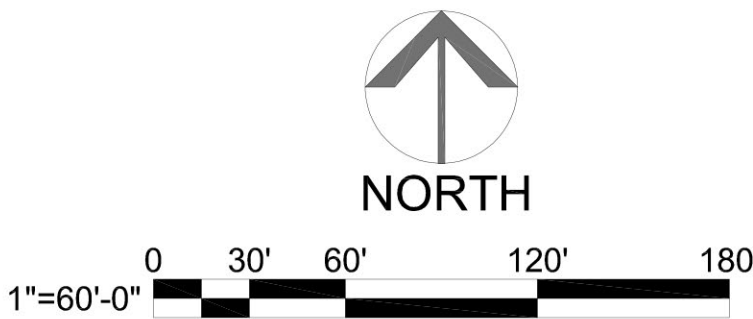




PROJECT SUMMARY					
TOTAL NET ACRES		8.79 ACRES			
DENSITY		21.3 DU/AC			
TOTAL UNITS		187 UNITS			
PROVIDED PARKING		419	2.2 RATIO		
BUILDING HEIGHT		2-STORY RENTAL DUPLEXES		29'-6"	
		3-STORY RENTAL FLATS		36'-6"	
RENTAL DUPLEXES					
UNIT TYPE		NUMBER OF UNITS	SF/UNIT	%	UNIT %
2 BEDROOM	PLAN 1	22	1,179	24.4%	24.4%
	PLAN 3	51	1,632	56.7%	75.6%
3 BEDROOM	PLAN 3X	5	1,704	5.6%	
	PLAN 5	12	1,829	13.3%	
TOTAL		90	100%		
RENTAL FLATS					
UNIT TYPE		NUMBER OF UNITS	SF/UNIT	%	UNIT %
STUDIO	S1	9	481	9.3%	9%
1 BEDROOMS	A1	4	744	4.1%	60%
	A2	9	686	9.3%	
	A3	15	797	15.5%	
	A4	30	672	30.9%	
2 BEDROOMS	B1	10	992	10.3%	31%
	B2	12	1,165	12.4%	
	B3	8	968	8.2%	
TOTAL		97		100%	
TARGET PARKING					
UNIT TYPE	UNITS	TARGET RATIO	STALLS REQUIRED		
STUDIO	9	1.3	12	341	
1 BR	58	1.5	87		
2 BR	52	1.9	99		
3 BR	68	2.1	143		
GUEST	187	0.33	62	62	
TOTAL		-	-	403	
PARKING PROVIDED					
GARAGES - SINGLE FAMILY ATTACHED			158	357	
GARAGES - STACKED FLATS			49		
CARPORTS			48		
TANDEM			34		
RESIDENTS OPEN STALLS/ASSIGNED			68	62	
RESIDENTS OPEN STALLS/GUEST			62		
TOTAL			419		



WESTERN HILLS RESIDENCES

CHINO HILLS, CALIFORNIA

LEWIS LAND DEVELOPERS, LLC.
1156 N. MOUNTAIN AVE. UPLAND, CA 91786
(909) 985-0971

CONCEPTUAL SITE PLAN

A1.0

DATE: 03-09-22
JOB NO.: 2021-092

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

