

Summerland Senior Living



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SUMMERLAND SENIOR LIVING AT CHINO

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PROJECT TEAM

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SITE PLAN LEGEND

→	MAIN ENTRY
→	FIRE HYDRANT
---	PROPERTY LINE
---	SETBACK LINES
XX	KEYNOTE NUMBER
---	ACCESSIBLE ROUTE OF TRAVEL AND EXIT DISCHARGE - (5% MAX - 2% MAX CROSS SLOPE)

SITE PLAN KEYNOTES

1. TYPICAL CONCRETE WALKWAY
2. TRASH ENCLOSURE
3. DRIVEWAY
4. PROVIDE ZERO CURB AT PASSENGER LOADING ZONE PER ACCESSIBLE REQUIREMENTS - 26" x 120" MIN.
5. 6" OF SOLID MASONRY WALL INSTALLED ALONG PARCELS BOUNDARY PER DEVELOPMENT STANDARDS CMC 20.10.00.0.2 EXISTING CHAIN LINK FENCE ON PROPERTY LINE TO BE REMOVED
6. 12" OF LANDSCAPE BUFFER (ORANGE SCREEN) CONSIDERING OF PLANT MATERIAL ON COMMERCIAL SIDE PER DEVELOPMENT CODE 83.02.060
7. LANDSCAPE AREA
8. FUTURE MONUMENT SIGN
9. ACCESS ROAD
10. 6" OF MEMORY CARE GARDEN WALL
11. (E) STRUCTURE LOCATED WITHIN 25 FEET OF PROJECT PROPERTY LINE ON ADJACENT RES-1 PROPERTY
12. PROPOSED DETAIL FOR BASE - SEE CIVIL DRAWINGS
13. PROPOSED DETAIL FOR BASE - SEE CIVIL DRAWINGS
14. PROPOSED DETAIL FOR BASE - SEE CIVIL DRAWINGS
15. BICYCLE PARKING
16. DECORATIVE PAVING
17. 42" HIGH FENCE - SEE DETAIL (FAC)
18. 6" OF HIGH FENCE - SEE DETAIL (FAC)
19. RETAINING WALL - SEE CIVIL DRAWINGS
20. IMPROVED PARKING - SEE CIVIL DRAWINGS

VICINITY MAP



PROJECT DATA

APRIL 10, 2019 01:00 PM
CHAPTER 20.10 COMMERCIAL LAND USE ZONING DISTRICTS
LAND-USE ZONING DISTRICT
CURRENTLY SINGLE RESIDENTIAL (RS-1) 1 ACRE
MINIMUM LOT SIZE
CHANGING TO COMMERCIAL (GENERAL) 5 ACRES
MINIMUM AREA FOR DEVELOPMENT
OPERATIONS ARE MORE THAN 24 HOUR CARE FACILITY
CUP FOR MULTI-LEVEL CARE FACILITY OF 75 ASSISTED
LIVING UNITS, AND 30 MEMORY CARE UNITS
OCCUPANCY
R-2.1

PLAN IDENTIFICATION

As Shown: Type: General Use Permit
Existing Land Use: RS Single Residential
Proposed Land Use: C-2 General Commercial
Building Size: 105,051 SF
CUP FOR MULTI-LEVEL CARE FACILITY OF 75 ASSISTED
LIVING UNITS, AND 30 MEMORY CARE UNITS
with 50 Beds

SITE

LOT SIZE: 3.18 ACRES - 137,850 SF
BUILDING FOOTPRINT: 36,548 SF
IMPROVED SURFACES: 40,866 SF (APPROX)
TOTAL: 75,384 SF
LOT COVERAGE: 28 %
(40% MAX. PER TABLE 20.10.0.2)
LANDSCAPING: MINIMUM LANDSCAPED AREA PER COMMERCIAL
DEVELOPMENT CODE TABLE 20.10.0.2
LANDSCAPE AREA PROVIDED: 88,837 SF 43 %
SETBACKS (MINIMUM PER DEVELOPMENT CODE TABLE COMMERCIAL
DEVELOPMENT CODE TABLE 20.10.0.2)

STREET: 20 FT
REAR: INTERIOR: 20 FT (REQ. WITHIN CO-AND CO ZONES)
SIDE: INTERIOR: 20 FT (REQ. WITHIN CO-AND CO ZONES)
MIN. SEPARATION: 10 FT
BETWEEN BUILDINGS
OR STRUCTURES
MAX. LOT COVERAGE: 40%
FLOOR AREA RATIO: 0.10
PROVIDED: 105,051 sq ft / 137,850 sq ft = .76

Unit Name	Unit Type	Qty	Measured Area
AL-A	ASSISTED LIVING - STUDIO	23	8,405
AL-A-R	ASSISTED LIVING - STUDIO	9	3,902
AL-B	ASSISTED LIVING - STUDIO	9	2,625
AL-C	ASSISTED LIVING - STUDIO	2	812
AL-1A	ASSISTED LIVING - 1 BED	7	3,731
AL-1A-R	ASSISTED LIVING - 1 BED	15	10,381
AL-1B	ASSISTED LIVING - 1 BED	1	692
AL-1C	ASSISTED LIVING - 1 BED	1	649
AL-1D	ASSISTED LIVING - 1 BED	1	817
AL-1E	ASSISTED LIVING - 1 BED	3	2,133
AL-1E-R	ASSISTED LIVING - 1 BED	8	7,081
AL-1F	ASSISTED LIVING - 1 BED	2	1,386
AL-2A	ASSISTED LIVING - 2 BED	1	841
AL-2B	ASSISTED LIVING - 2 BED	1	1,206
AL-1G	ASSISTED LIVING - 1 BED	2	702
AL-2C	ASSISTED LIVING - 2 BED	17	7,679
AL-2D-R	ASSISTED LIVING - 2 BED	5	2,662
AL-2D	ASSISTED LIVING - 2 BED	6	2,739
109			57,213 sq ft

ASSISTED LIVING - 109 UNITS
TOTAL 109 UNITS

GROSS BUILDING AREA	Area (SF)
First Floor	
GROSS AL	32,015
GROSS MC	32,015 sq ft
Second Floor	
GROSS AL	15,941
GROSS MC	21,669
Third Floor	
GROSS AL	35,426
GROSS MC	35,426 sq ft
	105,051 sq ft
	(PARKING GARAGE 22,400 SF)

Building Area Calculations by Floor	Qty	Area (SF)
Basement		
SERVICE	2	512
First Floor		
ADMINISTRATION	4	1,986
AMENITIES	7	5,873
KITCHEN	1	1,316
LOBBY	1	753
PUBLIC RESTROOMS	4	400
SERVICE	11	4,872
Second Floor		
ADMINISTRATION	1	280
AMENITIES	8	5,969
HANDICAPPED	1	1,638
KITCHEN	1	172
LOBBY	1	790
PUBLIC RESTROOMS	3	260
SERVICE	2	444
Third Floor		
AMENITIES	2	1,780
PUBLIC RESTROOMS	2	258
SERVICE	7	1,334
	11	3,372 sq ft
		58,284 sq ft

NOTE: 1. Memory Care facilities offer care for our elders with memory impairments such as Alzheimer's, Parkinson's, Lewy Body or other related dementias. 2. Assisted Living facilities offer housing for seniors who need help with activities of daily living such as bathing, dressing, and eating but do not require 24-hour medical care.

SERENITY TRAIL (FRONTAGE ROAD)
STATE ROUTE 71
SAN BERNARDINO COUNTY OWNED

PARKING	Zone (REQ.)	Building Code (REQ.)	Provided (PER PARKING ANALYSIS)
RESIDENTIAL CARE FACILITIES			
30 SPACE PER RESIDENT			
125 AL BEDS			
48 PARKING SPACES REQUIRED			
BASED ON PARKING ANALYSIS PROVIDED BY TRANSLUCENT TRAFFIC ENGINEERS/ARCHITECTS DATED AUGUST 23, 2019			
PARKING - ACCESSIBLE			1
PARKING - ACCESSIBLE VAN			2
PARKING - RESIDENT			57

NOTE: 1. Rooms labeled AB are used for Auxiliary Services.
NOTE: 2. All parking spaces are double striped. See (3A7).
NOTE: 3. All proposed signs will be designed to conform to the Chino Municipal Code Title 16 Sign Code.
NOTE: 4. Content of Chino Hills is 21,548 feet away from Summerland Senior Living.
NOTE: 5. This senior care facility will operate 24 hours a day, 7 days a week with 12 employees on site per 4-hour shift period. It will be opened for visitors from the hours of 8:00 AM to 6:00 PM, 7 days a week.
SEPARATE PLAN SUBMITTALS:
a. Provide an site order protection improvements
b. Building construction
c. Fire alarm
d. Fire alarm

SITE PLAN OVERALL
SCALE: 1" = 20'

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GROSS BUILDING AREA

Occupancy Area (SF)

First Floor

GROSS AL 32,015

GROSS AL 32,015 sq ft

Second Floor

GROSS AL 15,941

GROSS MC 11,668

GROSS MC 37,810 sq ft

Third Floor

GROSS AL 15,426

GROSS AL 15,426 sq ft

105,051 sq ft

Unit Mix Assisted Living

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
AL-10	ASSISTED LIVING - 1 BED	1	2	351	702
AL-20	ASSISTED LIVING - 2 BED	2	1	439	439
AL-20	ASSISTED LIVING - 2 BED	2	1	490	490
AL-20	ASSISTED LIVING - 2 BED	2	1	529	529
AL-20	ASSISTED LIVING - 2 BED	2	1	542	542
AL-20	ASSISTED LIVING - 2 BED	2	2	464	928
AL-20	ASSISTED LIVING - 2 BED	2	11	432	4,752
AL-20	ASSISTED LIVING - 2 BED	2	1	416	416
AL-20	ASSISTED LIVING - 2 BED	2	4	410	1,644
AL-20	ASSISTED LIVING - 2 BED	2	1	422	422
AL-20	ASSISTED LIVING - 2 BED	2	1	426	426
AL-20	ASSISTED LIVING - 2 BED	2	1	450	450
AL-20	ASSISTED LIVING - 2 BED	2	1	454	454
AL-20	ASSISTED LIVING - 2 BED	2	1	479	479
AL-20	ASSISTED LIVING - 2 BED	2	1	500	500
58			30		13,192 sq ft

Unit Mix Assisted Living

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
AL-0A	ASSISTED LIVING - STUDIO	1	1	355	355
AL-0A	ASSISTED LIVING - STUDIO	1	1	364	364
AL-0A	ASSISTED LIVING - STUDIO	1	21	366	7,686
AL-0A	ASSISTED LIVING - STUDIO	1	1	368	368
AL-0A	ASSISTED LIVING - STUDIO	1	1	443	443
AL-0A	ASSISTED LIVING - STUDIO	1	1	479	479
AL-0A	ASSISTED LIVING - STUDIO	1	1	483	483
AL-0A	ASSISTED LIVING - STUDIO	1	2	440	880
AL-0A	ASSISTED LIVING - STUDIO	1	2	447	894
AL-0B	ASSISTED LIVING - STUDIO	1	5	405	2,025
AL-0C	ASSISTED LIVING - STUDIO	1	2	408	812
AL-1A	ASSISTED LIVING - 1 BED	1	7	532	3,724
AL-1A	ASSISTED LIVING - 1 BED	1	1	569	569
AL-1A	ASSISTED LIVING - 1 BED	1	1	585	585
AL-1A	ASSISTED LIVING - 1 BED	1	1	588	588
AL-1A	ASSISTED LIVING - 1 BED	1	1	612	612
AL-1A	ASSISTED LIVING - 1 BED	1	1	699	699
AL-1A	ASSISTED LIVING - 1 BED	1	1	708	717
AL-1A	ASSISTED LIVING - 1 BED	1	1	710	710
AL-1A	ASSISTED LIVING - 1 BED	1	1	718	718
AL-1A	ASSISTED LIVING - 1 BED	1	1	865	865
AL-1A	ASSISTED LIVING - 1 BED	1	2	619	1,238
AL-1A	ASSISTED LIVING - 1 BED	1	2	667	1,334
AL-1A	ASSISTED LIVING - 1 BED	1	2	794	1,588
AL-1B	ASSISTED LIVING - 1 BED	1	1	592	592
AL-1C	ASSISTED LIVING - 1 BED	1	1	649	649
AL-1D	ASSISTED LIVING - 1 BED	1	1	617	617
AL-1E	ASSISTED LIVING - 1 BED	1	3	711	2,133
AL-1A	ASSISTED LIVING - 1 BED	1	1	1,147	1,147
AL-1E	ASSISTED LIVING - 1 BED	1	1	964	964
AL-1E	ASSISTED LIVING - 1 BED	1	1	936	936
AL-1E	ASSISTED LIVING - 1 BED	1	1	945	945
AL-1E	ASSISTED LIVING - 1 BED	1	2	785	1,570
AL-1E	ASSISTED LIVING - 1 BED	1	2	789	1,578
AL-1F	ASSISTED LIVING - 1 BED	1	2	693	1,386
AL-2A	ASSISTED LIVING - 2 BED	2	1	841	841
AL-2B	ASSISTED LIVING - 2 BED	2	1	1,206	1,206
81			79		44,031 sq ft

ALLOWABLE AREA CALCULATION

BUILDING CONSTRUCTION

OCCUPANCY TYPE: R2-1
CONSTRUCTION TYPE: TYPE V-A & TYPE 2-B
SPRINKLER: YES
ALLOWABLE BUILDING HEIGHT: 65'-0"
ACTUAL BUILDING HEIGHT: 65'-0"

ALLOWABLE BUILDING AREA PER 2016 CBC TABLE 506.2

OCCUPANCY: R2-1
CONSTRUCTION TYPE: TYPE V-A
MAX ALLOWABLE AREA PER STORY: 104,000 SF
MAX ALLOWABLE NUMBER OF STORIES: 4
ACTUAL BUILDING AREA (GARAGE): 22,800 SF
ACTUAL NUMBER OF STORIES: 1

OCCUPANCY: R2-1
CONSTRUCTION TYPE: TYPE V-A
MAX ALLOWABLE AREA PER STORY: 26,300 SF
MAX ALLOWABLE NUMBER OF STORIES: 3
ACTUAL AREA PER STORY: 10,015 SF
FIRST FLOOR AREA: 32,015 SF
SECOND FLOOR AREA: 37,810 SF
THIRD FLOOR AREA: 34,226 SF

CALCULATION:

L-100P: 4028 WOOD
L-100P-101: 0.25 3030
L-100P-102: 0.25 3030
L-100P-103: 0.25 3030

A-100P: 105 x 105 x 5.5
A-100P-101: 105 x 105 x 5.5
A-100P-102: 105 x 105 x 5.5
A-100P-103: 105 x 105 x 5.5

R2-1 ALLOWABLE BUILDING AREA (BUILDING TOTAL) = 87,780 SF
MAX AREA PER STORY = 10,015 SF

FIRE WALL WILL BE PROVIDED. LOCATION TO BE DETERMINED

Ground Floor and Site Plan
SCALE: 1/8" = 1'-0"

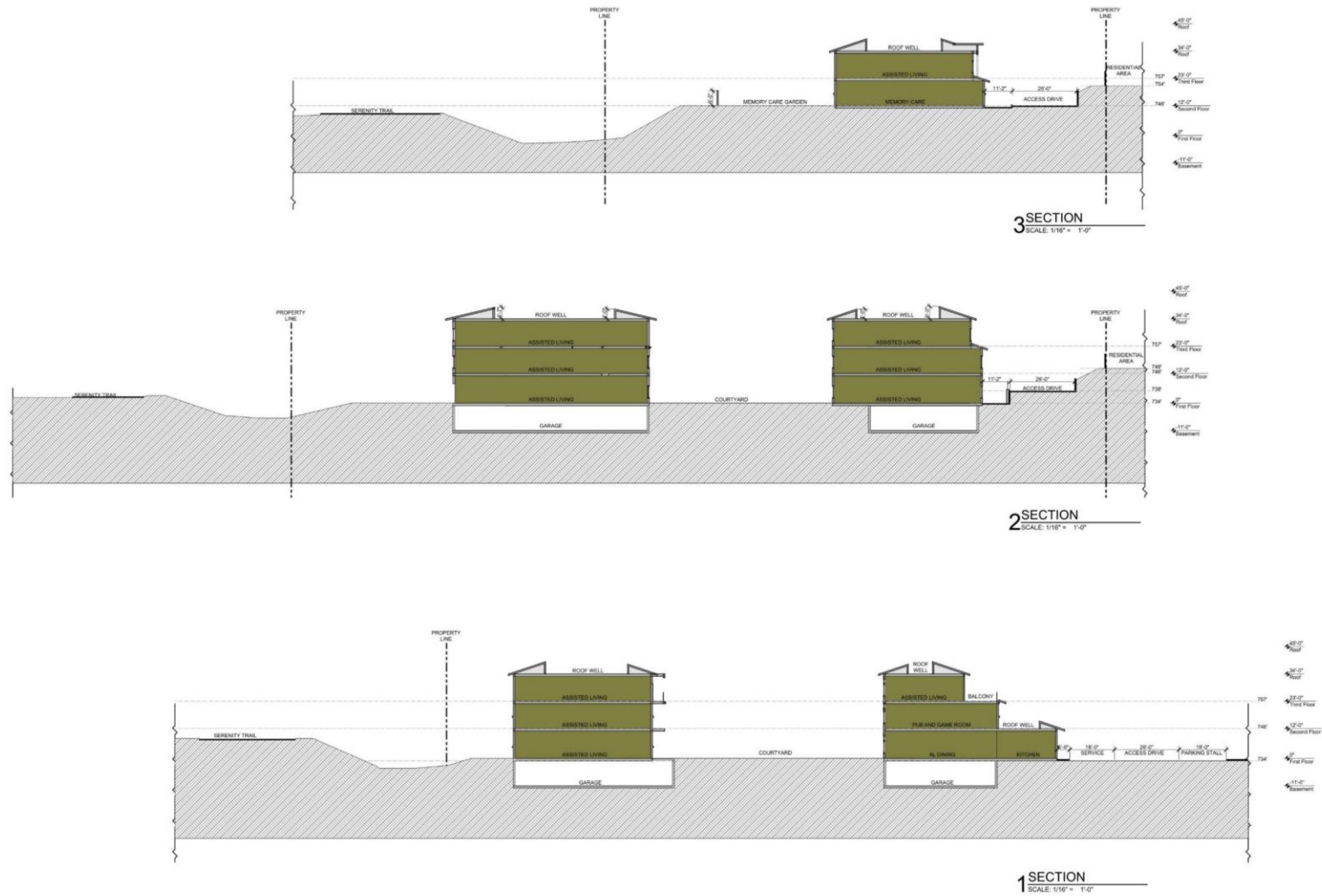
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Garage & Second Floor Plan
A2

PROJECT NO: 15001.00
PLOT DATE: 8/24/2019



EXTERIOR FINISHES			
ROOF SHINGLES	RF	SHALF	TIMBERLINE
		TYPE	NATURAL
		COLOR	SEASIDE BROWN
EXTERIOR WALLS			
STUCCO	W-1	SHALF	CRECA
		TYPE	TEXTURE FINE SAND
		COLOR	CRECA
P-1	SHALF	DUNN EDWARDS	
		TYPE	PAINT
		COLOR	BRAND NEW
P-2	SHALF	DUNN EDWARDS	
		TYPE	PAINT
		COLOR	BRAND NEW
P-3	SHALF	DUNN EDWARDS	
		TYPE	PAINT
		COLOR	MILITARY GREEN
P-4	SHALF	DUNN EDWARDS	
		TYPE	PAINT
		COLOR	BURNING BROWN



2 Southeast Elevation
SCALE: 3/32" = 1'-0"



1 Southwest Elevation
SCALE: 3/32" = 1'-0"



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9 Roof Asphalt Shingle
 MANUF: TIMBERLINE
 TYPE: NATURAL
 COLOR: SHADOW BROWN



8 HardieShingle Siding
 MANUF: JAMES HARDIE
 TYPE: STRAIGHT EDGE PANEL
 COLOR: KHAKI BROWN



7 Stucco Texture
 MANUF: OMEGA
 TYPE: TEXTURE - FINE SAND
 COLOR: TO BE PAINTED



5 Paint
 MANUF: DUNN EDWARDS
 TYPE: VARNISH
 COLOR: BRIAR - DEC712 - LVR 10



4 Paint
 MANUF: DUNN EDWARDS
 TYPE: VARNISH
 COLOR: YUGATAN - DES089 - LVR 46



3 Paint
 MANUF: DUNN EDWARDS
 TYPE: VARNISH
 COLOR: MILITARY GREEN - DES030 - LVR 27



2 Paint
 MANUF: DUNN EDWARDS
 TYPE: VARNISH
 COLOR: MALIBU SUN - DES190 - LVR 85



1 Paint
 MANUF: DUNN EDWARDS
 TYPE: VARNISH
 COLOR: BUTTER BUTTER - DET480 - LVR 24

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