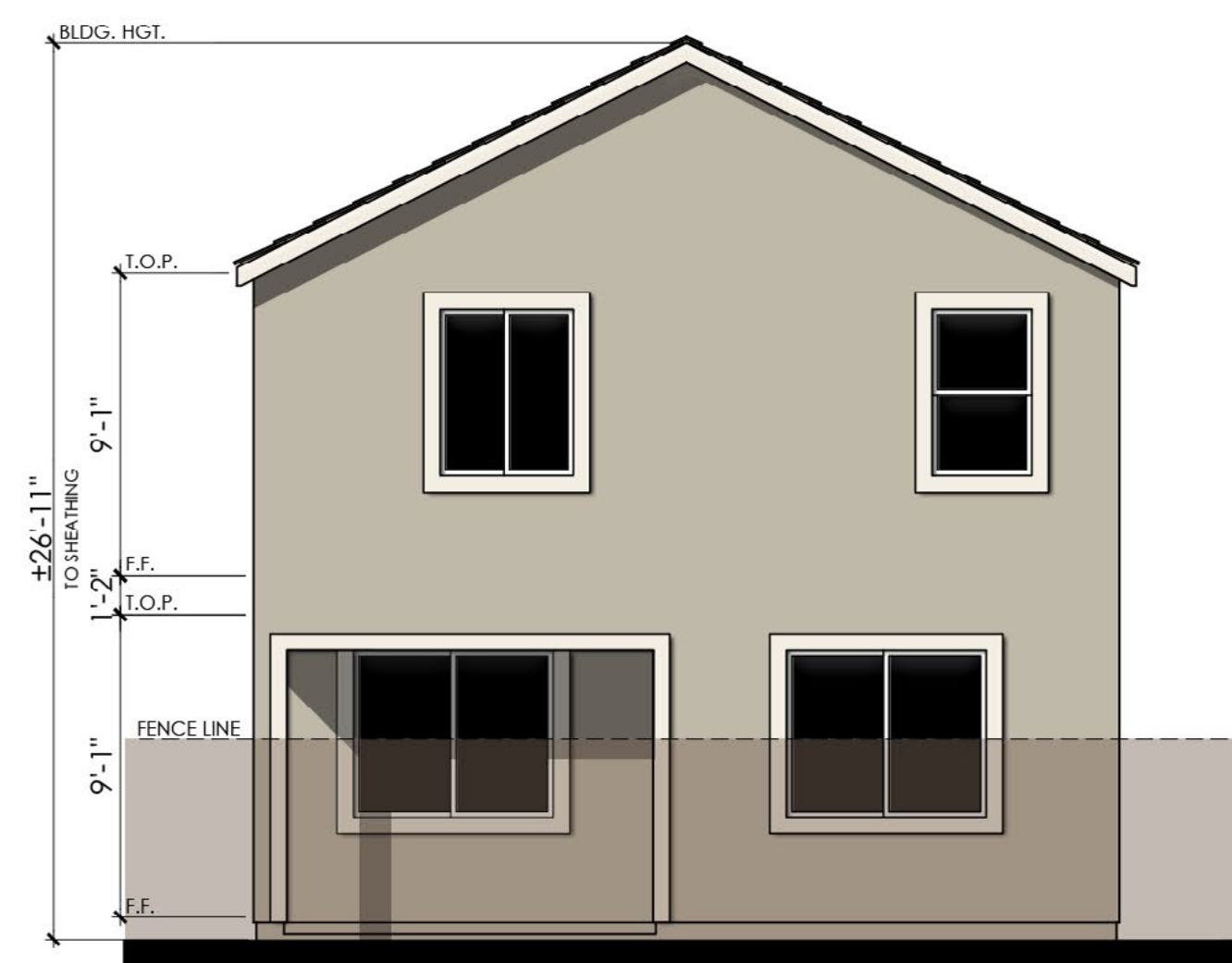
FRONT



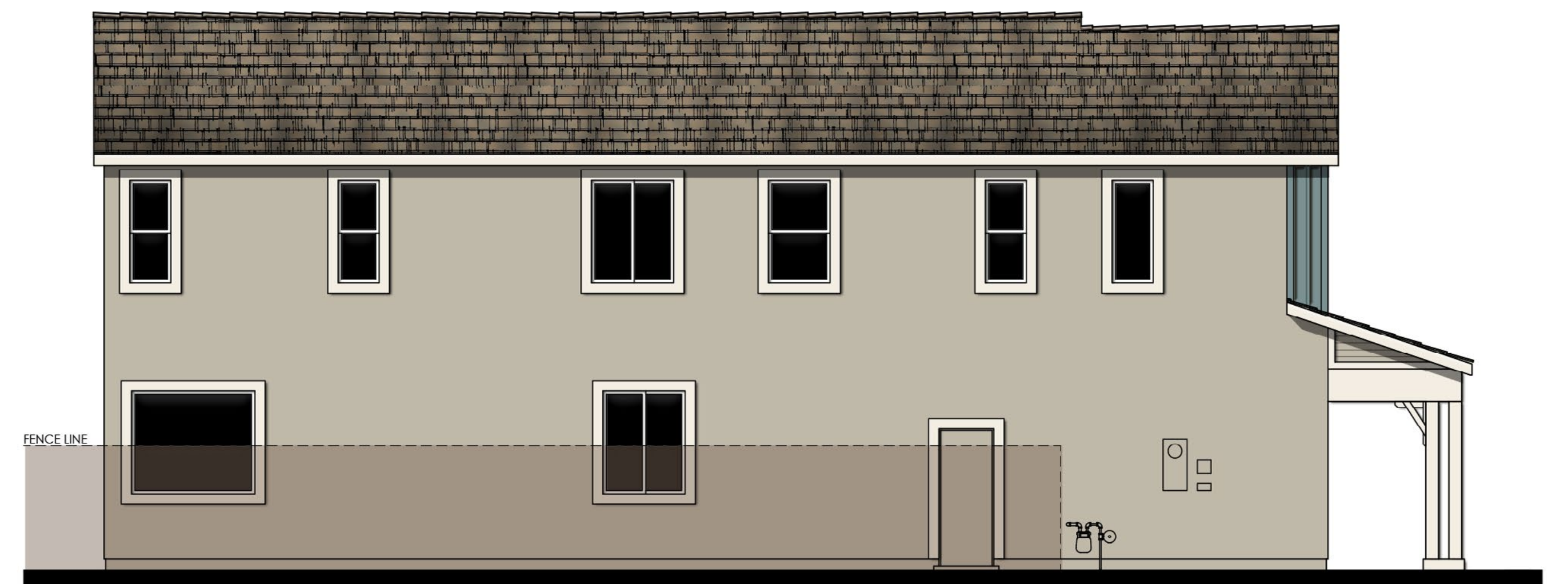
RIGHT

#### MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN
	EXPANSION JOINT DETAIL
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (2341)

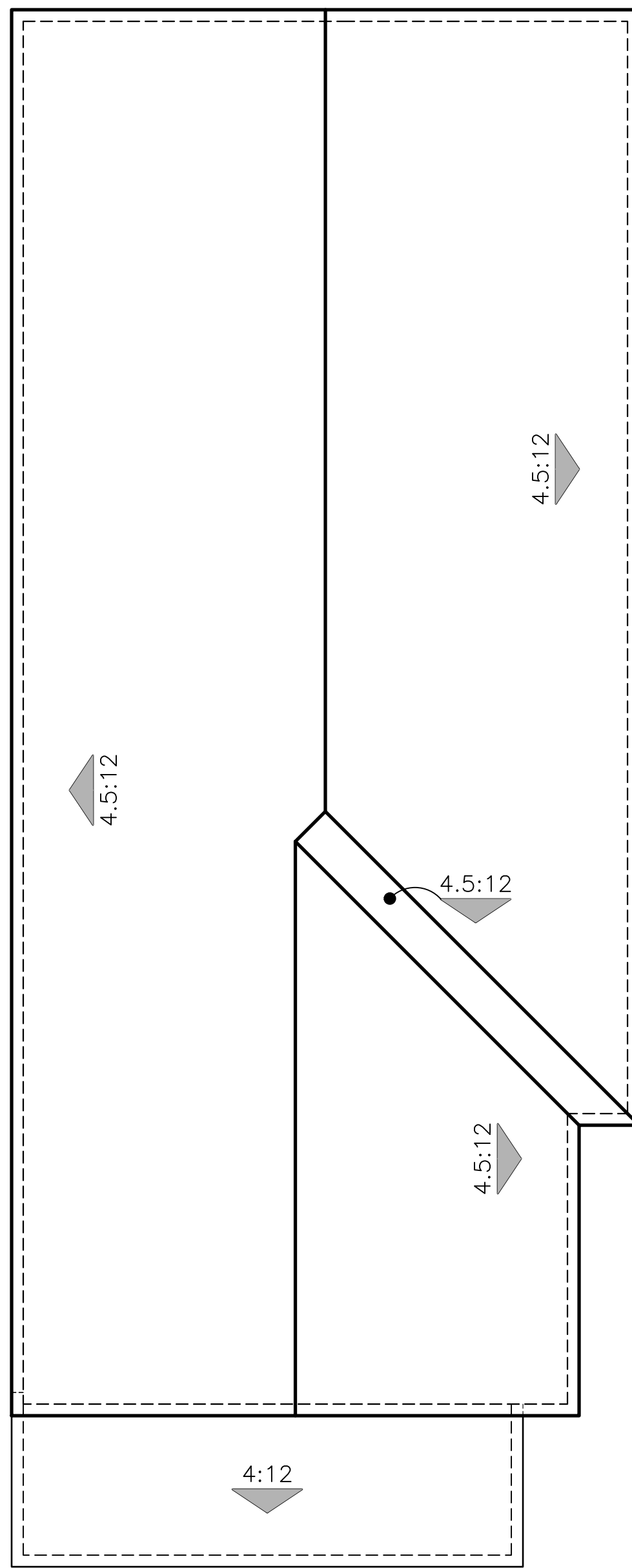
ADAPTIVE FARMHOUSE ELEVATIONS

*PRESERVE BLOCK 1* - LICENSED

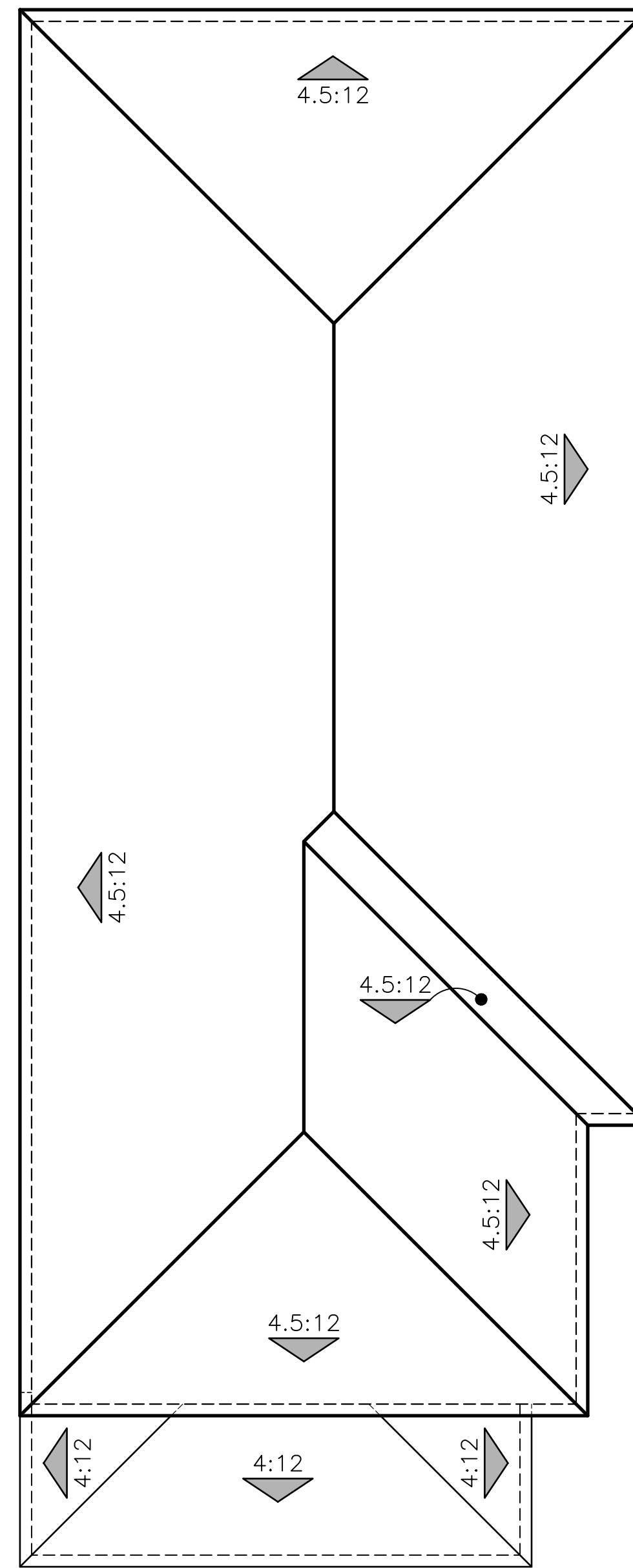
CHINO, CA

0 2 4 8 12

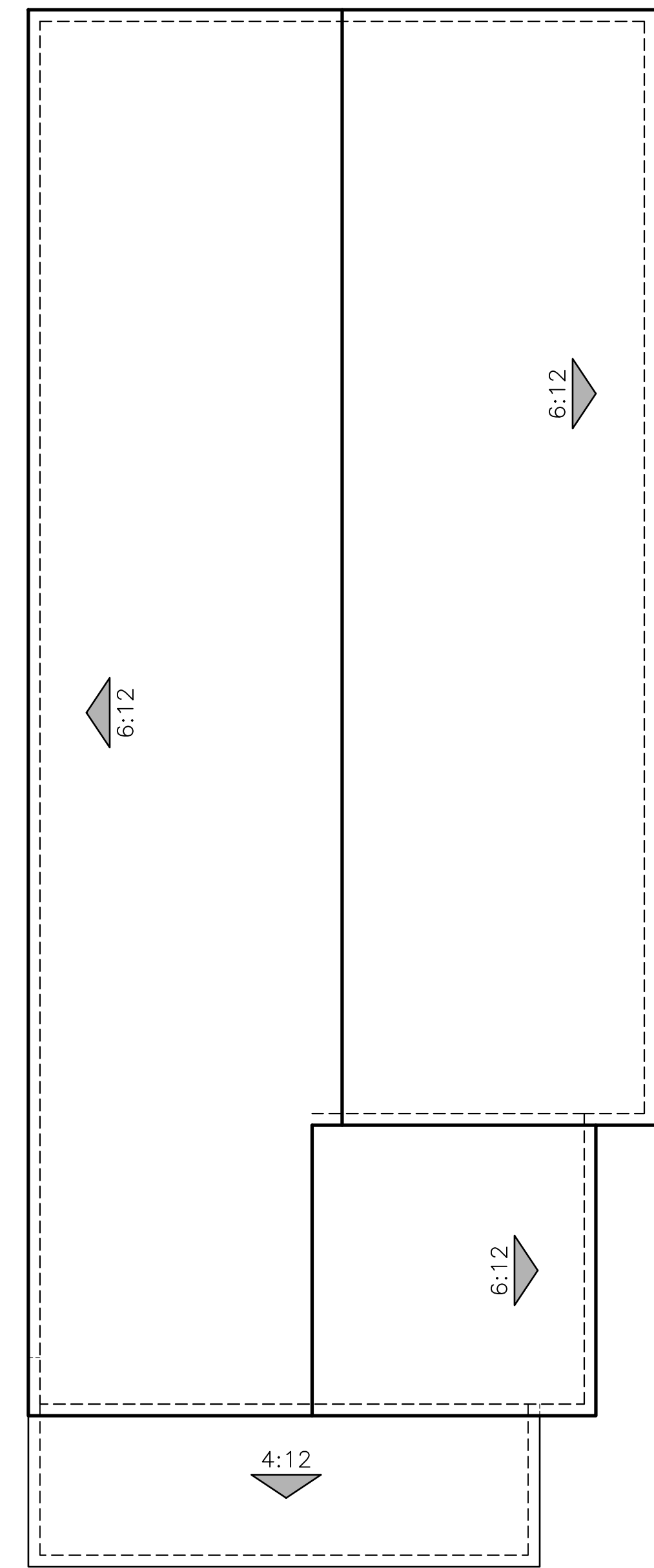




A - ADAPTIVE SPANISH

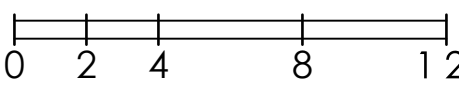


B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 2 (2341)  
ROOF PLANS







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A - ADAPTIVE SPANISH



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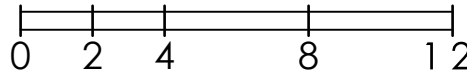
B - ADAPTIVE ITALIAN



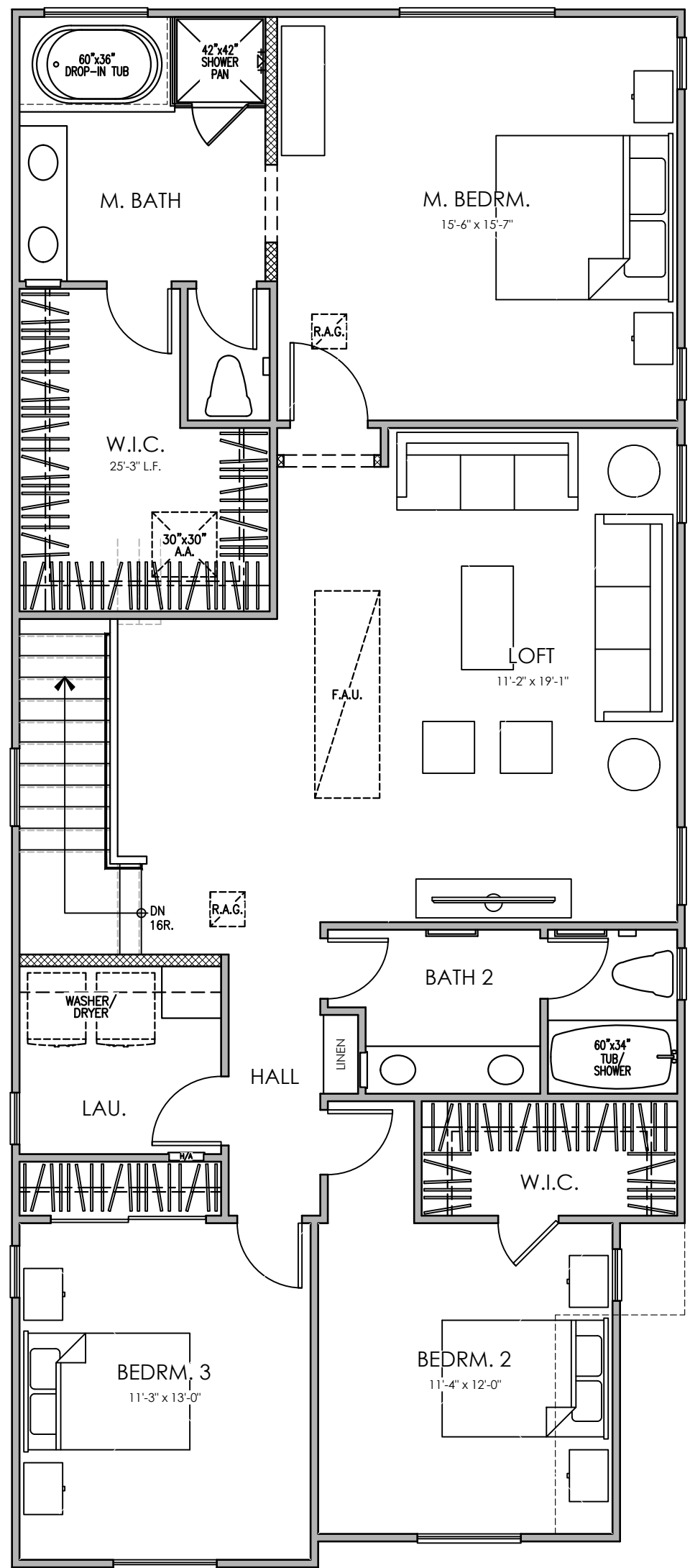
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C - ADAPTIVE FARMHOUSE

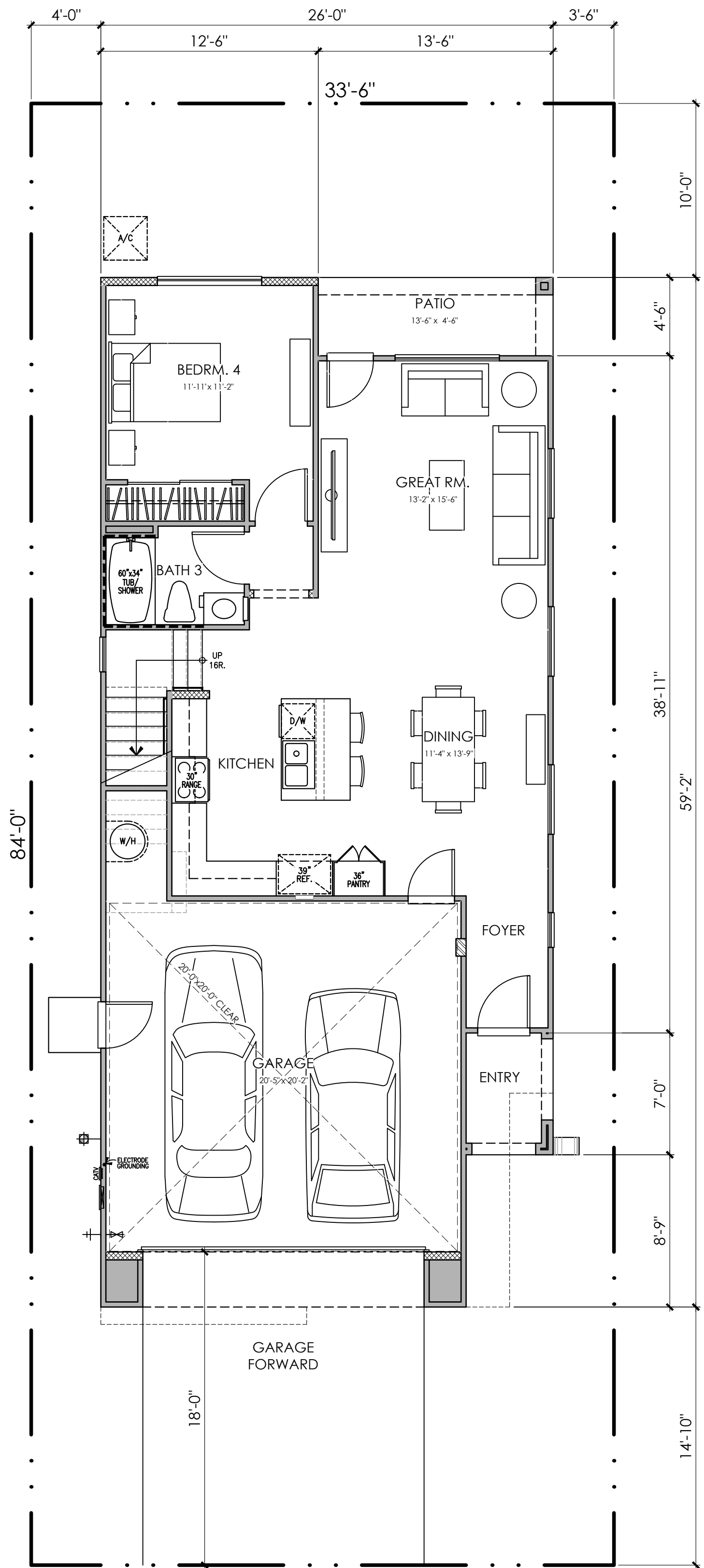
PLAN 3 (2353)  
FRONT ELEVATIONS







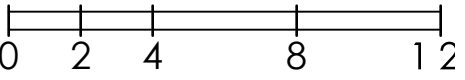
SECOND FLOOR



FIRST FLOOR

PLAN 3A (2353)  
4 BEDROOM, 3 BATH, LOFT  
FLOOR PLAN

PLAN 3 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	887 SQ. FT.
SECOND FLOOR AREA	1,466 SQ. FT.
TOTAL DWELLING	2,353 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	455 SQ. FT.
PATIO	61 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "C"	35 SQ. FT.
PORCH "D"	35 SQ. FT.







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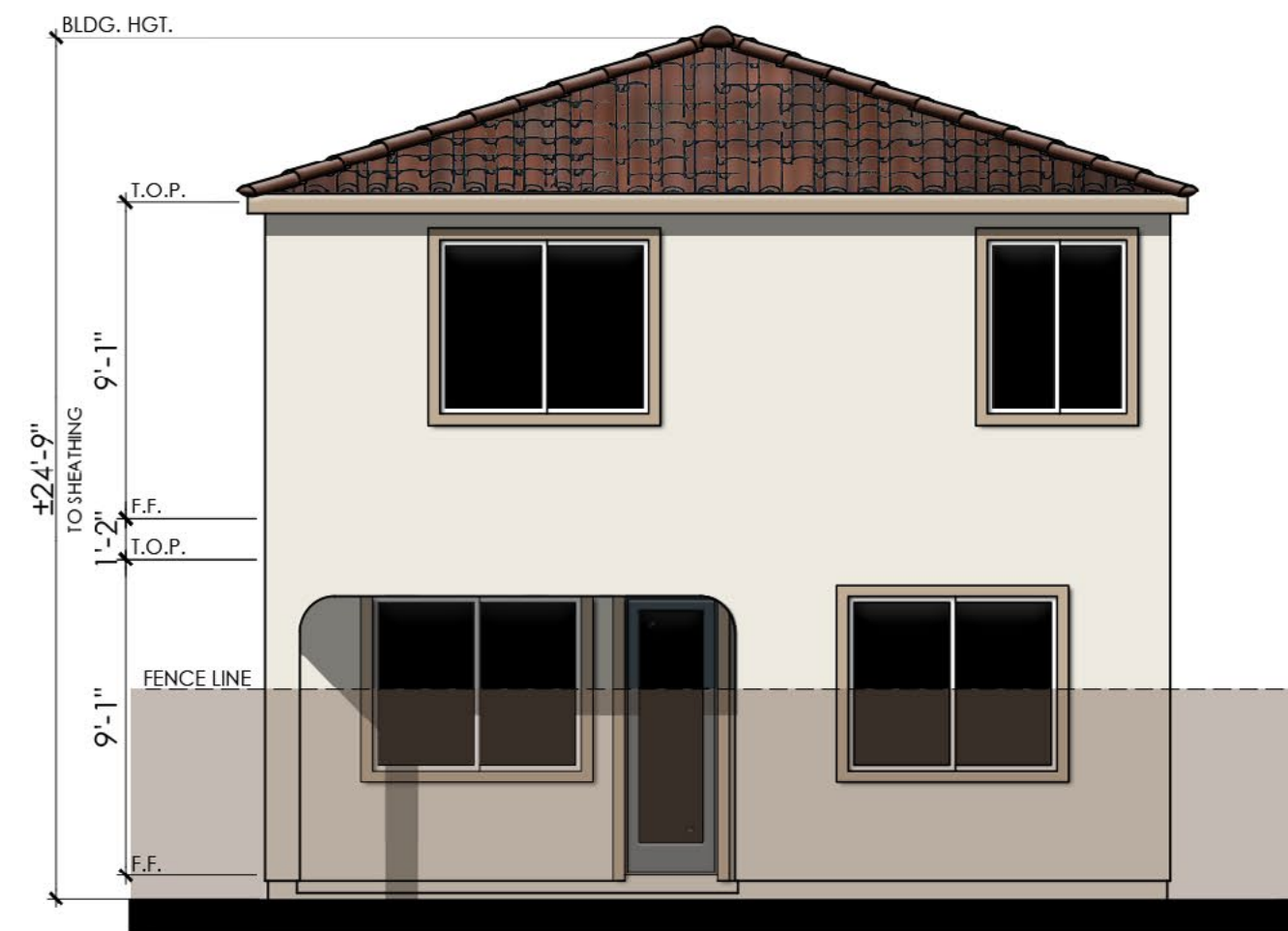
FRONT



RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3  
**PLAN 3A (2353)**  
ADAPTIVE SPANISH ELEVATIONS

*PRESERVE BLOCK 1* - LICENSED  
CHINO, CA

0 2 4 8 12





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FRONT

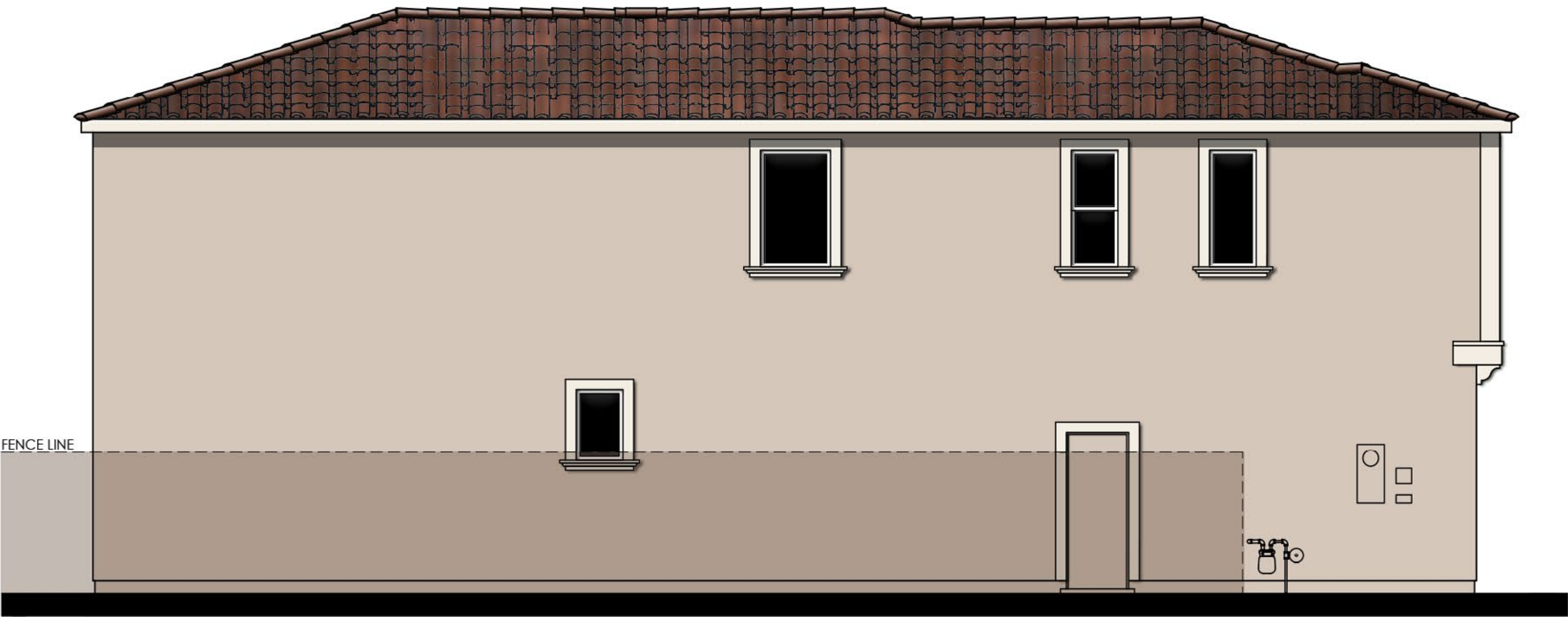


RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- |              |                        |
|--------------|------------------------|
| FRONT DOOR:  | FIBERGLASS             |
| GARAGE DOOR: | METAL SECTIONAL        |
| ROOF:        | CONCRETE "S" TILE      |
| FASCIA:      | 2x6 WOOD               |
| BARGE:       | 2x6 WOOD               |
| WALL:        | STUCCO/ REGLET DETAIL  |
| WINDOWS:     | VINYL W/ GRIDS         |
| SHUTTERS:    | SIMULATED WOOD         |
| TRIM:        | STUCCO OVER RIGID FOAM |



REAR



LEFT

COLOR SCHEME 6  
PLAN 3B (2353)  
ADAPTIVE ITALIAN ELEVATIONS







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FRONT



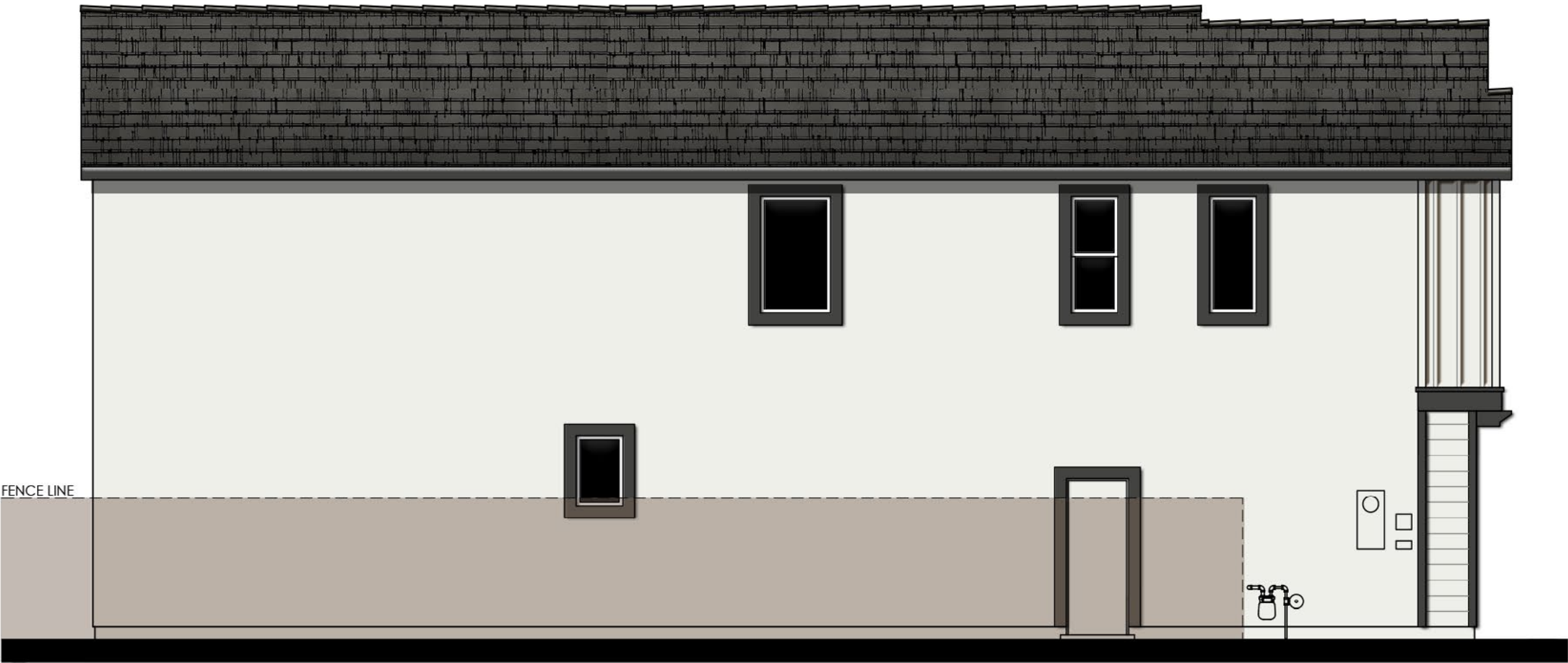
RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

- |              |                                      |
|--------------|--------------------------------------|
| FRONT DOOR:  | FIBERGLASS                           |
| GARAGE DOOR: | METAL SECTIONAL                      |
| ROOF:        | CONCRETE FLAT TILE                   |
| FASCIA:      | 2x6 WOOD                             |
| BARGE:       | 2x6 WOOD                             |
| GABLE END:   | DECORATIVE VENT                      |
| WALL:        | STUCCO/ LAP SIDING/ BOARD AND BATTEN |
|              | EXPANSION JOINT DETAIL               |
| POT SHELF    | SIMULATED WOOD                       |
| TRIM:        | STUCCO OVER RIGID FOAM               |
| PORCH:       | WOOD POST AND BEAM                   |



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2353)

ADAPTIVE FARMHOUSE ELEVATIONS

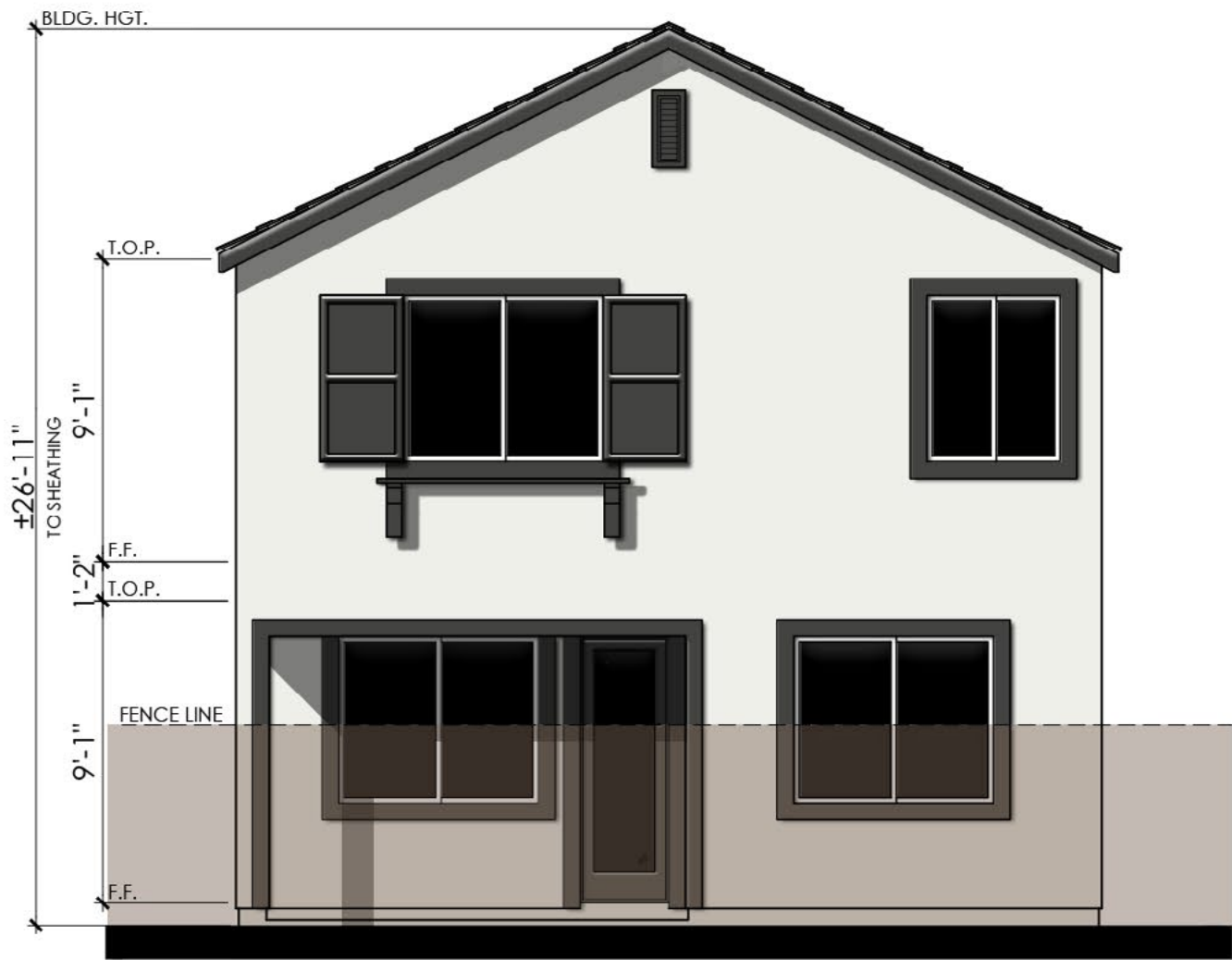
*PRESERVE BLOCK 1* - LICENSED  
CHINO, CA

0 2 4 8 12



MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN
	EXPANSION JOINT DETAIL
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR

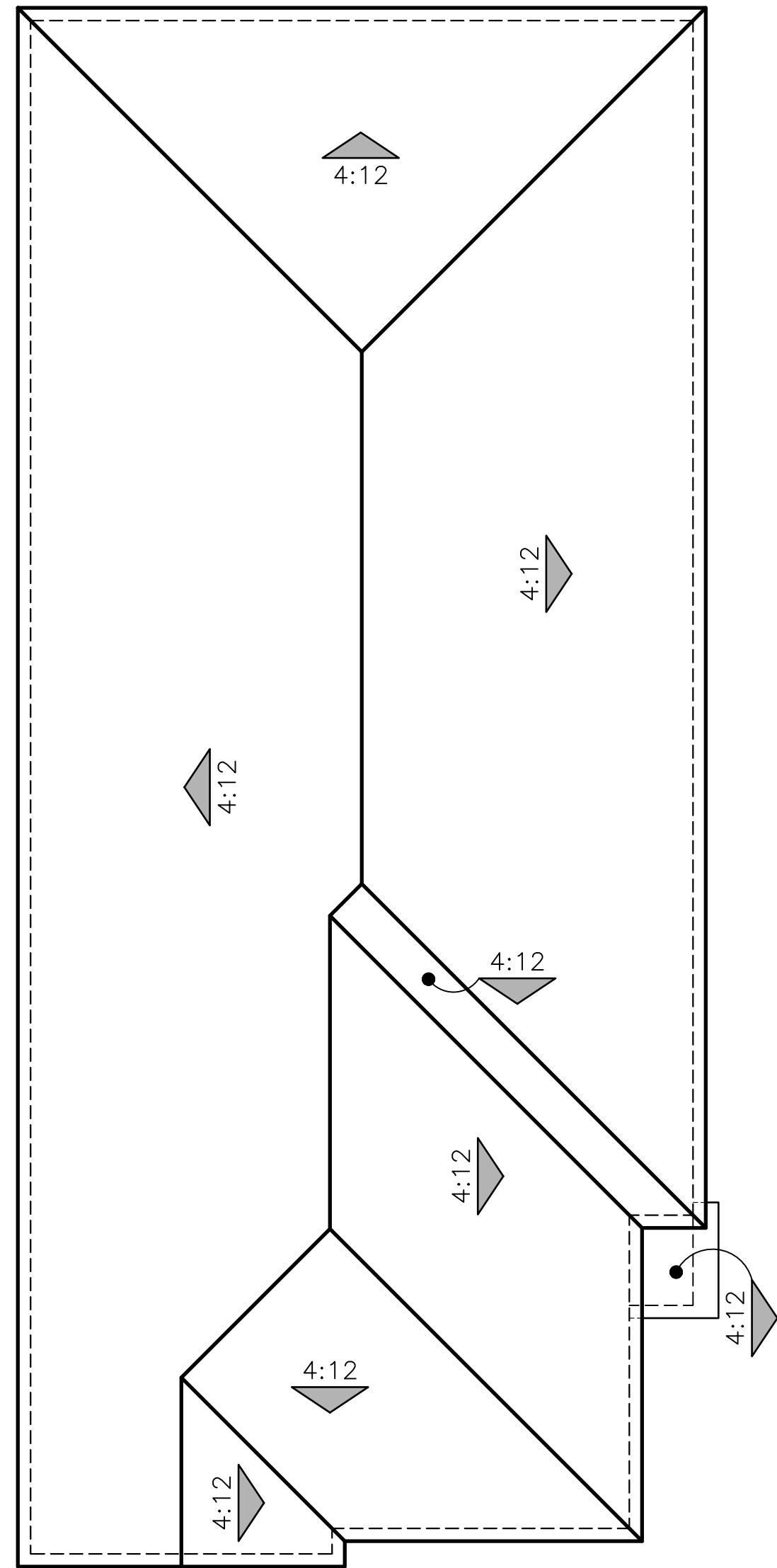
COLOR SCHEME 9

PLAN 3C (2353)

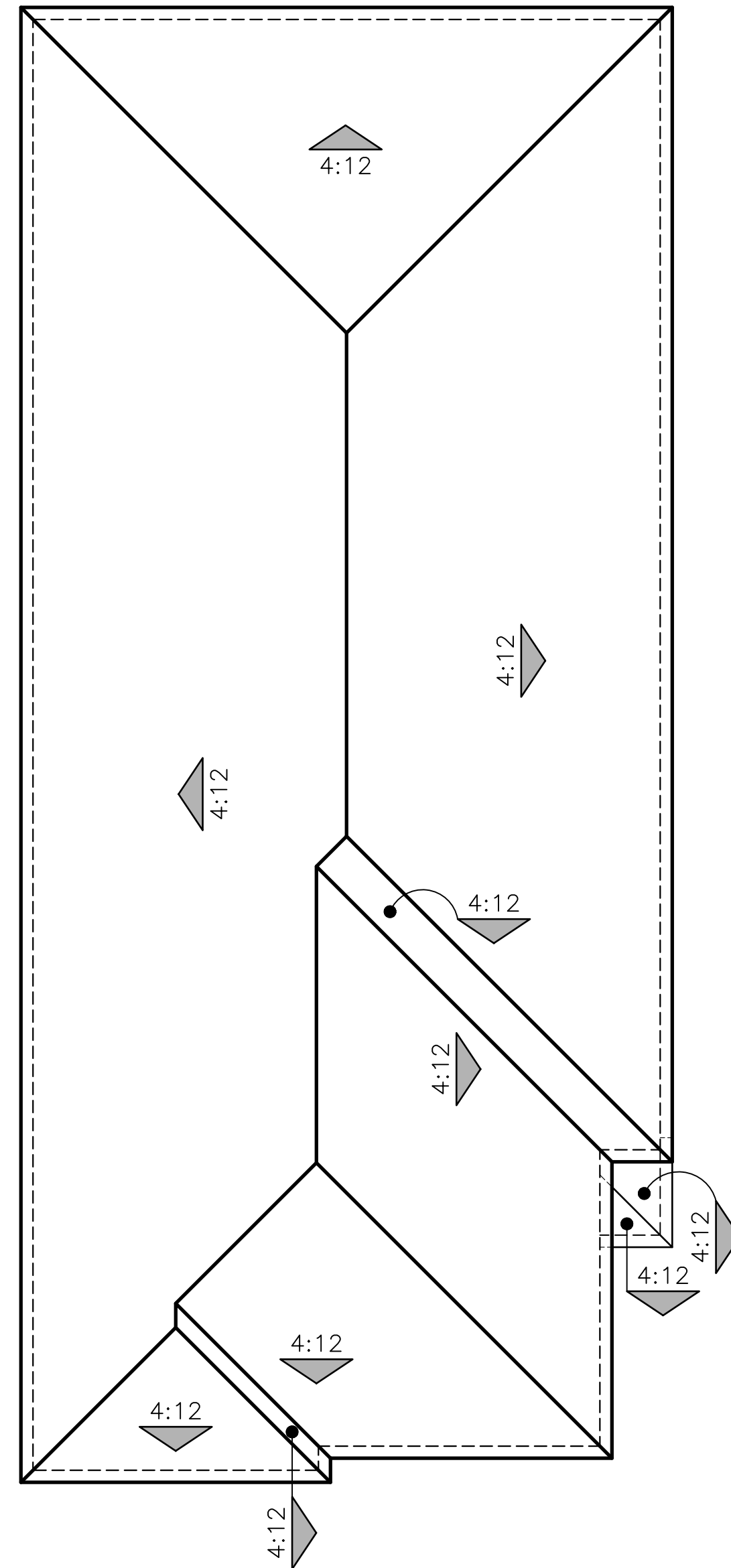
ADAPTIVE FARMHOUSE ENHANCED ELEVATIONS - UNIT 59



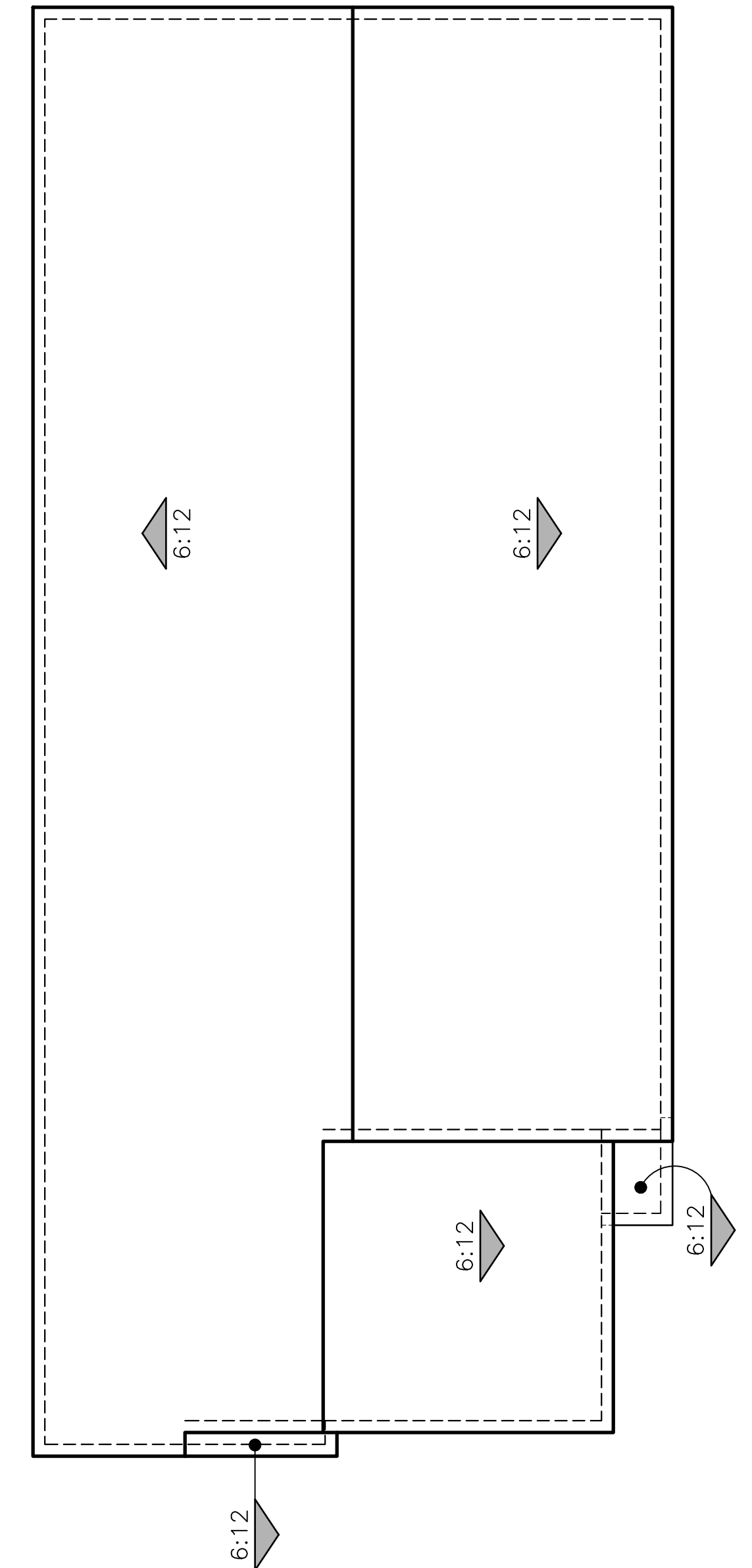




A - ADAPTIVE SPANISH

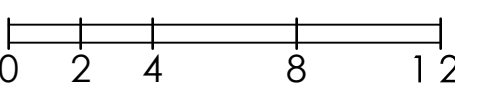


B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 3 (2353)  
ROOF PLANS

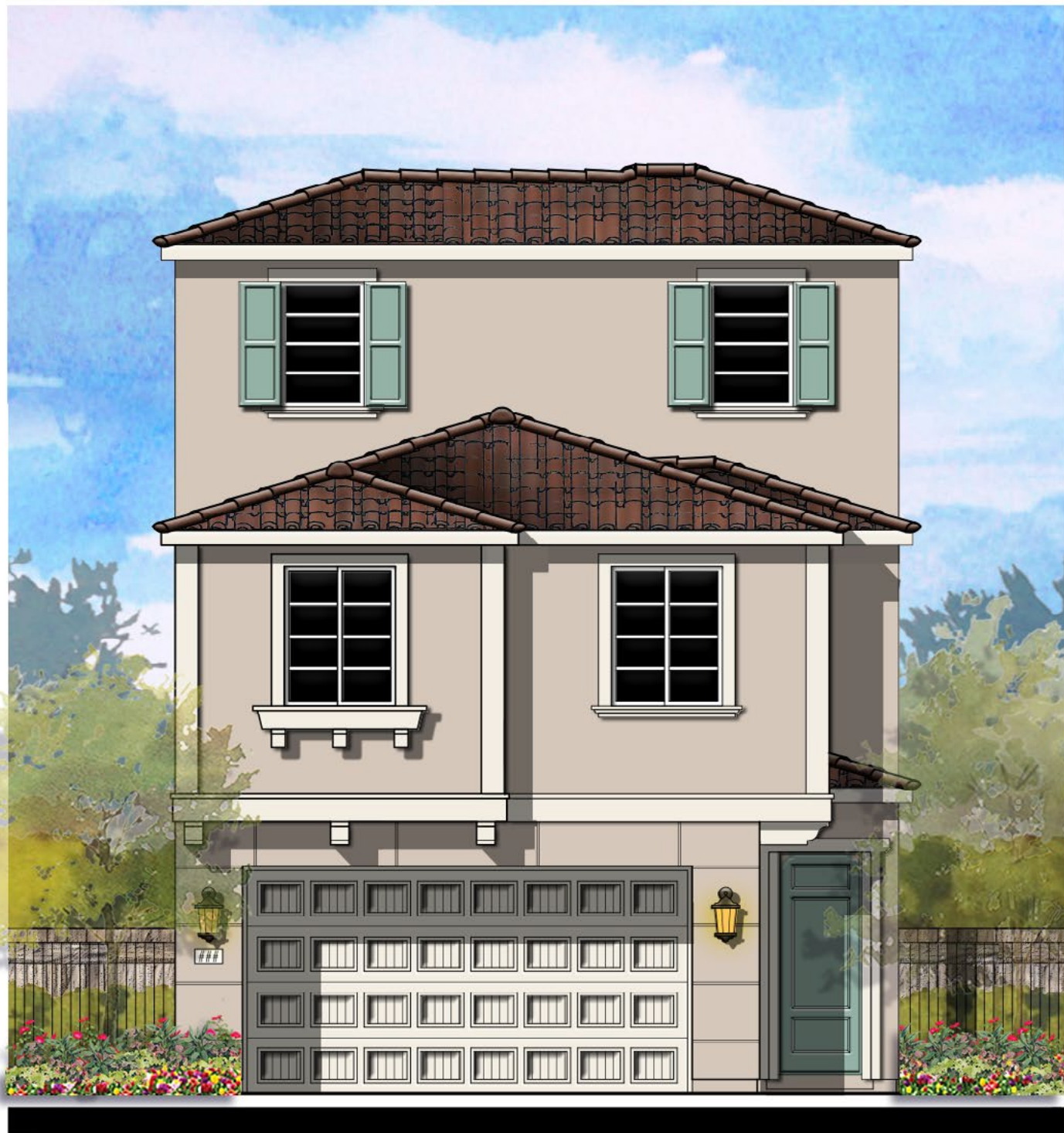






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A - ADAPTIVE SPANISH



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B - ADAPTIVE ITALIAN



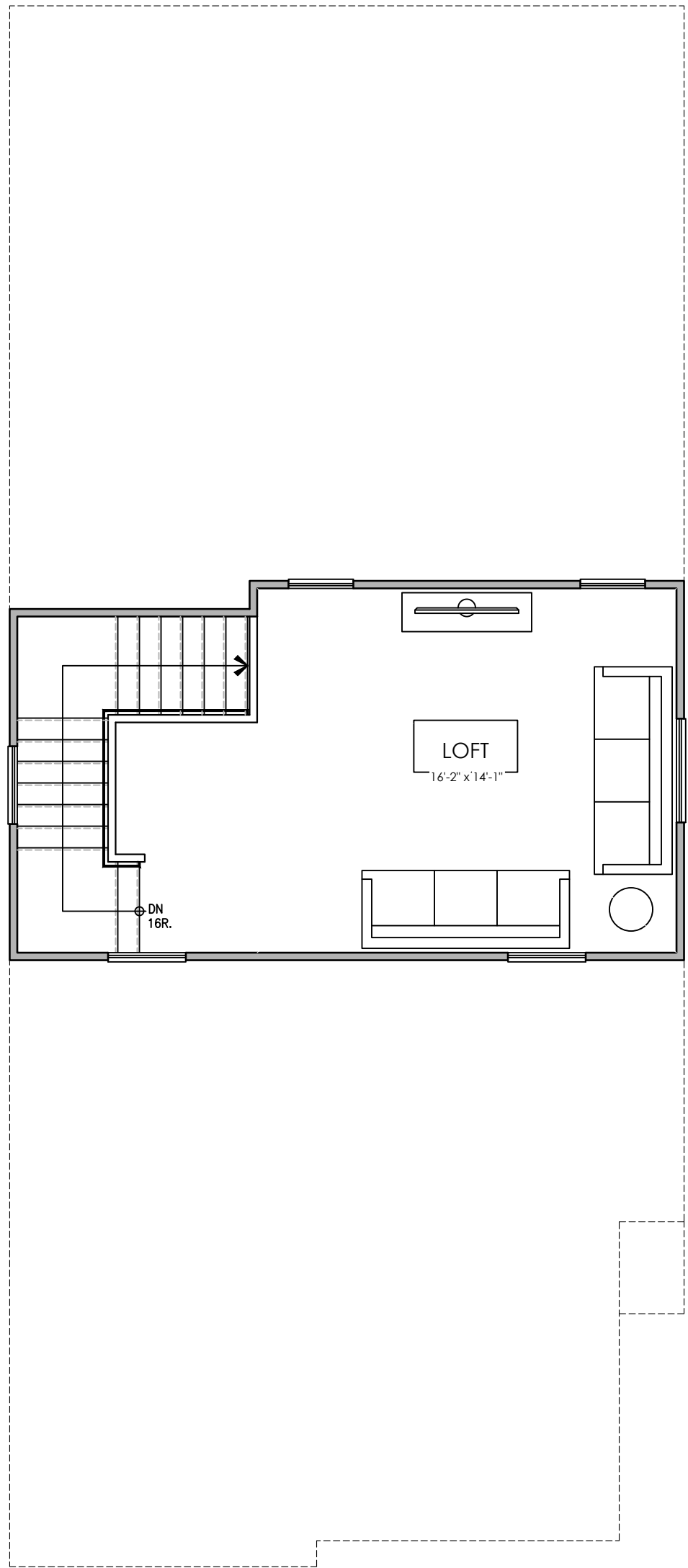
© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - ADAPTIVE FARMHOUSE

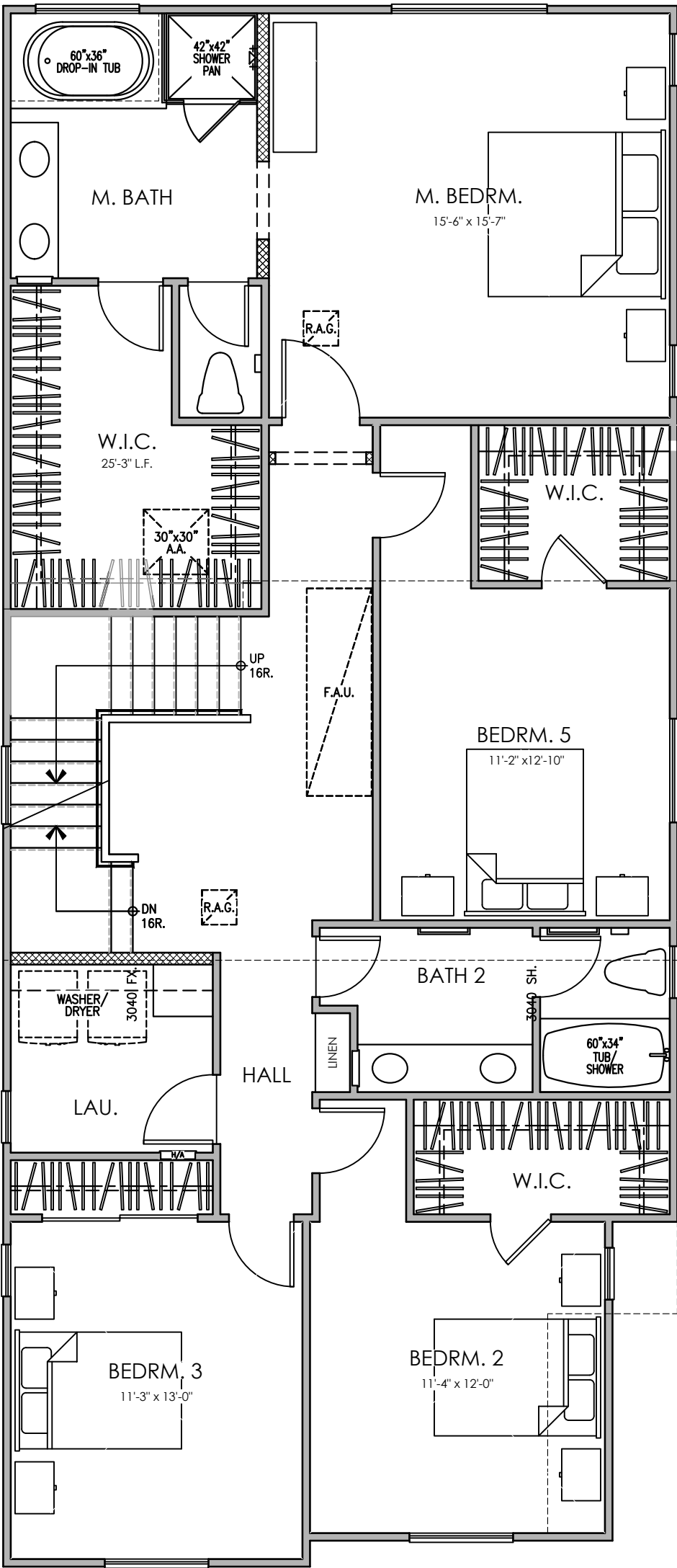
PLAN 3X (2703) - 3 STORY OPTION  
FRONT ELEVATIONS

0 2 4 8 12

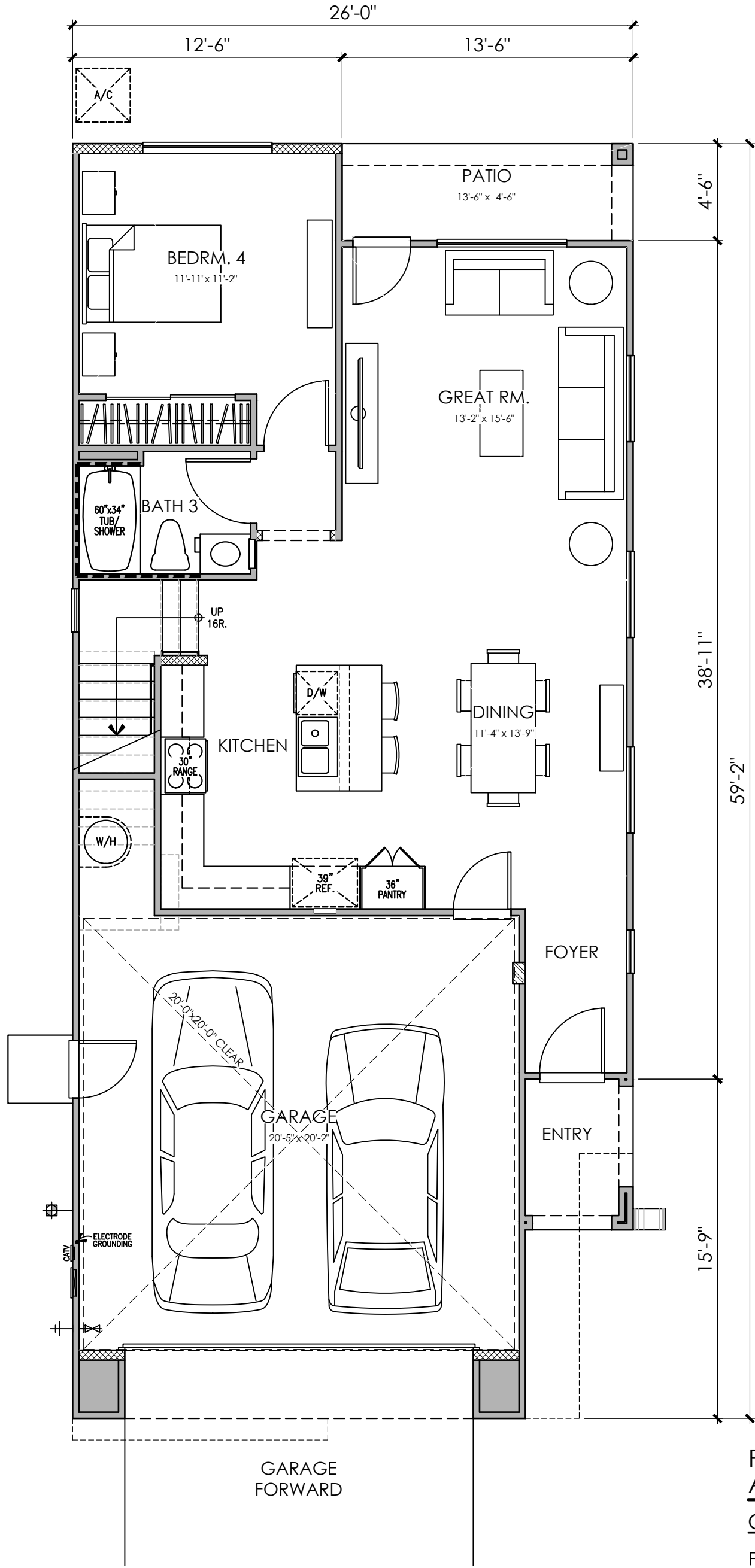




THIRD FLOOR



SECOND FLOOR

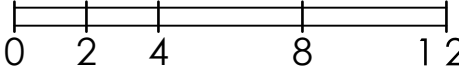


FIRST FLOOR

PLAN 3AX (2703) - 3 STORY OPTION  
5 BEDROOM, 3 BATH, LOFT  
FLOOR PLAN

PLAN 3  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	887 SQ. FT.
SECOND FLOOR AREA	1,446 SQ. FT.
THIRD FLOOR AREA	370 SQ. FT.
TOTAL DWELLING	2,703 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	455 SQ. FT.
PATIO	61 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "C"	35 SQ. FT.
PORCH "D"	35 SQ. FT.







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FRONT



RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)  
FRONT DOOR: FIBERGLASS  
GARAGE DOOR: METAL SECTIONAL  
ROOF: CONCRETE "S" TILE  
FASCIA: 2x6 WOOD  
BARGE: 2x6 WOOD  
WALL: STUCCO  
WINDOWS: VINYL W/ GRIDS  
WINDOW BOX: SIMULATED WOOD  
SHUTTERS: SIMULATED WOOD  
TRIM: STUCCO OVER RIGID FOAM



LEFT

COLOR SCHEME 3  
PLAN 3AX (2703) - 3 STORY OPTION  
ADAPTIVE SPANISH ELEVATIONS - UNIT 69

*PRESERVE BLOCK 1* - LICENSED  
CHINO, CA

0 2 4 8 12





**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR

COLOR SCHEME 3

PLAN 3AX (2703) - 3 STORY OPTION  
ADAPTIVE SPANISH ENHANCED ELEVATIONS - UNIT 52







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FRONT



RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



LEFT

COLOR SCHEME 6

PLAN 3BX (2703) - 3 STORY OPTION  
ADAPTIVE ITALIAN ELEVATIONS - UNIT 42

*PRESERVE BLOCK 1* - LICENSED  
CHINO, CA

0 2 4 8 12





#### MATERIALS LEGEND (WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR

COLOR SCHEME 6

## PLAN 3BX (2703) - 3 STORY OPTION

### ADAPTIVE ITALIAN ENHANCED ELEVATIONS - UNIT 18

0 2 4 8 12





### MATERIALS LEGEND

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN
	EXPANSION JOINT DETAIL
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



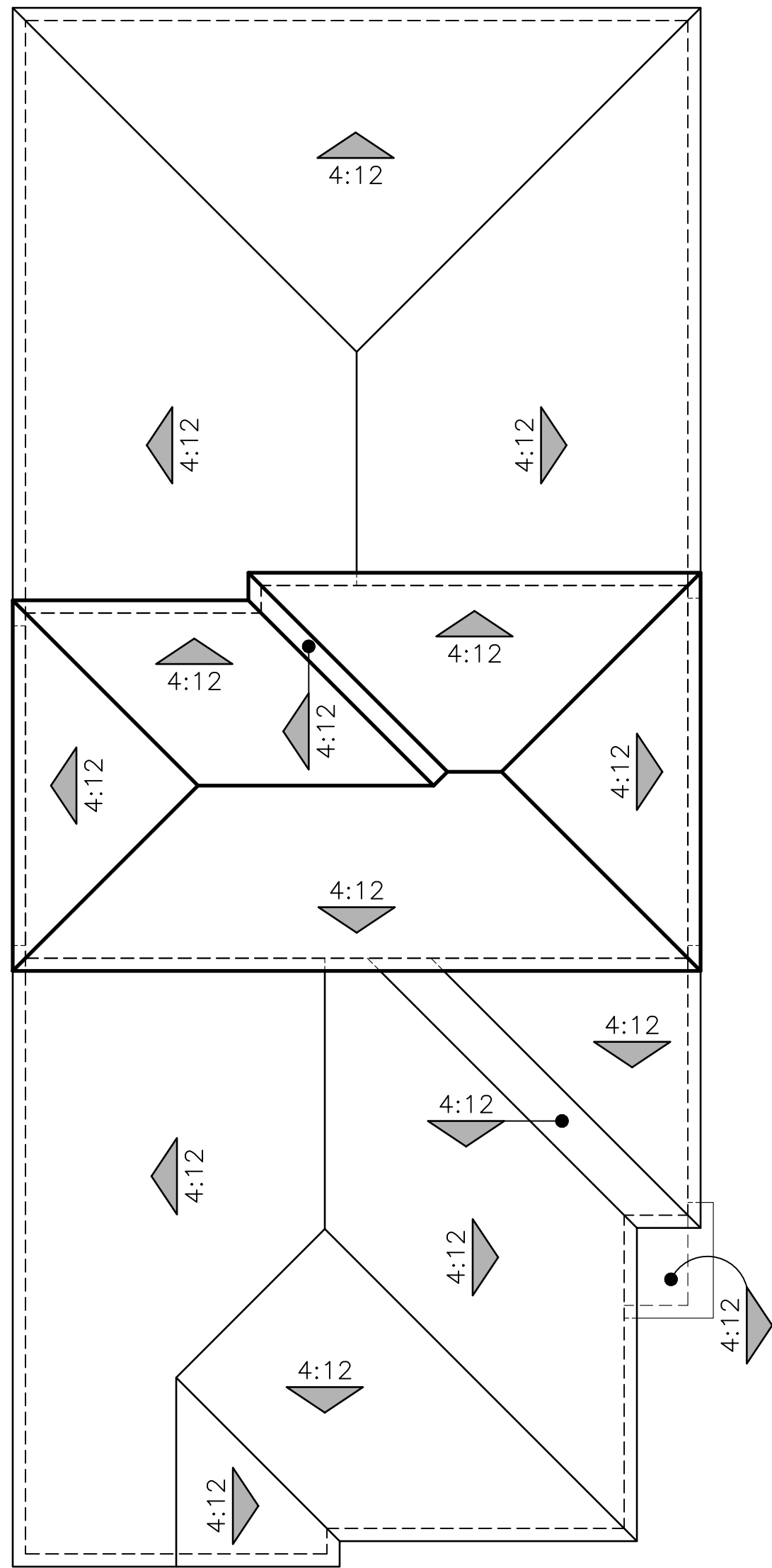
COLOR SCHEME 9

PLAN 3CX (2703) - 3 STORY OPTION

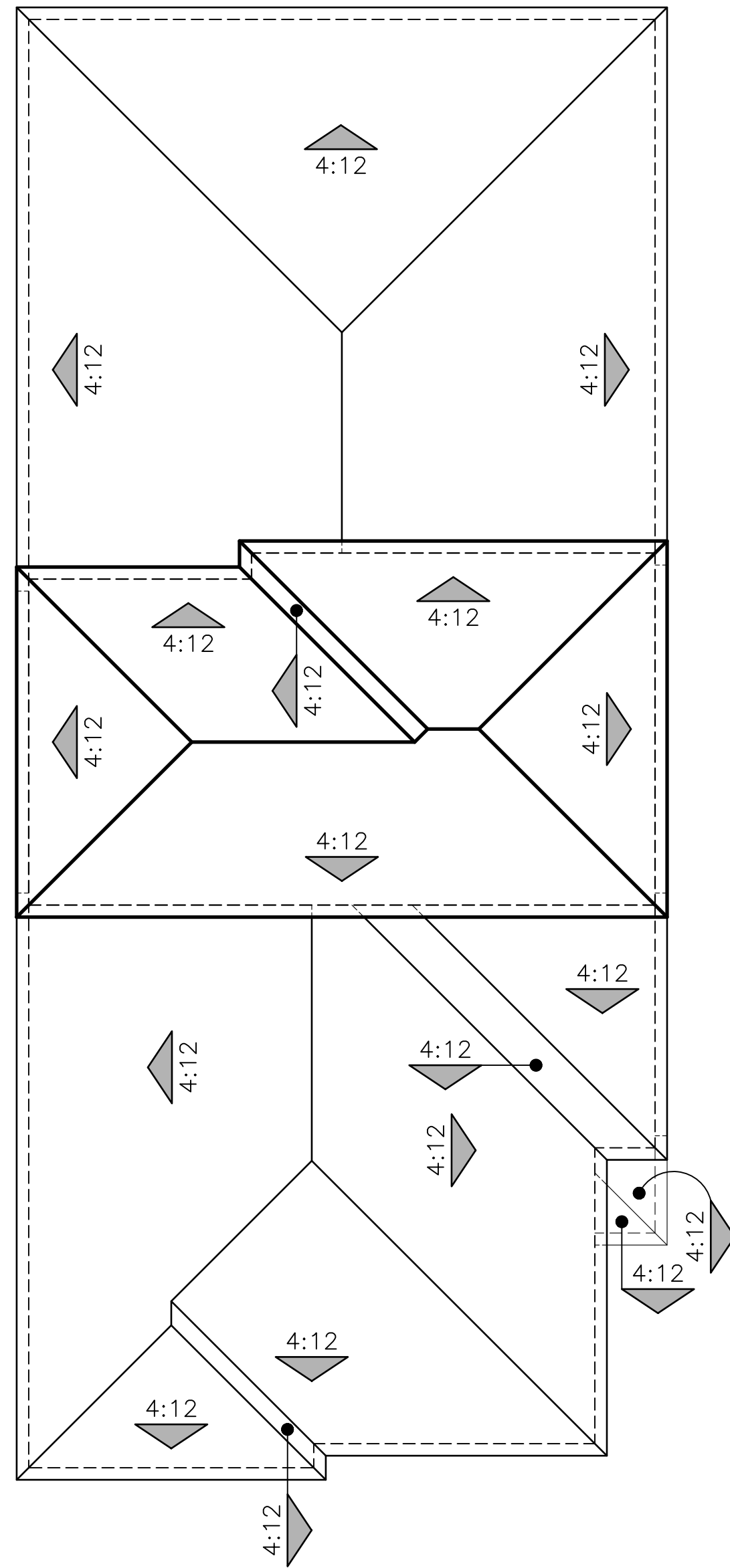
ADAPTIVE FARMHOUSE ELEVATIONS - UNIT 8 & 32



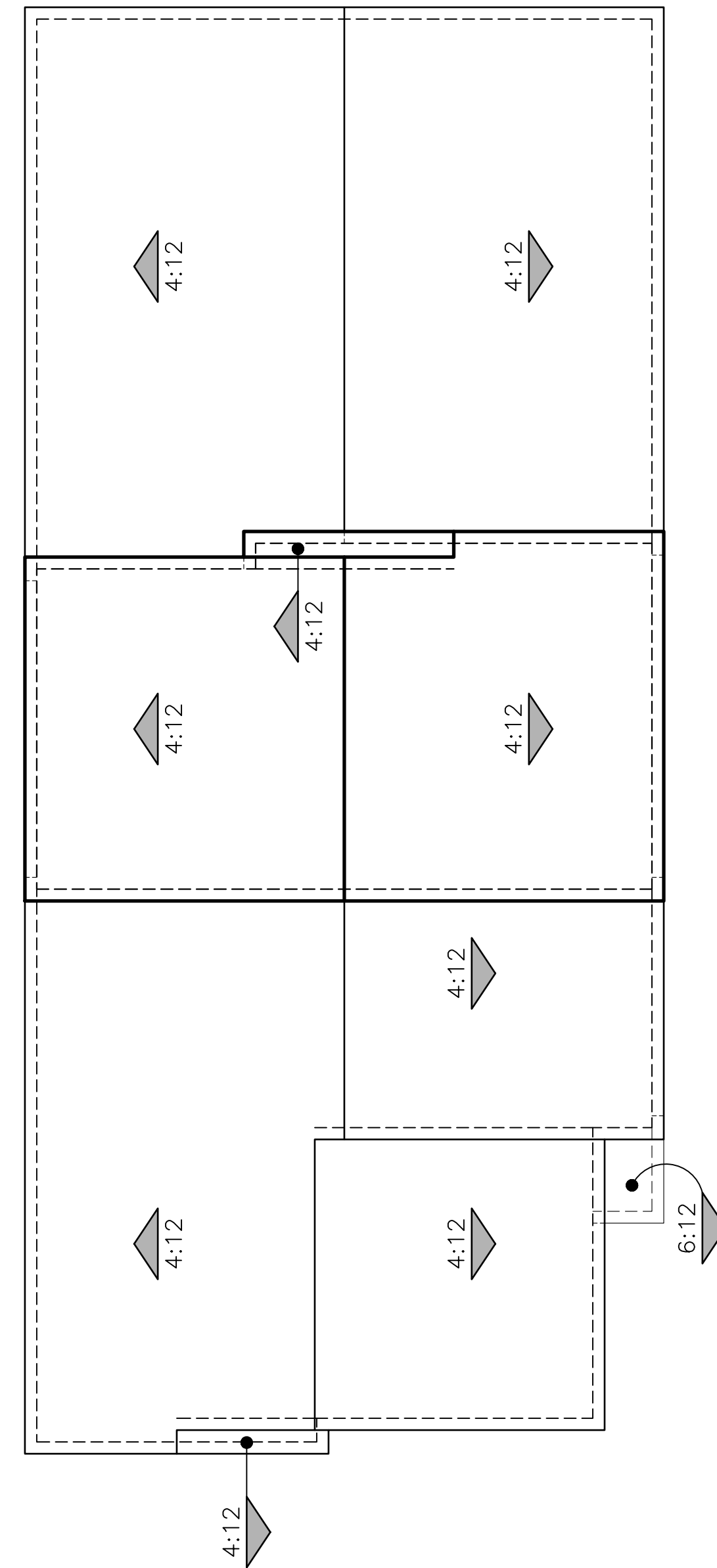




A - ADAPTIVE SPANISH



B - ADAPTIVE ITALIAN

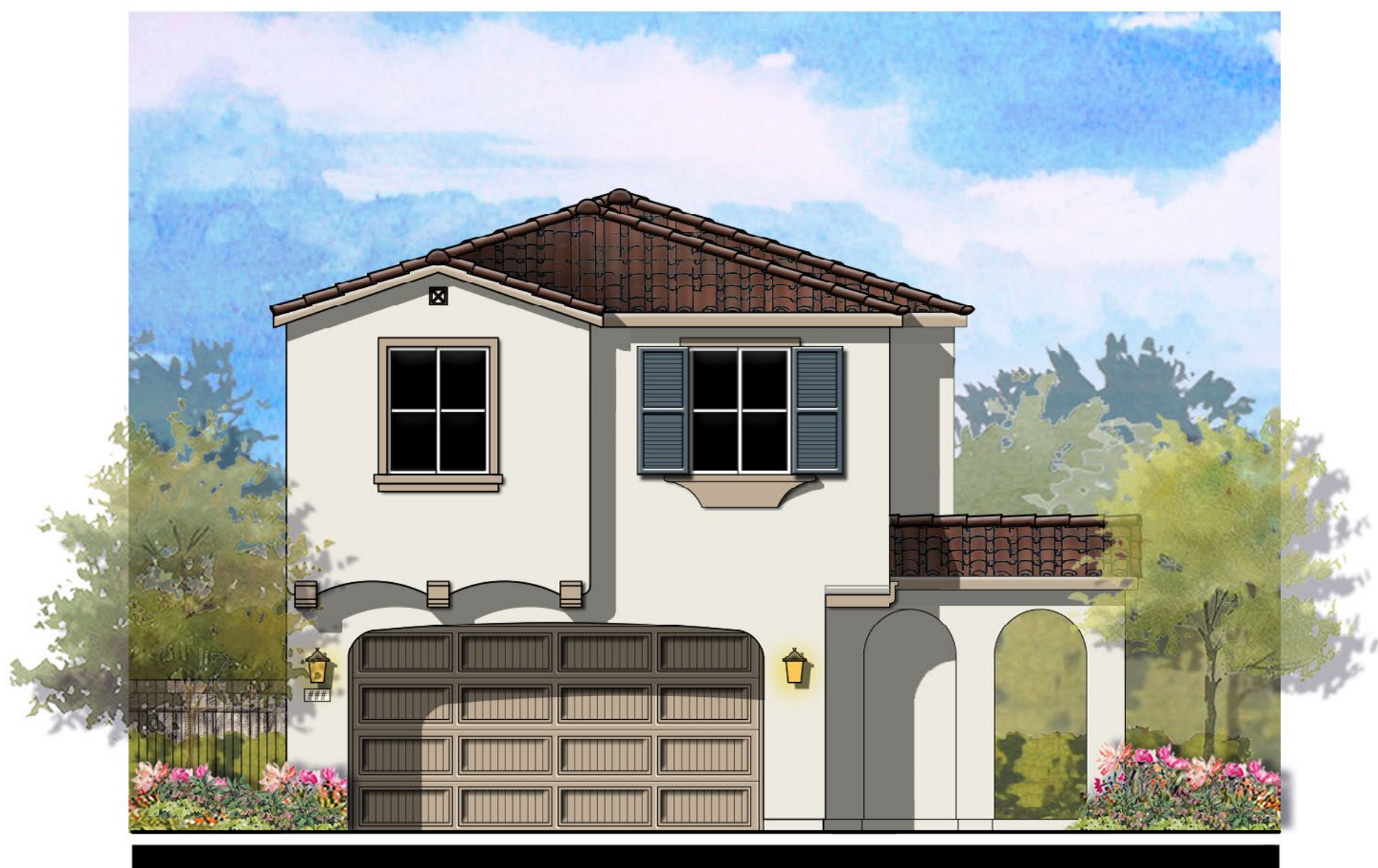


C - ADAPTIVE FARMHOUSE

PLAN 3X (2703) - 3 STORY OPTION  
ROOF PLAN

0 2 4 8 12





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A - ADAPTIVE SPANISH



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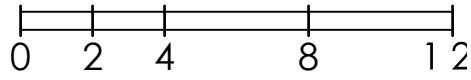
B - ADAPTIVE ITALIAN



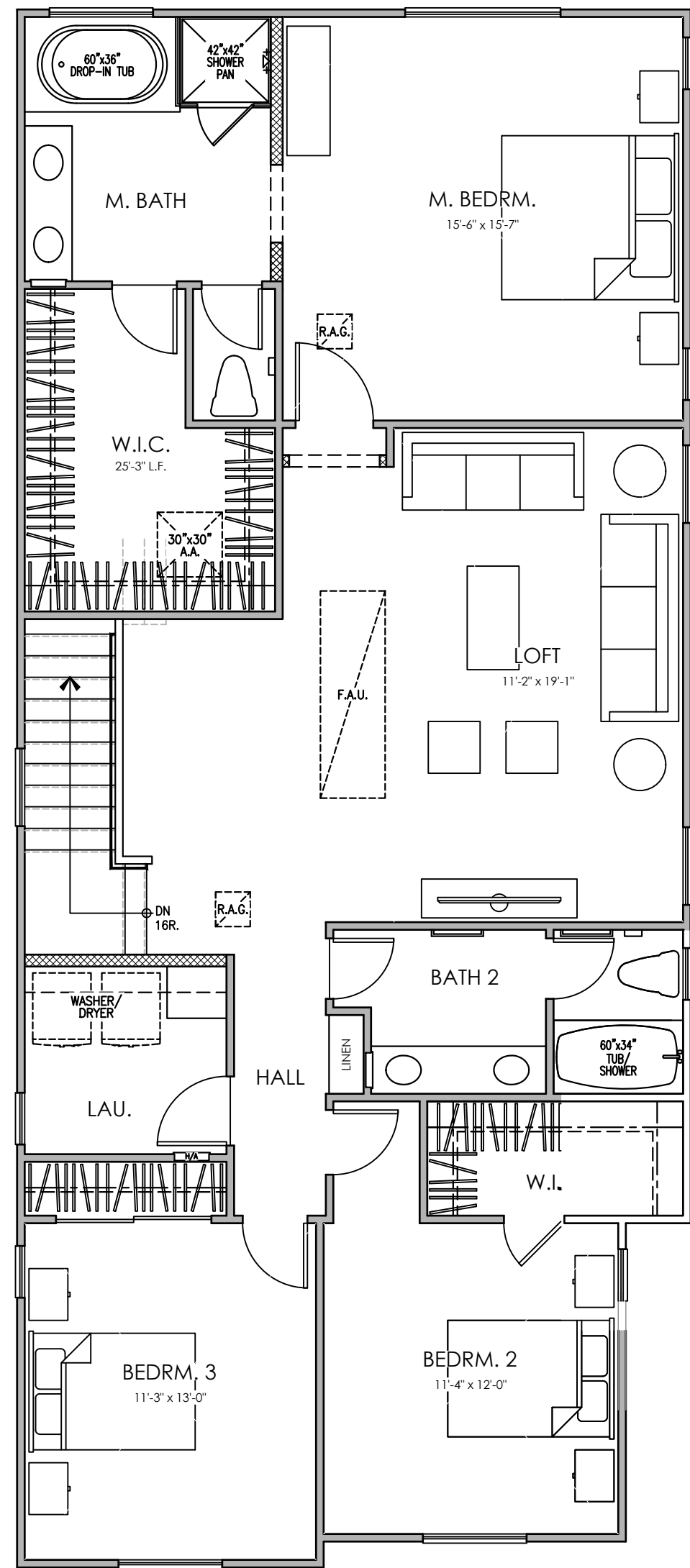
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C - ADAPTIVE FARMHOUSE

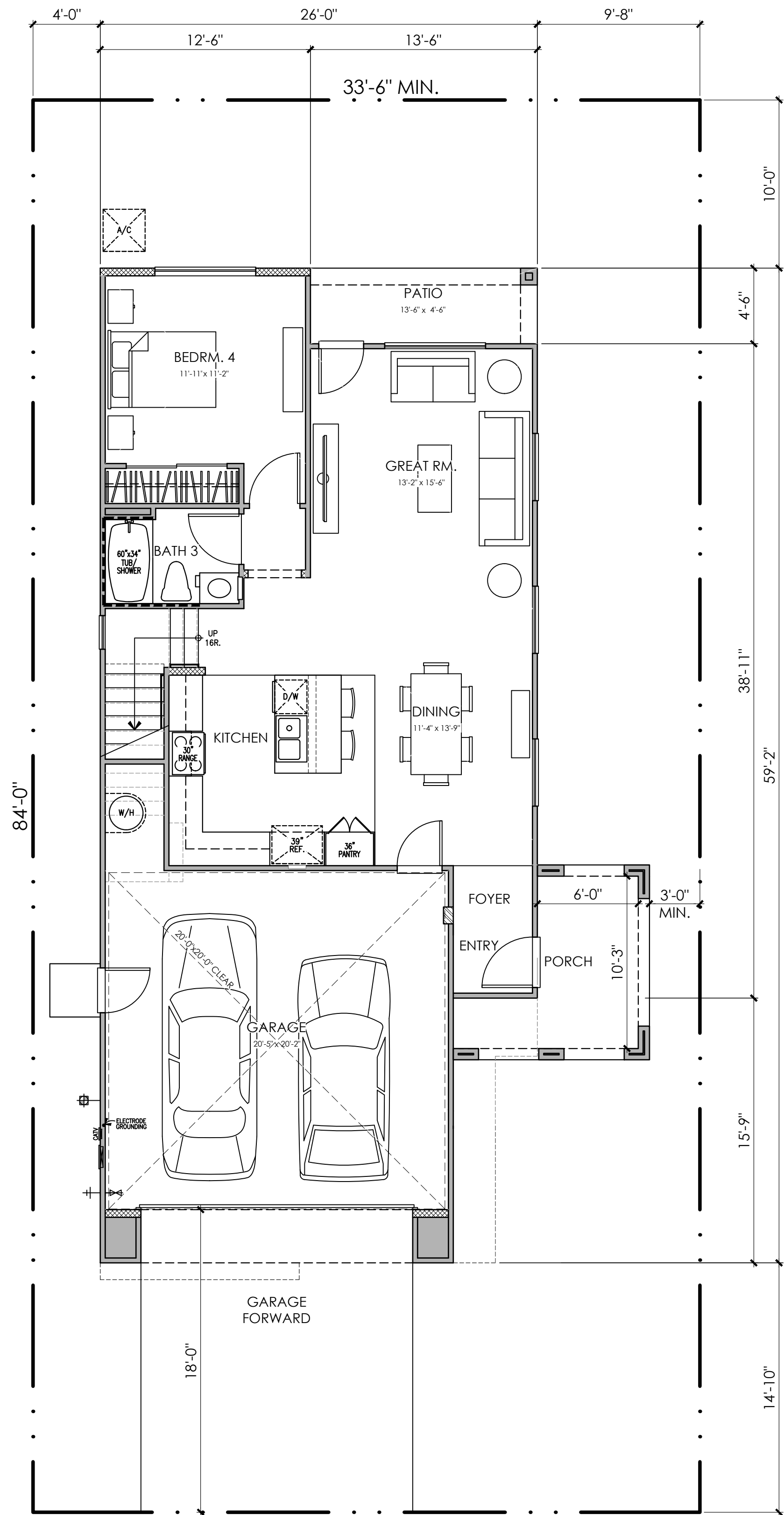
PLAN 3AY (2353)  
FRONT ELEVATIONS







SECOND FLOOR

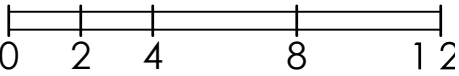


FIRST FLOOR

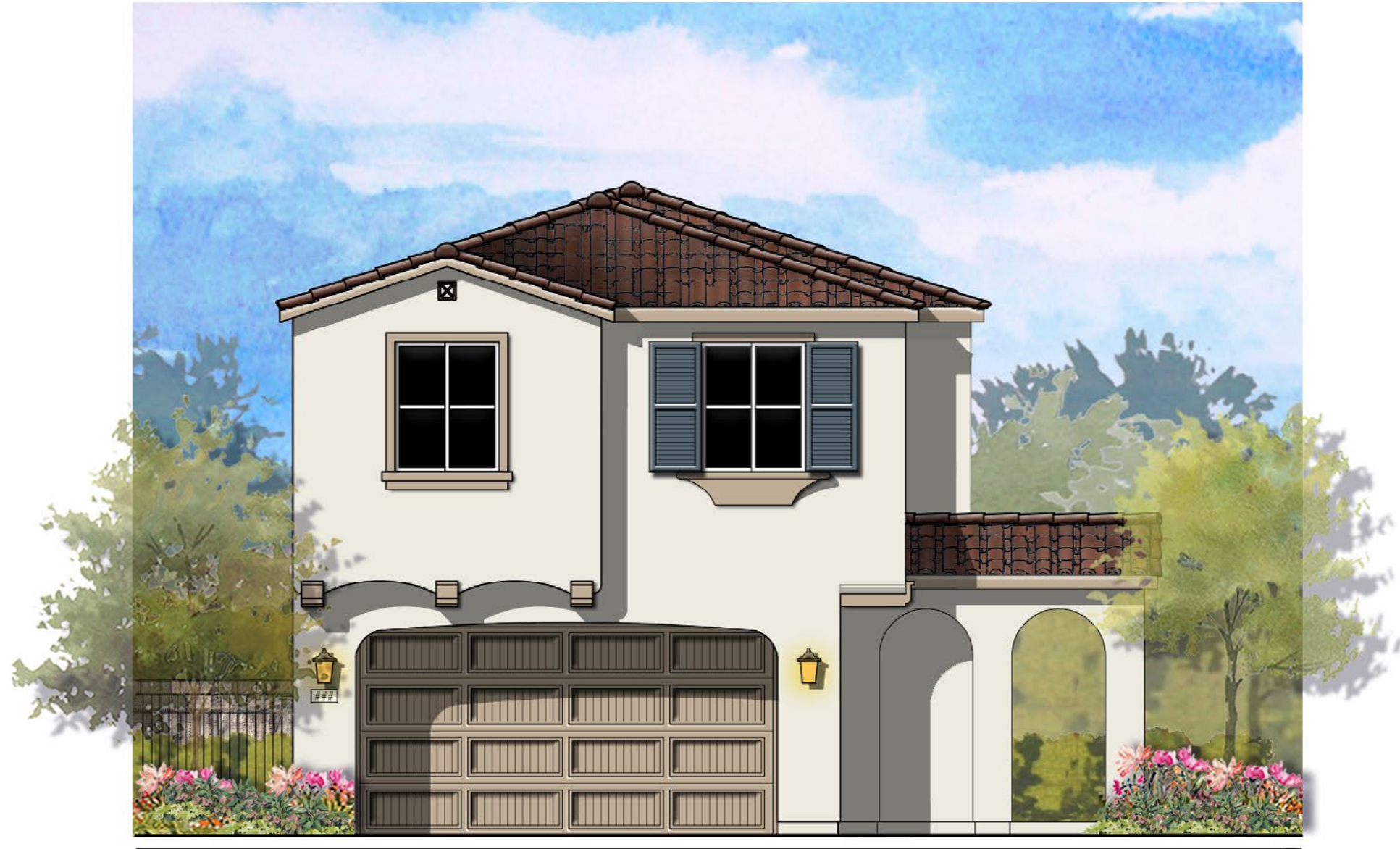
PLAN 3AY (2353)  
4 BEDROOM, 3 BATH, LOFT  
FLOOR PLAN

PLAN 3  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	887 SQ. FT.
SECOND FLOOR AREA	1,466 SQ. FT.
TOTAL DWELLING	2,353 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	455 SQ. FT.
PATIO	61 SQ. FT.
PORCH "A"	72 SQ. FT.
PORCH "C"	72 SQ. FT.
PORCH "D"	72 SQ. FT.







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FRONT



RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- |              |                        |
|--------------|------------------------|
| FRONT DOOR:  | FIBERGLASS             |
| GARAGE DOOR: | METAL SECTIONAL        |
| ROOF:        | CONCRETE "S" TILE      |
| FASCIA:      | 2x6 WOOD               |
| BARGE:       | 2x6 WOOD               |
| WALL:        | STUCCO                 |
| WINDOWS:     | VINYL W/ GRIDS         |
| WINDOW BOX:  | SIMULATED WOOD         |
| SHUTTERS:    | SIMULATED WOOD         |
| TRIM:        | STUCCO OVER RIGID FOAM |



REAR

COLOR SCHEME 3

PLAN 3AY (2353)

ADAPTIVE SPANISH ENHANCED ELEVATIONS UNIT 11,20,25,44,45 & 72

0 2 4 8 12





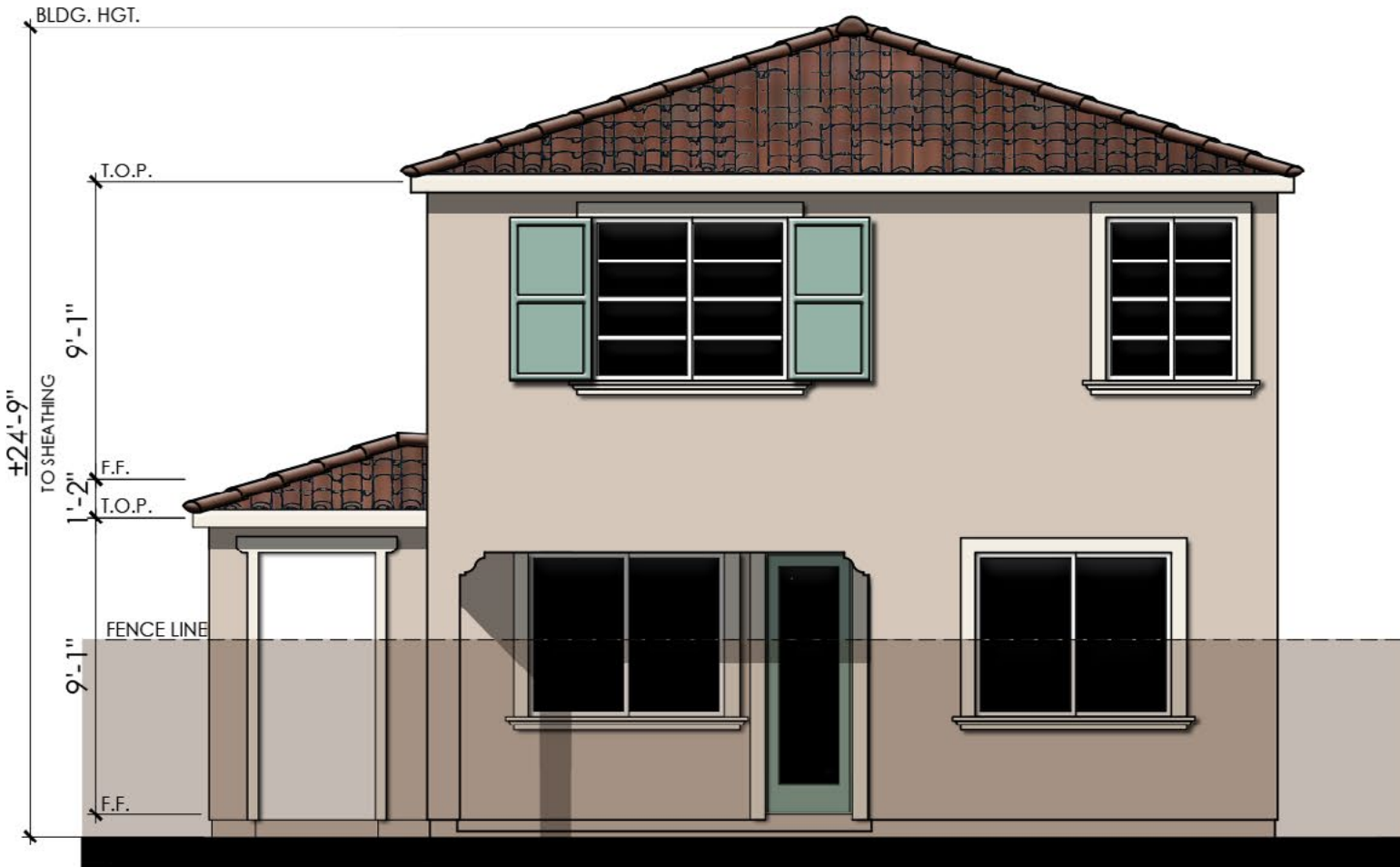
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FRONT



RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- |              |                        |
|--------------|------------------------|
| FRONT DOOR:  | FIBERGLASS             |
| GARAGE DOOR: | METAL SECTIONAL        |
| ROOF:        | CONCRETE "S" TILE      |
| FASCIA:      | 2x6 WOOD               |
| BARGE:       | 2x6 WOOD               |
| WALL:        | STUCCO/ REGLET DETAIL  |
| WINDOWS:     | VINYL W/ GRIDS         |
| SHUTTERS:    | SIMULATED WOOD         |
| TRIM:        | STUCCO OVER RIGID FOAM |



REAR

COLOR SCHEME 6  
**PLAN 3BY (2353)**  
ADAPTIVE ITALIAN ENHANCED ELEVATIONS UNIT 34,35,61,62 & 71







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FRONT



RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN
	EXPANSION JOINT DETAIL
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR

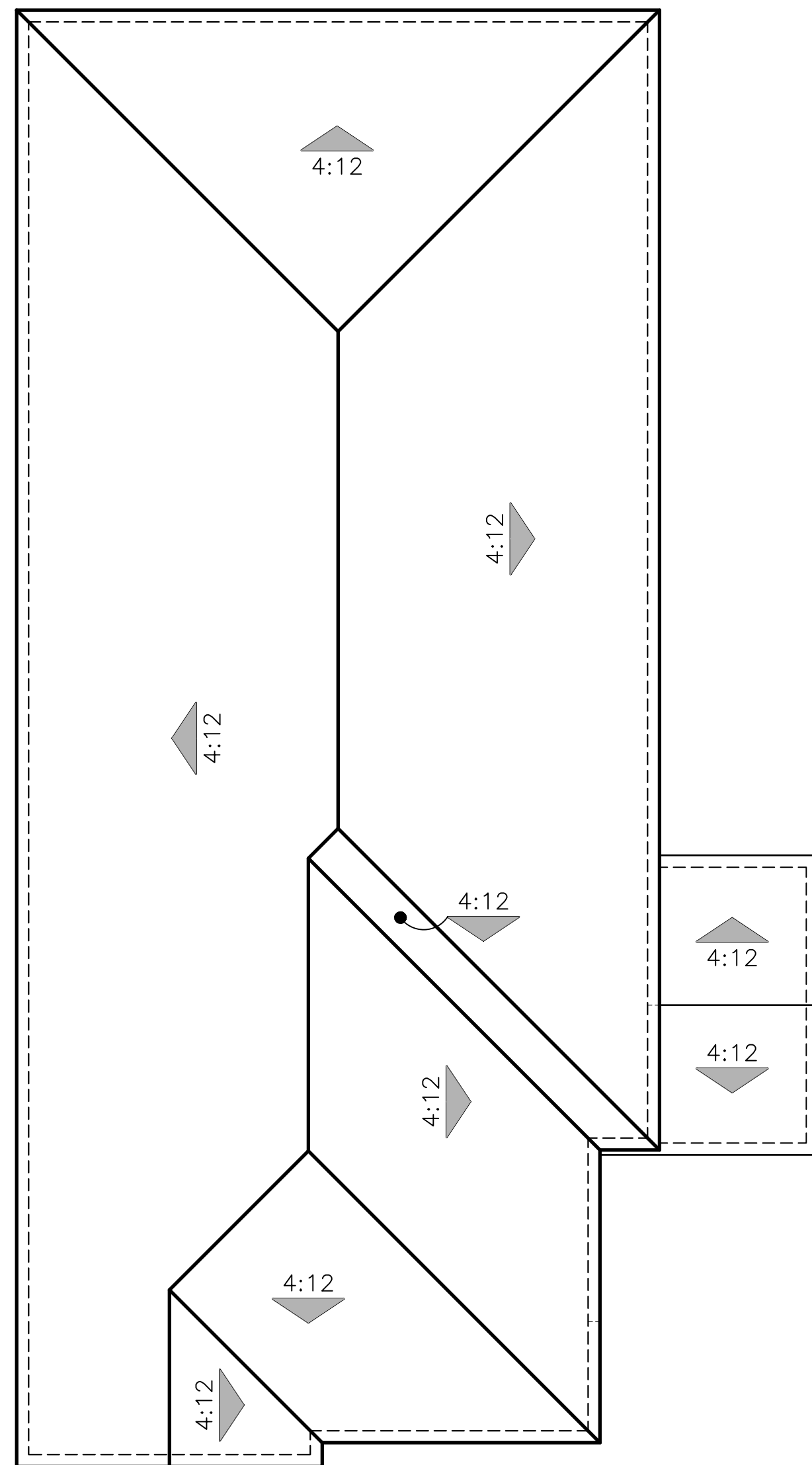
COLOR SCHEME 9

PLAN 3CY (2353)

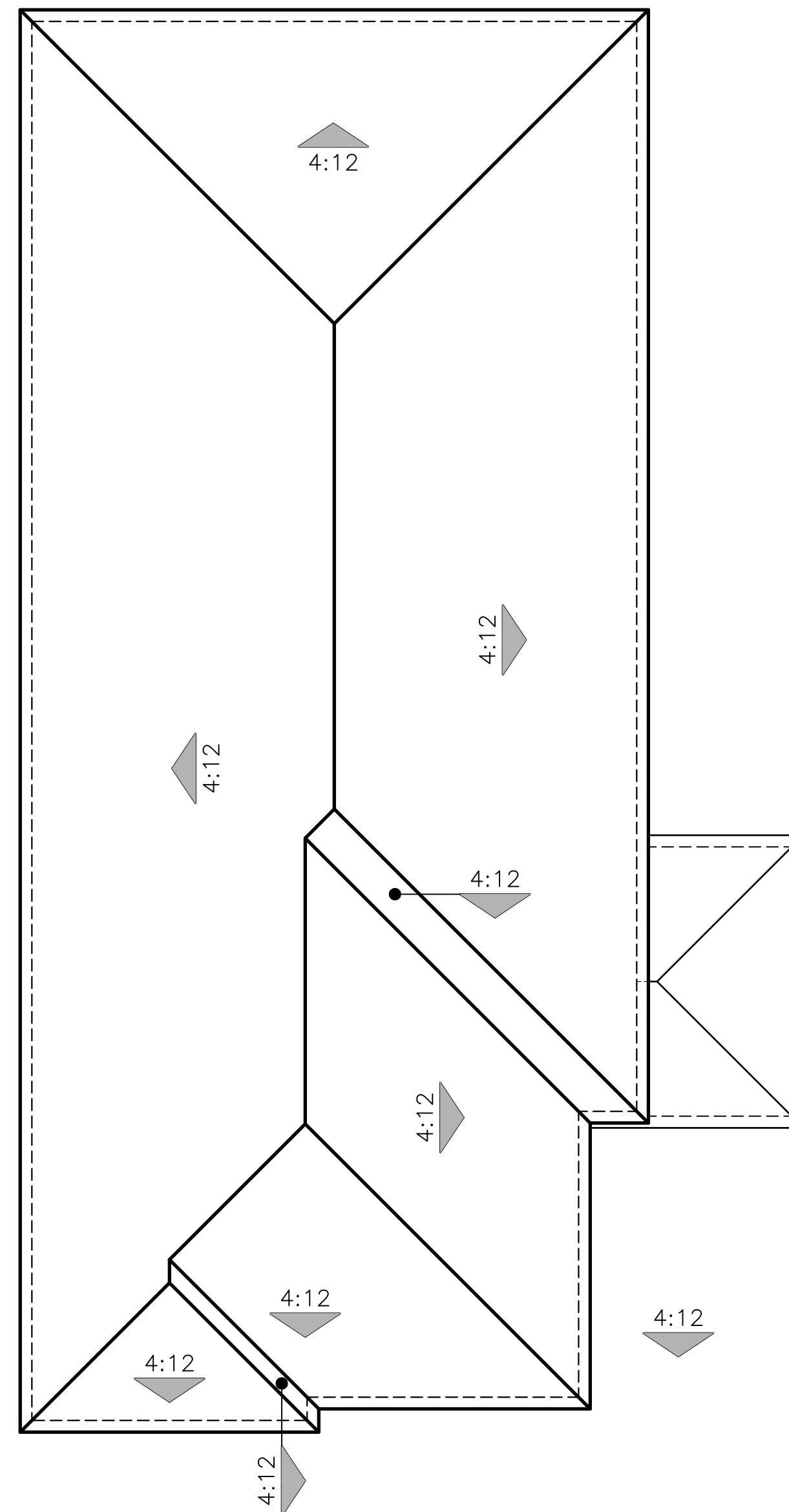
ADAPTIVE FARMHOUSE ENHANCED ELEVATIONS UNIT 10 & 54



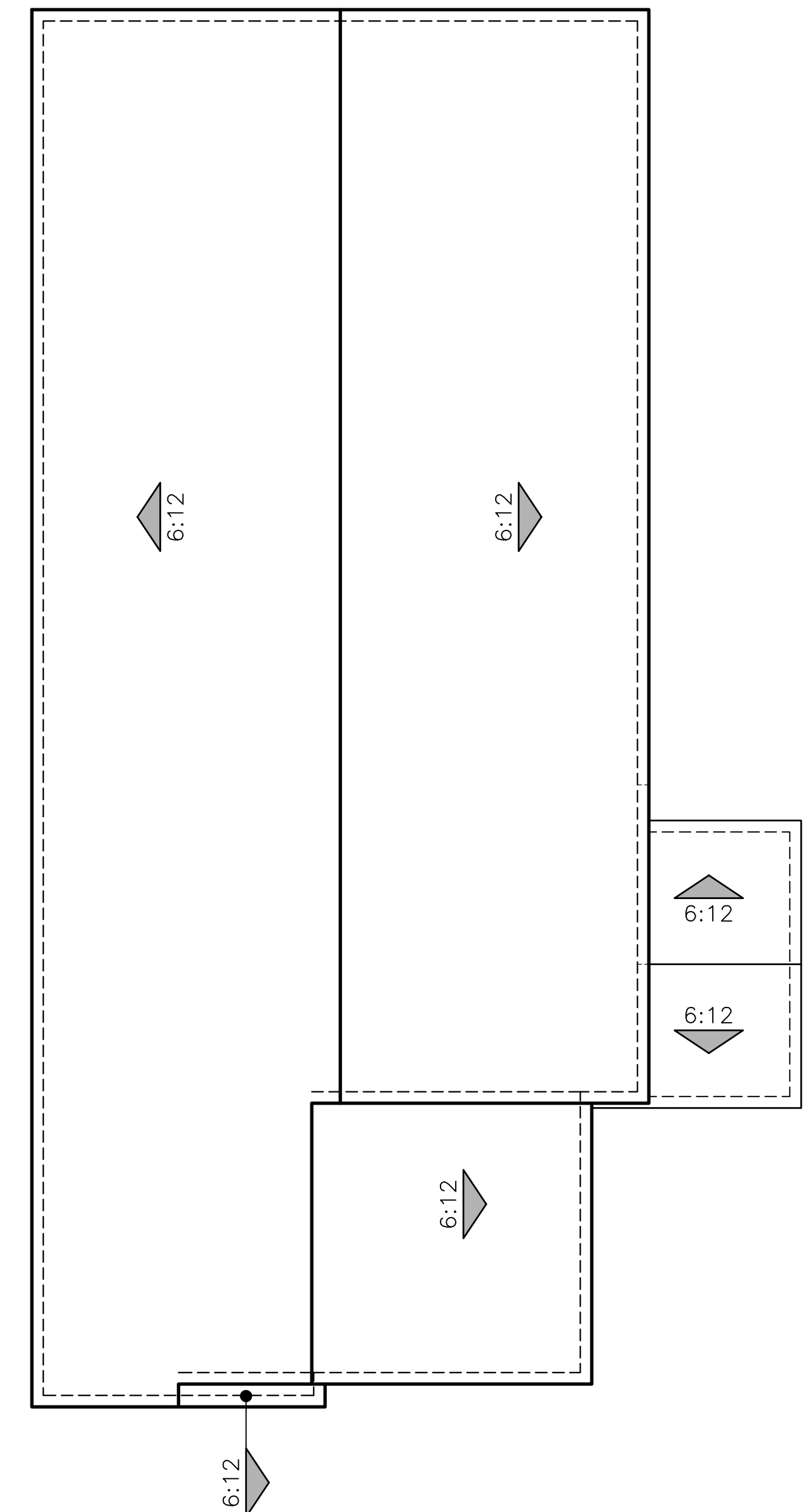




A - ADAPTIVE SPANISH



B - ADAPTIVE ITALIAN

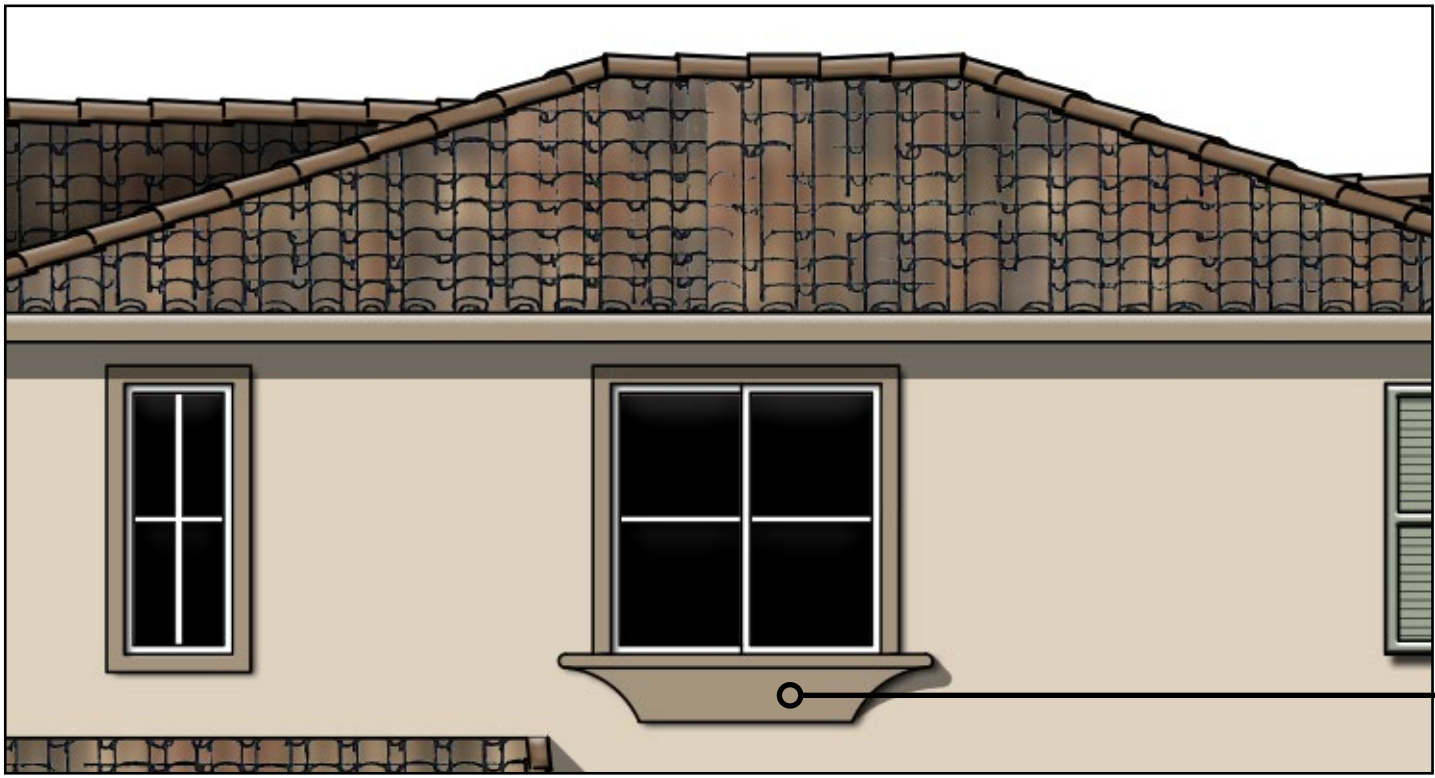


C - ADAPTIVE FARMHOUSE

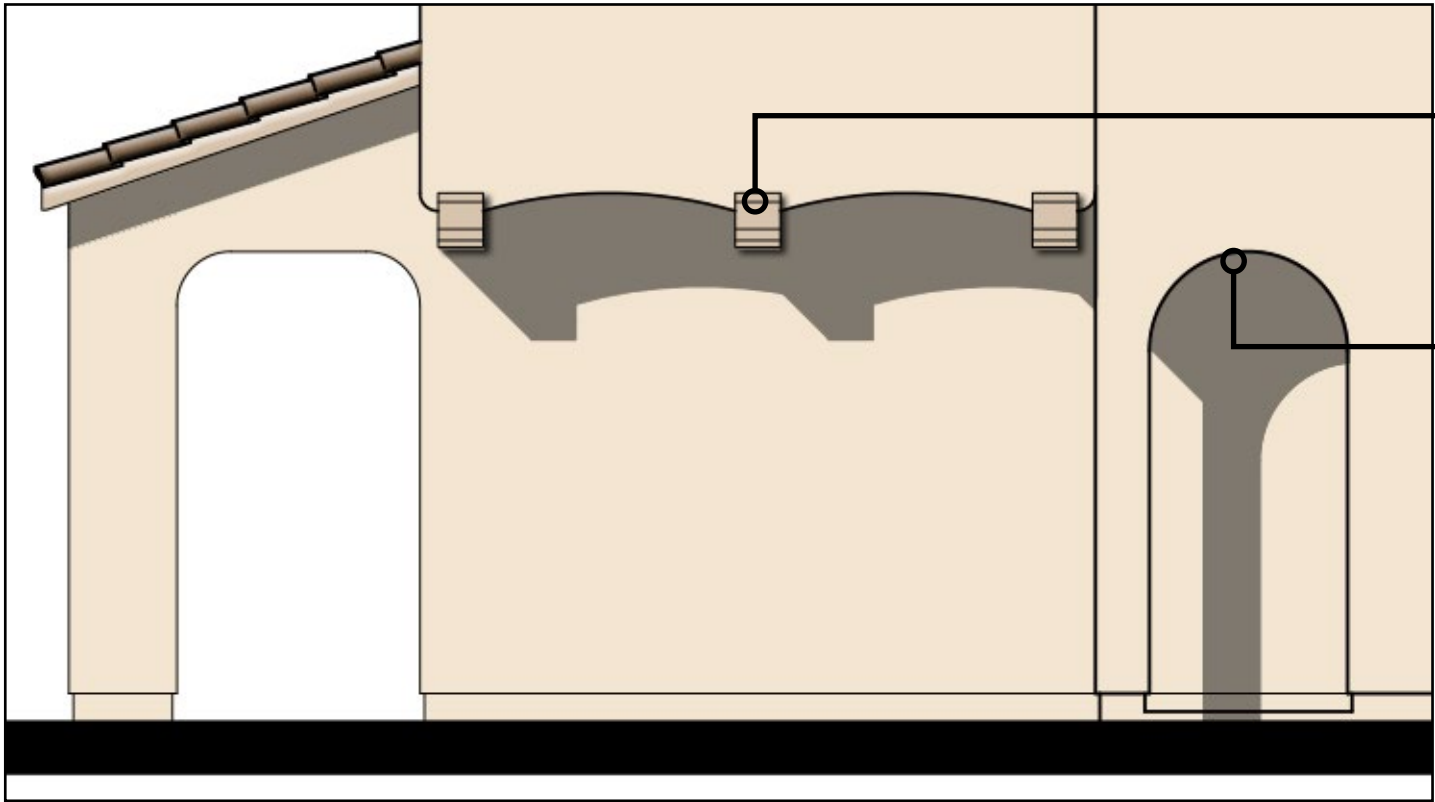
PLAN 3Y (2353)  
ROOF PLANS

0 2 4 8 12



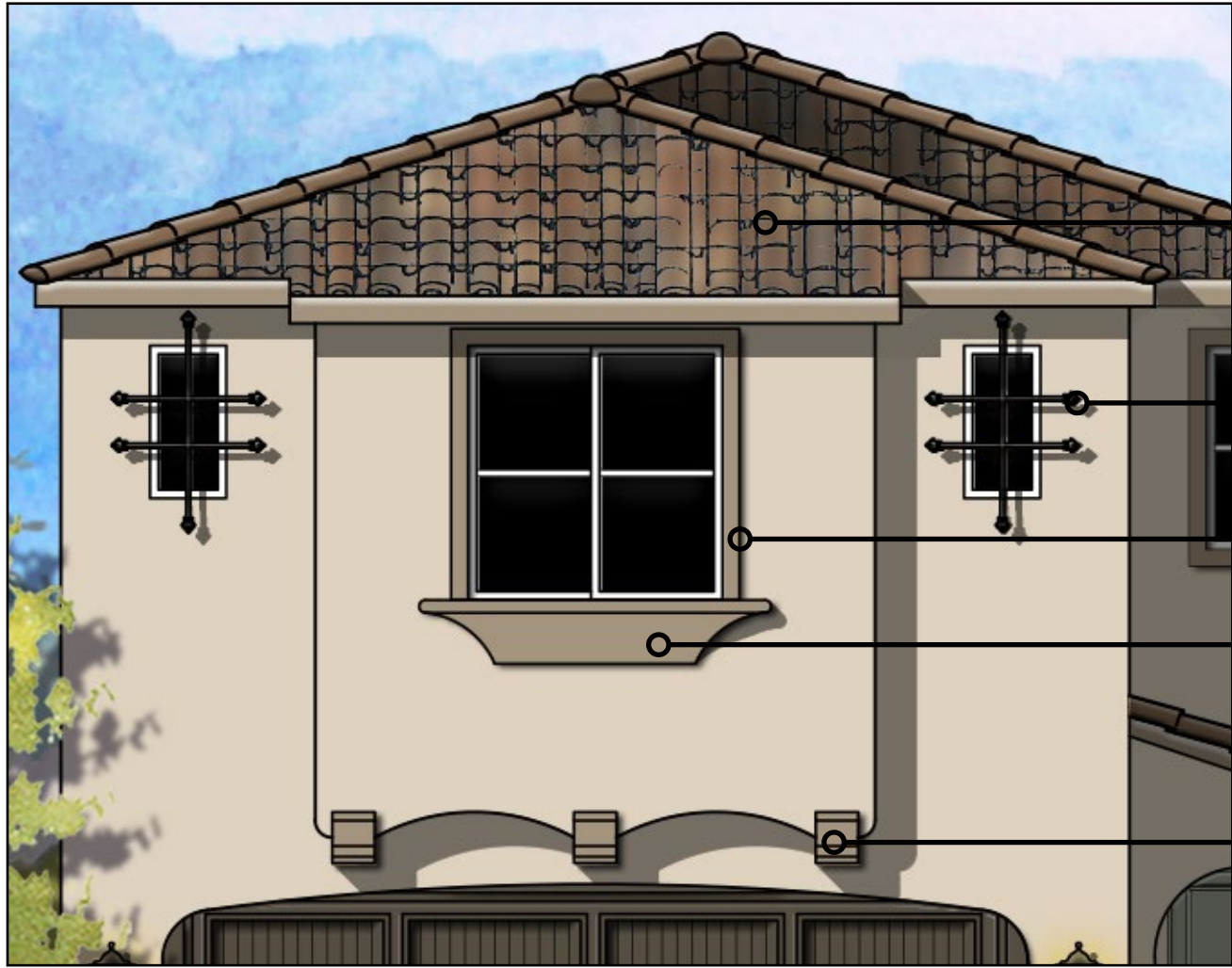


POTSHELF



DECORATIVE CORBEL

ARCHED SOFFITS



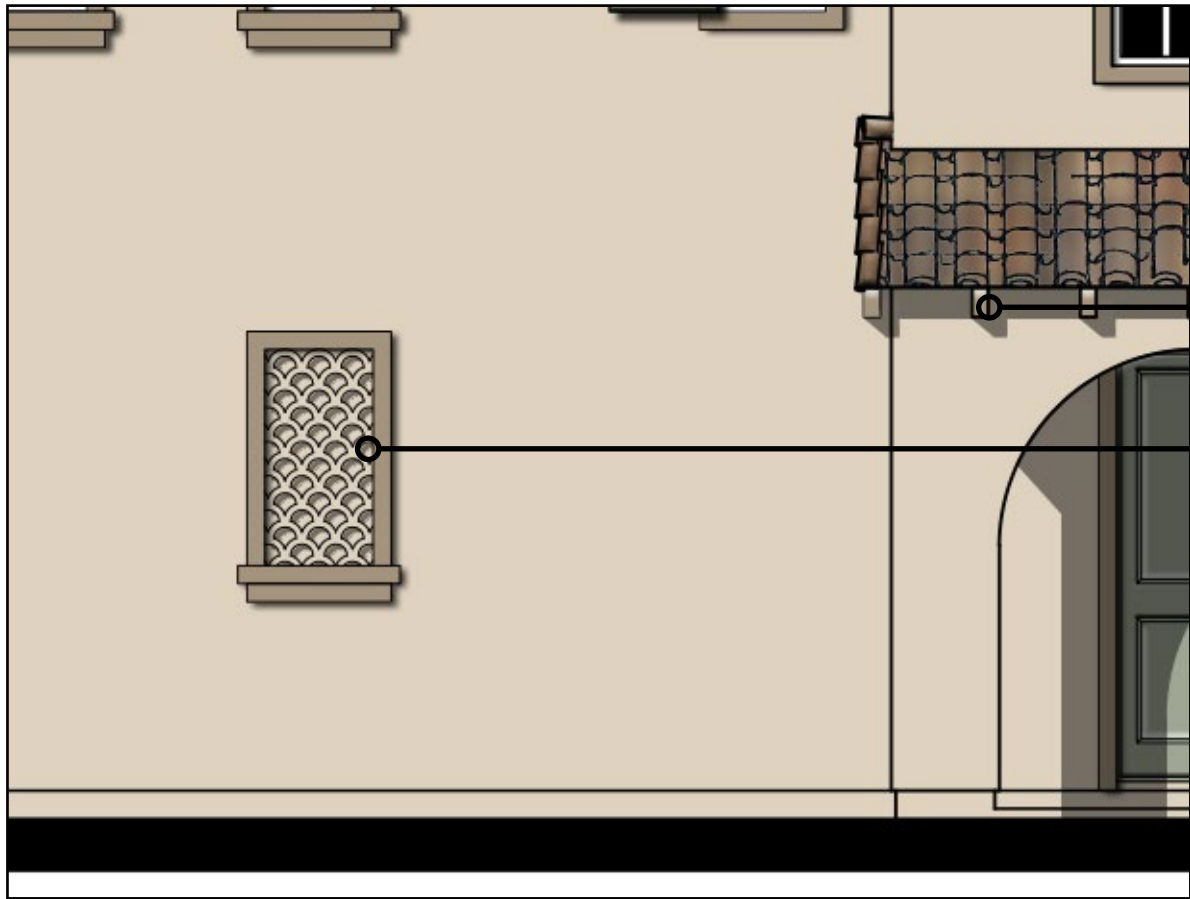
HIP ROOF

IRON ELEMENTS

SIMPLE/ MINIMAL TRIM

POTSHELF

DECORATIVE CORBEL



EXPOSED RAFTER TAILS

DECORATIVE PANEL  
STUCCO OVER RIGID  
FOAM TRIM

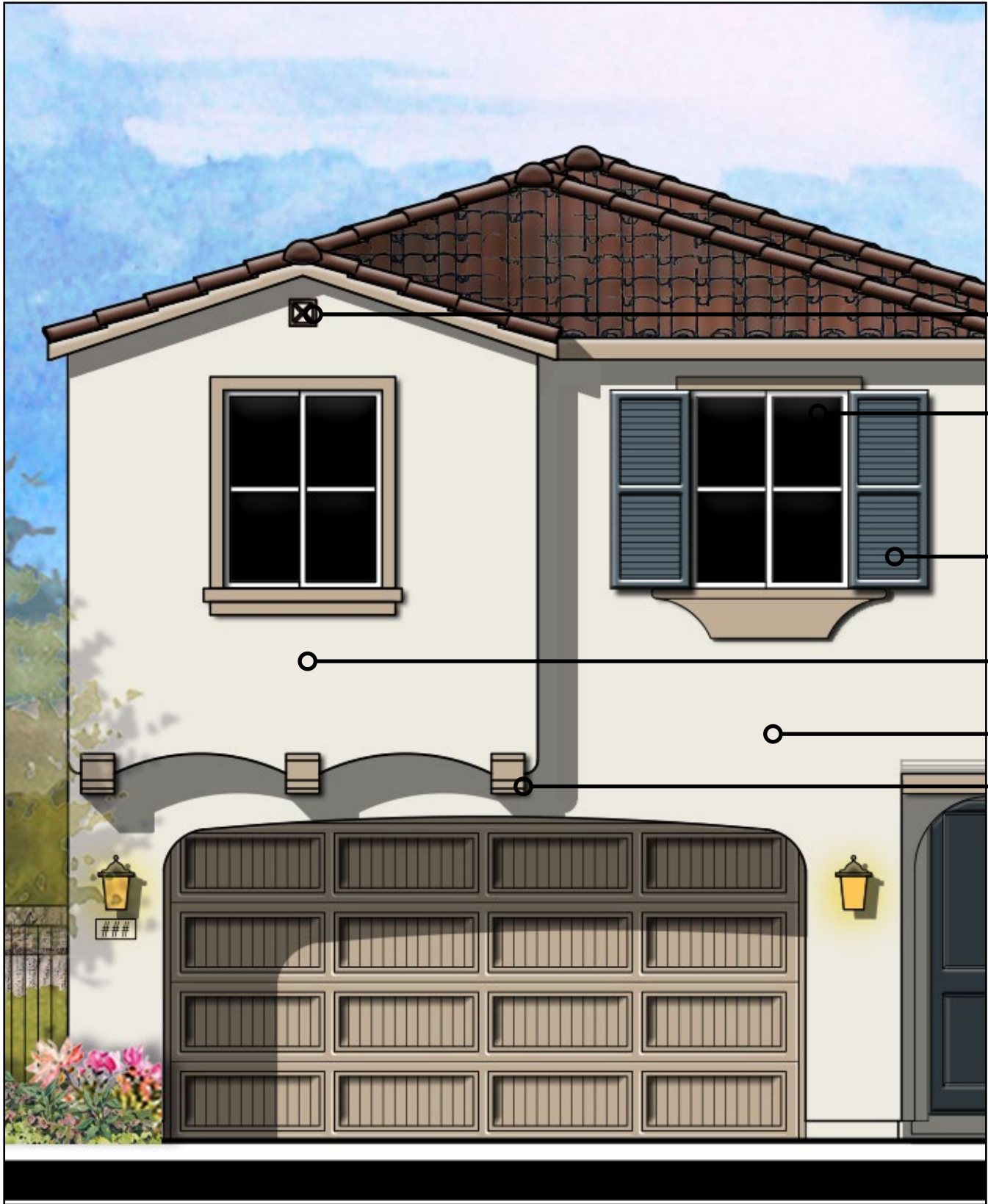
FULL-ARCHED SOFFIT AT PORCH



FULL-ARCHED SOFFITS  
AT PORCH

PANEL PATTERN  
ENTRY DOOR

ARCHED SOFFIT AT PORCH



GABLE END  
DECORATIVE ACCENT

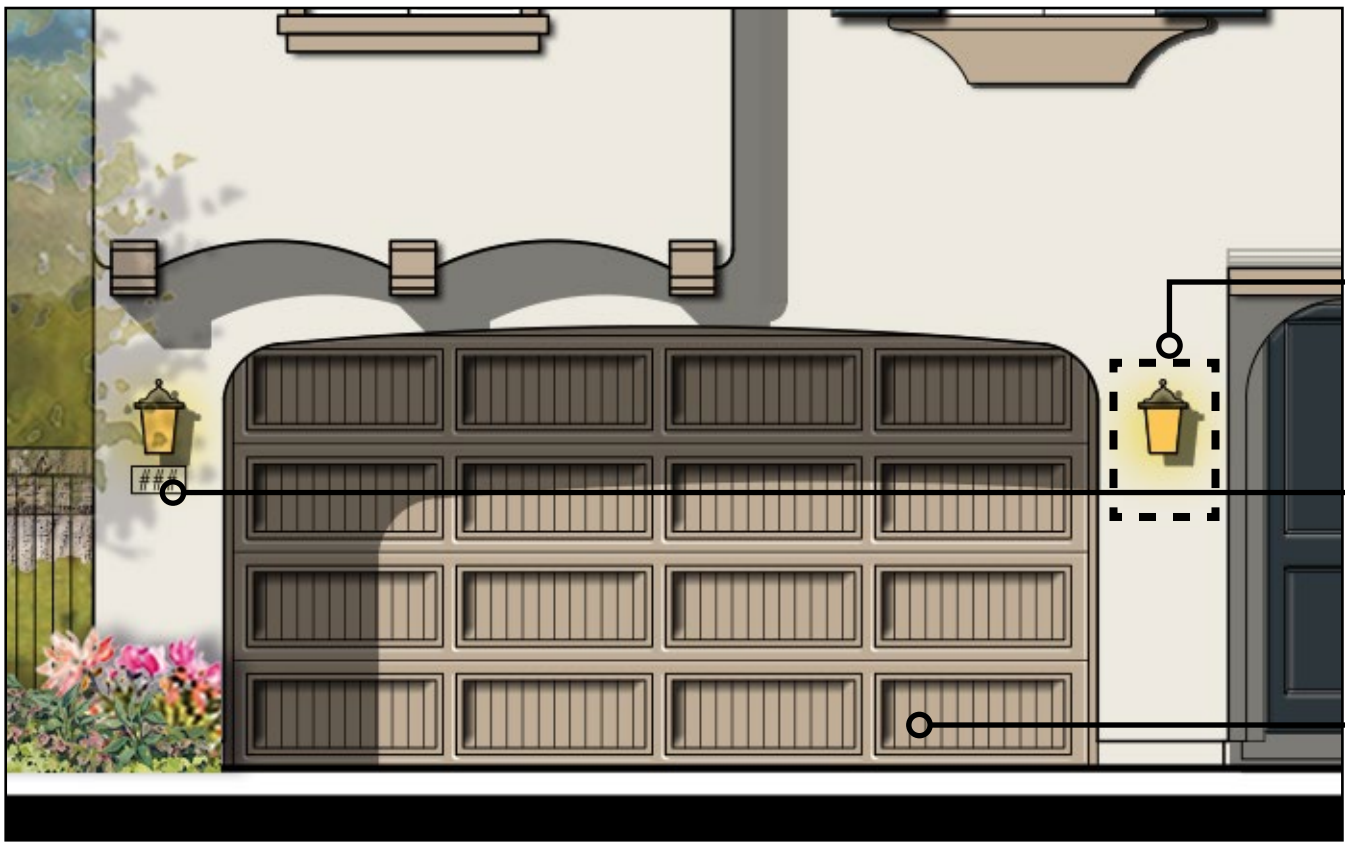
VERTICALLY  
PROPORTIONED  
WINDOWS

DECORATIVE SHUTTER

ASYMMETRICALLY  
ORDERED GROUPINGS

STUCCO WALLS

DECORATIVE CORBEL



DECORATIVE LIGHT  
FIXTURE

BACKLIT ADDRESS

PANEL PATTERN  
GARAGE DOOR PER  
ELEVATION STYLE

GARAGE DOOR WITH COACH LIGHT

### SPANISH STYLE ELEMENTS

ELEMENTS	MINIMUM REQUIREMENTS	ENHANCEMENTS
Roof	<ul style="list-style-type: none"><li>Simple roofs of hips or gables or flat roofs with parapet</li></ul>	<ul style="list-style-type: none"><li>Barrel tile caps at parapets</li><li>Exposed rafter tails at select locations</li></ul>
Walls	<ul style="list-style-type: none"><li>Stucco predominates</li><li>Large clean white expanses are allowed</li></ul>	<ul style="list-style-type: none"><li>Decorative Spanish tile details</li><li>Brick accents</li><li>Wing walls</li><li>Use of control joints for added interest</li></ul>
Windows	<ul style="list-style-type: none"><li>Vertically proportioned windows</li><li>Simple/minimal trim</li><li>Window trim at top &amp; bottom or recessed depending on chosen vernacular</li><li>Asymmetrically ordered groupings</li></ul>	<ul style="list-style-type: none"><li>Recessed focal window</li></ul>
Doors	<ul style="list-style-type: none"><li>Panel pattern entry doors</li><li>Panel pattern garage doors</li></ul>	<ul style="list-style-type: none"><li>Entry doors with windows</li><li>Garage doors with windows</li></ul>
Details	<ul style="list-style-type: none"><li>Full-arched or eyebrow-arch elements</li><li>Simple asymmetrical massing</li><li>Detailed profile trim at entry</li></ul>	<ul style="list-style-type: none"><li>Window boxes</li><li>Shed roof with braces over windows</li><li>Potshelves</li><li>Corbels</li><li>Iron elements</li><li>Decorative soffits</li><li>Gable end details</li></ul>
Colors	<ul style="list-style-type: none"><li>Field Colors: Toned whites and light to medium value warm colors</li><li>Trim colors: Medium to dark browns reminiscent of stained wood</li><li>Color blocking recommended</li><li>Accent Colors: Clear to muted browns, rust and burgundy in medium to dark value range or dark browns</li></ul>	

● Requirement met

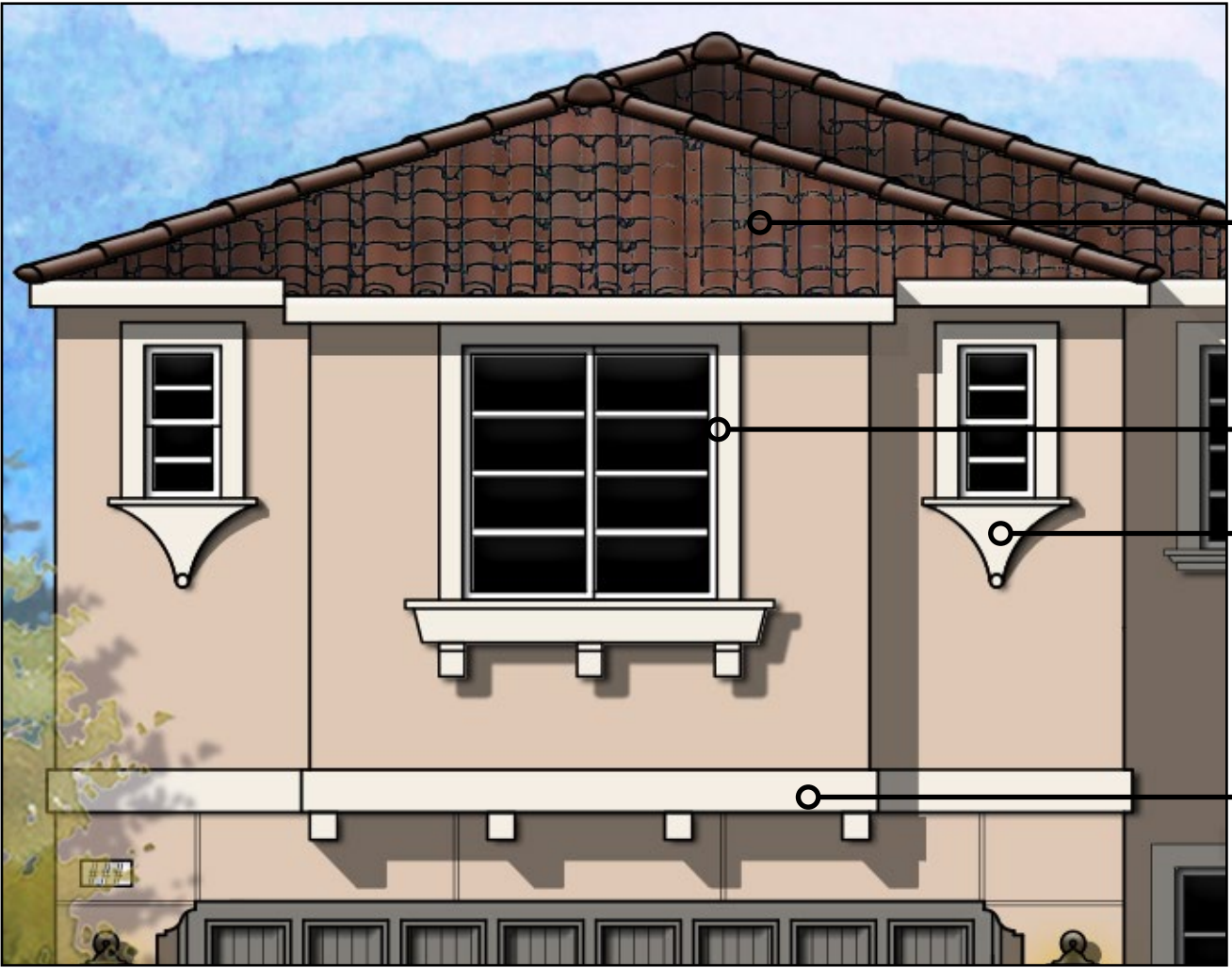
## ARCHITECTURAL DETAILS ADAPTIVE SPANISH 'A'



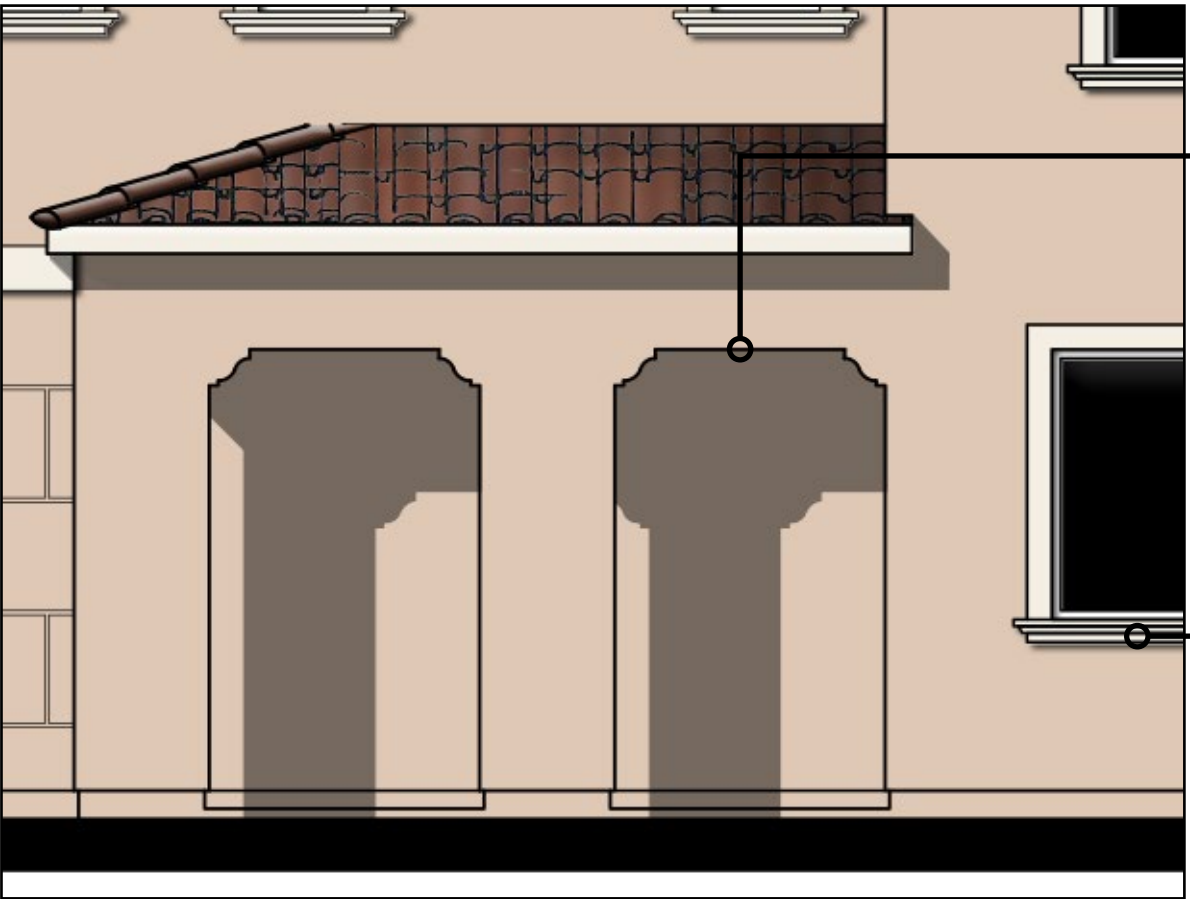


ENTRY PORCH

- FULLY TRIMMED WINDOWS
- DECORATIVE SHUTTER
- CORNER QUOIN
- DECORATIVE CORNICE TRIM
- REGLET CONTROL JOINTS USED TO ADD VISUAL INTEREST
- DECORATIVE PANEL STUCCO OVER RIGID FOAM TRIM
- COLOR BLOCKING



- MAIN HIP ROOF
- FULLY TRIMMED WINDOWS
- POTSHELF
- DECORATIVE CORNICE TRIM



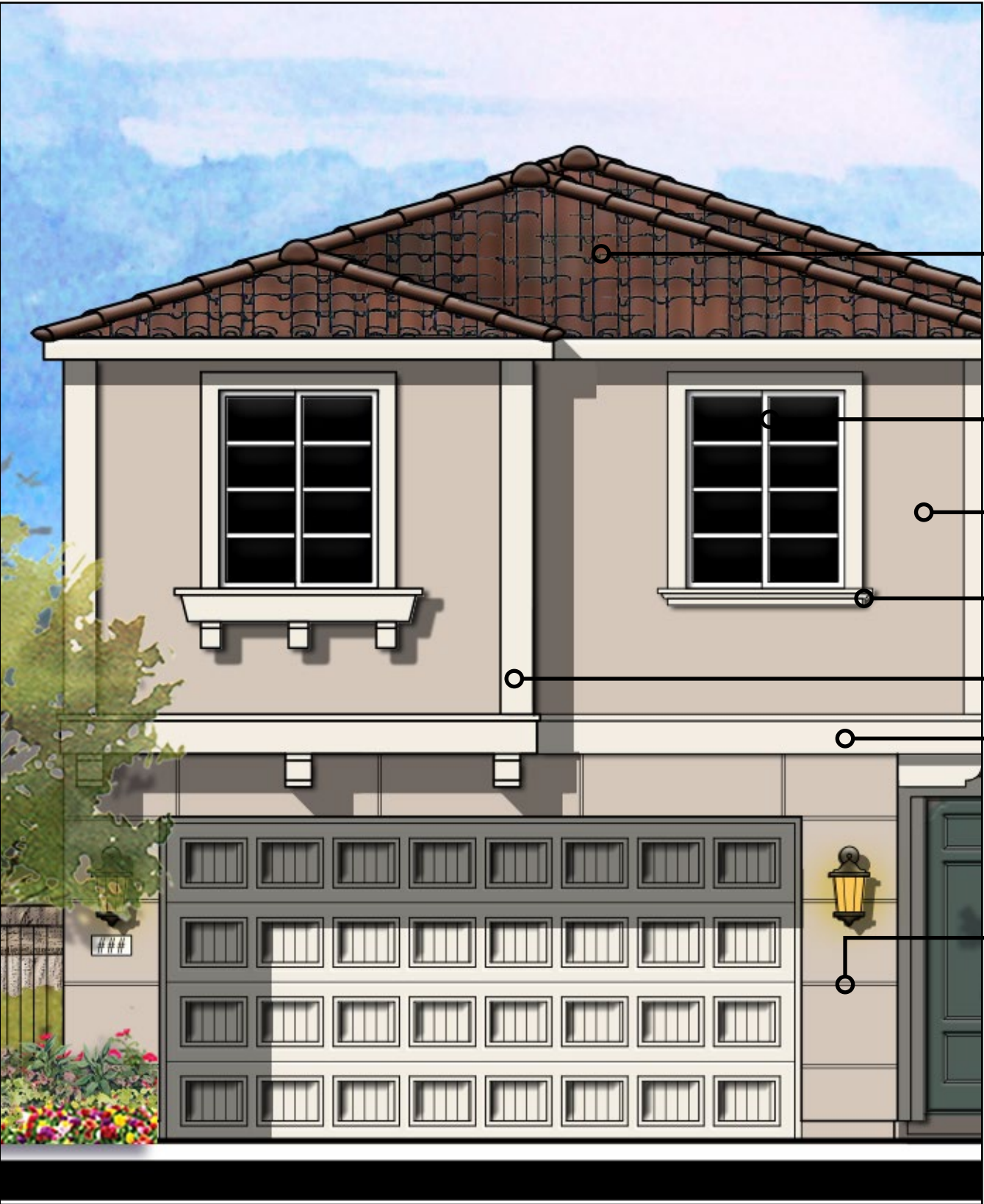
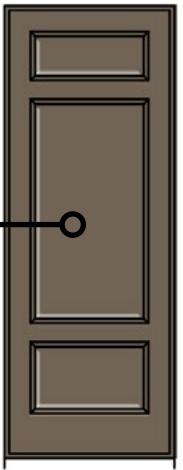
SOFFIT AT PORCH

- SOFFITS AT PORCH
- STUCCO OVER FOAM TRIM



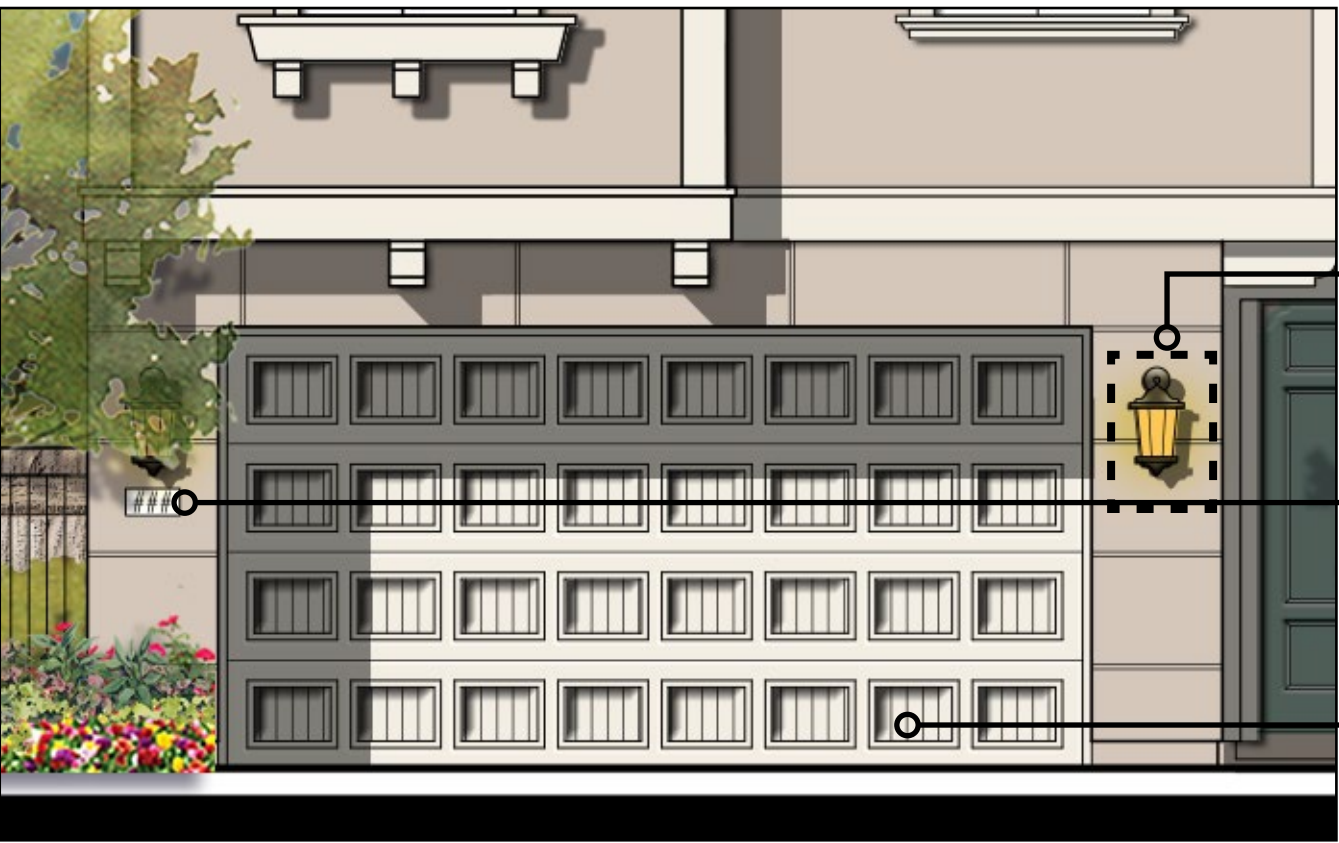
SOFFIT AT PORCH

- DECORATIVE CORNICE TRIM
- SIMPLE ENTRY DOOR



ENTRY PORCH

- HIP ROOF
- VERTICAL WINDOWS MULLIONS
- STUCCO WALLS
- STUCCO OVER FOAM TRIM
- CORNER QUOIN
- BOLD TRIM ELEMENTS
- REGLET CONTROL JOINTS USED TO ADD VISUAL INTEREST



GARAGE DOOR WITH COACH LIGHT

- DECORATIVE LIGHT FIXTURE
- BACKLIT ADDRESS
- PANEL PATTERN GARAGE DOOR PER ELEVATION STYLE

ITALIAN STYLE ELEMENTS

ELEMENTS	MINIMUM REQUIREMENTS	ENHANCEMENTS
Roof	<ul style="list-style-type: none"><li>● Main roof hip or flat roofs with parapet or mansards</li></ul>	<ul style="list-style-type: none"><li>● Decorative cornice trim</li><li>· Enclosed eaves at select locations</li></ul>
Walls	<ul style="list-style-type: none"><li>● Stucco predominates</li><li>● Bold trim elements</li></ul>	<ul style="list-style-type: none"><li>· Stone or brick accents</li><li>● <b>Color blocking</b></li><li>● Use of control joints for added interest</li></ul>
Windows	<ul style="list-style-type: none"><li>● Vertical window mullions</li><li>● Fully trimmed windows or recessed depending on chosen vernacular</li><li>● Symmetrically ordered groupings</li></ul>	<ul style="list-style-type: none"><li>· Window boxes or shed roofs with braces over windows</li><li>● Potshelves</li></ul>
Doors	<ul style="list-style-type: none"><li>● Simple entry doors</li><li>● Simple garage doors</li></ul>	<ul style="list-style-type: none"><li>· Entry doors with windows</li><li>· Garage doors with windows</li><li>· Simulated pre-cast columns</li></ul>
Details	<ul style="list-style-type: none"><li>● Formal trim surround at entries</li><li>● Symmetrical arrangements</li><li>● Horizontal belt course</li></ul>	<ul style="list-style-type: none"><li>● Quoins</li><li>· Scalloped details</li><li>· Medallions</li><li>· Pediments</li><li>● <b>Decorative panels</b></li><li>● Use of reglets for simulated cut-block details</li></ul>
Colors	<ul style="list-style-type: none"><li>● Field Colors: Medium to medium-dark value saturated colors in earth tones, especially yellow, orange and red</li><li>● Trim colors: Medium to dark values in browns, grays, or warmed tone whites</li><li>● Color blocking recommended</li><li>· Accent Colors: Vibrant shades of medium to dark value blues, greens, oranges, and reds</li></ul>	

● Requirement met

ARCHITECTURAL DETAILS  
ADAPTIVE ITALIAN 'B'





CONCRETE TILE ROOF

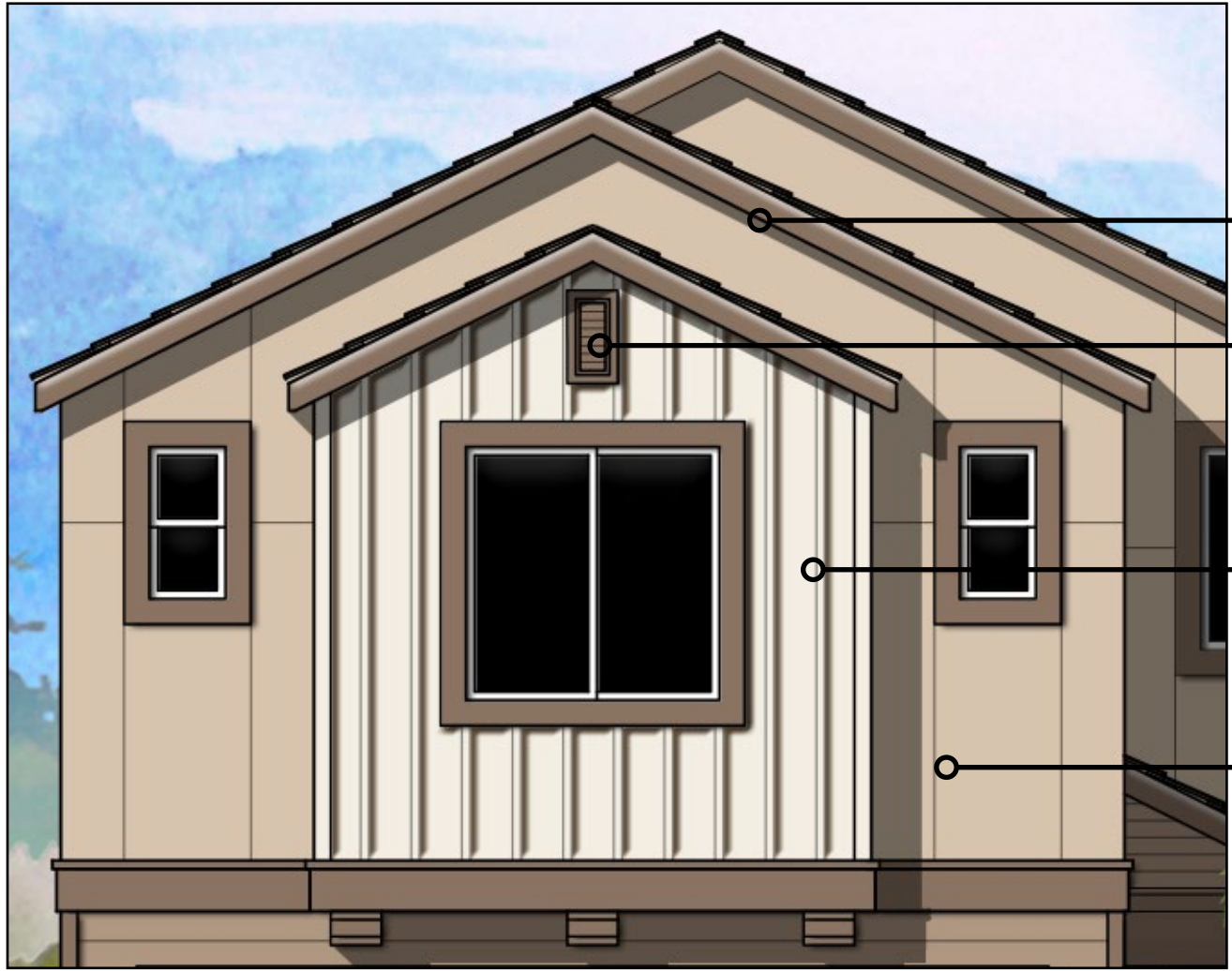
DECORATIVE SHUTTER

POTSHELF



DECORATIVE CORBEL

WOOD POSTS AND BEAM AT ENTRY



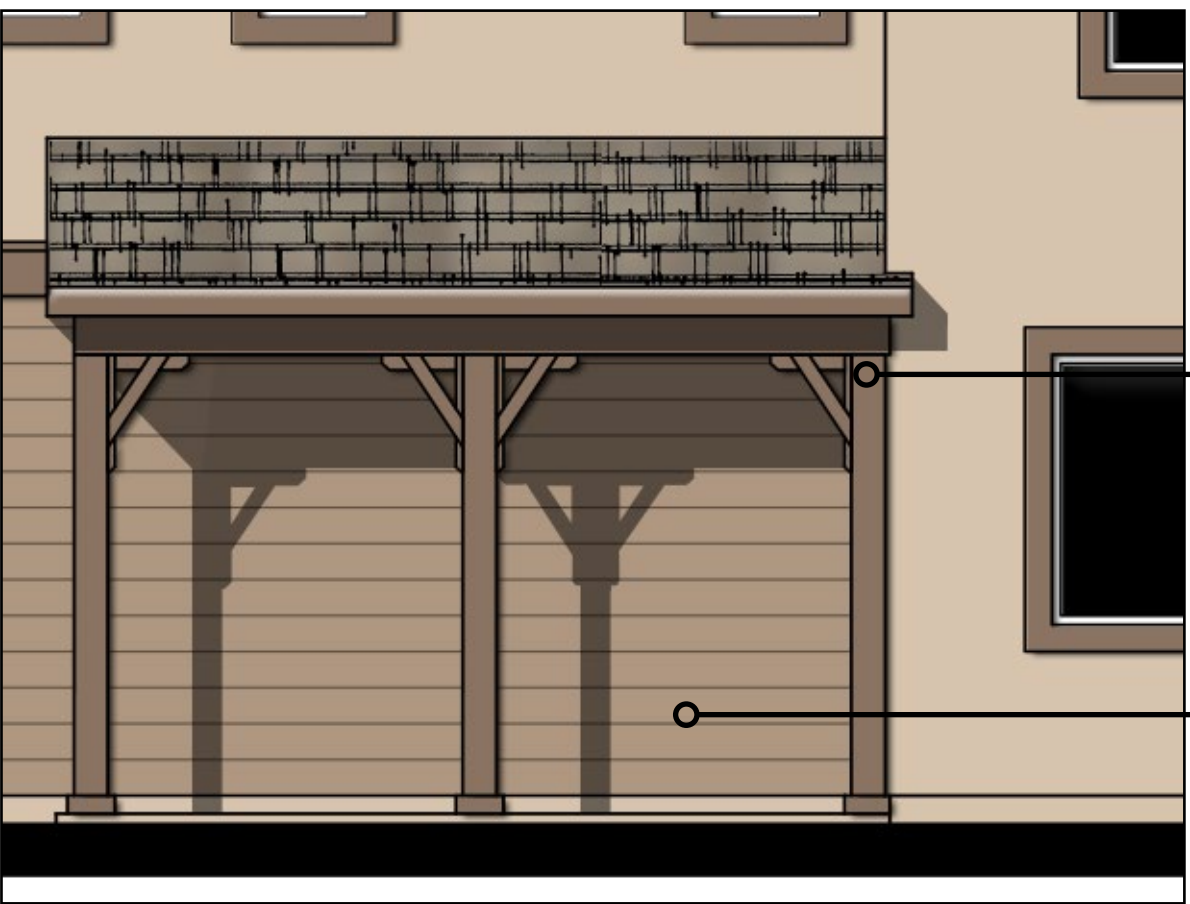
GABLE ROOF  
6" OVERHANG

SIMPLE GABLE END

VERTICAL SIDING AT  
SELECT LOCATIONS

CONTROL JOINTS  
USED TO ADD VISUAL  
INTEREST

GABLE DETAIL



WOOD POSTS AND  
BEAM AT ENTRY

HORIZONTAL SIDING

ENTRY PORCH



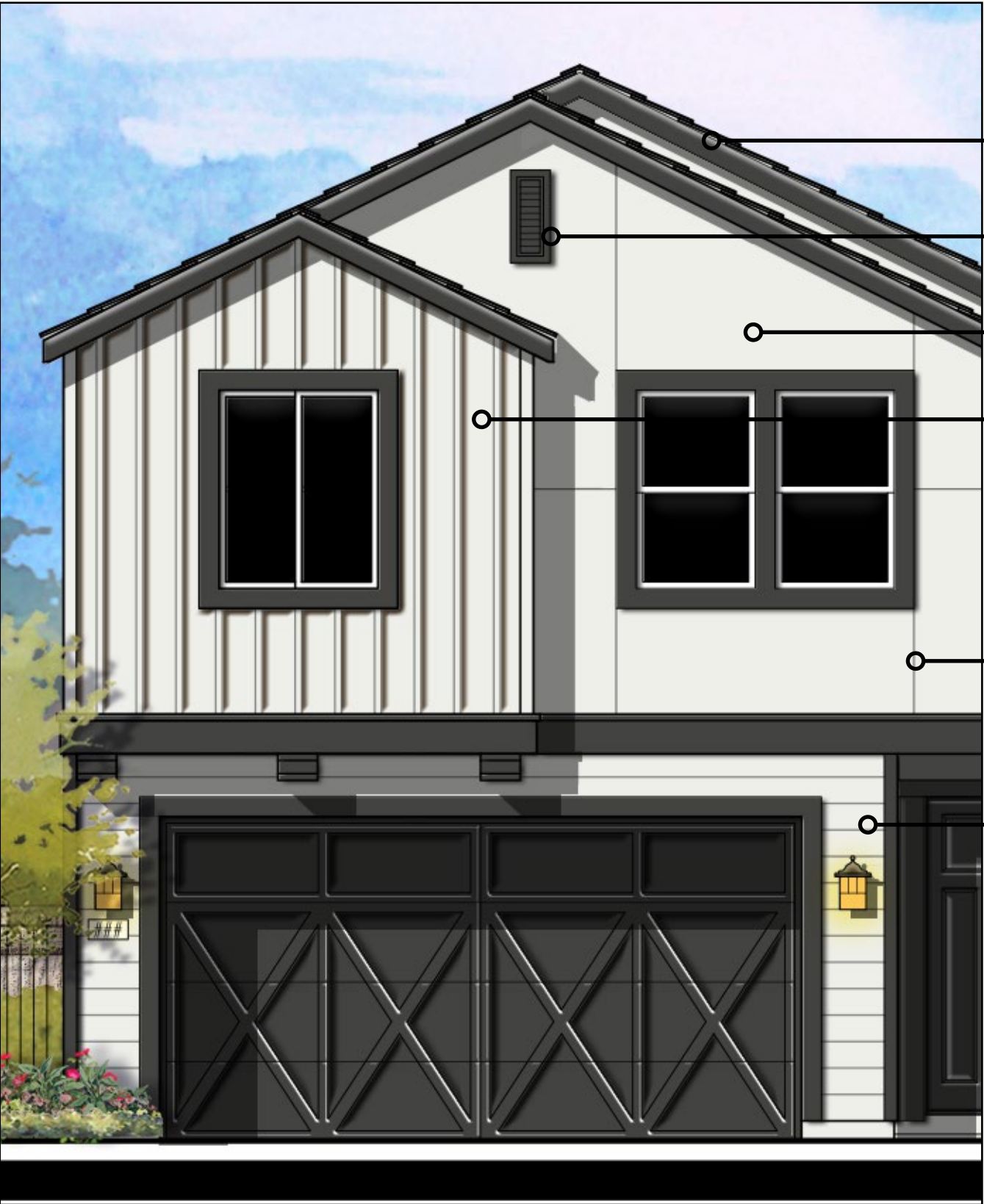
VERTICAL SIDING AT  
SELECT LOCATIONS

HORIZONTAL SIDING

WOOD POSTS AND  
BEAM AT ENTRY

DECORATIVE ENTRY  
DOOR

ENTRY PORCH



STEEPER ROOF PITCHES

SIMPLE GABLE END

STUCCO WALLS

VERTICAL SIDING AT  
SELECT LOCATIONS

CONTROL JOINTS  
USED TO ADD VISUAL  
INTEREST

HORIZONTAL SIDING

ENTRY PORCH



DECORATIVE LIGHT  
FIXTURE

BACKLIT ADDRESS

PANEL PATTERN  
GARAGE DOOR PER  
ELEVATION STYLE

GARAGE DOOR WITH COACH LIGHT

ADAPTIVE FARMHOUSE STYLE ELEMENTS

ELEMENT	MINIMUM REQUIREMENTS	ENHANCEMENTS
Form	<ul style="list-style-type: none"><li>• Symmetrical or asymmetrical massing</li></ul>	
Roof	<ul style="list-style-type: none"><li>• 4:12 to 6:12 main roof pitch</li><li>• Gable roofs are appropriate</li><li>• Minimum 6" overhangs Concrete tile with slate or shake pattern</li></ul>	<ul style="list-style-type: none"><li>• Steeper roof pitches as select locations</li><li>• Shed roofs at accent areas</li><li>• Standing seam roof at accent location</li></ul>
Walls	<ul style="list-style-type: none"><li>• Vertical siding at select location</li><li>• Stucco is the prevalent material</li></ul>	<ul style="list-style-type: none"><li>• Color blocking of stucco for added interest</li><li>• Horizontal siding at accent areas</li><li>• Control joints used to add visual interest</li></ul>
Windows	<ul style="list-style-type: none"><li>• Mullions in vertical patterns at windows located at front elevation and at side and rear elevations exposed to public view</li><li>• Window trim at top, bottom, and sides</li></ul>	<ul style="list-style-type: none"><li>• Recessed window trim</li><li>• Deep-recessed focal window</li><li>• Asymmetrical arrangements</li><li>• Shutters with vertical line elements</li></ul>
Details	<ul style="list-style-type: none"><li>• Wood posts and beam at entry</li><li>• Potshelves</li><li>• Shutters</li><li>• Simple gable ends</li></ul>	<ul style="list-style-type: none"><li>• Horizontal porch railing, if applicable</li><li>• Elongated shutter detail at focal window</li><li>• Shed roofs with braces over window</li><li>• Upgraded Garage Door Details</li><li>• Decorative Light Fixtures</li></ul>
Colors	<ul style="list-style-type: none"><li>• Field: Whites or light tinted colors</li><li>• Trim: Whites or light shades complementary to field color</li><li>• Accents: Light or dark shades in contrast with field color</li></ul>	

• Requirement met

ARCHITECTURAL DETAILS  
ADAPTIVE FARMHOUSE 'C'



PRESERVE BLOCK 1  
CHINO, CA

JOB # 23073A  
CREATED LICENSED  
11/4/24

"A" ELEVATIONS			
ADAPTIVE SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	34	1504	1501
STUCCO PAINT MATCH***	SW7526 MAISON BLANCHE	SW0046 WHITE HYACINTH	SW7008 ALABASTER
FASCIA / TRIM / GARAGE DOOR	SW9117 URBAN JUNGLE	SW7719 FRESCO CREAM	SW9111 ANTLER VELVET
LAP SIDING	SW7519 MEXICAN SAND	SW7720 DEER VALLEY	SW9114 FALLEN LEAVES
FRONT DOOR / SHUTTERS	SW6192 COASTAL PLAIN	SW7702 SPICED CIDER	SW0032 NEEDLEPOINT NAVY
WROUGHT IRON	SW6990 CAVIAR	SW6990 CAVIAR	SW6990 CAVIAR
ROOF: LOW PROFILE	1VICS3940	1VICS7970	1VICS6464
"S" VILLA	CLIFFSIDE	RED CASTLE	CA MISSION BLEND

"B" ELEVATIONS			
ADAPTIVE ITALIAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1520	1531	1508
STUCCO PAINT MATCH***	SW7712 TOWNHOUSE TAN	SW7691 PALE YELLOW	SW9085 TOUCH OF SAND
SECONDARY STUCCO	SW7715 POTTERY URN	SW6138 ARTIFACT	SW9088 UTAUPEIA
FASCIA / TRIM / GARAGE DOOR	SW7102 WHITE FLOUR	SW6385 DOVER WHITE	SW7566 WESTHIGHLAND WT
FRONT DOOR / SHUTTERS	SW7617 MEDITERRANEAN	SW7735 PALM LEAF	SW9050 VINTAGE VESSEL
ROOF: LOW PROFILE	1VICS6464	1VICS7970	1VICS6464
"S" VILLA	CA MISSION BLEND	RED CASTLE	CA MISSION BLEND

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT

"C" ELEVATIONS			
ADAPTIVE FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1509	1515	1572
STUCCO PAINT MATCH***	SW7719 FRESCO CREAM	SW7638 JOGGING PATH	SW7006 EXTRA WHITE
FASCIA / TRIM / GARAGE DOOR	SW7525 TREE BRANCH	SW7566 WESTHIGHLAND WT	SW7069 IRON ORE
LAP SIDING	SW7519 MEXICAN SAND	SW7638 JOGGING PATH	SW7006 EXTRA WHITE
BOARD & BATTEN SIDING	SW7566 WESTHIGHLAND WT	SW6221 MOODY BLUE	SW7006 EXTRA WHITE
FRONT DOOR / SHUTTERS	SW7748 GREEN EARTH	SW6116 TATAMI TAN	SW7069 IRON ORE
ROOF: FLAT SHAKE	1FRCJ4070 SEA PEARL BLEND	1FRCJ0300 BRONZE PEARL BLD	1FRCJ1020 SHADOW BLACK

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.  
\*\*\* FOR PHOTOSHOP PURPOSES ONLY, DO NOT USE IN THE FIELD



Kevin L. Crook  
**Architect**  
Inc

PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES



ADAPTIVE SPANISH  
SCHEME #1

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM / GARAGE DOOR

LAP SIDING

FRONT DOOR / SHUTTERS

WROUGHT IRON

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NOV. 4, 2024

ADAPTIVE SPANISH  
SCHEME #2

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM / GARAGE DOOR

LAP SIDING

FRONT DOOR / SHUTTERS

WROUGHT IRON

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ADAPTIVE SPANISH  
SCHEME #3

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM / GARAGE DOOR

LAP SIDING

FRONT DOOR / SHUTTERS

WROUGHT IRON

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COLOR BOARDS - ADAPTIVE SPANISH

\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.



STUCCO BODY

CONCRETE ROOF

SECONDARY  
STUCCO

FASCIA / TRIM /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS

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## A close-up photograph showing a textured, light-colored wall surface on the left and a roof with reddish-brown tiles on the right. The wall has a rough, pebbled texture, while the tiles are arranged in a traditional overlapping pattern.

## STUCCO BODY

CONCRETE ROOF

SECONDARY  
STUCCO

FASCIA / TRIM /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS

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## STUCCO BODY

## CONCRETE ROOF

## SECONDARY STUCCO

FASCIA / TRIM /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS

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\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

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ADAPTIVE FARMHOUSE

SCHEME #7

STUCCO BODY



CONCRETE ROOF



FASCIA / TRIM / GARAGE DOOR

LAP SIDING

BOARD & BATTEN SIDING

FRONT DOOR / SHUTTERS

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NOV. 4, 2024

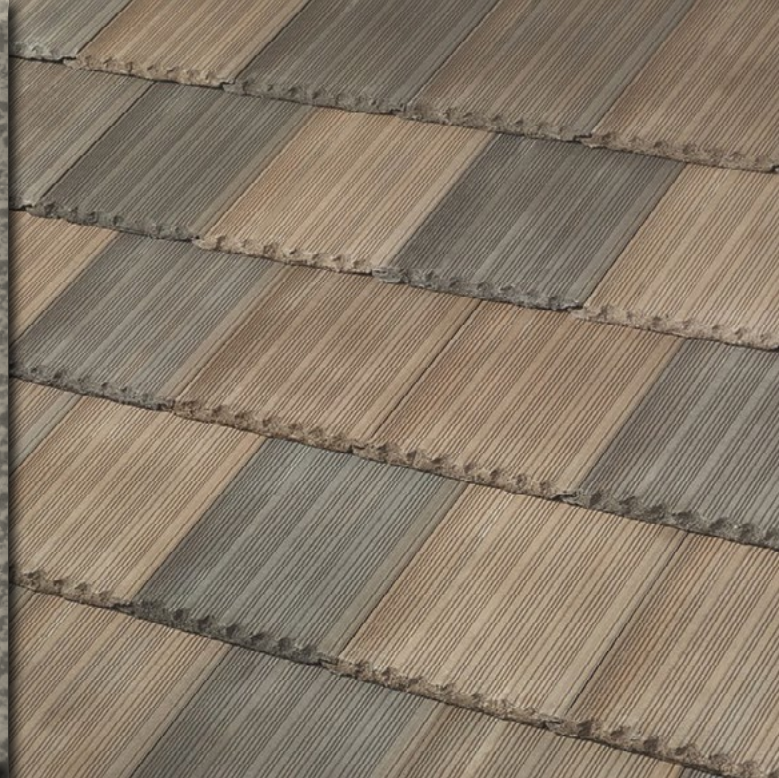
ADAPTIVE FARMHOUSE

SCHEME #8

STUCCO BODY



CONCRETE ROOF



FASCIA / TRIM / GARAGE DOOR

LAP SIDING

BOARD & BATTEN SIDING

FRONT DOOR / SHUTTERS

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ADAPTIVE FARMHOUSE

SCHEME #9

STUCCO BODY



CONCRETE ROOF



FASCIA / TRIM / GARAGE DOOR

LAP SIDING

BOARD & BATTEN SIDING

FRONT DOOR / SHUTTERS

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COLOR BOARDS - ADAPTIVE FARMHOUSE

\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.