

**PROJECT SUMMARY**

LOT 1 GROSS AREA	= 351,800 SF (8.95 AC)
LOT 2 GROSS AREA	= 389,736 SF (8.07 AC)
TOTAL GROSS AREA	= 741,536 SF (17.02 AC)
BUILDING AREA	= 1.54 AC
PAVEMENT AREA	= 5.50 AC
LANDSCAPE/OPEN SPACE AREA	= 9.98 AC
TOTAL GROSS AREA	= 17.02 AC

**LAND USE SUMMARY**

BUILDING A1 (COFFEE SHOP)	1,568 SF
BUILDING A2 (RETAIL SHOPS/BIKE SHOP)	1,837 SF
BUILDING A3 (FOOD/RESTAURANT)	1,195 SF
BUILDING A3 (RETAIL SHOPS)	1,200 SF
BUILDING B/B1 (FOODHALL-FOOD/BAR/PRODUCE)	10,715 SF
BUILDING B (FOODHALL- SALON/SPA/OFFICE)	9,200 SF
BUILDING C1-C6 (1 BDRM- 3-STORY RES. CONDO)	39 UNITS
BUILDING C1-C6 (3 BDRM- 3-STORY RES. CONDO)	39 UNITS
BUILDING C7 (POOL/RECREATION CENTER)	1,400 SF
TOTAL	27,115 SF

**BUILDING INFO / LAND USE 01**

**LEGAL DESCRIPTION:**  
 THAT PATENTED PLACER MINING CLAIM KNOWN AS LOT NO. 4045, KNOWN AS THE MC KNIGHT CONSOLIDATED CLAY PLACER MINING CLAIM, CONSISTING OF THE MC KNIGHT LUCKY AND TRO PLACER CLAIMS, AND LYING IN SECTIONS 3 AND 10 OF TOWNSHIP 4 SOUTH, RANGE WEST, SAN BERNARDINO BASE AND MERIDIAN AND SHOWN BY MINERAL SURVEY NO. 4045, ON FILE IN THE GENERAL LAND OFFICE, WASHINGTON, DC, DESCRIBED AS FOLLOWS:

BEGINNING FOR THE DESCRIPTION OF THE MC KNIGHT PLACER CLAIM AT CORNER NO. 1, A 1/8" PINE POST 4 INCHES SQUARE MARKED K. 1 S. 4045, WITH MOUND OF STONE FROM WHICH STATION NO. 15 OF THE RANCHO LA SIERRA BEARS SOUTH 73° 16' EAST, 923.5 FEET DISTANT;  
 THENCE FIRST COURSE, NORTH 89° 05' WEST, 1299 FEET TO CORNER NO. 2, A PINE POST 4 INCHES SQUARE, MARKED K. 2 S. 4045, WITH MOUND OF ROCKS; THENCE SECOND COURSE, NORTH 02° 57' WEST, 633.3 FEET TO CORNER NO. 3, A PINE POST 4 INCHES SQUARE, MARKED K. 3 S. 4045, WITH MOUND OF ROCKS; THENCE THIRD COURSE, NORTH 89° 27' EAST, 1189 FEET TO CORNER NO. 4, A PINE POST 4 INCHES SQUARE MARKED K 4 S. 4045, WITH MOUND OF ROCKS; THENCE FOURTH COURSE, SOUTH 12° 06' EAST 679.7 FEET TO CORNER NO. 1, THE POINT OF BEGINNING.

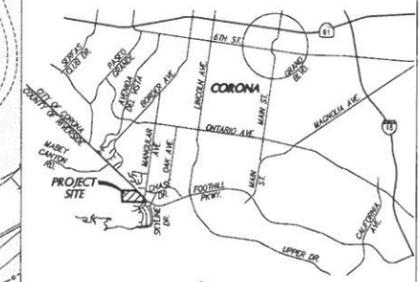
EXCEPTING THEREFROM ANY VEINS OF LODES OF QUARTZ, OR OTHER ROCK IN PLACE BEARING GOLD, SILVER, CINNABAR, LEAD, TIN, COPPER OR OTHER VALUABLE DEPOSITS WITHIN THE LAND ABOVE DESCRIBED, WHICH MAY HAVE BEEN DISCOVERED OR KNOWN TO EXIST ON OR PRIOR TO THE 2ND DAY OF FEBRUARY, 1903.

ALSO EXCEPTING THEREFROM PARCEL 2070-105 AS SHOWN BY RECORD OF SURVEY RECORDED OCTOBER 23, 1978 IN BOOK 64, PAGES 75 TO 79, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING SAID PORTION GRANTED TO THE CITY OF CORONA, A CALIFORNIA MUNICIPAL CORPORATION AS DESCRIBED IN DEED RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 262206 OF OFFICIAL RECORDS.

**ASSESSOR'S PARCEL NUMBERS**  
 275-050-014 AND 275-080-041

**SITE INFO 03**



**VICINITY MAP 04**

**LEGEND 09**

- ADA ACCESSIBLE PATHS OF TRAVEL
- PROPOSED BUILDING LOCATIONS
- PLANTED LANDSCAPED AREAS
- PAVED AREAS
- CONCRETE SIDEWALKS (REFER TO CIVIL FOR CURB CUTS)
- STRIPING AT CROSS WALKS
- LOCATION OF BUILDING AND RESIDENTIAL UNIT ENTRANCES
- TUBULAR STEEL AND STONE VENEER PILASTER FENCING - PAINTED
- TUBULAR STEEL SECURITY FENCING AT POOL - PAINTED
- RETAINING WALL - REFER TO CIVIL DRAWINGS

**OWNER**  
 COREY A. ADDISON LIVING TRUST  
 10206 ELM AVE  
 FONTANA, CA 92335  
 ATTN: COREY ADDISON

**APPLICANT/DEVELOPER:**  
 GF INVESTMENTS, LLC  
 110 N. LINCOLN AVE #202  
 CORONA, CA 92882  
 (951) 803-5042  
 ATTN: CHRIS BOWEN

**ENGINEER:**  
 KWC ENGINEERS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92881-3370  
 (951) 734-2130  
 ATTN: MIKE C. TAING, P.E.

**SOILS ENGINEER:**  
 LGC GEO-ENVIRONMENTAL, INC.  
 27570 COMMERCE CENTER DR.  
 SUITE 128 TEMECULA, CA. 92590  
 (951) 297-2450  
 ATTN: MARK BERGMANN CEG

**ARCHITECT:**  
 DETAILS  
 370 W. GRAND BLVD., 205  
 CORONA, CA. 92882  
 (951) 452-9467  
 ATTN: NORMAN PEREZ

**OVERALL SITE PLAN**

**BUILDING TABULATIONS - MULTI-FAMILY RESIDENTIAL**

1-UNIT BUILDING	3-UNIT BUILDING (C3, C5, C6)	8-UNIT BUILDING (C3 & C4)	POOL/REC. CENTER BUILDING (C7)
<b>ROOF TERRACE - MAIN UNIT</b>	<b>ROOF TERRACE - MAIN UNIT</b>	<b>ROOF TERRACE - MAIN UNIT</b>	<b>FIRST FLOOR</b>
1,157 SF	5,785 SF	9,236 SF	920 SF
<b>DECK FLOOR SPACE</b>	<b>DECK FLOOR SPACE</b>	<b>DECK FLOOR SPACE</b>	<b>ROOM #1</b>
			323 SF
<b>THIRD FLOOR - MAIN UNIT</b>	<b>THIRD FLOOR - MAIN UNIT</b>	<b>THIRD FLOOR - MAIN UNIT</b>	<b>RESTROOMS</b>
1,233 SF	6,365 SF	10,024 SF	123 SF
<b>LIVABLE FLOOR SPACE</b>	<b>LIVABLE FLOOR SPACE</b>	<b>LIVABLE FLOOR SPACE</b>	<b>UTILITY ROOM</b>
			30 SF
<b>SECOND FLOOR - MAIN UNIT</b>	<b>SECOND FLOOR - MAIN UNIT</b>	<b>SECOND FLOOR - MAIN UNIT</b>	<b>TOTAL BUILDING AREA</b>
1,094 SF	5,470 SF	8,752 SF	1,400 SF
<b>LIVABLE FLOOR SPACE</b>	<b>LIVABLE FLOOR SPACE</b>	<b>LIVABLE FLOOR SPACE</b>	
<b>FIRST FLOOR - MAIN UNIT</b>	<b>FIRST FLOOR - MAIN UNIT</b>	<b>FIRST FLOOR - MAIN UNIT</b>	
501 SF	2,505 SF	4,008 SF	
<b>GARAGE &amp; CLOSET SPACE</b>	<b>GARAGE &amp; CLOSET SPACE</b>	<b>GARAGE &amp; CLOSET SPACE</b>	
80 SF	400 SF	640 SF	
<b>ENTRY FOYER TO MAIN UNIT</b>	<b>ENTRY FOYER TO MAIN UNIT</b>	<b>ENTRY FOYER TO MAIN UNIT</b>	
<b>FIRST FLOOR - STUDIO UNIT</b>	<b>FIRST FLOOR - STUDIO UNIT</b>	<b>FIRST FLOOR - STUDIO UNIT</b>	
639 SF	3,295 SF	5,372 SF	
<b>LIVABLE FLOOR SPACE</b>	<b>LIVABLE FLOOR SPACE</b>	<b>LIVABLE FLOOR SPACE</b>	
438 SF	855 SF	1,044 SF	
<b>PATIO AREA</b>	<b>PATIO AREA</b>	<b>PATIO AREA</b>	
<b>TOTAL FLOOR AREA</b>	<b>TOTAL FLOOR AREA</b>	<b>TOTAL FLOOR AREA</b>	<b>TOTAL FLOOR AREA</b>
3,587 SF	17,935 SF	28,696 SF	
<b>TOTAL PATIO/DECK AREA</b>	<b>TOTAL PATIO/DECK AREA</b>	<b>TOTAL PATIO/DECK AREA</b>	<b>TOTAL PATIO/DECK AREA</b>
1,388 SF	6,840 SF	10,304 SF	
<b>TOTAL GROSS BLDG. AREA</b>	<b>TOTAL GROSS BLDG. AREA</b>	<b>TOTAL GROSS BLDG. AREA</b>	<b>TOTAL GROSS BLDG. AREA</b>
4,875 SF	24,775 SF	39,000 SF	

**OVERALL BUILDING SUMMARY**

TOTAL BUILDING AREA	TOTAL BUILDING FOOTPRINT AREA	TOTAL LIVABLE FLOOR AREA
191,535 SF	50,000 SF	141,293 SF

**BUILDING TABULATIONS - COMMERCIAL**

BUILDING	USES	GROSS FLOOR AREA (IN SQ. FT.)	REQUIRED PARKING RATIO	REQUIRED PARKING
BLDG. A1	COFFEE SHOP	1,568	1/700	12 STALLS
BLDG. A2	RETAIL SHOPS/BIKE SHOP	1,837	1/750	8 STALLS
BLDG. A3	FOOD/RESTAURANT	1,195	1/100	12 STALLS
BLDG. A3	RETAIL SHOPS	1,200	1/750	8 STALLS
BLDG. B/B1	FOODHALL-FOOD/BEER GARDEN	7,465	1/100	74 STALLS
BLDG. B	FOODHALL-DELI	1,000	1/250	4 STALLS
BLDG. B	FOODHALL-RETAIL/PRODUCE	1,250	1/250	5 STALLS
BLDG. B	FOODHALL-RETAIL/MECHANIS	1,000	1/250	4 STALLS
BLDG. B	FOODHALL-DAY SPA/MS. SALON	4,500	1/100	45 STALLS
BLDG. B	FOODHALL-OFFICE	4,500	1/250	18 STALLS
TOTAL		25,715		193 STALLS

**COMMERCIAL**

LOT 1 AREA	LOT 2 AREA
389,737 SF	351,800 SF
<b>BUILDING FOOTPRINTS</b>	<b>BUILDING FOOTPRINTS</b>
18,258 SF	50,000 SF
<b>LOT COVERAGE %</b>	<b>LOT COVERAGE %</b>
4.68 %	14.21 %

**LOT COVERAGE CALCULATION**  
 LOT 1 - COMMERCIAL

**FLOOR AREA CALCULATION**  
 LOT 1 - COMMERCIAL

**LOT 1 AREA** 389,737 SF  
**BUILDING FLOOR AREA** 25,715 SF  
**F.A.R.** = 6.60 %

**LOT COVERAGE CALCULATION - LOT 2 - RESIDENTIAL**

STUDIO UNIT - PRIVATE OPEN OUTDOOR LIVING SPACE (133 SF/UD)	AREA PROVIDED	MIN. REQ'D AREA
	3,139 SF	1,950 SF
MAIN UNIT - PRIVATE OPEN OUTDOOR LIVING SPACE (1,137 SF/UD)	AREA PROVIDED	MIN. REQ'D AREA
	45,121 SF	1,950 SF
TOTAL PRIVATE OUTDOOR LIVING SPACE	AREA PROVIDED	MIN. REQ'D AREA
	48,260 SF	3,900 SF

**COMMON OPEN SPACE CALCULATION - LOT 2 - RESIDENTIAL**

RECREATION FACILITIES-DOG PARK	AREA PROVIDED	MIN. REQ'D AREA
	1,305 SF	0 SF
RECREATION FACILITIES-ACTIVE CHILD PLAY AREA	AREA PROVIDED	MIN. REQ'D AREA
	1,792 SF	0 SF
RECREATION FACILITIES-POOL/REC. CENTER AREA	AREA PROVIDED	MIN. REQ'D AREA
	11,919 SF	7,800 SF
COMMON OUTDOOR SPACE	AREA PROVIDED	MIN. REQ'D AREA
	4,780 SF	7,800 SF
TOTAL COMMON OPEN SPACE	AREA PROVIDED	MIN. REQ'D AREA
	19,796 SF	15,600 SF

**PRIVATE & COMMON OPEN SPACE CALCULATION - LOT 2 - RESIDENTIAL**

PRIVATE & COMMON OPEN SPACE	AREA PROVIDED	MIN. REQ'D AREA
	68,056 SF	19,500 SF
TOTAL PRIVATE/COMMON OPEN SPACE	AREA PROVIDED	MIN. REQ'D AREA
	87,852 SF	35,400 SF

**COMMON OPEN SPACE LANDSCAPE CALCULATION - LOT 2 - RESIDENTIAL**

REC. FACILITIES-DOG PARK (LANDSCAPE)	AREA PROVIDED	MIN. REQ'D AREA
	1,305 SF	0 SF
REC. FACILITIES-CHILD PLAY AREA (LANDSCAPE)	AREA PROVIDED	MIN. REQ'D AREA
	1,040 SF	0 SF
REC. FACILITIES-POOL/REC. CENTER AREA (LANDSCAPE)	AREA PROVIDED	MIN. REQ'D AREA
	8,096 SF	0 SF
COMMON OUTDOOR SPACE	AREA PROVIDED	MIN. REQ'D AREA
	6,333 SF	4,860 SF

**FOOTNOTES:**  
 1) 300 SF/UD MIN OUTDOOR LIVING SPACE PER SECTION 17.21.220 WITH NOT LESS THAN 25% OF THE TOTAL REQUIRED SPACE IS PROVIDED IN OUTDOOR LIVING SPACE CENTRIC TO A 2-DWELLING UNIT (1.5' W/ 50 SF/UD)  
 2) 300 SF/UD MIN OUTDOOR LIVING SPACE PER SECTION 17.21.220 AND NOT LESS THAN 25% OF THE REQUIRED SPACE SHALL BE PROVIDED IN A SINGLE COMMON AREA WITH A MINIMUM DIMENSION OF 15 FEET AT ANY POINT  
 3) NOT LESS THAN 25% OF THE REQUIRED COMMON SPACE SHALL BE IN PERMANENT LANDSCAPING

**OWNER**  
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**PROJECT STATISTICS AND BUILDING TABULATIONS**

**OVERALL BUILDING SUMMARY**

TOTAL BUILDING AREA	TOTAL BUILDING FOOTPRINT AREA	TOTAL LIVABLE FLOOR AREA
191,535 SF	50,000 SF	141,293 SF

**BUILDING B/B1 - FLOOR AREA SUMMARY**

FLOOR	USEABLE FLOOR AREA	TOTAL FLOOR AREA
FIRST FLOOR	7,465 SF	7,465 SF
SECOND FLOOR	4,700 SF	12,165 SF
THIRD FLOOR	4,500 SF	16,665 SF
TOTAL	16,665 SF	24,230 SF

**PARKING SUMMARY**

TYPE	STALLS
PARKING PROVIDED (COVERED STALLS)	193 STALLS
PARKING PROVIDED (GARAGE SPACES)	78 STALLS
PARKING PROVIDED (UNCOVERED STALLS)	24 STALLS
PARKING PROVIDED (UNCOVERED ADA STALLS)	4 STALLS
PARKING PROVIDED (UNCOVERED EVCS STALLS)	6 STALLS
TOTAL PARKING PROVIDED	295 STALLS