

PP2022-0003 APN 107-030-022
DPR2022-0008 BAI # 19015

Project Directory

DEVELOPER:

WESTERN REALCO, LLC
500 Newport Center Drive, Suite 630
Newport Beach, California 92660
Office: 949 720 0369
Contact: Jeremy Mape
jmape@westernrealco.com

PROPERTY OWNERS:

89 MAGNOLIA OWNERS, LLC
c/o Western Realco, LLC
500 Newport Center Drive, Suite 630
Newport Beach, California 92660
Office: 949 720 0369
Contact: Jeremy Mape
jmape@westernrealco.com

PLANNER:

T & B PLANNING, INC.
3200 El Camino Real, Suite 100
Irvine, California 92602
Telephone: 714 505 6560
Contact: Tracy Zim
tzim@tbpplanning.com

CIVIL:

KWC Engineering
1880 Compton Avenue, Suite 100
Corona, CA 92881
Telephone: 714 680 0417
Contact: Nick Nguyen
nick.nguyen@kwcengineers.com

ARCHITECT:

BASTIEN AND ASSOCIATES, INC.
15661 Red Hill Avenue, Suite 150
Tustin, California 92780
Telephone: 714 617 8600
Contact: Steve Martinez
smartinez@bastienarchitects.com

LANDSCAPE:

EMERALD DESIGN
305 N. Harbor Blvd., Suite 222
Fullerton, CA 92832
Telephone: 714 680 0417
Contact: Eric Freeman/Charles Lamb
charles@emeraldndesign.com

Sheet List

Architectural

- A1.0 - Conceptual Site Plan
- A1.1 - Fencing Plan
- A1.2 - Site Details
- A1.4 - Site Photometric
- A2.0 - Floor Plan Building 1 & 2
- A2.1 - Roof Plan Building 1 & 2
- A2.2 - Enlarged Floor/Mezzanine Plans
- A2.3 - Plan Check Notes Bldg 1 & 2
- A3.0 - Exterior Elevations Building 1
- A3.1 - Exterior Elevations Building 2
- A3.2 - Enlarged Entry Elevations, Canopy Detail and Wall Section
- A3.3 - Illustrative Exterior Elevations Building 1
- A3.4 - Illustrative Exterior Elevations Building 2
- A5.0 - Materials Color Board

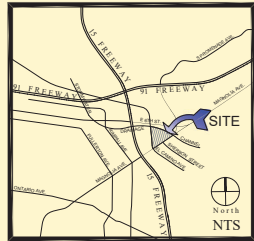
Landscape

- LC1 - Overall Landscape Concept Plan Buildings 1 and 2
- LC2 - Landscape Concept Building 1
- LC3 - Landscape Concept Building 1
- LC4 - Landscape Concept Building 2
- LC5 - Landscape Concept Building 2
- LC6 - Landscape Concept Building 2
- LC7 - Building 1 Screening Elevation
- LC8 - Building 2 Screening Elevation and Section

Civil

- C1 - Title Sheet
- C2 - Preliminary Grading Plan
- C3 - Preliminary Utility Plan
- C4 - Site Section Details

Vicinity Map



Legend

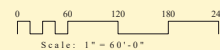
- Existing Property Line
- Setback Line
- Potential Interior Wall Location
- Project Perimeter Fencing
- Existing Chainlink Fencing
- Solid Dark Hatch Represents Landscape Area
- Diagonal Hatch Represents Painted Striping
- Solid Light Hatch Represents On-Site Landscape
- Dark Hatch Represents Enhanced Landscape
- Proposed Building
- Knockout Opening

General Notes

1. Vehicle parking overhang shall not block walkways.



CONCEPTUAL SITE PLAN



Planning Information

(Refer to Civil for additional information)

Applicable Code:

- Corona Municipal Code
- The City of Corona Industrial Design Guidelines
- BP (Business Park)
- Corona Magnolia Specific Plan (SP01-002)
- MU (Mixed Use 2, Commercial/Industrial)
- 10' On Magnolia Avenue
- 10' On Flood Control Channel
- 15' On El Camino Avenue

Site Plan Summary

Gross Site Area	(16.576 Acres)	722,065 s.f.
Net Site Area	(15.991 Acres)	696,557 s.f.
Site Coverage		.46
Floor Area Ratio (F.A.R.)		.48

Occupancy:	B-Office/S-Warehouse
Clear Height:	32'-0" Clear at First Column at Loading Dock
Building Height:	42'-0" (Building 1) 41'-0" (Building 2)
Construction Type:	III-B

Building 1		
Ground Floor	231,370 s.f.	
Mezzanine	7,000 s.f.	
Total Bldg 1 Area		238,370 s.f.
Building 2		
Ground Floor	90,150 s.f.	
Mezzanine	6,000 s.f.	
Total Bldg 2 Area		96,150 s.f.
Total Ground Floor Area (Two Buildings)		321,520 s.f.
Total Mezzanine Area (Two Buildings)		13,000 s.f.
Total Area (Two Buildings, Including Mezzanines)		334,520 s.f.

Parking Building 1		
Office (14,000 s.f. at 1/250 s.f.)	56 Spaces	
Warehouse (224,370 s.f. at 1/1,000 s.f.)	225 Spaces	
Building 1 Parking Required		281 Spaces
Provided Parking (1.22 Spaces per 1,000 s.f.)		289 Spaces
ADA Parking Stalls (9' x 18' Min.)	7 Spaces	
Standard Parking Stalls (9' x 20')	282 Spaces	

Parking Building 2		
Office (12,000 s.f. at 1/250 s.f.)	48 Spaces	
Warehouse (84,150 s.f. at 1/1,000 s.f.)	85 Spaces	
Building 2 Parking Required		133 Spaces
Provided Parking (1.42 Spaces per 1,000 s.f.)		137 Spaces
ADA Parking Stalls (9' x 18' Min.)	5 Spaces	
Standard Parking Stalls (9' x 20')	120 Spaces	
Compact Parking Stalls (8'-6" x 17')	12 Spaces (12 Allowable)	

Total Project Parking Required	414 Spaces
Total Project Parking Provided	426 Spaces

Landscape Area Required:	Total Parking Stalls > 50 = 10.0% = 69,656 s.f.
Landscape Area Provided:	97,601 s.f.

Key Notes

1. Approximate Extent of Office Area (Refer to Tenant Improvement Plans)
2. Green Shaded Area Represents Landscaping Treatment - Typ. - See Legend
3. Decorative Colored Concrete with Exposed Aggregate at Main Building Entrances
4. Concrete Stairs and Painted Metal Railings - Typ.
5. Ramp Up to Dock Level w/ 12" x 14" Stl. Panel Sectional Service Grade Door (Roll-Up) - Typ.
6. 3'-0" x 7'-0" Hollow Metal Fire Department Access Door at 125' max
7. Accessible Parking with Accessible Path to Entry - Typ.
8. 12'-0" X 45'-0" Trailer Stall
9. Concrete Tilt-Up Trash Enclosure with Reinforced Metal Deck Swinging Door Per City of Corona Standard
10. Property Line per civil drawings - See Legend Typ.
11. 9' x 10' Steel Panel Sectional Door (Roll-Up), Painted to Match adjacent Wall - Typ. Dashed 10'-0" Symbol Denotes for Future Dock High Door Location
12. Proposed Transformer Location Screened by Landscape
13. On-Site, Concrete Wall (48" Wide Minimum) Natural Color with Medium Broom Finish To Public Walk, Public sidewalk, at "13A" - Refer to Civil
14. Standard Parking Space: 9'-0" x 20'-0". Compact Parking Space: 8'-6" x 17'-0" at "14A". 2'-0" long Overhang Parking at "14B". 2'-6" Overhang Parking at "14C".
15. 8'-0" High Steel Tube Fence and Accessible Pedestrian Gate, Where Occurs
16. ADA Compliant Concrete Ramp with 1-1/2" Metal Tube Guardrail and Handrail
17. Rolling Gate (Heavy Mesh Opaque Screening) with Fire Department Knox Box
18. Painted Metal Guard Rail
19. Dashed Line Denotes 10'-0" Landscape Setback
20. Monument Sign by Other
21. 12'-0" High Concrete Tilt-Up Screen Wall and Accessible Pedestrian Gate
22. New Private Fire Hydrant with protective bollards per local Fire Authority codes. Public Hydrant at "22A" see Civil Drawings.
23. Shaded Employee Break Area w/ Owner Provided Bench & Umbrella see Landscape Drawings.
24. Enhanced Concrete (Sawcut & Stained) Paving
25. 12 Bike "Long Term" Bicycle Rack. 3 Bike "Short Term" Bicycle Rack at "25A"
26. 6 Bike "Long Term" Bicycle Rack. 2 Bike "Short Term" Bicycle Rack at "26A"
27. Painted in White Arrow Sign for Right-In and Right-Out Only Access
28. 25'-0" Inside and 50'-0" Outside Radius Fire Lane Access



Drawings, specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are instruments of service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and creators of their respective instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights.

MAGNOLIA AVENUE BUSINESS CENTER

1335/1385 Magnolia Ave. Corona, California

BASTIEN AND ASSOCIATES, INC.
ARCHITECTURE AND PLANNING

15661 RED HILL AVENUE, SUITE 150
TUSTIN, CALIFORNIA 92780
Phone: (714) 617-8600
Web Address: www.BastienArchitects.com

A 1.0

September 21, 2023



EXHIBIT 2