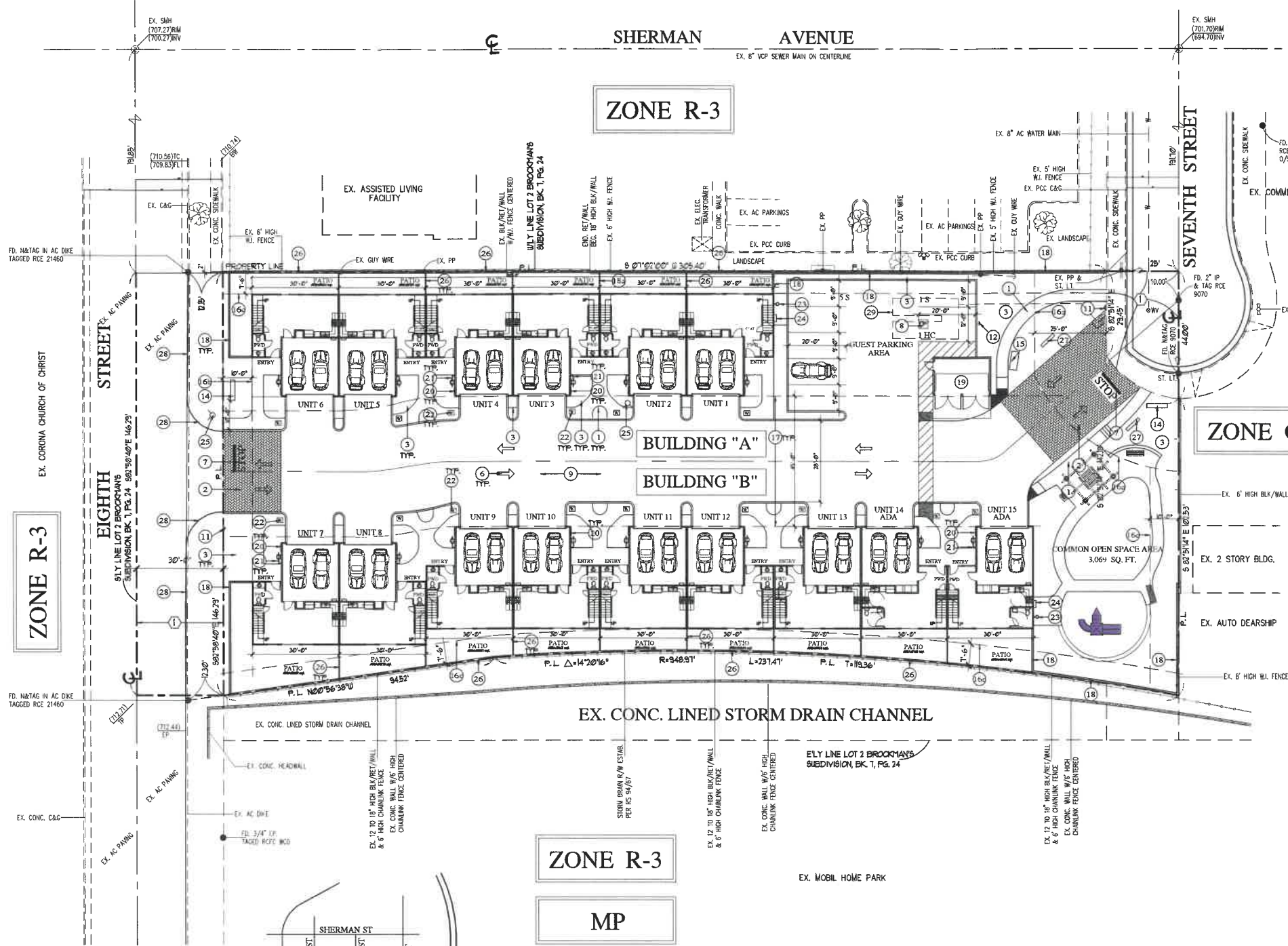


DPR2019-0026



PROPOSED SITE PLAN




SCALE : 1"=20'



SITE PLAN KEYED NOTES :

- 1 4" CONC. WALK W/ ¾" x 18" O.C. EA. WAY PROVIDE EXP. JOINTS @ MAX 12'-0" O.C. AND TOC. JOINT @ MAX 4'-0" O.C. AS PER DETAILS 5.3 & 10.1 AD-1 REFER TO CIVIL DUGS FOR ALL SLOPES
- 2 6" THICK STAMPED CONC. W/ ¾" x 12" O.C. EA. WAY IN EUROPEAN PAN PATTERN
- 3 LANDSCAPE AREA REFER TO LANDSCAPE DUGS.
- 4 PAINT 4" WIDE BLUE COLOR (2 COATS)
- 5 PAINT 4" WIDE PARKING STRIPING (3 COATS)
- 6 PAINTED DIRECTIONAL ARROWS
- 7 4" WIDE HIGHWAY WHITE PAINTED LETTERING "STOP"
- 8 INTERNATIONAL SYMBOL ACCESSIBILITY.
- 9 PAVING SEE TO CIVIL DUGS.
- 10 TRUNCATED DUMPS
- 11 ENTRANCE ACCESSIBLE PARKING SIGN
- 12 ACCESSIBLE PARKING SIGN
- 13 LIGHT POLE FIXTURE REFER TO ELECTRICAL
- 14 FREE STANDING MONUMENT UNDER SEPARATE PERMIT
- 15 COMMON MAIL BOXES
- 16 SETBACK LINE
 - a. FRONT SETBACK
 - b. REAR SETBACK
 - c. SIDE SETBACK
- 17 SETBACK LINE BETWEEN 2 BUILDINGS
- 18 6'-0" HIGH DECORATIVE ALUMINUM BLACK FENCE SEE TO SHEET A-U FOR DETAIL
- 19 6'-0" HIGH FENCE SEE DETAIL SHEET A-U
- 20 TRASH ENCLOSURE FOR GARBAGE, RECYCLING AND ORGANIC WASTE
- 21 ELECTRICAL RIGID CABINET
- 22 GAS METER
- 23 WATER METER SHALL BE INSTALLED PER CITY STANDARD 488
- 24 FIRE SPRINKLER RISER
- 25 LADDER TO ROOF
- 26 FIRE HYDRANT WITH MIN. FLOW OF 1500 GPM SEE CIVIL DRAWINGS
- 27 FENCE, SEE TO SHEET A-U FOR DETAILS
- 28 DCGA SEE TO CIVIL DUGS.
- 29 RED CURB FOR LINE OF SIGHT SEE TO CIVIL DUGS.
- 30 PROPOSED WATER QUALITY FACILITY SEE CIVIL DUGS.

SITE PLAN NOTES :

- 1- ALL ACCESSIBILITY SLOPES ARE NO GREATER THAN 5% AND CROSS SLOPES NO GREATER THAN 2%.
- 2- FOR ALL ACCESSIBILITY SUCH AS SLOPES, CROSS SLOPES AND SPOT ELEVATIONS REFER TO CIVIL DRAWINGS.
- 3-  INDICATE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY
- 4- GROOVES AND WEEDS ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL THE DEVELOPMENT.
- 5- RESIDENTIAL FIRE SPRINKLER SHALL BE INSTALLED PER CALIFORNIA 2019 FIRE CODE AND NFPA 13.
- 6-  P.L.  INDICATE PROPERTY LINE

UNITS PATIO AREA SCH. :

| UNIT NUMBER | PATIO AREA (SQ. FT.) |
|---------------|----------------------|
| UNIT 1 | 221.51 |
| UNIT 2 | 221.51 |
| UNIT 3 | 221.51 |
| UNIT 4 | 221.51 |
| UNIT 5 | 221.51 |
| UNIT 6 | 591.34 |
| UNIT 7 | 828.31 |
| UNIT 8 | 292.79 |
| UNIT 9 | 330.21 |
| UNIT 10 | 256.11 |
| UNIT 11 | 279.23 |
| UNIT 12 | 230.69 |
| UNIT 13 | 293.11 |
| UNIT 14 (ADA) | 317.62 |
| UNIT 15 (ADA) | 404.41 |

PROJECT SUMMARY :

SCOPE OF WORK : CONSTRUCT A NEW APARTMENT COMPLEX
WITH 2 BUILDINGS OF 2 STORY TOTALING
15 TOWNHOUSE UNITS

GENERAL PLAN DESIGNATION : HDR (HIGH DENSITY
RESIDENTIAL, 15-36 DU/AC)

PROPOSED DENSITY : 15 UNITS / 113 AC = 13.27 DU/AC

ZONING : R3

TYPE OF CONSTRUCTION : V-B (ON SITE FIRE HYDRANT)

OCCUPANCY : R-2

SPRINKLER : YES

STORY : 2

SITE :

APN# : 110-040-046
LOT AREA : 49,43857 SQ. FT. (1.13 AC.)
LOT COVERAGE :
BUILDING : 13,516 SQ. FT. 28.16%

OPEN SPACE AREA :
FATIOS : 4,839 SQ. FT. 9.17%
COMMON OPEN SPACE AREA : 3,069 SQ. FT.
LANDSCAPE : 5,048 SQ. FT. + 10%

TRASH ENCLOSURE REQUIREMENTS :
REQUIRED : 6 SQ. FT. x 15 UNITS = 90 SQ. FT.
PROVIDED : 254 SQ. FT.

BUILDINGS AREA :

| | |
|--------------------------------|----------------|
| BUILDING "A" : | |
| FIRST FLOOR INCLUDING GARAGE : | 5,568 SQ. FT. |
| SECOND FLOOR : | 4,884 SQ. FT. |
| TOTAL : | 10,422 SQ. FT. |
| | |
| BUILDING "B" : | |
| FIRST FLOOR INCLUDING GARAGE : | 8,352 SQ. FT. |
| SECOND FLOOR : | 7,281 SQ. FT. |
| TOTAL : | 15,633 SQ. FT. |
| <hr/> | |
| TOTAL BUILDINGS AREA : | 26,055 SQ. FT. |
| | |
| TYPICAL UNIT AREA : | |
| FIRST FLOOR INCLUDING GARAGE : | 928 SQ. FT. |
| SECOND FLOOR : | 809 SQ. FT. |
| TOTAL : | 1,731 SQ. FT. |


PARKING :

| | | |
|---------------------|-------------|----|
| REQUIRED PARKING : | | |
| 2 GARAGE PER UNIT : | 2x15 = | 30 |
| GUEST PARKING : | 1/5 UNITS = | 3 |
| TOTAL REQUIRED : | | 33 |
| PROVIDED : | | |
| 2 GARAGE PER UNIT : | 2x15 = | 30 |
| GUEST PARKING : | | 7 |
| TOTAL PROVIDED : | | 37 |

VICINITY MAP
N.T.S.



REVISIONS: _____ DATE: _____





**1300 N BRISTOL STREET SUITE 270
NEWPORT BEACH, CA 92660**
TEL. (949) 833-3210
FAX (949) 833-1145
E-MAIL HP@PETROSSIASSOC.COM

PROJECT

CORONA APARTMENT HOMES

APN: 110-040-046
CORONA, CA 92882

DRAWING:

SITE PLAN

CHECKED BY:

DATE: 5-20-2020

ISSUED FOR:

REVIEW

PLAN CHECK

BIDDING
PERMIT

CONSTRUCTION

DRAWN BY

SHEET NO.:

A-1

CADFILE SITE
JOB NO. 405P-0619

EXHIBIT 2