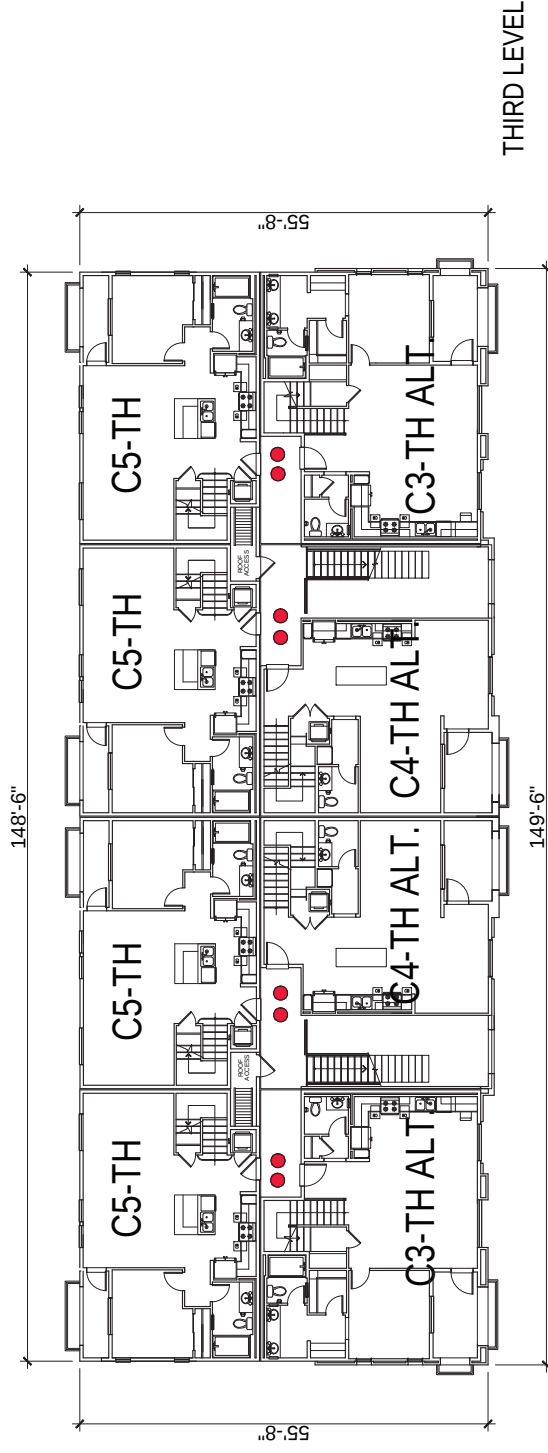
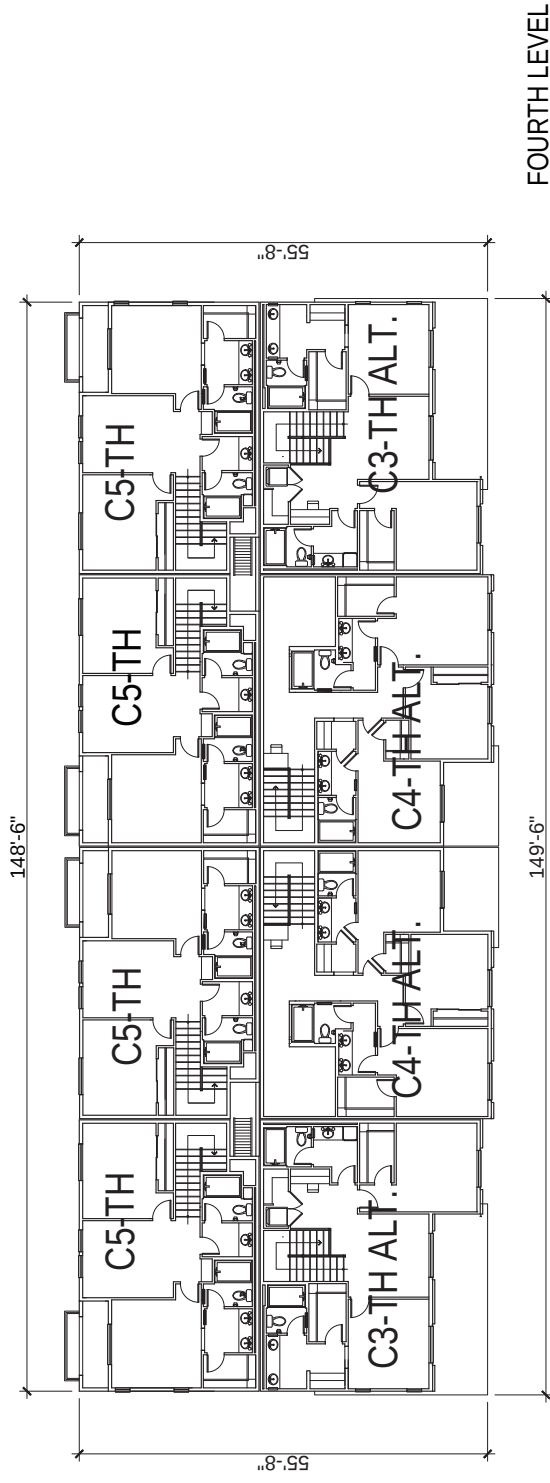




BUILDING 4 THIRD & FOURTH LEVEL

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

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

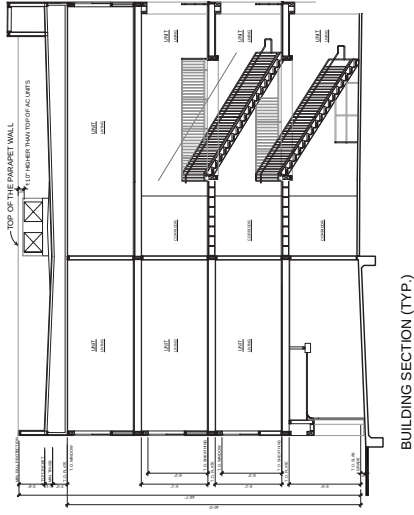
A3.1



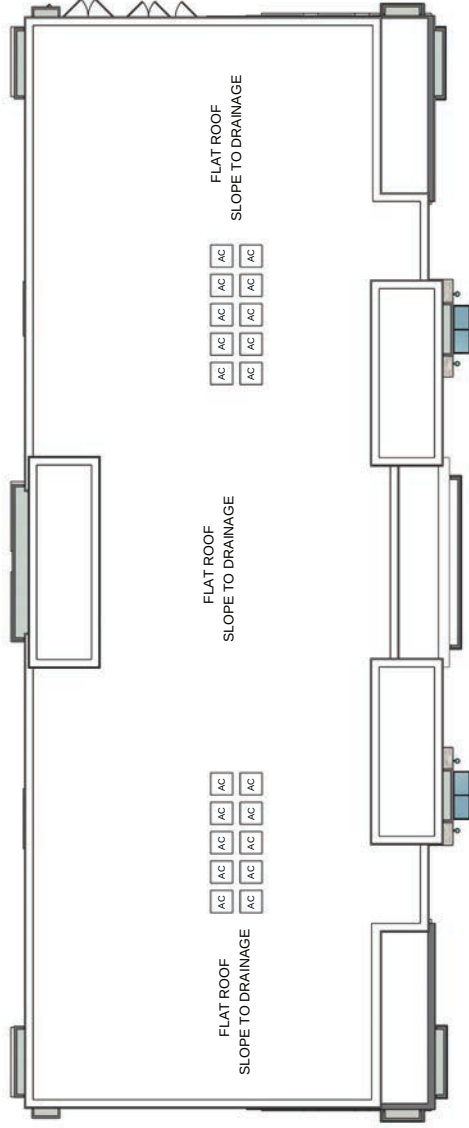
RESIDENCES ON GIBSON AVE. BY GREENS

RESIDENCES
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BUILDING SECTION (TYP.)



BUILDING 4 ROOF LEVEL



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

RESIDENCES ON GIBSON AVE. BY GREENS

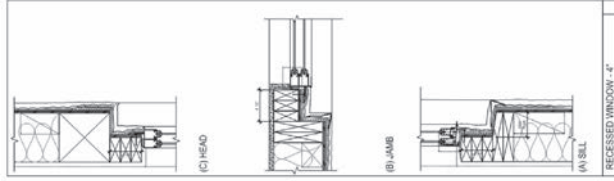


8815 RESEARCH DRIVE, IRVINE, CA 92618
(949) 829-4900

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

A3.2

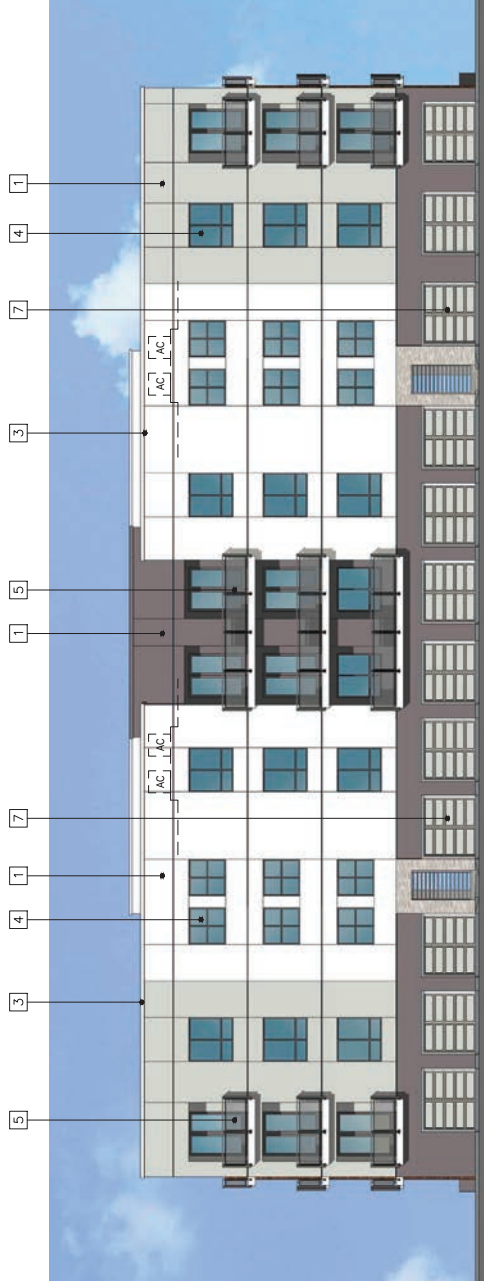




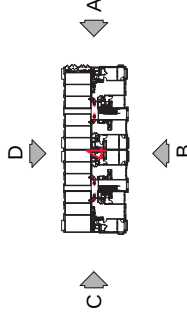
- MATERIALS LEGEND**
- 1 STUCCO
 - 2 WOOD GRAIN TILE
 - 3 STUCCO OVER FOAM TRIM
 - 4 VINYL WINDOW
 - 5 METAL HANDRAIL
 - 6 SIGNAGE
 - 7 SECTIONAL GARAGE DOOR
 - 8 STONE VENER



BUILDING 4 ELEVATION B



BUILDING 4 ELEVATION D



RESIDENCES ON GIBSON AVE. BY GREENS

GREENS
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 (949) 829-4900

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

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A3.3

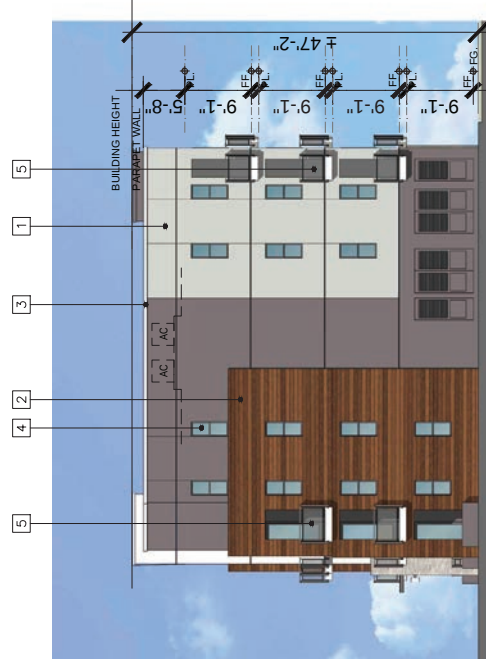
BUILDING D ELEVATIONS



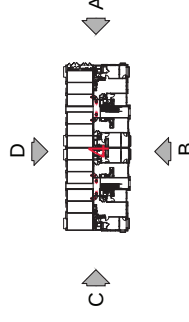
- | 1 | STUCCO |
|---|-----------------------|
| 2 | WOOD GRAIN TILE |
| 3 | STUCCO OVER FOAM TRIM |
| 4 | VINYL WINDOW |
| 5 | METAL HANDRAIL |
| 6 | SIGNAGE |
| 7 | SECTIONAL GARAGE DOOR |



BUILDING 4 ELEVATION C



BUILDING 4 ELEVATION A



A3.4

BUILDING 4 ELEVATIONS



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



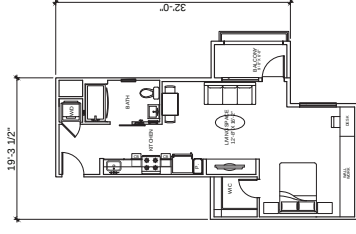
AO ARCHITECTS
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RESIDENCES ON GIBSON AVE. BY GREENS

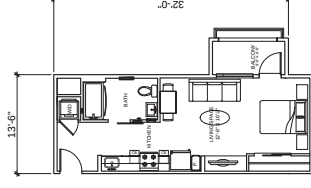
RESIDENCES
AT GREEN

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

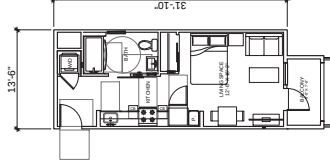
PR-2021-000975 Exhibit 6 - Project Plans



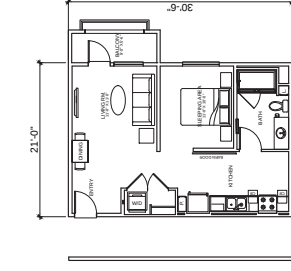
UNIT S2x- STUDIO / 1BA
 LIVABLE AREA: 641 SQ. FT.
 PATIO/BALCONY: 125 SQ. FT.
 COUNT: 1 + 3%



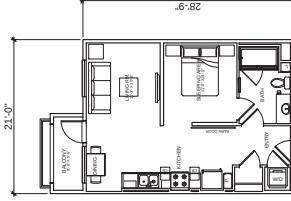
UNIT S2x- STUDIO / 1BA
 LIVABLE AREA: 478 SQ. FT.
 PATIO/BALCONY: 115 SQ. FT.
 COUNT: 1 + 3%



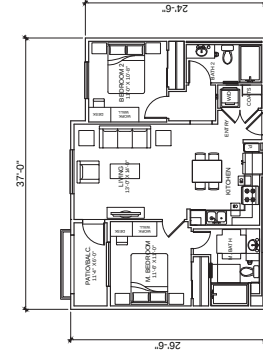
UNIT S2- STUDIO / 1BA
 LIVABLE AREA: 480 SQ. FT.
 PATIO/BALCONY: 115 SQ. FT.
 COUNT: 1 + 3%



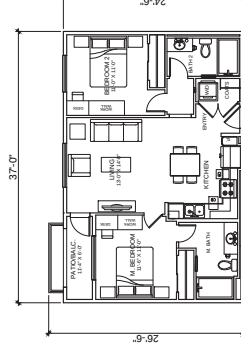
UNIT S1x- 1BR / 1BA
 LIVABLE AREA: 480 SQ. FT.
 PATIO/BALCONY: 115 SQ. FT.
 COUNT: 4 + 3%



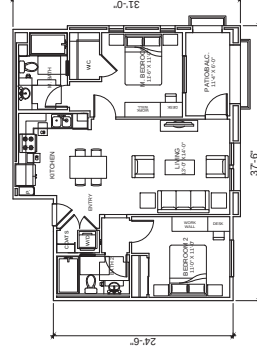
UNIT S1- 1BR / 1BA
 LIVABLE AREA: 603 SQ. FT.
 PATIO/BALCONY: 115 SQ. FT.
 COUNT: 2 + 3%



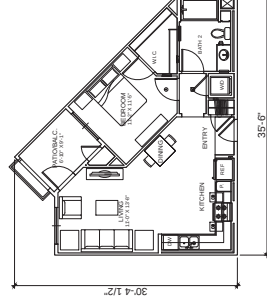
UNIT B1x- 2BR / 2BA
 LIVABLE AREA: 800 SQ. FT.
 PATIO/BALCONY: 115 SQ. FT.
 COUNT: 12 + 9%



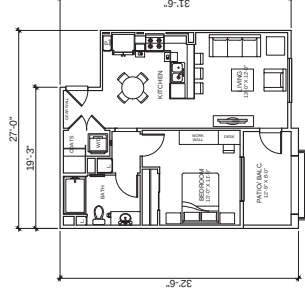
UNIT B2- 2BR / 2BA
 LIVABLE AREA: 800 SQ. FT.
 PATIO/BALCONY: 115 SQ. FT.
 COUNT: 15 + 11%



UNIT B1- 2BR / 2BA
 LIVABLE AREA: 800 SQ. FT.
 PATIO/BALCONY: 115 SQ. FT.
 COUNT: 9 + 9%



UNIT A2- 1BR / 1BA
 LIVABLE AREA: 707 SQ. FT.
 PATIO/BALCONY: 115 SQ. FT.
 COUNT: 8 + 6%



UNIT A1- 1BR / 1BA
 LIVABLE AREA: 723 SQ. FT.
 PATIO/BALCONY: 88 SQ. FT.
 COUNT: 7 + 6%



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

RESIDENCES ON GIBSON AVE. BY GREENS



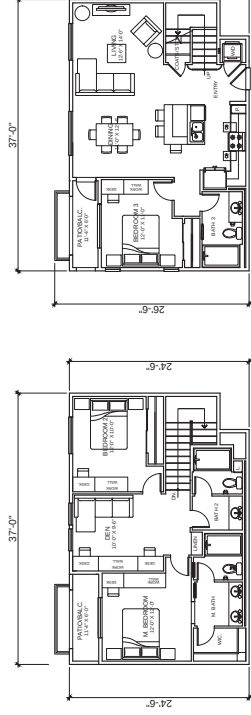
8815 RESEARCH DRIVE, IRVINE, CA 92618
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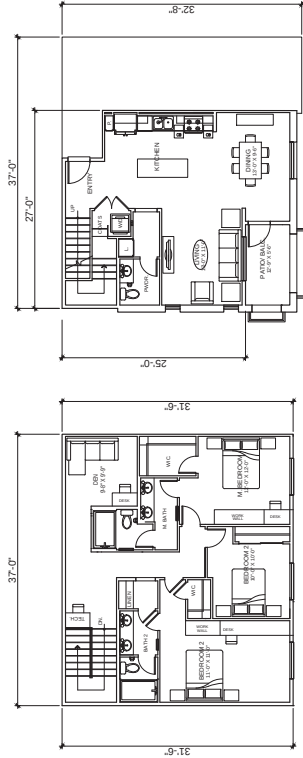
A4.0

UNIT PLANS

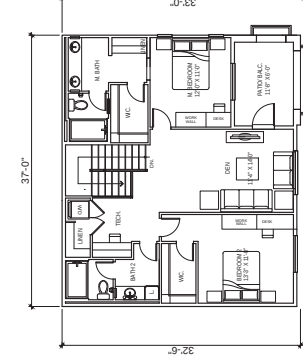




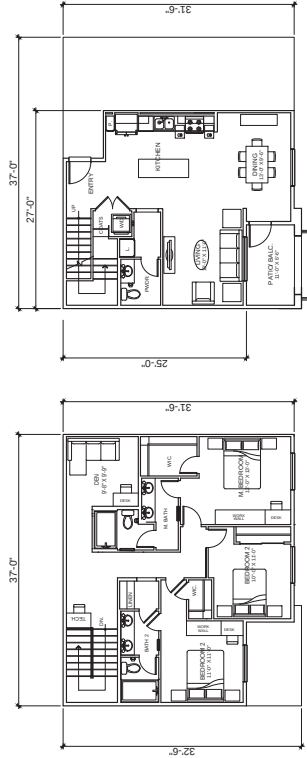
UNIT C5 TH, 3BR / DEN / 3BA
LIVABLE AREA: 1,108 SQ. FT.
PATYOMALCONY: 120 SQ. FT.
COUNT 3 = 13%



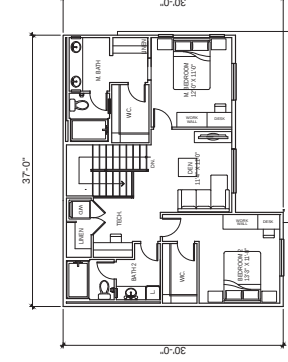
UNIT C4 TH, 3BR / DEN / 2.5BA
LIVABLE AREA: 1,120 SQ. FT.
PATYOMALCONY: 148 SQ. FT.
COUNT 3 = 2%



UNIT C3 TH, 3BR / DEN / 3.5BA
LIVABLE AREA: 2,005 SQ. FT.
PATYOMALCONY: 97 SQ. FT.
COUNT 3 = 2%



UNIT C4 TH ALT REVERSE, 3BR / DEN / 2.5BA
LIVABLE AREA: 1,120 SQ. FT.
PATYOMALCONY: 148 SQ. FT.
COUNT 3 = 2%



UNIT C3 TH ALT REVERSE, 3BR / DEN / 3.5BA
LIVABLE AREA: 1,101 SQ. FT.
PATYOMALCONY: 83 SQ. FT.
COUNT 2 = 3%

RESIDENCES ON GIBSON AVE. BY GREENS



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A4.1

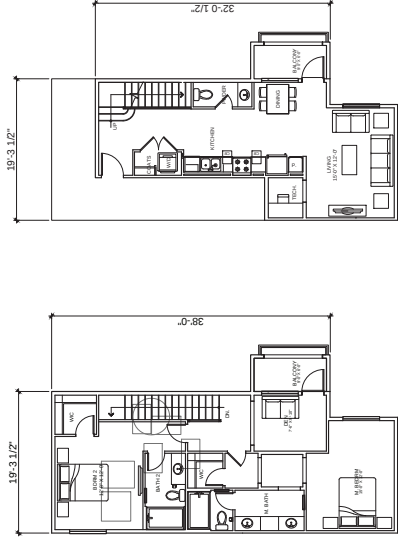
UNIT PLANS

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

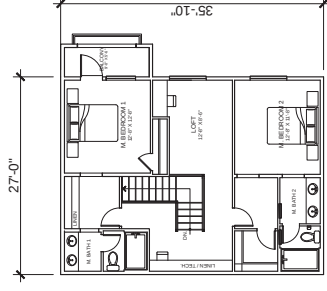


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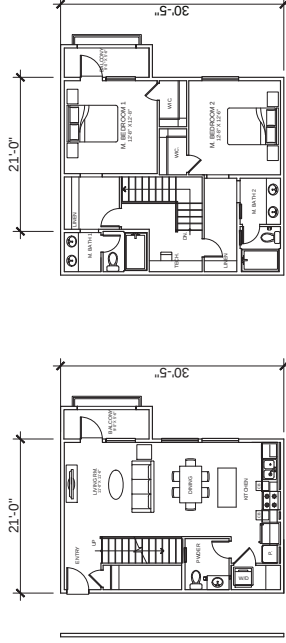




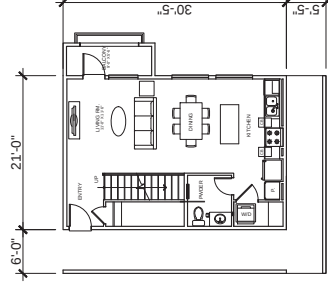
UNIT B4-TH: 2BR / DEN / 2.5BA
LIVABLE AREA: 1,445 SQ. FT.
PATIO/BALCONY: 134 SQ. FT.
COUNT: 1 + 1/2%



UNIT B3-TH: 2BR / 2.5BA
LIVABLE AREA: 1,402 SQ. FT.
PATIO/BALCONY: 138 SQ. FT.
COUNT: 1 + 2%



UNIT B3-TH: 2BR / LOFT / 2.5BA
LIVABLE AREA: 1,548 SQ. FT.
PATIO/BALCONY: 138 SQ. FT.
COUNT: 1 + 2%



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BY GREENS**
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UNIT PLANS



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

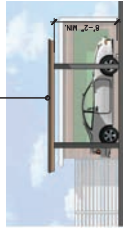
A4.2



PBR Panel



FRONT

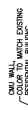


REAR

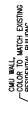


METAL ROOF

ONE WALL MATCHED EXISTING RESIDENTIAL BUILDING



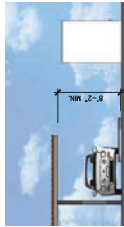
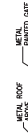
ONE WALL MATCHED EXISTING RESIDENTIAL BUILDING



METAL PAINTED GATE



METAL ROOF ABOVE

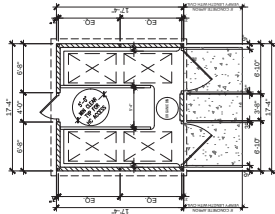


LEFT

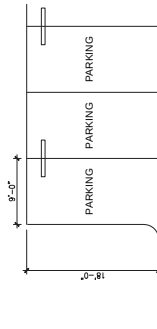
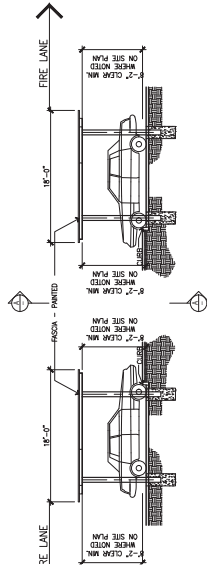


RIGHT

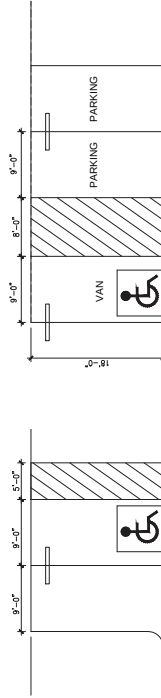
4 BINS TRASH ENCLOSURE



CARPOT AT MAIN ENTRANCE

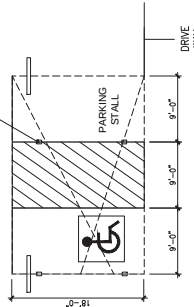


PARKING STALL (TYP.)



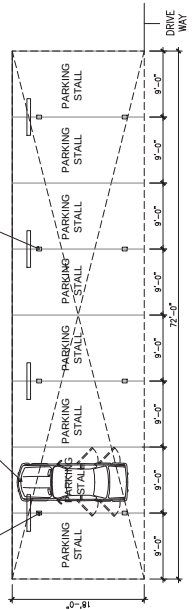
ACCESSIBLE PARKING

STEEL POST- PAINTED



CARPOT ACCESSIBLE

STANDARD CAR PROFILE
MINIMUM CLEARANCE
UNIMPEDED BY CARPORT
COLUMNS



CARPOT TYPICAL



RESIDENCES ON GIBSON AVE. BY GREENS



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CARPOT, PARKING & TRASH ENCLOSURE

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

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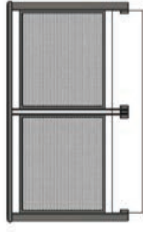
A5.0

⑨



WOOD GRAIN TILES

⑦



METAL BALCONY

⑩



STONE VENEER

⑧



WHITE VINYL WINDOW

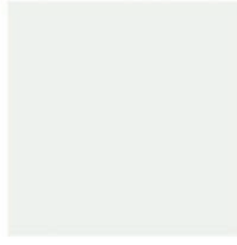


①



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

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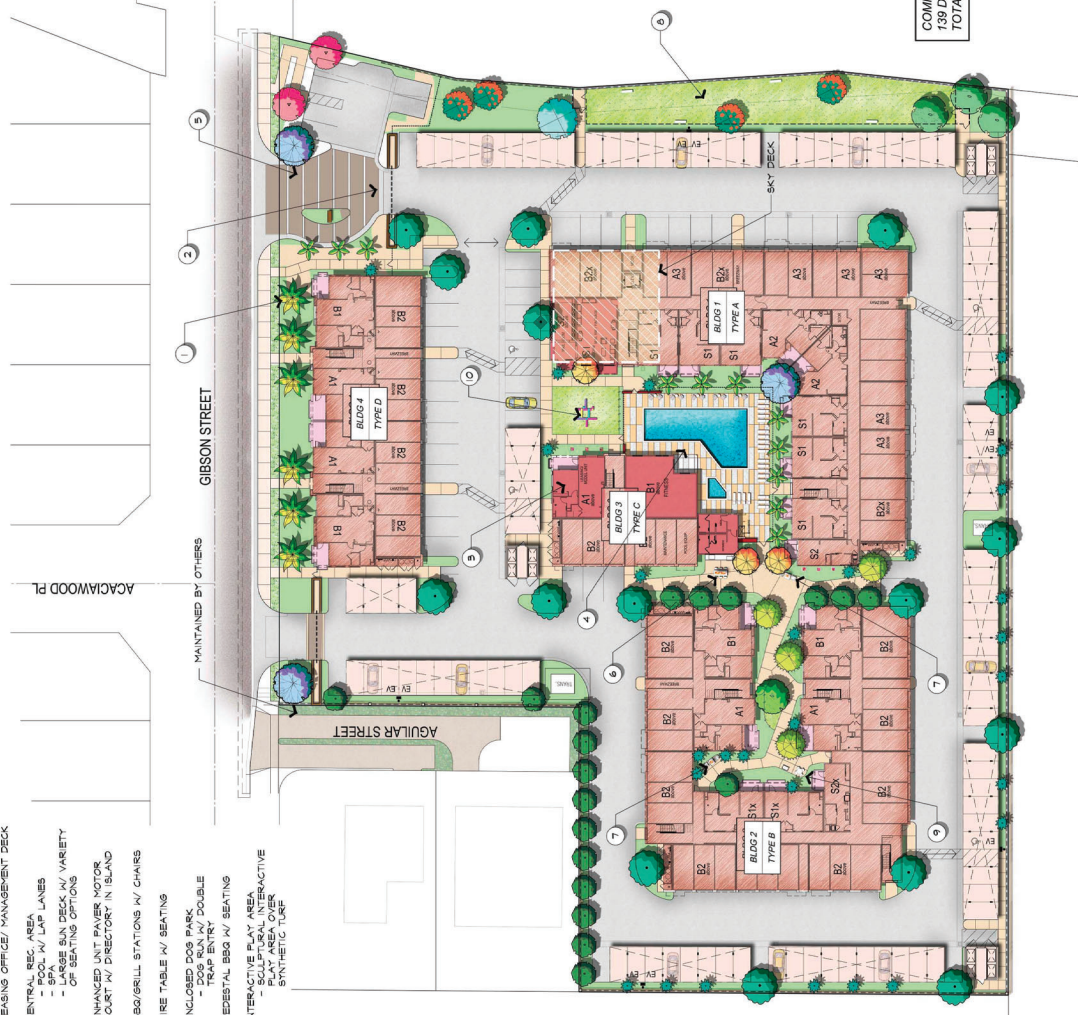
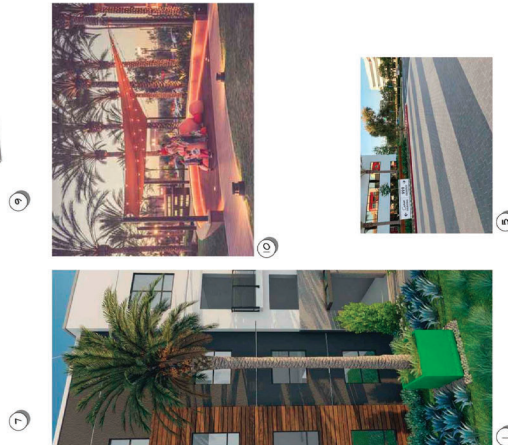
DATE: 03-25-22
JOB NO.: 2020-091

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PLANTING LEGEND

- [illegible]

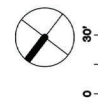


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Acacia smallii</i>	Sweet Acacia	24" B
	<i>Trestania conferta</i>	Brickbat Box	24" B
	<i>Cercidiala hdb. 'Desert Museum'</i>	Hybrid Palo Verde	36" B
	<i>Cupaniopsis anacardioides</i>	Carrotwood	24" B
	<i>Magnolia grandiflora 'Saint Mary'</i>	Southern Magnolia	36" B
	<i>Olea europaea</i>	Olive	48" B
	<i>Pinus canariensis</i>	Canary Island Pine	24" B
	<i>Platanus acerifolia 'Bloodgood'</i>	London Plane Tree	24" B
	<i>Rhus lancea</i>	African Sumac	48" B
	<i>Shinus molle</i>	California Pepper Tree	24" B
	<i>Stenocarpus sinuatus</i>	Freshweed Tree	36" B
	<i>Spatholiza nicotiana</i>	Giant Bird of Paradise	24" B
	<i>Cupressus sempervirens</i>	Italian Cypress	15G
	<i>Phoenix dactylifera</i>	Date Palm	20' BTH
	<i>Syagrus romanzoffiana</i>	Queen Palm	15' BTH
	<i>Agave Blue Flame</i>	Blue Flame Agave	5G
	<i>Agave schottii</i>	Weyers Century Plant	5G
	<i>Agave striata</i>	Caral Aloe	5G
	<i>Anagallis hybrid</i>	Dwarf Kangaroo Paw	5G
	<i>Boegavillea 'La Jolla'</i>	Boegavillea	5G
	<i>Bicus microphylla</i>	Japanese Boxwood	5G
	<i>Chionochloa tetraodon</i>	White Hedge	5G
	<i>Daniella revoluta 'DS-5007'</i>	Little Red Flax Lily	5G
	<i>Daniella tamnaria 'Silver Steel'</i>	Silver Steel Flax Lily	5G
	<i>Myoporum laetifolium</i>	Myoporum	5G
	<i>Olea europaea 'Mouta'</i>	Little Olive Dwarf Olive	5G
	<i>Penstemon 'Terry'</i>	Penstemon Grass	5G
	<i>Pittosporum tobira 'Whelanii'</i>	Whelan's Dwarf Tolia	5G
	<i>Rosa 'Ice Berg'</i>	White Shrub Rose	5G
	<i>Spiraea</i>	Star Jasmine	5G
	<i>Stachys reginae</i>	Mexican Feather Grass	5G
	<i>Tracheloperium jamaicense</i>	Bird-of-Paradise	5G
	<i>Yucca rostrata</i>	Parrotfish Yucca	15G
	Sodded Turf		

Plurative and plurative provided to screen property, with & to convert.

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.



OVERALL LANDSCAPE PLAN

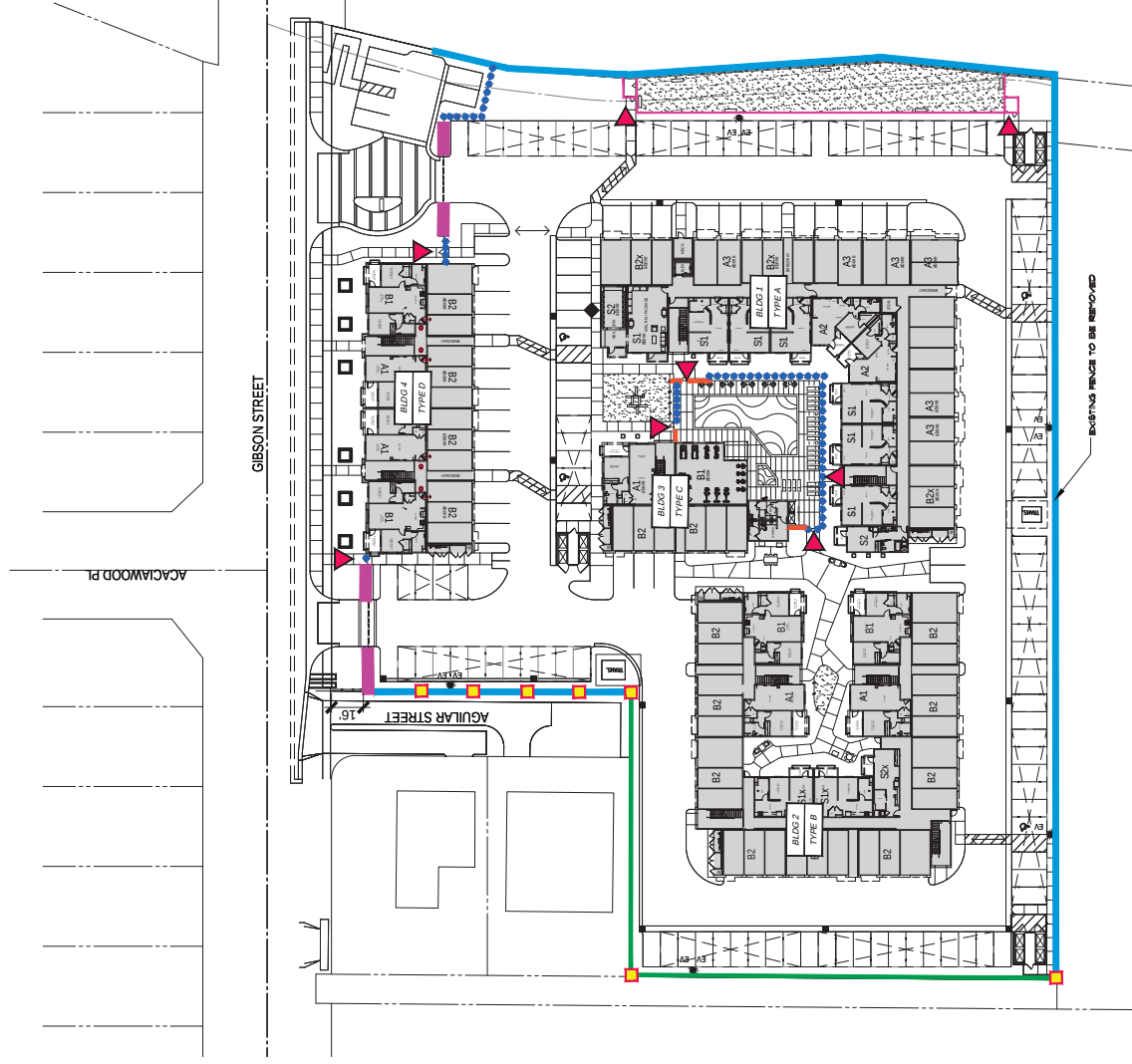
RESIDENCES ON GIBSON AVE. BY GREENS

RESIDENCES
BY GREENS
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I T E C A P E 
Landscape Architecture & Planning
Covelo, CA 95926
Richard Robinson, License # 2386
Phone 916-241-2428 Fax 916-241-2428

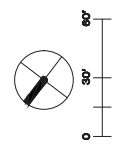
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PR-2021-000975 Exhibit 6 - Project Plans



FENCE & WALL LEGEND

- PERIMETER BLOCK WALL
- SEE DETAIL 1, SHEET L-3
- PERIMETER COMBO WALL
- SEE DETAIL 2, SHEET L-3
- 6 HT. TUBULAR STEEL FENCE
- SEE DETAIL 3, SHEET L-3
- 4 HT. 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
- SEE DETAIL 6, SHEET L-3
- PILASTER
- SEE DETAIL 6, SHEET L-3

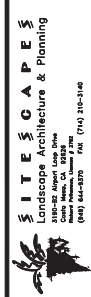


L2

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

FENCE & WALL PLAN

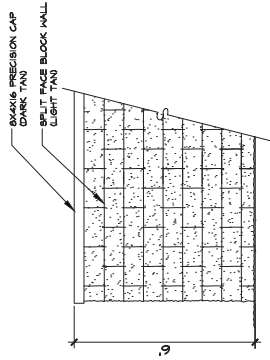
RESIDENCES ON GIBSON AVE. BY GREENS



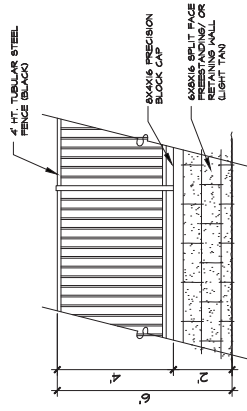
RESIDENCES BY GREENS
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144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 639-9860

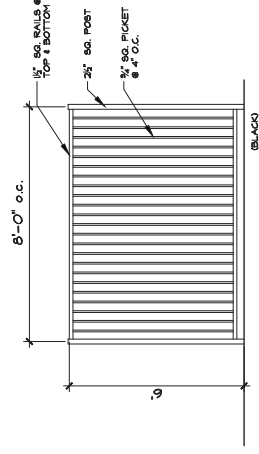




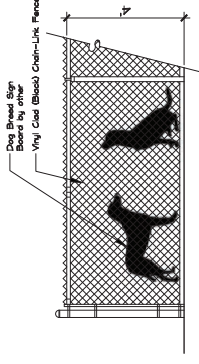
1 PERIMETER BLOCK WALL



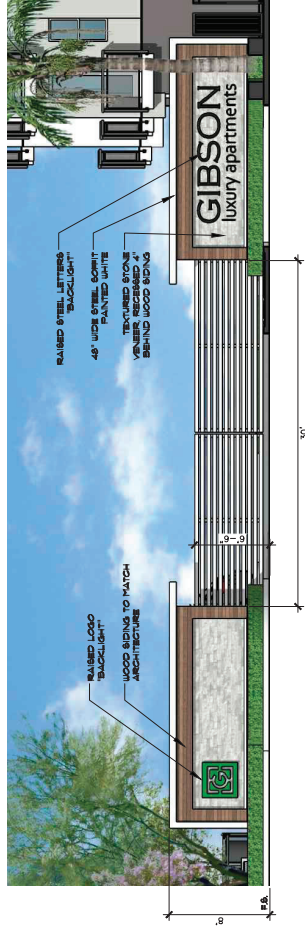
2 PERIMETER COMBO WALL



3 6' HT. TUBULAR STEEL FENCE



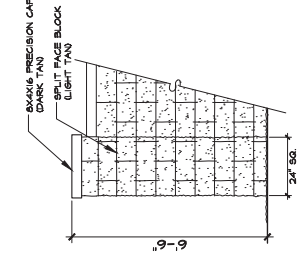
4 DOG PARK FENCE



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

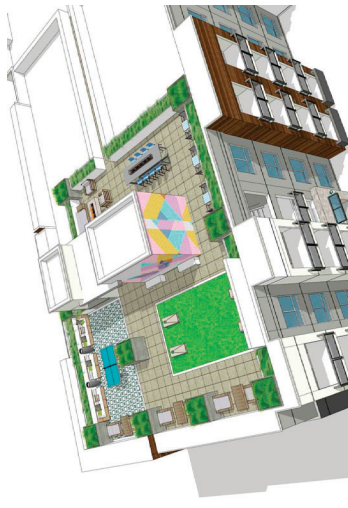


DATE: 06-02-22
JOB NO.: 21-010

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

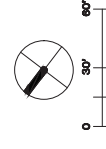


SKY DECK (PLAN VIEW)



SKY DECK (PERSPECTIVE VIEW)

COMMON OPEN SPACE	23,645 S.F.
HARDSCAPE	5,930 S.F.
REC. AMENITY	1,565 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)	PROVIDED
139 AL 160 SF (20.85 SF)	23,645 S.F.
TOTAL COMMON SPACE OVER CODE (2,795 SF)	

L4

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

OPEN SPACE CALCULATIONS

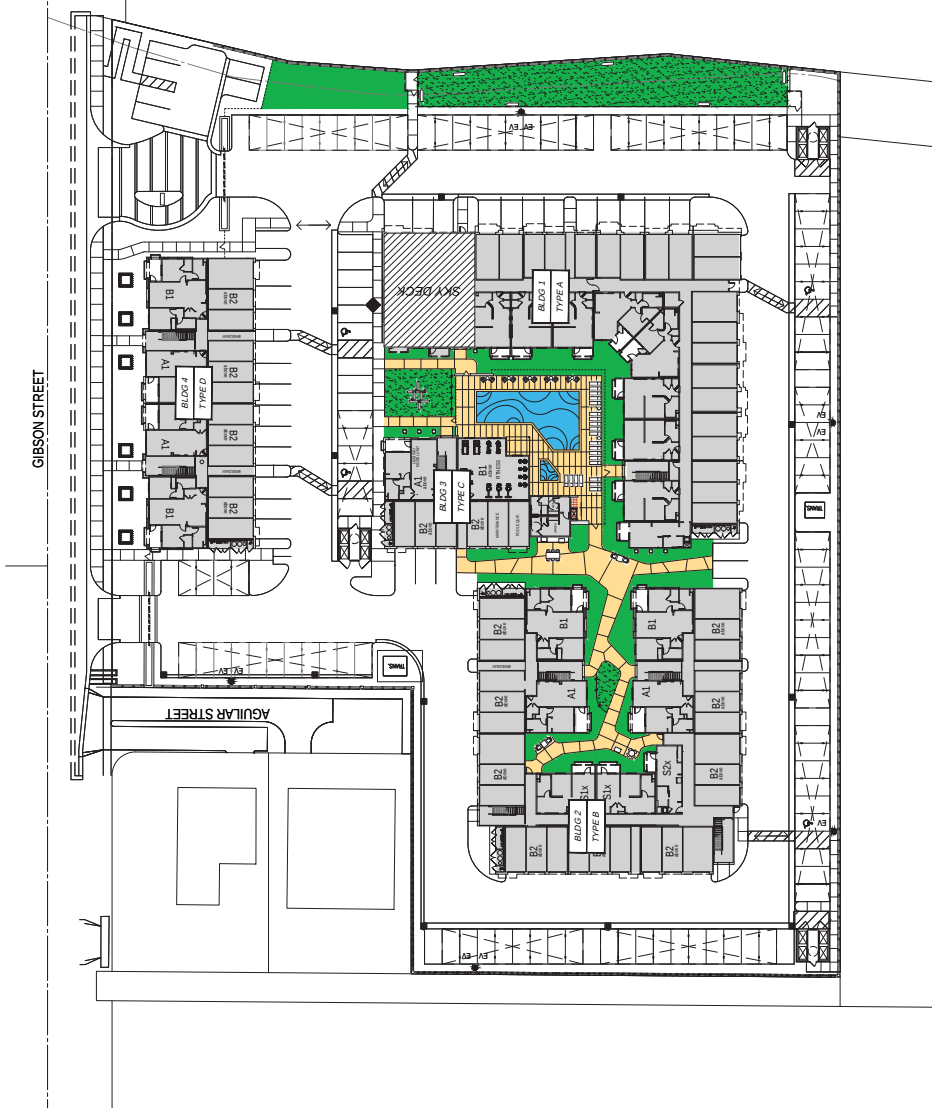


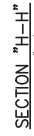
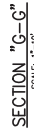
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

S I T E S C A P E S
Landscape Architecture & Planning
139 AL 160 SF (20.85 SF)
Orange, CA 92666
(949) 844-5370 Fax (714) 289-3148

RESIDENCES ON GIBSON AVE. BY GREENS

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



[illegible]

MARK	REVISIONS	DATE	BY
CONCEPTUAL GRADING PLAN 3136 GIBSON STREET  WOODWARD group			
DOW: GEORGE GIBSON, LLC SCALE: 1"=50' DATE: 4/7/02 DESIGNED: AW CHECKED: AW IN CH. REF.		M.O. SHEET 2 OF 2 SHEETS DWG. NO. 1109	

LIGHTING CONSULTANT

JSA

JSA & ASSOCIATES

535 PRINCE AND COURT
CORONA, CA 92679
TEL: 949.232.1700
JSAASSOCIATESINC.COM

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OWNER:

GREENS

ATMAN KADAKIA
GREENS APARTMENTS
9289 RESEARCH DRIVE
IRVINE, CA 92618
C: 949.332.1700

PROJECT:

GIBSON AVE.
APARTMENTS
RIVERSIDE, CA

DATE

2021.11.18

2022.02.15

DESCRIPTION

PLANNING REVIEW RESUBMITTAL

REVISED LIGHTING LAYOUT

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN BY: L.V.

CHECKED BY: S.G.

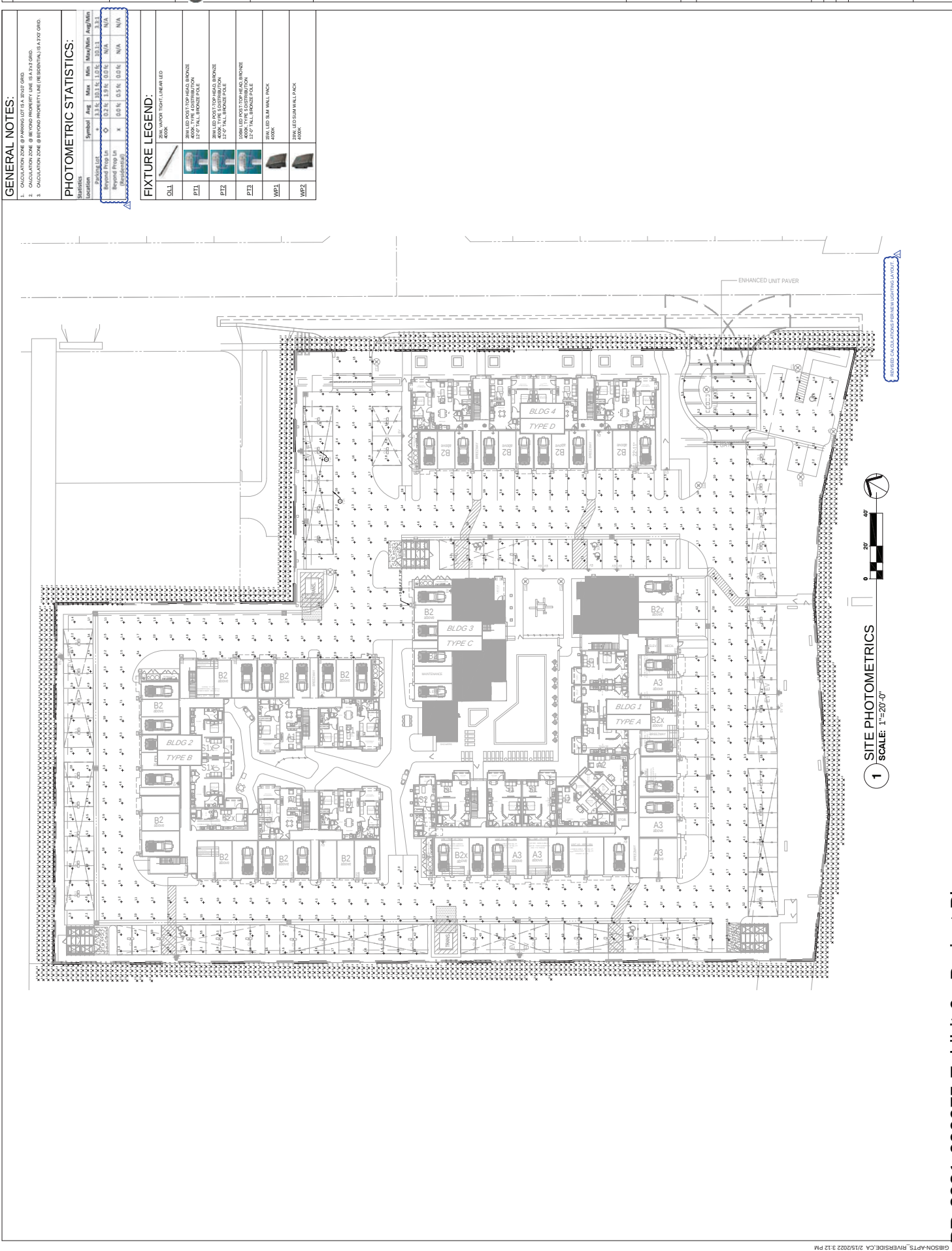
SCALE: AS SHOWN

SHEET TITLE

SITE
PHOTOMETRICS

SHEET NO.

LTG-1.1



[illegible]

[illegible][illegible]

LIGHTING CONSULTANT			535 PRINCETON COURT CORONA CA 92719 JSAASSOCIATESINC.COM	
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OWNER:	GIBSON AVE. APARTMENTS RIVERSIDE, CA			
PROJECT:	PLANNING REVIEW RESUBMITTAL			
DATE:	2021.11.18			
DESCRIPTION:				
PRELIMINARY  NOT FOR CONSTRUCTION				
DRAWN BY: T.V. CHECKED BY: S.G. SCALE: AS SHOWN				
SHEET TITLE				
LIGHTING FIXTURE CUTSHEETS				
SHEET NO.				
LTG-2.1				