

**TABULATION**

SITE AREA	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	BLDG. 8	BLDG. 9	BLDG. 10	BLDG. 11	BLDG. 12	BLDG. 13	BLDG. 14	BLDG. 15	TOTAL
Square feet	437,806	173,105	141,520	101,320	86,489	133,213	154,344	81,886	213,913	532,852	161,268	230,760	89,081	89,081	89,081	3,257,328
Acres	10.05	3.97	3.25	2.33	1.99	3.06	3.54	1.87	4.91	12.23	3.70	5.30	2.02	2.02	2.02	74.78
<b>BUILDING AREA</b>																
Office/Shop	9,000	5,510	6,500	10,450	6,500	18,950	5,000	22,000	5,000	25,750	5,000	13,900	5,000	5,000	5,000	174,050
Manufacturing	105,278	29,474	24,537	38,674	15,427	34,574	8,739	26,774	15,200	52,974	0	0	0	0	0	365,511
Warehouse	105,278	29,474	24,537	38,674	15,427	34,574	8,739	26,774	15,200	52,974	0	0	0	0	0	365,511
TOTAL	105,278	65,510	61,564	84,545	36,351	68,948	22,169	65,248	35,200	131,624	55,000	137,800	55,000	55,000	55,000	1,074,771
<b>COVERAGE</b>																
Clear Height	37.41%	36.61%	31.62%	32.31%	32.31%	26.32%	14.63%	23.30%	22.33%	10.00%	47.83%	28.66%	25.43%	25.43%	25.43%	33.01%
<b>AUTO PARKING REQUIRED</b>																
Office/Shop	36	26	26	26	26	20	20	20	20	20	20	20	20	20	20	128
Warehouse	66	46	46	46	46	12	12	12	12	12	12	12	12	12	12	731
Van Accessible	107	33	23	18	12	0	0	0	0	0	0	0	0	0	0	536
TOTAL	209	105	80	61	44	49	62	46	46	46	46	46	46	46	46	1,603
<b>AUTOPARKING PROVIDED</b>																
Standard (8' x 20')	122	47	37	37	23	35	126	58	100	305	58	98	183	177	187	1,570
Compact (8' x 17'-6" 40% max.)	63	54	37	27	23	8	0	0	0	0	0	0	0	0	0	600
Van Accessible (12' x 20')	8	4	3	3	3	1	1	1	1	1	1	1	1	1	1	95
TOTAL	193	107	77	67	49	47	45	130	60	107	60	100	184	178	188	2,265
40% compact allowed	77	42	30	18	18	18	18	18	18	18	18	18	18	18	18	893
<b>ADDITIONAL PARKING PROVIDED</b>																
Trailer (10' x 53')	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42
<b>TRASH ENCLOSURE PROVIDED SIZE</b>																
60 s.f./10K for 1st 20K	120	130	120	120	120	117	120	109	120	120	120	120	120	120	120	1,786
60 s.f./10K	173	53	30	16	4	N/A	20	N/A	84	281	32	71	60	60	57	841
TOTAL	293	173	150	136	124	117	140	109	204	401	152	191	180	180	177	2,727
<b>TRASH ENCLOSURE PROVIDED</b>																
208	173	150	136	124	117	140	109	204	401	152	191	180	180	177	2,727	

**MAXIMUM FLOOR AREA RATIO**  
F.A.R. = No limit

**BUILDING SETBACKS**  
Front - 15' (Local Collector)  
Side - None  
Rear - None  
Adjacent to Freeway - None  
10' sidewalk buffers to parking or drive aisle

**LOADING AREAS**  
Minimum 1 space  
station 1 per 15,000 s.f.

**MAXIMUM BUILDING HEIGHT**  
Height - 40'  
11' of setback + additional 1' in height, 55' max

**ZONING ORDINANCE FOR CITY**  
Zoning Designation - Light Industrial (LI)  
Note: Proposed public street is not included in the tabulation

**SITE LEGEND**

- CONCRETE PAVING  
SEE "C" DRWS. FOR THICKNESS
- ASPHALT CONCRETE PAVING  
SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING  
STALL (9' X 20')
- STANDARD PARKING  
STALL W/ 2' OVERHANG
- COMPACT PARKING STALL  
(8.5' X 17') MAX. 40% OF REQUIRED
- DISABLED PARKING  
STALL (9' X 20')  
+ 5' W/ ACCESSIBLE AISLE
- LANDSCAPED AREA
- PATH OF TRAVEL
- 28" WIDE FIRELANE
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- DISABLED PARKING (VAN) STALL (9' X 20') + 5' W/ ACCESSIBLE AISL

**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING.
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED.
- 5 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 7 TRASH ENCLOSURE PER CITY STANDARD.
- 8 APPROXIMATE LOCATION OF TRANSFORMER.
- 9 PRE-CAST CONCRETE WHEEL STOP.
- 10 CONCRETE FILLED GUARD POST 6" DIA. U.N.O. 42" H.
- 11 DESIGNATED SMOKING AREA.
- 12 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- 13 MONUMENT SIGN.
- 14 ACCESSIBLE PARKING STALL SIGN.
- 15 8" HIGH CONCRETE TILT UP SCREEN WALL.
- 16 42" HIGH CONCRETE GUARDWALL.
- 17 TRUNCATED DOME.
- 18 EXTERIOR PATIO AREA.
- 19 EXTERIOR CONCRETE STAIR WITH GUARDWALL AND HANDRAIL
- 20 EXTERIOR BIKE RACK.
- 21 8" HIGH METAL FENCE.

**SITE PLAN GENERAL NOTES**

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.

**PROJECT INFORMATION**

**Owner**  
LATITUDE BUSINESS PARK LLC  
2518 N. SANTIAGO BLVD.  
ORANGE, CA 92667  
PHONE: (714) 998-3400  
FAX: (714) 998-3401  
CONTACT: PATRICK TRITZ

**Applicant**  
LATITUDE BUSINESS PARK LLC  
2518 N. SANTIAGO BLVD.  
ORANGE, CA 92667  
PHONE: (714) 998-3400  
FAX: (714) 998-3401  
CONTACT: PATRICK TRITZ

**Construction Type**  
CONCRETE TILT-UP BUILDING  
BUILDING OCCUPANCY: F-1/B  
OFFICE & MANUFACTURING  
CONSTRUCTION TYPE: III-B

**Applicant's Representative**  
HPA INC. BUSINESS PARK LLC  
1831 BARDEEN AVE. - SUITE 100  
IRVINE, CA 92612  
PHONE: (949) 862-2173  
FAX: (949) 863-0851  
CONTACT: NANCY PARK

**Code Analysis**  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS

**Zoning**  
ZONING LIGHT INDUSTRIAL DESIGNATION OF THE EL CERRITO SPECIFIC PLAN (SPS1-02)  
GENERAL PLAN LI (LIGHT INDUSTRIAL)

**Assessors Parcel Number**  
279-140-001-0 (AFFECTS PARCEL 1);  
279-140-007-8 (AFFECTS PORTION OF PARCEL 2) AND  
279-231-044-8 (AFFECTS PORTION OF PARCEL 2)

**Project Address**  
TOM BARNES ST & TEMESCAL CANYON RD.  
CORONA, CA 92883

**Legal Description**

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
TRACT 3333-R, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGE 96 AND 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE FOLLOWING LOTS IN BLOCK A OF OVERLOOK ADDITION NO. 3 TO CORONA, AS PER MAP RECORDED IN BOOK 14, PAGE 47 THROUGH 49 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, LOTS 23 AND 24 AS RESERVED BY OSCAR PULLMAN, ET UX., IN DEED RECORDED JULY 21, 1960, AS DOCUMENT NO. 84521 OF OFFICIAL RECORDS; LOTS 1 AND 2 AS RESERVED BY RALPH J. KNOX, ET UX., IN DEED RECORDED AUGUST 3, 1960, AS DOCUMENT NO. 68191 OF OFFICIAL RECORDS; LOTS 20, 21 AND 22 AS RESERVED BY JOSEPH STOMMEL, ET UX., IN DEED RECORDED AUGUST 26, 1960, AS DOCUMENT NO. 75331 OF OFFICIAL RECORDS; LOTS 27 AND 28 AS RESERVED BY GERTRUDE ARNOLD, IN DEED RECORDED OCTOBER 14, 1960, AS DOCUMENT NO. 88839 OF OFFICIAL RECORDS; LOTS 100, 107 AND 132 AS RESERVED BY B. EVERETT COBLE, ET UX., IN DEED RECORDED OCTOBER 14, 1960, AS DOCUMENT NO. 88838 OF OFFICIAL RECORDS; LOTS 119, 120 AND 121 AS RESERVED BY GUILLERMO ANTONIO GANEY, JR., ET AL., IN DEED RECORDED JANUARY 3, 1961, AS DOCUMENT NO. 64 OF OFFICIAL RECORDS; LOT 114 AS RESERVED BY VIVIAN W. SCHROEDER, IN DEED RECORDED SEPTEMBER 13, 1961, AS DOCUMENT NO. 78330 OF OFFICIAL RECORDS; LOTS 25 AND 26 AS RESERVED BY ALAN L. ALEXANDER, ET UX., IN DEED RECORDED AUGUST 10, 1962, AS DOCUMENT NO. 75196 OF OFFICIAL RECORDS; LOT 41 AS RESERVED BY ANDREW SURINA, ET UX., IN DEED RECORDED SEPTEMBER 17, 1964, AS DOCUMENT NO. 113358 OF OFFICIAL RECORDS; LOTS 39 AND 40 AS RESERVED BY ANDREW SURINA, ET UX., IN DEED RECORDED OCTOBER 2, 1964, AS DOCUMENT NO. 119820 OF OFFICIAL RECORDS; LOT 92 AS RESERVED BY KENNETH C. METHERELL, ET UX., IN DEED RECORDED DECEMBER 30, 1964, AS DOCUMENT NO. 154561 OF OFFICIAL RECORDS; ALSO EXCEPT FROM LOTS 48 AND 49 ALL OF THE OIL RIGHTS AS RESERVED BY LURA M. WELLS, IN DEED RECORDED SEPTEMBER 6, 1955, AS DOCUMENT NO. 57574 OF OFFICIAL RECORDS; ALSO EXCEPT FROM LOTS 124 AND 125 ALL OIL AND GAS RIGHTS, AS RESERVED BY MITCHELL DION, ET UX., IN DEED RECORDED FEBRUARY 3, 1958, AS DOCUMENT NO. 7908 OF OFFICIAL RECORDS; ALSO EXCEPT FROM LOT 122 GAS AND OIL RIGHTS, AS RESERVED BY FRANK N. CAMP, ET UX., IN DEED RECORDED FEBRUARY 17, 1958, AS DOCUMENT NO. 11756 OF OFFICIAL RECORDS; ALSO EXCEPT FROM LOTS 4, 5 AND 44 1/8TH OF ALL OIL OR PETROLEUM PRODUCTS EXTRACTED FROM UNDER SAID LAND, AS RESERVED BY HANSEN HEIGHTS LAND CO., INC., IN DEED RECORDED APRIL 26, 1962, AS DOCUMENT NO. 38358 OF OFFICIAL RECORDS; ALSO EXCEPT FROM LOT 88 AN UNDIVIDED 5/6THS OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED BY THEODORE WILLIAM MARSHALL, ET AL., IN DEED RECORDED AUGUST 9, 1963, AS DOCUMENT NO. 83604 OF OFFICIAL RECORDS; ALSO EXCEPT FROM LOT 88 AN UNDIVIDED 1/6TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED BY THEODORE W. MARSHALL, AS GUARDIAN OF THE PERSON AND ESTATE OF JOHN E. MARSHALL, INCOMPETENT, IN DEED RECORDED SEPTEMBER 16, 1963, AS DOCUMENT NO. 97170 OF OFFICIAL RECORDS; EXCEPT THEREFROM THAT PORTION DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 8, 1965, AS DOCUMENT NO. 40306 OF OFFICIAL RECORDS.

PARCEL 2:  
PARCEL 3 AS SHOWN ON LOT LINE ADJUSTMENT NO. LLA 02-005, AS EVIDENCED BY DOCUMENT RECORDED JULY 01, 2002 AS INSTRUMENT NO. 2002-362678 OF OFFICIAL RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 6 WEST, TOGETHER WITH THOSE PORTIONS OF GOVERNMENT LOTS 1 AND 8 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 106, PAGE 61 OF OFFICIAL RECORDS; THENCE NORTH 86° 41' 43" WEST ALONG SAID NORTHERLY LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 151.54 FEET TO THE NORTHERLY RIGHT OF WAY OF ROUTE 15, AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 03° 32' 39" WEST ALONG SAID NORTHERLY LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 49.99 FEET; THENCE SOUTH 03° 32' 39" WEST ALONG SAID NORTHERLY LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 49.99 FEET; 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