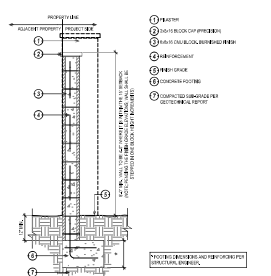


**EARTHWORK QUANTITY ESTIMATE**

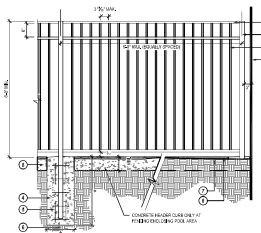
CUT/EXPORT (REMEDATION)	20,000 CY
FILL/IMPORT	10,000 CY

- FORESTRY NOTES**
- PROTECT IN PLACE EXISTING STREET TREES IN PUBLIC RIGHT-OF-WAY ALONG MISSION INN AVE. (INDICATED BY SYMBOLS).
  - IF EXISTING STREET TREES ARE FOUND BY TREE INSPECTOR AT TIME OF SCHEDULED SITE INSPECTION (AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE) TO BE REMOVED, DEAD, DAMAGED, OR IN POOR CONDITION, THEY WILL BE REQUIRED TO BE REMOVED AND REPLACED WITH 4" DBH SIZE TREES TO TREE INSPECTOR'S SPECIFICATIONS, PLANTING, STAKING, IRRIGATION, AND ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.
  - PLANT IN PUBLIC RIGHT-OF-WAY, 2" DBH SIZE SUEDE'S SHINKERS ALONG MISSION INN AVE. LONGER-DURATION CONCRETE (BRUSHING SOLID) ALONG COMMERCE ST. AND MADRIDA GRANADILERA (ST. MARY) ALONG 5TH ST. AT 10' SPACING 25' O.C.
  - PAIR TO ANY PLANTING TREE INSPECTOR TO DETERMINE PRICING LOCATIONS AT TIME OF SCHEDULED SITE INSPECTION AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STAKING, IRRIGATION, AND ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.

**BENCHMARK**  
 INDEX 6647 PAGE 42 DATED JANUARY 30, 2005  
 FOUND IN WALL AND CITY SURVEYOR TAG IN WESTERN END OF CATCH BASIN ON THE SOUTHERLY SIDE OF MISSION INN AVE. 40' WEST OF CENTERLINE OF PARK AVENUE.  
 ELEVATION: 891.255 FEET



**1 - PERIMETER AND POOL CMU WALL**  
SCALE: NONE



**2 - PERIMETER AND POOL FENCE**  
SCALE: NONE

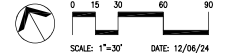
**LOT AREA**  
 PROPOSED LOT 10: 302,237 SQ. FT. (6.94 ACRES)

**LEGAL DESCRIPTION**  
 LOTS 1, 2, 3, 4, 5, 6, 7, 22 THROUGH 37 IN BLOCK 6 OF WHITES ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
 LOTS 1, 2, 3, THROUGH 7, INCLUDING 22 THROUGH 37 INCLUSIVE, IN BLOCK 8 OF WHITES ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

- EASEMENTS**
- EASEMENTS FOR INGRESS, EGRESS AND PARKING (PURPOSES) AND RIGHTS INCIDENTAL THERETO, GRANTED TO SOUTHERN PACIFIC COMPANY, RECORDED MAP 13, 1935 IN BOOK 755, PAGE 184 OF RECORDS.  
 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT INDICATED BY RECORDS. **SEE SHEETS C-12 THRU C-14 FOR SITE SECTIONS.**  
**NO RECORDS AVAILABLE FROM SAN BERNARDINO COUNTY RECORDS.**
  - EASEMENTS FOR INGRESS AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, CANALS, ALIENS AND APPURTENANCES FOR THE PURPOSES OF IRRIGATION AND MINORS USES AS RECORDED IN BOOK 42, PAGES 594 AND 594.5 OF RECORDS, SAN BERNARDINO COUNTY RECORDS.  
**THE EXACT LOCATION IS UNDETERMINED FROM RECORD DOCUMENTS AVAILABLE.**
  - EASEMENTS GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR INLAND PURPOSES AS RECORDED IN A DOCUMENT RECORDED DECEMBER 11, 1985 AS INSTRUMENT NO. 283346, OF OFFICIAL RECORDS.  
**AFFECTS: OVER ACRES AND UNDER THE NORTHWESTERLY 15.00 FEET OF S&B LOTS 4 AND 15. AFFECTS TO BE OBTAINED.**
  - EASEMENTS GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR INLAND PURPOSES AS RECORDED IN A DOCUMENT RECORDED DECEMBER 11, 1985 AS INSTRUMENT NO. 283346, OF OFFICIAL RECORDS.  
**AFFECTS: OVER ACRES AND UNDER THE NORTHWESTERLY 15.00 FEET OF S&B LOTS 4 AND 15. AFFECTS TO BE OBTAINED.**
  - EASEMENTS FOR TELECOMMUNICATIONS PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO QWEST COMMUNICATIONS COMPANY, L.L.C. IN A DOCUMENT RECORDED DECEMBER 16, 2004 AS INSTRUMENT NO. 301161, OFFICIAL RECORDS.  
**AFFECTS: PARCELS 2, NOT PLATTING FILE RECORD, TO BE OBTAINED.**

**GENERAL NOTES**

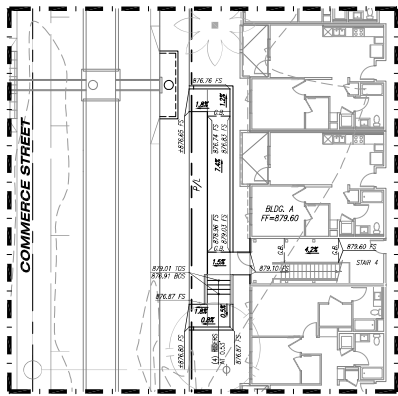
- THE STREET IMPROVEMENTS SHOWN HEREON ALONG COMMERCE ST. AND 5TH ST. ARE FOR THIS PLAN, AS PART OF THE CITY'S THIRD STREET URBAN SEPARATION PROJECT. THE STREET IMPROVEMENT SCOPE OF WORK FOR THE IRON LOFTS DEVELOPMENT WILL INCLUDE TRUNK AND BRANCH STREET IMPROVEMENTS AT KEY LOCATIONS AND TRUNK LINES AND RELATED EQUIPMENT AND BRANCH INCIDENTAL TRUNKS LOCATED ALONG 5TH ST., THE EAST SIDE OF COMMERCE ST., AND THE SOUTH SIDE OF 5TH ST., AS SHOWN HEREON.
- THE UNBARRIERED RAIL LINE ALONG COMMERCE ST. SHALL ALSO BE REMOVED FOR THIS PLAN.



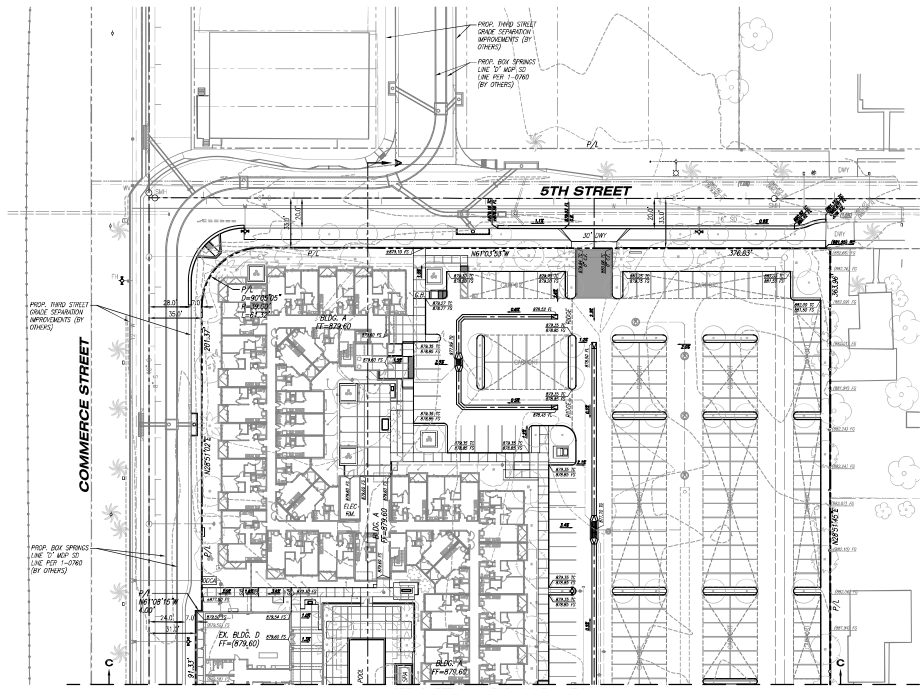
**IRON LOFTS**  
**IRON LOFTS, LLC**

**C-1: PRELIMINARY GRADING PLAN**  
**RIVERSIDE, CALIFORNIA**

**K&H ASSOCIATES**  
 CONSULTING ENGINEERS SURVEYORS PLANNERS  
 17530 Van Korman Ave., Suite 200  
 Irvine, California 92614



3 - ENLARGED RAMP DETAIL  
SEE SHEET C-1  
SCALE: 1"=10'

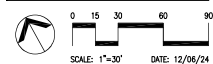


SEE SHEET C-1 FOR CONTINUATION

**GENERAL NOTES**

1. THE STREET IMPROVEMENTS SHOWN HEREON ALONG COMMERCE ST. AND 5TH ST. ARE PER CIVIL PLANS, AS PART OF THE CIVIL'S THIRD STREET GRADE SEPARATION PROJECT. THE STREET IMPROVEMENT SCOPE OF WORK FOR THE IRON LOFTS DEVELOPMENT WILL INCLUDE THESE INTO EXIST. STREET IMPROVEMENTS AT KEY LOCATIONS AND CONTAINING ALONG THE IRON LOFTS PROXIMITIES ALONG THE NORTH SIDE OF MESSON PARK, THE EAST SIDE OF COMMERCE ST. AND THE SOUTH SIDE OF 5TH ST., AS SHOWN HEREON.
2. THE ABANDONED RAIL LINE ALONG COMMERCE ST. SHALL ALSO BE REMOVED PER CIVIL PLANS.

NOTE  
SEE SHEETS C-12 THRU C-14 FOR SITE SECTIONS



SCALE: 1"=30' DATE: 12/04/24

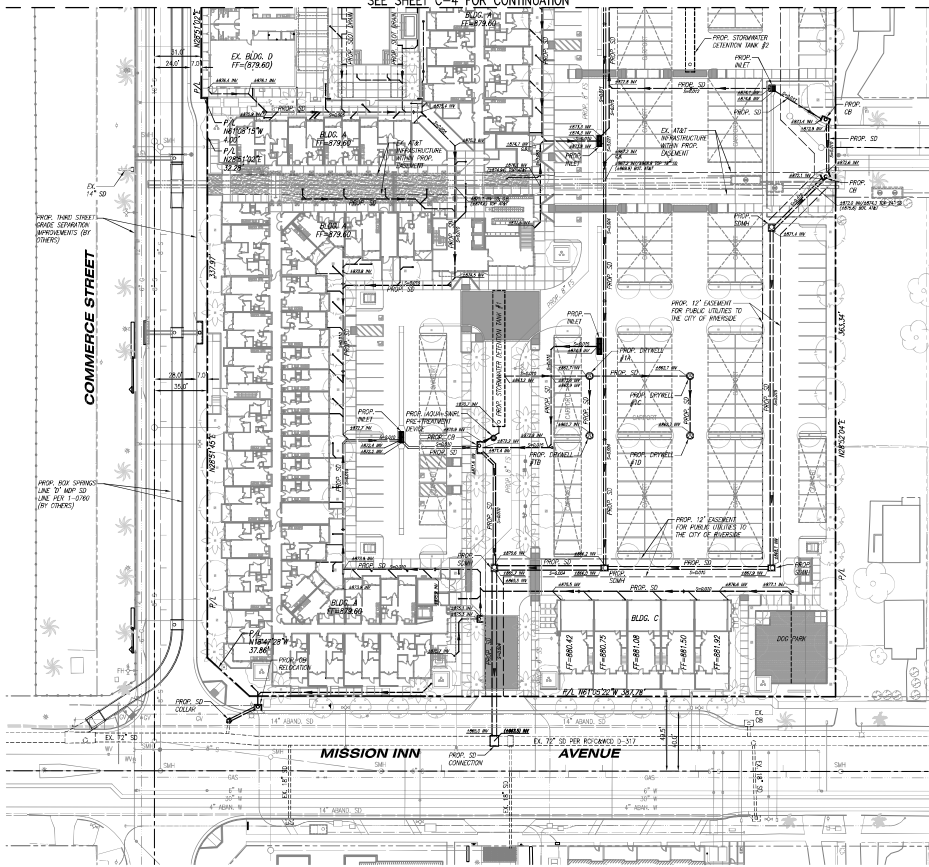
**IRON LOFTS**  
**IRON LOFTS, LLC**

**C-2: PRELIMINARY GRADING PLAN**  
**RIVERSIDE, CALIFORNIA**

**KHR ASSOCIATES**  
CONSULTING ENGINEERS SURVEYORS-PLANNERS  
17530 Van Kester Ave. - Suite 203  
Irvine, California 92614  
Tel: (949) 758-4440

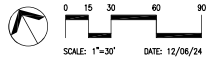
C:\Users\johnd\OneDrive\Documents\Projects\Iron Lofts\Iron Lofts - Preliminary Grading Plan - 12/04/24.dwg, Plot No. 24-001 - 0/00

SEE SHEET C-4 FOR CONTINUATION



**NOTE**

THE PROPOSED STORM DRAIN CONNECTION TO THE EXISTING 22" STORM DRAIN LINE IN MISSION INN AVE. REQUIRES AN ENCROACHMENT PERMIT AND IS CONTINGENT UPON RTC AND WATER CONSERVATION DISTRICT APPROVAL.



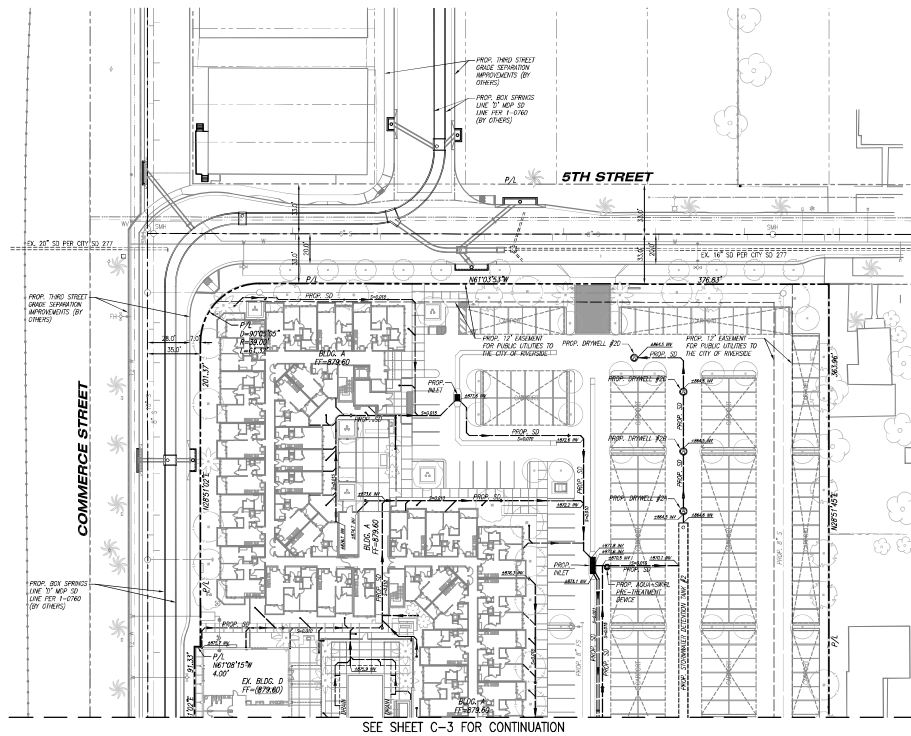
SCALE: 1"=30' DATE: 12/04/24

**IRON LOFTS**  
**IRON LOFTS, LLC**

**C-3: PRELIMINARY STORM DRAIN PLAN**  
**RIVERSIDE, CALIFORNIA**

**K&R ASSOCIATES**  
CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
17530 Von Karman Ave. - Suite 203  
Irvine, California 92614  
Tel: (949) 758-4440

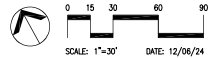
C:\Users\kramer\OneDrive\Documents\Projects\2024\12\24\IronLofts\C-3\_PreliminaryStormDrainPlan.dwg, 12/04/24, 11:58 AM, 11/24/24



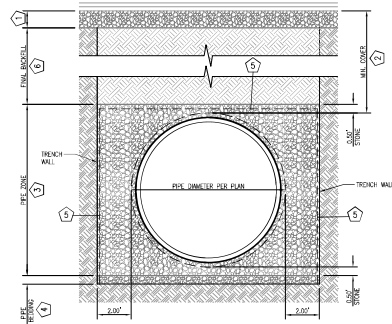
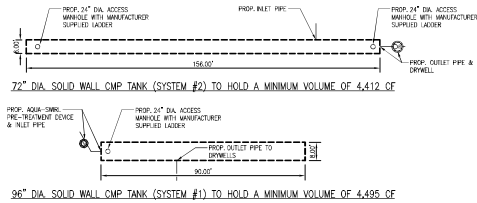
SEE SHEET C-3 FOR CONTINUATION

**IRON LOFTS**  
**IRON LOFTS, LLC**

**C-4: PRELIMINARY STORM DRAIN PLAN**  
**RIVERSIDE, CALIFORNIA**



**K&R ASSOCIATES**  
 CONSULTING ENGINEERS-SURVEYORS-PLANNERS  
 17530 Van Kester Ave. - Suite 203  
 Irvine, California 92614  
 Tel: (949) 758-4440



**DEFINITION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL**

**SCOPE**

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

**MATERIAL**

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AISI 43074 OR ASTM A430.

**FINISH**

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AISI 43074 OR ASTM A430. THE PIPE SIZES, GAUGES AND CORROSIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

**INSTALLATION**

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSIPA).

**INSULATION**

SHALL BE IN ACCORDANCE WITH AISC'S (STANDARD) SPECIFICATIONS FOR HEAVY DUTY BRIDGE SECTION, DIVISION 11 ON ALLOWABLES AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS, THE CONTRACTOR SHOULD RESOLVE AND RESOLVE WITH THE SITE ENGINEER.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

**FOUNDATION/BEDDING PREPARATION**

PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE IN THE EVENT THAT UNDESIRABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT DOWN TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE STATE ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE 4-4 INCHES OF A WELL-SORTED GRANULAR MATERIAL SHALL BE PLACED AS THE BEDDING.

**BACKFILL**

PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE IN THE EVENT THAT UNDESIRABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT DOWN TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE STATE ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE 4-4 INCHES OF A WELL-SORTED GRANULAR MATERIAL SHALL BE PLACED AS THE BEDDING.

**EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTURB, DAMAGE, OR DEGRADE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ACCURATE MINIMUM COVER FOR SOIL EQUATION, AND MAINTAINING UNIFORM LOADING ON ALL PIPES IN THE SYSTEM DURING ALL SUCH OPERATIONS.**

**OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO PHYSICAL BACKFILL DATA FOR MATERIAL REQUIREMENTS.**

- KEY**
- AGGREGATE ROAD BASE FOR GRADING PLANS.
  - 12" MIN. FOR DIAMETERS THROUGH 36", 18" MIN. FOR DIAMETERS FROM 12" TO 144", 24" MIN. FROM 120" TO 270" AND 36" MIN. FROM 180" TO 270" MEASURED TO TOP OF ROAD OR BOTTOM OF FLEXIBLE PAVEMENT.
  - FREE DRAINING ANGULAR WASHED STONE 3/4" TO 2" PARTICLE SIZE, DENSIFIED PER GEOTECHNICAL REPORTS.
  - WELL GRADED SANDWASHED STONE 3/4" TO 2" PARTICLE SIZE, DENSIFIED PER GEOTECHNICAL REPORTS.
  - CONCRETE 4-10 NON-WOODEN GEBESTELLE REQUIRED, WRAPPING AROUND TOP AND SIDES OF TRENCH DEPTH, DRIVING PLUGS AND OPERATIONS.
  - FINAL BACK FILL MATERIAL, PLACED IN 4" LIFTS AND COMPACTED TO 98% FOR PROPOSED SOILS DEPENDS ON SOIL TYPE AND OPERATIONS.

- GENERAL NOTES**
- REFER TO CONTROL BAND SELECTION GUIDE FOR BAND WIDTH, GAGE, AND FASTENER TYPES.
  - BANDS FOR PIPE-ARCH ARE THE SAME AS FOR EQUIVALENT DIAMETER ROUND PIPE.
  - BANDS ARE NORMALLY FURNISHED AS FOLLOWS:  
12" THRU 48" 3-PIECES  
24" THRU 84" 2-PIECES  
102" THRU 144" 3-PIECES
  - BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, BRITS OR WELD BEADS.
  - RECORDED ANNUAL SOIL CORROSIONS ARE NORMALLY 2.5/12" X 1/2".
  - DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.

**MANHOLE CAP NOTES**

- DESIGN IN ACCORDANCE WITH AASHTO, LATEST EDITION.
- DESIGN LOAD 15KS.
- CURB COVER = 1" MIN.
- CONCRETE STRENGTH = 3,200 PSI.
- REINFORCING STEEL = ASTM A615, GRADE 60.
- PROVIDE ADDITIONAL REINFORCING AROUND PERIPHERY EQUAL TO THE BARS INTERFERED, HALF EACH SIDE, ADDITIONAL BARS TO BE IN THE SAME PLANE.
- TRIM OPENING WITH EXTERNAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEFORE OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
- PROVIDE CURB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
- DETAIL DESIGN BY DELTA ENGINEERING, BIRMINGHAM, AL.

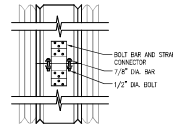
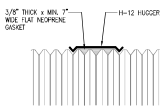
**REINFORCING TABLE**

#/SPE RISER	A	B	REINFORCING	1/2 BEARING PRESSURE (PSF)
24"	4' 4"	3' 0"	#5 @ 10" OC/EM #5 @ 12" OC/EM	2,410 1,780
30"	4' 4"	3' 0"	#5 @ 12" OC/EM #5 @ 12" OC/EM	3,130 3,230
36"	4' 5"	3' 0"	#5 @ 10" OC/EM #5 @ 10" OC/EM	1,880 1,290
42"	4' 5"	3' 0"	#5 @ 10" OC/EM #5 @ 10" OC/EM	1,720 1,210
48"	4' 6"	3' 0"	#5 @ 9" OC/EM #5 @ 9" OC/EM	1,600 1,110

\*\* ASSUMING SOIL BEARING CAPACITY

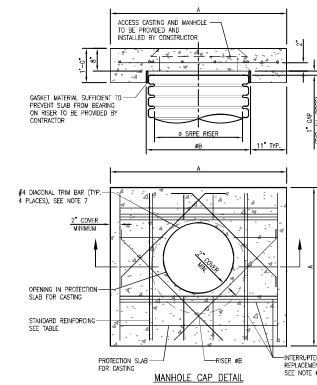
**HUGGER BAND GENERAL NOTES**

- REFER TO CONTROL BAND SELECTION GUIDE FOR BAND WIDTH, GAGE, AND FASTENER TYPES.
- BANDS FOR PIPE-ARCH ARE THE SAME AS FOR EQUIVALENT DIAMETER ROUND PIPE.
- BANDS ARE NORMALLY FURNISHED AS FOLLOWS:  
12" THRU 48" 3-PIECES  
24" THRU 84" 2-PIECES  
102" THRU 144" 3-PIECES
- BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, BRITS OR WELD BEADS.

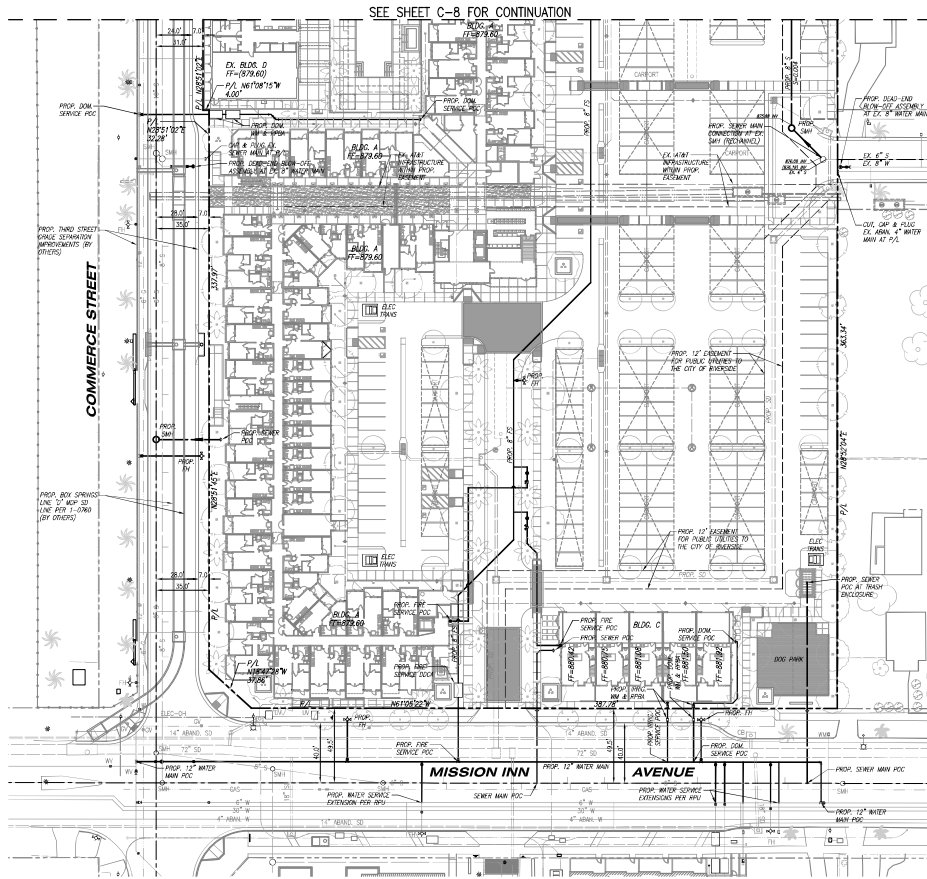


**UNDERGROUND DETENTION PIPE DETAILS**

SCALE: NONE

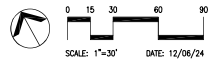






**NOTES**

1. VACATION OF 4TH ST. WILL REQUIRE THE ABANDONMENT OF THE EXISTING 4" WATER MAIN IN THE EXISTING STREET RIGHT OF WAY. ADDITIONAL ANALYSIS WILL BE NEEDED TO DETERMINE IF THE ABANDONMENT OF THIS SECTION OF MAIN WILL TRIGGER ANY ADDITIONAL OFF-SITE IMPACTS OR THE NEED TO LOOP THE MAIN THROUGH AN EASEMENT WITHIN THE PROJECT.
2. THE 4" WATER MAIN IN MISSION INN AVE. REQUIRES SPACING TO 12" FROM COMMERCE ST. ACROSS THE PROJECT FRONTAGE AT A MINIMUM AND POSSIBLY UP TO 20' IN A.C. DEPENDING ON REQUIRED FIRE FLOW AND IMPACTS FROM POTENTIAL ABANDONMENT OF THE 6TH ST. WATER MAIN.



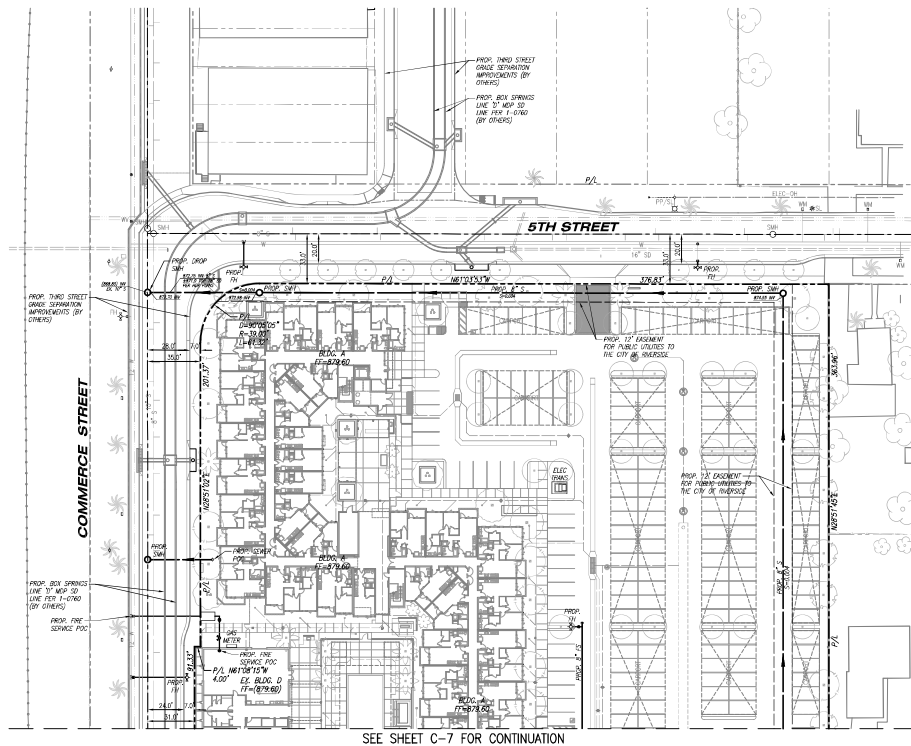
SCALE: 1"=30' DATE: 12/04/24

**IRON LOFTS**  
IRON LOFTS, LLC

**C-7: PRELIMINARY WET UTILITY PLAN**  
RIVERSIDE, CALIFORNIA

**K&H ASSOCIATES**  
CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
17530 Van Kester Ave., Suite 203  
Irvine, California 92614  
Tel: (949) 758-4440

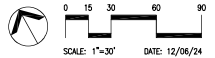
C:\Users\jgarcia\OneDrive\Documents\Projects\Iron Lofts\Iron Lofts - C-7 - Preliminary Wet Utility Plan.dwg, 12/04/24, 10:58:14 AM



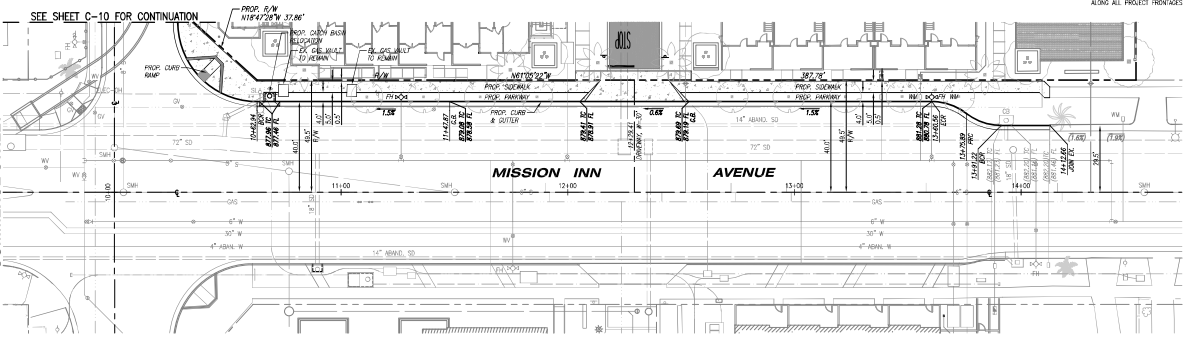
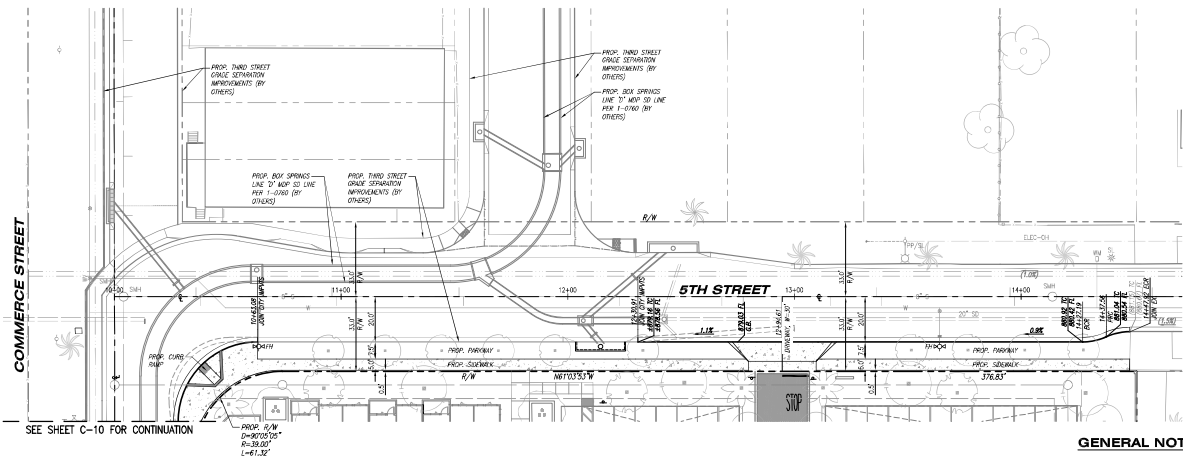
SEE SHEET C-7 FOR CONTINUATION

**IRON LOFTS**  
**IRON LOFTS, LLC**

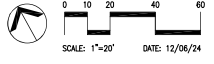
**C-8: PRELIMINARY WET UTILITY PLAN**  
**RIVERSIDE, CALIFORNIA**



**K&R ASSOCIATES**  
 CONSULTING ENGINEERS-SURVEYORS-PLANNERS  
 17530 Von Karman Ave., Suite 200  
 Irvine, California 92614  
 Tel: (949) 758-4440



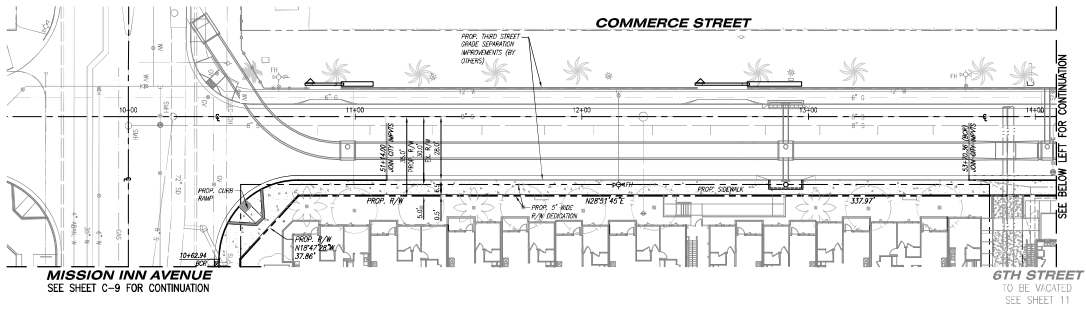
- GENERAL NOTES**
1. THE STREET IMPROVEMENTS SHOWN HEREON ALONG COMMERCE ST. AND 5TH ST. ARE PER THE'S PLANS, AS PART OF THE CITY'S THIRD STREET GRADE SEPARATION PROJECT. THE STREET IMPROVEMENTS SHOWN HEREON FOR THE IRON LOFTS DEVELOPMENT WILL INCLUDE TYPING INTO THE'S STREET IMPROVEMENTS AT KEY LOCATIONS AND CONTINUING ALONG THE NORTH SIDE OF COMMERCE ST. ALONG THE NORTH SIDE OF MISSION INN AVE., THE EAST SIDE OF COMMERCE ST., AND THE SOUTH SIDE OF 5TH ST. AS SHOWN HEREON.
  2. THE ABANDONED PAVE. LINE ALONG COMMERCE ST. SHALL ALSO BE REMOVED PER THE'S PLANS.
  3. REHABILITATION OF EXISTING PAVEMENT TO A WIDER OF STREET CENTERLINE ALONG ALL PROJECT PROPERTIES TO PUBLIC WORKS SPECIFICATIONS.



**IRON LOFTS**  
**IRON LOFTS, LLC**

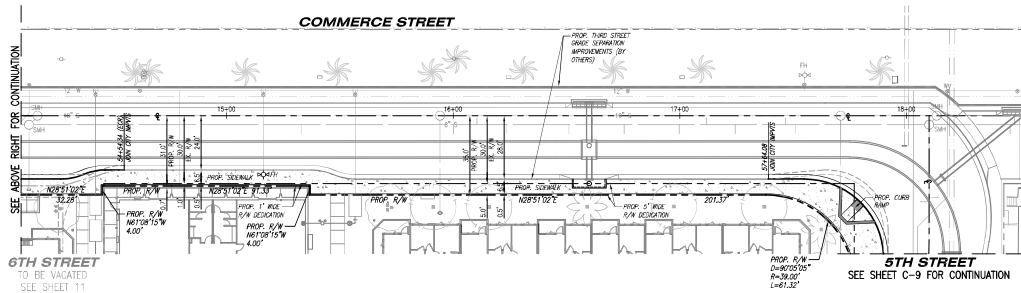
**C-9: PRELIMINARY STREET PLAN**  
**RIVERSIDE, CALIFORNIA**

**K&H ASSOCIATES**  
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
 17530 Van Kester Ave. - Suite 203  
 Irvine, California 92614  
 Tel: (949) 758-4440



MISSION INN AVENUE  
SEE SHEET C-9 FOR CONTINUATION

6TH STREET  
TO BE VACATED  
SEE SHEET 11

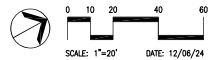


6TH STREET  
TO BE VACATED  
SEE SHEET 11

5TH STREET  
SEE SHEET C-9 FOR CONTINUATION

**GENERAL NOTES**

1. THE STREET IMPROVEMENTS SHOWN HEREON ALONG COMMERCE ST. AND 5TH ST. ARE PER HER PLAN, AS PART OF THE CITY'S THIRD STREET GRADE SEPARATION PROJECT. THE STREET IMPROVEMENTS SHOWN ARE WORK FOR THE IRON LOFTS DEVELOPMENT WILL INCLUDE THIRD STREET IMPROVEMENTS AT KEY LOCATIONS AND CONTINUING ALONG THE BLOCK LOT'S THROUGHOUT ALONG THE NORTH SIDE OF MISSION INN AVE., THE EAST SIDE OF COMMERCE ST., AND THE SOUTH SIDE OF 5TH ST. AS SHOWN HEREON.
2. THE ABANDONED PAUL LINE ALONG COMMERCE ST. SHALL ALSO BE REMOVED PER HER PLAN.
3. REHABILITATION OF EXISTING PAVEMENT TO A WALKWAY OF STREET CENTERLINE ALONG ALL PROJECT PROXIMITY TO PUBLIC WORKS OPERATIONS.



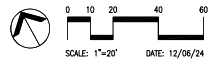
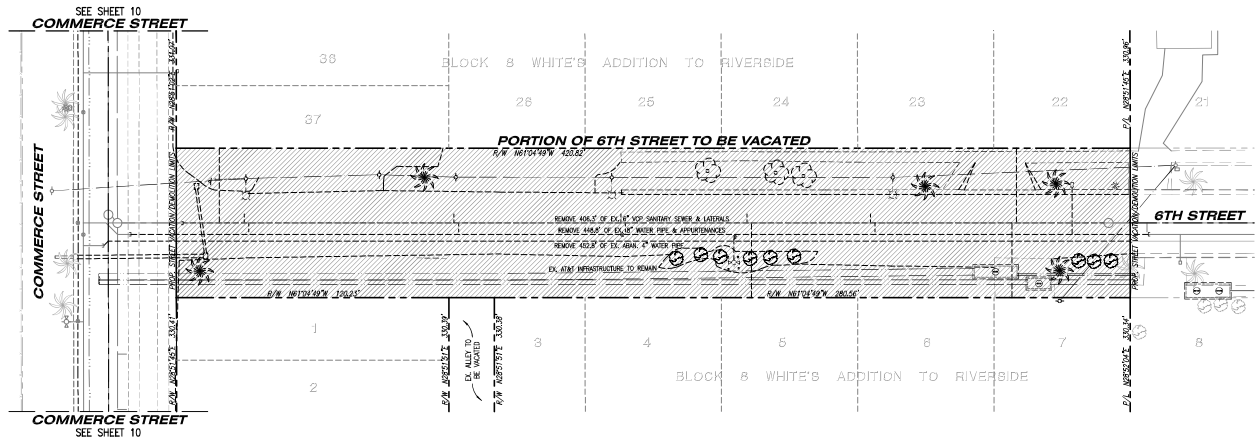
**IRON LOFTS**  
**IRON LOFTS, LLC**

**C-10: PRELIMINARY STREET PLAN**  
**RIVERSIDE, CALIFORNIA**

**K&H ASSOCIATES**  
CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
17530 Van Kester Ave. - Suite 203  
Irvine, California 92614  
Tel: (949) 758-4440

**NOTES**

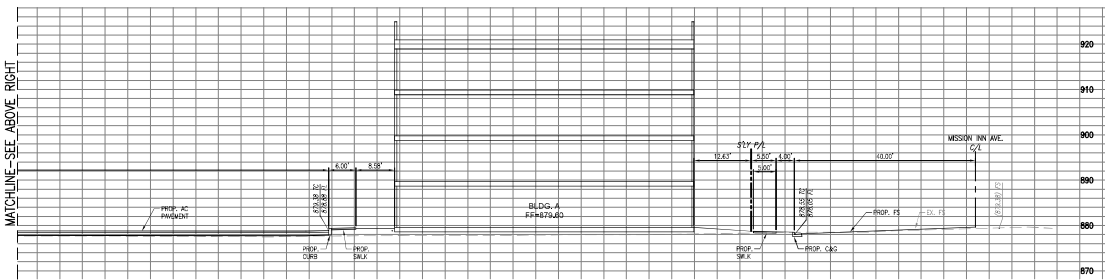
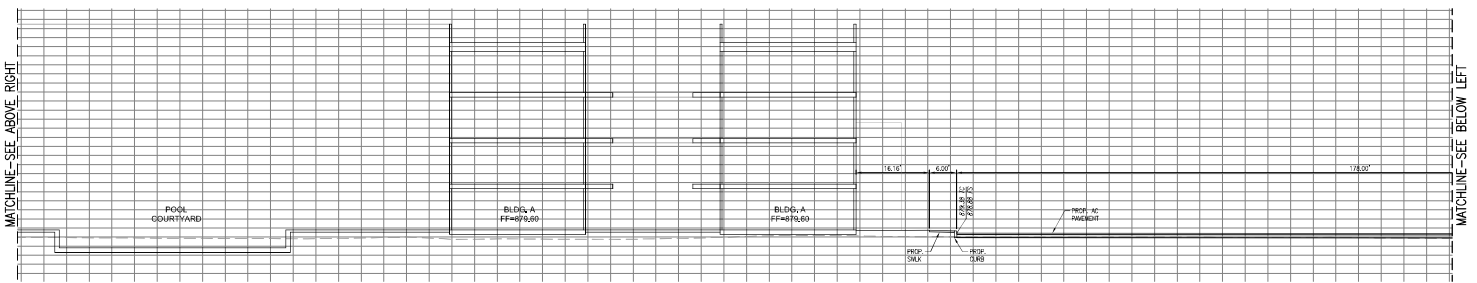
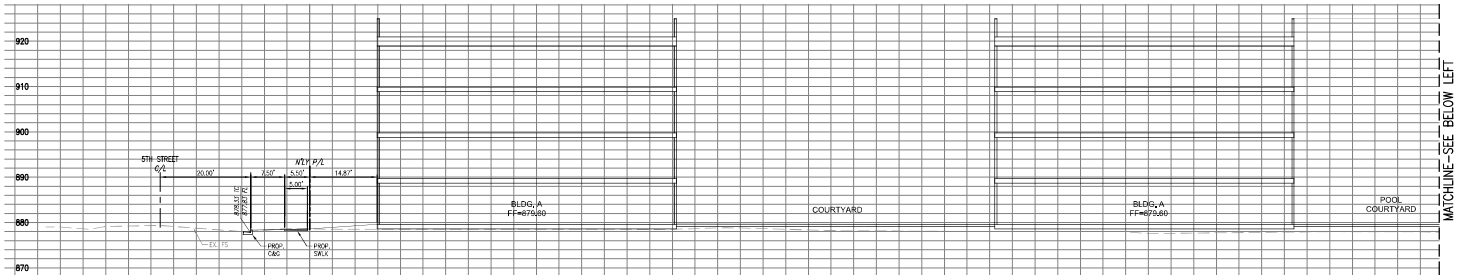
1. ALL EXISTING IMPROVEMENTS (E.G., HARDSCAPE, LANDSCAPE, UTILITIES, ETC.) WITHIN THAT PORTION OF 6TH STREET TO BE VACATED SHALL BE DEMOLISHED AND REMOVED.
2. ALL EXISTING OVERHEAD POWER LINES ALONG THAT PORTION OF 6TH STREET TO BE VACATED SHALL BE UNDERGROUND.



**IRON LOFTS**  
IRON LOFTS, LLC

**C-11: PRELIMINARY 6TH STREET VACATION & DEMOLITION PLAN**  
RIVERSIDE, CALIFORNIA

**K&R ASSOCIATES**  
CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
17530 Von Karman Ave. - Suite 203  
Irvine, California 92614  
Tel: (949) 754-4440



**SECTION 'A-A'**  
 HORIZONTAL: 1"=10'  
 VERTICAL: 1"=10'

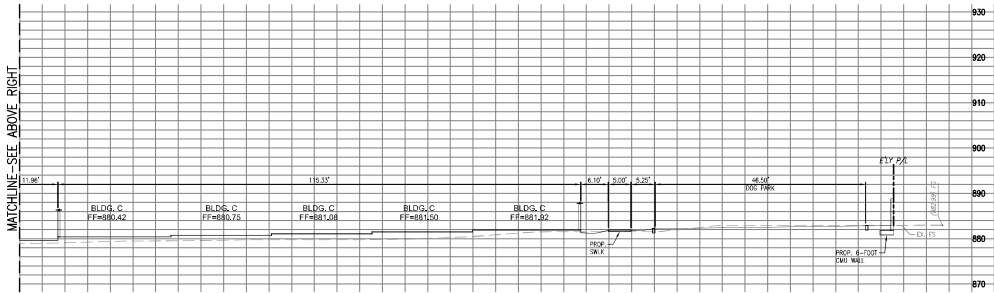
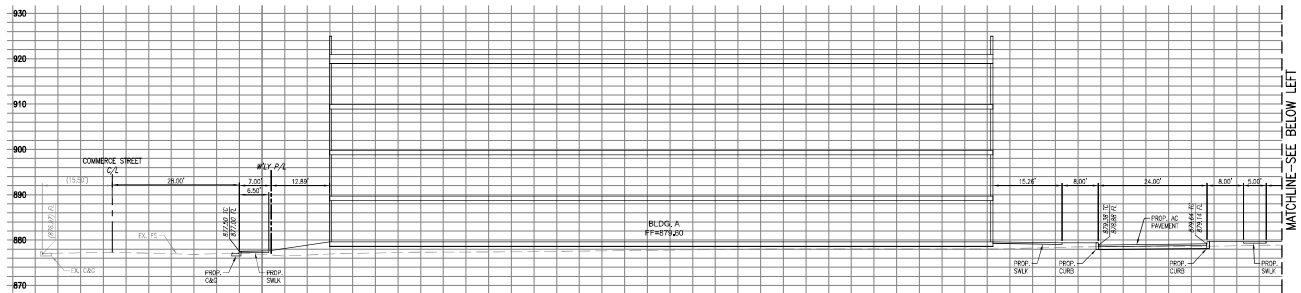
DATE: 12/06/24

**IRON LOFTS**  
 IRON LOFTS, LLC

**C-12: PRELIMINARY SITE SECTIONS**  
 RIVERSIDE, CALIFORNIA

**K+R ASSOCIATES**  
 CONSULTING ENGINEERS SURVEYORS-PLANNERS  
 17530 Von Karman Ave., Suite 203  
 Irvine, California 92614  
 Tel: (949) 758-4440

C:\Users\kramer\OneDrive\Documents\Projects\12-11-2024\12-11-2024\_06\_06\_2024\_0000.dwg



**SECTION "B-B"**  
 HORIZONTAL: 1"=10'  
 VERTICAL: 1"=10'

**IRON LOFTS**  
**IRON LOFTS, LLC**

**C-13: PRELIMINARY SITE SECTIONS**  
**RIVERSIDE, CALIFORNIA**

DATE: 12/06/24

**KHR ASSOCIATES**  
 CONSULTING ENGINEERS SURVEYORS PLANNERS  
 17530 Von Karman Ave., Suite 203  
 Irvine, California 92614  
 Tel: (949) 754-4440

C:\Users\khr\OneDrive\Documents\Projects\13-11-2024\13-11-2024\_Prelim\_Site\_Sec.dwg, 12/06/24, 10:08:21 AM, 2024

