Proposed Senior Housing Development For:

Buena Vista Active Senior Living

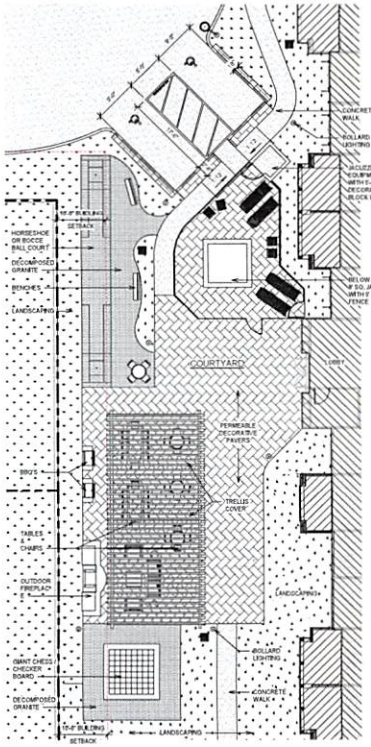
151 N. Buena Vista, Corona, CA 92882

Architecture • Planning • Engineering

ANDRESEN Architecture INC.

909•355•6688

17087 Orange Way, Fontana, CA 92335 Lic. c. 14504

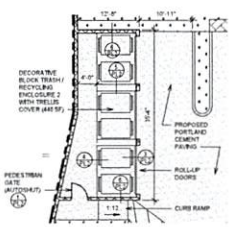


Enlarged Courtyard Plan

1" = 10'-0"

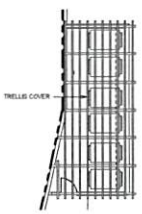
NOTES:

1. PROPOSED LANDSCAPING
2. 6" PROP CURB (WITH GUTTER WHERE SHOWN)
3. POROUS PAVEMENT
4. PROPOSED PORTLAND CEMENT PAVING
5. PROPOSED PARKING LOT LIGHTING (PROVIDE HOODING DEVICE TO SHIELD FROM NEIGHBORING PROPERTIES)
6. EXISTING 5' HIGH BLOCK WALL TO REMAIN (PROVIDE NEW PLASTER FINISH AND DECORATIVE PILASTERS ON INTERIOR FACE)
7. PROPOSED DECORATIVE 6' HIGH BLOCK WALL
8. NEW PLANTER CURB (12" HIGH MAX)
9. PROPOSED FIRE HYDRANT
10. HANDICAP ACCESSIBLE PARKING
11. PROPOSED 20' OR 14' WIDE W.I. SLIDING FAUX GATES 5' HIGH CODELESS ENTRY
12. PROPOSED 5' HIGH W.I. FENCE WITH PILASTERS AND 3' WIDE MAN GATE
13. PROPOSED 5' HIGH WROUGHT IRON FENCE WITH PILASTERS
14. 5' HIGH (WROUGHT IRON TANDEM SLIDING SECURITY (FAUX) GATE (EXIT ONLY)
15. DASH LINE TO INDICATE 4'-0" MIN. ADA PATH OF TRAVEL (5% MAX. SLOPE, 2% MAX. CROSS SLOPE)
16. ADA PATH OF TRAVEL (5% MAX. SLOPE, 2% MAX. CROSS SLOPE) & CURB RAMP (8.33% MAX. SLOPE)
17. CATCH BASIN / GRATE INLET
18. BOLLARD LIGHTING
19. TRASH ENCLOSURE WITH TRELLIS
20. ELECTRIC CAR CHARGER
21. CONSTRUCT CURB INLET (W = TBD)
22. PROPOSED PERMEABLE DECORATIVE PAVERS
23. EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISHED
24. EXISTING POWER POLE TO REMAIN
25. NEW STREET LIGHT
26. REMOVE EXISTING DRIVEWAY, PARKWAY, CURB GUTTER & SIDEWALK AS NEEDED TO INSTALL NEW DRIVE APPROACH PER CITY STANDARD 128
27. REMOVE EXISTING PARKWAY, CURB GUTTER & SIDEWALK AS NEEDED TO INSTALL NEW DRIVE APPROACH PER CITY STANDARD 130
28. EXISTING DRIVEWAY
29. EXISTING FIRE HYDRANT
30. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH LANDSCAPING, INTALL NEW SIDEWALK AT THE NEW LOCATION AS SHOWN
31. EXISTING CURB & GUTTER TO REMOVED AS NEEDED TO WIDEN STREET AS SHOWN
32. PROPOSED MONUMENT SIGN PER SEPARATE PERMIT
33. -
34. PROP CITY WATER EASEMENT
35. PROPOSED DECORATIVE 6' HIGH BLOCK WALL OVER 3' MAX. RETAINING WALL (PROVIDE NEW PLASTER FINISH AND DECORATIVE PILASTERS ON INTERIOR FACE)
36. EXISTING CONCRETE FLATWORK, CHAIN LINK FENCE & GATES TO BE REMOVED
37. NEW PROPERTY LINE TO BE ADDED BY LOT LINE ADJUSTMENT
38. EXISTING PROPERTY LINE TO BE REMOVED BY PROCESSING LOT LINE ADJUSTMENT
39. EXISTING RIGHT-OF-WAY
40. NEW RIGHT-OF-WAY
41. JACUZZI EQUIPMENT WITH 5' HIGH DECORATIVE BLOCK WALL ENCLOSURE
42. IF SQUARE BELOW GRADE JACUZZI WITH 5' HIGH SCREENED WROUGHT IRON FENCE AND 3' WIDE GATE
43. TRELLIS COVER WITH TABLES AND CHAIRS, OURDOOR FIRE PLACE AND BBQ'S



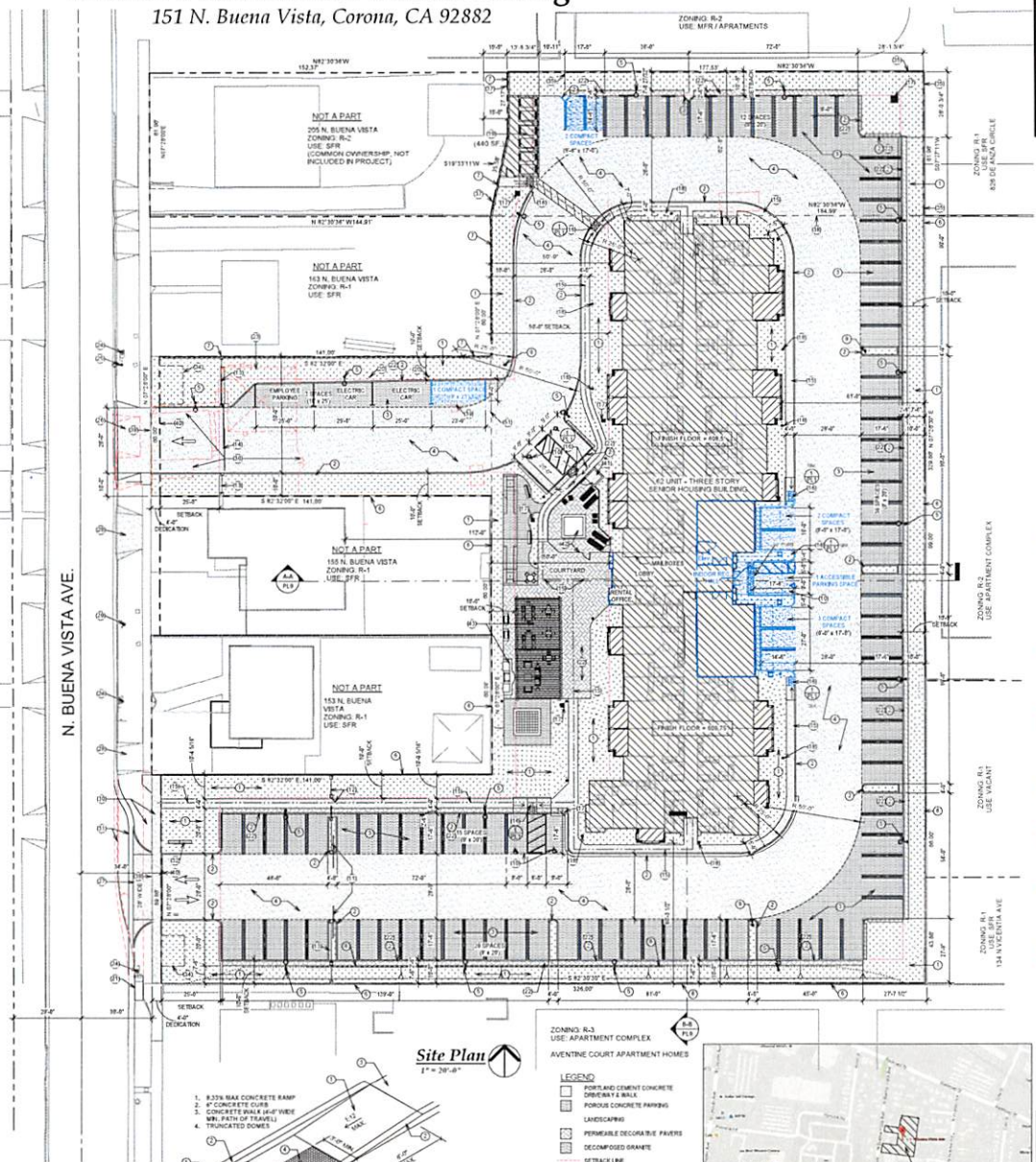
Trash Enclosure

1" = 10'-0"



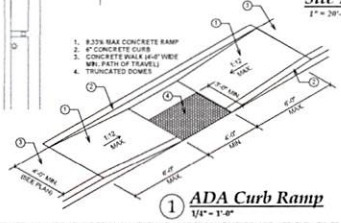
Trash Enclosure Roof Plan

1" = 10'-0"



Site Plan

1" = 20'-0"



① ADA Curb Ramp

1/4" = 1'-0"

Vicinity Map

OWNER:	PETER NYSRI 98 E. GRAND BLVD., CORONA, CA 92879 (951) 737-2121 pnyiri@earthlink.net
APPLICANT / CONTACT:	ROWDY WILLIAMSON 2279 EAGLE GLEN PARKWAY #113-155 CORONA, CA 92883 (951) 314-2377 rowdy_williamson@yahoo.com
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ARCHITECT:	ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688
CONTACT:	DOUG ANDRESEN doug@1architect.com
CIVIL ENGINEER:	NI ASSOCIATES, INC 3949 RANCHO DEL ORO DR., RIVERSIDE, CA 92505 (951) 729-9330
CONTACT:	NED IBRAHIM nibrahim@NIAssoc.com
LANDSCAPE ARCHITECT:	BGE LANDSCAPE DESIGN 626-523-1807
CONTACT:	BRYAN EIDE bryan@bgelandscape.com

LOT DATA

GP LAND USE (EXISTING & PROPOSED):	MDR / HDR
ZONING (EXISTING & PROPOSED):	R1 & R2 / R3 (SENIOR HOUSING)
CURRENT USE:	1 SFR / VACANT
APN:	118-290-035 & 118-290-030 (PARTIAL)
LEGAL DESCRIPTION:	PARCEL 4 OF BK 28 PG. 15 OF RIVERSIDE COUNTY RECORDS; AND PARCEL 1 OF BK 53 PG. 34 OF RIVERSIDE COUNTY RECORDS; AND THE EAST 11.120 S.F. (APPROX) OF THE SOUTHERLY 62.00' OF LOT 18 IN BLOCK 84 OF THE SOUTH RIVERSIDE LAND AND WATER COMPANY LANDS, OF THE SAN BERNARDINO COUNTY MB, BK 8 PG. 6.
GROSS LOT AREA	83,326 SF (2.14) AC
BUILDING FOOTPRINT / LOT COVERAGE:	16,463 SF (19.7%)
LANDSCAPING AREA:	22,389 SF (24.0%)
HARDSCAPE AREA:	52,310 SF (57.9%)
BUILDING HEIGHT	35'-0" HIGH (40' MAX.)
CONSTRUCTION TYPE:	V-B (2 WITHOUT AREA INCREASE - TABLE 504.3)
OCCUPANCY GROUP:	MIXED OCCUPANCY: R-2 (ASE RESTRICTED) & A 1HOUR SEPARATION REQUIRED BETWEEN R-2 & A PER TABLE 602 1HOUR SEPARATION REQUIRED BETWEEN DWELLINGS PER SECTION 508.2.4 EX.2
FIRE SPRINKLERS:	REQUIRED
ALLOWABLE AREA:	21,000 SF PER FLOOR x 3 (FOR SPRINKLERS WITHOUT AREA INCREASE) = 63,000 SF (SK WITHOUT HEIGHT INCREASE - TABLE 506.2)
STORIES:	3
BUENA VISTA FRONTAGE LINEAR FT.:	149.96'

BUILDING DATA:

62 UNITS

DENSITY: 28.87 DU / ACRE - ALLOWED 75 DU / ACRE

51 ONE-BEDROOM UNITS (750 SF / UNIT)
11 TWO-BEDROOM UNITS (954 SF / UNIT)
(TYP.) PRIVATE BALCONY (75 SF / UNIT)

PARKING SUMMARY (CMC 17.74.030):

1.5 SPACES / UNIT + 1 SPACE FOR OFFICE

PARKING REQUIRED:	94 SPACES
PARKING PROVIDED:	106 SPACES TOTAL 93 REGULAR SPACES 1 ACCESSIBLE SPACES 5 COMPACT SPACES 2 ELEC. / CHARGER SPACES 12 VISITOR SPACES (1 SPACE / 5 UNITS)

OUTDOOR LIVING SPACE / REC FACILITIES (CMC 17.34.200 & 320):

REQUIRED OUTDOOR LIVING SPACE	TOTAL SPACE	9,150 SF (150 SF / UNIT)
	COMMON SPACE	4,650 SF (50% MIN.)
	PRIVATE SPACE	4,650 SF (50% MIN.)
	LANDSCAPE	1,395 SF (30% MIN OF COMMON SPACE)
PROVIDED OUTDOOR LIVING SPACE	TOTAL SPACE	13,425 SF (224.5 SF / UNIT)
	COMMON SPACE	7,425 SF (79.8%)
	PRIVATE SPACE	3,750 SF (64.5 SF AVERAGE) (75 SF MIN)
	LANDSCAPE	3,395 SF (52.8% OF COMMON SPACE)

RECREATION FACILITIES - INDOOR: LOBBY, REC. HALL (LIBRARY / READING MEETINGS / ACTIVITIES) = 2,345 SF

RECREATION FACILITIES - OUTDOOR: PATIO / BBQ / PICNIC TABLE JACUZZI, FIREPLACE, OUTDOOR GAMES

ENCLOSED TRASH PICKUP AREA (CMC 17.24.170):

REQUIRED AREA:	6 SF / UNIT)
6 SF x 62 UNITS =	372 SF
PROVIDED AREA:	440 SF (7.1 SF / UNIT)

Area Schedule (Gross Building)

Name	Level	Area
Conditioned Area	1st Floor	14984 SF
Conditioned Area	2nd Floor	16008 SF
Conditioned Area	3rd Floor	16017 SF
		46009 SF
Balconies	1st Floor	1872 SF
Balconies	2nd Floor	2042 SF
Balconies	3rd Floor	2243 SF
		6157 SF
Covered Entry	1st Floor	91 SF
Electrical / Meter Room	1st Floor	162 SF
		253 SF

DPR 16-023

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Buena Vista Active Senior Living

151 N. Buena Vista, Corona, CA 92882

16-2494	28 Feb. 2018
28 Feb. 2018	

REGISTERED ARCHITECT DOUGLAS ANDRESEN No. C 14504 Exp. 12-31-19 STATE OF CALIFORNIA

Site Plan

PL1

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