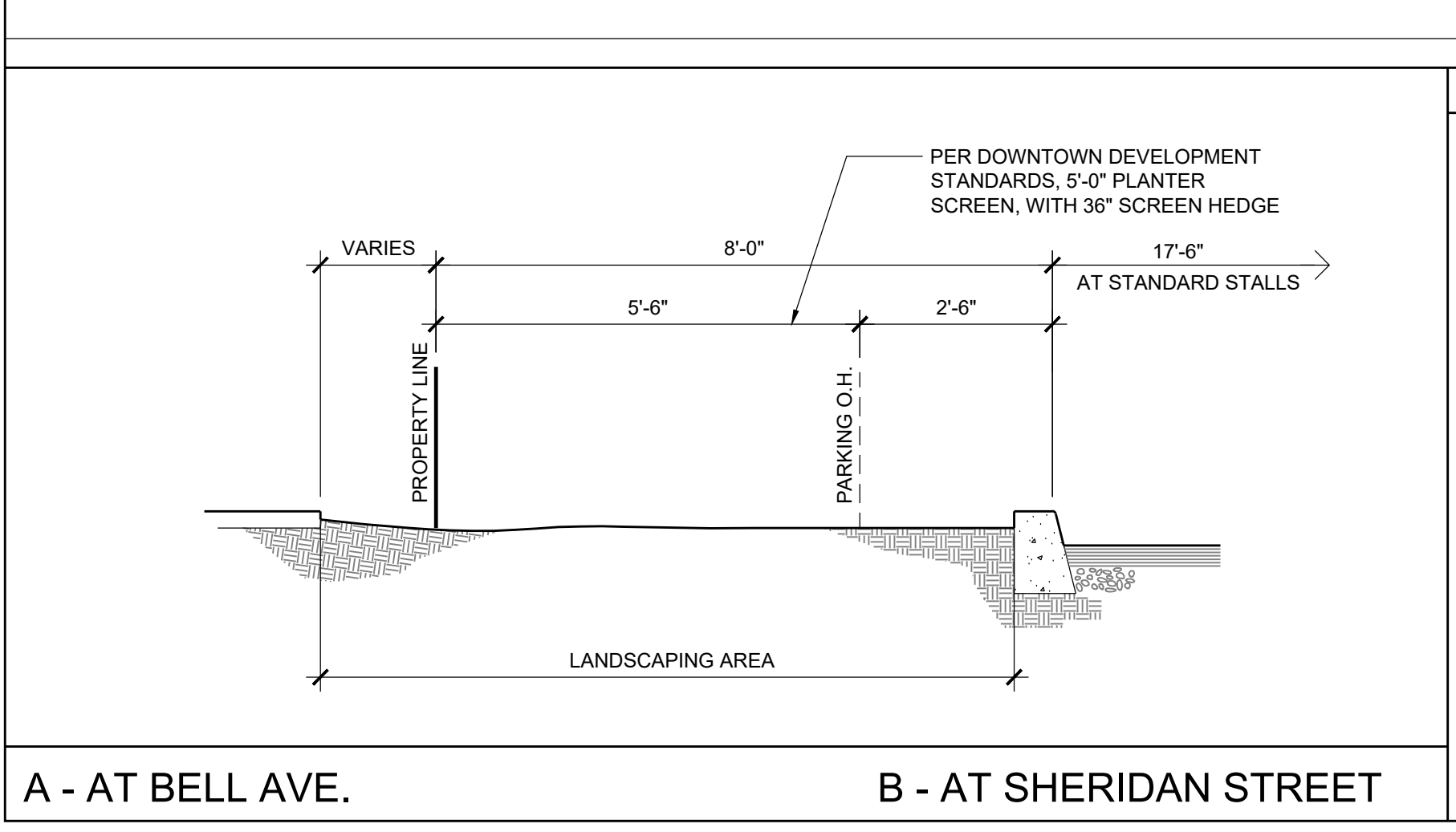
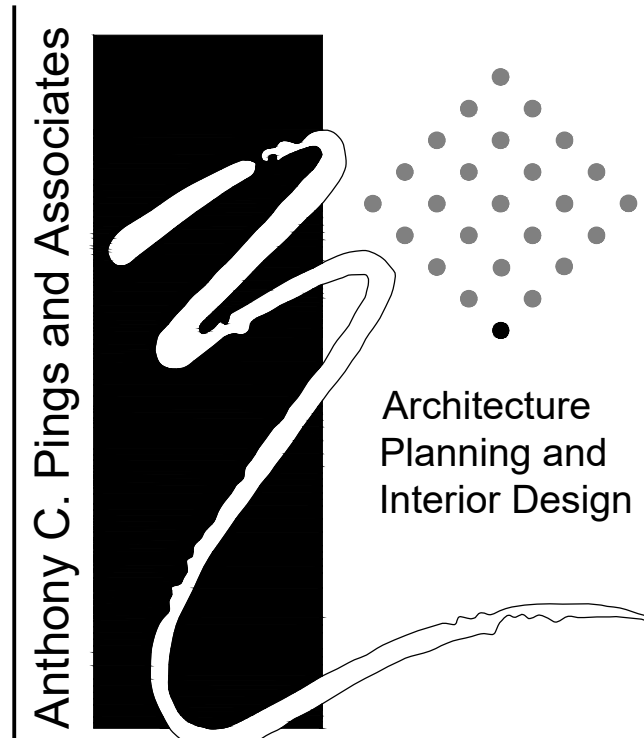
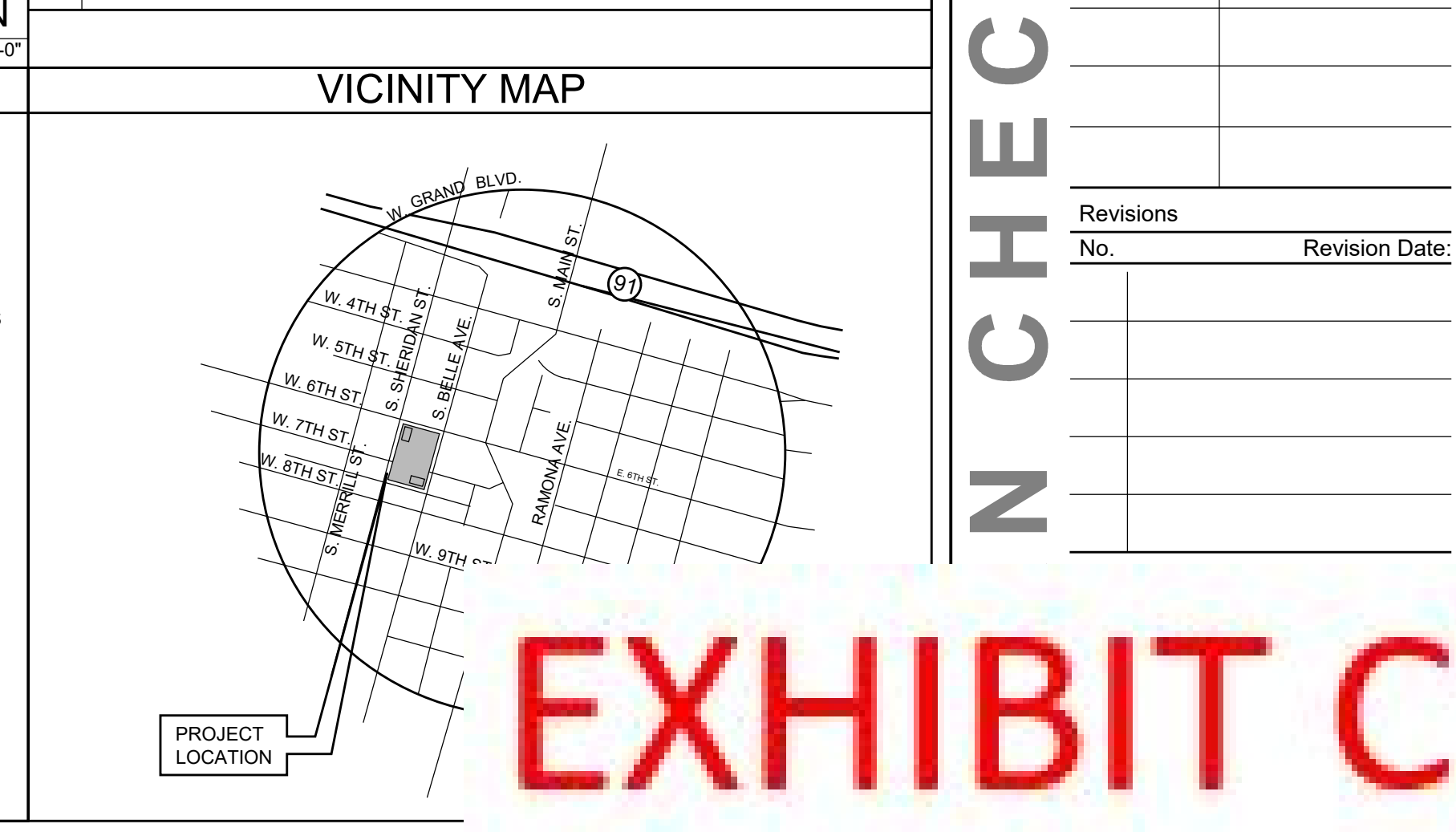


- ### SITE PLAN KEYED NOTES
- NEW 6" HIGH CONCRETE CURB, TYP. - SEE DTL. C3/A1.2
  - MONUMENT SIGN (UNDER SEPARATE PERMIT)
  - NEW LANDSCAPE AREA
  - NEW DRIVEWAY APPROACH - 30'-0" MIN. (PER PUBLIC WORKS STANDARDS)
  - NEW 4'-0" MIN. ACCESSIBLE PATH OF TRAVEL AT SIDEWALKS (5% MAX. SLOPE, 2% MAX. CROSS 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:		BUILDING C:	
USE: MEDICAL OFFICE BUILDING (ONCOLOGY) B' OCCUPANCY		USE: MEDICAL B' OCCUPANCY		USE: MEDICAL B' OCCUPANCY	
NET S.F.		NET S.F.		NET S.F.	
27,325 S.F.		23,600 S.F.		23,600 S.F.	
VAULT WALLS:		VAULT WALLS:		VAULT WALLS:	
1,276 S.F.		2,800 S.F.		2,800 S.F.	
LOAD:		LOAD:		LOAD:	
3,900 S.F.		2,800 S.F.		2,800 S.F.	
GROSS:		GROSS:		GROSS:	
32,500 S.F.		26,400 S.F.		26,400 S.F.	
PARKING REQUIRED:		PARKING REQUIRED:		PARKING REQUIRED:	
BUILDING A		BUILDING A		BUILDING A	
27,325 S.F. / 200 =		27,325 S.F. / 200 =		27,325 S.F. / 200 =	
137 STALLS		137 STALLS		137 STALLS	
BUILDING B		BUILDING B		BUILDING B	
23,600 S.F. / 200 =		23,600 S.F. / 200 =		23,600 S.F. / 200 =	
118 STALLS		118 STALLS		118 STALLS	
TOTAL PARKING		TOTAL PARKING		TOTAL PARKING	
255 STALLS (REQ'D)		255 STALLS (REQ'D)		255 STALLS (REQ'D)	
PARKING PROVIDED:		PARKING PROVIDED:		PARKING PROVIDED:	
TOTAL ON SITE STALLS:		TOTAL ON SITE STALLS:		TOTAL ON SITE STALLS:	
54 STALLS		54 STALLS		54 STALLS	
OFF SITE PARKING (BELLE AVE.)		OFF SITE PARKING (BELLE AVE.)		OFF SITE PARKING (BELLE AVE.)	
285 STALLS		285 STALLS		285 STALLS	
TOTAL PARKING PROVIDED		TOTAL PARKING PROVIDED		TOTAL PARKING PROVIDED	
285 STALLS		285 STALLS		285 STALLS	
LESS COMPACT STALLS		LESS COMPACT STALLS		LESS COMPACT STALLS	
(28) STALLS		(28) STALLS		(28) STALLS	
TOTAL CITY RECOGNIZED STALLS		TOTAL CITY RECOGNIZED STALLS		TOTAL CITY RECOGNIZED STALLS	
257 STALLS (ACTUAL)		257 STALLS (ACTUAL)		257 STALLS (ACTUAL)	
EXISTING ON SITE SPACES TO BE REMOVED UNDER THIS PROJECT		EXISTING ON SITE SPACES TO BE REMOVED UNDER THIS PROJECT		EXISTING ON SITE SPACES TO BE REMOVED UNDER THIS PROJECT	
THESE STALLS ARE EXISTING ON SITE WHICH WILL BE REMOVED DURING SITE DEMOLITION. THEY ARE NOT OFF-SITE STALLS		THESE STALLS ARE EXISTING ON SITE WHICH WILL BE REMOVED DURING SITE DEMOLITION. THEY ARE NOT OFF-SITE STALLS		THESE STALLS ARE EXISTING ON SITE WHICH WILL BE REMOVED DURING SITE DEMOLITION. THEY ARE NOT OFF-SITE STALLS	
46 STALLS		46 STALLS		46 STALLS	
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 11(E)(V)(C) OF THE DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN		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 11(E)(V)(C) OF THE DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN		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 11(E)(V)(C) OF THE DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN	
PARKING RATIO		PARKING RATIO		PARKING RATIO	
4.46/1000 GROSS		4.46/1000 GROSS		4.46/1000 GROSS	
5.0 / 1000 NET		5.0 / 1000 NET		5.0 / 1000 NET	
BUILDING A: 39'-6"		BUILDING A: 39'-6"		BUILDING A: 39'-6"	
BUILDING B: 38'-6"		BUILDING B: 38'-6"		BUILDING B: 38'-6"	
LOT COVERAGE: 3.48 AC. (151,602 S.F.)		LOT COVERAGE: 3.48 AC. (151,602 S.F.)		LOT COVERAGE: 3.48 AC. (151,602 S.F.)	
BUILDING A: 16,656 (BUILDING FOOTPRINT) / 76,065 = 21%		BUILDING A: 16,656 (BUILDING FOOTPRINT) / 76,065 = 21%		BUILDING A: 16,656 (BUILDING FOOTPRINT) / 76,065 = 21%	
BUILDING B: 13,765 (BUILDING FOOTPRINT) / 75,537 = 18%		BUILDING B: 13,765 (BUILDING FOOTPRINT) / 75,537 = 18%		BUILDING B: 13,765 (BUILDING FOOTPRINT) / 75,537 = 18%	
FLOOR AREA RATIO:		FLOOR AREA RATIO:		FLOOR AREA RATIO:	
BUILDING A: 32,500 / 76,065 = 42.7%		BUILDING A: 32,500 / 76,065 = 42.7%		BUILDING A: 32,500 / 76,065 = 42.7%	
BUILDING B: 26,400 / 75,537 = 34.9%		BUILDING B: 26,400 / 75,537 = 34.9%		BUILDING B: 26,400 / 75,537 = 34.9%	



6121 North Thesla #301, Fresno CA 93710  
(P) 559-439-0700, (F) 559-439-0708  
www.pings.com

THE FIRM OF ANTHONY C. PINGS AND ASSOCIATES, EXPRESSLY REPRESENTS THE CLIENT AND CONTRACTOR AND OTHERS WITH CARE, SKILL AND DILIGENCE. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PINGS AND ASSOCIATES. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PINGS AND ASSOCIATES, THE USER SHALL BEAR THE COST OF PINGS AND ASSOCIATES' LEGAL FEES ASSOCIATED WITH DETERRING AND ENFORCING THESE RIGHTS.



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:

EXHIBIT C