

NOTES

173 UNIT SHAFT
174 COMMERCIAL GREASE EXHAUST
SHAFT

ROOM COUNT / AREA

| ROOM | TYPE | AREA | QUANTITY |
|--------|--------|----------|----------|
| STUDIO | 50-1A | 399 SF | 6 |
| STUDIO | 50-1B | 399 SF | 4 |
| STUDIO | 50-1C | 379 SF | 1 |
| STUDIO | 50-2 | 383 SF | 2 |
| STUDIO | 50-2B | 438 SF | 1 |
| STUDIO | 50-3 | 401 SF | 1 |
| STUDIO | 50-4 | 398 SF | 1 |
| STUDIO | 50-5 | 417 SF | 1 |
| STUDIO | 50-6 | 538 SF | 1 |
| STUDIO | 50-7 | 750 SF | 1 |
| 2 BED | 380D+1 | 805 SF | 1 |
| 3 BED | 380D+1 | 1,353 SF | 1 |
| TOTAL | | | 21 |

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. SEE SHTS 504D-504Q 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 500X FOR SOUND TRANSMISSION CONTROL DETAILS.

G. SEE SHT 500X 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 500D 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

PATRICK CHIU & ASSOCIATES

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626.272.7058

UNIVERSITY CAMPUS HOTEL

1277 UNIVERSITY AVENUE
RIVERSIDE, CA 92501

PRIME INVESTMENT INTERNATIONAL, INC.
17700 GARDEN ST., SUITE 400
CITY OF INDUSTRY, CA 91748

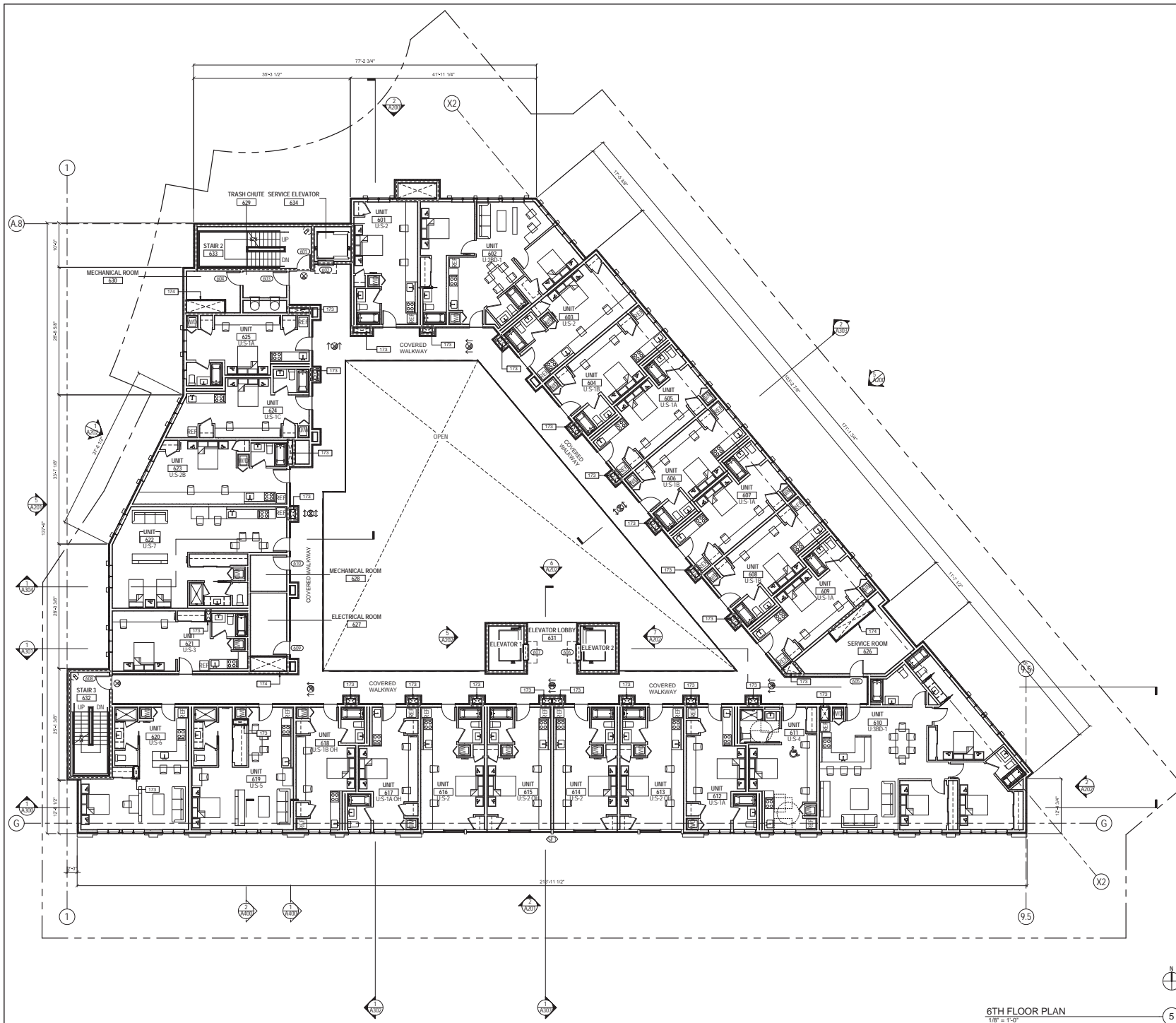
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DATE: **PLANNING DESIGN REVIEW**
16-012
21 FEB 2018
REVISED

FIFTH FLOOR PLAN

A150

Exhibit 8 - Project Plans (Floor Plans)



NOTES

173 UNIT SHAFT
174 COMMERCIAL GREASE EXHAUST SHAFT

ROOM COUNT / AREA

| ROOM | TYPE | AREA | QUANTITY |
|--------|--------|----------|----------|
| STUDIO | 5A-1A | 399 SF | 6 |
| STUDIO | 5A-1B | 399 SF | 4 |
| STUDIO | 5A-1C | 375 SF | 1 |
| STUDIO | 5-A | 383 SF | 6 |
| STUDIO | 5-B | 438 SF | 1 |
| STUDIO | 5-A | 481 SF | 1 |
| STUDIO | 5-A | 398 SF | 1 |
| STUDIO | 5-A | 617 SF | 1 |
| STUDIO | 5-A | 538 SF | 1 |
| STUDIO | 5-7 | 750 SF | 1 |
| 2 BED | 2B0A-1 | 805 SF | 1 |
| 3 BED | 3B0A-1 | 1,333 SF | 1 |
| TOTAL | | | 29 |

SHEET NOTES

- ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.
- ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- SEE SHTS GMD-GM2 FOR TYP ACCESSIBILITY REQUIREMENTS.
- ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL AND CEILING ASSEMBLIES.
- DWELLING UNITS SHALL BE SEPARATED WITH 1-HOUR FIRE RESISTIVE CONSTRUCTION AT WALLS AND FLOORS.
- SEE SHT A00X FOR SOUND TRANSMISSION CONTROL DETAILS.
- SEE SHT A00X FOR TYP FIRESTOPPING DETAILS.
- PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.
- PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

- 3-HR FIRE WALL
- 2-HR RATED WALL
- WOOD POST PER STRUCT DWGS
- SEE SHT A000 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

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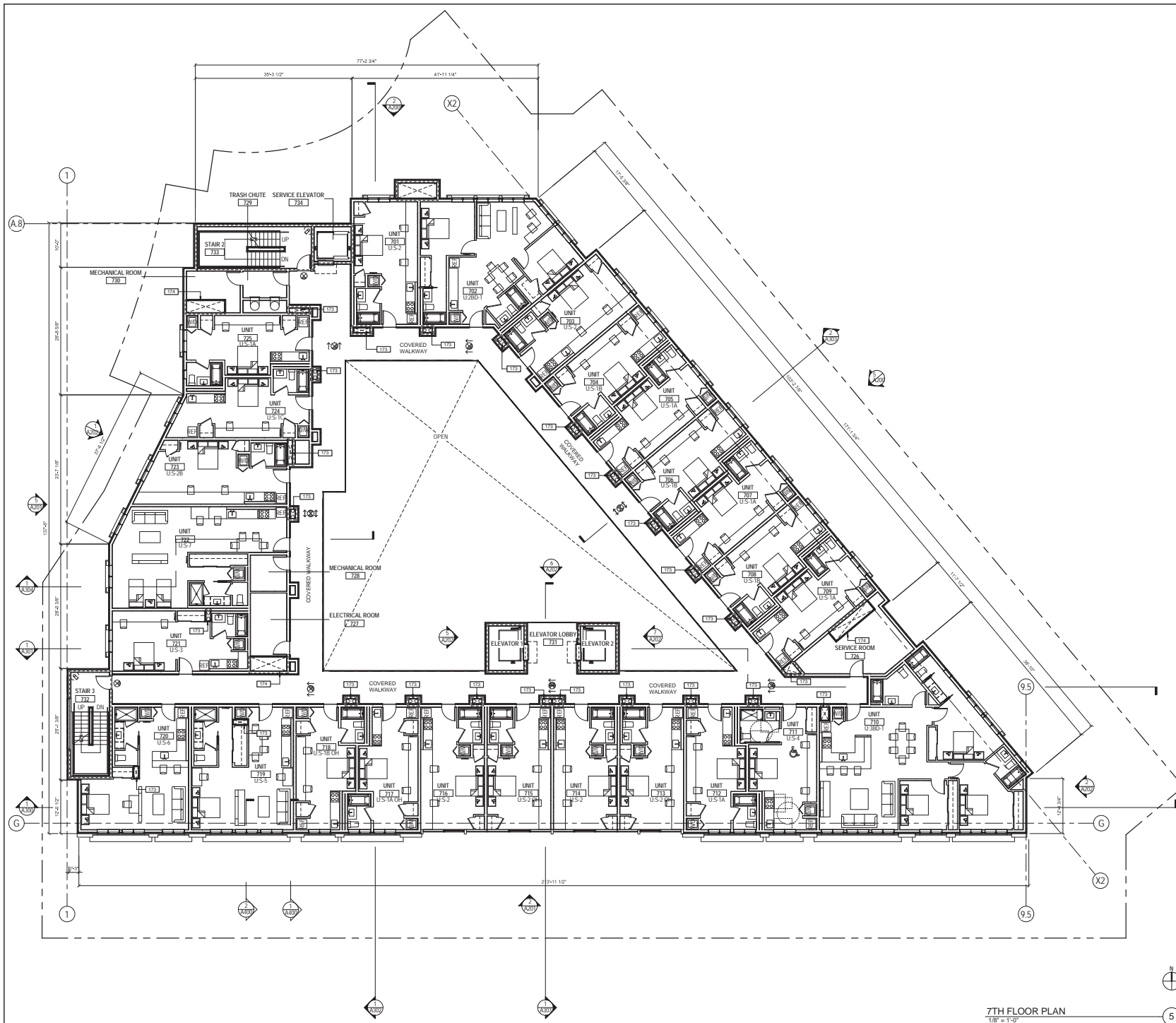
DATE: 01 FEB 2018
BY: 21 FEB 2018
REV: 02/02/20

PROJECT: **PLANNING DESIGN REVIEW**
16-012
21 FEB 2018
02/02/20

SHEET: **SIXTH FLOOR PLAN**

PROJECT: **A160**

Exhibit 8 - Project Plans (Floor Plans)



NOTES

173 UNIT SHAFT
174 COMMERCIAL GREASE EXHAUST SHAFT

ROOM COUNT / AREA

| ROOM | TYPE | AREA | QUANTITY |
|--------|--------|----------|----------|
| STUDIO | 5A-1A | 399 SF | 6 |
| STUDIO | 5A-1B | 399 SF | 4 |
| STUDIO | 5A-1C | 375 SF | 1 |
| STUDIO | 5A-2 | 383 SF | 6 |
| STUDIO | 5A-3 | 438 SF | 1 |
| STUDIO | 5A-4 | 481 SF | 1 |
| STUDIO | 5A-5 | 398 SF | 1 |
| STUDIO | 5A-6 | 617 SF | 1 |
| STUDIO | 5A-7 | 538 SF | 1 |
| STUDIO | 5A-8 | 750 SF | 1 |
| 2 BED | 2B0A-1 | 805 SF | 1 |
| 3 BED | 3B0A-1 | 1,333 SF | 1 |
| TOTAL | | | 25 |

SHEET NOTES

- ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.
- ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- SEE SHTS G40-G42 FOR TYP ACCESSIBILITY REQUIREMENTS.
- ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL AND CEILING ASSEMBLIES.
- DWELLING UNITS SHALL BE SEPARATED WITH 1-HOUR FIRE-RESISTIVE CONSTRUCTION AT WALLS AND FLOORS.
- SEE SHT A800 FOR SOUND TRANSMISSION CONTROL DETAILS.
- SEE SHT A800 FOR TYP FIRESTOPPING DETAILS.
- PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.
- PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

3 HR FIRE WALL

2 HR RATED WALL

WOOD POST PER STRUCT DWGS

SEE SHT A800 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

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PLANNING DESIGN REVIEW

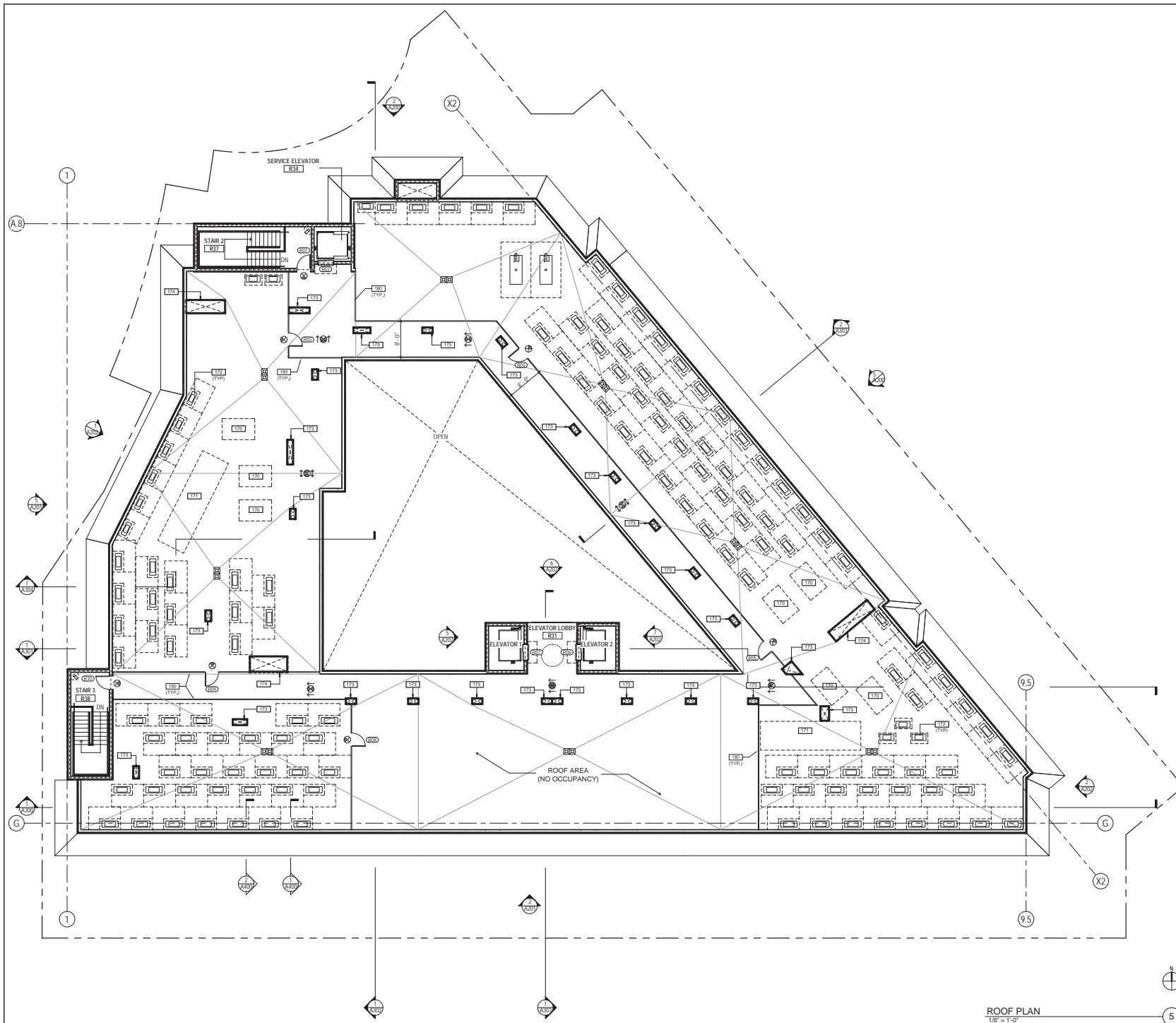
16-012

21 FEB 2018

DATE: SEVENTH FLOOR PLAN

A170

Exhibit 8 - Project Plans (Floor Plans)



| 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 SCREEN WALL. WALL NOT TO EXCEED HEIGHT OF PARAPET |

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RIVERSIDE, CA 92501

| SHEET NOTES | |
|-------------|--|
| A. | ROOF SLOPES CONTINUOUS TO DOWNSPOUT OR ROOF DRAIN. SLOPES TO BE A MINIMUM OF 1/4" PER FOOT. |
| B. | OVERFLOW DRAINS SHALL BE THE SAME SIZE AS THE ROOF DRAIN WITH INLET 2' ABOVE THE LOW POINT OF THE ROOF AND SHALL NOT BE CONNECTED TO THE ROOF DRAIN LINES. |
| C. | ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNLESS NOTED OTHERWISE. |
| D. | ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH. |

| LEGEND | |
|--------|--|
| --- | 2-HOUR FIRE WALL |
| ⊙ | DOWNSPOUT |
| ⊙ | SCUPPER / OVERFLOW SCUPPER ASSEMBLY |
| ⊙ | ROOF DRAIN WITH OVER FLOW DRAIN 2' ABOVE ROOF DRAIN |
| → | INDICATES ROOF SLOPE DIRECTION. ALL ROOF SLOPES TO HAVE A 2% SLOPE MIN UNO |
| ⊙ | STANDPIPE |
| ⊙ | FACADE MAINTENANCE ROOF ANCHOR, SEE OPIUS PLAN DRAWINGS |

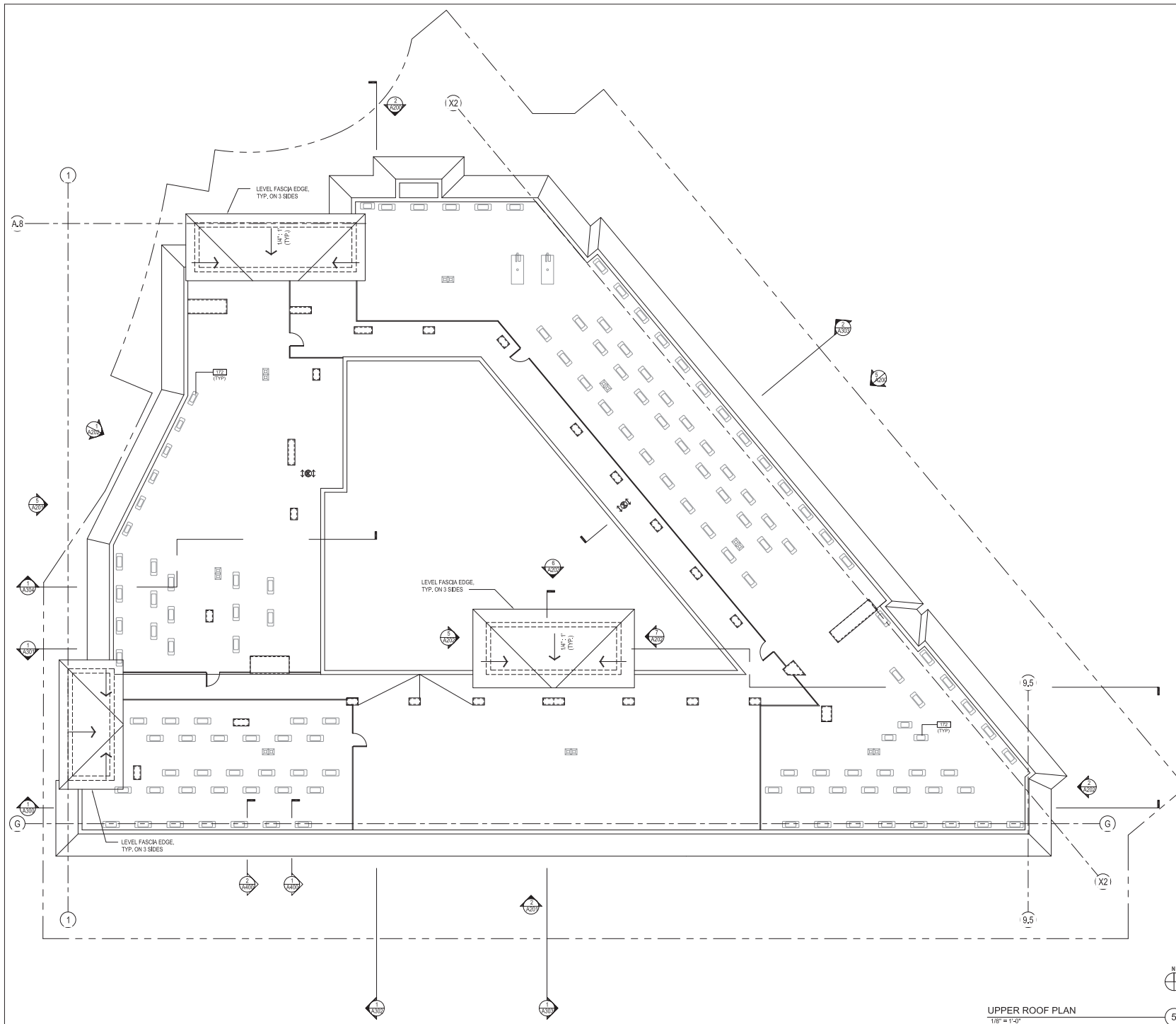
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17700 GARDENVIEW ST., SUITE 400
CITY OF INDUSTRY, CA 91748

PLANNING DESIGN REVIEW
16-012
21 FEB 2018
REVISED

ROOF PLAN

A180

Exhibit 8 - Project Plans (Floor Plans)



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

PATRICK CHIU & ASSOCIATES

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626.272.7058

UNIVERSITY CAMPUS HOTEL

1277 UNIVERSITY AVENUE
RIVERSIDE, CA 92501

SHEET NOTES

- A. ROOF SLOPES CONTINUOUS TO DOWNSPOUT OR ROOF DRAIN. SLOPES TO BE A MINIMUM OF 1/4" PER FOOT.
- B. OVERFLOW DRAINS SHALL BE THE SAME SIZE AS THE ROOF DRAIN WITH INLET 2" ABOVE THE LOW POINT OF THE ROOF AND SHALL NOT BE CONNECTED TO THE ROOF DRAIN LINES.
- C. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNLESS NOTED OTHERWISE.
- D. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

0.8.01
PRIME INVESTMENT INTERNATIONAL, INC.
17700 CASTLETON STREET
SUITE 409
CITY OF INDUSTRY, CA 91748

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PLANNING DEPT REVIEW
DATE: 16-012
21 FEB 2018
BY: [Signature]

LEGEND

- 2-HOUR FIRE WALL
- ⊙ DOWNSPOUT
- ⊙ SCUPPER / OVERFLOW SCUPPER ASSEMBLY
- ⊙ ROOF DRAIN WITH OVER FLOW DRAIN 2" ABOVE ROOF DRAIN
- INDICATES ROOF SLOPE DIRECTION. ALL ROOF SLOPES TO HAVE A 2% SLOPE MIN UNO
- ⊙ STANDPIPE
- ⊙ FACADE MAINTENANCE ROOF ANCHOR, SEE OPUS PLAN DRAWINGS

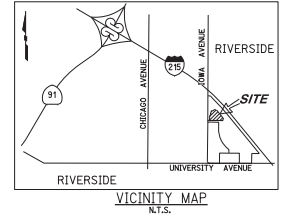
UPPER ROOF PLAN
1/8" = 1'-0"

UPPER ROOF PLAN

A181

Exhibit 8 - Project Plans (Floor Plans)

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



APPLICANT/OWNER/DEVELOPER

PRIME INVESTMENT INTERNATIONAL, INC.
 7700 CASTLETON STREET, SUITE 469
 CITY OF INDUSTRY, CA 91748
 ATTN: PAUL LIN
 (626) 965-1311

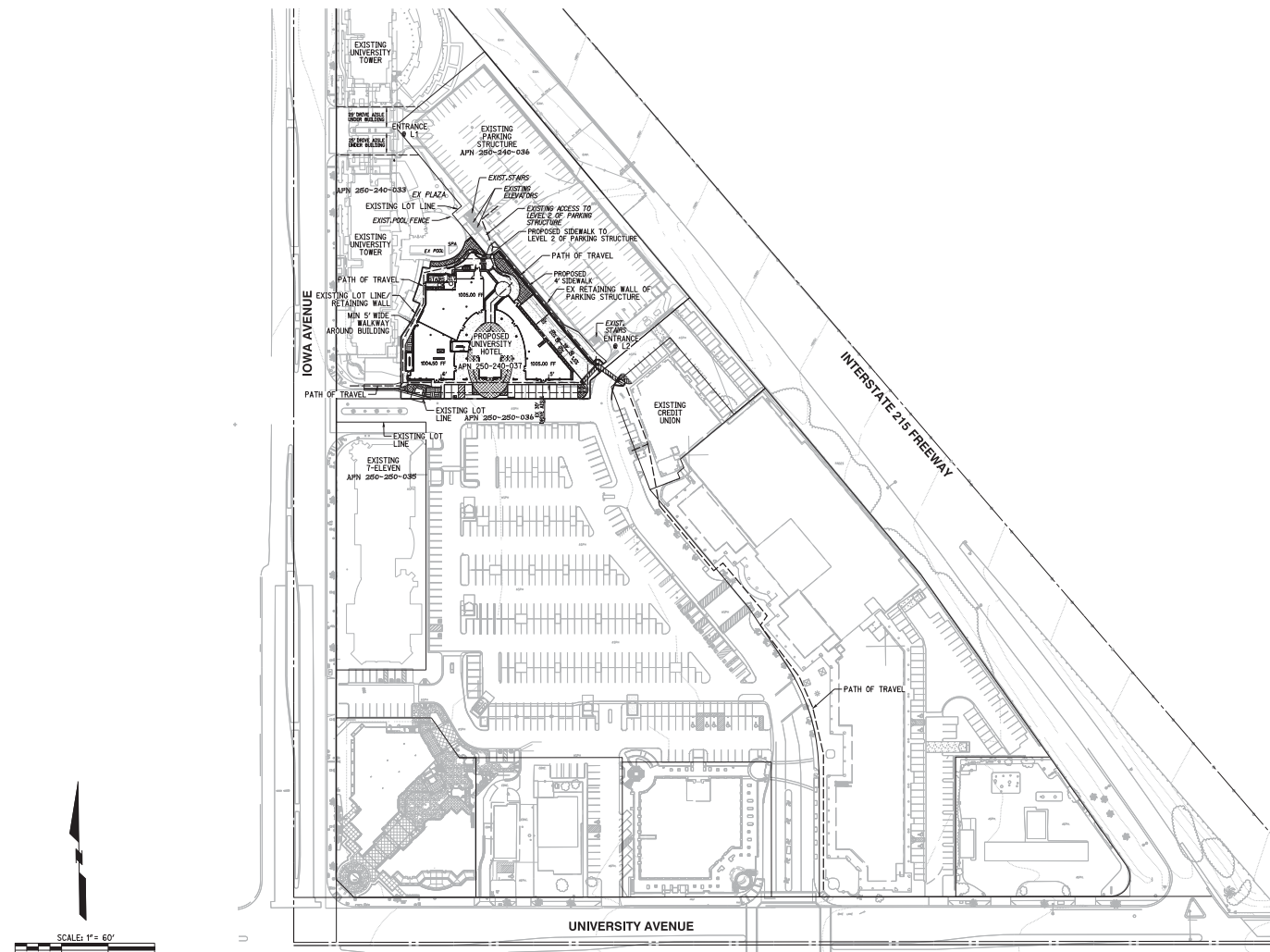
ENGINEER/CONTACT PERSON

RICK ENGINEERING COMPANY
 1770 IOWA AVENUE, SUITE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 782-0707
 FAX: (951) 782-0723
 ATTN: 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
 1770 IOWA AVENUE, SUITE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 782-0707
 FAX: (951) 782-0723
 WWW.RICKENGINEERING.COM

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.
 17700 CASTLETON STREET, SUITE 400
 CITY OF INDUSTRY, CA 91748
 ATTN: PAUL LIN
 (925) 950-3371

ENGINEER/CONTACT PERSON

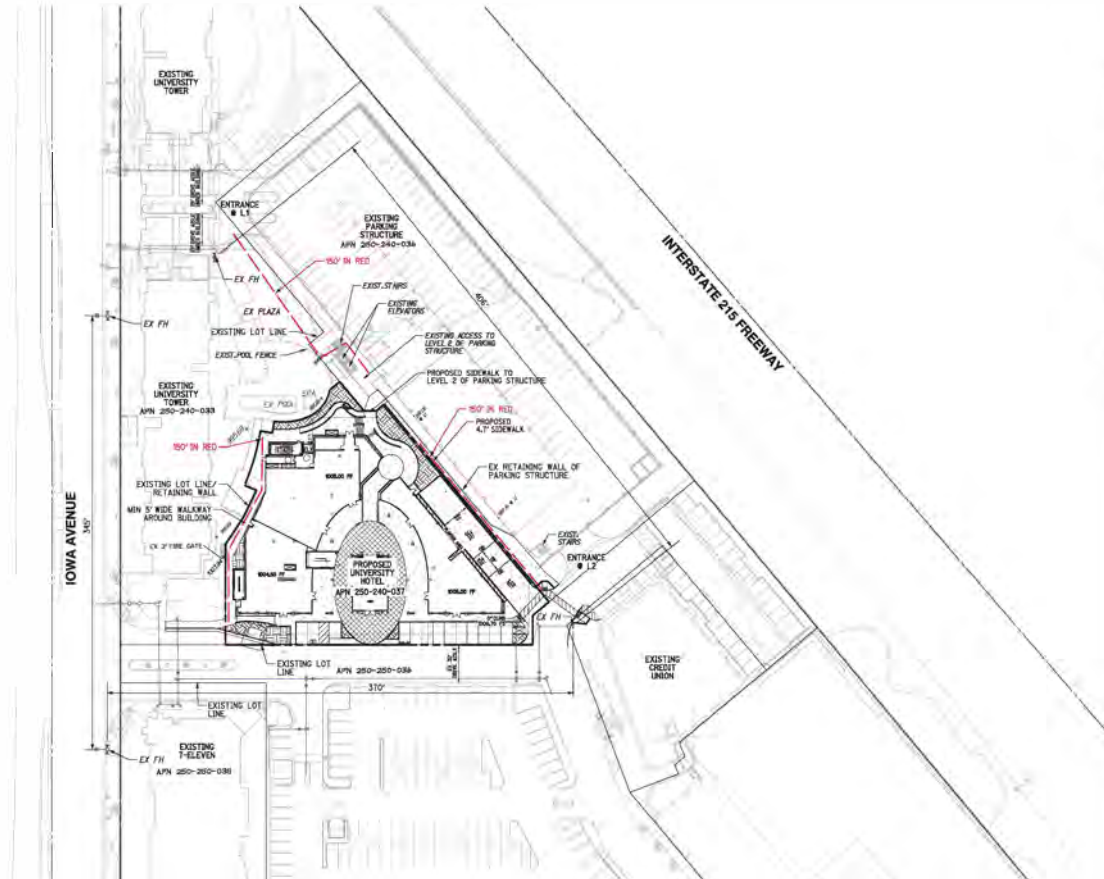
RICK ENGINEERING COMPANY
 1770 IOWA AVENUE, SUITE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 782-2707
 FAX: (951) 782-0725
 ATTN: KRISTIN WEINSMAN

ASSESSOR PARCEL NUMBER

250-240-031

LEGEND

| | |
|-----------------------|-----|
| PROPERTY BOUNDARY | --- |
| FIRE ACCESS | --- |
| STREET CENTERLINE | --- |
| EXISTING FIRE SERVICE | --- |
| EXISTING FIRE HYDRANT | --- |
| EXISTING GATE VALVE | --- |



NOTES:
 PROVIDE FOR FIRE DEPARTMENT ACCESS TO THIS FACILITY AND ANY GATE/KNOCK-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 ON-SITE
 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'

DATE PREPARED: JANUARY 25, 2018
 REVISED: FEBRUARY 21, 2018
PAD K
UNIVERSITY VILLAGE
1277 UNIVERSITY AVE.
 IN THE CITY OF RIVERSIDE, CALIFORNIA

SHEET C-4

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 ENGINEERING COMPANY
 1770 IOWA AVENUE, SUITE 100
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 PHONE: (951) 782-2707
 FAX: (951) 782-0725
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