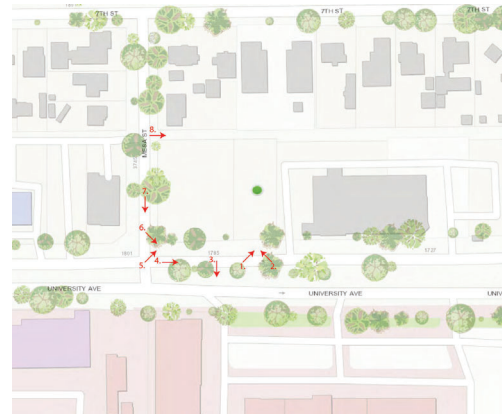




1



2



3



4



5



6



7



8



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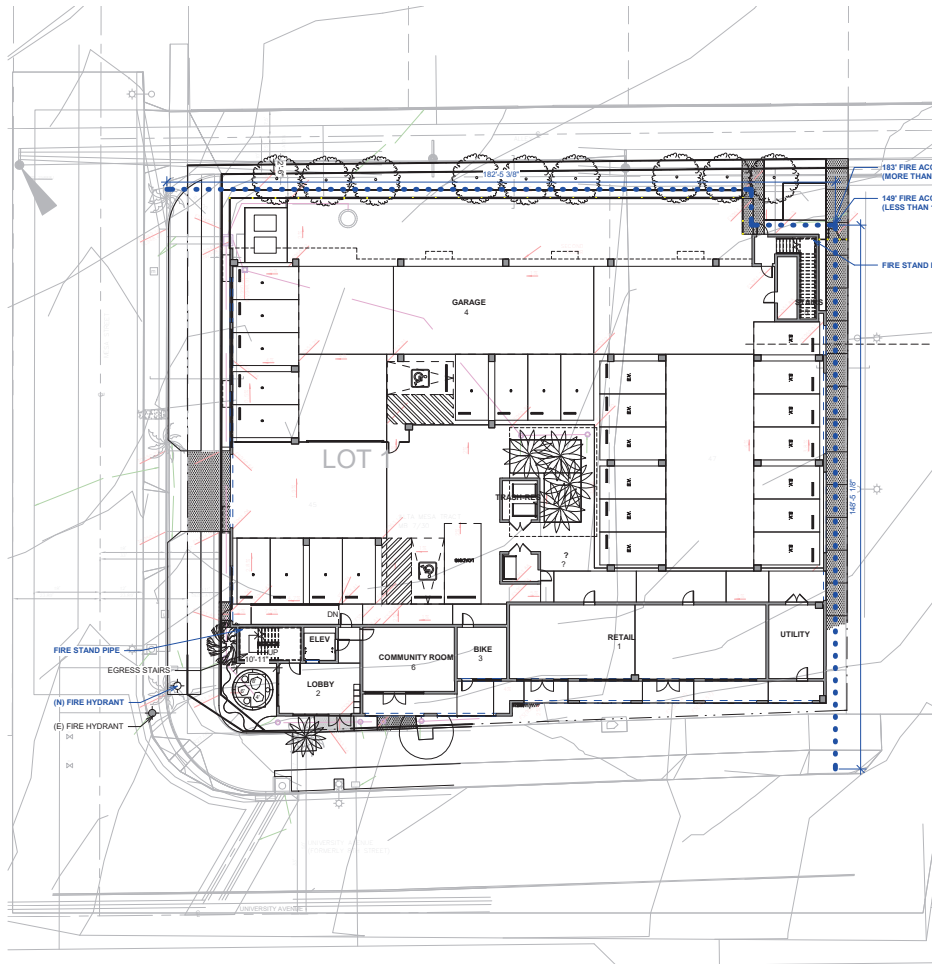
**PLANNING
RESUBMISSION
01/10/2024**

No.	Description	Date

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SITE PHOTOS

Drawing No. **G002**
Project number: 23002 Date: 01/10/2024
Scale:



○ SITE PLAN - FIRE ACCESS
1/16" = 1'-0"

LEGEND

..... 5' WIDE FIREFIGHTER ACCESS WALKWAY

FIRE LANE

○ FIRE STAND PIPE

⊕ (N) FIRE HYDRANT

⊕ (E) FIRE HYDRANT

⊕ FIRE DEPARTMENT CONNECTION

FIRE DEPARTMENT NOTES:

1. FIRE DEPARTMENT VEHICULAR ACCESS ROAD MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
2. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE: THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROAD, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3
3. STRUCTURE AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 316.6 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DROP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL. THE AREA OF FIRE FIGHTER OPERATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL, SHALL NOT BE LOCATED UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES. FIRE CODE 503.3.9
4. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTAIN THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
5. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2
6. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1750 GPM AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B
7. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C203, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8
8. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
9. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
10. DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDING OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTER OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3
11. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3 THE FINAL NUMBER AND LOCATION OF ALL EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR.
12. ELEVATORS SHALL BE PROVIDED WITH PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN-CAR OPERATION IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS, BUILDING CODE 3003.2
13. ALL ELEVATORS SHALL BE EQUIPPED TO OPERATE WITH A STANDARDIZED FIRE SERVICE ELEVATOR KEY IN ACCORDANCE WITH FIRE CODE 606.8, BUILDING CODE 3003.3
14. ESCALATORS, MOVING WALKS, CONVEYORS, PERSONNEL HOISTS AND MATERIAL HOISTS SHALL COMPLY WITH BUILDING CODE 3004
15. WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANT-RATED CONSTRUCTION OR FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER, BUILDING CODE 1009.8.3
16. ALL NEW BUILDINGS SHALL HAVE APPROVED RATERATED EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION. MEASURED AT THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH FIRE CODE 510. NEW BUILDINGS THAT CAN DEMONSTRATE MINIMUM RADIO COVERAGE SIGNAL STRENGTH THROUGHOUT THE INTERIOR OF THE BUILDING MAY BE EXEMPT PER FIRE CODE 510. WHEN AN APPROVED EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS PROVIDED, PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 510.5.1
17. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET ADDRESS SIDE OF BUILDINGS, FACING APPROVED FIRE APPARATUS ACCESS ROADS, WITHIN 100 FEET (VA VEHICULAR ACCESS) OF AN ACCESSIBLE PUBLIC FIRE HYDRANT, AND AS CLOSE TO THE STREET CURB FACE AS POSSIBLE, FULLY VISIBLE, AND RECOGNIZABLE FROM THE STREET. FIRE APPARATUS ACCESS ROAD OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED A MINIMUM OF 28 FEET (7.62 MM) FROM THE STRUCTURE. WHEN THIS DISTANCE CANNOT BE ACHIEVED, A MINIMUM TWO-HOUR, FIRE-RESISTIVE WALL SHALL BE PROVIDED FOR THE STRUCTURE WITH NO OPENINGS IN THE WALL. FOR 26 FEET (7.62 MM) IN EITHER DIRECTION FROM THE FIRE DEPARTMENT CONNECTION, THE REQUIRED FIRE-RESISTANT CONSTRUCTION AND LACK OF OPENINGS SHALL EXTEND FOR THE FULL HEIGHT OF THE WALL OR BUILDING AS DETERMINED BY THE FIRE CODE OFFICIAL. THE FIRE CODE OFFICIAL MAY ALLOW SUFFICIENTLY PROTECTED OVERHEAD OPENINGS. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT LESS THAN 24 INCHES (609.6 MM)
18. THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY BUILDING CODE 1008.2
19. IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS, SPACES AND BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1008.3
20. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT IN ACCORDANCE WITH BUILDING CODE 1010.1.19
21. THE FIRE-RESISTANT RATED WALL OR ASSEMBLY SEPARATING TOWNHOUSES SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB. THE FIRE-RESISTANT RATING SHALL EXTEND THE FULL LENGTH OF THE WALL OR ASSEMBLY, INCLUDING WALL EXTENSIONS THROUGH AND SEPARATING ATTACHED ENCLOSED ACCESSORY STRUCTURES. RESIDENTIAL CODE R302.2.1
22. PARAPETS CONSTRUCTED IN ACCORDANCE WITH SECTION R302.2.2 SHALL BE CONSTRUCTED FOR TOWNHOUSES AS AN EXTENSION OF EXTERIOR WALLS OR COMMON WALLS IN ACCORDANCE WITH THE FOLLOWING:
 - A. WHERE ROOF SURFACES ADJACENT TO THE WALL OR WALLS ARE AT THE SAME ELEVATION, THE PARAPET SHALL EXTEND NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACES.
 - B. WHERE ROOF SURFACES ADJACENT TO THE WALL OR WALLS ARE AT DIFFERENT ELEVATIONS AND THE HIGHER ROOF IS NOT MORE THAN 30 INCHES ABOVE THE LOWER ROOF, THE PARAPET SHALL EXTEND NOT LESS THAN 30 INCHES ABOVE THE LOWER ROOF SURFACE.
 - C. A PARAPET IS NOT REQUIRED WHERE ROOF SURFACES ADJACENT TO THE WALL OR WALLS ARE AT DIFFERENT ELEVATIONS AND THE HIGHER ROOF IS MORE THAN 30 INCHES ABOVE THE LOWER ROOF. THE COMMON WALL CONSTRUCTION FROM THE LOWER ROOF TO THE UNDERSIDE OF THE HIGHER ROOF DECK SHALL HAVE NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING. THE WALL SHALL BE RATED FOR EXPOSURE FROM BOTH SIDES. RESIDENTIAL CODE R302.2.2

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PLANNING
RESUBMISSION
01/10/2024

No.	Description	Date

1775 UNIVERSITY

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**FIRE ACCESS
PLAN**

Drawing No. **G010**

Project number: 23002 Date: 01/10/2024 Scale: 1/16" = 1'-0"

OPEN SPACE

- BALCONY
- COMMON OPEN
- PATIO

OPEN SPACE CALCULATION

OPEN SPACE REQUIRED (R-4 STANDARDS):
PRIVATE OPEN: 50SF X 9 = 450 SF
COMMON OPEN: 50SF X 18 = 900 SF

OPEN SPACE PROVIDED:
TOTAL PRIVATE OPEN: 2,150 SF
TOTAL COMMON OPEN: 5,858 SF

OPEN SPACE		
NAME	Level	AREA
COMMON OPEN	LEVEL 2	5858 SF
COMMON OPEN SPACE: 1		5858 SF
BALCONY	LEVEL 2	90 SF
BALCONY	LEVEL 2	144 SF
BALCONY	LEVEL 2	86 SF
BALCONY	LEVEL 2	86 SF
BALCONY	LEVEL 2	184 SF
BALCONY	LEVEL 2	83 SF
BALCONY	LEVEL 2	83 SF
BALCONY	LEVEL 2	89 SF
BALCONY	LEVEL 2	89 SF
BALCONY	LEVEL 2	94 SF
PATIO	LEVEL 2	112 SF
PATIO	LEVEL 2	163 SF
PATIO	LEVEL 2	186 SF
PATIO	LEVEL 2	83 SF
PATIO	LEVEL 2	186 SF
PATIO	LEVEL 2	83 SF
PATIO	LEVEL 2	186 SF
PATIO	LEVEL 2	83 SF
PATIO	LEVEL 2	152 SF
PATIO	LEVEL 2	155 SF
PRIVATE OPEN SPACE: 18		2150 SF
TOTAL		8008 SF



① LEVEL 2 OPEN SPACE DIAGRAM
1/8" = 1'-0"



**PLANNING
RESUBMISSION
01/10/2024**

No.	Description	Date

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**OPEN SPACE
DIAGRAM**

Drawing No. **G011**

Project number: 23002 Date: 01/10/2024
Scale: 1/8" = 1'-0"

[illegible]

- | STANDARD LEGEND & ABBREVIATIONS: | | |
|----------------------------------|----------------------------|-----------------------------------|
| | 1/4" UTILITY PULL BOX | LP: IRON PIPE |
| | PROPERTY LINE | LAT: LEAD & TAG |
| | 1/2" MAN. HOLE OF SIDEWALK | SEW: SPICE & WASHER |
| | SEWER MANHOLE | RMC: RENCH MARK |
| | STORM DRAIN MANHOLE | REG: REGISTERED CIVIL ENGINEER |
| | TELEPHONE MANHOLE | LS: PROFESSIONAL LAND SURVEYOR |
| | MANHOLE | SEARCHED: NOTHING FOUND |
| | CR. CATCH BASIN | CON: CONCRETE |
| | PIPE VENTING | TR: TRACT |
| | CONCRETE BLOCK WALL | MB: MAP BOOK |
| | DISTINCTIVE BORDER | PM: PARCEL MAP |
| | PALM TREE | PMB: PARCEL MAP BOOK |
| | TREE | PS: RECORD OF SURVEY |
| | RIGHT-OF-WAY LINE | SC: SECTION |
| | PROPERTY LINE | SEC: RECORD OF CALIFORNIA EDITION |
| | CL. CENTERLINE | N: NORTH |
| | SEWER LINE | S: SOUTH |
| | IRON FENCE | E: EAST |
| | WOOD FENCE | W: WEST |
| | CHAIN LINK FENCE | SW: SOUTHWEST |
| | POW. POWER LINE | SEW: RIGHT-OF-WAY |
| | TELEPHONE LINE | RF: RECYCLED WATER |
| | GAS LINE | DIS: DISTRIBUTION WATER |
| | BUILDING | SD: STORM DRAIN |
| | EDGE OF PAVEMENT | |
| | CONCRETE | |
| | 1/4" WATER METER | |
| | 1/2" WATER VALVE | |
| | 1/2" GAS VALVE | |
| | IRRIGATION VALVE | |
| | CLEAN OUT | |
| | DROP INLET | |
| | 1/4" STREET LIGHT | |
| | UTILITY BOX | |
| | ELECTRIC PULL BOX | |
| | ATTIC BOX | |
| | PVC WELL BOX | |
| | UTILITY PULL BOX | |
| | UTILITY VAULT | |
| | BACK FLOW PREVENTER | |
| | C&G, CURB & GUTTER | |
| | ST. STORM DRAIN | |



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

[illegible]

THE CENTERLINE OF CHICAGO AVENUE BEING NORTH 0°12'24" EAST PER PM BOOK 74, PAGES 3 AND 4, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

DRAWN BY: SM	CHECKED BY: JW	DATE: 09-13-2023
U:\Projects\Site Group\10729\Bidding\15329-TDPO SURVEY		

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adkan
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Civil Engineering • Surveying • Planning
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1795 & 1755 UNIVERSITY AVENUE
RIVERSIDE, CALIFORNIA

CLIENT: ZIBO GONG

SHEET
1
OF
1
SHEETS
10379

PRELIMINARY GRADING PLAN

EARTHWORK QUANTITIES:

CUT: 38.00 CY
 FILL: 18.00 CY
 IMPORT: 100.00 CY
 SPECIAL NOTES:
 THE QUANTITIES SHOWN HEREIN ARE FOR PERMIT AND BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

LEGAL DESCRIPTION:

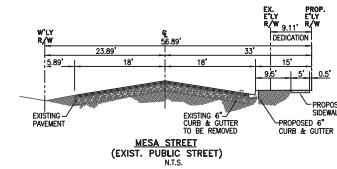
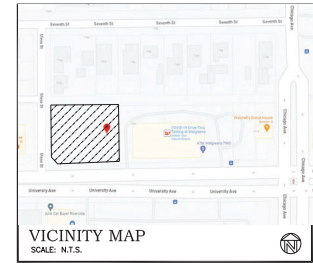
REAL PROPERTY IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 47 AND THE EAST 1/4 OF LOT 48 OF ALTA MESA TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAG COUNTY, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 13, 1997 AS INSTRUMENT NUMBER 1997025 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A/N/C 211-18302 AND 024.

BENCHMARK:

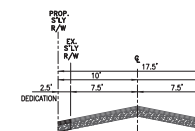
CITY BENCHMARK NO. R-12
 P.C. MAIL AND CITY ENGINEER TAG IN THE TOP OF THE NORTHEAST CORNER OF A CATCH BASIN ALONG THE NORTHERLY CURB OF UNIVERSITY AVENUE AT THE NORTHEAST CORNER OF CHICAGO AVENUE AND UNIVERSITY AVENUE.
 ELEVATION: 901.183' DATUM: 1988

BASIS OF BEARINGS:

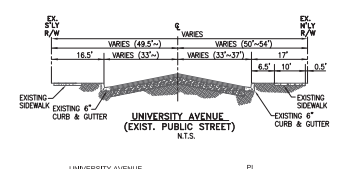
THE CENTERLINE OF CHICAGO AVENUE BEING NORTH 0°12'24" EAST PER PM BOOK 74, PAGES 3 AND 4, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.



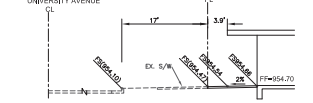
MESA STREET
(EXIST. PUBLIC STREET)
N.T.S.



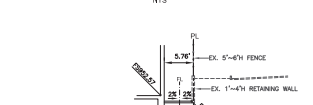
ALLEY
(EXIST. PUBLIC STREET)
N.T.S.



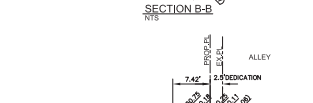
UNIVERSITY AVENUE
(EXIST. PUBLIC STREET)
N.T.S.



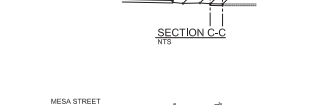
UNIVERSITY AVENUE
N.T.S.



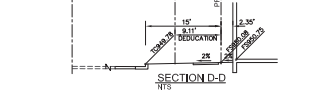
UNIVERSITY AVENUE
N.T.S.



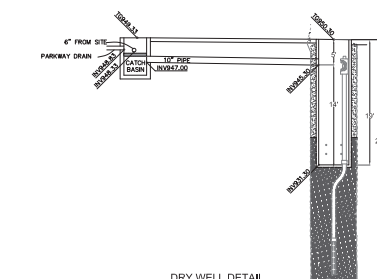
UNIVERSITY AVENUE
N.T.S.



UNIVERSITY AVENUE
N.T.S.



UNIVERSITY AVENUE
N.T.S.



DRY WELL DETAIL
N.T.S.

LEGEND:

(123.45).....EXISTING ELEVATION
 123.45.....PROPOSED ELEVATION
 (123).....EXISTING CONTOUR
 123.....PROPOSED CONTOUR
 ---.....DRAINAGE PATTERN
 ---.....EX. BLOCK WALL
 ---.....PROP. BLOCK WALL
 ---.....PROP. STRUCTURE
 ---.....STREET LIGHT
 ---.....CENTLINE
 ---.....PROPERTY LINE
 ---.....CONSTRUCTION NOTE

T.C.....TOP OF CURB
 F.L.....FLOW LINE
 F.G.....FINISH GRADE
 F.S.....FINISH SURFACE
 F.F.....FLOOR FINISH
 H.P.....HIGH POINT
 P.P.....POWER POLE
 D/W.....DRIVEWAY
 W.M.....WATER METER
 I.V.....INVERT ELEVATION
 T.C.....TOP OF CURB
 E.P.....EDGE OF PAVEMENT
 S.L.....STREET LIGHT

CITY OF RIVERSIDE
 PLANNING DIVISION

APPROVED BY:

SIGNATURE DATE

GP-2023-21658

CITY OF RIVERSIDE

1775 UNIVERSITY AVENUE,
 RIVERSIDE, CA 92507

PG-1

SHEET 1 OF 1 SHEET

CONSTRUCTION NOTES:

- CONSTRUCT BUILDING PER ARCHITECTURAL PLAN
- PROPOSED CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED PARKWAY DRAIN
- PROPOSED DRY WELL
- PROPOSED DRIVEWAY APPROACH
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- EXISTING WATER METER TO BE ABANDONED
- EXISTING STORM DRAIN TO BE RELOCATED
- EXISTING FIRE HYDRANT TO BE RELOCATED
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- REPAVING OF MESA STREET ALONG ENTIRE PROJECT
- CONSTRUCT OF ALLEY IMPROVEMENT ALONG ENTIRE PROJECT
- EXISTING STREET LIGHT TO BE RELOCATED
- PROPOSED INSERT FILTER
- PROPOSED FIRE LINE

REVISIONS

DATE	BY	DESCRIPTION	APP'D

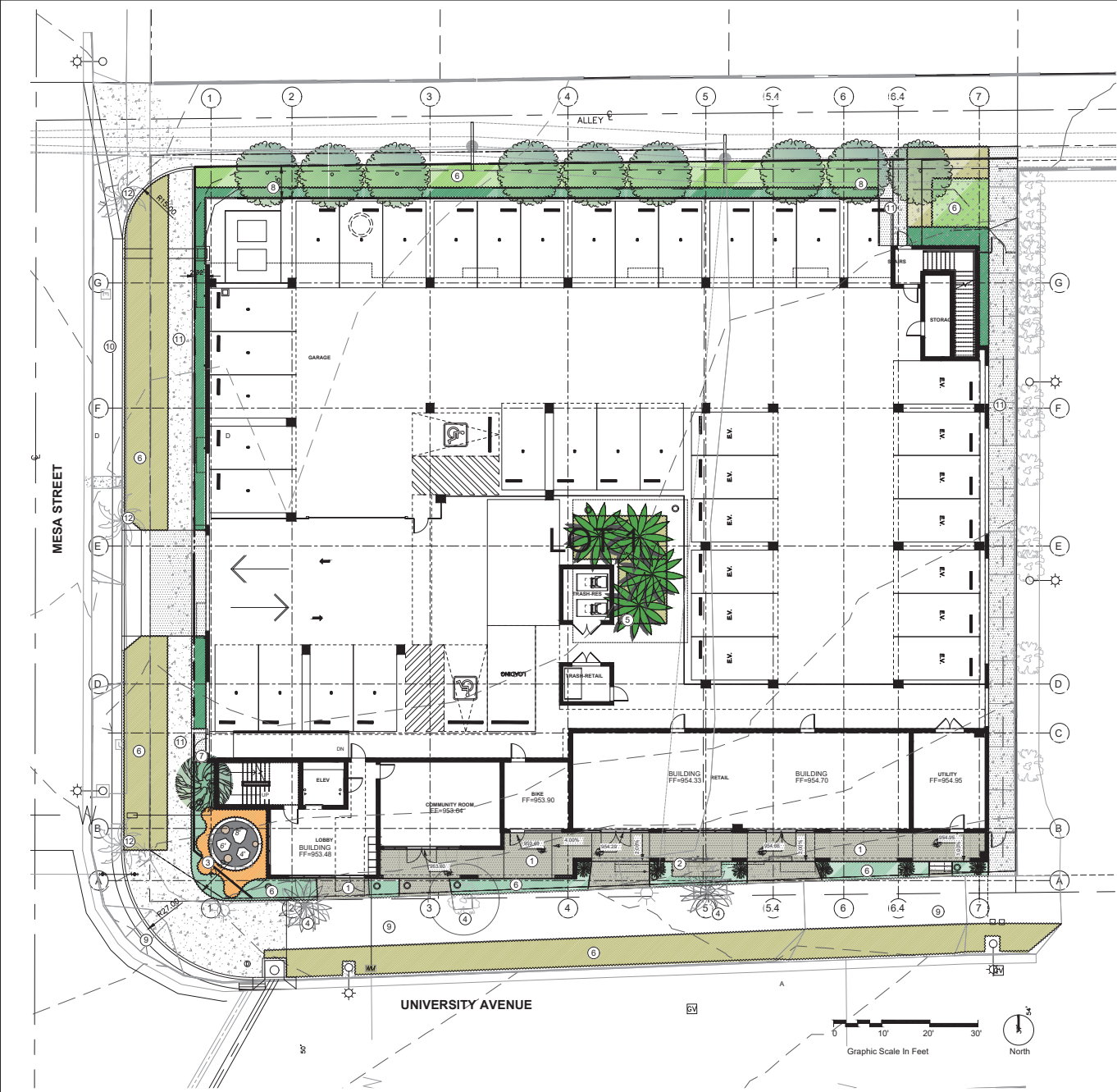
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DATE: 04-16-2024
 JOB NO: 23-027-003
 SCALE: 1"=10'
 FILE NAME:



MATERIAL SELECTIONS

- 1 INTEGRAL COLORED CONCRETE PAVING
COLOR: DAVIS COLOR OUTBACK 677
OR EQUAL
 - 2 SHORT TERM BICYCLE PARKING FOR
VISITORS
 - 3 ACCENT ART PIECE IN RAISED 8" CURB
WITH DECORATIVE COBBLE BASE AND
ACCENT PLANTING
 - 4 EXISTING STREET TREES TO REMAIN,
PROTECT IN PLACE
 - 5 PLANTER WITH PALM TREES IN PARKING
GARAGE LIGHT WELL. ACCENT
PLANTING AT GROUND PLANE. SEE
PLANTING PLAN
 - 6 DROUGHT TOLERANT LANDSCAPE
 - 7 DROUGHT TOLERANT ACCENT TREES
SEE PLANTING PLANS
 - 8 DROUGHT TOLERANT ALLEY TREES
SEE PLANTING PLAN
 - 9 CITY SIDEWALK - CORNER RAMP TO
REMAIN PROTECT IN PLACE
 - 10 NEW CONCRETE DRIVEWAY AND
APPROACH SEE CIVIL PLANS
 - 11 NATURAL GRAY CONCRETE PAVING
 - 12 EXISTING PALM TREES TO BE REMOVED ON MESA ST.
- P.A. PLANTING AREA



ART ELEMENT REPRESENTATIVE PHOTO



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LAGUNA BEACH, CA 92651
PHONE: 949.645.9444
EMAIL: D.SCHNEIDER@FHSNP.NET



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01/09/24

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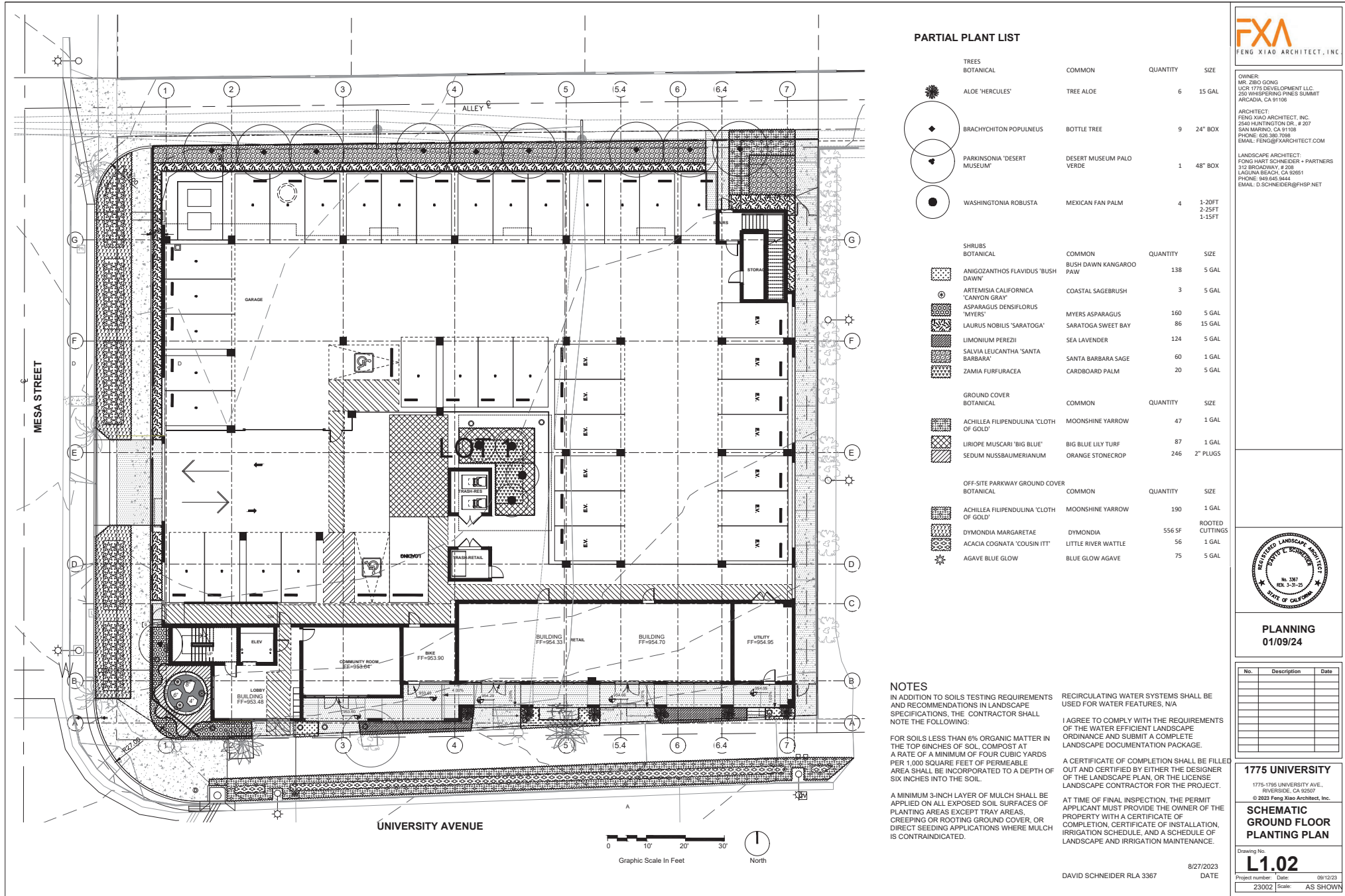
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**SCHEMATIC
GROUND FLOOR
LANDSCAPE PLAN**

Drawing No.

L1.01

Project number: 23002 Date: 09/12/23
Scale: AS SHOWN



PLANT IMAGES



ALOE 'HERCULES' BRACHYCHITON POPULNEUS PARKINSONIA 'DESERT MUSEUM' WASHINGTONIA ROBUSTA



ANIGOZANTHOS FLAVIDUS 'BUSH DAWN' ARTEMISIA CALIFORNICA 'CANYON GRAY' ASPARAGUS DENSIFLORUS 'MYERS' LAURUS NOBILIS 'SARATOGA'



LIMONIUM PEREZII SALVIA LEUCANTHA 'SANTA BARBARA' ZAMIA FURFURACEA



ACHILLEA FILIPENDULINA 'CLOTH OF GOLD' LIRIOPE MUSCARI 'BIG BLUE' SEDUM NUSSBAUMERIANUM DYMONDIA MARGARETAE ACACIA COGNATA 'COUSIN IT' AGAVE BLUE GLOW

PLANT LIST

TREES BOTANICAL	COMMON	QUANTITY	SIZE	REMARKS	WUCOLS
 ALOE 'HERCULES'	TREE ALOE	6	15 GAL	STD TRUNK	10-30% LOW
 BRACHYCHITON POPULNEUS	BOTTLE TREE	9	24" BOX	STD TRUNK	10-30% LOW
 PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	1	48" BOX	MULTI-TRUNK	10-30% LOW
 WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	4	1-20FT 2-25FT 1-15FT	SKINNED	10-30% LOW
SHRUBS BOTANICAL	COMMON	QUANTITY	SIZE	REMARKS	WUCOLS
 ANIGOZANTHOS FLAVIDUS 'BUSH DAWN'	BUSH DAWN KANGAROO PAW	138	5 GAL	SPACE AT 24" OC	10-30% LOW
 ARTEMISIA CALIFORNICA 'CANYON GRAY'	COASTAL SAGEBRUSH	3	5 GAL	SPACE AT 48" OC	10-30% LOW
 ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	160	5 GAL	SPACE AT 18" OC	40-60% MEDIUM
 LAURUS NOBILIS 'SARATOGA'	SARATOGA SWEET BAY	86	15 GAL	SPACE AT 36" OC	10-30% LOW
 LIMONIUM PEREZII	SEA LAVENDER	124	5 GAL	SPACE AT 24" OC	10-30% LOW
 SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA SAGE	60	1 GAL	SPACE AT 48" OC	10-30% LOW
 ZAMIA FURFURACEA	CARDBOARD PALM	20	5 GAL	SPACE AT 36" OC	40-60% MEDIUM
GROUND COVER BOTANICAL	COMMON	QUANTITY	SIZE	REMARKS	WUCOLS
 ACHILLEA FILIPENDULINA 'CLOTH OF GOLD'	MOONSHINE YARROW	47	1 GAL	SPACE AT 24" OC	10-30% LOW
 LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	87	1 GAL	SPACE AT 18" OC	40-60% MEDIUM
 SEDUM NUSSBAUMERIANUM	ORANGE STONECROP	246	2" PLUGS	SPACE AT 12" OC	10-30% LOW
OFF-SITE PARKWAY GROUND COVER BOTANICAL	COMMON	QUANTITY	SIZE	REMARKS	WUCOLS
 ACHILLEA FILIPENDULINA 'CLOTH OF GOLD'	MOONSHINE YARROW	190	1 GAL	SPACE AT 24" OC	10-30% LOW
 DYMONDIA MARGARETAE	DYMONDIA	556 SF	ROOTED CUTTINGS	SPACE AT 12" OC	10-30% LOW
 ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	56	1 GAL	SPACE AT 30" OC	10-30% LOW
 AGAVE BLUE GLOW	BLUE GLOW AGAVE	75	5 GAL	SPACE AT 30" OC	10-30% LOW



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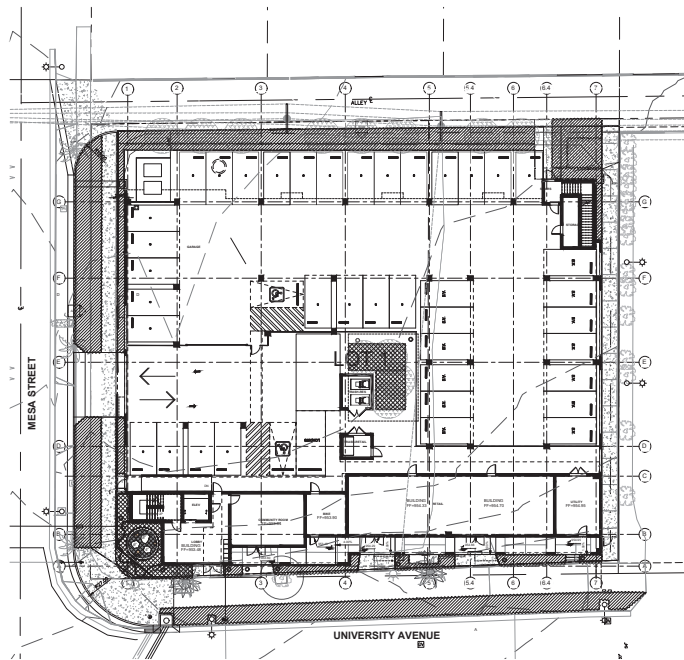


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01/09/24

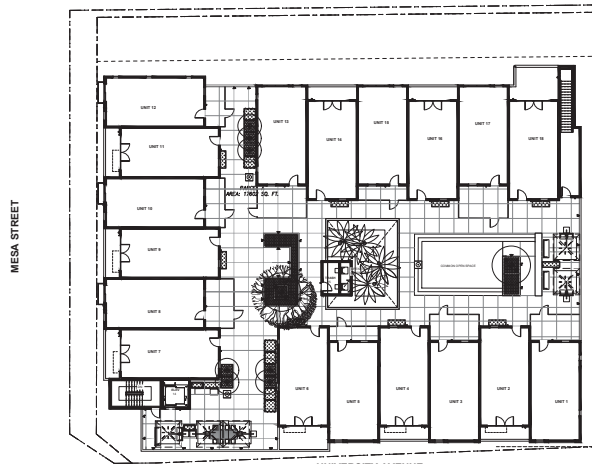
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SCHEMATIC
GROUND FLOOR
PLANTING LIST

Drawing No. **L1.03**
Project number: Date: 09/12/23
23002 Scale: AS SHOWN



ON GRADE HYDROZONE AREA
SCALE 1"=20'



PODIUM LEVEL HYDROZONE AREA
SCALE 1"=20'



IRRIGATION BASIS OF DESIGN

THE IRRIGATION WILL BE DESIGNED FOR THE GROUND FLOOR WITH BURIED DRIP LINE TUBING BASED ON PLANT TYPE HYDROZONES AND MICROCLIMATES. THE SYSTEM WILL BE CONTROLLED BY AUTOMATIC VALVES OPERATED BY A SMART CONTROLLER AND WEATHER STATION APPROVED BY THE EPA WATER SENSE.

WATER CALCULATIONS

Water Use Calculations

MAWA = Maximum Applied Water Allowance

Eto x ETAF x LA x Const = MAWA (Basic)

Eto x S.ETAF x S.LA x Const = MAWA (Add for Special Landscape Area)

Definitions	Eto	ET Adjustment Factor (55% as defined by California)	56.4
	ETAF	ET Adjustment Factor (100% as defined by California)	0.55
	S.ETAF	Landscape Area	4958
	LA	Special Landscape Area*	0
	S.LA	Constant to convert to Gallons Per Year	0.62
	Const		
	GPY		

*Special Landscape Area is defined as an area dedicated solely for edible plants, active recreational play or areas irrigated with recycled water

MAWA	=	56.4 x 0.55 x 4958 x 0.62	GPY	95,354
ETWU				50,576

ETWU = Estimated Total Water Usage
Eto x Ks
IEA

Definitions	Eto	Reference Evapotranspiration Rate	
	Ks	Species Factor or Crop Coefficient (percent for Eto)**	
	IEA	Irrigation Efficiency**	
	LA	Landscape Area	
	Const	Constant to convert to Gallons Per Year	
	GPY		

*Species Factor
Very Low .05 - .09
Low .1 - .3
Medium .4 - .6
High .7 - .9

ETWU = Estimated Total Water Usage

HYDROZONE	P F	IM	IE	ETAF	LA	ETAFxLA	ETWU
H1	Drip Low Sun	0.2	Drip	0.81	0.25	3638	3307.58
H2	Drip Mod	0.5	Drip	0.81	0.62	590	12735.26
H3	Hand Low	0.2	Hand	0.71	0.28	190	1171.53
H4	Hand Mod	0.5	Hand	0.71	0.7	115	2551.92
H5	Drip Mod Sun	0.5	Drip	0.81	0.62	225	138.9
						4958	1446.4

Total EAWU= 5076.28

ETAF CALCULATIONS		
TOTAL ETAFxLA	1448.4	
TOTAL LA	4958	
AVERAGE ETAF	0.29	

HYDROZONE AREAS

GROUND LEVEL

HYDROZONE 1

LOW WATER USE (.2)	DRIP IRRIGATION	AREA= 3,838 SF
--------------------	-----------------	----------------

HYDROZONE 2

MODERATE WATER USE (.2)	DRIP IRRIGATION	AREA= 590 SF
-------------------------	-----------------	--------------

PODIUM LEVEL

HYDROZONE 3

LOW WATER USE (.2)	HAND IRRIGATION	AREA= 190 SF
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HYDROZONE 4

LOW WATER USE (.2)	HAND IRRIGATION	AREA= 115 SF
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HYDROZONE 5

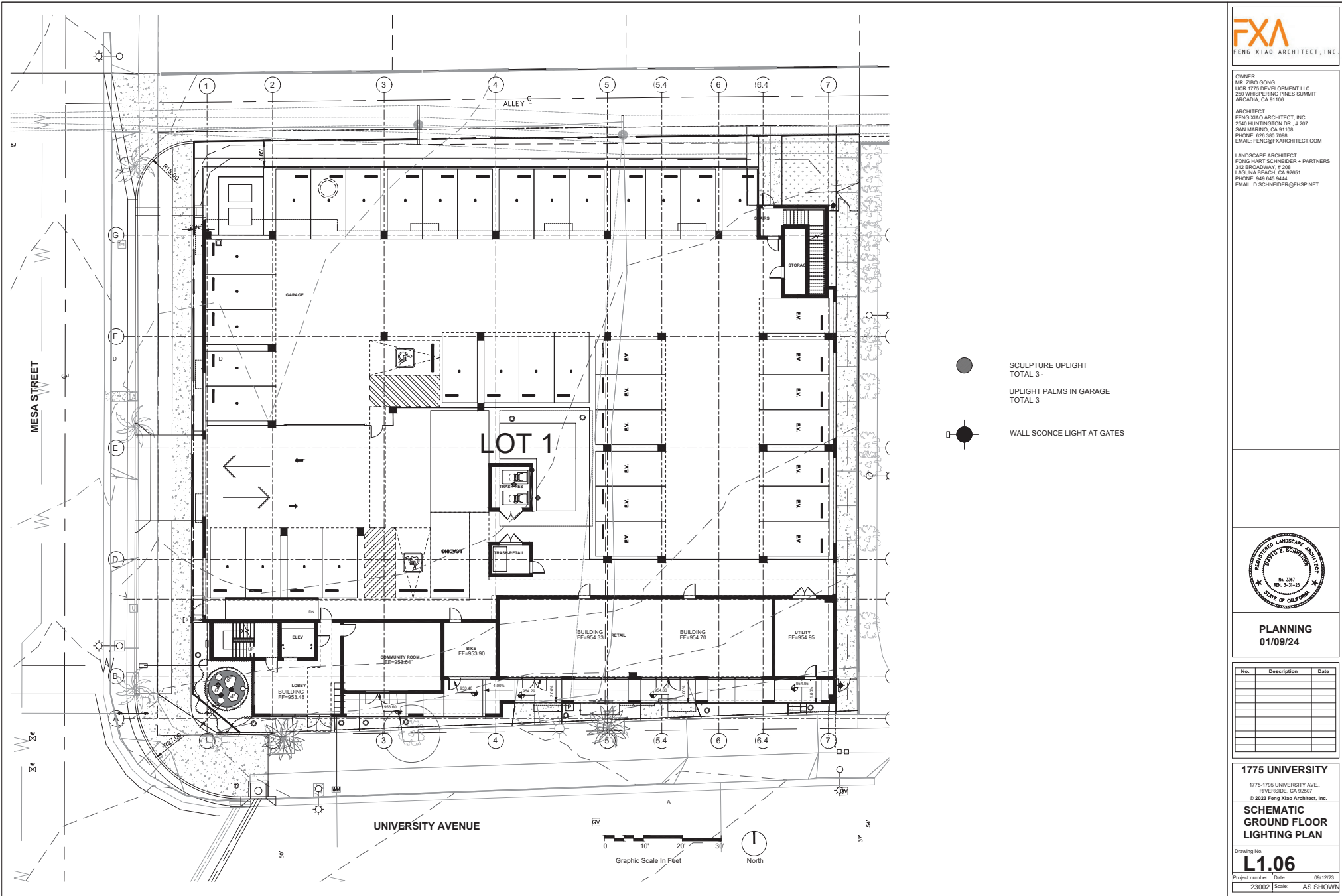
MODERATE WATER USE (.5)	DRIP IRRIGATION	AREA= 225 SF
		TOTAL AREA= 4,958 SF



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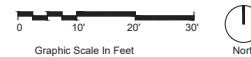
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LANDSCAPE ARCHITECT:
FONG HART SCHNEIDER + PARTNERS
31



MATERIAL SELECTIONS

- ① NATURAL GRAY CONCRETE PAVING
SEE DETAIL
 - ② +/-36" HIGH RAILINGS FOR PRIVATE
OPEN SPACE
 - ③ ACCENT LAWN AREA RAISED 2-4" CURBS
WITH RAMP TO SYNTHETIC LAWN AREA
 - ④ FIBERGLASS PLANTERS 24"x24"x 6FT
LONG, SEE PLANTING PLAN
48" SQUARE FIBERGLASS PLANTERS
WITH TREES OR SHRUBS
 - ⑤ ACCENT PALM TREES IN PARKING
GARAGE LIGHT WELL, ACCENT
PLANTING AT GROUND PLANE. SEE
PLANTING PLAN
 - ⑥ SEATING AREA
 - ⑦ CANTILEVERED SHADE UMBRELLAS.
MOVEABLE FOR FLEXIBILITY
 - ⑧ SEATING BENCHES AND OR CHAIRS
 - ⑨ COMMUNITY DINING TABLE
 - ⑩ COMMUNITY BBQ
 - ⑪ +/- 16" HIGH CMU PLANTER WITH
STUCCO FINISH
 - ⑫ +/- 42" HIGH CMU PLANTER WITH
STUCCO FINISH FOR TREES
- P.A. PLANTING AREA



PLANNING
01/09/24

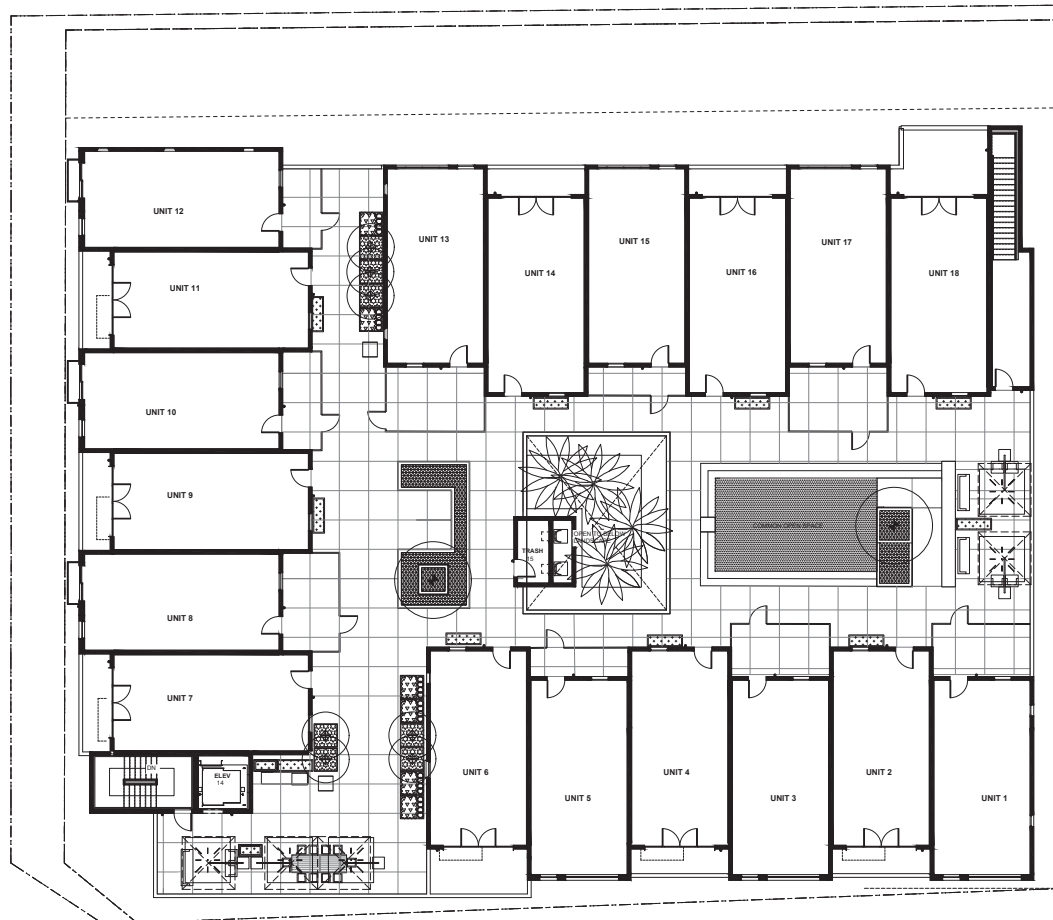
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**SCHEMATIC 2nd
FLOOR
LANDSCAPE PLAN**

Drawing No:
L2.01

Project number: 23002 Date: 09/12/23
Scale: AS SHOWN



PARTIAL PLANT LIST

SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
	7	24" BOX	CERCIS CANADENSIS 'FOREST PANSY'	GOLDEN MEDALLION TREE
	1	24" BOX	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	42	5 GAL	ANIGOZANTHOS 'BIG RED'	KANGAROO PAW
	48	1 GAL	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN
	22	1 GAL	DIANELLA TASMANICA VARIEGATA	VARIEGATED FLAX LILY
	36	1 GAL	LANTANA 'CHAPEL HILL'	CHAPEL HILL YELLOW LANTANA
	24	5 GAL	STRELTIZIA REGINAE VAR JUNCEA	NARROW-LEAVED BIRD OF PARADISE
	433 SF	-	SYNTHETIC TURF GRASS	TO MATCH MARATHON FESCUE

NOTES

IN ADDITION TO SOILS TESTING REQUIREMENTS AND RECOMMENDATIONS IN LANDSCAPE SPECIFICATIONS, THE CONTRACTOR SHALL NOTE THE FOLLOWING:

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TRAY AREAS. CREEPING OR ROOTING GROUND COVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES, N/A

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLAN, OR THE LICENSE LANDSCAPE CONTRACTOR FOR THE PROJECT.

AT TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

DAVID SCHNEIDER RLA 3367

8/27/2023
DATE



OWNER:
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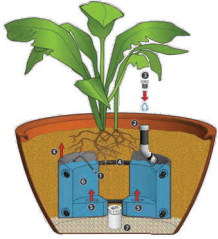
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SCHEMATIC 2nd FLOOR PLANTING PLAN

Drawing No.
L2.02
Project number: Date: 09/12/23
23002 Scale: AS SHOWN

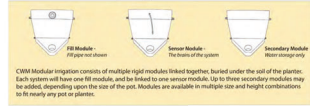
CWM™ Modular Irrigation Systems - How it Works



1. The top of the system - A micro-pressure sensor tube acts as a pressure sensor. It allows air to pass when the water is too close to the soil level.
2. Sensor module as filled through a hole at the top of a fill pipe, which extends above the soil - the amount of water is dependent on the size and number of the modules. Water flows from the fill module to the other as a tube connecting them at the bottom.
3. Once the modules are full, the fill pipe is closed with a sensor module response which makes an angle and sends pressure control signal back to the sensor.
4. When the soil moisture (the plant has water), the sensor tube is closed and no water is control about the water, preventing a flow. However, the sensor is directly a tube connecting the top of the modules.
5. When the soil moisture is allowed through the sensor tube and flows the vacuum. Water flows from the soil from the bottom of each module, and rises up into the soil like a sponge.
6. When the water becomes more, the sensor tube and the vacuum is closed - stopping the flow until the plant uses the water and it provides water again.
7. When it rains, excess water builds up in the bottom of the container. The modular system includes an overflow drain adapter on the drain hole. Excess water flows out, preventing overwatering.

Tournesol SITEWORKS
Successful sites start here™

Parts of the CWM™ Modular Irrigation System

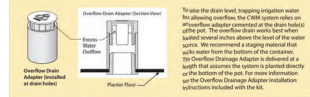


Typical CWM™ Modular Irrigation Configurations

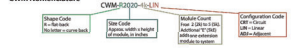


Depending upon the shape and size of the container, the CWM Modular system may be used in any number of configurations. The CWM configuration connects all modules together. The LHM and ADJ configurations are typically used with rectangular and square. The fill and sensor modules can be used anywhere, but we typically recommend that they be toward the middle for even filling.

Drainage in CWM™ Modular Irrigation Systems



CWM Nomenclature



IRRIGATION BASIS OF DESIGN

MOST OF THE LANDSCAPE AREA ON THE PODIUM ARE IN PRE-MANUFACTURED FIBERGLASS PLANTERS. THE IRRIGATION CONCEPT IS TO USE OSMOSIS IRRIGATION AS SHOWN THE CONCEPT SKETCH.

PLANT LIST

SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS	10-30%
	7	24" BOX	CERCIS CANADENSIS 'FOREST PANSY'	GOLDEN MEDALLION TREE	MATCHED STDs	MEDIUM	40-60%
	1	24" BOX	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	MULTI-TRUNK	LOW	10-30%

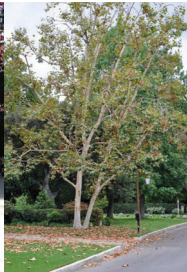
SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS	10-30%
	42	5 GAL	ANIGOZANTHOS 'BIG RED'	KANGAROO PAW	(9x 12) PER PLANTER	LOW	10-30%
	48	1 GAL	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	8 PER PLANTER	MED	40-50%
	22	1 GAL	DIANELLA TASMANICA VARIEGATA	VARIEGATED FLAX LILY		MED	40-60%
	36	1 GAL	LANTANA 'CHAPEL HILL'	CHAPEL HILL YELLOW LANTANA	6 PER PLANTER	LOW	10-30%
	24	5 GAL	STRELITZIA REGINAE VAR. JUNCEA	NARROWLEAFED BIRD OF PARADISE	4 PER PLANTER	LOW	10-30%
	433 SF	-	SYNTHETIC TURF GRASS	TO MATCH MARATHON FESCUE		-	-

	Total 9	WILSHIRE COLLECTION FIBERGLASS PLANTERS BY TOURNESOL OR EQUAL. MODEL # WR-722424 COLOR: TERRA COTTA FRP-SMOOTH - SOIL DEPTH 22" PROVIDE CONTINUOUS MIRADRAIN LAYER ALONG BOTTOM OF PLANTER. WEIGHT 135LBS. SOIL VOLUME 22.6 CF IRRIGATION MODULE CWM-R1620-3x.
	Total 14	WILSHIRE COLLECTION FIBERGLASS PLANTERS BY TOURNESOL OR EQUAL. MODEL # WR-4800 COLOR: TERRA COTTA FRP-SMOOTH - SOIL DEPTH 40" PROVIDE CONTINUOUS MIRADRAIN LAYER ALONG BOTTOM OF PLANTER. WEIGHT 110LBS. SOIL VOLUME 48 CF IRRIGATION MODULE CWM-R2020-2x.
	Total 2	WILSHIRE COLLECTION FIBERGLASS PLANTERS BY TOURNESOL OR EQUAL. MODEL # WR-482424 COLOR: TERRA COTTA FRP-SMOOTH - SOIL DEPTH 22" PROVIDE CONTINUOUS MIRADRAIN LAYER ALONG BOTTOM OF PLANTER. WEIGHT 95LBS. SOIL VOLUME 15CF IRRIGATION MODULE CWM-R1620-2x.

PLANT IMAGES



CERCIS CANADENSIS 'FOREST PANSY'



PLATANUS RACEMOSA



ANIGOZANTHOS 'BIG RED'



ASPARAGUS DENSIFLORUS 'MYERS'



DIANELLA TASMANICA VARIEGATA



LANTANA "CHAPEL HILL"



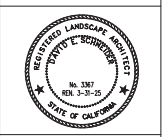
STRELITZIA REGINAE VAR. JUNCEA



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PLANNING
01/09/24

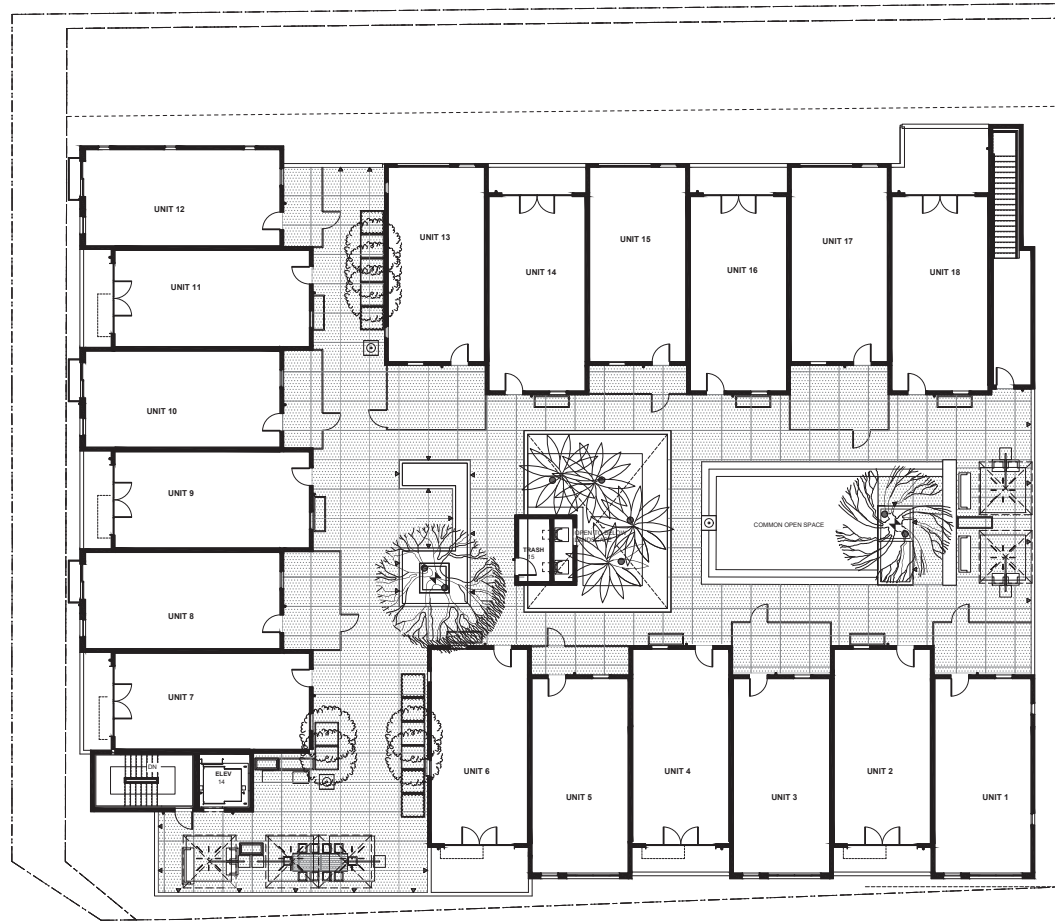
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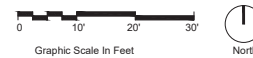
SCHEMATIC 2nd
FLOOR
PLANTING LIST

Drawing No.
L2.03

Project number: Date: 09/12/23
23002 Scale: AS SHOWN



- TREE UPLIGHT
TOTAL 5 - 2 ON PODIUM-3 UPLIGHT PALMS IN GARAGE
- ▲ RECESSED WALL LIGHT
TO LIGHT GROUND
TOTAL 16
- POLE LIGHT
2 LOCATIONS, OPEN SPACE AREA AND NEAR BBQ
OPTIONAL ADD OF A LIGHT IF NECESSARY



PLANNING
01/09/24

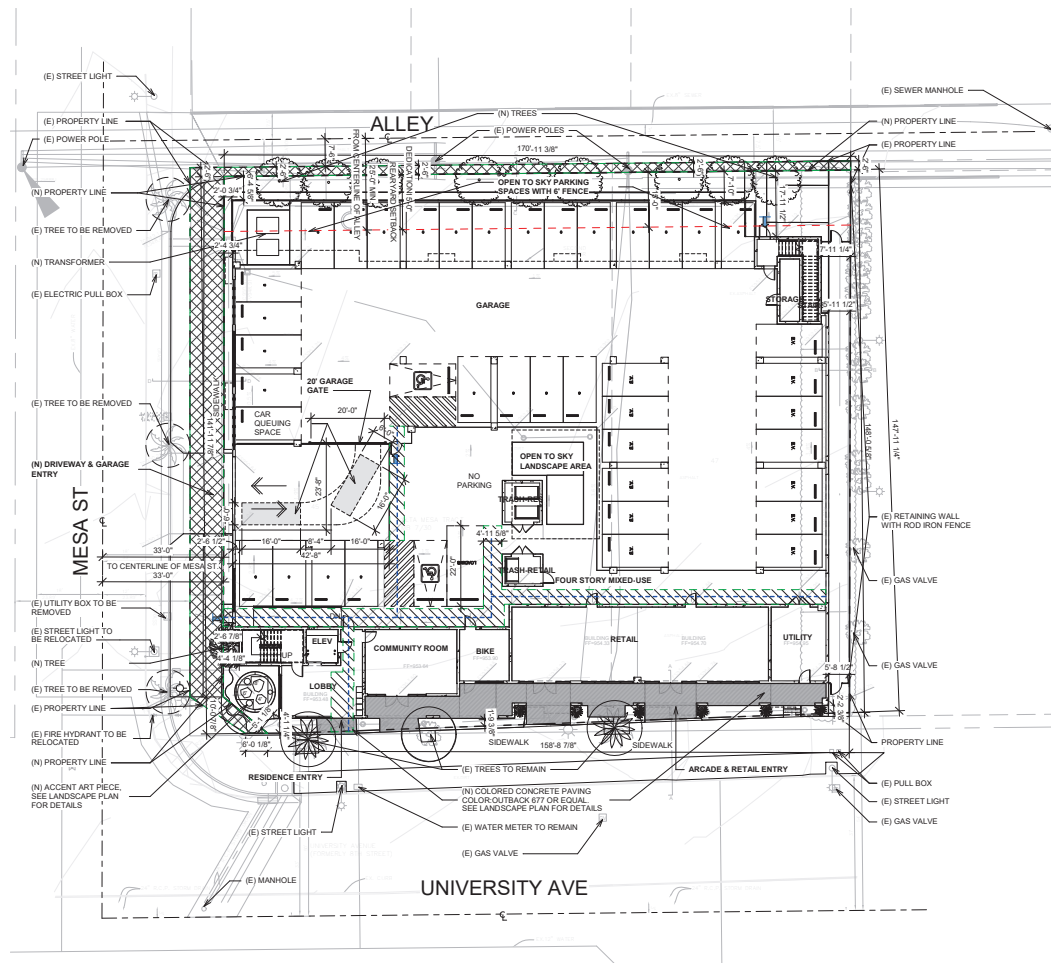
No.	Description	Date

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**SCHEMATIC
LANDSCAPE
LIGHTING PLAN**

Drawing No.
L2.04

Project number: 23002 Date: 09/12/23
Scale: AS SHOWN



1 SITE PLAN
1/16" = 1'-0"

LEGEND

- PROPERTY LINE
- MIN. SETBACK LINE
- (E) OVERHEAD POWER LINE
- ACCESSIBLE PATH OF TRAVEL
- (E) TREES TO REMAIN
- (E) TREES TO BE REMOVED
- (N) TREES
- RIGHT OF WAY DEDICATION

PARKING SCHEDULE	
PARKING	COUNT
STANDARD SURFACE	26
LOADING	1
EV READY	9
EV CAPABLE	4
H.C. VAN	2
TOTAL	42

COMMERCIAL FRONTING AT GROUND LEVEL CALCULATION:
COMMERCIAL FRONTING: 42'-2" + 71'-5 1/8" = 120'-7"
TOTAL FRONTING ON UNIVERSITY AVE: 140'-6 1/2"
120'-7" / 140'-6 1/2" = 86.64%



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CIVIL ENGINEER:
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DBA QUARTER CONSULTANTS
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PLANNING RESUBMISSION 01/10/2024

No.	Description	Date

1775 UNIVERSITY

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SITE PLAN

Drawing No.

A001

Project number: 23002 Date: 01/10/2024
Scale: 1/16" = 1'-0"

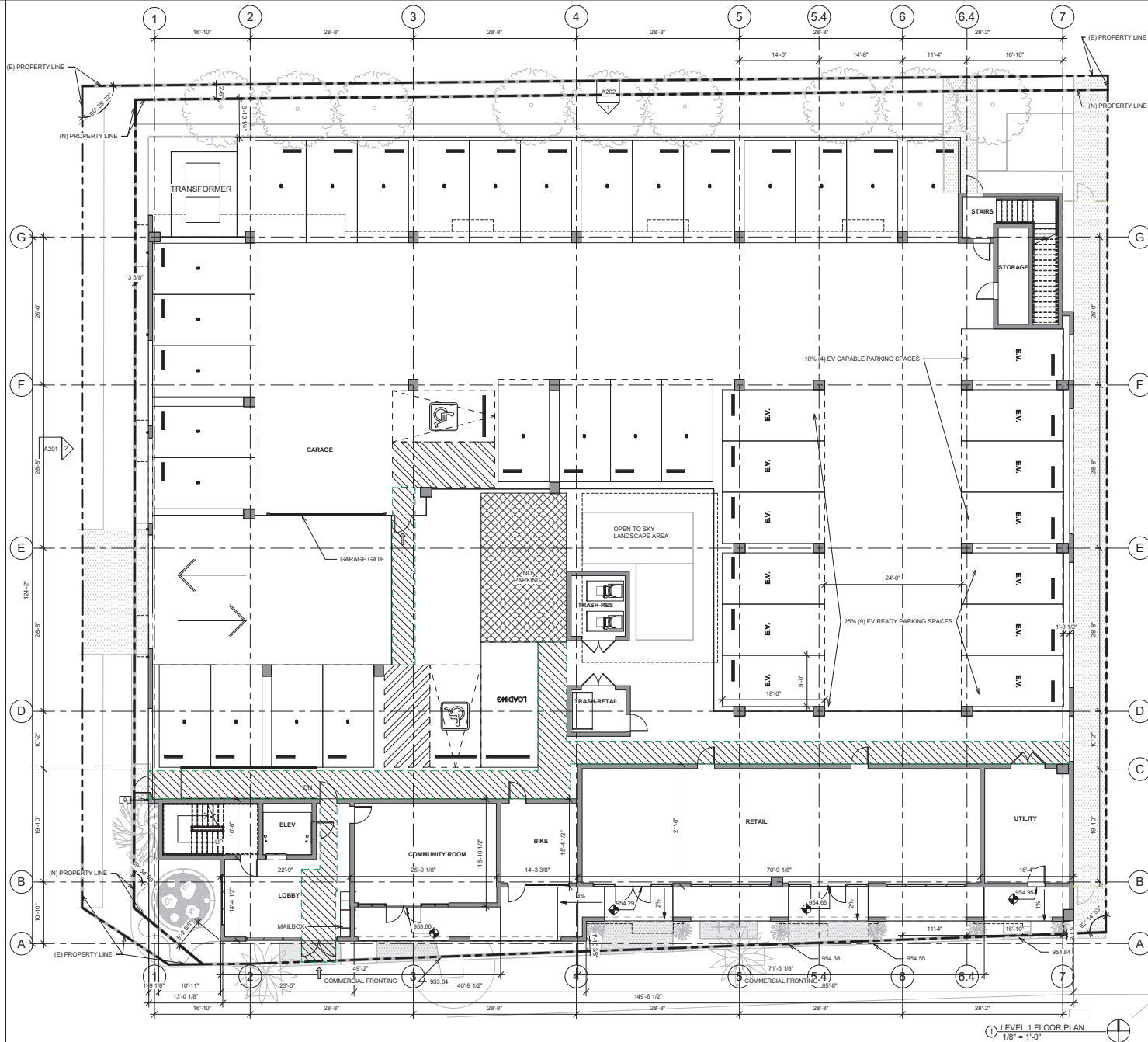
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Key Value	Keynote Text
9	LIGHT FIXTURE, HINKLEY LIGHTING, MIST 1224BZ, WALL MOUNT LANTERN, BRONZE ALUMINUM FINISH

Lighting Fixture Schedule		
Description	Level	Count
EXTERIOR WALL Scone	LEVEL 1	17
EXTERIOR WALL Scone	LEVEL 2	35
EXTERIOR WALL Scone	LEVEL 3	6
EXTERIOR WALL Scone	LEVEL 4	6

64

COMMERCIAL FRONTING AT GROUND LEVEL CALCULATION:
 COMMERCIAL FRONTING = 45'-2" + 71'-5 1/8" = 116'-7 1/8"
 TOTAL FRONTING ON UNIVERSITY AVE = 149'-6 1/2"
 116'-7 1/8" / 149'-6 1/2" = 80.84%



LEVEL 1 FLOOR PLAN
 1/8" = 1'-0"



OWNER:
 MR. ZIBO GONG
 UCR 1775 DEVELOPMENT LLC
 250 WHISPERING PINES SUMMIT
 ARCADIA, CA 91108

ARCHITECT:
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 EMAIL: FENG@FXARCHITECT.COM

SURVEY ENGINEER:
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 PHONE: 951.688.0241

CIVIL ENGINEER:
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 DBA QUARTER CONSULTANTS
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 EMAIL: LEE@CAL-LENDING.COM

LANDSCAPE ARCHITECT:
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 LAGUNA BEACH, CA 92651
 PHONE: 949.465.5444
 EMAIL: D.SCHNEIDER@FHSP.NET



PLANNING
 RESUBMISSION
 01/10/2024

No.	Description	Date

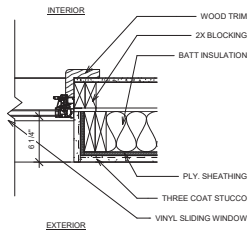
1775 UNIVERSITY
 1775 UNIVERSITY AVE, RIVERSIDE, CA
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LEVEL 1 FLOOR PLAN

Drawing No. **A101**
 Project number: 23002 Date: 01/10/2024
 Scale: 1/8" = 1'-0"

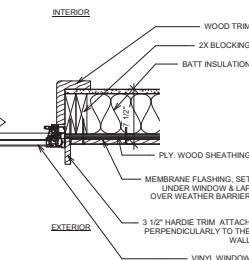
Keynote Legend	
Key Value	Keynote Text
9	LIGHT FIXTURE, HINKLEY LIGHTING, MIST 1224BZ, WALL MOUNT LANTERN, BRONZE ALUMINUM FINISH
87	FLOOR DRAIN

Lighting Fixture Schedule		
Description	Level	Count
EXTERIOR WALL SCENE	LEVEL 1	17
EXTERIOR WALL SCENE	LEVEL 2	35
EXTERIOR WALL SCENE	LEVEL 3	6
EXTERIOR WALL SCENE	LEVEL 4	6

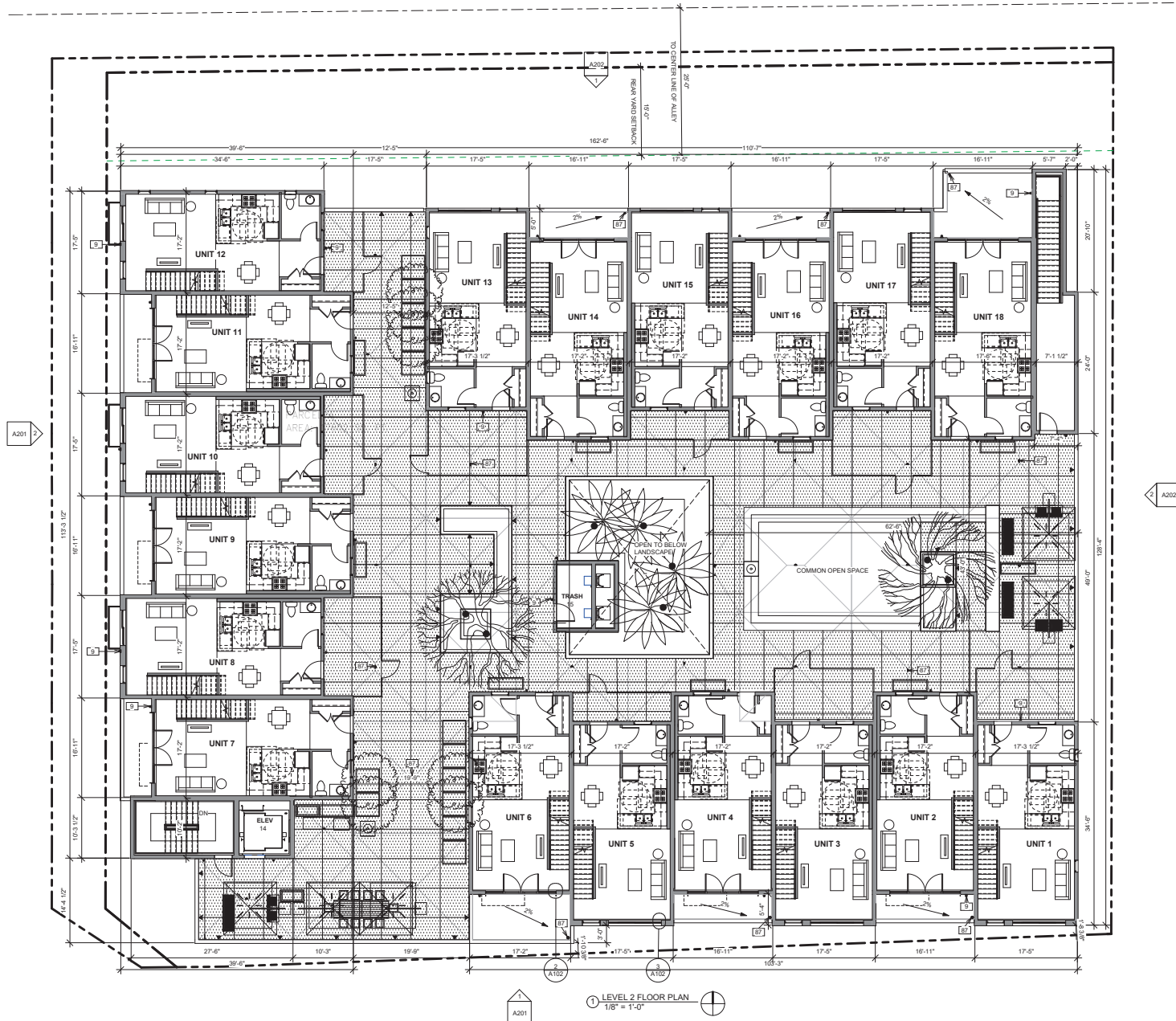
64



WINDOW JAMB @ DOUBLE WALL STUCCO FINISH
1 1/2" = 1'-0"



WINDOW JAMB WITH TRIM @ SIDING
1 1/2" = 1'-0"



LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



OWNER:
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250 WHISPERING PINES SUMMIT
ARCADIA, CA 91106

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PHONE: 949.645.5444
EMAIL: D.SCHNEIDER@FHSP.NET



PLANNING
RESUBMISSION
01/10/2024

No.	Description	Date

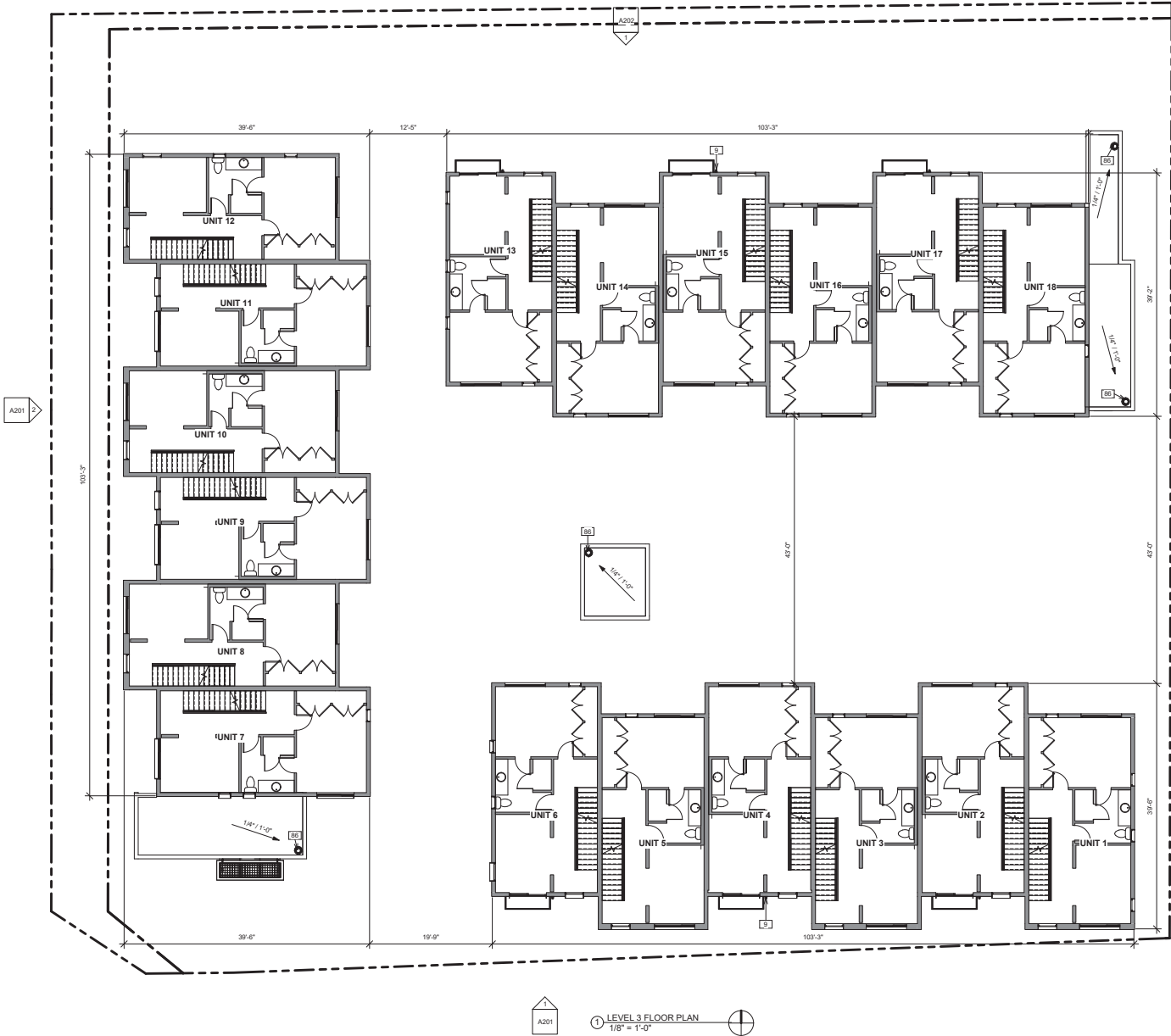
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LEVEL 2 FLOOR
PLAN

Drawing No. **A102**
Project number: 23002 Date: 01/10/2024
Scale: As indicated

Keynote Legend	
Key Value	Keynote Text
9	LIGHT FIXTURE, HINKLEY LIGHTING, MIST 1224BZ, WALL MOUNT LANTERN, BRONZE ALUMINUM FINISH
86	ROOF DRAIN

Lighting Fixture Schedule		
Description	Level	Count
EXTERIOR WALL SCENE	LEVEL 1	17
EXTERIOR WALL SCENE	LEVEL 2	35
EXTERIOR WALL SCENE	LEVEL 3	6
EXTERIOR WALL SCENE	LEVEL 4	6
64		



1 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



OWNER:
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LEVEL 3 FLOOR
PLAN

Drawing No.

A103

Project number: 23002 Date: 01/10/2024
Scale: 1/8" = 1'-0"

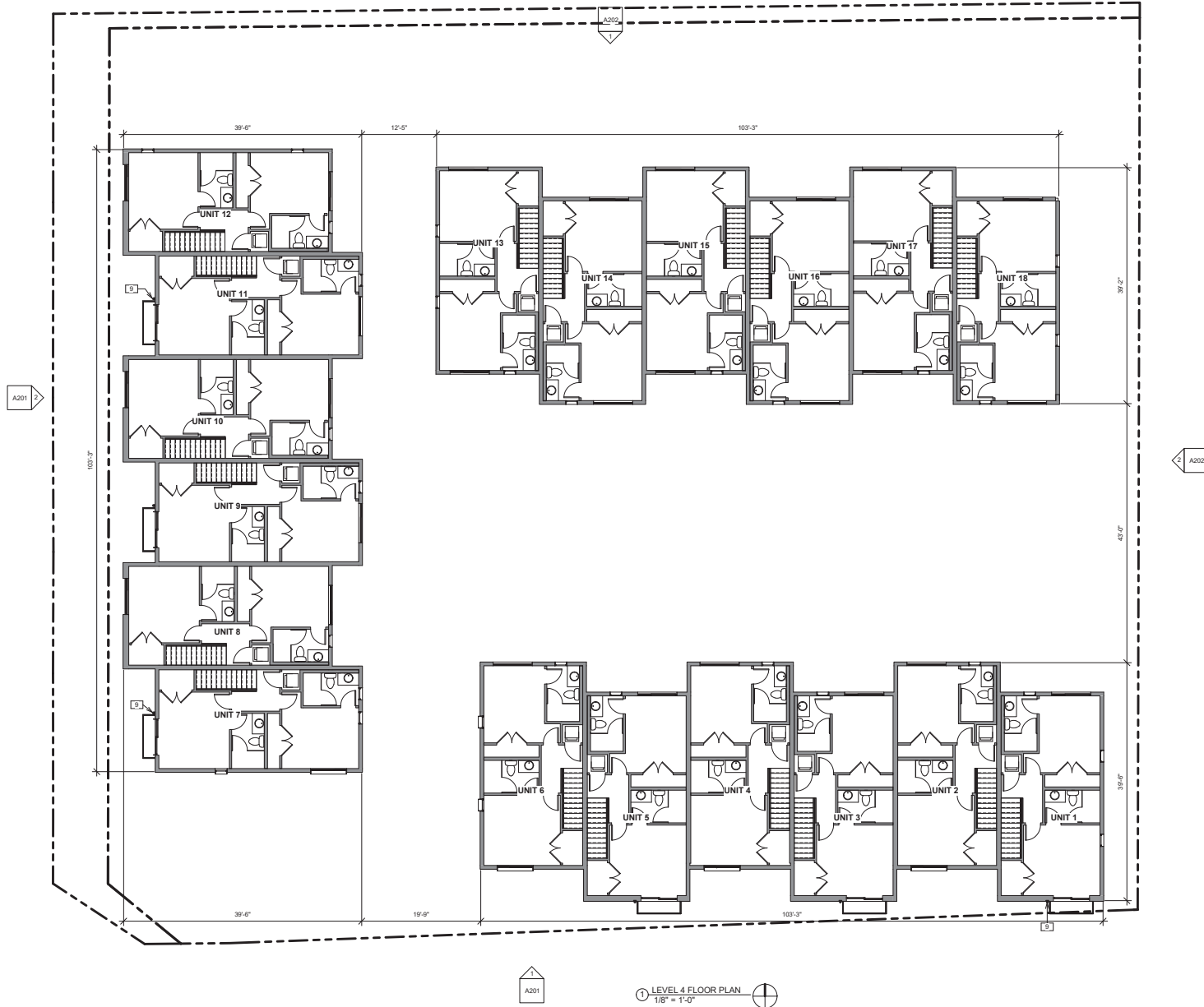
Keynote Legend	
Key Value	Keynote Text

9	LIGHT FIXTURE, HINKLEY LIGHTING, MIST 1224BZ, WALL MOUNT LANTERN, BRONZE ALUMINUM FINISH
---	--

Lighting Fixture Schedule		
Description	Level	Count

EXTERIOR WALL SCONE	LEVEL 1	17
EXTERIOR WALL SCONE	LEVEL 2	35
EXTERIOR WALL SCONE	LEVEL 3	6
EXTERIOR WALL SCONE	LEVEL 4	6

64



① LEVEL 4 FLOOR PLAN
1/8" = 1'-0"



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**PLANNING
RESUBMISSION
01/10/2024**

No.	Description	Date

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**LEVEL 4 FLOOR
PLAN**

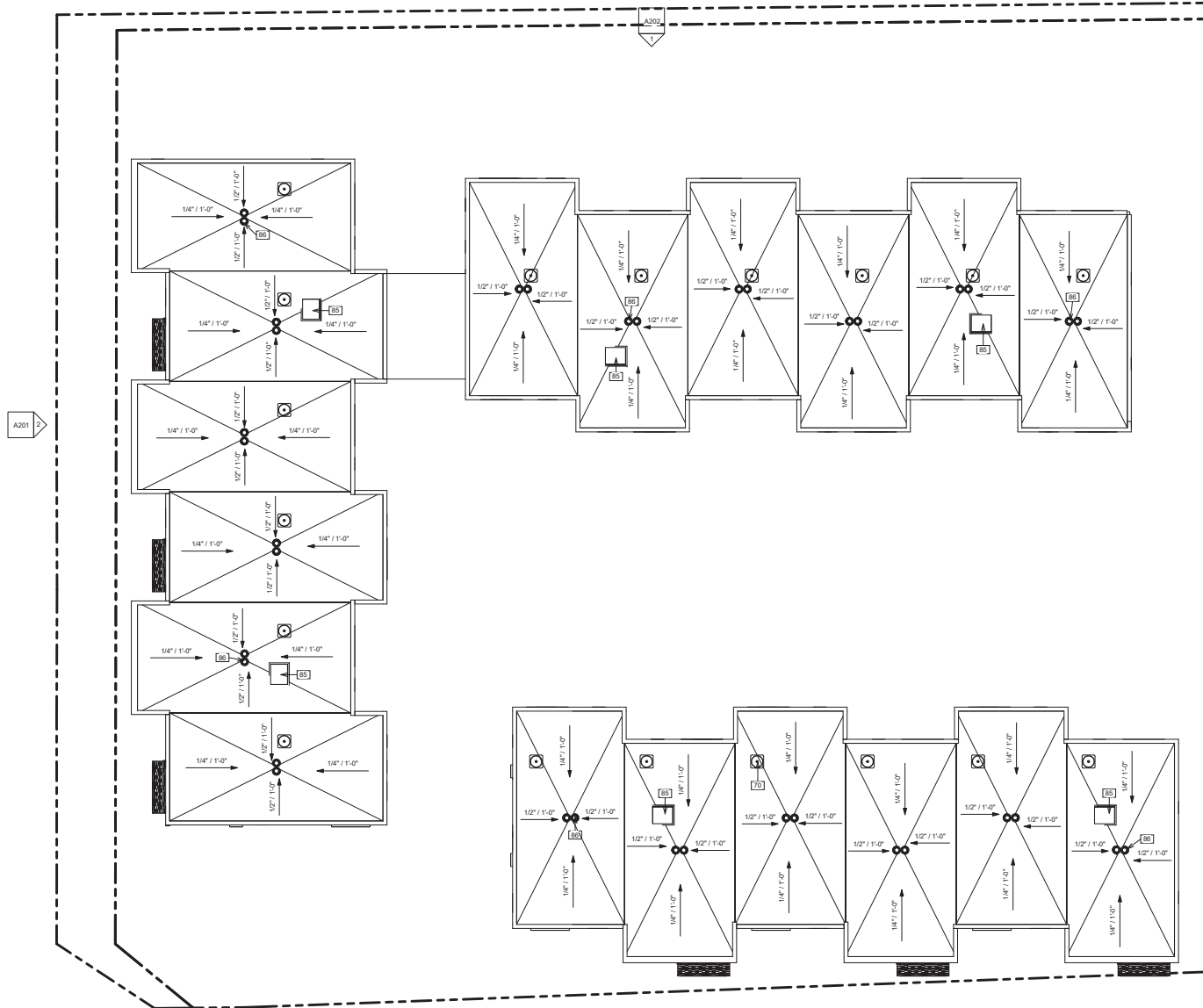
Drawing No.

A104

Project number: 23002 Date: 01/10/2024
Scale: 1/8" = 1'-0"

1/10/2024 4:35:00 PM

Keynote Legend	
Key Value	Keynote Text
70	A/C UNIT
85	ROOF HATCH
86	ROOF DRAIN




 A201
 1 ROOF PLAN
 1/8" = 1'-0"



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No.	Description	Date

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ROOF PLAN

Drawing No. **A105**
 Project number: 23002 Date: 01/10/2024
 Scale: 1/8" = 1'-0"



② SIDE ELEVATION - WEST
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
2	MONEAR BRICK VENEER, COMMERCIAL SERIES, SIENNA WIRECUT (WEIGHT LESS THAN 15 LBS/SF)
3A	STUCCO, SAND FINISH OMEGA 20/30, COLORTEK, BENJAMIN MOORE FOLOR PREVIEW, HC-50, GEORGIAN BRICK
3B	STUCCO, SAND FINISH OMEGA 20/30, COLORTEK # 15, BIRCH WHITE
3C	STUCCO, SAND FINISH OMEGA 20/30, COLORTEK, BENJAMIN MOORE COLOR PREVIEW, HC-41, RICHMOND GOLD
4B	JAMES HARDIE PLANK LAP SIDING (WIDTH 9.25 INCH) AND TRIM, NIGHT GREY
4D	JAMES HARDIE PLANK LAP SIDING (WIDTH 9.25 INCH) AND TRIM, HEATHERED MOSS
7A	PAINTED METAL CANOPY, BENJAMIN MOORE COLOR PREVIEW, HC-70, VAN BUREN BROWN
7B	PAINTED PERFORATED METAL CANOPY, BENJAMIN MOORE COLOR PREVIEW, HC-169, COVENTRY GRAY, 8FT X 2FT
8	PAINTED METAL RAILING, BENJAMIN MOORE COLOR PREVIEW, HC-70, VAN BUREN BROWN
9	LIGHT FIXTURE, HINKLEY LIGHTING, MIST 1224BZ, WALL MOUNT LANTERN, BRONZE ALUMINUM FINISH
11	VINYL WINDOW AND FRENCH DOORS, MILGARD WINDOWS AND DOORS TRINISC SERIES, EXTERIOR COLOR BRONZE
13	ALUMINUM WINDOW WALL OFFSET SYSTEM
16	PAINTED PERFORATED METAL PANEL SCREEN AND GATE, BOK MODERN FENCE OR EQUAL, PATTERN B21, BENJAMIN MOORE COLOR PREVIEW, HC-70, VAN BUREN BROWN



① FRONT ELEVATION - SOUTH
1/8" = 1'-0"



OWNER:
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**PLANNING
RESUBMISSION
01/10/2024**

No.	Description	Date

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**BUILDING
ELEVATIONS**

Drawing No. **A201**
Project number: 23002 Date: 01/10/2024
Scale: 1/8" = 1'-0"



② SIDE ELEVATION - EAST
1/8" = 1'-0"



① BACK ELEVATION - NORTH
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
3A	STUCCO, SAND FINISH OMEGA 20/30, COLORTEK, BENJAMIN MOORE FOLOR PREVIEW, HC-50, GEORGIAN BRICK
3B	STUCCO, SAND FINISH OMEGA 20/30, COLORTEK # 15, BIRCH WHITE
3C	STUCCO, SAND FINISH OMEGA 20/30, COLORTEK, BENJAMIN MOORE COLOR PREVIEW, HC-41, RICHMOND GOLD
4B	JAMES HARDIE PLANK LAP SIDING (WIDTH 9.25 INCH) AND TRIM, NIGHT GREY
4D	JAMES HARDIE PLANK LAP SIDING (WIDTH 9.25 INCH) AND TRIM, HEATHERED MOSS
9	LIGHT FIXTURE, HINKLEY LIGHTING, MIST 1224BZ, WALL MOUNT LANTERN, BRONZE ALUMINUM FINISH
11	VINYL WINDOW AND FRENCH DOORS, MILGARD WINDOWS AND DOORS TRINSIC SERIES, EXTERIOR COLOR BRONZE
17	PERFORATED METAL PANEL SCREEN, BETA FENCE SECURIFOR 4D MESH PANEL

OWNER:
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01/10/2024

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BUILDING ELEVATIONS

Drawing No. **A202**

Project number: 23002 Date: 01/10/2024 Scale: 1/8" = 1'-0"



① 3D VIEW FROM STREET CORNER



OWNER:
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**PLANNING
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01/10/2024**

No.	Description	Date

1775 UNIVERSITY

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3D VIEWS

Drawing No. **A901**

Project number: 23002 Date: 01/10/2024 Scale:



① 3D VIEW ALONG UNIVERSITY BLVD



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**PLANNING
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01/10/2024**

No.	Description	Date

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3D VIEWS

Drawing No. **A902**

Project number: 23002 Date: 01/10/2024 Scale: 1/10/2024 4:36:43 PM



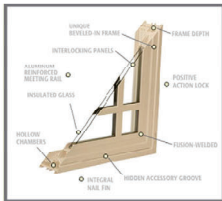
VINYL WINDOW & FRENCH DOORS
MILGARD WINDOWS AND DOORS
TRINSIC SERIES, EXTERIOR COLOR BRONZE

ALUM. WINDOW WALL OFFSET SYSTEM
TC670 SERIES, ARCADIA INC. WINDOW AND
DOORS, STANDARD THERMAL, STANDARD
DARK BRONZE (FRONT BUILDING GROUND LEVEL)

MAIN ENTRY LIGHT FIXTURE
HINKLEY LIGHTING, MIST 1224BZ,
BRONZE ALUMINUM FINISH

JAMES HARDIEPLANK
(WIDTH 9.25 INCH)
NIGHT GREY

JAMES HARDIEPLANK
(WIDTH 9.25 INCH) ,
RM HC-7
BRYANT GOLD



MP ENTRY DOOR
BRONZE COLOR
WITH WATERWEAVE GLASS



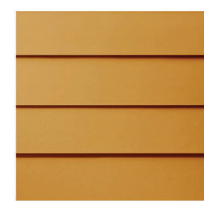
LASER CUT GRILL ENTRY GATE
BRONZE EXTERIOR COLOR



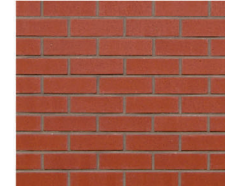
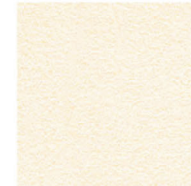
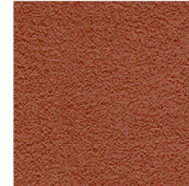
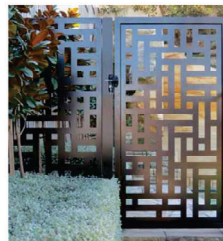
STUCCO
20/30 SAND FINISH,
OMEGA COLORETEX
BM HC-50,
GEORGIAN BRICK



STUCCO
20/30 SAND FINISH,
OMEGA COLORETEX
#15, BIRCH WHITE



MCNEAR BRICK VENEER
COMMERCIAL SERIES,
RED WIRECUT



Material Board