

RESIDENCES ON GIBSON AVE
RIVERSIDE, CA
06/09/2022

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1104.1.76	PHOTOMETRIC CALCULATIONS
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Project Team

APPLICANT/OWNER
GREENS GIBSON, LLC
8815 RESEARCH DRIVE
IRVINE, CA 92618
Contact: ATMAN KADAKA

RESIDENTIAL ARCHITECT
ARCHITECTS ORANGE
144 N. Orange Street
Orange, CA 92666
Contact: SERAFIN MARAVAN

LANDSCAPE ARCHITECT
SITESCAPES
3190-B2 AIRPORT LOOP DRIVE
COSTA MESA, CA 92626
Contact: RICHARD POLHAMUS

CIVIL ENGINEER
WOODARD GROUP
3585 MAIN STREET, SUITE 205
RIVERSIDE, CA 92501
Contact: ANDREW C. WOODARD

REPRESENTATIVE
OVERLAND DEVELOPMENT COMPANY
3870 MAIN STREET, UNIT 201
RIVERSIDE, CA 92501
Contact: ANDREW WALCKER

PHOTOMETRIC
DESIGN AND SALES
535 PRINCETLAND CT.
CORONA, CA 92879
(951) 840-2475
Contact: SAMI GODAR



G1.0

DATE: 06-09-22
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AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

RESIDENCES ON GIBSON AVE. BY GREENS

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(949) 829-4900

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PARKING SUMMARY PROVIDED				
RESIDENTIAL PARKING PROVIDED UNDER SPACE (1 X 1.5)				
TYPE OF PARKING	QUANTITY	COVERED PARKING	OPEN STALL	TOTAL
GARAGE	66			166
CARPORT	190	166		166
STANDARD	37		37	
TANGIER	28		28	
OPEN STALLS	28		1	96
STALLS FOR USE IN COURTYARD				
TOTAL STALL PROVIDED		166	56	222
ACCESSIBLE PARKING PROVIDED		PARKING RATIO		3.60
GARAGE		REQUIRED		2
CARPORT				2
OPEN STALL				2
TOTAL INCLUDED 3 VAN				5
EVS INCLUDED IN PARKING COUNT 4.106.4				
GARAGE		10%		7
CARPORT		10%		10
OPEN STALL		10%		10
TOTAL INCLUDED 3 VAN				27

UNIT TYPE	PANCO BALCONY	QUANTITY	TOTAL SQ. FT.
S1	52	27	1,404
S1x	99	4	236
S2	52	1	52
S2x	52	1	52
S506	57	1	57
A1	89	9	801
A2	63	8	504
A3	52	1	52
B1	81	9	729
B2	58	15	870
B2x	64	12	768
B3	118	1	118
B3x	118	1	118
B4	114	1	114
B4x	114	1	114
C33H	97	3	291
C33H AL1	83	2	166
G4H	146	3	438
G4H AL1	146	15	1,800
C33H	120	1	120
TOTAL PROVIDED		139	10,105

RESIDENCES ON GIBSON AVE. BY GREENSPR-2021-000975 Exhibit 6 - Project Plans

TOTAL UNIT MIX									
UNIT TYPE	UNIT NET SQ. FT.	TOTAL UNITS	TOTAL NET SQ. FT.	GARAGE SPACE	LEASING/ FINISH/ FURNISH	%	TOTAL GROSS SQ. FT.		
S1	403	27	10,881	44	TOC BATH				
S2	459	45	20,655	18	MAX BATH	25%			
S3	426	25	10,650	10	PACKAGE FINISHING				
S4	426	1	426	0					
S5a	641	1	641	426		25%			
S5b	718	9	6,464	6,444					
A1	797	8	6,384	3,546					
A2	797	8	6,384	3,546					
A3	855	18	15,390	15,390					
A4	855	18	15,390	15,390					
B1	865	5	4,325	12,950					
B2	865	5	4,325	12,950					
B3a	900	12	10,800	10,800		25%			
B3b	1,402	1	1,402	1,402					
B3bH	1,406	1	1,406	1,406					
C1	2,006	3	6,018	6,018					
C3bH	2,006	3	6,018	6,018					
C3bHAI	1,831	2	3,662	3,662					
C4bH	1,836	3	5,508	5,508		15%			
C4bHAI	1,836	3	5,508	5,508					
C5bH	1,566	5	7,830	7,830					
TOTAL		139	129,647	19,194	4,215	100%			182,126

TOTAL OPEN SPACE PROVIDED = 23,645 SQ.FT.
SEE SHEET L4 FOR OPEN SPACE CALCULATIONS

PROJECT INFORMATION - UNIT SUMMARY, PARKING ANALYSIS

UNIT MIX BUILDING 1 TYPE A									
UNIT TYPE	TOTAL UNITS	TOTAL NET SQ. FT.	TOTAL NET SQ. FT. / UNIT	TOTAL INVENTORY	TOTAL INVENTORY / UNIT	TOTAL INVENTORY / UNIT	TOTAL INVENTORY / UNIT	TOTAL INVENTORY / UNIT	TOTAL INVENTORY / UNIT
A1	1	400	400	1	1	1	1	1	1
A2	7	2800	400	7	7	7	7	7	7
A3	709	28360	400	709	709	709	709	709	709
A4	1	400	400	1	1	1	1	1	1
A5	1	400	400	1	1	1	1	1	1
A6	1	400	400	1	1	1	1	1	1
A7	1	400	400	1	1	1	1	1	1
A8	1	400	400	1	1	1	1	1	1
A9	1	400	400	1	1	1	1	1	1
A10	1	400	400	1	1	1	1	1	1
A11	1	400	400	1	1	1	1	1	1
A12	1	400	400	1	1	1	1	1	1
A13	1	400	400	1	1	1	1	1	1
A14	1	400	400	1	1	1	1	1	1
A15	1	400	400	1	1	1	1	1	1
A16	1	400	400	1	1	1	1	1	1
A17	1	400	400	1	1	1	1	1	1
A18	1	400	400	1	1	1	1	1	1
A19	1	400	400	1	1	1	1	1	1
A20	1	400	400	1	1	1	1	1	1
A21	1	400	400	1	1	1	1	1	1
A22	1	400	400	1	1	1	1	1	1
A23	1	400	400	1	1	1	1	1	1
A24	1	400	400	1	1	1	1	1	1
A25	1	400	400	1	1	1	1	1	1
A26	1	400	400	1	1	1	1	1	1
A27	1	400	400	1	1	1	1	1	1
A28	1	400	400	1	1	1	1	1	1
A29	1	400	400	1	1	1	1	1	1
A30	1	400	400	1	1	1	1	1	1
A31	1	400	400	1	1	1	1	1	1
A32	1	400	400	1	1	1	1	1	1
A33	1	400	400	1	1	1	1	1	1
A34	1	400	400	1	1	1	1	1	1
A35	1	400	400	1	1	1	1	1	1
A36	1	400	400	1	1	1	1	1	1
A37	1	400	400	1	1	1	1	1	1
A38	1	400	400	1	1	1	1	1	1
A39	1	400	400	1	1	1	1	1	1
A40	1	400	400	1	1	1	1	1	1
A41	1	400	400	1	1	1	1	1	1
A42	1	400	400	1	1	1	1	1	1
A43	1	400	400	1	1	1	1	1	1
A44	1	400	400	1	1	1	1	1	1
A45	1	400	400	1	1	1	1	1	1
A46	1	400	400	1	1	1	1	1	1
A47	1	400	400	1	1	1	1	1	1
A48	1	400	400	1	1	1	1	1	1

UNIT MIX BUILDING-3 TYPE C									
UNIT TYPE	TOTAL UNITS		UNIT NET SQ. FT.	TOTAL NET	TOTAL GROSS	LEASING/ FINANCING	%	TOTAL GROSS SQ. FT.	
	A1	1	716	1	716	SOFT			
B1		1	959	1	959		13%		
C1-3H		2	2,005	2	2,005		35%		
C4-3H		1	1,836	1	1,836		26%		
C5-3H		2	1,996	2	1,992		28%		
TOTAL	1,300	6	13,042	6	13,042	1,574	100%	14,095	

CODE SUMMARY	
CODE	ADOPTED EDITION
BUILDING CODE	2019 CALIFORNIA BUILDING CODE
FIRE CODE	2019 CALIFORNIA FIRE CODE
ENERGY CODE	2019 BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS
METRIC CODE	2019 CALIFORNIA METRIC CODE
MUNICIPAL CODE	2019 CALIFORNIA MUNICIPAL CODE
ELECTRICAL CODE	2019 CALIFORNIA ELECTRICAL CODE
POOL CODE	2015 UNIFORM SWIMMING POOL CODE
PLUMBING CODE	2015 UNIFORM PLUMBING CODE
WATER SUPPLY CODE	2015 CALIFORNIA WATER SUPPLY CODE
WINDSPEED CODE	2015 CALIFORNIA WINDSPEED CODE

G1.1



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Architectural site plan of the proposed 1000 block of Agular Street. The plan shows a large rectangular building footprint with a central courtyard. The building is divided into several sections, with labels for "BLOCK 2 TYPE D" and "BLOCK 3 TYPE C". The plan includes detailed room layouts, including bedrooms, bathrooms, and common areas. The building is situated on a street corner, with "GIBSON STREET" to the left and "AGULAR STREET" to the right. The plan also shows surrounding streets, including "1000 BLOCK" and "1000 BLOCK". The plan includes a north arrow and a scale bar. The plan is titled "PROPOSED 1000 BLOCK OF AGULAR STREET".

LEASING, MAIL ROOM,
FITNESS & POOL BATH

SEE CIVIL DRAWING FOR LOCATIONS
OF EXISTING POWER POLES AND POWER LINES
OR PROPOSED FIRE HYDRANT.
SEE LANDSCAPE PLAN FOR GATE AND HEIGHT.

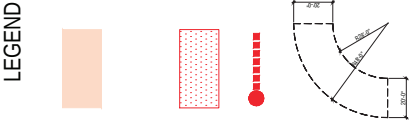
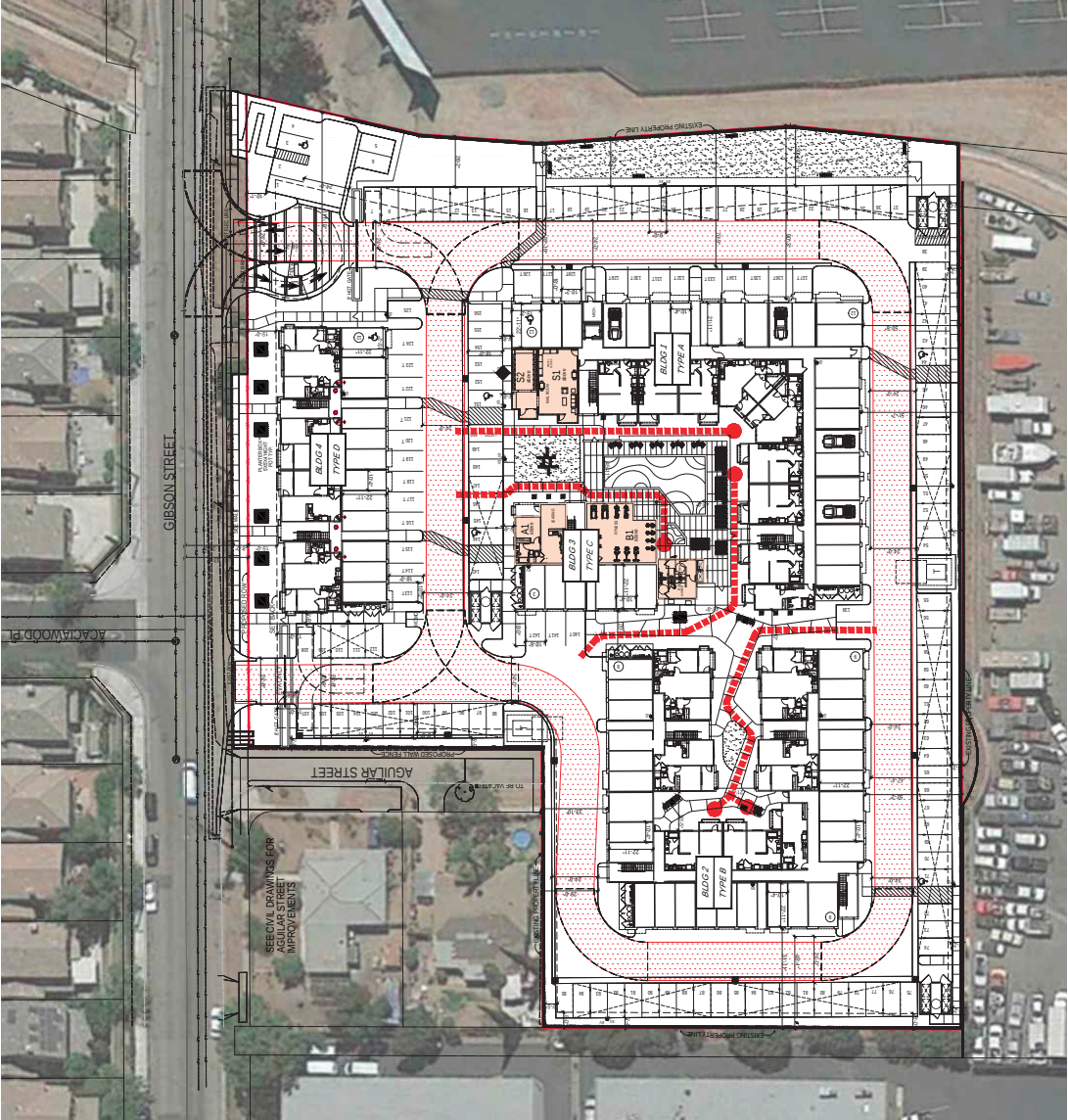


A1.0



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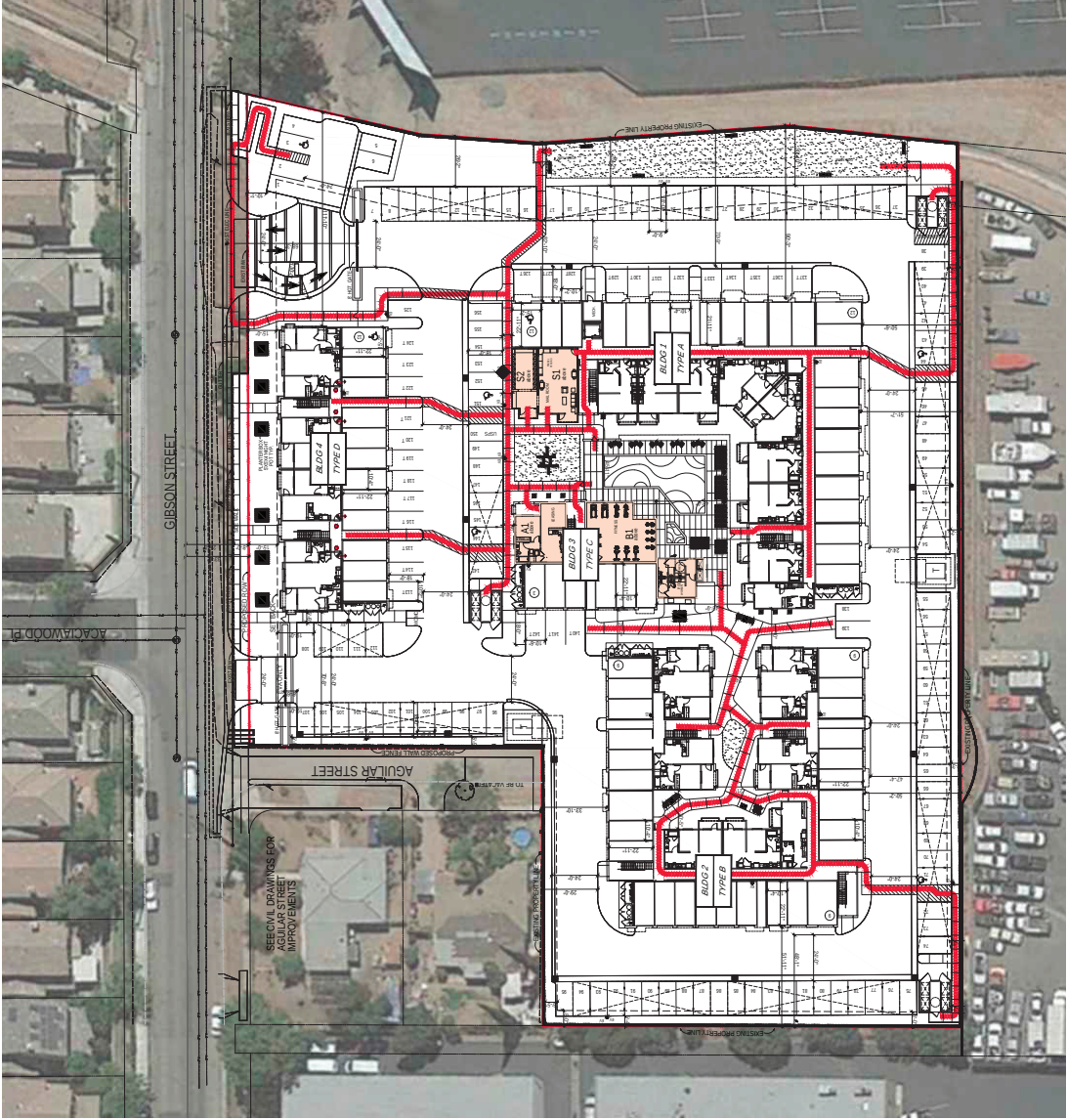
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FIRE EXHIBIT

A1.1



- LEGEND
- LEASING, MAIL ROOM, FITNESS & POOL BATH
 - PATH OF TRAVEL



PATH OF TRAVEL

A1.2

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G1.2

VIEW AT MAIN AMENITY AREA

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G1.3

VIEW AT BBQ AREA

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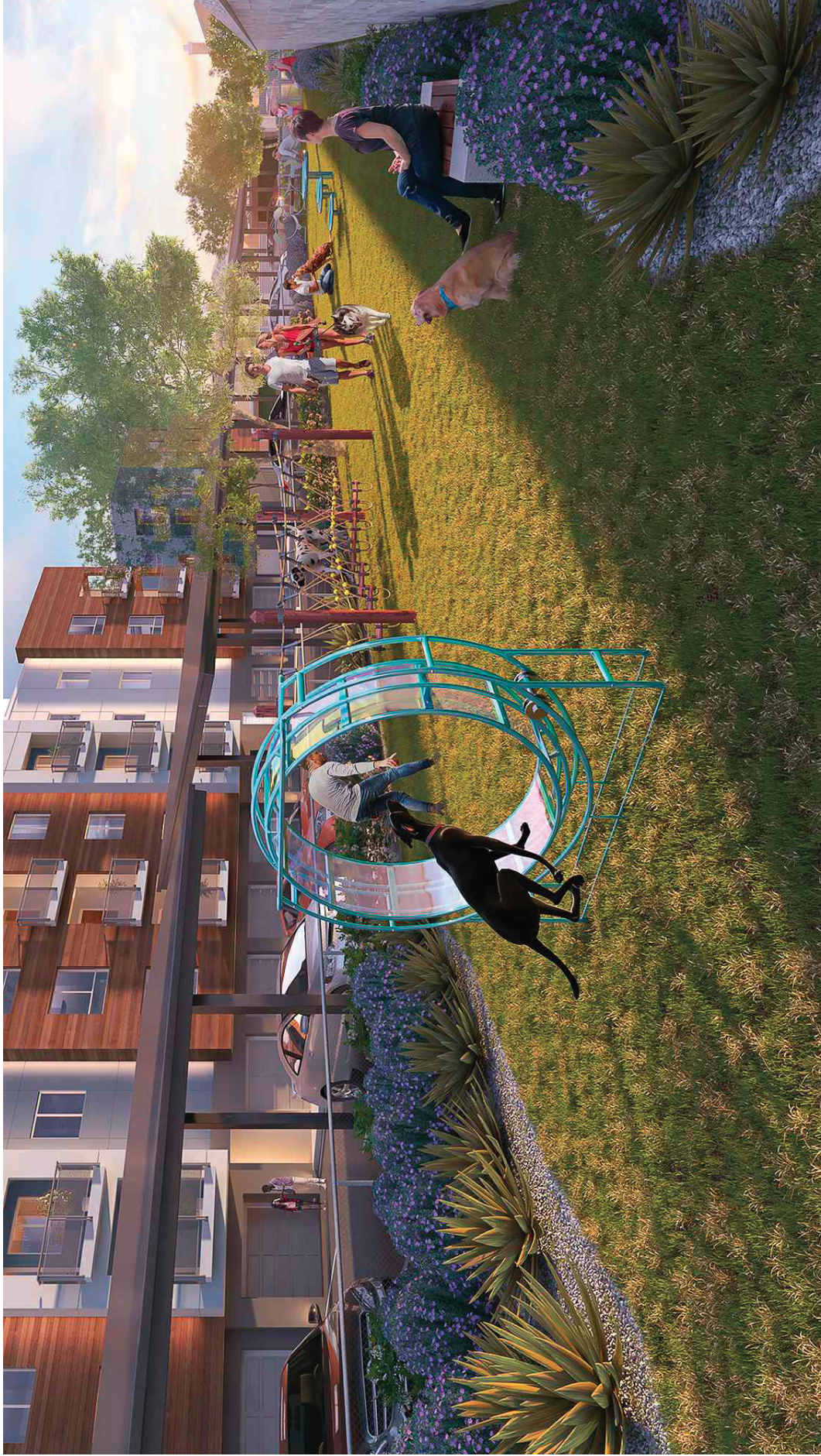
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G1.4

VIEW AT DOG PARK

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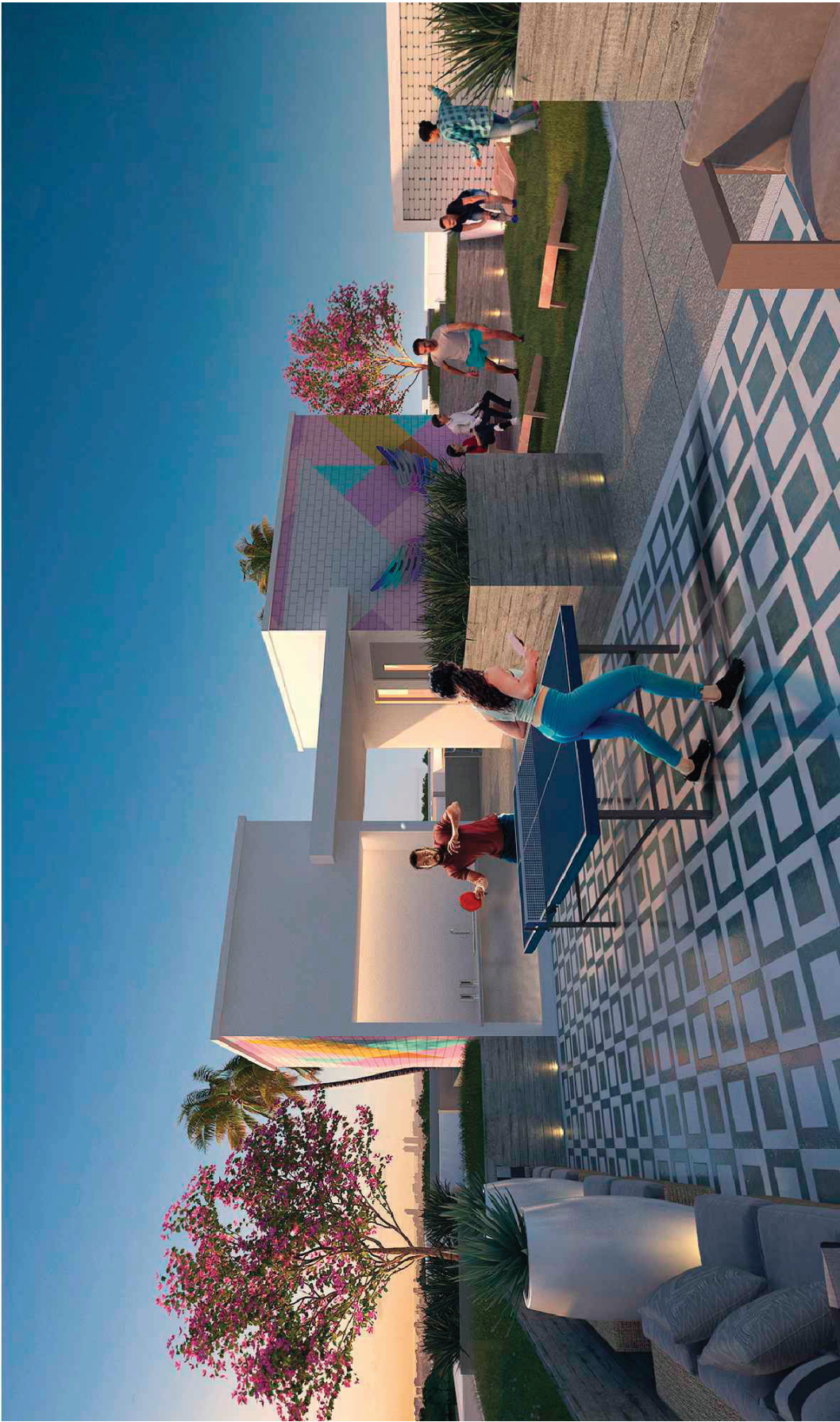
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VIEW # 1 AT SKY DECK

G1.5

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BY GREENS**
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VIEW # 2 AT SKY DECK

G1.6

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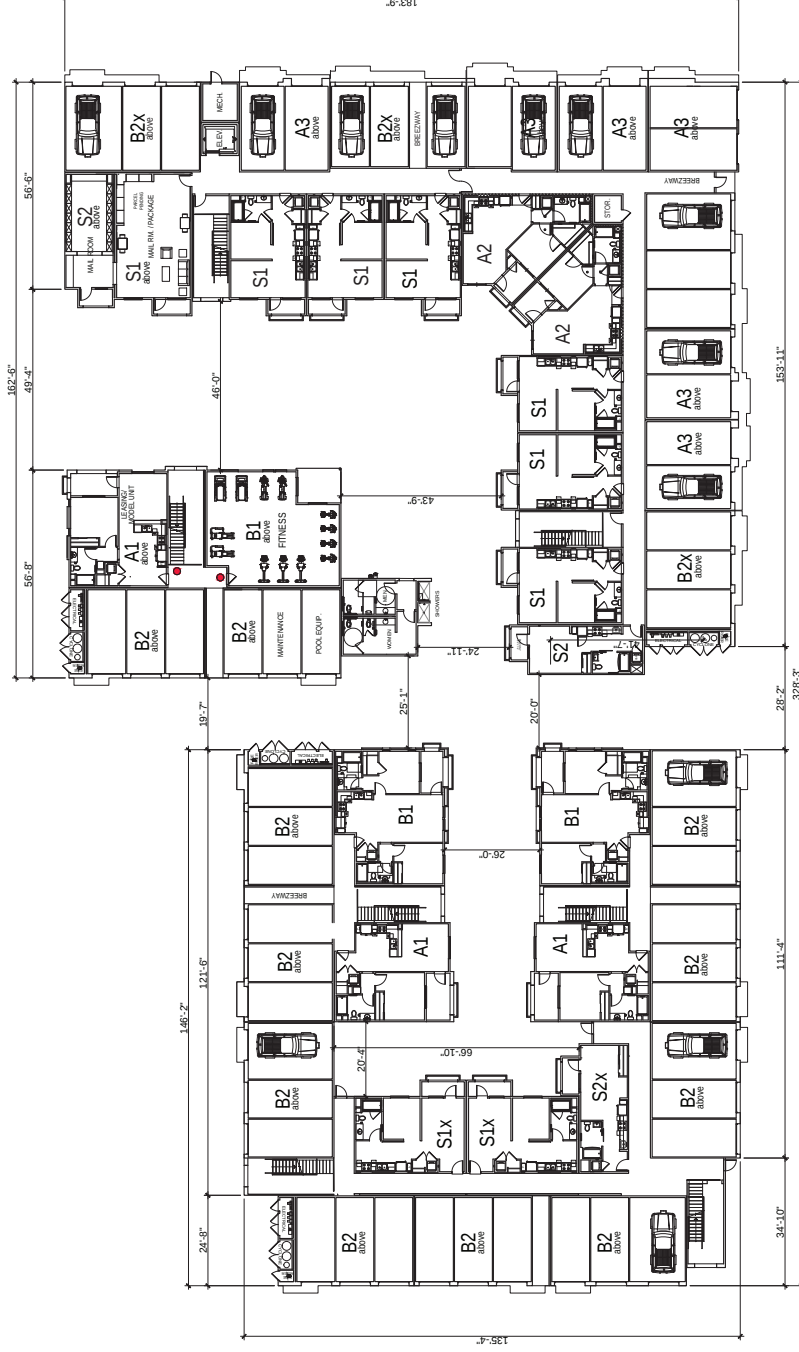


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BUILDING 3



BUILDING 1

BUILDING 2



A2.0

BUILDING 1, 2 & 3 FIRST LEVEL

1/16"=1'-0"

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BUILDING 1

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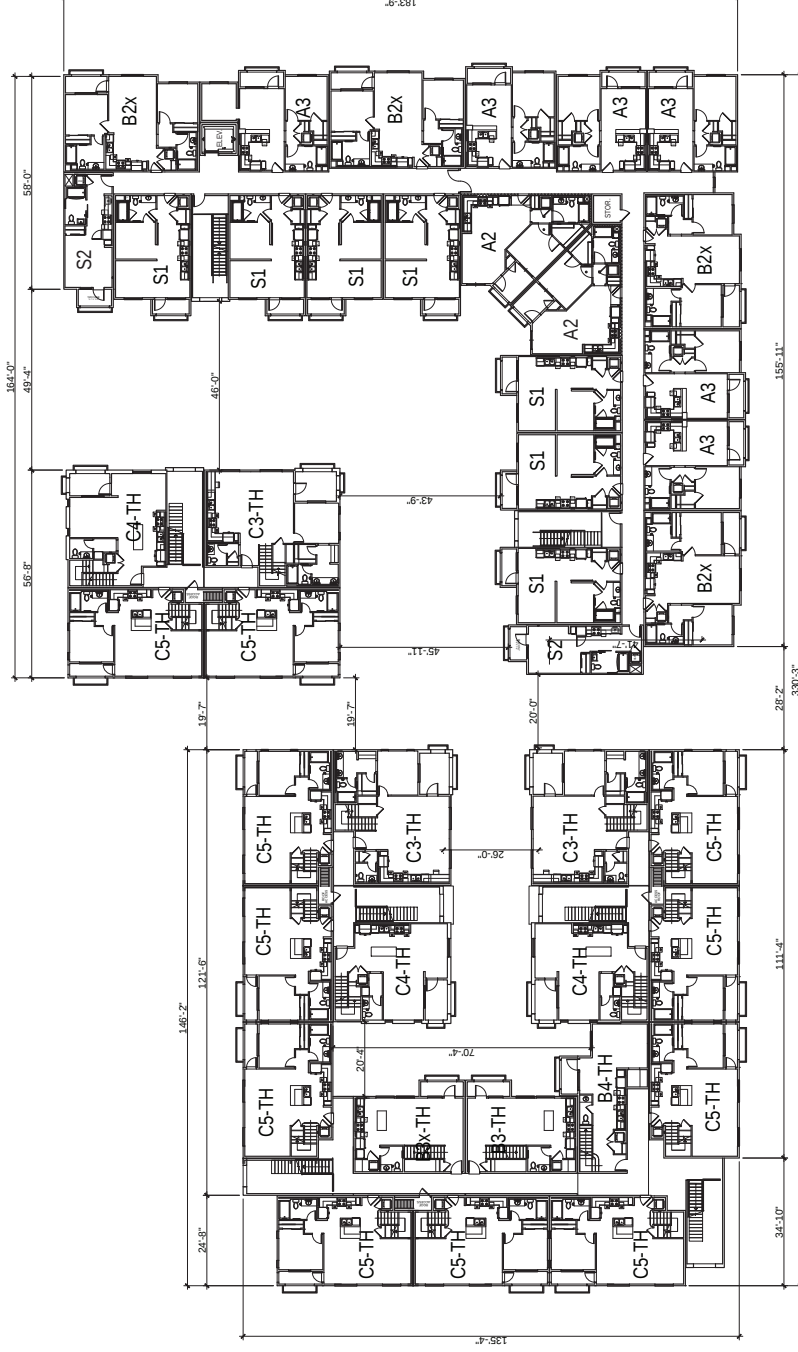


RESIDENCES

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(714) 639-9860

BUILDING 3



BUILDING 2

BUILDING 1



1/16"=1'-0" 0 8 16 32 48'

BUILDING 1, 2 & 3 THIRD LEVEL

DATE: 03-25-22
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A2.2

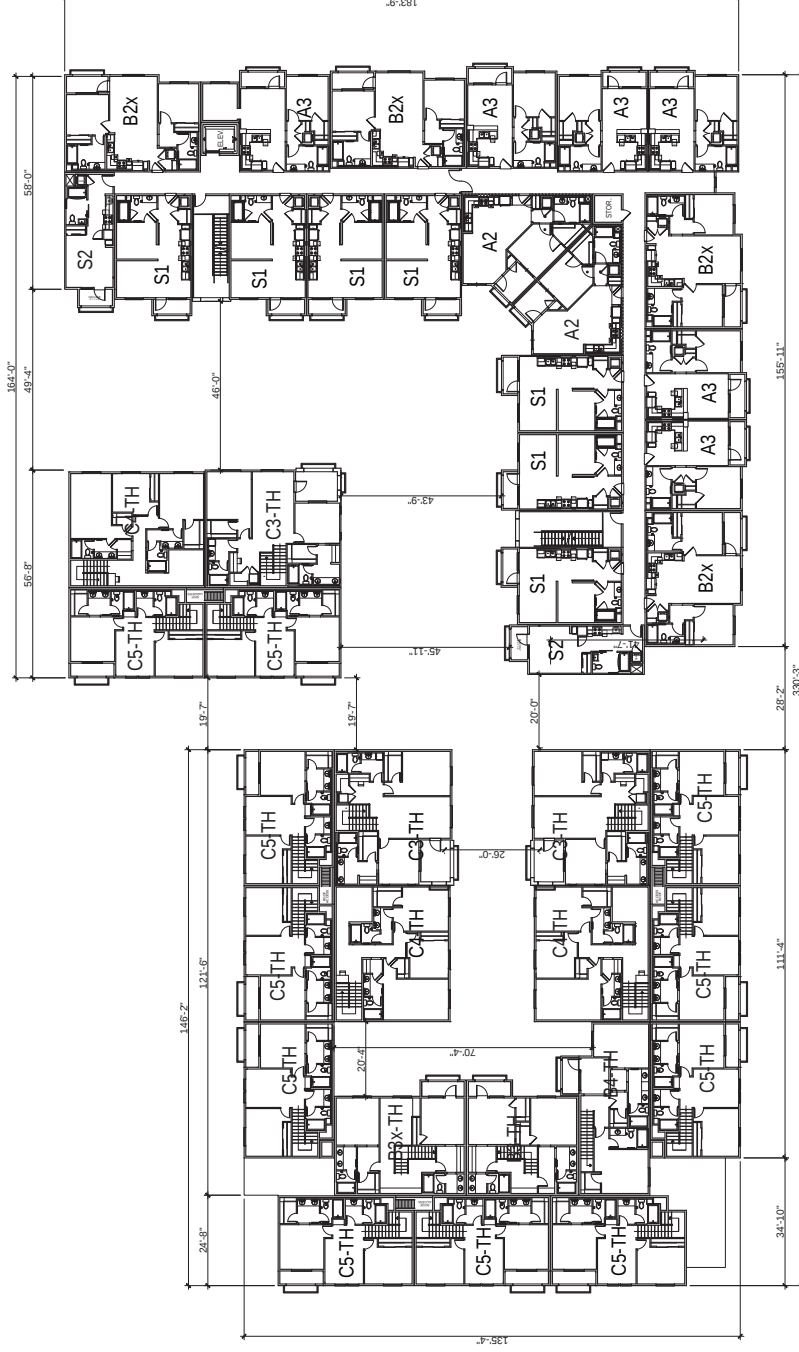


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BUILDING 3



BUILDING 1

BUILDING 2



A2.3

BUILDING 1, 2 & 3 FOURTH LEVEL

1/16"=1'-0"

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BUILDING 1

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- MATERIALS LEGEND**
- 1 STUCCO
 - 2 WOOD GRAIN TILE
 - 3 STUCCO OVER FOAM TRIM
 - 4 VINYL WINDOW
 - 5 METAL HANDRAIL
 - 6 SIGNAGE
 - 7 SECTIONAL GARAGE DOOR



BUILDING 1 ELEVATION A



BUILDING 3 ELEVATION C

BUILDING 2 ELEVATION C

BUILDING 1, 2 & 3 ELEVATIONS



DATE: 03-25-22
JOB NO.: 2020-091



RESIDENCES ON GIBSON AVE. BY GREENS

RESIDENCES BY GREENS
8815 RESEARCH DRIVE, IRVINE, CA 92618
(949) 829-4900

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

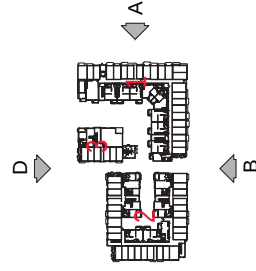
- | MATERIALS LEGEND | |
|------------------|-----------------------|
| 1 | STUCCO |
| 2 | WOOD GRAIN TILE |
| 3 | STUCCO OVER FOAM TRIM |
| 4 | VINYL WINDOW |
| 5 | METAL HANDRAIL |
| 6 | SIGNAGE |
| 7 | SECTIONAL GARAGE DOOR |



BUILDING 1 ELEVATION B



BUILDING 2 ELEVATION B



BUILDING 1 ELEVATION B

BUILDING 1, 2 & 3 ELEVATIONS

A2.6



DATE: 03-25-22
JOB NO.: 2020-091

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(714) 639-9860

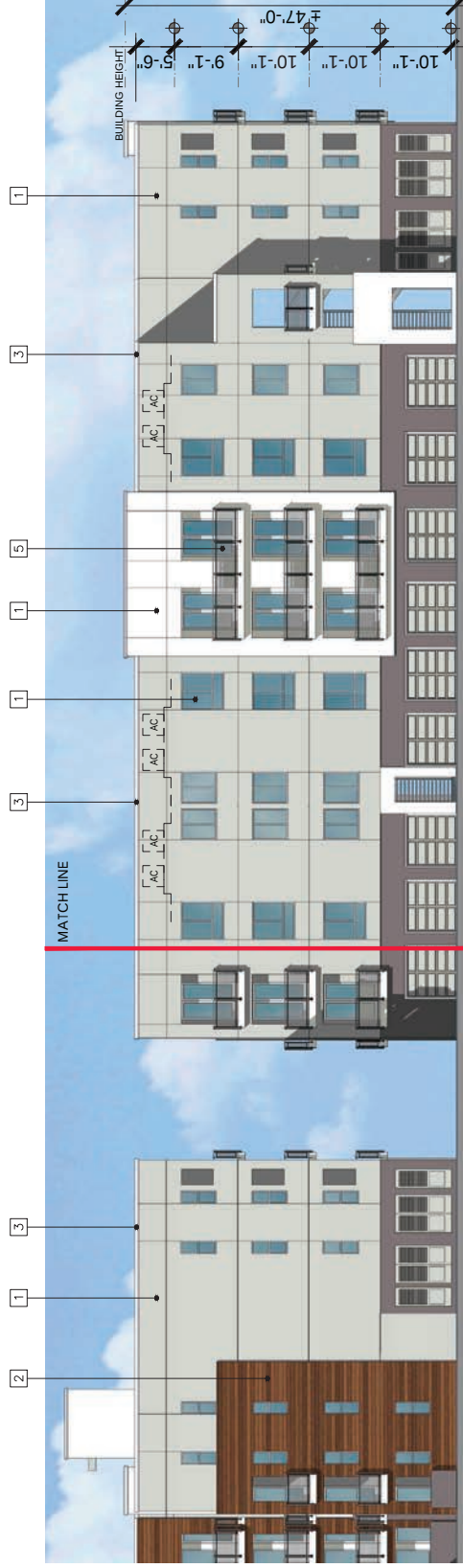
RESIDENCES ON GIBSON AVE. BY GREENS

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PR-2021-000975 Exhibit 6 - Project Plans

- MATERIALS LEGEND
- 1 STUCCO
 - 2 WOOD GRAIN TILE
 - 3 STUCCO OVER FOAM TRIM
 - 4 VINYL WINDOW
 - 5 METAL HANDRAIL
 - 6 SIGNAGE
 - 7 SECTIONAL GARAGE DOOR



BUILDING 2 ELEVATION D

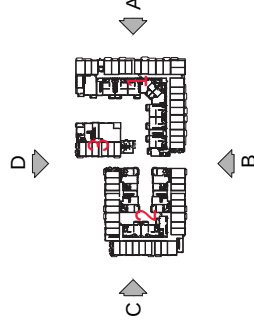
BUILDING 3 ELEVATION D



BLDG 1 ELEVATION D

BLDG 3 ELEVATION D

BLDG 2 ELEVATION D



A2.7

BUILDING 1, 2 & 3 ELEVATIONS

DATE: 03-25-22
JOB NO.: 2020-091

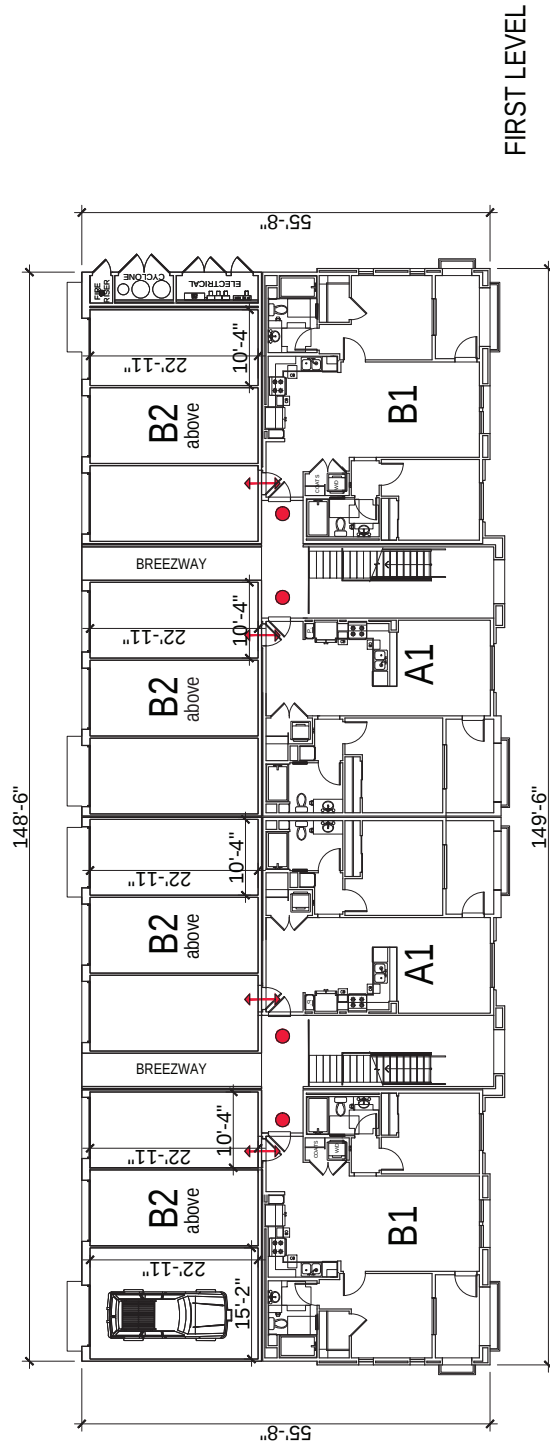
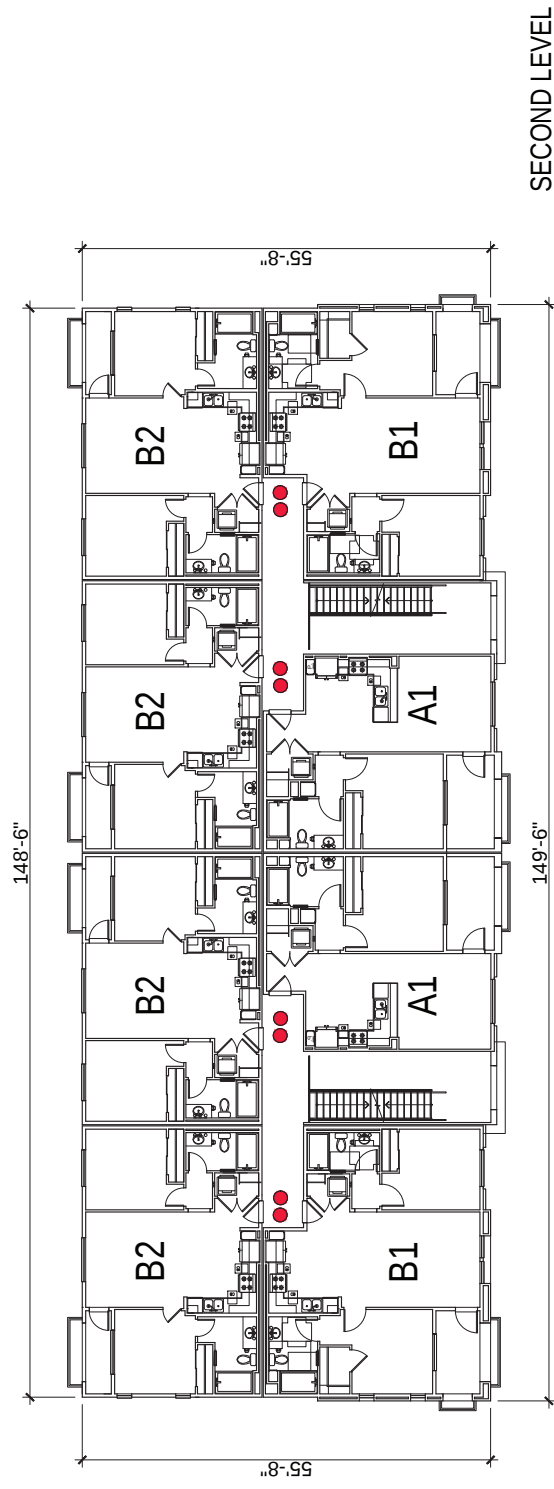
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(714) 639-9860

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A3.0



BUILDING 4 FIRST & SECOND LEVEL

DATE: 03-31-22
JOB NO.: 2020-091



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 AT GREEN

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(949) 829-4900

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860