

Proposed Senior Housing Development For:
Buena Vista Active Senior Living
151 N. Buena Vista, Corona, CA 92882

Architecture • Planning • Engineering
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PROJECT ADDRESS: 150 N. BUENA VISTA,
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LOT DATA
GROSS LOT AREA (EXISTING & PROPOSED): 17,772 SF (16.3%)
ZONING (EXISTING & PROPOSED): R-2 (SENIOR HOUSING)
CURRENT USE: 1 SFR VACANT
APN: 118-290-025 & 118-290-030 (PARTIAL)
LEGAL DESCRIPTION: PARCEL 4 OF BK 28 PD. 15 OF RIVERSIDE COUNTY RECORDS AND PARCEL 1 OF BK 32 PD. 38 OF RIVERSIDE COUNTY RECORDS AND THE EAST 1125 6' (APPROX) OF THE SOUTHERLY 67' OF LOT 18 IN BLOCK 4 OF THE SOUTH RIVERSIDE LAND AND WATER COMPANY LANDS OF THE SAN BERNARDINO COUNTY MIB BK 9 PG. 8

GROSS LOT AREA: 17,772 SF (16.3%)
BUILDING FOOTPRINT / LOT COVERAGE: 23,309 SF (25.0%)
LANDSCAPING AREA: 32,310 SF (36.0%)
HARDSHIP AREA: 36'-4" HIGH (80' MAX) (8' WITHOUT AREA INCREASE - TABLE 504.3)
BUILDING HEIGHT: 36'-4" HIGH (80' MAX) (8' WITHOUT AREA INCREASE - TABLE 504.3)
CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: 1-HOUR SEPARATION REQUIRED BETWEEN R-2 & A PER TABLE 504.3
1-HOUR SEPARATION REQUIRED BETWEEN DWELLINGS PER SECTION 508.2.4 EX. 2

FIRE SPRINKLERS: REQUIRED
ALLOWABLE AREA: 21,000 SF PER FLOOR + 3 (FOR SPRINKLERS WITHOUT AREA INCREASE) = 63,000 SF
(5M WITHOUT HEIGHT INCREASE - TABLE 502.2)
STORIES: 3
BUENA VISTA FRONTAGE LINEAR FT: 149.96'

BUILDING DATA
UNITS: 32 ONE-BEDROOM UNITS (650 SF / UNIT)
12 TWO-BEDROOM UNITS (694 SF / UNIT)
(TYP) PRIVATE BALCONY (75 SF / UNIT)

PARKING SUMMARY (CMC 17.17.030)
TOTAL SPACES: 15 SPACES / UNIT + 1 SPACE FOR OFFICE
15 x 64' x 11' = 87
PARKING REQUIRED: 87 SPACES
PARKING PROVIDED: 84 REGULAR SPACES
4 ACCESSIBLE SPACES
91 SPACES TOTAL

OUTDOOR LIVING SPACE / RECREATION FACILITIES (CMC 17.14.000 & 17.14.010)
REQUIRED OUTDOOR LIVING SPACE: TOTAL SPACE: 4,800 SF (100 SF / UNIT)
COMMON SPACE: 4,800 SF (100% MIN)
PRIVATE SPACE: 4,800 SF (100% MIN)
LANDSCAPE: 2,900 SF (60% MIN OF COMMON SPACE)

PROVIDED OUTDOOR LIVING SPACE: TOTAL SPACE: 13,571 SF (312 SF / UNIT)
COMMON SPACE: 7,350 SF (161%)
PRIVATE SPACE: 6,251 SF (137% AVERAGE)
LANDSCAPE: 3,965 SF (83% OF COMMON SPACE)

RECREATION FACILITIES - INDOOR: REC HALL (1,277 SF)
RECREATION FACILITIES - OUTDOOR: PATIO / BBQ / PICNIC TABLE, JACUZZI, FIREPLACE, OUTDOOR GAMES

ENCLOSED TRASH PICKUP AREA (CMC 17.14.170)
REQUIRED AREA: 16 SF / UNIT
6 SF x 64 UNITS = 384 SF
PROVIDED AREA: 440 SF (8.87 SF / UNIT)

Area Schedule (Gross Building)		
Name	Level	Area
Conditioned Area	1st Floor	16579 SF
Conditioned Area	2nd Floor	15008 SF
Conditioned Area	3rd Floor	15017 SF
Balconies	1st Floor	1904 SF
Balconies	2nd Floor	2203 SF
Balconies	3rd Floor	2223 SF
Covered Entry	1st Floor	91 SF
Electrical / Meter Room	1st Floor	162 SF
		223 SF

Area Schedule (Gross Building)

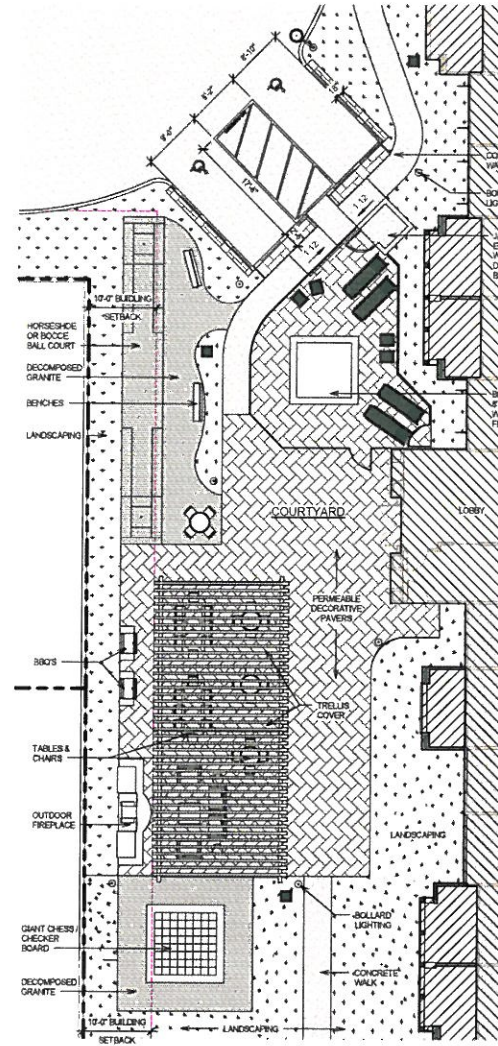
Area Schedule (Gross Building)

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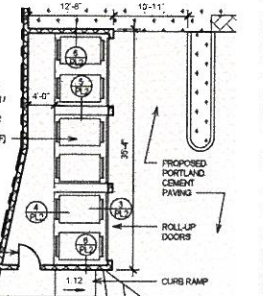
Area Schedule (Gross Building)

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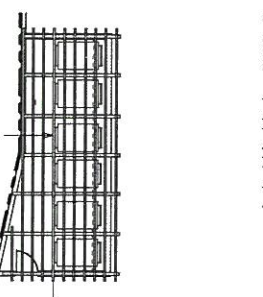
Area Schedule (Gross Building)



Enlarged Courtyard Plan
1" = 10'-0"



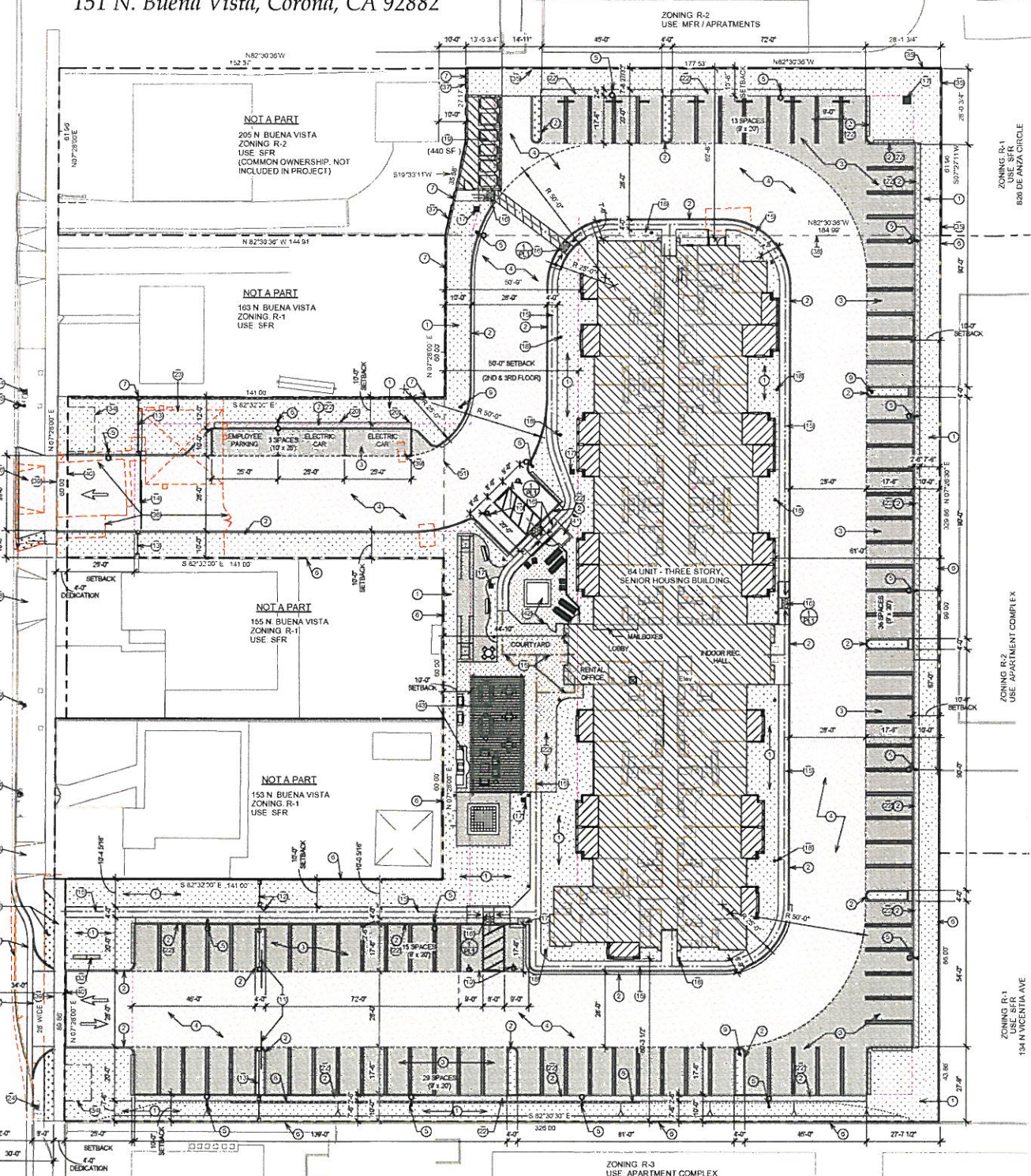
Trash Enclosure
1" = 10'-0"



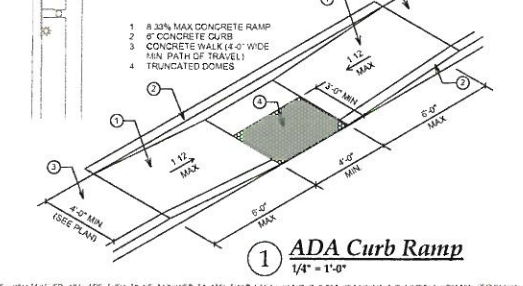
Trash Enclosure Roof Plan
1" = 10'-0"

- NOTES:**
- PROPOSED LANDSCAPING
 - PROPOSED 6" HIGH W/ 1" FENCE WITH PLASTERS AND 3" WIDE MAN DATE
 - PROPOSED PORTLAND CEMENT PAVING
 - PROPOSED PARKING LOT LIGHTING PROVIDE HOODING DEVICE TO SHIELD FROM NEIGHBORING PROPERTIES
 - EXISTING 6" HIGH BLOCK WALL TO REMAIN (PROVIDE NEW PLASTER FINISH AND DECORATIVE PLASTER ON INTERIOR FACE)
 - PROPOSED DECORATIVE 6" HIGH BLOCK WALL
 - NEW PLASTER CURB (12" HIGH MAX)
 - PROPOSED FIRE HYDRANT
 - HANDICAP ACCESSIBLE PARKING
 - PROPOSED PAIR OF 14 WIDE W/ 1" SLIDING FAUX GATES 6" HIGH CODELESS ENTRY
 - PROPOSED 6" HIGH W/ 1" FENCE WITH PLASTERS AND 3" WIDE MAN DATE
 - PROPOSED 5" HIGH WROUGHT IRON FENCE WITH PLASTERS
 - 5" HIGH WROUGHT IRON TANGENT SLIDING SECURITY (FAUX) GATE (EAST ONLY)
 - DASH LINE TO INDICATE 4'-0" MIN ADA PATH OF TRAVEL (5% MAX SLOPE, 2% MAX CROSS SLOPE)
 - ADA PATH OF TRAVEL (5% MAX SLOPE, 2% MAX CROSS SLOPE) & CURB RAMP (8' 30" MAX SLOPE)
 - CATCH BASIN / GRATE INLET
 - BOLLARD LIGHTING
 - TRASH ENCLOSURE WITH TRELLIS
 - ELECTRIC CAR CHARGER
 - PROPOSED PERMEABLE DECORATIVE PAVERS
 - EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISHED
 - EXISTING POWER POLE TO REMAIN
 - NEW STREET LIGHT
 - REMOVE EXISTING DRIVEWAY PARKWAY, CURB GUTTER & SIDEWALK AS NEEDED TO INSTALL NEW DRIVE APPROACH PER CITY STANDARD 128
 - REMOVE EXISTING PARKWAY, CURB GUTTER & SIDEWALK AS NEEDED TO INSTALL NEW DRIVE APPROACH PER CITY STANDARD 130
 - EXISTING DRIVEWAY
 - EXISTING FIRE HYDRANT
 - EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH LANDSCAPING / INSTALL NEW SIDEWALK AT THE NEW LOCATION AS SHOWN
 - EXISTING CURB & GUTTER TO BE REMOVED AS NEEDED TO WIDEN STREET AS SHOWN
 - PROPOSED MONUMENT SIGN PER SEPARATE PERMIT
 - 34' PROP CITY WATER EASEMENT
 - PROPOSED DECORATIVE 6" HIGH BLOCK WALL OVER 2' MAX RETAINING WALL (PROVIDE NEW PLASTER FINISH AND DECORATIVE PLASTER ON INTERIOR FACE)
 - EXISTING CONCRETE PLATWORK, CHAIN LINK FENCE & GATES TO BE REMOVED
 - NEW PROPERTY LINE TO BE ADDED BY LOT LINE ADJUSTMENT
 - EXISTING PROPERTY LINE TO BE REMOVED BY PROCESSING LOT LINE ADJUSTMENT
 - NEW RIGHT-OF-WAY
 - NEW RIGHT-OF-WAY
 - JACUZZI EQUIPMENT WITH 5' HIGH DECORATIVE BLOCK WALL ENCLOSURE
 - 8' SQUARE BELOW GRADE JACUZZI WITH 5' HIGH SCREENED WROUGHT IRON FENCE AND 3' WIDE GATE
 - TRELLIS COVER WITH TABLES AND CHAIRS, OUTDOOR FIRE PLACE AND BBQ'S

N. BUENA VISTA AVE.



Site Plan
1" = 20'-0"



ADA Curb Ramp
1/4" = 1'-0"

LEGEND

- PORTLAND CEMENT CONCRETE
- GRASS & WALK
- POROUS CONCRETE PAVING
- LANDSCAPING
- PERMEABLE DECORATIVE PAVERS
- DECOMPOSED GRANITE
- SETBACK LINE



Vicinity Map

DPR 16-023

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16-2494
5 Aug. 2016

21 Aug. 2017

Site Plan

PL1