

Apartment Renovation

4061 Mission Inn Ave.

Riverside, ca, 92501

XAVIER
DESIGN
GROUP

Xavier Hernandez

Xavier Hernandez
Principal Designer

11595 Autumn Sage Ave
Jurupa Valley
California 91752
951 405 4700

Project:
Apts. Renovation
4061 Mission Inn Ave.
Riverside, CA 92501

Revision	Date

Title Sheet

CS

PROJECT INFORMATION

APN:	214-211-006
BUILDING ZONE:	DSP-NC
OCCUPANCY:	R-3, GROUP U
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLER REQ.	NA
COUNTY:	RIVERSIDE
CITY:	RIVERSIDE
NUMBER OF STORIES:	1 STORY
YEAR BUILT:	1923

SCOPE OF WORK

TO CONVERT EXISTING OFFICE BUILDINGS BACK TO RESIDENTIAL APARTMENT UNITS. 8 UNITS TOTAL

SHEET INDEX

CS	COVER SHEET / SITE PLAN
SP1	EXISTING SITE PLAN
SP2	COLOR SITE PLAN
SP3	LANDSCAPE PLAN
A1	EXISTING FLOOR PLANS
A1.1	PROPOSED FLOOR PLANS
A1.2	PROPOSED CLUB HOUSE PLANS
A2	BUILDING 1 AND 2 EXTERIOR ELEVATIONS
A2.1	BUILDING 2,3 & CARPORT EXTERIOR ELEVATIONS
A2.2	EXISTING BUILDING IMAGES

BUILDING CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA GREEN CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE

CONTACT

Contractor: Mike Cote 951.823.7148	Owner: Aaron Mazzrillo 949.903.8848
Designer: Xavier Design Group 4481 Pondmoor Dr. Riverside, CA 92501 Contact: Xavier Hernandez Tel: 951.405.4700 xavier@xaviardesigngroup.com	T24 Consultant: Title 24 Consultants.net 4481 Pondmoor Dr. Riverside, CA 92505 Contact: Xavier Hernandez Tel: 951.830.2018 xavier@title24consultants.net

PROJECT AREAS

BUILDING 1 UNIT A = 552 SQ. FT. UNIT B = 552 SQ. FT. TOTAL = 1104 SQ.FT.	BUILDING 2 UNIT C = 535 SQ. FT. UNIT D = 552 SQ. FT. TOTAL = 1104 SQ.FT.
BUILDING 3 UNIT E = 535 SQ. FT. UNIT F = 535 SQ. FT. TOTAL = 1070 SQ.FT.	BUILDING 4 UNIT G = 535 SQ. FT. UNIT H = 535 SQ. FT. TOTAL = 1070 SQ.FT.
TOTAL LIVING AREA SQ. FOOTAGE: 4348 SQ. FT.	
EXISTING 2-CAR GARAGE AREA SQ. FOOTAGE: 624 SQ. FT.	
TOTAL BUILDING AREA SQ. FOOTAGE: 4972 SQ. FT.	
LOT SIZE 16,000 SQ. FT.	
TOTAL LOT COVERAGE = 31% PLUS OR MINUS	

DENSITY CALCULATIONS

BUILDING 1 TOTAL = 1104 SQ.FT.	BUILDING 2 TOTAL = 1104 SQ.FT.
BUILDING 3 TOTAL = 1070 SQ.FT.	BUILDING 4 TOTAL = 1070 SQ.FT.
GARAGE TOTAL = 624 SQ.FT.	
LOT TOTAL = 16000 SQ.FT.	

ALLOWABLE FAR FOR DSP-NC ZONE: 1.5

BLDG 1 + BLDG 2 + BLDG 3 + BLDG 4 + GARAGE = GROSS S.F./LOT AREA= FAR
1104 + 1104 + 1070 + 1070 + 624= 4972 S.F./16000 S.F.= .31

EXISTING FAR IS .31 WHICH IS < 1.5 ALLOWED FAR THEREFORE PROJECT COMPLIES

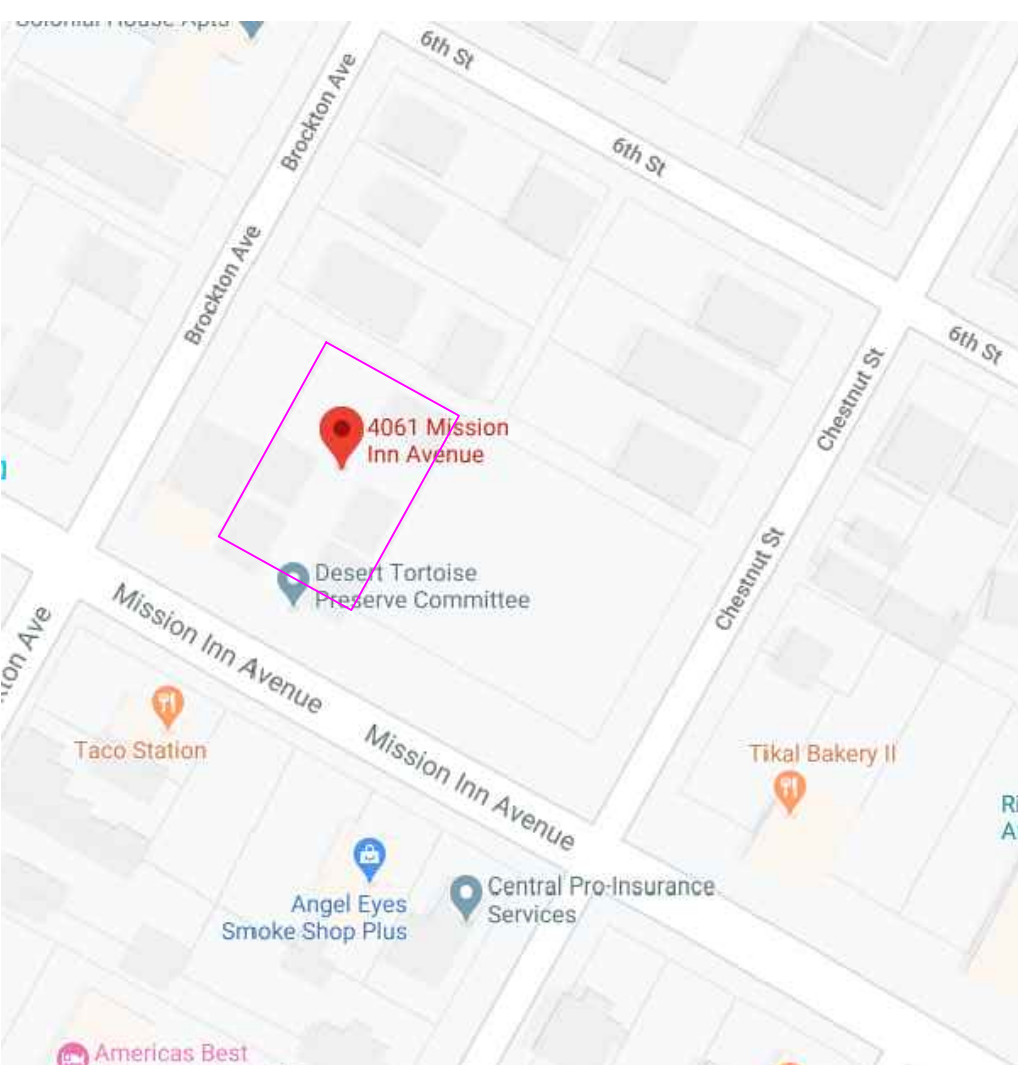
PARKING ANALYSIS

(8) 1 BEDROOM UNITS
12 SPACES REQUIRED
12 SPACES PROVIDED
9 COVERED PARKING SPACES REQUIRED
12 COVERED PARKING SPACES PROVIDED

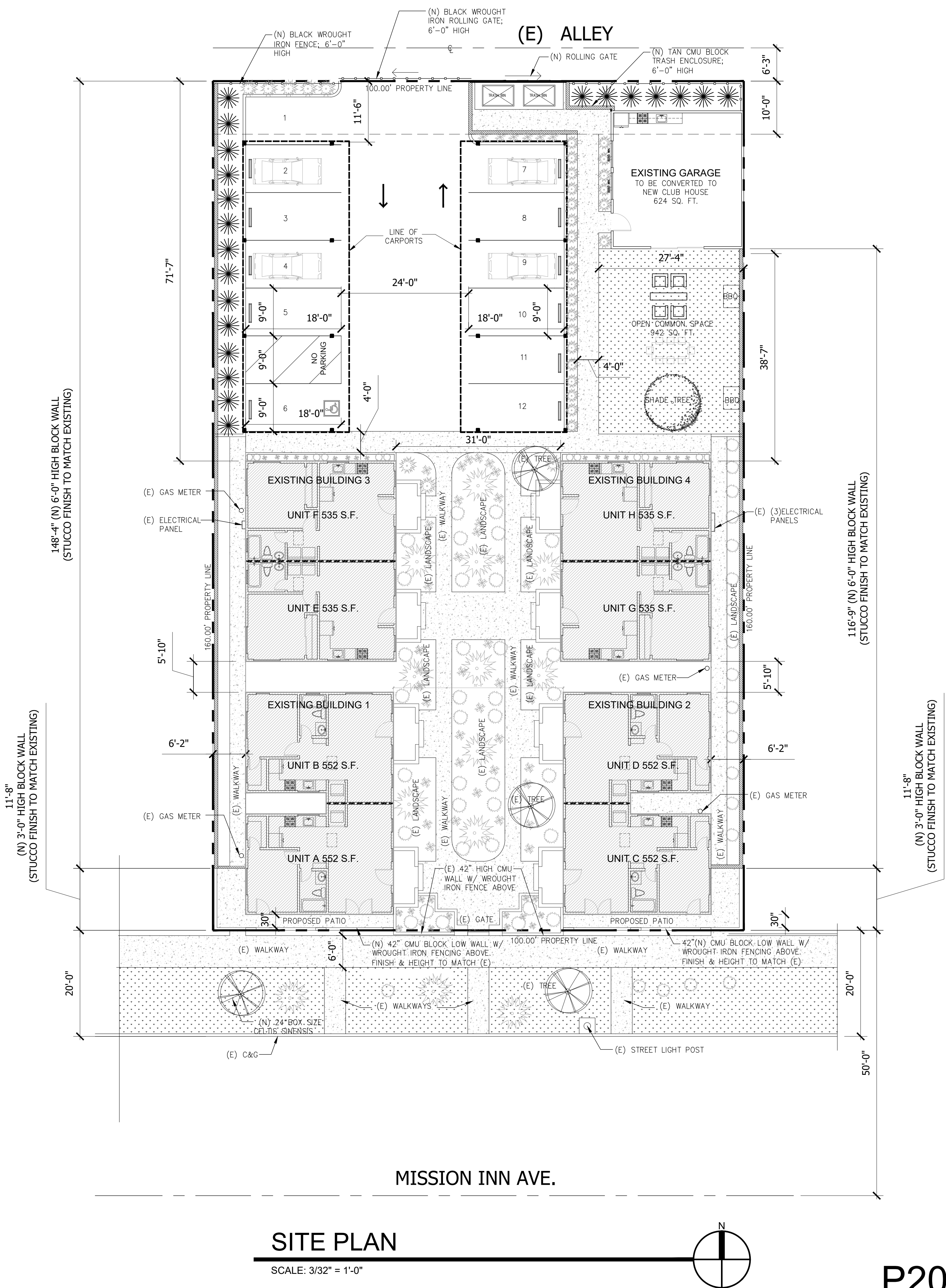
CALGREEN SITE REQUIREMENTS

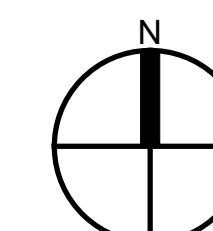
- CONTRACTOR SHALL IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE, AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM. ALL STORM DRAINS INLETS SHALL BE PROTECTED USING FILTER FABRIC CLOTH TO PREVENT SEDIMENTS FROM ENTERING THE STORM DRAINAGE SYSTEM DURING CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL KEEP MATERIALS OUT OF THE RAIN, AND PREVENT RUNOFF POLLUTION AT THE SOURCE. STORE HAZARDOUS WASTE IN DRUMS AND COVERED BINS AND CONTRACT A COMPANY TO DISPOSE OF IT PROPERLY. RECYCLING BINS AND CONTAINERS SHALL BE INSTALLED IN CONVENIENT LOCATIONS ON THE JOBSITE.

VICINITY MAP



P20-0239, P20-0407, P20-0408 Exhibit 7 - Project Plans





Apts. Renovation

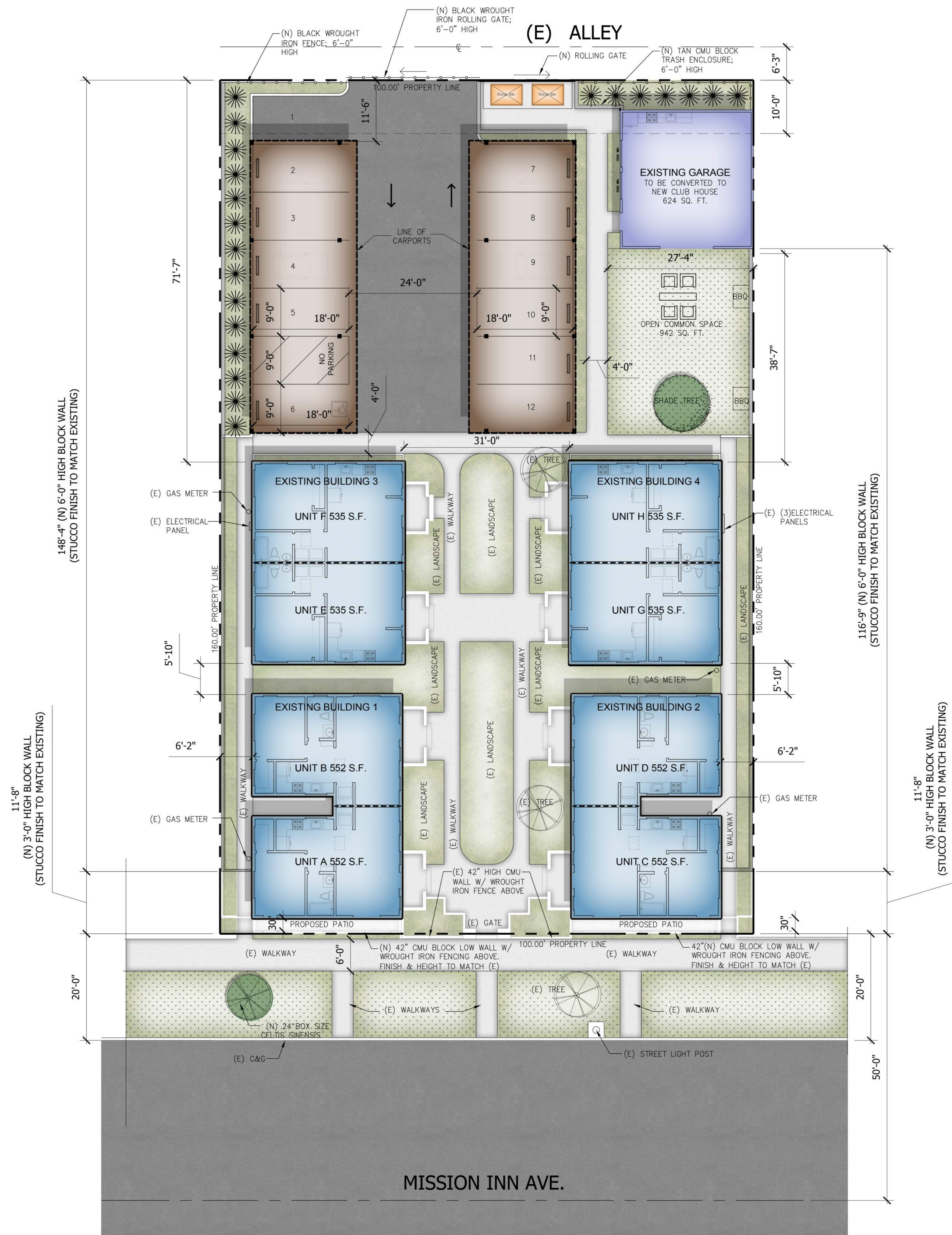
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Colored Site Plan

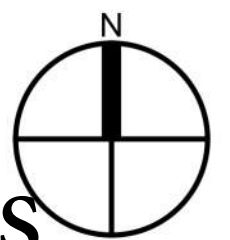
SP2

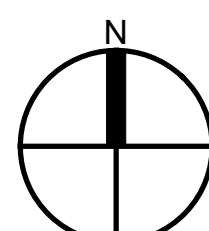


COLORED SITE PLAN

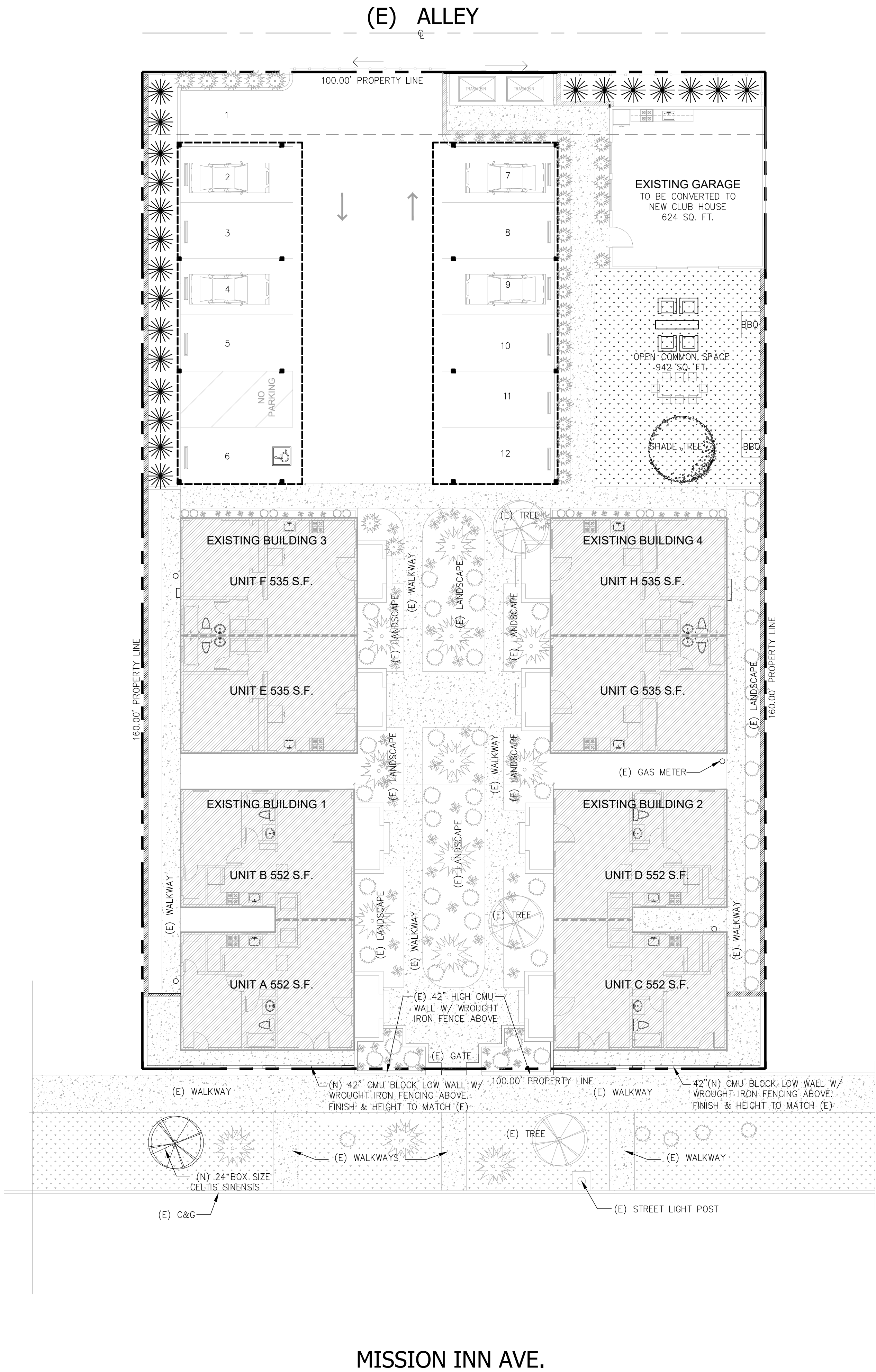
SCALE: 3/32"= 1'-0"

P20-0239, P20-0407, P20-0408 Exhibit 7 - Project Plans



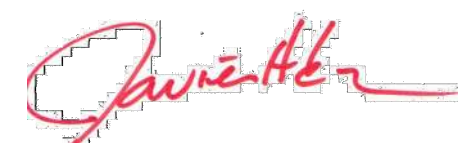


LANDSCAPE LEGEND	
SYMBOL	PLANTS
 SHADE TREE (1) TOTAL	 ARBUTUS MARINA
 (N) 24"BOX SIZE CELTIS SINENSIS (1) TOTAL	 CELTIS SINENSIS
 ORNAMENTAL GRASS LOW WATER USE	 DEER GRASS BLUE OAT GRASS



LANDSCAPE PLAN

SCALE: 3/32"= 1'-0"



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Principal Designer

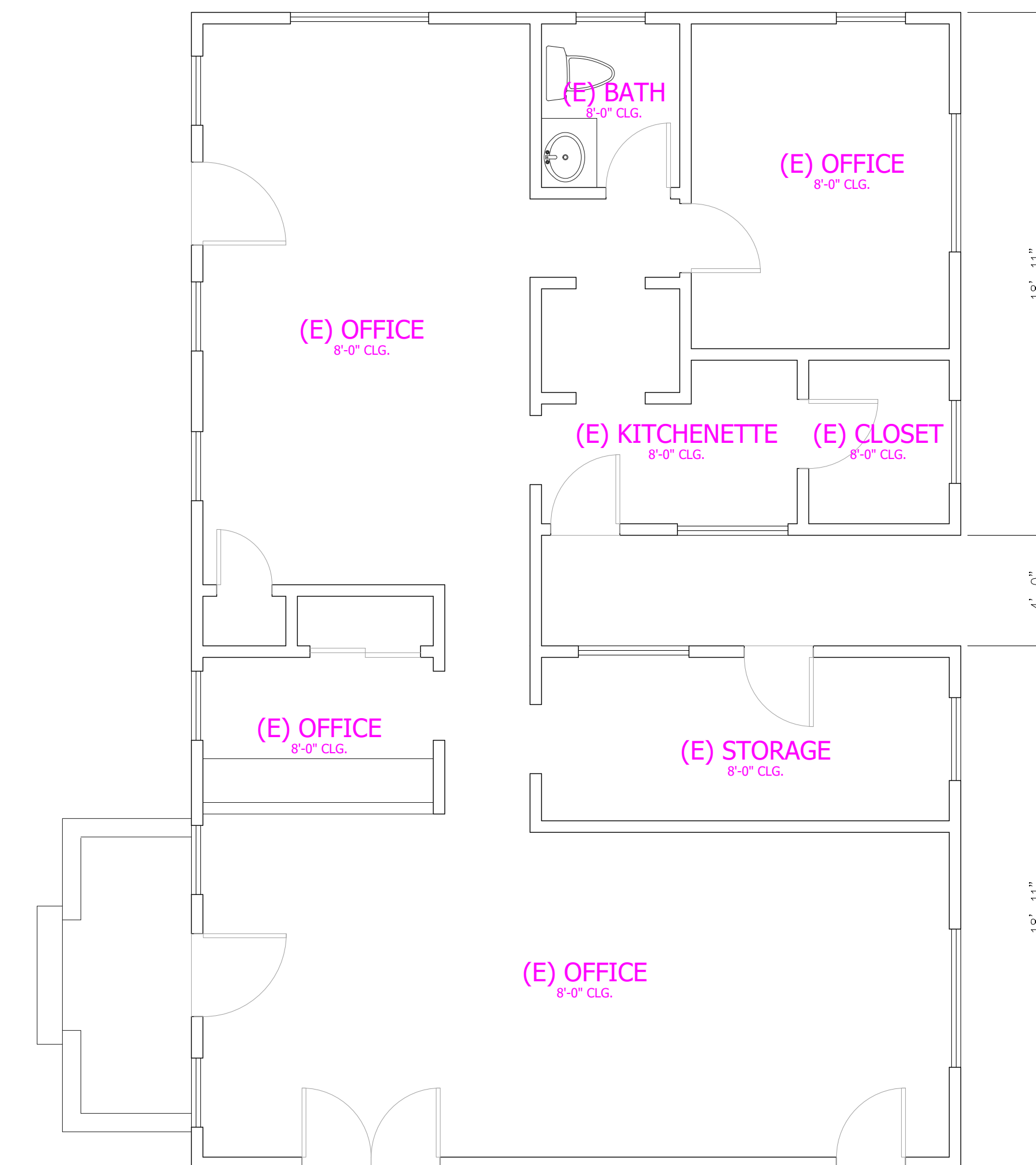
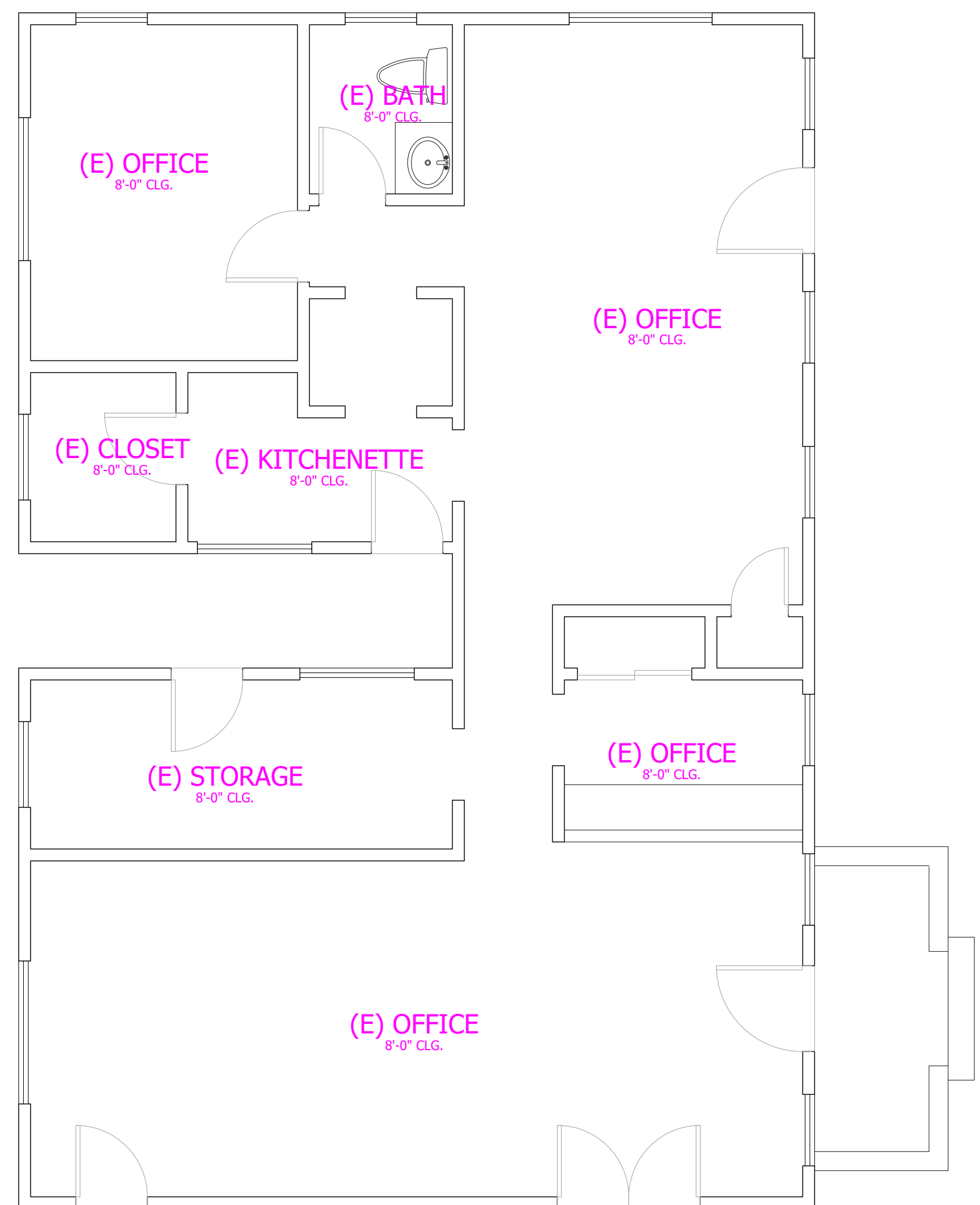
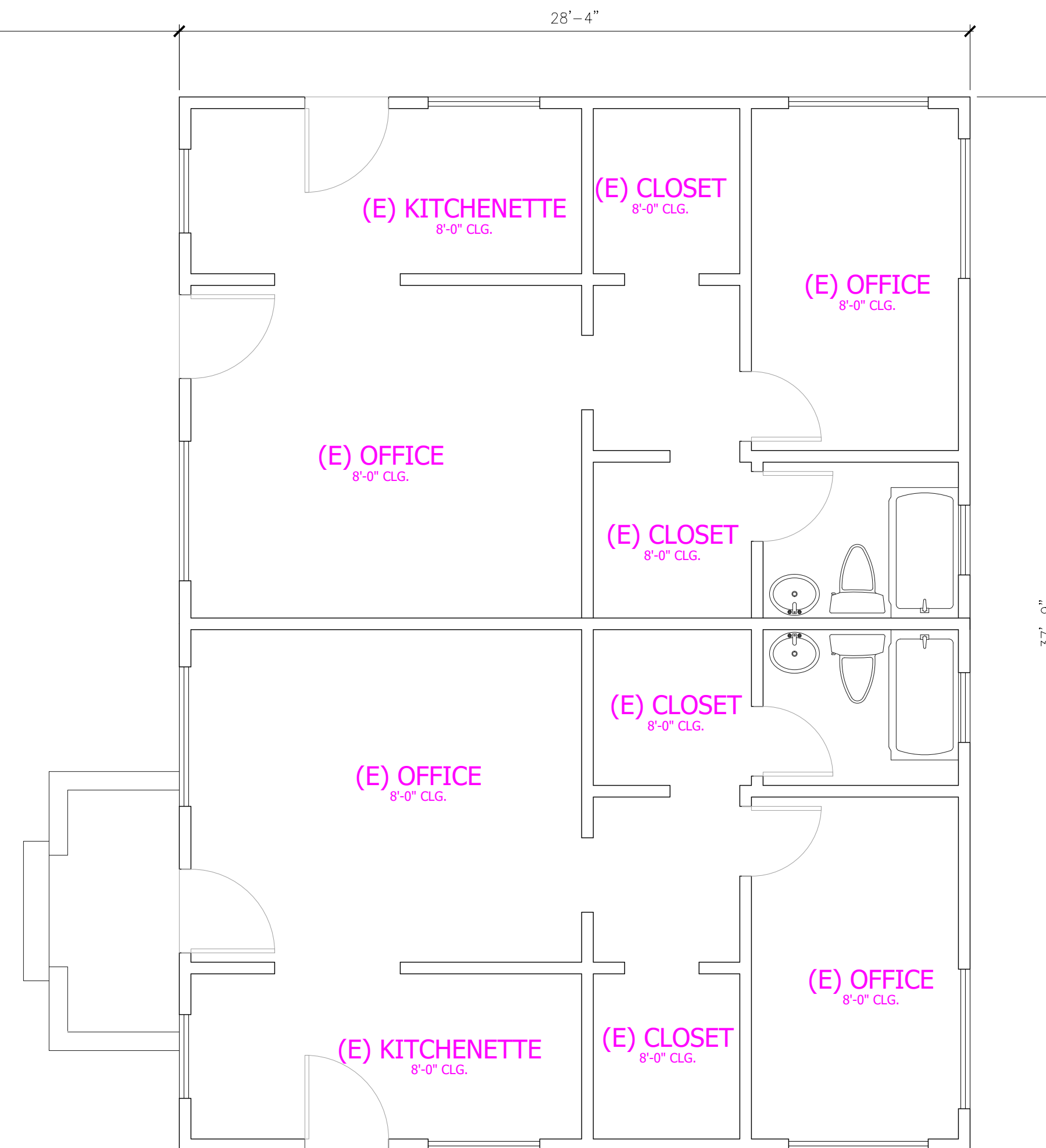
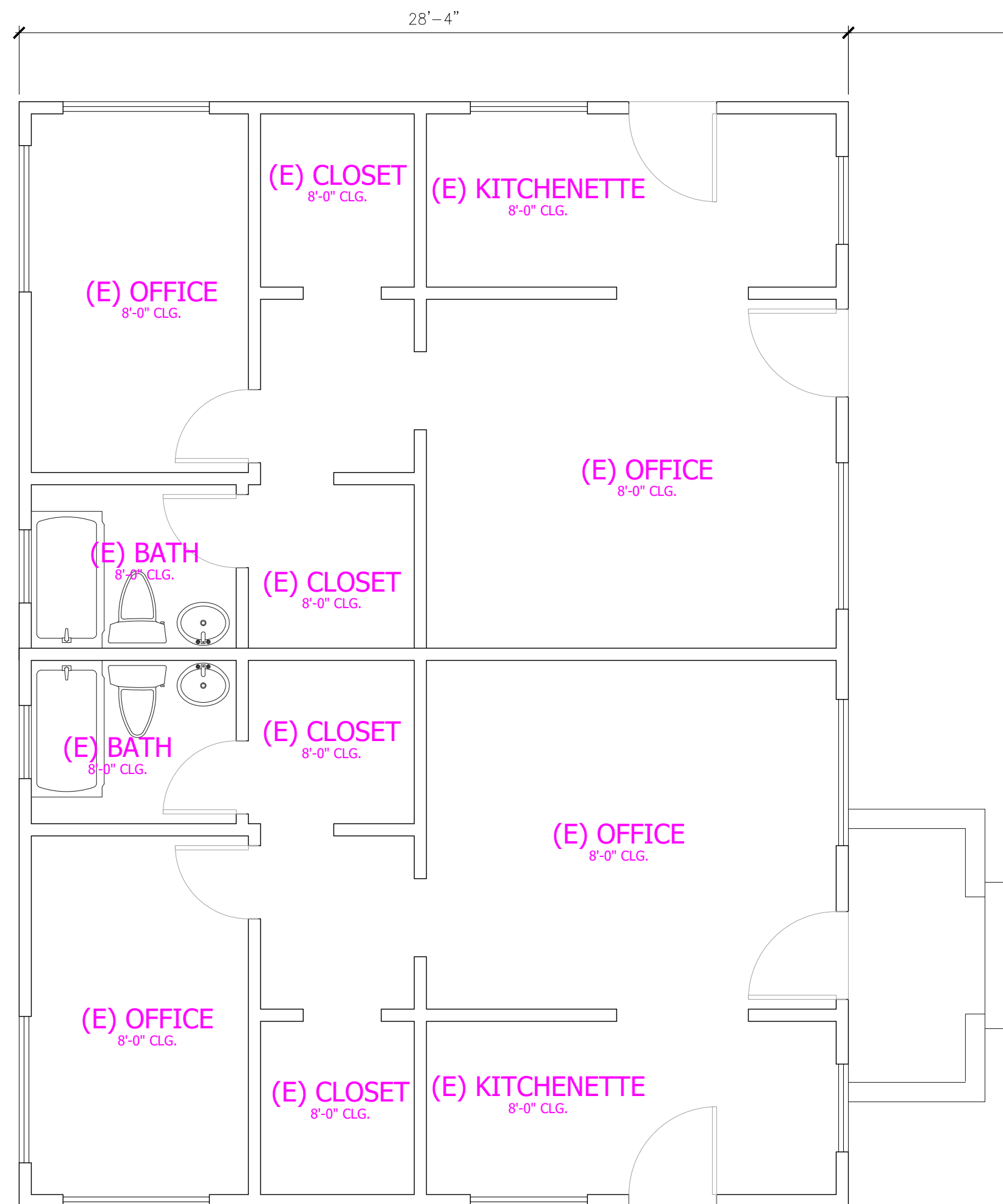
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Existing
Floor Plans

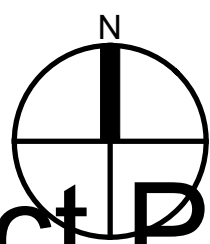
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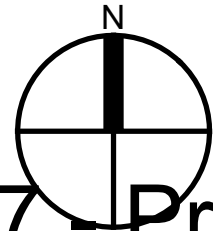


EXISTING FLOOR PLANS

SCALE: 1/4" = 1'-0"

P20-0239, P20-0407, P20-0408 Exhibit 7 - Project Plans





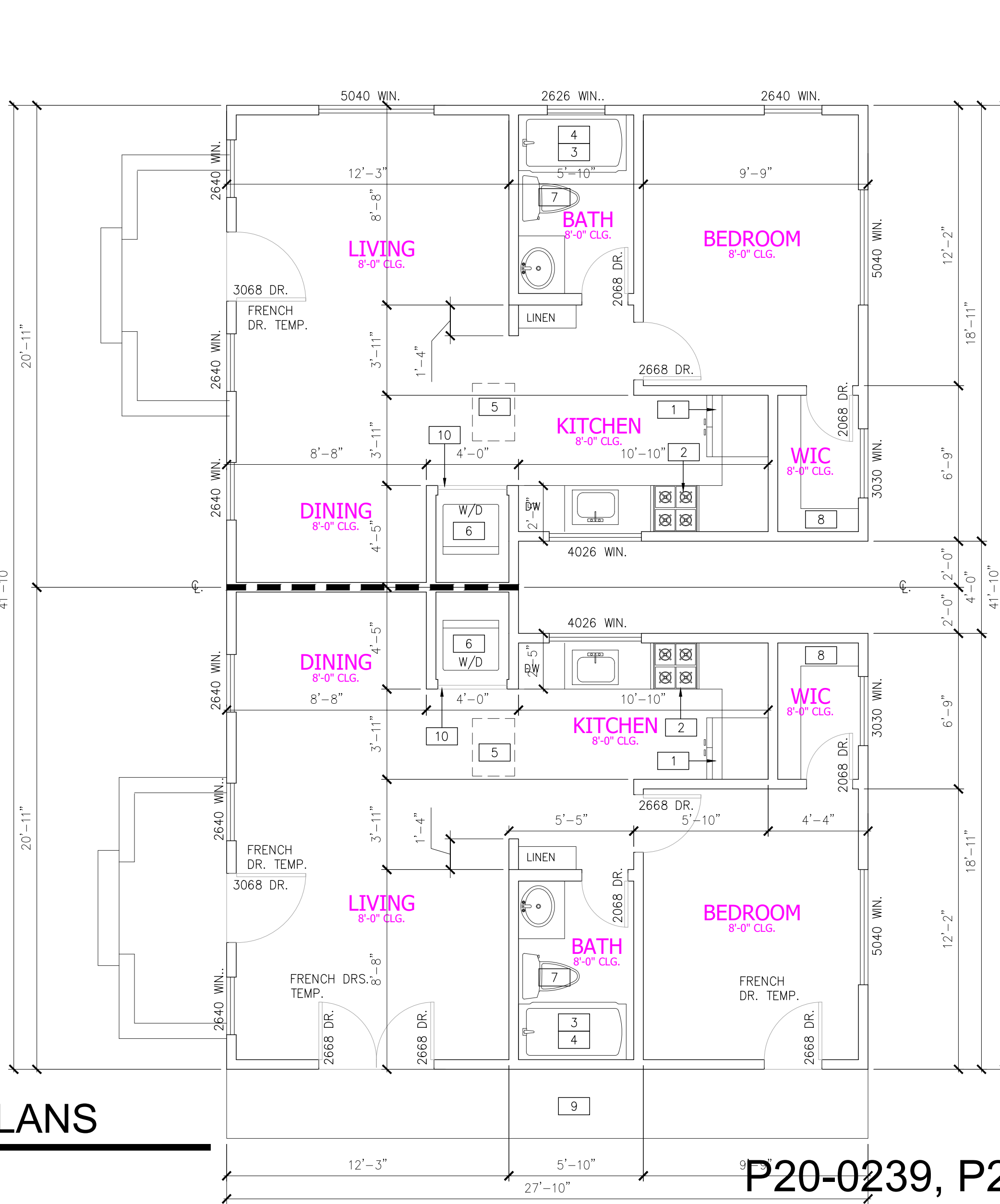
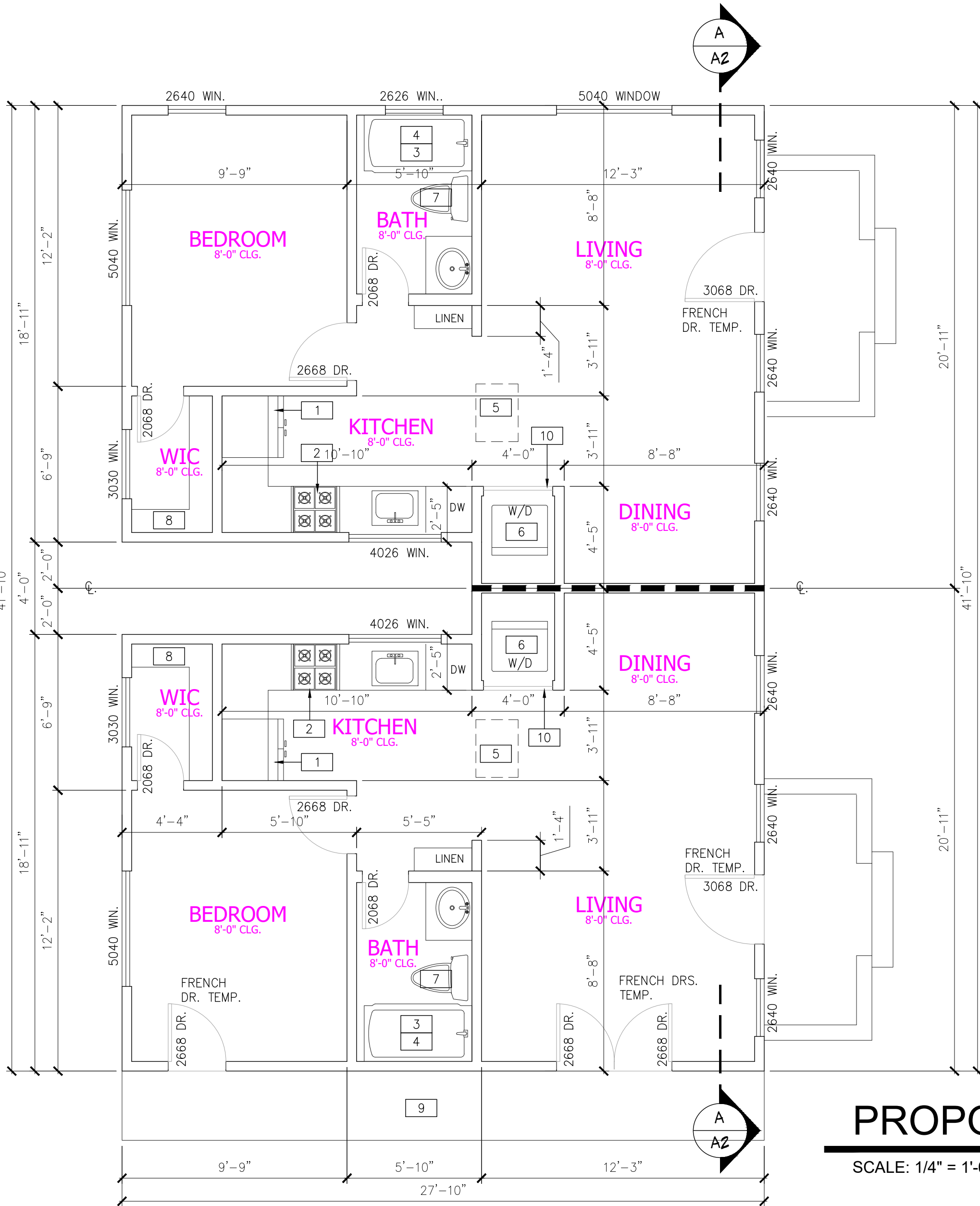
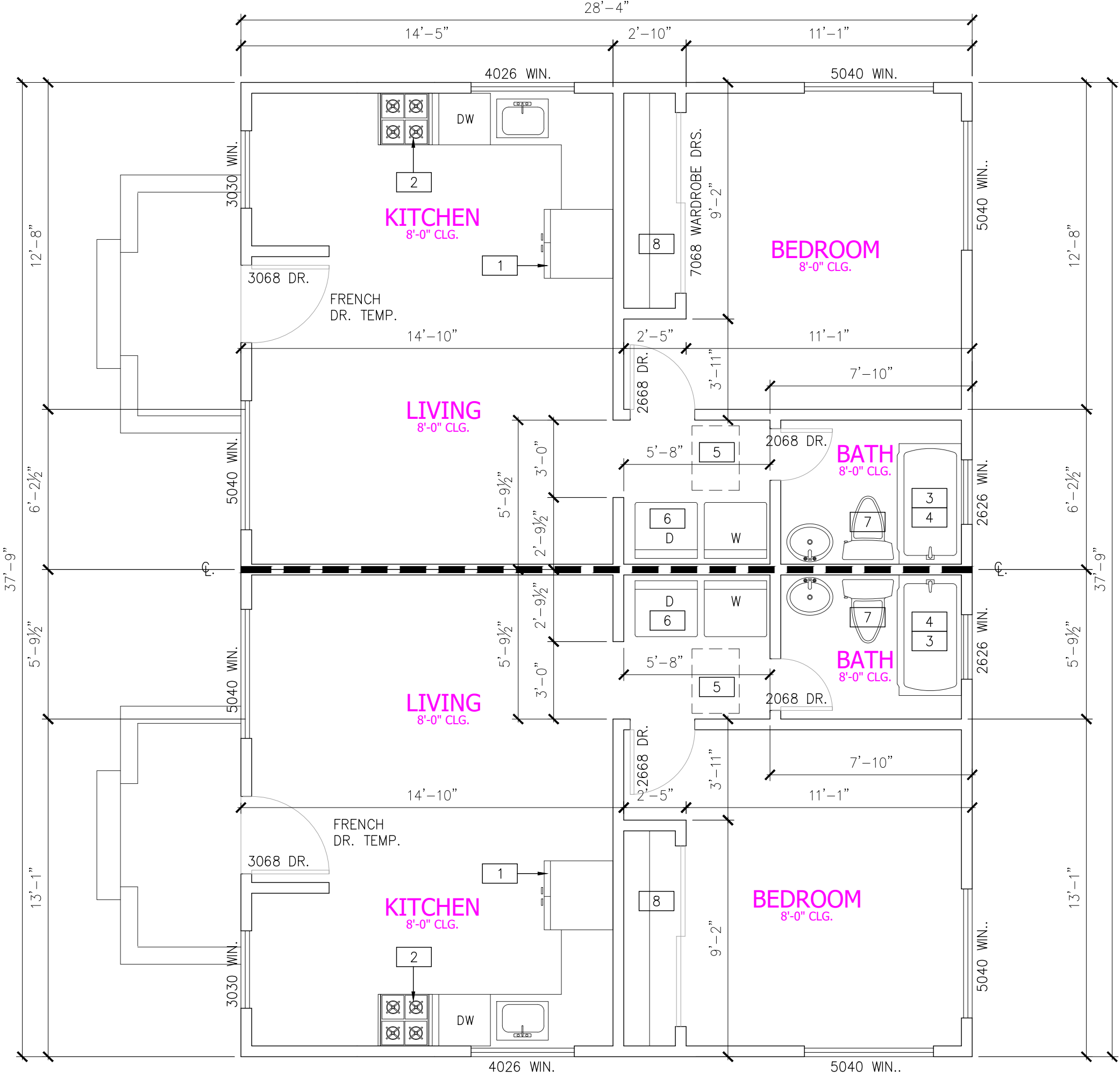
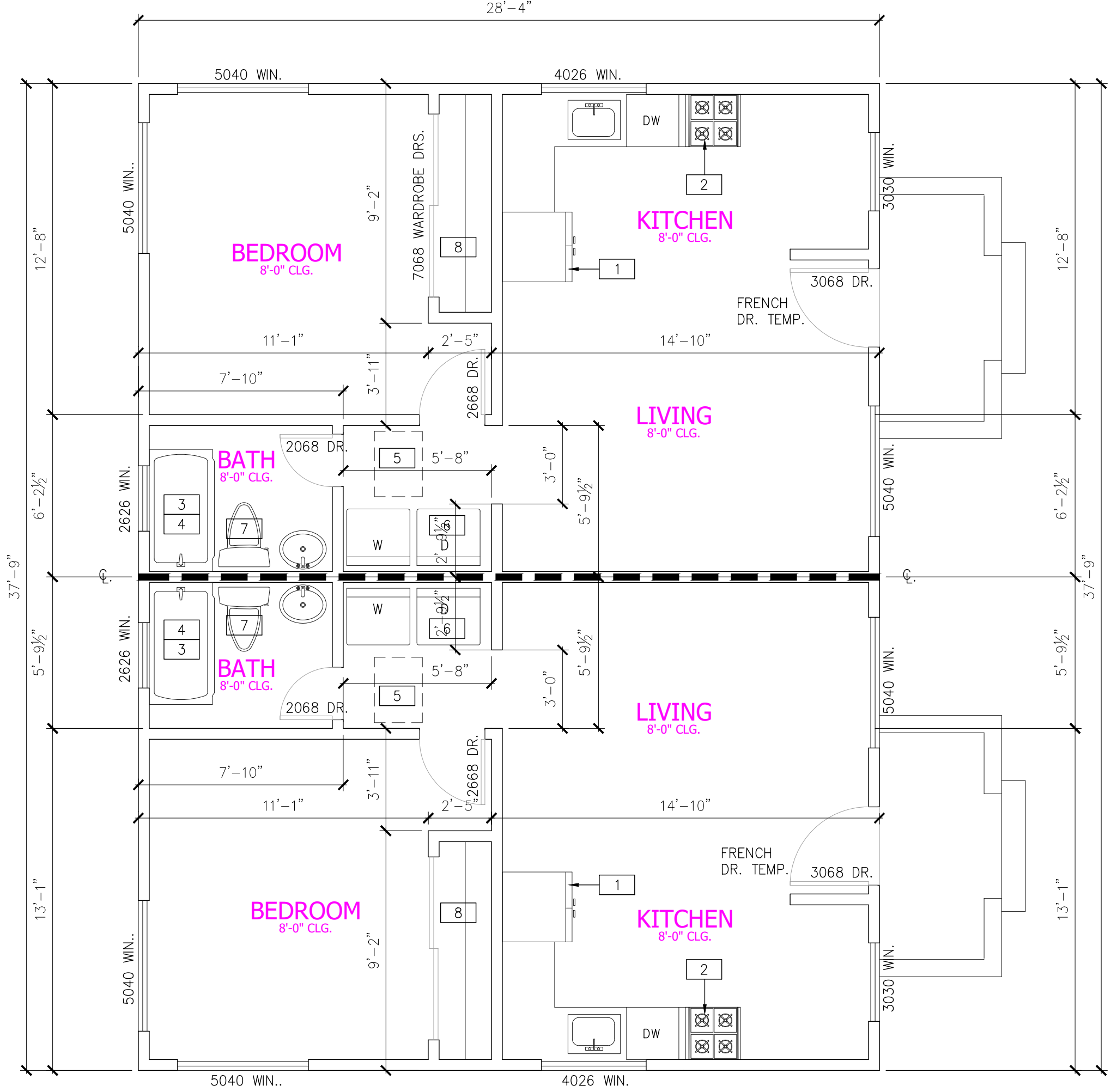
FLOOR PLAN KEYNOTES

INDICATES FLOOR PLAN KEYNOTE, SEE NUMBER BELOW

1. REFRIGERATOR SPACE, PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE MAKER. NOTE: WIDTH MAY VARY
2. RANGE / COOKTOP PROVIDE HOOD WITH LIGHT AND FAN ABOVE 100 CFM MIN.
3. 32"x60" FIBERGLASS TUB AND SHOWER UNIT W/ WIN. 80" HIGH CEMENT PLASTER, CERAMIC TILE OR APPROVED EQUAL AT WALLS. PROVIDE CURTAIN ROD OR SAFETY GLASS ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
4. WALL COVERINGS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 80" ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. IN. OF FLOOR AREA AND ENCOMPASS A 30" DIA. CIRCLE.
5. 22"x30" ATTIC ACCESS NO FAU IN ATTIC ACCESS.
6. DRYER SPACE, PROVIDE 4" METAL DRYER VENT TO OUTSIDE AIR WITH BACKDRAFT DAMPER. PROVIDE 1 HR FIRE CAULKING IF PIPE PENETRATES A FIRE WALL. 14" MAX. LENGTH WITH MAX. 2 ELBOWS.
7. WATER CLOSETS SHALL HAVE 15" CLEARANCE TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND 24" CLEAR SPACE IN FRONT.
8. PAINT-GRADE WOOD OR VINYL-COATED WIRE, 12" DEEP SHELF AT 67" ABOVE FINISHED FLOOR.
9. CONCRETE STOOP LANDING, 1.5" MAX BELOW THRESHOLD.
10. PROVIDE 100 SQ. INCHES OF MAKE UP AIR AT WASHER AND DRYER CLOSET DOOR BY PROVIDING A LOUVERED VENT OPENING.

PLAN NOTES

1. DOORS ARE WOOD WITH WOOD JAMBS (PAINT GRADE) AND ARE 8'-0" HIGH (UNLESS NOTED OTHERWISE)
2. ALL INTERIOR DOORS SHALL BE 1 3/8" THICK U.N.O.
3. ALL EXTERIOR DOORS SHALL BE 1 3/4" THICK U.N.O. AND MUST BE EQUIPPED WITH DEAD BOLT WITH 1" THROW (OPERABLE) WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT AND MOUNTED AT A HEIGHT NOT TO EXCEED 48" ABOVE FINISHED FLOOR) AND ENTRY LOCK.
4. EXTERIOR DOOR ASSEMBLIES SHALL MEET STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FILED PANELS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FORE RESISTANCE RATING OF NOT LESS THAN 20 MIN.
5. ALL GLAZING SHALL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
6. ALL NEW WINDOWS SHALL BE DUAL PANE GLASS.
7. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 130
8. FOR HIGH FIRE AREAS, ALL EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING.
9. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRED, ETC) BY A MANUFACTURER'S DESIGNATION. THE MANUFACTURER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES. MULTI PANE ASSEMBLIES SHALL BE IDENTIFIED PER CRC R308.1.
10. BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MIN. OF 4" HIGH WITH A MIN. STROKE OF 3/8".
11. REPLACEMENT WINDOWS TO BE CONSTRUCTED WITH WOOD FRAME



PROPOSED FLOOR PLANS

SCALE: 1/4" = 1'-0"

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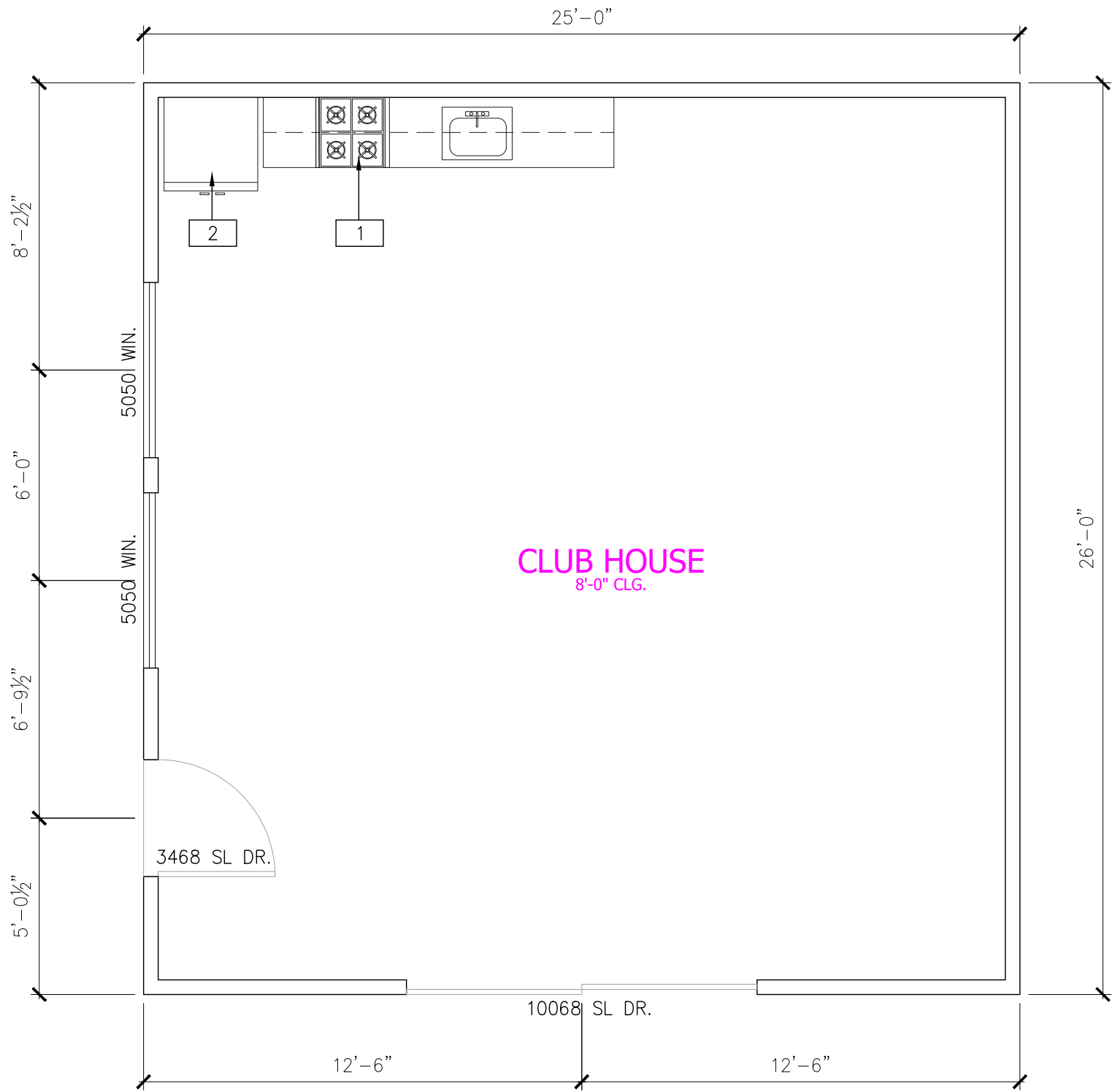
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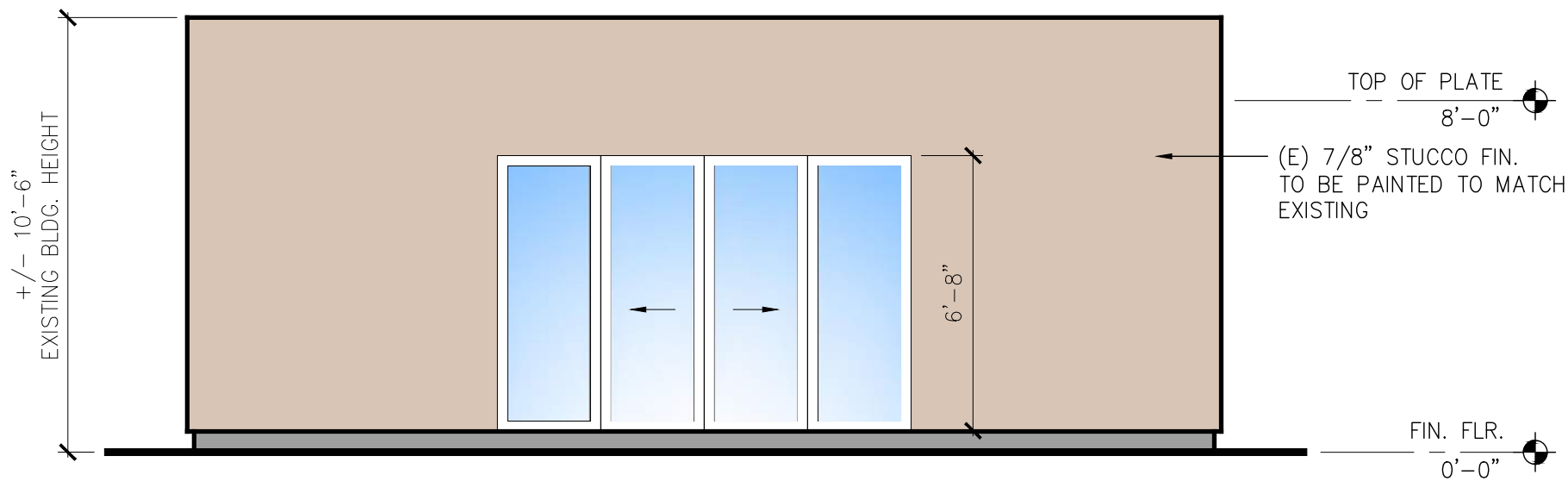
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11. REPLACEMENT WINDOWS TO BE CONSTRUCTED WITH WOOD FRAME



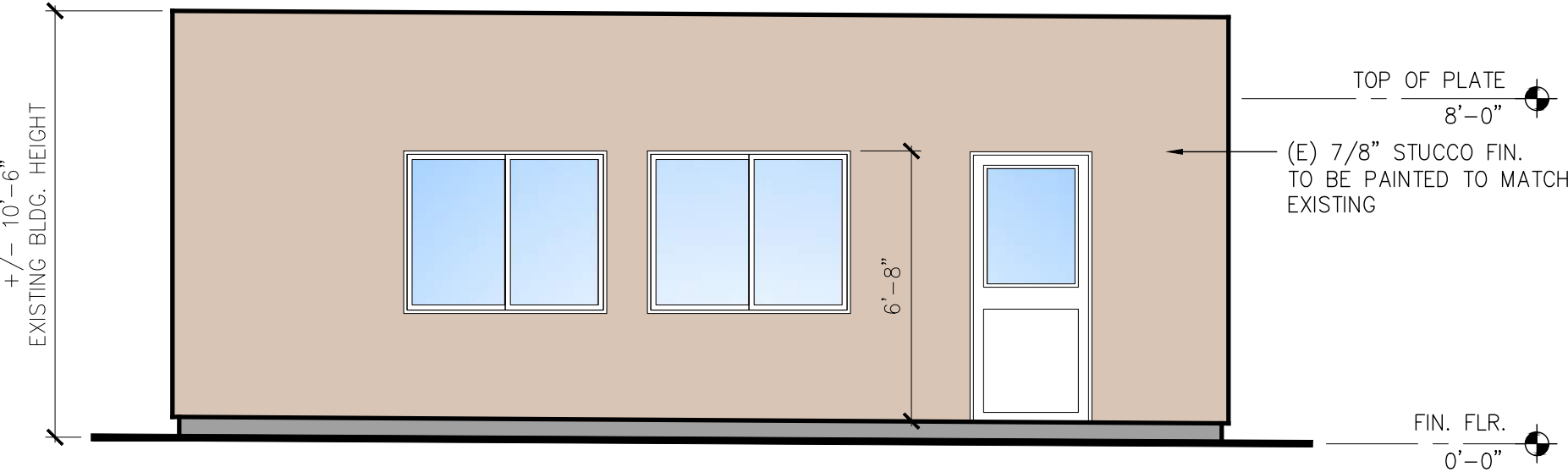
PROPOSED FLOOR PLANS

SCALE: 1/4" = 1'-0"



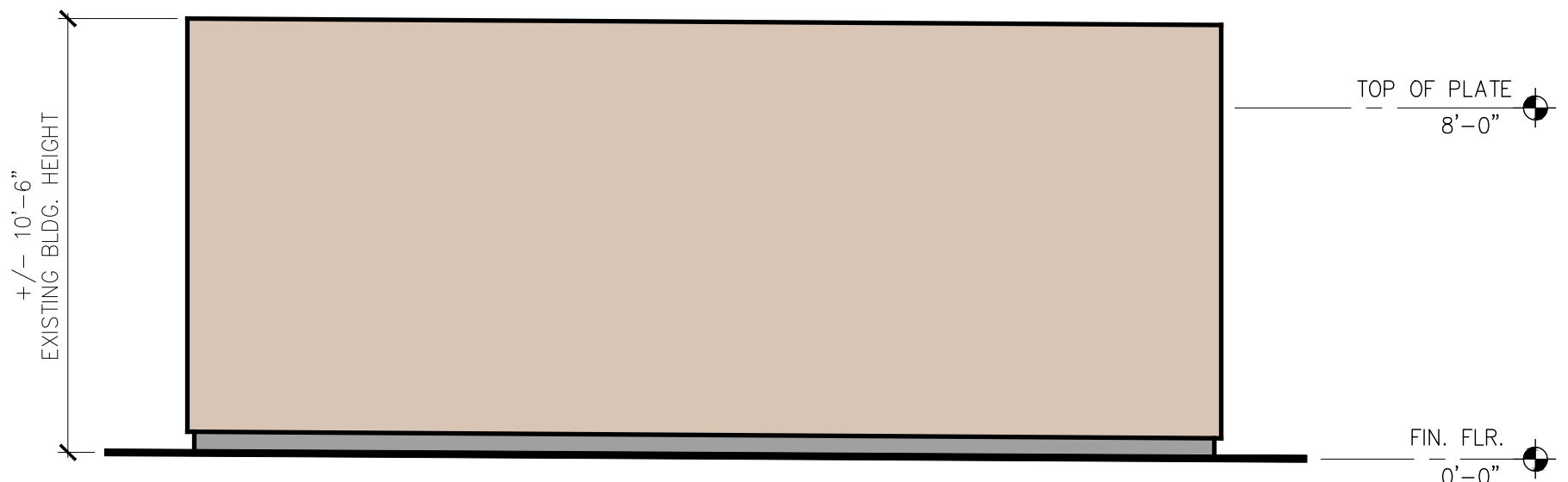
FRONT ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"



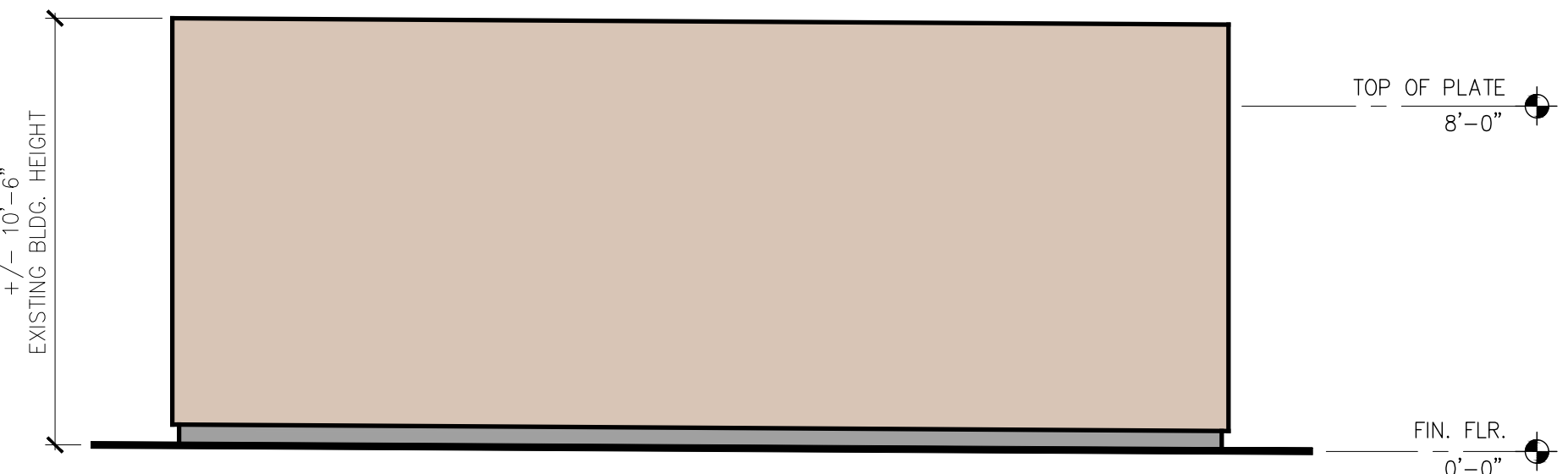
LEFT ELEVATION (WEST)

SCALE: 1/4" = 1'-0"



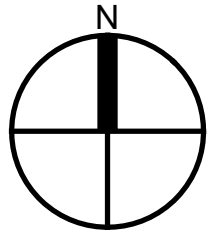
REAR ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"





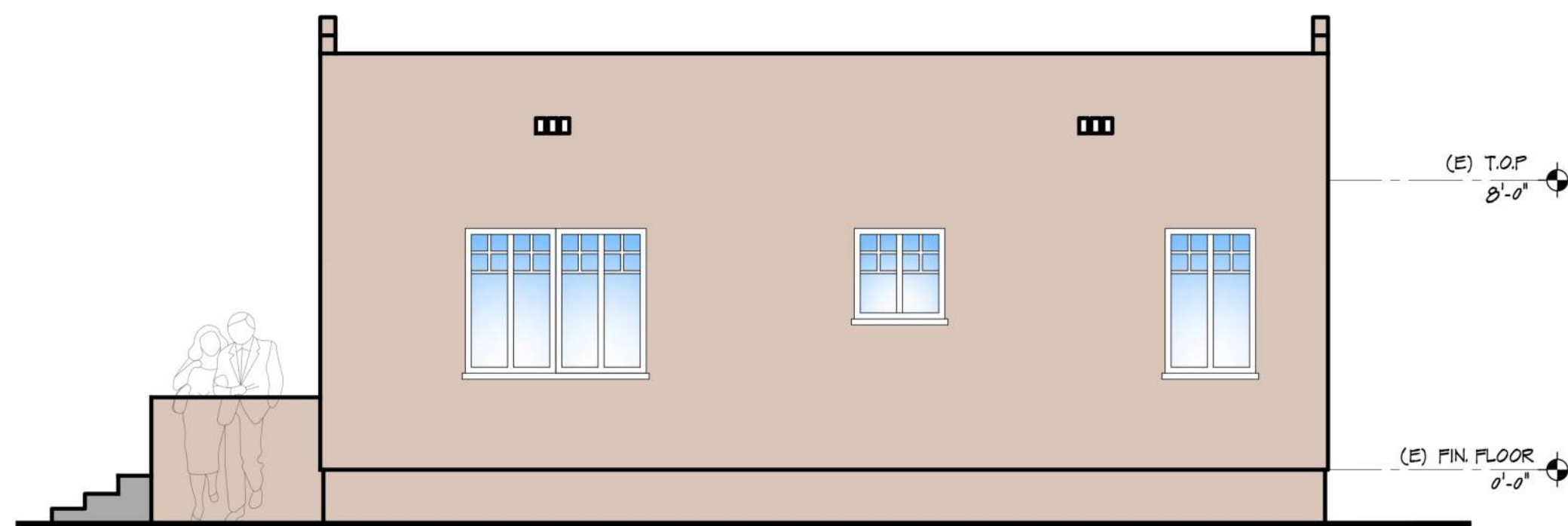
FRONT ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"



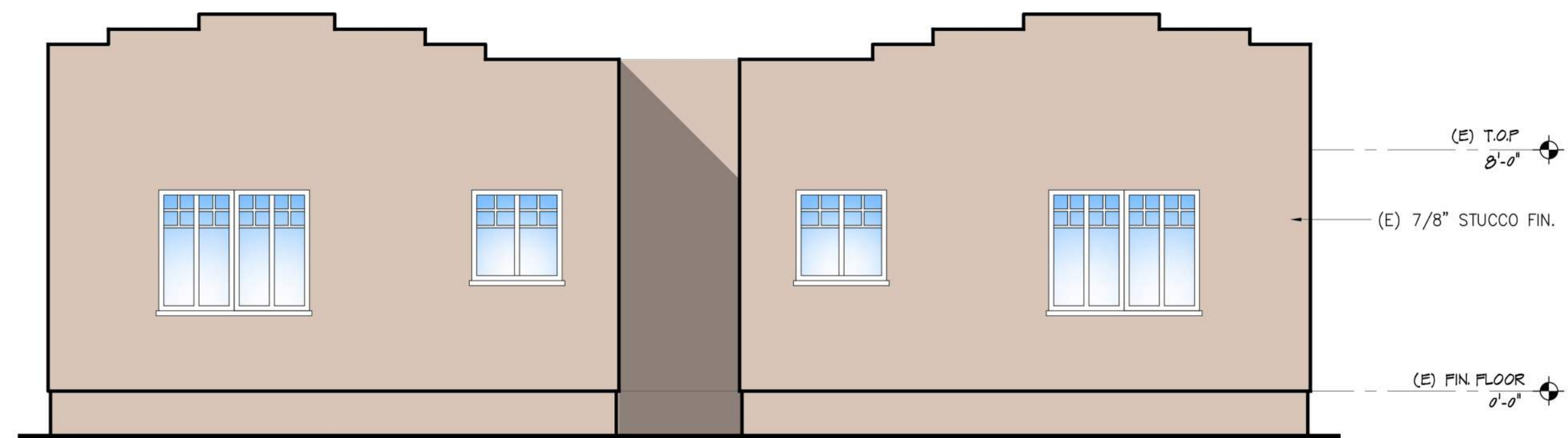
SIDE ELEVATION - EAST + WEST

SCALE: 1/4" = 1'-0"



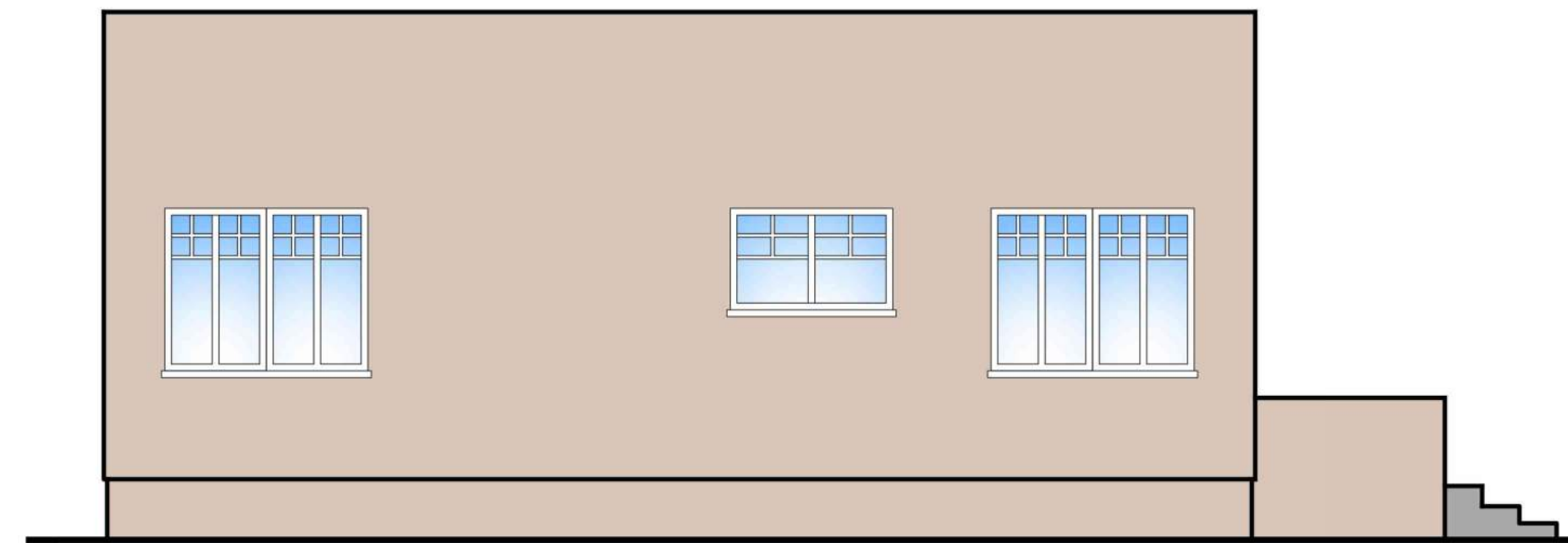
REAR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - EAST + WEST

SCALE: 1/4" = 1'-0"



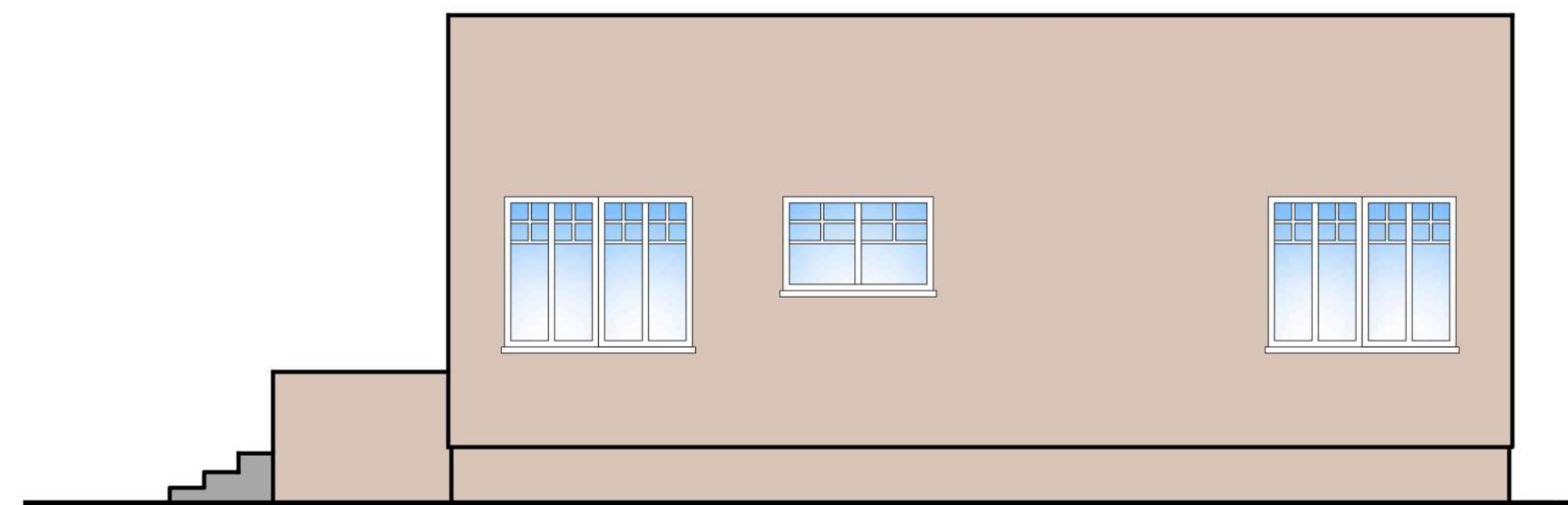
FRONT ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"



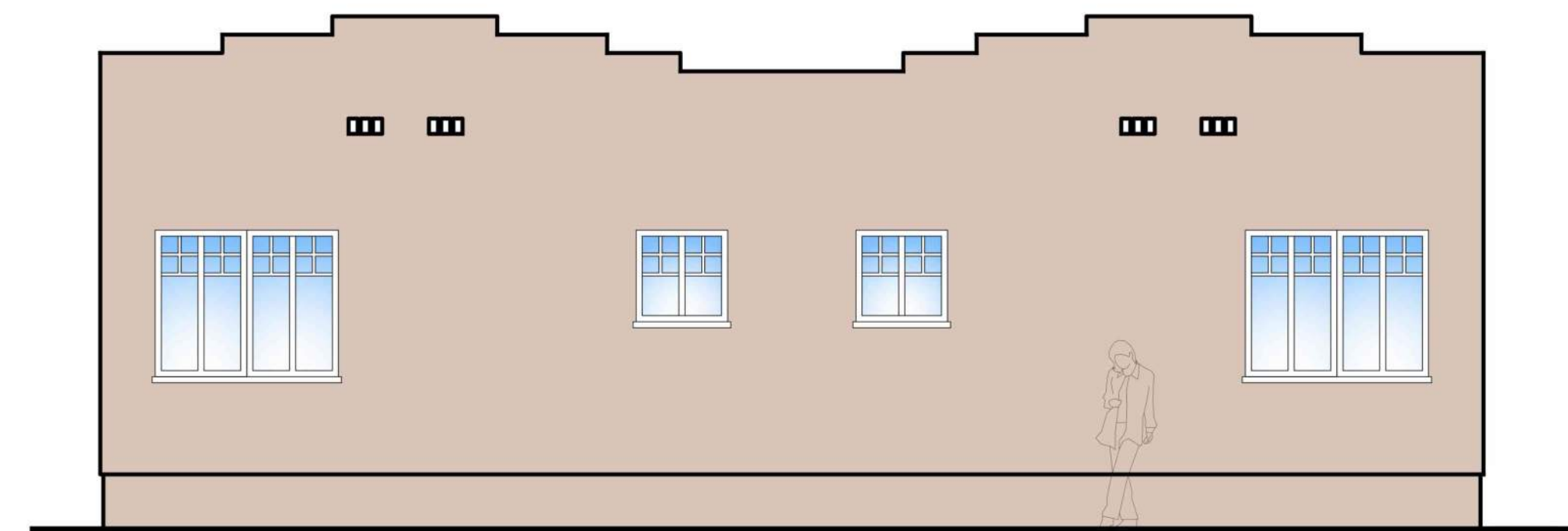
SIDE ELEVATION - EAST + WEST

SCALE: 1/4" = 1'-0"



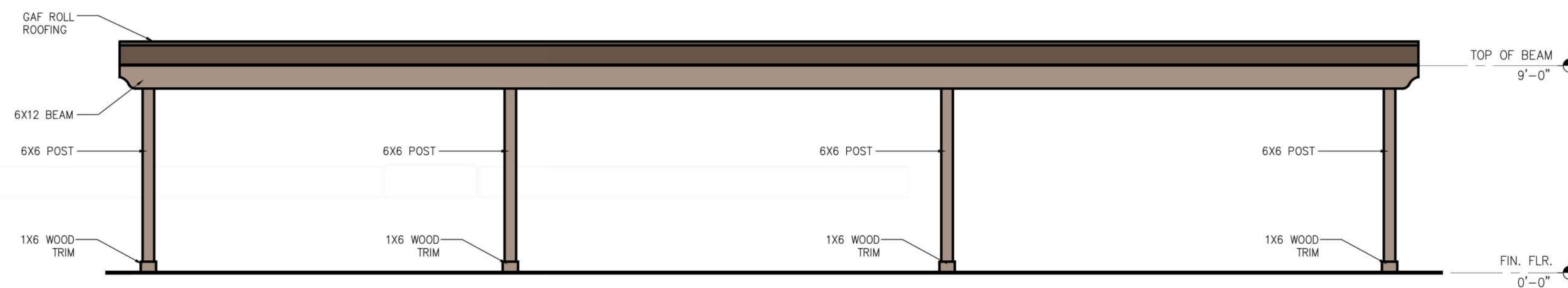
REAR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



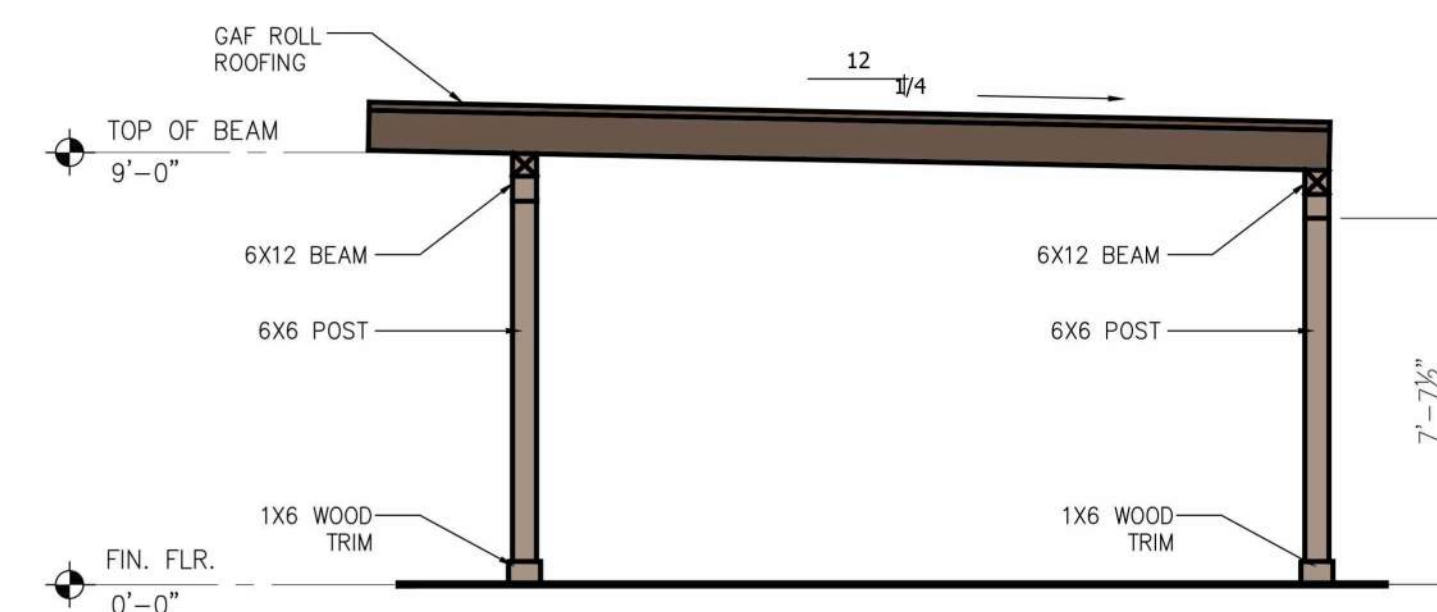
SIDE ELEVATION - EAST + WEST

SCALE: 1/4" = 1'-0"



FRONT & REAR ELEVATION - WEST + EAST

SCALE: 1/4" = 1'-0"

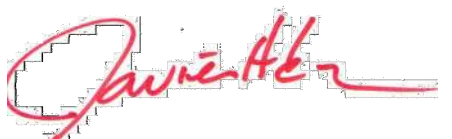


SIDE ELEVATION - WEST + EAST

SCALE: 1/4" = 1'-0"



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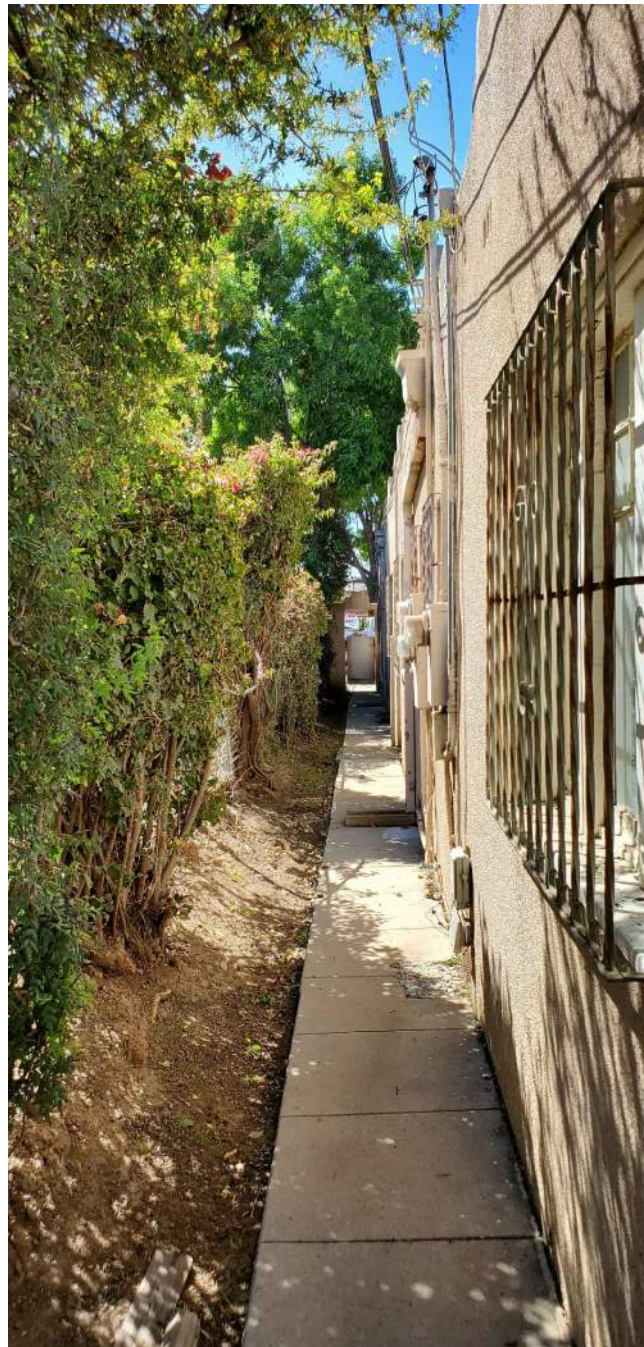
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Existing Bldg.
Images

A2.2