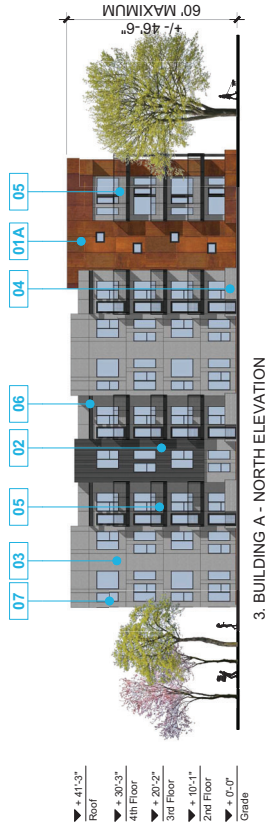
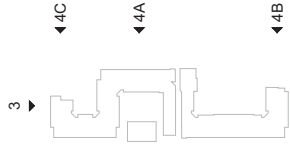
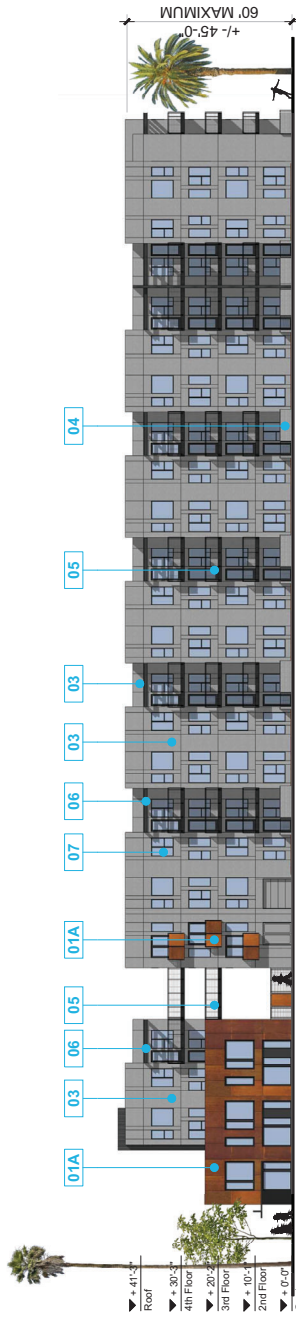


NOTE

4" WINDOW RECESSES TO OCCUR AT WINDOWS VISIBLE FROM THE STREET. SEE SHEET A9-1 FOR DETAIL.



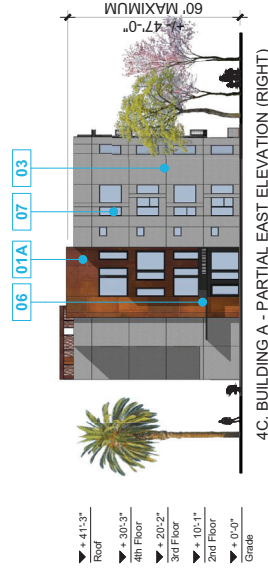
3. BUILDING A - NORTH ELEVATION



4A. BUILDING A - PARTIAL EAST ELEVATION (CENTER)



4B. BUILDING A - PARTIAL EAST ELEVATION (LEFT)



4C. BUILDING A - PARTIAL EAST ELEVATION (RIGHT)

CALLOUT LEGEND

- 01A WEATHERED STEEL - FLAT
- 01B WEATHERED STEEL - PERFORATED
- 02 CORRUGATED METAL
- 03 STUCCO
- 04 BURNISHED CMU
- 05 STEEL GRATE RAILING
- 06 AWNING
- 07 VINYL WINDOW
- 08 STOREFRONT
- 09 SIGNAGE



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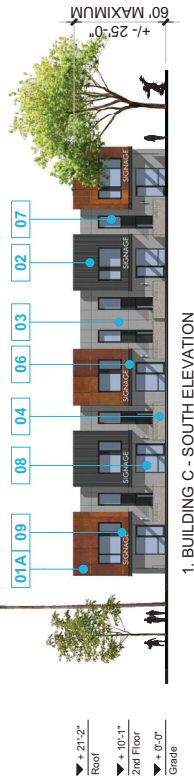


BUILDING ELEVATIONS
BUILDING A

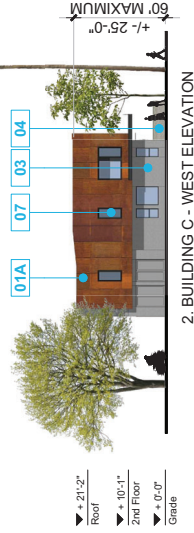
A2-3

NOTE

4" WINDOW RECESSES TO OCCUR AS WINDOWS VISIBLE FROM THE STREET. SEE SHEET A9-1 FOR DETAIL.



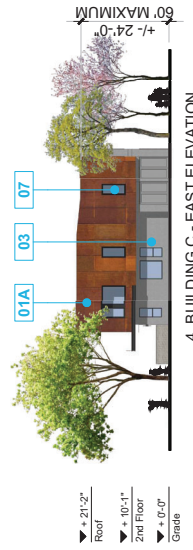
1. BUILDING C - SOUTH ELEVATION



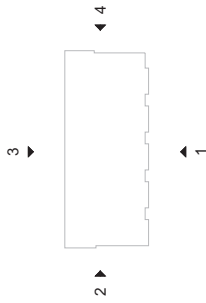
2. BUILDING C - WEST ELEVATION



3. BUILDING C - NORTH ELEVATION



4. BUILDING C - EAST ELEVATION



CALLOUT LEGEND

- 01A WEATHERED STEEL - FLAT
- 01B WEATHERED STEEL - PERFORATED
- 02 CORRUGATED METAL
- 03 STUCCO
- 04 BURNISHED CMU
- 05 STEEL GRATE RAILING
- 06 AWNING
- 07 VINYL WINDOW
- 08 STOREFRONT
- 09 SIGNAGE



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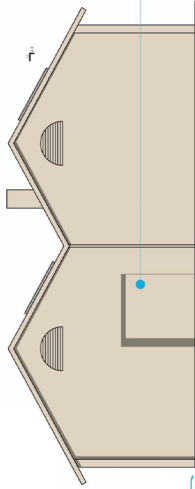
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BUILDING ELEVATIONS
BUILDING C

A2-4

NOTE
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NORTH

FREIGHT DOOR
 OPENING, LEVEL
 BRICK LINTEL

DEMO ADDITION¹

DEMO SKYLIGHTS
 DEMO EXISTING
 SHEET METAL
 DRAIN PIPE

FREIGHT DOOR
 OPENING, LEVEL
 BRICK LINTEL

CAST IRON PIPE
 TO REMAIN

FREIGHT DOOR
 OPENING, THREE
 BRICK WYTHE
 SEGMENTED ARCH

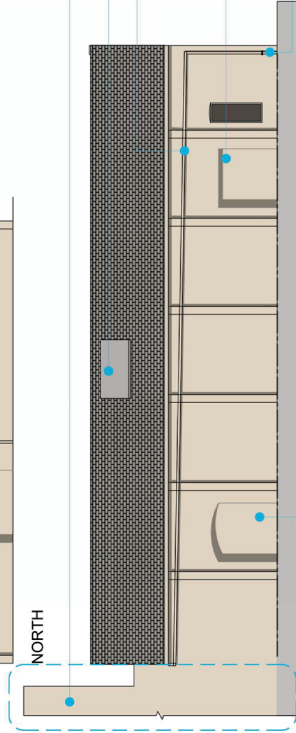
DEMO FLUE
 DEMO SKYLIGHTS¹

DEMO ADDITION¹

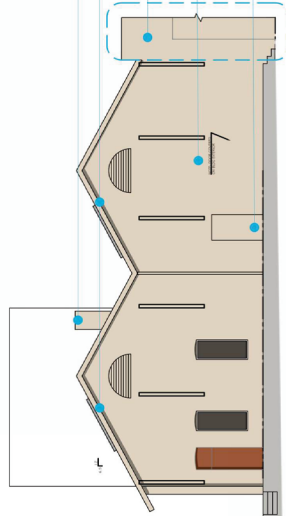
REMOVE INFILLED
 OPENING

DEMO ELECTRIC
 PANEL BOX

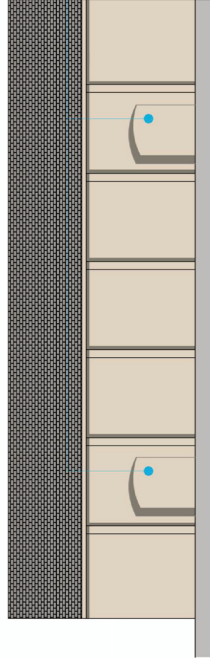
FREIGHT DOOR
 OPENING, THREE
 BRICK WYTHE
 SEGMENTED ARCH



WEST



SOUTH



EAST

1 - PROTECT ORIGINAL WALL DURING ADJACENT DEMO
 2 - HISTORIC WINDOWS FOUND TO BE 1 OVER 1 DOUBLE HUNG
 WOOD FRAMED WINDOWS

SURVEY ELEVATIONS WITH DEMO NOTES SHOWN



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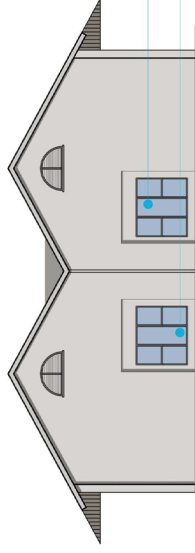
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BUILDING ELEVATIONS
 EXISTING HISTORIC BUILDING D - 3596 COMMERCE ST



NORTH

NEW WINDOW IN NEW OPENING¹
 NEW WINDOW IN EXISTING
 OPENING¹

REFINISH ROOF AS CORRUGATED
 IRON PER HISTORICAL FINDINGS
 RECONSTRUCT ROOF
 SUPPORTS AND OVERHANG
 REHABILITATION OF EXISTING
 HISTORIC WINDOWS¹

RAILING
 NEW WINDOW IN EXISTING
 OPENING¹

NEW DOOR IN EXISTING OPENING¹
 REHABILITATION OF EXISTING
 HISTORIC WINDOWS¹

RECONSTRUCT ROOF
 SUPPORTS AND OVERHANG

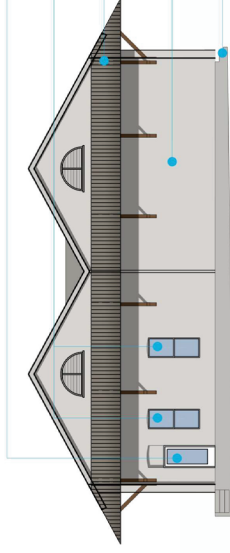
REPAINT EXTERIOR WARM /
 FRENCH GRAY COLOR
 RESTORE EXISTING STEPS

NEW WINDOW IN NEW OPENING¹
 NEW WINDOW IN EXISTING
 OPENING¹

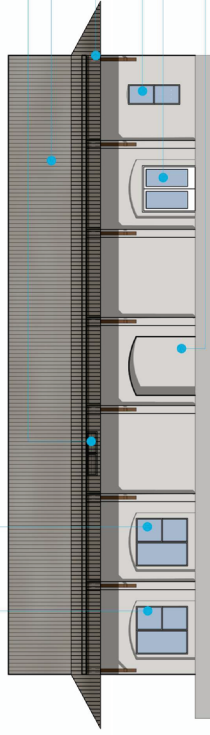
NEW OPENING FOR MECHANICAL
 REFINISH ROOF AS CORRUGATED
 IRON PER HISTORICAL FINDINGS
 RECONSTRUCT ROOF
 SUPPORTS AND OVERHANG
 NEW WINDOW IN NEW OPENING¹
 NEW PAIR OF DOORS IN EXISTING
 OPENING¹
 NEW OPENING



WEST



SOUTH

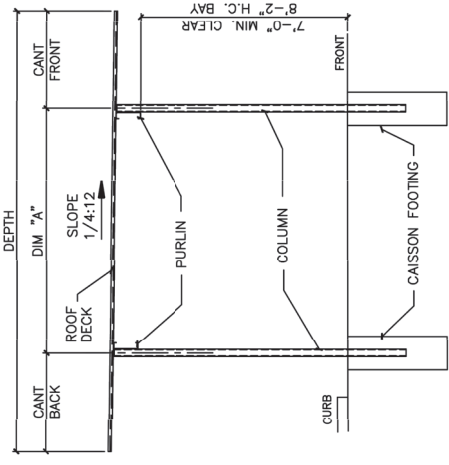
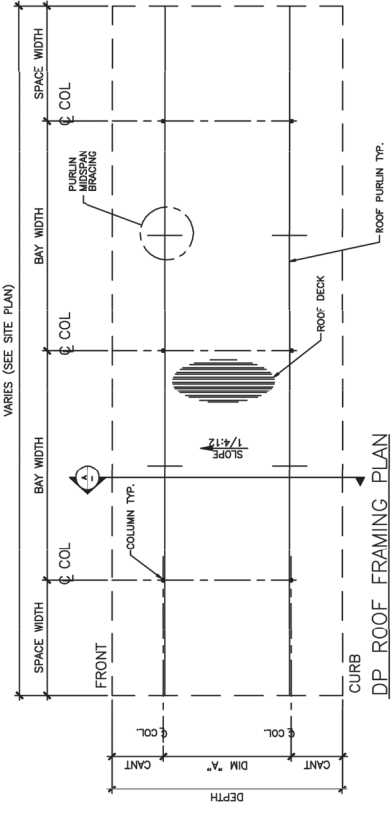


EAST

PROPOSED ELEVATIONS

1 - ALL WINDOWS AND DOORS TO BE CONSISTENT WITH
 EXISTING HISTORIC ON SOUTH ELEVATION (MANUFACTURED
 OF DOUGLAS FIR) SEE DETAIL ON SHEET A2-8

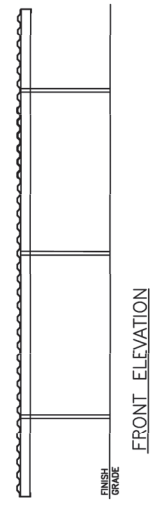
A2-5



SCHEDULE

SIZE	DEPTH	"A" SPACE WIDTH DIM	"A" CANT FRONT DIM	"A" CANT BACK DIM
9'x18'	18'	5'	10'	4'
9'x20'	20'	5'	11'	4'-6"
9.25'x18'	18'	9'-3"	10'	4'
10'x20'	20'	10'	11'	4'-6"
10.5'x16'	16'	10'-6"	9'	3'-6"

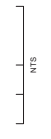
A-DP CROSS SECTION



FRONT ELEVATION

* CARPORTS BY BAJA CARPORTS OR EQUAL

BUILDING ELEVATIONS
CARPORTS



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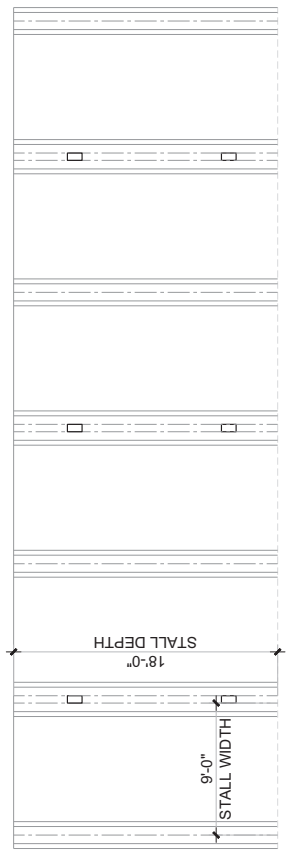
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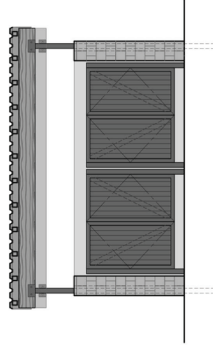
PR-2025-001489 (GPA, SPA, ZC, TM, PPE) Exhibit 11 - Project Plans



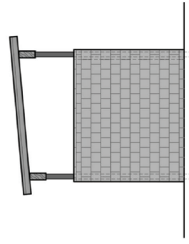
DRIVE AISLE

TYPICAL PARKING DIMENSIONS AND LAYOUT

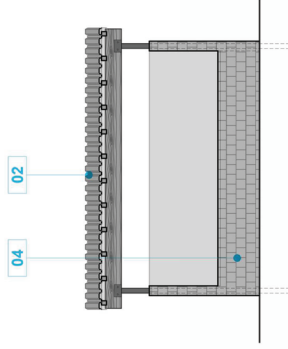




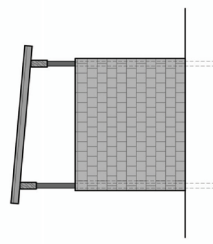
1. SOUTH ELEVATION



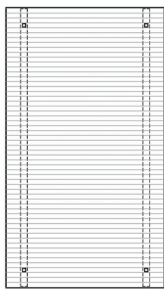
2. WEST ELEVATION



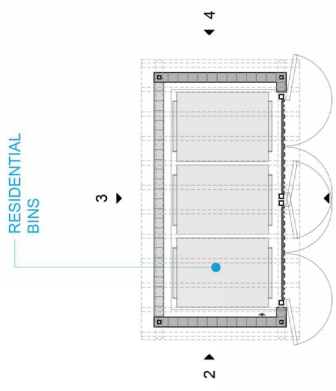
3. NORTH ELEVATION



4. EAST ELEVATION



OVERHEAD TRELLIS



FLOOR PLAN

CALLOUT LEGEND

- 01A WEATHERED STEEL - FLAT
- 01B WEATHERED STEEL - PERFORATED
- 02 CORRUGATED METAL
- 03 STUCCO
- 04 BURNISHED CMU
- 05 STEEL GRATE RAILING
- 06 AWNING
- 07 VINYL WINDOW
- 08 STOREFRONT
- 09 SIGNAGE



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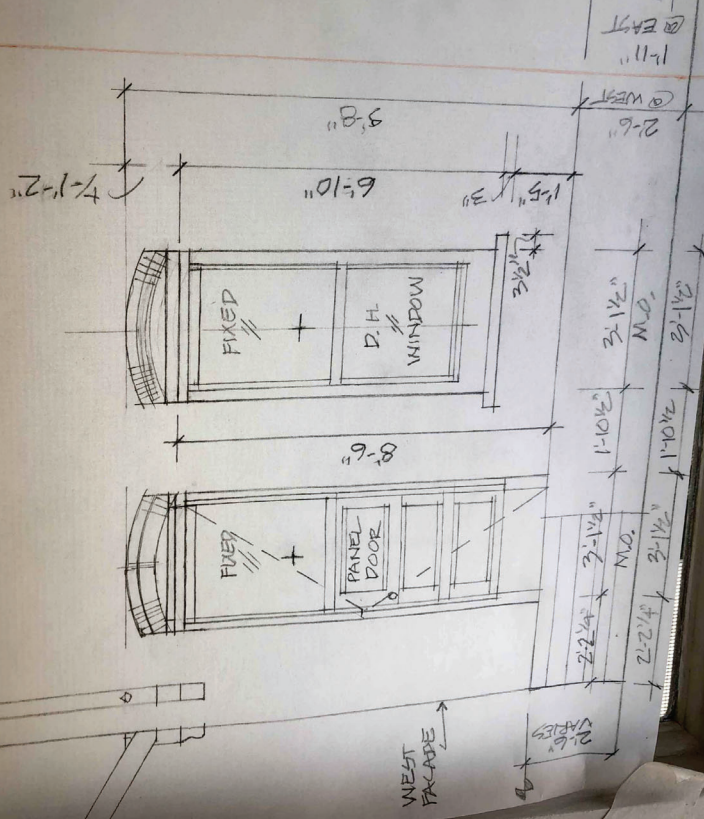
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BUILDING ELEVATIONS
TRASH ENCLOSURE

BARLY MILLS BUILDING
 SOUTH FACADE DETAIL 1/2" = 1'-0"
 RECONSTRUCTION, DOOR & WINDOWS
 REFERENCE KIGY SHEETS A2-5, A3, A3.3



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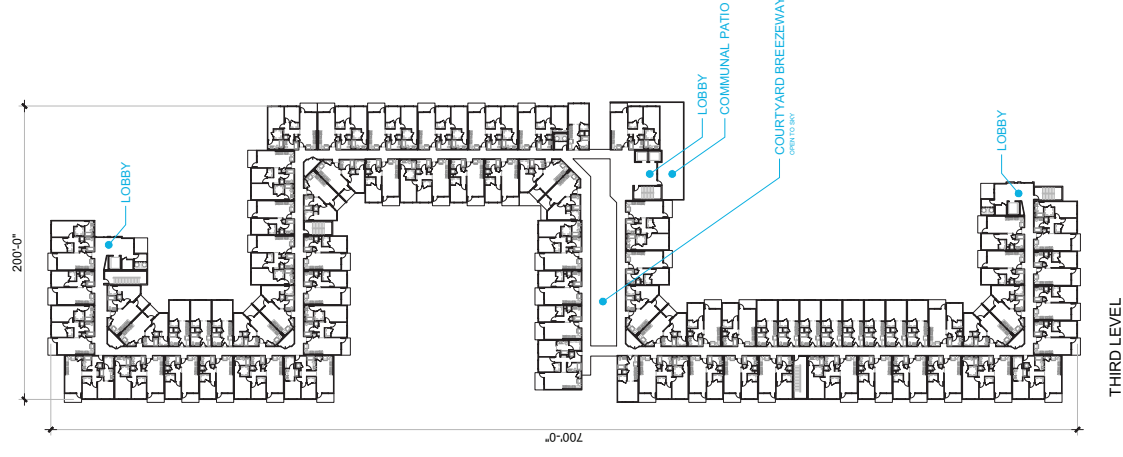
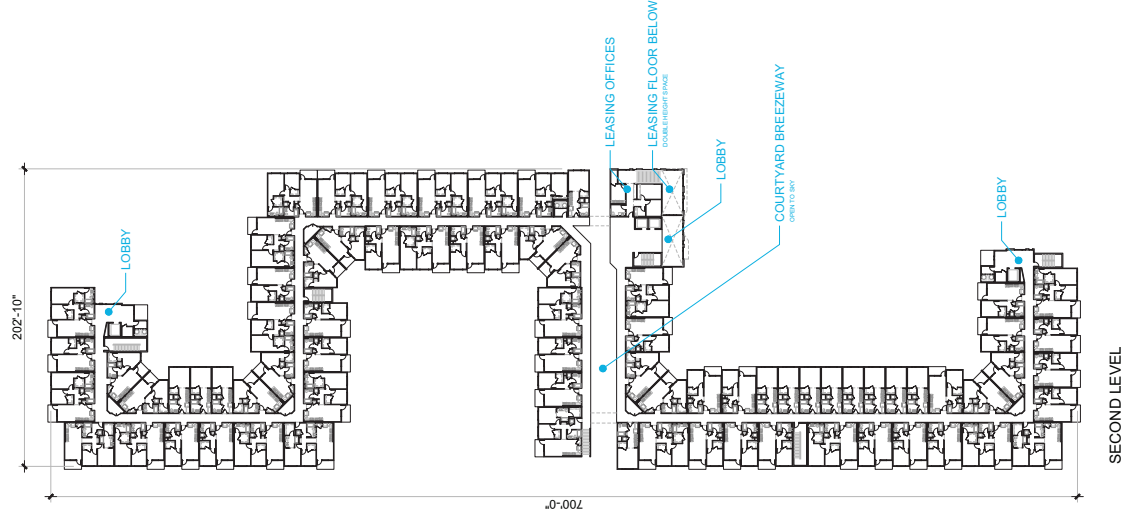
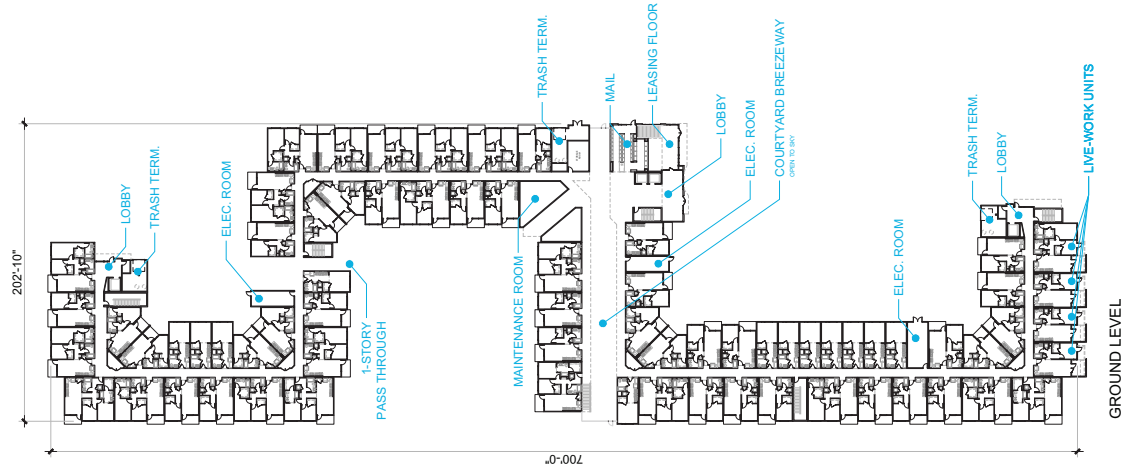
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HISTORIC DETAILS

A2-8



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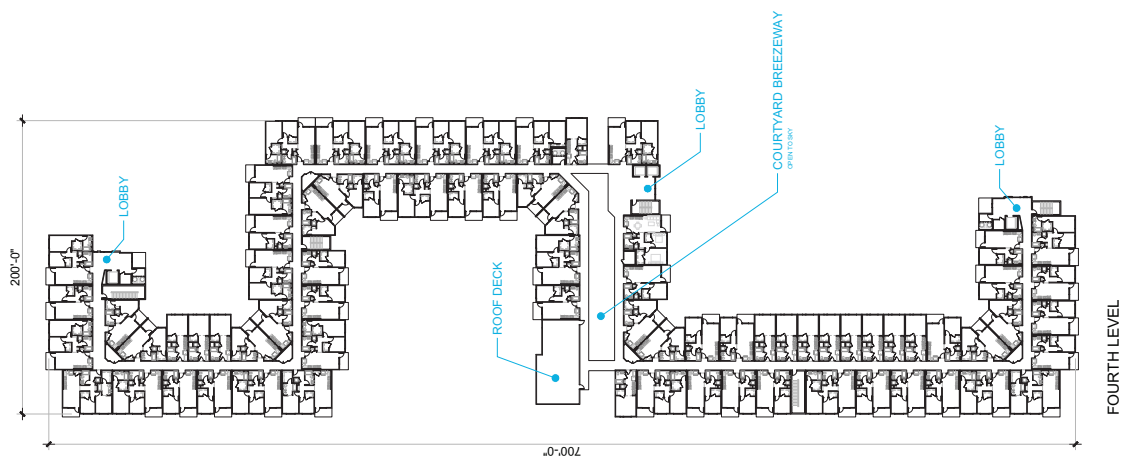
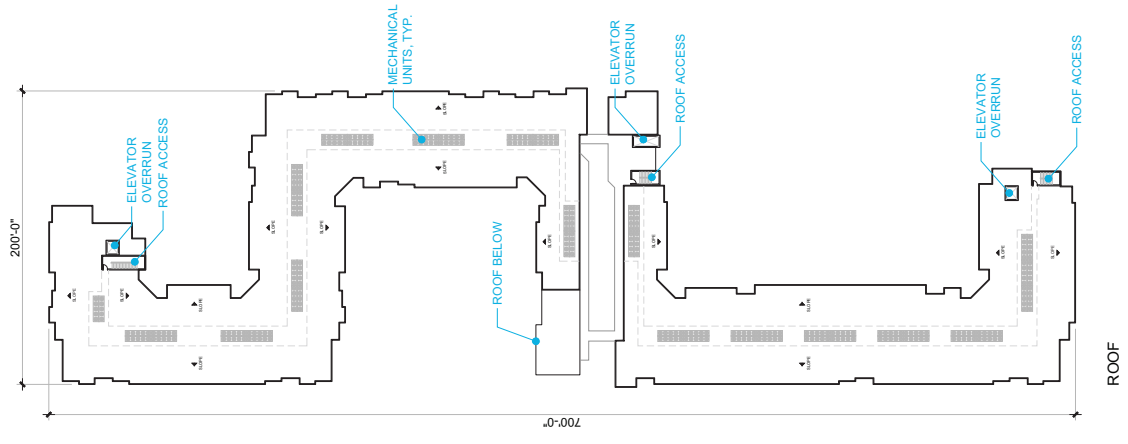
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BUILDING PLANS
BUILDING A - FIRST, SECOND & THIRD FLOORS

A3-0



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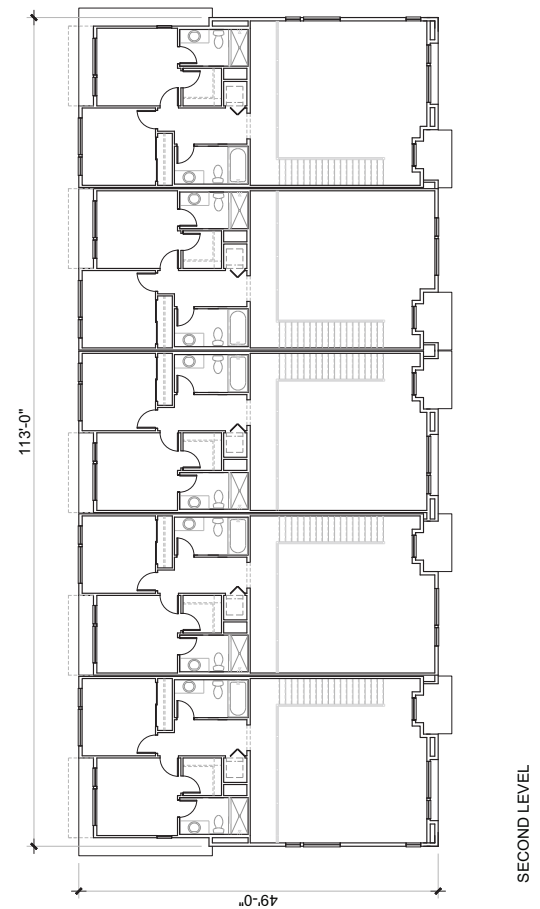
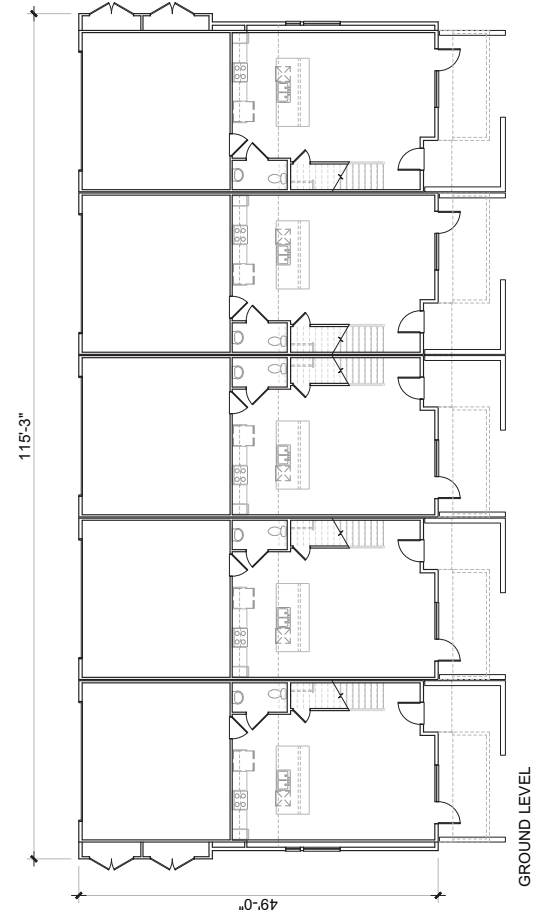
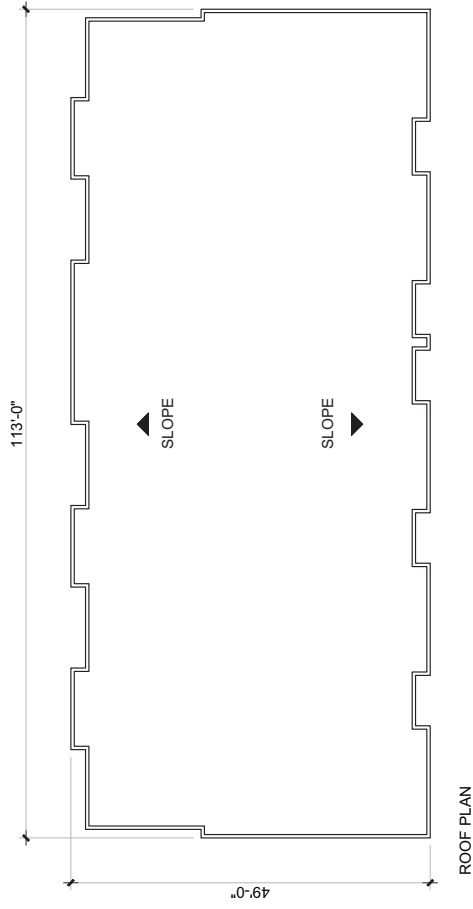
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BUILDING PLANS
BUILDING A - FOURTH FLOOR & ROOF



A3-1

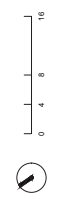


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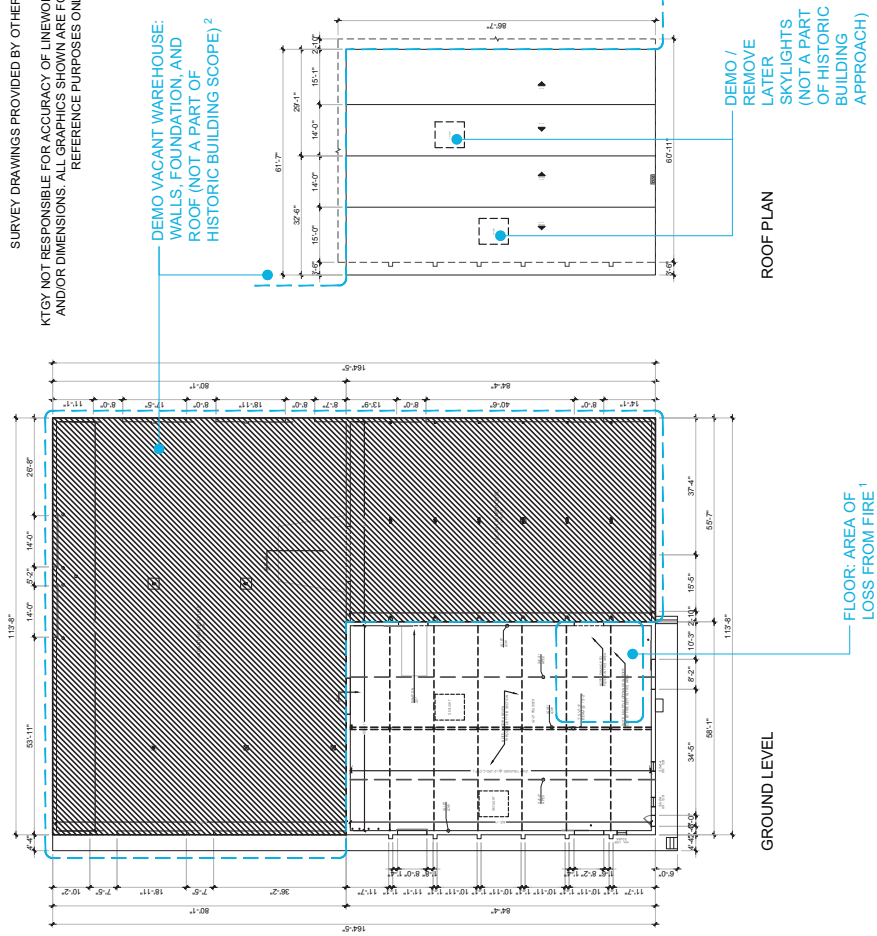


BUILDING PLANS
BUILDING C - FIRST AND SECOND FLOORS & ROOF

A3-2

NOTE

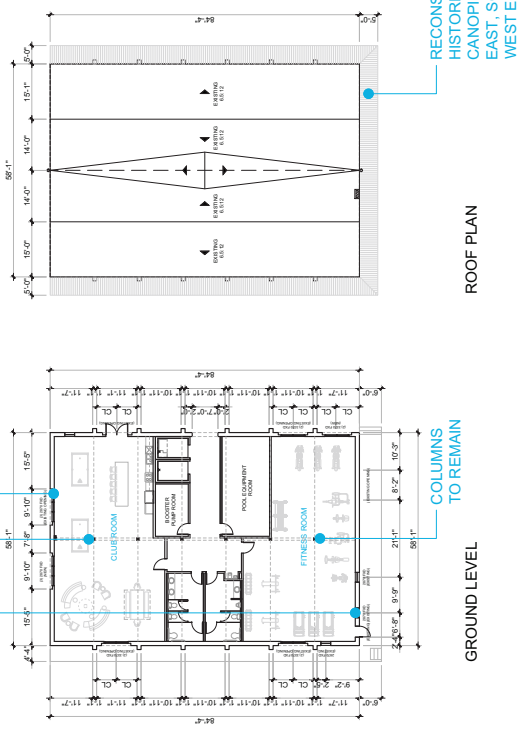
SURVEY DRAWINGS PROVIDED BY OTHERS.
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SURVEY PLANS WITH DEMO NOTES SHOWN

- NOTES:**
- 1 - REPLACE WOOD AND HEAVY TIMBER CONSTRUCTION, RECONSTRUCT AREA WITH DIMENSIONAL MATERIAL TO MATCH EXISTING HISTORIC STRUCTURE AND FINISHES.
 - 2 - CONTROL DEMOLITION OF ADJACENT CONCRETE STRUCTURES TO BE REMOVED. PROVIDE PROTECTION FROM DAMAGE.
 - 3 - REFER TO STRUCTURAL DRAWINGS FOR COORDINATING DETAIL APPROACH: URM EXTERIOR WALL REPAIRS AND DETAILS, WOOD TRUSSES, SHEAR WALL PANELS, HEAVY TIMBER CONSTRUCTION, ETC.

- REHABILITATION OF EXISTING HISTORIC WINDOWS (MANUFACTURED OF DOUGLAS FIR) SEE DETAIL ON SHEET A2-8
- EXPOSED HEAVY TIMBER POSTS - REPAIR OR REPLACE WHERE NECESSARY, TO MATCH EXISTING. TYPICAL AT CENTERLINE COLUMN GRID
- ADD EXISTING HISTORICAL EXTERIOR WALL AND OPENINGS ALONG NORTH AND EAST



PROPOSED PLANS

- NOTES:**
- 1 - THE PROPOSED NEW OPENINGS FOR WINDOWS, DOORS AND MECHANICAL PENETRATIONS AT THE NORTH AND EAST FACADES WILL COORDINATE WITH ANY EXISTING OPENINGS AND THE ORIGINAL BRICK MASONRY COURSING, AND AT AREAS OF DAMAGES AND PREVIOUSLY MODIFIED OPENINGS, WINDOWS AND DOORS AT THE HISTORICAL OPENINGS AT THE WEST AND SOUTH CORNER FACADES WERE CONSTRUCTED WITH WOOD. AS A METHOD OF DIFFERENTIATING ORIGINAL FROM NEW, THE NEW OPENINGS COULD BE FABRICATED WITH STEEL MATERIALS. ALSO RECOMMEND TO REPAIR AND REHABILITATE EXISTING WIDE DOORS AND DOORWAY OPENINGS, EVEN IF THE SLIDING DOORS MAY NO LONGER BE OPERATING.

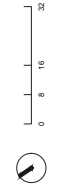


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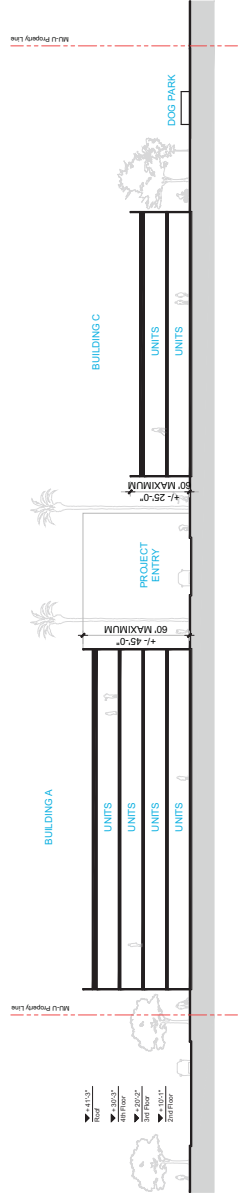
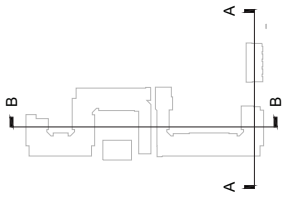
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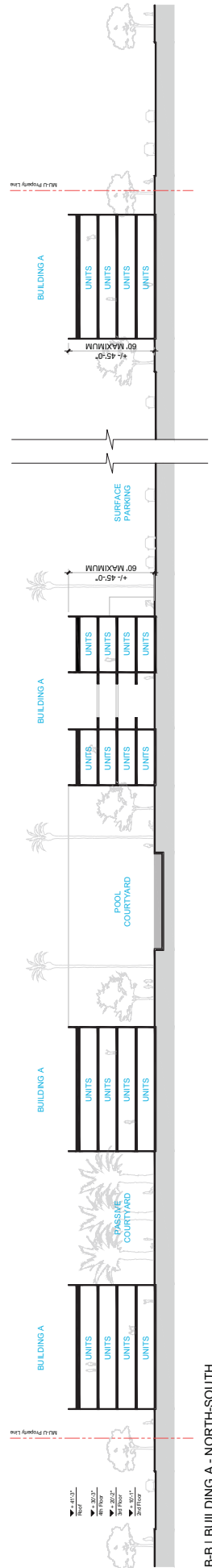


BUILDING PLANS
 EXISTING HISTORIC BUILDING D - 556 COMMERCE ST

A3-3



A-A | BUILDINGS A, C & E - EAST-WEST



B-B | BUILDING A - NORTH-SOUTH



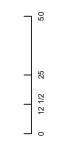
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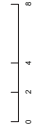
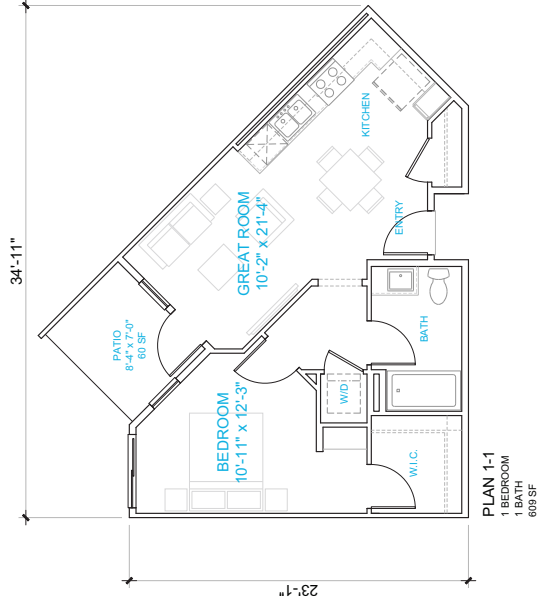
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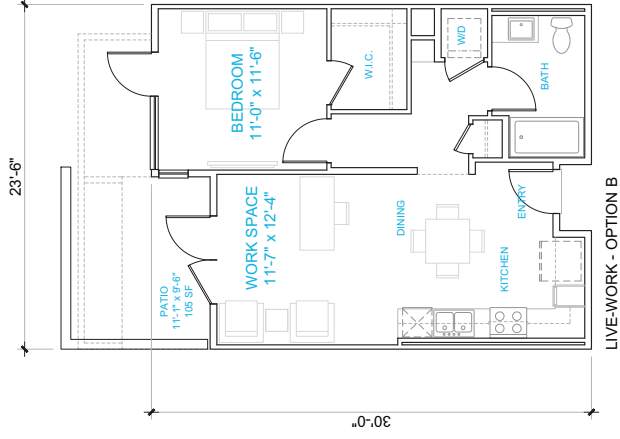
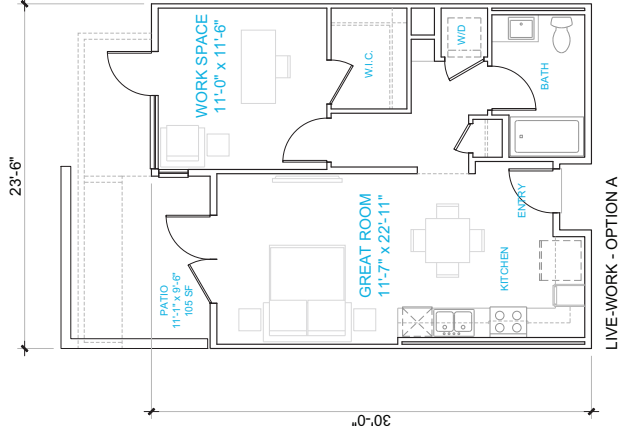
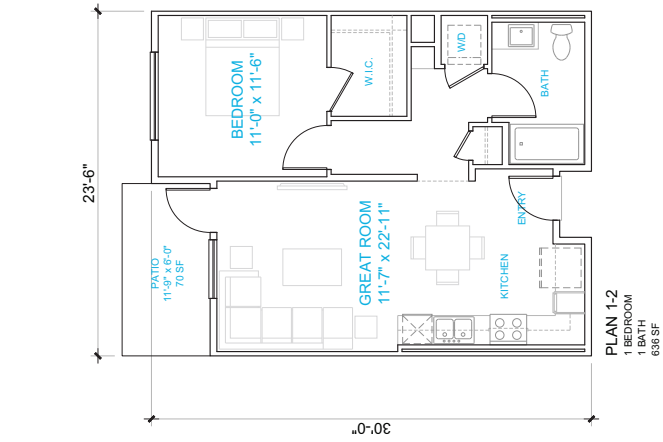
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BUILDING SECTIONS



A4-0





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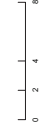
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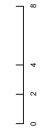
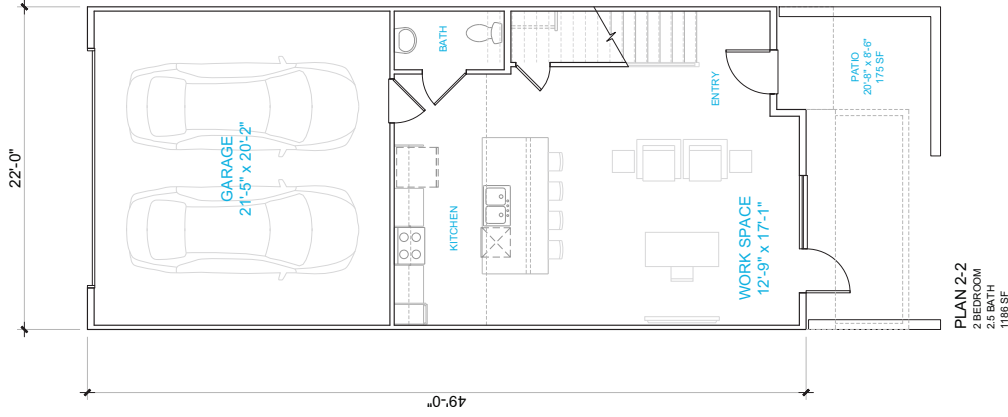
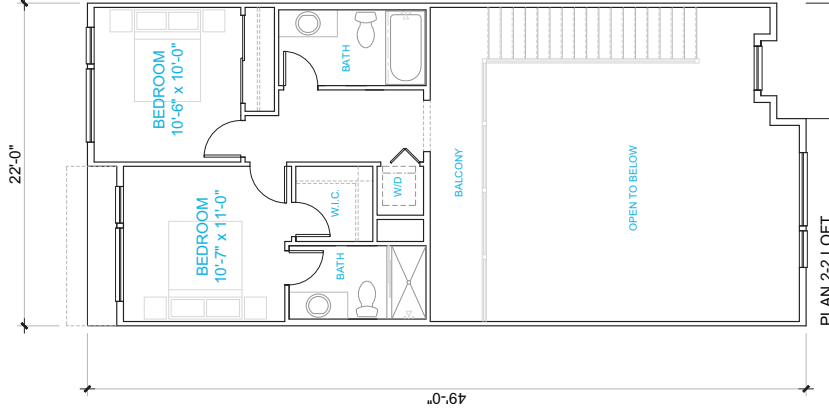
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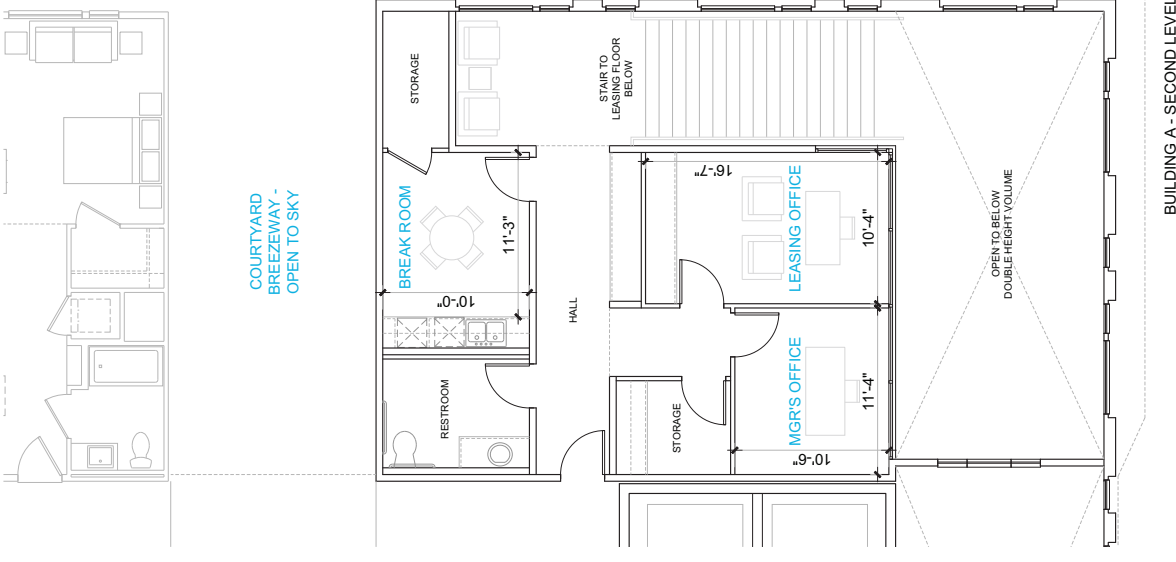
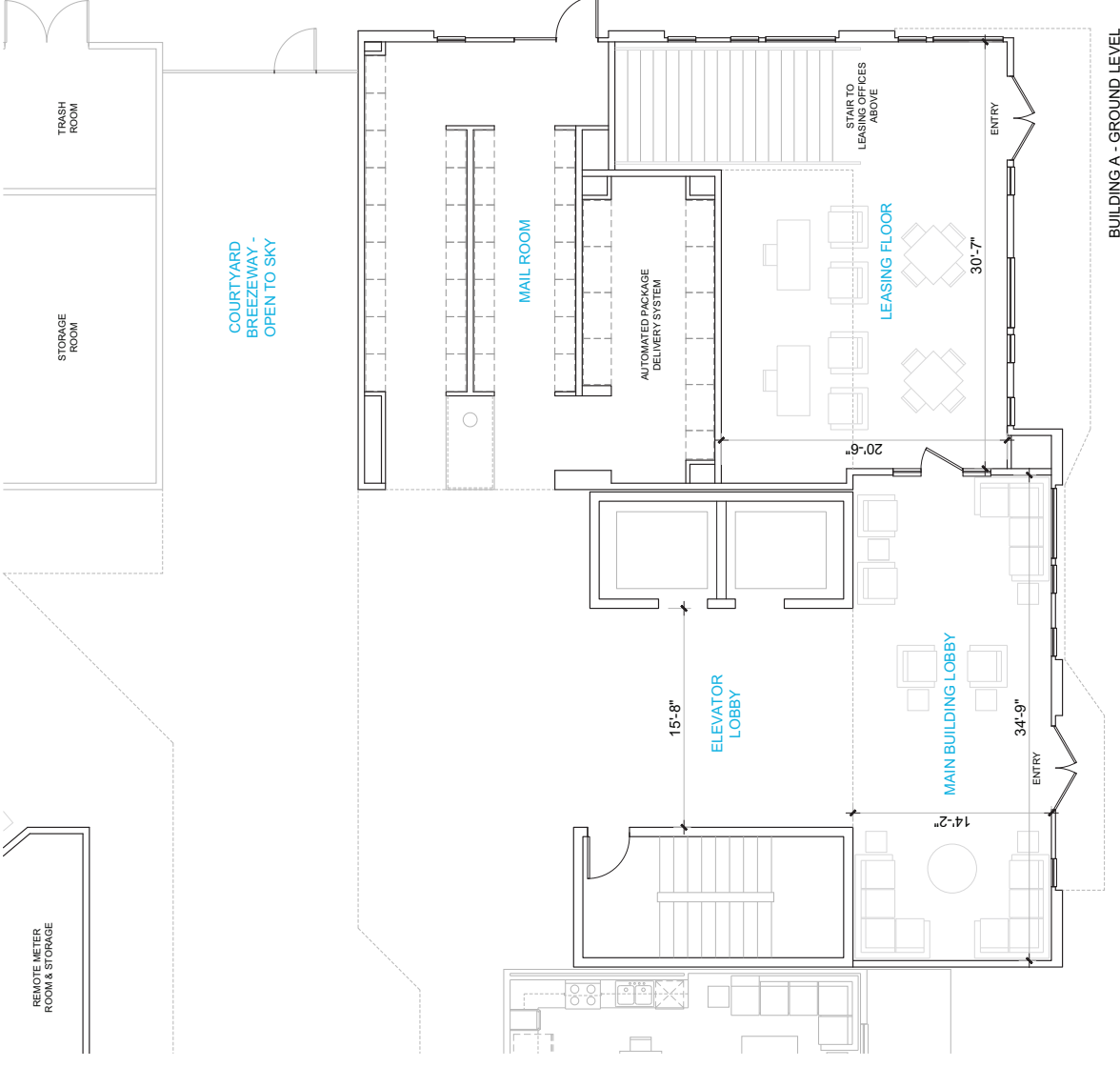


UNIT PLANS
1-BEDROOM STANDARD PLAN & LIVE-WORK PLAN

A5-1







REMOTE METER ROOM & STORAGE

STORAGE ROOM

TRASH ROOM

COURTYARD BREEZEWAY - OPEN TO SKY

MAIL ROOM

AUTOMATED PACKAGE DELIVERY SYSTEM

ELEVATOR LOBBY

MAIN BUILDING LOBBY

LEASING FLOOR

BREAK ROOM

RESTROOM

HALL

STAIR TO LEASING FLOOR BELOW

STORAGE

MGR'S OFFICE

LEASING OFFICE

OPEN TO BELOW DOUBLE HEIGHT VOLUME

BUILDING A - GROUND LEVEL

BUILDING A - SECOND LEVEL



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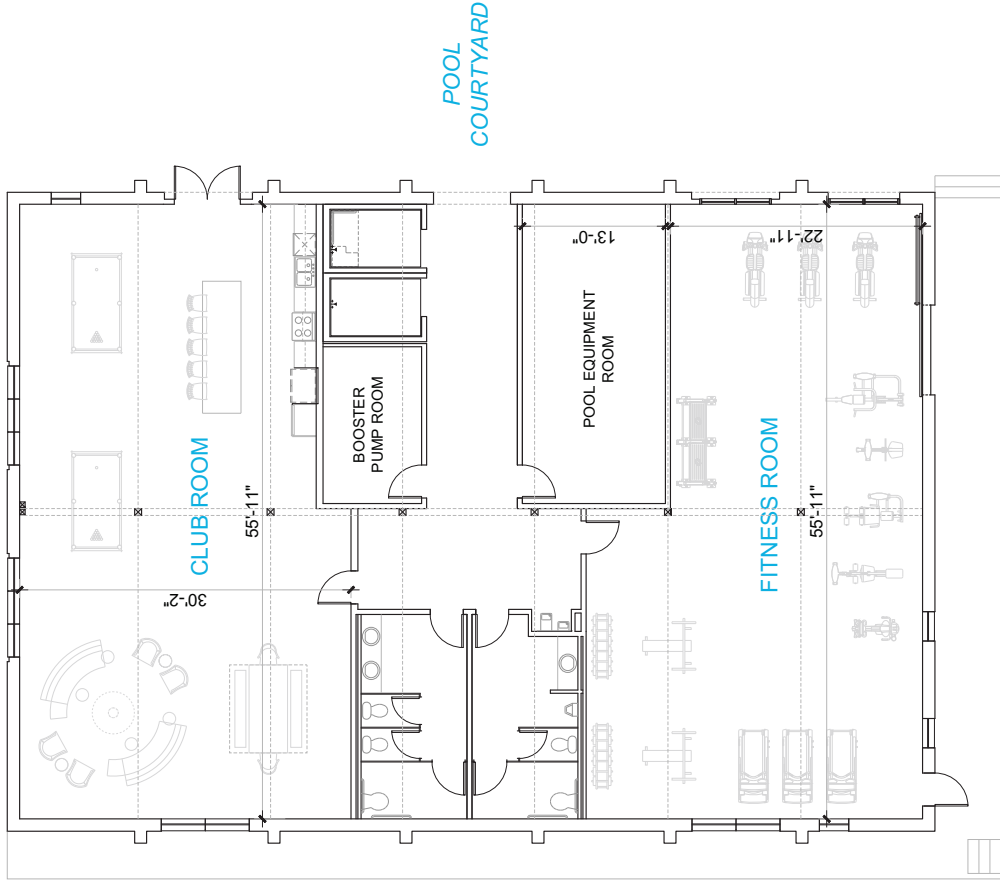
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RIVERSIDE, CALIFORNIA # 200-0944

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ENLARGED PLANS
BUILDING A, LEASING, LOBBY & MAIL

A5-4



BUILDING D - GROUND LEVEL



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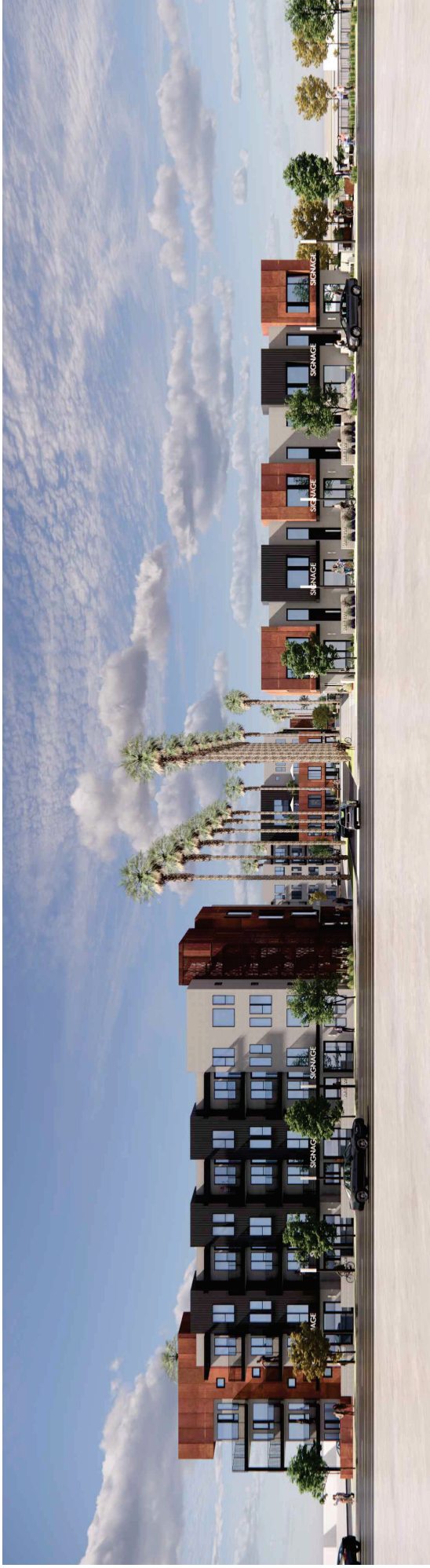
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ENLARGED PLANS
BUILDING D

A5-5



STREET SCENE FROM MISSION INN AVENUE | BUILDINGS A & C



CORNER OF MISSION INN AVENUE AND COMMERCE STREET | BUILDING A



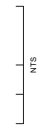
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CONCEPTUAL PERSPECTIVES

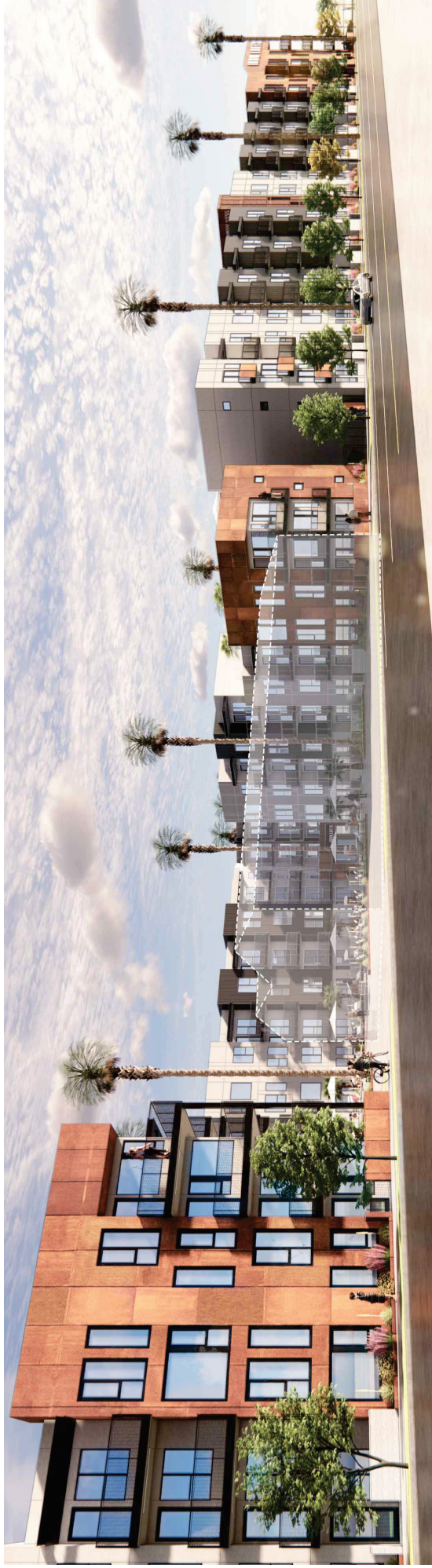
A6-0



LEASING LOBBY PROJECT ARRIVAL | BUILDING A



EYE LEVEL VIEW OF MISSION INN AVENUE | BUILDINGS A & C



STREET SCENE ALONG COMMERCE STREET | BUILDING A



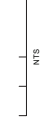
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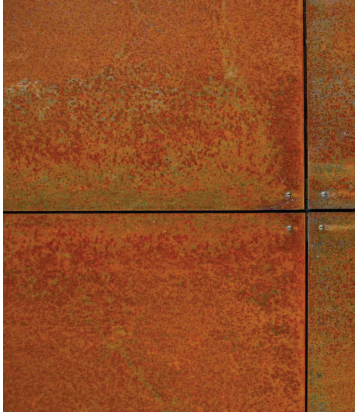
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CONCEPTUAL PERSPECTIVES

A6-1



WEATHERED STEEL
HUES OF RUSTED RED & BROWN
OCCURS AT RESIDENTIAL -
STREET CORNER FRONTAGES -
ALL LEVELS, LOBBIES AND AMENITY AREAS



PERFORATED STEEL
HUES OF RUSTED RED & BROWN
OCCURS AT STAIR TOWERS -
ALL LEVELS



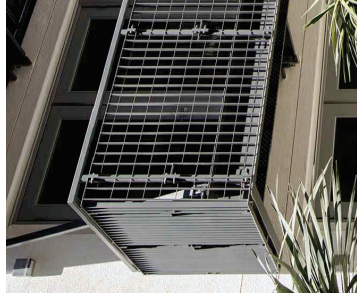
CORRUGATED METAL
DARK GRAY
OCCURS AT RESIDENTIAL -
FLOORS 2-4



STUCCO
LIGHT GRAY
OCCURS AT RESIDENTIAL -
ALL LEVELS



BURNISHED CMU
LIGHT GRAY
OCCURS AT RESIDENTIAL PATIOS -
GROUND LEVEL



STEEL GRATE RAILINGS
DARK GRAY
OCCURS AT RESIDENTIAL -
ALL LEVELS



VINYL & STOREFRONT
DARK GRAY
OCCURS AT RESIDENTIAL -
ALL LEVELS, LOBBIES AND
AMENITY AREAS



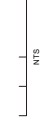
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COLOR AND MATERIALS

A8-0



TRASH PLAN

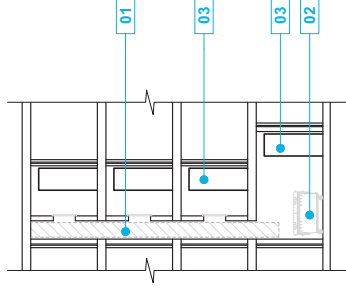
- RESIDENTS DEPOSIT TRASH INTO TRASH CHUTES ON EACH FLOOR.
- TRASH IS COLLECTED INTO TRASH BINS ON TRASH TERMINATION FLOOR.
- BINS ARE RETRIEVED ON TRASH PICKUP DAY FROM THE TRASH TERMINATION ROOMS AND BROUGHT TO A STAGING AREA ON SITE DETERMINED IN COMPLIANCE WITH THE APPROVED TRASH COLLECTION AGENCY
- TRASH ROOMS AND CHUTES ARE CONVENIENTLY LOCATED NEAR ELEVATOR LOBBIES AND MAIN BUILDING ENTRIES, AND/OR CENTRALIZED WITHIN THE BUILDING. ALL RESIDENTS HAVE EQUAL ACCESS FROM THEIR UNITS, OR THEIR PARKING SPACES BELOW AND ON GRADE. TRASH ACCESS IS LOCATED NO FURTHER THAN 325' FROM ANY FRONT DOOR WITHIN THE PROJECT

CALLOUT LEGEND

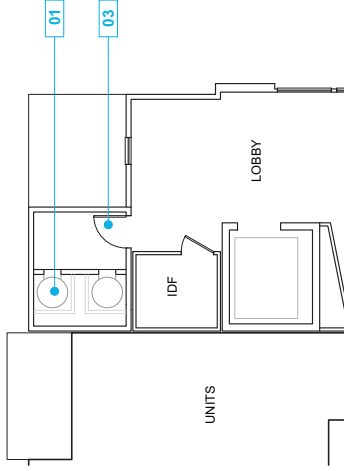
- 01 TRASH CHUTE
- 02 TRASH BIN
- 03 RESIDENT ACCESS
- 04 APPROVED TRASH AGENCY ACCESS (VIA ROLL-UP GARAGE DOOR)

TRASH EXHIBIT

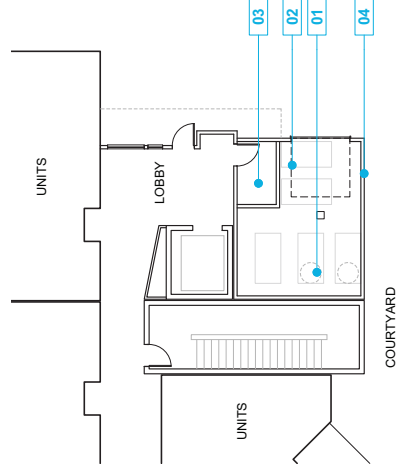
A9-0



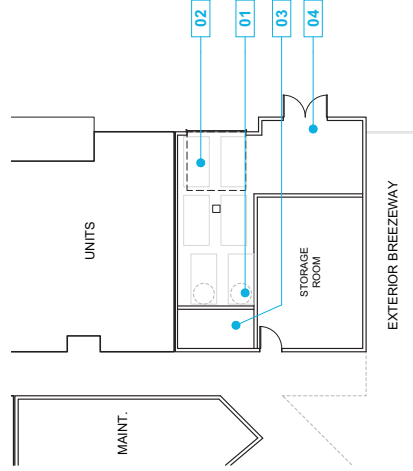
EXAMPLE TRASH CHUTE BUILDING SECTION



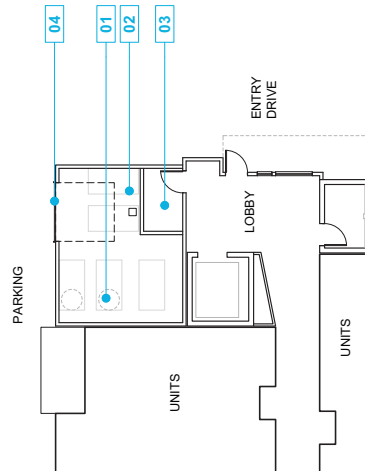
TYPICAL RESIDENTIAL TRASH ACCESS



FIRST FLOOR TERMINATION ROOM NORTH BUILDING A



FIRST FLOOR TERMINATION ROOM CENTRAL BUILDING A



FIRST FLOOR TERMINATION ROOM SOUTH BUILDING A



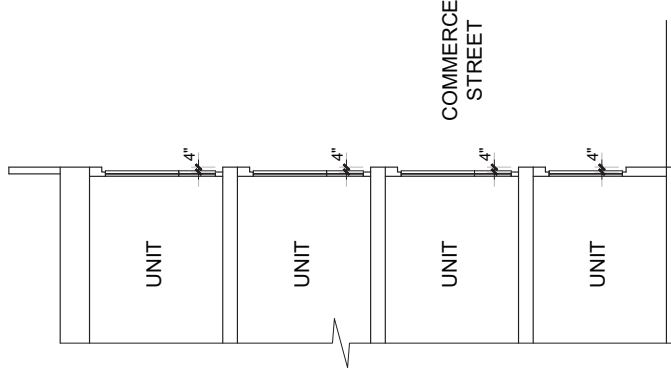
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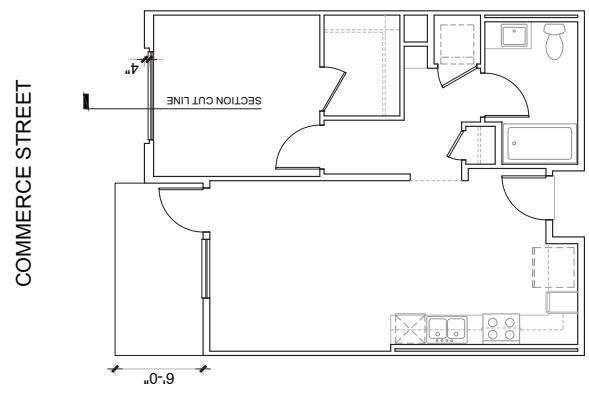
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TYPICAL STREET-FRONTING SECTION
SHOWING RECESSED WINDOW CONDITION



TYPICAL STREET-FRONTING PLAN SHOWING
RECESSED WINDOW CONDITION



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WINDOW RECESS EXHIBIT

