

PROJECT INFORMATION

ZONING C3 - GENERAL COMMERCIAL (ARANTINE HILLS SP)

BUILDING AREA

GROSS LAND ±1,214,453 SF (± 27.88 ACRES)

NET LAND AREA ±923,472 SF (±21.2 ACRES)

RETAIL PARCEL

NET RETAIL SITE ± 794,796 SF (±18.25 ACRES)

TOTAL BUILDING AREA: ± 134,378 SF

RESTAURANTS ± 21,226 SF

RETAIL ±75,152 SF

HEALTH CLUB ±38,000 SF

LAND / BLDG RATIO: 4.9/ 1

COVERAGE: 16.91%

PARKING SUMMARY:

PARKING REQUIRED:

RESTAURANTS (1/ 100SF.) ± 18,400 SF / 100 = 184 STALLS

RETAIL (1/ 250SF) ±60,826 SF / 250 = 244 STALLS

HEALTH CLUB (1/150SF) ±38,000 SF / 150 = 253 STALLS

DAY CARE ±9,990 SF (1 / 10 student) = 18 STALLS

12 EMPLOYEES = 12 STALLS

BANK/FINANCIAL 3,562 SF / 200 = 18 STALLS

CAR WASH 3,600 SF (10 min) = 10 STALLS

FUEL STATION 3 STALLS MIN.

PATIO / RESTAURANT 3,322 SF / 100 = 33 STALLS

TOTAL REQUIRED: 775 STALLS

PARKING PROVIDED SCHEME 4C: 888 STALLS

PARKING PROVIDED SCHEME 4E: 880 STALLS

PARKING RATIO SCHEME 4E: 6.54/1,000 SF

HOTEL PARCEL

NET HOTEL SITE ± 128,676 SF (±2.95 ACRES)

TOTAL BUILDING AREA: ± 88,730 SF

BUILDING FOOTPRINT: ± 24,804 SF

PARKING SUMMARY:

PARKING REQUIRED: 1/ 1 UNIT (135 UNITS) 135 STALLS

2/ MANAGER OFFICE (3) 6 STALLS

TOTAL FOR HOTEL 141 STALLS

PARKING PROVIDED SCHEME 4C: 141 STALLS

PARKING PROVIDED SCHEME 4E: 128 STALLS

CITY PARKING REQUIRED

BLDG	USES	FLOOR AREA (SF)	REQ'D RATIO	PARKING REQUIRED
HOTEL	HOTEL	135 ROOMS	1/1UNIT	141 STALLS
MAJOR A	FITNESS	35,000	1/150	233 STALLS
MAJOR B	MARKET	35,000	1/250	140 STALLS
MAJOR C	PHARMACY	11,125	1/250	45 STALLS
SHOPS 1	RETAIL	4,875	1/250	20 STALLS
REST. A	FOOD	7,700	1/100	77 STALLS
PATIO / FOOD		1,160	1/100	12 STALLS
REST. B	FOOD	5,500	1/100	55 STALLS
PATIO / FOOD		964	1/100	10 STALLS
PAD A	CAR WASH	3,600	10 (MIN)	10 STALLS
PAD B	C. STORE	4,000	1/250	16 STALLS
FUEL STATION			3 STALLS MIN.	3 STALLS
PAD C	REST.	2,200	1/100	22 STALLS
PATIO / REST.		386	1/100	4 STALLS
PAD D	BANK	3,562	1/200	18 STALLS
PAD E	REST.	3,000	1/100	30 STALLS
PATIO / REST.		812	1/100	8 STALLS
PAD F	RETAIL	5,826	1/250	23 STALLS
PAD G	DAY CARE	9,990 (179 student)	1/10 student	18 STALLS
			12 EMPLOYEES=	12 STALLS
PARKING REQUIRED (RETAIL & HOTEL)				916 STALLS

TOTAL PARKING PROVIDED FOR SCHEME 4C (ORIGINAL LAYOUT): 1,029 STALLS

TOTAL PARKING PROVIDED FOR SCHEME 4E (OPTION A LAYOUT): 1,008 STALLS

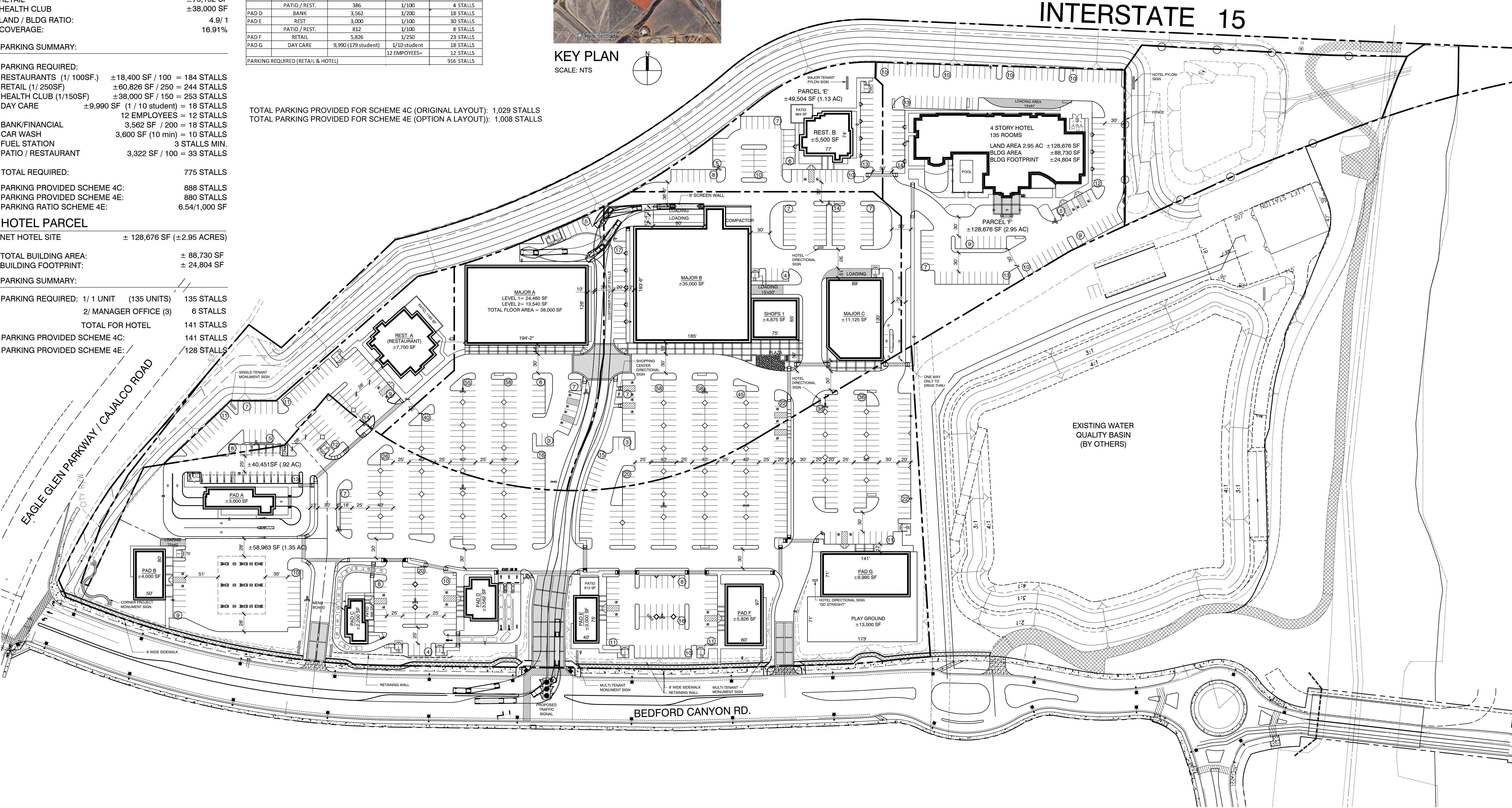


KEY PLAN

SCALE: NTS

FIRE DEPARTMENT GENERAL NOTES:

1. PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 28 FEET.
2. PROVIDE PLANS FOR TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE PREVENTION MANAGER AND CONSTRUCT THE ACCESS WAY(S) TO ACCOMMODATE 70,000 LBS. G.W. DURING ALL PHASES OF CONSTRUCTION.
3. ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. A COPY OF WHICH IS AVAILABLE AT THE FIRE DEPARTMENT COUNTER. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTIBLE CONSTRUCTION.
4. PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S).
5. STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
6. ANY OVERHEAD OBSTRUCTION SUCH AS THE SECOND STORY OF A BUILDING, PORTE COCHERE, ETC., THAT INTRUDES INTO THE REQUIRED CLEAR WIDTH OF FIRE VEHICLE ACCESS DRIVES SHALL PROVIDE A MINIMUM CLEAR HEIGHT OF FIFTEEN (15) FEET UNLESS OTHERWISE APPROVED BY THE FIRE CHIEF.
7. MODIFY THE SITE PLAN TO PROVIDE AN ALL-WEATHER ACCESS WITHIN 150 FEET OF PORTIONS OF EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN UNOBSTRUCTED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
- 8.
9. MEET WITH CORONA FIRE DEPARTMENT TO DETERMINE LOCATIONS OF RED CURBING AND SIGNAGE BY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, AND DESIGNATED FIRE LANES ON SITE.
10. A KNOX BOX SHALL BE PROVIDED FOR THE FOLLOWING BUILDING(S):
11. A MINIMUM FIRE FLOW OF 3000 GPM SHALL BE PROVIDED.
12. THE FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION.
13. FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 250 FEET APART.
14. BUILDING(S) SHALL NOT BE CONSTRUCTED ACROSS PROPERTY LINE(S) WITHOUT APPROVAL OF THE BUILDING OFFICIAL.
15. PROVIDE CLASS A ROOFING MATERIAL.
16. A FIRE FACILITIES FEE OF \$231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 3.36.030 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
17. PER 511 OF THE CORONA MUNICIPAL CODE, A PUBLIC SAFETY RADIO COMMUNICATION STUDY IS REQUIRED. CONSULT WITH THE FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR THIS STUDY.
18. GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
19. A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT THE FIRE DEPARTMENT COUNTER AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
20. FIRE EXTINGUISHERS SHALL BE PROVIDED PRIOR TO OCCUPANCY. FIRE EXTINGUISHERS SHALL BEAR A CALIFORNIA STATE FIRE MARSHAL'S SERVICE TAG; IT SHALL BE APPROPRIATELY RATED FOR THE HAZARD; IT SHALL BE MOUNTED SO THAT THE TOP OF THE EXTINGUISHER IS NO HIGHER THAN FIVE (5) FEET ABOVE FLOOR LEVEL, AND SHALL BE LOCATED SUCH THAT THE TRAVEL DISTANCE TO AN EXTINGUISHER DOES NOT EXCEED SEVENTY-FIVE (75) FEET.
21. AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
22. MULTIPLE UNIT BUILDINGS SHALL HAVE SUITE NUMBER IDENTIFICATION ASSIGNED BY THE FIRE DEPARTMENT. SUBMIT AN EXHIBIT FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. A COPY OF THE PREMISE IDENTIFICATION STANDARD IS AVAILABLE AT CORONACA.GOV.



BEDFORD MARKETPLACE

EAGLE GLEN PKWY & A STREET

SOUTH CORONA, CA

PLANNING SUBMITTAL

DATE: 06.25.20

MCG JOB #: 19029.05

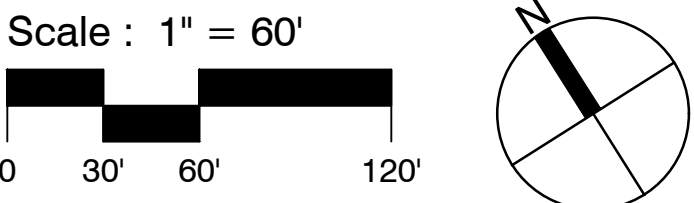
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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

PROPOSED

SITE PLAN_SCHEME SP-4E (OPTION A)



GUARDIAN COMPANIES

EXHIBIT 2

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