

**SITE DATA SUMMARY**

PROJECT AREA: 9194.50 FT<sup>2</sup>  
ZONING - DSP - REC - SP - CR  
DOWNTOWN SPECIFIC PLAN -  
RAINCROSS DISTRICT AND CULTURAL RESOURCES  
(MISSION INN HISTORIC DIST.)

Proposed:  
Basement: Office/storage/restaurant food prep area - 2732 sf  
1st Floor - Restaurant/Bar/Night Club - 4600 sf  
2nd Floor - Office - 7,858 sf

**PARKING SUMMARY**

Total Parking required - 92 spaces  
Parking provided on-site - 6 spaces  
Parking spaces requested off-site: 86  
\*refer to parking analysis, dated 03/25/2018  
prepared by Absolute Consulting Engineers

**USED AREA**

<b>BASEMENT FLOOR AREA</b>	<b>2732.00 FT<sup>2</sup></b>
<b>FIRST FLOOR AREA</b>	<b>4600.00 FT<sup>2</sup></b>
<b>SECOND FLOOR AREA</b>	<b>7858.20 FT<sup>2</sup></b>
<b>OUTDOOR PATIO</b>	<b>939.35 FT<sup>2</sup></b>



**DÄVIS -INK**

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Costa Mesa, CA 92627  
Phone: (949) 723-0875  
Fax: (949) 723-0994

**DOWNTOWN EXPERIMENT**

3601 UNIVERSITY AVE.  
RIVERSIDE, CA

ANASCO JACQUES  
3601 UNIVERSITY  
T: 909-261-5194

OWNER CONTACT INFO.

These design plans are the property of Davis-Ink. The re-use of these plans in part or in total without the express written consent of Davis-Ink is prohibited.

(A) General Notes: Any errors, omissions and omissions in drawings and specifications shall be reported to us for correction before any part of the work is started. Unless expressly stipulated, no additional allowance will be made for the contractor and/or manufacturer's error by virtue of errors, omissions and/or omissions which should have been discovered during the preparation of bid estimate and directed to our attention in a timely manner.

(B) Note to Fabricator or Manufacturer: The plan is submitted as a guide for the manufacturer. Where the fabrication requires verification by physical measurement, such measure is the obligation of the manufacturer and will stand no expense for repair or refabrication if there is any deviation from actual measurement. Notwithstanding any omissions, it shall be the sole duty and responsibility of the manufacturer to determine actual construction and details and fabricate and design in accordance with accepted good practices and procedures and let fabrication begin at the time of bidding. If said plan is not practical or structurally sound for its intent and purpose.

(C) Note to Architect and/or General Contractor: This plan is submitted for the convenience of the architect and/or contractor and is drawn from available architectural information. We do not purport to be architects or engineers. All fabrications shall be subject to physical verification and any deviations must be directed to Davis-Ink in writing.

We accept no responsibility for work done by said architect and/or contractors and will not stand any expense for changes made necessary by local building codes, ordinances, structural conditions or by substitution or changes in equipment on this plan.

**REVISION**

ADDENDUM 01
ADDENDUM 01
ADDENDUM 01

**DATE**

ADDENDUM 01  
JANUARY 3, 2018

**SHEET**

**ID-1.1B**

PC-2026-00117 (Revocation)  
Exhibit 11 - P17-0126 Project Plans

**SITE PLAN**

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

**1**



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DOWNTOWN EXPERIMENT

3601 UNIVERSITY AVE.  
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MARCO MACQUE  
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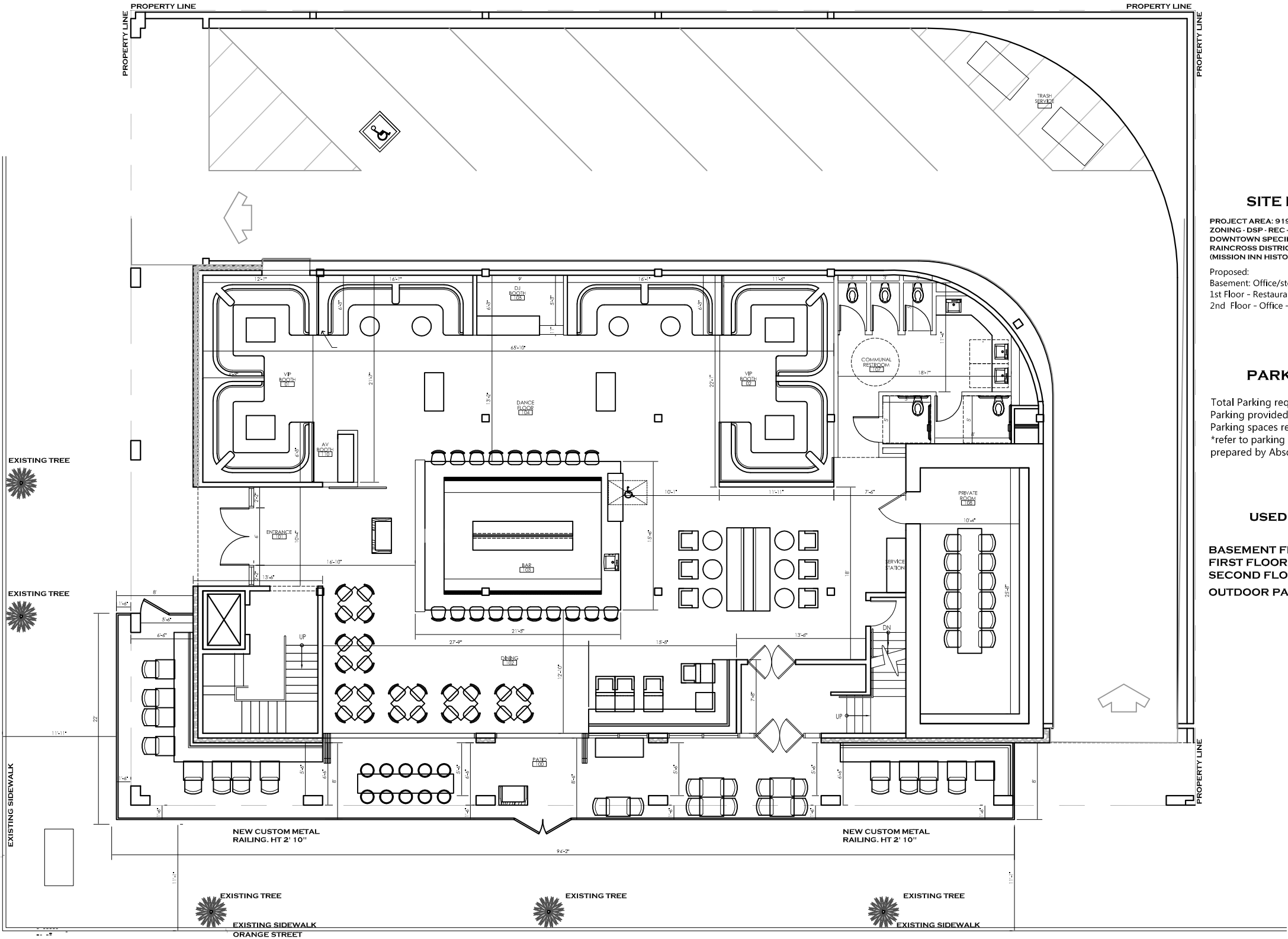
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USED AREA

BASEMENT FLOOR AREA	2732.00 FT <sup>2</sup>
FIRST FLOOR AREA	5174.00 FT <sup>2</sup>
SECOND FLOOR AREA	4312.20 FT <sup>2</sup>
OUTDOOR PATIO	881.55 FT <sup>2</sup>

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SITE PLAN

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

1



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REVISION

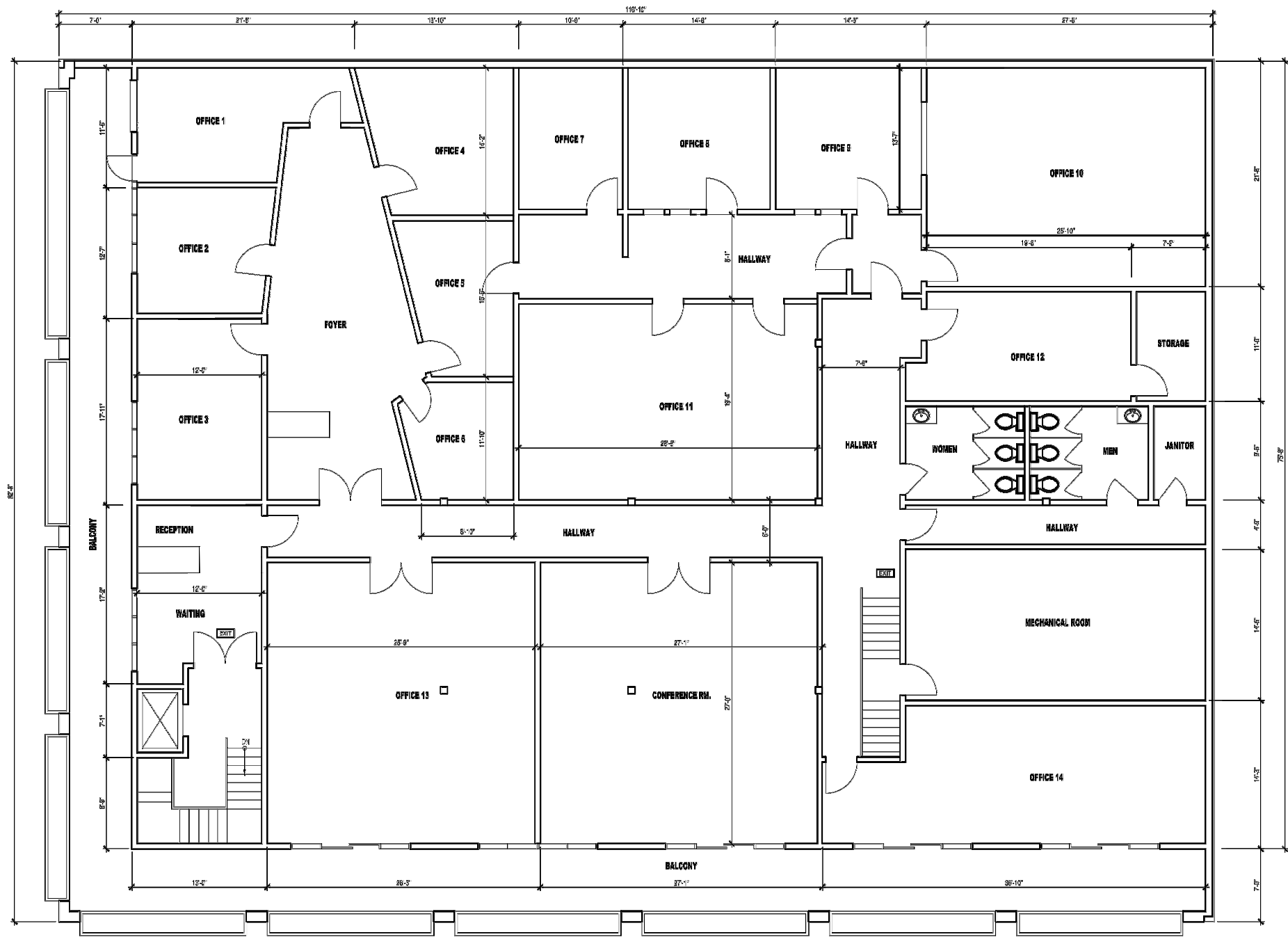
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JANUARY 3, 2018

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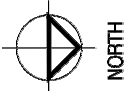
ID-1.1C



OFFICE AREA = 7,858.0 SQ.FT. (d)  
BALCONY AREA = 1,324.0 SQ.FT. (e)

EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"



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SECOND FLOOR PLAN

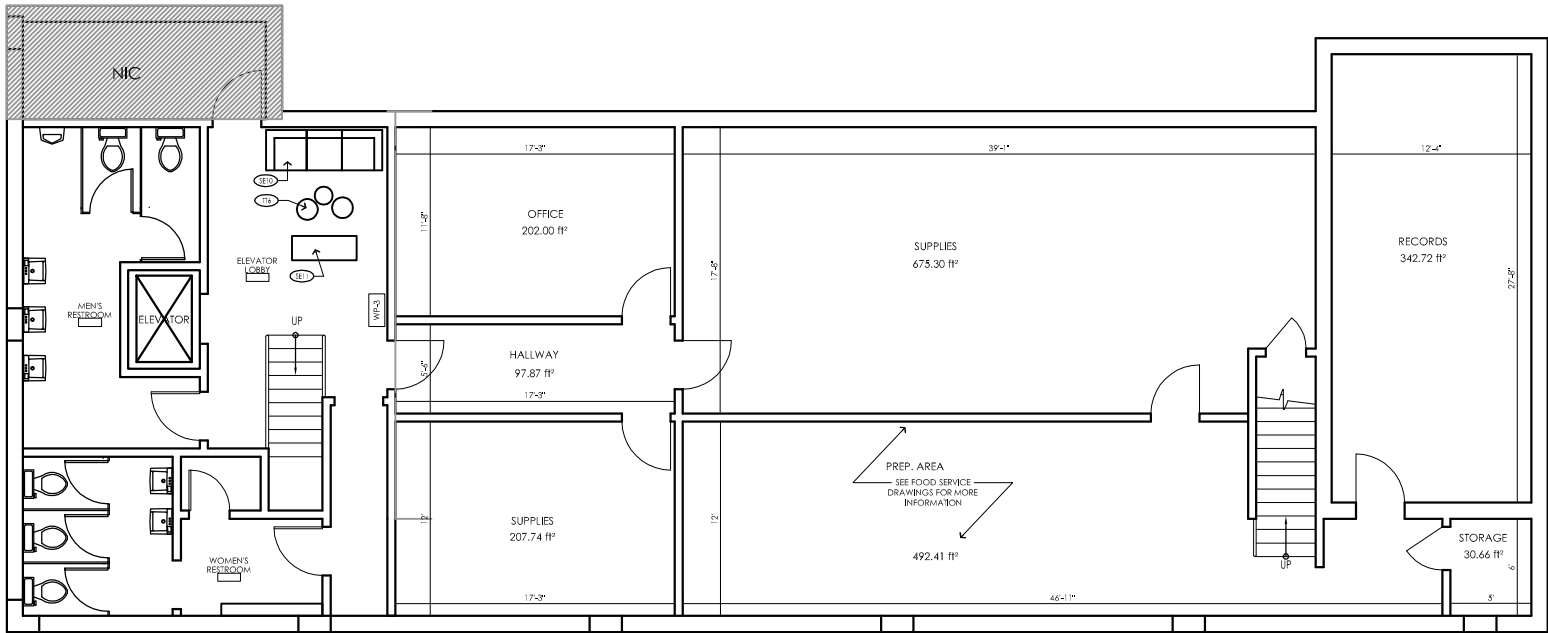
SCALE:  
1/4"=1'-0"

1



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- ID-2.1 REFERENCE FLOOR PLAN
- ID-3.1 FINISH SCHEDULE
- ID-3.2 EQUIPMENT SCHEDULE
- ID-4.1 REFLECTED CEILING PLAN
- ID-4.2 LIGHTING DIMENSION PLAN
- ID-5.1 FINISH FLOOR PLAN
- ID-7.1 INTERIOR ELEVATIONS
- ID-7.2 INTERIOR ELEVATIONS
- ID-7.3 INTERIOR ELEVATIONS
- ID-7.4 INTERIOR ELEVATIONS
- ID-7.5 INTERIOR ELEVATIONS
- ID-7.6 EXTERIOR ELEVATIONS
- ID-8.1 G.C. DETAILS
- ID-8.2 G.C. DETAILS
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BASEMENT EQUIPMENT PLAN

SCALE:  
3/16"=1'-0"

2