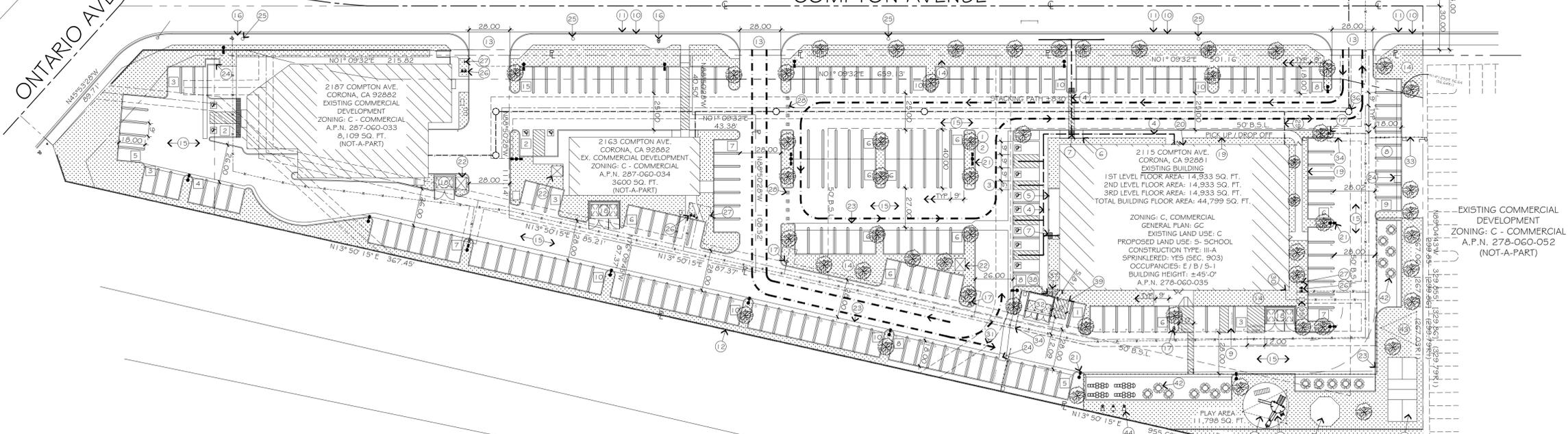


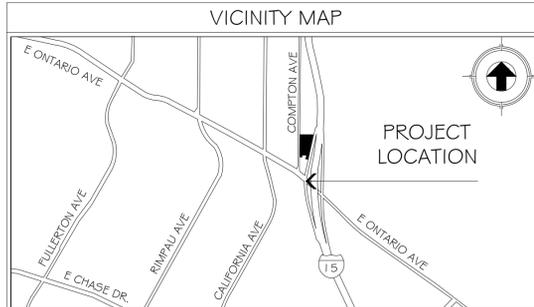
ONTARIO AVENUE

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'



**SITE DATA**

ZONE/ GENERAL PLAN:	C - COMMERCIAL / GC
SPECIFIC PLAN:	SP-91-2 (EL CERRITO)
OCCUPANCY'S:	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:**  
SPRINGS CHARTER SCHOOL  
4 Y RANCH LLC  
33620 ORLINDA DR TEMECULA, CA 92592

**PROPERTY OWNER:**  
4 Y RANCH LLC  
33620 ORLINDA DR TEMECULA, CA 92592

GROSS LAND AREA	117,612 SQ. FT.
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%

**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			
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 / 2163 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.			

- 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 1:12 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" SDR35PVC 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			

**EXHIBIT 2**

**KOLIBRIEN**  
LAND SURVEYING - MEP, CIVIL & STRUCTURAL ENGINEERING - DESIGN  
2799 JEFFERSON AVE., STE. 201  
TEMECULA, CA  
PHONE: (888) 827-7140  
FAX: (888) 827-7140  
EMAIL: INFO@KOLIBRIEN.BIZ  
WEB: WWW.KOLIBRIEN.BIZ

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

PREPARED BY: JOHN H. JOHNSON  
R.C.E. NO. 83934  
DATE: 3/14/2024

PROJECT TITLE: COMMERCIAL TENANT IMPROVEMENT FOR SPRINGS CHARTER SCHOOL 2115 COMPTON AVE. CORONA, CA 92881

SHEET DESCRIPTION: EXISTING SITE PLAN

REV	BY	DATE	DESCRIPTION
1	AWC	12-6-2022	DPR2022-0028

PROJECT NUMBER: R02007  
DRAWN BY: AWC  
CHECKED BY: JHJ  
DATE: 3/14/2024  
REVISION:  
SHEET IDENTIFIER: C-1  
SHEET 7 OF