

MASTER PLAN: ASSIST LIVING & COMMERCIAL DEVELOPMENT AT PHILADELPHIA ST.

PHILADELPHIA STREET.
CHINO, CA 91710

PROJECT DATA

PROJECT DATA		LOT A	LOT B
ADDRESS		PHILADELPHIA ST., CHINO	PHILADELPHIA ST., CHINO
APN		101459107000	101459106000
ZONING		CG - COMMERCIAL GENERAL CENTRAL AVENUE SPECIFIC PLAN ZONE	CG - COMMERCIAL GENERAL CENTRAL AVENUE SPECIFIC PLAN ZONE
LOT SIZE (AFT. DEDICATION)		2.61 Acres 113,889 S.F.	4.40 Acres 191,601 S.F.
PROPOSED USE		ASSIST LIVING	OFFICE, RETAIL/RESTAURANT
CONSTRUCTION TYPE		TYPE V A FULLY SPRINKLERED	TYPE V B FULLY SPRINKLERED
COVERAGE %	REQUIRED 40% MAX.	PROPOSED 32% 36,183 S.F.	PROPOSED 14% 26,863 S.F.
BUILDING AREA	TOTAL	99,888 S.F.	66,500 S.F. 65000 SF (OFFICE) 1500 SF (RETAIL/RESTAURANT)
FLOOR AREA RATIO	REQUIRED 1.0 MAX.	PROPOSED 0.88	PROPOSED 0.35
SETBACK	REQUIRED FRONT (SOUTH) SIDE (WEST) SIDE (EAST) REAR (NORTH)	PROVIDED 44'-1" 0'-0" 0'-0" 0'-0"	PROVIDED 32'-2" 2'-6" 76'-3" 140'-0"
BUILDING HEIGHTS	REQUIRED 5 STORIES MAX.	PROPOSED 3 STORIES 50' Max.	PROPOSED 3 STORIES 47'-6" ARCH. FEATURE 57'-0"

OVERALL:		
LANDSCAPE	REQUIRED	PROVIDED
ASSIST LIVING 40% OF 113889 SF	45,556 S.F.	
OFFICE 10% OF 191601 SF	19,160 S.F.	
TOTAL	64,716 S.F. 21% OVERALL	79156 SF 26% OVERALL
PARKING	REQUIRED	PROVIDED
ASSIST LIVING (120 BEDS @ 1 SPACE / 4 BEDS)	30	244 STANDARD
19 EMPLOYEES DURING PEAK @ 1 SPACE / 1 EMPLOYEE)	19	75 COMPACT (23 % TOTAL PARKING)
OFFICE (65,00 SF@ 1 SPACE / 250 SF)	260	6 ADA STANDARD
RETAIL/RESTAURANT DINNING AREA (1,000SF @ 1 SPACES / 100SF)	10	3 ADA VAN
FOOD PREPARE AREA (500 SF @ 1 SPACES / 300 SF)	2	
TOTAL	321	328
BICYCLE PARKING	REQUIRED	PROVIDED
5% OF REQ'D PARKING	16	16

LEGAL DESCRIPTION

LOT A:
THE WEST 330 FEET OF LOT 64, SECTION 35, TOWNSHIP 1 S., RANGE 8 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

ASSESSOR'S PARCEL NUMBERS(S): 1014-591-06

LOT B:
LOT 63 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, EXCEPTING THE WESTERLY 480 FEET THEREOF.

ASSESSOR'S PARCEL NUMBERS(S): 1014-591-07

PARTICIPANTS

OWNER
CHINO VILLA LLC
701 S. SAN GABRIEL BLVD., #D
SAN GABRIEL, CA 91776

APPLICANT
CLOVER ESTATE, INC.
2361 FULLERCREEK ROAD
CHINO HILLS, CA 91709
CONTACT: ROBERT CHIANG

MASTER PLAN ARCHITECT
CREATIVE DESIGN ASSOCIATES
17528 E. ROWLAND STREET
CITY OF INDUSTRY, CA 91748
PHONE: 626-913-8101
FAX: 626-913-8102
CONTACT: ERIC CHEN

LOT A - ARCHITECT
IRWIN PARTNERS ARCHITECTS
245 FISCHER AVENUE SUITE B-2
COSTA MESA, CA 92626
PHONE: 714-557-2448
FAX: 714-556-1572

LOT B - ARCHITECT
CREATIVE DESIGN ASSOCIATES
17528 E. ROWLAND STREET
CITY OF INDUSTRY, CA 91748
PHONE: 626-913-8101
FAX: 626-913-8102
CONTACT: ERIC CHEN

CIVIL ENGINEER
FOCUS ENGINEERING, INC.
25 MAUCHLY, SUITE 317
IRVINE, CA 92618
PHONE: 949-450-0590
FAX: 949-450-0592

LANDSCAPE ARCHITECT
EMERALD DESIGN
305 N. HARBOR BLVD., SUITE #222
FULLERTON, CA 92832
PHONE: 714-680-0417

SITE PLAN KEYNOTES

- 1 SITE ENTRY
- 2 THIS CONNECTION WILL OCCUR WITH THIS DEVELOPMENT
- 3 DROP OFF
- 4 9' X 19' MIN. STANDARD PARKING SPACE
- 5 9' X 19' MIN. ACCESSIBLE PARKING SPACE
- 6 12' X 19' MIN. ACCESSIBLE VAN PARKING SPACE
- 7 8 1/2' X 17' MIN. COMPACT PARKING SPACE
- 8 TRASH ENCLOSURE
- 9 PATH STRIPING
- 10 TRANSFORMER
- 11 MONUMENT SIGN
- 12 OUTDOOR DINING AREA
- 13 DECORATIVE PAVERS
- 14 6-FT HIGH MASONRY BLOCK WALLS

SCOPE OF WORK

- ADA PATH OF TRAVEL
- - - - - PROPERTY LINE
- EV EV CHARGING STATION
- † BICYCLE PARKING(2 SPACES)

SCOPE OF WORK

MAST PLAN DEVELOPMENT TO INCLUDE:

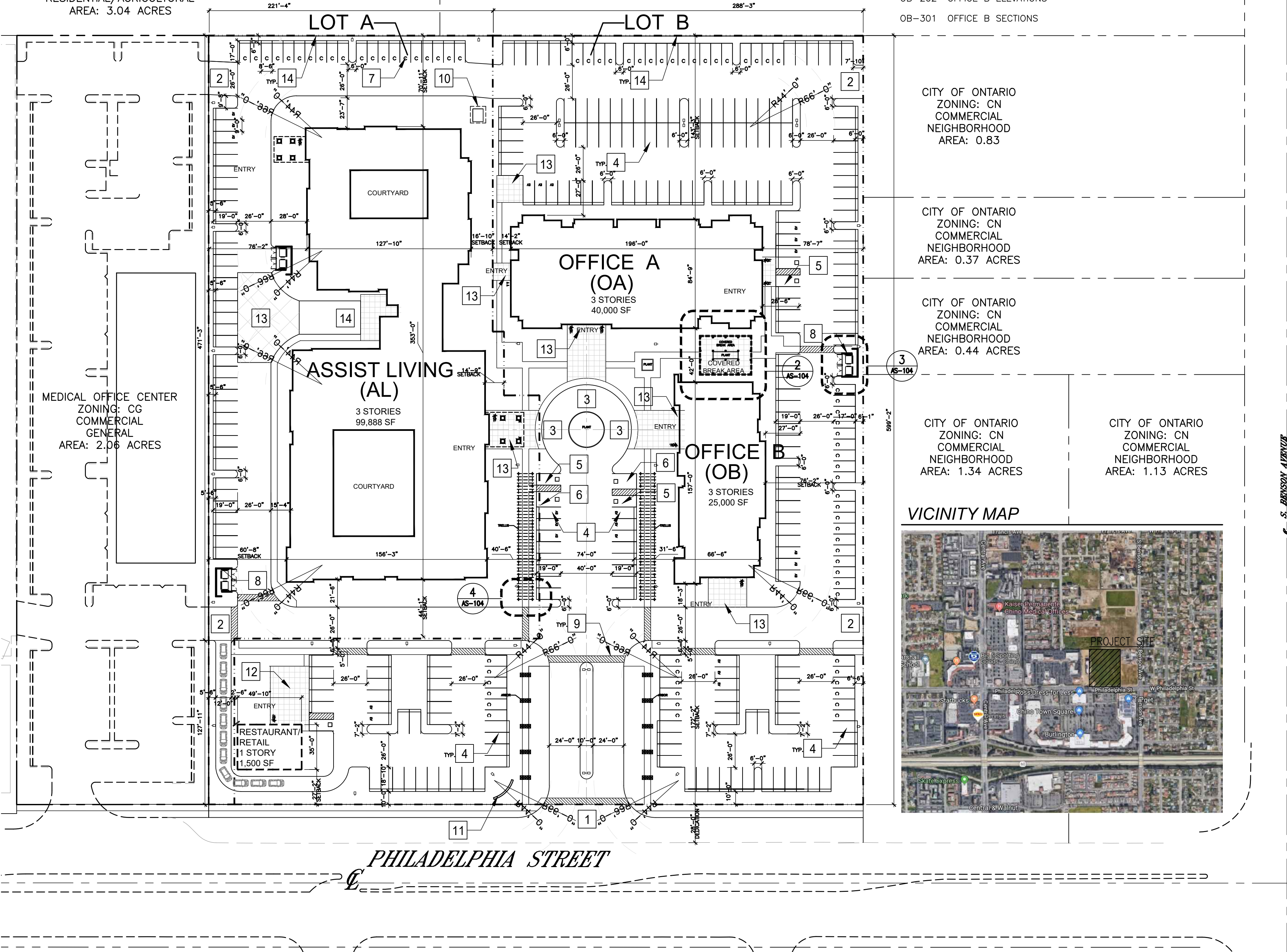
1. NEW CONSTRUCTION OF ASSISTED LIVING FACILITY
2. NEW CONSTRUCTION OF 2 OFFICE BUILDINGS
3. NEW CONSTRUCTION OF 1 CONCRETE PAD FOR FUTURE RESTAURANT/RETAIL WITH OUTDOOR DINING
4. NEW CONSTRUCTION OF 1 CONCRETE PAD FOR FUTURE DRIVE-THRU RESTAURANT/RETAIL WITH OUTDOOR DINING
5. NEW LANDSCAPE (SEE LANDSCAPE PLAN)

EXISTING EMPTY LOT
ZONING: RD1
RESIDENTIAL/AGRICULTURAL
AREA: 3.04 ACRES

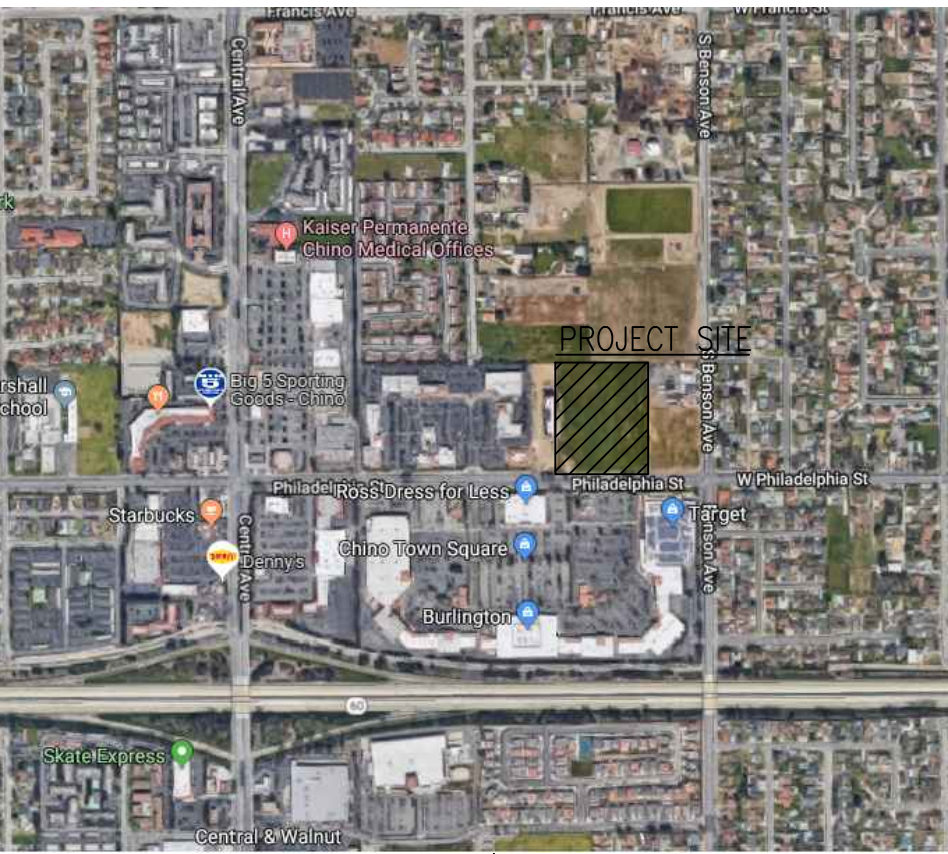
SHEET INDEX

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AS-102	SITE UTILIZATION PLAN	AL-102	OVERALL SECOND FLOOR PLAN	AL-202	EXTERIOR ELEVATIONS	O-002	OVERALL OFFICE FLOOR PLANS	LC1	OVERALL COMBINED PROJECT CONCEPT PLAN
AS-103	CIRCULATION PLAN	AL-103	OVERALL THIRD FLOOR PLAN	AL-203	EXTERIOR ELEVATIONS	OA-101	OFFICE A FIRST FLOOR PLAN	LC1	ASSISTED LIVING LANDSCAPE CONCEPT PLAN
AS-104	SITE LIGHTING PLAN & MISC. SITE DETAILS	AL-104	ROOF PLAN	AL-204	AL COURTYARD ELEVATIONS	OA-102	OFFICE A SECOND FLOOR PLAN	LC2	LANDSCAPE CONCEPT PLANT IMAGES
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C-2	TYPICAL SECTIONS	AL-106	FIRST FLOOR PLAN-PARTIAL NORTH	AL-206	MC COURTYARD ELEVATIONS	OA-104	OFFICE A ROOF PLAN	LC2	LANDSCAPE CONCEPT PLANT IMAGES
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C-7	IMPROVEMENT PLAN					OB-103	OFFICE B THIRD FLOOR PLAN		
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C-9	CONCEPTUAL STORM DRAIN PIPE PROFILE					OB-201	OFFICE B ELEVATIONS		
						OB-202	OFFICE B ELEVATIONS		
						OB-301	OFFICE B SECTIONS		

EXISTING EMPTY LOT
ZONING: RD1
RESIDENTIAL/AGRICULTURAL
AREA: 9.5 ACRES



VICINITY MAP



CD/A

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ASSISTED LIVING & COMMERCIAL DEVELOPMENT
Chino Villas, LLC
PL19-0079



1 SITE PLAN
SCALE: 1:50



PROJECT DATA & SITE PLAN
AS-101

PROJECT NO: 1914
PLOT DATE: 3/31/2020