

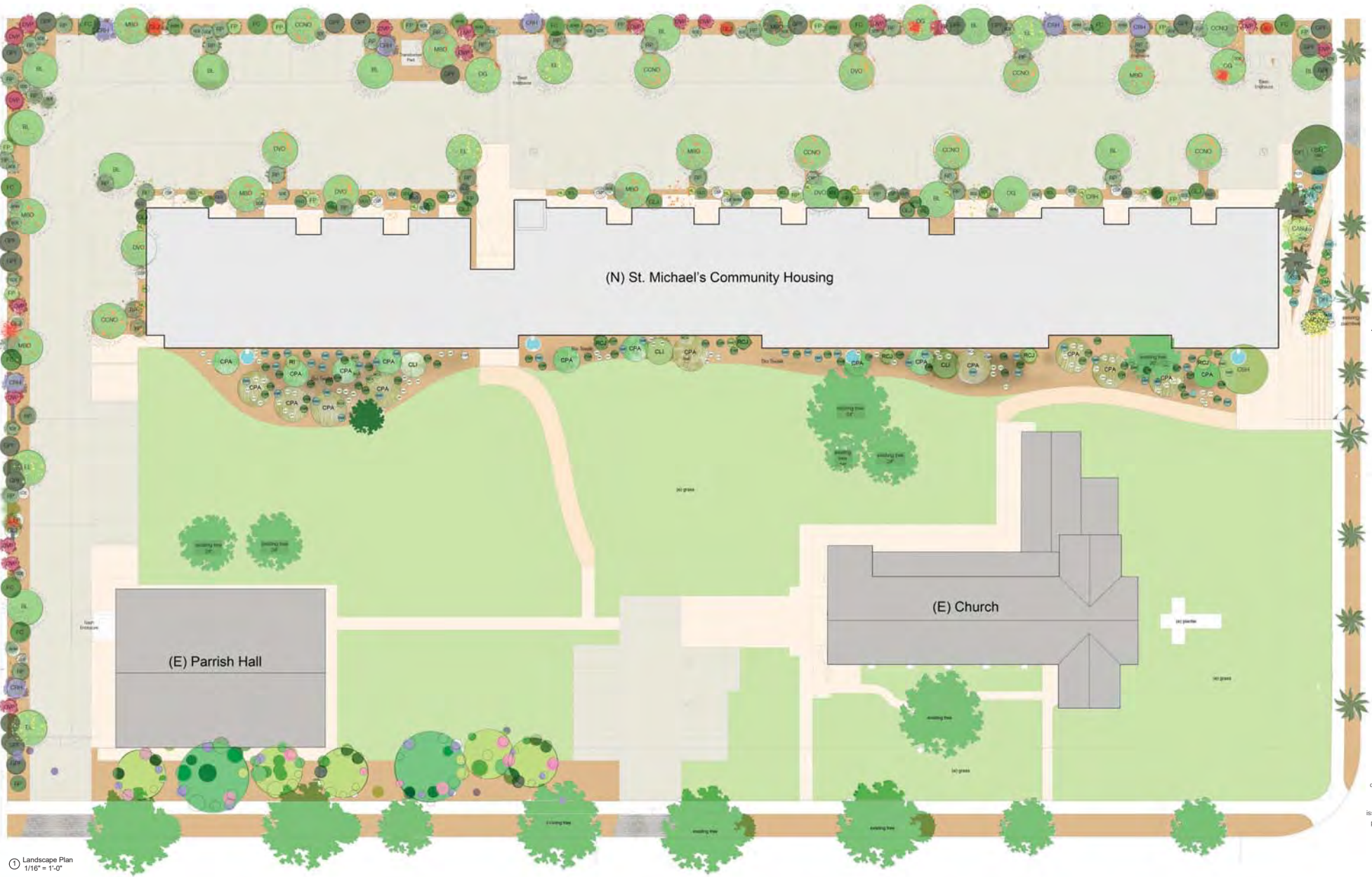
Escher
Gunewardena
Architecture
 815 Silver Lake Boulevard
 Los Angeles, California 90026
 Tel: 323 665 9100 Fax: 323 665 9103

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

Landscape Plan

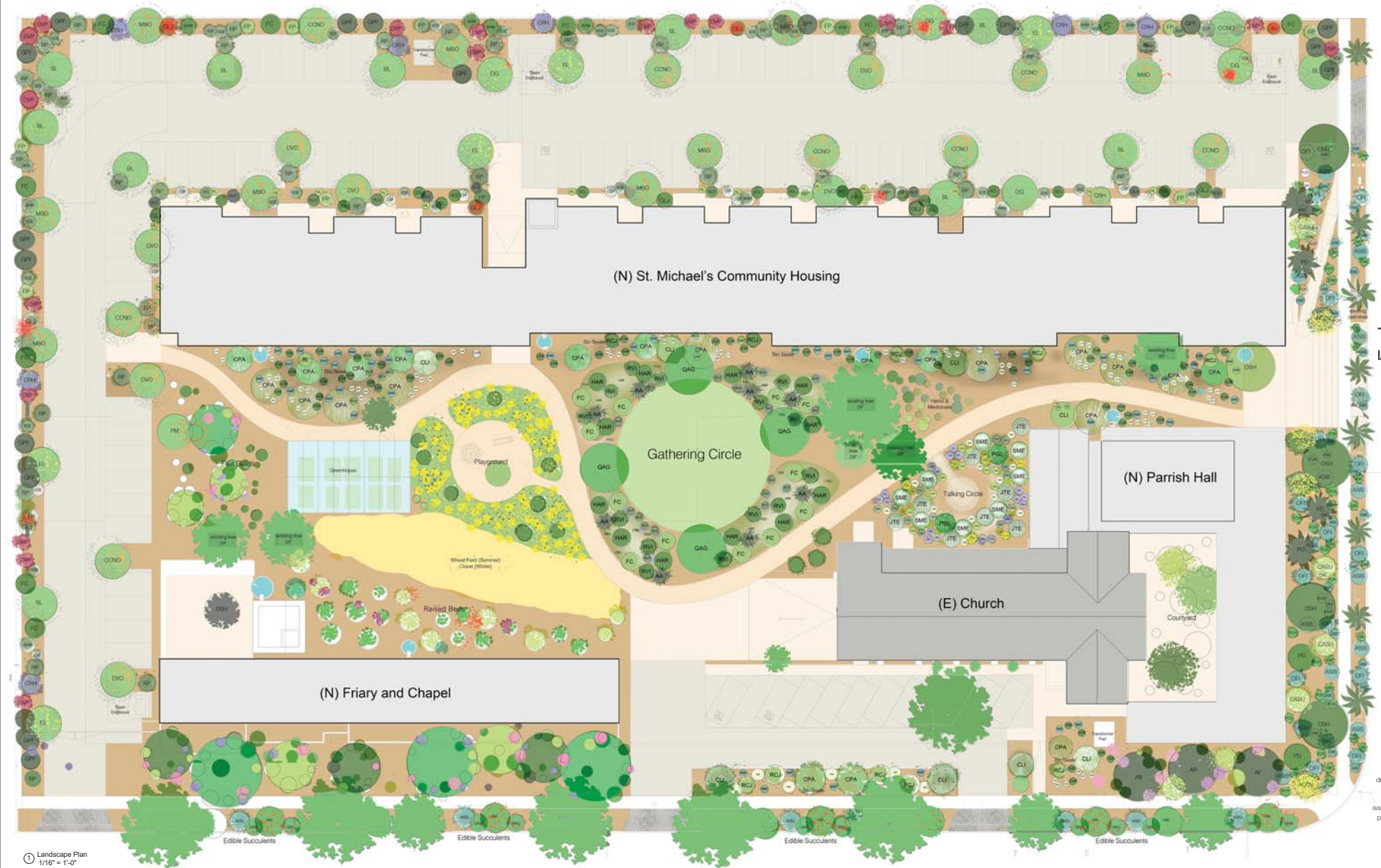
drawn by: Author
 scale: 1/16" = 1'-0"
 issue date: 07/21/16
 plot date: 12/16/2019
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A6-00



① Landscape Plan
 1/16" = 1'-0"

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



LEGEND

North Parking Lot

AHM Andropogon hybrid 'Howard Morton'
BL Banana Lime
CNO Cara Cara Navel Orange
CHM Citrus hybrid 'Meyer Lemon'
COP Citrus hybrid 'Pomelo'
DVO Delta Valencia Orange
DVF Duddley's Valencia Orange
EL Eureka Lemon
FC Fremont's Valencia Orange
FF Fallguy's Valencia Orange
GL Grenada Long John
GPF Goshawk Pear
HL Honeydew Lemon
MLO Moro Blood Orange
OG Orinango Grapefruit
OLO Olea Little Olea
PM Pile Lemon
RPM Rosemary plant
SCL Salvia Clevelandi
SDE Salvia Desperado



Street Facing

ACOV Acacia covenyi
ASIS Agave sisiana
ABE Aloe Blue Elf
AB Avocado Bacon
AF Avocado Furrer
AH Avocado Hass
AR Avocado Reed
CASU Cassia surattensis
CGH Olea Sweet Hill
CH Quesada's Olive
OM Origenum maritima
PD Phoenix dactylifera
PCR Pithospermum reticulatum



South Parking

SEEL Aqua yellow
CMA Carissa macrocarpa
EJA Eriobotrya japonica
GRD Grenada Robyn Gordon
HML Honeydew Lemon
KNA Kumquat 'Nagami'
TNE Tangelo Pear



Talking Circle

ADR Andropogon hybrid 'Howard Morton'
AMR Andropogon hybrid 'Howard Morton'
EFA Eriobotrya japonica
FR Festuca Rubra
HEM Hesperis matronalis
JTE Juniperus horizontalis
PCL Picea canadensis
RQV Rhus Quercus
SCL Salvia Clevelandi
SME Sambucus mexicana
YWN Yucca whipplei



Bonsai

AMR Andropogon hybrid 'Howard Morton'
CGR Crataegus ginnifolia
CU Citrus hybrid 'Pomelo'
CFA Carex flaccida
CA Carissa macrocarpa
RCA Rhus Quercus
SME Sambucus mexicana



Gathering Circle

AA Agave americana
AMR Andropogon hybrid 'Howard Morton'
FC Fremont's Valencia Orange
FR Festuca Rubra
HEM Hesperis matronalis
MRO Mulberry
QAG Quercus agrifolia
PIL Picea canadensis
SLE Salvia leucantha



Fruit Guide



Flower Beds



Dry Gulch



Wheat Field



Playing Area



Revision/ Date/ By

1. 10/10/2019 POST CONSTRUCTION

Escher GueWardena
Architecture
814 Silver Lake Boulevard, Los Angeles, California 90026
Tel: 323.665.9100 Fax: 323.665.9103

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

Landscape Plant List and Legend

drawn by: Author
checked by: Checker
scale:
issue date: 06/26/19
plot date: 12/26/2019
2:31:58 PM

A6-01



May 30, 2019

CLIENT

Escher GureWardine Architects, Inc.
815 Silver Lake Blvd.
Los Angeles, CA 90036

Subject: Preliminary Code Analysis: St. Michael's Redevelopment
Proposed New 30-unit apartment building, Friary, Parish Hall and Parking Lot.

Dear Daniel Carlson:

The following is our Preliminary Code Analysis for the St. Michael's project at 4070 Jackson Street, Riverside, California. Our analysis is based on the 2019 California Building Code, the Preliminary Site Plan dated May 9, 2019, and related project information.

PROJECT SCOPE:

- New 30 Unit Apartment Building: R-2 Occupancy, 41,000 sq ft, 2 stories, Type V-A construction, fully sprinklered.
- Parish Hall addition to existing Church: A-3 and B Occupancies, 6700 sq ft added, 6800 sq ft existing, 1 story, Type V-A construction, existing non-sprinklered; see recommendations for proposed fire sprinkler information.
- New Friary (congregate residence): R-3 Occupancy, 4900 sq ft, 1 story, Type V-B, fully sprinklered.
- New Greenhouse: Misc. U Occupancy, 1300 sq ft, 1 story, Type V-B, non-sprinklered.

RECOMMENDATIONS:

For the code analysis, treat all buildings on the site as two building groups as follows: (CBC 503.1.3)

- Building 1: existing Church, Parish Hall & Mercy House Apartments
Type V-A, NFPA 13 fire sprinklers throughout.
- Building 2: Friary & Greenhouse
Type V-B.

The remaining items are presented in the order each item appears in the codes:

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

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

Letter to XX
Page 2 of 2
[date] (Project Scope)
[Project Name]

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

The allowable area for Building 1 is determined using mixed-occupancy, multi-story building requirements: CBC 506.3.4. A height increase factor of 0.75 may be used based on 30 ft minimum yards surrounding the entire perimeter as shown on the attached site plan.

Allowable area analysis summary:

Church/Parish Hall (A-3 misc.)	Allowable area (A ₁) Proposed area (A) Ratio:	= 22,500 sf story = 13,800 sf story = 0.61
New Apartments (R-2 occ.)	Allowable area (A ₂) Proposed area (A) Ratio:	= 46,000 sf story = 30,500 sf story = 0.66

Aggregate ratio of all stories and occupancies:

$$0.60 + (2 \times 0.66) = 1.92 > 2.0. \text{ Building 1 complies.}$$

CHAPTER 6 - TYPES OF CONSTRUCTION

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

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

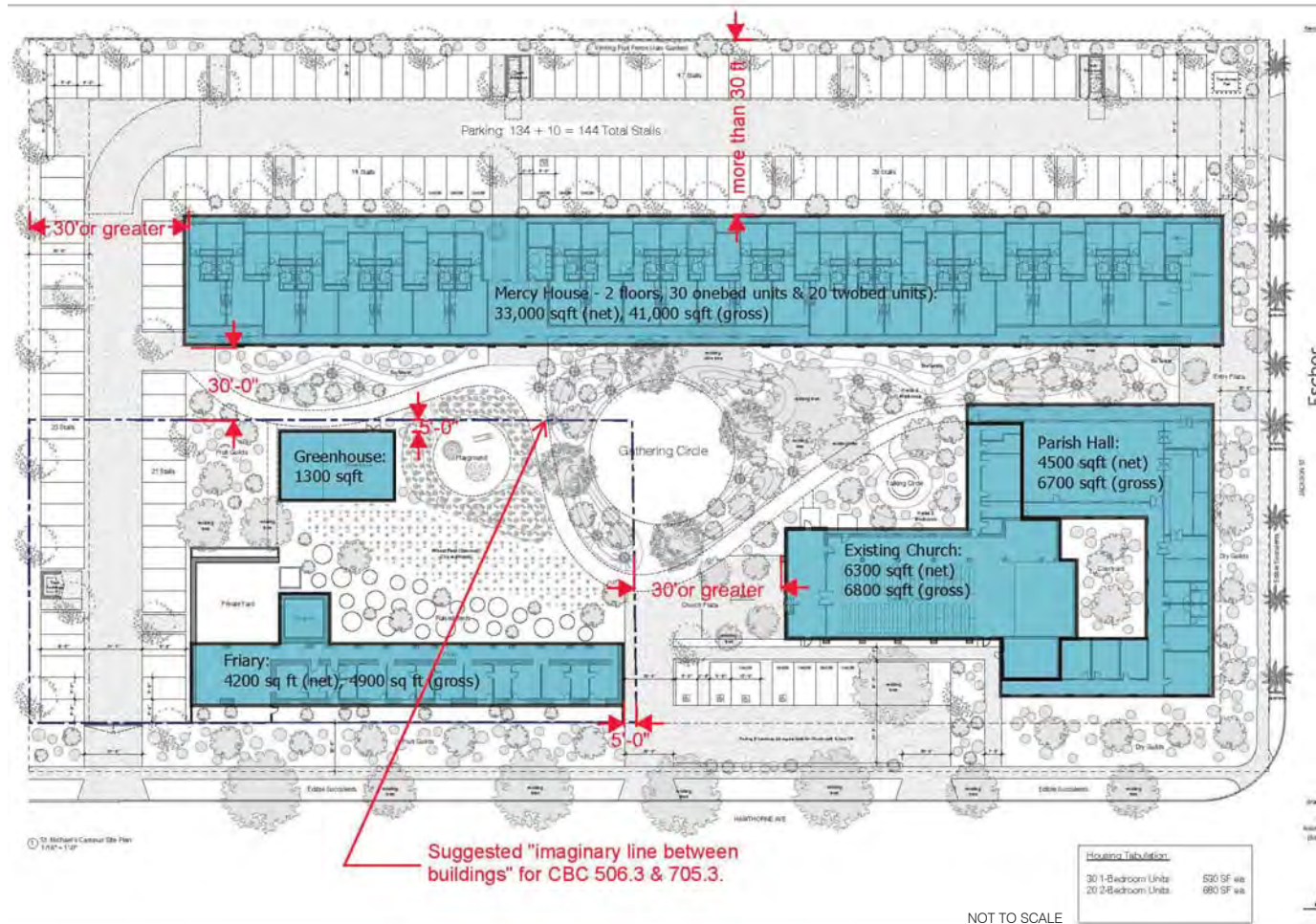
The unprotected openings are permitted for all buildings, when considered as two separate existing groups as stated previously. Unlimited unprotected openings at the Apartments and non-rated exterior walls on the Greenhouse are allowed by 30 ft or greater open spaces around Building 1, and 5 ft or greater open spaces around Building 2. (CBC 705.3 & 705.8)

The review above is based upon our review of California Building Code (CBC) for the subject project. There is no fee for this opportunity to be of service. For any questions please feel free to contact Suzanne Kuak at 714-373-4700 or skuaak@vca-code.com.

Sincerely,

VCA Code Group, Inc.

Suzanne Kuak, PE, CBO
Senior Plan Check Engineer



SYMBOLS

- ⚡ FIRE HYDRANT
- ⬢ STREET LIGHT
- ⚡ TRAFFIC SIGNAL
- ⚡ TRAFFIC SIGNAL ARM & POLE
- ⚡ ELECTRIC METER
- ⚡ LIGHT STANDARD
- ⚡ PARKING LIGHT
- ⚡ UTILITY POLE
- ⚡ GUY WIRE & ANCHOR
- ⚡ WATER METER
- ⚡ GAS METER
- ⚡ WATER VALVE
- ⚡ GAS VALVE
- ⚡ PULL BOX
- ⚡ GRATE INLET
- ⚡ SIGN
- ⚡ SEWER MANHOLE
- ⚡ STORM DRAIN MANHOLE
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- ⚡ SEWER CLEANOUT
- ⚡ HANDICAP PARKING STALL
- ⚡ LANDSCAPED AREA
- ⚡ PLOTTABLE BASEMENT ITEM
- ⚡ NO. PER TITLE REPORT



LINE TYPE LEGEND

- CATV — CABLE TV LINE
- E — ELECTRICAL LINE
- G — GAS LINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- S — SEWER LINE
- SD — STORM DRAIN LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SS — SANITARY LINE
- OH — OVERHEAD UTILITY LINE

ABBREVIATIONS

- AB = AGGREGATE BASE
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- WM = WATER METER
- WV = WATER VALVE
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- S = SOUTH
- E = EAST
- W = WEST
- NLY = NORTHERLY
- SLY = SOUTHERLY
- ELY = EASTERLY
- WLY = WESTERLY
- N/O = NORTH OF
- S/O = SOUTH OF
- E/O = EAST OF
- W/O = WEST OF
- PL = PROPERTY LINE
- CL = CENTERLINE
- R/W = RIGHT OF WAY
- Δ = DELTA
- R = RADIUS
- L = LENGTH
- T = TANGENT
- (RAD) = RADIAL BEARING
- (427.00) TC = EXISTING ELEVATION

HATCH LEGEND

- CONCRETE OR MISC. HARDSCAPE
- ASPHALT CONCRETE
- NEW STRUCTURE
- BIO-RETENTION

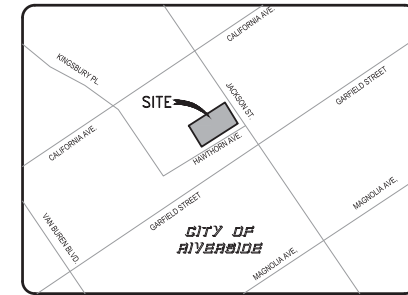
PHASE 1

CONCEPTUAL GRADING AND PRELIMINARY UTILITY PLAN

ST. MICHAEL'S - RIVERSIDE

4070 JACKSON ST.

RIVERSIDE, CA 92503

VICINITY MAP
NOT TO SCALE

DEVELOPER:

COMMUNITY DEVELOPMENT PARTNERS
3416 MI. CORTO, SUITE 301
NEWPORT BEACH, CA 92663
949-467-1344

CIVIL:

WARE MALCOMB
10 EDELMAN
IRVINE, CA 92618
ATTN: LUCAS CORRIE
949-468-9128 EXT: 1159

ARCHITECT

ESCHER GUNEWARDENA ARCHITECTURE
815 SILVER LAKE BLVD
LOS ANGELES, CA
ATTN: DANIEL CARLSON
323-468-9109

GEOTECHNICAL ENGINEER:

ENGEO INC.
6 MORGAN, SUITE 152
IRVINE, CA 92618
PRELIM REPORT / PROJECT # 18031.000.000
909-428-3479

LAND SURVEYOR:

EPS GROUP, INC.
3002 DOW AVENUE, SUITE 314
TUSTIN, CA 92780
ATTN: NICK OWEN
714-838-4009

GENERAL CONTRACTOR:

TBD

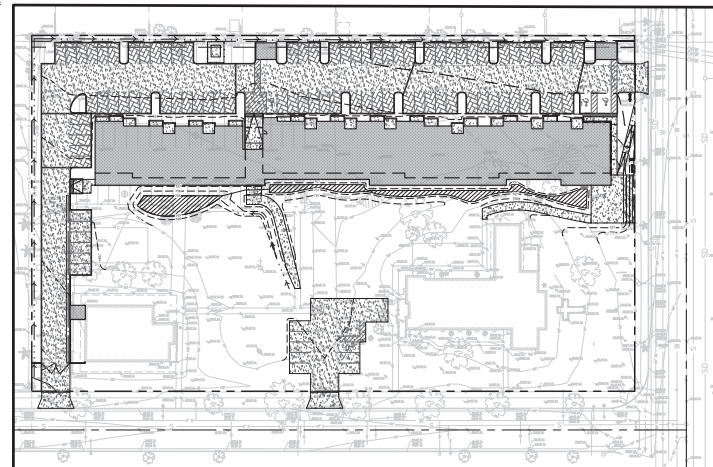
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NET	-	2,470

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SHEET INDEX

SHEET	TITLE SHEET AND SECTIONS
SHEET C-1.1	CONCEPTUAL GRADING AND PRELIMINARY UTILITY PLAN
SHEET C-2.0	SITE SECTIONS
SHEET C-3.1	SITE SECTIONS
SHEET C-3.2	SITE SECTIONS
SHEET C-4.0	BMP SECTIONS AND DETAILS

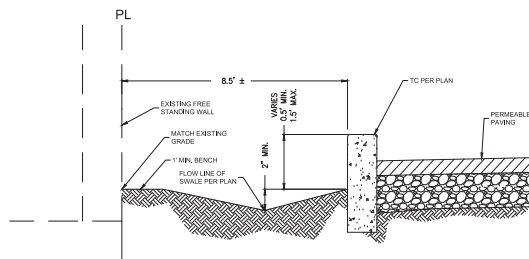


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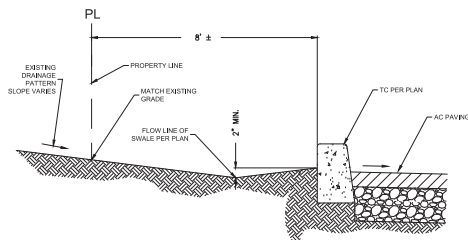
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ORIGINAL GRADING SCALE



TYPICAL SECTION AT NW 'LY PL



TYPICAL SECTION AT SW 'LY PL



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p 949 960 9128
waremalcomb.com

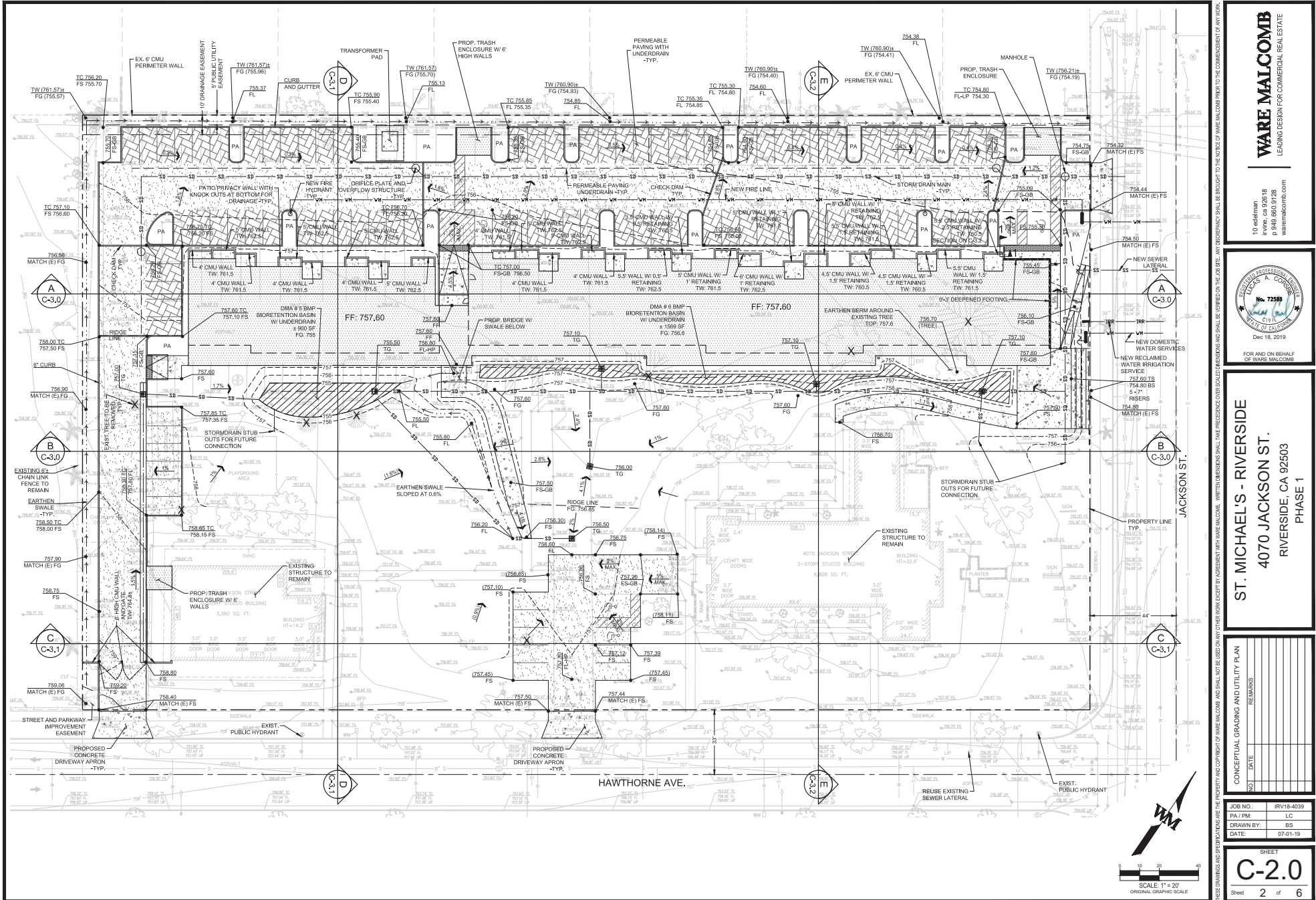
FOR AND ON BEHALF
OF WARE MALCOMB

ST. MICHAEL'S - RIVERSIDE
4070 JACKSON ST.
RIVERSIDE, CA 92503
PHASE 1

NO.	DATE	REMARKS

JOB NO.:	IRV18-4039
PA / PM:	LC
DRAWN BY:	BS
DATE:	07-01-19

SHEET
C-1.0
Sheet 1 of 6



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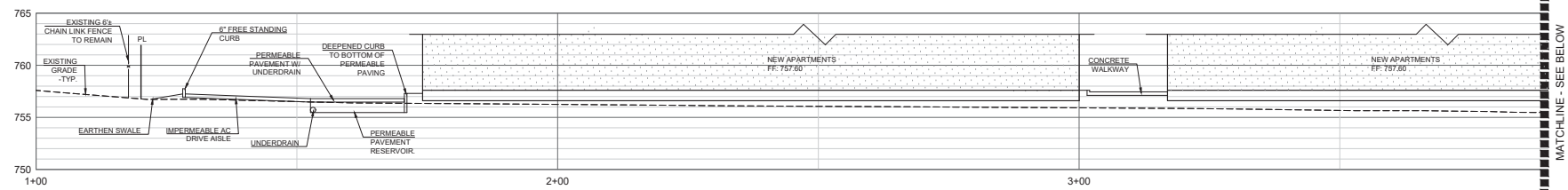
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4070 JACKSON ST.
RIVERSIDE, CA 92503
PHASE 1

CONCEPTUAL GRADING AND UTILITY PLAN	
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10	DATE

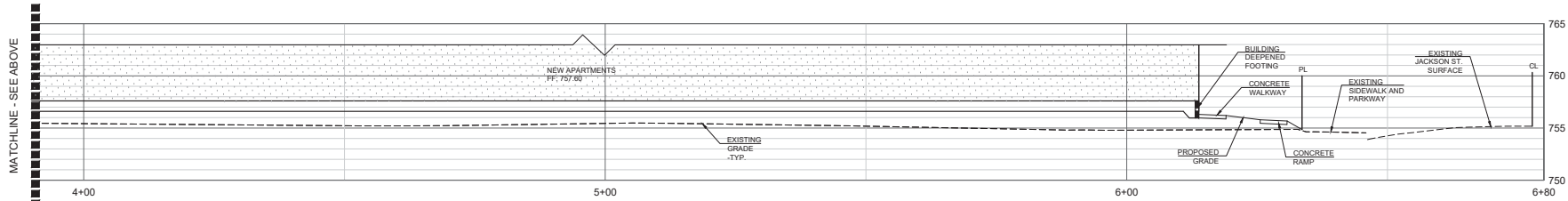
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PA / PM: LC
DRAWN BY: BS
DATE: 07-01-19

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Sheet 2 of 6

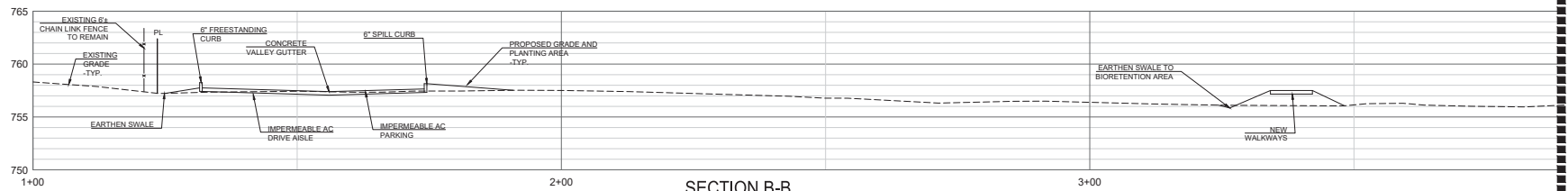
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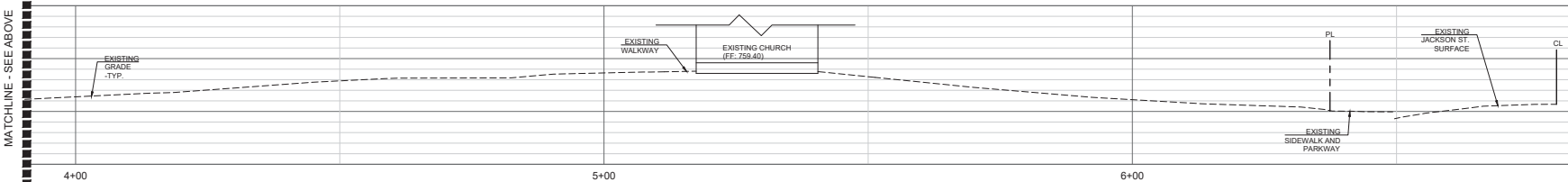
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SECTION B-B
(SCALE: 1"=10 HORIZ. 1"=5' VERT.)



SECTION B-B (CONTINUED)
(SCALE: 1"=10 HORIZ. 1"=5' VERT.)

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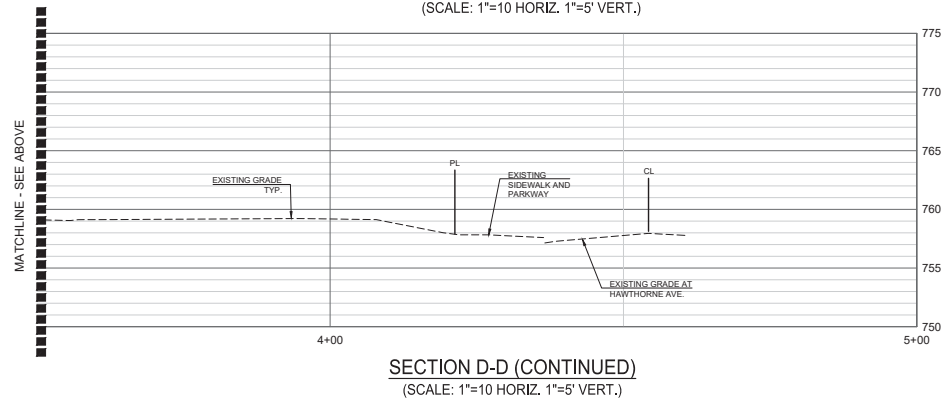
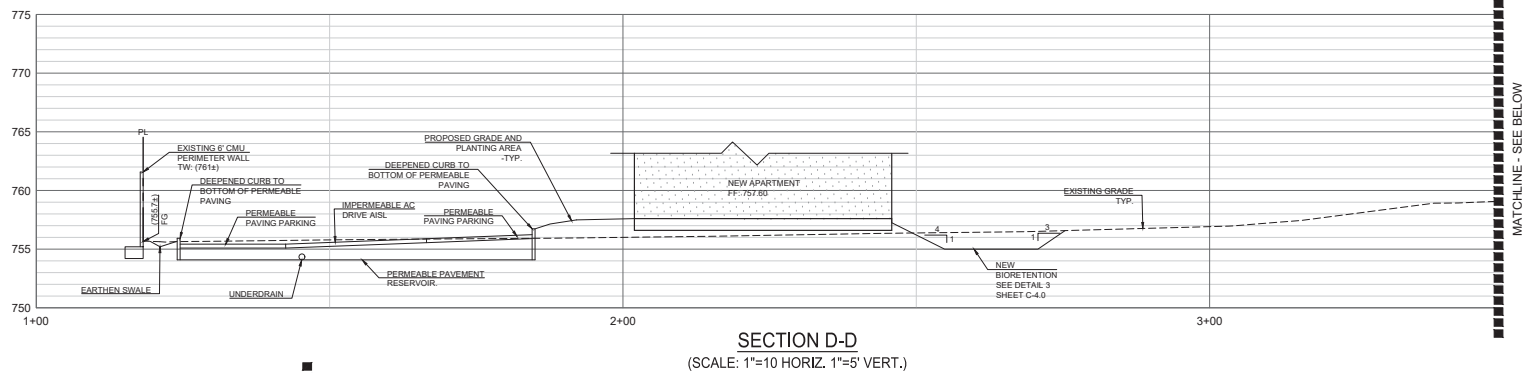
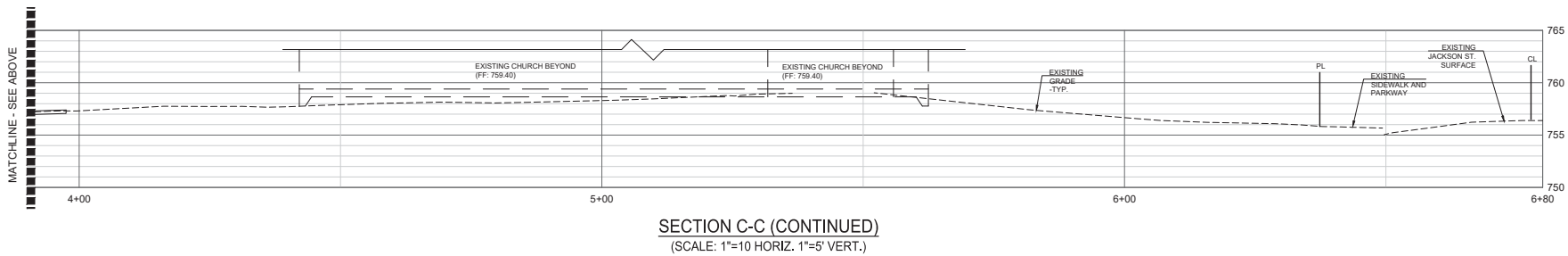
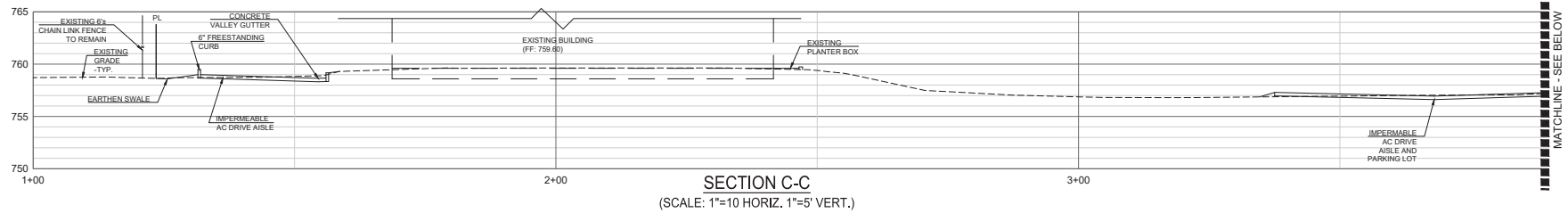
FOR AND ON BEHALF
OF WARE MALCOMB

ST. MICHAEL'S - RIVERSIDE
4070 JACKSON ST.
RIVERSIDE, CA 92503
PHASE 1

SITE SECTIONS	
NO.	REMARKS

JOB NO.:	IRV18-4039
PA / PM:	LC
DRAWN BY:	BS
DATE:	07-01-19

SHEET
C-3.0
Sheet 3 of 6



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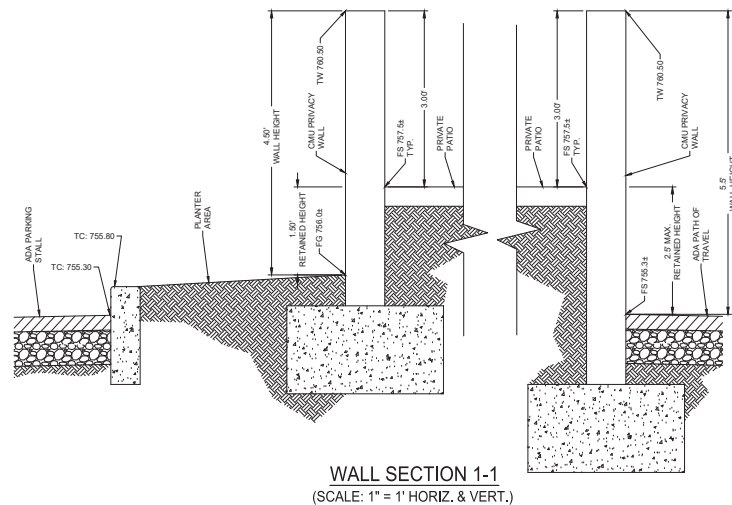
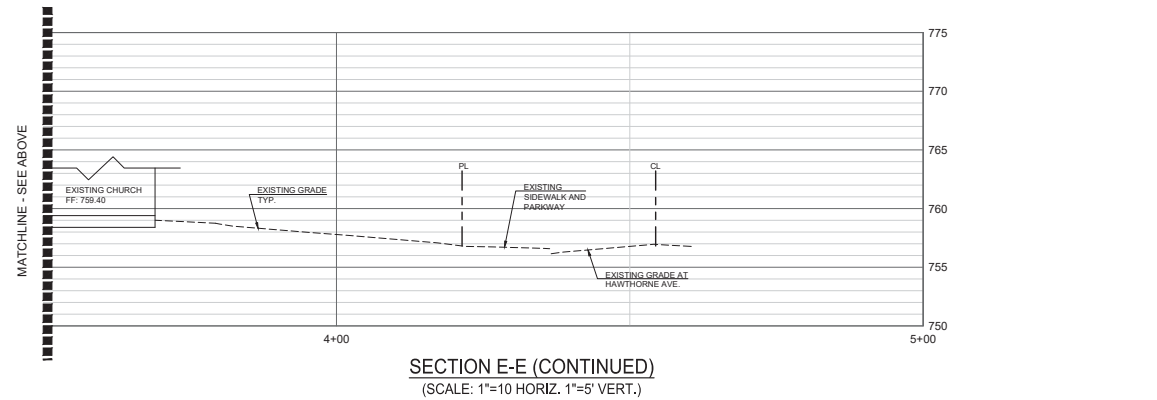
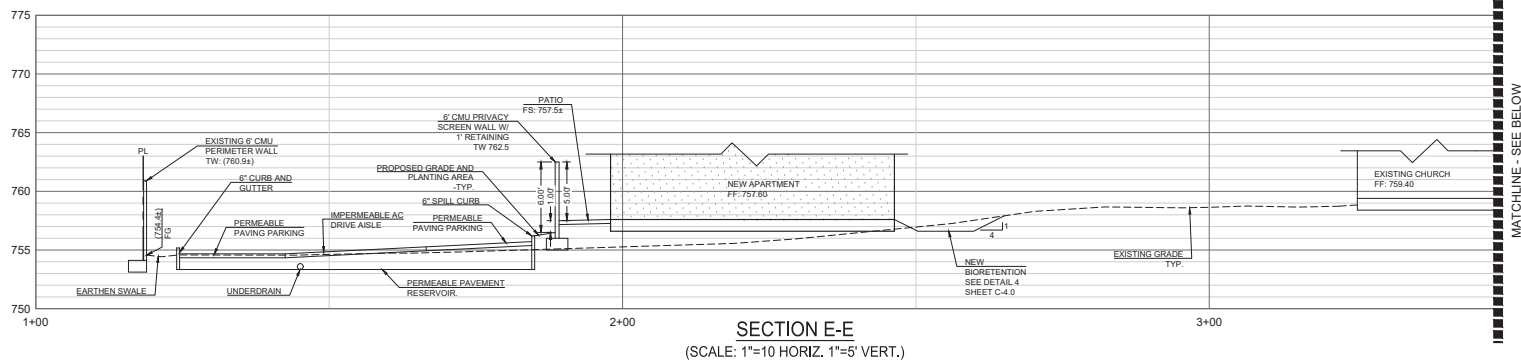


ST. MICHAEL'S - RIVERSIDE
4070 JACKSON ST.
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PHASE 1

SITE SECTIONS	
NO.	REMARKS

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SHEET
C-3.1
Sheet 4 of 6



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WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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lrvine, ca 92618
p 949 660 9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
No. 72589
CIVIL
STATE OF CALIFORNIA
Dec 18, 2019
FOR AND ON BEHALF
OF WARE MALCOMB

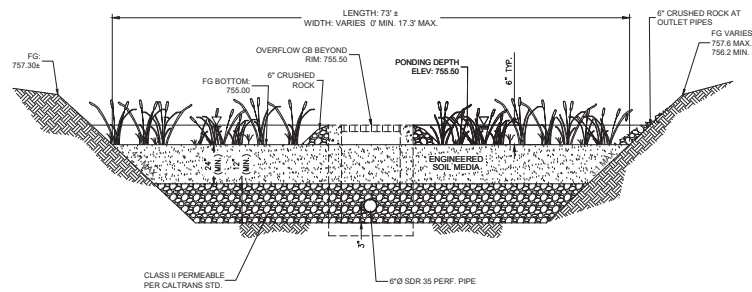
ST. MICHAEL'S - RIVERSIDE
4070 JACKSON ST.
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PHASE 1

SITE SECTIONS	
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JOB NO.: IRV19-4039
PA / PM: LC
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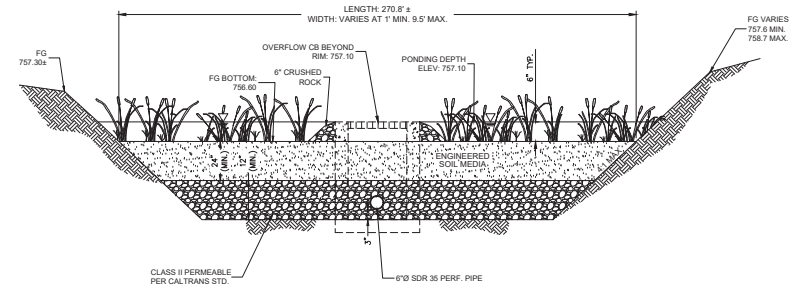
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Sheet 5 of 6

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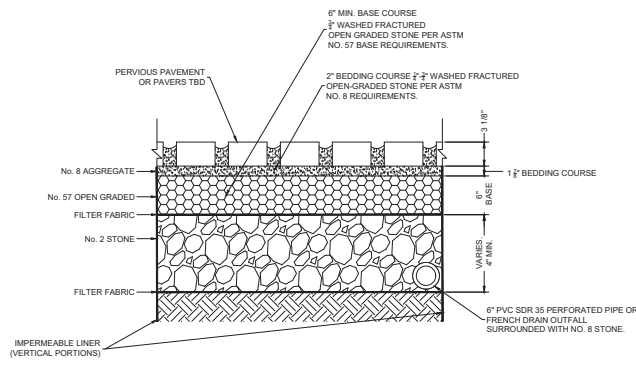
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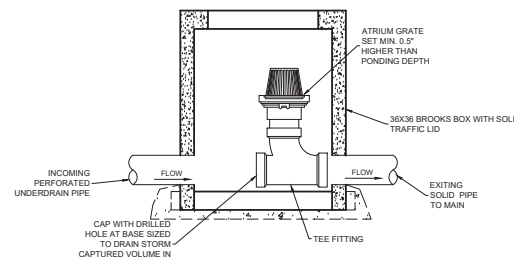
DETAIL 4 - DMA 6 BIORETENTION SECTION

N.T.S.



DETAIL 5 - PERMEABLE PAVING SECTION

N.T.S.
FINAL DETAILING TO BE COORDINATED
WITH GEOTECHNICAL ENGINEER



DETAIL 6 - ORIFICE AND OVERFLOW STRUCTURE

N.T.S.

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irvine, ca 92618
p 949 660.9128
waremalcomb.com



FOR AND ON BEHALF
OF WARE MALCOMB

ST. MICHAEL'S - RIVERSIDE
4070 JACKSON ST.
RIVERSIDE, CA 92503
PHASE 1

BMP SECTIONS	
NO.	REMARKS

JOB NO.	IRV18-4039
PA / PM	LC
DRAWN BY	BS
DATE	07-01-019

SHEET
C-4.0
Sheet 6 of 6

SYMBOLS

- △ FIRE HYDRANT
- STREET LIGHT
- ⊕ TRAFFIC SIGNAL
- EM ⊕ TRAFFIC SIGNAL ARM & POLE
- ELECTRIC METER
- ☆ LIGHT STANDARD
- ⊙ PARKING LIGHT
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- ⊕ LANDSCAPED AREA
- ⊕ PLOTTABLE BASEMENT ITEM
- ⊕ NO. PER TITLE REPORT

--- (427.0) --- EXIST. CONTOUR



LINE TYPE LEGEND

- CATV --- CABLE TV LINE
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ABBREVIATIONS

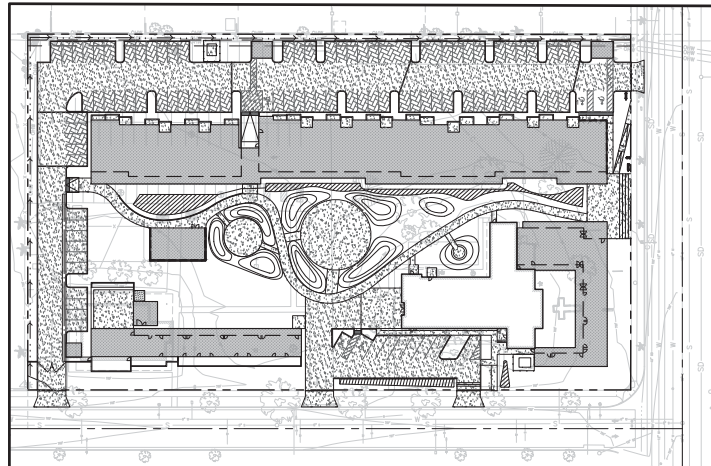
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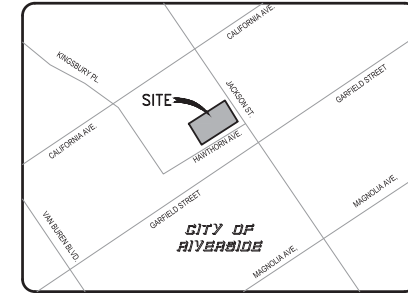
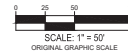
- CONCRETE OR MISC. HARDSCAPE
- ASPHALT CONCRETE
- NEW STRUCTURE
- BIO-RETENTION

CONCEPTUAL GRADING AND PRELIMINARY UTILITY PLAN

ST. MICHAEL'S - RIVERSIDE
4070 JACKSON ST.
RIVERSIDE, CA 92503



OVERALL SITE

VICINITY MAP
NOT TO SCALE

DEVELOPER:

COMMUNITY DEVELOPMENT PARTNERS
3418 MI. CORTO, SUITE 301
NEWPORT BEACH, CA 92663
949-467-1344

CIVIL:

WARE MALCOMB
10 EDELMAN
IRVINE, CA 92618
ATTN: LUCAS CORRIE
949-468-9128 EXT. 1159

ARCHITECT

ESCHER GUNERWARDENA ARCHITECTURE
875 SILVER LAKE BLVD
LOS ANGELES, CA
ATTN: DANIEL CARLSON
323-468-9109

GEOTECHNICAL ENGINEER:

ENGEO INC.
6 MORGAN, SUITE 152
IRVINE, CA 92618
PRELIM REPORT / PROJECT # 18031.000.000
609-428-3479

LAND SURVEYOR:

EPS GROUP, INC.
3002 DOW AVENUE, SUITE 314
TUSTIN, CA 92780
ATTN: NICK OWEN
714-984-6009

GENERAL CONTRACTOR:

TBD

EARTHWORK ESTIMATE

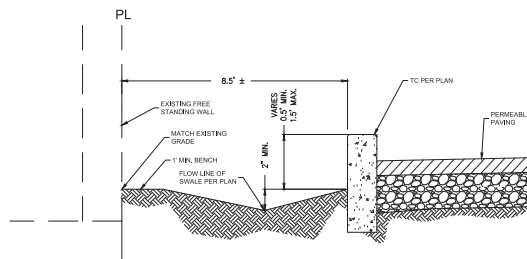
	CUT (CY)	FILL (CY)
GENERAL	860	4,285
NET (IMPORT)	-	3,705

NOTE: THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS. WARE MALCOMB DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.

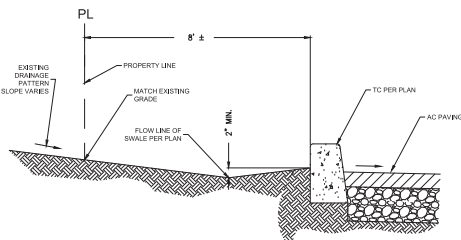
SHEET INDEX

SHEET	TITLE SHEET AND SECTIONS
SHEET C-1.1	CONCEPTUAL GRADING AND PRELIMINARY UTILITY PLAN
SHEET C-2.0	SITE SECTIONS
SHEET C-3.1	SITE SECTIONS
SHEET C-3.2	SITE SECTIONS
SHEET C-4.0	BMP SECTIONS AND DETAILS

TYPICAL SECTION AT NW 'LY PL



TYPICAL SECTION AT SW 'LY PL



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10 edelman
Irvine, ca 92618
p 949.660.9128
waremalcomb.com

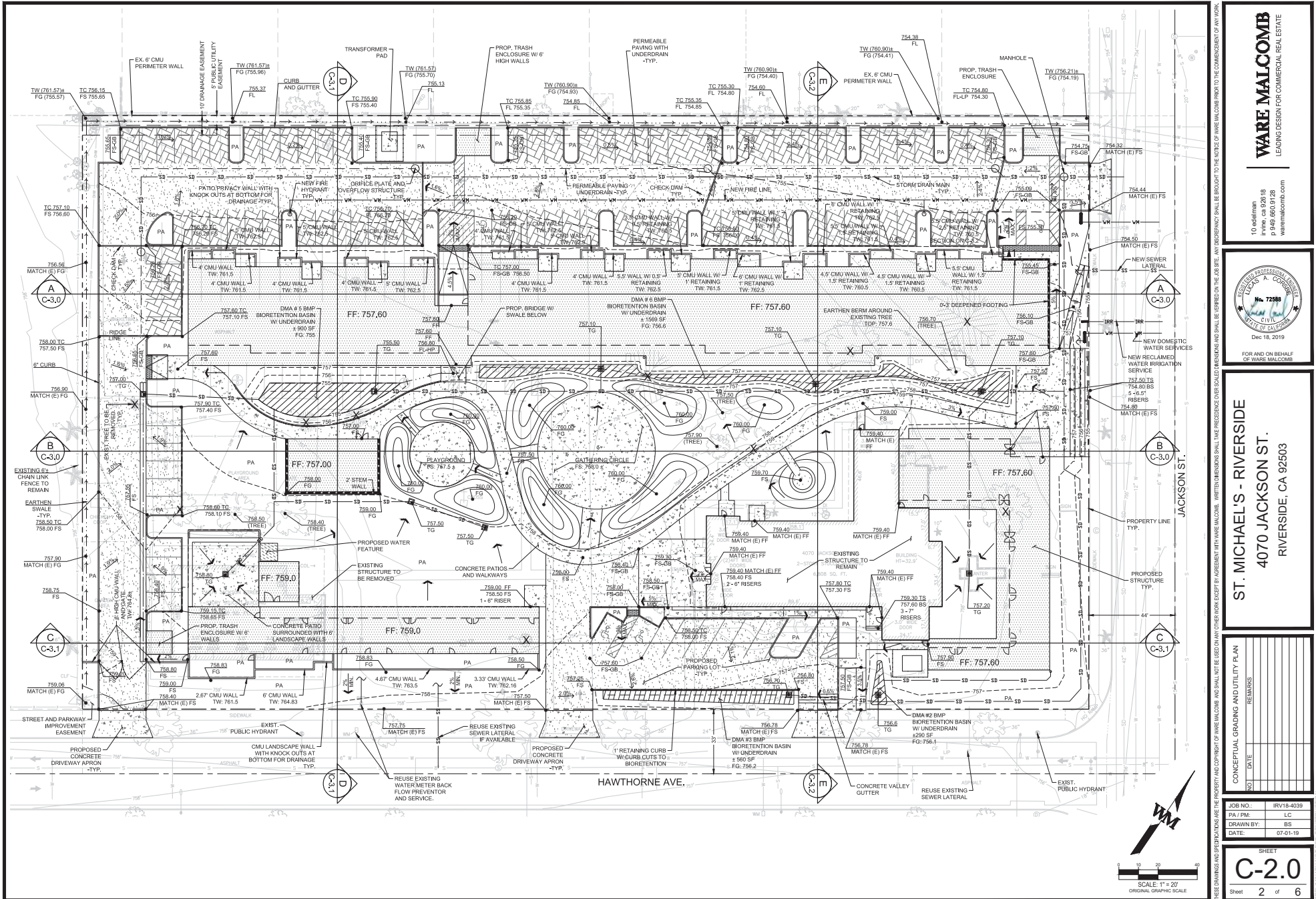
FOR AND ON BEHALF
OF WARE MALCOMB

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RIVERSIDE, CA 92503

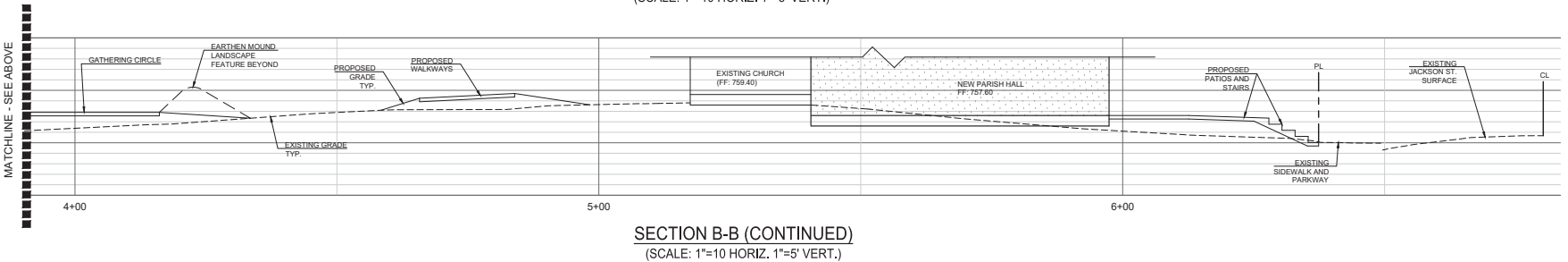
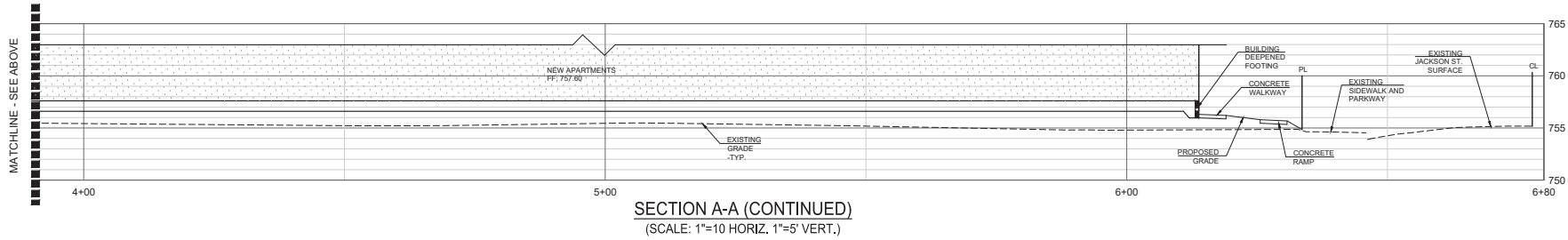
CONCEPTUAL GRADING AND UTILITY PLAN

JOB NO.: IRV18-4039
PA / PM: LC
DRAWN BY: BS
DATE: 07-01-19

SHEET
C-1.0
Sheet 1 of 6



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

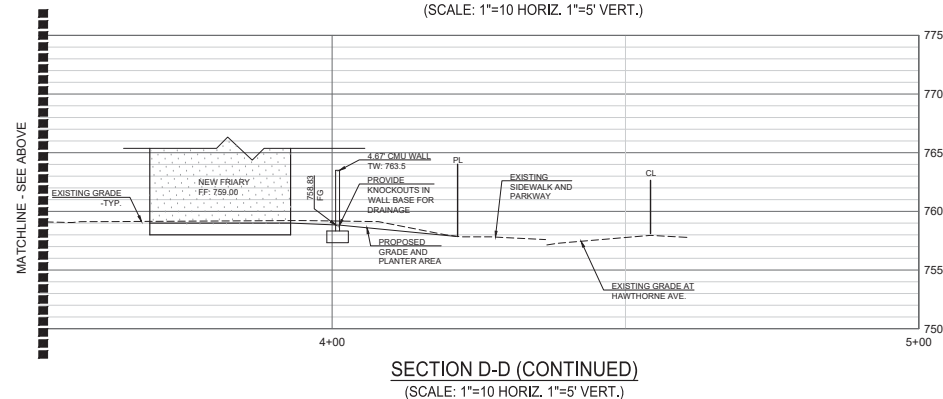
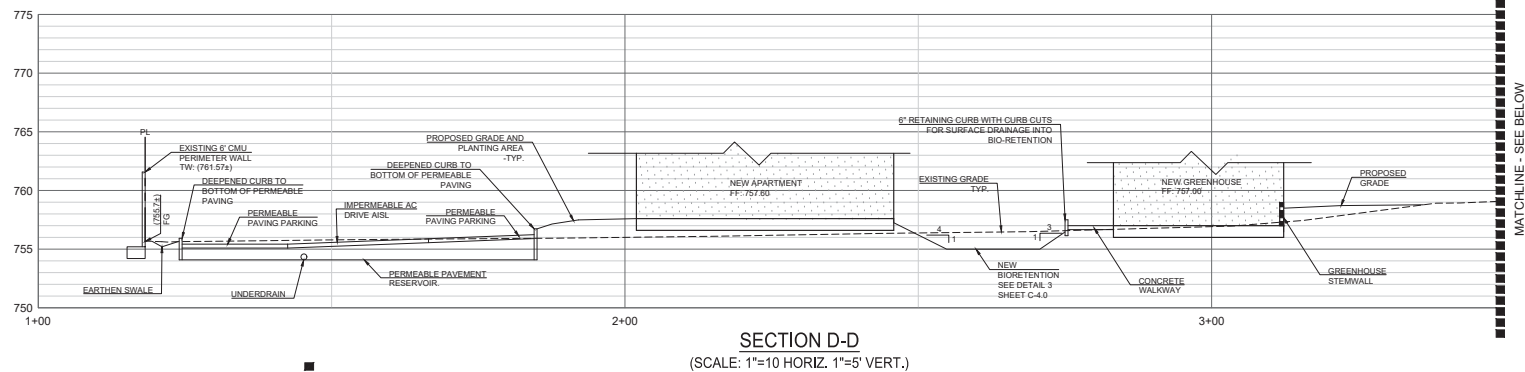
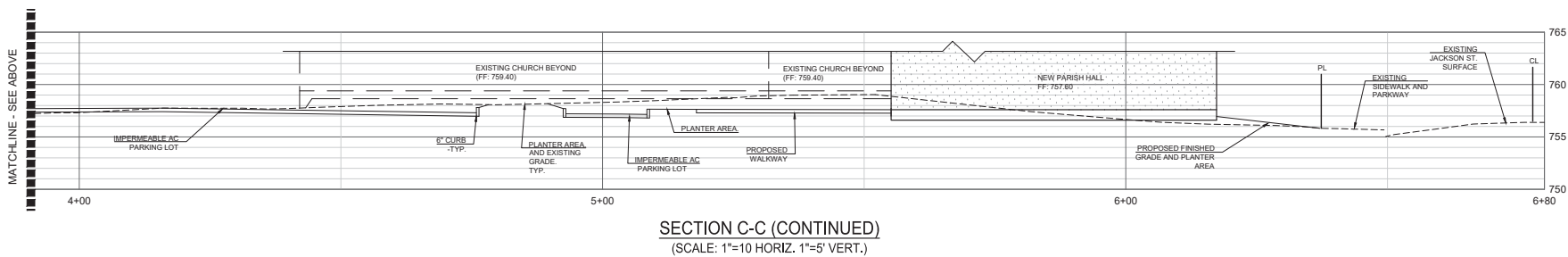
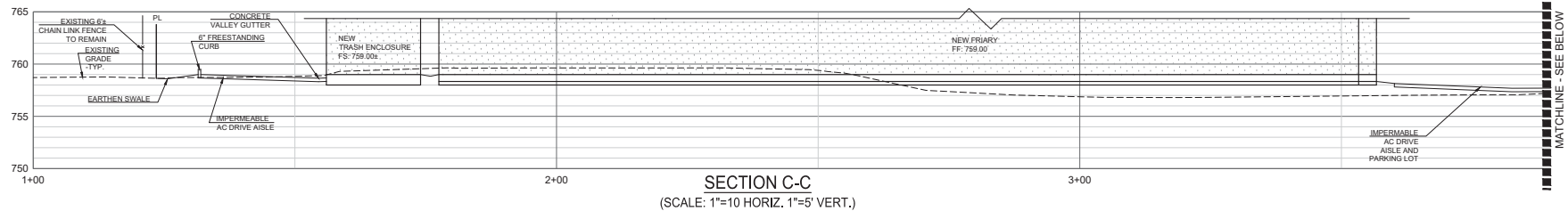


Dec 18, 2019

FOR AND ON BEHALF OF WASTE MALCOMB

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4070 JACKSON ST.
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[illegible]



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waremalcomb.com



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RIVERSIDE, CA 92503

SITE SECTIONS	
NO.	REMARKS

JOB NO.	IRV18-4039
PA / PM	LC
DRAWN BY	BS
DATE	07-01-19

SHEET
C-3.1
Sheet 4 of 6

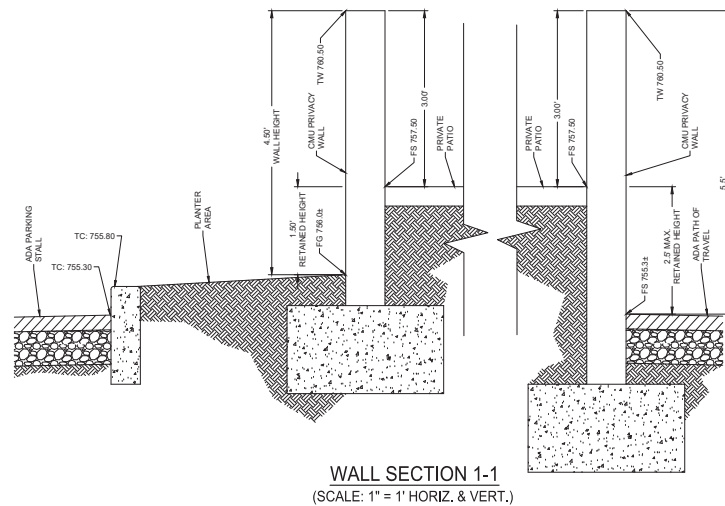
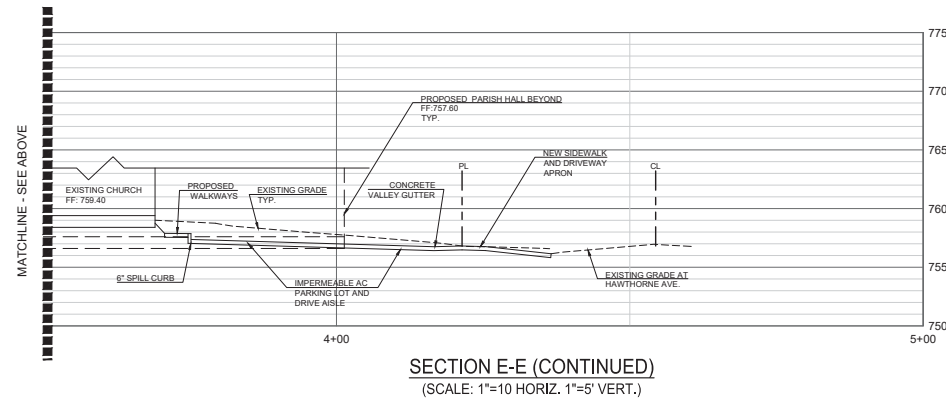


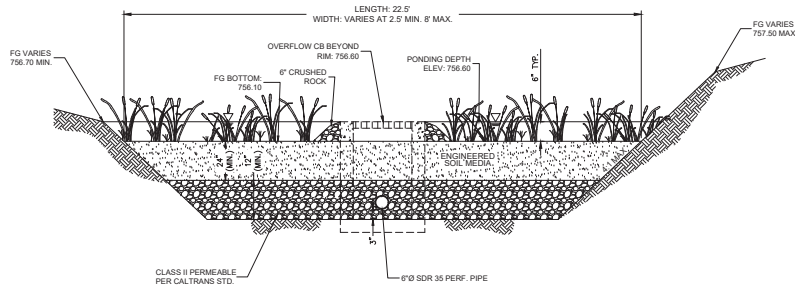
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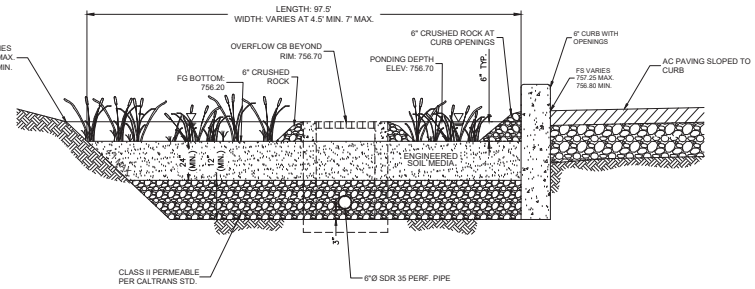
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PA / PM:	LC
DRAWN BY:	BS
DATE:	07-01-019

SHEET
C-3.2
Sheet 5 of 6

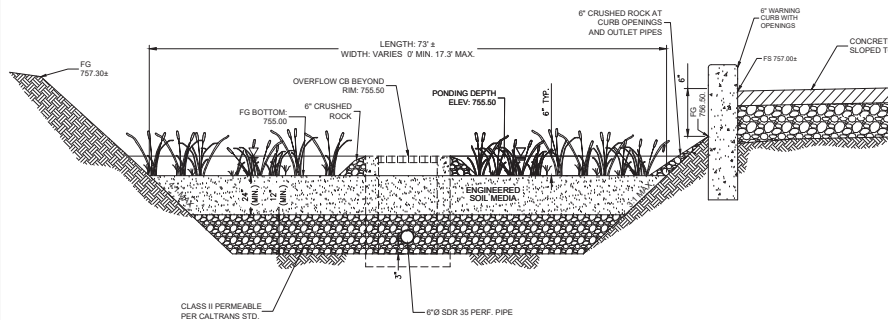




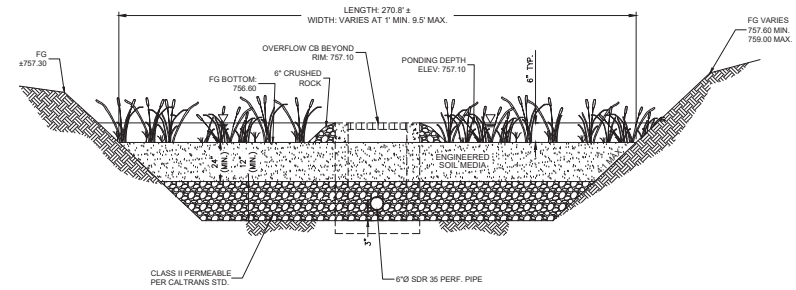
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N.T.S.



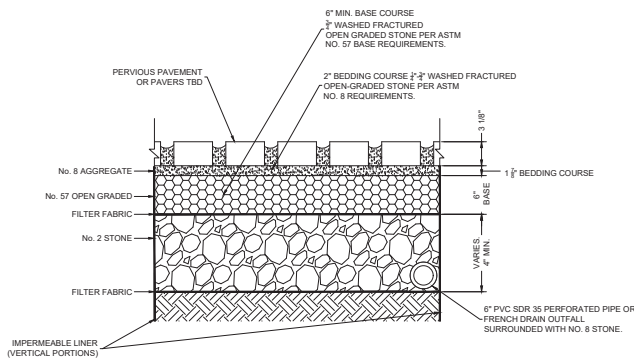
DETAIL 2 - DMA 3 BIORETENTION SECTION
N.T.S.



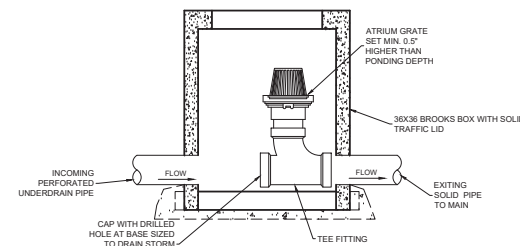
DETAIL 3 - DMA 5 BIORETENTION SECTION
N.T.S.



DETAIL 4 - DMA 6 BIORETENTION SECTION
N.T.S.



DETAIL 5 - PERMEABLE PAVING SECTION
N.T.S.
FINAL DETAILING TO BE COORDINATED
WITH GEOTECHNICAL ENGINEER



DETAIL 6 - ORIFICE AND OVERFLOW STRUCTURE
N.T.S.

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l.ware, ca 02618
p 949 660 9128
waremalcomb.com



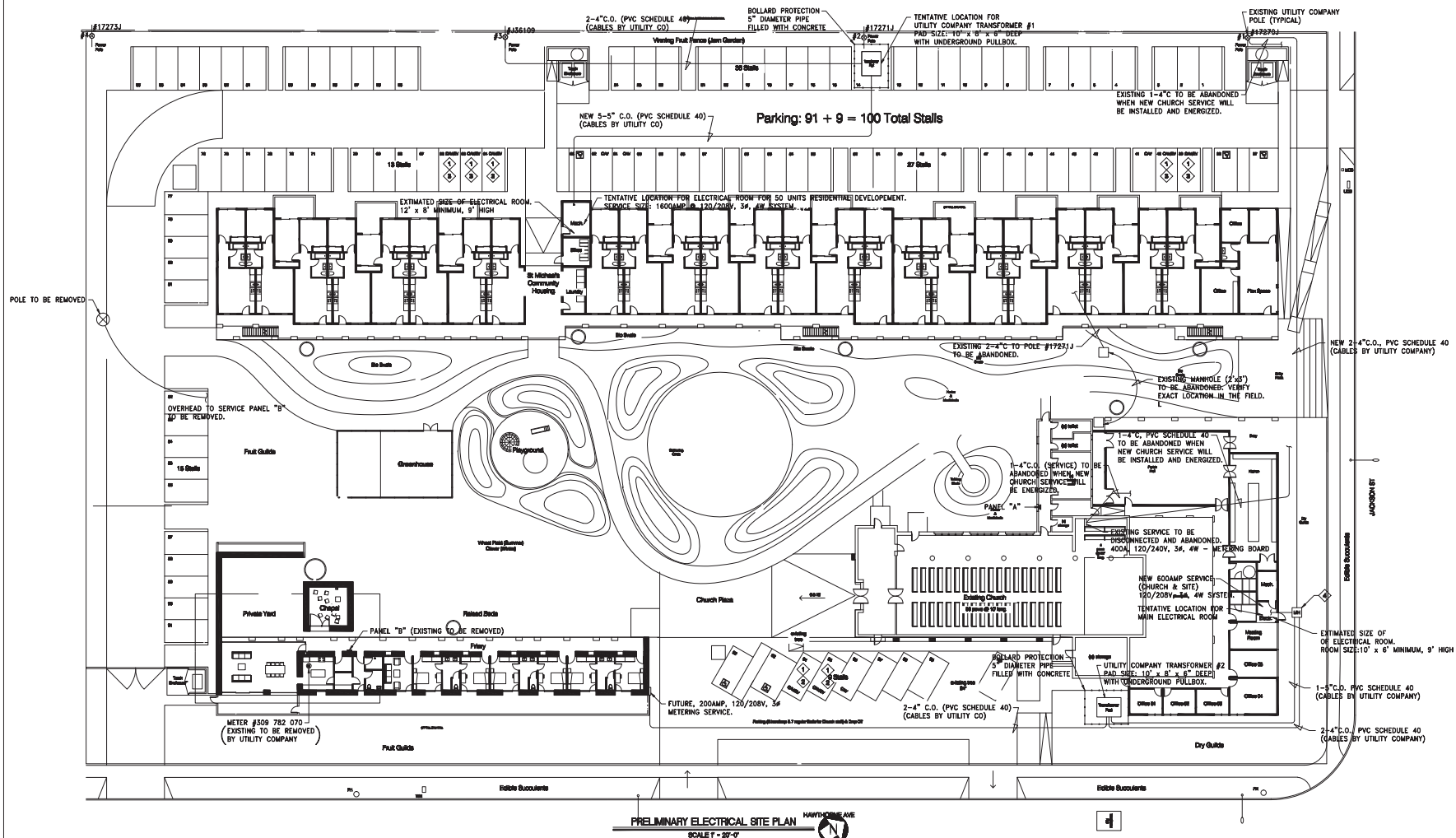
FOR AND ON BEHALF
OF WARE MALCOMB

ST. MICHAEL'S - RIVERSIDE
4070 JACKSON ST.
RIVERSIDE, CA 92503

BMP SECTIONS	
NO.	REMARKS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

JOB NO.	IRV18-4039
PA / PM	LC
DRAWN BY	BS
DATE	07-01-019

SHEET
C-4.0
Sheet 6 of 6



PRELIMINARY ELECTRICAL SITE PLAN
SCALE 1" = 20'-0"

NUMBERED NOTES - (THIS SHEET ONLY)

- ① PARKING SPACE EQUIPPED FOR FUTURE CAR CHARGING STATION.
- ② CAR CHARGING STATION TO BE FED FROM CHURCH METER.
- ③ CAR CHARGING STATION TO BE FED FROM RESIDENTIAL UNITS HOUSE PANEL.
- ④ MANHOLE 4' x 4' x 3' DEEP PRECAST CONCRETE WITH TRAFFIC COVER

NOTE

SITE DISTRIBUTION, LOCATION OF UTILITY COMPANY TRANSFORMERS AND CONDUITS SIZES AND ROUTES ARE IN ACCORDANCE WITH THE CITY OF RIVERSIDE CONCEPTUAL PLAN, SHEET C-2.0 LOCATION OF PULLBOXES, MANHOLES, HANDHOLES, ETC. WILL BE FINALIZED DURING COMPLETION OF SITE ELECTRICAL SERVICES DISTRIBUTION LAYOUT PHASE.

815 Shaw Lane Boulevard
Los Angeles, California 90008
tel: 323 885 9100 fax: 323 885 9103

Escher
Gunewardena
Architecture



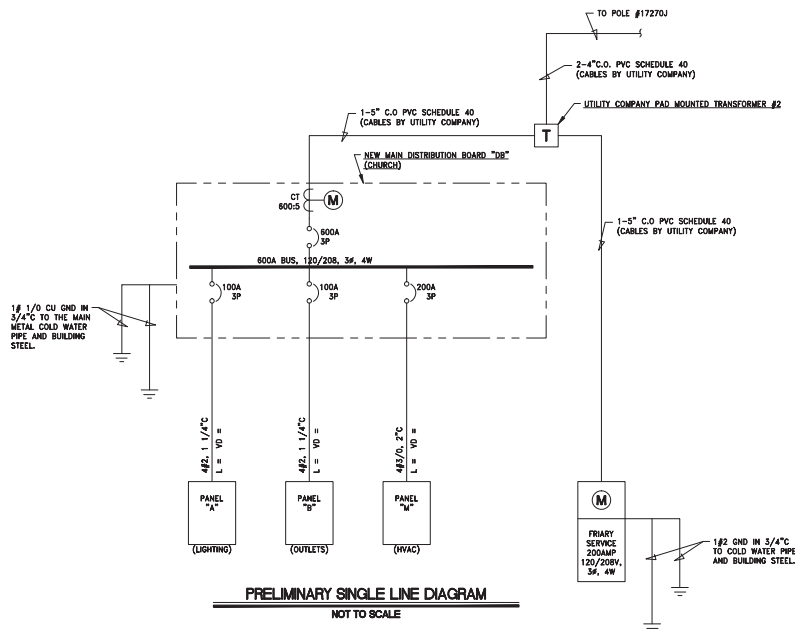
ELECTRICAL SITE PLAN

drawn by:
scale:
issue date:
plot date:

E-3

V & M ELECTRICAL ENGINEERS, INC.
3330 Borham Boulevard, Suite 204
Los Angeles, CA 90068
(323)851-9964 Fax (323)851-0153
E-mail: vme@vmelectrical.com





LOAD CALCULATIONS

- A. CHURCH LOAD CALCULATIONS:
ESTIMATED NEW TOTAL AREA - 9,300 SQ. FT.
1. LIGHTING ESTIMATE (NEC TABLE 220.12)
1WATT/SQ. FT. = 9,300 WATT
HVAC: ASSUME 6WATT/SF
6WATT x 9,300 SQ. FT. = 55,800 SQ. FT.
 2. MISC.
ASSUME 3WATT/SF
3WATT x 9,300 SQ. FT. = 27,900 SQ. FT.
TOTAL: 83,000 SQ. FT. OR
258 AMP @ 120/208V, 3φ, 4W SYSTEM
 3. CAR CHARGING STATIONS.
2 STATIONS @ 40AMP, 240, 1 PHASE: 7680 WATT x 2 15,360 WATT x 1.25 = 19,200 WATT
OR 53AMP @ 120/208V, 3PHASE, 4 WIRE
- SITE LIGHTING, GREEN HOUSE, ETC.
ASSUME 50 AMP @ 120/208V, 3φ, 4 WIRE SYSTEM
TOTAL CHURCH: 258AMP + 53AMP + 50AMP = 361AMP
SERVICE SHALL BE 600AMP @ 120/208V, 3φ, 4W
- B. PRIMARY: ESTIMATED AREA 3,500 SQ. FT.
(SAME WATTS PER SQUARE FOOT AS FOR THE CHURCH)
- TOTAL: 35,000 WATT OR
97 AMP @ 120/208V, 3φ, 4W SYSTEM
SERVICE TO BE 200AMP, 120/208V, 3φ, 4W.

815 Shaw Lane Boulevard
Los Angeles, California 90008
tel: 323 866 9100 fax: 323 866 9109

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Architecture



ELECTRICAL LEGEND, ABBREVIATIONS
& ELECTRICAL SPECIFICATIONS

drawn by:
scale:
issue date:
plot date:

E-5

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