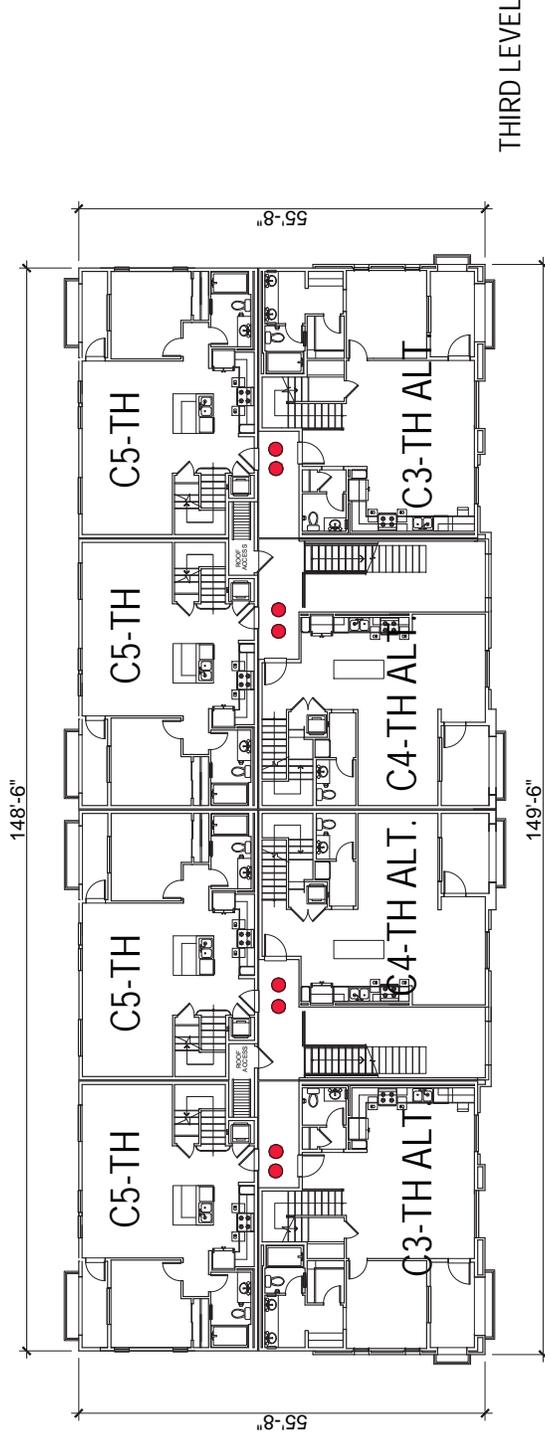


FOURTH LEVEL



THIRD LEVEL



BUILDING 4 THIRD & FOURTH LEVEL



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

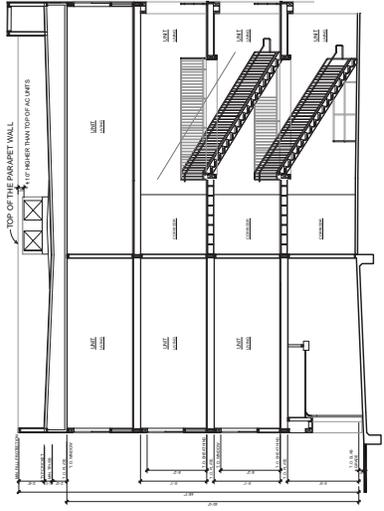


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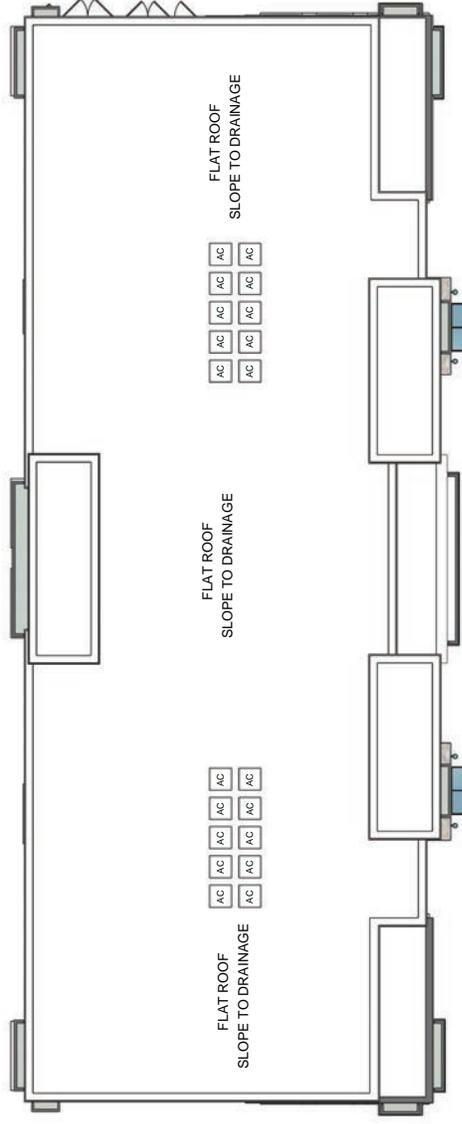
RESIDENCES ON GIBSON AVE. BY GREENS

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

A3.1



BUILDING SECTION (TYP.)



1/8" = 1'-0" 0 4 8 16 24'

BUILDING 4 ROOF LEVEL

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

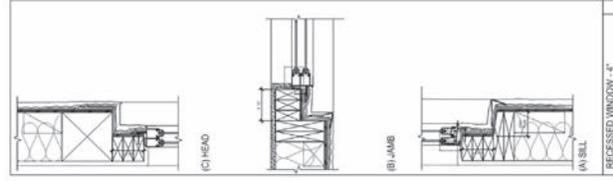
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A3.2

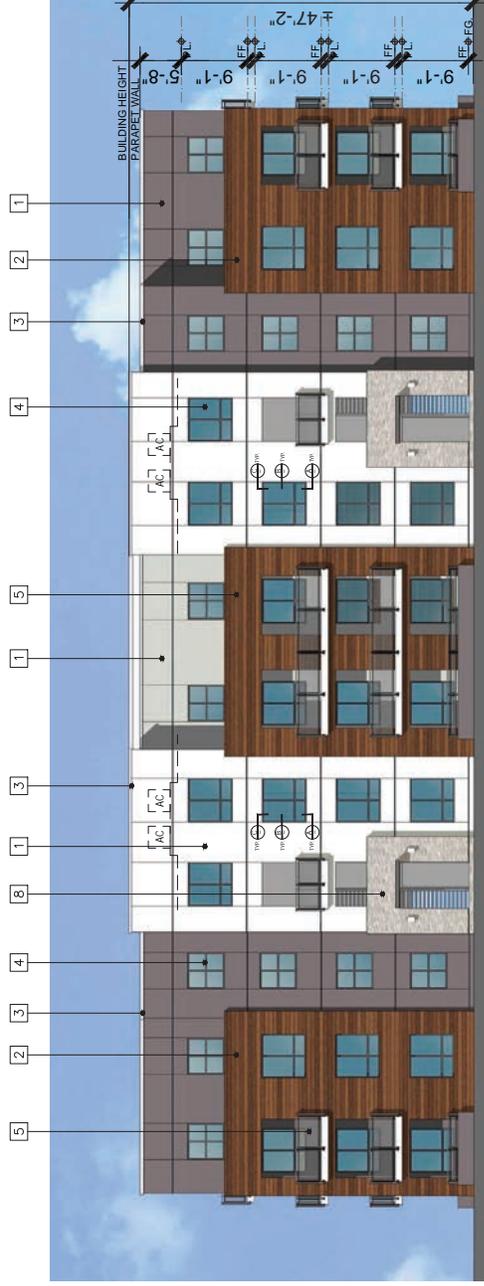


RESIDENCES ON GIBSON AVE. BY GREENS

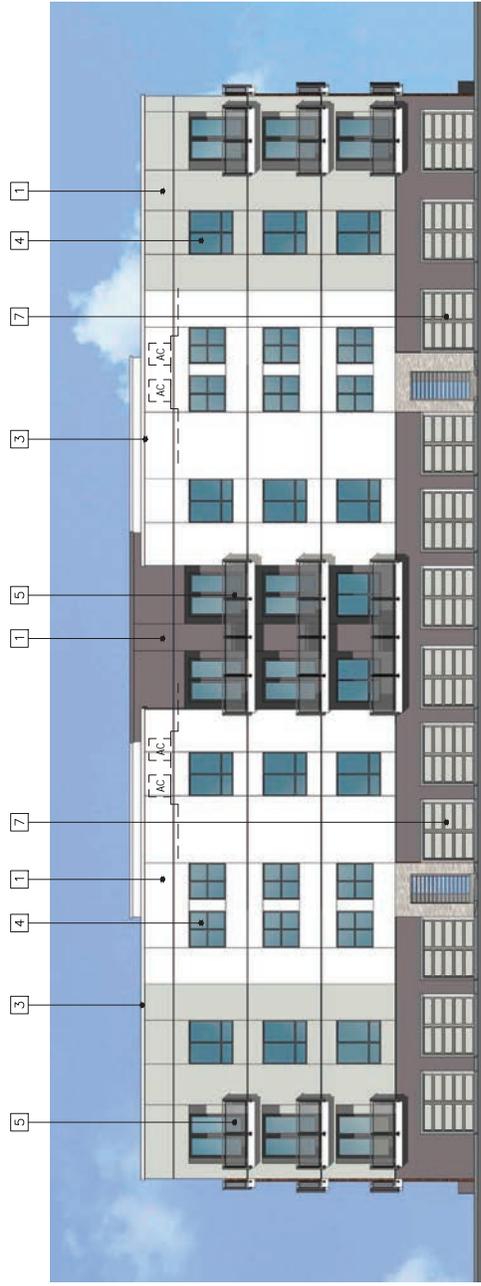
RESIDENCES
8815 RESEARCH DRIVE, IRVINE, CA 92618
(949) 829-4900



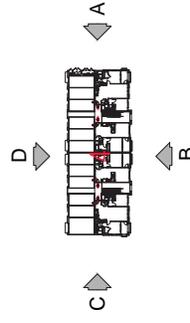
- MATERIALS LEGEND**
- 1 STUCCO
 - 2 WOOD GRAIN TILE
 - 3 STUCCO OVER FOAM TRIM
 - 4 VINYL WINDOW
 - 5 METAL HANDRAIL
 - 6 SIGNAGE
 - 7 SECTIONAL GARAGE DOOR
 - 8 STONE VENER



BUILDING 4 ELEVATION B



BUILDING 4 ELEVATION D



A3.3

BUILDING D ELEVATIONS

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

1/8" = 1'-0"
0 4 8 16 24

RESIDENCES ON GIBSON AVE. BY GREENS

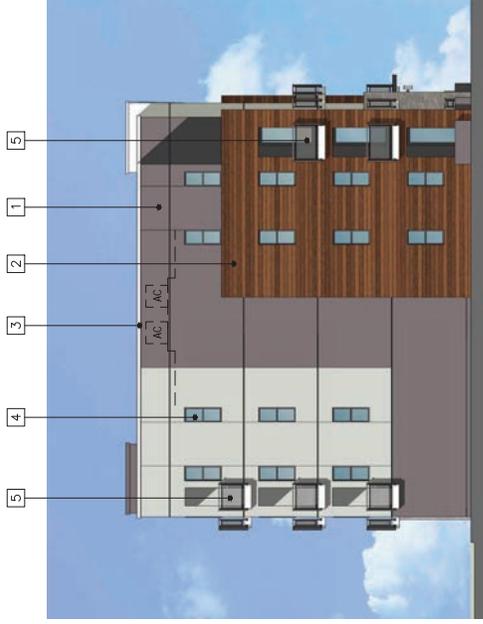


8815 RESEARCH DRIVE, IRVINE, CA 92618
(949) 829-4900

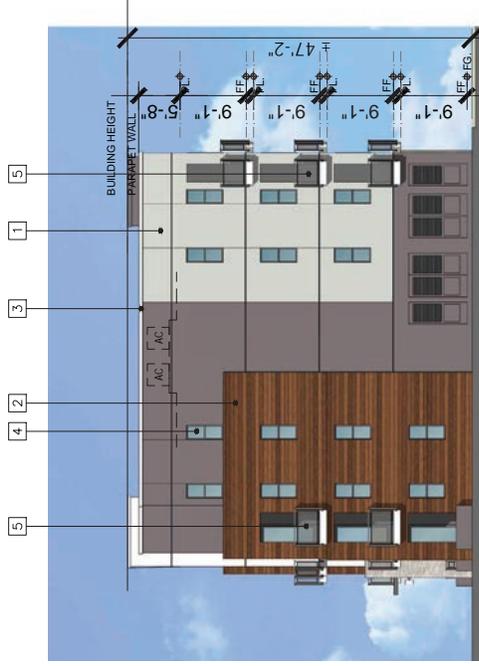
AO ARCHITECTS
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(714) 639-9860



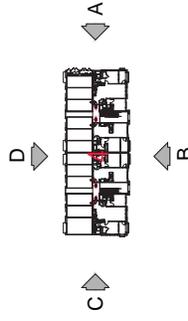
- MATERIALS LEGEND**
- 1 STUCCO
 - 2 WOOD GRAIN TILE
 - 3 STUCCO OVER FOAM TRIM
 - 4 VINYL WINDOW
 - 5 METAL HANDRAIL
 - 6 SIGNAGE
 - 7 SECTIONAL GARAGE DOOR



BUILDING 4 ELEVATION C



BUILDING 4 ELEVATION A



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



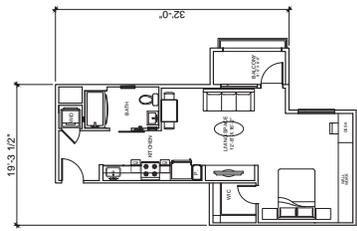
AO ARCHITECTS
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RESIDENCES ON GIBSON AVE. BY GREENS

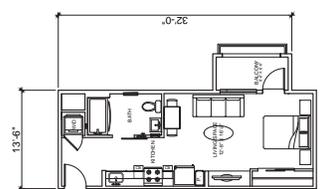
RESIDENCES
8815 RESEARCH DRIVE, IRVINE, CA 92618
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A3.4

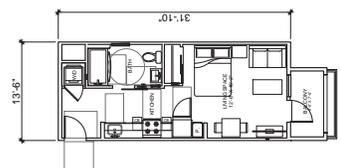
BUILDING 4 ELEVATIONS



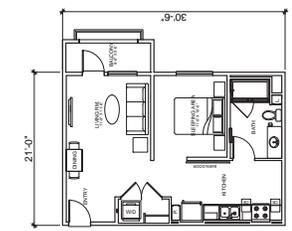
UNIT S2k- STUDIO / 1BA
 LIVABLE AREA: 641 SQ. FT.
 PATIO/BALCONY: 111 SQ. FT.
 COUNT: 1 = 1%



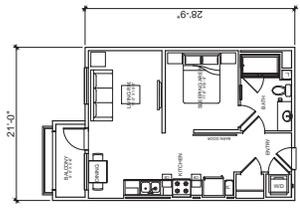
UNIT S2k- STUDIO / 1BA
 LIVABLE AREA: 475 SQ. FT.
 PATIO/BALCONY: 52 SQ. FT.
 COUNT: 1 = 1%



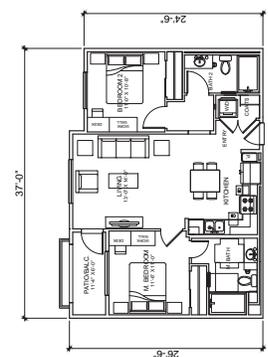
UNIT S2 - STUDIO / 1BA
 LIVABLE AREA: 400 SQ. FT.
 PATIO/BALCONY: 86 SQ. FT.
 COUNT: 7 = 5%



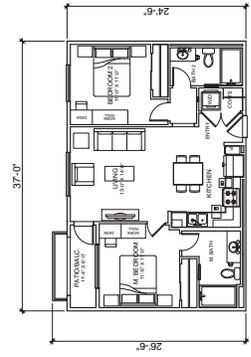
UNIT S1k - 1BR / 1BA
 LIVABLE AREA: 460 SQ. FT.
 PATIO/BALCONY: 120 SQ. FT.
 COUNT: 4 = 3%



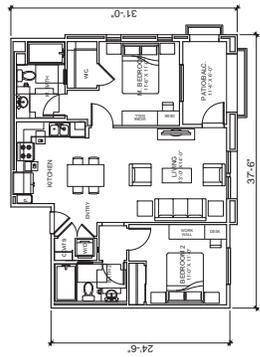
UNIT S1 - 1BR / 1BA
 LIVABLE AREA: 603 SQ. FT.
 PATIO/BALCONY: 132 SQ. FT.
 COUNT: 27 = 19%



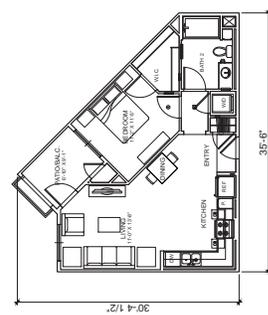
UNIT B1 - 2BR / 2BA
 LIVABLE AREA: 900 SQ. FT.
 PATIO/BALCONY: 450 SQ. FT.
 COUNT: 12 = 9%



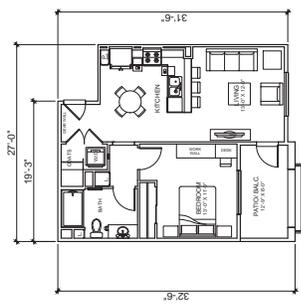
UNIT B2 - 2BR / 2BA
 LIVABLE AREA: 900 SQ. FT.
 PATIO/BALCONY: 450 SQ. FT.
 COUNT: 15 = 11%



UNIT B1 - 2BR / 2BA
 LIVABLE AREA: 850 SQ. FT.
 PATIO/BALCONY: 115 SQ. FT.
 COUNT: 9 = 6%



UNIT B2 - 1BR / 1BA
 LIVABLE AREA: 390 SQ. FT.
 PATIO/BALCONY: 120 SQ. FT.
 COUNT: 8 = 6%



UNIT A1 - 1BR / 1BA
 LIVABLE AREA: 733 SQ. FT.
 PATIO/BALCONY: 89 SQ. FT.
 COUNT: 9 = 6%



A4.0

UNIT PLANS

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

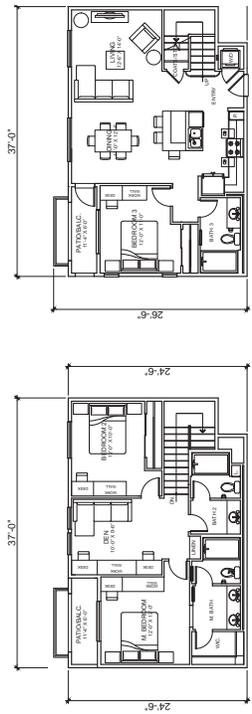
RESIDENCES ON GIBSON AVE. BY GREENS



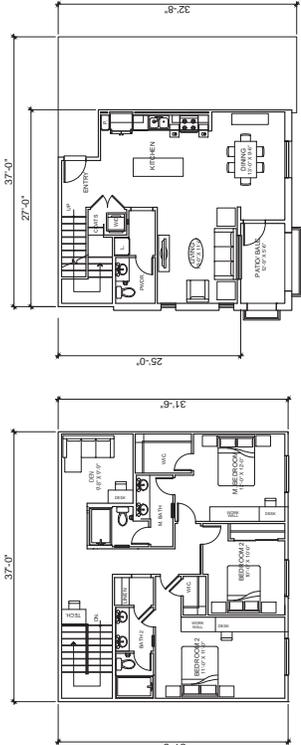
8815 RESEARCH DRIVE, IRVINE, CA 92618
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AO ARCHITECTS
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860

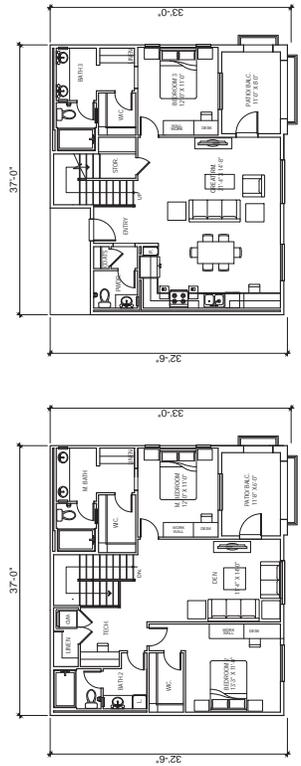




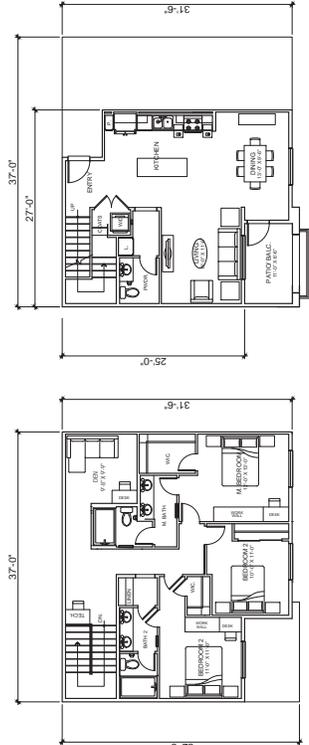
UNIT C5TH: 3BR / DEN / 3BA
 LIVABLE AREA: 1,608 SQ. FT.
 PATIO/BALCONY: 100 SQ. FT.
 COUNT: 15 + 11%



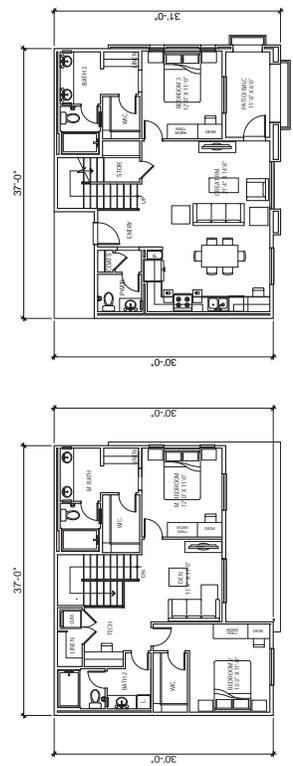
UNIT C4TH: 3BR / DEN / 2.5BA
 LIVABLE AREA: 1,720 SQ. FT.
 PATIO/BALCONY: 146 SQ. FT.
 COUNT: 3 = 2%



UNIT C3TH: 3BR / DEN / 3.5BA
 LIVABLE AREA: 2,008 SQ. FT.
 PATIO/BALCONY: 97 SQ. FT.
 COUNT: 1 = 2%



UNIT C4TH ALT REVERSE: 3BR / DEN / 2.5BA
 LIVABLE AREA: 1,720 SQ. FT.
 PATIO/BALCONY: 79 SQ. FT.
 COUNT: 2 = 1%



UNIT C3TH ALT REVERSE: 3BR / DEN / 3.5BA
 LIVABLE AREA: 1,811 SQ. FT.
 PATIO/BALCONY: 83 SQ. FT.
 COUNT: 2 = 1%

RESIDENCES ON GIBSON AVE. BY GREENS

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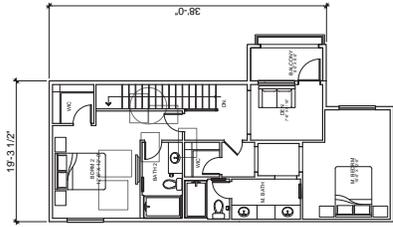
DATE: 03-25-22
 JOB NO.: 2020-091

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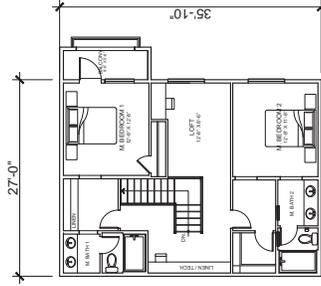
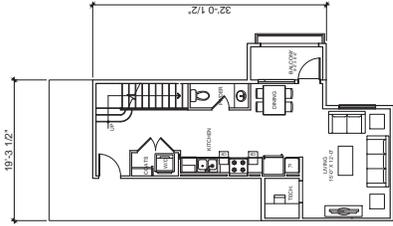
UNIT PLANS

A4.1

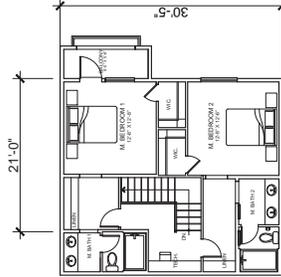




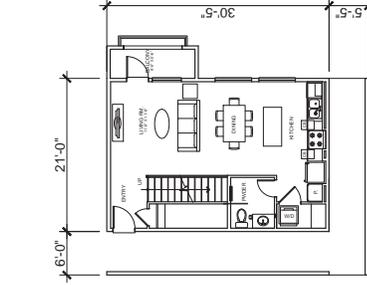
UNIT B3-TH: ZBR./DEN./2.5BA
 LIVABLE AREA: 1,445 SQ. FT.
 PATIO/BALCONY: 114 SQ. FT.
 COUNT: 1 + 1%



UNIT B3-TH: ZBR./2.5BA
 LIVABLE AREA: 1,402 SQ.FT.
 PATIO/BALCONY: 118 SQ.FT.
 COUNT: 1 + 1%



UNIT B3-TH: ZBR./LOFT./2.5BA
 LIVABLE AREA: 1,548 SQ.FT.
 PATIO/BALCONY: 118 SQ.FT.
 COUNT: 1 + 1%



UNIT PLANS

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



RESIDENCES ON GIBSON AVE. BY GREENS

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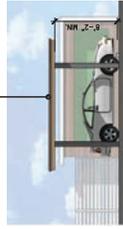
PBR Panel



METAL ROOF



FRONT



REAR



LEFT



RIGHT

CONCRETE WALL WITH METAL CLADDING

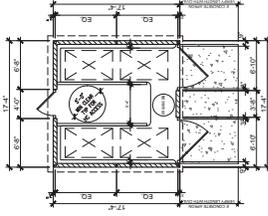
CONCRETE WALL WITH METAL CLADDING

METAL PAINTED GATE

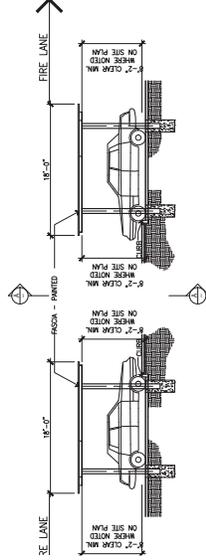
METAL ROOF ABOVE

METAL PAINTED GATE

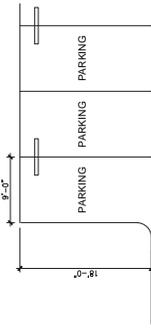
4 BINS TRASH ENCLOSURE



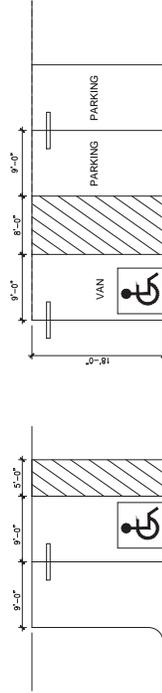
CARPOT AT MAIN ENTRANCE



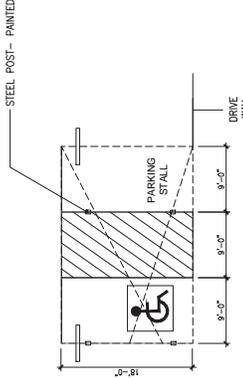
PARTIAL ELEVATION A



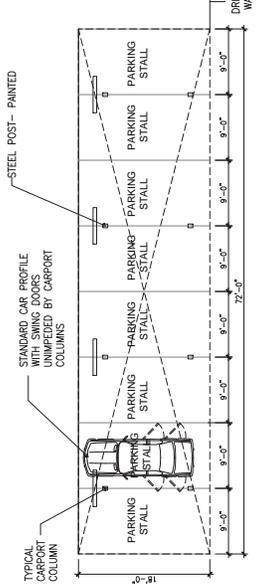
PARKING STALL (TYP.)



ACCESSIBLE PARKING



CARPOT ACCESSIBLE



CARPOT TYPICAL



RESIDENCES ON GIBSON AVE. BY GREENS



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CARPOT, PARKING & TRASH ENCLOSURE

A5.0

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

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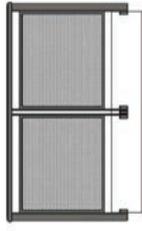


⑨



WOOD GRAIN TILES

⑦



METAL BALCONY

⑩

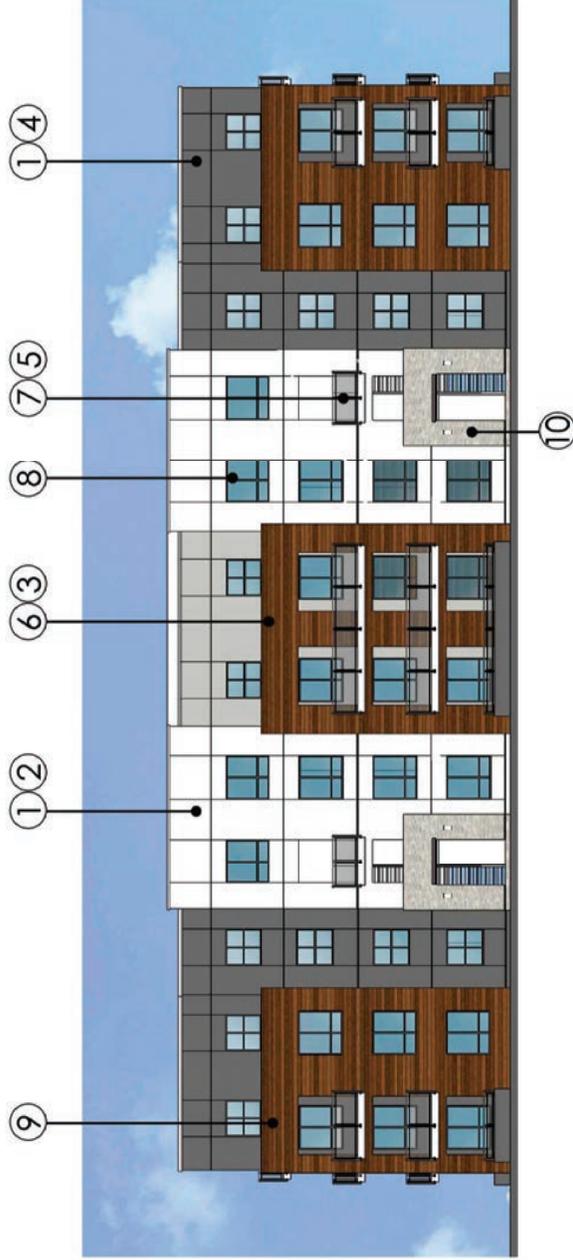


STONE VENEER

⑧



WHITE VINYL WINDOW



①



STUCCO 30/30 SAND

②



SW 7006 EXTRA WHITE

③



SW 7030 ANEW GRAY

④



SW 7019 GAUNTLET GRAY

⑤



SW 7020 BLACK FOX

⑥



PERFORATED METAL

A6.0

COLOR AND MATERIALS

RESIDENCES ON GIBSON AVE. BY GREENS

RESIDENCES BY GREENS
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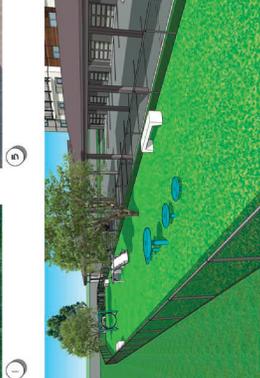
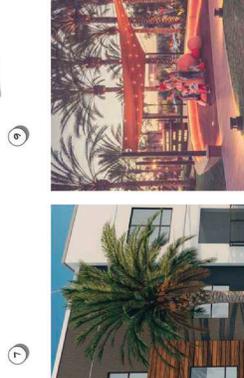
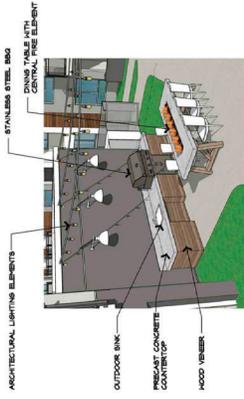
DATE: 03-25-22
JOB NO.: 2020-091

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CONSTRUCTION LEGEND

- 1 LARGE CO-ORDEL UNITS WITH SKY LINE PALMS ESTABLISHES KEY SIGNATURE ELEMENT ALONG STREETSCAPE
- 2 VEHICULAR GATE IN V & THERME MALL & LOGO
- 3 LEASING OFFICE/ MANAGEMENT DECK
- 4 CENTRAL DECK AREA - POOL / LAP LANES - SPA - SHOWER / DECK / VARIETY OF SEATING OPTIONS
- 5 ENHANCED UNIT PAVER MOTOR COURT / DIRECTOR IN ISLAND
- 6 BBQ/GRILL STATIONS /V/ CHAIRS
- 7 FIRE TABLE /V/ SEATING TRAP ENTRY
- 8 ENCLOSED DOG PARK - DOG RUN /V/ DOUBLE TRAP ENTRY
- 9 INTERACTIVE PLAY AREA - SCULPTURAL INTERACTIVE PLAY AREA OVER SYNTHETIC TURF



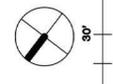
PLANTING LEGEND

SYMBOL TREES	BOTANICAL NAME	COMMON NAME	SIZE
	Ascia smallii	Sheep Acacia	24'FB
	Tristania conferta	Bridal Veil	24'FB
	Cercidium lily	Desert Museum	36'FB
	Cupressus araucarioides	Hybrid Palo Verde	36'FB
	Magnolia grandiflora	Caretwood	24'FB
	Saint Mary	Southern Magnolia	36'FB
	Olea Europaea	Olive	48'FB
	Pinus canariensis	Canary Island Pine	24'FB
	Pinus scribneri	'Bloodgood'	24'FB
	Rhus lancea	African Sumac	48'FB
	Shinus molle	California Pepper Tree	24'FB
	Stenocarpus sinuatus	Firewheel Tree	36'FB
	Sterculia apetala	Giant Bird of Paradise	24'FB
	Cupressus sempervirens	Italian Cypress	18G
	Phoenix dactyloides	Date Palm	20' BTH
	Syagrus tamarizifolium	Queen Palm	15' BTH

SHRUBS	COMMON NAME	SIZE
	Blue Flame Agave	5G
	Dwarf Century Plant	5G
	Agave deserti	5G
	Agave stratus	5G
	Antigonon hybridus	5G
	Sparganium angustifolium	5G
	Baccharis salicifolia	5G
	Baccharis microphylla	5G
	Carex tumida	5G
	Chamaecrista nana	5G
	Dianella tasmanica	5G
	Diuris revoluta	5G
	Ipomoea tinctoria	5G
	Sticks on Fire	5G
	Little Olive Dwarf Olive	5G
	Penstemon 'Fairy Tails'	5G
	Other eucalyptus 'Monna'	5G
	Prostanthera 'Whisper'	5G
	Rosa 'Flower Carpet' var.	5G
	Rosa 'Ice Berg'	5G
	Strelitzia reginae	5G
	Trachelospermum jasminoides	5G
	Yucca recurvifolia	15G

Planting and irrigation provided to screen property wall & to separate driveways, but maintained by private home owners.

COMMON OPEN SPACE (REQUIRED)
139 DU x 150 SF = 20,850 SF
TOTAL COMMON SPACE OVER CODE (2,795 SF)
PROVIDED 23,645 S.F.



DATE: 06-02-22
JOB NO.: 21-010

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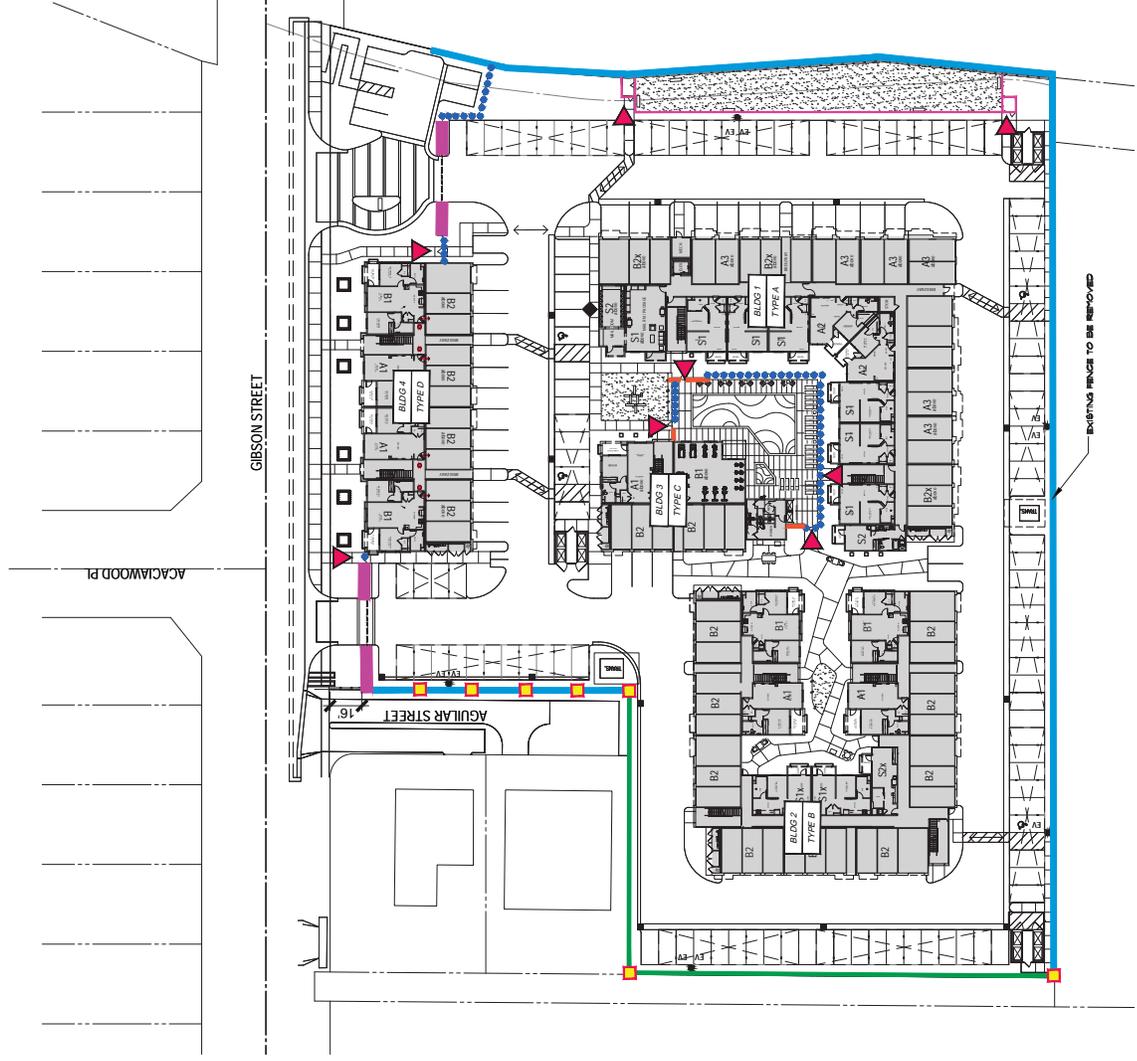
AO
Architecture.
Design.
Relationships.

OVERALL LANDSCAPE PLAN

S I T E S C A P E S
Landscape Architecture & Planning
144 North Orange St., Orange, CA 92866
(714) 639-9860

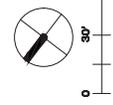
RESIDENCES ON GIBSON AVE. BY GREENS

RESIDENCES
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FENCE & WALL LEGEND

- PERIMETER BLOCK WALL
- SEE DETAIL 1, SHEET L-3
- PERIMETER COMBO WALL
- SEE DETAIL 2, SHEET L-3
- 6 FT. TUBULAR STEEL FENCE
- SEE DETAIL 3, SHEET L-3
- 4 FT. DOG PARK FENCE
- SEE DETAIL 4, SHEET L-3
- THEME WALL
- TO MATCH ARCHITECT
- VEHICULAR ENTRY WALL
- SEE DETAIL 5, SHEET L-3
- ▲ GATE ACCESS
- PILASTER
- SEE DETAIL 6, SHEET L-3



L2

DATE: 06-02-22
JOB NO.: 21-010



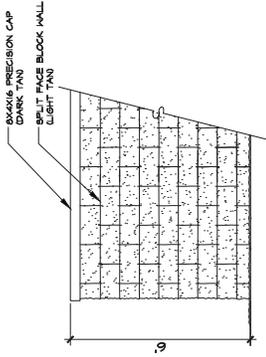
FENCE & WALL PLAN

RESIDENCES ON GIBSON AVE. BY GREENS

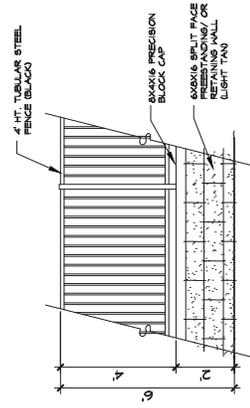


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(714) 639-9860

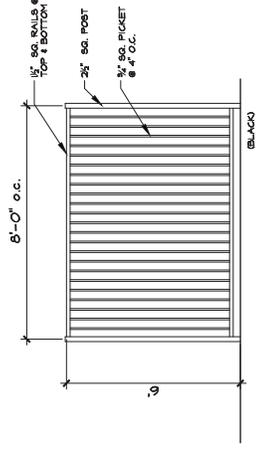
RESIDENCES BY GREENS
8815 RESEARCH DRIVE, IRVINE, CA 92618
(949) 829-4900



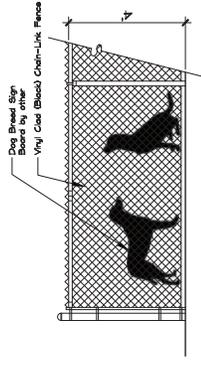
1 PERIMETER BLOCK WALL



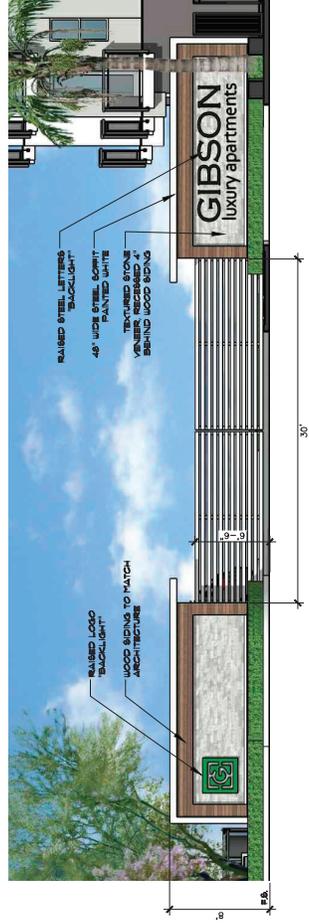
2 PERIMETER COMBO WALL



3 6' HT. TUBULAR STEEL FENCE



4 DOG PARK FENCE



5 VEHICULAR ENTRY WALL



6 PILASTER

RESIDENCES ON GIBSON AVE. BY GREENS

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

FENCE & WALL DETAILS

WITEGAPES
Landscape Architecture & Planning
144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 639-9860

DATE: 06-02-22
JOB NO.: 21-010

AO ARCHITECTS
Architects
Engineers
Planners
144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 639-9860

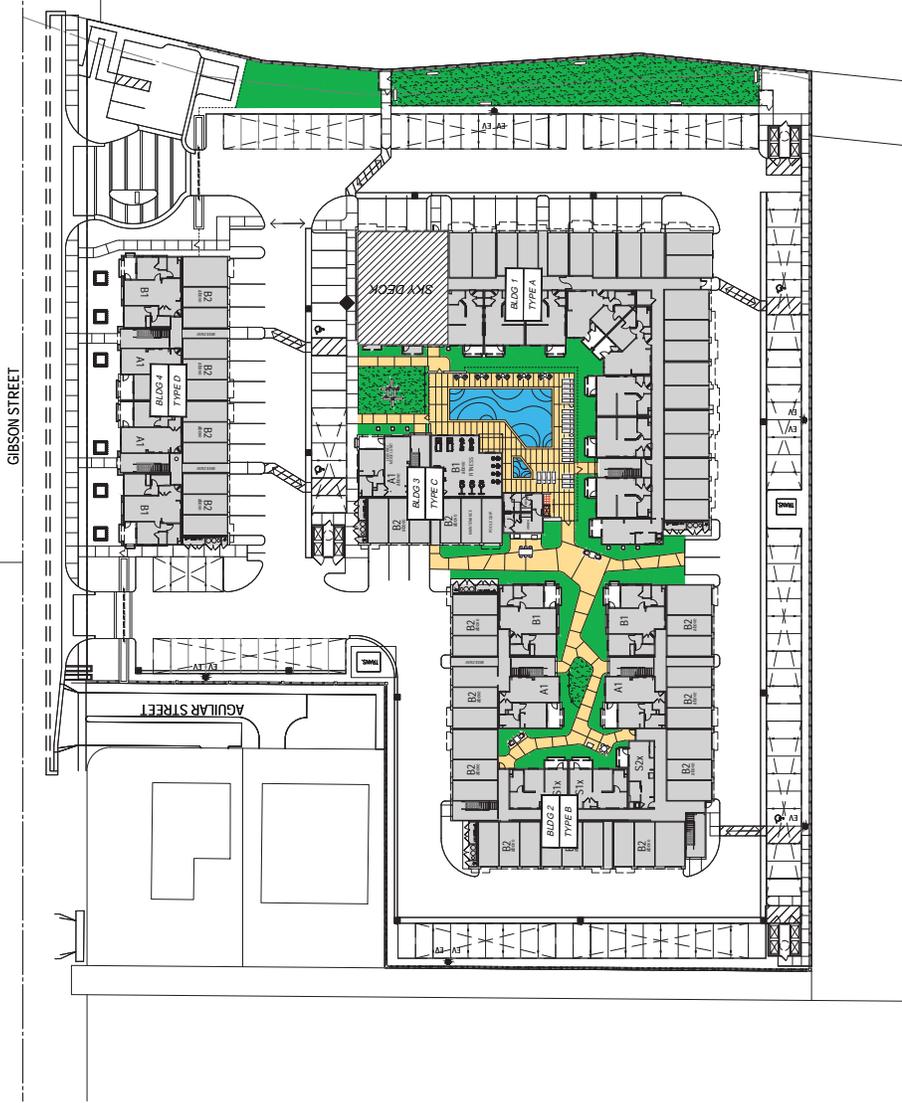


SKY DECK (PLAN VIEW)



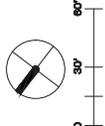
SKY DECK (PERSPECTIVE VIEW)

← ACCESS WAY



COMMON OPEN SPACE	23,645 S.F.
HARDSCAPE	5,930 S.F.
REC. AMENITY	1,555 S.F.
POOL/ SPA	1,170 S.F.
PA	11,860 S.F.
SKY DECK PA	485 S.F.
SKY DECK PAVING	2,645 S.F.

COMMON OPEN SPACE (REQUIRED)
 130,000 S.F. (20,000 S.F. MIN.)
 TOTAL COMMON SPACE OVER CODE (2,795 S.F.) PROVIDED 23,645 S.F.



L4

DATE: 06-02-22
 JOB NO.: 21-010

OPEN SPACE CALCULATIONS

RESIDENCES ON GIBSON AVE. BY GREENS



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

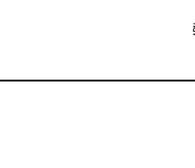
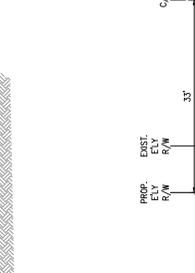
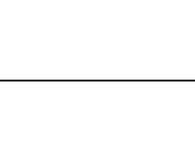
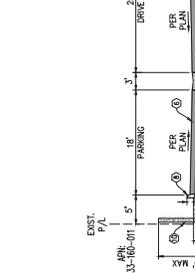
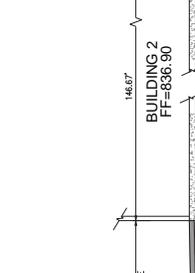
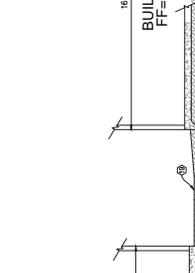
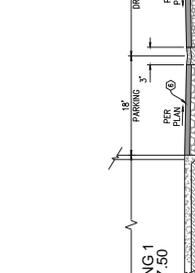
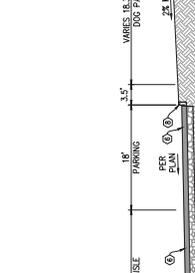
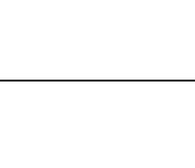
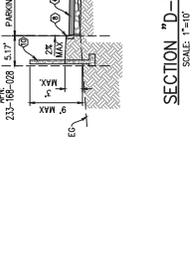
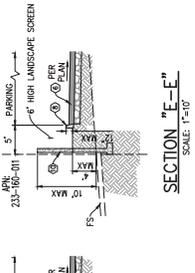
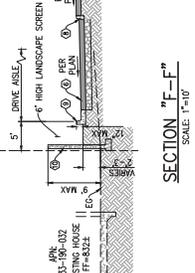
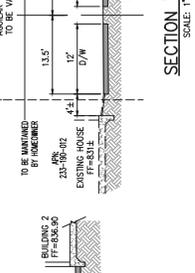
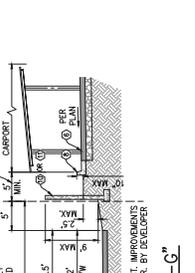
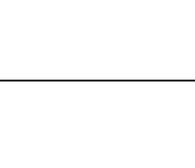
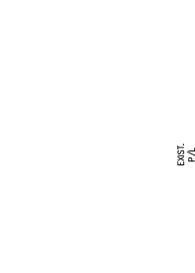
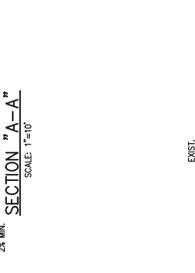
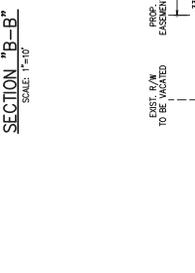
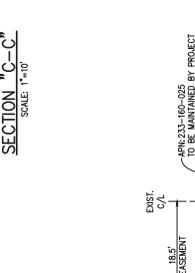
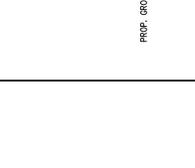
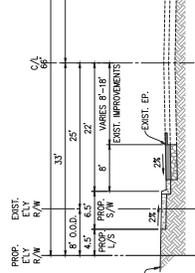
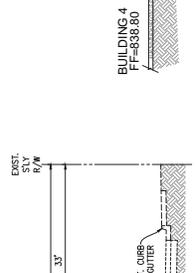
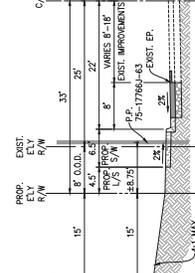
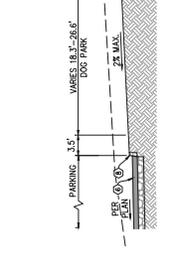
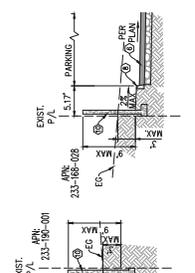
RESIDENCES
 8815 RESEARCH DRIVE, IRVINE, CA 92618
 (949) 829-4900



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

CONSTRUCTION NOTES

- ① IMPROVED 8" CURB AND GUTTER PER CITY OF INDIANAPOLIS STD. NO. 200, TYPE 1.
- ② IMPROVED 12" CONC. DRIVE ASLE PER CITY OF INDIANAPOLIS STD. NO. 200, TYPE 1.
- ③ IMPROVED 12" CONC. DRIVE ASLE PER CITY OF INDIANAPOLIS STD. NO. 200.
- ④ IMPROVED STREET LIGHT FIXTURE PER CITY OF INDIANAPOLIS STD. NO. 200.
- ⑤ IMPROVED ON-SITE A/C PAVING.
- ⑥ IMPROVED ON-SITE A/C PAVING.
- ⑦ IMPROVED CONCRETE MANHOLE.
- ⑧ IMPROVED 4" CURB AND GUTTER.
- ⑨ IMPROVED 4" CURB AND GUTTER.
- ⑩ IMPROVED 4" HIGH FREE STANDING WALL.
- ⑪ IMPROVED 4" HIGH FREE STANDING WALL.
- ⑫ IMPROVED 4" HIGH FREE STANDING WALL.
- ⑬ IMPROVED 4" HIGH FREE STANDING WALL.
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CONCEPTUAL GRADING PLAN
3136 GIBSON STREET

NO. 307
SHEET 2
OF 2 SHEETS
DATE: 08/20/2021
BY: [Signature]

REVISIONS

FOR: GREENE GIBSON, LLC
SCALE: 1"=30'
DESIGNED: [Signature]
CHECKED: [Signature]
DATE: 08/20/2021
DWG. NO.: 1109

woodward group

LIGHTING CONSULTANT
JSA ASSOCIATES
 535 PRINCETON AND COURT
 CORONA, CA 92679
 USA@JSAASSOCIATES.COM

OWNER
GREENS
 ATMAN KADAKIA
 9285 RESEARCH DRIVE
 IRVINE, CA 92618
 C: 949.332.1760

PROJECT
 GIBSON AVE.
 APARTMENTS
 RIVERSIDE, CA

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DATE
 2021.11.18
DESCRIPTION
 PLANNING REVIEW RESUBMITTAL
REVISIONS
 2022.02.15
 REVISED LIGHTING LAYOUT

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY: L.V.
CHECKED BY: S.G.
SCALE: AS SHOWN
SHEET TITLE
SITE LIGHTING PLAN

SHEET NO.:
LTG-1.0

- GENERAL NOTES:**
- ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA LIGHTING CONTROL PANEL.
 - COORDINATE ALL EXTERIOR LIGHTING FIXTURE MOUNTING HEIGHTS WITH ARCHITECT'S OWNER.
- KEY NOTES:**
- LINE OF CIRCUMFERENCE
 - INSTALL FIXTURE OUT TO 50' FROM LIGHT SOURCE SPHERE FOOTCANDLES TOWARD DRIVEWAY



1 SITE LIGHTING PLAN
SCALE: 1"=20'-0"

LIGHTING CONSULTANT
JSA ASSOCIATES
 535 PRINCE AND COURT
 CORONA, CA 92679
 USA.SASSOCIATES.COM

OWNER:
GREENS
 ATMAN KADAKIA
 9285 RIVERSIDE DRIVE
 IRVINE, CA 92618
 C: 949.332.1760

PROJECT:
GIBSON AVE. APARTMENTS
 RIVERSIDE, CA

DATE: 2021.11.18
DESCRIPTION: PLANNING REVIEW RESUBMITTAL
REVISION: REVISED LIGHTING LAYOUT

DATE: 2022.02.15
DESCRIPTION: REVISED LIGHTING LAYOUT

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY: L.V.
CHECKED BY: S.G.
SCALE: AS SHOWN
SHEET TITLE:

SITE PHOTOMETRICS

SHEET NO.: LTG-1.1

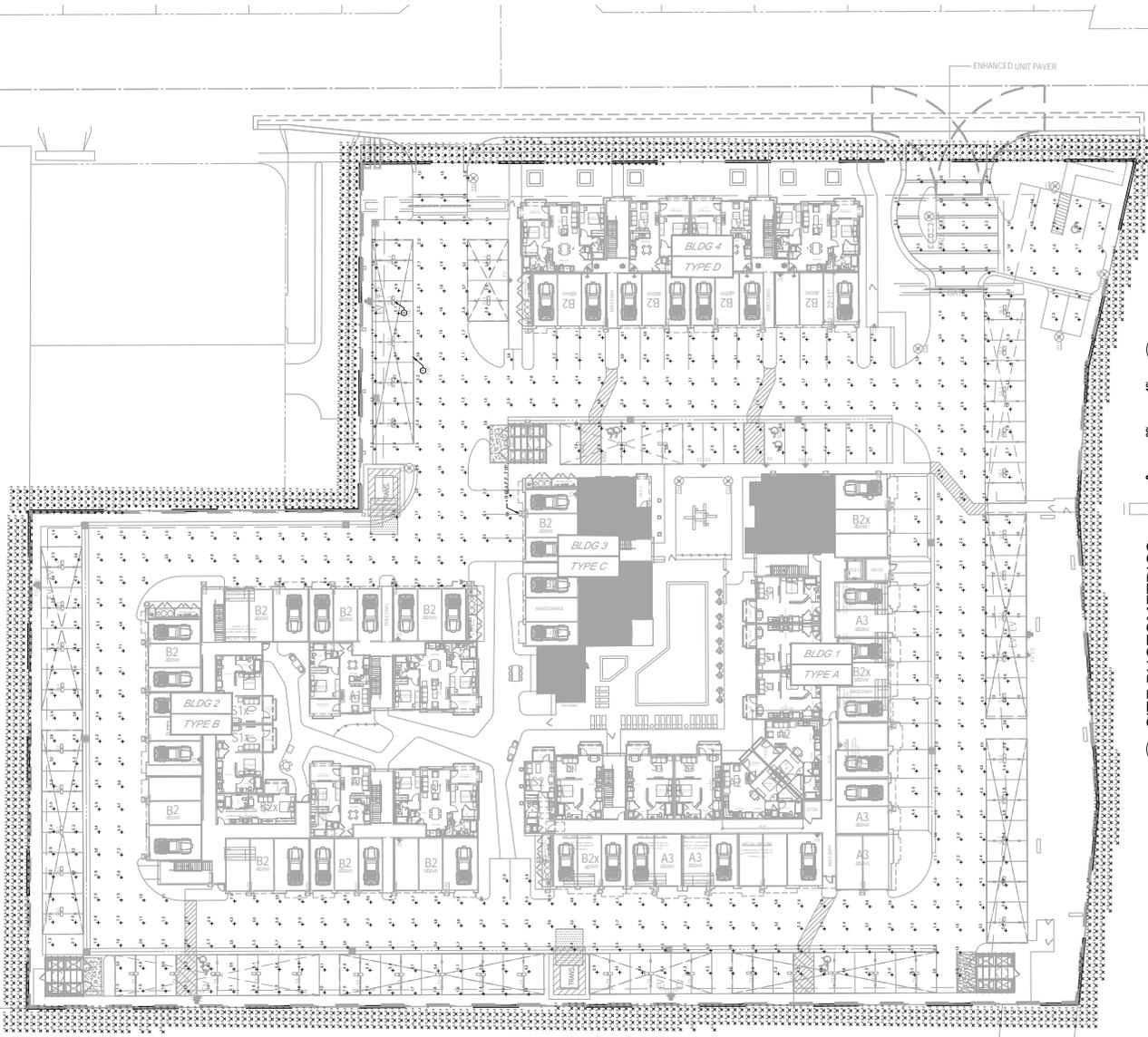
GENERAL NOTES:
 1. CALCULATION ZONE B PARKING LOT IS A 30'X70' GRID.
 2. CALCULATION ZONE B BEYOND PROPERTY LINE IS A 30'X50' GRID.
 3. CALCULATION ZONE B BEYOND PROPERTY LINE IS RESIDENTIAL 30'X50' GRID.

PHOTOMETRIC STATISTICS:

Location	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	○	3.31c	10.11c	1.02c	10.11	3.31
Beyond Prop Lin	○	0.21c	1.91c	0.01c	N/A	N/A
Beyond Prop Lin	○	0.01c	0.51c	0.01c	N/A	N/A

FIXTURE LEGEND:

DL1	20W VARIOUS TIGHT LINE LED 400K
P11	20W LED T500 TOP HEAD BRONZE 12' TALL BRONZE PALE
P12	20W LED POST TOP HEAD BRONZE 400K TYPE DISTRIBUTION 12' TALL BRONZE PALE
P13	100W LED POST TOP HEAD BRONZE 400K TYPE DISTRIBUTION 12' TALL BRONZE PALE
WP1	WALL LED 8.5' WALL PACK 400K
WP2	20W LED 8.5' WALL PACK 400K



1 SITE PHOTOMETRICS
SCALE: 1"=20'-0"

