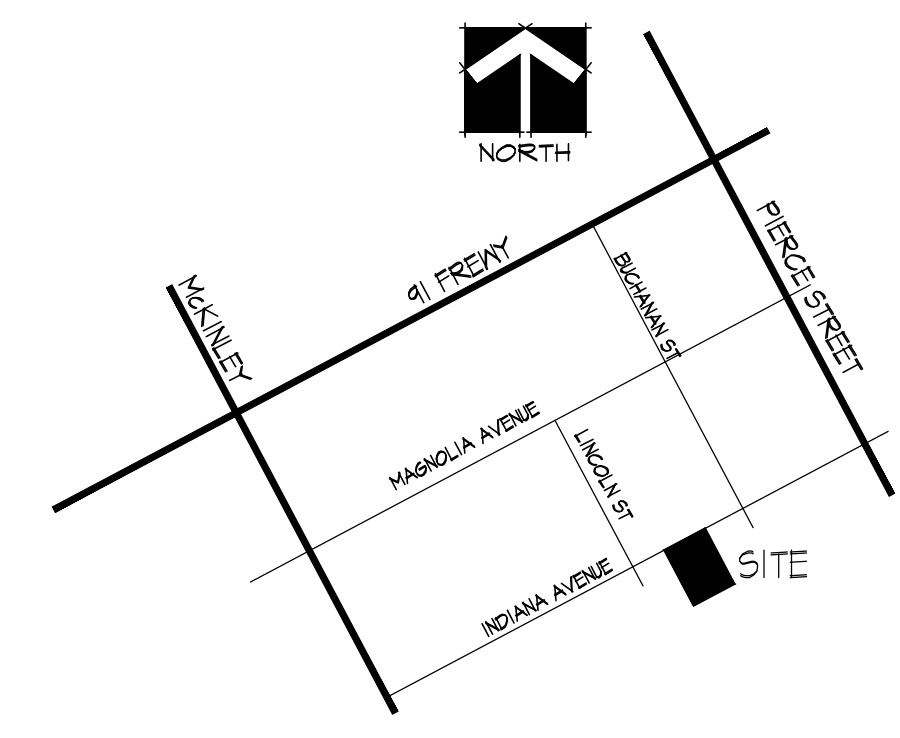


# PRE-APPLICATION REVIEW FOR GENERAL PLAN AMENDMENT & REZONING



VICINITY MAP N.T.S.

**PROJECT APPLICANT:**  
**EXHIBIT PREPARED BY:**  
 ELIAS ALFATA  
 6372 GARDEN HILLS WAY  
 RIVERSIDE, CA. 92506  
 TEL: 951 / 454-0912  
 E-MAIL: GEDRIVERSIDE@GMAIL.COM

**OWNER:**  
 ROSE NAAMEH  
 1033 Rancho Valencia  
 Riverside Ca 92508  
 TEL: (909) 240-8868  
 rosynaameh@gmail.com

**LEGAL DESCRIPTION:**  
 Sec / Township / Range: SEC 27 TWN 03S RNG 06W  
 Legal Brief Description: SEC 27 TWN 03S  
 RNG 06W 13.15 ACRES IN POR SEC 27 T3S R6W  
**APN # 135-280-001**  
 APN # 135-280-001 / 135-204-005 / 135-204-006 & 135-204-007

**LOT SIZE:**  
 GROSS LOT AREA: 13.15 AC = 572,814 S.F.  
 IMPROVED LOT AREA: 5.12 AC

**EXISTING ZONING:** LOW DENSITY RESIDENTIAL  
**PROPOSED ZONING:** R-3 HIGH DENSITY  
**LAND USE:** VACANT

**WASTE DISPOSAL SYSTEM:** SEWER

**TYPE OF CONSTRUCTION:** VB  
**SPRINKLERED:** YES  
**STORIES:** 3  
**AUTOMATIC FIRE SPRINKLERS REQUIRED:**  
**AUTOMATIC FIRE ALARM REQUIRED N.F.P.A. 72:**

**PROJECT DATA:**  
 72 UNITS 2 BDRM 2 BATH AREA = 1,150 S.F.  
 APARTMENT BUILDING HEIGHTS: 46'-6"  
 PROPOSED BLDG. 6 BUILDINGS @ 8 UNITS EACH  
 TYPICAL PRIVATE SPACE: 164 S.F.

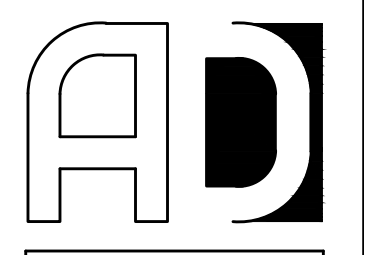
**PARKING REQUIREMENT:**  
 REQUIRED: 72 "UNITS" X 2.25 = 162 SPACES  
 REQUIRED CLUB HOUSE: 2600 SF / 250 = 14 SPACES  
 TOTAL PARKING SPACES REQUIRED: 176  
 TOTAL PARKING SPACES PROVIDED: 174

**LANDSCAPING CALCULATIONS:**  
 REQUIRED "OPEN SPACE" 30% @ 230,340 S.F. = 69,102 S.F.  
 PROVIDED LANDSCAPING AREA: 43 % = 99,046 S.F.

**LOT COVERAGE**  
 BUILDINGS FOOTPRINT: 5,918 X 6 = 35,508 S.F.  
 COVERED GARAGES: 2,023 X 6 = 12,138 S.F.  
 TOTAL COVERED AREA: 47,646 S.F.  
 LOT COVERAGE: 47,646 / 230,340 = 20.69 %

**APPLICABLE CODES**  
 ALL NEW WORK SHALL COMPLY WITH THE LISTED EDITIONS OF THESE MODEL CODES:  
 - 2019 CALIFORNIA BUILDING CODE BASED ON THE 2015 INTERNATIONAL BUILDING CODE  
 - 2019 CALIFORNIA MECHANICAL CODE BASED ON THE 2015 UNIFORM MECHANICAL CODE  
 - 2019 CALIFORNIA PLUMBING CODE BASED ON THE 2015 UNIFORM PLUMBING CODE  
 - 2019 CALIFORNIA ELECTRIC CODE BASED ON THE 2014 NATIONAL ELECTRICAL CODE  
 - 2019 CALIFORNIA ENERGY CODE  
 - 2019 CALIFORNIA FIRE CODE.  
 ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES

- PROPERTY DESIGNATIONS:**
- NOT WITHIN A SPECIFIC PLAN
  - NOT IN A TRIBAL LAND
  - NOT IN A CITY
  - NOT IN A CITY SPHERE
  - NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
  - NOT IN A COUNTY SERVICE AREA
  - NOT IN A ZONING OVERLAY
  - NOT IN AN AGRICULTURAL PRESERVE
  - NOT IN AN AIRPORT INFLUENCE AREA
  - NOT IN AN AIRPORT COMPATIBILITY ZONE
  - NOT IN THE WRMSHCP FREE AREA
  - NOT IN FLOODPLAIN
  - NOT IN FAULT LINE



**ALFA DESIGN**  
 6372 GARDEN HILLS WAY  
 RIVERSIDE, CA. 92506  
 gedriverside@gmail.com  
 TEL: 951 . 454 . 0912

REVISION	BY
1	EA
2	EA
3	EA
4	EA

**JOB LOCATION**  
 APN # 135-280-001  
 RIVERSIDE CA. 92503

**OWNER**  
 ROSE NAAMEH  
 1033 Rancho Valencia  
 Riverside Ca 92508  
 TEL: (909) 240-8868  
 rosynaameh@gmail.com

**Lake Hills Complex  
 Apartments Building**

**Pre Application Review  
 SITE PLAN**

SCALE	1"=50'-00"
DATE	04/28/2021
DESIGNER	ELIAS ALFATA
ENGINEER	-
REVIEWED BY	ELIAS ALFATA

**JOB No**  
 APN # 135-280-001

SHEET	A1-1
DATE OF MAP	08-17-2020