

RESIDENTIAL PROJECT SUMMARY
TWO-STORY TOWNS AND THREE-STORY FLATS

PROPERTY INFORMATION

HOMES	50 DU
TOTAL AREA	2.96 AC
NORTH	1.47 AC
SOUTH	1.49 AC
DENSITY	16.89 DU/AC
ZONING	C (SP-99-03)
GENERAL PLAN	COMMERCIAL
PROPOSED LAND USE	RESIDENTIAL
APN	279-450-015,019

NEW APARTMENTS UNIT MIX

PLAN 1	1 BED FLAT	600 SF	4 UNITS
PLAN 2	1 BED FLAT	640 SF	6 UNITS
PLAN 3	1 BED TH	820 SF	10 UNITS
PLAN 4	1 BED TH	830 SF	5 UNITS
PLAN 5	2 BED FLAT	830 SF	4 UNITS
PLAN 6	2 BED FLAT	830 SF	6 UNITS
PLAN 7	2 BED TH	1,085 SF	10 UNITS
PLAN 8	3 BED TH	1,265 SF	5 UNITS
TOTAL			50 UNITS

PARKING SUMMARY

REQUIRED		
25 1 BD X 1.5	37.5 SP	
20 2 BD X 2.0	40 SP	
5 3BD X 2.5	12.5 SP	
50 GUEST X .2	10 SP	
TOTAL REQUIRED	90 covered SP	
	10 uncovered guest SP	

PROVIDED

GARAGES	57 SP
CARPORT	33 SP
OPEN	22 SP
PARALLEL	12 SP
TOTAL PROVIDED	124 (2.48 SP/DU)

GARAGE SUMMARY

BLDG A	2 X 6 SP	12 SP
BLDG B	2 X 9 SP	18 SP
BLDG C	1 X 15 SP	15 SP
BLDG D	2 X 6 SP	12 SP
TOTAL		57 SP

TRASH SUMMARY

REQUIRED	
6 SF X 50 DU	300 SF
PROVIDED	300 SF

ELECTRIC VEHICLE SUMMARY

TOWNHOMES		
EV CAPABLE	45 GARAGE SPACES REQ / PROVIDED	
FLATS		
EV CAPABLE- 10% X 39 SP	4 SP REQUIRED / PROVIDED	
EV READY- 25% X 39 SP	10 SP REQUIRED / PROVIDED	
EV CHARGER- 5% X 39 SP	2 SP REQUIRED / PROVIDED	

ACCESSIBLE PARKING SUMMARY


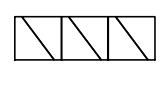


ASSIGNED	
72 SP X 2% =	2 SP REQUIRED/PROVIDED
UNASSIGNED	
10 SP X 5% =	1 SP REQUIRED/PROVIDED

ATTACHED PRIVATE GARAGES
15 UNITS X 10% = 2 ACCESSIBLE MULTISTORY UNITS
WITH ATTACHED PRIVATE GARAGES COMPLYING WITH
CBC 1109A.2.1.

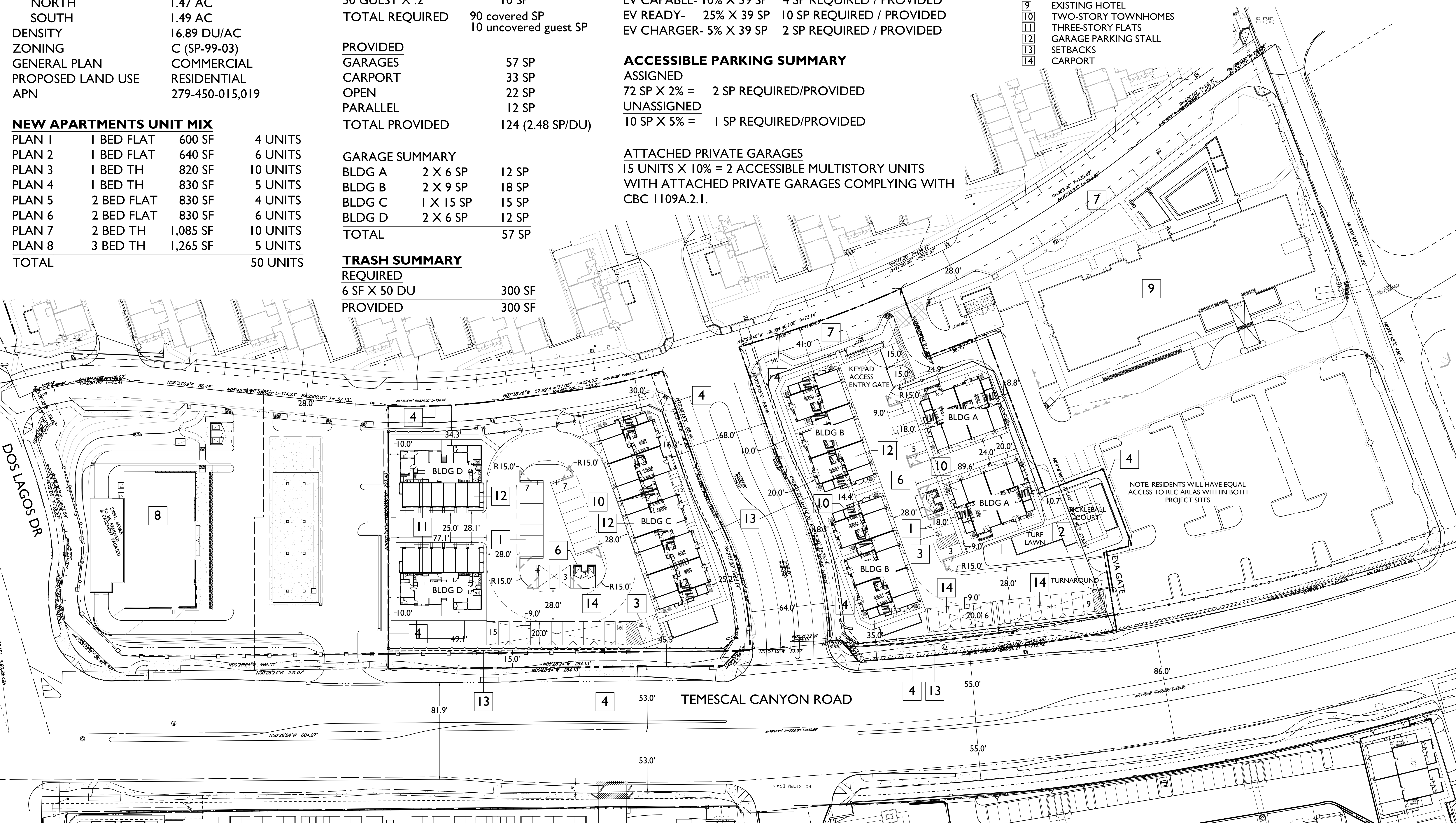
SITE PLAN NOTES

- 1 OPEN PARKING STALL - 9' X 20' TYPICAL
- 2 REC AREA - 5,000 SF
- 3 ACCESSIBLE PARKING
- 4 PROPERTY LINE
- 5 ENTRY MONUMENT
- 6 TRASH ENCLOSURE
- 7 PARALLEL PARKING STALL - 10' X 25'
- 8 EXISTING GAS STATION
- 9 EXISTING HOTEL
- 10 TWO-STORY TOWNHOMES
- 11 THREE-STORY FLATS
- 12 GARAGE PARKING STALL
- 13 SETBACKS
- 14 CARPORT

LEGEND

- ACCESSIBLE STALL 
- BICYCLE PARKING 
- 10'X10' CORNER CUT-OFF 
- PROPERTY LINE 

NOTE: ALL PATHS SHALL BE ACCESSIBLE

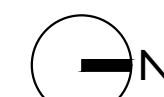
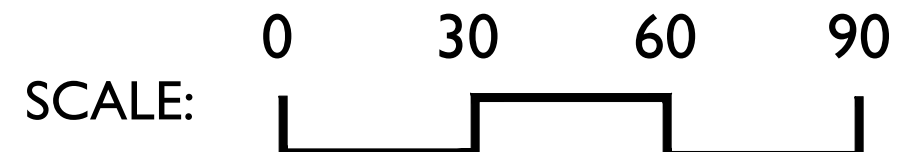


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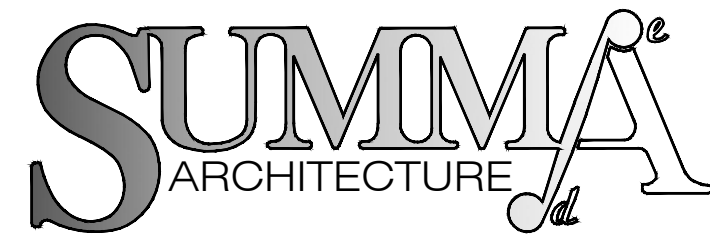
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CONCEPTUAL SITE PLAN



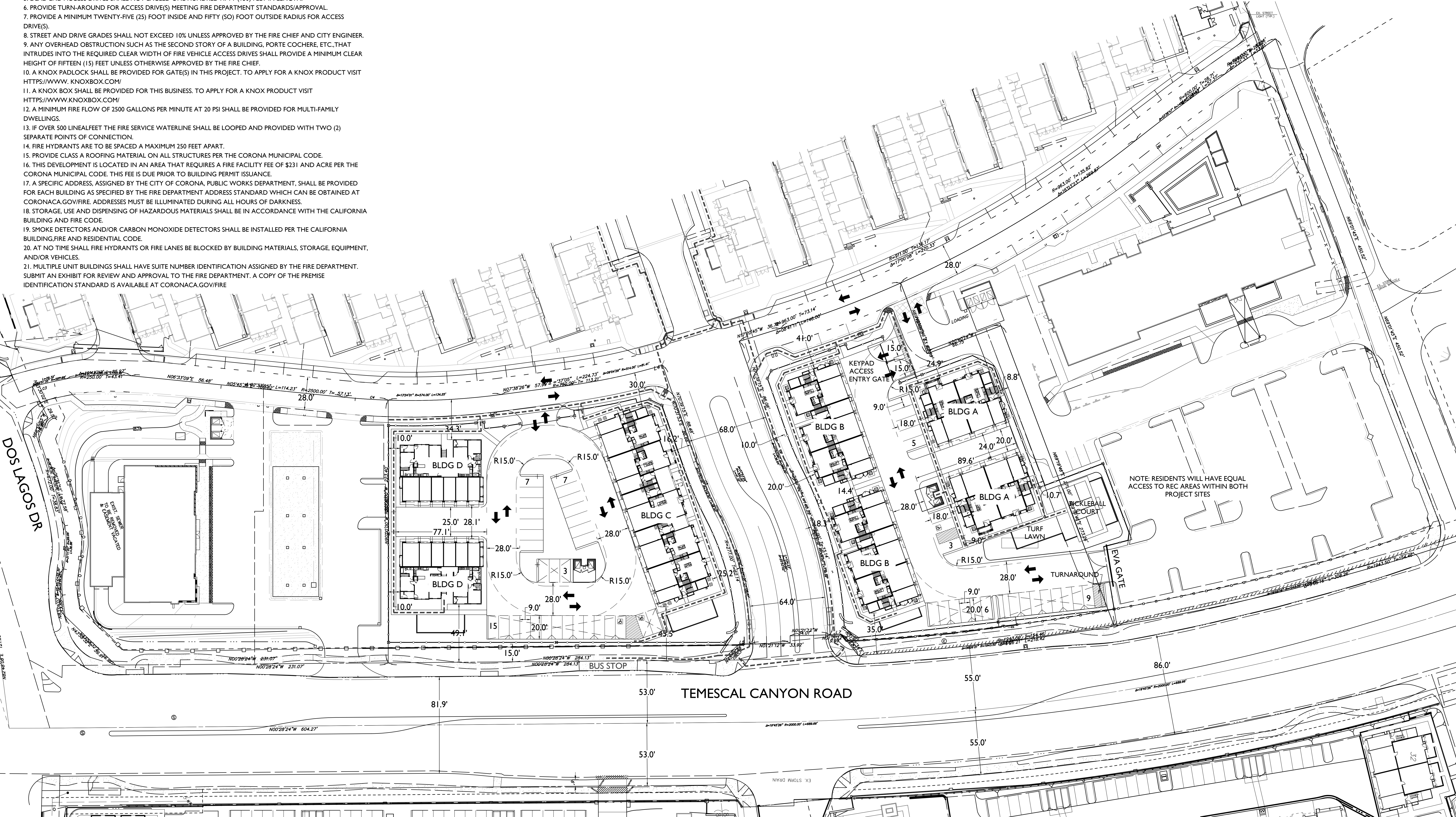
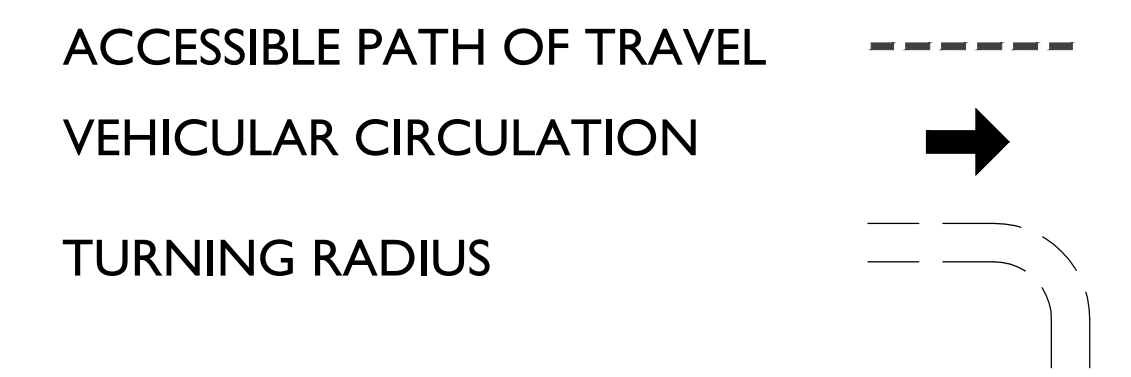
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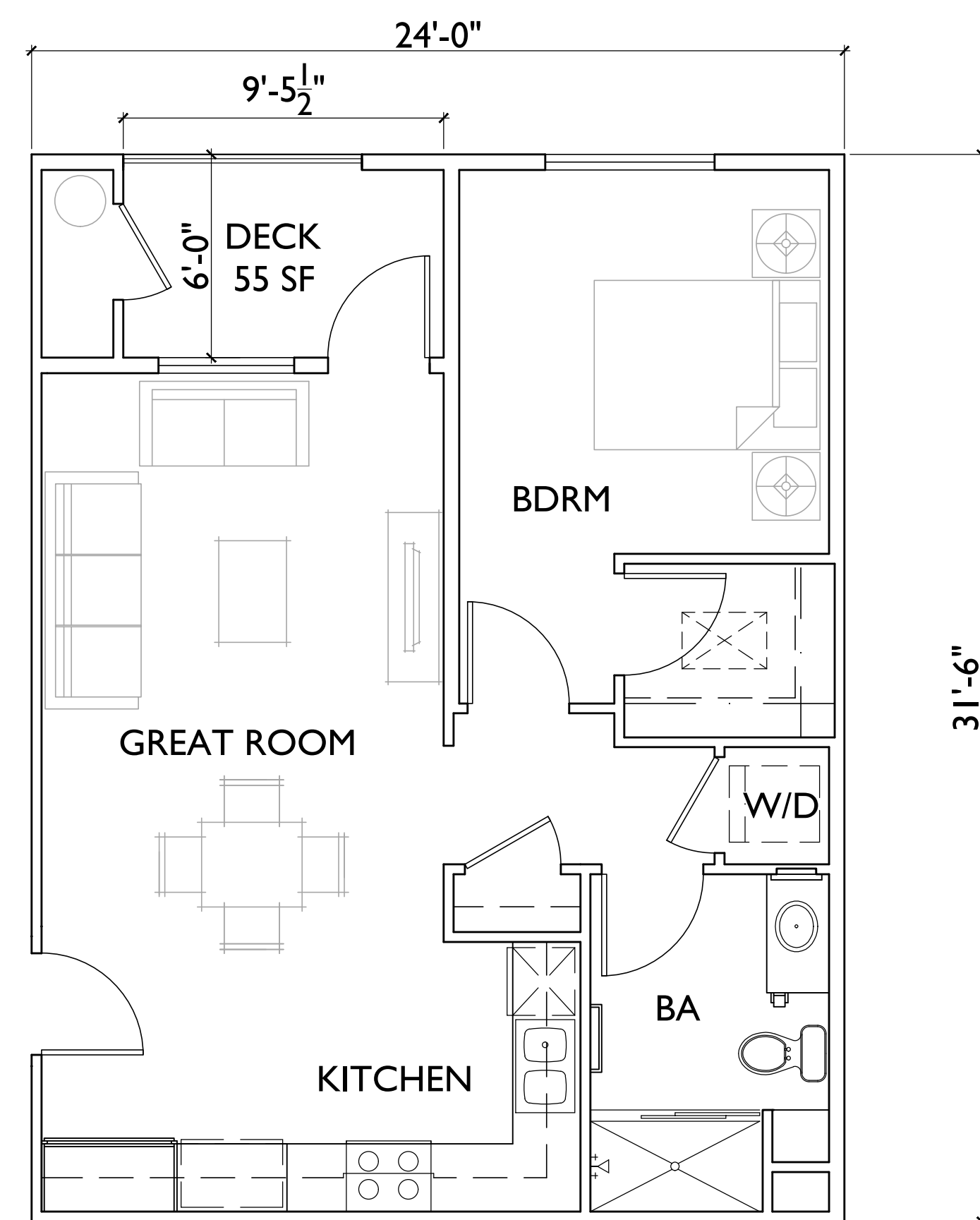
EXHIBIT 2

FIRE DEPARTMENT DPR COMMENTS

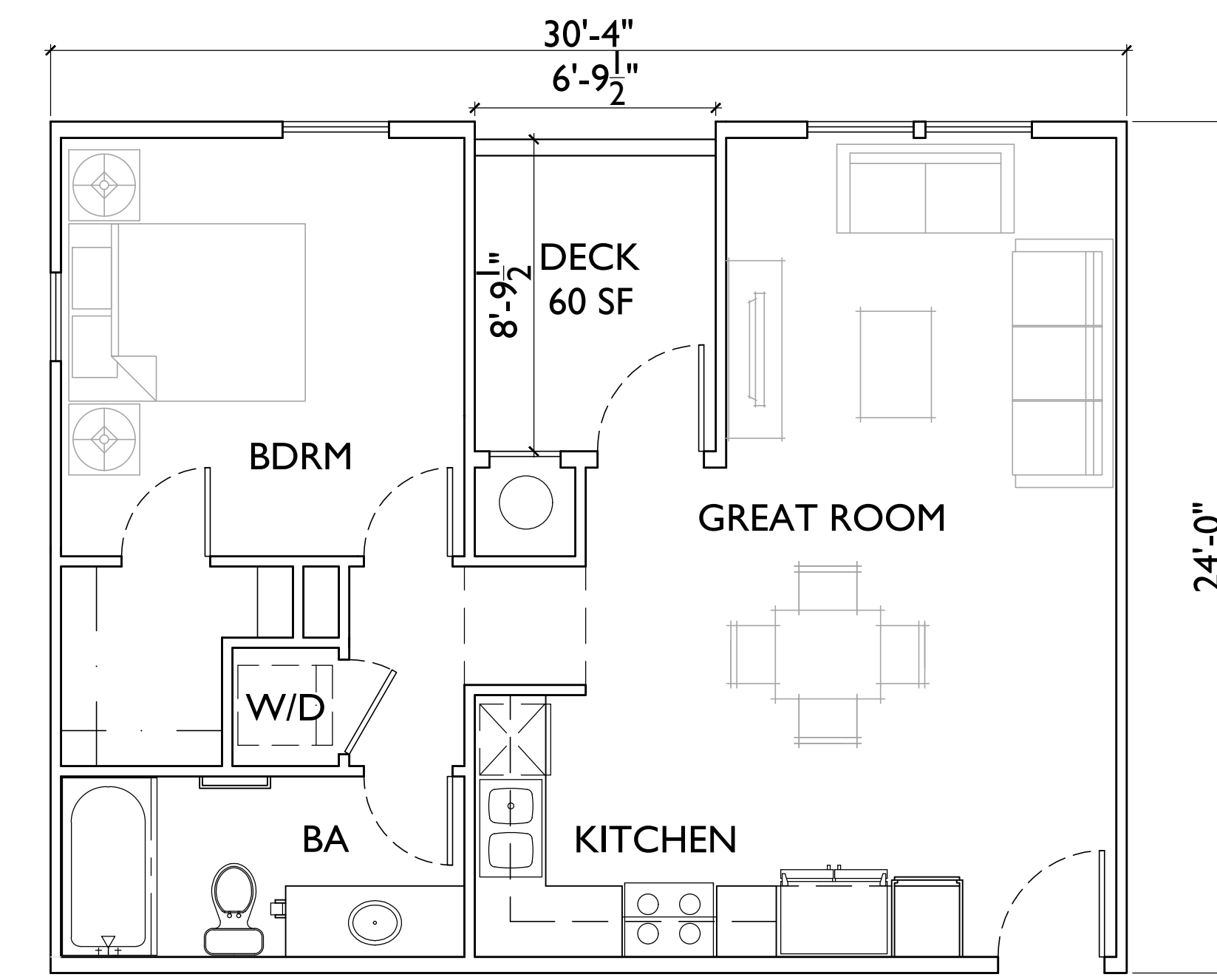
1. PLACE FIRE DEPARTMENT DPR COMMENTS ON PLANS AS GENERAL NOTES.
2. PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 28 FEET.
3. SHOW TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE MARSHAL AND CONSTRUCT THE ACCESS WAY(S) TO ACCOMMODATE 70,000 LBS. GROSS VEHICLE WEIGHT DURING ALL PHASES OF CONSTRUCTION.
4. ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. A COPY OF WHICH IS AVAILABLE AT THE CORONA.CA.GOV. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTIBLE CONSTRUCTION.
5. DEAD END ACCESS DRIVES SHALL NOT EXCEED ONE HUNDRED FIFTY (150) FEET IN LENGTH.
6. PROVIDE TURN-AROUND FOR ACCESS DRIVE(S) MEETING FIRE DEPARTMENT STANDARDS/APPROVAL.
7. PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVES(S).
8. STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
9. ANY OVERHEAD OBSTRUCTION SUCH AS THE SECOND STORY OF A BUILDING, PORTE COCHERE, ETC., THAT INTRUDES INTO THE REQUIRED CLEAR WIDTH OF FIRE VEHICLE ACCESS DRIVES SHALL PROVIDE A MINIMUM CLEAR HEIGHT OF FIFTEEN (15) FEET UNLESS OTHERWISE APPROVED BY THE FIRE CHIEF.
10. A KNOX PADLOCK SHALL BE PROVIDED FOR GATE(S) IN THIS PROJECT. TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXBOX.COM/](https://www.knoxbox.com/)
11. A KNOX BOX SHALL BE PROVIDED FOR THIS BUSINESS. TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXBOX.COM/](https://www.knoxbox.com/)
12. A MINIMUM FIRE FLOW OF 2500 GALLONS PER MINUTE AT 20 PSI SHALL BE PROVIDED FOR MULTI-FAMILY DWELLINGS.
13. IF OVER 500 LINEALFEET THE FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION.
14. FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 250 FEET APART.
15. PROVIDE CLASS A ROOFING MATERIAL ON ALL STRUCTURES PER THE CORONA MUNICIPAL CODE.
16. THIS DEVELOPMENT IS LOCATED IN AN AREA THAT REQUIRES A FIRE FACILITY FEE OF \$231 AND ACRE PER THE CORONA MUNICIPAL CODE. THIS FEE IS DUE PRIOR TO BUILDING PERMIT ISSUANCE.
17. A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, PUBLIC WORKS DEPARTMENT, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT CORONA.CA.GOV/FIRE. ADDRESSES MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
18. STORAGE, USE AND DISPENSING OF HAZARDOUS MATERIALS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING AND FIRE CODE.
19. SMOKE DETECTORS AND/OR CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER THE CALIFORNIA BUILDING, FIRE AND RESIDENTIAL CODE.
20. AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
21. MULTIPLE UNIT BUILDINGS SHALL HAVE SUITE NUMBER IDENTIFICATION ASSIGNED BY THE FIRE DEPARTMENT. SUBMIT AN EXHIBIT FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. A COPY OF THE PREMISE IDENTIFICATION STANDARD IS AVAILABLE AT CORONA.CA.GOV/FIRE

LEGEND

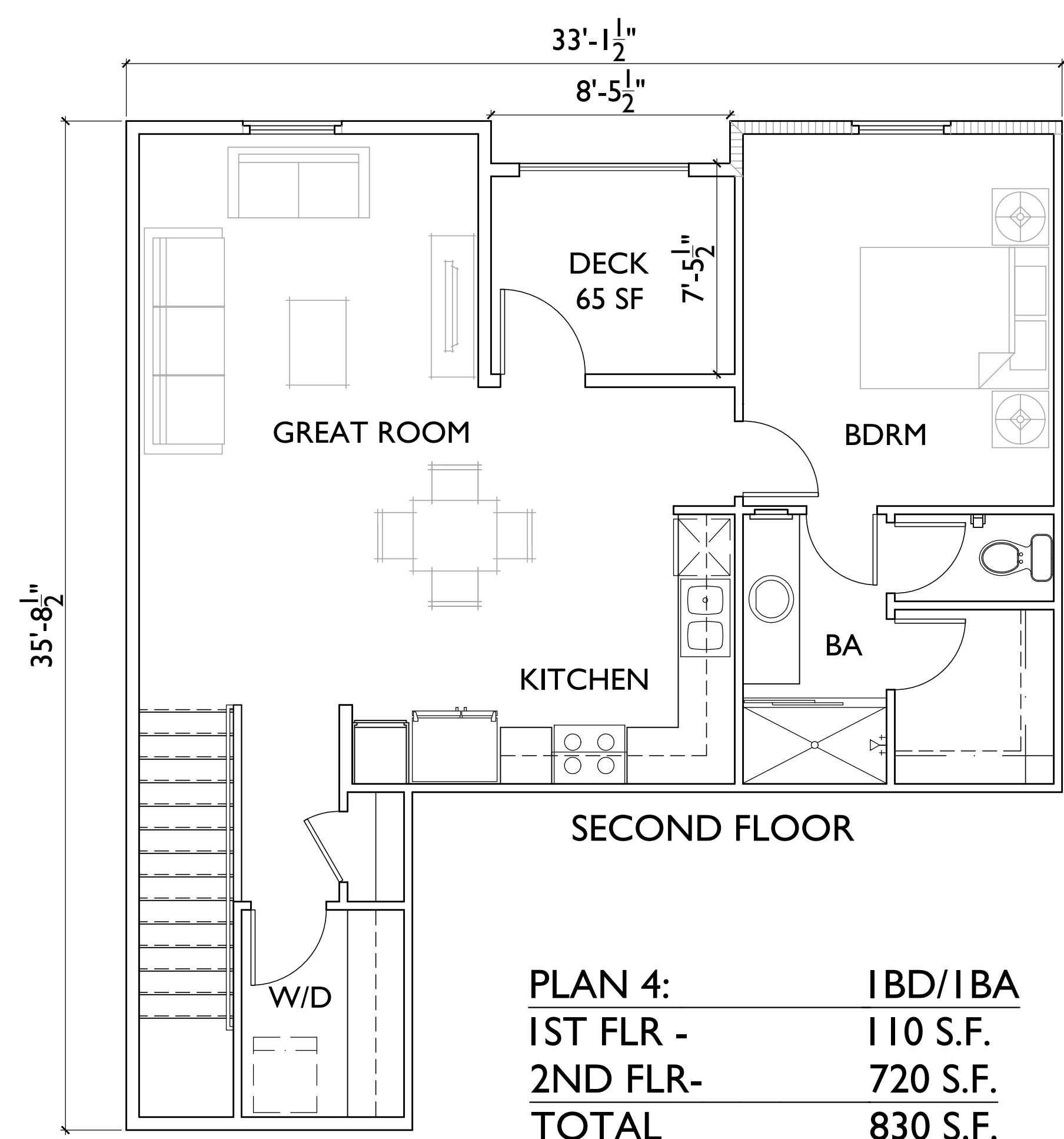




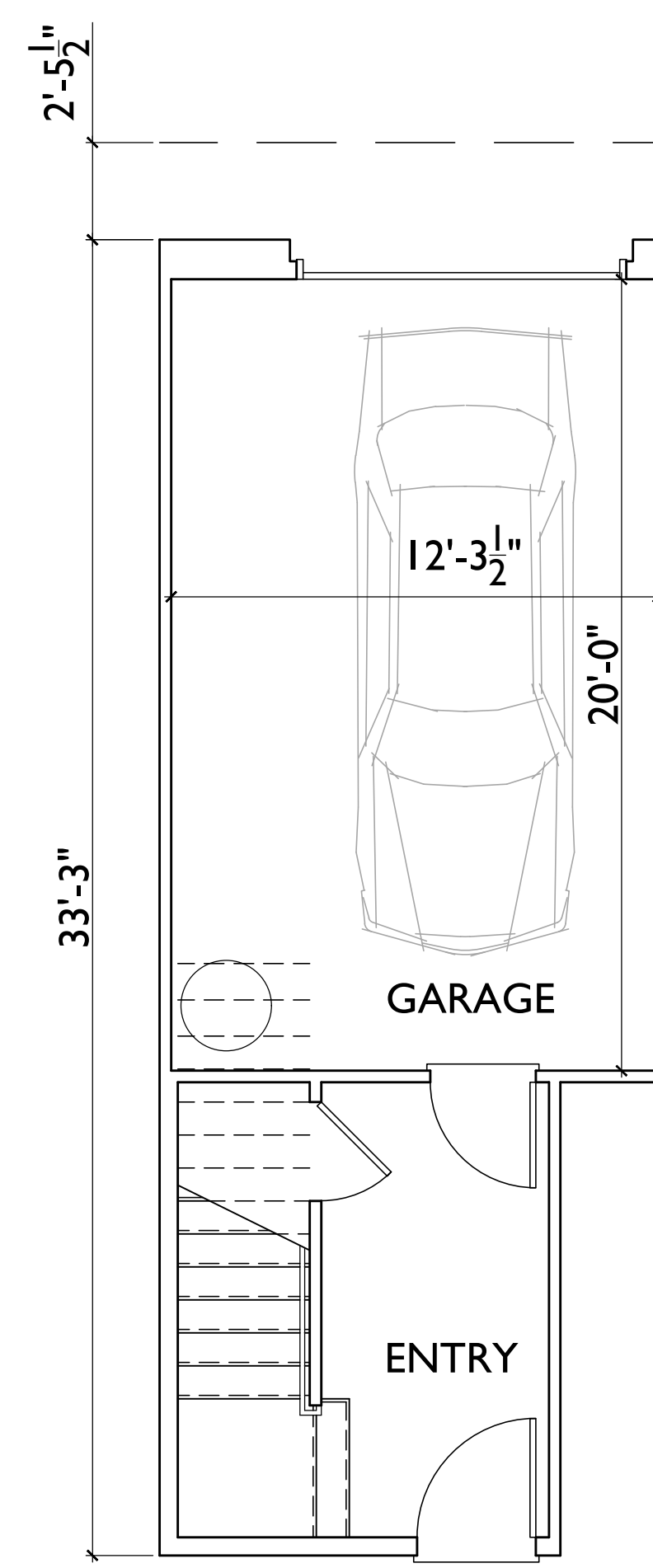
PLAN 2: IBD/IBA
TOTAL 640 S.F.



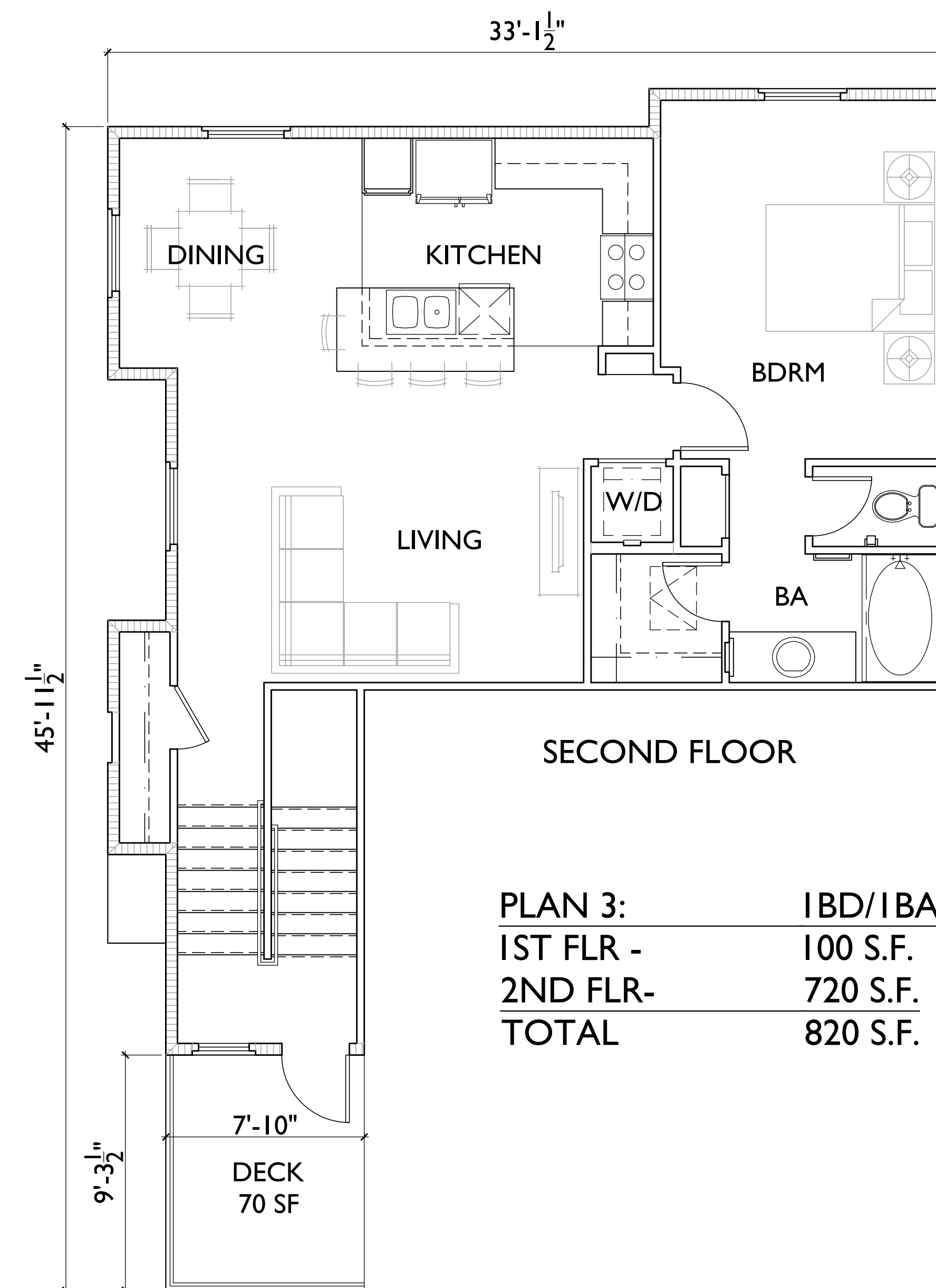
PLAN 1: IBD/IBA
TOTAL 600 S.F.



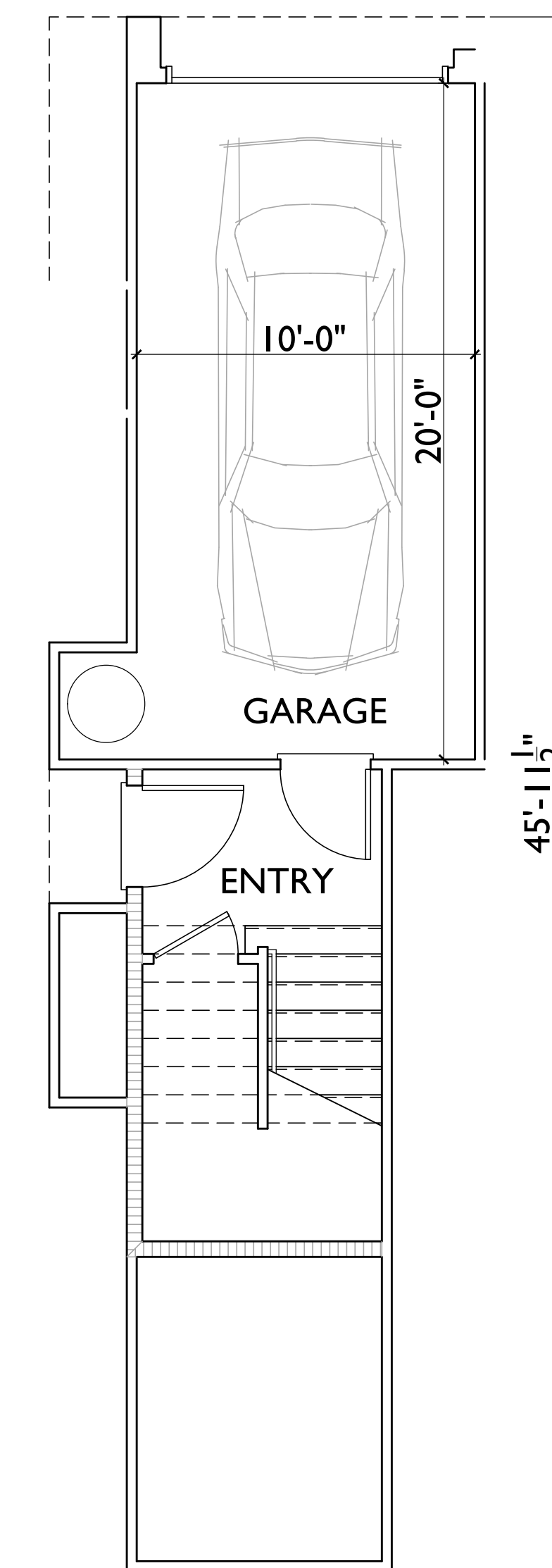
PLAN 4: IBD/IBA
1ST FLR - 110 S.F.
2ND FLR - 720 S.F.
TOTAL 830 S.F.



FIRST FLOOR



PLAN 3: IBD/IBA
1ST FLR - 100 S.F.
2ND FLR - 720 S.F.
TOTAL 820 S.F.



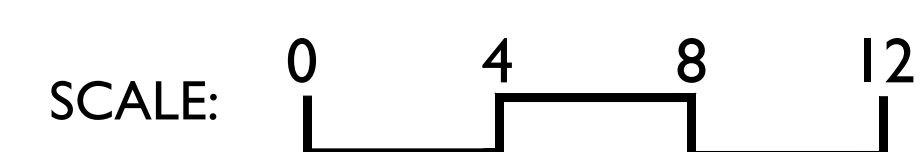
FIRST FLOOR

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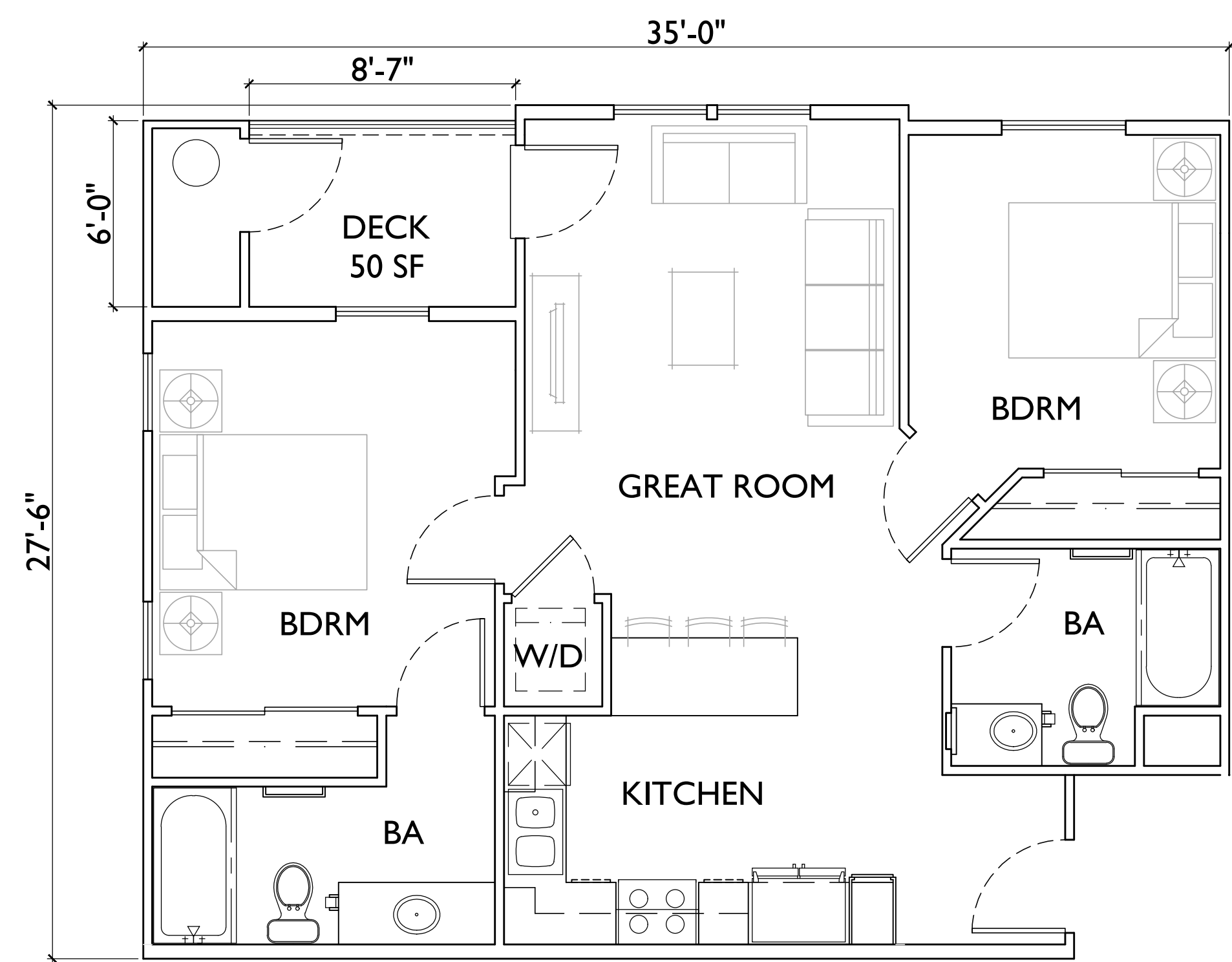
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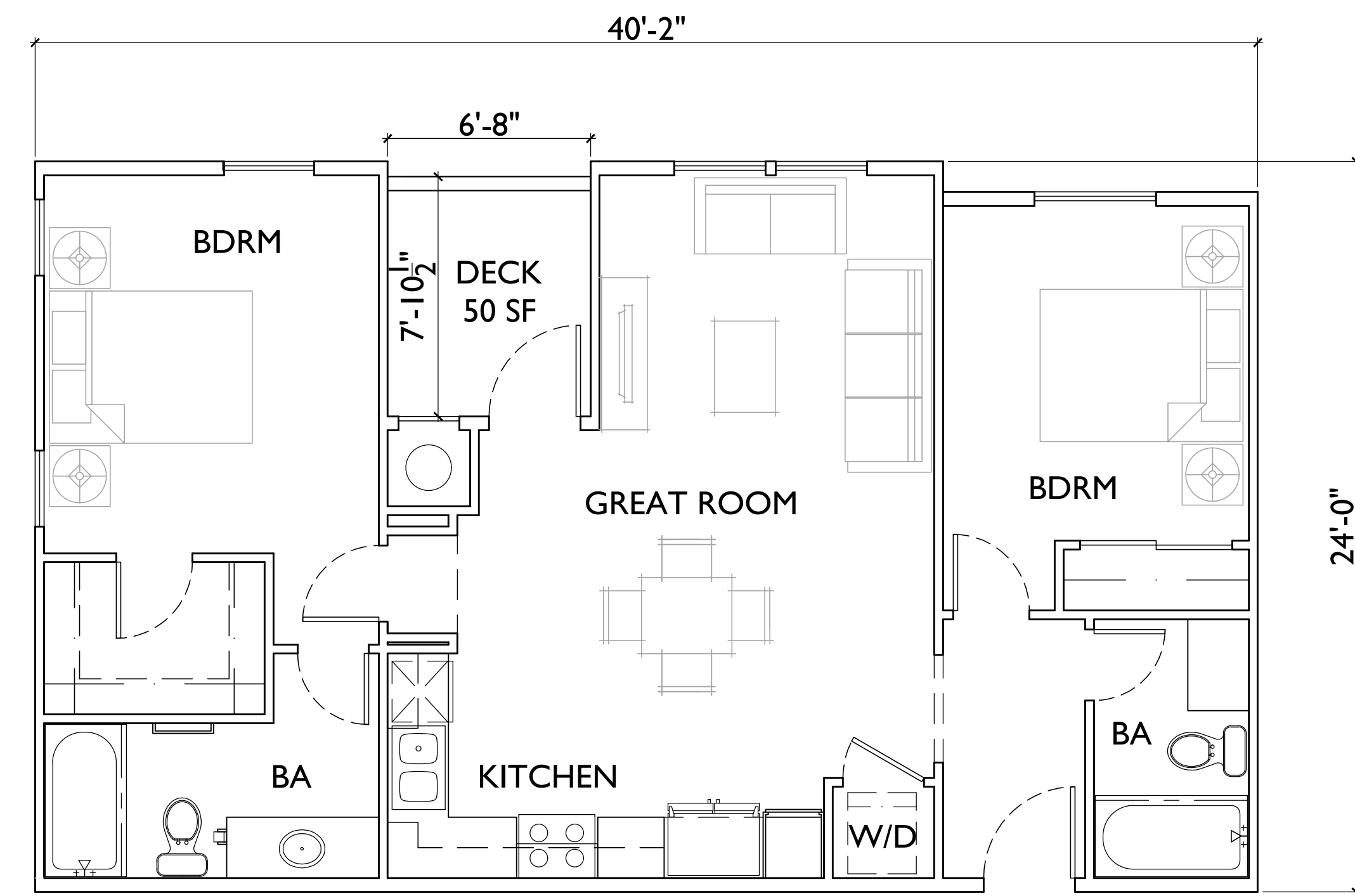
UNIT PLANS



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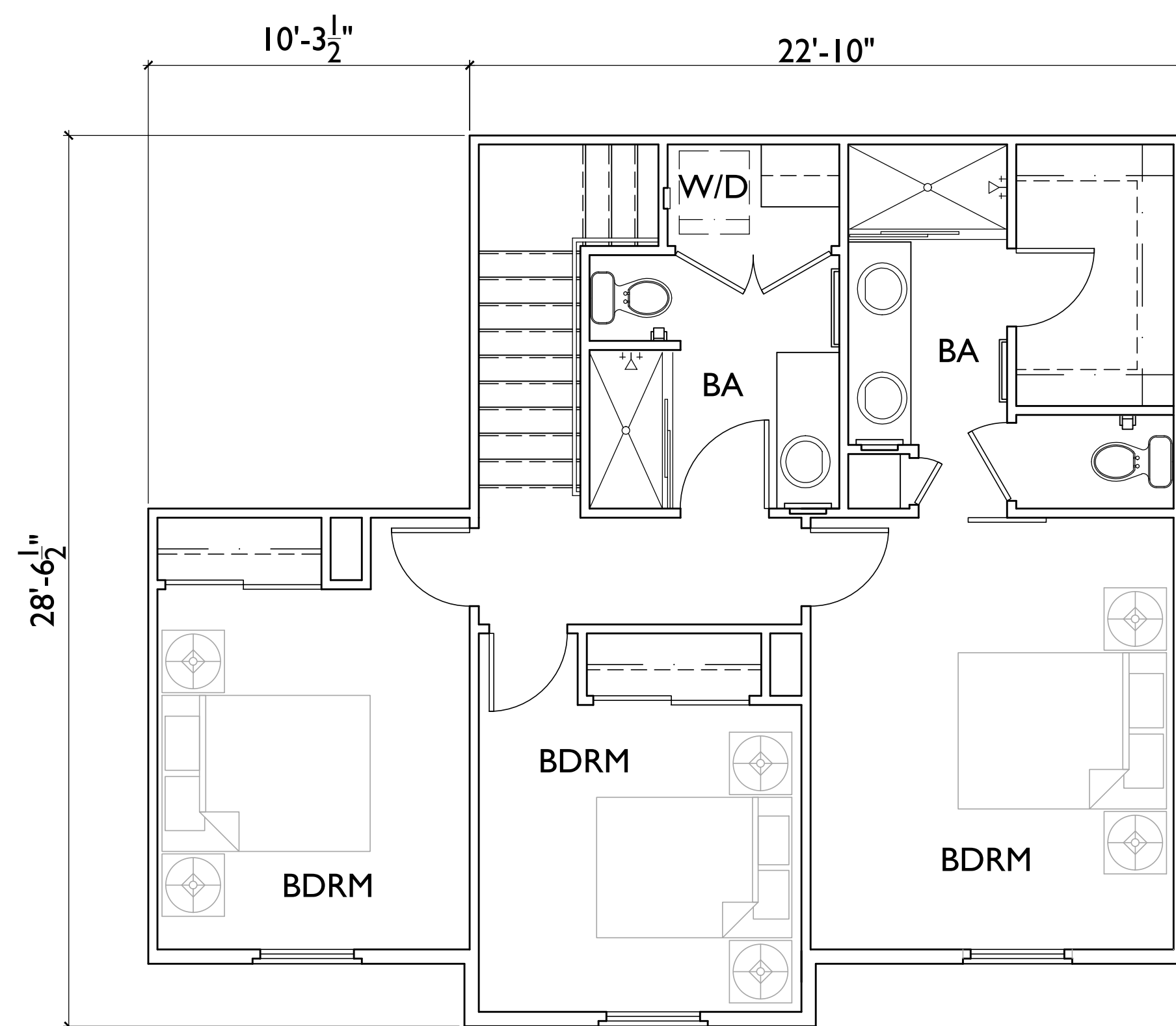


PLAN 6: 2BD/2BA
TOTAL 830 S.F.

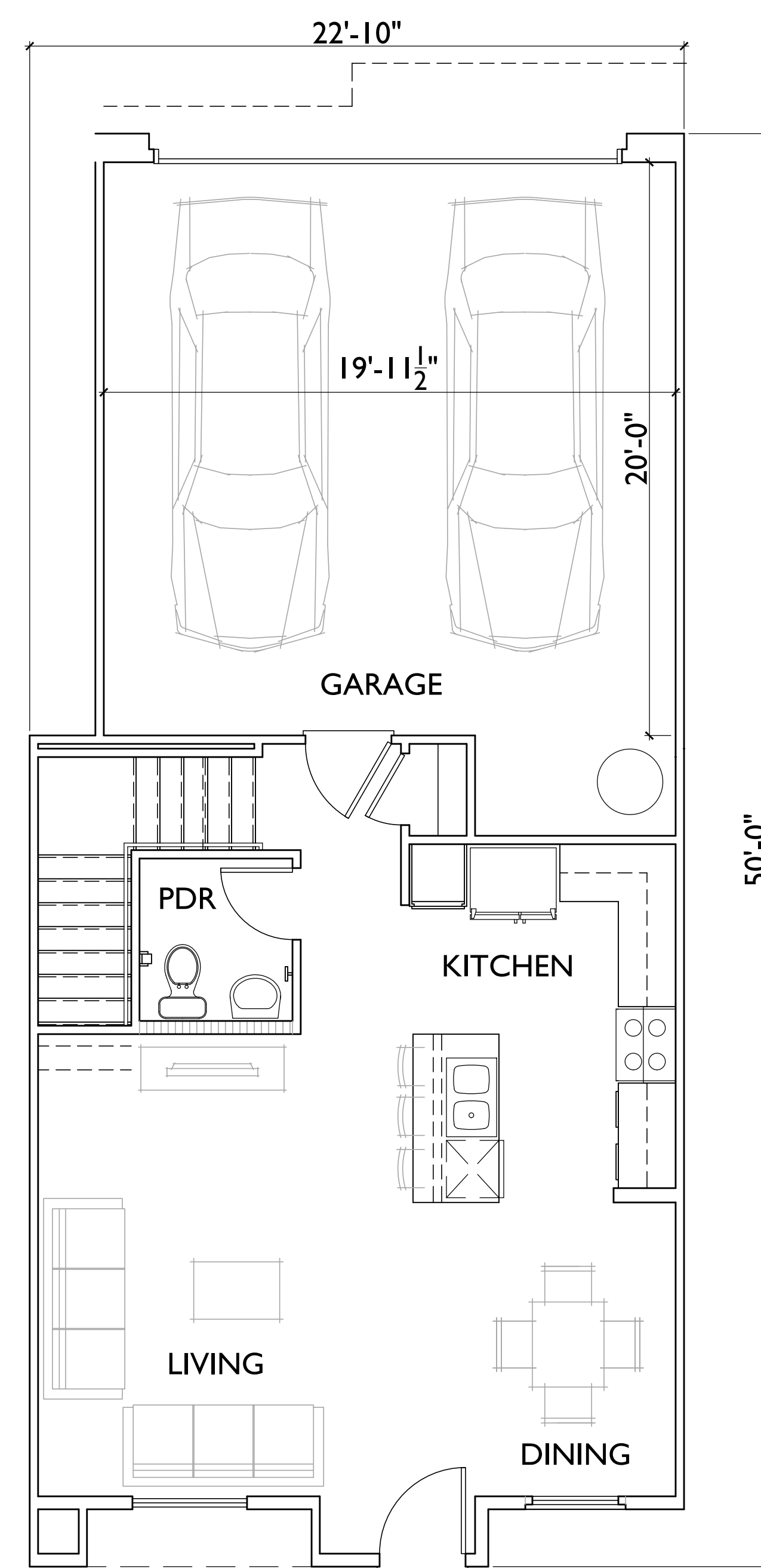


PLAN 5: 2BD/2BA
TOTAL 830 S.F.

PLAN 8:
3BD/2.5BA
1ST FLR - 570 S.F.
2ND FLR - 695 S.F.
TOTAL 1,265 S.F.

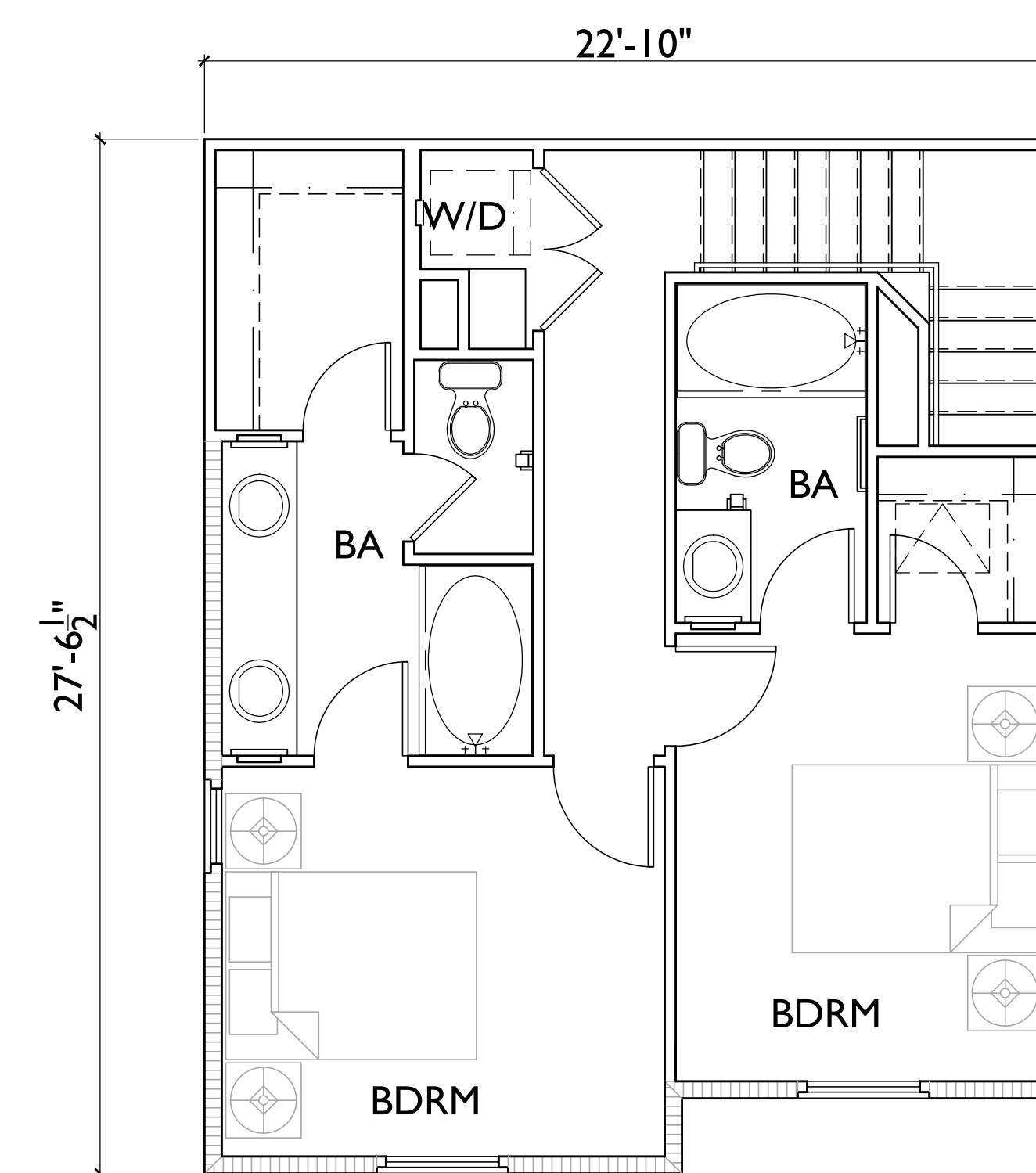


SECOND FLOOR

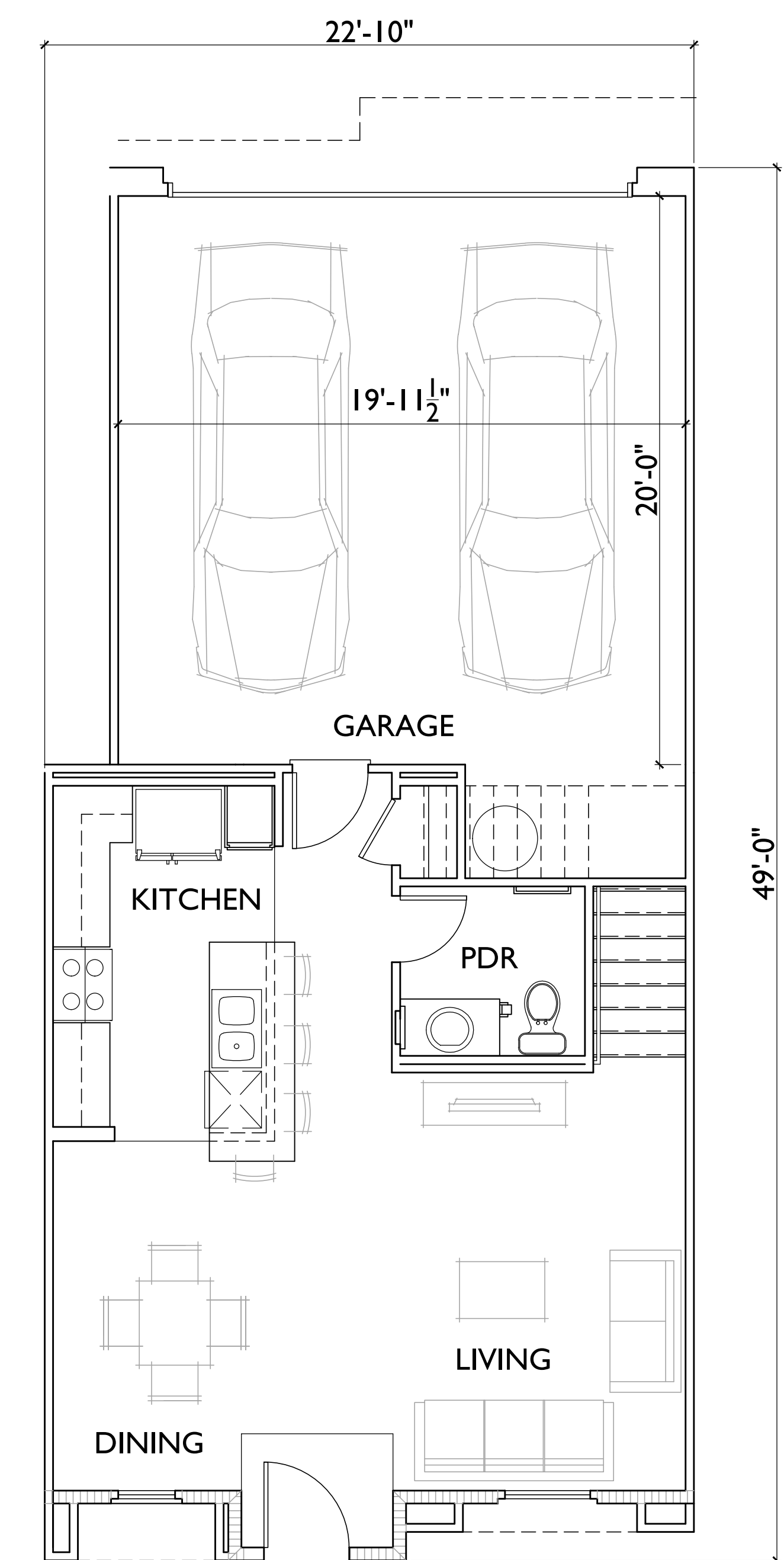


FIRST FLOOR

PLAN 7:
2BD/2.5BA
1ST FLR - 540 S.F.
2ND FLR - 545 S.F.
TOTAL 1,085 S.F.



SECOND FLOOR



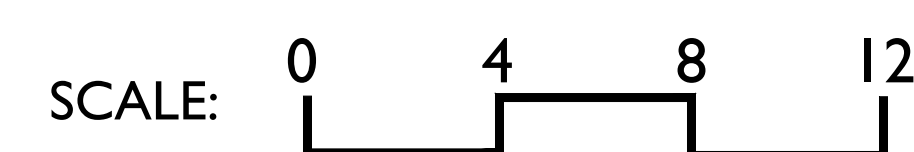
FIRST FLOOR

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UNIT PLANS



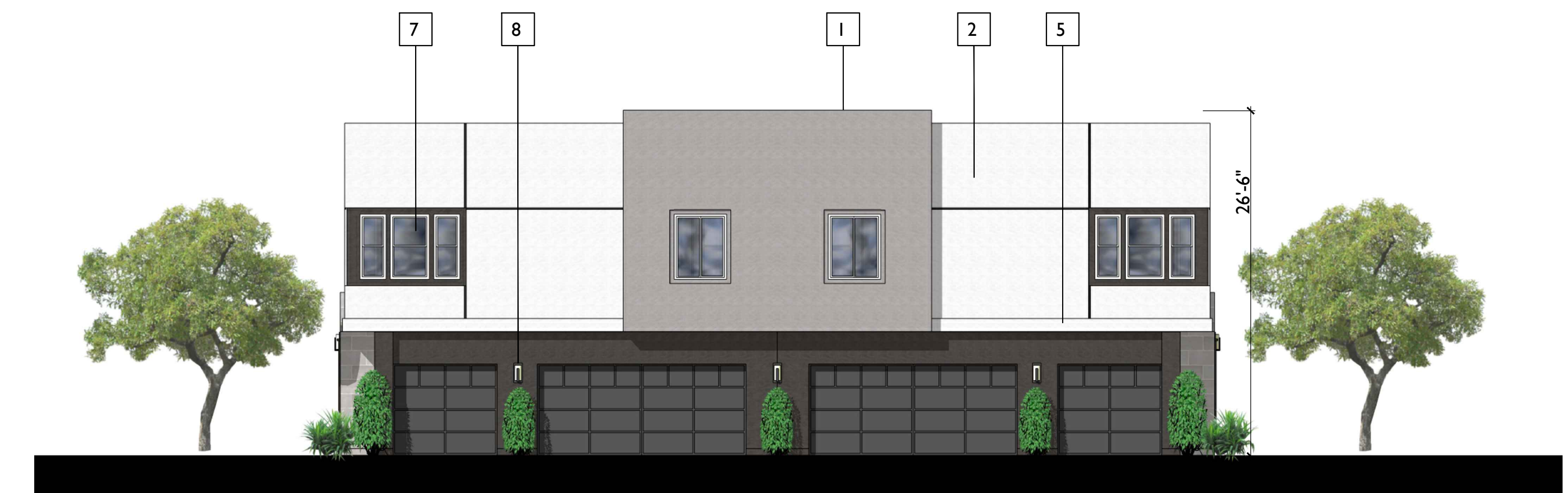
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MATERIAL SCHEDULE

- 1 ROOF - BUILT-UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - STONE VENEER
- 4 STUCCO REGLET
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 VINYL WINDOW
- 8 EXTERIOR LIGHT



RIGHT



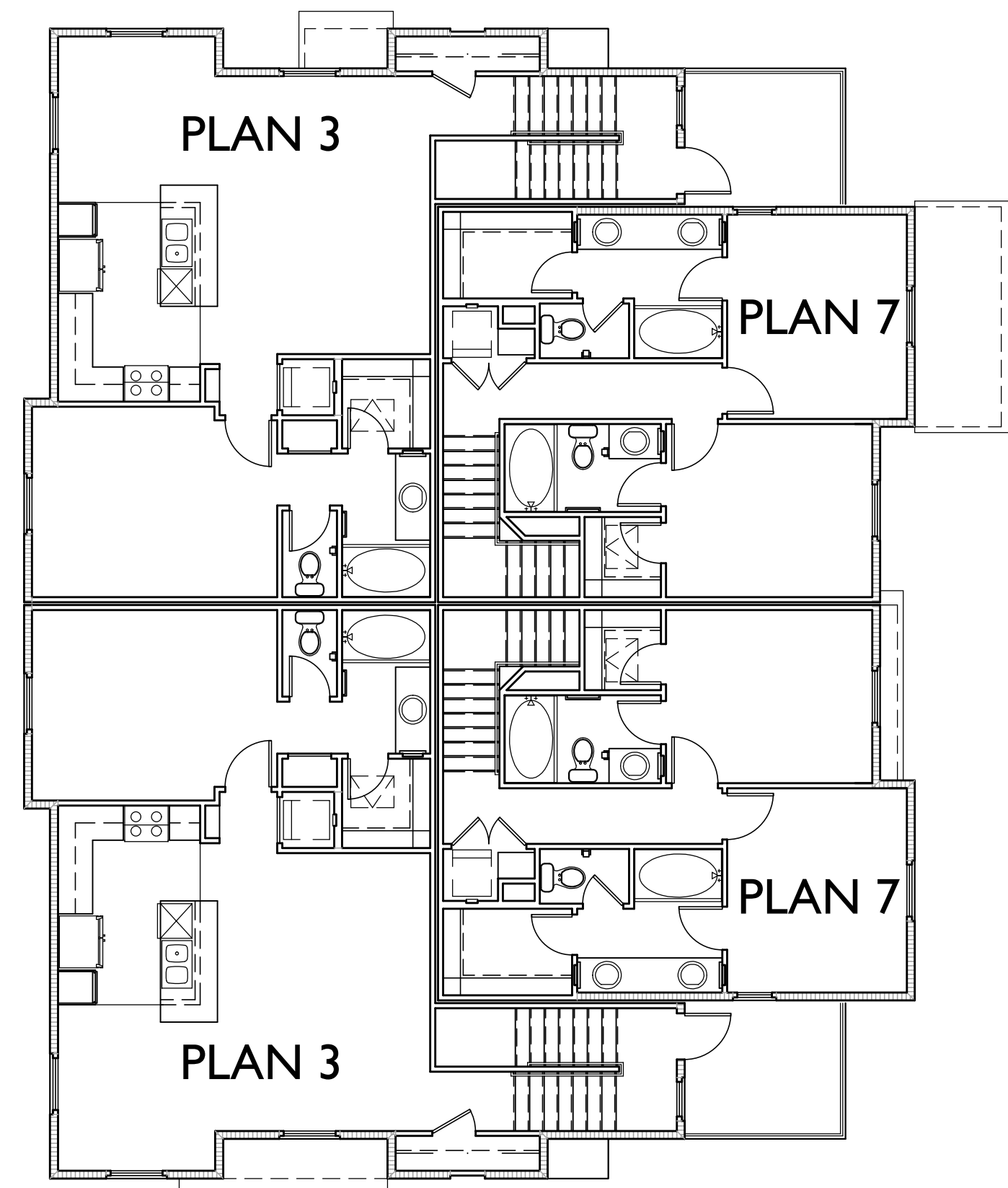
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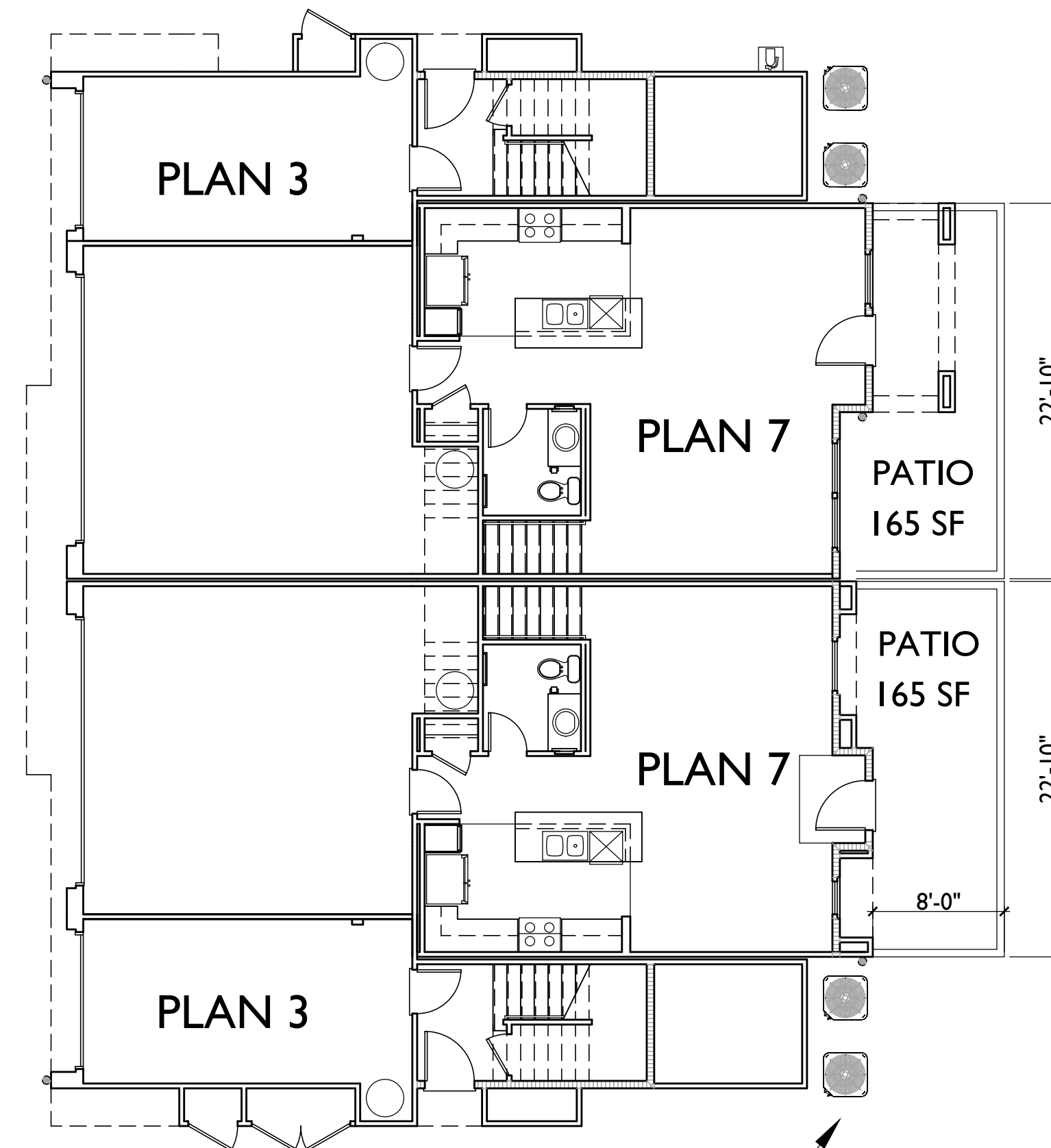
LEFT



FRONT



SECOND FLOOR



FIRST FLOOR



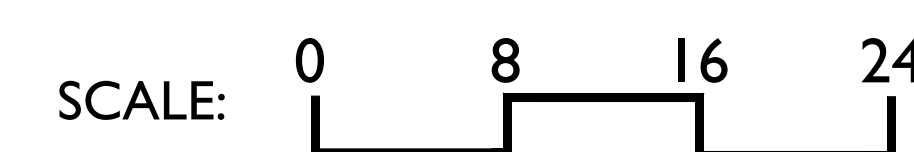
PERSPECTIVE

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BUILDING A



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MATERIAL SCHEDULE

- 1 ROOF - BUILT-UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - STONE VENEER
- 4 STUCCO REGLET
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 VINYL WINDOW
- 8 EXTERIOR LIGHT



RIGHT



REAR

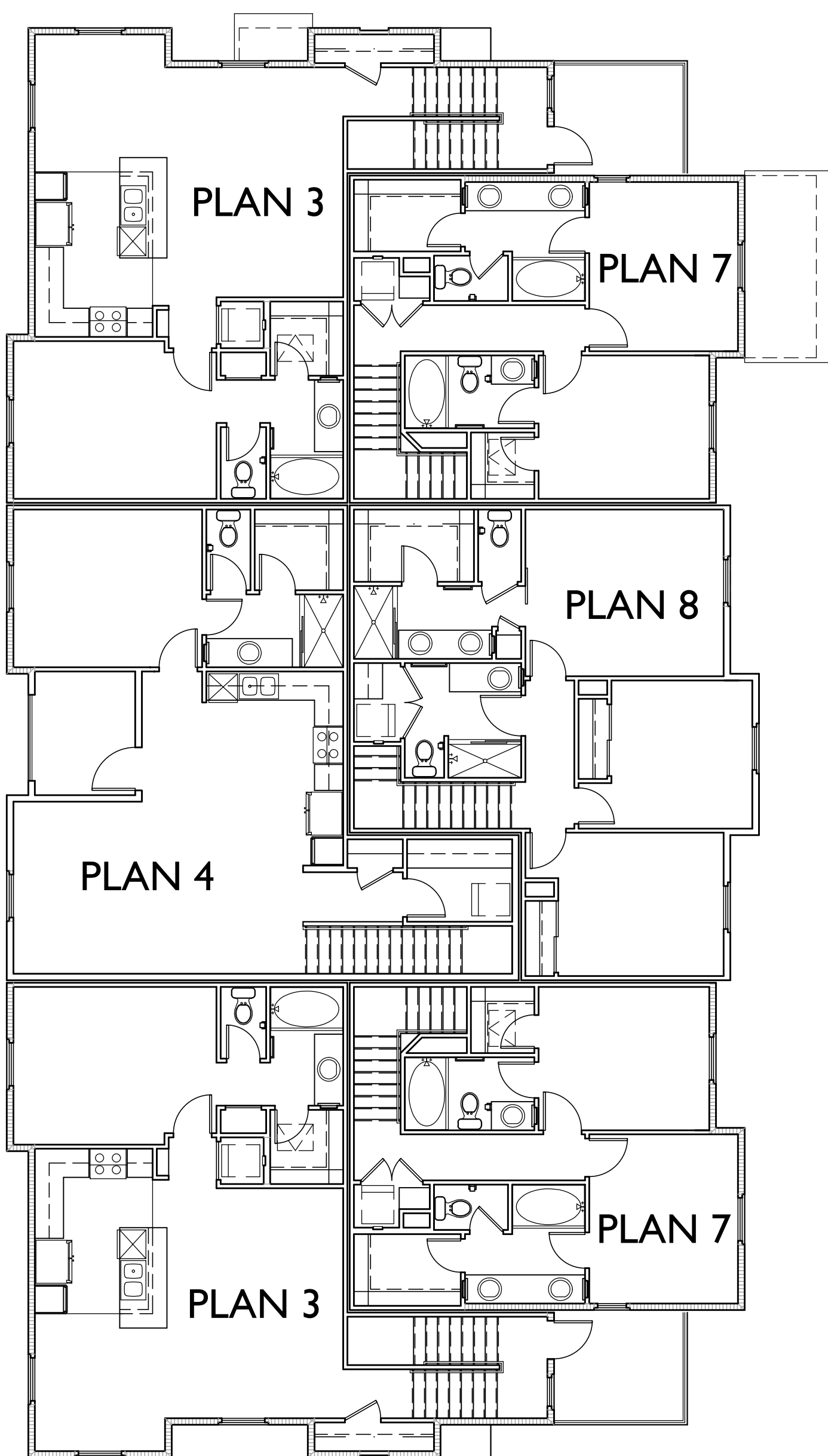


LEFT

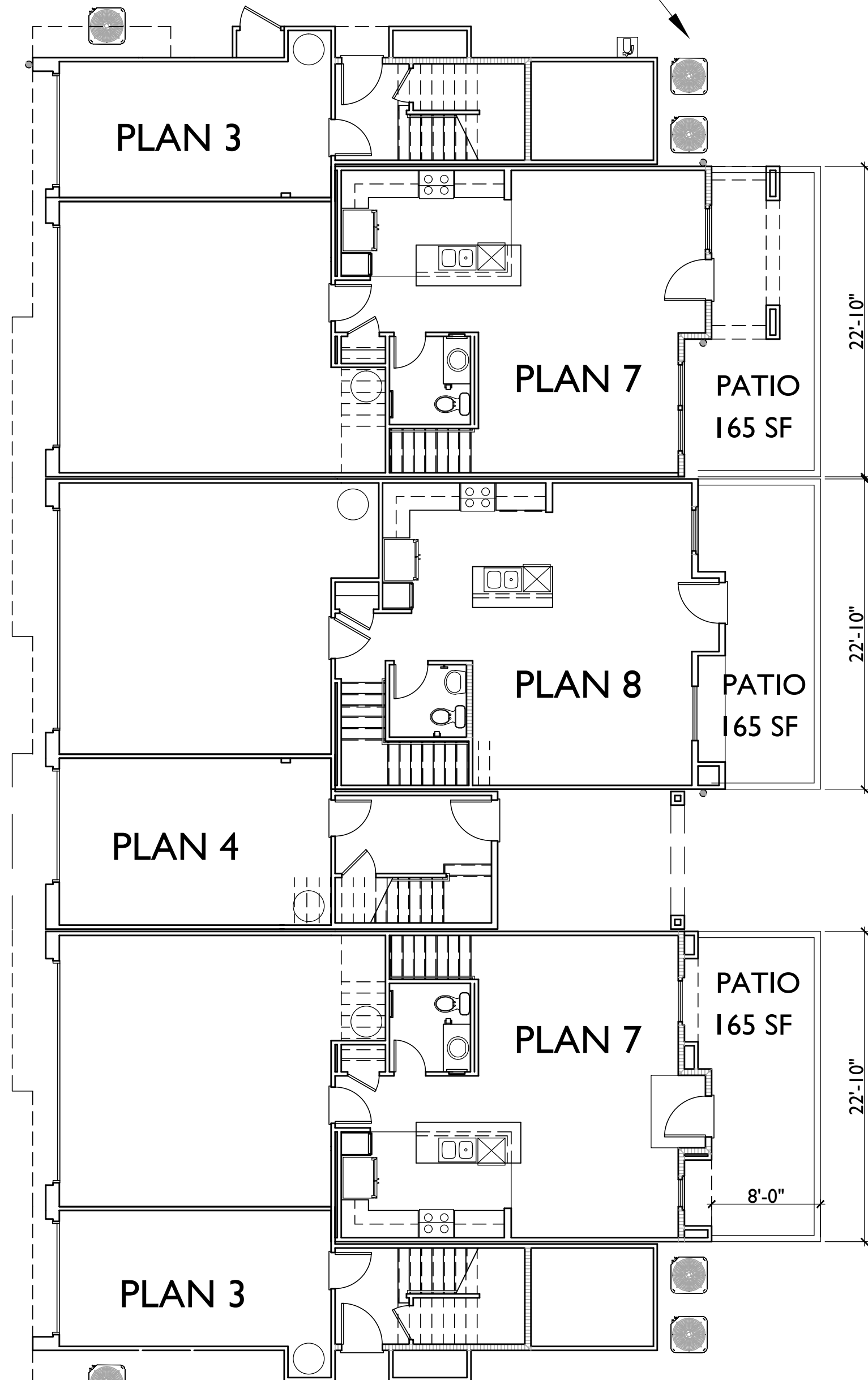


FRONT

AC UNITS TO BE SCREENED WITH LANDSCAPING



SECOND FLOOR



FIRST FLOOR



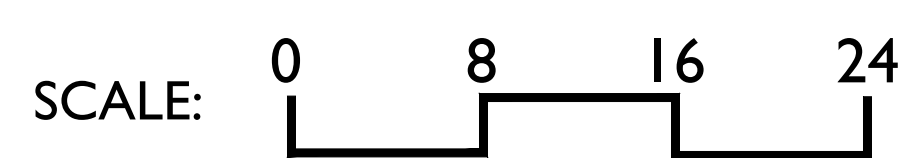
PERSPECTIVE

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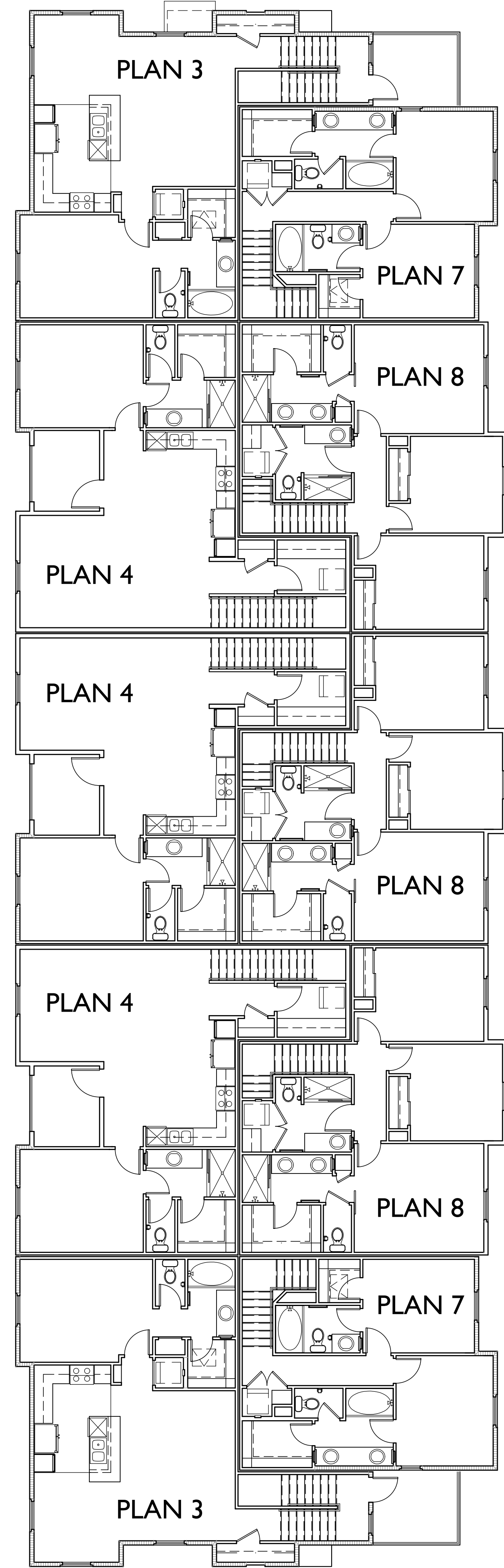
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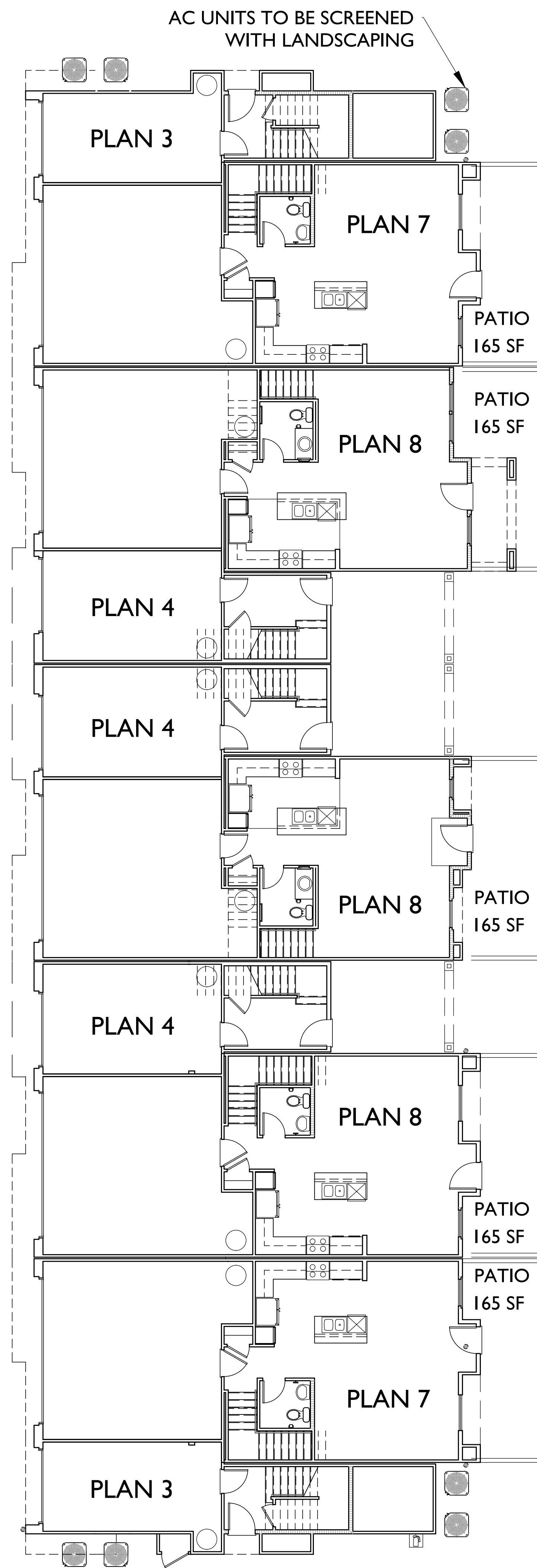
BUILDING B



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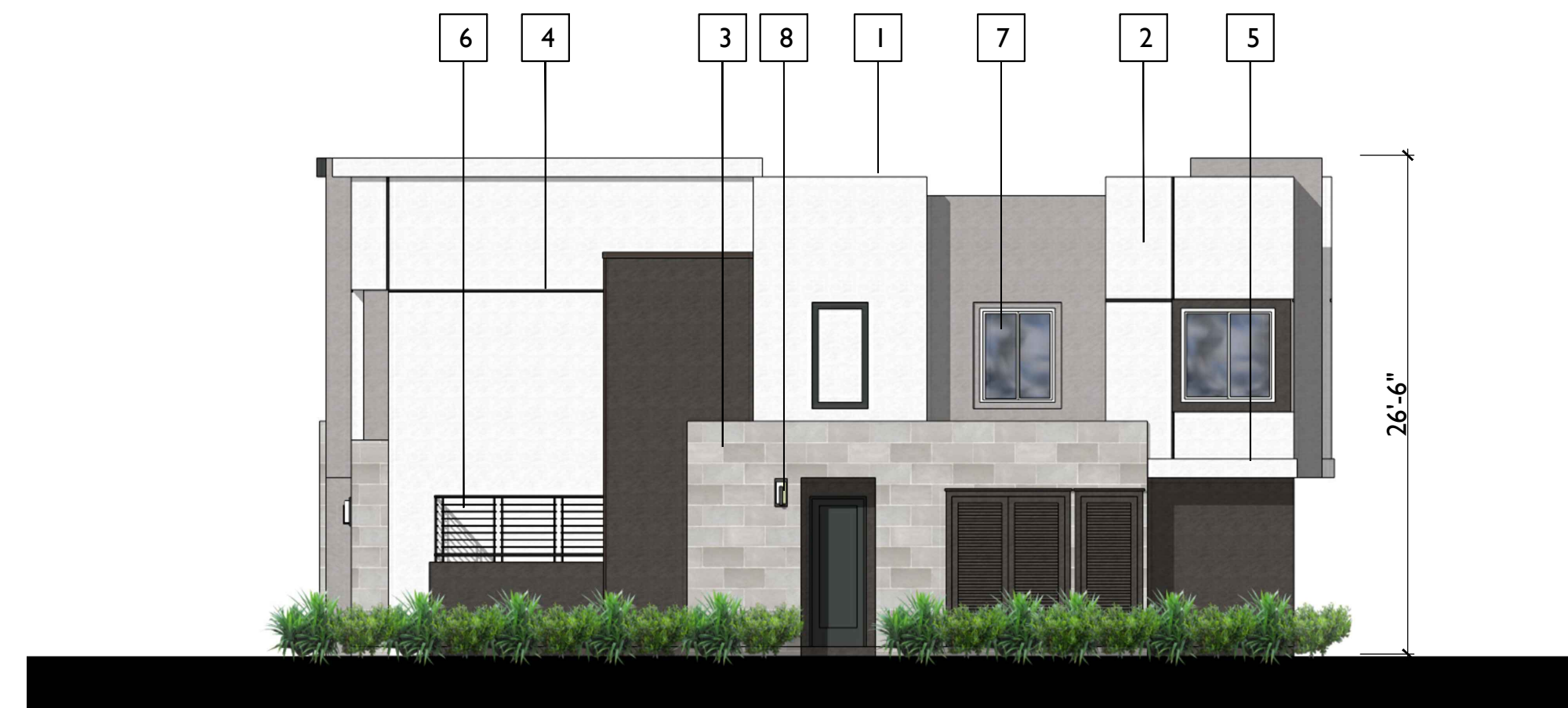
SECOND AND THIRD FLOOR



FIRST FLOOR



REAR



RIGHT



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - BUILT-UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - STONE VENEER
- 4 STUCCO REGLET
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 VINYL WINDOW
- 8 EXTERIOR LIGHT



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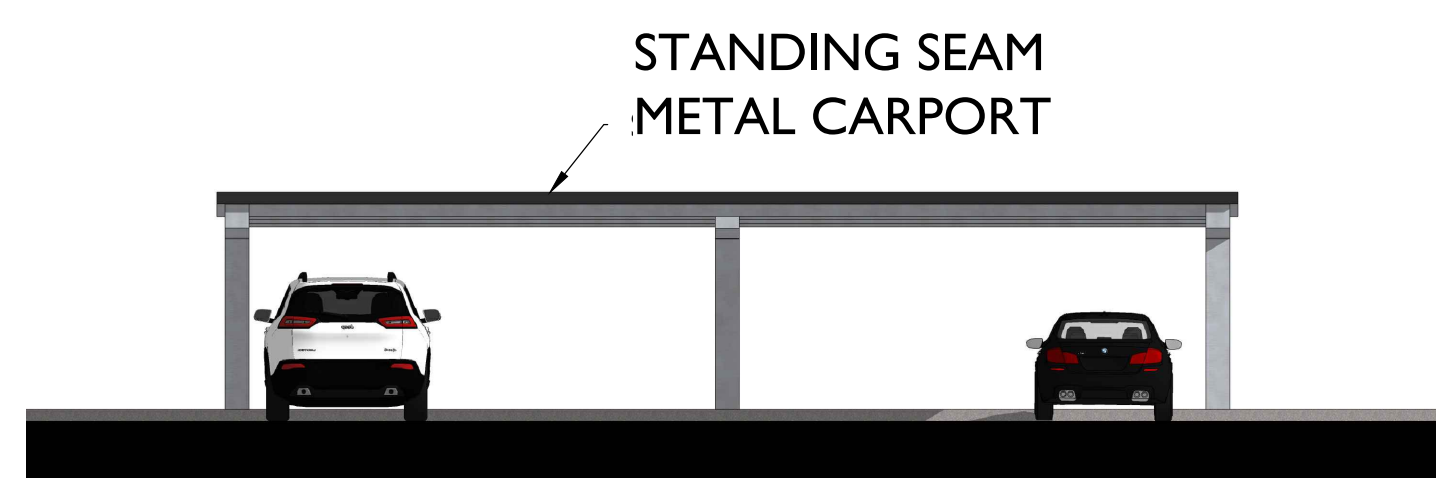
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BUILDING C



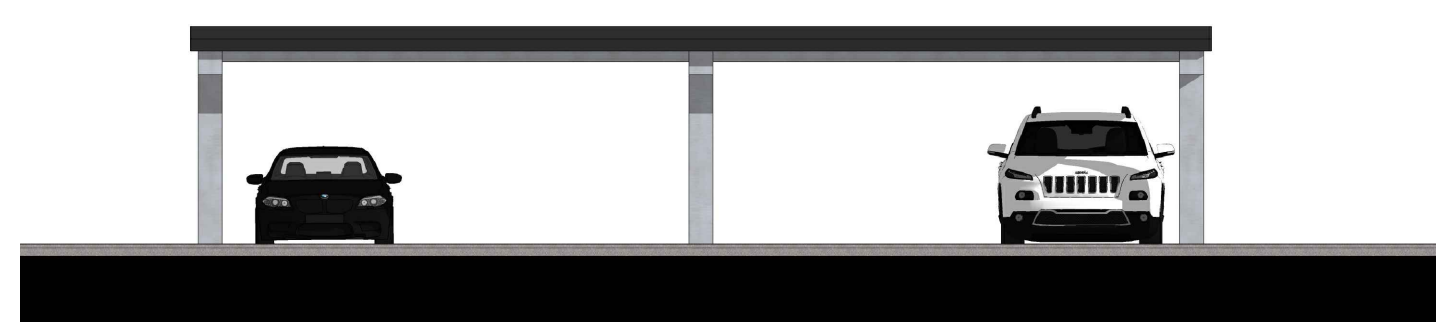
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FRONT



SIDE



REAR

CARPORT

MATERIAL SCHEDULE

- 1 ROOF - BUILT-UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - STONE VENEER
- 4 STUCCO REGLET
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 VINYL WINDOW
- 8 EXTERIOR LIGHT



RIGHT



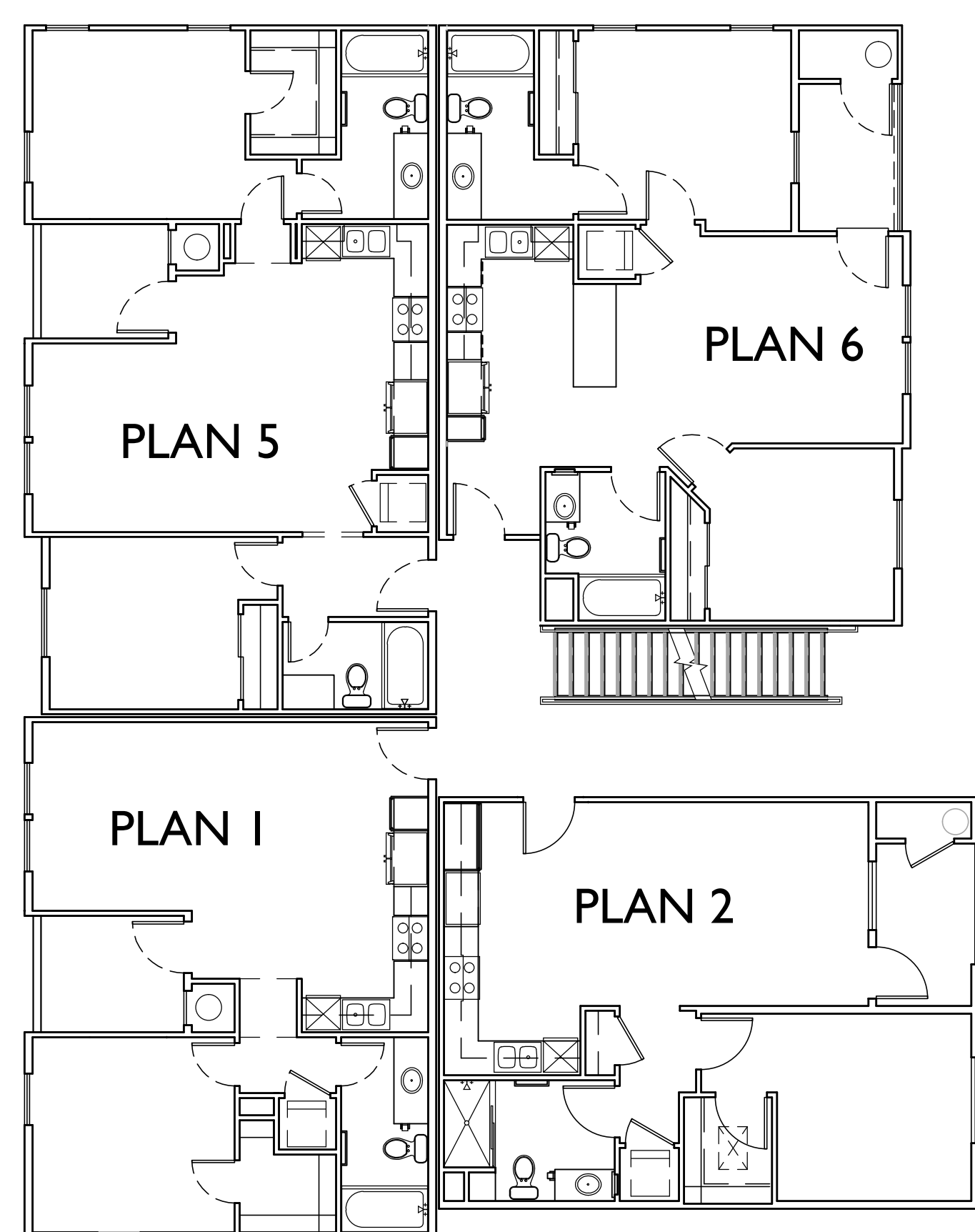
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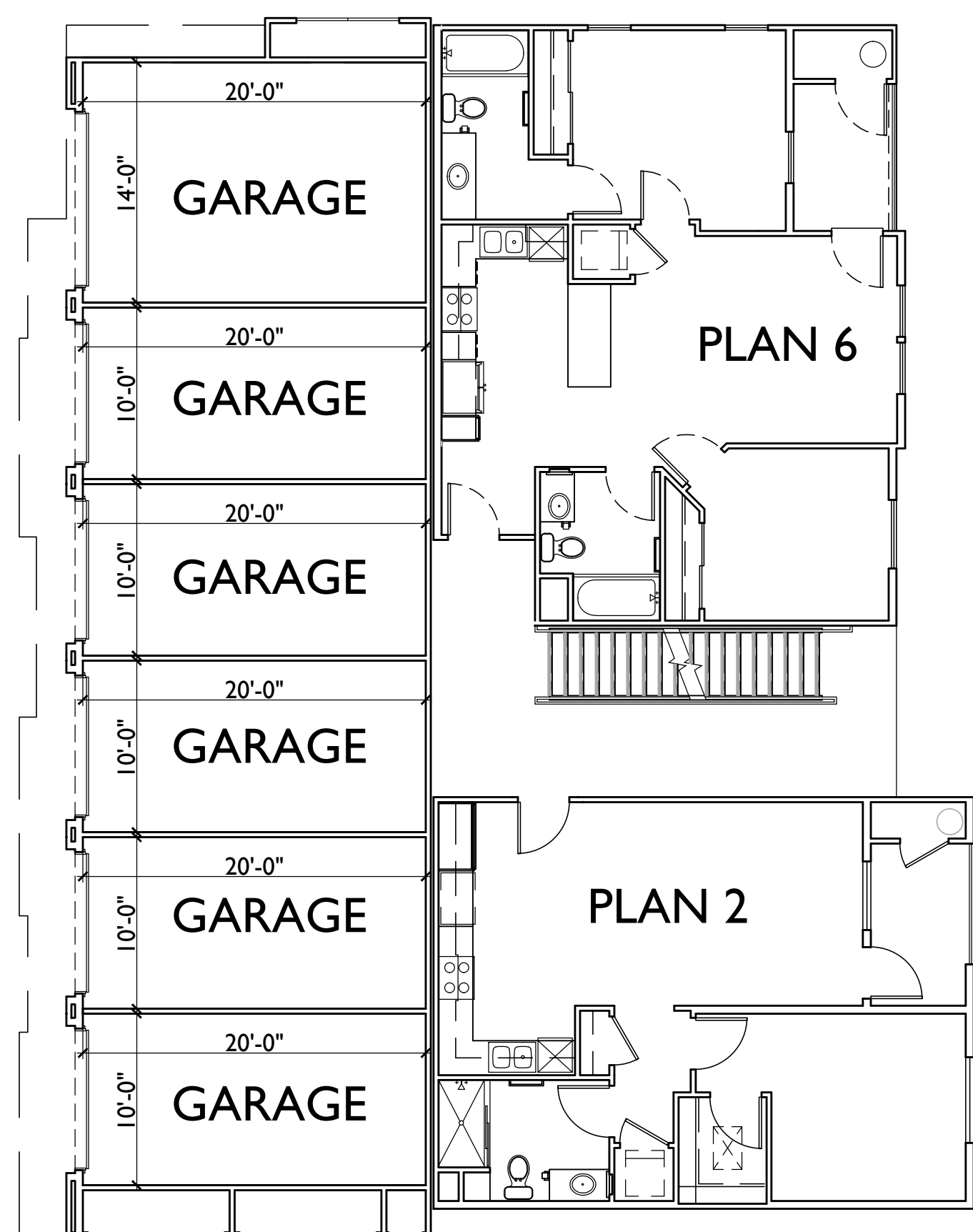
LEFT



FRONT



SECOND AND THIRD FLOOR



FIRST FLOOR



PERSPECTIVE

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BUILDING D



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