

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community







PARKING SUMMARY				
TYPE	SIZE (FT.)	# GROUND LEVEL	# LEVEL 2	TOTAL
STANDARD STALL	9 X 18 *	6	19	25
TANDEM STALL	9 X 18 *	8	10	18
ADA **		1	0	1
ADA - VAN **		1	0	1
<b>TOTAL PROVIDED</b>				<b>45</b>
TOTAL SPACES REQ'D (1/BEDROOM)				45
* 9.5 X 18 ft. where stall abuts wall ** ADA spaces included in required parking count for units				

PARKING SUMMARY				
TYPE	SIZE (FT.)	# GROUND LEVEL	# LEVEL 2	TOTAL
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TOTAL SPACES REQ'D (1/BEDROOM)				45
* 9.5 X 18 ft. where stall abuts wall ** ADA spaces included in required parking count for units				

F.A.R. CALCULATION			
	FLOOR AREA		
LEVEL 1	7,291 S.F.*		
LEVEL 2	2,195 S.F.*		
LEVEL 3 (PODIUM)	12,578 S.F.		
LEVEL 4	12,590 S.F.		
LEVEL 5	12,590 S.F.		
			<b>FAR</b>
<b>TOTAL PROPOSED AREA</b>	<b>47,244 S.F.</b>		<b>2.99</b>
MAX. ALLOWABLE FLOOR AREA @ 3.0 FAR	<b>47,373 S.F.</b>		<b>3.0</b>
* PARKING AREA NOT INCLUDED IN F.A.R.			
SITE AREA			15,791 S.F.

## APPROVED AREA SUMMARY

12/23/16

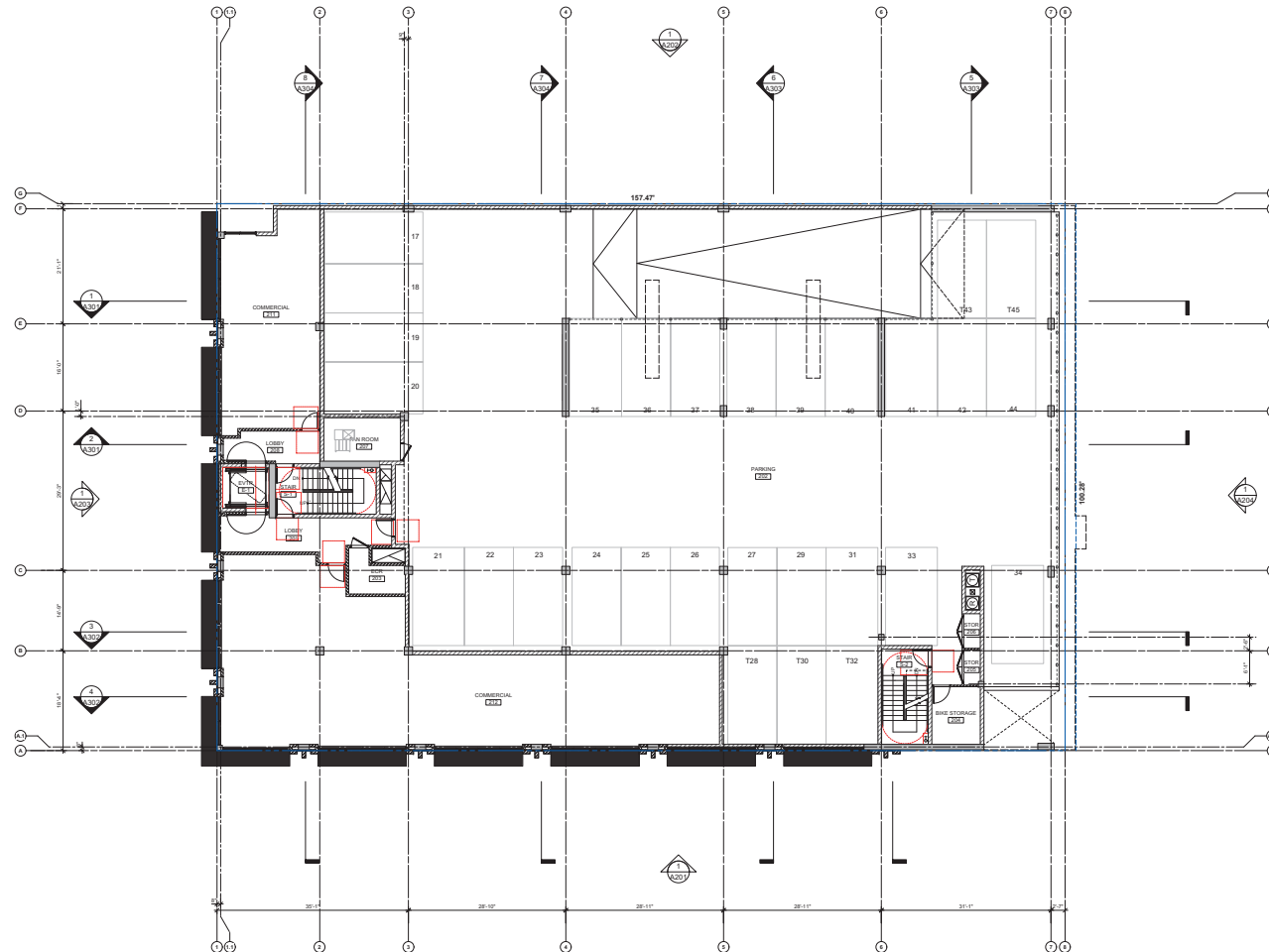
F.A.R. CALCULATION			
	FLOOR AREA		
LEVEL 1	7,633 S.F.*		
LEVEL 2	4,240 S.F.*		
LEVEL 3 (PODIUM)	12,814 S.F.		
LEVEL 4	12,814 S.F.		
LEVEL 5	12,814 S.F.		
			<b>FAR</b>
<b>TOTAL PROPOSED AREA</b>	<b>50,315 S.F.</b>		<b>3.19</b>
MAX. ALLOWABLE FLOOR AREA @ 3.0 FAR	<b>47,373 S.F.</b>		<b>3.0</b>
* PARKING AREA NOT INCLUDED IN F.A.R.			
SITE AREA			15,791 S.F.

## CURRENT AREA SUMMARY



MAIN & 9TH

MAIN STREET & 9TH STREET  
REVERSIDE, CA



WORK NOTES



JOB NUMBER:

16462

DATE: 08/01/2017  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

REVISION: 08/01/2017

08/01/2017

08/01/2017

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08/01/2017

08/01/2017

08/01/2017

08/01/2017

08/01/2017

LEVEL 2

A102

SCALE:

1/8" = 1'-0"

DATE:

08/01/2017

08/01/2017

08/01/2017

08/01/2017

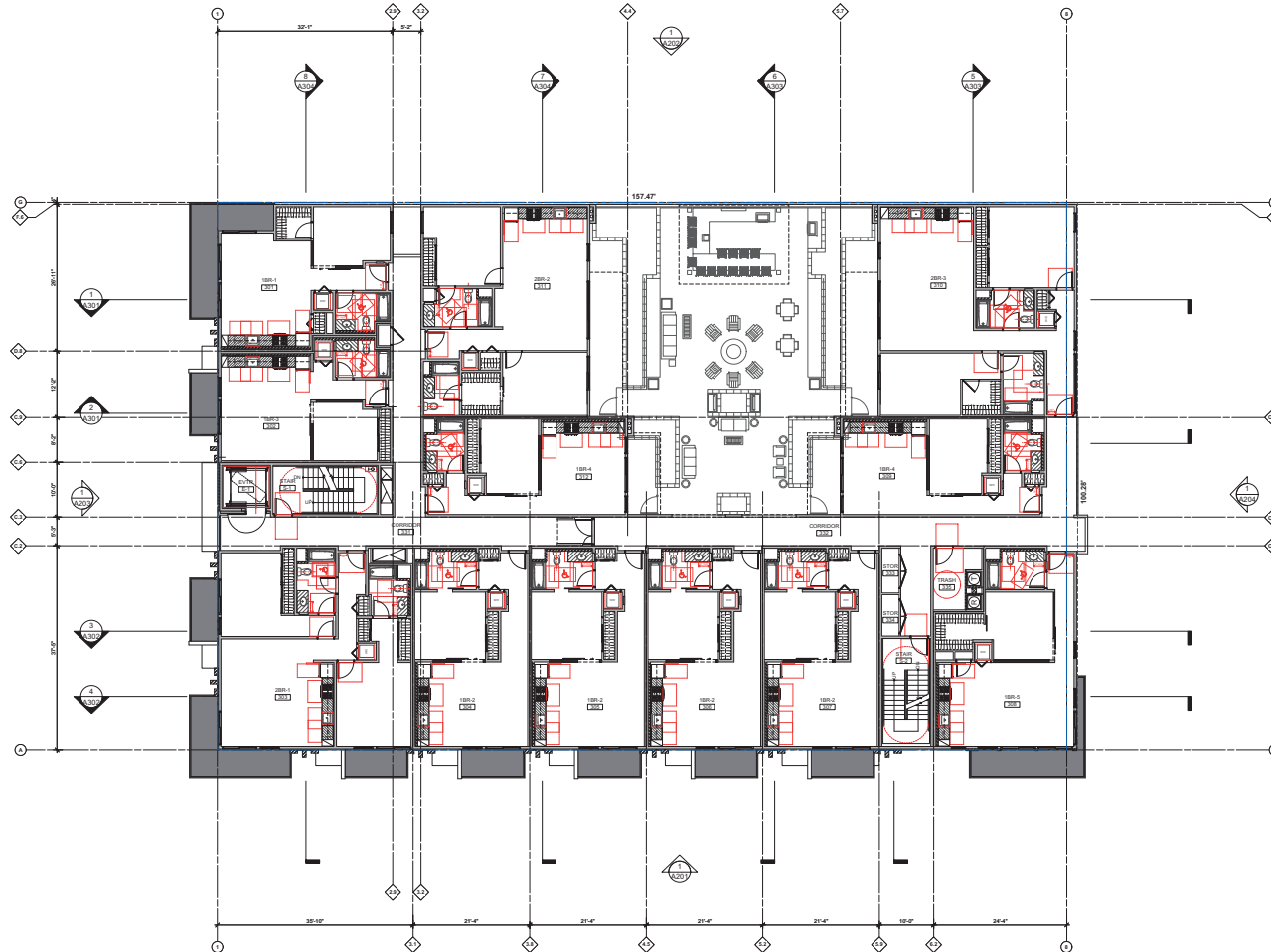
08/01/2017

08/01/2017

08/01/2017

MAIN & 9TH

MAIN STREET & 9TH STREET  
REVERSIDE, CA



WORK NOTES



JOB NUMBER:  
16462

DC	DM	PA	PM	TEAM

ALL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE PROJECT MANUAL AND ANY ADDENDUMS THEREOF. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM RAKOVICH ARCHITECTS.

REVISION	DESCRIPTION	DATE
001	ISSUED FOR PERMIT	5/20/17

RESIDENTIAL BUILDINGS

01. RESIDENTIAL BUILDINGS ARE TYPE I-A CONSTRUCTION (SEE GSAI, GSDI, FOR CODE ANALYSIS) BELOW PODIUM TYPE I-A CONSTRUCTION ABOVE PODIUM.
- TYPE I-A:**  
TYPICAL 4 HR. FLOORCEILING SEE XIG021 U.O.N.  
TYPICAL 1 HR. EXTERIOR WALL SEE XIG021 U.O.N.  
TYPICAL 1 HR. DEMISING WALL SEE XIG021 U.O.N.
- TYPE I-B:**  
TYPICAL 1 HR. FLOORCEILING SEE XIG021 U.O.N.  
TYPICAL 1 HR. EXTERIOR WALL SEE XIG021 U.O.N.  
TYPICAL 1 HR. DEMISING WALL SEE XIG021 U.O.N.  
TYPICAL 1 HR. EXTERIOR WALL SEE XIG021 U.O.N.
02. HORIZONTAL DIMENSIONS ARE 1/4" = 1'-0". STUD, CONCRETE OR CMU U.O.N.
03. REFER TO ENLARGED PLANS OF UNITS AND APARTMENTS FOR ADDITIONAL INFORMATION.
04. WALL STUD SIZES INDICATED WITHIN THIS PACKAGE ARE PROVIDED TO SET WALL WIDTH AND LOCATION, REFER TO STRUCTURAL PLANS FOR ADDITIONAL FRAMING REQUIREMENTS. ALL DIMENSIONS ARE 1/4" = 1'-0" UNLESS NOTED OTHERWISE.
05. AT WOOD FRAMED FLOORS, T.O. SHEATHING IS 1/2" BELOW T.O. SLAB.
06. CEILING HEIGHTS ARE FROM TOP OF SLAB TO BOTTOM OF SOFFIT FRAMING U.O.N.

07. ALL FIRE AND SOUND RATED WALL, FLOORCEILING AND ROOFCEILING ASSEMBLIES SHALL BE CONTIGUOUS AND SHALL BE FULLY INSTALLED PRIOR TO FRAMING NON-RATED PARTS. 2" PLASTER WALLS DRIPPING SOFFITS OR INSTALLING PARTS OR APPLIANCES. HANGERS & ASSEMBLY MEMBERS OF DROPPED CEILING BELOW RATED FLOOR OR ROOFCEILING ASSEMBLIES SHALL BE NON-COMBUSTIBLE PER CBC SECTION 714.
08. PROVIDE THROUGH PENETRATION FIRE STOP SYSTEMS AT ASSEMBLY PENETRATIONS PER CBC SECTION 714. SEE C305 SERIES FOR VA RATED SYSTEMS.
09. WHEN SHEAR WALLS OCCUR OUTSIDE SHEATHING TO THE MARKET WALL CORNER, SHEAR WALLS SHALL BE CONTRACTUALLY SHEATHED OR FURRED TO PROVIDE A CONTINUOUS FLOOR SURFACE ALONG THE ENTIRE LENGTH OF THE WALL.
10. STUD PLACEMENT OF AT SLAB JOIST SHALL RESULT IN 7" O. SHEATHING LAYERS ALIGNED WITHFACE OF SLAB TOP.
11. FLOOR LINES @ ROOF SLOPES SHALL BE A MIN. OF 1/4" = 1'-0". FLOOR SLOPES SHALL BE 1% MINIMUM AND 2% MAXIMUM.
12. ROOF PENETRATIONS SHALL OCCUR WITHIN 1' OF VALLEYS, HPFS OR RIDGES.
13. SPREAD INDOOR HEAD OUT ROOF AND FLOOR JOISTS AS REQUIRED FOR MEV RULING AND PENETRATIONS.

14. **CONCEALED VOID SPACES (CONCEALED VOID SPACES) SHALL BE NON-COMBUSTIBLE OR LIMITED COMBUSTIBLE CONSTRUCTION AND NO COMBUSTIBLE LOADS (INCLUDING NO ACCESS DO NOT REQUIRE SPRINKLER PROTECTION) SHALL BE INSTALLED IN THESE SPACES.**
- CONCEALED VOID SPACE OF COMBUSTIBLE CONSTRUCTION REQUIRE SPRINKLER PROTECTION PER CBC SECTION 714. SEE XIG021 U.O.N.
- THE FOLLOWING EXCEPTIONS APPLY:
1. SPACE BETWEEN STUDS OR JOISTS IS LESS THAN 6"
  2. SPACE BETWEEN STUDS OR JOISTS IS LESS THAN 8"
  3. SPACE BETWEEN COMPOSITE WOOD JOISTS AND CEILING ATTACHED DIRECTLY TO JOISTS OR TO 1" WALL METAL CHANNELS JOISTS AND PRESTRESSED TO 1800 PSI AND 3/4" MIN. BATT INSULATION IS INSTALLED AT BOTTOM OF JOISTS
  4. CONCEALED SPACE IS COVERED BY INSULATION NOT EXCEEDING 36 FT<sup>2</sup> PER JOIST AND IS PROTECTED TO CONCEALED SPACE WITH 1/2" PLASTER SPREAD RATING LESS THAN 25
  5. MATERIALS EXPOSED TO CONCEALED SPACE ARE FIRE RETARDANT TREATED WOOD LESS THAN 25
  6. CONCEALED SPACE IS COVERED BY VERTICAL PIPE COVERED 1/2" MIN. PRESTRESSED AT EACH FLOOR, CONTAIN NO CARBON SOURCES OR COMBUSTIBLE FRAMING AND PIPE
  7. CONCEALED SPACE IS COVERED BY VERTICAL PIPE COVERED 1/2" MIN. PRESTRESSED AT EACH FLOOR AND IS COVERED
  8. CONCEALED SPACE ARE EXTERIOR COLUMNS 10 FT<sup>2</sup>

PODIUM

01. PODIUM IS TYPE I-A CONSTRUCTION (SEE GSAI, GSDI FOR CODE ANALYSIS). TYPICAL PODIUM SLAB BELOW INTERIOR SPACE SEE XIG021 U.O.N. TYPICAL PODIUM SLAB BELOW EXTERIOR SPACE SEE XIG021 U.O.N. TYPICAL CONCRETE WALL SEE XIG021 U.O.N.
02. HORIZONTAL DIMENSIONS ARE TO F.O. STUD, CONCRETE OR CMU U.O.N.
03. MAINTAIN 6" HEADROOM ALONG DRIVE AISLES TO AND FROM ACCESSIBLE PARKING STALLS. MAINTAIN 7' HEADROOM AT EXTERIOR PATHS. MAINTAIN 7' HEADROOM AT ALL OTHER LOCATIONS.
04. VERIFY SIZE AND LOCATION OF WALL & SLAB OPENINGS AGAINST LATEST MEP DRAWINGS. RESERVE ROOMS FOR ALL PENETRATIONS PRIOR TO LAGING SLABS AND WALLS. PROVIDE BROCHURE AT MECHANICAL OPEN TO THE EXTERIOR.
05. PROVIDE THROUGH PENETRATION FIRE STOP SYSTEMS AT ASSEMBLY PENETRATIONS PER CBC SECTION 714.
06. FLOOR LINES @ ROOF SLOPES SHALL BE A MIN. OF 1/4" = 1'-0". FLOOR SLOPES SHALL BE 1% MINIMUM AND 2% MAXIMUM.

- MIN 8" O.C. VERTICAL CLEARANCE TO ADA PARKING STALLS
- AREA OF DROPPED CONC. PODIUM SLAB ABOVE
- (N) PROPERTY LINE (AFTER DEDICATION)
- OLD PROPERTY LINE BEFORE DEDICATION

- 2 x 6 WOOD STUD WALL
- 2 x 4 WOOD STUD WALL
- METAL STUD FRAMING
- PARTIAL HT. WALL - CONFORM FIN. HT. WITH ARCHITECT
- CMU WALL - WALL TYPE 31, U.O.N.
- CONCRETE WALL - WALL TYPE 32, U.O.N.
- DROPPED SOFFIT
- FIRE EXTINGUISHER (10.41)
- EXIT SIGNS
- ELECTRIC VEHICLE CHARGER (28.27)

WALL & SYMBOLS LEGEND

LEVEL 3: PODIUM

A103

SCALE:  
1/8" = 1'-0"

DATE:  
05.19.2017



## Main & 9th

Main St. & 9th St., Riverside CA 92507

### ENTITLEMENTS PLANNING REVIEW

DEC 23, 2016



**DESIGNARC**

2558 Overland Ave, Los Angeles CA 90064  
310.204.8950 dmccarthy@designarc.net





**LOT DATA**

LOT AREA: 15,791 SF (.36 ACRE)  
F.A.R. ALLOWED: 3.0 (47,373 SF)  
PROJECT F.A.R.: 2.9  
(SEE SHEET A002 FOR F.A.R. CALCULATIONS)

**PROJECT ADDRESS**

3870 MAIN ST  
RIVERSIDE CA 92501

**PROJECT DESCRIPTION**

NEW CONSTRUCTION. MIXED USE DEVELOPMENT. 3 STORY TYPE III A BUILDING OVER 2 STORY TYPE I BUILDING. PROPOSED USES ARE RESIDENTIAL WITH ASSOCIATED PARKING AND GROUND LEVEL COMMERCIAL SPACES ALONG 9TH ST. AND MAIN STREET

**LEGAL DESCRIPTION**

LOTS 8, 9, 10 AND 11 AND SOUTHERLY RECTANGULAR 4 FEET OF LOT 7 OF DAVIS SUBDIVISION OF BLOCK 8, RANGE 6 OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE(S) 65 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

ASSESOR'S PARCEL UMBER 213 - 301 - 009

**EXISTING SITE USE:**

EXISTING PARKING LOT

**CONSTRUCTION TYPE:**

TWO LEVELS TYPE I A- FULLY SPRINKLERED;  
COMMERCIAL AND PARKING AT GRADE  
PARKING AT SECOND LEVEL  
THREE LEVELS TYPE III A- RESIDENTIAL CONSTRUCTION

**OCCUPANCY CLASSIFICATION:**

R-2	MULTIFAMILY RESIDENTIAL
A-3	RESIDENTIAL AMENITY SPACE
M	COMMERCIAL/RETAIL
S-2	PARKING GARAGE

**ZONING:**

DSP-RC; DOWNTOWN SPECIFIC PLAN; RAINCROSS DISTRICT

**APPLICABLE CODE**

CBC2013

RIVERSIDE MUNICIPAL CODE

**PROPOSED BUILDING HEIGHT:**

5 STORIES LOW RISE  
58' FROM GRADE

**PROJECT TEAM**

**OWNER**

**RATKOVICH PROPERTIES**

CONTACT: Rob Dodman  
ADDRESS: 2465 Campus Drive  
Irvine, CA  
T: (714) 425-3203  
EMAIL: rdodman@ratkovichproperties.com

**ARCHITECT**

**DESIGNARC, INC.**

CONTACT: Andy Alper  
ADDRESS: 2558 Overland Avenue  
Los Angeles, CA 90064  
(310) 204-8950  
T: aalper@designarc.net  
EMAIL: aalper@designarc.net

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Main & 9th

3870 Main St., Riverside CA 92501

23 DEC 2016

PROJECT INFO

G001 **DESIGNARC**

2558 OVERLAND AVENUE, CA 90064 (310) 204-8950



DEVELOPMENT SUMMARY (RESIDENTIAL COMPONENT ONLY)						
NOTE: ALL UNIT AREAS CALCULATED TO CENTERLINE OF PARTY WALLS, EXTERIOR AND CORRIDOR WALLS						
LEVEL 3 (PODIUM)						
UNIT TYPE	UNIT AREA	# PER FLOOR	TOTAL UNIT AREA			
ST-1	642 S.F.	2	1,284 S.F.			
ST-2	848 S.F.	1	848 S.F.			
1BR-1	716 S.F.	1	716 S.F.			
1BR-2	795 S.F.	4	3,180 S.F.			
1BR-3	652 S.F.	1	652 S.F.			
2BR-1	1,196 S.F.	1	1,196 S.F.			
2BR-2	1,139 S.F.	1	1,139 S.F.			
2BR-3	1,329 S.F.	1	1,329 S.F.			
TOTAL FLOOR		12	10,344 S.F.			
LEVEL 4						
UNIT TYPE	UNIT AREA	# PER FLOOR	TOTAL UNIT AREA			
ST-1	642 S.F.	2	1,284 S.F.			
ST-2	848 S.F.	1	848 S.F.			
1BR-1	716 S.F.	1	716 S.F.			
1BR-2	795 S.F.	4	3,180 S.F.			
1BR-3	652 S.F.	1	652 S.F.			
2BR-1	1,196 S.F.	1	1,196 S.F.			
2BR-2	1,139 S.F.	1	1,139 S.F.			
2BR-3	1,329 S.F.	1	1,329 S.F.			
TOTAL FLOOR		12	10,344 S.F.			
LEVEL 5						
UNIT TYPE	UNIT AREA	# PER FLOOR	TOTAL UNIT AREA			
ST-1	642 S.F.	2	1,284 S.F.			
ST-2	848 S.F.	1	848 S.F.			
1BR-1	716 S.F.	1	716 S.F.			
1BR-2	795 S.F.	4	3,180 S.F.			
1BR-3	652 S.F.	1	652 S.F.			
2BR-1	1,196 S.F.	1	1,196 S.F.			
2BR-2	1,139 S.F.	1	1,139 S.F.			
2BR-3	1,329 S.F.	1	1,329 S.F.			
TOTAL FLOOR		12	10,344 S.F.			
TOTAL UNITS		36				
TOTAL RESIDENTIAL UNIT AREA			31,032 S.F.			
RESIDENTIAL UNIT AREA INCLUDING BALCONIES						
TOTAL BALCONY AREA (SEE A006)			3,300 S.F.			
TOTAL RESIDENTIAL UNIT AREA INCLUDING BALCONIES			34,332 S.F.			
UNIT MIX BY TYPE						
	UNIT TYPE	UNIT AREA	NO. OF UNITS	TOTAL FLOOR AREA	MIX	MIX %
2BR	2BR-1	1,196 S.F.	3	3,588 S.F.		
	2BR-2	1,139 S.F.	3	3,417 S.F.		
	2BR-3	1,329 S.F.	3	3,987 S.F.	9	25%
1BR	1BR-1	716 S.F.	3	2,148 S.F.		
	1BR-2	795 S.F.	12	9,540 S.F.		
	1BR-3	652 S.F.	3	1,956 S.F.	18	50%
STUDIO	ST-1	642 S.F.	6	3,852 S.F.		
	ST-2	848 S.F.	3	2,544 S.F.	9	25%
TOTAL			36	31,032 S.F.		
AVERAGE UNIT SIZE				862 S.F.		

DEVELOPMENT SUMMARY (COMMERCIAL COMPONENT ONLY)		
	TYPE	FLOOR AREA
LEVEL 1	COMMERCIAL 1	2,190 S.F.
	COMMERCIAL 2	3,466 S.F.
LEVEL 2	COMMERCIAL 2 MEZZANINE	1,139 S.F.
TOTAL		6,795 S.F.

CONSTRUCTION GROSS FLOOR AREA	
CONSTRUCTION GROSS FLOOR AREA	
GROUND FLOOR	15,960 S.F.
LEVEL 2	13,618 S.F.
LEVEL 3	13,714 S.F.
LEVEL 4	13,727 S.F.
LEVEL 5	12,950 S.F.
TOTAL GROSS FLOOR AREA	69,969 S.F.

PARKING SUMMARY				
TYPE	SIZE (FT.)	# GROUND LEVEL	# LEVEL 2	TOTAL
STANDARD STALL	9 X 18 *	6	19	25
TANDEM STALL	9 X 18 *	8	10	18
ADA **		1	0	1
ADA - VAN **		1	0	1
TOTAL PROVIDED				45
TOTAL SPACES REQ'D (1/BEDROOM)				45
* 9.5 X 18 ft. where stall abuts wall				
** ADA spaces included in required parking count for units				

F.A.R. CALCULATION		
	FLOOR AREA	
LEVEL 1	7,291 S.F.*	
LEVEL 2	2,195 S.F.*	
LEVEL 3 (PODIUM)	12,578 S.F.	
LEVEL 4	12,590 S.F.	
LEVEL 5	12,590 S.F.	
TOTAL PROPOSED AREA	47,244 S.F.	FAR
MAX. ALLOWABLE FLOOR AREA @ 3.0 FAR	47,373 S.F.	2.9
* PARKING AREA NOT INCLUDED IN F.A.R.		
SITE AREA		15,791 S.F.



Main & 9th

3870 Main St., Riverside CA 92501

23 DEC 2016

DEVELOPMENT SUMMARY

G002 DESIGNARC

3333 OREGON AVENUE, CA 95064 916.264.8500



Main & 9th

3870 Main St., Riverside CA 92501

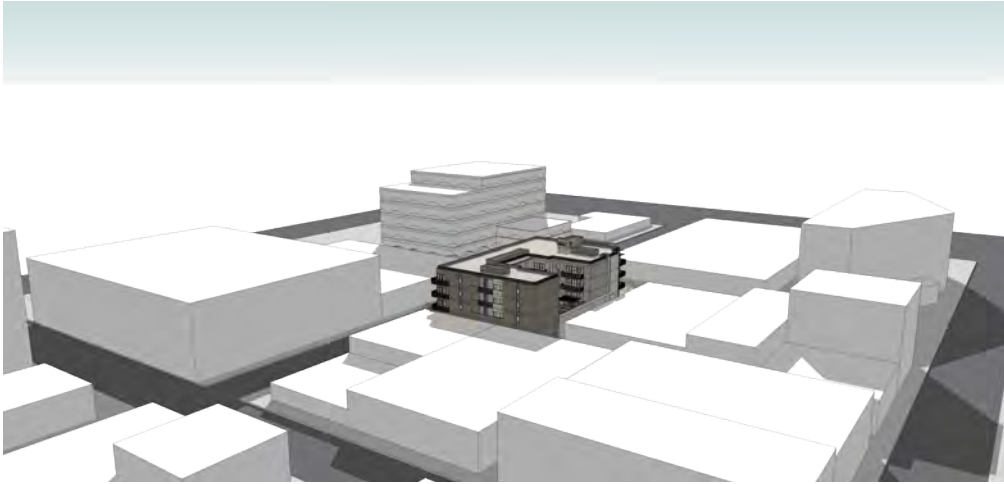
23 DEC 2016

VICINITY MAP/SURROUNDING PARCELS

G003 DESIGNARC

NOT TO SCALE 3333 OVERLAND AVENUE, CA 90004 310.554.8555

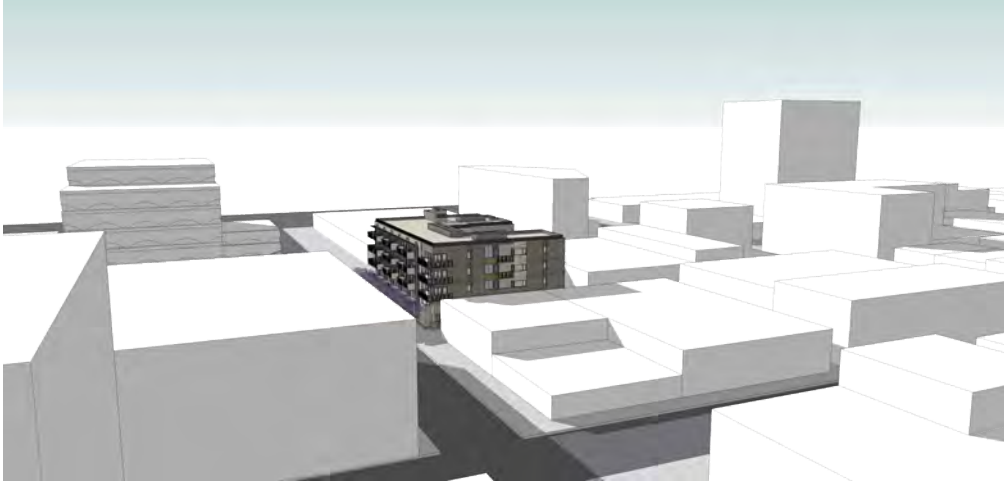




LOOKING SOUTHWEST



LOOKING SOUTHEAST



LOOKING WEST



LOOKING EAST



Main & 9th

3870 Main St., Riverside CA 92501

23 DEC 2016

CONTEXT MASSING STUDY

G005 **DESIGNARC**

3333 OVERLAND AVENUE, CA 90604 310.354.8500

USABLE PRIVATE OPEN SPACE CALCULATION		
PODIUM LEVEL		
ROOM NUMBER	UNIT TYPE	PRIVATE USABLE OPEN SPACE
3011BR-1		82 S.F.
3021BR-3		55 S.F.
3032BR-1		234 S.F.
3041BR-2		55 S.F.
3051BR-2		55 S.F.
3061BR-2		55 S.F.
3071BR-2		55 S.F.
308ST-2		103 S.F.
309ST-1		0 S.F.
3102BR-3*		141 S.F.
3112BR-2*		141 S.F.
312ST-1		0 S.F.
SUB TOTAL		976 S.F.
LEVEL 4		
ROOM NUMBER	UNIT TYPE	PRIVATE USABLE OPEN SPACE
4011BR-1		82 S.F.
4021BR-3		55 S.F.
4032BR-1		234 S.F.
4041BR-2		55 S.F.
4051BR-2		55 S.F.
4061BR-2		55 S.F.
4071BR-2		55 S.F.
408ST-2		103 S.F.
409ST-1		93 S.F.
4102BR-3		141 S.F.
4112BR-2		141 S.F.
412ST-1		93 S.F.
SUB TOTAL		1,162 S.F.
LEVEL 5		
ROOM NUMBER	UNIT TYPE	PRIVATE USABLE OPEN SPACE
5011BR-1		82 S.F.
5021BR-3		55 S.F.
5032BR-1		234 S.F.
5041BR-2		55 S.F.
5051BR-2		55 S.F.
5061BR-2		55 S.F.
5071BR-2		55 S.F.
508ST-2		103 S.F.
509ST-1		93 S.F.
5102BR-3		141 S.F.
5112BR-2		141 S.F.
512ST-1		93 S.F.
SUB TOTAL		1,162 S.F.
TOTAL		3,300 S.F.
NOTE: * EXTERIOR PRIVATE OPEN SPACE AT PODIUM PATIO.		

NO. OF UNITS WITH  
PRIVATE OPEN SPACE:

REQUIRED: 18 (50% OF TOTAL UNITS)

PROVIDED: 34

\* PER DOWNTOWN SPECIFIC PLAN RAIN CROSS DISTRICT  
CHAPTER 6, 6.8.8

OPEN SPACE PROVIDED:

COMMON OPNE SPACE : 2,620 S.F.

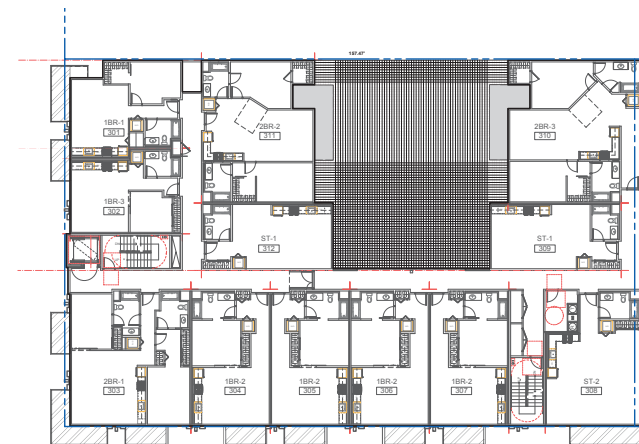
PRIVATE USABLE OPEN SPACE : 3,300 S.F.

TOTAL: 5,920 S.F.

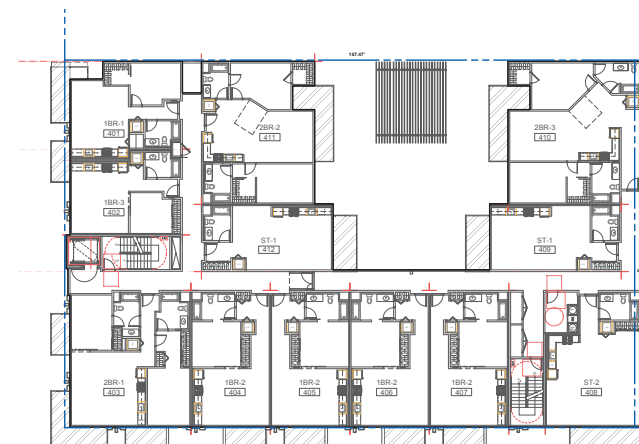
USABLE PRIVATE OPEN SPACE (BALCONY):  
MIN. 50 SF ; NO DIMENSIONS LESS THAN 5'

COMMON OPEN SPACE:

PRIVATE OPEN SPACE AT PODIUM PATIO



LEVEL 3



LEVEL 4-5



Main & 9th

3870 Main St., Riverside CA 92501

23 DEC 2016

OPEN SPACE DIAGRAMS

G006 DESIGNARC

555 OAKLAND AVENUE, CA 94612 415.354.8500





Main & 9th

3870 Main St., Riverside CA 92501

23 DEC 2016

MAIN & 9TH NIGHT VIEW

A401 DESIGNARC

3333 OVERLAND AVENUE, CA 94004 310.264.8700

P17-0452, Exhibit 6 - Original Project Plans (For Reference)



Main & 9th

3870 Main St., Riverside CA 92501

23 DEC 2016

MAIN STREET VIEW

A402 **DESIGNARC**

3333 OVERLAND AVENUE, CA 94604 333.264.8500

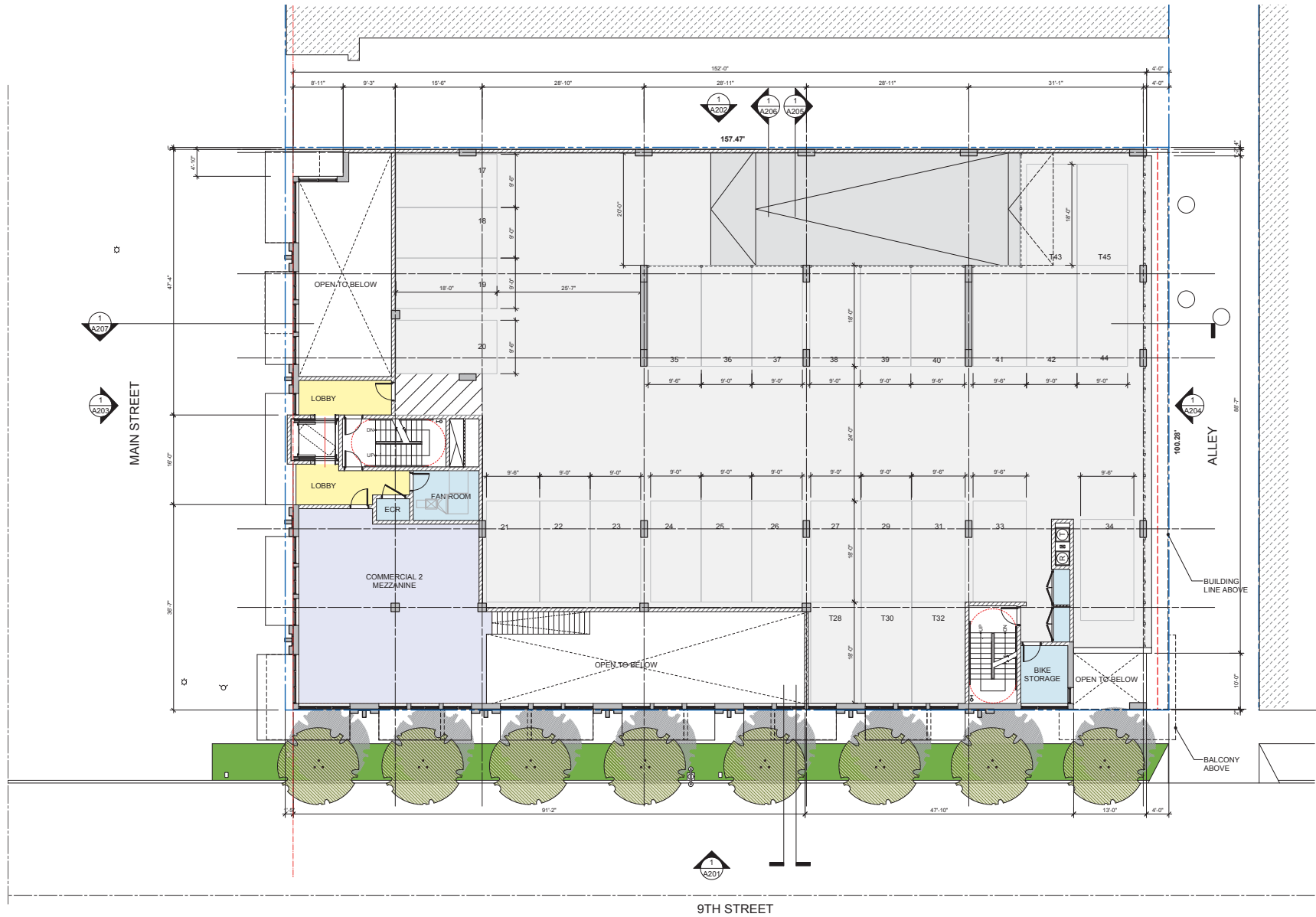






SCALE : 1/8" = 1'-0" 2558 OVERLAND AVENUE, CA 90064 210 204 8950

P17-0452, Exhibit 6 - Original Project Plans (For Reference)



Main & 9th

3870 Main St., Riverside CA 92501

23 DEC 2016

LEVEL TWO PLAN

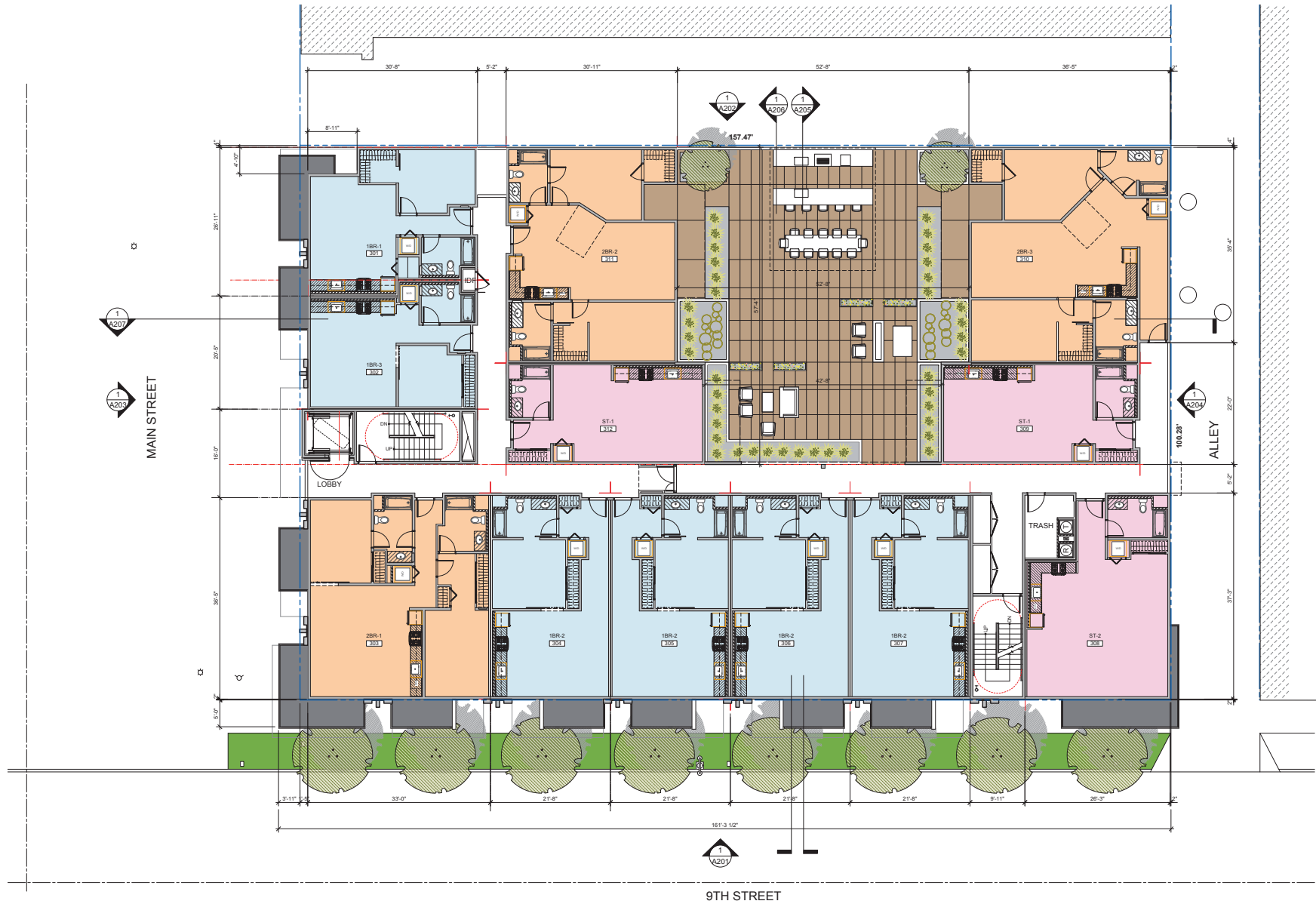


A102 DESIGNARC

SCALE: 1/8" = 1'-0" 333 OREGON AVENUE, CA 95066 313.354.8500







Main & 9th

3870 Main St., Riverside CA 92501

23 DEC 2016

LEVEL THREE (PODIUM) PLAN



A103 DESIGNARC

SCALE: 1/8" = 1'-0" 333 OREGON AVENUE, CA 95066 333.334.8800





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23 DEC 2016

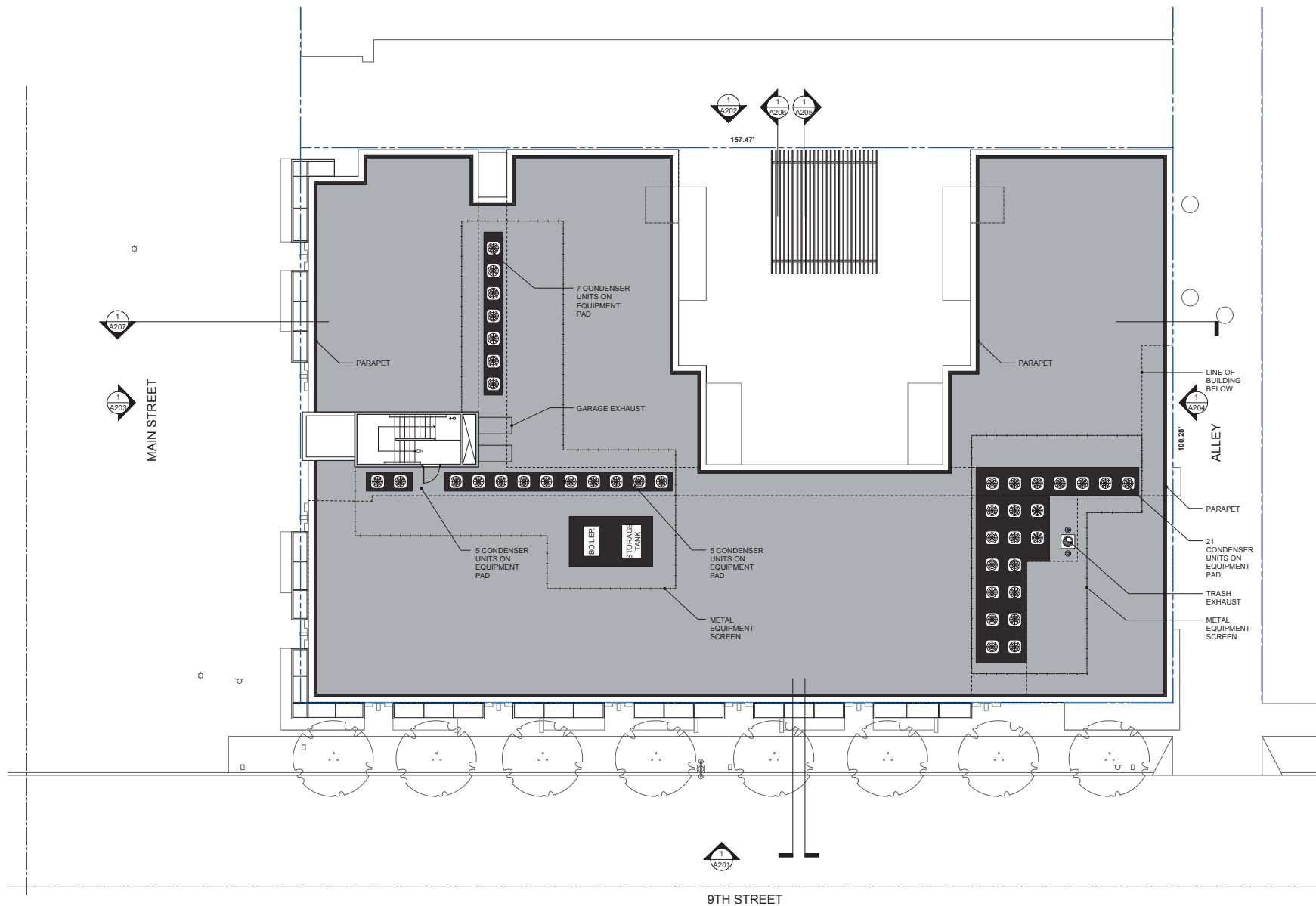
LEVEL FOUR/FIVE PLAN



A104 DESIGNARC

SCALE: 1/8" = 1'-0" 100 OAKLAND AVENUE, CA 94612 415.554.8800





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23 DEC 2016

ROOF PLAN



A105 DESIGNARC

SCALE: 1/8" = 1'-0" 333 OREGON AVENUE, CA 95066 313.354.8500









- (PL-1) EXTERIOR PLASTER - 20/30 SAND FINISH
- (PL-2) EXTERIOR PLASTER - 16/20 HEAVY MACHINE DASH FINISH
- (PL-3) PLEATED FOAM PANEL WITH PAINTED STUCCO FINISH
- (WW-1) VINYL WINDOWS AND DOORS - COLOR: LIGHT GREY
- (WW-2) OVERHEAD COILING DOOR - PAINTED
- (WW-3) METAL SECURITY GATE - PAINTED
- (WW-4) OVERHEAD COILING GRILLE
- (WW-5) HOLLOW METAL DOOR - PAINTED

- (SF-1) ALUMINUM STOREFRONT - KYNAR PAINT FINISH
- (SF-2) ALUMINUM STOREFRONT DOOR - KYNAR PAINT FINISH
- (M-1) GLAZED BRICK VENEER - MEDIUM GREY
- (CT-1) CERAMIC TILE
- (RL-1) PAINTED STEEL GUARDRAIL
- (RL-2) PLASTER GUARDRAIL
- (RL-3) CABLE RAIL WITH PAINTED STEEL STANCHIONS

- (MTL-1) PAINTED SHEET METAL FASCIA
- (MTL-2) PAINTED STEEL
- (MTL-3) METAL EQUIPMENT SCREEN
- (MTL-4) PAINTED METAL SUNSHADE
- (C-1) BUSH HAMMERED CONCRETE VERTICAL STRIATION
- (C-2) ARCHITECTURAL CONCRETE

- (PI-1) SHERWIN-WILLIAMS 254-C2; PEARLY WHITE
- (PI-2) SHERWIN-WILLIAMS 244-C2; MINDFUL GRAY
- (PI-3) SHERWIN-WILLIAMS 244-C4; ACIER
- (PI-4) SHERWIN-WILLIAMS 244-C1; REPOSE GRAY
- (PI-5) SHERWIN-WILLIAMS 235-C5; SOFTWARE
- (PI-6) SHERWIN-WILLIAMS 144-C4; EGGY GOLD
- (PI-7) SHERWIN-WILLIAMS 125-C6; PENNYWISE



Main & 9th

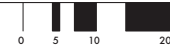
3870 Main St., Riverside CA 92501

23 DEC 2016

NORTH ELEVATION

A202 DESIGNARC

SCALE : 1/8" = 1'-0" 333 OREGON AVENUE, CA 95066 916.554.8500





- |   |  |   |  |
|---|--|---|--|
| (PL-1) EXTERIOR PLASTER - 20/30 SAND FINISH               | (SF-1) ALUMINUM STOREFRONT - KYNAR PAINT FINISH      | (MTL-1) PAINTED SHEET METAL FASCIA              | (PI-1) SHERWIN-WILLIAMS 254-C2; PEARLY WHITE |
| (PL-2) EXTERIOR PLASTER - 16/20 HEAVY MACHINE DASH FINISH | (SF-2) ALUMINUM STOREFRONT DOOR - KYNAR PAINT FINISH | (MTL-2) PAINTED STEEL                           | (PI-2) SHERWIN-WILLIAMS 244-C2; MINDFUL GRAY |
| (PL-3) PLEATED FOAM PANEL WITH PAINTED STUCCO FINISH      | (M-1) GLAZED BRICK VENEER - MEDIUM GREY              | (MTL-3) METAL EQUIPMENT SCREEN                  | (PI-3) SHERWIN-WILLIAMS 244-C4; ACIER        |
| (OW-1) VINYL WINDOWS AND DOORS - COLOR; LIGHT GREY        | (CT-1) CERAMIC TILE                                  | (MTL-4) PAINTED METAL SUNSHADE                  | (PI-4) SHERWIN-WILLIAMS 244-C1; REPOSE GRAY  |
| (OW-2) OVERHEAD COILING DOOR - PAINTED                    | (RL-1) PAINTED STEEL GUARDRAIL                       | (C-1) BUSH HAMMERED CONCRETE VERTICAL STRIATION | (PI-5) SHERWIN-WILLIAMS 235-C5; SOFTWARE     |
| (OW-3) METAL SECURITY GATE - PAINTED                      | (RL-2) PLASTER GUARDRAIL                             | (C-2) ARCHITECTURAL CONCRETE                    | (PI-6) SHERWIN-WILLIAMS 144-C4; EDGY GOLD    |
| (OW-4) OVERHEAD COILING GRILLE                            | (RL-3) CABLE RAIL WITH PAINTED STEEL STANCHIONS      |   | (PI-7) SHERWIN-WILLIAMS 125-C6; PENNYWISE    |
| (OW-5) HOLLOW METAL DOOR - PAINTED                        |  |   |  |



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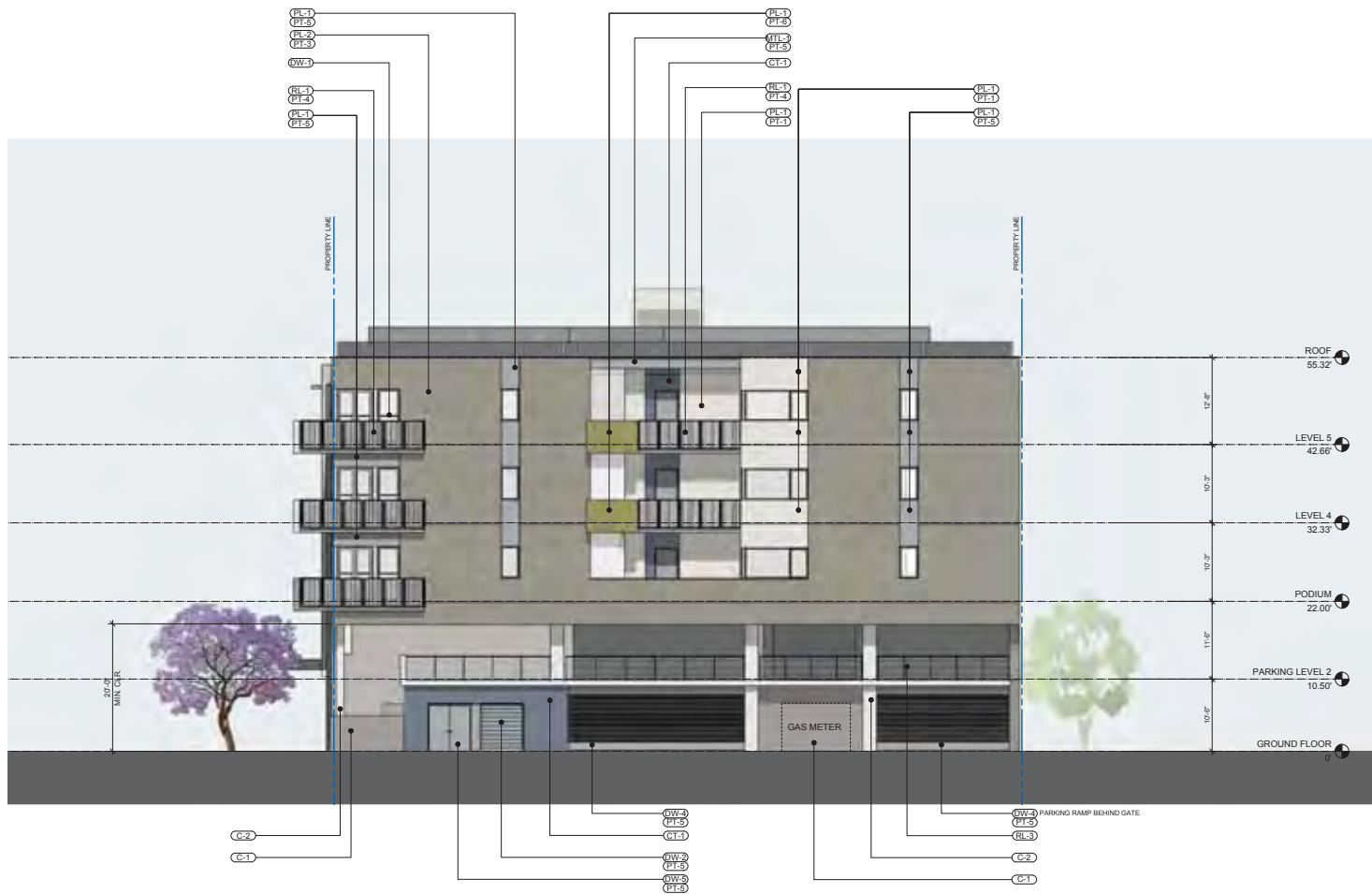
WEST ELEVATION

A203 DESIGNARC

SCALE : 1/8" = 1'-0" 333 OREGON AVENUE, CA 95066 313.354.8500







- |   |  |   |  |
|---|--|---|--|
| (PL-1) EXTERIOR PLASTER - 20/30 SAND FINISH               | (SF-1) ALUMINUM STOREFRONT - KYNAR PAINT FINISH      | (MTL-1) PAINTED SHEET METAL FASCIA              | (PI-1) SHERWIN-WILLIAMS 254-C2; PEARLY WHITE |
| (PL-2) EXTERIOR PLASTER - 16/20 HEAVY MACHINE DASH FINISH | (SF-2) ALUMINUM STOREFRONT DOOR - KYNAR PAINT FINISH | (MTL-2) PAINTED STEEL                           | (PI-2) SHERWIN-WILLIAMS 244-C2; MINDFUL GRAY |
| (PL-3) PLEATED FOAM PANEL WITH PAINTED STUCCO FINISH      | (M-1) GLAZED BRICK VENEER - MEDIUM GREY              | (MTL-3) METAL EQUIPMENT SCREEN                  | (PI-3) SHERWIN-WILLIAMS 244-C4; ACIER        |
| (WW-1) VINYL WINDOWS AND DOORS - COLOR; LIGHT GREY        | (CT-1) CERAMIC TILE                                  | (MTL-4) PAINTED METAL SUNSHADE                  | (PI-4) SHERWIN-WILLIAMS 244-C1; REPOSE GRAY  |
| (WW-2) OVERHEAD COILING DOOR - PAINTED                    | (RL-1) PAINTED STEEL GUARDRAIL                       | (C-1) BUSH HAMMERED CONCRETE VERTICAL STRIATION | (PI-5) SHERWIN-WILLIAMS 235-C5; SOFTWARE     |
| (WW-3) METAL SECURITY GATE - PAINTED                      | (RL-2) PLASTER GUARDRAIL                             | (C-2) ARCHITECTURAL CONCRETE                    | (PI-6) SHERWIN-WILLIAMS 144-C4; EDGY GOLD    |
| (WW-4) OVERHEAD COILING GRILLE                            | (RL-3) CABLE RAIL WITH PAINTED STEEL STANCHIONS      |   | (PI-7) SHERWIN-WILLIAMS 125-C6; PENNYWISE    |
| (WW-5) HOLLOW METAL DOOR - PAINTED                        |  |   |  |



Main & 9th

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23 DEC 2016

EAST ELEVATION

A204 DESIGNARC

SCALE: 1/8" = 1'-0" 333 OREGON AVENUE, CA 95066 310.554.8500





- |   |  |   |  |
|---|--|---|--|
| (PL-1) EXTERIOR PLASTER - 20/30 SAND FINISH               | (SF-1) ALUMINUM STOREFRONT - KYNAR PAINT FINISH      | (MTL-1) PAINTED SHEET METAL FASCIA              | (PT-1) SHERWIN-WILLIAMS 254-C2; PEARLY WHITE |
| (PL-2) EXTERIOR PLASTER - 16/20 HEAVY MACHINE DASH FINISH | (SF-2) ALUMINUM STOREFRONT DOOR - KYNAR PAINT FINISH | (MTL-2) PAINTED STEEL                           | (PT-2) SHERWIN-WILLIAMS 244-C2; MINDFUL GRAY |
| (PL-3) PLEATED FOAM PANEL WITH PAINTED STUCCO FINISH      | (M-1) GLAZED BRICK VENEER - MEDIUM GREY              | (MTL-3) METAL EQUIPMENT SCREEN                  | (PT-3) SHERWIN-WILLIAMS 244-C4; ACIER        |
| (WW-1) VINYL WINDOWS AND DOORS - COLOR; LIGHT GREY        | (CT-1) CERAMIC TILE                                  | (MTL-4) PAINTED METAL SUNSHADE                  | (PT-4) SHERWIN-WILLIAMS 244-C1; REPOSE GRAY  |
| (WW-2) OVERHEAD COILING DOOR - PAINTED                    | (RL-1) PAINTED STEEL GUARDRAIL                       | (C-1) BUSH HAMMERED CONCRETE VERTICAL STRIATION | (PT-5) SHERWIN-WILLIAMS 235-C5; SOFTWARE     |
| (WW-3) METAL SECURITY GATE - PAINTED                      | (RL-2) PLASTER GUARDRAIL                             | (C-2) ARCHITECTURAL CONCRETE                    | (PT-6) SHERWIN-WILLIAMS 144-C4; EDGY GOLD    |
| (WW-4) OVERHEAD COILING GRILLE                            | (RL-3) CABLE RAIL WITH PAINTED STEEL STANCHIONS      |   | (PT-7) SHERWIN-WILLIAMS 125-C6; PENNYWISE    |
| (WW-5) HOLLOW METAL DOOR - PAINTED                        |  |   |  |



Main & 9th

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23 DEC 2016

WEST COURTYARD ELEVATION

A205 DESIGNARC

SCALE : 1/8" = 1'-0" 325 OREGON AVENUE, CA 95064 916.554.8500





- (PL-1) EXTERIOR PLASTER - 20/30 SAND FINISH
- (PL-2) EXTERIOR PLASTER - 16/20 HEAVY MACHINE DASH FINISH
- (PL-3) PLEATED FOAM PANEL WITH PAINTED STUCCO FINISH
- (OW-1) VINYL WINDOWS AND DOORS - COLOR; LIGHT GREY
- (OW-2) OVERHEAD COILING DOOR - PAINTED
- (OW-3) METAL SECURITY GATE - PAINTED
- (OW-4) OVERHEAD COILING GRILLE
- (OW-5) HOLLOW METAL DOOR - PAINTED

- (SF-1) ALUMINUM STOREFRONT - KYNAR PAINT FINISH
- (SF-2) ALUMINUM STOREFRONT DOOR - KYNAR PAINT FINISH
- (M-1) GLAZED BRICK VENEER - MEDIUM GREY
- (CT-1) CERAMIC TILE
- (RL-1) PAINTED STEEL GUARDRAIL
- (RL-2) PLASTER GUARDRAIL
- (RL-3) CABLE RAIL WITH PAINTED STEEL STANCHIONS

- (MTL-1) PAINTED SHEET METAL FASCIA
- (MTL-2) PAINTED STEEL
- (MTL-3) METAL EQUIPMENT SCREEN
- (MTL-4) PAINTED METAL SUNSHADE
- (C-1) BUSH HAMMERED CONCRETE VERTICAL STRIATION
- (C-2) ARCHITECTURAL CONCRETE

- (PI-1) SHERWIN-WILLIAMS 254-C2; PEARLY WHITE
- (PI-2) SHERWIN-WILLIAMS 244-C2; MINDFUL GRAY
- (PI-3) SHERWIN-WILLIAMS 244-C4; ACIER
- (PI-4) SHERWIN-WILLIAMS 244-C1; REPOSE GRAY
- (PI-5) SHERWIN-WILLIAMS 235-C5; SOFTWARE
- (PI-6) SHERWIN-WILLIAMS 144-C4; EDGY GOLD
- (PI-7) SHERWIN-WILLIAMS 125-C6; PENNYWISE



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23 DEC 2016

EAST COURTYARD ELEVATION

A206 DESIGNARC

SCALE : 1/8" = 1'-0" 333 OAKLAND AVENUE, CA 94612 310.334.8500







- (PL-1) EXTERIOR PLASTER - 20/30 SAND FINISH
- (PL-2) EXTERIOR PLASTER - 16/20 HEAVY MACHINE DASH FINISH
- (PL-3) PLEATED FOAM PANEL WITH PAINTED STUCCO FINISH
- (WW-1) VINYL WINDOWS AND DOORS - COLOR: LIGHT GREY
- (WW-2) OVERHEAD COILING DOOR - PAINTED
- (WW-3) METAL SECURITY GATE - PAINTED
- (WW-4) OVERHEAD COILING GRILLE
- (WW-5) HOLLOW METAL DOOR - PAINTED

- (SF-1) ALUMINUM STOREFRONT - KYNAR PAINT FINISH
- (SF-2) ALUMINUM STOREFRONT DOOR - KYNAR PAINT FINISH
- (M-1) GLAZED BRICK VENEER - MEDIUM GREY
- (CT-1) CERAMIC TILE
- (RL-1) PAINTED STEEL GUARDRAIL
- (RL-2) PLASTER GUARDRAIL
- (RL-3) CABLE RAIL WITH PAINTED STEEL STANCHIONS

- (MTL-1) PAINTED SHEET METAL FASCIA
- (MTL-2) PAINTED STEEL
- (MTL-3) METAL EQUIPMENT SCREEN
- (MTL-4) PAINTED METAL SUNSHADE
- (C-1) BUSH HAMMERED CONCRETE VERTICAL STRIATION
- (C-2) ARCHITECTURAL CONCRETE

- (PI-1) SHERWIN-WILLIAMS 254-C2; PEARLY WHITE
- (PI-2) SHERWIN-WILLIAMS 244-C2; MINDFUL GRAY
- (PI-3) SHERWIN-WILLIAMS 244-C4; ACIER
- (PI-4) SHERWIN-WILLIAMS 244-C1; REPOSE GRAY
- (PI-5) SHERWIN-WILLIAMS 235-C5; SOFTWARE
- (PI-6) SHERWIN-WILLIAMS 144-C4; EDGY GOLD
- (PI-7) SHERWIN-WILLIAMS 125-C6; PENNYWISE



Main & 9th

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23 DEC 2016

NORTH COURTYARD ELEVATION

A207 DESIGNARC

SCALE : 1/8" = 1'-0" 325 OREGON AVENUE, CA 95064 916.264.8500



# MATERIALS LEGEND

MATERIAL	
A	Existing concrete pavers pathway
B	Existing concrete paving in grid pattern
C	Rectangular area containing tree cut-out (5 existing) will be sawcut and filled with concrete paving to match adjacent concrete paving

# PLANTING LEGEND

SPECIES	
1	(7) Existing Magnolia parkway trees to remain
2	(1) Existing Jacaranda parkway tree to remain



A Existing concrete pavers pathway



B Existing concrete paving in grid pattern



C Rectangular area containing tree cut-out (5 existing) will be sawcut and filled with concrete paving to match adjacent concrete paving



1 (7) Existing Magnolia parkway trees to remain



2 (1) Existing Jacaranda parkway tree to remain

# MATERIALS LEGEND

	MATERIAL
A	Concrete paving on structure
B	Fire element
C	Outdoor grill and dining counter
D	Raised bio-retention planters
E	Flush bio-retention planters
F	Standard fiberglass planters

# PLANTING LEGEND

	SPECIES
1	Umbellularia californica California Bay
2	Portulacaria afra 'Variegata' Rainbow Bush (groundcover)
3	Podocarpus gracilior Fern Pine
4	Carex divulsa / tumulicola European Grey Sedge/ Berkeley Sedge
5	Dianella tasmanica 'Variegata' White Striped Tasman Flax Lily
6	Philodendron 'Xanadu'
7	Nandina domestica Heavenly Bamboo



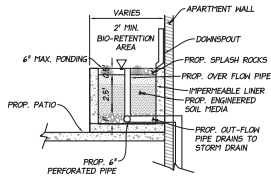
A Concrete paving on structure



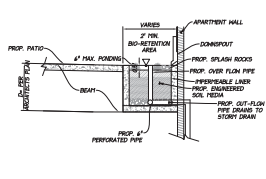
B Fire element



C Outdoor grill and dining counter



D Raised bio-retention planters



E Flush bio-retention planters



F Standard fiberglass planters



Various site furnishing



1 Umbellularia californica  
California Bay



2 Portulacaria afra 'Variegata'  
Rainbow Bush (groundcover)



3 Podocarpus gracilior  
Fern Pine



4 Carex divulsa / tumulicola  
European Grey Sedge/ Berkeley Sedge



5 Dianella tasmanica 'Variegata' White  
Striped Tasman Flax Lily

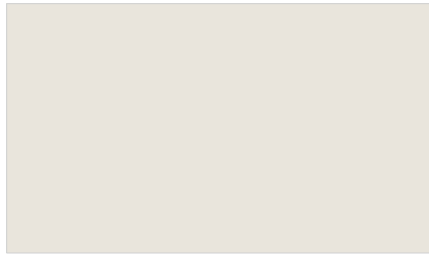


6 Philodendron 'Xanadu'



7 Nandina domestica  
Heavenly Bamboo





**PT-1**  
SHERWIN-WILLIAMS  
SW 7009 / 254-C2; PEARLY WHITE



**PT-5**  
SHERWIN-WILLIAMS  
SW7074 / 235-C5; SOFTWARE



**PT-2**  
SHERWIN-WILLIAMS  
SW 7016 / 244-C2; MINDFUL GRAY



**PT-6**  
SHERWIN-WILLIAMS  
SW6409 / 144-C4; EDGY GOLD



**PT-3**  
SHERWIN-WILLIAMS  
SW9170 / 244-C4; ACIER



**PT-7**  
SHERWIN-WILLIAMS  
SW6349 / 125-C6; PENNYWISE



**PT-4**  
SHERWIN-WILLIAMS  
SW 7015 / 244-C1; REPOSE GRAY



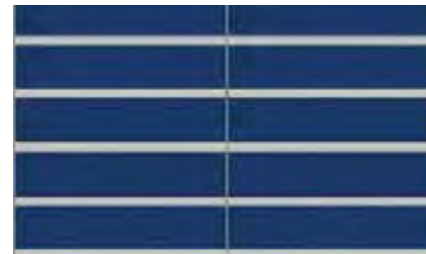
**SF-1**  
ALUMINUM STOREFRONT - KYNAR PAINT FINISH (PT-4)



**PL-1**  
LIGHT SAND FLOAT PLASTER - PAINTED (PT-6)



**PL-2**  
HEAVY MACHINE DASH PLASTER - PAINTED (PT-3)



**CT-1**  
CERAMIC TILE



**M-1**  
BRICK VENEER (COLOR AND TEXTURE SIMILAR)



**C-1**  
BUSH HAMMERED CONCRETE VERTICAL STRIATION



**C-2**  
EXPOSED CONCRETE



**Main & 9th**

COLOR AND MATERIAL BOARD



3870 Main St., Riverside CA 92501

16 DEC 2016

3335 OVERLAND AVENUE, CA 90604 310.264.8500

P17-0452, Exhibit 6 - Original Project Plans (For Reference)