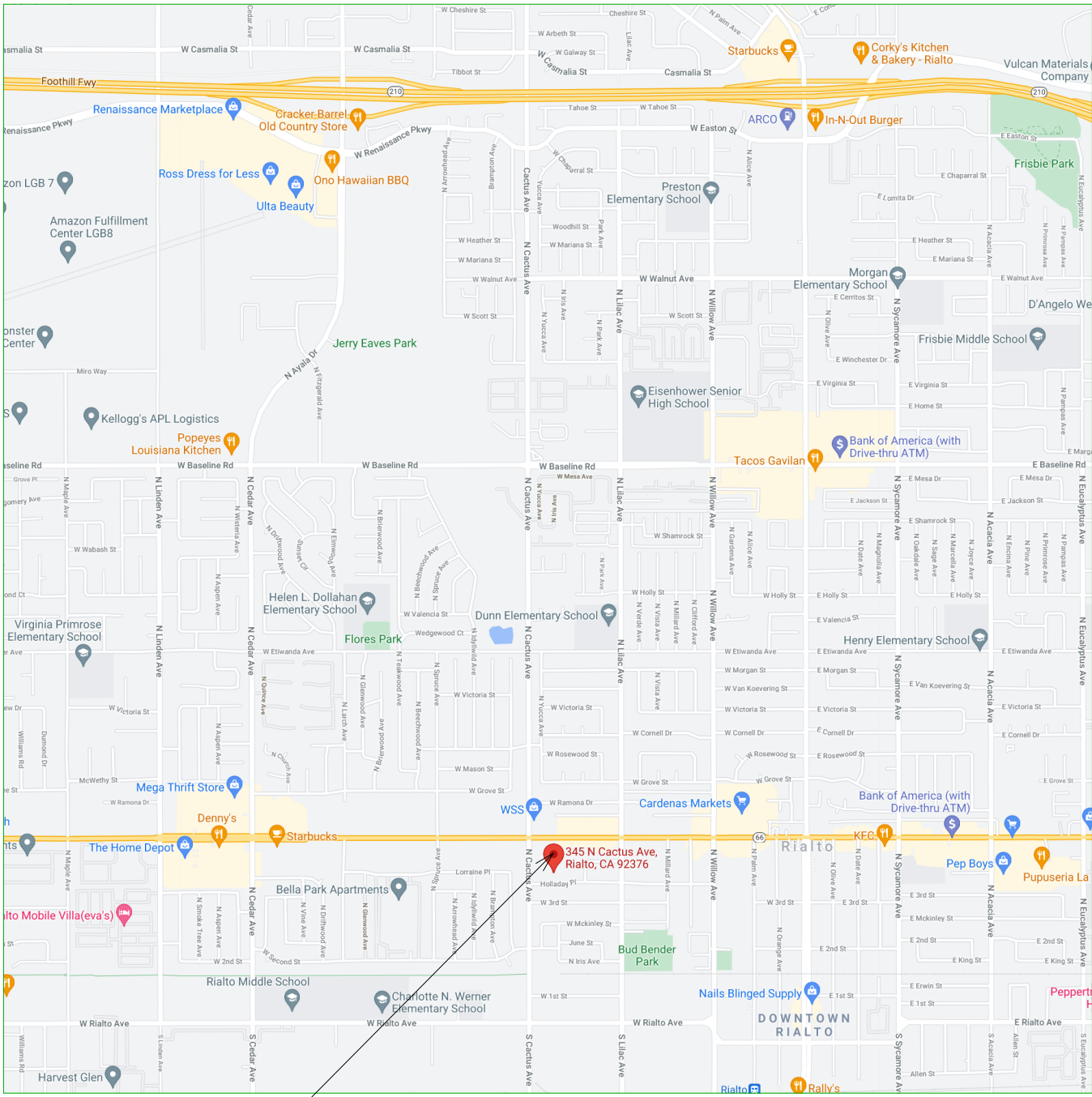


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Proposed Evergreen Apartments By:
George Becerra & Fernando Acosta
345 N. Cactus Avenue, Rialto, CA 92376
Precise Plan of Design No. 2022-0025



Vicinity Map



3D View

OWNER: GEORGE C BECERRA
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PROJECT ADDRESS: 345 N. CACTUS AVENUE,
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(909) 355-6688
doug.andresen@aafirm.com

CIVIL: SAKE ENGINEERS, INC.
400 S. RAMONA AVE., STE. 202
CORONA, CA 92879
SAM AKBARPOUR
(951) 279-4041
sam@sakeengineers.com

SOILS: RODRIGUEZ CONSULTING AND ENGINEERING
CONTACT: (909) 277-3986
rodriguezconsultingengineering@yahoo.com

LANDSCAPING: LANDSCAPE DYNAMICS
CONTACT: (951) 264-4839
gregzoll@landscape-dynamics.net

APN: 0130-013-02
ZONING: EXISTING - COMMERCIAL MIXED USE (C-MU)
PROPOSED - R-4 HIGH DENSITY MULTIPLE FAMILY
SPECIFIC PLAN RESIDENTIAL HIGH DENSITY (R-HD)

OCCUPANCY: GROUP R-3
CONSTRUCTION: TYPE V-B
FIRE SPROCKLERS: REQUIRED

PROJECT DESCRIPTION: PROPOSED GATED COMMUNITY (SINGLE-OWNERSHIP)
WITH 21 APARTMENTS, 8 BUILDINGS, 2-STORY, 3 & 4
BEDROOMS) WITH 2-CAR TUCK-UNDER GARAGES AND
BALCONIES ABOVE. 5 ADU UNITS WITH 1-CAR TUCK-
UNDER GARAGES. SITE AMENITIES, COMMON AND
PRIVATE OPEN SPACES, GUEST PARKING, TRASH
ENCLOSURES AND SITE LIGHTING.

GROSS AREA SIZE: 72,745 SF. (1.67 AC.)
MAXIMUM DENSITY ALLOWED: 1 TO 2 ACRES, 13 DWELLING UNIT / ACRE
1.67 x 13 = 21 UNITS MAX

UNITS PROPOSED: 21 UNITS + 5 ADUS
MAXIMUM BLDG. COVERAGE ALLOWED: 60% OF LOT AREA
BLDG. COVERAGE: 31,100 SF. (42%) < 60% ALLOWED
MAXIMUM HEIGHT: 6 STORIES OR 75'-0"

BUILDING FOOTPRINT: 27,602 SQ. FT. (38%) (60% ALLOWED)
NET LOT SIZE: 45,143 SQ. FT. (100%)
LANDSCAPE AREA: 18,564 SQ. FT. (41%)
HARDSCAPE AREA: 26,579 SQ. FT. (59%)

PARKING: 2 SPACES REQ./UNIT (21 X 2) REQUIRED 42 SPACES
1 GUEST PARKING REQ./4 UNITS. 8 SPACES
TOTAL 48 SPACES REQUIRED

2 GARAGE SPACES / UNIT PROVIDED 42 SPACES
1 GARAGE SPACES / ADU PROVIDED 5 SPACES
GUEST SPACES PROVIDED (BEHIND GATES) 12 SPACES
GUEST SPACES PROVIDED (OUTSIDE GATES) 3 SPACES
TOTAL 62 SPACES PROVIDED

PRIVATE OPEN SPACE REQ. 100 SF/UNIT (6' MIN. DIM.)
PRIVATE OPEN SPACE PROV. 175 SF MIN.

AMENITIES REQUIRED: 5 MINOR AMENITIES
AMENITIES PROVIDED: 5 - (2 BBQ AREAS WITH
TRELLIS AND PICNIC TABLES,
1 TOT LOT, 1 COMMON OPEN
SPACE (GRASS AREA) AND 1
GYM WITH EQUIPMENT)

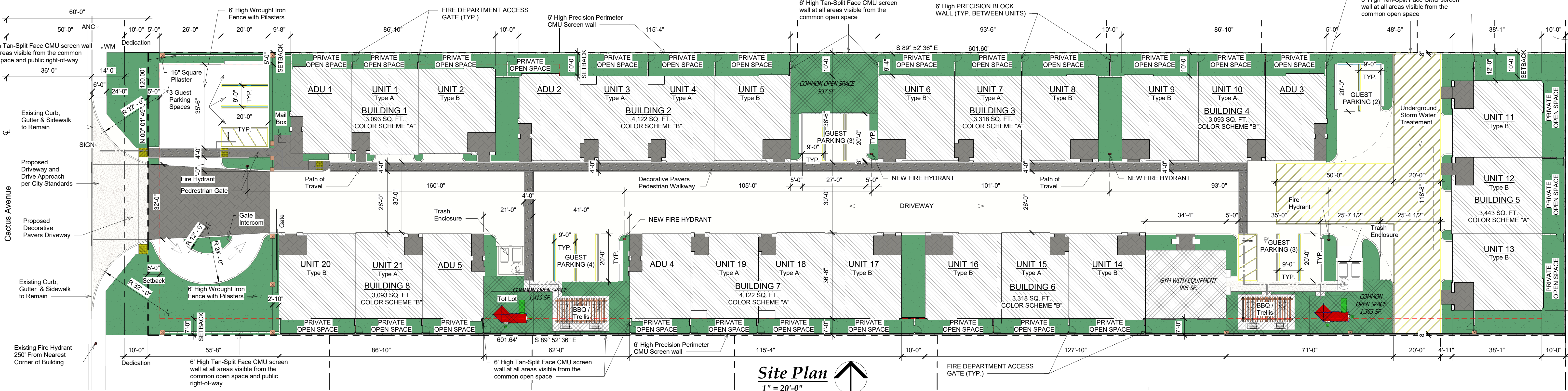
9 TYPE A UNITS
TYPE A AREA (3 BED, 2 1/2 BATH) - 1,585 SF
1ST FLOOR 596 SF
2ND FLOOR 989 SF
GARAGE - 415 SF

12 TYPE B UNITS
TYPE B AREA (4 BED, 2 1/2 BATH) - 1,830 SF
1ST FLOOR 596 SF
2ND FLOOR 1,234 SF
GARAGE - 415 SF

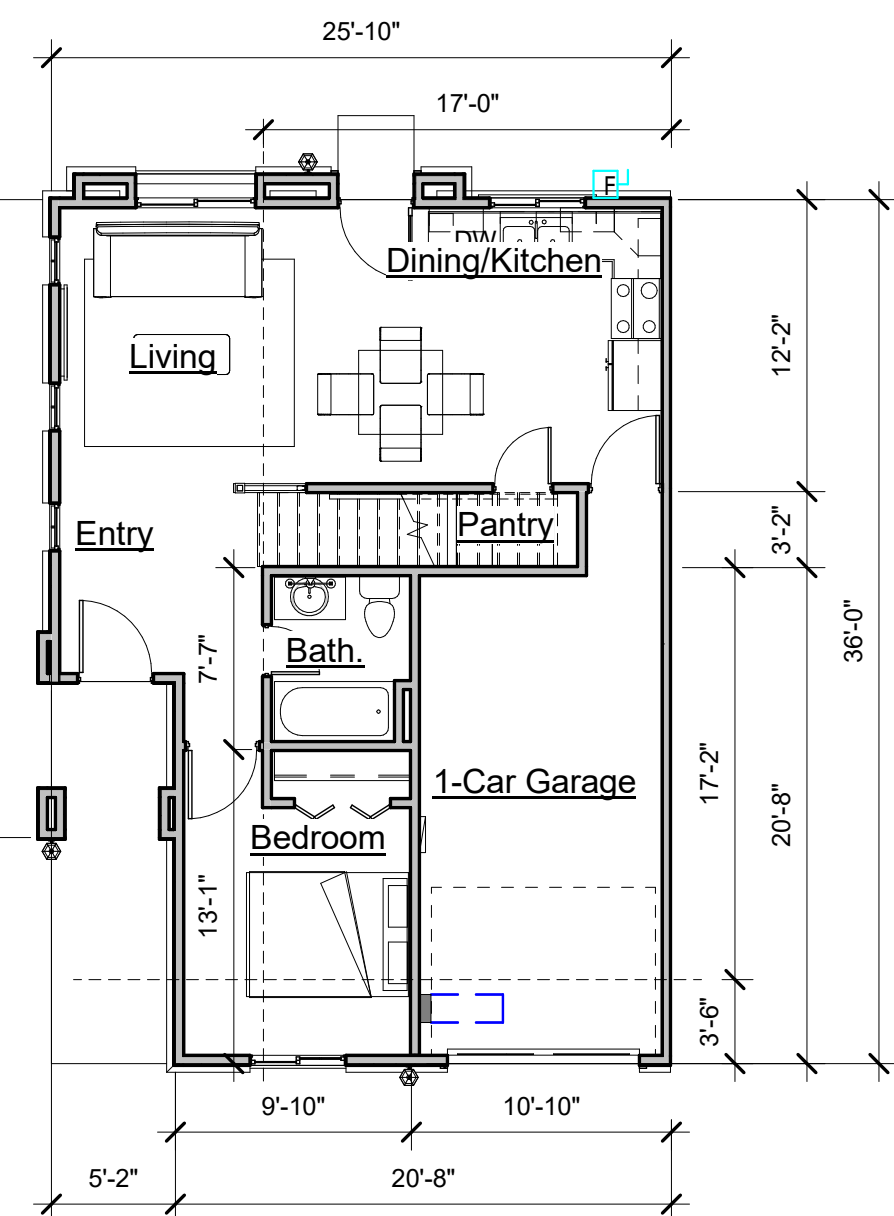
5 ADU UNITS
ADU AREA (3 BED, 3 BATH) - 1,200 SF
1ST FLOOR 662 SF
2ND FLOOR 538 SF
GARAGE - 237 SF

Sequence of Drawings - DR

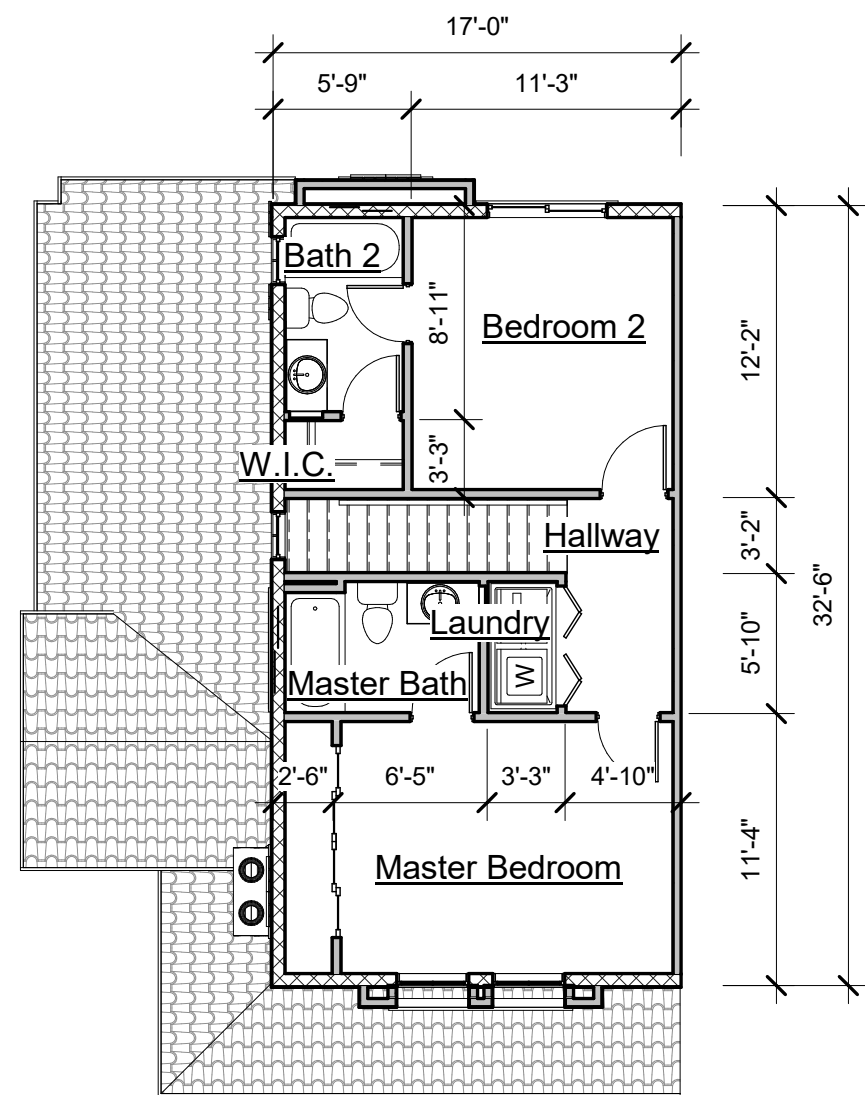
Number	Description
PL1	Site Plan
PL2	Floor Plans & Elev's- Bldg. 1, 4, 8
PL3	Floor Plans & Elev's- Bldg. 2, 7
PL4	Floor Plans & Elev's- Bldg. 3
PL5	Floor Plans & Elev's- Bldg. 5
PL6	Floor Plans & Elev's- Bldg. 6
PL7	Amenities
1 of 2	Conceptual Grading Plan
2 of 2	Conceptual Grading Plan
1 of 1	Preliminary Landscape Plan



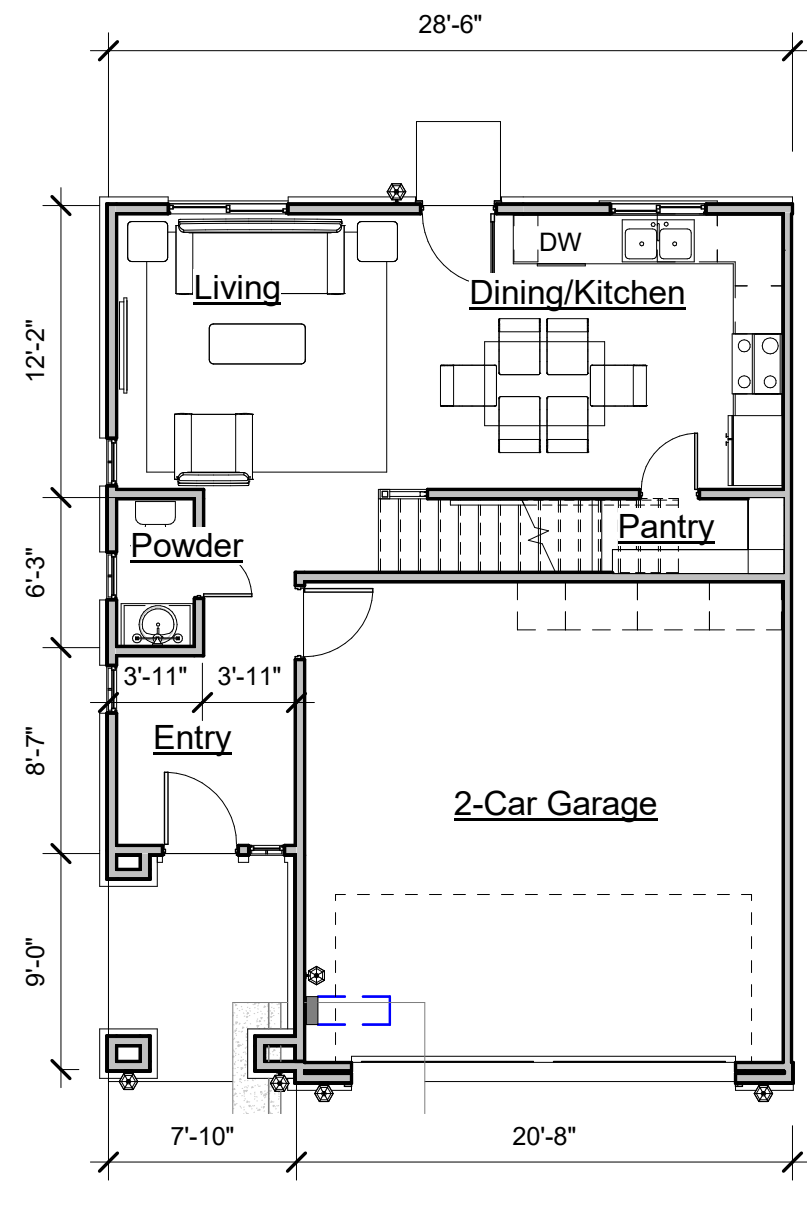
Site Plan
1" = 20'-0"



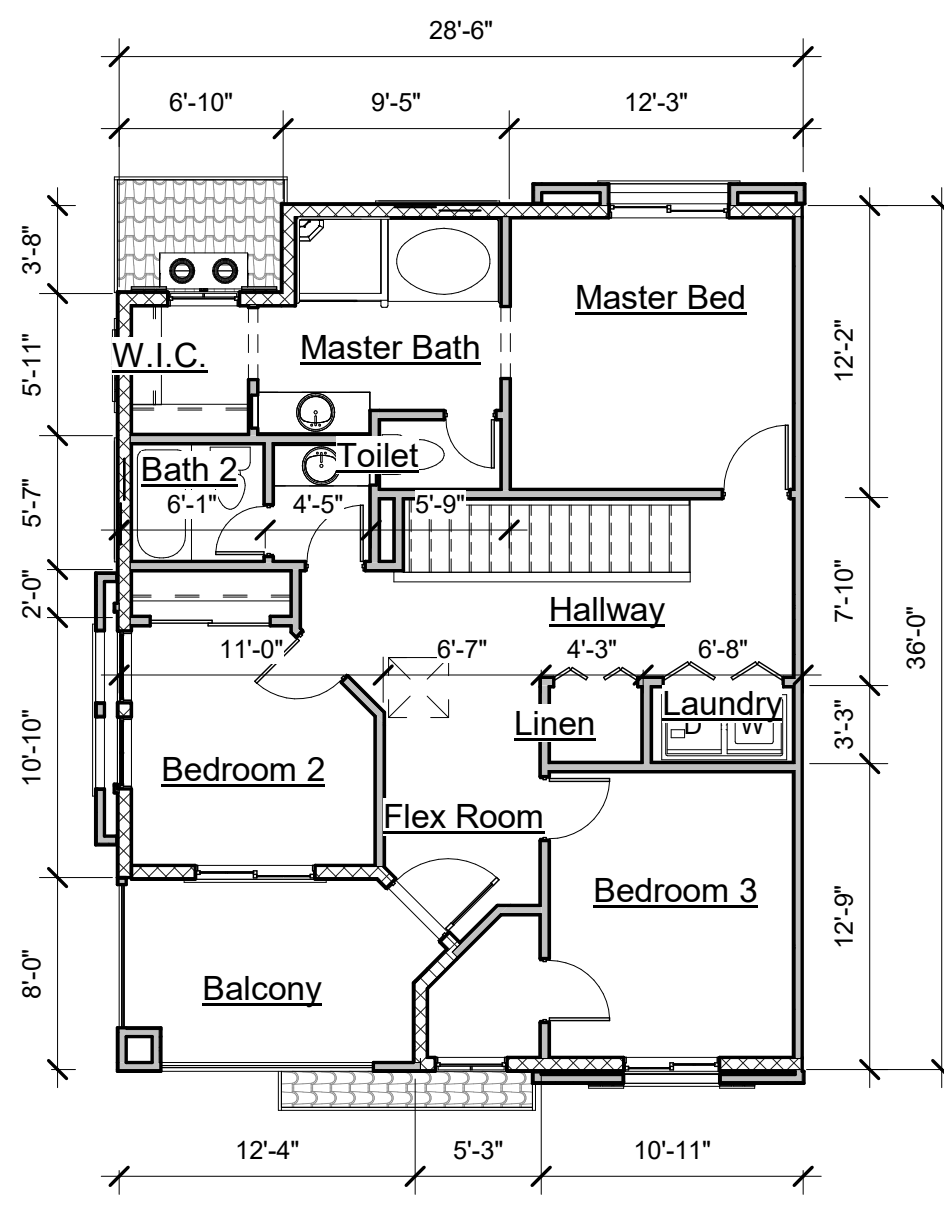
ADU - First Floor Plan
1/8" = 1'-0"



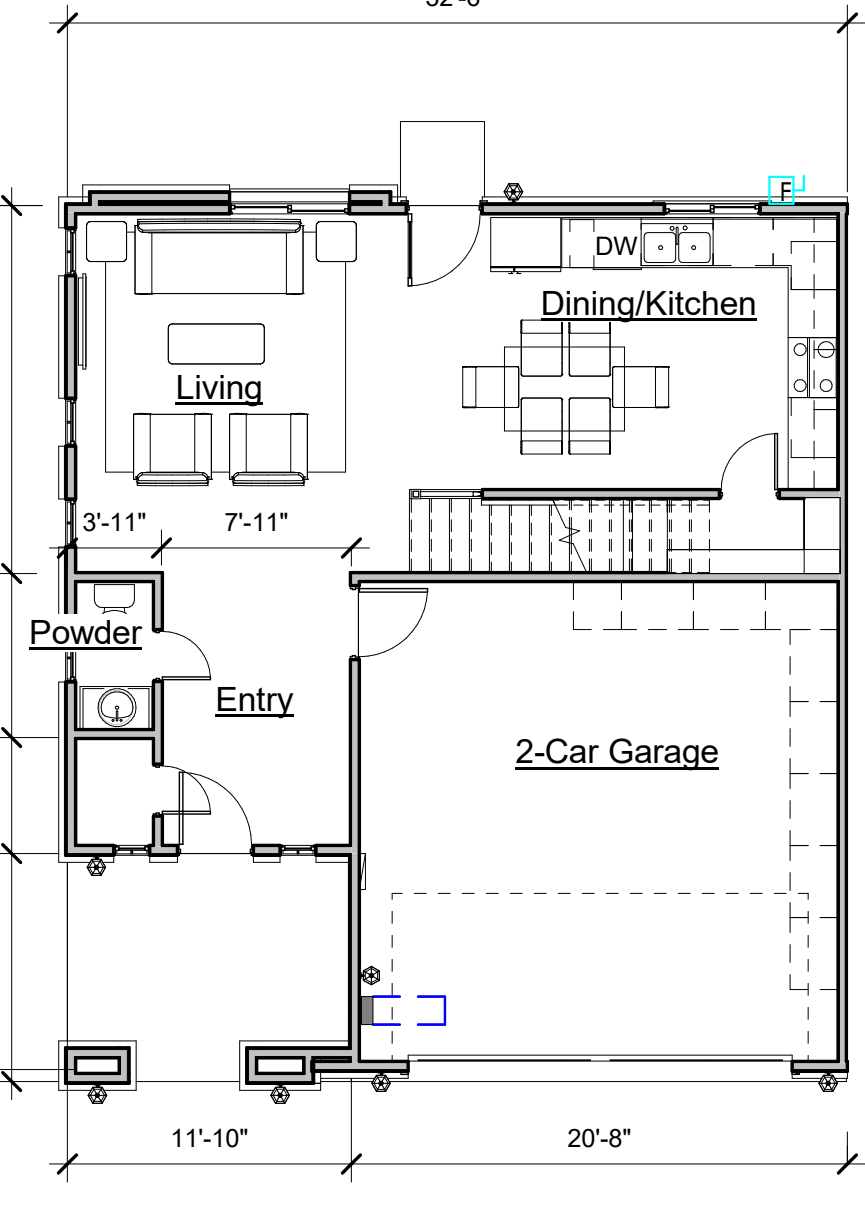
ADU - Second Floor Plan
1/8" = 1'-0"



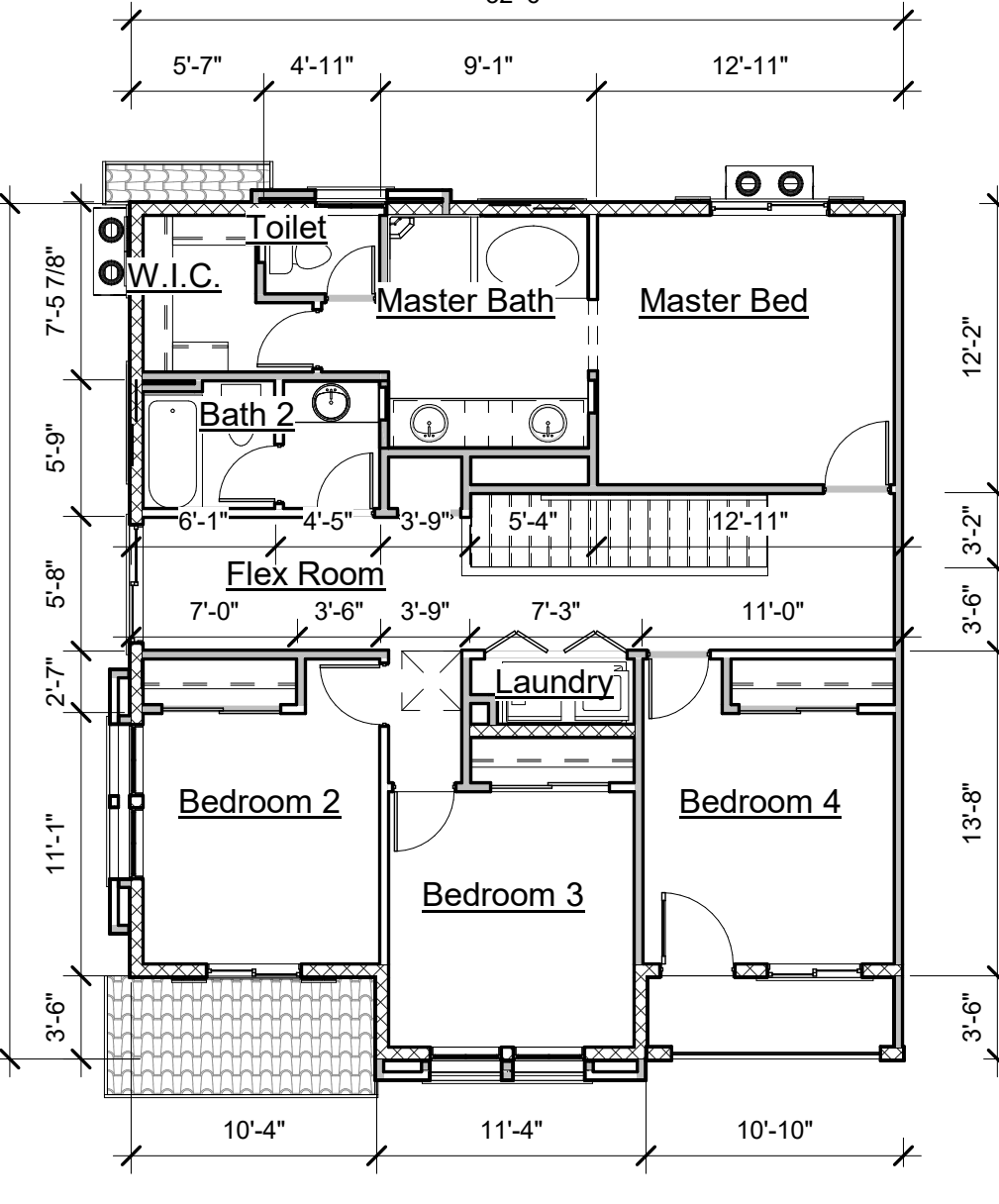
Type A - First Floor Plan
1/8" = 1'-0"



Type A - Second Floor Plan
1/8" = 1'-0"

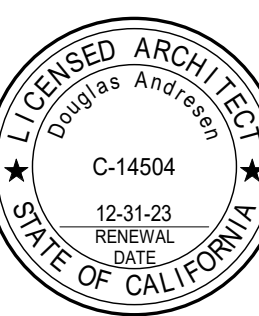


Type B - First Floor Plan
1/8" = 1'-0"



Type B - Second Floor Plan
1/8" = 1'-0"

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11 Apr. 2023
21-4100



Site Plan

PL1