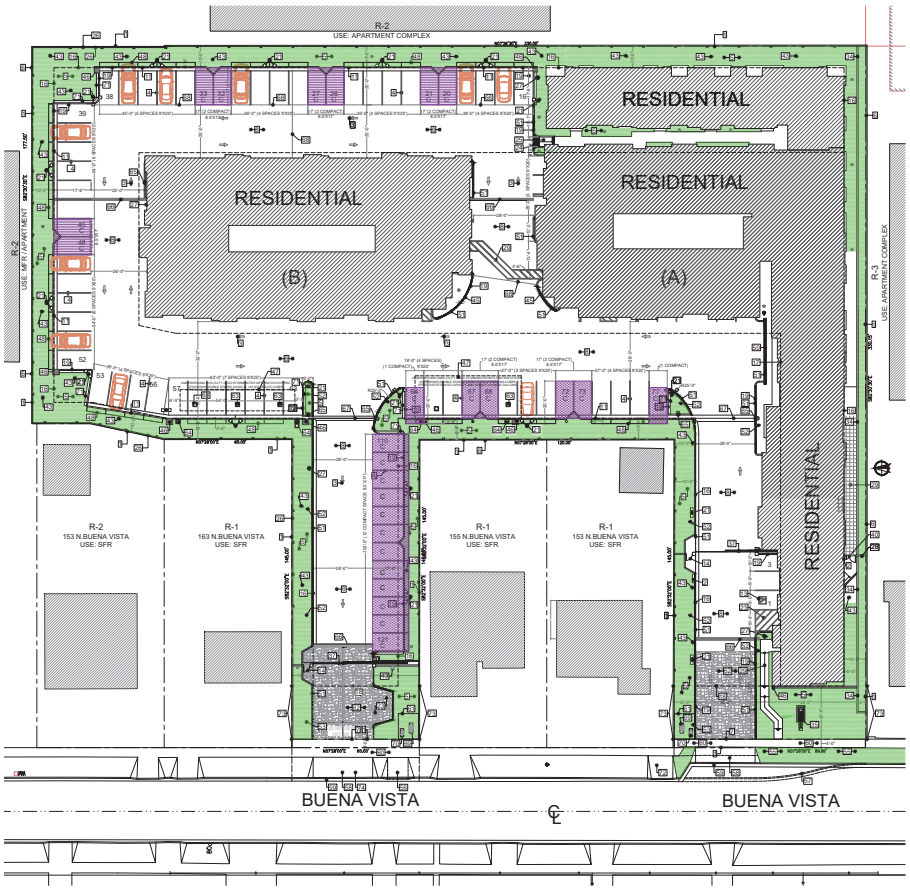

SITE PLAN KEY NOTES

- EXISTING PROPERTY LINE
- INTERCOM / CAMERA BOARD
- DIRECTIONAL ARROW
- 2" STRIPING
- PROPOSED LANDSCAPE AREA
- EXISTING 6' CMU FENCE TO REMAIN (PROVIDE NEW PLASTER FINISH ON INTERIOR FACE
- 2' DEDICATION
- ASPHALT PAVING
- ACCESSIBLE PARKING
- ACCESSIBLE PARKING SIGN
- 6" WIDE CURB WITH GUTTER PER CITY OF CORONA STANDARD
- CONCRETE WHEEL STOP
- ACCESSIBLE EMBLEM
- 5' - 0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH INTERCOMB PER ARCHITECTURAL PLAN
- RECYCLE RAIDN
- 10' SETBACK LINE
- 60' SETBACK LINE
- 30' SETBACK LINE
- 6" CONCRETE CURB
- BUILDING COLUMN
- PARKING LOT LIGHT (PROVIDE HOODING DEVICE TO SHIELD LIGHT FROM ADJACENT PROPERTIES)
- 2" STAMPED CONCRETE: TAN COLOR
- TURNAROUND AREA
- TRUNCATED DOME WARNING
- ADA RAMP: 1:UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33% MAX. SLOPE)
- NEW PROPOSED 6' HIGH CMU WALL. PROVIDE PLASTER FINISH ON THE INTERIOR FACE
- NEW FIRE HYDRANT PER FPA STANDARDS 24 AND 13 AND CITY STANDARDS
- 6' HIGH VIL FENCE
- ADA PATH OF TRAVEL (5% MAX SLOPE, 2% MAX. CROSS SLOPE)
- PICNIC TABLE
- ELECTRIC CAR CHARGER
- OUTDOOR BENCH
- JACUZZI 6' HIGH DECORATIVE CMU WALL ENCLOSURE
- PROPOSED 3' HIGH RETAINING WALL
- PROPOSED MONUMENT SIGN PER SEPARATE PERMIT
- BELOW GRADE JACUZZI WITH 6' HIGH SCREWED WROUGHT IRON FENCE AND 3' WIDE GATE
- PROPOSED 28' WIDE W.I. TWO LEAVES 7' HIGH, TELESCOPIC SLIDING GATE WITH KNOX KEY
- OUTDOOR BBQ
- 6'HR SIGN
- 42" WIDE PEDESTRIAN GATE
- FIRE TRUCK 28' EMERGENCY ACCESS ROADWAY
- 6ft AND 14ft ACCESSIBLE SIGN
- NEW 6" REUARD SPEB D CATCH BASIN
- FIRE TRUCK 36' TURNING RADIUS
- FIRE TRUCK 26' TURNING RADIUS
- NEW CB12 CATCH BASIN
- UNDERGROUND CUSO WATER STORAGE SYSTEM PER WQMP
- 2-6' PARKING OVERHANG LIMIT
- UNDERGROUND RACEWAY READY FOR FUTURE EVSE
- 36"X12" CONCRETE WALL
- TRAFFIC RED PAINT FIRE LANE: WHITE LETTERS MIN 3" HEIRGHT @ 50' INTERVALS. WHITE 3" WIDE LETTERS
- FIRE LANE NO PARKING SIGN
- FIRE LANE ENTRANCE SIGN
- S.R. SMITH POLE LIFT
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- EXISTING STREET CURB & GUTTER TO BE REMOVED
- NEW 28' WIDE DRIVEWAY APPROACH PER CITY STANDARDS
- NEW 6" STREET CURB & GUTTER PER CITY STANDARDS
- NEW 6' WIDE SIDEWALK PER CITY STANDARDS
- 12"x12" CITY WATER EASEMENT
- 8" STAMPED CONCRETE: TAN COLOR
- CUSO SYSTEM MAINTENANCE/INSPECTION ACCESS WITH TRAFFIC COVER.
- CUSO SYSTEM DROSS POLLUTANT FILTER (DPF) ACCESS WITH TRAFFIC COVER.
- 6" CURB OPENING WITH 12x12 GRAVEL
- 12" WIDE X DRAIN CHANNEL WITH TRAFFIC GRATE
- 30" WIDE CONCRETE V-GUTTER
- GRADE RIDGE LINE
- FIRE SPRINKLER BACKFLOW ASSEMBLY
- WATER BACKFLOW ASSEMBLY
- 12" CONCRETE STEP-OUT
- RECONSTRUCT EXISTING DRIVEWAY IN THE SAME LOCATION AS NEEDED
- NEW PROPOSED 30" HIGH CMU WALL WITHIN THE FRONT 20' SETBACK. PROVIDE PLASTER FINISH ON THE INTERIOR FACE
- INTERIM IMPROVEMENTS. DEVELOPER TO PROVIDE FUNDS FOR ULTIMATE IMPROVEMENTS ACROSS THEIR FRONTAGE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- FIRE TRUCK PATH OF TRAVEL
- FIRE HOSE REACH
- FIRE HYDRANT SPACING
- LINE OF BUILDING ABOVE
- PEDESTRIAN PATH OF TRAVEL
- FIRE LANE MARKING
- FIRE TRUCK CLEARANCE
- CONCRETE OR CMU WALL
- 1-HOUR FIRE RATED WALL
- FULL HEIGHT 25 WALL

DLIVE GROUP
DESIGN GROUP
931 MAIN ST "B" STANTON, CA 90680 - E-MAIL: SHHEJORJR@HOTMAIL.COM
TEL: 626-290-0401

THE DESIGNS, PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE DESIGNER ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. THE DESIGNER SHALL RETAIN ALL COPYRIGHTS, PATENT RIGHTS, AND OTHER RIGHTS IN THE DESIGNS, PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE DESIGNER. THE DESIGNS, PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE DESIGNER MAY NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE OTHER THAN THE PROJECT SPECIFIED IN THE DESIGNS, PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE DESIGNER WITHOUT THE DESIGNER'S WRITTEN CONSENT.

OWNER NAME & ADDRESS
N.V. HOLDINGS
4303 ARCHIBALD
RANCHO CUCAMONGA, CA 91737

PROJECT NAME & ADDRESS
BUENA VISTA SENIOR LIVING
159 N. BUENA VISTA
CORONA, CA 92882

REVISIONS

NO.	DESCRIPTION:	DATE
1	PLANNING	07-10-22
2		
3		
4		

SUBMITAL
PLANNING-2 07-11-22

DESIGNED BY
DRAWN BY
CHK'D BY
APPROVED BY
DATE DRAWN
SCALE
1/16" = 1'0"

PROJECT NUMBER
710CO-19

KEY PLAN

SHEET TITLE
SITE PLAN

SHEET A01

ELEV.

Plotted on Monday October 09, 2023 at 1:47pm

EXHIBIT 3

SITE PLAN KEY NOTES

- EXISTING PROPERTY LINE
- INTERCOM / CAMERA BOARD
- DIRECTIONAL ARROW
- 4" STRIPING
- PROPOSED LANDSCAPE AREA
- EXISTING 6' CMU FENCE TO REMAIN (PROVIDE NEW PLASTER FINISH ON INTERIOR FACE
- 4" DEDICATION
- ASPHALT PAVING
- ACCESSIBLE PARKING
- ACCESSIBLE PARKING SIGN
- 6" WIDE CURB WITH GUTTER PER CITY OF CORONA STANDARD
- CONCRETE WHEEL STOP
- ACCESSIBLE EMBLEM
- 1 - 3'X6' HIGH WROUGHT IRON PEDESTRIAN GATE WITH INTERCOME PER ARCHITECTURAL PLAN
- BICYCLE RACK
- 10' SETBACK LINE
- 50' SETBACK LINE
- 20' SETBACK LINE
- 6" CONCRETE CURB
- BUILDING COLUMN
- PARKING LOT LIGHT (PROVIDE HOODING DEVICE TO SHIELD FROM NEIGHBORING PROPERTIES)
- 4" STAMPED CONCRETE. TAN COLOR
- TURNAROUND AREA
- TRUNCATED DOME WARNING
- ADA RAMP 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33% MAX. SLOPE)
- NEW PROPOSED 6' HIGH CMU WALL. PROVIDE PLASTER FINISH ON THE INTERIOR FACE
- NEW FIRE HYDRANT PER FFA STANDARDS 24 AND 13 AND CITY STANDARDS
- 6' HIGH W.I. FENCE
- ADA PATH OF TRAVEL (5% MAX SLOPE, 2% MAX. CROSS SLOPE)
- PICNIC TABLE
- ELECTRIC CAR CHARGER
- OUTDOOR BENCH
- JACUZZI 5' HIGH DECORATIVE CMU WALL ENCLOSURE
- PROPOSED 3' HIGH RETAINING WALL
- PROPOSED MONUMENT SIGN PER SEPARATE PERMIT
- BELOW GRADE JACUZZI WITH 5' HIGH SCREENED WROUGHT IRON FENCE AND 3' WIDE GATE
- PROPOSED 28' WIDE W.I. TWO LEAVES 7' HIGH, TELESCOPIC SLIDING GATE COSELLIS ENTRY
- OUTDOOR BBQ
- EVR SIGN
- 42" WIDE PEDESTRIAN GATE
- FIRE TRUCK 28' EMERGENCY ACCESS ROADWAY
- SIA AND VAN ACCESSIBLE SIGN
- NEW 6" ROUND SPRE-D CATCH BASIN
- FIRE TRUCK 50' TURNING RADIUS
- FIRE TRUCK 28' TURNING RADIUS
- NEW 12X12 CATCH BASIN
- UNDERGROUND CUSO WATER STORAGE SYSTEM PER WQMP
- 2'-6" PARKING OVERHANG LIMIT
- UNDERGROUND RACEWAY READY FOR FUTURE EVSE
- 24'X12' CONCRETE WALL
- TRAFFIC RED PAINT FIRE LANE. WHITE LETTERS MIN 3" WORDS @ 30' INTERVALS. WHITE 2" MIN LETTERS
- FIRE LANE NO PARKING SIGN
- FIRE LANE ENTRANCE SIGN
- 8.5K AMPH POOL LIFT
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- EXISTING STREET CURB & GUTTER TO BE REMOVED
- NEW 28' WIDE DRIVEWAY APPROACH PER CITY STANDARDS
- NEW 6" STREET CURB & GUTTER PER CITY STANDRAS
- NEW 4' WIDE SIDEWALK PER CITY STANDARDS
- 12'x12' CITY WATER EASEMENT
- 6" STAMPED CONCRETE TAN COLOR
- CUSO SYSTEM MAINTENANCE/INSPECTION ACCESS WITH TRAFFIC COVER.
- CUSO SYSTEM GROSS POLLUTANT FILTER (GPF) ACCESS WITH TRAFFIC COVER.
- 8" CURB OPENING WITH 12X12 DRAIN.
- 12" WIDE X DRAIN CHANNEL WITH TRAFFIC GRATE
- 24" WIDE CONCRETE V-GUTTER
- GRADE RIDGE LINE
- FIRE SPRINKLER BACKFLOW ASSEMBLY
- WATER BACKFLOW ASSEMBLY
- 12" CONCRETE STEP-OUT
- RECONSTRUCT EXISTING DRIVEWAY IN THE SAME LOCATION AS NEEDED
- NEW PROPOSED 36" HIGH CMU WALL WITHIN THE FRONT 20' SETBACK.
- PROVIDE PLASTER FINISH ON THE INTERIOR FACE
- INTERIM IMPROVEMENTS. DEVELOPER TO PROVIDE FUNDS FOR ULTIMATE IMPROVEMENTS ACROSS THEIR FRONTAGE

LEGEND

	PROPERTY LINE
	SETBACK LINE
	FIRE TRUCK PATH OF TRAVEL
	FIRE HOSE REACH
	FIRE HYDRANT SPACING
	LINE OF BUILDING ABOVE
	PEDESTRIAN PATH OF TRAVEL
	FIRE LANE MARKING
	FIRE TRUCK CLEARANCE
	CONCRETE OR CMU WALL
	1-HOUR FIRE RATED WALL
	FULL HEIGHT 28 WALL

BLIVE GROUP
DesignGroup
8301 MAIN ST "B" STANTON, CA 90680 - E-MAIL: BHEJGROUP@HOTMAIL.COM
TEL: 626-290-0401

OWNER NAME & ADDRESS
BLIVE GROUP
4303 ARCHIBALD
RANCHO CUCAMONGA, CA 91737

PROJECT NAME & ADDRESS
BUENA VISTA SENIOR LIVING
159 N. BUENA VISTA
CORONA, CA 92882

REVISIONS

NO.	DESCRIPTION:	DATE:
1	PLANNING	07-10-22
2		
3		
4		
5		

SUBMITAL
PLANNING-2 07-11-22

DESIGNED BY
DRAWN BY
CHK. BY
APPROVED BY
SCALE: G
DATE DRAWN
04-07-22
SCALE
1/16" = 1'0"

PROJECT NUMBER
710CO-19

KEY PLAN

SHEET TITLE
PARKING LAY-OUT/ SITE PLAN

SHEET A01.1 SLDS.

C:\Users\drive\G Drive\G Drive\Documents\BLIVE\BLIVE GROUP FILES\7 FINALS-BLIVE ARCHITECTURAL\ 5710 CORONA ARCHITECTURAL\LAYOUT SUBMITTAL 14-2-1-23\SHEETS 07-10-23 A01.1 09-20-23.dwg

Plotted on Monday October 09, 2023 at 1:45pm