

LOCATIONAL & ZONING MAP

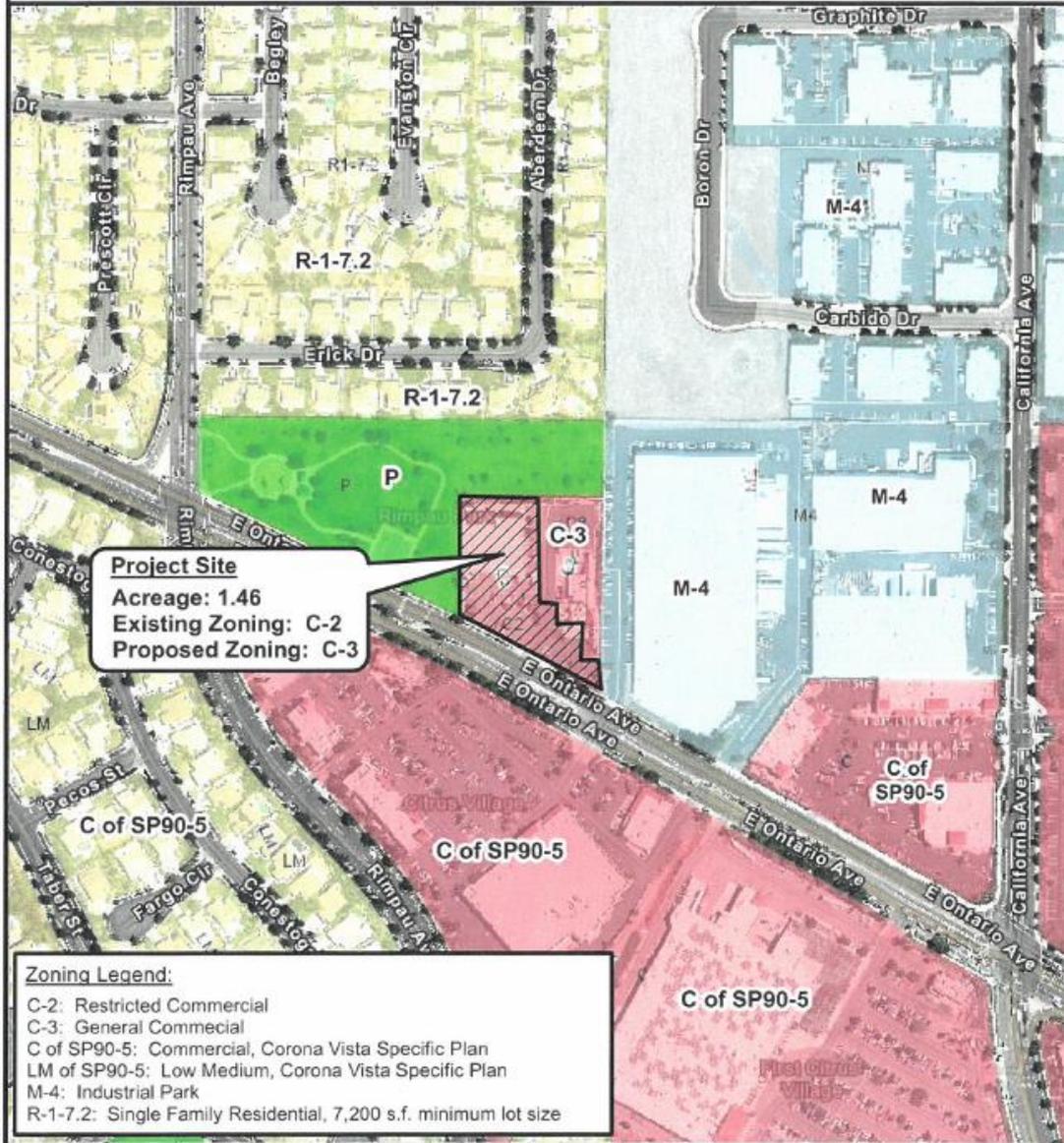


Date: 02/19/2019

CZ2018-0002 & PPM2018-0011
(RAISING CANE'S)



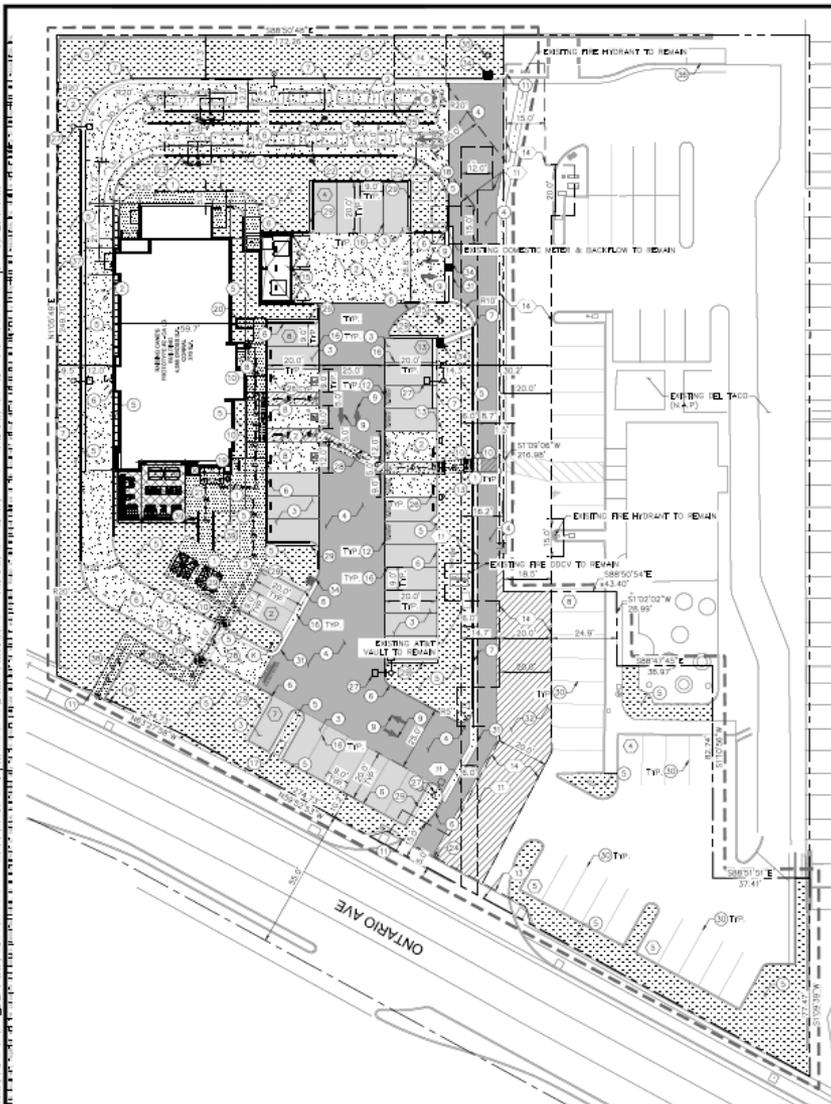
CHANGE OF ZONE MAP



Date: 02/19/2019

CZ2018-0002





LEGEND:

- CENTER LINE
- PROPERTY LINE
- EXISTING CURB
- APPROXIMATE LIMIT OF WORK LINE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTED AREA
- ASPHALT PAVEMENT HILL AND OVERLAY
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- DETECTABLE WARNING SYSTEM
- COLORED CONCRETE/PAVEMENT
- ACCESSIBLE ROUTE (LOCATION EXCEPTED ONLY, DO NOT PAINT)
- SIGN POST
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES

CONSTRUCTION NOTES:

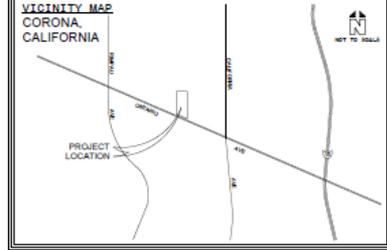
- 1 STANDARD DUTY CONCRETE PAVEMENT
- 2 HEAVY DUTY CONCRETE PAVEMENT
- 3 STANDARD DUTY ASPHALT CONCRETE PAVEMENT
- 4 HEAVY DUTY ASPHALT CONCRETE PAVEMENT
- 5 LANDSCAPE/PLANTED AREA
- 6 CONCRETE CURBS
- 7 CONCRETE CURBS AND GUTTER
- 8 ACCESSIBLE PARKING STALL SIGN
- 9 OPERATIONAL WARNING SIGN PLAN
- 10 ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED CONES)
- 11 JOIN EXISTING CURBS, CURBS & GUTTER, SIGNWAY
- 12 "CLEAN ALL WAY PROBLEM" IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL
- 13 FUTURE EV CHARGING STATION; CONDUIT TO BE RUN TO STALL FOR FUTURE CONNECTION
- 14 ADA PATH OF TRAVEL SIGN
- 15 COVER REAR BIODIGESTER AND RECYCLING BIN STORAGE
- 16 STANDARD 90° PARKING STALL STRIPING
- 17 EXISTING SIGN TO REMAIN
- 18 EXISTING TRANSFORMER
- 19 SHORT TERM USE BACK
- 20 LONG TERM USE BACK
- 21 OUTDOOR COVERED PATIO TO BE STAIRED STANDARD DUTY CONCRETE PAVEMENT
- 22 PHOTO BOARD
- 23 ORDER BOARD
- 24 EXISTING DRIVEWAY TO REMAIN
- 25 RECYCLING BAR
- 26 INSTALL SHELDERS FOR PARKING SPACES ADJACENT TO WALKWAYS
- 27 SITE LIGHTING
- 28 ACCESSIBLE PATH OF TRAVEL STRIPING; ACCESSIBLE PATHS SHALL BE ENHANCED PAVEMENT
- 29 18" RAU-OFF CURB
- 30 STANDARD 90° PARKING STALL TO REMAIN
- 31 3.0' WIDE WALKER CUTTER
- 32 HILL AND OVERLAY EXISTING ASPHALT PAVEMENT
- 33 INSTALL HANDRAILS
- 34 24" x 36" REVEN PAVEMENT DROP INLET WITH CATCH BASIN FILTER INLET FOR TRASH CAPTURE
- 35 PROPOSED DRY WELL
- 36 CATCH BASIN TO REMAIN
- 37 6" SLURRY WALL CONSTRUCTED IF DECORATIVE MASONRY TO MATCH EXISTING WALLS/STONE
- 38 ACCESSIBLE RAMP WITH HANDRAILS
- 39 CONCRETE SIGNING WITH LED GLASS LIGHTS

LEGAL DESCRIPTION

THE LAND REFERRED TO IS LOCATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 1 OF PARCEL MAP NO. 2008-0013 IN THE CITY OF CORONA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SET FORTH THEREIN. IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.

SIGN INFORMATION

(1) CIRCLED SIGN RSH-1 = "DO NOT ENTER"



SITE DATA

PROJECT DESCRIPTION: REVISION OF EXISTING PARKING LOT AND BUILDING; NEW CONSTRUCTION OF A RAISED BACKS WALKWAY RESTAURANT AND PARKING LOT.
ADDRESS: 1215 EAST ONTARIO AVE., CORONA, CA 92881
APN: 107-180-002
ZONING DISTRICT: CC-RESTAURANT COMMERCIAL (EXISTING), CC-GENERAL COMMUNITY COMMERCIAL ZONE (PROPOSED)
ADJACENT ZONING DISTRICTS: NR-P-PARK, CC-GENERAL COMMERCIAL, E-M4-INDUSTRIAL PARK
LAND USE: COMMERCIAL
ADJACENT LAND USE: NR-PARK, COMMERCIAL, E-COMMERCIAL
GENERAL PLAN DISTRICT: CC-GENERAL COMMERCIAL
SHELD PLAN: 99-100-05
FLOOD ZONE: ZONE X-A AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

TOTAL DISTURBED AREA	51,317 SF	(1.18 AC)	
TOTAL PAVED AREA	4,086 SF	(0.09 AC)	
TOTAL LOT AREA	53,775 SF	(1.22 AC)	
TOTAL COMMERCIAL CENTER AREA	94,614 SF	(2.17 AC)	
LOT COVERAGE	53,775 SF	(1.22 AC)	100%
PAVING AREA	4,086 SF	(0.09 AC)	6.4%
LANDSCAPE AREA	45,689 SF	(1.03 AC)	86.0%
LANDSCAPE AREA	17,271 SF	(0.40 AC)	37.1%

PARKING LANDSCAPE

AREA	10.0'
FEET	0.0'
FEET	0.0'
FEET	10.0'

PARKING SUMMARY

REQUIREMENTS: 5,236 S.F. (1 STALL/100 S.F.) = 53 STALLS REQUIRED PER CITY CODE
4,086 S.F. BUILDING + 376 S.F. CORRAL + 764 S.F. (PATIO) = 5,226 S.F. TOTAL
ADA PARKING FOR 51-75 PARKING SPACES = 3 ADA PARKING SPACES REQUIRED PER CITY CODE
EV STALLS FOR 51-75 PARKING SPACES = 4 FUTURE EV STALLS REQUIRED PER CITY CODE
NUMBER OF REQUIRED DETECTABLE WALKWAY STRIPING, F.U.-STRIPED, CONCRETE/ASPHALT AND ELECTRIC CHARGING (PER 2008 CALIFORNIA GREEN BUILDING STANDARDS) = 0
TOTAL NUMBER OF PARKING SPACES PROVIDED = 56
100% TOTAL 2,200 S.F. (1 STALL/100 S.F.) = 22 STALLS REQUIRED PER CITY CODE

PARKING TABLE

TYPE	NUMBER	REMARKS
STANDARD	52	
ADA	3	
EV	4	EV STALLS ARE ALSO REGENERATED FOR HANDRAILS (REQUIREMENTS FOR EV REGENERATED STALLS ARE BASED ON PROPOSED PARKING CAGES/PARKING)
ACCESSIBLE	5	
TOTAL	66	

66 CAR TALK; SIGN AND ORDER BOARD HAS BEEN PROVIDED PER THE CITY'S CODE REQUIREMENT.

TITLE REPORT EXCEPTIONS

- (1) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS REQUIRED, ABOUT 20, 2008 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2008000030 (TITLE HEEDS)
- (2) MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT ENTITLED "RIGHT-OF-WAY REGULATION FOR STREET WAIVER, ERECTION, STORM DRAIN AND PUBLIC UTILITIES PURPOSES" (RECORDED AS INSTRUMENT 20, 2008 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2008000030 (TITLE HEEDS))
- (3) MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT ENTITLED "EASEMENT REGULATION FOR PUBLIC UTILITY EASEMENT PURPOSES" (RECORDED AS INSTRUMENT 20, 2008 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2008000030 (TITLE HEEDS))



DATE	DESCRIPTION
02/20/19	FOR SUBMITTAL

City of Corona
 788 THE CITY OF CORONA, SUITE 300
 ORANGE, CA 92668
 (714) 839-1000

City of Corona
 1215 EAST ONTARIO
 SUITE CORONA, CA 92881



CITY OF CORONA
PRELIMINARY SITE PLAN

1 OF 1

INITIAL SITE PLAN (FEBRUARY 2019)

DRIVE-THROUGH QUEUEING ANALYSIS

Typical Weekday

	Laguna Hills Capacity: 7 to 9 vehicles		Orange Capacity: 7 to 9 vehicles		Riverside Capacity: 10 to 13 vehicles	
Time Period	Average Queue	Peak Queue	Average Queue	Peak Queue	Average Queue	Peak Queue
Lunch-Time	11	15	10	16	8	12
Dinner-Time	13	14	12	14	7	11

Saturday

	Laguna Hills Capacity: 7 to 9 vehicles		Orange Capacity: 7 to 9 vehicles		Riverside Capacity: 10 to 13 vehicles	
Time Period	Average Queue	Peak Queue	Average Queue	Peak Queue	Average Queue	Peak Queue
Lunch-Time	9	10	10	13	10	12
Dinner-Time	10	13	15	17	8	11

DRIVE-THROUGH QUEUEING ANALYSIS

Corona Location Estimates

- Average Queue Length:
 - 9 vehicles during peak times
- Proposed Queuing Capacity:
 - 34 vehicles total
 - 28 vehicles from Menu Board
- Probability drive-through would exceed 34 vehicles:
 - 3.1 %



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

M1	M2	M3	M4	M5	M6	M7	M8	M9	M10
RECLAIMED METAL PANEL CAR HOOD.	BELDEN ROMAN BRICK, MEDIUM RANGE, SMOOTH BRICK, NO MORTAR. HORIZONTAL MORTAR TO MATCH LATICRETE "HEMP". WEATHERED STRING JOINTS, VERTICAL MORTAR TO MATCH TERRA COTTA, JOINTS FLUSH WITH FACE.	STUCCO FINISH, TO MATCH DRYVIT "CONCRETE TWIST" 383.	GC'S STEEL FABRICATOR'S RAW STEEL, SANDBLASTED, EXPOSED WELDS, CLEAR COAT "FLAX" FINISH.	1/2" MOUNTAIN FOG APPLIED OVER PORTLAND CEMENT STUCCO.	BELDEN ROMAN BRICK, MEDIUM RANGE, SMOOTH BRICK, NO MORTAR. WEATHERED STRING JOINTS, VERTICAL MORTAR TO MATCH LATICRETE "HEMP". WEATHERED STRING JOINTS, VERTICAL MORTAR TO MATCH TERRA COTTA, JOINTS FLUSH WITH FACE.	1/2" OYSTER SHELL PLASTER OVER GYP BOARD.	KAWNEER - ALUMINUM STOREFRONT SYSTEM, FINISH #46 BLACK, ANODIZED AA-M10C21A44 / AA-M10C22A44 ARCHITECTURAL GLASS.	PAINTED STEEL, PAINT: LOW LUSTER BLACK.	METAL PANEL WITH KYNAIR FINISH, PAINT MATTE BLACK.



Regional Corporate Office
4800 Business Road, Suite 1075024
Corona, CA 92704
Tel: 952.709.5557 Fax: 952.709.3101

944 Raising Cane's
1219 E. Ontario Ave.
Corona, CA 92861
Store #RC382
Prototype 2 CA-HC
ERD 4.0

Architect Information:
PM DESIGN
Architectural
Solutions Group
38 DECEMBER AVE.
SUITE 210
MIRAGE, CA 94541
Contact: Jeff Anderson
jeff@pm-design.com
415.962.4444

Prototype Update Phase: ERD 4.0
Initial Setup Date: 1/20/15
Project Manager: RJA

Conceptual Design

#	Date	Description
05.10.2015	Development Plan Review	
01.10.2016	PPM & C2 Submittal	

EXTERIOR ELEVATIONS

Project Number: RAC17022.0
Drawn By: JWB

Sheet Title: EXTERIOR ELEVATIONS

Sheet Number: A4.10

ELEVATIONS



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

- | | | | | | | | | | |
|---------------------------------|--|---|--|--|---|---|---|-------------------------------------|---|
| M1 | M2 | M3 | M4 | M5 | M6 | M7 | M8 | M9 | M10 |
| | | | | | | | | | |
| RECLAIMED METAL PANEL-CAR HOOD. | GOLDEN ROMAN BRICK, MEDIUM RANGE, SMOOTH FINISH. HORIZONTAL MORTAR TO MATCH LATCHES. "HEMP" WEATHERED STRIKE JOINTS, VERTICAL MORTAR TO MATCH TERRAZZO. A JOINT SLOSH WITH FACE. | STUCCO FINISH - TO MATCH DRIVEWAY. "HONEY TWIST" 353. | GC'S STEEL FABRICATOR. RAW STEEL, SAND-BLASTED, WELDED JOINTS. CLEAR COAT FLAT FINISH. | "132 MOUNTAIN FOG APPLIED OVER PORTLAND CEMENT STUCCO. | GOLDEN ROMAN BRICK, MEDIUM RANGE, SMOOTH FINISH. HORIZONTAL MORTAR TO MATCH LATCHES. "HEMP" WEATHERED STRIKE JOINTS, VERTICAL | "68" OYSTER SHELL PLASTER OVER SUBSTRATE. | KAWNEER - ALUMINUM STOREFRONT SYSTEM FINISH: BRUSH BLACK ANODIZED AA-M10C21 A44 / ANMHC22A44 ARCHITECTURAL CLAS 5 | PATIO STEEL PAINT, LOW LUSTRE BLACK | METAL PANEL WITH KYNAIR FINISH PAINT MATTIE BLACK |



Restaurant Support Office
1400 E. Ontario Ave., Suite 204
Corona, CA 92881
Tel: 952-799-5557 Fax: 952-799-3101

For: **Raising Cane's**
1219 E. Ontario Ave.
Corona, CA 92881
Store #RC382
Prototype 2 CA-HC
ERD 4.0

Architect Information

PM DESIGN
Architectural
Solutions Group

36 McClellan Ave.
Suite 210
Orange, CA 92668
Phone: 949-251-1111
www.pmdesign.com

Prototype Update: Phase ERD 4.0
Initial Setup Date: 1/8/19
Project Manager: RJC

Conceptual Design

Revisions:

#	Date	Description
08.10.2018	Development Plan Thru Rev	
01.10.2019	PM & CF Submittal	

Sheet Title

EXTERIOR ELEVATIONS

Project Number: RAC17022-01
Drawn by: RJC

Sheet Number

A4.20

ELEVATIONS



KIESEL-DESIGN

Kiesel Landscape
Architecture Inc.
422 E Main Street
Ventura, CA 93001
(805) 587-0700
k@kiesel-design.com
CL# 5206

RC0382 Corona
1215 East Ontario Ave.
Corona, CA 92881

Revision:
DATE NAME
04.08.19 2nd Entitlement
Submittal



Type: 2nd Entitlement
Submittal

Initial Submittal Date:
January 28, 2019

Drawn By:
NAME DATE
T. Steinger 04/08/19

Title:
**Preliminary
Landscape Plan**

Sheet Number:

Proposed Notes

1. (P) long term bike parking per CIVL
2. (P) patio area per Architect
3. (P) on-site board per Architect
4. (P) potential enhancement of pathway TBD in field
5. (P) grease trap per CIVL
6. (P) headcure bar per Architect
7. (P) pre-on-site board per Architect
8. (P) dog bowl and fire post per Architect
9. (P) trash enclosure per Architect
10. (P) bike rack per Architect
11. (P) trash bin per Architect

Existing Notes

- (E) Koeleria bipartita
- (E) Rhus toxica
- (E) Lagerstroemia indica
- (E) utility box
- (E) backflow
- (E) Mexican fan palm
- (E) Crown palm
- (E) groundcovers and shrubs to remain
- (E) monument sign

Existing Tree Protection & Removal Notes

All existing plant material to remain and be protected unless otherwise noted.

- (E) tree symbol
- (E) shrub
- (E) to be removed symbol

Abbreviations

- APPROX - approximate
- DG - decomposed granite
- DI - drain that existing
- EQ - equal
- GPM - gallons per minute
- LA - landscape architect
- LF - linear foot
- L.O.W. - limit of work
- MAX - maximum
- MIN - minimum
- O.C. - on center
- OP - proposed
- PA - planting area
- R - radius
- SF - square foot
- SIM - similar
- TBD - to be determined
- TYP - typical
- W/ - with

Plant List

Symbol	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width	WUOOLS
(Tree)	<i>Ficus</i>						
(Tree)	<i>Lagerstroemia indica</i> 'Catawba'	Catawba Crapemyrtle	36" box	6	10-15 ft	12-20 ft	Med
(Tree)	<i>Rhus toxica</i>	African Sumac	34" box	14	20-30 ft	>35 ft.	Low
Shrubs							
(Shrub)	<i>Stemona alata</i>	Italian Buckthorn	15 gal	22	12-16 ft	6-8 ft	Low
(Shrub)	<i>Raphanobrassica umbellata</i> 'Mikro'	Dear Yellow Heartwort	15 gal	81	3-5 ft	36 in. - 4 ft.	Low
(Shrub)	<i>Rosa x 'Iceberg'</i> Floribunda Rose	Iceberg Rose	5 gal	17	30 in. - 3 ft.	4-5 ft.	Med
Perennials							
(Perennial)	<i>Chondropetalum tectatum</i>	Small Cape Rush	5 gal	48	3 ft.	3-4 ft.	Low
(Perennial)	<i>Dianella caerulea</i> 'Casso Blue'	Blue Flag Lily	5 gal	47	12-18 in.	12-18 in.	Low
Succulents							
(Succulent)	<i>Agave viviparula</i>	Octopus Agave	5 gal	13	3-4 ft.	3-4 ft.	Low
(Succulent)	<i>Nivea Topaz</i>	Topaz Grass Aloe	1 gal	92	1-2 ft.	2-3 ft.	Low
(Succulent)	<i>Subline Fuscus</i>	Stalked Subline	1 gal	71	1-2 ft.	2 ft.	Low
(Succulent)	<i>Echeveria 'Big Red'</i>	Big Red Han & Chicks	1 gal	12	1 to 2 ft.	1 to 2 ft.	Low
(Succulent)	<i>Hesperaloe parviflora</i> 'Dreadlights'	Red Yucca	1 gal	203	2-3 ft.	2-3 ft.	Very Low
Grasses							
(Grass)	<i>Muhlenbergia dubia</i>	Pine Muhly	1 gal	488	3 ft.	3 ft.	Low
Total							
				1184			
Groundcovers							
(Groundcover)	<i>Senecio madagascariensis</i>	Kiaia	1 gal	1,094 SF	1 to 2 ft.	3 to 4 ft.	Low
(Groundcover)	<i>Myoporum parvifolium</i>	Creeping Boobiala	1 gal	1,034 SF	< 1 ft.	6 to 8 ft.	Low
(E)	landscape to remain			483 SF			

Tree Requirement Calculations per Predevelopment Findings

1. In parking area (1) trees for every (3) parking spaces.
 - # of parking spaces on site = 56
 - # of trees required = 19
 - # of (P) trees = 2 (18 existing trees to remain in parking area)
 2. A MIN 36" box shall be planted on all corner planters including all vehicular entries and major corner intersections of project area. They shall also be required at building entries and other public spaces, such as plazas, courtyards, or patio areas.
 - # of corner planters = 7
 - # of patio areas = 1
 - # of entries = 1
 - # trees required = 9
 - # of (P) trees = 9
 3. A MIN of one 24" box tree shall be planted for every five hundred square feet of landscaping area in all other areas.
 - SF of all other areas = APPROX 8,800
 - # trees required = 16
 - # of (P) trees = 9 (16 existing tree on corner planter)
 4. Root panels and linear barriers are required for all trees planted within a pathway or within 8-foot of any walking or drivable surface in accordance with the Landscape and Irrigation Standard Plans and Specifications.
 5. Trees shall not be placed where they interfere with site drainage or overhead and must be 7 horizontal feet from underground utilities. All utilities shall be identified on the base plan.
- Total of trees required on-site = 48**

Planting Notes

- Important note:** All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Architect prior to planting.
1. Prior to starting work, Contractor shall take representative soil samples from the project site. Soil shall be analyzed by an approved commercial soil testing laboratory for suitability for ornamental planting. A copy of the results of the soil analysis shall be submitted to the Owner and Landscape Architect. Contractor shall follow the recommendations of the advice, as to the application of fertilizer & amendments to provide a suitable medium for planting. The Contractor shall notify the Landscape Architect and Owner of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in the Contractor assuming financial responsibility for any damage to plants.
 2. Contractor shall clear and grade all planting areas, removing all weed growth and construction debris, prior to installation of plant materials.
 3. All plants are identified by typical symbols and quantities in each area. Plant quantities indicated on the plan are approximate and are provided for the convenience of the contractor. It shall be the responsibility of the contractor to confirm all plant quantities prior to bidding. In the event of discrepancies in plant count, quantities indicated by plant symbols shall prevail.
 4. As noted above, all plant materials shall be set out as shown on plan by Contractor for approval by Landscape Architect. Landscape Architect shall inspect Contractor layout prior to actual plant installation. Landscape Architect shall be given 48 hours notice to inspect Contractor layout prior to final plant installation.
 5. Contractor shall provide and install 3" of mulch in all planted areas unless otherwise noted. Mulch to be Grand Cedar Bark 1/2 inch-1 inch. Mulch shall be spread evenly. Contractor to provide Landscape Architect with samples of mulch for approval prior to installation.
 6. All DG (decomposed granite) mulch to be stabilized, brown color.
 7. Linear Root Barriers shall be provided for all trees 5' or closer to paving and curbs.
 8. All (E) trees to remain unless otherwise noted.



Materials Legend

Material	Size	Area
DG (decomposed granite)	N/A	2,540 SF
River cobble	23" DIA	1,530 SF
Pebble, Davis® Integral colored concrete W double beaded saw out joints. Finish: Direct Colors® Walnut/6494B™	2' x 2'	676 SF
Natural colored concrete W/ double beaded saw out joints. Finish: TOPCAST® #05 W/ matrix sealer™	4' x 4'	2,790 SF
Natural colored concrete W/ double beaded saw out joints. Finish: TOPCAST® #05 W/ matrix sealer™	N/A	1,594 SF

*Concrete Pigment Supplier: DAVIS COLORS <https://www.daviscolors.com/>
**Glaze 'N Seal Natur' Lock Penetrating Sealer Product#: 3270NSPSSG

LANDSCAPE PLAN