

QUAIL RUN APARTMENTS

RIVERSIDE, CALIFORNIA SITE PLAN REVIEW RESUBMITTAL SET



PROJECT TEAM

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ORIGINAL SUBMITTAL: AUG 11, 2014
REVISION 03/18/15

A-000

2014-121 MARCH 18, 2015



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QUAIL RUN APARTMENTS, RIVERSIDE CA

COVER SHEET

SDH & ASSOCIATES
EXHIBIT 6

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Zoning: R-3-3000 Multifamily Residential Zone

DATA		
TOTAL GROSS SITE AREA:	30.90	AC
TOTAL BLDG AND SLOPE SITE AREA:	15.91	AC
PROPOSED TOTAL # OF DU:	216	UNITS
PROPOSED NET DENSITY OF UNITS:	7.0	DU/AC
PROPOSED PAD DENSITY OF UNITS:	13.6	DU/AC

QUAIL RUN APARTMENTS

RIVERSIDE, CALIFORNIA

SITE PLAN REVIEW

RESUBMITTAL SET

BUILDING/UNIT MIX

BLDG #	TYPE	1 BDRM UNITS			2 BDRM UNITS			TOTAL UNIT	TOTAL ATTACHED GARAGE
		A1	A2	A3	B1	B2	B3		
1	IV	4		9	4		3	20	14
2	I	4	6		4	6		20	14
3	I	4	6		4	6		20	14
4	I	4	6		4	6		20	14
5	II ALT	2	3		4	6		15	11
6	I	4	6		4	6		20	14
7	II	2	3		4	6		15	11
8	II	2	3		4	6		15	11
9	II	2	3		4	6		15	11
10	III	2	3		2	3		10	7
11	III ALT	1	2		1	2		6	7
12	I	4	6		4	6		20	14
13	I	4	6		4	6		20	14
SUB-TOTAL	-	39	53	9	47	65	3	216	-
TOTALS	-	101			115			216	156
%	-	47%			53%			100%	-

LEASABLE UNIT SQ. FT.

UNIT TYPE	UNIT LSF	QTY	%	TOTAL SF
A1	734	39	18%	28,626
A2	768	53	25%	40,704
A3	665	9	4%	5,985
B1	1,030	47	22%	48,410
B2	1,095	65	30%	71,175
B3	1,078	3	1%	3,234
TOTAL	917	216	100%	198,134

* Total s.f. of a unit including the outside walls and excluding patio/balcony, outdoor storage and water heater.

PARKING SUMMARY

TOTAL REQUIRED

UNIT TYPES	UNITS	RATIO	QTY.
1 BDRM. UNITS	101	1.5	152
2 BDRM. UNITS	115	2.0	230
TOTAL UNITS	216	-	-
GUESTS			-
TOTAL REQUIRED PARKING			382
REQUIRED PARKING RATIO			1.77

PARKING SUMMARY

TOTAL PROVIDED

TOTAL PARKING PROVIDED	QTY.	%
TOTAL GARAGES	155	40.3%
TOTAL OPEN STALLS	90	23.4%
TOTAL CARPORTS	134	34.8%
TOTAL HANDICAP GARAGES	1	0.3%
TOTAL HANDICAP OPEN STALLS	4	1.0%
TOTAL HANDICAP CARPORTS	1	0.3%
TOTAL PROVIDED PARKING	385	100%
PARKING RATIO	1.78	

*Per Section 19.580.080B:

(1) At least 1 parking space fully enclosed is required for at 40% of the total number of units : 216 * 40% = 87 garages required / 156 garages provided

(2) 75% of the total required spaces shall be in fully enclosed garage or carport: 382 required parking spaces * 75% = 287 spaces - 156 garages = 131 carports required

COMMON OPEN SPACE

REQUIRED & PROVIDED

	TOTAL UNITS	SQ. FT. PER UNIT	TOTAL SQ. FT.	TOTAL AC
REQUIRED COMMON USABLE OPEN SPACE	216	500	108,000	2.48
PROVIDED COMMON USABLE OPEN SPACE	216	574	123,981	2.85

COMMON OPEN SPACE PROVIDED

	SECTION	SQ. FT.	AC
COMMON USABLE OPEN SPACE	A	22,262	0.51
	B	23,714	0.54
	C	18,979	0.44
	D	7,205	0.17
	E	39,837	0.91
	F	4,698	0.11
	G	7,286	0.17
TOTAL	-	123,981	2.85

PRIVATE OPEN SPACE

FOR GROUND LEVEL UNITS

REQUIRED & PROVIDED

	TOTAL UNITS	SQ. FT. PER UNIT	TOTAL SQ. FT.
REQUIRED PRIVATE OPEN SPACE	43	120	5,160
PROVIDED PRIVATE OPEN SPACE	43	160	6,859

PRIVATE OPEN SPACE

PROVIDED

UNIT	# UNITS	SQ. FT. PER UNIT	TOTAL SQ. FT.
A2	18	172	3,039
A3	3	105	315
B2	22	157	3,402
B3	1	157	157
TOTAL	43		
AVG GROUND			159.5

PRIVATE OPEN SPACE

FOR UPPER LEVEL UNITS

REQUIRED & PROVIDED

	TOTAL UNITS	SQ. FT. PER UNIT	TOTAL SQ. FT.
REQUIRED PRIVATE OPEN SPACE	173	50	8,650
PROVIDED PRIVATE OPEN SPACE	173	89	15,439

PRIVATE OPEN SPACE

PROVIDED

UNIT	# UNITS	SQ. FT. PER UNIT	TOTAL SQ. FT.
A1	39	103	4,017
A2	35	84	2,968
A3	6	85	510
B1	47	96	4,512
B2	43	75	3,250
B3	2	76	152
TOTAL	173		
AVG			89.2

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DATA SHEET

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0 50' 100' 150'

1" = 50'-0"

SITE PLAN

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES

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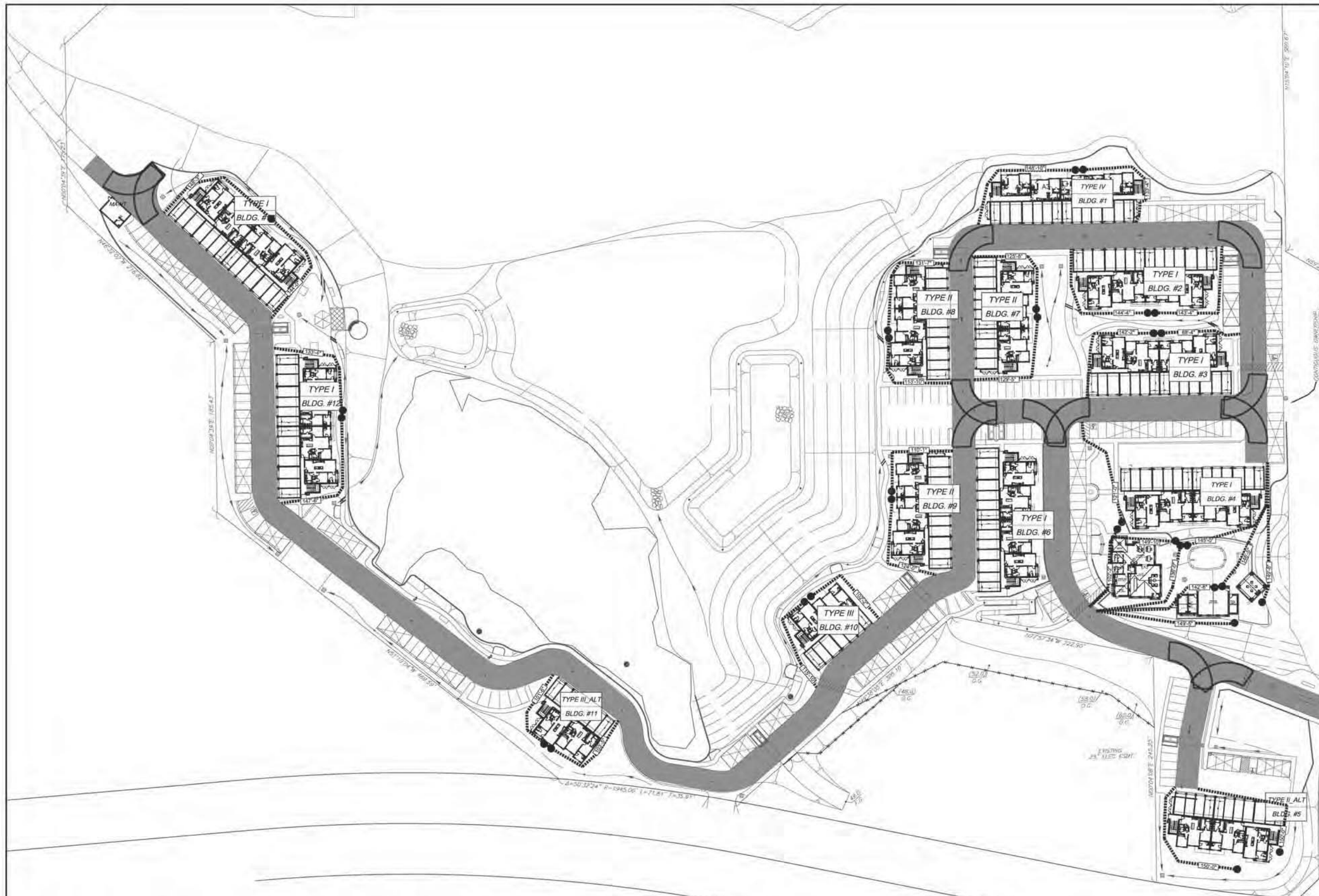
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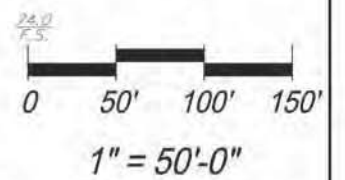
FIRE ACCESS LEGEND

- TYPICAL APPARATUS TURNING RADIUS
- 150' FIRE HOSE LENGTH
- CLEAR FIRE LANE/ FIRE ACCESS
- TYPE I BUILDING TYPE
- BLDG. #12 BUILDING NUMBER
- PROPERTY LINE
- FIRE WALL

NOTES

*ALL RESIDENTIAL BUILDINGS WILL BE EQUIPPED WITH 13R FIRE SPRINKLER EXCEPT FROM THE CLUBHOUSE AND LEASING AREA WHICH WILL BE EQUIPPED WITH FULL 13 SPRINKLER SYSTEM.

*FIRE WALL LOCATIONS ARE DICTATED BY ALLOWABLE AREAS BASED ON TOTAL SF OF EACH BUILDING AND DISTANCE AND LOCATION OF ONE BUILDING NEXT TO ANOTHER.



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FIRE PLAN

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D	7,205	0.17
E	39,837	0.91
F	4,698	0.11
G	7,286	0.17
TOTAL	123,981	2.85

**PRIVATE OPEN SPACE
FOR GROUND LEVEL UNITS
REQUIRED & PROVIDED**

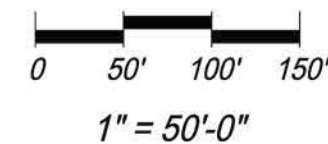
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FOR UPPER LEVEL UNITS
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OPEN SPACE PLAN

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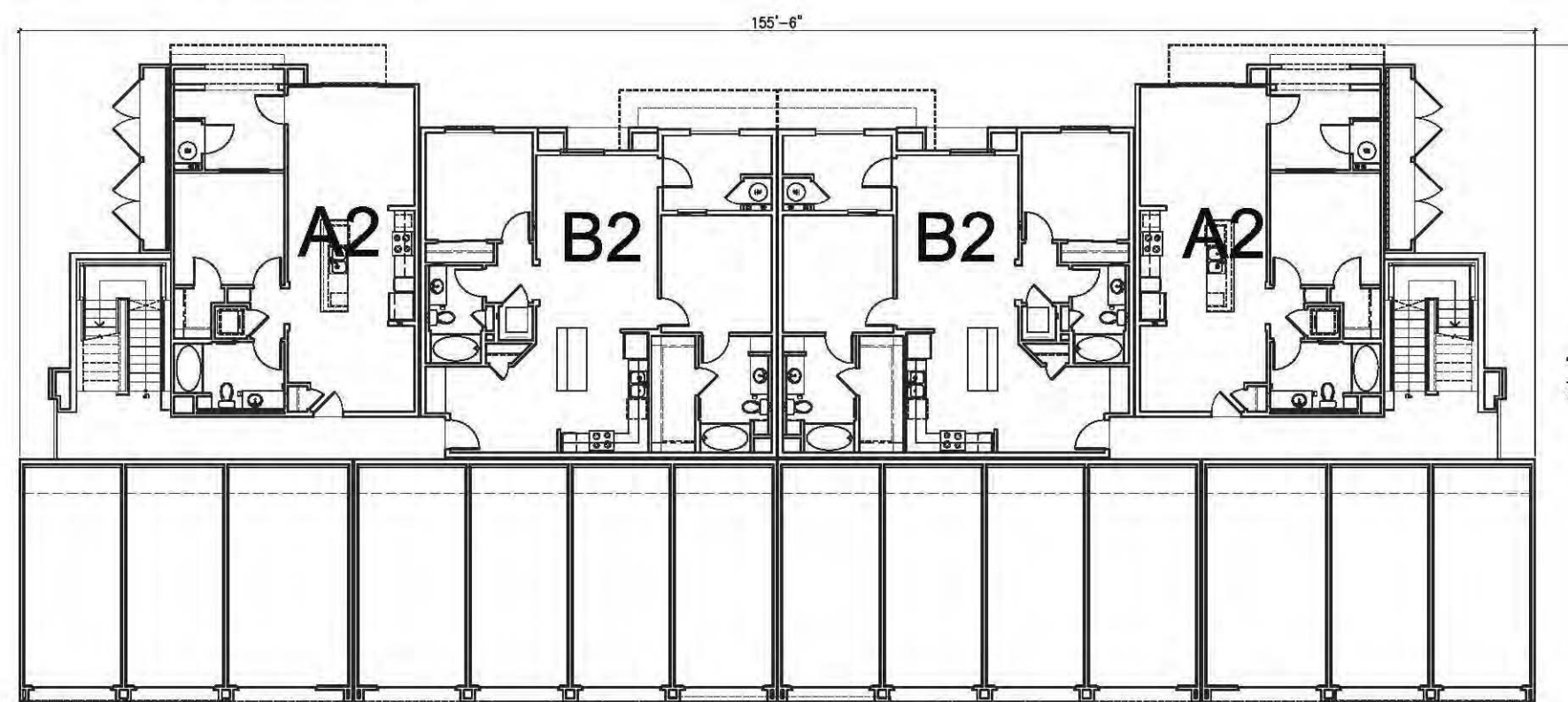
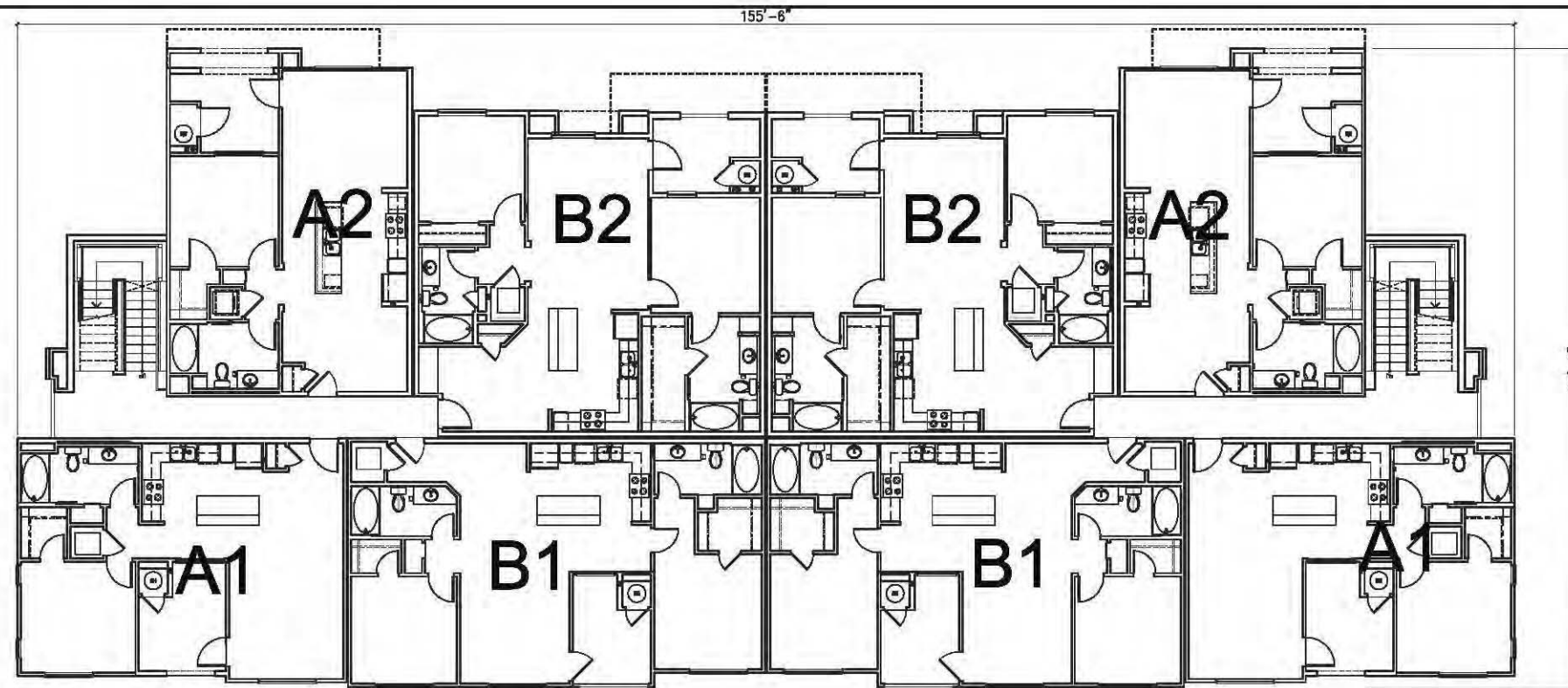
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1/8" = 1'-0"

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A-201

**BUILDING TYPE I
FLOOR PLANS**

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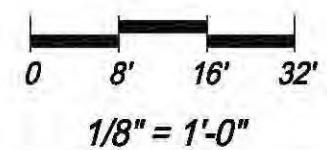
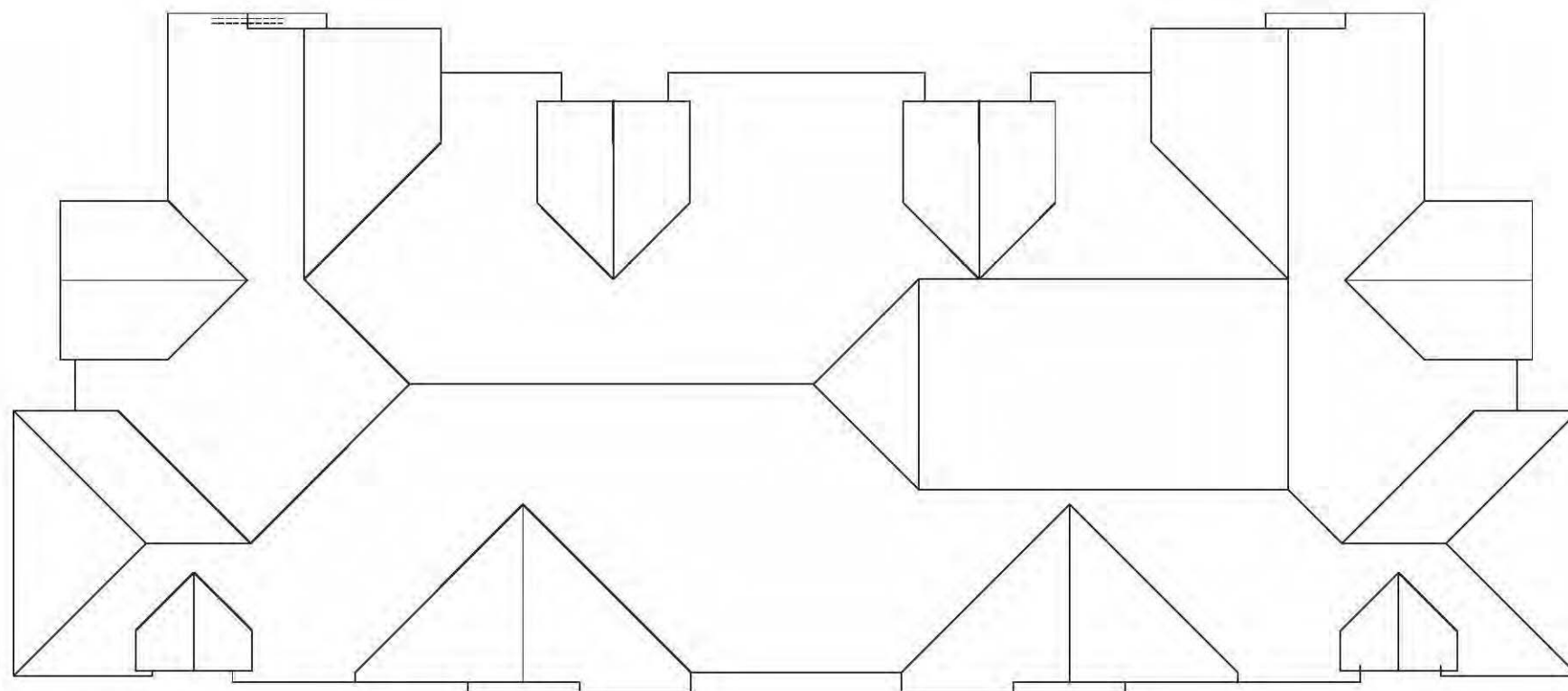
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**BUILDING TYPE I
 ROOF PLAN**

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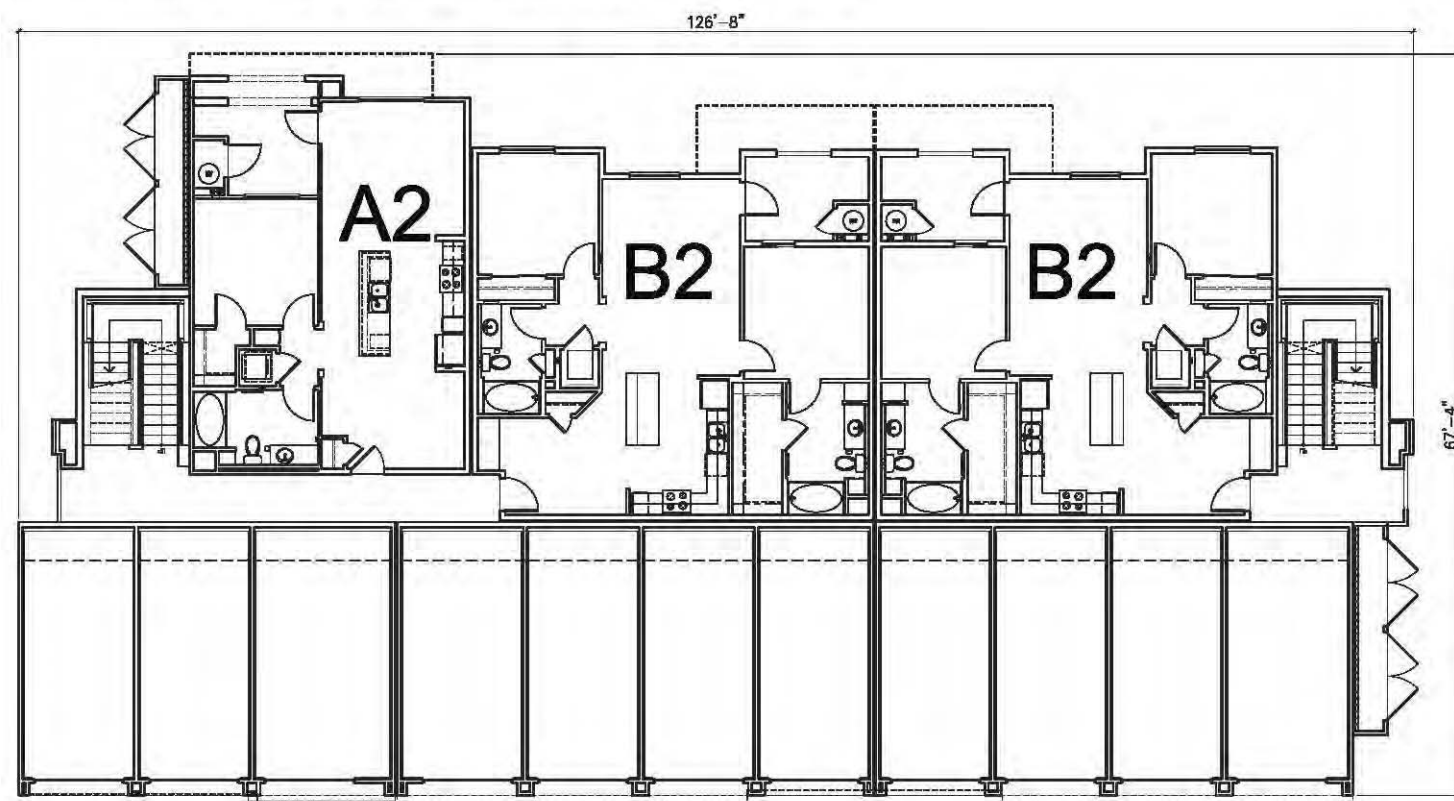
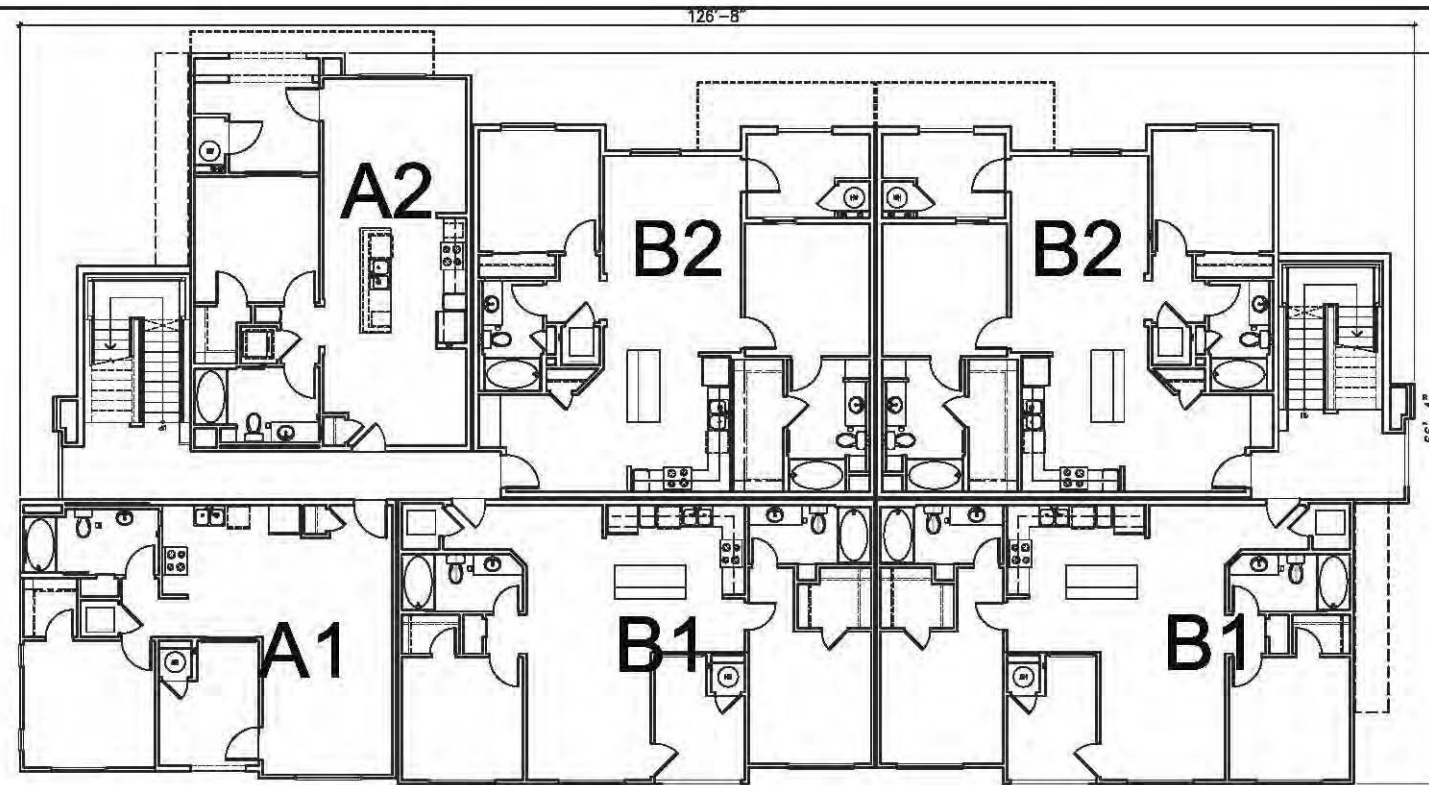
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1/8" = 1'-0"

**BUILDING TYPE II AND
BUILDING TYPE II_ALT
FLOOR PLANS**

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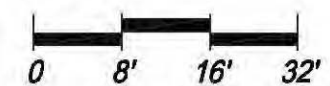
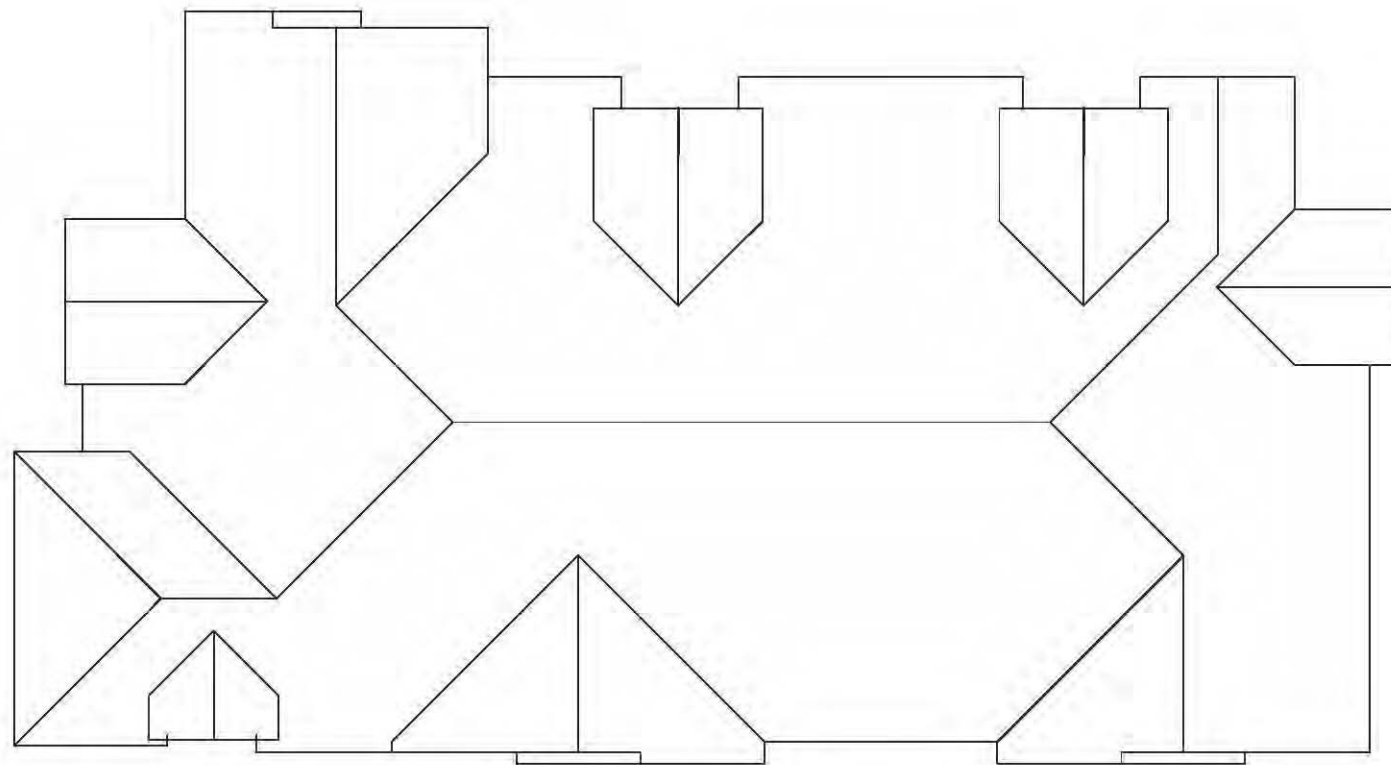
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**BUILDING TYPE II
ROOF PLAN**

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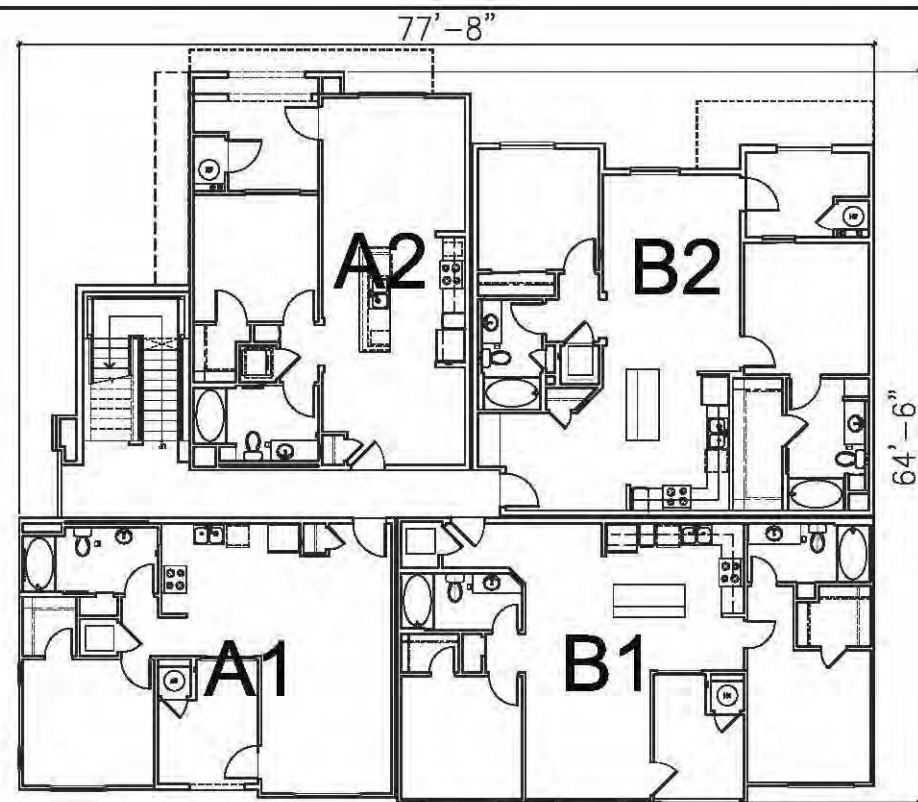
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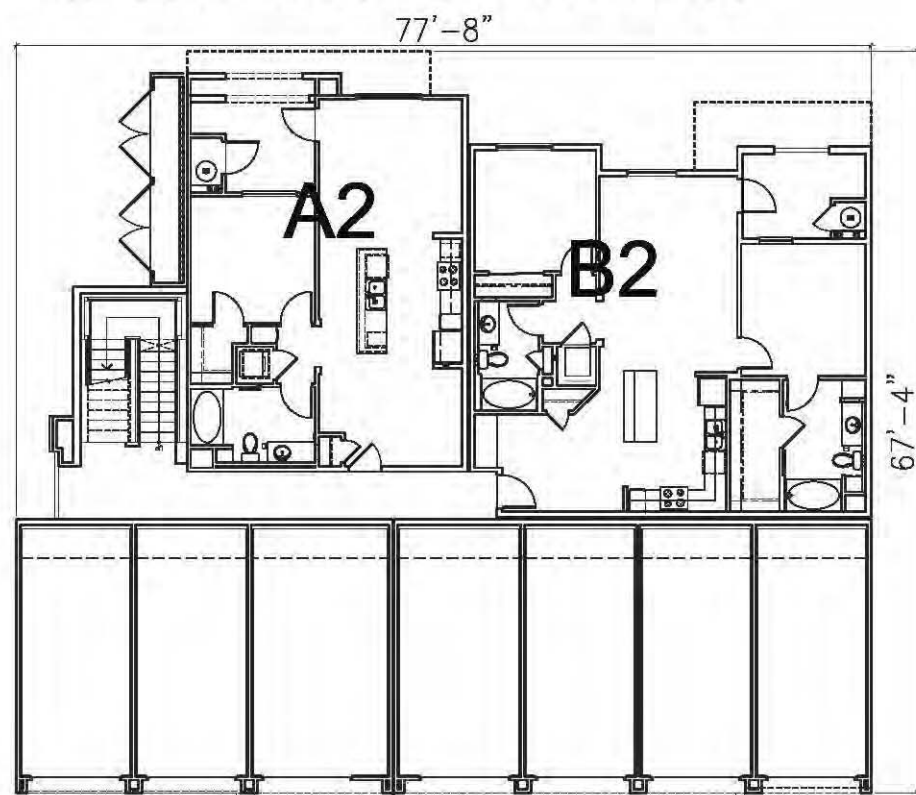
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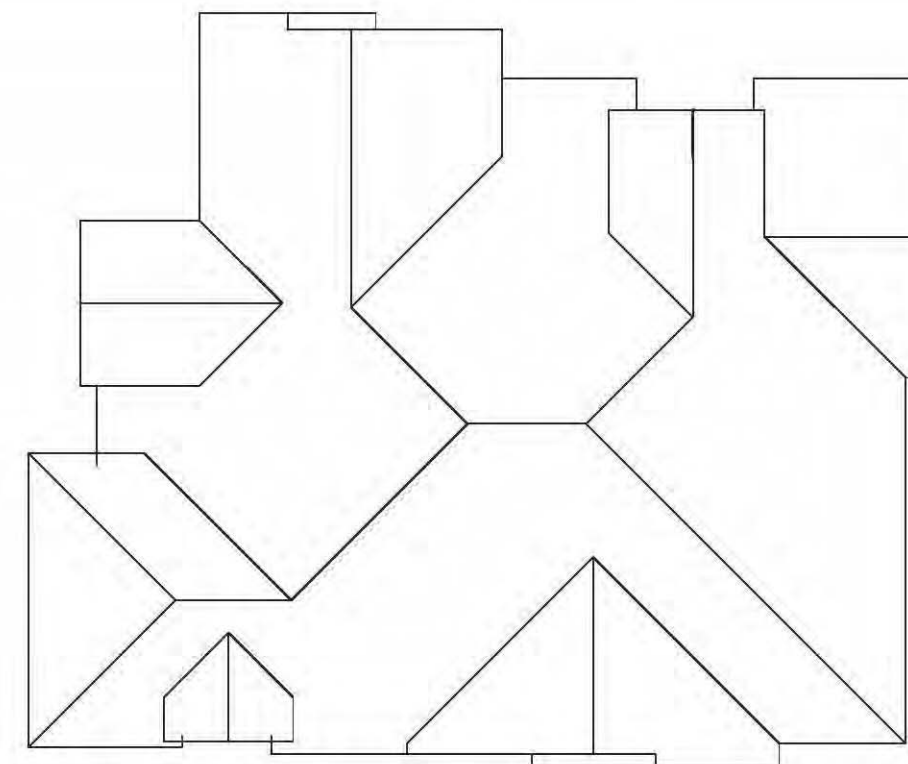
2nd and 3rd FLOOR PLAN



1st FLOOR PLAN

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ROOF PLAN



1/8" = 1'-0"

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A-205

BUILDING TYPE III- BLDG #10
FLOOR PLANS AND ROOF PLAN

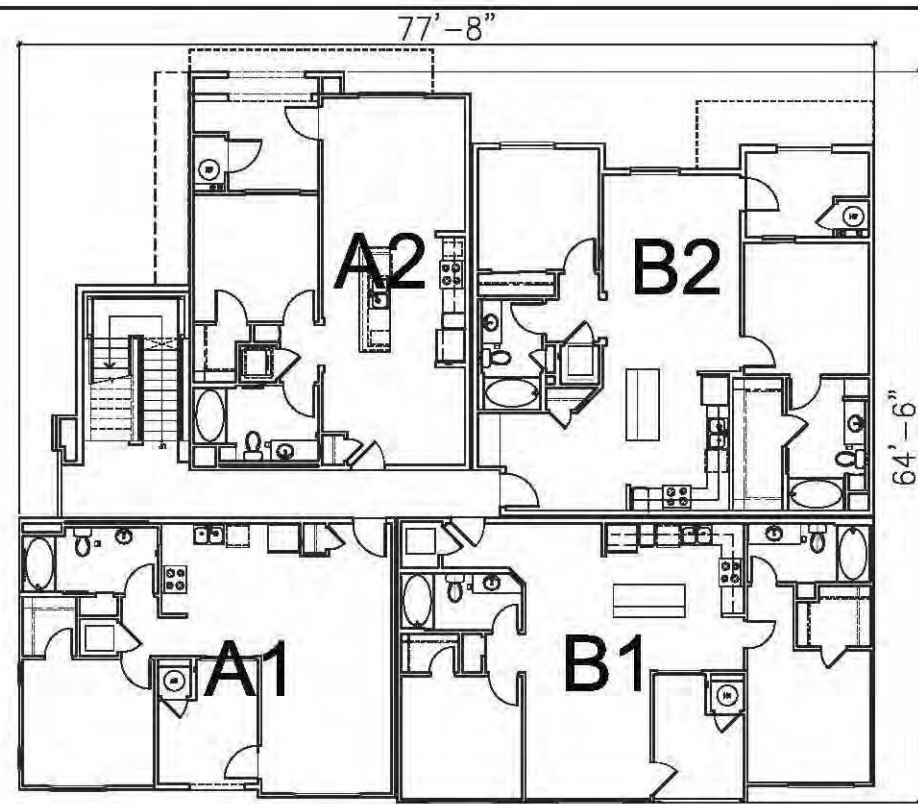
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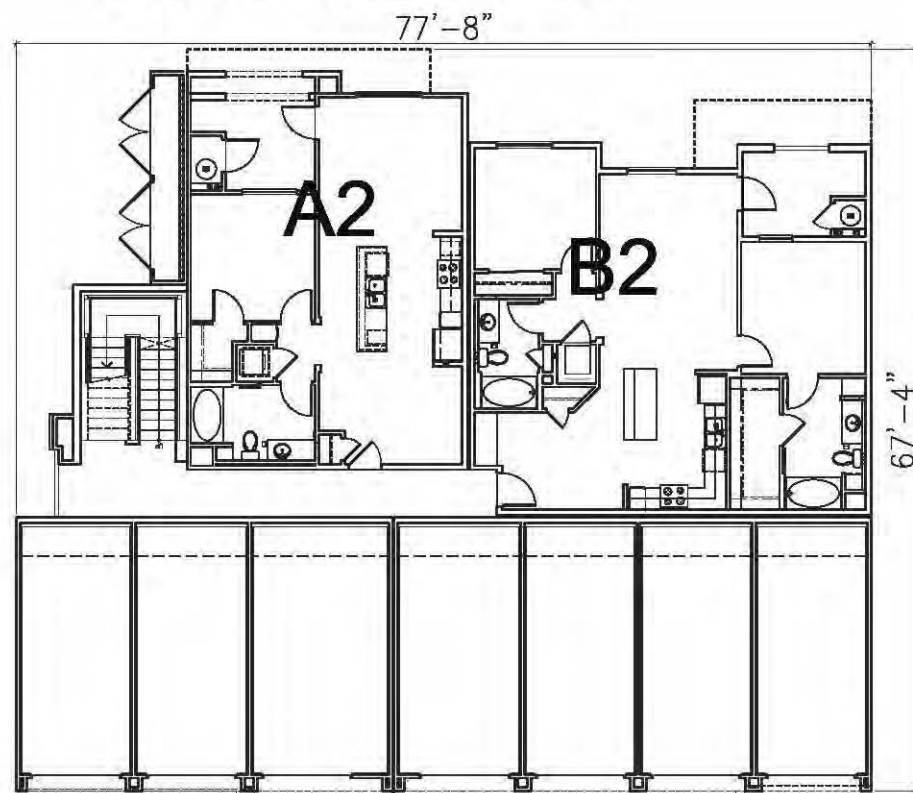
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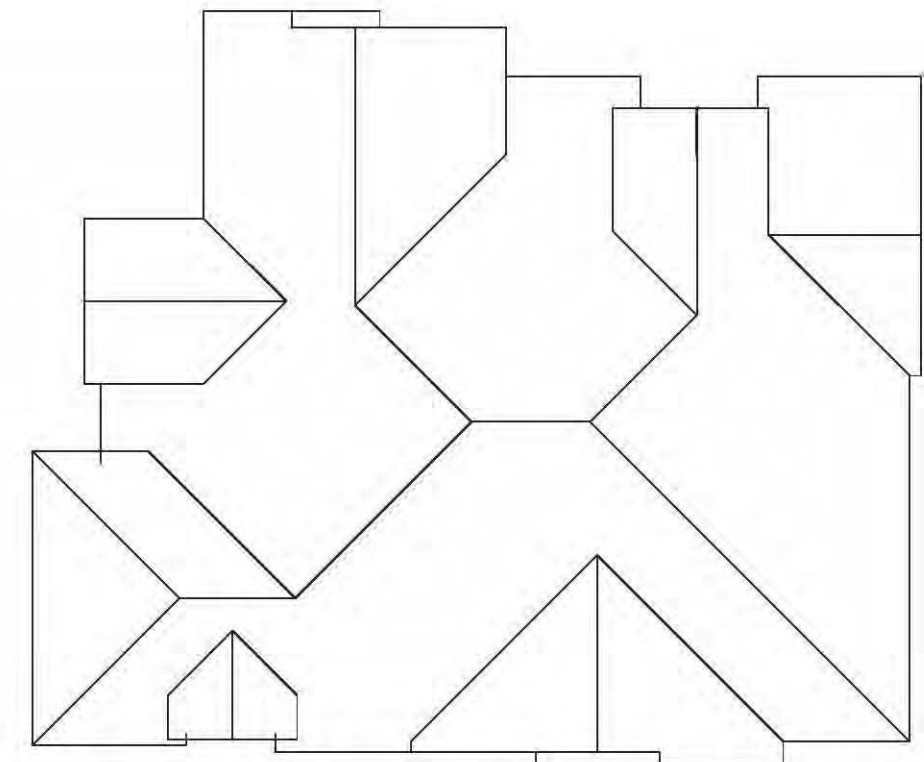
2nd FLOOR PLAN



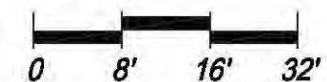
1st FLOOR PLAN

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ROOF PLAN



* BLDG #11 IS A TWO STORY BUILDING

1/8" = 1'-0"

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**BUILDING TYPE III ALT- BLDG #11
FLOOR PLANS AND ROOF PLAN**

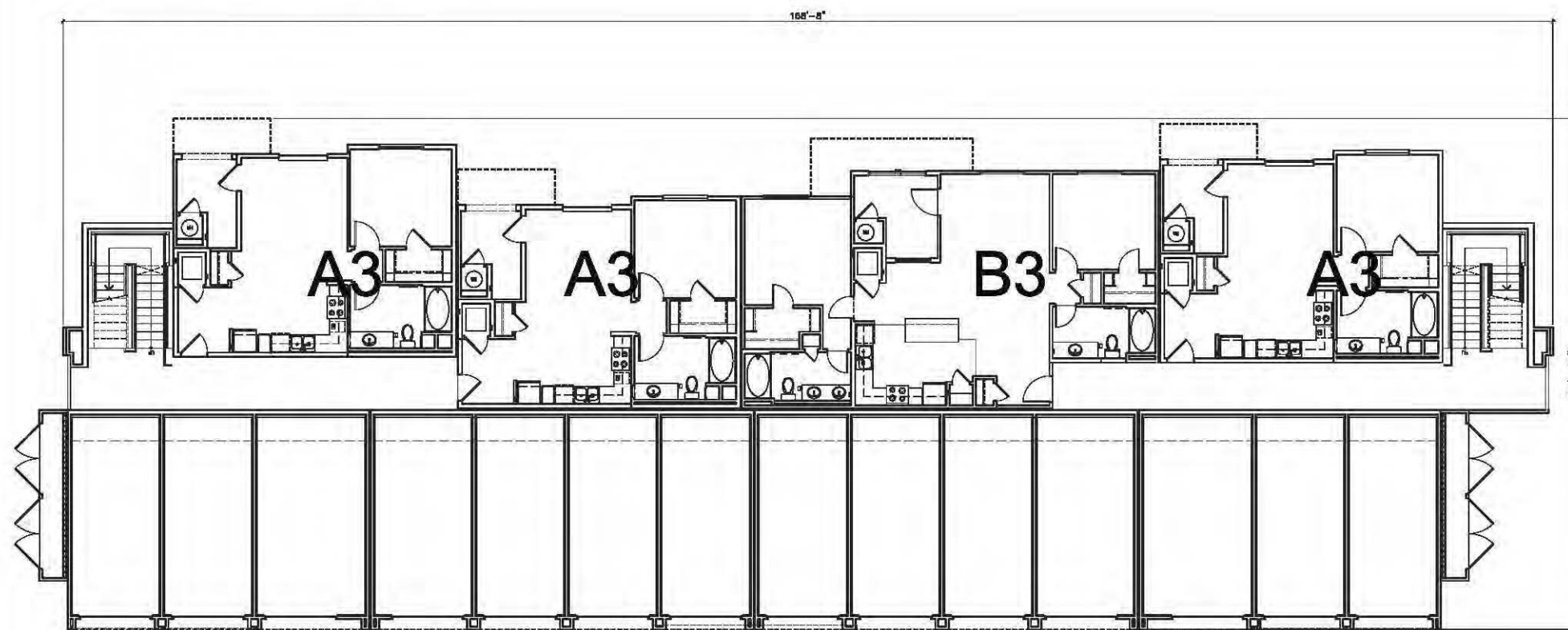
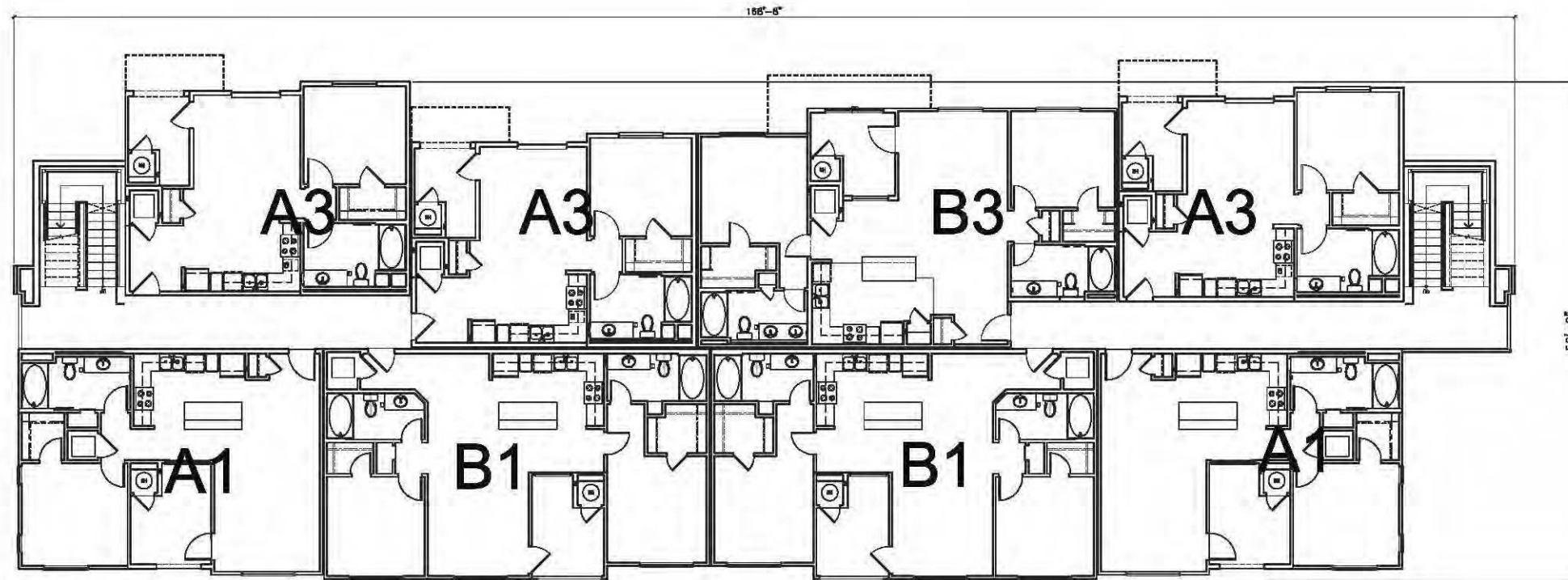
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A-207

**BUILDING TYPE IV
FLOOR PLANS**

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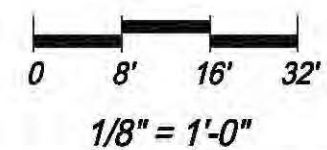
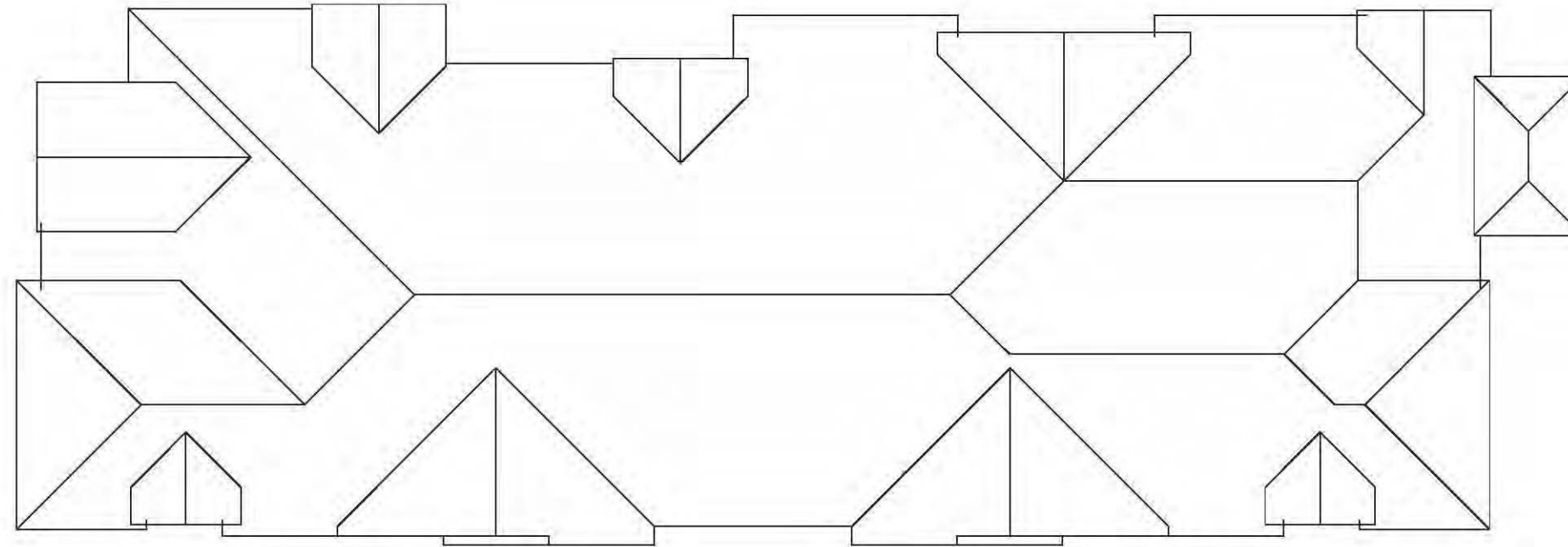
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**BUILDING TYPE IV
ROOF PLAN**

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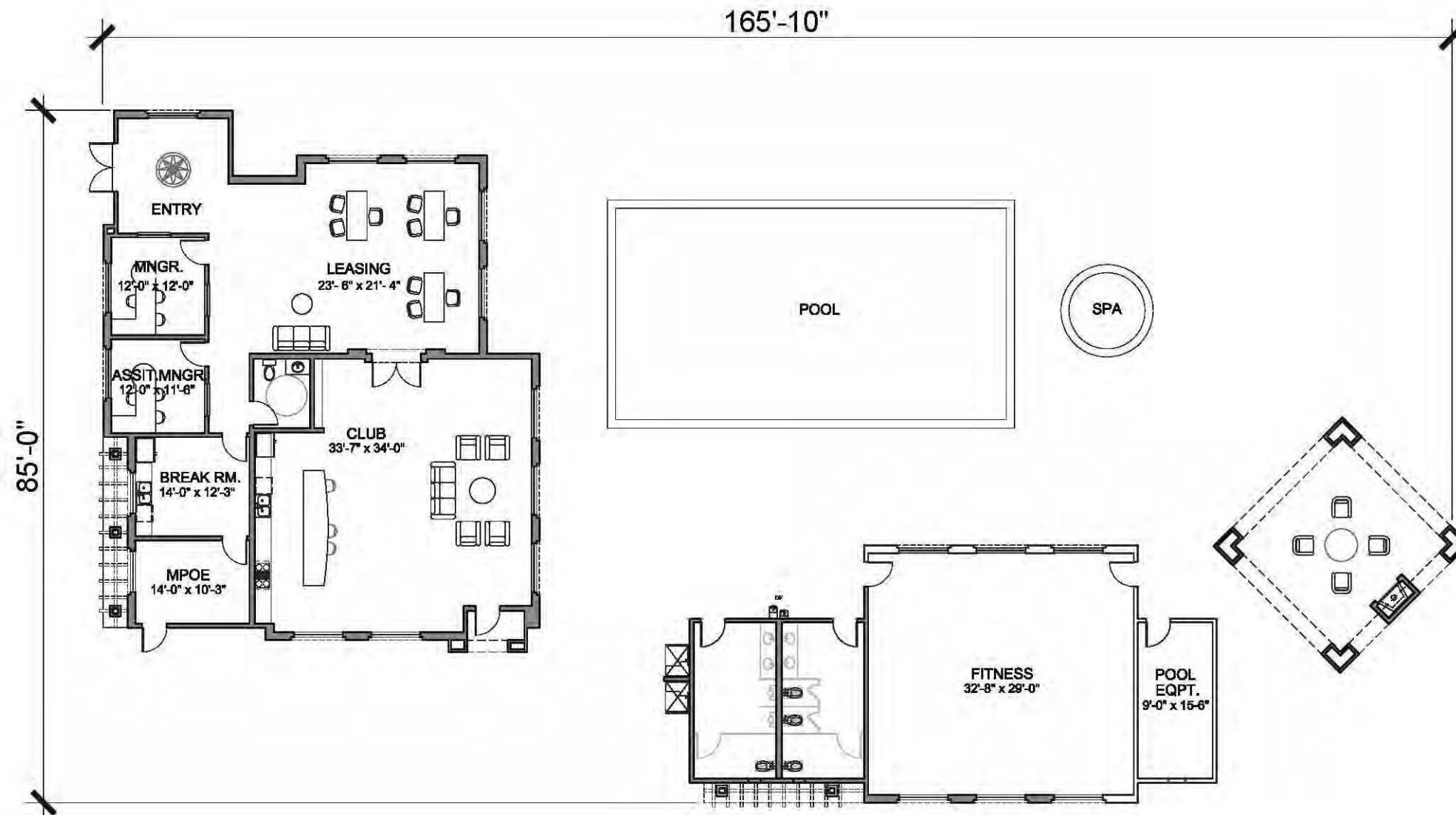
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1/8" = 1'-0"

CLUBHOUSE FLOOR PLAN

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860

ORIGINAL SUBMITTAL: AUG 11, 2014
REVISION: 03/18/15

A-209

2014-121 MARCH 18, 2015



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REAR



RIGHT SIDE



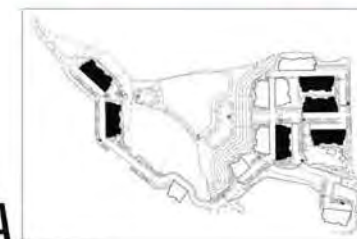
FRONT



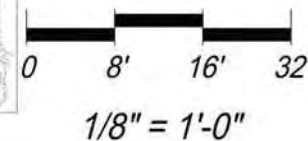
LEFT SIDE

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES



KEYMAP



BUILDING TYPE I
ELEVATIONS

A-301

2014-121 MARCH 18, 2015



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REAR



RIGHT SIDE



FRONT

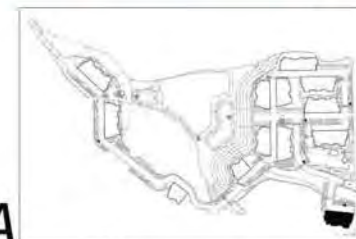


LEFT SIDE

*THE EAGLE ROOFING BLEND
OCCURS ONLY ON BLDG #5



Eagle Roofing - Capistrano 3816 San Ramon Range



KEYMAP

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

QUAIL RUN APARTMENTS, RIVERSIDE CA

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BLDG #5
BUILDING TYPE II_ALT
ELEVATIONS

A-302

2014-121 MARCH 18, 2015



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REAR



RIGHT SIDE



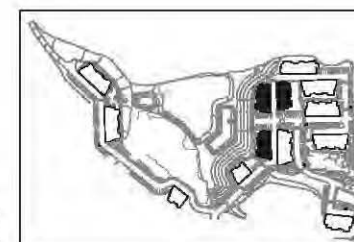
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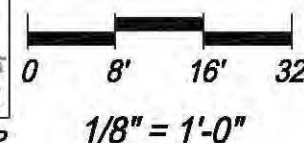
LEFT SIDE

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES



KEYMAP



BUILDING TYPE II
BLDGs #7, #8 & #9
ELEVATIONS

ORIGINAL SUBMITTAL: AUG 11, 2014
REVISION: 03/18/15

A-302a

2014-121 MARCH 18, 2015



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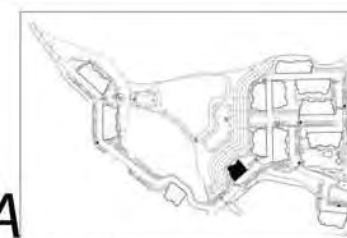
RIGHT SIDE



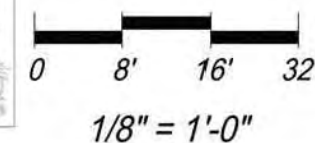
FRONT

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES



KEYMAP



**BLDG. #10
TYPE III
ELEVATIONS**

A-303

2014-121 MARCH 18, 2016



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REAR



RIGHT SIDE



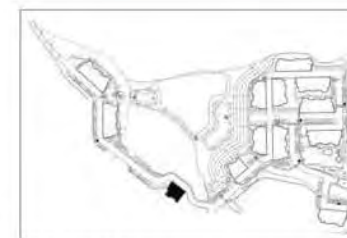
FRONT



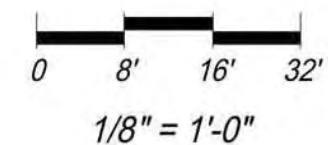
LEFT SIDE

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES



KEYMAP



BLDG. #11
TYPE III_ALT
ELEVATIONS

A-304

2014-121 MARCH 18, 2018



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REAR



RIGHT SIDE



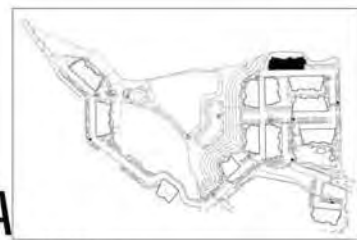
FRONT



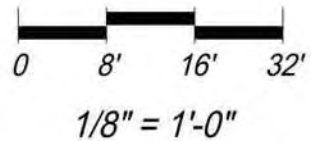
LEFT SIDE

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES



KEYMAP



TYPE IV
ELEVATIONS

A-305

2014-121 MARCH 18, 2015



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WEST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



1/8" = 1'-0"

CLUBHOUSE ELEVATIONS

QUAIL RUN APARTMENTS, RIVERSIDE CA

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A-306

2014-121 MARCH 18, 2015



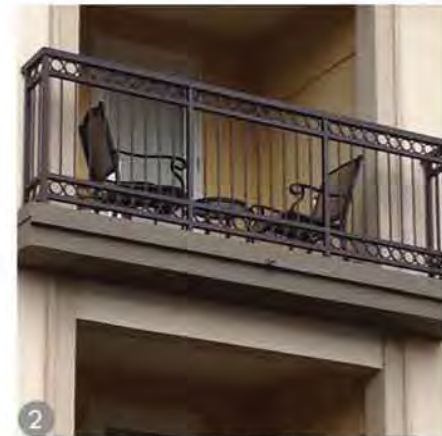
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FRONT AND LEFT ELEVATIONS - BUILDING TYPE I



SMOOTH STUCCO
20/30 SAND



VERTICAL STEEL TUBE METAL RAILING
PAINT GRADE



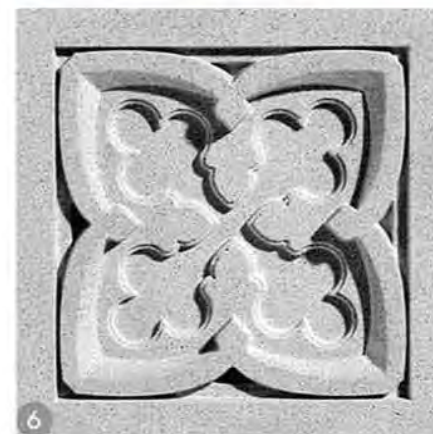
EAGLE ROOFING - CAPISTRANO
EL MORADO BLEND SHC 8709



VINYL WINDOWS
WHITE



CTM MALIBU TILE
FD-204-A



PINEAPPLE GROVE DESIGNS
FOILATE - PAINT GRADE: TO MATCH FIELD
COLORS MISTAYA & PACKING NUT



FRAZEE
CLW 1042W
MISTAYA



FRAZEE
CL 2881W
PACKING NUT



FRAZEE
CL 1831W
HOLLANDAISE



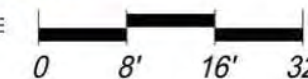
FRAZEE
CL 2527N
CAESAR
FASCIA/TRIM



FRAZEE
CL 3257N
ECLIPSE
RAILINGS



ELDORADO STONE
CLIFFSTONE - MESQUITE



1/8" = 1'-0"

**COLOR AND
MATERIAL BOARD**

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES

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A-307

2014-121

MARCH 18, 2015



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LEASABLE UNIT SQ. FT.

UNIT TYPE	UNIT LSF	QTY	%	TOTAL SF
A1	734	39	18%	28,626
A2	768	53	25%	40,704
A3	665	9	4%	5,985
B1	1,030	47	22%	48,410
B2	1,095	65	30%	71,175
B3	1,078	3	1%	3,234
TOTAL	917	216	100%	198,134

* Total s.f. of a unit including the outside walls and excluding patio/balcony, outdoor storage and water heater.

PRIVATE OPEN SPACE
FOR GROUND LEVEL UNITS
REQUIRED & PROVIDED

	TOTAL UNITS	SQ. FT. PER UNIT	TOTAL SQ. FT.
REQUIRED PRIVATE OPEN SPACE	43	120	5,160
PROVIDED PRIVATE OPEN SPACE	43	160	6,859

PRIVATE OPEN SPACE
FOR UPPER LEVEL UNITS
REQUIRED & PROVIDED

	TOTAL UNITS	SQ. FT. PER UNIT	TOTAL SQ. FT.
REQUIRED PRIVATE OPEN SPACE	173	50	8,650
PROVIDED PRIVATE OPEN SPACE	173	89	15,439

PRIVATE OPEN SPACE
PROVIDED

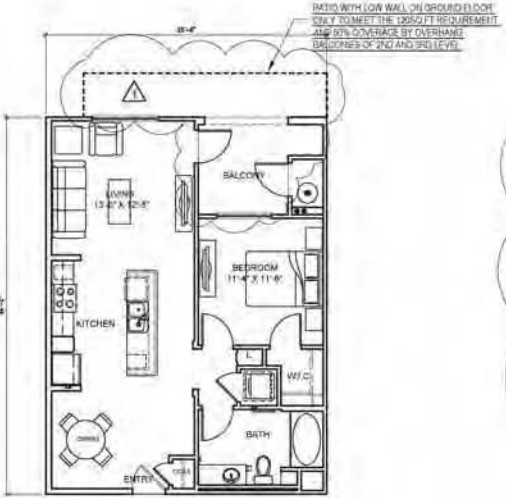
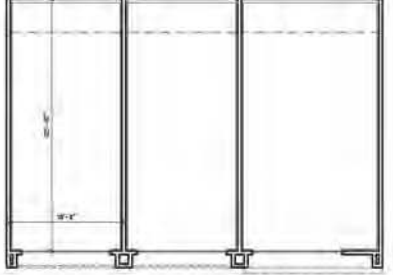
UNIT	# UNITS	SQ. FT. PER UNIT	TOTAL SQ. FT.
A2	18	172	3,039
A3	3	105	315
B2	22	157	3,402
B3	1	157	157
TOTAL	43		159.5
AVG GROUND			

PRIVATE OPEN SPACE
PROVIDED

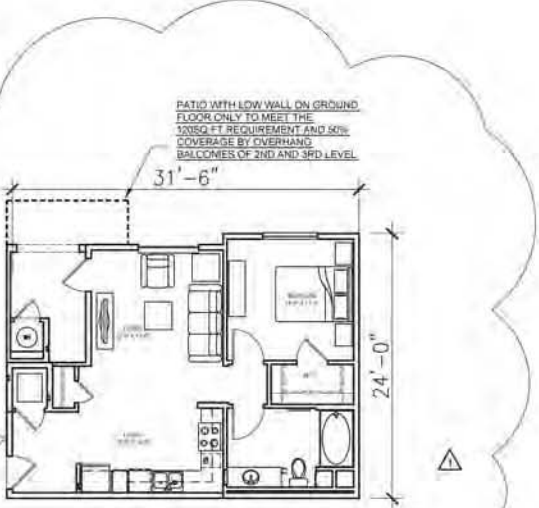
UNIT	# UNITS	SQ. FT. PER UNIT	TOTAL SQ. FT.
A1	39	103	4,017
A2	35	84	2,968
A3	6	85	510
B1	47	96	4,512
B2	43	75	3,250
B3	2	76	152
TOTAL	173		89.2
AVG			



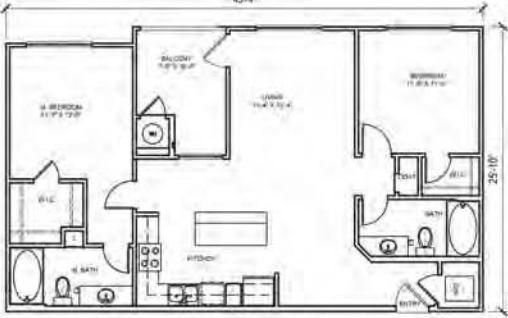
UNIT A1: 1BR / 1BA
LIVABLE AREA: 734 s.f.
PATIO/ BALCONY: 103 s.f.
QTY: 39



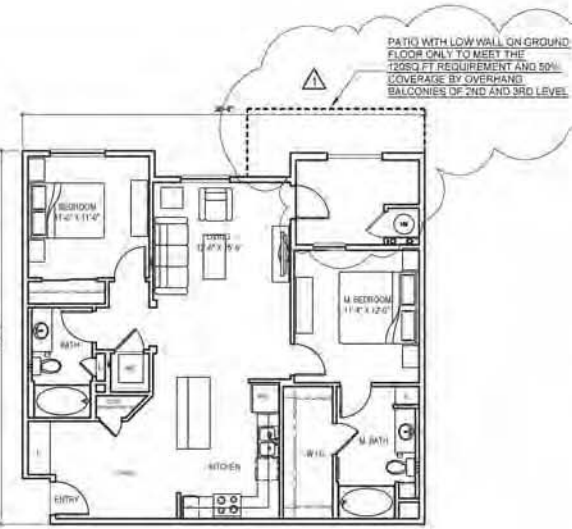
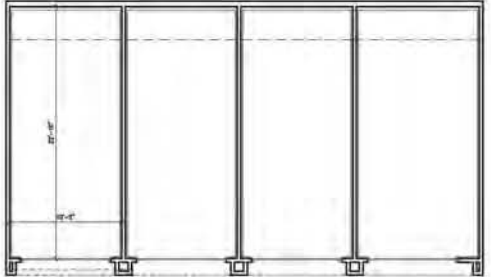
UNIT A2: 1BR / 1BA
LIVABLE AREA: 768 s.f.
GROUND LEVEL PATIO: 172 s.f.
BALCONY: 84 s.f.
QTY: 53



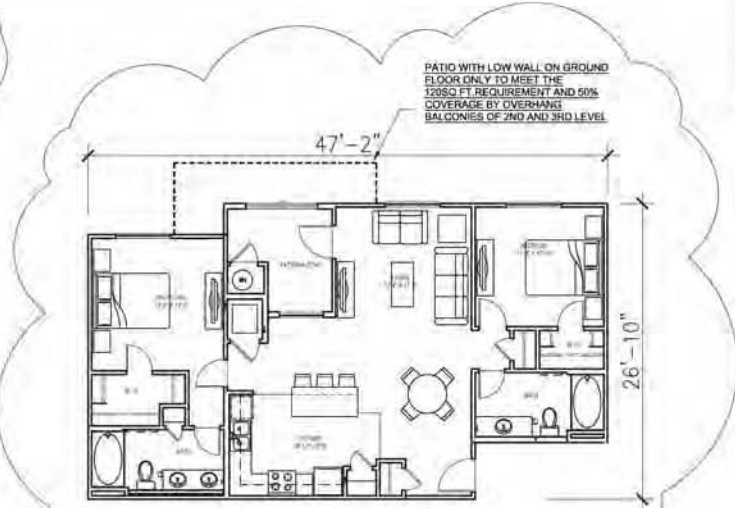
UNIT A3: 1BR / 1BA
LIVABLE AREA: 665 s.f.
GROUND LEVEL PATIO: 105 s.f.
BALCONY: 50 s.f.
QTY: 9



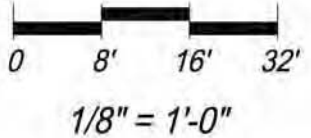
UNIT B1: 2BR / 2BA
LIVABLE AREA: 1,030 s.f.
PATIO/ BALCONY: 86 s.f.
QTY: 47



UNIT B2: 2BR / 2BA
LIVABLE AREA: 1,095 s.f.
PATIO: 157 s.f.
BALCONY: 76 s.f.
QTY: 65



UNIT B3: 2BR / 2BA
LIVABLE AREA: 1,078 s.f.
GROUND LEVEL PATIO: 157 s.f.
BALCONY: 75 s.f.
QTY: 3



1/8" = 1'-0"

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A-401

2014-121 MARCH 16, 2015



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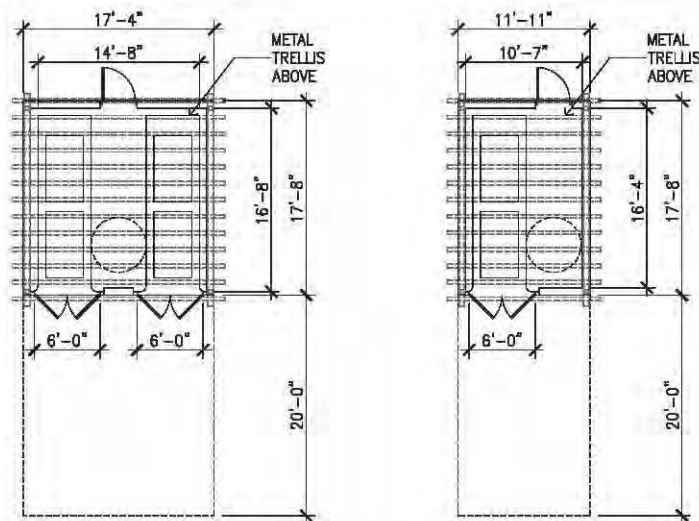
QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES

UNIT PLANS

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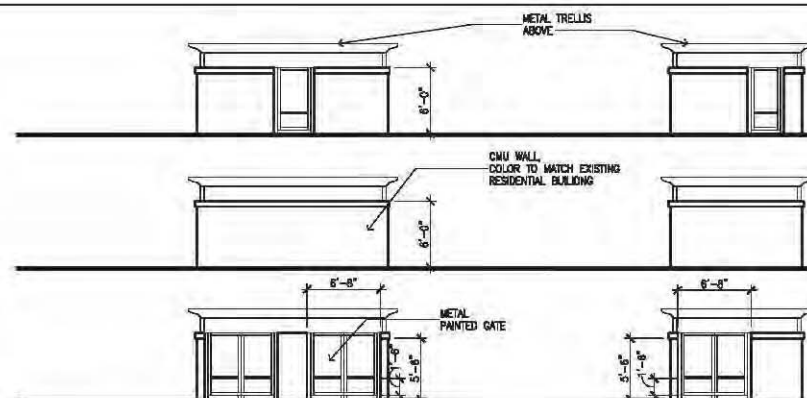


TRASH ENCLOSURE B

TRASH ENCLOSURE A

TRASH ENCLOSURE LAYOUT
SCALE 1/8"=1'-0"

4

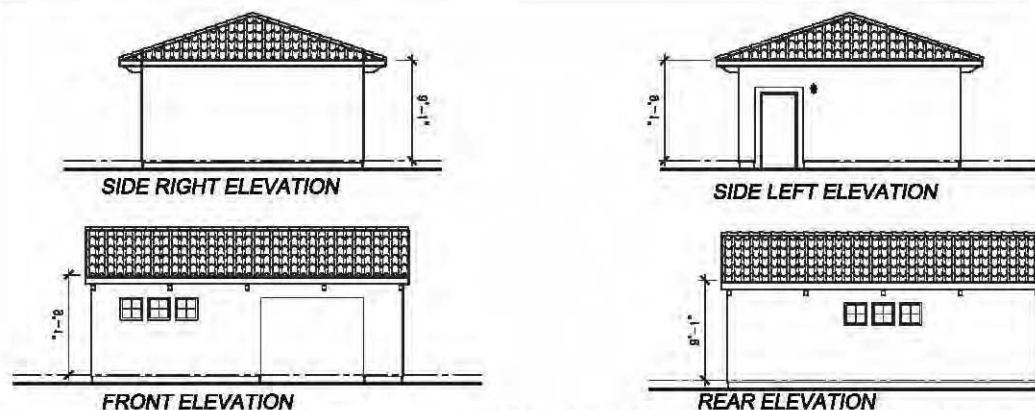


TRASH ENCLOSURE B

TRASH ENCLOSURE A

TRASH ENCLOSURE ELEVATIONS
SCALE 1/8"=1'-0"

5



SIDE RIGHT ELEVATION

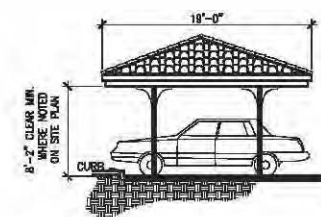
SIDE LEFT ELEVATION

FRONT ELEVATION

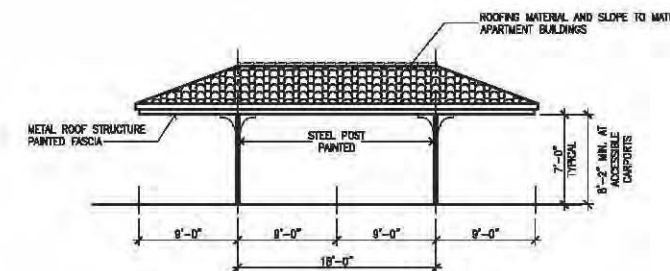
REAR ELEVATION

MAINTENANCE BUILDING ELEVATIONS
SCALE 1/8"=1'-0"

6



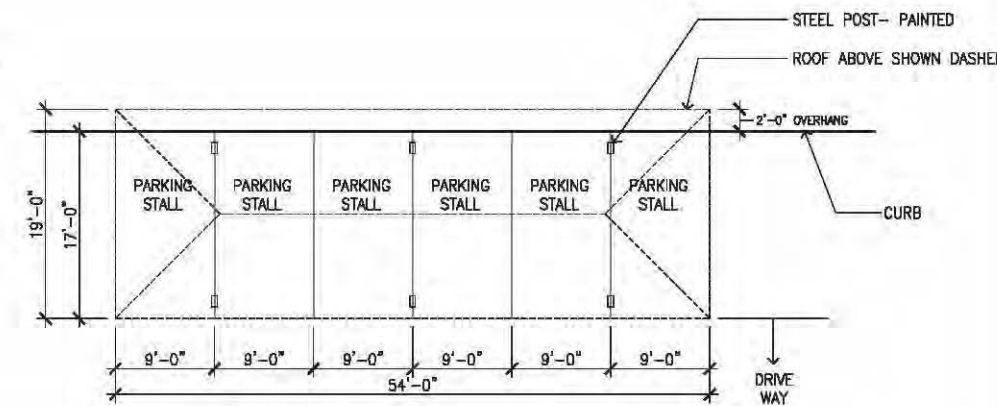
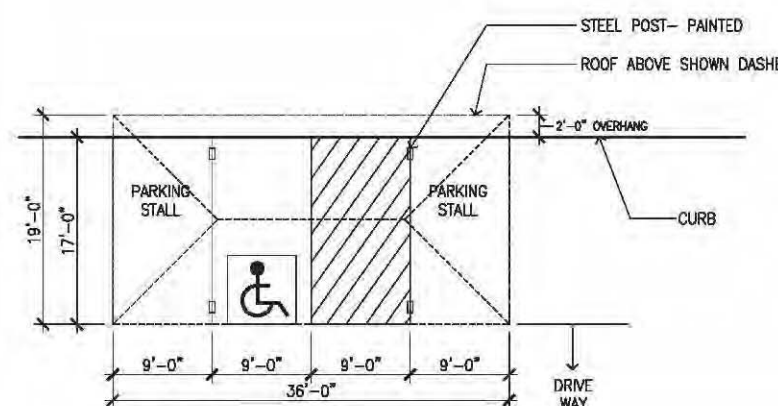
SIDE ELEVATION



FRONT ELEVATION

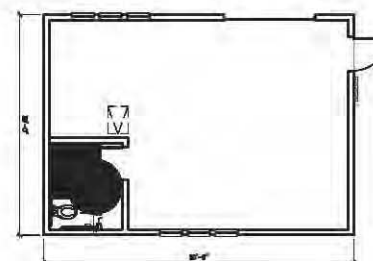
HANDICAP CARPORT ELEVATIONS
SCALE 1/8"=1'-0"

1



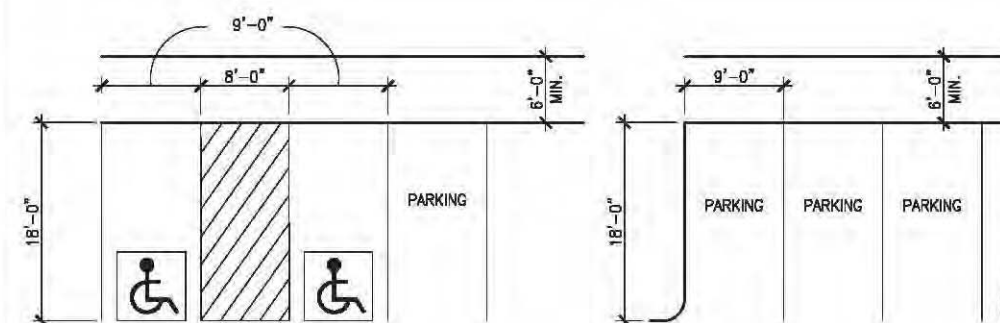
HANDICAP CARPORT LAYOUT
SCALE 1/8"=1'-0"

2



MAINTENANCE BUILDING PLAN
SCALE 1/8"=1'-0"

7



STANDARD/ HANDICAP PARKING LAYOUT
SCALE 1/8"=1'-0"

3

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2014-121 MARCH 18, 2015



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QUAIL RUN APARTMENTS, RIVERSIDE CA

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PARKING, TRASH ENCLOSURES
AND MAINTENANCE BUILDING

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Zoning: R-3-3000 Multifamily Residential Zone

	DATA	
TOTAL GROSS SITE AREA	30.90	AC
TOTAL BLDG AND SLOPE SITE AREA	15.91	AC
PROPOSED TOTAL # OF DU	216	UNITS
PROPOSED NET DENSITY OF UNITS	7.0	DUI/AC
PROPOSED PAD DENSITY OF UNITS	13.6	DUI/AC

BUILDING/UNIT MIX

BLDG #	TYPE	2 BDRM UNITS			3 BDRM UNITS			TOTAL UNIT	TOTAL ATTACHED GARAGE
		A1	A2	A3	B1	B2	B3		
1	I	4		3	4		3	20	14
2	I	4	6		4	6		20	14
3	I	4	6		4	6		20	14
4	I	4	6		4	6		20	14
5	II	2	3		4	6		15	11
6	I	4	6		4	6		20	14
7	II	2	3		4	6		15	11
8	II	2	3		4	6		15	11
9	II	2	3		4	6		15	11
10	III-a	2	3		2	3		10	7
11	III-b	1	2		1	2		6	7
12	I	4	6		4	6		20	14
13	I	4	6		4	6		20	14
SUB-TOTAL		39	53	9	47	65	3	216	
TOTALS			303		115			216	156
%			47%		53%			100%	

PARKING SUMMARY TOTAL REQUIRED

UNIT TYPES	UNITS	RATIO	QTY.
1 BDRM UNITS	101	1.5	152
2 BDRM UNITS	115	2.0	230
TOTAL UNITS	216	-	-
GUESTS	-	-	-
TOTAL REQUIRED PARKING	-	-	382
REQUIRED PARKING RATIO	-	-	1.77

PARKING SUMMARY TOTAL PROVIDED

TOTAL PARKING PROVIDED	QTY.	%
TOTAL GARAGES	156	40.3%
TOTAL OPEN STALLS	90	23.4%
TOTAL CARPORTS	134	34.8%
TOTAL HANDICAP GARAGES	1	0.3%
TOTAL HANDICAP OPEN STALLS	4	1.0%
TOTAL HANDICAP CARPORTS	1	0.3%
TOTAL PROVIDED PARKING	385	100%
PARKING RATIO	1.78	

(1) At least 1 parking space fully enclosed is required for at 40% of the total number of units.
216 * 40% = 87 garages required / 156 garages provided
(2) 95% of the total required spaces shall be in fully enclosed garage or carport.
382 required parking spaces * 95% = 362 spaces - 156 garages = 206 carports required

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES



0 100' 200' 300'
1" = 100'-0"

SITE PLAN

ORIGINAL SUBMITTAL AUG 11, 2014
REVISION 03/19/15
REVISION 11/16/15

A-101

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Zoning: R-3-3000 Multifamily Residential Zone

	DATA
TOTAL GROSS SITE AREA:	30.90 AC
TOTAL BLDG AND SLOPE SITE AREA:	15.91 AC
PROPOSED TOTAL # OF DU:	216 UNITS
PROPOSED NET DENSITY OF UNITS:	7.0 DU/AC
PROPOSED PAD DENSITY OF UNITS:	13.6 DU/AC

BUILDING/UNIT MIX

BLDG #	TYPE	1 BDRM UNITS			2 BDRM UNITS			TOTAL UNIT	TOTAL ATTACHED GARAGE
		A1	A2	A3	B1	B2	B3		
1	I	4		9	4		3	20	14
2	I	4	6		4	6		20	14
3	I	4	6		4	6		20	14
4	I	4	6		4	6		20	14
5	B	2	3		4	6		15	11
6	I	4	6		4	6		20	14
7	B	2	3		4	6		15	11
8	B	2	3		4	6		15	11
9	B	2	3		4	6		15	11
10	4B-2	2	3		2	3		10	7
11	10-B	1	2		1	2		6	7
12	I	4	6		4	6		20	14
13	I	4	6		4	6		20	14
SUB-TOTAL		39	51	9	47	55	3	216	156
TOTALS								216	156
%			47%		58%			100%	

PARKING SUMMARY TOTAL REQUIRED

UNIT TYPES	UNITS	RATIO	QTY.
1 BDRM UNITS	101	1.5	152
2 BDRM UNITS	115	2.0	230
TOTAL UNITS	216		
GUESTS			
TOTAL REQUIRED PARKING			382
REQUIRED PARKING RATIO			1.77

PARKING SUMMARY TOTAL PROVIDED

TOTAL PARKING PROVIDED	QTY.	%
TOTAL GARAGES	155	40.3%
TOTAL OPEN STALLS	90	23.4%
TOTAL CARPORTS	134	34.8%
TOTAL HANDICAP GARAGES	1	0.3%
TOTAL HANDICAP OPEN STALLS	4	1.0%
TOTAL HANDICAP CARPORTS	1	0.3%
TOTAL PROVIDED PARKING	385	100%
PARKING RATIO		1.78

(Per Section 15.540.0601)
(1) At least 1 parking space fully enclosed is required for at 40% of the total number of units
216 * 40% = 87 garages required / 156 garages provided
(2) 75% of the total required spaces shall be so fully enclosed garage or carport:
382 required parking spaces * 75% = 287 spaces - 156 garages = 131 carports required

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES

0 50' 100' 150'
1" = 50'-0"

SITE PLAN

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ORIGINAL SUBMITTAL AUG 11, 2014
REVISION 03/19/15
REVISION 11/15/15

A-101

2014-121 NOVEMBER 18, 2015



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Zoning: R-3-3000 Multifamily Residential Zone

	DATA
TOTAL GROSS SITE AREA:	30.90 AC
TOTAL BLDG AND SLOPE SITE AREA:	15.91 AC
PROPOSED TOTAL # OF DU:	216 UNITS
PROPOSED NET DENSITY OF UNITS:	7.0 DU/AC
PROPOSED PAD DENSITY OF UNITS:	13.6 DU/AC

BUILDING/UNIT MIX

BLDG #	TYPE	1 BDRM UNITS			2 BDRM UNITS			TOTAL UNIT	TOTAL ATTACHED GARAGE
		A1	A2	A3	B1	B2	B3		
1	I	4		9	4	6	3	20	14
2	I	4	6		4	6		20	14
3	I	4	6		4	6		20	14
4	I	4	6		4	6		20	14
5	II	2	3		4	6		15	11
6	I	4	6		4	6		20	14
7	II	2	3		4	6		15	11
8	II	2	3		4	6		15	11
9	II	2	3		4	6		15	11
10	III-a	2	3		2	3		10	7
11	III-b	1	2		1	2		6	7
12	I	4	6		4	6		20	14
13	I	4	6		4	6		20	14
SUB-TOTAL	-	39	53	9	47	65	3	216	-
TOTALS	-		101			115		216	156
%	-		47%			53%		100%	-

PARKING SUMMARY TOTAL REQUIRED

UNIT TYPES	UNITS	RATIO	QTY.
1 BDRM UNITS	101	1.5	152
2 BDRM UNITS	115	2.0	230
TOTAL UNITS	216	-	-
GUESTS			
TOTAL REQUIRED PARKING		-	382
REQUIRED PARKING RATIO		-	1.77

PARKING SUMMARY TOTAL PROVIDED

TOTAL PARKING PROVIDED	QTY.	%
TOTAL GARAGES	155	40.3%
TOTAL OPEN STALLS	90	23.4%
TOTAL CARPORTS	134	34.8%
TOTAL HANDICAP GARAGES	1	0.3%
TOTAL HANDICAP OPEN STALLS	4	1.0%
TOTAL HANDICAP CARPORTS	1	0.3%
TOTAL PROVIDED PARKING	385	100%
PARKING RATIO		1.78

*Per Section 19.580.080B:

(1) At least 1 parking space fully enclosed is required for at 40% of the total number of units:
216 * 40% = 87 garages required / 156 garages provided

(2) 75% of the total required spaces shall be in fully enclosed garage or carport:
382 required parking spaces * 75% = 287 spaces - 156 garages = 131 carports required

QUAIL RUN APARTMENTS, RIVERSIDE CA

SDH & ASSOCIATES

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ORIGINAL SUBMITTAL: AUG 11, 2014
REVISION 03/18/15
REVISION 11/18/15

A-101

2014-121 NOVEMBER 18, 2015



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SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Kc
TYPICAL OFF-SITE TREES- R.O.W.:				
STREET TREES PER CITY ARBORIST				
TYPICAL ON-SITE TREES:				
	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA GRAPE MYRTLE	36" BOX	0.5 M
	MULTI-TRUNK			
	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL	0.5 M
	PLATANUS SPP.	SYCAMORE		
	MAGNOLIA G. 'KAY PARRIS'	KAY PARRIS MAGNOLIA	24" BOX	0.5 M
	PINUS ELДАРICA	MONDELL PINE		
PALM TREES:				
	PHOENIX DACTYLIFERA	DATE PALM	15' BTH	0.2 L
	SYAGRUS ROMANOFFIANUM	QUEEN PALM	24" BOX	0.5 M
	PHOENIX ROEBELENI	PYGMY DATE PALM	15 GAL	0.5 M
TYPICAL SHRUBS- HIGH VISIBILITY AREAS:				
	COLEONEMA PULCHRUM	PINK BREATHO' HEAVEN	5 GAL.	0.5 M
	CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	0.5 M
	RHIPIROLEPIS INDICA	DWARF WHITE INDIAN HAWTHORN	1 GAL.	0.5 M
	'WHITE ENCHANTRESS'	BIRD OF PARADISE	5 GAL.	0.5 M
	STRELITZIA REGINAE	RED DAYLILY	1 GAL.	0.5 M
	HEMEROCALLIS EVERGREEN RED	RED DAYLILY	1 GAL.	0.5 M
	PHORMIUM T. 'TRICOLOR'	NEW ZEALAND FLAX	15 GAL.	0.5 M
	HIBISCUS R.S. 'MON HOPE'	FLAMENCO FLAME HIBISCUS	15 GAL.	0.5 M
	CANNA X. 'TROPICANNA'	TROPICANA- CANNA	5 GAL.	0.5 M
	OSMANTHUS FRAGRANS	SWEET OLIVE	15 GAL.	0.5 M
	PODOCARPUS MACROPHYLLA	YEW	15 GAL.	0.5 M
	NANDINA D. 'WOODS DWARF'	RED HEAVENLY BAMBOO	1 GAL.	0.5 M
	AGAPANTHUS O. 'PETER PAN'	DWARF AGAPANTHUS	1 GAL.	0.5 M
	OPHIPOGON JAPONICUS	MONDO GRASS	1 GAL.	0.5 M
TYPICAL GROUNDCOVER/VINES:				
	LANTANA C. 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.- 4'O.C.	0.5 M
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	FLATS- 2'O.C.	0.5 M
	BOUGAINVILLEA 'RASPBERRY ICE'	BOUGAINVILLEA G.C.	1 GAL.- 4'O.C.	0.5 M
	ANNUAL COLOR (PER OWNER)	ANNUAL COLOR	4" POTS	0.5 M
	HYDROSEED TURF MIX	BALLFIELD MIX 3A BY: AGRONOTEC	HYDROSEED	
NATURALIZED / MODIFIED SLOPES:				
	50% SOUTHERN CA. WILDFLOWER MIX:	SUPPLIED BY: AGRONOTEC	HYDROSEED	
	SCARLET FLAX, MOUNTAIN LUPIN, FIVESPOT, CALIFORNIA POPPY, UTAH SWEETVETCH, BABY'S BREATH, DRUMMOND PHLOX, BLUE FLAX, PRAIRIE ASTER, WALLFLOWER, TIDY TIPS, TALL WHITE ALLYSUM, WASATCH PENSTEMON, WEATHERGLASS, SCARLET GLOBMALLOW, GLOBE GLIA, WHITE MEXICAN PRIMROSE, SULFUR BUCKWHEAT	(801) 876-3690		
	50% SLOPE SAVER II EROSION CONTROL GRASS			
	'BORROW SITE' PER RESTORATION PLAN. NO HYDROSEED PROPOSED. REFER TO RESTORATION PLAN FOR SPECIFIC REVEGETATION.			
	UNIMPACTED AREA. NO HYDROSEED PROPOSED.			

- NOTE:
- ALL PLANTER AREAS SHALL RECEIVE MIN 3" DEPTH LAYER OF NITROGEN-STABILIZED SHREDDED BARK MULCH.
 - INSTALL LINEAR ROOT BARRIER TO ALL TREES WITHIN 6' OF HARDSCAPE.
 - EXTEND ALL GROUND COVER BENEATH SHRUBS AND TREES WHERE APPLICABLE.
- FENCING NOTE:
- REFER TO FENCING PLAN PER SEPARATE EXHIBIT.
- SITE AMENITIES LIST:
- NATIVE RIPARIAN WILDLIFE VIEWED WITH INTERPRETIVE SIGNAGE.
 - WALKING NATURE TRAIL.
 - BENCH SEATING THROUGHOUT SITE.
 - COVERED GAZEBO.
 - RAISED VIEWING DECKS (2).
 - PAR-COURSE EXERCISE STATIONS.
 - PICNIC TABLES THROUGHOUT SITE.
 - LARGE OPEN SPACE-TURF AREA (61'X100').
 - POOL AND SPA.
 - SEPARATE BBQ PATIO AT RECREATION CENTER.
 - COVERED PAVILLION W/ FIRE PLACE.
 - BUSINESS CENTER AT LEASING BLDG.
 - RECREATION ROOM AT LEASING BLDG.
 - INDOOR WORKOUT ROOM.

SAFETY RAILING NOTE:
42" HIGH SAFETY RAILING SHALL BE PROVIDED AT TOP OF ALL RETAINING WALLS. TYPICAL.

SCHEMATIC LANDSCAPE PLAN
QUAIL RUN APARTMENTS
CENTRAL AVENUE AND QUAIL RUN ROAD, RIVERSIDE

