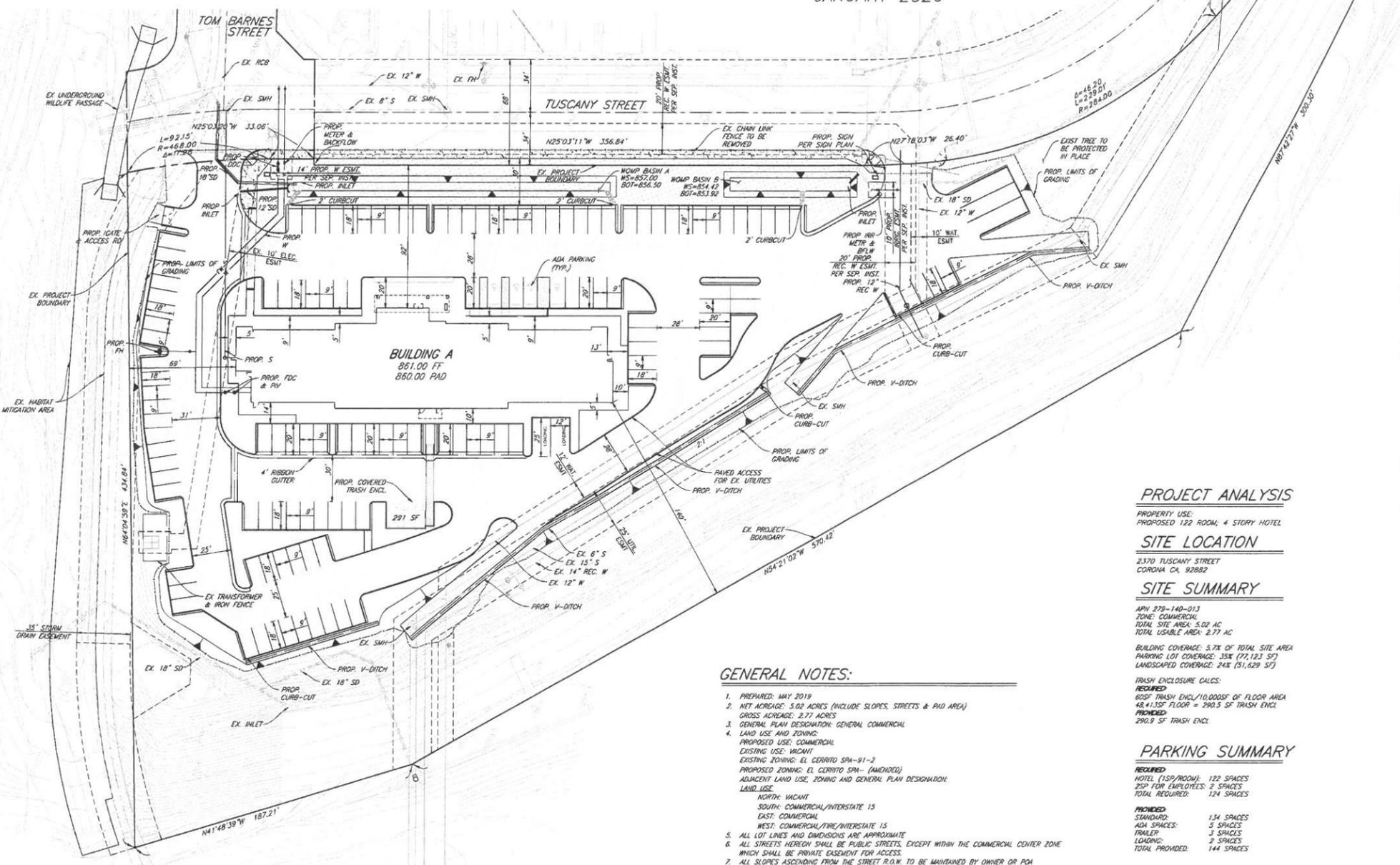
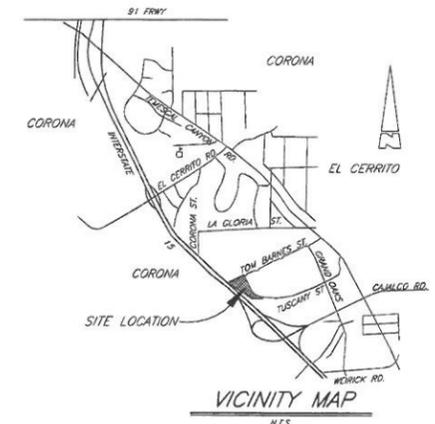


2370 TUSCANY STREET APN 279-140-013 PRECISE PLAN

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
JANUARY 2020



BUILDING ANALYSIS

OCCUPANCY TYPE:	R-1	BUILDING FLOOR AREA:	12,130 SF
CONSTRUCTION TYPE:	TYPE V-A	GROUND FLOOR:	12,025 SF
GUEST ROOM UNITS:	128 UNITS	SECOND FLOOR:	12,025 SF
BUILDING HEIGHT:	4 STORY	THIRD FLOOR:	12,025 SF
		TOTAL:	48,413 SF

STATISTICAL INFORMATION

WATER SUPPLY: EXISTING SERVICE FROM CITY OF CORONA DEPARTMENT OF WATER & POWER: (951) 736.2263
SEWER DISPOSAL: EXISTING SERVICE FROM CITY OF CORONA DEPARTMENT OF WATER & POWER: (951) 736.2263
DRAINAGE: EXISTING SERVICE FROM CITY OF CORONA DEPARTMENT OF PUBLIC WORKS - STORMWATER: (951) 736.2263

UTILITY NOTES:

WATER	CITY OF CORONA 400 S. VICENTA AVENUE CORONA, CA 92882 (951) 736-2262	POWER	SOUTHERN CALIFORNIA EDISON 1351 E. FRANCIS STREET ONTARIO, CA 91761 (800) 930-8529
	ELSHORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHARNET STREET LAKE ELSHORE, CA 92531 (951) 674-3146	PHONE	AT&T 3083 ADAMS AVENUE RIVERSIDE, CA 92504 (800) 303-3000
	METROPOLITAN WATER DISTRICT 700 N. ALAMETH STREET, 4TH FLOOR, RM 559 (213) 217-7200	AIR TOUCH CELLULAR	3 PARK PLAZA PHOENIX, AZ 85023 (602) 222-7611
SEWER	CITY OF CORONA 400 S. VICENTA AVENUE CORONA, CA 92882 (951) 736-2263	CABLE TV	MEDIA ONE 2300 POWHIA ROAD CORONA, CA 91720 (951) 270-3371
GAS	SOUTHERN CALIFORNIA GAS CO. 1801 W. LUCINDA AVENUE REDLANDS, CA 92374 (909) 333-7744		

PROJECT ANALYSIS

PROPERTY USE:
PROPOSED 122 ROOM, 4 STORY HOTEL

SITE LOCATION

2370 TUSCANY STREET
CORONA CA, 92882

SITE SUMMARY

APN 279-140-013
ZONE: COMMERCIAL
TOTAL SITE AREA: 5.02 AC
TOTAL USABLE AREA: 2.77 AC
BUILDING COVERAGE: 5.7% OF TOTAL SITE AREA
PARKING LOT COVERAGE: 35% (77,123 SF)
LANDSCAPED COVERAGE: 24% (51,029 SF)
TRASH ENCLOSURE CALCS:
REQUIRED: 605' TRASH ENCL./10,000SF OF FLOOR AREA
48,413 SF FLOOR = 290.5 SF TRASH ENCL.
PROVIDED: 290.5 SF TRASH ENCL.

PARKING SUMMARY

REQUIRED:
HOTEL (159/ROOM): 122 SPACES
25P FOR EMPLOYEES: 2 SPACES
TOTAL REQUIRED: 124 SPACES
PROVIDED:
STANDARD: 134 SPACES
ADA SPACES: 5 SPACES
TRAMP: 2 SPACES
LOADING: 2 SPACES
TOTAL PROVIDED: 144 SPACES

GENERAL NOTES:

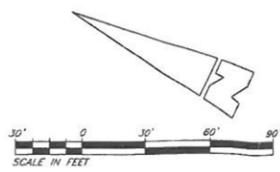
1. PREPARED: MAY 2019
2. NET ACREAGE: 5.02 ACRES (INCLUDE SLOPES, STREETS & PAD AREA)
3. GROSS ACREAGE: 2.77 ACRES
4. GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL
5. LAND USE AND ZONING:
PROPOSED USE: COMMERCIAL
EXISTING USE: VACANT
EXISTING ZONING: EL CERRITO SPA-91-2
PROPOSED ZONING: EL CERRITO SPA- (AMENDED)
ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:
LAND USE:
NORTH: VACANT
SOUTH: COMMERCIAL/INTERSTATE 15
EAST: COMMERCIAL
WEST: COMMERCIAL/FIRE/INTERSTATE 15
6. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
7. ALL STREETS HEREOF SHALL BE PUBLIC STREETS, EXCEPT WITHIN THE COMMERCIAL CENTER ZONE WHICH SHALL BE PRIVATE EASEMENT FOR ACCESS.
8. ALL SLOPES ASCENDING FROM THE STREET R.O.W. TO BE MAINTAINED BY OWNER OR POA
9. OWNER WILL MAINTAIN ALL INTERIOR SLOPES
10. SOURCE OF TOPOGRAPHY IS FLOWN AERIAL SURVEY BY ARROWHEAD MAPPING DATED MAY, 2008
11. THOMAS BROS. GUIDE, RIVERSIDE COUNTY, PAGES 773-75 (2003)
12. ALL SEWER AND STORM DRAIN LINES ARE PRIVATELY MAINTAINED UNLESS OTHERWISE NOTED.
13. ALL WATER LINES ARE TO BE PUBLICLY MAINTAINED.
14. RETAINING WALLS SHOWN SHALL BE PER SEPARATE PERMIT.

ABBREVIATIONS:

AB	AGGREGATE BASE	G	GAS LINE (SIZE AS NOTED)
AC	ASPHALTIC CONCRETE	GB	GRADE BREAK
AV	AIR VALVE	HP	HIGH POINT
BC	BEGIN CURVE	IE	INVERT ELEVATION
BO	BLOW OFF	LE	LENGTH OR LENGTH OF ARC
BCR	BEGIN CURB RETURN	LP	LOW POINT
BVC	BEGIN VERTICAL CURVE	MAN	MANHOLE
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
CD	CLEARDIRT	PB	PULL BOX
CONC	CONCRETE	PE	ELECTRICAL PEDESTAL
DM	DIAMETER	P.P.P.	PROTECT IN PLACE
DHW	DRYWEY	PVI	POINT OF VERTICAL INTERSECTION
END	END CURVE	PAV	PAVEMENT
ECR	END CURB RETURN	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SANITARY SEWER (SIZE AS NOTED)
EL	ELEVATION	SMH	SEWER MANHOLE
EQ	EDGE OF PAVEMENT	STA	STATION
EP	EDGE OF PAVEMENT	SW	SIDEWALK
FC	FINISHED GRADE	TB	TRAFFIC BOX/ TRAFFIC FIBER BOX
F/H	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	W	WATER LINE (SIZE AS NOTED)
FS	FINISHED SURFACE	WM	WATER METER
		WV	WATER VALVE
		()	EXISTING ITEM

LEGEND:

—	CENTERLINE	—	PROPERTY LINE
—	EXISTING FENCE	—	PROPOSED CURB AND GUTTER
—	EXISTING CURB AND GUTTER	—	PROPOSED SIDEWALK
—	EXISTING EDGE OF PAVEMENT	—	EXISTING STREET LIGHT
—	EXISTING CONCRETE EDGE	—	EXISTING FIRE HYDRANT
—	EXISTING WATER	—	EXISTING WATER METER
—	EXISTING STORM DRAIN	—	EXISTING BLOW OFF
—	EXISTING SEWER	—	EXISTING BLOW OFF
—	EXISTING STORM DRAIN	—	EXISTING POWER POLE/ TELEPHONE POLE
—	PROPOSED SEWER	—	TOP/TOE SLOPE
—	PROPOSED WATER	—	DAYLIGHT/GRADING LIMITS
—	PROPOSED STORM DRAIN		



OWNER/DEVELOPER: GOLD COAST PREMIER PROPERTIES
16155 SW 117TH AVE, UNIT B
MIAMI, FL 33177
(786) 701-3584
AARON PACKARD

ENGINEER: KWC ENGINEERS
1880 COMPTON AVE, SUITE #100
CORONA, CA 92881-7159
(951) 734-2130 x235
MIKE TANG

**SITE PLAN
WOODSPRING SUITES
CITY OF CORONA**

PREPARED FOR:
GOLD COAST PROPERTIES CA5, LLC
16155 SW 117TH ST, UNIT B2
MIAMI, FL 33177

EXHIBIT 3.B