

KAIDENCE PERRIS

ENTITLEMENT SET #4

OCTOBER 11, 2023



NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING/PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE/ FIXTURES REFER TO LANDSCAPE DRAWINGS



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PROJECT TEAM

DEVELOPER:

The Kaidence Group

The Kaidence Group
5070 North 40th Street Suite 210
Phoenix, AZ 85018
Attn: Katie Rounds

P: 480.269.6613
krounds@kaidencegrp.com



ARCHITECT:

TCA Architects
18821 Bardeen Ave.
Irvine, CA 92612
Contact: Chris Williams

P: 949.862.0270
P: 949.862.0289
www.tca-arch.com
cwilliams@tca-arch.com

CIVIL ENGINEER:



Adkan Engineer
6879 Airport Drive
Riverside, CA 92504
Contact: Michael Brendecke

P: 951.688.0241
C: 951.446.3000
www.hnagi.com
mbrendecke@adkan.com



LANDSCAPE ARCHITECT:

C2 Collaborative
100 Avenida Miramar,
San Clemente, CA 92618
Contact: Niki Wu

P: 949.366.6624
C: 714.331.5834
www.c2collaborative.com
nwu@c2collaborative.com

FIRE:



Woden
106 W 4th Street Suite 308,
Santa Ana, CA 92701
Contact: Andy Thul

P: 714.330.2181
C: 714.330.2181
www.wodenfire.com
athul@WodenFire.com

PROJECT DESCRIPTION

The Kaidence Multi Family Design is a proposed development in the City of Perris with 300 apartment units, parks, opens spaces and centralized recreation.

The 14.54-acre project site is located on the south west corner of East Rider Street and Evans Road. The development will consist of 17 residential and 2 amenity buildings. The residential buildings are two and three story in two different building types. The two story, 16 & 8 plex, residential buildings line Rider and Evans with the 20 plex three story buildings are internal to the site.

The site plan is design in a formal concept with the main entry central to the site arriving on a grand recreation area. Connecting to the recreation are open space amenities that link to each side of the community focusing on pedestrian movements. Interwoven through the community is parking and vehicular movements for easy access to all residents however hidden from the outside of the community and with minimal interruption to the internal pedestrian experience.

The recreation concept offers fitness, clubrooms, pool, spa, BBQ, tot-tot and multiple open lawn area along with pedestrian activity that stretch internally in the community and to the outside surrounding areas.

PROJECT SUMMARY

Site Summary

Net/ Gross Acres	14.68/ 16.68	Unit Mix	
Total Units	300	One Bedroom	91 30%
Density Net/ Gross	20.4/ 17.98	Two Bedroom	167 56%
Assessors Parcel Number	300-090-004	Three Bedroom	42 14%
Net Rentable Square Feet	305,215	Total	300
Average Unit Square Feet	1,017	Amenity S.F.	8,469
Gross Building Square Feet	420,557	Private Open Space/ Deck	28,302
Building Lot Coverage	27%		

Parking Provided

Total Garages	135	45%
Carports	296	
Open Spaces	205	
Parking Ratio		2.12

Parking Required

	City Ratio	Total
One Bedroom	1.5	137
Two Bedroom	2	334
Three Bedroom	2.5	105
Guest	0.2	60
Total	636	Required Total 636

100A - 16 Plex (Two Story)

Unit Type	Units /Building	Total Units	S.F./Unit	Total S.F.
A2	4	28	841	23,548
B1	4	28	1,042	29,176
B3	2	14	1,068	14,952
B4	4	28	1,072	30,016
C2	2	14	1,345	18,830
Total		112		116,522

Total Buildings 7

100B - 8 Plex (Two Story)

Unit Type	Units /Building	Total Units	S.F./Unit	Total S.F.
B3	3	3	1,068	3,204
B4	4	4	1,072	4,288
C2	1	1	1,345	1,345
Total		8		8,837

Total Buildings 1

200A - 20 Plex (Three Story)

Unit Type	Units /Building	Total Units	S.F./Unit	Total S.F.
A1	4	36	811	29,196
A2	3	27	841	22,707
B1	6	54	1,042	56,268
B2	4	36	1,047	37,692
C1	3	27	1,259	33,993
Total		180		179,856

Total Buildings 9

Clubhouse (One Story)

Gross S.F.	5445 S.F.
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Fitness Center (One Story)

Gross S.F.	3024 S.F.
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KAIDENCE PERRIS

PERRIS, CA
TCA # 2022-062



THE KAIDENCE GROUP

ENTITLEMENT SET #4
OCTOBER 11, 2023

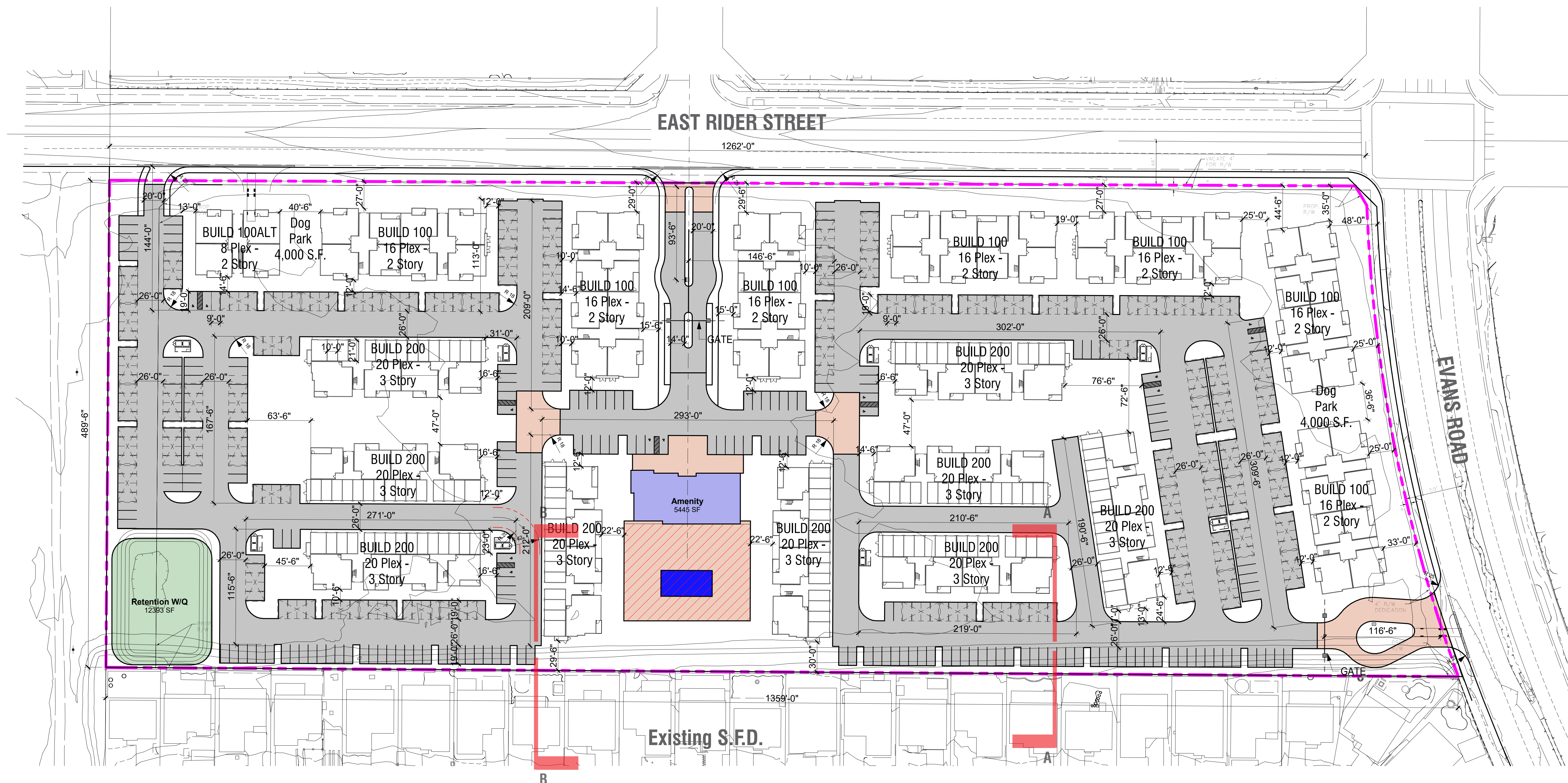
PROJECT INDEX & SUMMARY

G-1.1









EAST RIDER STREET

1262'-0"

EVANS ROAD

Existing S.F.D.





PARKING LEGEND		
	Unassigned (Guest)	54
	Unassigned (Guest) Accessible	3
	Assigned Covered	422
	Garage	126
	Carport	296
	Assigned Accessible	19
	Covered	9
	Open	10
	Assigned Open	139
	Total:	636
	EV Ready (25%)	159
	EV Capable (15%)	64
	EV Chargers (5%)	32
	Total:	255

EV Parking Required		
Per Cal Green - Code Section 4.106.4.2.2		
	Ratio	Total Spaces
EV Ready	25%	159
EV Capable	10%	64
EV Chargers	5%	32
Total	40%	255

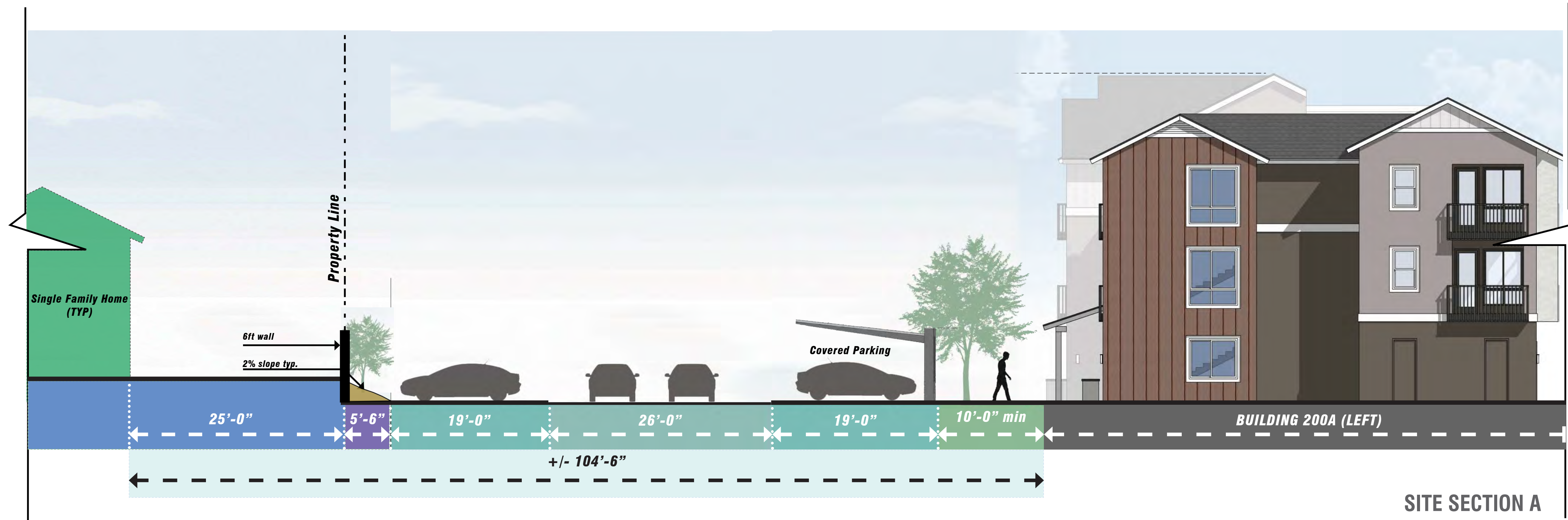
EV Parking Provided			
EV Ready (25%)		EV Chargers (5%)	
Covered	110	Covered	22
Open Assigned	31	Open Assigned	6
Open Unassigned	18	Open Unassigned	4
Total	159	Total	32
EV Capable (10%)		Overall	
Covered	33	Covered	165
Open Assigned	24	Open Assigned	61
Open Unassigned	7	Open Unassigned	29
Total	64	Total	255

Accessible Parking Required		
Per CBC California Building Code Sec. 1109A.3 & 1109A.4		
	Ratio	Total Spaces
Unassigned (Guest) Accessible Parking Req.	5%	3
Assigned Accessible Parking Req.	2%	12
Total		15

Accessible Parking Provided	
	Total Spaces
Covered Accessible	9
Open Accessible	10
Guest Accessible	3
Total	22

City Parking Required			
Per City of Perris Zoning - Code Section 19.69.020			
Unit Mix	Ratio	# Units	Total Spaces
One Bedroom	1.5	91	137
Two Bedroom	2	167	334
Three Bedroom	2.5	42	105
Guest	0.2	300	60
Total			636
Covered Parking Required	1 sp/du		300

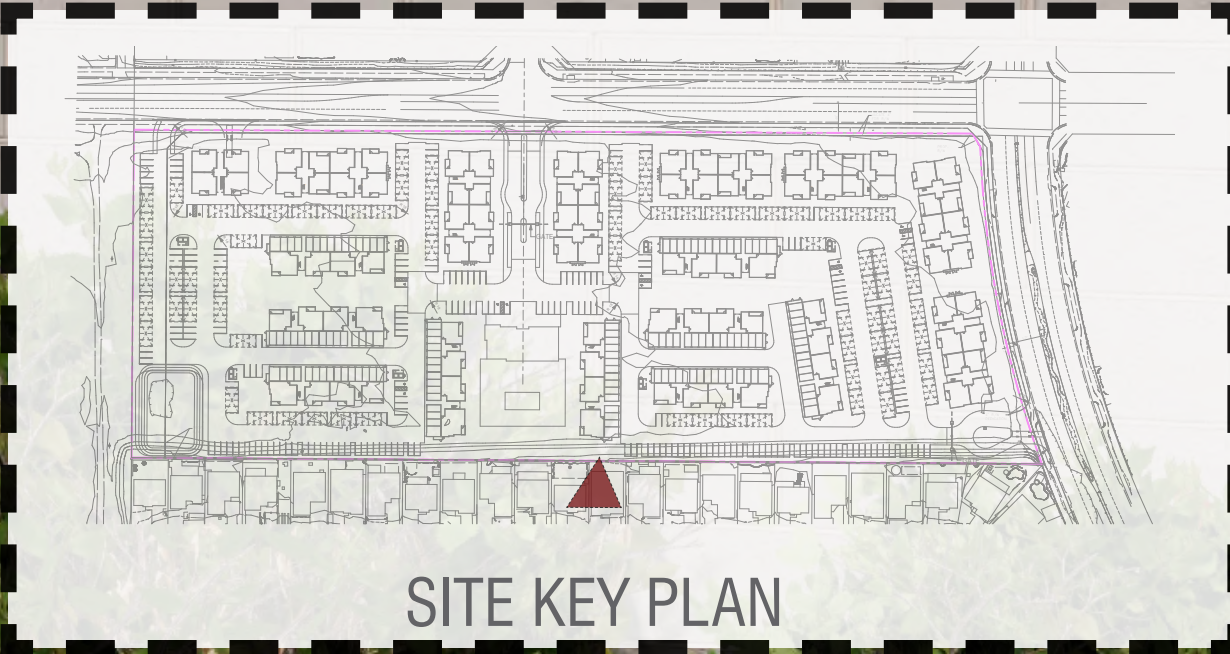
Parking Provided		
Assigned & Unassigned	Spaces	Total Spaces
Assigned		
Garages	126	431
Carports	296	
Covered Accessible	9	
Open	139	149
Open Accessible	10	
Unassigned		
Guest	53	56
Guest Accessible	3	
Total		636



SITE SECTION A



SITE SECTION B



SITE KEY PLAN

KAIDENCE PERRIS
PERRIS, CA
TCA # 2022-062

TCA
ARCHITECTS
THE KAIDENCE GROUP

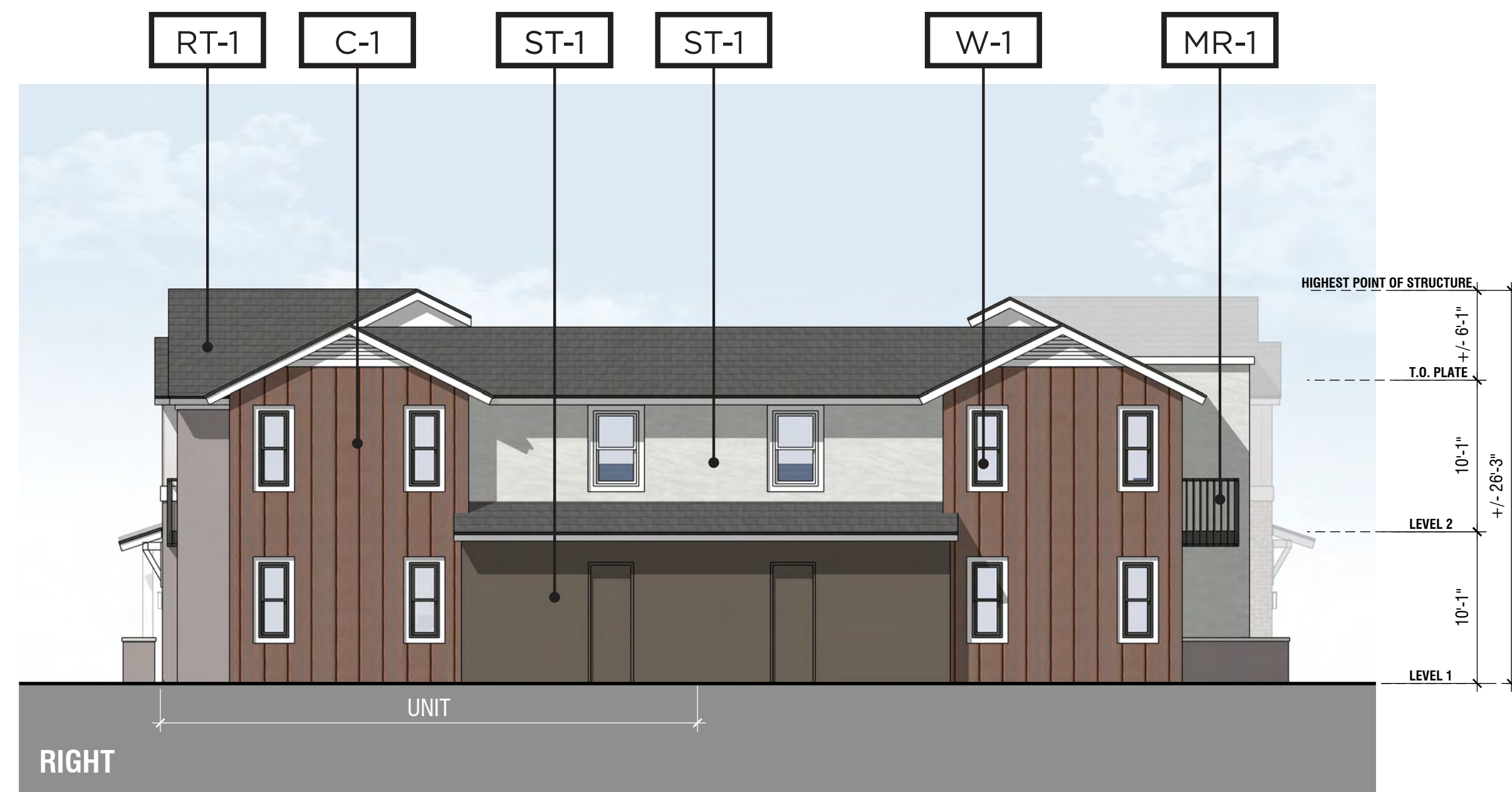
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SPOT PERSPECTIVE FROM SFD

A-1.7



1- FRONT ELEVATION



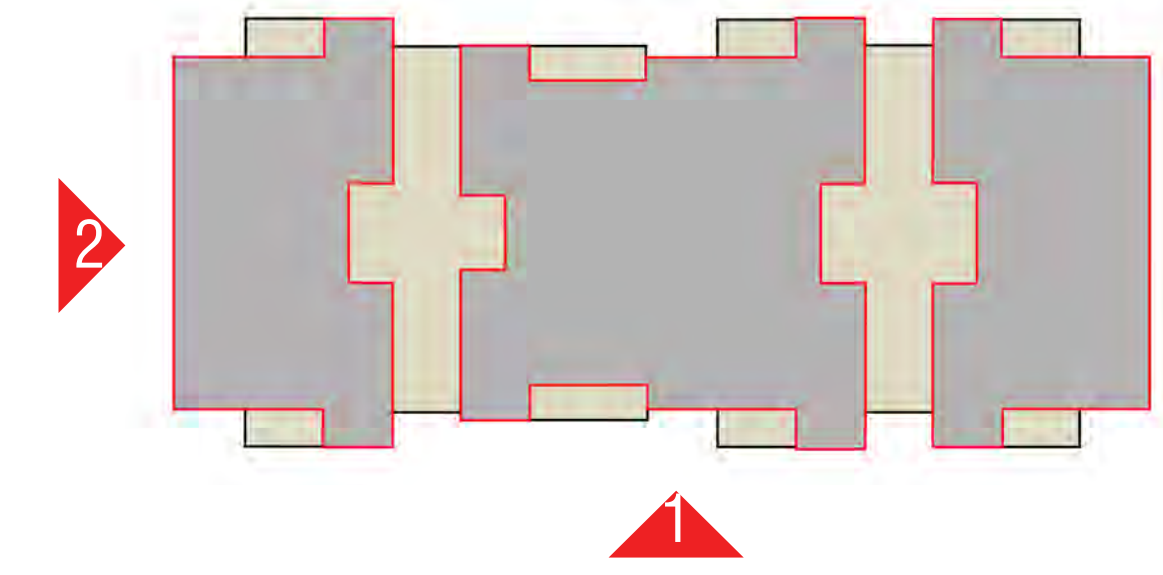
2- RIGHT ELEVATION



BUILDING PERSPECTIVE

MATERIAL LEGEND

- C-1 - COMPOSITE BOARD & BATTEN SIDING
- MR-1 - METAL RAILING
- RT-1 - CONCRETE FLAT ROOF TILE
- ST-1 - STUCCO
- W-1 - VINYL WINDOW
- CT-1 - COMPOSITE TRIM
- L-1 - DECORATIVE LIGHTING
- RA-1 - SHED ROOF AWNING WITH EXPOSED RAFTERS AND BRACKET SUPPORTS



BUILDING KEY PLAN

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING/PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE/ FIXTURES REFER TO LANDSCAPE DRAWINGS

BUILDING 100A
ELEVATIONS FRONT & RIGHT



1- REAR ELEVATION



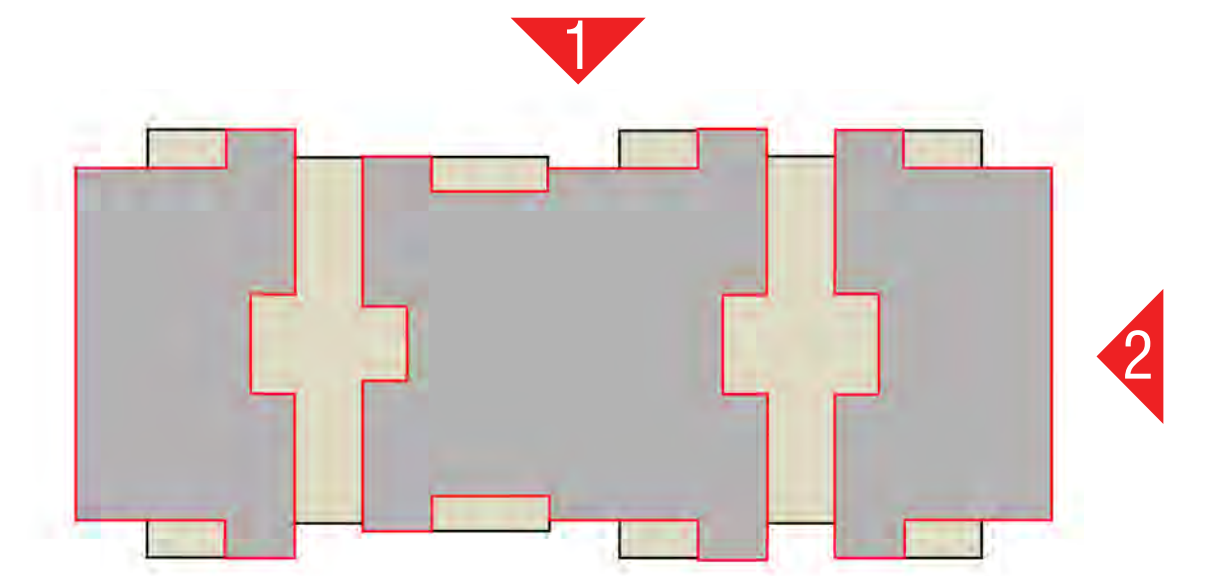
2- LEFT ELEVATION



BUILDING PERSPECTIVE

MATERIAL LEGEND

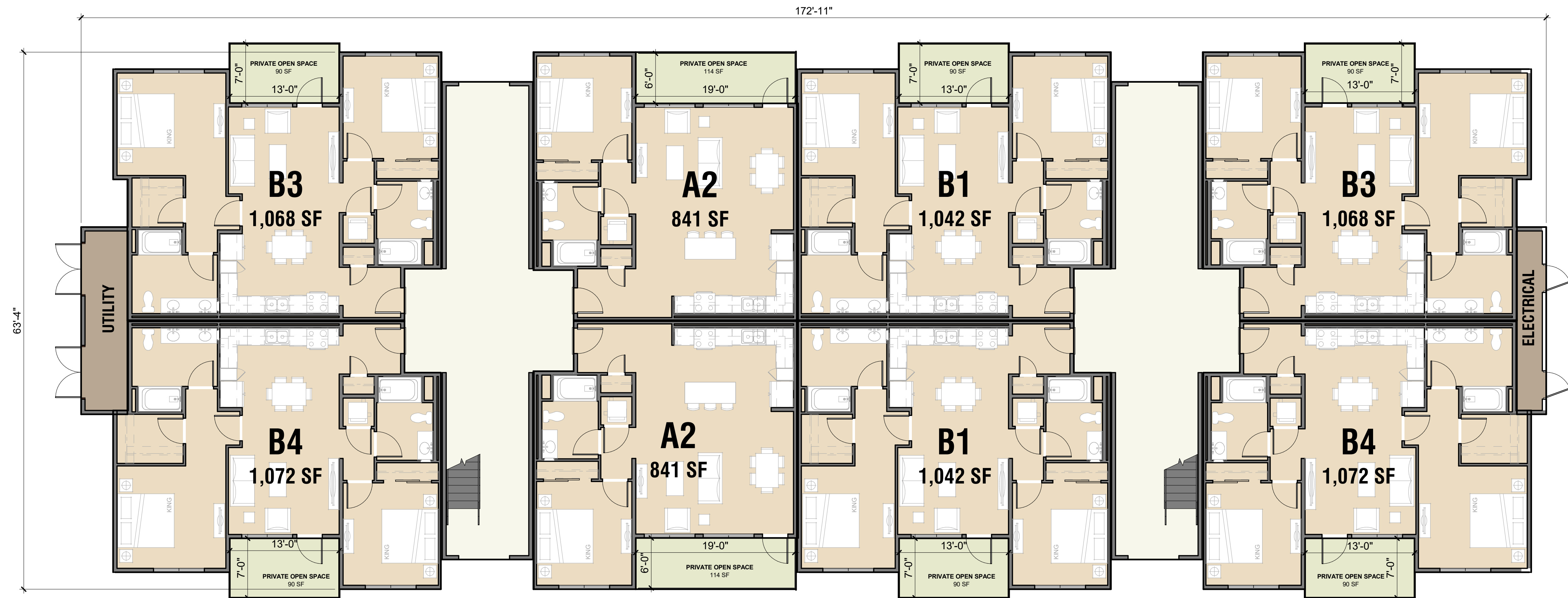
- C-1 - COMPOSITE BOARD & BATTEN SIDING
- MR-1 - METAL RAILING
- RT-1 - CONCRETE FLAT ROOF TILE
- ST-1 - STUCCO
- W-1 - VINYL WINDOW
- CT-1 - COMPOSITE TRIM
- L-1 - DECORATIVE LIGHTING
- BC-1 - BRICK CLADDING
- RA-1 - SHED ROOF AWNING WITH EXPOSED RAFTERS AND BRACKET SUPPORTS



BUILDING KEY PLAN

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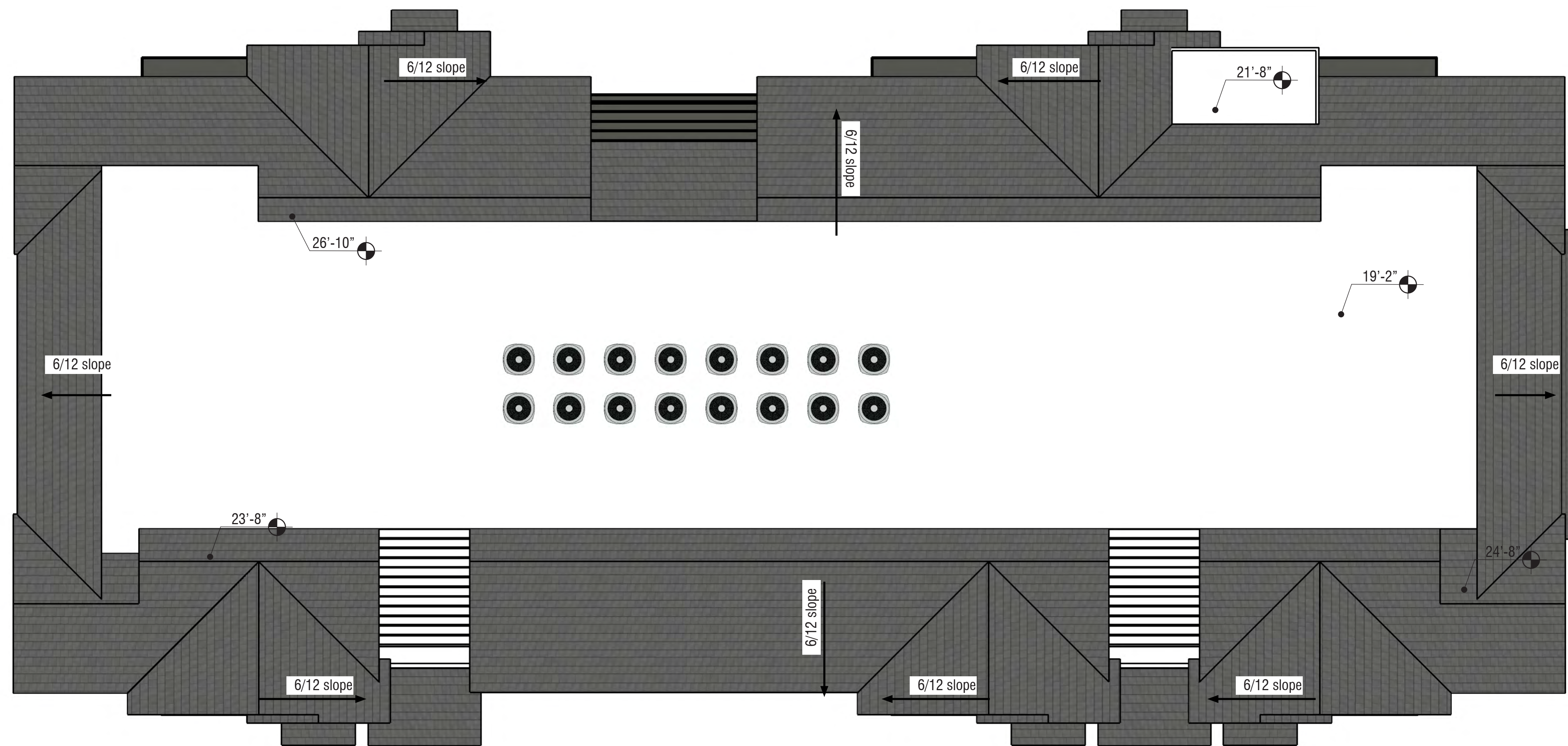
**BUILDING 100A
ELEVATIONS REAR & LEFT**



FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

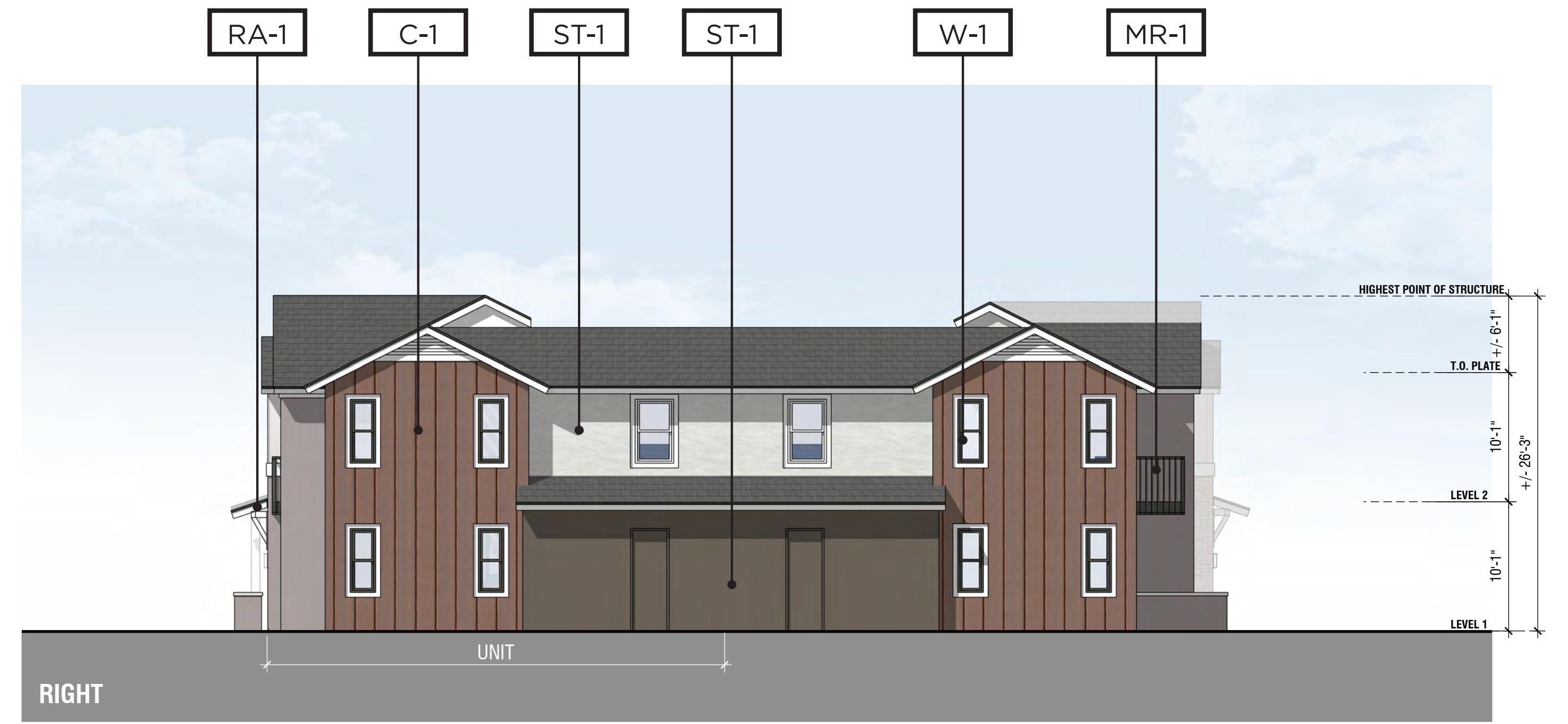


ROOF PLAN

* TYPICAL ROOF OVERHANG VARIES FROM 0" - 18"



1- FRONT ELEVATION



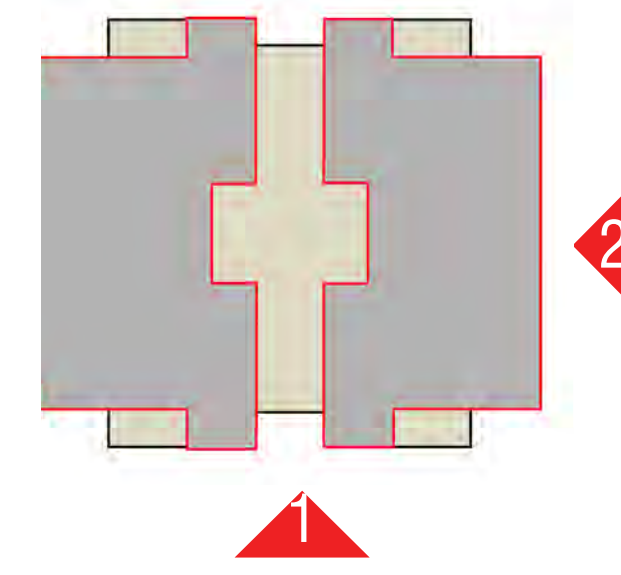
2- RIGHT ELEVATION



BUILDING PERSPECTIVE

MATERIAL LEGEND

- C-1 - COMPOSITE BOARD & BATTEN SIDING
- MR-1 - METAL RAILING
- RT-1 - CONCRETE FLAT ROOF TILE
- ST-1 - STUCCO
- W-1 - VINYL WINDOW
- CT-1 - COMPOSITE TRIM
- L-1 - DECORATIVE LIGHTING
- RA-1 - SHED ROOF AWNING WITH EXPOSED RAFTERS AND BRACKET SUPPORTS



BUILDING KEY PLAN

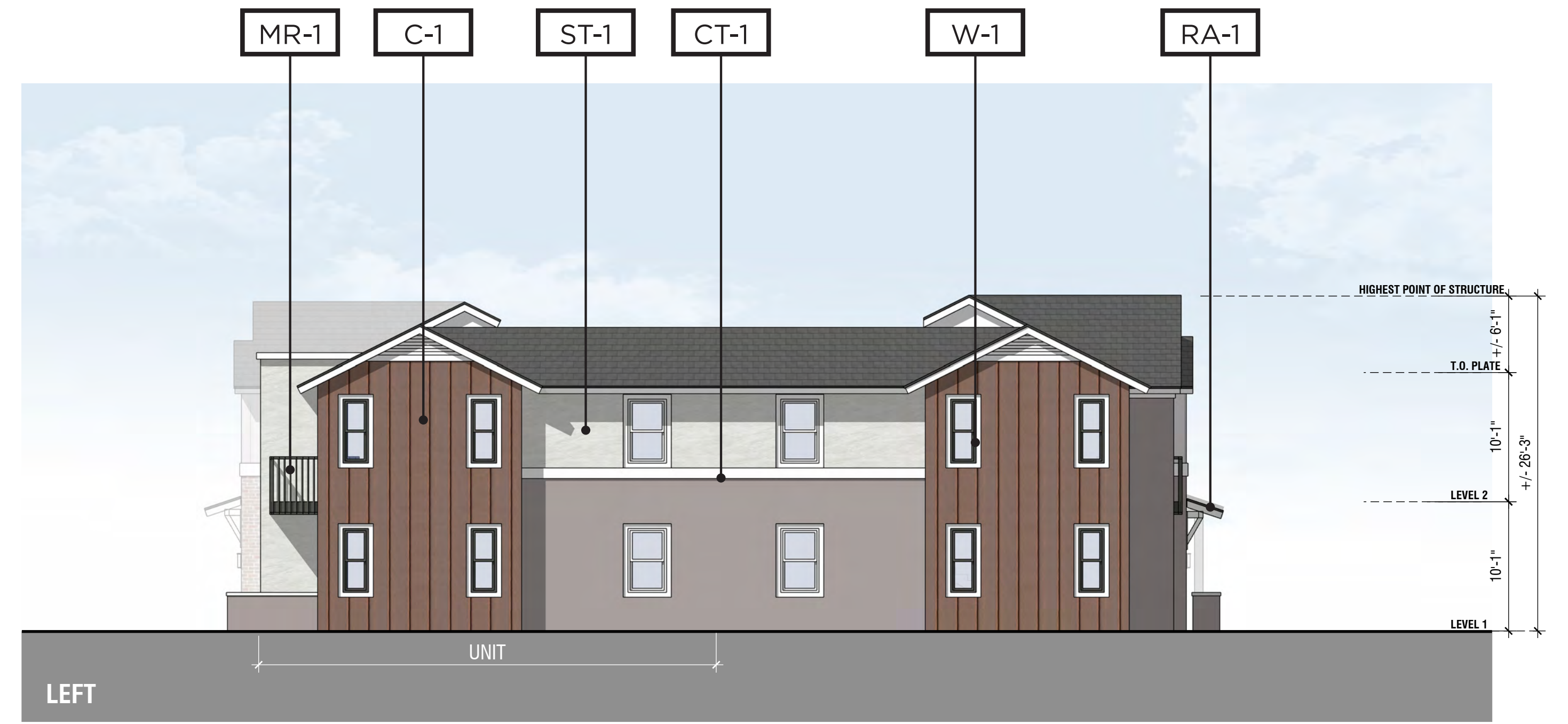
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BUILDING 100B
ELEVATIONS FRONT & RIGHT



1- REAR ELEVATION



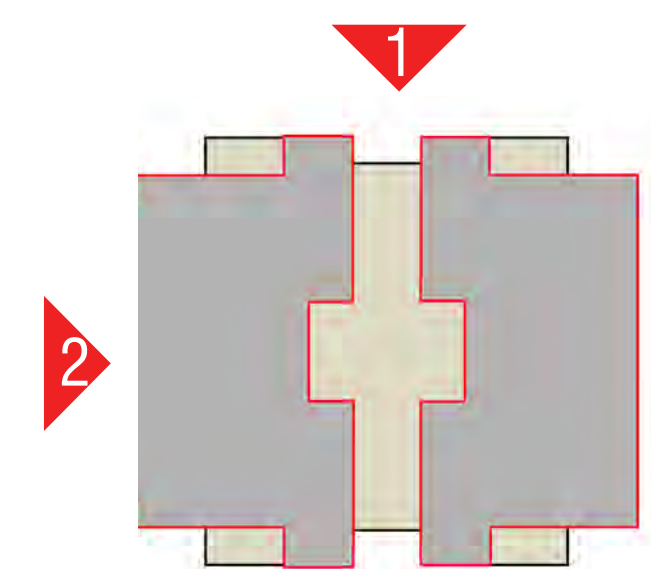
2- LEFT ELEVATION



BUILDING PERSPECTIVE

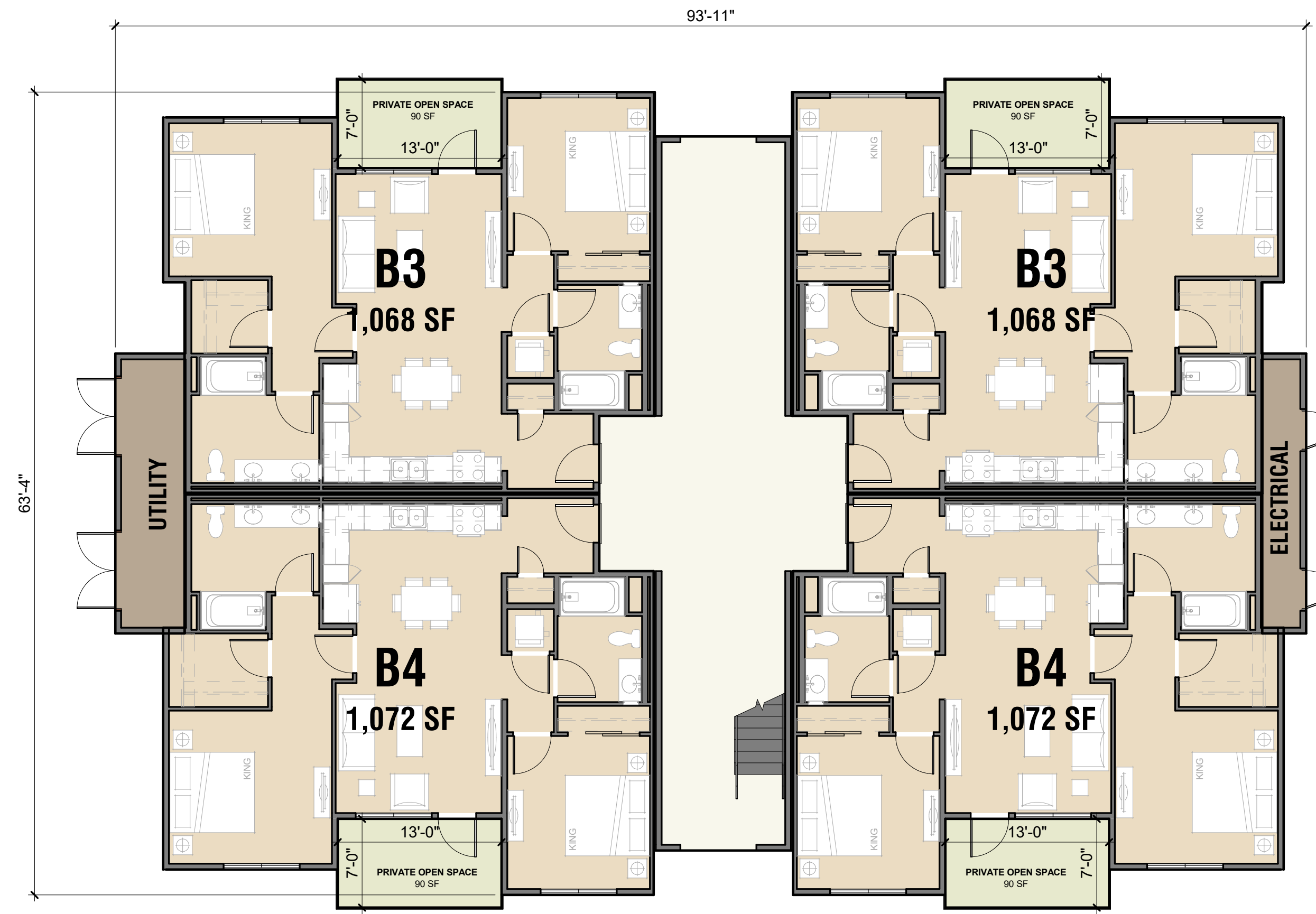
MATERIAL LEGEND

- C-1 - COMPOSITE BOARD & BATTEN SIDING
- MR-1 - METAL RAILING
- RT-1 - CONCRETE FLAT ROOF TILE
- ST-1 - STUCCO
- W-1 - VINYL WINDOW
- CT-1 - COMPOSITE TRIM
- L-1 - DECORATIVE LIGHTING
- BC-1 - BRICK CLADDING
- RA-1 - SHED ROOF AWNING WITH EXPOSED RAFTERS AND BRACKET SUPPORTS



BUILDING KEY PLAN

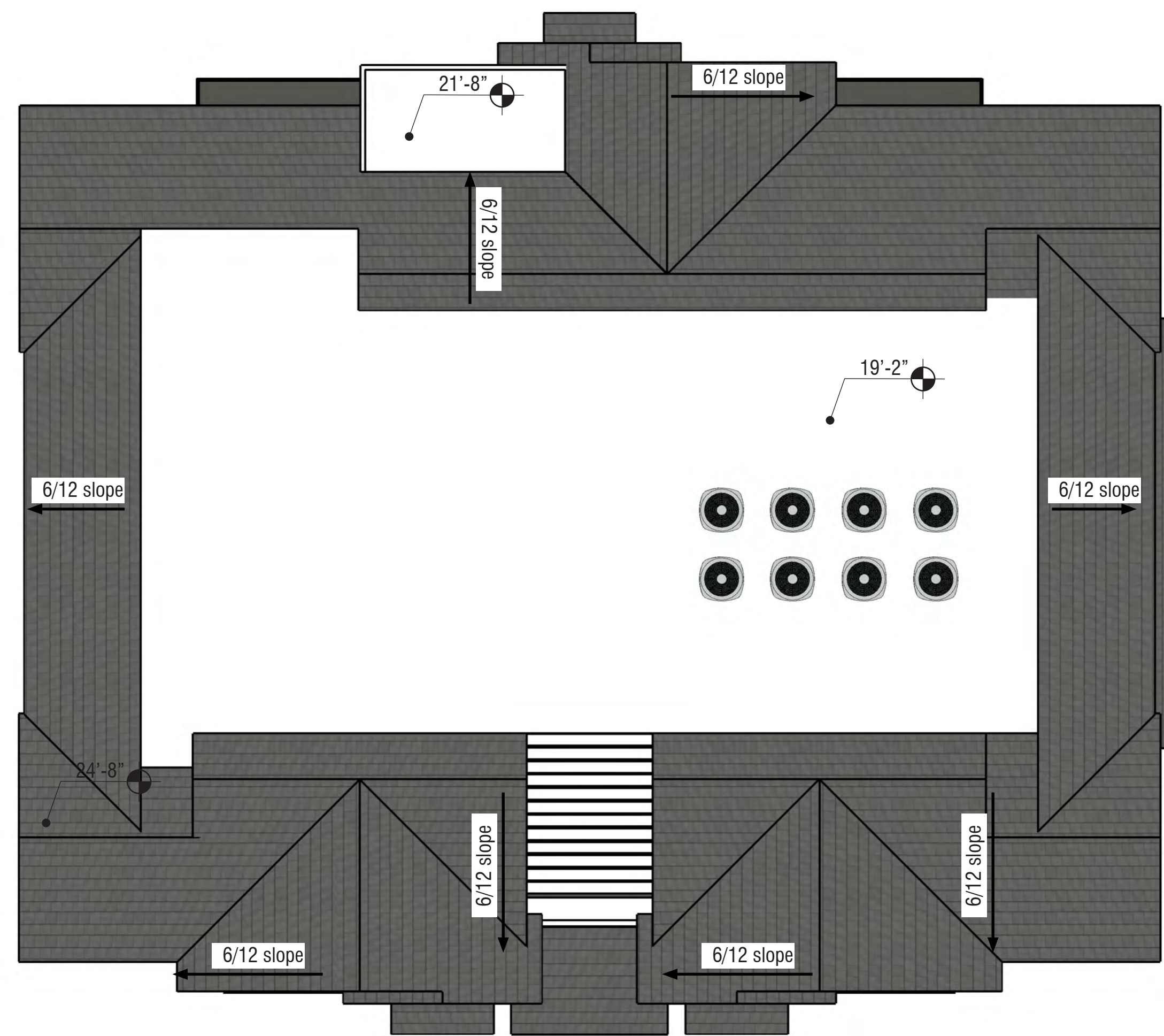
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FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

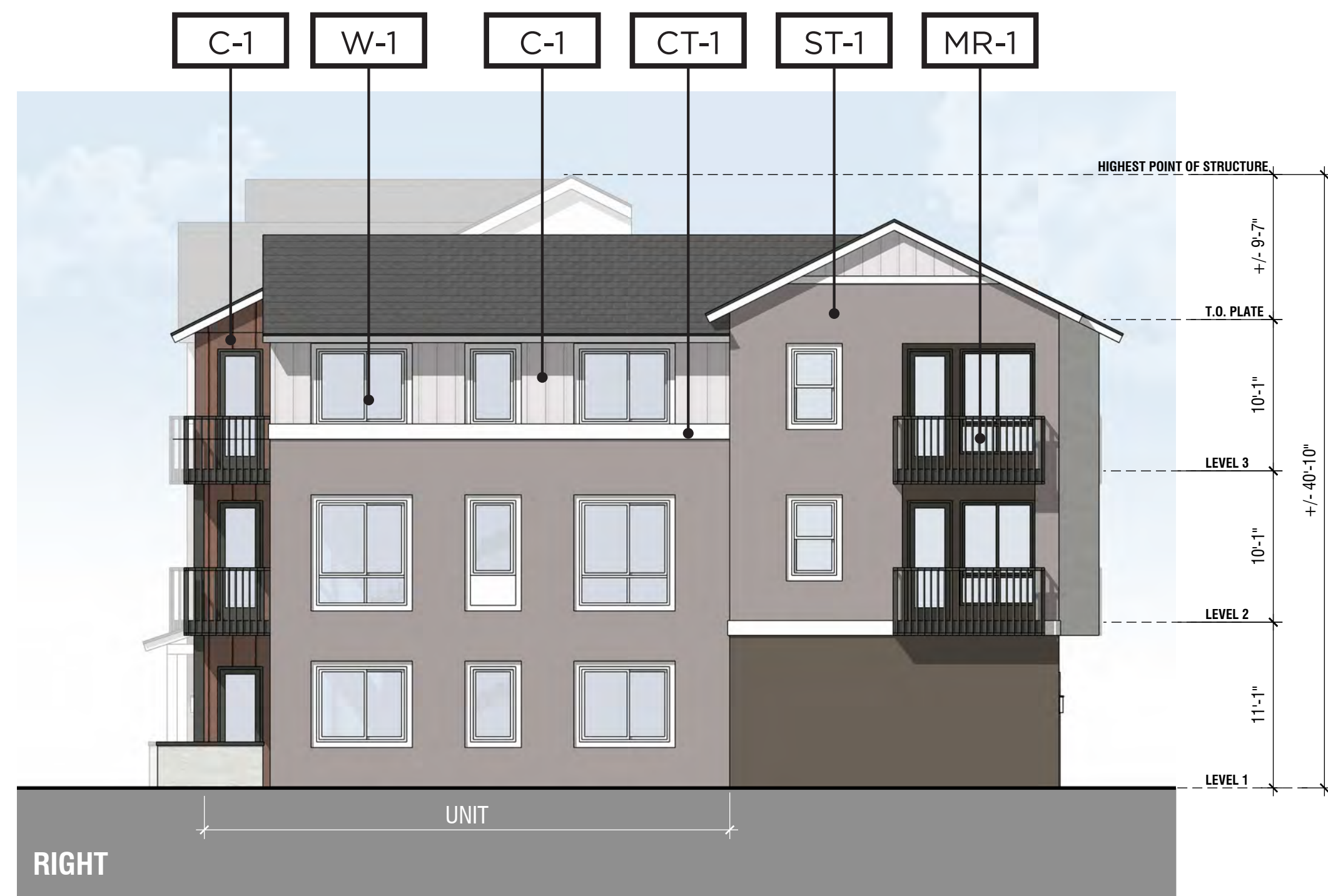


ROOF PLAN

* TYPICAL ROOF OVERHANG VARIES FROM 0" - 18"



1- FRONT ELEVATION



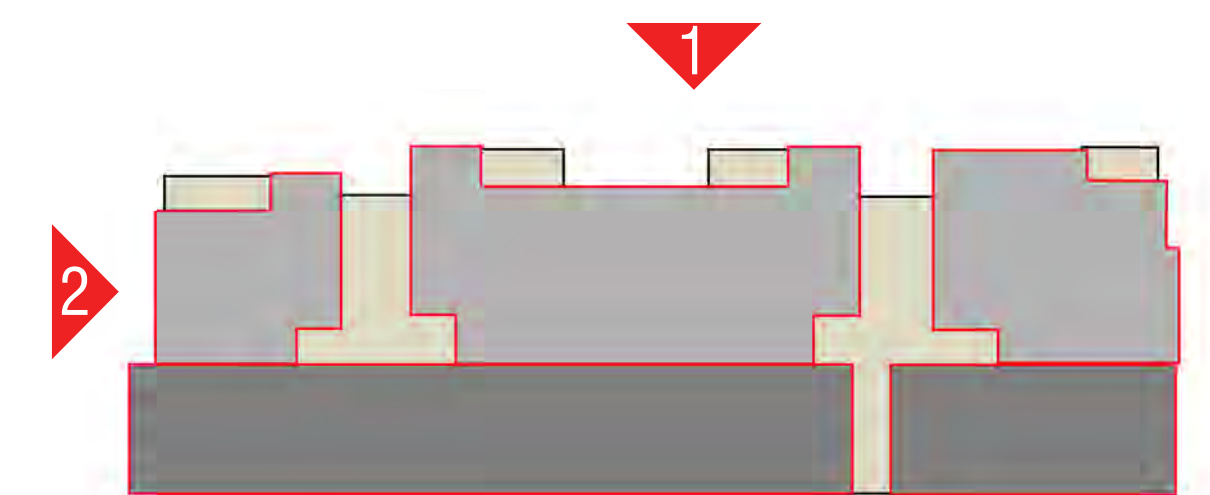
2- RIGHT ELEVATION



BUILDING PERSPECTIVE

MATERIAL LEGEND

- C-1 - COMPOSITE BOARD & BATTEN SIDING
- MR-1 - METAL RAILING
- RT-1 - CONCRETE FLAT ROOF TILE
- ST-1 - STUCCO
- W-1 - VINYL WINDOW
- CT-1 - COMPOSITE TRIM
- L-1 - DECORATIVE LIGHTING
- RA-1 - SHED ROOF AWNING WITH EXPOSED RAFTERS AND BRACKET SUPPORTS

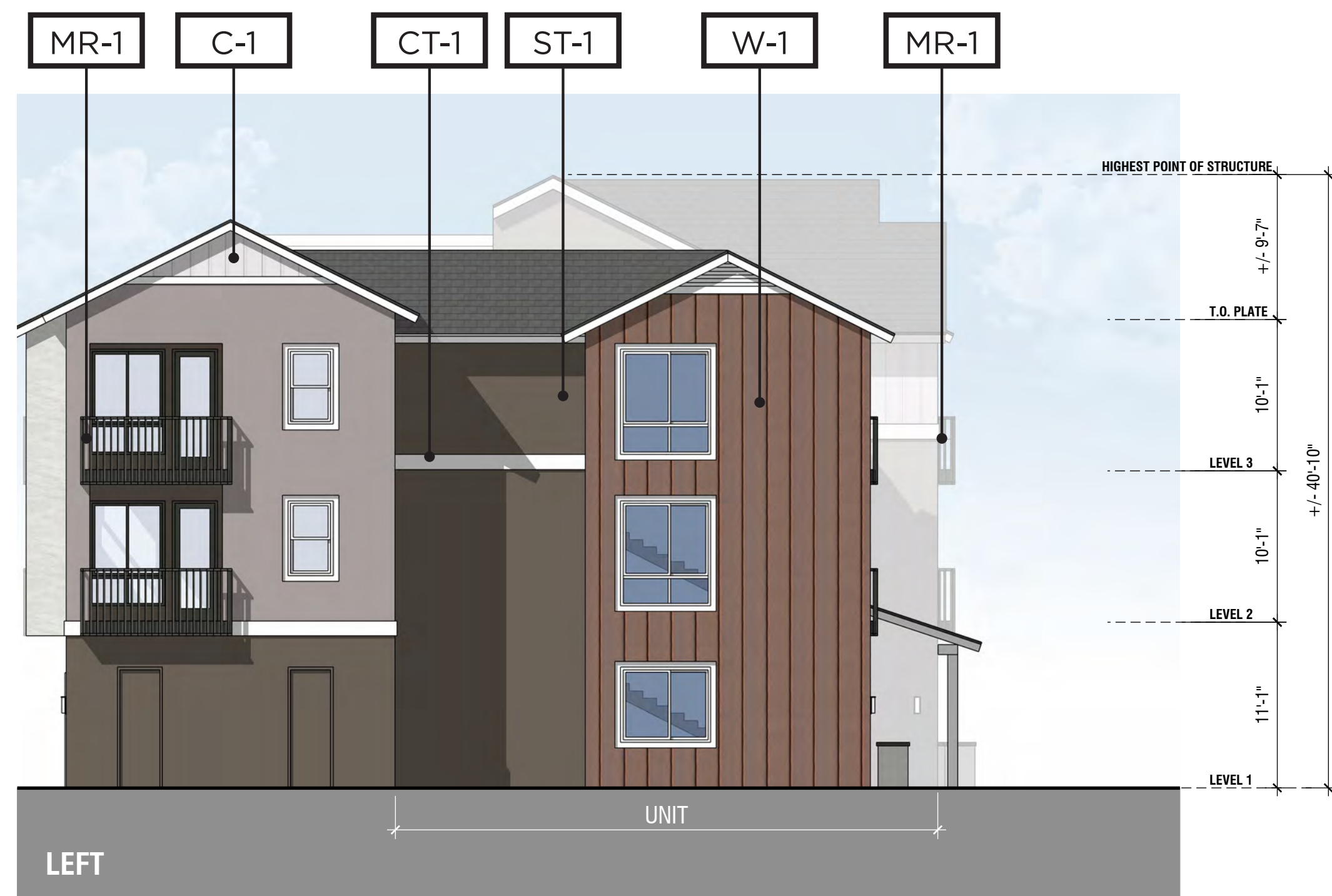


BUILDING KEY PLAN

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1- REAR ELEVATION



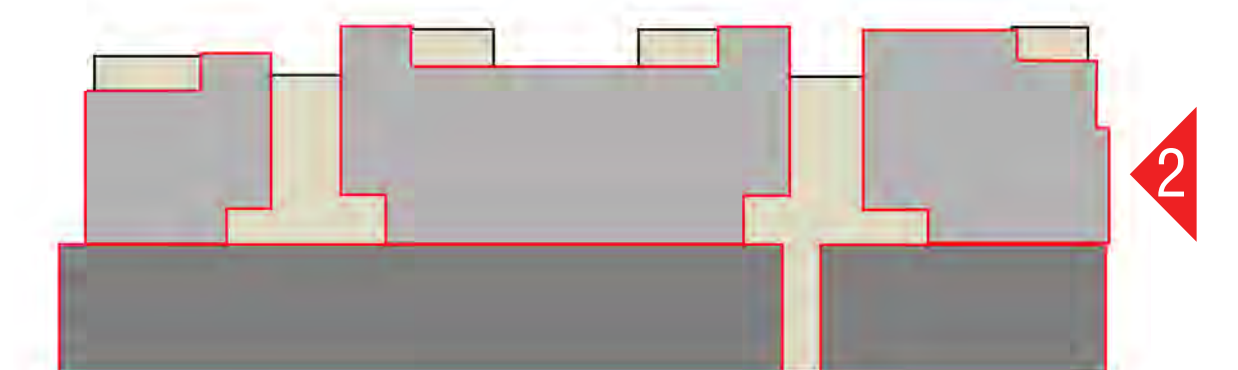
2- LEFT ELEVATION



BUILDING PERSPECTIVE

MATERIAL LEGEND

- C-1 - COMPOSITE BOARD & BATTEN SIDING
- MR-1 - METAL RAILING
- RT-1 - CONCRETE FLAT ROOF TILE
- ST-1 - STUCCO
- W-1 - VINYL WINDOW
- CT-1 - COMPOSITE TRIM
- L-1 - DECORATIVE LIGHTING
- RA-1 - SHED ROOF AWNING WITH EXPOSED RAFTERS AND BRACKET SUPPORTS



BUILDING KEY PLAN

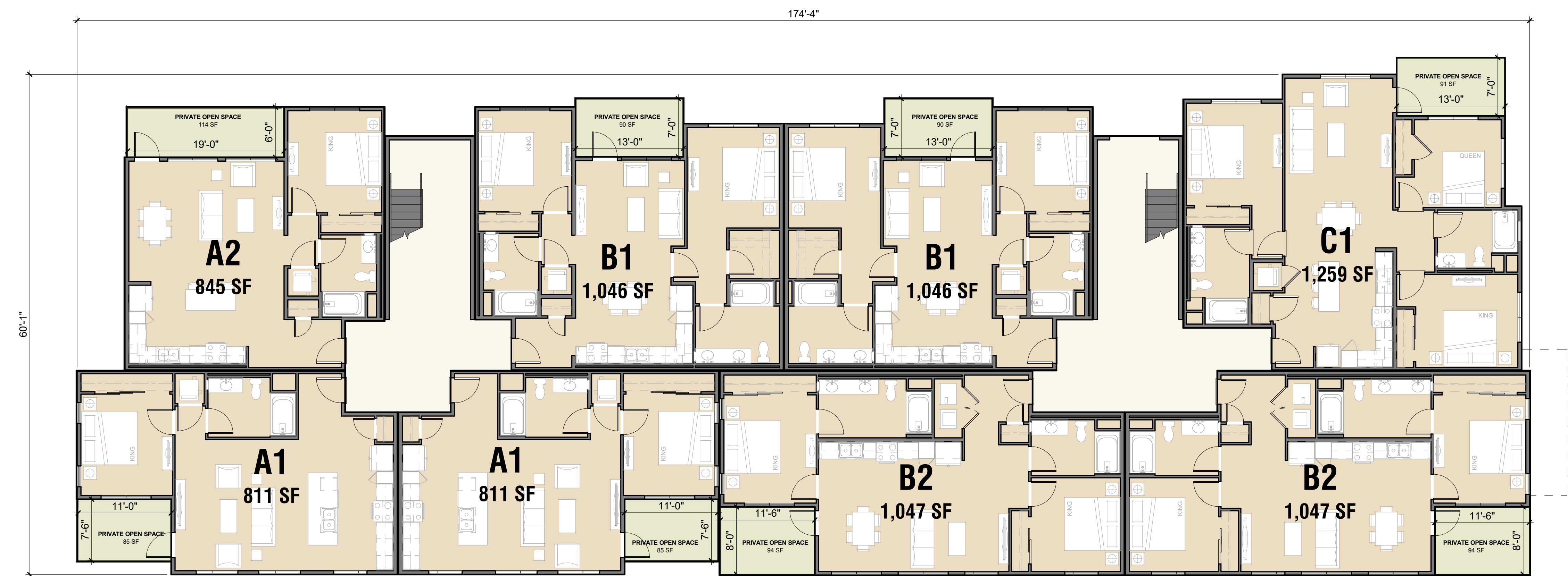
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BUILDING 200A
ELEVATIONS REAR & LEFT

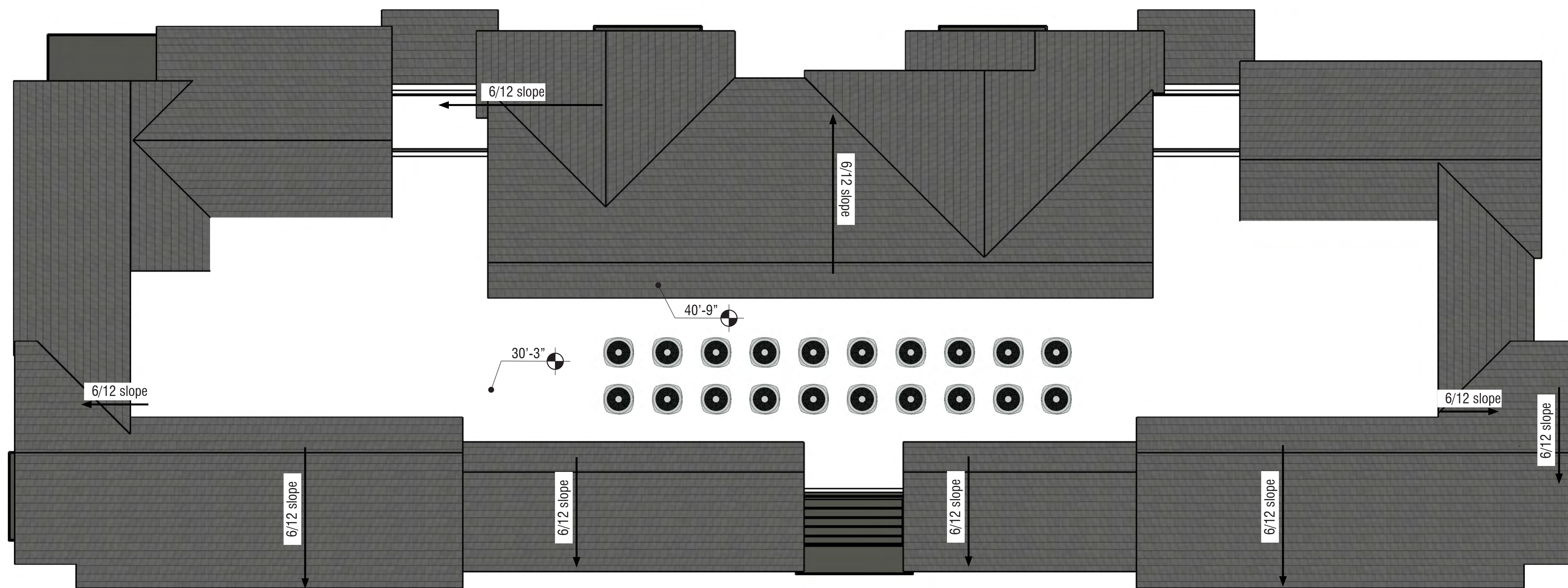
A-2.10



FIRST LEVEL FLOOR PLAN



SECOND & THIRD LEVEL FLOOR PLAN

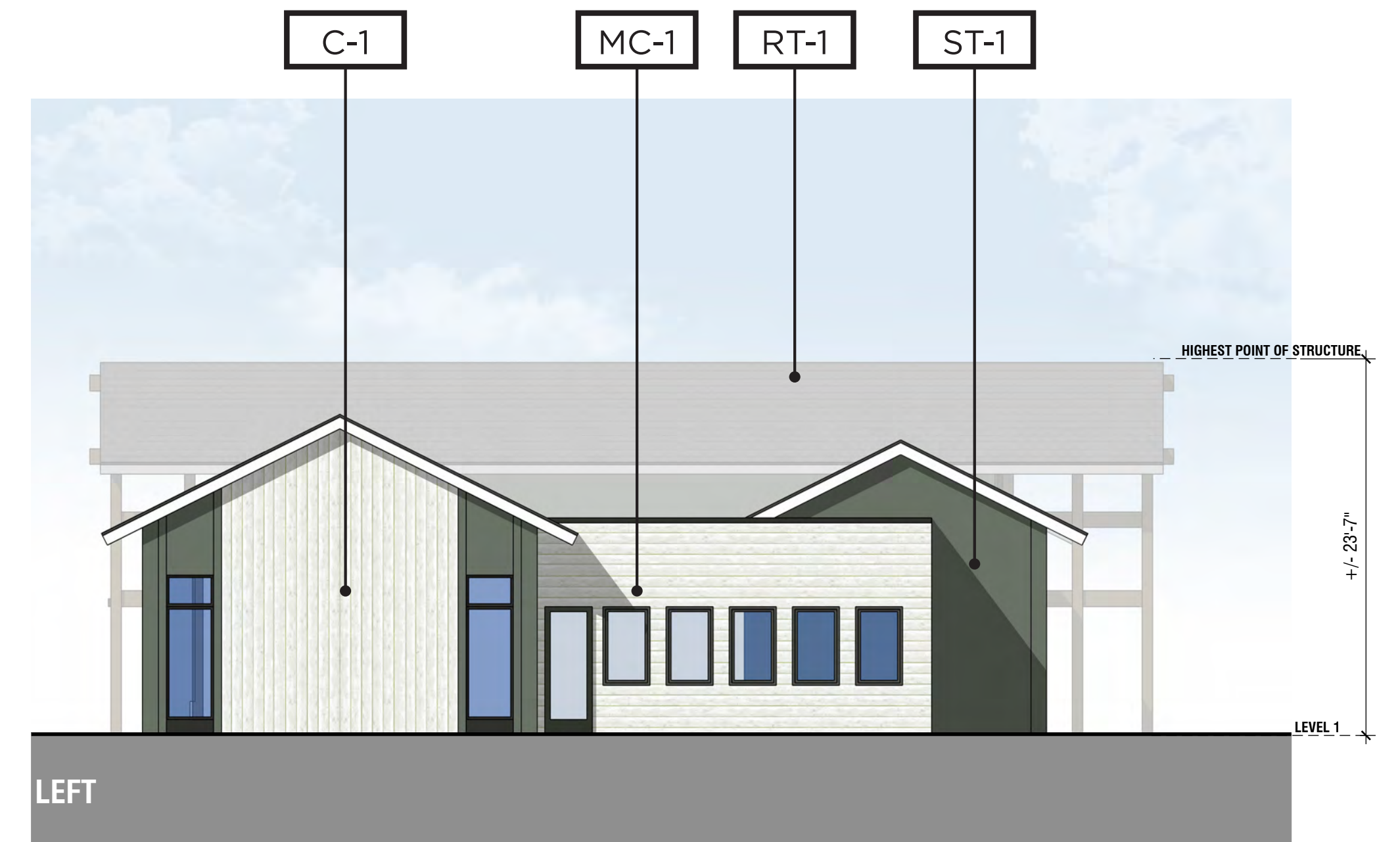


ROOF PLAN

* TYPICAL ROOF OVERHANG VARIES FROM 0" - 18"



1- FRONT ELEVATION



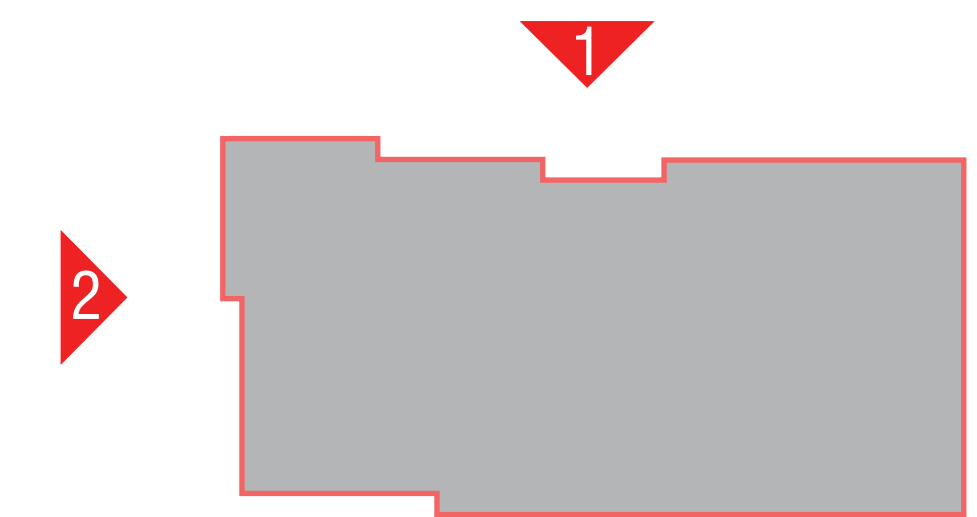
2- LEFT ELEVATION



BUILDING PERSPECTIVE

MATERIAL LEGEND

- C-1 - CEMENTITIOUS SIDING
- RT-1 - CONCRETE FLAT ROOF TILE
- ST-1 - STUCCO
- SF-1 - STOREFRONT
- W-1 - VINYL WINDOW
- CT-1 - COMPOSITE TRIM
- MC-1 - MASONRY CLADDING
- PT-1 - PAINTED POSTS AND TRUSSES

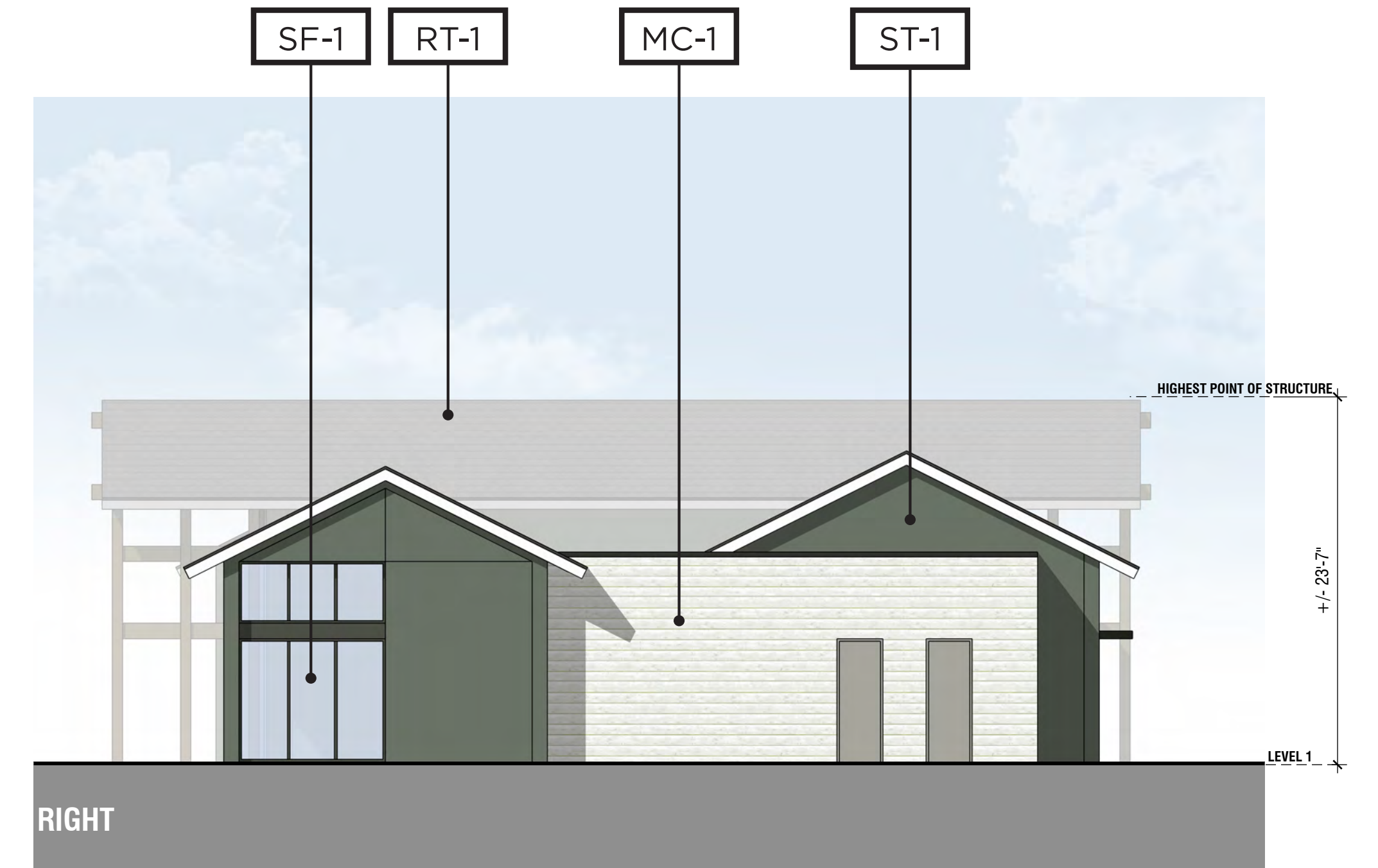


BUILDING KEY PLAN

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1- REAR ELEVATION



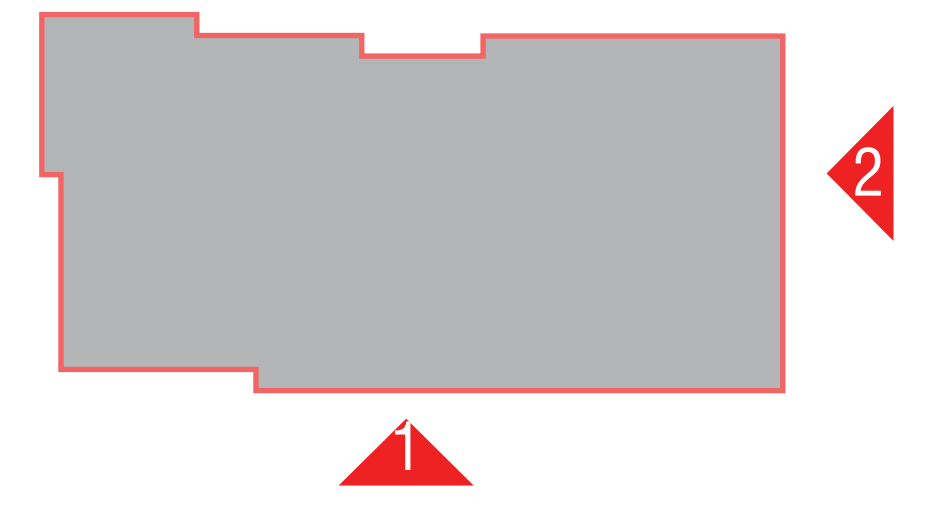
2- RIGHT ELEVATION



BUILDING PERSPECTIVE

MATERIAL LEGEND

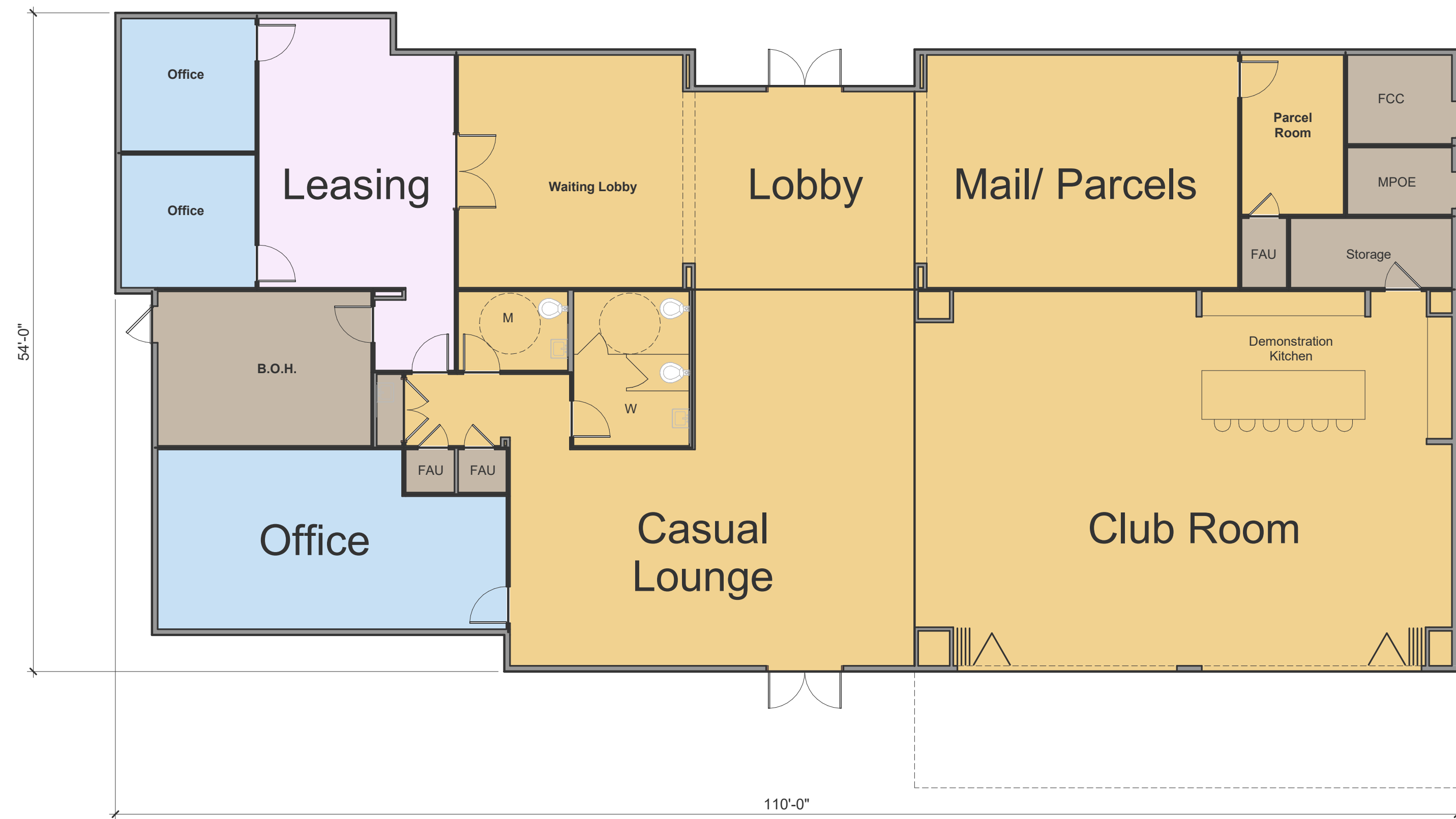
- C-1 - CEMENTITIOUS SIDING
- RT-1 - CONCRETE FLAT ROOF TILE
- ST-1 - STUCCO
- SF-1 - STOREFRONT
- W-1 - VINYL WINDOW
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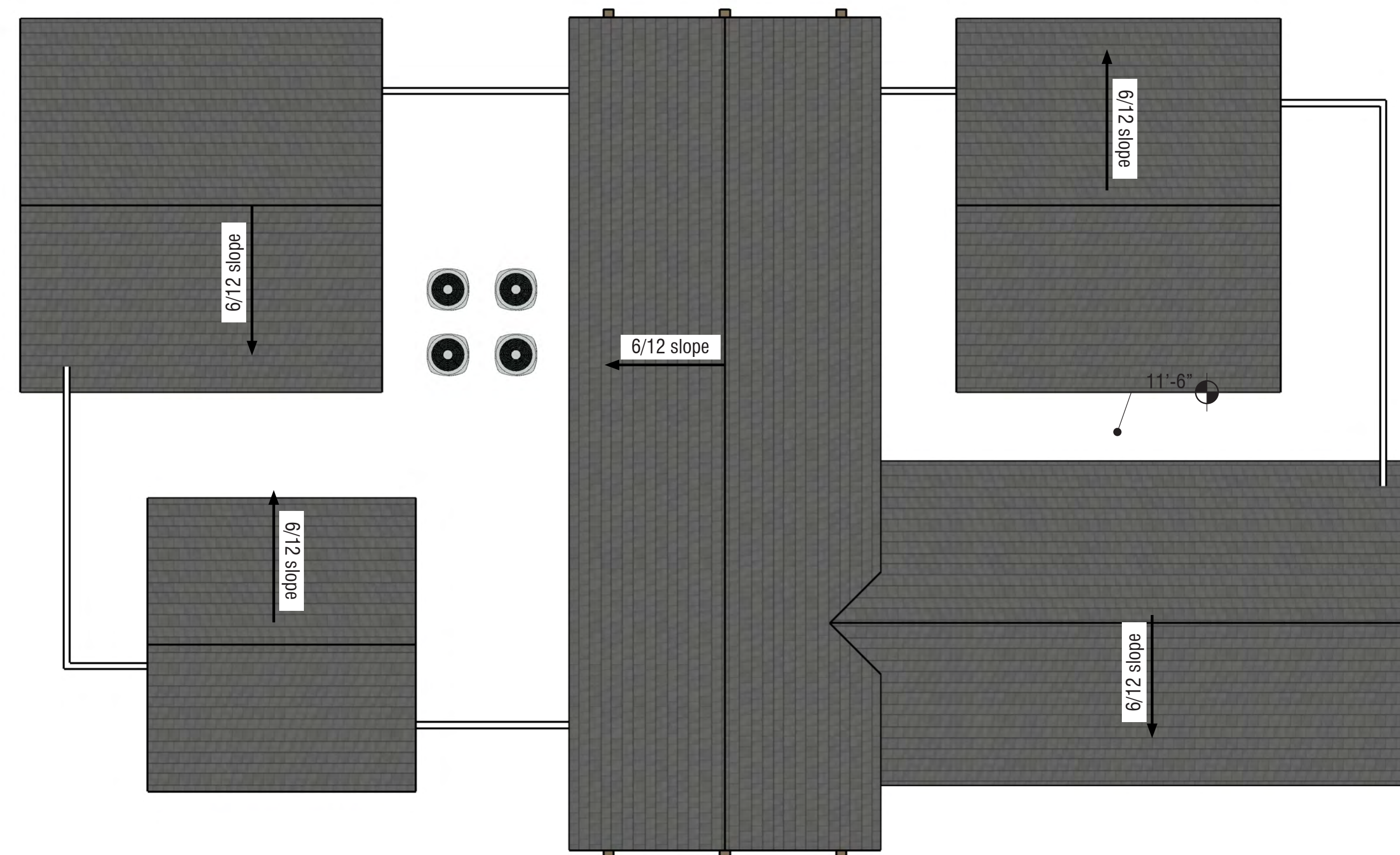
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FLOOR PLAN



ROOF PLAN

* TYPICAL ROOF OVERHANG VARIES FROM 0" - 18"

