NOTE: ARTIST CONCEPTION; LANDSCAPE, COLORS, MATER ALS AND APPLICAT ON MAY VARY.

LA SIERRA AFFORDABLE APARTMENTS
PROJECT INFORMATION

SITE INFORMATION

SITE AREA	PARCEL A	1.38 ACRES = 60,204 S.F.
	PARCEL B	4.10 ACRES = 178,615 S.F.
	ROW DEDICATION	0.03 ACRES = 1,200 S.F.
	TOTAL	5.51 ACRES = 240,020 S.F.

PARCEL A

ASSESSOR PARCEL NO.	146-141-072
ADDRESS:	11291 PIERCE STREET RIVERSIDE, CA 92505
PROPOSED LAND USE	OFFICE (O)
PROPOSED ZONE	OFFICE (O)

PARCEL B

ASSESSOR PARCEL NO.	146-141-065 146-141-066 146-141-067 146-141-071 146-141-072 146-141-029
ADDRESS:	11253 PIERCE STREET RIVERSIDE, CA 92505
PROPOSED LAND USE	HIGH DENSITY RESIDENT AL (HDR)
PROPOSED ZONE	MULTI-FAMILY RESIDENT AL (R-3 1500)

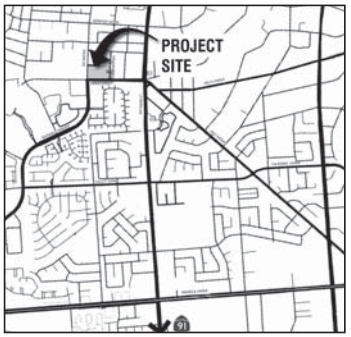
PROJECT TEAM

APPLICANT
NATIONAL COMMUNITY RENAISSANCE
9421 Haven Avenue
Rancho Cucamonga, Cal fornia 91730
P: 909.483.2444
Contact: Sarah Walker
Email: SWalke @nationalcore.org

ARCHITECT
WHA
2850 Redhill Avenue, Suite 200
Santa Ana, Cal fornia 927057
P: 949.250.0607
Contact: Peter Gabrich
Email: peterg@whainc.com

CIVIL ENGINEER
ADKAN ENGINEERS
6879 Airport Drive
Riverside, Cal fornia 92504
P: 951.688.0241
Contact: Richard Reaves, P.E., P.L.S.
Email: RReaves@adkan.com

LANDSCAPE ARCHITECT
ARCHITERRA
10221-A T ademark Street
Rancho Cucamonga, Cal fornia 91730
P: 909.484.2800
Contact: Richard Krumwiede
Email: rkrumwiede@architer adesigngroup.com



VICINITY MAP NTS

SHEET INDEX

CIVIL

GENERAL PLAN AMENDMENT EXHIBIT	
ZONE CODE MAP AMENDMENT EXHIBIT	
LOTLINE ADJUSTMENT EXHIBIT	
TITLE SHEET	1
CONCEPTUAL GRADING	2-4
CROSS SECTIONS	5-6

ARCHITECTURE

CODE ANALYSIS	A-1
PROJECT REQUIREMENTS	A-2
ARCHITECTURAL SITE PLAN	A-3
PARCEL A	A-4
TYPICAL STORAGE BUILDINGS	A-5
PRIVATE OPEN SPACE ANALYSIS	A-6
CONCEPT STREET SCENE I PIERCE STREET	A-7
CONCEPT STREET SCENE I HOLLYHOCK STREET	A-8
CONCEPT RENDERING	A-9
CONCEPT RENDERING	A-10
BUILDING 100 I FLOOR PLANS	A-11
BUILDING 100 I SECTION & ROOF PLAN	A-12
BUILDING 100 I EXTERIOR ELEVATIONS	A-13
BUILDING 200 I FLOOR PLANS	A-14
BUILDING 200 I SECTION & PLANS	A-15
BUILDING 200 I EXTERIOR ELEVATIONS	A-16
BUILDING 200 I EXTERIOR ELEVATIONS	A-17
BUILDING 300 I FLOOR PLANS	A-18
BUILDING 300 I FLOOR PLANS	A-19
BUILDING 300 I EXTERIOR ELEVATIONS	A-20
BUILDING 400 I FLOOR PLAN	A-21
BUILDING 400 I FLOOR PLAN	A-22
BUILDING 400 I FLOOR PLAN	A-23
BUILDING 400 I ROOF PLAN & SECTIONS	A-24
BUILDING 400 I EXTERIOR ELEVATIONS	A-25
BUILDING 500 I FLOOR PLANS	A-26
BUILDING 500 I SECTION & ROOF PLAN	A-27
BUILDING 500 I EXTERIOR ELEVATIONS	A-28
UNIT FLOOR PLANS I A & B	A-29
UNIT FLOOR PLANS I C & D	A-30
COMMUNITY BUILDING I FLOOR PLAN	A-31
COMMUNITY BUILDING I SECTION & ROOF PLAN	A-32
COMMUNITY BUILDING I EXTERIOR ELEVATIONS	A-33
POOL BUILDING I PLANS & EXTERIOR ELEVATIONS	A-34
COLORS & MATER ALS	A-35

LANDSCAPE

CONCEPTUAL LANDSCAPE MASTER PLAN LEGEND	LC-1
CONCEPTUAL LANDSCAPE MASTER PLAN	LC-2
ENLARGEMENT PLAN	LC-3
FENCE AND WALL PLAN	LC-4
FENCE AND WALL DETAILS	LC-5
OPEN SPACE EXHIBIT	LC-6
FEATURES, MATER ALS AND FINISHES EXHIBIT	LC-7
WQMP SWALE SECTION EVALUATION	LC-8

PHOTOMETRICS

PHOTOMETRIC ANALYSIS	1 OF 2
PHOTOMETRIC ANALYSIS	2 OF 2

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

CONCEPTUAL DESIGN | 2018207.01 | 02-25-2020

© 2020 WILL AM H ZMALH ALCH ARCH TECTS, INC. DBA WHA.

P19-0553 - P19-0555, Exhibit 6 - Project Plans

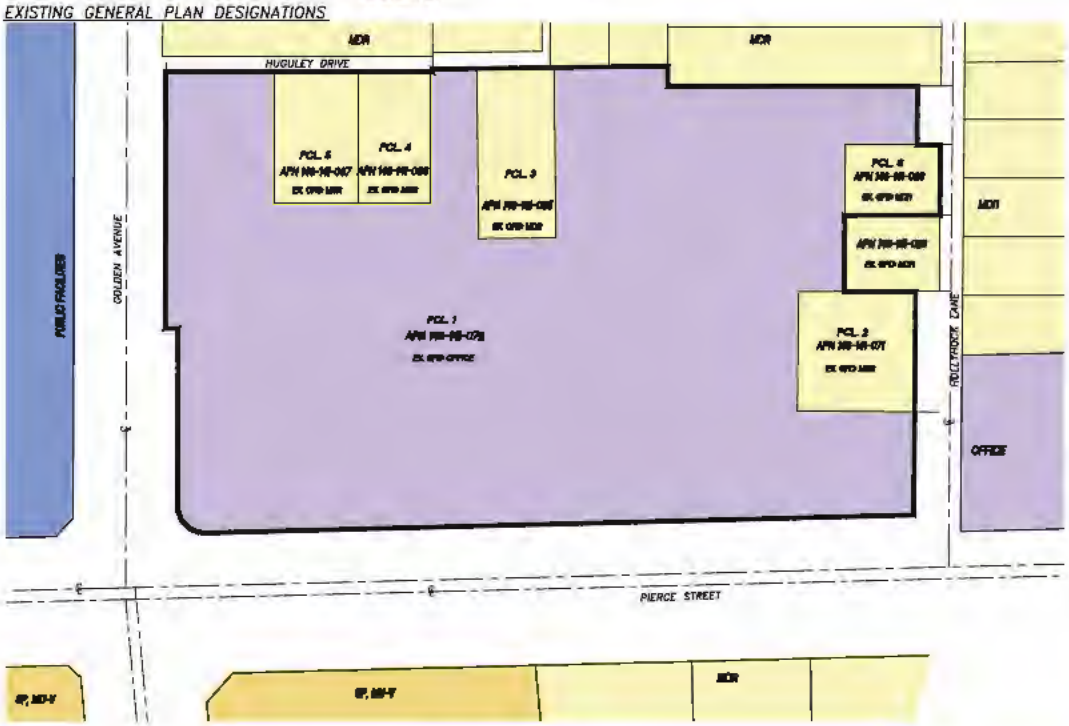
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LA SIERRA AFFORDABLE APARTMENTS: GENERAL PLAN AMENDMENT EXHIBIT

adkan ENGINEERS RIVERSIDE, CA

FEB 2020

EXISTING GENERAL PLAN DESIGNATIONS



PROPOSED GENERAL PLAN DESIGNATIONS

0 50 100 150
25 100 200
SCALE: 1" = 50'

SECTION 10, T. 3S, R. 6W

VICINITY MAP
(NTS)

OWNER/APPLICANT
PACIFIC UNION CONFERENCE OF SEVENTH-DAY ADVENTISTS
11235 PIERCE STREET
RIVERSIDE, CA 92505

ENGINEER
ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
(951) 686-0241 CONTACT: RICHARD REAVES

ASSESSOR'S PARCEL NUMBERS
146-141-029, 085, 086, 067, 071, 072

TOPOGRAPHY SOURCE
ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
(951) 686-0241 CONTACT: RICHARD REAVES
DATE OF SURVEY: APRIL 2019

ACREAGE
GROSS: 240,020 S.F. / 5.51 A.C.

ZONING PLAN DESIGNATIONS

PARCEL 'A'
EXISTING ZONING: R-1-7000/OFFICE
PROPOSED ZONING: OFFICE

PARCEL 'B'
EXISTING ZONING: R-1-7000/OFFICE
PROPOSED ZONING: R-3-1500

SURROUNDING: N'LY, E'LY ARE R-1-7000; S'LY ARE BUSINESS AND MANUFACTURING PARK ZONE, RESIDENTIAL ESTATE ZONE, AND R-1-7000; W'LY IS RESIDENTIAL ESTATE ZONE

LAND USE

PARCEL 'A'
EXISTING LAND USE: MDR/OFFICE
PROPOSED ZONING: OFFICE

PARCEL 'B'
EXISTING ZONING: MDR/OFFICE
PROPOSED ZONING: MDR

SURROUNDING: N'LY, E'LY ARE MDR; S'LY ARE SP, MU-V, AND MDR; W'LY IS PUBLIC FACILITIES

LEGEND
EX. GPD – EXISTING GENERAL PLAN DESIGNATION
PR. GPD – PROPOSED GENERAL PLAN DESIGNATION
PROJECT BOUNDARY
LOT LINE
GENERAL PLAN MDR
GENERAL PLAN HDR
GENERAL PLAN OFFICE
GENERAL PLAN SP, MU-V
GENERAL PLAN PUBLIC FACILITIES (PF)

EXISTING GENERAL PLAN: O (OFFICE), MDR (MEDIUM DENSITY RESIDENTIAL)
EXISTING ZONE: R-1-7000 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED GENERAL PLAN: HDR (HIGH DENSITY RESIDENTIAL), OFFICE
PROPOSED ZONE: R-3-1500 (MULTIPLE-FAMILY RESIDENTIAL), OFFICE

PLAN PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 686-0241 Fax:(951) 686-0599

FOR: NATIONAL COMM. RENAISSANCE W.O. 2484
SCALE: 1" = 50' DATE: FEB 2020
Plot Date: 2/25/2020

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LA SIERRA AFFORDABLE APARTMENTS: ZONE CHANGE EXHIBIT

adkan ENGINEERS
RIVERSIDE, CA

FEB 2020

EXISTING ZONE DESIGNATIONS

PROPOSED ZONE DESIGNATIONS

SCALE: 1" = 50'

OWNER/APPLICANT
PACIFIC UNION CONFERENCE OF SEVENTH-DAY ADVENTISTS
11253 PIERCE STREET
RIVERSIDE, CA 92505

ENGINEER
ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
(951) 688-0241 CONTACT: RICHARD REAVES

ASSESSOR'S PARCEL NUMBERS
146-141-029, 065, 066, 067, 071, 072

TOPOGRAPHY SOURCE
ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
(951) 688-0241 CONTACT: RICHARD REAVES
DATE OF SURVEY: APRIL 2019

ACREAGE
GROSS: 240,020 S.F / 5.51 AC

ZONING PLAN DESIGNATIONS

PARCEL "A"
EXISTING ZONING: R-1-7000/OFFICE
PROPOSED ZONING: OFFICE

PARCEL "B"
EXISTING ZONING: R-1-7000/OFFICE
PROPOSED ZONING: R-3-1500

SURROUNDING: N'LY, E'LY ARE R-1-7000; S'LY ARE BUSINESS AND MANUFACTURING PARK ZONE, RESIDENTIAL ESTATE ZONE, AND R-1-7000; W'LY IS RESIDENTIAL ESTATE ZONE

LAND USE

PARCEL "A"
EXISTING LAND USE: MDR/OFFICE
PROPOSED ZONING: OFFICE

PARCEL "B"
EXISTING ZONING: MDR/OFFICE
PROPOSED ZONING: HDR

SURROUNDING: N'LY, E'LY ARE MDR; S'LY ARE SP, MU-V, AND MDR; W'LY IS PUBLIC FACILITIES

LEGEND
EX. ZCD – EXISTING ZONING CODE DESIGNATION
PR. ZCD – PROPOSED ZONING CODE DESIGNATION
PROJECT BOUNDARY
LOT LINE
ZONE R-1-7000
ZONE R-3-1500
ZONE (O) OFFICE
ZONE RESIDENTIAL ESTATE
ZONE BUSINESS AND MANUFACTURING PARK (BMP)

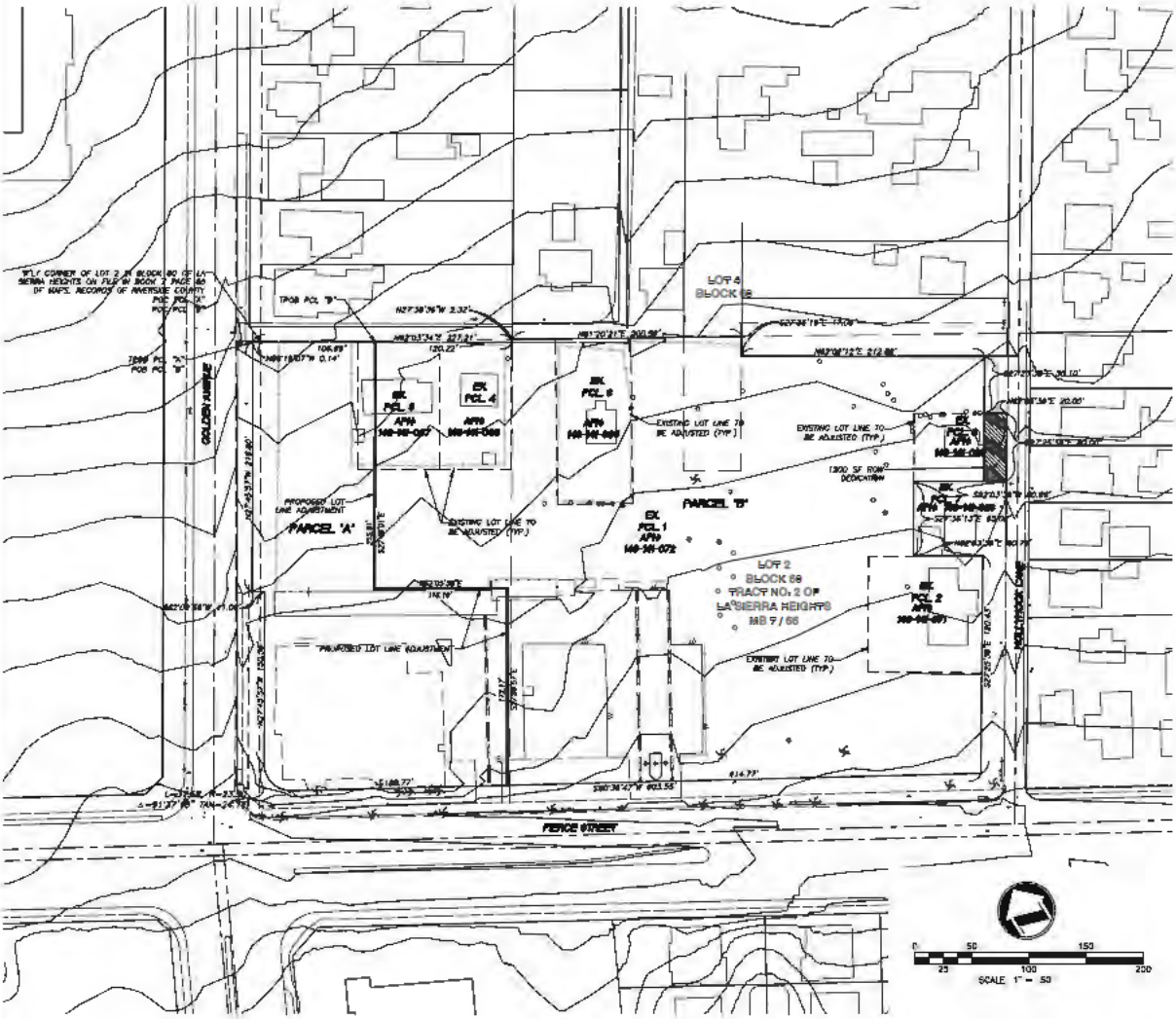
PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599
FOR: NATIONAL COMM. RENAISSANCE W.O. 9484
SCALE: 1" = 50' DATE: FEB 2020
Plot Date: 2/25/2020

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LA SIERRA AFFORDABLE APARTMENTS: LOTLINE ADJUSTMENT EXHIBIT

adkan

FEB 2020



OWNER/APPLICANT
PACIFIC UNION CONFERENCE OF SEVENTH-DAY ADVENTISTS
11253 PIERCE STREET
RIVERSIDE, CA 92505

ENGINEER
ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
(951) 688-0241 CONTACT: RICHARD REAVES

ASSESSOR'S PARCEL NUMBERS
146-141-029, 065, 066, 067, 071, 072

TOPOGRAPHY SOURCE
ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
(951) 688-0241 CONTACT: RICHARD REAVES
DATE OF SURVEY: APRIL 2019

ACREAGE
GROSS: 240,020 S.F. / 5.51 A.C.

ZONING AND GENERAL PLAN DATA
EXISTING GENERAL PLAN: O (OFFICE), MDR (MEDIUM DENSITY RESIDENTIAL)

EXISTING ZONE: R-1-7000 (SINGLE-FAMILY RESIDENTIAL) O (OFFICE)

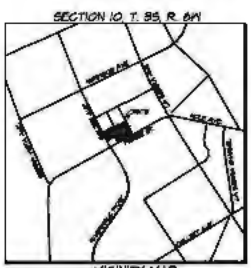
PROPOSED GENERAL PLAN: HDR (HIGH DENSITY RESIDENTIAL), OFFICE

PROPOSED ZONE: R-3-1,500 (MULTIPLE-FAMILY RESIDENTIAL), OFFICE

LAND USE
EXISTING: VACANT/OFFICE/RESIDENTIAL
PROPOSED: HIGH DENSITY RESIDENTIAL
EXISTING SURROUNDING LAND USE:
ELY: INSTITUTIONAL, NLY: RESIDENTIAL
WLY: RESIDENTIAL, SLY: INSTITUTIONAL/RESIDENTIAL

LEGEND
PROJECT BOUNDARY
LOT LINE
EX. LOT LINE TO BE ADJUSTED
PR. LOT LINE (ADJUSTED)

SECTION 10, T. 3S, R. 4W



VICINITY MAP
(NTS)

LOT AREA TABLE

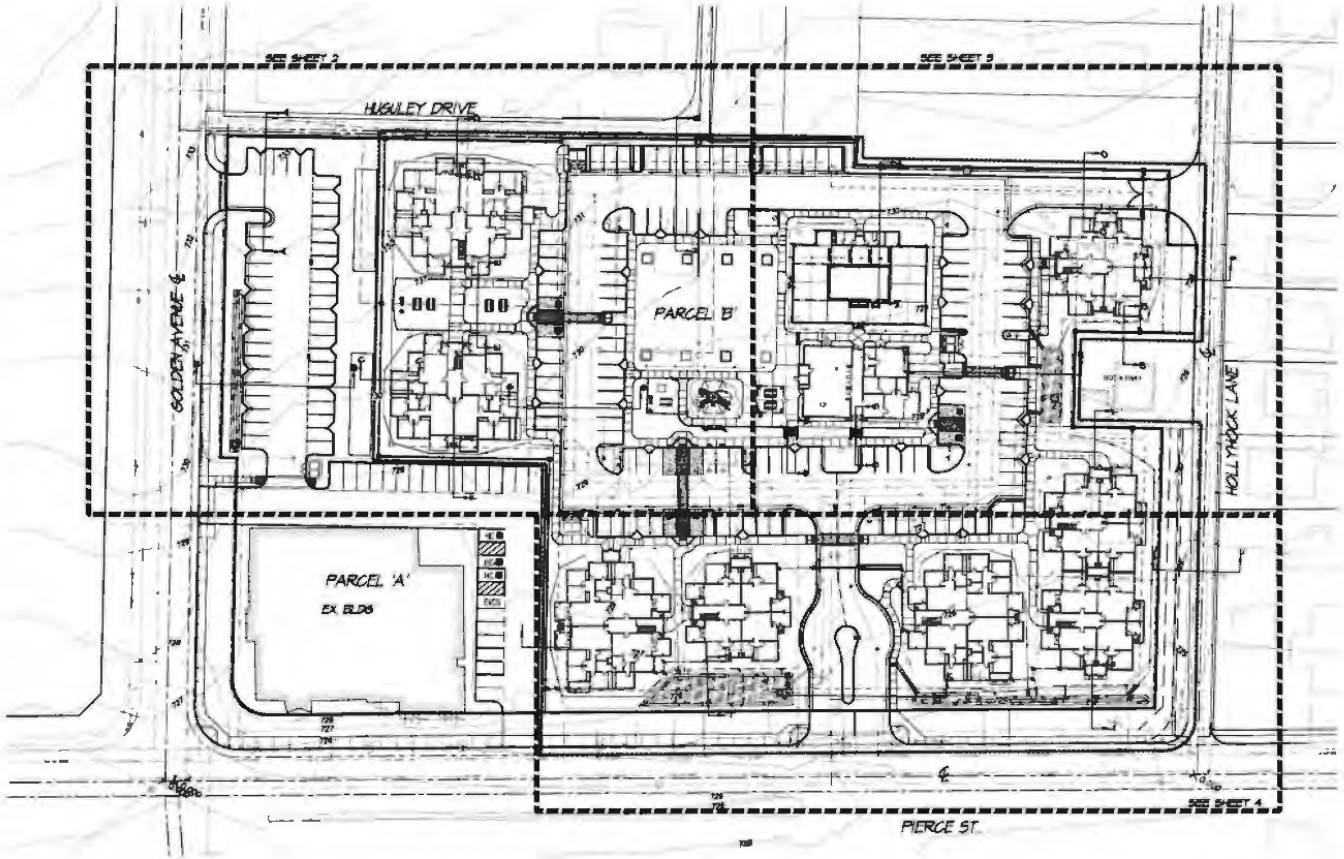
	APN	AREA BEFORE	AREA AFTER
EX. PARCEL 1	146-141-072	200,363 S.F.	0 S.F.
EX. PARCEL 2	146-141-071	10,203 S.F.	0 S.F.
EX. PARCEL 3	146-141-065	9,570 S.F.	0 S.F.
EX. PARCEL 4	146-141-066	7,000 S.F.	0 S.F.
EX. PARCEL 5	146-141-067	8,019 S.F.	0 S.F.
EX. PARCEL 6	146-141-072	4,865 S.F.	0 S.F.
PARCEL "A"	N/A	0 S.F.	60,204 S.F.
PARCEL "B"*	N/A	0 S.F.	179,615 S.F.
ROW DEDICATION	N/A	0 S.F.	1,200 S.F.

*EXCLUDES THE 1200 SF ROW DEDICATION; PARCEL B BEFORE DEDICATING ROW IS 179,815 SF

PLAN PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

FOR: NATIONAL CORE | W.O. 9484
SCALE: 1"=50' | DATE: 2/3/2020
Plot Date: 2/25/2020

CONCEPTUAL GRADING FOR LA SIERRA AFFORDABLE APARTMENTS



OWNER/APPLICANT
NATIONAL COMMUNITY RENAISSANCE
9421 HAVEN AVENUE
RANCHO CUCAMONGA, CA 91730

CIVIL ENGINEER
adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
(951) 688-0241

UTILITIES

WATER:
RIVERSIDE PUBLIC UTILITIES
(951)782-0850

SEWER:
RIVERSIDE PUBLIC UTILITIES
(951)782-0850

ELECTRIC:
RIVERSIDE PUBLIC UTILITIES
(951)782-0850

TELEPHONE:
AT&T
(800)286-2020

TV:
CHARTER SPECTRUM
(888)267-6047

GAS:
SOUTHERN CALIFORNIA GAS
(800)427-2200

ASSESSOR'S PARCEL NUMBERS
146-141-085, 146-141-086, 146-141-087, 146-141-071, 146-141-072, 146-141-074

TOPOGRAPHY SOURCE
CITY OF RIVERSIDE PROVIDED 2014-04-17

SCHOOL
ALVORD UNIFIED SCHOOL DISTRICT
4 IDPC PARKWAY
CORONA, CA 92879
(951)371-8000

ACREAGE
PARCEL 'A': 1.38 ACRES = 60,204 S.F.
PARCEL 'B': 4.10 ACRES = 178,645 S.F.
ROW DEDICATION: 0.28 ACRES = 12,200 S.F.
GROSS: 5.5 ACRES = 240,000 S.F.
GROSS EXCLUDES ROW DEDICATION

ZONING INFORMATION

PARCEL 'A'
EXISTING ZONING: R-1-7000/OFFICE
PROPOSED ZONING: OFFICE
SURROUNDING: N'LY, E'LY ARE R-1-7000, S'LY ARE BUSINESS AND MANUFACTURING PARK ZONE, RESIDENTIAL ESTATE ZONE, AND R-1-7000, W'LY IS RESIDENTIAL ESTATE ZONE

PARCEL 'B'
EXISTING ZONING: R-1-7000/OFFICE
PROPOSED ZONING: HDR
R-3-1500

LAND USE

PARCEL 'A'
EXISTING LAND USE: MDR/OFFICE
PROPOSED ZONING: OFFICE
SURROUNDING: N'LY, E'LY ARE MDR, S'LY ARE SP, MH-V, AND MDR, W'LY IS PUBLIC FACILITIES

PARCEL 'B'
EXISTING ZONING: MDR/OFFICE
PROPOSED ZONING: HDR

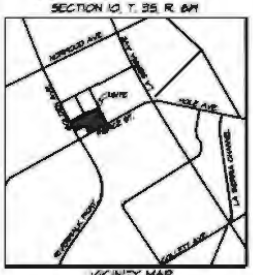
LEGEND

P/L	PROPERTY LINE	PROJECT BOUNDARY
LS	LANDSCAPING	
PR	PROPOSED	
SD	STORM DRAIN	
EX	EXISTING	
SWR	SEWER	
FS	FIRE SERVICE	
FF	FINISHED FLOOR	
PE	PAD ELEVATION	
FS	FINISHED SURFACE	
FG	FINISHED GROUND	
TC	TOP OF CURB	
DI	DROP INLET	
FL	FLOW LINE	
INV.	INVERT	
BLDG	BUILDING	
BB	GRADE BREAK	

INDEX

SHEET 1	TITLE SHEET
SHEET 2-4	CONCEPTUAL GRADING PLAN
SHEET 5-6	CROSS SECTIONS

SECTION 10, T. 3S, R. 6W



VICINITY MAP
(N.T.S.)

0 40 120
20 80 160
SCALE: 1" = 40'

REVISIONS		
DATE	No.	DESCRIPTION

ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
RICHARD BRIAN GRAYBILL
NO. 55314
EXP. 03-31-21
CIVIL
STATE OF CALIFORNIA

DEVELOPER/APPLICANT:
NATIONAL COMMUNITY RENAISSANCE
9421 HAVEN AVENUE
RANCHO CUCAMONGA, CA 91730

PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel (951) 688-0241 Fax (951) 688-0289

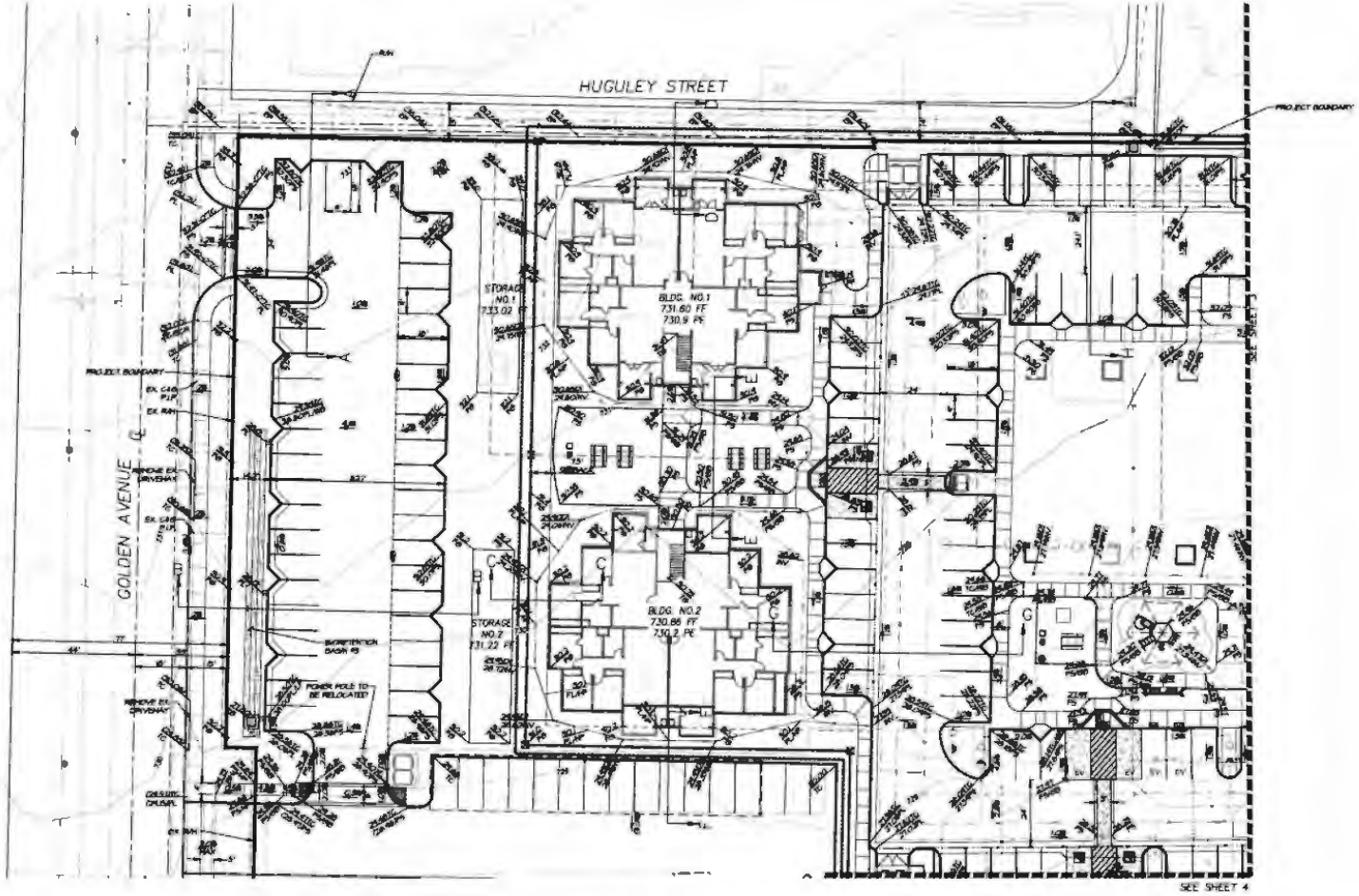
CONCEPTUAL GRADING
LA SIERRA AFFORDABLE
APARTMENTS
CITY OF RIVERSIDE

SHEET 1 OF 6

PREPARED FOR: NATIONAL COMMUNITY RENAISSANCE
NO. 9484
PREPARATION DATE: FEBRUARY 2020

U:\PROJECTS\CORE\9484\ENGINEERING\CONCEPTUAL GRADING\9484 CG01-04.DWG

P19-0553 - P19-0555, Exhibit 6 - Project Plans



SCALE: 1" = 20'

REVISIONS		
DATE	No.	DESCRIPTION

ENGINEER:

DEVELOPER/APPLICANT:
NATIONAL COMMUNITY RENAISSANCE
9421 HAVEN AVENUE
RANCHO CUCAMONGA, CA 91730

PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
5878 Airport Drive, Riverside, CA 92504
Tel (951) 688 0241 Fax (951) 688 0589

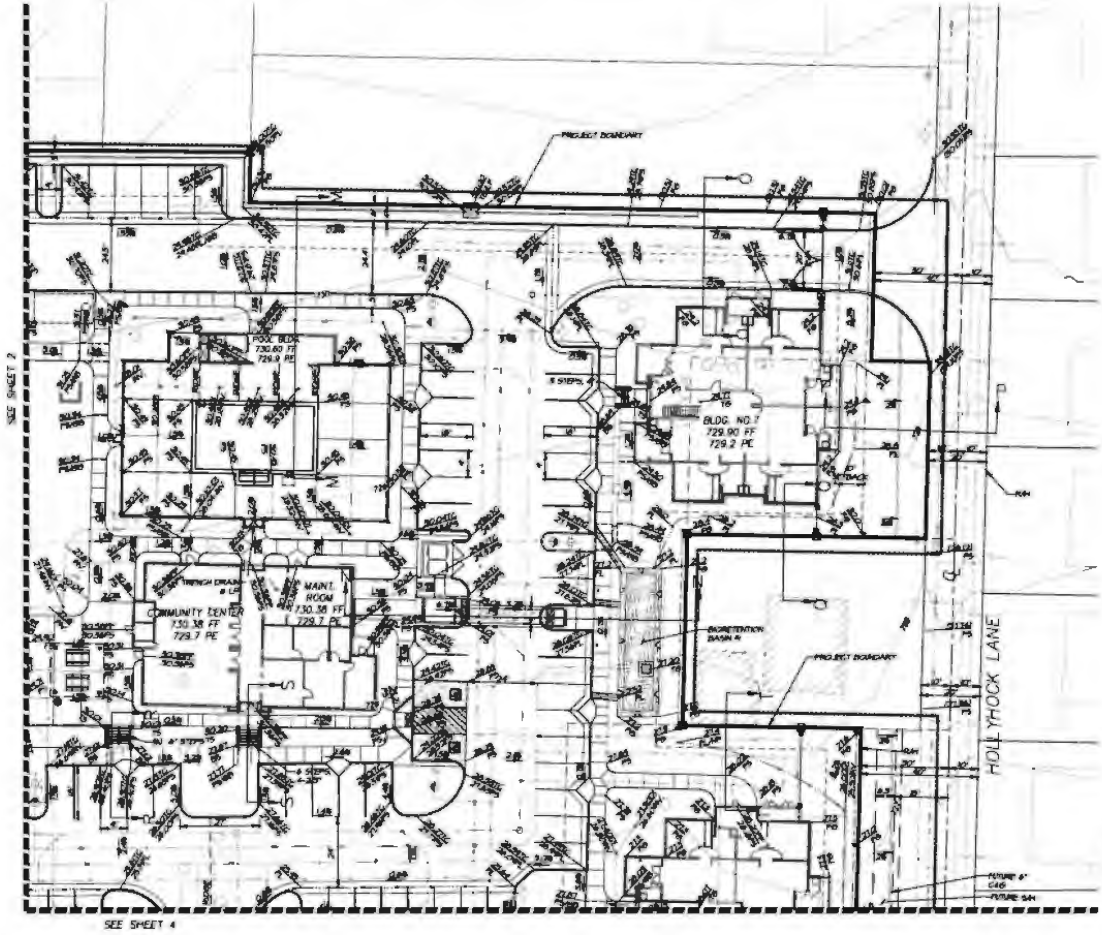
CONCEPTUAL GRADING
LA SIERRA AFFORDABLE
APARTMENTS
CITY OF RIVERSIDE

SHEET 2 OF 6

PREPARED FOR: NATIONAL COMMUNITY RENAISSANCE
HG 9484
PREPARATION DATE: FEBRUARY 2020

U:\PROJECTS\CORE\9484\ENGINEERING\CONCEPTUAL GRADING\9484 CG01-04.DWG

P19-0553 - P19-0555, Exhibit 6 - Project Plans



NOTE:
PROPOSED IMPROVEMENTS ON HOLLYHOCK TO BE COORDINATED BY DEVELOPER. IMPROVEMENTS TO BE CONSTRUCTED PER APPROVED PLANS OR MITIGATED BY CASH IN LIEU DEPOSIT TO THE SATISFACTION OF THE CITY ENGINEER.

SCALE: 1" = 20'

REVISIONS		
DATE	No.	DESCRIPTION

ENGINEER:

DEVELOPER/APPLICANT:
NATIONAL COMMUNITY RENAISSANCE
9421 HAVEN AVENUE
RANCHO CUCAMONGA, CA 91730

PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
5878 Airport Drive, Riverside, CA 92504
Tel (951) 688 0241 Fax (951) 688 0589

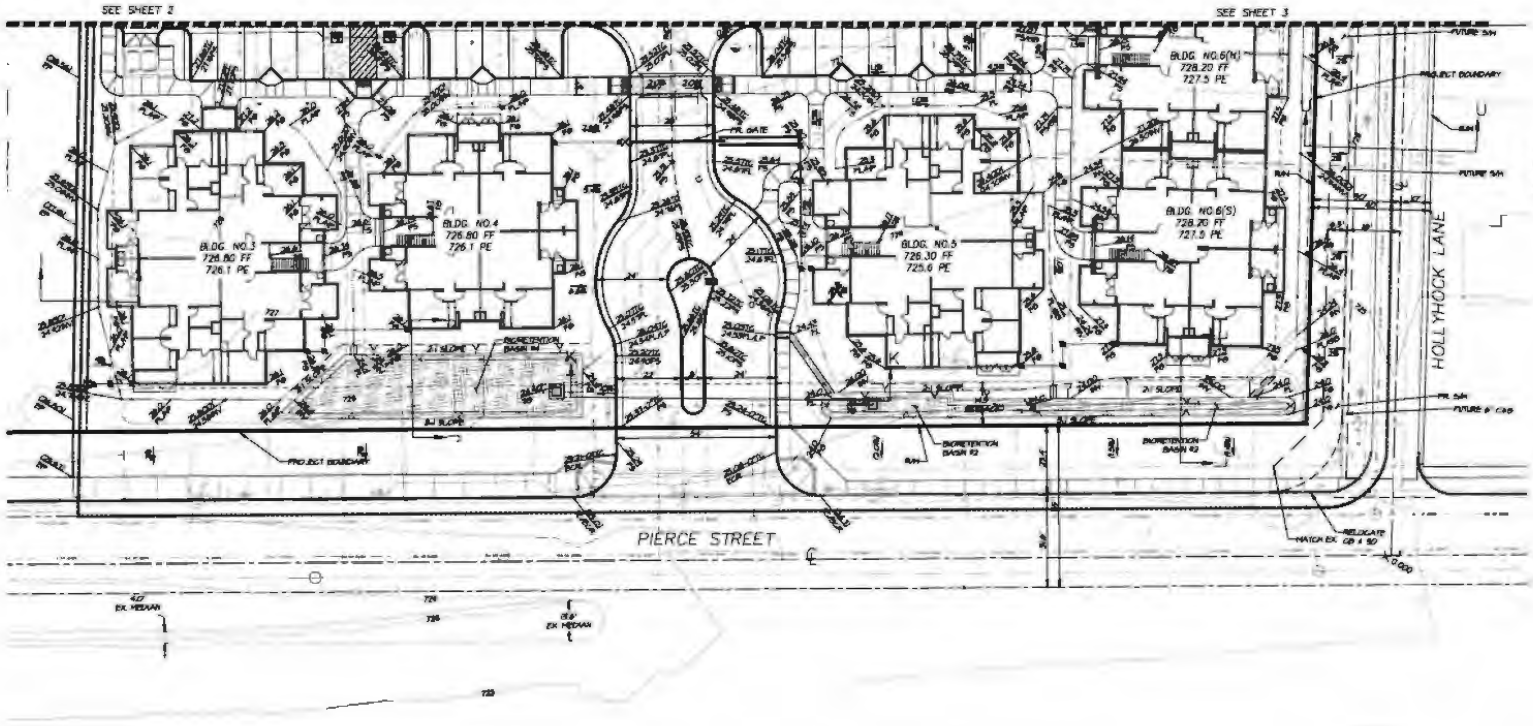
CONCEPTUAL GRADING
LA SIERRA AFFORDABLE APARTMENTS
CITY OF RIVERSIDE

SHEET 3 OF 6

PREPARED FOR: NATIONAL COMMUNITY RENAISSANCE
JOB: 9484
PREPARATION DATE: FEBRUARY 2020

U:\PROJECTS\CORE\9484\ENGINEERING\CONCEPTUAL GRADING\9484 CG01-04.DWG

P19-0553 - P19-0555, Exhibit 6 - Project Plans



NOTE:
PROPOSED IMPROVEMENTS ON HOLLYHOCK TO BE COORDINATED BY DEVELOPER. IMPROVEMENTS TO BE CONSTRUCTED PER APPROVED PLANS OR MITIGATED BY CASH IN LIEU DEPOSIT TO THE SATISFACTION OF THE CITY ENGINEER

SCALE: 1" = 20'

REVISIONS		
DATE	No.	DESCRIPTION

ENGINEER:

DEVELOPER/APPLICANT:
NATIONAL COMMUNITY RENAISSANCE
9421 HAVEN AVENUE
RANCHO CUCAMONGA, CA 91730

PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
8270 Airport Drive, Riverside, CA 92504
Tel (951) 688 0241 Fax (951) 688 0589

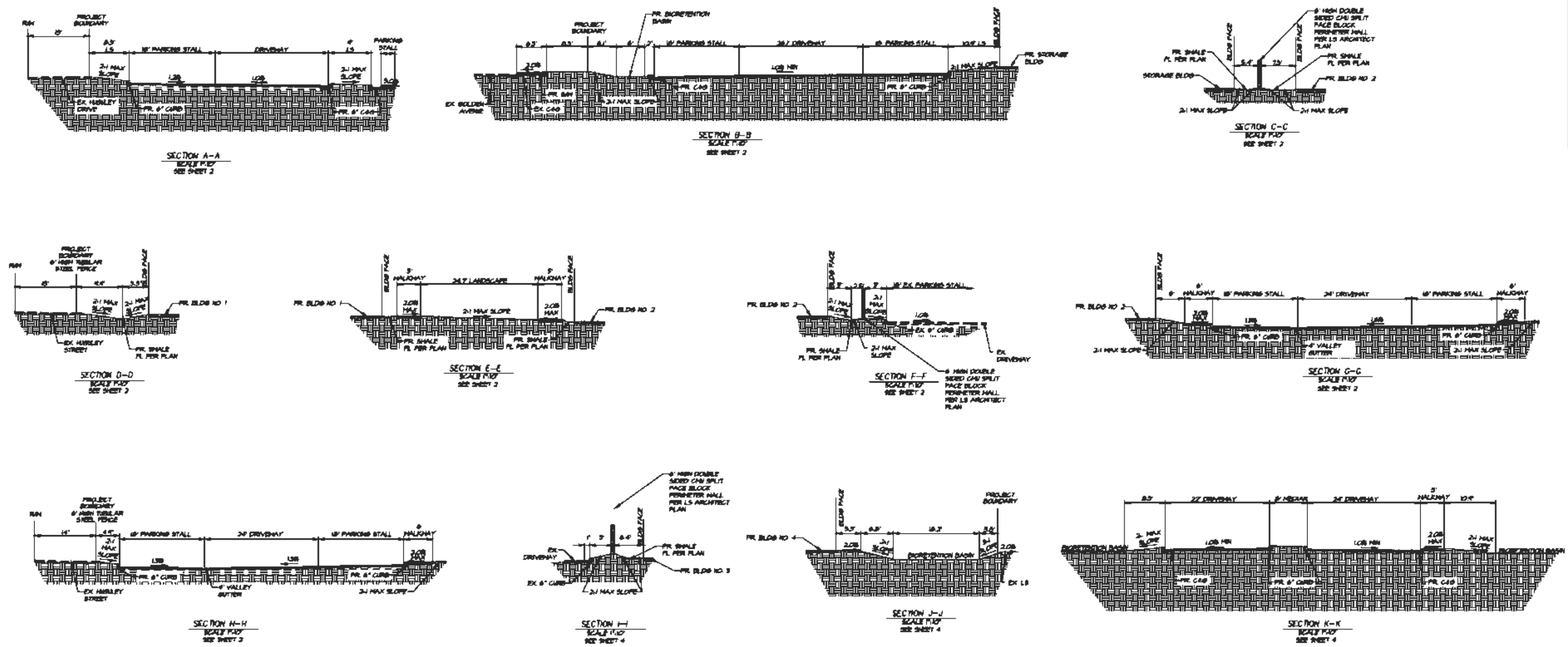
CONCEPTUAL GRADING
LA SIERRA AFFORDABLE
APARTMENTS
CITY OF RIVERSIDE

SHEET 4 OF 6

PREPARED FOR: NATIONAL COMMUNITY RENAISSANCE
JOB NO. 9484
PREPARATION DATE: FEBRUARY 2020

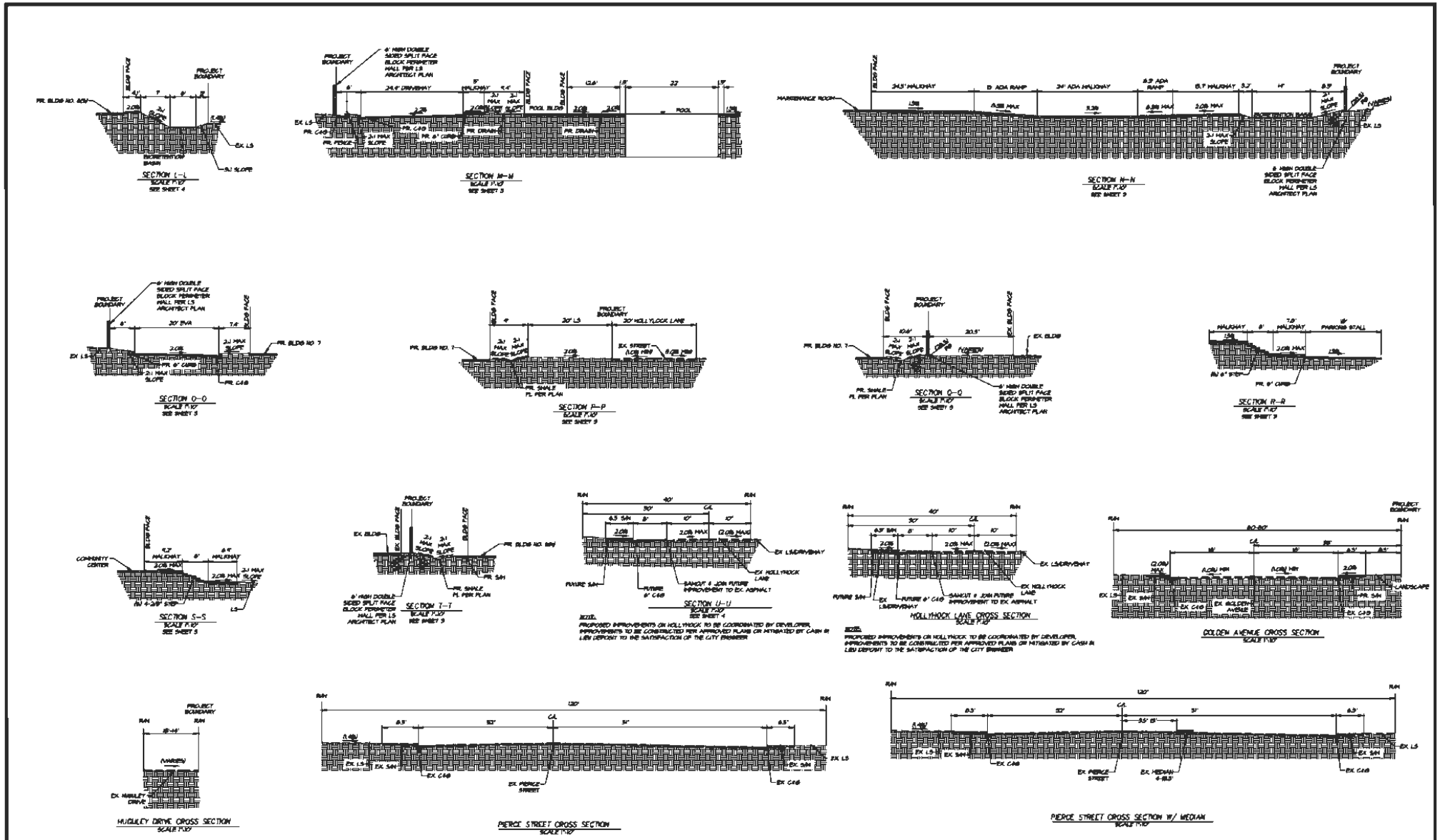
U:\PROJECTS\CORE\9484\ENGINEERING\CONCEPTUAL GRADING\9484 CG01-04.DWG

P19-0553 - P19-0555, Exhibit 6 - Project Plans



REVISIONS			ENGINEER:	DEVELOPER/APPLICANT:	PREPARED BY:		
DATE	No.	DESCRIPTION		NATIONAL COMMUNITY RENAISSANCE 9421 HAVEN AVENUE RANCHO CUCAMONGA, CA 91730	adkan ENGINEERS	CONCEPTUAL GRADING LA SIERRA AFFORDABLE APARTMENTS CITY OF RIVERSIDE	SHEET 5 of 6
						PREPARED FOR: NATIONAL COMMUNITY RENAISSANCE · W.O. 9484	PREPARATION DATE: FEBRUARY 2020

U:\PROJECTS\CORE\9484\ENGINEERING\CONCEPTUAL GRADING\9484 CGDO_CROSS SECTIONS.DWG



P19-0553 - P19-0555, Exhibit 6 - Project Plans

CBC SECTION 302
OCCUPANCY CLASSIFICATION

OCCUPANCY GROUP	DESCRIPTION
R-2	DWELLING UNITS
B	LEASING CENTER, OFFICE, MANAGER, RESTROOMS, COMPUTER CENTER, POOL BUILDING
A-3	COMMUNITY ROOM, COMMUNITY KITCHEN
U	MAINTENANCE ROOM

OCCUPANCY GROUP	R-2	B	A-3	U
MAX HEIGHT	50 FEET	40 FEET	40 FEET	40 FEET
MAX STORIES	3	3	1	1
AREA INCREASE	NO	N/A	NO	NO
HEIGHT INCREASE	NO	N/A	NO	NO
ACTUAL HEIGHT	36 FEET	10 FEET	10 FEET	10 FEET
ACTUAL STORIES	3	1	1	1

CBC SECTION 506.2
FLOOR AREA JUSTIFICATION

BUILDING NUMBER	LEVEL	AREA PROVIDED	AREA ALLOWED
BUILDING 1 TYPE 100	LEVEL 1	5,229 S.F.	12,000 S.F.
	LEVEL 2	4,897 S.F.	12,000 S.F.
TOTALS		10,126 S.F.	24,000 S.F. PER 506.2.3
BUILDING 2 TYPE 100	LEVEL 1	5,229 S.F.	12,000 S.F.
	LEVEL 2	4,897 S.F.	12,000 S.F.
TOTALS		10,126 S.F.	24,000 S.F. PER 506.2.3
BUILDING 3 TYPE 200	LEVEL 1	5,264 S.F.	12,000 S.F.
	LEVEL 2	4,904 S.F.	12,000 S.F.
	LEVEL 3	4,904 S.F.	12,000 S.F.
TOTALS		15,072 S.F.	24,000 S.F. PER 506.2.3
BUILDING 4 TYPE 300	LEVEL 1	3,726 S.F.	12,000 S.F.
	LEVEL 2	3,640 S.F.	12,000 S.F.
	LEVEL 3	3,640 S.F.	12,000 S.F.
TOTALS		11,006 S.F.	24,000 S.F. PER 506.2.3
BUILDING 5 TYPE 200	LEVEL 1	5,264 S.F.	12,000 S.F.
	LEVEL 2	4,904 S.F.	12,000 S.F.
	LEVEL 3	4,904 S.F.	12,000 S.F.
TOTALS		15,072 S.F.	24,000 S.F. PER 506.2.3
BUILDING 6 TYPE 400	LEVEL 1	7,637 S.F.	12,000 S.F.
	LEVEL 2	7,200 S.F.	12,000 S.F.
	LEVEL 3	7,200 S.F.	12,000 S.F.
TOTALS		18,475 S.F.	24,000 S.F. PER 506.2.3
BUILDING 7 TYPE 500	LEVEL 1	3,726 S.F.	12,000 S.F.
	LEVEL 2	3,477 S.F.	12,000 S.F.
TOTALS		7,203 S.F.	24,000 S.F. PER 506.2.3
BUILDING 8 COMMUNITY	LEVEL 1	3,539 S.F.	7,000 S.F.
BUILDING 9 POOL EQUIPMENT	LEVEL 1	479 S.F.	7,000 S.F.

CBC SECTION 508.4
OCCUPANCY SEPARATIONS

OCCUPANCY GROUPS	DESCRIPT ON
R-2/R-2	1 HOUR - DWELLING UNIT SEPARAT ON
A-3/B	NON-SEPARATED OCCUPANCIES PER CBC 508.3
B/U	NON-SEPARATED OCCUPANCIES PER CBC 508.3

CBC SECTION 601
FIRE RESISTIVE CONSTRUCTION

BUILDING ELEMENT	TYPE VA / R-2	TYPE VB / A-3, U, B
PRIMARY STRUCTURAL FRAME	1	0
BEARING WALLS		
INTER OR	1	0
EXTERIOR	1	0
NON-BEARING WALLS		
INTER OR	0	0
EXTERIOR	0	0
FLOOR CONSTRUCTION	1	0
ROOF CONSTRUCTION	1	0

CBC SECTION 602
TYPE OF CONSTRUCTION

TYPE OF CONSTRUCTION	LOCATION
TYPE VA	1 HOUR F RE RATED CONSTRUCTION - RESIDENT AL DWELLING UNITS
TYPE VB	NON-FIRE RATED CONSTRUCTION - LEASING, OFFICE, MANAGER, RESTROOMS COMMUNITY ROOM, KITCHEN, COMPUTER ROOM, MAINTENANCE ROOM POOL EQUIPMENT BUILDING

CBC SECTION 703.7
MARKING AND IDENTIFICATION

FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECT VELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING, SUCH IDENTIFICATION SHALL:

1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.

2. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HOR ZONTALLY ALONG THE WALL OR PART TION; AND

3. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING.
"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR OTHER WORDING.

EXCEPTION: WALLS N GROUP R-2 OCCUPANCIES THAT DO NOT HAVE A REMOVABLE DECORATIVE CEILING ALLOWING ACCESS TO THE CONCEALED SPACE.

PROJECT DESCRIPTION

PARCEL A

THIS AREA CONSISTS OF AN EXISTING BUILDING (NOT A PART), FUTURE STORAGE BUILDINGS (SUBJECT TO RMC CH 19.710 DESIGN REVIEW), NEW PARKING LOT LAYOUT TO INCLUDE 70 SPACES (20 OF WHICH WILL BE CARPORTS)AND TRASH ENCLOSURE (TO MEET RMC CH 19.554).

PARCEL B

THIS PROJECT CONSISTS OF TWO AND THREE STORY APARTMENT BUILDINGS. APARTMENTS ARE WOOD FRAMED WITH EXTERIOR CEMENT PLASTER CLADDING, 'S' TILE AND TPO (THERMOPLASTIC POLYOLEFIN) ROOFING, TYPE VA CONSTRUCTION, AND SLAB ON GRADE. APARTMENTS WILL HAVE AND NFPA 13R SPRINKLER SYSTEM. THE COMMUNITY BUILDING AND POOL BUILDING WILL BOTH BE ONE STORY, WOOD FRAMED WITH EXTERIOR CEMENT PLASTER CLADDING, TPO & 'S' TILE ROOFING, TYPE VB CONSTRUCTION, SLAB ON GRADE. THESE BUILDINGS WILL NOT HAVE A SPRINKLER SYSTEM AS IT IS NOT REQUIRED BY CODE. TRASH ENCLOSURES (TO MEET RMC CH 19.554)

APPLICABLE CODES

2020 CALIFORN A BUILDING CODE
2020 CALIFORN A MECHANICAL CODE
2020 CALIFORN A PLUMBING CODE
2020 CALIFORN A ELECTRICAL CODE
2020 CALIFORN A FIRE CODE
2020 CALIFORN A GREEN BUILDING STANDARDS CODE (CAL GREEN)
2020 CALIFORN A ENERGY CODE
CITY OF R VERSIDE MUNICIPAL CODE (RMC)

NATIONAL COMMUNITY RENAISSANCE
AT ONAL COMMUN TY RE AISSANCE
9421 awn Avenue
ancho Cu amonga, Ca fornia 91730
: 909.483.2444

CODE ANALYSIS

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-1

APN 146-141-065, 141-141-066, 146-141-067, 146-141-071, 146-141-072, 146-141-029
CONCEPTUAL DESIGN | 2018207.01 | 02-25-2020

WHA 2850 REDH LL AVENUE, SUITE 200 I SANTA A A, CA 92705 I 949.250.0607
© 2020 W LL AM H ZMALHALCH ARCHITECTS, INC. DBA WHA.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

SITE INFORMATION

Assessor Parcel No.	146-141-065, 146-141-066, 146-141-067, 146-141-071, 146-141-072, 146-141-029	
Address	11291 & 11253 Pierce Street Riverside, CA 92505	
Proposed Land Use	Parcel A Parcel B	Office (O) High Density Residentia (HDR)
Proposed Zone	Parcel A Parcel B	Office (O) Multi-Family Residential (R-3 1500)
Parcel A Site Area	1.38 ACRES =	60,204 S.F.
Parcel B Site Area	4.10 ACRES =	178,615 S.F.
ROW Dedication	0.03 ACRES =	1,200 S.F.
TOTAL Site Area	5.51 ACRES =	240,020 S.F.

PARKING - PARCEL A REQUIREMENTS PER RMC TABLE 19.580.060

Office 1 Space/ 250 S.F.

PARKING - PARCEL B REQUIREMENTS PER RMC SECTION 19.545.060

Parking standards incentive.
A. Upon request of the applicant, the following parking standards may apply, inclusive of handicapped and guest parking, to an entire housing development that meets standards of Section 19.545.020 A (Regulations for new residential construction):
1. One onsite parking space for up to one bedroom
2. Two onsite parking spaces for up to three bedrooms

B. All parking calculations for the development resulting in a fraction shall be rounded up to the next whole number.
C. Parking may be provided by tandem parking or uncovered parking, but not by on street parking.
D. Any applicant may request additional parking incentives or concessions beyond those provided in this section pursuant to 19.545.020 (Regulations for new residential construction).

PARKING - PARCEL B REQUIREMENTS PER CHAPTER 11B

11 B-208.2.3.1 Parking for residents. Where at least one parking space is provided for each residential dwelling unit, at least one parking space complying with Section 11 B-502 shall be provided for each residential dwelling unit required to provide mobility features complying with Sections 11 B-809.2 through 11 B-809.4.

11B-208.2.3.2 Additional parking spaces for residents. Where the total number of parking spaces provided for each residential dwelling unit exceeds one parking space per residential dwelling unit, 2 percent, but no fewer than one space, of all the parking spaces not covered by Section 11 B-208.2.3.1 shall comply with Section 11 B-502.

11B-208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 11B-208.2.

11 B-208.3.2 Residential facilities. In residential facilities containing residential dwel ing units required to provide mobility features complying with Sections 11 B-809.2 through 11 B-809.4, and adaptable features complying with Chapter 11A, Division IV parking spaces provided in accordance with Section 11 B-208.2.3.1 shall be located on the shortest accessible route to the residential dwelling unit entrance they serve. Spaces provided in accordance with Section 11 B-208.2.3.2 shall be dispersed throughout all types of parking provided for the residential dwelling units.

ACCESSIBLE PARKING PER CBC 1109A.3

Accessible parking spaces shall be provided at a minimum ate of 2% of the...dwelling units.

ELECTRIC VEHICLE (EV) PARKING PER CGBSC4.106.4.2

10% of the total parking provided for all types of parking facilities...shall be EV charging spaces. One in every 25 EV spaces shall have an eight foot wide aisle...

PARCEL A - DEVELOPMENT STANDARDS

FAR	1.0 Maximum Allowed
Lot Area	20,000 S.F. Minimum
Lot Width	65' Minimum
Lot Depth	100' Minimum

Setbacks Minimum

Front	15'-0"
Interior Side	5'-0"
Street Side	15'-0"
Rear	15'-0"

Building Height 40'-0" Maximum

Future Storage Buildings per RMC19.110.050
No new building, structure...shall be commenced in any office zone until design review approval has been g anted pursuant to Chapter 19.710

PARKING REQUIRED - PARCEL A Requirements per RMC Table 19.580.060

Office	1 Space/ 250 S.F.
Existing Office Building	16,855 S.F.
16,855 S.F. x 1 / 250 S.F. =	68 Spaces Required

PARKING PROVIDED - PARCEL A

Spaces Provided	**70 Spaces Provided**
-7 EV Space Locations =	63 Spaces
Accessible Parking	4 Spaces
EV Parking 10% of 63 Spaces =	7 Spaces 6 EV Charging Space 1 ADA Van Accessible Charging Space

PARCEL B - DEVELOPMENT STANDARDS

Density	29.0 DU/ AC	Maximum Allowed
	19.5 DU/AC	Proposed

Minimum Unit Size 400 S.F.

Proposed Unit Mix

Unit A	1 BED	652 S.F.	20 Units
1 ADA M + 1 TCAC M 1 ADA-AV			
Unit B	1 BED	712 S.F.	20 Units
1 ADA M + 1 TCAC M 1 TCAC-AV			
Unit C	2 BED	891 S.F.	20 Units
1 ADA M + 1 TCAC M 1 ADA-AV			
Unit D	3 BED	1,137 S.F.	20 Units
1 ADA M + 1 TCAC M 1 TCAC-AV			
TOTAL			80 Units

Accessible Units
80 Units x 5% = 4 Units ADA - Mobility + 4 Units TCAC - Mobility

Common Open Space	300 S.F. per Unit 100 Feet in One Direction Minimum 80 Units x 300 S.F. / Unit = 24,000 S.F. Required (See Sheet LC-6 for Open Space Analysis)
Private Open Space	Per RMC 19.100.070.C 100 S.F. per Unit - Ground Floor (No Dimension less than 8 feet) 50 S.F. per Unit - Upper Floor (No Dimension less than 5 feet) (See Sheet A-6 for Private Open Space Analysis) Per RMC 19.630.040.D First-floor, uncovered porches... may project up to three feet into a required side or rear yard area.

Setbacks Minimum

Front Setback from Pierce Street: 25 ft
Front Setback from Ho lyhock Lane: 15 ft
Rear Setback from Hughley Street: 15 ft
Side Setbacks
Internal (Parcel A on west): 7.5 ft
Internal (north): 7.5 ft
Internal to SFH in R-1 zone: 35 ft (2 stories)

Building Height	2 Stories (30'-0" Maximum) 3 Stories (40'-0" Maximum) May occur in up to 60% of the units *

* Subject to Community & Economic D velopment Director revi w and appr val

PARKING PROVIDED - PARCEL B

Residential parking spaces shall be assigned

40 1-BR Units x 1 Space/ Unit =	40 Spaces
40 2-BR Units x 2 Spaces/ Unit =	80 Spaces
Spaces Required	**120 Spaces Required**
- 11 EV Space Locations	109 Spaces
Spaces Provided	**120 Spaces Provided**

Accessible Parking

Residential Spaces	4 Spaces	(1 Van, 3 standard spaces - no ISA)
Guest Spaces	2 Spaces	(1 Van, 1 standard with ISA)

EV Parking
10% of 109 Spaces = 11 Spaces
Provide EV charging space w/ installed charger for use by Residents - Common Area
10 EV Charging Spaces
1 ADA Van Accessible Charging Space

FIRE ACCESS REQUIREMENTS

2020 Cal fornia Fire Code Section 503 – Fire Apparatus Access Roads

Sec. 503.1.1 Bu ldings and facilities.
Approved fire apparatus access roads shall be provided for eve y facility, bu lding or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire appa atus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or faci ity.

Sec. 503.2.1 Dimensions
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6, and unobstructed vertical clea ance of not less than 13 feet 6 inches.

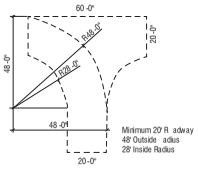
Sec. 503.2.3 Surface
Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire appa atus of 80,000 pounds and shall be surfaced so as to provide all-weather driving capabi ities. Roadways shall have a minimum 48 foot outside turning radius. Dead end access road shall not exceed 150 feet in length.

Sec. 506.1 Key Boxes
All new multi-family residential buildings and any existing buildings where the fire department deems access is restricted shall be required to install a key box or key switch in an approved location. Electric gates for emergency vehicle access shall include an "Inf ared Automatic Gate System" that opens the gate automatically. These devices shall be installed on all electric fire access gates.

2020 Cal fornia Fire Code Section 503 – Fire Apparatus Access Roads

Sec. 503.6 Security Gates
Fire Appa atus access roads shall have an unobstructed width of not less than 12 feet at any gated access and an unobstructed width of 20 feet after passing through access gates. Knox key switches or locks shall be required for all vehicular gated access and be sub-mastered for both fire and police emergency access. Electric gates sha l be required to automatically open from the inside by use of a sensor or other approved means.

Electric gates for emergency vehicle access shall include an "Inf ared Automatic Gate System" that opens the gates automatically. These devices shall be installed on all electric fire access gates.



PROJECT REQUIREMENTS

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-2

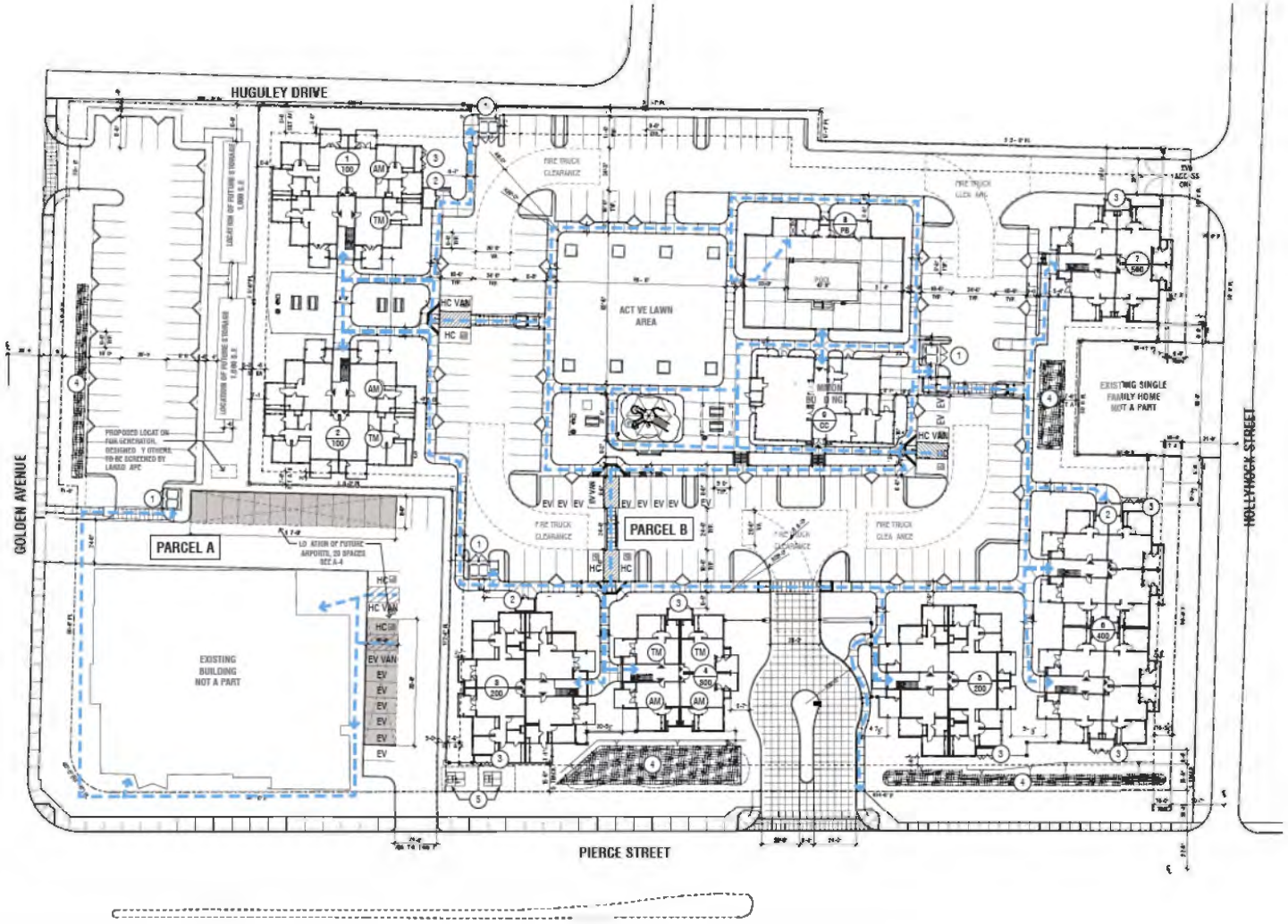
APN 146-141-065, 141-141-066, 146-141-067, 146-141-071, 146-141-072, 146-141-029
CONCEPTUAL DESIGN | 2018207.01 | 02-25-2020

NATIONAL COMMUNITY RENAISSANCE
AT ONAL COMMUN TY RE AISSANCE
9421 awn Avenue
ancho Cu amonga, Ca fornia 91730
: 909.483.2444

WHA 2850 REDH LL AVENUE, SUITE 200 I SANTA A A, CA 92705 I 949.250.0607

© 2020 W LL AM H ZMALHALCH ARCHITECTS, INC. DBA WHA.

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA



LA SIERRA AFFORDABLE APARTMENTS
PROJECT INFORMATION

PARCEL A

SITE AREA	1.38 ACRES = 60,204 S.F.
EXISTING OFFICE BUILDING	NOT A PART
FUTURE STORAGE	1,000 S.F. PER BUILDING (2) = 2,000 S.F.
PARKING*	70 SPACES PROVIDED

PARCEL B

SITE AREA	4.10 ACRES = 178,615 S.F.
UNIT TOTAL	60 UNITS
DENSITY	19.5 DU/AC
COMMON BUILDING	3,539 S.F.
POOL BUILDING	479 S.F.
PARKING*	120 SPACES PROVIDED

*SEE A-2 PROJECT REQUIREMENTS FOR PARKING SUMMARY AND ANALYSIS

LEGEND

- BUILDING NUMBER / BUILDING TYPE
- ENTRY LOCATION
- (1) TRASH/ RECYCLE ENCLOSURE PER RMC CH 19.554
- (2) LAUNDRY
- (3) UTILITY CABINET
- (4) WATER QUALITY BASIN WITH SWALE, SEE LANDSCAPE
- (5) POTENTIAL TRANSFORMER LOCATION, TO BE VERIFIED BY UTILITY CONSULTANT AND SCREENED BY LANDSCAPE
- (AM) ADA - MOBILITY UNIT AT GROUND FLOOR
- (TM) TCAC - MOBILITY UNIT AT GROUND FLOOR
- ACCESSIBLE PATH OF TRAVEL

NOTE: SEE CIVIL AND LANDSCAPE FOR ADDITIONAL INFORMATION

NATIONAL COMMUNITY RENAISSANCE

ARCHITECTURAL SITE PLAN

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-3

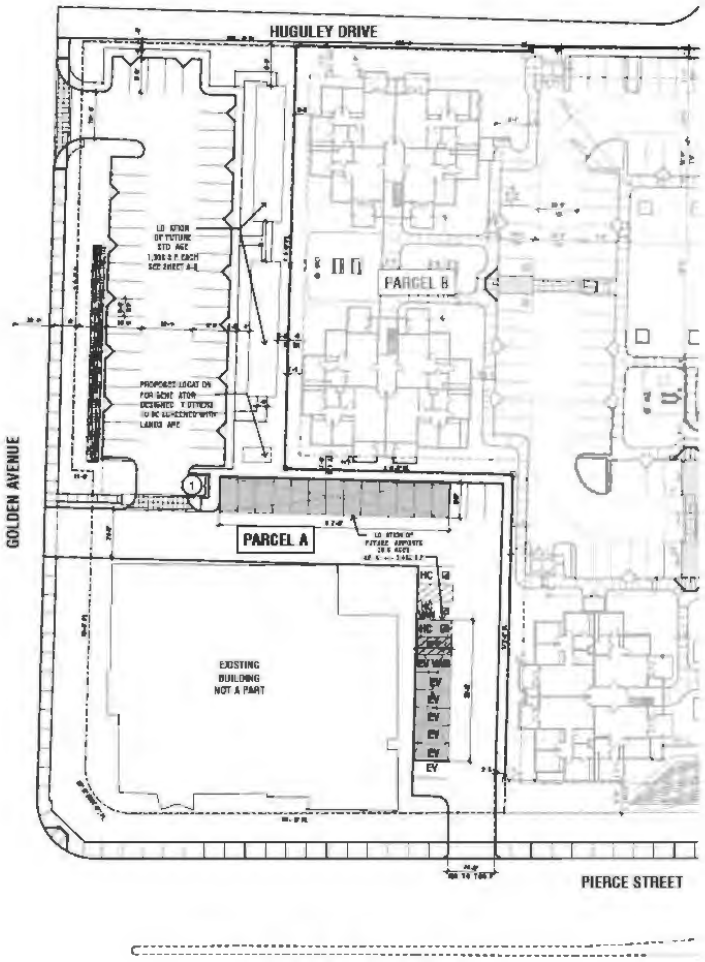
0 15 30 60

APN 146-141-065, 141-141-066, 146-141-067, 146-141-071, 146-141-072, 146-141-029

CONCEPTUAL DESIGN | 2018207.01 | 02-25-2020

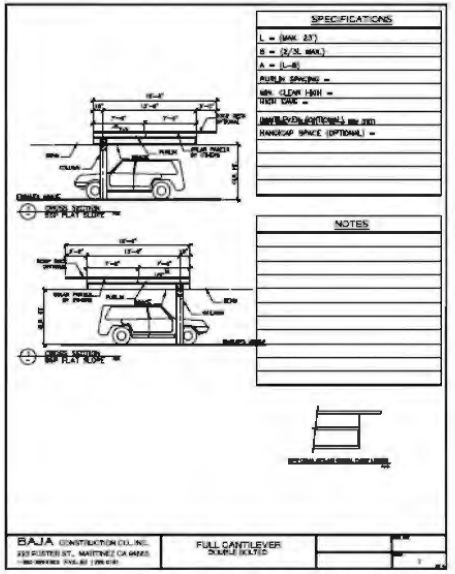
WHA

P19-0553 - P19-0555, Exhibit 6 - Project Plans



PARCEL A - SITE PLAN

CARPORT EXAMPLES



CARPORT CUTSHEET

NATIONAL COMMUNITY RENAISSANCE

PARCEL A

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-4

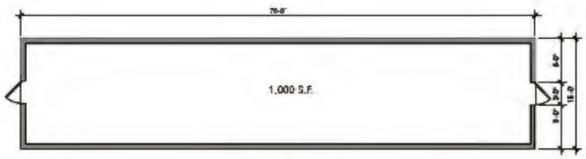
APN 146-141-065, 141-141-066, 146-141-067, 146-141-071, 146-141-072, 146-141-029

CONCEPTUAL DESIGN | 2018207.01 | 02-25-2020

WHA

P19-0553 - P19-0555, Exhibit 6 - Project Plans

ROOF PLAN



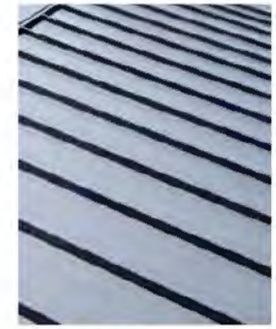
FLOOR PLAN

REAR ELEVATION

RIGHT ELEVATION

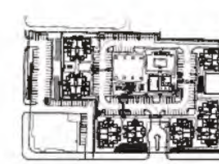
LEFT ELEVATION

FRONT ELEVATION



LOW SLOPE METAL ROOF

CMU BLOCK



KEY PLAN NTS

TYPICAL STORAGE BUILDINGS

LA SIERRA APARTMENTS

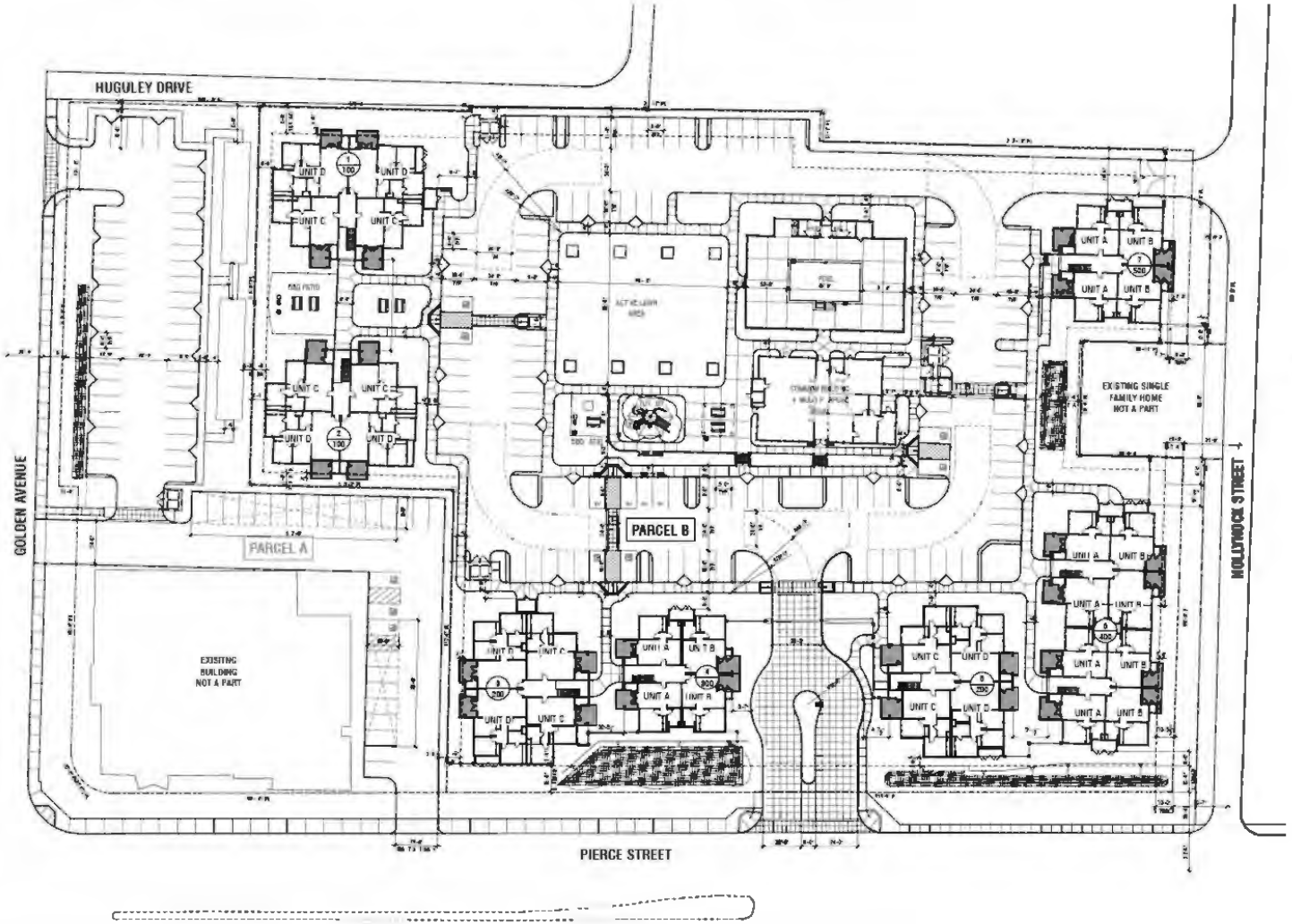
11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-5

APN 146-141-065, 141-141-066, 146-141-067, 146-141-071, 146-141-072, 146-141-029

CONCEPTUAL DESIGN | 2016207.01 | 02-25-2020

WHA



LA SIERRA AFFORDABLE APARTMENTS
PARCEL B - OPEN SPACE SUMMARY

COMMON OPEN SPACE

Per RMC Table 19.100.070, R-3-1500
300 S.F. Per Unit (One Dimension of 100 Feet)

80 Units X 300 S.F./Unit = 24,000 S.F. Required

See LC-6 for Common Open Space Provided

AMENITIES

Per RMC CHAPTER 19.100.070(B)(3)(a)-(j)
Shall include four of the amenities specified

Amenities Provided

Tot Lot
Pool
Common Building
Multipurpose Room
BBQ Patio
Activity Lawn

PRIVATE OPEN SPACE

Per RMC Chapter 19.100.070.C

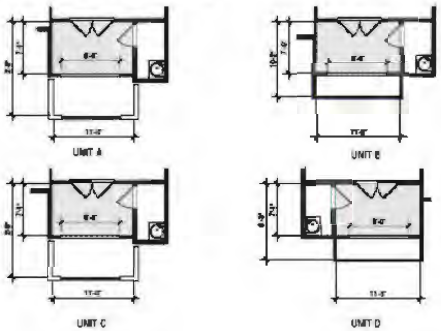
100 S.F. Per Unit - Ground Floor (Min. Dimension of 8'-0")*
50 S.F. Per Unit - Upper Floor (Min. Dimension of 5'-0")

*Per RMC 19.630.040.D - First-floor uncovered porches ... may project up to three feet into a required side or rear yard area

PRIVATE OPEN SPACE TABLE

BUILDING TYPE	UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3
BUILDING 100	UNIT C	136 S.F.	78 S.F.	-
	UNIT D	114 S.F.	78 S.F.	-
BUILDING 200	UNIT C	131 S.F.	78 S.F.	78 S.F.
	UNIT D	111 S.F.	78 S.F.	78 S.F.
BUILDING 300	UNIT A	117 S.F.	68 S.F.	68 S.F.
	UNIT B	120 S.F.	71 S.F.	71 S.F.
BUILDING 400	UNIT A	125 S.F.	68 S.F.	68 S.F.
	UNIT B	109 S.F.	71 S.F.	71 S.F.
BUILDING 500	UNIT A	125 S.F.	68 S.F.	-
	UNIT B	112 S.F.	71 S.F.	-

TYP. CAL. PRIVATE OPEN SPACE CONFIGURATION



DECK AT SECOND/ THIRD LEVEL

PRIVATE OPEN SPACE ANALYSIS

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-6

0 15 30 60

APN 148-141-065, 141-141-066, 148-141-067, 148-141-071, 148-141-072, 148-141-029

CONCEPTUAL DESIGN | 2016207.01 | 02-25-2020

NATIONAL COMMUNITY CORE RENAISSANCE

WHA

P19-0553 - P19-0555, Exhibit 6 - Project Plans