

# **DUAL BRAND MARRIOTT**

3466 MISSION INN AVENUE, RIVERSIDE, CALIFORNIA 92501



## AC MARRIOTT RESIDENCE INN DUAL BRAND

3466 MISSION INN RIVERSIDE, CA



| NO. | DATE | ISSUES AND REVISIONS |  |
|-----|------|----------------------|--|
|     |      |                      |  |

| 2. | 7/23/20  | ENTITLEMENT REVISED      |
|----|----------|--------------------------|
| 3. | 10/27/20 | ENTITLEMENT W/ LANDSCAPE |
| 4. | 01/22/21 | ENTITLEMENT RESPONSE 1   |
| 5. | 03/08/21 | ENTITLEMENT RESPONSE 2   |
| 6. | 03/24/21 | ENTITLEMENT RESPONSE 3   |
|    |          |                          |

9. 10/14/21 DESIGN REVISION
 10/14/21 DESIGN REVISION RE

DATE

SCALE

COMPUTER FILE

DESCRIP

COVER SHEET

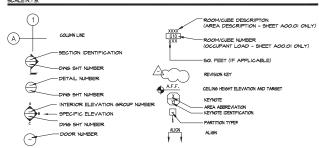
SHEET NUMBER

G0.00

NAMINGS AND WRITTEN MATERIAL APPEARING
CONSTITUTE ORIGINAL AND UNFUGUISHED
THE BENEFIET AND MAY MOT RE

#### ABBREVIATIONS FILE OF FILE FEET FOR THE FILE OF FILE BOOLDE SEPTIME TO SEPT Q.T.R. QUARRY TILE RISER RADIUS REFLECTED CEILING PLAN ROOF PRAIN REFREGERATOR REINFORCED REGUIRED ACOUNT REPORT OF A 64AB.C.D.P. GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GROUND GYPSUM ROUGH OPENING REDWOOD RAIN WATER LEADER BLOCKING BLOCK TO THE NIGHT DO RAIN MATTER LEADER SOUTH COME SOUTH COME SOUTHER SOUTH COME SOUTHER SOUT HB. HCMD. HDWE. HGT. HORIZ. HOSE BIBB HOLLOW CORE HARDWOOD HARDWARE HEIGHT HOLLOW METAL HORIZONTAL HOUR INSIDE DIAMETER (DIM.) INSULATION INTERIOR I.D. INSUL INT JAN. JANITOR JOINT KIT. KITCHEN LABORATORY LAMINATE LAVATORY LOCKER LIGHT LINE OF SIGHT LAB LAY LAY LT. LO.5 CONSTRUCTION CONTINUOUS CORRIDOR CONCRETE SPLASH BLOCK GENTER COUNTERSUNK COUNTERSUNK MATERIAL MANIMM MEDICINE CHEST MEDICINE CHEST MEDICINE CHEST MEDICAL MISROOR MISROOR MISROOR MISROOR MODITED MODITED MODITED FAYOUR FEET SOFT DOUBLE DEPARTMENT DEDET A X ST OR SOL DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DISPENSER DOWN SEE MECHANCIAL DRAWNIN TO SEE PETERS TO SEE TB.D. TB.D. TER. 6. DOWN DOWN DOOR OPENING DOOR DOWNSPOUT DRY STANDPIPE DATA/COMMUNICATIONS TH. T.O.P. T.O.S. T.P. NORTH NOT APPLICABLE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE DWG. POP TYPE EAST EACH EXPANSION JOINT ELECTRICAL ELECTRICAL OBS. UNF. U.O.N. UR. UNFINISHED UNLESS OTHERWISE NOTED URINAL OD. OPE. OFF. OFF. OH.S.M.S.OFFAL OFFOSITE OFFOSITE OWNER VERTICAL VER ELECTRICAL PANELBOARD EQUIAL EQUIPMENT EQUIPMENT EVERYPASH ELECTRIC WATER COOLER EXPOSED EXPANSION EXISTING EXISTING MEST MIT WATER CLOSET MOND MITHOUT MINDOW MITHOUT MORE OCCURS MATER PROOF MORE POINT MAINS COT MEIGHT





#### PROJECT SCOPE

PROJECT DESCRIPTION:
1. CONSTRUCTION OF A GROUND UP 8-STORY DUAL-BRANDED HOTEL
2. 226 GUESTROOMS

- SE GESTROOMS
  AC HOTEL IT (HESTROOMS
  RESIDENCE IN LOT GESTROOMS
  RESIDENCE IN LOT GESTROOMS
  BASE (AC), BEFFE (THE RE RAND) WITH SHARED KITCHEN
  OUTDOOR SHIMMING FOOL
  PARKING FOR IT SHALLES IN 35 STORIES OF BELOW GRADE PARKING
  COMBINATION OF 144 SPACES FOR THE HOTEL, 21 SPACES FOR THE USE OF THE
  AUXBOIL HOTELOS BLUIDION, AND DESIGNATION FOR FIRE DEPARTMENT USE.
  LONDING JONE PROVIDED A LONG ALLEY
  HISTORY DISTROOM CHIMNING FOR

#### CODE REFERENCE

#### GOVERNING CODES \*

- 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRIC CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA BECHANICAL CODE 2016 CALIFORNIA PLIMBING CODE
- \* ALL OTHER CURRENT MUNICIPAL AND LOCAL ORDINANCES AND RESULATIONS

#### PROJECT DATA SUMMARY

TOTAL LOT SIZE: H382 SF (0.45 ACRE) HOTEL = 23,956 SF (0.55 ACRES) HSTORIC BULDING = 17,424 SF (0.40 ACRES)

## HOTEL PROJECT DATA SUMMARY

| PROJECT NAME:<br>PROJECT ADDRESS:<br>TYPE OF CONSTRUCTION:<br>OCCUPANCY GROUP:<br>NUMBER OF STORIES: | DUAL BRAND MARRIOTT<br>3466 MISSION INN AVENUE<br>TYPE 9A OVER TYPE I PODIUM<br>RI, A, B<br>&-STORIES (3)STORIES OF BELOW GRADE PARKING |
|--|---|
| NUMBER OF STORIES:<br>HEIGHT:  | 8-STORIES (B)STORIES OF BELOW GRADE PARKING<br>PROVIDED: 84'-II"  |
| LIFE SAFETY:   | FULLY SPRINKLERED   |

#### BUILDING AREA:

| PARKING LEVEL 8: | 28,000 SF |
|------------------|-----------|
| PARKING LEVEL 2: | 23,000 SF |
| PARKING LEVEL I: | 23,000 SF |
| COMMIN EL GOD    | HARE OF A |

PARKING LEVEL 1: 25/00/0 5F

RROUND FLOOR: 10,550 5F

(INTERIOR SPACES)

10,500 5F

10,705 5F

11,705 5F

18,280 X5 \*41,400 5F EIGHT FLOOR: 15500 SF TOTAL BUILDING AREA: 215,350 SF

TOTAL INTERIOR BUILDING AREA ABOVE GRADE: HOTEL: 135,050 SF 18,415 SF 154,265 SF HISTORIC BULDING: TOTAL:

COMBINED PARCEL FAR: 154265/41382 = 3.13

## AREA MAF





3466 MISSION INN RIVERSIDE, CA



#### PARKING SUMMARY

|                                  | PARKI      | 6 REGUIRED       |                  |            |
|----------------------------------|------------|------------------|------------------|------------|
|                                  | ROOM TOTAL | PARKING<br>RATIO | TOTAL<br>PARKING | ACCESSIBLE |
| HOTEL ROOM KEYS                  | 226        | - 1              | 226              |            |
| HISTORIC BLDG                    |            |                  | 21               |            |
| DESIGNATED FOR<br>FIRE DEPT, USE |            |                  | 8                |            |
| TOTAL REQ'D                      |            |                  | 255              |            |
|                                  | PARKIN     | G PROVIDED       |                  |            |
| HOTEL ROOM KEYS                  | 226        | 0.681            | 144              | 6××        |
| HISTORIC BLDG                    |            |                  | 21               | ı          |
| DESIGNATED FOR<br>FIRE DEPT. USE |            |                  | 8                |            |
| TOTAL PROPOSED                   |            |                  | 173*             | 7          |

\*\*ACCESSIBLE PARKING SPACES. 6 REGID (MOTEL.) - (I) REGID - HISTORIC BULDING VAN PARKING SPACES. I (I) REGID (INCLIDED MITHIN ACCESSIBLE PARKING COUNT ABOVE) (I) VAN PARKING SPACE PROVIDED, DESIGNATED, FOR HISTORIC BUILDING

ELECTRIC YEHICLE READY PARKING SPACES
TABLE 5106 520 3 TOTAL PROKING SPACES IOI-200 = IO REQUIRED BY PARKING SPACES.

() BY YARP PARKING SPACE AND (I) STANDARD BY SPACE REQUIRED WITH ACCESSIBLE LOADING ZONE

BIKE PARKING IO SHORT-TERM BICYCLE PARKING SPACES REQUIRED

FLE. EFFICIENT VEHICLE DESIGNATION
PER CHART 510652 - 16 PARKINS SPACES REQUIRED TO BE DESIGNATED FOR LOW-EMITTING,
FLE.-EFFICIENT AND CARPOOL / VAN POOL VEHICLES.

173 SPACES PROVIDED WITHIN THE STRUCTURE - 21 DESIGNATED FOR USE BY THE CREATIVE OFFICE BUILDING - 8 DESIGNATED FOR FIRE DEPARTMENT USE.

#### GUESTROOM SUMMARY

|  |            |          |          |              | AC               | HOTEL   |         |                  |                 | RESI   | DENCE IN  | N HOTEL       |                |
|--|------------|----------|----------|--------------|------------------|---------|---------|------------------|-----------------|--------|-----------|---------------|----------------|
|  | ROOM TOTAL | TOTAL AC | TOTAL RI | 90<br>315 SF | K<br>315 SF      | METRO   | METRO K | MOBILITY<br>K/QQ | <b>STUDIO</b> K | STUDIO | CITY VIEW | MOBILITY<br>K | MOBILITY<br>GQ |
| IST FLOOR                              |            |          |          | ND           | <b>GUESTROOM</b> | S AT FI | RST FLO | DR .             | NO              | GUESTR | TA 2MDDS  | FIRST F       | LOOR           |
| 2ND FLOOR                              | 25         | 12       | 13       | 5            | 6                | 0       |         | 0                | 4               | 4      | 4         | 0             |                |
| 3RD FLOOR                              | 95         | 19       | 16       | 6            | 1                | -       | 4       | 1                | 6               | 4      | 4         |               | -              |
| 4TH FLOOR                              | 35         | 19       | 16       | 6            | 1                | - 1     | 4       |                  | 6               | 4      | 4         |               |                |
| 5TH FLOOR                              | 95         | 19       | 16       | 6            | 1                | -       | 4       | 1                | 6               | 4      | 4         |               | -              |
| 6TH FLOOR                              | 35         | 19       | 16       | 6            | 1                |         | 4       | 1                | 6               | 4      | 4         |               |                |
| TTH FLOOR                              | 95         | 19       | 16       | 6            | 7                | -       | 4       |                  | 6               | 4      | 4         |               |                |
| ôTH FLOOR                              | 26         | Ю        | 16       | 4            | 4                | 0       | 2       | 0                | 6               | 4      | 4         |               |                |
| TOTAL                                  | 226 *      | II7      | 109      | 94           | 45               | 5       | 28      | 5                | 40              | 28     | 28        | 6             | 7              |
| PERCENTAGE<br>(ROOM TYPE PER<br>BRAND) |            |          |          | 33.3         | 38.5             | 4.3     | 19.7    | 4.3              | 36.1            | 25.1   | 25.7      | 5.5           | 6.4            |
| PERCENTAGE<br>OVERALL                  |            | 51.8     | 48.2     |              |                  |         |         |                  |                 |        |           |               |                |

A GUESTROOM COUNT OF 226 REQUIRES IO GUESTROOMS TO BE PROVIDED WITH MOBILITY FEATURES. (3) ARE TO BE EQUIPPED WITH ROLL-IN-SHOWERS, AND (1) ARE TO BE EQUIPPED WITHOUT ROLL-IN SHOWERS (11) GUESTROOMS ARE REQUIRED TO BE EQUIPPED WITH COMMUNICATION FEATURES. (I) GUESTROOM THAT PROVIDES MOBILITY FEATURES MUST ALSO PROVIDE FOR COMMUNICATION FEATURES.

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| A2.02      | SECOND FLOOR PLAN                 |   |
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|            |                                   |   |

| CIVIL     |   |
|-----------|---|
| <u></u>   | CONCEPTUAL GRADING AND WET UTILITY PLAN |
|           |   |
| LANDSCAPE |   |
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| L-2       | POOL DECK PLAN                          |
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|           |   |
|           |   |
|           |   |
|           |   |
|           |   |

NO. DATE ISSUES AND REVISIONS BY

4. 01/22/21 ENTITLEMENT RESPONSE 1
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6. 03/24/21 ENTITLEMENT RESPONSE 3

PROJECT NUMBER

PROJECT NAME

INFORMATION

G0.01

GENERAL



5. LEMON ST. AND MISSION INN BLVD VIEW









3. SITE VIEW AT MISSION INN BLVD.





2. LEMON ST. VIEW



1. LIME ST. AND ALLEY



 $\frac{\text{VICINITY MAP}}{\text{\tiny N.T.S.}}$ 

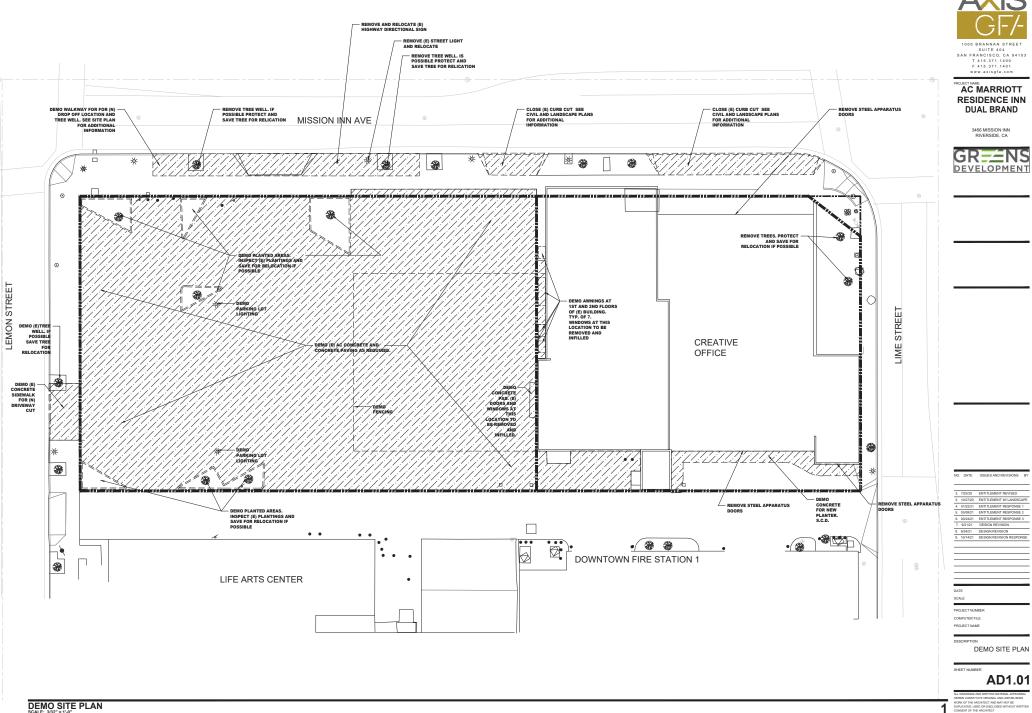
AC MARRIOTT RESIDENCE INN **DUAL BRAND** 3466 MISSION INN RIVERSIDE, CA

GREANS DEVELOPMENT

PROJECT NAME

SITE CONTEXT PHOTOS

G0.02



AD1.01

#### TOTAL GUESTROOM COUNT: 219 - CLOSE (E) CURB CUT SEE CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION, SQUARE OFF (E) PLANTER 13T'-4" HISTORIC BUILDIN MISSION INN AVE 22'-0" EASEMENT \* \* RIDE SHARING DROP OFF 33'-0" LOBBY 'ৱ 18 e M BAR DEN 👏 LOUNGE OFFICES (N) CONCRETE PADS FOR FREE STANDING ARTWORK, S.C.D., S.L.D. 8.0 FOOD PREP W 200 M LEMON STREE **% %** •• BREAKEASEE LIME STREE 125-0" PROPERTY LINE 13'-1" BUFFET CREATIVE OFFICE DATA - TRAFFIC CONTROL LINES/SIGNALS TO INDICATE CLEAR PASSAGE BETNEEN GARAGE RAMP EGRESS AND DROP OFF EGRESS. ΕXΗ PARKING EGRESS RAMP UP REPLACE STEEL APPARATUS DOORS WITH GLASS STOREFRONT ENTRANCE/ 1 MECH. PARKING ACCESS RAMP DN **€** ELEC TR/S PLANTING AREA, S.C.D. MECH EXA \* TOTAL PARKING SPACES: 173 24'-0" 1-91 PROPOSED TRANSFORMER LOCATION. MITHIN DECORATIVE METAL FENCE. SEE LANDSCAPE DRAWINGS PROPOSED GAS METER LOCATION 144 DESIGNATED FOR THE HOTEL EXIT 21 DESIGNATED FOR THE HISTORIC BLDG 8 DESIGNATED FOR FIRE DEPT USE - EXISTING CURB CUT TO ALLEY

**DOWNTOWN FIRE STATION 1** 

AXIS GF/-

1000 BRANNAN STREET SUITE 404 SAN FRANCISCO, CA 94103 T 415.371.1400 F 415.371.1401 www.axisgfa.com

### AC MARRIOTT RESIDENCE INN DUAL BRAND

3466 MISSION INN RIVERSIDE, CA

GREENS DEVELOPMENT

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7. 9/21/21 DESIGN REVISION

8. 9/24/21 DESIGN REVISION

10/14/21 DESIGN REVISION RESI

PROJECT NUMBER

COMPUTER FILE PROJECT NAME

DESCRIPTION

5

SHEET NOTES

SUBMITTAL.

5. SEE LANDSCAPE DRAWINGS FOR SITE FURNISHINGS AND PLANTINGS

SITE PLAN

HEET NUMBER

A1.01

RAWINGS AND WEITTEN MATERIAL APPEARING
IN CONSTITUTE ORIGINAL AND UNFUELISHED

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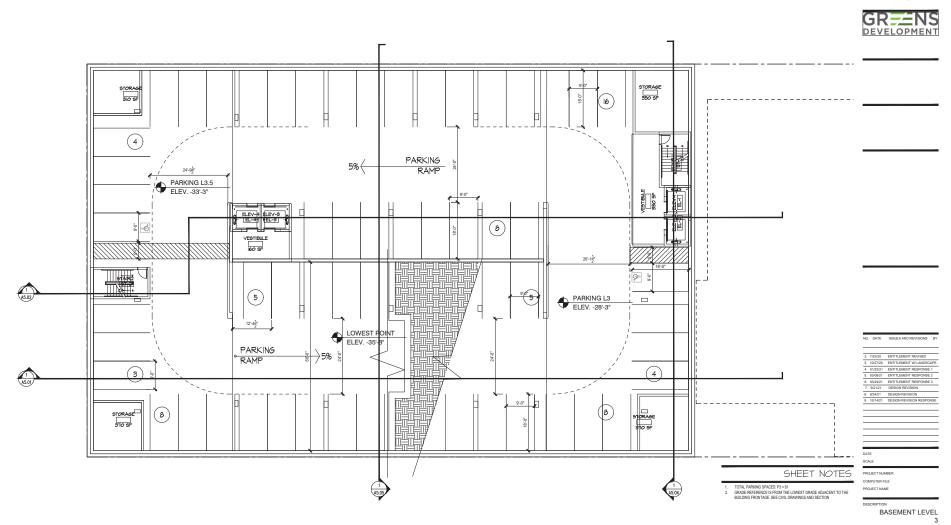
LIFE ARTS CENTER



3466 MISSION INN RIVERSIDE, CA

A2.B3

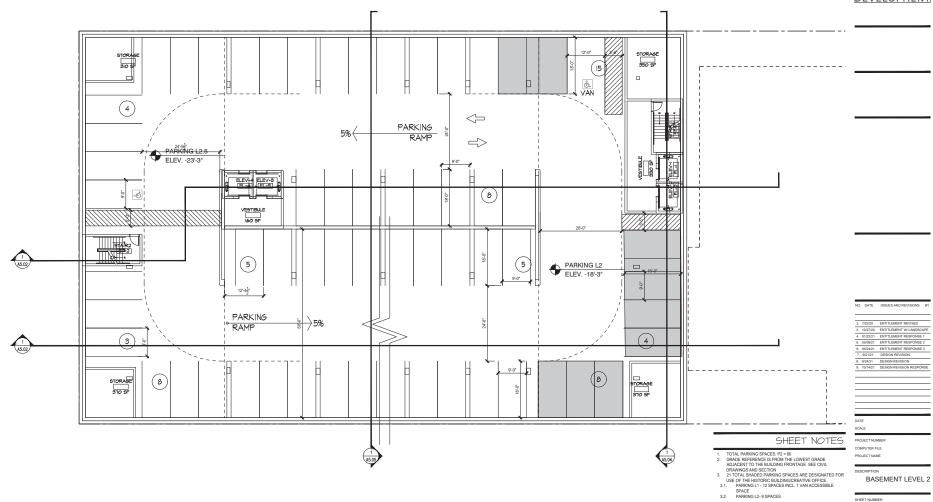
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3466 MISSION INN RIVERSIDE, CA





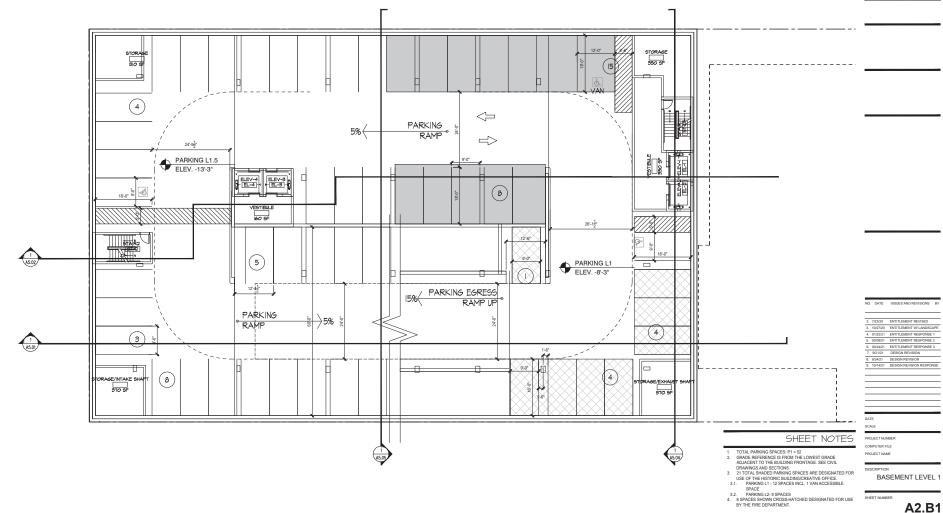
FLOOR PLAN SCALE: 1/8" = 1'-0"

A2.B2

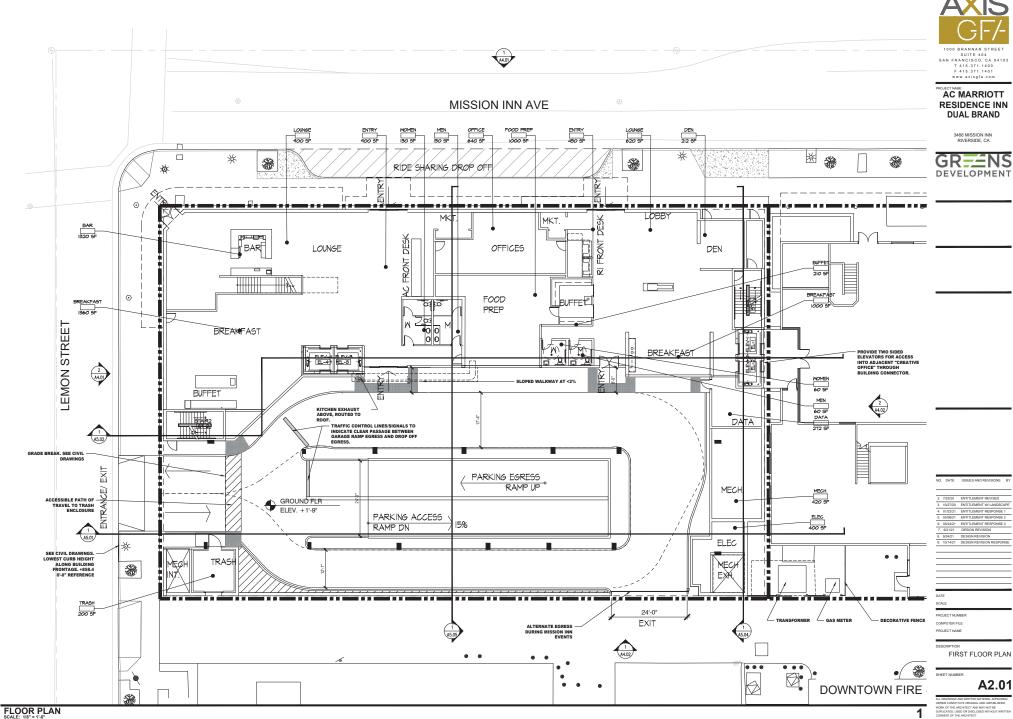


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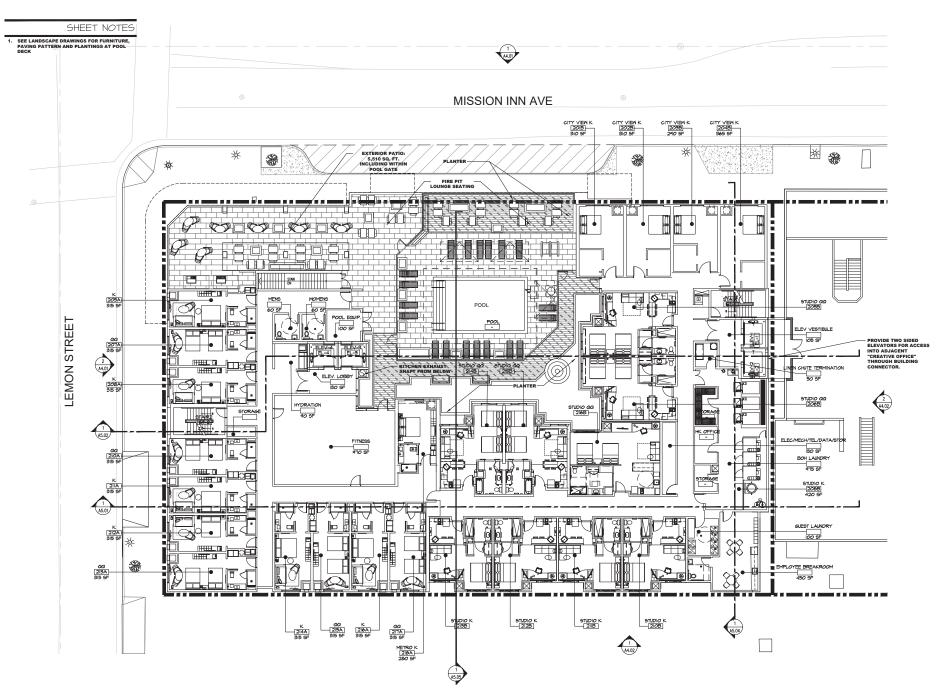




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> 3466 MISSION INN RIVERSIDE, CA

GREENS DEVELOPMENT

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PROJECT NUMBER COMPUTER FILE

PROJECT NAME

2ND FLOOR PLAN

SHEET NUMBER

A2.02

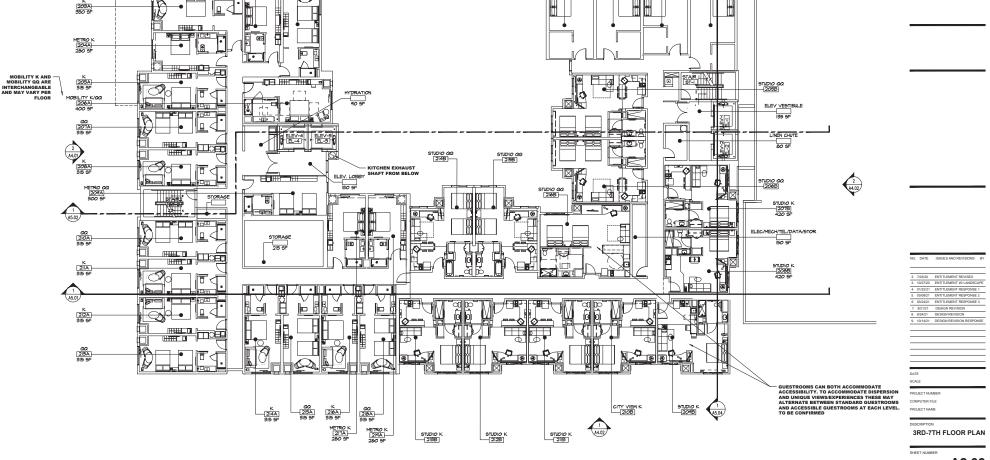




### AC MARRIOTT RESIDENCE INN DUAL BRAND

3466 MISSION INN RIVERSIDE, CA





FLOOR PLAN

A2.03

5

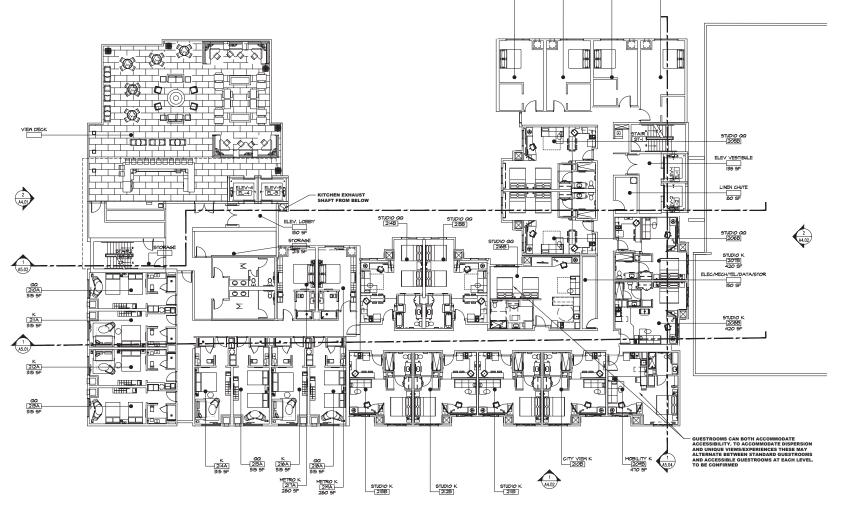




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8TH FLOOR PLAN

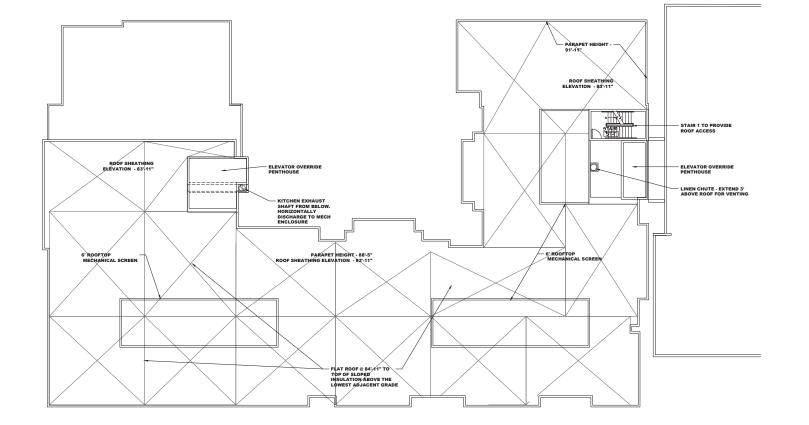
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3466 MISSION INN RIVERSIDE, CA





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2 7/23/20 ENTITLEMENT REVISED
3 19/27/20 ENTITLEMENT WI LANDSCAPE
4 01/22/21 ENTITLEMENT RESPONSE 1
5 05/98/21 ENTITLEMENT RESPONSE 2
6 02/42/1 ENTITLEMENT RESPONSE 3
7 99/12/1 DESIGN REVISION
8 9/24/21 DESIGN REVISION

9. 10/14/21 DESIGN REVISION
 DESIGN REVISION

DATE

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DESCRIPTION

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ROOF PLAN

SHEET NUMBER

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