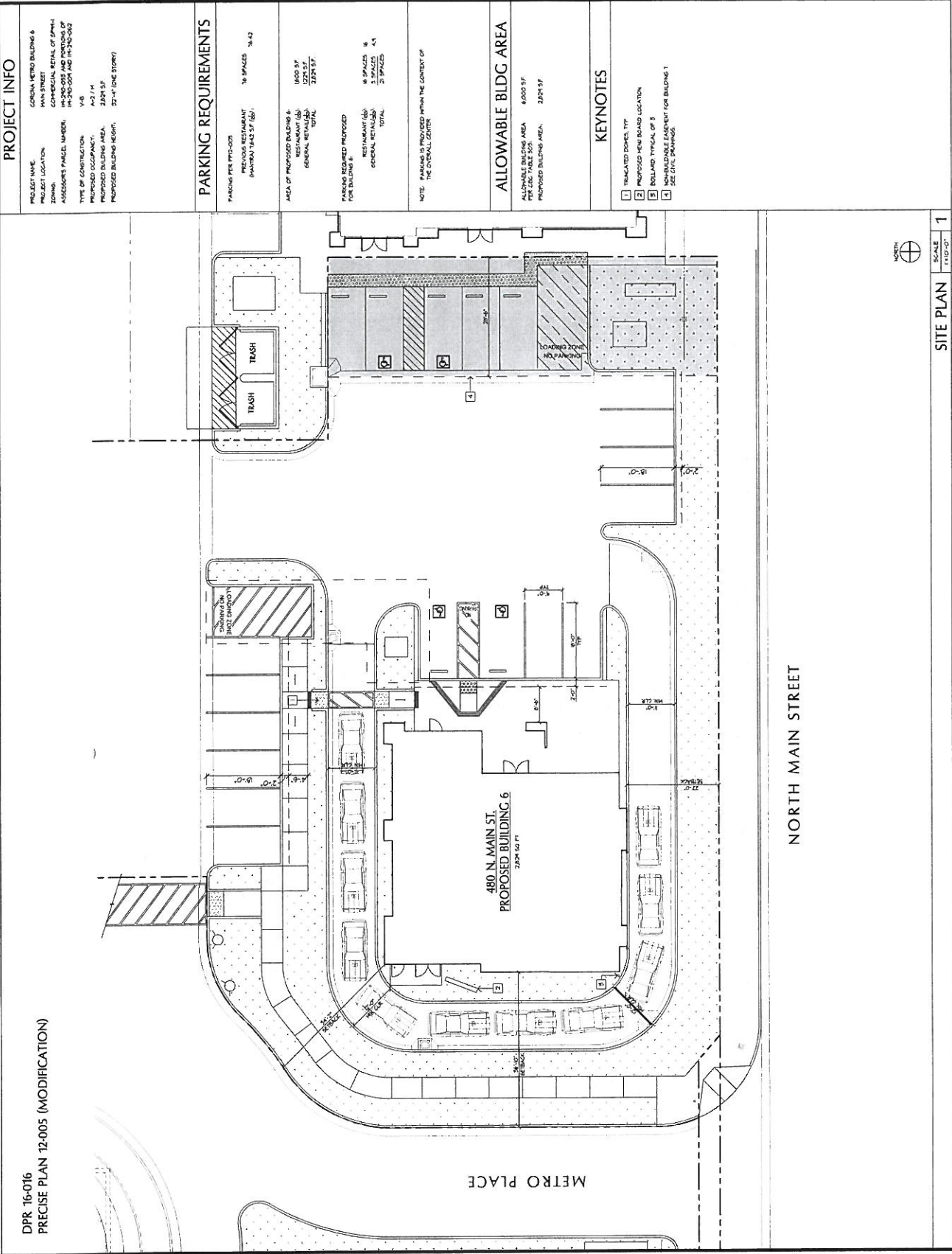


DPR 16-016
PRECISE PLAN 12-005 (MODIFICATION)



PROJECT INFO

PROJECT NAME: CORONA METRO BUILDING 6
PROJECT LOCATION: MAIN STREET
ZONING: COMMERCIAL RETAIL OF SP4-1
ASSESSOR'S PARCEL NUMBER: 183-000-008 AND PORTIONS OF 183-000-009 AND 183-000-010
TYPE OF CONSTRUCTION: NEW CONSTRUCTION
PROPOSED BUILDING AREA: 2,224 SF
PROPOSED BUILDING HEIGHT: 32'-4" (ONE STORY)

PARKING REQUIREMENTS

PARKING PER PROPOSED PREVIOUS RESTAURANT (MAXIMUM 74.2 SF (60')) 19.42
AREA OF PROPOSED BUILDING 6 1,800 SF
RESTAURANT (60) 2,224 SF
TOTAL 4,024 SF
PARKING REQUIRED PROPOSED FOR BUILDING 6 19 SPACES
RESTAURANT (60) 5 SPACES
GENERAL RETAIL (60) 14 SPACES
TOTAL 24 SPACES

NOTE: PARKING IS PROVIDED WITHIN THE CORNER OF THE OVERALL CENTER

ALLOWABLE BLDG AREA

ALLOWABLE BUILDING AREA 6,000 SF
PER ZONING CODE 183-000-008 2,224 SF
PROPOSED BUILDING AREA

KEYNOTES

- 1 TRUNCATED CORNER TYP
- 2 PROPOSED NEW BOARD LOCATION
- 3 ROLLBACK TYPICAL OF 2
- 4 NON-REMOVABLE EASEMENT FOR BUILDING 1
- 5 SEE CIVIL DRAWINGS



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Norco, CA 92860
(951) 373-0357
(951) 373-5924 FAX
architects@hcand.com
ARCHITECTS INC.

WATERMARK PROPERTIES, INC.
480 NORTH MAIN STREET
CORONA, CA 92880

PROJECT LOCATION
MAIN STREET METRO - BUILDING 6
480 NORTH MAIN STREET
CORONA, CA 92880

PREPARED FOR THE CLIENT BY THE ARCHITECT
DATE: 10/1/16
SCALE: 1/8"=1'-0"

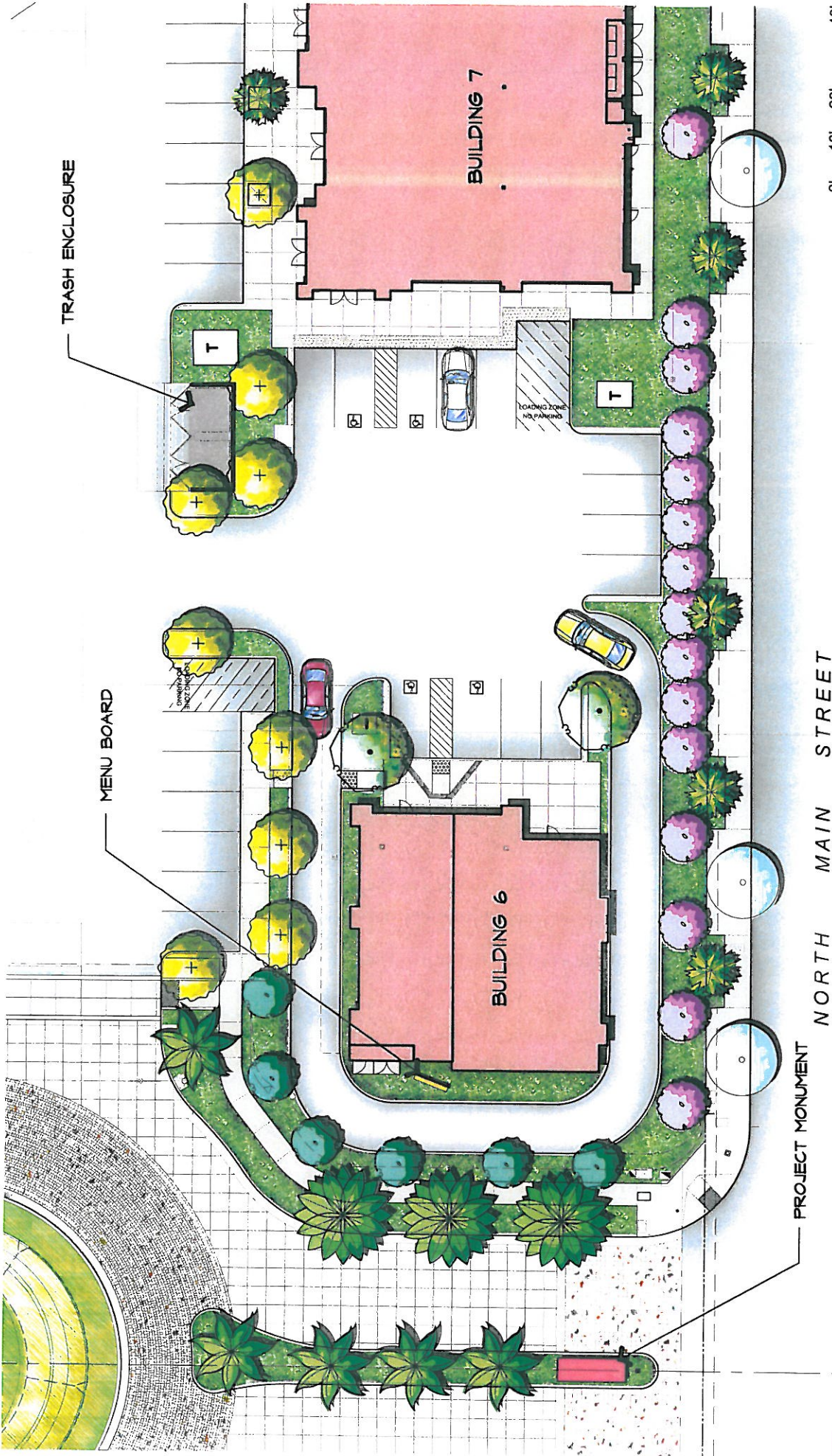
NO.	DATE	DESCRIPTION
1	10/1/16	PRELIMINARY
2	10/1/16	REVISED
3	10/1/16	REVISED
4	10/1/16	REVISED
5	10/1/16	REVISED
6	10/1/16	REVISED
7	10/1/16	REVISED
8	10/1/16	REVISED
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7	10/1/16	REVISED
8	10/1/16	REVISED
9	10/1/16	REVISED
10	10/1/16	REVISED

SITE PLAN

Sheet No. 1 of 1
Drawing No. 16-016
Scale: 1/8"=1'-0"
A1.01

EXHIBIT 2B



0' 10' 20' 40'



JOB NO 13-041
JAN 27-17

NORTH MAIN STREET

MAIN STREET METRO - BUILDING 6