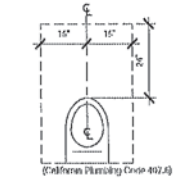


Revision/ Date/ By
 1. 12/26/2019 / LMB/RAE/1919

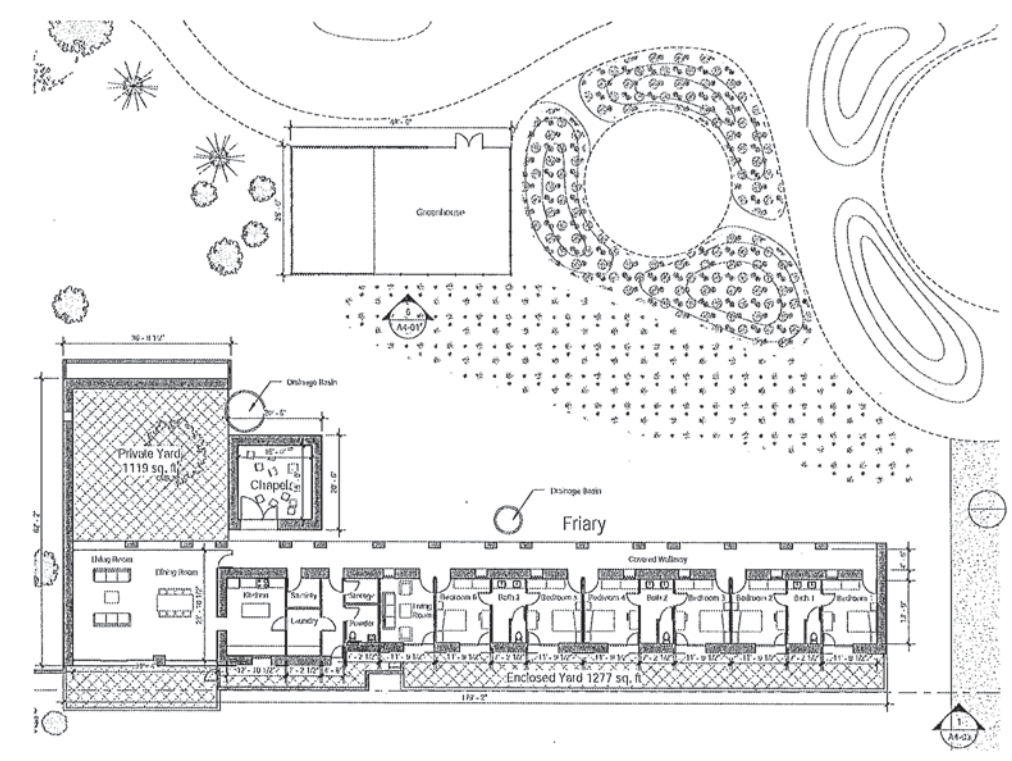
Escher
 Gunewardena
 Architecture

915 Silver Lake Boulevard, Los Angeles, California 90026
 tel: 323 665 9100 fax: 323 665 9103

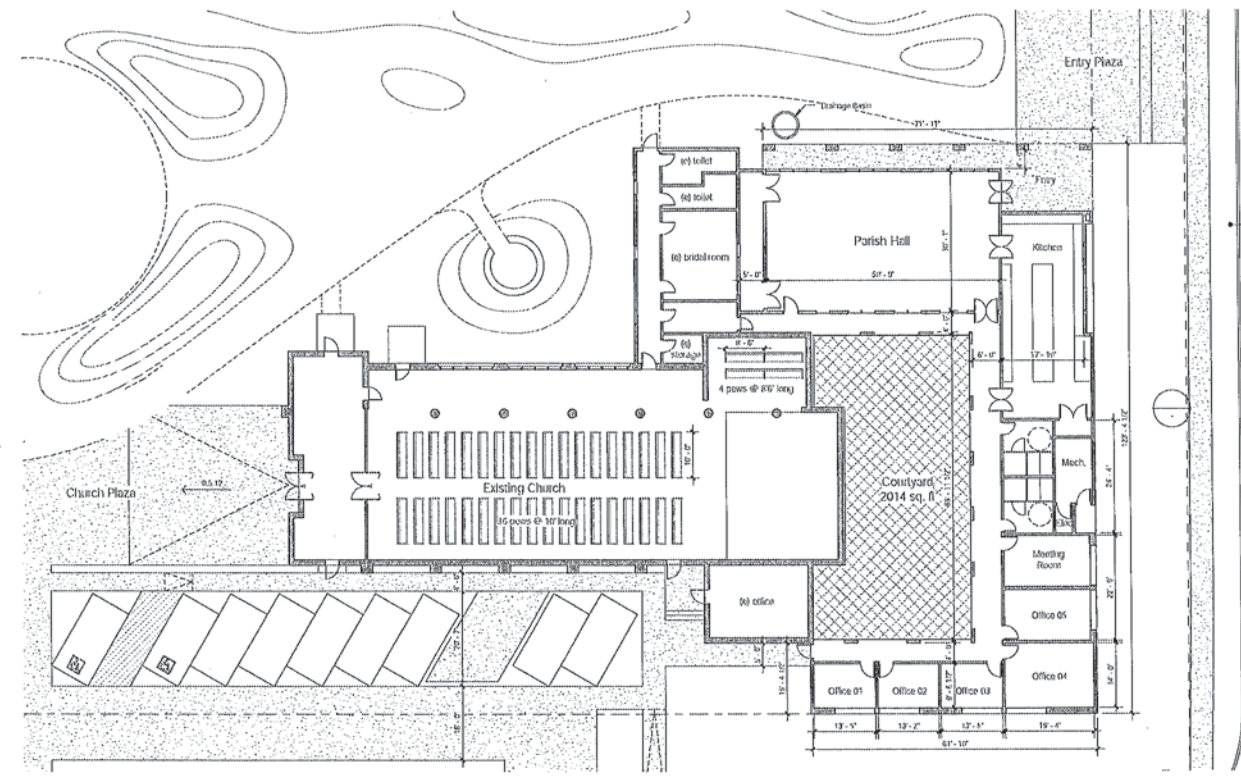
- ADDITIONAL NOTES**
- FIRE PROTECTION**
1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM (R313, 12.2.1(A)(1)(a))
 2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DEPARTMENT PRIOR TO INSTALLATION
 3. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA PROVIDING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. (R314)
 4. SMOKE ALARMS SHALL BE INTERCONNECTED AND RECEIVE PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. (R310)
 5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH LEVEL. (R313)
- EXTERIOR ENVIRONMENT**
1. ALL BATHROOMS AND WASH CLOSET IS SHALL HAVE MECHANICAL VENTILATION CAPABLE OF 50CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.
- BUILDING ENVELOPE**
1. ALL GLAZING SHALL BE SAFETY GLAZING CONFORMING TO HUMAN IMPACT GLAZING OF SECTION 1009.3
- CONSTRUCTION WASTE DISPOSAL**
1. ALL CONSTRUCTION WASTE MUST BE HANDED BY A CITY OF RIVERSIDE CERTIFIED HAULER.



Total Private Space Area (Parish Hall and Friary): 4,410 sq. ft.



② Friary, Chapel, and Greenhouse Level 01 Plan
 1/16" = 1'-0"



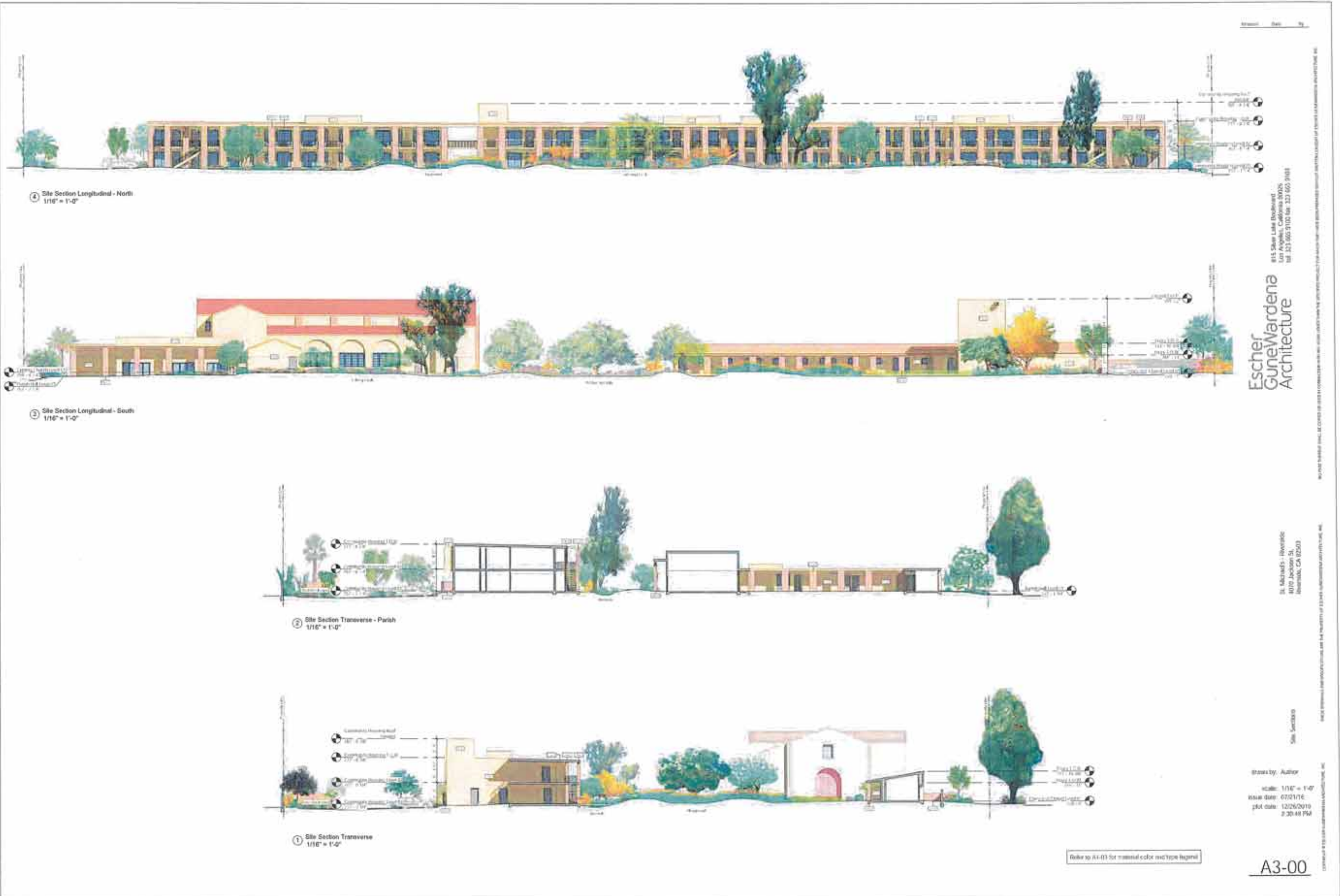
① Parish Hall and Church Level 01 Plan
 1/16" = 1'-0"

St. Michael's - Riverside
 4070 Jackson St.
 Riverside, CA 92503

Floor Plan - Parish Hall, Church, Friary, Chapel, and Greenhouse

drawn by: Author
 checked by: Checker
 scale: As Indicated
 issue date: 08/24/19
 plot date: 12/26/2019
 2:30:37 PM

A2-01



P19-0507 (CUP) & P19-0508 (DR), Exhibit 7 - Project Plans



4 Site Elevation - West
1/16" = 1'-0"



3 Site Elevation - East
1/16" = 1'-0"



2 Site Elevation - South
1/16" = 1'-0"



1 Site Elevation - North
1/16" = 1'-0"

815 Silver Lake Boulevard
Los Angeles, California 90019
Tel: 213 660 9122 Fax: 213 665 1111

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Architecture

St. Michaels - Riverside
4070 Jackson St.
Riverside, CA 92503

Drawings - Site Elevations

Drawn by: Author
Scale: 1/16" = 1'-0"
Issue Date: 07/01/18
Plot Date: 12/20/2019
2:30:56 PM

Refer to A1-03 for material color and type legend

A4-00

Escher GuneWardena Architecture
 815 Silver Lake Boulevard
 Los Angeles, California
 Tel: 323 665 9100 Fax: 323 665 9103

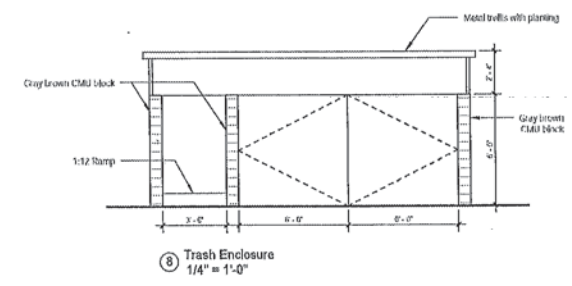
NO PART OF THIS DOCUMENT SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF ESCHER GUNEWARDENA ARCHITECTURE, INC.

St. Michael's - Riverside
 4070 Jackson St.
 Riverside, CA 92503

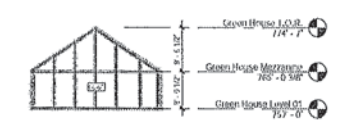
Elevations - Building Elevations

drawn by: Author
 scale: As Indicated
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 plot date: 12/28/2019
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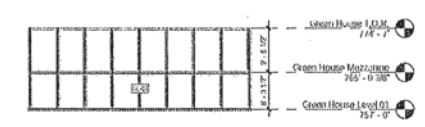
CONCEPT © ESCHER GUNEWARDENA ARCHITECTURE, INC.



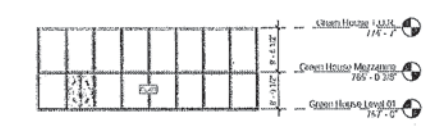
8 Trash Enclosure
 1/4" = 1'-0"



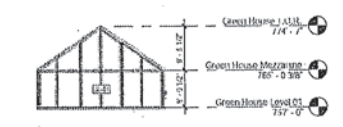
7 Green House Elevation - West
 1/16" = 1'-0"



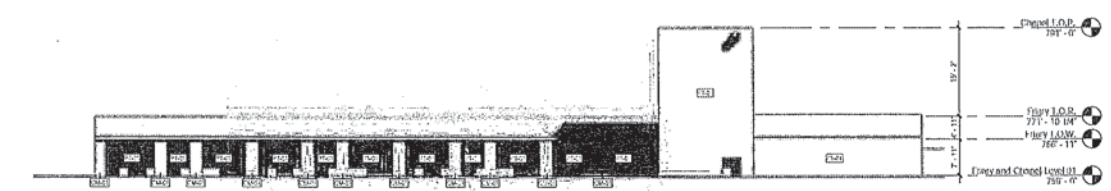
6 Green House Elevation - South
 1/16" = 1'-0"



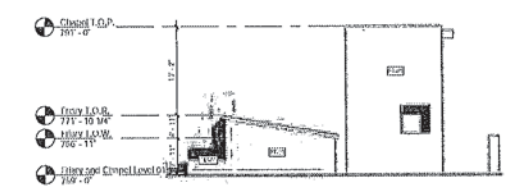
5 Green House Elevation - North
 1/16" = 1'-0"



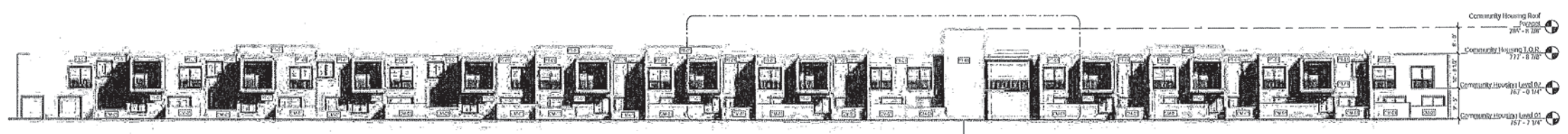
4 Green House Elevation - East
 1/16" = 1'-0"



3 Friary and Chapel Elevation - North
 1/16" = 1'-0"



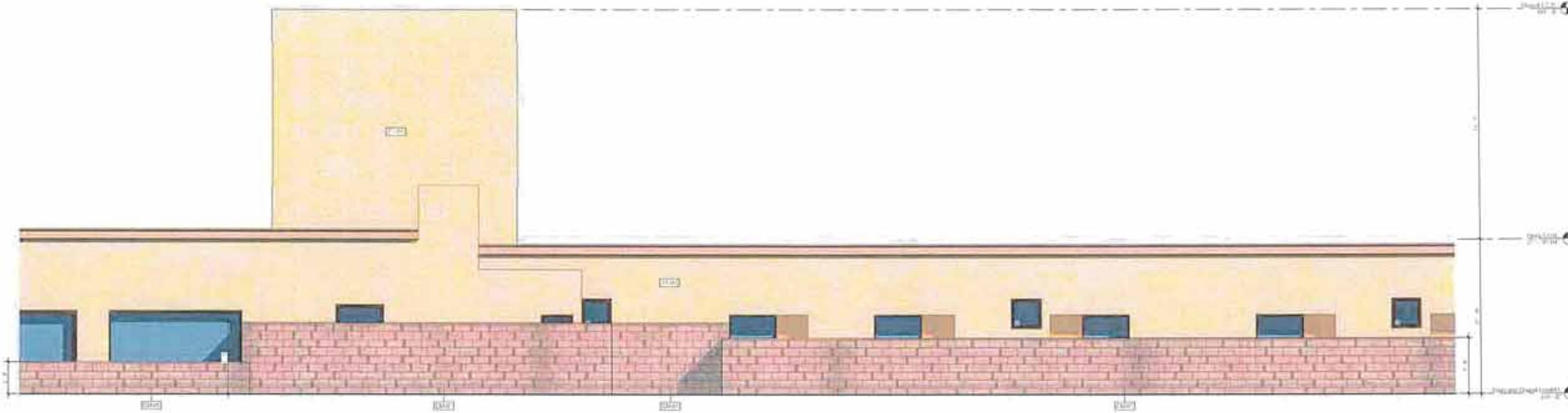
2 Friary and Chapel Elevation - East
 1/16" = 1'-0"



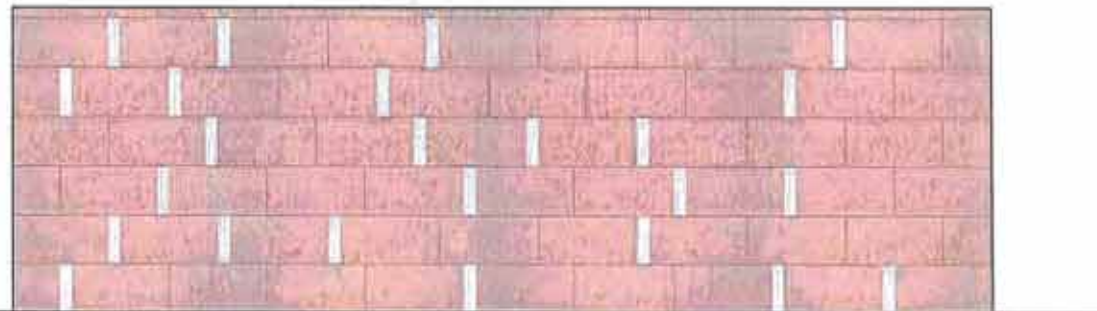
1 Mercy House Elevation - North
 1/16" = 1'-0"

Refer to A1-03 for material color and type legend

A4-01



① Callout of Friary Elevation - South
1/4" = 1'-0"



② CMU Pattern
1" = 1'-0"

Revised Detail By

Escher
GuneWardena
Architecture

815 Silver Lake Boulevard, Los Angeles, California 90026
Tel: 323.683.9126 Fax: 323.683.9163

St. Michael's - Thornton
4070 Jackson St.
Westlake, CA 93093

Elevations - Enlarged

Drawn by: Author
Checked by: Checker
Scale: As Indicated
Issue date: 12/06/18
Plot date: 12/26/2019
2:11:34 PM

A4-03



Entrance from Hawthorne Avenue towards new church plaza, gathering circle, and housing. Franciscan friary on the left, existing church of St. Michael's on the right. Landscape screen along Hawthorne not shown for clarity.



View from corner of Hawthorne Avenue and Jackson Street towards new parish hall, and existing church of St. Michael's. Housing on the right

Revised/Deleted By	Date

Escher
GuneWardena
Architecture

815 Silver Lake Boulevard, Los Angeles, California 90028
tel: (213) 681-9100 fax: (213) 681-9101

St. Michael's - Burbank
8010 Jackson St.
Burbank, CA 91502

Exterior Renderings

drawn by: Author
checked by: Checker
scale:
issue date: 09/26/19
print date: 12/25/2019
2:31:29 PM

A5-00



Summer

View from entrance plaza towards bio swale, collecting rain water and planted with native flora to show the passage of the seasons. New parish hall on the left, housing on the right.



Winter

Revisions (Date) By

Escher GuneWardena Architecture
 413 Silver Lake Boulevard, Los Angeles, California 90028
 Tel: 323.651.9144 Fax: 323.651.9145

St. Michaels - Yorba Linda
 8970 Jackson St.
 Yorba Linda, CA 95678

Summit Water District (P19-0507 & P19-0508)

drawn by: Aulia
 checked by: Chester
 scale:
 issue date: 18/2/2019
 plot date: 12/2/2019 2:11:30 PM

A5-01



View of urban farm towards gathering circle and greenhouse. Existing church of St. Michael's, Franciscan friary and chapel on the left, bio swale and housing on the right



View of urban farm towards wheat field and existing church of St. Michael's. Aquaponics greenhouse, housing, gathering circle on the left, raised beds and Franciscan friary on the right.

3155 Silver Lake Boulevard
 Los Angeles, California 90026
 Tel: 323.660.9102 Fax: 323.660.9103

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 Architecture

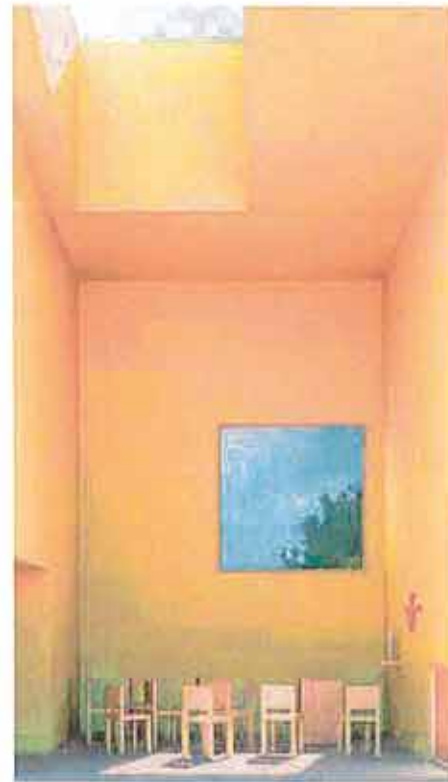
St. Michael's - Oakland
 4070 Jackson St.
 Oakland, CA 94612

Graphic: Emma Lovelace

drawn by: Aulix
 scale:
 issue date: 02/01/19
 plot date: 12/06/2018
 2:11:32 PM



Dusk (Lauds)



Noon (Little Office)



Evening (Vespers)



Night (Compline)

Interior of chapel of St. Francis with light conditions during the different hours of prayer

Revised/ Drawn By:

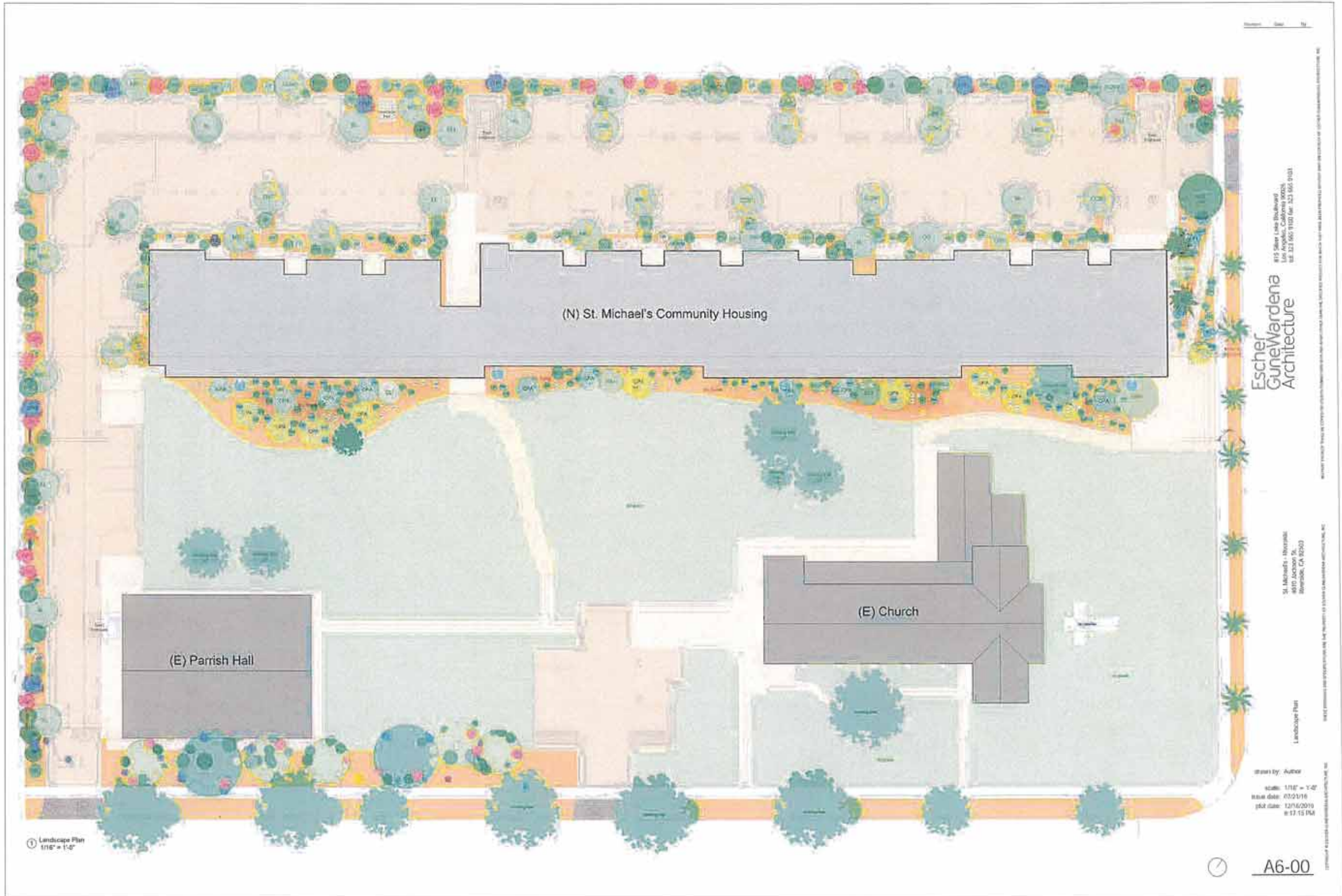
**Escher
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 Architecture**
 815 Shaw Lane Boulevard, Los Angeles, California 90029
 Tel: 323.666.7100 Fax: 323.666.7103

St. Luke's - Berkeley
 4070 Jackson St.
 Berkeley, CA 94702

Chapel Interior Rendering

drawn by: Author
 checked by: Checker
 scale:
 issue date: 07/01/15
 plot date: 12/25/2019
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A5-04



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Architecture

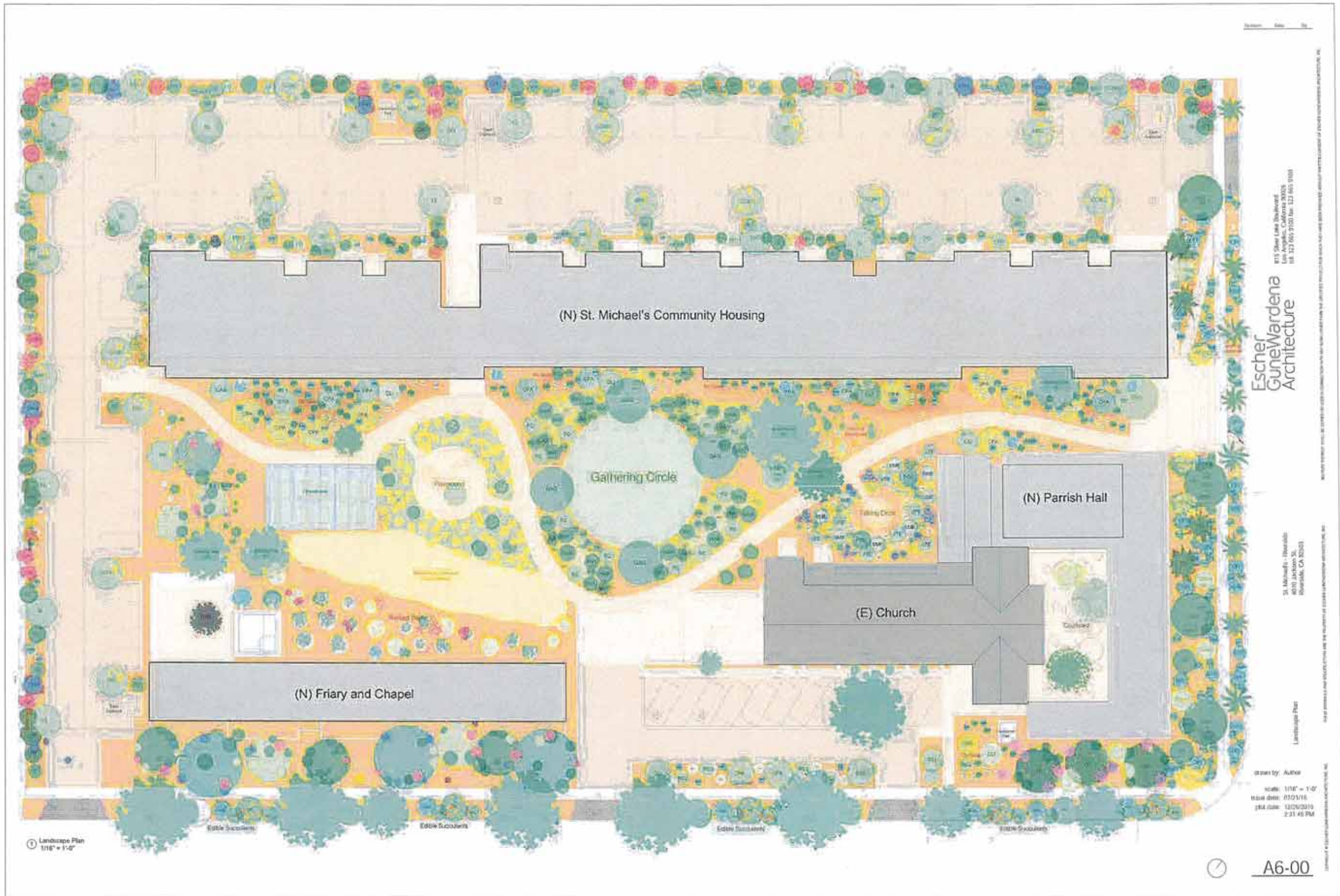
815 Silver Lake Boulevard
Berkeley, CA 94702
Tel: 510.865.1900 Fax: 510.865.9103

St. Michael's - Berkeley
4810 Jackson St.
Berkeley, CA 94703

drawn by: Author
scale: 1/8" = 1'-0"
issue date: 07/21/16
plot date: 12/16/2010
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A6-00

P19-0507 (CUP) & P19-0508 (DR), Exhibit 7 - Project Plans



P19-0507 (CUP) & P19-0508 (DR), Exhibit 7 - Project Plans

LEGEND

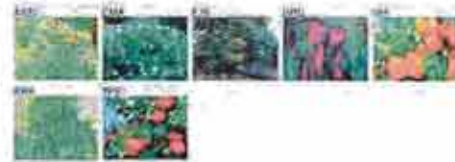
- North Pacific List**
- AMA - *Asplenium Platyneuron*
 - BE - *Begonia*
 - CCD - *Carex*
 - CH - *Chamaenerion*
 - CP - *Centaurea*
 - DR - *Dryas*
 - FL - *Fragaria*
 - GL - *Gentiana*
 - GR - *Grossularia*
 - HA - *Habenaria*
 - MA - *Malva*
 - MO - *Morone*
 - OC - *Oenothera*
 - OR - *Oryzopsis*
 - PA - *Panicum*
 - PS - *Phlox*
 - SA - *Saxifraga*
 - SL - *Silene*



- Shrub Group**
- ACOV - *Acacia*
 - AL - *Alnus*
 - AM - *Amelanchier*
 - AR - *Artemisia*
 - AV - *Artemisia*
 - BA - *Baccharis*
 - CA - *Ceanothus*
 - CO - *Cornus*
 - CR - *Croton*
 - DA - *Daphne*
 - DE - *Deutzia*
 - FR - *Fragaria*
 - GA - *Gaultheria*
 - GR - *Grossularia*
 - HA - *Habenaria*
 - MA - *Malva*
 - MO - *Morone*
 - OC - *Oenothera*
 - OR - *Oryzopsis*
 - PA - *Panicum*
 - PS - *Phlox*
 - SA - *Saxifraga*
 - SL - *Silene*



- Shrub Planting**
- AA - *Abies*
 - AL - *Alnus*
 - AM - *Amelanchier*
 - AR - *Artemisia*
 - AV - *Artemisia*
 - BA - *Baccharis*
 - CA - *Ceanothus*
 - CO - *Cornus*
 - CR - *Croton*
 - DA - *Daphne*
 - DE - *Deutzia*
 - FR - *Fragaria*
 - GA - *Gaultheria*
 - GR - *Grossularia*
 - HA - *Habenaria*
 - MA - *Malva*
 - MO - *Morone*
 - OC - *Oenothera*
 - OR - *Oryzopsis*
 - PA - *Panicum*
 - PS - *Phlox*
 - SA - *Saxifraga*
 - SL - *Silene*



- Taking Care**
- AM - *Asplenium*
 - AR - *Artemisia*
 - BE - *Begonia*
 - CCD - *Carex*
 - CH - *Chamaenerion*
 - CP - *Centaurea*
 - DR - *Dryas*
 - FL - *Fragaria*
 - GL - *Gentiana*
 - GR - *Grossularia*
 - HA - *Habenaria*
 - MA - *Malva*
 - MO - *Morone*
 - OC - *Oenothera*
 - OR - *Oryzopsis*
 - PA - *Panicum*
 - PS - *Phlox*
 - SA - *Saxifraga*
 - SL - *Silene*



- Shrub**
- AM - *Asplenium*
 - AR - *Artemisia*
 - BE - *Begonia*
 - CCD - *Carex*
 - CH - *Chamaenerion*
 - CP - *Centaurea*
 - DR - *Dryas*
 - FL - *Fragaria*
 - GL - *Gentiana*
 - GR - *Grossularia*
 - HA - *Habenaria*
 - MA - *Malva*
 - MO - *Morone*
 - OC - *Oenothera*
 - OR - *Oryzopsis*
 - PA - *Panicum*
 - PS - *Phlox*
 - SA - *Saxifraga*
 - SL - *Silene*



- Shrub Planting**
- AA - *Abies*
 - AL - *Alnus*
 - AM - *Amelanchier*
 - AR - *Artemisia*
 - AV - *Artemisia*
 - BA - *Baccharis*
 - CA - *Ceanothus*
 - CO - *Cornus*
 - CR - *Croton*
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 - OC - *Oenothera*
 - OR - *Oryzopsis*
 - PA - *Panicum*
 - PS - *Phlox*
 - SA - *Saxifraga*
 - SL - *Silene*



Revisions/Enter By

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GurneWardena
Architecture**

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Tel: 323 659 9110 Fax: 323 659 9111

St. Michaels - Riverside
8070 Jackson St.
Riverside, CA 92503

Landscaping Plant List and Legend

drawn by: Author
checked by: Checker
scale:
issue date: 06/26/19
plot date: 12/23/2019
2:11:58 PM



May 20, 2019

Client
Saver Construction Holdings, Inc.
810 Shaw Lane West,
San Anselmo, CA 94968

Subject: Preliminary Code Analysis for Michael House
Proposed new 30-unit apartment building, Friary, Greenhouse and Parking lot.

Dear Design/Construct:

The following is our Preliminary Code Analysis for the SE Michael's project at 4210 Jackson Street, San Anselmo, California. Our analysis is based on the 2019 California Building Code, the International Building Code, and the International Fire Code, all dated May 5, 2018, and related codes and standards.

Project Scope:

- New 30-unit Apartment Building: R-2 Occupancy, 41,000 sq ft, 2 stories, Type VA construction, 100% sprinklered.
- Finch Hall addition to existing Church: A-3 and E Occupancies, 6,700 sq ft, 2 stories, 1 story, Type V-A construction, existing non-sprinklered, see recommendations for proposed fire sprinkler retrofits.
- New Friary (single-story) (new): R-2 Occupancy, 4,200 sq ft, 1 story, Type V-B, fully sprinklered.
- New Greenhouse: Misc. Occupancy, 1,300 sq ft, 1 story, Type V-B, non-sprinklered.

Recommendations:

For the code analysis, find all buildings on the site as existing projects as follows: (CBC 503.1.2)

- Building 1: Existing Church: Finch Hall & Mary House Apartments, Type V-A, NFPA 22 fire penalties throughout.
- Building 2: Friary & Greenhouse, Type V-B.

The remaining items are identified in the table and have spaces in the block.

Chapter 2 - Use and Occupancy Classification:

Applicable use and occupancy classifications are listed for each building in the Project Scope.

Label to XX
Page 2 of 2
(Date)

(Project Group)
(Project Name)

Chapter 5 - General Building Height and Area:

The proposed area for Building 1 is determined using the maximum height of the building. Maximum building height is 35 feet. A height increase factor of 1.0 may be used based on 100-foot minimum yards surrounding the area, provided all other code requirements are met.

Available area analysis summary:

Occupancy Area (sq ft)	Available Area (sq ft)	Ratio
30,500 sq ft	13,620 sq ft	0.45
40,200 sq ft	13,620 sq ft	0.34

Applicable area of all other buildings:

1,300 sq ft (Greenhouse) + 4,200 sq ft (Friary) = 5,500 sq ft

Chapter 6 - Type of Construction:

Applicable Type of Construction is listed for each building in the Project Scope.

Chapter 7 - Fire and Smoke Protection Features:

The proposed openings are permitted to all heights, when equipped as fire resistant (rating) glass or glass panels. Limited penetrations are permitted at the Apartments and Church addition with fire-rated doors and windows. 30 ft or greater open spaces between Building 1 and 2 in green space between buildings. (CBC 105.3 & 705.3)

The notes above are based upon our research of California Building Code (CBC) for the subject project. Please refer to the applicable code for any questions. For any questions please feel free to contact Saver Construction at 714.273.4750 or saver@vca.com.

Signature
VCA Code Group, Inc.

Signature
Saver Construction, Inc.
Saver Construction, Inc.

