

Revision/ Date/ By

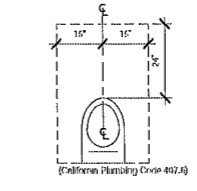
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 Riverside, CA 92503

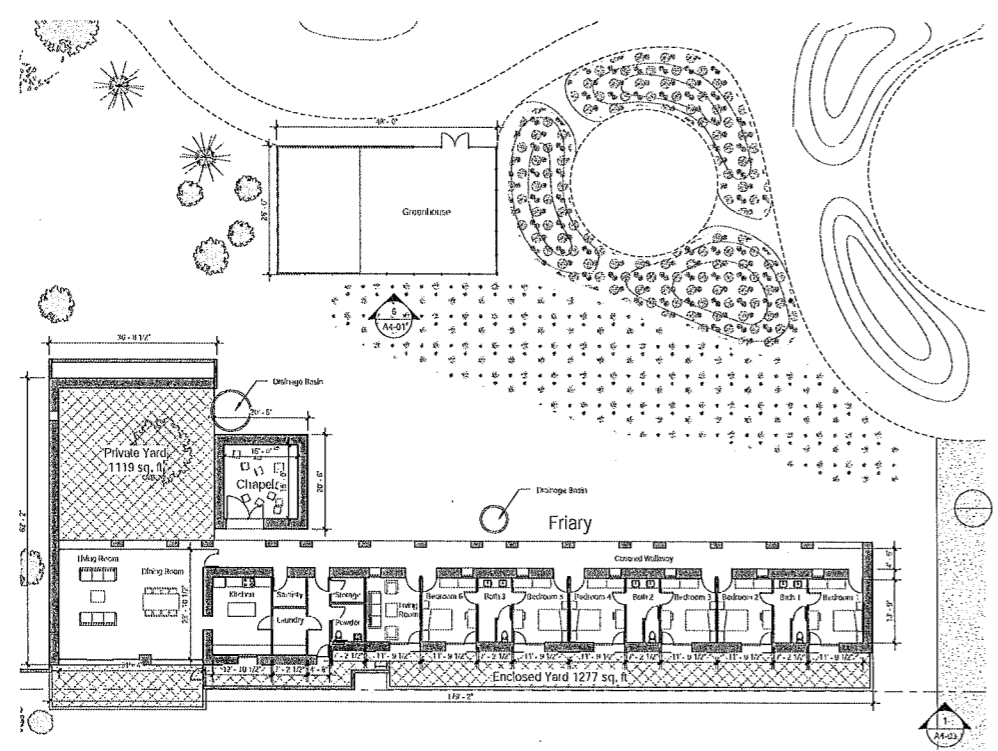
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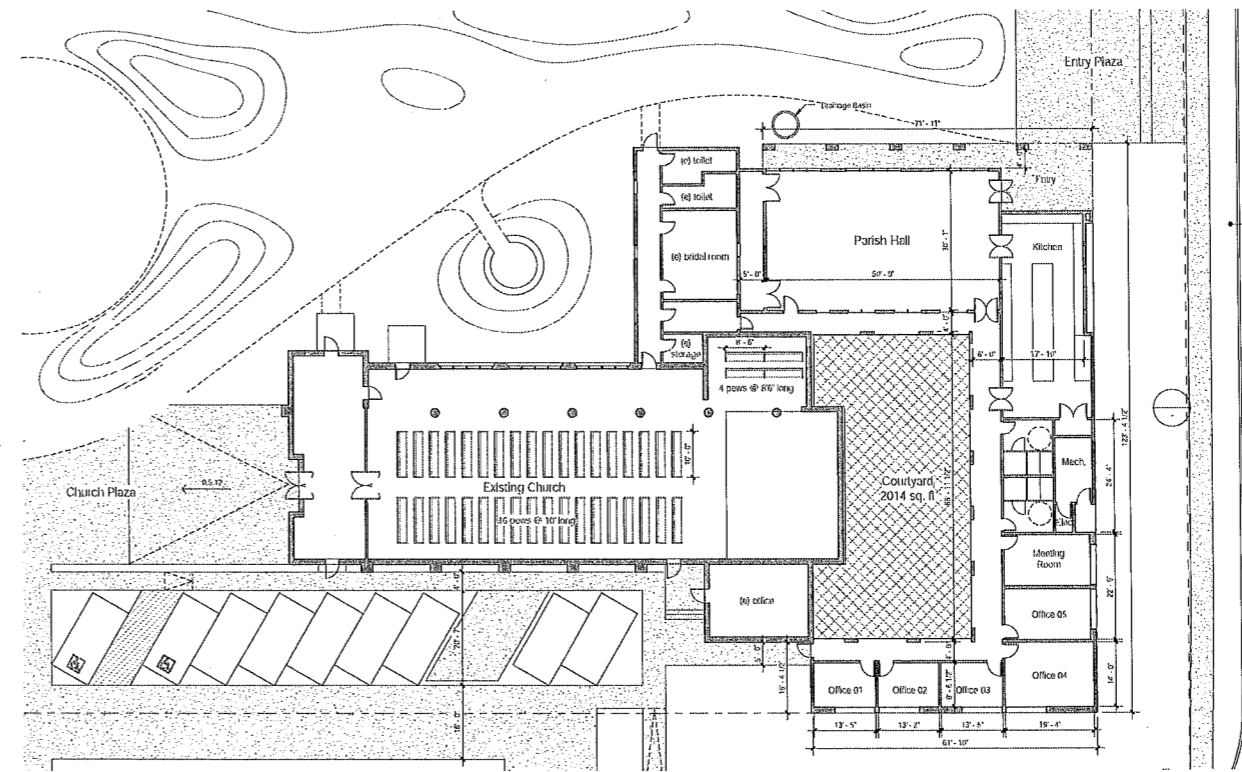
- ADDITIONAL NOTES**
- FIRE PROTECTION**
1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM (R313, 12.2.1.1.17.60)
 2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING/ENGINEERING PROFESSIONAL.
 3. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & 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 BATTERY OPERATED AND RECEIVE PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. (R318)
 5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH LEVEL. (R319)
- INTERIOR ENVIRONMENT**
1. ALL BATHROOMS AND WATER 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 R608.3
- CONSTRUCTION WASTE DISPOSAL**
1. ALL CONSTRUCTION WASTE MUST BE HAULING BY A CITY OF RIVERSIDE CERTIFIED HAULER.



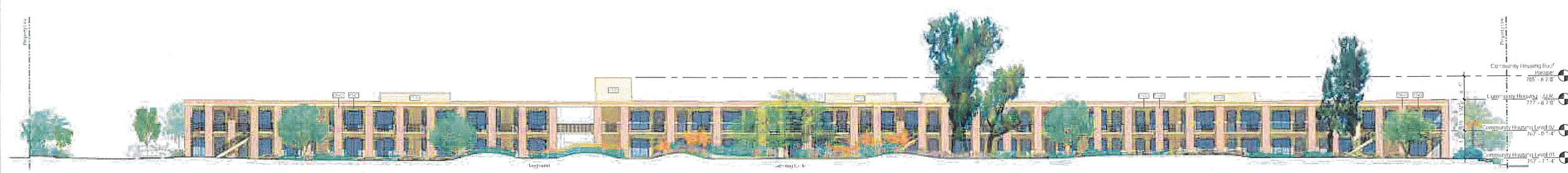
Total Private Space Area (Parish Hall and Friary): 4,410 sq. ft.



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



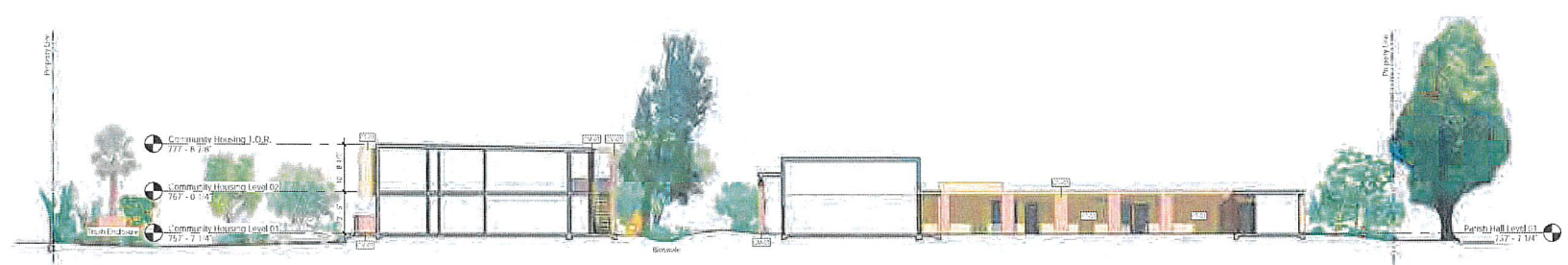
① Parish Hall and Church Level 01 Plan
 1/16" = 1'-0"



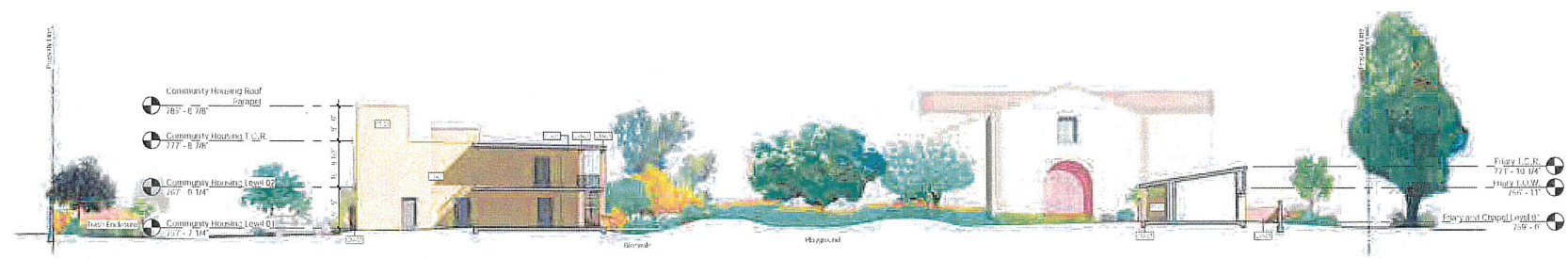
4 Site Section Longitudinal - North
1/16" = 1'-0"



3 Site Section Longitudinal - South
1/16" = 1'-0"



2 Site Section Transverse - Parish
1/16" = 1'-0"



1 Site Section Transverse
1/16" = 1'-0"

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Site Sections

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Refer to A1-03 for material color and type legend

A3-00

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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"

Refer to A1-03 for material color and type legend

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Elevations - Site Elevations

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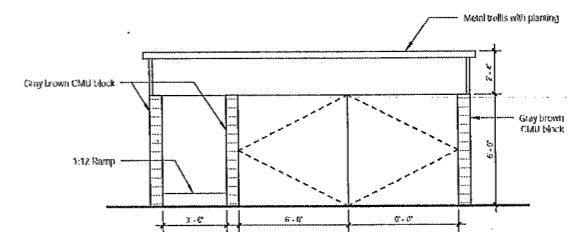
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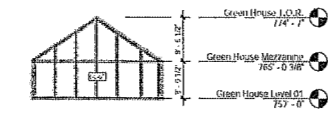
Elevations - Building Elevations

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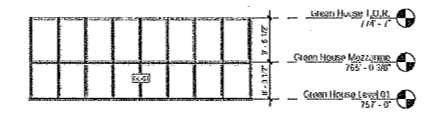
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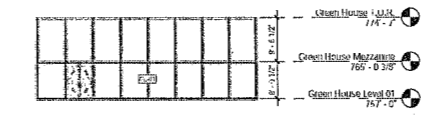
8 Trash Enclosure
 1/4" = 1'-0"



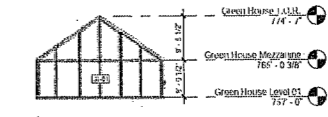
7 Green House Elevation - West
 1/16" = 1'-0"



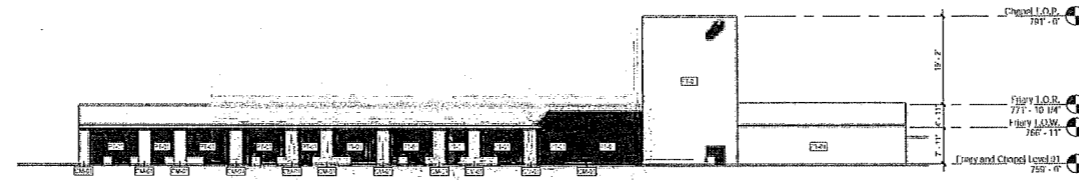
6 Green House Elevation - South
 1/16" = 1'-0"



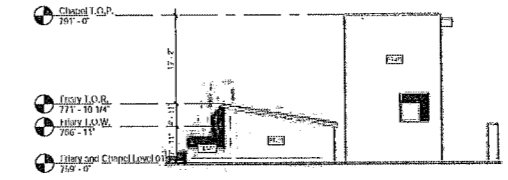
5 Green House Elevation - North
 1/16" = 1'-0"



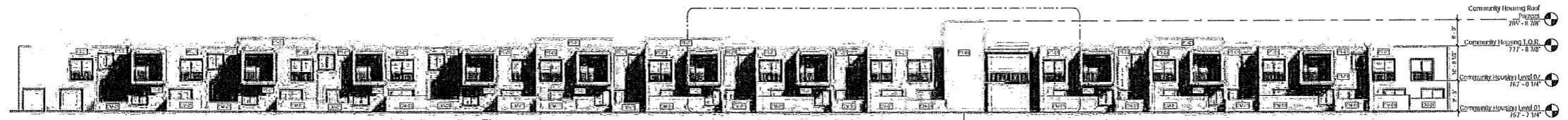
4 Green House Elevation - East
 1/16" = 1'-0"



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"

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1 Callout of Mercy House Elevation - North
1/4" = 1'-0"

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Community Housing Level 04
78.2 - 8.114'

Community Housing Level 03
77.7 - 8.114'

Community Housing Level 02
77.2 - 8.114'

Community Housing Level 01
75.7 - 7.114'

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

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Community Housing Level 03
77.7 - 8.114'

Community Housing Level 02
76.7 - 8.114'

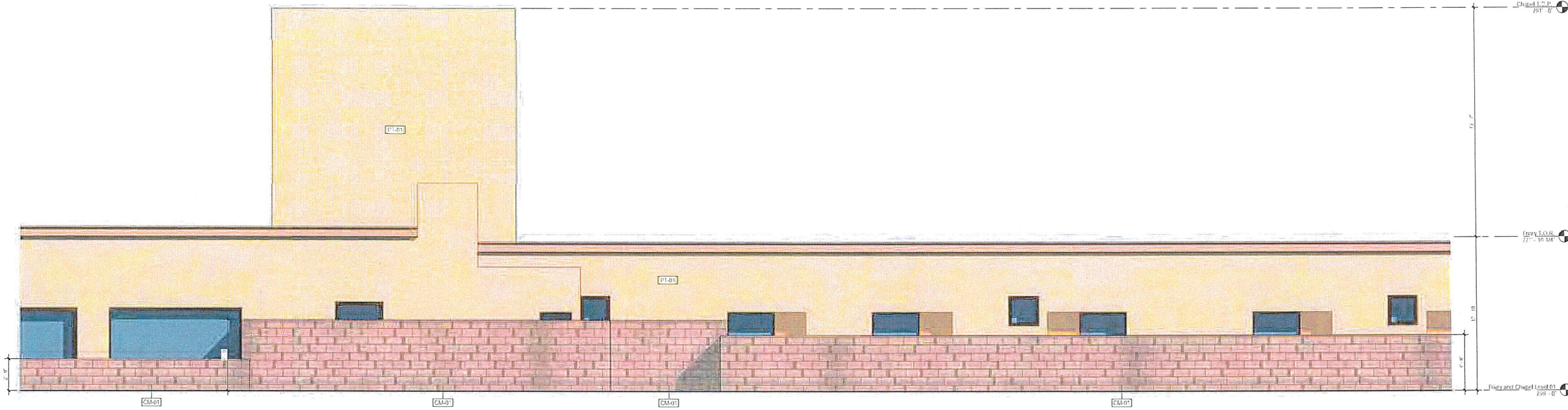
Community Housing Level 01
75.7 - 7.114'

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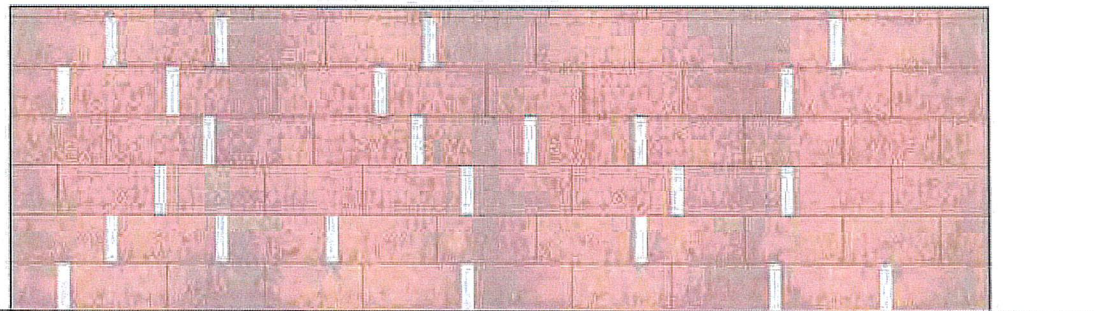
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① Callout of Friary Elevation - South
1/4" = 1'-0"



② CMU Pattern
1" = 1'-0"

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Elevations - Enlarged

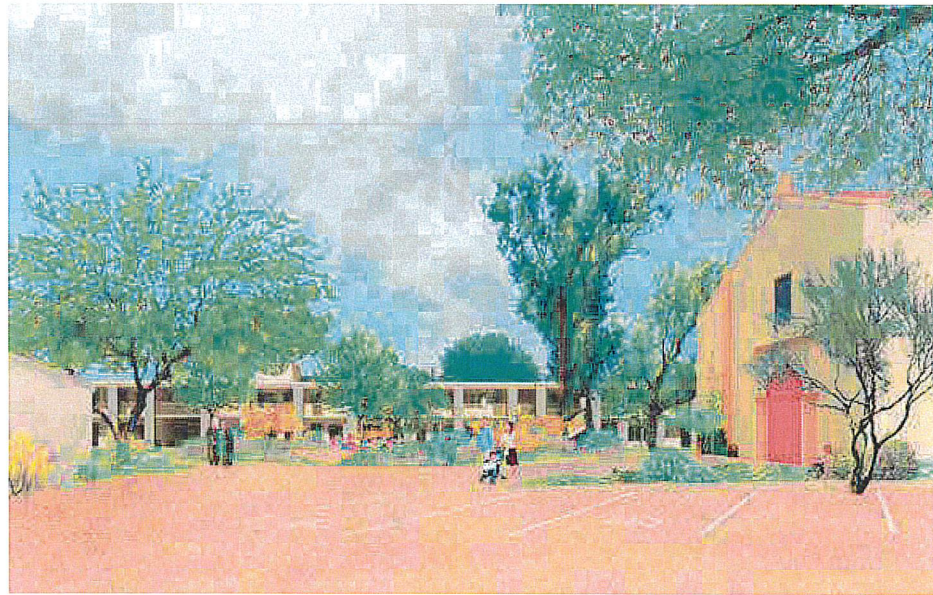
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Entrance from Hawthorne Avenue towards new church plaza, gathering circle, and housing. Franciscan friary on the left, existing church of St. Michael's on the right. Landscape screen along Hawthorne not shown for clarity.



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

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1	12/26/2019	Author

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Exterior Renderings

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A5-00



Summer



Winter

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.

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Summer Winter Entrance Plaza Rendering

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View from Jackson Street towards housing and parking



View from parking towards entrance to housing and garden

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Community Housing Exterior Renderings

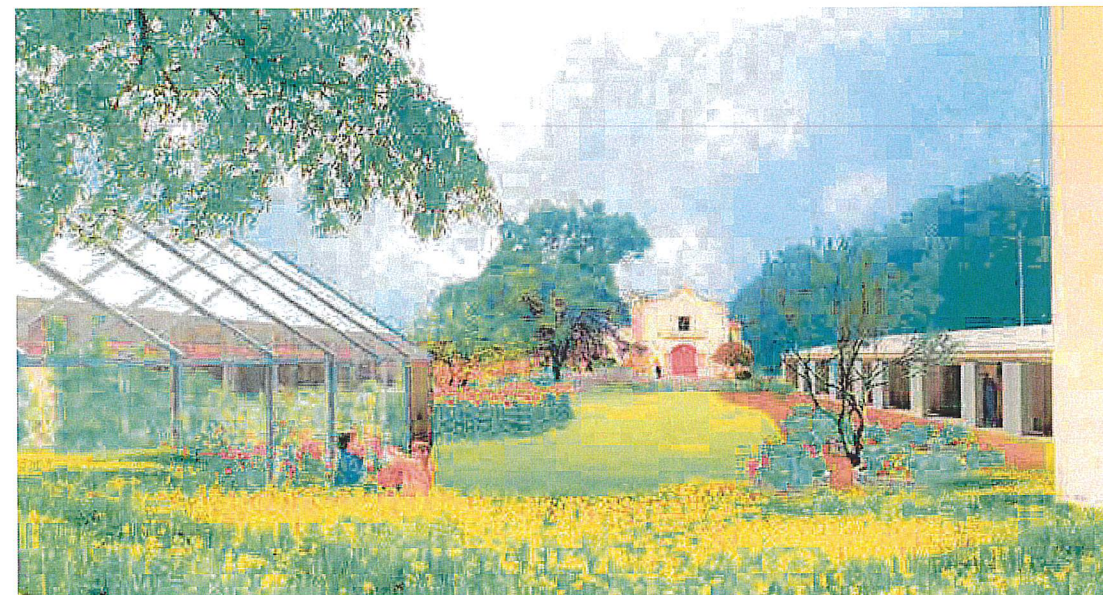
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View of urban farm towards gathering circle and greenhouse. Existing church of St. Michael's, Franciscan friary and chapel on the left, bio swale and housing on the right



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.

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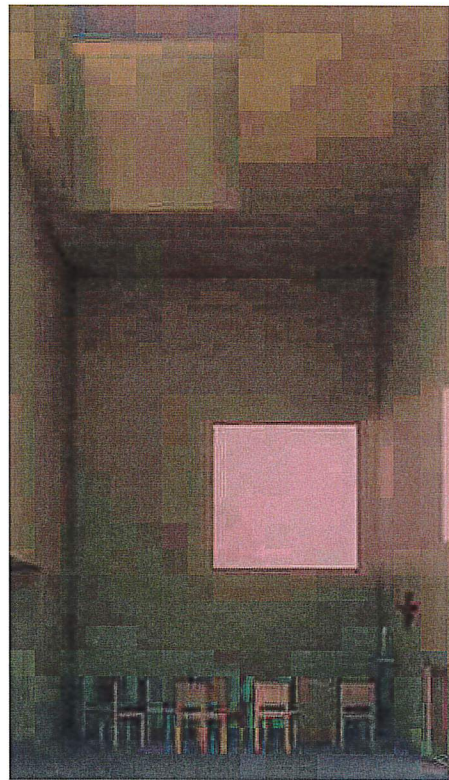
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Campus Interior Renderings

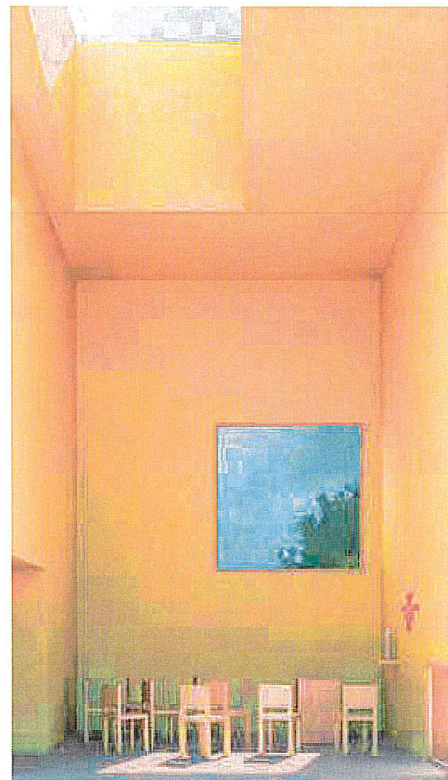
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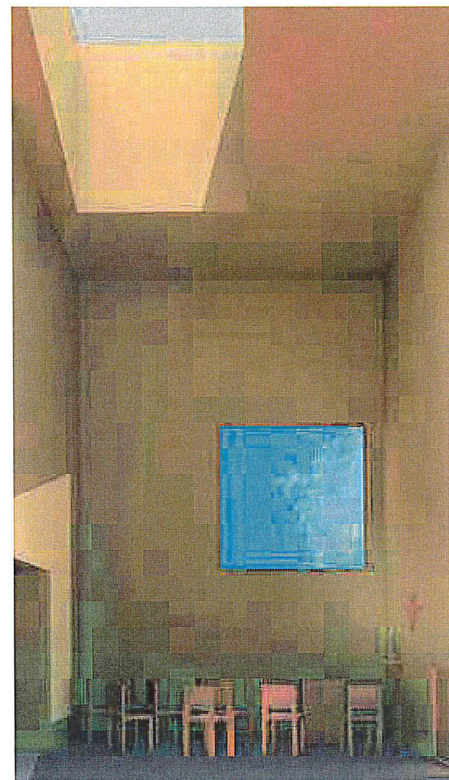
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Dusk (Lauds)



Noon (Little Office)



Evening (Vespers)



Night (Compline)

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

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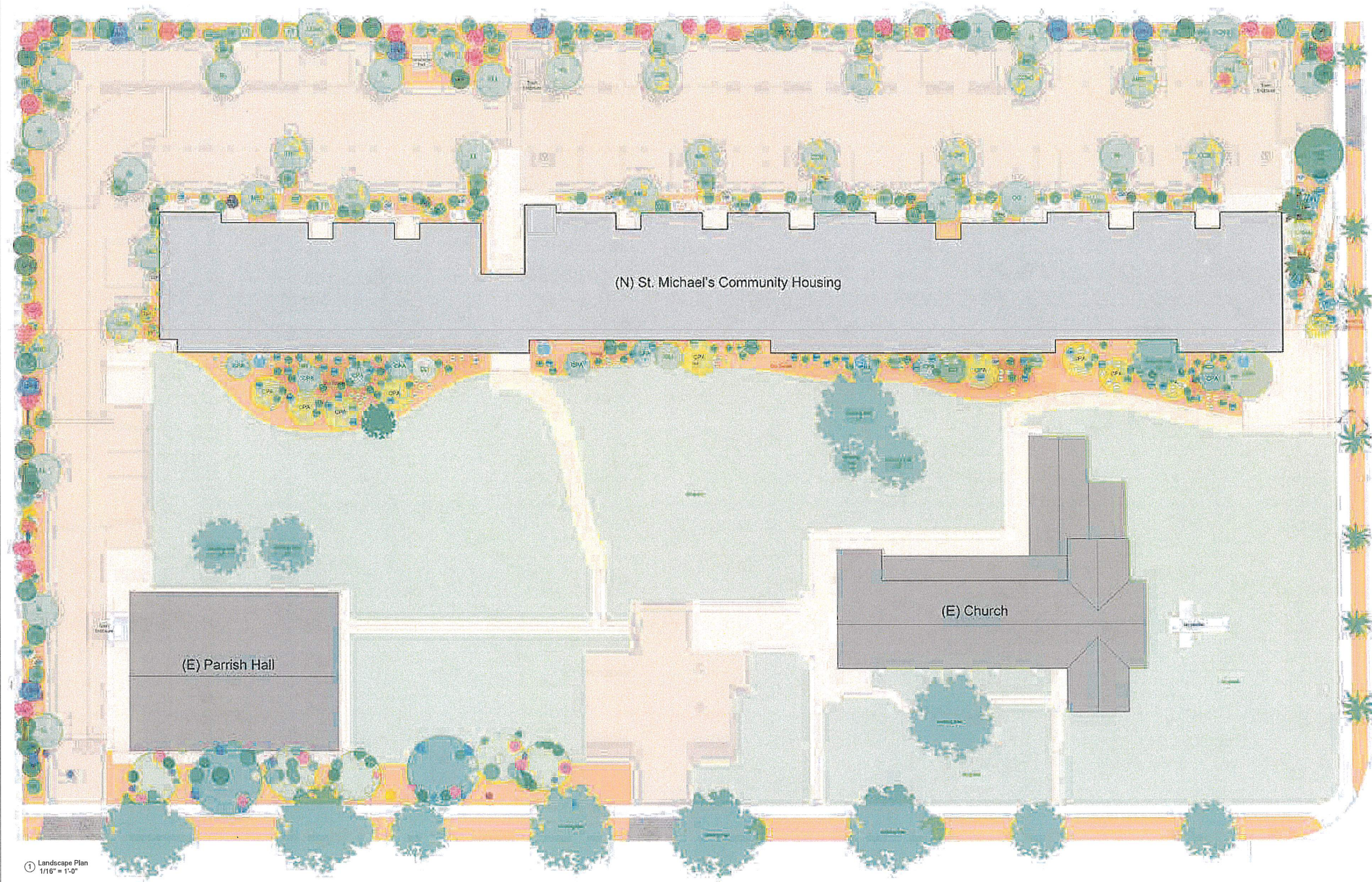
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Chapel Interior Renderings

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1 Landscape Plan
1/16" = 1'-0"

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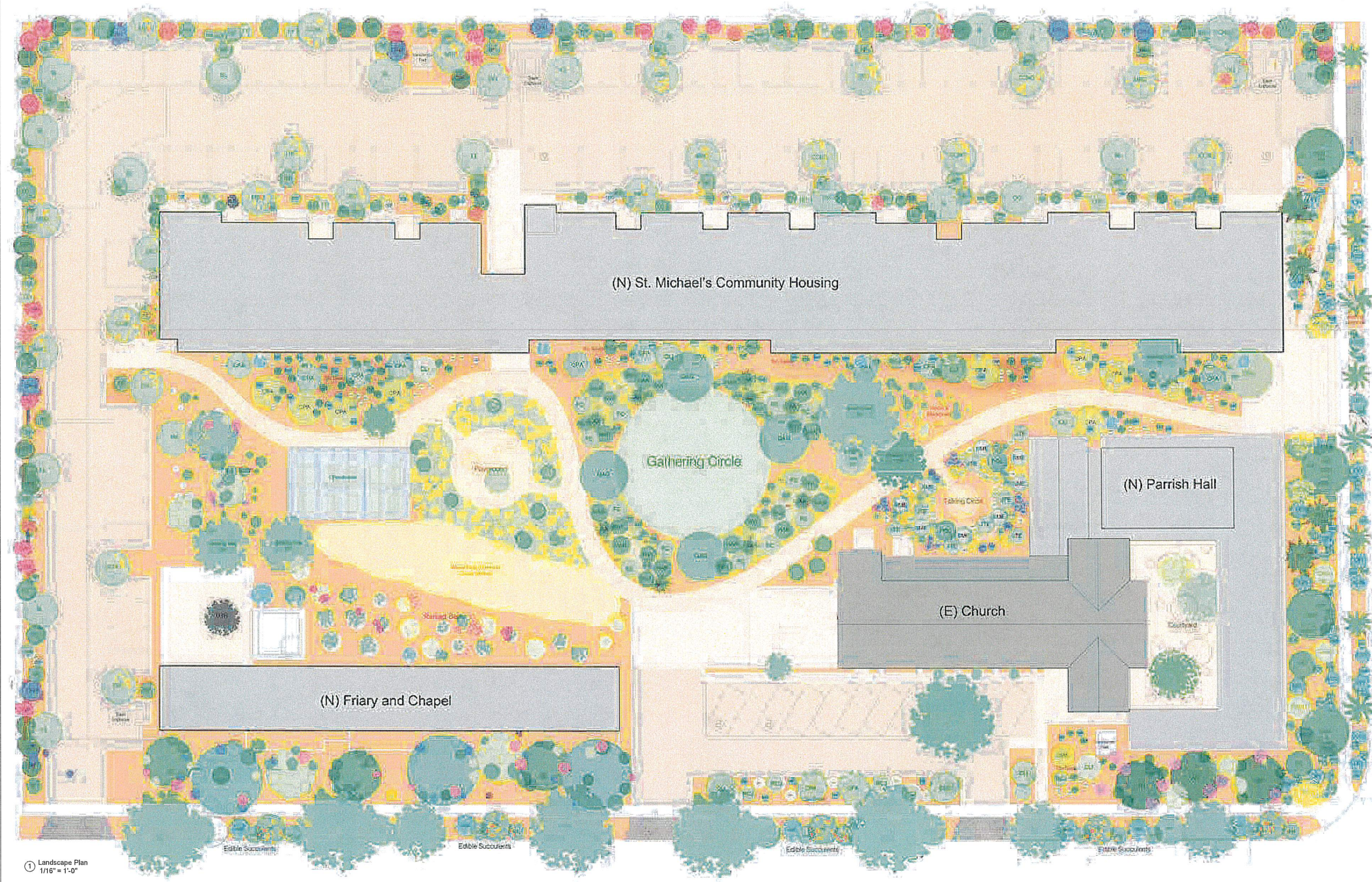
Landscape Plan

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



1 Landscape Plan
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Landscape Plan

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

LEGEND

North Native List

- ADRA Adiantum species - Hearted Fern
- BE Begonia Lima
- CVNO Caryo Clara Nana Orange
- CHL Chionodoxa - Blue Hyacinth
- CPZ Canna - variegata - variegata
- DVNO Dahlia - variegata - Orange
- DVW Dodecatheon - variegata - variegata
- FL Fuchsia - variegata - variegata
- FI Ficus - variegata - variegata
- IF Ilex - variegata - variegata
- GLI Geranium - Long - Long
- GFJ Geopelia - variegata - variegata
- HL Heliconia - variegata - variegata
- MEO Monarda - variegata - variegata
- OC Octocarpus - variegata - variegata
- DCD Dianella - variegata - variegata
- PKL Pilea - variegata - variegata
- RR Rosmarinus - variegata - variegata
- SCI Selagin - variegata - variegata
- SDS Sida - variegata - variegata



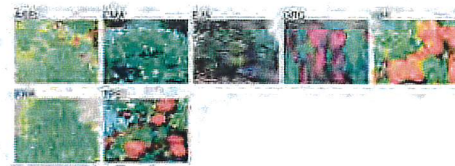
West Florida

- ACOV Acaia - variegata - variegata
- ASO Agave - variegata - variegata
- AKR Aloe - variegata - variegata
- AR Anacardium - variegata - variegata
- AF Anacardium - variegata - variegata
- PH Anacardium - variegata - variegata
- AK Anacardium - variegata - variegata
- FCSD Ficus - variegata - variegata
- CGH Citrus - variegata - variegata
- DRY Dorycnis - variegata - variegata
- CHL Chionodoxa - variegata - variegata
- FD Ficus - variegata - variegata
- ZCA Zinnia - variegata - variegata



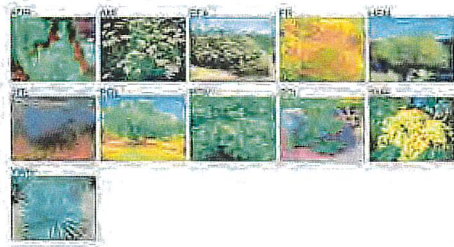
Small Plants

- ASO Agave - variegata - variegata
- CHL Chionodoxa - variegata - variegata
- CPZ Canna - variegata - variegata
- DRY Dorycnis - variegata - variegata
- FL Fuchsia - variegata - variegata
- IF Ilex - variegata - variegata
- PKL Pilea - variegata - variegata
- RR Rosmarinus - variegata - variegata
- SDS Sida - variegata - variegata



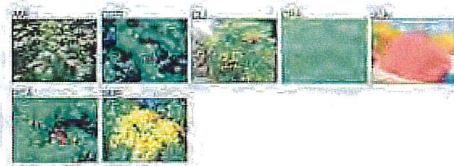
Taking Care

- ADRA Adiantum species - Hearted Fern
- AMM Anemone - variegata - variegata
- ETA Erythronium - variegata - variegata
- FL Fuchsia - variegata - variegata
- HEM Hemerocallis - variegata - variegata
- IF Ilex - variegata - variegata
- PKL Pilea - variegata - variegata
- SDS Sida - variegata - variegata
- SMR Sempervivum - variegata - variegata
- VWH Yucca - variegata - variegata



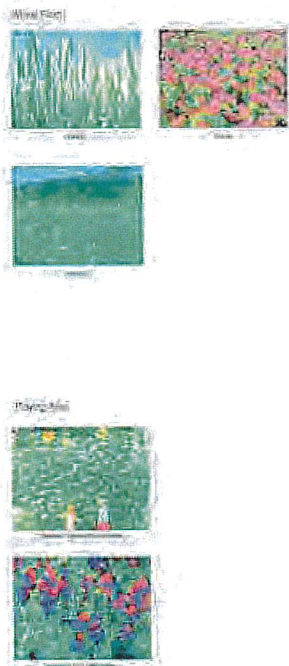
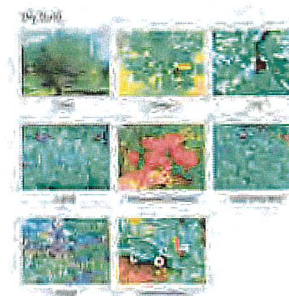
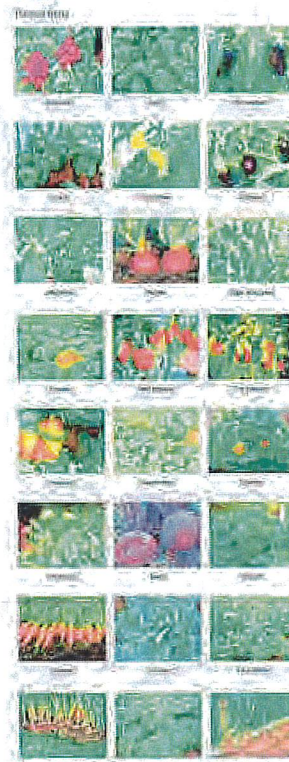
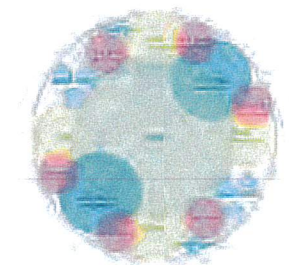
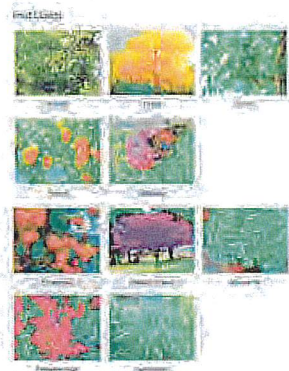
Botany

- ZMH Zinnia - variegata - variegata
- CGH Citrus - variegata - variegata
- OC Octocarpus - variegata - variegata
- CU Canna - variegata - variegata
- FCSD Ficus - variegata - variegata
- YCA Yucca - variegata - variegata
- BCA Bala - variegata - variegata
- SMR Sempervivum - variegata - variegata



Gettysburg Color

- AA Agave - variegata - variegata
- AMM Anemone - variegata - variegata
- FC Ficus - variegata - variegata
- FL Fuchsia - variegata - variegata
- HEM Hemerocallis - variegata - variegata
- IF Ilex - variegata - variegata
- PKL Pilea - variegata - variegata
- SDS Sida - variegata - variegata
- SMR Sempervivum - variegata - variegata
- YCA Yucca - variegata - variegata



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Landscape Plant List and Legend

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A6-01

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May 30, 2019

CLIENT

Escher-GoreWardens Architecture, Inc.
815 Silver Lake Blvd.
Los Angeles, CA 90026

Subject: Preliminary Code Analysis - St. Michael's Records
Proposed New 50 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 2018 California Building Code, the Preliminary Site Plan dated May 9, 2019, and related project information.

PROJECT SCOPE:

- New 50 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, 2 stories, 6500 sq ft existing, 1 story, Type V-A construction, existing non-sprinklered. See recommendations for proposed fire sprinkler information.
- New Friary (contingent rezoning): R-2 Occupancy, 4200 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 503.1.2)

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

The remaining items are presented as they shall exist and appear in the code.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

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

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(Project Name)

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

The allowable area for Building 1 is determined using Mixed-occupancy, residential building requirements: CBC 506.3.4. A height increase factor of 0.75 may be used based on 50 ft maximum yard setback from the street perimeter as shown on the attached site plan.

Allowable area analysis summary:

Use/Type	Allowable Area (A ₁)	Proposed Area (A ₂)	Ratio
Church/Parish Hall (A-3) (sq ft)	22,500 sq ft	13,800 sq ft	0.61
House Apartments (R-2) (sq ft)	40,000 sq ft	33,000 sq ft	0.82

Maximum ratio of all above and below:

0.82 + (2 x 0.42) + (1) + 2.0 = Building footcandle

CHAPTER 6 - TYPES OF CONSTRUCTION

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

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

The unproctored openings are permitted for all buildings, when enclosed as follows: separate building groups are listed previously. Limited unproctored openings at the Apartments and non-rated exterior walls on the Greenhouse are allowed by 20 ft or greater open spaces surrounding Building 1, and 20 ft or greater open spaces surrounding Building 2. (CBC 705.3 & 705.6)

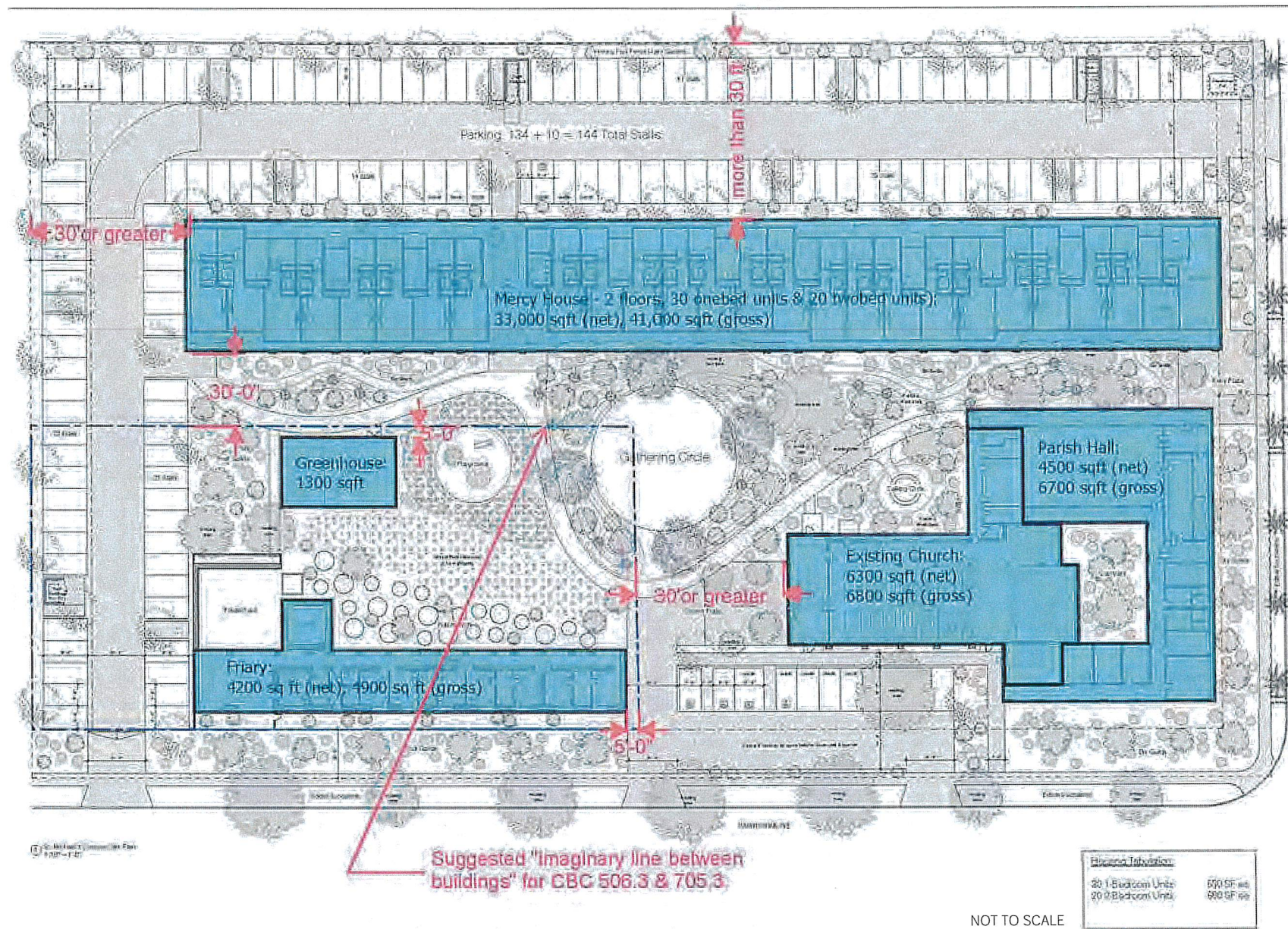
The notes above are based upon our research of California Building Code (CBC) for the subject project. Thank you for the opportunity to be of service. For any questions please feel free to contact Suzanne Kunkel at 314-373-4700 or skunkel@vcausa.com.

Signature:

VCA Code Group, Inc.

Signature:

Suzanne Kunkel, PE, CBCO
Senior Plan Check Engineer



Firecode Information	
30 1 Bedroom Units	600 SF net
20 2 Bedroom Units	680 SF net

NOT TO SCALE