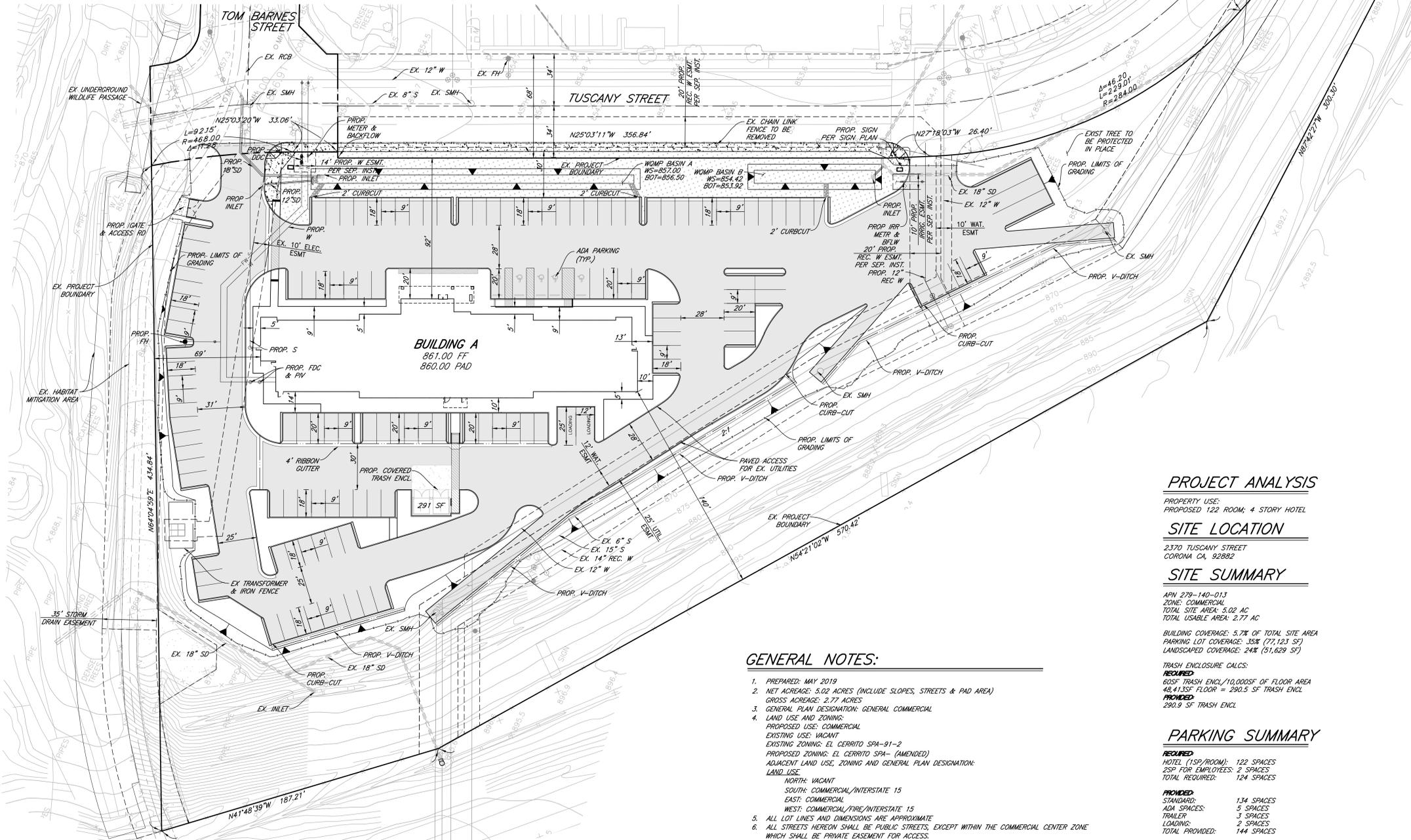
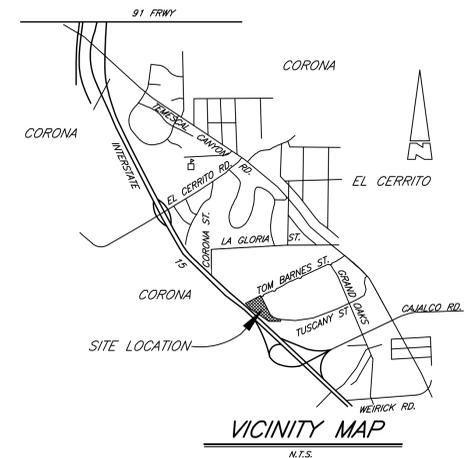


2370 TUSCANY STREET APN 279-140-013 PRECISE PLAN

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



BUILDING ANALYSIS

OCCUPANCY TYPE:	R-1	BUILDING FLOOR AREA:	12,338 SF
CONSTRUCTION TYPE:	TYPE V-A	GROUND FLOOR:	12,025 SF
GUEST ROOM UNITS:	122 UNITS	SECOND FLOOR:	12,025 SF
BUILDING HEIGHT:	4 STORY	THIRD FLOOR:	48,413 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. VICENTIA AVENUE CORONA, CA 92882 (951) 736-2262	POWER	SOUTHERN CALIFORNIA EDISON 1351 E. FRANCIS STREET ONTARIO, CA 91761 (800) 930-8529
	ELLSNORE VALLEY MUNICIPAL WATER DISTRICT 31515 CHANEY STREET LAKE ELSNORE, CA 92531 (951) 674-3146	PHONE	AT&T 3083 ADAMS AVENUE RIVERSIDE, CA 92304 (800) 303-3000
	METROPOLITAN WATER DISTRICT 700 N. ALAMEDA STREET, 4TH FLOOR, RM 559 (213) 217-7200	AIR TOUCH CELLULAR	3 PARK PLAZA IRVINE, CA 92623 (949) 222-7611
SEWER	CITY OF CORONA 400 S. VICENTIA AVENUE CORONA, CA 92882 (951) 736-2263	CABLE TV	MEDIA ONE 2320 POMONA ROAD CORONA, CA 91720 (951) 270-3371
GAS	SOUTHERN CALIFORNIA GAS CO. 1981 W. LUCIANA AVENUE REDLANDS, CA 92374 (909) 335-7744		

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)
LANDSCAPE COVERAGE: 24% (51,629 SF)
TRASH ENCLOSURE CALCS:
REQUIRED:
605F TRASH ENCL./10,000SF OF FLOOR AREA
48,413SF FLOOR = 290.5 SF TRASH ENCL.
PROVIDED:
290.9 SF TRASH ENCL.

PARKING SUMMARY

REQUIRED:
HOTEL (1SP/ROOM): 122 SPACES
25P FOR EMPLOYEES: 2 SPACES
TOTAL REQUIRED: 124 SPACES
PROVIDED:
STANDARD: 134 SPACES
ADA SPACES: 5 SPACES
TRAILER: 3 SPACES
LOADING: 2 SPACES
TOTAL PROVIDED: 144 SPACES

GENERAL NOTES:

- PREPARED: MAY 2019
- NET ACREAGE: 5.02 ACRES (INCLUDE SLOPES, STREETS & PAD AREA)
GROSS ACREAGE: 2.77 ACRES
- GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL
- 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/TRE/INTERSTATE 15
- ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
- ALL STREETS HEREON SHALL BE PUBLIC STREETS, EXCEPT WITHIN THE COMMERCIAL CENTER ZONE WHICH SHALL BE PRIVATE EASEMENT FOR ACCESS.
- ALL SLOPES ASCENDING FROM THE STREET R.O.W. TO BE MAINTAINED BY OWNER OR POA
- OWNER WILL MAINTAIN ALL INTERIOR SLOPES
- SOURCE OF TOPOGRAPHY IS FLOWN AERIAL SURVEY BY ARROWHEAD MAPPING DATED MAY, 2008.
- THOMAS BROS. GUIDE, RIVERSIDE COUNTY, PAGES 73-75 (2003)
- ALL SEWER AND STORM DRAIN LINES ARE PRIVATELY MAINTAINED UNLESS OTHERWISE NOTED.
- ALL WATER LINES ARE TO BE PUBLICLY MAINTAINED.
- 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 VAC	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	MH	MANHOLE
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
CO	CLEANOUT	FB	FULL BOX
CONC.	CONCRETE	PEP	ELECTRICAL PEDESTAL
DIA.	DIAMETER	P.P.	PROTECT IN PLACE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
EC	END CURVE	PVMT	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
EX	EXISTING	STA	STATION
EDP	EDGE OF PAVEMENT	SW	SIDEWALK
EP	EDGE OF PAVEMENT	TB	TRAFFIC BOX/ TRAFFIC FIBER BOX
FG	FINISHED GRADE	TC	TOP OF CURB
F/H	FIRE HYDRANT	WL	WATER LINE (SIZE AS NOTED)
FL	FLOWLINE	WM	WATER METER
FS	FINISHED SURFACE	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 SEWER	---	EXISTING WATER METER
---	EXISTING WATER	---	EXISTING BLOW OFF
---	EXISTING STORM DRAIN	---	EXISTING BLOW OFF
---	EXISTING WATER	---	EXISTING POWER POLE/ TELEPHONE POLE
---	EXISTING STORM DRAIN	---	TOP/TOE SLOPE
---	PROPOSED SEWER	---	DAYLIGHT/GRADING LIMITS
---	PROPOSED WATER		
---	PROPOSED STORM DRAIN		

OWNER/DEVELOPER: ENGINEER:

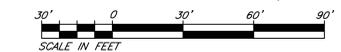
GOLD COAST PREMIER PROPERTIES
16155 SW 117th AVE, UNIT B
MIAMI, FL 33177
(786) 701-3594
AARON PACKARD

KWC ENGINEERS
1880 COMPTON AVE, SUITE #100
CORONA, CA 92881-7158
(951) 734-2130 x235
MIKE TAING

SITE PLAN
WOODSPRING SUITES
CITY OF CORONA

PREPARED FOR:
GOLD COAST PROPERTIES CA5, LLC
16155 SW 117TH ST, UNIT 82
MIAMI, FL 33177

PREPARED:
EXHIBIT A



FILED: 1/15/20 10:52 AM PRELIMINARY EXHIBIT A SITE PLAN

LEGEND:

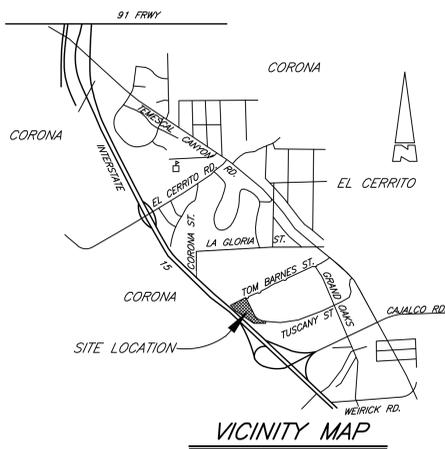
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---	EXISTING SEWER	---	EXISTING WATER METER
---	EXISTING WATER	---	EXISTING BLOW OFF
---	EXISTING STORM DRAIN	---	EXISTING BLOW OFF
---	EXISTING POWER POLE/ TELEPHONE POLE	---	TOP/TOE SLOPE
---	EXISTING STORM DRAIN	---	DAYLIGHT/GRADING LIMITS
---	PROPOSED SEWER	---	
---	PROPOSED WATER	---	
---	PROPOSED STORM DRAIN	---	

ABBREVIATIONS:

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CONC.	CONCRETE	PE	ELECTRICAL PEDESTAL
DA	DIAMETER	P.I.P.	PROTECT IN PLACE
DWA	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
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FG	FIRE HYDRANT	TC	TOP OF CURB
F/H	FLOWLINE	TL	TOP OF CURB
FS	FINISHED SURFACE	W	WATER METER
		WM	WATER MANHOLE
		WV	WATER VALVE
		()	EXISTING ITEM

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 (RECLAMATION PROJECT-SMP 109)
 - 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 773-7S (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.



UTILITY NOTES:

WATER	CITY OF CORONA 400 S. VICENTIA AVENUE CORONA, CA 92882 (951) 736-2262	POWER	SOUTHERN CALIFORNIA EDISON 1351 E. FRANCIS STREET ONTARIO, CA 91761 (951) 930-8529
	ELSNORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY STREET LAKE ELSNORE, CA 92531 (951) 674-3146	PHONE	AT&T 3083 ADAMS AVENUE RIVERSIDE, CA 92504 (800) 303-3000
	METROPOLITAN WATER DISTRICT 700 N. ALAMEDA STREET, 4TH FLOOR, RM 559 (213) 217-7200	AIR TOUCH CELLULAR	3 PARK PLAZA IRVINE, CA 92623 (949) 222-7611
SEWER	CITY OF CORONA 400 S. VICENTIA AVENUE CORONA, CA 92882 (951) 736-2263	CABLE TV	MEDIA ONE 2320 POMONA ROAD CORONA, CA 91720 (951) 270-3371
GAS	SOUTHERN CALIFORNIA GAS CO. 1581 W. LUGONIA AVENUE REDLANDS, CA 92374 (909) 335-7744		

EASEMENT NOTES:

1. AN EASEMENT FOR THE PURPOSE OF PIPES, DITCHES AND FLUMES IN FAVOR OF GEORGE I. LAMY, PER GRANT DEED RECORDED JUNE 24, 1908, BOOK 263, PAGE 362 OF DEEDS. EASEMENT IS BLANKET IN NATURE.
2. AN EASEMENT FOR INGRESS AND EGRESS AND AN IRRIGATION PIPELINE PURPOSE IN FAVOR OF D. W. HENDRICKSON AND PATRICIA A. HENDRICKSON, AND EDWARD H. WILLITS AND SUMI P. WILLITS, RECORDED DECEMBER 21, 1956, AS INSTRUMENT NO. 86104, OF OFFICIAL RECORDS. CANNOT BE LOCATED FROM RECORD.
3. AN EASEMENT FOR WATER AND SEWER FACILITY PURPOSES IN FAVOR OF THE CITY OF CORONA, CALIFORNIA, A MUNICIPAL CORPORATION, RECORDED AUGUST 15, 2000 AS INSTRUMENT NO. 318817, OF OFFICIAL RECORDS. PLOTTED HEREOF.
4. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF STORM DRAIN FACILITIES IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED SEPTEMBER 25, 2002 AS INSTRUMENT NO. 2002-531785, OF OFFICIAL RECORDS. OFFERS ACCEPTED BY CITY OF CORONA THROUGH RESOLUTION RECORDED AUGUST 24, 2005 AS INSTRUMENT NO. 2005-696645 OF OFFICIAL RECORDS. PLOTTED HEREOF.
5. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF STORM DRAIN FACILITIES IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED SEPTEMBER 25, 2002 AS INSTRUMENT NO. 2002-531786, OF OFFICIAL RECORDS. OFFERS ACCEPTED BY CITY OF CORONA THROUGH RESOLUTION RECORDED AUGUST 24, 2005 AS INSTRUMENT NO. 2005-696646 OF OFFICIAL RECORDS. PLOTTED HEREOF.
6. AN EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE WATERLINES AND FACILITIES IN FAVOR OF CITY OF CORONA, CALIFORNIA, A MUNICIPAL CORPORATION RECORDED JANUARY 30, 2003 AS INSTRUMENT NO. 2003-67972, OF OFFICIAL RECORDS. PLOTTED HEREOF.
7. AN EASEMENT FOR WATER LINE PURPOSES IN FAVOR OF CITY OF CORONA, CALIFORNIA, A MUNICIPAL CORPORATION, PER PARCEL MAP NO. 29503-2, PARCEL MAP BOOK 205, PAGES B6 THROUGH 102, DESIGNATED AS EASEMENT "B" ON SAID MAP. PLOTTED HEREOF.
8. AN EASEMENT FOR ELECTRIC UTILITY PURPOSES IN FAVOR OF CITY OF CORONA, CALIFORNIA, A MUNICIPAL CORPORATION, RECORDED DECEMBER 31, 2009 AS INSTRUMENT NO. 2009-0672854, OF OFFICIAL RECORDS. PLOTTED HEREOF.
9. AN OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND CASTLE & COOKE CORONA, INC. RECORDED NOVEMBER 20, 2002 AS INSTRUMENT NO. 2002-68519, OF OFFICIAL RECORDS. FIRST SUPPLEMENT AND AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED JANUARY 22, 2003 AS INSTRUMENT NO. 2003-046324, OF OFFICIAL RECORDS. PLOTTED HEREOF.
10. OIL RIGHTS RESERVED BY ANNE FELDMAN IN DEED RECORDED MARCH 7, 1956, AS INSTRUMENT NO. 16470, OFFICIAL RECORDS. BLANKET IN NATURE.

ASSESSOR'S PARCEL NUMBER:

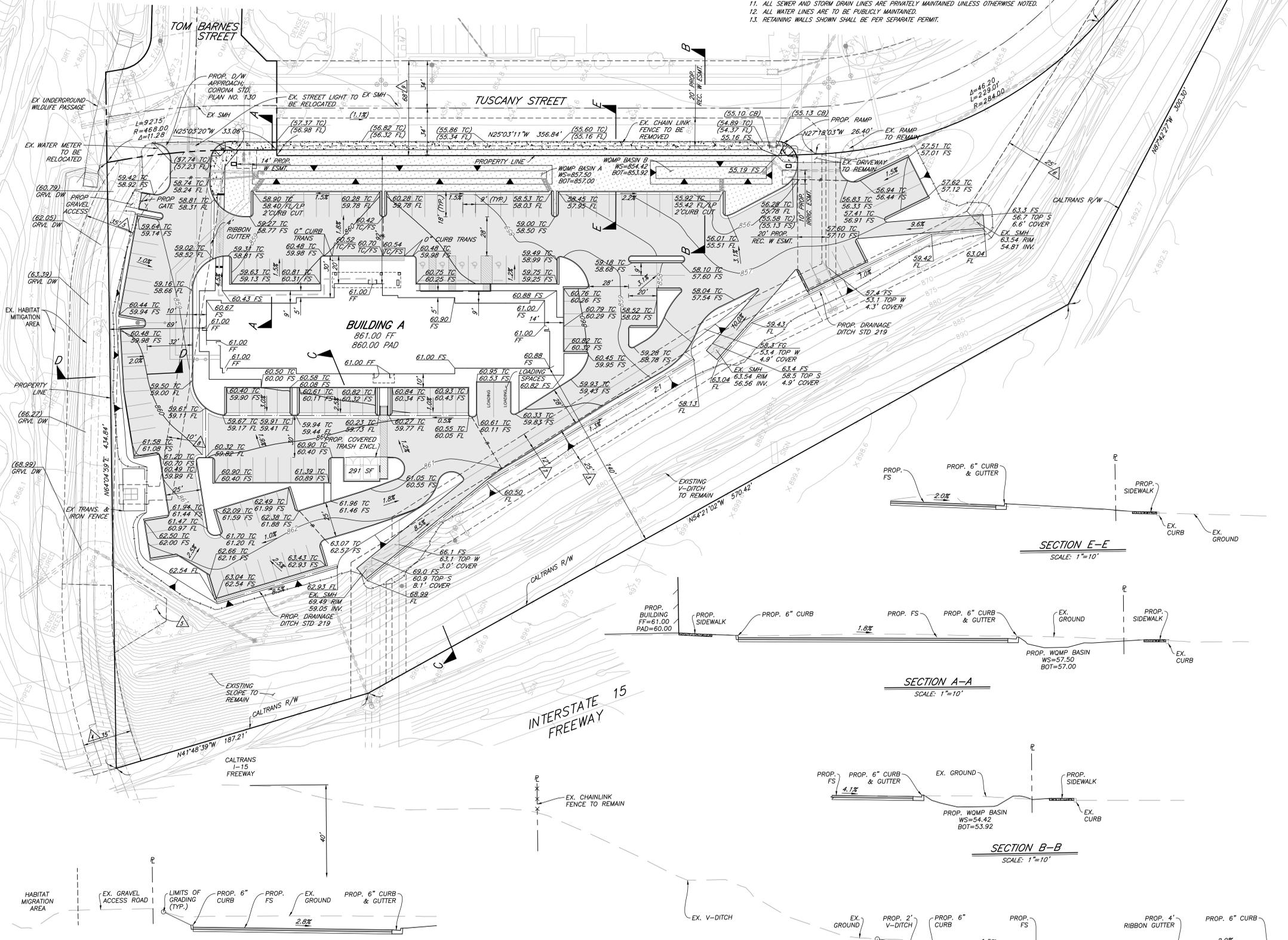
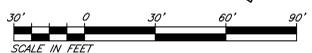
279-140-013

SITE LOCATION

2370 TUSCANY STREET
CORONA, CA 92882

EARTHWORK

CUT: 2836 CY
FILL: 2036 CY
NET: 800 CY EXPORT



SECTION D-D
SCALE: 1"=10'

SECTION A-A
SCALE: 1"=10'

SECTION E-E
SCALE: 1"=10'

SECTION B-B
SCALE: 1"=10'

SECTION C-C
SCALE: 1"=10'

**CONCEPTUAL GRADING PLAN
WOODSPRING SUITES
CITY OF CORONA**

PREPARED FOR:
GOLD COAST PROPERTIES CA5, LLC
16155 SW 117TH ST, UNIT 82
MIAMI, FL 33177

PREPARED BY:
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92881-3370 951-734-2130

**SHEET
2 OF 4
SHEET**