



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS

March 28, 2014

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

1. Plot Plan, Aerial Image, Elevations

The Planning Division has received an application for Design Review. The following is a brief description of the project:

Planning Case P14-0183: Proposal by Zion Enterprises for Design Review of a multi-family residential project on approximately 2.52 acres, currently developed with two single-family residences. The proposed project consists of 146 one and two-bedroom units, a 270-space parking structure within a three to four-story building, and recreational amenities consisting of a two-story clubhouse, pool, landscaped courtyards and a rooftop terrace. The project site is located at 3105-3189 Market Street, within the DSP-RC – Downtown Specific Plan – Raincross District, in Ward 1.

Please return your comments to: Gustavo Gonzalez, AICP, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

All comments should be received by April 14, 2014.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-5277 or by email at ggonzalez@riversideca.gov.

Gustavo Gonzalez, AICP, Associate Planner

CENTERPOINTE @MARKET APARTMENTS



TABLE OF CONTENT	
EXHIBIT 01	CVR COVER SHEET
A1.00	LEVELS 1 - 4 LIFE SAFETY PLAN
A1.01	LEVEL 1 - ARCHITECTURAL SITE PLAN
A1.02	LEVEL 2 - FLOOR PLAN
A1.03	LEVEL 3 - FLOOR PLAN
A1.04	LEVEL 4 - FLOOR PLAN
A1.05	ROOF PLAN
EXHIBIT 02	A2.01 UNIT FLOOR PLANS
A2.02	CLUB & LEASING FLOOR PLANS
EXHIBIT 03	A3.01 ELEVATIONS
A3.02	ELEVATIONS
A3.03	ELEVATIONS
EXHIBIT 04	A4.01 BUILDING SECTIONS
EXHIBIT 05	A5.01 SITE DIAGRAMS
EXHIBIT 06	L1.00 HARDSCAPE & LANDSCAPE PLAN
L1.01	HARDSCAPE & LANDSCAPE PLAN
L1.02	HARDSCAPE & LANDSCAPE PLAN

2/28/14 Design Review Submission

CVR
 PROJECT NO. 14-028
 DATE: 12/15/14

EXHIBIT 01

Centerpointe @Market Apartments
 RIVERSIDE, CALIFORNIA
 FOR ZION ENTERPRISES

ENTASS
 DESIGN
 ARCHITECTS
 1111 Village Drive, Suite 100 | Riverside, CA 92507
 Tel: 951-784-8338 | www.entass.com

PRECEDENT PHOTOS



BUILDING COLORS AND MATERIALS



ELEVATION KEY

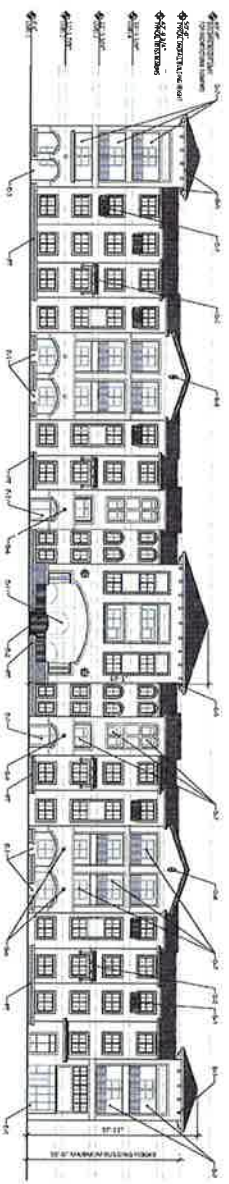
KEY	DESCRIPTION	LOCATION
1	TERAZZO TILE	WALKWAY
2	WOOD PANELING	WALKWAY
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100	WOOD PANELING	WALKWAY



3 MARKET & FIRST STREET PERSPECTIVE
SCALE: 1/8" = 1'-0"



2 MARKET STREET COLORED ELEVATION
SCALE: 1/8" = 1'-0"



1 MARKET STREET ELEVATION
SCALE: 1/8" = 1'-0"

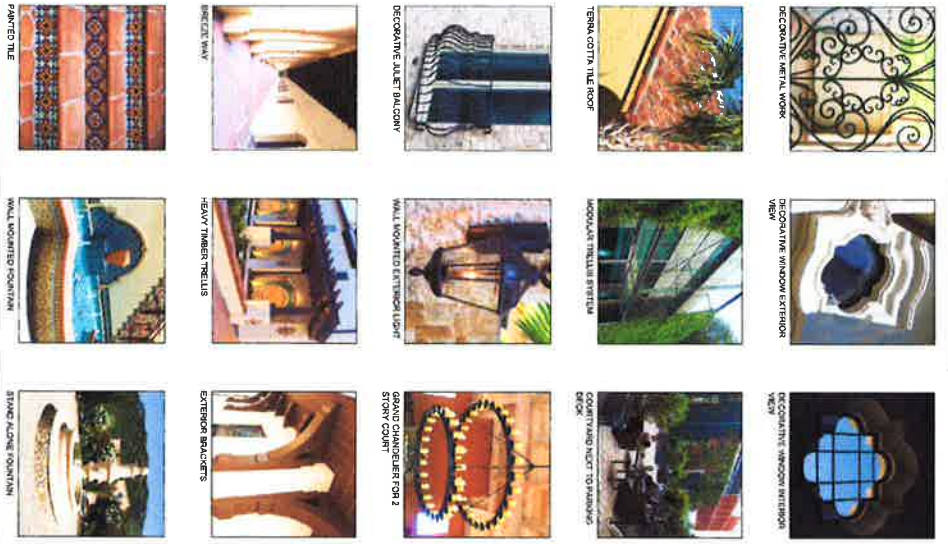
2/28/14 Design Review Submission

EXHIBIT 03
A3.01
Proj: #13-026

Centerpointe @Market Apartments
RIVERSIDE, CALIFORNIA
FOR ZION ENTERPRISES

ENTASIS DESIGN ASSOCIATES, INC.
5475 Village Green Way / Encinitas, CA 92024
Ph: (760) 949-2100 / www.entasis.com

PRECEDENT PHOTOS



BUILDING COLORS AND MATERIALS



ELEVATION KEY

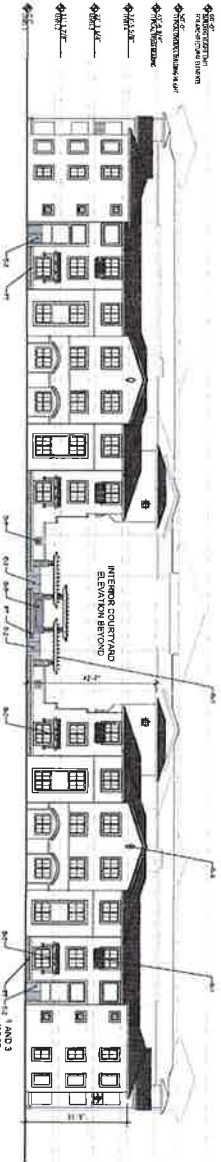
KEY	DESCRIPTION	ELEVATION	LOCATION
1	PAINTED TILE	1	WALL MOUNTED FOUNTAIN
2	WALL MOUNTED FOUNTAIN	2	STONE ACQUE FOUNTAIN
3	STONE ACQUE FOUNTAIN	3	PAINTED TILE



3 FARMINGTON BLVD. COLORED ELEVATION
SCALE: 1/8" = 1'-0"



2 INTERIOR COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



1 FARMINGTON BLVD. ELEVATION
SCALE: 1/8" = 1'-0"



2/28/14 Design Review Submission