

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: 120-340-018
- 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 1-23-95 #19871 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: 101,494 SF (2.33 AC)
- ZONING: MEDIUM DENSITY RESIDENTIAL (PLANNING AREA 15) OF THE CORONA VISTA SPECIFIC PLAN (SP40-5)
- GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (6-15 du/ac)
- MAX. ALLOW. DENSITY / CORONA VISTA SPECIFIC PLAN: (7.78 du/ac)
- PROPOSED DENSITY: 4.89 du/ac
- MAX. BUILDING HEIGHT: 25'-0"
- TOTAL PROJECT LOT COVERAGE: 19,485 SF (19.9%)
- TOTAL GROSS ACREAGE: 101,494 sf
- TOTAL NET ACREAGE: 98,009 sf
- TOTAL PROJECT FLOOR AREA: 22,916 sf

KEY NOTES:

- A 10' X 6' CONC. TRASH RECEPTACLE PAD.
- B 18' WIDE CONC. DRIVE FOR TWO CAR GARAGE (TYP.)
- C 6' H. SLUMP STONE WALL (TYP.)  
SEE LANDSCAPE PLAN FOR MORE INFO.

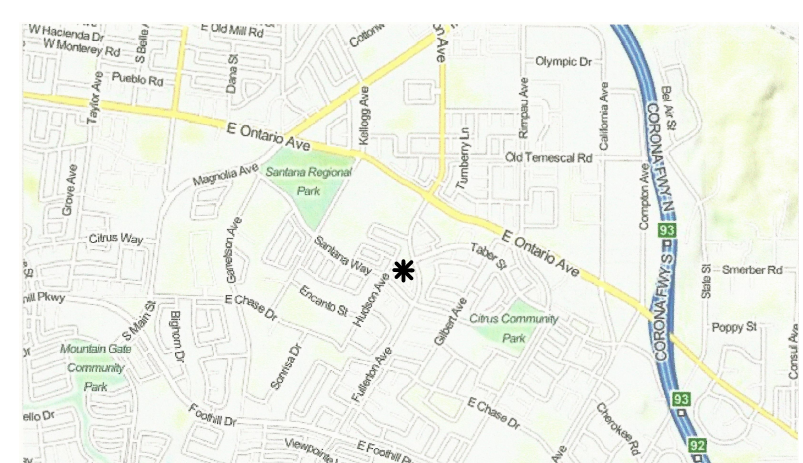
UNIT INFORMATION:

MODEL COUNT	MODEL NO.	STORIES	LIVING AREA	LOT COVERAGE
5	B1	2	2,185 sf	1,409 sf
2	B2	2	2,141 sf	1,554 sf
1	B3	2	1,682 sf	1,100 sf
3	B4	1	2,009 sf	2,744 sf

APPLICABLE SETBACK TABLE:

- FRONT YARD: 17 - 20 FEET
- STREET SIDE YARD FROM FULLERTON AVE: 20 FEET
- INTERIOR SIDE YARD BETWEEN UNITS: 10 FEET
- REAR YARD TO ADJACENT UNIT: 30 FEET

VICINITY MAP:



SITE PLAN

SCALE: 1" = 30'-0"

