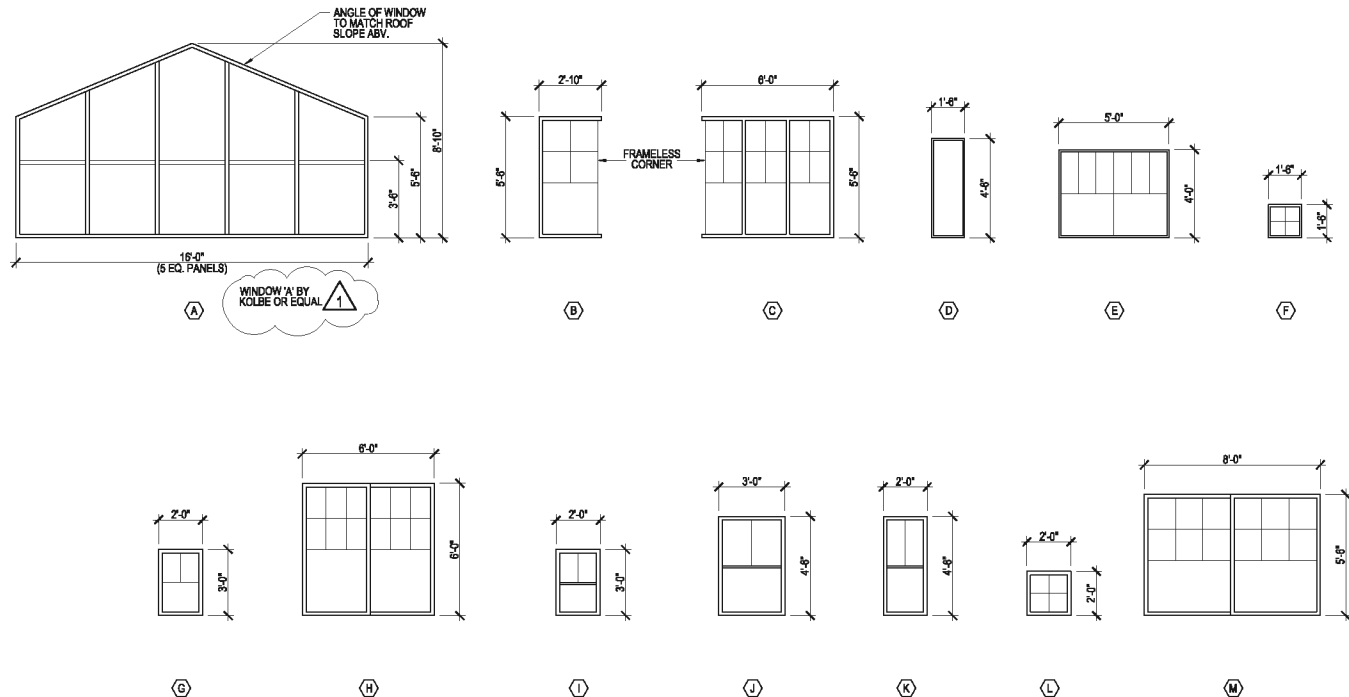


#		SIZE		DOOR				FRAME		DETAILS					REMARKS
NO.	TYPE	W	H	THICK	MATERIAL	FIN.	GLASS	MAT.	FIN.	HEAD	JAMB	SILL	HDWR.		
MAIN FLOOR															
101	B	8'-0"	8'-0"	1 3/4"	WD	P2	-	WD	P2	7/16"	-	1 1/4"	-		
102	E	16'-0"	8'-0"	1 3/4"	WCIFG-GL	FF	1" DUAL CLR.	WD	FF	-	-	-	-		
103	E	16'-0"	8'-0"	1 3/4"	WCIFG-GL	FF	1" DUAL CLR.	WD	FF	-	-	-	-		
104	C	3'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/16.3	8/16.3	10/16.3	-		
105	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/16.3	8/16.3	-	-		
106	A	2'-8"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/16.3	8/16.3	-	-		
107	A	2'-8"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/16.3	8/16.3	-	-		
108	A	2'-8"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/16.3	8/16.3	-	-		
109	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/16.3	8/16.3	-	-		
110	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/16.3	8/16.3	-	-		
111	D	2'-8"	8'-0"	1 3/8"	WD	P1	-	WD	P1	-	-	-	-		
112	A	3'-0"	8'-0"	1 3/4"	HC/EXT GR	STN	-	WD	P1	7/16.3	-	1 1/4"	-		
113	F	16'-0"	8'-0"	1 3/8"	ALUM	FF	-	WD	P1	5/16.3	5/16.3	6/16.3	-		
BASEMENT FLOOR LEVEL															
B01	A	3'-0"	6'-8"	1 3/4"	HC/EXT GR	P2	-	WD	P2	7/16.3	-	1 1/4"	-		
B02	A	3'-0"	6'-8"	1 3/8"	HC	P1	-	WD	P1	8/16.3	8/16.3	-	-	EXISTING	
B03	A	2'-0"	6'-8"	-	-	-	-	-	-	-	-	-	-		
B04	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/16.3	8/16.3	-	-		
B05	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/16.3	8/16.3	-	-		
B06	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/16.3	8/16.3	-	-		
B07	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/16.3	8/16.3	-	-		
B08	A	2'-4"	6'-8"	-	-	-	-	-	-	-	-	-	-	EXISTING	
B09	-	3'-0"	6'-8"	-	-	-	-	-	-	-	-	-	-	DOOR AND SIDELITES BY OTHERS	

- NOTES:**
1. PAINT AND STAIN COLORS TO BE SELECTED AND APPROVED BY OWNER.
 2. ACTUAL DESIGN & STYLE TO BE SELECTED BY THE OWNER U.N.O.
 3. CONTRACTOR TO COORDINATE WITH OWNER FOR ANY ADDITIONAL AND/OR SPECIAL HARDWARE REQUIRE.
 4. REFER TO ENERGY CALCULATIONS FOR ANY SPECIAL GLAZING.
 5. ALL WINDOW GLAZING TO HAVE SUNCOATMAX LOW-E GLASS COATING.

- ABBREVIATIONS LEGEND:**
- ALUM. ALUMINUM
CLR. CLEAR
EXT GR. EXTERIOR GRADE
FFW. FACTORY FINISH / WHITE
GL. GLASS
HC. HOLLOW CORE
MTL. METAL
- P1. PAINTED (SELECTED BY OWNER)
P2. PAINTED (SEE ELEVATION)
PH. PANIC HARDWARE (PANIC EXIT BAR)
SC. SELF-CLOSER (CONCEALED OVERHEAD CLOSER)
SST. STAINLESS STEEL
STN. STAINED
- WCFG. WOODCLAD FIBERGLASS
WD. WOOD / SOLID CORE

DOOR SCHEDULE

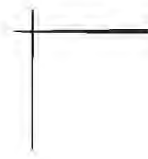


(A)	SIZE	STYLE	GLASS	FRAME	DETAILS	QUANTITY	REMARKS						
WDW.	W	H	THICK	FIN.	TEMP.	MAT.	FIN.	HEAD	JAMB	SILL			
MAIN FLOOR													
A	16'-0"	8'-10"	FIXED	1/8"	CLR	-	WCFG	P2	1/16" x 3 SIM.	1/16" x 3 SIM.	2/16" x 3 SIM.	2	
B	2'-10"	5'-6"	FIXED/CORNER	1/8"	CLR	TEMP.	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	1	
C	6'-0"	6'-6"	FIXED/CORNER	1/8"	CLR	-	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	1	
D	1'-6"	4'-6"	FIXED	1/8"	CLR	-	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	2	
E	5'-0"	4'-0"	FIXED	1/8"	CLR	-	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	1	
F	1'-6"	1'-6"	FIXED	1/4"	BLACKENED	-	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	2	
G	2'-0"	3'-0"	FIXED	1/8"	CLR	SEE PLAN	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	5	
H	6'-0"	6'-0"	SLIDER	1/8"	CLR	-	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	1	
I	2'-0"	3'-0"	SINGLE HUNG	1/8"	CLR	SEE PLAN	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	2	
J	3'-0"	4'-8"	SINGLE HUNG	1/8"	CLR	TEMP.	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	1	
K	2'-0"	4'-6"	SINGLE HUNG	1/8"	CLR	SEE PLAN	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	2	
L	2'-0"	2'-0"	FIXED	1/8"	CLR	-	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	3	
M	8'-0"	5'-6"	SLIDER	1/8"	CLR	-	WCFG	P2	1/16" x 3	1/16" x 3 SIM.	2/16" x 3	1	
BASEMENT FLOOR LEVEL													
AA	6'-0"	4'-0"	FIXED	-	-	-	-	-	-	-	-	1	EXISTING
BB	4'-0"	4'-0"	SLIDER	-	-	-	-	-	-	-	-	2	EXISTING

- ABBREVIATIONS**
- ALUM. - ALUMINUM
CLR. - CLEAR GLAZING
- P1. COLOR (SELECTED BY OWNER)
P2. COLOR (EXT. SEE ELEVATION) / INT. BY OWNER
- WCFG - WOODCLAD FIBERGLASS

- NOTES:**
1. ALL GLASS AND GLAZING TO FULLY COMPLY WITH C.B.C. CHAPTER 24
 2. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS, PER CBC 2408.
 3. ALL TEMPERED GLASS, AND WIRE GLASS SHALL CONFORM TO ANSI Z97.1-1975.
 4. ALL SUPPORT AND FRAMING TO FULLY COMPLY WITH C.B.C. SECTION 2403.2 GLASS SUPPORTS AND SECTION 2403.3 FRAMINGS.
 5. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 3/16" x 3/4".
 6. REFER TO ENERGY CALCULATIONS FOR ANY SPECIAL GLAZING
 7. ALL WINDOWS ARE MILGARDS WINDOWS OR EQUAL. U.N.O.
 8. ALL WINDOW GLAZING TO HAVE SUNCOATMAX LOW-E GLASS COATING.
 9. ALL SINGLE HUNG & SLIDER WINDOWS ARE TO BE PROVIDED W/ INSECT SCREEN.

WINDOW SCHEDULE



WEST ELEVATION (RIVER VIEW)
1/4" = 1'-0"



NORTH ELEVATION (STREET VIEW)
1/4" = 1'-0"

- | | | | | | |
|----|--|----|--|----|--|
| G1 | WINDOW GLAZING:
CLEAR TINT
(FROSTED GLAZING AT
DBL. DOOR) | M1 | METAL ROOF:
MCELROY METAL ROOF
MATTE BLACK (COOL ROOF) | S1 | STONE VENEER:
EL DORADO STONE
YORK LIMESTONE |
| P1 | HARDIEPLANK LAP SIDING:
SHERWIN WILLIAMS
SW7646 - FIRST STAR
(HARDIE SIDING, BOARDS &
TRIMS - POSTS & TRIMS) | M2 | WINDOW FRAME:
BLACK | | |

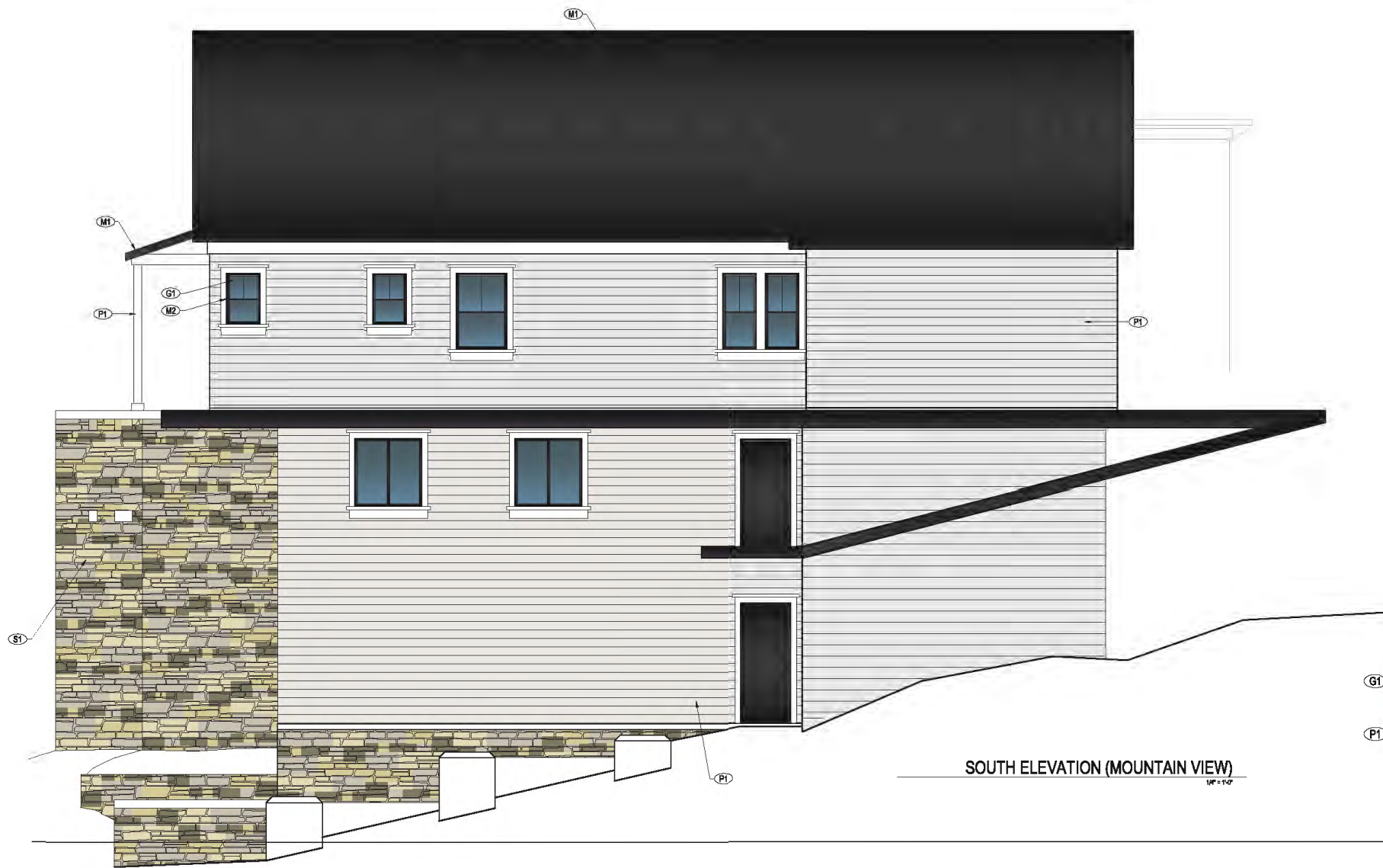
NEAL RESIDENCE REMODEL
4674 BEACON WAY, RIVERSIDE, CA. 92501

AUGUST 6, 2019
4344 latham street, suite # 100
riverside, ca 92501-1773
ph. (951) 300-1866
fx. (951) 300-1868

broeske architects
& associates, inc.



EAST ELEVATION (CITY VIEW)
1/4" = 1'-0"



SOUTH ELEVATION (MOUNTAIN VIEW)
1/4" = 1'-0"

- | | | | | | |
|----|--|----|--|----|--|
| G1 | WINDOW GLAZING:
CLEAR TINT
(FROSTED GLAZING AT
DBL. DOOR) | M1 | METAL ROOF:
MCELROY METAL ROOF
MATTE BLACK (COOL ROOF) | S1 | STONE VENEER:
EL DORADO STONE
YORK LIMESTONE |
| P1 | HARDIEPLANK LAP SIDING:
SHERWIN WILLIAMS
SW7648 - FIRST STAR
(HARDIE SIDING, BOARDS &
TRIMS - POSTS & TRIMS) | M2 | WINDOW FRAME:
BLACK | | |

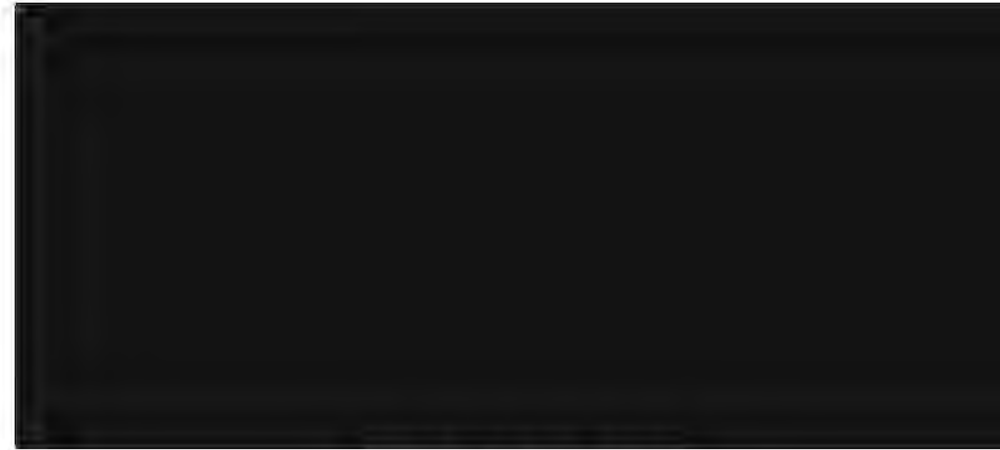
NEAL RESIDENCE REMODEL
4674 BEACON WAY, RIVERSIDE, CA. 92501

AUGUST 6, 2019
4344 latham street, suite # 100
riverside, ca 92501-1773
ph. (951) 300-1866
fx. (951) 300-1868

broeske architects
& associates, inc.



SW 7646
FIRST STAR
(SHERWIN WILLIAMS PAINT)



METAL COOL ROOF
MATTE BLACK
(McELROY METAL)
WINDOW FRAMES TO BE SIMILAR



VISION IMAGE FOR INSPIRATION ONLY, NOT AN IMAGE OF NEAL'S RESIDENCE

NEAL RESIDENCE REMODEL
4674 BEACON WAY, RIVERSIDE, CA. 92501

broeske architects
& associates, inc.

JUNE 26, 2019

4344 latham street, suite # 100
riverside, ca 92501-1773
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fx. (951) 300-1868

COLOR BOARD



FOLDING DOORS - BY KOLBE



WINDOWS - BY MILGARD



EL DORADO STONE
YORK LIMESTONE



FRENCH DOUBLE DOORS
W/ FROSTED GLAZING AT ENTRY (BLACK)



SECTIONAL GARAGE DOOR
(BLACK)

VISION IMAGE FOR INSPIRATION ONLY, NOT AN IMAGE OF NEAL'S RESIDENCE

COLOR BOARD

NEAL RESIDENCE REMODEL

4674 BEACON WAY, RIVERSIDE, CA. 92501

broeske architects
& associates, inc.

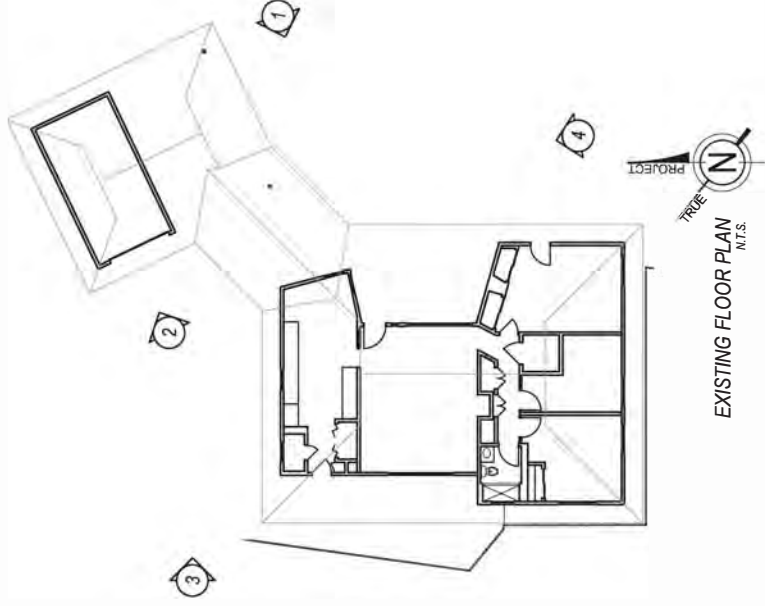
AUGUST 6, 2019
4344 latham street, suite # 100
riverside, ca 92501-1773
ph. (951) 300-1866
fx. (951) 300-1868



2



1



3



4

EXISTING ELEVATION PHOTOS

Exhibit 6 – Context Examples



Mid-Century Modern residence at 4660 Beacon Way, directly adjacent to subject property



1970s era residence at 4686 Beacon Way, directly adjacent to subject property



1970s era residence at 4686 Beacon Way, directly adjacent to subject property



1970s era residence at 4646 Beacon Way, nearby to subject property



California Ranch style residence at 3607 Mount Rubidoux Drive



View of subject property from 4671 Ladera Lane



After-the-Fact Demolition and New Construction at 4674 Beacon Way P19-0487 (COA)

Community & Economic
Development Department

Cultural Heritage Board
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AERIAL LOCATION



2

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RECENTLY DEMOLISHED RESIDENCE



3

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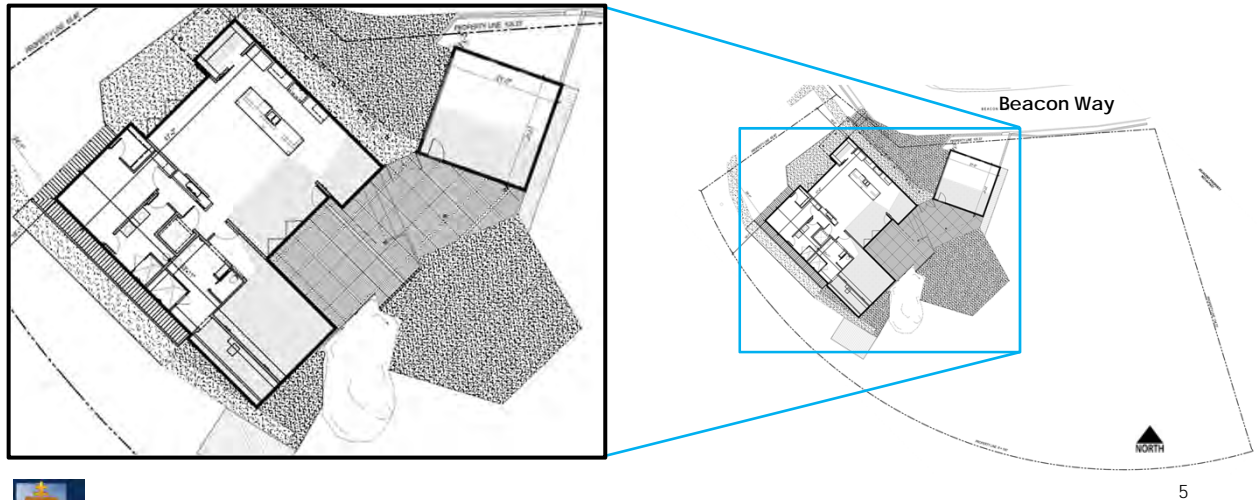
MOUNT RUBIDOUX HISTORIC DISTRICT



4

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SITE PLAN



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PROPOSED RESIDENCE - ELEVATIONS



North Elevation
(Facing Beacon Way)



West Elevation

6



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PROPOSED RESIDENCE - ELEVATIONS



South Elevation



East Elevation



7

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RECOMMENDATIONS

That the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15302 (Replacement or Reconstruction), 15331 (Historic Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures), as it constitutes the replacement of a single family residence compatible with the historic resource (Historic District), which is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case P19-0487 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report and subject to the recommended conditions.



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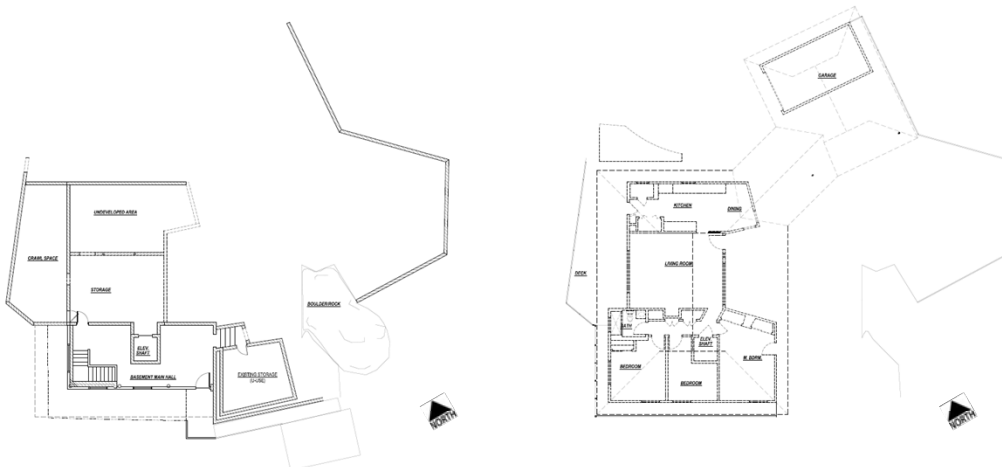
After-the-Fact Demo and New Construction at 4674 Beacon Way P19-0487 (COA)

Community & Economic
Development Department

Cultural Heritage Board
Agenda Item: 2
October 16, 2019

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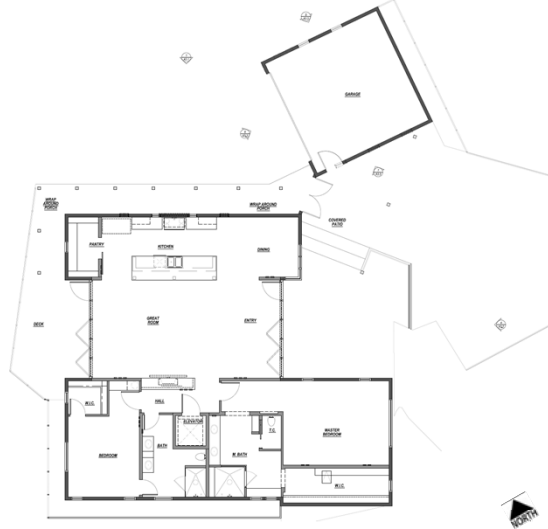
PROPOSED DEMO PLAN (FOR REFERENCE)



10

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PROPOSED MAIN FLOOR LEVEL PLAN (FOR REFERENCE)



11

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PROPOSED BASEMENT FLOOR LEVEL PLAN (FOR REFERENCE)



12

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