

EXHIBIT "A"

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

PHILADELPHIA STREET.
CHINO, CA 91710

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) 20'-0" SIDE (WEST) 0'-0" SIDE (EAST) 0'-0" REAR (NORTH) 0'-0"	PROVIDED 44'-1" 60'-8" 14'-9" 70'-11"	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 ASSIST LIVING 45,556 S.F. OFFICE 19,160 S.F. 10% OF 191601 SF	PROVIDED 79156 SF 26% OVERALL	
PARKING	REQUIRED ASSIST LIVING (120 BEDS @ 1 SPACE / 4 BEDS) 19 EMPLOYEES DURING PEAK @ 1 SPACE / 1 EMPLOYEE OFFICE (65,00 SF @ 1 SPACE / 250 SF) RETAIL/RESTAURANT DINING AREA (1,000SF @ 1 SPACES / 100SF) FOOD PREPARE AREA (500 SF @ 1 SPACES / 300 SF)	PROVIDED 244 STANDARD 75 COMPACT (23% TOTAL PARKING) 6 ADA STANDARD 3 ADA VAN	
BICYCLE PARKING	REQUIRED 5% OF REQ'D PARKING	PROVIDED 16	
LEGAL DESCRIPTION	<p>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 NUMBER(S): 1014-591-06</p> <p>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 NUMBER(S): 1014-591-07</p>		

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 MAULCHLY, 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

SCOPE OF WORK

- MAST PLAN DEVELOPMENT TO INCLUDE:
- NEW CONSTRUCTION OF ASSISTED LIVING FACILITY
 - NEW CONSTRUCTION OF 2 OFFICE BUILDINGS
 - NEW CONSTRUCTION OF 1 CONCRETE PAD FOR FUTURE RESTAURANT/RETAIL WITH OUTDOOR DINING
 - NEW CONSTRUCTION OF 1 CONCRETE PAD FOR FUTURE DRIVE-THRU RESTAURANT/RETAIL WITH OUTDOOR DINING
 - NEW LANDSCAPE (SEE LANDSCAPE PLAN)

SHEET INDEX

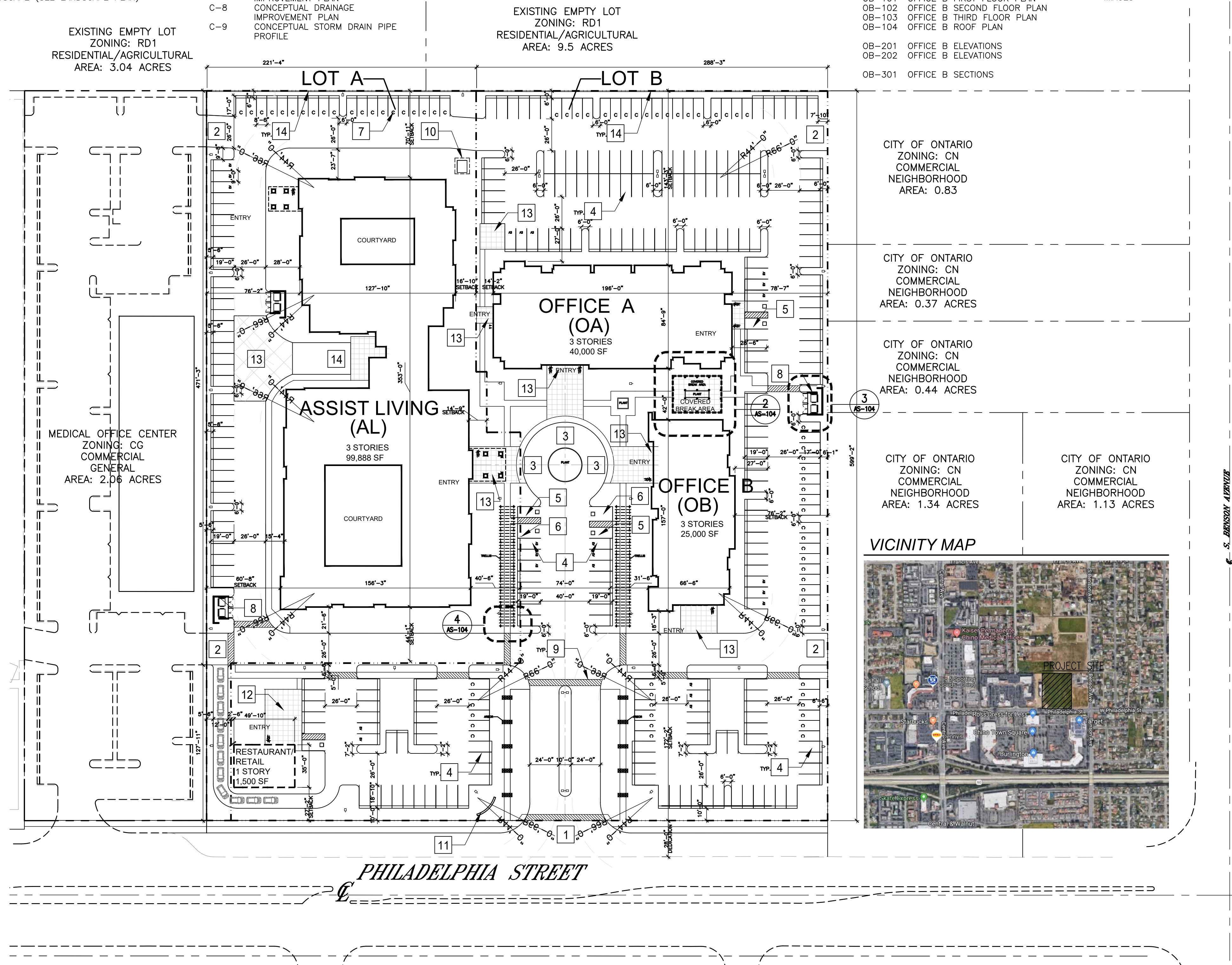
ID	SHEET DESCRIPTION	ID	SHEET DESCRIPTION	ID	SHEET DESCRIPTION	ID	SHEET DESCRIPTION	ID	SHEET DESCRIPTION
AS-101	TITLE SHEET & PROJECT DATA	AL-101	OVERALL FIRST FLOOR PLAN	AL-201	EXTERIOR ELEVATIONS	O-001	OVERALL OFFICE FLOOR PLANS	LC1	OVERALL PLAN
AS-102	SITE UTILIZATION PLAN	AL-102	OVERALL SECOND FLOOR 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
C-1	TITLE SHEET AND DETAILS	AL-105	FIRST FLOOR PLAN-PARTIAL SOUTH	AL-205	DELIVERY ALLEY ELEVATIONS	OA-103	OFFICE A THIRD FLOOR PLAN	LC2	LANDSCAPE CONCEPT PLANT IMAGES
C-2	TYPICAL SECTIONS	AL-106	SECOND FLOOR PLAN-PARTIAL NORTH	AL-206	MC COURTYARD ELEVATIONS	OA-104	OFFICE A ROOF PLAN	LC2	LANDSCAPE CONCEPT PLANT IMAGES
C-3	DETAIL SHEET	AL-107	THIRD FLOOR PLAN-PARTIAL SOUTH	AL-401	AL UNIT PLANS	OB-201	OFFICE B ELEVATIONS	LC1	OFFICE/RETAIL LANDSCAPE CONCEPT PLAN
C-4	EXISTING SITE CONDITION	AL-108	THIRD FLOOR PLAN-PARTIAL NORTH	AL-402	AL UNIT PLANS	OB-202	OFFICE B ELEVATIONS	LC2	LANDSCAPE CONCEPT PLAN
C-5	PROPOSED SITE LAYOUT	AL-110	THIRD FLOOR PLAN-PARTIAL NORTH	AL-403	MC UNIT PLANS	OB-301	OFFICE B SECTIONS	LC3	LANDSCAPE CONCEPT PLANT IMAGES
C-6	CONCEPTUAL SITE GRADING PLAN								
C-7	CONCEPTUAL SEWER AND WATER IMPROVEMENT PLAN								
C-8	CONCEPTUAL DRAINAGE IMPROVEMENT PLAN								
C-9	CONCEPTUAL STORM DRAIN PIPE PROFILE								

SITE PLAN KEYNOTES

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

SCOPE OF WORK

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



CITY OF ONTARIO
ZONING: CN
COMMERCIAL
NEIGHBORHOOD
AREA: 0.83

CITY OF ONTARIO
ZONING: CN
COMMERCIAL
NEIGHBORHOOD
AREA: 0.37 ACRES

CITY OF ONTARIO
ZONING: CN
COMMERCIAL
NEIGHBORHOOD
AREA: 0.44 ACRES

CITY OF ONTARIO
ZONING: CN
COMMERCIAL
NEIGHBORHOOD
AREA: 1.34 ACRES

CITY OF ONTARIO
ZONING: CN
COMMERCIAL
NEIGHBORHOOD
AREA: 1.13 ACRES

VICINITY MAP



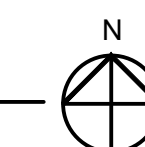
CD/A

CREATIVE DESIGN
ASSOCIATES
Architecture, Interior Design, Planning
T: 626.914.8101
F: 626.913.8102
17528 E. Rowland St.
City of Industry, CA 91748
www.cdaweb.com
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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