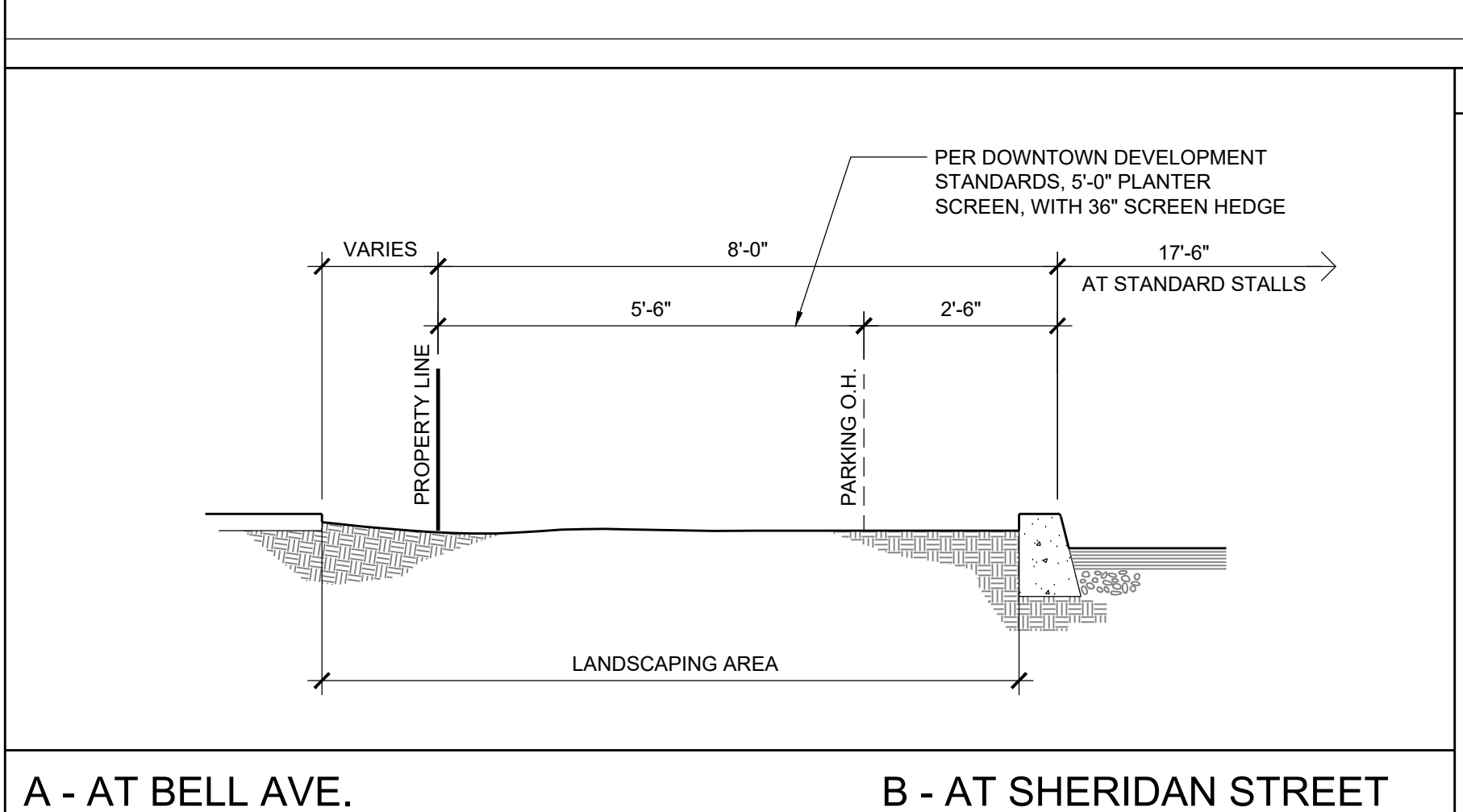


- ### SITE PLAN KEYED NOTES
- NEW 6" HIGH CONCRETE CURB, TYP. - SEE DTL. C3/A1.2
 - MONUMENT SIGN (UNDER SEPARATE PERMIT)
 - NEW LANDSCAPE AREA
 - NEW DRIVEWAY APPROACH - 30'-0" MIN. (PER PUBLIC WORKS STANDARDS)
 - NEW 4'-0" MIN. ACCESSIBLE PATH OF TRAVEL AT SIDEWALKS (5% MAX. SLOPE, 2% MAX. CROSS SLOPE) PER PUBLIC WORKS STD.
 - NEW ACCESSIBLE STALL POLE SIGN - SEE DTL. A3/A1.2
 - NEW DISABLED PARKING LOT SIGNAGE AT PARKING ENTRY - SEE DTL. A3/A1.2
 - NEW APPROVED 3"x3" HANDICAP PARKING SYMBOL - SEE DTL. A4/A1.2
 - NEW VAN ACCESSIBLE PARKING STALL LOADING AREA
 - NEW LINE OF VEHICLE OVERHANG, TYPICAL
 - NEW STANDARD PARKING STALL PER CITY STANDARDS AND PARKING MANUAL (TYP.)
 - NEW TRASH ENCLOSURE - PER CITY STANDARDS - SEE DTL. B3/A1.2
 - NEW PAVING - PER PUBLIC WORKS STANDARDS
 - NEW PAINTED DIRECTIONAL ARROWS AT THE BEGINNING AND END OF AISLES - SEE DTL. B1/A1.2
 - NEW 5'-0" STRIPED OFF-LOAD AREA FOR ACCESSIBLE PARKING (TYP.) - SEE DTL. A3/A1.2
 - LOCATION OF FIRE SPRINKLER RISER AND ROOM
 - INDICATES ARCHITECTURAL LIGHTING FIXTURES - SEE ELECTRICAL
 - DECORATIVE CONCRETE PATTERN AT DRIVE APPROACH
 - EXISTING FIRE HYDRANT
 - EXISTING 8" WATER SERVICE
 - EXISTING STREET LIGHT
 - NEW FIRE HYDRANT PER CITY STANDARDS
 - INDICATES DETECTABLE WARNING SURFACE
 - EXISTING HYDRANT RELOCATED - SEE CIVIL
 - NEW DISABLED PATH OF TRAVEL, SIDEWALK TO PUBLIC WAY - 4'-0" MIN. WIDTH, 5% MAX. SLOPE AND 2% MAX. CROSS SLOPE - SEE CIVIL
 - PROPOSED 4'x4' TREE WELLS, STREET TREE WELLS SHALL BE CONSTRUCTED AS PER PUBLIC WORKS STANDARDS
 - EXISTING 8" SEWER SERVICE
 - NEW BICYCLE PARKING - 4 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)
 - 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"x30" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST
 - INDICATES SIGNAGE ON POLE PER DTL. A3/A1.1. SIGNAGE TO STATE, "NO SMOKING WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR INTAKES OR OPERABLE WINDOWS, CAL-GREEN 5.504.7"
 - PROPOSED CURB RAMP - PER CITY STANDARDS
 - LINE INDICATES NEW DECORATIVE STRIPING AT CROSSWALK (PAINTED)
 - EXISTING SIDE WALK TO REMAIN
 - ENTRY DRIVE - PER CITY STANDARDS
 - PROPOSED FDC AND PIW CONNECTIONS
 - PROPOSED WATER SERVICE AND METER
 - BIKE RACK AND LOCKERS AT BUILDING 'B' UNDER SEPARATE PERMIT SUBMISSION
 - RELOCATED STREET LIGHT - SEE CIVIL
 - HEALING GARDEN LANDSCAPING FEATURE
 - STORM DRAIN INLET
 - SCREEN WALL AT PATIO
 - PROPOSED GAS METER LOCATION
 - STRIPPING INDICATES LOADING ZONE (1)
 - 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
 - INDICATES 50'-0" OUTSIDE TURNING RADIUS AND 25'-0" INSIDE RADIUS FOR FIRE VEHICLES 30'-0" MIN. FIRE LANE
 - TREE PLANTING ISLAND
 - TREE WELLS WITH TREE GRATES (5'-0" SQ.)
 - KNOX BOX LOCATION
 - SITE RETAINING WALLS
 - WHEEL CHAIR LIFT
 - TREE WELLS AT PATIO, (TYP OF 2)
 - INDICATES CLEAN AIR VEHICLE STALLS, PROVIDE 16 STALLS FOR BUILDING 'A' PER CAL-GREEN 5.106.5.2
 - FUTURE E.V. CHARGING STALLS - PROVIDE EMPTY ELECTRICAL CONDUIT FEED TO ELECTRICAL ROOM
 - FUTURE ACCESSIBLE E.V. STALLS WITH 5'-0" OFF-LOAD STRIPING

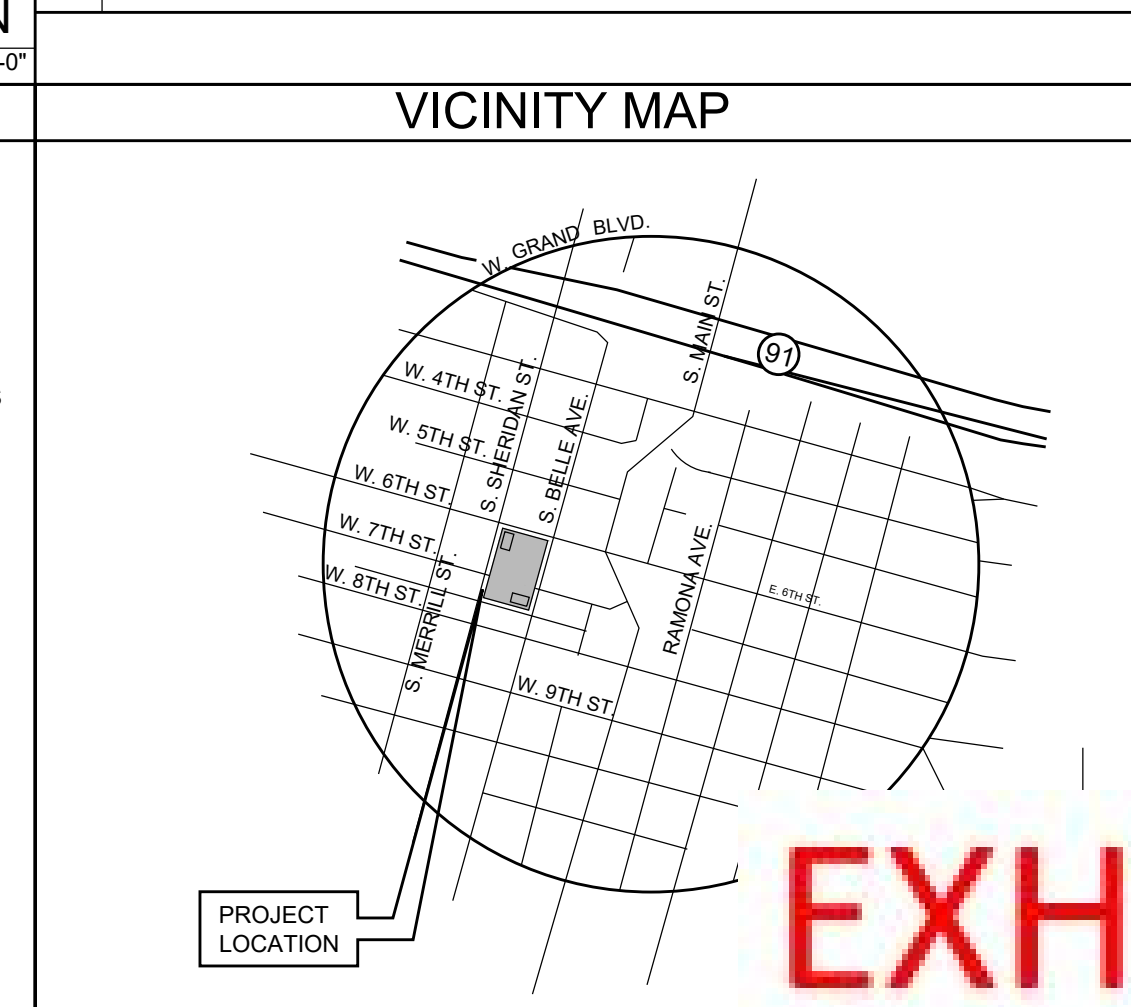
- ### GENERAL SITE NOTES
- ELECTRICAL TRANSFORMER LOCATIONS ARE PRELIMINARY ONLY. LOCATIONS TO BE VERIFIED WITH UTILITY PLAN.
 - PARKING LOT LIGHTING TO BE SUBMITTED AS PART OF BUILDING 'B' SUBMISSION
 - DISABLED PARKING BASED ON NET BUILDING SQUARE FOOTAGE: BUILDING 'A' NET S.F. 27,325 S.F. PER MUNICIPAL CODE 17.76.030 PROVIDE STALLS AT 1200 S.F. PROVIDE 137 STALLS. PER CBC 11B-208.2 PROVIDE 10% OF PARKING SPACES AS ACCESSIBLE. (10% OF 137 STALLS = 14 STALLS REQUIRED - 14 STALLS PROVIDED)



BUILDING A:		BUILDING B:		PARKING REQUIRED		PARKING PROVIDED		EXISTING ON SITE SPACES TO BE REMOVED UNDER THIS PROJECT	
USE: MEDICAL OFFICE BUILDING (ONCOLOGY) 'B' OCCUPANCY		USE: MEDICAL 'B' OCCUPANCY		BUILDING A		TOTAL ON SITE STALLS:		46 STALLS	
NET S.F.		NET S.F.		27,325 S.F. / 200 =		231 STALLS		THESE STALLS ARE EXISTING ON SITE WHICH WILL BE REMOVED DURING SITE DEMOLITION. THEY ARE NOT OFF-SITE STALLS	
VAULT WALLS:		LOAD		BUILDING B		OFF SITE PARKING (BELLE AVE.)			
GROSS		GROSS		TOTAL PARKING		TOTAL PARKING PROVIDED			
						285 STALLS			
						257 STALLS (ACTUAL)			

BUILDING A - TWO STORY, SINGLE TENANT		BUILDING B - TWO STORY, MULTI-TENANT	
GROSS AREA		GROSS	
NET S.F.		NET	
PARKING (BASED ON NET)		PARKING (BASED ON NET)	
STANDARD STALLS		STANDARD STALLS	
ACCESSIBLE STALLS		ACCESSIBLE STALLS	
ACCESSIBLE VAN STALLS		ACCESSIBLE VAN STALLS	
TOTAL STALLS REQUIRED AT BUILDING 'A'		TOTAL STALLS REQUIRED AT BUILDING 'B'	
137 STALLS		118 STALLS	

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 4-6 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER SOUTH RIVERSIDE TOWN SITE MAP RECORDED FEBRUARY 12, 1987 IN M.B. 98 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 - GENERAL MEDICAL OFFICE	
ZONING: COMMERCIAL / MIXED USE / SINGLE FAMILY	
GENERAL PLAN: MUD / OP / LDR	
SPECIFIC PLAN: 98-01	
PROPOSED LAND USE: MEDICAL OFFICE / PARKING	
FULLY SPRINKLERED	
SPRINKLERS: FULLY SPRINKLERED	
BUILDING HEIGHT:	
BUILDING A: 39'-6"	
BUILDING B: 38'-6"	
LOT COVERAGE: 3.48 AC. (151,602 S.F.)	
BUILDING A: 16,656 (BUILDING FOOTPRINT) / 76,065 = 21%	
BUILDING B: 13,765 (BUILDING FOOTPRINT) / 75,537 = 18%	
FLOOR AREA RATIO:	
BUILDING A: 32,500 / 76,065 = 42.7%	
BUILDING B: 26,400 / 75,537 = 34.9%	



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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
421.0

Project Contact:
ANTHONY PINGS

Scale:
AS NOTED

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

Revisions
No. Revision Date:

Drawing

AN CHECK

EXHIBIT A