



Note: Artist conception; Landscape, colors, materials and application may vary.

PIERCE STREET



AT RISK COMMUNITY RE-DEVELOPMENT
1401 West Avenue, Suite 200, Santa Ana, CA 92701 | 949.300.0007
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CONCEPTUAL STREET SCENE
LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-7

API# 146-141-086, 141-141-086, 146-141-071, 146-141-072, 146-141-029
CONCEPTUAL DESIGN | 20180701 | 02-25-2020





Note: Artist conception; Landscape, colors, materials and application may vary.



AT RISK COMMUNITY RE-DEVELOPMENT
1001 West Avenue
Riverside, CA 92501
951.483.2444

CONCEPTUAL STREET SCENE

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-8

APN 146-141-085, 141-141-086, 146-141-071, 146-141-072, 146-141-029
CONCEPTUAL DESIGN | 20180701 | 02-25-2020





Note: Artist conception; Landscape, colors, materials and application may vary.

VIEW FROM PIERCE STREET



AT FINAL COMMUNITY MEETING
 1001 W. Main Street, Suite 200, Santa Ana, CA 92701 | 949.300.0007
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 1001 W. Main Street, Suite 200, Santa Ana, CA 92701

CONCEPT RENDERING

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
 RIVERSIDE, CA

A-9

API# 146-141-085, 141-141-086, 146-141-087, 146-141-071, 146-141-072, 146-141-029
 CONCEPTUAL DESIGN | 2018/07/01 | 02-25-2020





Note: Artist conception; Landscape, colors, materials and application may vary.

VIEW FROM PIERCE STREET



AT FINAL COMMUNITY REVIEW
8421 West Avenue
Riverside, California 92504
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CONCEPT RENDERING

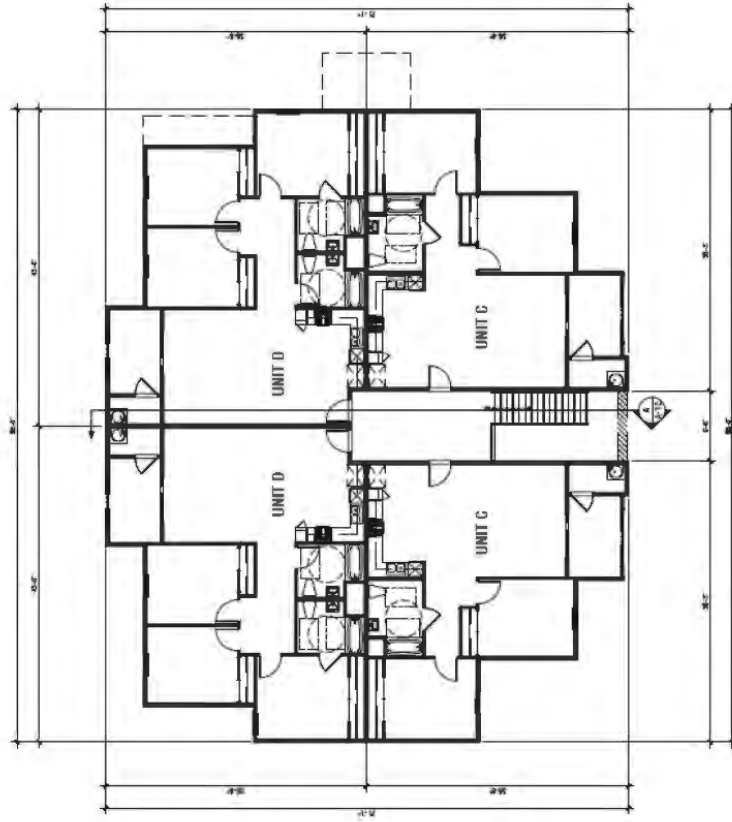
LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

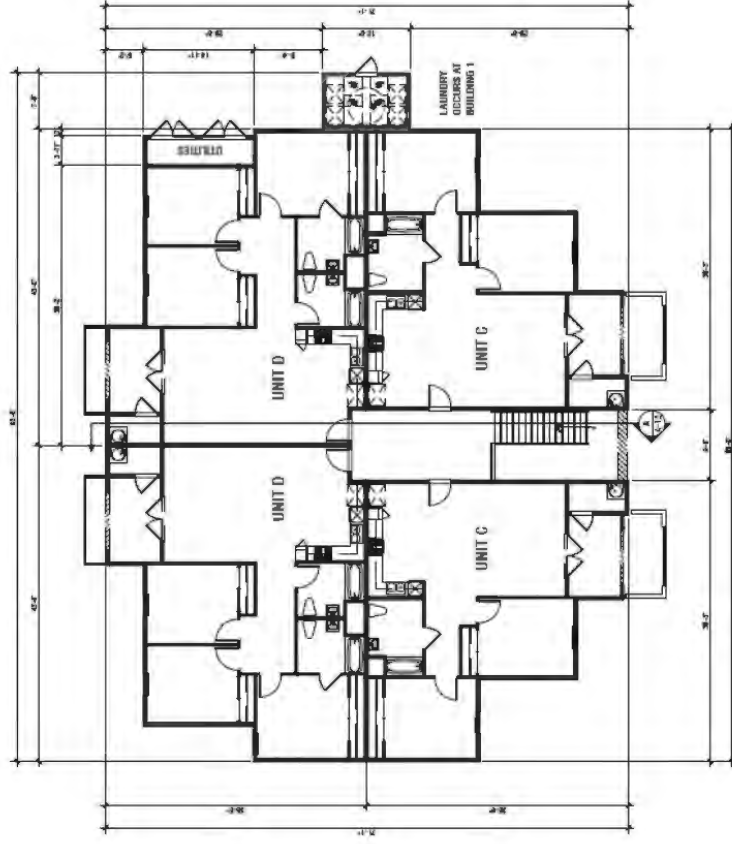
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APN 146-141-085; 141-141-086; 146-141-071; 146-141-072; 146-141-029
CONCEPTUAL DESIGN | 2018/07/01 | 02-25-2020

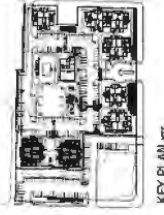




LEVEL 2



LEVEL 1



BUILDING TYPE 100 | FLOOR PLANS LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-11
15



APR 145-141-005 141-141-006 145-141-071 145-141-072 145-141-073
CONCEPTUAL DESIGN | 2018/07/01 | 02-25-2020

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RIVERSIDE, CA 92504
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11291 & 11253 PIERCE STREET
RIVERSIDE, CA

BUILDING TYPE 100 | SECTION & ROOF PLAN
LA SIERRA APARTMENTS



ARCHITECTS

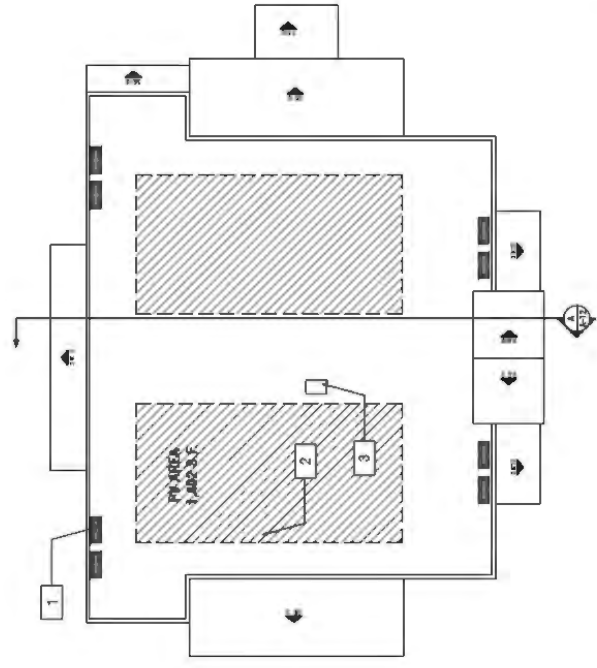
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APR 145-141-005, 145-141-006, 145-141-007, 145-141-071, 145-141-072, 145-141-039
CONCEPTUAL DESIGN | 2018/07/01 | 00-25-2020

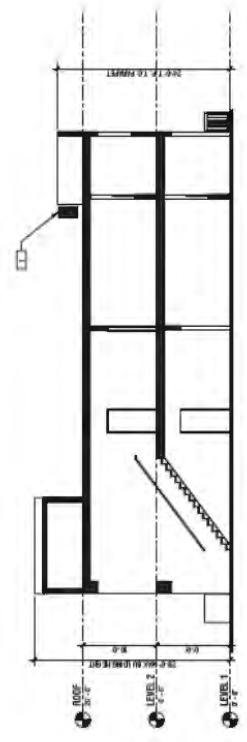
- ROOF PLAN AND SECTION KEYNOTES**
- 1 MECHANICAL CONDENSER UNIT - MOUNT TO FACE OF PARAPET WALL
 - 2 PV AREA - ANTICIPATED
 - 3 22"x32" ROOF ACCESS HATCH PER CMC 304.3.1.1

LOW RISE RESIDENTIAL PRELIMINARY PV ANALYSIS

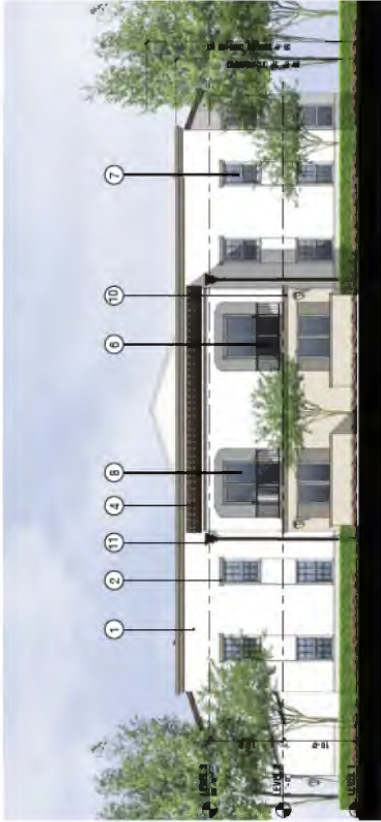
CONDITIONED FLOOR AREA	10,126 S.F.
WATTS PER S.F.	15.75
PV AREA PROVIDED (75% EFFICIENCY)	1,492 S.F.



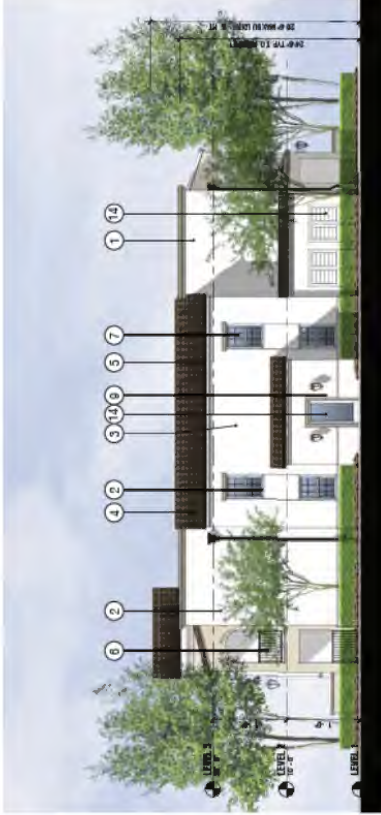
ROOF PLAN



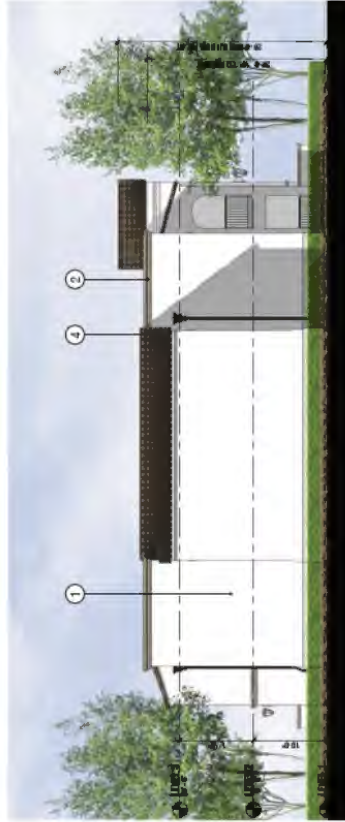
SECTION A



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION
(GOLDEN AVENUE)

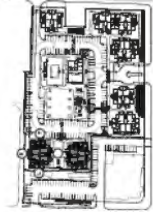


FRONT ELEVATION

KEY NOTES

- 1 Exterior Cement Plaster Finish
- 2 Exterior Cement Plaster Trim
- 3 Not Used
- 4 'S' Tile Roof
- 5 Eave - Exterior Cement Plaster over Shaped Foam
- 6 Metal Railing - Painted
- 7 Vinyl Window
- 8 Vinyl Door
- 9 Decorative Tile
- 10 Wall Sconce
- 11 Downspout and Leadhead - Painted
- 12 Decorative Metal Accent - Painted
- 13 Decorative Gable Vent
- 14 Hollow Metal Door - Single Lite or Louvers, per Elevation

Note: Arrows indicate materials and colors. All materials and colors are subject to change without notice. See color and material book for paint and finish selections.



KEY PLAN
1 2 3 4 5 6 7 8 9 10 11 12 13 14
NORTH
EAST
WEST
SOUTH

BUILDINGS 1 & 2 - TYPE 100 | EXTERIOR ELEVATIONS

LA SIERRA APARTMENTS

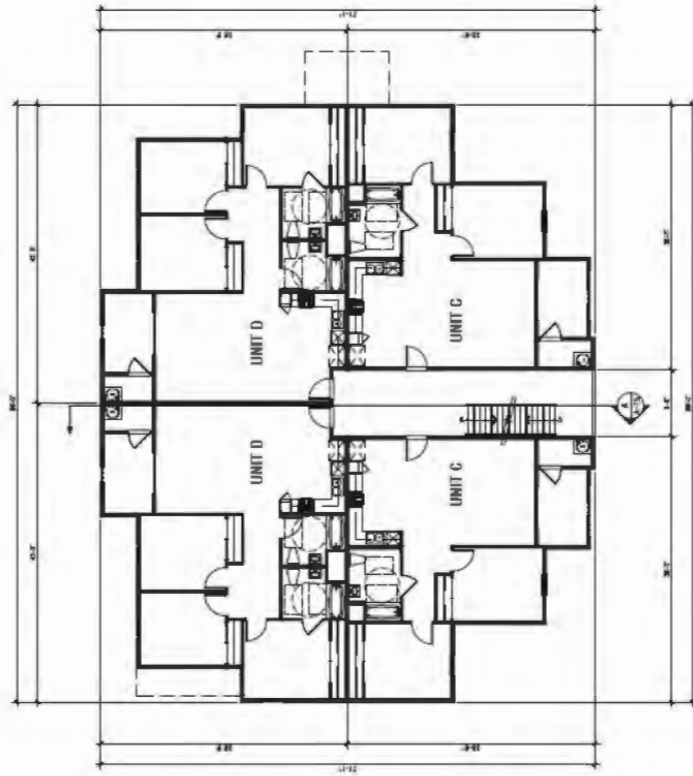
11291 & 11253 PIERCE STREET
RIVERSIDE, CA



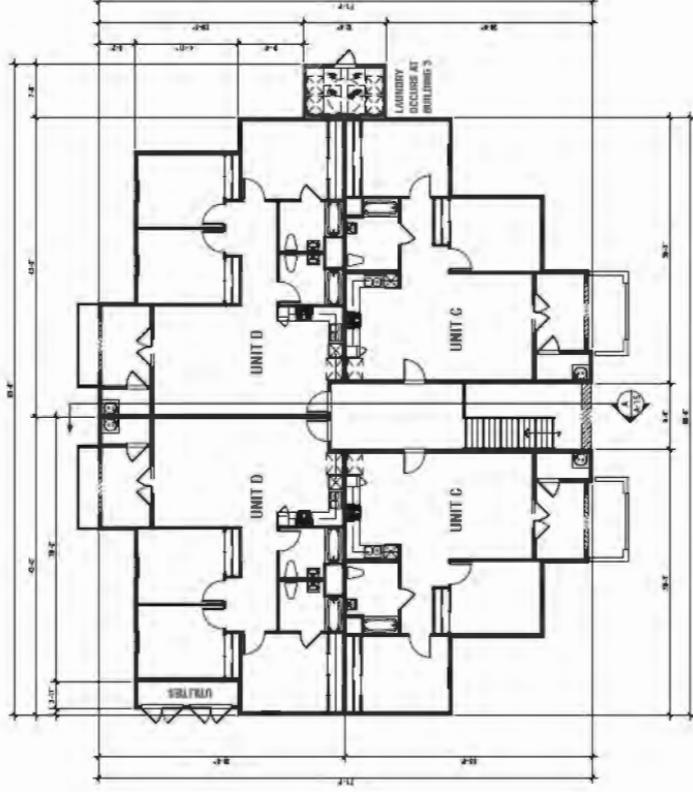
11291 & 11253 PIERCE STREET
RIVERSIDE, CA 92504
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APR 148-141-065, 141-141-071, 148-141-072, 148-141-073
CONCEPTUAL DESIGN | 2018/07/01 | 02-04-2020

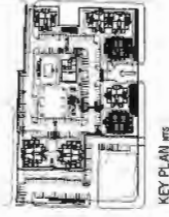




LEVEL 2



LEVEL 1



BUILDING TYPE 200 | FLOOR PLANS
LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
 RIVERSIDE, CA

A-14

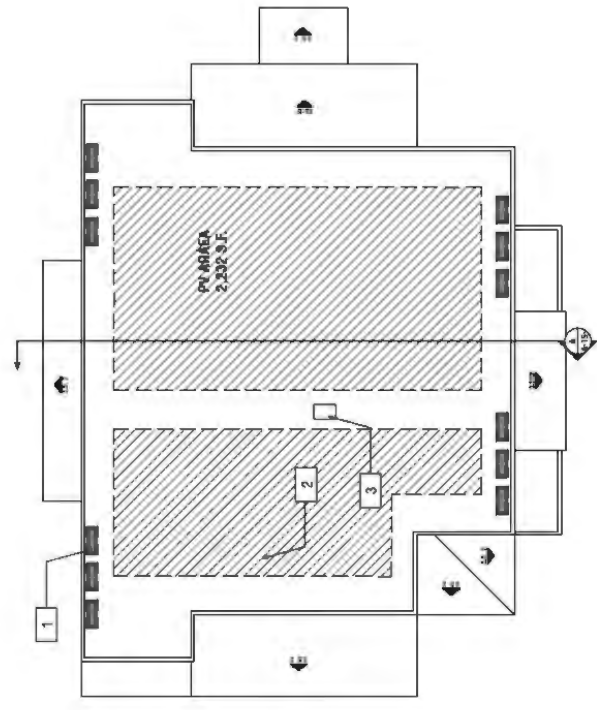
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 CONCEPTUAL DESIGN | 2018.07.01 | 02-25-2020

APN 148-141-005 141-141-006 148-141-071 148-141-072 148-141-029

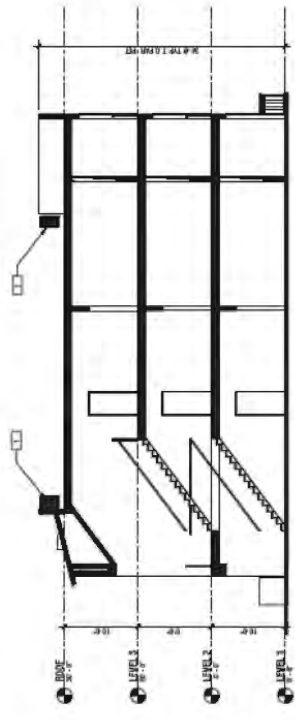
WHA
 WOODHEAD ARCHITECTS
 10000 BURNING WOOD DRIVE, SUITE 100
 RIVERSIDE, CA 92504

BUILDING TYPE 200 | SECTION & PLANS
LA SIERRA APARTMENTS

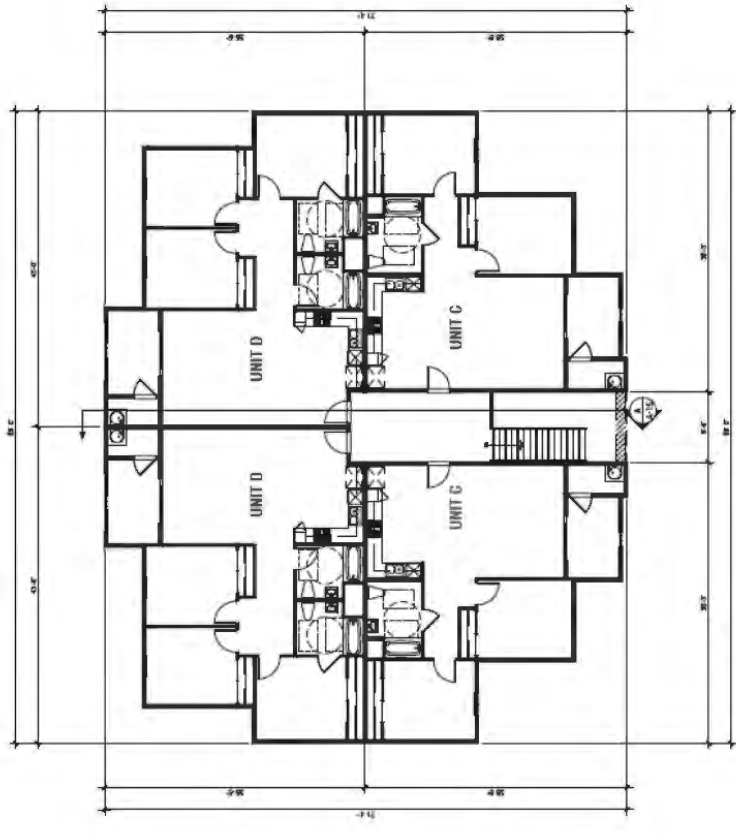
KEY PLAN .dwg



ROOF PLAN



SECTION A



LEVEL 3

ROOF PLAN AND SECTION KEYNOTES

- 1 MECHANICAL CONDENSER UNIT - MOUNT TO FACE OF PARAPET WALL
- 2 PV AREA - ANTICIPATED
- 3 22"x34" ROOF ACCESS HATCH PER CMC 304.3.1.1

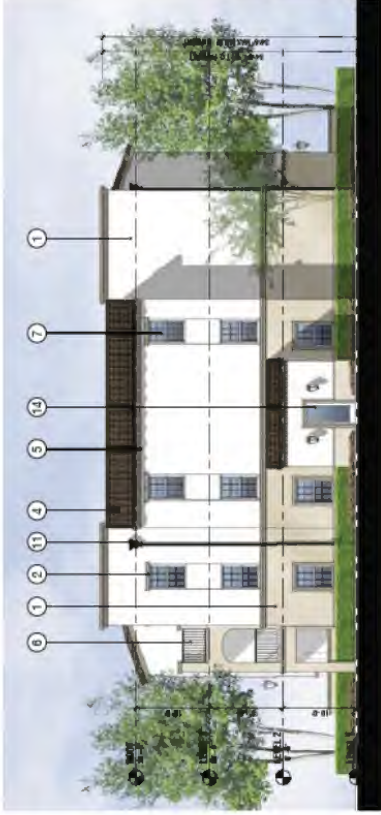
SLOW RISE RESIDENTIAL PRELIMINARY PV ANALYSIS

CONDITIONED FLOOR AREA	15,072 S.F.
WATTS PER S.F.	15.75
PV AREA PROVIDED (75% EFFICIENCY)	2,332 S.F.

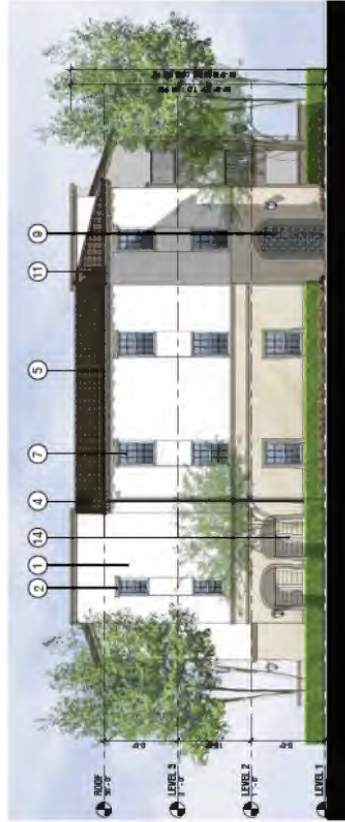




REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION
(PIERCE STREET)

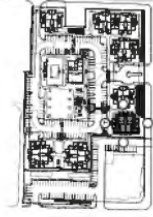


FRONT ELEVATION

KEY NOTES

- 1 Exterior Cement Plaster Finish
- 2 Exterior Cement Plaster Trim
- 3 Not Used
- 4 S' Tile Roof
- 5 Eave - Exterior Cement Plaster over Shaped Foam
- 6 Metal Railing - Painted
- 7 Vinyl Window
- 8 Vinyl Door
- 9 Decorative Tile
- 10 Wall Sconce
- 11 Downspout and Leadhead - Painted
- 12 Decorative Metal Accent - Painted
- 13 Decorative Gable Vent
- 14 Hollow Metal Door - Single Lite or Louvers, per Elevation

Note: Arrows indicate - Landscaping, materials and appls shown may vary. Size color and materials for paint and finish selections.



KEY PLAN
Rear
Front
Left
Right

BUILDING 3 - TYPE 200 | EXTERIOR ELEVATIONS

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

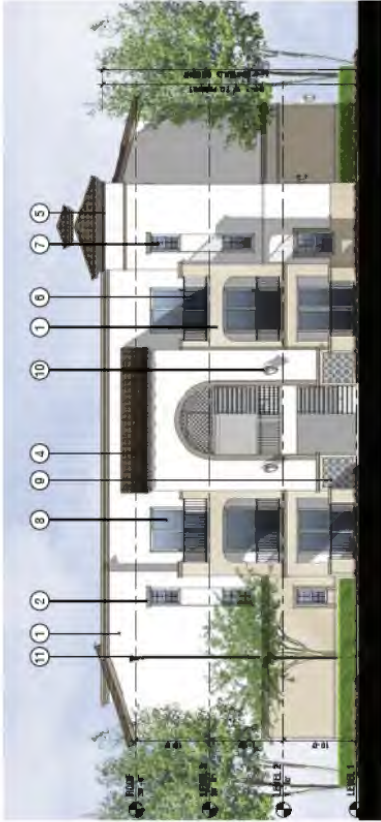
A-16

APN 146-141-065, 141-141-071, 146-141-072, 146-141-073
CONCEPTUAL DESIGN | 2018/07/01 | 02-04-2020

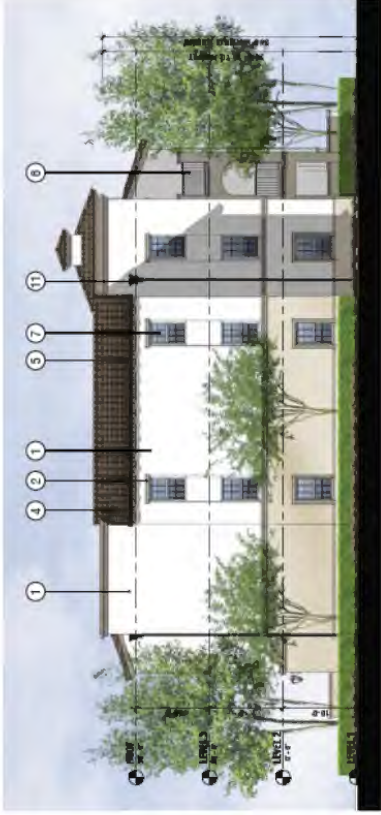


ATLANTA COMMUNITY DEVELOPMENT
1000 N. W. 10th Avenue
Atlanta, Georgia 30309
404.525.1175

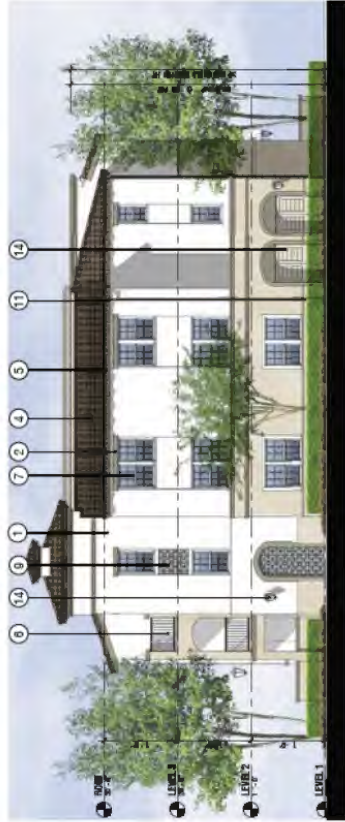




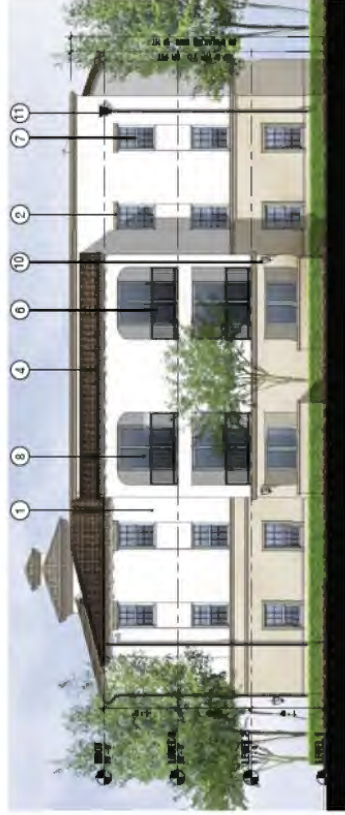
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION
(PIERCE STREET)

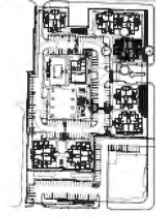


FRONT ELEVATION

KEY NOTES

- 1 Exterior Cement Plaster Finish
- 2 Exterior Cement Plaster Trim
- 3 Not Used
- 4 S' Tile Roof
- 5 Eave - Exterior Cement Plaster over Shaped Foam
- 6 Metal Railing - Painted
- 7 Vinyl Window
- 8 Vinyl Door
- 9 Decorative Tile
- 10 Wall Sconce
- 11 Downspout and Leadhead - Painted
- 12 Decorative Metal Accent - Painted
- 13 Decorative Gable Vent
- 14 Hollow Metal Door - Single Lite or Louvers, per Elevation

Note: Arrows indicate concrete, masonry, metal, and wood. All other materials are per elevation. See color and material table for paint and finish selections.



KEY PLAN
NORTH
SOUTH
WEST
EAST

BUILDING 5 - TYPE 200 | EXTERIOR ELEVATIONS

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-17

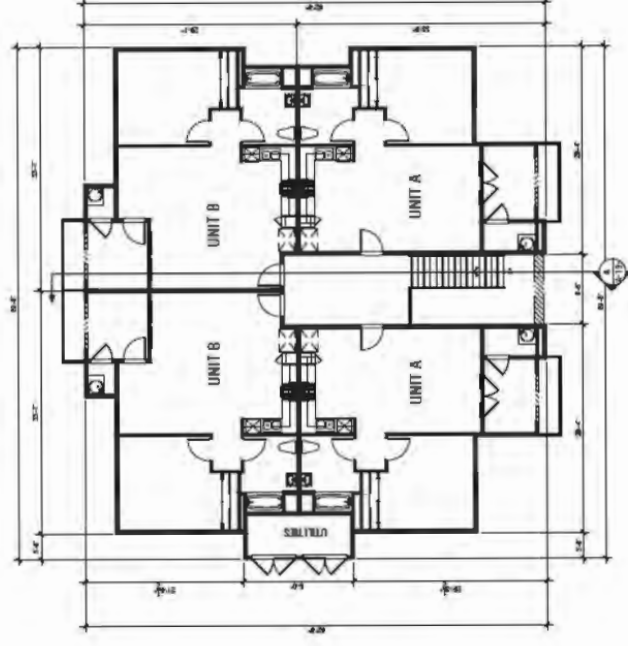
APR 146-141-065, 141-141-066, 146-141-071, 146-141-072, 146-141-073
CONCEPTUAL DESIGN | 2018/03/01 | 05-04-2020



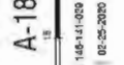
ATLANTA COMMUNITY RENAISSANCE
ARCHITECTS
1000 BROADWAY
NEW YORK, NY 10004



WHA
ARCHITECTS
1000 BROADWAY
NEW YORK, NY 10004



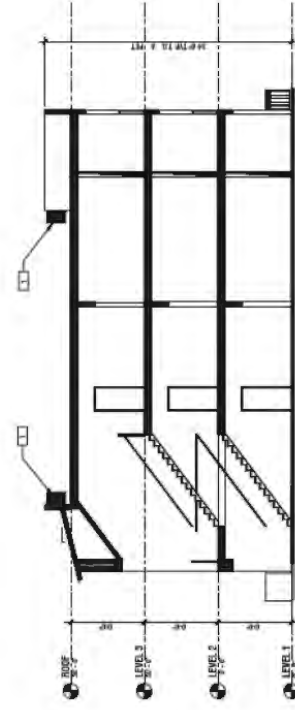
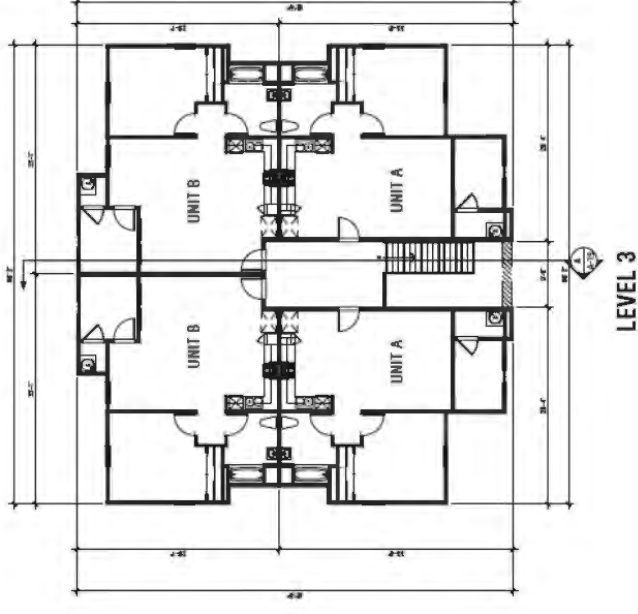
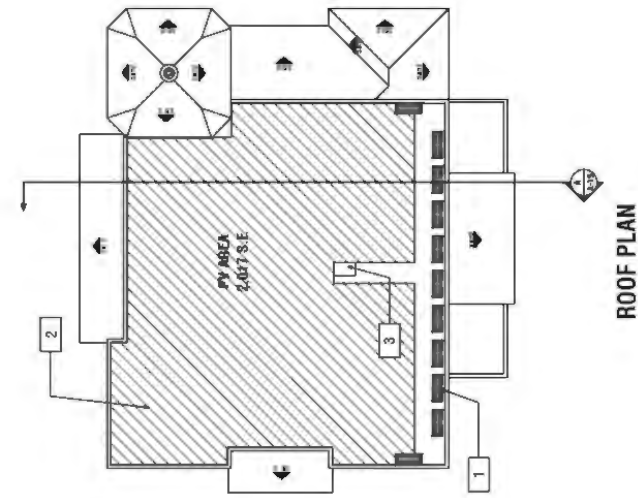
LEVEL 1



11291 & 11253 PIERCE STREET
RIVERSIDE, CA

APN 140-141-005 141-141-000 140-141-007, 140-141-071, 140-141-072, 140-141-079
CONCEPTUAL DESIGN | 2018.07.01 | 02.25.2020

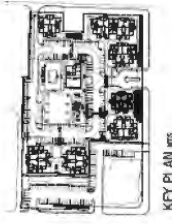




- ROOF PLAN AND SECTION KEYNOTES**
- 1 MECHANICAL CONDENSER UNIT - MOUNT TO FACE OF PARAPET WALL
 - 2 PV AREA - ANTICIPATED
 - 3 22"x24" ROOF ACCESS HATCH PER CMC 304.3.1.1

LOW RISE RESIDENTIAL PRELIMINARY PV ANALYSIS

CONDITIONED FLOOR AREA	11,006 S.F.
WATTS PER S.F.	15.75
PV AREA PROVIDED (75% EFFICIENCY)	2,017 S.F.



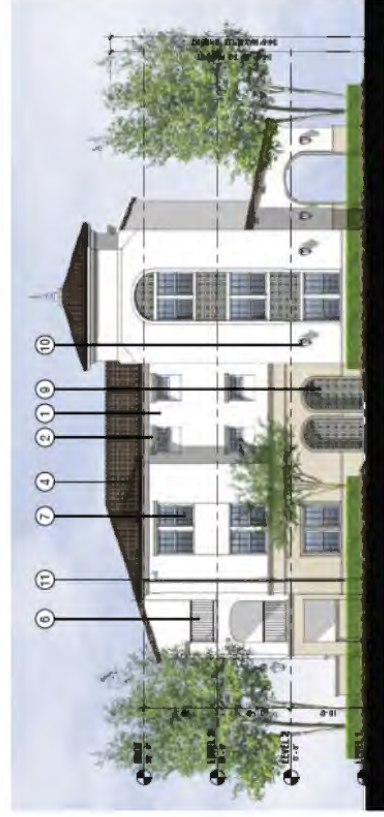
BUILDING TYPE 300 | FLOOR PLANS

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-19





LEFT ELEVATION

FRONT ELEVATION

KEY NOTES

- 1 Exterior Cement Plaster Finish
- 2 Exterior Cement Plaster Trim
- 3 Not Used
- 4 'S' Tile Roof
- 5 Eave - Exterior Cement Plaster over Shaped Foam
- 6 Metal Siding - Painted
- 7 Vinyl Siding
- 8 Vinyl Door
- 9 Decorative Tile
- 10 Wall Sconce
- 11 Downspout and Leaderhead - Painted
- 12 Decorative Metal Accent - Painted
- 13 Decorative Gable Vent
- 14 Hollow Metal Door - Single Lite or Louvers, per Elevation

Note: Artist conception; landmarks, materials and animal skins may vary. See color and materials for main and finish selections.

BUILDING 4 - TYPE 300 | EXTERIOR ELEVATIONS

LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
RIVERSIDE, CA

104A 2300 MEDICAL CENTER DRIVE | SUITE 200 | CAMPA, A. CA 95005 | 949.278.0887
B. 2300 MEDICAL CENTER DRIVE | SUITE 200 | CAMPA, A. CA 95005

AT OVAL COMPANY TYPE ASSISTANCE
8423 100th Avenue
San Diego, California 92120
• 602-289-9422

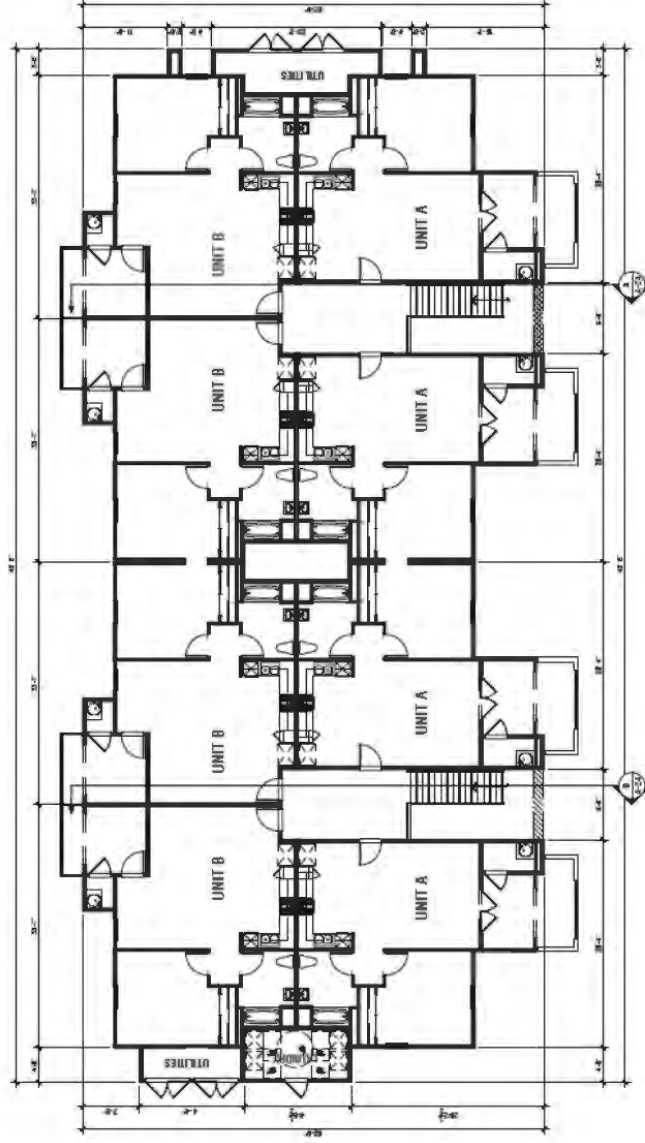
APN 148-141-005, 141-141-006, 148-141-067, 148-141-071, 148-141-072, 146-141-029
CONCEPTUAL DESIGN | 2018/07/01 | 02-04-2020

A-20

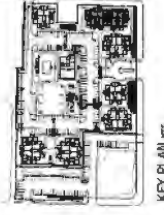
WHA

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



LEVEL 1



KEY PLAN .dwg



17000 COMMUNITY RENEWAL
17000 COMMUNITY RENEWAL
17000 COMMUNITY RENEWAL
17000 COMMUNITY RENEWAL

BUILDING TYPE 400 I FLOOR PLAN LA SIERRA APARTMENTS

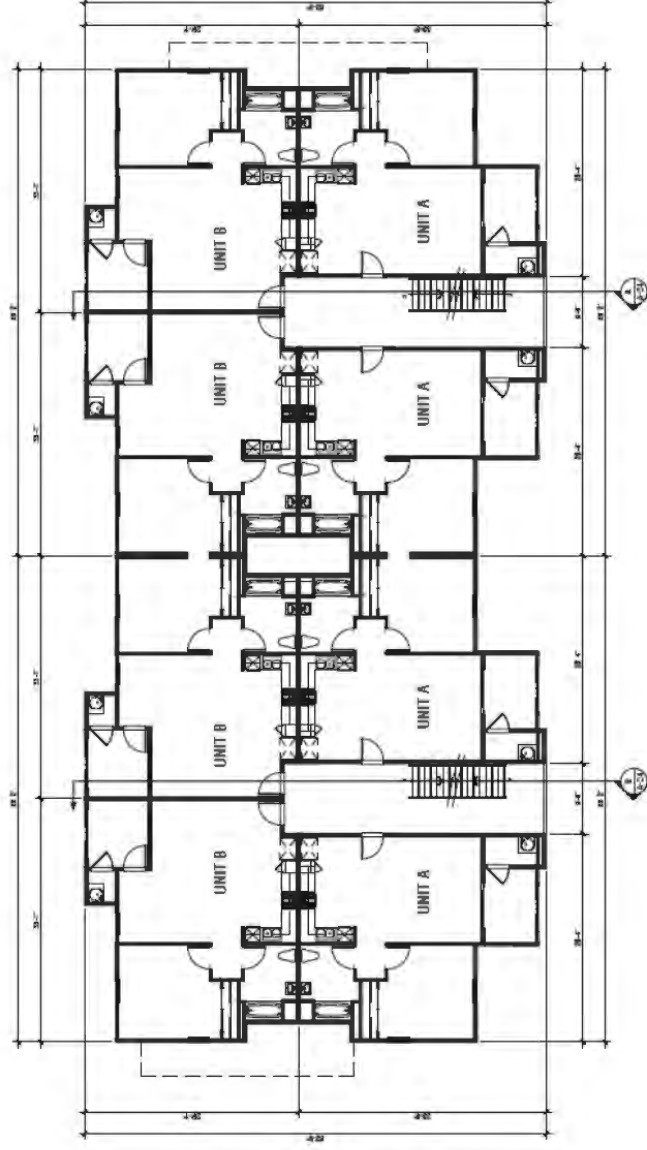
11291 & 11253 PIERCE STREET
RIVERSIDE, CA

A-21

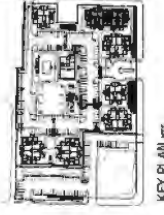
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ARCHITECTS



LEVEL 2



17000 COMMUNITY RENEWAL
 17000 COMMUNITY RENEWAL
 17000 COMMUNITY RENEWAL
 17000 COMMUNITY RENEWAL

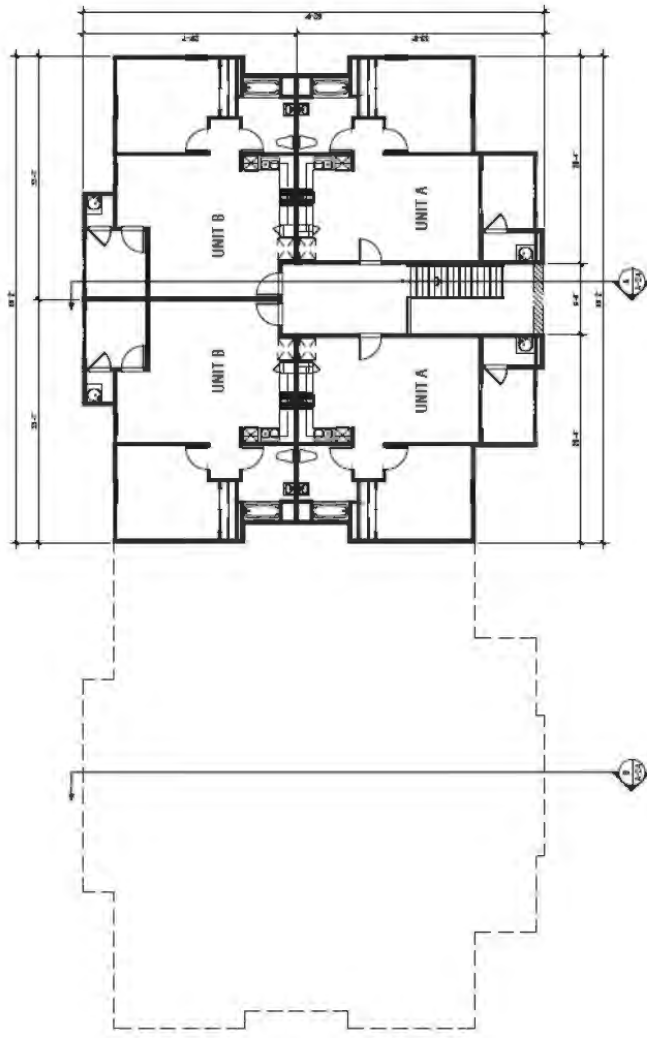
BUILDING TYPE 400 I FLOOR PLAN LA SIERRA APARTMENTS

11291 & 11253 PIERCE STREET
 RIVERSIDE, CA

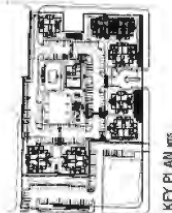
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 13



APR 145-141-005 141-141-006 145-141-007 145-141-071 145-141-072 145-141-039
 CONCEPTUAL DESIGN | 2018/07/01 | 02-25-2020



LEVEL 3



BUILDING TYPE 400 I FLOOR PLAN
LA SIERRA APARTMENTS
 11291 & 11253 PIERCE STREET
 RIVERSIDE, CA



A-23
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 APR 148-141-005 141-141-006 148-141-007 148-141-071 148-141-072 148-141-039
 CONCEPTUAL DESIGN | 2018/07/01 | 02-25-2020

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ROOF PLAN