

5TH FLOOR PLAN
1/8" = 1'-0"

NOTES

173 UNIT SHAFT
174 COMMERCIAL GREASE EXHAUST
SHAFT

ROOM COUNT / AREA

ROOM	TYPE	AREA	QUANTITY
STUDIO	50-1A	399 SF	6
STUDIO	50-1B	399 SF	4
STUDIO	50-1C	379 SF	1
STUDIO	50-2	383 SF	2
STUDIO	50-2B	438 SF	1
STUDIO	50-3	401 SF	1
STUDIO	50-4	398 SF	1
STUDIO	50-5	417 SF	1
STUDIO	50-6	538 SF	1
STUDIO	50-7	750 SF	1
2 BED	380D+1	805 SF	1
3 BED	380D+1	1,353 SF	1
TOTAL			21

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. SEE SHTS 504-505 FOR TYP ACCESSIBILITY REQUIREMENTS.

D. ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL AND CEILING ASSEMBLIES.

E. DWELLING UNITS SHALL BE SEPARATED WITH 1 HOUR FIRE RESISTIVE CONSTRUCTION AT WALLS AND FLOORS.

F. SEE SHT 500 FOR SOUND TRANSMISSION CONTROL DETAILS.

G. SEE SHT 500 FOR TYP FIRESTOPPING DETAILS.

H. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.

I. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

- 3-HR FIRE WALL
- 2-HR RATED WALL
- WOOD POST PER STRUCT DWGS
- SEE SHT 500 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- SOFFIT ABOVE @ 7'-0" AFF
- DECK DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
- ELECTRICAL PANEL

PATRICK CHIU & ASSOCIATES

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626.272.7058

UNIVERSITY CAMPUS HOTEL

1277 UNIVERSITY AVENUE
RIVERSIDE, CA 92501

PRIME INVESTMENT INTERNATIONAL, INC.
17700 GARDEN ST., SUITE 400
CITY OF INDUSTRY, CA 91748

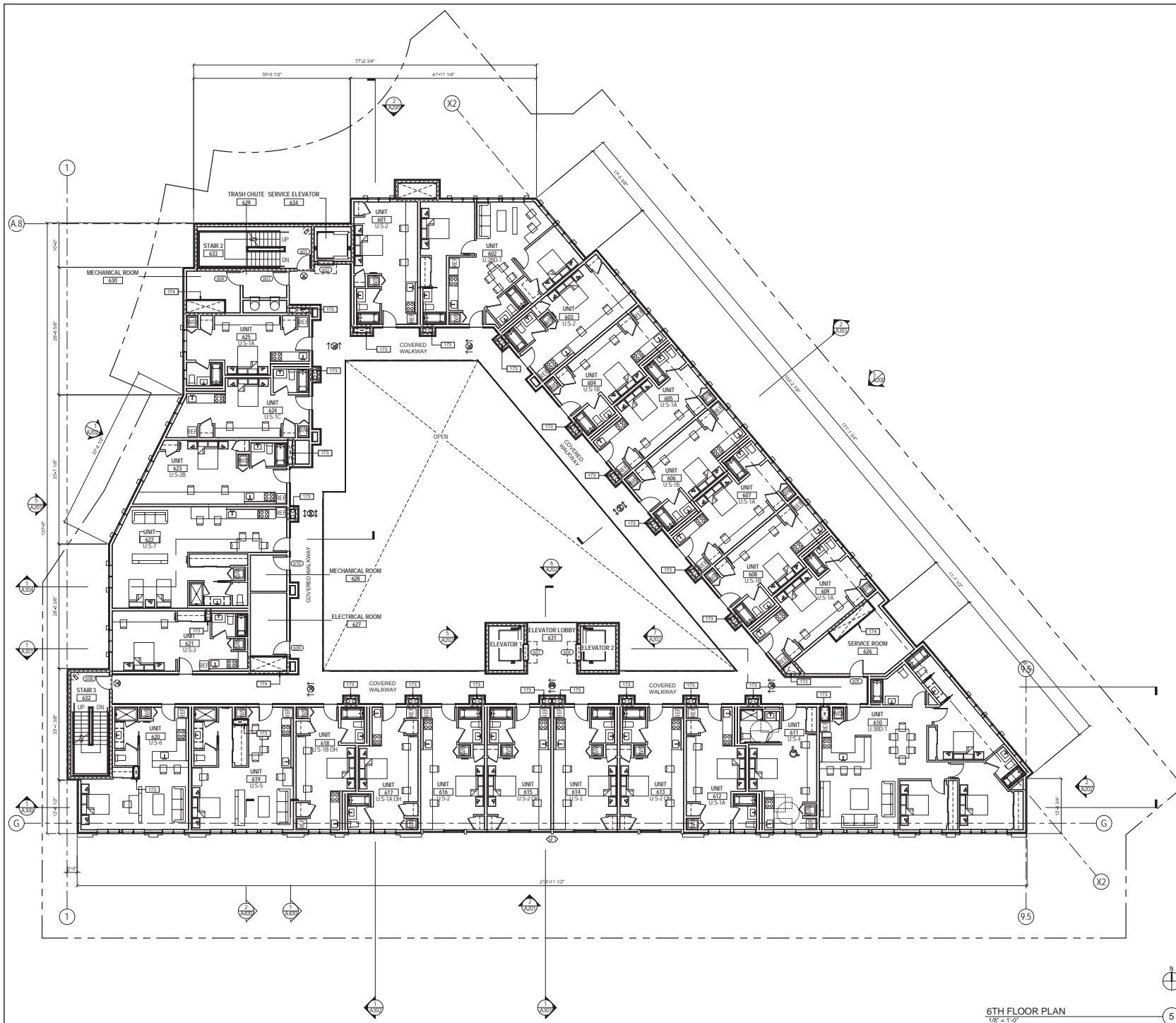
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DATE: **PLANNING DESIGN REVIEW**
16-012
21 FEB 2018
REVISED

DATE: **FIFTH FLOOR PLAN**

DATE: **A150**

Exhibit 8 - Project Plans (Floor Plans)



NOTES

173 UNIT SHAFT
174 COMMERCIAL GREASE EXHAUST SHAFT

ROOM COUNT / AREA

ROOM	TYPE	AREA	QUANTITY
STUDIO	5A-1A	399 SF	6
STUDIO	5A-1B	399 SF	4
STUDIO	5A-1C	375 SF	1
STUDIO	5-A	383 SF	6
STUDIO	5-B	438 SF	1
STUDIO	5-C	481 SF	1
STUDIO	5-D	398 SF	1
STUDIO	5-E	617 SF	1
STUDIO	5-F	538 SF	1
STUDIO	5-G	750 SF	1
2 BED	2B0D-1	805 SF	1
3 BED	3B0D-1	1,333 SF	1
TOTAL			29

SHEET NOTES

- ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.
- ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- SEE SHTS GMD-GM2 FOR TYP ACCESSIBILITY REQUIREMENTS.
- ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL AND CEILING ASSEMBLIES.
- DWELLING UNITS SHALL BE SEPARATED WITH 1 HOUR FIRE RESISTIVE CONSTRUCTION AT WALLS AND FLOORS.
- SEE SHT A00X FOR SOUND TRANSMISSION CONTROL DETAILS.
- SEE SHT A00X FOR TYP FIRESTOPPING DETAILS.
- PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.
- PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

- 3-HR FIRE WALL
- 2-HR RATED WALL
- WOOD POST PER STRUCT DWGS
- SEE SHT A000 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- SOFFIT ABOVE @ 7'-0" AFF
- DECK DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
- ELECTRICAL PANEL

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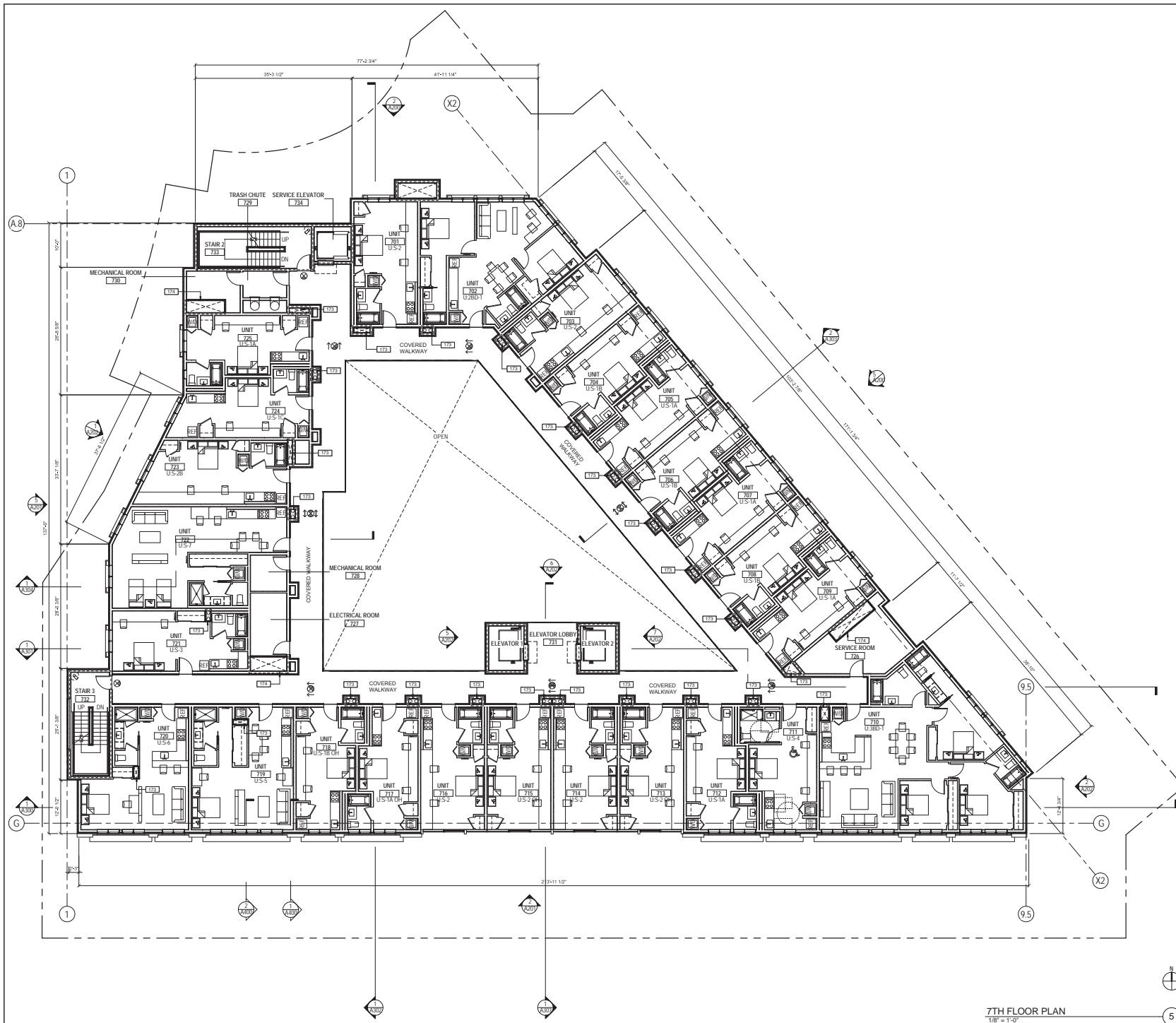
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DATE: 01/28/2018
PROJECT: PLANNING DESIGN REVIEW
SHEET: 16-012
21 FEB 2018
DWG

SIXTH FLOOR PLAN

A160

Exhibit 8 - Project Plans (Floor Plans)



NOTES

173 UNIT SHAFT
174 COMMERCIAL GREASE EXHAUST SHAFT

ROOM COUNT / AREA

ROOM	TYPE	AREA	QUANTITY
STUDIO	5A-1A	399 SF	6
STUDIO	5A-1B	399 SF	4
STUDIO	5A-1C	375 SF	1
STUDIO	5A-2	383 SF	6
STUDIO	5A-3	438 SF	1
STUDIO	5A-4	481 SF	1
STUDIO	5A-5	398 SF	1
STUDIO	5A-6	617 SF	1
STUDIO	5A-7	538 SF	1
STUDIO	5A-8	750 SF	1
2 BED	2B0A-1	805 SF	1
3 BED	3B0A-1	1,333 SF	1
TOTAL			29

SHEET NOTES

- ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.
- ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- SEE SHTS G40-G42 FOR TYP ACCESSIBILITY REQUIREMENTS.
- ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL AND CEILING ASSEMBLIES.
- DWELLING UNITS SHALL BE SEPARATED WITH 1-HOUR FIRE-RESISTIVE CONSTRUCTION AT WALLS AND FLOORS.
- SEE SHT A800 FOR SOUND TRANSMISSION CONTROL DETAILS.
- SEE SHT A800 FOR TYP FIRESTOPPING DETAILS.
- PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.
- PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

3 HR FIRE WALL
2 HR RATED WALL
WOOD POST PER STRUCT DWGS
SEE SHT A800 FOR WALL TYPES
WATER CURTAIN
DOWNSPOUT
SOFFIT ABOVE @ 7'-0" AFF
DECK DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
PLANTER DRAIN, SLOPE TO DRAIN AT 1/4" PER FT MIN
ELECTRICAL PANEL

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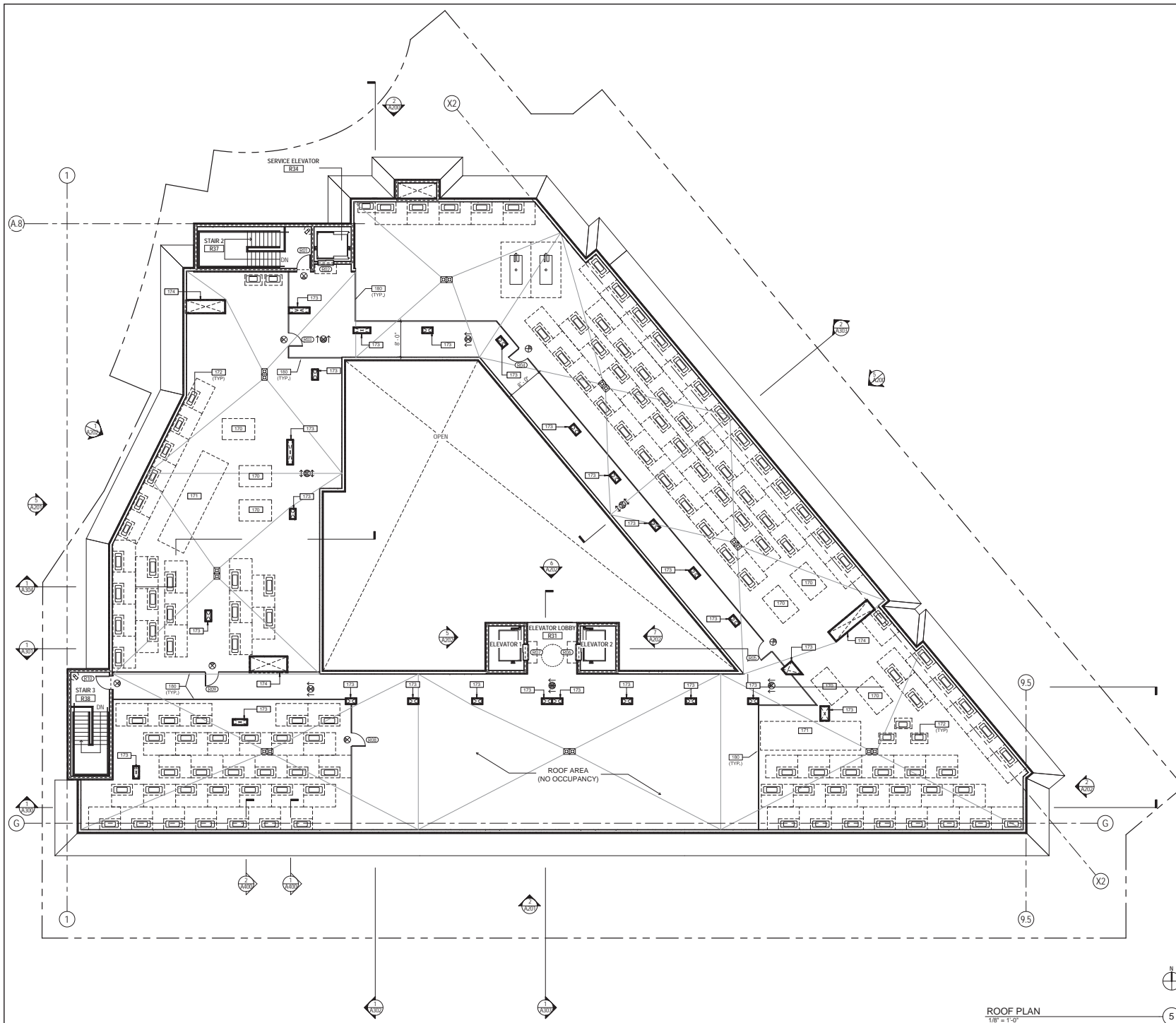
PLANNING DESIGN REVIEW

16-012
21 FEB 2018
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SEVENTH FLOOR PLAN

A170

Exhibit 8 - Project Plans (Floor Plans)



- NOTES**
- 170 FUTURE EXHAUST FAN
 - 171 EQUIPMENT PAD FOR FUTURE RESTAURANT OUTDOOR UNITS
 - 172 MECHANICAL EQUIPMENT
 - 173 UNIT SHAFT
 - 174 COMMERCIAL GREASE EXHAUST SHAFT
 - 180 6'-0" MECHANICAL EQUIPMENT SCREEN WALL. WALL NOT TO EXCEED HEIGHT OF PARAPET

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RIVERSIDE, CA 92501

- SHEET NOTES**
- A. ROOF SLOPES CONTINUOUS TO DOWNSPOUT OR ROOF DRAIN. SLOPES TO BE A MINIMUM OF 1/4" PER FOOT.
 - B. OVERFLOW DRAINS SHALL BE THE SAME SIZE AS THE ROOF DRAIN WITH INLET 2' ABOVE THE LOW POINT OF THE ROOF AND SHALL NOT BE CONNECTED TO THE ROOF DRAIN LINES.
 - C. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNLESS NOTED OTHERWISE.
 - D. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

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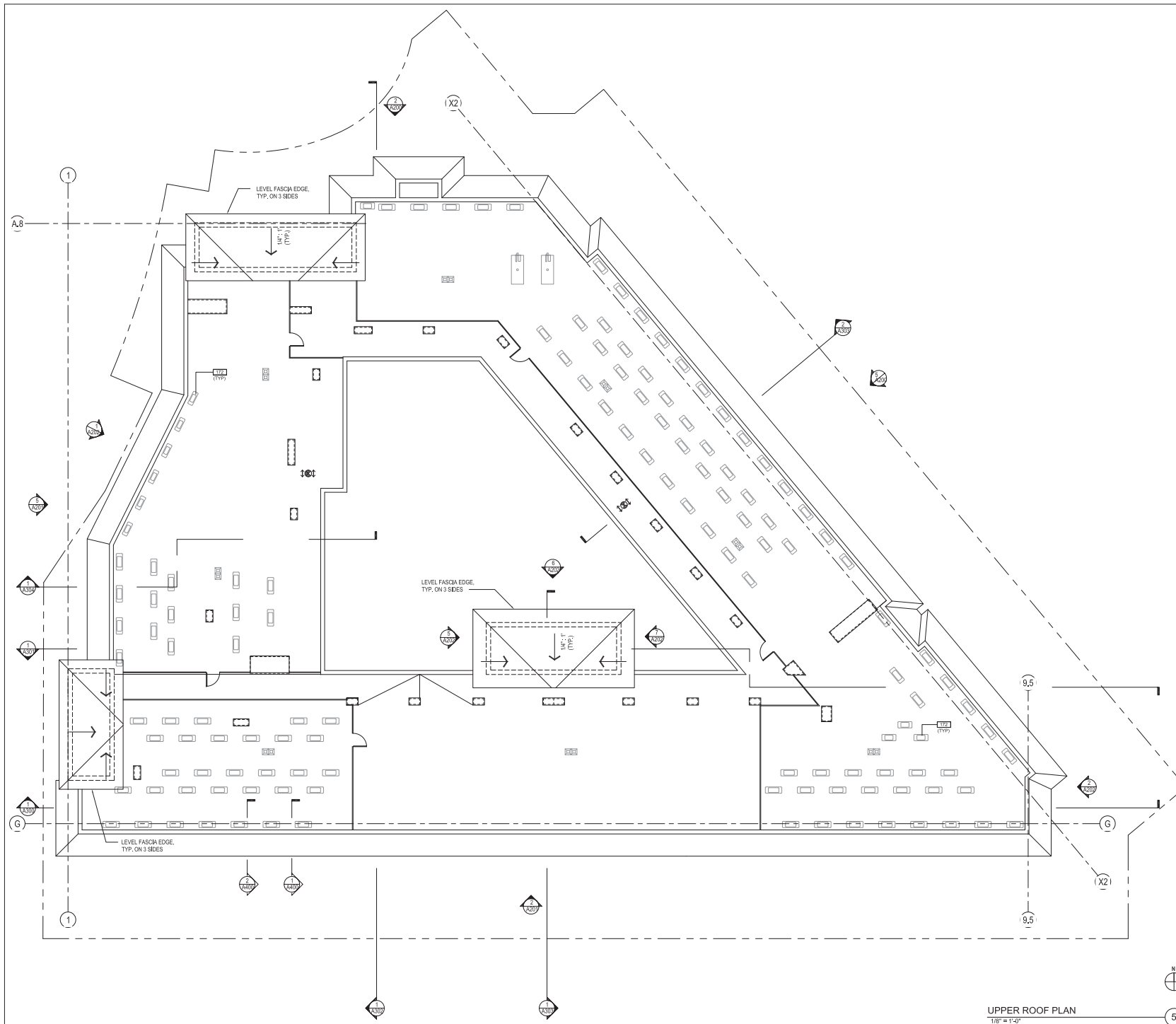
PLANNING DESIGN REVIEW
16-012
21 FEB 2018
REVISED

- LEGEND**
- 2-HOUR FIRE WALL
 - DOWNSPOUT
 - SCUPPER / OVERFLOW SCUPPER ASSEMBLY
 - ROOF DRAIN WITH OVER FLOW DRAIN 2' ABOVE ROOF DRAIN
 - INDICATES ROOF SLOPE DIRECTION. ALL ROOF SLOPES TO HAVE A 2% SLOPE MIN UNO
 - STANDPIPE
 - FACADE MAINTENANCE ROOF ANCHOR, SEE OPIUS PLAN DRAWINGS

ROOF PLAN

A180

Exhibit 8 - Project Plans (Floor Plans)



- NOTES**
- 170 FUTURE EXHAUST FAN
 - 171 EQUIPMENT PAD FOR FUTURE RESTAURANT OUTDOOR UNITS
 - 172 MECHANICAL EQUIPMENT
 - 173 UNIT SHAFT
 - 174 COMMERCIAL GREASE EXHAUST SHAFT

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1277 UNIVERSITY AVENUE
RIVERSIDE, CA 92501

SHEET NOTES

- A. ROOF SLOPES CONTINUOUS TO DOWNSPOUT OR ROOF DRAIN. SLOPES TO BE A MINIMUM OF 1/4" PER FOOT.
- B. OVERFLOW DRAINS SHALL BE THE SAME SIZE AS THE ROOF DRAIN WITH INLET 2" ABOVE THE LOW POINT OF THE ROOF AND SHALL NOT BE CONNECTED TO THE ROOF DRAIN LINES.
- C. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNLESS NOTED OTHERWISE.
- D. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

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DESIGNED BY
PLANNING DEPT REVIEW

DATE
16-012
DATE
21 FEB 2018
BY
[Signature]

LEGEND

- 2-HOUR FIRE WALL
- ⊙ DOWNSPOUT
- ⊙ SCUPPER / OVERFLOW SCUPPER ASSEMBLY
- ⊙ ROOF DRAIN WITH OVER FLOW DRAIN 2" ABOVE ROOF DRAIN
- INDICATES ROOF SLOPE DIRECTION. ALL ROOF SLOPES TO HAVE A 2% SLOPE MIN UNO
- ⊙ STANDPIPE
- ⊙ FACADE MAINTENANCE ROOF ANCHOR, SEE OPUS PLAN DRAWINGS

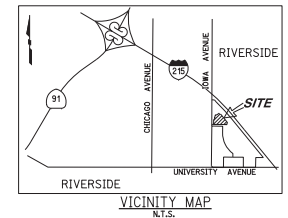
UPPER ROOF PLAN
1/8" = 1'-0"

UPPER ROOF PLAN

A181

Exhibit 8 - Project Plans (Floor Plans)

IN THE CITY OF RIVERSIDE, CALIFORNIA
PATH OF TRAVEL
UNIVERSITY VILLAGE - PAD K



APPLICANT/OWNER/DEVELOPER

PRIME INVESTMENT INTERNATIONAL, INC
17700 CASTLETON STREET, SUITE 469
CITY OF INDUSTRY, CA 91748
ATTN: PAUL LIN
(626) 965-3311

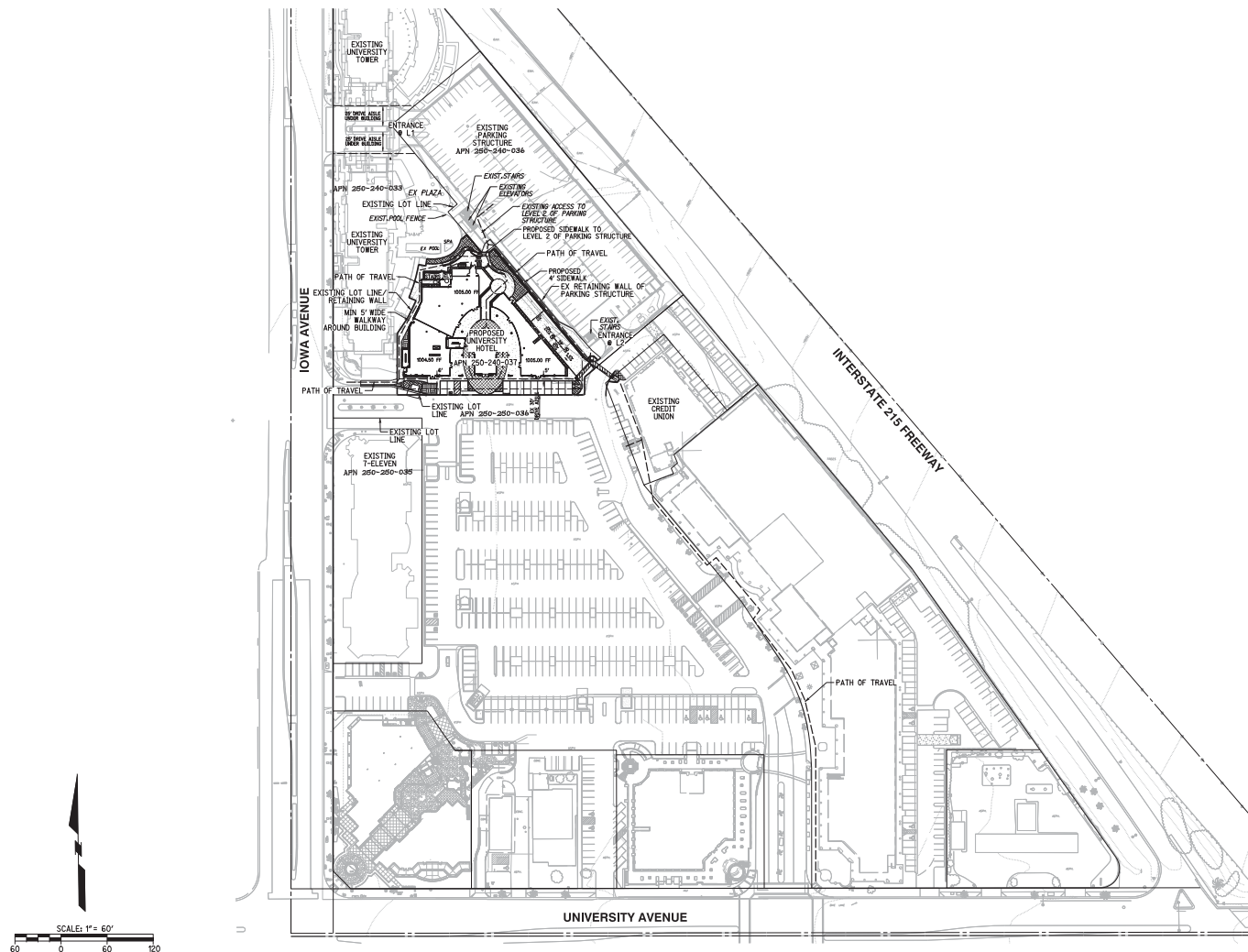
ENGINEER/CONTACT PERSON

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
PHONE: (951) 782-0707
FAX: (951) 782-0723
ATT: KRISTIN WERKSMAN

ASSESSOR PARCEL NUMBER
250-240-037

LEGEND

PROPERTY BOUNDARY ——— ——— ——— ———
 ADA PATH OF TRAVEL ——— ——— ——— ———
 CENTERLINE ——— ——— ——— ———



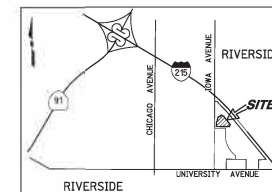
DATE PREPARED: JANUARY 25, 2018
REVISED: FEBRUARY 21, 2018

**PAD K
UNIVERSITY VILLAGE
1277 UNIVERSITY AVE.**

CITY OF RIVERSIDE
IN THE COUNTY OF RIVERSIDE, CALIFORNIA
SHEET C-1

RICK
ENGINEERING COMPANY

IN THE CITY OF RIVERSIDE, CALIFORNIA



VICINITY MAP
N.T.S.

PRIME INVESTMENT INTERNATIONAL, INC.
17700 CASTLETON STREET, SUITE 469
CITY OF INDUSTRY, CA 91748
ATTN: PAUL LIN
(626) 605-7344

ENGINEER/CONTACT PERSON

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
PHONE: (951) 782-0707
FAX: (951) 782-0723
ATT: KRISTIN WERKSMAN

250-240-037

PROPERTY BOUNDARY _____

FIRE ACCESS _____

STREET CENTERLINE _____

EXISTING FIRE SERVICE _____

EXISTING FIRE HYDRANT _____

EXISTING GATE VALVE _____

NOTES:
PROVIDE FOR FIRE DEPARTMENT ACCESS TO THA FACILITY AND ANY GATE. "KNOX" KEY DEVICES ARE AVAILABLE FOR USE IN THE CITY. CONTACT THE FIRE DEPARTMENT FOR APPLICATIONS AND DETAILS.

ANY REQUIRED PUBLIC HYDRANT SHALL BE SPACED A MAXIMUM OF 350 FEET. ANY ONSITE PRIVATE HYDRANTS ARE BASED ON THE FIRE FLOW REQUIREMENTS PER CALIFORNIA FIRE CODE.

FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.

DATE PREPARED: JANUARY 25, 2018
REVISED: FEBRUARY 21, 2018

PAD K
UNIVERSITY VILLAGE
1277 UNIVERSITY AVE.
CITY OF RIVERSIDE
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET C-4

