

PROJECT INFORMATION:

OWNER/DEVELOPER: ENDORA MANAGEMENT LLC.
 ARCHITECT: SCHWEITZER ARCHITECTS - DON SCHWEITZER C21100
 CIVIL ENGINEER: A/E CONSULTANTS - MICHAEL KIM, P.E.
 GENERAL CONTRACTOR: TYSON LIU
 UTILITY PROVIDER: SOUTHERN CALIFORNIA EDISON
 SOUTHERN CALIFORNIA GAS CO.

PROJECT DATA:

- ASSESSOR'S PARCEL NUMBER: I20-451-040
- LEGAL DESCRIPTION: THE SOUTHERLY ONE HALF OF LOT 140 OF ORANGE HEIGHTS, AS SHOWN BY MAP ENTITLED "AMENDED MAP OF DIVISION #1 OF ORANGE HEIGHTS" ON FILE IN BOOK 2, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS, TOGETHER WITH THOSE PORTIONS OF HUDSON AVE. AND FULLERTON AVE. VACATED BY RESOLUTION #45-03 OF THE CITY COUNCIL OF CORONA RECORDED I-23-95 #9877 OF OFFICIAL RECORDS WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE, EXCEPTING THEREFROM THAT PORTION SET-OUT IN THAT FINAL ORDER OF CONDEMNATION, CASE #2294550 SUPERIOR COURT, IN THE COUNTY OF RIVERSIDE, RECORDED 5-18-93 AS INSTRUMENT NO. 185144 OF OFFICIAL RECORDS.
- TOTAL PROJECT AREA: 69,689 sf (1.6 ACRES)
- ZONING: MEDIUM DENSITY RESIDENTIAL (PLANNING AREA 14) OF THE CORONA VISTA SPECIFIC PLAN (SP90-5)
- GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (6-15 du/ac)
- MAX. ALLOW. DENSITY / CORONA VISTA SPECIFIC PLAN: (7.78 du/ac)
- PROPOSED DENSITY: 2.67 du/ac
- MAX. BUILDING HEIGHT: 30'-0"
- MAX. LOT COVERAGE: 45% - SINGLE STORY, 35% - TWO STORY.
- GROSS ACREAGE: 69,689 sf
- NET ACREAGE: 65,272 sf

KEY NOTES:

A 10' x 6' CONC. TRASH RECEPTACLE PAD.
 B CONCRETE DRVE

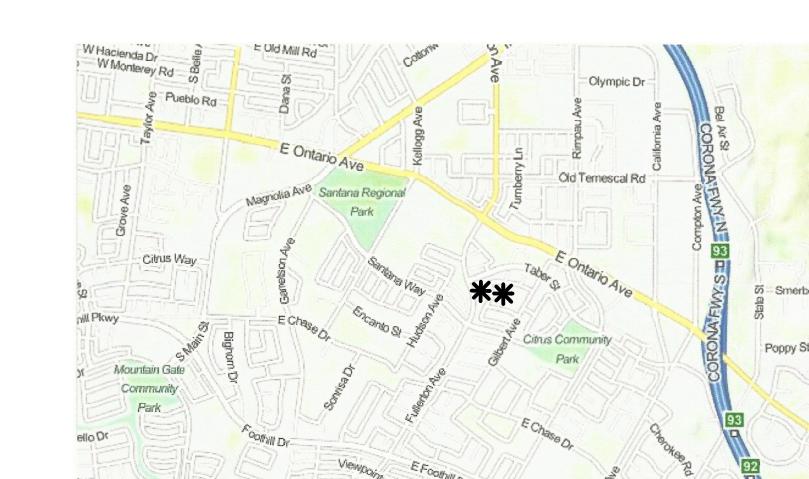
HOUSE INFORMATION:

| MODEL | STORIES | TOT. BLDG. AREA | BLDG. FOOTPT. | LOT AREA | LOT COVERAGE |
|-----------|---------|-----------------|---------------|-----------|--------------|
| A1 | 2 | 4,034 sf | 3,28 sf | 27,498 sf | 13.9 % |
| A1 (G.H.) | 1 | 700 sf | 700 sf | | |
| A2 | 2 | 3,727 sf | 2,745 sf | 15,823 sf | 17.3 % |
| A3c | 2 | 3,621 sf | 2,68 sf | 13,30 sf | 19.1 % |
| A3s | 2 | 3,621 sf | 2,68 sf | 10,621 sf | 20.4 % |

APPLICABLE SETBACK TABLE:

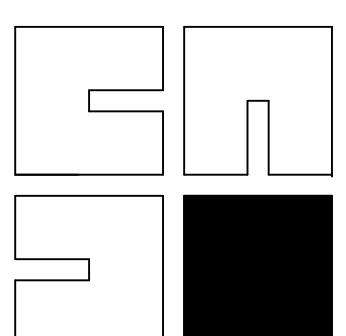
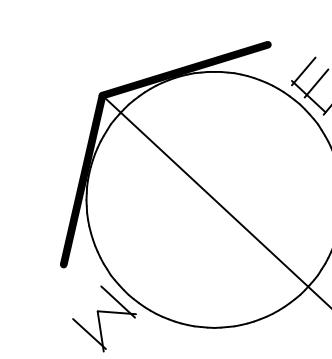
FRONT YARD: 20 FEET
 SIDE YARD: 5 FEET AND 10 FEET
 INTERIOR SIDE YARD BETWEEN UNITS: 10 FEET
 REAR YARD: 20 FEET (LESS THAN OR EQUAL TO 3:1 SLOPE)

VICINITY MAP:



SITE PLAN

SCALE 1' = 30'-0" 5' 20' 0' 10' 30'



SCHWEITZER
ARCHITECTS

A1