

**GENERAL NOTES**

- THE PROJECT SITE IS NOT WITHIN AN AREA OF OVERFLOW OF INUNDATION.
- EXISTING TOPOGRAPHY IS BASED ON DATA OBTAINED FROM CITY OF RIVERSIDE CADME.
- ABANDON AND REMOVE ANY ON-SITE IRRIGATION LINES.
- LOT B AND G, HOA RECREATIONAL OPEN SPACE.
- NO PHASING PROPOSED AT THIS TIME.
- THE PROJECT SITE IS NOT WITHIN A DESIGNATED FLOOD WAY AND THERE ARE NO TRIBUTARY WATERCOURSES ON OR OFF SITE.

PARKING SUMMARY			
Lot Number	PRIVATE/ONSITE PARKING AREA	TOTAL PARKING SPACES	PUBLIC/OFFSITE PARKING SPACES
1-53	2,107 (# GARAGE)	106	27
Offsite [PER RMC 19.780.060.B.5.1 SP/3 DU] 27			27
SUM [50 DU X 1 SPACE/3 DU. = 16.67 SPACES REQ'D.]		133	133

# SITE PLAN

## TENTATIVE TRACT MAP 38074

### CITY OF RIVERSIDE

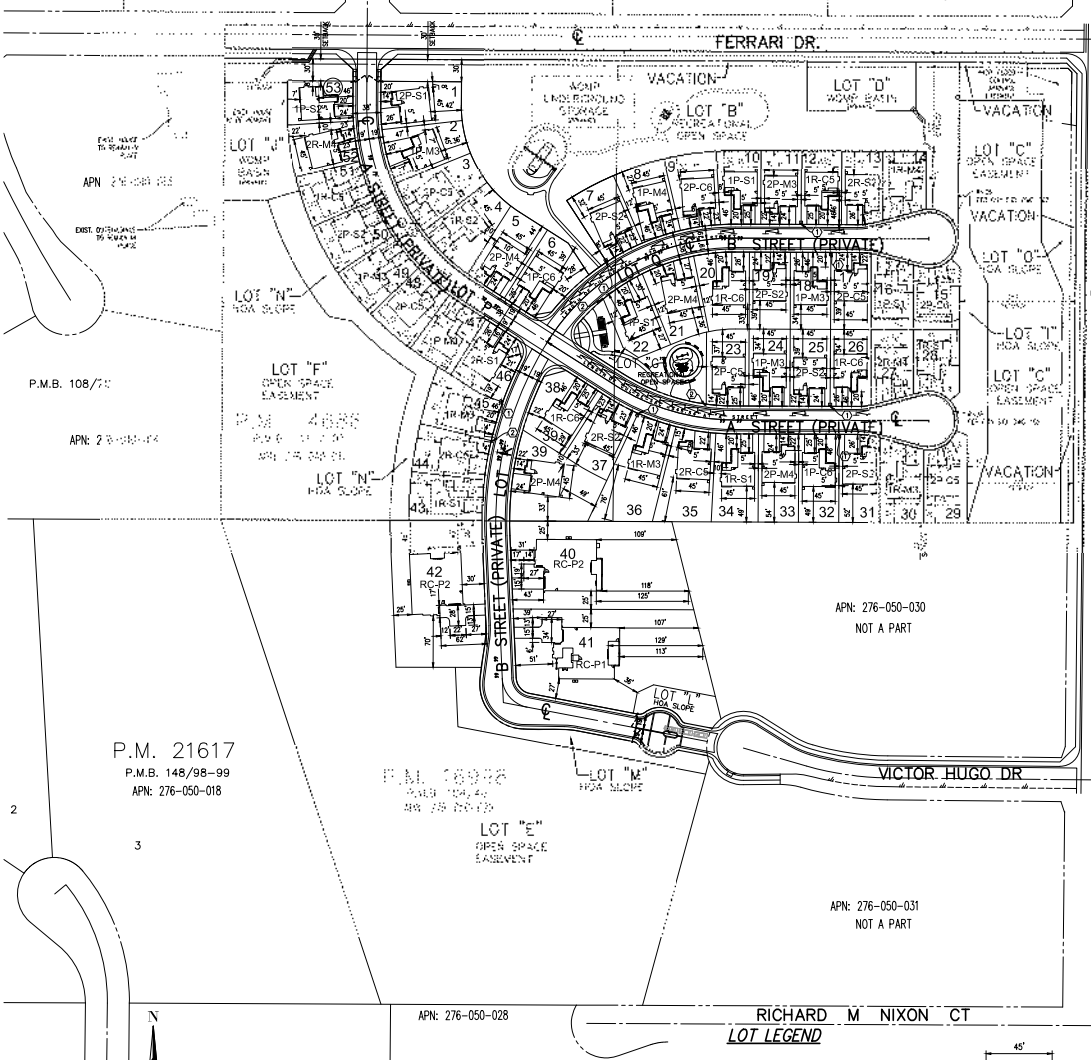
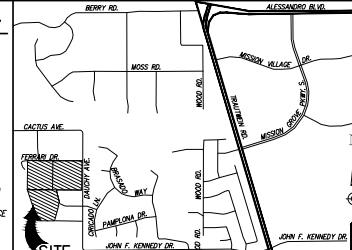
JULY 2023

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING DIRT ROAD
- PROPOSED PAVING STRIPE
- EXISTING EASEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE
- PROPOSED UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR ELEVATION

**ABBREVIATIONS**

- R/W RIGHT OF WAY
- TOP CURB LINE
- EXIST. EXIST.
- PROPOSED
- SQUARE FEET
- DRIVEWAY
- SIDEWALK
- MANHOLE
- FINISH SURFACE
- FLOW LINE
- FINISH GRADE
- TOP OF GRADE
- INVERT
- STORM DRAIN
- EXISTING GROUND
- T.B.R. TO BE REMOVED
- P.I.P. PROTECT IN PLACE
- P.O.P. POWER POLE
- F.H. FIRE HYDRANT
- L/S LANDSCAPE



**LOT SUMMARY**

Lot Number	Lot Area	Pad Area	Lot Depth	PLAN REVERSE	ELEVATIONS S=SPANISH M=MONTEREY	PALETTE OPEN SPACE NUMBER	PRIVATE LOT COV #	AVERAGE NATURAL SLOPE
1	6,551	5,419	60'	110'	2	NO SPANISH	1	2,896 32.58%
2	6,683	5,937	60'	110'	1	NO MONTEREY	3	2,361 29.15%
3	6,683	6,300	60'	110'	2	NO CRAFTSMAN	2	3,910 30.88%
4	7,161	6,446	60'	110'	1	YES SPANISH	2	2,505 28.44%
5	6,601	5,357	60'	110'	2	NO MONTEREY	4	3,210 33.49%
6	7,210	5,440	60'	110'	2	NO CRAFTSMAN	6	3,831 31.50%
7	6,362	5,767	63'	100'	2	NO SPANISH	2	2,954 32.46%
8	6,362	6,046	63'	100'	1	NO MONTEREY	4	2,416 30.62%
9	6,362	6,078	63'	100'	1	NO CRAFTSMAN	6	3,011 32.46%
10	5,819	5,477	58'	100'	1	NO SPANISH	1	2,066 33.48%
11	5,500	4,968	55'	100'	2	NO MONTEREY	3	2,211 37.55%
12	5,508	5,081	55'	100'	1	YES CRAFTSMAN	5	1,880 30.42%
13	5,442	4,981	55'	95'	2	YES SPANISH	2	2,069 37.95%
14	5,211	4,667	60'	79'	1	YES MONTEREY	4	1,373 37.38%
15	5,508	5,081	55'	100'	1	NO CRAFTSMAN	6	1,158 37.36%
16	5,563	3,740	58'	88'	1	NO SPANISH	1	1,036 35.02%
17	5,764	4,025	55'	103'	2	NO CRAFTSMAN	5	1,179 35.83%
18	5,775	4,825	55'	100'	1	YES MONTEREY	3	723 33.73%
19	5,880	4,149	56'	105'	2	NO SPANISH	2	1,231 35.12%
20	6,910	5,283	66'	105'	1	YES CRAFTSMAN	6	1,206 28.19%
21	6,478	5,010	64'	104'	2	NO MONTEREY	4	2,178 30.47%
22	6,005	5,207	62'	104'	1	NO SPANISH	1	1,375 32.44%
23	6,004	5,919	58'	98'	2	NO CRAFTSMAN	5	2,631 34.39%
24	5,880	5,061	66'	105'	1	NO MONTEREY	4	2,127 31.13%
25	5,775	5,086	55'	105'	2	NO SPANISH	2	2,126 35.76%
26	5,764	5,158	55'	103'	1	YES CRAFTSMAN	6	1,876 33.80%
27	6,441	4,541	65'	100'	2	YES MONTEREY	4	1,730 31.22%
28	5,528	4,974	63'	88'	1	YES SPANISH	1	1,187 35.24%
29	6,578	4,875	60'	98'	2	NO CRAFTSMAN	5	1,525 38.40%
30	6,441	4,541	65'	100'	1	NO MONTEREY	3	1,109 31.77%
31	6,551	4,709	55'	115'	2	NO SPANISH	2	2,098 37.88%
32	6,600	4,871	55'	120'	1	NO CRAFTSMAN	6	1,835 35.42%
33	6,600	5,084	55'	120'	2	NO MONTEREY	4	2,211 37.55%
34	7,343	5,706	61'	120'	1	YES SPANISH	1	2,184 32.10%
35	8,446	5,786	64'	121'	2	YES CRAFTSMAN	5	3,166 31.63%
36	10,102	6,863	64'	133'	1	NO MONTEREY	3	2,446 29.84%
37	6,182	5,481	61'	100'	2	YES SPANISH	2	2,825 33.40%
38	7,311	5,578	72'	100'	1	YES CRAFTSMAN	6	2,819 26.64%
39	10,888	6,034	74'	106'	2	NO MONTEREY	4	2,093 29.52%
40	28,070	14,108	120'	221'	RC-P2	NO RC-SPANISH	1	4,908 17.48%
41	30,979	15,077	110'	246'	RC-P1	NO RC-MEDITERRANEAN	1	4,520 14.59%
42	24,826	12,276	200'	116'	RC-P2	NO RC-TUSCAN	1	4,824 20.25%
43	6,090	5,833	61'	90'	2	YES SPANISH	1	2,357 31.99%
44	6,079	5,786	61'	100'	2	YES CRAFTSMAN	5	2,649 33.97%
45	6,588	6,272	68'	100'	1	NO MONTEREY	4	2,741 29.57%
46	6,346	5,236	75'	90'	2	YES SPANISH	1	2,714 32.54%
47	5,658	4,662	62'	90'	1	NO MONTEREY	3	1,115 34.44%
48	5,721	4,898	64'	90'	2	NO SPANISH	6	1,586 35.91%
49	5,721	5,334	64'	90'	1	NO MONTEREY	3	1,843 33.87%
50	5,721	5,025	64'	90'	2	NO SPANISH	2	2,346 35.91%
51	5,721	4,801	64'	90'	1	YES CRAFTSMAN	6	1,719 33.87%
52	5,751	5,148	64'	90'	2	YES MONTEREY	4	2,350 35.91%
53	5,175	4,560	56'	90'	1	NO SPANISH	2	1,428 34.69%
50 STR TOTAL								
188,226								
2,229								
PLAN 1 TOTAL = 26								
PLAN 2 TOTAL = 24								
STREET (8,043) 7' 1,143'								
VACATION (91,510 SF/3 = 1,840 SF/LOT)(47,873 SF/3 = 903 SF/LOT)								
LOT 78' 93,510 122' 650'								
LOT 10" 227,246 580' 360'								
LOT 11" 78,831 249' 449'								
LOT 10" 16,807 97' 148'								
STREET (4,349) 7' 613'								
LOT 7" 12,628 38' 445'								
LOT 1" 19,755 86' 194'								
LOT 1" 32,530 38' 788'								
LOT 1" 4,134 28' 112'								
LOT 1" 9,385 20' 400'								
LOT 1" 16,801 30' 523'								
LOT 1" 28,816 32' 737'								
LOT 1" 44,087 38' 1,071'								
LOT 1" 25,798 38' 570'								

**OWNER**

AL CROW  
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3595 MAIN STREET, SUITE 205  
RIVERSIDE, CA 92501  
PH: (951) 907-5077  
CONTACT: ANDREW C. WOODARD

**TOPOGRAPHY SOURCE**  
CITY OF RIVERSIDE CADME, MARCH 2020

**LLEGAL DESCRIPTION**  
APN: 276-040-011  
PARCEL 4 OF PM 4688 PER PM 11/95

APN: 276-040-012  
PARCEL 3 OF PM 4688 PER PM 11/95

APN: 276-050-029  
PARCEL 3 OF PM 16998 PER PM 10/46

**ASSESSOR PARCEL NO**

BOOK	PAGE	PARCELS
276	040	011
276	040	012
276	050	029

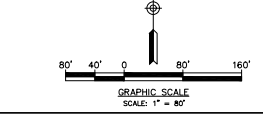
**ACREAGE**  
APN: 276-040-011 ..... 8.83 ACRES  
APN: 276-040-012 ..... 7.84 ACRES  
APN: 276-050-029 ..... 7.98 ACRES  
GROSS ..... 24.45 ACRES  
FERRARI DR VACATION ..... 0.18 ACRES  
DAUCHY AVE VACATION ..... 0.10 ACRES  
NET ..... 24.13 ACRES  
DISTURBED AREA ..... 20.75 ACRES

**ZONING/LAND USE/GENERAL PLAN**  
EXISTING ZONING: ..... RC - RESIDENTIAL CONSERVATION  
EXISTING LAND USE: ..... VACANT  
EXISTING GENERAL PLAN AMENDMENT: ..... VLR - VERY LOW DEN. RES.  
PROPOSED ZONING: ..... SAME NO CHANGE  
PROPOSED LAND USE: ..... SINGLE FAMILY RESIDENTIAL  
PROPOSED GENERAL PLAN AMENDMENT: ..... SAME NO CHANGE

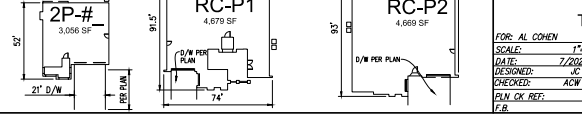
**UTILITY PROVIDERS**  
WATER: ..... WESTERN MUNICIPAL WATER DISTRICT  
SEWER: ..... CITY OF RIVERSIDE  
ELECTRICITY: ..... SOUTHERN CALIFORNIA Edison  
GAS: ..... THE GAS COMPANY  
TELEPHONE: ..... VERIZON  
TELEVISION: ..... AIR WAVES / CHARTER COMMUNICATIONS

**FEMA FLOOD ZONE DESIGNATION**  
ZONE D - BASE FLOOD ELEVATIONS UNDETERMINED.  
FLOOD INSURANCE RATE MAP  
RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS.  
PANEL 140 OF 3805  
MAP NUMBER 060652040G  
EFFECTIVE DATE  
AUGUST 28, 2008

**SCHOOL DISTRICT**  
RIVERSIDE UNIFIED SCHOOL DISTRICT



**GENERAL NOTES**  
① PROPOSED ELECTRICAL TRANSFORMER. LOCATIONS TO BE VERIFIED BY RPI.  
② PROPOSED CLUSTER BOX MALLEBOX. LOCATIONS TO BE VERIFIED BY POSTMASTER GENERAL.



FOR: AL CROW  
SCALE: 1" = 80'  
DESIGNED: JWC  
CHECKED: ACW  
PLAN OR REF:  
W.O.D. 1093  
SHEET 1  
OF 1 SHEETS  
D.W.G. NO. 1093

**GENERAL NOTES**

1. THE PROJECT SITE IS NOT WITHIN AN AREA OF OVERFLOW OR INUNDATION.
2. EXISTING TOPOGRAPHY IS BASED ON DATA OBTAINED FROM CITY OF RIVERSIDE CADME.
3. AVOID AND REMOVE ANY ON-SITE IRRIGATION LINES.
4. LOT D AND G: HOA RECREATIONAL OPEN SPACE.
5. NO PHASING PROPOSED AT THIS TIME.
6. THE PROJECT SITE IS NOT WITHIN A DESIGNATED FLOOD WAY AND THERE ARE NO TRIBUTARY WATERCOURSES ON OR OFF SITE.

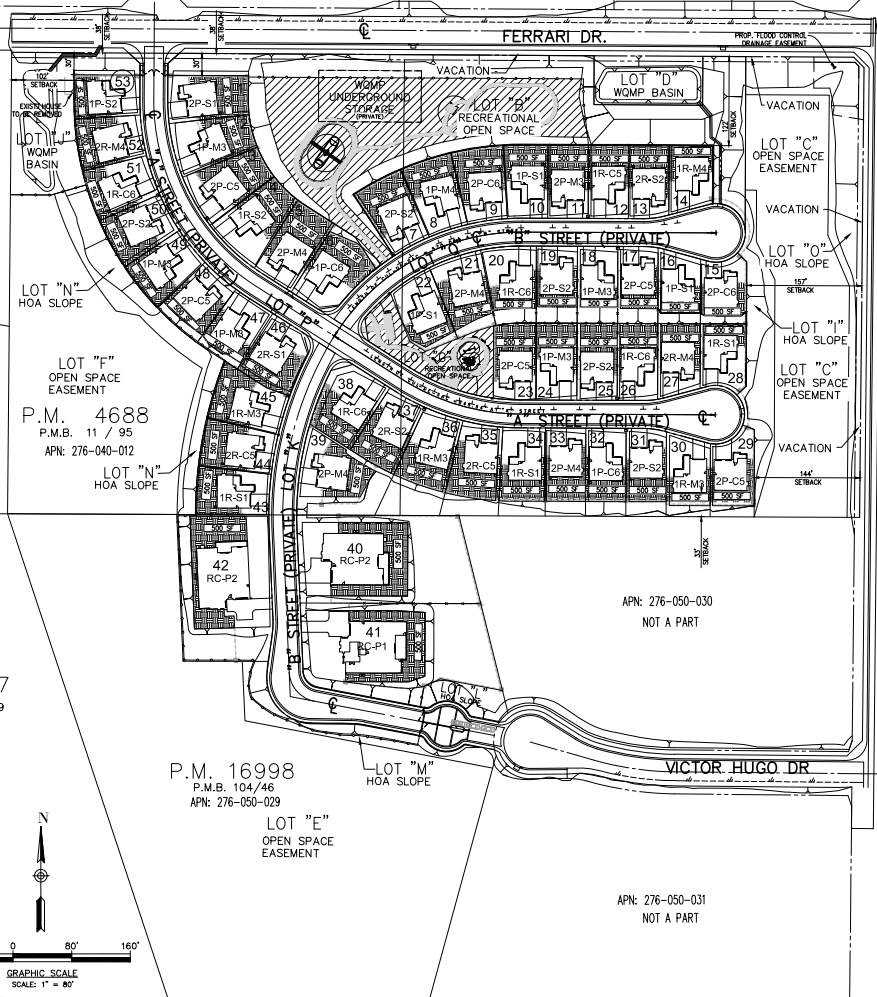
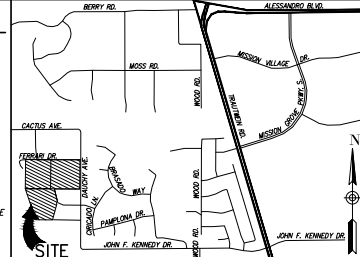
# OPEN SPACE EXHIBIT FOR TENTATIVE TRACT MAP 38074 CITY OF RIVERSIDE NOVEMBER 2022

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING DIRT ROAD
- PROPOSED PARKING STRIPE
- EXISTING EASEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE
- PROPOSED UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING ELEVATION
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR ELEVATION
- EXISTING SPOT ELEVATION

**ABBREVIATIONS**

- R/W RIGHT OF WAY
- P.R. PROPOSED RIGHT OF WAY
- EXIST. EXISTING
- PROSP. PROPOSED
- S.F. SQUARE FEET
- D/W DRIVEWAY
- S.S. SIDEWALK
- M.H. MANHOLE
- F.S. FINISH SURFACE
- T.C. TOP OF CURB
- FL FLOW LINE
- F.G. FINISH GRADE
- T.O. TOP OF GRADE
- N.V. INVERT
- S.G. STORM DRAIN
- E.G. EXISTING GROUND
- T.B.R. TO BE REMOVED
- P.I.P. PROJECT IN PLACE
- P.O.P. POWER POLE
- F.H. FIRE HYDRANT
- L/S LANDSCAPE



**LOT SUMMARY**

Lot Number	Lot Area	Pad Area	Lot Depth	PLAN REVERSE	ELEVATIONS S=SPANISH M=MONTEREY	PALETTE OPEN SPACE	PRIVATE OPEN SPACE	LOT COV %	AVERAGE NATURAL SLOPE
1	6,551	5,419	60'	110'	2	NO	SPANISH 1	2,896	32.58%
2	6,683	5,937	60'	110'	1	NO	MONTEREY 3	2,361	29.15%
3	6,685	6,300	60'	110'	2	NO	SPANISH 2	3,970	30.88%
4	7,161	6,446	60'	110'	1	YES	SPANISH 2	2,505	28.44%
5	6,601	5,357	60'	110'	2	NO	MONTEREY 4	3,210	33.49%
6	7,210	5,440	60'	110'	1	NO	CRAFTSMAN 5	6,831	31.65%
7	6,362	5,767	63'	100'	2	NO	SPANISH 2	2,954	32.46%
8	6,362	6,046	63'	100'	1	NO	MONTEREY 4	4,216	30.62%
9	6,362	6,078	63'	100'	1	NO	CRAFTSMAN 6	3,071	32.46%
10	5,819	5,477	58'	100'	1	NO	SPANISH 1	2,066	33.48%
11	5,500	4,958	55'	100'	2	NO	MONTEREY 3	2,211	37.55%
12	5,500	4,961	55'	100'	1	YES	CRAFTSMAN 5	1,880	35.42%
13	5,442	4,981	55'	95'	2	YES	SPANISH 2	2,069	37.95%
14	5,211	4,667	60'	79'	1	YES	MONTEREY 4	1,373	37.39%
15	5,508	5,081	63'	98'	1	NO	CRAFTSMAN 6	1,158	37.36%
16	5,563	3,740	58'	88'	1	NO	SPANISH 1	1,036	35.02%
17	5,764	4,025	55'	103'	2	NO	CRAFTSMAN 5	1,179	35.83%
18	5,775	4,951	55'	100'	1	NO	MONTEREY 4	3	33.73%
19	5,880	4,149	56'	105'	2	NO	SPANISH 2	1,231	35.12%
20	6,910	5,283	66'	105'	1	YES	CRAFTSMAN 6	1,206	28.19%
21	6,778	5,610	64'	104'	2	NO	SPANISH 1	2,178	30.47%
22	6,005	5,207	62'	104'	1	NO	SPANISH 1	1,575	32.44%
23	6,004	5,919	58'	98'	2	NO	CRAFTSMAN 5	2,631	34.39%
24	5,880	5,601	66'	98'	1	NO	MONTEREY 5	2,127	33.13%
25	5,775	5,086	55'	105'	2	NO	SPANISH 2	2,126	35.76%
26	5,764	5,158	55'	103'	1	YES	CRAFTSMAN 6	1,876	33.80%
27	5,563	4,825	58'	88'	1	YES	MONTEREY 4	1,730	33.12%
28	5,528	4,974	63'	88'	1	YES	SPANISH 1	1,187	35.24%
29	6,578	4,875	60'	99'	2	NO	CRAFTSMAN 5	1,525	38.40%
30	6,441	4,541	60'	100'	1	NO	MONTEREY 4	1,109	31.77%
31	6,551	4,709	55'	115'	2	NO	SPANISH 2	2,098	37.88%
32	6,600	4,871	55'	120'	1	NO	CRAFTSMAN 6	1,835	35.42%
33	6,600	5,054	55'	120'	2	NO	MONTEREY 4	2,211	37.55%
34	7,343	5,706	61'	120'	1	YES	SPANISH 1	1,184	32.10%
35	8,446	5,788	64'	121'	2	YES	CRAFTSMAN 5	3,166	31.63%
36	10,102	8,863	64'	133'	1	YES	MONTEREY 4	3,446	29.84%
37	6,182	4,481	61'	100'	2	YES	SPANISH 2	2,825	33.40%
38	7,311	5,578	72'	100'	1	YES	CRAFTSMAN 6	2,819	26.64%
39	10,088	6,034	74'	106'	1	NO	MONTEREY 5	2,093	29.52%
40	28,070	14,108	120'	221'	RC-P2	NO	RC-SPANISH 1	4,908	17.48%
41	30,979	15,077	110'	246'	RC-P1	NO	RC-MEDITERRANEAN 1	4,520	14.59%
42	24,826	12,276	200'	116'	RC-P2	NO	RC-TUSCAN 1	4,824	20.25%
43	6,090	5,833	61'	100'	1	YES	SPANISH 1	2,357	31.99%
44	6,079	5,786	61'	100'	2	YES	CRAFTSMAN 5	2,649	33.97%
45	6,588	6,272	68'	100'	1	YES	MONTEREY 4	2,741	29.57%
46	6,346	5,236	75'	90'	2	YES	SPANISH 1	2,714	32.54%
47	5,658	4,662	62'	90'	1	NO	MONTEREY 3	1,115	34.44%
48	5,721	4,959	64'	90'	2	NO	CRAFTSMAN 6	1,586	35.91%
49	5,721	5,334	64'	90'	1	NO	MONTEREY 3	1,843	33.67%
50	5,751	5,025	64'	90'	2	NO	SPANISH 2	2,246	35.91%
51	5,721	4,801	64'	90'	1	YES	CRAFTSMAN 6	1,178	33.87%
52	5,751	5,148	64'	90'	2	YES	MONTEREY 4	2,350	35.91%
53	5,179	4,560	56'	90'	1	NO	SPANISH 2	1,428	34.69%
SUM	491,771							118,126	
AVERAGE	7,581							2,229	
PLAN 1 TOTAL	=	26							
PLAN 2 TOTAL	=	24							
STREET (8,043)	=	7	1,143'						
VACATION									
LOT 78	97,510	122'	650'		(97,510/53 = 1,840 SF/LOT)		(4,873 SF/53 = 903 SF/LOT)		
LOT 10*	9,871	66'	148'		(OPEN SPACE EASEMENT)				
LOT 10*	9,871	66'	148'		(WOMP BASIN)				
LOT 11*	22,246	580'	360'		(OPEN SPACE EASEMENT)				
LOT 11*	79,831	240'	440'		(OPEN SPACE EASEMENT)				
LOT 10*	18,807	97'	148'		(18,807 SF/53 = 203 SF/LOT)				
STREET (4,349)	=	7	613'		(DAUCHY AVENUE VACATION)				
VACATION									
LOT 7*	12,628	38'	445'		(HOA SLOPE MAINTENANCE)				
LOT 7*	19,755	86'	194'		(WOMP BASIN)				
LOT 7*	32,530	38'	786'		"B" STREET				
LOT 11*	134	28'	112'		(HOA SLOPE MAINTENANCE)				
LOT 7*	9,385	20'	400'		(HOA SLOPE MAINTENANCE)				
LOT 7*	16,801	30'	523'		(HOA SLOPE MAINTENANCE)				
LOT 7*	24,816	32'	737'		(HOA SLOPE MAINTENANCE)				
LOT 7*	44,087	38'	1,071'		"A" STREET				
LOT 7*	25,798	38'	570'		"B" STREET				

**VICINITY MAP**  
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST  
NOT TO SCALE

**OWNER**  
AL COHEN  
SIGNATURE REALTY CAPITAL CORP  
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CONTACT: ANDREW C. WOODARD

**TOPOGRAPHY SOURCE**  
CITY OF RIVERSIDE CADME, MARCH 2020

**LEGAL DESCRIPTION**  
APN: 276-040-011  
PARCEL 4 OF PM 4688 PER PM 11/95  
APN: 276-040-012  
PARCEL 3 OF PM 4688 PER PM 11/95  
APN: 276-050-029  
PARCEL 3 OF PM 16998 PER PM 10/46

**ASSESSOR PARCEL NO**

BOOK	PAGE	PARCELS
276	040	011
276	040	012
276	050	029

**ACREAGE**

APN: 276-040-011	8.83 ACRES
APN: 276-040-012	7.84 ACRES
APN: 276-050-029	7.98 ACRES
GROSS	24.45 ACRES
FERRARI DR VACATION	0.18 ACRES
DAUCHY AVE VACATION	0.10 ACRES
NET	24.13 ACRES
DISTURBED AREA	20.75 ACRES

**ZONING/LAND USE/GENERAL PLAN**

EXISTING ZONING: R-1(1/2) - SINGLE FAMILY RESIDENTIAL  
EXISTING GENERAL PLAN AMENDMENT: RC - RESIDENTIAL CONSERVATION  
EXISTING LAND USE: VACANT  
EXISTING GENERAL PLAN AMENDMENT: VLER - VERY LOW DEN. RES.  
PROPOSED ZONING: SAME NO CHANGE  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED GENERAL PLAN AMENDMENT: SAME NO CHANGE

**UTILITY PROVIDERS**

WATER: WESTERN MUNICIPAL WATER DISTRICT  
SEWER: CITY OF RIVERSIDE  
ELECTRICITY: SOUTHERN CALIFORNIA Edison  
GAS: THE GAS COMPANY  
TELEPHONE: VERIZON  
TELEVISION: AIR WAVES / CHARTER COMMUNICATIONS

**FEMA FLOOD ZONE DESIGNATION**

ZONE D - BASE FLOOD ELEVATIONS UNDETERMINED.  
FLOOD INSURANCE RATE MAP  
RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS.  
PANEL 740 OF 3805  
MAP NUMBER 060652040G  
EFFECTIVE DATE  
AUGUST 28, 2008

**SCHOOL DISTRICT**  
RIVERSIDE UNIFIED SCHOOL DISTRICT

**LEGEND**

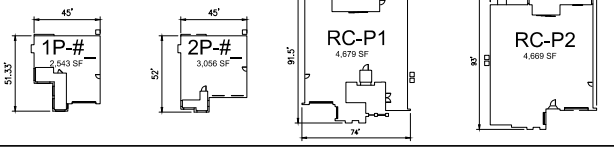
- PRIVATE OPEN SPACE (8 EACH LOT)
- COMMON OPEN SPACE (8 OPEN SPACES)
- PRIVATE OPEN SPACE 10'x50' (MIN. 500 S.F.)  
PER RMC 19.760.06(a)(4), (a)

**PARKING SUMMARY**

Lot Number	Private/Onsite Area	Total Parking Spaces	Public/Offsite Area	Total Parking Spaces
1-53	2/LOT (8 GARAGE) 106			
Offsite [PER RMC 19.760.06(b), 1 SP/2.0 DU.]		27		27
[50 DU X 1 SPACE/2.0 DU. = 16.67 SPACES REQ'D.]				
<b>SUM</b>				<b>133</b>

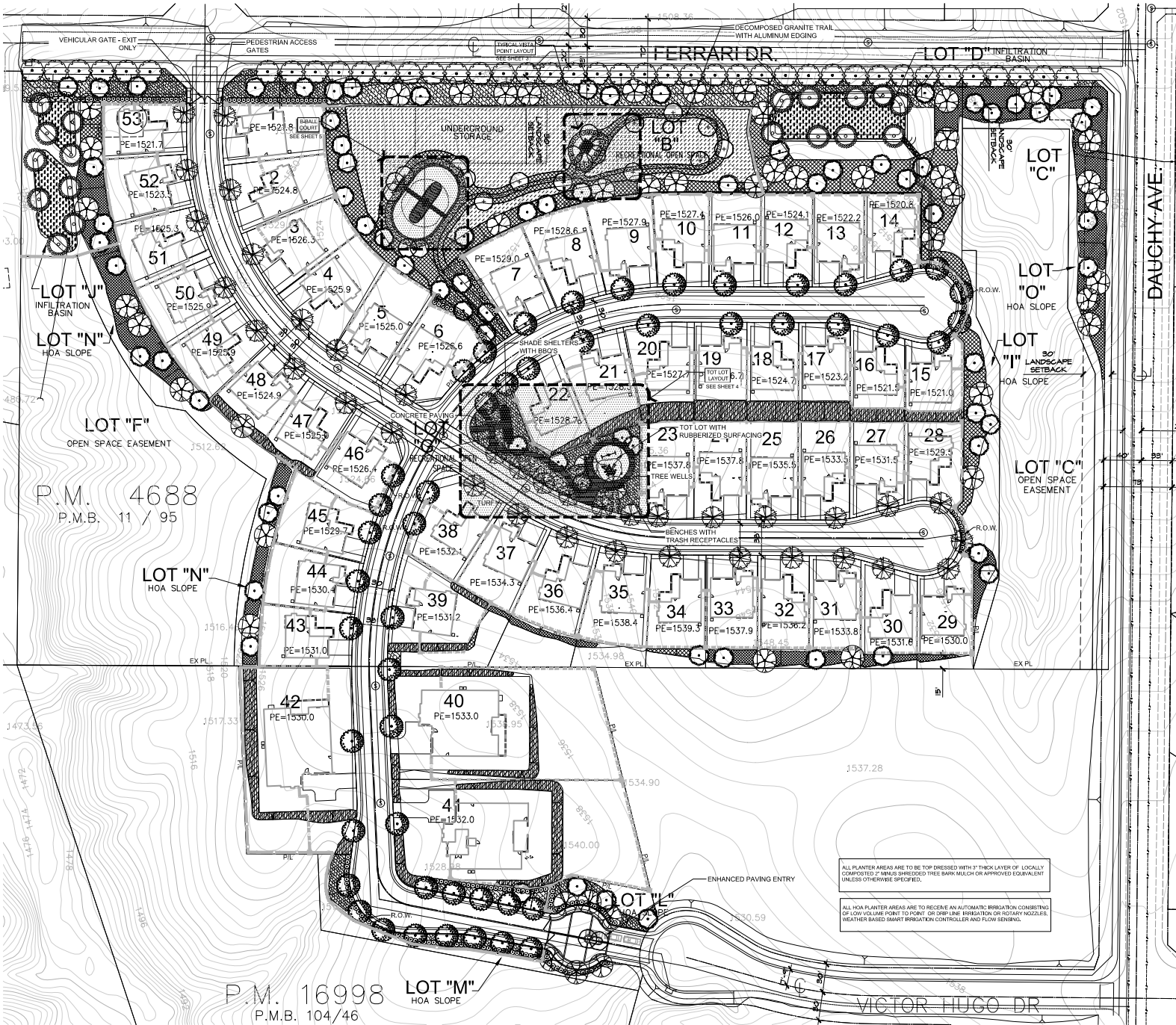
**LOT #**

- # - #  
LOT # = LOT 1 - 53 (INCLUSIVE)  
# = PLAN # (1 OR 2)  
- = ORIENTATION (PLAN OR REVERSE)  
# = ELEVATION STYLE (SPANISH, MONTEREY, CRAFTSMAN, RC-SPANISH, RC-MEDITERRANEAN, OR RC-TUSCAN)  
# = ELEVATION COLOR PALETTE NUMBER (COLOR PALETTES 1 - 6)



CITY OF RIVERSIDE  
**OPEN SPACE EXHIBIT**  
TENTATIVE TRACT MAP 38074

FOR: AL COHEN  
SCALE: 1" = 80'  
DATE: 11/2022  
DESIGNED: JAC  
CHECKED: ACW  
PLN CK REF: J.B.  
W.O.D. 1093  
SHEET 1  
OF 1 SHEETS  
D.W.G. NO. 1093



CONCEPT PLANT SCHEDULE LANDSCAPE

	STREET TREE 1 Palisada chinensis / Chinese Pistache	24" Box, L
	STREET TREE 2 Cupanopsis anacardioides / Carrot Wood	24" Box, M
	STREET TREE - FERRARI DRIVE Theobroma peruviana / Yellow Caster	24" Box, M
	EVERGREEN HOA TREES Arbutus unedo / Strawberry Tree Umbellularia californica / Bay Laurel	15 Gal, L 15 Gal, L
	INFILTRATION BASIN TREES Chilopsis linearis / Desert Willow Platanus x acerifolia / London Plane Tree Sambucus caerulea / Blue Elderberry	15 Gal, L 15 Gal, M 15 Gal, L
	DECIDUOUS HOA TREES Cercis occidentalis / Western Redbud Platanus racemosa / California Sycamore Multi-Trunk	15 Gal 15 Gal
	ACCENT SHADE TREES Arbutus unedo / Strawberry Tree Cercidium x desert Museum / Desert Museum Palo Verde Lagotis artemisia / Watermelon Red / Watermelon Red Grape Myrtle Quercus wilsonii / Interior Live Oak	24" Box, L 24" Box, L 24" Box, M 24" Box, L
	HOA FOUNDATION SHRUBS Calliandra eriophylla / Fairy Duster Encelia farinosa / Brittle Bush Heteromeles arbutifolia / Toyon Leucophyllum frutescens / Green Cloud TM / Green Cloud Texas Ranger Salvia leucophylla / Purple Leaf Sage	5 Gal, L 5 Gal, L 5 Gal, L 5 Gal, L 5 Gal, L
	PRIVATE SLOPE PLANTING Rosmarinus officinalis / Prostratus / Dwarf Rosemary	1 Gal, L
	HOA SLOPE PLANTING Baccharis pilularis / Pigeon Point / Pigeon Point Coyote Brush Ceanothus griseus horizontalis / Carmel Creeper Coloanaster dammeri / Lowleaf / Lowleaf Bearberry Coloanaster Pyracantha koidzumi / Santa Cruz / Santa Cruz Pyracantha Salvia greggii / Autumn Sage	1 Gal, L 48" oc 1 Gal, L 48" oc 1 Gal, L 36" oc 1 Gal, L 36" oc 5 Gal, L
	HOA SLOPE PLANTING - TRAIL AREA Baccharis pilularis / Pigeon Point / Pigeon Point Coyote Brush Encelia farinosa / Brittle Bush Prunus ilicifolia lyonii / Catalina Cherry Salvia spiana / White Sage Salvia x Allen Chickering / Allen Chickering Sage	1 Gal, L 48" oc 5 Gal, L 5 Gal, L 5 Gal, L 1 Gal, L
	INFILTRATION BASIN PLANTING Baccharis pilularis / Pigeon Point / Pigeon Point Coyote Brush Junco patens / Elk Blue / Spreading Rush Leymus condensatus / Canyon Prince / Canyon Prince Giant Wild Rye Muhlenbergia rigens / Deer Grass	1 Gal, L 60" oc 1 Gal, M 48" oc 1 Gal, M 36" oc 5 Gal, M
	SPREADING GROUNDCOVER PLANTING Baccharis pilularis / Twin Peaks / Twin Peaks Coyote Brush Myoporum parviflorum / Prostratum / Prostrate Trailing Myoporum	1 Gal, L 60" oc 1 Gal, L 60" oc
	HOA OPEN SPACE TURF Turf Hydroseed / Drought Tolerant Fescue Blend	Hydroseed

- LIST OF RECREATION AMENITIES PROPOSED:
- TOT LOT WITH MULTIPLE PLAY EQUIPMENT
  - SHADE STRUCTURES WITH BARBECUES
  - BASKETBALL COURT AND BENCHES

ALL PLANTER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SCREENED TREE BARK MULCH OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.

ALL HOA PLANTER AREAS ARE TO RECEIVE AN AUTOMATIC IRRIGATION CONSISTING OF LOW VOLUME POINT-TO-POINT OR DRIP LINE IRRIGATION OR ROTARY NOZZLES, WEATHER BASED SMART IRRIGATION CONTROLLER AND FLOW SENSING.

- SHT 1 OVERALL PRELIMINARY LANDSCAPE PLAN  
SHT 2 WALL AND FENCE EXHIBIT  
SHT 3 VISTA POINTS LANDSCAPE PLAN ENLARGEMENT  
SHT 4 TOT LOT ENLARGEMENT  
SHT 5 BASKETBALL COURT ENLARGEMENT  
SHT 6 WALL AND FENCE DETAILS

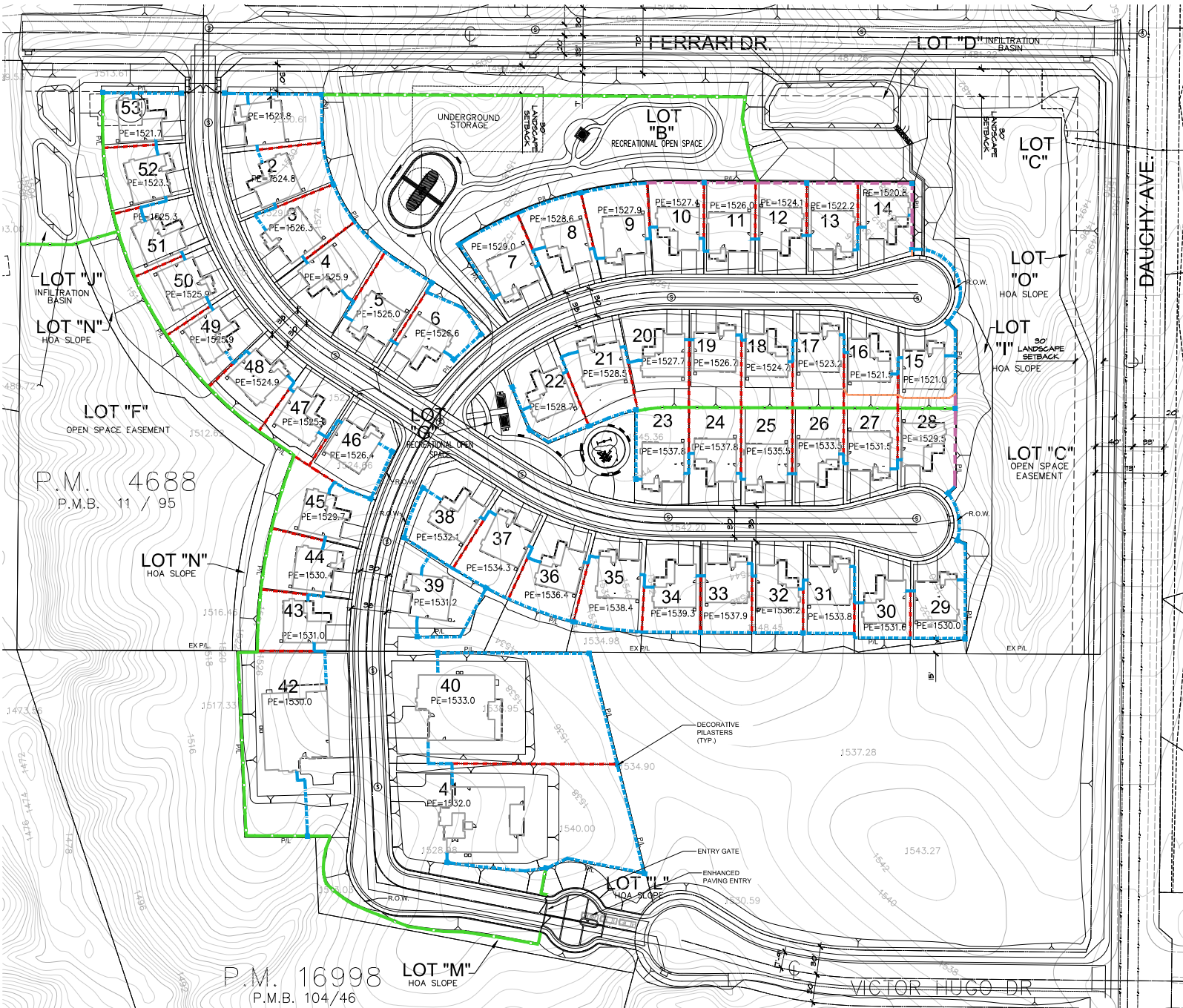
CONCEPTUAL LANDSCAPE PLAN

PR-2021-001030, Exhibit 7 - Project Plans

Wilson Davis Associates  
Landscape Architecture  
2825 Litchfield Dr.  
Riverside, CA 92503  
Ph. (951) 353-2436

9/7/22 Wda! Wilson Davis Associates  
Wda! Job No. 20046





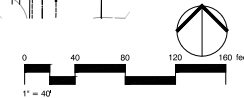
REFERENCE NOTES\_SCHEDULE

SYMBOL	DESCRIPTION
	160X16 1/2" HIGH PRECAST MASONRY PLASTER BY GRID BLOCK WITH STONE VENEER AND PRECAST TRADITIONAL PEAKED CAP DETAIL 4, SHEET 5
	5'-6" HIGH TAN SPLIT-FACE MASONRY WALL WITH 4" HIGH X 8" WIDE SPLIT-FACE CMU CAP - COLOR TAN - DETAIL 5
	5'-6" HIGH TAN SPLIT-FACE MASONRY WALL WITH 4" HIGH X 8" WIDE SPLIT-FACE CMU CAP (COLOR TAN SET ON 1/2" MAXIMUM HEIGHT MASONRY RETAINING WALL PER CIVIL ENGINEERING PLANS UNDER SEPARATE COVER.
SYMBOL	FENCE DESCRIPTION
	6" HIGH TUBULAR STEEL FENCE - 1 COAT PRIMER TWO COATS FINAL PAINT COLOR - BLACK - DETAIL 3, SHEET 5
	6'-0" HIGH SOLID VINYL PRIVACY FENCE - COLOR ALMOND POSTS AND RAILS W/ ALMOND INFILL PANELS DETAIL 2, SHEET 5
SYMBOL	RETAINING WALL DESCRIPTION
	14'-3" HIGH MAXIMUM MASONRY RETAINING WALL PER CIVIL ENGINEERING PLANS UNDER SEPARATE COVER

NOTE:  
ALL WALLS AND FENCING SHALL BE PLACED SO THAT NO ENCRoACHMENT SHALL EXIST WITHIN THE REQUIRED SETBACKS OR RIGHTS OF WAY.

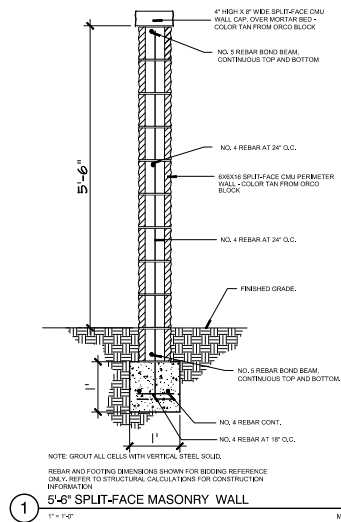
CONCEPTUAL FENCE PLAN

PR-2021-001030, Exhibit 7 - Project Plans

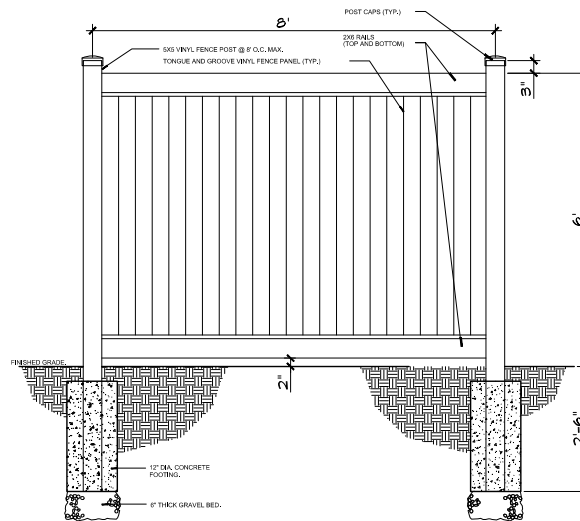


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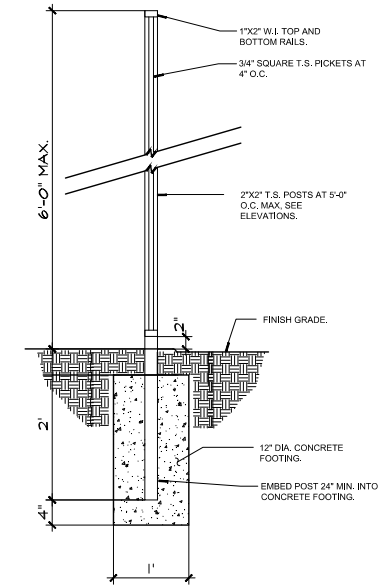




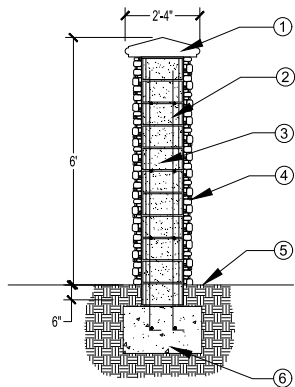
1 5'-6" SPLIT-FACE MASONRY WALL



2 6" VINYL FENCE PANEL - ELEVATION



3 6" TUBE STEEL FENCE - SECTION



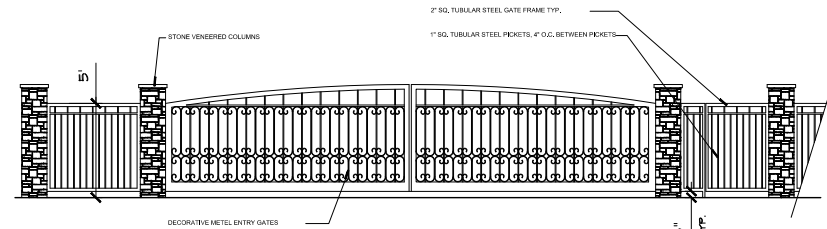
PILASTER SECTION  
4 STONE VENEER PILASTER

LEGEND:

1. PRECAST CONCRETE PILASTER CAP
2. #4 REBAR @ ALL CORNERS
3. 16X8X16 PRECISION BLOCK COLUMN-SOLID GROUT FILL
4. STONE VENEER
5. FINISH GRADE
6. REFER TO CIVIL ENGINEERING PLANS FOR FOOTING SPECIFICATIONS
7. 28" X 28" PILASTER CAP
8. WATERPROOF MEMBRANE ATTACHED TO POST
9. COMPACTED SUBGRADE
10. CONCRETE FOOTING-REFER TO ENGINEERING PLANS FOR SPECIFICATIONS.

NOTE:

PILASTER TO BE CENTERED ON WALL

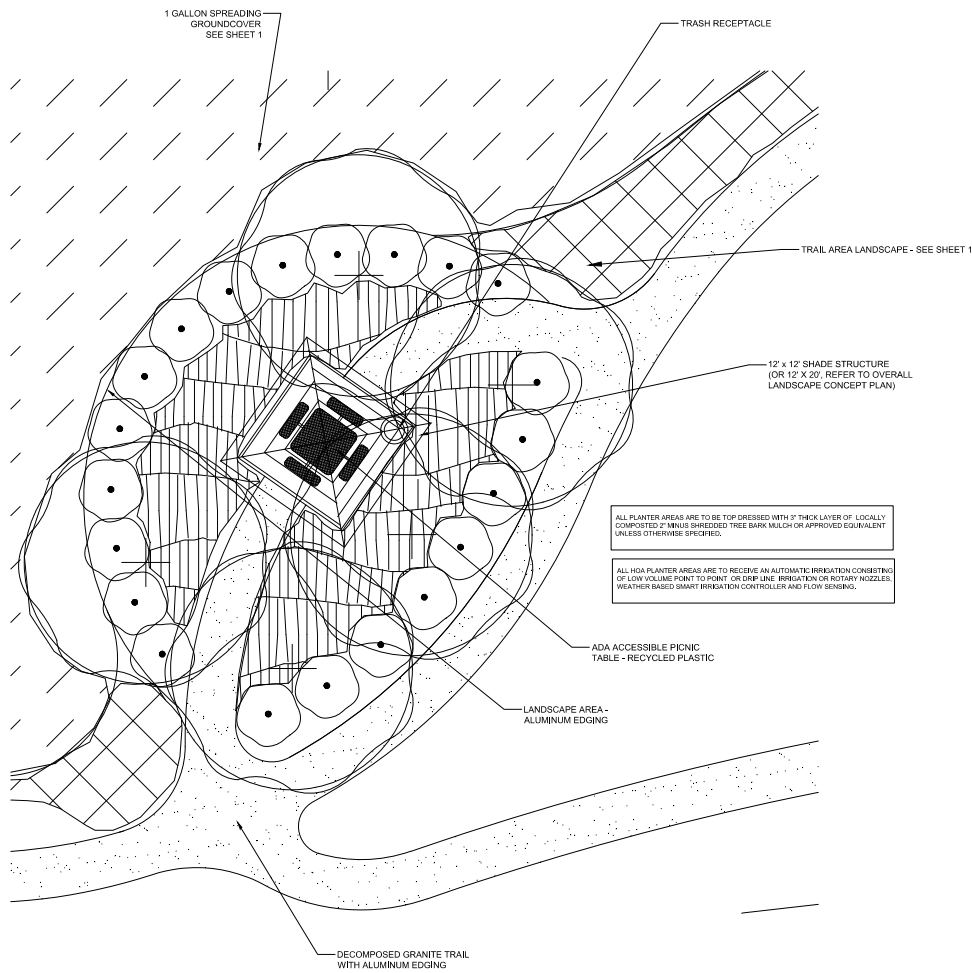


5 5' HIGH SWINGING DOUBLE DECORATIVE ENTRY GATES

ALL WELDS ARE TO BE GROUND SMOOTH.  
ALL METAL TO RECEIVE (2) COATS OF RUST PROTECTING PRIMER AND (2) COATS OF ENAMEL PAINT TO MATCH EXISTING DESIGN SET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

# CONCEPTUAL WALL AND FENCE DETAILS

PR-2021-001030, Exhibit 7 - Project Plans



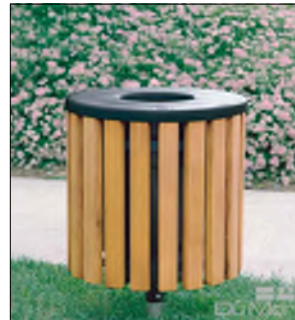
12' X 20' SHADE STRUCTURE



12' X 12' SHADE STRUCTURE



PICNIC TABLE



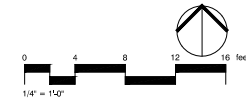
TRASH RECEPTACLE

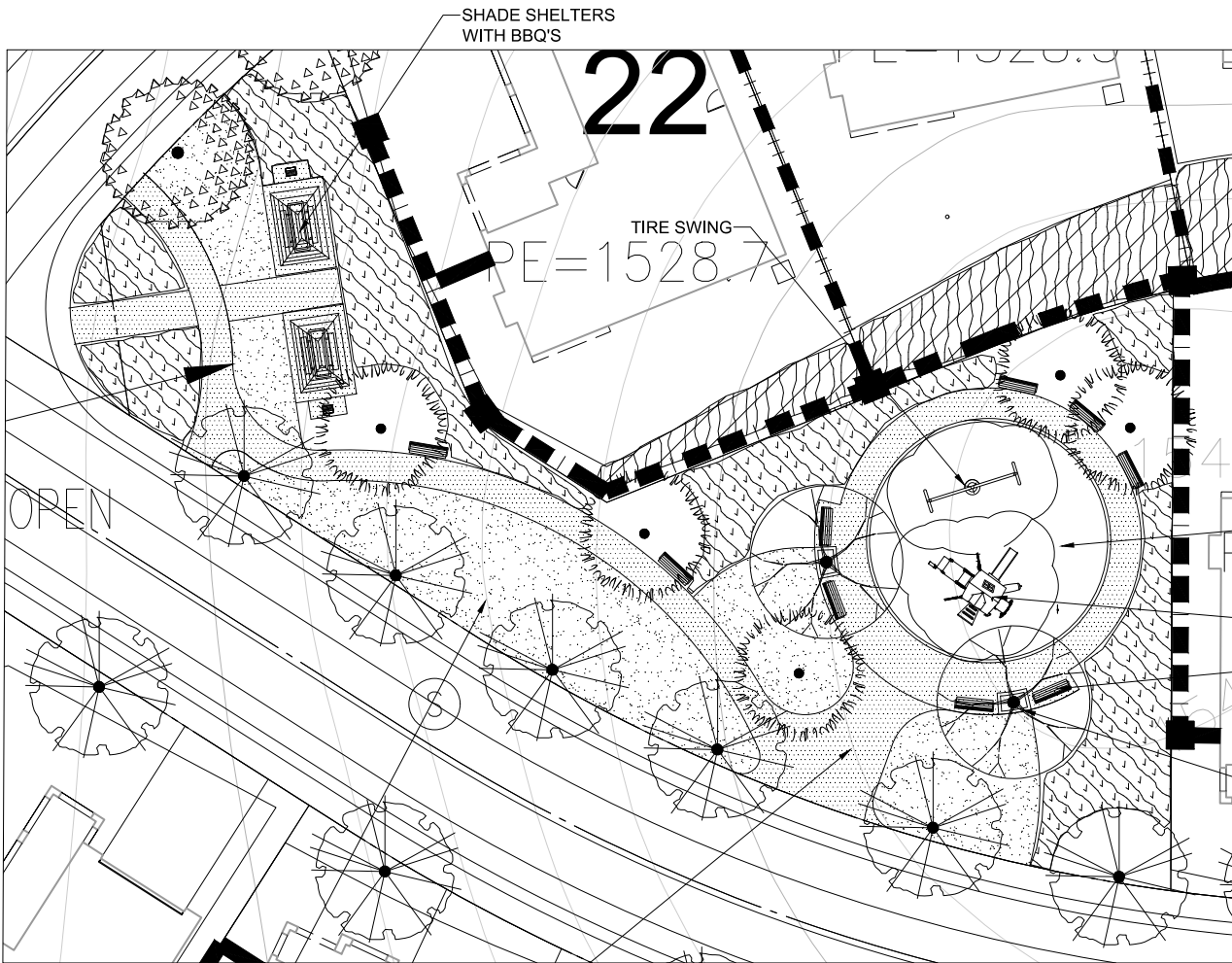
CONCEPT PLANT SCHEDULE VISTA POINTE

ACCENT SHADE TREES		
Arbutus unedo / Strawberry Tree	24" Box, L	
Cercidium x 'Desert Museum' / Desert Museum Palo Verde	24" Box, L	
Lagerstroemia indica 'Watermelon Red' / Watermelon Red Crape Myrtle	24" Box, M	
Quercus wislizeni / Interior Live Oak	24" Box, L	
HOA FOUNDATION SHRUBS		
Calliandra eriophylla / Fairy Duster	5 Gal, L	
Eriodictyon fasciculatum / Brittle Bush	5 Gal, L	
Heteromeles arbutifolia / Toyon	5 Gal, L	
Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	5 Gal, L	
Salvia leucophylla / Purple Leaf Sage	5 Gal, L	
VISTA POINTE PLANT PALETTE		
Hesperaloe parviflora / Red Yucca	1 Gal.	
Penstemon palmeri / Palmer's Penstemon	1 Gal.	
Salvia greggii / Autumn Sage	5 Gal.	
Salvia x 'Bee's Bliss' / Bee's Bliss Sage	1 Gal.	

VISTA POINTE CONCEPT PLAN

PR-2021-001030, Exhibit 7 - Project Plans





PLAY STRUCTURE

TOT LOT WITH RUBBERIZED SURFACING

PLAY STRUCTURE

BENCHES WITH TRASH RECEPTACLES

TREE WELLS



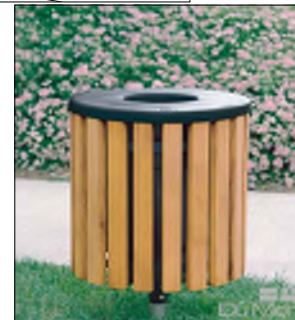
TIRE SWING

DROUGHT TOLERANT TURF

CONCRETE PAVING



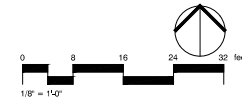
PICNIC TABLE



TRASH RECEPTACLE

ALL PLANTER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SHREDED TREE BARK MULCH OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.

ALL HOA PLANTER AREAS ARE TO RECEIVE AN AUTOMATIC IRRIGATION CONSISTING OF LOW VOLUME POINT TO POINT OR DRIP LINE IRRIGATION OR ROTARY NOZZLES. WEATHER BASED SMART IRRIGATION CONTROLLERS AND FLOW SENSING.



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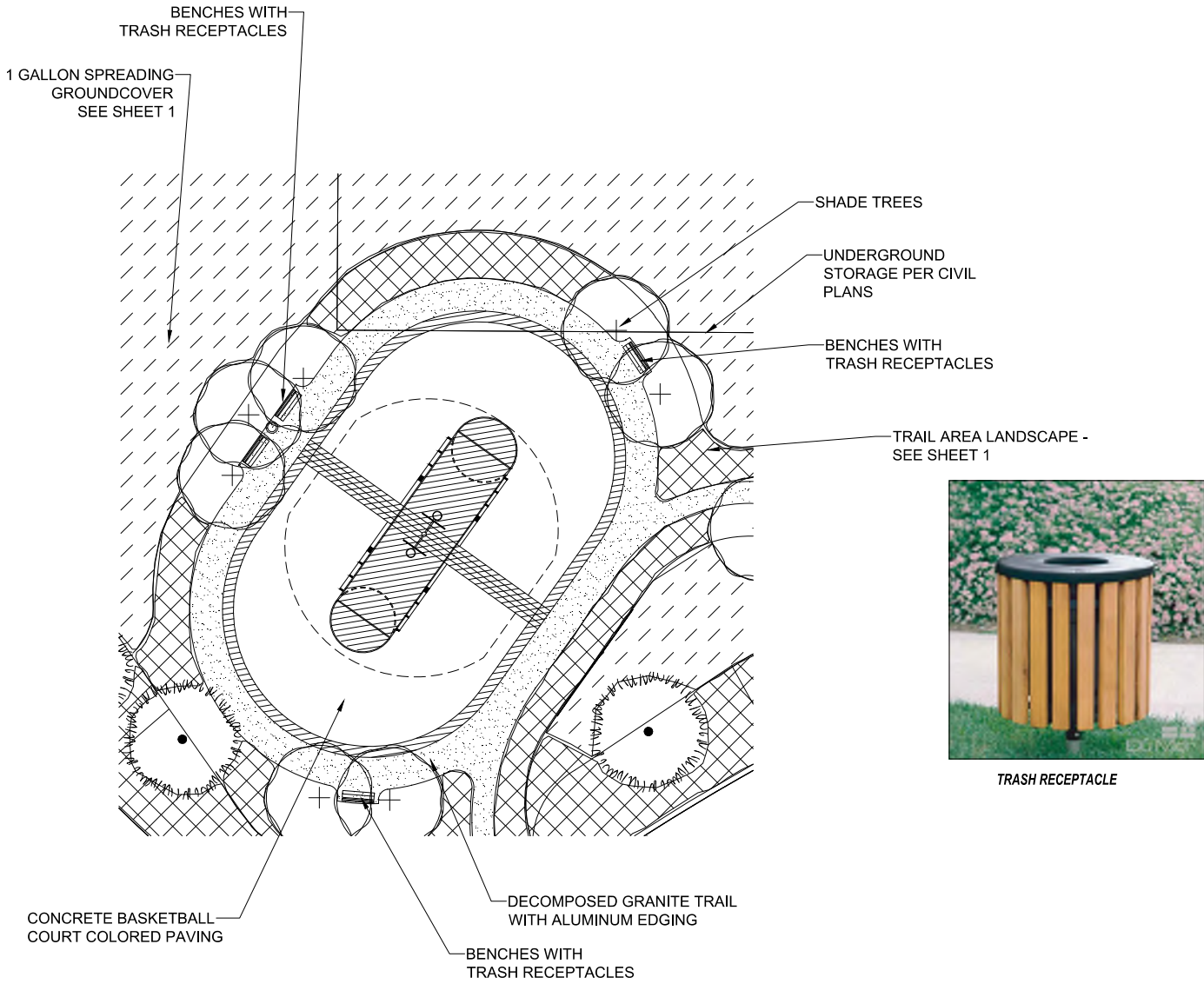
9/17/22

Wda! Job No. 20046

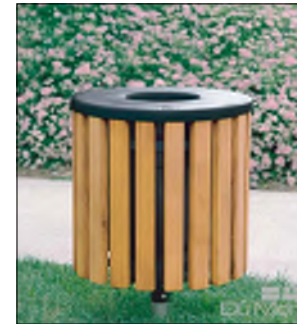
# TOT LOT CONCEPT PLAN

PR-2021-001030, Exhibit 7 - Project Plans





BASKETBALL COURT



TRASH RECEPTACLE

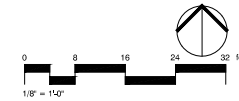


PARK BENCHES

ALL PLANTER AREAS ARE TO BE TOP DRESSED WITH 1" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SHREDED TREE BARK MULCH OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.

ALL HOA PLANTER AREAS ARE TO RECEIVE AN AUTOMATIC IRRIGATION CONSISTING OF LOW VOLUME POINT TO POINT OR DRIP LINE IRRIGATION OR ROTARY NOZZLES, WEATHER SENSITIVE IRRIGATION CONTROLLER AND FLOW SENSING.

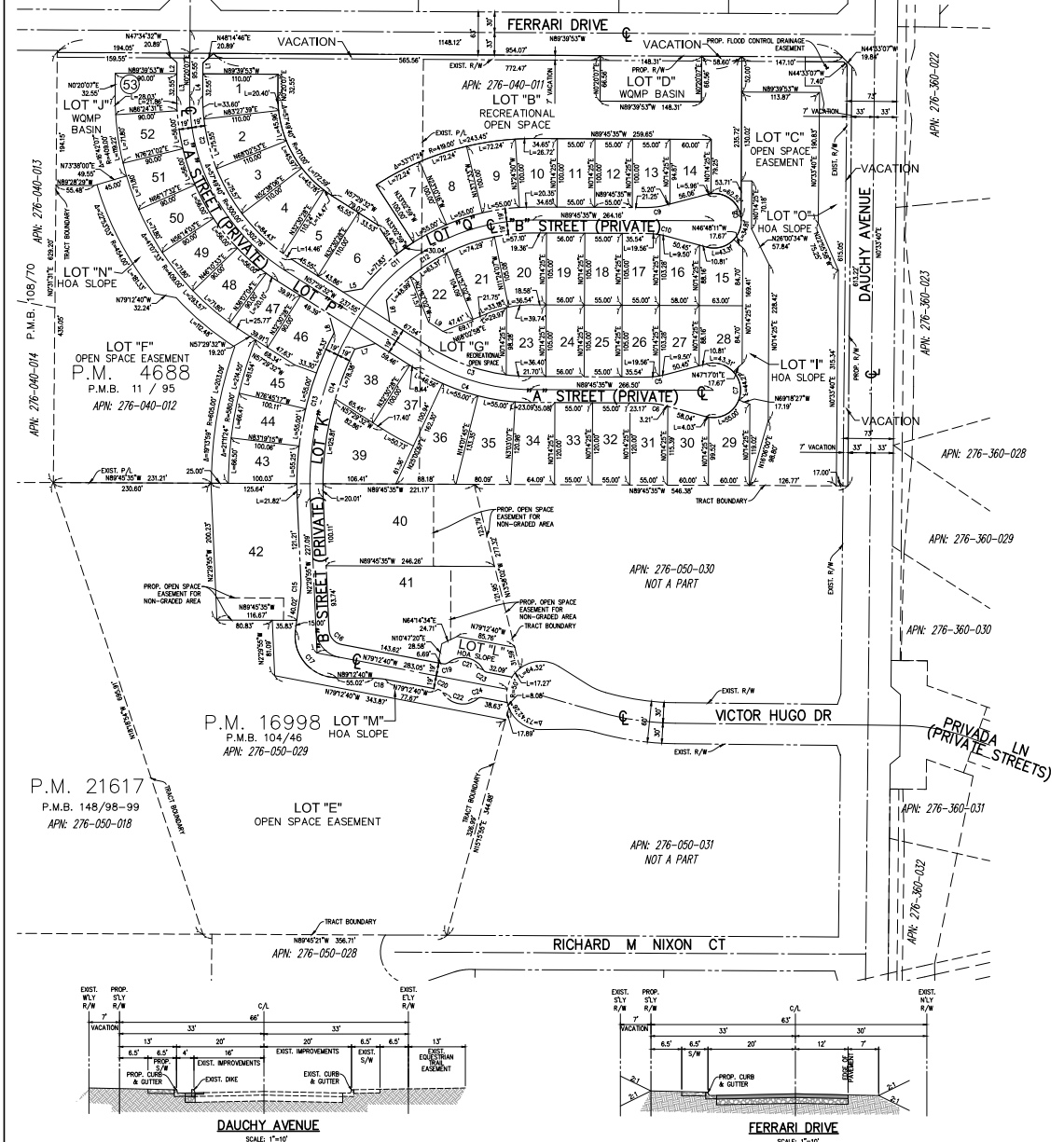
## BASKETBALL COURT ENLARGEMENT PLAN



# TENTATIVE TRACT MAP 38074

## CITY OF RIVERSIDE

NOVEMBER 2022

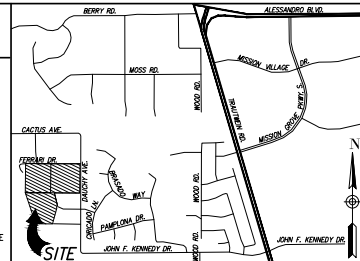


### LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING DIRT ROAD
- EXISTING PARKING STRIPE
- EXISTING EASEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOUR ELEVATION
- EXISTING SPOT ELEVATION

### ABBREVIATIONS

- R/W RIGHT OF WAY
- P/L PROPERTY LINE
- EXST. EXISTING
- PROP. PROPOSED
- S.F. SQUARE FEET
- D/W DRIVEWAY
- S/W SIDEWALK
- M.H. MANHOLE
- FS FINISH SURFACE
- TC TOP OF CURB
- FL FLOOR LINE
- FG FINISH GRADE
- IV INVERT
- NG. NO. GRADE
- S.D. STORM DRAIN
- ES. EXISTING SURFACE
- T.B.R. TO BE REMOVED
- P.I.P. PROJECT IN PLACE
- P.P. POWER POLE
- F.H. FIRE HYDRANT
- L/S LANDSCAPE



VICINITY MAP  
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST  
NOT TO SCALE

### LOT SUMMARY

LOT NUMBER	LOT AREA (SQ. FT.)	LOT WIDTH	LOT DEPTH
1	6,551	60'	110'
2	6,680	60'	110'
3	7,261	60'	110'
4	6,602	60'	110'
5	7,210	60'	110'
6	6,362	50'	100'
7	6,362	50'	100'
8	6,362	50'	100'
9	6,362	50'	100'
10	5,819	50'	100'
11	5,819	50'	100'
12	5,819	50'	100'
13	5,819	50'	100'
14	5,211	60'	79'
15	5,442	60'	95'
16	5,563	60'	98'
17	5,764	50'	102'
18	5,775	50'	102'
19	5,800	50'	102'
20	6,001	50'	102'
21	6,778	50'	104'
22	6,001	50'	104'
23	6,004	50'	98'
24	6,001	50'	104'
25	5,775	50'	102'
26	5,764	50'	98'
27	5,563	50'	98'
28	5,211	60'	99'
29	6,441	60'	99'
30	6,571	60'	99'
31	6,571	60'	99'
32	6,571	60'	99'
33	6,571	60'	99'
34	6,571	60'	120'
35	6,446	60'	120'
36	10,102	64'	133'
37	6,887	60'	102'
38	7,311	70'	100'
39	10,988	60'	180'
40	28,070	120'	231'
41	32,979	110'	246'
42	24,825	200'	116'
43	6,000	50'	100'
44	6,079	50'	100'
45	6,086	50'	100'
46	6,346	60'	90'
47	6,346	60'	90'
48	6,346	60'	90'
49	6,346	60'	90'
50	5,751	50'	90'
51	5,751	50'	90'
52	5,751	50'	90'
53	5,751	50'	90'
54	40,771	AVERAGE	7,581
FERRARI DR.	8,043	7'	1143'
VACATION			
LOT "A"	97,510	122'	650'
LOT "B"	62,616	90'	378'
LOT "C"	9,871	66'	148'
LOT "D"	227,246	980'	880'
LOT "E"	78,231	249'	449'
LOT "F"	12,807	200'	30'
LOT "G"	4,319	7'	615'
VACATION			
LOT "H"	12,628	38'	445'
LOT "I"	19,755	66'	194'
LOT "J"	32,330	38'	786'
LOT "K"	4,134	28'	112'
LOT "L"	9,365	20'	400'
LOT "M"	16,800	30'	523'
LOT "N"	24,816	30'	730'
LOT "O"	44,087	38'	1,071'
LOT "P"	25,796	38'	576'

### CURVE TABLE

CURVE #	RADIUS	LENGTH	TAN
C1	319.00'	57'49.47"	321.96'
C2	281.00'	57'49.47"	283.61'
C3	281.00'	327'60.00"	158.25'
C4	319.00'	327'60.00"	179.63'
C5	111.00'	152'00.00"	29.00'
C6	111.00'	152'00.00"	29.00'
C7	43.00'	102'00.00"	73.30'
C8	43.00'	102'00.00"	73.30'
C9	111.00'	152'00.00"	29.00'
C10	111.00'	152'00.00"	29.00'
C11	319.00'	57'49.47"	287.22'
C12	281.00'	49'41.12"	243.68'
C13	479.00'	30'49.13"	251.40'
C14	441.00'	29'07.44"	224.20'
C15	100.00'	102'00.00"	17.45'
C16	23.00'	76'42.45"	30.79'
C17	61.00'	96'42.45"	102.97'
C18	100.00'	102'00.00"	17.45'
C19	11.00'	48'17.27"	9.25'
C20	11.00'	48'17.27"	9.25'
C21	34.00'	99'27.57"	59.05'
C22	34.00'	99'27.57"	59.05'
C23	6.00'	51'09.54"	5.37'
C24	6.00'	51'09.54"	5.37'

### LINE TABLE

LINE #	BEARING	DISTANCE
L1	S07°20'00" W	16.00'
L2	N02°20'00" E	16.00'
L3	S07°20'00" W	48.50'
L4	N07°20'00" E	48.50'
L5	S80°34'47" W	28.00'
L6	N8°28'10" W	31.71'
L7	N14°34'09" E	31.18'
L8	S14°57'54" E	28.30'
L9	N57°23'27" W	25.00'

### OWNER

AL COHEN  
SIGNATURE REALTY CAPITAL CORP  
1301 NEWPORT BOULEVARD, SUITE 350  
SOUTH PASADENA, CA 92527  
PH: (949) 999-2000  
CELL: (949) 636-7261

### ENGINEER

WOODARD GROUP  
3365 MAIN STREET, STE 205  
RIVERSIDE, CA 92501  
PH: (951) 907-5077  
CONTACT: ANDREW C. WOODARD

### TOPOGRAPHY SOURCE

CITY OF RIVERSIDE CADME, MARCH 2020

### ASSESSOR PARCEL NO

BOOK	PAGE	PARCELS
276	040	011
276	040	012
276	050	029

### LEGAL DESCRIPTION

APN: 276-040-011  
PARCEL 4 OF PM 4688 PER PM 11/95  
APN: 276-040-012  
PARCEL 3 OF PM 4688 PER PM 11/95  
APN: 276-050-029  
PARCEL 3 OF PM 16998 PER PM 10/46

### ACREAGE

APN: 276-040-011	8.83 ACRES
APN: 276-040-012	7.94 ACRES
APN: 276-050-029	VACANT
GROSS	24.45 ACRES
FERRARI DR. VACATION	0.18 ACRES
DAUCHY AV. VACATION	0.16 ACRES
NET	24.73 ACRES
DISTURBED AREA	20.75 ACRES

### ZONING/LAND USE/GENERAL PLAN

EXISTING ZONING: R-1/1Z - SINGLE FAMILY RESIDENTIAL  
RC - RESIDENTIAL CONSERVATION  
EXISTING LAND USE: VACANT  
EXISTING GENERAL PLAN AMENDMENT: VLDR - VERY LOW DENSITY RESIDENTIAL  
PROPOSED ZONING: HR - SINGLE FAMILY RESIDENTIAL  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED GENERAL PLAN AMENDMENT: SAME NO CHANGE

### UTILITY PROVIDERS

WATER: WESTERN MUNICIPAL WATER DISTRICT  
SEWER: CITY OF RIVERSIDE  
ELECTRICITY: SOUTHERN CALIFORNIA Edison  
GAS: THE GAS COMPANY  
TELEPHONE: VERIZON  
TELEVISION: AIR WAVES / CHARTER COMMUNICATIONS

### FEMA FLOOD ZONE DESIGNATION

ZONE D - BASE FLOOD ELEVATIONS UNDETERMINED.  
FLOOD INSURANCE RATE MAP:  
RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS.  
PANEL 740 OF 3805  
MAP NUMBER 06065007400  
EFFECTIVE DATE: AUGUST 28, 2008

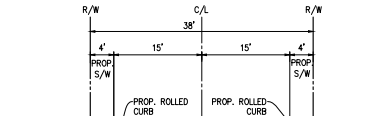
### SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT

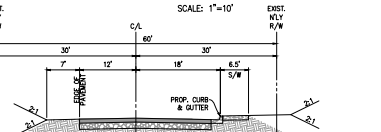
### EARTHWORK QUANTITIES

CUT (RAW)	60,100 CY
FILL (RAW)	70,800 CY
IMPORT	10,700 CY

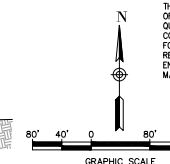
EARTH WORK QUANTITIES NOTE:  
THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BIDDING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES, SHORINKAGE, SUBSIDENCE AND ANY REMOVALS ARE BASED ON FIELD DATA OBTAINED FROM THE SOILS ENGINEER AND ACTUAL FIELD CONDITIONS DURING CONSTRUCTION MAY VARY.



"A" & "B" STREET SECTION  
SCALE: 1"=10'



VICTOR HUGO DRIVE  
SCALE: 1"=10'



REVISIONS

MARK	REVISIONS	DATE

CITY OF RIVERSIDE  
TENTATIVE TRACT MAP 38074

FOR: AL COHEN  
SCALE: 1"=80'  
DATE: 11/2/2022  
DESIGNED: JC  
CHECKED: ACW  
PLN. CHK. REF: F.B.

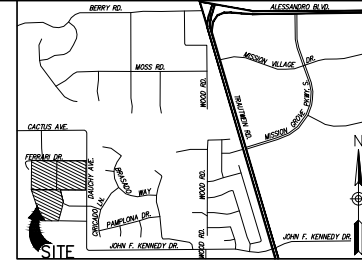
WOODARD GROUP  
W.O. 1093  
SHEET 1  
OF 1 SHEETS  
D.W.G. NO. 1093

# CONSERVATION ZONING EXHIBIT

## TTM 38074

### CITY OF RIVERSIDE

NOVEMBER 2021



**VICINITY MAP**  
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST  
NOT TO SCALE

**OWNER**

AL COHEN  
SIGNATURE REALTY CAPITAL CORP  
1701 NEWPORT BOULEVARD, SUITE 350  
COSTA MESA, CA 92627  
PH: (949) 998-2000  
CELL: (949) 636-7261

**ENGINEER**

WOODARD GROUP  
3585 MAIN STREET, STE 206  
RIVERSIDE, CA 92501  
PH: (951) 907-3077  
CONTACT: ANDREW C. WOODARD

**TOPOGRAPHY SOURCE**

CITY OF RIVERSIDE CADM, MARCH 2020

**LEGAL DESCRIPTION**

APN: 276-050-029  
PARCEL 5 OF PM 16998 PER PM 104/46

**ASSESSOR PARCEL NO**

BOOK PAGE PARCELS  
276 050 029

**ACREAGE**

APN: 276-050-029 ..... 7.98 ACRES  
GROSS ..... 7.98 ACRES  
NET ..... 7.90 ACRES  
DISTURBED AREA ..... 2.21 ACRES

**ZONING/LAND USE/GENERAL PLAN**

EXISTING ZONING: RC - RESIDENTIAL CONSERVATION  
EXISTING LAND USE: VACANT  
EXISTING GENERAL PLAN AMENDMENT: HR - HILLSIDE RESIDENTIAL  
PROPOSED ZONING: SAME NO CHANGE  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED GENERAL PLAN AMENDMENT: SAME NO CHANGE

**UTILITY PROVIDERS**

WATER: WESTERN MUNICIPAL WATER DISTRICT  
SEWER: CITY OF RIVERSIDE  
ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
GAS: THE GAS COMPANY  
TELEPHONE: VERIZON  
TELEVISION: AIR WAVES / CHARTER COMMUNICATIONS

**FEMA FLOOD ZONE DESIGNATION**

ZONE D - BASE FLOOD ELEVATIONS UNDETERMINED.  
FLOOD INSURANCE RATE MAP  
RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS  
PANEL 740 OF 3805  
MAP NUMBER 06665C0740G  
EFFECTIVE DATE  
AUGUST 28, 2008

**SCHOOL DISTRICT**

RIVERSIDE UNIFIED SCHOOL DISTRICT

**AVERAGE NATURAL SLOPE**

$S = (0.002296 * I * L)$

$S = (0.002296 * 2 * 36278)$

$S = 166.586576$

$S = 20.87576140350877$

$S = 20.87576140350877$

AVERAGE NATURAL SLOPE = 20.88%

**LOT SUMMARY**

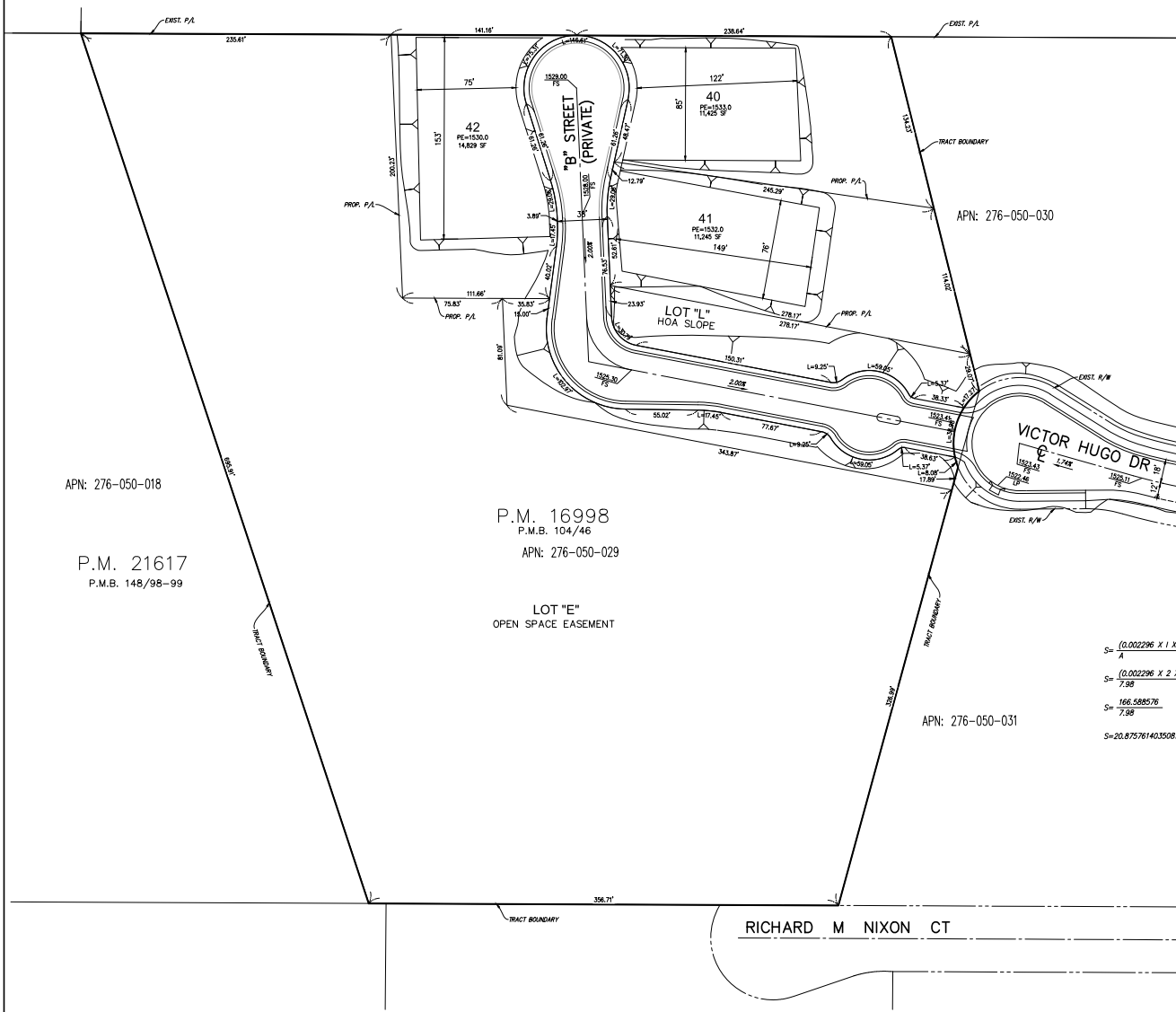
LOT NUMBER	LOT AREA (SF.)	LOT WIDTH	LOT DEPTH
40	24,868	110'	238'
41	28,000	110'	245'
42	22,394	110'	200'
LOT "E"	238,047	580'	380'
LOT "A"	16,339	41'	278'
LOT "B"	8,300	20'	400'
POR "B" STREET	23,029	38'	531'

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING DIRT ROAD
- PROPOSED PARKING STRIPE
- EXISTING EASEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE
- PROPOSED UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOUR ELEVATION
- EXISTING SPOT ELEVATION

**ABBREVIATIONS**

- R/W RIGHT OF WAY
- P.L. PROPERTY LINE
- EXST. EXISTING
- PROP. PROPOSED
- S.F. SQUARE FEET
- D/W DRIVEWAY
- S/W SIDEWALK
- M.H. MANHOLE
- FS FINISH SURFACE
- TC TOP OF CURB
- FL FLOW LINE
- FG FINISH GRADE
- TG TOP OF GRATE
- INV. INVERT
- S.D. STORM DRAIN
- EG EXISTING GROUND
- T.B.R. TO BE REMOVED
- P.L.P. PROTECT IN PLACE
- P.P. POWER POLE
- F.H. FIRE HYDRANT
- L/S LANDSCAPE



APN: 276-050-018

P.M. 21617  
P.M.B. 148/98-99

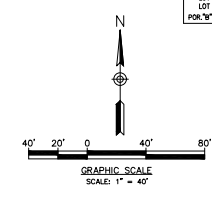
P.M. 16998  
P.M.B. 104/46

APN: 276-050-029

LOT "E"  
OPEN SPACE EASEMENT

APN: 276-050-031

RICHARD M NIXON CT



MARK	REVISIONS	DATE	BY

**CITY OF RIVERSIDE**  
**CONSERVATION ZONING EXHIBIT**  
TTM 38074

FOR: AL COHEN  
SCALE: 1"=40'  
DATE: 11/20/21  
DESIGNED: JC  
CHECKED: AW  
PLN. CHK. REF.:  
F.B.

M.G. 1093  
SHEET 1  
OF 1 SHEETS  
DWG. NO. 1093

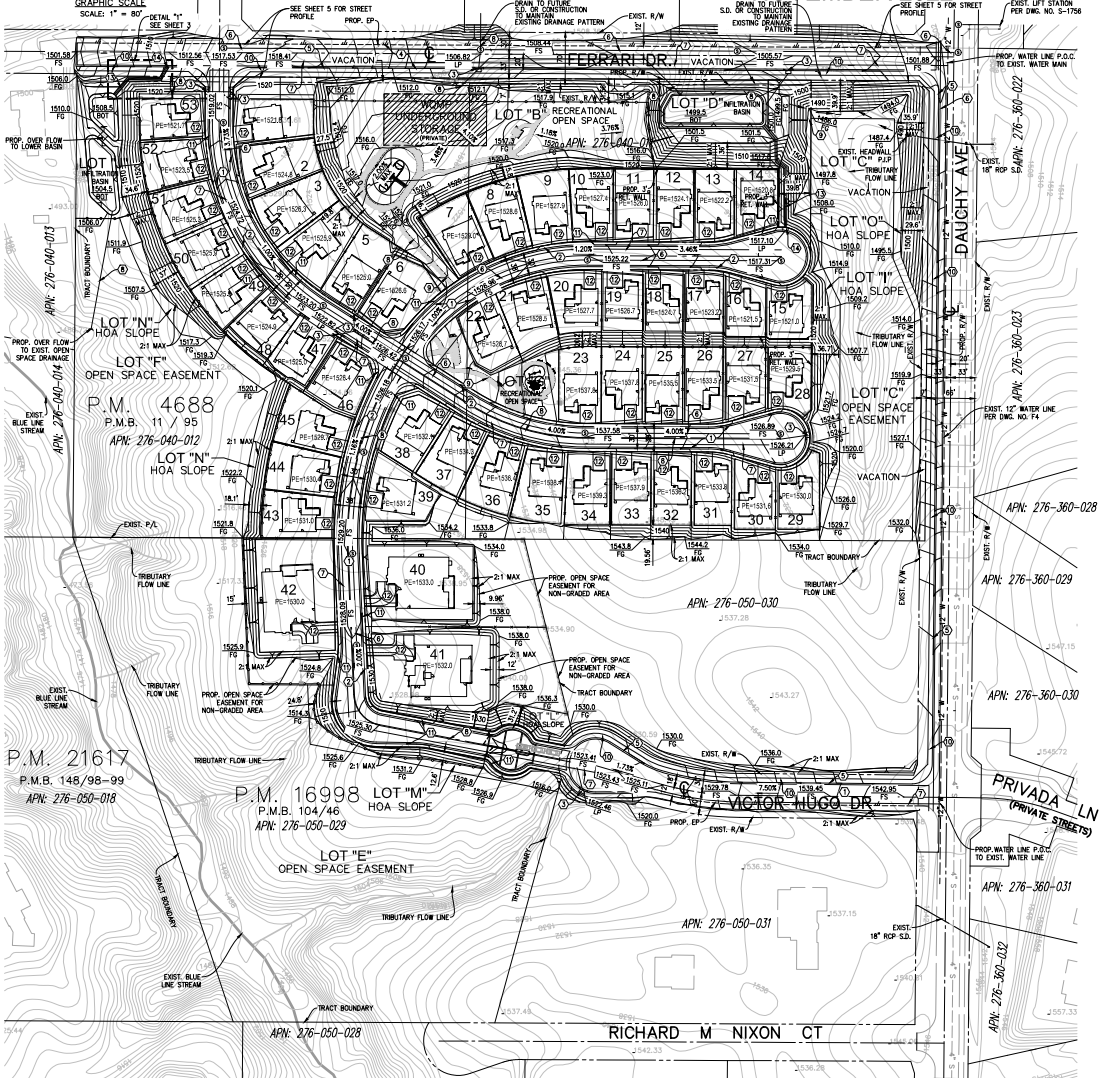
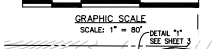


# CONCEPTUAL GRADING PLAN

## TTM 38074

### CITY OF RIVERSIDE

NOVEMBER 2022

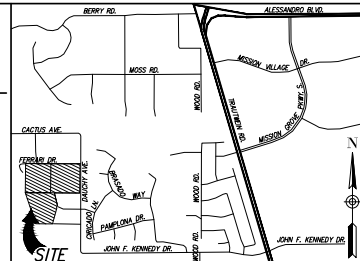


#### LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED RIGHT OF WAY
---	EXISTING RIGHT OF WAY
---	EXISTING CENTERLINE
---	PROPOSED CURB
---	EXISTING CURB
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	EXISTING DIRT ROAD
---	PROPOSED PARKING STRIPE
---	EXISTING EASEMENT
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING FENCE
---	EXISTING BUILDING
---	EXISTING CONCRETE
---	PROPOSED UNDERGROUND UTILITY
---	EXISTING UNDERGROUND UTILITY
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOUR ELEVATION
---	EXISTING SPOT ELEVATION

#### ABBREVIATIONS

R/W	RIGHT OF WAY
P/L	PROPERTY LINE
EXIST.	EXISTING
PROPOSED	PROPOSED
S.F.	SQUARE FEET
D/W	DRIVEWAY
S/W	SIDEWALK
M.H.	MANHOLE
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
FG	FINISH GRADE
TG	TOP OF GRADE
INV.	INVERT
S.D.	STORM DRAIN
EG	EXISTING GROUND
1.8 R.	TO BE REMOVED
P.I.P.	PROJECT IN PLACE
P.P.	POWER POLE
F.H.	FIRE HYDRANT
L/S	LANDSCAPE



**VICINITY MAP**  
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST  
NOT TO SCALE

**ZONING/LAND USE/GENERAL PLAN**  
EXISTING ZONING: R-1-1/2 - SINGLE FAMILY RESIDENTIAL  
RC - RESIDENTIAL CONSERVATION  
EXISTING LAND USE: VACANT  
EXISTING GENERAL PLAN AMENDMENT: ... VLDR - VERY LOW DENSITY RESIDENTIAL  
HR - HILLSIDE RESIDENTIAL  
PROPOSED ZONING: ... VLDR - VERY LOW DENSITY RESIDENTIAL  
PROPOSED LAND USE: ... SINGLE FAMILY RESIDENTIAL  
PROPOSED GENERAL PLAN AMENDMENT: ... SAME NO CHANGE

**UTILITY PROVIDERS**  
WATER: WESTERN MUNICIPAL WATER DISTRICT  
SEWER: CITY OF RIVERSIDE  
ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
GAS: THE GAS COMPANY  
TELEPHONE: VERIZON  
TELEVISION: AIR WAVES / CHARTER COMMUNICATIONS

**FEMA FLOOD ZONE DESIGNATION**  
ZONE D - BASE FLOOD ELEVATIONS UNDETERMINED.  
FLOOD INSURANCE RATE MAP  
RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS.  
PANEL 740 OF 3505  
MAP NUMBER 06065074006  
EFFECTIVE DATE  
AUGUST 28, 2008

**SCHOOL DISTRICT**  
RIVERSIDE UNIFIED SCHOOL DISTRICT

EARTHWORK QUANTITIES	
CUT (RAW)	60,100 CY
FILL (RAW)	70,800 CY
IMPORT	10,700 CY

**EARTH WORK QUANTITIES NOTE:**  
THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BIDDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES, SHRINKAGE, SUBSISTENCE AND ANY REMOVALS ARE BASED ON FIELD DATA OBTAINED FROM THE SOILS ENGINEER AND ACTUAL FIELD CONDITIONS DURING CONSTRUCTION MAY VARY.

**OWNER**  
AL COHEN  
SIGNATURE REALTY CAPITAL CORP  
1001 NEWPORT BOULEVARD, SUITE 350  
COSTA MESA, CA 92627  
PH: (949) 999-2000  
CELL: (949) 636-7261

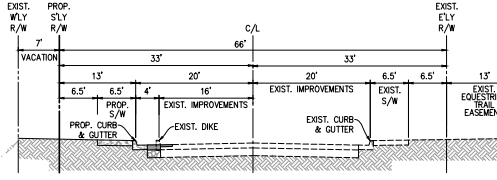
**TOPOGRAPHY SOURCE**  
CITY OF RIVERSIDE CADME, MARCH 2020

**LEGAL DESCRIPTION**  
APN: 276-040-011  
PARCEL 4 OF PM 4688 PER PM 11/95  
APN: 276-040-012  
PARCEL 3 OF PM 4688 PER PM 11/95  
APN: 276-050-029  
PARCEL 3 OF PM 16998 PER PM 104/46

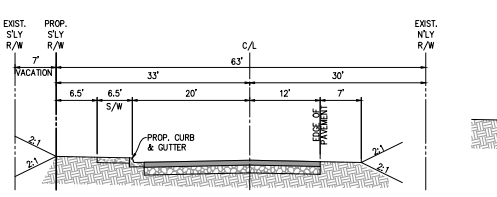
**ASSASSOR PARCEL NO**  
BOOK PAGE PARCELS  
276 040 011  
276 040 012  
276 050 029

**ENGINEER**  
WOODARD GROUP  
3585 MAIN STREET, STE 206  
RIVERSIDE, CA 92501  
PH: (951) 907-5077  
CONTACT: ANDREW C. WOODARD

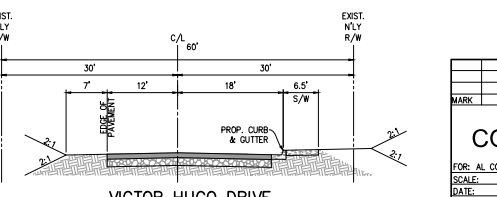
**ACREAGE**  
APN: 276-040-011 8.83 ACRES  
APN: 276-040-012 7.84 ACRES  
APN: 276-050-029 24.45 ACRES  
GROSS  
FERRARI DR. VACATION 0.18 ACRES  
DAUCHY AVE. VACATION 0.10 ACRES  
NET 24.75 ACRES  
DISTURBED AREA 20.75 ACRES



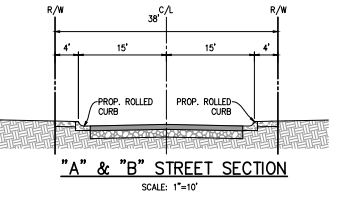
**DAUCHY AVENUE**  
SCALE: 1"=10'



**FERRARI DRIVE**  
SCALE: 1"=10'



**VICTOR HUGO DRIVE**  
SCALE: 1"=10'



**"A" & "B" STREET SECTION**  
SCALE: 1"=10'

- CONSTRUCTION NOTES**
- PROPOSED ON-SITE STREET A.C. PAVING.
  - PROPOSED 4" ROLLED CURB TYPE C PER RIV. CO. STD. NO. 202.
  - PROPOSED CATCH BASIN.
  - PROPOSED STREET A.C. PAVING.
  - PROPOSED 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200, TYPE 1.
  - PROPOSED SEWER LINE.
  - PROPOSED WATER LINE.
  - PROPOSED STORM DRAIN LINE.
  - PROPOSED TRAIL AND AMENITY, SEE LANDSCAPE ARCHITECTS PLAN.
  - PROPOSED STREET SIDEWALK.
  - PROPOSED RESIDENTIAL DRIVEWAY.
  - PROPOSED "Y"-DITCH/TERRACE DRAIN.
  - PROPOSED PARKWAY DRAIN.
  - PROPOSED 3' WIDE "U" CHANNEL.

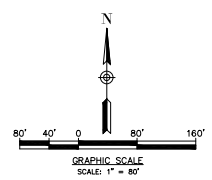
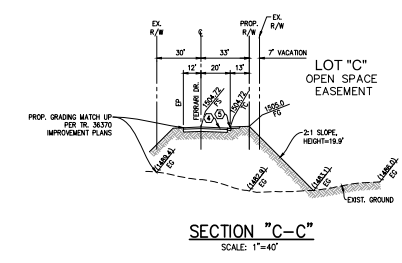
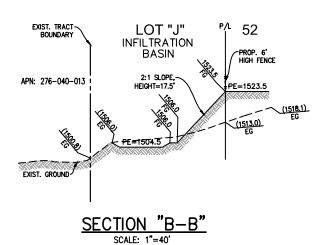
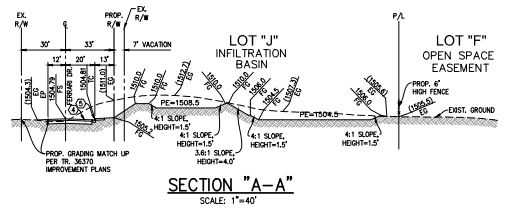
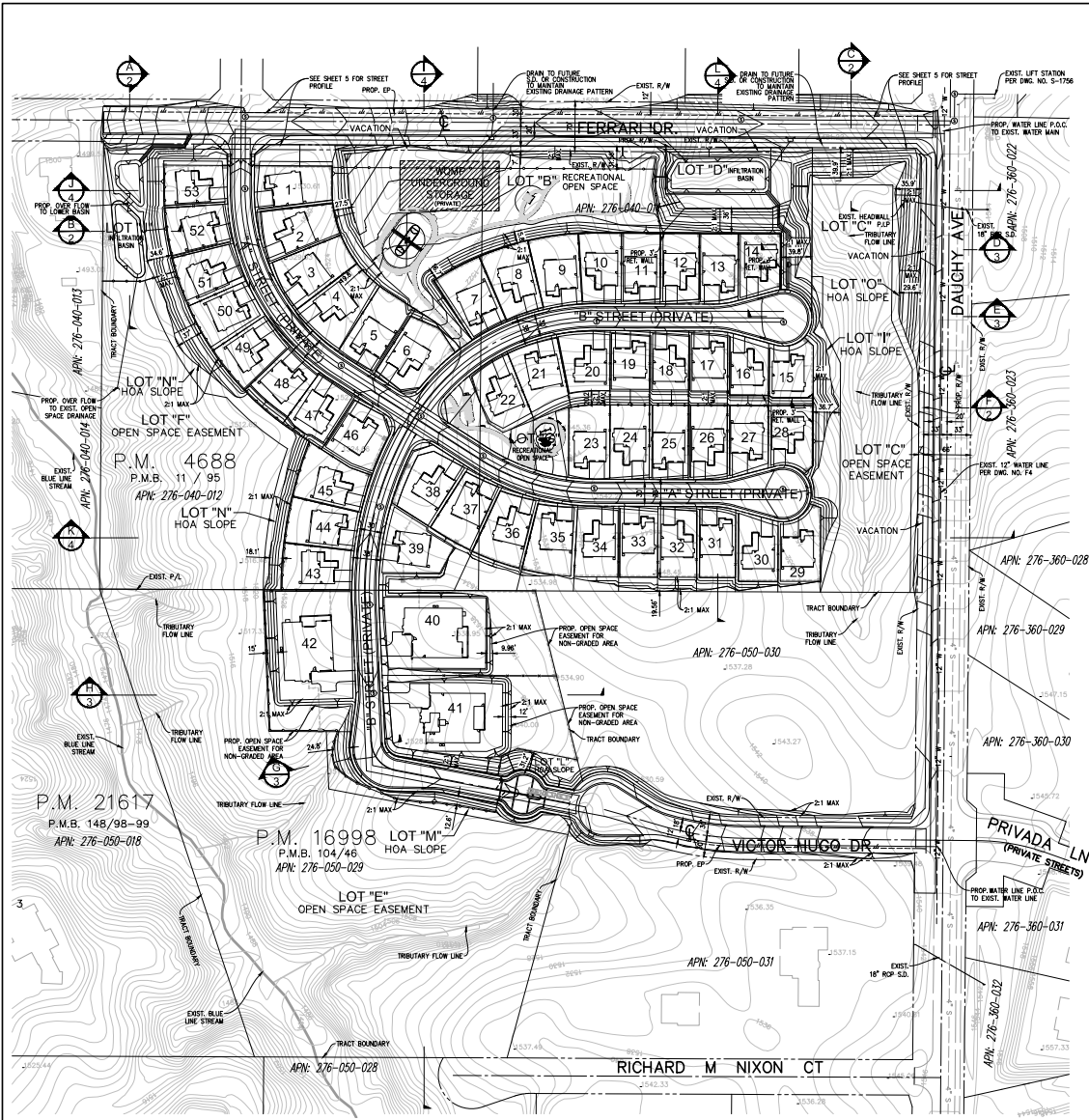
MARK	REVISIONS	DATE	BY

CITY OF RIVERSIDE  
**CONCEPTUAL GRADING PLAN**  
TTM 38074

FOR: AL COHEN  
SCALE: 1"=80'  
DATE: 11/2/22  
DESIGNED: JC  
CHECKED: AW  
PLN. CK. REF: B.L.

**woodard group**

W.O. 1093  
SHEET 1  
OF 5 SHEETS  
DWG. NO. 1093



**SECTION INDEX**  
SCALE: 1"=80'

**AVERAGE NATURAL SLOPE**

S = (0.002296 * I) / L	APN: 276-050-029	APN: 276-040-012	APN: 276-040-011
S = AVERAGE NATURAL SLOPE IN PERCENT	S = (0.002296 X 1 X 1)	S = (0.002296 X 1 X 1)	S = (0.002296 X 1 X 1)
N = NATURAL CONTOUR INTERVAL IN FEET	S = 7.981	S = 7.64	S = 8.83
L = LENGTH OF NATURAL CONTOURS IN FEET	S = (0.002296 X 2 X 34097)	S = (0.002296 X 2 X 23927)	S = (0.002296 X 2 X 54003)
A = ACRES OF PROPERTY	S = 156.573424	S = 109.8728	S = 247.9818
0.002296 = CONSTANT WHICH CONVERTS SQUARE FEET INTO ACRES AND EXPRESSES SLOPE IN PERCENT.	S = 7.981	S = 7.64	S = 8.83
	S=19.62	S=14.38	S=28.08

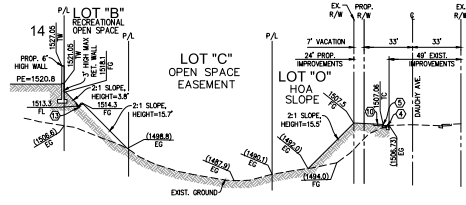
**CONSTRUCTION NOTES**

- ① PROPOSED ON-SITE STREET A.C. PAVING.
- ② PROPOSED 4" ROLLED CURB TYPE C PER REV. CO. STD. NO. 202.
- ③ PROPOSED CATCH BASIN.
- ④ PROPOSED STREET A.C. PAVING.
- ⑤ PROPOSED 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200, TYPE 1.

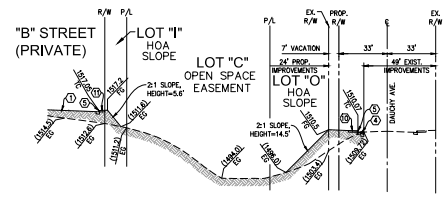
- ⑥ PROPOSED SEWER LINE.
- ⑦ PROPOSED WATER LINE.
- ⑧ PROPOSED STORM DRAIN LINE.
- ⑨ PROPOSED TRAIL AND AMENITY, SEE LANDSCAPE ARCHITECTS PLAN.
- ⑩ PROPOSED STREET SIDEWALK.
- ⑪ PROPOSED ON-SITE SIDEWALK.
- ⑫ PROPOSED RESIDENTIAL DRIVEWAY.
- ⑬ PROPOSED "V"-DITCH/TERRACE DRAIN.
- ⑭ PROPOSED PARKWAY DRAIN.
- ⑮ PROPOSED 3" WIDE "U" CHANNEL.

MARK	REVISIONS	DATE	BY
CITY OF RIVERSIDE <b>CONCEPTUAL GRADING PLAN</b> TTM 38074			
FOR: AL COHEN			
SCALE:	AS SHOWN		
DATE:	11/2/2022		
DESIGNED:	JC		
CHECKED:	AW		
PLN. CK. REF.			
E.B.			

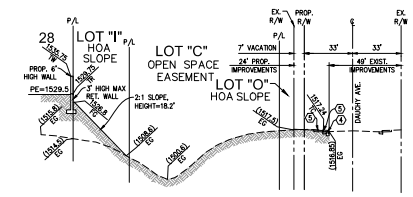
W.D. 1093  
SHEET 2  
OF 5 SHEETS  
DWG. NO. 1093



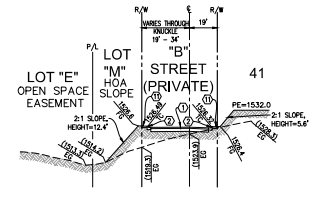
**SECTION "D-D"**  
SCALE: 1"=40'



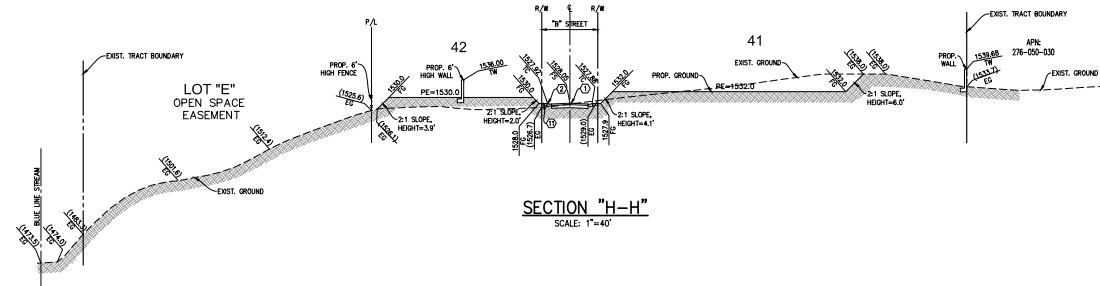
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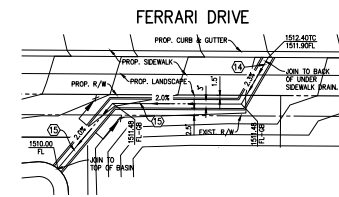
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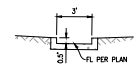
**SECTION "G-G"**  
SCALE: 1"=40'



**SECTION "H-H"**  
SCALE: 1"=40'



**DETAIL "1"**  
SCALE: 1"=20'



**SECTION "X-X"**  
SCALE: 1"=5'

**CONSTRUCTION NOTES**

- ① PROPOSED ON-SITE STREET A.C. PAVING.
- ② PROPOSED 4" ROLLED CURB TYPE C PER CIV. CO. STD. NO. 202.
- ③ PROPOSED CATCH BASIN.
- ④ PROPOSED STREET A.C. PAVING.
- ⑤ PROPOSED 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200, TYPE 1.

- ⑥ PROPOSED SEWER LINE.
- ⑦ PROPOSED WATER LINE.
- ⑧ PROPOSED STORM DRAIN LINE.
- ⑨ PROPOSED TRAIL AND AMENITY, SEE LANDSCAPE ARCHITECTS PLAN.
- ⑩ PROPOSED STREET SIDEWALK.
- ⑪ PROPOSED ON-SITE SIDEWALK.

- ⑫ PROPOSED RESIDENTIAL DRIVEWAY.
- ⑬ PROPOSED "V"-DITCH/TERRACE DRAIN.
- ⑭ PROPOSED PARKWAY DRAIN.
- ⑮ PROPOSED 3' WIDE "U" CHANNEL.

MARK	REVISIONS	DATE	BY

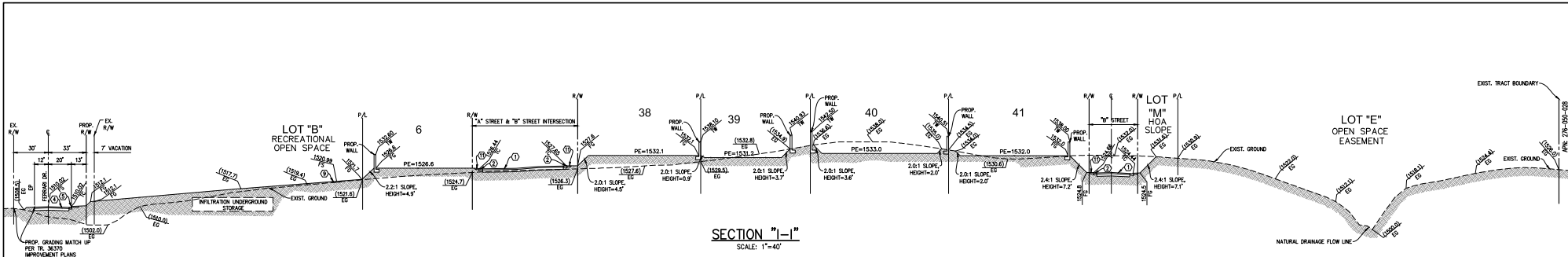
**CITY OF RIVERSIDE**  
**CONCEPTUAL GRADING PLAN**  
TTM 38074

FOR: AL COHEN

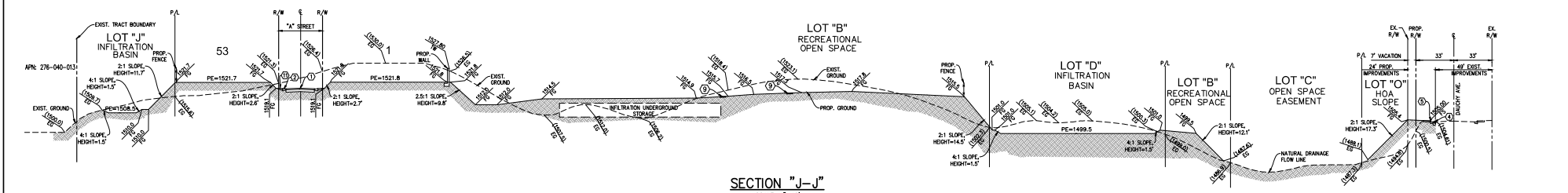
SCALE:	AS SHOWN	W.D. 1093
DATE:	11/2/2022	SHEET 3
DESIGNED:	JC	OF 5 SHEETS
CHECKED:	AW	DWG. NO.
PLN. CHK. REF:		1593
E.B.		

**woodard group**

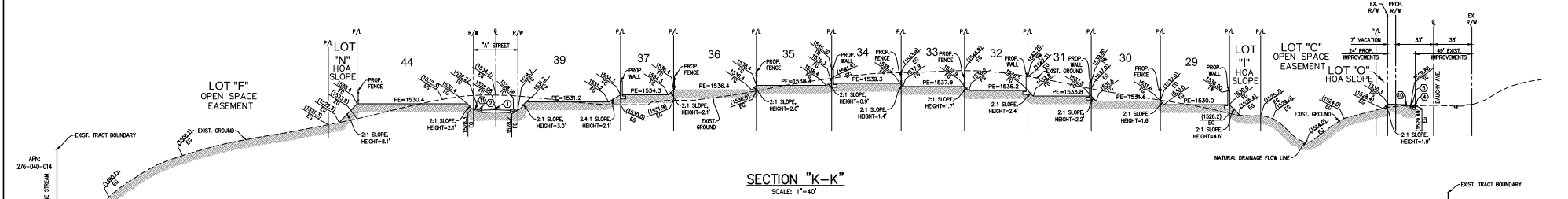




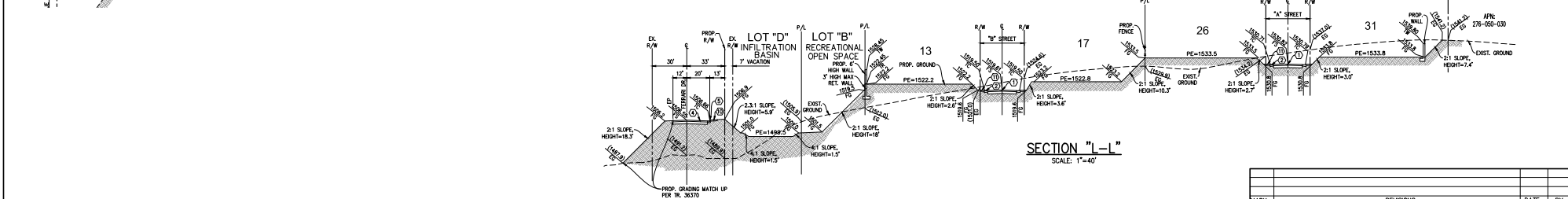
SECTION "I-I"  
SCALE: 1"=40'



SECTION "J-J"  
SCALE: 1"=40'



SECTION "K-K"  
SCALE: 1"=40'



SECTION "L-L"  
SCALE: 1"=40'

**CONSTRUCTION NOTES**

- ① PROPOSED ON-SITE STREET A.C. PAVING.
- ② PROPOSED 4" ROLLED CURB TYPE C PER RIV. CO. STD. NO. 202.
- ③ PROPOSED CATCH BASIN.
- ④ PROPOSED STREET A.C. PAVING.
- ⑤ PROPOSED 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200. TYPE 1.

- ⑥ PROPOSED SEWER LINE.
- ⑦ PROPOSED WATER LINE.
- ⑧ PROPOSED STORM DRAIN LINE.
- ⑨ PROPOSED TRAIL AND AMENITY, SEE LANDSCAPE ARCHITECTS PLAN.
- ⑩ PROPOSED STREET SIDEWALK.
- ⑪ PROPOSED ON-SITE SIDEWALK.

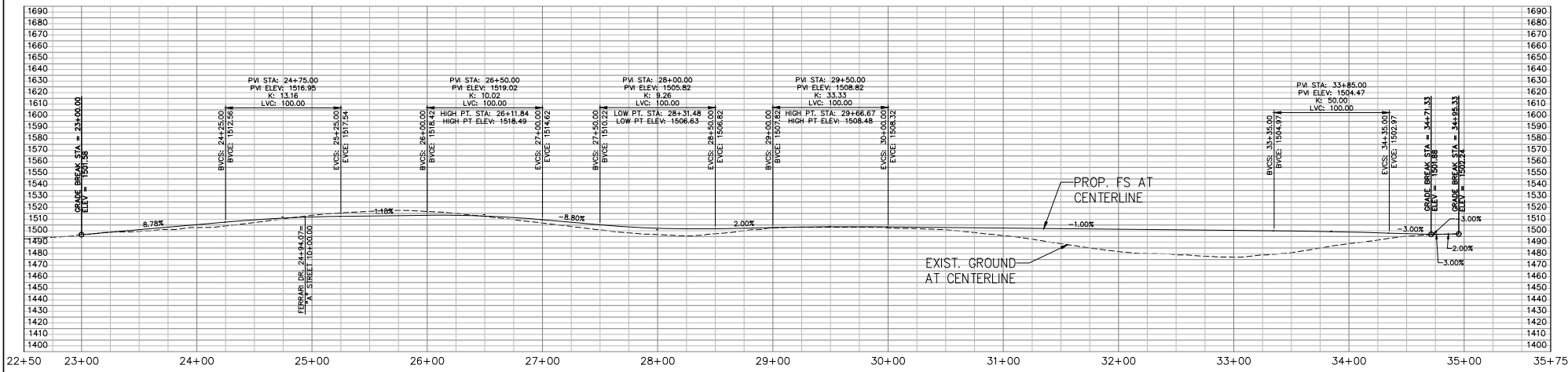
- ⑫ PROPOSED RESIDENTIAL DRIVEWAY.
- ⑬ PROPOSED "Y" DITCH/TERRACE DRAIN.
- ⑭ PROPOSED PARKWAY DRAIN.
- ⑮ PROPOSED 3' WIDE "U" CHANNEL.

MARK	REVISIONS	DATE	BY

CITY OF RIVERSIDE  
**CONCEPTUAL GRADING PLAN**  
TTM 38074

FOR: AL COHEN

SCALE:	AS SHOWN	W.D. 1093
DATE:	11/2/2022	SHEET 4
DESIGNED:	JC	OF 5 SHEETS
CHECKED:	AW	DWG. NO.
PLN. CK. REF.		1093
P.B.		



# FERRARI DRIVE

23+00.00 - 34+95.33  
 HORIZ: 1" = 40'  
 VERT: 1" = 40'

MARK	REVISIONS	DATE	BY

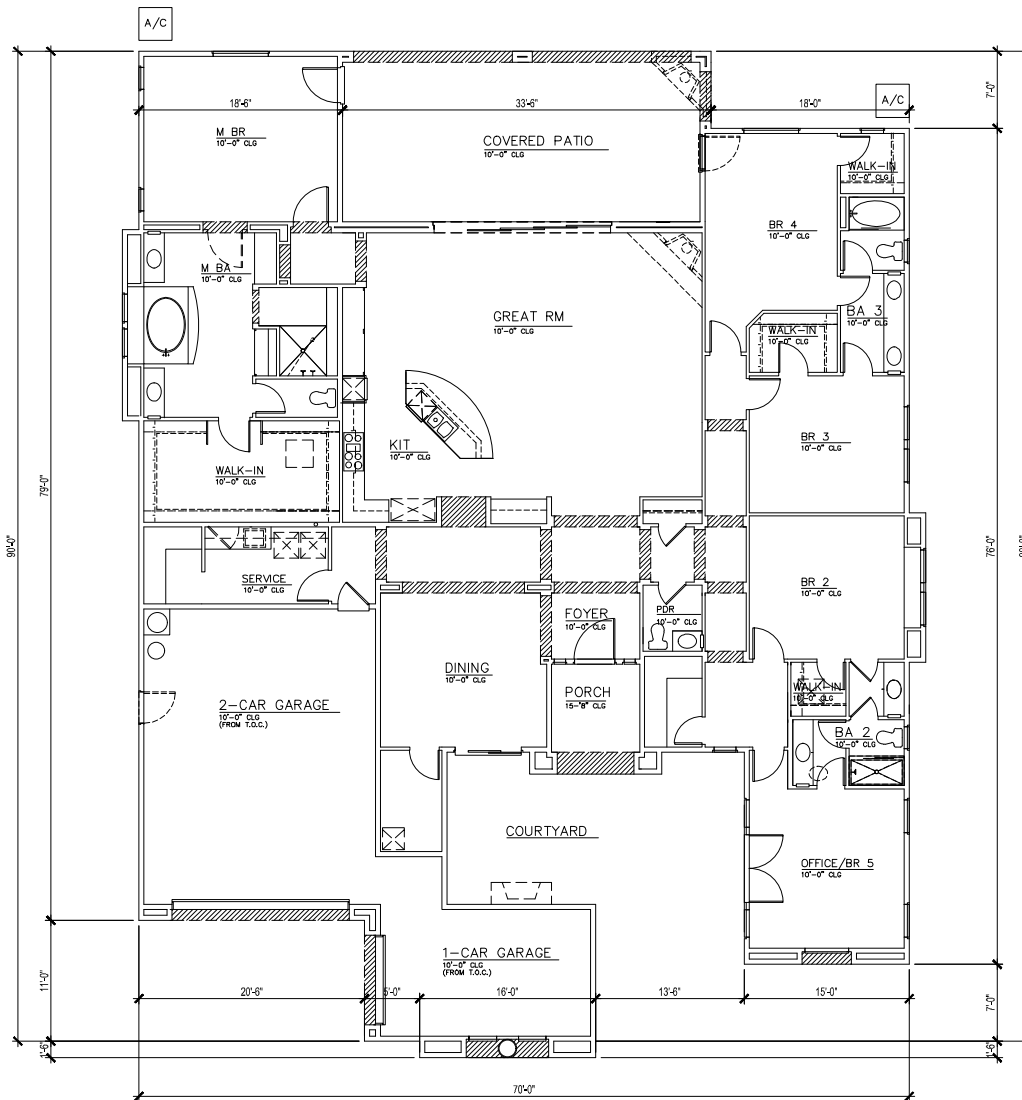
**CITY OF RIVERSIDE**  
**CONCEPTUAL GRADING PLAN**  
 TTM 38074

FOR: AL COHEN

SCALE:	AS SHOWN
DATE:	11/2/22
DESIGNED:	JC
CHECKED:	AW
PLN. CK. REF:	
P.B.	

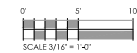
**woodard group**

W.D. 1093
SHEET 5
OF 5 SHEETS
DWG. NO. 1093



## PLAN 1 - MEDITERRANEAN AT LOT 40

5 BED, 3 BA + 1 PDR  
 LIVING AREA 3,792 SQ. FT  
 GARAGE AREA 887 SQ. FT

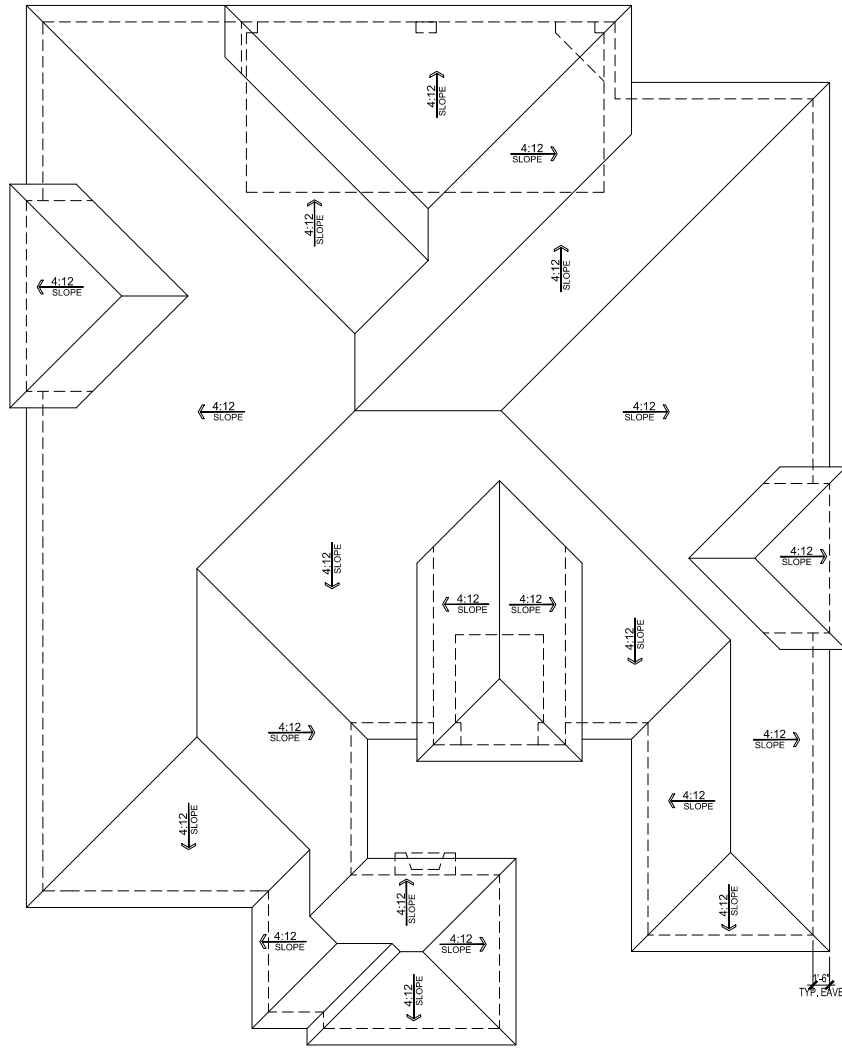


DAUCHY AVENUE  
 SIGNATURE REALTY  
 COSTA MESA, CA

CONCEPTUAL FLOOR PLAN  
 RIVERSIDE, CALIFORNIA

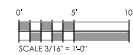
**DANIELIAN** 07.28.2023  
 ASSOCIATES 1  
 architects planners  
 www.danielian.com 949.474.6030 20102.00

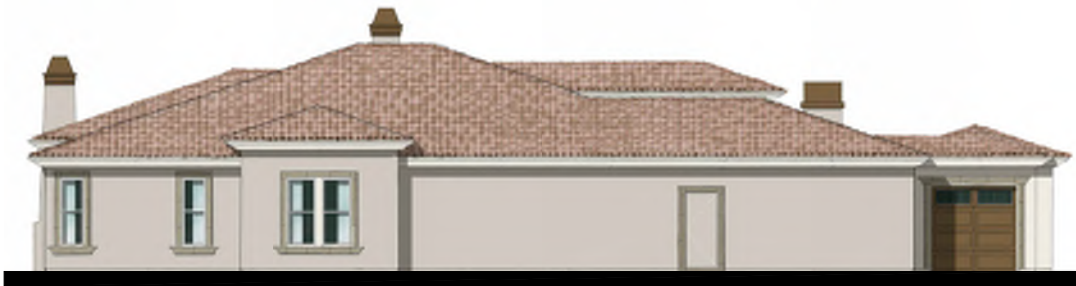




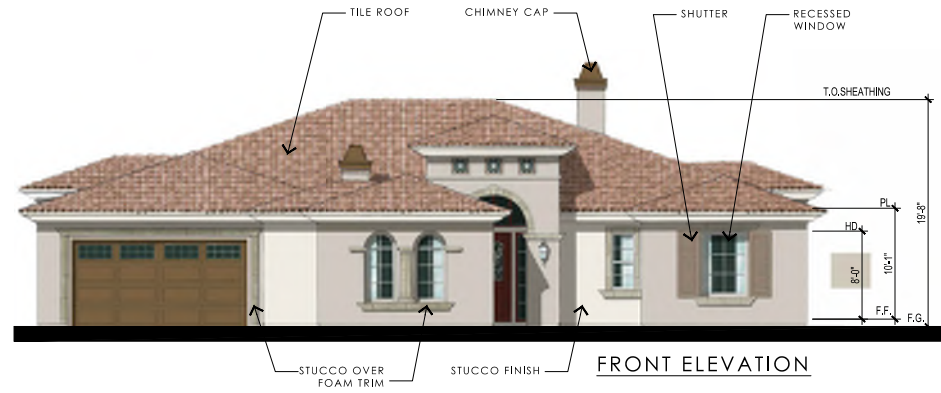
PLAN 1 - MEDITERRANEAN  
AT LOT 40

CONCEPTUAL ROOF PLAN  
RIVERSIDE, CALIFORNIA





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 1 - MEDITERRANEAN  
AT LOT 40

CONCEPTUAL ELEVATIONS

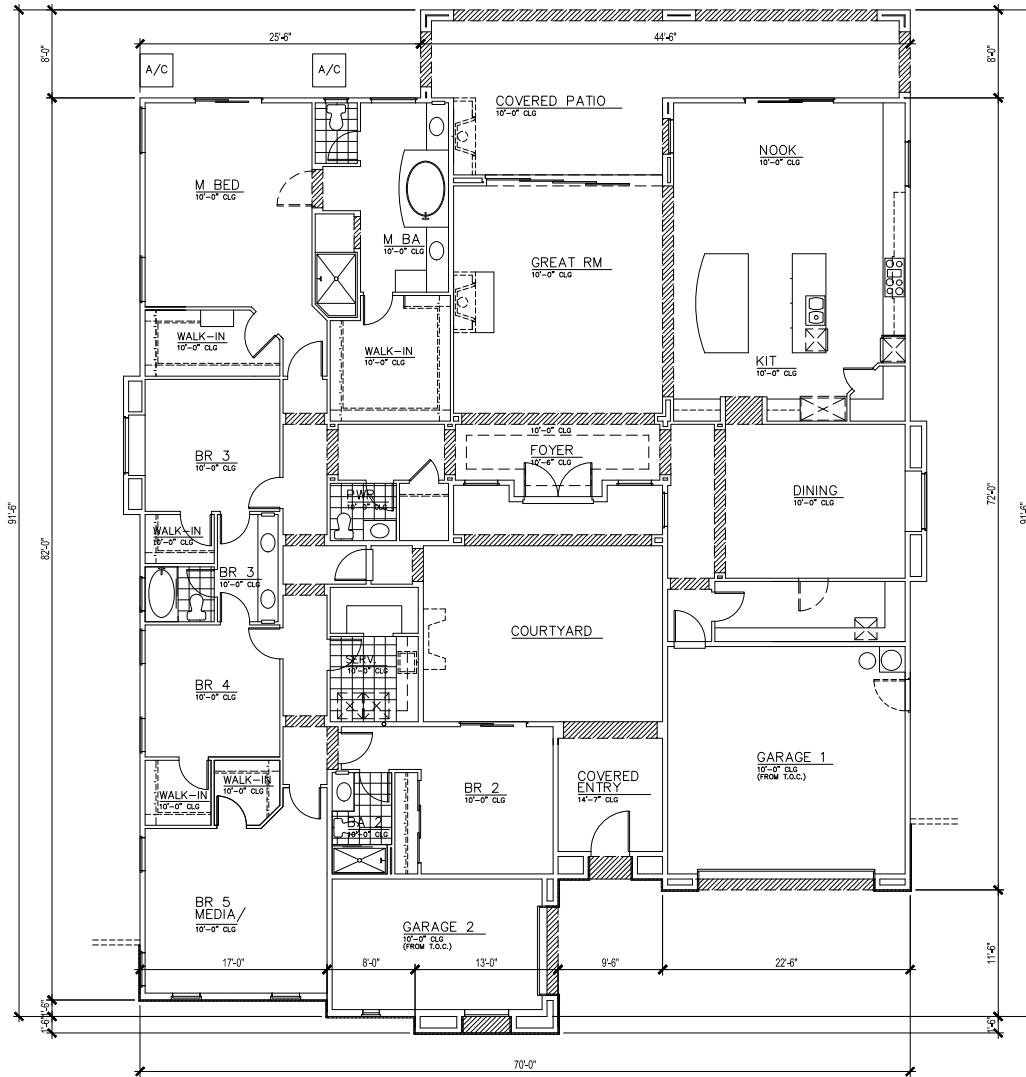
RIVERSIDE, CALIFORNIA

Plot Date: 7/26/2023 2:26:13 PM By: Jeff Herrera

DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA

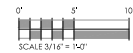
0' 5' 10'  
SCALE 3/16" = 1'-0"

**DANIELIAN** 07.28.2023  
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www.danielian.com 949.474.6030 20102.00



## PLAN 2 - TUSCAN AT LOT 41

5 BED, 3 BA + 1 PDR  
 LIVING AREA 3,963 SQ. FT  
 TOTAL GARAGE AREA 706 SQ. FT

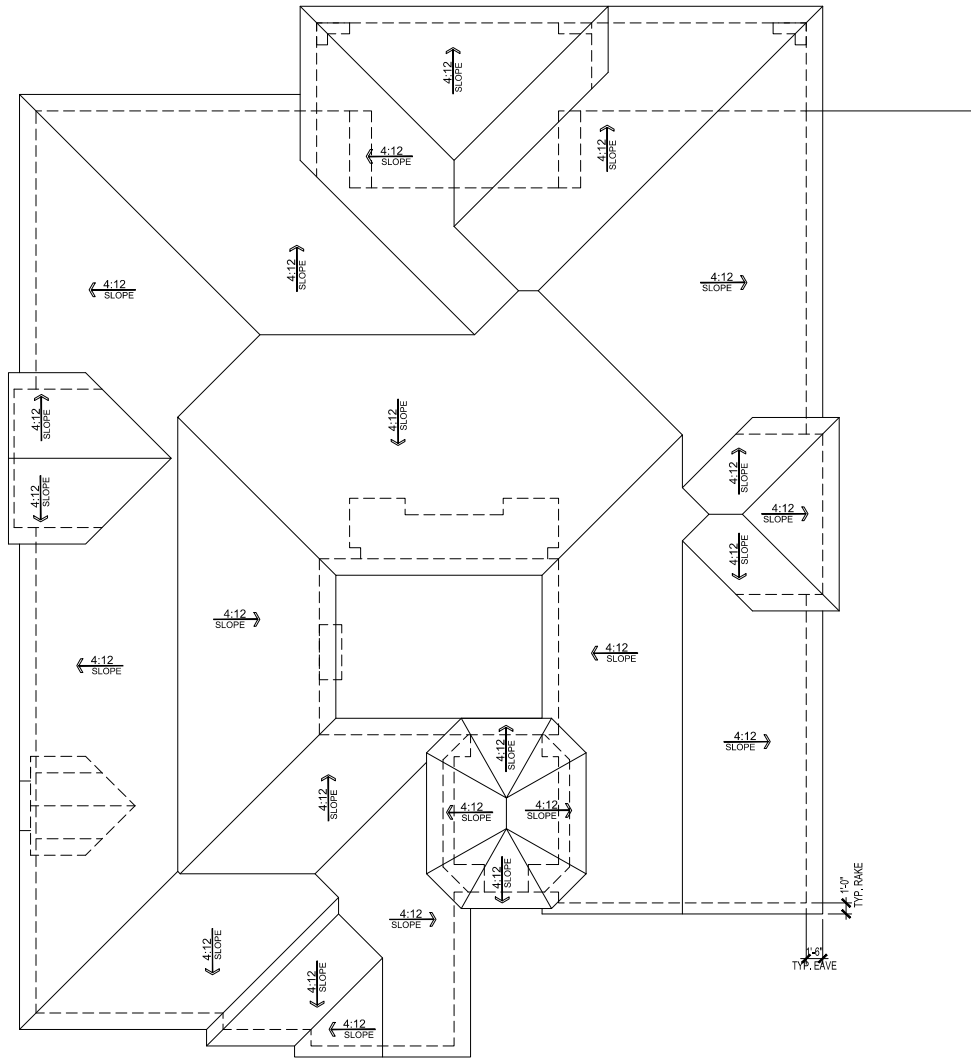


Plot Date: 7/26/2023 2:29:15 PM; By: Jeff Herrera

DAUCHY AVENUE  
 SIGNATURE REALTY  
 COSTA MESA, CA

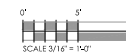
CONCEPTUAL FLOOR PLAN  
 RIVERSIDE, CALIFORNIA

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 ASSOCIATES 4  
 architects ■ planners  
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PLAN 2 - TUSCAN  
AT LOT 41

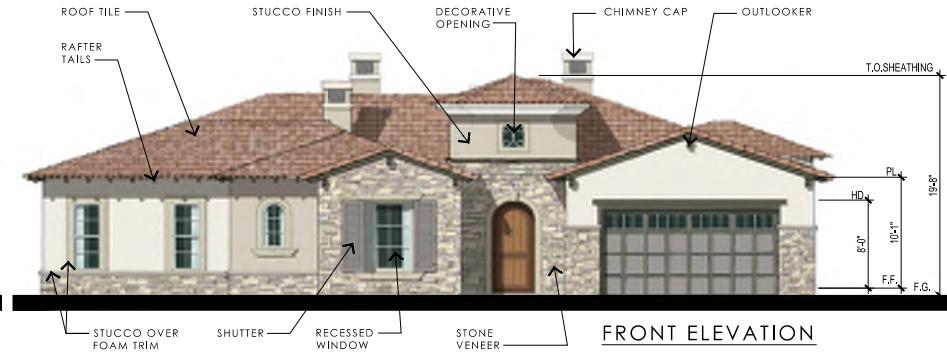
CONCEPTUAL ROOF PLAN  
RIVERSIDE, CALIFORNIA







LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 2 - TUSCAN  
AT LOT 41  
CONCEPTUAL ELEVATIONS  
RIVERSIDE, CALIFORNIA

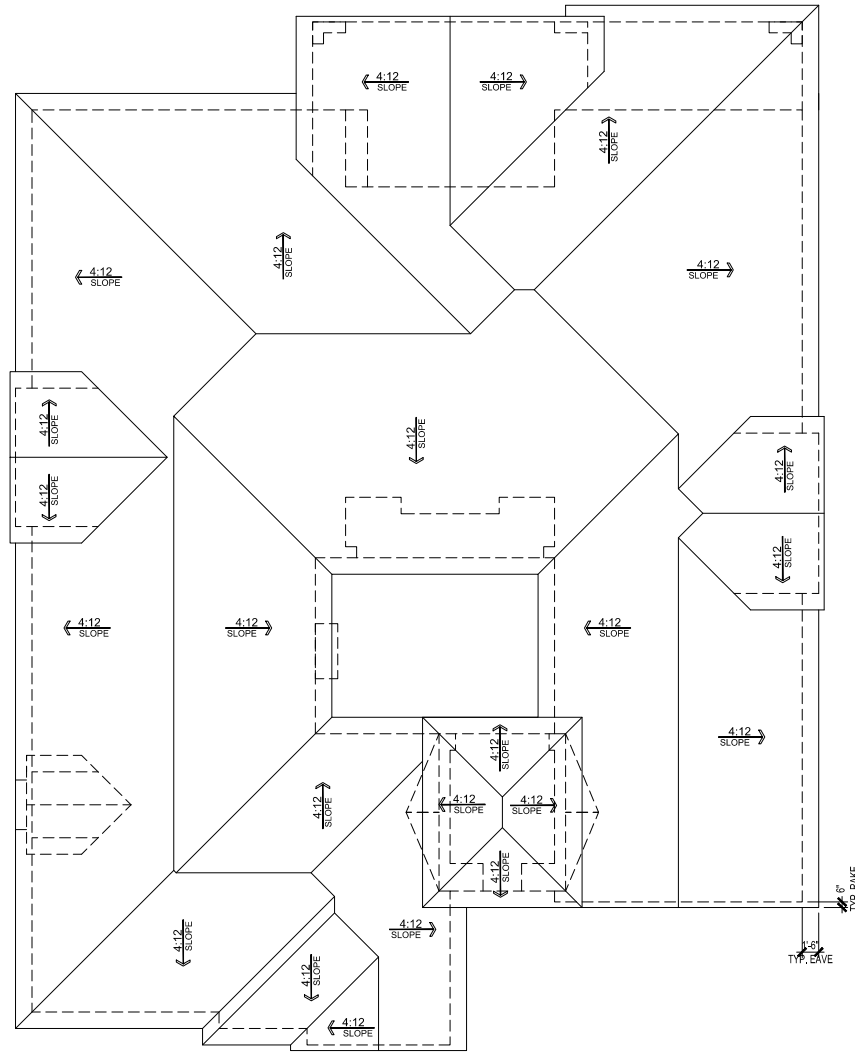
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DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA

0' 5' 10'  
SCALE 3/16" = 1'-0"

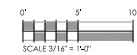
**DANIELIAN** 07.28.2023  
ASSOCIATES 6  
architects ■ planners  
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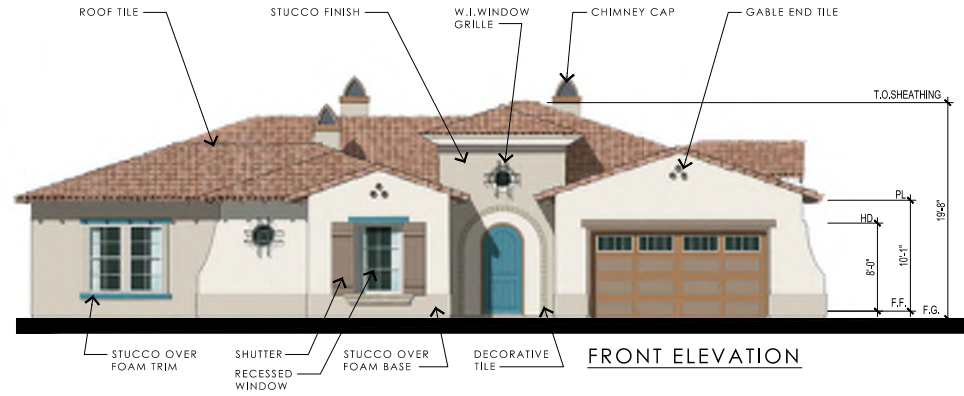
PLAN 2 - SPANISH  
AT LOT 42

CONCEPTUAL ROOF PLAN  
RIVERSIDE, CALIFORNIA





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



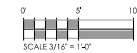
REAR ELEVATION

PLAN 2 - SPANISH  
AT LOT 42

CONCEPTUAL ELEVATIONS  
RIVERSIDE, CALIFORNIA

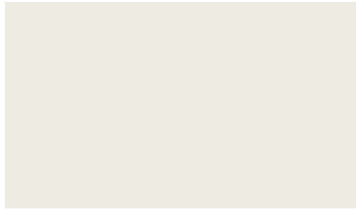
Plot Date: 7/28/2023 2:29:45 PM. By: Jeff Herrera

DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA



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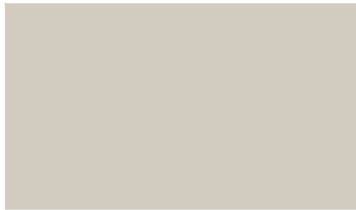
**PLAN 1 - MEDITERRANEAN**



**STUCCO / FACIA**  
SHERWIN WILLIAMS  
SW 9504  
COLD FOAM



**GARAGE DOOR / CHIMNEY CAP**  
SHERWIN WILLIAMS  
SW 9540  
TIMBER BEAM



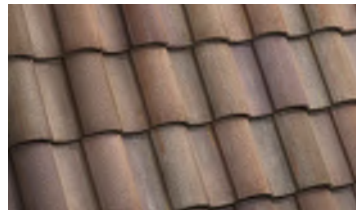
**STUCCO / TRIM**  
SHERWIN WILLIAMS  
SW 7029  
AGREEABLE GRAY



**SHUTTER**  
SHERWIN WILLIAMS  
SW 7508  
TAVERN TAUPE

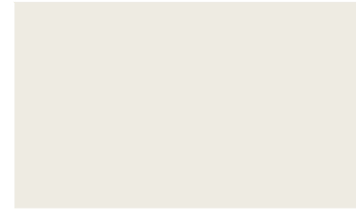


**FRONT DOOR**  
SHERWIN WILLIAMS  
SW 7593  
RUSTIC RED



**ROOF TILES**  
EAGLE ROOFING (OR EQUAL)  
CAPISTRANO  
RED BLUFF BLEND

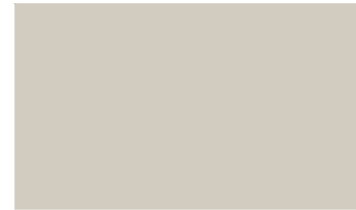
**PLAN 2 - TUSCAN**



**STUCCO / FACIA / CHIMNEY CAP**  
SHERWIN WILLIAMS  
SW 9504  
COLD FOAM



**GARAGE DOOR TRIM / RAFTER TAILS**  
SHERWIN WILLIAMS  
SW 9525  
HIDDEN TRAIL



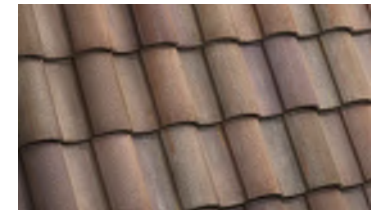
**STUCCO / TRIM**  
SHERWIN WILLIAMS  
SW 7029  
AGREEABLE GRAY



**SHUTTER / GARAGE DOOR**  
SHERWIN WILLIAMS  
SW 7673  
PEWTER CAST



**FRONT DOOR TRIM**  
SHERWIN WILLIAMS  
SW 9540  
TIMBER BEAM



**ROOF TILES**  
EAGLE ROOFING (OR EQUAL)  
CAPISTRANO  
RED BLUFF BLEND



**FRONT DOOR**  
DUNN EDWARDS  
DEC 713  
ROMAN BRICK

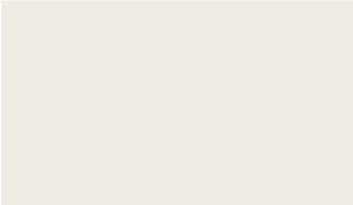


**STONE VENEER**  
ELDORADO STONE  
STACKED STONE  
CASTAWAY

Plot Date: 7/28/2023 2:28:50 PM. By: Jeff Herrera



**PLAN 2 - SPANISH**



**STUCCO / FACIA**  
 SHERWIN WILLIAMS  
 SW 9504  
 COLD FOAM



**GARAGE DOOR / CHIMNEY CAP TRIM**  
 DUNN EDWARDS  
 DEC 713  
 ROMAN BRICK



**STUCCO**  
 SHERWIN WILLIAMS  
 SW 7029  
 AGREEABLE GRAY



**SHUTTER / RAFTER TAILS / GARAGE TRIM**  
 SHERWIN WILLIAMS  
 SW 9159  
 AUGER SHELL



**FRONT DOOR / TRIM**  
 DUNN EDWARDS  
 DR 5830  
 MEDITERRANEAN SEA



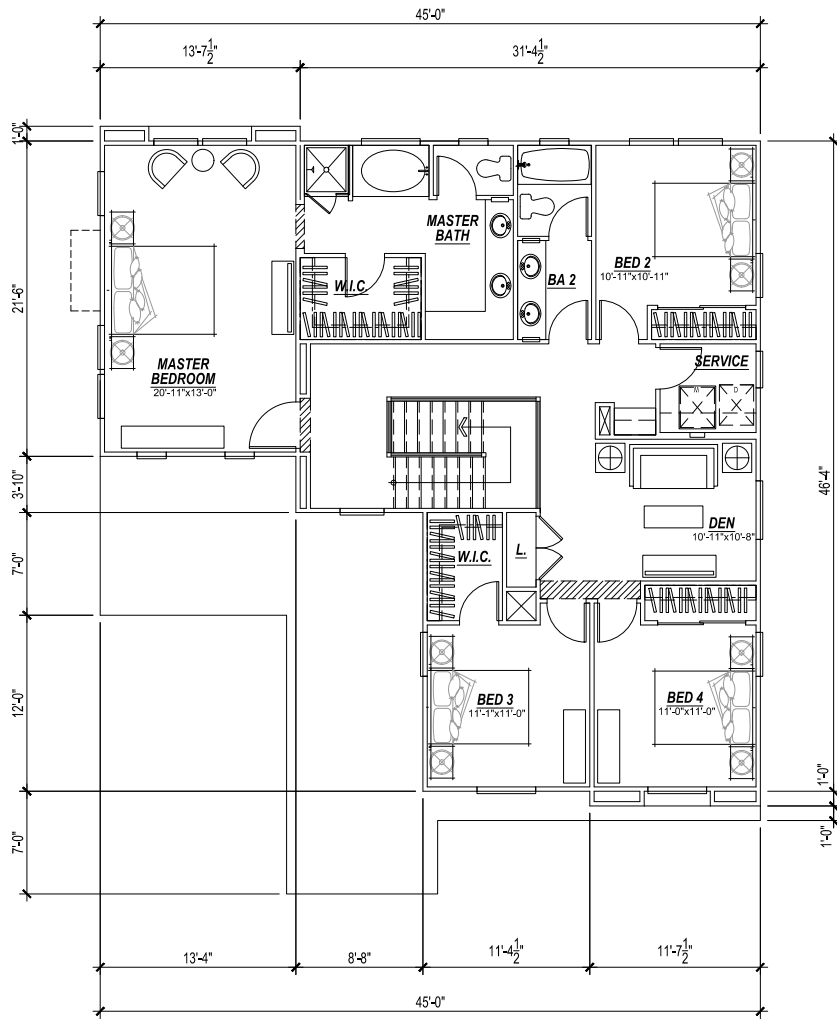
**ROOF TILES**  
 EAGLE ROOFING (OR EQUAL)  
 CAPISTRANO  
 RED BLUFF BLEND

Plot Date: 7/28/2023 2:26:55 PM By: Joel Herrera

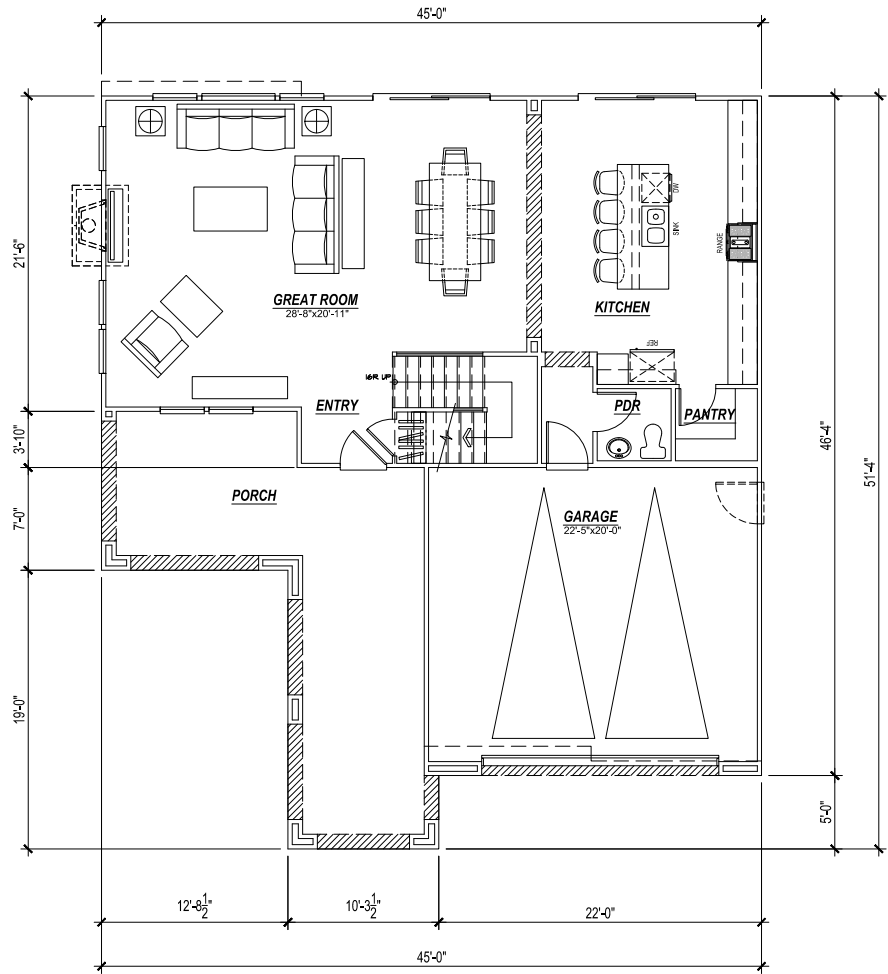
DAUCHY AVENUE  
 SIGNATURE REALTY  
 COSTA MESA, CA

COLOR BOARD  
 RIVERSIDE, CALIFORNIA

**DANIELIAN** 07.28.2023  
 ASSOCIATES 11  
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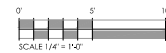
SECOND FLOOR



FIRST FLOOR

PLAN 1

4 BED + DEN, 2 BA + 1 PDR  
 LIVING AREA 2,543 SQ. FT  
 GARAGE AREA 483 SQ. FT

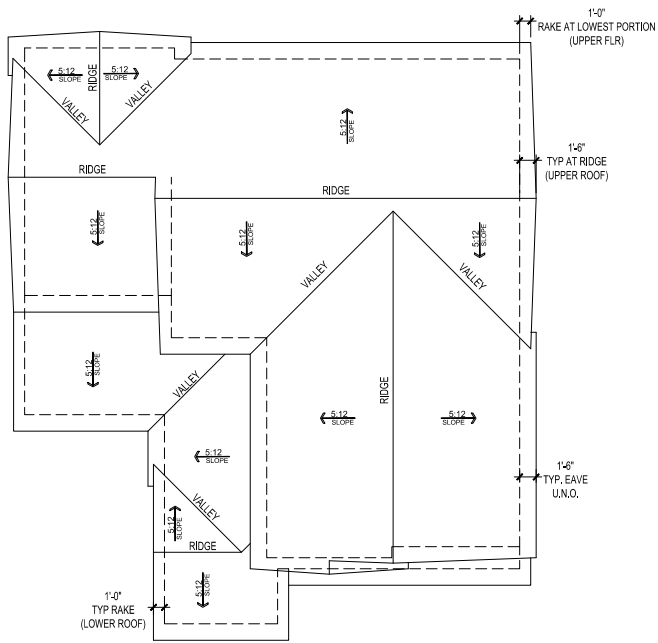


Plot Date: 01/11/2021 2:03:29 PM By: Roland Escobedo

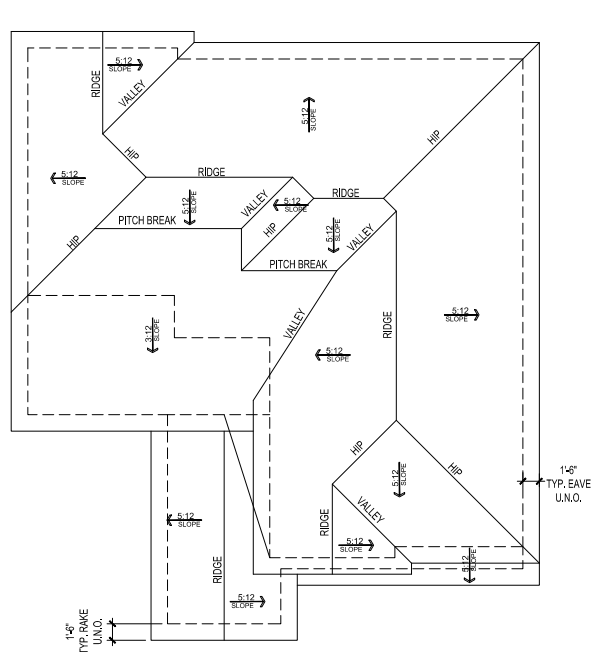
DAUCHY AVENUE  
 SIGNATURE REALTY  
 COSTA MESA, CA

CONCEPTUAL FLOOR PLANS  
 RIVERSIDE, CALIFORNIA

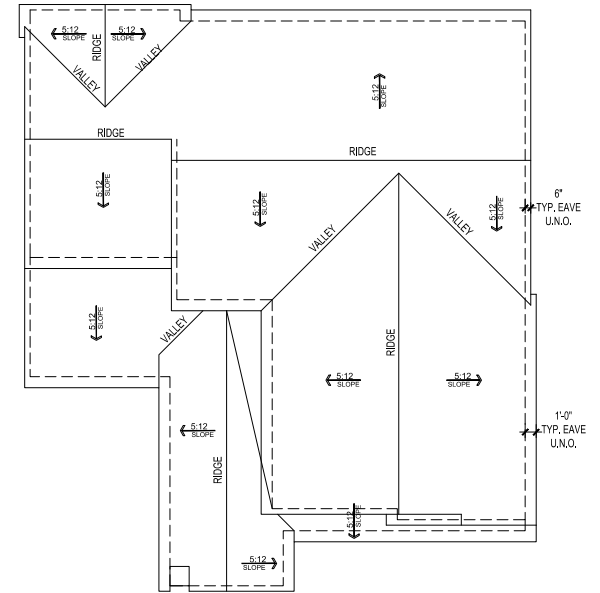
**DANIELIAN** 08.11.2021  
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CRAFTSMAN



MONTEREY



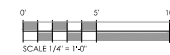
SPANISH

PLAN 1

Plot Date: 01/11/2021 1:56:59 PM By: Roland Escobedo

DAUCHY AVENUE  
 SIGNATURE REALTY  
 COSTA MESA, CA

CONCEPTUAL ROOF PLANS  
 RIVERSIDE, CALIFORNIA



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LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

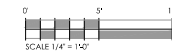


RIGHT ELEVATION

PLAN 1  
SPANISH

CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA



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08.11.2021  
3

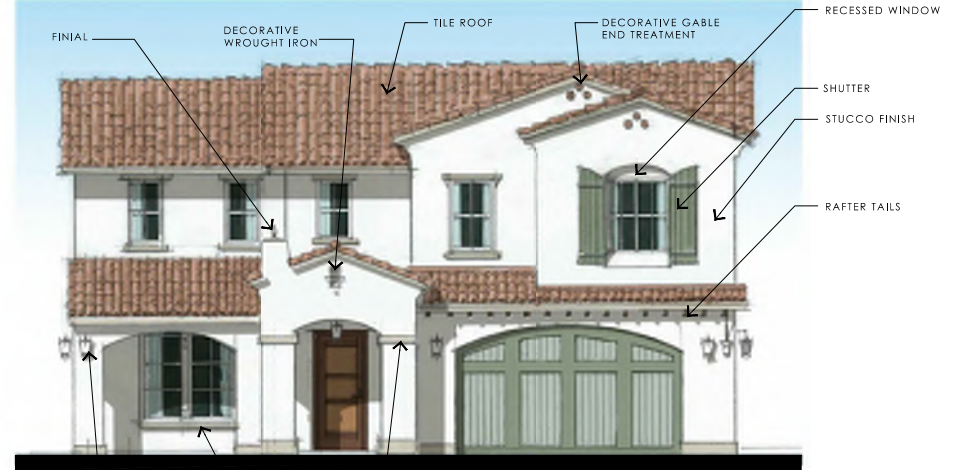
20102.00

Plot Date: 08/11/2021 1:55:09 PM. By: Roland Escobedo

DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

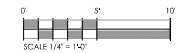


RIGHT ELEVATION

PLAN 1  
SPANISH (COLOR SCHEME 1)

CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA







LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

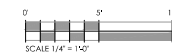


RIGHT ELEVATION

PLAN 1  
MONTEREY

CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA



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08.11.2021  
5

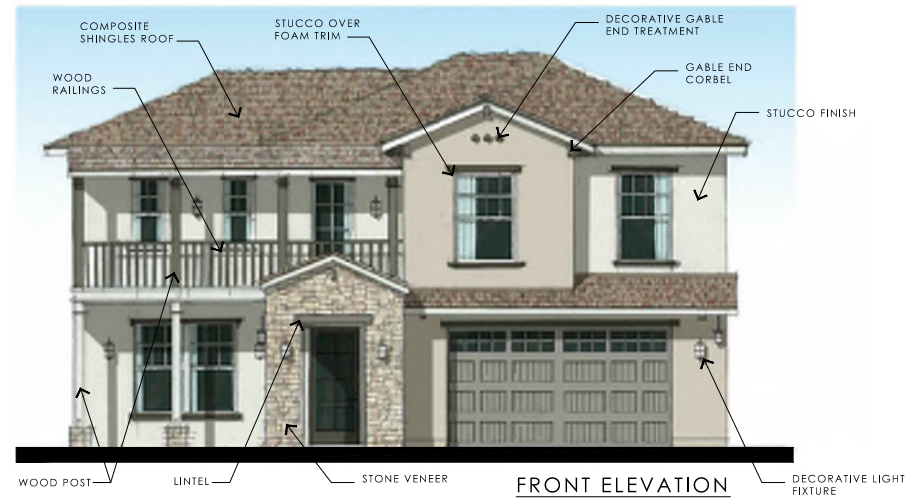
20102.00

Plot Date: 08/11/2021 1:56:02 PM By: Roland Espartero

DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

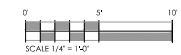


RIGHT ELEVATION

PLAN 1  
MONTEREY (COLOR SCHEME 3)

CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA





LEFT ELEVATION



FRONT ELEVATION



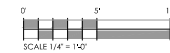
REAR ELEVATION



RIGHT ELEVATION

PLAN 1  
CRAFTSMAN

CONCEPTUAL ELEVATIONS  
RIVERSIDE, CALIFORNIA



**DANIELIAN** 08.11.2021  
ASSOCIATES 7  
architects planners  
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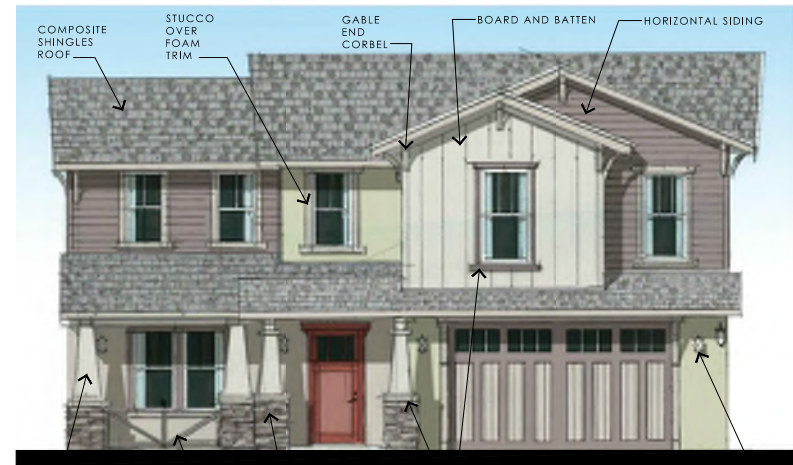
Plot Date: 08/11/2021 1:56:04 PM. By: Roland Escobedo

DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA





LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

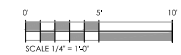


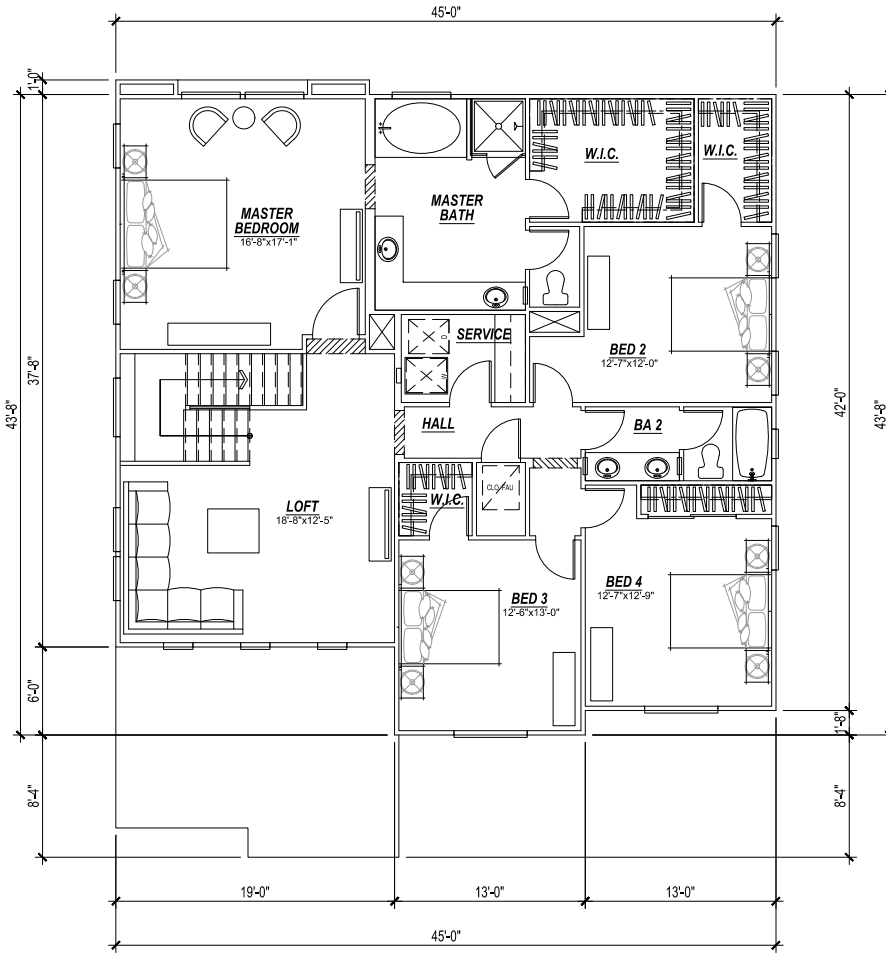
RIGHT ELEVATION

PLAN 1  
CRAFTSMAN (COLOR SCHEME 5)

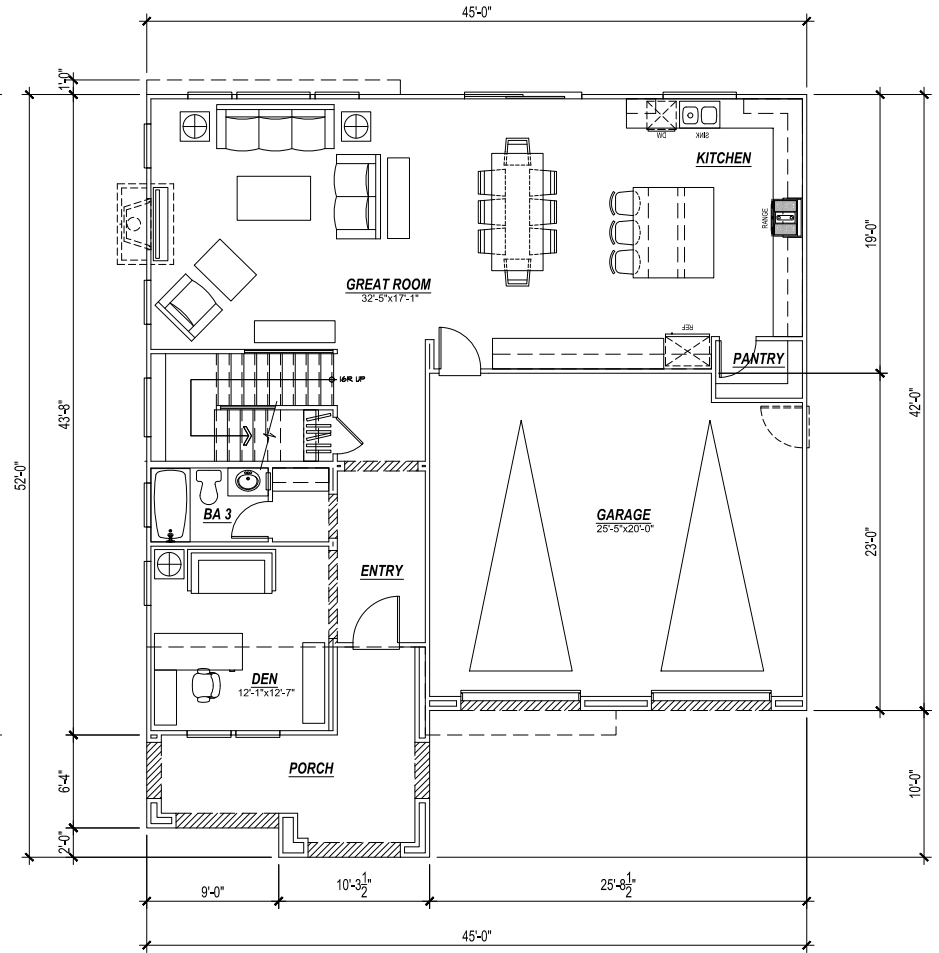
CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA





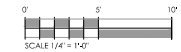
SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BED + DEN + LOFT, 3 BA + 1 PDR  
 LIVING AREA 3,056 SQ. FT  
 GARAGE AREA 580 SQ. FT



Plot Date: 01/11/2021 1:56:08 PM. By: Roland Escobedo

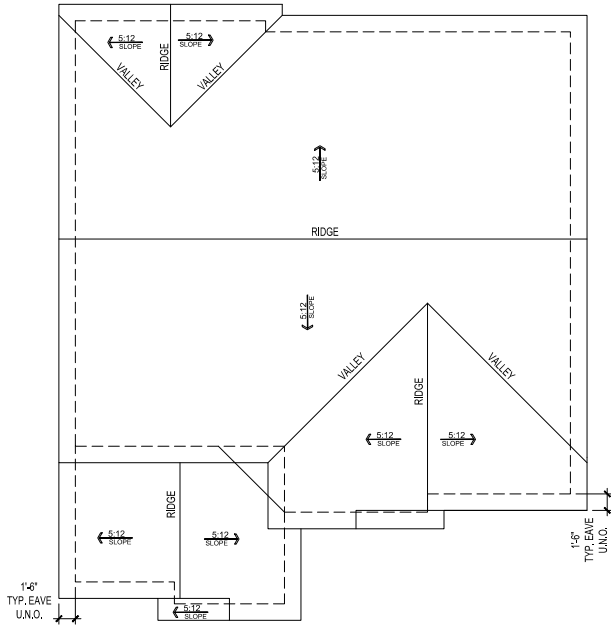
DAUCHY AVENUE  
 SIGNATURE REALTY  
 COSTA MESA, CA

CONCEPTUAL FLOOR PLANS  
 RIVERSIDE, CALIFORNIA

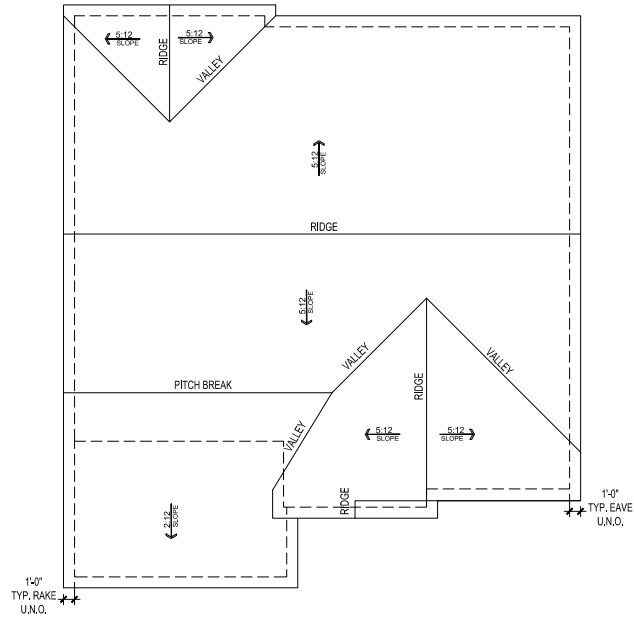
**DANIELIAN** ASSOCIATES  
 architects ■ planners  
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08.11.2021  
 9  
 20102.00

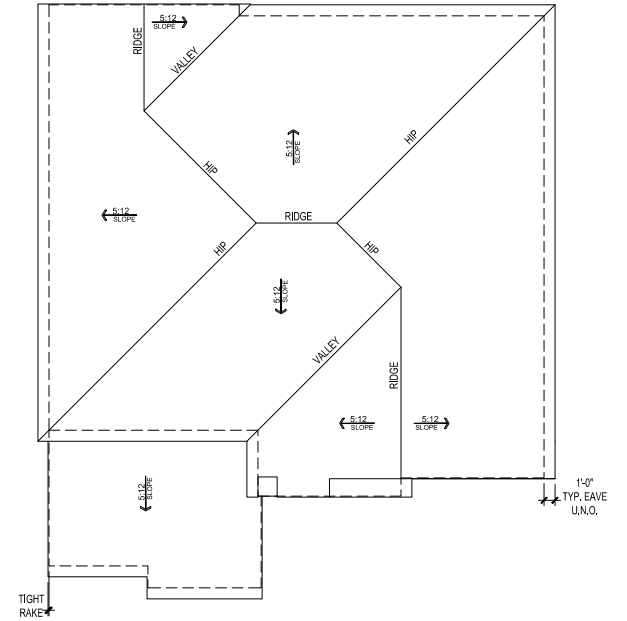




CRAFTSMAN

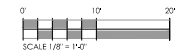


MONTEREY



SPANISH

PLAN 2





LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

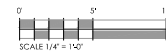


RIGHT ELEVATION

PLAN 2  
SPANISH

CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA



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architects ■ planners  
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08.11.2021  
11

20102.00

Plot Date: 01/10/2021 1:56:09 PM. By: Roland Escobedo

DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

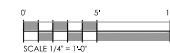


RIGHT ELEVATION

PLAN 2  
SPANISH (COLOR SCHEME 2)

CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA







LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

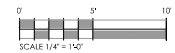


RIGHT ELEVATION

PLAN 2  
MONTEREY

CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA



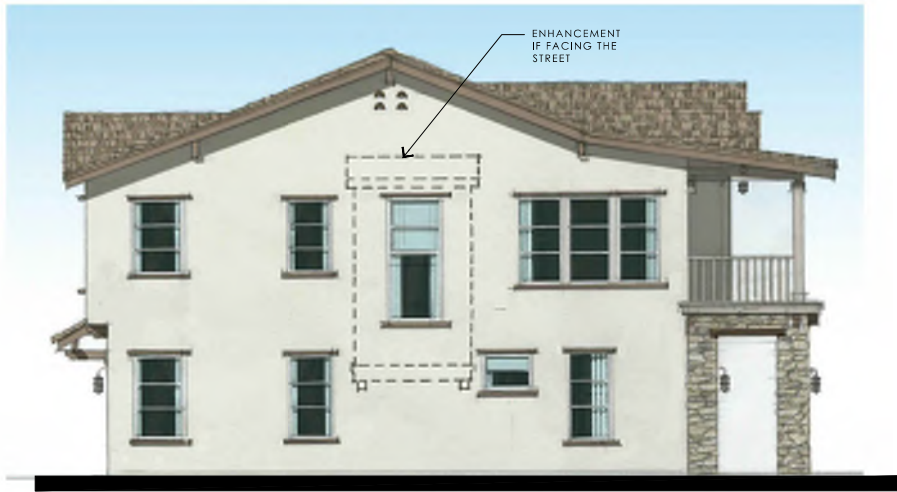
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13

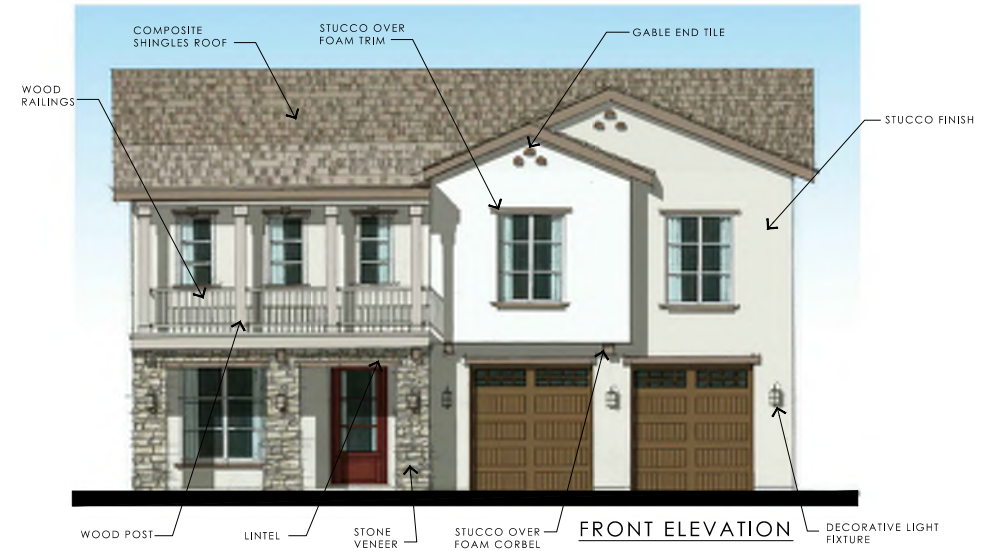
20102.00

Plot Date: 08/11/2021 1:56:11 PM. By: Roland Escobedo

DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA



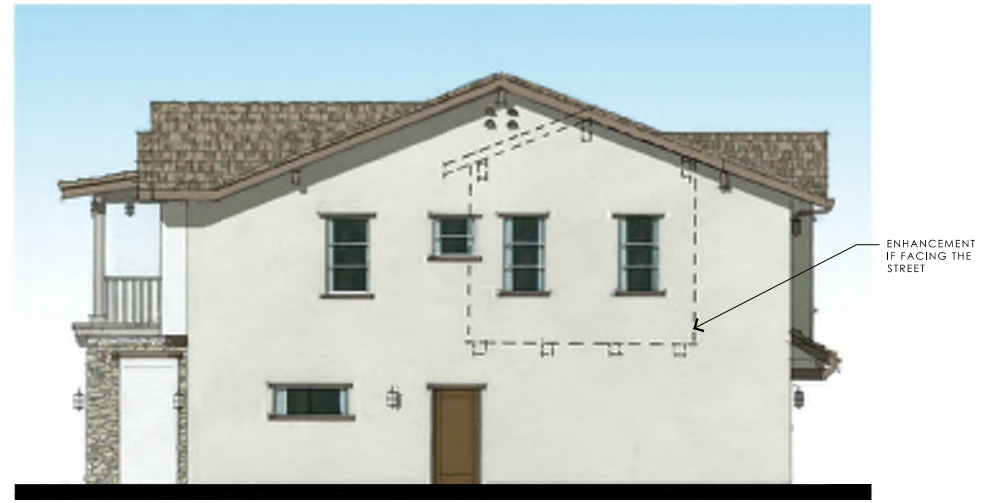
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

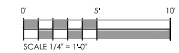


RIGHT ELEVATION

PLAN 2  
MONTEREY (COLOR SCHEME 4)

CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA



Plot Date: 08/11/2021 1:56:12 PM. By: Roland Escobedo





LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

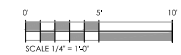


RIGHT ELEVATION

PLAN 2  
CRAFTSMAN

CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA

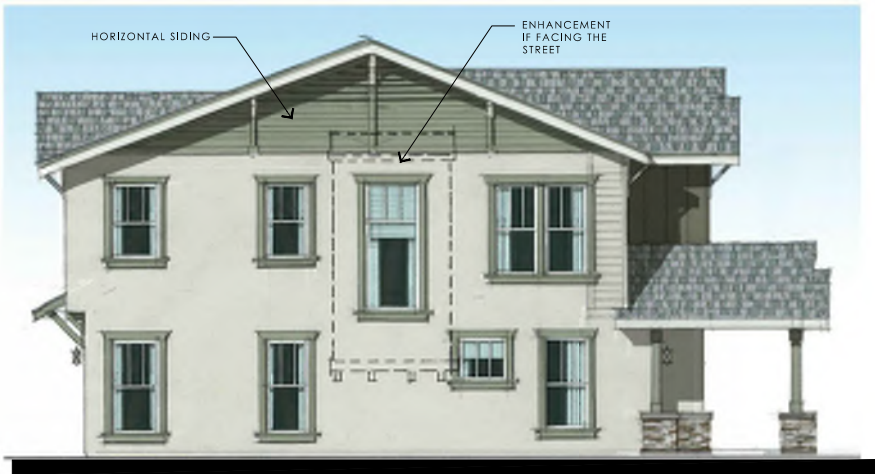


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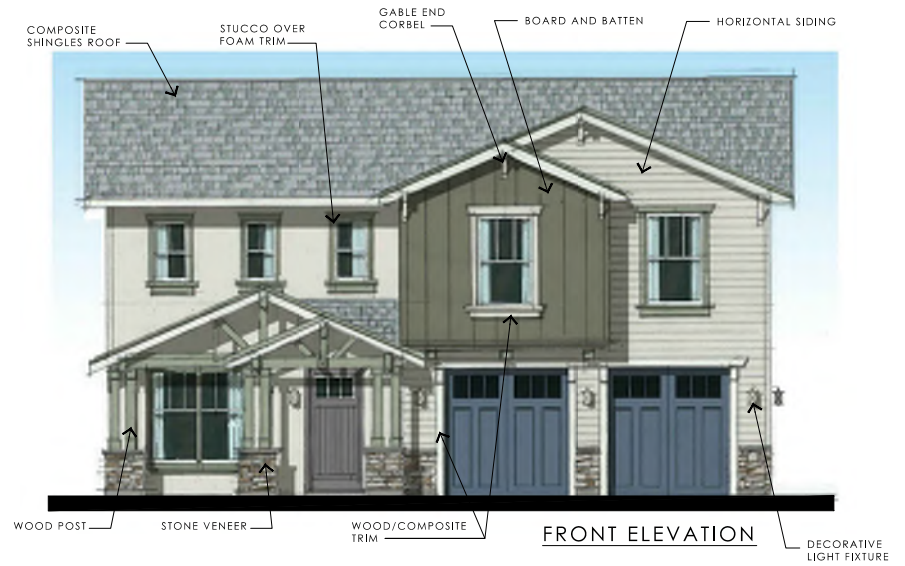
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DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA





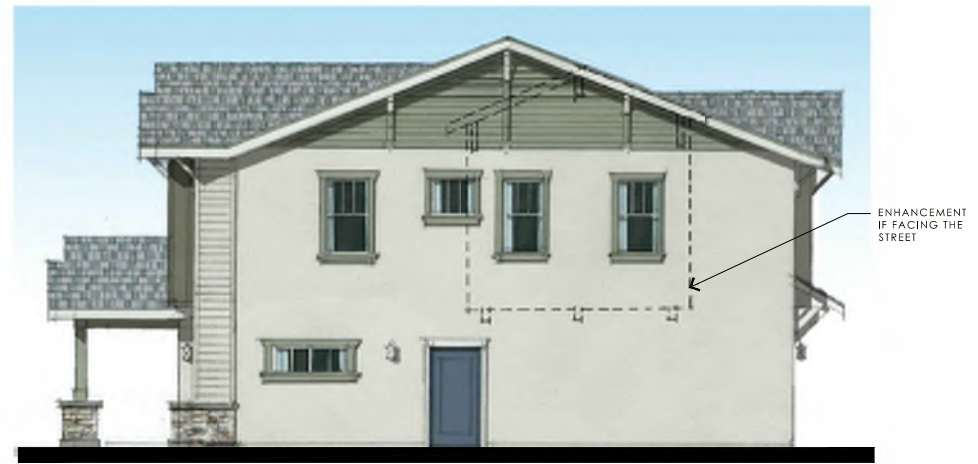
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

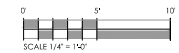


RIGHT ELEVATION

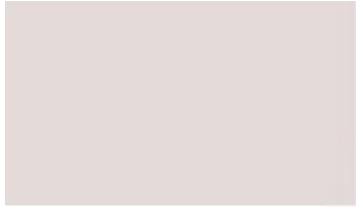
STANDING SEAM METAL AWNING WITH BRACES  
STUCCO OVER FOAM CORBEL

PLAN 2  
CRAFTSMAN (COLOR SCHEME 6)

CONCEPTUAL ELEVATIONS  
RIVERSIDE, CALIFORNIA



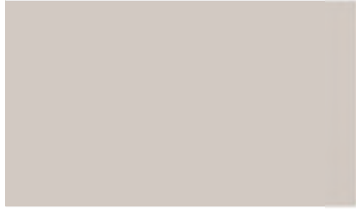
**COLOR SCHEME 1**



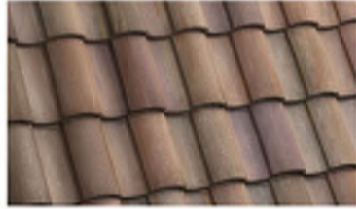
**STUCCO\_SHERWIN-WILLIAMS**  
SW6007  
SMART WHITE



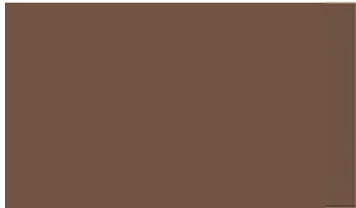
**GARAGE DOOR\_DUNN EDWARD**  
DE6285  
LINDEN SPEAR



**TRIM / FACIA\_SHERWIN-WILLIAMS**  
SW7029  
AGREEABLE GRAY



**EAGLE ROOFING OR EQUAL**  
CAPISTRANO  
RED BLUFF BLEND



**FRONT DOOR\_DUNN EDWARDS**  
DEC712  
BRIAR

**COLOR SCHEME 2**



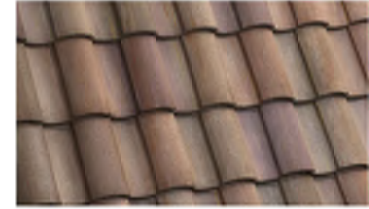
**STUCCO\_SHERWIN-WILLIAMS**  
SW6007  
SMART WHITE



**GARAGE DOOR\_DUNN EDWARD**  
DE713  
ROMAN BRICK



**TRIM / FACIA\_SHERWIN-WILLIAMS**  
SW7541  
GRECIAN IVORY



**EAGLE ROOFING OR EQUAL**  
CAPISTRANO  
RED BLUFF BLEND



**FRONT DR / TRIM\_DUNN EDWARDS**  
DR5830  
MEDITERRANEAN SEA

**SPANISH**

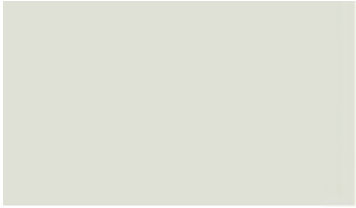
**COLOR BOARD**  
RIVERSIDE, CALIFORNIA

Plot Date: 08/11/2021 1:56:17 PM By: Roland Espartero

DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA

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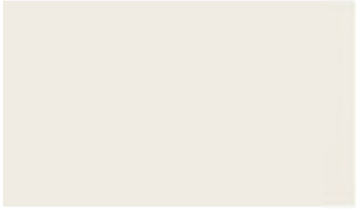
**COLOR SCHEME 3**



**STUCCO\_SHERWIN-WILLIAMS**  
SW6168  
MODERN WHITE



**GARAGE DOOR\_SHERWIN-WILLIAMS**  
SW7673  
PEWTER CAST



**STUCCO\_SHERWIN-WILLIAMS**  
SW9504  
COLD FOAM



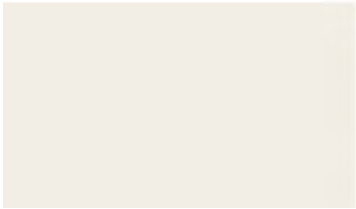
**FRONT DR\_SHERWIN-WILLIAMS**  
SW9524  
CROOKED RIVER



**TRIM\_SHERWIN-WILLIAMS**  
SW9525  
HIDDEN TRAIL



**EL DORADO STONE**  
MOUNTAIN LEDGE  
YUKON



**FACIA / POST\_SHERWIN-WILLIAMS**  
SW7100  
ARCADE WHITE



**TIMBERLINE OR EQUAL**  
HD REFLECTOR SERIES  
SANDALWOOD

**COLOR SCHEME 4**



**STUCCO\_SHERWIN-WILLIAMS**  
SW6007  
SMART WHITE



**GARAGE DR\_SHERWIN-WILLIAMS**  
SW9540  
TIMBER BEAM



**STUCCO\_SHERWIN-WILLIAMS**  
SW9504  
COLD FOAM



**FRONT DR\_SHERWIN-WILLIAMS**  
SW7593  
RUSTIC RED



**RAILING / POST\_SHERWIN-WILLIAMS**  
SW7029  
AGREEABLE GRAY



**EL DORADO STONE**  
MOUNTAIN LEDGE  
MESA VERDE



**FACIA / TRIM\_SHERWIN-WILLIAMS**  
SW7508  
TAVERN TAUPE



**TIMBERLINE OR EQUAL**  
HD REFLECTOR SERIES  
SANDALWOOD

**MONTEREY**

**COLOR BOARD**

RIVERSIDE, CALIFORNIA

DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA

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**COLOR SCHEME 5**



**STUCCO / BD & BATTEN\_SHERWIN-WILLIAMS**  
SW6168  
MODERN WHITE



**FACIA / TRIM\_SHERWIN-WILLIAMS**  
SW7029  
AGREEABLE GRAY



**STUCCO\_DUNN EDWARDS**  
DE5534  
PINE MIST



**FRONT DR\_SHERWIN-WILLIAMS**  
SW9694  
WILD POPPY



**GARAGE DR. / SIDING\_SHERWIN-WILLIAMS**  
SW9159  
AUGER SHELL



**EL DORADO STONE**  
STACKED STONE  
STANTA FE



**TRIM / POST\_SHERWIN-WILLIAMS**  
SW9504  
COLD FORM



**TIMBERLINE OR EQUAL**  
HD REFLECTOR SERIES  
SAGEWOOD

**COLOR SCHEME 6**



**STUCCO & SIDING\_SHERWIN-WILLIAMS**  
SW6168  
MODERN WHITE



**FACIA / TRIM\_SHERWIN-WILLIAMS**  
SW9504  
COLD FORM



**BD & BATTEN\_SHERWIN-WILLIAMS**  
SW9524  
CROOKED RIVER



**FRONT DR\_SHERWIN-WILLIAMS**  
SW9159  
AUGER SHELL



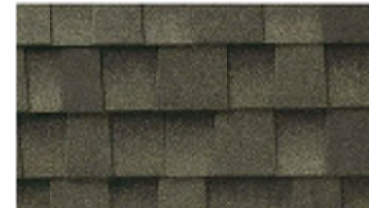
**GARAGE DR\_SHERWIN-WILLIAMS**  
SW6243  
DISTANCE



**EL DORADO STONE**  
STACKED STONE  
CASTAWAY



**TRIM / POST\_SHERWIN-WILLIAMS**  
SW6192  
COASTAL PLAIN



**TIMBERLINE OR EQUAL**  
HD REFLECTOR SERIES  
SAGEWOOD

**CRAFTSMAN**

**COLOR BOARD**

RIVERSIDE, CALIFORNIA

DAUCHY AVENUE  
SIGNATURE REALTY  
COSTA MESA, CA

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