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March 15, 2019

Scope of Work Narrative

CITY OF CORONA
400 S. Vicentia Ave. Suite 315
Corona, CA 92509
ATTN: Planning Department
CC: Ryan Cortez

RE: Corona Medical

Proposed Land Use and Surrounding Uses

The proposed site will consist of two Class A, Two-Story Medical Office buildings, one 32,500 sqft and the other 26,200 sqft. The 32,500 sqft medical office building is a build-to-suit for City of Hope. The 26,200 sqft medical office building is a multi-tenant building expected to house a pharmacy, urgent care, & surgery center, along with other key health providers needed in the Corona community. The American Tire Depot operates on the northeast corner of 6th Street and Belle Ave. The north side of 6th Street has an assortment of small service and retail establishments. South of 7th Street there is an empty lot used for parking and east of Belle Ave. there is an existing Medical Clinic and Public Library. The land use west of Sheridan is both commercial and residential, comprised of homes and a car dealership.

Site Design

The site will consist of two medical office buildings with a parking lot on site and additional parking provided along Belle Ave. This allows for larger building foot prints provided that the required parking is accounted for offsite. Access to the project is provided from 6th Street, Belle Avenue and Sheridan Street. Pedestrian access is provided adjacent to each driveway and a walkway from Belle Avenue on the north side of the east parking area. Accessible parking is provided at the front of each building. A trash enclosure is provided in the parking area, south of Building 1. SCE utility vaults, and other necessary facilities are planned to be located just south of the trash enclosure.

The existing overhead utility lines will be undergrounded from the existing pole on the south side of the abandoned alley, west of the site to the existing pole south of the tire shop. The electrical service to the tire shop will remain overhead, as undergrounding would require the tire shop to install a completely new panel. There is no nexus to require the tire shop to undertake that expense. The tire shop will be provided service from the project on-site SCE transformer.

Runoff is via surface flow to 6th Street and Sheridan Street with some runoff to Belle Ave. Low volumes, water quality flows are directed to on-site infiltration galleries. The galleries percolate the runoff into the ground. Some portions along the northerly edge of the site are

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proposed to be treated with proprietary modular wetland systems. Pervious pavement will be incorporated into the design for the street parking on Belle Ave. Modular wetlands will be used to treat runoff before it adds to the flow of the existing streets. Sheridan Street will be widened westerly, and the utilities and appurtenant facilities will be adjusted accordingly. The proposed utilities for the site will consist of the required fire water, sewer, domestic water, and irrigation lines. The existing public water main, traversing the site within the 7th Street right of way will remain and an easement provided to the City.

Architecture and Materials

As depicted in the design and construction documents, the building's architecture blends the traditional portal layout with traditional architectural details, such as the articulated 'base'. This has been blended with the needs of today's medical architecture, with metal sun shades and an inviting entry canopy. This was achieved with a tilt-up concrete panel system which is paint finished. The base texturing is exposed concrete banding (accent color, sandblasted finish) with a sealer. Natural metal/aluminum is used as an accent in both the storefront and canopies. Glazing is high performance, as required by CALGreen energy considerations.

Parking and Access

The project is a medical office complex with the required parking of 5 stalls per 1000 sq.ft. of area

(1 stall per 200 sq.ft.) based on the net building area (gross less common load). For Building A we have elected to provide 5/1000 on the gross square footage, as a conservative parking approach. Parking has been added on the Belle Street alignment as part of our parking approach.

The project is fortunate to have access to all three surrounding streets; 6th Street, Belle, and Sheridan. This will ensure the distribution of traffic into the street system.

Landscaping

The landscape design will be consistent with the City of Corona landscape requirements. The plant palette consists of drought tolerant plant material to comply with the City of Corona Water Efficient Landscape requirements. The irrigation will be designed using only drip irrigation equipment to use the least amount of water possible while providing the necessary moisture for the plants to thrive. The use of drip irrigation will eliminate wasteful water runoff. The irrigation controller will be a "Smart Controller" capable of utilizing data from weather satellites to adjust the irrigation according to real time weather conditions. The plants are selected to include both flower and leaf color as well as a variety of foliage textures to create visual interest throughout the site. Tree selections include a balance of both evergreen and deciduous trees to provide seasonal change. Accent trees are placed at all of the drive entrances as well as the building entrances to help direct both vehicular and pedestrian traffic as well as create focal elements to accentuate the architecture. Trees are provided throughout

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the parking lot to provide the required shade. There is a meandering walkway through a pedestrian oriented garden along Bldg. 'A', the garden includes private seating areas for the use of visitors.

Fencing

The project abuts three streets and the hospital's parking lot. No perimeter fencing is provided or advised.

On 6th Street, the building has an area of retaining wall to ease the grade height into the low street corner at 6th and Sheridan. This has been designed as part of the landscaping approach. This serves to soften the corner of the 6th Street building.

The Boureston Companies

Richard Boureston

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