

RIVER ROAD CONDOMINIUMS

PROJECT NUMBER CUP 2022-0004



BUILDING AREA											
LEVEL	RESIDENTIAL (S.F.)	CORRIDOR & COMMUNITY ROOM (S.F.)	RESTROOM PUBLIC	ELEVATOR LOBBY	AREA EXTERIOR WALL (S.F.)	PARKING (S.F.)	MECH & ELEC (S.F.)	TOTAL FLOOR AREA PER ZONING CODE (S.F.)	STAIRS (S.F.)	TOTAL FLOOR AREA PER BUILDING CODE (S.F.)	TOTAL PRIVATE OUTDOOR SPACE
1ST FLOOR	1,120	-		217	142	2,050	59	3,588	285	3,873	#101; 90
2ND FLOOR	4,992	843		-	185	-	-	6,020	285	6,305	#201: 60 #202; #203; 58 EA #204: 90 266
3RD FLOOR	4,992	843		-	185	-	-	6,020	285	6,305	#301: 60 #302; #303; 58 EA #304: 90 266
TOTAL	11,154							15,628		16,483	622

OPEN SPACE CALCULATION

OPEN SPACE REQUIREMENT

	# OF HABITABLE ROOM	# OF UNITS	OPEN SPACE RATIO	TOTAL
2- BDRM	2	9	200 sf.	1,800
				1,800

OPEN SPACE PROVIDED

COMMON OPEN SPACE - COVERED PATIO 1,509 sf.

TOTAL OF OPEN SPACE PROVIDED 1,845 sf. > 1,800
18,45x%30= 553 s.f Landscape Requirement.
554 s.f Landscape Provided

UNIT #	LIVING SPACE	OUTDOOR SPACE
#101	1,120 S.F.	90 S.F.
#201	1,312 S.F.	60 S.F.
#202	1,255 S.F.	58 S.F.
#203	1,255 S.F.	58 S.F.
#204	1,170 S.F.	90 S.F.
#301	1,312 S.F.	60 S.F.
#302	1,255 S.F.	58 S.F.
#303	1,255 S.F.	58 S.F.
#304	1,170 S.F.	90 S.F.
TOTAL	11,154 S.F.	622 S.F.

LEGAL DESCRIPTION

APN: 119-081-012
TRACT NO: 37805
MAP REFERENCE: 13
BLOCK: 3
LOT: 13
DPR NUMBER: DPR2021-0021
DPR NUMBER: DPR2022-0015
THE LAND DEFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:
REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 13, TRACT NO. 37805, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 96 OF MAPS, RECORDS OF RIVERSIDE COUNTY. APN: 119-081-012-9

SHEET INDEX

A.0	COVER SHEET, SHEET INDEX, VICINITY MAP LEGAL DESCRIPTION, AREA CALCULATIONS, NOTES
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A.3	SECOND FLOOR PLAN
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A.5	ROOF PLAN
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A.7	CARPPOY ELEVATIONS
A.8	SECTIONS
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A.10	COLOR ELEVATION
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L-1.0	CONCEPTUAL LANDSCAPE PLAN
L-1.1	PLANT PICTURES AND DETAILS

SCOPE OF WORK

PROJECT INCLUDES NINE CONDOMINIUM ON 18,295 S.F OF UNDEVELOPED LAND. THE SIZE OF EACH CONDOMINIUM RANGES FROM 1,140 S.F TO 1,787 SF. THE TOTAL SPACE WOULD BE 16,483 SF. THE PROJECT CONSTRUCTION IS TYPE V, WOOD CONSTRUCTION FULLY SPRINKLERED. THE PROJECT IS A CONTEMPORARY SPANISH STYLE TO BE CONSISTENT WITH CONTEXT.

PROJECT DATA

ZONE: R3
LOT AREA: 18,295 S.F. (0.42 Acres)
TYPE OF CONSTRUCTION: V-A
R3
DENSITY: 21.5 DV/AC
FAR: 6.655/18295=
GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (15-36 DU/AC)
LOT COVERAGE: 60% (8,223 / 18,295=44.9%)
NUMBER OF UNITS ALLOWABLE: 15-36 UNIT PER ACRES
18,295 SF / (43,960= 0.41 0.41x36=14 > 9
NUMBER OF UNITS PROPOSED: 9
NUMBER OF STORY ALLOWABLE: 3 STORY
NUMBER OF STORY PROPOSED: 3 STORY
BUILDING HEIGHT ALLOWABLE: 40'-0 (AS PER ZONING)
BUILDING HEIGHT PROPOSED: 39'-7"
LANDSCAPE AREA: 27% = 4,940 s.f

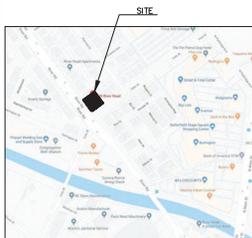
PARKING CALCULATION

REQUIRED:
9 2 Bedroom 18X2=18
Guest parking (1per 5units) 2
Total : 20 parking

Total parking provided 20 parking

BICYCLE PARKING CALCULATION

LONG TERM BICYCLE PARKING REQUIREMENT 1 PER 1 UNIT = 9 STALLS
LONG TERM BICYCLE PARKING PROVIDED 9 STALLS



1 VICINITY MAP

DESIGN:
PHD
1621 ALABAMA STREET
HUNTINGTON BEACH CA. 92648
TEL:(714) 330-9744
EMAIL: petemhaddad@outlook.com

OWNER:
2020 Jurupa Valley, LLC
13871 West Street
Garden Grove, CA 92843
TEL: (714) 606-4023

CUP# 2022-0004

SEAL:

PROJECT:
449 RIVER DRIVE
Corona, CA 92880

NO.	DESCRIPTION	DATE
1	CUP SUBMITTAL	01/20/22
2	CORRECTION SET	06/20/22
3	CORRECTION SET	06/20/23

REVISION:

MARK DATE DESCRIPTION

DRAWING BY:

PEYMAN PAYDAR

SCALE

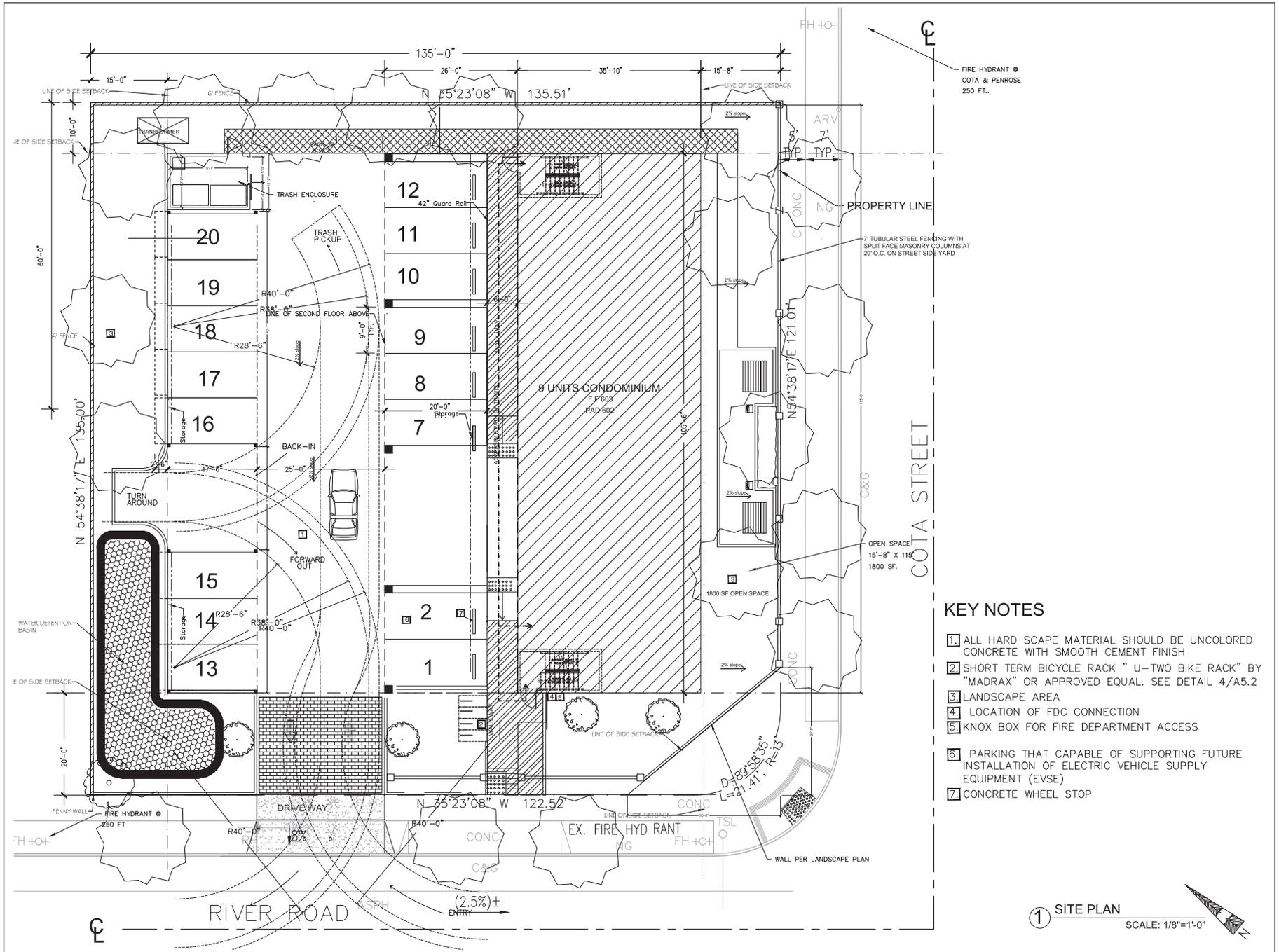
DRAWING TITLE

COVER SHEET

DRAWING NO.

A0

EXHIBIT 2



DESIGN:
PHD
1621 Alabama Street
Huntington Beach, CA 92648
TEL: (714) 330-8744
EMAIL: peternhaddad@outlook.com

OWNER:
2020 Junupa Valley, LLC
13871 West Street
Garden Grove, California 92843
TEL: 714-606-4023

SEAL:

PROJECT:
449 RIVER DRIVE
Corona, CA 92880

KEY NOTES

- 1 ALL HARD SCAPE MATERIAL SHOULD BE UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH
- 2 SHORT TERM BICYCLE RACK "U-TWO BIKE RACK" BY "MADRAX" OR APPROVED EQUAL. SEE DETAIL 4/A5.2
- 3 LANDSCAPE AREA
- 4 LOCATION OF FDC CONNECTION
- 5 KNOX BOX FOR FIRE DEPARTMENT ACCESS
- 6 PARKING THAT CAPABLE OF SUPPORTING FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)
- 7 CONCRETE WHEEL STOP

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	1/07/2020
2	CORRECTION SET	
3	PERMIT SET	

REVISION:		
MARK	DATE	DESCRIPTION

DRAWING BY:
PEYMAN PAYDAR

SCALE 1/8" = 1'-0"
DRAWING TITLE

SITE PLAN

DRAWING NO.
A1

1 SITE PLAN
SCALE: 1/8"=1'-0"