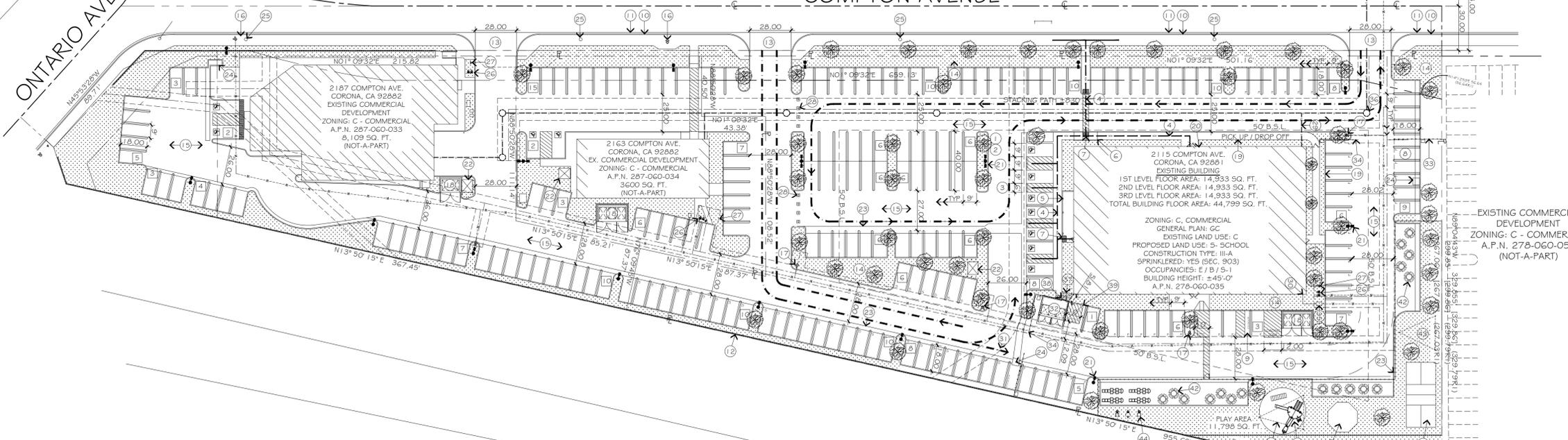


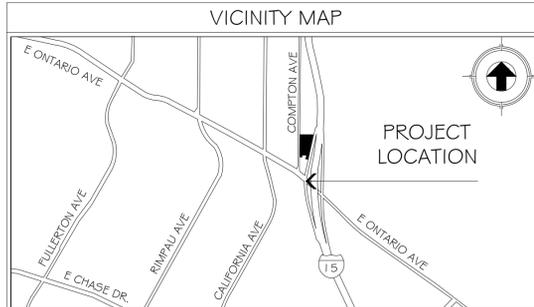
ONTARIO AVENUE

COMPTON AVENUE

1375 E ONTARIO AVE
CORONA, CA 92881
EXISTING COMMERCIAL DEVELOPMENT
ZONING: C - COMMERCIAL
A.P.N. 107-330-016 (NOT-A-PART)



EXISTING SITE PLAN
SCALE: 1" = 40'



PARKING DATA			
REQUIRED PARKING PER CHAPTER 17.76.030 2115 COMPTON AVE./ A.P.N. 278-060-035			
OFFICE (GENERAL)	1 PER 250 SQ. FT.	2,260 SQ. FT.	10 SPACES REQUIRED
ELEMENTARY OR JUNIOR HIGH SCHOOL	1 SPACE PER EMPLOYEE (NOT INCLUDING PARKING SPACE REQ. FOR INCIDENTAL USES)	22 CLASSROOMS W/ 2 EMPLOYEE PER CLASSROOM	44 SPACES REQUIRED
HIGH SCHOOL	1 SPACE PER EMPLOYEE 1 PER 6 STUDENTS	CLASSROOMS W/ 2 EMPLOYEE PER CLASSROOM & MAX 29 STUDENTS PER CLASS	2 EMPLOYEE SPACES 29 x 1/6 = 5 SPACES
TOTAL REQUIRED = 61			
SHERWIN-WILLIAMS / 2163 COMPTON AVE./ 3,600 SQ. FT./ A.P.N. 278-060-034			
RETAIL CENTER (COMMERCIAL AND/OR OFFICE) ON FIVE ACRES OR LESS	1 PER 200 SQ. FT.	3,600 SQ. FT.	18 SPACES REQUIRED
TOTAL REQUIRED = 18			
AMERICAS TIRE / 2107 COMPTON AVE./ 8,109 SQ. FT./ A.P.N. 278-060-033			
AUTOMOTIVE REPAIR (SINGLE TENANT)	5 SPACE MINIMUM, PLUS 1 PER 200 SQ. FT.	8,109 SQ. FT.	46 SPACES REQUIRED
TOTAL REQUIRED = 46			
OVERALL REQUIRED SPACES = 125			
EXISTING 12' x 18' VAN ACCESSIBLE PARKING STALLS			= 3 SPACES
EXISTING 9' x 18' STANDARD ACCESSIBLE PARKING STALLS			= 8 SPACES
EXISTING 9' x 18' STANDARD PARKING STALLS			= 209 SPACES
TOTAL EXISTING PROVIDED 220 SPACES PROVIDED			
EXISTING MOTORCYCLE PARKING STALLS			= 1 SPACES
PROPOSED MOTORCYCLE PARKING STALLS			= 1 SPACES
F = FACULTY PARKING 56 SPACES PROVIDED S = STUDENT PARKING 103 SPACES PROVIDED			

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE			
CBC TABLE 504.3			
OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	FINISHED BUILDING HEIGHT ABOVE GRADE	ALLOWABLE HEIGHT
B, F, S, U	S TYPE II-B	45'-0"	75
A, E	S TYPE II-B	45'-0"	75
S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.			

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE			
CBC TABLE 504.4			
OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	STORIES ABOVE GRADE PLANE	ALLOWABLE STORIES ABOVE GRADE PLANE
E	S TYPE II-B	3	4
B	S TYPE II-B	3	3
S-1	S TYPE II-B	3	3
S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.			

SITE DATA		
ZONE/ GENERAL PLAN:	C - COMMERCIAL / GC	
SPECIFIC PLAN:	SP-91-2 (EL CERRITO)	
OCCUPANCY:	E / B / S-1	
CONSTRUCTION TYPE:	III-A	
STORIES:	EXISTING 3 STORY (±45'-0")	
FIRE HAZARD SEVERITY ZONE:	NO	
FIRE SPRINKLERS:	YES EXISTING TO BE MODIFIED (NFPA-13) (903.2.4)	
OCCUPANTS:	1ST FLOOR = 537 / 2ND FLOOR = 604 / 3RD FLOOR = 628	
LEGAL DESCRIPTION:	2.70 ACRES NET IN PAR 3 PM 219013 PM 32881	
PROJECT ADDRESS:	2115 COMPTON AVE CORONA, CA 92881 APN: 278-060-035	
DESIGNER:	JOHN JOHNSON, PE, FLS, QSD 41197 GOLDEN GATE CIR. STE. 103 MURRIETA, CA 92562 (888)827-7140	
APPLICANT:	PROPERTY OWNER: 4 Y RANCH LLC 33620 ORLINDA DR TEMECULA, CA 92592	
GROSS LAND AREA	117,612 SQ. FT.	100.0%
GROSS BUILDING AREA (FOOTPRINT)	14,933 SQ. FT.	12.7%
EXISTING A.C. PAVING AREAS	68,715 SQ. FT.	58.4%
EXISTING CONCRETE CURBS & WALKWAYS	10,975 SQ. FT.	9.3%
EXISTING ON-SITE LANDSCAPING AREAS	22,989 SQ. FT.	19.6%
	117,612 SQ. FT.	100.0%

KEYED NOTES

- EXISTING 12' x 18' VAN ACCESSIBLE PARKING SPACE. SLOPE NOT TO EXCEED 5% MAX. IN THE DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE PER SECTION 11B-406.
- EXISTING ACCESSIBLE STALL EMBLEM. PAINTED AS SHOWN.
- EXISTING 5' x 20' WIDE ACCESSIBILITY ACCESS BAY AREA W/ 4" WD. BLUE STRIPES PER SECTION 11B-406.
- EXISTING 4" MINIMUM WIDTH A.D.A. PATH OF TRAVEL, NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAXIMUM IN CROSS SLOPE.
- EXISTING WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES.
- EXISTING 4" WD. MIN CURB RAMP 1:1.2 MAX SLOPE TO COMPLY W. SECTION 11B-406.
- EXISTING TRUNCATED DOME, 36" IN DEPTH PER CBC 11B-705.
- EXISTING 9' x 20' STANDARD PARKING STALL PER CITY OF CORONA STANDARDS.
- EXISTING MOTORCYCLE PARKING STALL PER CITY OF CORONA STANDARDS.
- EXISTING CONCRETE CURB PER CITY/COUNTY STANDARDS.
- EXISTING CONCRETE GUTTER PER CITY/COUNTY STANDARDS.
- EXISTING CMU MASONRY WALL W/ WROUGHT IRON FENCING.
- EXISTING CONCRETE DRIVEWAY APPROACH PER CITY OF CORONA STANDARDS.
- EXISTING LANDSCAPED AREA.
- EXISTING AC PAVING.
- EXISTING OFF SITE FIRE HYDRANT.
- EXISTING ON SITE FIRE HYDRANT.
- EXISTING TRASH ENCLOSURE TO REMAIN. (216 SQ. FT.)
- EXISTING CONCRETE WALKWAY 4' WD. MIN.
- EXISTING LOCATION OF BUILDING KNOX BOX KEY FOR FIRE DEPT. ACCESS.
- EXISTING PARKING LOT LIGHT STANDARD.
- EXISTING ELECTRICAL TRANSFORMER W/ PROTECTIVE BOLLARDS.
- EXISTING CONCRETE DRAINAGE SWALE.
- EXISTING DRAINAGE INLET.
- EXISTING OFF SITE POWER POLE.
- EXISTING DOUBLE DETECTOR CHECK VALVE LOCATION.
- EXISTING P.I.V. & F.D.C. PER CITY AND COUNTY FIRE DEPARTMENT STANDARDS.
- LOCATION OF TRAFFIC CONES PLACED DURING PICK UP / DROP OFF OF STUDENTS.
- LOCATION OF EXISTING 6" SDR35 PVC BUILDING SEWER LATERAL.
- LOCATION OF EXISTING 3" WATER CONNECTION WITH SHUT OFF AND PRV VALVES.
- DROP OFF AND PICK UP FOR PARK AND WALK STUDENTS SEE TRAFFIC STUDY FOR CLARIFICATION.
- PROPOSED TRASH ENCLOSURE W/ STRESS PAD PER CITY OF CORONA STANDARD PLAN # 709/706 (207 SQ. FT.) SEE SHEET TE-1.
- PROPOSED 6" WROUGHT IRON FENCE.
- PROPOSED 6" WROUGHT IRON AUTOMATIC ROLLING GATE TO BE OPEN DURING SCHOOL HOURS.
- EXISTING WATER METER TO REMAIN.
- EXISTING SEWER MAN HOLE TO REMAIN.
- PROPOSED CONCRETE FLATWORK NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAXIMUM IN CROSS SLOPE.
- PROPOSED MIN. 36" WIDE PEDESTRIAN ACCESS GATE (PROVIDE ALL CLEARANCES PER 11B-404.2).
- 10' CORNER CUT OFF IN COMPLIANCE WITH 17.70.030 & 17.70.050 NO PARKING PERMITTED.
- PROPOSED GAZA BALL.
- PROPOSED PICKLE BALL COURT.
- PROPOSED PICNIC TABLE WITH UMBRELLA.
- PROPOSED FABRIC SHADE STRUCTURE.
- PROPOSED PLAYGROUND EQUIPMENT.

ALLOWABLE BUILDING AREA CBC 508.4.2			
IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIO OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1. AREA TABULATIONS BELOW ARE THE AREAS WITHIN THE EXISTING EXTERIOR WALLS PER CHAPTER 2 DEFINITION OF BUILDING AREA.			
1ST FLOOR			
OCCUPANCY CLASSIFICATION	ACTUAL SQ. FT.	ALLOWABLE SQ. FT.	RATIO
B	3,264 SQ. FT.	92,000 SQ. FT.	.04
E	6,596 SQ. FT.	43,500 SQ. FT.	.15
S-1	743 SQ. FT.	70,000 SQ. FT.	.01
A-2	3,672 SQ. FT.	28,500 SQ. FT.	.13
			SUM OF ALL RATIOS = .33 ≤ 1
2ND FLOOR			
OCCUPANCY CLASSIFICATION	ACTUAL SQ. FT.	ALLOWABLE SQ. FT.	RATIO
B	339 SQ. FT.	92,000 SQ. FT.	.004
E	10,910 SQ. FT.	43,500 SQ. FT.	.25
S-1	460 SQ. FT.	70,000 SQ. FT.	.007
A-2	1,440 SQ. FT.	28,500 SQ. FT.	.05
			SUM OF ALL RATIOS = .311 ≤ 1
3RD FLOOR			
OCCUPANCY CLASSIFICATION	ACTUAL SQ. FT.	ALLOWABLE SQ. FT.	RATIO
B	1,273 SQ. FT.	92,000 SQ. FT.	.014
E	9,471 SQ. FT.	43,500 SQ. FT.	.22
S-1	590 SQ. FT.	70,000 SQ. FT.	.008
A-2	2,313 SQ. FT.	28,500 SQ. FT.	.08
			SUM OF ALL RATIOS = .322 ≤ 1



SPRINGS CHARTER SCHOOL
2115 COMPTON AVE.
CORONA, CA 92881

EXISTING SITE PLAN

SEAL-ENGINEER:
JOHN H. JOHNSON
PROFESSIONAL ENGINEER
NO. 68934
EXP. 9-30-25
REGISTERED STATE OF CALIFORNIA

PREPARED BY:
JOHN H. JOHNSON

R.C.E. NO.
83934

DATE
3/14/2024

PROJECT NUMBER
R02007

DRAWN BY
AWC

CHECKED BY
JHJ

DATE
3/14/2024

REVISION

DESCRIPTION
DPR2022-0028

DATE
12-6-2022

REV BY
1 AWC

SHEET IDENTIFIER
C-1

SHEET
7 OF

EXHIBIT 3