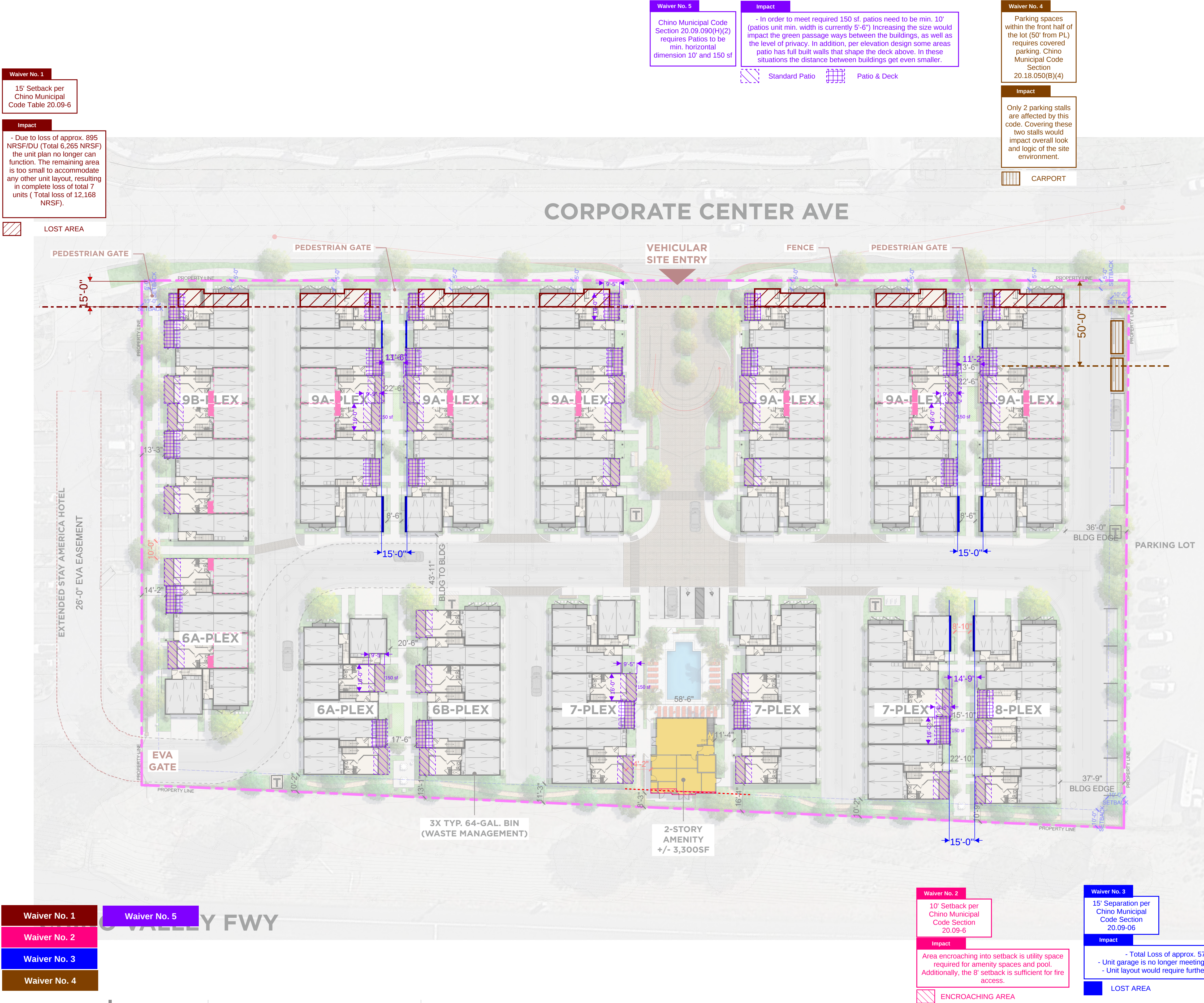




Site Summary		DESCRIPTION	# OF DU	%	NRSF	TOTAL NRSF
APN #	1025-211-290000	A1	1		946 SF	946 SF
ADDRESS	14892 CORPORATE CENTER AVE	A2	1	2.7%	1,236 SF	1,236 SF
ADJUSTED GROSS SITE ACREAGE	4.09	A3	1		1,422 SF	1,422 SF
SITE SF	177,681 SF	B1	24	21.8%	1,292 SF	31,000 SF
RESIDENTIAL NRSF	167,284 SF	C1	15		1,490 SF	22,355 SF
RESIDENTIAL GFA	194,579 SF	C2	21	42.7%	1,530 SF	32,137 SF
RESIDENTIAL AMENITIES GFA	3,281 SF	C3	11		1,423 SF	15,653 SF
TOTAL GFA	197,860 SF	D1	14		1,692 SF	23,695 SF
		D2	15	32.7%	1,781 SF	26,715 SF
		D3	7		1,732 SF	12,125 SF

FAR	
ALLOWED	1.25
PROVIDED	1.11
LOT COVERAGE	42%
LANDSCAPE AREA	29,748 SF 17%
NET LOT AREA	177,681 SF

SITE DENSITY
26.9 DU/AC

"Adjusted gross acreage" is utilized to calculate density (CMC 20.09.090D1 - page 54)

TYPE	# OF BLDGS	DU	TOTAL	GROSS SF/BLDG	TOTAL GROSS / BLDG
9A PLEX	6	9	54	15,879 SF	95,873 SF
9B PLEX	1	9	9	16,695 SF	16,695 SF
8 PLEX	1	8	8	12,685 SF	12,685 SF
7 PLEX	3	7	21	12,368 SF	37,105 SF
6A PLEX	2	6	12	10,500 SF	20,999 SF
6B PLEX	1	6	6	11,222 SF	11,222 SF

PARKING SUMMARY				PROVIDED PARKING	
REQUIRED PARKING				Type	Total
Unit Type	# Units	Ratio	Total	Garage Parking	217
1-Bedrooms	3	1.5	5	Open Spaces	14
2-Bedrooms	24	2.0	48		
3-Bedrooms	47	2.0	94		
4-Bedrooms	36	2.0	72		
Guest (1sp/10du)			11		
	110		230	TOTAL	231

BICYCLE PARKING			
Ratio	# Units	Total	
REQUIRED/PROVIDED	5%	110	6
	TOTAL		6

Permanent Open Space	
20% of Net Lot Area	
177,681 SF Net Lot Area	
35,536 SF Required	
41,110 SF Provided	

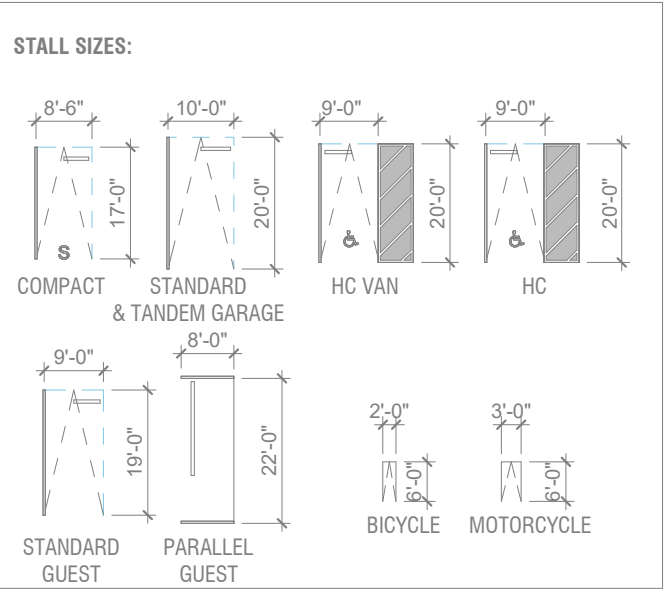
*Min percentage of net lot area devoted to permanent open space is 20%. Min. area devoted to outdoor living area (private OR common open space) is 400 sf/du. A min. 65% of the required outdoor living area shall be common open space w/ min. width of 20'. Contiguous landscape areas less than 20' wide but at least 5' wide maybe included. Non-contiguous landscape areas shall not exceed 20% of the total common open space. Up to 15% of the required common open space may be provided within the rec building.

Total Outdoor Living Area	
400 SF/Unit	Required: 44,000 SF
Private Open Space	11,258 SF
Common Open Space	44,780 SF
	Provided: 56,038 SF

Private Open Space	
25% of Total Outdoor Living Area	Required: 11,000 SF
Patios	5,276 SF
Decks	5,982 SF
	Provided: 11,258 SF

Common Open Space	
65% of Total Outdoor Living Area	Required: 28,600 SF
Planter Area	29,748 SF
Hardscape Area	15,032 SF
	Provided: 44,780 SF

LEGEND



- TRANSFORMER
- EASEMENT
- PROPERTY LINE

ARCHITECTURAL SITE PLAN

*DIMENSIONS ARE TO FRAMING AND DO NOT ACCOUNT FOR FINISHES.



CHINO CORP CENTER
CHINO, CALIFORNIA
TCA # 2024-034

ENTITLEMENT RE-SUBMITTAL
JULY 17, 2025