



# RIVERSIDE DRIVE & MAGNOLIA AVENUE

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

## DEVELOPER INFORMATION

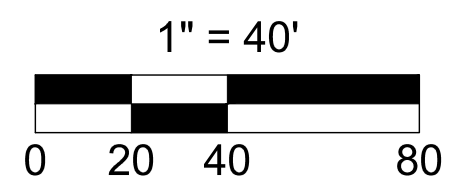
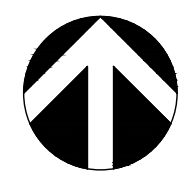
WARMINGTON RESIDENTIAL  
3090 PULLMAN STREET  
COSTA MESA, CA 92626  
CONTACT: BRIAN TAYLOR  
PHONE: (949) 339-1977  
EMAIL: BRIAN@TAYLOR-CLARK.COM

## CONSULTANT INFORMATION

ARCHITECTURE:  
KTGY ARCHITECTURE & PLANNING  
17911 VON KARMAN AVENUE, SUITE 200  
IRVINE, CA 92614  
CONTACT: ALAN SCALES  
PHONE: (949) 221-6256  
EMAIL: ASCALES@KTGY.COM

LANDSCAPE ARCHITECTURE:  
BMLA LANDSCAPE ARCHITECTURE  
310 NORTH JOY STREET  
CORONA, CA 92879  
CONTACT: JEFF TROJANOWSKI  
PHONE: (951) 737-1124  
EMAIL: JEFFT@BMLA.NET

CIVIL:  
C&V CONSULTING, INC.  
9830 IRVINE CENTER DRIVE  
IRVINE, CA 92618  
CONTACT: ANTONIO RUIZ  
PHONE: (949) 916-3800  
EMAIL: ARUIZ@CVC-INC.NET



PREPARED BY:

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

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

PREPARED FOR:

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

**CITY OF CHINO**  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
**TENTATIVE TRACT MAP NO. 20794**  
 CHINO - MAGNOLIA & RIVERSIDE  
 6033 - 6041 RIVERSIDE DRIVE  
 CHINO, CA  
**PRELIMINARY SITE UTILIZATION PLAN**

PROJECT NO.  
 WARM-025

SHEET  
**9**  
 OF  
**9**

PLAN SET: XXXXXXXX  
 DATE:

# SHEET INDEX

## ARCHITECTURE

A0.00 - COVER

9 - SITE UTILIZATION PLAN

A0.10 - SHEET INDEX + PROJECT SUMMARY

A1.00 - SITE PLAN

A1.10 - STREET SCENE

A1.11 - STREET SCENE

A1.12 - STREET SCENE

A2.00 - B400 - SBS 4-PLEX - PERSPECTIVES

A2.10 - B400 - SBS 4-PLEX - ELEVATIONS

A2.20 - B400 - SBS 4-PLEX - BUILDING PLANS

A3.00 - B500 - SBS 5-PLEX - PERSPECTIVES

A3.10 - B500 - SBS 5-PLEX - ELEVATIONS

A3.20 - B500 - SBS 5-PLEX - BUILDING PLANS

A4.00 - B600 - SBS & BTB 6-PLEX - PERSPECTIVES

A4.10 - B600 - SBS & BTB 6-PLEX - ELEVATIONS

A4.20 - B600 - SBS & BTB 6-PLEX - BUILDING PLANS

A4.21 - B600 - SBS & BTB 6-PLEX - BUILDING PLANS

A5.00 - B610 - BTB 6-PLEX - PERSPECTIVES

A5.10 - B610 - BTB 6-PLEX - ELEVATIONS

A5.20 - B610 - BTB 6-PLEX - BUILDING PLANS

A6.00 - B800 - BTB 8-PLEX - PERSPECTIVES

A6.10 - B800 - BTB 8-PLEX - ELEVATIONS

A6.20 - B800 - BTB 8-PLEX - BUILDING PLANS

A7.00 - BTB PLAN 1 - UNIT PLANS

A7.10 - BTB PLAN 2 - UNIT PLANS

A7.20 - SBS PLAN 3 - UNIT PLANS

A7.30 - SBS PLAN 4 - UNIT PLANS

A7.31 - SBS PLAN 4 - UNIT PLANS - ACCESSIBLE

A8.00 - COLOR & MATERIAL BOARD

A8.10 - ARCHITECTURAL DETAILS

A9.00 - UNIT DETAILS

1 - PARKING EXHIBIT

## CIVIL

1 - TENTATIVE TRACT MAP NO. 20794

2 - PRELIMINARY SITE PLAN

3 - PRELIMINARY SITE PLAN

4 - PRELIMINARY GRADING PLAN

5 - PRELIMINARY GRADING PLAN & SECTIONS

6 - PRELIMINARY UTILITY PLAN

7 - PRELIMINARY UTILITY PLAN

8 - PRELIMINARY FIRE ACCESS

## LANDSCAPE

L-1 - CONCEPTUAL LANDSCAPE PLAN

L-2 - ENLARGEMENTS

L-3 - ENLARGEMENTS

L-4 - STREET SECTION A

L-5 - STREET SECTION B

L-6 - STREET SECTION C

L-7 - STREET SECTION D

L-8 - STREET SECTION E

L-9 - STREET SECTION F

L-10 - WALL AND FENCE PLAN

L-11 - PEDESTRIAN ACCESS PLAN

L-12 - OPEN SPACE PLAN

## COMMUNITY CONTEXT (1:400)



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

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

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

OPEN SPACE SUMMARY				
20.09 H Open space standards for residential projects			Required	Provided
1 Minimum amount of outdoor living area			72,945 SF	19,084 SF
Permanent open space	20%		32,945 SF	
Outdoor living area	400 SF/unit		40,000 SF	
2 Minimum amount of private open space			10,000 SF	9,934 SF
a. Ground floor units				4,194 SF
Plan 1	150 SF/unit	10' min. length		0 SF
Plan 2	0 SF/unit			0 SF
Plan 3	150 SF/unit			1,350 SF
Plan 4	364 SF/unit			2,184 SF
	165 SF/unit			660 SF
b. Upper level units				5,740 SF
Plan 1	72 SF/unit	6' min. length		1,140 SF
Plan 2	55 SF/unit			1,540 SF
Plan 3	60 SF/unit			1,920 SF
Plan 4	57 SF/unit			1,140 SF
3 Minimum amount of common open space areas			26,000 SF	9,150 SF
Contiguous				
a. Non-contiguous				9,150 SF
1. Paseo				
b. Up to one-half of covered patio areas				
c. Recreational building				
Lot A				7,378 SF
1. Children's play area				
2. Picnic and barbecue area				

## NOTES:

- PLANS TO BE IN COMPLIANCE WITH:
  - 2025 CALIFORNIA BUILDING CODE
  - 2025 CALIFORNIA ENERGY CODE
  - 2025 CALIFORNIA GREEN BUILDING CODE
  - 2025 CALIFORNIA PLUMBING CODE
  - 2025 CALIFORNIA MECHANICAL CODE
  - 2025 ELECTRICAL CODE.

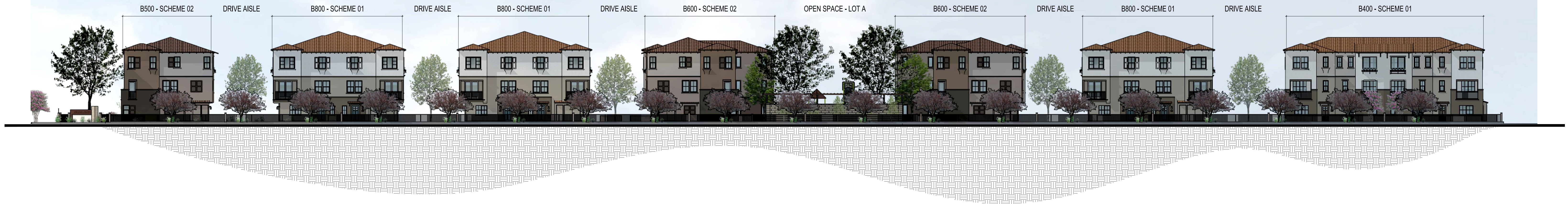


REQUIRED BUILDINGS WALLS	
<b>PRIMARY STREET - MAGNOLIA AVENUE</b>	
TOTAL LENGTH OF PL ALONG MAGNOLIA AVENUE	255 FT
TOTAL LENGTH OF BUILDINGS FRONTING MAGNOLIA AVENUE	215 FT
REQUIRED BUILDING WALL (PRIMARY STREET)	70%
PROVIDED BUILDING FRONTAGE	84%
<b>SECONDARY STREET - RIVERSIDE DRIVE</b>	
TOTAL LENGTH OF PL	606.83 FT
TOTAL LENGTH OF BUILDINGS FRONTING RIVERSIDE DRIVE	373 FT
REQUIRED BUILDING WALL (SECONDARY STREET)	40%

**LEGEND**

- BTB PLAN 1
- BTB PLAN 2
- GROUND FLOOR UNITS**
- SBS PLAN 3
- SBS PLAN 4
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- 10 FT WIDE PARKWAY
- ▲ UNIT ENTRY
- A ACCESSIBLE UNIT
- T TRANSFORMER

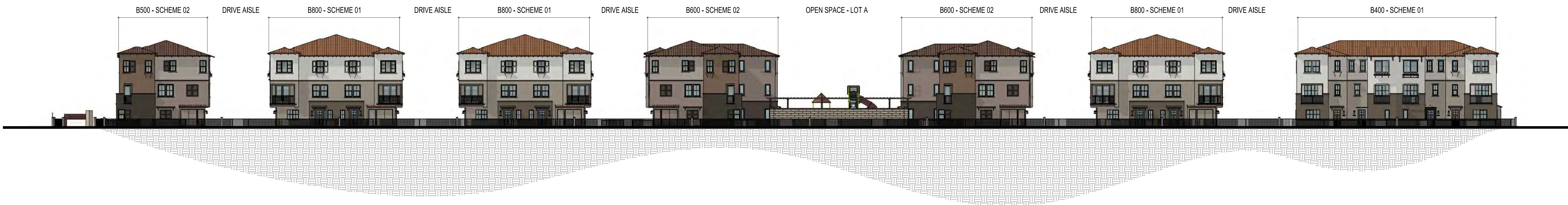
# RIVERSIDE DRIVE



# CORNER OF RIVERSIDE DRIVE & MAGNOLIA AVENUE



# RIVERSIDE DRIVE





MAGNOLIA AVENUE





FRONT PERSPECTIVE OF BUILDING TYPE B-400



REAR PERSPECTIVE OF BUILDING TYPE B-400

NOTE: COLOR SCHEME 1 - SPANISH STYLE DEMONSTRATED



4 - LEFT



3 - REAR



2 - RIGHT

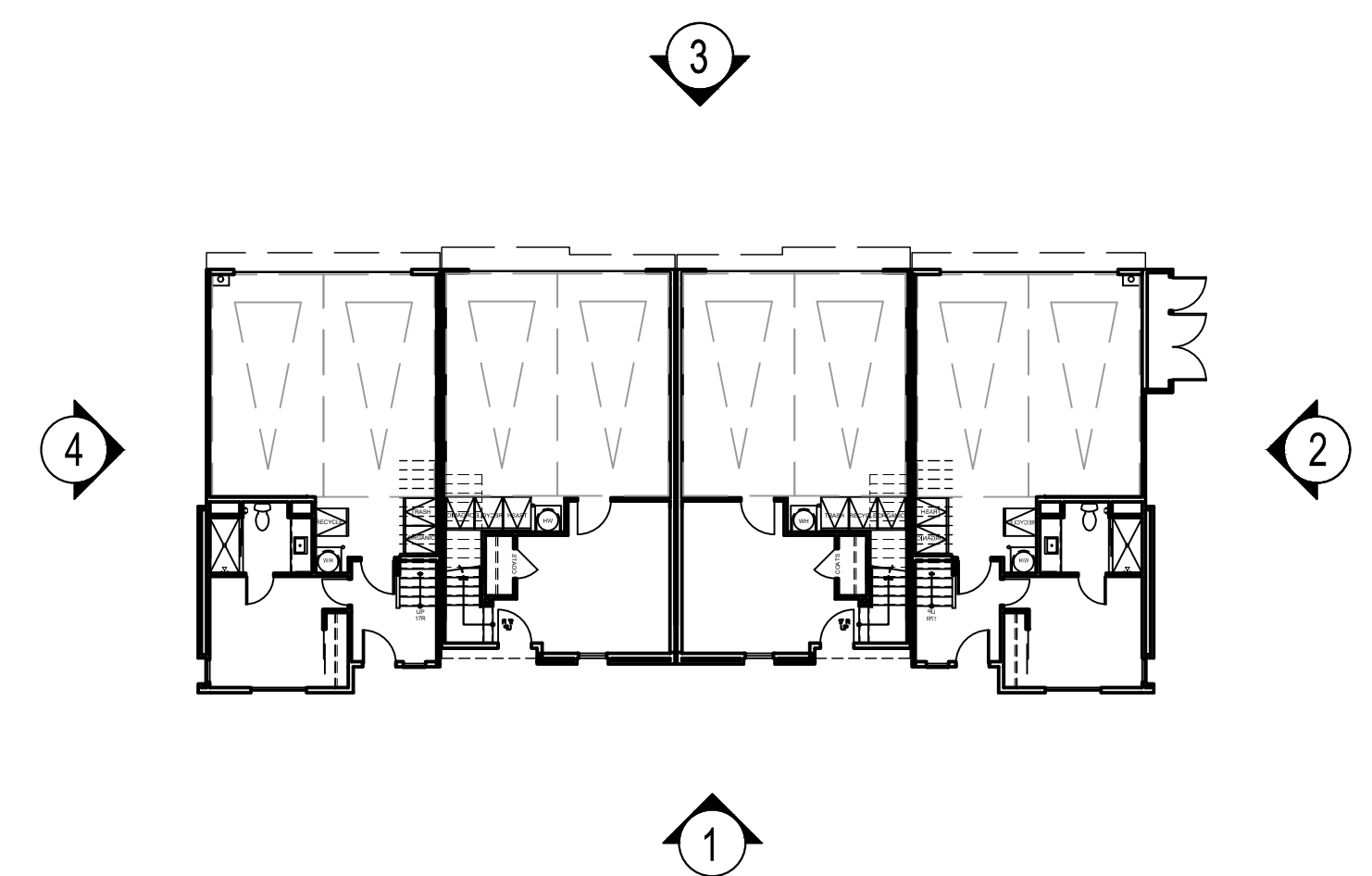


1 - FRONT

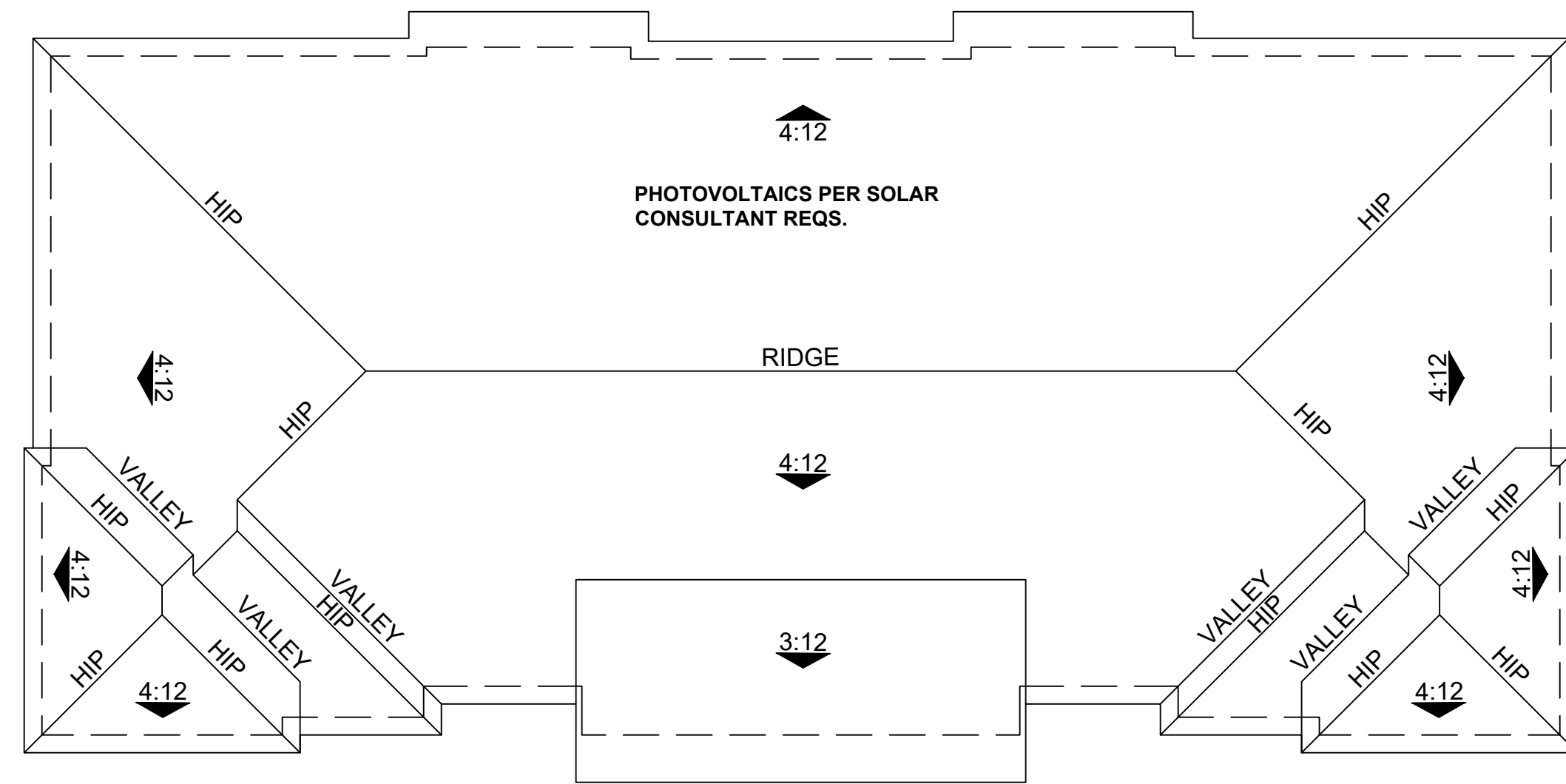
NOTE: COLOR SCHEME 1 - SPANISH STYLE DEMONSTRATED

**MATERIAL LEGEND**

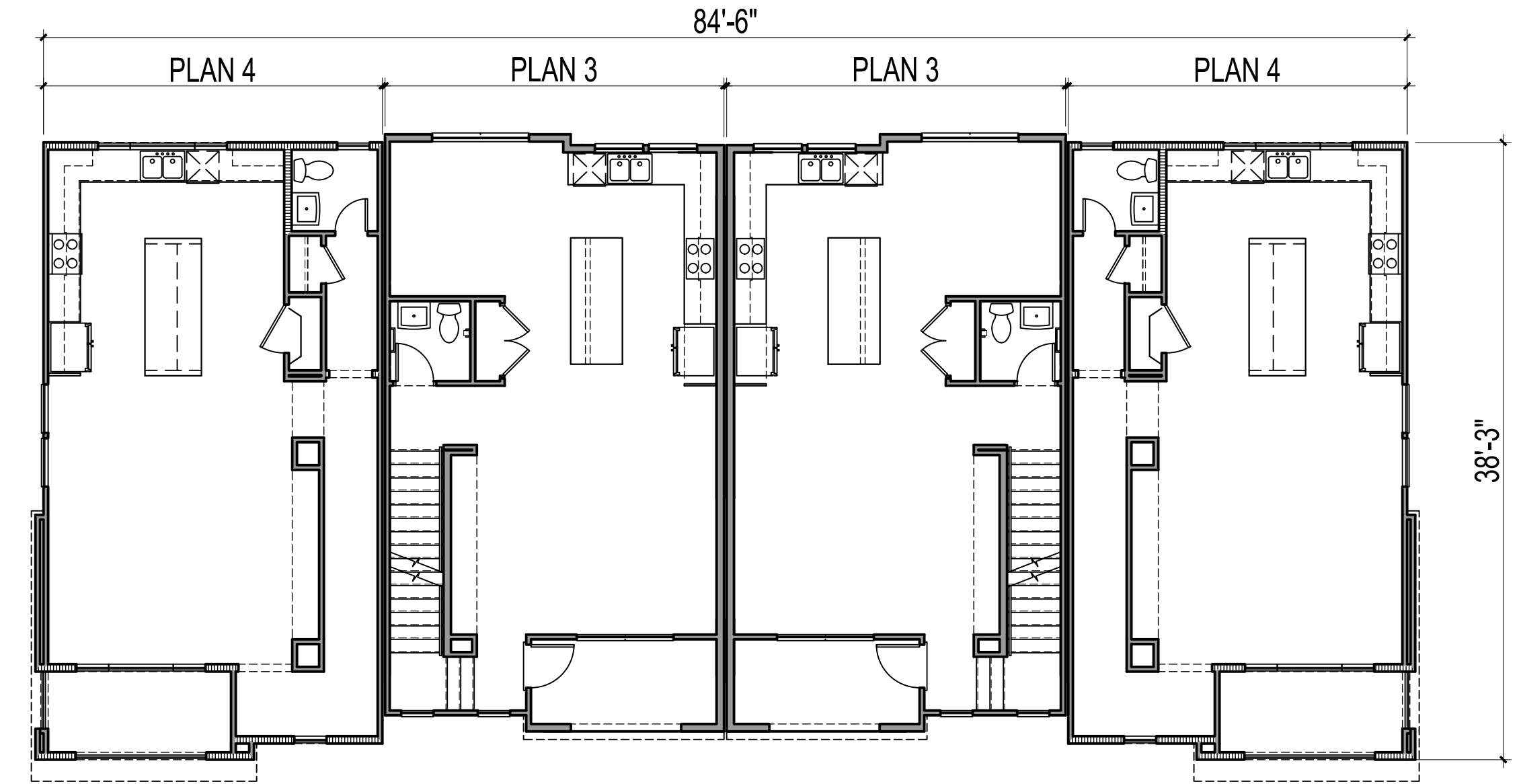
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|------------------------------------|---------------------------------------|
| 1. STUCCO, LIGHT SAND FINISH       | 10. STUCCO ARCHED OPENING             |
| 2. S-TILE ROOF                     | 11. ILLUMINATED ADDRESS SIGN & LIGHT  |
| 3. ROOF FASCIA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



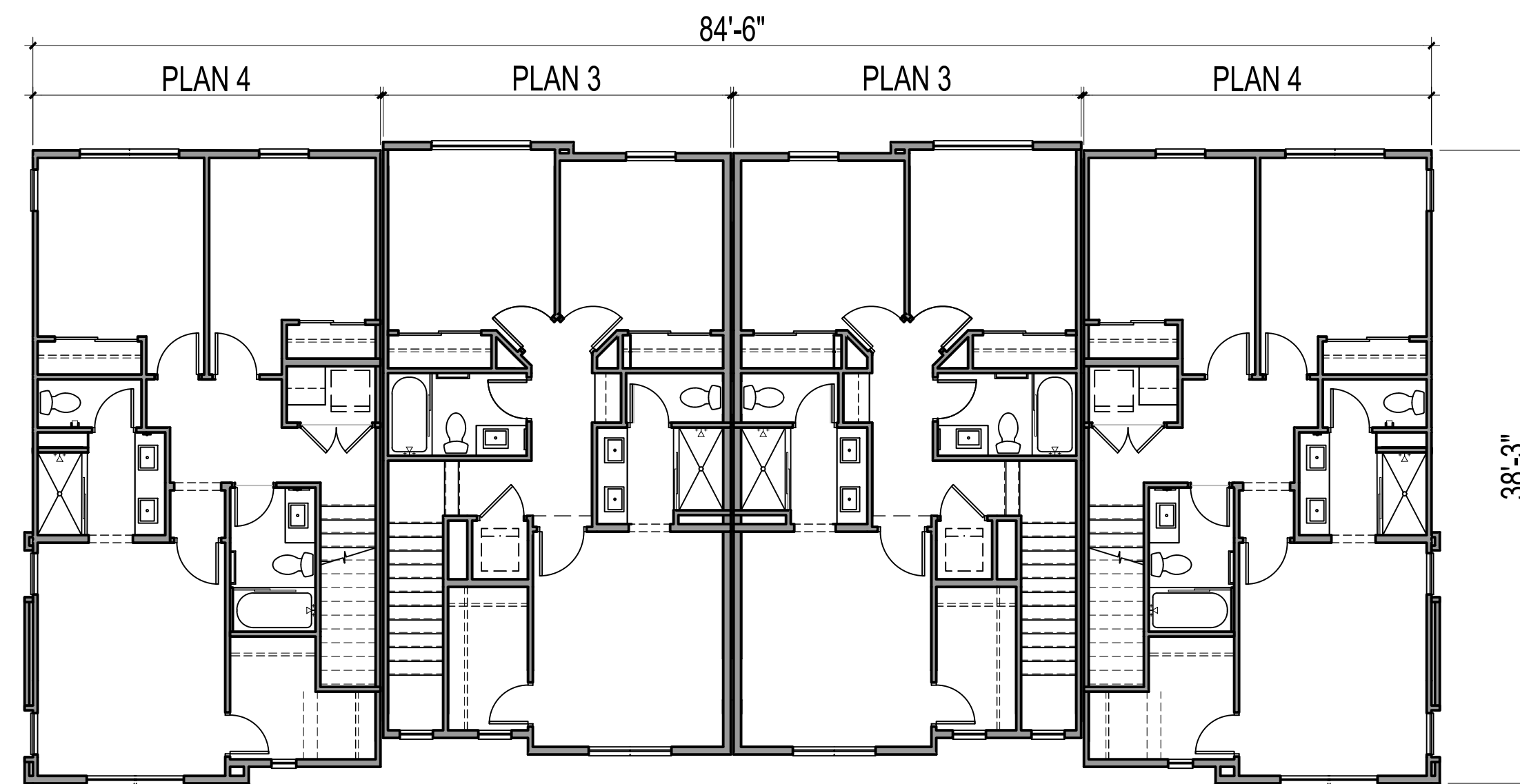
KEY BUILDING PLAN: 1/16" = 1'-0"



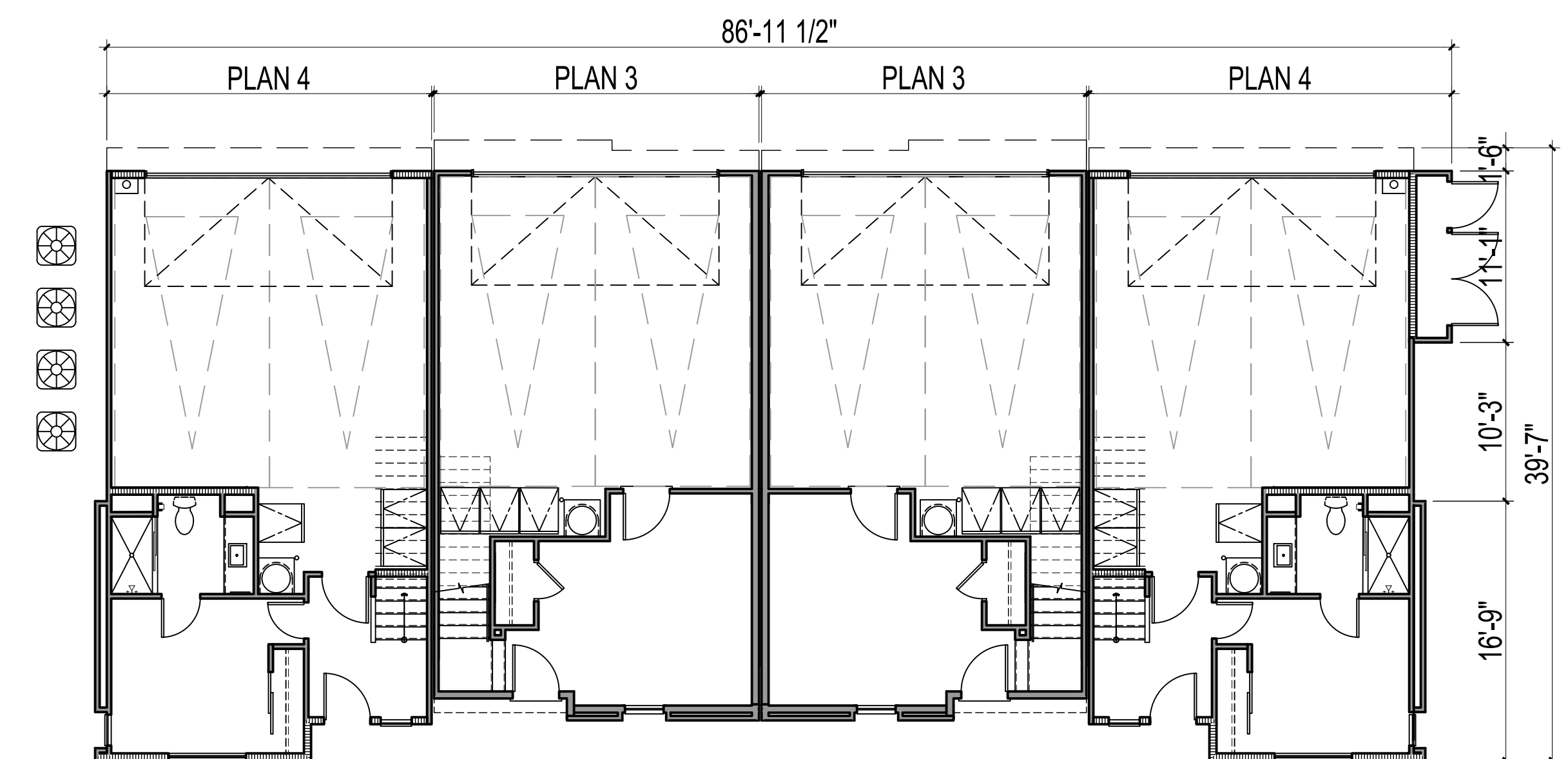
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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



REAR PERSPECTIVE OF BUILDING TYPE B-500

NOTE: COLOR SCHEME 2 - SPANISH STYLE  
DEMONSTRATED



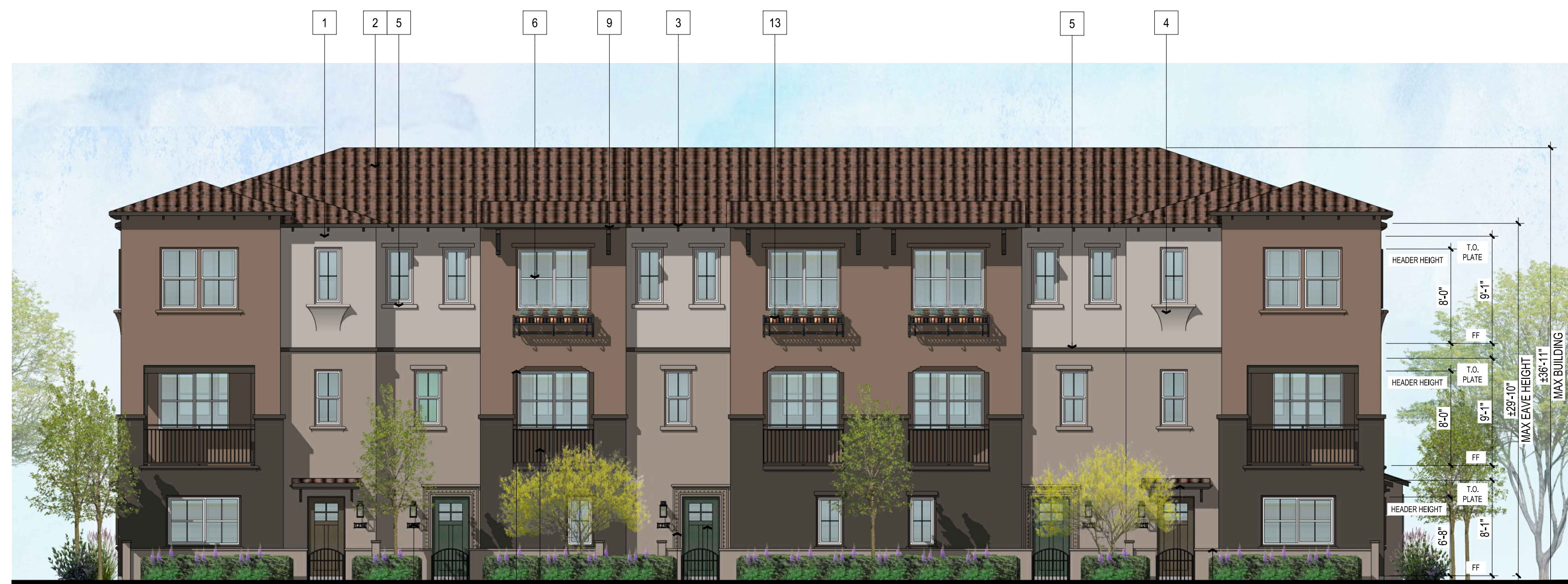
4 - LEFT



3 - REAR



2 - RIGHT



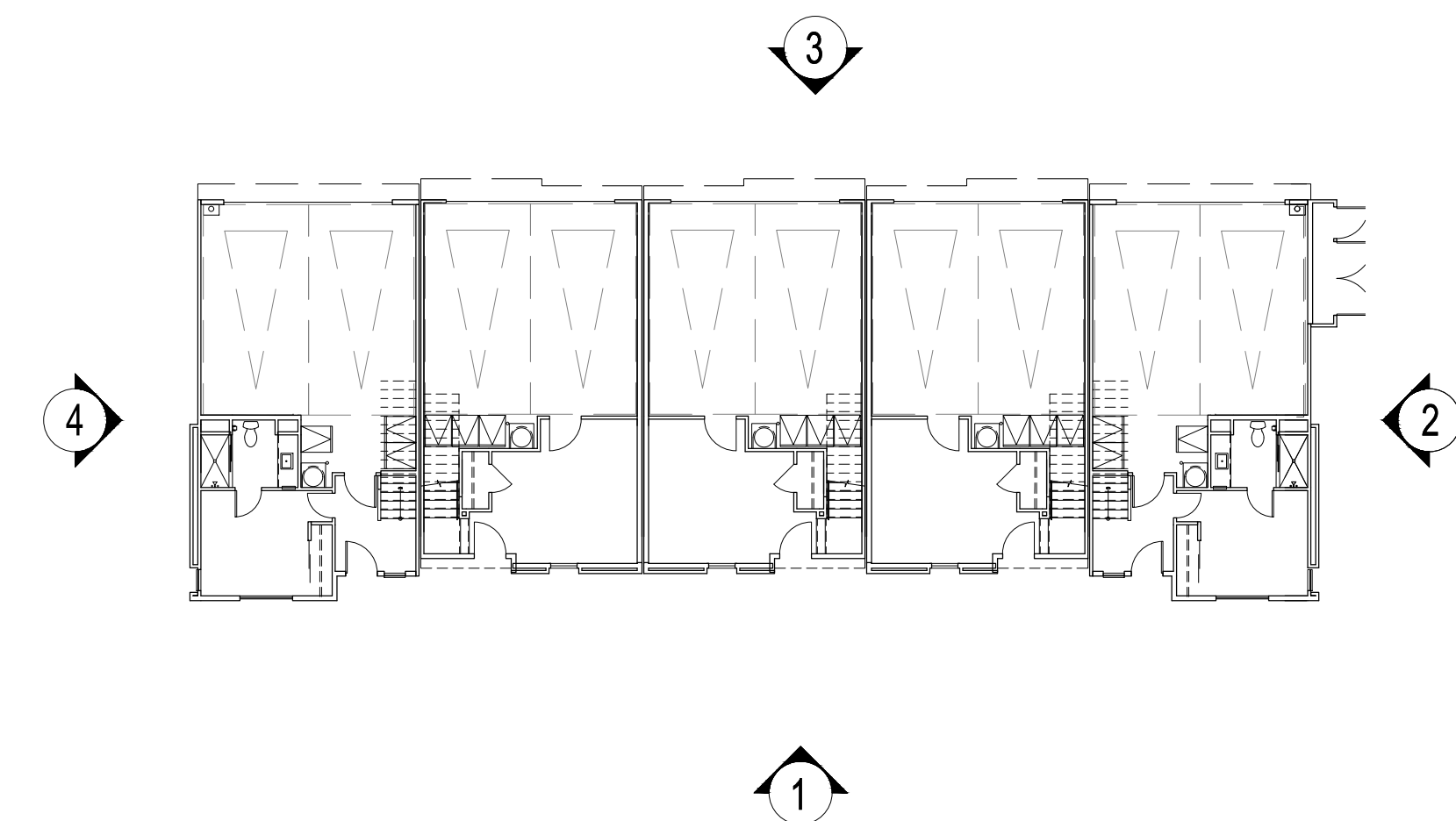
1 - FRONT

NOTE: PATIO WALLS ONLY AT BUILDING 1

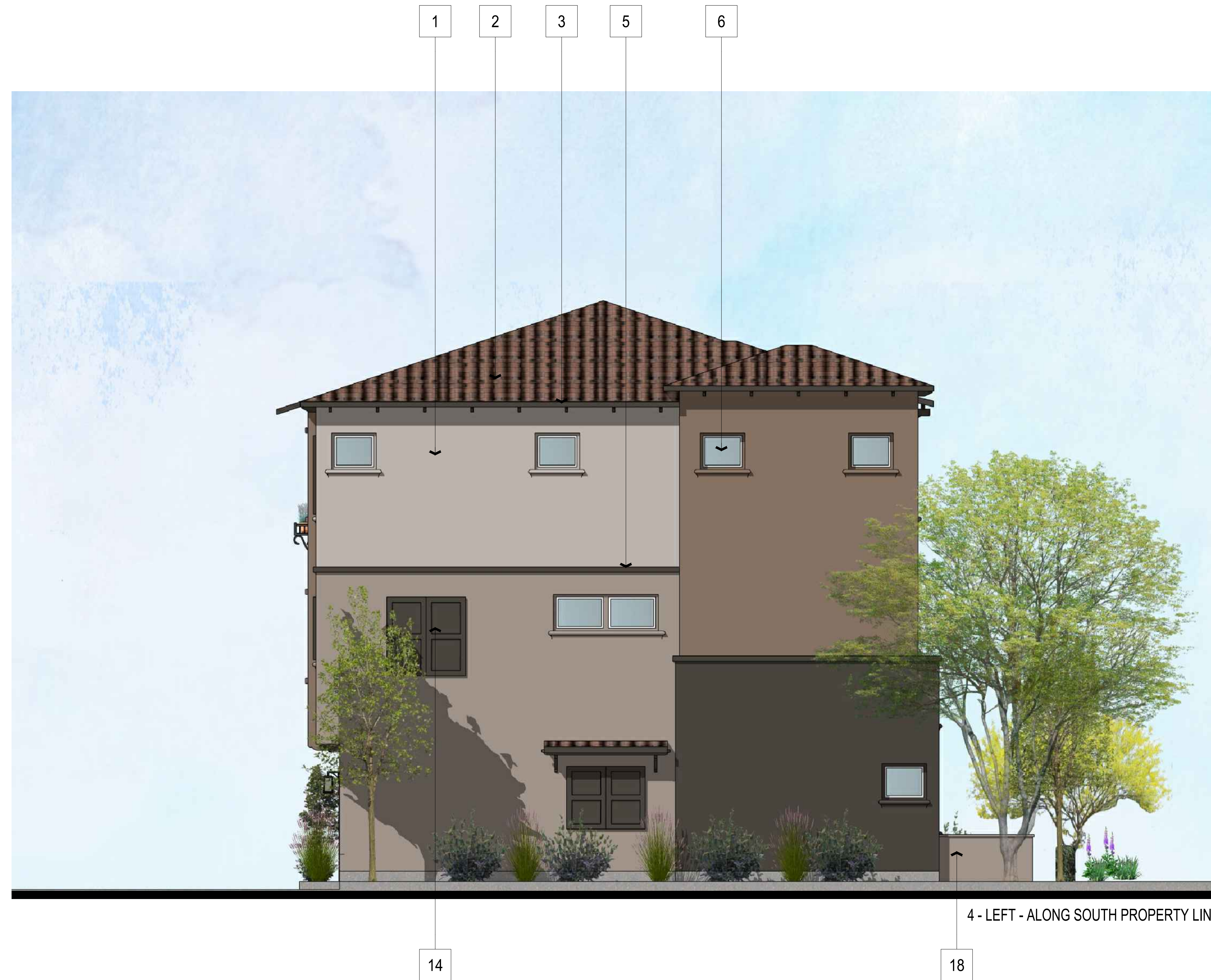
NOTE: COLOR SCHEME 2 - SPANISH STYLE DEMONSTRATED

**MATERIAL LEGEND**

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



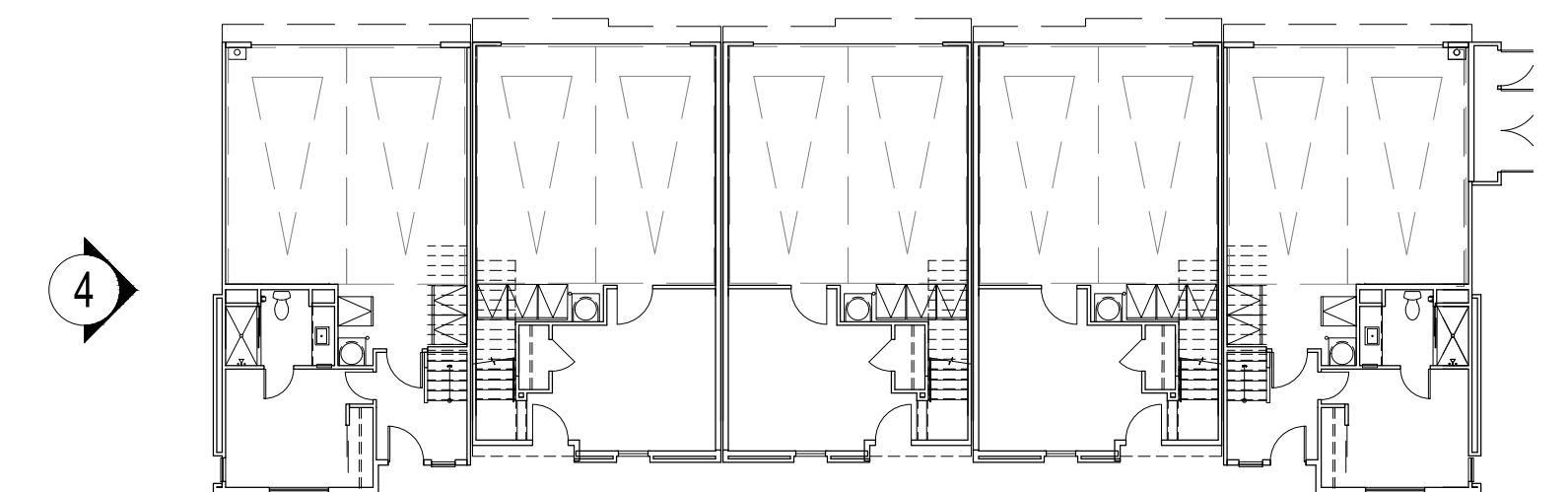
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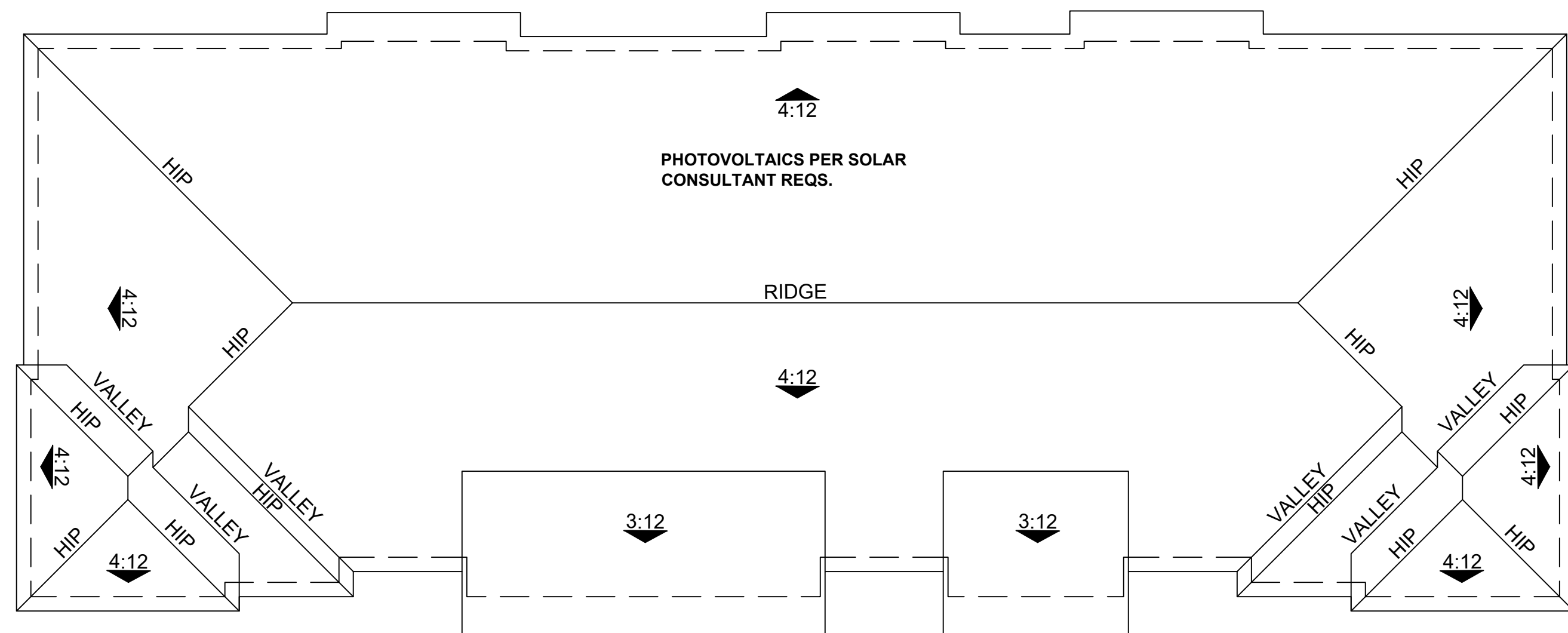
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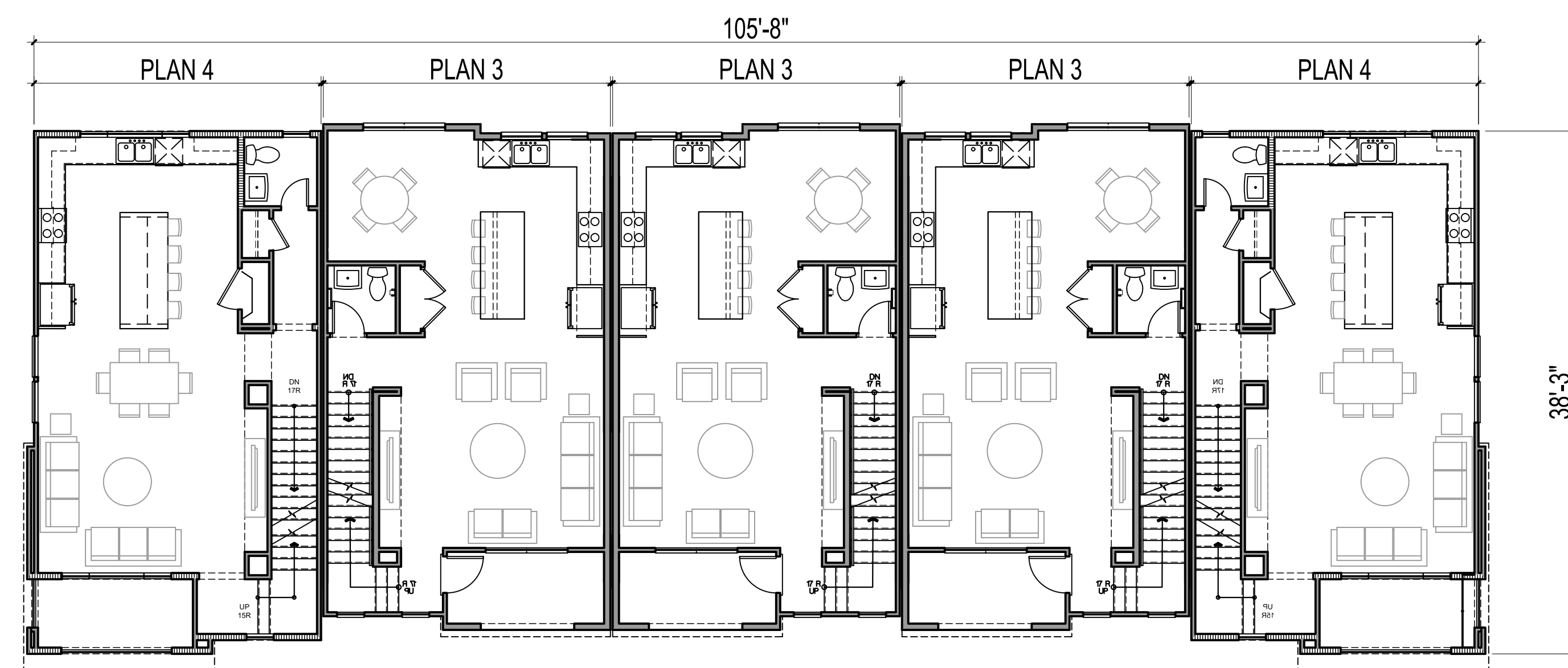
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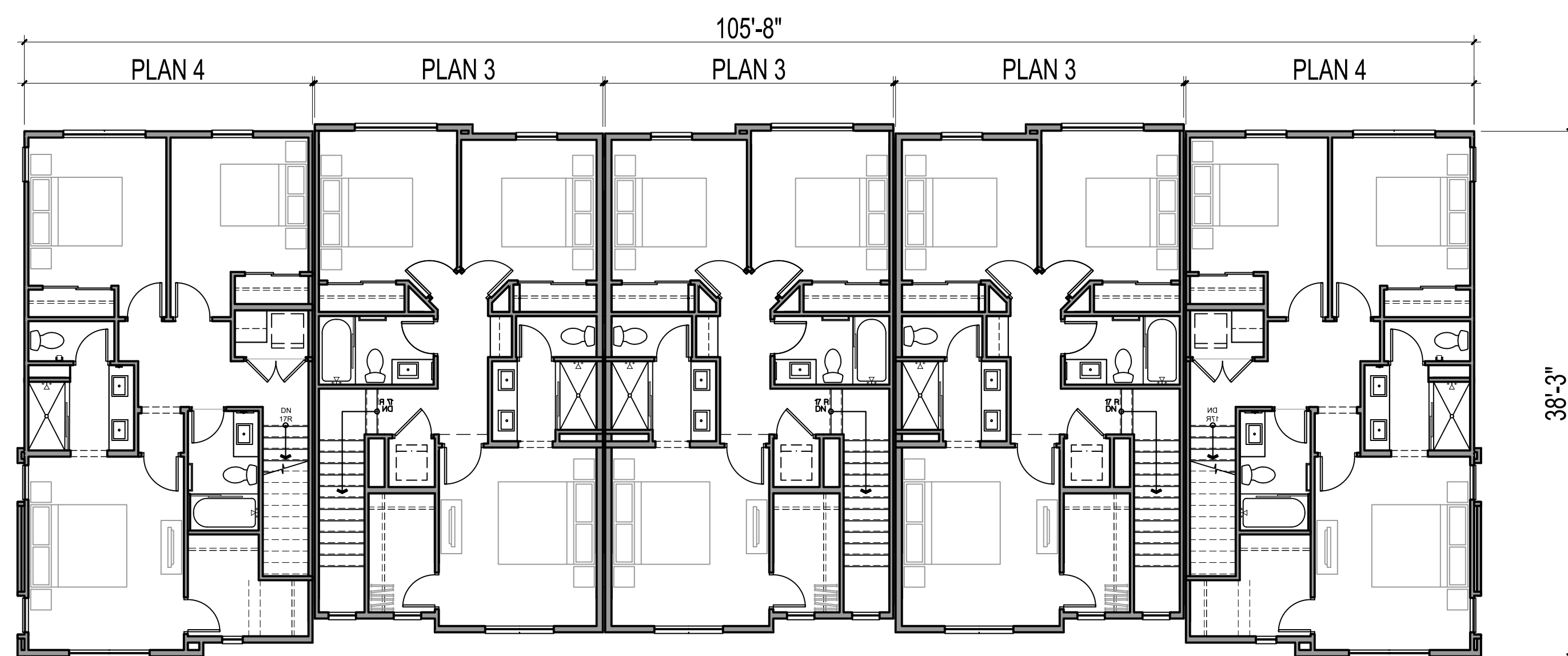
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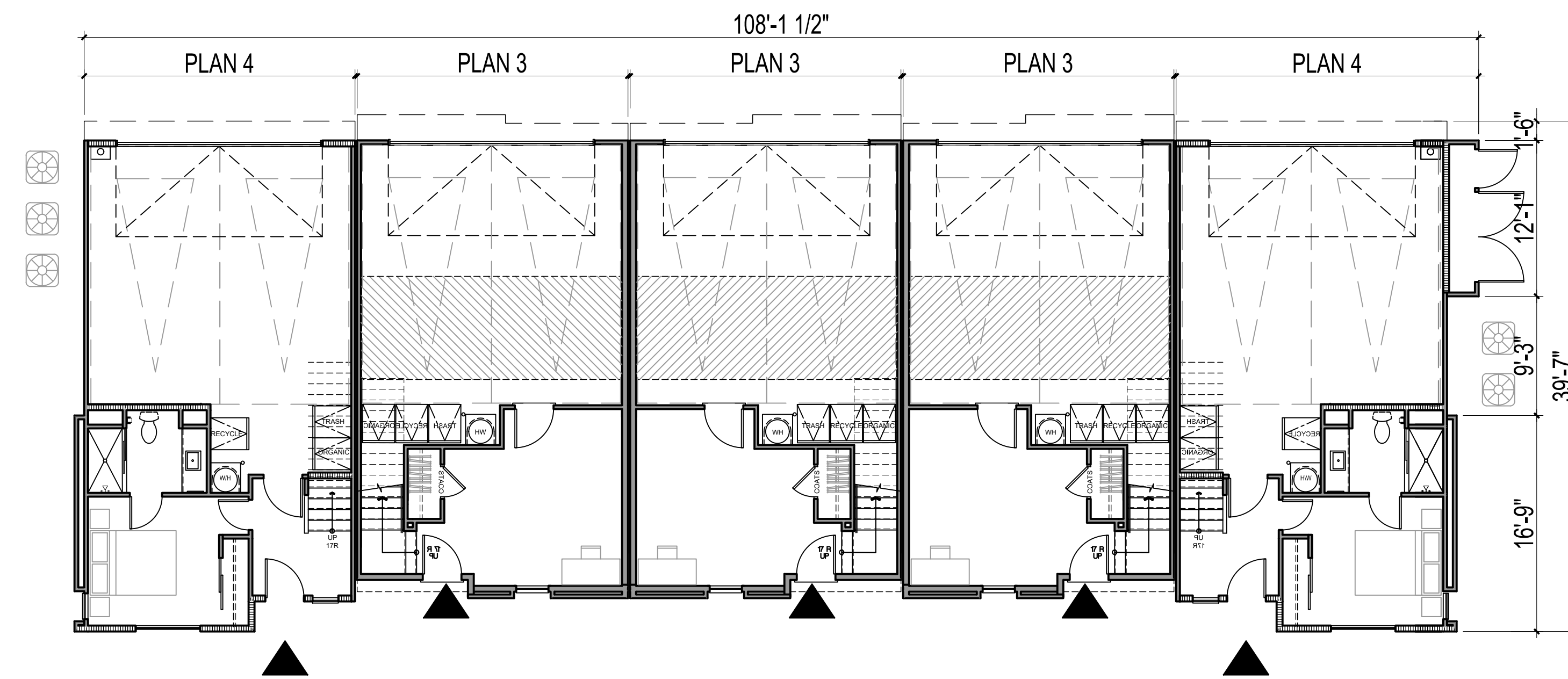
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



FRONT PERSPECTIVE OF BUILDING TYPE B-600



REAR PERSPECTIVE OF BUILDING TYPE B-600

NOTE: COLOR SCHEME 2 - SPANISH STYLE DEMONSTRATED



4 - LEFT



3 - REAR



2 - RIGHT

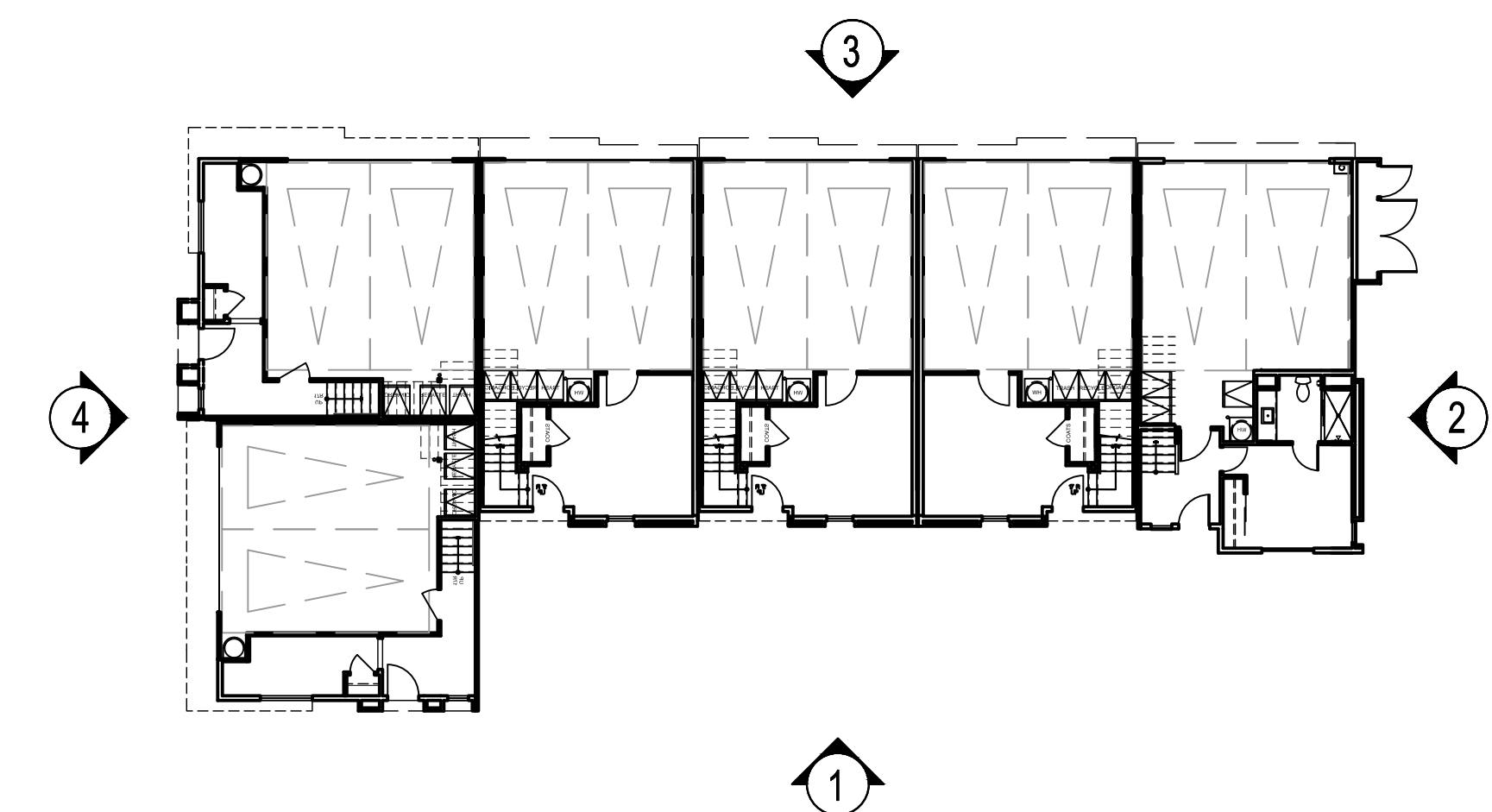


1 - FRONT

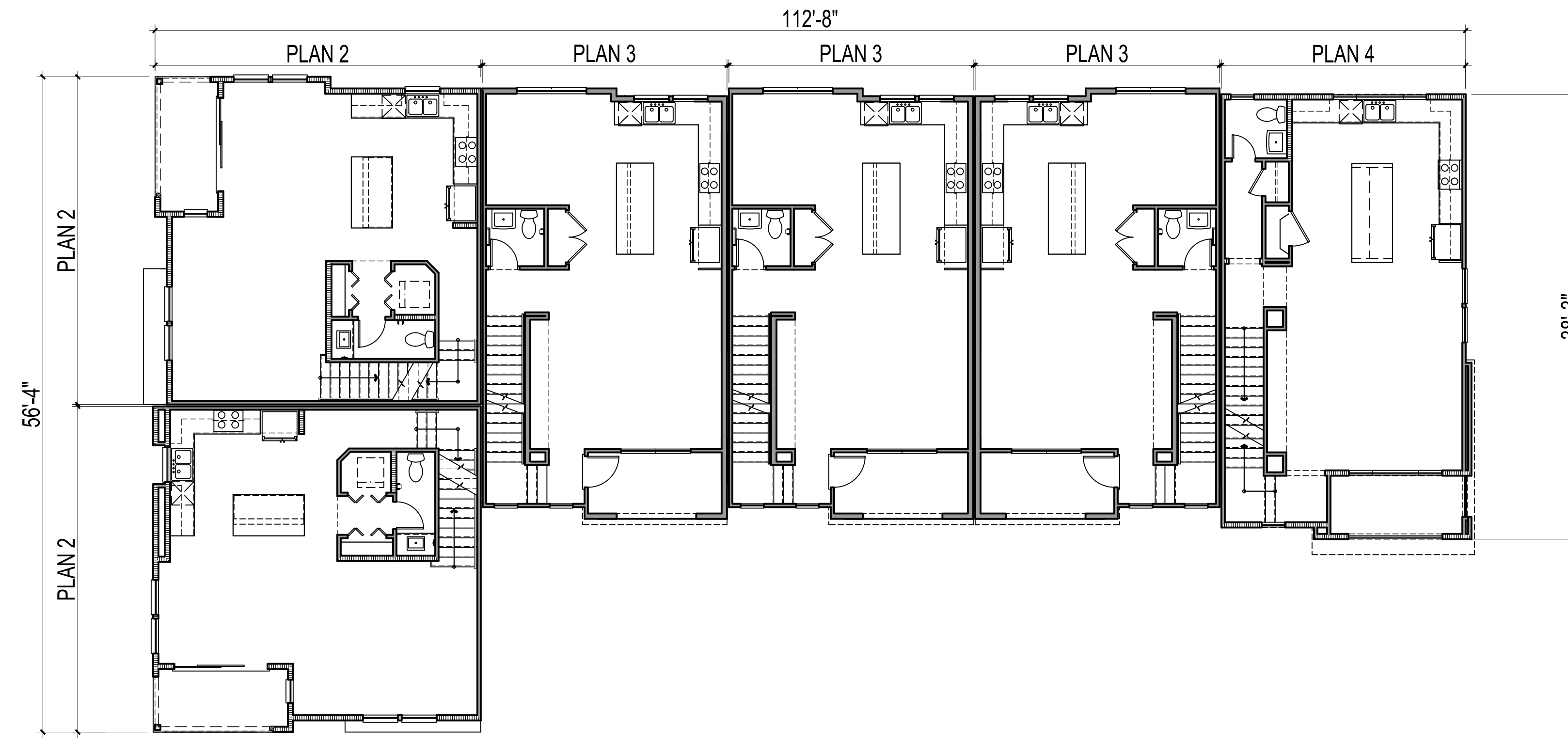
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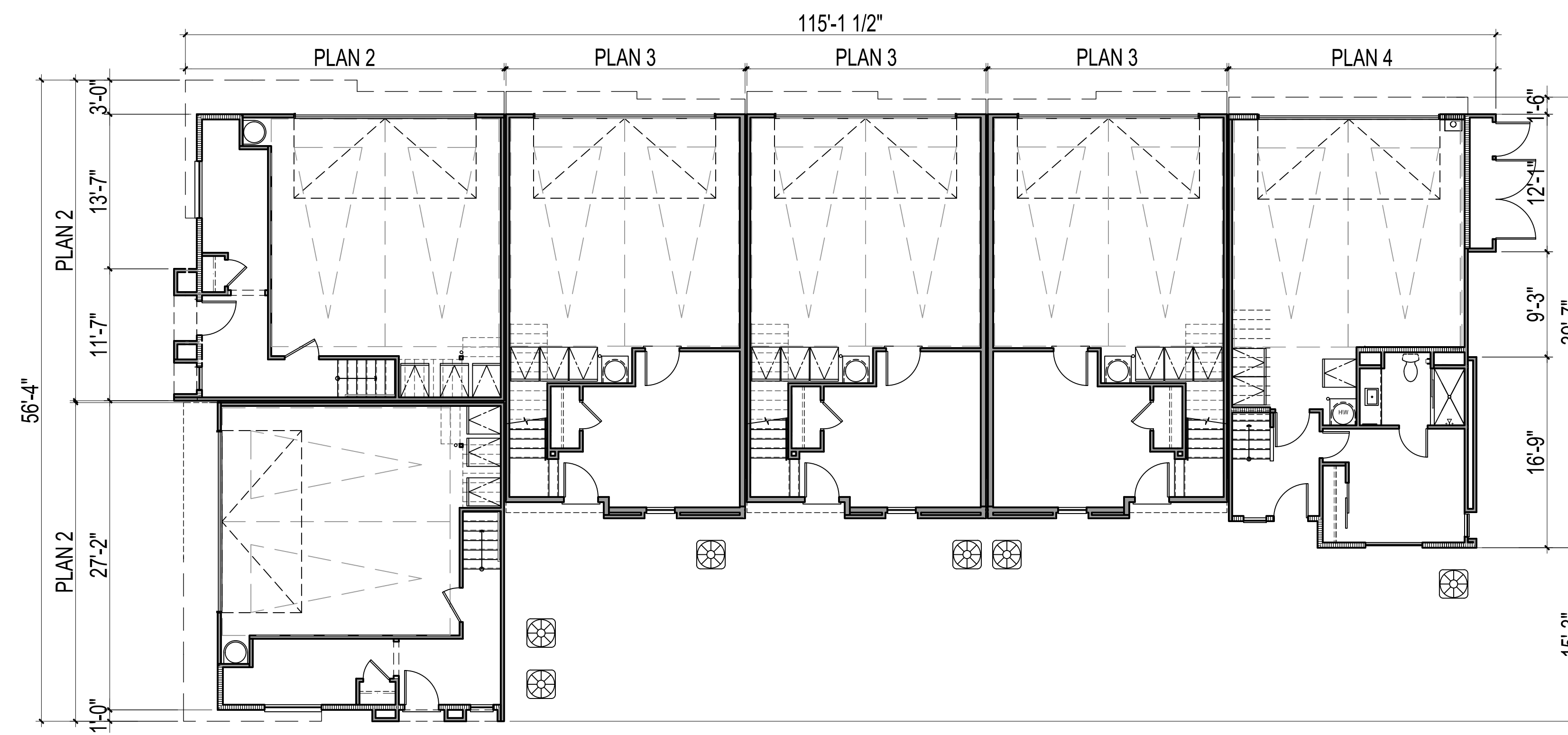
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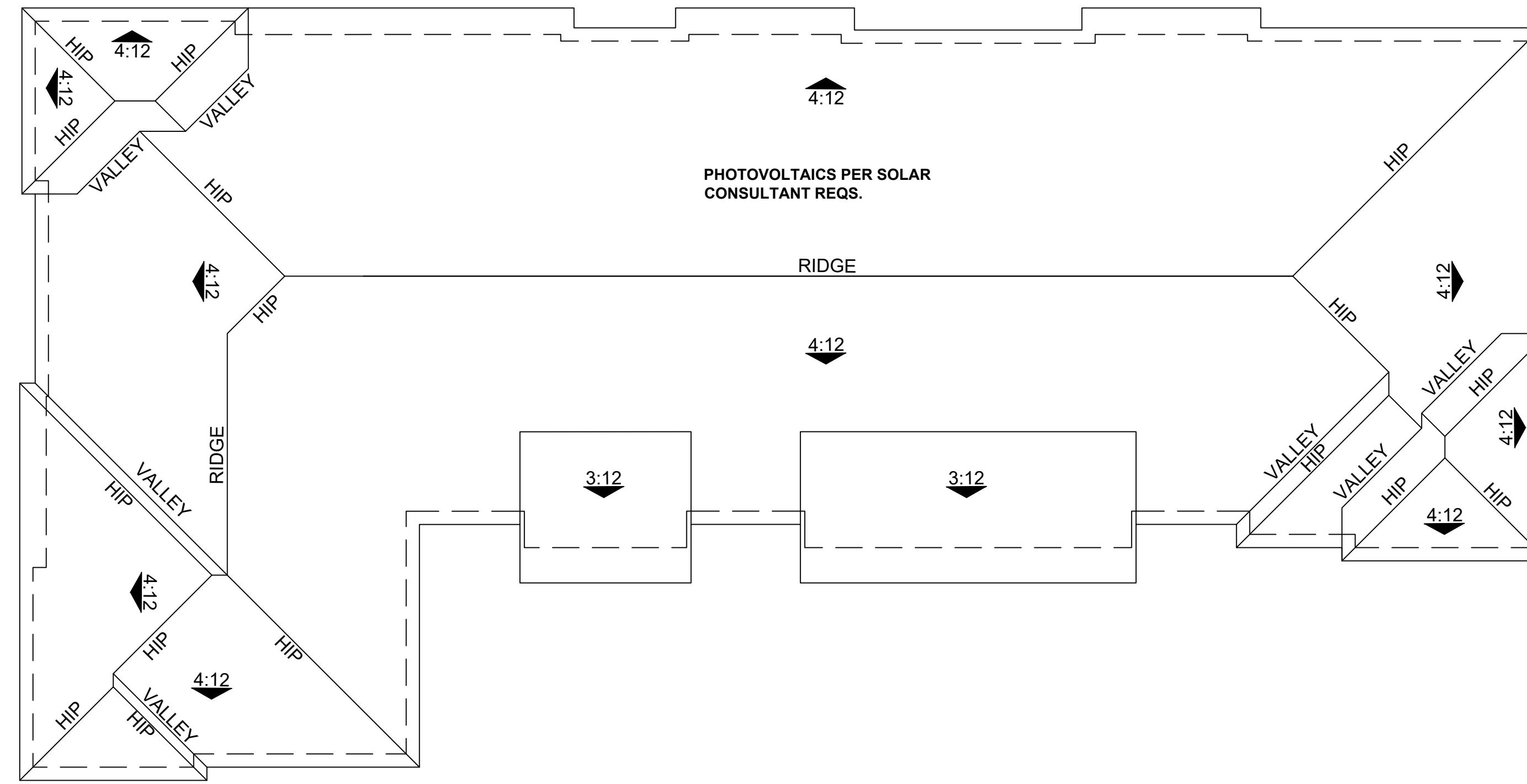
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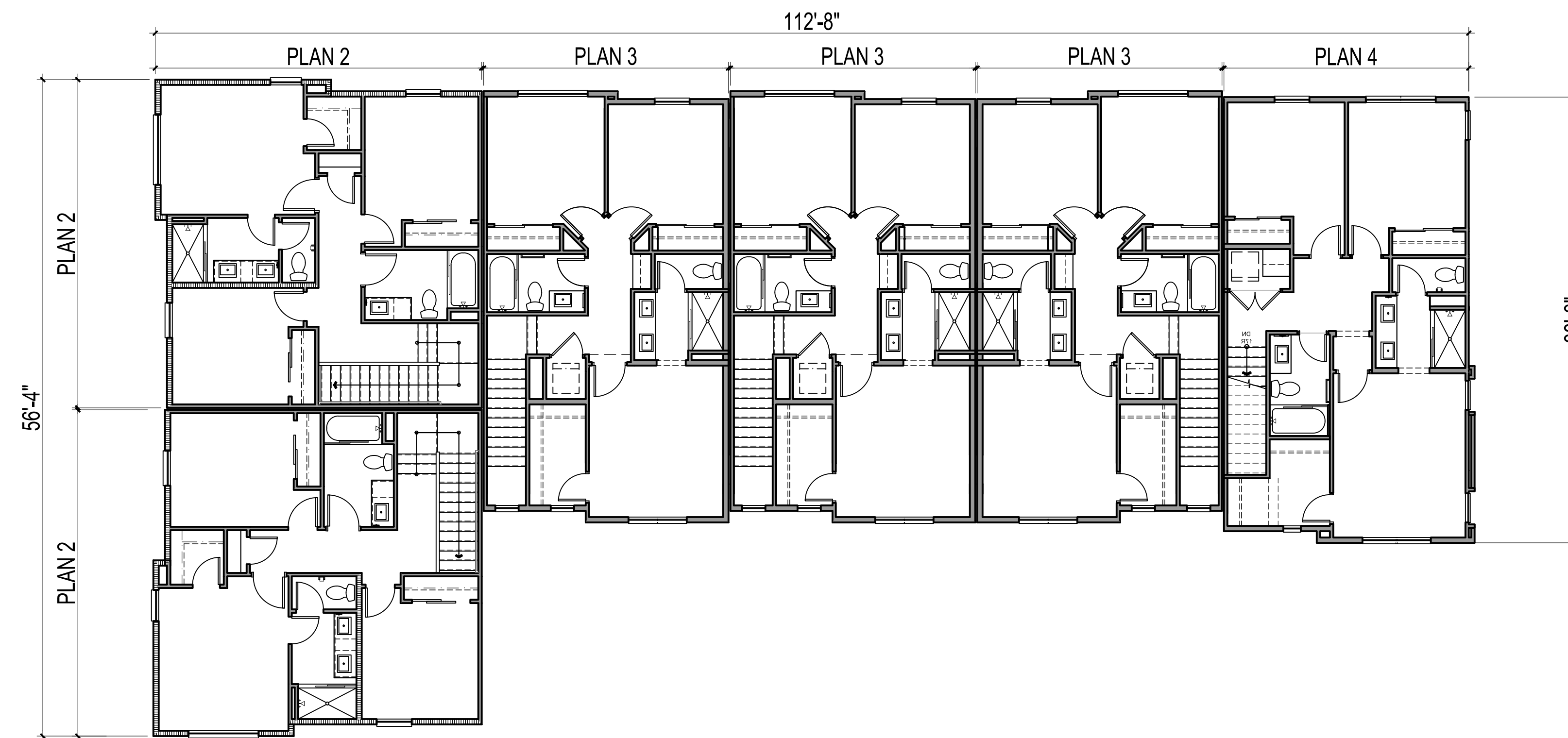
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR