

KAIDENCE PERRIS

ENTITLEMENT SET #3

MAY 25, 2023



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PROJECT TEAM

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PROJECT DESCRIPTION

The Kaidence Multi Family Design is a proposed development in the City of Perris with 300 apartment units, parks, open 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-lot 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 | 300 | |
| Open Spaces | 203 | |
| Parking Ratio | | 2.13 |
| Total | 638 | |

Parking Required

| | | |
|---------------|------------|------------|
| | City Ratio | Total |
| One Bedroom | 1.5 | 137 |
| Two Bedroom | 2 | 334 |
| Three Bedroom | 2.5 | 105 |
| Guest | 0.2 | 60 |
| Total | 638 | 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. |
|------------|-----------|

Fitness Center (One Story)

| | |
|------------|-----------|
| Gross S.F. | 3024 S.F. |
|------------|-----------|







E - Electric Vehicle
H - Handicap Parking

Right Out Only
• Emergency Access

Primary Gated Entry to Community
• Full Turning Movements

EAST RIDER STREET

EVANS ROAD

Secondary Gated Entry to Community
• Right In - Right Out

Existing S.F.D.



1- FRONT ELEVATION



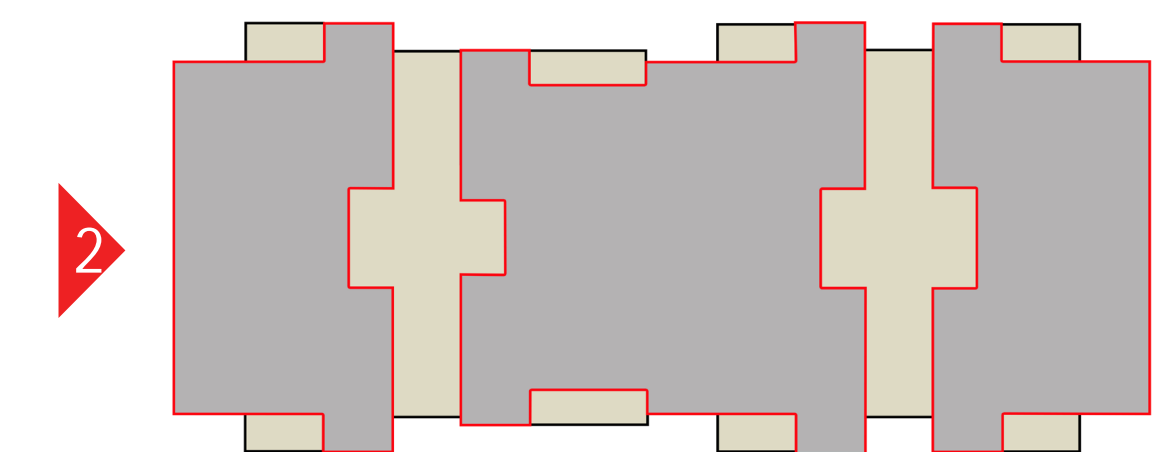
2- RIGHT ELEVATION



BUILDING PERSPECTIVE

MATERIAL LEGEND

- A-1 - AWNING
- C-1 - CEMENTITIOUS SIDING
- MR-1 - METAL RAILING
- RS-1 - ROOF SHINGLES
- ST-1 - STUCCO
- SF-1 - STOREFRONT
- W-1 - VINYL WINDOW

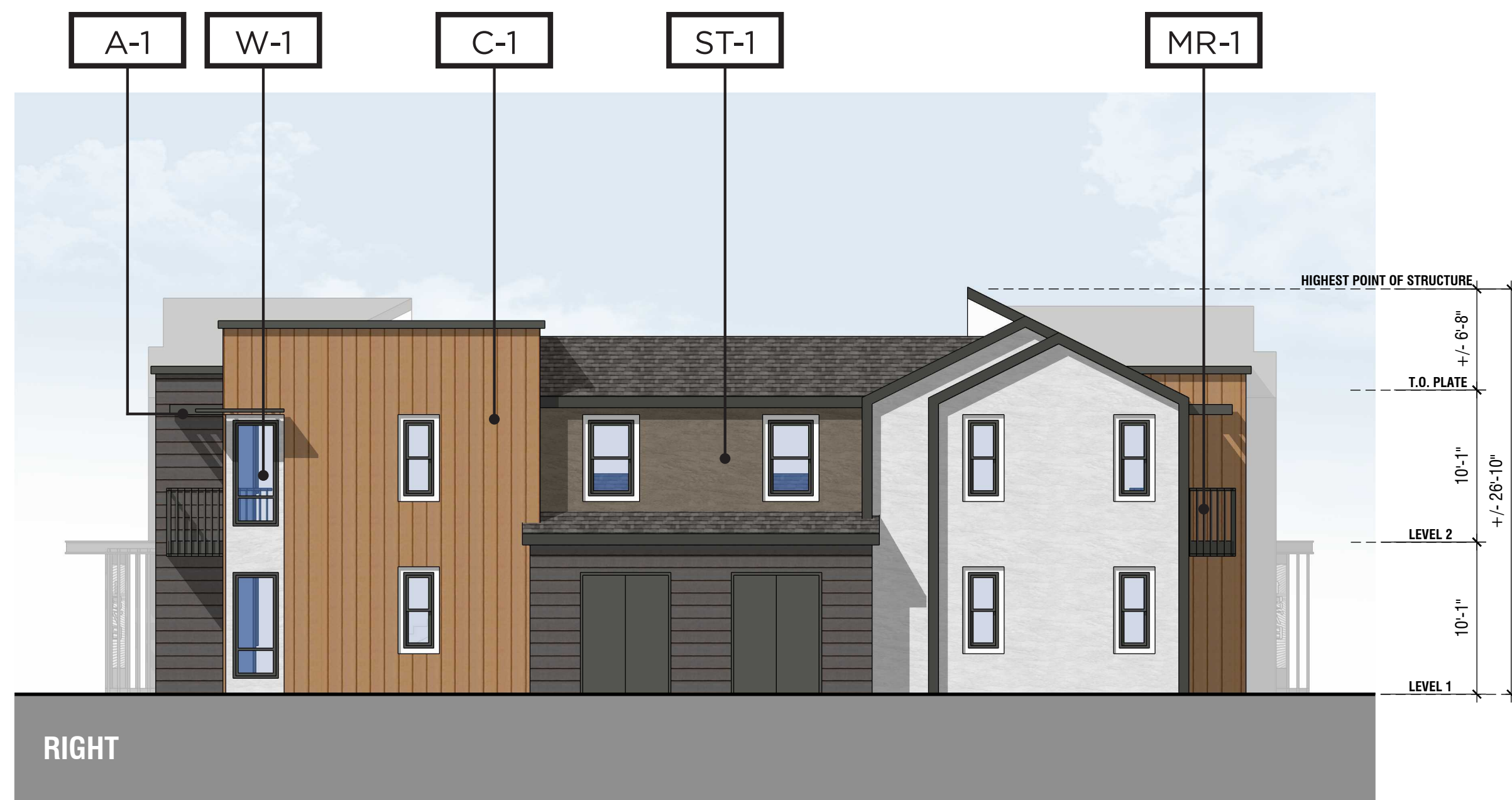


BUILDING KEY PLAN



REAR

1- REAR ELEVATION



RIGHT

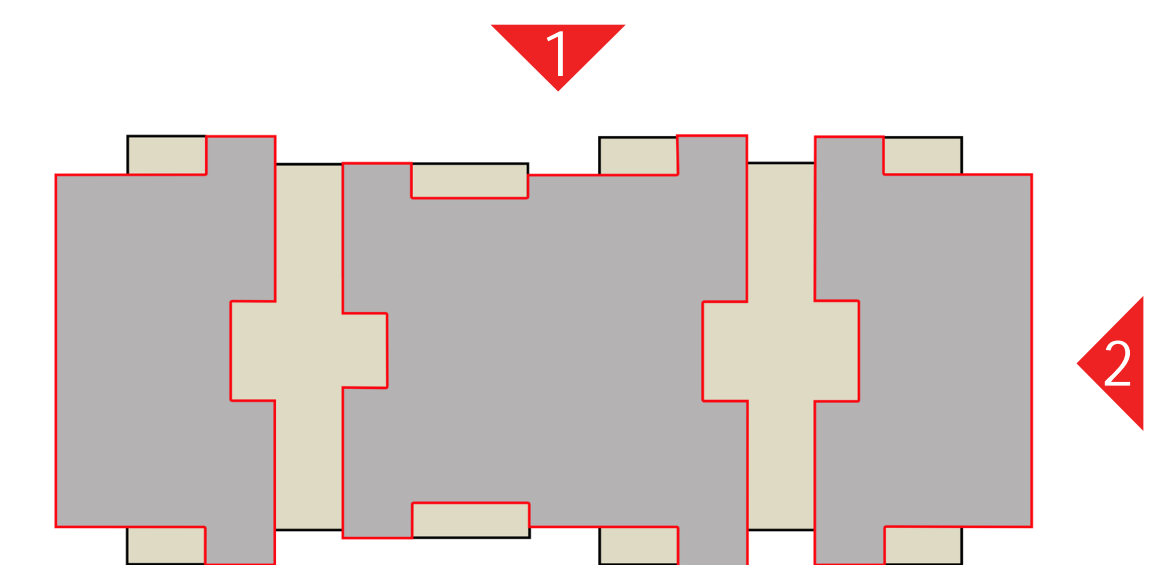
2- LEFT ELEVATION



BUILDING PERSPECTIVE

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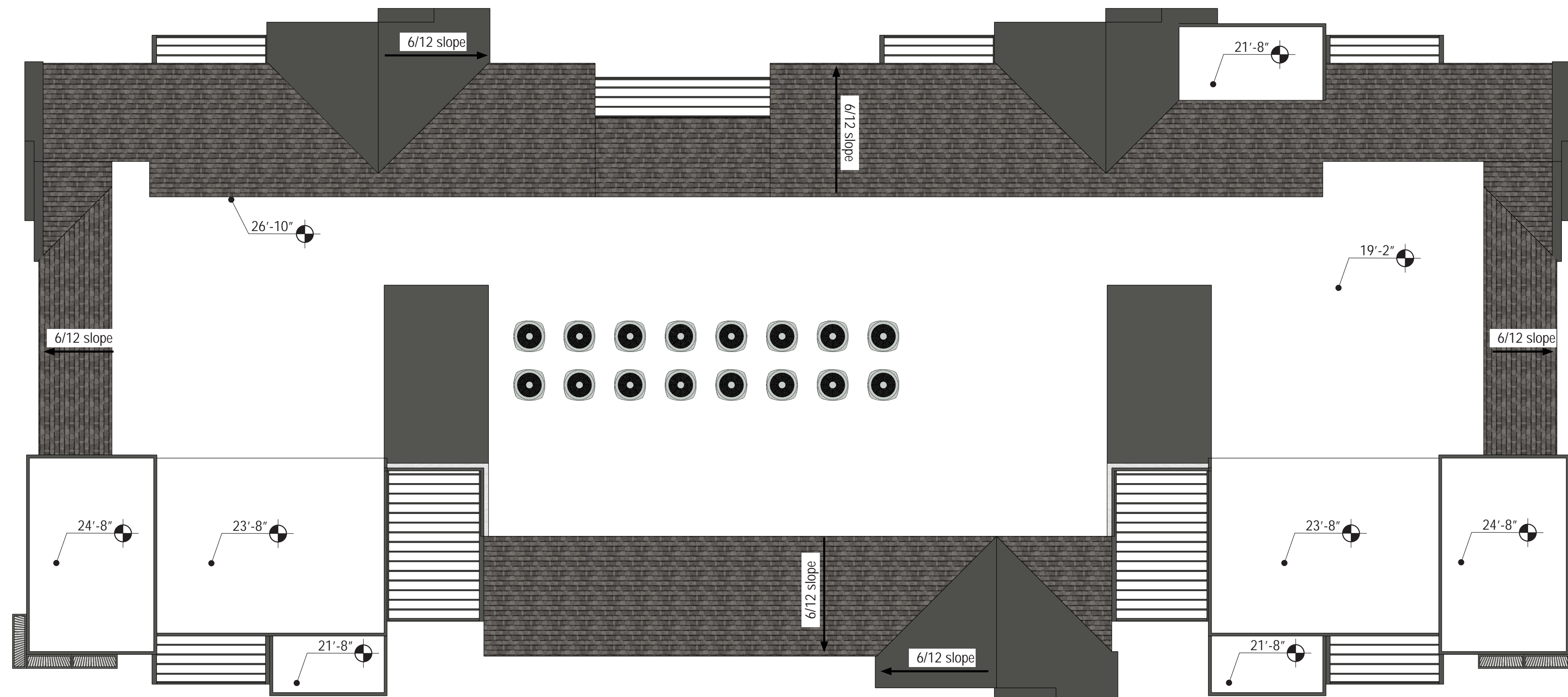
BUILDING KEY PLAN



FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



ROOF PLAN

* TYPICAL ROOF OVERHANG VARIES FROM 0" - 18"



1- FRONT ELEVATION



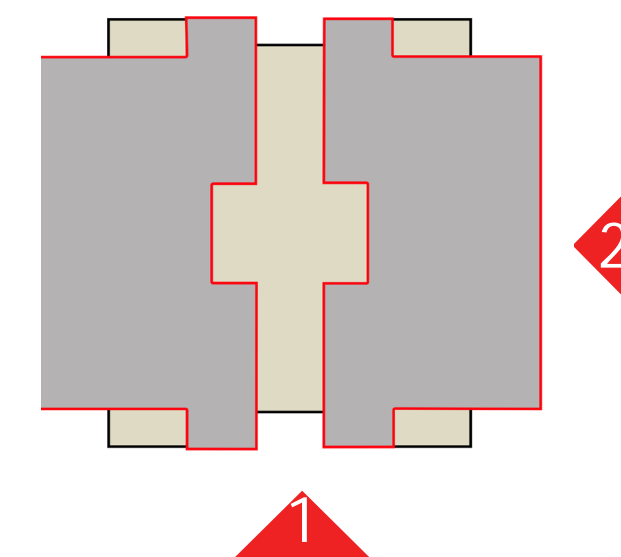
2- RIGHT ELEVATION



BUILDING PERSPECTIVE

MATERIAL LEGEND

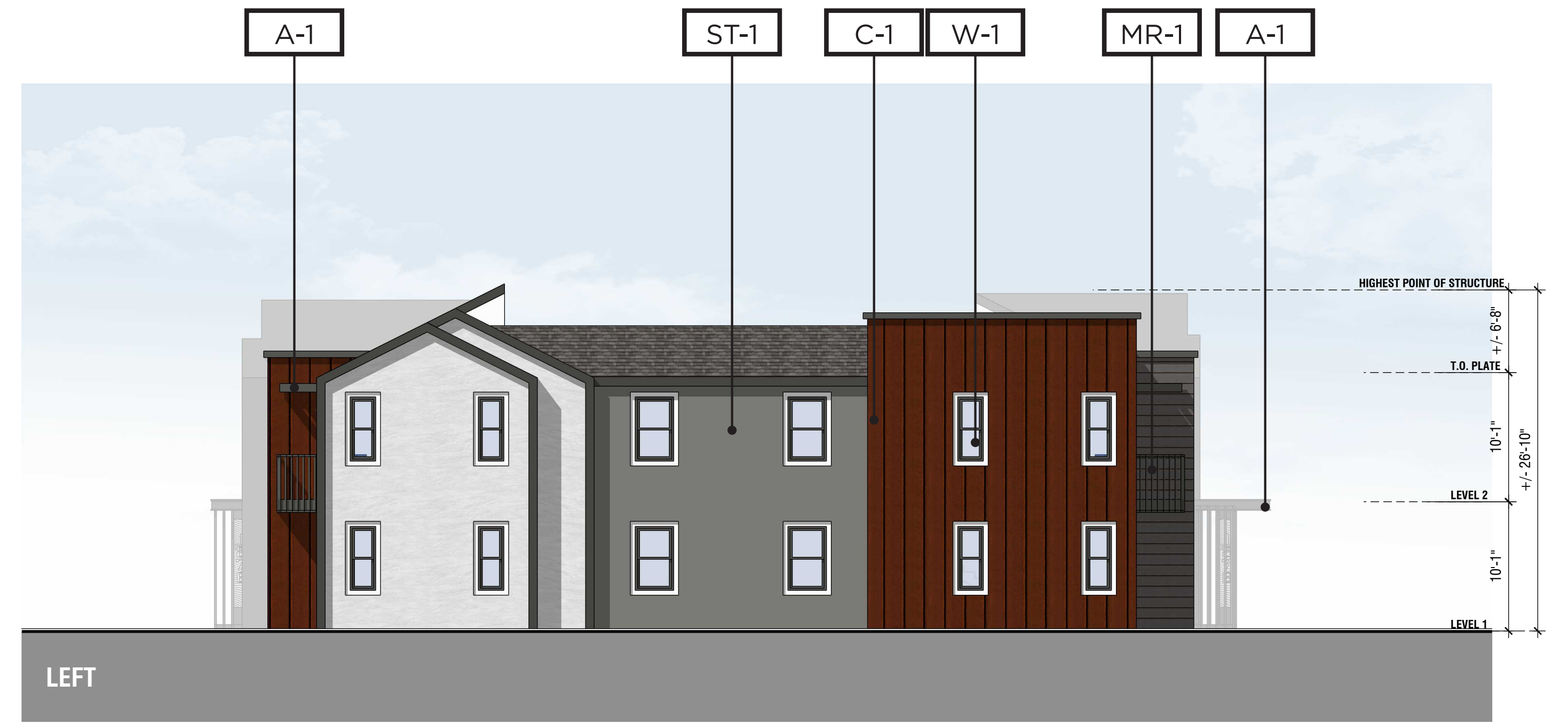
- A-1 - AWNING
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BUILDING KEY PLAN



1- REAR ELEVATION



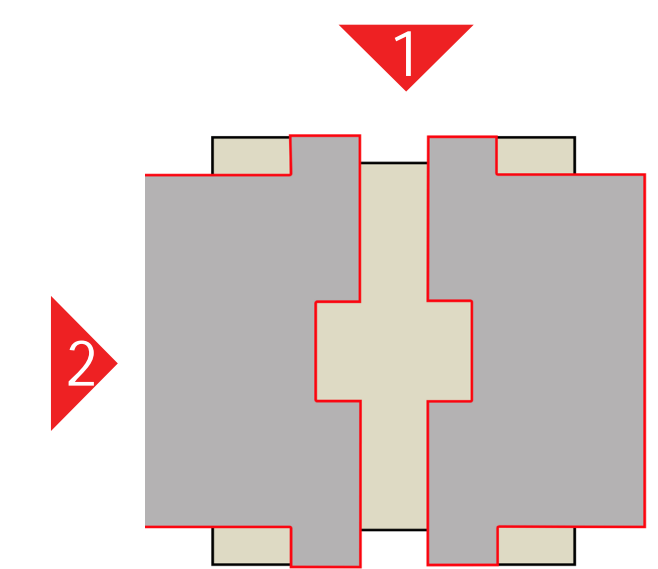
2- LEFT ELEVATION



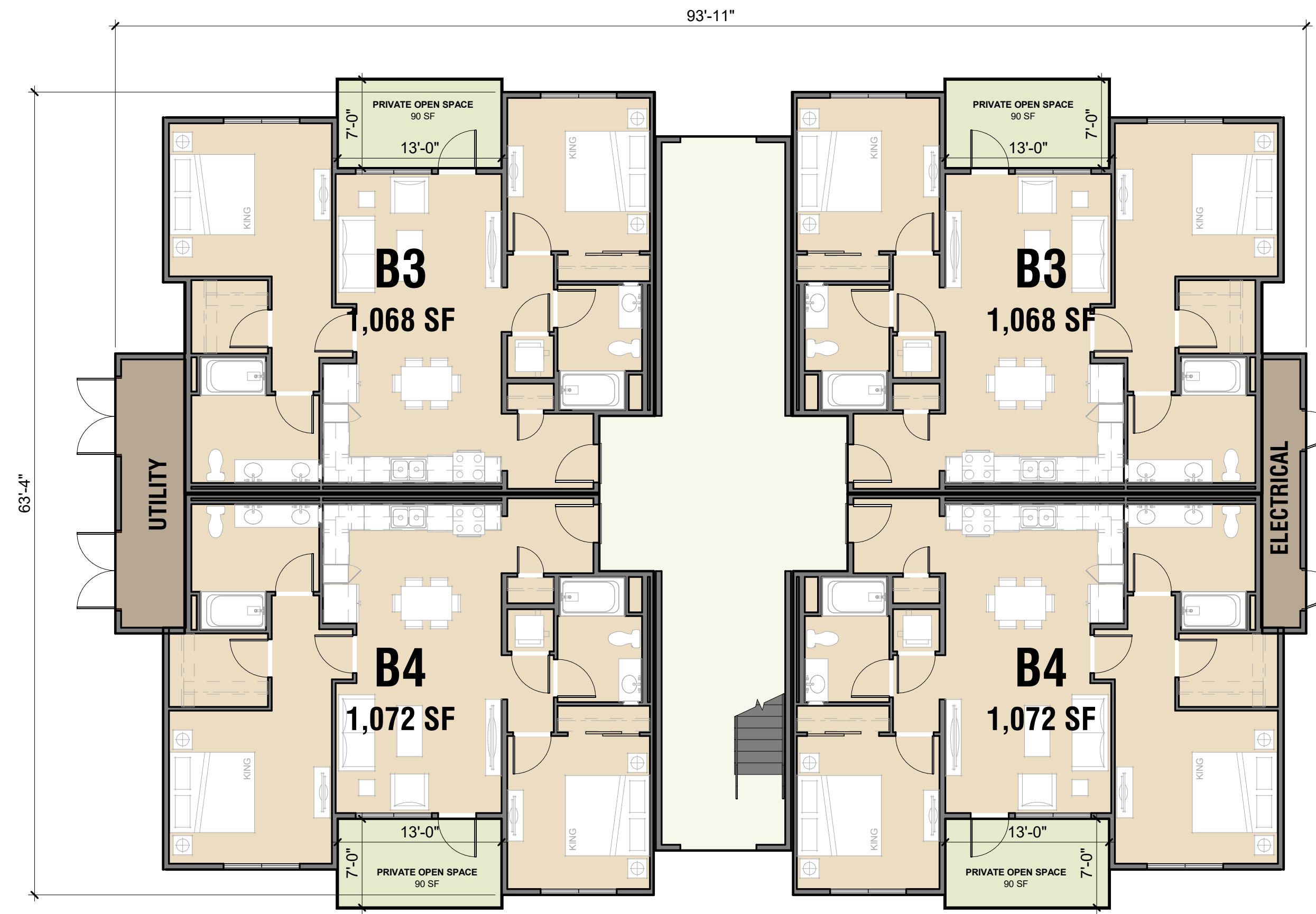
BUILDING PERSPECTIVE

MATERIAL LEGEND

- A-1 - AWNING
- C-1 - CEMENTITIOUS SIDING
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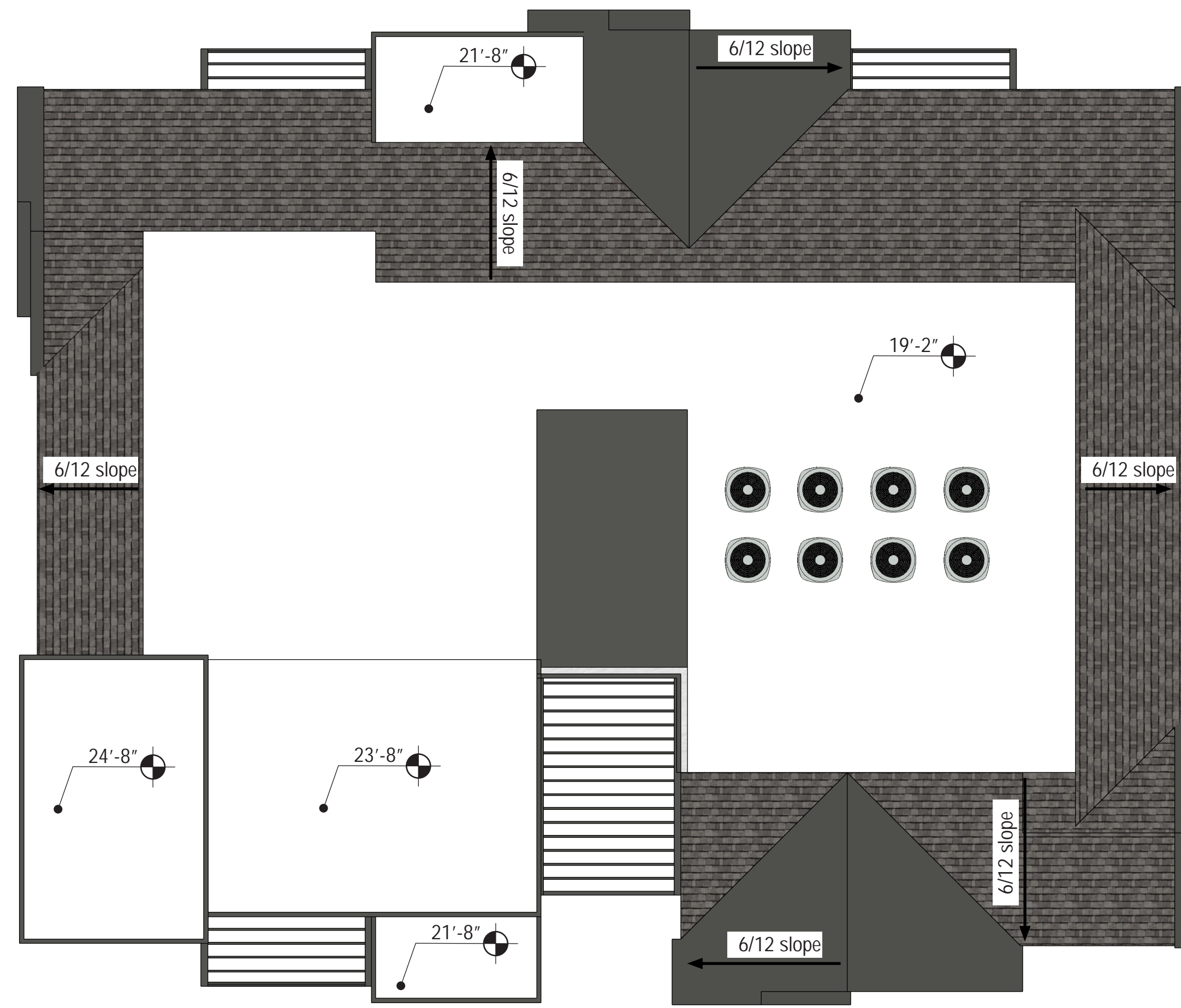
BUILDING KEY PLAN



FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



ROOF PLAN

* TYPICAL ROOF OVERHANG VARIES FROM 0" - 18"