

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: 120-451-040
- 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 #95-03 OF THE CITY COUNCIL OF CORONA RECORDED 1-23-95 #98771 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 #229550 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"
- MAXIMUM 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 DRIVE

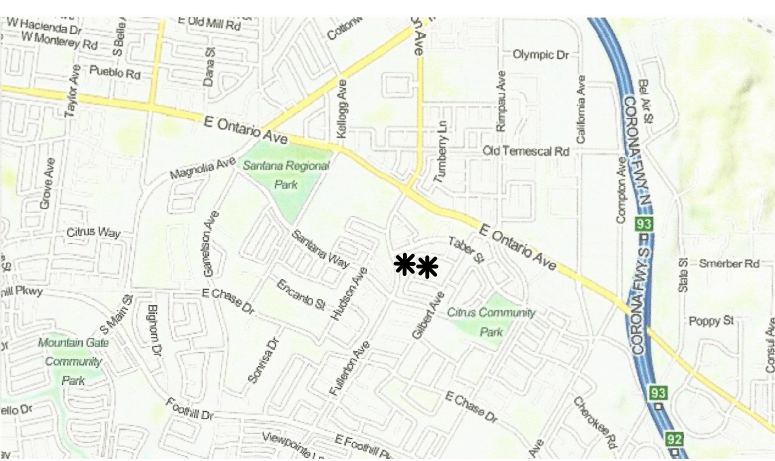
HOUSE INFORMATION:

MODEL	STORES	TOT. BLDG. AREA	BLDG. FOOTPT.	LOT AREA	LOT COVERAGE
A1	2	4,034 sf	3,128 sf	27,498 sf	13.9 %
A1 (GH)	1	700 sf	700 sf		
A2	2	3,121 sf	2,745 sf	5,823 sf	17.3 %
A3c	2	3,621 sf	2,168 sf	1,330 sf	19.1 %
A3s	2	3,621 sf	2,168 sf	10,621 sf	20.4 %

APPLICABLE SETBACK TABLE:

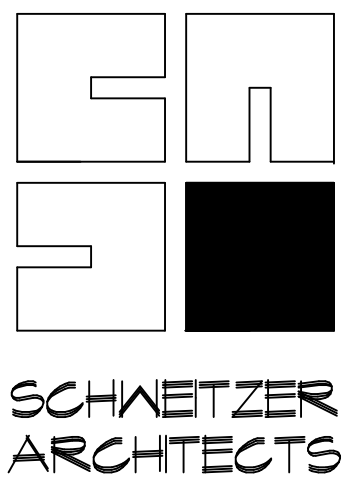
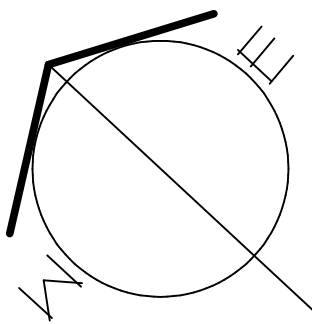
FRONT YARD: 20 FEET
SIDE YARD: 5 FEET AND 10 FEET
INTERIOR SIDE YARD BETWEEN UNITS: 10 FEET
REAR YARD: 20 FEET (LESS THAN OR EQUAL TO 3:1 SLOPE)

VICINITY MAP:



SITE PLAN

SCALE 1" = 30'-0"



A1