



ARCHITECTURE

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PROJECT TEAM

DEVELOPER

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4 VENTURE, SUITE 295
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ARCHITECTURE

KTGY GROUP, INC.
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CIVIL

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CONTACT: JAY RUBY

LANDSCAPE

M+S LANDSCAPE ARCHITECTURE
507 30TH ST
NEWPORT BEACH, CA 92663
CONTACT: MARK SCHATTINGER



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Integrity Housing
4 Venture, Suite 295
Irvine, CA 92618

THE COMMONS (RETAIL)
RIVERSIDE, CA #2019-0447

ENTITLEMENT SUBMITTAL
MARCH 16, 2021

SHEET INDEX

PROJECT SUMMARY

Site Address: 3102 Main Street, Riverside, CA
Site Zoning: Downtown Specific Plan - Raincross
Occupancy Type: Use Group A-2
Construction Type: V-B
Number of Stories: 1 Story

Required Setbacks		
	Building	Landscape
Front (adjacent to ROW)	0'-0"	10'-0"
Side (adjacent to the ROW)	0'-0"	10'-0"
Side (adjacent to Residential)*	15'-0"	5'-0"
Rear (adjacent to Residential)*	15'-0"	5'-0"

Total Site Area: ±0.37 AC (±16,198 SF)

Existing Building: ±1000 SF

New Building: ±500SF

Total Building Area: ±1,500 SF

PARKING SUMMARY

Required: 10 Spaces Required**

Proposed: 10 Total Spaces Provided
(8 standard, 1 van accessible, & 1 van accessible EV capable stall)

* Setbacks per Raincross Specific Plan, adaptive reuse projects may be exempt from required building setbacks.

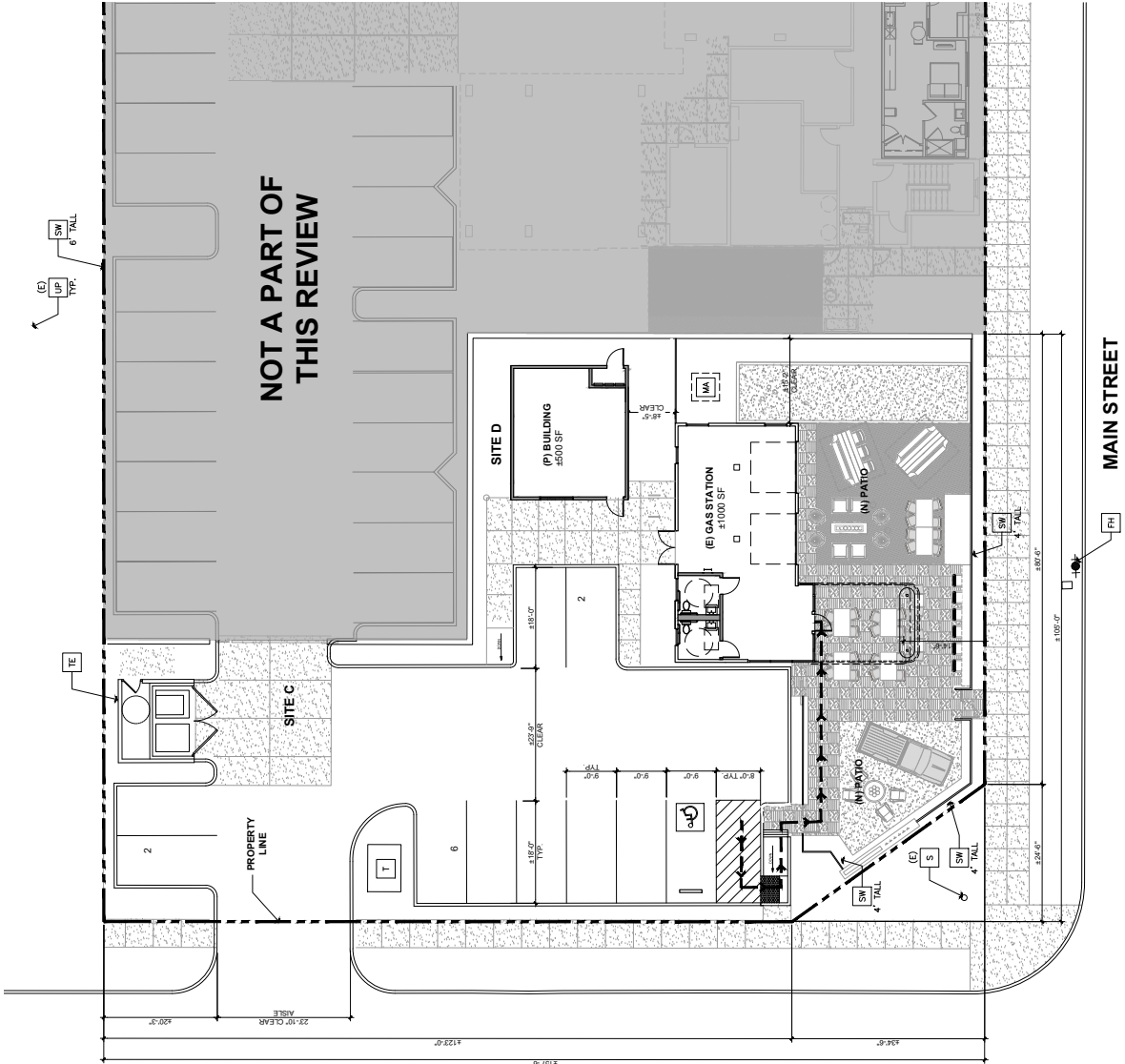
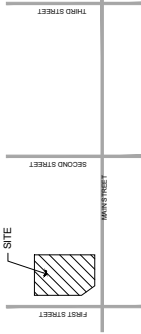
** Per Riverside city code (19.500.060 - Parking requirements):

1 stall / 150 SF required for Restaurants (sit-down, drive-through, fast food, take-out, cafe, cafeteria, excluding any outdoor dining area).
1,500 / 150 = 10 stalls required.

KEY NOTES AND SYMBOLS

- PH FIRE HYDRANT
- MA NEIGHBORLY AREA RESERVED FOR FUTURE USE.
- S SITE SPACING
- SW SITE WALL
- T SEE LANDSCAPE AND CIVIL DRAWINGS
- TE ELECTRICAL TRANSFORMER
- UP SEE LANDSCAPE AND CIVIL DRAWINGS
- UT ELECTRICAL UTILITY BOXES
- UT SEE ONE PLANS FOR ADDITIONAL UTILITY INFORMATION
- O- FIRE HYDRANT
- UTILITY POLE
- ⚡ LIGHT POLE
- PROPERTY LINE
- ↔ ACCESSIBLE PATH OF TRAVEL

VICINITY MAP



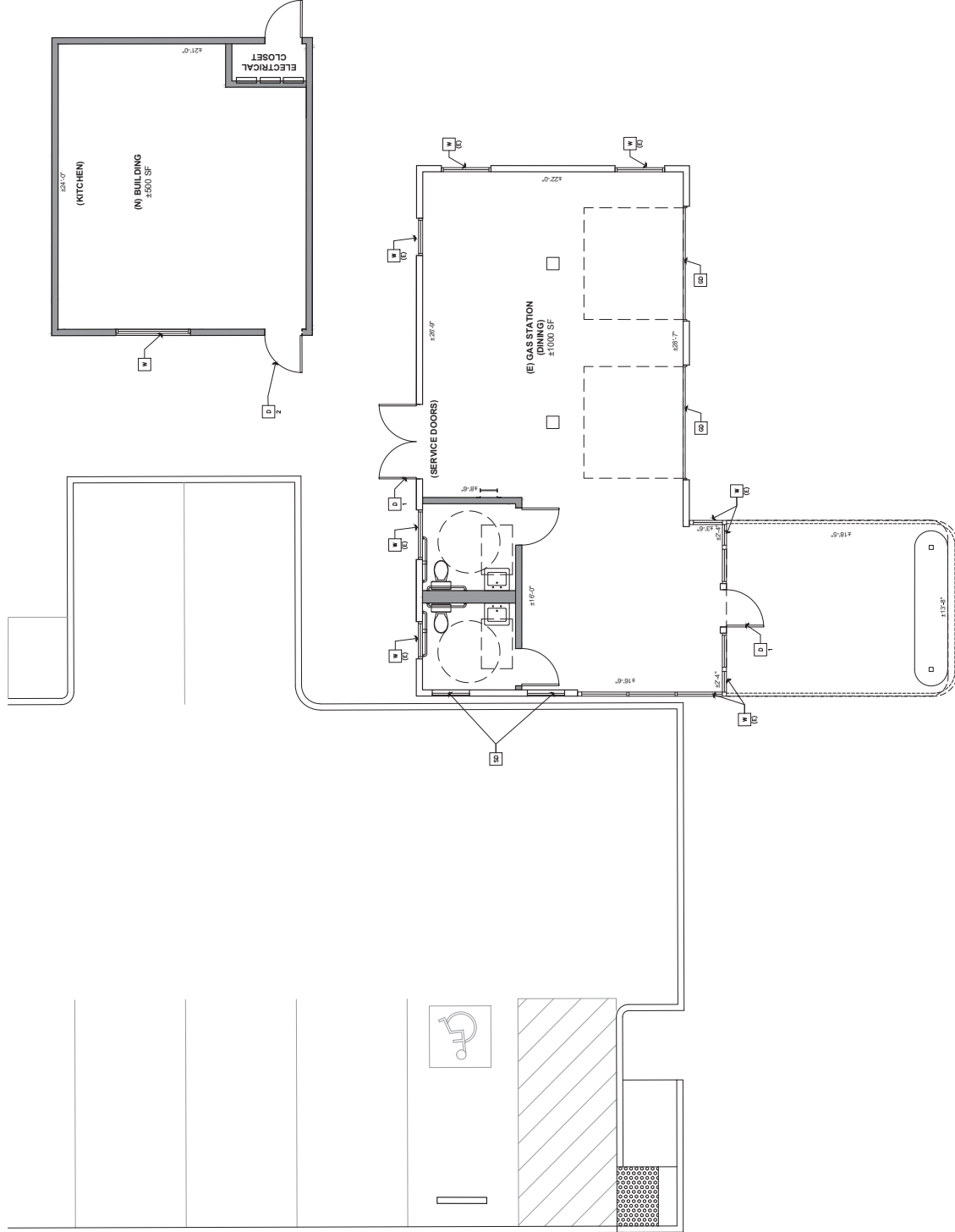
NOT A PART OF
THIS REVIEW

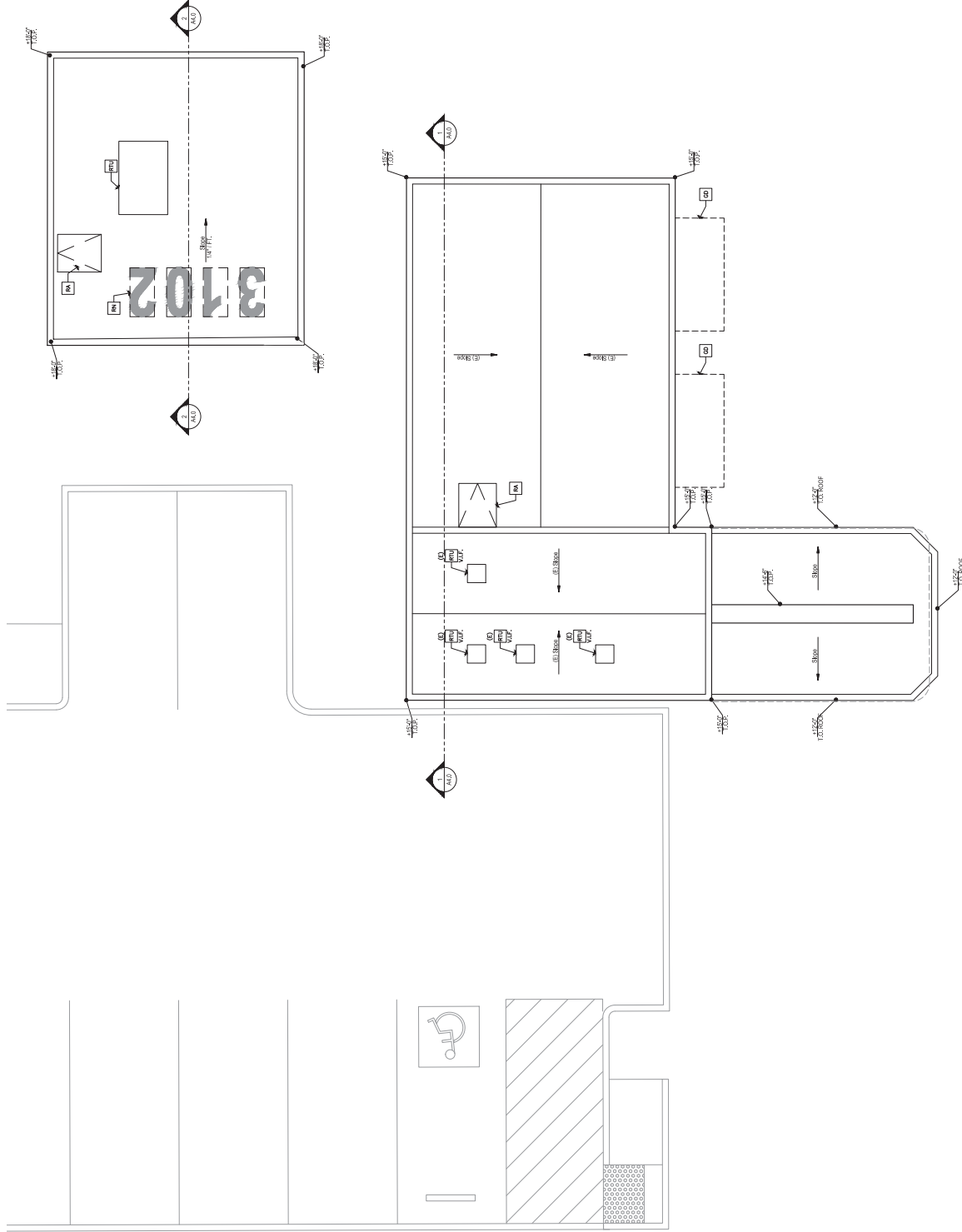
Existing Building:	±1000 SF
New Building:	±500 SF
Total Building Area:	±1,500 SF

ADDITIONAL NOTES:

- Restroom, kitchen, and dining areas subject to change based on final tenant layout.
- Location of new doors, windows, roof top units, and signage are preliminary and subject to change based on final tenant layout.
- Landscaping, sidewalks, and site amenities shown for reference only. Refer to Landscape drawings.
- Existing windows and doors are to be repaired if possible, and to be replaced in-kind if necessary.

D	HOLLOW METAL DOOR
	COLOR: 1 = COLOR TO MATCH EXISTING 2 = DARK BRONZE
GD	GARAGE DOORS - TEMPERED GLASS COLOR TO MATCH EXISTING WINDOW ASSEMBLY
MA	MECHANICAL AREA RESERVED FOR FUTURE USE.
W	EXTERIOR WINDOW ASSEMBLY COLOR TO MATCH EXISTING WINDOW ASSEMBLY
SD	EXISTING DOOR TO BE SEALED CLOSED COLOR TO MATCH EXISTING





THIS PROJECT SHALL COMPLY WITH THE SECRETARY OF THE INTERIORS STANDARDS BY:

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

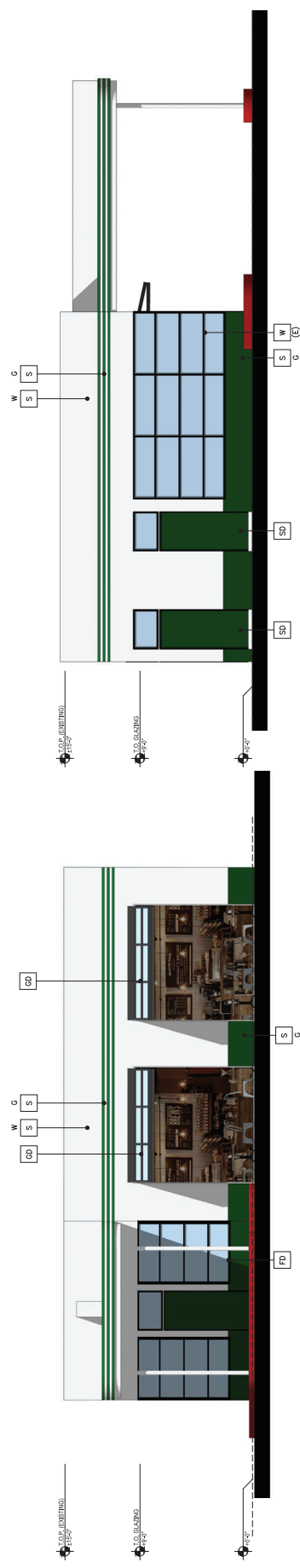
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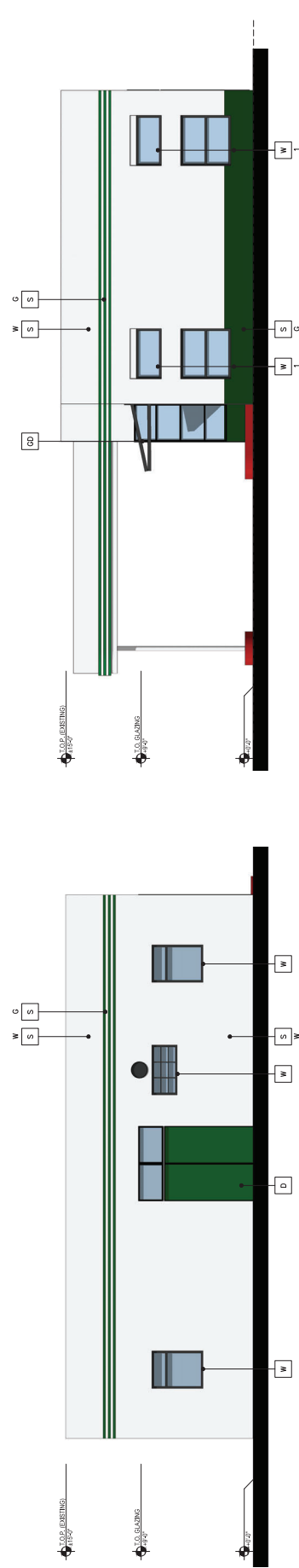
KEY NOTES & SYMBOLS

RTH	ROOF TOP UNITS
CD	GARAGE DOORS BELOW
MA	MECHANICAL AREA RESERVED FOR FUTURE USE
RA	ROOF ACCESS HATCH
RN	ROOF ACCESS NUMBERS

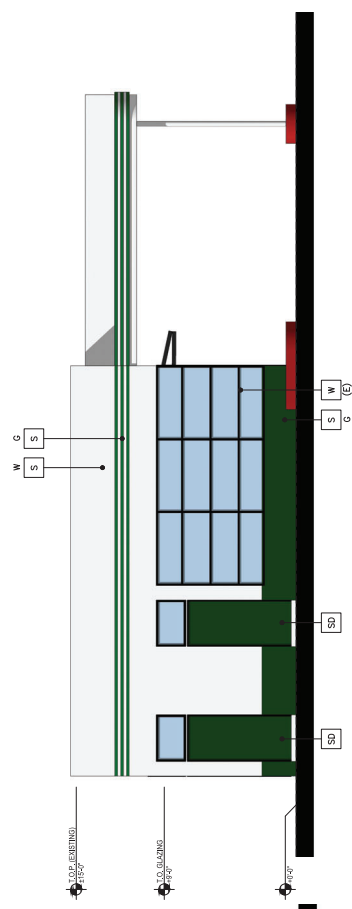
NOTE: MATERIALS IN CONCRETE SHALL BE TO THE ROOF MATERIALS PER CITY STANDARDS.



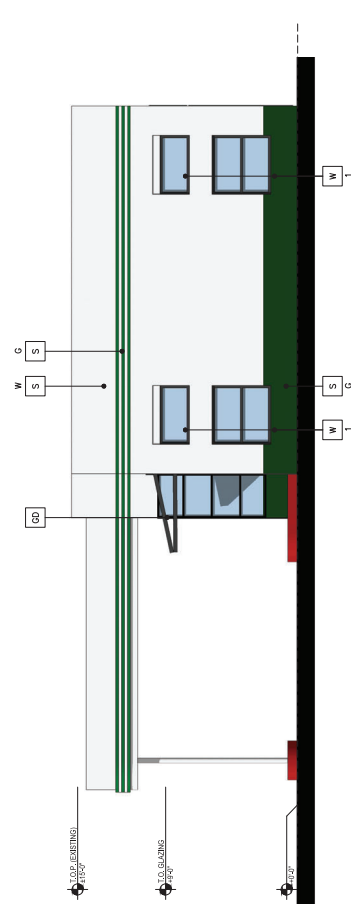
1) FRONT ELEVATION
EXISTING BUILDING



3) REAR ELEVATION
EXISTING BUILDING



2) SIDE ELEVATION
EXISTING BUILDING



4) SIDE ELEVATION
EXISTING BUILDING

KEY NOTES & SYMBOLS

- D HELIX WITH TOP COLOR TO MATCH EXISTING
- GD GARAGE DOORS - TEMPERED GLASS COLOR TO MATCH WINDOW ASSEMBLY
- FD OPENABLE FOLDING DOORS - TEMPERED GLASS
- S EXTERIOR STUCCO COLOR: F - WHITE, T - TAWNY, EXISTING G - GREEN, TO MATCH EXISTING
- W EXTERIOR WINDOW COLOR TO MATCH EXISTING
- W EXTERIOR WINDOW ASSEMBLY COLOR TO MATCH EXISTING
- M MURAL, COLOR TO MATCH EXISTING
- SD EXTERIOR DOOR TO BE SEALED CLOSED COLOR TO MATCH EXISTING

- SW SERVICE WINDOW
- W EXTERIOR WINDOW ASSEMBLY COLOR TO MATCH EXISTING
- M MURAL, COLOR TO MATCH EXISTING
- SD EXTERIOR DOOR TO BE SEALED CLOSED COLOR TO MATCH EXISTING

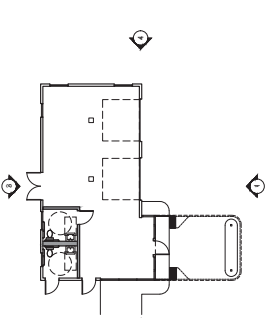
THIS PROJECT SHALL COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS BY:

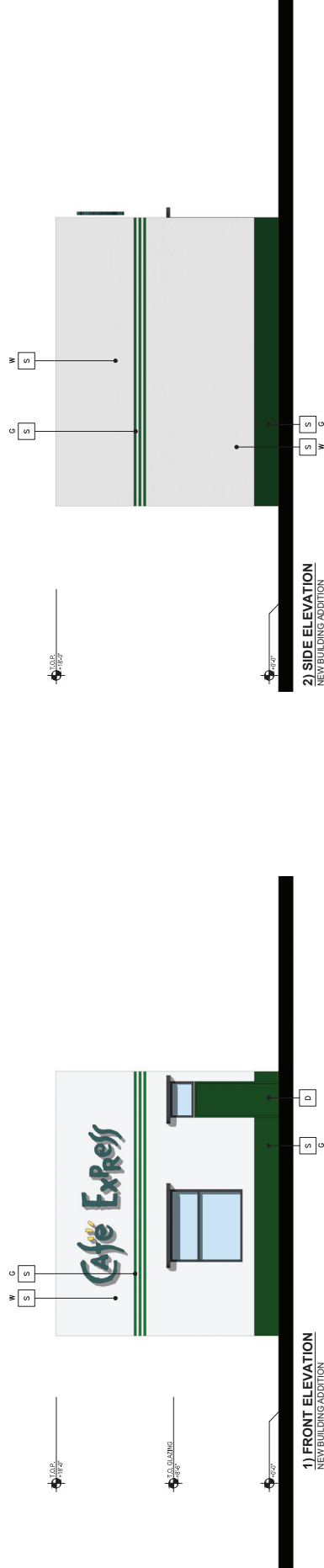
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ADDITIONAL NOTES:

- Final location, orientation, and dining areas subject to change based on final tenant layout.
- Location of new doors, windows, roof top units, and signage are preliminary and subject to change based on final tenant layout.
- Landscape, sidewalks, and site amenities shown for reference only. Refer to Landscape drawings.
- Existing windows and doors are to be repaired if possible, and to be replaced in-kind if necessary.

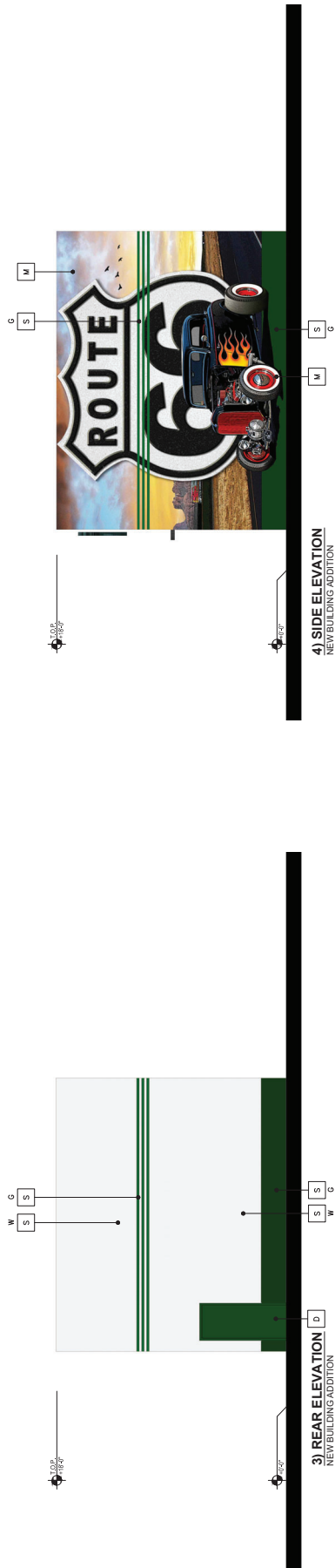
KEY PLAN





2) SIDE ELEVATION
NEW BUILDING ADDITION

1) FRONT ELEVATION
NEW BUILDING ADDITION



4) SIDE ELEVATION
NEW BUILDING ADDITION

3) REAR ELEVATION
NEW BUILDING ADDITION

KEY NOTES & SYMBOLS

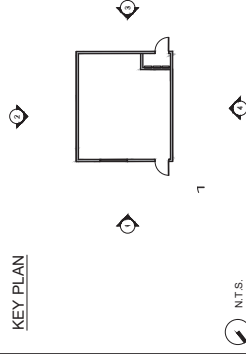
- D HELIX METAL DOOR
COLOR TO MATCH EXISTING
- GD GARAGE DOORS - TEMPERED GLASS
COLOR TO MATCH WINDOW ASSEMBLY
- FD OPENABLE FOLDING DOORS - TEMPERED GLASS
- S EXTERIOR STUCCO
COLOR:
G1 - GREEN, TO MATCH EXISTING
G2 - GREEN, TO MATCH EXISTING
- SW SERVICE WINDOW
- W EXTERIOR WINDOW ASSEMBLY
COLOR TO MATCH EXISTING
- M MURAL
FINAL DESIGN TBD
- SD EXISTING DOOR TO BE SEALED CLOSED
COLOR TO MATCH EXISTING

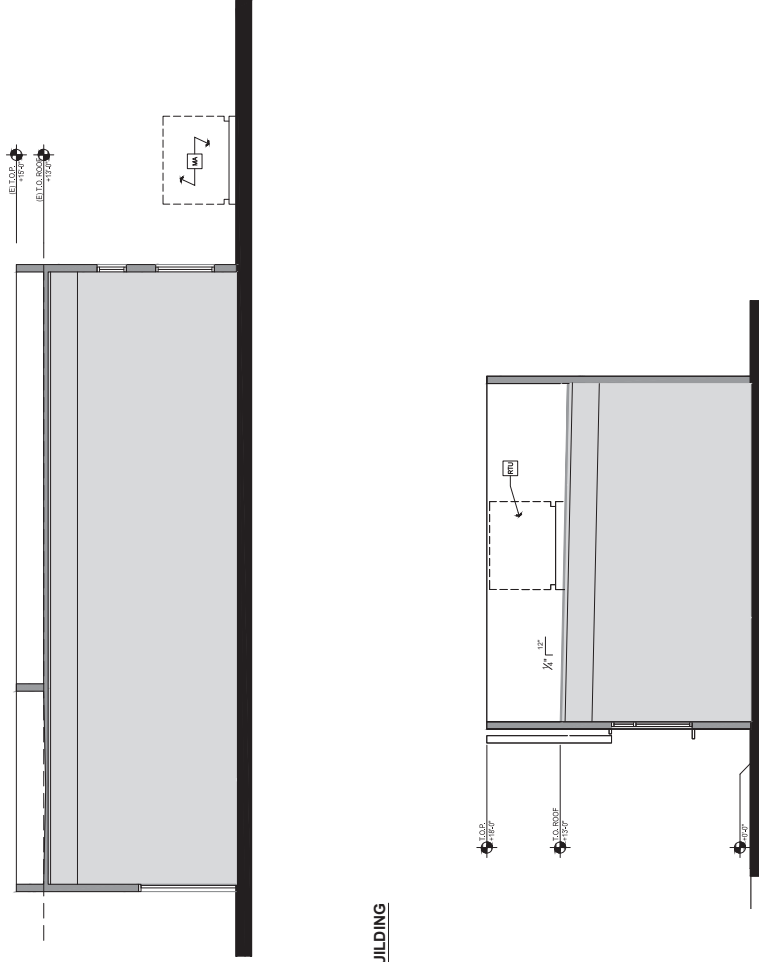
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- Paints, finishes, and dining areas subject to change based on final tenant layout.
- Location of new doors, windows, roof top units, and signage are preliminary and subject to change based on final tenant layout.
- Landscape, sidewalks, and site amenities shown for reference only. Refer to Landscape drawings.
- Existing windows and doors are to be repaired if possible, and to be replaced in-kind if necessary.

KEY PLAN





1) BUILDING SECTION: EXISTING BUILDING

2) BUILDING SECTION: NEW BUILDING

KEY NOTES & SYMBOLS

- RTU ROOF TOP UNIT
- M.E. MECHANICAL AREA
- RESERVED FOR NEW UNITS SERVING THE (E) GAS STATION BUILDING. REFER TO SITE PLAN FOR LOCATION.

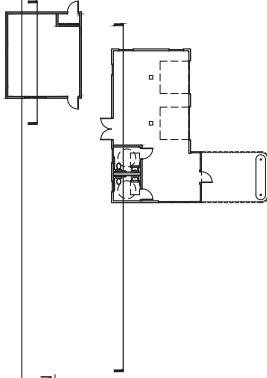
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ADDITIONAL NOTES:

- Roof top units, and dining areas subject to change based on final tenant layout.
- Location of new doors, windows, roof top units, and signage are preliminary and subject to change based on final tenant layout.
- Landscape, sidewalks, and site amenities shown for reference only. Refer to Landscape drawings.

KEY PLAN



NTS

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Integrity Housing
4 Venture, Suite 285
Irvine, CA 92618

THE COMMONS (RETAIL)
RIVERSIDE, CA # 2019-0447

ENTITLEMENT SUBMITTAL
MARCH 16, 2021

BUILDING SECTION
HISTORIC GAS STATION - ADAPTIVE REUSE

A4.0



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Irvine, CA 92618

THE COMMONS (RETAIL)
RIVERSIDE, CA #2019-0427

ENTITLEMENT SUBMITTAL
MARCH 16, 2021

RENDERED PERSPECTIVES
HISTORIC GAS STATION • ADAPTIVE REUSE

A5.0



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THE COMMONS (RETAIL)
RIVERSIDE, CA #2019-0447

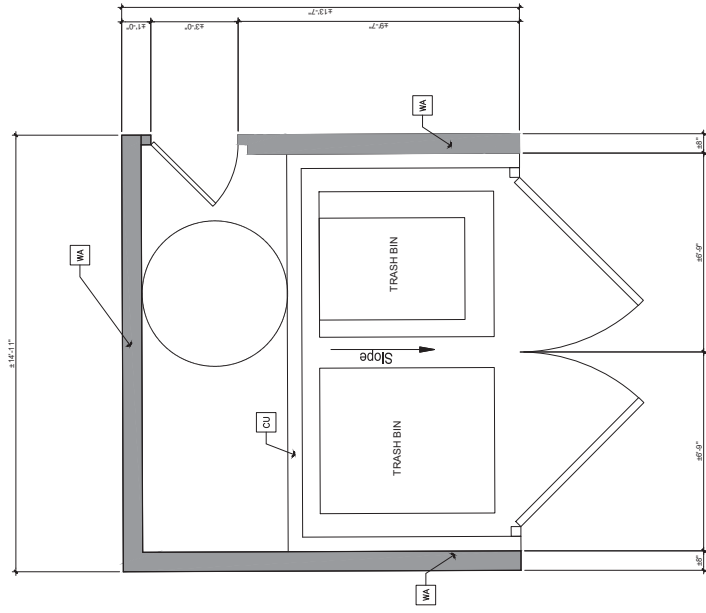
ENTITLEMENT SUBMITTAL
MARCH 16, 2021

RENDERED PERSPECTIVES
HISTORIC GAS STATION • ADAPTIVE REUSE

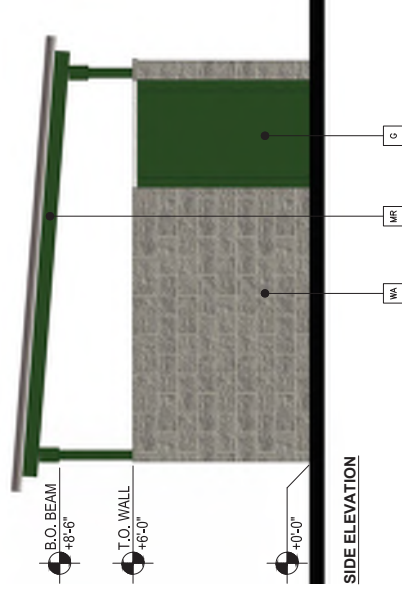
A5.1







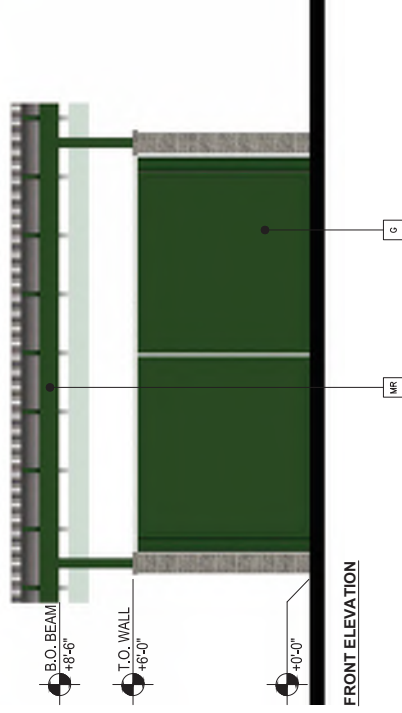
FLOOR PLAN
TANDEM DUMPSTER - FULL FEATURE ENCLOSURE WITH GATED ENTRANCE



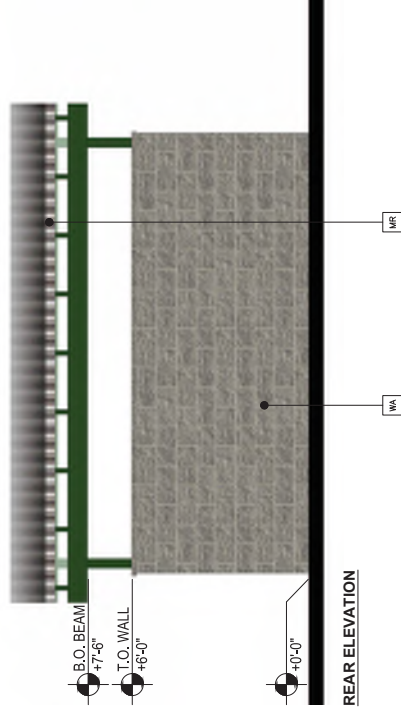
SIDE ELEVATION

KEY NOTES & SYMBOLS

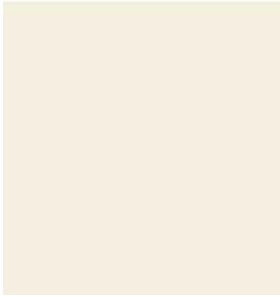
- C** CUSTOM METAL CLADDING - 1/2" THICK GALVALUM 55 OR 50% ALUMINUM
- MR** METAL ROOF SYSTEM - 1/2" THICK GALVALUM 55 OR 50% ALUMINUM
- WA** WEATHERSTRIPPING - 1/2" THICK GALVALUM 55 OR 50% ALUMINUM
- CU** CURB - 1/2" THICK GALVALUM 55 OR 50% ALUMINUM
- MR** METAL ROOF SYSTEM - 1/2" THICK GALVALUM 55 OR 50% ALUMINUM



FRONT ELEVATION



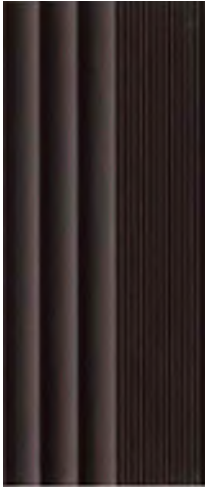
REAR ELEVATION



PAINT - "BONE CHINA"
DEW339, DUNN EDWARDS
(OR EQUIVALENT TO MATCH EXISTING WHITE PAINT)



PAINT - "WOODLAWN GREEN"
DEC779, DUNN EDWARDS
(OR EQUIVALENT TO MATCH EXISTING GREEN PAINT)



STOREFRONT - DARK BRONZE, ANODIZED ALUMINUM
(OR EQUIVALENT TO MATCH EXISTING WINDOW ASSEMBLY)



MASONRY BLOCK - "NATURAL GRAY - LW"
SPLIT FACE, ORCO BLOCK
(OR EQUIVALENT)

KEY NOTES & SYMBOLS

- D

HOLLOW METAL DOOR
COLOR TO MATCH EXISTING
- S

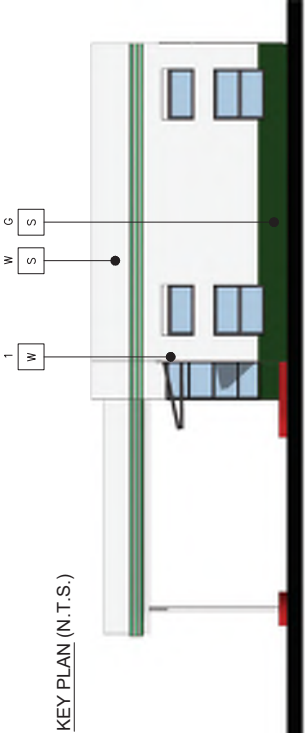
EXTERIOR STUCCO
- W

COLOR:
W = WHITE, TO MATCH EXISTING
G = GREEN, TO MATCH EXISTING
- W

EXTERIOR WINDOW ASSEMBLY
- 1

COLOR:
1 = COLOR TO MATCH EXISTING
2 = DARK BRONZE

KEY PLAN (N.T.S.)



Integrity Housing
4 Venture, Suite 295
Irvine, CA 92616

THE COMMONS
RIVERSIDE, CA # 2017-0942

ENTITLEMENT SUBMITTAL
MARCH 16, 2021

MATERIALS AND FINISHES
HISTORIC GAS STATION - ADAPTIVE REUSE

7.0



BIKE RACKS

- (2 total)
- (4) short-term parking spots

BREWERY PATIO

- historic inspired signage
- outdoor dining with shade umbrellas
- overhead festival lights
- classic pickup truck/event stage
- pottery
- firepit with seating over decomposed gravel
- enhanced paving
- specimen tree

RESTAURANT PATIO

- synthetic turf with picnic tables and shade umbrellas
- overhead festival lights
- bocce/game court
- fire pit with soft seating
- sit-up bar
- specimen tree

MAIN STREET STREETSCAPES

- 10' parkway with palms and shade trees
- (4) existing palms to be protected
- 8' wide concrete walkway
- existing street lights to remain

THE COMMONS (RETAIL) - RIVERSIDE, CA

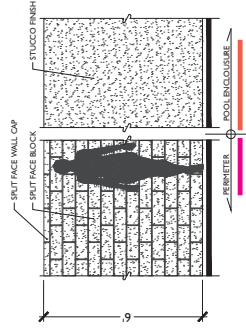
INTEGRITY HOUSING

MARCH 16, 2021

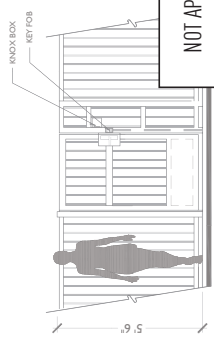
"THE PATIO" ENLARGEMENT-L.2



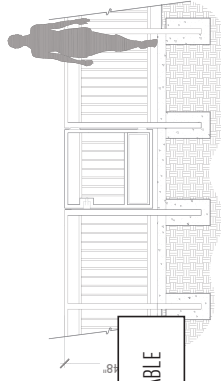
KB KNOX BOX PER
FIRE DEPARTMENT
REQUIREMENTS



(A) MASONRY WALL
6' HIGH
Scale: 1/2" = 1'-0"



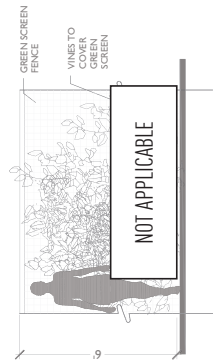
(B) TUBULAR STEEL FENCE and GATE
5' 6" HIGH
Scale: 1/2" = 1'-0"



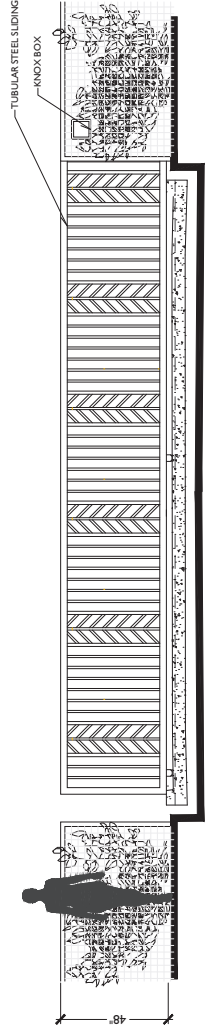
(C) TUBULAR STEEL FENCE and GATE at DOG PARK
4' 8" HIGH
Scale: 1/2" = 1'-0"



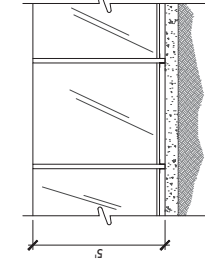
(D) GREENSCREEN LOW FENCE
4' 8" HIGH
Scale: 1/2" = 1'-0"



(E) GREENSCREEN HIGH FENCE
6' HIGH
Scale: 1/2" = 1'-0"



(F) SLIDING GATE at PARKING LOT
4' 8" HIGH
Scale: 1/2" = 1'-0"



(G) GLASS ENCLOSURE at CAFE/BREWERY
5' HIGH
Scale: 1/2" = 1'-0"

PROPOSED SHRUB LIST

PROPOSED SHIRTS

[illegible]

PROPOSED TREE LIST

TRENDS

MAIN STREET		PARKING LOT AND RESTAURANT	
CINNAMON CANYONIA CANYON TREE	36' BOX MODERATE 6	48' BOX LOW 1	
WASHINGTON RUEBIA CALIFORNIA FAN PALM	18' BTH LOW 6	48' BOX MODERATE 1	
FIRST STREET			
AGISTORHIZA X NANTOZIE CHAMELYTLE	24' BOX MODERATE 5	36' BOX MODERATE 3	
SECOND STREET			
MAGNOLIA GRANDIFLORA, 5' HART SOUTHERN MAGNOLIA	36' BOX MODERATE 8	36' BOX MODERATE 4	
INTERSECTION OF MAIN STREET & SECOND STREET			
PHOSNIX DACTYLHIERA "HEDCOL" DATE PALM	18' BTH MEDIUM 4	24' BOX MODERATE 5	
LANDSCAPE SET BACK BETWEEN BACK OF SIDEWALK & BUILDING			
MURBIA MOBILE SANITARIA MANTOGA BAY LAUREL	24' BOX MODERATE 7	36' BOX LOW 4	
PODCARPUS ELONGATUS ICEE BLUE ICEE BLUE YELLOW WOOD	24' BOX MODERATE 5	24' BOX LOW 8	
PLANT CARDUANA "BRIGHT" N TIGHT TH BRIGHT N TIGHT CARDUANA LAUREL	15' GAL MODERATE 8	24' BOX MODERATE 24	
PROJECT PERIMETER, TREE SCREEN			
PNUS ELADNICA ACACIA PINE (SITE & EAST PROPERTY LINE)	36' BOX MODERATE 5	24' BOX MODERATE 4	
PODCARPUS GRACILOX TERTIARY COLUMBIAN (PORTS)	24' BOX MODERATE 5	48' BOX LOW 3	
PNUS CARDUANA "BRIGHT" N TIGHT TH BRIGHT N TIGHT CARDUANA LAUREL	24' BOX MODERATE 8	48' BOX LOW 2	
TETIANA CONERTA BRISBANE BOX (SOUTH PROPERTY LINE)	36' BOX MODERATE 10	36' BOX MODERATE 1	

GENERAL PLANTING NOTES

1. ALL SHRUB AREAS SHALL RECEIVE A 7" MINIMUM LAYER OF BARK MULCH
2. SCREENING NOTE: SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES
3. UTILITIES SHALL CONFLICT WITH PLANTING
4. IRRIGATION DESIGN SHALL COMPLY WITH ABEH181 AND ESTIMATED ANNUAL WATER USE (EAU) WILL NOT EXCEED MAXIMUM ANNUAL WATER USE (MAWU) CALCULATIONS
5. LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CITY OF RIVERSIDE DEVELOPMENT STANDARDS AND CODES FOR LANDSCAPE
6. TREES WITHIN 4 FEET OF LANDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (10 FEET LENGTH MAX EACH TREE)
7. PLANTER AREAS WILL BE A GRIP RAMP. TREES WILL BE IRRIGATED BY A DEEP ROOT WATERING BUBBLER
8. PROVIDE ROOT BARRIER ALONG MAIN STREET, FIRST STREET AND SECOND STREET ADJACENT HANDSAPACES