

FIVE POINTS MIXED USE PROJECT

RIVERSIDE, CA



FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT PROJECT SUMMARY

CONSULTANTS

Developer
Planning Consultant
Architect
Civil Engineer
Landscape Architect

RC Hobbs Company
Ken Gutierrez
IDEArc Architecture & Planning
ADKAN Associates
RLA Landscape Architects

SITE INFO

Location SW Corner of La Sierra & Pierce, Riverside, CA
Area **2.38 acres** - (Apartment Site = 1.58 acres | Retail site = 0.8 acres)
103,731 sf - (Apartment Site = 68,916 sf | Retail Site = 34,766 sf)
Current Zoning **Mixed-Use Village**
Existing Use Empty Lots
Proposed Use **60 Senior Apartments + Retail**
Density **37.97 DU/AC** for Apartment site
FAR/Coverage Refer to Site Plan
Height limit 35'
Flood Zone No

PROPOSED USE

Building Type Apartment Bldg + 2 small Retail Buildings
Residential Occupancy Group / Construction Type Group **R-2/Type V-A** for wood framed residential structure
NFPA 13 Sprinklers
Commercial Occupancy Group/ Construction Type Group **A-2/Type V-A** for restaurants structures
NFPA 13 Sprinklers
Number of Apartments **60**
37 1 bed/1 bath
23 2 bed/2 bath
Parking provided **105** (57 Residential, 48 Restaurant)
Parking ratio
Retail Open Space **PROVIDED 5,554 sf** (16% of site area)
Apartment Private Open Space **PROVIDED 65 sf/unit (3,922 SF)**
REQUIRED 50 sf/unit
Apartment Common Open Space **PROVIDED 127 sf/unit (7,608 SF)**
REQUIRED 50 sf/unit
Residential: **0.96:1** ratio by Unit or **1.2:1** ratio by Bedroom
Commercial: **10 stalls/1,000 GSF Restaurant, 4 stalls/1,000 GSF Retail**

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT



DESIGN DEVELOPMENT REVIEW PACKAGE (RE-SUBMITTAL #8)
DESIGN DEVELOPMENT ELEVATIONS - APARTMENT & RETAIL PROJECT

05.27.21



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PROJECT SUMMARY

PARKING:

RETAIL: 43 STALLS
PARKING STALLS: 5 STALLS
ACCESSIBLE STALLS: 46 STALLS
TOTAL STALLS: 46 STALLS

PARKING RATIO: 41,000 SQFT=8 REQ (RETAIL)
101,000 SQFT=38 REQ (RESTAURANT)
46 REQUIRED SPACES

APARTMENTS:
PARKING STALLS: 46 STALLS (COVERED)
5 STALLS (UNCOVERED)
ACCESSIBLE STALLS: 6 STALLS (4 COVERED/2 UNCOVERED)
TOTAL STALLS: 57 STALLS
PARKING RATIO: 95:1

UNIT COUNT:

RETAIL SPACE: 2,032 SQFT
RESTAURANT SPACE: 3,762 SQFT
TOTAL: 5,794 SQFT

APARTMENTS:
1 BED UNITS (626 SQFT): 37 UNITS
2 BED UNITS (848 SQFT): 23 UNITS
TOTAL UNITS: 60 UNITS

AREA CALCULATIONS:

RETAIL SITE AREA:
34,766 SQFT (.80 ACRES)
F.A.R. = 13.75%

OPEN SPACE:
REQUIRED (ASSUMING 15%): 5,215 SQFT
PROVIDED: 5,676 SQFT

APARTMENT SITE AREA:
68,916 SQ. FT. (1.58 ACRES)
60 UNITS IN A 2 & 3 STORY BUILDING
37.97 DU/AC

OPEN SPACE:
REQUIRED
50 SF/UNIT COMMON = 3,000 SQFT
50 SF/UNIT PRIVATE = 3,000 SQFT
TOTAL = 6,000 SQFT

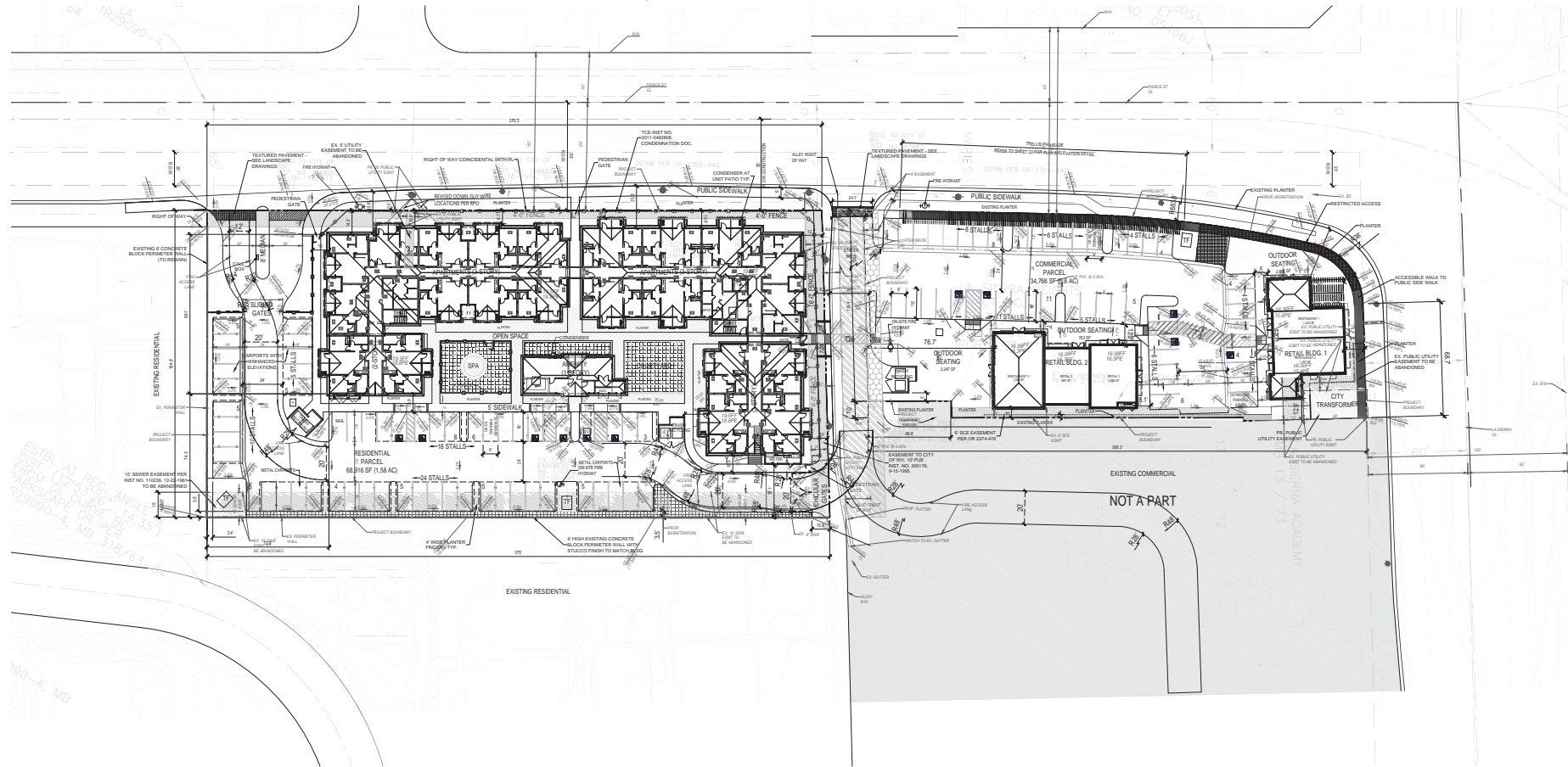
PROVIDED:
COMMON = 7,608 SQFT
PRIVATE = 3,420 SQFT
TOTAL = 11,028 SQFT

PROGRAM LEGEND

	RETAIL
	PLAN 1 - 1BED/1BA 626 SF
	PLAN 2 - 2 BED/2 BA 848 SF
	LEASING/FITNESS/ COMMUNITY ROOM
	MECH/STAIRS

EASEMENTS/RETENTION

	EASEMENT (SEE NOTE)		RESTRICTED ACCESS
	EASEMENT (TO BE ABANDONED)		ACCESS EASEMENT (FROM FIVE POINTS TO WESTERN MANAGEMENT CO)
	TEXTURED PAVEMENT (SEE LANDSCAPE PLANS)		ACCESS EASEMENT (FROM WESTERN MANAGEMENT CO TO FIVE POINTS)
	BIORETENTION SWALE		CONDENSER LOCATIONS



PROJECT SUMMARY

PARKING:

RETAIL:
PARKING STALLS: 43 STALLS
ACCESSIBLE STALLS: 5 STALLS
TOTAL STALLS: 48 STALLS
PARKING RATIO: 4/1,000 SQFT=8 REQ (RETAIL)
10/1,000 SQFT=38 REQ (RESTAURANT)
46 REQUIRED SPACES

APARTMENTS:
PARKING STALLS: 46 STALLS (COVERED)
5 STALLS (UNCOVERED)
ACCESSIBLE STALLS: 6 STALLS (4 COVERED/2 UNCOVERED)
TOTAL STALLS: 57 STALLS
PARKING RATIO: 95:1

UNIT COUNT:

RETAIL SPACE: - 2,092 SQFT
RESTAURANT SPACE: - 3,792 SQFT
TOTAL: - 5,744 SQFT

APARTMENTS:
1 BED UNITS (626 SQFT): 37 JUNITS
2 BED UNITS (848 SQFT): 23 JUNITS
TOTAL UNITS: 60 JUNITS

AREA CALCULATIONS:

RETAIL SITE AREA:
34,766 SQFT (80 ACRES)
F.A.R. = 13.75%

OPEN SPACE:
REQUIRED (ASSUMING 15%): 5,215 SQFT
PROVIDED: 5,675 SQFT

APARTMENT SITE AREA:
68,916 SQ. FT. (1.58 ACRES)
60 UNITS IN A 2 & 3 STORY BUILDING
37.97 DU/AC

OPEN SPACE:
REQUIRED
50 SF/UNIT COMMON = 3,000 SQFT
50 SF/UNIT PRIVATE = 3,000 SQFT
TOTAL = 6,000 SQFT
PROVIDED:
COMMON = 7,608 SQFT
PRIVATE = 3,420 SQFT
TOTAL = 11,028 SQFT

PROGRAM LEGEND

	RETAIL
	PLAN 1 - 1BED/1BA 626 SF
	PLAN 2 - 2 BED/2 BA 848 SF
	LEASING/FITNESS/ COMMUNITY ROOM
	MECH/STAIRS

EASEMENTS/RETENTION

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	EASEMENT (TO BE ABANDONED)		ACCESS EASEMENT (FROM FIVE POINTS TO WESTERN MANAGEMENT CO)
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	BIORETENTION SWALE		CONDENSER LOCATIONS



GRAPHIC SITE PLAN

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

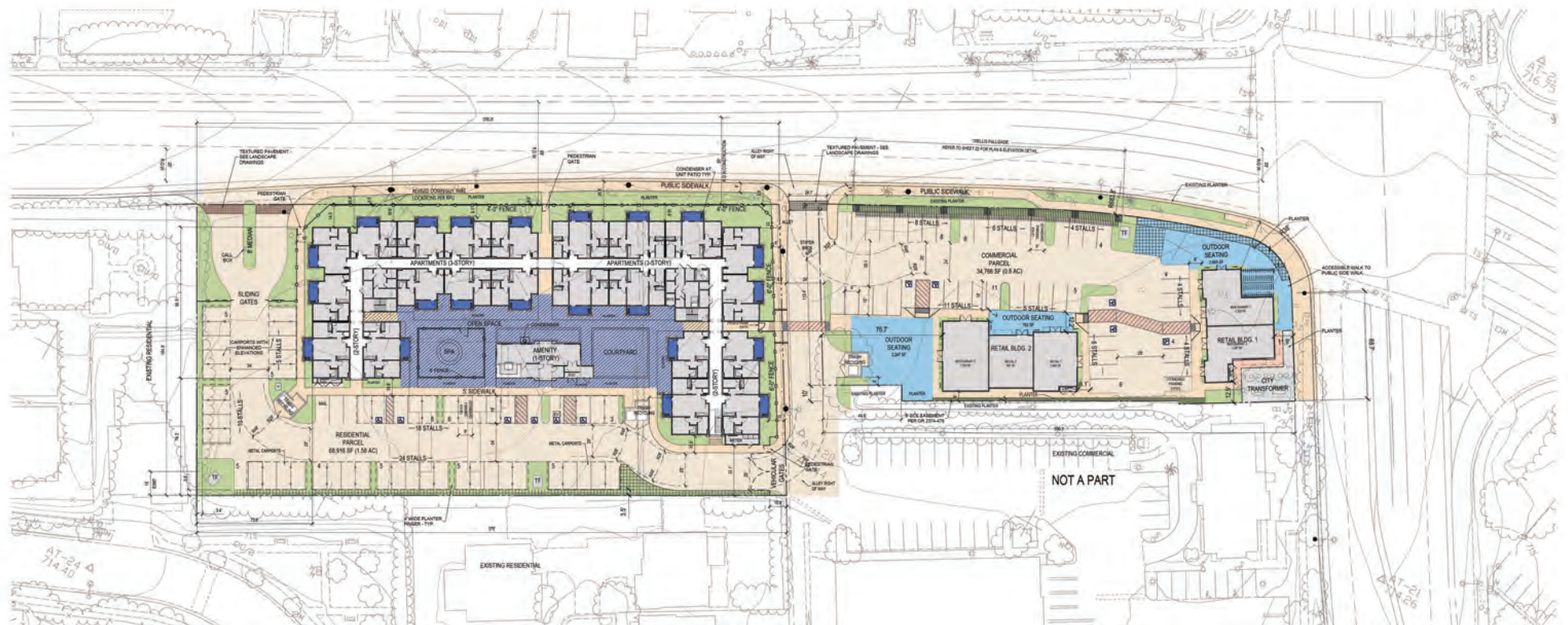
RETAIL OPEN SPACE:
REQUIRED (ASSUMING 15%) = 5,217 SQFT
PROVIDED = 5,554 SQFT

50 SF/UNIT COMMON	=	3,000 sf
50 SF/UNIT PRIVATE	=	3,000 sf
TOTAL	=	6,000 sf
DIVIDED:		
COMMON	=	7,608 sf
PRIVATE	=	3,922 sf
TOTAL	=	11,530 sf

RETAIL OPEN SPACE

APARTMENT - COMMON OPEN SPACE

APARTMENT - PRIVATE OPEN SPACE



0 30 60 120
SCALE: 1" = 30'-0"

OPEN SPACE DIAGRAM

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

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RC HOBBS
C O M P A N I E S

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PROJECT SUMMARY

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RETAIL: 43 STALLS
 ACCESSIBLE STALLS: 5 STALLS
 TOTAL STALLS: 48 STALLS

PARKING RATIO: 41,000 SQFT=8 REQ (RETAIL)
 101,000 SQFT=38 REQ (RESTAURANT)
 46 REQUIRED SPACES

APARTMENTS:
 PARKING STALLS: 46 STALLS (COVERED)
 5 STALLS (UNCOVERED)
 ACCESSIBLE STALLS: 6 STALLS (4 COVERED/2 UNCOVERED)
 TOTAL STALLS: 57 STALLS
 PARKING RATIO: 95:1

UNIT COUNT:

RETAIL SPACE: 2,032 SQFT
 RESTAURANT SPACE: 3,762 SQFT
 TOTAL: 5,794 SQFT

APARTMENTS:
 1 BED UNITS (626 SQFT): 37 UNITS
 2 BED UNITS (849 SQFT): 23 UNITS
 TOTAL UNITS: 60 UNITS

AREA CALCULATIONS:

RETAIL SITE AREA:
 34,766 SQFT (80 ACRES)
 F.A.R. = 13.75%

OPEN SPACE:
 REQUIRED (ASSUMING 15%): 5,215 SQ
 PROVIDED: 5,875 SQFT

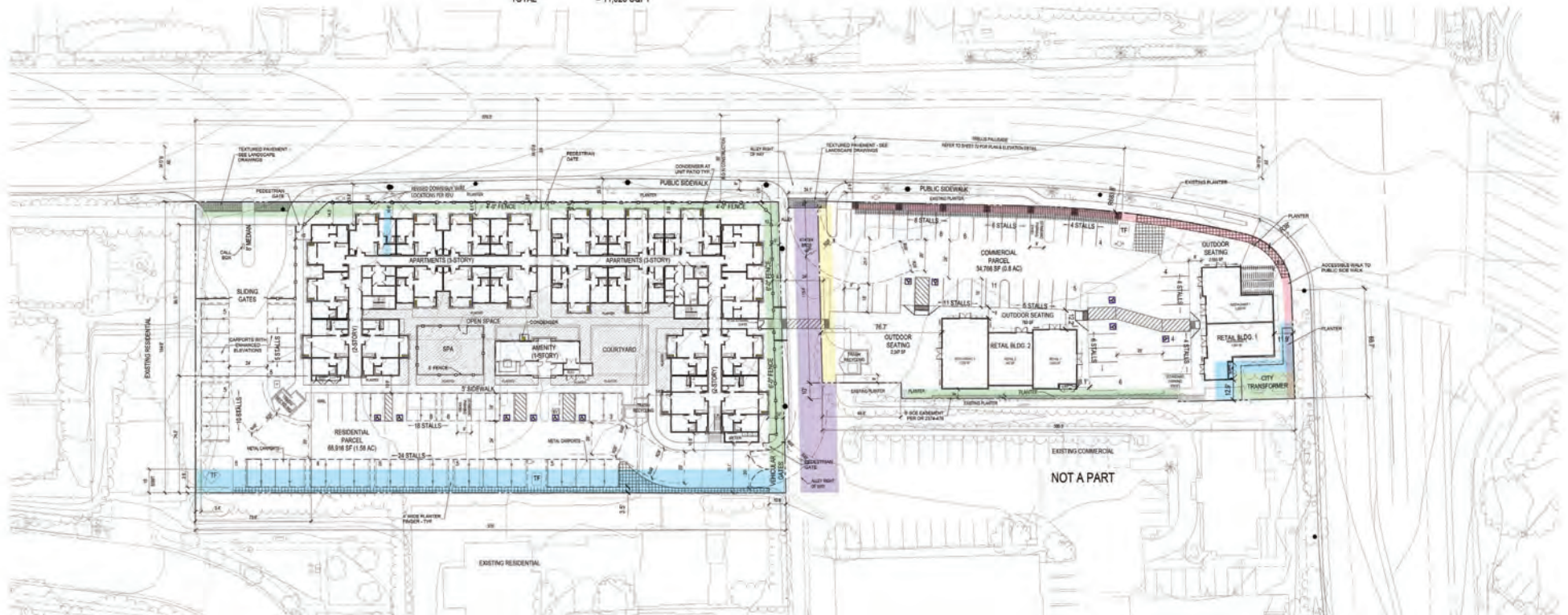
APARTMENT SITE AREA:
 68,916 SQ. FT. (1.58 ACRES)
 60 UNITS IN A 2 & 3 STORY BUILDING
 37.97 DU/AC

OPEN SPACE:
 REQUIRED
 50 SF/UNIT COMMON = 3,000 S
 50 SF/UNIT PRIVATE = 3,000 S
 TOTAL = 6,000 S
 PROVIDED:
 COMMON = 7,608 SQFT
 PRIVATE = 3,420 SQFT
 TOTAL = 11,028 SQFT

EASEMENTS/RETENTION

EASEMENT (SEE NOTE)
 EASEMENT (TO BE ABANDONED)
 TEXTURED PAVEMENT (SEE LANDSCAPE PLANS)
 BIORETENTION SWALE

RESTRICTED ACCESS
 ACCESS EASEMENT (FROM FIVE POINTS TO WESTERN MANAGEMENT CO)
 ACCESS EASEMENT (FROM WESTERN MANAGEMENT CO TO FIVE POINTS)
 CONDENSER LOCATIONS



OVERALL SITE PLAN

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BIRD'S EYE PERSEPECTIVE VIEWS

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT



VIEW OF APARTMENTS WITH AMENITY BUILDING BEYOND



SOUTH APARTMENT ENTRY



VIEW OF RETAIL ENTRY ACROSS FROM APARTMENTS



AERIAL VIEW OF RETAIL BUILDINGS

PERSEPECTIVE VIEWS

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT



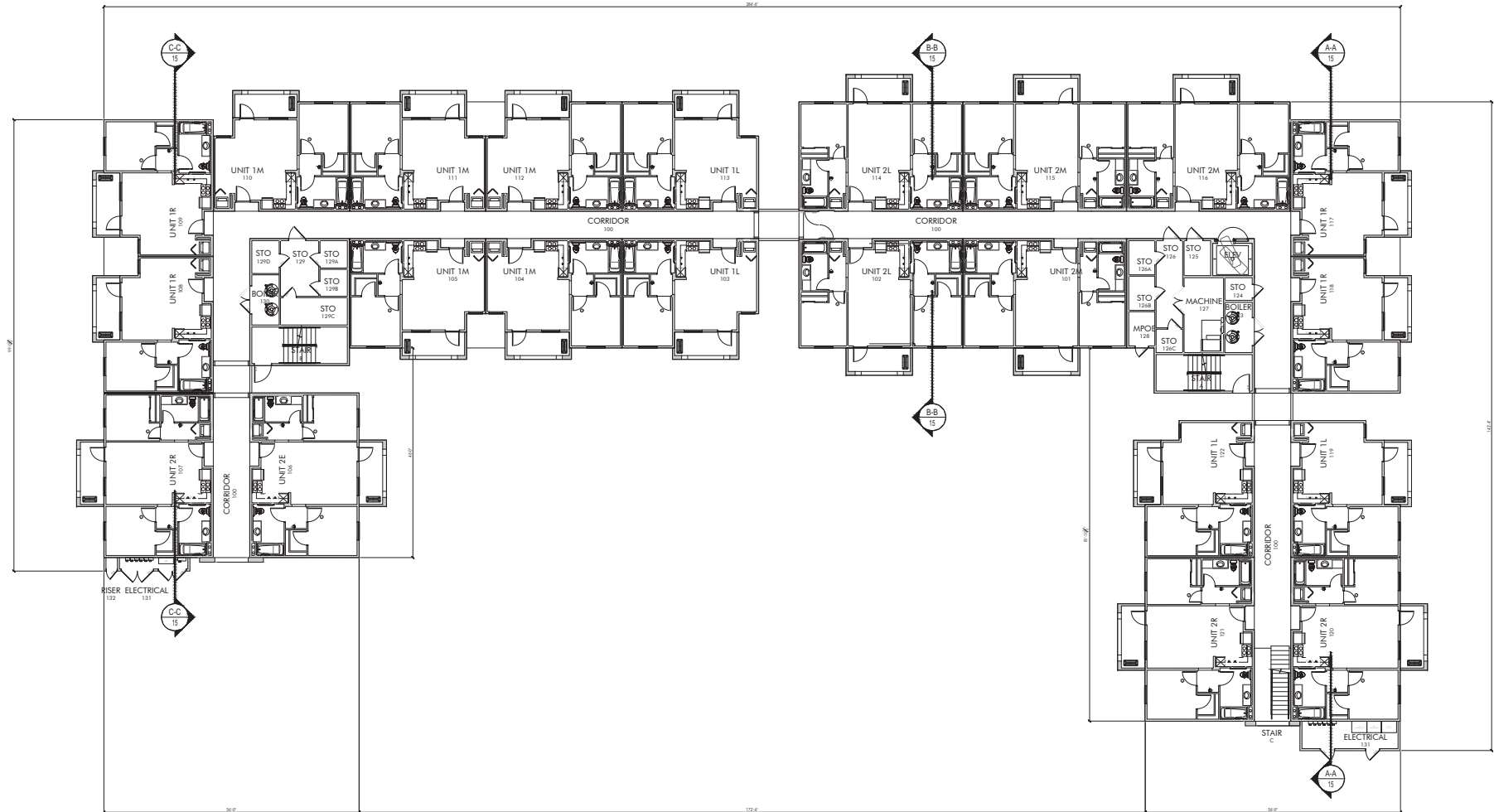
OVERALL STREET SCENE FROM PIERCE STREET



RETAIL STREET SCENE FROM PIERCE STREET

STREET SCENES

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT



FIRST FLOOR BUILDING PLAN

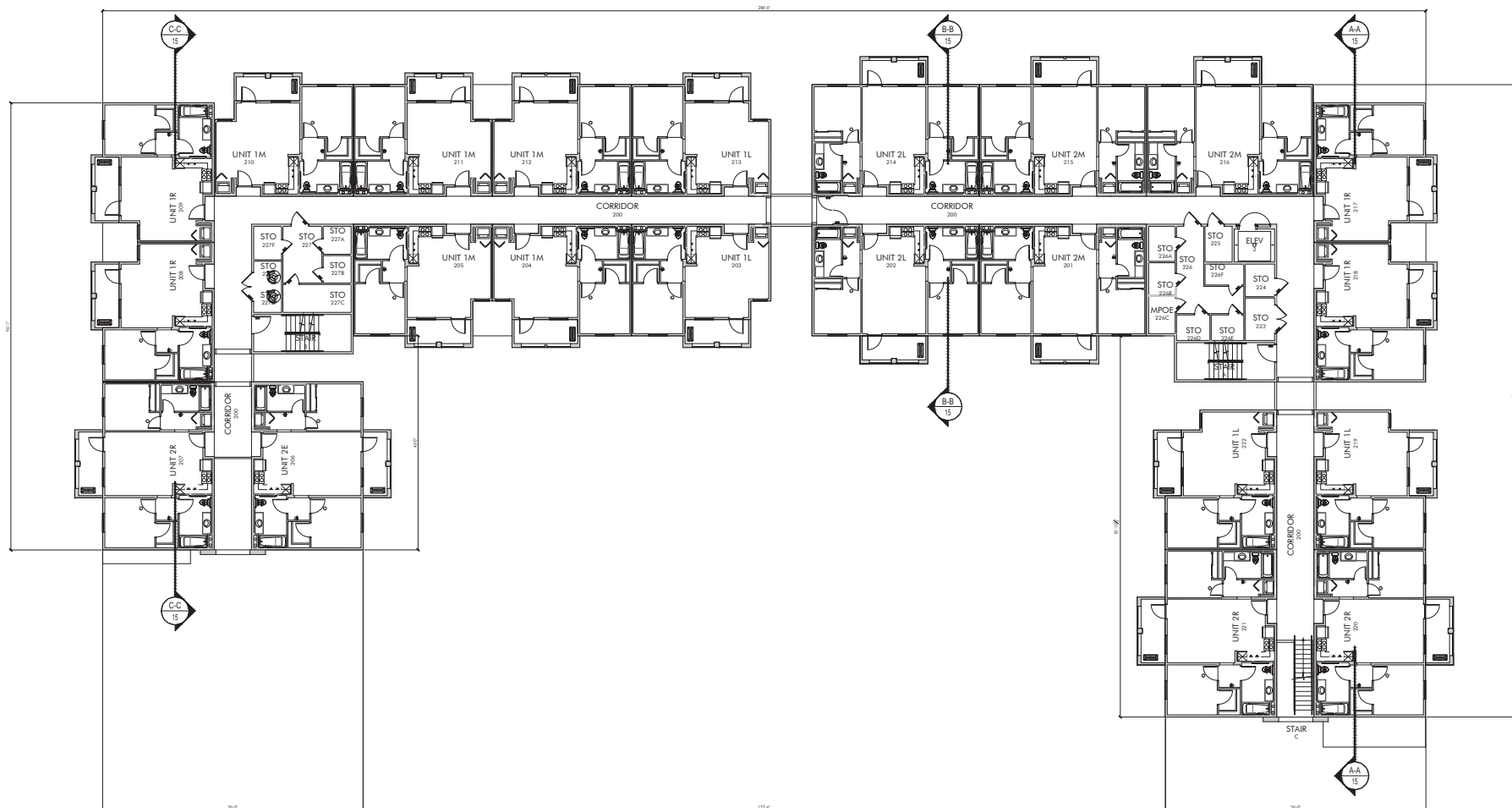
FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

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SECOND FLOOR BUILDING PLAN

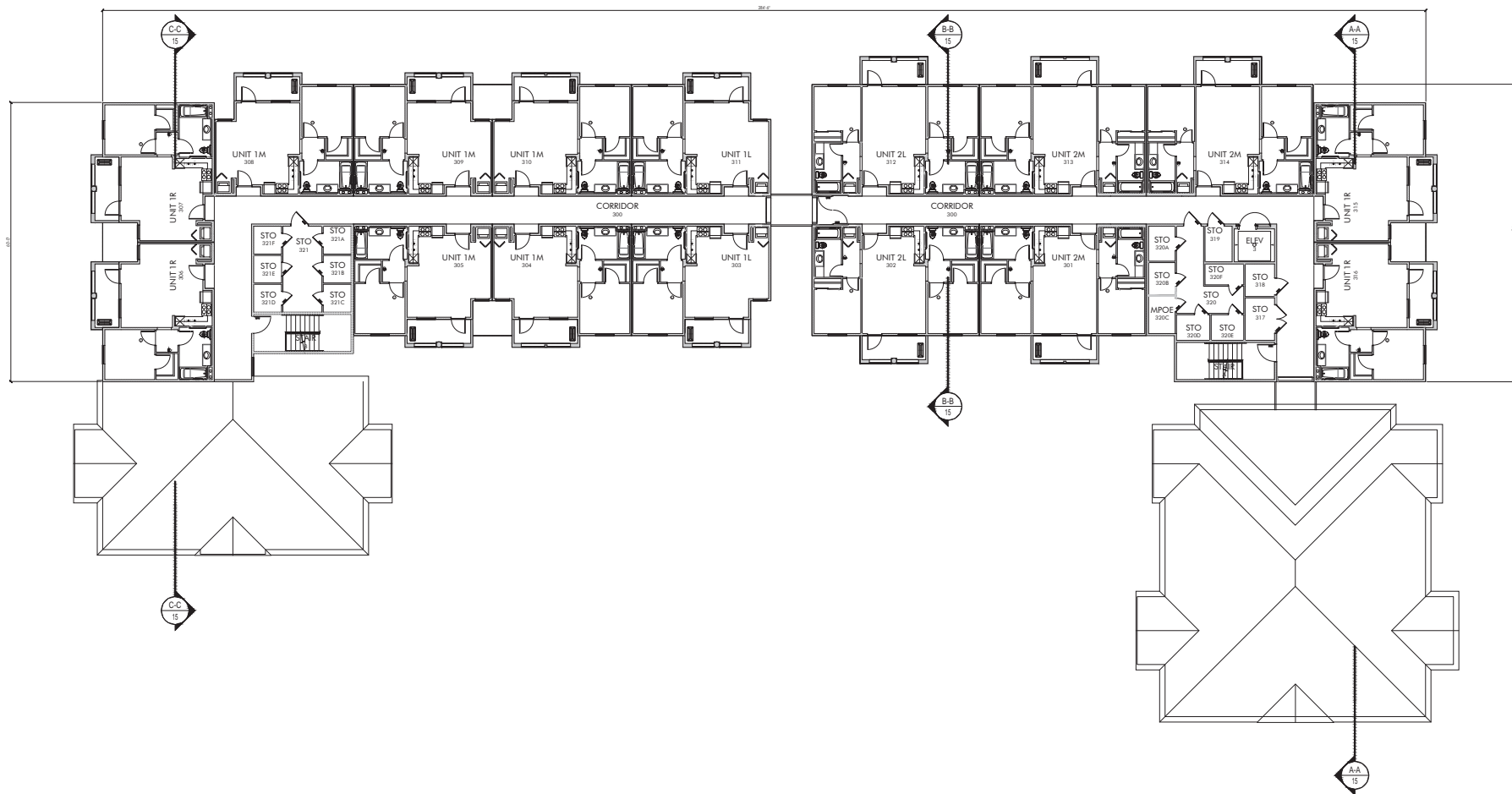
FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

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THIRD FLOOR BUILDING PLAN

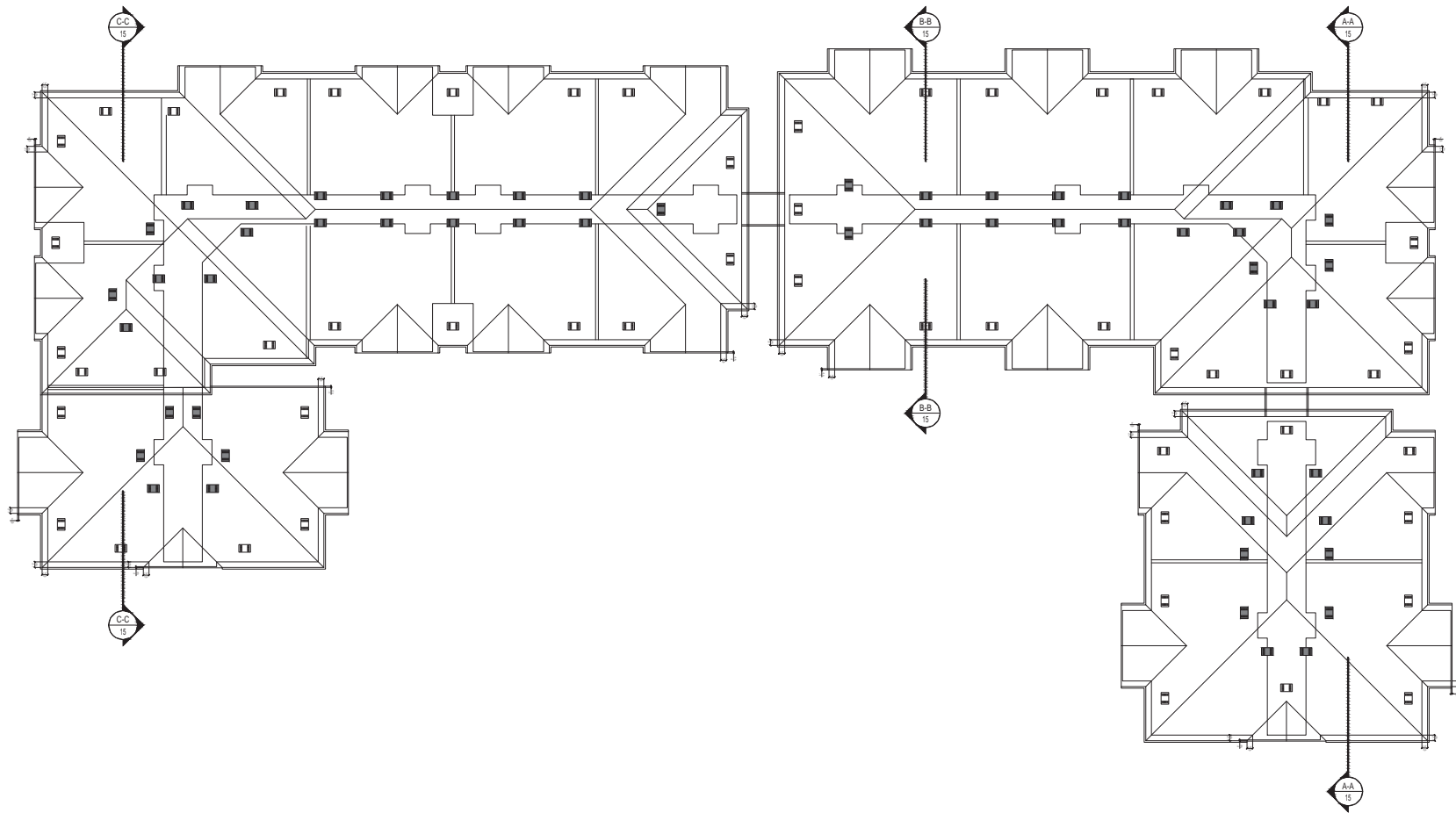
FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

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ROOF PLAN

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

0 8 16 32
SCALE: 3/32" = 1'-0"

IDEArc
ARCHITECTURE + PLANNING

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RC HOBBS
COMPANIES

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FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

APARTMENT BUILDING ELEVATIONS

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

0 8 16 32
SCALE: 3/32" = 1'-0"

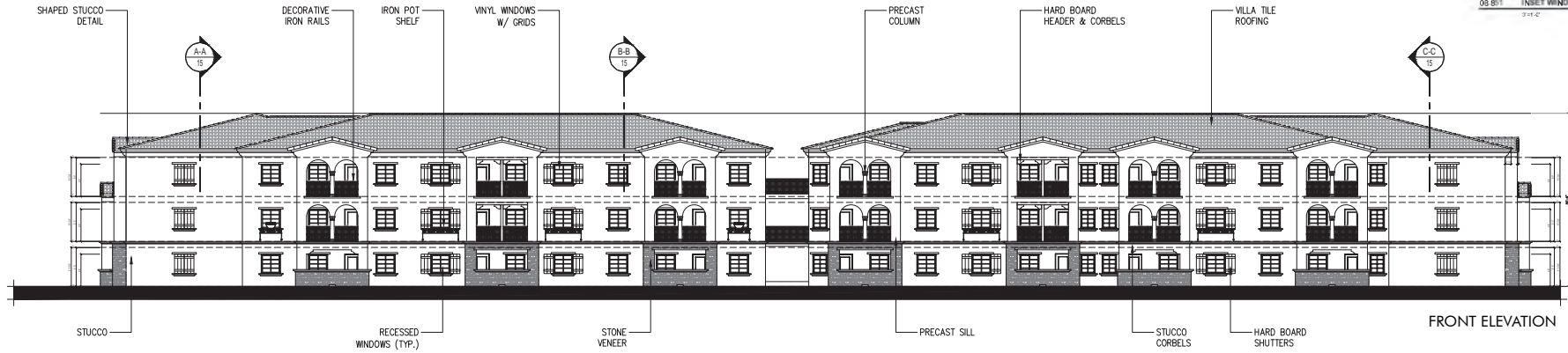
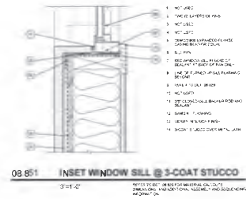
IDE Arc
ARCHITECTURE + PLANNING

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RC HOBBS
COMPANIES

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APARTMENT BUILDING ELEVATIONS

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

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FRONT ELEVATION



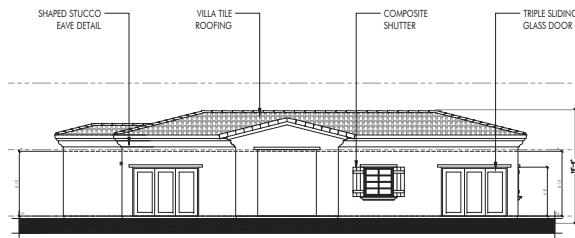
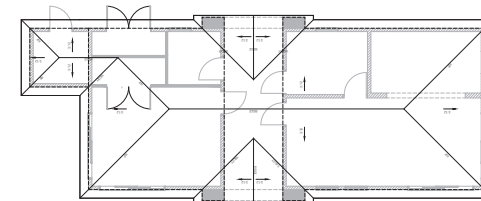
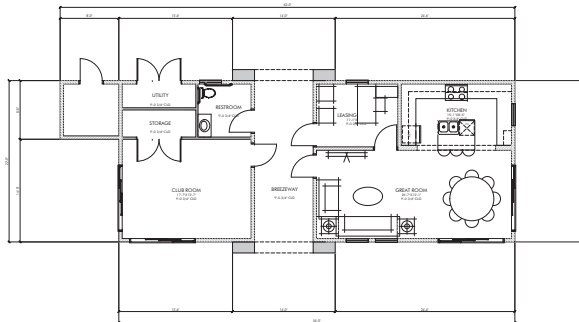
RIGHT ELEVATION



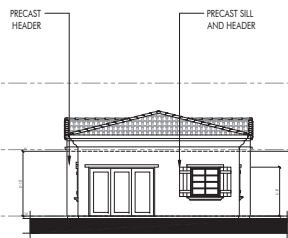
REAR ELEVATION



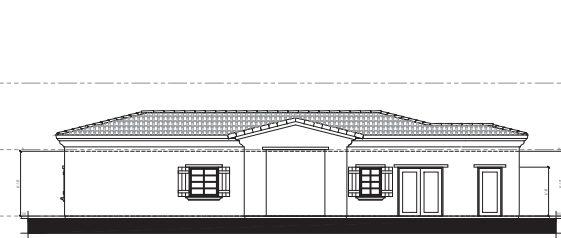
LEFT ELEVATION



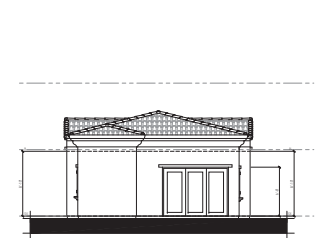
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

AMENITY BUILDING ELEVATIONS AND FLOOR PLAN

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

DESIGN DEVELOPMENT REVIEW PACKAGE (RE-SUBMITTAL #8)
DESIGN DEVELOPMENT ELEVATIONS - APARTMENT & RETAIL PROJECT

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SECTION A-A



SECTION B-B



SECTION C-C

APARTMENT BUILDING SECTIONS

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

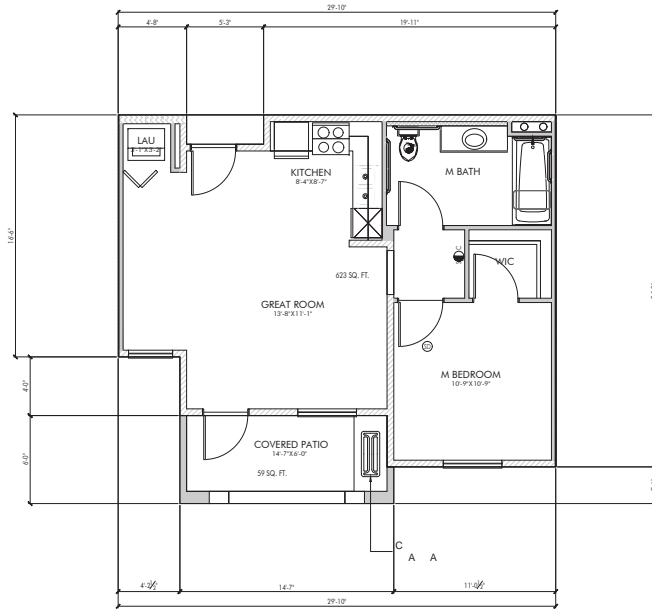
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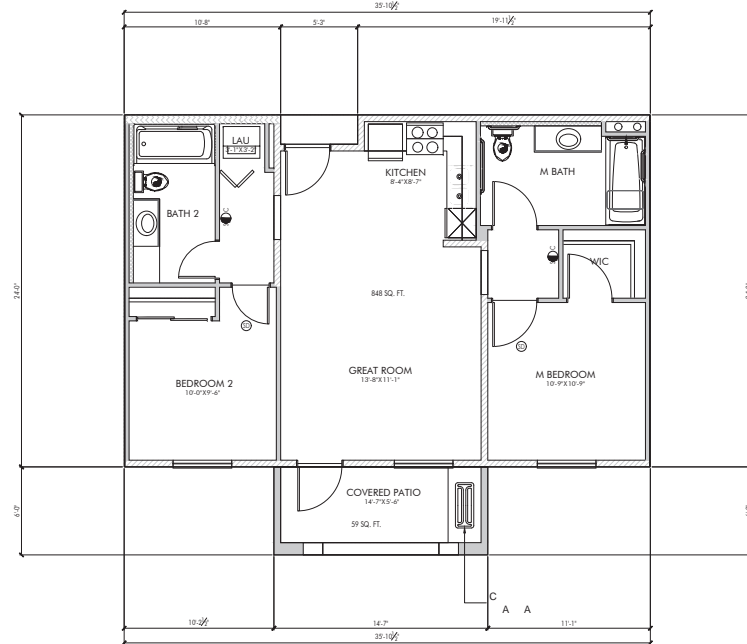


RC HOBBS
COMPANIES

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PLAN 1
1 BED + 1 BATH
623 SQ. FT.
COVERED PATIO
50 SQ. FT. (CLEAR)



PLAN 2
2 BED + 2 BATH
848 SQ. FT.
COVERED PATIO
50 SQ. FT. (CLEAR)

TYPICAL UNIT PLANS

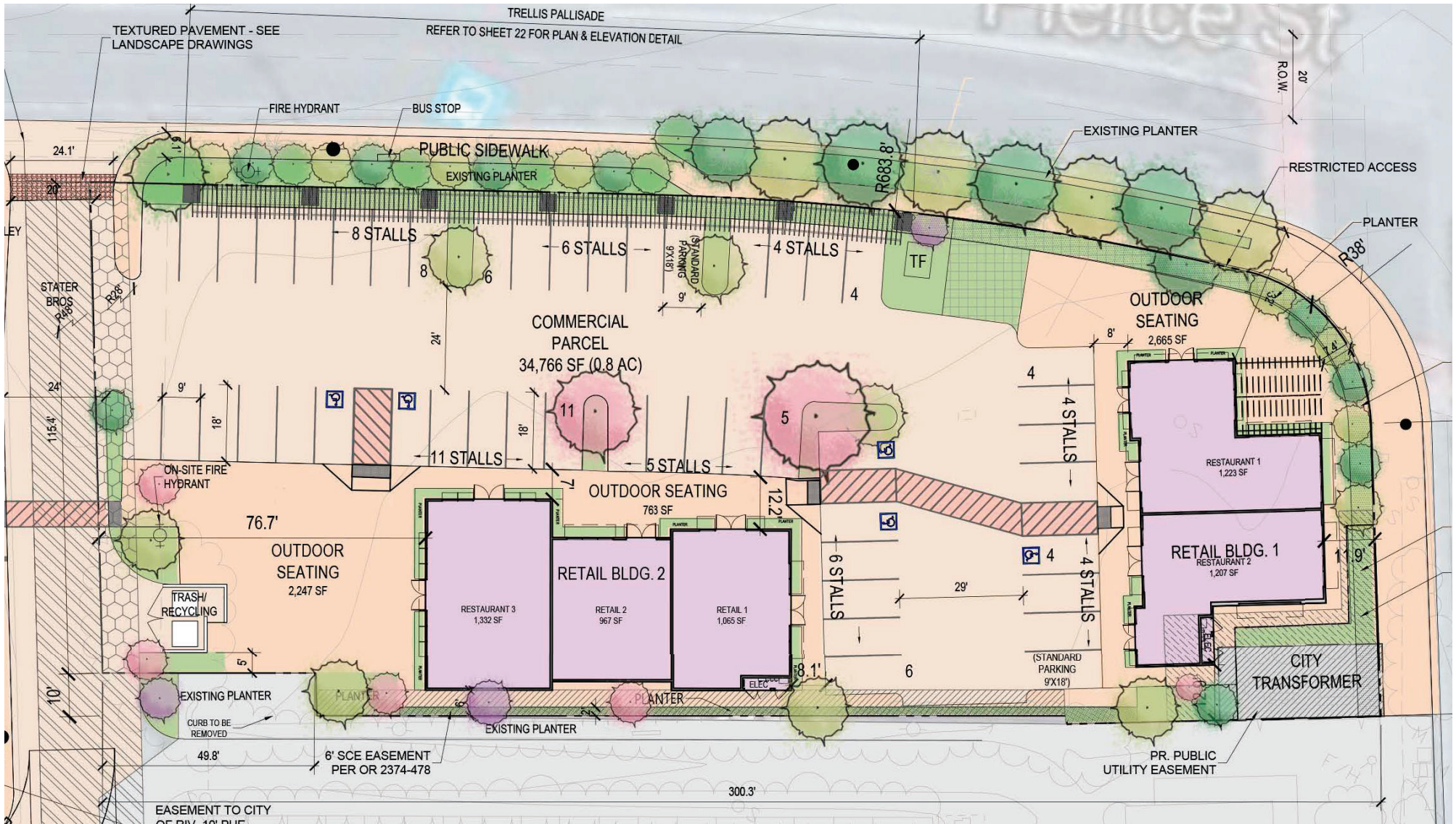
FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

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RETAIL GRAPHIC SITE PLAN

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

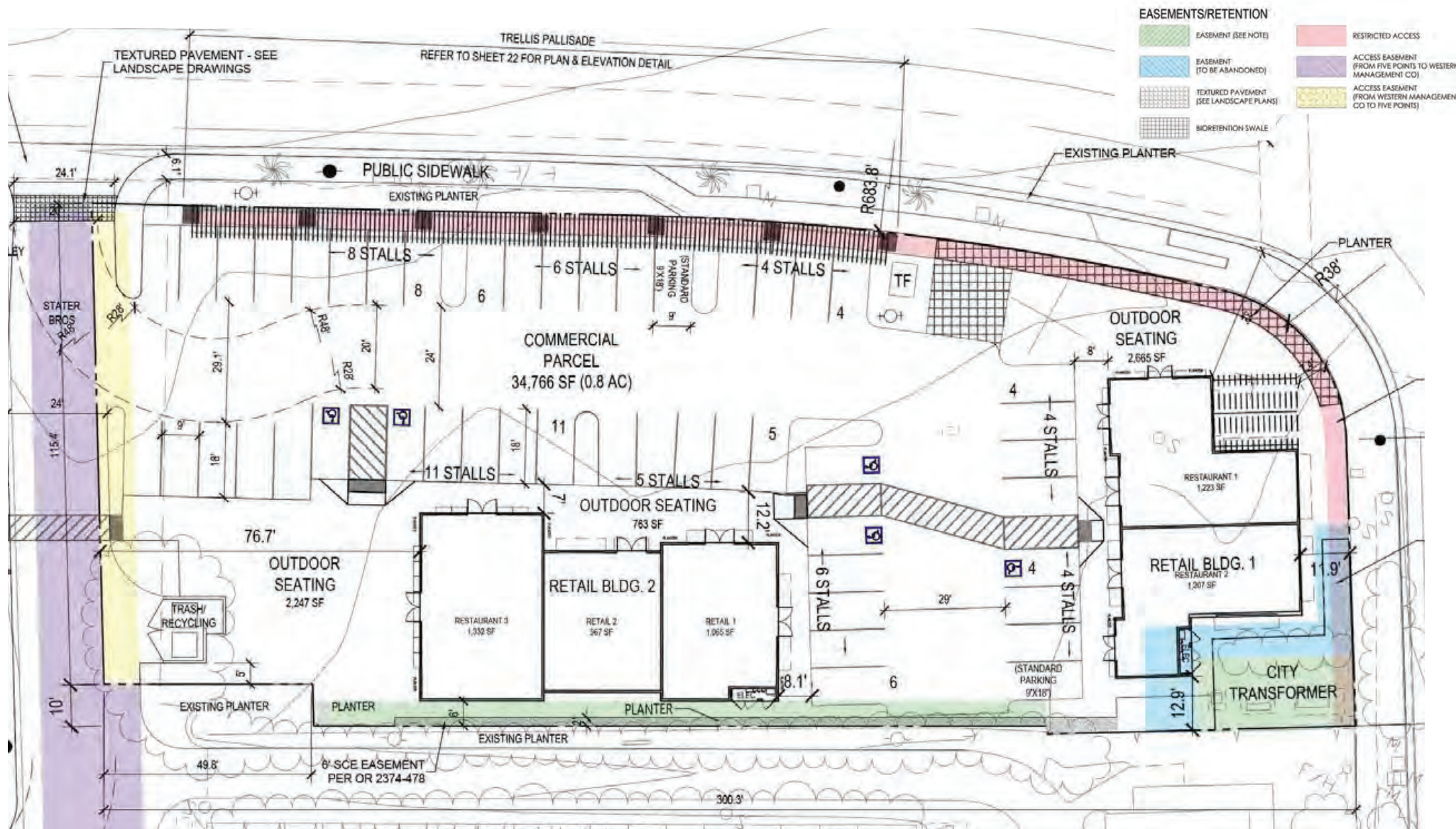
DESIGN DEVELOPMENT REVIEW PACKAGE (RE-SUBMITTAL #8)
DESIGN DEVELOPMENT ELEVATIONS - APARTMENT & RETAIL PROJECT

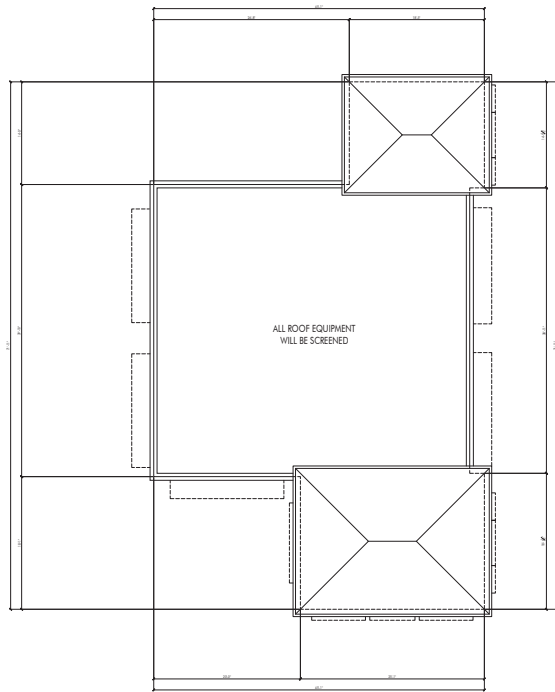
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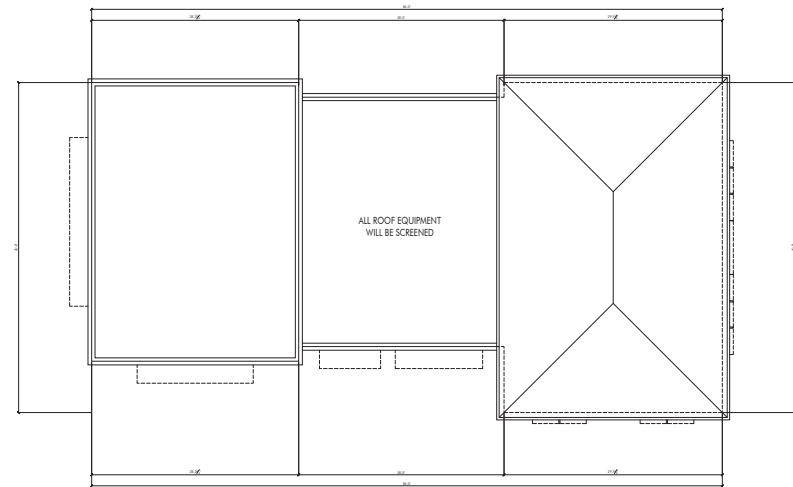
RC HOBBS
COMPANIES

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RETAIL BUILDING 1



RETAIL BUILDING 2

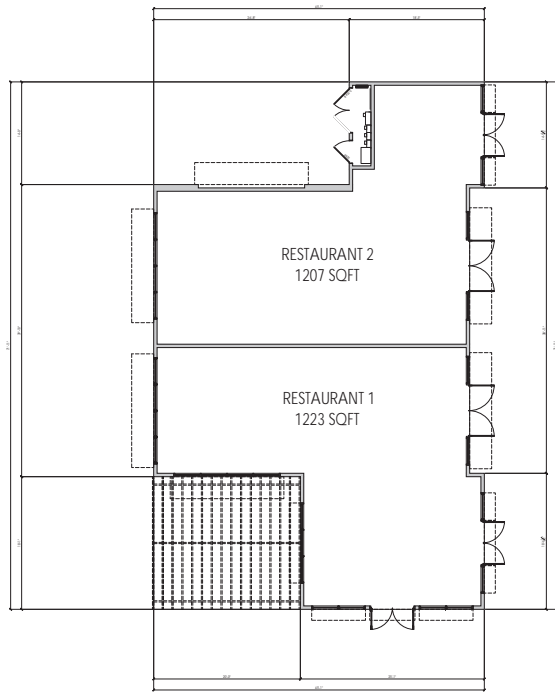
RETAIL BUILDING 1&2 ROOF PLANS FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

DESIGN DEVELOPMENT REVIEW PACKAGE (RE-SUBMITTAL #8)
DESIGN DEVELOPMENT ELEVATIONS - APARTMENT & RETAIL PROJECT

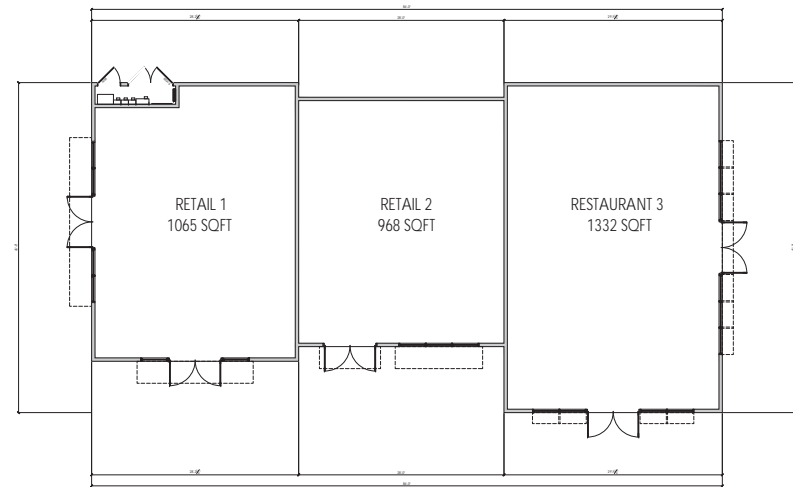
05.27.21



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RETAIL BUILDING 1



RETAIL BUILDING 2

RETAIL BUILDING 1&2 FLOOR PLANS

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

DESIGN DEVELOPMENT REVIEW PACKAGE (RE-SUBMITTAL #8)
DESIGN DEVELOPMENT ELEVATIONS - APARTMENT & RETAIL PROJECT

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RETAIL BUILDING 1 - FRONT ELEVATION



RETAIL BUILDING 1 - RIGHT ELEVATION



RETAIL BUILDING 2 - FRONT ELEVATION



RETAIL BUILDING 1 - REAR ELEVATION



RETAIL BUILDING 1 - LEFT ELEVATION



RETAIL BUILDING 2 - LEFT ELEVATION



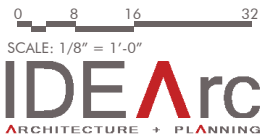
RETAIL BUILDING 2 - RIGHT ELEVATION



RETAIL BUILDING 2 - REAR ELEVATION

RETAIL BUILDING 1&2 ELEVATIONS

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

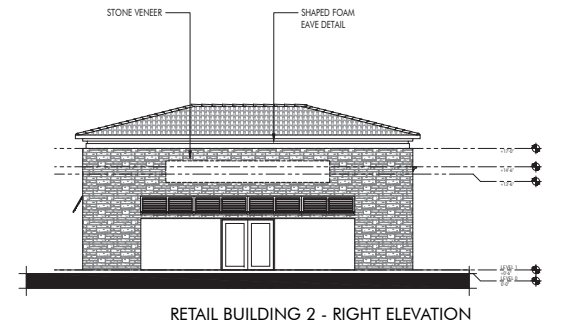
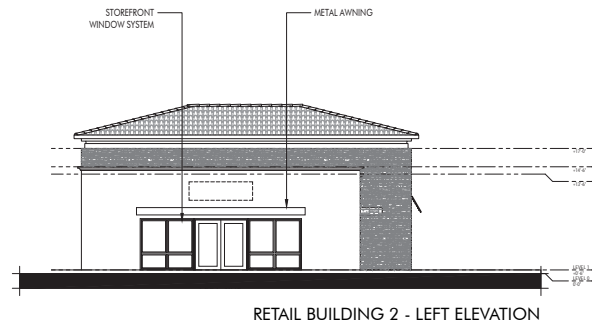
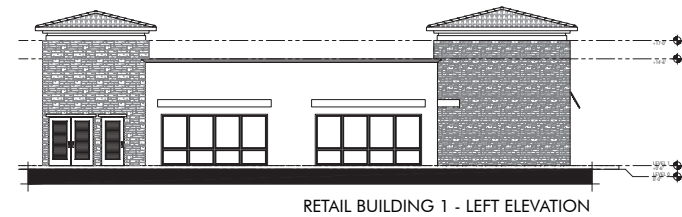
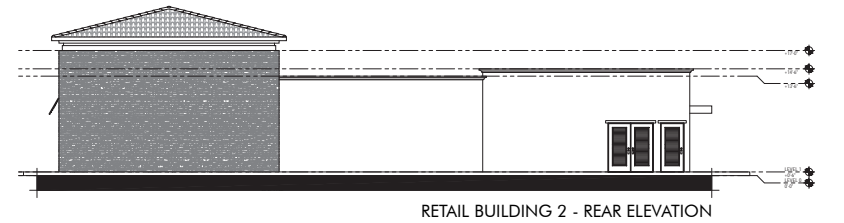
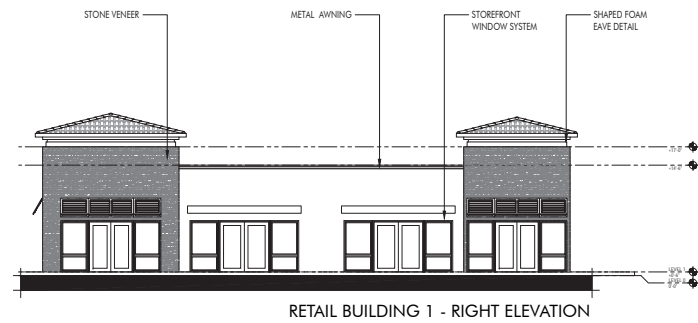
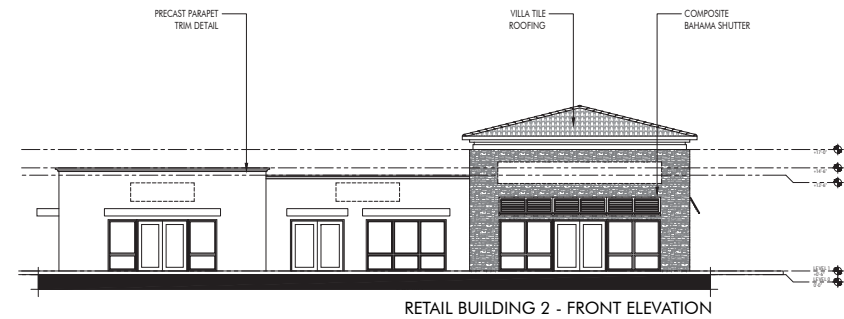
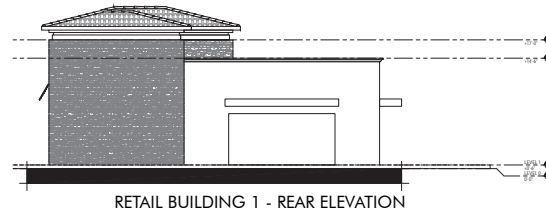
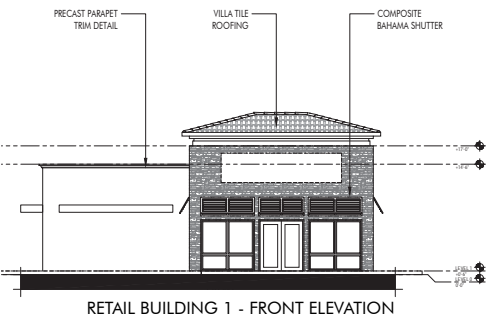


DESIGN DEVELOPMENT REVIEW PACKAGE (RE-SUBMITTAL #8)
DESIGN DEVELOPMENT ELEVATIONS - APARTMENT & RETAIL PROJECT

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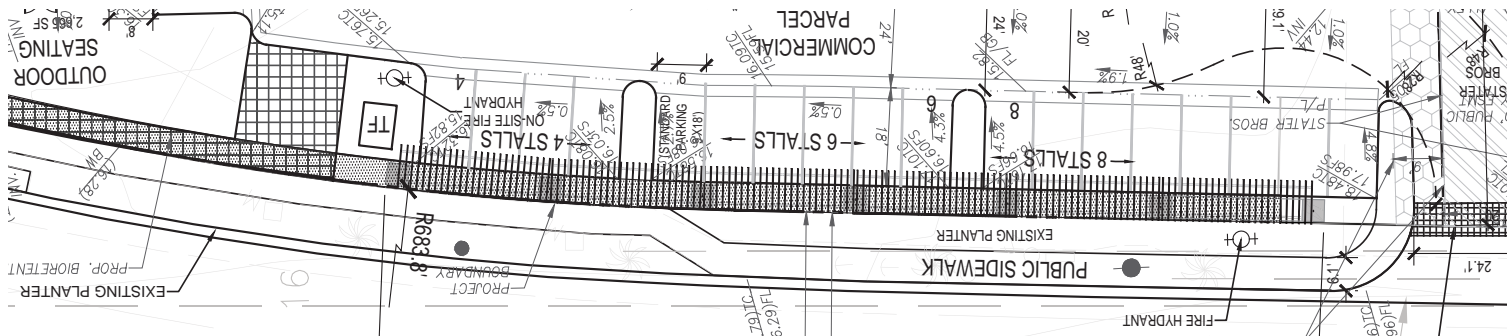
RETAIL BUILDING 1&2 ELEVATIONS

FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT



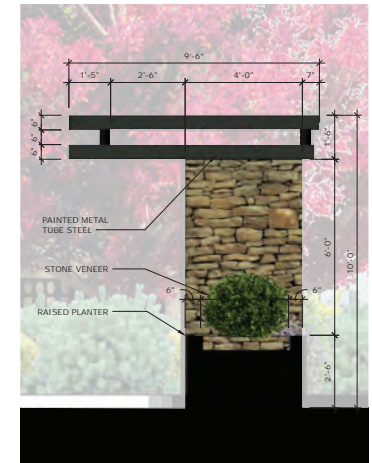
TRELLIS PALLISADE - STREET ELEVATION

0 8 16 32
SCALE: 3/32" = 1'-0"



TRELLIS PALLISADE - SITE PLAN

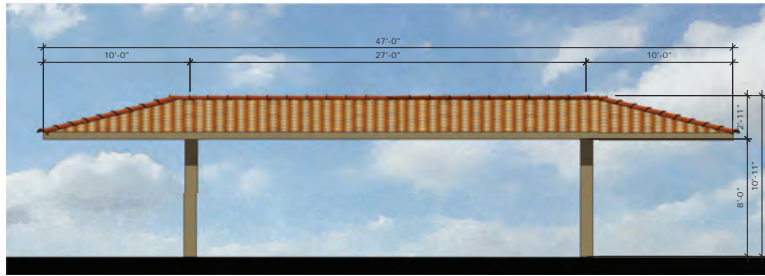
0 8 16 32
SCALE: 3/32" = 1'-0"



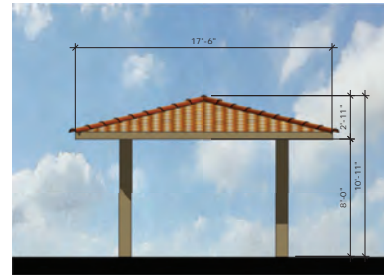
TRELLIS PALLISADE SECTION

0 2 4
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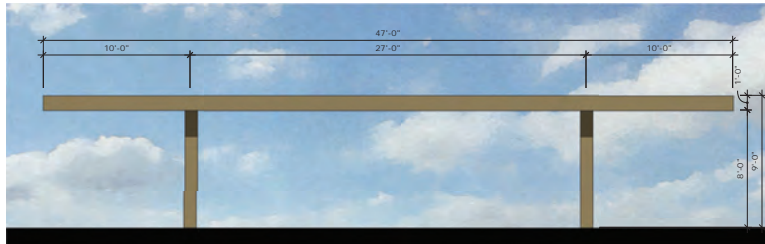
TRELLIS ALONG PIERCE STREET FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT



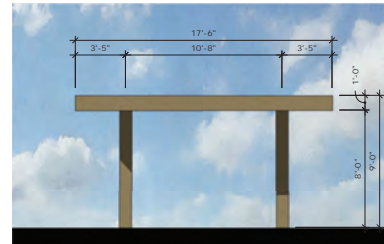
DECORATIVE CARPORT - FRONT/REAR



DECORATIVE CARPORT - LEFT/ RIGHT



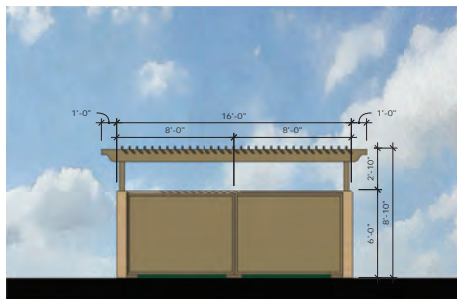
STANDARD CARPORT - LONG - FRONT/REAR



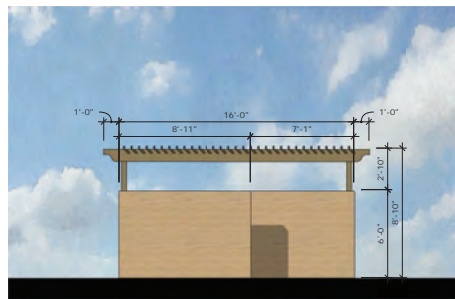
STANDARD CARPORT - LEFT/ RIGHT



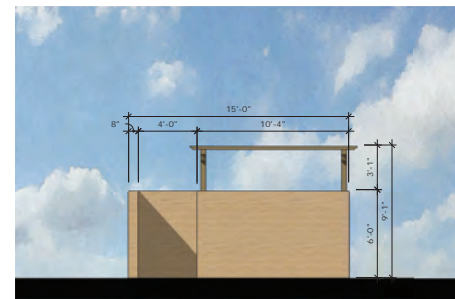
STANDARD CARPORT - SHORT - FRONT/REAR



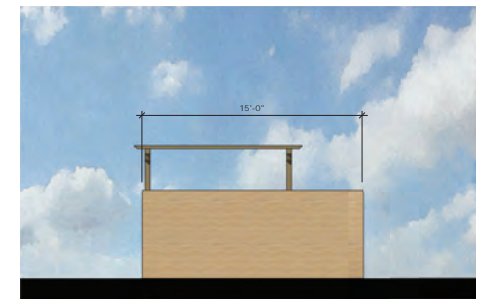
TRASH ENCLOSURE - FRONT



TRASH ENCLOSURE - REAR



TRASH ENCLOSURE - LEFT



TRASH ENCLOSURE - RIGHT

0 4 8 16
SCALE: 1/4" = 1'-0"

IDErc
ARCHITECTURE + PLANNING

CARPORT & TRASH ENCLOSURE ELEVATIONS FIVE POINTS SENIOR APARTMENTS & RETAIL PROJECT

DESIGN DEVELOPMENT REVIEW PACKAGE (RE-SUBMITTAL #8)
DESIGN DEVELOPMENT ELEVATIONS - APARTMENT & RETAIL PROJECT

05.27.21

RC HOBBS
COMPANIES

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