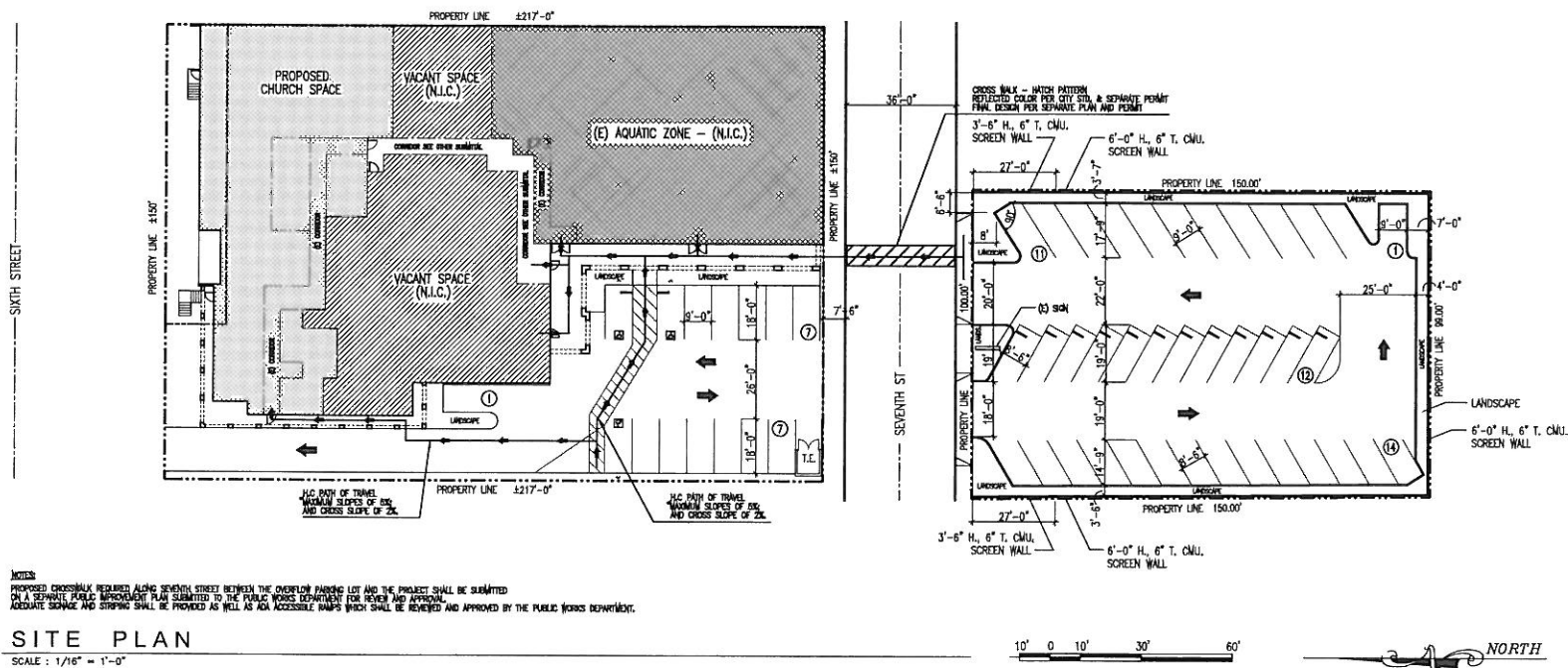




NOTES:
 PROPOSED CROSSWALK REQUIRED ALONG SEVENTH STREET BETWEEN THE OVERLAP PARKING LOT AND THE PROJECT SHALL BE SUBMITTED ON A SEPARATE PUBLIC IMPROVEMENT PLAN SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL.
 ADEQUATE SIGNAGE AND STRIPING SHALL BE PROVIDED AS WELL AS ADA ACCESSIBLE RAMPS WHICH SHALL BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

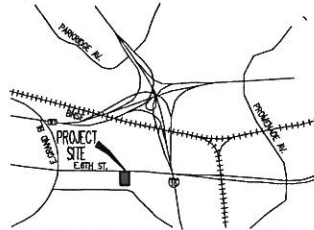
SITE PLAN
 SCALE: 1/16" = 1'-0"

Issuance / Revisions		
No.	Date	Description
1	7-27-2017	01P APPLICATION
2	8-25-2017	02P APPLICATION
3	10-25-2017	PLAN CHECK CORRECTIONS - CORROD
4	1-8-2018	03P REVISIONS
5	2-28-2018	04P REVISIONS

Project Name:
TENANT IMPROVEMENT & PROPOSED USE FOR
JESUS BAPTIST USA CONFERENCE
 1138 E. SIXTH ST., #C
 CORONA, CA 92879

Consultants
 PERMIT NOTES / SCOPE OF WORK
 ANY FUTURE WORK SHALL BE A DIFFERENT SUBMITAL. A FUTURE PERMITS RELATIONSHIP OF THE SUBMITTER SHALL BE OFFERED SUBMITTER AND PERMITTER.

- Tenant Improvement for a Church is 44,200 SF.
- ERECTION OF NON-BEARING PARTITIONS.
 - REARLUM OF NON-BEARING PARTITION.
 - ACCESSIBILITY SIGNS & ENTRANCE, EXIT AND RESTROOMS.
 - LEVER TYPE & PAVING HARDWARE DOOR HANDLES.
 - CROSS WALK STOPPING ON 7TH STREET PER CITY STANDARD AND REQUIREMENT FOR PUBLIC WORKS DEPT.

PROJECT DATA		PLUMBING FIXTURE ANALYSIS (CHURCH USE)	PROJECT DIRECTORY	
BUILDING ANALYSIS APE: 117-333-004-6, 117-334-004-8 AND 117-334-005-0 PROJECT ADDRESS: 1138 E. 6TH ST., #C, CORONA, CA 92879 CURRENT ZONE: GENERAL COMMERCIAL LOT SIZE: 34,683.5 + 15,565.8 SF. = 50,249.3 SF. BLDG. SIZE: 20,573 SF. FLOOR AREA RATIO: 40.8% OCCUPANCY: EXISTING SHAWING POOL: A-3 7,452 SF. EXISTING VACANT SPACE: B 8,921 SF. PROPOSED CHURCH SPACE: A-3 6,200 SF.		VACANT (OFFICE) USE: 6,256 SF. / 375 = 17 SPACES REQ'D 8,204 SF. M. - F2: 9:00 AM TO 6:00 PM CORRIDOR REQUIRED: NONE 889 SF. BUSINESS HOUR USE - 47 SPACES	TENANT JESUS BAPTIST USA CONFERENCE 1138 E. SIXTH ST., #C, CORONA, CA 92879 951-643-7030 LEE, JESSEL, MIA, PARTNER areanarchitect.com ARCHITECT FOR T.I. AREAN ARCHITECT AND ASSOCIATES 16302 VILLAGE WILLOW DRIVE RIVERSIDE, CA 92503 (714) 401-2656 areanarchitect.com AREAN PARK, ARCHITECT LANDLORD KMC HOLDINGS LLC 5440 TULLAMAH AVE., #1214 NORTH HOLLYWOOD, CA 91601 818-733-8753 MRS. KIM HOSAN City of CORONA - BUILDING DIVISION 400 S. VICENTIA AVE. CORONA, CA 92882 951-736-2250	
TYPE OF CONSTRUCTION: TYPE VB - FULLY FIRE SPRINKLERED CODE YEAR / TYPE: 2016 CBC, CBC, OFC AND CA ELEC. AND EXISTING BLDG. CODE				
Parking EXISTING PARKING SPACE: 63 SPACES INCLUDING 3 ACCESSIBLE SPACES		ALLOWABLE BUILDING AREA: A-3 OCCUPANCY: FLOOR AREA = 6,200 SF. + 5,791 SF. = 11,991 SF. 11,991 SF. / 20,031 SF. = 60 % B OCCUPANCY: FLOOR AREA = 8,080 SF. 8,080 SF. / 20,031 SF. = 40 % A-3, ALLOWABLE WITH FIRE SPRINKLERS THROUGH OUT = 24,000 SF./0.8 = 14,400 SF. B, ALLOWABLE WITH FIRE SPRINKLERS THROUGH OUT = 36,000 SF./0.4 = 14,400 SF. (PER TABLE 506.2) 20,031 / (14,400 + 14,400) = 0.69 < 1.0 OK.	LEGAL DESCRIPTION LEGAL JURISDICTION: CITY OF CORONA, RIVERSIDE COUNTY, CALIFORNIA LEGAL DESCRIPTION: PARCEL 1: LOTS 3, 4 AND 5 IN BLOCK 3 OF MAP OF RANAU TRACT, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPT FROM SAID LOTS 3 AND 4 THE PORTION THEREOF LYING NORTHERLY OF A LINE PARALLEL WITH AND DISTANT 82 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF 6TH STREET AS SHOWN ON SAID MAP OF RANAU TRACT AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 8, 1928 ON FILE IN BOOK 793 PAGE 406 OF RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 23, 1948 ON FILE IN BOOK 883 PAGE 412 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PARCEL 2: LOTS 4 AND 5 IN BLOCK 4 OF MAP OF RANAU TRACT, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA	VICINITY MAP NTS 
CHURCH REQUIRED: 1 PARKING SPACE / 3.5 MAIN SANCTUARY SEATS 8,200 SF. 81 SEATS / 3.5 = 23 SPACES REQUIRED				
CHURCH PROVIDED: 53 SPACES INCLUDING 3 ACCESSIBLE SPACES M. - F2: 8:00 PM TO 10:00 PM SAT: 1:00 PM TO 10:00 PM, SUN: 9 AM TO 10:00 PM DIFFERED TIME USE FOR CHURCH FUNCTION - THEREFORE, IT'S COMPLIED				
POOL REQUIRED: 7,452 SF. / 250 = 30 SPACES REQ'D 7,452 SF. M. - F2: 8:30 AM TO 8:00 PM SAT: 7:30 AM TO 1:00 PM				

Seal

Architect

AREAN
 architect

16302 Village Willow Dr.
 Riverside, CA 92503
 Tel: 714-401-2656
 Fax: 714-401-2656
 areanarchitect.com

Drawing Description

SITE PLAN
 PROJECT DATA & VICINITY MAP

Project No. 2016-1104 Sheet No. A 1