



ARCHITECTURE

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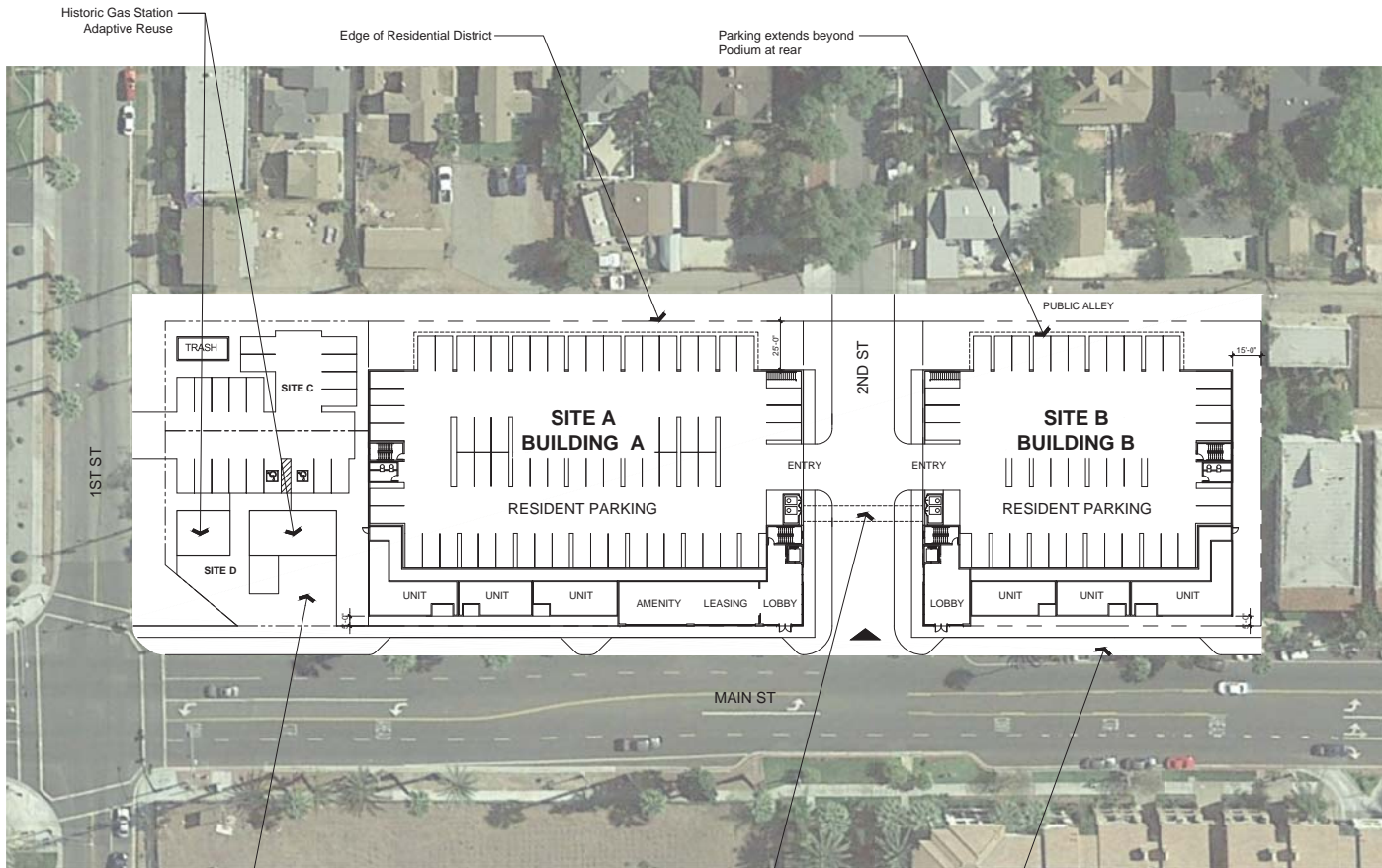
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MAIN STREET RIVERSIDE
RIVERSIDE, CA # 2017-0942

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SHEET INDEX

A0.0



Project Summary:

Total Site Area =	±1.81 AC (±78,952 SF)
Site A + Site B + Site C =	±1.58 AC (±68,952 SF)
Allowable Density =	60 DU/AC
Total Units =	±96 DU
Total Site A+B+C Density=	±60.6 DU/AC
Site D Area=	Min. 10,000 SF

Site A Building A:

Site A Area (NE Site) = ±0.81 AC (±35,438 SF)

Unit Type	Unit Area	# DU	NRSF	%
1-Bd/1-Ba	±688 SF	13	8,944	23%
2-Bd/2-Ba	±1,047 SF	36	37,692	64%
3-Bd/2-Ba	±1,143 SF	7	8,001	13%
Total		±56 DU	±54,637 SF	100%
			±976 SF Average Unit Size	

Lobby/Leasing Space = ±1,272 GSF
 Amenity Space = ±2,377 GSF

Parking Summary:

Unit Type	Req'd. Ratio	Required Parking
1-Bd	1.5 Sp./DU	20 Sp.
2-Bd	2 Sp./DU	72 Sp.
3-Bd	2 Sp./DU	14 Sp.
Total		106 Spaces Required

Proposed Parking: ±74 Open Spaces Provided

Site B Building B:

Site B Area (SW Site) = ±0.63 AC (±27,563 SF)

Unit Type	Unit Area	# DU	NRSF	%
1-Bd/1-Ba	±688 SF	9	6,192	23%
2-Bd/2-Ba	±1,047 SF	24	25,128	60%
3-Bd/2-Ba	±1,143 SF	7	8,001	17%
Total		±40 DU	±39,321 SF	100%
			±983 SF Average Unit Size	

Lobby Space = ±732 GSF
 Amenity Space = ±1,264 GSF

Parking Summary:

Unit Type	Req'd. Ratio	Required Parking
1-Bd	1.5 Sp./DU	14 Sp.
2-Bd	2 Sp./DU	48 Sp.
3-Bd	2 Sp./DU	14 Sp.
Total		76 Spaces Required

Proposed Parking: ±46 Open Spaces Provided

**Mechanical parking system will be utilized to achieve a parking ratio agreeable to both city and developer.

Site C & D:

Site C Area = ±5,951 SF
 Site D Area = Min. 10,000 SF

Existing Building Area = ±1,000 SF
 Proposed Building Area = ±1,000 SF

Required Parking (1 per 100 SF) = ±20 spaces

Proposed Parking: ±20 Open Spaces Provided



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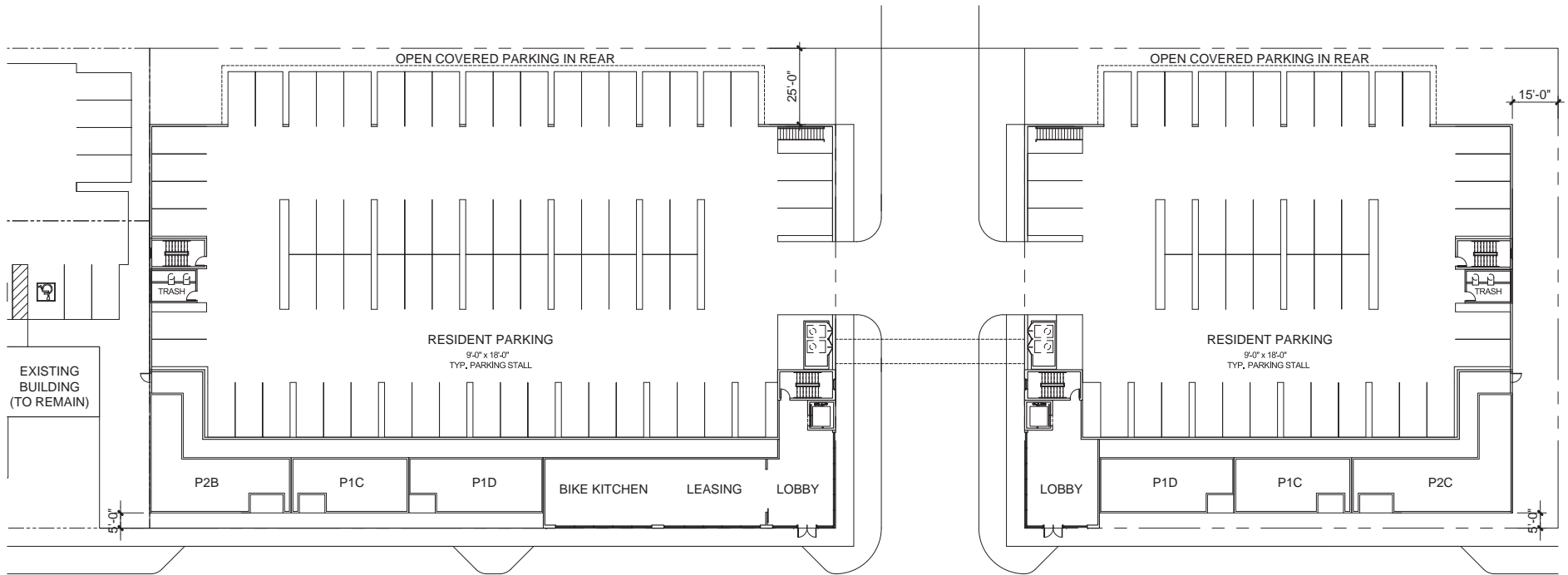
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SITE PLAN

A1.0



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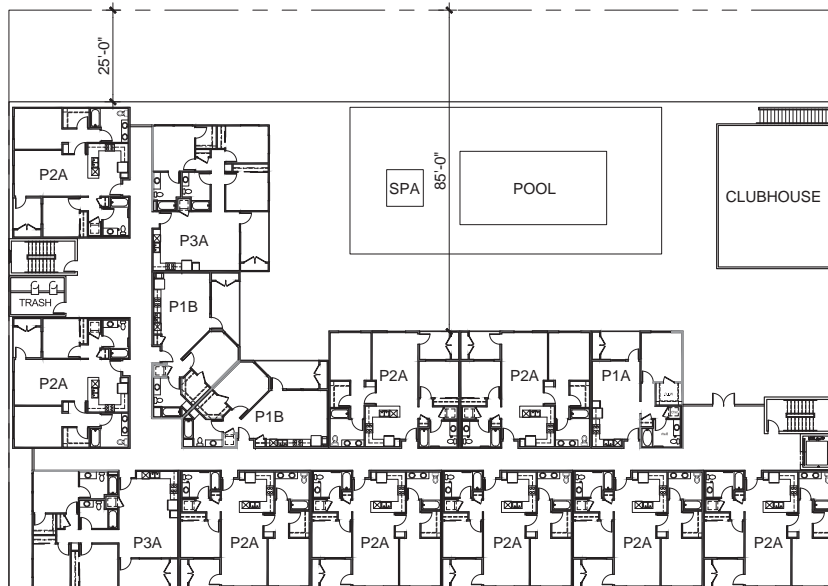
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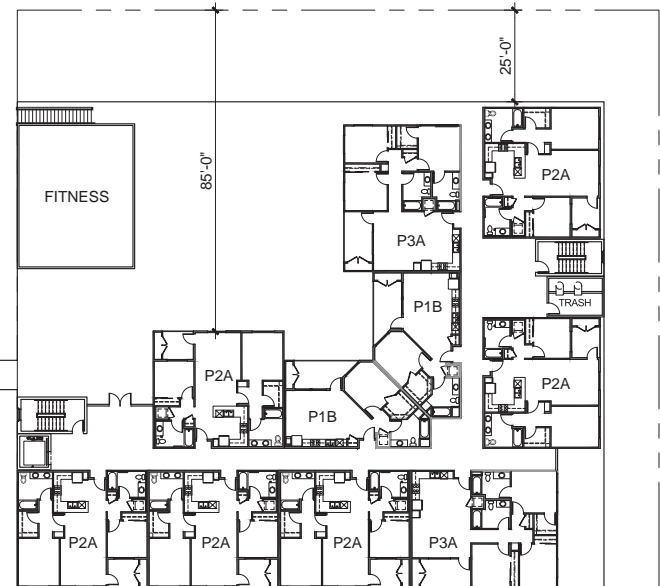


BUILDING PLANS
GROUND LEVEL

A3.0



BRIDGE



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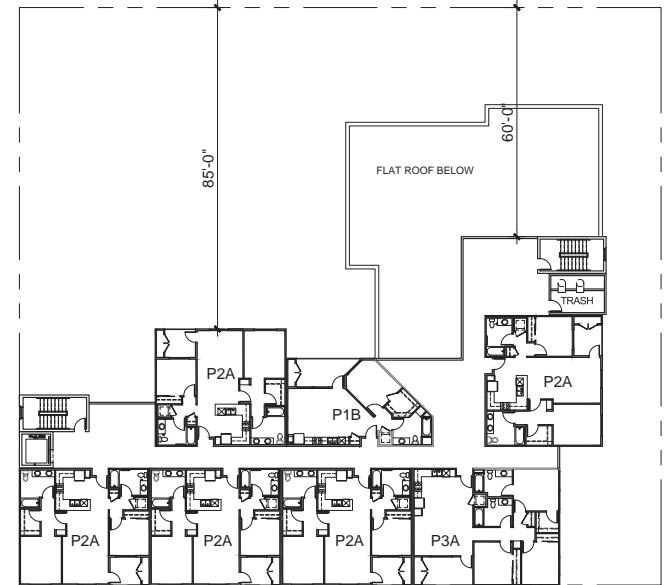
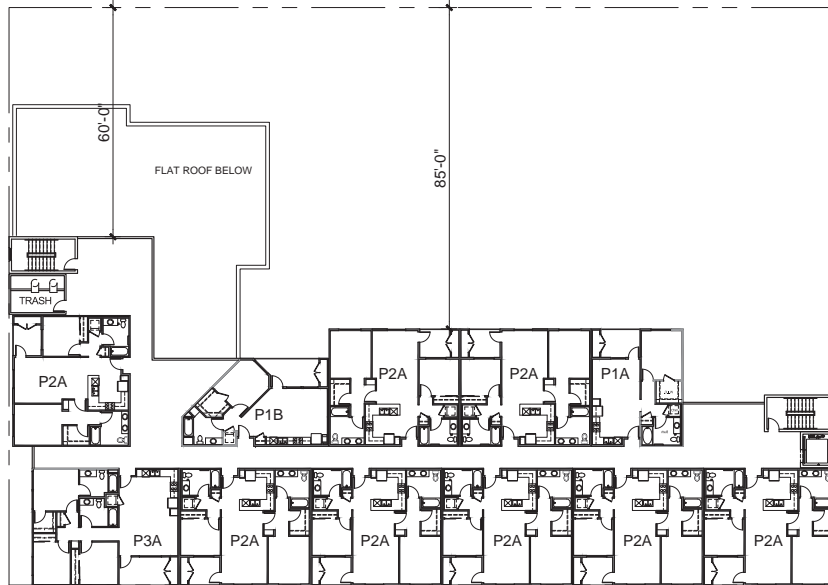
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BUILDING PLANS
TYPICAL UPPER LEVEL (2-4)

A3.1



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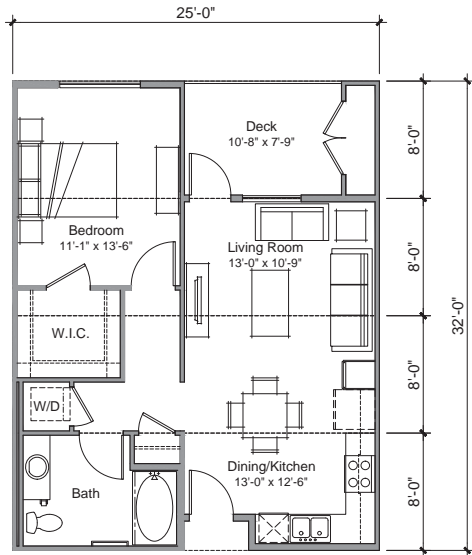
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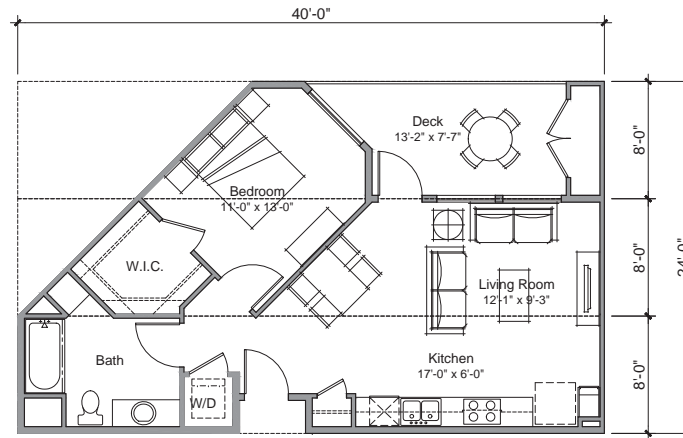


BUILDING PLANS
LEVEL 5

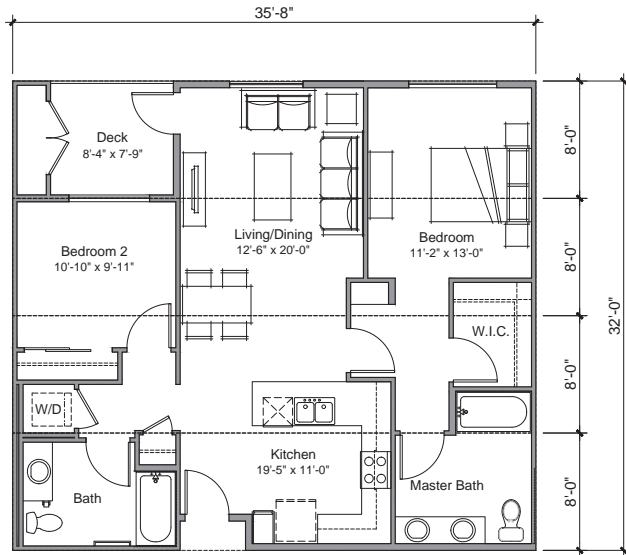
A3.2



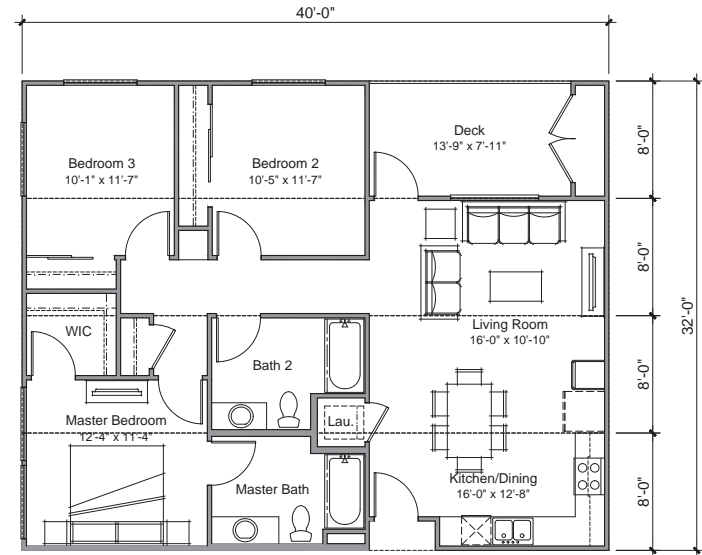
Plan 1
1 Bed, 1 Bath
688 Gross SF



Plan 1B
1 Bed, 1 Bath
688 Gross SF



Plan 2A
2 Bed, 2 Bath
1,047 Gross SF



Plan 3A
3 Bed, 2 Bath
1,143 Gross SF

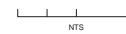


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CONCEPTUAL PERSPECTIVES
CORNER DETAIL

A6.0

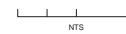


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CONCEPTUAL PERSPECTIVES
PROJECT ENTRY

A6.1



← HISTORIC GAS STATION ADAPTIVE REUSE →
 ← RESIDENTIAL UNITS WITH STOOPS @ FIRST LEVEL →
 ← AMENITY → ← LEASING → LOBBY →
 ← LOBBY → ← RESIDENTIAL UNITS WITH STOOPS @ FIRST LEVEL →

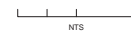


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CONCEPTUAL PERSPECTIVES
 FRONT ELEVATION PERSPECTIVE

A6.2

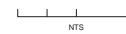


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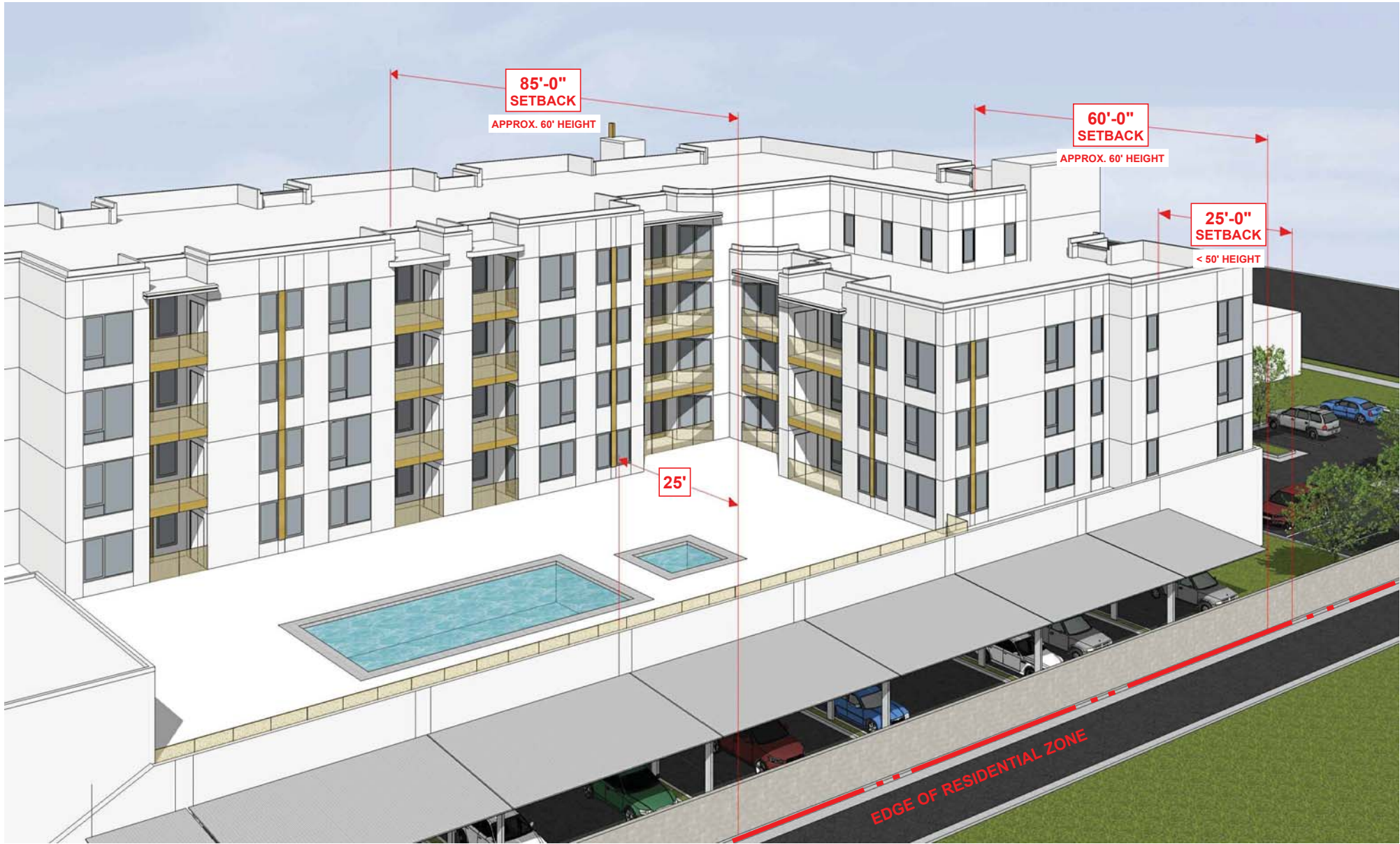
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FRONT SETBACK EXHIBIT
BUILDING A

A6.3

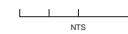


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REAR SETBACK EXHIBIT
BUILDING A

A6.4

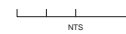


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CONCEPTUAL PERSPECTIVES
HISTORIC GAS STATION ADAPTIVE REUSE - OPTION 1 (OPEN CANOPY)

A6.5

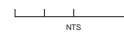


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CONCEPTUAL PERSPECTIVES
HISTORIC GAS STATION ADAPTIVE REUSE - OPTION 1 (OPEN CANOPY)

A6.6



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CONCEPTUAL PERSPECTIVES
HISTORIC GAS STATION ADAPTIVE REUSE - OPTION 1 (OPEN CANOPY)

A6.7

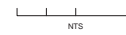


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CONCEPTUAL PERSPECTIVES
HISTORIC GAS STATION ADAPTIVE REUSE - OPTION 2 (ENCLOSED CANOPY)

A6.8