
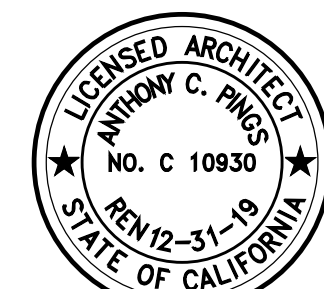


Anthony C. Pings and Associates



Architecture
Planning and
Interior Design

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(P) 559-439-0700, (F) 559-439-0708
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Project Architect Approval:
Consultant:

Project Name:

Shell Building for:
Corona Medical Center
Medical Office Building

Sixth Street and Belle Avenue
Corona, Ca

Sheet Title:
Overall Site Plan

Project Number	
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Project Contact:
ANTHONY PINGS

Scale:
AS NOTED

AS NOTED
Iss

Issue Date:	Issue Description:
3-8-17	PRELIMINARY
12-13-18	DEVELOPMENT REVIEW
12-27-18	PLAN CHECK

AN CHECK

Revisions	
No	Revision Date:

No.	Revision Date:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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Page 10 of 10

Drawing

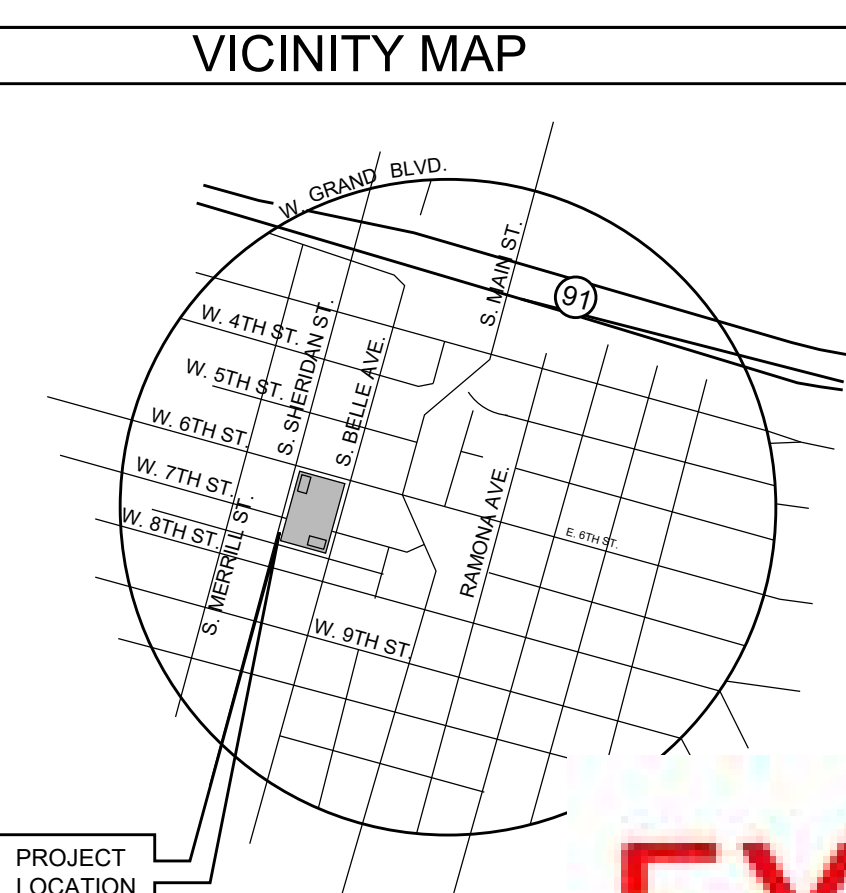
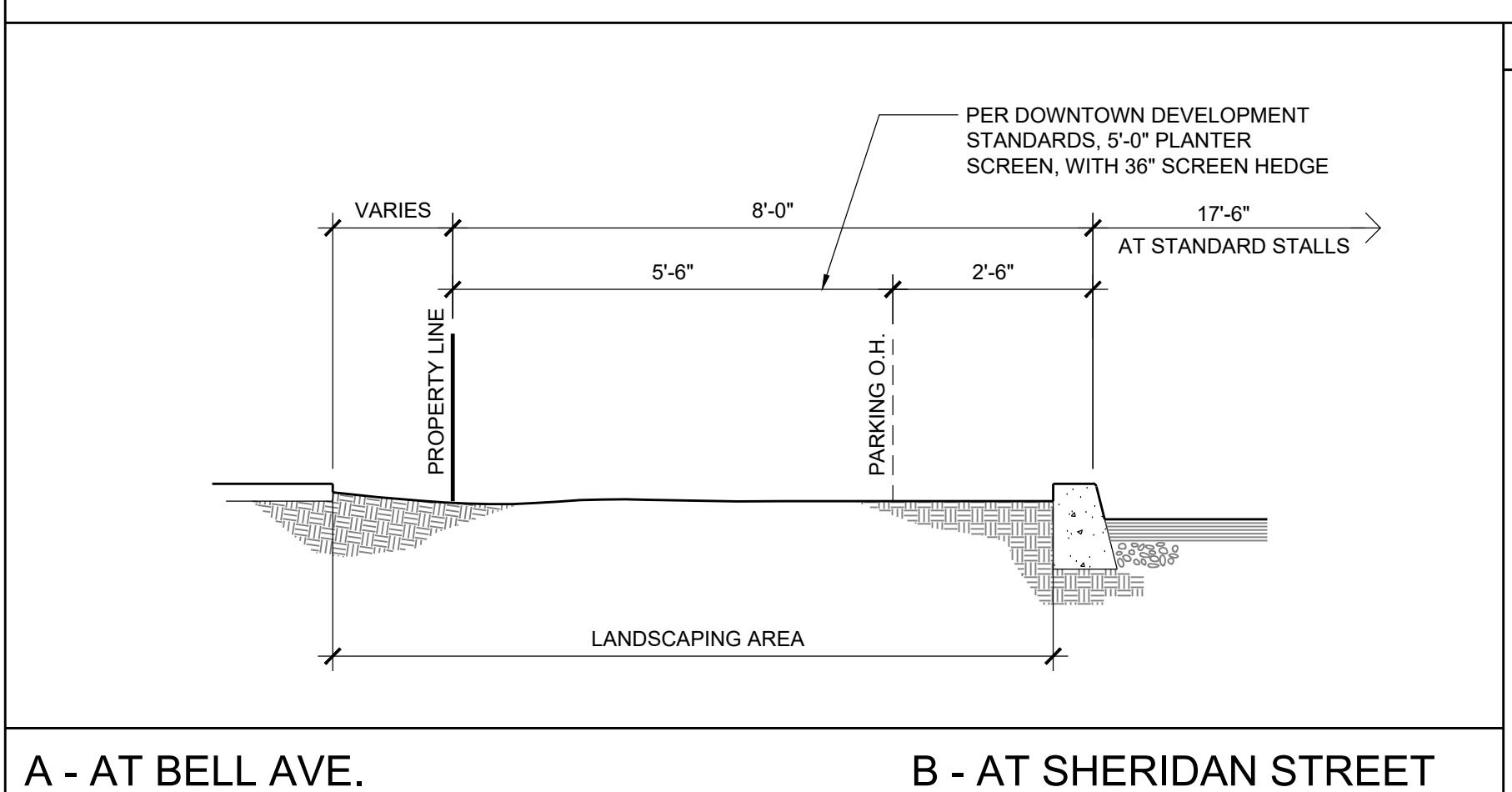


EXHIBIT D



BUILDING A:		BUILDING C - TWO STORY, SINGLE TENANT	
USE: MEDICAL OFFICE BUILDING (ONCOLOGY)	B' OCCUPANCY	GROSS AREA	32,500 S.F.
NET	27,325 S.F.	NET	27,325 S.F.
VAULT WALLS:	1,275 S.F.	PARKING (BASED ON NET)	
LOAD	3,900 S.F.	STANDARD STALLS	123
GROSS	32,500 S.F.	ACCESSIBLE STALLS	12
		ACCESSIBLE VAN STALLS	2
BUILDING B:		TOTAL STALLS REQUIRED AT BUILDING A	137 STALLS
USE: MEDICAL 'B' OCCUPANCY			
NET	23,600 S.F.	PARKING RATIO, TENANT REQUIRED	4.22/1000 GROSS
LOAD	2,800 S.F.		5.01/1000 NET
GROSS	26,400 S.F.		
PARKING REQUIRED		BUILDING B - TWO STORY, MULTI-TENANT	
BUILDING A	27,325 S.F. / 200 =	GROSS	26,400 S.F.
BUILDING B	23,600 S.F. / 200 =	NET	23,600 S.F.
TOTAL PARKING REQUIRED	255 STALLS (REQ'D)	PARKING (BASED ON NET)	
		STANDARD STALLS	107 STALLS
PARKING PROVIDED:		ACCESSIBLE STALLS	9
TOTAL ON SITE STALLS:	231 STALLS	ACCESSIBLE VAN STALLS	2
OFF SITE PARKING (BELLE AVE.)	54 STALLS	TOTAL STALLS REQUIRED AT BUILDING 'B'	118 STALLS
TOTAL PARKING PROVIDED	285 STALLS		
LESS COMPTON STALLS	(28) STALLS		
TOTAL CITY RECOGNIZED STALLS	257 STALLS (ACTUAL)		
		PARKING RATIO	4.46/1000 GROSS
			5.01 / 1000 NET
EXISTING ON SITE SPACES TO BE REMOVED UNDER THIS PROJECT		ON STREET PARKING SPACES IMMEDIATELY ADJACENT TO NON-RESIDENTIAL DEVELOPMENT SITES IN THE DOWNTOWN DISTRICT MAY BE COUNTED TOWARDS THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES FOR SAID NON-RESIDENTIAL USE PER SECTION 11E(1)(G) OF THE DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN	
* THESE STALLS ARE EXISTING ON SITE WHICH WILL BE REMOVED DURING SITE DEMOLITION. THEY ARE NOT OFF-SITE STALLS			

PROJECT LOCATION
APN: 177181002, 003_011_012, 015_016 AND 177186001, 002, 003, 004, 005, 007, 010
011, 012, 013, 014
LEGAL DESCRIPTION: LOTS 4-9 OF BLOCK 122 TOGETHER WITH LOTS 1-3, 1-72
AND A PORTION OF LOTS 4-6 IN THE CITY OF CORONA, COUNTY OF
SAN DIEGO, STATE OF CALIFORNIA AS PER SOUTH RIVERSIDE TOWN SITE
MAP RECORDED FEBRUARY 12, 1987 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.S./B.
MEDICAL OFFICE BUILDINGS.

PROJECT DATA:
TYPE OF CONSTRUCTION: I-B
OCCUPANCY: B - GENERAL MEDICAL OFFICE
ZONING: COMMERCIAL, MIXED USE / SINGLE FAMILY
GENERAL PLAN: MUO / OP / LDR
SPECIFIC PLAN: 98-01
PROPOSED LAND USE: MEDICAL OFFICE / PARKING
FULLY SPRINKLERED
SPRINKLERS: FULLY SPRINKLERED
BUILDING HEIGHT:
BUILDING A: 36'-6"
BUILDING B: 36'-6"

LOT COVERAGE: 3.48 AC. (511,602 S.F.)
BUILDING A: 16.65% (BUILDING FOOTPRINT) / 76.06% ± 21%
BUILDING B: 13.70% (BUILDING FOOTPRINT) / 75.53% ± 18%
FLOOR AREA RATIO:
BUILDING A: 32.50% / 76.06% = 42.7%
BUILDING B: 26.40% / 76.43% = 34.6%