

PATRICK CHIU
& ASSOCIATES

300 W. CLARY STREET
SAN GABRIEL, CA 91776
626.272.7058

COUNT / AREA		
TYPE	AREA	QUANTITY
S-1A	369 SF	6
S-1B	369 SF	4
S-1C	375 SF	1
S-2	383 SF	2
S-2B	435 SF	1
S-3	401 SF	1
S-4	398 SF	1
S-5	617 SF	1
S-6	538 SF	1
S-7	759 SF	1
2BD-1	605 SF	1
3BD-1	1,333 SF	1
		21

1277 UNIVERSITY AVENUE
RIVERSIDE, CA 92501

NOTES

173 UNIT SHAFT
174 COMMERCIAL GREASE EXHAUST
SHAFT

ROOM	TYPE	AREA	QUANTITY
STUDIO	S-1A	359 SF	6
STUDIO	S-1B	359 SF	4
STUDIO	S-1C	375 SF	1
STUDIO	S-2	383 SF	2
STUDIO	S-2B	435 SF	1
STUDIO	S-3	401 SF	1
STUDIO	S-4	398 SF	1
STUDIO	S-5	617 SF	1
STUDIO	S-6	538 SF	1
STUDIO	S-7	759 SF	1
2 BED	2BD-1	805 SF	1
3 BED	3BD-1	1,363 SF	1
TOTAL			21

SHEET NOTES

- A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNLESS OTHERWISE SPECIFIED.
- B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- C. SEE SHTS G040-G042 FOR TYP. ACCESSIBILITY REQUIREMENTS.
- D. ROOMS LABELED AS HAVING A FIRE RATING SHALL BE CONSIDERED WALL AND CEILING ASSEMBLIES.
- E. DWELLING UNITS SHALL BE SEPARATED WITH 1 HOUR FIRE RESISTIVE CONSTRUCTION AT WALLS AND FLOORS.
- F. SEE SHT AXRA FOR SOUND TRANSMISSION CONTROL DETAILS.
- G. SEE SHT AXRK FOR TYP FIRESTOPPING DETAILS.
- H. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.
- I. PROVIDE LEVEL LANDINGS @ EXIT DOORS

LEGEND

- 3-HR FIRE WALL
- 2-HR RATED WALL
- WOOD POST PER STRUCT DWGS
- ◆ SEE SHT A900 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- SOFFIT ABOVE 7'-0" AFF
- DECK DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
- ELECTRICAL PANEL

Exhibit 8 - Project Plans (Floor Plans)

UNIVERSITY CAMPUS HOTEL

1227 UNIVERSITY AVENUE
RIVERSIDE, CA 92501

PRIME INVESTMENT
INTERNATIONAL, INC.
17700 CASTLETON ST, SUITE 489
CITY OF INDUSTRY, CA 91748

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PLANNING DESIGN
REVIEW
16-012
SAT
21 FEB 2018
DRAWN BY: [REDACTED]

5TH FLOOR
PLAN

A150

NOTES

173 UNIT SHAFT
174 COMMERCIAL GREASE EXHAUST
SHAFT

ROOM COUNT / AREA

ROOM	TYPE	AREA	QUANTITY
STUDIO	S-1A	309 SF	6
STUDIO	S-1B	360 SF	4
STUDIO	S-1C	375 SF	1
STUDIO	S-2	363 SF	2
STUDIO	S-2B	435 SF	1
STUDIO	S-3	401 SF	1
STUDIO	S-4	398 SF	1
STUDIO	S-5	617 SF	1
STUDIO	S-6	538 SF	1
STUDIO	S-7	739 SF	1
2 BED	2BD-1	805 SF	1
3 BED	3BD-1	1,353 SF	1
	TOTAL		21

SHEET NOTES

A. ALL DIMENSIONS ARE TO F.O.S. FOM OR
CENTERLINE OF WALL UNO.
B. ALL DIMENSIONS INDICATED AS "CLP" ARE
FROM FINISH TO FINISH.
C. SEE SHT G040-G042 FOR TYP
ACCESSIBILITY REQUIREMENTS.
D. ROOMS LABELED AS HAVING A FIRE RATING
SHALL HAVE RATED WALL AND CEILING
ASSEMBLIES.
E. DWELLING UNITS SHALL BE SEPARATED
WITH 1-HOUR FIRE-RESISTIVE
CONSTRUCTION AT WALLS AND FLOORS.
F. SEE SHT ARXX FOR SOUND TRANSMISSION
CONTROL DETAILS.
G. SEE SHT ARXX FOR TYP FIRESTOPPING
DETAILS.
H. PROVIDE ROOM & UNIT IDENTIFICATION
SIGNAGE.
I. PROVIDE LEVEL LANDINGS @ EXT DOORS
AND GATES.

LEGEND

- 3-HR FIRE WALL
- 2-HR RATED WALL
- WOOD POST PER STRUCT DWGS
- ◇ SEE SHT A001 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- ▨ DECK DRAIN, SLOPE TO DRAIN AT
1/4" PER FT MIN
- PLANTER DRAIN, SLOPE TO DRAIN
AT 1/4" PER FT MIN
- ELECTRICAL PANEL

5TH FLOOR PLAN

1/8" = 1'-0"

5

Exhibit 8 - Project Plans (Floor Plans)

PATRICK CHIU
& ASSOCIATES

300 W. CLARY STREET
SAN GABRIEL, CA 91776
626.272.7058

NOTES

- 173 UNIT SHAFT
- 174 COMMERCIAL GREASE EXHAUST
SHAFT

ROOM COUNT / AREA

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STUDIO	S-6	538 SF	1
STUDIO	S-7	759 SF	1
2 BED	2BD-1	865 SF	1
3 BED	3BD-1	1,353 SF	1
TOTAL			25

SHEET NOTES

- A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL AND FLOOR.
- B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- C. SEE SHS G40-6402 FOR TYP ACCESIBILITY REQUIREMENTS.
- D. ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL AND CEILING ASSEMBLIES.
- E. DWELLING UNITS SHALL BE SEPARATED WITH 1 HOUR FIRE-RESISTIVE CONSTRUCTION AT WALLS AND FLOORS.
- F. SEE SHT AXH FOR SOUND TRANSMISSION CONTROL DETAILS.
- G. SEE SHT AXR FOR TYP FIRESTOPPING DETAILS.
- H. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.
- I. PROVIDE LEVEL LANDSCAPE & EXTERIOR

LEGEND

- 3-HR FIRE WALL
- 2-HR RATED WALL
- WOOD POST PER STRUCT DWGS
- ◆ SEE SHT A900 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- SOFFIT ABOVE AT 7'-0" AFF
- DECK DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN, SLOPE TO DRAIN AT 1/8" PER FT MIN
- ELECTRICAL PANEL

UNIVERSITY AVENUE
12777 UNIVERSITY AVENUE
RIVERSIDE, CA 92501

PRIME INVESTMENT
INTERNATIONAL, INC.
17700 CASTLETON ST, SUITE 460
CITY OF INDUSTRY, CA 91748

PLANNING DESIGN
REVIEW

JOB
16-012
DAT
21 FEB 2018

SHEET
SIXTH FLOOR
PLAN

SHEET
A160

Exhibit 8 - Project Plans (Floor Plans)

UNIVERSITY CAMPUS HOTEL

1227 UNIVERSITY AVENUE
RIVERSIDE, CA 92501

PRIME INVESTMENT
INTERNATIONAL, INC.
17700 CASTLETON ST, SUITE 489
CITY OF INDUSTRY, CA 91748

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NOTES

173 UNIT SHAFT
174 COMMERCIAL GREASE EXHAUST
SHAFT

ROOM COUNT / AREA

ROOM	TYPE	AREA	QUANTITY
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STUDIO	S-7	759 SF	1
2 BED	2BD-1	805 SF	1
3 BED	3BD-1	1,353 SF	1
	TOTAL		25

SHEET NOTES

- A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UND.
- B. ALL DIMENSIONS INDICATED AS "CL/F" ARE FROM FINISH TO FINISH.
- C. SEE SHTS G040-G042 FOR TYP. ACCESSIBILITY REQUIREMENTS.
- D. ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL AND CEILING ASSEMBLIES.
- E. DWELLING UNITS SHALL BE SEPARATED WITH 1-HOUR FIRE RESISTANCE CONSTRUCTION AT WALLS AND FLOORS.
- F. SEE SHT ARXX FOR SOUND TRANSMISSION CONTROL DETAILS.
- G. SEE SHT ARXX FOR TYP. FIRESTOPPING DETAILS.
- H. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.
- I. PROVIDE LEVEL LANDINGS @ EXIT DOORS AND GATES.

LEGEND

- 3-HR FIRE WALL
- 2-HR RATED WALL
- WOOD POST PER STRUCT DWGS
- ◆ SEE SHT A900 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- ▨ DECK DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
- ELECTRICAL PANEL

SEVENTH FLOOR
PLAN

7TH FLOOR PLAN

1/8" = 1'-0"

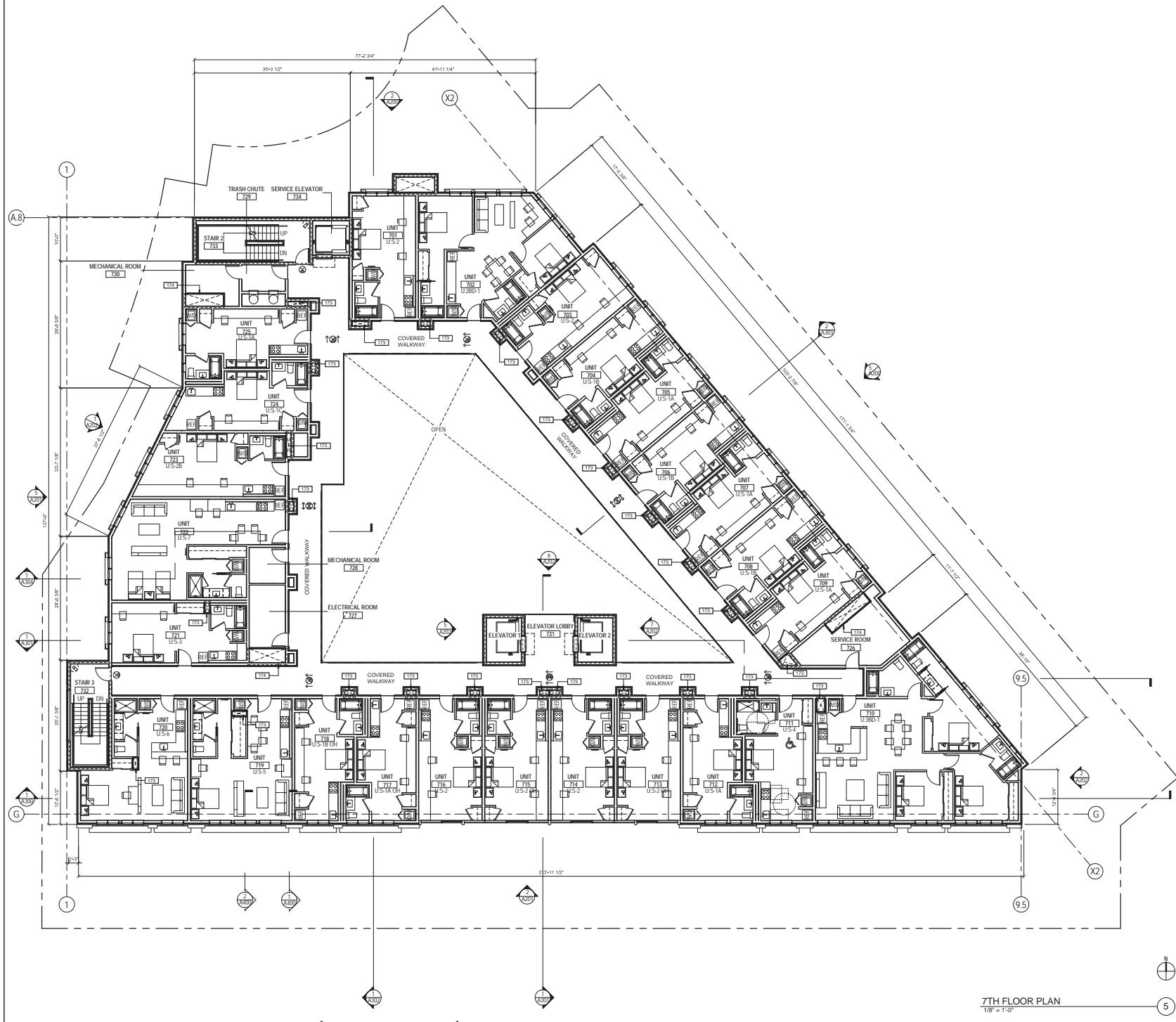


Exhibit 8 - Project Plans (Floor Plans)

A170

UNIVERSITY CAMPUS HOTEL

1227 UNIVERSITY AVENUE
RIVERSIDE, CA 92501

NOTES

- 170 FUTURE EXHAUST FAN
- 171 EQUIPMENT PAD FOR FUTURE RESTAURANT OUTDOOR UNITS
- 172 MECHANICAL EQUIPMENT
- 173 UNIT SHAFT
- 174 COMMERCIAL GREASE EXHAUST SHAFT
- 180 6'-0" MECHANICAL EQUIPMENT STANDPIPE, WHICH NOT TO EXCEED HEIGHT OF PARAPET

SHEET NOTES

- A. ROOF SLOPES CONTINUOUS TO DOWNSPOUT OR ROOF DRAIN. SLOPES TO BE A MINIMUM OF $1/4$ INCH PER FOOT.
- B. OVERFLOW DRAINS SHALL BE THE SAME SIZE AS THE ROOF DRAIN WITH INLET 7' ABOVE THE LOW POINT OF THE ROOF AND SHALL NOT BE CONNECTED TO THE ROOF DRAIN LINES.
- C. ALL DIMENSIONS ARE TO F.O.S. FOM OR CENTERLINE OF WALL UNLESS NOTED OTHERWISE.
- D. ALL DIMENSIONS INDICATED AS "CLP" ARE FROM FINISH TO FINISH.

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PLANNING DESIGN REVIEW

16-012
DAT
21 FEB 2018

LEGEND

- 2-HOUR FIRE WALL
- ◎ DOWNSPOUT
- ◎ SCUPPER/ OVERFLOW SCUPPER ASSEMBLY
- ◎ ROOF DRAIN WITH OVER FLOW DRAIN
ROOF DRAIN 7' ABOVE ROOF DRAIN
- INDICATES ROOF SLOPE DIRECTION.
ALL ROOF SLOPES TO HAVE A 2%
SLOPE MINIMO
- ◎ STANDPIPE
- FAÇADE MAINTENANCE ROOF
ANCHOR, SEE OPUS PLAN DRAWINGS

ROOF PLAN

ROOF PLAN

A180

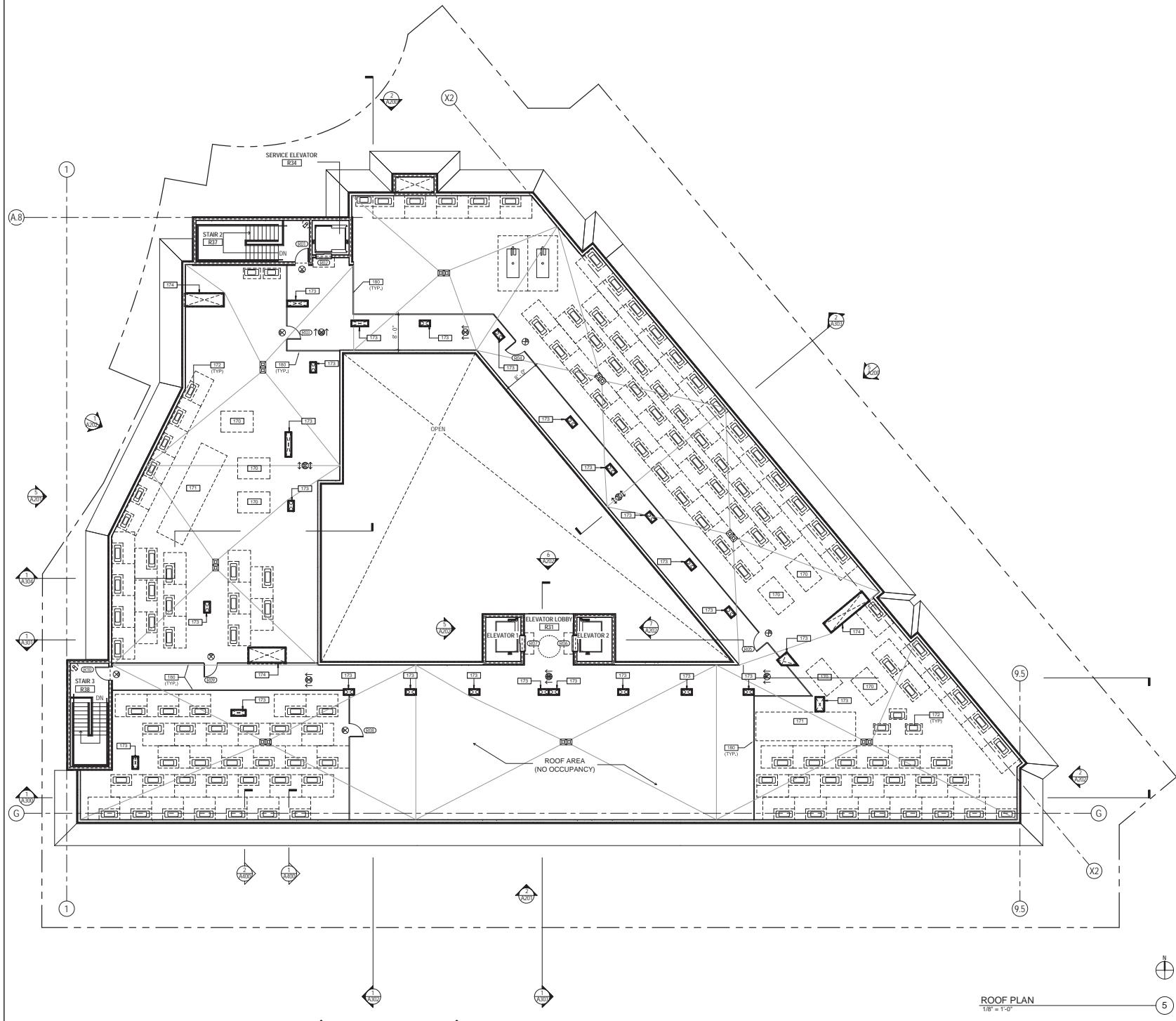


Exhibit 8 - Project Plans (Floor Plans)

UNIVERSITY CAMPUS HOTEL

UNIVERSITY AVENUE

PATRICK CHIU
& ASSOCIATES

0 W. CLARY STREET
AN GABRIEL, CA 91776
6.272.7058

NOTES

- 170 FUTURE EXHAUST FAN
- 171 EQUIPMENT PAD FOR FUTURE
RESTAURANT OUTDOOR UNITS
- 172 MECHANICAL EQUIPMENT
- 173 UNIT SHAFT
- 174 COMMERCIAL GREASE EXHAUST
SHAFT

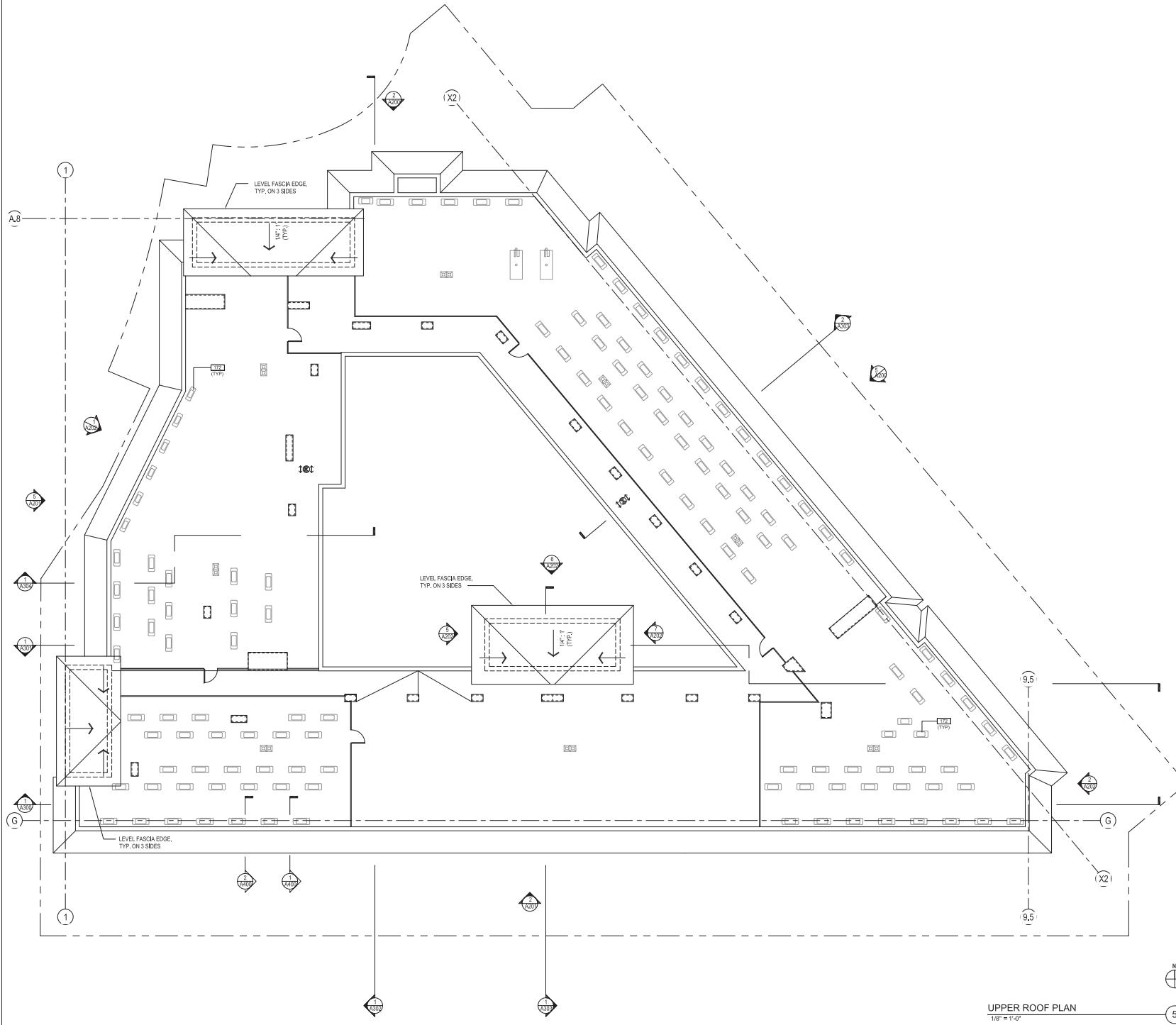


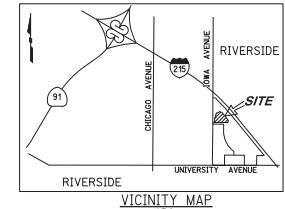
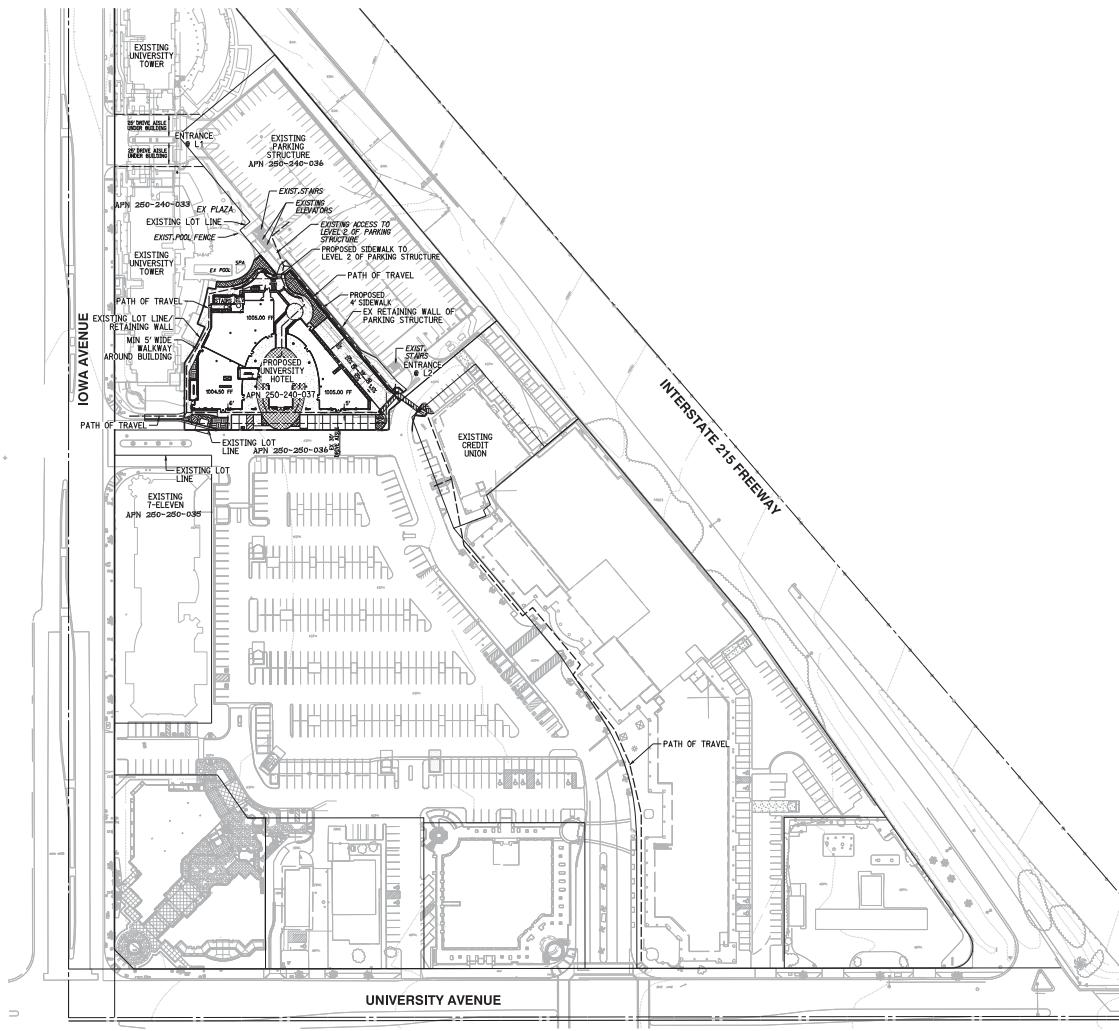
Exhibit 8 - Project Plans (Floor Plans)

A181



Exhibit 8 - Project Plans (Conceptual Landscape Plan)

IN THE CITY OF RIVERSIDE, CALIFORNIA
PATH OF TRAVEL
 UNIVERSITY VILLAGE - PAD K



APPLICANT/OWNER/DEVELOPER
 PRIME INVESTMENT INTERNATIONAL, INC.
 17100 CASTLETON STREET, SUITE 469
 CITY OF RIVERSIDE, CA 92507
 ATTN: PAUL L. LIU
 (626) 965-3311

ENGINEER/CONTACT PERSON
 RICK ENGINEERING COMPANY
 17100 CASTLETON, SUITE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 782-0707
 FAX: (951) 782-0707
 ATT: KRISTIN WERKSMAN

ASSESSOR PARCEL NUMBER
 250-240-037

LEGEND

PROPERTY BOUNDARY
 ADA PATH OF TRAVEL
 CENTERLINE

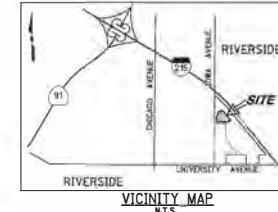
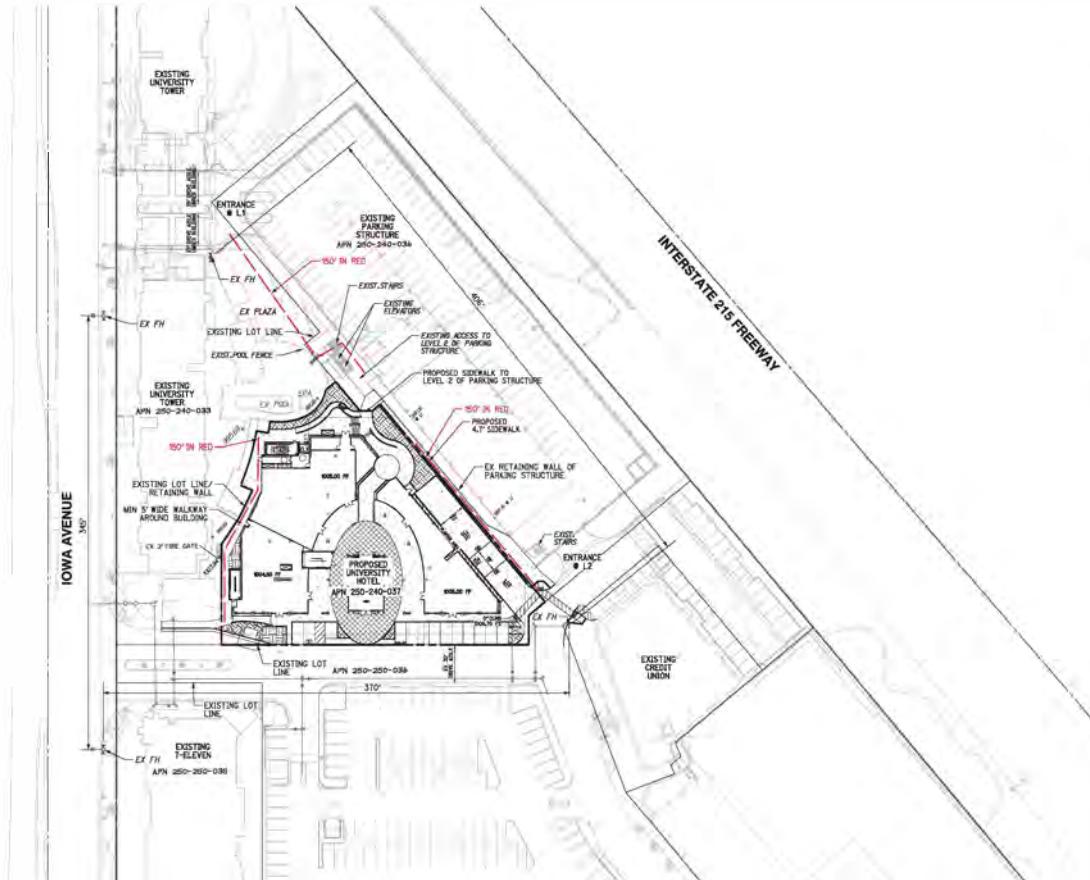
DATE PREPARED: JANUARY 25, 2018
 REVISED: FEBRUARY 21, 2018

PAD K
UNIVERSITY VILLAGE
1277 UNIVERSITY AVE.
 CITY OF RIVERSIDE
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA
 SHEET C-1

RICK
 ENGINEERING COMPANY
 17100 CASTLETON, SUITE 469
 RIVERSIDE, CA 92507
 PHONE: (951) 782-0707
 FAX: (951) 782-0707

Exhibit 8 - Project Plans (Path of Travel)

IN THE CITY OF RIVERSIDE, CALIFORNIA
FIRE ACCESS PLAN
 UNIVERSITY VILLAGE - PAD K



APPLICANT/OWNER/DEVELOPER

PRIME INVESTMENT INTERNATIONAL, INC.
 1717 IOWA AVENUE, SUITE 409
 CITY OF INDUSTRY, CA 91748
 ATTN: PAUL LIN
 (626) 965-3311

ENGINEER/CONTACT PERSON

RICK ENGINEERING COMPANY
 1717 IOWA AVENUE, SUITE 100
 RIVERSIDE, CA 92570
 PHONE: (951) 782-0723
 FAX: (951) 782-0723
 ATTN: RICK RICKER WORKSHAM

ASSESSOR PARCEL NUMBER

250-240-037

LEGEND

PROPERTY BOUNDARY	—
FIRE ACCESS	—
STREET CENTERLINE	—
EXISTING FIRE SERVICE	—
EXISTING FIRE HYDRANT	—
EXISTING GATE VALVE	—

DATE PREPARED: JANUARY 25, 2010
 REVISED: FEBRUARY 14, 2010

PAD K
UNIVERSITY VILLAGE
 1277 UNIVERSITY AVE.
 CITY OF RIVERSIDE
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET C-4

RICK
 ENGINEERING COMPANY
 1717 IOWA AVENUE, SUITE 100
 RIVERSIDE, CA 92570
 PHONE: (951) 782-0723
 FAX: (951) 782-0723

NOTES:
 PROVIDED FOR FIRE DEPARTMENT ACCESS TO THE FACILITY AND ANY GATE, AND KEY DEVICES ARE
 AVAILABLE FOR USE IN THE CITY. CONTACT THE FIRE DEPARTMENT FOR APPLICATIONS AND DETAILS.

ANY REQUIRED PUBLIC HYDRANT SHALL BE SPACED A MAXIMUM OF 350 FEET. ANY PRIVATE
 HYDRANTS ARE BASED ON THE FIRE FLOW REQUIREMENTS PER CALIFORNIA FIRE CODE.

FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.

SCALE: 1" = 40'
 40 0 40 80

Exhibit 8 - Project Plans (Fire Access Plan)