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

Project Directory

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: B9 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@jwstermcalco.com
PLANNER: T& & PLANNING, INC. 3200 EI Camino Real, Suite 100 Irvine, California 92602 Telephone: 714 505 6360 Contact: Tracy Zinn tzinn@tbplanning.com	CIVIL: KWC Engineering 1880 Compton Avenue, Suite 100 Corona, CA 92881 Telephone: 951 734 2130 Contact: Nick Nguyen nick.nguyen@kwcengineers.com
ARCHITECT: BASTIEN AND ASSOCIATES, INC. 1566 IR del Hill Avenue, Suite 150 Tustin, California 92780 Telephone: 714 617 8600 Contact: Steve Martinez sumatrice/Justienarchitects.com Sheet List	LANDSCAPE: EMERALD DESIGN 305 N Habor Bird, Suite 222 Fullerton, CA 92832 Telephone: 714 680 0417 Contact: Eric Freeman/Charles Lamb charles@emeraldladesign.com
A3.3 - Illustrative Exterior Elev A3.4 - Illustrative Exterior Elev A5.0 - Materials Color Board Landscape	2 or far an far an far an and an anti-anti-anti-anti-anti-anti-anti- stations building 1 antions building 2 or pt Plan buildings 1 and 2 data 1 data 1 data 1 data 2 data



Suite

1D

260"-0" Bldg. 1 Footprint

231,370 s.f.

Suite

Avenue

Suite

|1B|

Suite

1A

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Drive HOUD

'Suite

2**B**

Bldg. 2 🖙

<u>Footprint</u>

90,150 s.f.

1385 Magnolia

Avenue

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Gross Site Area Net Site Site Cov Floor Ar

Site Plan Summary

Gloss Sile Alea	(10.570 Acres)	
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 a	t Loading Dock
Building Height:		'-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 B		13,000 s.f.
Total Area (Two Buildings, Inc	cluding Mezzanines)	334,520 s.f.
Parking Building 1		
Office (14,000 s.f. at 1/2	250 s.f.) 56 Spaces	
Warehouse (224,370 s.f.		291 5-00-
Building 1 Parki		281 Spaces
Provided Parkin ADA Parking Stalls (9'	ng (1.22 Spaces per 1,000 s.f.)	289 Spaces
Standard Parking Stalls	(9 x 20) 282 Spaces	
Parking Building 2		
Office (12,000 s.f. at 1/2	250 s.f.) 48 Spaces	
Warehouse (84,150 s.f.	at 1/1,000 s.f) 85 Spaces	
Building 2 Park		133 Spaces
	ng (1.42 Spaces per 1,000 s.f.)	137 Spaces
ADA Parking Stalls (9'		
	x 18 (VIIII.) > Spaces	
Standard Parking Stalls	(9' x 20') 120 Spaces	
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(16.576 Acres) 722,065 s.f.

MAGNOLIA AVENUE BUSINESS CENTER 1335/1385 Magnolia Ave. Corona, California BASTIEN AND ASSOCIATES, INC.

Planning Information

Corona Municipal Code

10' On Magnolia Avenue 10' On Flood Control Channel 15' On El Camino Avenue

BP (Business Park)

The City of Corona Industrial Design Guidelines

Corona Magnolia Specific Plan (SP01-002)

MU (Mixed Use 2, Commercial/Industrial)

(Refer to Civil for additional information)

Applicable Code:

Specific Plan:

Bldg. Setbacks:

Municipal Code Zone:

General Plan Land Use:



are Instruments of Service for use solely with respect to t shall be deemed the authors and owners of their respectiv

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September 21, 2023

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