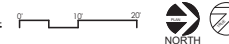


CONCEPTUAL SITE PLAN

SCALE 1" = 10'-0"



SHEET INDEX

SHT. NO.	DESCRIPTION
DR-1.0	CONCEPTUAL SITE PLAN
DR-1.1	FENCE AND GATES
DR-2.1	1ST FLOOR PLAN
DR-2.2	2ND FLOOR PLAN
DR-2.3	3RD FLOOR PLAN
DR-2.4	4TH FLOOR PLAN
DR-3.0	BUILDING ELEVATIONS
C1	CONCEPTUAL GRADING PLAN
L1	CONCEPTUAL LANDSCAPE PLAN
L2	CONCEPTUAL LANDSCAPE PLAN COLORED



PROJECT DATA

PROJECT DESCRIPTION

THIS PROPOSAL CONSISTS OF A FOUR STORY, MULTIFAMILY APARTMENT BUILDING CONTAINING 30 UNITS OF 1 AND 2 BED UNITS. THE BUILDING WILL BE 3 STORIES OF RESIDENTIAL OVER A ONE-STORY ON-GRADE, ENCLOSED AND SECURE PARKING GARAGE. THE PROPOSED 11TH AND MARKET PROJECT INCLUDES DEMOLITION OF THE NON-ELIGIBLE ANGLARY BUILDING, THE CONSTRUCTION OF A NEW MULTIFAMILY DEVELOPMENT, AND REHABILITATION OF THE 1936 SERVICE STATION BUILDING FOR REUSE AS COMMON ACTIVITY SPACE WITH A MAIL ROOM AND POTENTIALLY A PRIVATE FITNESS CENTER TO SERVE THE NEW RESIDENTIAL COMMUNITY. THE INTERIOR WOULD BE MODIFIED, AS NEEDED, TO ACCOMMODATE THE NEW USE. THE EXTERIOR WOULD REQUIRE THE REMOVAL OF THE ADDED RESTROOMS AND INAPPROPRIATE REAR ADDITION, MODIST MODIFICATION OF THE LAST, VEHICULAR OPENING BAY ON THE SIDE ELEVATION, AND REPAIR AND RESTORATION OF THE REMAINING THREE SIDE ELEVATION BAYS AND MARKET STREET.

PROJECT ADDRESS

4135 MARKET STREET
RIVERSIDE, CALIFORNIA

PARCEL AREA:

0.49 AC
21,067 S.F.

OWNER:

ENNAE PROPERTIES, INC.
11310 VALLEY BLVD., EL MONTE, CA 91731
CONTACT: LINDA ENNAE
PHONE: 213-388-2125
EMAIL: linda@ennae.com

APPLICANT:

ENNAE PROPERTIES, INC.
11310 VALLEY BLVD.
EL MONTE, CA 91731
LINDA ENNAE
213-388-2125

APPLICANT'S REPRESENTATIVE:

TR DESIGN GROUP, ARCHITECTURE
2800 ADAMS STREET, STE. A-400
RIVERSIDE, CA 92505
CONTACT: RICK JAEGER
PHONE: 951-742-7179
EMAIL: rick@trdesigngroup.com

APN:

215-251-004

PROPOSED OCCUPANCY:

GROUP "R2" M.F. RESIDENTIAL

ADJACENT OCCUPANCY:

GROUP "B" AUTO SERVICE

EXISTING & PROPOSED ZONE / LAND USE:

EXISTING:
ZONING: C3, DOWNTOWN SPECIFIC PLAN - JUSTICE CENTER DISTRICT
SPECIFIC PLAN: ALMOND STREET
GENERAL PLAN: DSP, DOWNTOWN SPECIFIC PLAN

CONSTRUCTION TYPE:

PROPOSED:
LAND USE: JUSTICE CENTER
Zoning: CDP-C-3R

BUILDING SETBACKS:

FRONT YARD (STREET): 10'-0"
SIDE YARD STREET: 10'-0"
INTER SIDE YARD: 0'-0"
REAR YARD: 25'-0"

FLOOR AREA RATIO:

223

LOT COVERAGE:

BUILDING AREA, NEW:	11,808 S.F. = 56.05%
BUILDING AREA, EXISTING:	1,702 S.F. = 8.07%
LANDSCAPE AREA:	3,473 S.F. = 16.48%
IMPERVIOUS AREA:	4,084 S.F. = 19.38%
TOTAL	21,067 S.F. = 100.00%

BUILDING AREA :

1ST FLOOR	11,808 SF
EXISTING BLDG.	1,702 SF
2ND FLOOR	11,094 SF
3RD FLOOR	11,145 SF
4TH FLOOR	11,159 SF
	46,909 SF

PARKING CALCULATION

UNIT TYPE	COUNT	REQ.	REQ.	PROV.	DIFF.
1 BEDROOM	24	1	24	0	
2 BEDROOM	6	2	12	12	0
TOTAL	30		35	35	0

ACCESSIBLE SPACES

TOTAL SPCS.	REQD.	PROV.
36	2%	1

E.V. CAPABLE SPACES

TOTAL SPCS.	REQD.	PROV.
36	10%	4

BIKE PARKING - LONG TERM

TOTAL SPCS.	REQD.	PROV.
35	5%	2

LONG TERM BICYCLE PARKING, FOR NEW BUILDINGS WITH 10 OR MORE TENANT OCCUPANTS, PROVIDE SECURE BICYCLE PARKING FOR 5% OF THE TOTAL VEHICULAR PARKING OR SITE WITH A MINIMUM OF ONE. CDBSC 5.108.4.1.2

SITE LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	LANDSCAPE SETBACK LINE
---	FENCE LINE
---	PATH OF TRAVEL LINE
---	NO PARKING ZONE

CONCEPTUAL SITE PLAN

DATE: 6/18/2024

JOB #: 20-073

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DR-1.0



4 CMU BLOCK WALL ELEVATION

SCALE: 3/8" = 1'-0"



2 STEEL FENCE ELEVATIONS

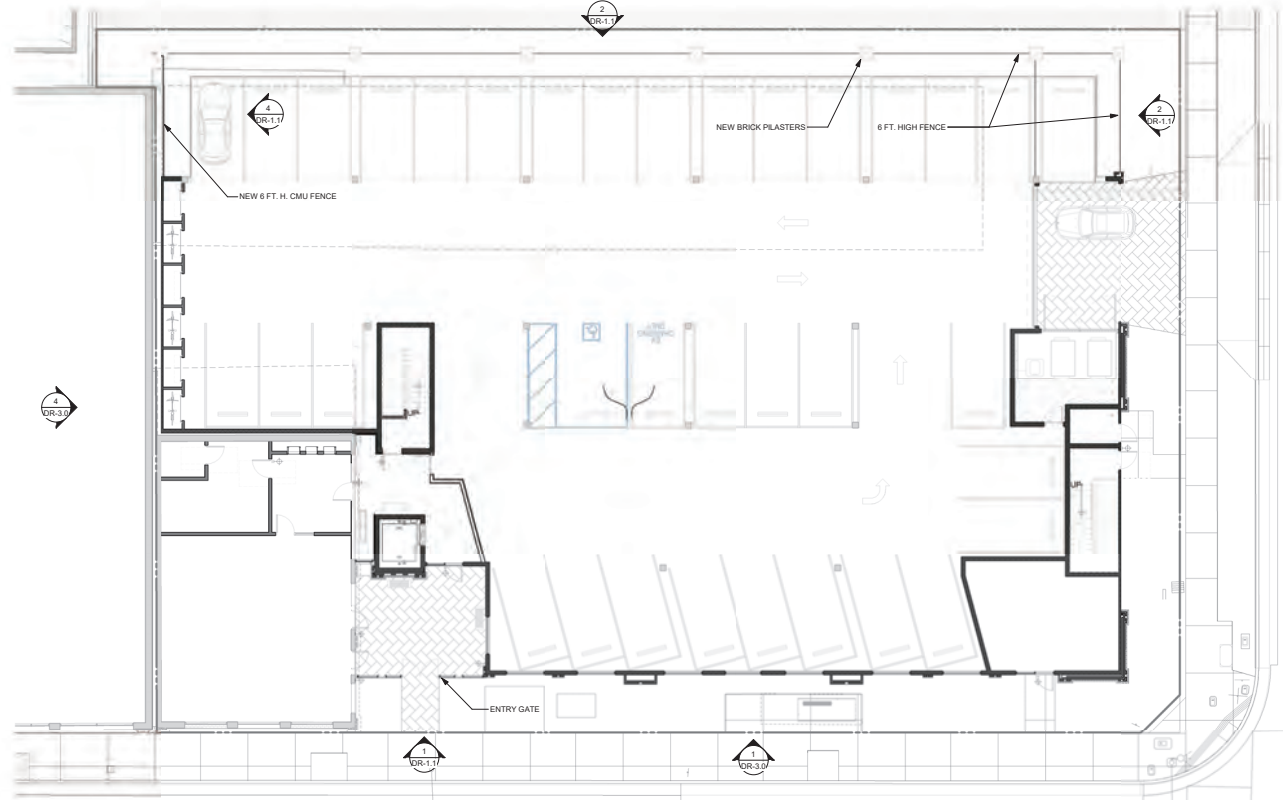
SCALE: 3/8" = 1'-0"

OCCURS AT WEST AND NORTHWEST PROPERTY LINES AROUND PARKING AREA



1 ENTRY GATE AT MARKET ST.

SCALE: 3/8" = 1'-0"



3 CONCEPTUAL FENCE PLAN

SCALE: 1" = 10'-0"



MADE IN THE USA

APPLICANT:

ENNABE PROPERTIES, INC.

11310 VALLEY BLVD.
EL MONTE, CA 91731
LINDA ENNABE
213-388-2125

PROJECT:

30 UNIT APARTMENTS
4135 MARKET STREET,
RIVERSIDE, CA

FENCE AND GATES

DATE: 5/24/2024
JOB #: 20-073
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Riverside, CA 92503
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PROJECT:

30 UNIT APARTMENTS
4135 MARKET STREET,
RIVERSIDE, CA

APPROVAL STAMP

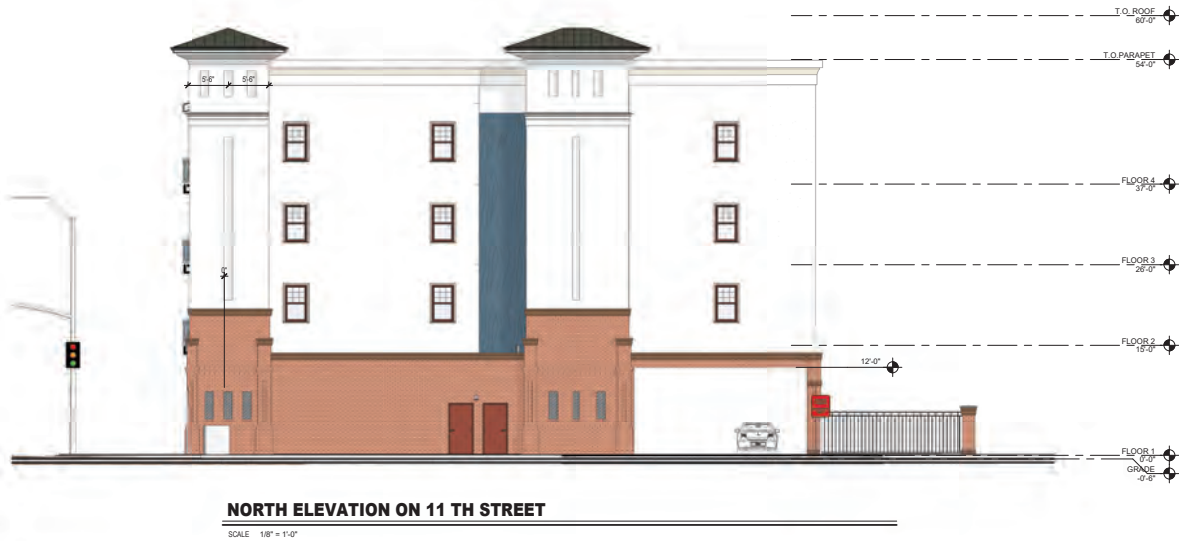
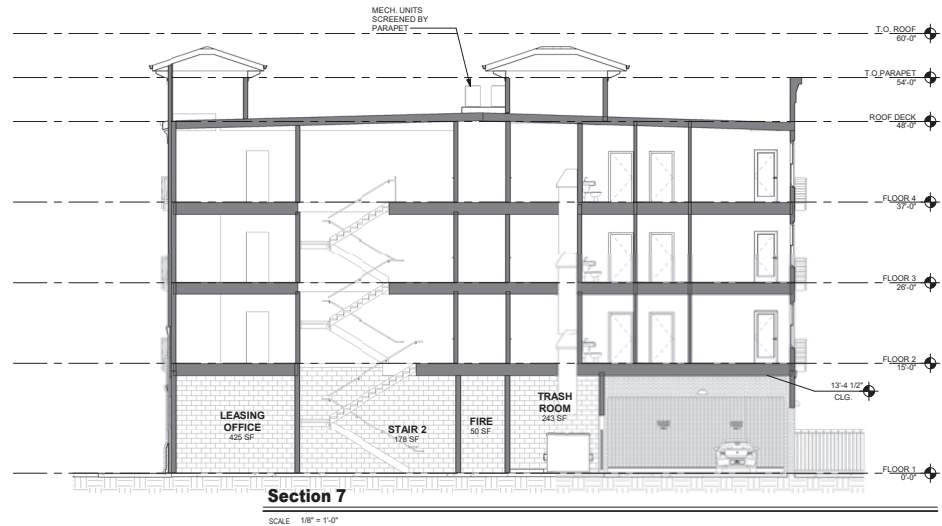
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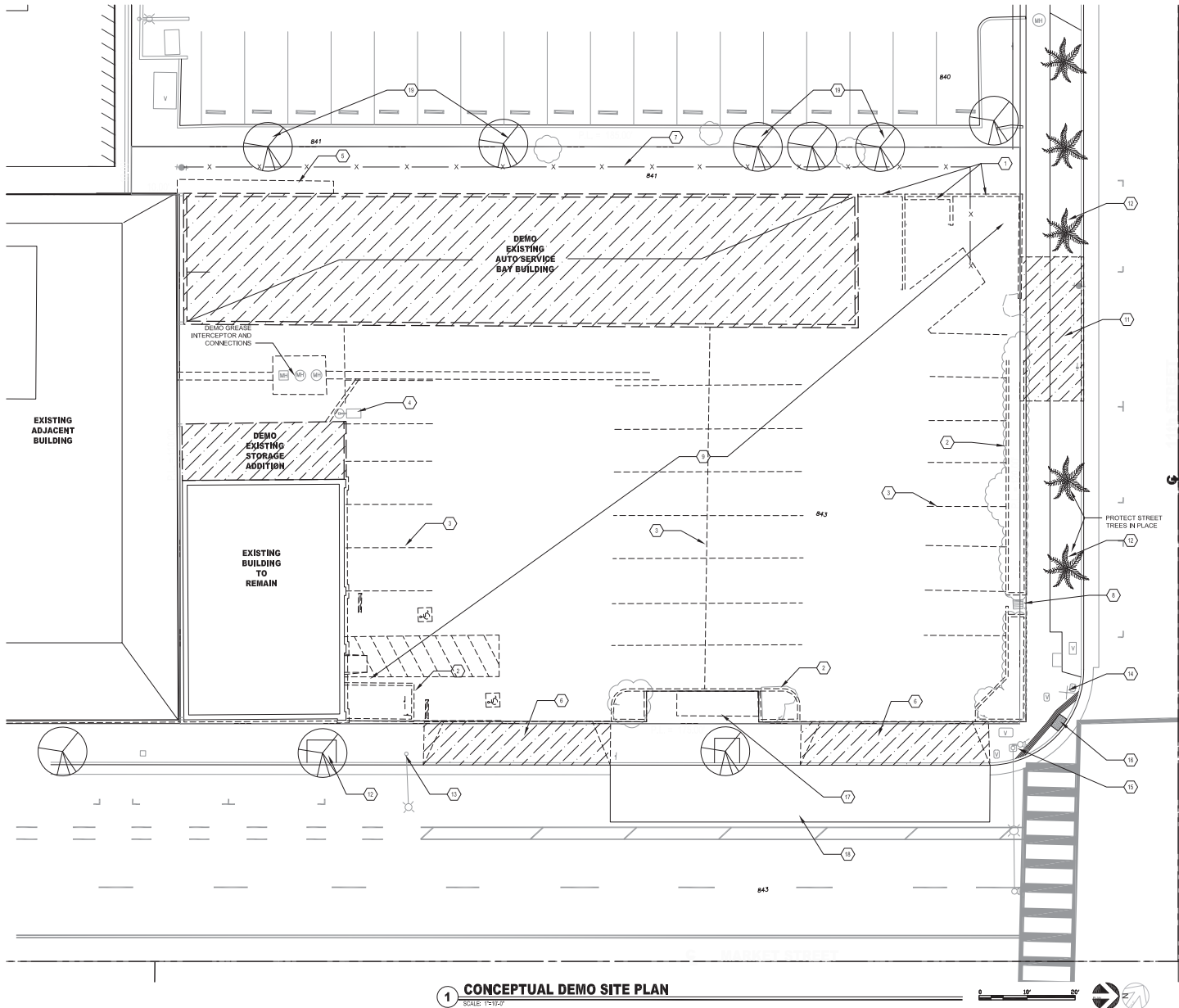
APPROVED BY DATE

TRASH ROOM
STUDY

DATE: 5/24/2024
JOB #: 20-073
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DR-1.2





1 CONCEPTUAL DEMO SITE PLAN
SCALE: 1"=10'-0"



DEMO PLAN KEYNOTES

- 1 DEMO EXISTING C&U TRASH ENCLOSURE WALLS AND ADJACENT WALLS
- 2 DEMO EXISTING CONCRETE CURB
- 3 DEMO EXISTING CONCRETE DRIVEWAY
- 4 DEMO EXISTING FENCE
- 5 DEMO EXISTING SITE DRAIN PER CIVIL
- 6 DEMO CONCRETE PARKING LOT PAVING
- 7 DEMO AND/OR RELOCATE SUB-GRADE UTILITY BOXES, VALVES, CONTROLLERS AS REQUIRED
- 8 DEMO CURB AND GUTTER AS REQUIRED FOR NEW DRIVEWAY
- 9 STREET TREES P.I.P.
- 10 STREET LIGHT P.I.P.
- 11 UTILITIES P.I.P.
- 12 TRAFFIC SIGNAL P.I.P.
- 13 RAMP P.I.P.
- 14 BUS STOP SLAB, BENCH AND COVER, P.I.P.
- 15 BUS STOP PAD, P.I.P.
- 16 PROP. LINE TREES P.I.P.



APPLICANT:

ENNABE PROPERTIES, INC.
LINDA ENNABE
11310 VALLEY BLVD.
EL MONTE, CA 91731
(213) 388-2125

PROJECT:

11TH AND MARKET
4153 MARKET STREET
RIVERSIDE, CA 92501

SYMBOL LEGEND

- EXISTING BUILDING WALLS
- DEMOLISHED WALL
- DEMOLISHED ITEMS
- DEMOLISHED AREAS

CONCEPTUAL
DEMO SITE PLAN

DATE: 5/28/2024
JOB #: 20-073

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DR-1.3

UNIT TALLY		
UNIT TYPE	COUNT	UNIT AREA
FLOOR 2		
1 BED	8	8623 SF
2 BED	2	2213 SF
FLOOR 3		
1 BED	8	8616 SF
2 BED	2	2214 SF
FLOOR 4		
1 BED	8	8616 SF
2 BED	2	2213 SF
TOTAL	30	26495 SF

PRIVATE OPEN SPACE	REQD	REQD	PROV	DIFF
NO. UNITS	505F / UNIT	1,500 SF	2,445 SF	+945 SF
COMMON OPEN SPACE				
EXTERIOR COMMON SPACE		418 SF		
INTERIOR COMMON SPACE		1,840 SF		

BUILDING AREA

1ST FLOOR	11808 SF
EXISTING BLDG.	1702 SF
2ND FLOOR	11594 SF
3RD FLOOR	11145 SF
4TH FLOOR	11159 SF
	46909 SF



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EL MONTE, CA 91731
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PROJECT:

30 UNIT APARTMENTS
4135 MARKET STREET,
RIVERSIDE, CA

1ST FLOOR PLAN

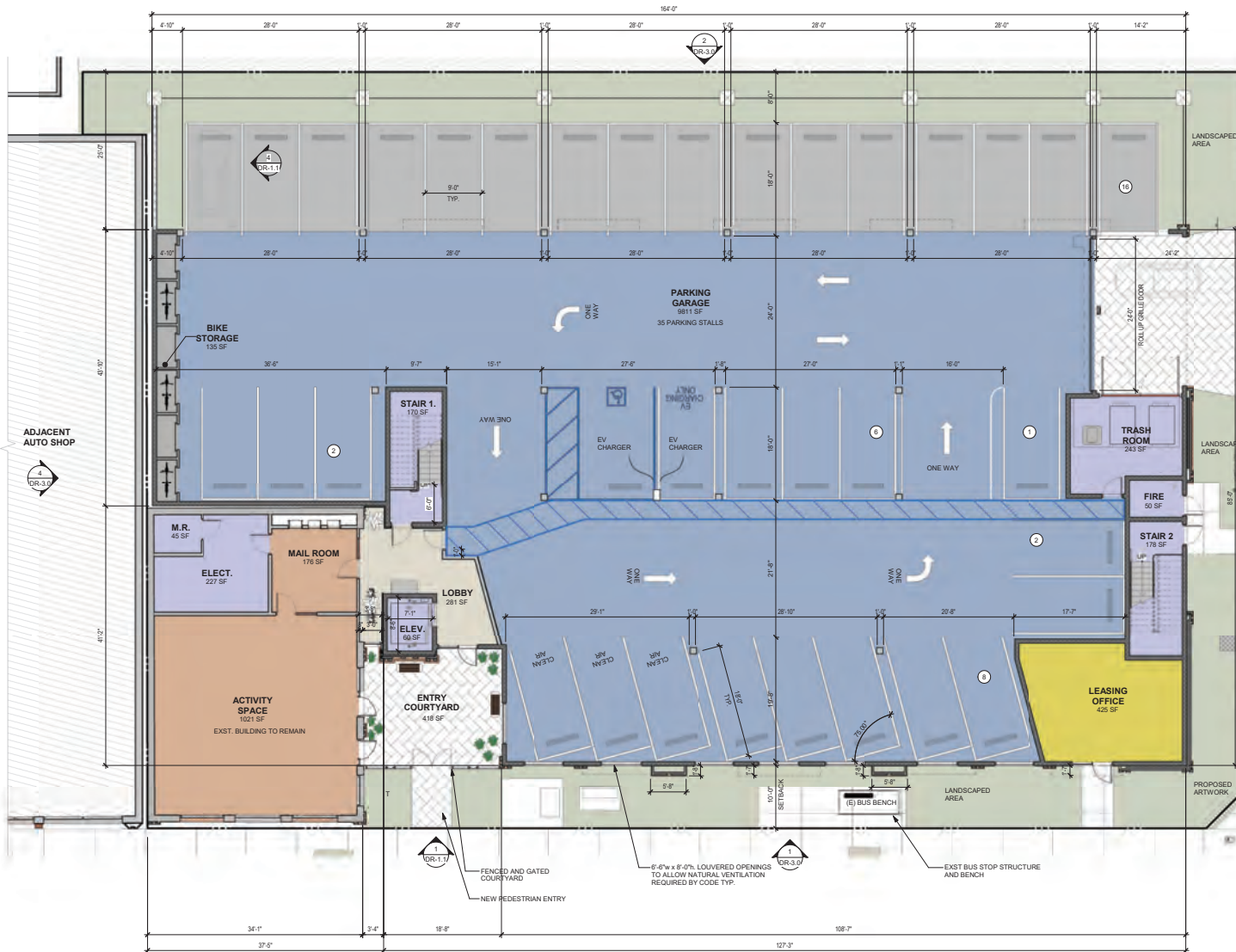
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GROUND FLOOR - CONCEPTUAL FLOOR PLAN

SCALE 1/8" = 1'-0"





2ND FLOOR - CONCEPTUAL FLOOR PLAN

SCALE 1/8" = 1'-0"



UNIT TALLY - 2ND FLOOR					
UNIT TYPE	UNIT NO.	S.F.	COUNT	BALC. S.F.	
FLOOR 2					
1 BED	201	831 SF	1		79
1 BED	202	833 SF	1		80
1 BED	203	833 SF	1		80
1 BED	204	868 SF	1		74
2 BED	205	1200 SF	1		94
1 BED	206	831 SF	1		80
1 BED	207	831 SF	1		80
1 BED	208	831 SF	1		80
1 BED	209	865 SF	1		54
2 BED	210	1013 SF	1		81
TOTAL		8836 SF	10		815

OPEN SPACE - 2ND FLOOR			
ROOM	RM. NO.	S.F.	COUNT
FLOOR 2			
COMMON 2	114	143 SF	1
TOTAL		143 SF	1

BUILDING AREA	
1ST FLOOR	11808 SF
EXISTING BLDG.	1702 SF
2ND FLOOR	11094 SF
3RD FLOOR	11145 SF
4TH FLOOR	11155 SF
TOTAL	48909 SF

Room Legend

- 1 BED
- 2 BED
- COMMUNITY
- CORE
- HALLWAY



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LINDA ENNEAB
213-388-2125

PROJECT:

30 UNIT APARTMENTS
4135 MARKET STREET,
RIVERSIDE, CA

2ND FLOOR PLAN

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FLOOR 3 - CONCEPTUAL FLOOR PLAN

SCALE 1/8" = 1'-0"



UNIT TALLY - 3RD FLOOR					
UNIT TYPE	UNIT NO.	S.F.	COUNT	BALC. S.F.	
FLOOR 3					
1 BED	301	830 SF	1		79
1 BED	302	833 SF	1		86
1 BED	303	833 SF	1		80
1 BED	304	963 SF	1		74
2 BED	305	1200 SF	1		94
1 BED	306	831 SF	1		86
1 BED	307	831 SF	1		86
1 BED	308	831 SF	1		86
1 BED	309	864 SF	1		54
2 BED	310	1013 SF	1		81
TOTAL		8830 SF	10		815

OPEN SPACE - 3RD FLOOR			
ROOM	RM. NO.	S.F.	COUNT
FLOOR 3			
COMMON 3	312	143 SF	1
TOTAL		143 SF	1

BUILDING AREA

1ST FLOOR	11808 SF
EXISTING BLDG.	1702 SF
2ND FLOOR	11094 SF
3RD FLOOR	11145 SF
4TH FLOOR	11155 SF
TOTAL	48909 SF

Room Legend

- 1 BED
- 2 BED
- COMMUNITY
- CORE
- HALLWAY



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ENNAPE PROPERTIES, INC.

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EL MONTE, CA 91731
LINDA ENNAPE
213-388-2125

PROJECT:

30 UNIT APARTMENTS
4135 MARKET STREET,
RIVERSIDE, CA

3RD FLOOR PLAN

DATE: 6/17/2024

JOB #: 20-073

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4TH FLOOR - CONCEPTUAL FLOOR PLAN

SCALE 1/8" = 1'-0"



UNIT TALLY - 4TH FLOOR				
UNIT TYPE	UNIT NO.	S.F.	COUNT	BALC. S.F.
FLOOR 4				
1 BED	401	830 SF	1	78
1 BED	402	833 SF	1	86
1 BED	403	833 SF	1	80
1 BED	404	863 SF	1	71
2 BED	405	1200 SF	1	84
1 BED	406	831 SF	1	80
1 BED	407	831 SF	1	80
1 BED	408	831 SF	1	86
1 BED	409	854 SF	1	51
2 BED	410	1013 SF	1	91
TOTAL		8829 SF	10	815

OPEN SPACE - 4TH FLOOR			
ROOM	RM. NO.	S.F.	COUNT
FLOOR 4			
COMMON 4	115	142 SF	1
TOTAL		142 SF	1

BUILDING AREA

1ST FLOOR	11808 SF
EXISTING BLDG.	1702 SF
2ND FLOOR	11094 SF
3RD FLOOR	11146 SF
4TH FLOOR	11158 SF
TOTAL	46909 SF

Room Legend

- 1 BED
- 2 BED
- COMMUNITY
- CORE
- HALLWAY



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PROJECT:

30 UNIT APARTMENTS
4135 MARKET STREET,
RIVERSIDE, CA

4TH FLOOR PLAN

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TEL: 951-745-7178

1800 VALLEY BLVD.
SUITE 400
RIVERSIDE, CA 92503
WWW.TDESIGNGROUP.COM

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ENNAE PROPERTIES, INC.

11310 VALLEY BLVD.
EL MONTE, CA 91731
LINDA ENNAE
213-388-2125

PROJECT:

30 UNIT APARTMENTS
4135 MARKET STREET,
RIVERSIDE, CA

ENLARGED UNIT
PLANS

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DR-2.5



5 UNIT TYPE 2B - 2 BEDROOM - 1,200 SF

SCALE: 1/4" = 1'-0"



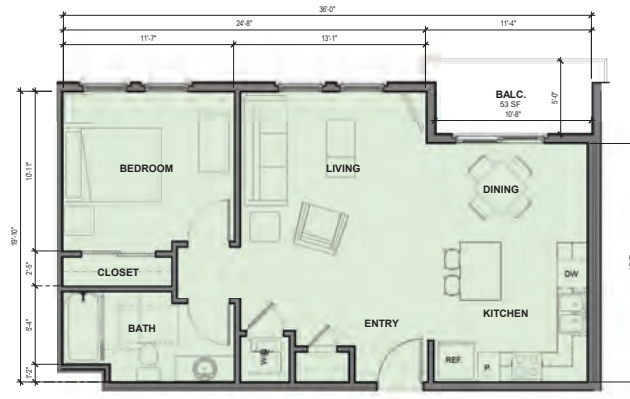
4 UNIT TYPE 2A - 2 BEDROOM - 1,013 SF

SCALE: 1/4" = 1'-0"



3 UNIT TYPE 1C - 1 BEDROOM - 979 SF

SCALE: 1/4" = 1'-0"



2 UNIT TYPE 1B - 1 BEDROOM - 664 SF

SCALE: 1/4" = 1'-0"



1 UNIT TYPE 1A - 1 BEDROOM - 833 SF

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES

- 1 STANDING SEAM METAL ROOFING
MFG.: BERTRIDGE, HIGH SEAM TEE PANEL
COLOR: ZINC GRAY
- 2 PERFORATED METAL PANEL
COLOR: VALSPAR 249-6 MIDNIGHT BLUE
- 3 STUCCO FINISH: LA HABRA 1620
COLOR: SHERWIN WILLIAMS
SW 7035 PURE WHITE
- 4 ALUMINUM CABLE RAIL
CLEAR ALUMINUM FINISH
STAINLESS STEEL CABLES
- 5 WINDOWS
ANDERSON, A-SERIES HUNG WINDOW &
GLIDING PATIO DOORS
- 6 STUCCO FINISH: LA HABRA 1620
COLOR: SHERWIN WILLIAMS
SW 7035 AESTHETIC WHITE
- 7 PAINTED TRIM
COLOR: SHERWIN WILLIAMS
- 8 ALUMINUM FRAMES AND DOOR
KAWNEER DARK BRONZE ANODIZED
- 9 CUSTOM METAL CUT OUT FOR RAILINGS
AND VENTILATION OPENINGS AT
GARAGE COLOR: VALSPAR 249-6
MIDNIGHT BLUE
- 10 ALUMINUM SIDING
LONGBOARD TONGUE AND GROOVE
COLOR: GRAPHITE
- 11 BRICK VENEER
HEBRON BRICK: BIGHORN



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



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APPLICANT:

ENNAPE PROPERTIES, INC.

11310 VALLEY BLVD.
EL MONTE, CA 91731
LINDA ENNAPE
213-388-2125

PROJECT:

30 UNIT APARTMENTS
4135 MARKET STREET,
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**BUILDING
ELEVATIONS**

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DR-3.0

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LINDA ENNABE
213-388-2125

PROJECT:

30 UNIT APARTMENTS
4135 MARKET STREET,
RIVERSIDE, CA

**CONCEPTUAL
ROOF PLAN**

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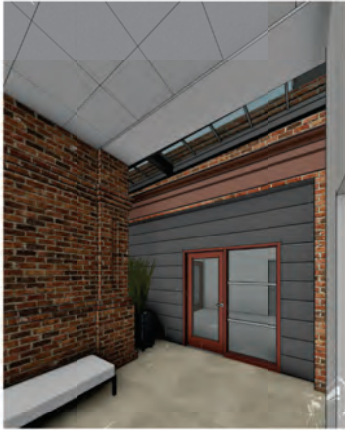
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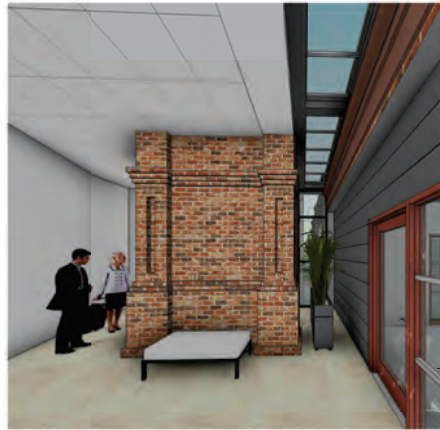
ROOF DECK

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





INTERIOR LOBBY

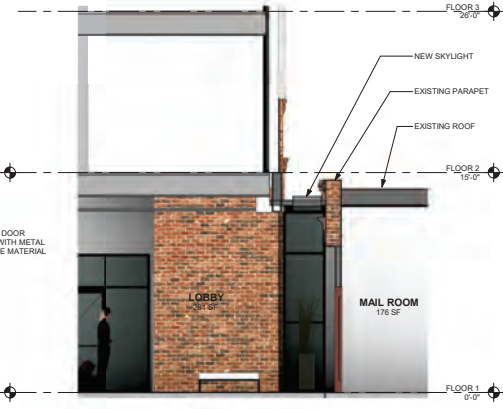


INTERIOR LOBBY



4 CROSS SECTION B

SCALE: 1/4" = 1'-0"

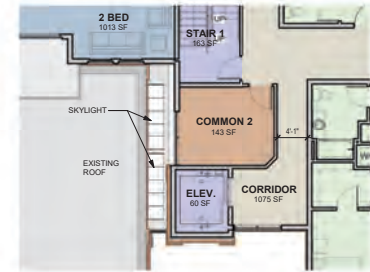


3 CROSS SECTION A

SCALE: 1/4" = 1'-0"



ENTRY ELEVATION



2 2ND FLOOR - AT CONNECTION

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



1 GROUND FLOOR - AT CONNECTION

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



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LINDA ENNABE
213-388-2125

PROJECT:

30 UNIT APARTMENTS
4135 MARKET STREET,
RIVERSIDE, CA

BUILDING
CONNECTION

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DR-5.0

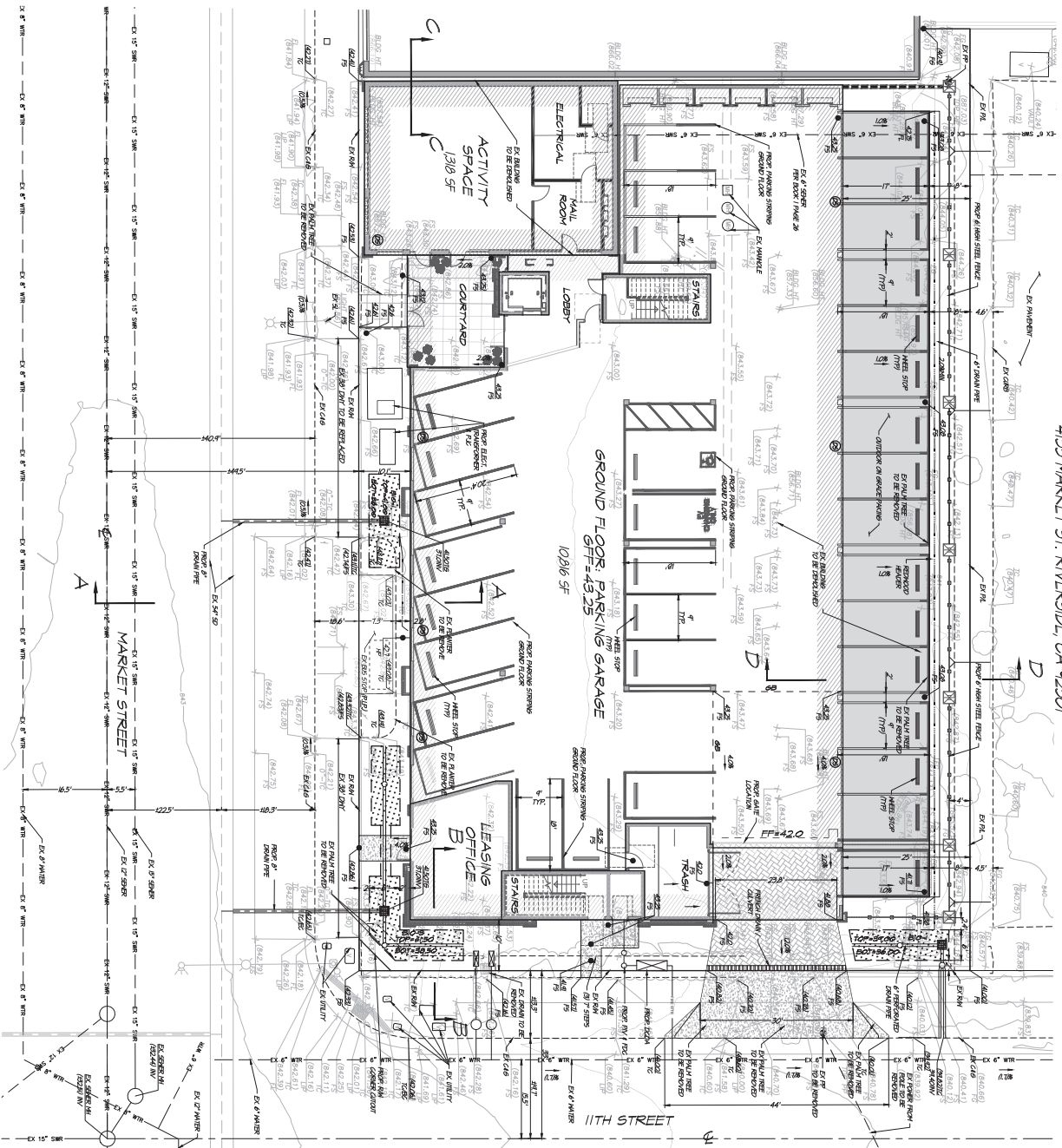
30 UNIT MULTI-FAMILY
4135 MARKET STREET, RIVERSIDE, CA



COLOR & MATERIAL BOARD



4135 MARKET ST. RIVERSIDE, CA 92501

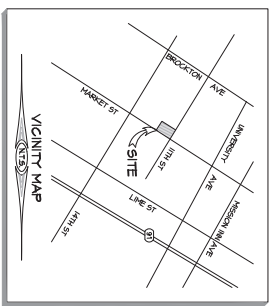


SECTION 23, T2S, R5W

LEGEND	
BC	EDGE OF CONCRETE
APM	APPOINT
EP	EDGE OF PAVEMENT
CO	SEWER CULVERT
EX RM	EXISTING ROOF OF HWY
IE	PROPOSED EROSION
FM	PAVE PROTECT
PL	PROPERTY LINE
RM	CURB RIGHT OF WAY
PC	PAVE CUT, CANTILEVER
DC	DOUBLE EXTERIOR DRAIN
FL	FLOWLINE
EX CL	EXISTING CURBLINE
LS	LANDSCAPE
OB	OBSTACLE
XXXX	EXISTING AND PROPOSED ELEVATION
PP	PAVE
PCP	PAVE CONCRET, SLAB
PCP AL	PAVE AL. PAVEMENT

OWNER	
DAVID HENRIKSEN, INC.	
10000 10TH AVENUE, S.W.	
SEATTLE, WA 98148	
PH: 206.468.9700	
FAX: 206.468.9700	
EMAIL: DHE@DAVIDH.COM	

BEGINNING NORTHEAST CORNER OF SAID BLOCK IN RANGE 4, THENCE NORTHERLY ALONG THE SOUTHERLY LINE OF ELEVENTH STREET, 120 FEET; THENCE AT RIGHT ANGLE SOUTHERLY 185 FEET; THENCE AT A RIGHT ANGLE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID ELEVENTH STREET, 10 FEET; THENCE IN A RIGHT ANGLE NORTHERLY 10 FEET; THENCE AT A RIGHT ANGLE EASTERLY 10 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 75 FEET TO THE POINT OF BEGINNING, SAID LOTS 46 AND 47. BEING 16.10 AC. MORE OR LESS. BEING THE SAME AS DESCRIBED IN DEEDS, RECORDS 16, 102, 53 AND 10, INSTRUMENT NO. 28,053, OFFICIAL RECORDS.



DESCRIPTION

THAT PORTION OF BLOCK 11, RANGE 3 OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, OF PAGES, AT PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING NORTHEAST CORNER OF SAID BLOCK IN RANGE 4, THENCE NORTHERLY ALONG THE SOUTHERLY LINE OF ELEVENTH STREET, 120 FEET; THENCE AT RIGHT ANGLE SOUTHERLY 185 FEET; THENCE AT A RIGHT ANGLE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID ELEVENTH STREET, 10 FEET; THENCE IN A RIGHT ANGLE NORTHERLY 10 FEET; THENCE AT A RIGHT ANGLE EASTERLY 10 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 75 FEET TO THE POINT OF BEGINNING, SAID LOTS 46 AND 47. BEING 16.10 AC. MORE OR LESS. BEING THE SAME AS DESCRIBED IN DEEDS, RECORDS 16, 102, 53 AND 10, INSTRUMENT NO. 28,053, OFFICIAL RECORDS.

CONCRETE/AL SPARKING BY AN

CONCEITUAL SKETCHING
30 UNIT APARTMENT

4035 MARCET STREET
PINEVILLE CA 95061

SHEET 1 OF 1

PLANS PROVIDED BY:

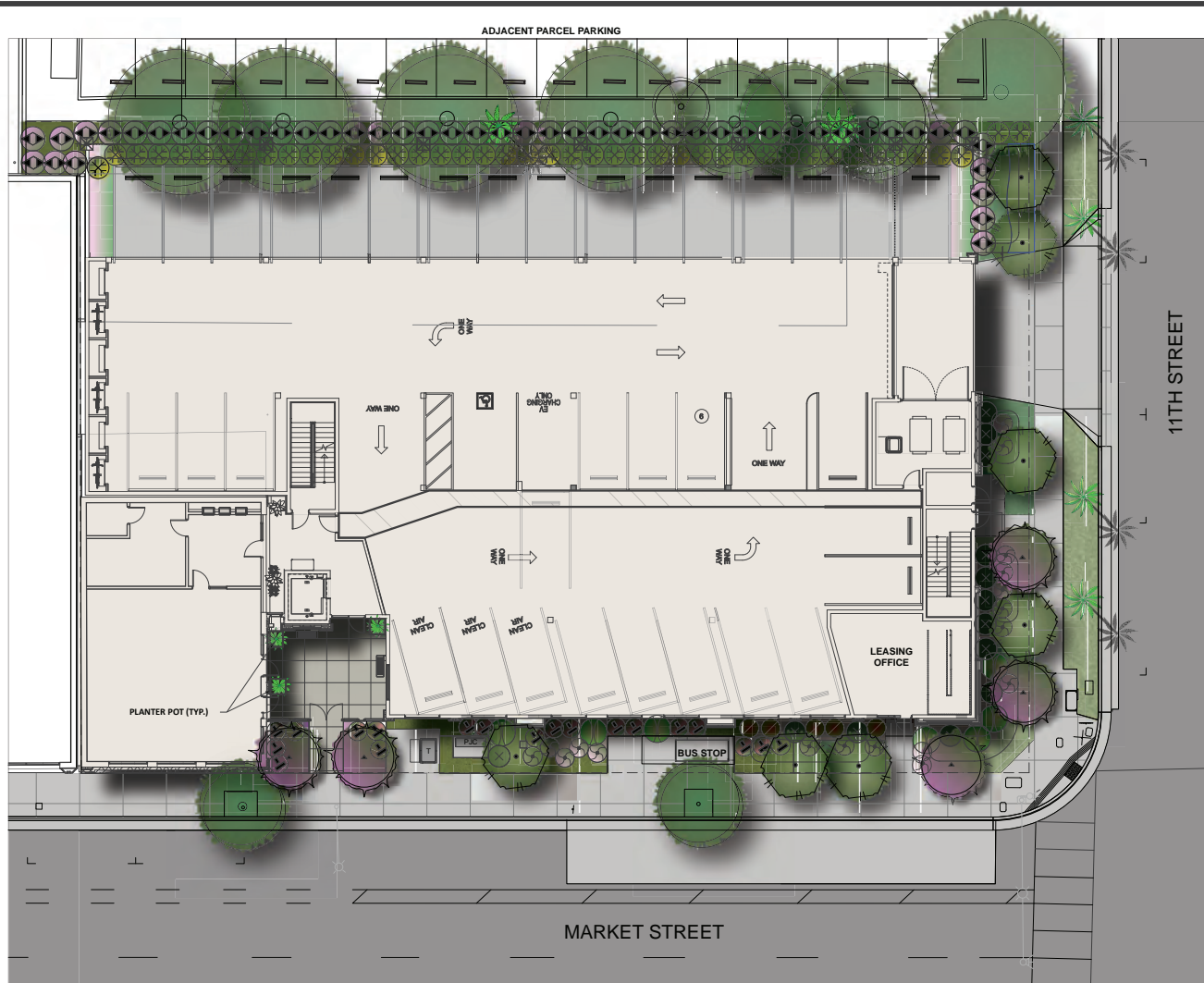
Rockstar

ENGINEERS
CM Engineering • Surveying • Planning

6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

FOR: IR DESIGN	W.O.: 10225
SCALE: 1"=10'	DATE: 01/2/2024

64\Projects\IR Design\10225\Engineering\Conceptual AC\10225 CONCEPTUAL OPENING PLAN



PLANTING LEGEND:

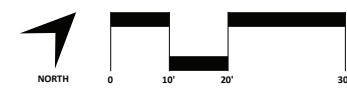
BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
TREES			
CERCIS CANADENSIS 'OKLAHOMA'	EASTERN REDBUD	36" BOX	MOD.
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	MOD.
EXISTING TREE TO REMAIN, PROTECT IN PLACE			
EXISTING PALM TO REMAIN, PROTECT IN PLACE			
SHRUBS / VINES			
BAMBUSA MULTIPLEX 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	5 GAL	MOD.
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL	LOW
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL	MOD.
PODOCARPUS MACROPHYLLUS 'MAKI'	CHINESE YEW PINE	5 GAL	MOD.
RIBES AUREUM	GOLDEN CURRANT	5 GAL	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	LOW
RUSSELLIA Equisetiformis	FIRECRACKER PLANT	5 GAL	MOD.
GROUNDCOVERS			
ANIGOSANTHOS 'PINK JOEY'	DWARF KANGAROO PAW	1 GAL @ 24" O.C.	LOW
CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL @ 18" O.C.	LOW
HEUCHERA SANGUINEA	CORAL BELLS	1 GAL @ 18" O.C.	MOD.
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL @ 18" O.C.	MOD.
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL @ 42" O.C.	MOD.

NOTES:
 - ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER SEE DETAIL '7', SHEET L-7
 - ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF SHREDDED WOOD BARK MULCH
 - PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST

CONCEPTUAL LANDSCAPE PLAN

4135 MARKET STREET APARTMENTS

ENNABE PROPERTIES, INC.



February 22, 2024
 CWDG# 220643

