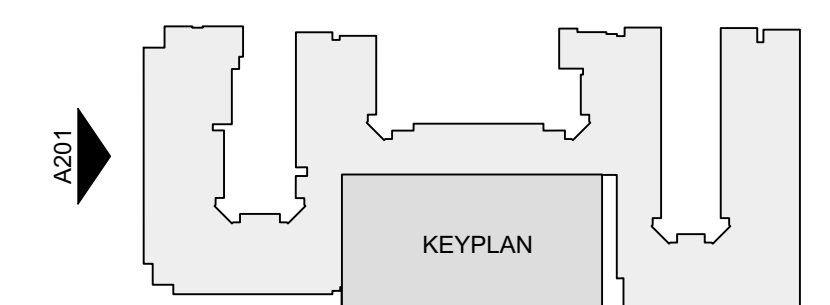


SLOPED CEMENT PLASTER SILL AT INSET WINDOW DETAILS @ UNIVERSITY AVE

- | | |
|--|--|
| <p>1. SBMF* / 16/20 INTEGRAL CEMENT PLASTER;
COLOR: MATCH DUNN EDWARDS - DROPLETS DEW381</p> <p>2. SBMF* / 20/30 INTEGRAL COLOR CEMENT PLASTER W/ TOOLED LINES;
COLOR: MATCH DUNN EDWARDS - LIMESTONE DE6233</p> <p>3. PLASTER FINIAL
A: DUNN EDWARDS-DEW381
B: DUNN EDWARDS-DE6233</p> <p>4. PLASTER CORBEL; DUNN EDWARDS-DEW381</p> <p>5. PLASTER EAVE; DUNN EDWARDS-DEC756</p> <p>6. SLOPED CEMENT PLASTER SILL AT INSET WINDOW;
PAINTED DUNN EDWARDS-DEW381</p> <p>7. FOAM PLASTER MOULDING;
A: PAINTED DUNN EDWARDS- DEW381
B: PAINTED DUNN EDWARDS- DE6233</p> <p>8. PRE-CAST CONCRETE BASE; EMPIRE PRECAST- CREAM C011</p> <p>9. FAUX ROOF BEAM, FORMED FOAM PLANT-ON W/ CEMENT PLASTER COATING; DUNN EDWARDS-DEC756</p> | <p>10. 2-PIECE CLAY TILE ROOF; REDLAND: TERRA COTTA BLEND-2211</p> <p>11. BRONZE ANODIZED ALUMINUM STOREFRONT; ARCADIA AB-7</p> <p>12. PAINTED STEEL IRON RAILING; DUNN EDWARDS-DE6314</p> <p>13. VINYL WINDOW W/ BRONZE CAP-STOCK DEEP SET IN THICKEN WALL;
MILGARD-BRONZE</p> <p>14. CEMENTITIOUS PANEL, PAINTED TO MATCH RAILING;
DUNN EDWARDS-DE6314</p> <p>15. SUNBRELLA CANVAS AWNING ON STEEL FRAME; SUNBRELLA - FERN</p> <p>16. METAL DOOR W/ METAL FRAME; PAINTED DUNN EDWARDS-DEW381</p> <p>17. PAINT ON CONCRETE; DUNN EDWARDS-DE6233</p> <p>18. GLAZED CERAMIC TILES; DALTILE 6x6 COLOR MATCH™ - MATTE ARTICHOKE 12</p> <p>19. AWNING SUPPORT IN STEEL; BLACK</p> <p>20. WOOD PERGOLA, PAINTED; DUNN EDWARDS-DEC756</p> |
|--|--|

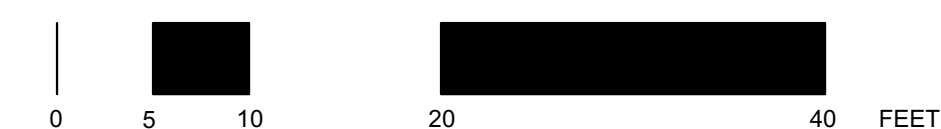
* SBMF - LA Habra Stucco Santa Barbara Mission Finish



APN # 250-170-036
1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA

CGI+ REAL ESTATE INVESTMENT STRATEGIES

SOUTH ELEVATION **DESIGNARC**
A201



SCALE: 1/8" = 1'-0"



1. SBMF* / 16/20 INTEGRAL CEMENT PLASTER;
COLOR: MATCH **DUNN EDWARDS - DROPLETS DEW381**

2. SBMF* / 20/30 INTEGRAL COLOR CEMENT PLASTER W/ TOOLED LINES;
COLOR: MATCH **DUNN EDWARDS - LIMESTONE DE6233**

3. PLASTER FINIAL
A: DUNN EDWARDS-DEW381
B: DUNN EDWARDS-DE6233

4. PLASTER CORBEL; **DUNN EDWARDS-DEW381**

5. PLASTER EAVE; **DUNN EDWARDS-DEC756**

6. SLOPED CEMENT PLASTER SILL AT INSET WINDOW;
PAINTED **DUNN EDWARDS-DEW381**

7. FOAM PLASTER MOULDING;
A: PAINTED DUNN EDWARDS- DEW381
B: PAINTED DUNN EDWARDS- DE6233

8. PRE-CAST CONCRETE BASE; **EMPIRE PRECAST- CREAM C011**

9. FAUX ROOF BEAM, FORMED FOAM PLANT-ON W/ CEMENT PLASTER
COATING; **DUNN EDWARDS-DEC756**

* SBMF - LA Habra Stucco Santa Barbara Mission Finish

10. 2-PIECE CLAY TILE ROOF; REDLAND: **TERRA COTTA BLEND-2211**

11. BRONZE ANODIZED ALUMINUM STOREFRONT; **ARCADIA AB-7**

12. PAINTED STEEL IRON RAILING; **DUNN EDWARDS-DE6314**

13. VINYL WINDOW W/ BRONZE CAP-STOCK DEEP SET IN THICKEN WALL;
MILGARD-BRONZE

14. CEMENTITIOUS PANEL, PAINTED TO MATCH RAILING;
DUNN EDWARDS-DE6314

15. SUNBRELLA CANVAS AWNING ON STEEL FRAME; **SUNBRELLA - FERN**

16. METAL DOOR W/ METAL FRAME; PAINTED **DUNN EDWARDS-DEW381**

17. PAINT ON CONCRETE; **DUNN EDWARDS-DE6233**

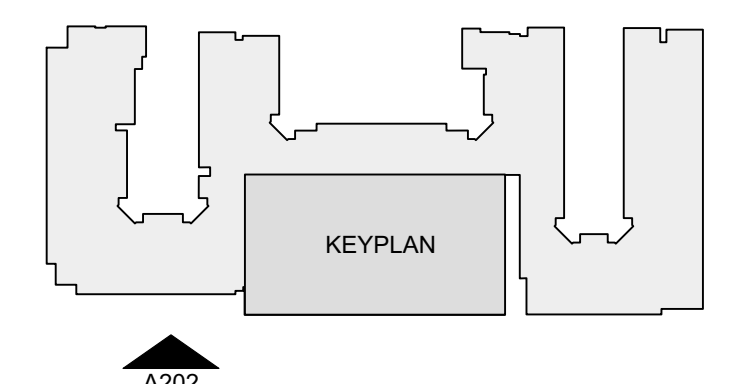
18. GLAZED CERAMIC TILES; **DALTILE 6x6 COLOR MATCH™ - MATTE ARTICHOKE 12**

19. AWNING SUPPORT IN STEEL; **BLACK**

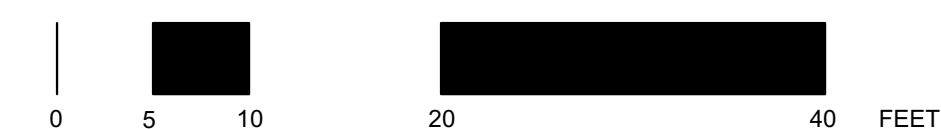
20. WOOD PERGOLA, PAINTED; **DUNN EDWARDS-DEC756**

APN # 250-170-036
1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA

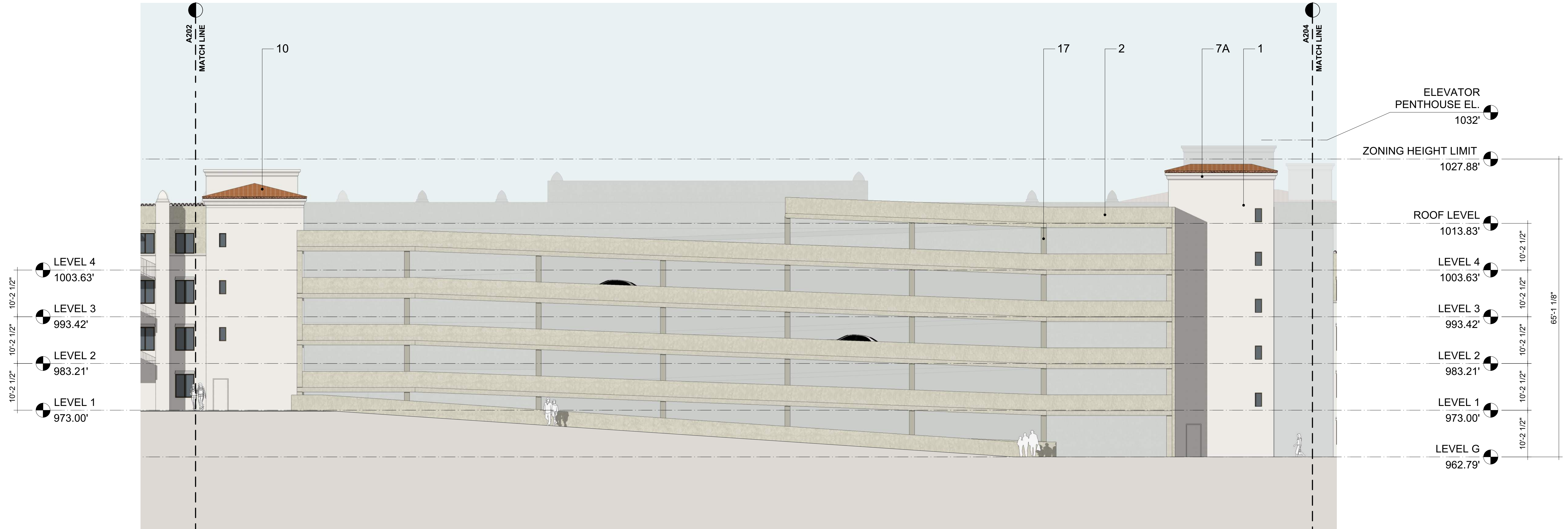
CGI+ REAL ESTATE
INVESTMENT STRATEGIES



EAST ELEVATION - SOUTH
A202 **DESIGNARC**

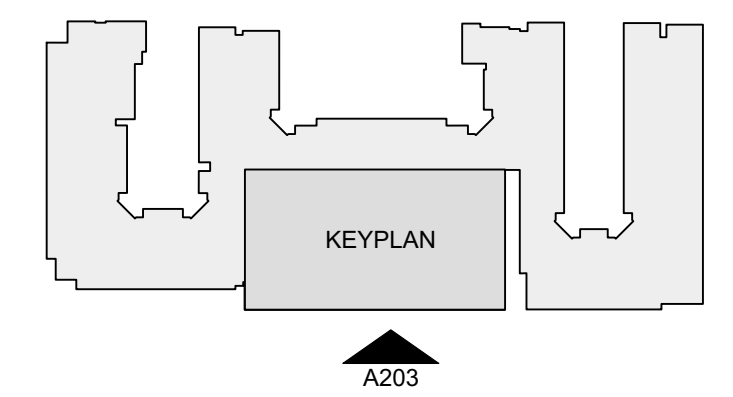


SCALE: 1/8" = 1'-0"
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- 1. 16/20 INTEGRAL COLOR CEMENT PLASTER;
DUNN EDWARDS - DROPLETS DEW381
- 2. 20/30 INTEGRAL COLOR CEMENT PLASTER W/ TOOLED LINES;
DUNN EDWARDS - LIMESTONE DE6233
- 3. PLASTER FINIAL
A: DUNN EDWARDS-DEW381
B: DUNN EDWARDS-DE6233
- 4. PLASTER CORBEL; **DUNN EDWARDS-DEW381**
- 5. PLASTER EAVE; **DUNN EDWARDS-DEC756**
- 6. SLOPED CEMENT PLASTER SILL AT INSET WINDOW;
PAINTED **DUNN EDWARDS-DEW381**
- 7. FOAM PLASTER MOULDING;
A: PAINTED DUNN EDWARDS- DEW381
B: PAINTED DUNN EDWARDS- DE6233
- 8. PRE-CAST CONCRETE BASE; **EMPIRE PRECAST- CREAM C011**
- 9. FAUX ROOF BEAM, FORMED FOAM PLANT-ON W/ CEMENT PLASTER
COATING; **DUNN EDWARDS-DEC756**

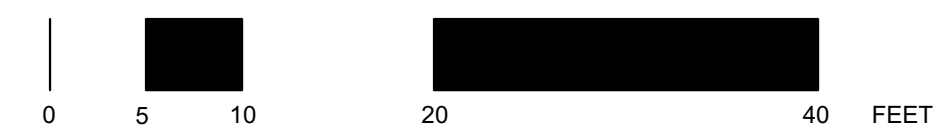
- 10. 2-PIECE CLAY TILE ROOF; REDLAND: **TERRA COTTA BLEND-2211**
- 11. BRONZE ANODIZED ALUMINUM STOREFRONT; **ARCADIA AB-7**
- 12. PAINTED STEEL IRON RAILING; **DUNN EDWARDS-DE6314**
- 13. VINYL WINDOW W/ BRONZE CAP-STOCK DEEP SET IN THICKEN WALL;
MILGARD-BRONZE
- 14. CEMENTITIOUS PANEL, PAINTED TO MATCH RAILING;
DUNN EDWARDS-DE6314
- 15. SUNBRELLA CANVAS AWNING ON STEEL FRAME; **SUNBRELLA - FERN**
- 16. METAL DOOR W/ METAL FRAME; PAINTED **DUNN EDWARDS-DEW381**
- 17. PAINT ON CONCRETE; **DUNN EDWARDS-DE6233**
- 18. GLAZED CERAMIC TILES; **DALTILE 6x6 COLOR MATCH™ - MATTE ARTICHOKE 12**
- 19. AWNING SUPPORT IN STEEL; **BLACK**
- 20. WOOD PERGOLA, PAINTED; **DUNN EDWARDS-DEC756**



APN # 250-170-036
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RIVERSIDE, CALIFORNIA



EAST ELEVATION - GARAGE
A203



DESIGNARC
SCALE: 1/8" = 1'-0"



1. 16/20 INTEGRAL COLOR CEMENT PLASTER;
DUNN EDWARDS - DROPLETS DEW381

2. 20/30 INTEGRAL COLOR CEMENT PLASTER W/ TOOLED LINES;
DUNN EDWARDS - LIMESTONE DE6233

3. PLASTER FINIAL
A: DUNN EDWARDS-DEW381
B: DUNN EDWARDS-DE6233

4. PLASTER CORBEL; DUNN EDWARDS-DEW381

5. PLASTER EAVE; DUNN EDWARDS-DEC756

6. SLOPED CEMENT PLASTER SILL AT INSET WINDOW;
PAINTED DUNN EDWARDS-DEW381

7. FOAM PLASTER MOULDING;
A: PAINTED DUNN EDWARDS- DEW381
B: PAINTED DUNN EDWARDS- DE6233

8. PRE-CAST CONCRETE BASE; EMPIRE PRECAST- CREAM C011

9. FAUX ROOF BEAM, FORMED FOAM PLANT-ON W/ CEMENT PLASTER
COATING; DUNN EDWARDS-DEC756

10. 2-PIECE CLAY TILE ROOF; REDLAND: TERRA COTTA
BLEND-2211

11. BRONZE ANODIZED ALUMINUM STOREFRONT; ARCADIA AB-7

12. PAINTED STEEL IRON RAILING; DUNN EDWARDS-DE6314

13. VINYL WINDOW W/ BRONZE CAP-STOCK DEEP SET IN THICKEN WALL;
MILGARD-BRONZE

14. CEMENTITIOUS PANEL, PAINTED TO MATCH RAILING;
DUNN EDWARDS-DE6314

15. SUNBRELLA CANVAS AWNING ON STEEL FRAME; SUNBRELLA - FERN

16. METAL DOOR W/ METAL FRAME; PAINTED DUNN EDWARDS-DEW381

17. PAINT ON CONCRETE; DUNN EDWARDS-DE6233

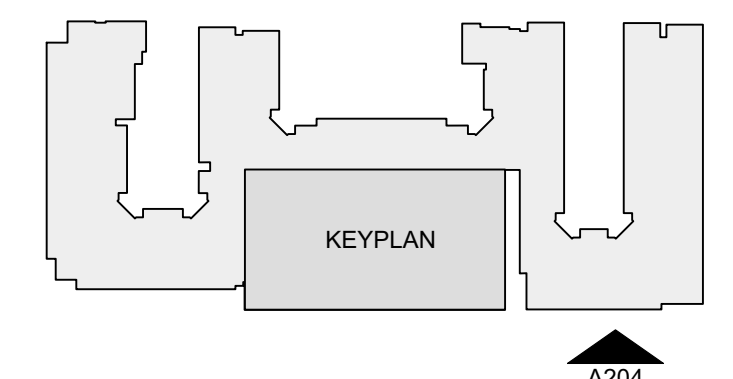
18. GLAZED CERAMIC TILES; DAL TILE 6x6 COLOR MATCH™ - MATTE
ARTICHOKE 12

19. AWNING SUPPORT IN STEEL; BLACK

20. WOOD PERGOLA, PAINTED; DUNN EDWARDS-DEC756

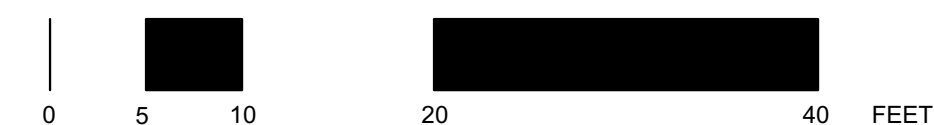
APN # 250-170-036
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RIVERSIDE, CALIFORNIA

CGI+ REAL ESTATE
INVESTMENT STRATEGIES



EAST ELEVATION - NORTH

A204 DESIGNARC



SCALE: 1/8" = 1'-0"
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1. 16/20 INTEGRAL COLOR CEMENT PLASTER;
DUNN EDWARDS - DROPLETS DEW381

2. 20/30 INTEGRAL COLOR CEMENT PLASTER W/ TOOLED LINES;
DUNN EDWARDS - LIMESTONE DE6233

3. PLASTER FINIAL
A: DUNN EDWARDS-DEW381
B: DUNN EDWARDS-DE6233

4. PLASTER CORBEL; DUNN EDWARDS-DEW381

5. PLASTER EAVE; DUNN EDWARDS-DEC756

6. SLOPED CEMENT PLASTER SILL AT INSET WINDOW;
PAINTED DUNN EDWARDS-DEW381

7. FOAM PLASTER MOULDING;
A: PAINTED DUNN EDWARDS- DEW381
B: PAINTED DUNN EDWARDS- DE6233

8. PRE-CAST CONCRETE BASE; EMPIRE PRECAST- CREAM C011

9. FAUX ROOF BEAM, FORMED FOAM PLANT-ON W/ CEMENT PLASTER
COATING; DUNN EDWARDS-DEC756

10. 2-PIECE CLAY TILE ROOF; REDLAND: TERRA COTTA
BLEND-2211

11. BRONZE ANODIZED ALUMINUM STOREFRONT; ARCADIA AB-7

12. PAINTED STEEL IRON RAILING; DUNN EDWARDS-DE6314

13. VINYL WINDOW W/ BRONZE CAP-STOCK DEEP SET IN THICKEN WALL;
MILGARD-BRONZE

14. CEMENTITIOUS PANEL, PAINTED TO MATCH RAILING;
DUNN EDWARDS-DE6314

15. SUNBRELLA CANVAS AWNING ON STEEL FRAME; SUNBRELLA - FERN

16. METAL DOOR W/ METAL FRAME; PAINTED DUNN EDWARDS-DEW381

17. PAINT ON CONCRETE; DUNN EDWARDS-DE6233

18. GLAZED CERAMIC TILES; DAL TILE 6x6 COLOR MATCH™ - MATTE
ARTICHOKE 12

19. AWNING SUPPORT IN STEEL; BLACK

20. WOOD PERGOLA, PAINTED; DUNN EDWARDS-DEC756

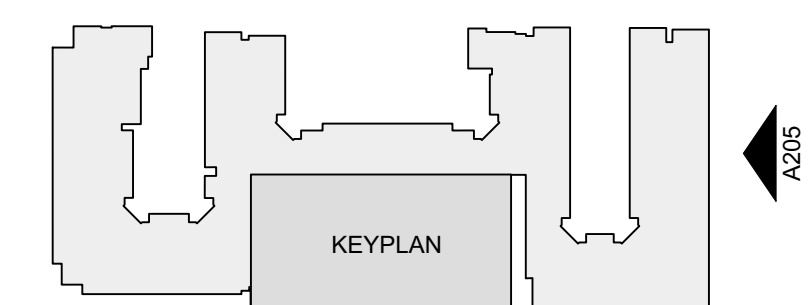
ZONING HEIGHT LIMIT
1027.88'

LEVEL 3
993.42'

LEVEL 2
983.21'

LEVEL 1
973.00'

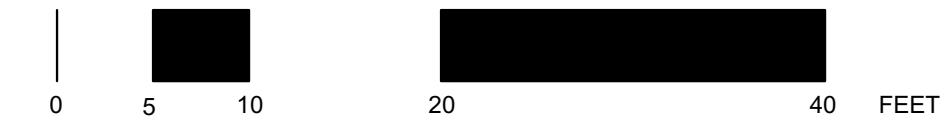
LEVEL G
962.79'



NORTH ELEVATION
A205

DESIGNARC

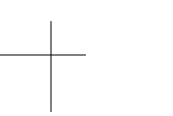
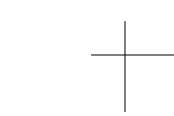
SCALE: 1/8" = 1'-0"



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RIVERSIDE, CALIFORNIA

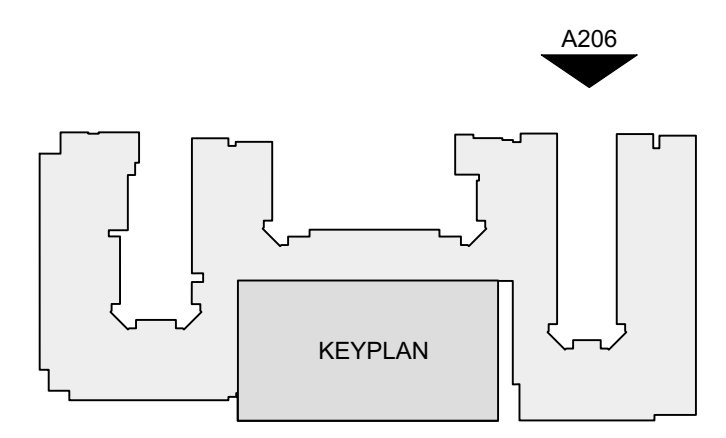
CGI+ REAL ESTATE
INVESTMENT STRATEGIES



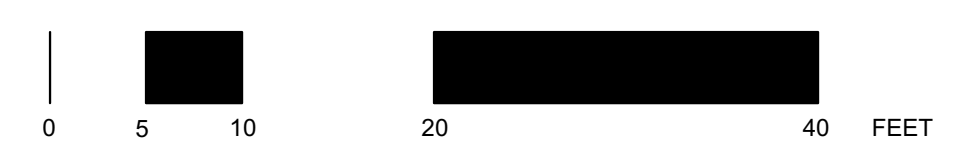
- 1. 16/20 INTEGRAL COLOR CEMENT PLASTER;
DUNN EDWARDS - DROPLETS DEW381
- 2. 20/30 INTEGRAL COLOR CEMENT PLASTER W/ TOOLED LINES;
DUNN EDWARDS - LIMESTONE DE6233
- 3. PLASTER FINIAL
A: DUNN EDWARDS-DEW381
B: DUNN EDWARDS-DE6233
- 4. PLASTER CORBEL; **DUNN EDWARDS-DEW381**
- 5. PLASTER EAVE; **DUNN EDWARDS-DEC756**
- 6. SLOPED CEMENT PLASTER SILL AT INSET WINDOW;
PAINTED **DUNN EDWARDS-DEW381**
- 7. FOAM PLASTER MOULDING;
A: PAINTED DUNN EDWARDS- DEW381
B: PAINTED DUNN EDWARDS- DE6233
- 8. PRE-CAST CONCRETE BASE; **EMPIRE PRECAST- CREAM C011**
- 9. FAUX ROOF BEAM, FORMED FOAM PLANT-ON W/ CEMENT PLASTER
COATING; **DUNN EDWARDS-DEC756**

- 10. 2-PIECE CLAY TILE ROOF; REDLAND: **TERRA COTTA BLEND-2211**
- 11. BRONZE ANODIZED ALUMINUM STOREFRONT; **ARCADIA AB-7**
- 12. PAINTED STEEL IRON RAILING; **DUNN EDWARDS-DE6314**
- 13. VINYL WINDOW W/ BRONZE CAP-STOCK DEEP SET IN THICKEN WALL;
MILGARD-BRONZE
- 14. CEMENTITIOUS PANEL, PAINTED TO MATCH RAILING;
DUNN EDWARDS-DE6314
- 15. SUNBRELLA CANVAS AWNING ON STEEL FRAME; **SUNBRELLA - FERN**
- 16. METAL DOOR W/ METAL FRAME; PAINTED **DUNN EDWARDS-DEW381**
- 17. PAINT ON CONCRETE; **DUNN EDWARDS-DE6233**
- 18. GLAZED CERAMIC TILES; **DALTILE 6x6 COLOR MATCH™ - MATTE ARTICHOKE 12**
- 19. AWNING SUPPORT IN STEEL; **BLACK**
- 20. WOOD PERGOLA, PAINTED; **DUNN EDWARDS-DEC756**

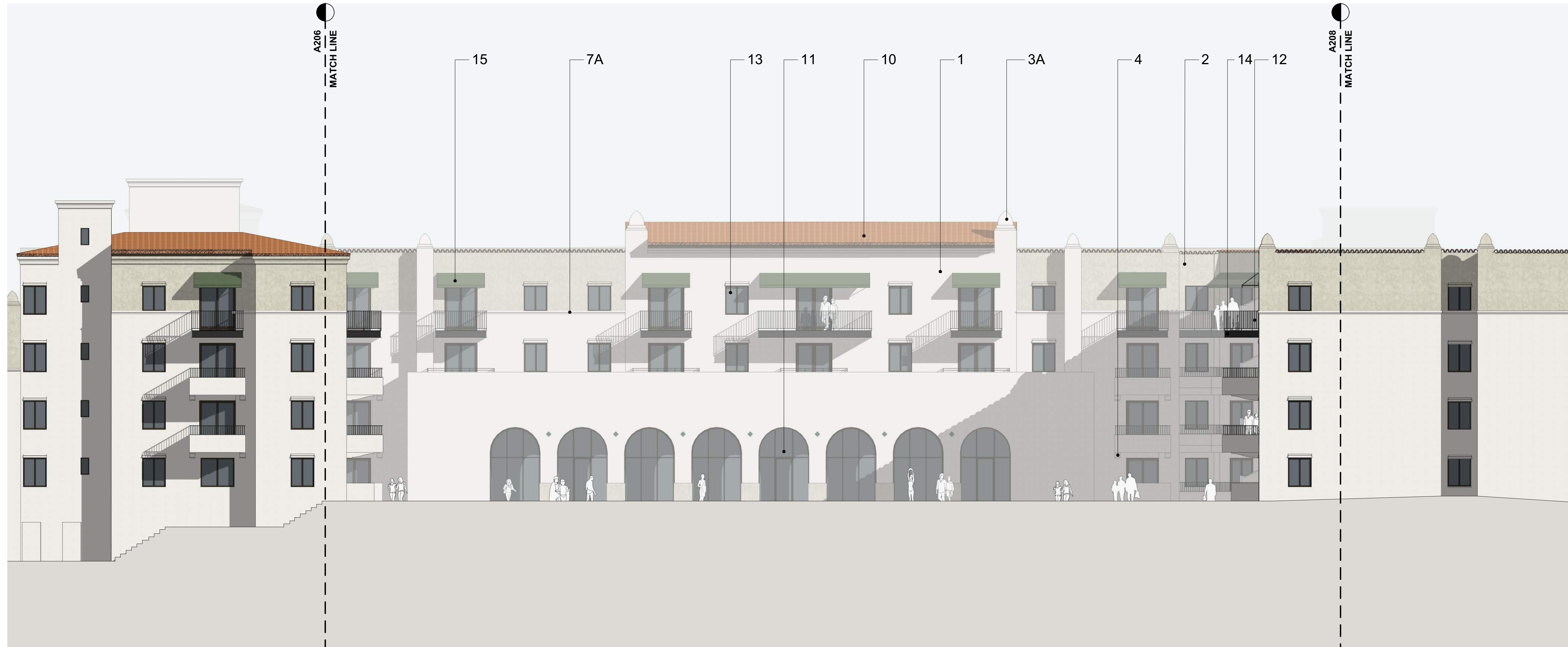
APN # 250-170-036
1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA



WEST ELEVATION - NORTH
A206
SCALE: 1/8" = 1'-0"



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1. 16/20 INTEGRAL COLOR CEMENT PLASTER;
DUNN EDWARDS - DROPLETS DEW381

2. 20/30 INTEGRAL COLOR CEMENT PLASTER W/ TOOLED LINES;
DUNN EDWARDS - LIMESTONE DE6233

3. PLASTER FINIAL
A: DUNN EDWARDS-DEW381
B: DUNN EDWARDS-DE6233

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PAINTED DUNN EDWARDS-DEW381

7. FOAM PLASTER MOULDING;
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B: PAINTED DUNN EDWARDS- DE6233

8. PRE-CAST CONCRETE BASE; EMPIRE PRECAST- CREAM C011

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BLEND-2211

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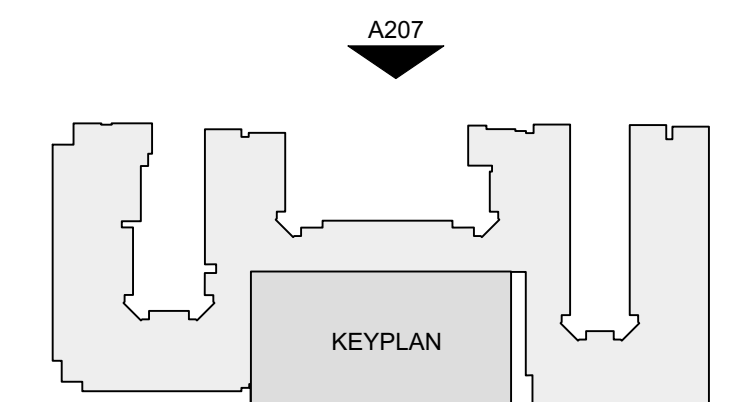
16. METAL DOOR W/ METAL FRAME; PAINTED DUNN EDWARDS-DEW381

17. PAINT ON CONCRETE; DUNN EDWARDS-DE6233

18. GLAZED CERAMIC TILES; DAL TILE 6x6 COLOR MATCH™ - MATTE
ARTICHOKE 12

19. AWNING SUPPORT IN STEEL; BLACK

20. WOOD PERGOLA, PAINTED; DUNN EDWARDS-DEC756



APN # 250-170-036
1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA

CGI+ REAL ESTATE
INVESTMENT STRATEGIES

WEST ELEVATION - POOL COURTYARD

A207
DESIGNARC



SCALE: 1/8"=1'-0"
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DesignARC. © DesignARC Inc.



1. SBMF* / 16/20 INTEGRAL CEMENT PLASTER;
COLOR: MATCH **DUNN EDWARDS - DROPLETS DEW381**

2. SBMF* / 20/30 INTEGRAL COLOR CEMENT PLASTER W/ TOOLED LINES;
COLOR: MATCH **DUNN EDWARDS - LIMESTONE DE6233**

3. PLASTER FINIAL
A: DUNN EDWARDS-DEW381
B: DUNN EDWARDS-DE6233

4. PLASTER CORBEL; **DUNN EDWARDS-DEW381**

5. PLASTER EAVE; **DUNN EDWARDS-DEC756**

6. SLOPED CEMENT PLASTER SILL AT INSET WINDOW;
PAINTED **DUNN EDWARDS-DEW381**

7. FOAM PLASTER MOULDING;
A: PAINTED DUNN EDWARDS- DEW381
B: PAINTED DUNN EDWARDS- DE6233

8. PRE-CAST CONCRETE BASE; **EMPIRE PRECAST- CREAM C011**

9. FAUX ROOF BEAM, FORMED FOAM PLANT-ON W/ CEMENT PLASTER
COATING; **DUNN EDWARDS-DEC756**

* SBMF - LA Habra Stucco Santa Barbara Mission Finish

10. 2-PIECE CLAY TILE ROOF; REDLAND: **TERRA COTTA BLEND-2211**

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12. PAINTED STEEL IRON RAILING; **DUNN EDWARDS-DE6314**

13. VINYL WINDOW W/ BRONZE CAP-STOCK DEEP SET IN THICKEN WALL;
MILGARD-BRONZE

14. CEMENTITIOUS PANEL, PAINTED TO MATCH RAILING;
DUNN EDWARDS-DE6314

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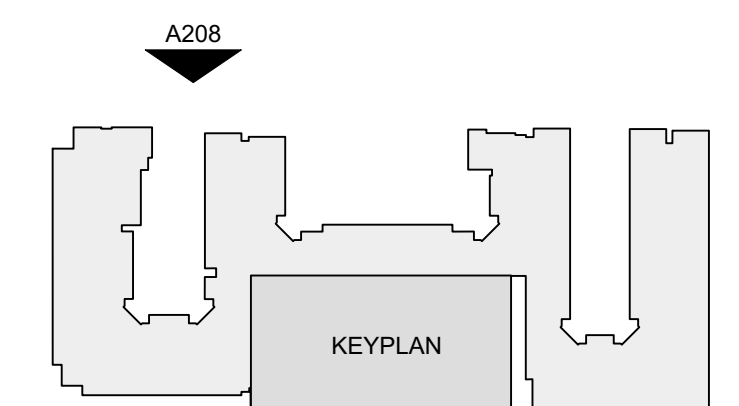
16. METAL DOOR W/ METAL FRAME; PAINTED **DUNN EDWARDS-DEW381**

17. PAINT ON CONCRETE; **DUNN EDWARDS-DE6233**

18. GLAZED CERAMIC TILES; **DALTILE 6x6 COLOR MATCH™ - MATTE ARTICHOKE 12**

19. AWNING SUPPORT IN STEEL; **BLACK**

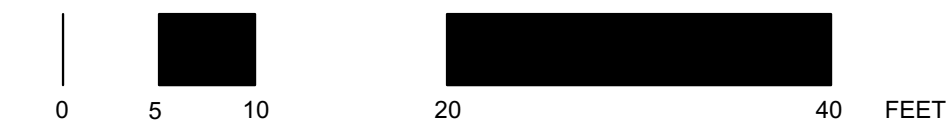
20. WOOD PERGOLA, PAINTED; **DUNN EDWARDS-DEC756**



WEST ELEVATION - SOUTH

A208 **DESIGNARC**

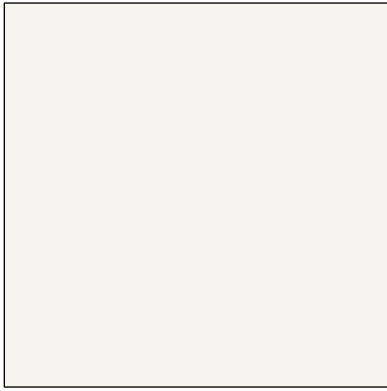
SCALE: 1/4" = 1'-0"



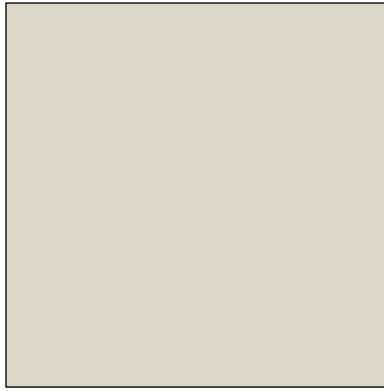
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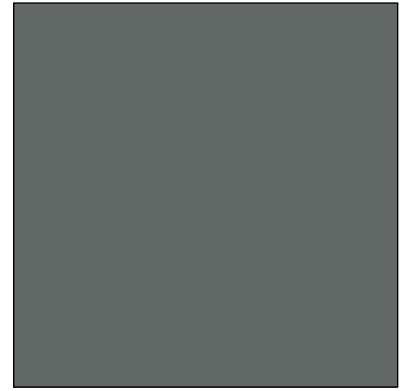
CGI+ REAL ESTATE
INVESTMENT STRATEGIES



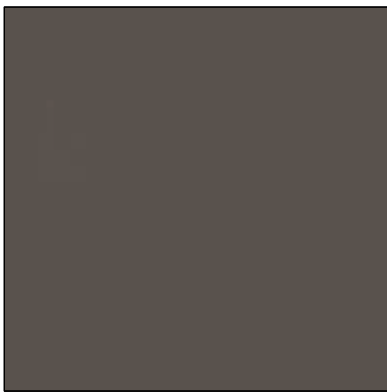
**SBMF*, 16/20 INTEGRAL
COLOR, CEMENT PLASTER**
DUNN EDWARDS
DROPLETS_DEW381



**SBMF*, 20/30 INTEGRAL
COLOR, CEMENT PLASTER**
DUNN EDWARDS
LIMESTONE_DE6233



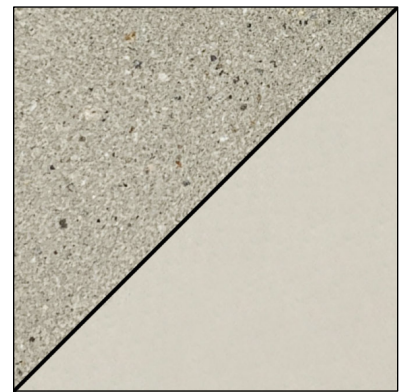
**PAINTED STEEL IRON
RAILING**
DUNN EDWARDS
DARK PEWTER_DE6314



**PAINTED CORBELS / FASCIA
/ PERGOLA**
DUNN EDWARDS
WEATHERED BROWN_DEC756



VINYL DOOR - WINDOW
MILGARD_BRONZE



**PRECAST CONCRETE
EMPIRE PRECAST**
CREAM_C-011



ROOF TILE
REDLAND_TERRA COTTA
BLEND_2211



AWNING FABRIC
SUNBRELLA_FERN



GLAZED CERAMIC TILE
DAL TILE_COLOR MATCH™
_MATTE ARTICHOKE 12

* SBMF - LA Habra Stucco Santa Barbara Mission Finish

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MATERIAL BOARD
FEBRUARY 22, 2022



PR-2022-001429 (PPE) Exhibit 9 - Project Plans

2508 Overland Ave, CA 90064 T. 310.204.8950 www.designarc.net
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