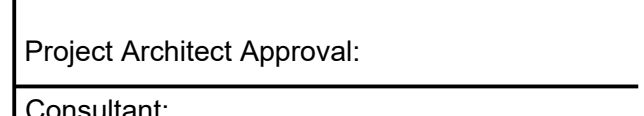


6121 North Thesta #301, Fresno CA 93710
(P) 559-439-0700, (F) 559-439-0708
www.pings.com

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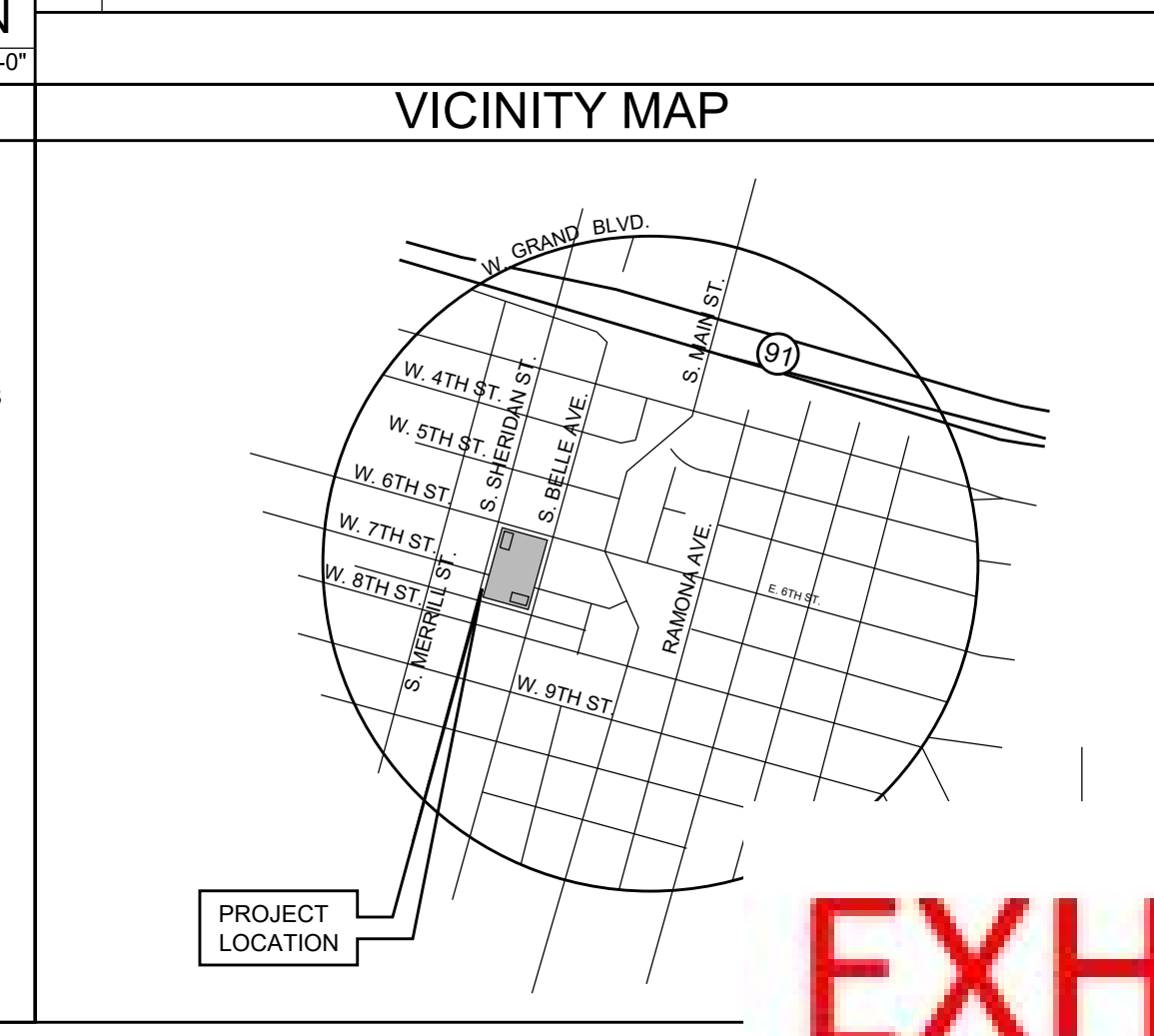
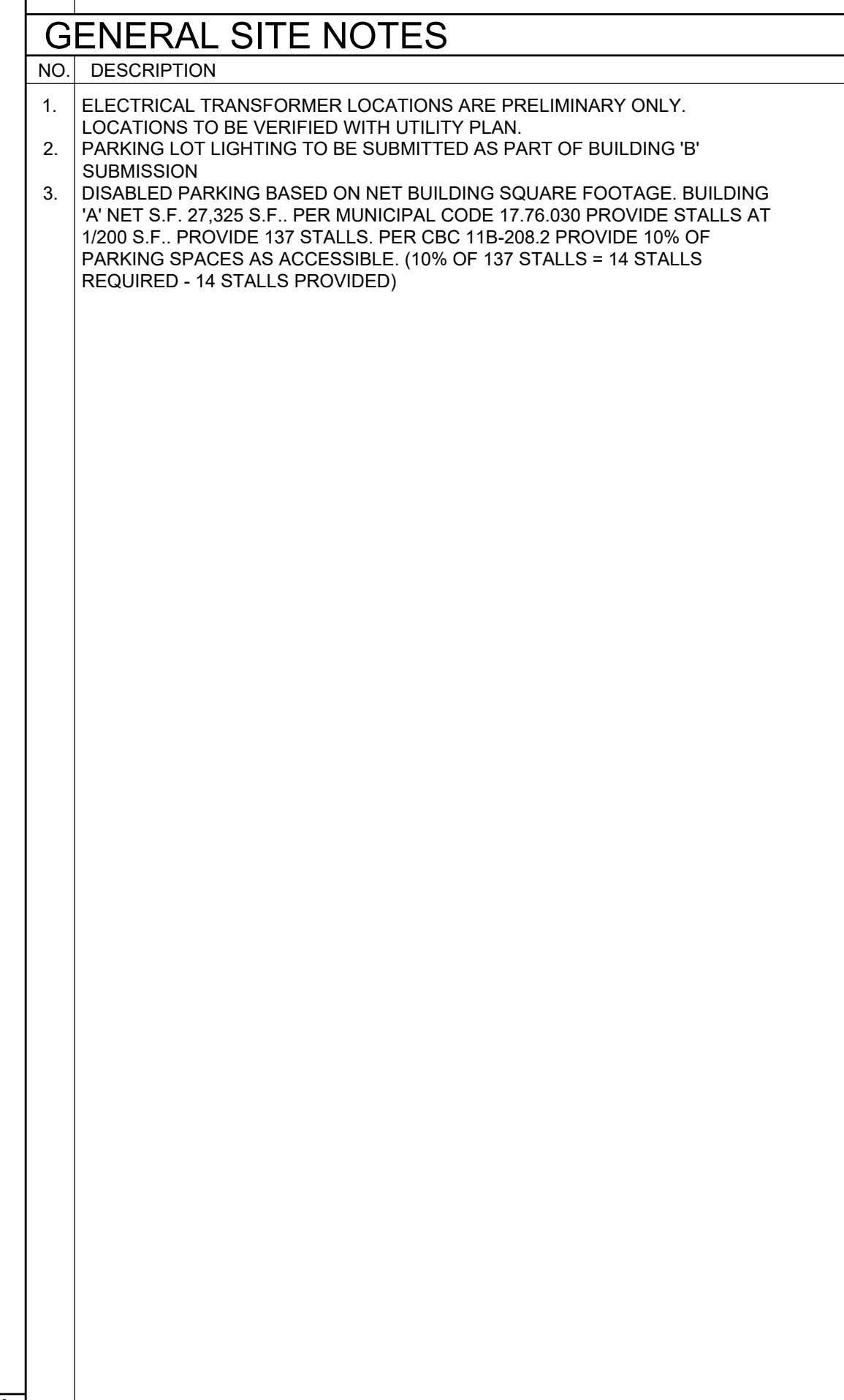


Sheet Title:
Overall Site Plan

Project Number
421.0
Project Contact:
ANTHONY PINGS
Scale:
AS NOTED

Revisions	
No.	Revision Date*
Drawing	

EXHIBIT F



		OVERALL SITE PLAN					
		SCALE: 1" = 30'					
<p>VARIES PROPERTY LINE 8'-0" 17'-6" 5'-6" 2'-6" AT STANDARD STALLS PARKING O.H. LANDSCAPING AREA 17'-0"</p> <p>PER DOWNTOWN DEVELOPMENT STANDARDS, 5'-0" PLANTER SCREEN, WITH 36" SCREEN HEDGE</p>		BUILDING A: USE: MEDICAL OFFICE BUILDING (ONCOLOGY) 'B' OCCUPANCY NET S.F. 27,325 S.F. VAULT WALLS: 1,275 S.F. LOAD: 3,900 S.F. GROSS: 32,500 S.F. BUILDING B: USE: MEDICAL 'B' OCCUPANCY NET 23,600 S.F. LOAD: 2,800 S.F. GROSS: 26,400 S.F. PARKING REQUIRED BUILDING A 27,325 S.F. / 200 = 137 STALLS BUILDING B 23,600 S.F. / 200 = 118 STALLS TOTAL PARKING 255 STALLS (REQ'D) PARKING PROVIDED: TOTAL ON SITE STALLS: 231 STALLS OFF SITE PARKING (BELLE AVE.): 54 STALLS TOTAL PARKING PROVIDED: 285 STALLS LESS COMPACT STALLS (28) STALLS TOTAL CITY RECOGNIZED STALLS 257 STALLS (ACTUAL) EXISTING ON SITE SPACES TO BE REMOVED UNDER THIS PROJECT 46 STALLS *THESE STALLS ARE EXISTING ON SITE WHICH WILL BE REMOVED DURING SITE DEMOLITION. THEY ARE NOT OFF-SITE STALLS		BUILDING A - TWO STORY, SINGLE TENANT GROSS AREA 32,500 S.F. NET 27,325 S.F. PARKING (BASED ON NET) 123 STANDARD STALLS 12 ACCESSIBLE VAN STALLS 2 TOTAL STALLS REQUIRED AT BUILDING 'A' 137 STALLS PARKING RATIO, TENANT REQUIRED 4.22/1000 GROSS 5.01/1000 NET BUILDING B - TWO STORY, MULTI-TENANT GROSS 26,400 S.F. NET 23,600 S.F. PARKING (BASED ON NET) 107 STALLS STANDARD STALLS 9 ACCESSIBLE VAN STALLS 2 TOTAL STALLS REQUIRED AT BUILDING 'B' 118 STALLS PARKING RATIO 4.46/1000 GROSS 5.0 / 1000 NET ON STREET PARKING SPACES IMMEDIATELY ADJACENT TO NON-RESIDENTIAL DEVELOPMENT SITES IN THE DOWNTOWN DISTRICT MAY BE COUNTED TOWARDS THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES FOR SAID NON-RESIDENTIAL USE PER SECTION III(E)(VIO) OF THE DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN		PROJECT LOCATION APN: 117181002, 003, 011, 012, 015, 016 AND 117186001, 002, 003, 004, 006, 007, 010 011, 012, 013, 014 LEGAL DESCRIPTION: LOTS 4-9 OF BLOCK 122 TOGETHER WITH LOTS 1-3, 7-12 AND A PORTION OF LOTS 4-6 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER SOUTH RIVERSIDE TOWN SITE MAP RECORDED FEBRUARY 12, 1887 IN M.B. 9/8 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PROJECT DESCRIPTION CONCRETE TILT-UP TWO STORY BUILDINGS WITH POURED-IN-PLACE CONCRETE OVER METAL DECKING SECOND FLOOR. BUILDINGS ARE M.O.B.'S (MEDICAL OFFICE BUILDINGS) PROJECT DATA: TYPE OF CONSTRUCTION: I+B OCCUPANCY: B - GENERAL MEDICAL OFFICE ZONING: COMMERCIAL / MIXED USE / SINGLE FAMILY GENERAL PLAN: MUD / OP / LDR SPECIFIC PLAN: 36-01 PROPOSED LAND USE: MEDICAL OFFICE / PARKING FULLY SPRINKLERED SPRINKLERS: FULLY SPRINKLERED LOT COVERAGE: 3.48 AC. (151,602 S.F.) BUILDING A: 16,656 (BUILDING FOOTPRINT) / 76,065 = 21% BUILDING B: 13,765 (BUILDING FOOTPRINT) / 75,537 = 18% FLOOR AREA RATIO: BUILDING A: 32,500 / 76,065 = 42.7% BUILDING B: 26,400 / 75,537 = 34.9%	
A - AT BELL AVE.	B - AT SHERIDAN STREET						