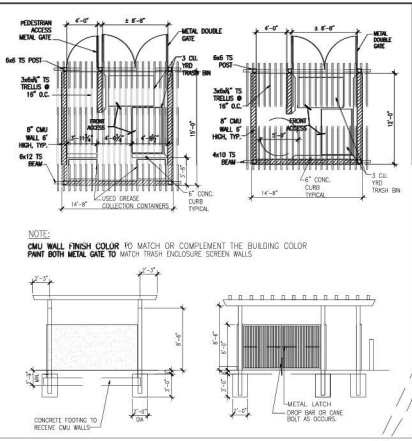
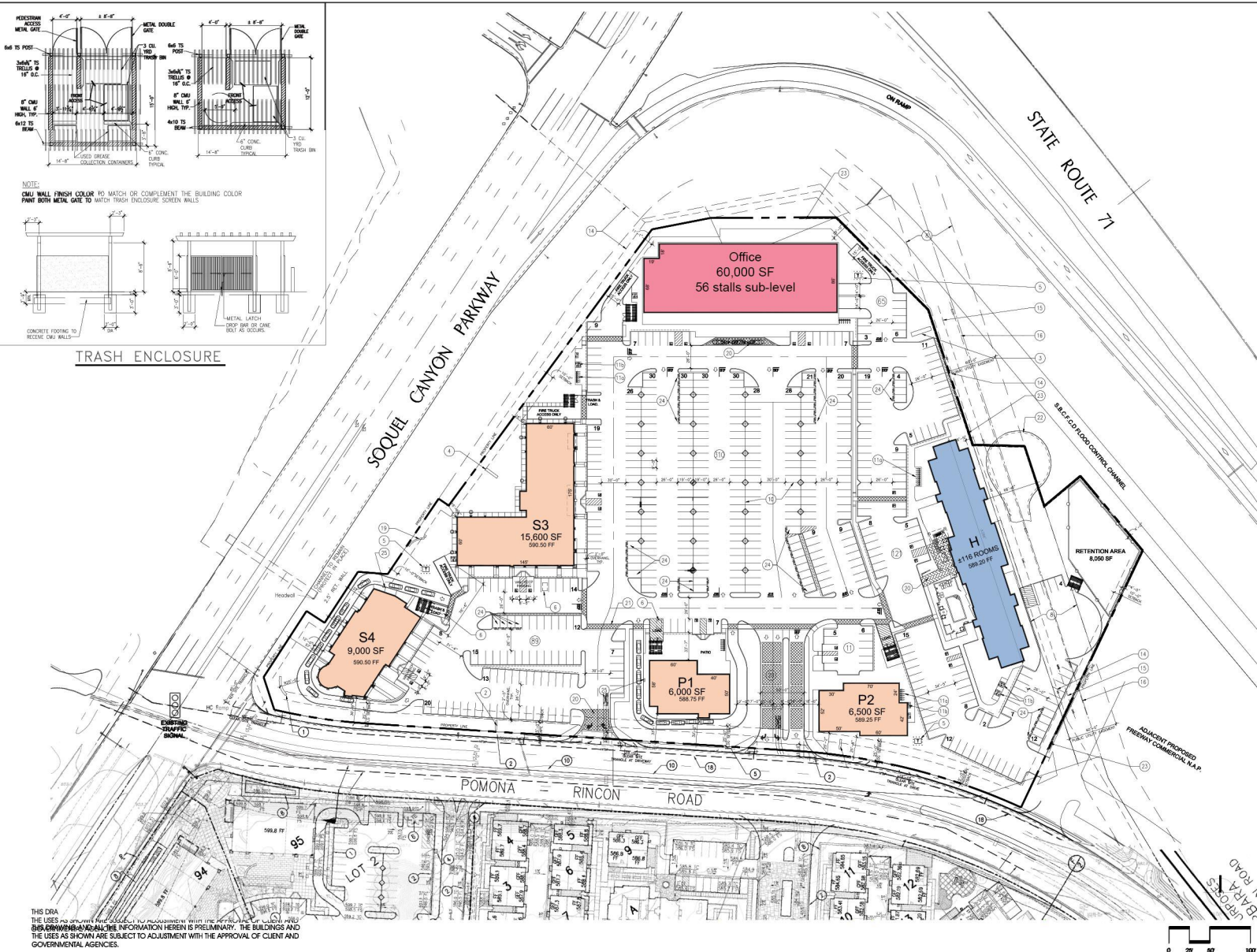




TRASH ENCLOSURE



THIS DRA. THE USES AS SHOWN ARE PRELIMINARY. THE INFORMATION HEREIN IS PRELIMINARY. THE BUILDINGS AND THE USES AS SHOWN ARE SUBJECT TO ADJUSTMENT WITH THE APPROVAL OF CLIENT AND GOVERNMENTAL AGENCIES.

KEY NOTES:

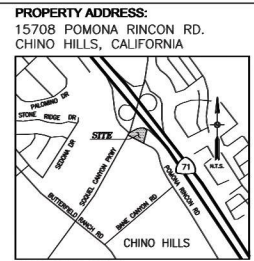
- 1 CENTER IDENTIFICATION SIGN
- 2 MONUMENT SIGN
- 3 FREEDRY Pylon SIGN, 100' MAX.
- 4 BLADE SIGN, 24'
- 5 FUTURE LOCATION OF TRANSFORMER, EXACT SIZE TO BE DETERMINED.
- 6 FUTURE LOCATION OF GREASE INTERCEPTOR, EXACT SIZE TO BE DETERMINED.
- 7 TOWNHALL MECHANICAL EQUIPMENT SHALL BE LOCATED WITHIN MECHANICAL ROOMS INSIDE THE BUILDING.
- 8 PUBLIC UTILITY EASEMENT.
- 9 STORM DRAIN.
- 10 PAINTED (STAMPING): CURB
- 11 BICYCLE RACK
- 12 BICYCLE LOCKER
- 13 SEWER LINE
- 14 WATER LINE
- 15 EXISTING SEWER LINE
- 16 EXISTING GAS LINE
- 17 EXISTING ELECTRIC LINE
- 18 EXISTING STORM DRAIN
- 19 EXISTING WATER LINE
- 20 CITY OF CHINO HILLS IDENTIFICATION MONUMENT SIGN. EXACT LOCATION TO BE VERIFIED AT CONSTRUCTION DOCUMENT PHASE.
- 21 ENHANCED PAVING
- 22 SITE ACCESSIBILITY
- 23 ABANDONED PAVED ROAD TO REIMPOSED
- 24 RETAINING WALL, SEE CML.
- 25 CLEAN AIR VEHICLES PARKING PROMOTED AS STALLS TOTAL SEE FOR CALIFORNIA-GREEN BUILDING CODE CALIFORNIA GREEN BUILDING CODE
- 26 PRELIMINARY TOWNHALL ORDERING MENU BOARD. EXACT LOCATION TO BE VERIFIED AT CONSTRUCTION DOCUMENT PHASE.

GENERAL NOTES:

- 1. FUTURE LOCATION OF GREASE INTERCEPTOR, EXACT SIZE TO BE DETERMINED.
- 2. FUTURE LOCATION OF TRANSFORMER EXACT SIZE TO BE DETERMINED.
- 3. TOWNHALL MECHANICAL EQUIPMENT SHALL BE LOCATED WITHIN MECHANICAL ROOMS INSIDE THE BUILDING.
- 4. RECIPROCAL ACCESS AGREEMENT TO BE FORMULATED BETWEEN OWNERS OF THIS SITE AND THE SOUTHEAST PROPERTY OWNERS.
- 5. ALL ROOF-MOUNTED EQUIPMENT SHALL BE ARCHITECTURALLY SCREENED BY PARAPET WALLS FROM LEVEL VIEW AND FROM ADJACENT PUBLIC RIGHT-OF-WAY VIEWS.
- 6. ALL ROOF-TOP EQUIPMENT SHALL BE COLOR-COATED TO MATCH THE MONOCHROMATIC APPEARANCE OVER THE ENTIRE SURFACE, INCLUDING VENTS AND MECHANICAL EQUIPMENT.
- 7. BUILDINGS LARGER THAN 50,000 SQUARE FEET ARE REQUIRED TO BE PROTECTED BY AN APPROVED FIRE SPRINKLER SYSTEM. ALL SPRINKLER SYSTEMS THAT CONTAIN 100 OR MORE SPRINKLER HEADS ARE REQUIRED TO BE MONITORED BY AN APPROVED FIRE ALARM SYSTEM.
- 8. ALL SIGNS SHALL REQUIRE A SEPARATE PERMIT.

SITE SYMBOL LEGEND

- PROPERTY LINE
- PARKING LIGHT FIXTURE. REFER TO PHOTOGRAPHIC DRG.
- WALL SOURCE. REFER TO PHOTOGRAPHIC DRG.
- ELECTRICAL TRANSFORMER
- FIRE DEPT. CONNECTION. SEE CML DRG.
- DOUBLE DETECTOR CHECK
- FIRE HYDRANT. SEE CML.
- WATER METER. SEE CML.
- SEWER LINE
- GAS LINE
- ELECTRIC LINE



VICINITY MAP

PROJECT SUMMARY:

ASSESSOR'S PARCEL MAP NO: 1028-351-19

ZONING AND BUILDING SETBACK REQUIREMENTS:

CURRENT ZONING: (07) FREeway COMMERCIAL

BUILDING SETBACKS:

- MINIMUM FRONT YARD SETBACK: 25 FEET
- SETBACK TO BUILDING: 20 FEET
- SETBACK TO PARKING AREA: 15 FEET
- MINIMUM SIDE YARD SETBACK (A): 10 FEET WITH AN AVERAGE OF 25 FEET
- STREET SIDE: 10 FEET WITH AN AVERAGE OF 25 FEET
- ALL OTHERS: 10 FEET
- ADJACENT TO RESIDENTIAL: 20 FEET
- MINIMUM REAR YARD SETBACK (B): 20 FEET

NOTES:
(A) ONLY ONE SIDE YARD IS REQUIRED IF A SITE ADJACENT TO A PROPERTY ZONED FOR RESIDENTIAL, OPEN SPACE, OR INSTITUTIONAL USES, THEN THE SIDE YARD MUST BE PROVIDED ON THAT SIDE.
(B) A REAR YARD IS REQUIRED ONLY WHEN THE ADJACENT REAR PROPERTY IS ZONED FOR RESIDENTIAL, OPEN SPACE, OR INSTITUTIONAL USES.

BUILDING	S.F.	
HOTEL	60,000	115 ROOMS (4-STORY)
MEDICAL	60,000	
P1	6,000	
P2	6,500	
S3	15,600	
S4	9,000	
TOTAL	157,100	

USAGE	S.F.	REQUIRED RATIO	PARKING REQUIRED
HOTEL	60,000	1/ROOM	116
MEDICAL	60,000	1/200	300
RETAIL	20,475	1/200	102
FOOD	16,625	1/100	167
TOTAL	157,100		686

SITE COVERAGE	35%		
PARKING PROVIDED		596	
TOTAL SITE LANDSCAPING AREA		SEE LANDSCAPE	
TOTAL LANDSCAPE IN PARKING AREA		SEE LANDSCAPE	
BICYCLE PARKING REQUIRED		60	
(5% OF AUTO) SHORT TERM		30	
(5% OF AUTO) LONG TERM		30	
BICYCLE PARKING PROVIDED		63	
SHORT TERM		33	
LONG TERM		30	
CLEAN AIR VEH. PARKING REQ'D (1% OF AUTO)		48	
CLEAN AIR VEHICLE PARKING PROVIDED		48	
RETAIL	16,500	1/200	83
FOOD	16,625	1/100	167
TOTAL	165,125		670
SITE COVERAGE	36%		

SITE COVERAGE	36%	
TOTAL SITE LANDSCAPING AREA		SEE LANDSCAPE
TOTAL LANDSCAPE IN PARKING AREA		SEE LANDSCAPE
BICYCLE PARKING REQUIRED		60
(5% OF AUTO) SHORT TERM		30
(5% OF AUTO) LONG TERM		30
BICYCLE PARKING PROVIDED		66
SHORT TERM		36
LONG TERM		30



EATON LANE ASSOCIATES

THE RINCON CHINO HILLS, CA

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Plan Check Date: 08/04/2015
Permit Date: 08/04/2015
2015-088
PROJECT NO: 15-113-001
DATE: 08/04/2015

SITE PLAN

SHEET

A1