

SITE PLAN KEYED NOTES

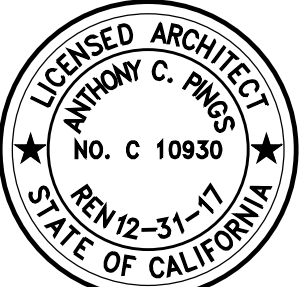
- NO. DESCRIPTION
1. NEW 6" HIGH CONCRETE CURB, TYP. - SEE DTL. B2/A1.2
 2. MONUMENT SIGN (UNDER SEPARATE PERMIT)
 3. NEW LANDSCAPE AREA
 4. NEW DRIVEWAY APPROACH - 30'-0" MIN. (PER PUBLIC WORKS STANDARDS)
 5. NEW 4'-0" MIN. ACCESSIBLE PATH OF TRAVEL AT SIDEWALKS (5% MAX. SLOPE, 2% MAX. CROSS SLOPE) PER PUBLIC WORKS STD.
 6. NEW ACCESSIBLE STALL POLE SIGN
 7. NEW DISABLED PARKING LOT SIGNAGE AT PARKING ENTRY
 8. NEW APPROVED 3x3' HANDICAP PARKING SYMBOL
 9. NEW VAN ACCESSIBLE PARKING STALL LOADING AREA
 10. NEW LINE OF VEHICLE OVERHANG, TYPICAL
 11. NEW STANDARD PARKING STALL PER CITY STANDARDS AND PARKING MANUAL (TYP.)
 12. NEW TRASH ENCLOSURE, PER CITY STANDARDS
 13. NEW PAVING - PER PUBLIC WORKS STANDARDS
 14. NEW PAINTED DIRECTIONAL ARROWS AT THE BEGINNING AND END OF AISLES
 15. NEW 5'-0" STRIPED OFF-LOAD AREA FOR ACCESSIBLE PARKING (TYP.)
 16. LOCATION OF FIRE SPRINKLER RISER AND ROOM
 17. INDICATES ARCHITECTURAL LIGHTING FIXTURES - SEE ELECTRICAL
 18. DECORATIVE CONCRETE PATTERN AT DRIVE APPROACH
 19. EXISTING FIRE HYDRANT
 20. EXISTING 8" WATER SERVICE
 21. EXISTING STREET LIGHT
 22. NEW FIRE HYDRANT PER CITY STANDARDS
 23. INDICATES DETECTABLE WARNING SURFACE
 24. EXISTING HYDRANT TO BE REMOVED
 25. NEW DISABLED PATH OF TRAVEL SIDEWALK TO PUBLIC WAY- 4'-0" MIN. WIDTH, 5% MAX. SLOPE AND 2% MAX. CROSS SLOPE- SEE CIVIL
 26. PROPOSED 4'x8' TREE WELLS. STREET TREE WELLS SHALL BE CONSTRUCTED AS PER PUBLIC WORKS STANDARDS
 27. EXISTING 8" SEWER SERVICE
 28. NEW BICYCLE PARKING - 3 SHORT TERM RACKS PROVIDED (2 BIKES PER RACK TO ACCOMMODATE 6 BIKES) AND LONG TERM LOCKERS 6 SPACES PROVIDED (2 BIKES PER LOCKER)
 29. INSTALL NEW 30" STATE STANDARD "STOP" SIGN(S) AT LOCATIONS SHOWN ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7' ABOVE GROUND, LOCATED BEHIND MAJOR STREET SIDEWALK. WHERE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION, INSTALL 30"x36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST
 30. INDICATES SIGNAGE ON POLE PER DTL. A3/B1.1. SIGNAGE TO STATE, "NO SMOKING WITHIN 25'-0" 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. EXISTING SIDE WALK TO REMAIN
 34. ENTRY DRIVE - PER CITY STANDARDS
 35. PROPOSED FDC AND PIV CONNECTIONS
 36. PROPOSED WATER SERVICE AND METER
 37. PROPOSED ELECTRICAL TRANSFORMER LOCATION - SEE ELECTRICAL
 38. NEW PARKING LOT LIGHTING - SEE ELECTRICAL
 39. HEALING GARDEN LANDSCAPING FEATURE
 40. EXISTING STORM DRAIN INLET
 41. SCREEN WALLS WITH SEATING
 42. PROPOSED GAS METER LOCATION
 43. INDICATED LOADING ZONE (I)
 44. DASHED LINE INDICATES NEW RED PAINTED FIRE LANE CURB. REQUIRED FIRE LANES SHALL BE DESIGNATED BY PAINTING THE CURB RED (TOP AND SIDES) AND STENCILING "FIRE LANE NO PARKING" IN 3 INCH WHITE LETTERS ON THE MOST VERTICAL CURB, AT LEAST EVERY 50 FEET.
 45. INDICATES 50'-0" OUTSIDE TURNING RADIUS AND 25'-0" INSIDE RADIUS FOR FIRE VEHICLES
 46. 30'-0" MIN. FIRE LANE
 47. TREE PLANTING ISLAND
 48. TREE WELLS WITH TREE GRATES (5'-0" SQ.)

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Project Architect Approval:

Site Concept Plan for
Corona Medical Center
Medical Office Building

Sixth Street and Belle Boulevard
Corona, Ca

Sheet Title:

OVERALL SITE PLAN

Project Number

Project Contact:
ANTHONY PINGS

Scale:
AS NOTED

Issue Date: Issue Description:

3-8-17 PRELIMINARY

Revisions

No. Revision Date:

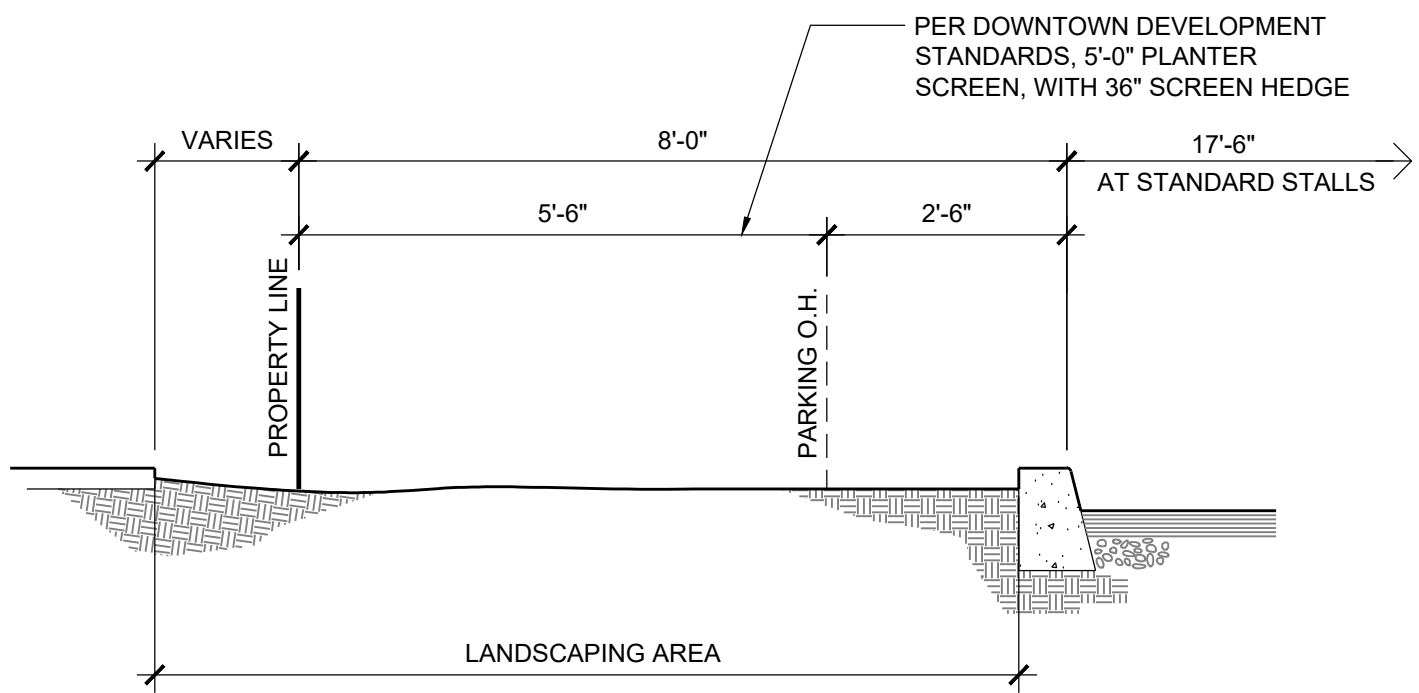
Drawing

A1.1

Sheet EXHIBIT C1 of

OVERALL SITE PLAN

SCALE: 1" = 30'-0"



A - AT BELL AVE.

B - AT SHERIDAN STREET

SCALE: 1/2" = 1'-0"

PROJECT TOTALS

PROJECT TOTAL	
BUILDING A	32,500
BUILDING B	26,400
TOTAL BUILDING S.F.	58,900 S.F.
PARKING	
ON PARCEL	233 STALLS
BELLE AVE	56 STALLS
TOTAL PARKING	289 STALLS
ALLOCATION	
BUILDING A	163 STALLS
BUILDING B	118 STALLS
TOTAL PARKING	281 STALLS
(EXCLUDES CURB SIDE STREET PARKING ON SHERIDAN AND SIXTH STREETS)	
LOT COVERAGE	
BUILDING A: 16,656 (BUILDING FOOTPRINT) / 76,065 = 21%	
BUILDING B: 13,765 (BUILDING FOOTPRINT) / 75,537 = 18%	

PROJECT STATISTICS

BUILDING A - TWO STORY, SINGLE TENANT	
GROSS AND NET	32,500 S.F.
(CITY REQUIRING 5/1000 ON NET)	
PARKING	
STANDARD STALLS	149
ACCESSIBLE STALLS	12
ACCESSIBLE VAN STALLS	2
TOTAL STALLS	163 STALLS
PARKING RATIO	5/1000 (ON GROSS)
BUILDING B - TWO STORY, MULTI-TENANT	
NET	23,600 S.F.
LOAD	2,800 S.F. (12%)
TOTAL	26,400 S.F.
PARKING	
STANDARD STALLS	115 STALLS
ACCESSIBLE STALLS	9
ACCESSIBLE VAN STALLS	2
TOTAL STALLS	126 STALLS
PARKING RATIO	5.3/1000 (ON NET)

PROJECT DATA

PROJECT LOCATION

APN: 117181002, 003, 011, 012, 015, 016 AND 117186001, 002, 003, 004, 006, 007, 010, 011, 012, 013, 014

LEGAL DESCRIPTION: LOTS 4-9 OF BLOCK 122 TOGETHER WITH LOTS 1-3, 7-12 AND A PORTION OF LOTS 4-8 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER SOUTH RIVERSIDE TOWN SITE MAP RECORDED FEBRUARY 12, 1887 IN M.B. 9/8 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT DESCRIPTION:

CONCRETE TILT-UP TWO STORY BUILDINGS WITH POURED-IN-PLACE CONCRETE OVER METAL DECKING SECOND FLOOR. BUILDINGS ARE M.O.B.'S (MEDICAL OFFICE BUILDINGS)

PROJECT DATA:

TYPE OF CONSTRUCTION: II-B

OCCUPANCY: B

ZONING: COMMERCIAL / MIXED USE / SINGLE FAMILY

GENERAL PLAN: MUD / OP / LDR

FULLY SPRINKLERED

SPRINKLERS: FULLY SPRINKLERED

BUILDING HEIGHT:

BUILDING A: 39'-6"

BUILDING B: 39'-6"

PROJECT TEAM

OWNER / DEVELOPER:

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VICINITY MAP

