

# CUP 2018-0014 FOR PIVOT CHARTER SCHOOL, A 4375 S.F. FACILITY AT 700 N. MAIN STREET, CORONA CA 92880



951.742.7179

7179 MAGNOLIA AVE  
RIVERSIDE, CA 92504

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APPLICANT:

**PIVOT CHARTER SCHOOLS**  
4300 GREEN RIVER RD.  
STE 108  
CORONA, CA 92880  
951-280-0229

PROJECT:

**PIVOT CHARTER SCHOOL**  
CUP 2018-0014  
700 N. MAIN STREET  
CORONA, CA 92880

**OVERALL SITE PLAN**  
SITE DATA  
VICINITY MAP

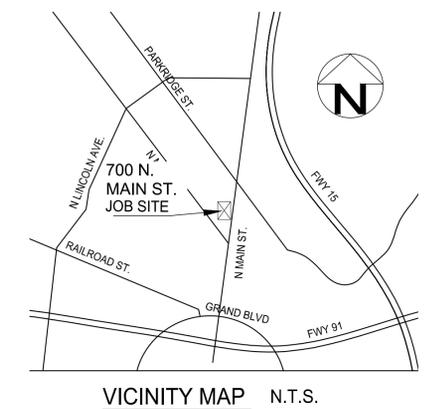
JOB #: 19-026

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**CUP-1**  
RE EXHIBIT 2

PARKING ANALYSIS- NORTH MAIN PLAZA				
TENANT	S.F.	PARKING REQUIREMENT	PROVIDED	DIFF.
PREVIOUS PAY-LESS SHOES	4,375	1/375 S.F. = 12 PARKING SPACES	18 SPACES	0
PIVOT CHARTER SCHOOL	4,375	15 KINDERGARTEN (3 EMPLOYEES) 1/ EMPLOYEE = 60 STUDENTS-K12 (7 EEMPL.) 1/ EEMPL. + 1/6 STUDENTS= 7 + 10= 17 SP.	3 SP 3 SPACES 17 SPACES	0
			26 SPACES	+6

VETERINARIAN -	1,800	1/200 S.F. = 9 PARKING SPACES	5 SPACES	-4
MANTRA INDIAN REST. -	3,565	1/125 S.F. = 29 PARKING SPACES	29 SPACES	
D.D.S DISCOUNTS -	23,100	1/375 S.F. = 62 PARKING SPACES	62 SPACES	
T SHIRTS UNLIMITED -	9,100	1/375 S.F. = 25 PARKING SPACES	35 SPACES	+10
BURLINGTON -	72,000	1/375 S.F. = 192 PARKING SPACES	212 SPACES	+20
SALLY BEAUTY -	2,000	1/375 S.F. = 6 PARKING SPACES	8 SPACES	
FORMER STYLES FOR LESS -	3,000	1/375 S.F. = 8 PARKING SPACES	8 SPACES	
THE AVENUE -	5,000	1/375 S.F. = 14 PARKING SPACES	14 SPACES	
CITY WEAR -	2,000	1/375 S.F. = 6 PARKING SPACES	12 SPACES	
CORONA VISION -	4,200	1/200 S.F. = 21 PARKING SPACES	12 SPACES	-9
JEWELRY -	1,800	1/375 S.F. = 5 PARKING SPACES	5 SPACES	
BIG LOTS -	20,415	1/375 S.F. = 55 PARKING SPACES	56 SPACES	
SMART AND FINAL -	23,200	1/375 S.F. = 62 PARKING SPACES	72 SPACES	+10
JAZZERISE -	2,300	1/250 S.F. = 9 PARKING SPACES	7 SPACES	-2
BOLLYWOOD THREADING -	2,080	1/375 S.F. = 6 PARKING SPACES	6 SPACES	
HAIR SALON -	1,300	1/375 S.F. = 4 PARKING SPACES	4 SPACES	
Q NAILS -	750	1/375 S.F. = 2 PARKING SPACES	2 SPACES	
DONUT SHOP -	1,545	1/375 S.F. = 5 PARKING SPACES	5 SPACES	
PHO RESTAURANT -	1,300	1/125 S.F. = 11 PARKING SPACES	11 SPACES	
LAUNDRY -	1,300	1/375 S.F. = 4 PARKING SPACES	8 SPACES	+4
MY GYM -	2,800	1/250 S.F. = 11 PARKING SPACES	8 SPACES	-3
PET PATROL -	5,880	1/375 S.F. = 16 PARKING SPACES	16 SPACES	
VACANT -	1,280	1/375 S.F. = 4 PARKING SPACES	4 SPACES	
DENTIST -	1,280	1/200 S.F. = 6 PARKING SPACES	4 SPACES	-2
RODRIGO RESTAURANT -	8,050	1/125 S.F. = 65 PARKING SPACES	75 SPACES	+10
WALGREENS -	14,580	1/375 S.F. = 39 PARKING SPACES	39 SPACES	
JACK IN THE BOX -	2,748	1/125 S.F. = 22 PARKING SPACES	22 SPACES	
BETTY FAYE CAFE -	3,200	1/125 S.F. = 26 PARKING SPACES	33 SPACES	+7
RUMTS RESTAURANT -	2,000	1/125 S.F. = 16 PARKING SPACES	16 SPACES	
FURNITURE -	3,800	1/375 S.F. = 11 PARKING SPACES	11 SPACES	
TOTAL SQUARE FOOTAGE	231,688	TOTAL PARKING REQUIRED= 771 SPACES	818 PROVIDED	+47 SPACES



THE BUILDING & APN THAT PIVOT CHARTER SCHOOL IS IN HAS A REQUIRED PARKING COUNT OF 141 CARS. THE PROVIDED PARKING SPACE COUNT IS 135. WE ARE SHORT 6 CARS BUT HAVE SHARED PARKING THROUGHOUT THE CENTER AND PICK UP A TOTAL OF 6 CARS FROM SHARED PARKING.

### SCOPE OF WORK- PIVOT CHARTER SCHOOL

THE SCOPE OF THIS PROJECT IS CONVERTING THE PAY-LESS SHOE STORE TO THE PIVOT CHARTER SCHOOL. THE WORK WILL ENTAIL PROVIDING A MULTI-USER TOILET ROOM FOR BOYS AND GIRLS. PROVIDE AN ACCESSIBLE HIGH-LOW DRINKING FOUNTAIN PER CODE AND RELOCATE ONE STOREFRONT ENTRANCE DOOR. PROVIDE PANIC HARDWARE ON EXIT DOORS AND PROPER LIFE-SAFETY EXIT SIGNS AND FIRE ALARM SYSTEMS. REUSE EXISTING CEILING GRID AND INSTALL NEW LED TITLE 24 COMPLIANT LIGHT FIXTURES. A LARGE ELEMENTARY AND HIGH SCHOOL CLASSROOM ALONG WITH A SMALL KINDERGARTEN CLASSROOM AND STORAGE ROOMS AND BILLING OFFICE

USE:	CHARTER SCHOOL
ZONING:	CR (COMMERCIAL RETAIL) District of the North Main St. Specific Plan
APN:	119-250-021
TRACT/ PARCEL MAP #:	TR - 4548
LOT NUMBER:	L3
TENANT SPACE:	4,375 S.F.
OCCUPANCY GROUP:	E
CONSTRUCTION TYPE:	V-B
SPRINKLER SYSTEM:	YES
NUMBER OF STORY:	1
NUMBER OF EMPLOYEES:	8-10
SUITE SEPARATION WALLS:	ARE REQUIRED ADJACENT SUITE 708 N. MAIN ST.

BUILDING AREA SEPARATION WALLS: A 1-HOUR SEPARATION WALL IS REQ'D BETWEEN AN "E" OCCUPANCY & AN "M" OCCUPANCY .

#### PROPERTY OWNER:

ARIZONA PARTNERS RETAIL INVESTMENT GROUP, LLC  
8300 N HAYDEN RD STE A-200 SCOTTSDALE, AZ, 85258-2481

#### TENANT:

PIVOT CHARTER SCHOOL  
700 N MAIN ST. CORONA, CA 92880

THE ENTIRE SHOPPING CENTER IS A ONE OWNER CENTER AND HAS SHARED PARKING THROUGHOUT THE CENTER.



General Plan: GC (General Commercial) Zoning: CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01)

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N. MAIN ST. ROW.

General Plan: MU 1 (Mixed Use Commercial/Residential) Zoning: MU (Mixed Use) District of the North Main Street Specific Plan (SP99-01).

New additional ADA parking space added

New accessible path of travel to the building from the public way

GENERAL PLAN: General Commercial LAND USE: Commercial Retail Use

### BUTTERFIELD STAGE SQUARE SHOPPING CENTER SITE PLAN

SCALE: 1"= 100'-0" +/-



### PARKING DATA SITE PLAN

N.T.S.



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**EXHIBIT A2**

**FOCUSED  
SITE PLAN**

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**CUP-2**



**FOCUSED SITE PLAN**  
1"=20'-0"