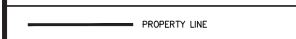


**KEYNOTES**

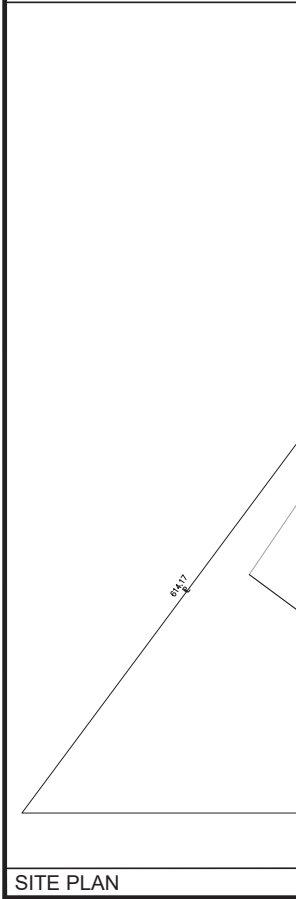
1. TENANT SPACE (SUITE 103).
2. (C) TRASH ENCLOSURE
3. (C) DIESEL FUEL POWER GENERATOR AND ENCLOSURE

**SYMBOL LEGEND**



**AREA DENSITY CALCULATIONS**

LOCATION/AREA	AREA SF	AREA & PERCENTAGE
BUILDING 1 (EXISTING)	13,437 SF	
BUILDING 2 (EXISTING)	30,000 SF	
BUILDING 3 (EXISTING)	16,000 SF	
BUILDING 4 (EXISTING)	487,000 SF	
<b>TOTAL BUILDING SF.</b>	<b>546,437 SF</b>	



**SITE PLAN**

SCALE: 1"=60'-0" 1

**PARKING ANALYSIS (PER CMC 17.76.030)**

**BUILDING 1 PARKING ANALYSIS**  
 1831 COMMERCE ST., CORONA, CA 92880  
 REQUIRED PARKING (SUITE 103 -ABC HOPES)  
 1 SPACE FOR EVERY 300 SF -OFFICE SPACE  
 1 SPACE FOR EVERY 150 SF -EXERCISE AREA  
 CALCULATIONS:  
 2,662 SF/300 SF (OFFICE SPACE) = 9 SPACES  
 2,135 SF/150 SF (EXERCISE AREA) = 15 SPACES  
**TOTAL: 24 SPACES**

**REQ. PARKING (SUITE 101 -ALTA MANUFACTURING)**  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 CALCULATIONS:  
 9168 SF/500 SF (MANUFACTURING) = 7 SPACES  
 1056 SF/300 SF (OFFICE) = 4 SPACES  
**TOTAL: 11 SPACES**

**REQ. PARKING (SUITE 106 -STONINGTON PROPERTIES)**  
 1 SPACE FOR EVERY 300 SF -OFFICE SPACE  
 CALCULATIONS:  
 2112 SF/300 SF (OFFICE SPACE) = 8 SPACES  
**TOTAL: 8 SPACES**

**REQ. PARKING (SUITE 107 -PRECISE CONSTRUCTION)**  
 8 SPACES REQ. -CONTRACTOR STORAGE FACILITY  
 CALCULATIONS:  
 2121 SF (6 SPACES REQUIRED) = 6 SPACES  
**PARKING REQ. (BUILDING 1): 49 PARKING SPACES**

**BUILDING 2 PARKING ANALYSIS (CMC 17.76.030)**  
 170 N MAPLE, CORONA, CA 92880  
 REQUIRED PARKING (SUITE 112 & 113 -AERO)  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 CALCULATIONS:  
 3465 SF/500 SF (MANUFACTURING) = 7 SPACES  
 1155 SF/300 SF (OFFICE) = 4 SPACES  
**TOTAL: 11 SPACES**

**REQ. PARKING (SUITE 111 -ASHLEY CRAIG PEIT)**  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 CALCULATIONS:  
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES  
 578 SF/300 SF (OFFICE) = 2 SPACES  
**TOTAL: 6 SPACES**

**REQ. PARKING (SUITE 108 -ALTA GEOTECH, INC.)**  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 CALCULATIONS:  
 578 SF/300 SF (OFFICE) = 2 SPACES  
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES  
**TOTAL: 6 SPACES**

**REQ. PARKING (SUITE 106/107 -DAIRY FARMERS OF AMERICA)**  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 CALCULATIONS:  
 1155 SF/300 SF (OFFICE) = 4 SPACES  
 3465 SF/500 SF (MANUFACTURING) = 7 SPACES  
**TOTAL: 11 SPACES**

**REQ. PARKING (SUITE 105 -RENEWAL ENERGY PARTNERS)**  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 CALCULATIONS:  
 578 SF/300 SF (OFFICE) = 2 SPACES  
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES  
**TOTAL: 6 SPACES**

**REQ. PARKING (SUITE 104 -PURE PLUMBING)**  
 8 SPACES FOR CONTRACTOR STORAGE  
 CALCULATIONS:  
 2310 SF (6 SPACES REQUIRED) = 6 SPACES  
**REQUIRED PARKING (SUITE 103 -SEMETRA)**  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 CALCULATIONS:  
 578 SF/300 SF (OFFICE) = 2 SPACES  
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES  
**TOTAL: 6 SPACES**

**REQ. PARKING (SUITE 102 -CLOVER MILL GRAPHICS)**  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 CALCULATIONS:  
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES  
 578 SF/300 SF (OFFICE) = 2 SPACES  
**TOTAL: 6 SPACES**

**REQ. PARKING (SUITE 101 -BLACKSTONE BUILDERS INC.)**  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 CALCULATIONS:  
 578 SF/300 SF (OFFICE) = 2 SPACES  
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES  
**TOTAL: 6 SPACES**

**PARKING REQ. (BUILDING 2): 88 SPACES**

**BUILDING 3 PARKING ANALYSIS**  
 140 N MAPLE, CORONA, CA 92880  
 REQUIRED PARKING (SUITE 107 -VACANT)  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 CALCULATIONS:  
 1722 SF/500 SF (MANUFACTURING) = 4 SPACES  
 574 SF/300 SF (OFFICE) = 2 SPACES  
**TOTAL: 6 SPACES**

**PARKING (SUITE 106 -MANUFACTURING EXEC. INSL.)**  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 CALCULATIONS:  
 1722 SF/500 SF (MANUFACTURING) = 4 SPACES  
 574 SF/300 SF (OFFICE) = 2 SPACES  
**TOTAL: 6 SPACES**

**REQUIRED PARKING (SUITE 105 -VACANT)**  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 CALCULATIONS:  
 1722 SF/500 SF (MANUFACTURING) = 4 SPACES  
 574 SF/300 SF (OFFICE) = 2 SPACES  
**TOTAL: 6 SPACES**

**REQ. PARKING (SUITE 104/103 -MAKISTIC SIGN STUDIO)**  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 CALCULATIONS:  
 3444 SF/500 SF (MANUFACTURING) = 7 SPACES  
 1148 SF/300 SF (OFFICE) = 4 SPACES  
**TOTAL: 11 SPACES**

**REQ. PARKING (SUITE 102 -AMERICAN IRON RENTAL)**  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 CALCULATIONS:  
 574 SF/300 SF (OFFICE) = 2 SPACES  
 1722 SF/500 SF (MANUFACTURING) = 4 SPACES  
**TOTAL: 6 SPACES**

**REQ. PARKING (SUITE 101 -HARMONY PRODUCTIONS)**  
 1 SPACE FOR EVERY 300 SF -OFFICE  
 1 SPACE FOR EVERY 500 SF -MANUFACTURING  
 CALCULATIONS:  
 574 SF/300 SF (OFFICE) = 2 SPACES  
 1722 SF/500 SF (MANUFACTURING) = 4 SPACES  
**TOTAL: 6 SPACES**

**PARKING REQ. (BUILDING 3): 41 PARKING SPACES**

**PROVIDED PARKING**  
 STANDARD 8'X10' SPACES = 202  
 STANDARD ACCESSIBLE SPACES = 4  
 VAN ACCESSIBLE SPACES = 4  
**TOTAL = 210**

**REQ. PARKING FOR ALL 3 BUILDINGS:**  
 178 PARKING SPACES

**PARKING SUMMARY:**  
 WE HAVE 210 PARKING SPACES INCLUDING ACCESSIBLE PARKING STALLS. PER THE PARKING ANALYSIS PROVIDED ABOVE WE ARE REQUIRED TO HAVE 178 PARKING SPACES.  
 OVERALL THERE IS A SURPLUS OF 32 PARKING STALL ABOVE WHAT IS REQUIRED FOR THE 3 BUILDINGS.

**PROVIDED PARKING**  
 STANDARD 8'X10' SPACES = 202  
 STANDARD ACCESSIBLE SPACES = 4  
 VAN ACCESSIBLE SPACES = 4  
**TOTAL = 210**

**REQ. PARKING FOR ALL 3 BUILDINGS:**  
 178 PARKING SPACES

**PARKING SUMMARY:**  
 WE HAVE 210 PARKING SPACES INCLUDING ACCESSIBLE PARKING STALLS. PER THE PARKING ANALYSIS PROVIDED ABOVE WE ARE REQUIRED TO HAVE 178 PARKING SPACES.  
 OVERALL THERE IS A SURPLUS OF 32 PARKING STALL ABOVE WHAT IS REQUIRED FOR THE 3 BUILDINGS.

**PROVIDED PARKING**  
 STANDARD 8'X10' SPACES = 202  
 STANDARD ACCESSIBLE SPACES = 4  
 VAN ACCESSIBLE SPACES = 4  
**TOTAL = 210**

**REQ. PARKING FOR ALL 3 BUILDINGS:**  
 178 PARKING SPACES



4800 DAVIS DR., WILMINGTON, CA 95709 (916) 486-1900  
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CONSULTANT:

PROJECT ADMINISTERED BY:

PROJECT NAME:

ABC HOPES

1831 COMMERCE ST., SUITE 103  
 CORONA, CA 92880

ISSUE INFORMATION:

DATE: INFORMATION:

SHEET INFORMATION:

STK PROJECT NO.: 480-01-22

SCALE: AS NOTED

DATE: AUGUST 24, 2022

PLOT DATE:

DRAWING NAME:

SEAL:

SHEET TITLE:

SITE PLAN

SHEET NO.:

A1.01

**EXHIBIT 2**