



PARKING STEP OUT DETAIL

DATA: RETAIL

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| GROSS LAND AREA: | ± 2.27 AC |
| NET LAND AREA: | ± 2.08 AC |
| GROSS BUILDING AREA: | 17,080 SF |
| PARKING PROVIDED**: | 85 STALLS |
| PARKING PROVIDED: | 100 STALLS |
| GROSS SITE COVERAGE: | 17% |
| NET SITE COVERAGE: | 17% |
| GROSS FAR: | 0.18 |
| NET FAR: | 0.18 |

DATA: OFFICE (OVERALL)

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|----------------------|------------|
| GROSS LAND AREA: | ± 10.23 AC |
| NET LAND AREA: | ± 8.10 AC |
| GROSS BUILDING AREA: | 113,960 SF |
| PARKING PROVIDED**: | 458 STALLS |
| PARKING PROVIDED: | 488 STALLS |
| GROSS SITE COVERAGE: | 20% |
| NET SITE COVERAGE: | 27% |
| GROSS FAR: | 0.26 |
| NET FAR: | 0.26 |

PROJECT SUMMARY

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| GROSS LAND AREA: | ± 12.50 AC |
| NET LAND AREA: | ± 11.18 AC |
| GROSS BUILDING AREA: | 130,960 SF |
| PARKING PROVIDED**: | 545 STALLS |
| PARKING PROVIDED: | 599 STALLS |
| GROSS SITE COVERAGE: | 19% |
| NET SITE COVERAGE: | 21% |
| GROSS FAR: | 0.34 |
| NET FAR: | 0.27 |
| PAVED AREA (PARKING & BLDGS): | ± 355,400 SF (80%) |
| LANDSCAPE AREA: | ± 189,100 SF (25%) |

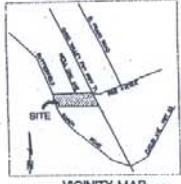
* EXCLUDING SLOPE AREA
 ** PARKING REQUIREMENTS:
 RETAIL = 1,000 SF (UNDER 20,000 SF)
 OFFICE = 1,000 SF (UP TO 2,000 SF)
 PLUS 1,000 SF (2,000 TO 5,000 SF)
 PLUS 1,000 SF (EVERY 5,000 SF)
 BANK = 1,000 SF
 FAST FOOD / RESTAURANT
 = 0 TO 1,000 SF @ 1/200 SF OR
 1,001 SF AND GREATER @ 1/100 SF OR
 1/5 OCCUPANTS
 *** INCLUDING 75 GARPORT PARKING STALLS

LEGAL DESCRIPTION:
 LOT 110 OF TRACT NO. 14498-1, IN THE CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN BOOK 263, PAGE 15 THROUGH 24 INCLUSIVE OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

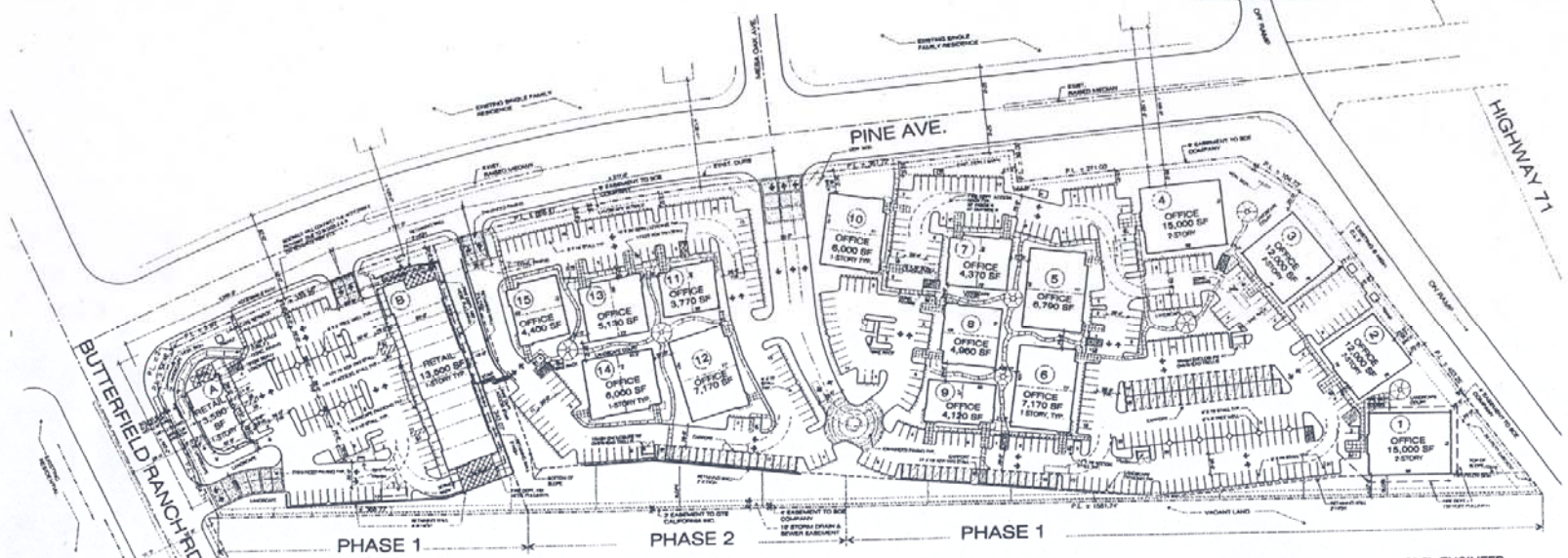
APN NO.:
 1027-81-03-0-00

ZONE/DISTRICT CLASSIFICATION:
 PLAN DEVELOPMENT 90-167

GENERAL NOTES:
 1. SEE PRELIMINARY GRADING PLAN & LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
 2. A BUILDING HEIGHT VARIANCE REQUESTED FOR BUILDING 1 THRU 4 ALONG EAST PROPERTY LINE.
 3. SEE #4 FOR FINISH ENCLOSURE AND ACCESSIBLE PARKING DETAILS.
 4. ALL RETAINED WALLS TO BE BRUT FACE CONCRETE MASS MASONRY UNITS.



VICINITY MAP NTR



UTILITY PROVIDER

- STORM DRAIN, WATER & SEWER
 City of Chino Hills
 2001 Grand Avenue
 Chino Hills, Ca. 91709
 Phone: 909-364-3755
- GAS
 Southern California Gas
 13258 12th Street
 City of Chino, Ca. 91710
 Phone: 909-813-1526
- TELEPHONE
 Verizon Communications
 280 Locust Street,
 Pomona, Ca. 909-489-2550
- ELECTRICITY
 SOUTHERN CALIFORNIA
 Edison (SCE)
 1801 Francis Street
 Chino Hills, Ca. 91711
 Phone: 909-930-8434
- CABLE
 Adios
 8844 Blydenmore Court
 City of Chino, Ca. 91710
 Phone: 909-423-2233

PHASE 1

| | |
|---------------------------------|---|
| GROSS BUILDING AREA: | 17,080 SF |
| PARKING PROVIDED**: | 85 STALLS |
| PARKING PROVIDED: | 100 STALLS (5.9 / 1,000) |
| PARKING REQUIREMENT CALCULATION | 17,080 SF / 200 SF = 85 STALLS REQUIRED |
| PARKING TABULATION | |
| STANDARD | 8' X 18' 56 |
| ACCESS | 14' X 19' 4 |
| ADA VAN | 17' X 19' 1 |
| TOTAL | 100 STALLS PROVIDED |

PHASE 2

| | |
|---------------------------------|-----------------------------------|
| GROSS BUILDING AREA: | 26,470 SF |
| PARKING PROVIDED**: | 115 STALLS |
| PARKING PROVIDED: | 121 STALLS (4.6 / 1,000) |
| PARKING REQUIREMENT CALCULATION | |
| SAMPLE CALCULATION FOR BLDG. 12 | |
| 157, 2,000 SF | 2,000 SF / 200 SF = 10 |
| 2,000 TO 5,000 SF | 2,000 SF / 200 SF = 10 |
| OVER 5,000 SF | (7,170 - 5,000) SF / 300 SF = 7.2 |
| TOTAL (BUILDING 12) | 27.2 STALLS REQ'D |
| TOTAL REQ'D FOR BLDG. 11 TO 15 | = 115 STALLS |
| PARKING TABULATION | |
| STANDARD | 8' X 18' 115 |
| ACCESS | 14' X 19' 4 |
| ADA VAN | 17' X 19' 1 |
| TOTAL | 121 STALLS PROVIDED |

PHASE 1

| | |
|---------------------------------|-------------------------------------|
| GROSS BUILDING AREA: | 87,410 SF**** |
| PARKING PROVIDED**: | 344 STALLS |
| PARKING PROVIDED: | 348 STALLS (4 / 1,000) |
| PARKING REQUIREMENT CALCULATION | |
| SAMPLE CALCULATION FOR BLDG. 1 | |
| 157, 2,000 SF | 2,000 SF / 200 SF = 10 |
| 2,000 TO 5,000 SF | 2,000 SF / 200 SF = 10 |
| OVER 5,000 SF | (15,000 - 5,000) SF / 300 SF = 33.3 |
| TOTAL (BUILDING 1) | = 53.3 STALLS REQ'D |
| TOTAL REQ'D FOR BLDG. 1 TO 10 | = 344 STALLS |
| PARKING TABULATION | |
| STANDARD | 8' X 18' 338 |
| ACCESS | 14' X 19' 8 |
| ADA VAN | 17' X 19' 2 |
| TOTAL | 348 STALLS PROVIDED |

APPLICANT
 OPUS WEST CORPORATION
 2000 Main Street, Suite 800
 Irvine, CA 92614
 949-852-1595
 CONTACT: MATT LANDERS

ARCHITECT
 LEE & SAKAHARA ARCHITECTS AIA
 INC. 18842 Van Kermant Ave. Ste. 300
 Irvine, CA 92618
 949-261-1100
 CONTACT: RONALD SAKAHARA

LANDSCAPE ARCHITECT
 RIDGE LANDSCAPE ARCHITECTS
 8641 Research Drive, Suite 200
 Irvine, CA 92618
 949-261-1300
 CONTACT: JOSEPH BENNETT

CIVIL ENGINEER
 PENDO ENGINEERING
 One Technology Park Building, # 725
 Irvine, CA 92618
 949-753-8111
 CONTACT: BILL SNOW

SIGNAGE
 SIGNAGE SOLUTIONS
 1339 Aliso Street
 Anaheim, CA 92806
 714-491-0220
 CONTACT: DAVIS DURLYER

ELECTRICAL ENGINEER
 PBA ENGINEERING
 3430 Irvine Boulevard Suite 200
 Newport Beach, CA 92660
 949-803-9990
 CONTACT: STEVEN ROTH



PINE CORPORATE CENTER CHINO HILLS, CALIFORNIA

OPUS WEST CORPORATION

Y4059 12-10-04
 02-15-05
 03-03-05

SITE PLAN REVIEW & HEIGHT VARIANCE SUBMITTAL SITE PLAN A1

LEE & SAKAHARA ARCHITECTS AIA
 ARCHITECTURE PLANNING INTERIORS