

CONCEPTUAL GRADING PLAN

3907 POLK STREET

POLK STREET APARTMENTS

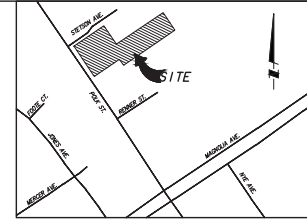
CITY OF RIVERSIDE

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VICINITY MAP
POR. SECTION 13, TOWNSHIP 3 SOUTH, RANGE 6 WEST
NOT TO SCALE

TOPOGRAPHY SOURCE

EXISTING TOPOGRAPHY IS BASED ON CITY OF RIVERSIDE CADME DATABASE AND RECORD INFORMATION

LEGAL DESCRIPTION

FOR LOT 13 IN BLOCK 15 OF THE R-1 & 1 CD SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN THE OFFICE OF SAID COUNTY RECORDER.

LAND USE/ZONING

EXISTING ZONING: R-1-7000-SP
EXISTING GENERAL PLAN: MU-V
EXISTING LAND USE: VACANT/RESIDENTIAL
PROPOSED ZONING: MU-V-SP
PROPOSED GENERAL PLAN: SAME NO CHANGE
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL

ASSESSOR'S PARCEL NO.

BOOK	PAGE	PARCELS
143	270	009
143	270	010
143	270	011
143	270	012
143	280	001
143	280	002
143	280	004

PROJECT SUMMARY

APN 143-270-009	0.13 ACRES / 9,874 S.F.
APN 143-270-010	0.13 ACRES / 9,874 S.F.
APN 143-270-011	0.14 ACRES / 10,272 S.F.
APN 143-270-012	0.14 ACRES / 10,272 S.F.
APN 143-280-001	0.15 ACRES / 10,854 S.F.
APN 143-280-002	1.25 ACRES / 84,458 S.F.
APN 143-280-004	0.50 ACRES / 31,786 S.F.
GROSS AREA:	2.94 ACRES / 127,596 S.F.
AREA DISTURBED:	2.94 ACRES / 127,596 S.F.

SCHOOL DISTRICT

ALHAMBRA UNIFIED SCHOOL DISTRICT

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CONTERLINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING DRIVE ROAD
- PROPOSED PARKING STRIPE
- EXISTING PARKING
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FENCE
- EXISTING CONCRETE
- PROPOSED UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING CONTOUR ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED COMMON OPEN SPACE
- PROPOSED AC PAVEMENT
- PROPOSED LANDSCAPE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE BIORETENTION AREA

PARKING ANALYSIS BY CITY OF RIVERSIDE CODE

40% OF UNITS ARE REQUIRED TO HAVE GARAGES = 36.6 GARAGED PARKING SPACES
GARAGE PROVIDED = 61 DAMAGED PARKING SPACES
75% OF PARKING IS REQUIRED TO BE COVERED = 127 COVERED PARKING SPACES
PROVIDED GARAGES = 61
PROVIDED CARPORTS = 67
TOTAL COVERED PARKING SPACES = 128

PARKING ANALYSIS BY BUILDING CODE FOR ADA PARKING

100% ASSIGNED PARKING SPACES X 2% = 3 PARKING SPACES
44 UNASSIGNED PARKING SPACES X 5% = 2 PARKING SPACES
TOTAL ADA REQUIRED = 5 PARKING SPACES
TOTAL ADA PROVIDED = 6 PARKING SPACES

PRIVATE OPEN SPACE ANALYSIS

50 S.F. MINIMUM REQUIRED FOR ALL UNITS

COMMON OPEN SPACE ANALYSIS

50 S.F. REQUIRED PER UNIT
90 UNITS X 50 S.F. = 4,500 S.F. REQUIRED
COMMON OPEN SPACE AREA NO. 1 7,077 S.F. +
COMMON OPEN SPACE AREA NO. 2 15,786 S.F. +
TOTAL COMMON OPEN SPACE PROVIDED 22,863 S.F.

PARKING PROVIDED

PARKING	NUMBER OF PARKING	TOTAL	2% HC
GARAGES (BY READY)	61	3 VAN	
CARPORT	67	2 HC	
OPEN	45	3 HC	
		173	4%

UNIT TYPE	NUMBER OF UNITS
1 BEDROOM	30
2 BEDROOM	62
TOTAL	92

PARKING REQUIRED

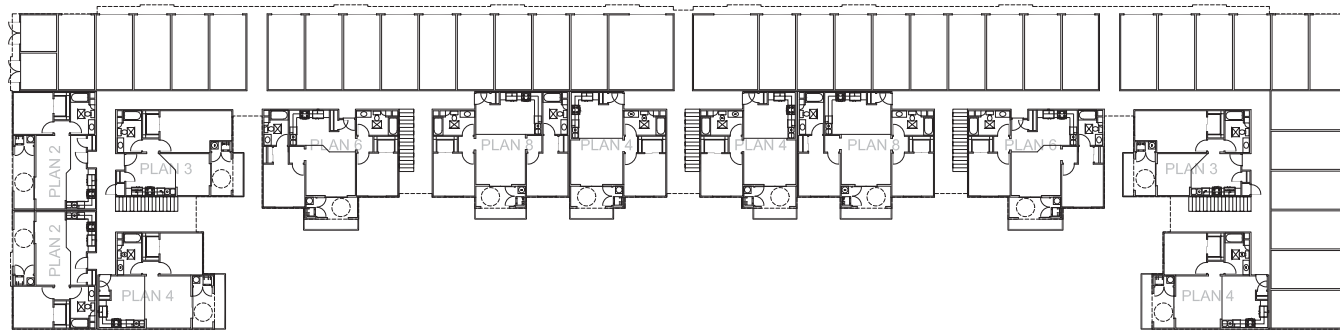
UNIT	RATIO	NUMBER OF UNITS PARKING
1 BR	1.5	30
2 BR	2.0	62
COMM./RETAIL	1 P.S./250 S.F.	750 S.F. 3
		TOTAL REQUIRED 172
		TOTAL PROVIDED 173

CONSTRUCTION NOTES

- ① PROPOSED DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. NO. 302.
- ② PROPOSED AC PAVING
- ③ PROPOSED CONCRETE HARDSCAPE
- ④ PROPOSED 6" CURB ONLY
- ⑤ PROPOSED 6" CURB AND GUTTER
- ⑥ PROPOSED 3" WIDE CONCRETE RIBBON GUTTER
- ⑦ PROPOSED TRASH ENCLOSURE
- ⑧ PROPOSED DECORATIVE MATERIAL COMBINATION RETAINING/TREE STANDING WALL, 10' MAX. EXPOSED WALL HEIGHT
- ⑨ PROPOSED LANDSCAPE
- ⑩ PROPOSED BIORETENTION AREA
- ⑪ PROPOSED 12" X 12" BROOKS BOX
- ⑫ PROPOSED STORM DRAIN
- ⑬ ELECTRICAL TRANSFORMER
- ⑭ ELECTRICAL ROOM
- ⑮ PROPOSED 1.5' RETAINING CURB
- ⑯ PROPOSED 1.5' RETAINING CURB AND GUTTER

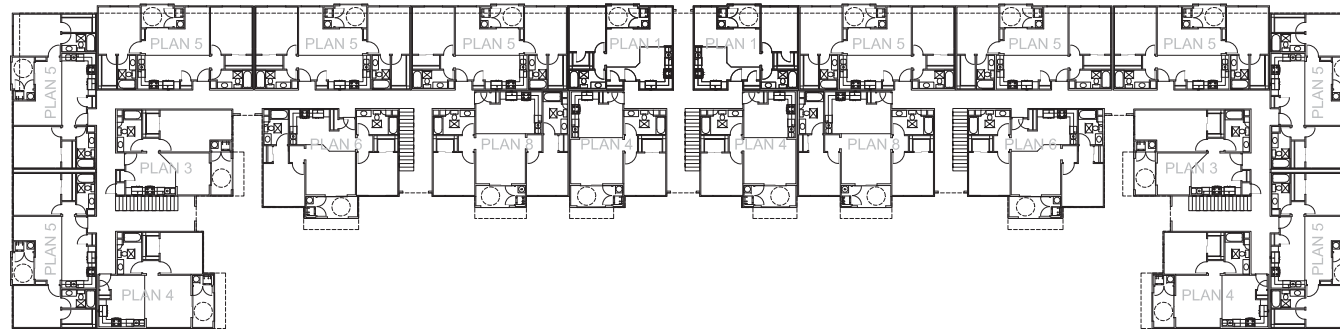
SEE SHEET 2 FOR SECTIONS A THROUGH H, TYPICAL
DRIVING AISLE SECTION AND POLK STREET TYPICAL SECTION,
AND ADA RAMP.

INDEX MAP
SCALE: 1"=100'



FIRST FLOOR PLAN - LARGE BUILDING

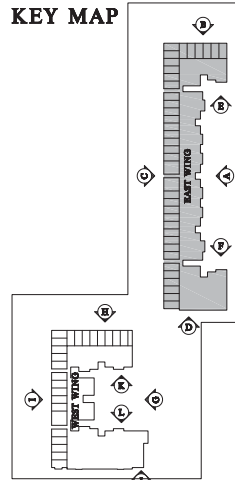
EAST WING



SECOND & THIRD FLOOR PLANS - LARGE BUILDING

EAST WING

KEY MAP



COLOR DISCLAIMER

THE COLORS SHOWN ON THE ORIGINAL EXTERIOR MATERIAL SCHEDULE ARE FROM THE MANUFACTURER'S MATERIALS/ COLOR SAMPLE KITS OR CATALOGS AND REPRESENT THE COLORS, TONES, AND SHADES SPECIFIED.

THE COLORS SHOWN ON THE COLORED ELEVATIONS ARE SUBJECT TO TWO MODIFYING PHENOMENA: 1) THE MEDIA USED TO COLOR IS SELDOM AN EXACT COLOR MATCH WITH THE SAMPLE, NOR CAN THE APPLICATION TECHNIQUE ASSURE A PERFECT MATCH AND THE PROCESS OF SCANNING, PRINTING, AND COPYING EACH HAS A SUBTLE INFLUENCE ON COLOR FIDELITY. EACH SUBSEQUENT PROCESS POTENTIALLY COMPOUNDING CHANGES OCCURRING IN THE PREVIOUS PROCESS.

BLDG. TYPE	1 BEDROOM									TOTAL UNIT	TOTAL GARAGE
	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5	PLAN 6	PLAN 7	PLAN 8	PLAN 9		
	PLAN SQ. FT.	600 SQ. FT.	620 SQ. FT.	640 SQ. FT.	660 SQ. FT.	680 SQ. FT.	700 SQ. FT.	720 SQ. FT.	740 SQ. FT.		
	PATIO SQ. FT.	35 SQ. FT.	34 SQ. FT.	73 SQ. FT.	87 SQ. FT.	56 SQ. FT.	68 SQ. FT.	56 SQ. FT.	64 SQ. FT.		
LARGE	4	2	6	12	20	6	-	6	-	56	36 (H VARD)
SMALL	3	1	6	1	2	6	8	5	4	36	20 (H VARD)
	7	3	12	13	22	12	8	11	4		
SUB-TOTAL			35				57			92	56 (H VARD)
TOTALS					92						61
			38.0%			62.0%				100%	
F.A.R.	GROSS AREA = LARGE BUILDING = 16,677 SQ. FT. / GROSS PARCEL AREA = 17,736 SQ. FT. 0.9362										

COMPOSITE FLOOR PLANS =EAST WING=

POLK STREET APARTMENTS
CITY OF RIVERSIDE
WARD 4 - LA SIERRA

92 APARTMENTS

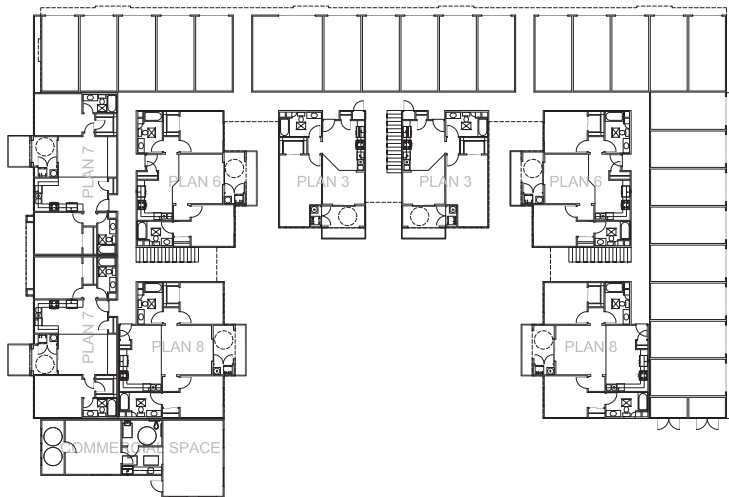
PROJECT OWNER:
ALEKSANDAR NADAZDIN
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(310) 550-0549

PROJECT ENGINEER:
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(951) 221-4880

PROJECT DRAFTERMAN:
W.W. CUSTOM DESIGNS
2000 WALSH DRIVE
MONTROSE, CA 92568
(951) 255-9036

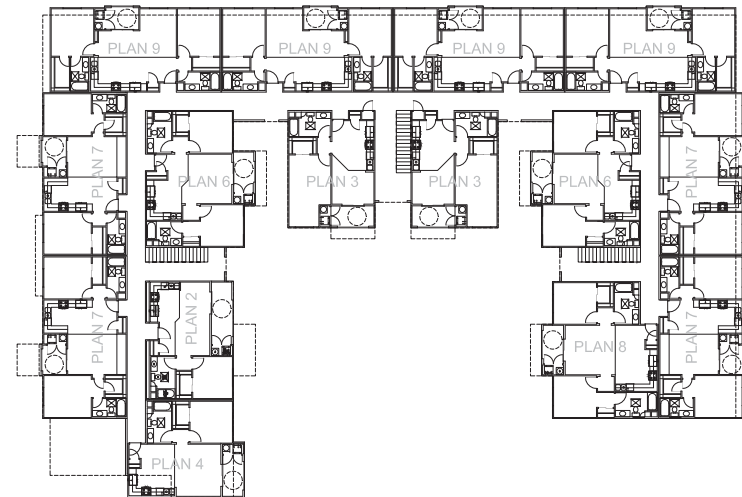
SHEET NUMBER:

1 OF 4



FIRST FLOOR PLAN - SMALL BUILDING

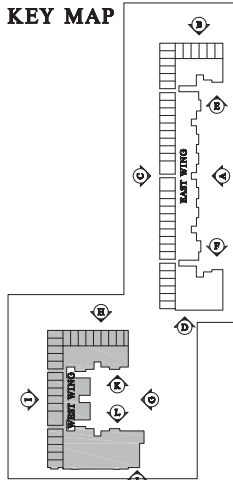
WEST WING



SECOND FLOOR PLAN - SMALL BUILDING

WEST WING

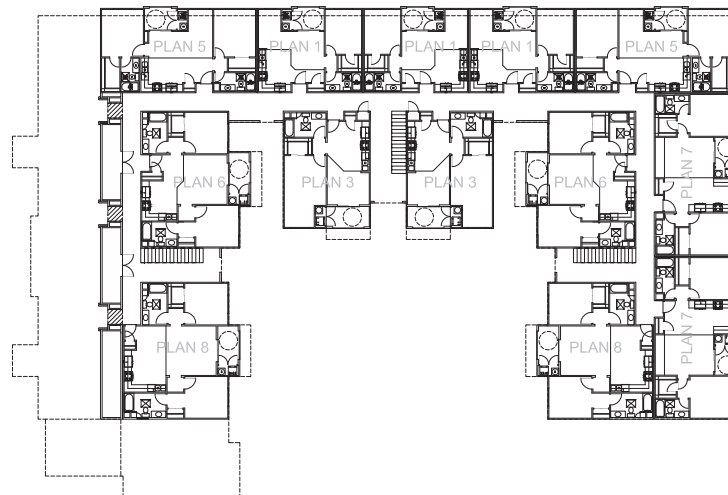
KEY MAP



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THIRD FLOOR PLAN - SMALL BUILDING

WEST WING

**COMPOSITE FLOOR PLANS
=WEST WING=**

POLK STREET APARTMENTS
CITY OF RIVERSIDE
WARD 4 - LA SIERRA

92 APARTMENTS

PROJECT OWNER:
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(951) 221-4880

PROJECT DRAFTER:
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1000 WALSH FARM DRIVE
MORRIS VALLEY, CA 92555
(951) 255-9505

SHEET NUMBER:

2 OF 4



A FRONT ELEVATION

EAST WING



F L COURTYARD ELEVATION

EAST WING



E R COURTYARD ELEVATION

EAST WING



C REAR ELEVATION

EAST WING



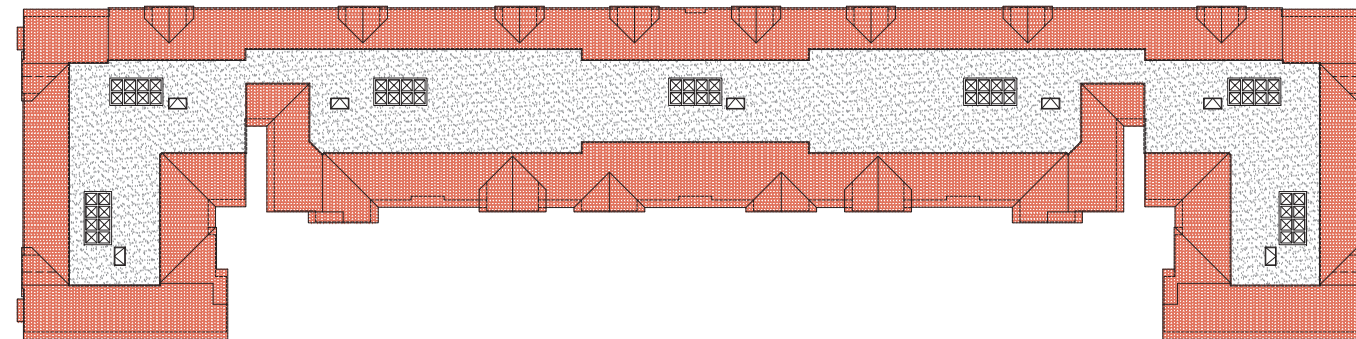
D LEFT-SIDE ELEVATION

EAST WING



B RIGHT-SIDE ELEVATION

EAST WING

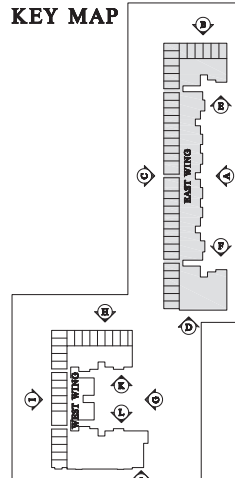


ROOF PLAN

EAST WING

	CONCRETE TILE ROOFING BARREL TILE - CLAY COLOR
	PRIMARY STUCCO - LACE PATTERN LA RAMBA STUCCO "OATMEAL"
	SECONDARY STUCCO - LACE PATTERN LA RAMBA STUCCO "HADDLEBACK"
	ACCENT COLOR DUNN EDWARDS PAINT "ESPRESSO MACCHIATO"
	WROUGHT IRON DUNN EDWARDS PAINT "BLACK"

KEY MAP



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EXTERIOR ELEVATIONS =EAST WING=

POLK STREET
APARTMENTS
CITY OF RIVERSIDE
WARD 4 - LA SIERRA

92 APARTMENTS

PROJECT OWNER:
ALEKSANDAR NADAZDIN
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SHEET NUMBER:

1 OF 2