

LANDEROS RESIDENCE
PLANNING CASE P20-0427
PLOT PLAN REVIEW

APN: 257-160-003



ISSUE	DATE	DESCRIPTION
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LANDEROS RESIDENCE

City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVED

Date: February 22, 2023
Case Number(s): PR-2021-001108 (DR, GE)
Case Planner: *[Signature]*

DRAWING	TITLE SHEET
SCALE	N.T.S.
DRAWN BY	JLK
DATE	10/24/2022

AO.1

[illegible]

15 DEER CREEK
RVINE, CA 92604
PH: (213) 445-2300

ISSUE	DATE	DESCRIPTION
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LANDEROS RESIDENCE
MT. VERNON AVE
RIVERSIDE, CA 92507

City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVED

ite: February 22, 2023

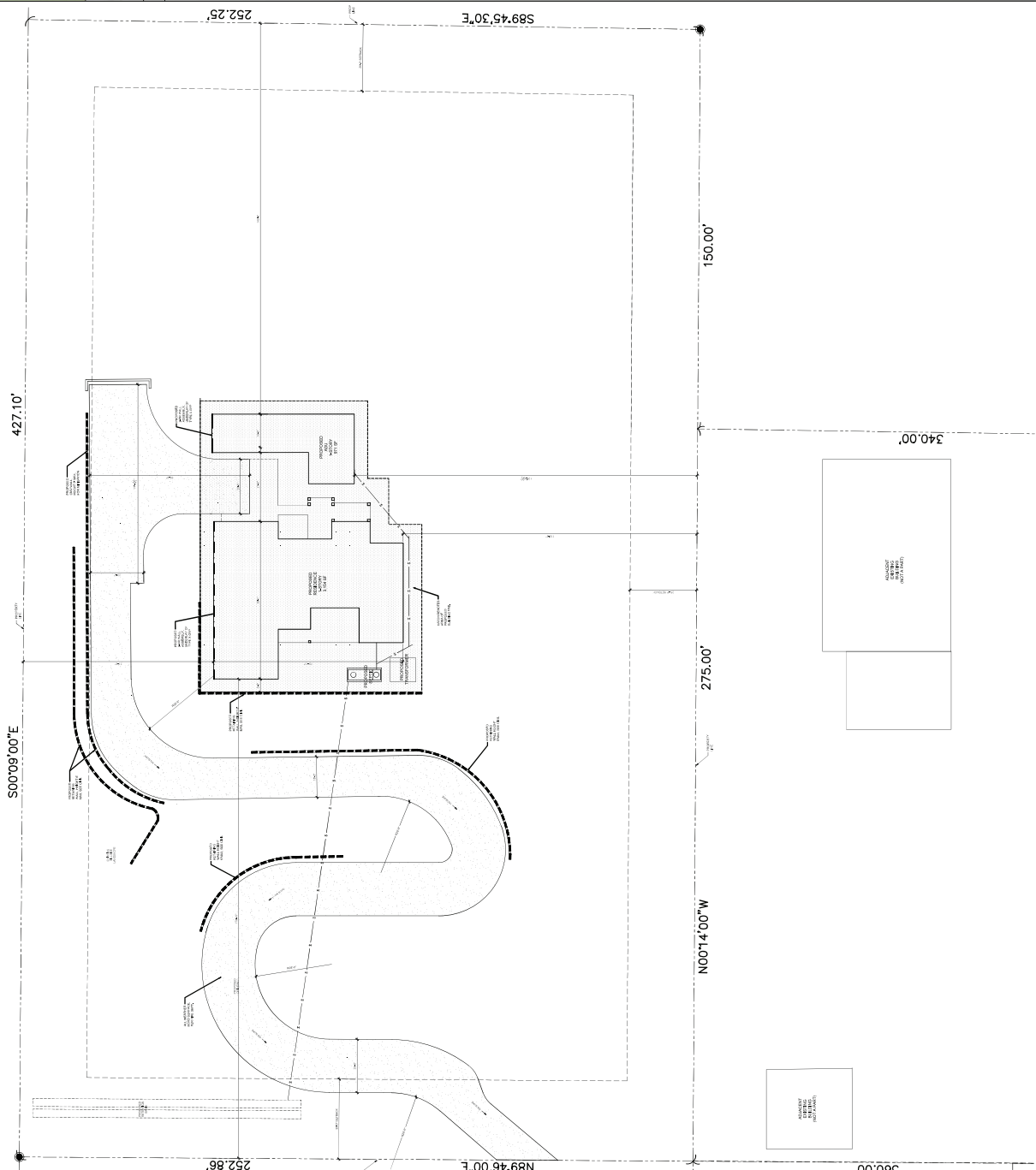
ase Number(s): PR-2021-00108 (DR, GE)

ase Planner: *[Signature]*

DRAWING	SITE PLAN
SCALE	1/8" = 1'-0"
DRAWN BY	JLK
DATE	10/24/2022

A1.0

PROJECT INFO

[illegible]

PROPOSED SITE PLAN	SCALE	1
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1	
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KNOLL MILLER
ARCHITECTS



15 DEER CREEK
IRVINE, CA 92604
PH: (949) 453-2300

ISSUE	DATE	DESCRIPTION
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City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVES

Date: February 22, 2023
Case Number(s): PH-2021-001188 (PH, CR, DR)
Case Planner: *[Signature]*

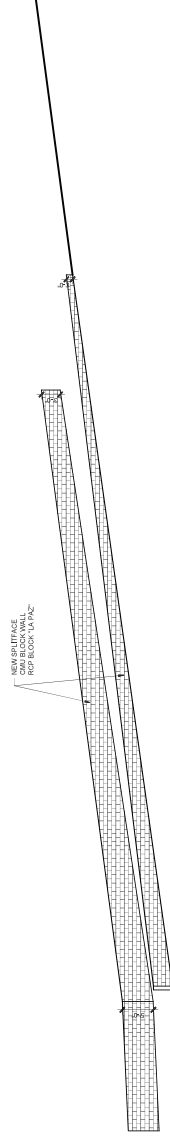
DRAWING	WALL PLAN
SCALE	1/8" = 1'-0"
DRAWN BY	JLK
DATE	10/24/2022

A1.1

WALL #3 ELEVATION

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

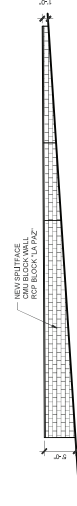
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WALL #2 ELEVATION

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

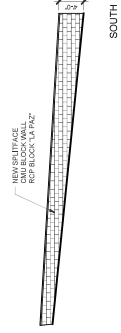
2



WALL #1 ELEVATION

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

1





KNOLL MILLER
ARCHITECTS



15 DEER CREEK
IRVINE, CA 92604
PH: (949) 455-2300

ISSUE	DATE	DESCRIPTION
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City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVES

Date: February 22, 2023

Case Number(s): PH-2021-001198 (PH, CIP)

Case Planner: *[Signature]*

DRAWING	PROPOSED
1ST FLOOR PLAN	
SCALE	$\frac{3}{4}" = 1'-0"$
DRAWN BY	JLK
DATE	10/24/2022

A2.0





KNOLL MILLER
ARCHITECTS



15 DEER CREEK
IRVINE, CA 92604
PH: (714) 465-2300

ISSUE	DATE	DESCRIPTION
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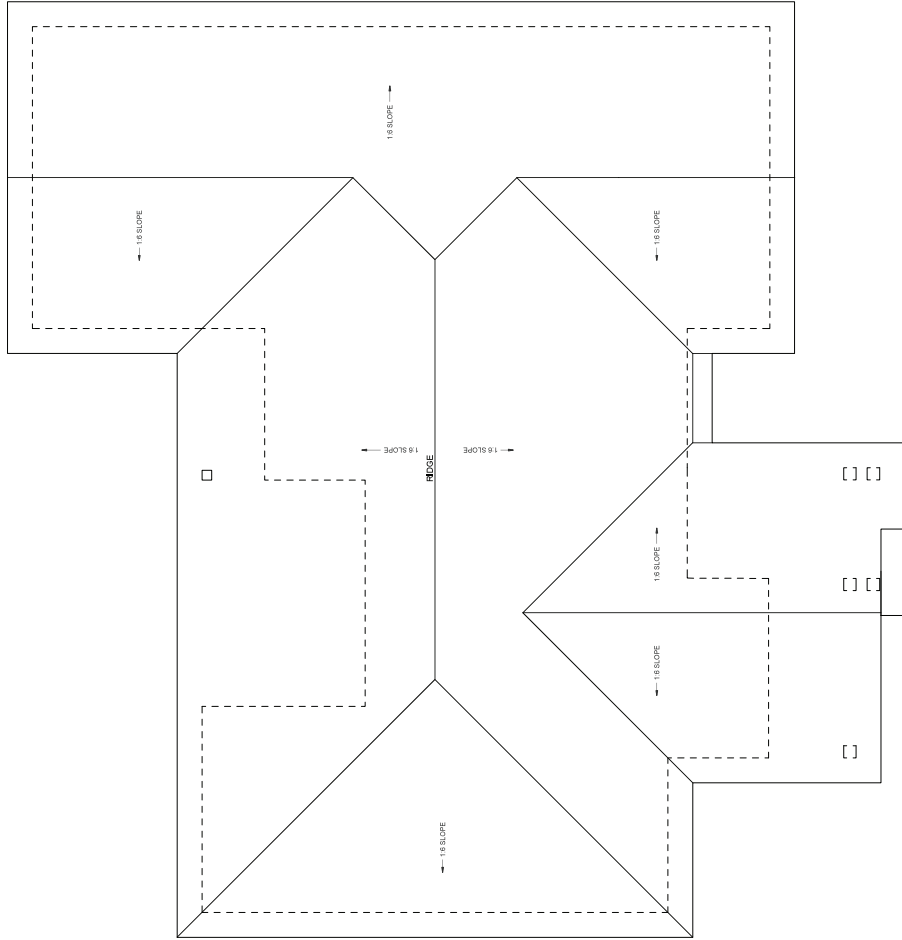
LANDEROS RESIDENCE
MT. VERNON AVE
RIVERSIDE, CA 92507

City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVES

Date: February 22, 2023
Case Number(s): PH-2021-001168 (PH, GR, GRP)
Case Planner: *[Signature]*

DRAWING	MAIN HOUSE ROOF PLAN
SCALE	$\frac{1}{4}" = 1'-0"$
DRAWN BY	JLK
DATE	10/24/2022

A2.1





KNOLL MILLER
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15 DEER CREEK
IRVINE, CA 92604
PH: (714) 465-2300

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RIVERSIDE, CA 92507

City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVED

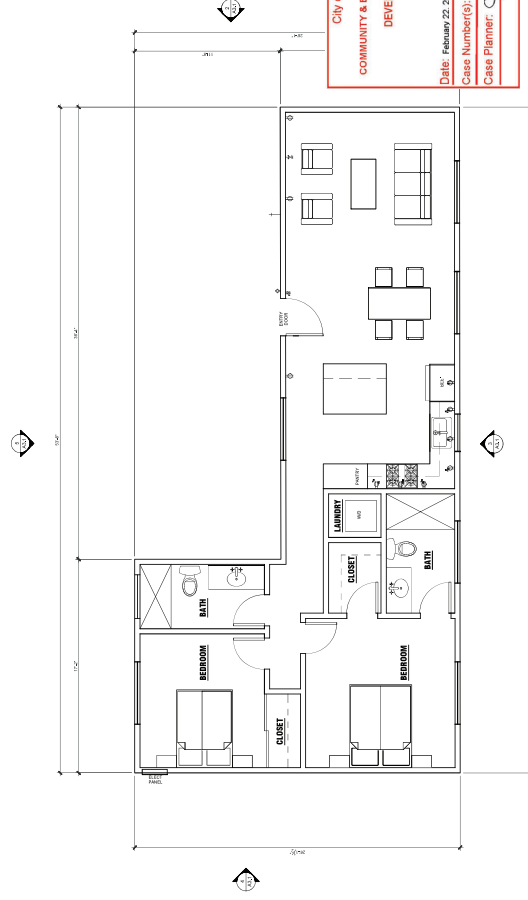
Date: February 22, 2023

Case Number(s): PH-2021-001168 (PH, ADU)

Case Planner: *[Signature]*

DRAWING ADU FLOOR PLAN
SCALE 3/4" = 1'-0"
DRAWN BY JLK
DATE 10/24/2022

A2.2





KNOLL MILLER
ARCHITECTS



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MT. VERNON AVE
RIVERSIDE, CA 92507

City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVES

Date: February 22, 2023

Case Number(s): PR-2021-00186 (prk, ddp)

Case Planner: *[Signature]*

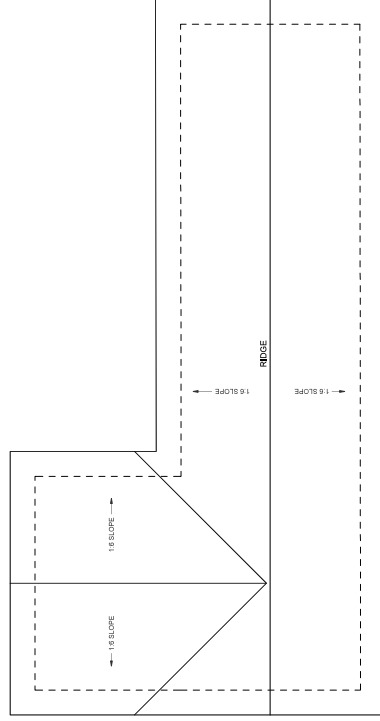
DRAWING	ADU ROOF PLAN
SCALE	$\frac{3}{4}" = 1'-0"$
DRAWN BY	JLK
DATE	10/24/2022

A2.3

PROPOSED ROOF PLAN

SCALE
1/4" = 1'-0"

1





LANDEROS RESIDENCE

ISSUE	DATE	DESCRIPTION
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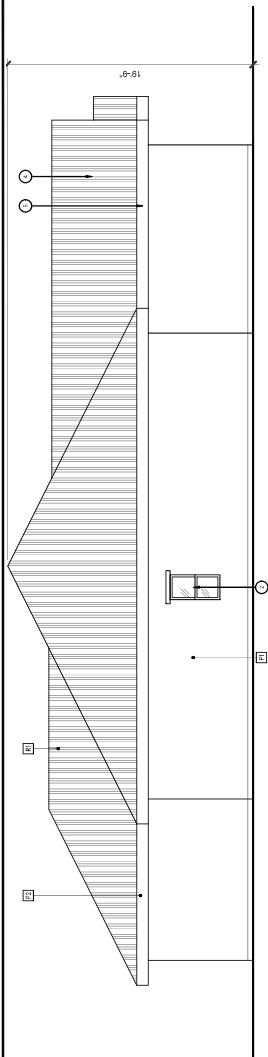
City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVED

Date: February 22, 2023
 Case Number(s): PR-2021-001108 (DR, GE)
 Case Planner: *[Signature]*

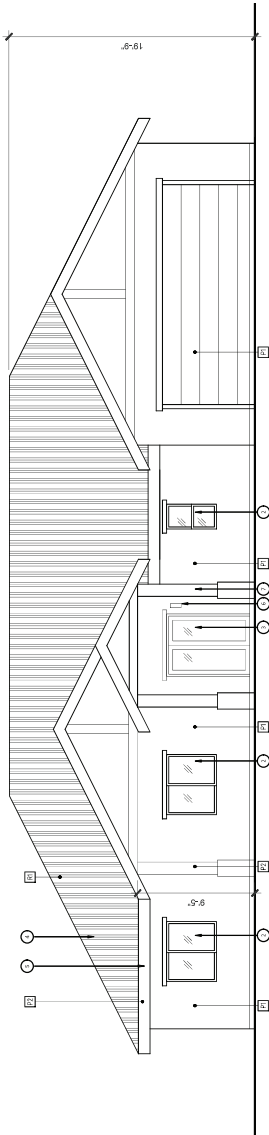
DRAWING MAIN HOUSE EXTERIOR ELEVATIONS SCALE	$\frac{1}{4}" = 1'-0"$
DRAWN BY	JLK
DATE	10/24/2022

A3.0

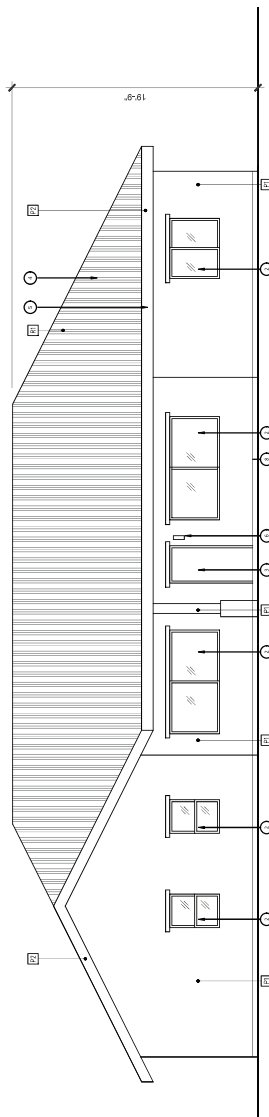
5
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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



City of Riverside Planning & Development Department



EXTERIOR ELEVATION 2

- | | |
|-----------|---|
| P1 | SHERWIN WILLIAMS
SW 6126: NAVAJO WHITE |
| P2 | SHERWIN WILLIAMS
SW 6153: PROTEGE BRONZE |
| R1 | EAGLE ROOFING:
1687 BROWN GRAY RAGE, GOLDEN EAGLE |
| S1 | CREATIVE MINES:
CRAFT ORCHARD LIMESTONE - GREY PEARL |

- [illegible]

LEGEND	1
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KEYNOTES	6
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MT. VERNON AVE
RIVERSIDE, CA 92507

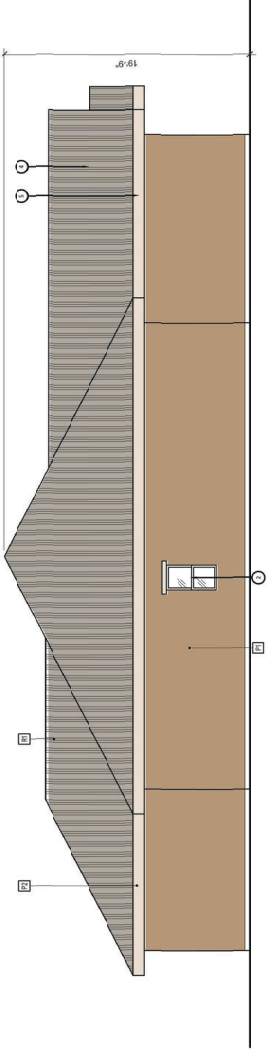
ISSUE	DATE	DESCRIPTION
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Date: February 22, 2023
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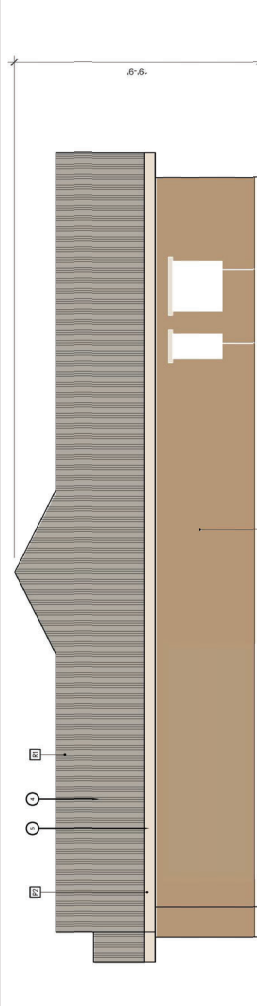
DRAWING MAIN HOUSE EXTERIOR ELEVATIONS
SCALE $\frac{1}{4}" = 1'-0"$
DRAWN BY JLK
DATE 10/24/2022

A3.0

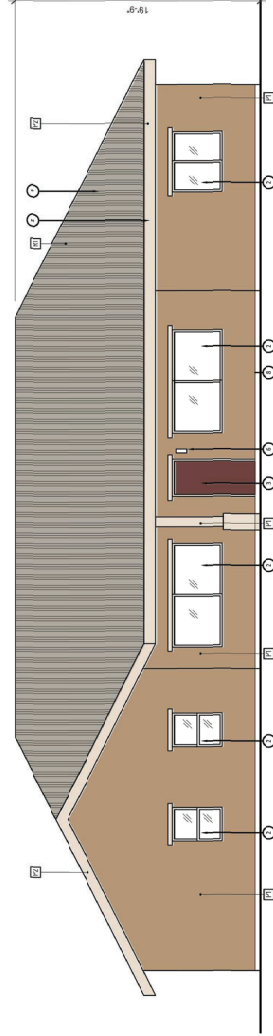
5 EXTERIOR ELEVATION



4 EXTERIOR ELEVATION



EXTENDING ELEVATION:



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

- 1 INTERIOR COLOUR: TRY TO GET SAME TISSUE. CHANGE TO PFCO AND PFCO.2
- 2 EXTERIOR COLOUR: APPROVED FINISH WIRE LATH OVER 2 LAYERS OF GRADE 100
- 3 PAPER FLOOR SHEATHING, INCLUDING SHEAR WALLS. TEXTURE TO MATCH
- 4 WINDUYS PER GAUR SCHEDULE
- 5 DOOR PER DOOR SCHEDULE
- 6 CLASS A, METAL ROOF, REFER TO ROOF PLAN.
- 7 2x FASCIA BOARD
- 8 WALL MOUNTED SCONCE
- 9 NEW WOOD COLUMN- SEE STRUCTURAL
- 10 WEEP SCREED, SET A-6, 0 FOR DETAIL

- [P1]** SHEERMAN & STANNARD
300 N. ZEEB RD.
SUITE 100
ST. LOUIS, MO 63103
TEL: 314.437.1000
FAX: 314.437.1001
WWW.SSLLP.COM
- [P2]** SHEERMAN & STANNARD
300 N. ZEEB RD.
SUITE 100
ST. LOUIS, MO 63103
TEL: 314.437.1000
FAX: 314.437.1001
WWW.SSLLP.COM
- [R1]** LAWLE BODIN
2600 BROADWAY
NEW YORK, NY 10027
TEL: 212.693.1000
FAX: 212.693.1001
WWW.LAWLEBODIN.COM
- [S1]** CREATIVE MINES
CRAFT RICHARD LUMESTON

LEGEND	1
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KEYNOTES	6
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KNOLL MILLER
ARCHITECTS



15 DEER CREEK
IRVINE, CA 92604
PH: (949) 455-2300

DATE	DESCRIPTION
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LANDEROS RESIDENCE
MT. VERNON AVE
RIVERSIDE, CA 92507

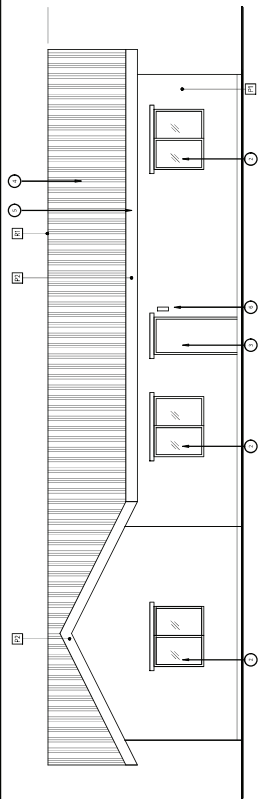
City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVED

Date: February 22, 2023
Case Number(s): PR-2021-001198 (PR, GR)
Case Planner: *[Signature]*

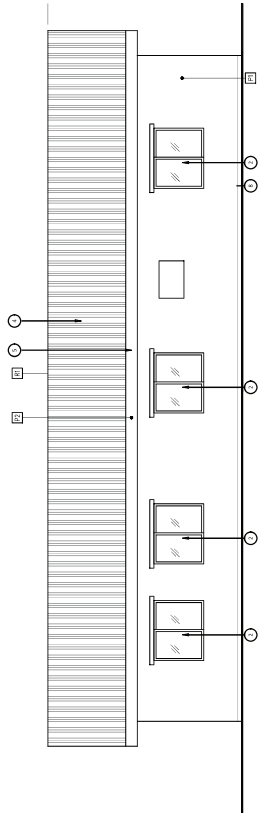
DRAWING ADU EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"
DRAWN BY JLK
DATE 10/24/2022

A3.1

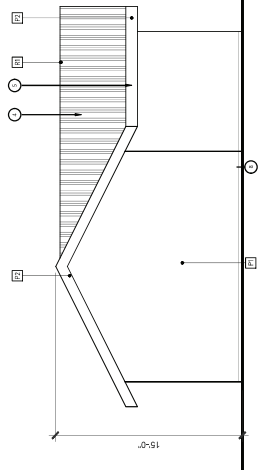
EXTERIOR ELEVATION 5
SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION 4
SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION 3
SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION 2
SCALE 1/4" = 1'-0"

- 1 EXTERIOR FINISH: STUCCO TO BE SAND FINISH, ORANGE TITICACA FINISH
2 INTERIOR FINISH: STUCCO TO BE SAND FINISH, ORANGE TITICACA FINISH
3 WINDOWS PER DOOR SCHEDULE
4 DOOR PER DOOR SCHEDULE
5 CLASH AT THE ROOF: REFER TO ROOF PLAN
6 IN-PASSA BOARD
7 WALL MOUNTED SCORCE
8 NEW WOOD COLUMNS: SEE STRUCTURAL
9 WEAP SCHEDULES: SEE A.S. FOR DETAIL

- 10 EXTERIOR FINISH: STUCCO TO BE SAND FINISH, ORANGE TITICACA FINISH
11 INTERIOR FINISH: STUCCO TO BE SAND FINISH, ORANGE TITICACA FINISH
12 WINDOWS PER DOOR SCHEDULE
13 DOOR PER DOOR SCHEDULE
14 CLASH AT THE ROOF: REFER TO ROOF PLAN
15 IN-PASSA BOARD
16 WALL MOUNTED SCORCE
17 NEW WOOD COLUMNS: SEE STRUCTURAL
18 WEAP SCHEDULES: SEE A.S. FOR DETAIL

LEGEND 1

KEYNOTES 6

ISSUE	DATE	DESCRIPTION
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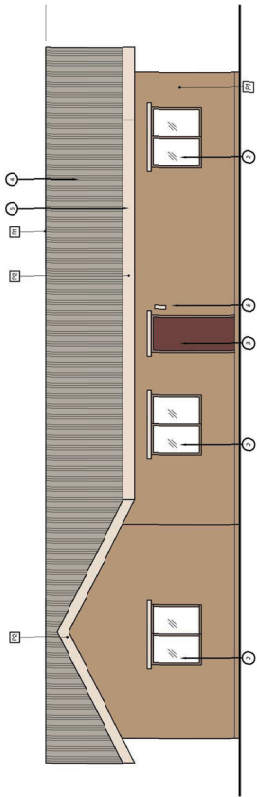
LANDEROS RESIDENCE
MT. VERNON AVE
RIVERSIDE, CA 92507

City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVED
Date: February 22, 2023
Case Number(s): PR-2021-001198 (PR, GR)
Case Planner: *[Signature]*

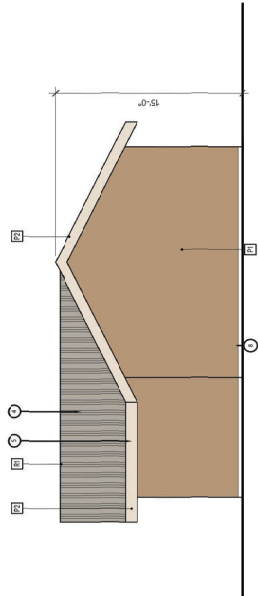
RELAYING ADU EXTERIOR ELEVATIONS
SCALE 1" = 1'-0"
DRAWN BY JLK
DATE 05/13/2022

A3.1

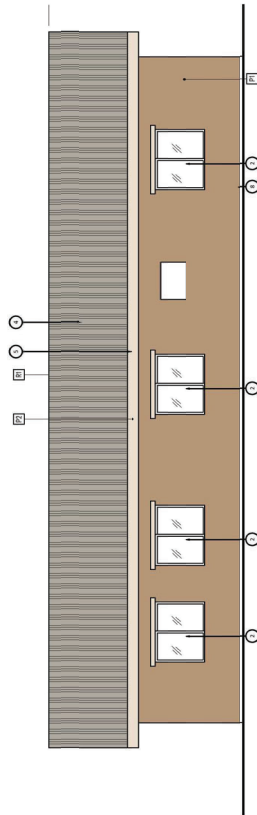
EXTERIOR ELEVATION 5
SCALE: 1/4" = 1'-0"



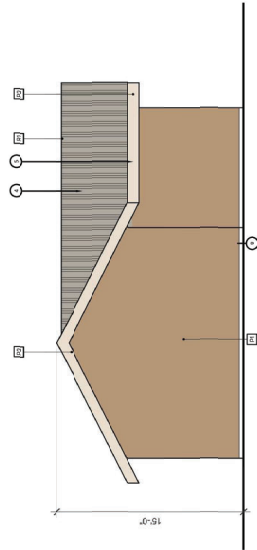
EXTERIOR ELEVATION 4
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION 3
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION 2
SCALE: 1/4" = 1'-0"

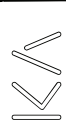


1. INTERIOR FINISHES: SEE PLAN FOR FINISHES. CHANGES TO FINISHES SHALL BE MADE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THE 2019 CALIFORNIA ELECTRICAL CODE (CEC).
2. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
3. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
4. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
5. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
6. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
7. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
8. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
9. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
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4. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
5. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
6. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
7. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
8. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
9. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED
10. INTERIOR COLOR: APPROVED THROUGH LATE LATE OVER 3 LAYERS OF SHAGGED

LEGEND 1

KEYNOTES 6



KNOLLMILLER
ARCHITECTS



15 DEER CREEK
IRVINE, CA 92604
PH: (714) 465-2300

NO.	DATE	DESCRIPTION
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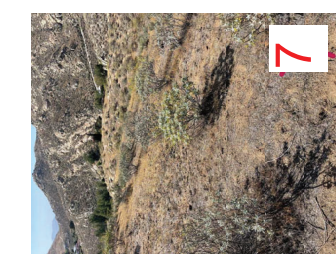
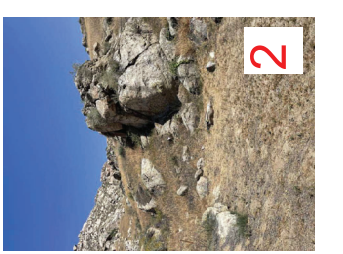
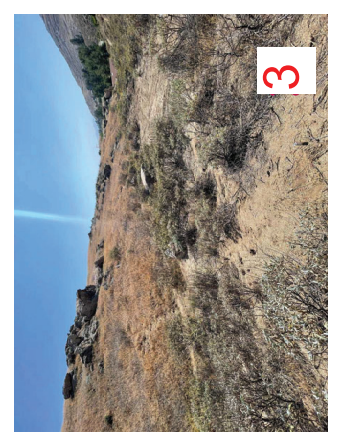
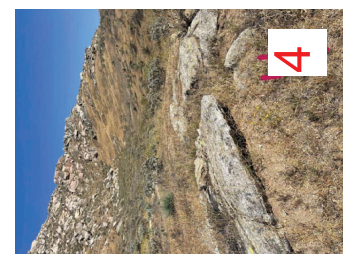
LANDEROS RESIDENCE

MT. VERNON AVE
RIVERSIDE, CA 92507



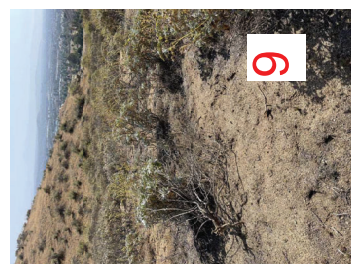
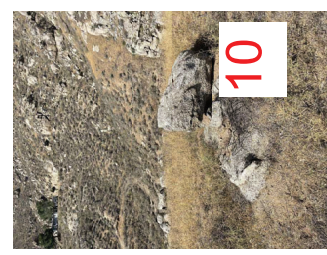
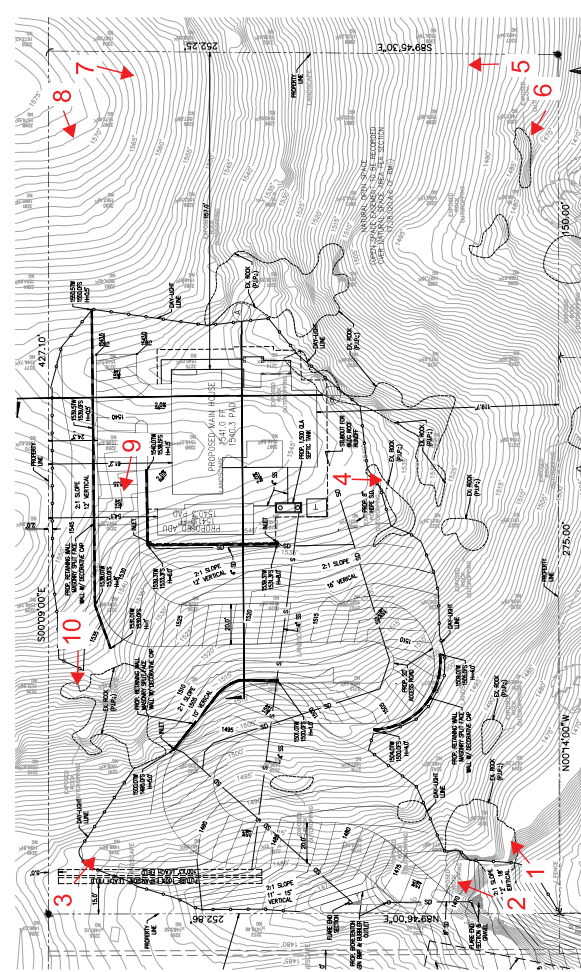
DRAWING	SITE PHOTOS
SCALE	$\frac{1}{4}" = 1'-0"$
DRAWN BY	JLK
DATE	06/15/2021

A4.0



City of Riverside Planning Division
 COMMUNITY & ECONOMIC DEVELOPMENT / DEPARTMENT
 DEVELOPMENT REVIEW COMMITTEE
 APPROVED

Date: February 22, 2023
 Case Number(s): PR-2021-001108 (UP, UEJ)
 Case Planner: *[Signature]*





PROFESSIONAL ENGINEER - CIVIL
NO. 81754
CITY OF RIVERSIDE
STATE OF CALIFORNIA

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DIVISION
ENVIRONMENTAL REVIEW NOT REQUIRED

CONCEPTUAL GRADING PLAN
FOR
LANDEROS RESIDENCE
APN: 257-160-003
SHEET 3 OF 3
HORIZONTAL SCALE AS-NOTED

NOT FOR CONSTRUCTION



PROFESSIONAL ENGINEER - CIVIL
YANG M. HU
No. 81754
CITY OF RIVERSIDE

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DIVISION
ENVIRONMENTAL REVIEW NOT REQUIRED

CONCEPTUAL GRADING PLAN
FOR
LANDEROS RESIDENCE
APN: 257-160-003
HORIZONTAL SCALE AS-NOTED

PWXX-XXX
ACCT. NO. 000000017 4/30/2020
SHEET 3 OF 3

City of Riverside Planning Division
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
APPROVED
Date: February 22, 2023
Case Number(s): PR-2021-001106 (DR, GR)
Case Planner: *YMH*



20' 0' 20' 40' 60'
GRAPHIC SCALE: 1"=20'