

BUILDING A ¹ USE: MEDICAL OFFICE BUILDING (ONCOLOGY) 'B' OCCUPANCY		BUILDING B ² ³ TWO STORY, SINGLE TENANT		PROJECT LOCATION	
NET S.F.	27,325 S.F.	GROSS AREA	32,500 S.F.	APN: 117186001.011, 012, 015, 016 AND 117186001.002, 003, 004, 006, 007, 010	
VAULT WALLS:	1,275 S.F.	PARKING (BASED ON NET)	27,325 S.F.	117186001.011, 012, 015, 016	
LOAD:	3,900 S.F.	STANDARD STALLS	123		
GROSS	32,500 S.F.	ACCESSIBLE STALLS	12		
		ACCESSIBLE VAN STALLS	2		
PARKING REQUIRED		TOTAL STALLS REQUIRED AT BUILDING 'A'	137 STALLS		
BUILDING A	27,325 S.F. / 200 =				
BUILDING B	23,600 S.F. / 200 =				
TOTAL PARKING	255 STALLS (REQ'D)				
PARKING PROVIDED:					
TOTAL SITE STALLS	231 STALLS				
OFF-SITE PARKING (BELL AVE.)	44 STALLS				
TOTAL SITE PROVIDED	285 STALLS				
LESS COMPACT STALLS	(28) STALLS				
TOTAL CITY RECOGNIZED STALLS	257 STALLS (ACTUAL)				
EXISTING ON-SITE SPACES TO BE REMOVED UNDER THIS PROJECT	48 STALLS				
<i>*THESE STALLS ARE EXISTING ON SITE WHICH WILL BE REMOVED DURING SITE DEMOLITION, THEY ARE NOT OFF-SITE STALLS</i>					

SITE PLAN KEYED NOTES	
NO.	DESCRIPTION
1.	NEW 6'-0" HIGH CONCRETE CURB, TYP. - SEE DTL. C3/A1.2
2.	MONUMENT SIGN (UNDER SEPARATE PERMIT)
3.	NEW LANDSCAPE APPROACH - 30'-0" MIN. (PER PUBLIC WORKS STANDARDS)
4.	NEW 4'-0" MIN. ACCESSIBLE PATH OF TRAVEL AT SIDEWALKS (5% MAX. SLOPE, 2% MAX. CROSS SLOPE)
5.	NEW 5'-0" MAX. CROSS SLOPE
6.	NEW ACCESSIBLE STALL POLE SIGN - SEE DTL. A3/A1.2
7.	NEW ACCESSIBLE PARKING STALL LOT SIGNAGE AT PARKING ENTRY - SEE DTL. A3/A1.2
8.	NEW APPROVED 3x3 HANDICAP PARKING SYMBOL - SEE DTL. A4/A1.2
9.	NEW VAN ACCESSIBLE PARKING STALL LOADING AREA
10.	NEW LINE OF VEHICLES OVERLAPPING ONTO Curb
11.	NEW STATIONABLE PARKING STALL PER CITY STANDARDS AND PARKING MANUAL
12.	NEW TRASH ENCLOSURE, PER CITY STANDARDS - SEE DTL. B3/A1.2
13.	NEW PAVING - PER PUBLIC WORKS STANDARDS
14.	NEW 10'-0" MIN. TURNAROUND ARROWS AT THE BEGINNING AND END OF AISLES - SEE DTL. B1/A1.2
15.	NEW 5'-0" OFF-LOAD AREA FOR ACCESSIBLE PARKING (TYP.) - SEE DTL. A5/A1.2
16.	LOCATION OF FIRE SPRINKLER RISER AND ROOM
17.	NEW ARCHITECTURAL LIGHTING FIXTURES - SEE ELECTRICAL DECORATIVE CONCRETE PATTERN AT DRIVE APPROACH
18.	EXISTING HYDRANT
19.	EXISTING 8" WATER SERVICE
20.	EXISTING 8" SEWER SERVICE
21.	NEW 8" HYDRANT PER CITY STANDARDS
22.	INDICATES DETECTABLE WARNING SURFACE
23.	EXISTING HYDRANT RELOCATED - SEE CIVIL
24.	NEW DISABLED ACCESSIBLE TRAILER PARK TO PUBLIC WAY - 4'-0" MIN. (PER PUBLIC WORKS STANDARDS)
25.	NEW 4'-0" MAX. CROSS SLOPE, SEE CIVIL
26.	PROPOSED 4x4 TREE WELLS, STREET TREE WELLS SHALL BE CONSTRUCTED AS PER PUBLIC WORKS STANDARDS
27.	EXISTING 8" SEWER SERVICE
28.	PROPOSED 8" SEWER SERVICE - SHORT TERM RACKS PROVIDED (2 BIKES PER RACK TO ACCOMMODATE 8 BIKES) AND LONG TERM LOCKERS 4 SPACES PROVIDED (2 BIKES PER LOCKER - 8 BIKES)
29.	INSTALL NEW 30' STATE STANDARD "STOP" SIGNS AT LOCATIONS SHOWN ON A 2 GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7'-0" ABOVE THE GROUND. THE SIGN IS TO BE TURNED 90 DEGREES, THEREFORE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION. INSTALL 30'x30' STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST
30.	NO SMOKING USE OF POLYETHYLENE CIGARETTE BUTTS - SEE STATE, "NO SMOKING WITHIN 25' OF BUILDING ENTRIES, OUTDOOR INTAKES OR OPERABLE WINDOWS, CAL-GREEN 5.504.7"
31.	PROPOSED CURB RAMP - PER CITY STANDARDS
32.	LINE INDICATES NEW DECORATIVE STRIPING AT CROSSWALK (PAINTED)
33.	SCREENED GAS METER LOCATION
34.	SCREENED GAS METER LOCATION
35.	STRIPPING INDICATES LOADING ZONE (1)
36.	DASHED LINE INDICATES NEW RED PAINTED FIRE LANE CURB. REQUIRED FIRE LANE SHALL BE DESIGNATED BY THE OWNER AS A CURB RED (TOP AND SIDES) AND WHITE LETTERING FOR PARKING IN 3 INCH WHITE LETTERS ON THE MOST VERTICAL CURB, AT LEAST EVERY 50 FEET.
37.	INDICATES 50'-0" OUTSIDE TURNING RADIUS AND 25'-0" INSIDE RADIUS FOR FIRE VEHICLES 50'-0" MIN. FIRE LANE
38.	RELOCATED STREET LIGHT - SEE CIVIL
39.	HEALING GARDEN LANDSCAPING FEATURE
40.	STORM DRAIN INLET
41.	SCREENED GAS METER
42.	SCREENED GAS METER LOCATION
43.	STRIPPING INDICATES LOADING ZONE (1)
44.	PROPOSED 8" SEWER SERVICE
45.	PROPOSED 8" SEWER SERVICE
46.	PROPOSED 8" SEWER SERVICE
47.	TREE WELLS WITH TREE GRATES (5'-0" SQ.)
48.	KNOX BOX LOCATION
49.	SITE RETAINING WALLS
50.	WHEEL CHAIR LIFT
51.	INDICATES 1:12 SLOPE RATIO, (TYP OF 2)
52.	INDICATES CLEAN AIR VEHICLE STALLS. PROVIDE 16 STALLS FOR BUILDING 'A' PER CAL-GREEN 5.106.5.2
53.	FUTURE E.V. CHARGING STALLS - PROVIDE EMPTY ELECTRICAL CONDUIT FEED TO ELECTRICAL ROOM
54.	FUTURE ACCESSIBLE E.V. STALLS WITH 5'-0" OFF-LOAD STRIPING

GENERAL SITE NOTES

NO.	DESCRIPTION
1.	ELECTRICAL TRANSFORMER LOCATIONS ARE PRELIMINARY ONLY. LOCATIONS TO BE VERIFIED WITH UTILITY PLAN.
2.	PARKING LOT LIGHTING TO BE SUBMITTED AS PART OF BUILDING 'B' SUBMISSION.
3.	DISABLED PARKING BASED ON NET BUILDING SQUARE FOOTAGE. BUILDING 'A' NET S.F. 27,325 S.F. PER MUNICIPAL CODE 17.76.030 PROVIDE STALLS AT 1/200 S.F. PROVIDE 137 STALLS. PER CBC 1B-208.2 PROVIDE 10% OF PARKING SPACES AS ACCESSIBLE. (10% OF 137 STALLS = 14 STALLS REQUIRED - 14 STALLS PROVIDED)

Shell Building for:
Corona Medical Center
Medical Office Building
Corona, Ca

Sixth Street and Belle Avenue

Overall Site Plan

Project Number

421.0

Project Contact:

ANTHONY PINGS

Scale:

AS NOTED

Issue Date:

3-8-17

PRELIMINARY

12-13-18

DEVELOPMENT REVIEW

12-27-18

PLAN CHECK

Revisions

No.

Revision Date:

Drawing

VICINITY MAP

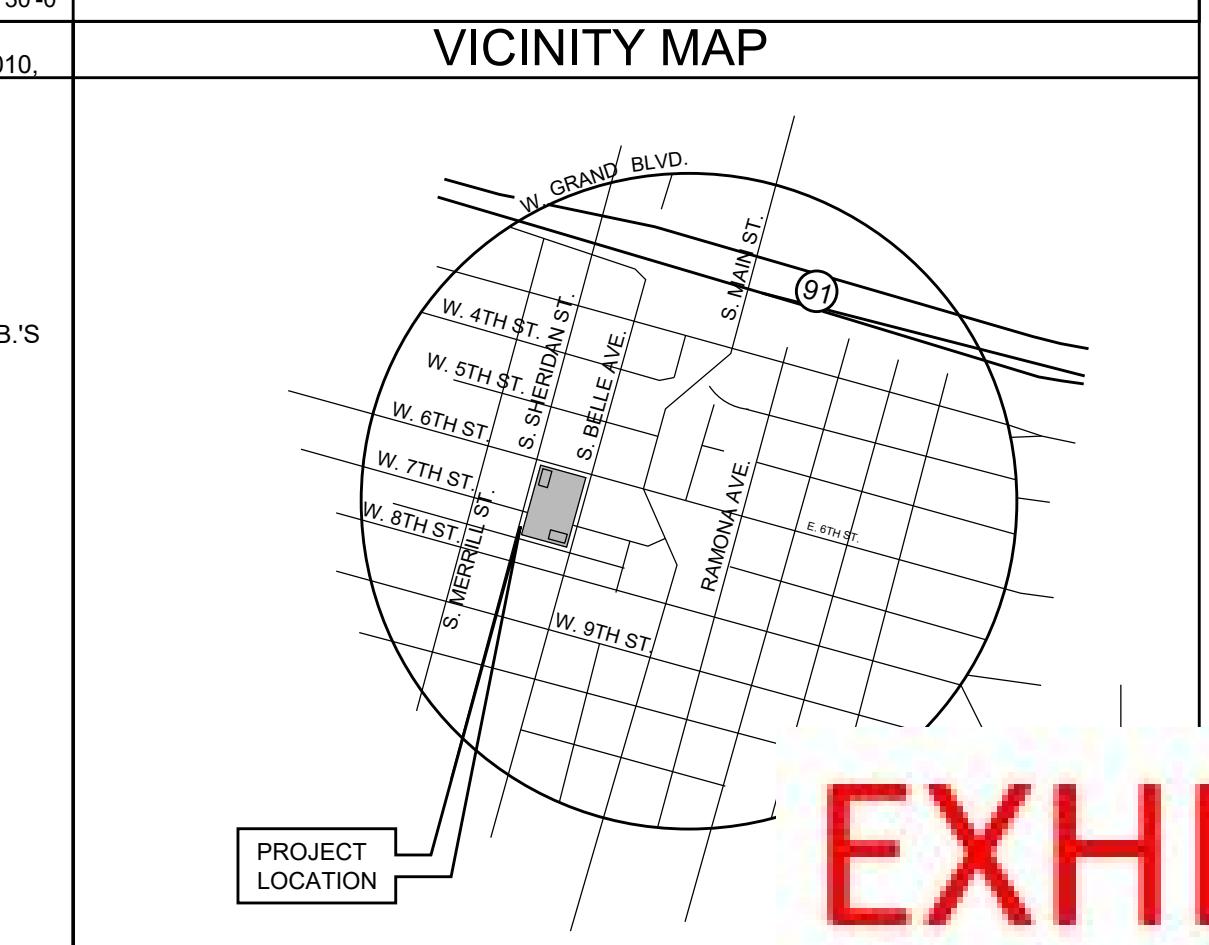


EXHIBIT A